

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2490

August 22, 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 of TMAPC Receipts for the month of July, 2007

1. Minutes of August 1, 2007, Meeting No. 2488

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. PUD-600-A – Randy Baker (PD-18) (CD-8)

9318 South Toledo Avenue (Lots 7 & 8, Block 4, Ashton Creek Office Park) (Detail Site Plan for a one-story medical office building.)

- b. PUD-600-A – Eric Randall, Mitchell Architects (PD-18) (CD-8)

91st Street and South Toledo Court (Lots 4, 5 & 6, Block 4, Ashton Creek Office Park) (Detail Site Plan for a one-story medical office building.)

- c. PUD-648-A/Z-600-1-SP-2 – Roy D. Johnsen (PD-8) (CD-2)

6901 South Olympia Avenue, northwest corner of Highway 75 and West 71st Street (Detail Site Plan for a major expansion to the Tulsa Spine & Specialty Hospital.)

- d. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

3. PUBLIC HEARING TO CONSIDER AMENDING THE ZONING CODE

- a. **Consider amending the City of Tulsa Zoning Code to allow tents for special events by right on properties zoned CBD.** (PD-1) (CD-4)

4.

PUBLIC HEARINGS

- a. **Z-7063 – Roy Johnsen** **RS-1 to RS-2**
East of northeast corner of East 41st Street and South Utica Avenue (PD-6) (CD-9)
- b. **Z-7059/PUD-740 – Sisemore Weisz & Associates** (PD-18b) (CD-8)
Southwest corner of South Canton Avenue and East 93rd Street (PUD proposes a single-family development with 15 lots.)
- c. **PUD-579-A-10 – Charles E. Norman** (PD-18) (CD-8)
Intersection of East 81st Street South and South 101st East Avenue (Corridor Minor Amendment to permit a sign in Reserve A and establish standards.)

5.

OTHER BUSINESS

Commissioners' Comments

ADJOURN

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

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

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

TRAINING SESSION

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

Wednesday, August 22, 2007
11:00 a.m.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discussion/Presentation of sidewalk policy by County Engineer.
2. Discussion/Presentation of Subdivision Regulations/Diane Fernandez
3. Discussion/Presentation of Mayor's speech/Shivel
4. Discussion/Presentation of Oklahoma City's OML training session/Shivel

Adjourn.

Visit our website at www.tmapc.org

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

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORKSESSION

Francis Campbell City Council Room
Plaza Level

Wednesday, August 22, 2006– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

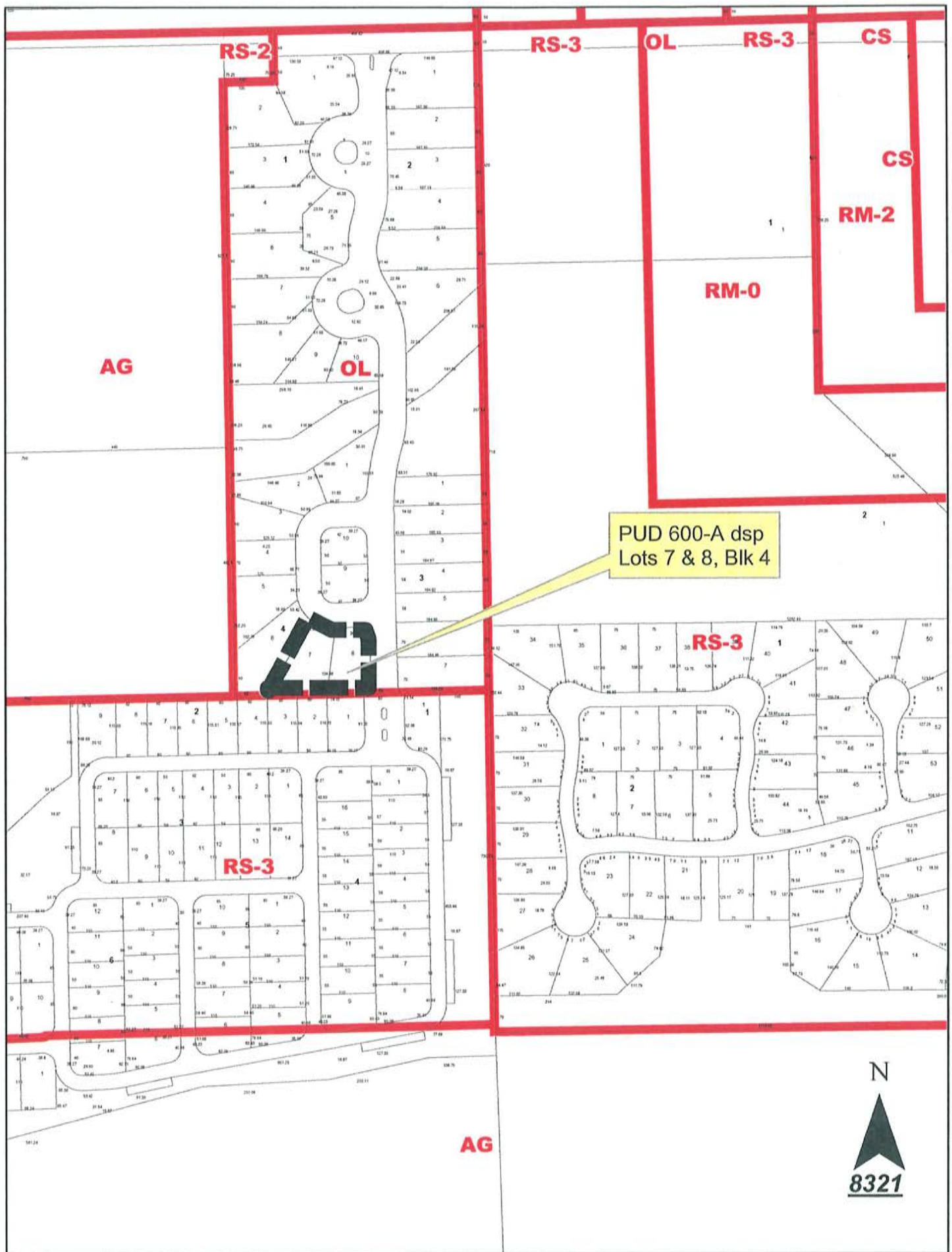
CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

1. Discussion of proposed Zoning Code amendment to allow administratively certifying spacing requirements in lieu of Board of Adjustment approval.

Adjourn.

www.tmapc.org

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





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

N
8321

August 22, 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

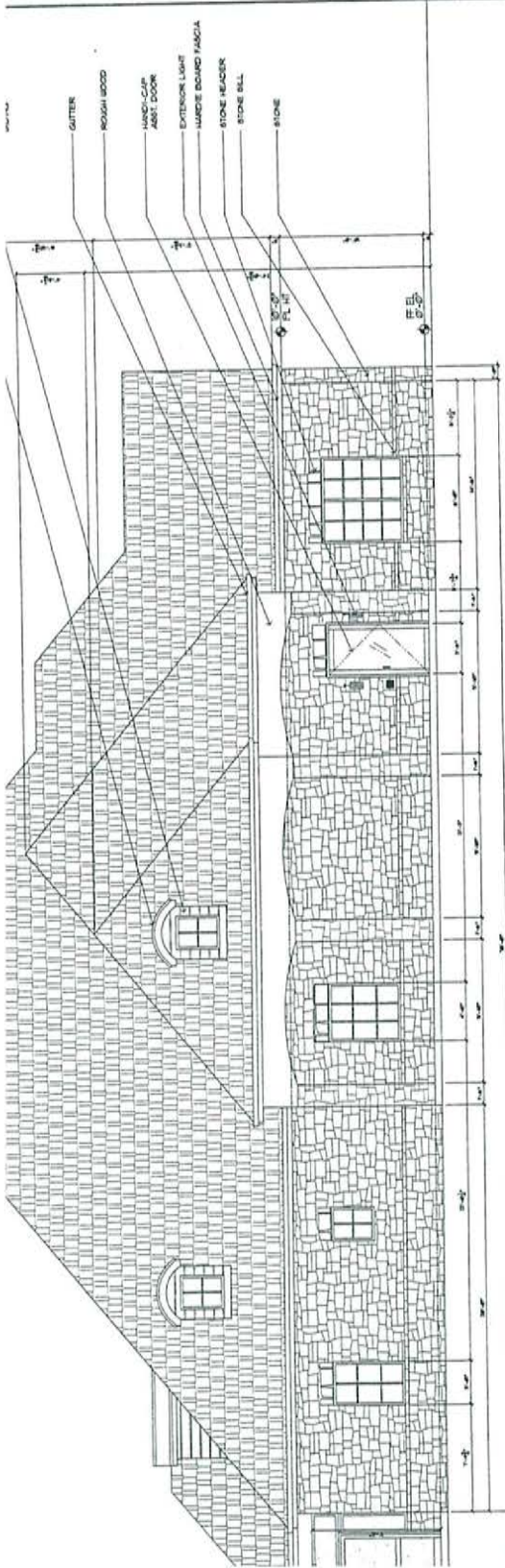
The applicant is requesting approval of a detail site plan for a one-story medical office building. The proposed use, Use Unit 11, Offices, Studios and Support Services, is in conformance with Development Standards of PUD 600-A.

The proposed site complies with building height, floor area, and setback restrictions. Proposed landscaped areas comply with the zoning code and development standards. Access from South Toledo Court to the west parking bay is shared in common with a proposed medical office on the adjacent Lots 4, 5 and 6, Block 4 as recommended by staff. A mutual access easement should be filed at the county courthouse to ensure this access and aisle remain open. No parking lot lighting is proposed.

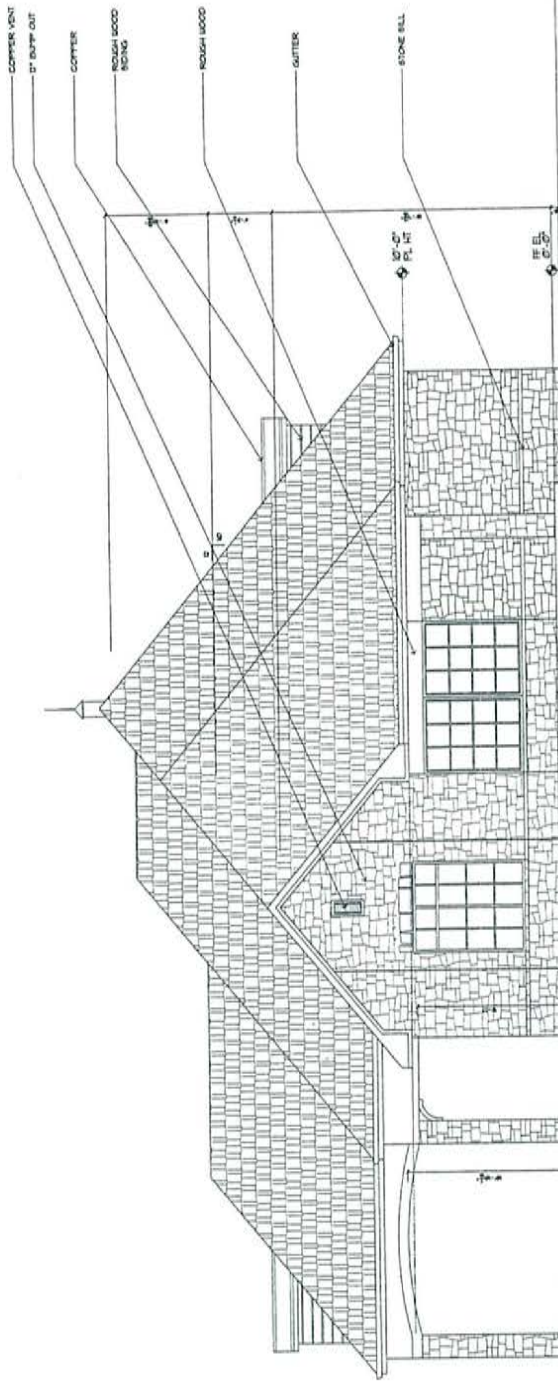
A minimum six-foot screening fence is required along the south boundary in common with adjacent residential but is not indicated on the site plan.

Therefore, staff recommends **APPROVAL** of PUD 600-A detail site plan for Lots 7 & 8, Block 4, Ashton Creek Office Park subject to provision of a minimum six-foot screening fence along the south boundary in common with adjacent residential; and advises the applicant to file with the County a mutual access easement for the west access and parking aisle.

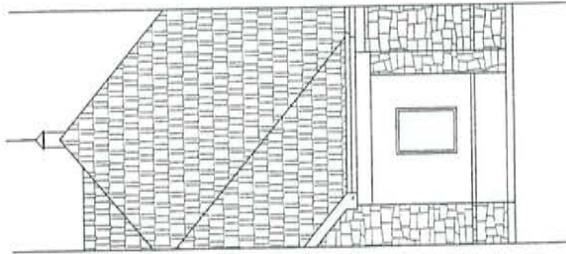
(Note: Detail site plan approval does not constitute landscape and sign plan approval.)



NORTH-EAST ELEVATION



NORTH-WEST ELEVATION



D21 NW INSIDE AIR LOCK

1/4\"/>

ALL DRAWINGS AND WRITTEN MATERIAL AFFIXING HEREON CONSTITUTE THE ENTIRE AGREEMENT BETWEEN THE ARCHITECT AND THE CLIENT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO. REVISIONS/SUBMISSIONS DATE

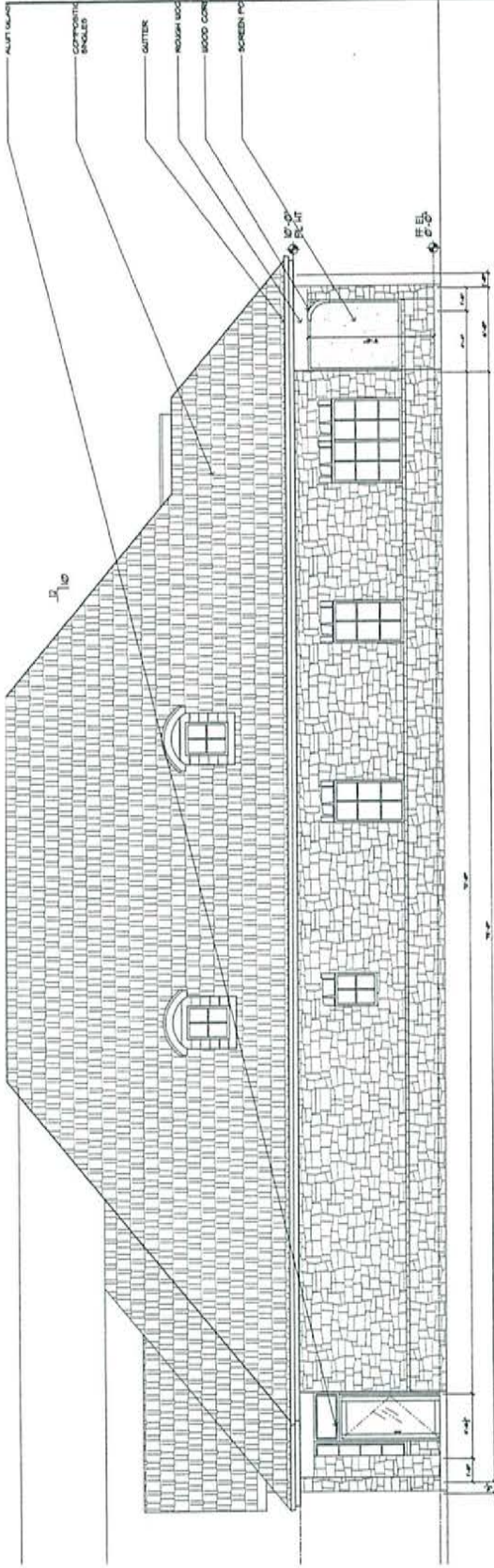
DR. TIMOTHY MACLIN OFFICE
 9318 S. TOLEDO AVE.
 TULSA, OKLAHOMA

EWC
 INCORPORATED
 ARCHITECTS
 415 SOUTH BOSTON AVENUE SUITE 200
 TULSA, OKLAHOMA
 918-582-3050 - 918-582-3000 (FAX)

