



TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2486

July 18, 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:

Review TMAPC Receipts for the Month of June 2007

1. Minutes of June 20, 2007, Meeting No. 2484
Minutes of June 27, 2007, Meeting No. 2485

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-20074** – Gene Wilburn (7319)/Lot-Split (County)
2310 East 151st Street South
- b. **L-20104** – Randall Packard (8406)/Lot-Split (PD 18) (CD 8)
West of southwest corner East 61st Street and 105th East Avenue
- c. **PUD-711-1 – Roy Johnsen/PUD Minor Amendment** (PD-17) (CD-6)
16714 East 50th Place South and 5033 South 168th East Avenue (Minor Amendment to reduce the 35-foot setback from East 51st Street South.)
- d. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3. **PUBLIC HEARINGS**

- a. **Metro Place** – (9405)/Preliminary Plat (PD 17) (CD 6)
North of East 11th Street South, West of South 129th East Avenue
- b. **Crossroad Village** – (8419)/Preliminary Plat (PD 18) (CD 8)
West of U.S. 169, South of East 91st Street

3.

PUBLIC HEARINGS, cont'd

- c. **TTCU Riverside Branch** – (8307)/Preliminary Plat (PD 18) (CD 2)
East of South Peoria, South of East 71st Street South
- d. **Tulsa Hills** – (8211)/Authorization for Accelerated (PD 8) (CD 2)
Release of Building Permit
East of U.S. 75, between West 71st and West 81st Street South
- e. **Z-7059/PUD-740 – Sisemore Weisz & Associates** RS-1 to RS-3/PUD (PD-18b) (CD-8)
Southwest corner of South Canton Avenue and East 93rd Street (Continued from 6/27/07) (PUD for 20 single-family residential lots with a private drive and dead end cul-de-sac street system.)
- f. **Z-6277-SP-3a – Dennis Blind** (PD-18) (CD-8)
Northeast corner of East 66th Street and South 101st East Avenue (Continued from July 11, 2007) (Corridor Minor Amendment to provide development standards for an outdoor advertising sign, revising building height restrictions, reduce minimum lot area requirements and clarifying screening requirements.)
- g. **Z-7063 – Roy Johnsen** RS-1 to RS-2 (PD-6) (CD-9)
East of northeast corner of East 41st Street and South Utica Avenue
- h. **Z-7064 – Charles Norman/QuikTrip Corporation** RS-3 to CH (PD-6) (CD-9)
Northeast corner of East Skelly Drive and South Newport Avenue
- i. **Z-7065/PUD-742 – Roy Johnsen** AG to OL/PUD (PD-26) (CD-8)
South of southeast corner of 71st Street and South Elwood Avenue (PUD for a 24-acre office park anchored by the corporate offices for an energy business.)
- j. **Z-7066 – Roy Johnsen** RS-2 to OM (PD-18) (CD-2)
Northeast corner of East 75th Place South and South Riverside Drive

4.

OTHER BUSINESS

- a. **PUD-600-A – Danny Mitchell** (PD-18) (CD-8)
91st and Toledo Court (Lots 7 & 8, Block 4, Ashton Creek Office Park, Development Area A) (Detail Site Plan for a one-story medical office building.)
- b. **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.

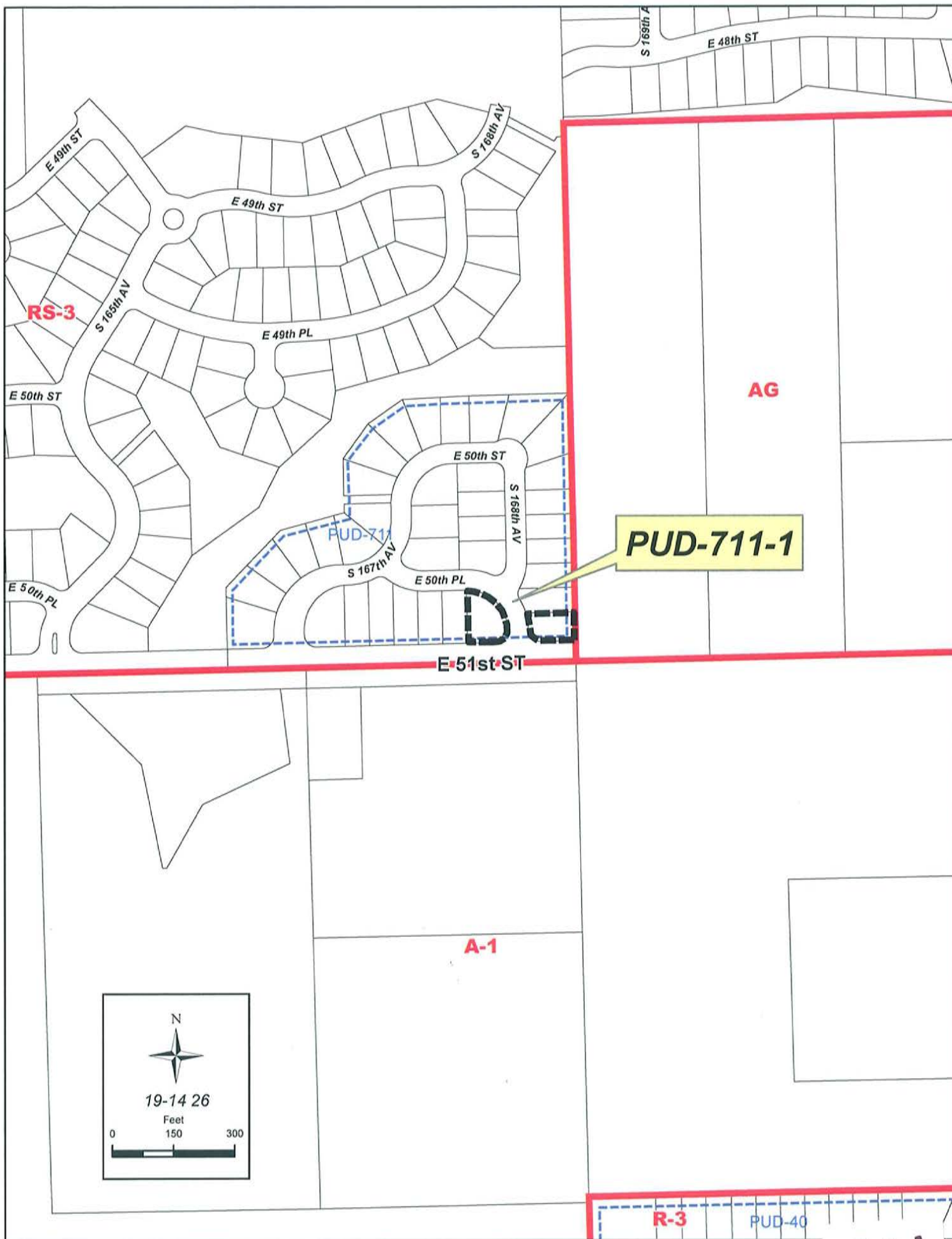
Visit our website @ www.tmapc.org

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

TMAPC RECEIPTS
Month of June 2007

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Letters	25	\$125.00	\$125.00	\$250.00	186	\$930.00	\$930.00	\$1,860.00
Zoning	27	7,562.50	7,562.50	15,125.00	349	66,437.50	66,437.50	132,875.00
Refunds	0	0.00	0.00	0.00	7	(2,782.00)	(2,782.00)	(5,564.00)
Fees Waived	2	<u>700.00</u>	<u>700.00</u>	<u>1,400.00</u>	6	<u>1,100.00</u>	<u>1,100.00</u>	<u>2,200.00</u>
		<u>\$7,687.50</u>	<u>\$7,687.50</u>	<u>\$15,375.00</u>		<u>\$65,685.50</u>	<u>\$65,685.50</u>	<u>\$131,371.00</u>
LAND DIVISION								
Sketch Plats	0	\$0.00	\$0.00	\$0.00	5	\$1,025.00	\$1,025.00	\$2,050.00
Preliminary Plats	3	1,829.18	1,829.17	3,658.35	43	23,540.35	23,540.32	47,080.67
Final Plats	0	0.00	0.00	0.00	26	10,648.84	10,648.83	21,297.67
Plat Waivers	1	125.00	125.00	250.00	17	2,125.00	2,125.00	4,250.00
Access Changes	0	0.00	0.00	0.00	9	225.00	225.00	450.00
Lot Split	10	575.00	575.00	1,150.00	162	8,825.00	8,825.00	17,650.00
Refunds	0	0.00	0.00	0.00	2	(100.00)	(100.00)	(200.00)
Fees Waived	1	<u>50.00</u>	<u>50.00</u>	<u>100.00</u>	2	<u>50.00</u>	<u>50.00</u>	<u>100.00</u>
		<u>\$2,529.18</u>	<u>\$2,529.17</u>	<u>\$5,058.35</u>		<u>\$46,339.19</u>	<u>\$46,339.15</u>	<u>\$92,678.34</u>
BOARDS OF ADJUSTMENT								
Fees	23	\$5,750.00	\$1,415.00	\$7,165.00	275	\$79,225.00	\$19,050.00	\$98,275.00
Refunds	1	(450.00)	0.00	(450.00)	6	(2,650.00)	0.00	(2,650.00)
NSF Checks	0	0.00	0.00	0.00	1	0.00	0.00	0.00
Fees Waived	1	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>	2	<u>500.00</u>	<u>0.00</u>	<u>500.00</u>
		<u>\$5,300.00</u>	<u>\$1,415.00</u>	<u>\$6,715.00</u>		<u>\$76,575.00</u>	<u>\$19,050.00</u>	<u>\$95,625.00</u>
TOTAL		<u>\$15,516.68</u>	<u>\$11,631.67</u>	<u>\$27,148.35</u>		<u>\$188,599.69</u>	<u>\$131,074.65</u>	<u>\$319,674.34</u>





N

PUD-711-1

19-14 26

Feet

0 150 300

July 18, 2007

STAFF RECOMMENDATION

PUD- 711-1

Minor Amendment – 16714 East 50th Place South and 5033 South 168th East Avenue; Lot 1, Block 1 and Lot 22, Block 3, The Cottages at Trinity Creek; RS-3/ PUD; PD-17; CD-6

The applicant is requesting a minor amendment to PUD 711 for the purpose of reducing the 35 foot setback from East 51st Street South. Setbacks per PUD 711 are as follow:

Front	25 FT
Side	5 FT
Rear	20 FT

A setback of 35 feet from abutting arterial streets as required per Section 403 of the zoning code has been inferred by Zoning Plans Review since the PUD is silent regarding perimeter and arterial street setbacks. Accordingly, the applicant is requesting a reduction of the 35 foot setback from East 51st Street South to 29 feet for Lot 1, Block 1 and to 22 feet for Lot 22, Block 3. The reduced setbacks as proposed do not encroach into any easements. Therefore, staff finds the amendments to be minor in nature and recommends **APPROVAL** of PUD 711-1 as proposed.



1"=30'

INVOICE NO.: CP 05-20950

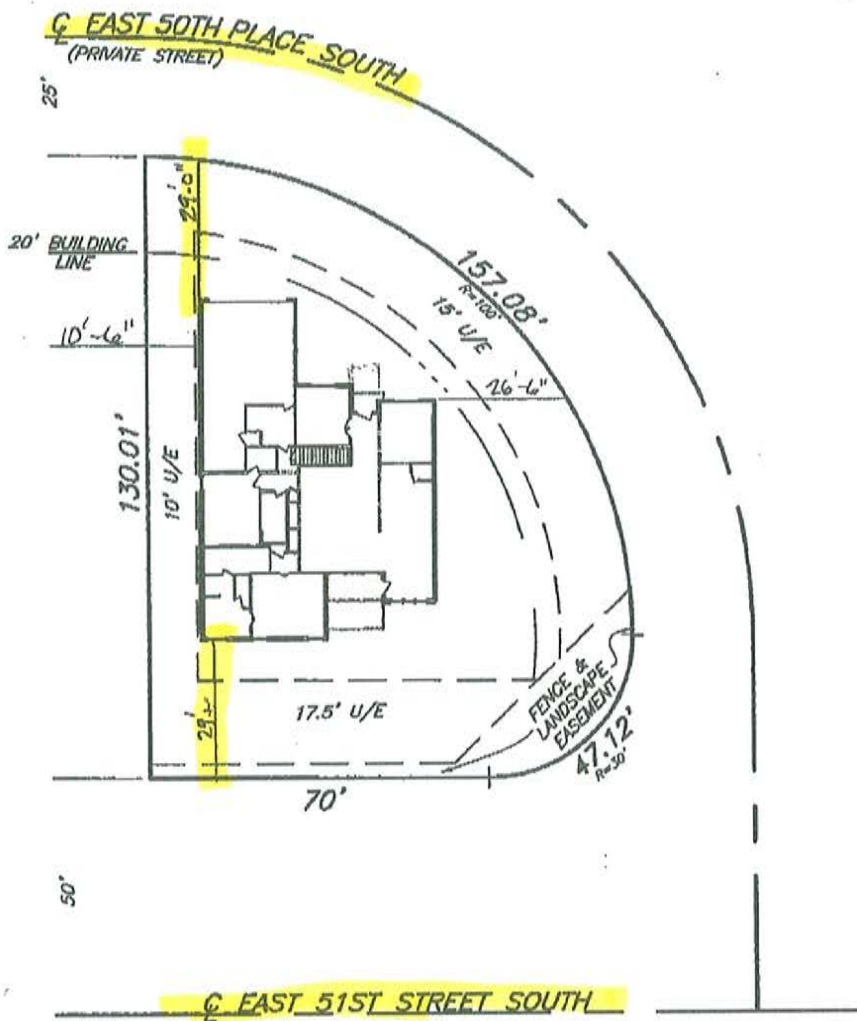
CLIENT: CLASSIC PROPERTIES, INC.

LEGEND

- X- FENCE
- U/E UTILITY EASEMENT
- D/C DRAINAGE EASEMENT
- M/P METERING POINT
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- B.L. BUILDING LINE
- O.B.L. OUTBUILDING LINE



BEFORE YOU DIG,
CALL OKIE
1-800-522-6543



16714 E 50th PL SO

PLAT NO. 5873

LEGAL DESCRIPTION AS PROVIDED:

LOT ONE (1), BLOCK ONE (1), THE COTTAGES AT TRINITY CREEK, REPLAT OF BLOCKS 1, 2 & 3 OF TRINITY CREEK, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

2.C.4

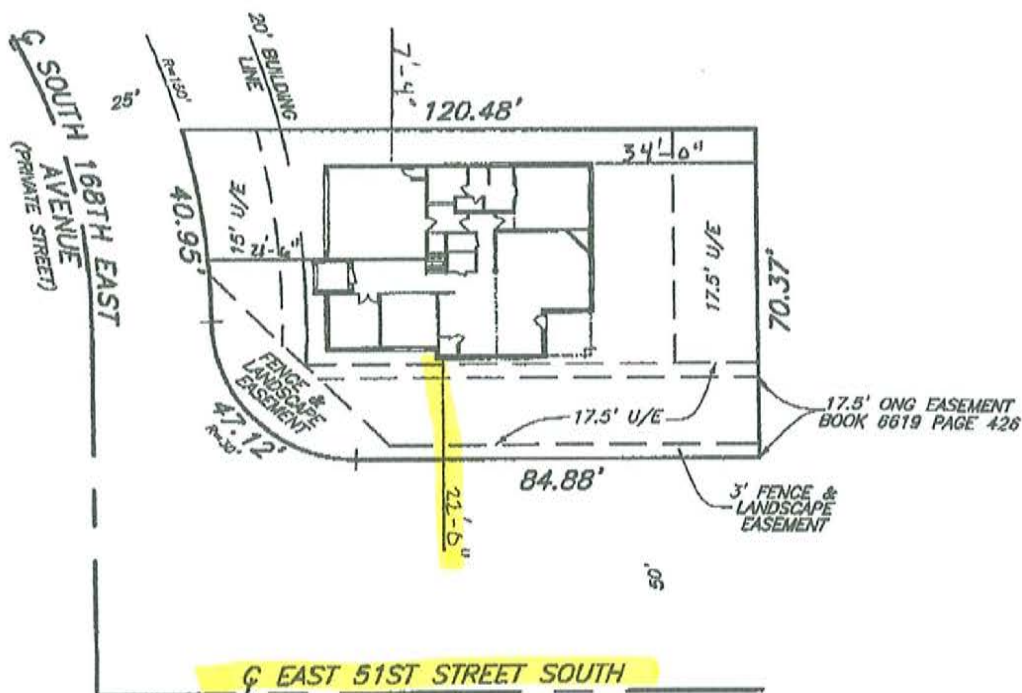


CLIENT: CLASSIC PROPERTIES, INC.

←	FENCE
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
M/P	METERING POINT
B/E	BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
B.L.	BUILDING LINE
O.B.L.	OUTBUILDING LINE



BEFORE YOU DIG,
CALL OKIE
1-800-522-6543



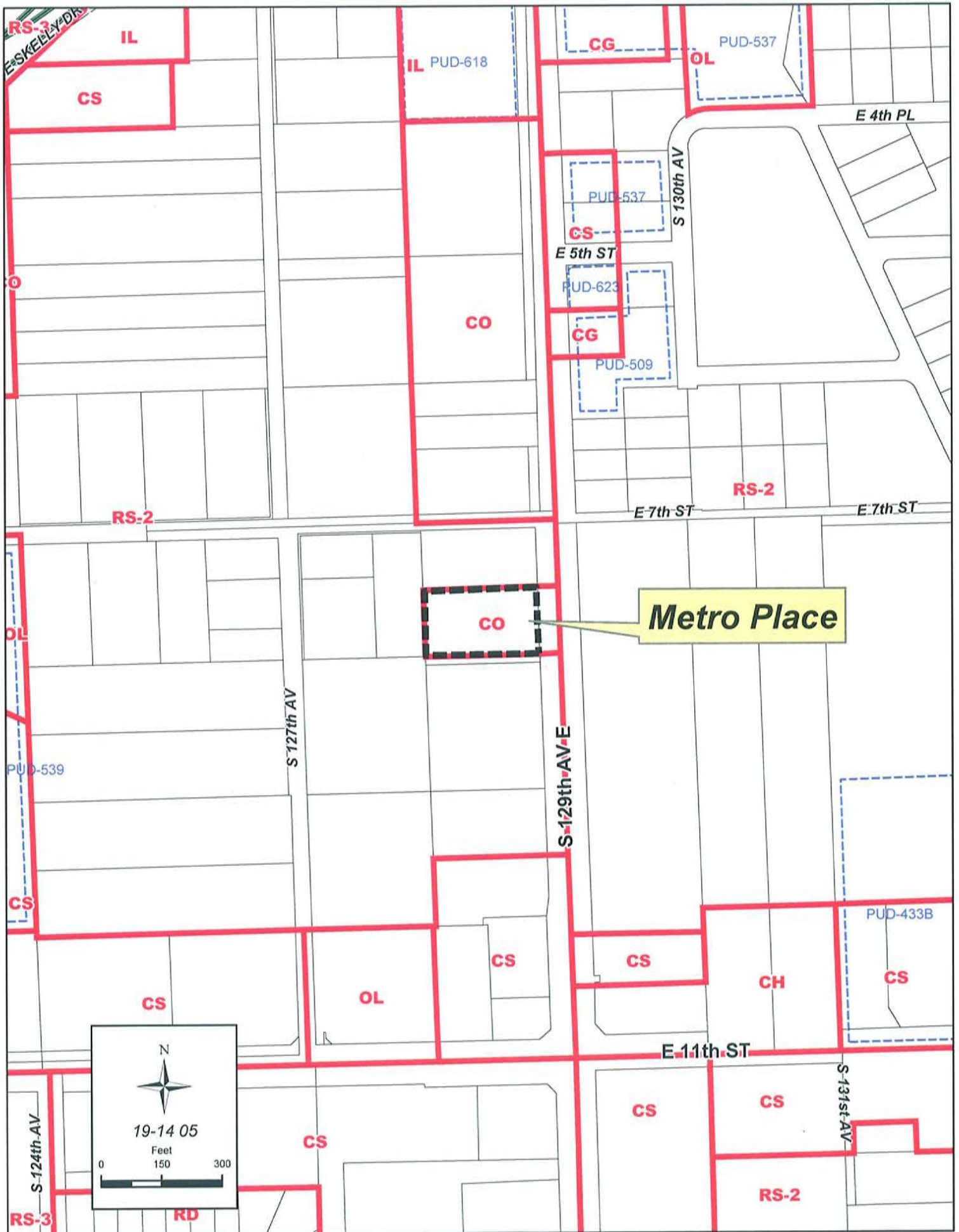
5033 S 168th E AVE

PLAT NO. 5873

LEGAL DESCRIPTION AS PROVIDED:

LOT TWENTY-TWO (22), BLOCK THREE (3), THE COTTAGES AT TRINITY CREEK, A REPLAT OF BLOCKS 1, 2 & 3 OF TRINITY CREEK, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

2.C.5





N

Metro Place

19-14 05

Feet

0 150 300

PRELIMINARY SUBDIVISION PLAT

Metro Place – (9405) (PD 17) (CD 6)

North of East 11th Street South, West of South 129th East Avenue

This plat consists of one lot, one block, on 1.056 acres.

The following issues were discussed July 5, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CO-Z-7004-SP-1. All CO standards must be followed. One access is approved for the existing driveway on South 129th.
2. **Streets:** Right-of-way dedication needs recording documentation. Section II.B.9. heading should be "Pedestrian.." instead of "Pedestrial.." Revise the LNA from 67 feet to 55 feet to match the proposed drive shown on the conceptual plan. Include standard language for LNA restrictions. Provide for a minimum 15 foot commercial driveway radius; intersect the right-of-way at 90 degrees.
3. **Sewer:** Property owner will be required to extend the sanitary sewer when new office space is constructed.
4. **Water:** Fire hydrant installation will be needed.
5. **Storm Drainage:** Please label "Tupelo Creek Tributary C FEMA AE Floodplain" as such. Payment of fees-in-lieu of detention has been approved for the project. Please include elevation labels for more than one contour line.
6. **Utilities: Telephone, Gas, Electric, Cable:** Okay.
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 the distance requirement shall be 600 feet.

GIS: "Date of Preparation" is the preferred label for date identification on the face of plat. Provide the surveyors e-mail address. Include a tie from a section corner with point of commencement (poc) to a point of beginning (pob) with a metes and bounds description of the property in the legal description.

