

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **For Meeting No. 2539**

**February 18, 2009, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center**

**Tulsa City Council Chambers**

### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON**

Call to Order:

### **REPORTS**

#### **Chairman's Report:**

#### **Worksession Report:**

#### **Comprehensive Plan Report:**

Report on the update of the Comprehensive Plan

#### **Director's Report:**

1. Minutes of January 21, 2009 Meeting No. 2536  
Minutes of January 28, 2009 Meeting No. 2537

### **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.

2. **LC-149** – New Beginnings Community Church (9202)/Lot Combination (PD 10) (CD 1)  
Northwest corner of South Rosedale Avenue and Charles Page Boulevard, 1401 West Charles Page Boulevard
3. **LC-152** – Mike & Trena Person (8203)/Lot Combination (PD 8) (CD 2)  
South of West 63<sup>rd</sup> Street and East of South 29<sup>th</sup> Place, 2823 W 64<sup>th</sup> Street
4. **LC-151** – Dwight Siens (0432)/Lot Combination (PD 16) (CD 6)  
South of East Pine Street and West of North 129<sup>th</sup> Avenue, 12716 East Pine Street
5. **LC-153** – Matt King (0236)/Lot Combination (PD 2) (CD 1)  
West of North Peoria Avenue and North of East Easton Street, 1131 East Easton Street
6. **LS-20282** – Mike Marrara (1405)/Lot-Split (County)  
Northeast corner of North 126<sup>th</sup> East Avenue and East 116<sup>th</sup> Street North, 11621 North 126<sup>th</sup> East Avenue
7. **Change of Access** – (8318) 1617 East 81<sup>st</sup> Street (PD 18) (CD 2)  
South of East 81<sup>st</sup> Street South, East of Riverside Parkway (Related to Item 12.)

8. **Z-6503-SP-2a – Whistler Sign Company, LLC** (PD-18) (CD-8)  
Southeast of the southeast corner of 91<sup>st</sup> Street South and South 101<sup>st</sup> East Avenue (Corridor Plan Minor Amendment to add digital technology to a previously approved outdoor advertising sign.)

9. **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA**  
**PUBLIC HEARINGS**

10. **PUD 636-3 –** (8318) Authorization for Accelerated Release of Building Permit (PD 8) (CD 2)  
Northwest corner of West 81<sup>st</sup> Street South and U.S. Highway 75  
(Continuance requested to 2/25/09 for further Development Services review.)
11. **Original Town Downtown Stadium Ball Park –** (8211) (PD 1) (CD 4)  
Authorization for Accelerated Release of Building Permit  
East of North Elgin Avenue and North of East Archer Avenue
12. **PUD 684, 684-A-** (8318) Plat Waiver (PD 18) (CD 2)  
South of 81<sup>st</sup> Street South, East of Riverside Parkway (Related to Item 7.)
13. **Z-5412-SP-2 – Whistler Sign Company, LLC** (PD-6) (CD-7)  
West of northwest corner East Skelly Drive and South Harvard Avenue (Corridor Plan) (Applicant has requested a continuance to 2/25/09 to verify spacing requirement.)
14. **PUD-747-A – Khoury Engineering, Inc.** RS-3/OL/CS/PUD (PD-18) (CD-8)  
North of northeast corner East 91<sup>st</sup> Street and South Yale Avenue  
(Major Amendment to add 1.58 acres of land area to the southern portion of the existing Development Area B to expand the permitted office, retail and restaurant area and increase the maximum permitted floor area within Area B from 61,476 square feet to 69,750 square feet.)

