

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2517

June 18, 2008

1:30 PM

Francis Campbell City Council Room
Plaza Level, Tulsa Civic Center

CONSIDER, DISCUSS AND/OR TAKE ACTION ON

Call to Order:

REPORTS

Chairman's Report:

Worksession Report:

Comprehensive Plan Report:

Report on the update of the Comprehensive Plan

Director's Report:

Review TMAPC Receipts for the month of May 2008

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.

1. **L-20221** – Cook & Associates Engineering, Inc (8302)/Lot-Split (PD 18) (CD 7)
Southwest corner of Memorial and 61st Street (Related to Item 17.)
2. **L-20223** – Sisemore Weisz & Associates (9328)/Lot-Split (PD6) (CD7)
East of South Harvard Avenue and South of East 46th Street
South, 3324 East 46th Street South
3. **L-20226** – Brooke Hamilton (9320)/Lot/Split (PD 6) (CD 9)
South of East 31st Street and West of North Delaware Place,
2814 East 31st Street South
4. **L-20227** – Travis Butler (9329)/Lot-Split (PD 6) (CD 9)
South of East 45th Street and West of South Gary Avenue East,
4548 South Gary Avenue
5. **L-20228** – Sack & Associates (0329)/Lot-Split (PD 3) (CD 3)
Southwest corner of Apache Street and Harvard Avenue
6. **LC-99** – Sisemore Weisz & Associates (8406)/Lot Combination (PD 18-C) (CD 8)
West of US Highway 169 and North of East 69th Street, 6812
South 105th East Avenue (Related to Item 15.)

7. **LC-100** – Tanner Consulting, LLC (9330)/Lot Combination (PD 6) (CD 9)
South of East 41st Street and East of South Quincy Avenue,
4106 South Rockford Avenue
8. **LC-101** – William Jones (9223)/Lot Combination (PD 9) (CD 2)
Northeast corner of West 35th Street and South Rosedale
Avenue, 3347 South Rosedale Avenue West
9. **LC-102** – Bob Kirk (9213)/Lot Combination (PD 6) (CD 9)
South of East 28th Street and West of Woodward Boulevard, 232
East 28th Street
10. **LC-103** – Curtis J. Biram (8328)/Lot Combination (PD 26) (CD 8)
East of South Louisville Avenue and South of East 109th Street
11. **Tulsa Hills** – CO/Revision to Restrictive Covenants (PD 8) (CD 2)
East of U.S. 75 between West 71st and West 81st Streets
12. **Go-Fit** – (0421) Final Plat (PD 16) (CD 6)
Northeast corner of East Apache and 129th East Avenue
13. **Memorial Commons** – (8326) Final Plat (PD 26) (CD 8)
North of the northwest corner of East 111th Street South and
Memorial Drive
14. **Clarehouse** – (8307) Final Plat (PD 18) (CD 8)
South of southeast corner of East 75th Street and Mingo Road
15. **PUD-595-B-2 – Sisemore Weisz & Associates** (PD-18C) (CD-8)
North of the northeast corner of 71st Street South and 101st East
Avenue (Minor Amendment to effectively combine Lots 7 and 8,
Block 1 and create Tract A, Development Area D.) (Related to
Item 6.)
16. **PUD-704-1/Z-5620-SP-12a – Wallace Engineering/Carmax** (PD-18C) (CD-8)
South of the southeast corner East 91st Street and South
Memorial Drive (Minor Amendment to modify the building
mounted equipment screening requirement to allow three non-
motorized roof vent caps to be located outside the roof
screening.)
17. **PUD-585-4 – Cook & Associates Engineering** (PD-18) (CD-7)
South of the southwest corner of East 61st Street South and
South Memorial Drive (Minor Amendment to decrease the
required setback from the north boundary line from 45 feet to ten
feet to allow a lot-split and create a new development area.)
(Related to Item 1.)
18. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**

PUBLIC HEARINGS

19. **Peoples Bank of Carbondale** – (9234) Minor Subdivision Plat (PD 8) (CD 2)
Southeast corner of South 33rd West Avenue and West Interstate 44 (continued from 6/4/08)
20. **Tradition Blocks 8-11** – (8327) Preliminary Plat (PD 26) (CD 8)
West of the northwest corner of 111th Street South and Sheridan Road
21. **Saint Francis South** – (8418) Preliminary Plat (PD 18) (CD 5)
Northeast corner of 91st Street and South Highway 169 (Item has reverted to Sketch Plat and will be resubmitted as a Preliminary Plat at a later date.)
22. **Brook West** – (8213) Minor Subdivision Plat (PD 8) (CD 2)
North of the northwest corner of 91st Street and South Peoria (Continuance requested until July 2, 2008 for further TAC review.)
23. **Plantation Apartments** – (7913) Minor Subdivision Plat (PD 18 B) (CD 7)
Northeast corner of East 47th Place and South Fulton Avenue (Continuance requested until July 2, 2008 for further TAC review.)
24. **ABSO** – (2335) Minor Subdivision Plat (County)
South of East 76th Street North and West of North Memorial Drive (Continuance requested until July 2, 2008 for further TAC review.)
25. **BOA – 20689** (0225) Plat Waiver (PD 2) (CD 1)
Northeast corner of North Cincinnati Avenue and East Ute Place
26. **PUD-435** – (8303) Plat Waiver (PD 18) (CD 7)
Southeast corner of East 66th Street and South Yale Avenue
27. **PUD 435** – (8303) Authorization for Accelerated Release of Building Permit (PD 18) (CD 7)
Southeast corner of East 66th Street and South Yale Avenue
28. **Z-5083** – (8312) Plat Waiver (PD 18 B) (CD 7)
South of East 62nd Street and West of South Sheridan Road
29. **PUD-190-G – T-Mobile, LLC** (PD-18) (CD-7)
Southwest corner of East 71st Street South and South Sheridan Road (Major Amendment to add Use Unit 4 – Protection and Utility Services for 120' monopole cell tower.)
30. **Z-7099 – Lewis Engineering, PLLC** OM to CG (PD-18b) (CD-7)
South of the southwest corner of East 51st Street South and South Vandalia Avenue (**Staff requests a continuance to July 2, 2008 for new notice.**)

31. **PUD-435-F – Wallace Engineering** (PD-18) (CD-7)
Southeast corner South Yale Avenue and East 67th Street South (Major Amendment to amend permissible floor area and maximum building height to permit construction of an eating disorder clinic.)
32. **PUD-759 – Tanner Consulting, LLC** CS/RS-3 to CS/RS-3/PUD
Northwest corner of East 121st Street South and South Sheridan Road (PUD proposes 24 single-family lots on the northern 2/3 of the site, with 21,000 SF of commercial floor area on the southern 1/3 of the site.) (PD-26) (CD-8)
33. **Z-7085 – John Moody** AG/RM-1/OL to CS
North of northeast corner of East 31st Street North and North Cincinnati Avenue (Continued from 3/5/08 and 5/7/08) (PD-2) (CD-1)
34. **Z-5763-SP-2 – KJM Properties, LLC** (PD-17) (CD-6)
North of northwest corner of South 129th East Avenue and East 7th Street (Corridor Plan to divide the lot into two development areas and construct an approximately 3,200 SF office and storage/warehouse facility on the northern 107 FT of the subject tract.)
35. **PUD-559-B/Z-5888-SP-5 – John Moody** (PD-18) (CD-8)
North and east of the northeast corner of East 91st Street and South 101st East Avenue (Major Amendment to allow a second outdoor advertising sign within the southern half of Development Area A.)
36. **Z-6051-SP-2 – Danny Mitchell** (PD-18c) (CD-8)
South of the southeast corner of East 81st Street South and South Mingo Road (Major Amendment Corridor Plan for two development areas, mixed use commercial and office development with mini-storage and open-air storage.) (Continued from 4/16/08, 5/7/08, 5/21/08, 6/4/08.)

OTHER BUSINESS

37. **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 May 2008

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	9	\$45.00	\$45.00	\$90.00	134	\$687.50	\$687.50	\$1,375.00
Zoning	9	4,235.00	4,235.00	8,470.00	89	25,510.00	25,510.00	51,020.00
PUDs & Plan Reviews	37	6,100.00	6,100.00	12,200.00	304	33,615.00	33,615.00	67,230.00
Refunds	0	0.00	0.00	0.00	3	(940.00)	(940.00)	(1,880.00)
Fees Waived	0	0.00	0.00	0.00	3	1,450.00	1,450.00	2,900.00
		<u>\$10,380.00</u>	<u>\$10,380.00</u>	<u>\$20,760.00</u>		<u>\$58,872.50</u>	<u>\$58,872.50</u>	<u>\$117,745.00</u>
LAND DIVISION								
Minor Subdivisions	2	\$650.00	\$650.00	\$1,300.00	14	\$5,600.00	\$5,600.00	\$11,200.00
Preliminary Plats	3	1,322.50	1,322.50	2,645.00	35	16,746.88	16,746.87	33,493.75
Final Plats	4	1,790.00	1,790.00	3,580.00	28	12,240.86	12,240.85	24,481.70
Plat Waivers	4	500.00	500.00	1,000.00	20	2,550.00	2,550.00	5,100.00
Lot Splits	12	624.50	624.50	1,249.00	105	5,428.00	5,428.00	10,856.00
Lot Combinations	4	200.00	200.00	400.00	45	2,250.00	2,250.00	4,500.00
Access Changes	3	75.00	75.00	150.00	6	150.00	150.00	300.00
Other	1	250.00	250.00	500.00	1	325.00	325.00	650.00
Refunds	0	0.00	0.00	0.00	0	(125.00)	(125.00)	(250.00)
Fees Waived	0	0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$5,412.00</u>	<u>\$5,412.00</u>	<u>\$10,824.00</u>		<u>\$45,165.74</u>	<u>\$45,165.72</u>	<u>\$90,331.45</u>
BOARDS OF ADJUSTMENT								
Fees	25	\$5,700.00	\$900.00	\$6,600.00	175	\$61,050.00	\$9,165.00	\$70,215.00
Refunds	0	0.00	0.00	0.00	14	(3,040.00)	(200.00)	(3,240.00)
Fees Waived	0	0.00	0.00	0.00	1	2,100.00	0.00	2,100.00
		<u>\$5,700.00</u>	<u>\$900.00</u>	<u>\$6,600.00</u>		<u>\$58,010.00</u>	<u>\$8,965.00</u>	<u>\$66,975.00</u>
TOTAL		\$21,492.00	\$16,692.00	\$38,184.00		\$162,048.24	\$113,003.22	\$275,051.45

NORMAN WOHLGEMUTH CHANDLER & DOWDELL

ATTORNEYS AT LAW

2900 MID-CONTINENT TOWER

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www.nwcdlaw.com

June 3, 2008

HAND DELIVERY

Tulsa Metropolitan Area Planning Commission
Attn: Ms. Barbara Huntsinger, Secretary
201 W. Fifth, Suite 600
Tulsa, OK 74103



RE: Corridor District Site Plan No. Z-7008-SP-2

Dear Barbara:

The TMAPC approved on May 7, 2008 and City Council approved on May 22, 2008 a Major Amendment to the Tulsa Hills Corridor District Site Plan, No. Z-7008-SP-2, to add as additional permitted uses within Tract A only, Use Unit 17, Tire sales, brake repair and replacement, chassis alignment, shock absorber maintenance and installation, battery sales, oil changes and lubrication and engine tune up services.

Enclosed is an amendment of the Deed of Dedication and Restrictive Covenants of Tulsa Hills to reflect the development standards approved as a part of Corridor Detail Site Plan No. Z-7008-SP-2.

The document has been approved by the owner of Tract A, which was the subject of the major amendment and must be approved by the Chairman and Secretary of the Tulsa Metropolitan Area Planning Commission.

Please place the First Amendment of the Deed of Dedication and Restrictive Covenants of Tulsa Hills, an addition to the City of Tulsa, Tulsa County, Oklahoma on the next agenda of the Tulsa Metropolitan Area Planning Commission for approval.

Please let me know if you have questions about the First Amendment.

Sincerely,

A handwritten signature in dark ink, appearing to be "C. Norman".

Charles E. Norman

CEN/bkc

Enclosure

Cc: Patrick Boulden – Hand Delivered
Julie Jones
John Combs (w/o enclosure)

FIRST AMENDMENT OF THE DEED OF DEDICATION AND RESTRICTIVE
COVENANTS OF TULSA HILLS, AN ADDITION TO THE CITY OF TULSA,
TULSA COUNTY, OKLAHOMA

This First Amendment to the Deed of Dedication and Restrictive Covenants of Tulsa Hills, an addition to the City of Tulsa, Tulsa County, Oklahoma, is made and entered into this 22 day of May, 2008 by CPBS Land Company, LLC as the owner of Lot 11, Block 1, Tulsa Hills, an addition City of Tulsa, Tulsa County, Oklahoma ("Tulsa Hills"), with the approval of the Tulsa Metropolitan Area Planning Commission.

RECITALS:

- A. Tulsa Hills, was processed as Corridor District Site Plan No. Z-7008-SP-1 pursuant to the provisions of Title 42, Tulsa Revised Ordinances of the City of Tulsa as the same existed on February 1, 2006, which Corridor Site Plan No. Z-7008-SP-1 was approved by the Tulsa Metropolitan Area Planning Commission on February 1, 2006, and by the Council of the City of Tulsa on March 9, 2006.
- B. For the purpose of providing for the orderly Corridor District Site Plan No. Z-7008-SP-1, and for the purpose of insuring adequate restrictions for the mutual benefit of the owner of Tulsa Hills and the City of Tulsa, the Plat and Deed of Dedication and Restrictive Covenants of Tulsa Hills, Plat No. 6154, was filed in the office of the County Clerk of Tulsa County, Oklahoma on October 16, 2007 as Document No. 2007116643.
- C. By Lot Split No. L-20187 approved by Tulsa Metropolitan Area Planning Commission on March 19, 2008, Lot 11 Block 1, Tulsa Hills was divided into three parcels designated as Tracts A, B, and C more particularly described as follows:

TRACT A

A tract of land being a part of Lot 11, Block 1, Tulsa Hills, according to the recorded plat thereof, said tract being more particularly described as follows:

Basis of Bearings for this description is the recorded plat of Tulsa Hills, recorded as Plat No. 6154, Document No. 2007116643;

BEGINNING at the Northeast corner of said Lot 11, Block 1:
THENCE S 00°00' 18" E, along the East line of said Lot 11, 195.36 feet;

THENCE S 89°00'43" W a distance of 294.19 feet to the West line of said Lot 11 and the beginning of a non-tangent curve to the left; THENCE 195.55 feet along the arc of said non-tangent curve to the left, through a central angle of 00°19'27", have a radius of 34,562.48 feet, the long chord of which bears N 01°31'25"E, 195.52 feet to the Northwest corner of said Lot 11; THENCE N 89°00'43"E, along the North line of said Lot 11, 288.97 feet to the POINT OF BEGINNING, containing 56,937 square feet or 1.307 acres of land, more or less.

TRACT B

A tract of land being a part of Lot 11, Block 1, Tulsa Hills, according to the recorded plat thereof, said tract being more particularly described as follows:

Basis of Bearings for this description is the recorded plat of Tulsa Hills, recorded as Plat No. 6154, Document No. 2007116643;

COMMENCING at the Northeast corner of said Lot 11, Block 1: THENCE S 00°00'18"E, along the East Line of said Lot 11, 195.36 feet to the POINT OF BEGINNING.

THENCE S 00°00'18"E, continuing along said East line, a distance of 58.13 feet to the beginning of a curve to the left;

THENCE 193.94 feet along the arc of said curve to the left and along said East line, through a central angle of 25°50'29", having a radius of 430.00 feet, the long chord of which bears S 12°55'32"E, 192.30 feet;

THENCE S 25°50'47"E, continuing along said East line, a distance of 98.96 feet;

THENCE S 64°09'13"W, departing said East line, a distance of 428.94 feet to the West line of said Lot 11;

THENCE N 10°10'28"W, along the West line of said Lot 11, a distance of 60.79 feet to the beginning of a non-tangent curve to the left;

THENCE 457.01 feet along the arc of said non-tangent curve to the left and along said West line, through a central angle of 00°45'27", having a radius of 34,562.48 feet, the long chord of which bears N 02°03'52"E, 457.01 feet;

THENCE N 89°00'43" E, departing said West line, 294.19 feet to the POINT OF BEGINNING, containing 145,284 square feet or 3.335 acres of land, more or less.

Tract C

A tract of land being a part of Lot 11, Block 1, Tulsa Hills, according to the recorded plat thereof, said tract being more particularly described as follows:

Basis of Bearings for this description is the platted East line of said Lot 11, which bears N 25°50'47"W;

BEGINNING at the Southeast corner of said Lot 11, Block 1;
THENCE along the South line of said Lot 11 the following:
S 55°00'00"W a distance of 45.80 feet;
S 76°48'05"W a distance of 117.35 feet;
S 61°58'00"W a distance of 37.26 feet to the beginning of a curve to the left;
43.41 feet along the arc of said curve to the left, through a central angle of 15°54'10", having a radius of 156.41 feet, the long chord of which bears S 54°00'55"W, 43.27 feet to the beginning of a curve to the right;
162.89 feet along the arc of said curve to the right through a central angle of 37°25'50", having a radius of 249.34 feet, the long chord of which bears S 64°46'45"W, 160.01 feet;
S 85°06'23"W a distance of 43.49 feet;
N 54°56'15"W a distance of 30.29 feet;
N 09°54'04"W a distance of 30.91 feet;
S 89°56'15"W a distance of 31.55 feet to the West line of said Lot 11;
THENCE N 10°10'28"W, along said West line, a distance of 172.27 feet;
THENCE N 64°09'13"E, departing said West line, a distance of 428.94 feet to the East line of said Lot 11, also being the West right of way line of South Olympia Avenue, a 100' dedicated public right of way;
THENCE S 25°50'47"E, along said East line of Lot 11 and said West right of way line, a distance of 241.69 feet to the beginning of a curve to the right.
THENCE along said East line of Lot 11 and said West right of way line, 20.77 feet along the arc of said curve to the right, through a central angle of 3°36'21", having a radius of 330.00 feet, the long chord of which bears S 24°02'36"E, 20.76 feet to the POINT OF BEGINNING, containing 115,633 square feet or 2,655 acres of land, more or less.

- D. Pursuant to Minor Amendment to Corridor District Site Plan, Z-7008-SP-1g, approved by the Tulsa Metropolitan Area Planning

Commission on April 16, 2008 the maximum permitted building floor area within Lot 11, Block 1, Tulsa Hills was allocated to Tracts A, B, and C.

- E. CPBS Land Company, LLC is the owner of Tract A within Lot 11, Block 1, Tulsa Hills.
- F. A Major Amendment to Corridor District Site Plan, No. Z-7008-SP-1, was processed as Corridor District Site Plan No. Z-7008-SP-2 pursuant to the provisions of Tile 42, Tulsa Revised Ordinances of the City of Tulsa as the same existed on March 15, 2008, which Corridor District Site Plan No. Z-7008-SP-2 was approved by the Tulsa Metropolitan Area Planning Commission on May 7, 2008 and by the City Council of Tulsa on May 22, 2008 to add as additional permitted uses within Tract A only, Use Unit 17, Tire sales, brake repair and replacement, chassis alignment, shock absorber maintenance and installation, battery sales, oil changes and lubrication and engine tune up services.
- G. Section III, Enforcement, Duration, Amendment and Severability Sub-Section C. Amendment, of the Deed of Dedication and Restrictive Covenants provides that Section II Corridor District Site Plan Development Standards, maybe amended or terminated at any time by a written instrument, signed and acknowledged by the owner of the lot or parcel to which the amendment or termination is to be applicable and approved by Tulsa Metropolitan Area Planning Commission, or its successors.

Now, therefore, CPBS Land Company, LLC as the owner of Tract A, Lot 11, Block 1, Tulsa Hills, for the purpose of providing for the orderly development of Tract A therein pursuant to the provisions of Corridor District Site Plan No. Z-7009-SP-2 does hereby amend the Deed of Dedication and Restrictive Covenants of Tulsa Hills as follows:

- 1. Section II.E, Sub-Sections 1 and 2 are hereby amended to read as follows:

"The following Development Standards and Restrictions shall apply to Tracts A, B and C in Lot 11, and Lot 12, Block 1.

1. PERMITTED USES.

Those uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Offices and Studios, including drive-thru banking facilities; 12, Entertainment Establishments and

Eating Establishments other than Drive-ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 19, Hotel/motel and Recreational Facilities – Hotel and Motel only; and Uses customarily accessory to permitted principal uses shall be permitted.

In addition within Tract A of Lot 11, Block 1 the above Uses shall be permitted and the following additional Uses shall be permitted under Use Unit 17, Tire Sales, Brake Repair and Replacement, Chassis Alignment, Shock Absorber Maintenance and Installation, Battery Sales, Oil Changes and Lubrication and Engine Tune Up Services Only and uses customarily accessory to permitted Uses, provided:

- a. The maximum number of service bays for a tire store shall be 12; all service bay doors shall be oriented to face to the north or the south; no service bay doors shall be permitted to face South Olympia Avenue;
- b. The permitted tire store within Tract A shall be all brick construction excluding service door entries, doorways, and glass fronts and shall be approved as part of the Corridor District Site Plan approval process.

2. Maximum Building Floor Area

The maximum building floor area of buildings of Lots 11 and 12, Block 1 shall be 123,118 square feet; The maximum floor areas of buildings in Tracts A, B and C of Lot 11 and Lot 12 shall be as follows:

Lot 11

Tract A	10, 250 SF
Tract B	11, 645 SF
Tract C	66, 500 SF
Total	88, 395 SF

Lot 12

	<u>34, 723 SF</u>
TOTAL	123,118 SF"

11.7

2. All other provisions of the Plat and Deed of Dedication and Restrictive Covenants of Tulsa Hills, not specifically amended hereby, shall remain in full force and effect and enforceable according to the terms thereof.

This First Amendment to the Deed of Dedication and Restrictive Covenants of Tulsa Hills, an addition to the City of Tulsa, Tulsa County, Oklahoma shall be effective from and after the date it is recorded in the office of the County Clerk of Tulsa County, Oklahoma.

CPBS LAND COMPANY, LLC


By: _____

Bob Stearns, Manager

STATE OF FLORIDA)
) SS:
COUNTY OF BREVARD)

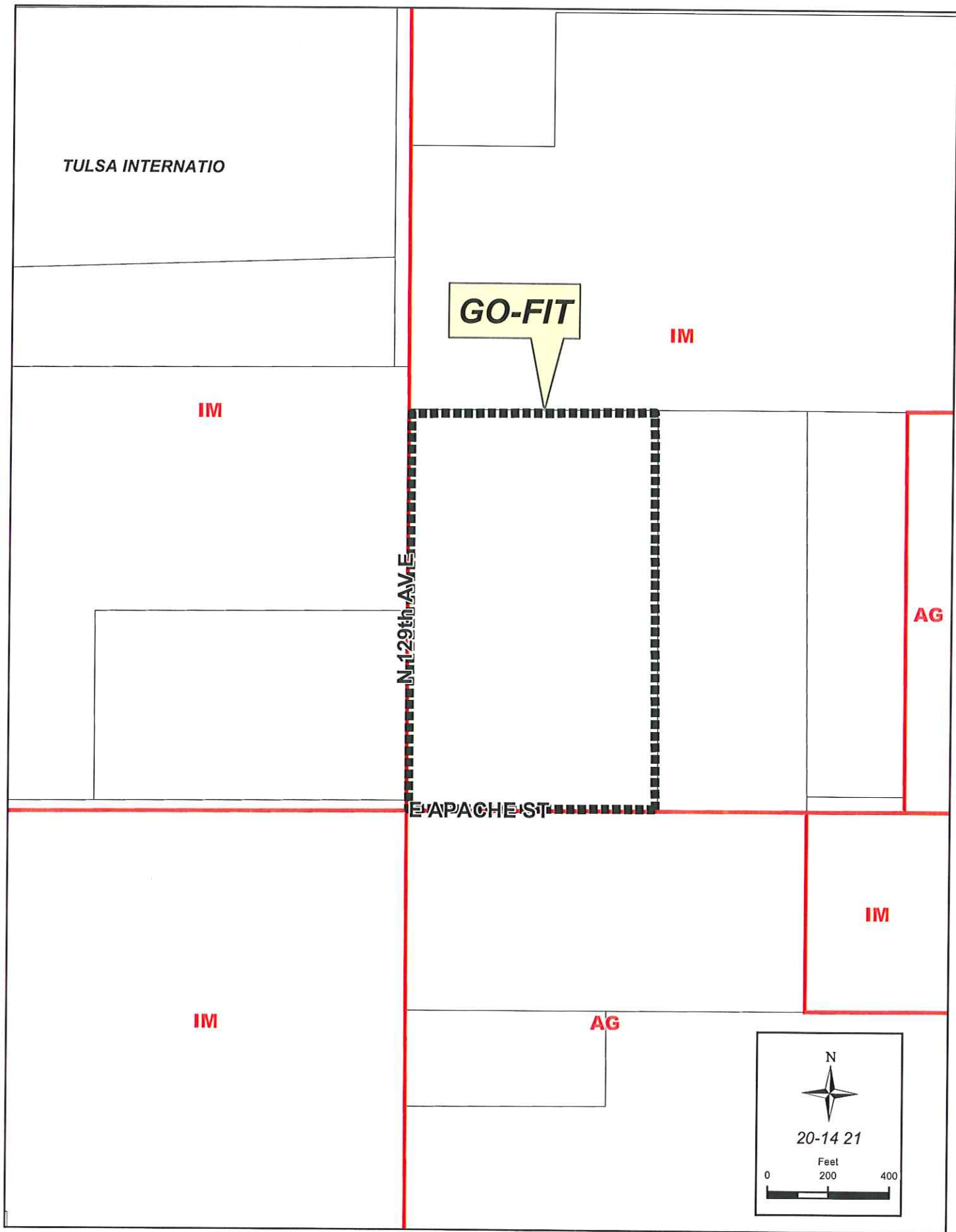
Before me, the undersigned, a Notary Public, in and for said County and State, on this 22 day of May, 2008, personally appeared Bob Stearns, as Manager of CPBS Land Company, LLC, an Oklahoma limited liability company, to me known to be the identical person who signed the name of the maker thereof to the within and foregoing instrument as manager and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Kathleen A. Milan
Notary Public
 KATHLEEN A. NILAN
MY COMMISSION # DD 526826
EXPIRES: March 15, 2010
Bonded Thru Budget Notary Services

My Commission Expires: _____
My Commission No. _____

11.8



12.1



Final Subdivision Plat

Go-Fit - (0421) (PD 16) (CD 6)

Northeast corner of East Apache and 129th East Avenue

This plat consists of 2 Lots in 1 Block on 25 acres.

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

12.3

6/5/08

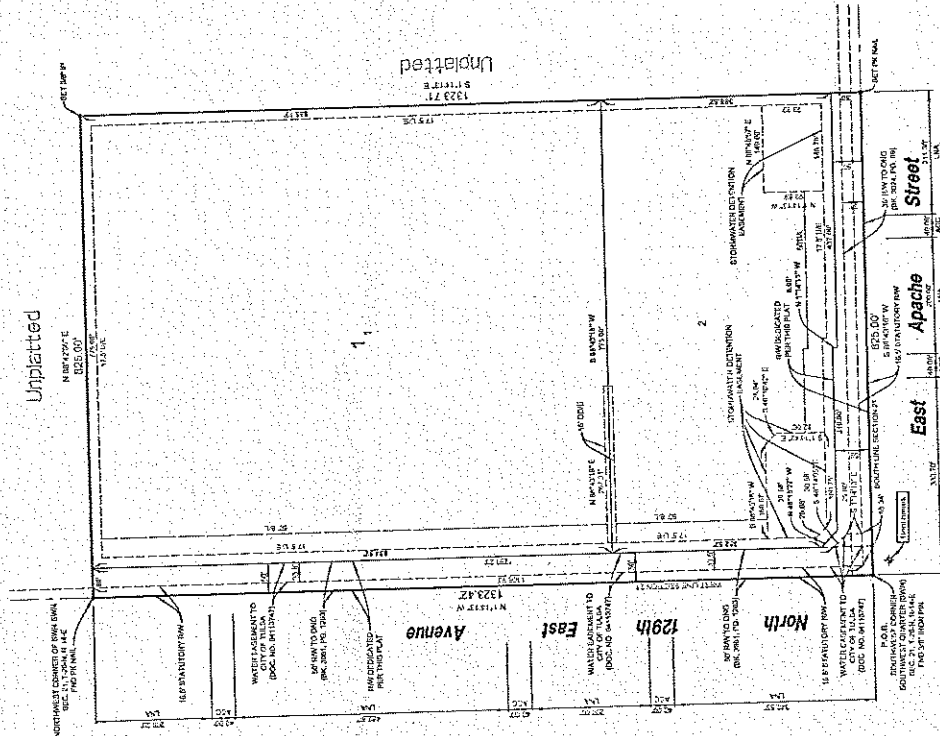
Go-Fit

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4 SW1/4)
OF SECTION TWENTY-ONE, TOWNSHIP TWENTY NORTH, RANGE FOURTEEN EAST,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

Owner/Developer:
Why Two Deeds, LLC
An Oklahoma Limited Liability Company
2624 E. Admiral Place
Tulsa, Oklahoma 74115
Phone: (918) 594-0300
Contact: Charles Caldwell

Engineer/Surveyor:
Sisomone Welsch & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2029
1111 E. 52nd Place
Tulsa, Oklahoma 74135
Phone: (918) 955-3800
E-mail: gsws@aol.com

PLAT No.



CITY OF TULSA	
CERTIFICATE OF APPROVAL	
I hereby certify that this plat complies with the provisions of the Oklahoma Land Planning Commission Act.	
APPROVED: _____	
City Engineer	
This plat was filed for record on _____ at _____ o'clock _____ of the month of _____, A.D. 20____.	
FILED: _____	
City Clerk	
I hereby certify that this plat complies with the provisions of the Oklahoma Land Planning Commission Act.	
APPROVED: _____	
City Engineer	
This plat was filed for record on _____ at _____ o'clock _____ of the month of _____, A.D. 20____.	
FILED: _____	
City Clerk	

STATE OF OKLAHOMA) SS
COUNTY OF TULSA)
I, Charles Caldwell, being duly sworn, depose and say that the contents of the foregoing plat are true and correct to the best of my knowledge and belief, and that I am the owner of the land described therein.

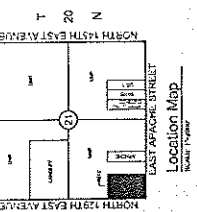
Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public for Oklahoma

Subdivision Statistics:
SUBDIVISION CONTAINS TWO (2) LOTS IN ONE (1) BLOCK
LOT ONE (1) CONTAINS 1.70 ACRES (170,000 SQ. FT.)
LOT TWO (2) CONTAINS 1.70 ACRES (170,000 SQ. FT.)
SUBDIVISION CONTAINS TOTAL 3.40 ACRES (340,000 SQ. FT.)
BEARING CALCULATED BY THIS PLAT CONTAINS 0.000000 (0.000000%)

Legend:
US • UTILITY EASEMENT
HW • HIGHWAY
RW • RIGHT OF WAY
LA • LOT
EA • EASEMENT
DOE • DISTRICT OF EASEMENT
DOE • DISTRICT OF EASEMENT

Notes:
1. THE SUBDIVISION IS SUBJECT TO THE FOLLOWING EASEMENTS:
A. EASEMENT FOR UTILITY EASEMENT
B. EASEMENT FOR HIGHWAY
C. EASEMENT FOR RIGHT OF WAY
D. EASEMENT FOR LOT
E. EASEMENT FOR EASEMENT
F. EASEMENT FOR DISTRICT OF EASEMENT
G. EASEMENT FOR DISTRICT OF EASEMENT
H. EASEMENT FOR DISTRICT OF EASEMENT
I. EASEMENT FOR DISTRICT OF EASEMENT
J. EASEMENT FOR DISTRICT OF EASEMENT
K. EASEMENT FOR DISTRICT OF EASEMENT
L. EASEMENT FOR DISTRICT OF EASEMENT
M. EASEMENT FOR DISTRICT OF EASEMENT
N. EASEMENT FOR DISTRICT OF EASEMENT
O. EASEMENT FOR DISTRICT OF EASEMENT
P. EASEMENT FOR DISTRICT OF EASEMENT
Q. EASEMENT FOR DISTRICT OF EASEMENT
R. EASEMENT FOR DISTRICT OF EASEMENT
S. EASEMENT FOR DISTRICT OF EASEMENT
T. EASEMENT FOR DISTRICT OF EASEMENT
U. EASEMENT FOR DISTRICT OF EASEMENT
V. EASEMENT FOR DISTRICT OF EASEMENT
W. EASEMENT FOR DISTRICT OF EASEMENT
X. EASEMENT FOR DISTRICT OF EASEMENT
Y. EASEMENT FOR DISTRICT OF EASEMENT
Z. EASEMENT FOR DISTRICT OF EASEMENT

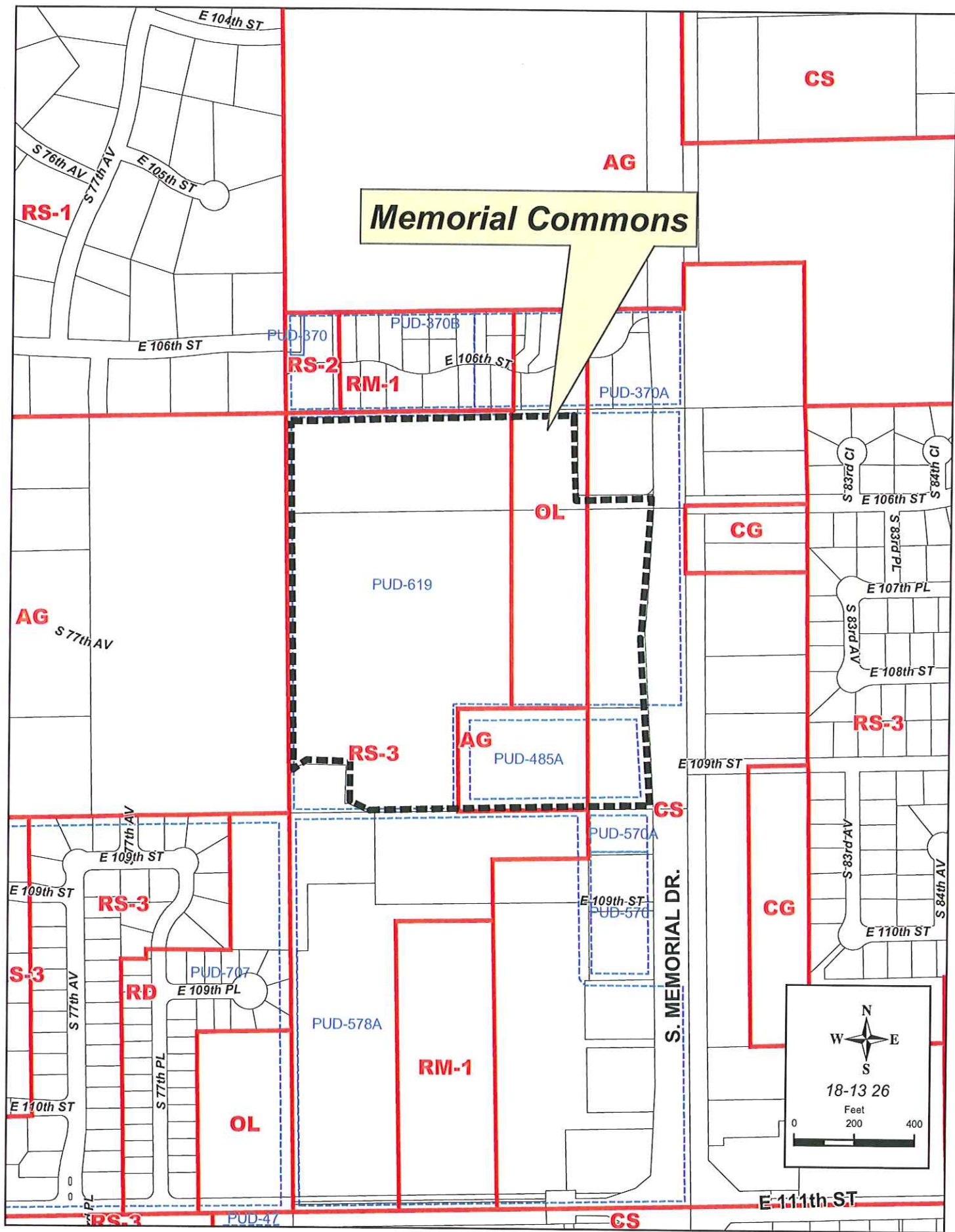


RECEIVED
APR 21 2008
Tulsa Metropolitan Area
Planning Commission

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, BOUND AND SEALED DOCUMENT.

Draft Final Plat 01
Go-Fl
Sheet 1 of 2
Date Prepared: April 16, 2008

12.4



Final Subdivision Plat

Memorial Commons - (8326) (PD 26) (CD 8)

North of the northwest corner of East 111th Street South and Memorial Drive

This plat consists of 11 Lots in 1 Block on 34.34 acres.

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

13.3

6/2/08



SUBJECT
TRACT

S MINGO RD

N

CLAREHOUSE

18-14 07

Feet
0 125 250

19.2

Final Subdivision Plat

Clarehouse - (8307) (PD 18) (CD 8)
South of southeast corner of East 75th Street and Mingo Road

This plat consists of 1 Lot in 1 Block on 5.74 acres.

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

14.3

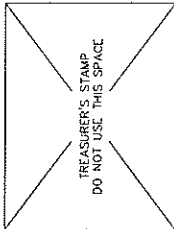
6/10/08

'DRAFT FINAL'

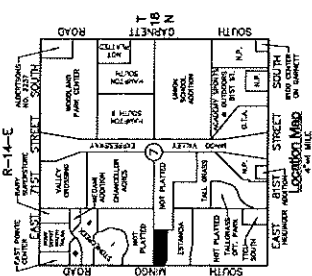
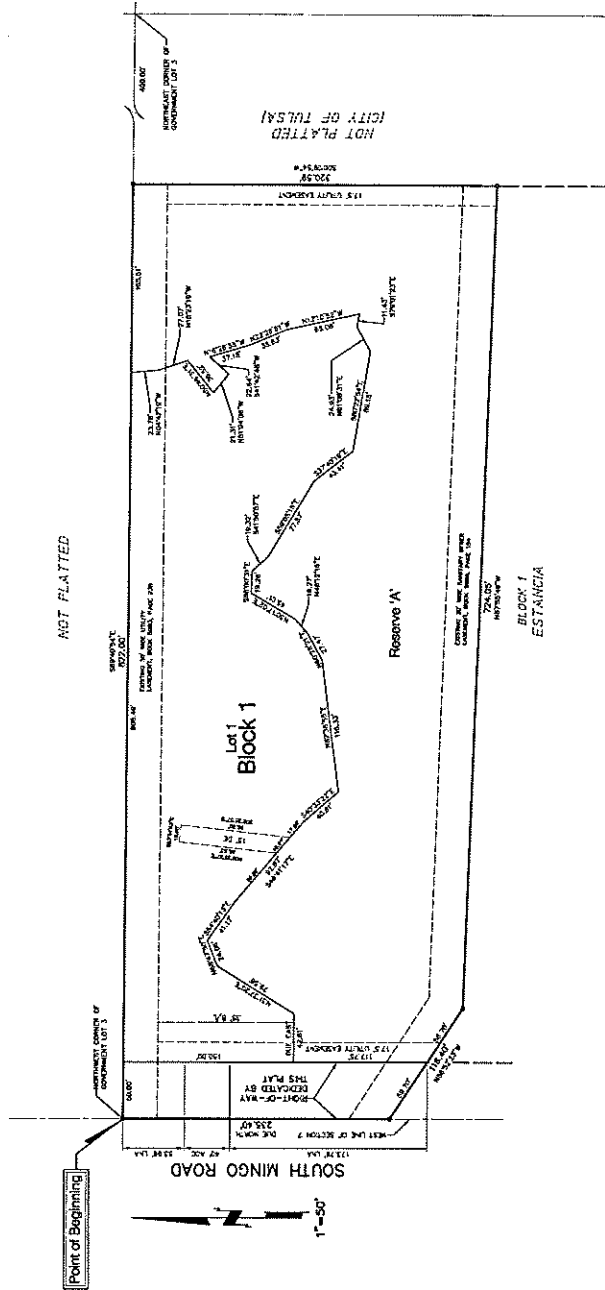
CLAREHOUSE

A SUBDIVISION IN PART OF
GOVERNMENT LOT 3 IN SECTION 7, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 575-A
Corridor District Site Plan Number Z-6811-SP-2



PLAT No.
DATE OF SALE
CERTIFICATE OF APPROVAL
APPROVED BY THE CITY OF TULSA
APPROVED BY THE TULSA COUNTY BOARD OF COMMISSIONERS
APPROVED BY THE TULSA COUNTY BOARD OF ADJUSTMENT
APPROVED BY THE TULSA COUNTY BOARD OF ZONING
APPROVED BY THE TULSA COUNTY BOARD OF PLANNING
APPROVED BY THE TULSA COUNTY BOARD OF HEALTH
APPROVED BY THE TULSA COUNTY BOARD OF EDUCATION
APPROVED BY THE TULSA COUNTY BOARD OF SOCIAL SERVICES
APPROVED BY THE TULSA COUNTY BOARD OF FIRE
APPROVED BY THE TULSA COUNTY BOARD OF POLICE
APPROVED BY THE TULSA COUNTY BOARD OF PUBLIC WORKS
APPROVED BY THE TULSA COUNTY BOARD OF UTILITIES
APPROVED BY THE TULSA COUNTY BOARD OF TRANSPORTATION
APPROVED BY THE TULSA COUNTY BOARD OF ENVIRONMENTAL AFFAIRS
APPROVED BY THE TULSA COUNTY BOARD OF CULTURAL AFFAIRS
APPROVED BY THE TULSA COUNTY BOARD OF ECONOMIC DEVELOPMENT
APPROVED BY THE TULSA COUNTY BOARD OF LABOR RELATIONS
APPROVED BY THE TULSA COUNTY BOARD OF HUMAN RESOURCES
APPROVED BY THE TULSA COUNTY BOARD OF COMMUNITY DEVELOPMENT
APPROVED BY THE TULSA COUNTY BOARD OF HOUSING
APPROVED BY THE TULSA COUNTY BOARD OF INFRASTRUCTURE
APPROVED BY THE TULSA COUNTY BOARD OF LAND MANAGEMENT
APPROVED BY THE TULSA COUNTY BOARD OF NATURAL RESOURCES
APPROVED BY THE TULSA COUNTY BOARD OF PARKS AND RECREATION
APPROVED BY THE TULSA COUNTY BOARD OF PUBLIC SAFETY
APPROVED BY THE TULSA COUNTY BOARD OF PUBLIC UTILITIES
APPROVED BY THE TULSA COUNTY BOARD OF REAL ESTATE
APPROVED BY THE TULSA COUNTY BOARD OF RETAIL
APPROVED BY THE TULSA COUNTY BOARD OF SERVICES
APPROVED BY THE TULSA COUNTY BOARD OF SPECIAL DISTRICTS
APPROVED BY THE TULSA COUNTY BOARD OF SPECIAL SERVICES
APPROVED BY THE TULSA COUNTY BOARD OF SPECIAL USES
APPROVED BY THE TULSA COUNTY BOARD OF SPECIAL ZONING
APPROVED BY THE TULSA COUNTY BOARD OF SPECIAL DISTRICTS
APPROVED BY THE TULSA COUNTY BOARD OF SPECIAL SERVICES
APPROVED BY THE TULSA COUNTY BOARD OF SPECIAL USES
APPROVED BY THE TULSA COUNTY BOARD OF SPECIAL ZONING



Owner
CLAREHOUSE, INC. (A/R)
HOSPICE HOUSE OF OKLAHOMA, INC.
7221 EAST 46TH PLACE, JO
TULSA, OKLAHOMA 74143
PHONE: (918) 438-1125

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
111 SOUTH CLARK AVENUE
TULSA, OKLAHOMA 74106-1816
C-MAIL: SACKANDASSOCIATES.COM
C.A. No. 1763 (EXP. JUNE 30, 2009)

Subdivision Statistics
SUBDIVISION CONTAINS 1 LOT IN
1 BLOCK AND RESERVE 'A'
LOT 1 CONTAINS 2.047 ACRES (88,198 SQ. FT.)
RESERVE 'A' CONTAINS 3.001 ACRES (142,462 SQ. FT.)

