

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2492

September 19, 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:

Director's Report:

Review of TMAPC Receipts for the Month of August 2007

1. 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-20117** – Crafton Tull Sparks (9308) / Lot-Split (PD 4) (CD 4)
1307 South Lewis Avenue
- b. **L-20025** – Carlson Consulting Engineering (8314) / Lot-Split (PD 18) (CD 8)
6606 East 81st Street South
- c. **L-20056** – Carlson Consulting Engineering (8326) / Lot-Split (PD 26) (CD 8)
10938 South Memorial Drive
- d. **PUD-171-6 – Roy D. Johnsen** (PD-18) (CD-8)
8040 South Sheridan Road (Minor Amendment to reduce the minimum separation required between ground signs.)
- e. **PUD-678-1 – T.J. Enterprises** (PD-26) (CD-8)
7508 East 97th Street (Minor Amendment to allow a five-foot encroachment into the rear yard of a corner lot leaving a setback of 15 feet from the south property line.)
- f. **Z-7008-SP-1a – Brinker Oklahoma, Inc./Karin Sumrall** (PD-8) (CD-2)
7212 South Olympia Avenue (Corridor Minor Amendment to amend development standards to allow a projecting sign and to establish permitted display surface area.)
- g. **PUD-628-7 – Brian Ward** (PD-18) (CD-8)
9245 South Mingo Road (Minor Amendment to increase permitted display surface area for a ground sign.)

1. **CONSENT AGENDA, cont'd**

- h. **PUD-599-D – Wallace Engineering** (PD-18c) (CD-6)
West of the southwest corner of East 61st Street South and South 104th East Avenue (Detail Site Plan for a car wash.)
- i. **PUD-625-5/Z-6735-SP-1e – Sisemore Weisz & Assoc** (PD-18c) (CD-8)
¼ mile east of the southeast corner of East 81st Street South and South Mingo Road (Minor Amendment to split Lots 3 & 4, Block 1 and reallocation of floor area.)
- j. **PUD-306-G-8 – Harden & Assoc./Mike Marrara** (PD-18) (CD-2)
Northeast corner South Delaware Avenue and East 95th Street South (Minor Amendment for a lot-split and allocation of floor area.)
- k. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

2. **PUBLIC HEARINGS**

- a. **Walnut Creek Office Park – (8317) Preliminary Plat** (PD 18) (CD 2)
Southeast corner of East 81st Street South and Florence Place
- b. **Plaza del Sol – (8419) Preliminary Plat** (PD 18) (CD 8)
Northeast corner of East 101st Street South and Mingo Road
- c. **Ewing Irrigation – (9431) Preliminary Plat** (PD 18) (CD 5)
North of East 61st Street South, east side of 107th East Avenue
- d. **PUD-599 D – (8406) Plat Waiver** (PD 18) (CD 8)
West of southwest corner of East 61st Street South and 104th East Avenue
- e. **BOA – 20553 – (0213) Plat Waiver** (PD 25) (CD 1)
North and east of the northeast corner of East 36th Street North and Cincinnati Avenue
- f. **PUD-327-A – Eric Randall/Danny Mitchell** (PD-18) (CD-8)
7711 East 81st Street South (Minor Revision to site/sidewalk waiver request.) (Continued from 9/5/07 meeting)
- g. **CZ-388 – David Stone** **AG to IL**
North of West 158th Street between South 33rd West Avenue and South 26th West Avenue (Continued from 8/15/07 meeting) **County**
- h. **CZ-389 – Sisemore Weisz & Associates** **AG to RE**
West of northwest corner of South Highway 75 & West 161st Street South **County**

2. **PUBLIC HEARINGS, cont'd**

i. **PUD-411-C-11 – David Miller II**

(PD-26) (CD-8)

8324 East 97th Street South (Minor Amendment to remove the screening requirement along the east boundary.)

3. **OTHER BUSINESS**

a. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

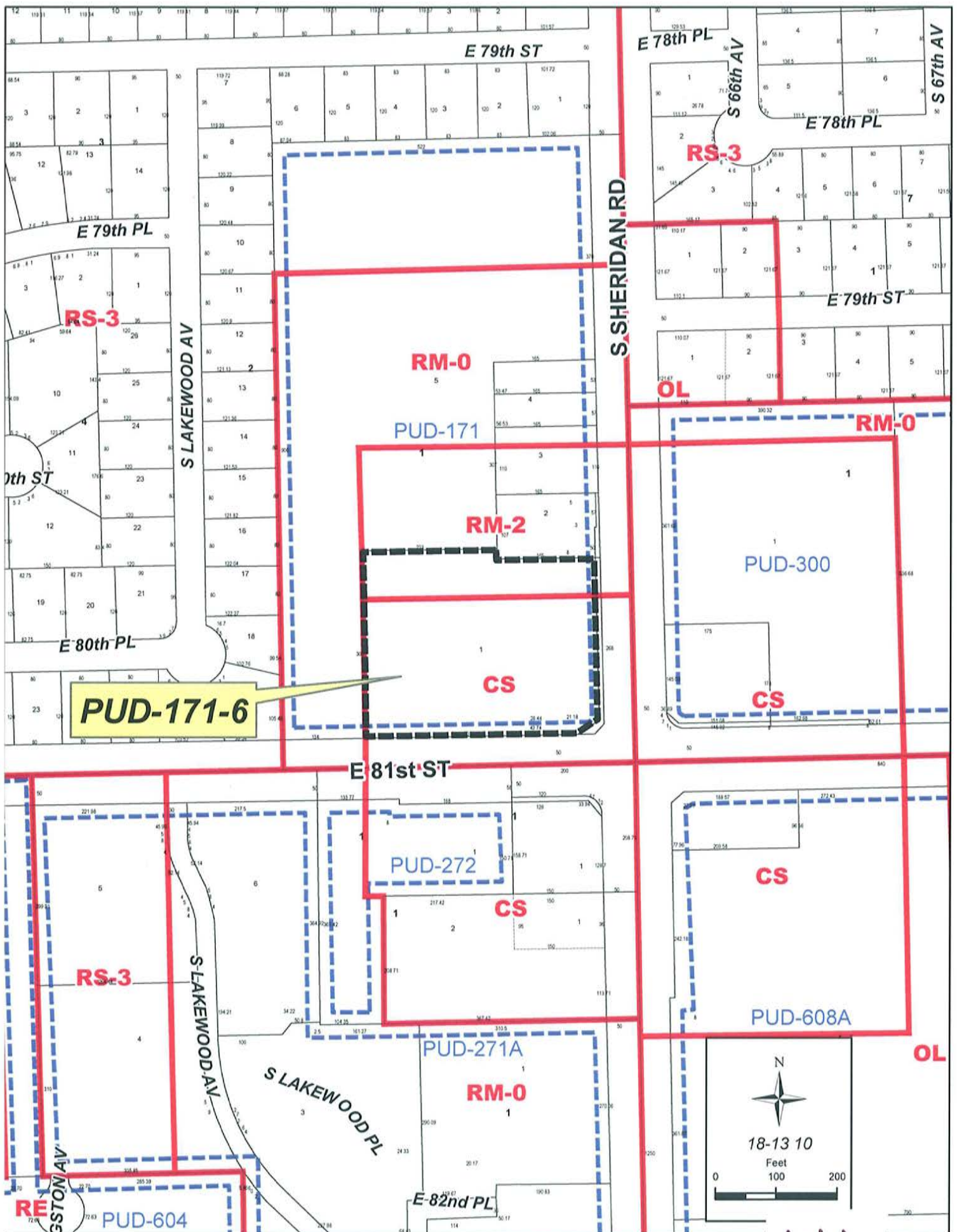
Visit our website @ www.tmapc.org

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

TMAPC Mission Statement

TMAPC RECEIPTS
Month of August 2007

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	13	\$65.00	\$65.00	\$130.00	34	\$170.00	\$170.00	\$340.00
Zoning	3	1,130.00	1,130.00	2,260.00	8	3,410.00	3,410.00	6,820.00
PUDs & Plan Reviews	40	3,787.50	3,787.50	7,575.00	53	4,862.50	4,862.50	9,725.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$4,982.50</u>	<u>\$4,982.50</u>	<u>\$9,965.00</u>		<u>\$8,442.50</u>	<u>\$8,442.50</u>	<u>\$16,885.00</u>
LAND DIVISION								
Minor Subdivisions	2	\$990.00	\$990.00	\$1,980.00	2	\$990.00	\$990.00	\$1,980.00
Preliminary Plats	3	1,657.50	1,657.50	3,315.00	5	2,716.13	2,716.12	5,432.25
Final Plats	1	471.68	471.67	943.35	3	1,726.68	1,726.67	3,453.35
Plat Waivers	1	250.00	250.00	500.00	2	375.00	375.00	750.00
Lot Splits	5	250.00	250.00	500.00	15	800.00	800.00	1,600.00
Lot Combinations	0	0.00	0.00	0.00	12	600.00	600.00	1,200.00
Access Changes	0	0.00	0.00	0.00	1	25.00	25.00	50.00
Other	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$3,619.18</u>	<u>\$3,619.17</u>	<u>\$7,238.35</u>		<u>\$7,232.81</u>	<u>\$7,232.79</u>	<u>\$14,465.60</u>
BOARDS OF ADJUSTMENT								
Fees	15	\$5,100.00	\$0.00	\$5,100.00	15	\$10,300.00	\$2,300.00	\$12,600.00
Refunds	4	(940.00)	0.00	(940.00)	6	(1,740.00)	0.00	(1,740.00)
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$4,160.00</u>	<u>\$0.00</u>	<u>\$4,160.00</u>		<u>\$8,560.00</u>	<u>\$2,300.00</u>	<u>\$10,860.00</u>
TOTAL		\$12,761.68	\$8,601.67	\$21,363.35		\$24,235.31	\$17,975.29	\$42,210.60



l.d.l



N

PUD-171-6

18-13 10

Feet
0 100 200

E 79th ST

E 78th PL

S 66th AV

S 67th AV

E 78th PL

S SHERIDAN RD

E 79th ST

S LAKEWOOD AV

0th ST

E 80th PL

E 81st ST

S LAKEWOOD AV

S LAKEWOOD PL

E 82nd PL

GSTON AV

1.d.2

September 19, 2007

STAFF RECOMMENDATION

PUD-171-6: Minor Amendment – 8040 South Sheridan Road; McGraw-Timberline; Lot 1, Block 1, H-J Plaza; Development Area B; CS/RM-2/ PUD; PD18; CD 8; *related to BOA-20562*

The applicant is requesting a minor amendment to PUD-171 for the purpose of reducing the minimum separation required between ground signs as permitted in Development Area B. Development standards for Area B are as follow:

Signs accessory to uses within the shopping development area shall comply with the restrictions of the PUD Ordinance and the following additional restrictions:

Ground Signs:

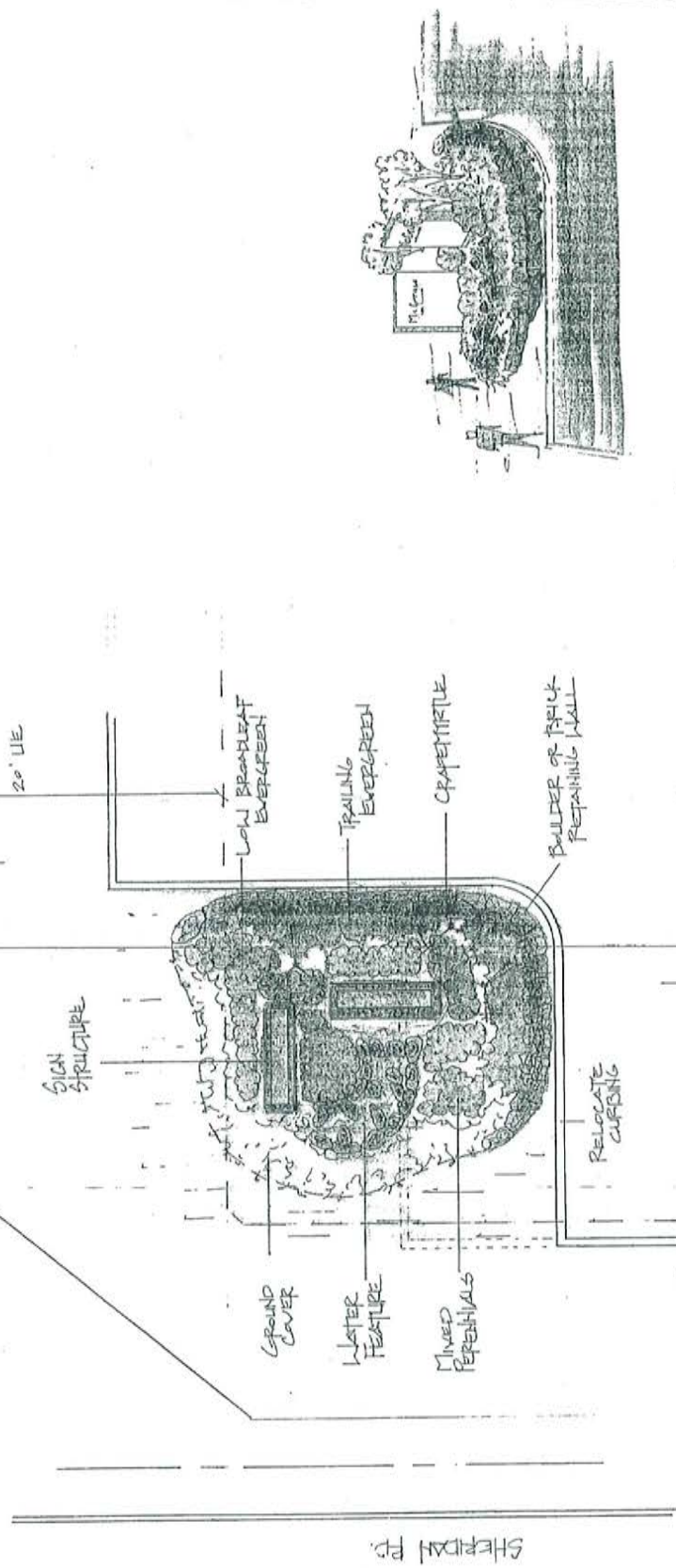
81 st Street frontage	One
Sheridan frontage	One
Height above grade of abutting street	20 FT
Maximum display surface area per sign	72 SF

The proposed signs comply with permitted number of signs, height and display surface area, but do not comply with the restrictions of the PUD Ordinance regarding minimum separation between signs [Section 1103.B.2.b(3)]. Subsequently, the applicant applied for a variance of this section, BOA-20562, and the BOA voted 4:0:1 on 9/11/07 to approve the request subject to the conceptual plan which indicated two 5'W x 8'H signs located no more than 2 ½ feet apart and subject to removal of the existing ground sign on the East 81st Street South frontage. The minor amendment to PUD requirements is necessary to permit and reflect the reduced setback.

Therefore, Staff recommends **APPROVAL** of PUD-171-6 as requested and subject to the two signs being no more than five feet in width and eight feet in height with a maximum separation of 2 ½ feet and removal of the existing sign on East 81st Street South frontage.

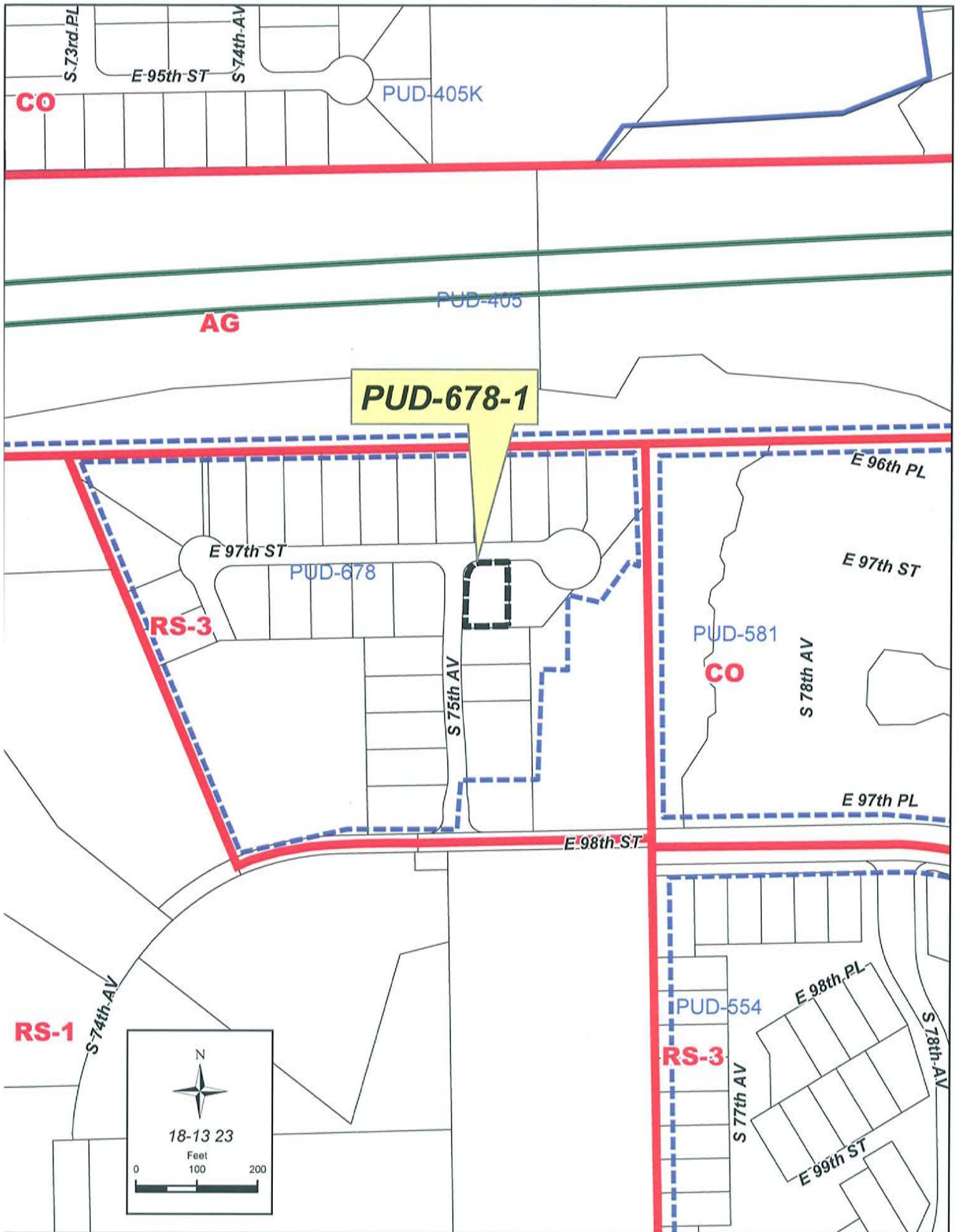
1.d.3

DI - VIREL



separation between signs may 2.5 feet.

1.d.4





1.e.2

September 19, 2007

STAFF RECOMMENDATION

PUD-678-1: Minor Amendment – 7508 East 97th Street; Lot 3, Block 2, Audubon Village; RS-3/ PUD; PD-26; CD-8

The applicant is requesting a minor amendment to PUD 678 for the purpose of allowing a five foot encroachment into the rear yard of a corner lot leaving a setback of 15 feet from the south property line. The proposed encroachment is to accommodate a three car garage associated with a planned residential single-family dwelling. Lot 3, Block 2, adjacent to the south has a side setback of five feet from the shared property line. Therefore, if the minor amendment is approved, physical separation between adjacent structures will be a minimum of 20 feet.

With the proposed encroachment, the lot can still meet the minimum livability space requirement of 2,500 square feet per lot.

Because the majority of houses constructed in this neighborhood have three car garages and because sufficient separation between structures is possible, staff finds the proposed amendment to be minor in nature and consistent with the intent and purposes of the PUD and, therefore, recommends **APPROVAL** of PUD 678-1 as proposed.

1.e.3

T J Enterprises
6528 E. 101st. Ste. 394.
Tulsa, OK 74133
918-510-0331
918-296-9213 (fax)

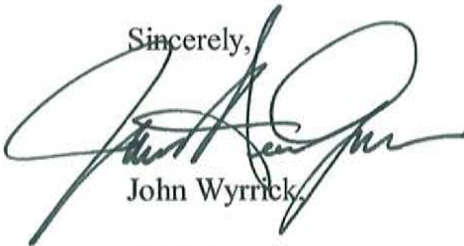
To: TMAPC
INCOG
201 West Fifth St., suite 600
Tulsa, Ok 74103

Re: PUD # 678 - Minor revision to site plan Lot 3 Blk. 2

We respectfully request a variance at lot 3 block 2 rear yard building line at the side load garage only from 20' to 15'. The lot is a corner lot and the house wraps around the lot so a overlap of the side and rear yard setbacks occurs. With the 15' utility easement/side yard and the 5' side yard for lot #2 we have a total separation of 20' between houses on lots # 3 and # 2. The balance of the house would be a total of 29' off the rear property line which is well over the required 20' rear building line. The typical separation for the houses in this PUD is 10' (5' & 5'). We would have twice the norm in this scenario.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "John Wyrick", is written over the word "Sincerely,".

John Wyrick,

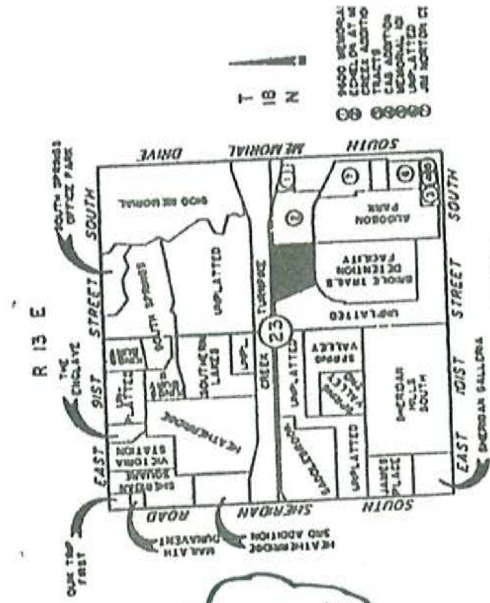
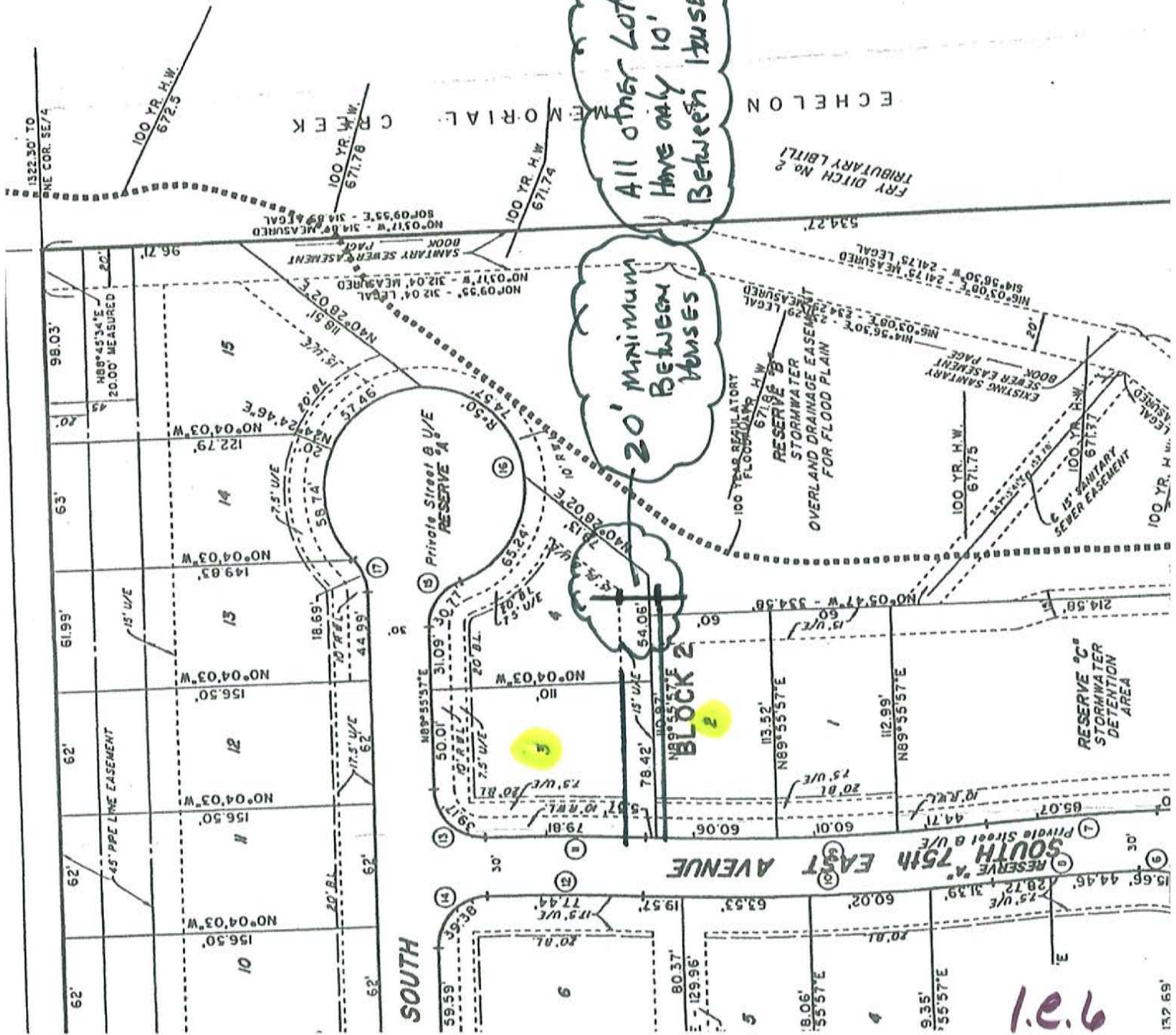
T J Enterprises llc

1.e.4

1.0.5



SCALE: 1"=50'
30 LOTS
12.277 ACRES



LEGEND

- BL - DENOTES BUILDING LINE
- U/E - DENOTES UTILITY EASEMENT
- R.W.L. - DENOTES RESTRICTED WATER LINE EASEMENT
- F/E - DENOTES FENCE EASEMENT
- L.A. - DENOTES LIMITS OF ACCESS
- L.N.A. - DENOTES LIMITS OF NO ACCESS

OWNER:

AUDUBON VILLAGE L.L.C.
8301-F East 81st Street South
Tulsa, Oklahoma 74123
Tel. (918) 271-1596

ENGINEER:

the Creek Turnpike right-of-way; on the east by a drainageway zoned RS-1 and CO/PUD-581 and beyond the drainageway is an apartment complex zoned CO/PUD-581; and on the west are single-family dwellings zoned RS-1. There is a single-family dwelling to the south of the tract, across East 98th Street, which is a private street, zoned RS-1.

Staff cannot support the proposed circulation system which does not comply with the Subdivision Regulations or the draft guidelines for private streets (enclosed). Also the tract does not have access to a public street. One point of access is proposed which would be to a private street outside the PUD (98th Street).

If two points of access, which connect to a public street, are provided and if the streets are public and meet the Subdivision Regulations staff could support the request with some modification.

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-678 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-678 subject to the following conditions:

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

Permitted Principal Uses:

Those uses included within Use Unit 6, Single-Family Dwelling.

Maximum Number of Dwelling Units: 33

Minimum Livability Space per Dwelling Unit Per Lot: 2,500 SF

Minimum Livability Space within the PUD:

Within the PUD, livability space shall be provided in an aggregate amount of not less than the amount of livability space required by the RS-3 zoning district (Subsection 403.A, of the Zoning Code) for conventional development of a comparable number of dwelling units. Required livability space shall be provided on the lot containing the dwelling unit or units on which computed, or in common areas.

Common livability space shall be designed and located so as to be accessible to the dwelling units it is intended to serve. The location and size of this common livability space shall be shown on the subdivision plat and provisions for the ownership and maintenance of common livability space as will insure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F. of the Zoning Code.