**OTHER BUSINESS**

15. **Refund Request for PUD-712-3 Minor Amendment – AMAX Signs**  
Applicant withdrew the minor amendment request and requested a refund of any available fees.
16. **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.**

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

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

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

**TMAPC Mission Statement**

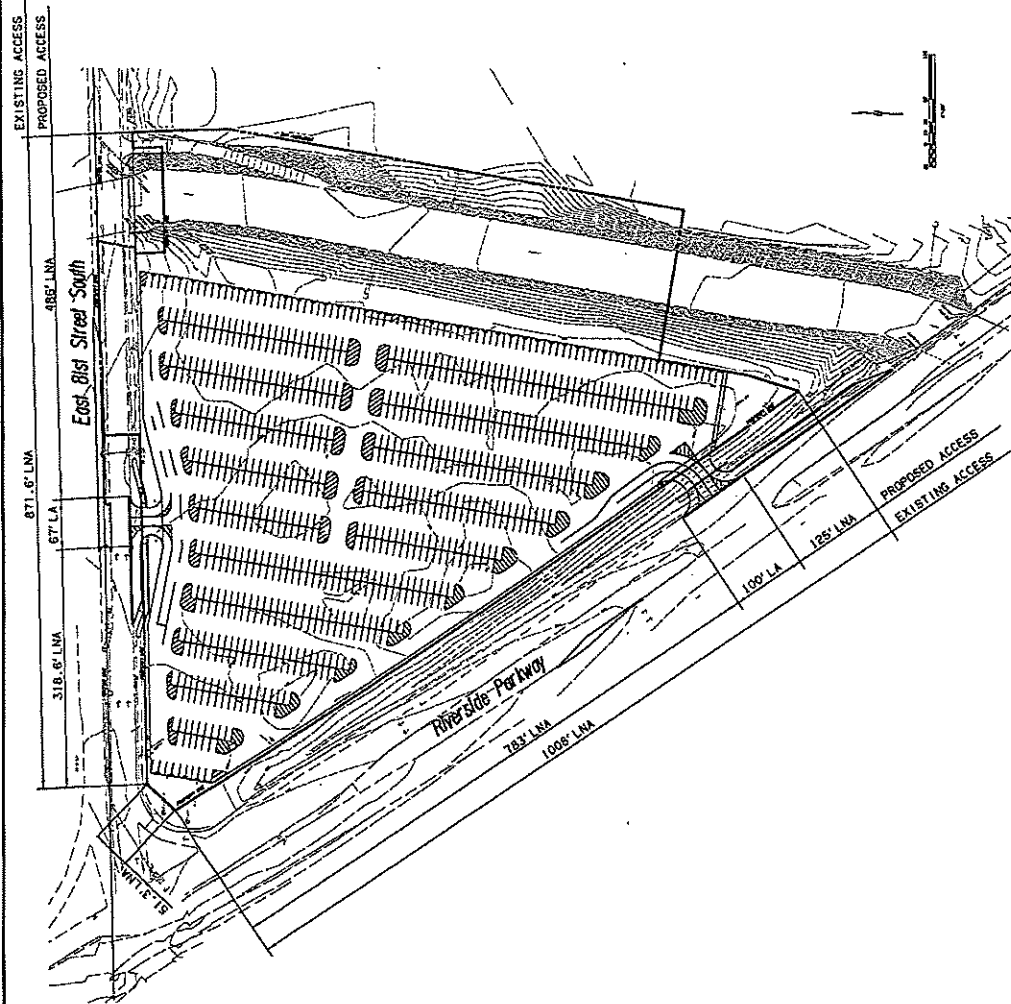
## **Change of Access on Recorded Plat TMAPC February 18, 2009**

**PUD 684, 684-A – (8318) (PD 18) (CD 2)**

South of East 81<sup>st</sup> Street South, East of Riverside Parkway

This application is made to allow a change of access to add access along East 81<sup>st</sup> Street South and add a new access along Riverside Parkway. The property is zoned PUD 684, 684-A.