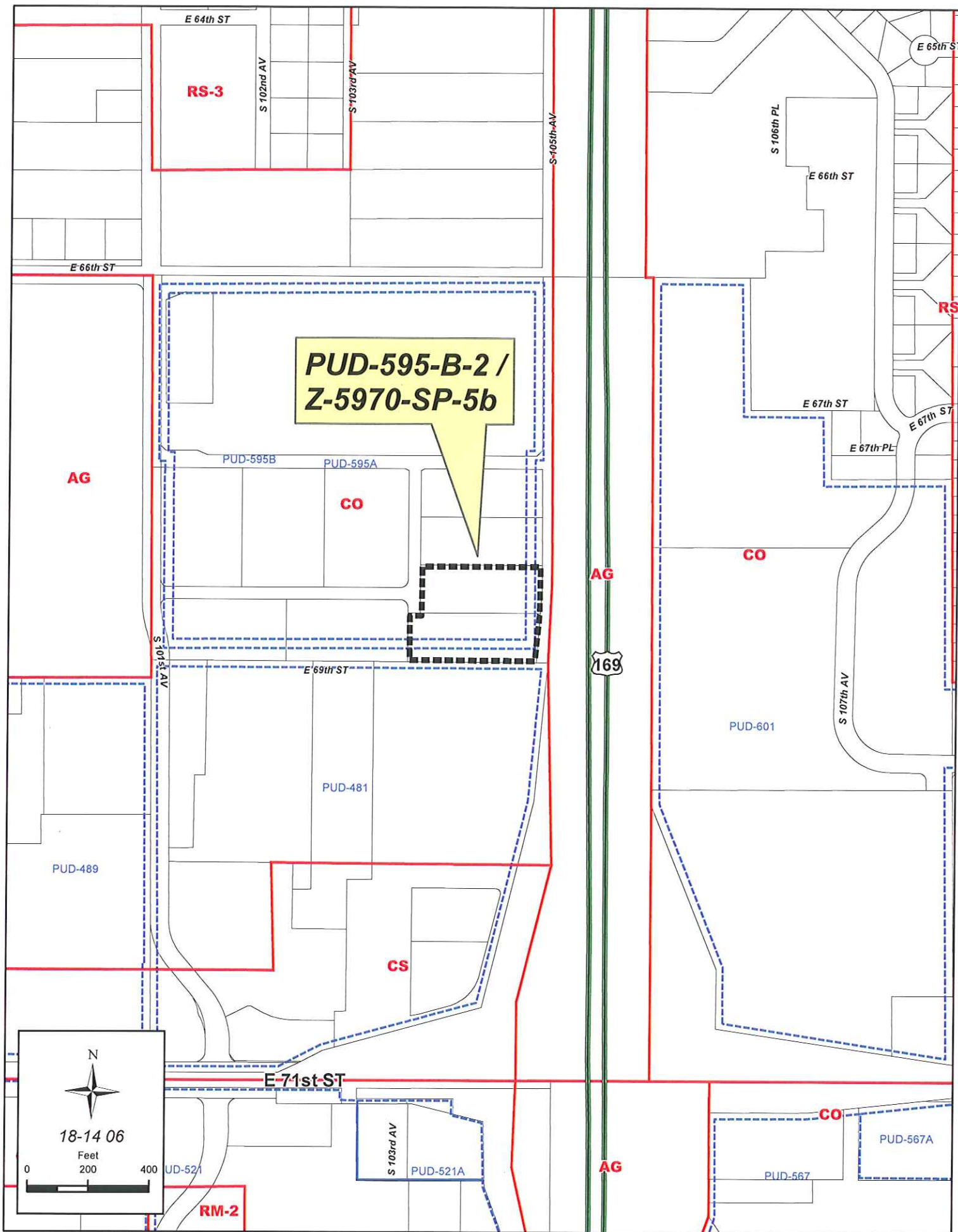
Basis of Bearings
THE BEARINGS SHOWN HEREON ARE BASED ON THE
WEST LINE OF SECTION 7 HAVING AS ASSUMED
BEARING OF ONE NORTH.

Monumentation
ALL CORNERS SHOWN ON THE PLAT WERE SET USING A
PRT-1100 HIGH-PRI WITH A YELLOW CAP STAMPED 'SACK
12 1100 UNLESS OTHERWISE NOTED.

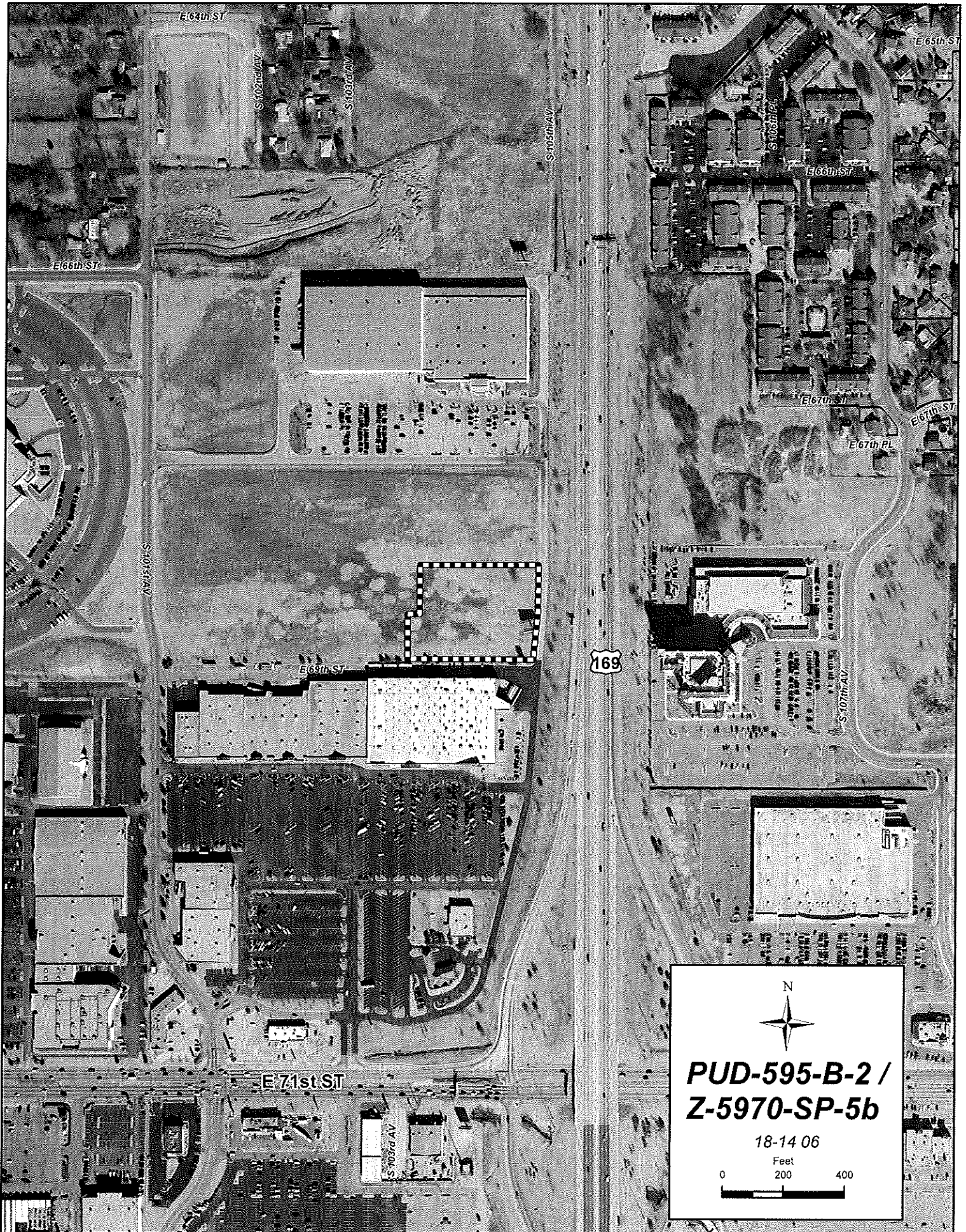
Legend
ACC = ACCESS PERMITTED
BND = BOUNDARY
LVA = LINE OF V.E. ACCESS
DC = DRAINAGE EASIMENT

Note
SOUNDINGS MUST BE OBTAINED ALONG MINOR ROADS
IN ACCORDANCE WITH THE DETAIL SITE PLAN APPROVED
BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

14.5



15.1



N

PUD-595-B-2 /
Z-5970-SP-5b

18-14 06

Feet
0 200 400

15.2

SUBJECT
TRACT

E 69th ST

169



**PUD-595-B-2 /
Z-5970-SP-5b**

18-14 06

Feet
0 100 200

15.3

15.4

June 18, 2008

STAFF RECOMMENDATION

PUD-595-B-2: Minor Amendment – North of the northeast corner of 71st Street South and 101st East Avenue; Lots 7 and 8, Block 1 – Home Center Amended; 6812 South 105th East Avenue; TRS 18-14-06; CZM 110; Atlas 558; PD 18C CD 8; CO/PUD.

The applicant is requesting a minor amendment to effectively combine lots 7 and 8, Block 1 – Home Center Amended, and create Tract A, Development Area D within PUD-595-B (see Exhibit A). This minor amendment request is associated with lot combination application LC-99, also on the 6/18/08 agenda of the TMAPC (see Exhibit B).

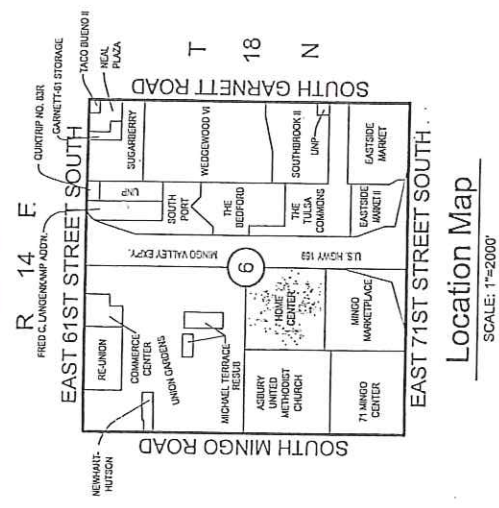
The minor amendment and lot combination request will allow for construction of a 15,665 square foot (sf) Dave and Buster's Restaurant within Development Area D of PUD-595-B (see Exhibit C). Development Area D, comprised of Lots 5, 6, 7, and 8, Block 1 – Home Center Amended, permits 184,066 sf of floor area. Lots 5 and 6 are currently undeveloped. Approval of this minor amendment will leave 168,401 sf of available floor area left for lots 5 and 6.

The applicant is not requesting any changes to approved development standards of PUD-595-B. All development standards for PUD-595-B, Development Area D remain in effect.

Therefore, staff recommends **APPROVAL** of minor amendment PUD595-B-2, creating Tract A – Development Area D within PUD-595-B.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

15.5

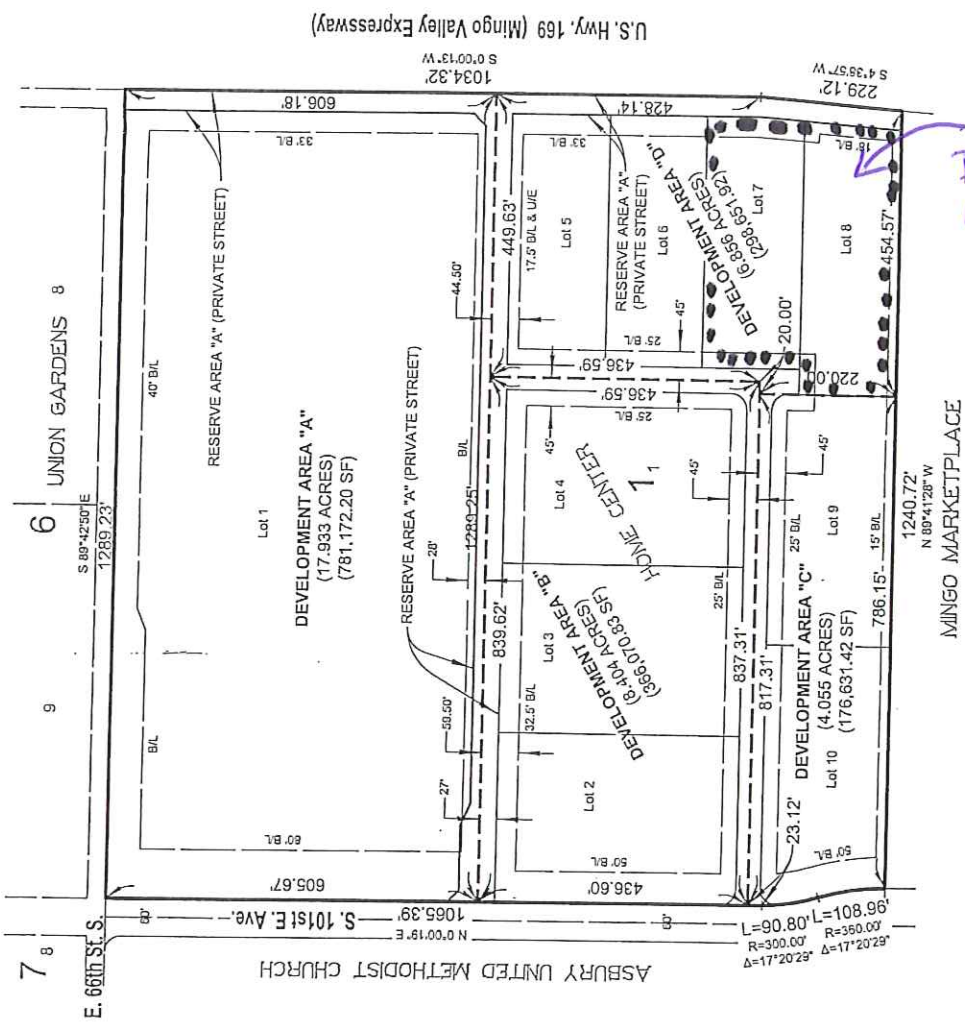


Legend
 --- = DEVELOPMENT AREA BOUNDARIES
 B/L = BUILDING SETBACK LINE



Home Center Amended Proposed Development Area Boundaries

Exhibit "C"



15.6

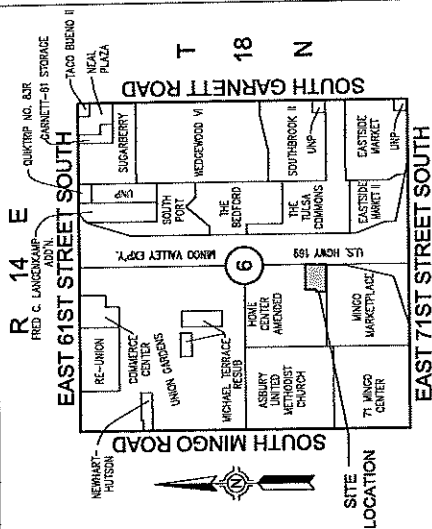
DEV AREA MAP

EXHIBIT A

Sisemore Welz & Associates, Inc.
 1011 EAST 2ND PLACE
 TULSA, OKLAHOMA 74103
 CA. NO. 0000000000
 PHONE (918) 582-3000
 FAX (918) 582-3000
 DPT. DATE 0/30/07

DATE PREPARED: NOVEMBER 13, 2006

Scale: 1"=200'



Legend

- | | |
|------|--------------------------------|
| U/E | UTILITY EASEMENT |
| B/L | BUILDING SETBACK LINE |
| S/E | STORM SEWER EASEMENT |
| SW/E | SIDEWALK EASEMENT |
| WL/E | RESTRICTED WATER LINE EASEMENT |
| MA/E | MUTUAL ACCESS EASEMENT |

Location Map

SCALE: 1"=2000'



Scale: 1"=60'

Lot Combination Exhibit

Lot 7 & 8, Block 1

HOME CENTER AMENDED

City of Tulsa, Tulsa County, State of Oklahoma



Sigsmore Weisz & Associates, Inc.

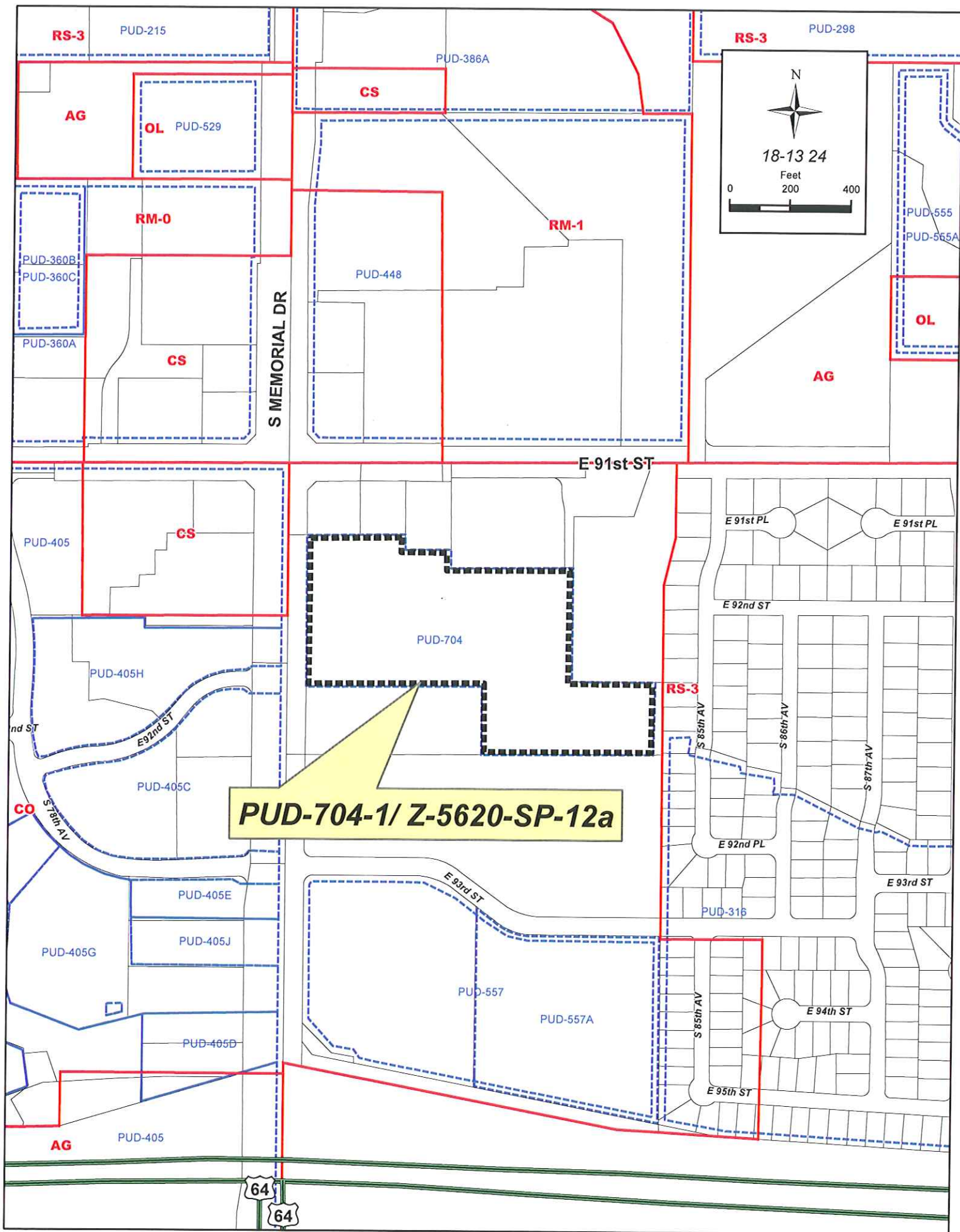
8111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
CA. NO. 2421
PHONE (918) 685-3600
FAX (918) 685-8668
EXP. DATE 6/30/09

BY	DATE

FILE:	1814.0631	SURVEY BY:	DATE:	05/19/08
ORDER:	12957.33	DRAWN BY: JAS	SCALE:	1"=60'
BOOK:		CHECKED BY:	SHEET	1 OF 1

EXHIBIT B

15.7





N

PUD-704-1 /
Z-5620-SP-12a
18-13 24

Feet
0 200 400



N

PUD-704-1 /
Z-5620-SP-12a
18-13 24

Feet
0 100 200

E 91st ST

**SUBJECT
TRACT**

S MEMORIAL DR

E 92nd ST

E 91st

E 92nd

S 85th AV

E 93rd ST

E 92nd

E 93rd

16.3

16.4

June 18, 2008

STAFF RECOMMENDATION

PUD-704-1/Z-5620-Sp-12a: Minor Amendment – South of the southeast corner East 91st Street and South Memorial Drive; Lot 1, Block 1 – CarMax; TRS 18-13-24; CZM 104; Atlas 1905; PD 18C CD 8.

The applicant is requesting a minor amendment to modify the building mounted equipment screening requirement of PUD-704 to allow three non-motorized roof vent caps only to be located outside the roof screening (see attached Exhibits A – C).

The language included in the original approval of PUD-704 requiring roof mounted equipment to be screened reads, "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". This is standard template language used in the "general" development standards section of every PUD approved by the TMAPC.

It is staff's interpretation that the intent of this requirement is that roof mounted equipment is meant to be screened from the view from a person standing, at a maximum, at the periphery of the property. The applicant is offering to provide camouflaging to blend the vents with the screening to which it will be visible against.

It is staff's belief that these three vents, if left unscreened and properly camouflaged will not be visible from the periphery of the property in a manner that they create a nuisance.

Since the three vents are located greater than 300 feet from South Memorial Drive and approximately 750 feet from the nearest single family development, staff recommends **APPROVAL** of minor amendment PUD-704-1/Z-5620-SP-12a with the condition that the roof vents be camouflaged with paint or a similar treatment in a manner that they blend with the roof top screening.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

16.5

EXHIBIT A



16.6

EXHIBIT B

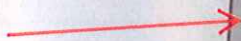
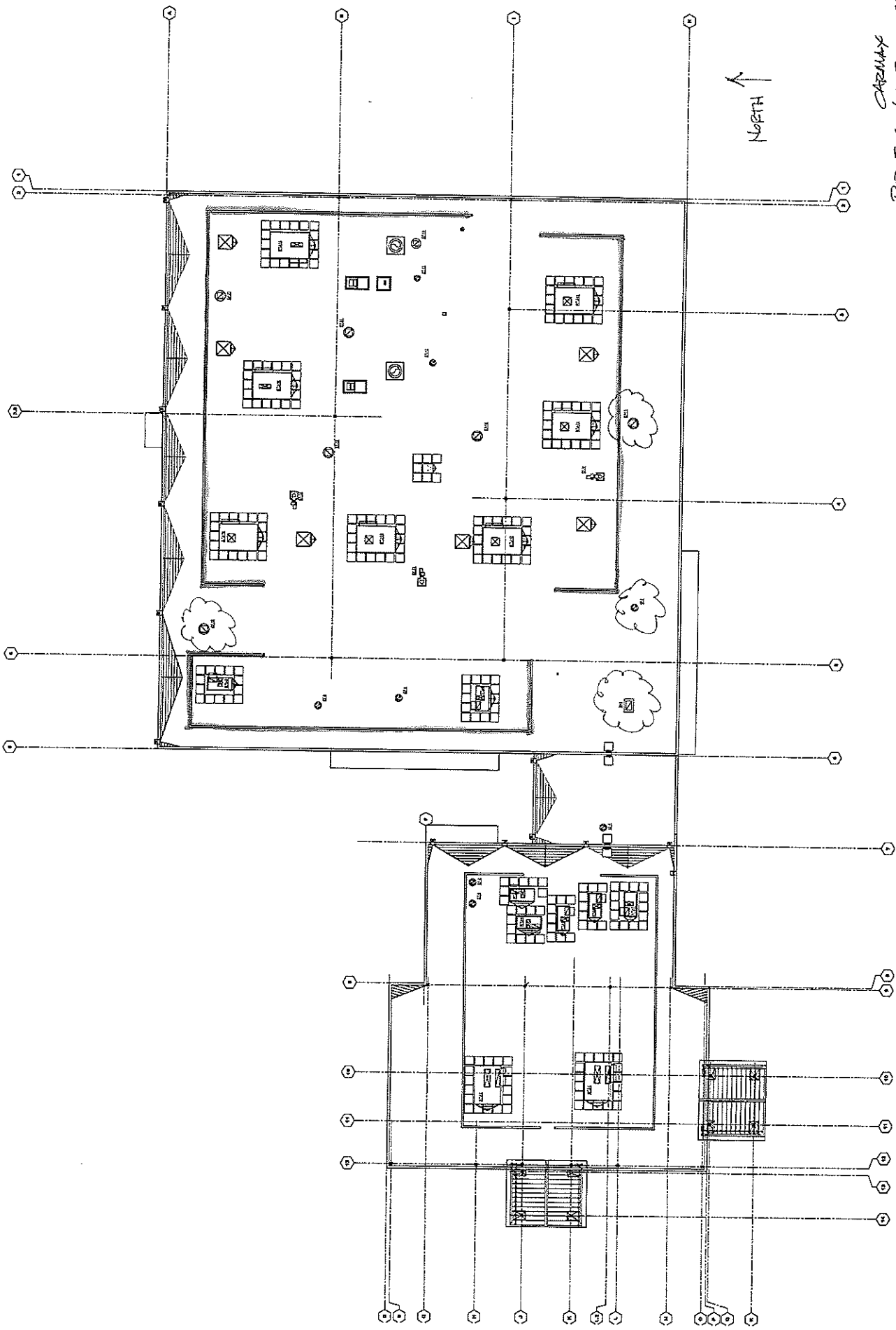


EXHIBIT C



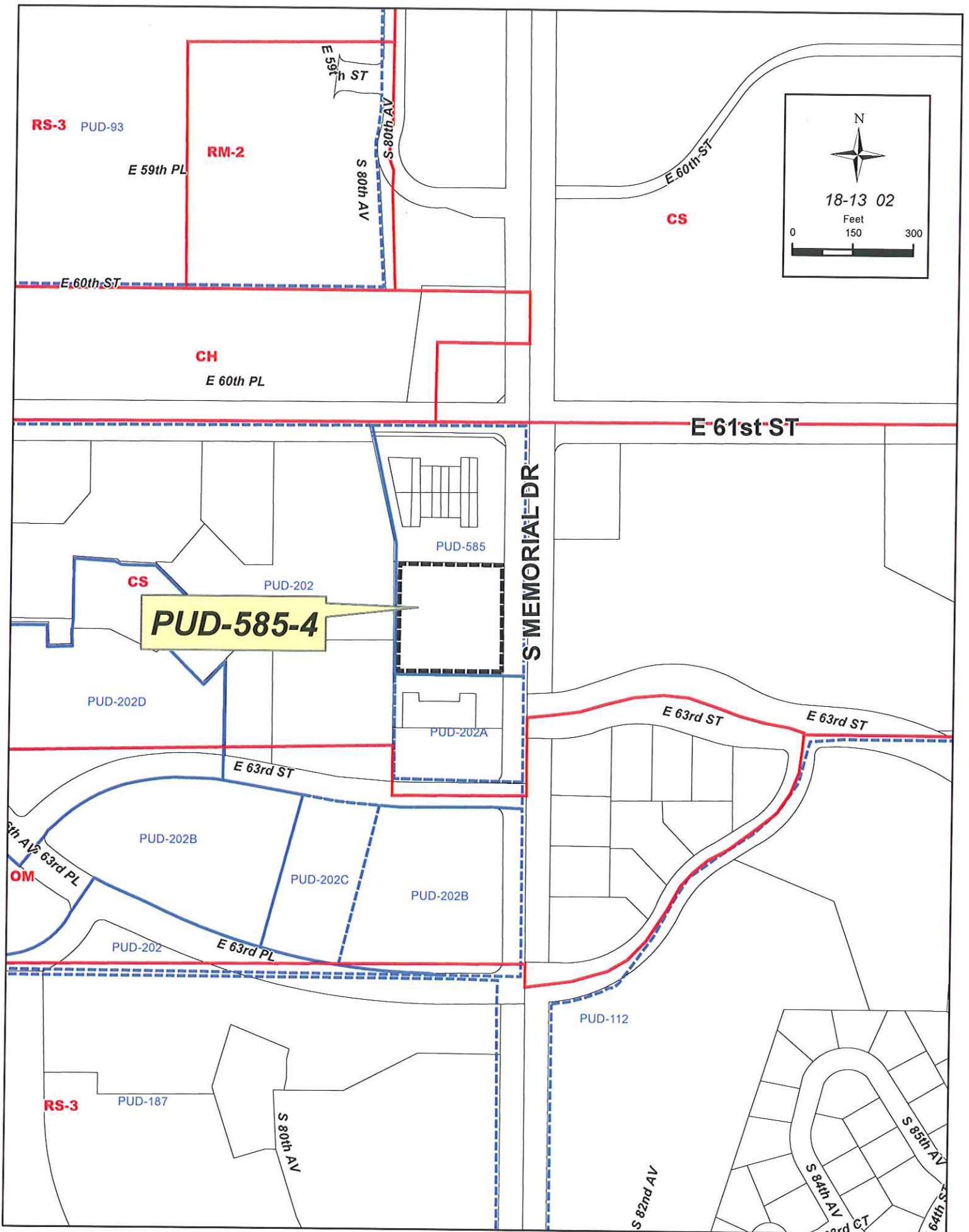
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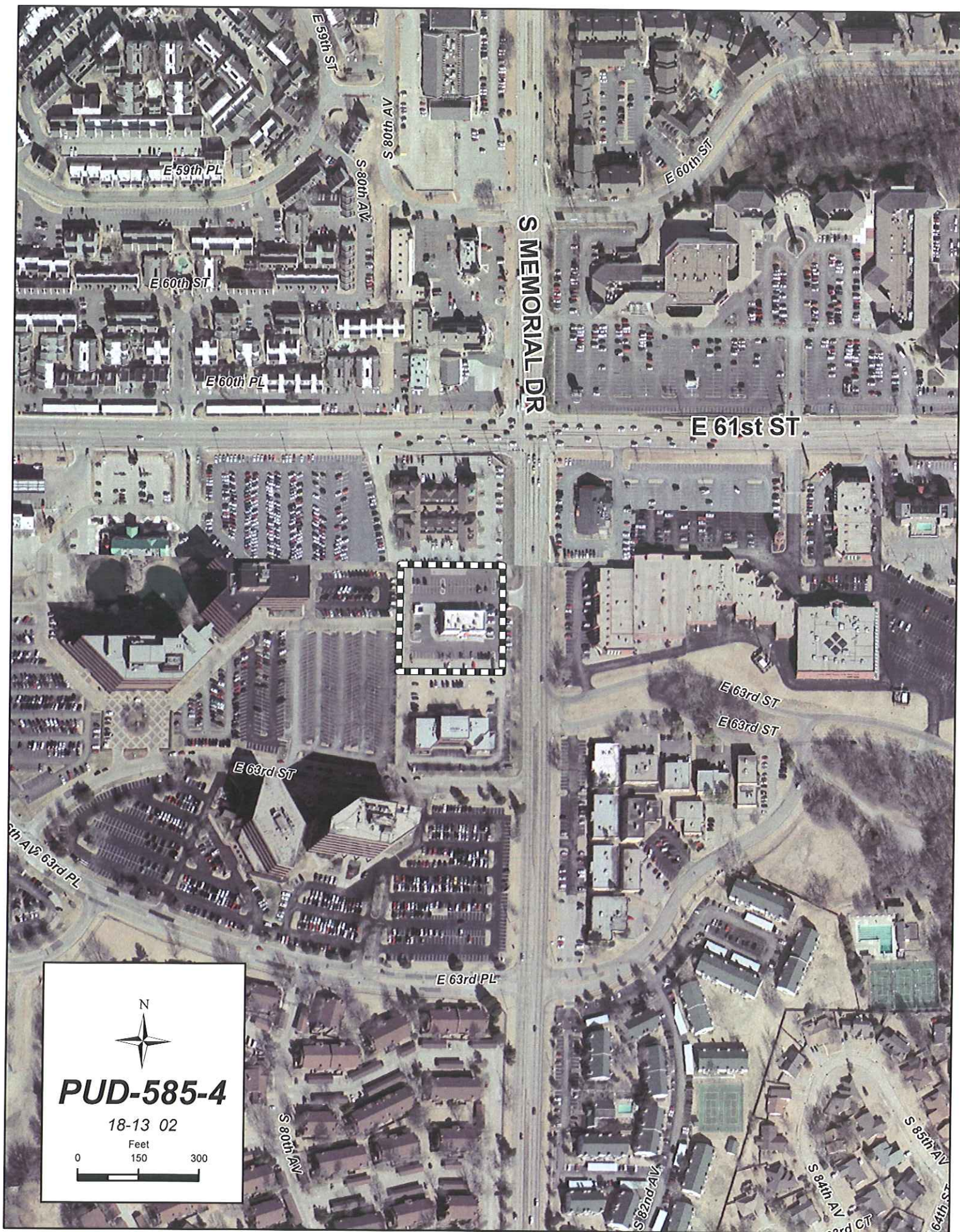


North ↑

ARMY
POD 704 / E 5620-SP-12

16.10





PUD-585-4

18-13 02

Feet

0 150 300

E 60th PL

E 61st ST

S MEMORIAL DR

SUBJECT
TRACT

E 63rd ST

E 63rd ST

E 63rd ST

E 63rd PL



PUD-585-4

18-13 02

Feet

0 75 150

June 18, 2008

STAFF RECOMMENDATION

PUD-585-4: Minor Amendment – South of the southwest corner of East 61st Street South and South Memorial Drive; Block 2 and Reserve A, South Bridge East Office Park; TRS 18-13-2; CZM 93; Atlas 761; PD 18 CD 7; CS/PUD.

The applicant is requesting a minor amendment to decrease the required setback from the north boundary line of Development Area A from 45 feet to 10 feet to allow for a lot split and the creation of new development area A-1 (see Exhibits A and B). Lot Split application L-20221 has been submitted concurrently with this request. The lot-split and minor amendment request would allow for the construction of a 7,000 square foot office building.

The original approval of PUD-585 anticipated that Development Area A would be the site of a hotel/motel. This is because the hotel/motel use was specifically the only use from Use unit 19 – Hotel, Motel and Recreation approved as a permitted use for Development Area A. A detail site plan for a 59,000+ square foot (sf) hotel/motel was approved by the TMAPC on August 19, 1998 along with four minor amendments and an Alternative Compliance Landscape Plan. The hotel was never constructed, and a detail site plan for a 5,025 sf Steak and Shake Restaurant was approved by the TMAPC for Development Area A on July 7, 2004.

Staff finds that the requested reduction in setback would not substantially alter the character and intent of the PUD in that the 45' setback from an internal development area boundary was intended as a separation buffer between a 5 to six story hotel and the existing office complex on the corner of 61st Street and Memorial. A reduction in setback would leave approximately 60-feet separation between structures. Since Development Area A has now been shifted to lower-profile, seemingly less intensive uses, and there is no new access to Memorial Drive being requested staff can support the reduction in setback.

All other development standards for PUD-585, Development Area A will remain in effect and applicable to new Development Area A-1 unless modified herein as outlined below. Also, should the TMAPC be inclined to approve this request, the permitted use of Hotel, Motel and Recreation only from use Unit 19 would be eliminated. Any future proposal for a hotel/motel in Area A or A-1 would require a major amendment of the PUD development standards to permit the use. Excess floor area remaining after the construction of the new office building will be eliminated as well.

17.5

Staff recommends **APPROVAL** of minor amendment PUD-585-4 reducing the setback from the north development area boundary of Area A-1 as depicted on Exhibit B from 45' to 10' subject to the following conditions:

1. Development Standards:

DEVELOPMENT AREAS A and A-1

Net Land Area

Gross	2.09 Acres	91,080 SF
Net	1.71 Acres	74,520 SF

Permitted Uses:

Uses permitted as a matter of right in CS – Commercial Shopping Center District, except no Use Unit 12a uses.

Maximum Building Floor Area:

Development Area A:	5,025 sf
Development Area A-1:	7,000 sf

Maximum Building Height: One story not exceeding 25 FT

Off-Street Parking:

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

Minimum Building Setbacks Development Area A:

From the centerline of South Memorial Drive	110 FT
From the west boundary of Area A	30 FT
From the north boundary of Area A	45 FT
From the south boundary of Area A	45 FT

Minimum Building Setbacks Development Area A-1:

From the centerline of South Memorial Drive	110 FT
From the west boundary of Area A-1	30 FT
From the north boundary of Area A-1	10 FT
From the south boundary of Area A-1	5 FT

Minimum Landscaped Area in Each Lot*:

A minimum of 10% of the lot area shall be improved as internal landscaped open space in accord with the provisions of the Landscaped Chapter of the Tulsa Zoning Code.

**Street yard landscaping for Development Area A and A-1 shall be similar in style and scope. See approved revised landscape plan for Development Area A dated 2/22/05 of which the approved street yard landscaping shall be applicable to Development Area A-1.*

17.6

Signs:

- A) One ground sign shall be permitted along the South Memorial Drive frontage with a maximum of 160 square feet of display surface area and 25 feet in height. Per section 1103, B-2b-3 of the Code, a minimum separation of 100' from any other ground sign in the PUD is required.
- B) 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. No wall signs are permitted on architectural elements of a hotel or motel, which exceed 38' in height.