EXTERIOR ELEVATIONS

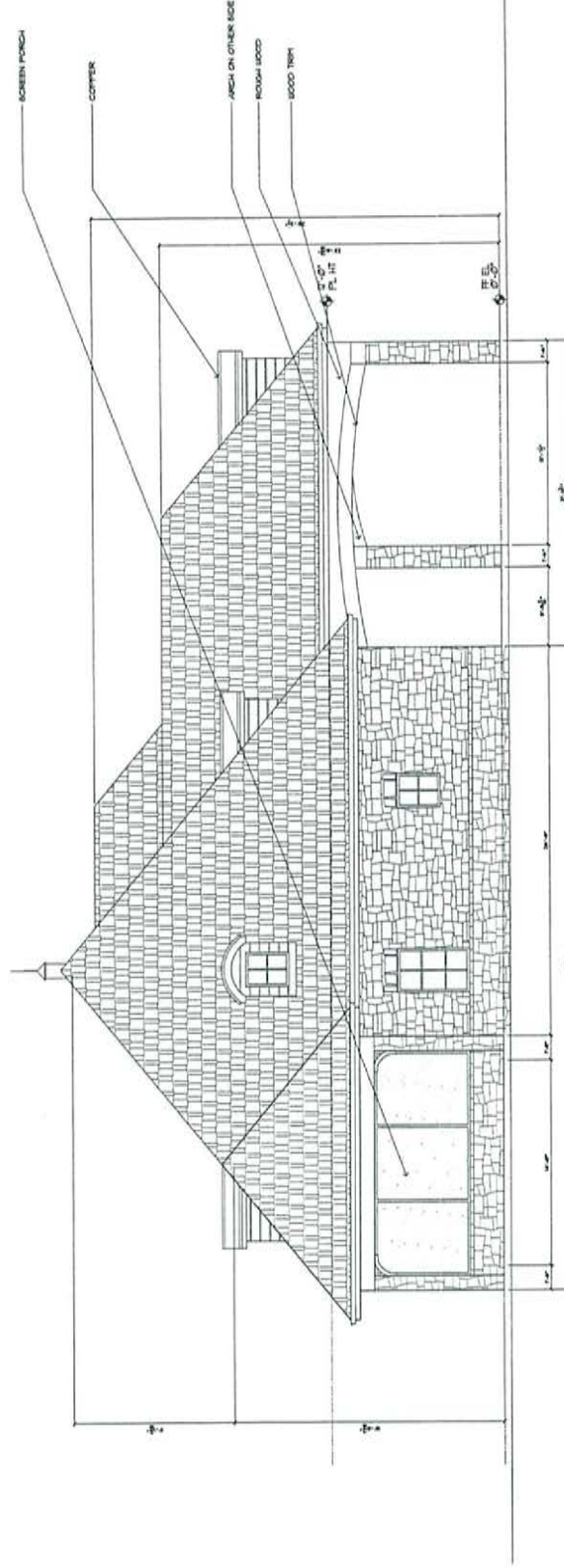
SHEET
 A-200





11 SOUTH-WEST ELEVATION

1'-0"



11 SOUTH-EAST ELEVATION

1'-0"

D21 NORTH-WEST ELEVATION

1/4" = 1'-0"
ALL DIMENSIONS AND MATERIAL APPEARANCES HEREIN CONSIDERED APPROVED BY THE ARCHITECT, AND MAY BE REPRODUCED OR ADAPTED FOR OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

NO. REVISIONS/SUBMISSIONS DATE

DR. TIMOTHY MACLIN OFFICE
ASHTON CREEK
9318 S. TOLEDO AVE.
TULSA, OKLAHOMA

EWC
INCORPORATED
ARCHITECTS
415 SOUTH MAIN AVENUE, SUITE 200
TULSA, OKLAHOMA
918-582-3098 - 918-582-3098 (FAX)

EXTERIOR ELEVATIONS

SHEET

A-201

DATE: 06/15/07



201

Development Area A would allow office uses with a maximum floor area of 140,000 SF on 13.50 acres (gross). This would include the approximately three acres of floodplain. Development Area B would allow residential townhouses with a maximum of 123 dwelling units on 20.5 acres.

If Z-6670 is approved and the property is rezoned to OL and RS-3, 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-600 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-600 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:**

DEVELOPMENT AREA A

Land Area (Gross):

13.50 acres ✓

Permitted Uses:

As permitted by right within an OL district.

Maximum Floor Area:

✓140,000 SF* ✓

Maximum Floor Area Ratio per Lot:

.30

Maximum Building Height

two story not to exceed 45 FT**

Minimum Frontage Per Lot:

50 FT

Minimum Building Setbacks:

From centerline of 91st Street

100 FT

From centerline of non-arterial street

55 FT - 42'

From the east boundary of Area A

100 FT

From the west boundary of Area A

20 FT

From the south boundary of Area A

20 FT

Minimum Access Drives Setbacks:

From the east and south boundaries of Area A

30 FT

Minimum Off-Street Parking Setbacks:
From the east and south boundaries of Area A 15 FT

Signs:
Shall comply with the requirements of Section 1103.B.2 of the Zoning Code.

Maximum Access Points onto 91st Street: 1

*If Development Area A is subdivided, floor area shall be allocated by Minor Amendment or the subdivision plat.

**within 100' of Development Area B buildings are limited to one story.

DEVELOPMENT AREA B

Land Area (gross): 20.50 acres

Permitted Uses: Use Unit 7a Townhouse Dwelling

Maximum number of dwelling units: 123

Minimum Building Setback from east boundary of Development Area B: 100 FT

Minimum Off-Street Parking and Access drive setback from
east boundary of Development Area B: 80 FT

Other bulk and area requirements per lot:
As provided within a RT district.

Access:

A publicly-dedicated residential collector street with sidewalk on both sides of the street shall extend from 91st Street South to the gated entrance to Area B where the public street will end with a minimum of a 38-foot radius paved cul-de-sac. Area B will have private streets and shall include a private roadway meeting the standard contained in condition number twelve extending from the street system in the northwest corner of Area B to 91st Street South.

3. A landscaped area of not less than 15 feet in width and a six-foot screening wall or fence shall be provided along the east and south boundaries of Development Area A and along the east boundary of Development Area B. Landscaping throughout the PUD shall meet the requirements of the landscape chapter of the Tulsa Zoning Code. No structures other than parking or access drives shall be permitted in the east 100' of the PUD; also, no bulk trash containers shall be permitted in the east 100' of the PUD.

2. There shall be no development in the regulatory floodplain.
3. No Zoning Clearance Permit shall be issued for a lot within Development Area A of 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. No zoning clearance permit shall be issued for a lot within Development Area B of the PUD until that lot can be served by the private roadway system and emergency access drive meeting the standards of this PUD.
4. A Detail Landscape Plan for each lot in Development Area A shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for the lot, prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards. All signs shall comply with the requirements of Section 1103.B.2 of the Tulsa Zoning Code.
6. All trash, mechanical and equipment areas in Development Area A shall be screened from public view by persons standing at ground level.
7. All non-residential parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 25 feet in height. All non-residential lights shall be set back at least 50 feet from Development Area B and the east boundary of the PUD. Parking lot lighting in Area B shall be set back at least 100' from the east boundary of the PUD.
8. The Department 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. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all residential private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.

10. All private roadways shall be a minimum of ~~26'~~ 24' in width, measured ~~face-to-face of curb or toe-to-toe of mountable curb~~ back-to-back of mountable curbs. 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 10 percent. The minimum private roadway right-of-way width shall be 30'. ?

11. 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 or if the City will not inspect, then a registered professional engineer shall certify that the streets have been built to City standards.

12. No building permit shall be issued until the requirements of Section 1170F 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.

13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

14. Entry gates or guard houses, if proposed, must receive Detail Site Plan approval from TMAPC prior to issuance of a building permit. The gate system and the stacking shall be reviewed by the Traffic Engineer prior to Detail Site Plan approval

15. 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.

16. 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 shall not be used for storage.

Applicant's Presentation:

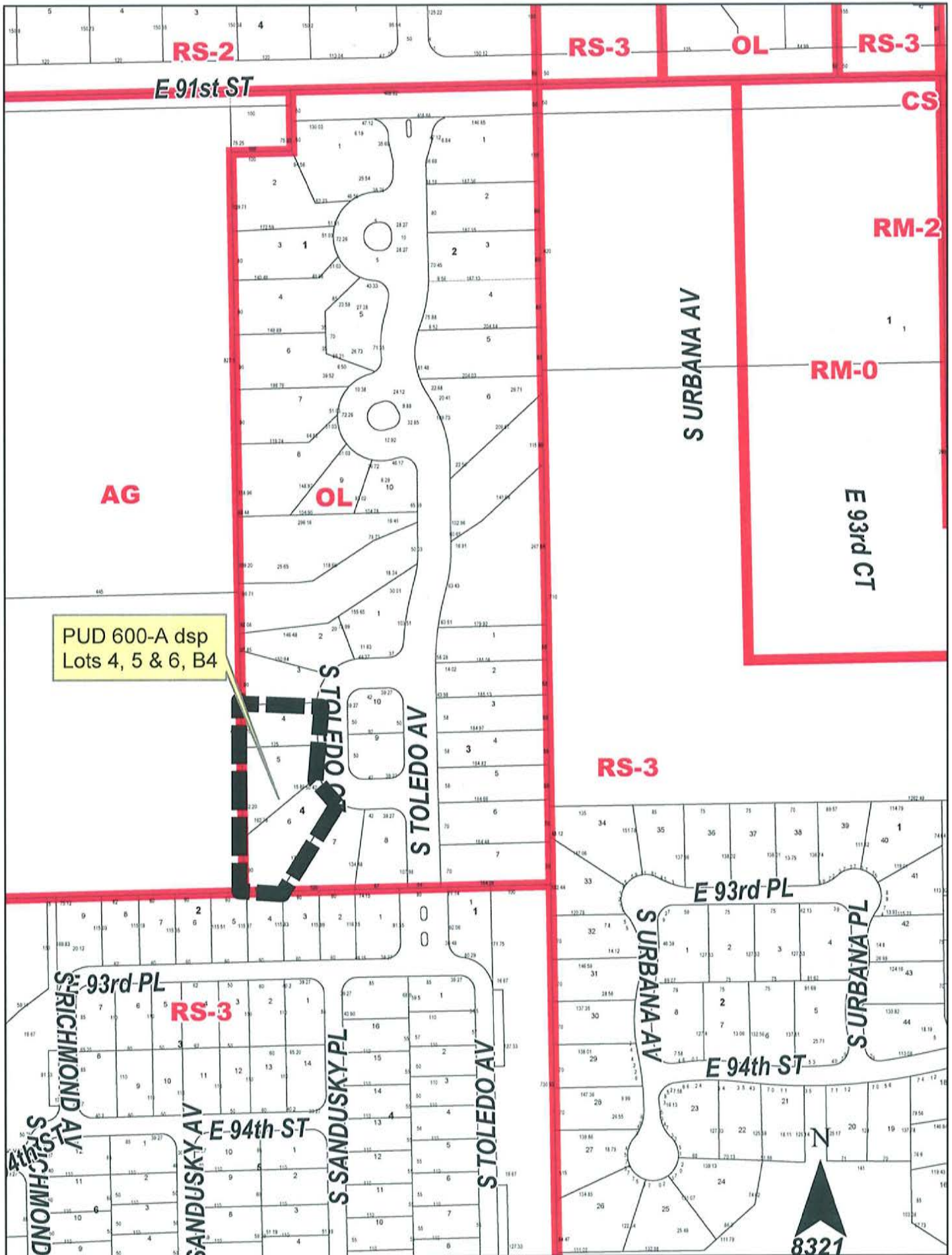
Jeffrey Levinson, 35 East 18th Street, Tulsa, Oklahoma, 74119, stated that he has met with the Homeowners' Association and they seem pleased that the subject property is going to be developed. He indicated that his client agrees with the staff's recommendation except for one issue. Mr. Levinson submitted a revised development plan, which indicates the one access that staff disagrees with.

TMAPC COMMENTS:

Mr. Carnes asked Mr. Levinson if his client is willing to have a private street on the west side. Mr. Levinson stated that he plans to provide an emergency access on the west side. He explained that through Development Area A there is 36-foot wide collector street and at the end of the collector street there is a 38-foot radius for a turn-around. The area directly east of the turn around will remain opened in order to prevent any

5524

20.12





August 22, 2007

STAFF RECOMMENDATION

PUD: 600-A

Detail Site Plan – Dr. Mary Christian medical office; South Toledo Court; Lots 4, 5 & 6, 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. The proposed use, Use Unit 11, Offices, Studios and Support Services, is in conformance with Development Standards of PUD 600-A.

The site complies with building floor area, height and setback restrictions. Proposed parking and parking lot lighting comply with development standards and the zoning code. The south access and parking aisle are shared in common as recommended by staff with an adjacent and proposed medical office building on Lots 7 and 8. A mutual access easement should be filed at the county courthouse to ensure this access and aisle remain open.

A screening fence and 15 foot landscaped buffer are provided as required along the south boundary in common with the adjacent residential. However, staff recommends that the proposed trash dumpster and enclosure be relocated from the south boundary to the north boundary, away from the adjacent residential.

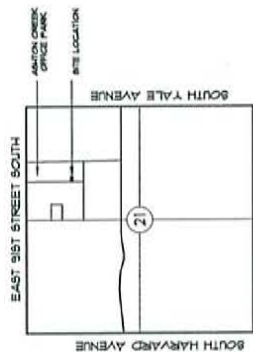
Therefore, staff recommends **APPROVAL** of PUD 600-A detail site plan for Lots 4, 5 & 6, Block 4, Ashton Creek Office Park subject to relocation of the trash dumpster and enclosure from the south boundary to the north boundary; and advises the applicant to file with the County a mutual access easement for the south access and parking aisle.