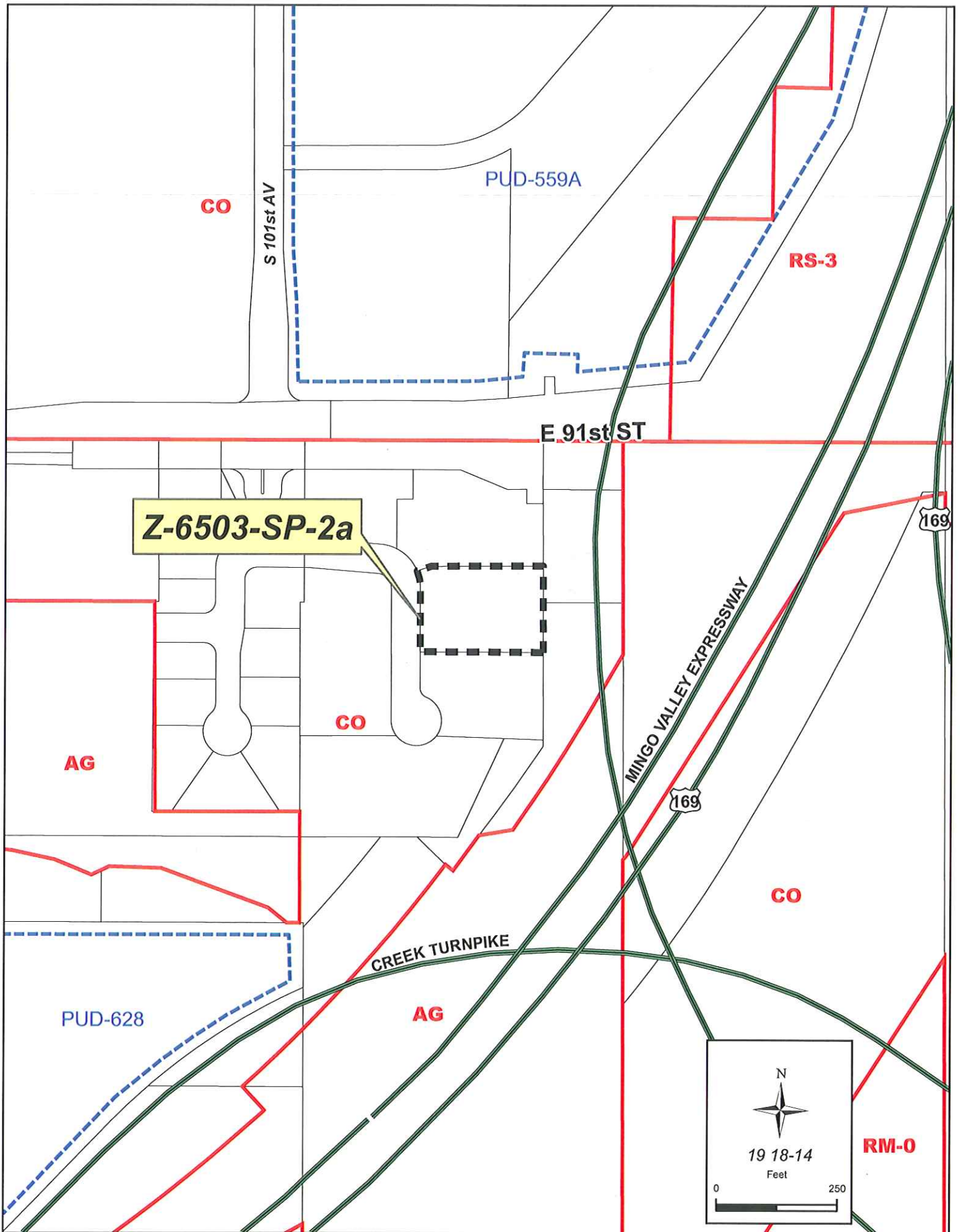
Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