Minimum Required Yards:

Front yard and any yard abutting a street	20 FT
Rear Yards	20 FT
Side Yards	5 FT

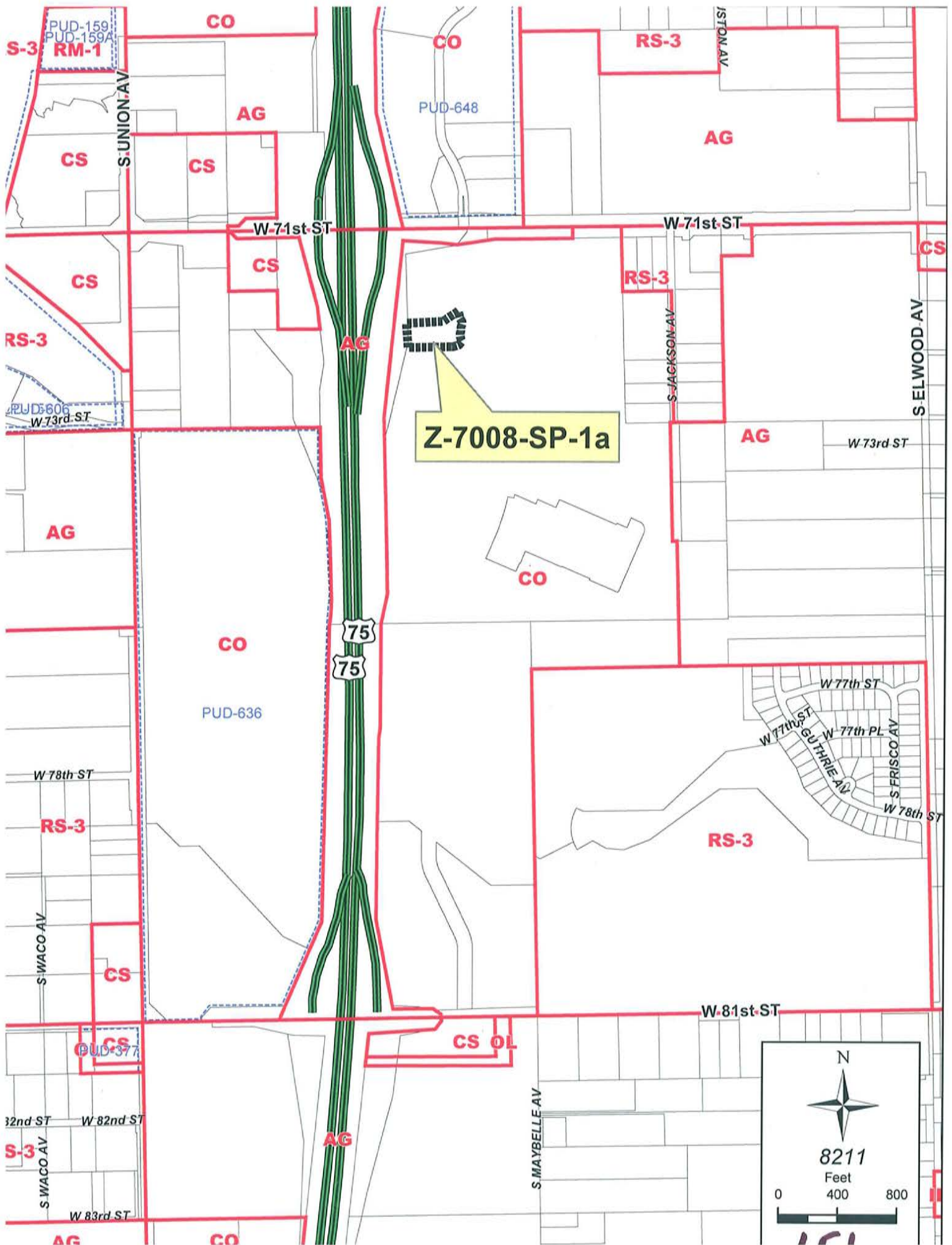
Other Bulk and Area Requirements:

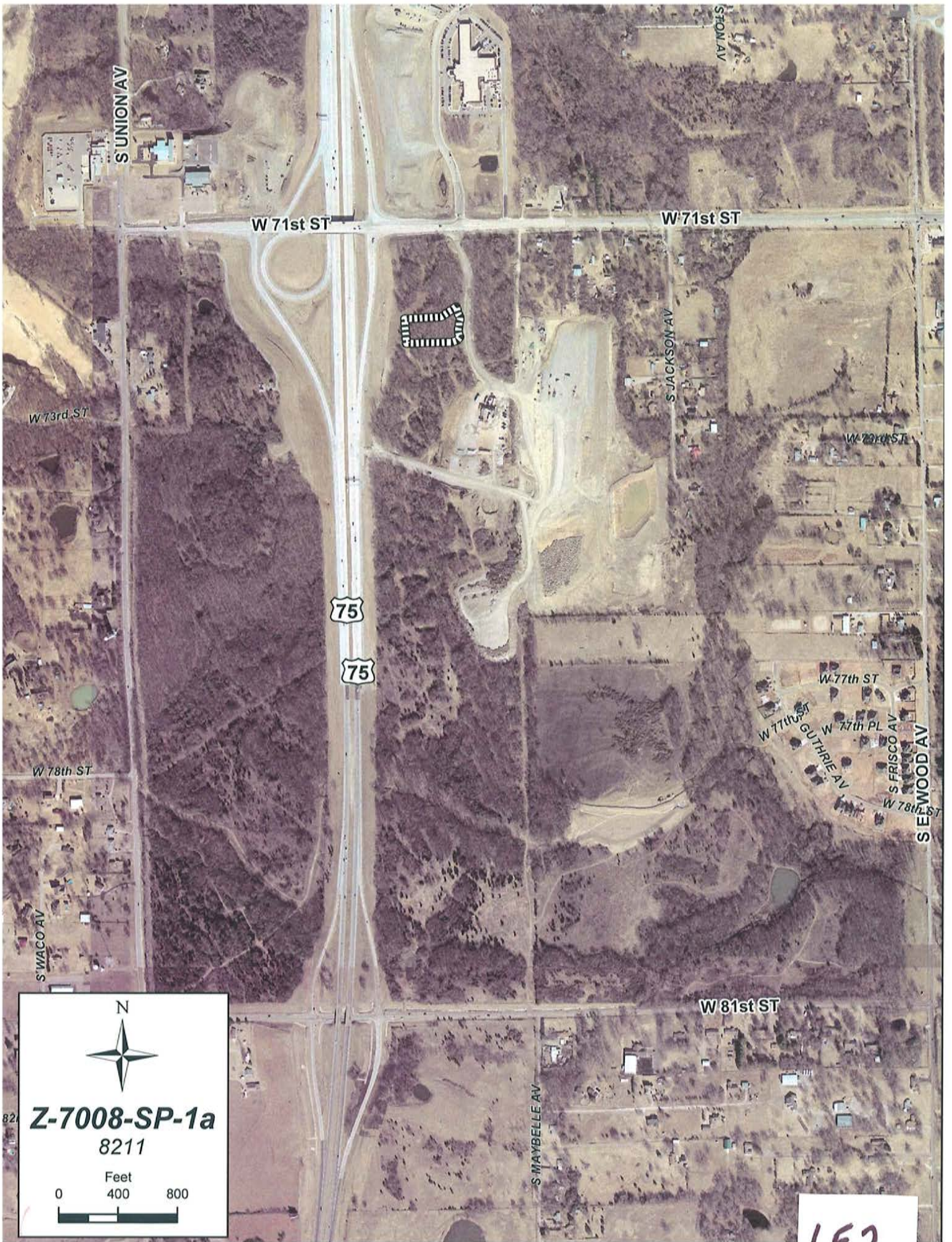
As established within the RS-3 district.

Access:

There shall be a minimum of two access points from a public street to the PUD. All streets within the PUD must be public and meet the Subdivision Regulations. Prior to the filing of final plat, East 98th Street South must be a public street from South Memorial Drive to the west boundary of the PUD. All access must be approved by Traffic Engineering and the Tulsa Fire Department.

3. There shall be no development in the regulatory flood plain.
4. 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.
5. 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.
6. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process, which are approved by TMAPC.
7. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during the subdivision platting process.





S UNION AV

W 71st ST

W 71st ST

S UNION AV

S JACKSON AV

W 73rd ST

W 73rd ST

75

75

W 78th ST

W 77th ST

W 77th ST

W 77th PL

GUTHRIE AV

S FRISCO AV

W 78th ST

SE WOOD AV

S WACO AV

W 81st ST

S MAYBELLE AV



Z-7008-SP-1a

8211

Feet

0 400 800

162

September 19, 2007

STAFF RECOMMENDATION

Z-7008-SP-1a: Minor Amendment – Chili's Restaurant ; 7212 South Olympia Avenue; Development Area A; PD-8; CD-2

The applicant is requesting a minor amendment to corridor site plan Z-7008-SP-1 for the purpose of amending development standards to allow a projecting sign and to establish permitted display surface area for that sign. Development standards currently permit one ground sign not to exceed six feet in height and 64 square feet of display surface area and wall signs not to exceed two square feet of display surface area per lineal foot of building wall to which attached. Projection signs are currently not permitted.

Per the zoning code, projecting signs are defined as "A sign which is affixed to a building wall and which extends horizontally more than 15 inches from said wall." Projecting signs may be permitted in Corridor Districts per Section 802.B.2 and are regulated per Section 1221.C.2, 1221.C.8.b and 1221.D of the zoning code. Per Section 1221.D, display surface area is established in the same manner as ground signs. Accordingly, there is sufficient frontage on Highway 75 and on Olympia Avenue to support the additional 56 square feet of display surface area associated with the proposed projecting sign. This also being a commercial development within a corridor district adjacent to a highway, the proposed sign will not adversely impact adjacent uses or conflict with the intent and purposes of the approved corridor district plan. Therefore, staff recommends **APPROVAL** of Z-7008-SP-1a as proposed.

1.F.3



Other Office Locations:

- Oceanside • Las Vegas • Columbus
- Willowbrook • Knoxville • Jacksonville
- Houston • San Antonio • Corpus Christi
- Milwaukee • Indianapolis • Atlanta
- Tampa • Daytona Beach

Building Quality Signage For American Business

Revisions:

- | | |
|---|---|
| 1 | Added Monuments & Size Plan 5/11/07/GG |
| 2 | Added pole dims and notes 5/12/07/GG |
| 3 | Added pole 16 mm grade & dim from edge to center 5/12/07/GG |
| 4 | Added sq. footage notes on site plan 6/20/07 |

\$ _____

p _____

JOE DIMAVAN

Volume 1 Editor: KAY RALSON

J. CARPENTER

Project / Location:



CH1416
212 S. OLYMPIA AVE
TULSA, OK 74132
PROTO 14.5.21

U₁ Underwriters
Laboratories Inc.

ELECTRICAL TO USE U.L. LISTED
COMPONENTS AND SHALL MEET
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22-62256-00

William B. Evers

MAY 25 2007

2000

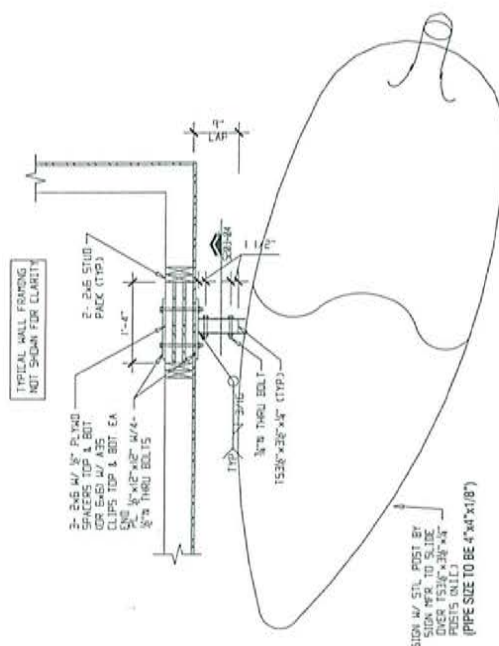
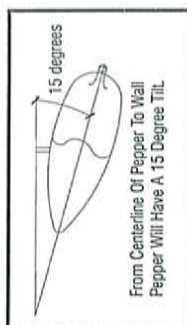
23-62256-BA



PROTOTYPE 14.4.0
S/P FIBERGLASS PEPPER

$\frac{1}{2}'' = 1'-0''$
 Weight: 270 lbs.
 Square Footage (ht. x length): 56 s.f.
 Actual Square Footage (of pepper-shape): 30 s.f.

To install pepper, sleeve over existing stub pipe coming out of tower wall. Bolt & seal.



FRONT ENTRY
CHILI PEPPER SUPPORT
1/2" - 1" Ø

1. F. 6

September 19, 2007

STAFF RECOMMENDATION

PUD-628-7: Minor Amendment – 9245 South Mingo Road; Lot 1, Block 1,
Cedar Ridge Park; CO/ PUD; PD-18; CD-8

The applicant is requesting a minor amendment to PUD 628 for the purpose of increasing permitted display surface area for a ground sign. Development standards currently permit one ground sign not exceeding 12 feet in height and 32 square feet in display surface area on each lot. The applicant is proposing a 9'10" tall sign with 38.65 square feet of display surface area. TMAPC has approved similar requests for increases in display surface area within PUD 628:

PUD 628-4	Lot 5	46 SF display surface area
PUD 628-6	Lot 4	58 SF display surface area

TMAPC approved the above increases in display surface area for ground signage with corresponding reductions in permitted wall signage. Because the increase in display surface area for Lot 1 is minimal, staff finds that no decrease in permitted wall signage (1.5 square feet of display surface area per lineal foot of building wall to which attached) is necessary. Therefore, staff recommends **APPROVAL** of PUD 628-7 as proposed.

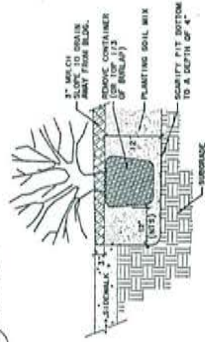
1.9.3

- SOUTH TULSA -



<div> <div> <input type="checkbox"/> APPROVED </div> <div> <input type="checkbox"/> APPROVED AS NOTED </div> </div>		SCALE: 1/2" = 1'-0"
		DATE: 5 / 31 / 07
		W.O. #:
		DRAWN BY: CWS
		www.amaxsign.com
PROJECT: UTICA PARK CLINIC		
LOCATION: SOUTH TULSA (93rd & MINCO)		
DESCRIPTION: MFG. & INSTALL INTERNALLY ILLUMINATED D/F PYLON SIGN		
SALES REP: BRIAN WARD		
FILE NAME: HILLCREST / UTICA PARK / 91&MINCO / 10X4DF		

1.9.4

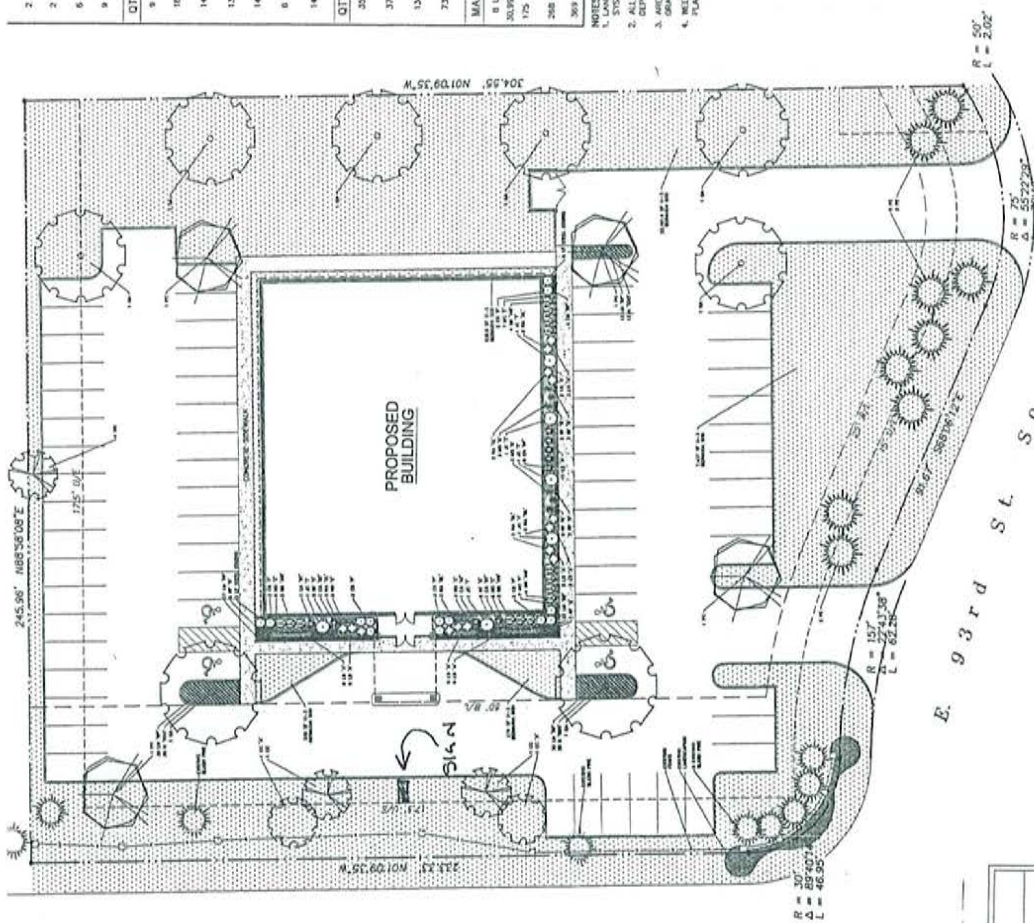


LEGAL DESCRIPTION

ALL OF LOT ONE (1), BLOCK ONE (1), CEDAR RIDGE PARK, A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF PLAT NO. 54871:

SITE SUMMARY

PUD 020
 DEVELOPMENT AREA = 10,946 ACRES (TOTAL)
 TOTAL SITE AREA, 70,710 S.F. (0.85 ACRE)
 MAXIMUM BLDG. FLOOR AREA PERMITTED (BOL) 42,552 S.F.
 BLDG. FLOOR AREA PROPOSED FOR S.U.S.E. 4,625 S.F.
 MINIMUM PERCENTAGE 1 CORRESPONDING LANDSCAPED AREA REQUIRED 12.64% S.F. (0.01 ACRE)
 MINIMUM PERCENTAGE 1 CORRESPONDING LANDSCAPED AREA REQUIRED 32.40 S.F. (0.44%) (0.56 ACRE)
 STREET YARD 33,840 S.F. (0.78 ACRE)
 MINIMUM LANDSCAPED AREA REQUIRED IN STREET YARD 1,504 S.F. (0.03 ACRE)
 MINIMUM LANDSCAPED AREA PROVIDED IN STREET YARD 1,425 S.F. (0.03 ACRE)
 STREET YARD 33,840 S.F. (0.78 ACRE)
 21 TREES PROVIDED 34 TREES NOT DISCLOSED
 21 TREES REQUIRED
 PARKING AREA, TREES
 24 TREES PROVIDED 24 TREES REQUIRED
 24 TREES PROVIDED 24 TREES NOT DISCLOSED
 MINIMUM HEIGHT FOR PARKING AREAS
 MINIMUM HEIGHT PERMITTED 20'



1 SITE PLAN
1" = 20'-0"

ITEM NO.	ITEM NAME	HT. x W
1	REDUCED	6'-7" x 4'-5"
2	CELLULOSE	6'-7" x 4'-5"
3	CELLULOSE	6'-7" x 4'-5"
4	CELLULOSE	6'-7" x 4'-5"
5	HOLLOWWOOD JEFFER	6'-7"
6	ALPINE	6'-7"
7	SLASH PINE	10'-12" x 4'-5"
8	SLASH PINE	10'-12" x 4'-5"
9	SLASH PINE	10'-12" x 4'-5"
10	SLASH PINE	10'-12" x 4'-5"
11	SLASH PINE	10'-12" x 4'-5"
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96	SLASH PINE	10'-12" x 4'-5"
97	SLASH PINE	10'-12" x 4'-5"
98	SLASH PINE	10'-12" x 4'-5"
99	SLASH PINE	10'-12" x 4'-5"
100	SLASH PINE	10'-12" x 4'-5"

NOTES:
LANDSCAPE AREAS WILL BE IRRIGATED BY FULL COVERAGE UNDERGROUND IRRIGATION SYSTEM WITH AUTOMATIC CONTROLLER, BACKFLOW PREVENTION, AND RAIN/ET/ELC SENSOR. ALL EXISTING SOIL IN THE PROPOSED PLANTING BEDS SHALL BE REMOVED TO A DEPTH OF 24" AND REPLAZED WITH SPECIFIED 50% WA.
AREA WITHIN CIRCUMFERENCE OF EXISTING TREES SHALL BE PROTECTED BY A TEMPORARY ORANGE PROTECTIVE MESH FENCING.
BEDS SHALL BE REMOVED AS APPROVED BY THE LANDSCAPE ARCHITECT IN ALL PLANTING BEDS AND 3" OF SPECIFIED CLEAR BARK MULCH APPLIED.

LEGEND

COMMON NAME	SPACING
GA - SANDOZ ONE	AS SHOWN
PC - CHEMISE POLYMER	AS SHOWN
CC - KEGGLO	AS SHOWN
CC "X" - INTERLO	AS SHOWN
AC "Y" - HOLLYWOOD JAWPER	AS SHOWN
PE - BLACK PINE	AS SHOWN
CAVY - KARE FINGERED REED GRASS	AS SHOWN
NUC - COMPACT NADINA	2' O.C.
SKAW - ANKHOY WATERSHIP SPERACA	3' O.C.
CSF - CHEMISE PAMPAS GRASS	5' O.C.
RA "O" - DRI-LOW FRICTION SAMAS	3' O.C.
MSC - GRASSILLA MADER GRASS	3' O.C.
MC "Y" - COEAL BUNT GRASS	2' O.C.
LS "X" - SHAKED DIRT	10' O.C.
RP "C" - BLACK-CTED ORGAN	10' O.C.
LM "W" - ROYAL PUNISH EUROPE	10' O.C.
LM "W" - ROYAL PUNISH EUROPE	10' O.C.
W "H" "SOOF" - STELLA DE ORO DANILES	10' O.C.

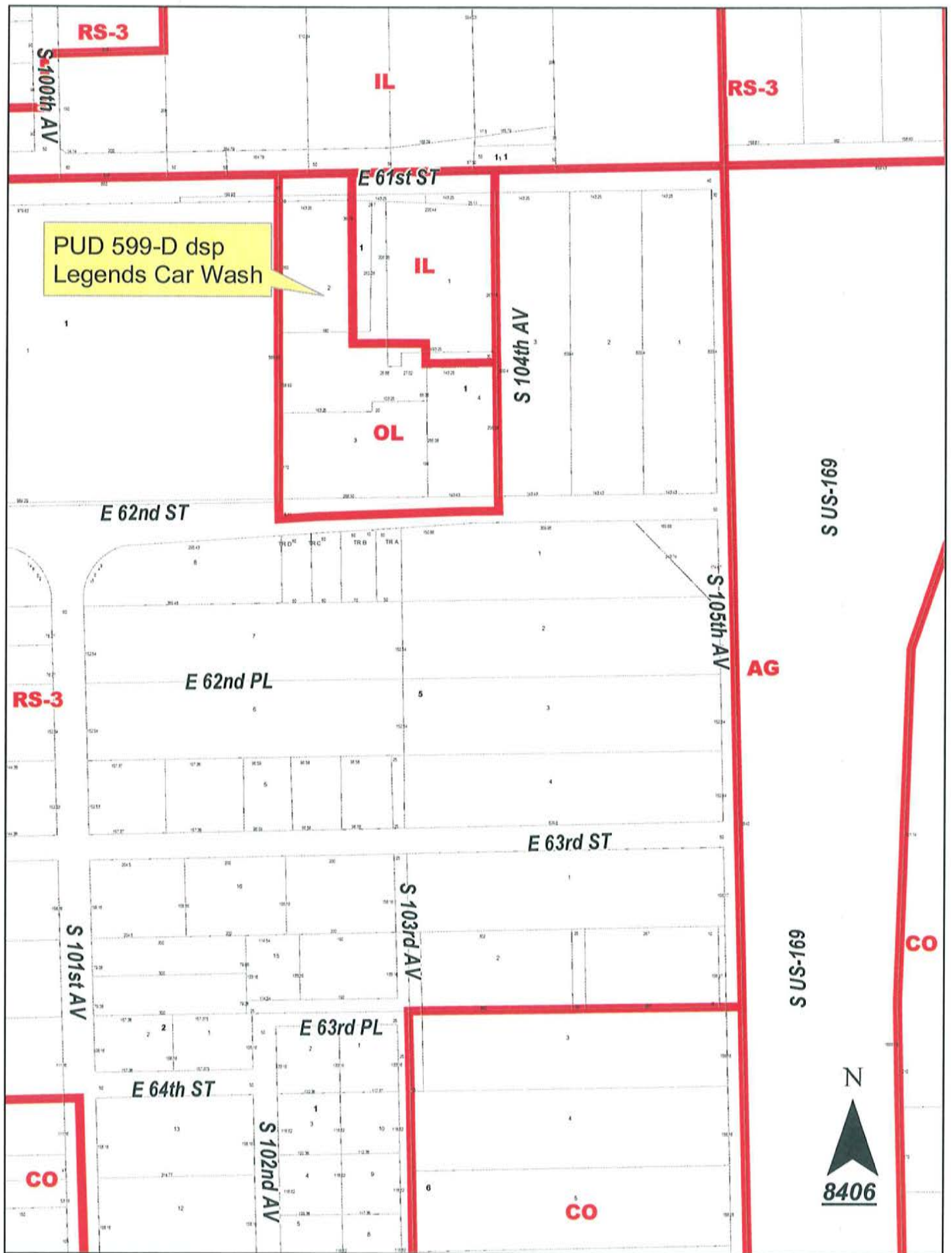
LM 789 - ROYAL PURPLE LUSCIVE MIXED
W/ H "SOG" - STELLA DE ORO DARTLES

Minimum Landscaped Open Space:

A minimum of 15% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

Signs:

- 1) One ground sign not exceeding 12 feet in height and 32 square feet in display surface area shall be permitted on each lot.
 - 2) Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.
3. There shall be no development in the City of Tulsa's regulatory floodplain.
 4. The PUD shall establish an access system in which lots have access to a public street that has access to South Mingo Road or the lots are interconnected with each other and the public street through an internal mutual access system.
 5. 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.
 6. A Detail Landscape Plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for the lot, prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
 7. 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.
 8. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.



PUD 599-D dsp
Legends Car Wash

S US-169

AG

S US-169

CO



l.h.l



PUD 599-D dsp
Legends Car Wash

1.h.2

September 19, 2007

STAFF RECOMMENDATION

PUD-599-D: Detail Site Plan – Legends Car Wash; West of the SW/ Corner of East 61st Street South and South 104th East Avenue; Lot 2A, Block 1, Commerce Center; OL/ IL/ PUD; PD-18c; CD-6

The applicant is requesting approval of a detail site plan for a car wash. The proposed use, Use Unit 17, Automotive and Allied Activities, is in conformance with Development Standards of PUD 599-D.

The proposed site meets building floor area, height and setback requirements. Parking is not required for car wash uses. Access to and within the site is provided as required having been resolved through filing of a change of access to the plat and revised mutual access easement. Proposed sight lighting complies with development standards and the zoning code per application of the Kennebunkport Formula. The site meets landscape requirements per development standards and the zoning code, and a landscaped buffer and screening fence are provided along the west boundary in conformance with development standards. Segments of the existing sidewalk will be replaced as noted on the detail site plan.

Therefore, staff recommends **APPROVAL** of the Legends Car Wash detail site plan in PUD 599-D as proposed.