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.

Corridor Site Plan Z-7004-SP-1



LOCATION MAP

OWNER
Chris & Carrie Kennedy
P.O. Box 691813
Tulsa, Oklahoma 74169
(918) 234-4004

SURVEYOR

Harden & Associates
Surveying and Mapping, PC
 2001 South 114th East Avenue
 Tulsa, Oklahoma 74126
 (918) 234-4859
 Certificate of Authorization No. 4656
 Expires June 30, 2007

BENCHMARKS

1. (Indies) Elev. 541; atop the Northeast Corner of Incahuasi
[14.4° South and 171.0° East of the Southwest Corner of Lot1]
Elevation = 699.77 (NAVD 1983)

2. 4304 N62 W (Brace) Elev. in the East Face of a 24" Hackberry, 10' A.O.
[10.6° South and 16.2° West of the Northwest Corner of Lot1]
Elevation = 696.69 (NAVD 1988)

BEARING BASIS

The bearings shown herein are based on the (Michigan State Plane Coordinate System NAD 83 (1993)).

LEGEND

U/Z = Utility EASTMENT
B/L = BUILDING LINE
O/C = OVERLAND CHANNEL EASEMENT

Metro Place, Tulsa County
Preliminary Plat, June 13, 2007
SHEET 1 OF 2

ADDRESSES

Addresses shown on this plot were accurate at the time this plot was filed. Addresses are subject to change and should never be relied on in place of legal description.

MONUMENTATION

All lot corners are monumented with a 3/8" Iron Pin with Plastic Cap.

N 88°52'59" E - 279.43°

[illegible]

S 88°52'28" W - 279.49

0950-0804/06/070500-06\$15.00/0

S 88°49'14" W - 2637.95'

PLAN NO.	FIRM PLAN CITY OF CHICAGO Department of Public Works Bureau of Engineering Division of Street Engineering Construction in _____
	"UNOFFICIAL COPY" This document is not a contract. It is for information only. It is not to be used as a basis for any contract. It is subject to change without notice.
	COUNTY OF CHICAGO CITY OF CHICAGO CITY ENGINEER By _____ Title _____ Date _____
	City Engineer Mayor City Clerk Assistant City Engineer

[illegible]

FOR TECHNICAL ASSISTANCE
CONTACT: 202-462-1400

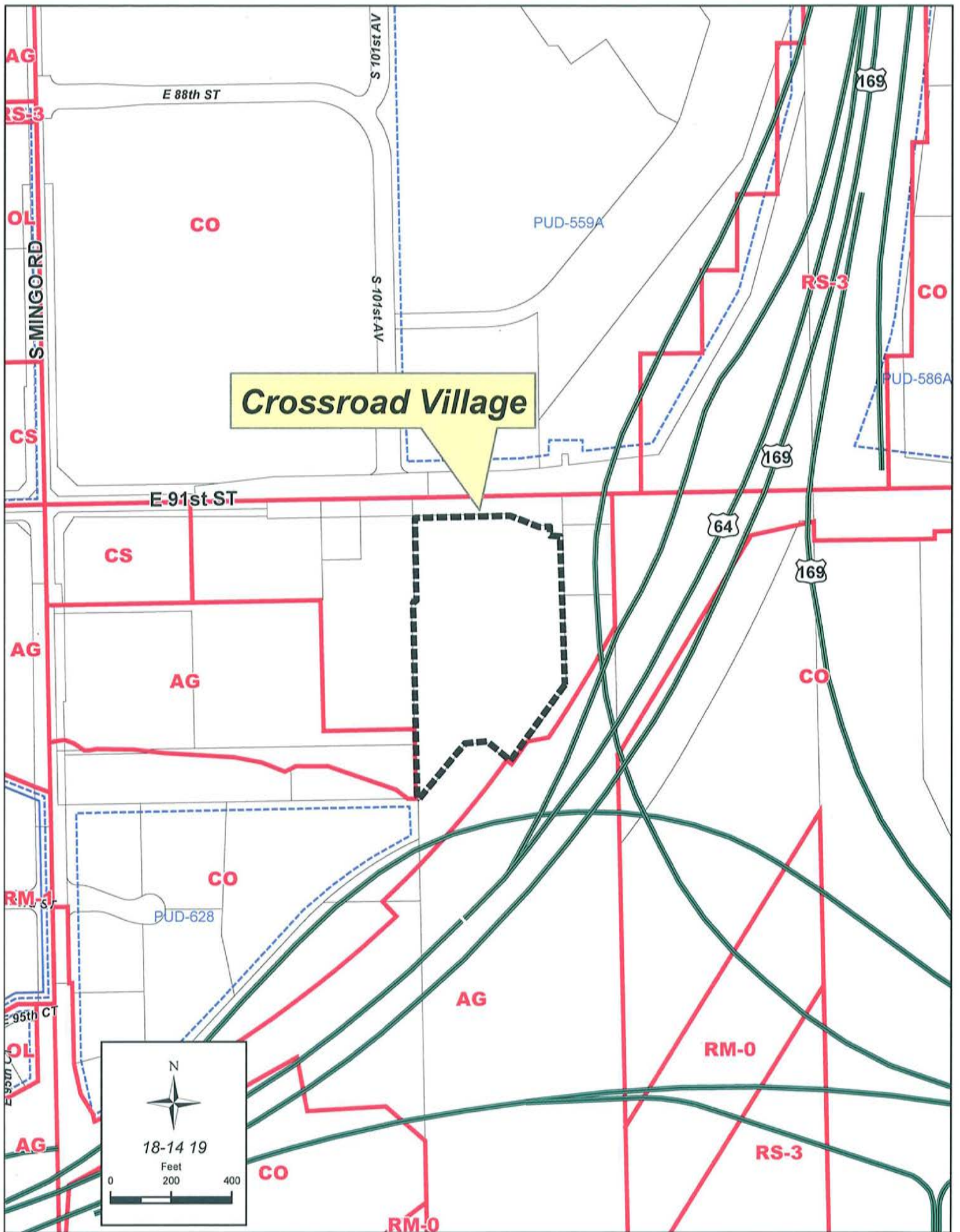
JUN 05 2007

JUN 14 2007

RECEIVED

Tulay Metropolitan Area
Planning Commission

3.9.4





Crossroad Village
18-14 19

Feet
0 200 400

PRELIMINARY SUBDIVISION PLAT

Crossroad Village – (8419) (PD 18) (CD 8)
West of U.S. 169, South of East 91st Street

This plat consists of six lots, one block, on 8.67 acres.

The following issues were discussed July 5, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CO-Z-6503-SP2. Reserve A is part of the plat. Streets are public. A trail easement needs to be shown per transportation planner along Reserve A and proposed along the Turnpike Authority easement in the future as land or easements are secured. Covenants need standard trail easement language to be approved by City Legal.
2. **Streets:** City will not accept dedication of the public streets without assurance that the public access tie to 91st Street is constructed on the adjacent proposed plat. Existing right-of-way dedications need recording documentation. Show Limits of No Access along the Mingo Valley Expressway. Delete "general" from Section I.A. Public Streets and General Utility Easements heading. Limits of No Access paragraph needs to include reference to the Mingo Valley Expressway. Dimension the Mutual Access Easement (MAE) from the lot line between lots 1 and 6. Include standard language for the MAE including its maintenance.
3. **Sewer:** Final design will need refinements, i.e., manhole in Lot 5 needs greater separation from edge of easement; other refinements may be needed.
4. **Water:** A minimum of 20 feet of water line easement required when the proposed easement does not abut any other utility easements. Additional 5 feet of easement will be needed along the west 15 foot utility easement line extending out to 91st Street for the water line, unless the water line is placed in a separate 20 foot restricted water line easement.
5. **Storm Drainage:** Please add "Little Haikey Creek" to both the FEMA and City of Tulsa Regulatory Floodplain labels. For the City of Tulsa Regulatory Floodplain both existing and proposed floodplains must be shown and labeled, and a regulatory map amendment will be required. The easement for the "proposed 10' x 6' RCB" should be labeled as a "storm sewer easement". Add to the label for the "detention easement to be acquired from the Turnpike Authority" the words, "by separate instrument", and begin the label with "stormwater". Please add "stormwater" to the portion of the Reserve A label, that is in parentheses. If it is the owners' intent to construct a portion of the stormwater detention facility in the FEMA floodplain, then a Certified Letter of Map Revision (CLOMR) must be approved prior to the commencement of any construction in this addition. If not, then the FEMA floodplain should be placed in a separate reserve for overland drainage. Unless a CLOMR is being done, add the reserve for the FEMA floodplain to the title for Section I.I. Please revise the language in this section by using

3.b.3

the standard language for Reserve area and overland drainage easements for floodplain areas. Add the standard "prorata" language to section I.H.6.

6. **Utilities: Telephone, PSO, ONG, Cable:** More utility easements will be needed.
7. **Other: Fire:** No comment. Number the lots either clockwise or counterclockwise. Lot lines need to be different line style (weight and type) from plat boundary lines. Legal description should include a metes and bounds description of the combined tracts so that it replicates the final platted property boundaries shown on face of plat.

GIS: "Date of preparation" is the preferred label for date identification on the face of plat. Please state the "basis of bearing" on face of plat. Include a tie from a section corner of face of plat with distance and bearing to property.

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.

3.b.4

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.

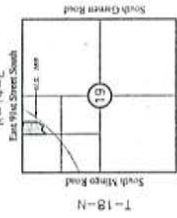
3.b.5

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.

CROSSROAD VILLAGE

An Addition to the City of Tulsa, Tulsa County, State of Oklahoma being a part of the West half of the Northeast Quarter of the Northwest Quarter (W/2 NE/4 NW/4) & Part of Government Lot 1 of Section Nineteen (19), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian

Addition has 6 Lots and 2 Reserves in 1 Block and contains 8.673 acres, more or less.



LOCATION MAP

OWNER

DFL-Crossroad Village, LLC
580
Norfolk, VA 23510
(714) 505-8282
E MAIL: randy@cheerdev.com

ENGINEER

Khoury Engineering, Inc.
1430 East 41st Street
Tulsa, Oklahoma 74105
(918) 712-8768
E MAIL: keng@khouryeng.com
Certificate of Authorization No. 3751
Expires June 30, 2009

SURVEYOR

Harden & Associates, PC
Surveying and Mapping, PC
2001 South 11th East Avenue
Tulsa, Oklahoma 74128
(918) 234-4839
E MAIL: mh@hardenassociates.com
Certificate of Authorization No. 4636
Expires June 30, 2009

BEARING BASIS

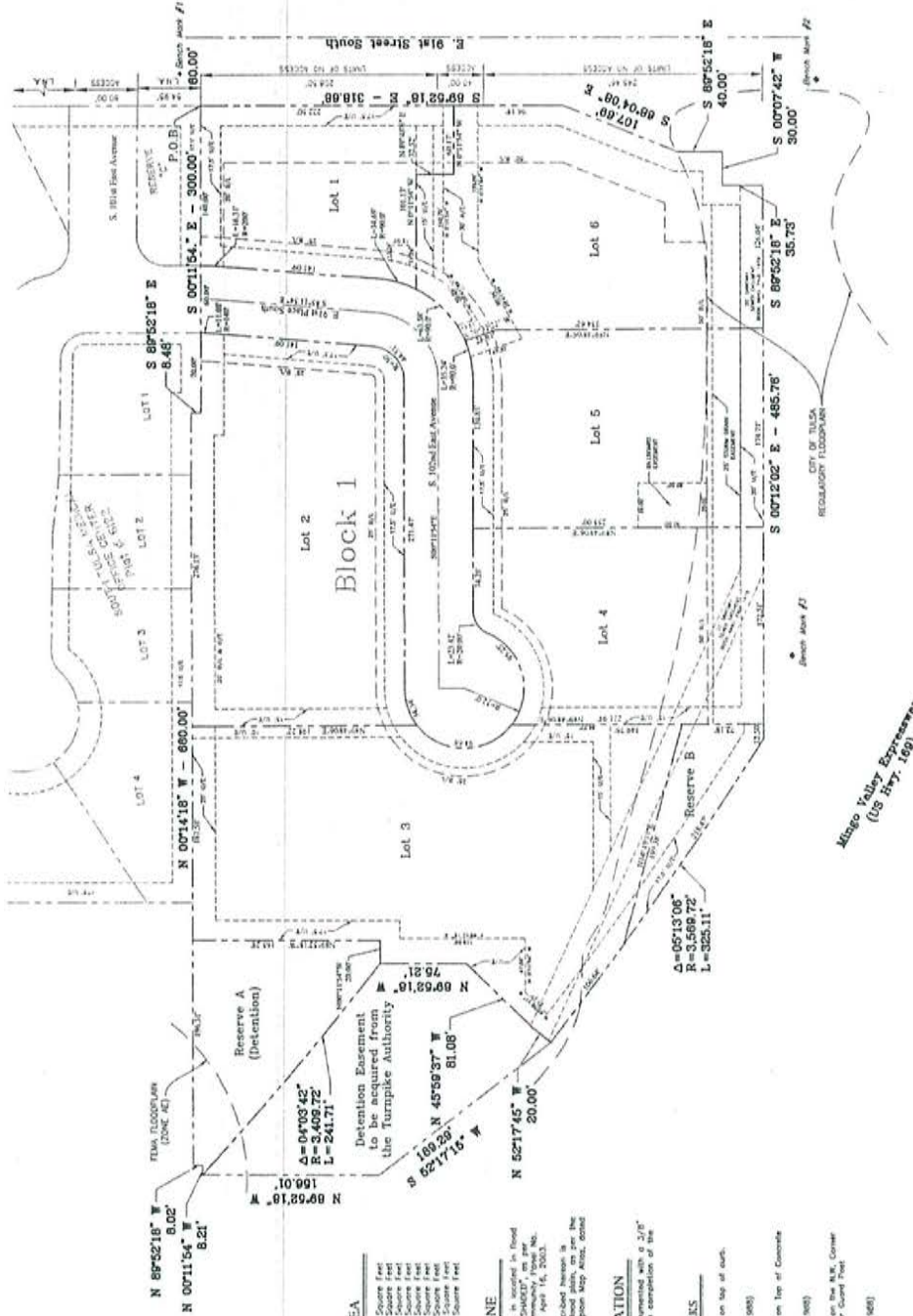
The bearings shown herein are based on those contained in the legal description.

LEGEND

U/E = UTILITY EASEMENT
A/E = ACCESS EASEMENT
LMA = LIMITS OF NO ACCESS

NOT RECORDED
2007 05 20
RECEIVED
2007 05 20
Tulsa County
Recorder's Office

Crossroad Village, Tulsa County
Preliminary Plat June 14, 2007
SHEET 1 OF 1



LOT AREA

Lot 1	23,980 Square Feet
Lot 2	63,292 Square Feet
Lot 3	41,252 Square Feet
Lot 4	51,115 Square Feet
Lot 5	7,968 Square Feet
Lot 6	20,227 Square Feet
Reserve A	
Reserve B	

FLOOD ZONE

The property described herein is located in Flood Zone "X" as designated by the Federal Emergency Management Agency (FEMA) on April 15, 2003.

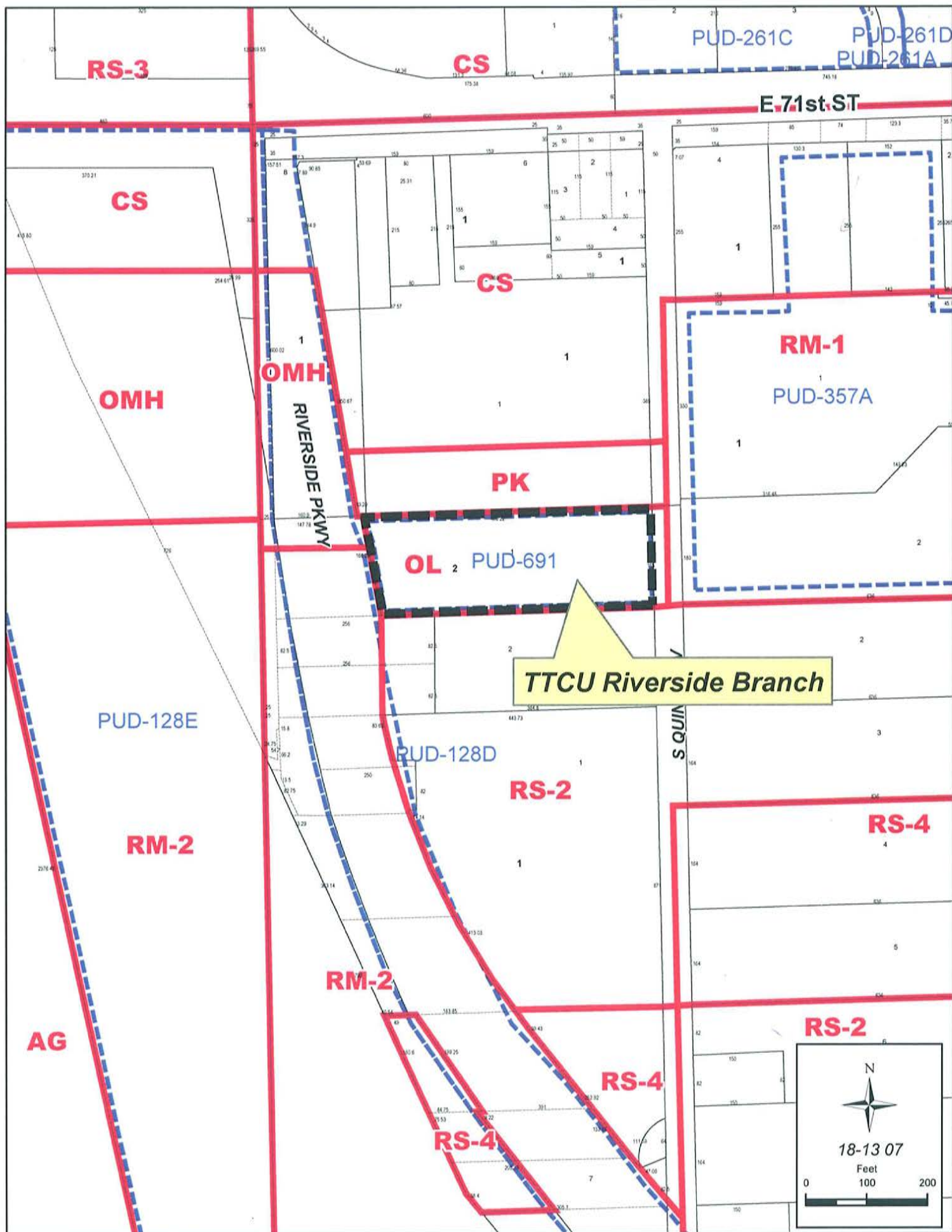
A portion of the property described herein is located within the regulatory flood plain, as per the City of Tulsa Regulatory Floodplain Map, dated April 2007.

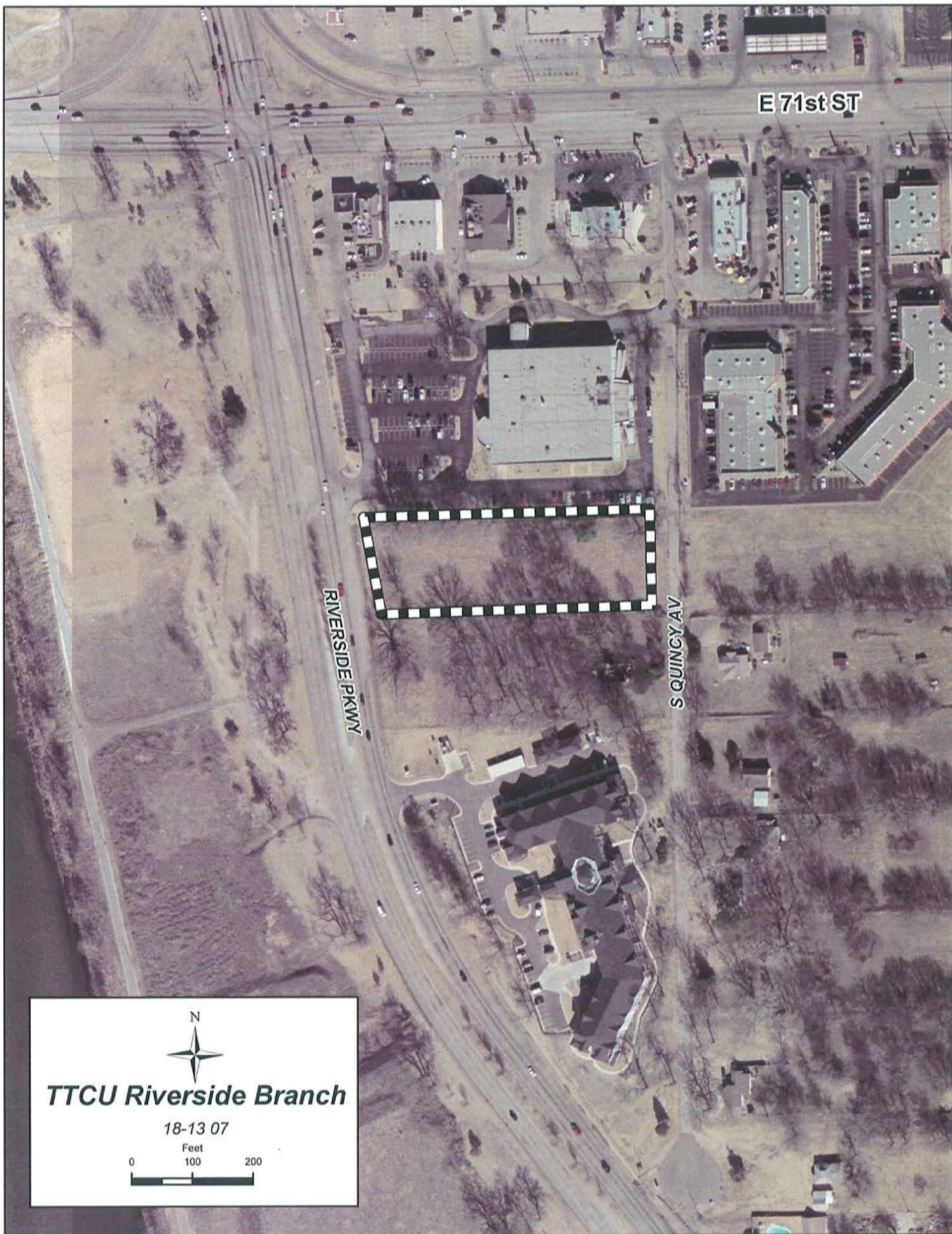
MONUMENTATION

All lot lines are to be monumented with 3/4" iron pin with Rebar. Cap upon completion of the infrastructure construction.