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

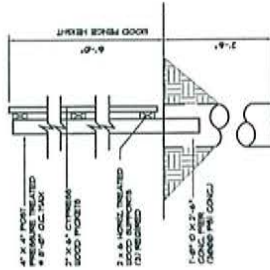
2.b.3



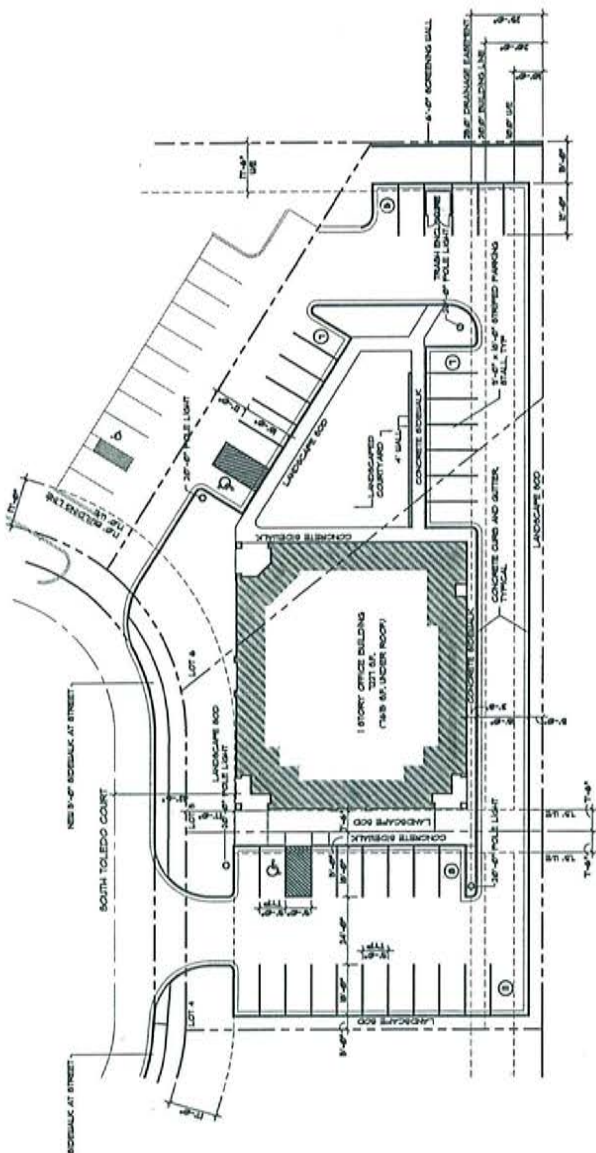
LEGAL DESCRIPTION
LOTS FOUR (4), FIVE (5), AND SIX (6), BLOCK FOUR
TULSA INDUSTRIAL OFFICE PARK SUBDIVISION IN
THE CITY OF TULSA, TULSA COUNTY, STATE OF
OKLAHOMA, ACCORDING TO THE RECORDED PLAT
NO. 19334.



LOCATION MAP
NO SCALE



2 SCREEN WALL
2' x 4' x 1'-0"



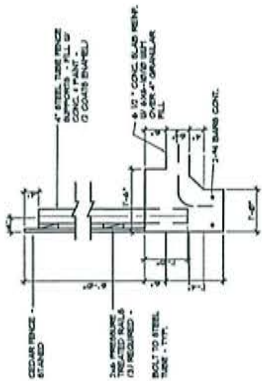
1 SITE PLAN
1"=25'-0"

PLD NO. 6450	140,600 SF.
PERMITTED USES	PERMITTED BY RIGHT IN AN OL DISTRICT AND BARBER AND BEAUTY SHOP AS ALLOWED IN USE INT D
PROPOSED USES	MEDICAL OFFICE
MAXIMUM BUILDING FLOOR AREA PERMITTED:	140,600 SF.
PROPOSED BUILDING FLOOR AREA:	140,600 SF.
LOT AREA:	26,741 SF.
MAXIMUM FLOOR AREA RATIO:	5.26
MAXIMUM FLOOR AREA PERMITTED:	140,600 SF.
PROPOSED FLOOR AREA RATIO:	5.26
MAXIMUM BUILDING HEIGHT PERMITTED:	35' WITHIN 100' OF SOUTH BOUNDARY OF SUBDIVISION
MAXIMUM BUILDING HEIGHT PROPOSED:	31'-0"
MINIMUM BUILDING SETBACKS:	45'-0"
MINIMUM SETBACKS FROM SOUTH BOUNDARY OF DIVISION:	25'-0"
MINIMUM SETBACKS FROM SOUTH BOUNDARY OF DIVISION:	25'-0"
OFF STREET PARKING:	1 PER 250 SF. OF FLOOR AREA
RATIO PER USE:	31
NUMBER OF SPACES PROVIDED:	36
MINIMUM WAREHOUSE LANDSCAPE REQ'D:	140,600 SF.
MINIMUM WAREHOUSE LANDSCAPE PROVIDED:	140,600 SF.
LANDSCAPED STREET YARD PER STREET FRONTAGE:	2045 PROVIDED
REQUIRED:	2045 PROVIDED
TO FRONTAGE + TOLEDO + 45' SET BACK + 1024	
TO 4' 8" + 654 SF. REQUIRED	

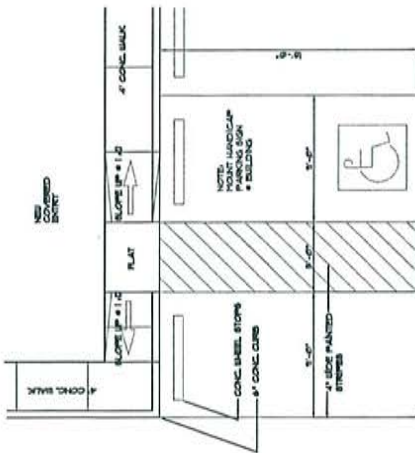
SITE PLAN
REV. 14 JAN 07
PROJECT NO. 2000-075
ISSUED 1 AUG 07

SHEET NO.
19
OF 19

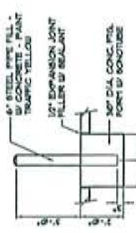
2.4.4



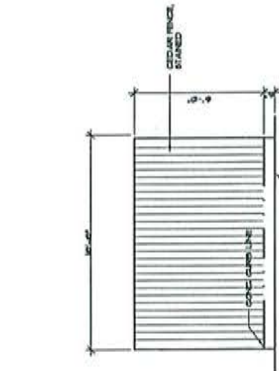
4 TRASH ENCLOSURE - SECTION
3/4" x 1'-0"



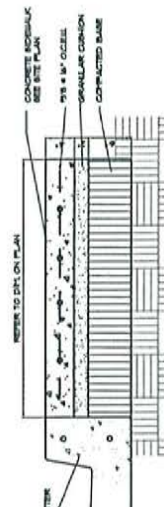
5 HANDICAP PARKING SPACE
1/4" x 1'-0"



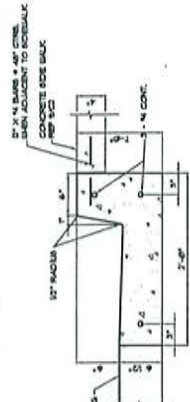
6 STEEL PIPE BOLLARD
3/8" x 1'-0"



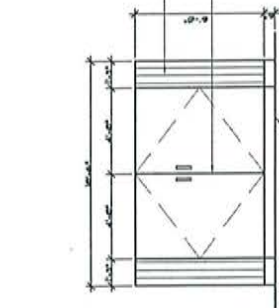
7 TRASH ENCLOSURE - SIDE VIEW
3/8" x 1'-0"



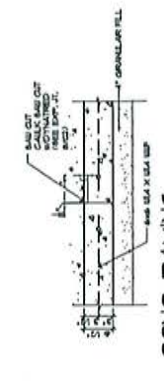
8 CONC. SIDEWALK DETAIL
1/2" x 1'-0"



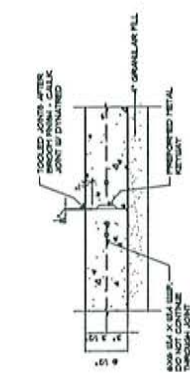
9 CONC. CURB & GUTTER DETAIL
1/2" x 1'-0"



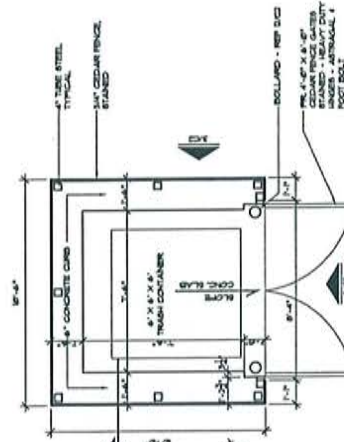
10 TRASH ENCLOSURE - FRONT VIEW
3/8" x 1'-0"



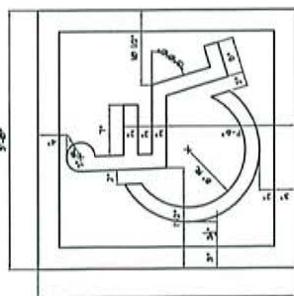
11 CONC. PAVING CONTROL JOINT DETAIL
1/2" x 1'-0"



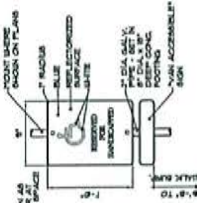
12 CONC. PAVING EXPANSION JOINT DETAIL
1/2" x 1'-0"



13 TRASH ENCLOSURE - PLAN VIEW
3/8" x 1'-0"



14 HC SIGNAGE DETAIL
1/2" x 1'-0"



15 HC SIGNAGE DETAIL
1/2" x 1'-0"

DR. MARY CHRISTIAN, MD
TULSA, OKLAHOMA

SITE DETAILS	
DATE	14 JAN 01
PROJECT NO.	2000-010
REVISION	
SHEET NO. C2	
OF SHEETS	

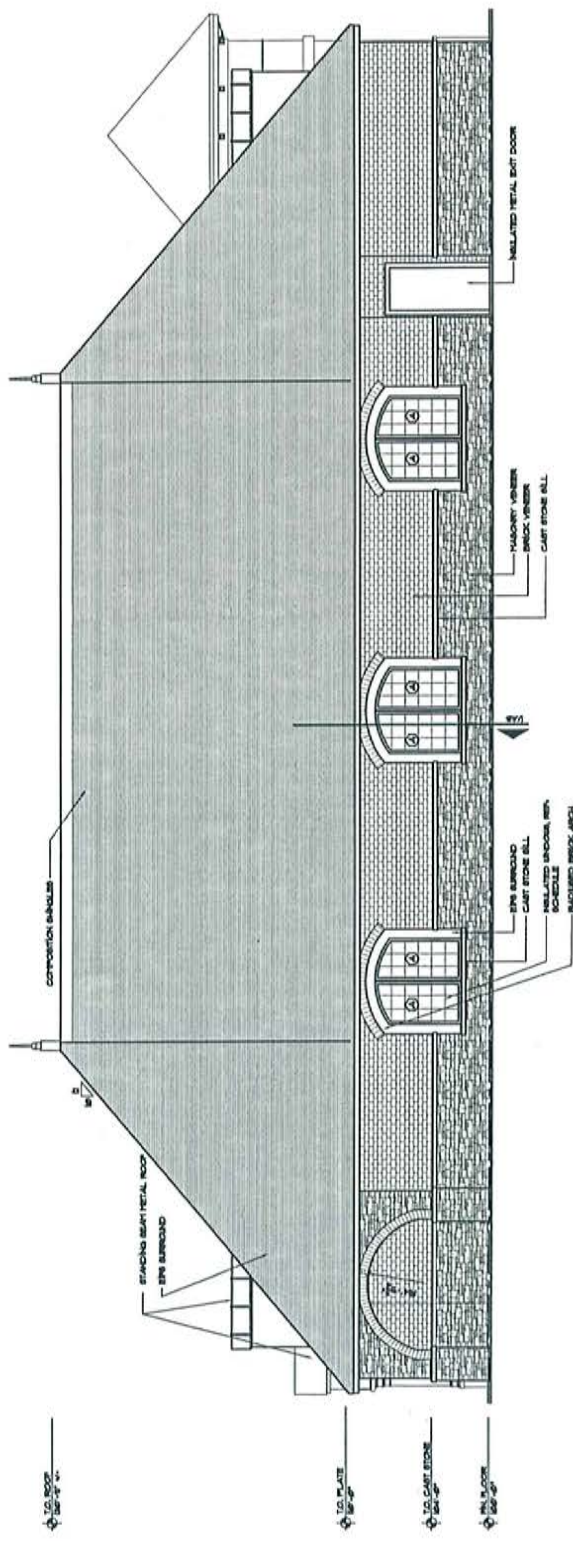
2.65

MICHAEL B. HARRIS
 ARCHITECT
 100 SOUTHVALE BLVD
 TULSA, OKLAHOMA 74106-7400
 TEL: 918-438-0000
 FAX: 918-438-0001

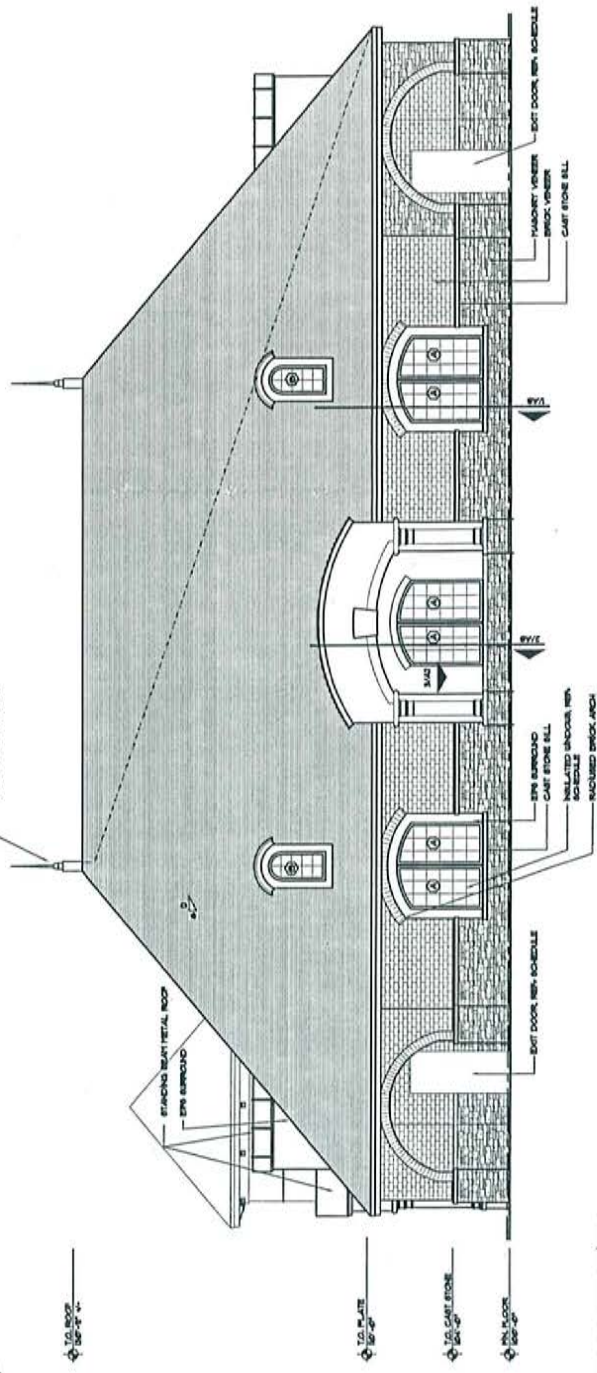
DR. MARY CHRISTIAN, M.D.
 TULSA, OKLAHOMA

ELEVATIONS	
DATE:	14 JAN 07
PROJECT NO.:	2000A-073
REVISIONS:	