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

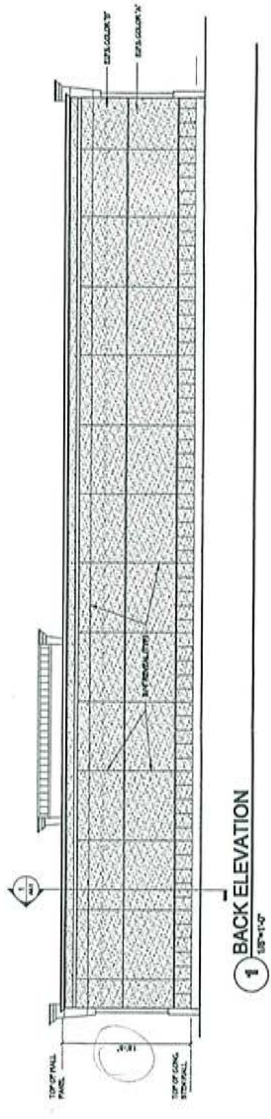
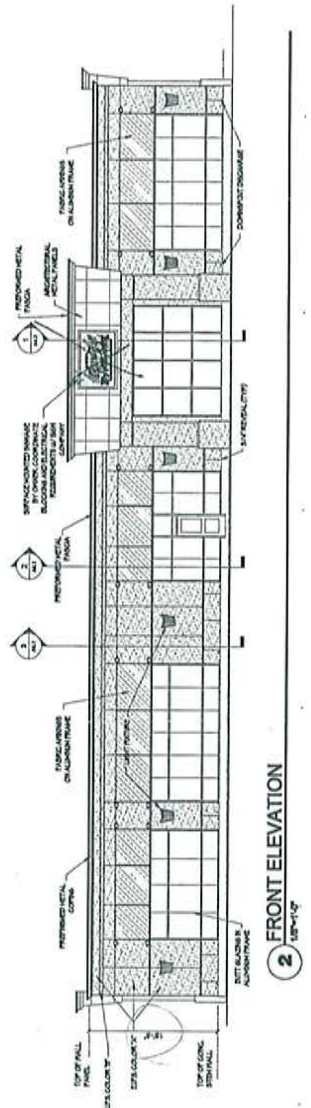
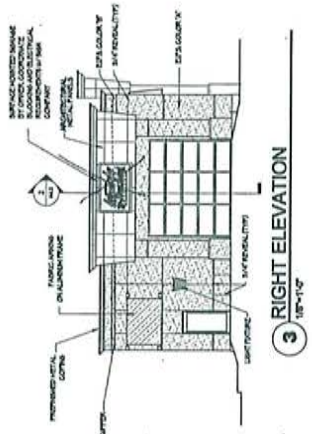
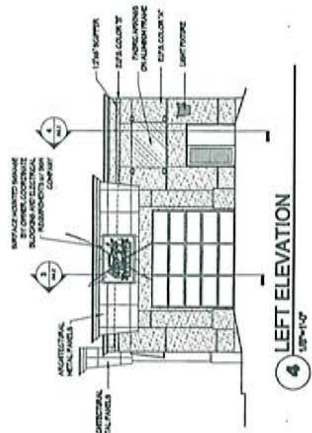
1.6.3



REVISIONS

PROJECT NUMBER	3391
DATE	05/28/07
DRAWING - SHEET NUMBER	A3.1

signage by separate application/ review



FINAL

1.2.4



- DUMPSTER & CENTRAL VACUUM ENCLOSURE DETAILS



- [illegible]

1.h.5



GUEST RANCH AND ARCHITECTS
100 GARDENWAY
SUITE 100
FORT SMITH
AR 72901
(479) 782-4995
FAX (479) 782-4933



WALLACE ENGINEERING
100 GARDENWAY
SUITE 100
FORT SMITH
AR 72901
(479) 782-4995
FAX (479) 782-4933



JOHN A. HERBERT
11338
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF ARKANSAS

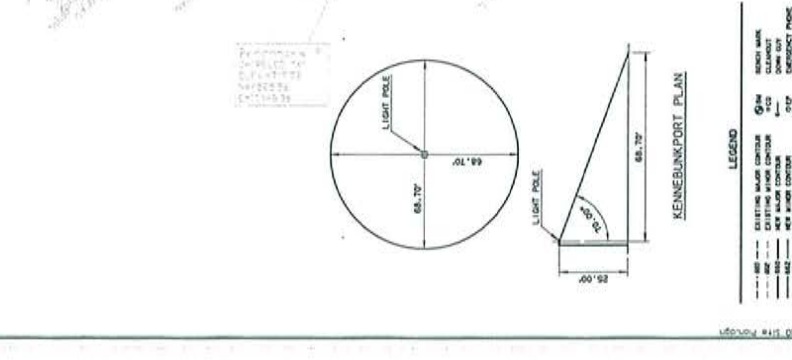
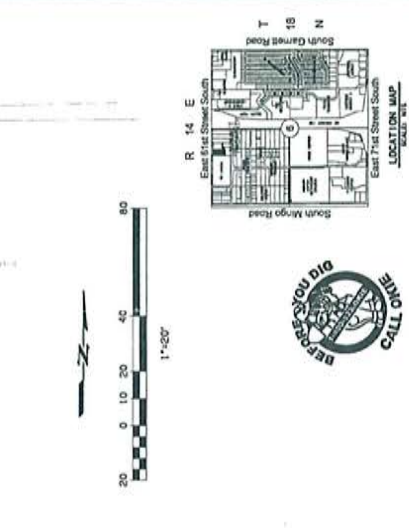
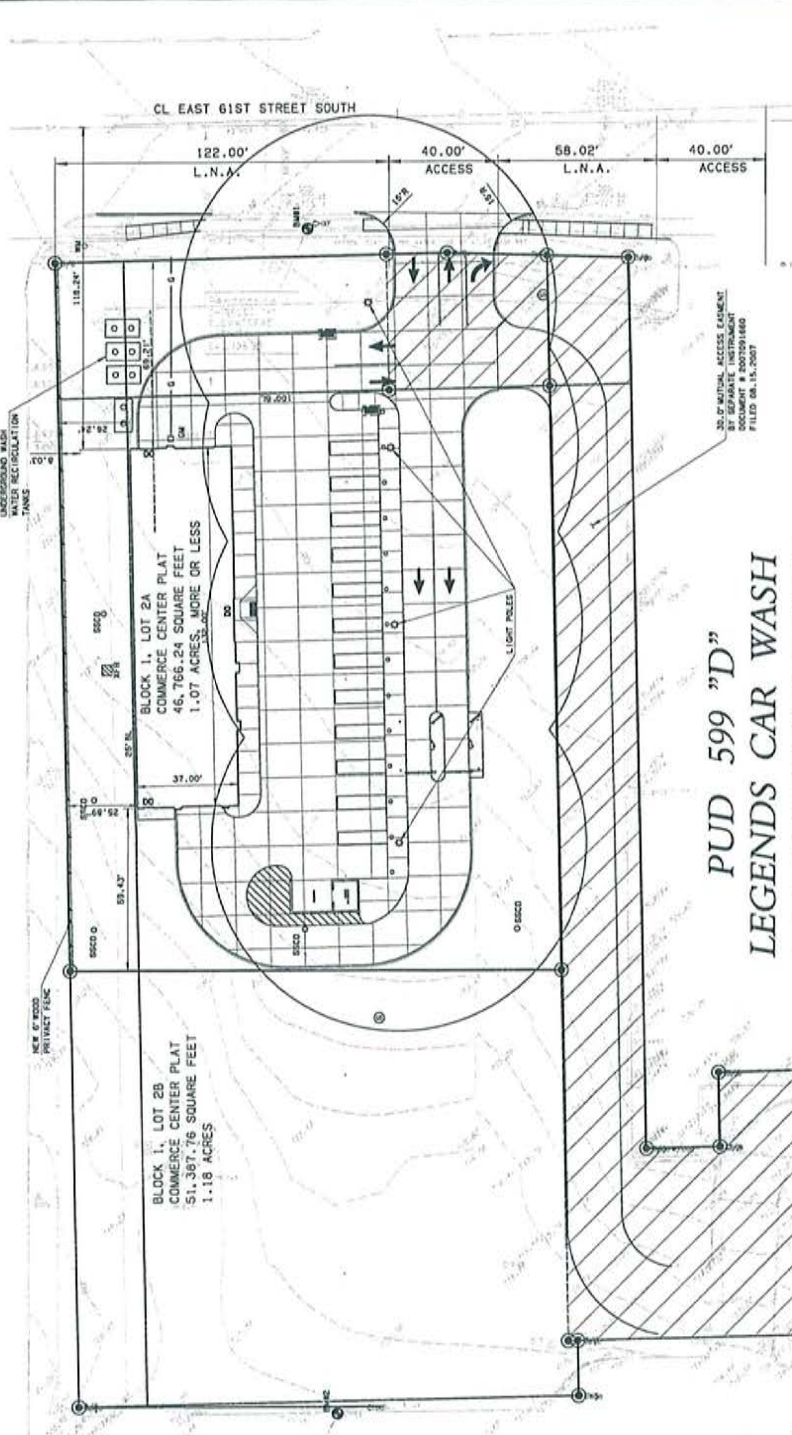
TUNNEL CARWASH
LEGENDS CARWASH
TULSA, OKLAHOMA

REVISIONS

PUD SITE PLAN

3393
DATE
08/22/07
PUD SITE PLAN

C04.1



PUD 599 "D"
LEGENDS CAR WASH

DETAIL SITE PLAN
PUD 599 D, LOT 2A, BLOCK 1, DEVELOPMENT RESTRICTIONS

PROPOSED USES:
MAXIMUM BLDG. FLOOR AREA PERMITTED: 20,000 SF
TOTAL BLDG. FLOOR AREA PROPOSED: 102,250

STREET PARKING:
TOTAL NUMBER OF SPACES REQUIRED: 0 SPACES
TOTAL NUMBER OF SPACES PROVIDED: 0 SPACES

MAXIMUM BLDG. HEIGHT PERMITTED:
MAXIMUM BLDG. HEIGHT PROPOSED: 20.00 FEET

MINIMUM BLDG. SETBACKS REQUIRED:
FROM THE CENTERLINE OF SOUTH 81ST STREET: 100 FEET
FROM THE WEST PROPERTY LINE: 25 FEET
FROM THE SOUTH PROPERTY LINE: 25 FEET

LANDSCAPED AREA REQUIRED:
PROVIDED: 10.5' - 4,577 SF
24.35' - 11,865 SF

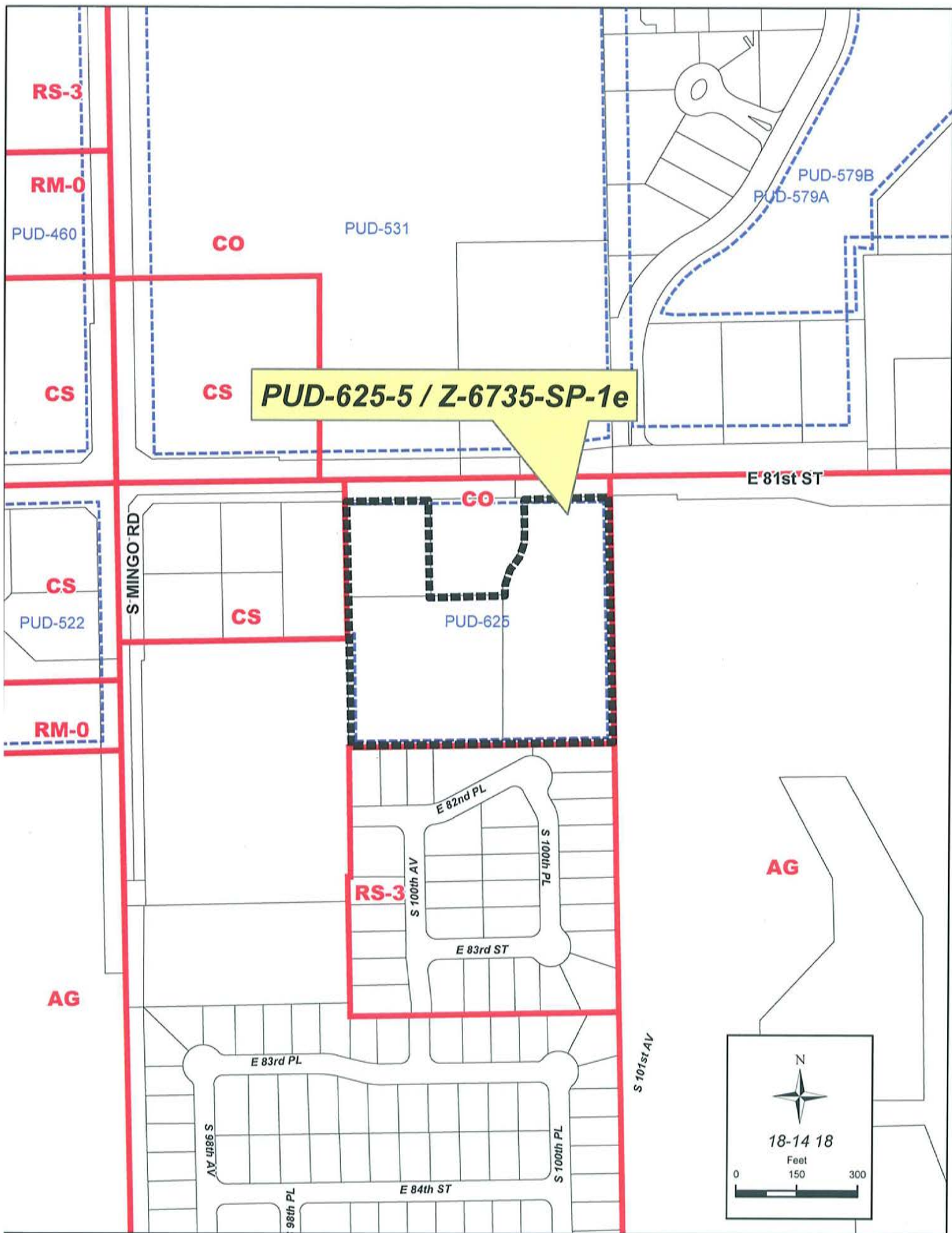
LANDSCAPED STREET YARD:
150' - 1,506 SF
315' - 3,917 SF

PARKING LOT LIGHTING:
MAXIMUM HEIGHT PERMITTED: 25 FEET
MAXIMUM HEIGHT PROPOSED: 25 FEET

LEGEND

1	EXISTING MAJOR DRIVEWAY	1	EXISTING MAJOR DRIVEWAY
2	EXISTING MAJOR DRIVEWAY	2	EXISTING MAJOR DRIVEWAY
3	EXISTING MAJOR DRIVEWAY	3	EXISTING MAJOR DRIVEWAY
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1.4.6





**PUD-625-5 /
Z-6735-SP-1e**

18-14 18

Feet
0 150 300



September 19, 2007

STAFF RECOMMENDATION

PUD-625-5/Z-6735-SP-1e:

Minor Amendment – College Center at Meadowbrook; ¼ mile east of the SE/Corner of East 81st Street South and South Mingo Road; Lots 1, 3 & 4, College Center at Meadowbrook; Development Area A; CO/ PUD; PD-18c; CD-18

The applicant is requesting a minor amendment to PUD-625/Z-6735-SP-1 for the purpose of splitting Lots 3 and 4, Block 1 and reallocating floor area. The first proposed split will create two tracts from Lot 3 – Lot 3A and Lot 3B. The second proposed split will remove the easternmost strip of land from Lot 4 and attach it to proposed Lot 3B. The addition of the strip of land to Lot 3B, Block 1 is to accommodate a new hotel. Provision of mutual access easements will be necessary to assure access to all lots is retained.

The requested reallocation of floor area will reduce permitted floor area for Lot 4 (existing Hilton Garden Inn hotel) by 20,000 square feet and transfer that floor area to Lot 3A (anticipated site of a new hotel). Lot 4 also provides 25,000 square feet for "Other Uses". This will be reduced to 15,000 and the remaining 10,000 square feet will be divided to allocate 5,000 square feet to Lot 1 and 5,000 square feet to Lot 3B.

Staff finds the proposed amendments to be minor in nature and consistent with the spirit and intent of PUD-625/Z-6735-SP-1 and, therefore, recommends **APPROVAL** of PUD-625-5/Z-6735-SP-1e as proposed and subject to the following amended development standards:

1. Development Standards:

Lot 1, Block 1:

LAND AREA (Net): 1.147 AC 49,983 SF

PERMITTED USES:

Uses permitted in Use Unit 10, Off-Street Parking; 11, Offices and Studios; 12, Entertainment Establishments and Eating Establishments Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 18, Drive-In Restaurants; and uses customarily accessory to permitted principal uses.

1.I.3

MAXIMUM BUILDING FLOOR AREA:	15,000 SF
MAXIMUM LAND COVERAGE BY BUILDINGS WITHIN A LOT:	30%
MINIMUM LOT FRONTAGE ON EAST 81 ST STREET:	150 FT
MINIMUM LOT WIDTH:	150 FT
MAXIMUM BUILDING HEIGHT:	30 FT*

**Architectural elements may exceed the maximum building height with detail site plan approval.*

OFF-STREET PARKING:

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

MINIMUM BUILDING SETBACKS:

From the centerline of East 81 st Street South	100 FT
From the east boundary of Lot 1	5 FT
From the west boundary of Lot 1	21 FT
From the south boundary of Lot 1	25 FT

MINIMUM LANDSCAPED OPEN SPACE:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the PUD Chapter and the Landscape Chapter of the Tulsa Zoning Code.

SIGNAGE:

One ground sign identifying uses within Lot 1 shall be permitted along the East 81st Street South frontage with a maximum display surface area of 160 square feet and 25 feet in height. Wall signs shall be permitted not to exceed 1.5 square feet of display surface are per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

LIGHTING:

Light standards within Lot 1, whether pole or building mounted, shall not exceed 35 feet in height. Lighting shall be hooded and directed downward and away from adjacent residential uses. 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 residential areas adjacent to PUD 625. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

1.I.4

SCREENING AND REFUSE:

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.

Development Area 3-A:

LAND AREA: 2.572 AC 112,043 SF

PERMITTED USES:

Uses permitted in Use Unit 10, Off-Street Parking; 11, Offices and Studios; 12, Entertainment Establishments and Eating Establishments Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 18, Drive-In Restaurants; 19, Hotel, Motel and Recreation Uses; and uses customarily accessory to permitted principal uses.

MAXIMUM BUILDING FLOOR AREA:

Hotel	90,000 SF
Other Uses	30,000 SF**

Floor area for "Other Uses" permitted if hotel uses are not developed.

MAXIMUM LAND COVERAGE BY BUILDINGS WITHIN A LOT: 30%

MINIMUM LOT WIDTH: 272 FT

ACCESS:

Lot 3A shall be served by two mutual access easements. One shall be a 30 foot mutual access easement, a minimum 15 feet of which shall be on Lot 3A, running along the boundary in common with Lot 3B. The second is the existing mutual access easement between Lots 3A and 4A which may be reconfigured to accommodate parking so long the mutual access easement remains a minimum width of 22 feet and provides unobstructed access to both Lots 3A and 4A.

MAXIMUM BUILDING HEIGHT:

Hotels and Offices	75 FT*
Other Permitted Uses	30 FT*

**Architectural elements may exceed the maximum building height with detail site plan approval.*

OFF-STREET PARKING:

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

1.1.5

MINIMUM BUILDING SETBACKS:

From the north boundary of 3A	15 FT
From the east boundary of 3A	11 FT
From the west boundary of 3A	21 FT
From the south boundary of 3A	100 FT

Buildings within Development Area 3A shall have no windows or doors in any of the south-facing building walls, except in corridors, if building wall is within 170 feet of the south boundary of Development Area 3A.

MINIMUM LANDSCAPED OPEN SPACE:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the PUD Chapter and the Landscape Chapter of the Tulsa Zoning Code. The south 80 feet of Development Area 3A shall be maintained as internal landscaped open space.

SIGNAGE:

Pursuant to Section 225.A.3 (regarding ground signage not visible from a public right-of-way) one monument-style ground sign with a maximum height of 6.5 feet and 50 square feet of display surface area is permitted at the northwest corner of Development Area 3A subject to compliance with Section 1103.B of the zoning code. Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of wall space to which attached. The length of a wall sign shall not exceed 75% of the wall frontage. No wall signs shall be permitted on the south-facing walls of buildings with Development Area 3A.

LIGHTING:

Light standards within the south 25 feet of Development Area 3A are prohibited. Light standards, whether pole or building mounted, shall not exceed eight feet in height. Light standards within the remainder of Development Area 3A shall not exceed 35 feet in height. All lighting shall be hooded and directed downward and away from adjacent residential uses. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula.

SCREENING AND REFUSE:

A solid masonry wall six feet in height and double row of trees shall be placed along the south boundary of Development Area 3A and the south 25 feet of the east boundary of Development Area 3A. 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. Trash dumpsters within Development Area 3A shall be located at a minimum distance of 250 feet from the south boundary.

Development Area 3B:

LAND AREA: 1.246 AC 54,284 SF

PERMITTED USES:

Uses permitted in Use Unit 10, Off-Street Parking; 11, Offices and Studios; 12, Entertainment Establishments and Eating Establishments Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 18, Drive-In Restaurants; and uses customarily accessory to permitted principal uses.

MAXIMUM BUILDING FLOOR AREA: 15,000 SF

MAXIMUM LAND COVERAGE BY BUILDINGS WITHIN A LOT: 30%

MINIMUM LOT FRONTAGE ON EAST 81ST STREET: 150 FT

MINIMUM LOT WIDTH: 150 FT

MAXIMUM BUILDING HEIGHT: 30 FT*

**Architectural elements may exceed the maximum building height with detail site plan approval.*

OFF-STREET PARKING:

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

MINIMUM BUILDING SETBACKS:

From the centerline of East 81 st Street South	100 FT
From the east boundary of 3B	11 FT
From the west boundary of 3B	30 FT
From the south boundary of 3B	15 FT

MINIMUM LANDSCAPED OPEN SPACE:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the PUD Chapter and the Landscape Chapter of the Tulsa Zoning Code.

SIGNAGE:

One ground sign identifying uses within 3B shall be permitted along the East 81st Street South frontage with a maximum display surface area of 160 square feet and 25 feet in height. In addition, one ground sign shall be permitted at the principle entrance from east 81st Street South with a maximum of 180 square feet of display surface area and 35 feet in height (99 SF of display surface area has been allocated to date for the existing Marriott Courtyard/ Hilton Garden Inn hotel, located in Development Area 4A). Ground signs must maintain a minimum separation of 100 feet per Section 1103.B.2.b.3. Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

LIGHTING:

Light standards within Development Area 3B, whether pole or building mounted, shall not exceed 35 feet in height. Lighting shall be hooded and directed downward and away from adjacent residential uses. 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 residential areas adjacent to PUD 625. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

SCREENING AND REFUSE:

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.

Development Area 4A:

LAND AREA:	3.118 AC	135,831 SF
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PERMITTED USES:

Uses permitted in Use Unit 10, Off-Street Parking; 11, Offices and Studios; 12, Entertainment Establishments and Eating Establishments Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 18, Drive-In Restaurants; 19, Hotel, Motel and Recreation Uses; and uses customarily accessory to permitted principal uses.

1.1.8

MAXIMUM BUILDING FLOOR AREA:

Hotel	70,000 SF
Other Uses	25,000 SF

MAXIMUM LAND COVERAGE BY BUILDINGS WITHIN A LOT: 30%

MINIMUM LOT WIDTH: 350 FT

ACCESS:

Lot 4A shall be served by two mutual access easements. One shall be a 30 foot mutual access easement, a minimum 15 feet of which shall be on Lot 4A, running along the boundary in common with Lots 1 and 2. The second is the existing mutual access easement between Lots 3A and 4A which may be reconfigured to accommodate parking so long the mutual access easement remains a minimum width of 22 feet and provides unobstructed access to both Lots 3A and 4A.

MAXIMUM BUILDING HEIGHT:

Hotels and Offices	75 FT*
Other Permitted Uses	30 FT*

**Architectural elements may exceed the maximum building height with detail site plan approval.*

OFF-STREET PARKING:

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

MINIMUM BUILDING SETBACKS:

From the north boundary of 4A	20 FT
From the most westerly east boundary of 4A	20 FT
From the west boundary of 4A	20 FT
From the south boundary of 4A	100 FT

Buildings within Development Area 4A shall have no windows or doors in any of the south-facing building walls, except in corridors, if building wall is within 170 feet of the south boundary of Development Area 4A.

MINIMUM LANDSCAPED OPEN SPACE:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the PUD Chapter and the Landscape Chapter of the Tulsa Zoning Code. The south 80 feet of Development Area 4A shall be maintained as internal landscaped open space.

SIGNAGE:

Pursuant to Section 225.A.3 (regarding ground signage not visible from a public right-of-way) and minor amendment PUD 625-3, one monument-style ground sign (existing) with a maximum height of 6.5 feet and 50 square feet of display surface area is permitted at the northeast corner of Development Area 4A subject to compliance with Section 1103.B of the zoning code. Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per lineal foot of wall space to which attached. The length of a wall sign shall not exceed 75% of the wall frontage. No wall signs shall be permitted on the south-facing walls of buildings with Development Area 3A.

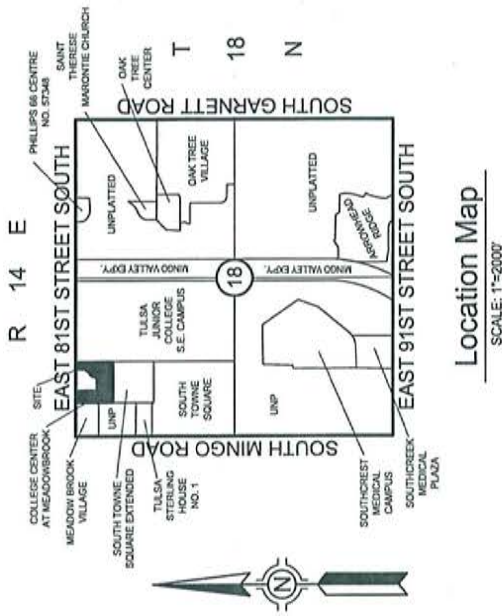
LIGHTING:

Light standards within the south 25 feet of Development Area 4A are prohibited. Light standards, whether pole or building mounted, shall not exceed eight feet in height. Light standards within the remainder of Development Area 4A shall not exceed 35 feet in height. All lighting shall be hooded and directed downward and away from adjacent residential uses. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula.

SCREENING AND REFUSE:

A solid masonry wall six feet in height and double row of trees shall be placed along the south boundary of Development Area 4A and the south 25 feet of the west boundary of Development Area 4A. 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. Trash dumpsters within Development Area 3A shall be located at a minimum distance of 250 feet from the south boundary.

2. All other development standards for PUD 625 and Corridor District Site Plan Z-6735-SP-1 not herein amended shall remain in full force and effect.



Legend

- B/L = BUILDING SETBACK LINE
- MAE = MUTUAL ACCESS EASEMENT
- U/E = UTILITY EASEMENT
- R/W = RESTRICTED WATERLINE EASEMENT
- R/W = RIGHT-OF-WAY
- ACC = ACCESS
- LNA = LIMITS OF NO ACCESS
- P.O.B. = POINT OF BEGINNING

College Center at Meadowbrook

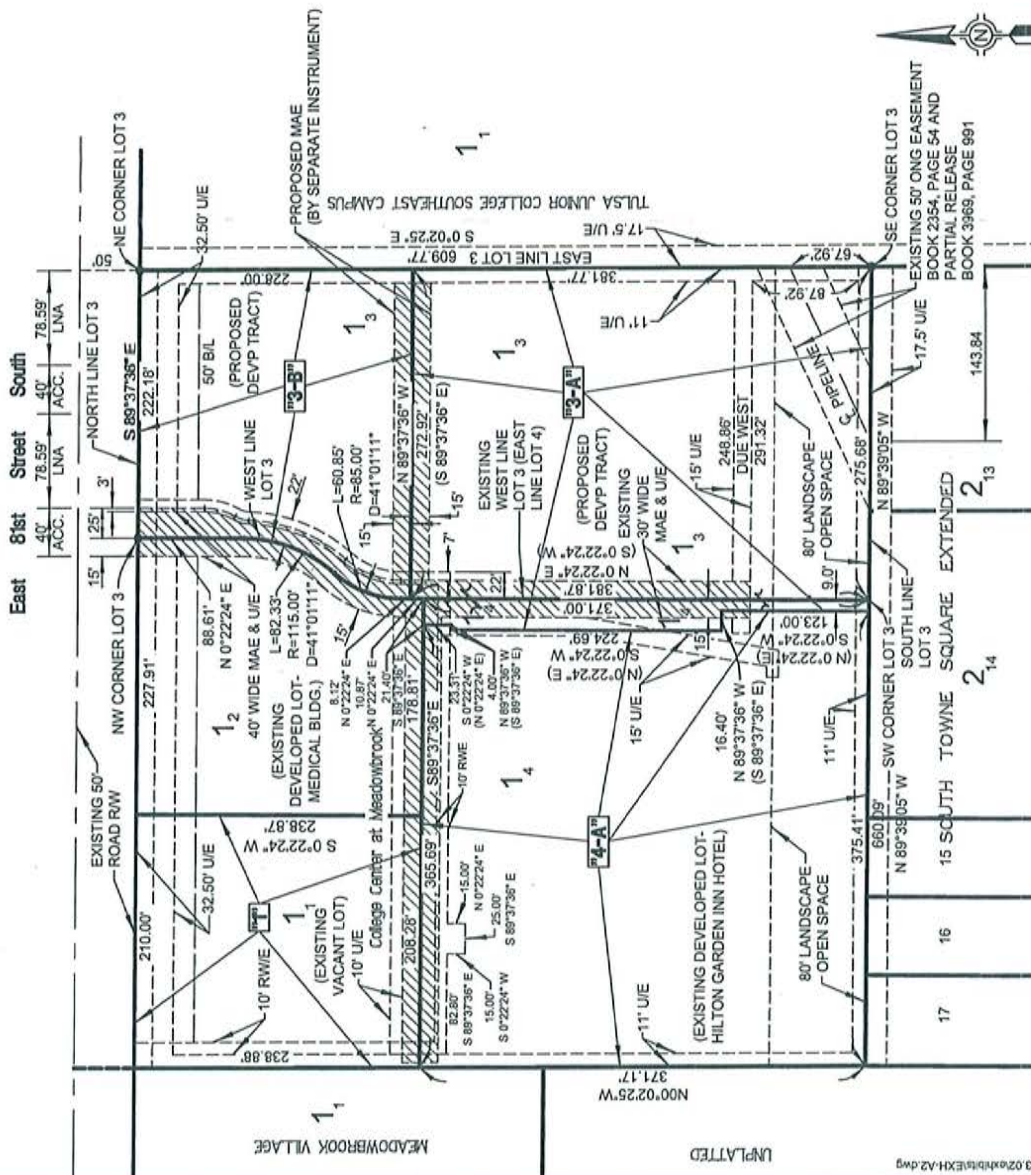
PUD 625-5 Development Lot "1" &
Dev'p Sub-Areas "3-A", "3-B" & "4-A"

Exhibit "A"

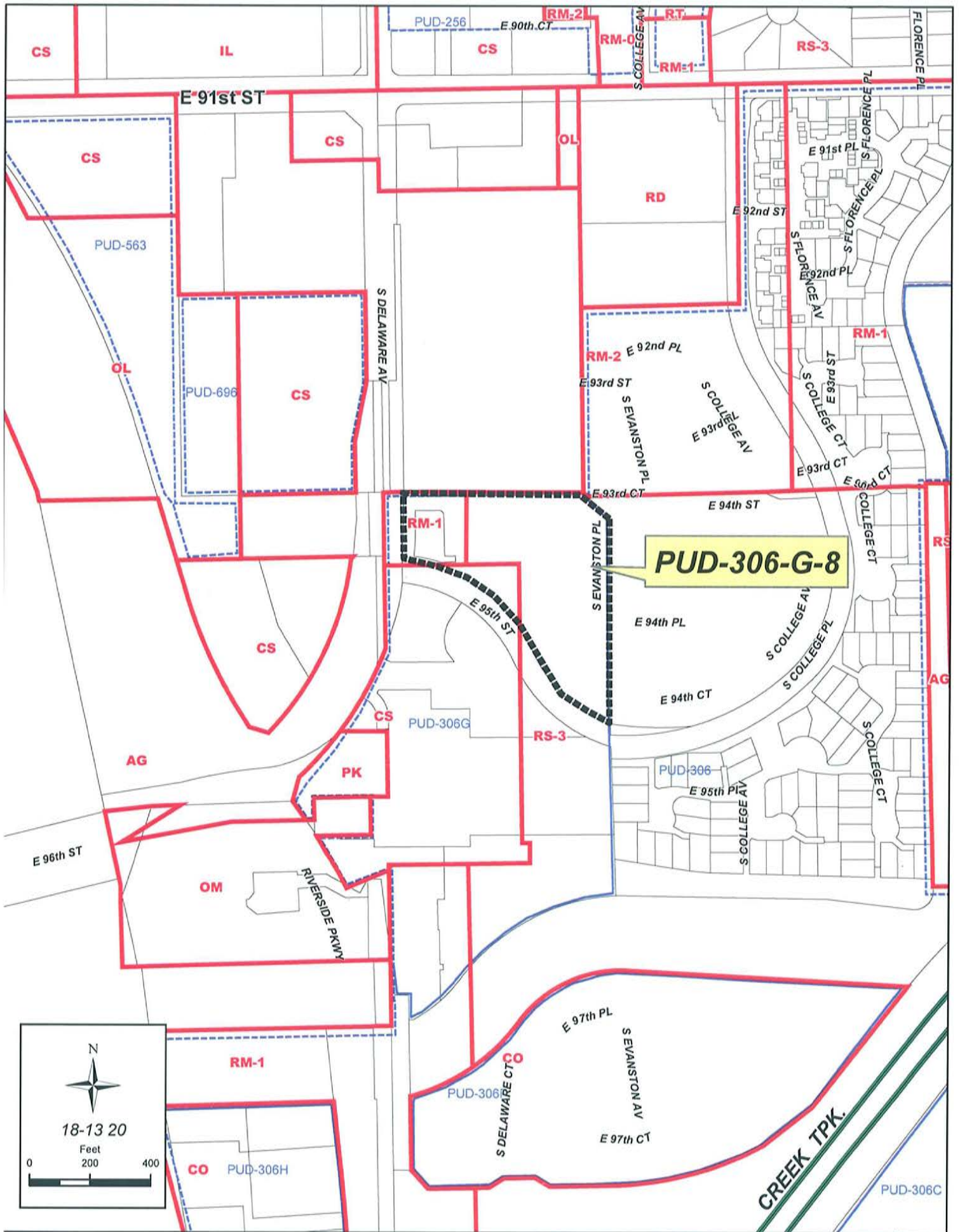
Scale: 1"=100'

DATE PREPARED: August 24, 2007

Sisemore Weisz & Associates, Inc.
101 EAST 39th PLACE
TULSA, OKLAHOMA 74103
CA. NO. 5/30/09





11.1.1



15.1




PUD-306-G-8
18-13 20
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September 19, 2007

STAFF RECOMMENDATION

PUD-306-G-8: Minor Amendment – Murphy Oil/ Wal-Mart Market; Northeast corner South Delaware Avenue and East 95th Street South; Lot 1, Block 1, Riverside Market; Development Area A; RM-1/ RS-3/ CS/ PUD; PD-18; CD-2; *related case L-20134*

The applicant is requesting a minor amendment to PUD-306-G for the purpose of a lot-split and allocation of floor area. The split is requested to create an out lot for separate ownership and development. Proposed Tract 1 – Outlot will comprise 19,014 square feet. Proposed Tract 2 – Wal-Mart Market will comprise 283,477 square feet.