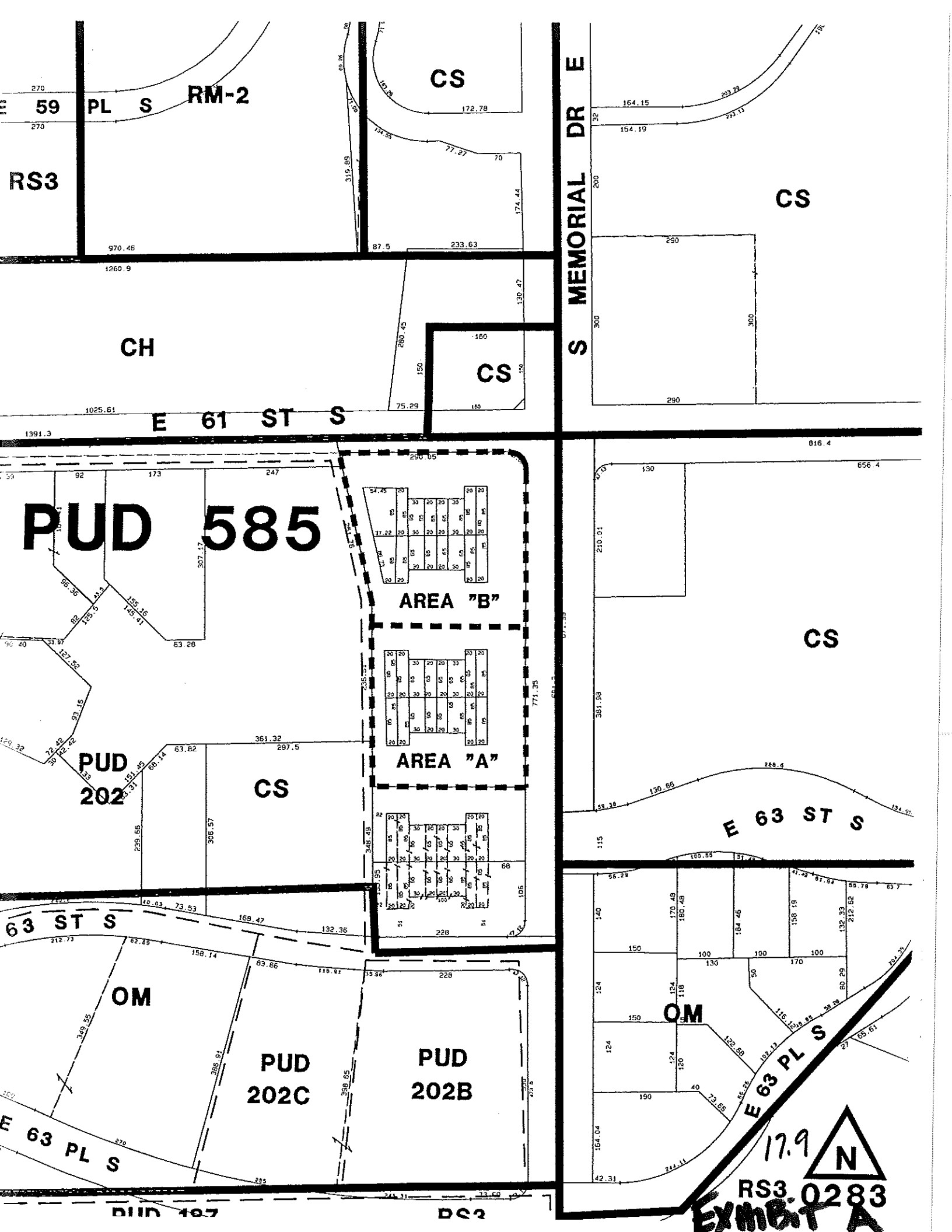
Access:

No vehicular access shall be permitted directly to or from Memorial Drive for Development Area A-1. A mutual access easement from granting access from Development Area A will be required.

- 3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the development area, which includes all buildings and requiring parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
- 4. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. 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 that development area prior to issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
- 5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
- 6. All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
- 7. The Department Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required stormwater drainage structures and detention areas have been installed in accordance with the approved plans prior to issuance of an occupancy permit

8. No Building Permit shall be issued until lot combination L-20221 is approved and the requirements of Section 1170F of the Zoning Code has 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, making the City beneficiary to said Covenants.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.



PUD 585

AREA "B"

AREA "A"

PUD 202

CS

OM

PUD 202C

PUD 202B

OM

E 63 ST S

E 63 PL S

63 ST S

E 63 PL S

S MEMORIAL DR E

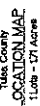
E 61 ST S

BLIND 407

DC2

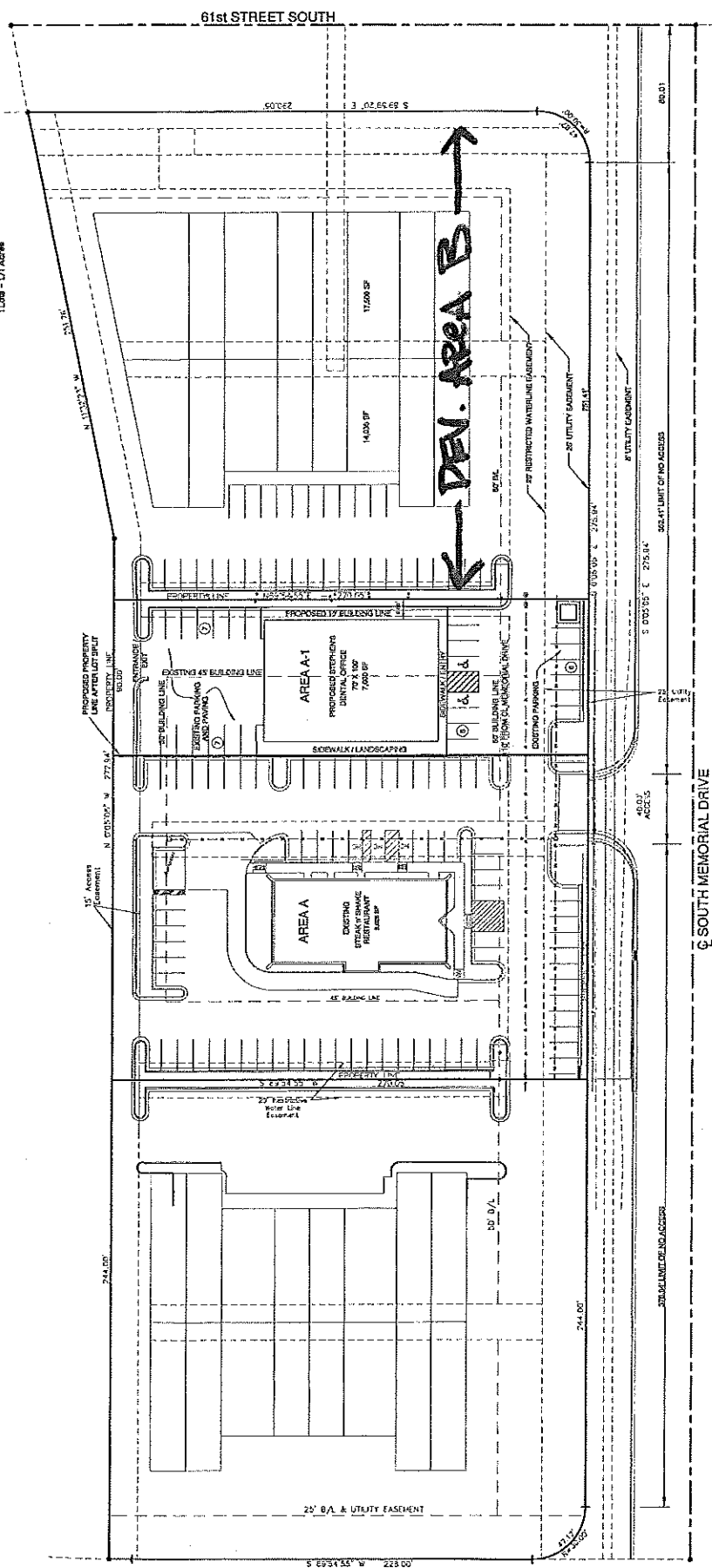
17.9
RS3.0283
Exhibit A





MAXIMUM BUILDING FLOOR AREA
RETAIL AND COMMERCIAL USES: 13,600 SF
HOTEL/MOTEL AND OFFICE: 87,500 SF

MAXIMUM BUILDING FLOOR AREA
RETAIL AND COMMERCIAL USED: 5,025 SF
HOTEL, MOTEL AND OFFICE: 0 SF



5 SOUTH MEMORIAL DRIVE

Exhibit B

PUD AMMENDMENT EXHIBIT

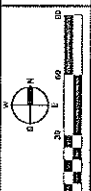
NE 1/4 of the NE 1/4 of the NE 1/4

S-2, T-18-N, R-13-E

STEPHEN'S DENTAL OFFICE

Block 2, Southbridge East Office Park

Fulsa, Oklahoma



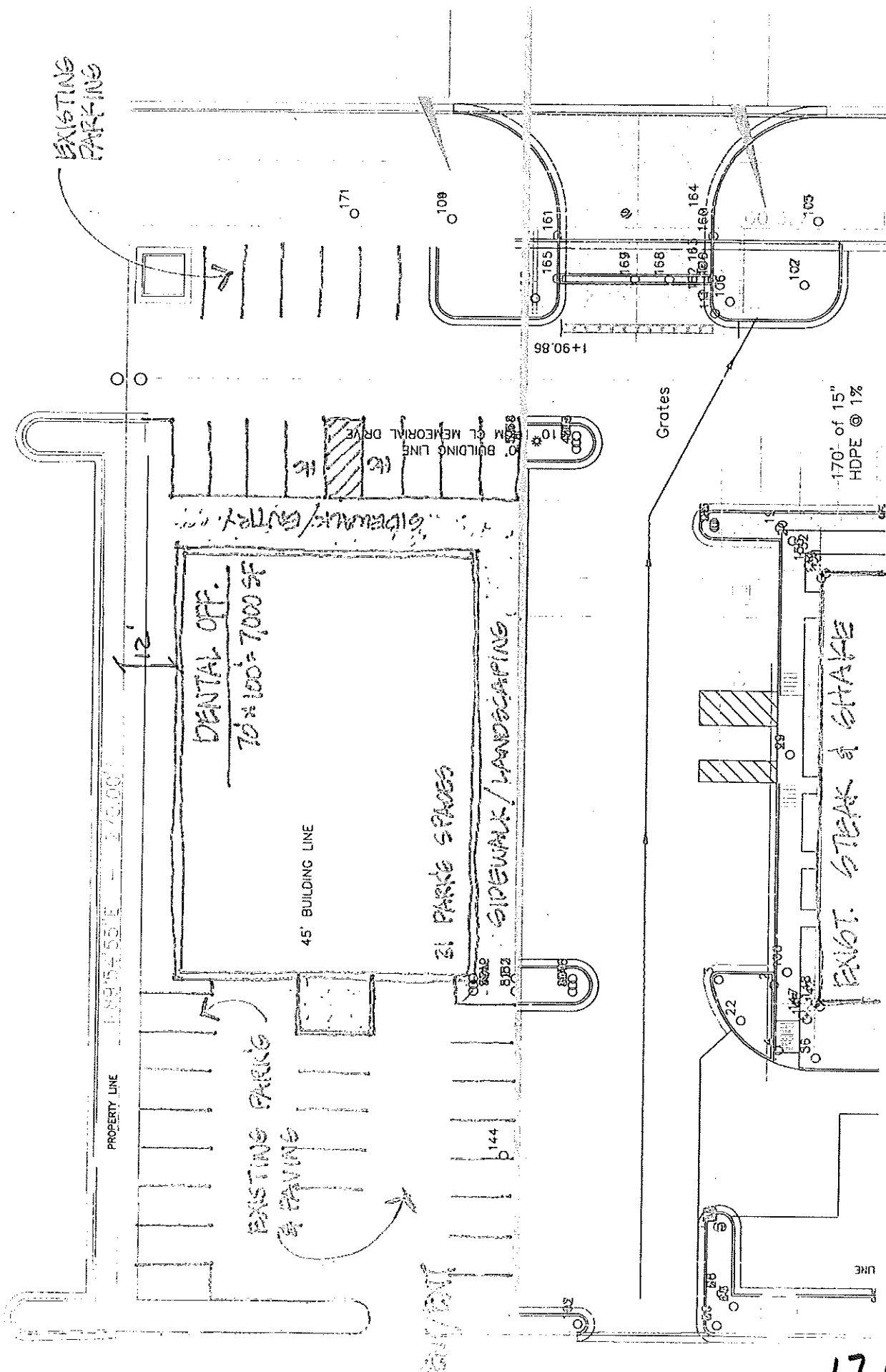
COOK & ASSOCIATES ENGINEERING INC.
(Inland) • Surveying • Geotechnical • Construction Management
www.cook-esg.com
 121 East College Street
 Fort Collins, CO 74012
 916-255-9445 Office
 916-255-9418 Fax
 Certificate of Authorization #A-278 Expires June 30, 2008

DATE	REVISIONS
4	4
5	5
6	6
7	7

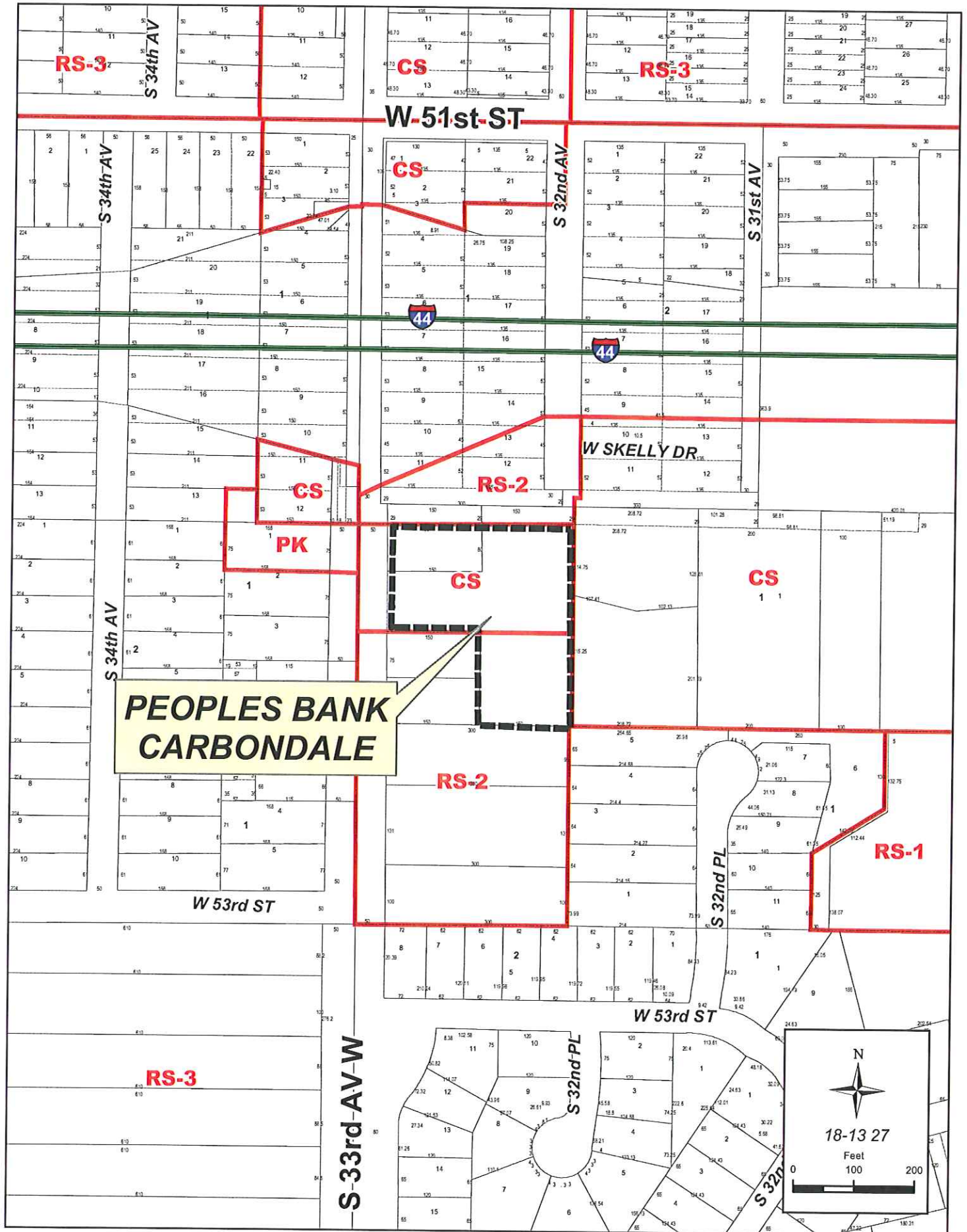
17.10

17.11

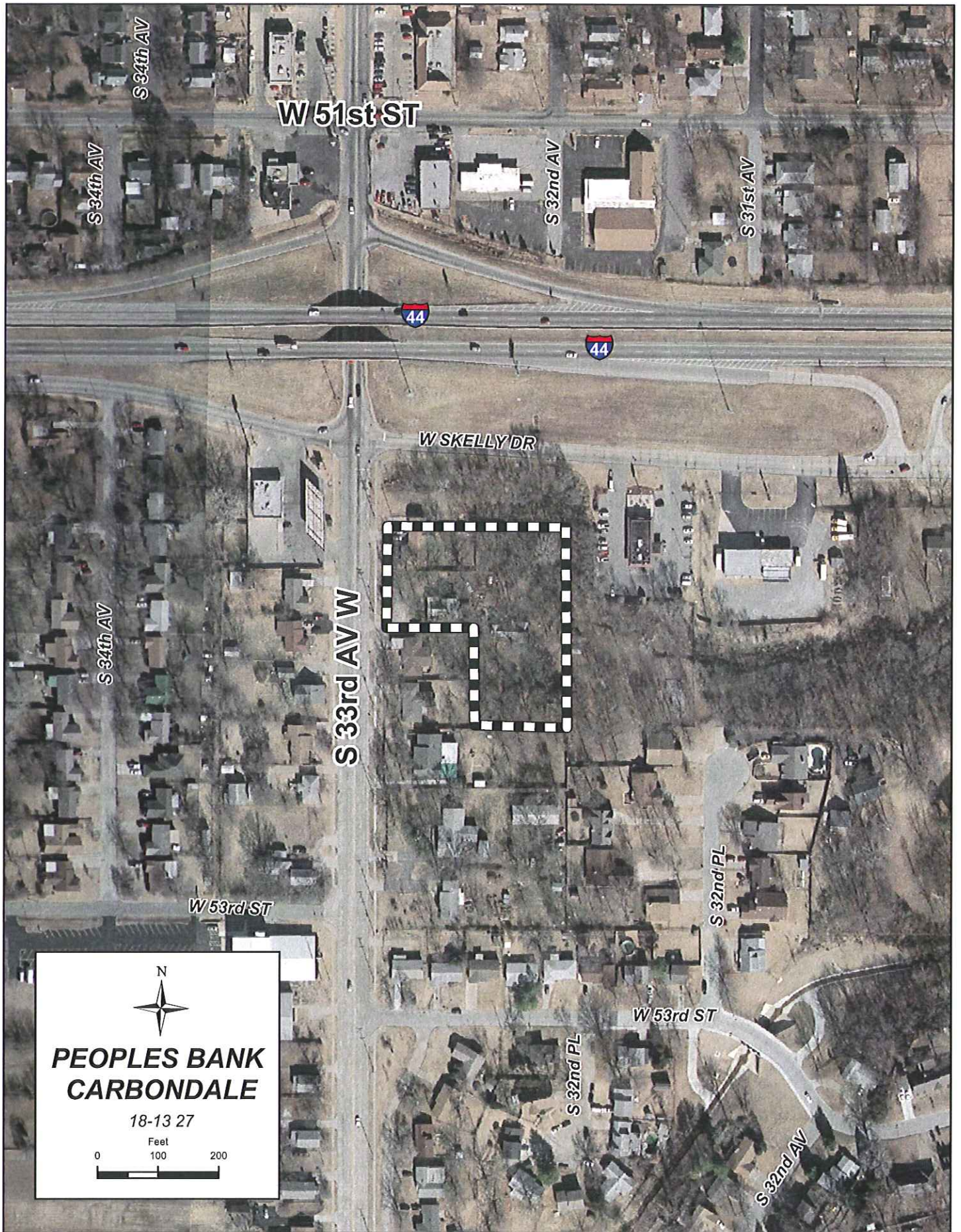
4-7-1968



17.12



19.1



19.2

Minor SUBDIVISION PLAT

Peoples Bank Carbondale - (9234) (PD 8) (CD 2)

Southeast corner of South 33rd West Avenue and West Interstate 44

This plat consists of 1 Lot, 1 Block, on 1.78 acres.

The following issues were discussed April 17, 2008 and June 5, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS.
2. **Streets:** No comments. The Engineer shall provide their Certificate of Authorization number and date per Subdivision Regulations.
3. **Sewer:** No comments.
4. **Water:** No comments.
5. **Storm Drainage:** No comments.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** N/A
7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. Provide a fire hydrant if the building is not sprinkled. No comment. **GIS:** No comments.

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

19.3

Waivers of Subdivision Regulations:

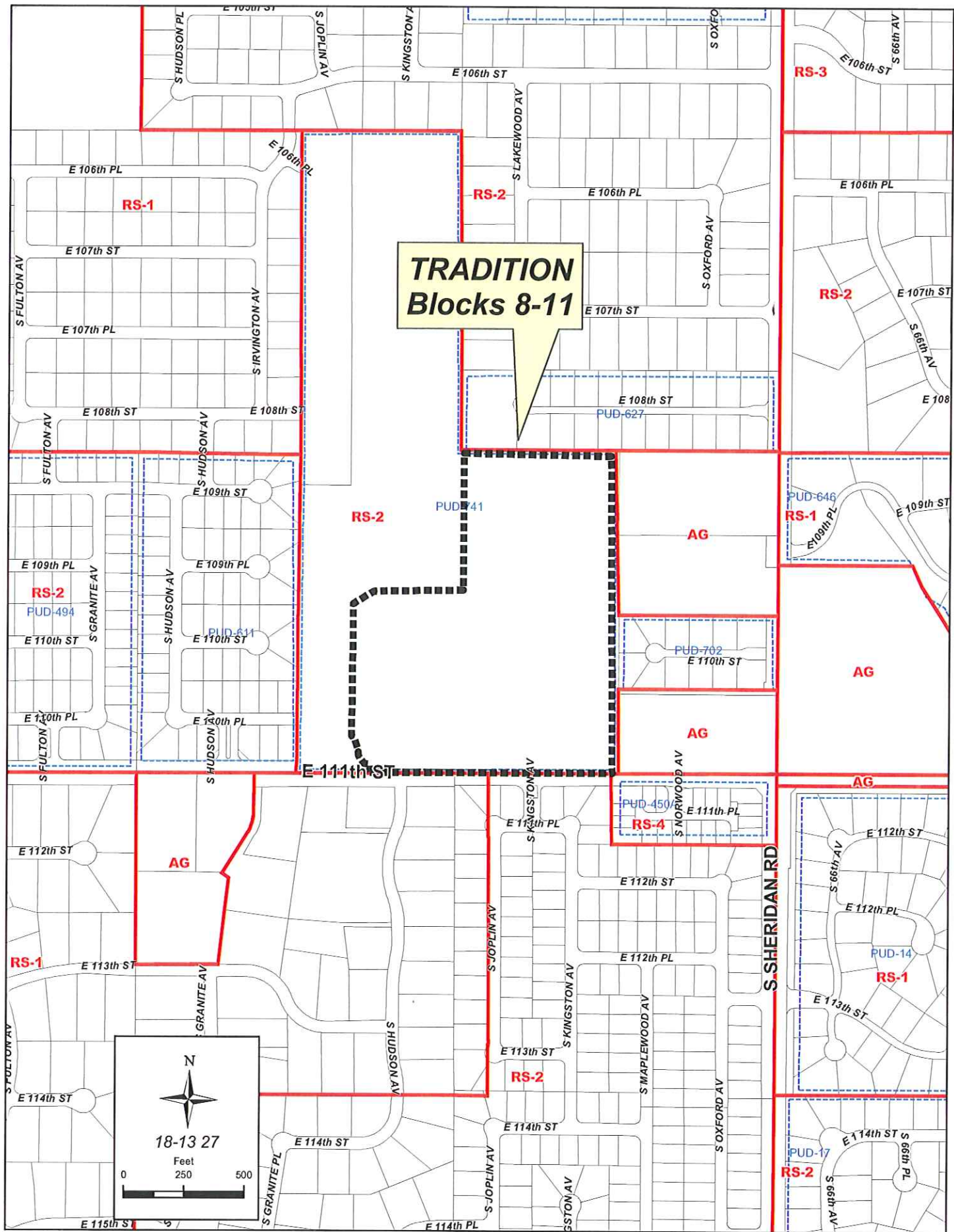
1. None requested.

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). (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.)



20.1



N

TRADITION

Blocks 8-11

18-13 27

Feet
0 250 500

PRELIMINARY SUBDIVISION PLAT

Tradition Blocks 8-11 - (8327) (PD 26) (CD 8)

West of the northwest corner of 111th Street South and Sheridan Road

This plat consists of 45 Lots, 4 Blocks, on 26.97 acres.

The following issues were discussed June 5, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 741 (RS-2). All PUD conditions must be shown in the covenants and followed.
2. **Streets:** On face of plat add note: Sidewalks will be constructed on all streets per subdivision regulations. Show LNA on the arterial along Reserve B. Delete the "Block 7-11 Traditions" label west of Lot 12, Block 10, and page 3 and correct all other "Block 7-11" labels for the adjacent property to read "Block 1-7 Traditions".
3. **Sewer:** The existing plat for Tradition is mislabeled as Blocks 7-11. The existing easements for Augustus, and for The Gates at Forest Park, are not dimensioned. The proposed easement along the back lot of Lots 9 & 10, and the side lot of Lot 11, Block 10 is not large enough to accommodate a sanitary sewer line. The minimum acceptable size is 15 feet. In Block 11, the side lot easement for Lot 1 is too small. It must be a minimum of 15 feet total width. The back lot easements for Lots 1, 2, 4 & 5, must either be increased to a 17.5 foot perimeter easement, or provide an additional 11 foot easement within the Reserve B. The proposed side lot easement between Lots 3 & 4 must be increased to a minimum total width of 15 feet. Add dimensions for the easements within Lots 6 & 12, like you did for the easement in Lot 4, Block 8. Section I, C-2, omit the words "in excess of 3 feet ". You must provide sanitary sewer service to Block 9. In addition, Lot 10, Block 10 does not have access to sanitary sewer service.
4. **Water:** Add restrictive waterline easement to the legend (R/W/E). Add standard covenant language for water lines. A 15 foot restrictive waterline easement around cul-de-sac will be required.
5. **Storm Drainage:** Drainage flowing onto this site from the north and the west is public drainage and must be conveyed across the site in a public drainage system and easements. Inlets and storm sewers which collect and convey drainage from multiple lots are public, and must be placed in storm sewer easements with minimum widths of 15 feet. The storm drainage system, from 109th Street South to Reserve B, is one example of this requirement.

There must be continuous maintenance access around the stormwater detention facility in Reserve B. Please use standard language for Section IC, E, and F. I did not see an Overland Drainage Easement either shown or labeled on the plat. It is difficult to see if all drainage systems have been placed in the appropriate easements.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed. Addresses need to be shown correctly.
7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Cul-de-sacs greater than two hundred and fifty feet in length shall have turn-around radius of not less than forty (40') feet of paving.
GIS: Include a scale for the reference map. Written representation of scale should appear above the graphic representation. "Prepared" should read as "Date of Preparation" on the face of the plat. Point of Commencement should be labeled, and described in the covenants. Parcel names on the face of plat and reference map should match County Assessors' data. Distances and bearings in the covenants should match those on the face of the plat. Please remove contours from the face of plat and place them on the conceptual plan. Please show all proposed easements on page 1 of the plat, and on the conceptual plan.

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.

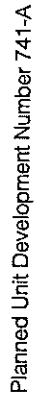
Standard Conditions:

20.4

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 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.



'PRELIMINARY
BLOCKS 8 THRU 11

Tradition

A SUBDIVISION OF PART OF THE
SE 1/4 OF SECTION 27, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
Planned Unit Development Number 741

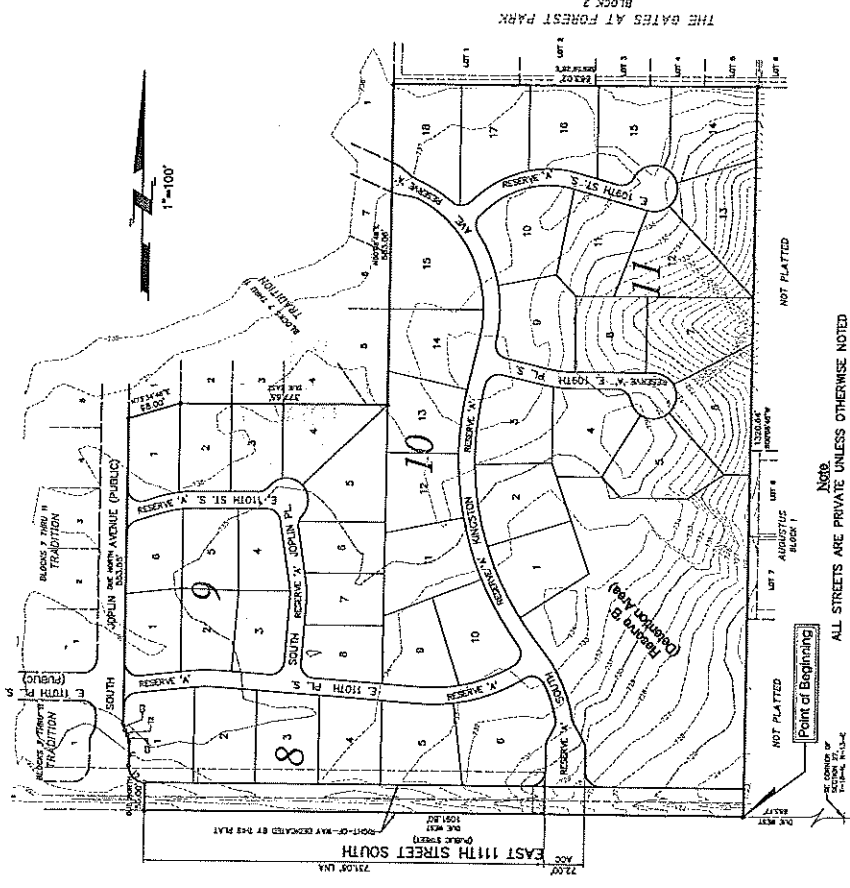
Scale: 1" = 100'

ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME OF RECORDING. THEY ARE SUBJECT TO CHANGE AND SHOULD NOT BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

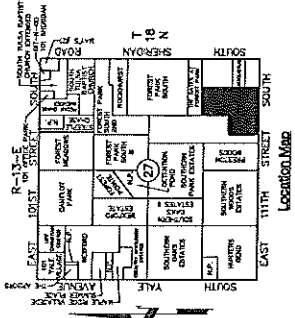
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10	100	18.01	19.96	157.08
20	200	36.02	39.92	628.32
30	300	54.03	59.88	1413.72
40	400	72.04	79.84	2541.60
50	500	90.05	99.80	4012.00
60	600	108.06	119.76	5816.00
70	700	126.07	139.72	7953.60
80	800	144.08	159.68	10424.00
90	900	162.09	179.64	13228.00
100	1000	180.10	199.60	16366.00

Area	Perimeter	Radius	Delta	Chord
100	100	100	18.01	19.96
200	200	200	36.02	39.92
300	300	300	54.03	59.88
400	400	400	72.04	79.84
500	500	500	90.05	99.80
600	600	600	108.06	119.76
700	700	700	126.07	139.72
800	800	800	144.08	159.68
900	900	900	162.09	179.64
1000	1000	1000	180.10	199.60

PLAT No.	
DATE	
PREPARED BY	
APPROVED BY	
CITY COMMISSIONER	
RECORDING OFFICE	
NOTARY PUBLIC	
RECORDING FEE	
RECORDING DATE	



ALL STREETS ARE PRIVATE UNLESS OTHERWISE NOTED



OWNER

TRADITION LLC
6334 S-1 E. POST STREET SOUTH
TULSA, OKLAHOMA 74135
PHONE: (918) 298-0022

ENGINEER/SURVEYOR

SHACK AND ASSOCIATES, INC.
1111 SOUTH CLINT AVENUE
TULSA, OKLAHOMA 74106
PHONE: (918) 482-9119
C-MAIL: SHACKANDASSOCIATES.COM
OK. REG. NO. 102 (EXP. APR. 26, 2009)

Baseline of Bearings

THE BEARING AND DISTANCE SHOWN ON THE PLAT OF 'TRADITION WOODS' PLAT NUMBER 7401.

Monumentation

ALL CORNERS TO BE SET USING A 3/8" X 16" IRON PIPE SET IN THE GROUND TO A DEPTH OF 113" AFTER INSTALLATION OF UTILITIES AND COMPLETION OF STREET IMPROVEMENTS.

Legend

ACC = ACCESS PERMITTED
F/Z = FENCE ZONE
S/C = STANDARD SURVIVABLE CEMENT
SPE = STANDARD EASEMENT
ST = STREET ADDRESS

Subdivision Statistics

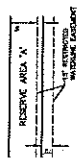
SUBDIVISION CONTAINS 45 LOTS IN 4 BLOCKS
BLOCK 8 CONTAINS 12 LOTS
BLOCK 9 CONTAINS 12 LOTS
BLOCK 10 CONTAINS 12 LOTS
BLOCK 11 CONTAINS 12 LOTS
RESERVE 'A' CONTAINS 2,643 ACRES
RESERVE 'B' CONTAINS 4,079 ACRES

Curve Table

CHORD	CHORD	DELTA	CHORD	CHORD
LENGTH	RADIUS	ANGLE	LENGTH	RADIUS
1.00	1.00	1.00	1.00	1.00
1.01	1.01	1.01	1.01	1.01
1.02	1.02	1.02	1.02	1.02
1.03	1.03	1.03	1.03	1.03
1.04	1.04	1.04	1.04	1.04
1.05	1.05	1.05	1.05	1.05
1.06	1.06	1.06	1.06	1.06
1.07	1.07	1.07	1.07	1.07
1.08	1.08	1.08	1.08	1.08
1.09	1.09	1.09	1.09	1.09
1.10	1.10	1.10	1.10	1.10
1.11	1.11	1.11	1.11	1.11
1.12	1.12	1.12	1.12	1.12
1.13	1.13	1.13	1.13	1.13
1.14	1.14	1.14	1.14	1.14
1.15	1.15	1.15	1.15	1.15
1.16	1.16	1.16	1.16	1.16
1.17	1.17	1.17	1.17	1.17
1.18	1.18	1.18	1.18	1.18
1.19	1.19	1.19	1.19	1.19
1.20	1.20	1.20	1.20	1.20
1.21	1.21	1.21	1.21	1.21
1.22	1.22	1.22	1.22	1.22
1.23	1.23	1.23	1.23	1.23
1.24	1.24	1.24	1.24	1.24
1.25	1.25	1.25	1.25	1.25
1.26	1.26	1.26	1.26	1.26
1.27	1.27	1.27	1.27	1.27
1.28	1.28	1.28	1.28	1.28
1.29	1.29	1.29	1.29	1.29
1.30	1.30	1.30	1.30	1.30
1.31	1.31	1.31	1.31	1.31
1.32	1.32	1.32	1.32	1.32
1.33	1.33	1.33	1.33	1.33
1.34	1.34	1.34	1.34	1.34
1.35	1.35	1.35	1.35	1.35
1.36	1.36	1.36	1.36	1.36
1.37	1.37	1.37	1.37	1.37
1.38	1.38	1.38	1.38	1.38
1.39	1.39	1.39	1.39	1.39
1.40	1.40	1.40	1.40	1.40
1.41	1.41	1.41	1.41	1.41
1.42	1.42	1.42	1.42	1.42
1.43	1.43	1.43	1.43	1.43
1.44	1.44	1.44	1.44	1.44
1.45	1.45	1.45	1.45	1.45
1.46	1.46	1.46	1.46	1.46
1.47	1.47	1.47	1.47	1.47
1.48	1.48	1.48	1.48	1.48
1.49	1.49	1.49	1.49	1.49
1.50	1.50	1.50	1.50	1.50

Line Data

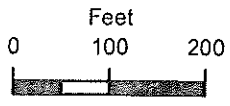
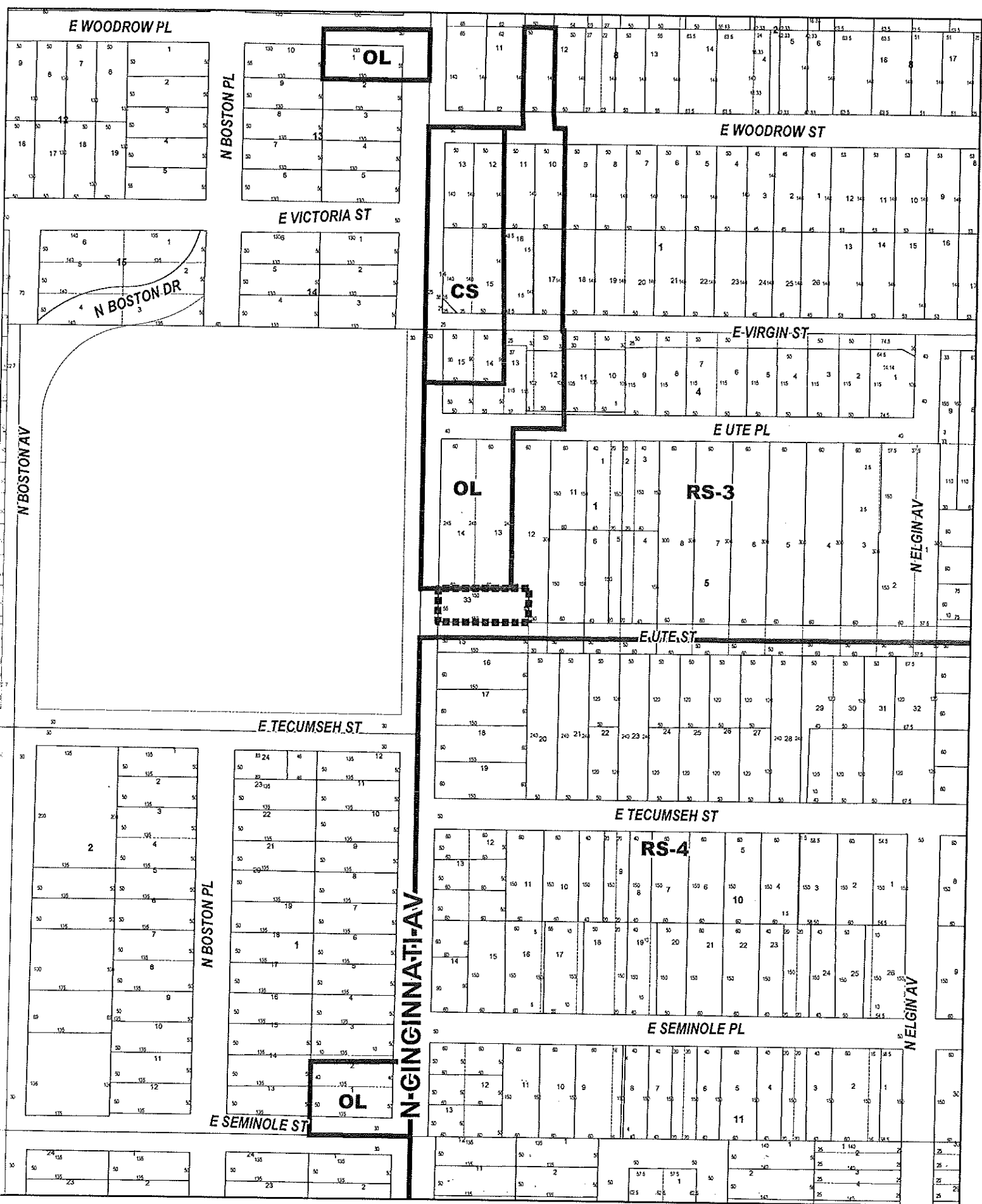
LINE	LENGTH	BEARING	CHORD	CHORD
1	2	3	4	5
1	1.00	0.00	1.00	1.00
2	1.01	0.01	1.01	1.01
3	1.02	0.02	1.02	1.02
4	1.03	0.03	1.03	1.03
5	1.04	0.04	1.04	1.04
6	1.05	0.05	1.05	1.05
7	1.06	0.06	1.06	1.06
8	1.07	0.07	1.07	1.07
9	1.08	0.08	1.08	1.08
10	1.09	0.09	1.09	1.09
11	1.10	0.10	1.10	1.10
12	1.11	0.11	1.11	1.11
13	1.12	0.12	1.12	1.12
14	1.13	0.13	1.13	1.13
15	1.14	0.14	1.14	1.14
16	1.15	0.15	1.15	1.15
17	1.16	0.16	1.16	1.16
18	1.17	0.17	1.17	1.17
19	1.18	0.18	1.18	1.18
20	1.19	0.19	1.19	1.19
21	1.20	0.20	1.20	1.20
22	1.21	0.21	1.21	1.21
23	1.22	0.22	1.22	1.22
24	1.23	0.23	1.23	1.23
25	1.24	0.24	1.24	1.24
26	1.25	0.25	1.25	1.25
27	1.26	0.26	1.26	1.26
28	1.27	0.27	1.27	1.27
29	1.28	0.28	1.28	1.28
30	1.29	0.29	1.29	1.29
31	1.30	0.30	1.30	1.30
32	1.31	0.31	1.31	1.31
33	1.32	0.32	1.32	1.32
34	1.33	0.33	1.33	1.33
35	1.34	0.34	1.34	1.34
36	1.35	0.35	1.35	1.35
37	1.36	0.36	1.36	1.36
38	1.37	0.37	1.37	1.37
39	1.38	0.38	1.38	1.38
40	1.39	0.39	1.39	1.39
41	1.40	0.40	1.40	1.40
42	1.41	0.41	1.41	1.41
43	1.42	0.42	1.42	1.42
44	1.43	0.43	1.43	1.43
45	1.44	0.44	1.44	1.44
46	1.45	0.45	1.45	1.45
47	1.46	0.46	1.46	1.46
48	1.47	0.47	1.47	1.47
49	1.48	0.48	1.48	1.48
50	1.49	0.49	1.49	1.49
51	1.50	0.50	1.50	1.50



Top of Curve Location of 1/2
Bottom of Curve Location of 1/2

Legend

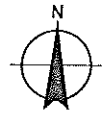
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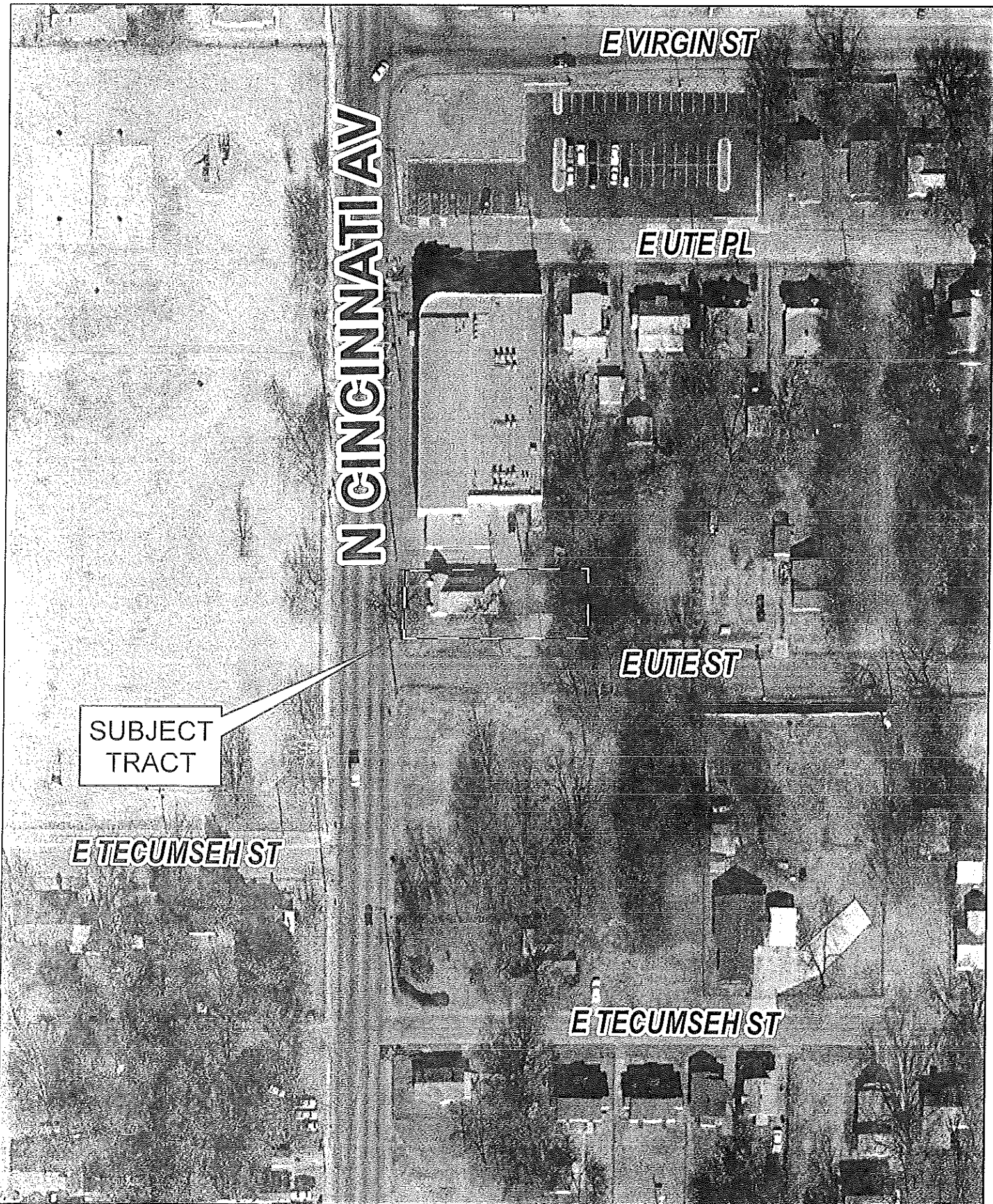


BOA-20689

20-12 25

25.1

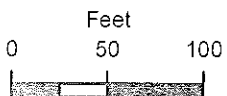




SUBJECT
TRACT

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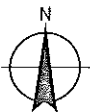
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BOA-20689

20-12 25

25.2



PLAT WAIVER

June 4, 2008

BOA 20689 - (0225) (PD 2) (CD 1)
Northeast corner of North Cincinnati Avenue and East Ute Place

The platting requirement is being triggered by a Special Exception to allow playground equipment for the John 3:16 Mission.