SHEET NO.
A6
 OF 20023



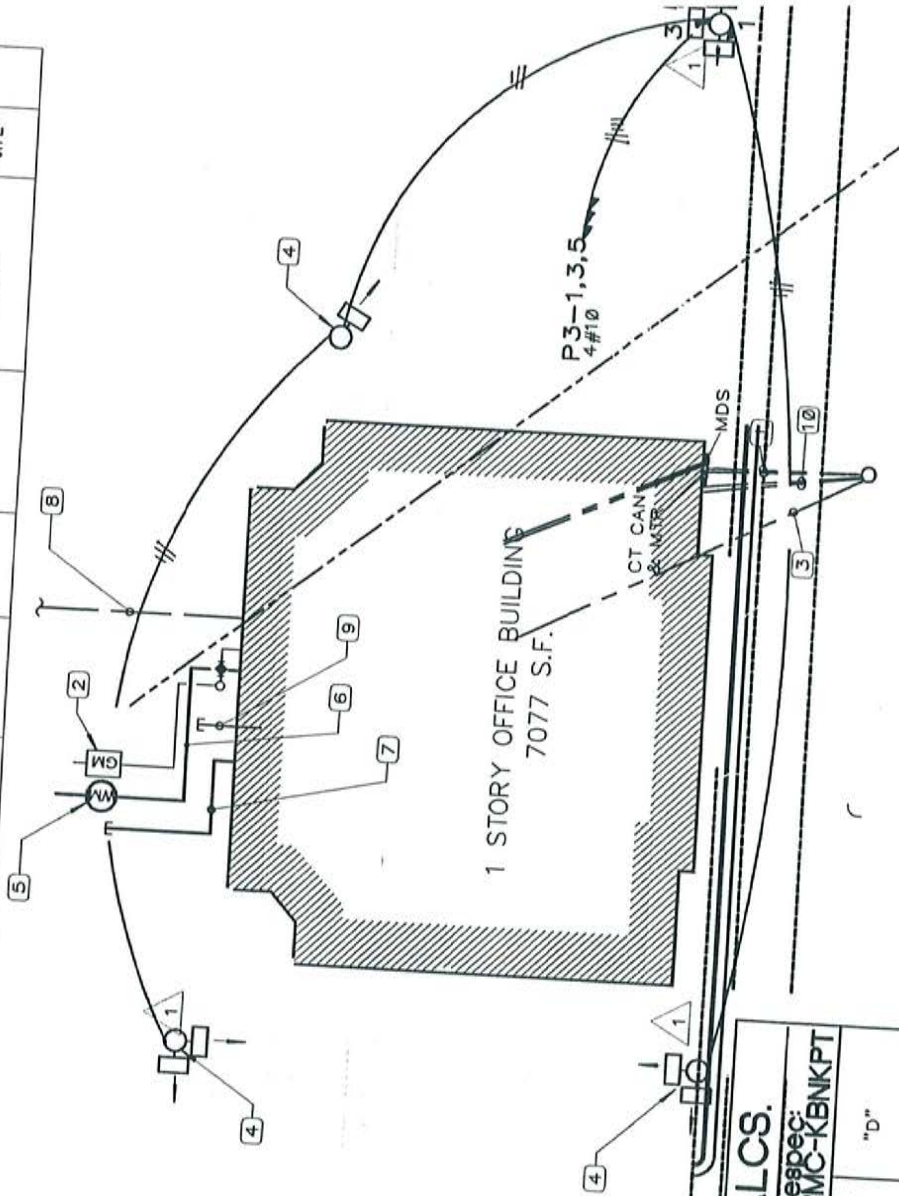
WEST ELEVATION
 1/4" = 1'-0"



2 NORTH ELEVATION
 1/4" = 1'-0"

9.67

SSS20-4-11-JD3 2' CONCRETE	32000	20'	0.72	1
-------------------------------	-------	-----	------	---



LIGHTING KENNEBUNKPORT CALCS.

Calc: $D = H / \tan(90^\circ - \text{C.O. Angle})$

Filespec: DRMC-KBNKPT

ORIENTATION OF LIGHT	POLE HEIGHT ("H")	Cut-Off Angle from Front (C.O. Angle)	90° - C.O. angle	Tan (90° - C.O. Angle)	"D"
FRONT	20'	72°	18°	.3249	61.56
SIDE - EITHER	20'	44°	46°	1.0355	19.31
REAR	20'	25°	65°	2.1445	9.32

NOTE: ALL FIXTURES ARE THE SAME, CALCULATIONS ARE BASED ON DIRECTION IN FRONT, TO THE SIDE, AND TO THE REAR

1 UTILITY SITE PLAN

SCALE: 1" = 20'-0"

THESE PLANS ARE COPYRIGHT BY TORBETT ENGINEERING PC

Development Area A would allow office uses with a maximum floor area of 140,000 SF on 13.50 acres (gross). This would include the approximately three acres of floodplain. Development Area B would allow residential townhouses with a maximum of 123 dwelling units on 20.5 acres.

If Z-6670 is approved and the property is rezoned to OL and RS-3, 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-600 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-600 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:**

DEVELOPMENT AREA A

Land Area (Gross):

13.50 acres ✓

Permitted Uses:

As permitted by right within an OL district.

Maximum Floor Area:

✓140,000 SF* ✓

Maximum Floor Area Ratio per Lot:

.30

Maximum Building Height

two story not to exceed 45 FT**

Minimum Frontage Per Lot:

50 FT

Minimum Building Setbacks:

From centerline of 91st Street

100 FT

From centerline of non-arterial street

— 55 FT — 42'

From the east boundary of Area A

100 FT

From the west boundary of Area A

20 FT

From the south boundary of Area A

20 FT

Minimum Access Drives Setbacks:

From the east and south boundaries of Area A

30 FT

Minimum Off-Street Parking Setbacks:
From the east and south boundaries of Area A 15 FT

Signs:
Shall comply with the requirements of Section 1103.B.2 of the Zoning Code.

Maximum Access Points onto 91st Street: 1

*If Development Area A is subdivided, floor area shall be allocated by Minor Amendment or the subdivision plat.

**within 100' of Development Area B buildings are limited to one story.

DEVELOPMENT AREA B

Land Area (gross): 20.50 acres

Permitted Uses: Use Unit 7a Townhouse Dwelling

Maximum number of dwelling units: 123

Minimum Building Setback from east boundary of Development Area B: 100 FT

Minimum Off-Street Parking and Access drive setback from
east boundary of Development Area B: 80 FT

Other bulk and area requirements per lot:
As provided within a RT district.

Access:

10 A publicly-dedicated residential collector street with sidewalk on both sides of the street shall extend from 91st Street South to the gated entrance to Area B where the public street will end with a minimum of a 38-foot radius paved cul-de-sac. Area B will have private streets and shall include a private roadway meeting the standard contained in condition number twelve extending from the street system in the northwest corner of Area B to 91st Street South.

3. A landscaped area of not less than 15 feet in width and a six-foot screening wall or fence shall be provided along the east and south boundaries of Development Area A and along the east boundary of Development Area B. Landscaping throughout the PUD shall meet the requirements of the landscape chapter of the Tulsa Zoning Code. No structures other than parking or access drives shall be permitted in the east 100' of the PUD; also, no bulk trash containers shall be permitted in the east 100' of the PUD.

2. There shall be no development in the regulatory floodplain.
3. No Zoning Clearance Permit shall be issued for a lot within Development Area A of 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. No zoning clearance permit shall be issued for a lot within Development Area B of the PUD until that lot can be served by the private roadway system and emergency access drive meeting the standards of this PUD.
4. A Detail Landscape Plan for each lot in Development Area A shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for the lot, prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a Detail Sign Plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards. All signs shall comply with the requirements of Section 1103.B.2 of the Tulsa Zoning Code.
6. All trash, mechanical and equipment areas in Development Area A shall be screened from public view by persons standing at ground level.
7. All non-residential parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 25 feet in height. All non-residential lights shall be set back at least 50 feet from Development Area B and the east boundary of the PUD. Parking lot lighting in Area B shall be set back at least 100' from the east boundary of the PUD.
8. The Department 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. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all residential private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.

10. All private roadways shall be a minimum of ~~26'~~ 24' in width, measured ~~face-to-face of curb or toe-to-toe of mountable curb~~ back-to-back of mountable curbs. 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 10 percent. The minimum private

~~roadway~~ right-of-way width shall be 30'.

11. 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 or if the City will not inspect, then a registered professional engineer shall certify that the streets have been built to City standards.

12. No building permit shall be issued until the requirements of Section 1170F 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.

13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

14. Entry gates or guard houses, if proposed, must receive Detail Site Plan approval from TMAPC prior to issuance of a building permit. The gate system and the stacking shall be reviewed by the Traffic Engineer prior to Detail Site Plan approval

15. 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.

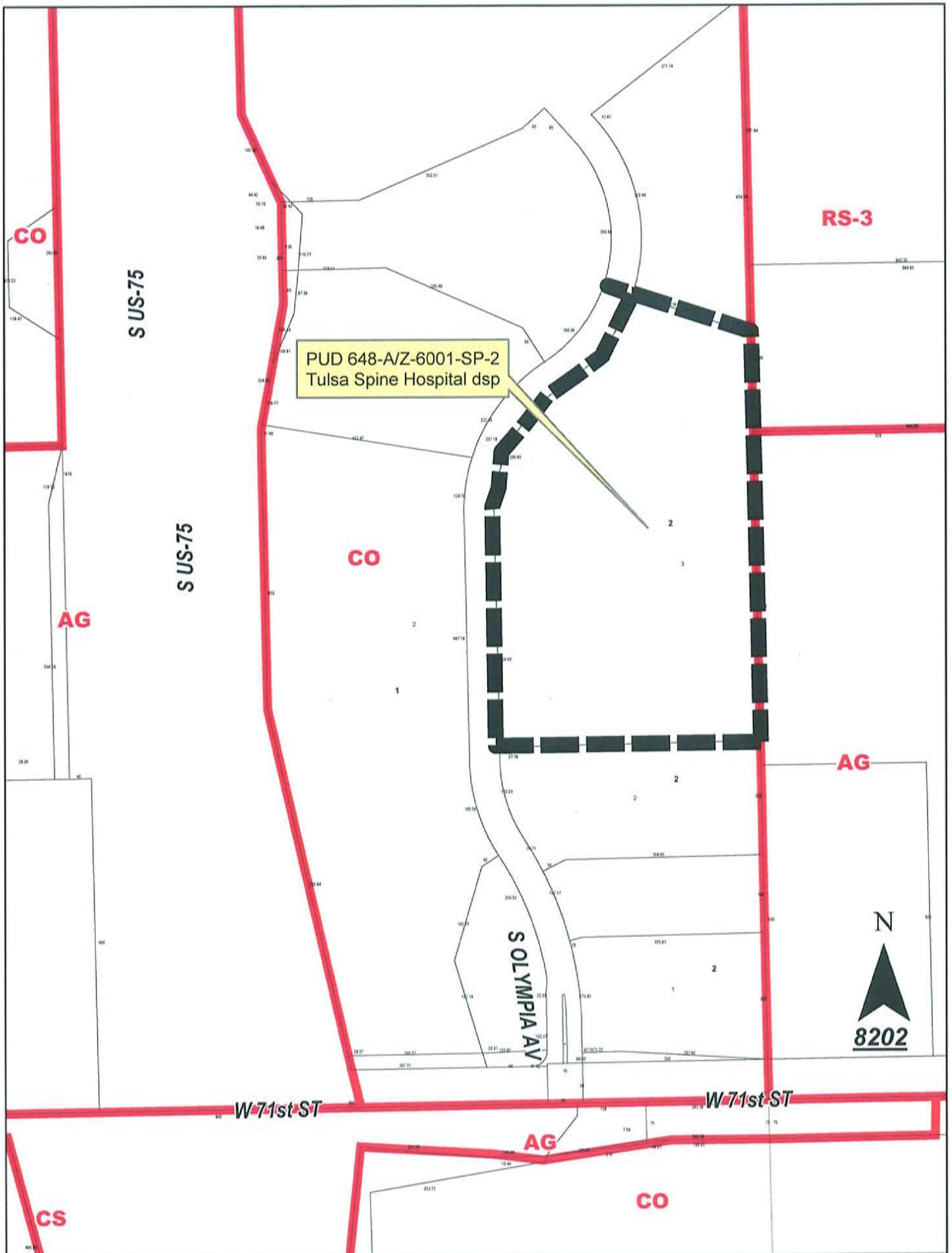
16. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.

Applicant's Presentation:

Jeffrey Levinson, 35 East 18th Street, Tulsa, Oklahoma, 74119, stated that he has met with the Homeowners' Association and they seem pleased that the subject property is going to be developed. He indicated that his client agrees with the staff's recommendation except for one issue. Mr. Levinson submitted a revised development plan, which indicates the one access that staff disagrees with.

TMAPC COMMENTS:

Mr. Carnes asked Mr. Levinson if his client is willing to have a private street on the west side. Mr. Levinson stated that he plans to provide an emergency access on the west side. He explained that through Development Area A there is 36-foot wide collector street and at the end of the collector street there is a 38-foot radius for a turn-around. The area directly east of the turn around will remain opened in order to prevent any





August 22, 2007

STAFF RECOMMENDATION

PUD: 648-A/Z-
6001-SP-2

Detail Site Plan – Tulsa Spine & Specialty Hospital; 6901 South Olympia; Lot 3, Block 2, Olympia Medical Park; Development Area A; CO/PUD; PD-8; CD-2

The applicant is requesting approval of a detail site plan for a major expansion to the Tulsa Spine & Specialty Hospital. The proposed use, Hospital uses as included in Use Unit 5, Community Services, is in conformance with Development Standards of PUD 648-A.

The proposed hospital expansion complies with building height, setback and floor area restrictions. Proposed landscaped areas and parking comply with development standards and the zoning code. Parking lot lighting complies with development standards per application of the Kennebunkport Formula.

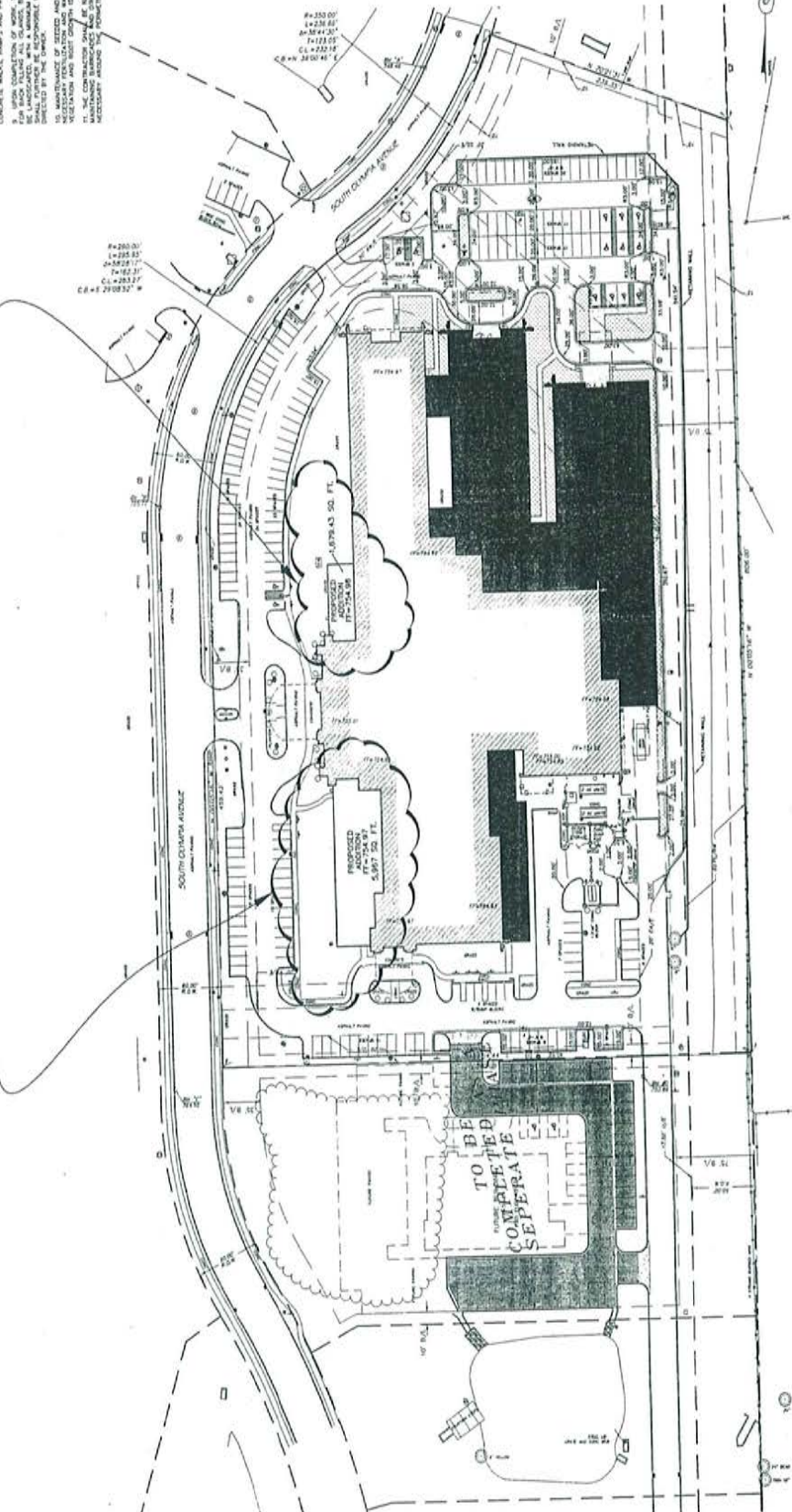
Therefore, staff recommends **APPROVAL** of PUD 648-A detail site plan for the Tulsa Spine & Specialty Hospital expansion as proposed.