Tract 1 has 25 feet of frontage on South Delaware Avenue and 150.63 feet of frontage on East 95th Street South. However, proposed Tract 1 does not have access to South Delaware Avenue or to the East 95th Street South access. Access to both streets must be provided by mutual access easement. Access to proposed Tract 2 (Wal-Mart Market) will not be affected by the proposed split.

Staff recommends **APPROVAL** of PUD-306-G-8 as proposed on condition that Tract 1 be served by mutual access easement(s) to South Delaware Avenue and East 95th Street South and subject to the following amended conditions to PUD 306-G:

Tract 1 (Outlot):

LAND AREA/ MINIMUM LOT AREA: 19,014 SF

MINIMUM LOT FRONTAGE:
South Delaware Avenue 25.00 FT
East 95th Street South 150.63 FT

PERMITTED USES:
As permitted by PUD 306-G and as amended by PUD 306-G-3 which allowed gasoline service stations.

MAXIMUM PERMITTED FLOOR AREA:
Gasoline Service Station 150 SF (per 306-G-3)

In lieu of the Gasoline Service Station the following floor area is permitted:

Commercial	5,000 SF
Office	5,000 SF

BUILDING SETBACKS:

From the north lot line	5.0 FT
From the north 135' of the west lot line	5.5 FT
From the south 25' of the west lot line	50.0 FT
From the south lot line	35.0 FT
From the east lot line	5.0 FT

MINIMUM LANDSCAPED AREA PER LOT: 10% of net lot area

Tract 2 (Wal-Mart Market):

LAND AREA/ MINIMUM LOT AREA: 283,477 SF

MINIMUM LOT FRONTAGE:

South Delaware Avenue	197 FT
East 95 th Street South	752 FT

MAXIMUM PERMITTED FLOOR AREA:

Commercial	60,000 SF
Office	21,000 SF

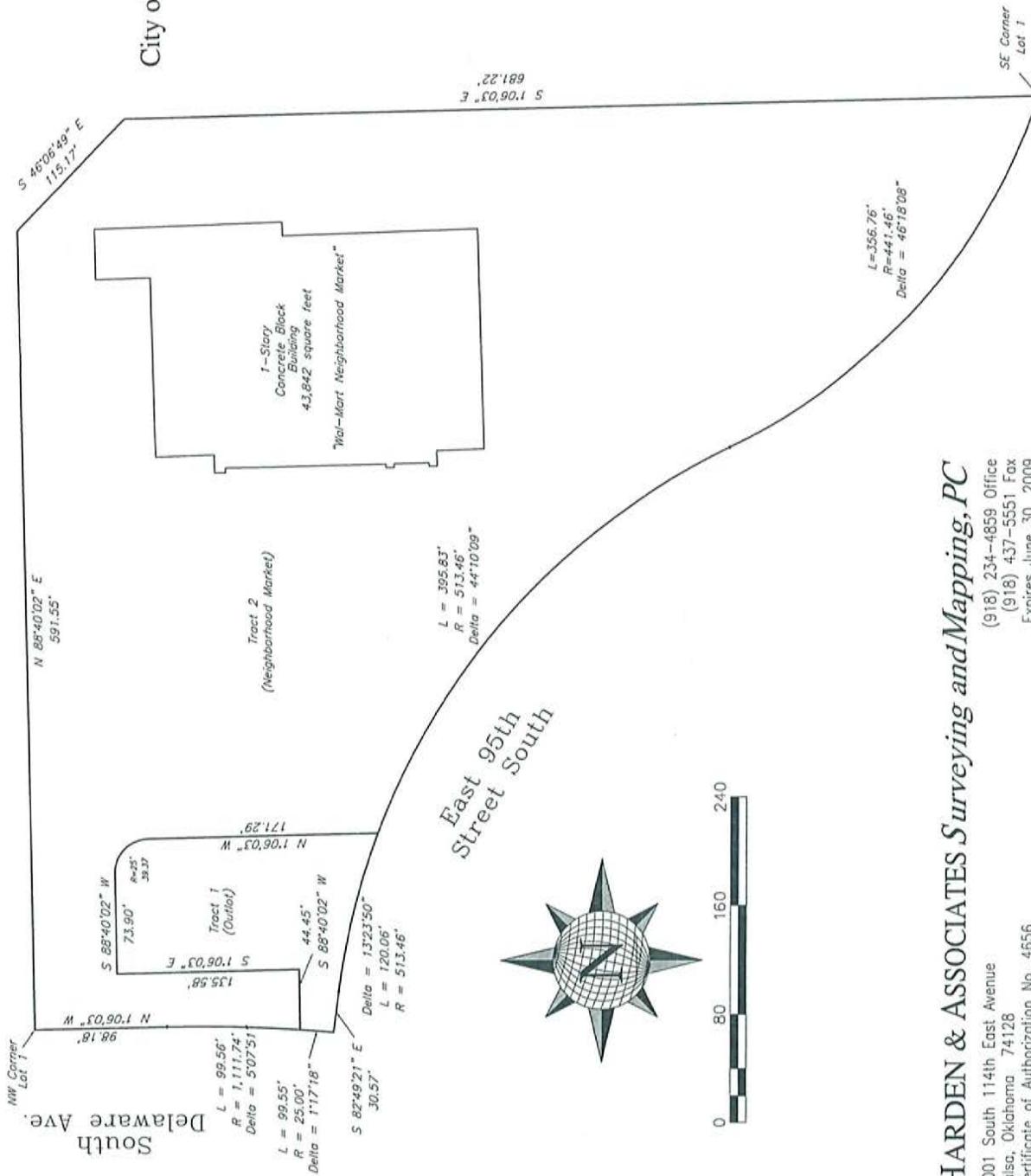
MINIMUM LANDSCAPED AREA PER LOT: 10% of net lot area

All other development standards for Development Area A of PUD 306-G (and per subsequent minor amendments) shall continue to apply.

Lot Split Exhibit

OF:

Lot 1 Block 1, Riverside Market,
City of Tulsa, Tulsa County, State of Oklahoma



LOCATION MAP

See attached for Legal Descriptions.

HARDEN & ASSOCIATES Surveying and Mapping, PC

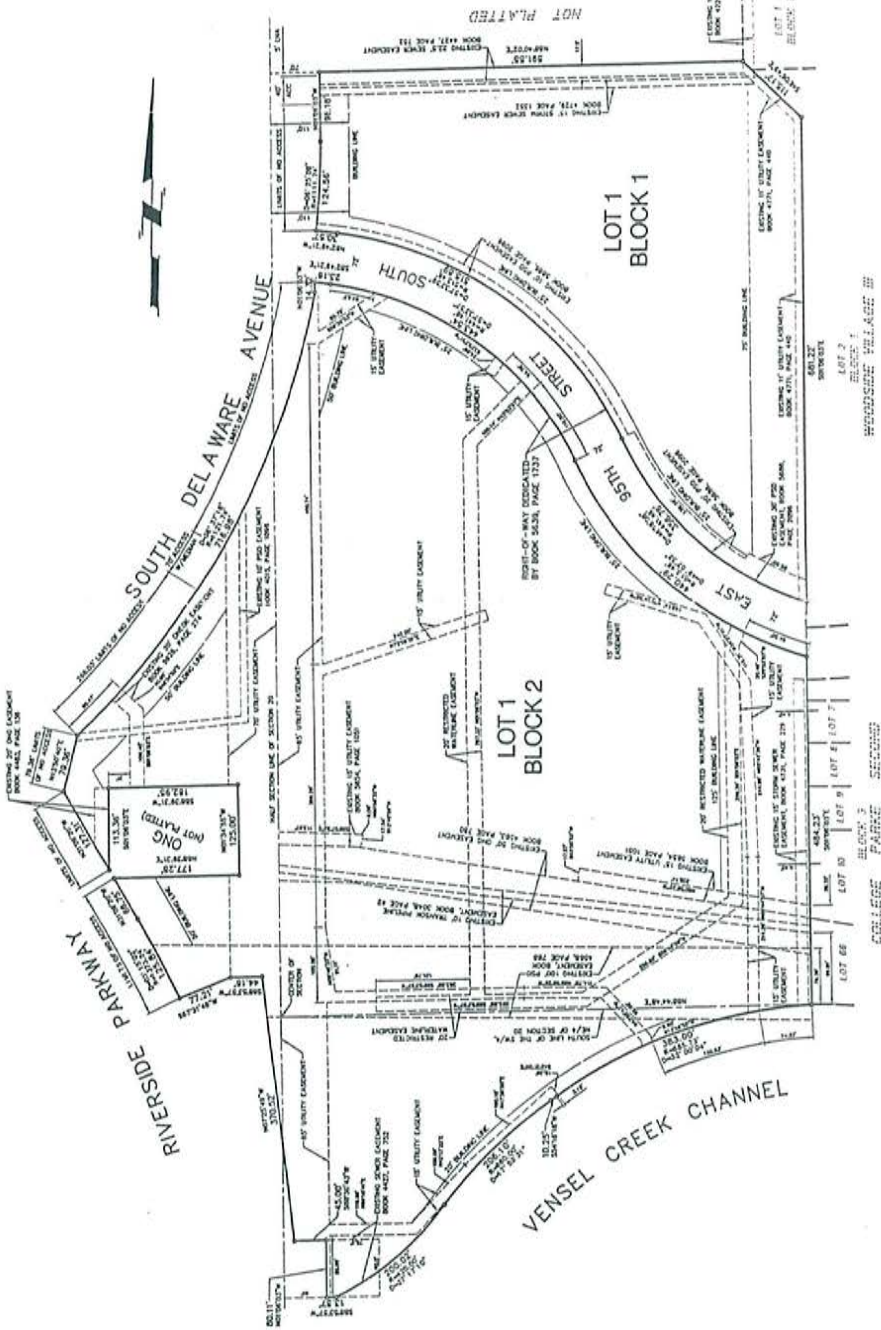
2001 South 114th East Avenue
Tulsa, Oklahoma 74128
Certificate of Authorization No. 4656
(918) 234-4859 Office
(918) 437-5551 Fax
Expires June 30, 2009

1.5.5

[illegible]

LOT 1 IN BLOCK 1 OF 'RIVERWOOD PARK'
A RESUBDIVISION OF PART OF
AND A SUBDIVISION OF PART OF
SECTION 20, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development No. 306G



Owner

SEAYCO-THE RIVERGIDE MARKET, L.L.C.
101 NORTH MAIN
BENTONVILLE, ARKANSAS 72712
PHONE: (501) 464-4661

Engineer / Supervisor

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1816
PHONE: (918) 592-4111
C.A. No. 1783 (EXP. JUNE 30, 2001)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

Subdivision Statistics

LOT 1 CONTAINS 6.9442 ACRES
LOT 2 CONTAINS 18.7247 ACRES

Legend

ACC = ACCESS PERMITTED
LNA = LIMITS OF NO ACCESS

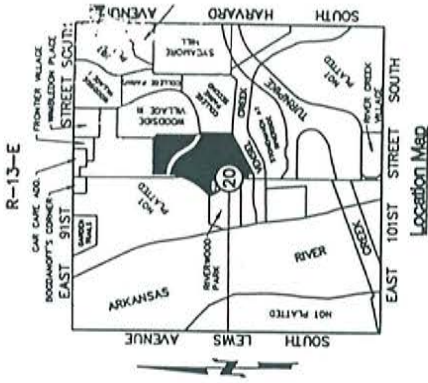
Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" BROW PIN WITH A YELLOW CAP STAMPED "BOX LS 1135".

Approved: MARCH 1, 2000 "DRAFT FINAL"

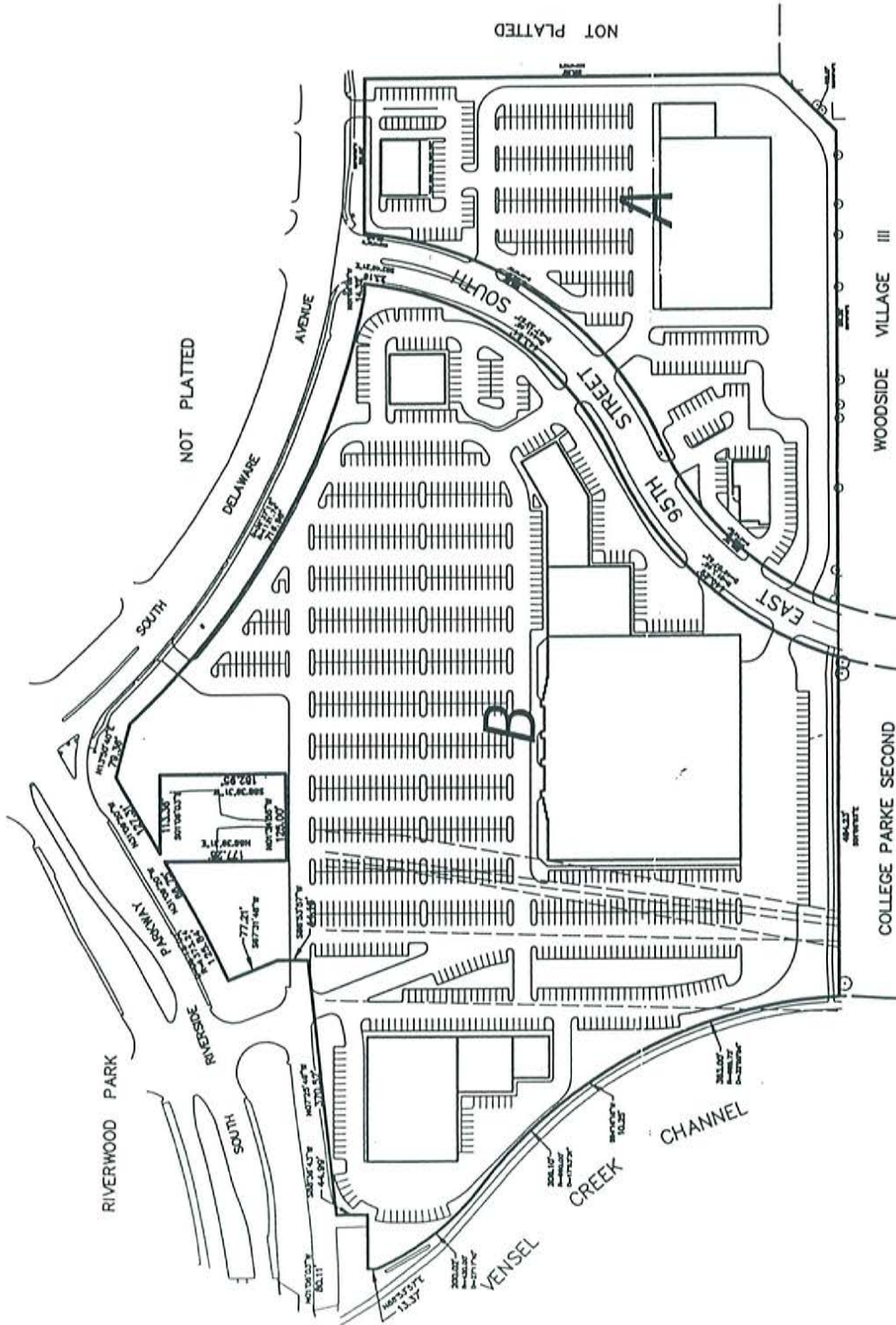
ROVERSIDE MARKET
SHEET 1 OF 2

1.5.4



Riverside Market
Conceptual Site Plan

EXHIBIT 'A'
P. U. D. No. 306G



SACK AND ASSOCIATES, INC.
Sack & Associates, Inc.
111 South Elm Street, Suite 200
Portland, Oregon 97204
Phone: (503) 222-1111
Fax: (503) 222-1112
Certificate of Authorization No. 1182 (Issued June 30, 1999)
Project: 1000000000 Drawing: P-01 The 1000000000 Drawing: P-01
Scale: 1/4" = 1'-0" Date: 10/13/00
Printed: 30 NOV 1998

157

1.5.8

Development Area E and the east boundary of the realigned Delaware Avenue. The owner of Development Area E has now acquired the triangular tract of surplus right-of-way.

There is AG, OM and CS zoned property to the west of the subject tract. There is undeveloped AG-zoned property to the north. The easterly boundary of the site is adjoined by the Crown Chase apartment complex (north of 95th Street) and a patio home subdivision presently under development (south of 95th Street). The channeled Vensel Creek forms the south boundary of the site.

If Z-6674 is approved as recommended by staff, 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-306-G as modified by staff to be: (1) consistent with the Comprehensive Plan if modified to reflect existing and proposed zoning and street patterns; (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-306-G subject to the following conditions:

1. The applicant's Outline Development Plan and Text, as amended in revisions 1, 2 and 3, be made a condition of approval, unless modified herein.
2. **Development Standards:**

DEVELOPMENT AREA A

Net Land Area:	304,484.4 SF	6.99 acres
----------------	--------------	------------

Permitted Uses:	Use Units 11, 12, 13 and 14 uses except no blood banks, plasma center, day labor centers or self service laundromats are permitted. The following uses may be permitted by approval of a minor amendment to the PUD standards: mini-storage,
-----------------	--

wireless
communication
tower, hotel, motel
and health club/spa.

Maximum Building Floor Area:

Commercial
Office

65,000 SF
26,000 SF

Maximum Building Height:

Within 100 feet of east boundary
Other Buildings

One story up to 34 FT
Two stories
up to 34 feet

Minimum Lot Frontage on East 95th Street South
within 250 feet of Delaware Avenue right-of-way or
South Delaware Avenue:

150 FT

Minimum Lot Frontage on East 95th Street South
more than 250 feet from Delaware Avenue right-of-way:

500 FT

Minimum Building Setbacks:

From Delaware street right-of-way
From 95th Street right-of-way
From north boundary
From east boundary

50 FT
25 FT
20 FT
75 FT

Minimum Setback of Access Points onto 95th Street South from
East boundary of Development Area (measured from the
southeast corner of Development Area A along the Development
Area's south boundary to the nearest point of an access drive where
it crosses the south boundary of the Development Area)

250 FT

Maximum Access Points onto East 95th Street:

2*

Maximum Access Points onto South Delaware Avenue:

1*

Mutual Access:

Each lot within the development area shall have access to all other lots in
the development area through the use of mutual access easements.

Minimum Landscaped Area Per Lot:

10% of net
lot area

Signs:

Wall signs shall comply with Section 1103.B.2 of the Zoning Code but there shall be no wall signs allowed on building walls within 200 feet of the east boundary of the Development Area. One ground sign shall be permitted, which shall be located on the Delaware Avenue frontage. It shall not exceed 25 feet in height nor 225 SF of display surface area.

DEVELOPMENT AREA B

Net Land Area: 815,443.2 SF 18.72 acres

Permitted Uses: Use Units 11, 12, 13 and 14 uses except no blood banks, plasma center, day labor centers or self service laundromats are permitted. The following uses may be permitted by approval of a minor amendment to the PUD standards: mini-storage, wireless communication tower, hotel, motel and health club/spa.

Maximum Building Floor Area:
Commercial 156,500 SF
Office 34,000 SF

Maximum Building Height: ~~Within 125 feet of east boundary.~~ One story up to 20 feet high
~~Other areas of the PUD~~ → Two stories up to 34 feet.

Minimum Lot Frontage on East 95th Street South within 250 feet of Delaware Avenue right-of-way, on South Delaware Avenue or South Riverside Parkway: 150 FT

Minimum Lot Frontage on East 95th Street South more than 250 feet from Delaware Avenue right-of-way 500 FT

Minimum Building Setbacks:

From South Delaware Avenue street right-of-way	50 FT
From 95 th Street right-of-way	25** FT
From Riverside Drive Parkway right-of-way	50 FT
From south boundary	20 FT
From east boundary	125 75 FT

Minimum Setback of Access Points onto 95th Street South From abutting residential district (measured from the northeast corner of Development Area B along the Development Area's north boundary to the nearest point of an access drive where it crosses the north boundary of the Development Area.) 100 FT

Minimum Off-Street Parking or Access Drive Setback From East Boundary: 60 FT

Maximum Access Points onto South Riverside Parkway: 1*

Maximum Access Points onto South Delaware Avenue: 1*

Maximum Access Points onto East 95th Street South: 3*

Bulk Trash Container Storage Areas, Loading Docks or Screened Open Air Storage Area:

Setbacks From East Boundary:	110 FT
Setback from any street right-of-way:	50 FT

Mutual Access:

Each lot within the development area shall have access to all other lots in the development area through the use of mutual access easements.

Minimum Landscaped Area Per Lot: 10% of net lot area

Signs:

Wall Signs shall comply with Section 1103.B.2 of the Zoning Code but there shall be no wall signs allowed on building walls within 350 feet of the east boundary of the Development Area. Two ground signs are permitted along the Delaware Avenue frontage. Neither of these signs shall exceed 200 SF of display surface area. Two ground signs are permitted along the Riverside Drive frontage, each of which shall not exceed 250 SF of display surface. No ground sign shall exceed 25 feet in height.

*Access points shall be approved by Traffic Engineering.

**TMAPC may allow small portions such as corners of a building to be set back not less than 15 feet from the 95th Street right-of-way as part of the Detail Site Plan approval.

Note: underlined items were added by TMAPC.

3. A landscaped area of not less than sixty (60) feet in width containing screening berms or masonry wall or a combination of landscaping, walls and/or berms acceptable to TMAPC shall be located along the east boundary of Development Area B to provide a buffer for the residence to the east. The TMAPC shall approve the design of the wall, berm and/or landscaping. A landscaped area of not less than ten feet in width and a six-foot-high screening wall or fence shall be located along the east and north boundaries of Development Area A. Landscaping throughout the project shall meet or exceed the requirements of the landscape chapter of the Tulsa Zoning Code. If the rear or side of a building within 100 feet of 95th Street is oriented toward 95th Street, the TMAPC may require landscaping, screening, building façade features or similar measures to mitigate the effect of such building's orientation on the streetscape of 95th Street South.
4. Loading docks or areas and trucks parked in those docks or areas within the east 300 feet of Development Area B shall be screened from view by a person standing at the east boundary of Development Area B or standing in the 95th Street right-of-way, by erection of a masonry wall or other method of screening approved by TMAPC at detail site plan approval.
5. If a Development Area is subdivided, uses and intensities of uses, access and development standards shall be established by Minor Amendment or subdivision plat or lot-split approved by TMAPC.
6. 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.
7. A Detail Landscape Plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for the lot, prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit. Screening and landscaping required in the east 60 feet of Development Area B shall be established prior to occupancy of any building or establishment of any use within Development Area B.

8. 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.
9. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
10. Outdoor display of merchandise and tent sales are prohibited within 300 feet of the east boundary of the PUD and within 100 feet of the right-of-way of 95th Street South.
11. All parking lot lighting shall be hooded and directed downward and away from adjacent residential areas. No light standard nor building-mounted light shall exceed 12 feet in height within 150 feet of the east boundary of the PUD and all such lights shall be set back at least 55 feet from the east boundary of Development Area B and at least 50 feet from the east boundary of Development Area A.
12. 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.
13. 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.
14. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
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 nor truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers or containers outside buildings shall not be used for storage or be stored on site.

Staff Comments:

Mr. Stump stated that the applicant made a significant change to his zoning request this morning. He explained that the applicants' change also changes the staff's recommendation. The very north tip of the subject property under application has been

The existing platted, permitted access points will be used for the gas service use, in the same way that they will be used for the neighborhood market. The gas service use proposed is less intense than a full service gas station and would be located near the west edge of the site, closest to South Delaware Avenue.

The Comprehensive Plan designates the parcel to the north of the subject site as Low Intensity, No Specific Land Use. The parcel is currently zoned AG (agricultural) and is vacant. Property west of Delaware Avenue is mostly vacant and also designated as Low Intensity, No Specific Land Use under the Comprehensive Plan. Land use to the east includes the grocery store under construction as approved under PUD-306 G, and multifamily residential units. To the south is the Riverside Market commercial center including a new Kohl's store and other retail uses.

Staff can recommend **APPROVAL** of the minor amendment on this commercial site with the following conditions applying to any gasoline service station use:

1. The color scheme match the colors of the Neighborhood Market as proposed by the developer;
2. Down-lighting mounted on the ceiling of the canopy, only, provide lighting for the use as proposed by the developer. This lighting must be recessed under the canopy so as not to affect area uses with bright glare;
3. The site plan as submitted be resubmitted for detail site plan review with the trash enclosure and proposed parking spaces relocated to prevent trees and landscaped area from being changed or affected in accordance with the approved landscape plans for the site;
4. No new access points to Lot 1, Block 1 are permitted;
5. Wall signs shall not exceed an aggregate display surface area of one 1/2 square foot for each lineal foot of building wall or canopy to which the sign or signs are affixed.
6. Maximum of four gasoline pump islands with a maximum of two dispensing stations per island;
7. Maximum building floor area of 150 square feet.
8. Minimum building and canopy setbacks from development area boundaries:

North 75 FT

West 50 FT

South 35 FT

East 550 FT

9. All other development standards for Development Area A of PUD-306-G shall continue to apply.
10. There shall be no flying banners or flags.
11. The faces of the canopy shall be masonry or stucco finish.