Staff provides the following information from TAC at their May 15, 2008 meeting:

ZONING:

- TMAPC The property is zoned RS-3.

STREETS:

- Sidewalk required along Ute Street. Arterial right-of-way shall meet the minimum standards for a secondary arterial per the major street plan (50 foot minimum or TMAPC partial waiver). Sight distance will likely be an issue due to the estimated location of the fence on the undimensioned sketch creating a view obstruction (even with spacing between wrought iron bars). Recommend review and approval of the sight distance by the Traffic Engineer.

SEWER:

- Engineering wastewater design requests an additional 15 foot easement along the south property line. The existing 18 inch sanitary sewer line is approximately 17 feet deep and will require additional space for maintenance. Coordinate with Gary McColpin 596-9573 to get approval for the location of the proposed masonry columns and iron fence.

WATER:

- No comment.

STORM DRAIN:

- If the entrances into this site from the public streets require culverts, then a PFPI may be required.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver per the use approved by the Board of Adjustment.

25.3

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 | |

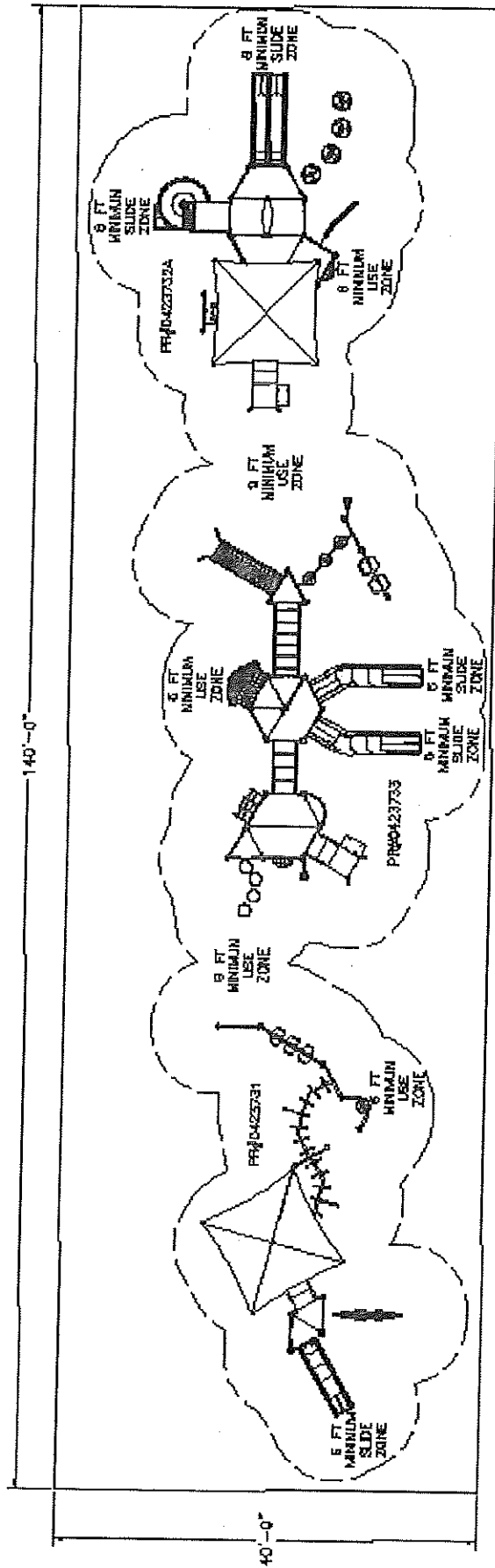
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | 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 |

* If use were to change in the future.

CUSTOM ROUND 3.5 MODULAR PLAYSYSTEMS

Site Plan (Preliminary)



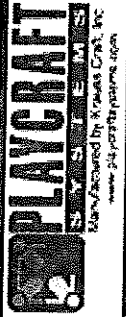
GENERAL NOTES:

- THE SITE PLAN DRAWING IS BASED ON INFORMATION THAT WE HAVE PROVIDED TO KRAUS CRAFT, INC. AT THE TIME OF THE PROPOSAL PROJECT. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO THE SUBMISSION OF A REQUEST FOR ORDER.
- KRAUS CRAFT, INC. WILL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS SUBMITTED ON A REQUEST FOR ORDER.
- THE MINIMUM USE ZONE FOR THIS PLAY STRUCTURE IS BASED ON THE PRODUCT DESIGN AT THE TIME OF THE PROPOSAL. DIMENSIONS AND STRUCTURE DESIGN MAY BE SUBJECT TO CHANGE WHICH MAY AFFECT DIMENSIONS OF THE ZONE.
- BEFORE PREPARING SITE, WE STRONGLY RECOMMEND OBTAINING FINAL DRAWINGS FROM THE FACTORY VIA VALUABLE AFTER THE ORDER IS PLACED AND INCLUDED IN THE ASSEMBLY MANUAL.
- WARNING: ACCESSIBLE SAFETY SURROUNDING INTERIOR IS REQUIRED SEVENTH AND AROUND THIS EQUIPMENT THAT IS A CRITICAL HEIGHT VALUE FOR ALL HEIGHT PLACEMENTS FOR THE PROPOSED ACCESSIBLE PART OF THE EQUIPMENT.
- REFER TO THE OTHER DRAWING FOR PUBLIC PLAYGROUND SAFETY BY SECTION 4. SURROUNDING.

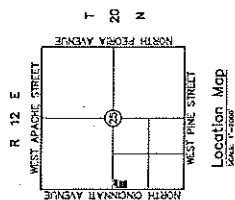
Date: 03/11/08
Drawn By: CMR

JOHN 3:16 MISSION
Noah's Park & Playgrounds

Scale: 1" = 15'-0"



25.5



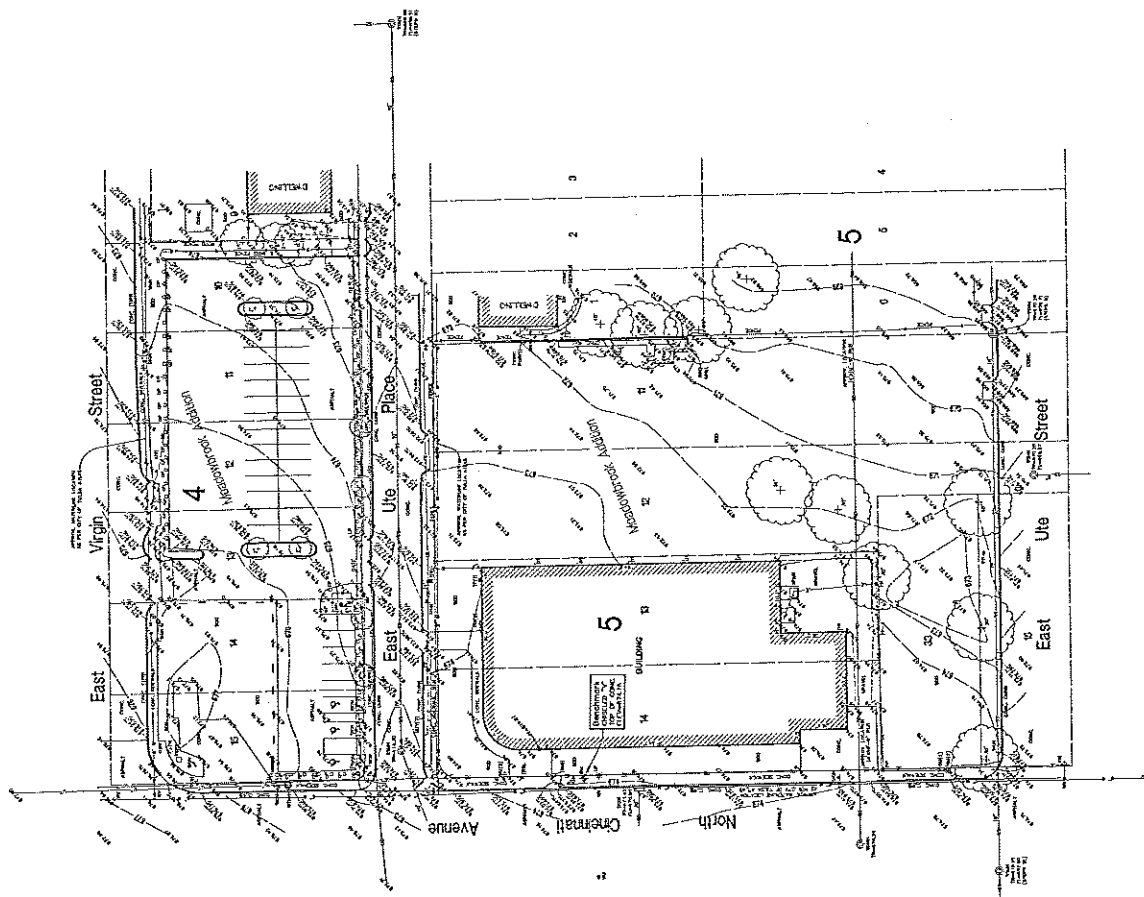
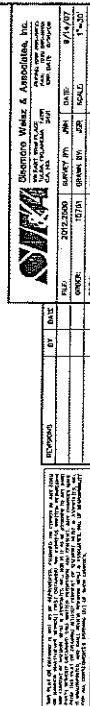
Topographic Survey
Part of Blocks 4 & 5
Meadowbrook Addition
City of Tulsa, Tulsa County, Oklahoma

Surveyor's Certification

ENTRUST MY HAND AND SEAL THIS 14TH DAY OF NOVEMBER, 2007.



DATE 4-2-20
CLEAN PRODUCTIONS, INC. 343 N. 101st

[illegible][illegible]

25.7

PLAT WAIVER

June 18, 2008

PUD 435 - (8303) (PD 18) (CD 7)
Southeast corner of East 66th Street and South Yale Avenue

The platting requirement is being triggered by a major PUD amendment.

Staff provides the following information from TAC at their June 5, 2008 meeting:

ZONING:

- TMAPC Staff: This is for previously platted property.

STREETS:

- No comments.

SEWER:

- No comments.

WATER:

- No comments.

STORM DRAIN:

- No comments.

FIRE:

- No comments.

UTILITIES:

- No comments.

Staff recommends **APPROVAL** of the plat waiver.

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 | |

26.1

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.?		
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

Exhibit A

Plat Waiver and Accelerated Release of Building Permit

Laureate will begin construction soon on the top three stories of the FMRI Research Building to create space to house a new residential and out-patient eating disorders treatment facility. Pursuant to a building permit, the existing PUD must be amended to allow additional floor area needed to support this program and all of its accessory needs.

Desiring to have the program in operation and utilize the available program funding, construction drawings have been prepared and submitted with an expectation of beginning construction in June of 2008.

Reason for plat waiver:

The subject property is part of the larger Saint Francis and Laureate medical campus and was platted in 1990 as "Laureate Extended". The current construction project contemplates no new utility mains, no new streets or right-of-way dedications, is not creating any new lots and will not expand the footprint of the existing building nor create additional parking areas. There would be no benefit to the City or to the public by requiring Laureate to replat the property.

Extraordinary or exceptional circumstances that justify accelerated release of a building permit:

Due to the numerous ongoing construction projects at the Saint Francis and Laureate campuses, there have been several previous amendments to the PUD which included adjusting development areas and overall PUD boundaries as well as consolidating multiple PUD's. It was only recently discovered that the floor area available for this proposed project is not adequate for the program needs.

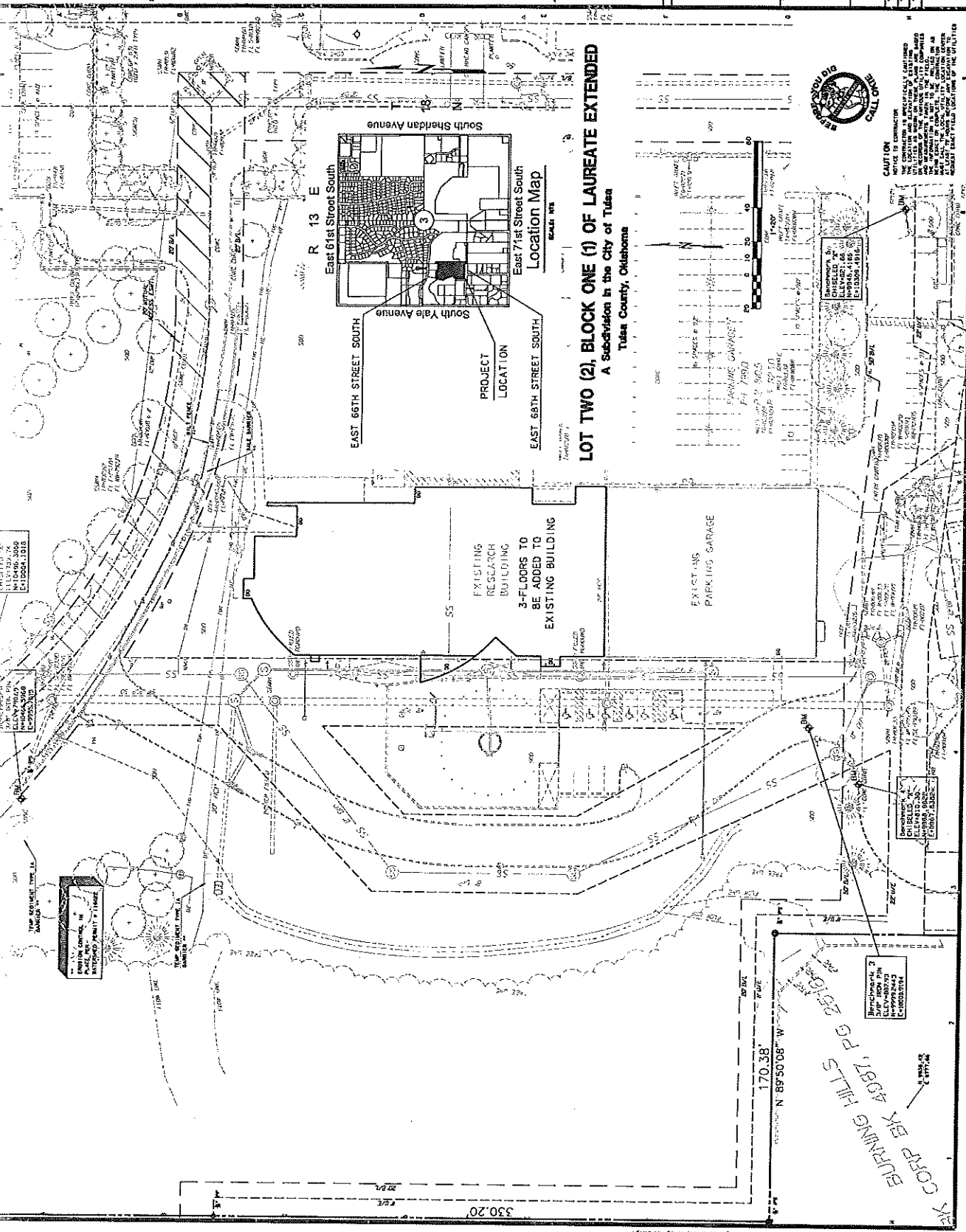
Construction will consist of adding the final three floors to the existing building, which have long been approved in the PUD.

A companion application has been filed requesting a Major Amendment which would allow the necessary floor area and building height. The time required to process this amendment would delay the start of construction until near the end of summer and would jeopardize the contractor's ability to complete the shell and enclose the new floors before inclement weather. Additionally the planned opening of the facility and provision of new services would be delayed unnecessarily.

Protections to the City if a building permit is released before completion of the PUD Amendment:

The Warren Foundation, Saint Francis, and Laureate have consistently performed their campus expansion projects with due consideration and respect for local ordinances, development processes, and compatibility with their neighbors, both commercial and residential. They are well regarded in the community as a strong and viable corporate citizen. They understand and acknowledge their duty to complete the PUD amendments so the record is clear as to what is permitted on this property. They understand that they are at risk if they proceed to construct under the Accelerated Release of a Building Permit before the PUD amendments are approved. They understand and accept that a Certificate of Occupancy could be withheld pending their completion of the requirements of the City.

26.3



AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

PUD 435 - (8303) (PD 18) (CD 7)

Southeast corner of East 66th Street and South Yale Avenue

The property is zoned PUD 435. Full permits are requested. A plat waiver is on the TMAPC agenda for this project.

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

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

The following information was provided by the Technical Advisory Committee in its meeting June 5, 2006.

ZONING:

- *TMAPC Staff:* Full permits are requested.

STREETS:

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

SEWER:

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

WATER:

- *Public Works, Water:* No comments.

STORM DRAIN:

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

FIRE:

- *Public Works, Fire:* No comments.

UTILITIES:

- *Franchise Utilities:* No comments.

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

Exhibit A

Plat Waiver and Accelerated Release of Building Permit

Laureate will begin construction soon on the top three stories of the FMRI Research Building to create space to house a new residential and out-patient eating disorders treatment facility. Pursuant to a building permit, the existing PUD must be amended to allow additional floor area needed to support this program and all of its accessory needs.

Desiring to have the program in operation and utilize the available program funding, construction drawings have been prepared and submitted with an expectation of beginning construction in June of 2008.

Reason for plat waiver:

The subject property is part of the larger Saint Francis and Laureate medical campus and was platted in 1990 as "Laureate Extended". The current construction project contemplates no new utility mains, no new streets or right-of-way dedications, is not creating any new lots and will not expand the footprint of the existing building nor create additional parking areas. There would be no benefit to the City or to the public by requiring Laureate to replat the property.

Extraordinary or exceptional circumstances that justify accelerated release of a building permit:

Due to the numerous ongoing construction projects at the Saint Francis and Laureate campuses, there have been several previous amendments to the PUD which included adjusting development areas and overall PUD boundaries as well as consolidating multiple PUD's. It was only recently discovered that the floor area available for this proposed project is not adequate for the program needs.

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27.2

3

Plat #2691
NOTES

RECEIVED
OCT 19 1965
TULSA METRO AREA
PLANNING COMMISSION

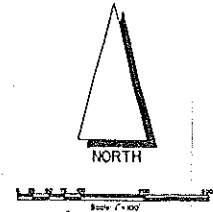
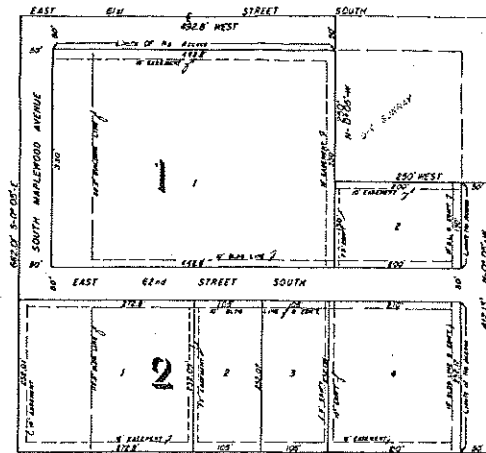
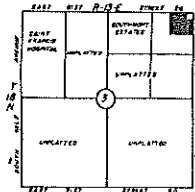
DEBORAH JEAN ADDITION

A PART OF THE N/2 OF NE1/4, SECTION 3, T-18-N, R-13-E, TULSA COUNTY, OKLAHOMA

OWNERS:
M.C. MITCHELL, JR. & CATHERINE RUTH MITCHELL
TULSA, OKLA.

HAMMOND ENGINEERING COMPANY
TULSA, OKLAHOMA

FILE OF PLANNING
COMMISSION
JUN 4 11 07 AM '66
CLERK: WILSON
COUNTY CLERK



FINAL PLAT

CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on 10/19/65 at its regular meeting held at 10:00 A.M. in the City of Tulsa, Oklahoma.

This approval is void if this plat is not filed in the office of the County Clerk of Tulsa County, Oklahoma, within 10 days of the date of this approval.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That M. C. MITCHELL and CATHERINE RUTH MITCHELL, husband and wife, are the owners of the following described real estate, situated in Tulsa County, State of Oklahoma, to-wit:

Beginning at a point on the North line of Section 3, T-18-N, R-13-E, Tulsa County, Oklahoma, and 250 feet West of the Northeast corner of said Section 3; thence West along said North line a distance of 492.8 feet to a point thence S 0° 05' E a distance of 662.01 feet to a point; thence S 89° 51' 27" E a distance of 742.8 feet to a point on the East line of said Section 3; thence N 0° 05' W along said East line a distance of 412.13 feet to a point; thence N 0° 05' W a distance of 250 feet to the point of beginning, and containing 9.1550 acres, more or less.

and have caused the above described property to be surveyed, staked, plotted and subdivided into lots and blocks, and have designated the same as "DEBORAH JEAN ADDITION", a subdivision in Tulsa County, State of Oklahoma.

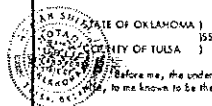
The undersigned hereby dedicate for public use all streets and public places shown on the accompanying map, and do further dedicate for public use forever the easements and right-of-way as shown and designated on the accompanying plat for the several purposes of constructing, maintaining, operating, repairing, removing and replacing any and all public utilities including storm and sanitary sewers, telephone lines, electric power lines and transformers, gas lines and water lines, together with all fittings and equipment for each of such facilities, including poles, wires, conduits, pipes, valves, meters and any other appurtenances thereto, with the right of ingress and egress upon said easements and right-of-way for the use and purposes aforesaid, together with similar rights in each and all of the streets shown on said plat; PROVIDED, HOWEVER, that the undersigned hereby reserve the right to construct, maintain, operate, lay and relay water and sewer lines together with the right of ingress and egress for such construction, maintenance, operation, laying and relaying over, across, and along all of the public streets shown on said plat, and over, across and along all strips of land included within the easements shown thereon, both for the purpose of furnishing water and/or sewer service to the areas included in said plat, and to any other areas. The undersigned owners hereby relinquish any and all rights of vehicular ingress and egress from any property line adjacent to East 42nd Street South and South Sheridan Road within the boundaries designated on "Limits of No Access" as shown on the attached plat. This provision can be released, changed or altered by the Tulsa Metropolitan Area Planning Commission or its successors.

For the purpose of providing an orderly development of the tract, and for the further purpose of reserving adequate easements and covenants, and for the mutual benefit of the undersigned owners, their successors, or assigns, entitled to said lots or any of them, do hereby impose the following restrictions and reservations which shall be binding upon all lot purchasers, owners, their successors or assigns.

A. All buildings constructed in the tract shall conform to the zoning regulations applicable to said tract.

WITNESS our hands and seal at Tulsa, Tulsa County, State of Oklahoma, this 14th day of October, 1965

M. C. Mitchell, Jr.
M. C. MITCHELL, JR.
Catherine Ruth Mitchell
CATHERINE RUTH MITCHELL



Before me, the undersigned, a Notary Public in and for said County and State on this 14th day of October, 1965, personally appeared M. C. Mitchell, Jr. and Catherine Ruth Mitchell, husband and wife, to me known to be the identical persons who executed the foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the use and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this day and year last above written.
My commission expires March 2, 1968.

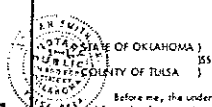
William D. Smith
NOTARY PUBLIC

CERTIFICATE

I, A. G. WITT, a Registered Professional Engineer of the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed and staked the real estate and premises dedicated as "DEBORAH JEAN ADDITION", an Addition in Tulsa County, State of Oklahoma, and that the above plat is a true representation of said survey showing the length, width and depth of all lots and blocks, and the names, boundaries and extensions of all streets.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Tulsa, Tulsa County, State of Oklahoma this 1st day of October, 1965. HAMMOND ENGINEERING COMPANY

A. G. Witt
Registered Professional Engineer

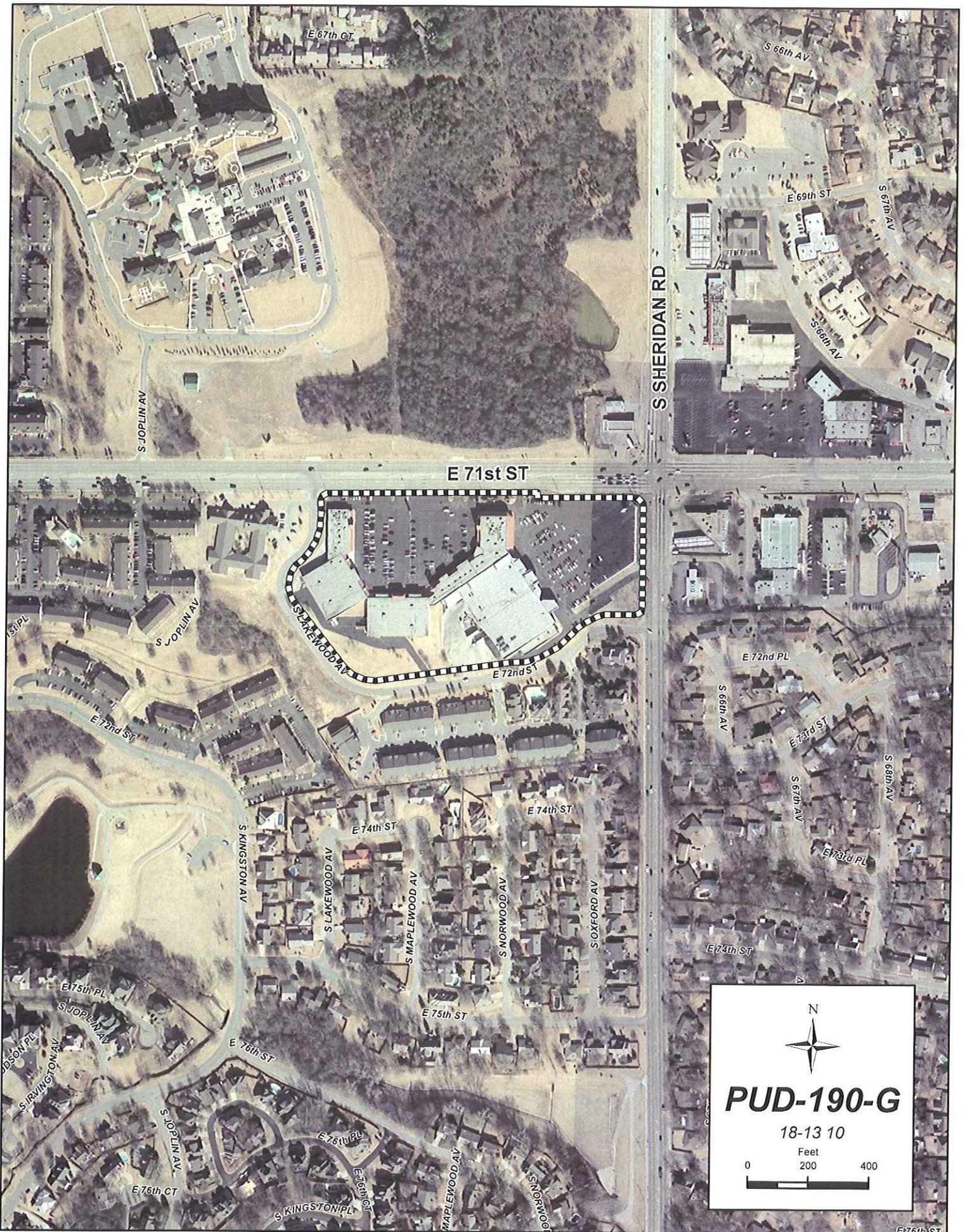


Before me, the undersigned, a Notary Public in and for said County and State, on this 1st day of October, 1965, personally appeared A. G. Witt, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed as the free and voluntary act and deed of HAMMOND ENGINEERING COMPANY, for the use and purposes set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this day and year last above written.
My commission expires March 2, 1968.

William D. Smith
NOTARY PUBLIC

28.4



N

PUD-190-G

18-13 10

Feet

0 200 400

29.2

SUBJECT
TRACT

E 71st ST

S LAKEWOOD AV

E 72nd ST

E 73rd ST

RD

E 74th ST

E 74th ST

S LAKEWOOD AV

S MAPLEWOOD AV

S NORWOOD AV

S COVERDALE AV



PUD-190-G

18-13 10

Feet
0 100 200

29.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-190-G

TRS 8310

Atlas 1133

CZM 53

PD-18 CD-7

TMAPC Hearing Date: June 18, 2008

Applicant: T-Mobile Central LC

Tract Size: 13.8± acres

ADDRESS/GENERAL LOCATION: Southwest corner of East 71st Street South and South Sheridan Road

EXISTING ZONING: RS-3/RM-0/CS/PUD-190 **EXISTING USE:** Shopping center

ZONING ORDINANCE: Ordinance number 13755 dated December 28, 1976, established zoning for the subject property.

PROPOSED ZONING: RS-3/RM-0/CS/PUD-190-G **PROPOSED USE:** Communications tower

RELEVANT ZONING HISTORY:

PUD-641-A January 2007: All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 50± acre tract to add Use Unit 4, for a communications tower, to permitted uses on property located northwest of the northwest corner of East 71st Street and South Sheridan Avenue.

BOA-20004 March 8, 2005: The Board of Adjustment approved a Variance of the required number of parking spaces for retail center from 805 spaces to 626 (existing spaces) (Section 1214.D), limited to the existing square footage used by restaurants; no more intense use by clubs or bars, finding adequate parking on property located on the southwest corner of East 71st Street and South Sheridan Road and the subject property.

PUD-641 November 2000: All concurred in approval of a Planned Unit Development on a 56+ acre tract to permit a retirement development including single-family, apartment, assisted living facility, elderly/retirement housing and nursing home uses subject to conditions and modifications by staff and TMAPC, on property located northwest of the northwest corner of East 71st Street and South Sheridan Avenue.

PUD-190-F December 1996: All concurred in approval of a proposed major amendment to the original PUD-190 to change the permitted use on a 30-acre tract located on the southwest corner of East 71st Street South and Lakewood Avenue and west of the subject property, from office use to an elderly assisted living center.

BOA-16839 November 8, 1994: The Board of Adjustment approved a Variance of the number of required parking spaces; per plan submitted, subject to a maximum of 6 tables, with a maximum of 4 chairs per table; and subject to approximately 70% of the restaurant business being carryout; finding that this type of restaurant will generate less traffic and require fewer parking spaces than a traditional restaurant and finding that the use, per conditions, will not

29.4

negatively impact the surrounding area, on property located on the southwest corner of East 71st Street South and South Sheridan Road and the subject property.

PUD-263-A January 1983: All concurred in approval of a major amendment to the original PUD-263 which approved an office park on a seven-acre tract located east of the northeast corner of East 71st Street and South Granite Avenue and abutting the subject tract on the southwest, for a 178-unit multifamily development.

PUD-190 December 1976: All concurred in approval of a proposed Planned Unit Development on a 405+ acre tract of land for a mixed use development on property located on the southwest corner of East 71st Street South and South Sheridan Road and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 13.8+ acres in size and is located southwest corner of East 71st Street South and South Sheridan Road. The property appears to be a shopping center and is zoned RS-3/RM-0/CS/PUD-190.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 71 st Street South	Primary Arterial	120'	4 + center turn
South Sheridan Road	Secondary Arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by Sheridan Road and Kirkdale Commerce Center, Blocks One and Two, zoned CS; on the north by 71st Street and unplatted property, zoned CS, OM, and OL; on the south by South Slope Condominiums – PUD-190, zoned RM-O/PUD-190; and on the west by Tulsa Sterling House No. 2 and Minshall Park V, zoned RS-3/PUD-190.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being low to medium intensity. The requested additional Use Unit, Use Unit 4 – Protection and Utility Services, with no requested zoning change is in accord with the Plan.

STAFF RECOMMENDATION:

PUD-190-G is a 13.8 acre tract located at the southwest corner of 71st Street South and Sheridan Road. The topography of the site is quite "hilly", with a mixture of residential, office and commercial uses.

This major amendment request is to add Use Unit 4 – Protection and Utility Services to the permissible uses of PUD-190, allowing for the construction of a 120' mono-pole cell tower behind the strip plaza located immediately at the corner of 71st and Sheridan Road (see attached case map). The amended development standards and additional permitted use would be applicable to Lot 1, Block 1 – Summit Square only.

The applicant (T-Mobile) states that this location is required to cover the underserved area in the vicinity of 71st Street South and South Sheridan Road (see applicant's attached propagation maps). The applicant notes there are no T-Mobile towers within one-mile of this site, and six existing T-Mobile sites within 2-miles of this proposed location. The nearest cell tower to this site is located approximately ¾ of a mile east. The applicant does not feel that

29.5

co-location on this tower is structurally a viable option. Ground space at this location is also very limited.

The proposed tower location is within the RM-O zoned portion of PUD-190. The tower is proposed to be setback 166-feet from the adjoining RS-3 zoned portion of the PUD directly to the west. According to section 1204, C-3g-1 of the Zoning Code, the tower must be setback a minimum of 110% of the proposed tower height from any adjoining residential property. A 166-foot setback from the nearest RS zoned property meets the minimum 132-foot setback based on the setback being 110% of the proposed 120-foot tall tower.

Section 1204-C, 3b-1 of the Code states that, "towers and antennas shall be designed to blend into the surrounding environment through the use of color, galvanizing, or camouflaging architectural treatment, except in instances where the color is dictated by federal or state authorities such as the Federal Aviation Administration. Given the high visibility of this tower from the residential properties to the south and west, staff feels "camouflaging" should be required if the TMAPC is inclined to approve this request. Also, since ground mounted equipment is within 300-feet of residential property, screening will be required.

If this site were not within a PUD, the location within RM-O zoned property would require a special exception from the City of Tulsa Board of Adjustment (BOA) to allow the tower in the RM district. Section 1204-C, 5c of the Code requires any tower that requires a special exception to be landscaped to provide a higher level of screening. Staff is therefore recommending that in addition to screening, the perimeter of the lease area be landscaped to help further screen the ground mounted equipment from the residential districts to the south and west.

With proper camouflaging, landscaping and screening staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-190-G 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-190-G 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* (**applicable to Lot 1, Block 1 - Summit Square only**):

**Development standards of PUD-190, Development Area S, shall remain in effect unless modifies herein*

Permitted Uses:

In addition to those permitted by PUD-190, Use Unit 4 – Protection and Utility Services, Antenna and Supporting structure only.

Maximum Structure Height:

120'

Minimum Structure setbacks:

From adjoining residential property to
the south and west -

166'

Design:

The structure shall be designed for construction with a camouflaging architectural treatment. The use of a flagpole encasement or similar camouflaging technique will be required to completely conceal any lattice visibility. The design of such may be dictated by federal or state authorities such as the Federal Aviation Administration (FAA).

Screening:

A minimum 8-foot solid screening wall or fence shall be constructed to screen all equipment from view where the existing building does not provide screening. The screening wall or fence shall be made to blend with the architectural style and color of the abutting commercial building.

Landscaping:

The tower facility shall be landscaped with a continuously maintained buffer of plant materials that effectively screens the view of the tower compound from property within 300 feet used for residential purposes. The standard buffer shall consist of a landscape strip at least four (4) feet wide outside the perimeter of the compound.

Detail Site Plan Review:

No zoning clearance permit shall be issued for construction of the tower until a detail site plan been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

3. A detail landscape plan for the development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences will be installed by a specific date in accordance with the approved landscape plan for the development area, prior to final inspection approval. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of approval.
4. 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.
5. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
6. 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.

29.7

7. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Receptacle screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or service vehicles may not be parked or block any access road.

TAC Comments:

General: Recommend approval.

Water: No comments.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments

Traffic: Recommend a Mutual Access Easement connecting to the Public Street.

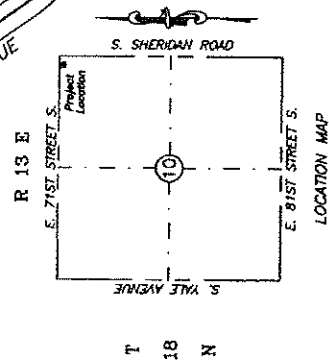
GIS: No comments.

Street Addressing: No comments.