BENCHMARKS

Benchmark #1
Set on top of curb.
E-4928.257
E-4928.257 (NAD 83)
Benchmark #2
Set on Top of Concrete
E-4928.257
E-4928.257 (NAD 83)
Benchmark #3
Set on the N.E. Corner
of the Block
E-4928.257
E-4928.257 (NAD 83)





E 71st ST

RIVERSIDE PKWY

S QUINCY AV



TTCU Riverside Branch

18-13 07



PRELIMINARY SUBDIVISION PLAT

TTCU Riverside Branch – (8307) (PD 18) (CD 2)
East of South Peoria, South of East 71st Street South

This plat consists of one lot, one block, on 1.81 acres.

The following issues were discussed July 5, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 691 A. Access needs to be per PUD conditions and traffic engineer approval. All PUD conditions must be followed and shown in the covenants.
2. **Streets:** Provide a 20 foot minimum mutual access easement from north to south extending to the north property line. Left turn access will not be feasible without an additional easement onto the adjacent property to the existing median opening. Include standard language for LNA (limits of no access) restrictions. Show recording references for the existing right-of-way dedications.
3. **Sewer:** Sanitary sewer is available for service for a one lot, one block development.
4. **Water:** Check the coverage distance of the fire hydrant from the building.
5. **Storm Drainage:** Add drainage easement to the legend if easement is to include both overland drainage and storm sewer pipe. Distances and bearings are required on the face of plat for all lines bounding the drainage easement. Include standard language for the drainage easement or overland drainage easement as appropriate.
6. **Utilities: Telephone, Electric, Gas, Cable:** Additional easements are needed.
7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more that 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. 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 the distance requirement shall be 600 feet. Address should be 7155 South Riverside Parkway instead of 7131.

GIS: Include a tie from a section corner with point of commencement (poc) to the point of beginning (pob) on face of plat Label point of beginning. Property dimensions need to agree with legal description. The west property line length is not in agreement with that shown on face of plat. Street right-of-way is not being dedicated, and therefore the language should be edited accordingly.

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.

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

Tulsa Hills – (8211) (PD 8) (CD 2)

East of U.S. 75 between West 71st and West 81st Street South

The property is zoned CO Site Plan Z-7008-SP-1. One full permit for a parking lot is requested. A preliminary plat was approved for the site on July 5, 2006. Four full permits were approved for accelerated building permits on the site on April 4, 2007.

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 July 5, 2007.

ZONING:

- *TMAPC Staff:* A full permit is requested.

STREETS:

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

SEWER:

- *Public Works, Waste Water:* No comment.

WATER:

- *Public Works, Water:* No comment.

STORM DRAIN:

- *Public Works, Storm Water:* No comment.

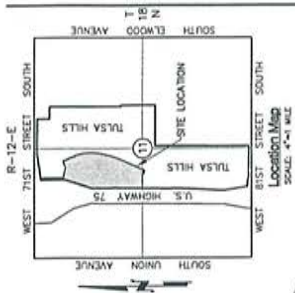
FIRE:

- *Public Works, Fire:* No comment.

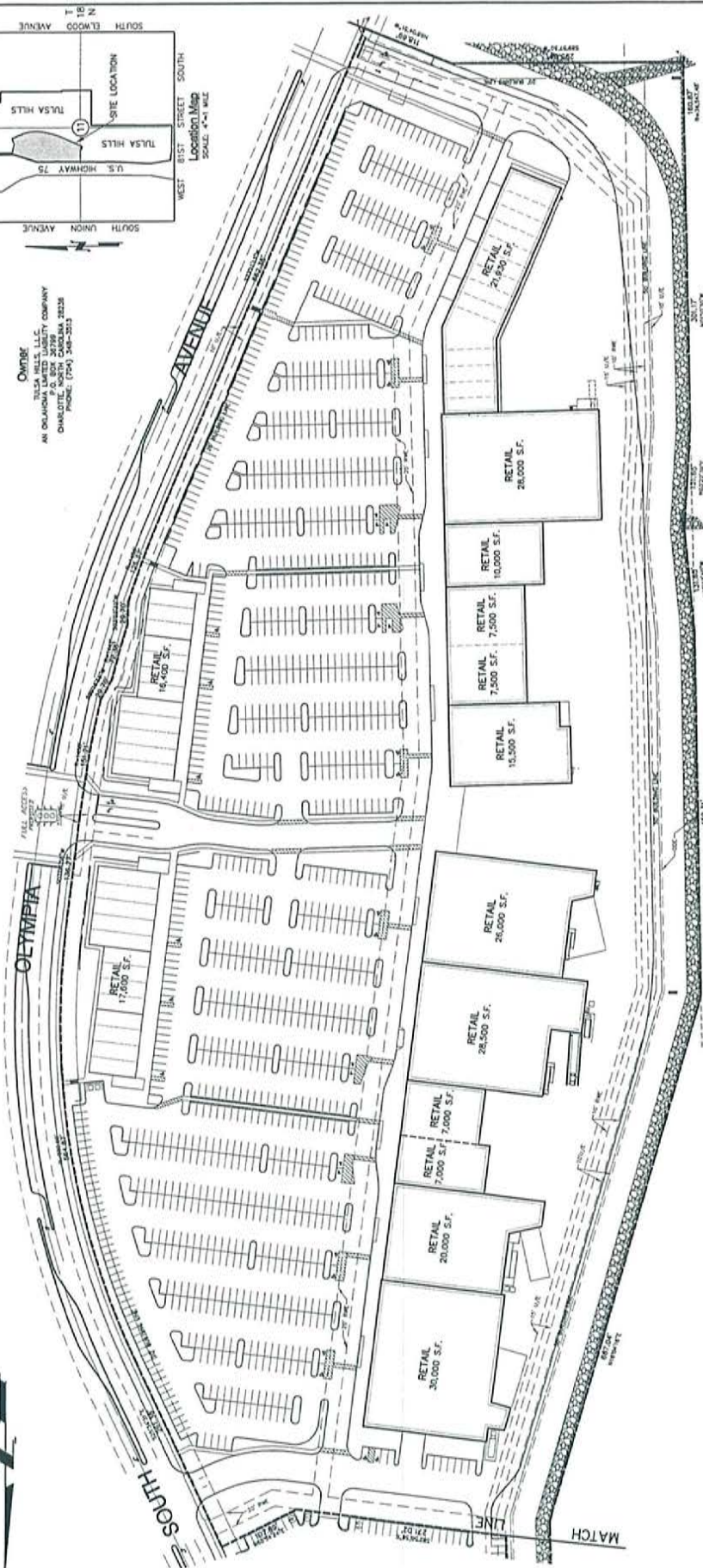
UTILITIES:

- *Franchise Utilities:* No comment.

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 permit for the parking lot only.



OWNER
TULSA HILLS, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
10000 E. 10TH STREET, SUITE 100
TULSA, OKLAHOMA 74116
PHONE: (918) 344-2013



U.S. HIGHWAY 75

EXHIBIT
FOR
APPLICATION FOR ACCELERATED
RELEASE OF BUILDING PERMIT
LOT 3 IN BLOCK 1
(IN DEVELOPMENT AREA A)
TULSA HILLS
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Note
APPLICATION IS FOR BUILDING PERMITS FOR
BUILDING FOUNDATIONS AND ALL SITE WORK
INCLUDING SERVICE.



SACK AND ASSOCIATES, INC.
ARCHITECTS
10000 E. 10TH STREET, SUITE 100
TULSA, OKLAHOMA 74116
PHONE: (918) 344-2013
FAX: (918) 344-2014
WWW.SACKANDASSOCIATES.COM

Carter Burgess
CONSULTANTS IN ENGINEERING, ARCHITECTURE,
PLANNING AND DESIGN
CARTER BURGESS, INC.
403 S. CHAPMAN, SUITE 200
TULSA, OKLAHOMA 74103
PHONE: (918) 344-2013
FAX: (918) 344-2014
WWW.CARTERBURGESS.COM



3.d.2



N

Z-7059 / PUD-740

18-13 22

Feet
0 200 400

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7059

TRS 8322

Atlas 1908

CZM 57

PD-18 CD-8

TMAPC Hearing Date: July 18, 2007

(Continued from June 6, 2007)

Applicant: Sisemore Weisz & Associates, INC.

Tract Size: 4.87± acres

ADDRESS/GENERAL LOCATION: Southwest corner of South Canton Avenue and East 93rd Street

EXISTING ZONING: RS-1

EXISTING USE: Large-lot single-family residential use and some accessory buildings

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RS-3 (proposed to be accompanied by a PUD)

PROPOSED USE: Single-family Subdivision

RELEVANT ZONING HISTORY:

Z-6759 July 2000: All concurred in approval of a request for rezoning a 3± acre tract of land from RS-1 to RS-3 for single-family development, on property located on the northwest corner of East 93rd and South Darlington.

Z-6615 February 1998: All concurred in approval of a request to rezone a .54-acre tract located south of the southwest corner of East 91st Street South and South Yale Avenue from RS-1 to RS-3.

PUD-580 December 1997: All concurred in approval for a proposed Planned Unit Development on an 18-acre tract located east of the southeast corner of East 91st Street South and South Darlington Avenue, for a church and multifamily use.

BOA-17795 August 26, 1997: The Board of Adjustment approved a Special Exception for a Use Unit 4, for an electric substation per alternative plan and subject to Stormwater Management approval and to landscaping and screening requirements on property located and the subject property.

Z-6441 May 1994: All concurred in approval of a request to rezone a 17.8-acre tract located south and east of the southeast corner of East 91st Street South and South Yale Avenue, from RS-1 to RS-3.

PUD-501 August 1993: All concurred in approval of a request to rezone an 8.4-acre tract located south of the southeast corner of East 91st Street South and South Yale Avenue and abutting the subject property to the north from RS-1 to RS-1/PUD for a residential development.

Z-5910/PUD-350 May 1984: All concurred in approval of a request to rezone a 51-acre tract located south and east of the southeast corner of East 91st Street South and South Yale Avenue, from AG/RS-1 to RS-3/PUD.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.87 acres in size and is located at the southwest corner of South Canton Avenue and East 93rd Street (between South Braden and South Canton). The property is in large-lot single-family use and is zoned RS-1.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Canton Avenue	N/A (County road)	N/A	2
South Braden Avenue	N/A	N/A	2
East 93 rd Street (county road)	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-1; on the north by single-family residential uses, zoned RS-3; on the south by a large electrical substation, zoned RS-1; and on the west by a large-lot single-family residential use and vacant land, zoned RS-1.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-3 zoning is in accord with the Plan. However, the Plan contemplates that development will occur in the area south of East 93rd Street and that it will be of similar intensities and uses to those proposed here.

STAFF RECOMMENDATION:

Although the requested rezoning to RS-3 is conceptually in accord with the District Plan, the details of the accompanying PUD indicate that the private streets will not be built to City of Tulsa standards and the vehicular circulation system shows no connectivity with existing and/or approved adjacent roads. This is inconsistent with existing and planned development east and west of the proposed site. The primary access to the site will be from two substandard streets, Braden and East 93rd. The latter is a County road. If this development is allowed to proceed as proposed, the only access would be from the previously-mentioned substandard East 93rd Street, south along South Canton, perhaps past the Creek Turnpike to substandard South Braden Avenue. Because of this limited access, staff cannot support the increased density that RS-3 would allow. The proposed development would effectively create an island that would be separated from adjacent development. This is a poor urban planning practice and staff recommends **DENIAL** of RS-3 zoning for Z-7059.

7/18/07

**AMENDED
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-740

TRS 8322

Atlas 1908

CZM 57

PD-18 CD-8

TMAPC Hearing Date: July 18, 2007

(Continued from June 27, 2007)

Applicant: Sisemore Weisz & Associates, INC.

Tract Size: 4.87± acres

ADDRESS/GENERAL LOCATION: Southwest corner of South Canton Avenue and East 93rd Street

EXISTING ZONING: RS-1

EXISTING USE: Large-lot single-family residential use and some accessory buildings

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: RS-3 (proposed to be accompanied by a PUD)

PROPOSED USE: Single-family Subdivision

RELEVANT ZONING HISTORY:

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225

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STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Canton Avenue	N/A (County road)	N/A	2
South Braden Avenue	N/A	N/A	2
East 93 rd Street (county road)	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-1; on the north by single-family residential uses, zoned RS-3; on the south by a large electrical substation, zoned RS-1; and on the west by a large-lot single-family residential use and vacant land, zoned RS-1.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested RS-3 zoning is in accord with the Plan. However, the Plan contemplates that development will occur in the area south of East 93rd Street and that it will be of similar intensities and uses to those proposed here.

STAFF RECOMMENDATION:

PUD 740, first scheduled for TMAPC review at the June 6, 2007 public hearing, was initially proposed as a fifteen lot single-family development. Due to staff and the Technical Advisory Committee's concerns regarding design (both internal to the project and in context with surrounding development), the PUD was continued to the June 20, 2007, June 27, 2007 and finally to the July 18, 2007 TMAPC hearing to allow time for the applicant to redesign and resubmit plans. These revised plans were reviewed by staff and TAC on July 5, 2007. Unfortunately, the plans as resubmitted do not address the concerns of staff and TAC and actually raise new design problems.

PUD 740 as revised proposes twenty single-family residential lots through an infill development with a private drive and dead end/ cul-de-sac street system. The proposed development is bounded by two public streets: on the north by East 93rd Street South (City of Tulsa) and on the east by South Canton Avenue (Tulsa County). South Braden Avenue "dead ends" at the northwest corner of the property.

With its cul-de-sac/ dead end private street system, the development proposes sole access from East 93rd Street South and will not extend South Braden Avenue or incorporate South Canton Avenue thus ignoring logical continuation and/or use of existing streets. In addition, the proposed street system does not provide future alternative access to the unplatted residential acreage abutting the south two-thirds of the west boundary. Although this unplatted property has frontage on South Yale Avenue, Public Works has advised staff that should the unplatted property be developed in accord with the Comprehensive Plan as a multi-

lot residential single-family subdivision, sole access from that property onto South Yale Avenue would not be feasible. A full width street accessing Yale to serve such a development would require significant modifications to the recently improved and widened South Yale Avenue, including storm drain relocation. Median modification would not be permitted.

The interior block of the development proposes double-frontage lots. Such a configuration will require a waiver of the subdivision regulations. Furthermore, the "Private Drive" and related dead end do not meet design standards of the subdivision regulations.

The proposed development also has unresolved design considerations with respect to the adjacent AEP/PSO power substation. Often such issues are resolved during the platting phase. However, in this instance, resolution of the design considerations may require more substantial modifications to the PUD's proposed design for streets and the stormwater detention/ park area and, therefore, should be resolved prior to the plat phase.

Due to the numerous design concerns, including logical continuation of existing streets, provision of alternative and more desirable access for future residential development to the west, necessity for waivers of the subdivision regulations and possible design modifications necessary to accommodate the adjacent AEP/PSO substation, staff recommends **DENIAL** of PUD 740 as proposed, finding that the proposed development does not harmonize with the existing and expected development of surrounding areas and is not a unified treatment of the development possibilities of the project site.

TAC Comments from 5/17/07:

General: No comments.

Water: A water main extension will be needed to provide water services to all lots within the proposed development. A 8-inch main along 93rd Street connecting dead end main lines at Braden Ave and Braden Pl. A 6-inch extension to the east to connect to the 6-inch dead-end water main at Canton Ave. inside a 10'easement is recommended.

Fire: No comments.

Stormwater: A Stormwater Pollution Prevention Plan will be required for development. Add the City of Tulsa Regulatory Floodplain for Vensel Creek Tributary H to Exhibit "B".

Wastewater: Sanitary Sewer service must be provided to all proposed lots.

Transportation: West side of this property would be the southward extension of S. Braden Ave., and this development would preclude that extension. With regard to future development of the property that extends west to Yale, not dedicating the S. Braden extension would force future street access with a cul-de-sac or loop system from S. Yale. Right-of-way dedication for 25 ft intersection radius at 93rd & Canton will be required. Subdivision Regulations requiring sidewalks is supported; sidewalks to be constructed on the interior private streets, Canton, and 93rd. Recommend street name shown as S. Canton Pl. be S. Braden Ct.

Traffic: Provide construction standards for the private streets per the Sub. Regulations within the PUD's Development Standards.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

TAC Comments for PUD 740 as revised and reviewed 7/5/07:

Water: A looped Water Main Extension will be required.

Fire: Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. The private drive exceeds 150 feet and shall be provided with a proper turn around.

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. For a cul-de-sac with a rolled curb section the turnaround radius may be measured to the back of the curb. Alternative turnarounds may be a one hundred and twenty (120') feet hammerhead or a sixty feet (60') "Y".

Stormwater: A Stormwater Pollution Prevention Plan will be required for development.

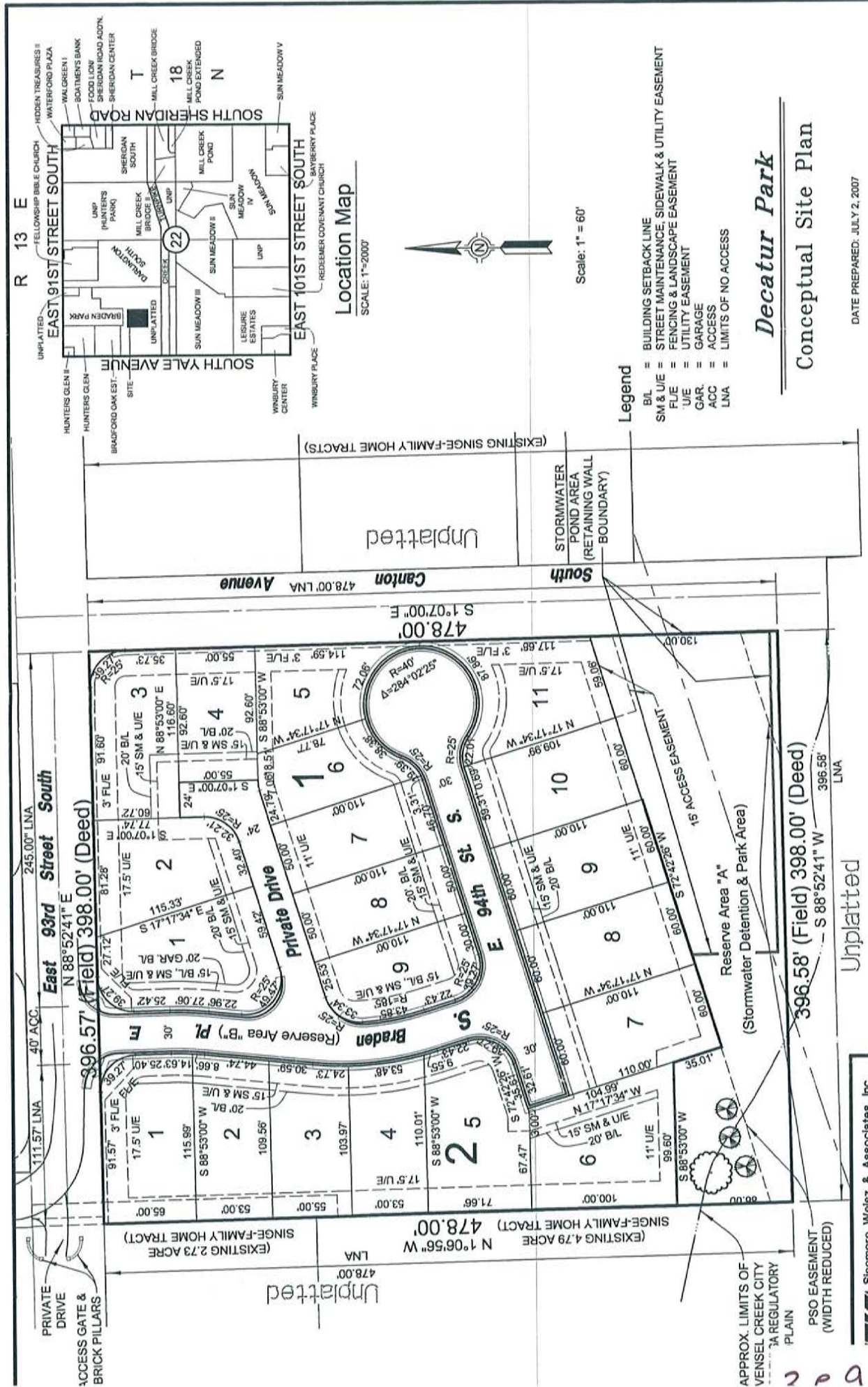
Wastewater: Sanitary Sewer service must be provided to all proposed lots.

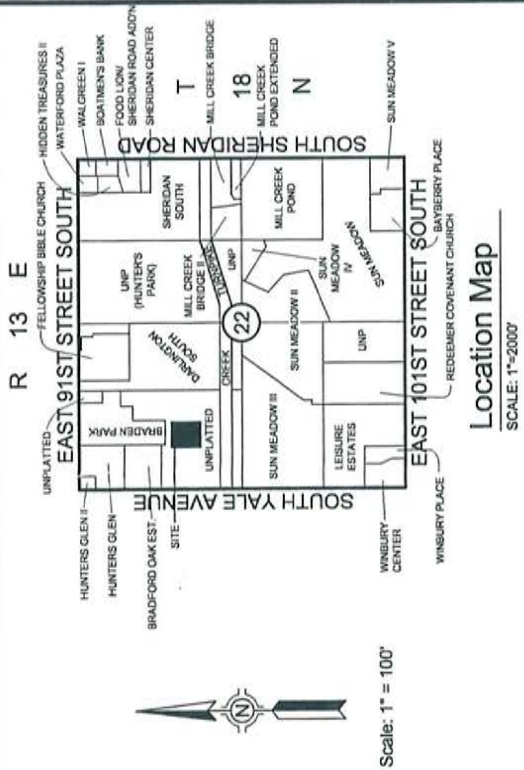
Transportation: The "Private Drive" cul-de-sac should be curbed and guttered to meet City of Tulsa standards.