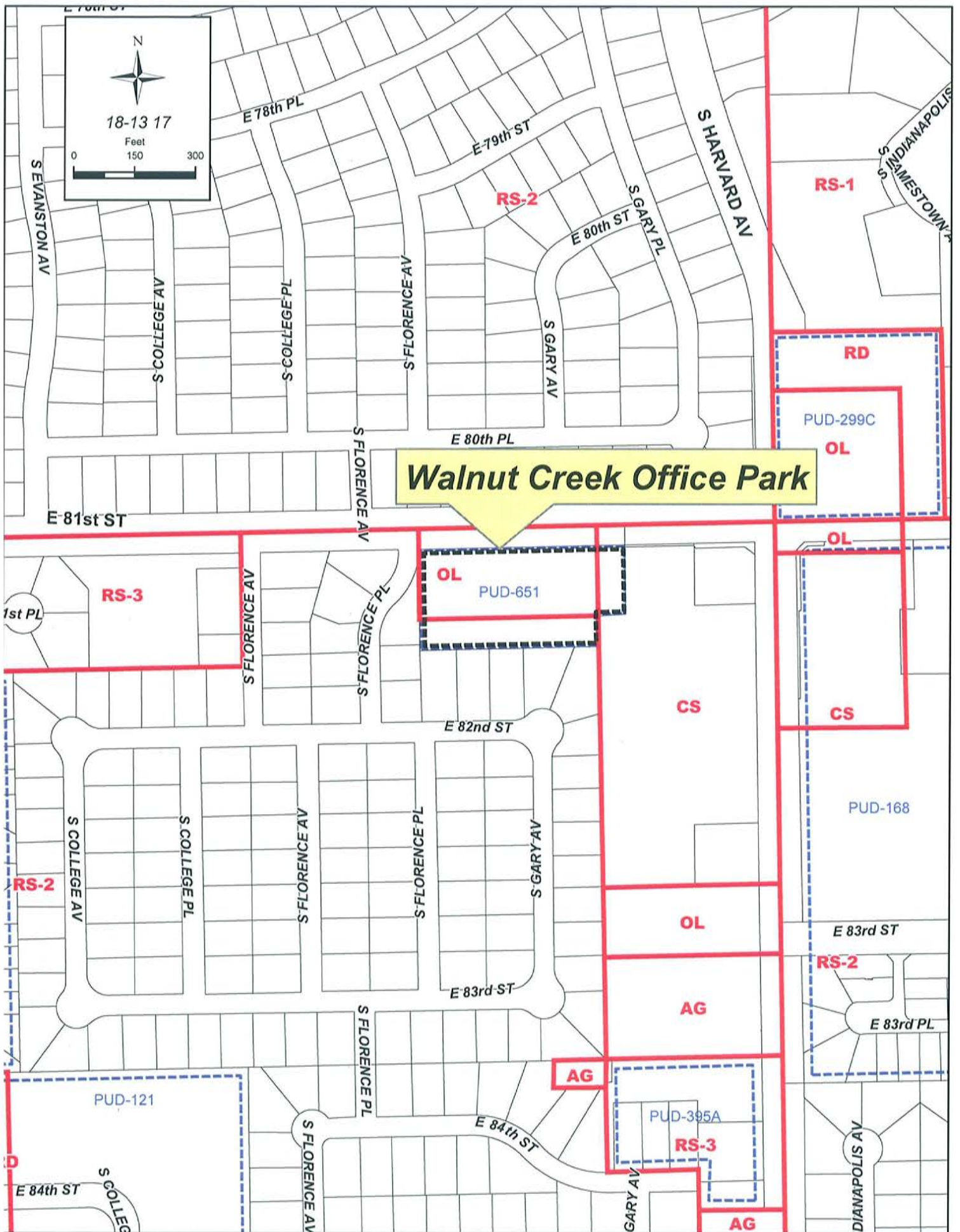
Note: The minor amendment does not negate the need for separate detail site plan and sign plan approval.

Applicant's Comments:

William LaFortune, 2900 Mid-Continent Tower, Tulsa, Oklahoma 74103, submitted exhibit booklets (Exhibit B-1), stated that he represents Murphy Oil USA and his client is in agreement with staff's recommendation. He explained that his client is resubmitting this application for two primary reasons. The first reason is because it is not the same request that the Planning Commission considered on March 2, 2001. The application has been revised to address concerns of the nearby homeowners and to assure complete compliance with existing development standards, plus any prior agreements between the developers and nearby residents.

Mr. LaFortune stated that the original application that Mr. Johnsen submitted to the Planning Commission included all Use Units 13 and 14 uses as permitted uses for both Development Areas A and B. This would have included gas service stations as a Use Unit 14 use permitted by right. There were other uses that were allowed only by minor amendment that were not within those Use Units. After a number of hearings and negotiations, the final consolidated development standards were the final standards for the major amendment PUD-306-G. Some of the Use Units 13 and 14 uses were conditioned upon a minor amendment process (in other words, the uses were still allowed in the PUD, but only subject to the minor amendment process). He commented that he understands that there could be a gas service station on the subject PUD in Development Area A if there was a minor amendment submitted and reviewed on site-by-site basis. The minor amendment was not intended to change the PUD, but to allow the Planning Commission a site-by-site basis.

Mr. LaFortune stated that once the zoning was in place, then the developers turned to a Quiet Title action and it was settled with three primary components:



Walnut Creek Office Park

N

Walnut Creek Office Park

18-13 17

Feet
0 150 300



PRELIMINARY SUBDIVISION PLAT

Walnut Creek Office Park(revision) – (8317) (PD 18) (CD 2)
Southeast corner of East 81st Street South and Florence Avenue

This plat consists of 5 Lots, 1 Block, on 2.78 acres.

The following issues were discussed September 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 651(CS, OL, RS-2). All PUD conditions must be met. Show mutual access easements and provide appropriate language in covenants. Show Limits of No Access, especially near Florence Place. Show fence easement and clarify landscape buffer or easement.
2. **Streets:** Section I.A. dedicates right-of-way but none is shown on the plat to be dedicated. Document the Arterial right-of-way. Show both mutual access easements. Change "45 ft Acc." to read "45 foot Access w/Median". Add standard language for an access easement and include the maintenance of the mutual access easements in the owners association. (Section III.A.).
3. **Sewer:** Additional easement will be required to allow a sanitary sewer mainline extension to serve Lot 2. Lots 1,2 and 5 do not have access to the sanitary sewer main for sanitary sewer service. A mainline extension will be required to provide service to those lots.
4. **Water:** Add a 20 foot restrictive water line easement. Add restrictive waterline easement covenants. Show a 6 inch looped water main in a 20 foot restrictive water line easement.
5. **Storm Drainage:** The stormwater pipe along the south and west sides need a drainage easement. Add storm sewer easement language. The connection on the northwest corner in street right-of-way will require PFPI.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
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. 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:** Please label point of commencement and point of beginning. Legal description refers to old lots and blocks of "Walnut Creek Mall" plat, this area has been updated with "Walnut Creek Mall Amended" please update description using the latest plat. Update key map with this information also. **General:** Delete the word "general" from Section I.A.

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 topo map shall be submitted for review by TAC (Subdivision Regulations).

2.9.4

(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 therefore 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 therefore 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.

2.9.5

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.

PUD 651

PART OF THE NE/4, NE/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 13 EAST
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



B/L - BUILDING LINE
 B/U - BUILDING LINE & UTILITY EASEMENT
 P - ASH PAV. FOUND
 Q - WORKMENT FOUND
 R - 2"X 2" WITH PIN SET WITH YELLOW CAP
 U - LIMITS OF NO ACCESS
 M - MUTUAL ACCESS EASEMENT
 P - RESTRICTED WALKING EASEMENT
 U - UTILITY EASEMENT

ROUND 5/8" IRON PIN
E. CORNER NL/4
DEC 17 1-18-N B-12-C

Goals of Bearings:

THE BACK OF BEARING FOR THE QUARTY SHOWN HEREON IS N12 NORTH LINE OF THE NE/4 OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ON A BEARING OF N

STATE OF CALIFORNIA) ss.
COUNTY OF TULSA)
Before Me, the undersigned authority, on this _____ day of _____, 2007, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

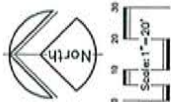
DATE OF RECEIPT: AUGUST 08, 2007

OWNER/DEVELOPER:
GBR PROPERTIES, INC.
5560 South Sheridan, Suite 250
Tulsa, Oklahoma 74133
Phone: (918) 493-2525

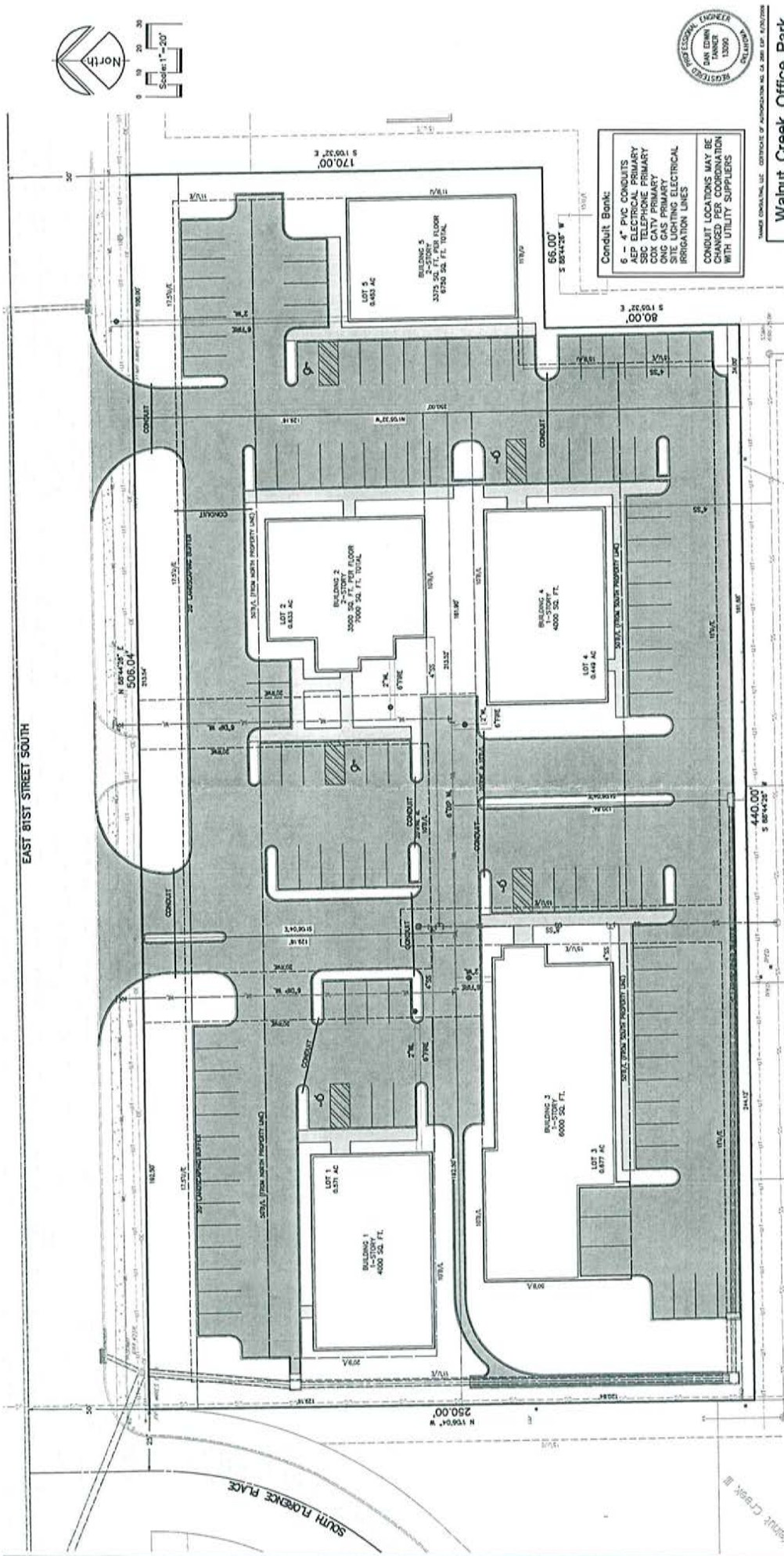
SURVEYOR:
Tanner Consulting, L.L.C.
DAN C. TANNER, P.L.S. NO. 1435
DC CA No. 2661, EXPIRES 6/30/2009
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
FAX: (918)745-9929
E-MAIL: dandertanner@tannerllc.com

WALNUT CREEK OFFICE PARK
PAGE 1 OF 2

DATE OF RECEIPT: AUGUST 08, 2007



EAST 81ST STREET SOUTH



Conduit Bank:
6" PVC CONDUITS
SEP TELEPHONE PRIMARY
SBC CATV PRIMARY
OND GAS PRIMARY
SITE LIGHTING ELECTRICAL
IRRIGATION LINES
CONDUIT LOCATIONS MAY BE
CHANGED PER COORDINATION
WITH UTILITY SUPPLIERS

Walnut Creek Office Park
City of Tulsa, Oklahoma

Private Grading, Paving, and Storm Sewer Set
Tanner Consulting, LLC

DATE: 8/21/2007
PROJECT: 27001
SHEET: 502 OF 6

Site Plan and Utility Notes:

1. ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF WALL.
2. SIGN LOCATION AND SIZE TO BE COORDINATED BY THE DEVELOPER.
3. LIGHT POLE TYPE AND SIZE TO BE COORDINATED BY THE DEVELOPER.
4. CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
5. COORDINATE ALL BUILDING CONNECTIONS WITH THE MECHANICAL/ELECTRICAL/PLUMBING SPECIALTIES.
6. SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
7. ELECTRICAL CONDUIT SHALL BE 4" PVC SDR15 (UL94V0) TELEPHONE CONDUIT SHALL BE 4" PVC SDR15 (UL94V0) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR35 PVC (UL94V0). ALL ARE TO BE INSTALLED WITH A FULL STRING.
8. THE CONTRACTOR SHALL INSTALL IRRIGATION LINES AND CONDUITS PER THE IRRIGATION PLANS BY THE LANDSCAPE ARCHITECT.
9. CONDUIT AND ALL OTHER CONDUITS.

General Site Plan Notes:

1. THE PROJECT AREA IS BEING PLACED AS "WALNUT CREEK OFFICE PARK".
2. THE "WALNUT CREEK OFFICE PARK" FINAL MAP MAY HAVE ADDITIONAL EXEMPTIONS THAN AS SHOWN ON THIS DOCUMENT. SEE FINAL MAP FOR EXEMPTIONS.
3. PROVIDED BUILDINGS ARE BY SEPARATE CONTRACTS AND SHALL BE CONSTRUCTED AS PART OF THE BUILDING CONTRACTS PER LOT.
4. SERVICES ARE NOT PART OF THE CONSTRUCTION OF THE BUILDING CONTRACTS PER LOT.

Note:

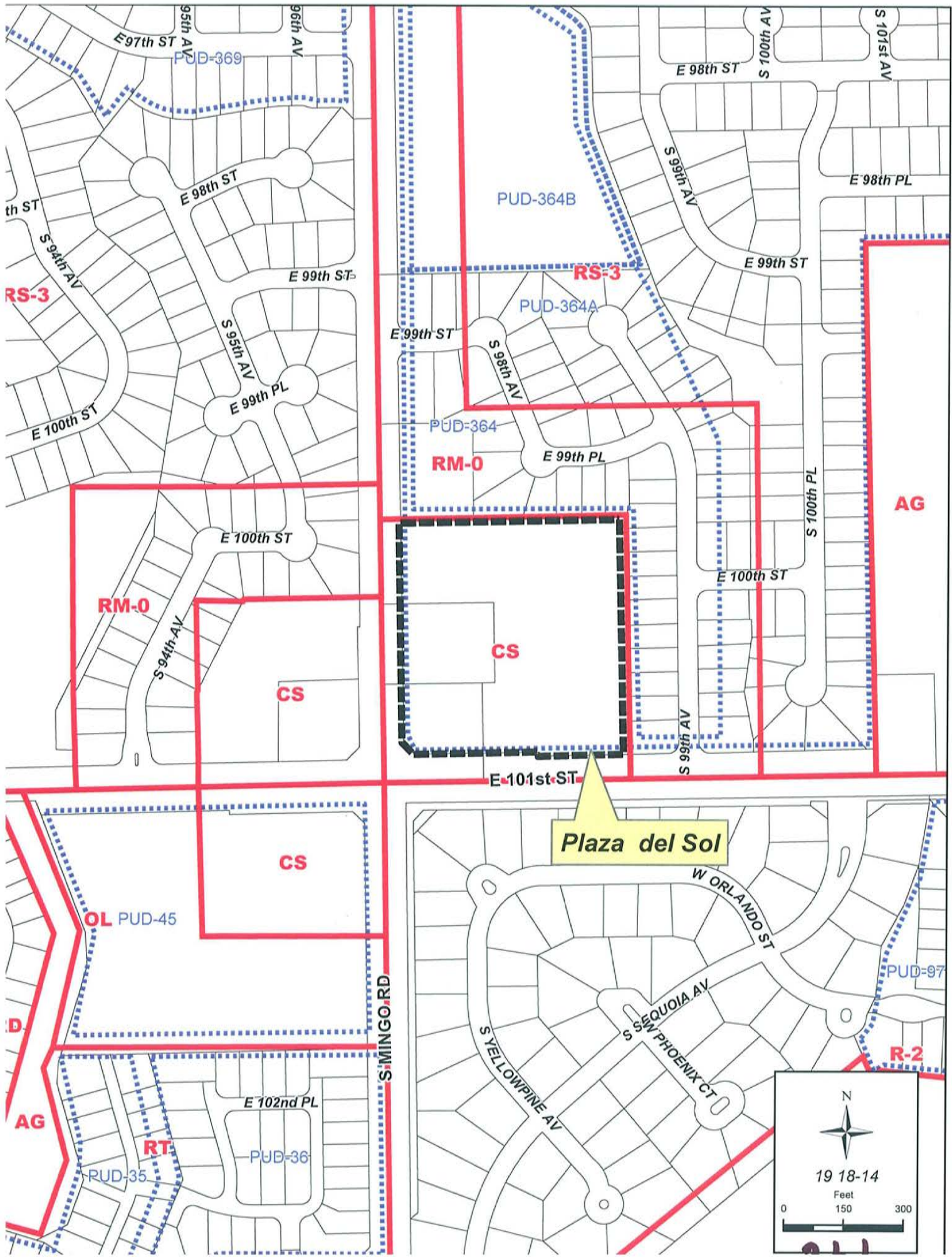
THE ENTIRE LENGTH OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICE LINES SHALL BE PLACED IN CONDUIT.

EXISTING UNDERGROUND LINES HAVE BEEN SHOWN TO THE EXTENT KNOWN AND PLANS HAVE BEEN LAYED OUT TO AVOID THEM. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. SEE 201.05.

CONTRACTOR'S CONTACT: Robert Dyer (918)356-4637
SAULSTON BELL TELEPHONE COMPANY - CONTACT: Steve Gordon (918)598-4288
AMERICAN ELECTRIC POWER (AEP) - CONTACT: Rick Bryan (918)359-3301



2.4.8



Plaza del Sol





PRELIMINARY SUBDIVISION PLAT

Plaza del Sol – (8419) (PD 18) (CD 8)

Northeast corner of East 101st Street South and Mingo Road

This plat consists of one lot, one block, on 7.74 acres.

The following issues were discussed September 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 364 (CS). All PUD conditions must be met. A property owners' association should be formed to provide maintenance. Show all surrounding expressways on location map. A landscape easement could be provided. Check on landscaping standards.
2. **Streets:** Document the arterial right-of-way. Complete the dimensioning of the Limits of No Access along both arterials. In Section 1A change the dedication of "streets" to "street rights-of-way" and in its last sentence pertaining to obstructions in easements, delete the term "streets and". Widen both center drives (32-36 feet) for a "2 out and 1 in" lane design. Improve the north drive design with approximately 90 degree intersection.
3. **Sewer:** According to our records, there are already 2 plats existing on this property, Brewer's Mingo Road Addition # 5132 and MidFirst on Mingo # 276. Are those 2 plats being vacated by this plat? What about the existing easements? MidFirst on Mingo plat shows an existing sanitary sewer easement by separate instrument. What will happen to that easement? Buildings will not be allowed to encroach into the existing easements. Do not allow sanitary sewer service lines to encroach into the stormwater detention facility.
4. **Water:** If additional fire hydrants are required then a looped water main extension will be required with a 20 foot restricted waterline easement.
5. **Storm Drainage:** The limits of the detention facility in the reserve area should be clearly defined and not include the utility easement. Add language for the stormwater sewer and detention easements including maintenance requirements. It appears that the stormwater sewer goes under the building which would not be allowed. This was discussed in the pre-development meeting and the city agreed to the line's location as long as the area it is in remains a "walk through" with adequate height to be able to use construction equipment for maintenance purposes.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional/revised placement of easements will be needed. Add ONG to standard covenant language.

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. 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: Fix graphical scale and add a written scale (i.e. 1"=50'). Please make the key map more legible, correct mislabeled subdivision names and add missing subdivision names. Show bearings with the distances from point of commencement to point of beginning. Please correct the legal description when referring to the northeast corner of plat as the "northwest corner of Block 2, Lot 14, Millicent Crossing". Give the bearings with the distances in the legal description that are shown on the face of the plat.

General: Label the reserve as "A" and increase its line weight if deemed a lot. Show all dimensions of the drainage area and identify the easement area clearly with arrow leaders rather than the black dots. Add certificate of authorization and date of expiration for the engineering firm. Indicate date of preparation. Describe the ownership and maintenance of the reserve area and/or easement. Delete the word "General" from Section I.A.

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).

2.b.4

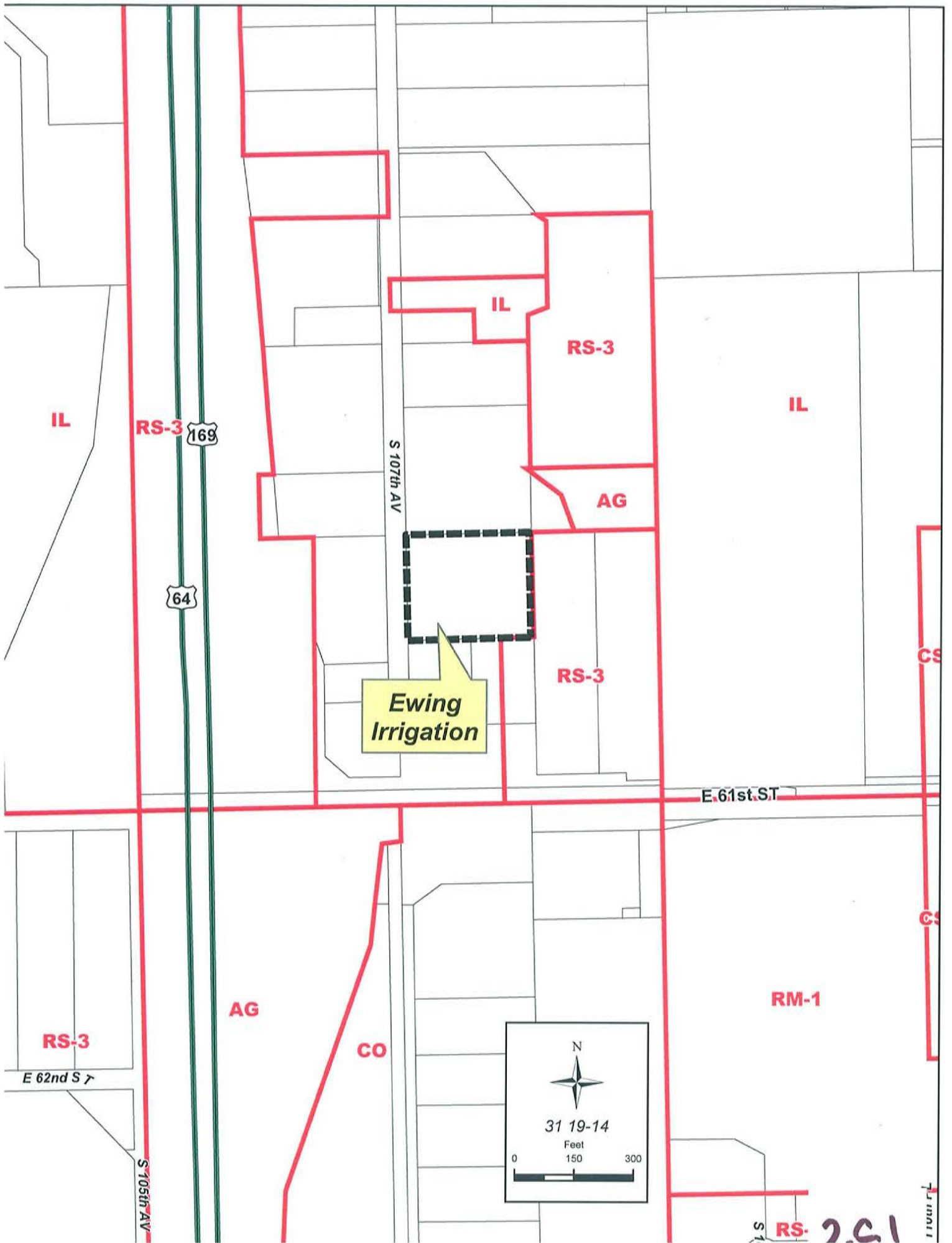
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (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.

2. b.5

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.

2.b.4

2.b.7





169

64

S 107th Av

E 61st St

E 62nd St

S 105th Av



31 19-14

**Ewing
Irrigation**

Feet
0 150 300

2C.2

PRELIMINARY SUBDIVISION PLAT

Ewing Irrigation – (9431) (PD 18) (CD 5)

North of East 61st Street South, East side of 107th East Avenue

This plat consists of 2 Lots, 1 Block, on 1.9 acres.

The following issues were discussed September 6, 2007 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL.
2. **Streets:** No comments.
3. **Sewer:** No comments.
4. **Water:** A 10 inch water line exists along South 107th East Avenue that can be tapped for water services.
5. **Storm Drainage:** No comments.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comments. **GIS:** Tie the point of beginning from a section corner. **General:** Remove miscellaneous survey information from the Final Plat (i.e. trees, concrete, brush piles and etc.).

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:

2.C.3

1. The concerns of the public works department staff must be taken care of to their satisfaction.

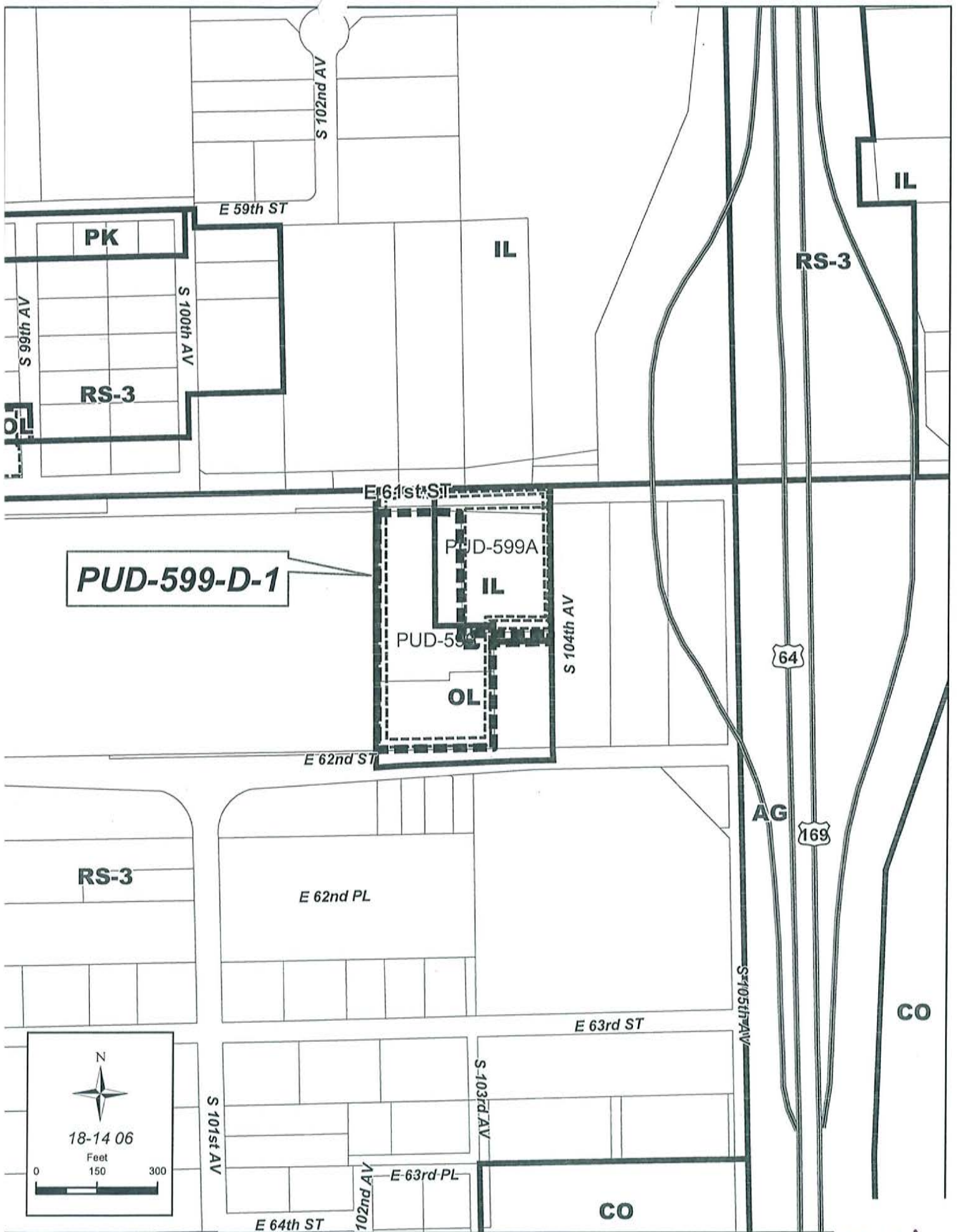
Standard Conditions:

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 topo 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 therefore shall be approved by

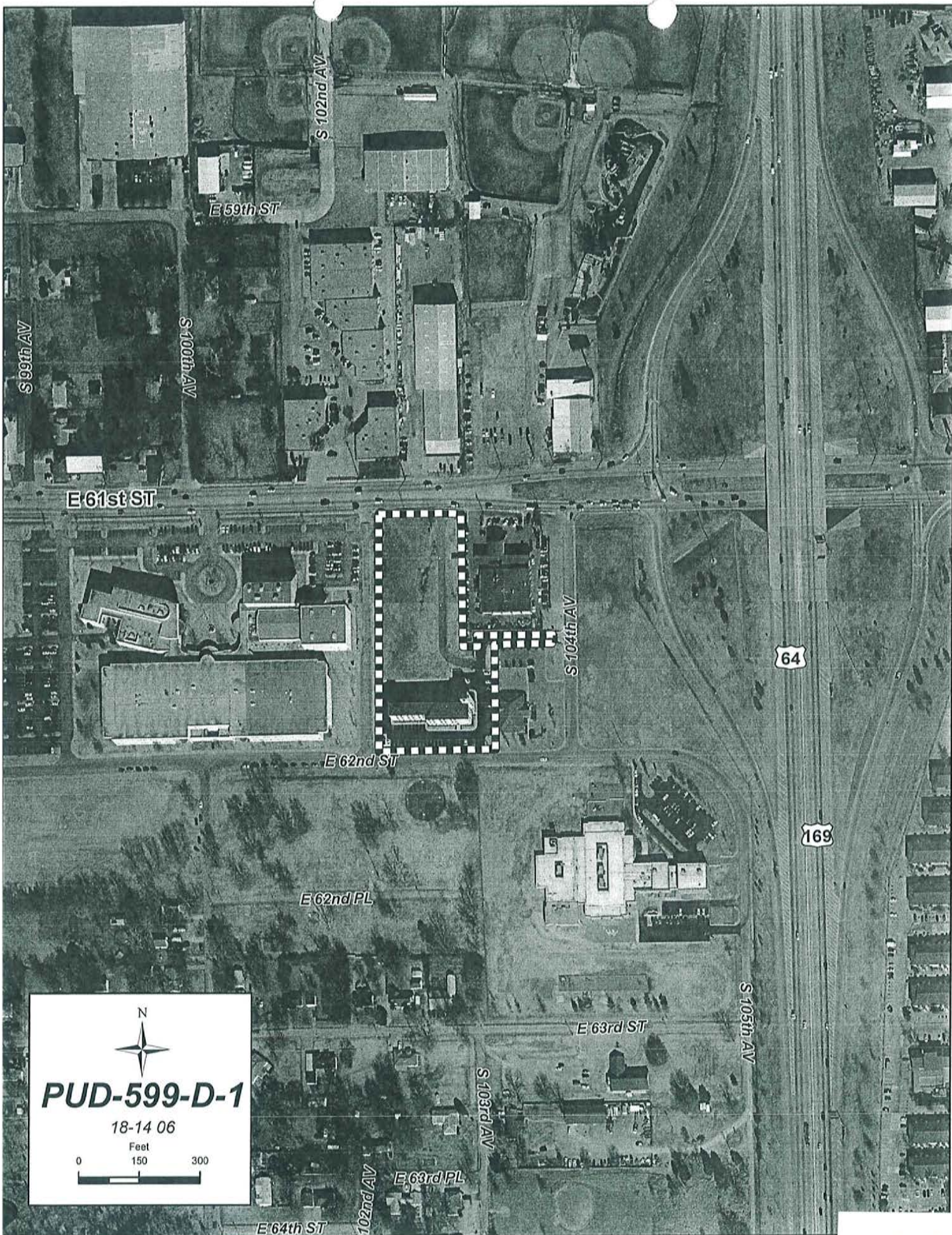
2.C.4

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 therefore 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.