County Engineer:

06/18/08

EAST 71ST STREET SOUTH



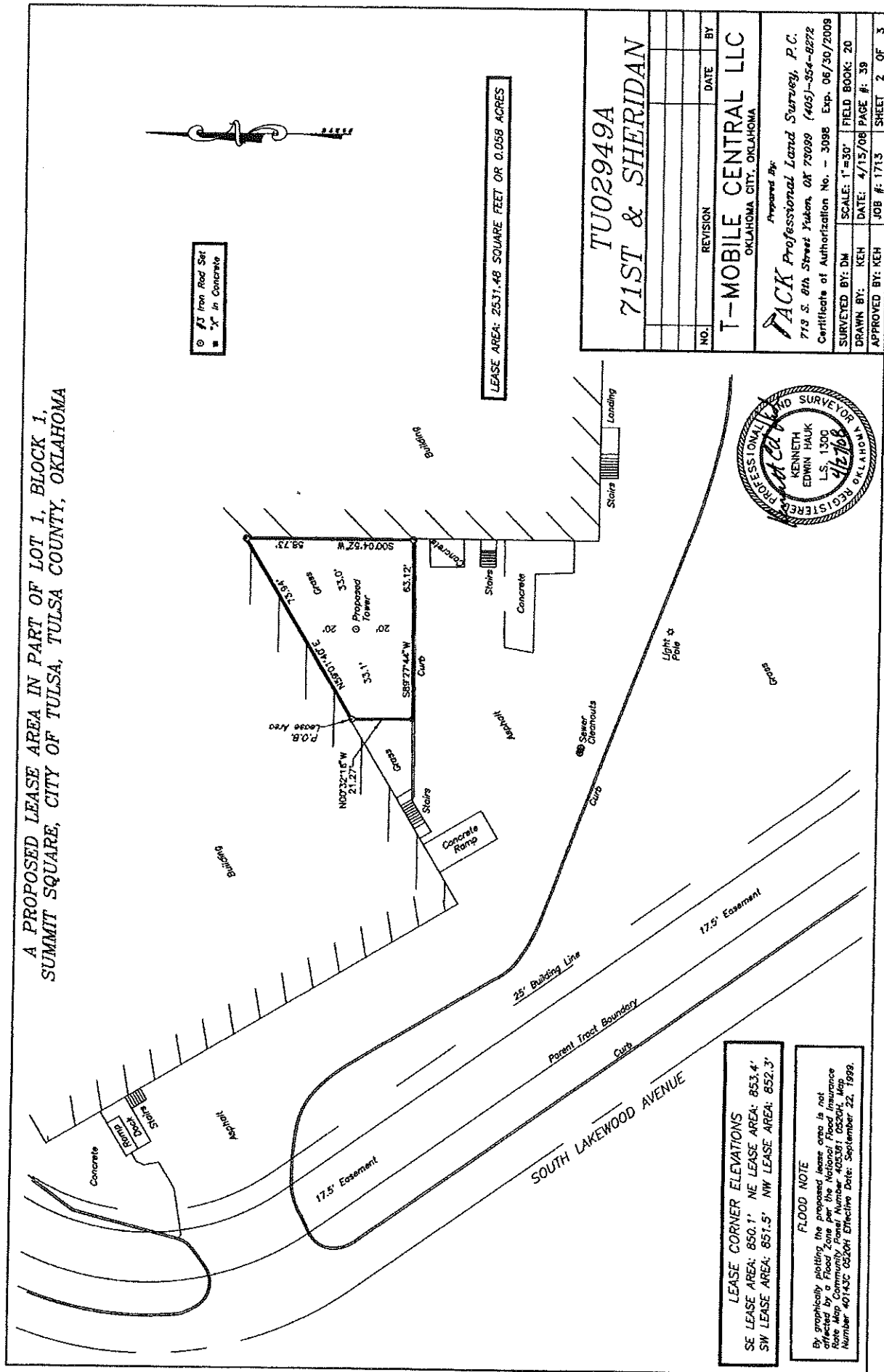
D.	REVISION	DATE	BY
T-MOBILE CENTRAL LLC			

PACK Professional Land Survey, P.C.
713 S. 8th Street Yukon, OK 73099 (405)-564-0872
Certificate of Authorization No. - 3098 Exp. 06/30/2009

Prepared By:

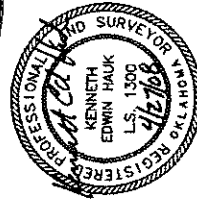
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DRAWN BY: KEH	DATE: 4/15/08	PAGE #: 39
APPROVED BY: KEH	JOB #: 1713	SHEET OF 3

A PROPOSED LEASE AREA IN PART OF LOT 1, BLOCK 1,
SUMMIT SQUARE, CITY OF TULSA, TULSA COUNTY, OKLAHOMA



LEASE CORNER ELEVATIONS
SE LEASE AREA: 850.1' NE LEASE AREA: 853.4'
SW LEASE AREA: 851.5' NW LEASE AREA: 852.3'

FLOOD NOTE
By graphically plotting the proposed lease area is not affected by a Flood Zone per the National Flood Insurance Number 401435 02204 Effective Date: September 22, 1999.

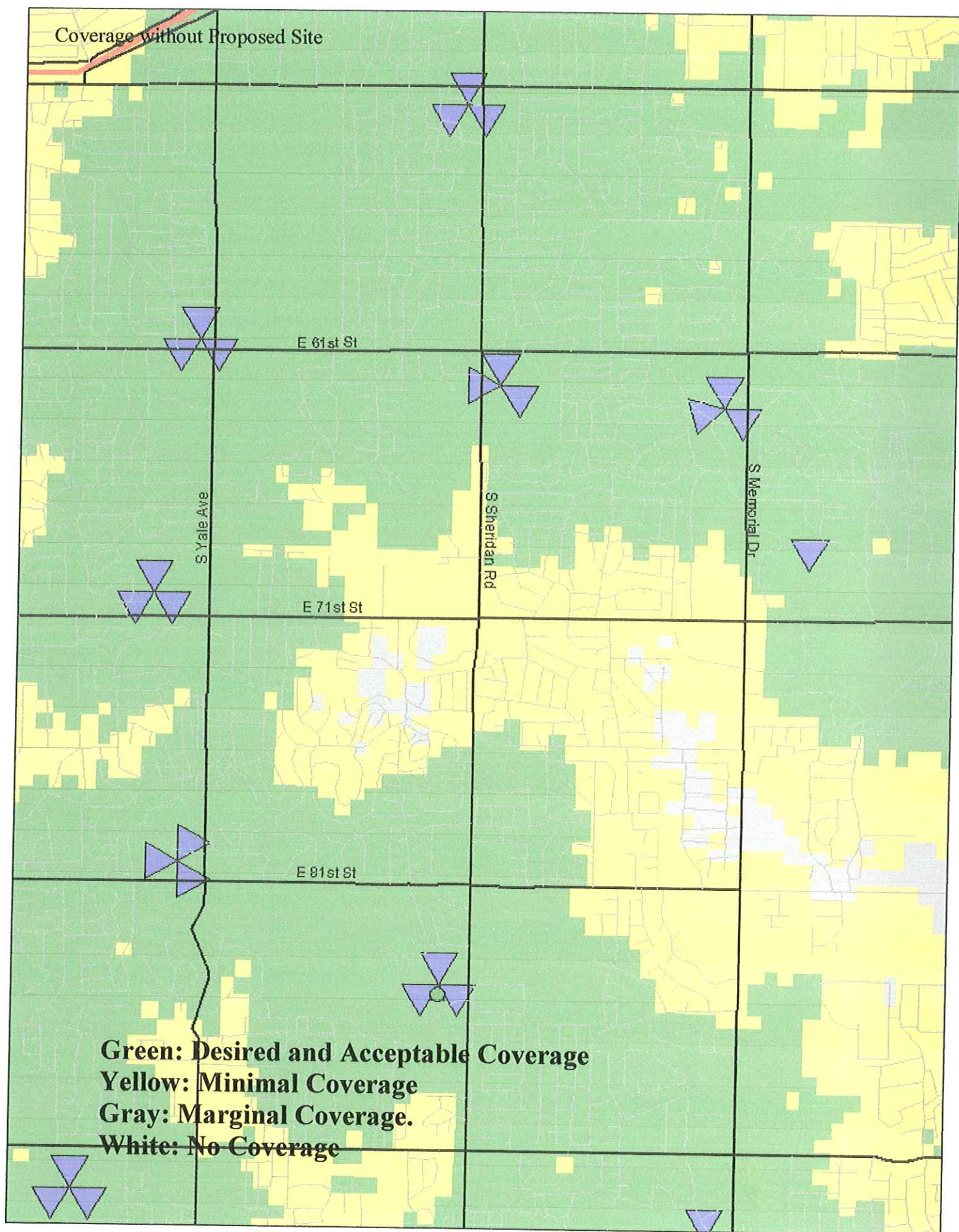


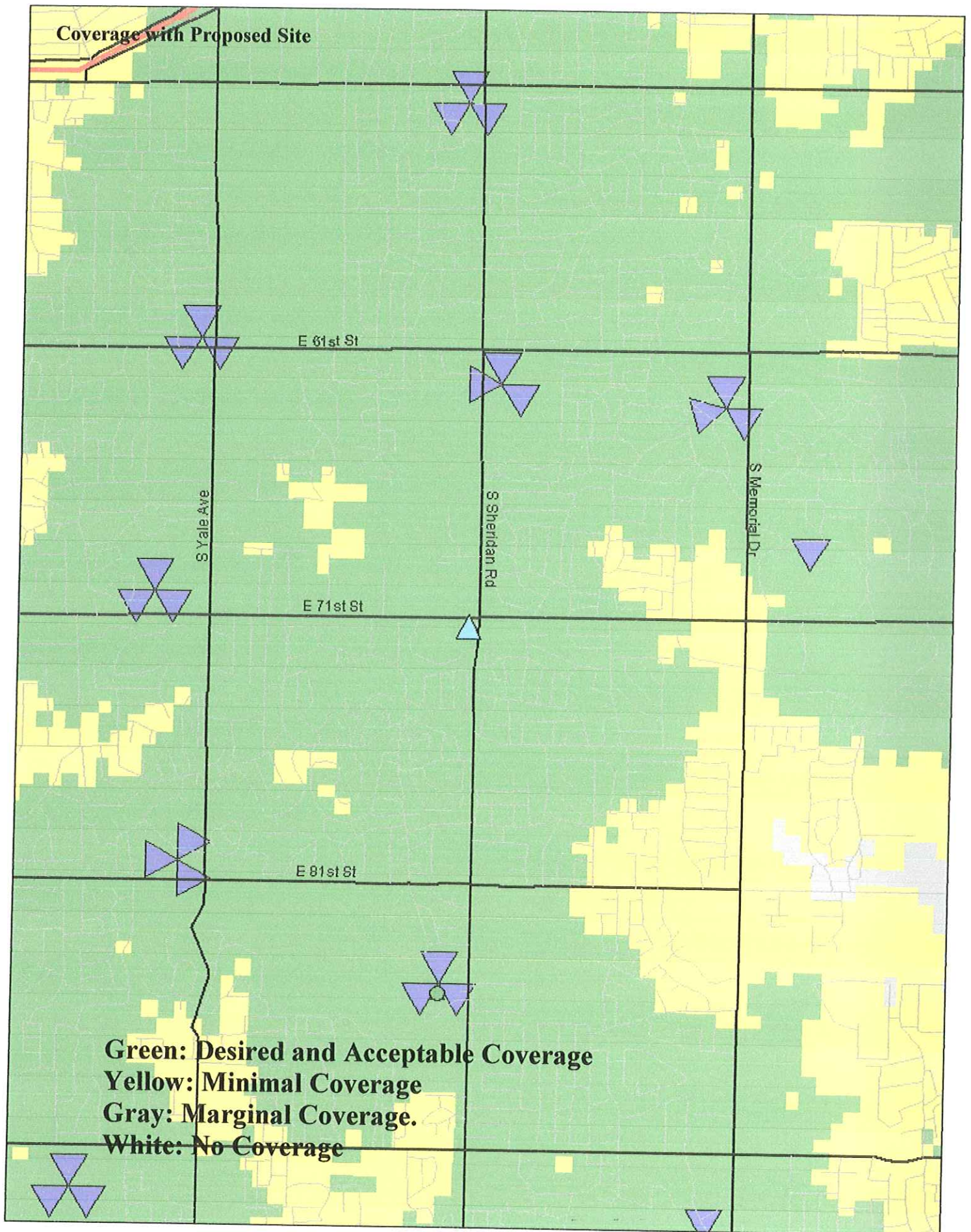
T-MOBILE CENTRAL LLC
OKLAHOMA CITY, OKLAHOMA

PACK Professional Land Survey, P.C.
719 S. 8th Street Tulsa, OK 73009 (405) 354-8272
Certificate of Authorization No. - 3098 Exp. 06/30/2009

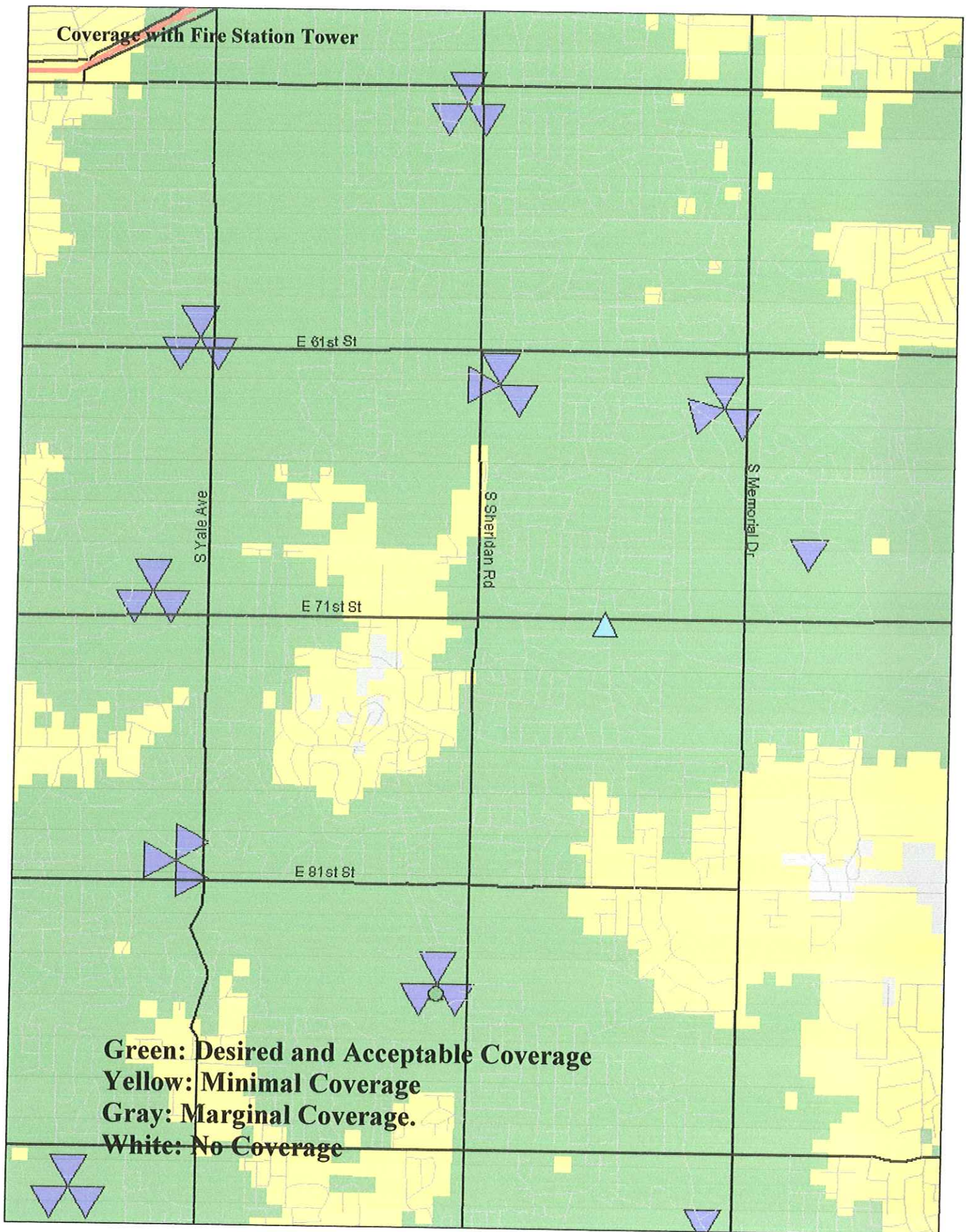
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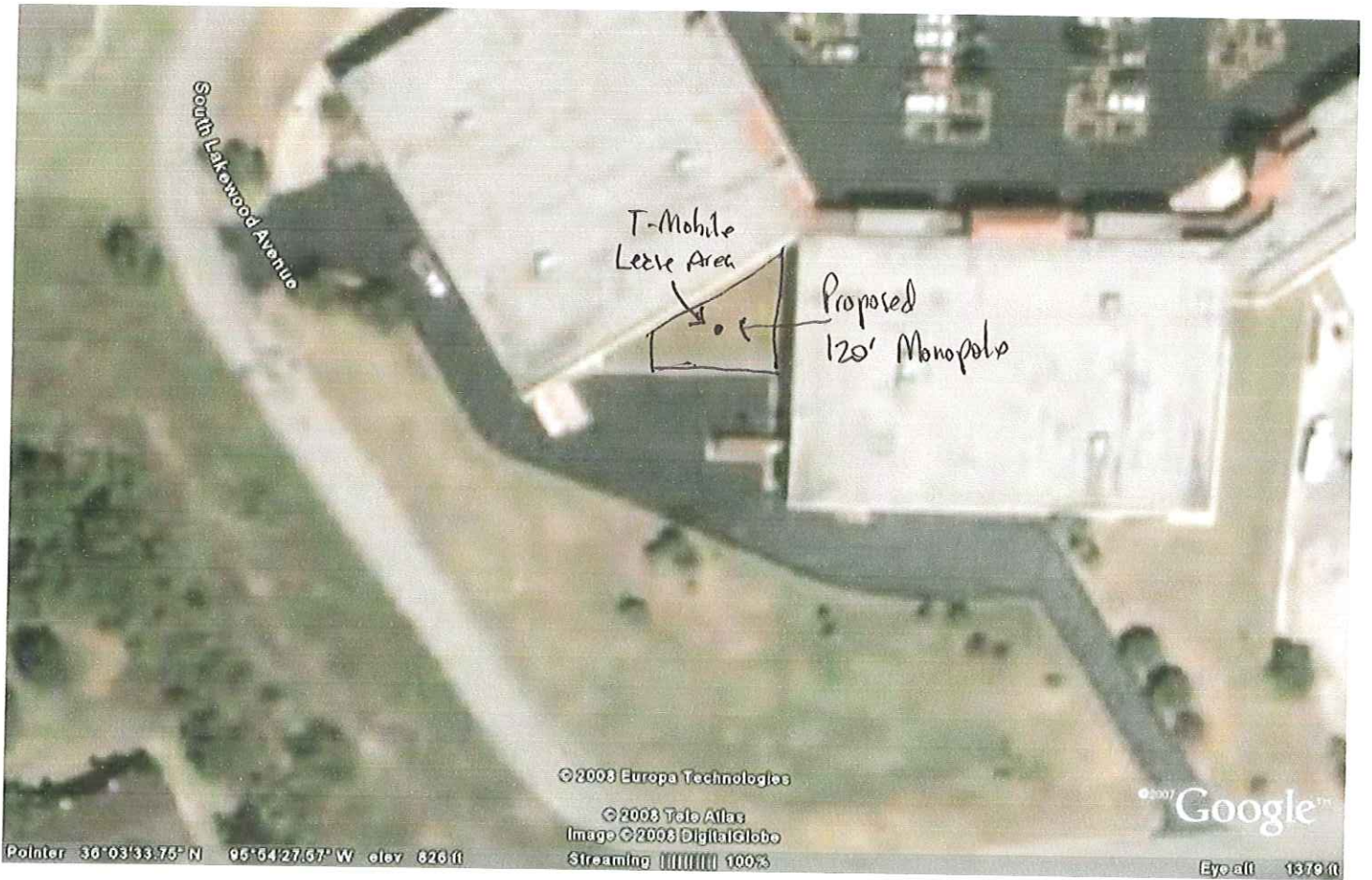
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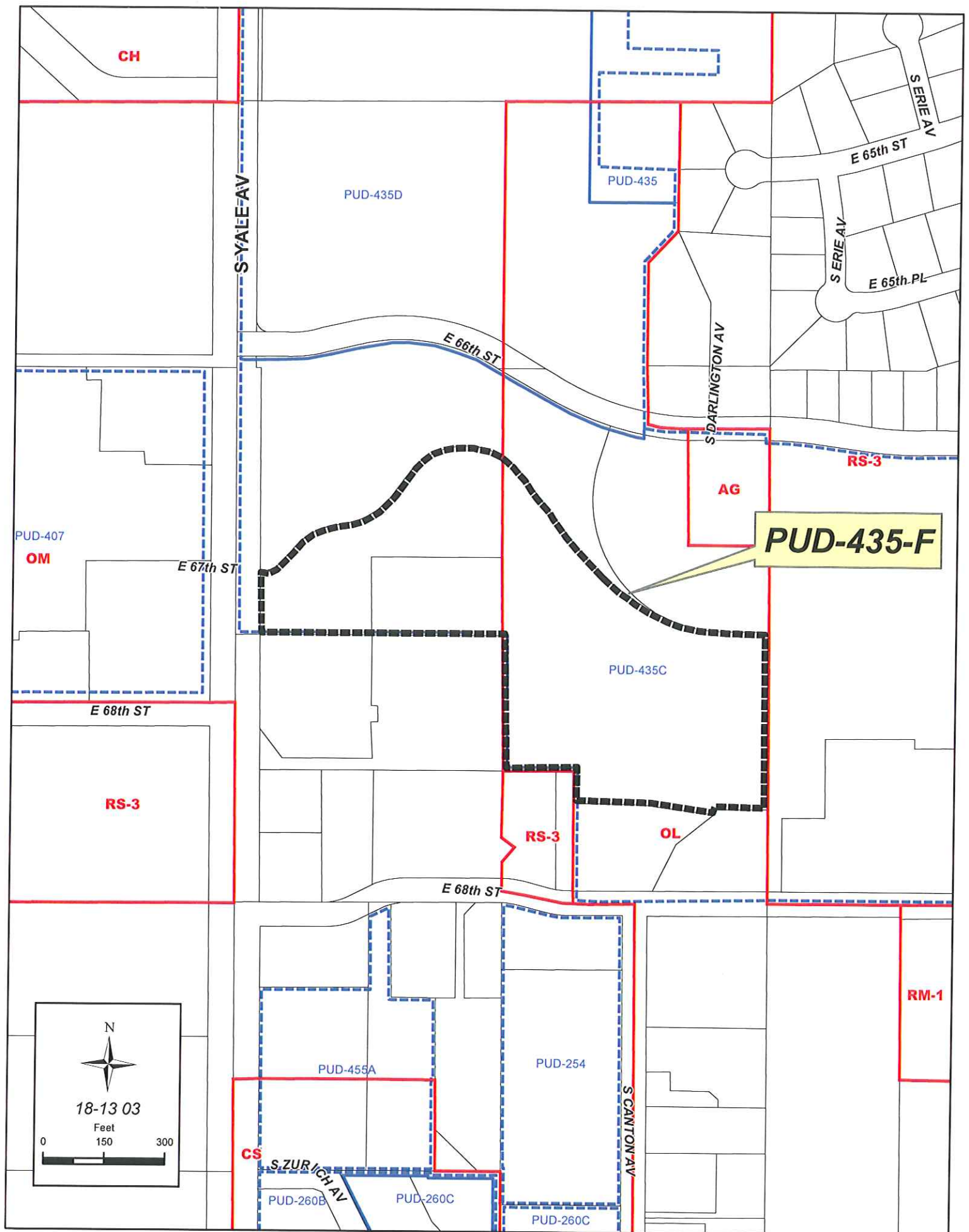


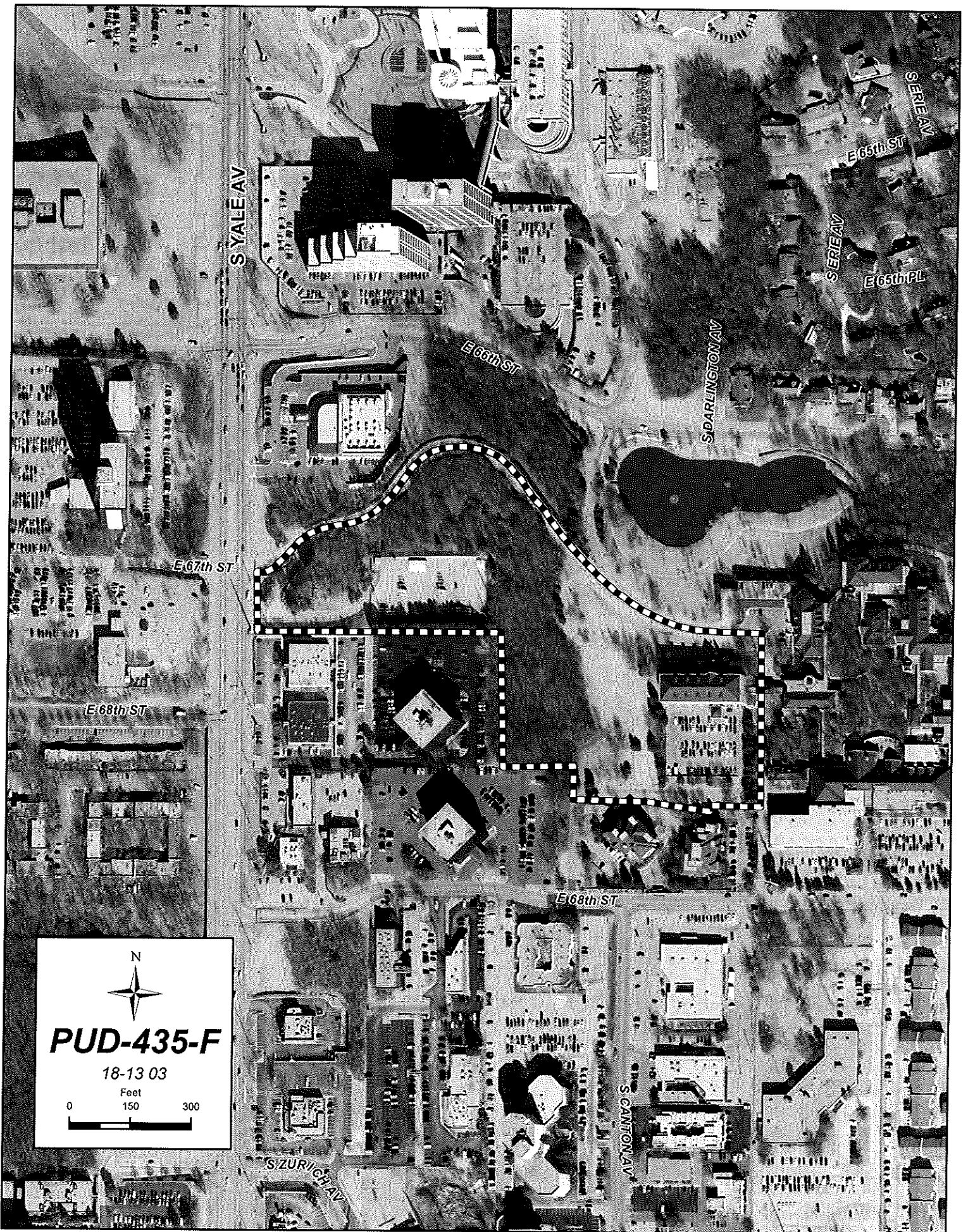
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29.14



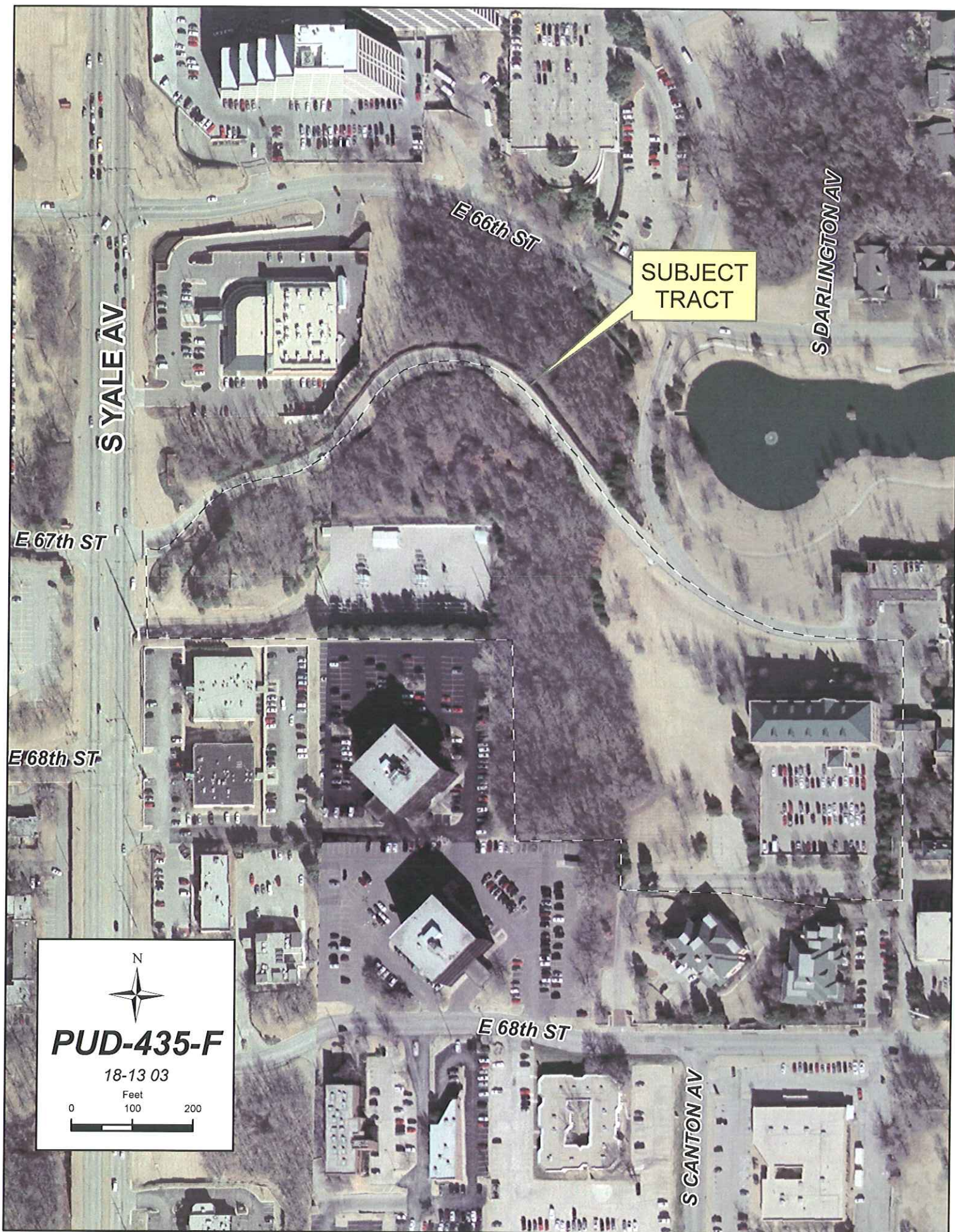


PUD-435-F

18-13 03

Feet

0 150 300



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-435-F

TRS 8303

Atlas 879/1002

CZM 94

PD-18 CD-7

TMAPC Hearing Date: June 18, 2008

Applicant: Wallace Engineering

Tract Size: 12.8± acres

ADDRESS/GENERAL LOCATION: Southeast corner of South Yale Avenue and East 67th Street South

EXISTING ZONING: OL/OM/PUD-435-C

EXISTING USE: Medical research

ZONING ORDINANCE: Ordinance number 19154 dated December 12, 1997, established zoning for the subject property.

PROPOSED ZONING: OL/OM/PUD-435-F

PROPOSED USE: Eating disorder treatment; increase floor area and building height

RELEVANT ZONING HISTORY:

PUD-435-D July 2000: All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 24.97+ acre tract of land, to revise statement of existing and proposed building floor areas (Total: 774,785 square feet); to add .94 acres to PUD; to delete approximately 2.37 acres; and to modify the perimeter setbacks, on property located on the northeast corner of South Yale Avenue and East 66th Street South and abutting north of subject property.

PUD-435-C December 1997: All concurred in approval to amend the boundaries of PUD-435-B and PUD-285-B into one PUD. The property is located on the south side of E. 66th Street, between S. Yale and Avenue and S. Fulton Avenue. The development standards were also modified for signage limitations.

Z-6380 January 1993: All concurred in approval of a request to rezone a ten-acre tract located east of the northeast corner of East 71st Street South and South Canton Avenue and west of the subject property, from AG to OL for a telephone switching and administration building.

PUD-435-A July 1988: All concurred in approval of a major amendment to PUD-435 for the following changes and additions. To relocate a public service substation within the PUD tract; to increase the hospital floor area from the initially-approved 150,000 square feet to 200,000 square feet; to increase the allowable height for hospital buildings to three stories; to allow the stormwater detention area on the property to be constructed in phases with the final phase

being a permanent lake area and for an internal setback between the hospital and doctors office buildings.

PUD-435 January 1988: All concurred in approval of the request to rezone approximately 71 acres located on the southeast corner of East 66th Street South and South Yale Avenue from OM, OL and RS-3 to PUD for the development of a hospital and medical complex with the southeast portion of the PUD for single-family development.

PUD-407 October 1985: All concurred in approval, subject to conditions, of a request for a PUD on a 22 acre tract located on the northwest corner of E. 68th Street S. and S. Yale Avenue and across S. Yale Avenue from the subject property. The request maintained the existing OM zoning and was for the purpose of possible future sales of office units or complexes and construction of two new office buildings.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 12.8± acres in size and is located southeast corner of South Yale Avenue and East 67th Street South. The property appears to be developed for medical research and is zoned OL/OM/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 67 th Street South	Commercial Collector	40'	2
South Yale Avenue	Primary Arterial	120'	5

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

SURROUNDING AREA: The subject tract is abutted on the east by Laureate Extended, zoned RS-3/PUD-435; on the north by Laureate Extended, zoned RS-3/PUD-435 and 66TH Street/The Warren Medical Research Center, zoned OM; on the south by Canyon Creek Office Park, zoned RS-3; and on the west by Willow Creek Resub., zoned OM.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Special District 2 – Development Complex, and states "intensities within the development complex will be the same as allowed within the proposed high intensity areas of the District". According to the Zoning Matrix, the existing OL/OM/PUD zoning **is** in accord with the Plan and the recommendations found in section 3.1.2, page 18-7 of the District 18 Plan:

- Intensities within the development complex will be the same as allowed within the proposed high intensity areas of the District.
- Land activity will be limited to hospital-medical and related activities, office activities, commercial shopping activities, residential activities and cultural activities.
- Public facilities, utilities and transportation networks will be developed sufficient to accommodate future development.

31.5

- Form, design and function shall be reviewed by the District 18 Planning Team for every development proposal within the complex to ensure to the maximum extent possible compatibility, linkage and internal circulation, such that the full development will be totally integrated.
- Development Sensitive areas designated within the Special District will be given special attention during the review process and will be highlighted in all development proposals.
- High-rise development which limits ground coverage and provides meaningful open space will be encouraged within the Special District.
- Special consideration must be given to establishing an adequate building setback along the periphery of the Special District where it abuts residential areas.

STAFF RECOMMENDATION:

PUD-435-F is an 12.77 acre tract, zoned OL/OM, located on the southeast corner of 67th Street South and Yale Avenue. Today, proposed PUD-435-F is part of the 26 acre campus style PUD-435-C, comprised of three subdivisions, Laureate, Laureate Extended and Canyon Creek Office Park. This development is considered part of the over-all "Warren Medical Corridor". PUD-435-F is currently Development Area B of PUD-435-C (see Exhibit A).

PUD-435-F seeks to amend the permissible floor area and maximum building height of the aforementioned Development Area B of PUD 435-C, to permit the construction of an eating disorder clinic. The amendment would allow for the addition of three floors to an existing two (2) story building and increase the over-all permissible height of the building from 70-feet to 80-feet. The increase in total height would include roof mounted equipment. All other development standards of PUD 435-C would remain applicable.

Existing development standards for the subject tract allow 85,000 square feet (sf) of total floor area. This is a Floor-to-Area Ratio (FAR) of .15 based on a 565,839 sf lot. The existing 2-story research building has 21,995 sf of floor area and the adjacent clinic has 40,800 sf, for a total of 62,795 square feet of previously approved floor area (an existing FAR of .11). There is 22,205 sf of unutilized floor area remaining within the subject tract.

The applicant is requesting an increase of permissible floor area including the existing buildings from 85,000 sf to 135,000 sf, an increase in floor area of 37% and the basis for this major amendment. Staff notes that the underlying OL/OM zoning would allow in excess of 170,000 sf of permissible floor area. With the three (3) story expansion the FAR for the site would be .23, well within the .3 FAR as allowed by the OL district and the .5 FAR as allowed by the OM district. Current plans will not significantly expand the footprint of the existing building(s).

The applicant's conceptual plans are attached as exhibits B through F. There is currently enough parking to accommodate the existing floor area and proposed addition. No additional parking will be required under the Zoning Code although Saint Francis may elect to expand available parking on the site in the future to make extra accommodations for its patients, visitors and staff. These future site adjustments would be made subject to approval detail site plans. Existing landscaping far exceeds PUD development standards, however, the landscape plan will be updated if the applicability and exemptions of section 1001 of the Code are not met.

Considering the varying slope and topography of the site, staff finds that the requested 10-foot increase in over-all permissible building height from 70-feet to 80-feet, to include roof mounted equipment to be negligible. The over-all interior location of the subject tract within the Laureate Campus, approximately 1,000 feet from Yale Avenue and 700 feet from the nearest single-family dwelling warrants the increase.

Given the campus style, medium-to-high intensity setting of the entire Laureate and Warren Clinic developments, and the interior setting of this proposal within the entire development, staff can support this application. Since this proposal is located within Special District 2 within District 18, staff can also base support on the recommendations of section 3.1.2, page 18-7 of the District 18 Plan as noted above in "relationship to the comprehensive plan.

Staff finds that these criteria are met by the applicant's proposed conceptual plan, and will recommend detail site plan approval from the District 18 Planning Team prior to detail site plan approval by the TMAPC.

Given the aforementioned, staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-435-F 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 the concept plan and development standards for PUD-435-F subject to the following conditions:

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

Permitted Uses:

Uses permitted by right in the OM District including medical clinics, laboratories, and research facilities as well as an electrical substation as previously approved.

Maximum Floor Area: 135,000 sf

Maximum Building Height: 80'

Maximum Stories: 5

Minimum Interior Landscaped Open Space:

15% of net area excluding landscaped right-of-way

Other Bulk and Area Requirements:

As required within the OM District*

**No building shall exceed two levels above grade if located within 150' of the southern most boundary of the development area.*

Signs:

Limited to a monument style ground sign located at the entry from Yale Avenue; maximum 10' tall with no more than 102 sf of display surface area identifying Laureate Psychiatric Hospital and Clinic.

Minimum Building Setbacks:

From centerline S. Yale Ave.:	110'
From all other PUD boundaries:	20'

Open Space, Screening and Landscaping:

Electrical Substation:

The existing electrical substation shall be screened by a landscaping area of not less than ten (10) feet paralleling the south boundary of the substation site.

Detail Site Plan Review:

No building permit shall be issued for the development area until a detail site plan, which includes all buildings, parking and landscaping areas, has been submitted to and approved by the District 18 Planning Team, prior to the TMAPC. The TMAPC will then review and approve the plans as being in compliance with the approved PUD development standards.

3. A detail landscape plan 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 development area, 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.
4. No sign permits shall be issued for erection of a sign within the development area until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
5. 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.
6. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being

visible to a person standing in the adjacent residential areas or street right-of-way.

7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving the development area are sufficient to support proposed expansion.
8. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the Corridor Site Plan conditions of approval and making the [City/County] beneficiary to said covenants that relate to Corridor Site Plan conditions.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

TAC Comments:

General: Recommend approval.

Water: No comments.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments

Traffic: No comments

GIS: No comments.

Street Addressing: No comments.