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



	PROPOSED BUILDING
	HEAVY DUTY ASPHALT
	LIGHT DUTY ASPHALT
	HEAVY DUTY CONCRETE
	CONCRETE SIDEWALK
	LANDSCAPING
	8\" CONCRETE CURB & GUTTER

AREA / AREAS SHOWN THUS, ARE TO BE EXCLUDED FROM THIS PHASE OF THE PROJECT.

[illegible][illegible]

SMITH ROBERTS BALDISCHWILER, LLC
Telephone: (609) 896-7818 FAX: (609) 896-7819
Burlington City, NJ 07003
ENGINEERS • SURVEYORS • PLANNERS
CONTRACTOR OF AUTOMATION NO. 3848 EXP. JAN. 26, 2007

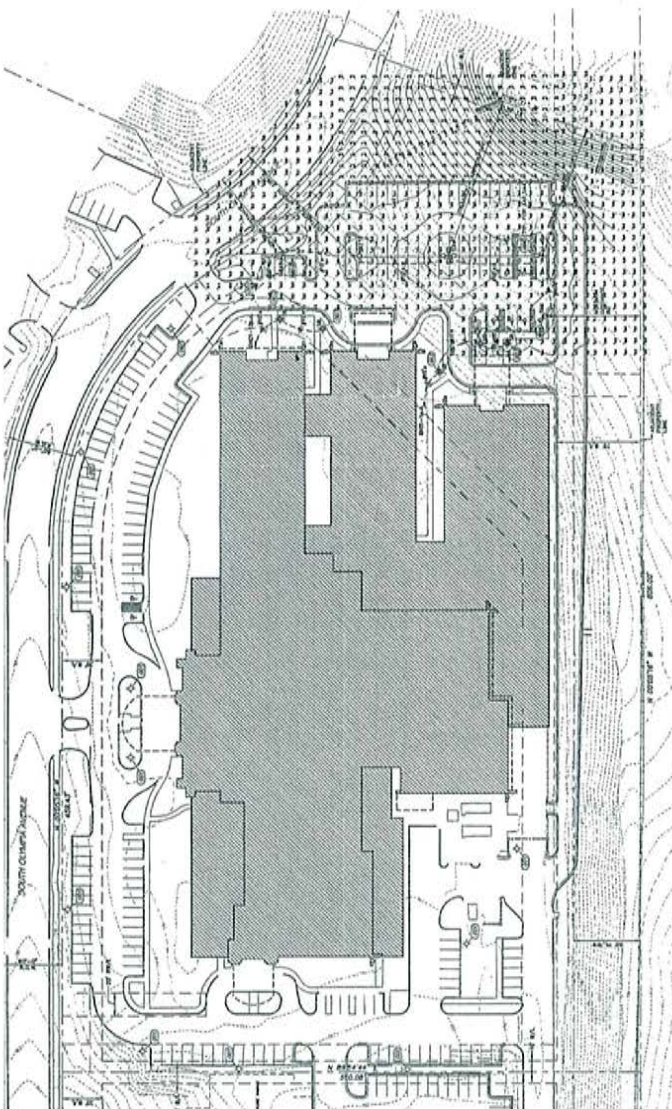
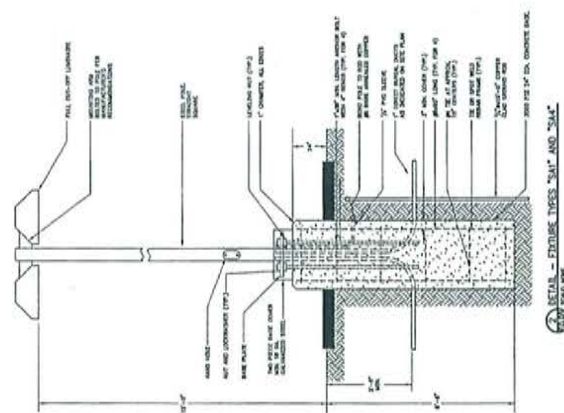
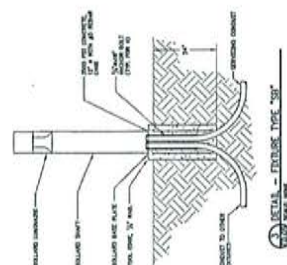
TULSA SPINE & SPECIALTY HOSPITAL
6801 S. OLYMPIA AVENUE
TULSA, TULSA CO., OKLAHOMA
SITE PLAN

ht. C-4

GRAPHIC SCALE

(10 FEET)
1 inch = 40 ft.

2.C.4



2.C.5

PLANT LEGEND

SYMBOL	PLANT	QUANTITY	NOTES
1	SPRING 2006		
2	SPRING 2006		
3	SPRING 2006		
4	SPRING 2006		
5	SPRING 2006		
6	SPRING 2006		
7	SPRING 2006		
8	SPRING 2006		
9	SPRING 2006		
10	SPRING 2006		
11	SPRING 2006		
12	SPRING 2006		
13	SPRING 2006		
14	SPRING 2006		
15	SPRING 2006		
16	SPRING 2006		
17	SPRING 2006		
18	SPRING 2006		
19	SPRING 2006		
20	SPRING 2006		
21	SPRING 2006		
22	SPRING 2006		
23	SPRING 2006		
24	SPRING 2006		
25	SPRING 2006		
26	SPRING 2006		
27	SPRING 2006		
28	SPRING 2006		
29	SPRING 2006		
30	SPRING 2006		
31	SPRING 2006		
32	SPRING 2006		
33	SPRING 2006		
34	SPRING 2006		
35	SPRING 2006		
36	SPRING 2006		
37	SPRING 2006		
38	SPRING 2006		
39	SPRING 2006		
40	SPRING 2006		
41	SPRING 2006		
42	SPRING 2006		
43	SPRING 2006		
44	SPRING 2006		
45	SPRING 2006		
46	SPRING 2006		
47	SPRING 2006		
48	SPRING 2006		
49	SPRING 2006		
50	SPRING 2006		
51	SPRING 2006		
52	SPRING 2006		
53	SPRING 2006		
54	SPRING 2006		
55	SPRING 2006		
56	SPRING 2006		
57	SPRING 2006		
58	SPRING 2006		
59	SPRING 2006		
60	SPRING 2006		
61	SPRING 2006		
62	SPRING 2006		
63	SPRING 2006		
64	SPRING 2006		
65	SPRING 2006		
66	SPRING 2006		
67	SPRING 2006		
68	SPRING 2006		
69	SPRING 2006		
70	SPRING 2006		
71	SPRING 2006		
72	SPRING 2006		
73	SPRING 2006		
74	SPRING 2006		
75	SPRING 2006		
76	SPRING 2006		
77	SPRING 2006		
78	SPRING 2006		
79	SPRING 2006		
80	SPRING 2006		
81	SPRING 2006		
82	SPRING 2006		
83	SPRING 2006		
84	SPRING 2006		
85	SPRING 2006		
86	SPRING 2006		
87	SPRING 2006		
88	SPRING 2006		
89	SPRING 2006		
90	SPRING 2006		
91	SPRING 2006		
92	SPRING 2006		
93	SPRING 2006		
94	SPRING 2006		
95	SPRING 2006		
96	SPRING 2006		
97	SPRING 2006		
98	SPRING 2006		
99	SPRING 2006		
100	SPRING 2006		



LANDSCAPING PLAN
#L-1
MARCH 12, 2007

STRAHORN
 LANDSCAPE DESIGN
 AND PROJECT DEVELOPMENT
 2115 S. OLYMPIA AVENUE
 SUITE 100
 TULSA, OKLAHOMA 74106
 PHONE: (918) 737-4548
 FAX: (918) 737-4546
 WWW.STRAHORNDESIGN.COM

TULSA SPINE HOSPITAL
 6901 S. OLYMPIA AVENUE
 TULSA, OKLAHOMA

2.C.6

PUD: PUD-648-A/Z-6001-SP-2
DEVELOPMENT AREA: 392,006 S.F.

PERMITTED USES: HOSPITAL
PROPOSED USES: HOSPITAL

MAXIMUM BLDG. FLOOR AREA PERMITTED: 133,000 S.F
BLDG. FLOOR AREA PROPOSED FOR EACH USE:
- EXISTING FLOOR AREA 78,039 S.F.
- PROPOSED FLOOR AREA 44,984 S.F.

MAXIMUM BLDG. HEIGHT PERMITTED: 26'
MAXIMUM BLDG. HEIGHT PROPOSED: 23'

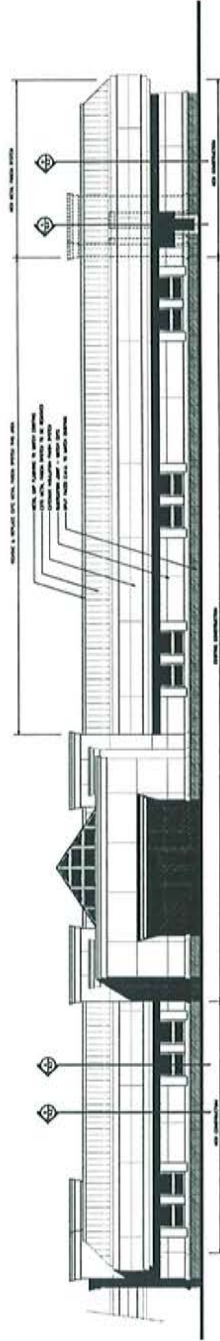
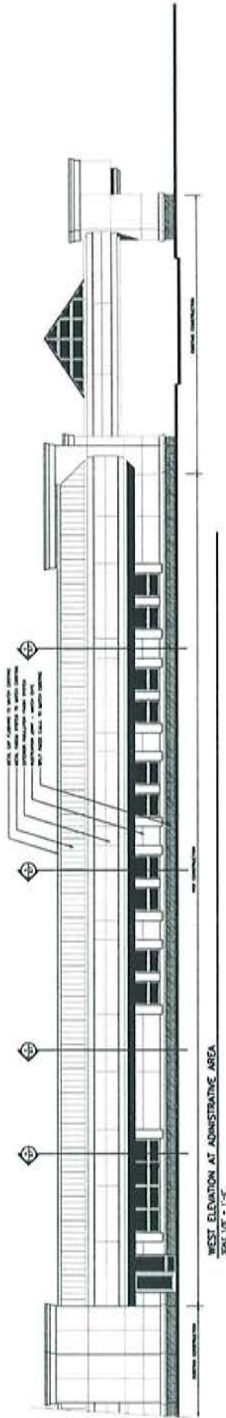
MINIMUM BLDG. SETBACKS REQUIRED
(form centerline of adjacent streets(s) and PUD and/or Development Area boundaries)

OFF STREET PARKING
- RATION PER USE
- NUMBER OF SPACES REQUIRED PER USE 114
- NUMBER OF SPACES PROPOSED PER USE 189
- TOTAL NUMBER OF SPACES REQUIRED 114
- TOTAL NUMBER OF SPACES PROPOSED 189
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED : 15% 29,300 S.F.
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDE : 37% 73,530 S.F.
LANDSCAPED STREET YARD PER STREET FRONTAGE
REQUIRED: PROVIDED:
5,324 S.F. 26,202 S.F.
S.F. S.F.
S.F. S.F.

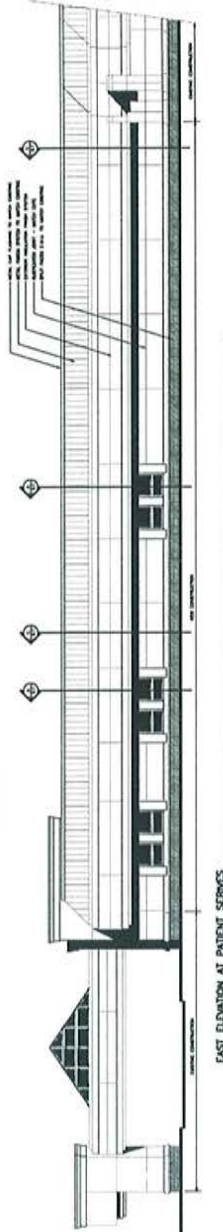
ADDITIONAL LANDSCAPE AREA(S) REQUIRED (IF ANY): N/A

LIGHTING HEIGHT FOR PARKING AREAS
MAXIMUM HEIGHT PERMITTED: 25' HEIGHT PROPOSED: 25'

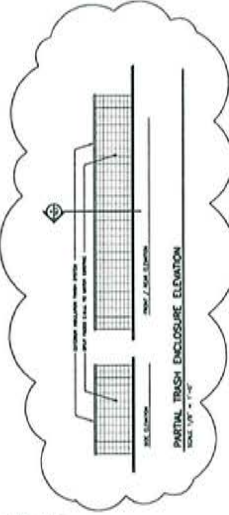
<u>REQUIRED BUILDING SETBACK:</u>	<u>REQUIRED</u>	<u>PROPOSED</u>
FROM CENTERLINE OF OLYMPIA AVENUE	65 FEET	65 FEET
FROM NORTH BOUNDARY OF DEVELOPMENT AREA	10 FEET	10 FEET
FROM EAST BOUNDARY OF PUD	77.5 FEET	75 FEET
FROM SOUTH BOUNDARY OF DEVELOPMENT AREA	10 FEET	10 FEET



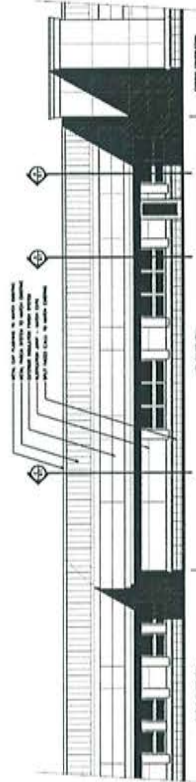
SOUTH ELEVATION AT ADMINISTRATIVE & PATIENT SERVICES
SCALE 1/8" = 1'-0"



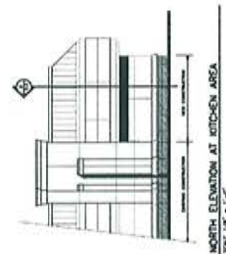
EAST ELEVATION AT PATIENT SERVICES
SCALE 1/8" = 1'-0"



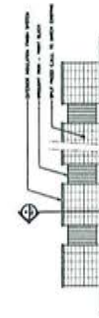
PARTIAL TRENCH ENCLOSURE ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION AT KITCHEN AREA
SCALE 1/8" = 1'-0"



NORTH ELEVATION AT KITCHEN AREA
SCALE 1/8" = 1'-0"



PARTIAL FENCE ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
1. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
2. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.