22.1



N

PUD-599-D-1

18-14 06

Feet

0 150 300

PLAT WAIVER

September 19, 2007

PUD 599 D – (8406) (PD 18) (CD 8)

West of southwest corner of East 61st Street South and 104th East Avenue

The platting requirement was triggered by a previous major PUD amendment.

Staff provides the following information from TAC at their September 6, 2007 meeting:

ZONING:

- TMAPC Staff: The plat waiver is for property zoned 599D. It is for property recently platted and with a recent approved lot split.

STREETS:

- Question #3 – no. "Lot #21" is not an adequate legal description since it is not found with its complete dimensions on the original plat of Commerce Center Addition (see filed deed). Question #8a – yes. Revised access recently approved must be filed of record. Question #8b – yes. Mutual access easement per lot split must be filed of record.

SEWER:

- Sanitary sewer independent district process is in progress.

WATER:

- No comment.

STORM DRAIN:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff can recommend **APPROVAL** of the plat waiver requested because of

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|--|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |

2. d. 3

3. Is property adequately described by surrounding platted properties or street right-of-way? X

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?	X*	
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X**
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.	X	
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		X
11. Are mutual access easements needed to assure adequate access to the site?		X***
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

*in process

**Change of Access had been approved by TMAPC

*** Mutual Access easements per lot split

PLAT WAIVER

September 19, 2007

BOA - 20553 – (0213) (PD 25) (CD 1)

North and east of the northeast corner of East 36th Street North and Cincinnati Avenue

The platting requirement was triggered by Board of Adjustment 20553 which granted a Special Exception for an expansion of Saint Simeons' Episcopal Home.

Staff provides the following information from TAC at their September 6, 2007 meeting:

ZONING:

- TMAPC Staff: The plat waiver is for property zoned RS-3.

STREETS:

- Question #4 – no. At least 3 of the 4 sides of the property are unplatted and do not clearly aid in the description of the polygon shaped tract in question.

SEWER:

- According to engineering services wastewater design, a sanitary sewer mainline extension will be required to provide sewer service to the proposed addition. This could become a private system.

WATER:

- Access to the 6 inch water main line will require field verifying.

STORM DRAIN:

- Stormwater detention pond is proposed on the site.

FIRE:

- No comments on plat waiver. Item 6)a)ii will require the owner to extend the private water mains to create a looped system and provide a private fire hydrant within 600 feet of all portions of the building. No easements will be required.

UTILITIES:

- No comment.

Staff can recommend **APPROVAL** of the plat waiver based upon the history of the tract and no purpose being served by the platting of the additional property for the expansion of the nursing home facility at this time.

2.0.3

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

	Yes	NO
1. Has Property previously been platted?		X
2. Are there restrictive covenants contained in a previously filed plat?		X
3. Is property adequately described by surrounding platted properties or street right-of-way?	X	

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?	X	
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?	X	
ii. Is an internal system required?	X	
iii. Are additional easements required?	X	
c) Storm Sewer		
i. Is a P.F.P.I. required?	X	
ii. Is an Overland Drainage Easement required?	X	
iii. Is on site detention required?	X	
iv. Are additional easements required?	X	
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?		X
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

Saint Simeon's Episcopal Home
Plat Waiver (BOA 20553)
August 17, 2007

Narrative:

Request For Plat Waiver

The platting requirement as set forth within Section 213 of the Tulsa Zoning Code arises from the Board of Adjustment grant (BOA 20553) of a Special Exception to permit an expansion of Saint Simeon's Episcopal Home ("Saint Simeon's"). Platting was not required for the initial construction of Saint Simeon's nor several expansions thereafter. At the time of the last expansion 1991, platting was required by Code but waived by the Tulsa Metropolitan Area Planning Commission.

This current waiver of the platting requirement pertains to approximately 1.9 acres of the approximate 43 acres owned by Saint Simeon's located in the south central portion of the Saint Simeon's ownership. The expansion site is interior, the use is not being changed, no ownership change is proposed and no new lots or parcels are being created. There are drainage considerations and a P.F.P.I. is in process.

Enclosed herewith are the following:

Site drawing (1.9 acres)

Site description (1.9 acres)

Site Plan (1.9 acres and adjoining property)

Board of Adjustment Case Map

Zoning History

Saint Simeon's initially comprised an approximate 22 acres tract ("Tract A") located north of the northeast corner of Cincinnati Avenue and 36th Street North and extending eastwardly from Cincinnati. The 22 acre tract was zoned U-2B Multifamily District in 1958 (no platting requirement) and U-2B zoning permitted a nursing home use by right. Construction was commenced and the facility was initially opened in 1960 and from time to time thereafter, the facility was increased in size and services.

In 1969 Saint Simeon's acquired an 18 acre tract ("Tract B") adjoining the east boundary of Tract A, which was zoned U-1C Single Family District.

In 1970 a new Zoning Code was adopted and Tract A was designated as RM-2, substantially the equivalent of the previously existing U-2B and Tract B was designated as RS-3

205

substantially the equivalent of the previously existing U-1C, although nursing home was changed to a use permitted within a multifamily or single family district by Board of Adjustment grant of a Special Exception.

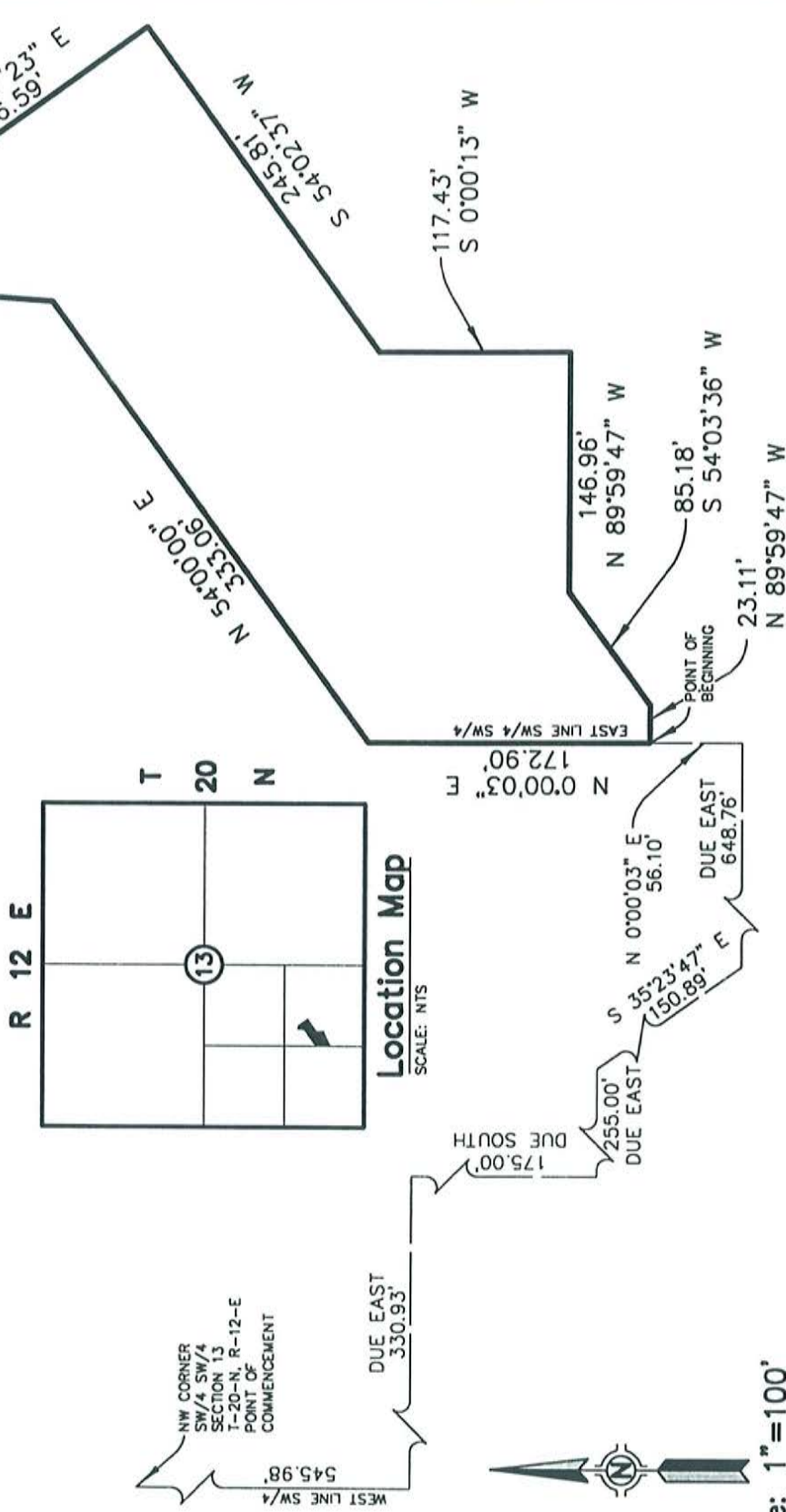
The platting requirement as established in 1970 was applicable to rezoning by private party application and did not then apply to Special Exceptions.

In 1980, the Board of Adjustment approved a Special Exception (Case No. 11055) applicable to Tract A as a whole, to permit an expansion of Saint Simeon's. The Zoning Code, then existing, did not establish a platting requirement and the Board did not impose platting as a condition of the Special Exception.

In 1991, the Board of Adjustment approved a Special Exception (Case No. 15882) to permit additional expansion of Saint Simeon's on a part of Tract A and Tract B. The Tulsa Zoning Code at that time had been amended to establish a platting requirement for certain Special Exception uses, which included the use approved for Saint Simeon's. The Tulsa Metropolitan Area Planning Commission subsequently approved a plat waiver, and the expansion proceeded to completion.

Exhibit "A"

Part of the SW/4 Section 13, T-20-N, R-12-E City of Tulsa, Tulsa County, Oklahoma



Sisemore Weisz & Associates, Inc.

6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
CA. NO. 2421
PHONE: (918) 865-3600
FAX: (918) 865-8668
EXP. DATE 6/30/07



WO: 15625.01
FILE: 2012.13
DATE: 07/02/07

EXHIBIT "A" LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION THIRTEEN (13), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS, TO-WIT:

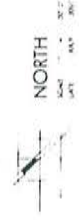
COMMENCING AT THE NORTHWEST CORNER OF THE SW/4 OF THE SW/4 OF SAID SECTION 13; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID SECTION 13 FOR 545.98 FEET; THENCE DUE EAST FOR 330.93 FEET; THENCE DUE SOUTH FOR 175.00 FEET; THENCE DUE EAST FOR 255.00 FEET; THENCE SOUTH 35°23'47" EAST FOR 150.89 FEET; THENCE DUE EAST FOR 648.76 FEET TO A POINT ON THE EAST LINE OF THE SW/4 SW/4 OF SAID SECTION 13, THENCE NORTHERLY ALONG SAID EASTERLY LINE FOR 56.01 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTHERLY ALONG SAID EASTERLY LINE FOR 172.90 FEET; THENCE NORTH 54°00'00" EAST FOR 333.06 FEET; THENCE NORTH 04°00'00" EAST FOR 102.62 FEET; THENCE SOUTH 80°57'23" EAST FOR 52.50 FEET; THENCE SOUTH 35°57'23" EAST FOR 186.59 FEET; THENCE SOUTH 54°02'37" WEST FOR 245.81 FEET; THENCE SOUTH 00°00'13" WEST FOR 117.43 FEET; THENCE NORTH 89°59'47" WEST FOR 146.96 FEET; THENCE SOUTH 54°03'36" WEST FOR 85.18 FEET; THENCE NORTH 89°59'47" WEST FOR 23.11 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

CONTAINING 85,864 SQUARE FEET OR 1.971 ACRES, MORE OR LESS.

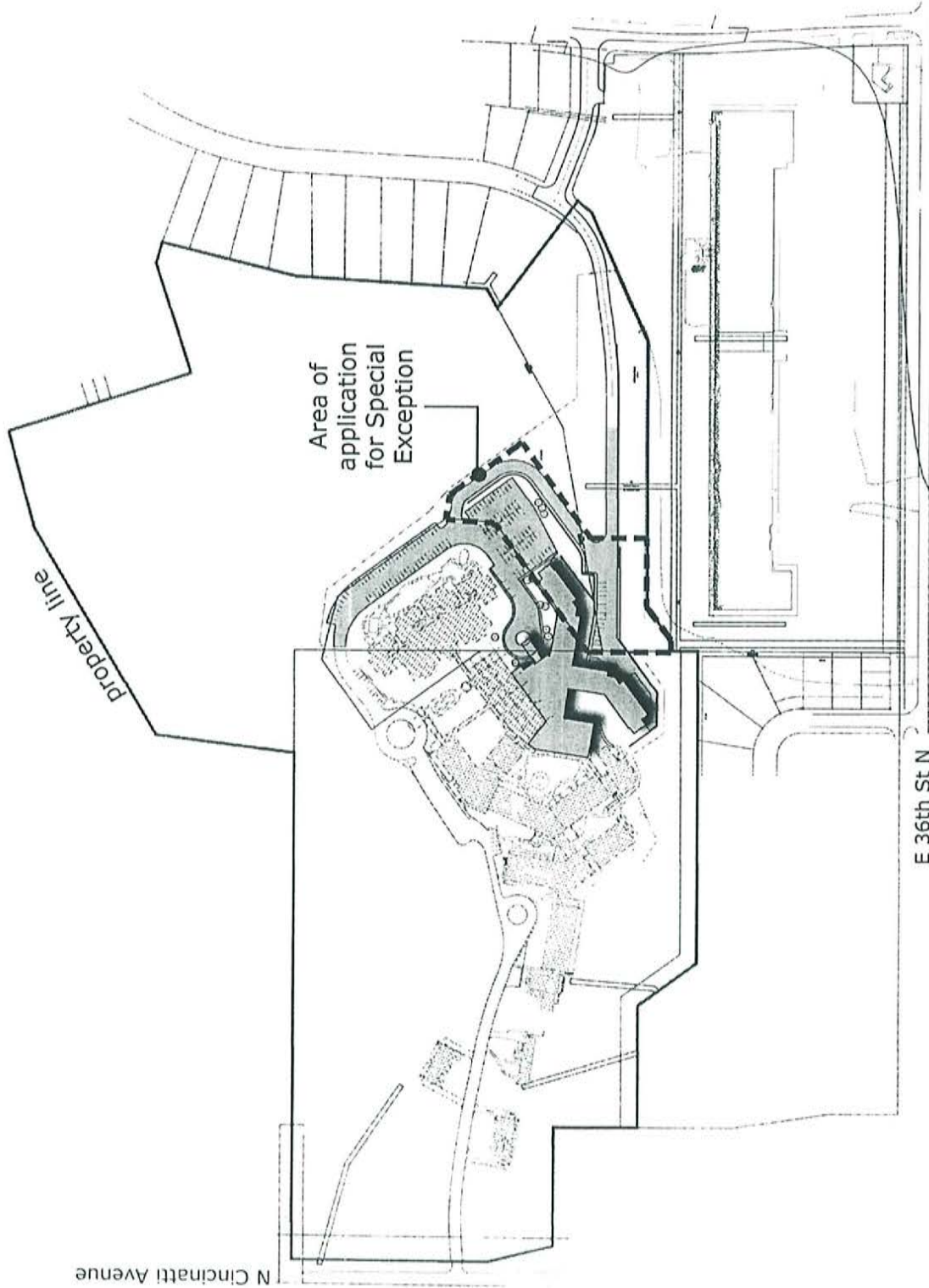
LEGEND

- NEW ADDITION
- NEW PAVING & PARKING
- PROPERTY LINE

SITE PLAN



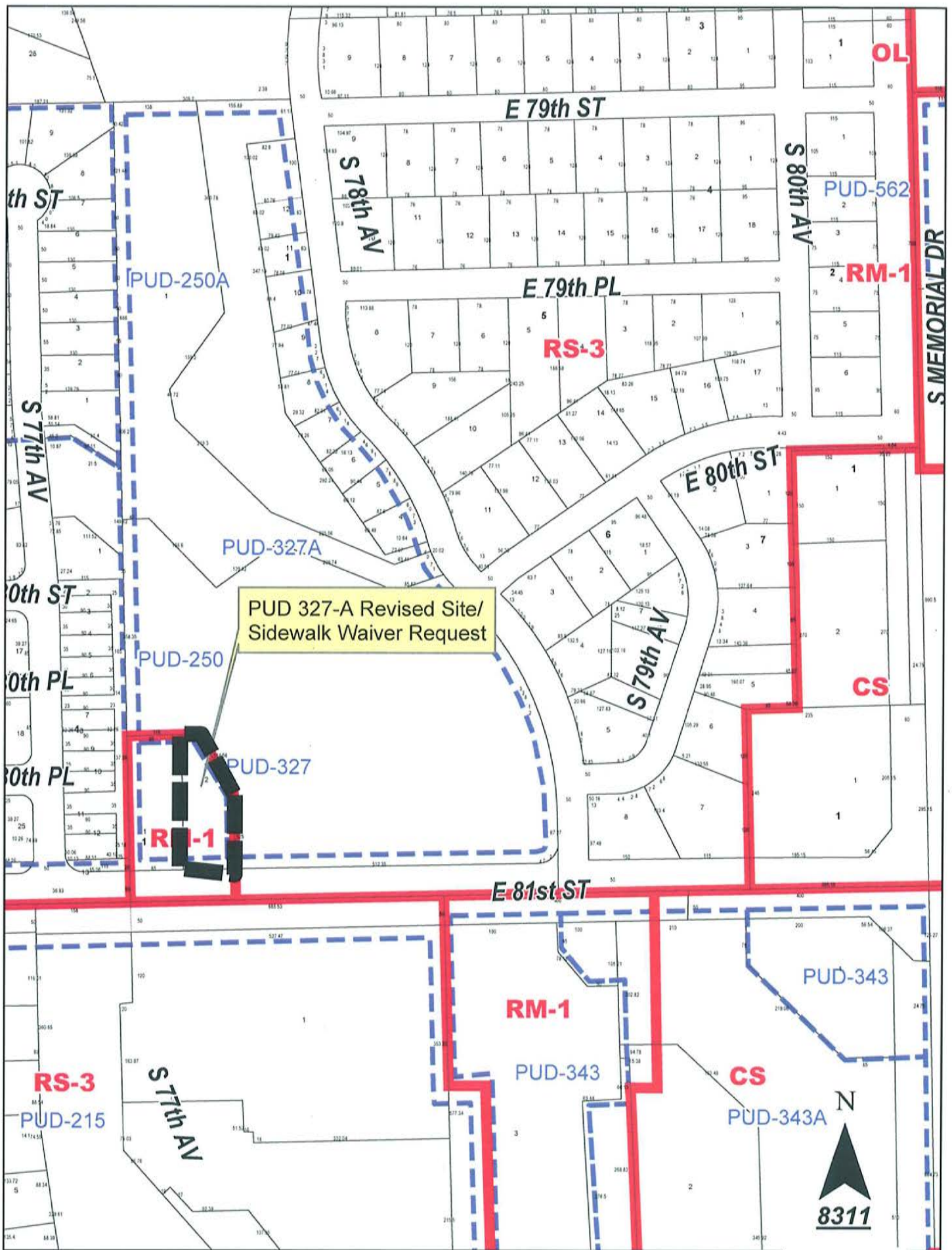
MATRIX Arch Engrs Plns



N Cincinnati Avenue

E 36th St N

6.2.9



2.F.1



September 19, 2007
(Continued from September 5, 2007)

STAFF RECOMMENDATION

PUD-327-A: Minor Revision to Site/ Sidewalk Waiver Request – 7711 East 81st Street South; Lot 2, Block 1, Wood Niche II; RM-1/ PUD; PD-18; CD-8

TMAPC approved the original detail site plan for Lot 2, Block 1, Wood Niche II on October 27, 2006, subject to provision of sidewalks. The applicant is now requesting that the sidewalk requirement be waived as part of a Minor Revision to Site application.

PUD 327-A includes two lots – Lots 1 & 2, Wood Niche II. Per the approved site plan, Lot 2 has approximately 85 feet of frontage on East 81st Street South. The west 12 feet is part of a shared access drive.

The adjacent lot to the west, Lot 1, has approximately 85 feet of frontage on East 81st Street South per the approved site plan, with the east 12 feet being part of the shared access drive. TMAPC approved this site plan (for an office building) September 16, 1992. Sidewalks were not required for approval.

On June 16, 2005, TMAPC adopted revised Subdivision Regulations for the Tulsa Metropolitan Area with the following language: "Sidewalks shall be required on both sides of residential streets and shall be established in the covenants or on the related privately funded public improvement (PFPI) project and on both sides of parkways, *arterials* and all residential collector streets. The relationship to existing and planned collector streets, trails, *topography conditions*, public convenience and *safety*, and the proposed uses of the land shall be considered in determining the requirement, arrangement, character, extent, width, grade and location of all sidewalks." According to these regulations and City of Tulsa policy, sidewalks were required as part of the original detail site plan approval for Lot 2.

In their request for a sidewalk waiver, the applicant notes three issues: safety, topography of adjacent property to the east and the fact that no sidewalks exist on either side of East 81st Street South between Memorial and Sheridan, except for the westernmost stretch at the Sheridan intersection. Per the Subdivision Regulations, safety and topography "shall be considered" in determining the requirement for sidewalks. However, whether or not sidewalks currently exist on adjacent properties is not an included consideration.

Staff recommends **APPROVAL** of the Minor Revision to Site and related waiver of the sidewalk requirement subject to TMAPC finding that the requirement for sidewalks at this location is not feasible due to topography and/or poses a threat to public safety and subject to payment of a fee in lieu of the sidewalks.

2.F.3



LEGAL DEPARTMENT

Memorandum

To: Tulsa Metropolitan Area Planning Commission

Subject: City of Tulsa Sidewalk Policy, "Fee in Lieu of"

From: Patrick T. Boulden
Sr. Assistant City Attorney, Division Manager
Real Property & Zoning Division

Ref.No. :

Date: September 14, 2007

At the last meeting of the Planning Commission, I was asked to look into the existence of a "sidewalk policy" which the City of Tulsa or the City's Public Works Department may have established, relating to a "fee in lieu of" sidewalks.

I talked with Public Works Director Charles Hardt about this on September 5, 2007. In that conversation he advised me that there was no sidewalk policy his department had established. However, he did relate that he had offered a solution to the sidewalk requirement imposed for PUD-327-A (7711 East 81st Street), at a City Council Committee meeting. At that meeting, he suggested that the developer could deposit the equivalent cost of the sidewalk with the City, to go into the sidewalk fund for future sidewalk construction. The amount to be deposited would be estimated from the ESP Cost Estimate Worksheet.

After that meeting, Mr. John Mueller prepared the estimate that has been presented to the Planning Commission. The estimated cost calculated below is based upon the Citywide Infrastructure Rehabilitation Contract Cost Estimate Worksheet and from signage costs provided by Traffic Operations:

73 linear feet of sidewalk x 5 feet wide/9 sq. ft. per sq. yd. = 41 sq. yds. @ \$66.00/ SY:	\$2,706.00
2 ea. diamond signs @ \$54.00 ea:.....	108.00
Total	\$2,814.00

There is an identified CIP for widening 81st between Sheridan and Memorial, and the donation would go into an account for that project.

Attached is an aerial photograph prepared by the Public Works Department describing where the sidewalk would be constructed, if it is required. The signage listed in the cost estimate would be placed near the drainage culvert to warn and prevent pedestrians from going into the dropoff.

Attachment



requirements for both lots and parking lot lighting complies with development standards and the zoning code.

Sidewalks are required along South Yale Avenue and East 81st Street South and are indicated on the site plan as existing and proposed.

Therefore, staff recommends **APPROVAL** of PUD-500 detail site plan for the bank and off-street parking subject to TMAPC approval of the related change of access.

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

The applicant indicated his agreement with staff's recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 7 members present:

On **MOTION** of **HARMON**, TMAPC voted **7-0-0** (Ard, Bernard, Cantees, Cantrell, Carnes Harmon, Midget "aye"; no "nays"; none "abstaining"; Bayles, Collins, Jackson, Wofford "absent") to **APPROVE** the detail site plan for PUD-500 subject to TMAPC approval of the related change of access per staff recommendation.

* * * * *

Application No.: PUD-327-A

DETAIL SITE PLAN

Applicant: Eric Randall/Dr. Kathryn Beller (PD-18) (CD-8)

Location: 7711 East 81st Street South

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for a new medical office building. The proposed use, Use Unit #11, Offices, Studios and Support Services, is in conformance with Development Standards of PUD-327-A.

The proposed building complies with minimum building setbacks and is within maximum floor area restrictions. The site provides minimum net landscaped area and landscaped street yard. Proposed parking complies with the zoning code; no site lighting is proposed other than decorative building lighting.

Development standards permit one-story buildings, only. The building elevations appear to indicate a two-story structure; however, accompanying floor plans

suggest that the second floor is intended for mechanical equipment. This is permissible so long as the second floor is not habitable.

Sidewalks are required along East 81st Street but are not indicated on the site plan.

Therefore, staff recommends **APPROVAL** of PUD-327-A detail site plan subject to the second story being used for storage and mechanical equipment, only, and that it not be used as a habitable floor; and sidewalks being provided along the East 81st Street.

Applicant's Comments:

Danny Mitchell, 5110 South Yale, Suite 510, 74135, stated that this was recently before the Planning Commission for a modification of the signage at the front, which was for a different applicant.

Mr. Mitchell stated that there is a stairwell shown on the plans that provide access to a partially-floored area in the attic for access to the heat and air conditioning equipment. His client prefers to have the access in this location rather than inside the office where patients are located.

Mr. Bernard asked Mr. Mitchell if he is in agreement with staff's recommendation. In response, Mr. Mitchell stated that he does have a comment regarding the sidewalks. The property immediately west of this is developed and he doesn't believe there is a sidewalk there. To the east is a large drainage channel and he doesn't know if there will ever be a sidewalk across there. He supports development of sidewalks, but when it comes to these small infill areas where if the sidewalk was put in then it would not be connected to anything. He requested that the sidewalk not be required. If it is the decision of the Planning Commission that the sidewalk is needed, then he will put a sidewalk in.

TMAPC COMMENTS:

Mr. Midget stated that he can appreciate Mr. Mitchell's concern, but there may be patients who need the sidewalk. The policy of the Planning Commission is to install sidewalks.

Mr. Ard asked if the transformer will cause the parking to be pushed back in order to install the sidewalks. In response, Mr. Mitchell stated that there is a huge transformer and two telephone pedestal boxes and he may have to go between that and the street to put the sidewalk in. Mr. Mitchell further stated that there is space for the sidewalk.