A stub street to the west, to provide non-arterial access for the adjacent 4.79 acre tract's future development, is not being proposed, and as stated in the May 17, 2007 TAC Comments, the PUD as proposed " . . . would force future street access with a cul-de-sac or loop system from S. Yale." In this regard, constructing an intersection on the east side of S. Yale for that tract's development may not be economically feasible in the future due to topography and recent upgrades to S. Yale Ave. Within the public right-of-way adjacent to that tract's frontage on S. Yale, a 194 ft. long retaining wall extends from a point just north of the westbound Creek Turnpike exit ramp to a point about 112 ft from the north property line of the 4.79 acre tract. The wall was constructed as part of the 91st and South Yale Ave. improvements to support sidewalk and roadway engineered fill and paving. It ranges in height from 4 ft at the ends to 13.5 ft at mid-section, with a 3.5 ft high handrail on top for the full length. Proper side street separation on S. Yale Ave. from the next nearest intersection (the 94th St. S. private street access to Ashton Woods on the west side of Yale) would require an east side street access centerline to be about even with the north end of the retaining wall. Considerable redesign, re-grading, and reconstruction of the retaining wall system's north end would be required to accommodate what would be a right-in and right-out only access road at that location on the east side of S. Yale.

Traffic: Provide construction standards for the private streets per the Sub. Regulations within the PUD's Development Standards.

Street Addressing: No comments.



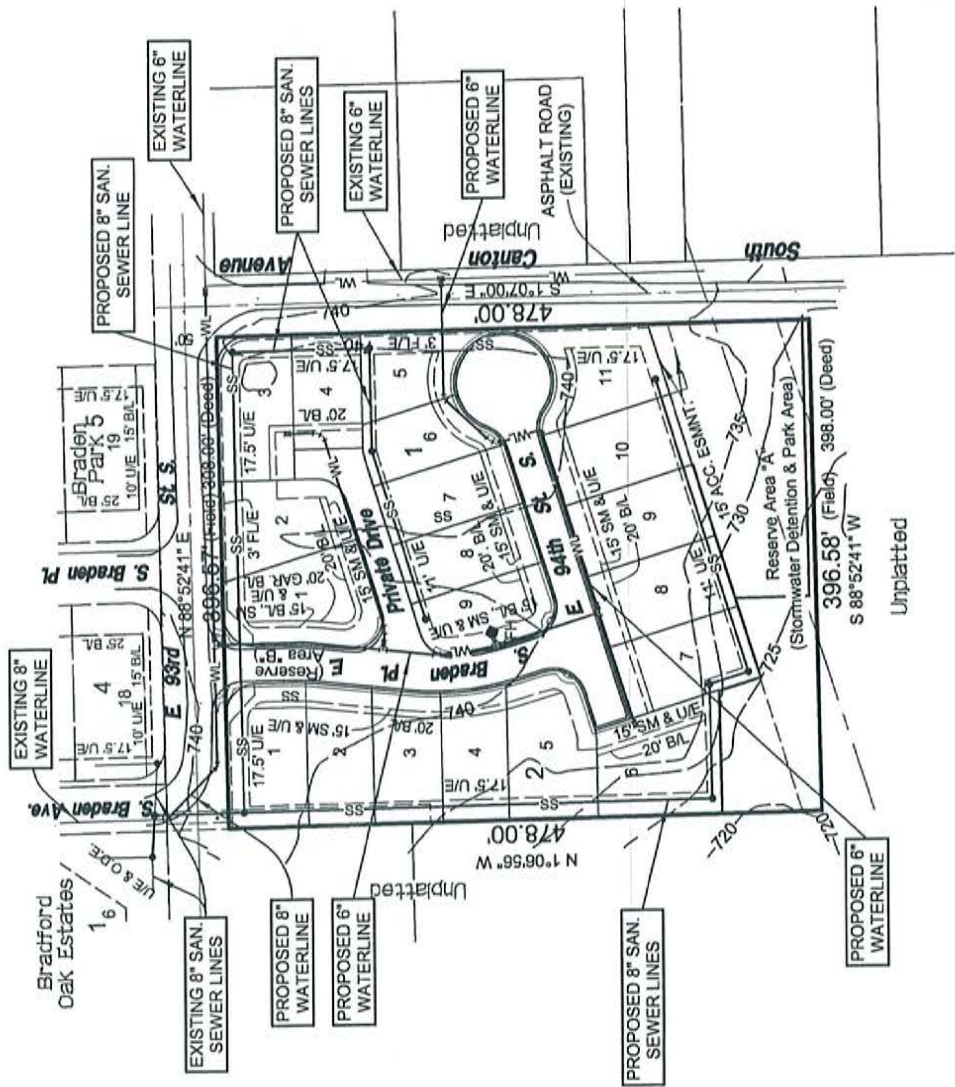


Legend

- B/L = BUILDING SETBACK LINE
- SM & U/E = STREET MAINTENANCE, SIDEWALK & UTILITY EASEMENT
- F/L/E = FENCING & LANDSCAPE EASEMENT
- U/E = UTILITY EASEMENT
- GAR = GARAGE
- ODIE = OVERLAND DRAINAGE EASEMENT
- FH = FIRE HYDRANT

Note:

1. CABLE TV, GAS, ELECTRIC & TELEPHONE UTILITIES ARE EITHER ON OR ADJACENT TO THE SITE. GAS & ELECTRIC SERVICES ARE PROPOSED TO BE LOCATED WITHIN THE SM & U/E AREAS LOCATED UPON THE FRONTAGE OF ALL LOTS; WHEREAS, CABLE TV AND TELEPHONE SERVICES SHALL BE LOCATED WITHIN REAR YARD U/E'S. WATER & SANITARY SEWER SERVICES ARE PROPOSED FOR LOCATION AS SHOWN ON THIS PLAN.



Decatur Park
Site Topography and
Utilities Plan

DATE PREPARED: JUNE 2, 2007

Exhibit "C"

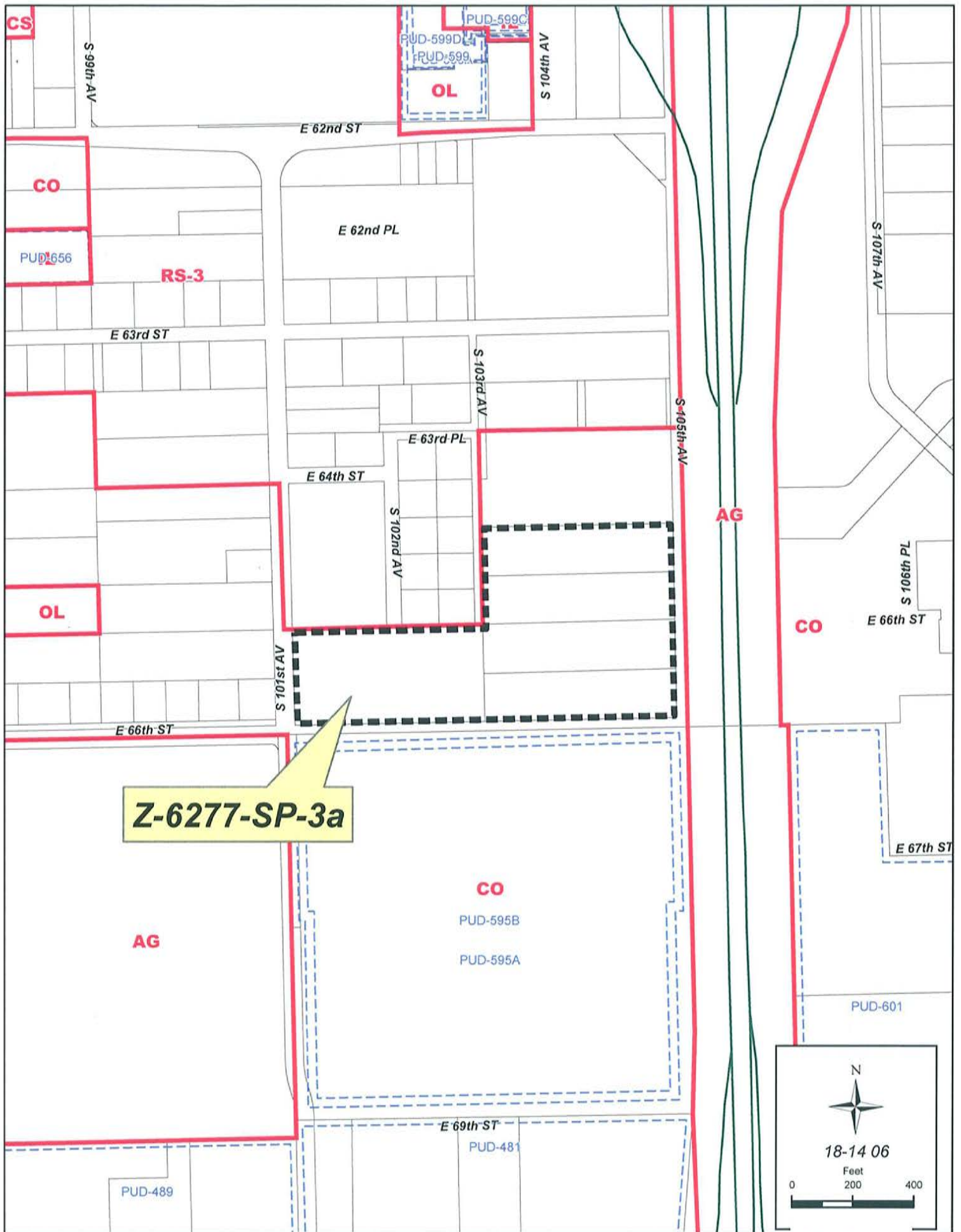


Yale frontage



Retaining Wall - Yale

3 e.12



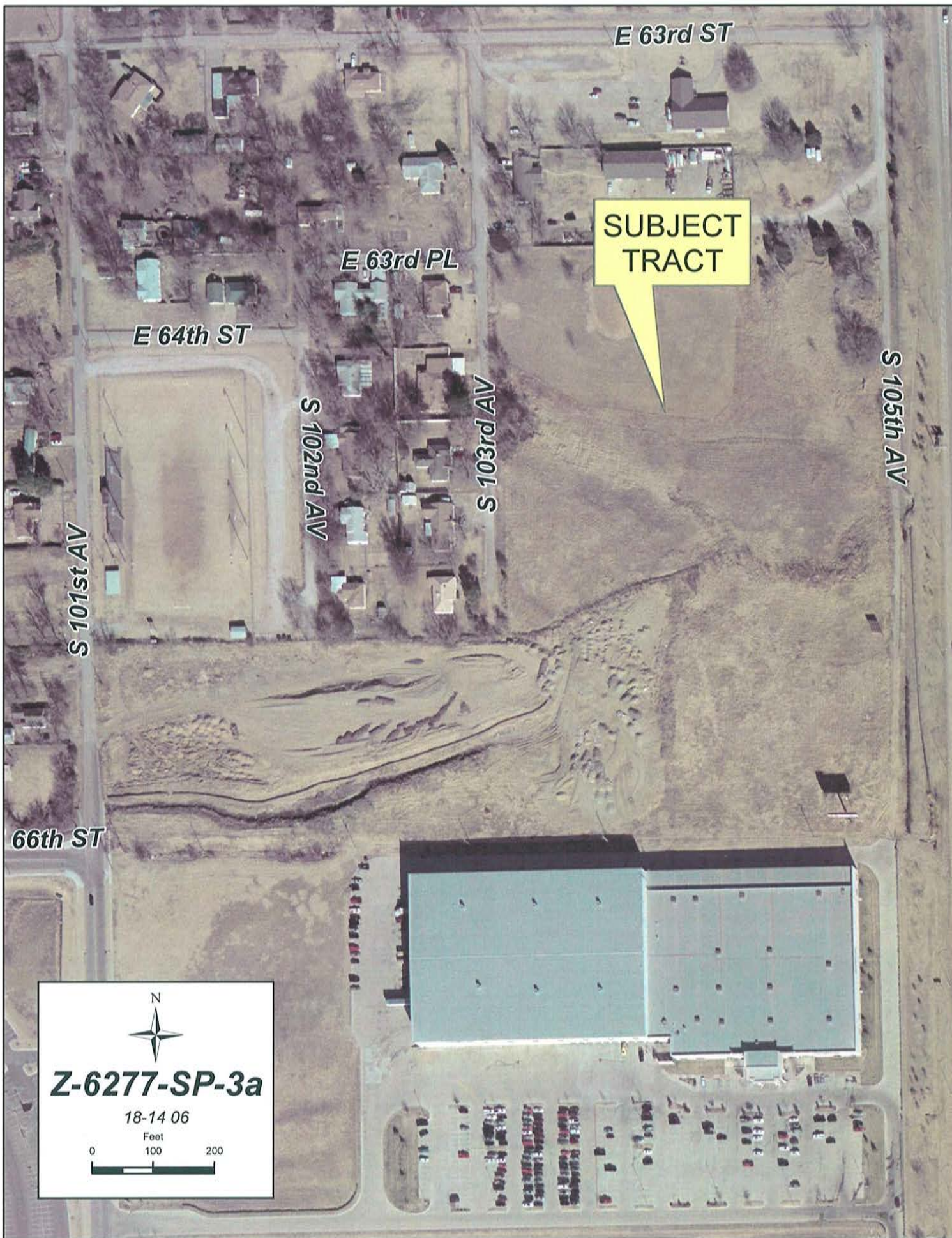


N

Z-6277-SP-3a

18-14 06

Feet
0 200 400



E 63rd ST

SUBJECT
TRACT

E 63rd PL

E 64th ST

S 102nd AV

S 103rd AV

S 105th AV

S 101st AV

66th ST



Z-6277-SP-3a

18-14 06



July 11, 2007

STAFF RECOMMENDATION

Z-6277-SP-3a

Minor Amendment – 169 Business Park; NE corner East 66th Street and South 101st East Avenue; Lots 5 – 10, Block 6, Union Gardens Addition; PD-18; CD-8; *related case – BOA 20523 heard 6-26-07*

The applicant is requesting a minor amendment to Z-6277-SP-3 for the purpose of providing development standards for an outdoor advertising sign, revising building height restrictions, reducing minimum lot area requirements and clarifying screening requirements.

The Corridor Site Plan for 169 Business Park was approved by TMAPC and Council August 2, 2006 and October 12, 2006, respectively. The Corridor Plan provided for a mixed use development with commercial permitted in the east half of the development (fronting/ visible from U.S. Highway 169) and office uses on the west half. The west half of the development abuts single-family residential on the north; the east half of the development abuts single-family residential on the west.

Development standards as approved per Z-6277-SP-3 restricted signage for the east half of the development as follows:

For lots fronting South 105th East Avenue (adjacent to Hwy 169), one ground sign permitted per lot not to exceed 125 square feet of display surface area and 25 feet in height; for lots with frontage on the interior street one ground sign permitted per lot not to exceed 50 square feet of display surface area and 12 feet in height.

At the TMAPC hearing, the applicant requested and was granted approval to include the existing outdoor advertising sign as a permitted use (although minutes noted the use as UU #23 rather than UU #21, Business Signs and Outdoor Advertising). Because all ground signage, including outdoor advertising, is based upon frontage, staff had advised the applicant during the application and review period that if the outdoor advertising sign were to remain, *no other ground signage could be permitted because the outdoor advertising sign usurped all available display surface area as based on frontage*. At that time, the applicant told staff that the outdoor advertising sign would be removed. Therefore, staff made no provisions for the outdoor advertising sign in the recommendation and established standards for ground signage.

Per the zoning code and based on frontage along the Highway 169 frontage road, a maximum of 632.65 aggregate square feet of display surface area may be permitted. The existing outdoor advertising sign has 672 square feet of display surface area. Aggregate ground signage permitted by development standards is 625 square feet of display surface area. The applicant received BOA approval on June 26, 2007, of a variance per BOA-20523 to double the amount of display surface area otherwise

permitted by underlying zoning. The applicant is now seeking a minor amendment to establish standards for the outdoor advertising sign as follows:

<u>Permitted by Underlying Zoning</u>	<u>Current Standards</u>	<u>Proposed</u>
632 square feet	625 square feet	1,297 square feet*

**Sign standards to remain as approved per Z-6277-SP-3 with the added provision that the existing outdoor advertising sign (672 SF) be allowed to remain in the sign easement on Lot 3, Block 1, 169 Business Park and further providing that should the outdoor advertising sign be removed, another outdoor advertising sign shall not be installed to replace it.*

Although the proposed aggregate display surface area would be substantially greater per the proposed amendment the corridor site plan was approved allowing the outdoor advertising sign; therefore, staff is in agreement with the proposed amendment with the added clarification that 'Permitted Uses' be modified to replace Unit 23 (which was incorrectly cited in the minutes) with Use Unit 21.

The applicant is also requesting to reduce minimum lot area requirements from 0.5 acres to 0.39 acres for Lots 12, 13, 14 and 15. Per the applicant's original corridor site plan application, proposed and approved minimum lot size was 0.5 acres. The concept plan indicated smaller sizes for the above noted lots. Staff is agreement with the reduction and clarification as proposed.

In addition, the applicant proposes to increase maximum building heights for Lots 16, 17 and 18, Block 1, 169 Business Park (west half of Lots 5, 6 & 7, Block 6, Union Gardens) from two stories to five stories to accommodate hotel uses. Current building setback from the west boundary and adjacent residential is 40 feet. Staff recommends increasing the setback to 50 feet. This setback coupled with the 25 foot right-of-way for South 103rd East Avenue would provide separation from adjacent residential in keeping with standard setbacks between residential and commercial uses as required by the zoning code. The applicant proposes and staff recommends restricting building orientation to east/ west with rooms facing north and south thereby preventing rooms from looking directly into the residential area to the west. The applicant also proposes and staff recommends a stagger planted evergreen screen along the west property line in addition to the required eight foot screening fence to provide additional buffering between the residential and hotel uses.

Lastly, the applicant has requested clarification of screening requirements along the north boundary of the Corridor Plan by specifying which lots along the north boundary are to be affected – Lots 11-15, Block 1. Staff is in agreement with this clarification.

Therefore, staff recommends **APPROVAL** of **Z-6277-SP-3a** as follows:

1. Modify "Permitted Uses" to replace Use Unit 23 with Use Unit 21;
2. Sign standards to remain as approved per Z-6277-SP-3 with the added provision that the existing outdoor advertising sign (672 SF) be allowed to remain in the sign easement on Lot 3, Block 1, 169 Business Park and further providing that

should the outdoor advertising sign be removed, another outdoor advertising sign shall not be installed to replace it.

3. Reduce minimum lot area requirements from 0.5 acres to 0.39 acres for Lots 12, 13, 14 and 15, Block 1, 169 Business Park.
4. Increase maximum building heights for Lots 16, 17 and 18, Block 1, 169 Business Park (west half of Lots 5, 6 & 7, Block 6, Union Gardens) from two stories to five stories for hotel uses, only; further providing that minimum setback from the east ROW of 103rd East Avenue (west property line) be increased to 50 feet; that orientation of hotel buildings be restricted to an east/ west configuration with rooms facing north and south so as to prevent hotel rooms from looking directly into the residential area to the west; and providing that a stagger planted evergreen screen be installed along the west property line in addition to the required eight foot screening fence.
5. Clarify that screening requirements for the **north** boundary of Z-6277-SP-3 shall apply to Lots 11-15, Block 1, only.