PROPOSED ADDITION FOR
TULSA SPINE & SPECIALTY HOSPITAL
WEST FIRST STREET SOUTH
TULSA, OKLAHOMA

ARCHITECT
COSTIGAN & ASSOCIATES, INC.
1000 NORTH WILSON AVENUE
TULSA, OKLAHOMA 74103
TEL: 918.438.1111
WWW.COSTIGAN-ASSOCIATES.COM

DATE
10/1/2010

PROJECT
TULSA SPINE & SPECIALTY HOSPITAL
ADD. 1
10/1/2010

ZRHD

Consulting Engineers

ZRHD, P.C.
1318 N. Robinson
Oklahoma City, OK 73103
(405) 942-8475
(405) 942-8576 FAX

July 12, 2007

The City of Tulsa

Subject: PUD 64B/Z-6001-SP-1
Site Lighting Compliance
Addition to Tulsa Spine Hospital

To Whom it May Concern:

The following is in response to comments included with the referenced PUD review regarding compliance with light trespass requirements per the "Kennebunkport" formula.

The site lighting as designed and presented on Sheet E0.05, East Parking Lot, complies with the Kennebunkport formula. Reference Keyed Note 004, listed below:

004 FIXTURE TYPE "SA1" and "SA4" TO BE 12' MOUNTING HEIGHT. MINIMUM DISTANCE FROM PROPERTY LINE DETERMINED AS FOLLOWS:

$$D = (3 * M.H.) + 3 = (3 * 12) + 3 = 39' \text{ (Kennebunkport)}$$

On the site plan, each new light pole adjacent to property lines is shown with it's approximate distance. These are summarized below for reference, beginning with the furthest pole southwest (sheet lower left), continuing east and north:

POLE (BEGINNING IN LOWER LEFT CORNER OF PARKING LOT)	MINIMUM DISTANCE PER KENNEBUNKPORT FORMULA	ACTUAL DISTANCE FROM PROPERTY LINE AS SHOWN ON DRAWING
1	39'	80'
2	39'	116'
3	39'	144'
4	39'	128'
5	39'	80'

Let me know if I can be of further assistance.

Sincerely,
ZRHD, p.c.



Carol S. Paulsgrove, P.E.
Electrical Engineer

2.C.11

**PROPOSED ZONING CODE CHANGE TO ALLOW TENTS AS A USE BY
RIGHT ON PROPERTIES ZONED CBD**

June 28, 2007

(Additions shown in red.)

To Zoning Code, City of Tulsa, **Chapter 7 “Commercial District Provisions”**, Section 701. “Principal Uses Permitted in Commercial Districts”, Table 1 “Use Units Permitted in Commercial Districts”, page 7-3:

Use Unit No. 2 Area-Wide Special Exception Uses, under heading CBD, revise to read **E***** and add to table notes the following.

E* Except that tents used for special events are allowed by right on any non-right-of-way properties zoned CBD.**

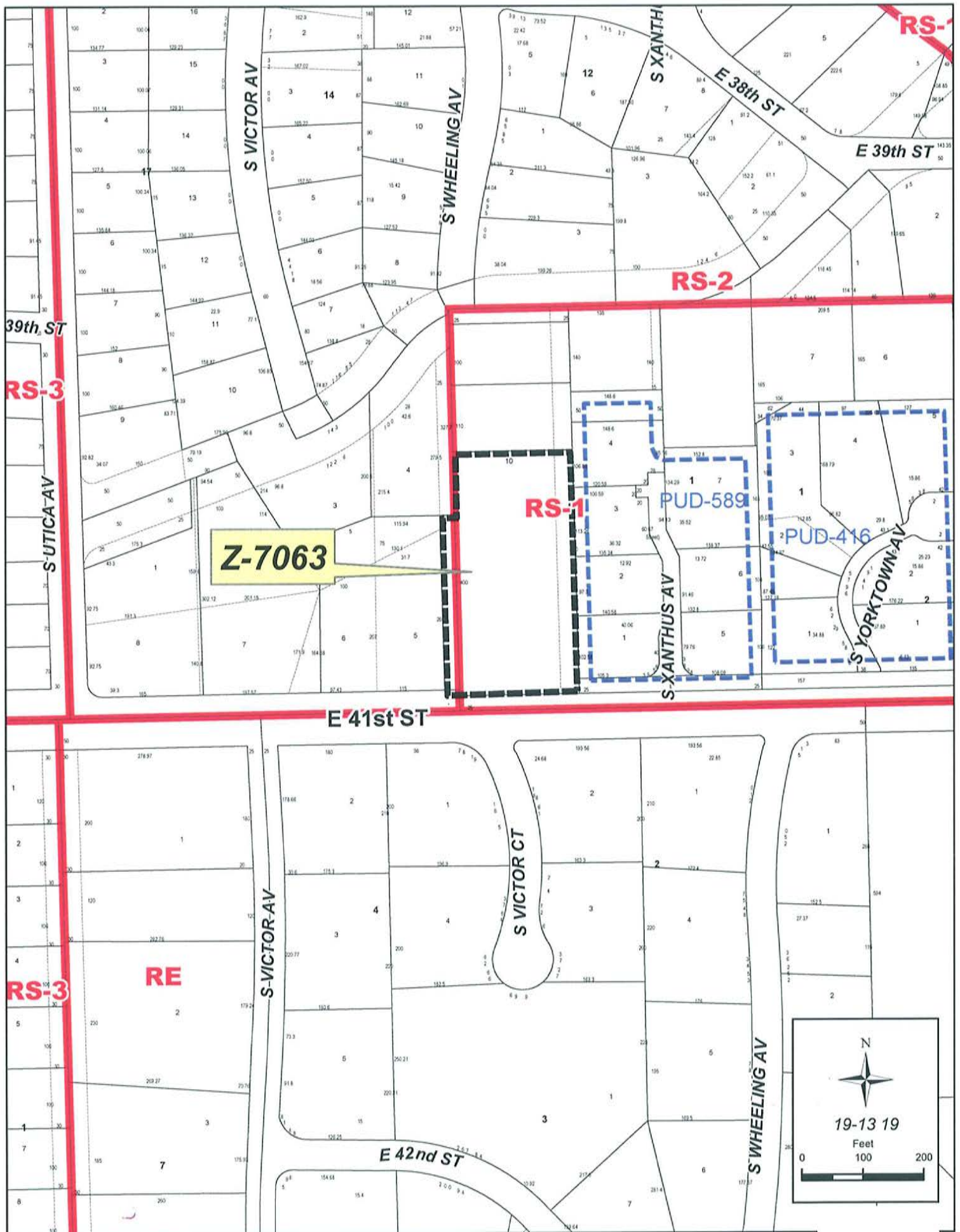
Chapter 12 “Use Units”, Section 1202. Included Uses, page 12-4:

Uses which utilize tents, canopies or open air activities** such as***:

- Carnival
- Christmas tree sales
- Circus
- Fruit and vegetable sales
- Other sales of merchandise
- Plant sales
- Tent revival

**Open air activities shall include sales from trucks, trailers, pickups and other vehicles.

***Tents for such uses for special events are allowed by right on properties zoned CBD and not in the right-of-way.





Z-7063

19-13 19

Feet

100

200



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7063

TRS 9319

Atlas 247

CZM 47

PD-6 CD-9

TMAPC Hearing Date: August 22, 2007

(Continued from 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).

4/1/3

STREETS:

Exist. Access
East 41st Street

MSHP Design
Secondary arterial

MSHP R/W
100'

Exist. # Lanes
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.

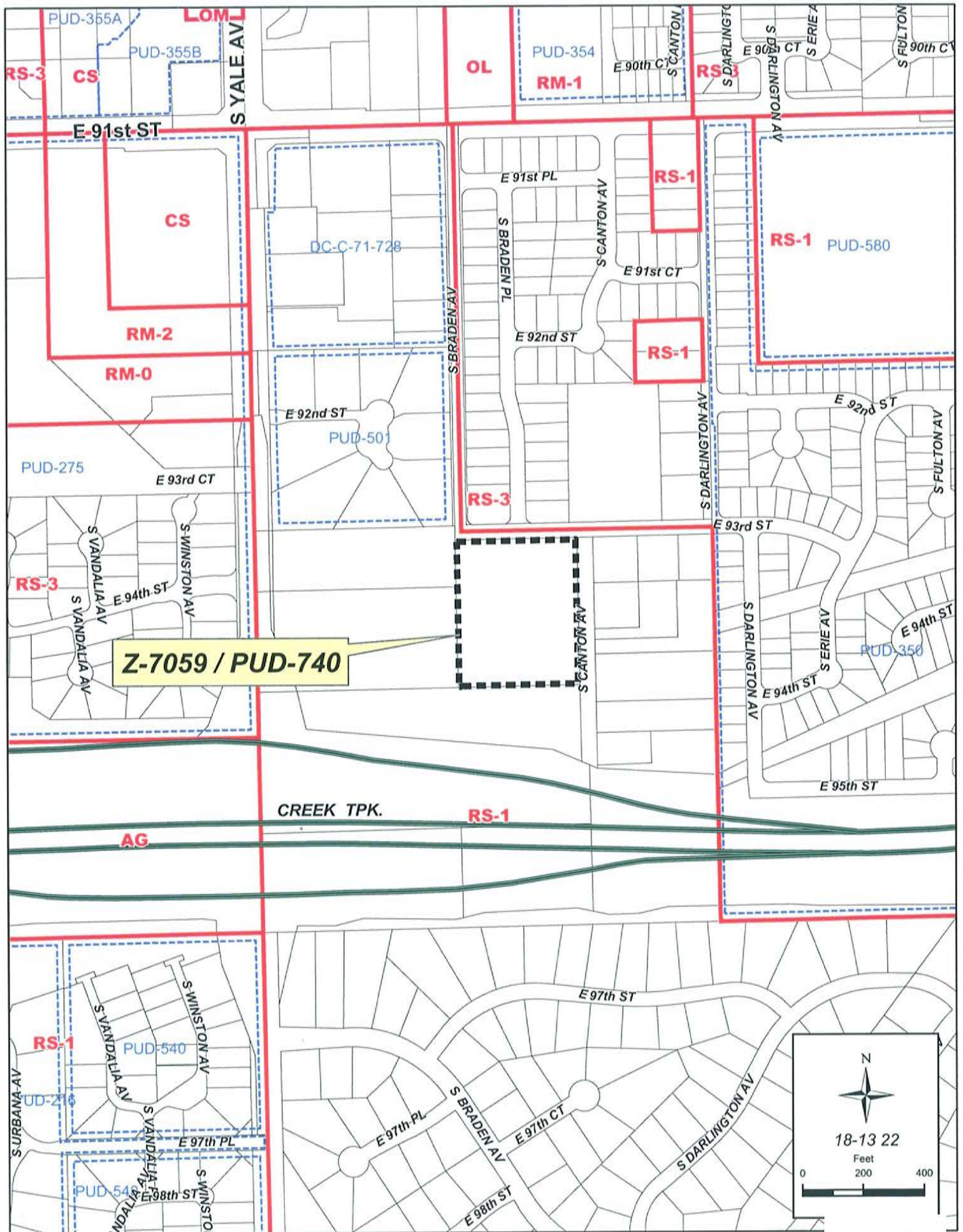
STAFF RECOMMENDATION:

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.

UPDATE AS OF 8/16/07:

Staff has received no new information on this request and is maintaining a recommendation for denial, absent of a PUD. Should the applicant or a representative appear at the public hearing and request a continuance pending development of new information, staff would entertain that.

08-22-07



46.1

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7059

TRS 8322

Atlas 1908

CZM 57

PD-18 CD-8

TMAPC Hearing Date: August 22, 2007

(Continued from June 6, 2007, July 18, 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 (improved to south line of commercial property and County road beyond)	N/A	2
East 93 rd Street	N/A (county road)	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.

UPDATE AS OF 8/16/07:

It is staff's understanding that some of the original development planners may have changed on this project and that further changes in project design may be forthcoming. However, staff has not received any plan changes or information and therefore stands by the original recommendation for denial of both Z-7059 and PUD-740 as originally presented.

08-22-07

4.6.4

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

APPLICATION: PUD-740

TRS 8322

Atlas 1908

CZM 57

PD-18 CD-8

TMAPC Hearing Date: August 22, 2007

(Continued from July 18, 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.

4.6.5

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:

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-

4.6.6

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.

4.6.7

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.

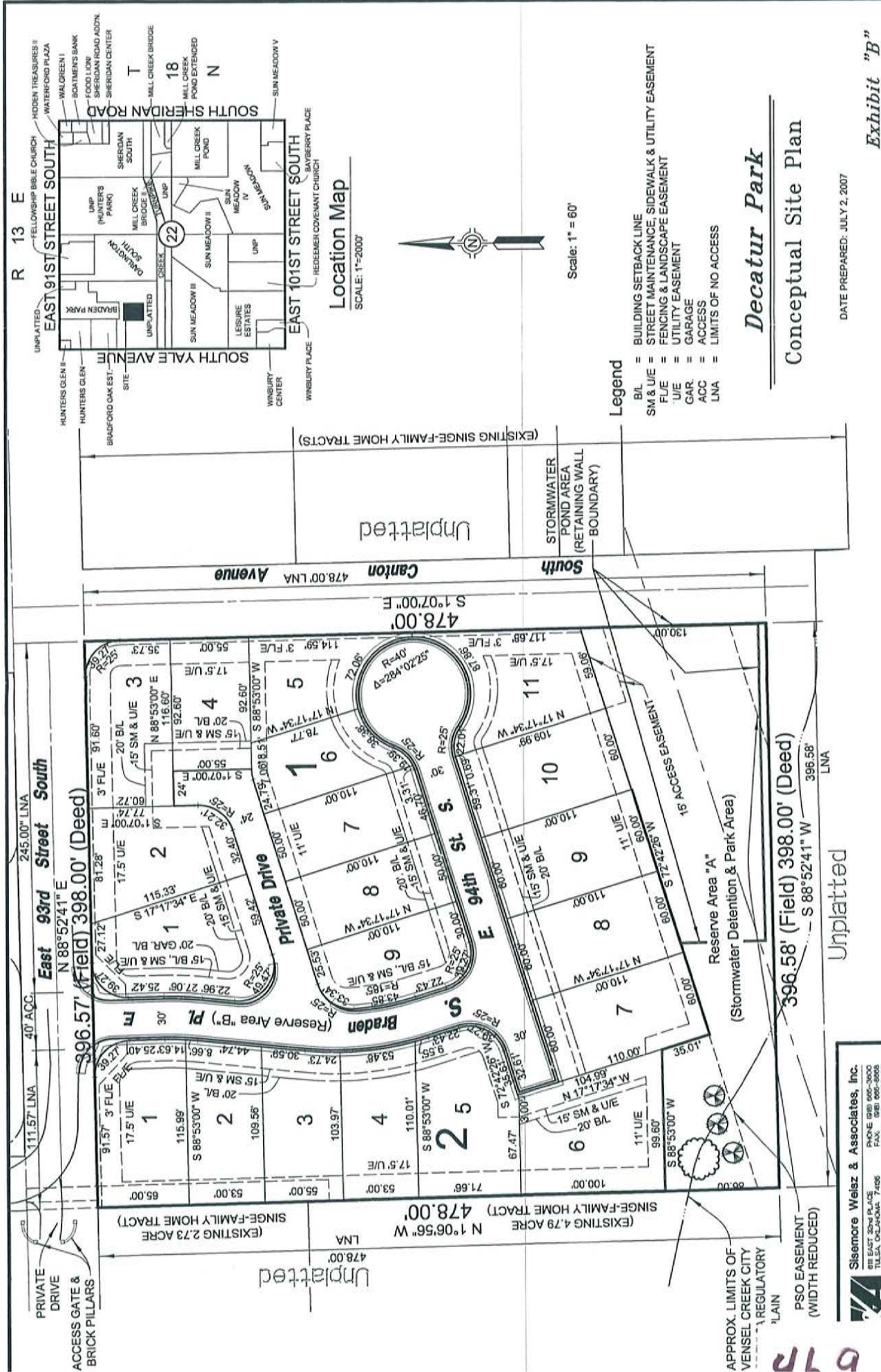
Transportation: The "Private Drive" cul-de-sac should be curbed and guttered to meet City of Tulsa standards.