County Engineer: No Comments

06/18/08



Subdivision in the City of Tulsa
Tulsa County, Oklahoma

COMP Bx
BURNING HILLS
4887, RD
255-1617

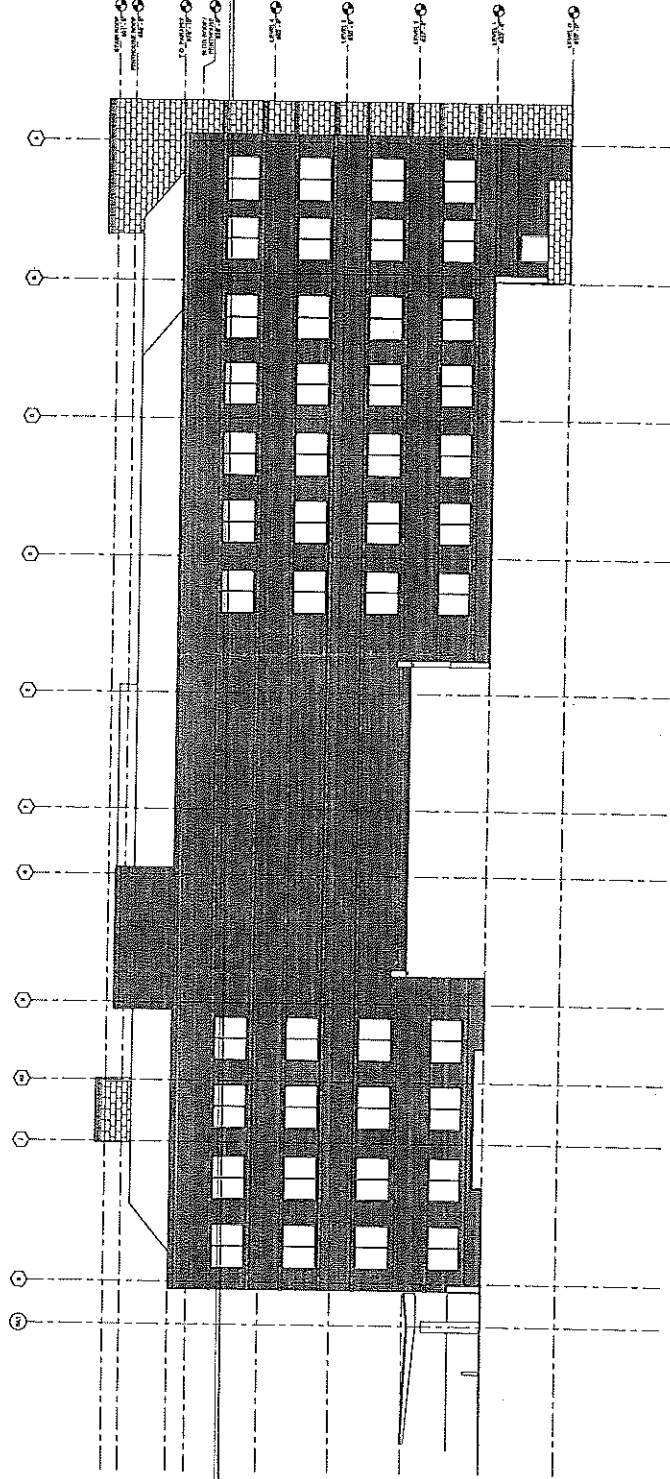
D

Saint Francis
Health System
LAUREATE FMRI OVERBUILD
6161 SOUTH YALE AVE.
TULSA, OK 74136 - 1902

NOT FOR
CONSTRUCTION

BUILDING ELEVATION			
Project	Architect	Contractor	Client
6161 South Yale Ave.	PHASE 2	PHASE 2	PHASE 2
6161 South Yale Ave.	6161 South Yale Ave.	6161 South Yale Ave.	6161 South Yale Ave.
6161 South Yale Ave.	6161 South Yale Ave.	6161 South Yale Ave.	6161 South Yale Ave.

A-202



NORTH BUILDING ELEVATION
Scale: 1/8" = 1'-0"

PHASE 2 BUILDING ELEVATION
6161 SOUTH YALE AVE.
TULSA, OK 74136 - 1902
6161 South Yale Ave.
6161 South Yale Ave.
6161 South Yale Ave.
6161 South Yale Ave.

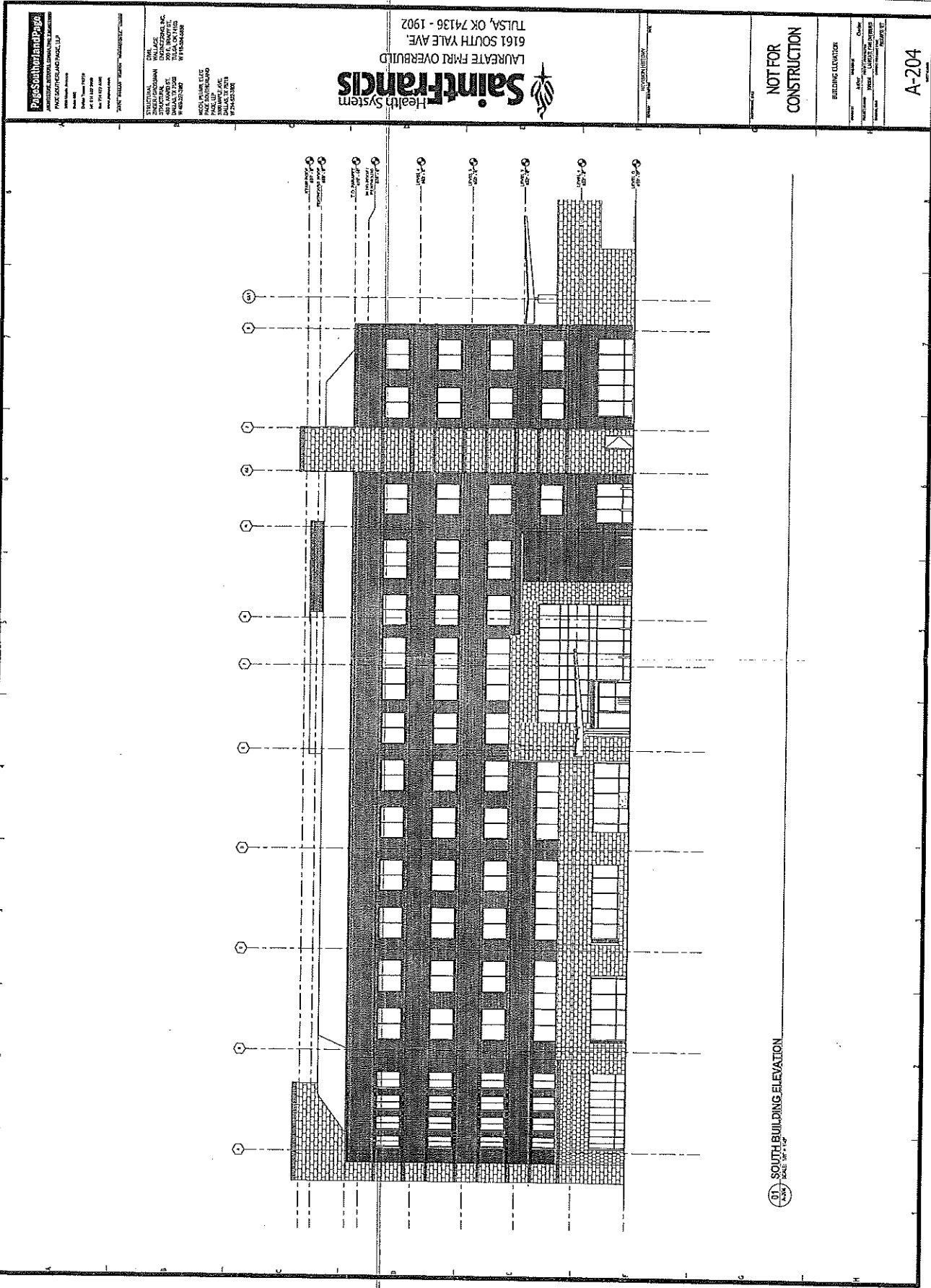
CONTRACTOR
LAUREATE FMRI OVERBUILD
6161 SOUTH YALE AVE.
TULSA, OK 74136 - 1902
6161 South Yale Ave.
6161 South Yale Ave.

ARCHITECT
PHASE 2
6161 SOUTH YALE AVE.
TULSA, OK 74136 - 1902
6161 South Yale Ave.
6161 South Yale Ave.

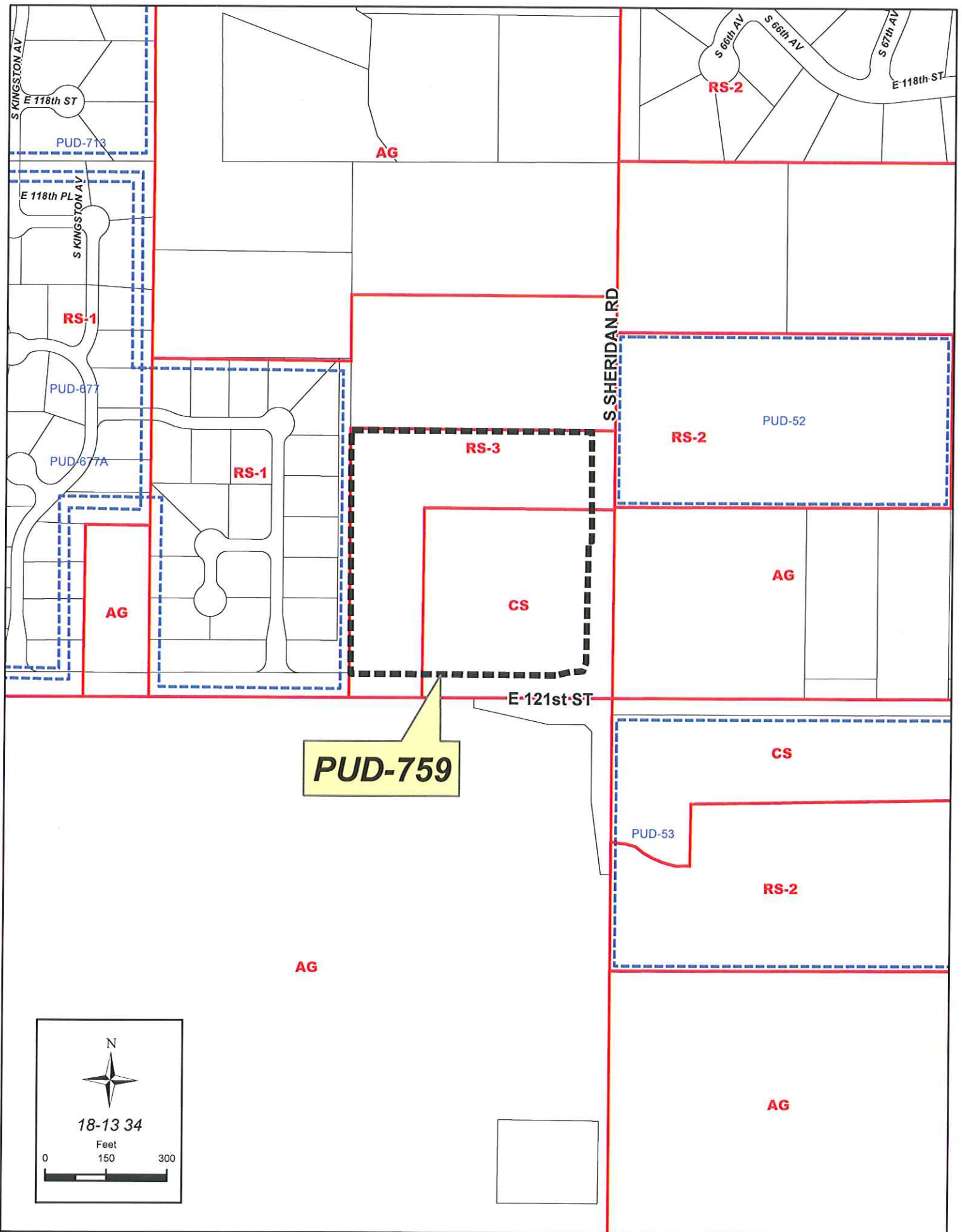
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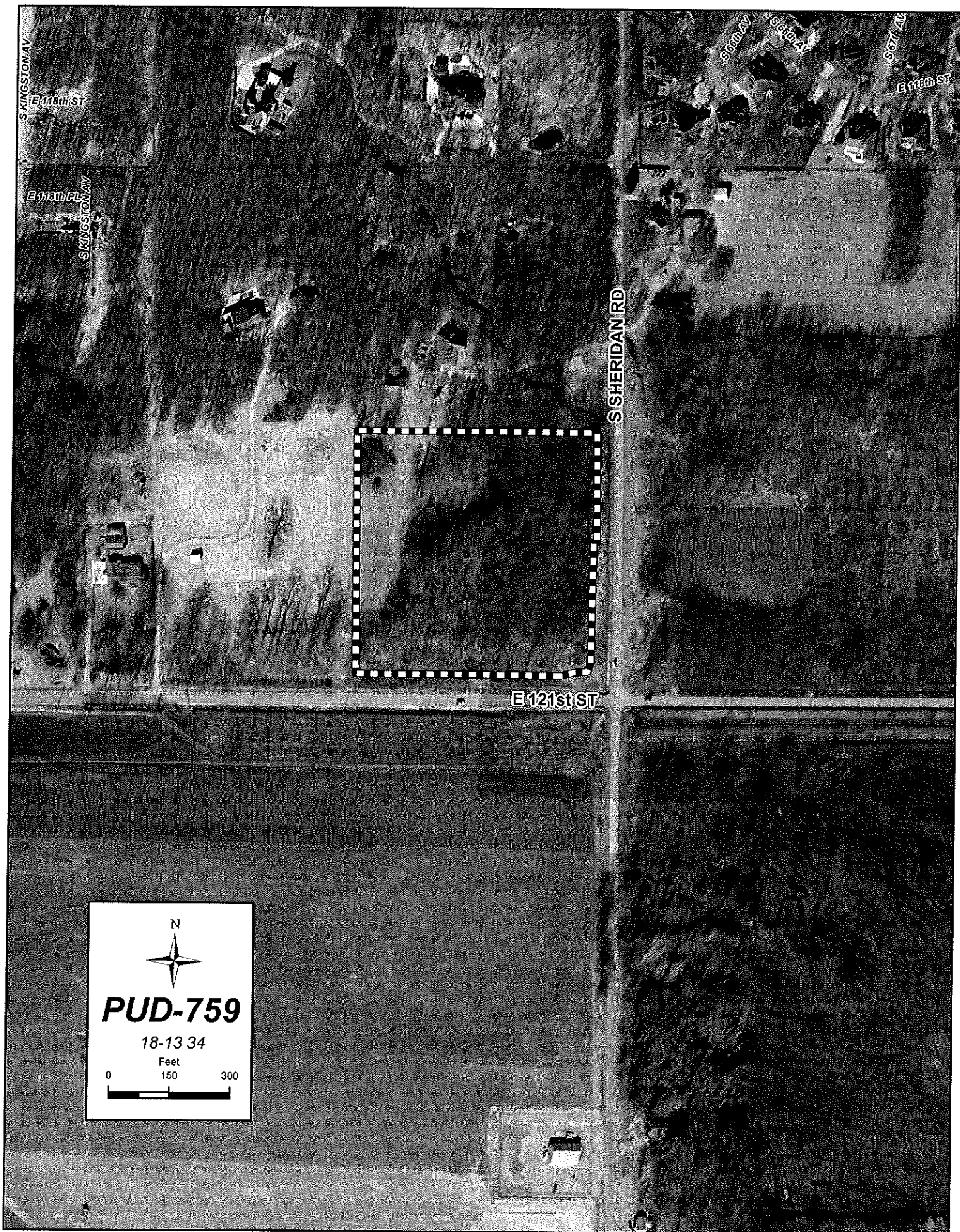
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PUD-759

18-13 34

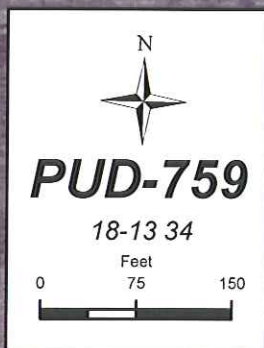
Feet

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SUBJECT
TRACT

S SHERIDAN RD

E 121st ST



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-759

TRS 8334

Atlas 0

CZM 57

PD-26 CD-8

TMAPC Hearing Date: June 18, 2008

Applicant: Tanner Consulting, LLC

Tract Size: 10± acres

ADDRESS/GENERAL LOCATION: Northwest corner of East 121st Street South and South Sheridan Road

EXISTING ZONING: RS-3/CS

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 19643 dated September 24, 1999, established zoning for the subject property.

PROPOSED ZONING: RS-3/CS/PUD

PROPOSED USE: Single-family and commercial

RELEVANT ZONING HISTORY:

PUD-677-A May 2006: All concurred in approval of a proposed Major amendment to a Planned Unit Development on a 9.6± acre tract of land to add nine acres of property to the original PUD, on property located west of northwest corner of South Sheridan Road and East 121st Street South and abutting the subject property to the west.

Z-6978/PUD-713 April 2005: All concurred to approve a request to rezone a 15± acre tract from AG to RS-1/ PUD for residential development, located on East 116th St., directly south of South Hudson Avenue and northwest of the subject property.

PUD-677 February 2003: All concurred in approval of a Planned Unit Development on a 13± acre tract for single family development located west of northwest corner of South Sheridan Road and East 121st Street South.

Z-6663/PUD-596 December 1999: All concurred to approve a request to rezone a 14.3± acre tract from AG to RS-2/PUD for residential development, located South and West of the Southwest corner of E 116th St. and S Hudson Ave and located northwest of subject property.

Z-6702 September 1999: All concurred in approval for a request to rezone a 10± acre tract from AG to CS/RS-3 for commercial and residential development, located on the northwest corner of East 121st and South Sheridan Road and the subject property. It was approved for CS on the South 467' x 467' corner and the balance RS-3.

BOA-18309 February 1999: The Board of Adjustment approved a minor Special Exception of the required front yard from 35' to 30' for all lots for a subdivision in an RS-1 district on property located west of the subject property.

Z-6457 September 1994: All concurred in approval of a request to rezone a 13-acre tract located west of the northwest corner of E. 121st Street S. and S. Sheridan Road from AG to RS-1.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10± acres in size and is located northwest corner of East 121st Street South and South Sheridan Road. The property appears to be wooded and is zoned RS-3/CS.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Sheridan Road	Secondary arterial	100'	2
East 121 st Street South	Primary arterial	120'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by City limits of Bixby, zoned AG/RS-2/PUD-52; on the north by residential, zoned RS-1; on the south by vacant land, zoned AG; and on the west by residential development, zoned RS-1/PUD-677-A.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 26 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium to low intensity. According to the Zoning Matrix, the existing CS and RS-3 zoning is in accord with the Plan. No portion of the site is within Special District 1 of District 26, although the site is bordered by Special District 1 on the north and a portion of the west.

STAFF RECOMMENDATION:

PUD-759 is a 10 acre (435,622 sf) vacant and partially wooded site, located on the northwest corner of Sheridan Road and 121st Street South. The subject tract is currently zoned RS-3 and CS. The subject property has 217,533 sf (4.99 acres) of residential zoning as well as, 218,089 sf (5 acres) of commercial zoning available.

PUD-759 proposes 24 single-family lots on the northern 2/3 of the site, with approximately 21,000 sf of commercial floor area on the southern 1/3 of the site (see Exhibit A). The existing underlying zoning would permit 27 single family lots, as well as, 135,837 square feet of commercial floor area with no TMAPC action required. The PUD overlay will allow the permissible number of lots and commercial floor area to be spread across the entire development area in a manner which will meet subdivision regulations while providing the appropriate buffers and access between residential and commercial development.

Residential lots within the development will be accessed by private streets from a gated entry off South Sheridan Road and two access points from the commercial Development Area B. Emergency access will be provided through the commercial development to the south. A secondary emergency access will be provided along the west boundary via mutual access easement providing access to the 30' drive parallel to the development area and the adjacent Crestwood at the River II.

Residential stub streets are proposed to the west and north. The northern most stub street within Development Area A as depicted on attached Exhibit A will not be permitted. Alternatively, this stub should end south of the northern limits of Development Area A and an

approved emergency turn-around or cul-de-sac provided. This will be addressed during the platting process and will be reviewed and approved by the City of Tulsa Fire Marshall prior to final approval of the plat. Prior to design and construction, a geotechnical report will be performed to recommend paving sections and sub-grade design. Also, a detailed hydrology analysis and report will be prepared and submitted to the City of Tulsa Engineering and Stormwater Sections for review and approval during the platting process.

The property owner to the north will not allow an 11-foot utility easement on his property for the 659.3 foot northern boundary in common with his property. Therefore a 17.5-foot utility easement running the entire length of northern boundary within the limits of this development will be required.

Sidewalks are proposed along all internal private streets. Because of the extensive stormwater drainage system recently installed along the Sheridan Road and 121st Street frontage (see Exhibit A-1) and proposed road widening, the applicant is requesting a sidewalk waiver and fee in lieu of sidewalks for the South Sheridan and 121st Street frontages.

The residential lots will be separated from the adjoining neighborhood commercial center by a minimum 8-foot wide landscaped strip and eight-foot screening wall or fence. The commercial center will also include landscaped area along the west boundary, which will provide screening and buffering from the adjacent residential neighborhood, Crestwood at the River II.

City of Tulsa water and sewer are available to the site, with a twelve-inch water line located on the South side of East 121st Street South. An eighteen-inch sewer line runs along the north side of East 121st Street South and twelve-inch sewer line extends across South Sheridan Road to the Southeast corner of the site. These lines flow into a 48-inch sewer line that runs south along the west side of Sheridan Road to Lift Station #45. Other utilities, including natural gas, electric, telephone and cable television area available in the area and will be utilized with the proper extensions.

With the proper buffers provided along the western and northern boundary in the form of screening, mutual access, and setbacks with landscaping, staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-759 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 the concept plan and development standards for PUD-759 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:

Land Area:		
Gross:	435,622 SF	10.000 AC
Net:	362,000 SF	8.310 AC

Development Area A - Residential

Land Area:		
Gross:	263,560 SF	6.051 AC
Net:	242,550 SF	5.568 AC
Permitted Uses:	Those uses permitted as a matter of right in RS-3 district and those uses considered customarily accessory to single-family uses.	
Permitted Uses, Reserve Areas:	Open space/park area, landscaped features, secured entrances and recreational facilities and uses customarily accessory to permitted uses.	
Maximum Number of Lots:	24	
Minimum Lot Width:	59 FT	
Minimum Lot Size:	6,800 SF	
Minimum Livability Space Required:	96,000 SF	
Minimum Livability Space Required on Each Lot	3,506 SF	
Minimum Livability Space Provided in Common Areas*	11,860 SF	
<i>*Per section 1104-C of the Zoning Code, may be contained within one or more common open areas.</i>		
Maximum Building Height:	35 FT	
Off Street Parking:	Minimum two (2) enclosed off-street parking spaces per dwelling unit.	
Minimum Yards:		
Front:		
From the property line of abutting street	15 FT	
Garages	20 FT	
Side:		
Side yards	5 FT	
Side yard abutting internal private street	15 FT	
Garages accessing internal private street	20'	
Side yard abutting Development Area B	5 FT	
Rear:		
Adjacent to South Sheridan Road	30 FT	
From north development boundary	20 FT	
From west development boundary	15 FT	
Internal Lots	15 FT	

Private Streets: Minimum street right-of-way width of 30 feet with minimum 26' of paving*

** Shall be constructed to meet the standards of The City of Tulsa for minor residential public streets.*

Signs: One ground sign at the entrance along South Sheridan Road not to exceed 8' in total height or 32 sf of display area, or, Two (2) entry wall signs on opposite sides of the entrance with a display surface area of 32 square feet each.

Utility Easements (U/E): Per submitted concept plan Exhibit A, with the exception that a 17.5 U/E will be required along the northern boundary.

The proposed "11-foot U/E by separate instrument" proposed along the northern boundary of Development Area A will not be permitted.

Development Area B - Commercial

Land Area:

Gross:	172,062 SF	3.950 AC
Net:	119,450 SF	2.742 AC

Permitted Uses: Those uses permitted by right in the CS zoning district and those uses considered customarily incidental to those permitted principal uses.

Maximum Permitted Floor Area: 35,000 SF

Maximum Permitted Building Height: One story not to exceed 35 FT**

***Maximum permitted height includes all building mounted equipment and screening parapets. Architectural features and elements may exceed permitted building height with detail site plan approval.*

Minimum Building Setbacks:

From Centerline of South Sheridan Road	100 FT
From Centerline of East 121 st Street South	100 FT
From North Boundary of Development Area B	35 FT
From West Boundary of Development Area B	70 FT

Landscaping and Screening:

An eight-foot masonry or concrete panel wall or fence shall be erected along the west and north boundary (exclusive of pedestrian and emergency access points) of Development area B. A 25-foot landscape buffer will provided along the west boundary and an eight (8) foot landscape buffer along the northern boundary of Area B, along the inside of the screening wall.

Signs:

1. One ground sign shall be permitted along the South Sheridan Road frontage and one ground sign permitted along the East 121st Street South frontage, each not to exceed 25 feet in height and 160 square feet of display surface area.
2. Wall signs shall be permitted not to exceed two (2) square feet of display surface area per lineal foot of building wall to which attached.

Pedestrian Circulation:

A pedestrian circulation plan shall be required that includes the following:

1. Pedestrian walkways through parking lots at approximate 200- foot intervals along 121st Street and at each vehicular access point from Development Area A;
2. Walkways shall be a minimum of three (3) feet in width, separated from vehicular travel lanes to provide safe access to building entrances and/or internal sidewalks. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
3. Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
4. Sidewalks or walkways which cross vehicular aisles or driveways distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/ or by using high contrast striping.

Lighting:

Light standards, whether pole or building mounted, shall not exceed 25 feet in height. No light standard will be permitted in the western 25-feet of the development Area. The light fixtures shall be arranged so as to shield and direct the light away from surrounding residential areas. Shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within surrounding residential areas. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

ALL DEVELOPMENT AREAS

3. No building permit for a lot within the residential Development Area A shall be issued until a subdivision plat has been approved by the City of Tulsa Planning commission as being in compliance with the planned unit development concept and development standards. The Plat will serve as the detail site plan for Development Area A only, and must be filed to record with the Tulsa County Clerk prior to the release of building permits
4. No building permit shall be issued for the commercial Development Area B until a detail site plan for the development area, 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.
5. A detail landscape plan for Development Area B 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.
6. No sign permits shall be issued for erection within the PUD until a detail sign plan for that has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
7. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
8. All trash, mechanical and equipment areas, including building and/or roof mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
9. 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 the development have been installed in accordance with the approved plans prior to issuance of an occupancy permit or approval of the final plat.
10. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas within Development Area A, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
11. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street.
12. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.

13. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
14. Entry gates, guardhouses, screening walls and crash gates must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the entry gates, guardhouses, screening walls and crash gates.
15. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review and/or the subdivision platting process.
16. In Development Area B, there shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage anywhere in the PUD.

TAC Comments:

General: Recommend approval.

Water: The extension of a water main line to serve each lot will be required.

Fire: Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

Stormwater: No comments.

Wastewater: Sanitary Sewer Service, per City of Tulsa Standards, must be provided to all proposed lots within the development. Size all lines with capacity to serve the entire basin.

Transportation: Sidewalks required on both sides of all private streets and along Sheridan. Confirm Right-of-Way along Sheridan. Minimum 50' required.

Traffic: No objection to 36ft paving within 40 ft Reserve with small non-continuous islands. Recommend Limits of No Access restrictions on various lots adjacent to the islands due to limited paving width adjacent to the islands.

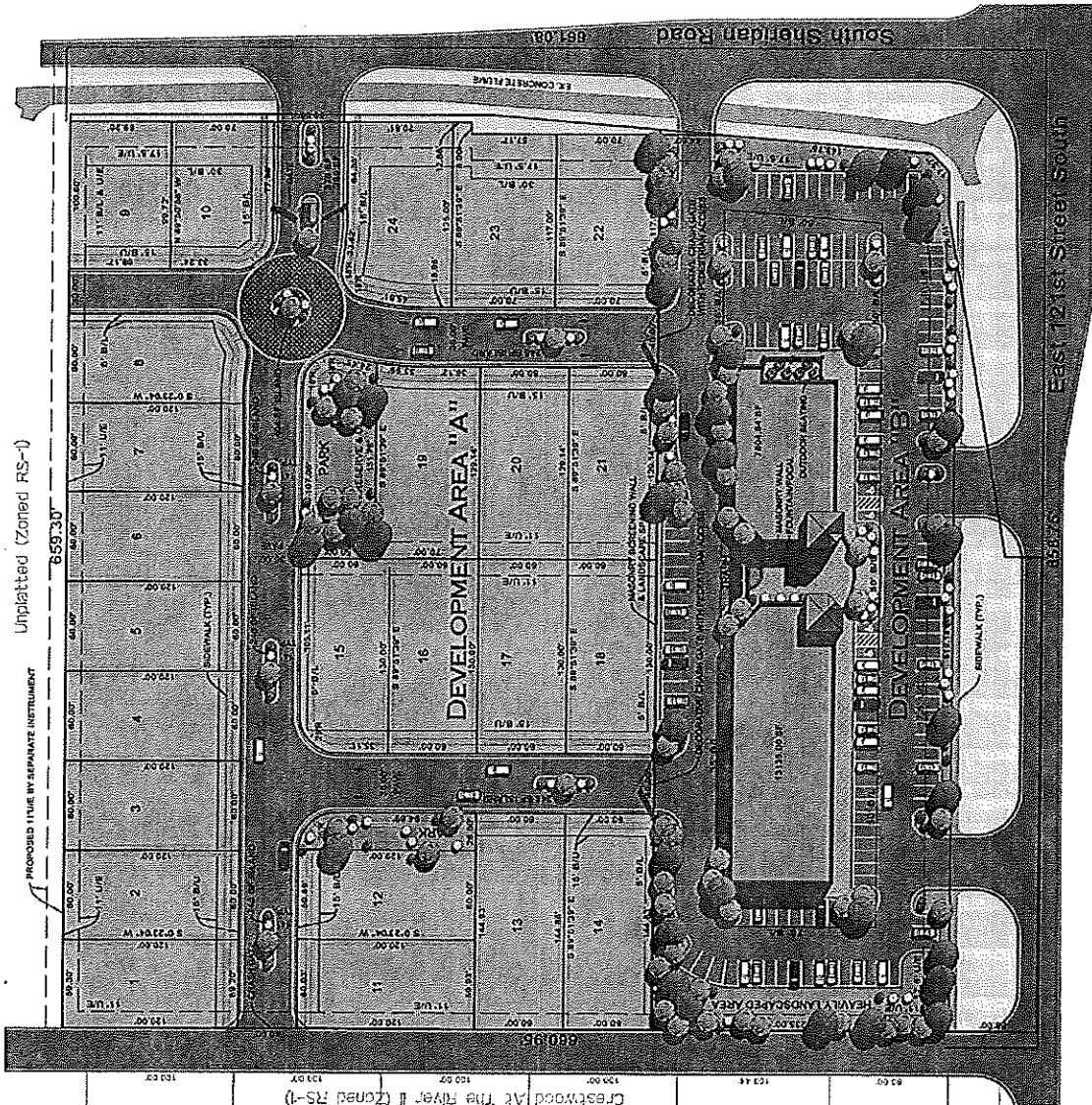
GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

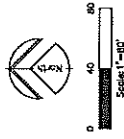
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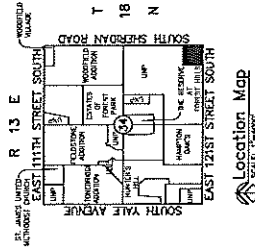
Site Data

Development Area "A": 5,568 Net Acres / 242,550 SF
 Development Area "B": 2,742 Net Acres / 118,450 SF



Request Fee-in-Lieu of Sidewalks along arterial streets due to planned street widening & existing concrete flume along east boundary.

See Exhibit F for site photographs.



PUD No. 759

CRESTWOOD VILLAGE & CROSSING

Exhibit A

Concept Illustration



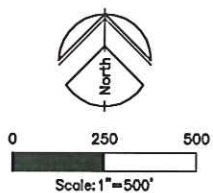


Existing Concrete Channel running along South Sheridan Rd.
(view looking south)

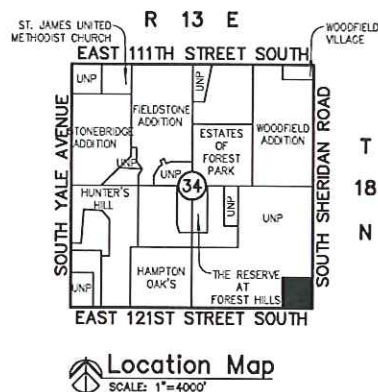


Concrete Flume at corner of E. 121st Street & S. Sheridan Rd.
(view looking north)

Property Line



6/06/2008 28010_EX



PUD No. ____

**CRESTWOOD
VILLAGE & CROSSING**

Exhibit F

Site Photography

Tanner Consulting LLC
5323 S. Lewis Ave. • Tulsa, OK 74105

32.13

EXHIBIT A-1

Site Photography
28010

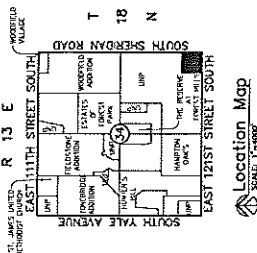
Crestwood Village & Crossing
NW Corner 121st & S. Sheridan

Topography Legend

612 Contour Intervals



0 40 80
Scale 1"=80'



Location Map
Scale 1"=400'

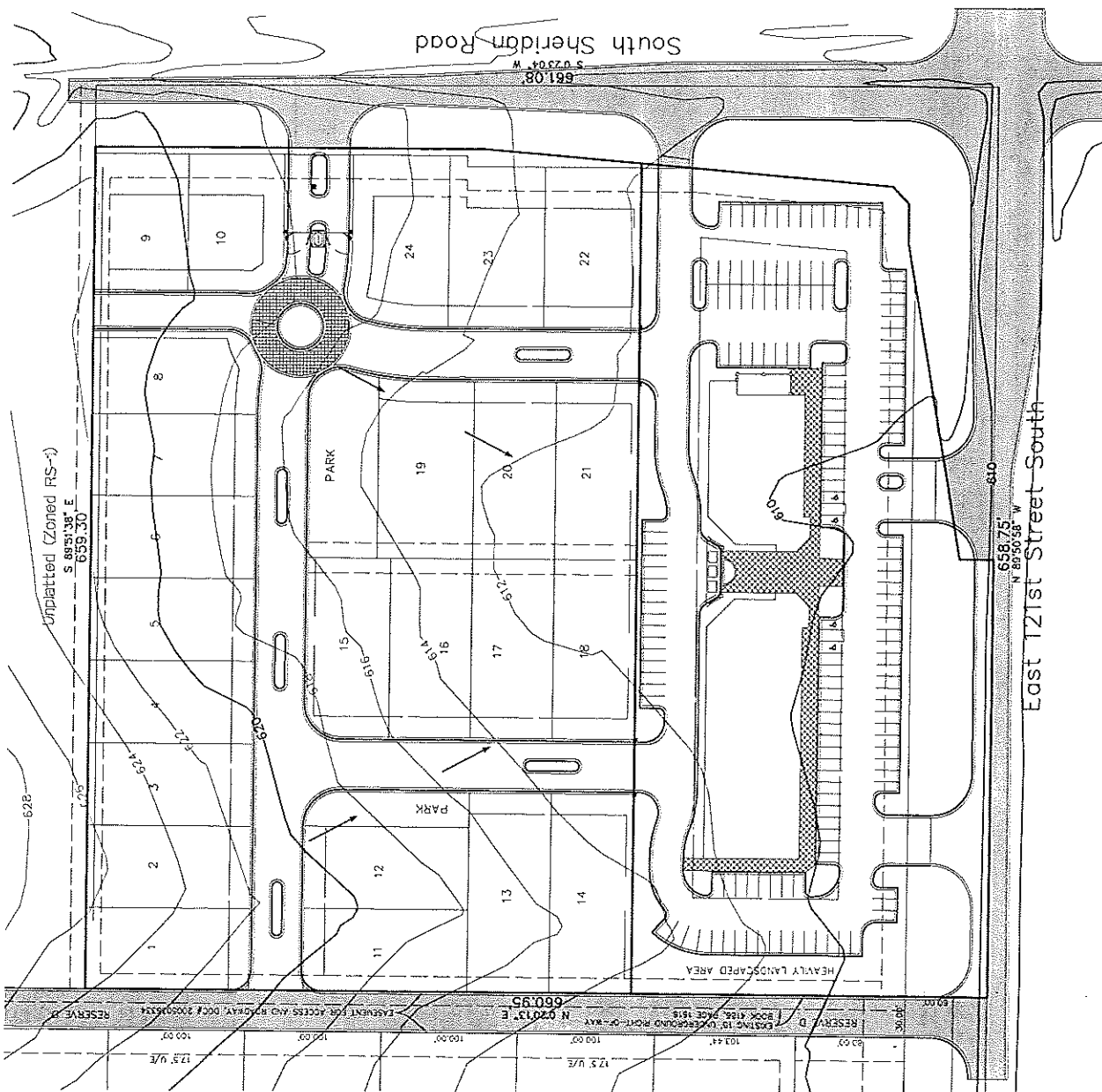
PUD No. 759

CRESTWOOD
VILLAGE & CROSSING

Exhibit B

Existing Topography

Tanner Consulting LLC
330 S. Lewis Ave. • Tulsa, OK 74105



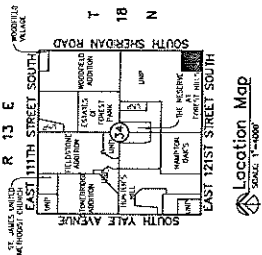
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Utility Legend

- Sanitary Sewer
- Ex. San. Sewer
- Storm Sewer
- Water Line
- Ex. Water Line



Scale 1"=80'



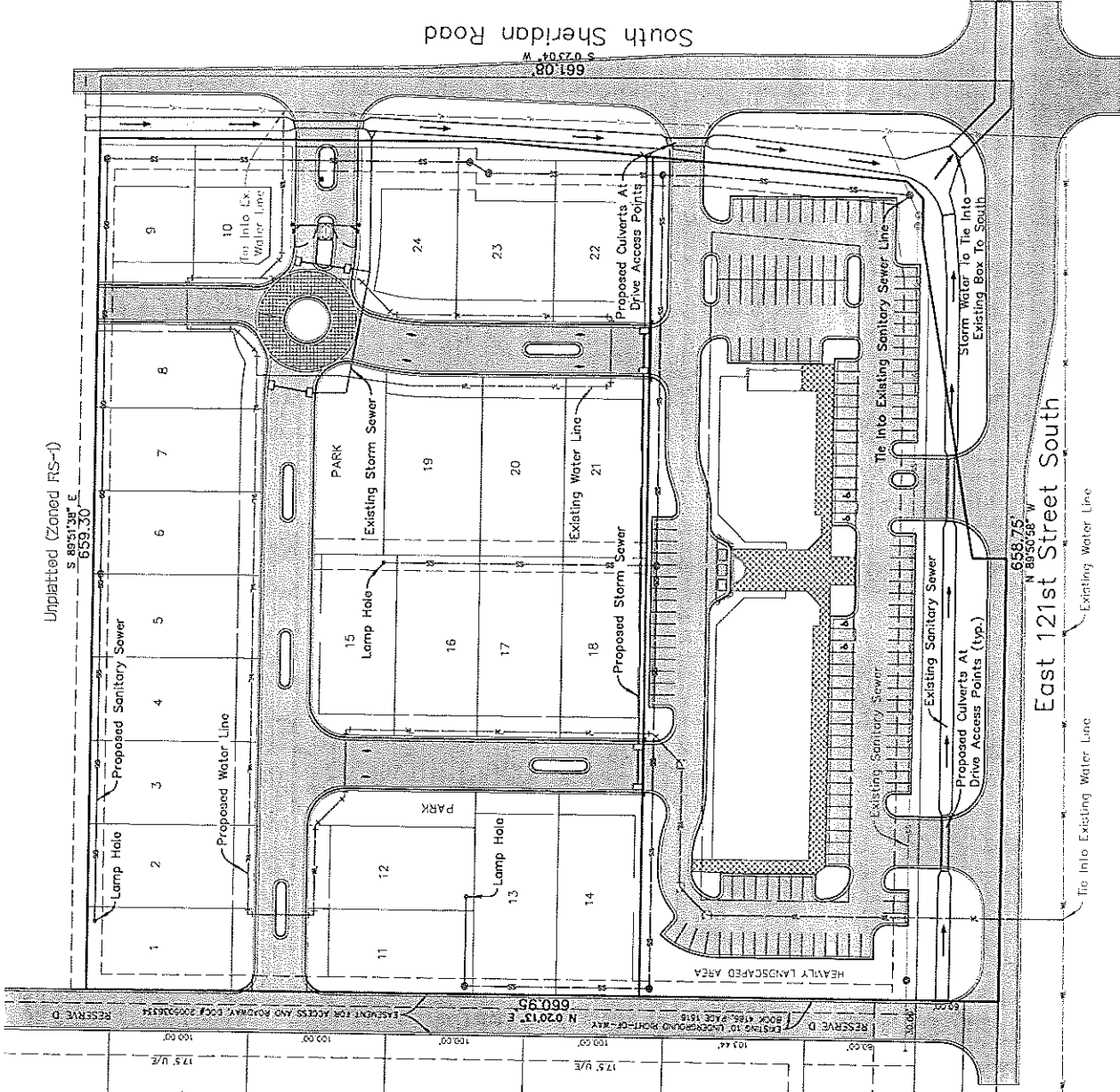
PUD No. 759

CRESTWOOD VILLAGE & CROSSING

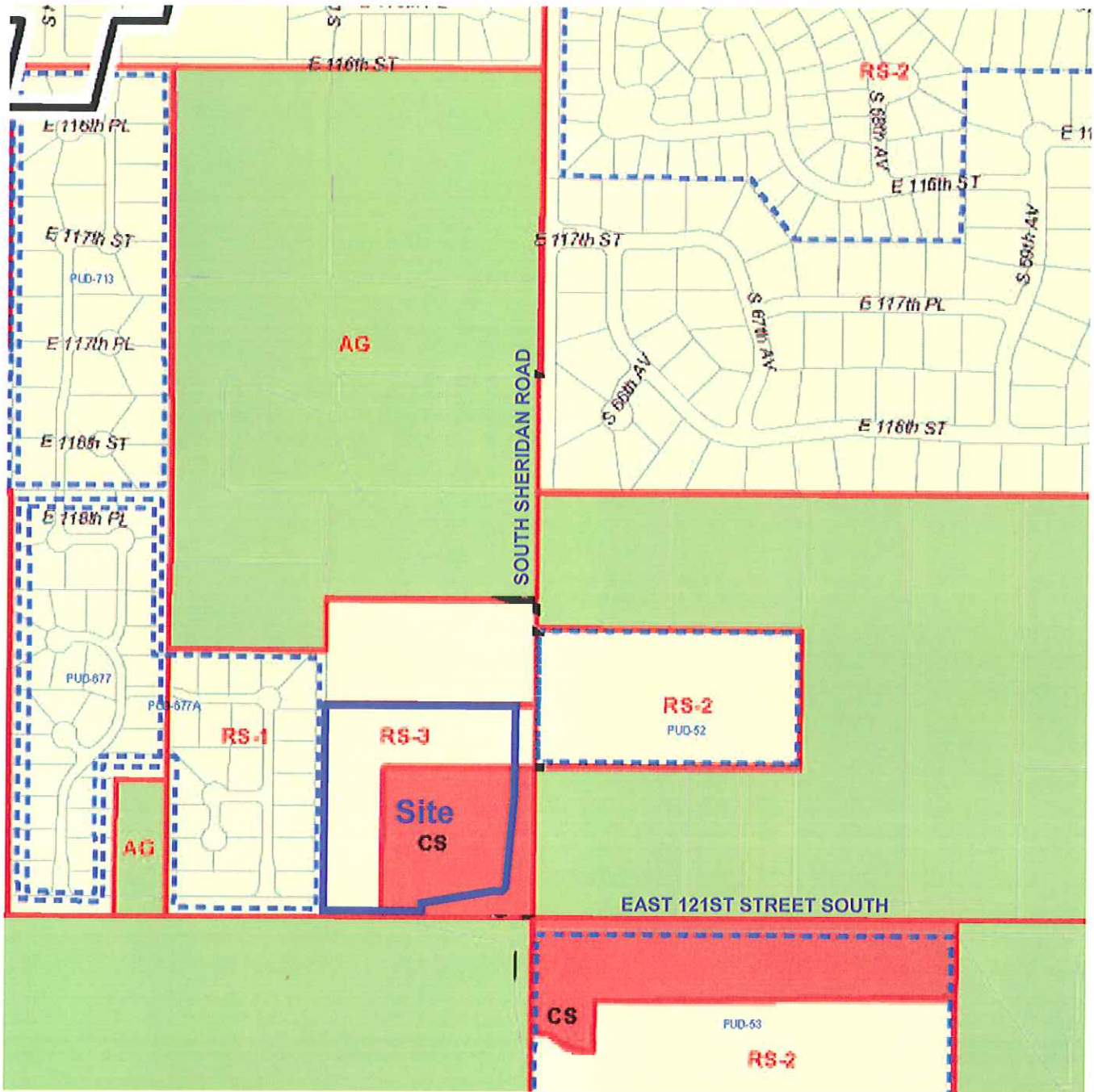
Exhibit C

Proposed Utilities

Tanner Consulting LLC
300 S. Lewis Ave., Suite 200, OK 74105



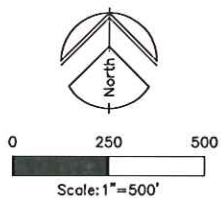
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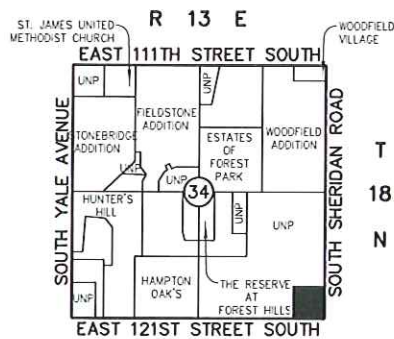
Zoning Summary