INTERESTED PARTIES:

Greg Jennings, 2260 South Troost, Tulsa, Oklahoma 74114, stated that he is in favor of the sidewalk.

TMAPC Action; 7 members present:

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Ard, Bernard, Cantees, Cantrell, Carnes Harmon, Midget "aye"; no "nays"; none "abstaining"; Bayles, Collins, Jackson, Wofford "absent") to **APPROVE** the detail site plan for PUD-327-A, subject to the second story being used for storage and mechanical equipment only, and that it not be used as a habitable floor; and sidewalks being provided along the East 81st Street per staff recommendation.

Application No.: PUD-411-C

DETAIL SITE PLAN

Applicant: Sack & Associates/Jim Beach

(PD-26) (CD-8)

Location: Immediately south of the Mingo Valley Expressway, east of South Memorial Drive and north of East 98th Street South

STAFF RECOMMENDATION:

The applicant is requesting approval of a detail site plan for Trinity Restoration Auto Body Shop. The proposed use, Use Unit 17, Automotive and Allied Activities, is in conformance with Development Standards of PUD 411-C.

The proposed building complies with land coverage, setback and height restrictions, and adequate landscaped open space and parking have been provided in conformance with the zoning code. Vehicle Repair, as established in Use Unit 17, does not provide for open storage of vehicles; therefore, all parking must conform to design standards per Section 1303 of the zoning code. Parking along the east and west boundaries does not conform to design standards.

Although there is an existing concrete panel wall on the residential properties adjacent to the site's east boundary, development standards require a six-foot high screening wall within the east 30 feet of development area 4 (A-1). None is proposed. Relief from this standard will require a minor amendment.

Per development standards, interior automotive services and work areas shall not be visible from the residential area to the east. The detail site plan indicates two overhead doors on the building's east elevation, providing for the possibility auto work will be visible from the east.

The site plan provides a fifteen-foot wide pedestrian access easement along the site's east boundary in conformance with development standards as amended by PUD 411-C-9. However, a security fence, which would impede the intended pedestrian access, is proposed perpendicular to the east boundary.

subdivision.

(G) Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located), or as modified by the approved PUD, and be inspected and accepted by the appropriate jurisdiction prior to issuance of any building permits in the subdivision.

4.3 SIDEWALKS.

1. Sidewalks shall be required on both sides of residential streets and shall be established in the covenants or on the related privately funded public improvement (PFPI) project and on both sides of parkways, arterials and all residential collector streets. The relationship to existing and planned collector streets, trails, topography conditions, public convenience and safety, and the proposed uses of the land shall be considered in determining the requirement, arrangement, character, extent, width, grade and location of all sidewalks.
2. Sidewalks shall be within dedicated right-of-way and constructed in accordance with specifications and standards of the City Public Works and Development Department or County Engineer or their designee as appropriate.
3. The Planning Commission may require, in order to facilitate pedestrian access to schools, parks, trails, playgrounds, churches, shopping centers or nearby streets, perpetual unobstructed easements of not less than ten (10) feet or more than 15 feet to provide adequate pedestrian circulation. Such easements shall be indicated on the plat.

4.4 BLOCKS.

The length, width and shape of blocks shall be suited for the planned use of land, consistent with zoning requirements, and the need for convenient access, control and safety of street traffic and the limitations and opportunities of the terrain.

1. *Length.* Block lengths in residential areas shall not be greater than fifteen hundred (1500) feet in length between street lines.
2. *Width.* Blocks shall have sufficient width to provide for two (2) tiers of lots of appropriate depth except on the boundaries of the proposed subdivision, or required to separate residential development from other types of development or through traffic.

4.5 LOTS.

1. *Configuration.* The size, shape, and orientation of the lots shall be appropriate for the location of the subdivision and for the type of development and use contemplated. Each residential lot shall be designed with a front lot line, a rear lot line and not more than three (3) side lot lines. (Front lot line, rear lot line and side lot line are defined in the Tulsa Zoning Code.)
2. *Access.* Every lot shall have frontage on a public dedicated street or private

SECTION 1106. OFF-STREET PARKING AND LOADING

Within a PUD, off-street parking and loading spaces shall be provided as specified in the applicable use units and in conformance with the requirements of Chapter 13, Off-Street Parking and Loading; provided, however, that Subsection 1301.B and Subsection 1302 shall not apply. Required spaces may be provided on the lot containing the uses for which it is intended to serve or in common areas. Common parking area shall be designed and located so as to be accessible to the uses it is intended to serve. Provisions for the ownership and maintenance of common parking space as will insure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F.

SECTION 1107. ADMINISTRATION OF PLANNED UNIT DEVELOPMENT

A. General

Any person, corporation, partnership, association, or combination thereof, owning or possessing a property right or interest in or to a tract of land may make application for the supplemental district designation PUD. Such application shall be accompanied by a development plan processed in the manner set forth in Subsections 1107.B, 1107.C, 1107.D and 1107.E.

An application for the supplemental district designation PUD may be processed simultaneously with an application for an amendment to the general zoning district and made contingent upon approval of said application.

B. Application and Development Plan

An application for a Planned Unit Development shall be filed with the Planning Commission. The applicant shall pay an application fee in accordance with the established fee schedule, and additionally shall pay the newspaper publishing cost and the cost of posting appropriate signs on the subject property which fee and costs shall accompany the application. The application shall be in such form and content as the Planning Commission may establish. Three (3) copies of the development plan shall accompany the filing of the application.

The development plan shall consist of maps and text which contain:

1. Proposed development areas and requested land uses;
2. Proposed number of off-street parking and loading spaces, amount of open space and number and size of business signs;
3. Proposed maximum building heights and minimum building setbacks;

4. Proposed public and private vehicular and pedestrian circulation systems;
5. Proposed landscaping areas and screening;
6. Proposed intensity of residential uses expressed in number of dwelling units and proposed intensity of nonresidential uses expressed in floor area, allocated to proposed development areas of the Planned Unit Development;
7. Sufficient surrounding area to demonstrate the relationship of the PUD to adjoining uses, both existing and proposed;
8. Existing topographic character of the land including identification of any floodplain areas and treed areas. In instances of probable development constraints due to slope and/or soil conditions, the TMAPC staff may require the submittal of slope and/or soil analysis;
9. An explanation of the character of the PUD; and
10. The expected schedule of development.

C. Detail Plans.

The City Council, as a condition of approval of a Development Plan, may require the following detail plans to be submitted to the City Council and/or the Planning Commission for approval.

1. Detail site plans for specific development areas within the PUD that comply with all approved development standards and which include:
 - a. uses of land;
 - b. location, size, height and setbacks for all buildings;
 - c. location and number of off-street parking spaces; and
 - d. private and public vehicular and pedestrian circulation.

If a detail site plan is required, approval shall be secured prior to the issuance of a building permit.

2. Detail sign plans that comply with all approved development standards and which include location, size, height and setbacks for all signs. If a detail sign plan is required, approval shall be secured prior to the issuance of a sign permit.
3. Detail landscape and/or fence plans that comply with all approved development standards and which include location, type and size of plant materials, and location and design of required screening fences or walls. If a detail landscape and/or fence plan is required, approval shall be secured and installation shall occur in accordance with approved plans prior to the issuance of an occupancy permit.

August 29, 2007

Memorandum for: Mr. Alberty, INCOG

From: Harold Tohlen, Development Services

Subject: Sidewalk requirement for 7711 E. 81st South

1. We agree that a sidewalk is required at this site.
2. The City of Tulsa has a street improvement project planned along 81st. The project is in the preliminary design stage and will include sidewalks. The Director of Public works suggests the construction be deferred until the street improvements are constructed since no sidewalks currently exist to connect to at this site. The Director is willing to include the sidewalk as part of the street improvements but desires that the cost of the sidewalk be given to the city to offset the costs to build the sidewalk. The estimated cost is \$2814.00.

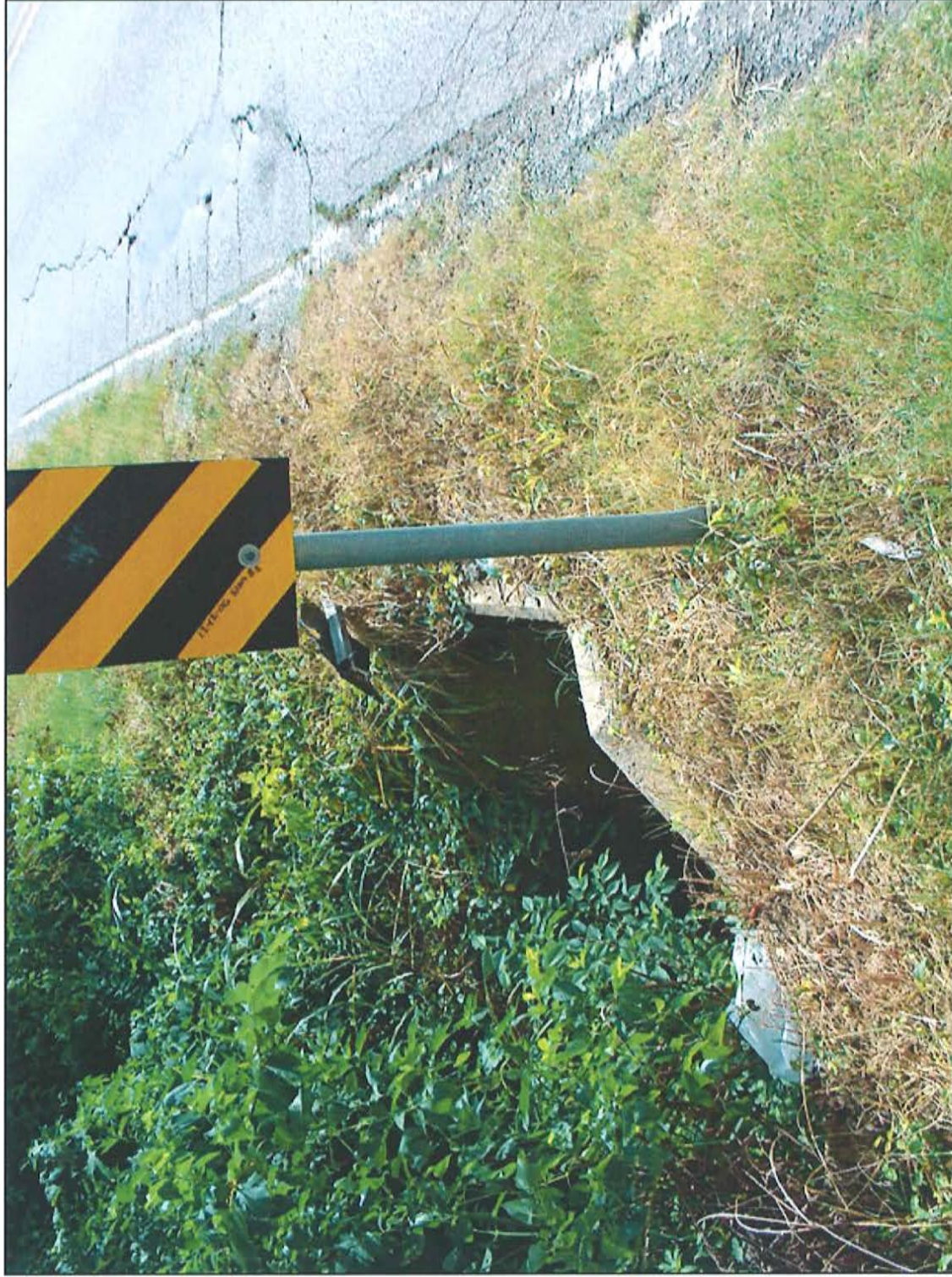
2006 - 046 - Dr. Kathy Beller

August 23, 2007



Creek at East Edge of Property - Attachment 'B'

2.F.12



Dr. Beller's Property from South Side of 81st -- Attachment 'C'

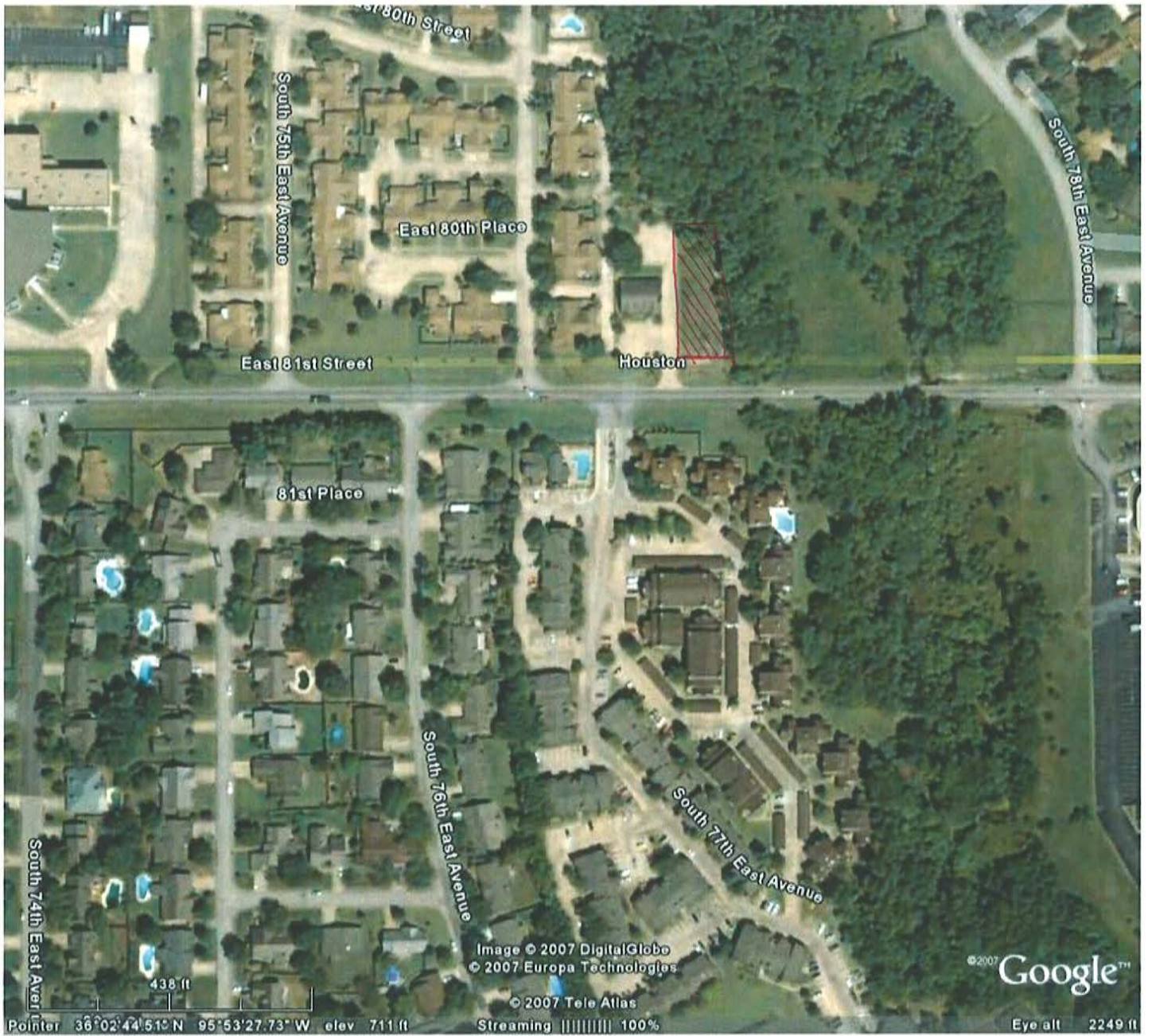
2006 - 046 - Dr. Kathy Beller

August 23, 2007



Approach to Creek, Looking East - Attachment 'D'

2.F.14



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N

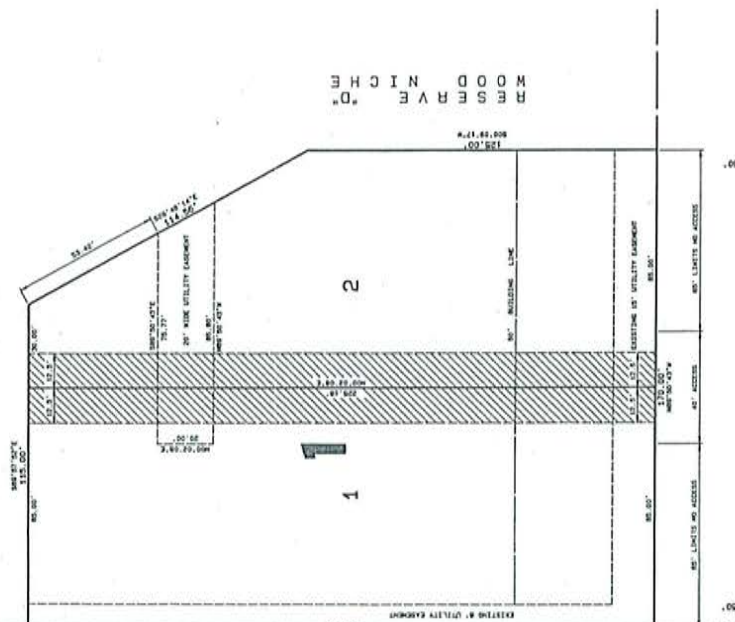
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2006 MAR 4 - 2006

R U S T I C M E A D O W S A M E N D E D



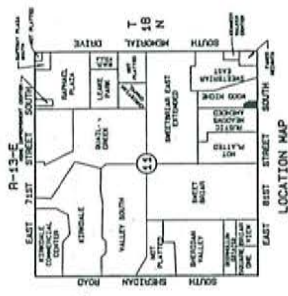
RESERVE "D"
WOOD NY CHE



EAST 81ST STREET SOUTH

* CORRECTION: 8/1/96 - 8/11/96 -
EFFECTIVE DATES: 7-28-96, 8-23-96

PLAY No. 4901

[illegible]

OWNER	ENGINEER
MAJOR DEVELOPMENT, INC. 9108 SOUTH FLORENCE PLACE TULSA, OKLAHOMA 74117 PHONE (918) 401-8008	SACK AND ASSOCIATES, INC. 110 SOUTH WARTWOOD AVENUE SUITE 131 74120 TULSA, OKLAHOMA PHONE (918) 562-4111

SUBDIVISION CONTAINS 2-LOTS, 1-BLOCK
BLOCK-1 CONTAINS 0.8101 ACRES

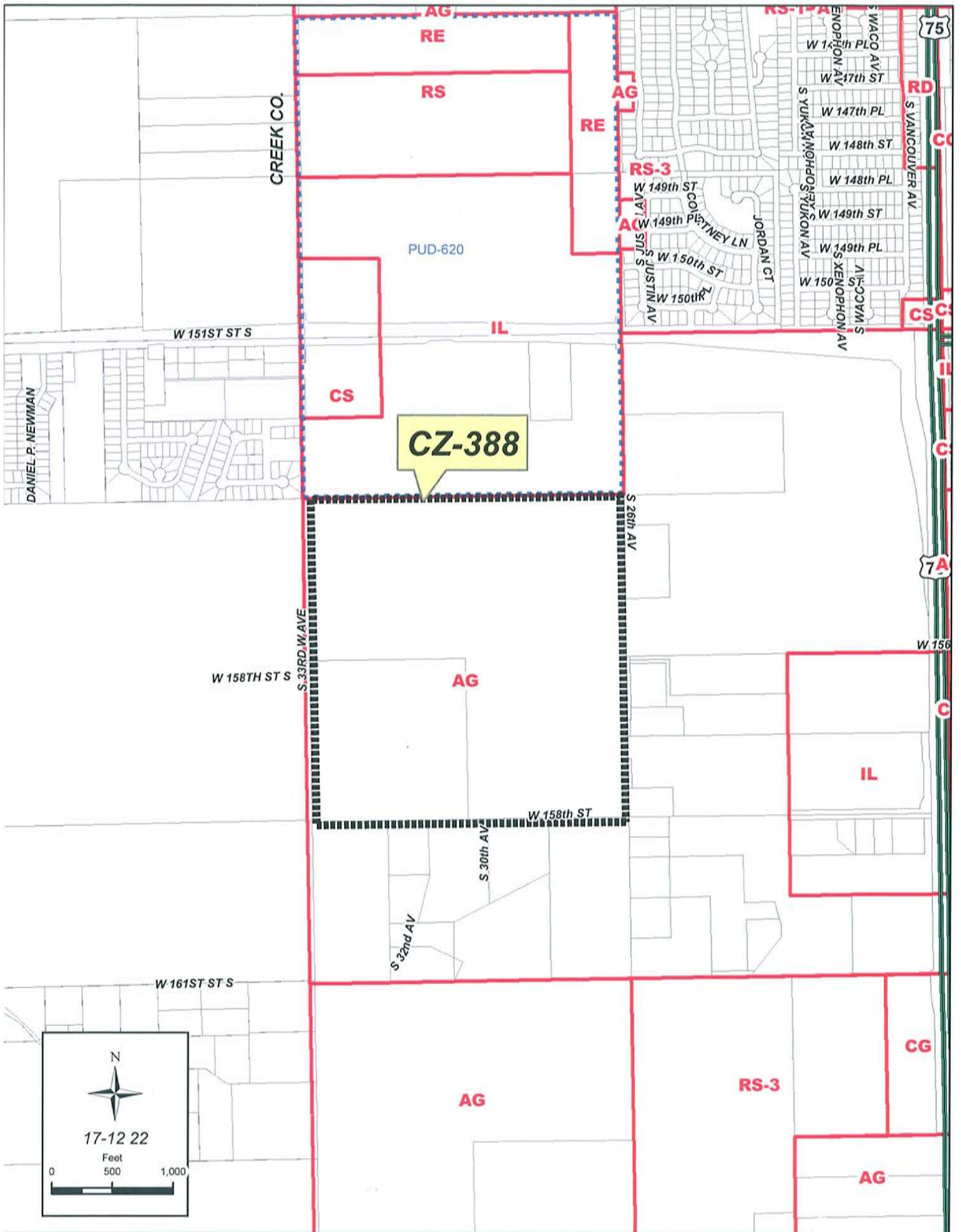
DONOTES MUTUAL ADDRESS EASMENT

WOOD NICHE II
A RESUBDIVISION OF LOTS-2 & 3 & RESERVES A & B
IN
BLOCK-1 OF WOOD NICHE
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

[illegible]

PLAT NO.	PAGE
4901	1 of 2

2.F.16



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-388

TRS 7222

Atlas 0

CZM 65

PD-Glenpool—County-2

TMAPC Hearing Date: September 19, 2007

(Continued from August 15, 2007)

Applicant: David Stone

Tract Size: 160± acres

ADDRESS/GENERAL LOCATION: North of West 158th Street between South 33rd West Avenue & South 26th West Avenue

EXISTING ZONING:AG

EXISTING USE: Agriculture

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

PROPOSED ZONING: IL

PROPOSED USE: Industrial uses

RELEVANT ZONING HISTORY:

CZ-259/PUD-620 February 2000: All concurred in approval of a request for rezoning a 240± acre tract of land from AG to RE/RS/CS/IL for mixed use development on property located on the north and south sides of West 151st Street South between South 33rd West Avenue and South 26th West Avenue and abutting north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 160± acres in size and is located north of West 158th Street between South 33rd West Avenue & South 26th West Avenue. The property appears to be mostly vacant and is zoned AG.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 33 rd West Avenue	Secondary arterial	100'	2 (barely; gravel-topped, no curbs/gutters)
South 26 th West Avenue	N/A	N/A	N/A

UTILITIES: The subject tract has rural water available through District 2 of Creek County and no sewer available.

SURROUNDING AREA: The subject tract is abutted on the east by mixed use large-lot developments, zoned AG; on the north by vacant land, zoned IL/PUD-620; on the south by largely vacant land (appears to be in oil wells), zoned AG; and on the west by vacant land/oil wells, zoned AG in Creek County. To the northwest is a newer single-family residential development (the developer of which put in the pavement on the road for the extent of that subdivision).

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan for the **City of Glenpool**, designates this area as being some residential and some agriculture with a rural residential intensity mostly with some low intensity in residential. Information from the Glenpool City Manager indicates that the City of Glenpool has plans to purchase land in this area (and including some of the subject property's 160 acres) for development of an industrial park. However, no plans for that industrial park have been developed or submitted for review. The Town Administrator for the **Town of Kiefer**, immediately adjacent on the west, advises that Kiefer's plans for that area within their jurisdiction are for continued residential single-family development.

STAFF RECOMMENDATION:

The proposal has the support of the Glenpool City Manager (letter in file), but it does not have the support of the adopted Glenpool Comprehensive Plan. It does not meet the criteria of the Metropolitan Development Guidelines for location of medium to high intensity uses. The property is an interior parcel, with frontage only on South 33rd West Avenue, which is not improved to industrial standards, and is in fact, only a narrow gravel road. Industrial zoning has occurred, more properly, adjacent to the Highway 75 frontage, to the east. Staff therefore cannot support this application and recommends **DENIAL** of IL zoning for CZ-388.

Updated staff recommendation:

Based on a telephone conversation from the week of 9/3/07, staff understands that the applicant may request that only a portion of this property be rezoned to IL. However, that does not change the physical facts of the case: the narrow gravel road and the nearby single-family residential development. Staff continues to recommend **DENIAL** of IL zoning for CZ-388.

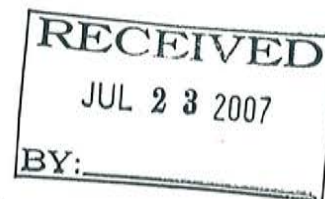
09/19/07



City of Glenpool

P.O. Box 70 • Glenpool, Oklahoma 74033 • (918) 322-5409 • Facsimile (918) 322-5433

July 19, 2007



Tulsa Metropolitan Planning Commission
200 West 5th Street, Suite 600
Tulsa, OK 74103

Attn: Dane Matthews

RE: CZ-388, Stone Trucking, Tulsa County Re-zoning, Section 22, T-17-N, R-12-E
Agricultural to Industrial

To Whom It May Concern:

This letter is in support of the industrial zoning application. The City of Glenpool is acquiring property for a new Industrial Park. This Park is a joint effort of the Cities of Jenks, Bixby and Glenpool in coordination with Tulsa County. A 130-acre portion of this application is under a commitment to purchase agreement by the City. We do support the application.

If you have any questions, please contact me.

Sincerely,

Ed Tinker,
City Manager

CC: Mayor J. Shayne Buchanan

295

August 10, 2007



Attn: Dane Matthew 579-9572 fax
INCOG

From: Amy Stone
Stone Trucking AS

Here is a copy of the letter that we handed out to those residents that were in the contact area for the zoning letter. As I told you earlier the feedback that I got today was from residents worried about Glenpool's comprehensive plan. I told them that if they held any more meetings prior to Wednesday's hearing that our Company would love to attend it. They all seemed to be in agreement that it was not our company personally that they did not want, but the future of the land that we are selling to Glenpool is their concern. Unfortunately, we are caught between the City of Glenpool and County residents. We plan on going to the neighborhood that is over a ¼ mile away that seems to oppose the zoning change as well prior to Wednesday's meeting. If you have any questions, please call me at (918) 298-0557. Thank you.

2.5.4

P. O. BOX 2014
TULSA, OKLAHOMA 74101



(918) 446-6181
(800) 426-2487
stone@stonetrucking.com
www.stonetrucking.com

August 9, 2007

Dear Concerned Resident,

It has been brought to our attention that several neighbors have expressed opposition to the zoning change requested by our company. We would like to address some of the issues we have heard concern you.

Stone Trucking Company is a family owned and operated trucking company. We have been in business for over 60 years. Our trucks travel all over the US, Canada and Mexico. As a specialized carrier, we are by law allowed to only travel during daylight hours. Our hours of operation are 7:30am to 5:30pm Monday through Friday. There are a few hours possible on Saturday mornings. We are closed on Sunday.

Of the 160 acres purchased, we are going to utilize only 30 acres. The remaining 130 acres is an oil lease. These 30 acres will be situated behind the tree line and screened from view of Highway 67 (151st Street) which is ¼ mile to the north. The majority of these 30 acres will be storage for compressor components for the oil and gas industry. The office will be a state of the art facility with video surveillance and security fencing.

Currently, we share a fence with a new, upscale neighborhood. The development has been our neighbor for over a year and we have had no problems or complaints.

We hope this helps to ease your minds and alleviates some of your concerns. If you have any additional questions, please do not hesitate to contact us.

Sincerely,

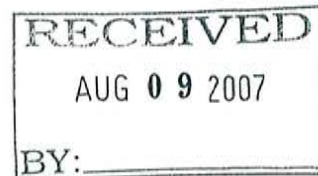
Stone Trucking Company

2.5.7

August 9, 2007

Attn: Dane Matthews
INCOG

From: Amy Stone *KS*
David Stone Trucking Co.
(918) 298-0557



Attached, please find a copy of the map we discussed earlier today. I hope it sheds some light on the proximity of our location in conjunction with the surrounding neighbors. We will work diligently to get in contact with as many neighbors as we can prior to the Zoning hearing on Wednesday to try to ease their concerns about our facility. When we went to Jenks and Glenpool to see if they had any recommendations for a good place for us to relocate since the State is expanding the highway and it is necessary for us to move, Glenpool presented us with this option. We are really excited about being apart of the future Glenpool Industrial Park and therefore are anxiously awaiting the outcome of the meeting on Wednesday. Feel free to give out our name and number to any parties interested in what we are proposing. If you have any questions, please do not hesitate to contact me. Thank you.