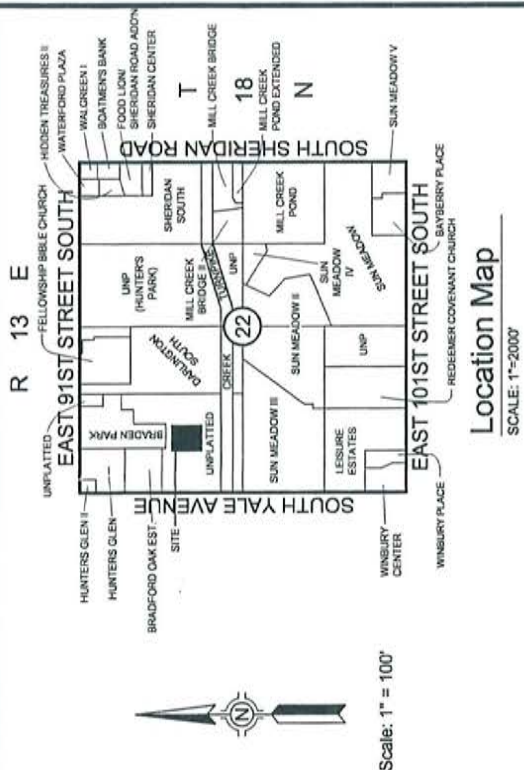
A stub street to the west, to provide non-arterial access for the adjacent 4.79 acre tract's future development, is not being proposed, and as stated in the May 17, 2007 TAC Comments, the PUD as proposed " . . . would force future street access with a cul-de-sac or loop system from S. Yale." In this 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.

8/22/07



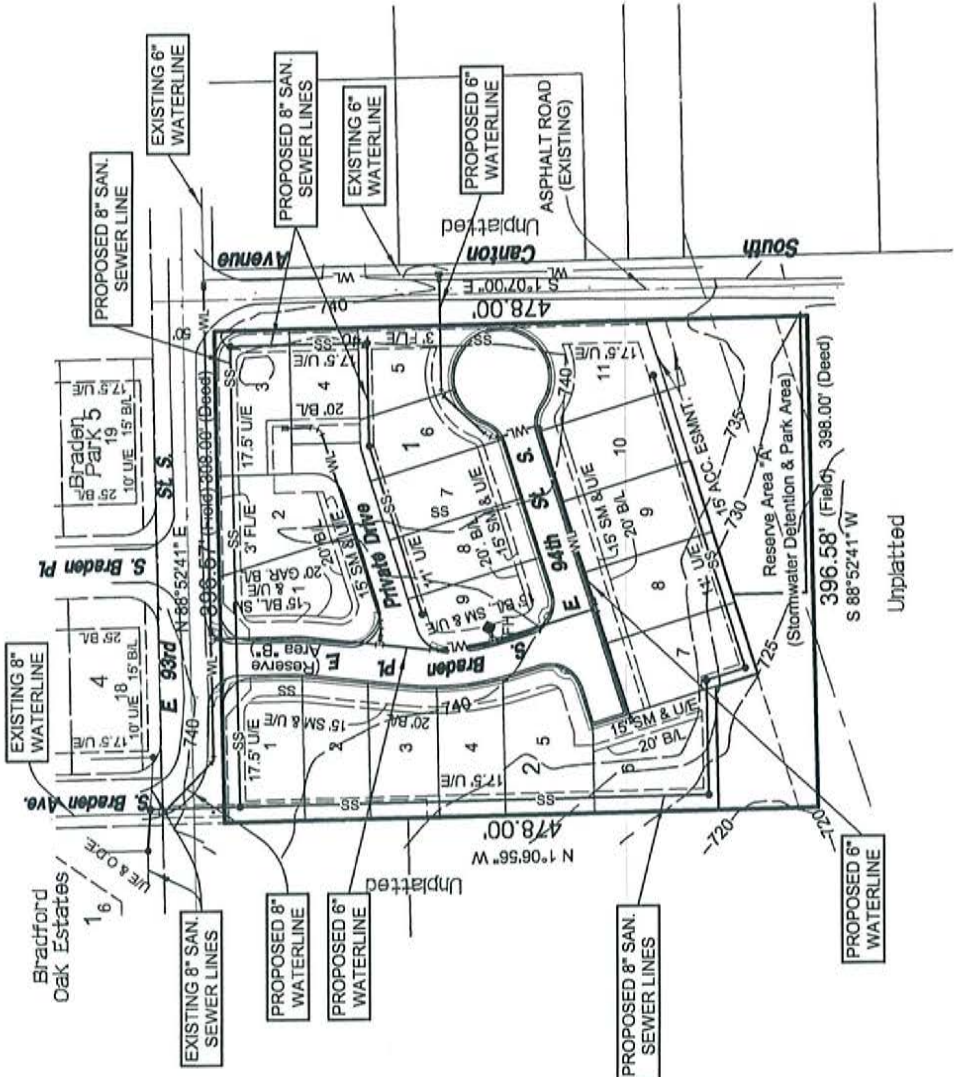


Legend

- 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
- OD/E = 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"

4.6.10

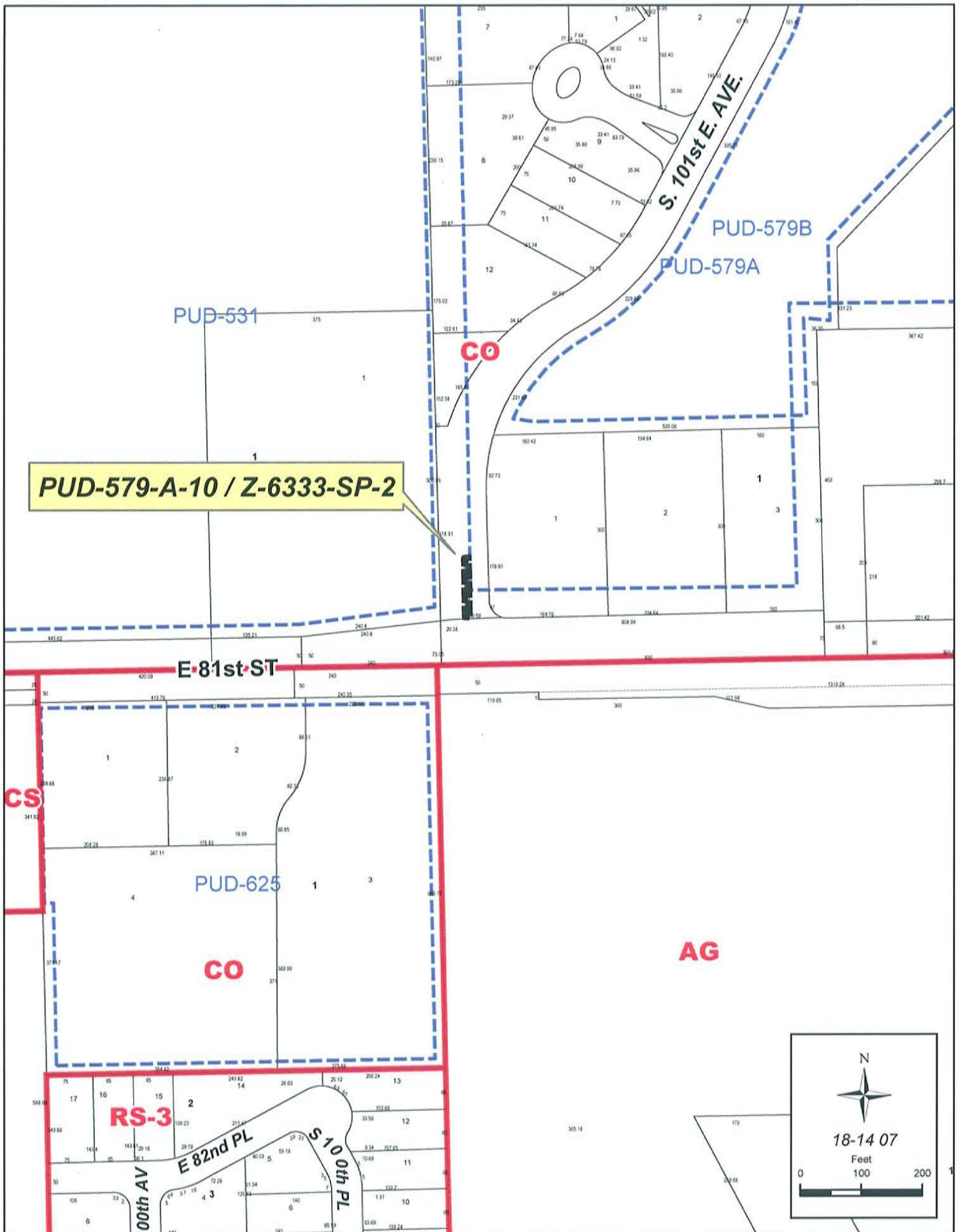


Yale frontage

Retaining Wall - Yale



4/6.12

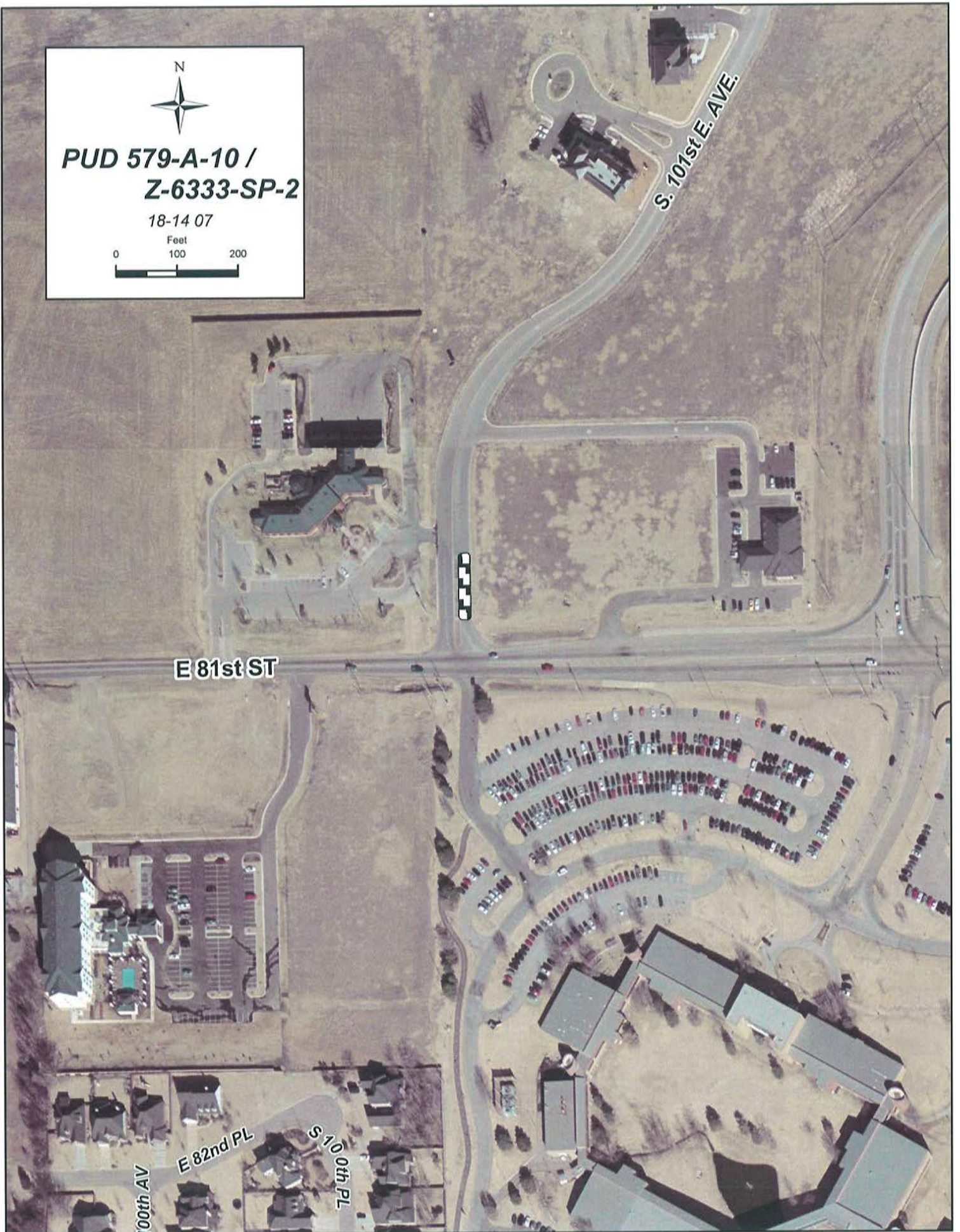




**PUD 579-A-10 /
Z-6333-SP-2**

18-14 07

Feet
0 100 200



August 22, 2007

STAFF RECOMMENDATION

PUD 579-A-10

Minor Amendment – Cancer Treatment Centers of America;
intersection of East 81st Street South and South 101st East
Avenue; Reserve A Tall Grass; Development Area C;
CO/PUD; PD-18; CD-8

The applicant is requesting a minor amendment to PUD 579-A for the purpose of permitting a sign in Reserve 'A' and establishing standards. Reserve 'A' is within Development Area 'C' and is located in the middle of the South 101st East Avenue right-of-way at the principal entrance to Tall Grass from East 81st Street South. It was intended as the location for signage identifying major uses within the Tall Grass development, but neither the PUD development standards nor the deed of dedication and restrictive covenants established use conditions for the reserve.

Development Area 'C' currently allows for ground signage as follows:

One ground sign shall be permitted for each lot on the East 81st Street frontage with a maximum of 160 square feet of display surface area and 25 feet in height.

The sign proposed for Reserve 'A' would have a maximum height of eleven feet and display surface area of 84 square feet. Based on frontage and underlying CO zoning, maximum aggregate display surface area permitted in Development Area C is 609 square feet. Per existing standards, 480 square feet of that has been allocated leaving 129 square feet that may be allocated. Therefore, the proposed additional sign at 84 square feet is permissible.

Finding that the proposed amendment is minor in nature and in keeping with the intent and purposes of PUD 579-A, staff recommends **APPROVAL** of PUD 579-A-10 per the following conditions and cautionary note:

One ground sign shall be permitted in Reserve 'A', Tall Grass, not to exceed eleven (11) feet in height and 84 square feet of display surface area.