Legend

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

Proposed Use Units

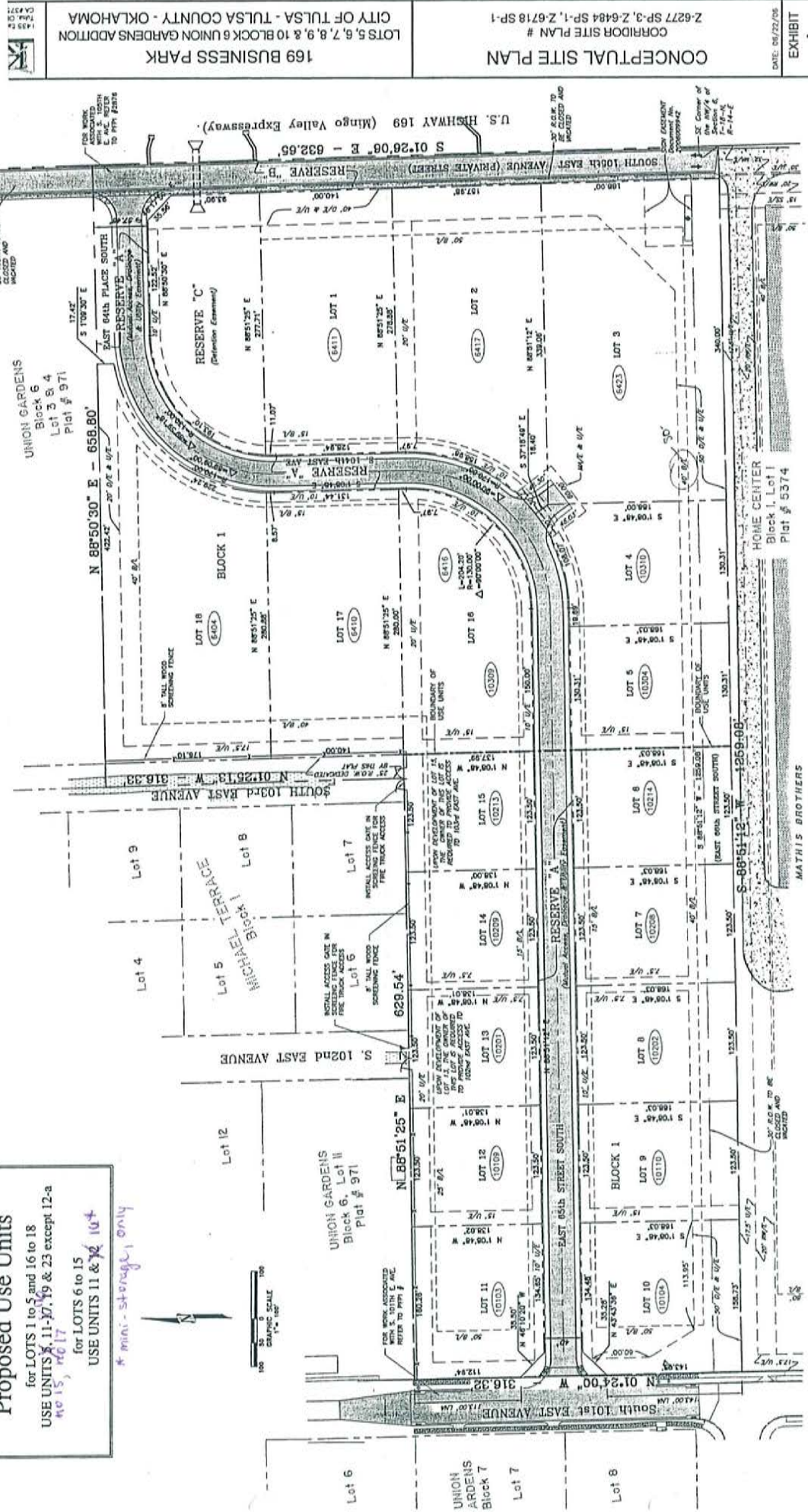
for LOTS 1 to 5 and 16 to 18
USE UNITS 11-17, 19 & 23 except 12-a
for LOTS 6 to 15
USE UNITS 11 & 12-a

* mini-storage, only

CONCEPTUAL SITE PLAN

169 BUSINESS PARK
A Resubdivision of
Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Six (6),
UNION GARDENS an Addition to the City of Tulsa, Tulsa County, State of Oklahoma

LOCATION MAP



CONCEPTUAL SITE PLAN
CORRIDOR SITE PLAN #
Z-6277 SP-3, Z-6484 SP-1, Z-6718 SP-1
CITY OF TULSA - TULSA COUNTY - OKLAHOMA

DATE: 06/22/06
EXHIBIT

Legend

- SECTION BOUNDARY
- LOT LINES
- EASEMENT LINE
- BUILDING SETBACK LINE
- ASPHALT PAVING

Proposed Use Units
 for LOTS 1 to 5 and 16 to 18
 USE UNITS 11-17, 19 & 23 except 12-a
 and 15, ~~16~~ 17
 for LOTS 6 to 15
 USE UNITS 11 & 14
 * mini-storage, only

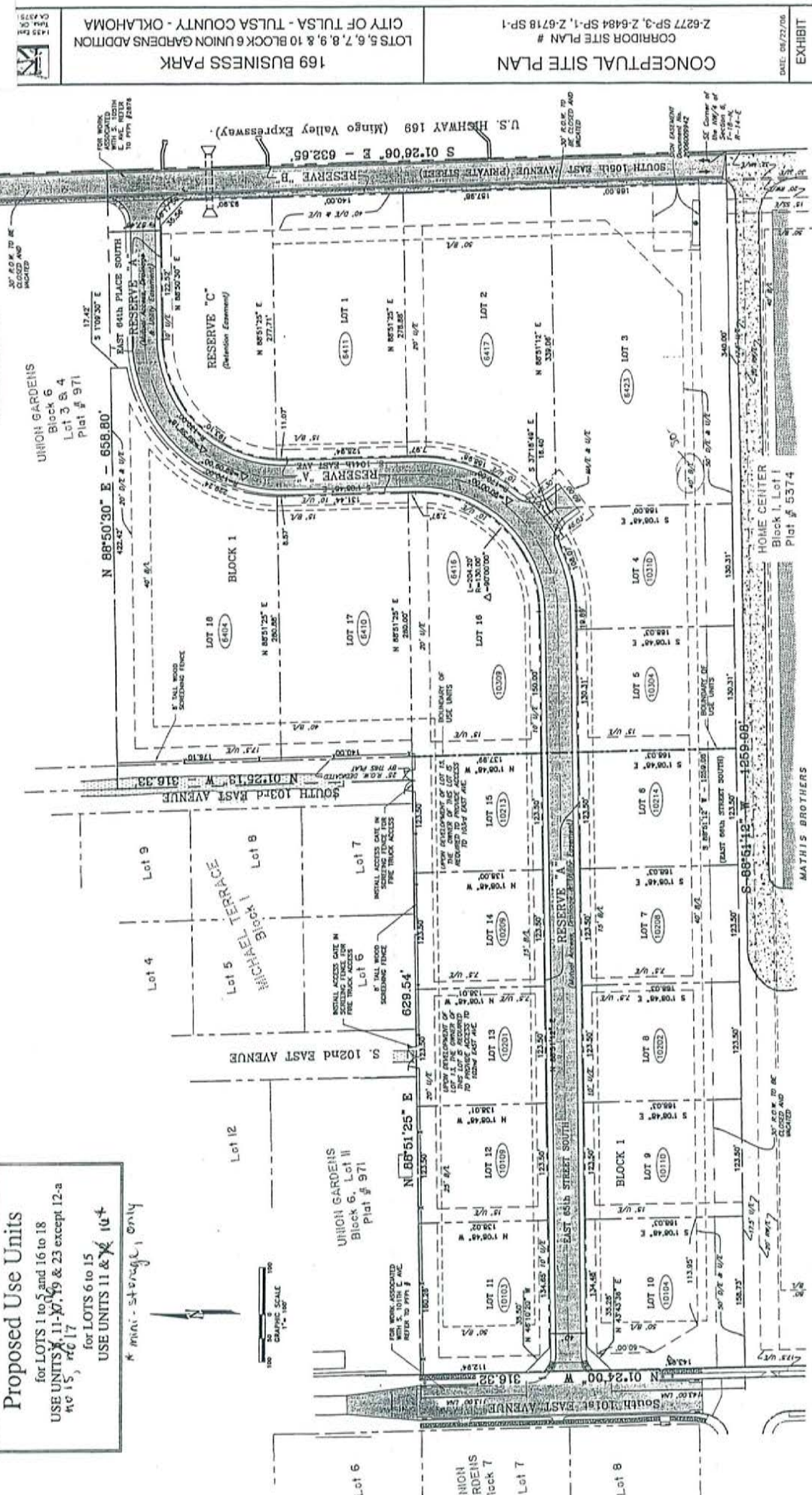


GRAPHIC SCALE
 1" = 100'

Corridor Site Plan 169 Business Park

A Resubdivision of
 Lots Five (5), Six (6), Seven (7), Eight (8), Nine (9) and Ten (10), Block Six (6),
 UNION GARDENS an Addition to the City of Tulsa, Tulsa County, State of Oklahoma

LOCATION MAP



Harden & Associates
 Surveying and Mapping, PC
 2001 South 114th East Avenue
 Tulsa, Oklahoma 74128
 (918) 234-4859
 Certificate of Authorization No. 4656
 Expires June 30, 2007

BENCHMARK

Chiseled "Box" Set on the N. End of
 Curbline of the N.W. Curb Return at the
 intersection of E. 66th St. S. & S.
 101st E. Ave.
 N=395821.576, E=2599589.131
 Elev= 712.17

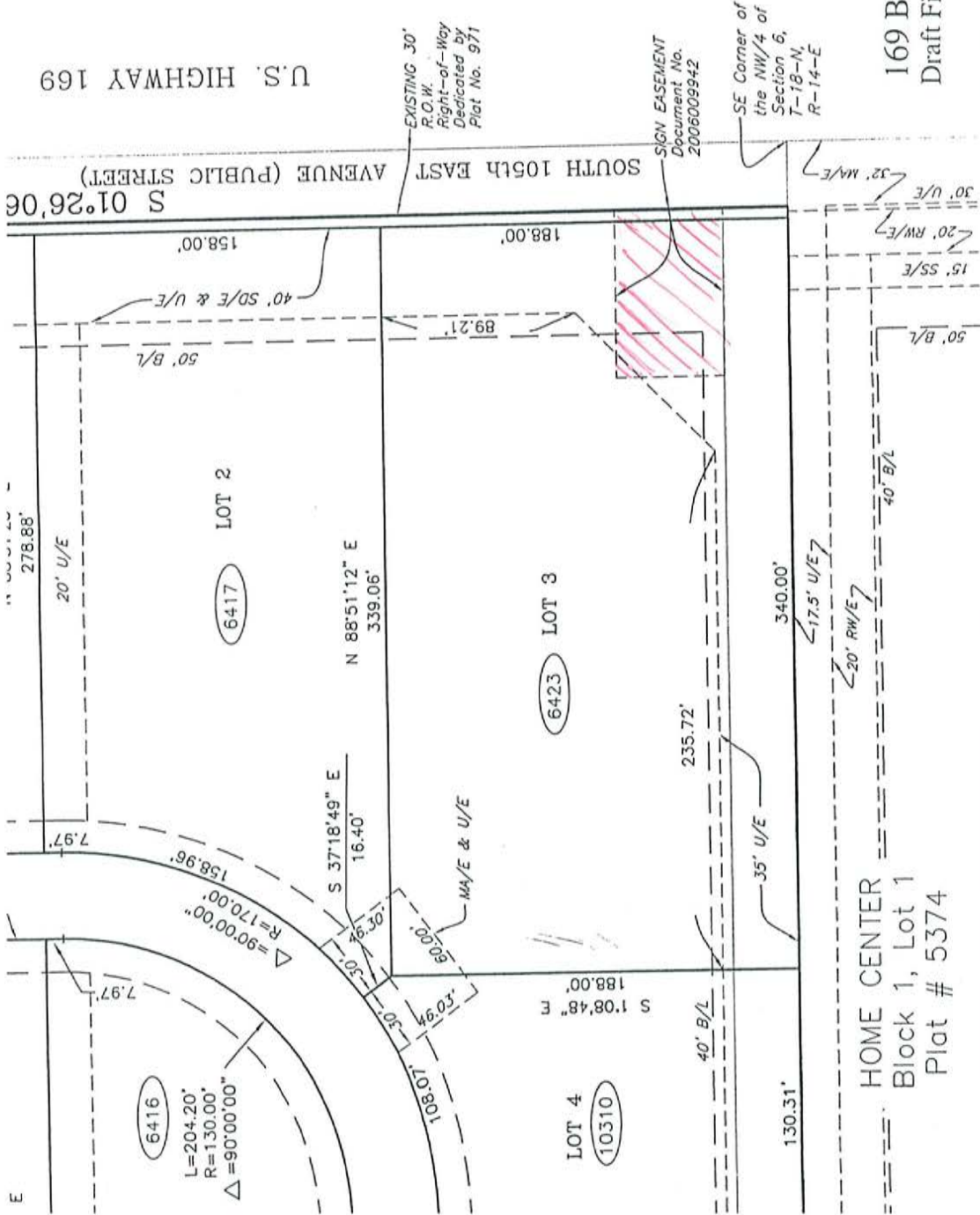
BEARING BASIS

Horizontal Datum based upon NAD 83
 (1993) OKSPCS North Zone 3501
 Vertical Datum based upon NAVD 88

LEGEND

U/E = UTILITY EASEMENT
 D/E = DRAINAGE EASEMENT
 B/L = BUILDING LINE
 L/E = LANDSCAPE EASEMENT
 LNA = LIMITS OF NO ACCESS
 MA/E = MUTUAL ACCESS EASEMENT
 RW/E = RESTRICTED WATER EASEMENT
 SD/E = STORM SEWER EASEMENT
 SS/E = SANITARY SEWER EASEMENT
 (123) = STREET ADDRESS

169 BUSINESS PARK, Tulsa County
 Draft Final Plat, 1st Revision, March 13, 2007
 SHEET 1 OF 3



2 C 10

Application No.: Z-6277-SP-3/Z-6484-SP-1/Z-6718-SP-1 CORRIDOR SITE PLAN

Applicant: Khoury Engineering

(PD-18) (CD-8)

Location: 6483 South 101st East Avenue

STAFF RECOMMENDATION:

PUD-599-C September 2001: All concurred in approval of a Major Amendment to a PUD to permit automobile body repair center and coffee shop on Lot 1 of PUD-599-A on a 1.52+ acre tract located north of subject property, subject to modifications and conditions as recommended by the TMAPC.

Z-6725 December 1999: All concurred in approval of a request to rezone a 34.78+ acre tract from CO to AG for church and accessory uses on property located on the southeast corner of East 66th Street and South Mingo Road.

Z-6718 October 1999: A request to rezone a 1.18-acre tract located on the northeast corner of East 66th Street S. and S. 101st East Avenue, apart of the subject tract, from RS-3 to CO was approved by TMAPC and the City Council.

PUD-599-A August 1999: All concurred in approval of a major amendment located north of the subject property to allow a three-story, 49,600 square foot office building and a 61-room, three-story hotel.

Z-6673-SP-1/AC-47 April 1999: All concurred in approval of a Corridor Site Plan on 4.56+ acre tract for a 75,000 square foot recreational vehicle storage and self-storage facility located and abutting subject property to the north; also approving an Alternative Compliance to landscape requirements.

BOA-18357 March 23, 1990: The Board of Adjustment approved a Variance of the land are coverage by building from 30% to 41% in a CO district on property abutting subject property to the north.

Z-6722-SP-2 March 1999: On a proposed Corridor Site Plan to re-approve an existing outdoor advertising sign (Z-6722-SP-1 originally approved sign April 17, 1990 for a period of 5 years) on a 2.2+ acre tract, staff recommended denial but TMAPC recommended approval due to it's placement in a freeway corridor, and the City Council approved it per TMAPC recommendation.

Z-6673 February 1999: All concurred in approval of a request to rezone a 4.5-acre tract located on the southeast corner of E. 63rd Place S. and S. 103rd East Avenue from RS-3 to CO.

PUD-595-A/Z-5970-SP-4 February 1999: All concurred in approval of a Major Amendment to PUD/Corridor Site Plan to change land area, maximum building floor area and building height of previously approved PUD-595/Z-5970-SP-3 on property located south, abutting subject property.

PUD-595/Z-5970-SP-3 October 1998: All concurred in approval for a PUD/Corridor Site Plan for a proposed retail furniture sales center on property located south, abutting subject property.

BOA-17848 October 1997: The Board of Adjustment approved a request for a special exception to allow church and accessory uses and a special exception to allow a school in an RS-3 zoned district, located on part of subject property.

Z-6078-SP-4 September 1997: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located north of northwest corner of East 66th Street and South 101st Avenue East.

Z-6078-SP-3 February 1997: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located on northwest corner of East 66th Street and South 101st Avenue East.

Z-6484 April 1995: All concurred in approval of a request to rezone a 6.7-acre tract located as part of the subject tract and south of the southeast corner of E. 65th Place S. and S. 103rd East Avenue from RS-3 to CO.

Z-6078-SP-2 March 1995: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located north of northwest corner of East 66th Street and South 101st Avenue East.

Z-6345/PUD-489 May 1992: All concurred in approval of a request to rezone a 5.4-acre tract located west of the northwest corner of East 71st Street South and S. Mingo Valley Expressway from CO to CS/PUD for a shopping center development.

Z-6345/PUD-481 March 1992: All concurred in approval of a request to rezone a 35-acre tract located north of E. 71st Street and west of the Mingo Valley Expressway and south of the subject tract, from CS and CO to CS/PUD.

Z-6277 January 1990: All concurred in approval of a request to rezone a two-acre tract located as part of the subject tract on the northwest corner of East 66th Street S. and S. Mingo Valley Expressway, from RS-3 to CO.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 13.1 ± acres in size, is located north and west of U.S. Highway 169 and East 71st Street South and is

zoned CO, Corridor. The property is vacant, fairly void of trees and generally slopes downward from the boundaries of the site toward the center, which appears to be a natural drainage channel. The property is bounded on the south by East 66th Street South, a partially vacated unimproved street; on the west by South 101st East Avenue; on the north by existing residential with two residential streets (South 102nd East Avenue and South 103rd East Avenue) terminating perpendicularly at the site's north boundary; and on the east by South 105th East Avenue, a private street, with U.S. Highway 169 right-of-way a short distance to the east.

STREETS:

Exist. Access	MSHP Design	MSHP ROW	Exist. # Lanes
South 101 st E. Ave.	Collector	60'	2
South 105 th E. Ave.		30'	2

UTILITIES: The subject tract has municipal water and sewer.

SURROUNDING AREA: The subject tract is abutted on the east by South 105th East Avenue and U.S. Highway 169; on the north by vacant land zoned CO and by existing residential zoned RS-3 and by the Union School's practice field zoned RS-3; on the south by Mathis Brothers Furniture Store and Warehouse, zoned CO and on the west by existing residential, zoned CO.

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 Low-Intensity Corridor. The combined office and commercial development **may be found** in accordance with Plan.

STAFF RECOMMENDATION:

Per the Comprehensive Plan within the designated corridor district, medium-intensity uses could be supported adjacent to U.S. Highway 169, with low-intensity uses west of this frontage. The only public access to the property, upon closing of the thirty-foot South 105th East Avenue right-of-way, will be per South 101st East Avenue. This collector street runs north from 71st East Avenue to East 62nd Street, the east/west street running along the south boundary of Union Junior High School. Access to individual lots within the development will be from East 65th Street South/ South 104th East Avenue, a proposed private street. The remaining 30 feet of East 66th Street South right-of-way along the property's south boundary is proposed to be closed. South 105th East Avenue (along the property's east boundary) will be developed as a private street from East 63rd Street to the south boundary of the property (per PFPI #2876) and will connect on the south to the 32-foot mutual access easement running along the east side of the Mathis Brother's site southward through Mingo Market Place, which eventually connects back to East 71st Street South. Therefore, the proposed

development generally follows the same pattern of access established to this point north of East 71st Street and west of the Highway 169 frontage.

Although the area is in transition, there are single-family uses that abut the property on the north and west across South 101st East Avenue. Therefore, lower-intensity uses are more appropriate in the west half of the development within the existing Lots 9 and 10, Block 6, Union Gardens. Because the proposed development is generally consistent with the Comprehensive Plan, harmonizes with the existing and expected development of surrounding areas, is a unified treatment of the development possibilities of the project site, and is consistent with the stated purposes and standards of the PUD Chapter of the zoning code, staff recommends **APPROVAL** of Z-6277-SP-3/Z-6484-SP-1/Z-6718-SP-1 as amended by staff and subject to the following conditions:

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

2. Development Standards:

NET LAND AREA: 13.1 AC 570,636 S.F.

PERMITTED USES:

Lots 9 & 10, Union Gardens – existing plat;
(Lots 6-15, Block 1, 169 Business Park- replat): Use Units 11 & 16*

Lots 5,6,7 & 8, Block 6 Union Gardens – existing plat;
(Lots 1-5, 16-18, Block 1, 169 Business Park – replat): Use Units 11, 12 (excluding 12a), 13, 14, 16*, 19 & 21 (for existing outdoor advertising sign only) (excluding slot car track)

**Mini-storage permitted per use conditions of Section 404.1, excluding 404.1.4, of the zoning code.*

MINIMUM LOT AREA: 0.5 AC 21,780 S.F.

MAXIMUM LAND COVERAGE OF BUILDINGS: 30%

MAXIMUM FLOOR AREA RATIO PER LOT: 30%

MINIMUM LOT FRONTAGE: 100 FT

MINIMUM BUILDING SETBACKS:

From east R.O.W line of 101 st East Ave.	50 FT
From north property line of Lot 10, Blk. 6, Union Gardens (<i>Lots 11-15, Block 1, 169 Business Park</i>)	40 <u>25</u> FT
From east R.O.W. line of 103 rd East Avenue	40 FT
From north property line of Lot 5, Blk, 6, Union Gardens (<i>Lot 18, Block 1, 169 Business Park</i>)	40 FT
From west R.O.W. line of 105 th East Avenue (<i>private</i>)	50 FT
From the south boundary of the corridor site plan (<i>or, if E. 66th St. South is not closed, 20 FT setback from E. 66th St. R.O.W.</i>)	50 <u>40</u> FT
Setback from internal street R.O.W.	15 FT
Internal lot line	10 FT

MAXIMUM BUILDING HEIGHT:

West half of Lots 5, 6, & 7, Blk. 6, Union Gardens (<i>Lots 16, 17 & 18, Block 1, 169 Business Park</i>)	
And Lots 9 & 10, Blk. 6, Union Gardens (<i>Lots 6-15, Block 1, 169 Business Park</i>)	2-story
East half of Lots 5, 6, & 7 and Lot 8 (<i>Lots 1-5, Block 1, 169 Business Park</i>)	no height limitation

OFF-STREET PARKING:

Per the applicable Use Unit of the City of Tulsa Zoning Code.

SIGNAGE:

Lots 9 & 10, Block 6, Union Gardens
(*Lots 6-15, Block 1, 169 Business Park*):

One ground or wall sign
per each lot not to exceed
32 square feet of display
surface area; ground signs
may not exceed 8 feet in
height; no north-facing wall
signs permitted on Lot 10,
(*Lots 11-15*)

Lots 5-8, Block 5, Union Gardens
(*Lots 1-5, 16-18*):

For lots fronting South
105th East Avenue, one
ground sign permitted per
lot not to exceed 125
square feet of display

surface area and 25 feet in height; for lots with frontage only on the interior street one ground sign permitted per lot not to exceed 50 square feet of display surface area and 12 feet in height.

Wall signs are permitted not to exceed 2 square feet per lineal foot of building wall of tenant space. No west-facing wall signs permitted on Lot 5 & 6, Union Gardens (Lots 17 & 18, 169 Business Park).

PEDESTRIAN AND VEHICULAR CIRCULATION:

South 105th East Avenue is part of PFPI project # 2876 and proposes pavement width of 27 feet measured back of curb to back of curb. Sidewalks are also proposed along the west side of South 105th East Avenue, only.

The minimum pavement width of the internal street, East 65th Street South/ South 104th East Avenue, shall be 27 feet, measured back-of-curb to back-of-curb. Sidewalks are required on both sides of the street and are proposed within the 40 foot private street right-of-way/ Reserve "A".

An additional twenty-five feet of right-of-way is required for South 103rd East Avenue. No access from the development to South 103rd East Avenue is permitted.

Sidewalks are required on the east side of South 101st East Avenue.

Pedestrian access shall be provided from the sidewalks to building entrances.

A 20-foot wide trail easement shall be provided for the trail extension that will be developed along the west side of U.S. Highway 169.

SCREENING AND LANDSCAPING:

Each lot shall be landscaped in accordance with the landscape chapter of the zoning code, and shall provide a minimum five-foot wide landscaped strip, except at vehicular access points, along the right-of-way of all private

and public streets. It is recommended that an easement be provided for this landscape strip.

An eight-foot tall screening fence shall be provided along the north boundary of the corridor site plan, and along the west boundary adjacent to the right-of-way of South 103rd East Avenue, where adjacent to residential use. Two emergency access gates shall be provided at the terminus of South 102nd East Avenue and South 103rd East Avenue, design of which must be approved by TMAPC, the Fire Marshall and Traffic Engineering.