2.9.8

Taylor's Pond

Hwy 167/151st Street west bound
Center median

Hwy 167/151st Street East bound

1/4 mile

Future Stone Trucking facility
- 30 acres

Future Purchase by Glenpool
from Stone Trucking for
Glenpool Industrial Park
- 130 acres

26th West Avenue

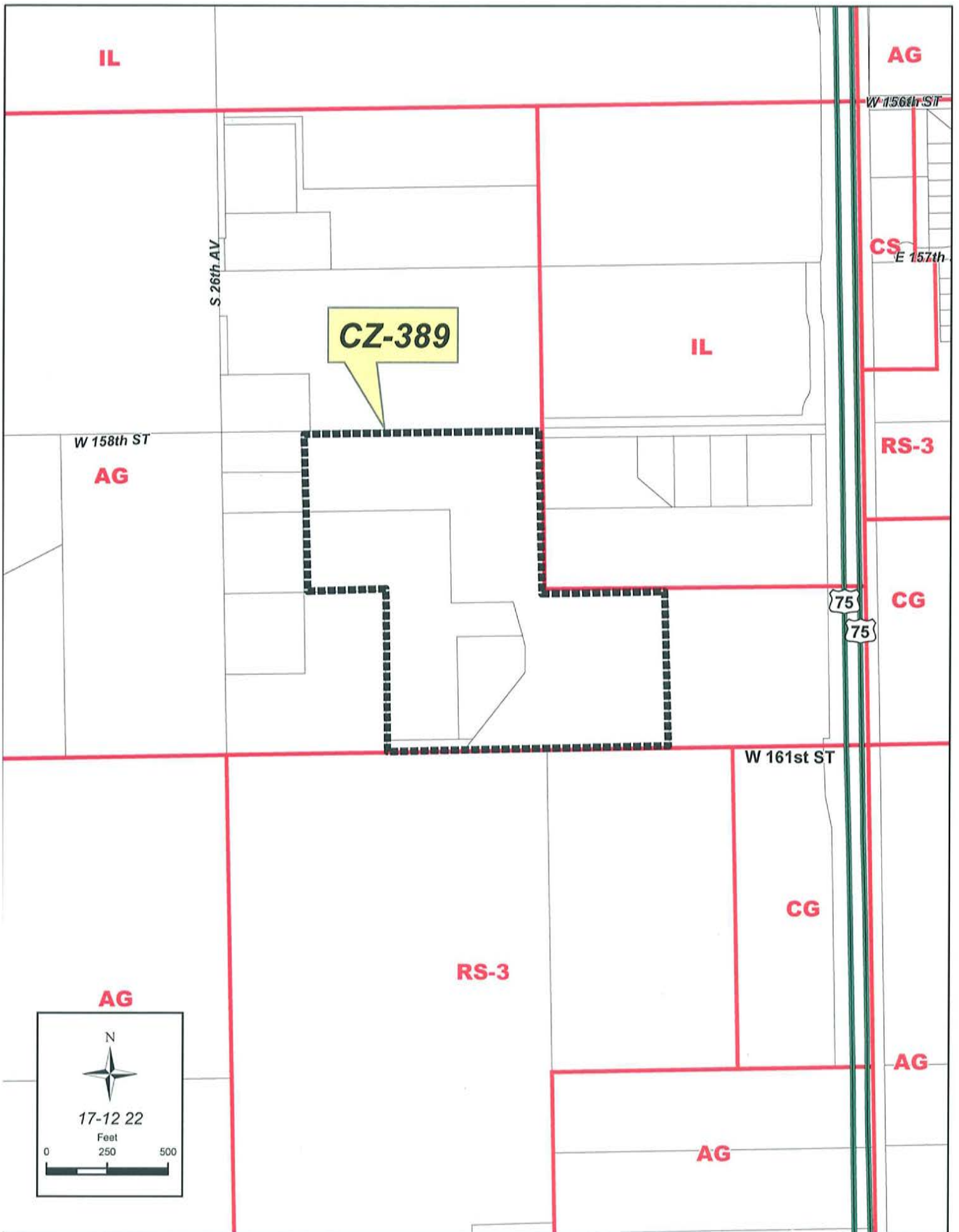
Champagne
metals

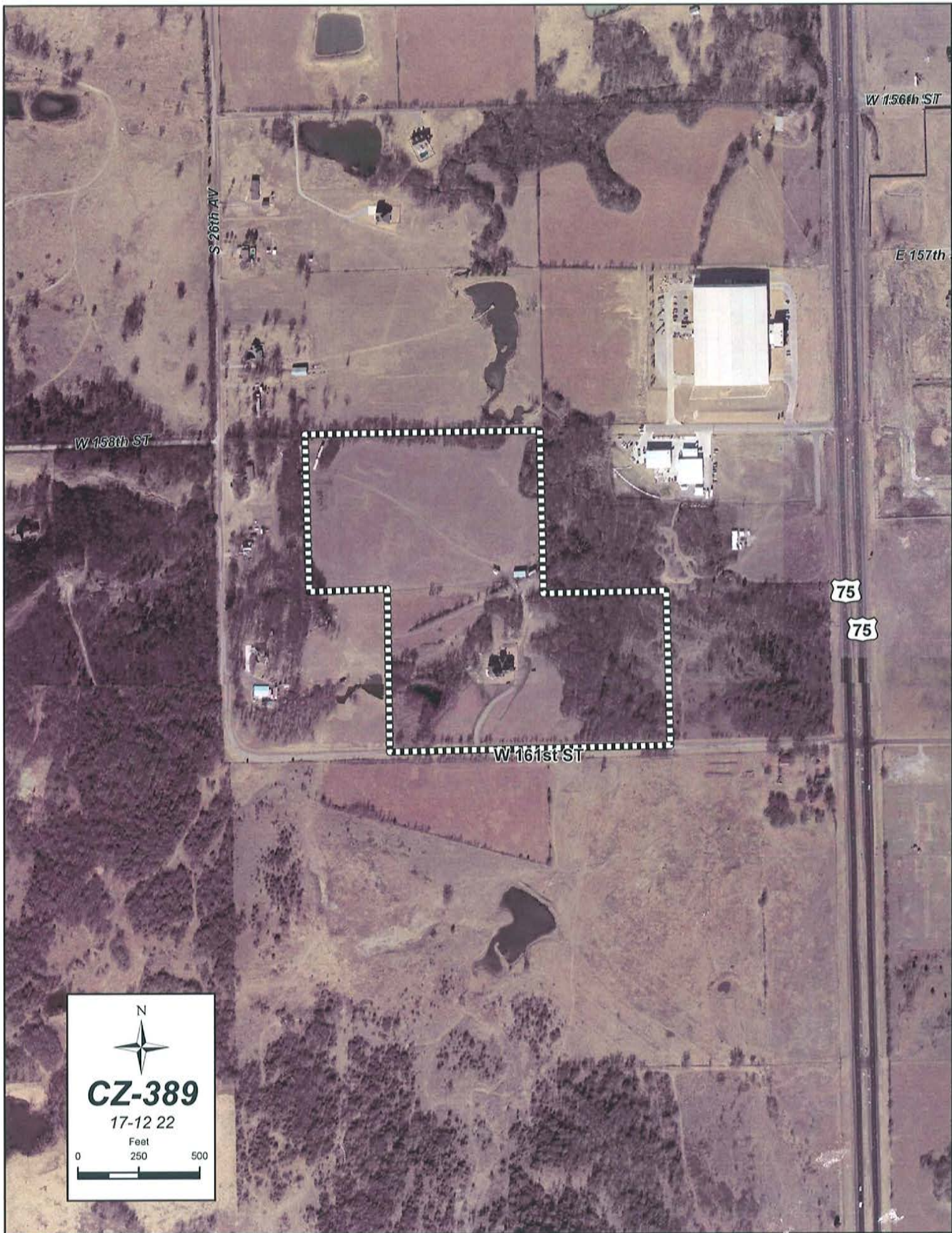
Highway 75 South Bound

33rd West Avenue

116th Street

TW
*not to scale





262

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-389

TRS 7222

Atlas 0

CZM 65

**PD- Glenpool, unincorporated Tulsa
County**

TMAPC Hearing Date: September 19, 2007

Applicant: Sizemore Weisz & Assoc., Inc

Tract Size: 33 ± acres

ADDRESS/GENERAL LOCATION: West of northwest corner of South Highway 75 & West 161st Street South

EXISTING ZONING: AG

EXISTING USE: Residential

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980-, established zoning for the subject property.

PROPOSED ZONING: RE

PROPOSED USE: Future single-family
subdivision

RELEVANT ZONING HISTORY:

CZ-388 July 3, 2007: Application filed for land at the northeast corner of West 158th Street South and South 33rd West Avenue to rezone from AG to IL for a trucking company. Due to faulty notification, public hearing was continued until September 19, 2007.

CZ-259/PUD-620 February 2000: All concurred in approval of a request for rezoning a 240+ acre tract of land from AG to RE/RS/CS/IL for mixed use development on property located on the southeast corner of West 151st Street South and South 33rd West Avenue and north and west of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 33± acres in size and is located west of the northwest corner of South Highway 75 & West 161st Street South. The property appears to be in large-lot single-family residential use and is zoned AG. It is somewhat wooded with rolling terrain.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 161 st Street South	Secondary arterial	100'	2

UTILITIES: The subject tract has rural water available through District 2 of Creek County and no sewer available.

SURROUNDING AREA: The subject tract is abutted on all sides by large-lot single-family residential uses and vacant land, zoned AG. A large area zoned IL also abuts the property to

2.h.3

the northeast of the subject property. The Champagne Metals Company, zoned IL, lies to the northeast.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

According to the Metropolitan Development Guidelines, the requested RE zoning **is** in accord with the Plan, due to its location within the interior of the section and away from the nodes. The application has been referred to both Glenpool and Kiefer/Creek County. The planner in the latter has said Creek County has no comments. The Economic Development Director of Glenpool has stated (9/12/07) that the requested RE zoning **is not** in accord with that community's plans for an industrial development nearby. The Glenpool Comprehensive Plan: 1999-2020 calls for the eastern portion of this property to be in the U.S. 75 Corridor (SH 67) and largely recommends industrial development within it. Pertinent excerpts of the Plan are included in this case report.

STAFF RECOMMENDATION:

The surrounding uses are primarily low intensity and RE is compatible with that. In the County, RE allows slightly more than one-half acre (gross) per unit, which is also the minimum lot size for alternate sewage disposal systems. In the event that Glenpool's plans for industrial development materialize nearby, the County Zoning Code requires 75' setbacks of industrially-zoned properties from abutting residentially-zoned property. Moreover, if a Use Unit 25 or 26 use is contemplated (as are allowed by Special Exception or right in IL zoning), the Zoning Code requires that all uses located within 300' of a residentially-zoned property be conducted within enclosed buildings and that if located on a lot abutting a residentially-zoned property, such uses be screened from that property by erection of a screening wall or fence along the common lot lines. Clearly the Plan recognizes that some industrial and residential uses can be compatible. Staff believes these policies will assure adequate protection and can therefore support the requested change and recommends **APPROVAL** of RE zoning for CZ-389.

09/19/07

2.4.4

The Glenpool, Oklahoma Comprehensive Plan: 1999-2

Industrial Area Goals:

1. It is intended that industrial areas and districts have accessibility to a balanced transportation network consisting of highways, air, potential rail and transit transportation modes providing efficient and economic movement of people and goods.
2. Any industrial businesses that will be taken for the expansion of US 75 shall be encouraged to relocate within Glenpool in publicly or privately developed industrial parks.
3. The City shall actively seek opportunities to expand its economic and industrial bases with clean industries that will afford local residents the opportunity for employment.

Industrial Area Objectives:

1. Those sites exhibiting desirable characteristics for industrial development should be preserved and protected from encroachment by noncompatible uses.
2. Any industry having an adverse impact on the environment locating in the Glenpool area shall take those actions necessary to bring that industry into conformance with local, state, and federal environmental standards, prior to locating such activities in Glenpool.
3. Public and privately planned and developed industrial parks that cluster industrial sites will be encouraged in the Glenpool area.
4. The City of Glenpool shall make effective use of the Municipal Trust to encourage the identification of potential industrial sites and to develop planned industrial parks, taking advantage of such financing methods as revenue bonds and state and federal grants in order to attract industry to the Glenpool area.

Industrial Area Policies:

1. Industrial sites and facilities shall be designed, developed and constructed so as to maximize open space between adjacent uses and to provide visual screening, particularly through the use of natural features and foliage whenever feasible and appropriate.
2. Industrial traffic shall utilize land areas adjacent to the US 75 from frontage roads and other streets specifically designed for heavy vehicle traffic.
3. Industrial districts adjacent to neighborhoods should be separated from low intensity uses by appropriate medium or low intensity uses.

4. State and federal grant moneys shall be pursued to provide the necessary public infrastructure to encourage industry to locate in the Glenpool Planning Area.
5. Detailed planning and engineering studies shall be conducted for the development of Special District 2. Industrial PUDs are recommended for the northern portion of this district which is located east of US 75 between 131st and 141st Streets and west of Coal Creek, including the City's Wastewater Treatment Plant.

RECREATION AND OPEN SPACE AREAS. Recreation and open space areas, natural and man-made, add significantly to the quality of life of all Glenpool residents. Such facilities shall be developed on a neighborhood and community scale and also be incorporated as buffers between dissimilar land uses.

Recreation and Open Space Area Goals:

1. It is intended that lands for parks, playgrounds, playfields, community parks and regional parks be provided that meet the active and passive recreational needs of all age groups and be located for convenient access by varying age groups and user populations.
2. It is intended that public and private open space areas be provided that preserve significant natural features, enhance the visual character of Glenpool, buffer adverse effects of certain land uses, and serve conservation purposes.
3. To develop open space along drainageways and in floodplain areas to form ribbons of open space through the community for pedestrian and other trails and serve a dual purpose of providing park areas along with addressing floodplain requirements.
4. To protect development-sensitive areas that would lend themselves to natural open space amenities.
5. Develop as needed, a centrally located Municipal Complex that will include a Community Center and swimming pool facility to serve the entire City into the 21st century.
6. Improve access to Black Gold Park by building a new road from 146th Street.

Recreation and Open Space Area Objectives:

1. Existing and planned parks will be maintained and evaluated to assure levels of service in relationship to need.
2. New recreation areas and facilities should be provided as new neighborhoods are developed while maintaining existing parks.

The portion of the US 75 expressway corridor that has been designated for special planning consideration is the US 75 Corridor from 151st Street (SH 67) to 181st Street.

US 75 Corridor from 151st Street (SH 67) to 181st Street. In accordance with the criteria outlined above, the major corridor for transportation and development in Glenpool is located along US 75 from 151st Street (SH 67) on the north to 181st Street on the south. The configuration of this Corridor designation is shown on the Glenpool Comprehensive Plan: 1999-2020 map. On March 16, 1998, the Glenpool City Council adopted Resolution No. 98-0103 in support of a modified US 75 Alternative 1-A alignment as shown in Figure 4. No schedule for funding or construction of this new alignment has been approved at the time of publication of this Plan. Therefore, land use considerations relevant to such actions should be developed when a schedule for funding and construction becomes available. In accordance with plans to upgrade US 75 to expressway standards, a separate and current project distinguished from the Alternate 1-A modified project, the following Plan scenario is adopted. Access to and from the highway and across the highway will be allowed only in accordance with federal and state standards. Access to land fronting the highway will be from frontage roads which will be developed only in limited part by the federal project. All development in this Corridor is required to dedicate and construct frontage roads simultaneously with development.

Presently, the majority of the area is lacking in public water and sewer service required for development and extensions of the City system are long and expensive. Pressures to develop in this area for residential, commercial and even industrial development are already becoming great due to the availability of land and the price of such land making it even more attractive.

Light and medium industrial development shall be limited to those areas west of the highway with buffering and setbacks on the west for a smooth transition to abutting existing and planned Low Intensity Residential development. Medium Intensity Commercial development shall be limited only to the Activity Centers. Industrial uses east of US 75 are discouraged. Development proposals must include provision of City services, water and sewer in particular. Typically, developers will seek City participation in such projects. Cost sharing projects should be based on detailed policies and funds determined to be available either locally or from grants or loans from state or federal agencies. In some cases, it may be possible to attract grant funds for economic development for utilities or roadways to support new development.

Those portions of the US 75 Corridor east of US 75 are planned for Low Intensity uses with Medium Intensity Type 2 Activity Centers (10 acres per corner) located at the intersections of the east/west arterials with US 75. Development proposals for medium intensity commercial development outside of planned Activity Centers shall require submittal of a Planned Unit Development, to access requirements for ingress and egress, frontage roads, buffering and setbacks from lesser intense uses. Lesser intense office or multifamily uses should buffer the periphery of the Activity Center from abutting planned Low Intensity Residential areas.



City of Glenpool
Planning Department

P.O. Box 70 • Glenpool, Oklahoma 74033 • (918) 322-5409 • Facsimile(918) 322-5432

September 12, 2007

Dane Matthews
INCOG
201 W. 5th Street
Tulsa, OK 74103

RE: County Zoning Northwest of
161st and US-75

Dear Dane,

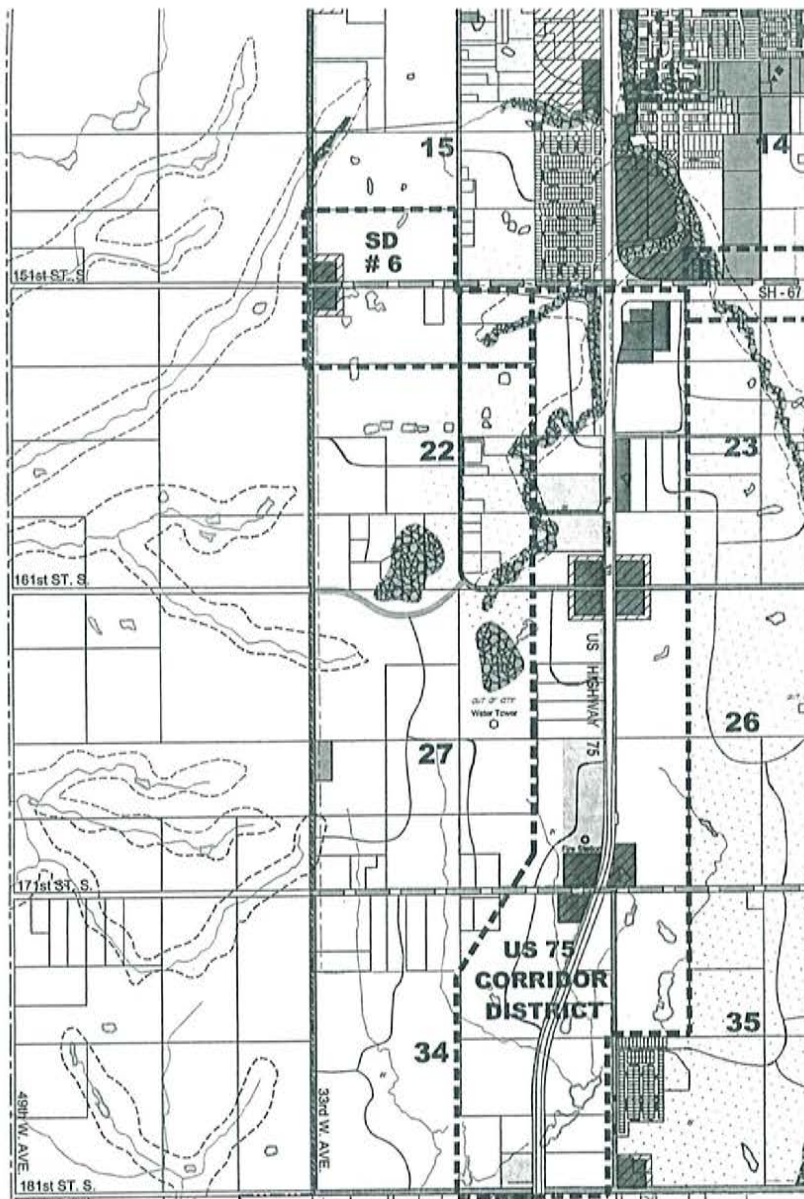
As per your request for Glenpool Comprehensive Plan compliance, the above referenced re-zoning request encroaches into the US-75 Corridor District as illustrated in the Glenpool Comprehensive Plan: 1999 – 2020. "Industrial development is for those areas west of US-75 with buffering and on the west for smooth transition to existing and planned residential development." The easterly 500 feet of this application is within the industrial corridor and the remainder is in the transition area. This application is not consistent Comprehensive Plan and the impact of low density housing on the developability of the Corridor District.

If you have any questions, please contact me.

Sincerely,

Stan Ewing
Planning Director.

2.4.8



Prepared by INCOG
REVISED December, 1998

LEGEND

LAND USE

- RESIDENTIAL
- OFFICE/COMMERCIAL
- INDUSTRIAL
- PUBLIC AND QUASI PUBLIC
- RECREATIONAL OPEN SPACE
- AGRICULTURE

INTENSITY

- RURAL RESIDENTIAL
- LOW INTENSITY
- MEDIUM INTENSITY
- HIGH INTENSITY
- DEVELOPMENT SENSITIVE

- SPECIAL DISTRICT
- 100 yr. FLOODPLAIN

TRAFFIC WAYS

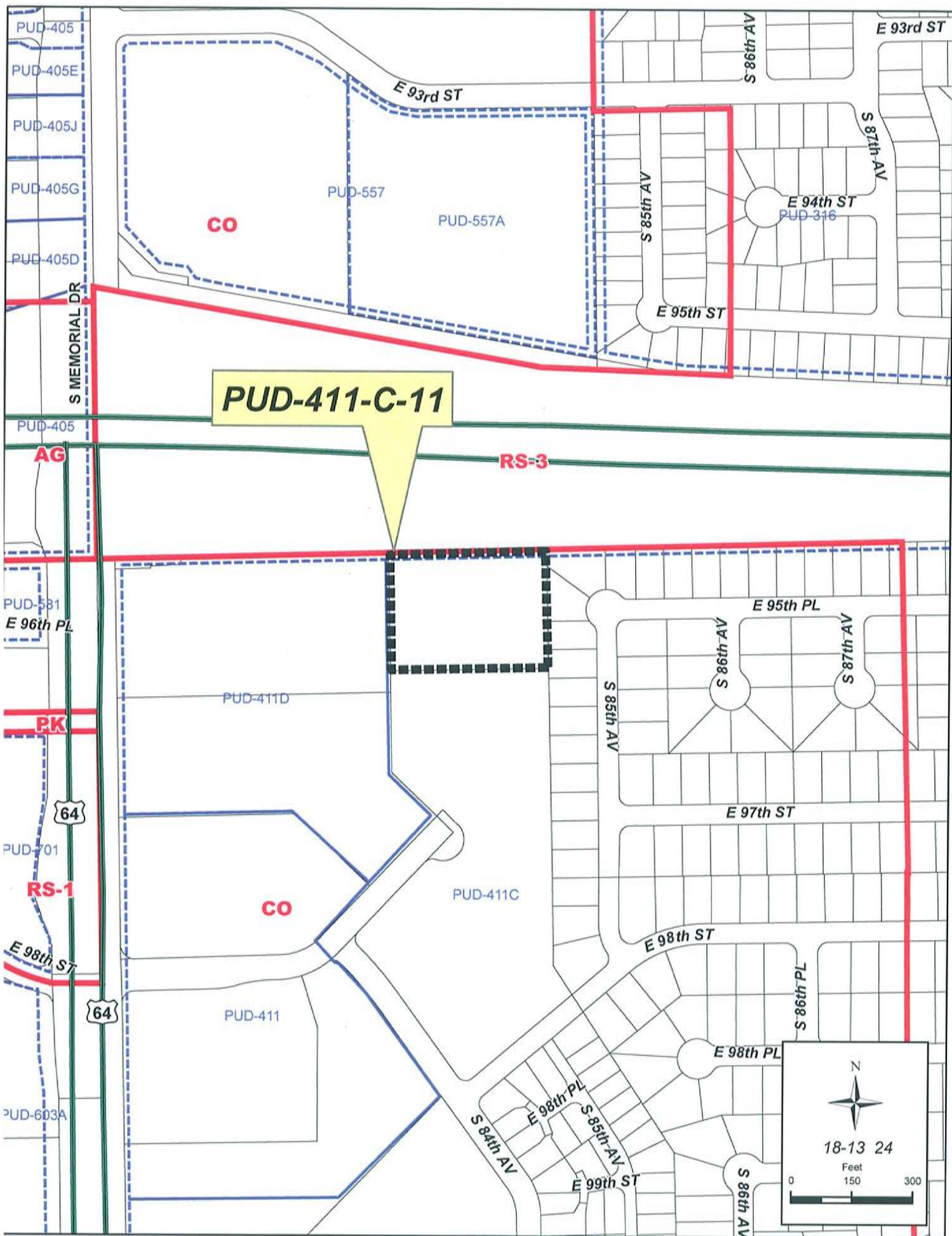
- COLLECTOR STREET
- SECONDARY ARTERIAL
- PRIMARY ARTERIAL
- EXPRESSWAY / FREEWAY

PUBLIC FACILITIES

- | | | |
|----------|-------------------|----------|
| EXISTING | FIRE STATION | PROPOSED |
| ● | PARK | ○ |
| ◆ | SECONDARY SCHOOL | ◇ |
| ▲ | ELEMENTARY SCHOOL | △ |
| ● | OTHER | ○ |

- CITY LIMITS
- COUNTY LINE

2.4.9





September 19, 2007

STAFF RECOMMENDATION

PUD-411-C-11: Minor Amendment – 8324 East 97th Street South; Lot 1, Block 1, Trinity Restoration; Development Area 4-A-1; CO/ PUD; PD-26; CD-8

The applicant is requesting a minor amendment to PUD 411-C for the purpose of removing the screening requirement along the east boundary. Development standards for Area 4-A-1 regarding screening and landscaping are as follow:

Landscape Buffer:

A minimum 30-foot wide landscaped buffer will be maintained along the east boundary of Development Area 4(A-1). This area may be considered for future neighborhood trail access to the Creek Turnpike Trail.

Screening Wall or Fence:

A minimum six-foot high screening wall shall be provided within the east 30 feet of Development Area 4(A-1).

There is an existing eight foot wall along the west boundary of the adjacent residential subdivision. The applicant wishes to consider this wall as providing adequate screening, but proposes a chain link fence offset from the east boundary to secure his property when the trail access is built.

The zoning code (Section 1217.C.1) and development standards impose screening requirements on commercial uses when they abut residential uses. The existing eight foot wall on the residential property does provide screening, but this does not relieve the commercial property from meeting this requirement. In keeping, staff recommends that instead of an additional screening wall, landscaping in the form of evergreen trees or similar vegetation be planted along the east boundary of the commercial property (or along the proposed chain link fence) in sufficient density and height as to provide adequate screening of light and noise generated by operation of the commercial use.

Therefore, staff recommends **APPROVAL** of PUD 411-C-11 subject to provision of landscaping in the form of evergreen trees or similar vegetation along the east boundary of the commercial property (or along the proposed chain link fence) in sufficient density and height as to provide adequate screening of light and noise generated by operation of the commercial use.

Aug. 17. 2007 5:15PM

No. 0849 P. 8

AS1

1 Site Plan
SCALE: 1" = 20'

Legend:

- AS1
- AS2
- AS3
- AS4
- AS5
- AS6
- AS7
- AS8
- AS9
- AS10
- AS11
- AS12
- AS13
- AS14
- AS15
- AS16
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- AS100

Handwritten Notes:

- EXISTING
- CONCRETE
- WALL
- 8 FT

Site Plan Details:

- Building Layout:** A large rectangular building with a central section labeled "A NEW AUTO RESTORATION FACILITY SECTION". The building has multiple rooms and a central corridor.
- Parking:** Several parking areas are shown, including a large lot on the left and smaller lots on the right.
- Access Points:** Multiple entrances and exits are marked, including a "MAIN ENTRANCE" and a "SIDE ENTRANCE".
- Structural Elements:** Concrete walls, concrete floors, and concrete pillars are indicated.
- Dimensions:** Various dimensions are provided for the building and parking areas.
- Orientation:** A north arrow is located in the upper right corner.

2.1.4

D. Off-Street Parking and Loading Requirements.

<u>Uses</u>	<u>Parking Spaces</u>	<u>Loading Berths</u>
Mini-Storage	1 per 5,000 SF of mini-storage floor area plus 2 for an accessory dwelling	NA

SECTION 1217. USE UNIT 17. AUTOMOTIVE AND ALLIED ACTIVITIES

A. Description

Automotive and allied activities

B. Included Uses:

1. Sales:

- Agricultural Implement Sales
- Aircraft Sales
- Automobile Sales, new and used
- Boat Sales
- Camper Sales
- Manufactured Home Sales
- Motorcycle Sales
- Recreational Vehicle (RV) Sales
- Trailer Sales
- Truck Sales

2. Services:

- Agricultural Implement Rental
- Auto Body Repair and Painting
- Auto Wash
- Automobile Rental
- Moving Truck and Trailer Rental (maximum 20 feet in length)
- Overnight Campgrounds for Recreational Vehicles
- Taxi/Limousine Service
- Vehicle Repair and Service

C. Use Conditions

1. The uses included in Use Unit 17, when located on a lot which is abutting an R district, shall be screened from the abutting R District by the erection and maintenance of a screening wall or fence along the lot line or lines in common with the R District.

2. Within the CS District, there shall be no open air storage or display of merchandise offered for sale within 300 feet of an adjoining R District.