Zoning Category	Area (Gross AC)
CS	±5.0 AC
RS-3	±5.0 AC
Total Area (Gross)	±10.0 AC

Ordinance No. 19643



5/08/2008 28010_EX



Location Map
SCALE: 1"=4000'

PUD No. 759

CRESTWOOD VILLAGE & CROSSING

Exhibit D

Existing Zoning & Land Use

Tanner Consulting LLC
5323 S. Lewis Ave. • Tulsa, OK 74105

32.16

Existing Zoning & Land Use
28010

Crestwood Village & Crossing
NW Corner 121st & S. Sheridan

D



Aerial Photography
28010

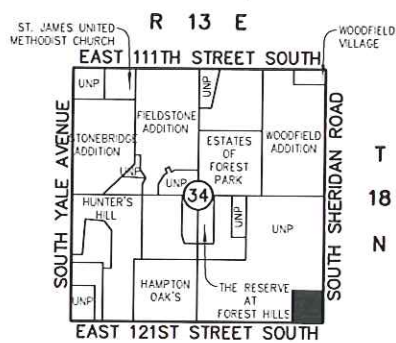
Crestwood Village & Crossing
NW Corner 121st & S. Sheridan



0 250 500

Scale: 1"=500'

5/08/2008 28010_EX



Location Map
SCALE: 1"=4000'

PUD No. 759

CRESTWOOD VILLAGE & CROSSING

Exhibit E

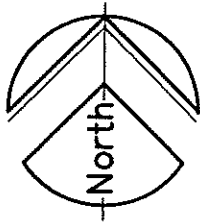
Aerial Photography



Tanner Consulting LLC
5323 S. Lewis Ave. • Tulsa, OK 74105

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E



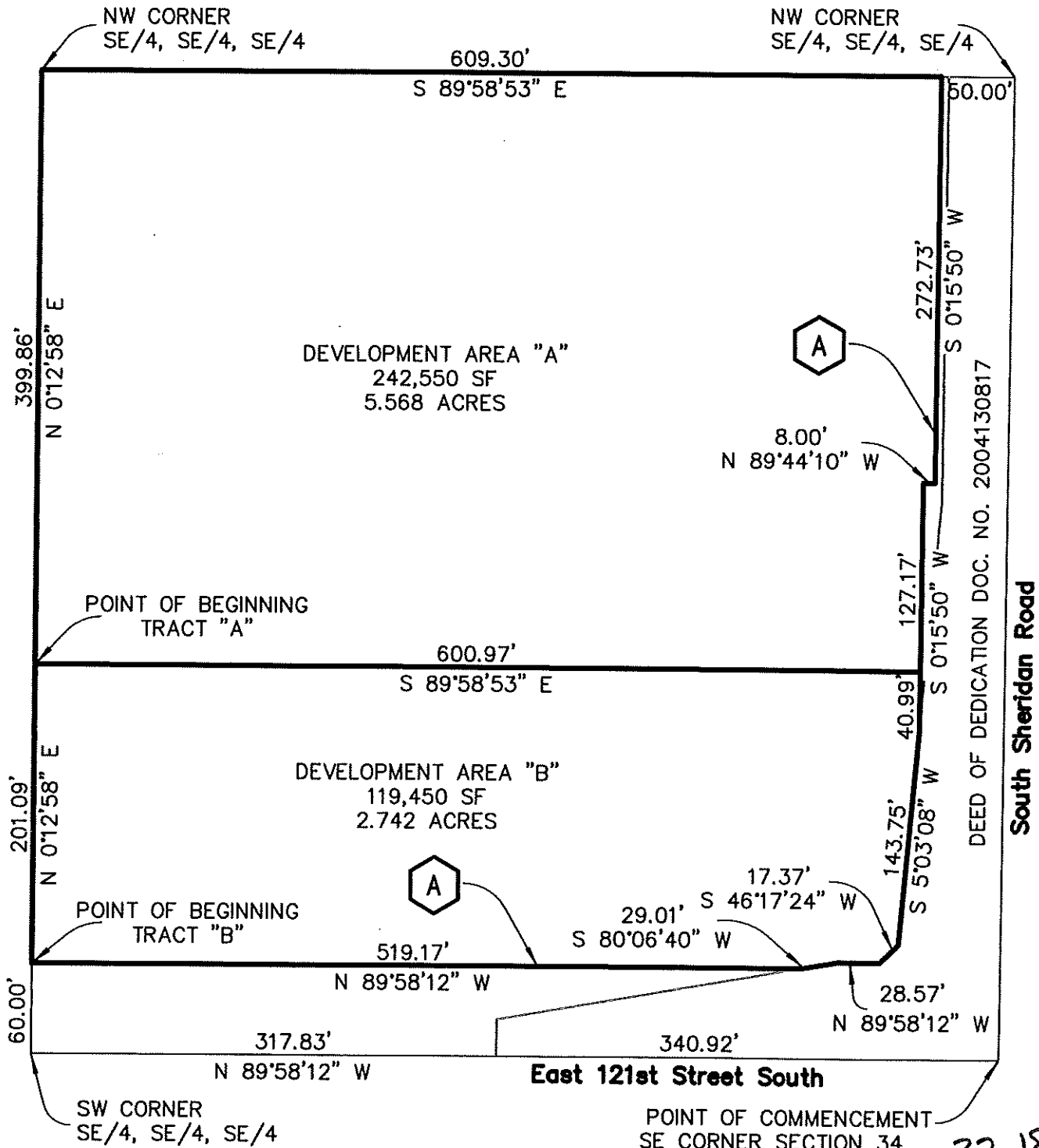
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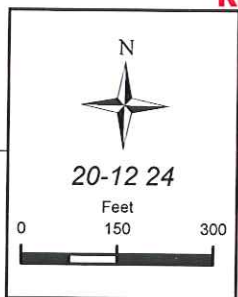
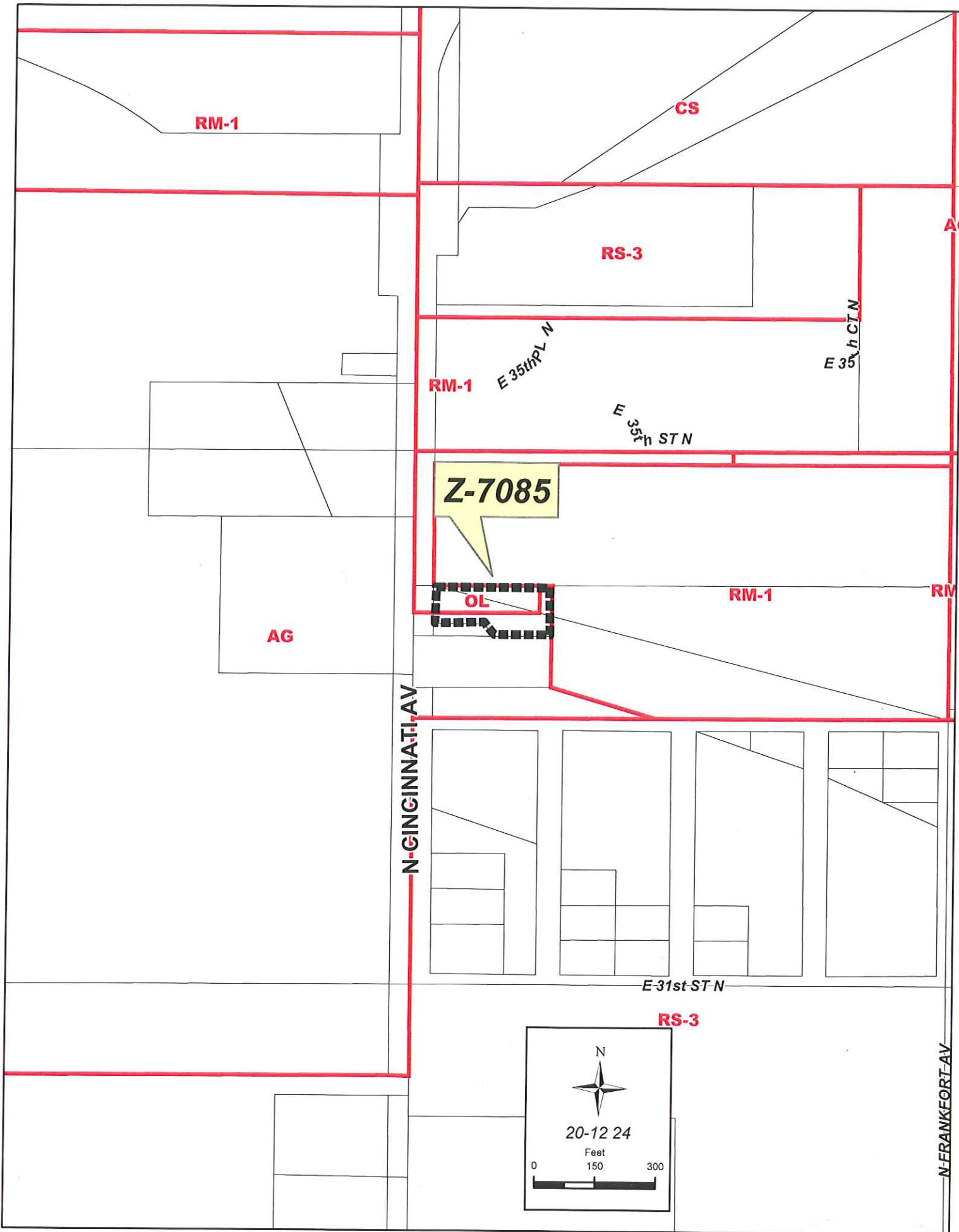
Exhibit "F"

Crestwood Village and Crestwood Crossing
PART OF THE SE/4, SE/4, SE/4
SECTION 34, T-18-N, R-13-E



TMAPC ULTIMATE R/W





N



Z-7085

20-12 24

Feet
0 150 300



33.2

N

Z-7085

20-12 24

Feet

0 75 150

N CINCINNATI AV

E 35th PL N

E 35th ST N

E 35th CT



SUBJECT TRACT

Amended*
TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7085

TRS 0224

Atlas 430

CZM 28

PD-25 CD-1

TMAPC Hearing Date: June 18, 2008

(Continued from March 5, 2008 and May 7, 2008)

Applicant: John W. Moody

Tract Size: 2.92± acres

ADDRESS/GENERAL LOCATION: North of northeast corner of North Cincinnati Avenue and East 31st Street North

EXISTING ZONING: AG/RM-1/OL

EXISTING USE: Day care center

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970 established zoning for the subject property.

PROPOSED ZONING: CS

PROPOSED USE: Commercial/day care

RELEVANT ZONING HISTORY:

Z-7054 June 2007: All concurred in approval of a request for rezoning a 15.86± acre tract of land from AG/OL to RM-1 for multifamily on property located north of the northeast corner of North Cincinnati Avenue and East 31st Street North and a part of the subject property.

BOA-18540 November 9, 1999: The Board of Adjustment approved a special exception to allow for one-bedroom duplexes as part of "Crestview II" development in an RS-3 and CS district per plan submitted on property located southeast of the southeast corner of East 36th Street North and North Cincinnati Avenue and north of subject property.

Z-6553 September 1996: All concurred in approval of a request for rezoning a 12+ acre tract of land from RS-3 to RM-1 on property located south of the southeast corner of East 36th Street North and North Cincinnati and abutting north of subject property.

CDP-18 June 6, 1967: The Board of Adjustment approved a Community Development Plan for multifamily development which allowed 198 dwelling units located at North Garrison and Gilcrease Expressway and abutting east of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.92± acres in size and is located north of the northeast corner of North Cincinnati and East 36th Street North. The property appears to have a child daycare use and vacant land and is zoned AG/RM-1 and OL.

STREETS:

Exist. Access
North Cincinnati

MSHP Design
Secondary arterial

MSHP R/W
100'

Exist. # Lanes
4

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

SURROUNDING AREA: The subject tract is abutted on the east by a multifamily residential development zoned RM-1; on the north by a vacant church, zoned RM-1; on the south by an expressway under construction and vacant land, zoned AG and RS-3; and on the west by heavily wooded vacant land, zoned AG.

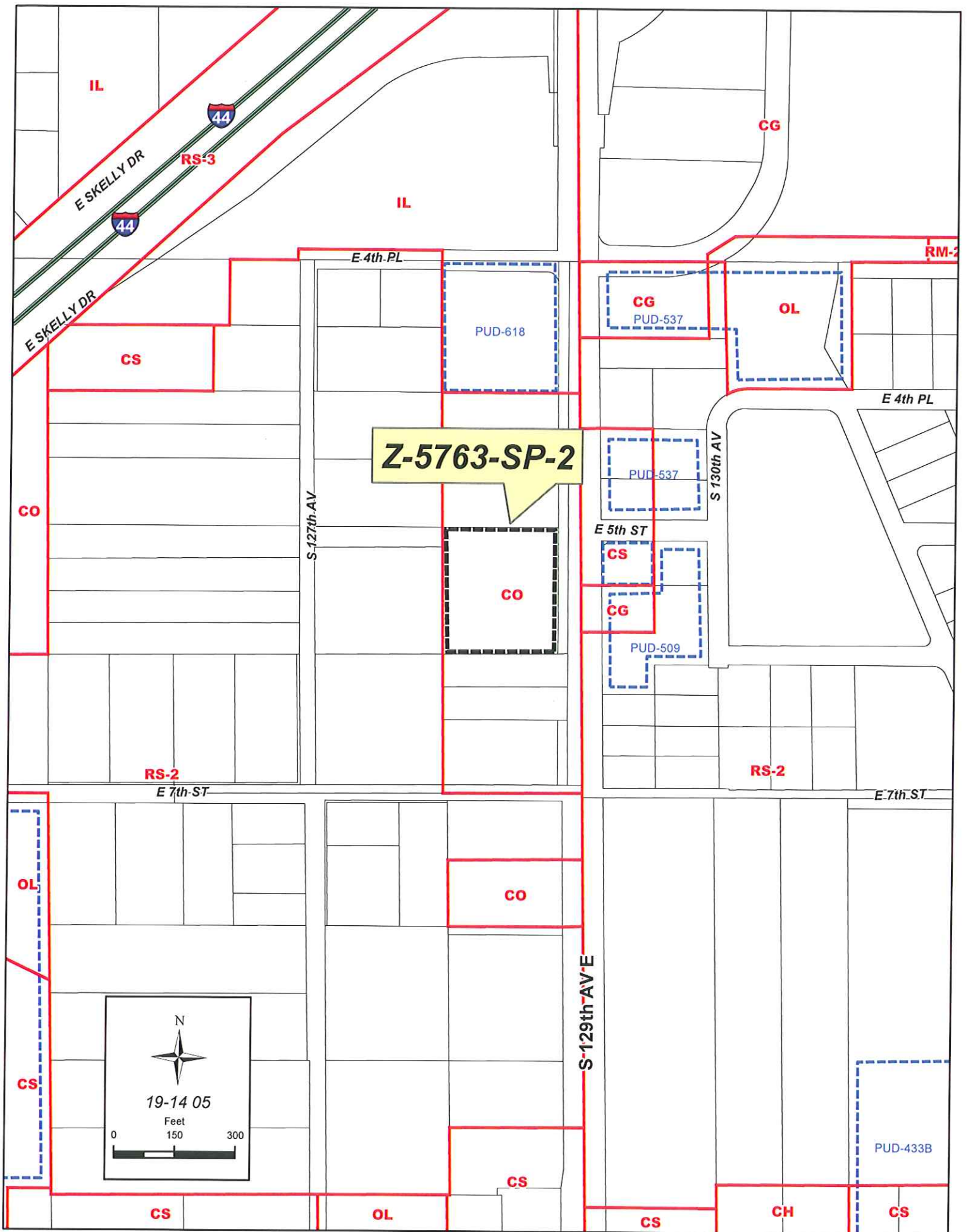
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

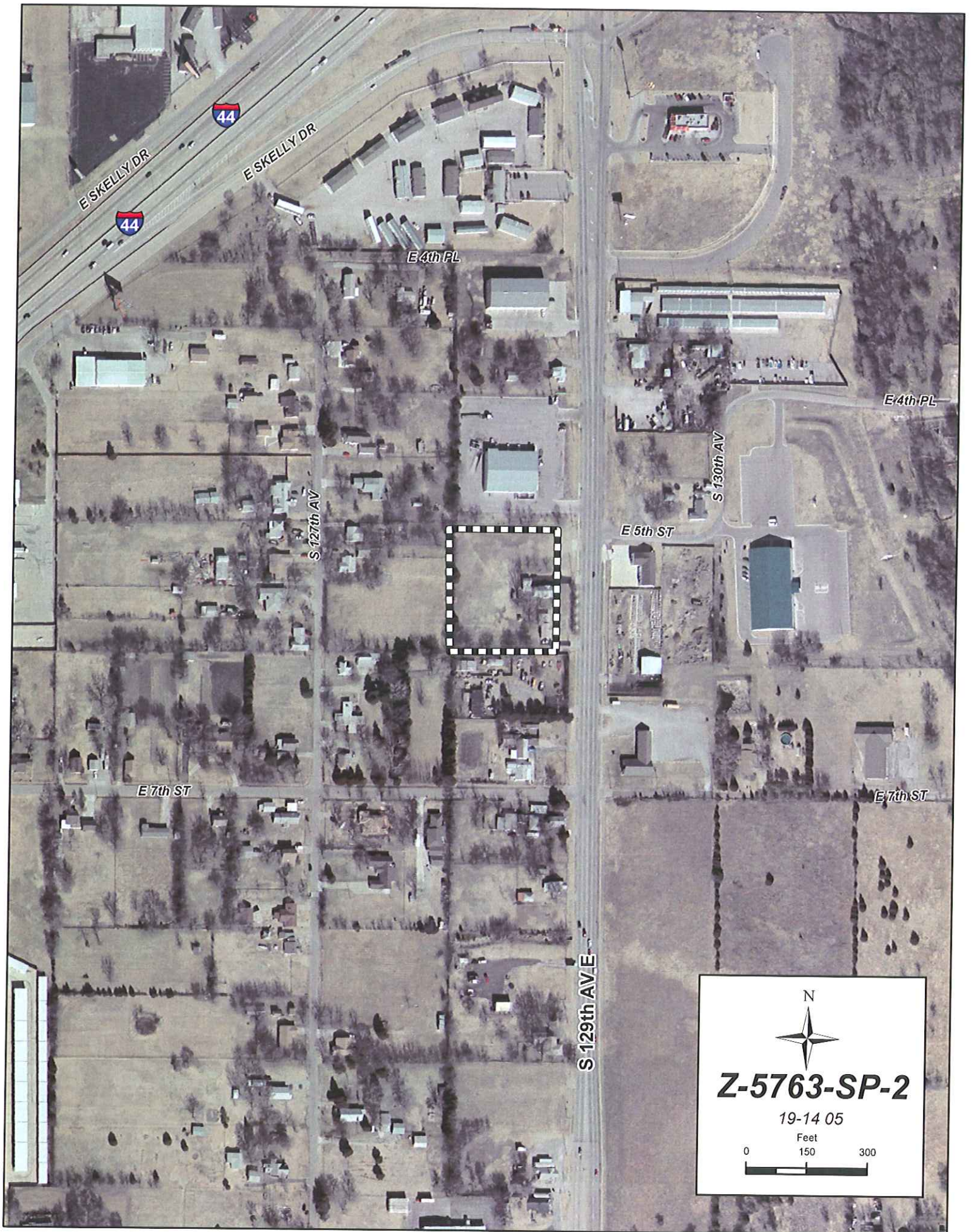
The *District 25 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being in Special District 5 – Development Incentive Area. According to the Zoning Matrix, the requested CS zoning **may be found** in accord with the Plan under the Special District designation. Special District 5 plan policies call for it to be developed as a well designed and well planned growth area, and to include buffering to protect adjacent residential areas. The plan also encourages development in these areas through a PUD.

STAFF RECOMMENDATION:

Although plan provisions appear to encourage commercial and other related development here, the policies indicate that a unified approach under a PUD is envisioned, rather than a piecemeal development such as this. Staff cannot support the requested CS zoning, as it would be spot zoning adjacent to residential uses and/or zoning on three sides. Therefore, staff recommends **DENIAL** of CS zoning for Z-7085.

06-18-08





N

Z-5763-SP-2

19-14 05

Feet
0 150 300

34.2



SUBJECT
TRACT

S 129th AV E

S 130th AV

E 5th ST

E 7th ST



Z-5763-SP-2

19-14 05

Feet
0 75 150

39.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-5763-SP-2

TRS 9405

Atlas 977

CZM 72

PD-17 CD-6

TMAPC Hearing Date: June 18, 2008

Applicant: KJM Properties LLC

Tract Size: 2.12± acres

ADDRESS/GENERAL LOCATION: North of northwest corner of South 129th East Avenue and East 7th Street

EXISTING ZONING: CO

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 15591 dated February 1, 1983, established zoning for the subject property.

PROPOSED ZONING: CO

PROPOSED USE: Office/storage for multi-use development

RELEVANT ZONING HISTORY:

Z-7004-SP-1 June 2007: All concurred in approval of a proposed Corridor Site Plan on a 1.06± acre tract of land to allow Use Units 11 and 23 for a heating a air conditioning service business on property located south of the southwest corner of South 129th East Avenue and East 7th Street and south of subject property.

Z-7004 November 2005: A request for rezoning a 1.06± acre tract of land from RS-2 to CG or CO on property located south of southwest corner of South 129th East Avenue and East 7th Street and the subject property. The TMAPC and City Council approved CO zoning for this tract of land.

Z-6726/PUD-623 December 1999: Approval was granted to rezone a 112' x 130' tract located on the southeast corner of East 5th Street South and South 129th East Avenue from RS-2 to CG with a Planned Unit Development for the proposed development for offices and commercial use.

Z-6720/PUD-618 October 1999: A request to rezone a 2.12-acre tract located south of the southwest corner of East Skelly Drive and South 129th East Avenue from CO to IL. TMAPC recommended approval of the requested IL and the PUD subject to conditions as recommended by staff.

Z-5763-SP-1 July 1999. A detail corridor site plan was approved to allow a 12,500 SF one-story building to allow a retail facility that sells truck parts and accessories, on the 2.1 acre tract that abuts the subject property on the north.

Z-6691/PUD-609 May 1999: The City Council denied a request to rezone a 112' x 130' tract located on the southeast corner of East 5th Street South and South 129th East Avenue from RS-2 to CG for a mixed commercial development (see Z-6726/PUD-623).

Z-6577 January 1997: A request to rezone a 1.2 acre tract located on the southwest corner of E. 4th Street and S. 127th East Avenue from CS to IL. Staff recommended denial of IL zoning as the Comprehensive Plan did not support the IL zoning. TMAPC recommended approval of IL zoning due to the adjoining tract on the north which is zoned IL. City Council concurred in approval of IL zoning.

Z-6533 August 1996: A request to rezone a 1.9 acre tract located on the southwest corner of E. 4th Street and S. 127th East Avenue from RS-2 to CS or IL. Staff recommended approval of CS zoning for the tract less the east 218' which would remain RS-2 and align with the existing RS-2 zoning to the south. TMAPC recommended approval of CS, less the east 175'. City Council approved CS zoning less the east 218'.

Z-6485/PUD-537 July 1995: A request to rezone seven lots located on the southeast corner of East 4th Street and South 129th East Avenue from OL and RS-2 to CG with a PUD for a proposed mini-storage facility on the tracts fronting South 129th East Avenue with the remaining eastern lots for residential. All concurred in approval of CG/PUD subject to conditions.

Z-6439/PUD-509 May 1994: Approval was granted to rezone a 1.7-acre tract located south of the southeast corner of East 5th Street and South 129th East Avenue from RS-2 to CG and a PUD for a proposed retail, warehouse and office development.

Z-5763 January 1983: All concurred in approval of a request to rezone an 18.4 acre tract located on the west side of S. 129th East Avenue and included the subject property, from RS-2 to CO.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.12+ acres in size and is located north of northwest corner of South 129th East Avenue and East 7th Street. The property has two existing single-family structures and is zoned CO.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South 129 th East Avenue	Secondary arterial	100'	4 lanes

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

SURROUNDING AREA: The subject tract is abutted on the east by 129th East Avenue and Meadowbrook Heights Addition, zoned CG and CS; on the north by Lot 2, Block 1 Plainview Heights Addition, zoned CO; on the south by Lot 4, Block 1 Plainview Heights Addition, zoned CO; and on the west by Plainview Heights Addition, zoned RS-2.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Corridor and a Linear Development Area. According to the Zoning Matrix, the existing CO zoning is in accord with the Plan.

STAFF RECOMMENDATION:

This site is a 2.12 acre (108,464 gross square feet) tract located on the west side of 129th East Avenue, approximately 350 feet north of 7th Street South. There are two, single family residences currently on the southern 2/3 of the lot. The proposal is to divide the lot into two development areas and construct an approximately 3,200 square foot (sf) office and storage/warehouse facility on the northern 107' of the subject tract (see Exhibit A-1).

There are no plans to expand the residential Development Area B at this time. Any proposed expansion and/or future subdivision of this area would be subject to the minimum bulk and area requirements of the RS-2 district as well as Corridor District detail site plan review. A lot split of the existing area is recommended for future conveyance purposes. Any future residential development will require the existing lot to be officially split.

The applicant's conceptual site plan meets applicable required land area, floor area, building height, parking, screening and landscaping requirements. Access to the office development (Development Area A) is from 129th East Avenue. Each residential structure is provided its own access from 129th East Avenue.

Based on the 1982 approval of re-zoning application Z-5763, re-zoning the property from RS-2 to CO, staff supports a waiver of the requirements of section 804 of the Zoning Code requiring primary access from a corridor collector street. This waiver is justified in that at the time of the approval of the rezoning, the TMAPC allowed for this by stating "commercial uses maybe considered appropriate for this area provided they meet the 200-foot building setback from 129th" (see attached Exhibit B). Given the over-all small size of the tract (2.12 net acres) and the 200' setback condition required as part of the original rezone, staff supports the waiver of the corridor collector requirement since there is direct access to an arterial street. Any future development will also need to provide direct access to 129th East Avenue and adhere to the 200' setback requirement.

Approval of this Corridor Plan is in concept only. Any construction proposed for Development Area A or future construction in Development Area B will require detail site plan review and approval from the TMAPC.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds Z-5763-SP-2 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 the concept plan and development standards for Z-5763-SP-2 subject to the following conditions:

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

Land Area:

Gross:	108,498 SF	2.49 AC
Net:	92,448 SF	2.12 AC

Development Area A - Commercial

Land Area:

Gross:	36,166 SF	.83 AC
Net:	30,816 SF	.7 AC

Permitted Uses:

Use Units 10 – Off-street Parking; 11 – Office, Studios, and Support Services; 23 – Warehousing and Wholesaling and uses customarily incidental to permitted principal uses.

34.6

Maximum Permitted Floor Area: 45,207 (1.25 FAR)

Maximum Land Coverage of Buildings: 30%

Maximum Building Height: 35 ft*

**Architectural elements and business logos may exceed the maximum building height with detail site plan approval; however, roof signs shall be prohibited per Section 1221.C.10 of the Tulsa Zoning Code.*

Off-street Parking: As required by the applicable use unit within Chapter 12 of the Zoning Code.

Minimum Building Setbacks:

From Centerline of 129th East Avenue 200 FT

From the north boundary Development Area A 20 FT

From south Boundary of Development Area A 20 FT

From West Boundary of Development Area B 10 FT*

**Plus two-feet of additional setback for each foot of building height exceeding 15-feet*

Landscaped Open Space: A minimum of 10% of the net lot area will be reserved for landscaping.

Landscaping and Screening: An eight-foot solid screening wall or fence shall be erected along the west boundary of Development Area A. A 5-foot landscape buffer will be provided inside the screening wall or fence, along the west boundary. All trash, mechanical and equipment areas, including building and/or roof mounted within Development Area A shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Signs:

1. One ground sign shall be permitted along the South 129th East Avenue frontage, not to exceed 8 feet in height and 64 square feet of display surface area.
2. Wall signs shall be permitted not to exceed two (2) square feet of display surface area per lineal foot of building wall to which attached. No wall signs are permitted on any west facing wall.

Lighting:

Light standards whether building mounted or free-standing shall not exceed 15 feet in height, and shall be hooded and directed downward and away from the west boundary of Area A. There will be no free standing lights permitted between the rear building wall, and the west boundary of Area A. The light fixtures shall be arranged so as to shield and direct the light away from the surrounding residential areas to the west and south. Shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within surrounding residential areas. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

Development Area B - Residential

Land Area:

Gross:	72,332 SF	1.66 AC
Net:	61,632 SF	1.41 AC

Permitted Uses:

Those uses permitted as a matter of right in the RS district and those uses considered customarily accessory to single-family uses.

Maximum Number of Lots: 2

Minimum Lot Width: 107 FT*

**Staff recommends a lot split for the two existing residential structures to provide a separate lot for each dwelling for future conveyance purposes. Any future new residential development (not including additions) will require lot splits, and amendment to this corridor plan to establish minimum lot standards.*

Minimum Lot Size: 9,000 SF

Minimum Livability Space Required: 5,000 SF/lot

Maximum Building Height: 35 FT

Off Street Parking: Minimum two (2) enclosed off-street parking spaces per dwelling unit.

Minimum Yards:

Front:

From the property line of abutting street 30 FT

Side:

One side yard	5 FT
Other side yard	10 FT

Rear: 25 FT

Other bulk and Area Requirements per the RS-2 District.

BOTH DEVELOPMENT AREAS

3. No building permit for a new lot within the residential Development Area B shall be issued until a subdivision plat or plat waiver has been approved by the Planning Commission as being in compliance with the Corridor Plan development concept and development standards. A re-plat would serve as the detail site plan for Development Area B only, and must be filed to record with the Tulsa County Clerk prior to the release of building permits if applicable.
4. No building permit shall be issued for the commercial Development Area A until a detail site plan for the development area, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor development standards.
5. A detail landscape plan for Development Area A shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
6. No sign permits shall be issued for erection within the Development Area until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
7. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving the development have been installed in accordance with the approved plans prior to issuance of an occupancy permit or approval of the final plat.
9. Subject to conditions recommended by the Technical Advisory Committee during the Corridor Site Plan review process which is approved by TMAPC.
10. Any future entry gates, guardhouses, and crash gates must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the entry gates, guardhouses, screening walls and crash gates.
11. Approval of the Corridor Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review and/or the subdivision platting process.
12. In Development Area A, there shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the Development Area except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage anywhere in the Corridor Plan development area.

TAC Comments:

General: Recommend Approval

Water: No comments.

Fire: No comments.

Stormwater: In the 2nd Floodplain paragraph in the "General Notes" the most current City of Tulsa Regulatory Floodplain Map Atlas should be referenced, not some June of 1998 version.

Wastewater: No comments.

Transportation: Driveways must be a minimum of 24' wide with 15' radius of return.

Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

06/18/08

ZONING PUBLIC HEARING

Application No. Z-5763
Applicant: Nichols (Barrett, Shoulders, Parsons,
Wright, Riggs)
Location 400-600 Blocks South 129th East Avenue

Present Zoning: RS-2
Proposed Zoning: CO

Date of Application: October 1, 1982
Date of Hearing: November 24, 1982
Size of Tract: 18.47 acres

Presentation to TMAPC by: Bob Nichols
Address: 111 W. 5th Street

Phone: 582-3222

Relationship to the Comprehensive Plan:

The District 17 Plan, a part of the Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property potential Corridor District -- Low Intensity.

According to the "Matrix Illustrating District Plan Map Categories Relationship to Zoning Districts", the CO District is in accordance with the Plan Map.

Staff Recommendation:

The subject tract is 18.47 acres in size and contains several single-family dwellings, some being used for commercial activities. To the north is vacant property and to the south and west similar single-family dwellings. A large welding shop is to the east of the subject tract along with additional single-family dwellings. The subject tract and surrounding area seem to be in a transition to heavier use due to the proximity of the expressway.

The Staff can support the Corridor Zoning based on the Comprehensive Plan. Corridor zoning, however, is not commercial zoning and therefore would not allow retail striping of 129th East Avenue. Some commercial uses may be considered appropriate for the area provided they can meet the 200-foot building setback from 129th and the land use compatibility test. In addition, CO zoning requires a second public hearing to consider the specific use. The subject property, if approved for CO zoning, will require a resubdivision of the land. At that time, access point, number of lots, etc., will be determined.

Therefore, the Staff recommends APPROVAL of the requested CO zoning.

Applicant's Comments:

Mr. Bob Nichols was present for the owners of the property and supports the Staff recommendation.

Protestants: None.

TMAPC Action: 6 members present.

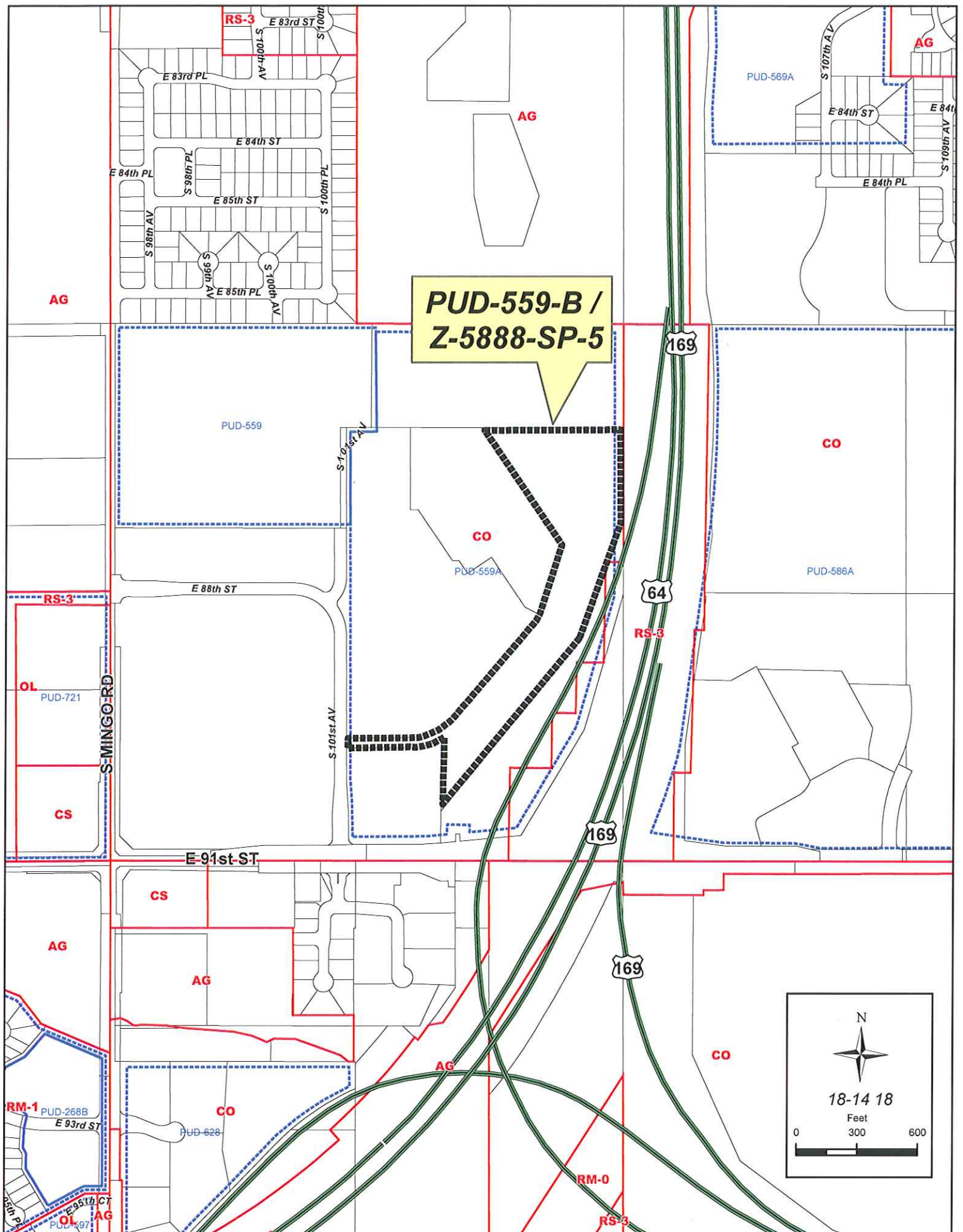
On MOTION of RICE, the Planning Commission voted 6-0-0 (Gardner, Higgins, Hinkle, Parmele, Rice, Young "aye"; no "nays"; no "abstentions"; Hennage, Kempe, Petty, Inhofe "absent") to recommend to the Board of City Commissioners that the following described property be rezoned CO:

Lots 1-4, PLAINVIEW HEIGHTS ADDITION, part of NE/4, SE/4, Section 5, Township 19 North, Range 14 East, City of Tulsa, County of Tulsa, State of Oklahoma, according to the recorded plat thereof.