LIGHTING:

Lots 9 & 10, Block 6, Union Gardens (Lots 6-15, Block 1, 169 Business Park): No light standard, whether pole or building-mounted, shall exceed 25 feet in height; however, no light standard shall exceed 8 feet in height if within 25 feet of the north boundary of the corridor site plan.

Lots 5-8, Block 5, Union Gardens (Lots 1-5, 16-18): No light standard, whether pole or building-mounted, shall exceed 25 feet in height; however, no light standard shall exceed 8 feet in height if within 25 feet of the South 103rd East Avenue right-of-way.

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, screening fences 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 in accordance with the approved landscape plan for the lot, prior to occupancy or at the soonest appropriate planting time. 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. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

7. 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.
8. 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.
9. 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 the Corridor Site Plan conditions.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. 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.
12. 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 7/20/06:

General: Site Plan differs from PFPI #2876 with regard to number and sizes of lots.

Water: A water main extension will be required.

Fire: Provide mutual access easement through Lots 13 and 15 for emergency fire department access to 102nd and 103rd East Avenue. (Per Fire Marshall approval and dedication per separate easement.)

Stormwater: Public overland drainage channel is being placed in what is labeled as a D/E and U/E on Exhibit B. It is not acceptable to place utilities in what should be an Overland Drainage Easement, nor is it acceptable to place U/E inside the Reserve "C" Detention Easement. We have some concern about the types of

material that were used to elevate this site. *(If open channel, easements must be separated.)*

Wastewater: All properties within the subdivision will require sanitary sewer.

Transportation: Property ownership with private street frontage for Union Gardens properties and north is a concern regarding access to a public street. Private street maintenance responsibility will need to be clearly defined. Sidewalks on the west side of 105th E. Ave. have been included in the PFPI; the requirement for sidewalks on all street frontages is supported.

MSHP: Recommend the construction of sidewalks per the Subdivision Regulations along 105th, 65th, & 101st.

LRTP: Mingo Road, between 61st St. S. and 71st St. S., existing 4 lanes. US-169, between 61st St. S. and 71st St. S., planned 8 lanes. 71st St. S., between Mingo Road and US-169, existing 6 lanes. 61st St. S., between Mingo Road and US-169, existing 4 lanes.

TMP: Mingo Trail funded along 169 Corridor. Request 20' easement, location coordinated with Public Works Transportation Design Division, as trail is designed.

Transit: Currently, Tulsa Transit operates existing routes in less than a mile from this location. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

Traffic: Include Construction Standards (width, etc.) for both Private Streets in the Development Standards. No objection to the closure of two ½ street rights-of-way. The Private Street (South 105th East Avenue) shall connect with the existing service road to the south and extend to 63rd Street.

GIS: No comments.

County Engineer: No comments.

PSO: Separate drainage and utility easements; Designate landscape easement within or adjacent to utility easement so utilities can avoid locating in planting areas (trees).

Applicant's Comments:

Dennis Blind, 4645 South 83rd East Avenue, 74145, representing the developer and land owner, stated that he has received the staff recommendations and he has a few clarifications to make. He indicated that he overlooked an item on the Use Units and would like to add Use Unit 21, Billboards, because there is a billboard in the southeast corner, which was probably an error when the plan text was submitted.

Mr. Ard asked Mr. Blind to identify which lot the Use Unit 21 would be in. In response, Mr. Blind stated that it would be in Lot 3, in the southeast corner of Lot 3. Mr. Blind further stated that this is an existing outdoor sign.

Mr. Blind requested the following changes on the building setbacks: From north property line of Lot 10, Block 6, Union Gardens, Lots 11-15, Block 1 of 169 Business Park be 25 FT as shown on the submitted plan. The suggested 40 FT by staff encroaches into the lots and makes them difficult to build on. The northwest portion of the subject property becomes thin. He indicated that he is

matching the setback on the southern boundary where he is adjacent to Mathis Brothers, which is 40 FT and staff has changed it to 50 FT. He requested that it be 40 FT. Signage for Lots 9 & 10, Block 6 and Lots 6-15, Block 1 should read "one ground or wall sign per each lot", and staff excluded the language per each lot. There is no indication regarding the 20-foot easement, where it might be located for the trail or might be requested and he doesn't know how to address that issue at this point, but he is willing to work with the trail.

Ms. Matthews stated that the trails easement could be addressed during the platting process and advised consulting the staff planner who is working on the trails.

Mr. Blind continued that on screening and landscaping he is in agreement with staff's recommendation. He stated that he has shown an eight-foot tall screening fence along the northern property line and the western property line where the residential areas are located. However, he did not show an eight-foot screening fence along the northernmost property line because that property is currently being marketed for a commercial use. He requested that this be amended.

Mr. Midget asked if he wanted the screening on the northernmost area excluded permanently or temporarily. In response, Mr. Blind stated that he would like it to be permanently because it is being marketed for commercial use.

Mr. Ard asked if the property is still being used as residential. Mr. Blind stated that it is zoned CO.

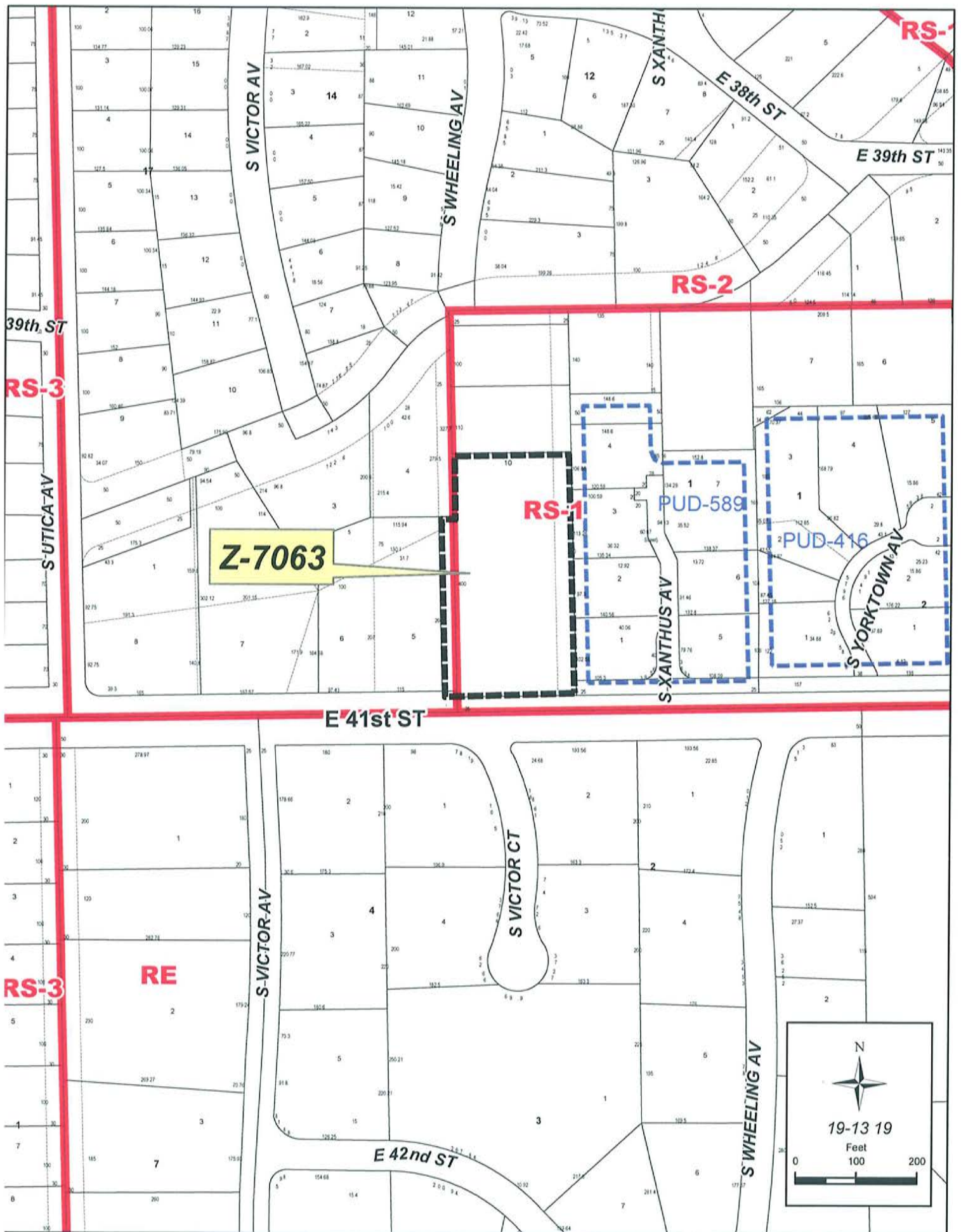
Mr. Blind stated that there is drainage coming from two lots north of the subject property that he is taking care of in the master detention facility on his site, and if there is a fence there it could have the potential of blocking the stormwater drainage as it comes into the detention facility.

Mr. Midget asked staff about the amended setbacks. In response, Ms. Matthews stated that staff would agree with the setback amendments and would agree with everything that Mr. Blind has requested today.

There were no interested parties wishing to speak.

TMAPC Action; 6 members present:

On **MOTION** of **MIDGET**, TMAPC voted **6-0-0** (Ard, Bayles, Cantees, Collins, Midget, Wofford "aye"; no "nays"; none "abstaining"; Bernard, Carnes Harmon, Jackson, "absent") to recommend **APPROVAL** of the corridor site plan for Z-6277-SP-3/Z-6484-SP-1/Z-6718-SP-1 per staff recommendation as amended by the applicant. (Language with a strike-through has been deleted and language with an underline has been added.)





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7063

TRS 9319

Atlas 247

CZM 47

PD-6 CD-9

TMAPC Hearing Date: July 18, 2007

Applicant: Roy D Johnsen

Tract Size: 1.96± acres

ADDRESS/GENERAL LOCATION: East of northeast corner of East 41st Street and South Utica Avenue

EXISTING ZONING: RS-1

EXISTING USE: Residential Single-family

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970 established zoning for the subject property.

PROPOSED ZONING: RS-2

PROPOSED USE: Residential Single-family

RELEVANT ZONING HISTORY:

PUD-589 August 1998: All concurred in approval of a proposed Planned Unit Development on a 2.9± acre tract of land for a gated subdivision with seven units maximum, retaining one of existing two houses, on property located west of the northwest corner of East 41st Street and South Lewis Avenue and abutting the subject property to the east.

PUD-546 June 1996: All concurred in approval of a proposed Planned Unit Development on a 2.3± acre tract of land for a five single-family lots with a private street on property located north of northeast corner of East 37th Street and South Lewis Avenue

Z-6395 March 1993: All concurred in approval of a request for rezoning a 200± acre tract of land from RS-1 to RE for single-family development on property located on the southwest corner of East 41st Street and South Lewis Avenue.

PUD-493 October 1992: All concurred in approval of a proposed Planned Unit Development on a 7± acre tract of land for an eight lot development of single-family homes with private streets on property located west of northwest corner of East 41st Street and South Lewis Avenue.

PUD-416 June 1986: All concurred in approval of a proposed Planned Unit Development on a 3.6± acre tract of land for a single-family, private street development with a maximum of 7 lots on property located west of northwest corner of East 41st Street and South Lewis Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.96 acres in size and is located east of the northeast corner of East 41st Street and South Utica Avenue. The property appears to be a large-lot single-family residential use and is zoned RS-1. Immediately to the west is a vacated public street (probably an extension of South Wheeling Avenue).

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 41 st Street	Secondary arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by a single-family residential development, zoned RS-1/PUD-589; on the north by single-family residential uses, zoned RS-1; on the south by single-family residential uses, zoned RE; and on the west by single-family residential uses, zoned RS-2.

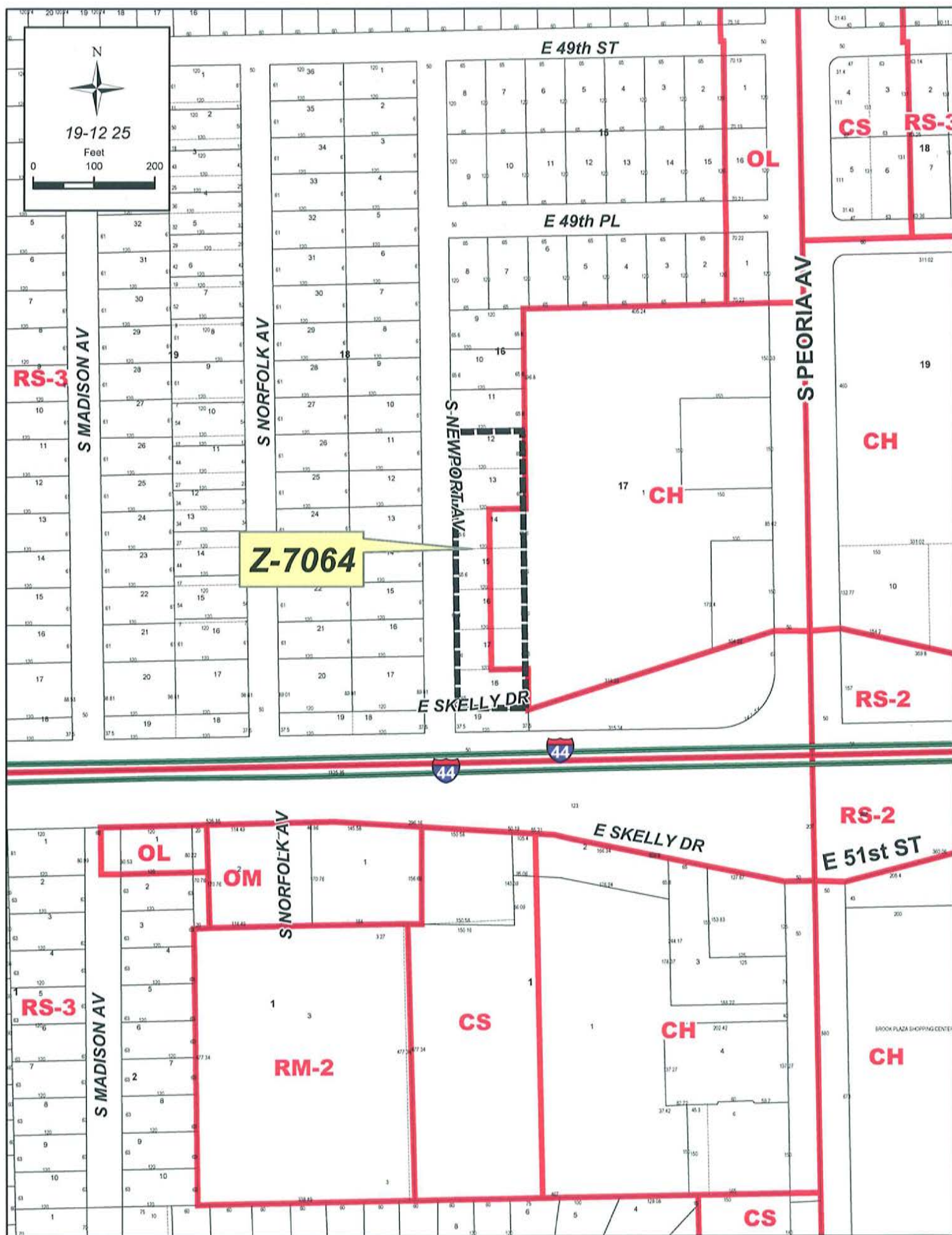
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-Residential land use. According to the Zoning Matrix, the requested RS-2 zoning is in accord with the Plan.

STAFF RECOMMENDATION:

As noted, RS-2 zoning is in accord with the Zoning Matrix and Comprehensive Plan. However, staff has concerns about means of access, since East 41st Street at the present time appears to be the only access. From a practical standpoint, this property will require use of a PUD to develop at RS-2 standards. Therefore, staff would prefer that a PUD accompany this application, with access and lot layout identified. Given the concerns with access to sites not fronting on East 41st Street, staff cannot support the requested RS-2 zoning without a PUD. Therefore, staff recommends **DENIAL** of RS-2 zoning for Z-7063.

07/18/07





N

Z-7064

19-12 25

Feet

0 100 200

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7064

TRS 9225

Atlas 474

CZM 46

PD-6 CD-9

TMAPC Hearing Date: July 18, 2007

Applicant: Charles Norman/QuikTrip Corp.

Tract Size: 1.25± acres

ADDRESS/GENERAL LOCATION: Northeast corner of East Skelly Drive and South Newport Avenue

EXISTING ZONING: RS-3

EXISTING USE: Vacant/former hotel

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: CH

PROPOSED USE: Uses permitted in CH district

RELEVANT ZONING HISTORY:

Z-6971 February 2005: All concurred in approval of a request for rezoning a .20± acre tract of land from RS-3 to OL for a small office on property located on the northwest corner of East 49th Street and South Peoria Avenue.

Z-6905 October 2003: All concurred in approval of a request for rezoning a 114' x 170'± square foot tract of land from RS-3 OL for office use, on property located on the southeast corner of East Skelly Drive and South Madison Avenue.

Z-6752 March 2000: All concurred in approval of a request for rezoning a 1.33+ acre tract of land from RS-3 to RM-2 on property located west of the northwest corner of East 48th Street and South Peoria Avenue.

BOA-10305 January 18, 1979: The Board of Adjustment approved a Special Exception to establish off-street parking for the Camelot Inn in an RS-3 District, subject to: a 6 foot screening fence on the west and north, no access to Newport Avenue, the lighting directed inward toward the parking lot and not toward the neighboring property either to the west or the north, the fence to line up with the existing fence (not on public right-of-way), and that additional trees and landscaping be provided on property located and the subject property.

BOA-5755 February 6, 1968: The Board of Adjustment approved a Variance to permit extending a U-3E (Office High) use 16'6" on the west side of the building into the U-1C (RS-3) district, on property located and a part of the subject property.

BOA-4557 February 17, 1965: The Board of Adjustment approved permission to establish off-street parking for Camelot Inn on Lots 13-18, Block 16, Riverview Village addition subject

to a five foot screening wall and landscaping to beauty be erect to keep out lights and that no access be permitted on Newport on subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.25+ acres in size and is located at the northeast corner of East Skelly Drive and South Newport Avenue. The property is the vacant Camelot Inn Hotel and is zoned RS-3.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East Skelly Drive	N/A	N/A	2 (one way)
South Peoria	Secondary arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by a fried chicken restaurant, possibly vacant, zoned CH; on the north by a parking lot and single-family residential uses, zoned RS-3; on the south by an expressway, zoned RS-3; farther south by commercial and office uses, zoned CH, CS and OM; and on the west by single-family residential uses, zoned RS-3.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 6 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within the Brookside Study Area, a Special District and Consideration Area. According to the Zoning Matrix, the requested CH zoning may be found in accord with the Plan due to this location.

STAFF RECOMMENDATION:

Staff cannot support the requested CH zoning due to the location adjacent to single-family residential areas on two sides. There is no doubt that this property will redevelop as a commercial or office use or some combination thereof. However, single-family residential uses front the site on the west side of Newport Avenue and straight commercial zoning adjacent to it would be incompatible. Residential zoning (RS, RT, or RD)* would be appropriate there, as would off-street parking or OL (light office) in order to protect the adjacent single-family residential neighborhood.

Staff can recommend CS on the frontage of the service road (Skelly Drive) aligning with the existing CH on the east 50' of the property, and either PK or OL on the balance of the property except for the western 5', which staff recommends remain in RS-3 as a buffer to the existing single-family residential development and requiring screening and allowing no access to Newport.

*Note: any residential redevelopment beyond that already residentially zoned will require additional notice and public hearing.

07/18/07

SELWOOD AV

PUD-384A

W 73rd ST

Z-7065 / PUD-742

AG

IL

RS-3

W 77th ST

W 77th ST

W 77th PL

S GUTHRIE AV

S FRISCO AV

W 78th ST

IL

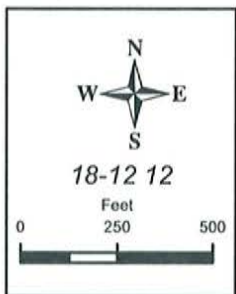
AG

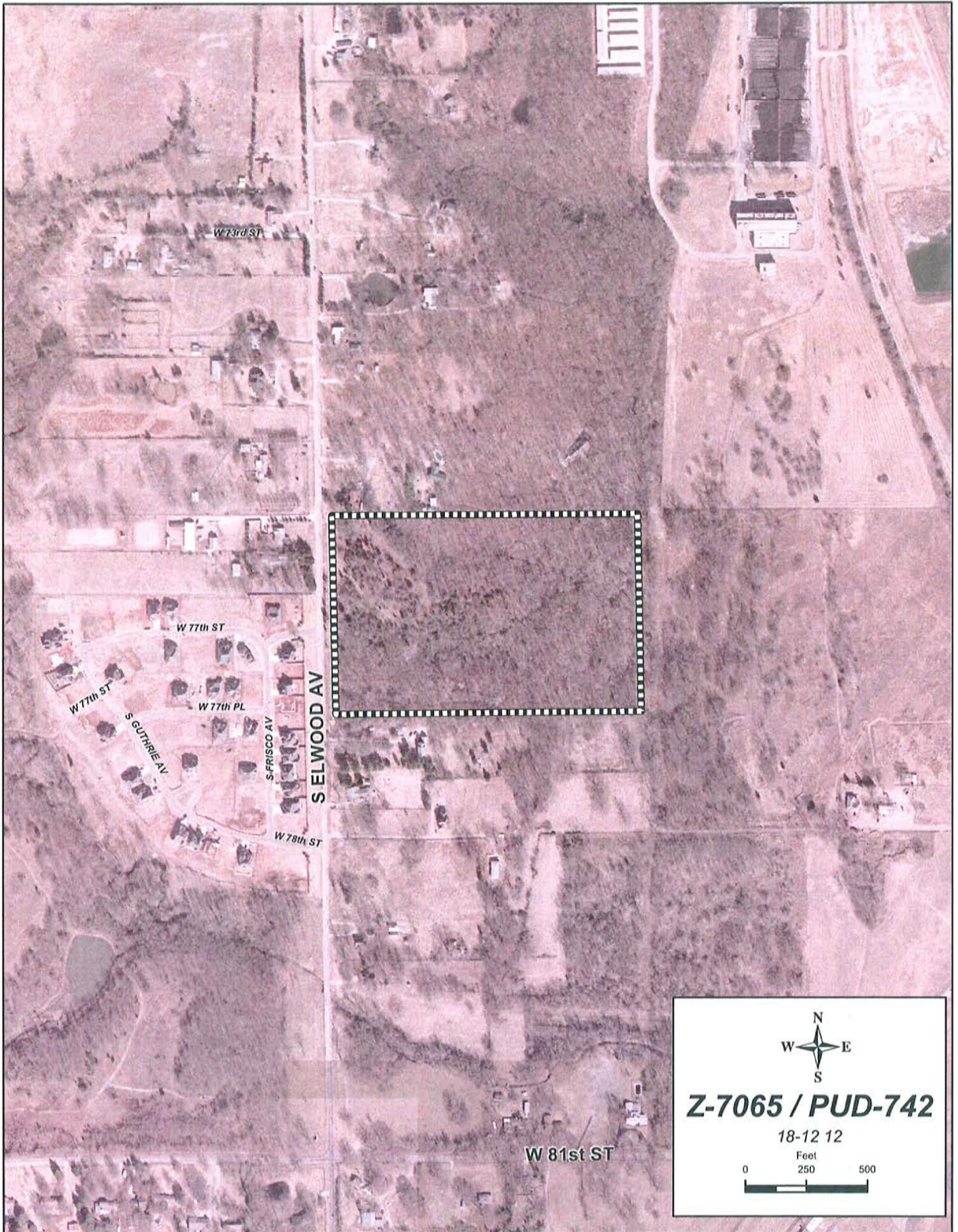
E 81st ST
S AIRPORT WAY

W 81st ST

AG

IL





Z-7065 / PUD-742

18-12 12

Feet
0 250 500

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7065

TRS 8212

Atlas 1141

CZM 51

PD-8 CD-2

TMAPC Hearing Date: July 18, 2007

Applicant: Roy D Johnsen

Tract Size: 24+ acres

ADDRESS/GENERAL LOCATION: South of southeast corner of East 71st Street and South Elwood Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: OL

PROPOSED USE: Office park

RELEVANT ZONING HISTORY:

PUD-739 May 2007: All concurred in approval of a proposed Planned Unit Development for rezoning a 25+ acre tract of land for single-family development permitting 43 dwelling units on property located northwest corner of West 81st Street South and South Elwood Avenue.