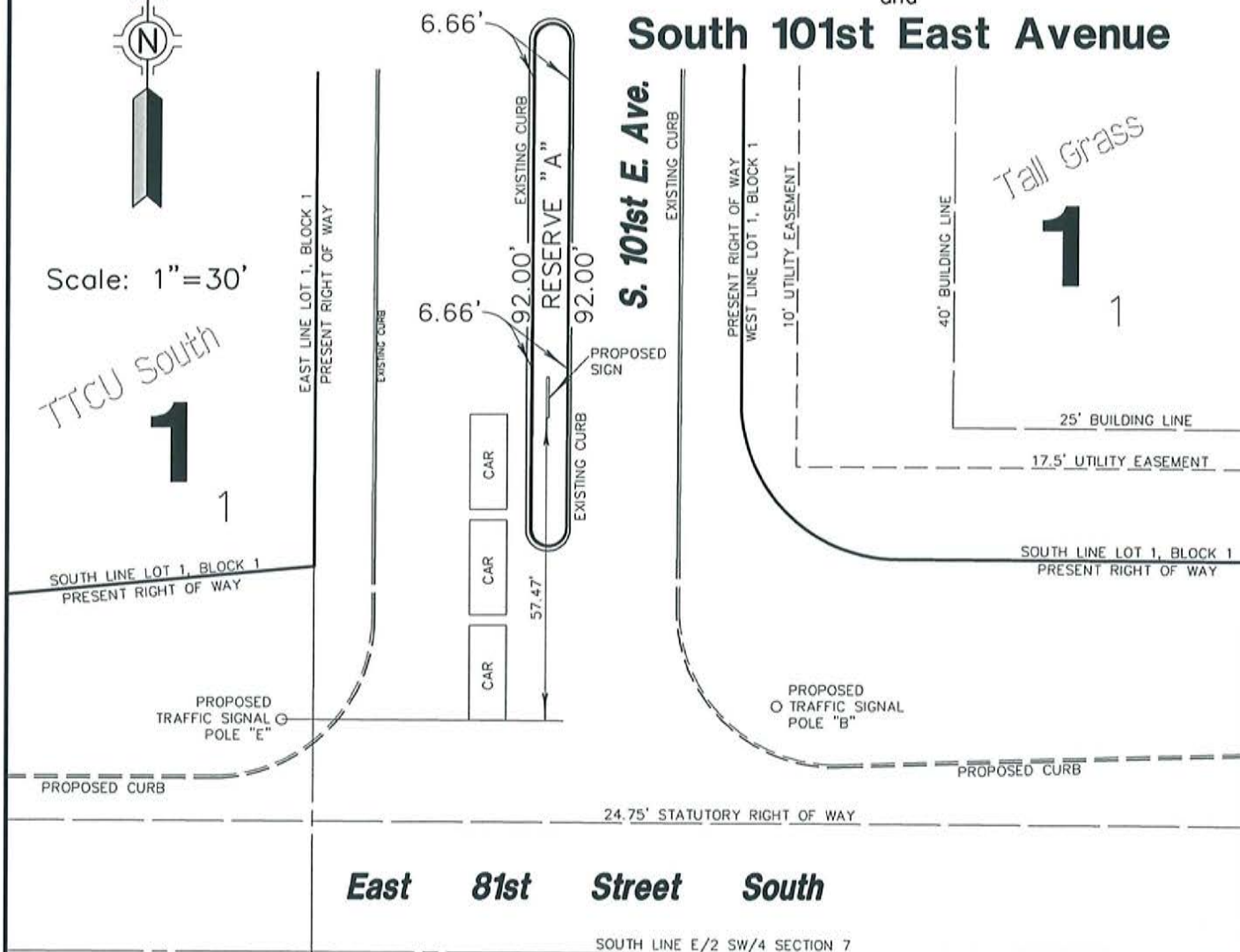
Note: Section 1103.B.2.b.(3) requires that "Any ground sign shall maintain a minimum separation of one hundred (100) feet from any other ground sign."

Proposed Sign Location at East 81st Street South

and South 101st East Avenue



Scale: 1"=30'



Exhibit

of

Reserve Area "A"

Tallgrass Addition

City of Tulsa, Tulsa County, Oklahoma

NOTE:
TYPICAL CAR SIZE IS
18' IN LENGTH WITH
2' OF SPACING.



Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO 2421

PHONE: (918) 665-3600
FAX: (918) 665-8668
EXP. DATE 6/30/07

FILE: 1814.0700	SURVEY BY: JS	DATE: 06/06/07
ORDER: 15092.02	DRAWN BY: CKC	SCALE: 1"=30'
BOOK: 15092.02	CHECKED BY: EDR	SHEET 1 OF 1

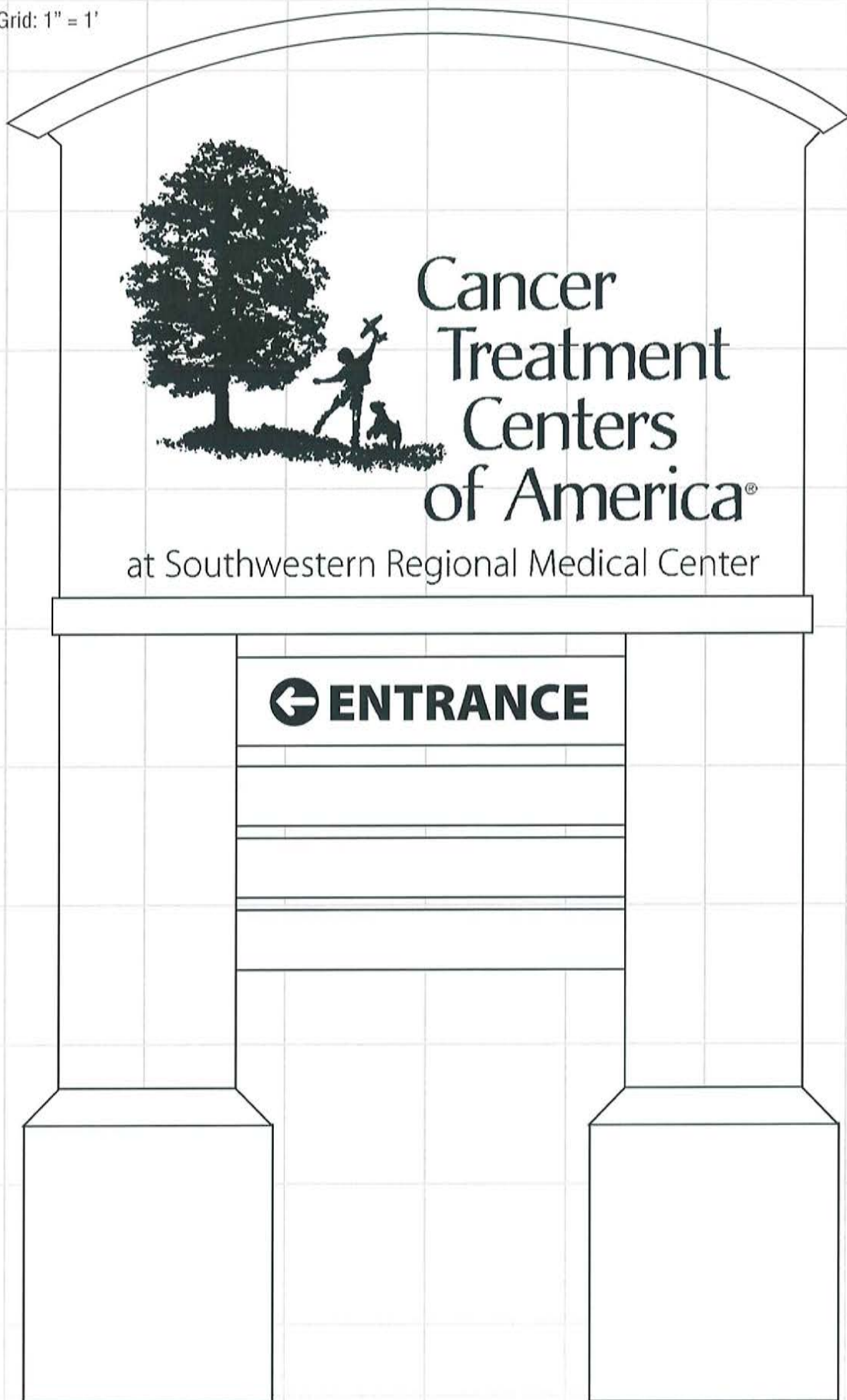


EXHIBIT
"C"

MCAD-Beynon, M. J.

426

Grid: 1" = 1'



10-1/2'

6-1/2'

J. Bayona, M. L.

EXHIBIT

"B"

STATE OF OKLAHOMA
COUNTY OF TULSA
I, Barbara Wilson, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a plat submitted to me by the owner.
Dated this _____ day of _____, 2006.
BARBARA WILSON, Tulsa County Clerk
Notary Public



Tulsa County Clerk - BARBARA WILSON
22137818 No. 1 685/0359-0359
Record # 614844 12/31/02 11:01:35
Fee 30.00

Planned Unit Development No. 579-A

PLAT NO.

5647

Tall Grass

An Addition to the City of Tulsa
Being a Subdivision of a part of the E/2 of the SW/4 of Section 7,
T-18-N, R-14-E, of the Indian Meridian, Tulsa County, State of Oklahoma

CERTIFICATE
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ 128.00 per tract receipt no. 6002 to be applied to 2006 taxes. This certificate is NOT to be construed as payment of 2006 taxes in full but in gross in order that this plat may be filed on record. 2006 taxes may exceed the amount of the security deposit.

FILED
Tulsa County Clerk
Barbara Wilson
Tulsa, Oklahoma

RECEIVED
SEP 2 2 2006
TULSA COUNTY CLERK
PLANNED UNIT DEVELOPMENT

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa County Planning Commission on 09/11/06.
The approval is not final until the plat is recorded in the Office of the County Clerk on or before 09/11/06.
APPROVED: [Signature]
COUNTY CLERK
APPROVED: [Signature]
CITY CLERK
APPROVED: [Signature]
CITY CLERK

Legend

BL = Building Line
BL = Block
OTE = General Easement & Easement
CHD = Oklahoma Natural Gas

Monument Notes

A 3/4" x 1/2" aluminum tag with a yellow plastic cap stamped "T-18-N, R-14-E" to be set at all plat boundary corners prior to incorporation unless noted otherwise.

A 3/4" x 1/2" aluminum tag with a yellow plastic cap stamped "T-18-N, R-14-E" to be set at all plat boundary corners after completion of improvements unless noted otherwise.

A 3/4" x 1/2" aluminum tag with a yellow plastic cap stamped "T-18-N, R-14-E" to be set at all street centerline intersections, points of curve, points of tangent, points of compound curve, points of reverse curve, center of all easements and easement of easements after completion of improvements unless noted otherwise.

Lot Addresses 7000

Address shown on this plat provided by the Development Services Housing Funding Section of the City of Tulsa. Public works Department uses addresses at the time the plat was filed. The addresses are subject to change and should not be relied on in place of the legal description.

Benchmark

Top of 1 1/2" iron pin at the intersection of East 81st Street South and South Maple Road, the southwest corner of Section 7, T-18-N, R-14-E, of the Indian Meridian, Tulsa County, State of Oklahoma.

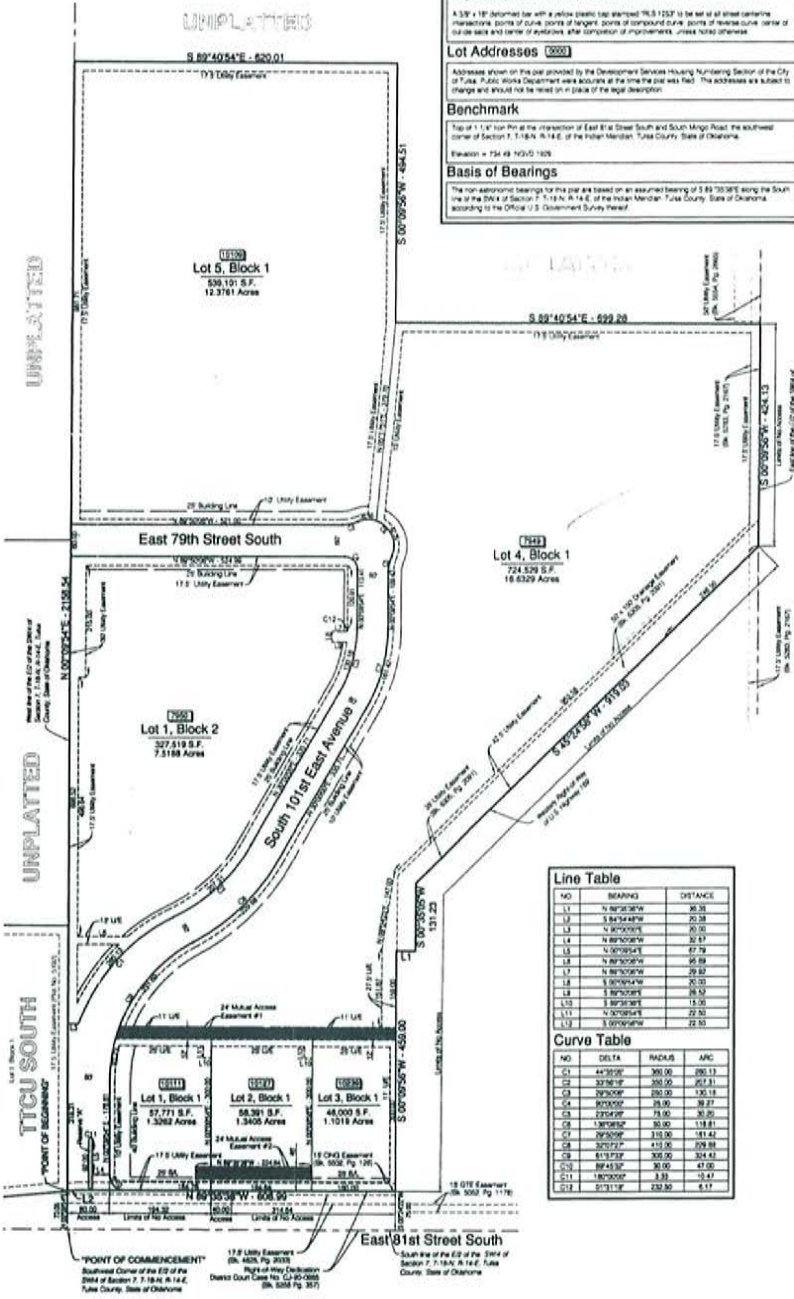
Elevation = 754.49 NGVD '83

Basis of Bearings

The non-astronomical bearings for this plat are based on an assumed bearing of S 89° 40' 54" E along the South line of the SW/4 of Section 7, T-18-N, R-14-E, of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Office of the U.S. Government Surveyor.

OWNER DEVELOPER
RJHG, LLC
an Oklahoma limited liability company
5727 South Lewis, Suite 550
Tulsa, Oklahoma 74105
918.748.8636

ENGINEER SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
8200 East 41st Street South
Tulsa, Oklahoma 74133
918.252.9021
CERTIFICATE OF AUTHORIZATION NO. 831
RENEWAL DATE: JUNE 30, 2003

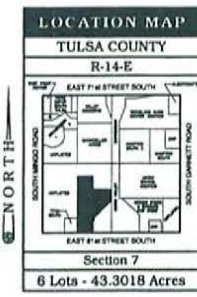


Line Table

NO.	BEARING	DISTANCE
L1	N 89° 40' 54" E	35.38
L2	S 84° 34' 48" W	20.38
L3	S 89° 40' 54" E	20.38
L4	N 89° 40' 54" W	32.57
L5	N 89° 40' 54" E	27.79
L6	N 89° 40' 54" W	26.89
L7	N 89° 40' 54" W	28.82
L8	S 89° 40' 54" W	20.38
L9	N 89° 40' 54" E	28.32
L10	S 89° 40' 54" E	13.38
L11	S 89° 40' 54" E	22.38
L12	S 89° 40' 54" E	22.38

Curve Table

NO.	CHD	RADIUS	ARC
C1	44° 30' 00"	300.00	280.13
C2	37° 30' 00"	250.00	207.81
C3	20° 30' 00"	250.00	135.18
C4	30° 00' 00"	15.00	30.21
C5	27° 00' 00"	15.00	30.20
C6	30° 00' 00"	15.00	30.21
C7	20° 30' 00"	310.00	151.42
C8	30° 00' 00"	410.00	209.88
C9	41° 15' 00"	500.00	324.42
C10	30° 45' 00"	30.00	47.00
C11	18° 00' 00"	8.83	15.47
C12	57° 15' 00"	138.25	6.17



PLAT NO.
5647
PAGE
1 of 2

5647