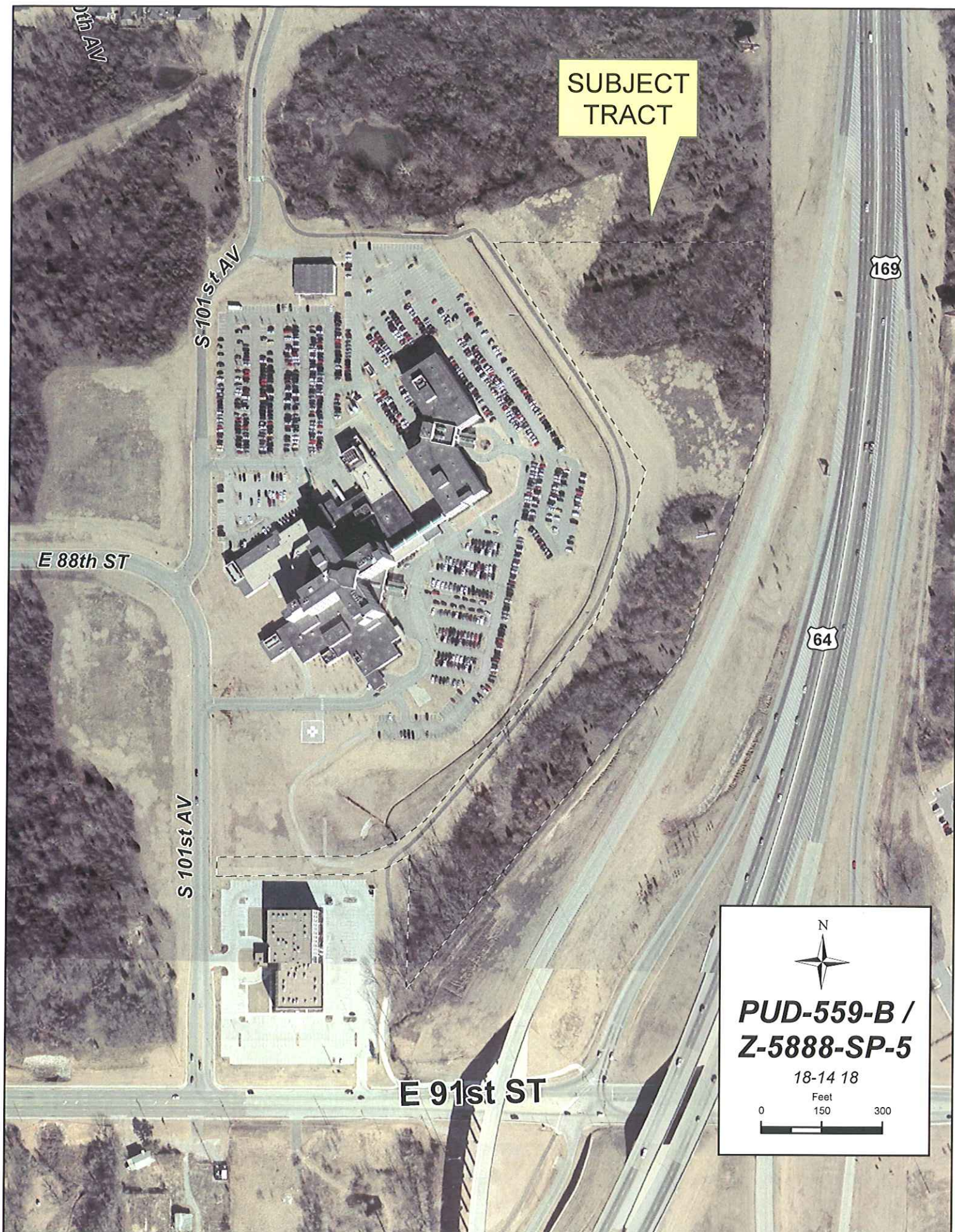
11.24.82:1432(2)

34.12

EXHIBIT B



35.1



N

PUD-559-B /
Z-5888-SP-5

18-14 18

Feet
0 150 300

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-559-B/Z-5888-SP-5

TRS 8418

Atlas 1902

CZM 54

PD-18 CD-8

TMAPC Hearing Date: June 18, 2008

Applicant: John W. Moody

Tract Size: 5.03± acres

ADDRESS/GENERAL LOCATION: North and east of the northeast corner of East 91st Street and South 101st East Avenue

EXISTING ZONING: CO/PUD

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 19538 dated May 17, 1999, established zoning for the subject property.

PROPOSED ZONING: CO/PUD

PROPOSED USE: Use Unit 21, to add a second outdoor advertising sign

RELEVANT ZONING HISTORY:

Z-6503-SP-2 May 2007: All concurred in approval of a proposed Corridor Site Plan on an 8.67± acre tract of land for new commercial and office development, on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

Z-7003/PUD-721 January 2006: All concurred in approval of a request for rezoning and a proposed Planned Unit Development on a 40± acre tract of land from AG to RS-3/OL/CS/PUD for mixed use development with four development areas on property located northeast corner of East 91st Street South and South Mingo Road.

Z-5888-SP-4/PUD-586-A January 2002: All concurred in approval of a proposed Corridor Site Plan and Major Amendment to a PUD on a 23.4± acre tract of land to allow Use Unit 21 for two outdoor advertising signs in Development Area A, along the Mingo Valley Expressway with 1,300 feet distance between signs on property located on the northeast corner of East 91st Street South and Mingo Valley Expressway.

Z-6910-SP-2 April 2006: All concurred in approval of a proposed Corridor Site Plan on a 4.45± acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development on property located east of southeast corner of East 91st Street South and South Mingo Road.

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

35.4

Z-6910 November 2003: All concurred in approval of a request for rezoning from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road.

BOA-19101 June 12, 2001: The Board of Adjustment approved a Special Exception to construct an 80 foot monopole cellular transmission tower on property zoned AG, per plan submitted on property located east of southeast corner of East 91st Street South and South Mingo Road.

BOA-18760 June 13, 2000: The Board of Adjustment approved a Variance of allowable height for existing outdoor advertising sign from 60' to 125', subject to meeting the spacing requirement between outdoor advertising signs finding the hardship to be the elevation of the Broken Arrow South Loop interchange on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

BOA-18480 August 1999: The Board of Adjustment denied a request for a variance of the required 1,200' spacing between outdoor advertising signs to 940' to relocate an existing outdoor advertising sign, finding that there is no hardship to support the variance, on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

Z-6503-SP-1a June 16, 1999: All concurred in approval of a proposed minor amendment to a Corridor Site Plan to remove an existing outdoor advertising sign, (located in the Mingo Valley Expressway Right-of-way) and erect a new sign that is within 940' of another outdoor advertising sign to the south, subject to applicant applying and receiving approval for a variance from the Board of Adjustment or applicant finding another location that will meet the spacing requirement, on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

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

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

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

PUD-559-A May 1999: Approval was granted for a major amendment to allow two outdoor advertising signs on property located east of the northeast corner of East 91st Street and South 101st East Avenue and within Development Area A of the original PUD-559 that was approved for South Crest Hospital facilities.

PUD-586 June 1998: All concurred in approval of a request for a proposed Planned Unit Development and Detail Corridor Site Plan on a 29+ acre tract for a mixed-use development. The development proposed a medical complex, related offices, residential facilities and retail

shopping area, located on the northwest corner of East 91st Street South and South Garnett Road.

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

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

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

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

Z-6194 July 1988: All concurred in approval of a request for rezoning a 4± acre tract located east of the southeast corner of East 91st Street and South Mingo Road from CS to CO.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5.03± acres in size and is located north and east of the northeast corner of East 91st Street and South 101st East Avenue. The property is vacant and is zoned CO/PUD.

STREETS:

Exist. Access	MSHP Design.	MSHP R/W	Exist. # Lanes
91 st Street South	Secondary Arterial	100'	5
South 101 st East Avenue	Commercial Collector	80'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by Highways 169 and 64 zoned RS-3; on the north by Tulsa Community College-Southeast campus, zoned AG; on the south by St. Francis Medical facility, zoned CO; and on the west by Southcrest, zoned CO.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Corridor/Development Sensitive (in conjunction with a floodplain) and Low Intensity-No Specific land use. This means that development to Corridor standards is encouraged; however, if not developed at that higher intensity, then development should be at the Low Intensity-No Specific land use designation. According to the Zoning Matrix the requested zoning is the same as is currently in place. The issue in question is an additional outdoor advertising sign. The Plan does not address this level of detail.

STAFF RECOMMENDATION:

PUD-559-B is an undeveloped 14.86 acre (637,864 sf) tract located east of Southcrest Hospital and west of the southbound inter-dispersal loop of US Highway 169 and the Creek

35.6

Turnpike. The major amendment request is to allow a second outdoor advertising (OA) sign within the southern ½ of Development Area A of PUD-559-A.

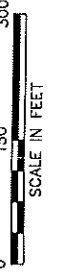
As approved PUD-559 and PUD-559-A permit two OA signs. One permitted OA sign location is within the east 100' of Development Area B and one OA sign within the limits of Development Area A (see Exhibit A). There is one existing OA sign in the northern ½ of Development Area A along the US 169 right-of-way (ROW) as depicted on attached Exhibits A and B. It appears that this sign is greater than 1,200 feet from any other OA sign.

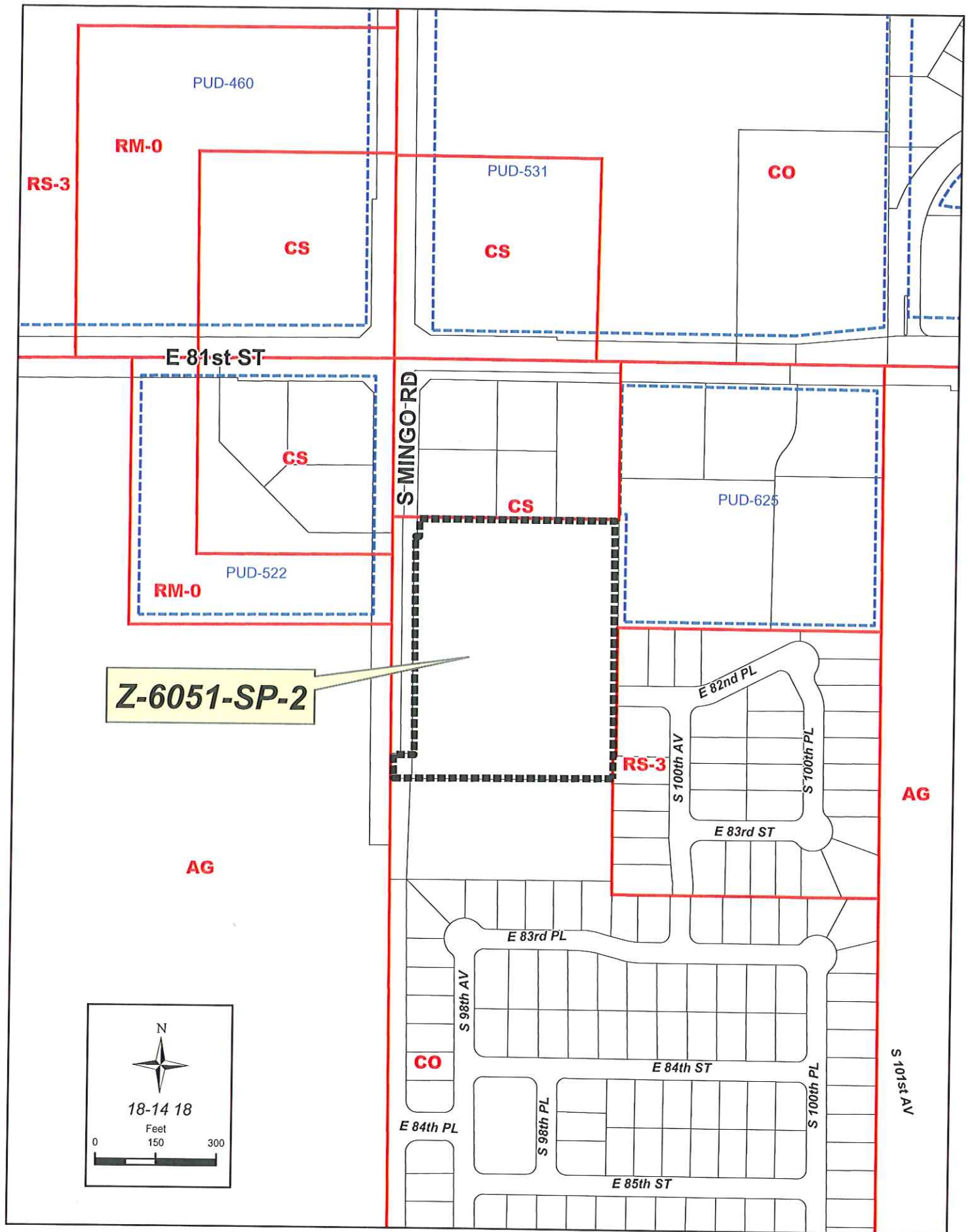
The proposed new OA sign location is also depicted on Exhibits A and B, and appears to be located greater than 1,200 feet south of the existing OA sign within Development Area A.

The new location is less than 1,200 feet from an approved Corridor Site Plan (Corridor site plan # Z-6503-SP-2, located south of the subject property) which has been approved for OA signs as a permitted use, and has historically had an OA sign on site per Z-6503-SP-1.

Since this proposed location is within 1,200 feet of an existing approved Outdoor Advertising sign location, staff recommends **DENIAL** of PUD-559-B.









S MINCO RD

E 82nd PL

S 100th AV

S 100th PL

E 83rd ST

E 83rd PL

S 98th Ave

E 84th ST

E 84th PL

S 98th PL

S 100th PL

E 85th St

\$1015/mo



Z-6051-SP-2

18-14 18

0 Feet 75 150

E 81st ST

S MINGO RD

**SUBJECT
TRACT**

E 82nd PL

S 100th AV

E 83rd S

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-6051-SP-2

TRS 8414

Atlas 1413/1568

CZM 54

PD-18C CD-8

TMAPC Hearing Date: June 18, 2008

(Continued from 4/16/08, 5/7/08,
5/21/08, 6/4/08)

Applicant: Danny Mitchell

Tract Size: 7.6 ± acres

ADDRESS/GENERAL LOCATION: South of the southeast corner of East 81st Street South and South Mingo Road

EXISTING ZONING: CO

EXISTING USE: Vacant

ZONING ORDINANCE: Ordinance number 16426 dated August 20, 1985, established zoning for the subject property.

PROPOSED ZONING: CO

PROPOSED USE: Commercial - Office,
Retail, Mini-Storage

RELEVANT ZONING HISTORY:

PUD-579-B/Z-6333-SP-4 December 2006: All concurred in approval of a proposed Major amendment to PUD and Corridor Site Plan on a 16.63± acre tract for land to permit hotel/motel under Use Unit 19 and to establish the development standards thereof, on property located on the east site of South 101st East Avenue and north of East 81st Street South.

Z-6735/PUD-625/Z-6735-SP-1 February 2000: All concurred in approval of a request to rezone a tract of land from AG to CO and of a proposed Planned Unit Development/Corridor Site Plan on a 9+ acre tract, located east of the southeast corner of East 81st Street and South Mingo Road, for commercial, office and hotel on the north 6.9 acres and office and mini storage on the south 2.5 acres, per staff recommendation.

PUD-579-A/Z-6333-SP-2 February 1999: All concurred in approval of a proposed Major Amendment to PUD-579 and a Corridor Site Plan to amend boundary of PUD, create three development areas, add Use Units 2 (private clubs), 5 (community centers), 11, and to establish permitted uses for new Development Area on property located on the north side of East 81st Street and west of Mingo Valley Expressway.

PUD-579/Z-6333-SP-1 February 1998: All concurred in approval of a proposed PUD on a 49 acre tract which is located on the north side of East 81st Street South at the Mingo Valley Expressway to allow a mixed residential development that would include townhouse dwellings, apartments, churches, private schools and other uses that are compatible with a residential environment, subject to approval of detail site plan approval with the PUD standards being met, for each development area prior to issuance of building permits.

BOA-17467 August 27, 1996: The Board of Adjustment approved a Variance to permit a Corridor development's access to be from an arterial street (Use Unit 2) per plan submitted; finding that the approval of this application will not be injurious to the area on property located and abutting south of the subject property.

Z-6051-SP-1 June 1996: A proposed Corridor Site Plan was submitted on a 2.8+ acre tract of land for a 37-unit assisted living apartment complex on property located and abutting south of subject property. Staff recommended denial of the site plan due to a lack of a collector street and the intensity of the use for this area. The TMAPC and City Council concurred in approval of the Site plan subject to a variance of access provision (BOA-17467).

Z-6528 May 1996: All concurred in approval of a request for rezoning a 10+ acre tract of land from AG to RS-3 for single-family subdivision on property located south and east of the southeast corner of East 81st Street South and South Mingo Road and abutting the subject property to the east.

Z-6023-SP-1 November 1995: All concurred in approval of a Corridor Site Plan on property located south of the southeast corner of East 91st Street South and South Mingo Road and south of the subject property, for residential development (709 120' minimum lot sizes).

PUD-531 April 1995: All concurred in approval of a proposed Major Amendment on a 36.8 acre tract for 3 development areas: Area A is 10.8 acres for commercial shopping; Area B is 4.6 acres for office; Area C is 18.6 acres for apartment on property located on the northeast corner of East 81st Street and Mingo Road.

Z-6470/PUD-522 January 1995: All concurred in approval of a request to rezone a ten acre tract located on the southwest corner of East 81st Street South and South Mingo Road from AG to CS/RM-0/PUD for a shopping center development.

Z-6432 February 1994: All concurred to approve a request to rezone a 5.22 acre tract of land from AG to CS for commercial uses, on property located on the southeast corner of East 81st Street South and South Mingo Road and abutting the subject property to the north.

Z-6281/PUD-460 May 1990: A request to rezone a 150 acre tract located in the northwest corner of East 81st Street South and South Mingo Road from AG to CS/RM-0/RS-3/PUD-460 was approved for a mixed use development which included approximately 11 acres of CS at the intersection, a wrap-around for multifamily development with RM-0 on approximately 23 acres and the balance being RS-3 zoning for single-family development.

BOA-15092 April 20, 1989: The Board of Adjustment approved a Special Exception to allow for an existing golf course and related uses in an AG District; finding that the use has been in existence for many years at the present location on property located south and west of the southwest corner of East 81st Street South and South Mingo Road and abutting the subject property on the west across South Mingo Road.

Z-6174 October 1987: All concurred in approval of a request to rezone the northwest corner of East 81st Street and South Mingo Valley Expressway from RS-3 to CO.

Z-6132 January 1987: All concurred in approval to rezone a 5+ acre tract located on the northeast corner of East 81st Street South and South Mingo Road from CO to CS.

Z-6051 July 1985: All concurred in approval of a request to rezone 11.5 acres located south of the southeast corner of East 81st Street South and South Mingo Road from AG to CO.

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Z-6034 May 1985: All concurred in approval of a request to rezone from AG, RM-0 and CS to CO located on the northeast corner East 81st Street South and South Mingo Road. A 467' x 467' commercial node on the northeast corner remained CS and the remainder of the property was rezoned to CO.

Z-6023 March 1985: All concurred in approval to rezone 38 acres from AG to CO located south of the southeast corner of East 81st Street South and South Mingo Road.

BOA-12030 June 24, 1982: The Board of Adjustment approved a Special Exception to permit a school (Tulsa Junior College Southeast Campus) in an AG District with conditions that the applicant return to the Board with building plans prior to the issuance of building permit. On September 16, 1982 this case was presented to consider a conceptual site plan for the school and the Board approved it as presented.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 7.61± acres in size and is located south of the southeast corner of East 81st Street South and South Mingo Road. The property appears to be vacant and is zoned CO.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
Mingo Road	Secondary Arterial	100'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by College Center at Meadowbrook, zoned CO/PUD-625 and South Towne Square Extended, zoned RS-3; on the north by Meadow Brook Village, zoned CS; on the south by Tulsa Sterling House No. 1, zoned CO; and on the west by Mingo Road and Meadow Brook Center, zoned CS/RM-O/PUD-522 and undeveloped/unplatted land, zoned AG.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being low intensity Corridor District. According to the Zoning Matrix, the existing CO zoning is in accord with the Plan.

STAFF RECOMMENDATION:

This parcel is an unplatted 7.6 acre tract located on the east side of Mingo Road approximately 300' south of the south-east corner of 81st Street South and Mingo Road. The entire tract will be platted as a four lot, one block commercial subdivision with one private corridor collector street.

The proposal is for a mixed use commercial and office development with additional mini-storage and open air storage permitted in Development Area B only (see Exhibit A). Access to the site would be by mutual access easement (MAE) from Mingo Road via the private corridor collector East 82nd Place South. The MAE would be platted as part of Lot 4 (see Exhibit B-1).

The City of Tulsa Fire Marshall is requiring that 82nd Place be extended into the single-family South Towne Square Extended to the east in order to provide direct emergency access from Mingo Road since there are over 30 homes in the development. Staff recognizes concern

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over through traffic raised by the South Towne Square Extended Homeowners Association. As a result of the wishes of the homeowners association in combination with the Fire Marshal's requirements, it is staff's recommendation to construct an 8 foot high, solid screened crash gate eliminating the potential for unwanted through traffic. The gate would allow the required direct emergency access from Mingo Road; while at the same time provide the screening between the residential and commercial uses, as required by the Zoning Code. The 8-foot high gate would be extended to the remainder of the boundary in common with the residential single-family district by the erection of an 8-foot high screening wall or fence. Design of such gates and wall or fence would require detail site plan review and approval from the TMAPC.

Notice of the detail site plan review for any proposal in Development Area B, including crash gates and the screening wall or fence, would be provided to the South Towne Square Extended Homeowners Association.

Lot 1 does not have direct access to the corridor collector, however, staff finds that access to Mingo Road for Lot 1, with Mutual Access through Lot 2 to the corridor collector is a viable development alternative (see Exhibit B-1) with access to Lot 4 provided as well. This is because of the prior development of South Towne Square Extended which did not provide direct emergency access from an arterial street into the neighborhood. With proposed development of this tract 82nd Place must be extended straight through to South Towne Square Extended. 82nd Place thereby becomes the corridor collector street by default. The collector will be privately dedicated, maintained and closed to through traffic to the east.

Proposed building setbacks, floor area, parking and landscaping meet applicable standards as set forth by the Zoning Code and would be verified at detail site plan review. Lighting will be directed down and away from residential areas and will subject to the Kennebunkport Formula. Lot lines in common with any residential district shall be screened from the development by the erection of an 8' solid screening wall or fence.

The 5/21/08 continuance of this case allowed the developer to negotiate alternative measures with the South Towne Square Extended Homeowners Association to help buffer this proposed development from the residential development to the east. Specifically these measures include:

- Using the proposed development in Development Area B as a buffer from the more intensive commercial uses immediately adjacent to the north and west of this development and South Towne Square Extended;
- Decreasing the permitted building height in Development Area B from the originally proposed 4 – stories not to exceed 55'; to 4-stories, not to exceed 47'. The 10-foot setback plus two (2) additional feet of setback for every foot over 15' in height requirement along any residential boundary is still the staff recommendation for setback requirement in Area B along the residential single-family boundary.
- The façade of any building in Development Area B will be comprised of masonry building materials.
- All windows on the south and east side of any Development Area B building will be for decorative purposes only and it will not be possible to see outside of the building from the south or east side.
- Any Use Unit 16 use will have gated entries and exits.
- Any Use Unit 16 use will be monitored with security cameras.

- Between the east boundary of Development Area B and any building in Development Area B and within the open air storage area, lighting will not exceed eight (8) feet in height.
- No open air storage of any kind shall be visible at ground level from South Towne Square Extended.

Based upon the proposed Concept Plan and revised Development Standards, staff finds Z-6051-SP-2 to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site given the surrounding approved developments; and (3) consistent with the stated purposes and standards of the CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-6051-SP-2 subject to the following conditions:

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

Development Area A

<u>Net Land Area:</u>	4.48 Acres	195,169 SF
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Permitted Uses:

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking; Use Unit 11, Offices and Studios, and Support Services; Use Unit 12, Entertainment and Eating Establishments other than Drive-ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shipping Goods and Services; and uses customarily incidental thereto.

<u>Maximum Building Floor Area (1.25 FAR):</u>	243, 961 SF
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<u>Maximum Land Coverage of Buildings:</u>	30%
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<u>Maximum Building Height:</u>	Two stories, not to exceed 35'
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Minimum Building Setbacks:

From development area/internal lot boundaries	20 FT
From the easterly right-of-way line of Mingo Road	
Office and research buildings	100 FT
All other commercial buildings	200 FT*
From the ROW boundary of 82 nd Place South	35 FT

** Except, a 100-foot building setback shall apply to commercial buildings located within 550' of an arterial street intersection.*

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Development Area B

Net Land Area: 3.07 Acres 133,983 SF

Permitted Uses:

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking; Use Unit 11, Offices and Studios, and Support Services; Use Unit 12, Entertainment and Eating Establishments other than Drive-ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and Services; Use Unit 16, Mini storage including open air storage; and uses customarily incidental thereto.

Maximum Building Floor Area (1.25 FAR): 167,478 SF

Maximum Land Coverage of Buildings: 30%

Maximum Building Height: 38' – four stories:
three stories above
ground and 1 story
below ground

Minimum Building Setbacks:

From north boundary of Development Area B	10 FT
From the east boundary line of Development Area B	10 FT*
From the west boundary line of Development Area B	10 FT
From the ROW boundary of 82 nd Place South	35 FT

** Plus 2-feet of additional setback for every foot of building height exceeding 15' from any lot line or boundary line in common with an R district.*

Building Façade:

The façade of any building will be comprised of masonry building materials.

Windows:

All windows on the south and east side of the building will be for decorative purposes only and it will not be possible to see outside of the building from the south or east side.

Gated Entry and Exit:

Any Use Unit 16 use will have gated entries and exits.

Monitors:

Any Use Unit 16 use will be monitored with security cameras.

Lighting:

Between the east boundary of Development Area B and any building in Development Area B and within the open air storage area, lighting will not exceed eight (8) feet in height.

Visibility of Outside Storage:

No open air storage of any kind shall be visible at ground level from South Towne Square Extended.

Height Bar:

The entrance/exit of the outdoor parking area will have a bar restricting entry into the parking area to eight feet or less.

Hours of Operations – Indoor Storage:

The indoor storage facility shall be open to all customers from 7:00 A.M. to 7:00 P.M., seven days a week. Twenty four hour entry will be limited to business customers with bona fide access requirements.

Hours of Operations – Outdoor Storage:

The outdoor parking area shall be open for business from 7:00 A.M. to 7:00 P.M., seven days a week.

All Development Areas

Landscaped Area:

A minimum of 10% 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 and may include required street yard landscaping.

Signs:

- 1) Ground signs shall be permitted within Area A as follows:
 - (a) One identification sign for Lot 4 is permitted at the intersection of West 82nd Place South and Mingo Road. The identification sign shall not exceed a maximum height of 12 feet and a maximum display surface area of 80 feet not including masonry structures on which the display surface area may be located where applicable.
 - (b) One ground sign for each lot fronting Mingo Road, each sign not exceeding eight feet in height and 870 square feet of display surface area.
- 2) Wall signs shall be permitted not to exceed two 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. There will be no wall signs within 200' of the residential area to the east.

Lighting:

Light standards whether building or pole mounted, shall not exceed 25 feet in height and shall be hooded and directed downward and away from adjoining properties. Except as otherwise provided in the Development Standards for Area B, any fixture, either building mounted or free-standing, within 200' of South Towne Square Extended shall be limited to 15' in total height. All light fixtures shall be arranged so as to shield and direct the light away from surrounding residential areas. Shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within surrounding residential areas. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

Access:

In order that the traffic-carrying capacity of the transportation system may be maintained, the development's access shall be principally from the internal private collector street. In keeping, there shall be no direct access to Mingo road from Lots 1, 2 and 3.

Transit:

Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development and during the platting process.

Pedestrian Circulation:

A pedestrian circulation plan shall be required that includes the following:

- (a) Sidewalks along Mingo Road, as well as both sides of the collector street per subdivision regulations.
- (b) Pedestrian walkways through parking lots and between buildings where practical; a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or sidewalks. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- (c) Pedestrian walkways connecting existing transit stops to non-street front building entrances where applicable.

- (d) Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect where practical.

Screening:

An 8-foot solid screened, emergency crash gate will be constructed across the entry from 82nd Place into South Towne Square Extended to the east to meet the requirements of the City of Tulsa Fire Marshall providing required emergency access to the neighborhood while at the same time eliminating potential for through traffic. An 8' screening wall or fence and concrete panel designed to match the existing concrete panel fence installed by the hotel with a minimum 5-foot landscape buffer shall extend along the rest of the boundary in common with the R District. The design of such screening wall or fence and solid screened gating shall be subject to detail site plan review and approval from the TMAPC. This includes number seven (7) below.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking, screening fences and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to occupancy or at the soonest appropriate plating time. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved corridor Site Plan development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the Corridor Site

Plan conditions of approval and making the City beneficiary to said covenants that relate to the Corridor Site Plan conditions.

10. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.
11. Approval of the Corridor Site Plan major amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review of the subdivision platting process.
12. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD. Open air storage is limited to Lot 4.

TAC Comments:

General: No comments.

Water: A water main extension line will be required.

Fire: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official.

Exceptions:

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

Stormwater: On-site Detention has been required for this site. It should be added to the Corridor Plan's narrative and Site Plan.

Wastewater: Sanitary sewer access must be provided to all proposed lots within the Development. Due to the potential for problems with grade, the developer will be required to present a proposed sanitary sewer mainline extension before the preliminary plat can be approved.

Transportation: Sidewalk required along Mingo Road.

Traffic: Recommend that the East-West Mutual Access Easement be increased from 26 to 30 ft in order to provide 2ft clearance behind both curbs. Develop and include in the

Covenants language to provide either Public Access or Emergency Access to/from South Towne Square Extended via the E-W roadway (82nd Place).

INCOG Transportation:

- MSHP: S. Mingo, between E. 81st St. S. and E. 91st St. S., designated secondary arterial. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- LRTP: S. Mingo, between E. 81st St. S. and E. 91st St. S., planned 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No Comment
- Transit: Currently, Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

05/07/08

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June 9, 2008

Mr. Danny Mitchell
5110 South Yale, Suite 510
Tulsa, Oklahoma 74135

Re: TMAPC Case No. Z-6051-SP-2
Southeast Corner of East 81st Street and South Mingo Road
South Mingo Plaza

Dear Danny:

I am writing to respond to your neighbors' questions about enforcement of the Development Standards with respect to your project.

In order for the property to be developed, the Tulsa Zoning Code requires that the property be platted and that such plat include covenants as will ensure continued compliance with the Corridor Site Plan.

More specifically, Section 805.E., Subdivision Plat of the Tulsa Zoning Code requires the following:

"3. Such covenants as will reasonably ensure the continued compliance with the approved site plan. In order that the public interest may be protected, the City of Tulsa shall be a beneficiary of the covenants pertaining to such matters as location of uses, height of structure, set-backs, screening and access. Such covenants shall provide that the City of Tulsa may enforce compliance therewith, and shall further provide that amendment of the covenants shall require the approval of the Planning Commission and the filing of record of a written amendment to covenants, endorsed by the Planning Commission." (Emphasis added.)

Based on Section 805 of the Tulsa Zoning Code, you can assure your neighbors that the Development Standards for this project will become restrictive covenants that are recorded against the property during the platting process and that such covenants will be enforceable by the City of Tulsa, both administratively (i.e., grounds to deny building) or judicially to compel enforcement.



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

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Mr. Danny Mitchell
June 9, 2008
Page 2

Should you have any questions, please do not hesitate to call.

Sincerely,

ELLER & DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:nat

cc: Mr. Wayne Alberty

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June 11, 2008

HAND DELIVERED

Tulsa Metropolitan Area Planning Commission
c/o Indian Nations Council of Governments
201 West Fifth Street, Suite 600
Tulsa, Oklahoma 74103

ATTENTION: Mr. Christopher Sansone

Re: Case No: Z-6051-SP
Southeast Corner of East 81st Street South and South Mingo Road
Project: South Mingo Plaza

Dear Members of the Commission:

Since the last meeting, we have had several discussions with our neighbors and their representatives about this Project.

Even though we have been unable to reach a consensus with all of our neighbors, we have learned a lot and hope that the amended Development Standards we submitted this afternoon will address most of their concerns about this project.

If I may prioritize the neighbor's concerns, the first is RV parking. Thus, the Development Standards were amended to provide for an eight foot height bar over the entrance/exit into the outdoor storage area. This will prevent any RV parking. The Development Standards were also amended to provide that the outdoor storage area will be open between 7:00 A.M. and 7:00 P.M. and this area will be screened by an eight foot screening fence on the east, south and west sides.

The second concern is the height of the indoor storage building. To address building height, the Development Standards were amended to reduce the height of the building to 38 feet from 47 feet. To accomplish this, most of the first floor will be underground. This results in about a 20% reduction in building height and is 33% lower than the adjacent 57 foot hotel building.



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Tulsa Metropolitan Area Planning Commission
c/o Indian Nations Council of Governments
ATTENTION: Mr. Christopher Sansoni
June 11, 2008
Page 2

The third concern is the exterior finish on the indoor storage building. Exterior finish was addressed by an earlier Development Standard requiring masonry building materials and obscure windows on the building façade. Most of the feedback received on masonry façade was favorable.

The fourth concern is traffic on Mingo and in the neighborhood. With regard the neighborhood, traffic was addressed by the gate on East 82nd Place. But importantly, with regard to Mingo, the proposed storage uses are a much lower traffic generator than apartment, office or commercial use. This is evidenced by the fact that the indoor storage facility has only 21 parking spaces.

Finally, from the feedback we were able to get from the neighborhood, the offer to put a sloped roof on the indoor storage building was not well received so, the Applicant studied putting part of the building underground, which resulted in the amended Development Standards submitted today to lower the height of the building to 38 feet from 47 feet.

Should you have any questions, please do not hesitate to call.

Sincerely,

ELLER & DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:nat

cc: Mr. Danny Mitchell

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C.L. East 81st Street South

Meadow Brook Village

DEVELOPMENT AREA - 'A'

DEVELOPMENT AREA - 'B'

DEVELOPMENT AREA - 'A'

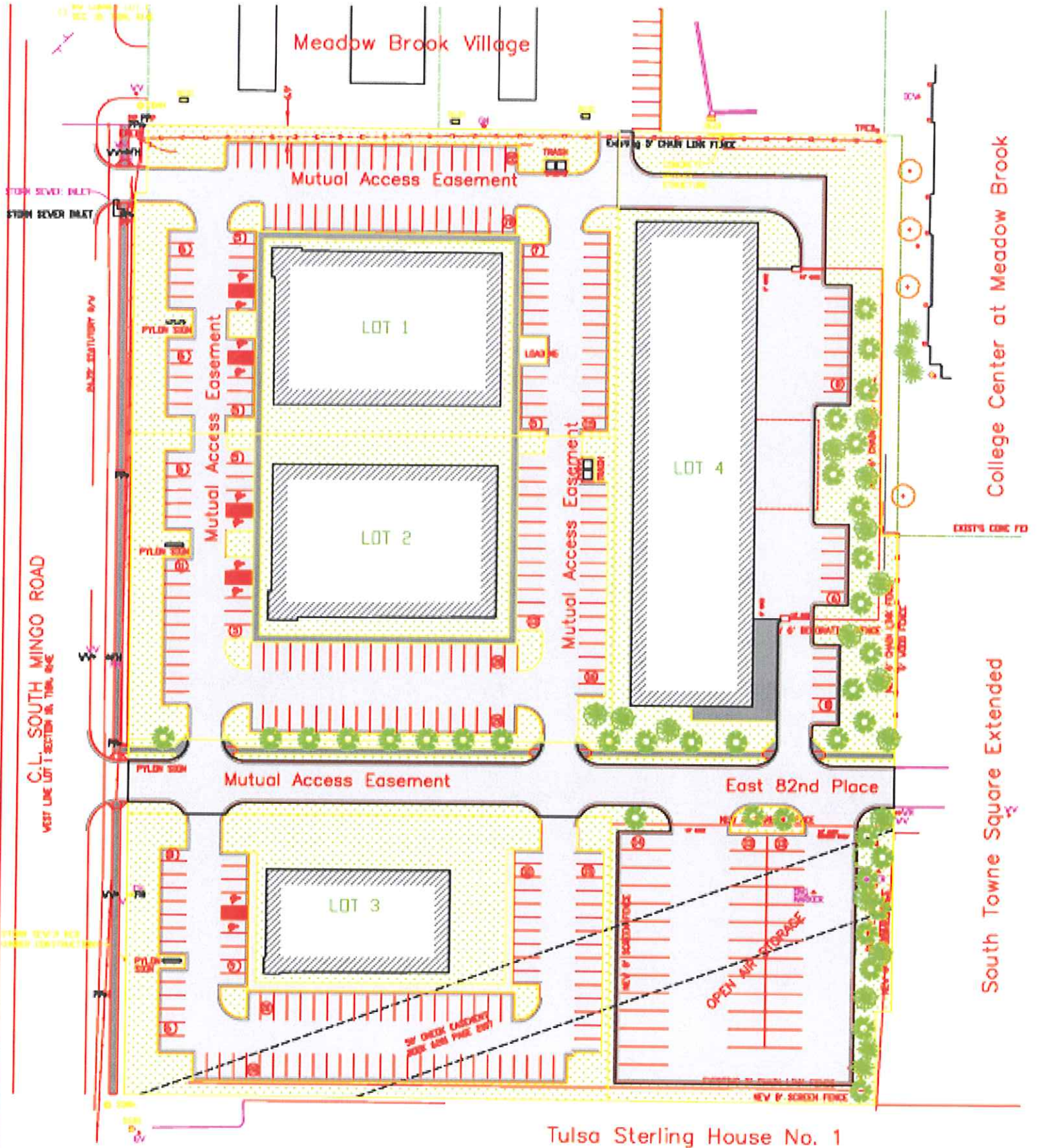
College Center at Meadow Brook

East 82nd Place

South Towne Square Extended

Tulsa Sterling House No. 1

C.L. SOUTH MINGO ROAD
PORTLAND DIST. TOWNSHIP IN TULSA, OK

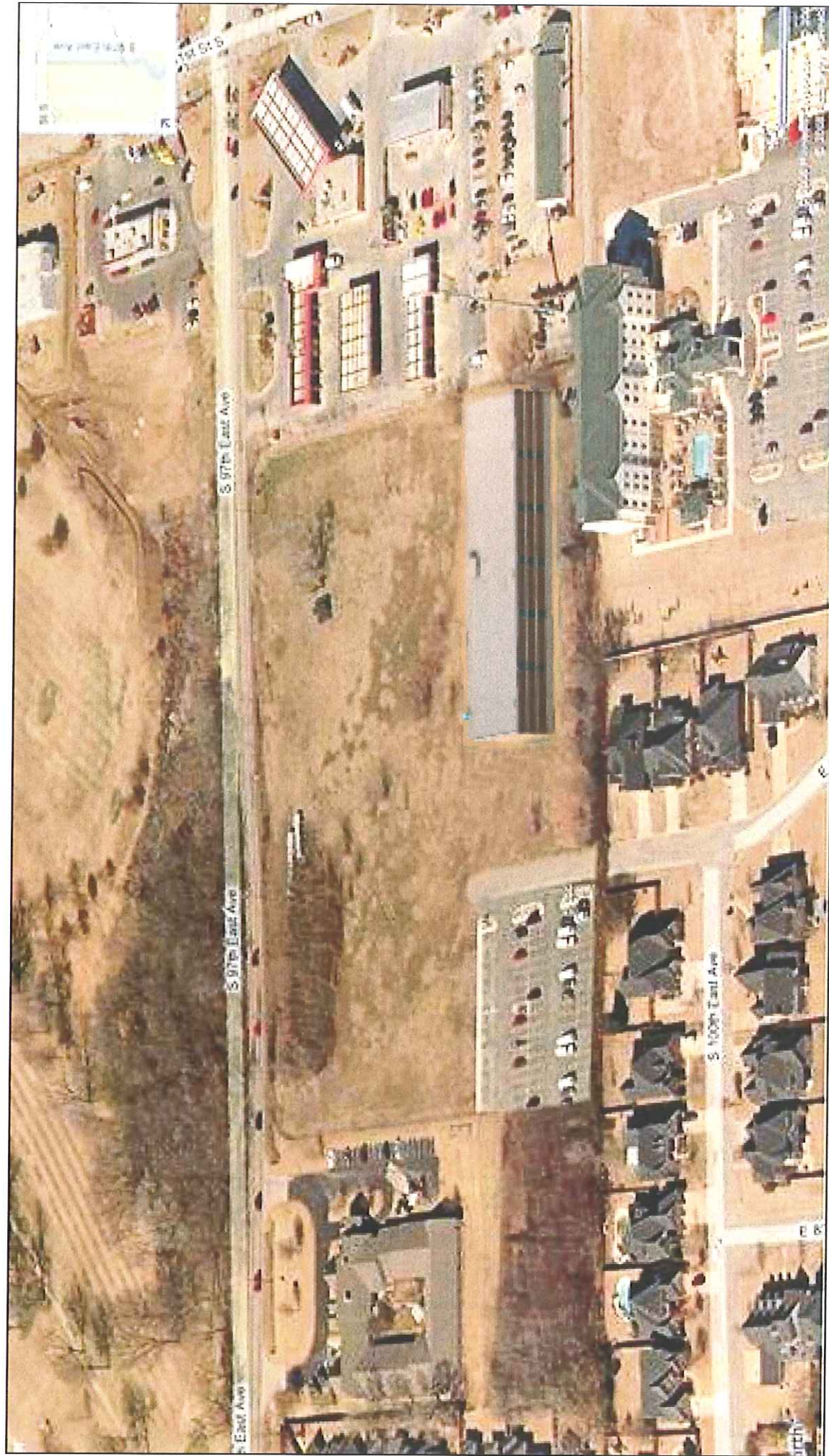


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Exhibit "B"



Exhibit "D"



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Exhibit "F"

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Exhibit "G"

36-27