Z-7052/PUD-738 May 2007: All concurred in approval of a request for rezoning a 40+ acre tract of land from AG to RS-3/RM-0/CS/PUD and a proposed Planned Unit Development for a mixed use development on property located on the southwest corner of West 71st Street and South Elwood Avenue.

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.

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 62+ acre tract located on the northeast corner of West 81st Street South and U. S. Highway 75 South, from AG to CO.

Z-6942 May 2004: TMAPC and Staff concurred in denial of a request to rezone a 60+ acre tract from IL to RS-3 for a single-family subdivision on property located east of northeast

corner of West 81st Street and South Elwood. The request was appeal to City Council and was denied.

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, 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.

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. The proposed uses include single-family and townhouse dwellings and commercial uses.

Z-6679 March 1999: All concurred in approval of a request to rezone a 9.8-acre tract located east of the southeast corner of West 81st Street and South Elwood Avenue, from AG to IL for a proposed auto sales business.

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.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 24 acres in size and is located south of the southeast corner of West 71st Street and South Elwood. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Elwood Avenue	Secondary arterial	100'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by mostly vacant, zoned IL; on the north by mostly vacant, zoned AG; on the south by large lot residential, zoned AG; and on the west by a single-family residential development, zoned RS-3 and AG.

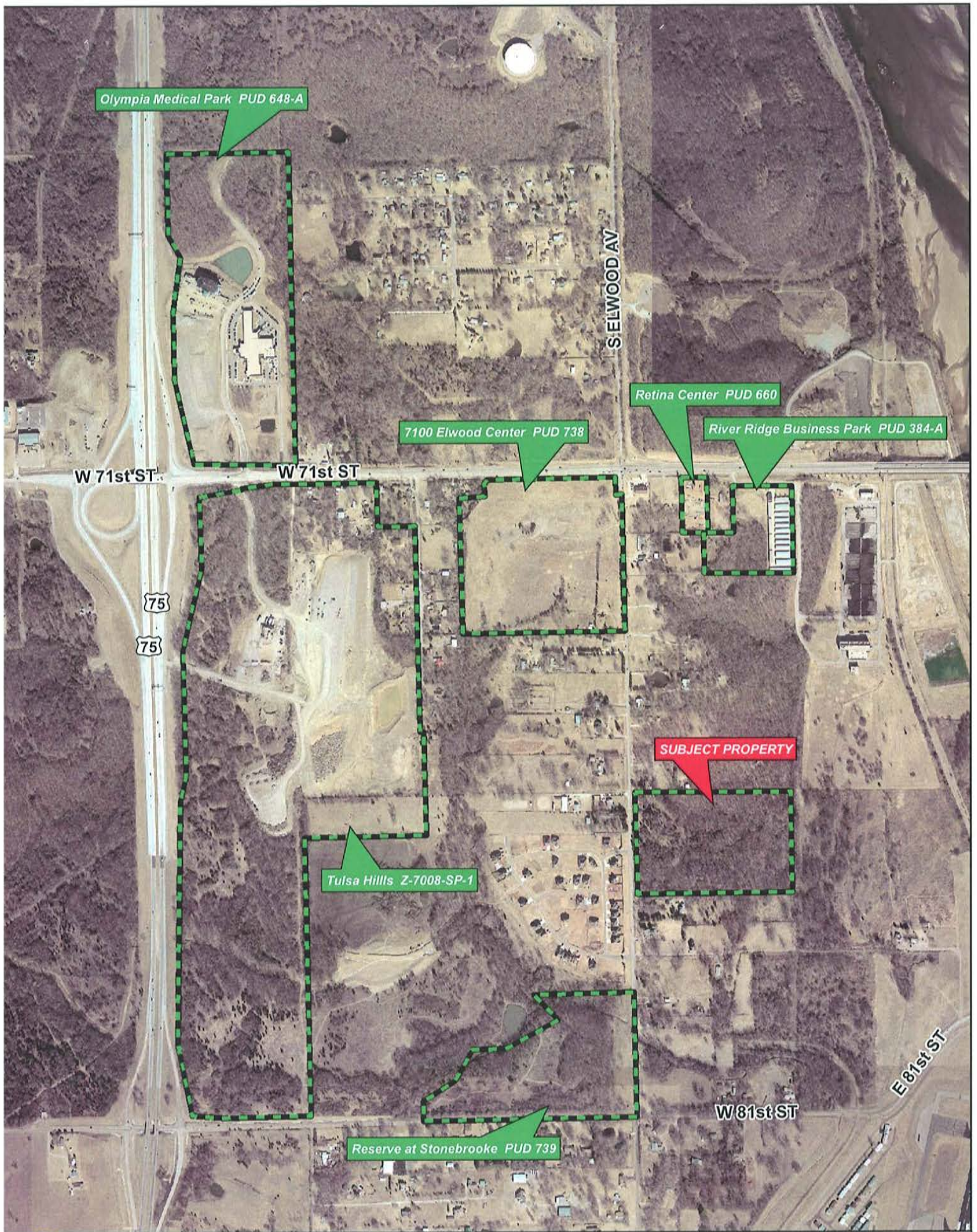
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates most of this area as being Low Intensity-No Specific land use. The extreme eastern edge and southeast corner appear to be designated Medium Intensity-Industrial land use, in conjunction with Jones Riverside Airport and related uses. According to the Zoning Matrix, the requested OL zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

Provided that the accompanying PUD-742 is found acceptable by the TMAPC, staff can support the requested rezoning. The OL zoning should provide a desirable transition between the IL zoning to the east/airport use and the residential to the west. Tulsa International Airport staff/Tulsa Airport Authority have been notified of this case and any comments will be forwarded to the TMAPC. Staff can recommend **APPROVAL** of OL zoning for Z-7065.

07/18/07



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-742

TRS 8212

Atlas 2888

CZM 57

PD-26 CD-8

TMAPC Hearing Date: July 18, 2007

Applicant: Roy D Johnsen

Tract Size: 24+ acres

ADDRESS/GENERAL LOCATION: South of southeast corner of East 71st Street and South Elwood Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: OL/PUD

PROPOSED USE: Office park

RELEVANT ZONING HISTORY:

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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.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 24 acres in size and is located south of the southeast corner of West 71st Street and South Elwood. The property appears to be vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Elwood Avenue	Secondary arterial	100'	

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

SURROUNDING AREA: The subject tract is abutted on the east by mostly vacant, zoned IL; on the north by mostly vacant, zoned AG; on the south by large lot residential, zoned AG; and on the west by a single-family residential development, zoned RS-3 and AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates most of this area as being Low Intensity-No Specific land use. The extreme eastern edge and southeast corner appear to be designated Medium Intensity-Industrial land use, in conjunction with Jones Riverside Airport and related uses. According to the Zoning Matrix, the requested OL zoning **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

The applicant is requesting a PUD for a 24 acre office park anchored by the corporate offices for an energy business. The property has 825 feet of frontage on Elwood Avenue, a secondary arterial, and is abutted on the north and south by agricultural residences and on the east by industrial zoning. Jones Riverside Airport is nearby to the east and south.

Although the subject property is abutted on the north and south by large-lot agricultural residential and is proximate to residential single-family development to the west across South Elwood Avenue, the general area between and abutting U.S. Highway 75 , West 71st and 81st Streets and the Arkansas River has undergone significant change over the past five years. Tulsa Hills (Z-7008-SP-1), a mile-long commercial development adjacent to U.S. Highway 75 and between West 71st Street South and West 81st Street South, was approved for 1.5 million square feet of non-residential mixed use development. Olympia Medical Park, PUD 648-A, located on the north side of West 71st Street South adjacent to U.S. Highway 75, recently doubled the permitted floor area and added the possibility for commercial and hotel development. 7100 Elwood Center, PUD 738, located at the southwest corner of South Elwood Avenue and West 71st Street South, was recently approved for commercial and multi-family residential development. In addition, single-family residential development is filling in areas to the south and east, including the Reserve at Stonebrook, the recently approved PUD 739.

With proper controls to mitigate potential negative impacts on adjacent and nearby residential, 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- 742 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-742 subject to the following conditions:

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

NET LAND AREA: 24 AC

PERMITTED USES:

As permitted by right within an OL district. Drive-in Banking facilities may be permitted by minor amendment.

MAXIMUM FLOOR AREA RATIO PER LOT: .35

MAXIMUM BUILDING HEIGHT: 2 story/ 35 FT*

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

MINIMUM BUILDING SETBACKS:

From centerline of Elwood	100 FT
From north and south PUD boundaries	75 FT
From east PUD boundary	17.5 FT
From interior street	20 FT
From interior lot lines	to be determined at detail site plan

PARKING AND ACCESS DRIVE SETBACK:

Parking and access drives shall be set back a minimum of 30 feet from the north and south boundaries of the PUD.

TRASH DUMPSTER SETBACK:

Trash dumpsters and related enclosures shall be set back a minimum of 75 feet from the north and south boundaries of the PUD.

PARKING:

As required per the applicable use unit of the zoning code.

MINIMUM LANDSCAPED AREA:

15% of net lot area

SCREENING AND BUFFERING:

A minimum 20-foot wide landscaped buffer and six-foot high masonry screening wall shall be required on the north and south boundaries of the PUD.

LIGHTING:

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

VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION:

A minimum of two access points to South Elwood Avenue shall be provided; or, for a cul-de-sac of less than 750 feet in length, one access to South Elwood is permitted. Sidewalks shall be provided along South Elwood Avenue and on both sides of interior streets.

SIGNS:

Signs shall be limited to:

- a) A wall or monument sign within each lot identifying the building located therein or a tenant therein not exceeding 32 square feet in display surface area; and if a monument sign, shall not exceed four feet in height.

- b) One monument sign at the South Elwood Avenue entrance identifying the office park, not to exceed six feet in height nor 64 square feet in display surface area.
 - c) Customary nameplates affixed to a building and directional signs.
-
- 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 or will be installed within a specified period of time in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
 - 5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
 - 6. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
 - 7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
 - 8. An 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.

TAC Comments from 7/5/07:

General: No comments.

Water: A water main extension line will be needed so that each lot has access for water services.

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 the distance requirement shall be 600 feet.

Provide two means of access. Cul-de-sacs shall not exceed seven hundred and fifty (750') feet in length, measured from the centerline of the intersecting streets to the center of the turn-around.

Stormwater: Exhibit A indicates one "Detention Pond" located on Lot 5, which does not appear to serve the entire platted subdivision. Multiple detention may be required considering topography, but individual lot-by-lot detention is not allowed. Detention must be placed in reserve areas(s) and routine maintenance provided for by a Property Owners Association.

Wastewater: The sewer should be designed so it can be extended to adjoining properties.

Transportation: Right-of-way dedication on S. Elwood will need recording documentation.

Traffic: The tract exceeds the maximum acreage proposed in the Subdivision Regulations for private street systems. The proposed cul-de sac with a single point of access is over length at about 1200 ft. Recommend two points of access onto Elwood whether public or Private Streets. Private Streets would require approved Construction Standards including width and grade as part of the PUD Development Standards. LNA restrictions will be required along the arterial. An adequate transition will be required adjacent to L-13.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

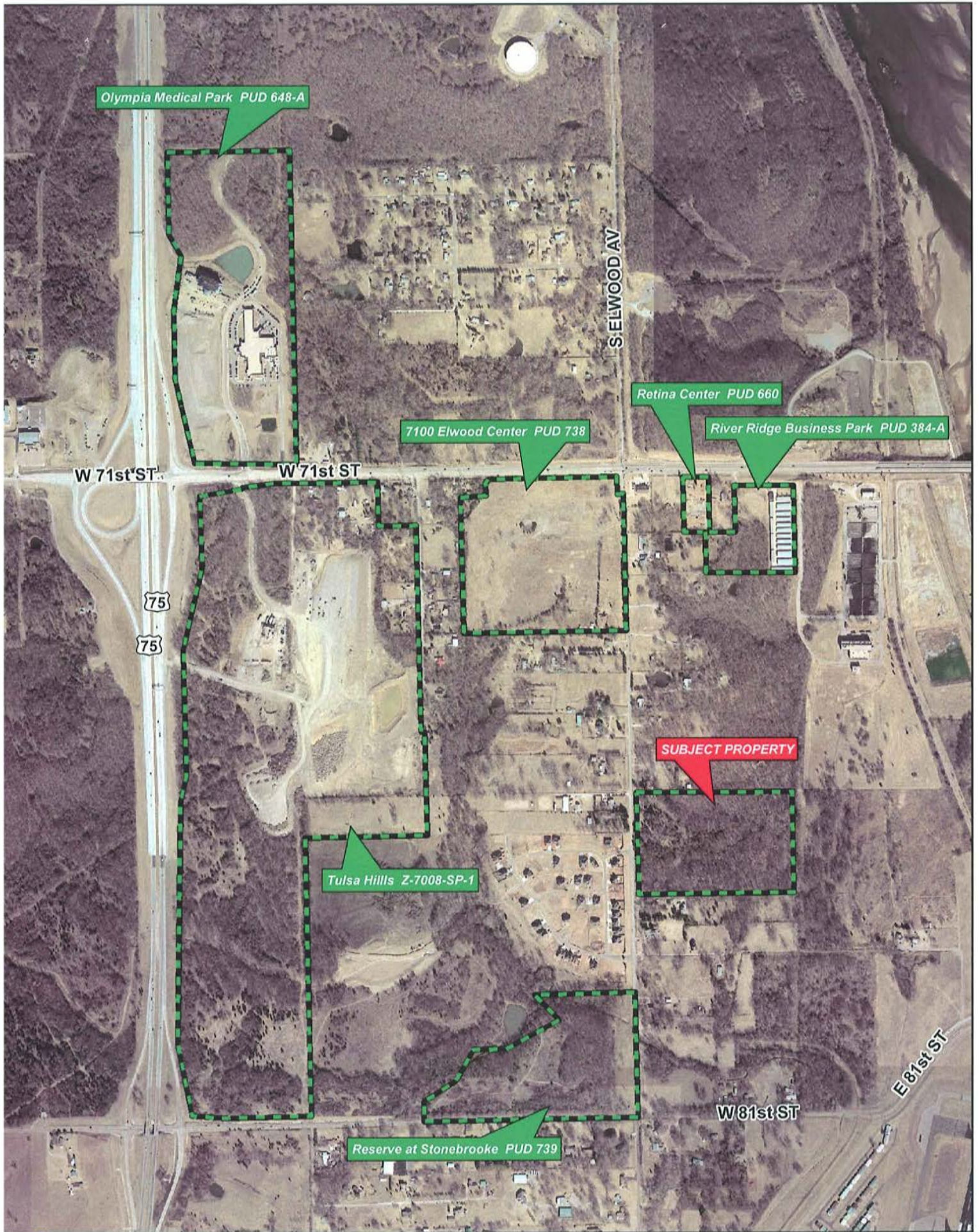
MSHP: South Elwood Avenue is a designated secondary arterial. Sidewalks are required along South Elwood Avenue and on internal streets.

LRTP: South Elwood Avenue between West 71st Street South and West 81st Street South is an existing two-lane road.

TMP: South Elwood Avenue is a designated on-street bikeway.

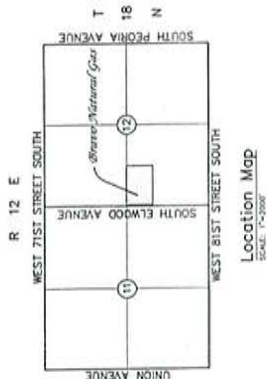
Transit: Currently, Tulsa Transit operates an existing route on South Elwood Avenue and West 71st Street South. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, Consideration for access to public transportation should be included in the development.

07/18/07



P.U.D. 742
Bravo Office Park
 Exhibit A - Conceptual Site Plan

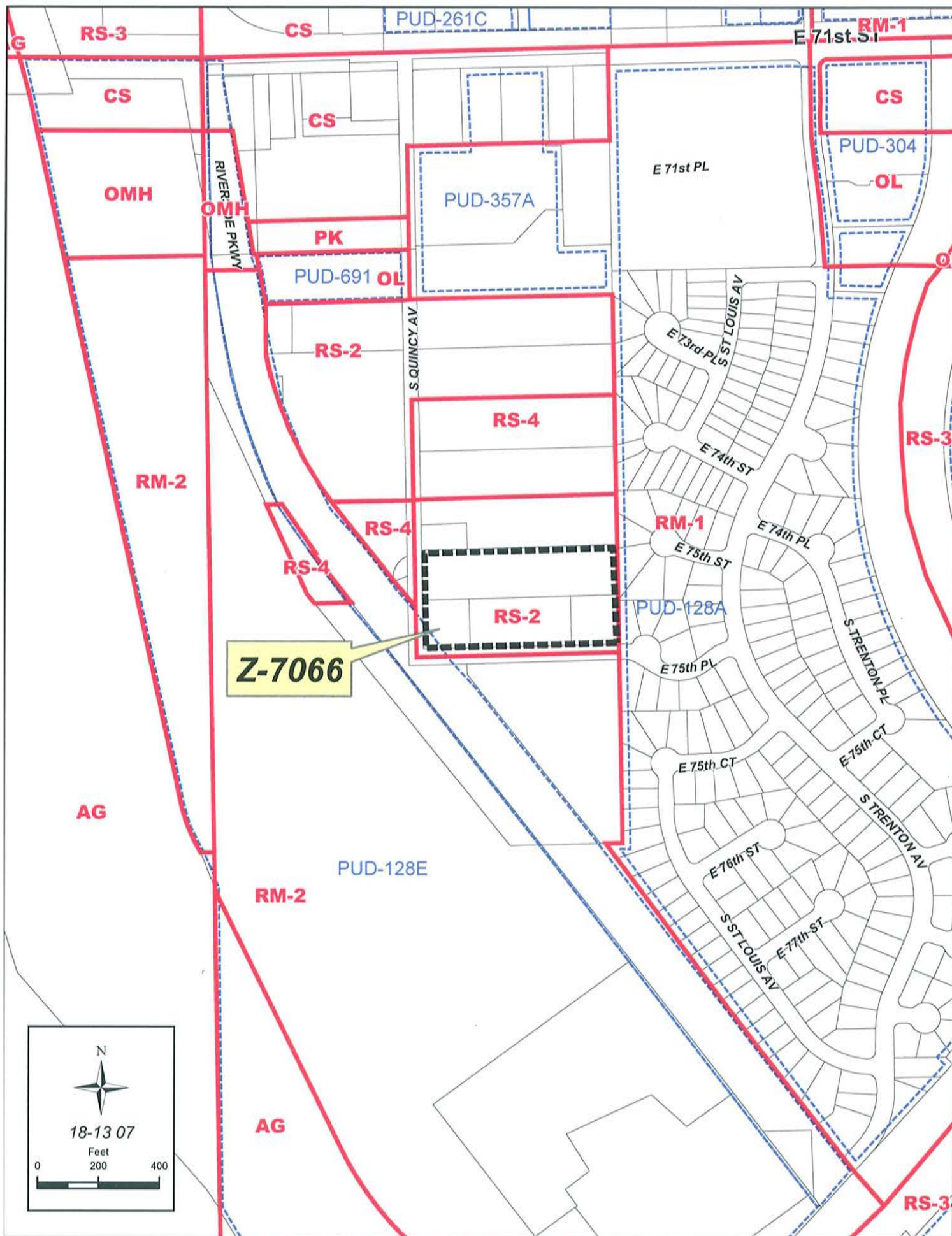
Developed by:
 Bravo Operating, LLC
 5550 South Lewis Suite 301
 Tulsa, OK 74105
 Attn: John H. Wade



HRAOK, INC.

HRA

1913 WEST TACOMA - SUITE C VOICE: (918) 258-3727
 BROKEN ARROW, OKLAHOMA 74012 FAX: (918) 258-2554
 CA# 3543 EXP. DATE: 6-30-2007





E 71st ST

E 71st PL

QUINCY AV

E 73rd PL

E 74th ST

E 74th PL

E 75th ST

E 75th PL

E 75th CT

E 76th ST

E 77th ST

ST LOUIS AV

STRENTON PL

STRENTON AV

RIVERSIDE PKWY

N

Z-7066

18-13 07

Feet

0 200 400

257

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7066

TRS 8307

Atlas 1139

CZM 52

PD-18 CD-2

TMAPC Hearing Date: July 18, 2007

Applicant: Roy D Johnsen

Tract Size: 4.78± acres

ADDRESS/GENERAL LOCATION: Northeast corner of East 75th Place & South Riverside Drive

EXISTING ZONING: RS-2

EXISTING USE: Vacant/dwelling

ZONING ORDINANCE: Ordinance number 11828 dated June 26, 1970, established zoning for the subject property.

PROPOSED ZONING: OM

PROPOSED USE: Office

RELEVANT ZONING HISTORY:

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

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

BOA-19563 April 22, 2003: The Board of Adjustment approved a Special Exception to permit Use Unit 8 for a Congregate Care Retirement Facility in an RS district; a Special Exception for alternate screening along the property abutting an Residential district; and a Variance to increase the maximum building height from 35 feet to 41 feet per plan and with conditions, on property located on the northwest corner of Riverside Parkway and South Quincy Avenue.

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

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

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

PUD-128-E September 1987: All concurred in approval for a Major Amendment to PUD-128-D to reallocate floor area, revise development areas, and redistribute uses; uses including office and retail, office, multifamily with accessory commercial and open space. On a 96± acre tract located on the southwest corner of East 71st Street and Riverside Parkway.

3.5.3

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

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

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

PUD-128-A November 1979: All concurred in approval of a proposed Major Amendment to PUD on a 118+ acre tract of land to delete a 6+ acre tract from the originally approved PUD thereby reducing the total number of dwellings in the remaining PUD; as well as modifying some of the development standards to the different development areas that have approved single-family dwellings as well as garden apartments, town homes, and duplexes on property located South of 71st Street and West of Joe Creek Channel and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.78+ acres in size and is located at the northeast corner of East 75th Place & South Riverside Drive. The property appears to be a vacant single-family dwelling and is zoned RS-2.

STREETS:

Exist. Access	MSHP Desg.	MSHP R/W	Exist. # Lanes
South Riverside Drive	Parkway	150'	Varies
East 75 th Place South	N/A	N/A	N/A
South Quincy Avenue	N/A	N/A	1 (with borrow ditches and shoulders)

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

SURROUNDING AREA: The subject tract is abutted on the east by multifamily residential uses, zoned RM-1; on the northwest by a senior housing complex, zoned RS-2; on the north by single-family residential uses, zoned RS-4; on the south by a police substation, zoned RM-2; and on the west by Riverside Drive (Parkway), zoned RM-2.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity-No Specific land use. According to the Zoning Matrix, the requested OM zoning **is not** in accord with the Plan.

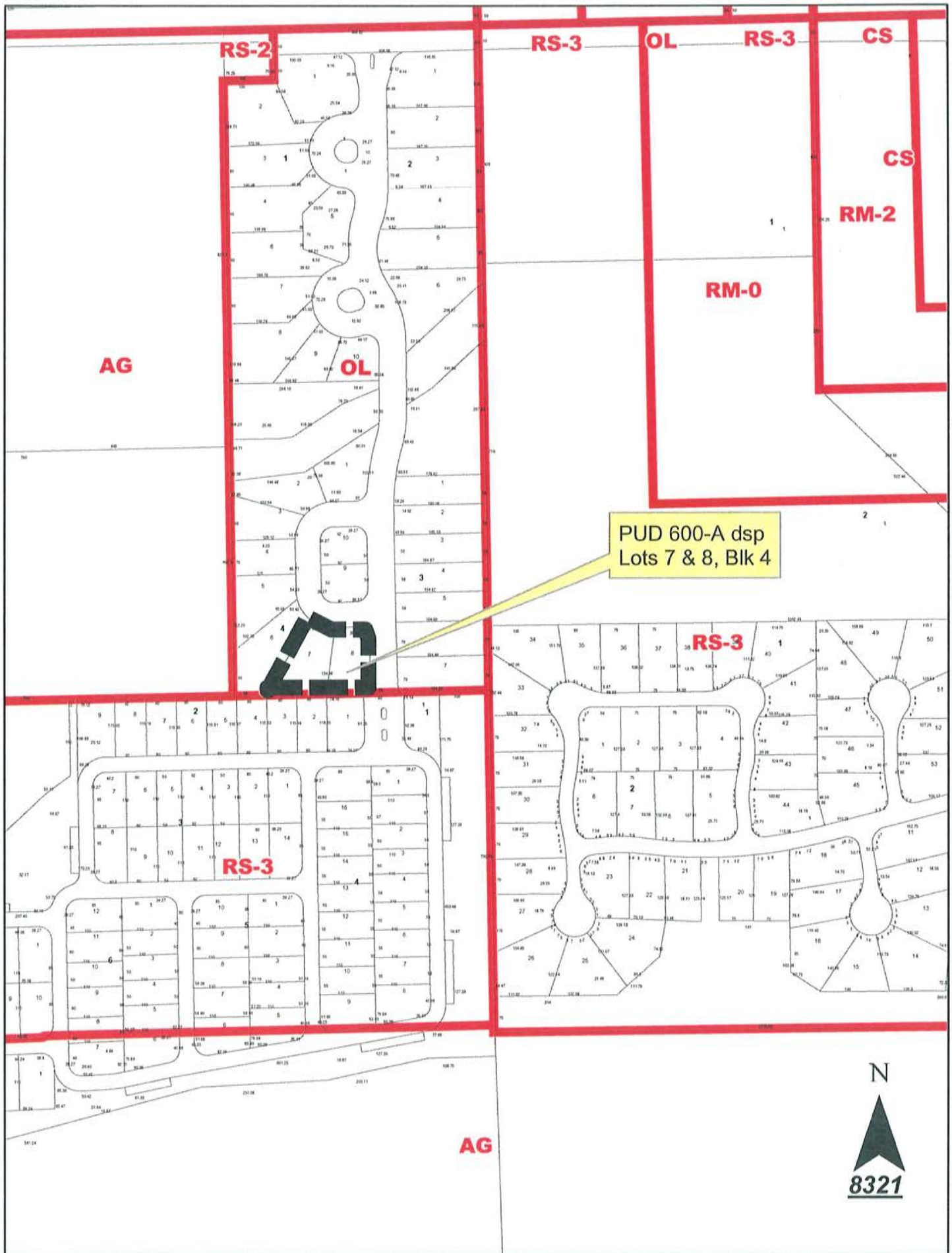
STAFF RECOMMENDATION:

Although the District 18 Plan does not call for OM zoning at this site, the area is clearly in transition and is unlikely to redevelop as single-family residential use. The office zoning would provide an appropriate buffer between Riverside Parkway and the residential uses to the east. Access must be from South Quincy Avenue south of East 71st Street unless other arrangements, subject to City Traffic Engineering, are made. Staff recommends **APPROVAL** of OM zoning for Z-7066.

If the TMAPC also recommends rezoning to OM for this case and the City approves it, staff should be directed to prepare map amendments to the District 18 Plan map to re-designate the entire area south of East 71st Street between Riverside Parkway and the South Rockford Avenue alignment as Medium Intensity-No Specific land use.

07/18/07

3.5.4



4.9.1



PUD 600-A dsp
Lots 7 & 8, Blk 4

N
8321

40.2

July 18, 2007

STAFF RECOMMENDATION

PUD: 600-A

Detail Site Plan – Dr. Timothy Maclin Office; Lots 7 & 8,
Block 4, Ashton Creek Office Park; Development Area A;
OL/ PUD; PD-18; CD-8

The applicant is requesting approval of a detail site plan for a one-story medical office building. The proposed use, Use Unit 11, Offices, Studios and Support Services, is in conformance with Development Standards of PUD 600-A.

The proposed site complies with building height, floor area, and setback restrictions. Proposed landscaped areas comply with the zoning code and development standards. No parking lot lighting is proposed.

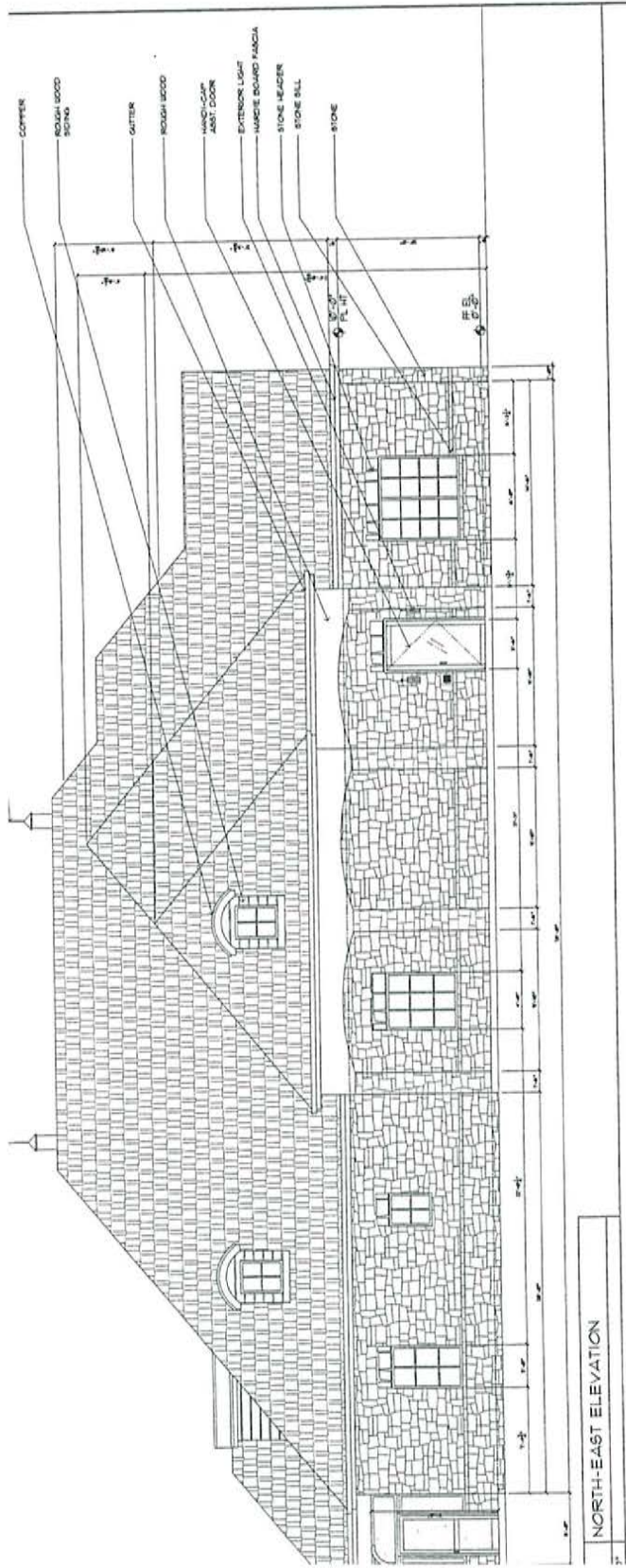
The proposed design of parking and access are awkward. Two access drives located on the same frontage, South Toledo Avenue (which provides sole access to an eighty-five lot single-family residential development immediately adjacent to the south), are 23 feet apart with the northernmost drive being 20 feet from the intersection of South Toledo Avenue and South Toledo Court. To reduce potentially conflicting turning movements, staff recommends that only one access be permitted onto South Toledo Avenue.

In addition, a single bay of parking along with a 24 foot parking aisle is proposed on the west side of the building immediately adjacent to the west property line. The parking lot must be set back a minimum of three feet from the west property line to allow room for overhang of vehicles. Also, provision for mutual access between the proposed site and adjacent lots to the west is recommended in accord with the restrictive covenants of the Ashton Creek Office Park plat.

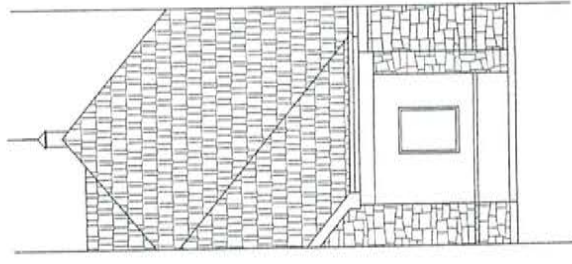
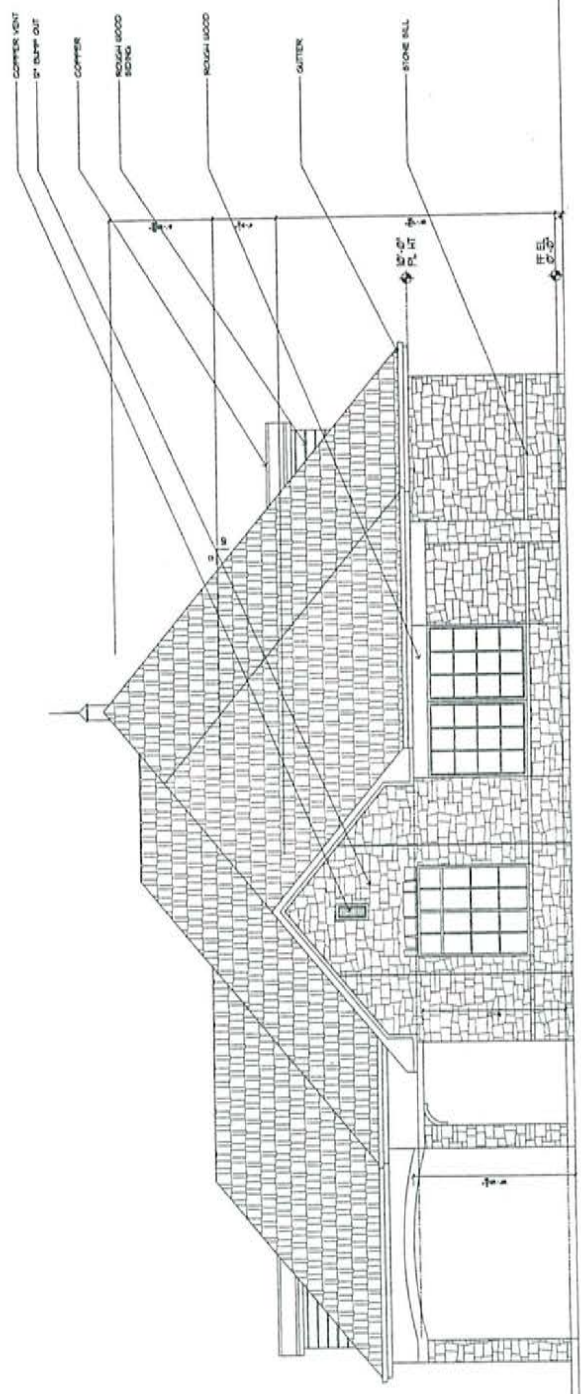
Because of these outstanding issues staff recommends **DENIAL** of the detail site plan as proposed for Lots 7 and 8, Block 4.

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

4.9.3

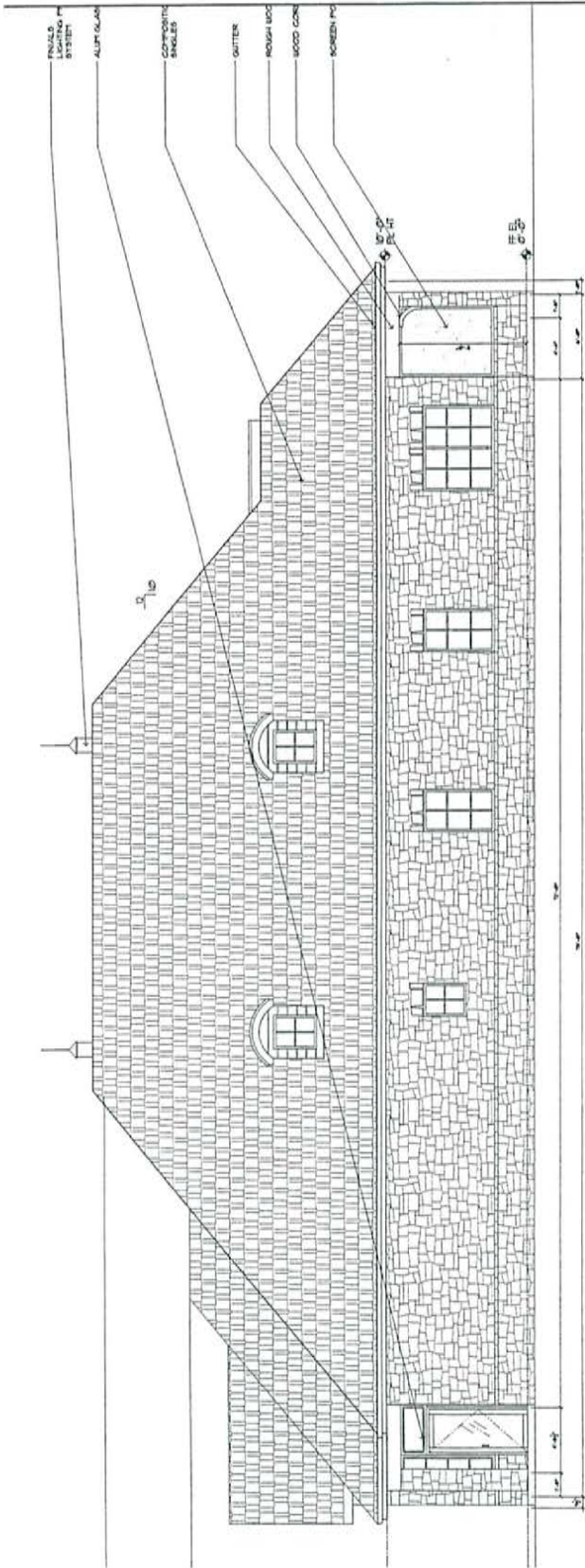


NORTH-EAST ELEVATION

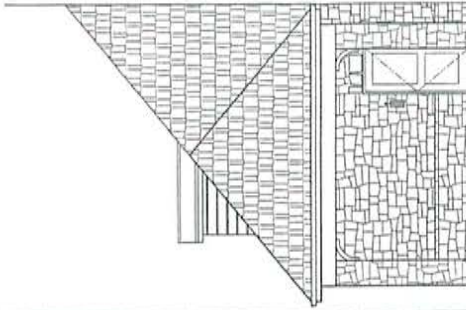


D21 NW INSIDE AIR LOCK	
1/4" = 1'-0"	
ALL DIMENSIONS AND WRITTEN MATERIAL APPEARING HEREON CONSTITUTE AN OFFER OF ARCHITECTURAL SERVICES AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.	
NO.	REVISIONS/SUBMISSIONS
DATE	DATE
DR. TIMOTHY MACLIN OFFICE	
ASHTON CREEK	
9318 S. TOLEDO AVE.	
TULSA, OKLAHOMA	
EWC	
INCORPORATED	
ARCHITECTS	
415 SOUTH BOSTON AVENUE SUITE 200	
TULSA, OKLAHOMA 74103	
918-582-3008 ~ 918-582-3009 (FAX)	
EXTERIOR ELEVATIONS	
SHEET	
A-200	

4.9.5



SOUTH-WEST ELEVATION



D21 NORTH-WEST ELEVATION

1/4" = 1'-0"

ALL DIMENSIONS AND MATERIALS ARE APPROXIMATE. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS. THE ARCHITECT'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND MATERIALS.

NO. REVISIONS/COMMISSIONS DATE

DR. TIMOTHY MACLIN OFFICE

ASHTON CREEK

9318 S. TOLEDO AVE.

TELLA, OKLAHOMA

EWC

INCORPORATED

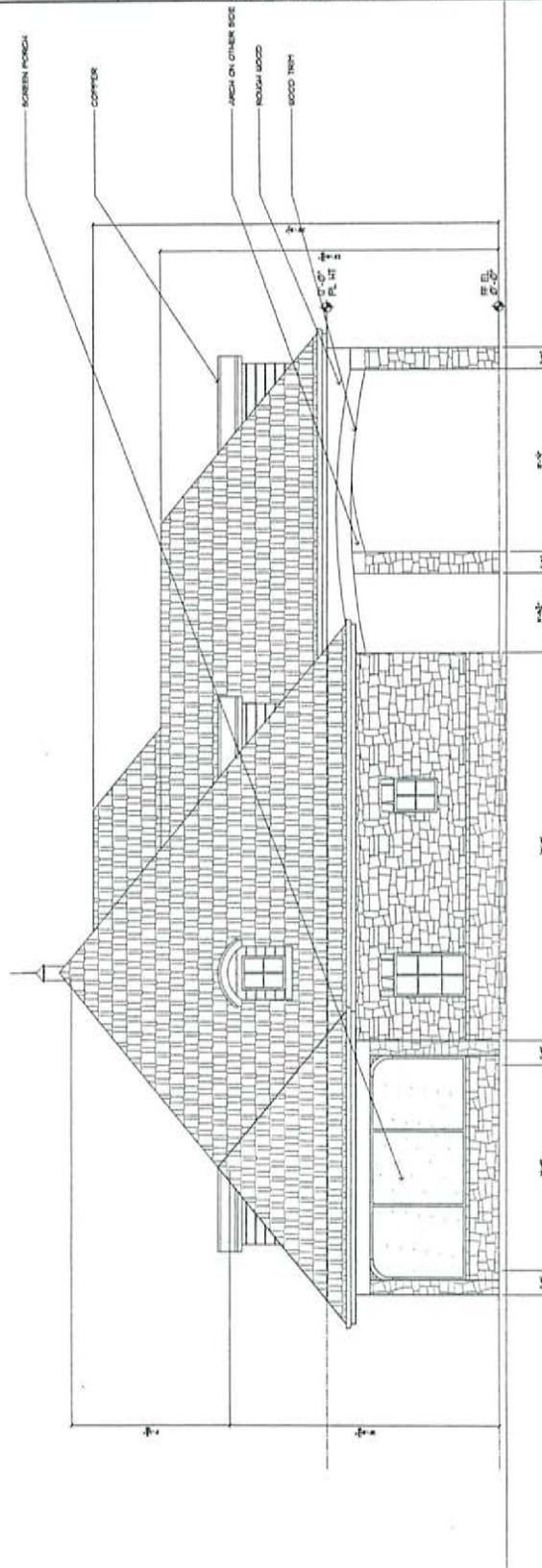
ARCHITECTS

415 SOUTH MAIN STREET, SUITE 200

TELLA, OKLAHOMA

918-542-3908 • 918-542-3908 (FAX)

EXTENSION ELEVATIONS



4a.6