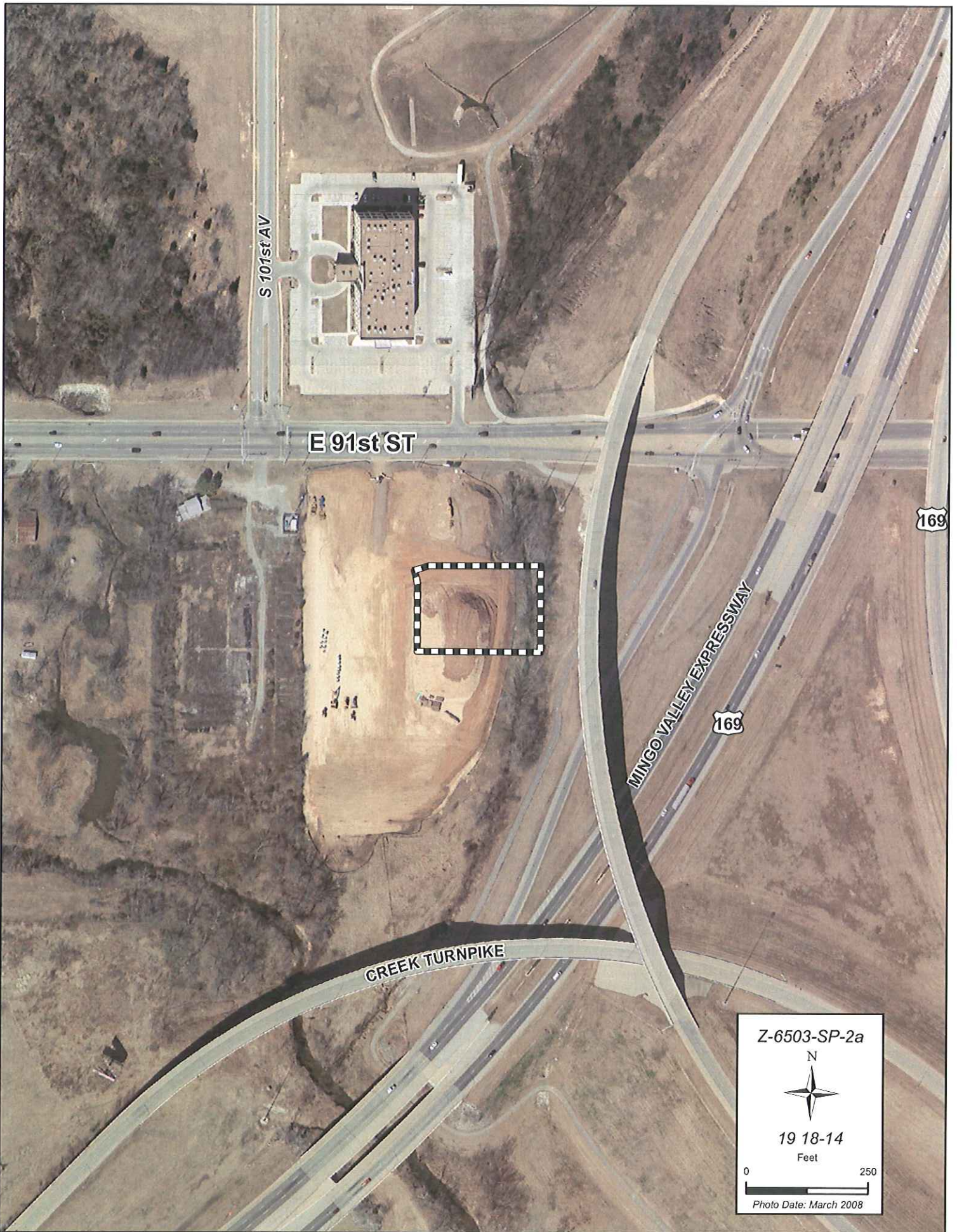
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**CAUTION**  
NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED  
THE LOCATION AND ELEVATION OF EXISTING  
UTILITIES AS SHOWN ON THESE PLANS ARE BASED  
ON RECORDS OF THE VARIOUS UTILITY COMPANIES  
AND MAY NOT BE ACCURATE. THE CONTRACTOR  
IS NOT TO BE RELIED ON AS  
PROVIDING EXACT OR COMPLETE INFORMATION  
REGARDING THE EXACT UTILITY LOCATION CENTER  
LINE. AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO



PROJECT NO. 0840058	SHEET NO.
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Z-6503-SP-2a

N

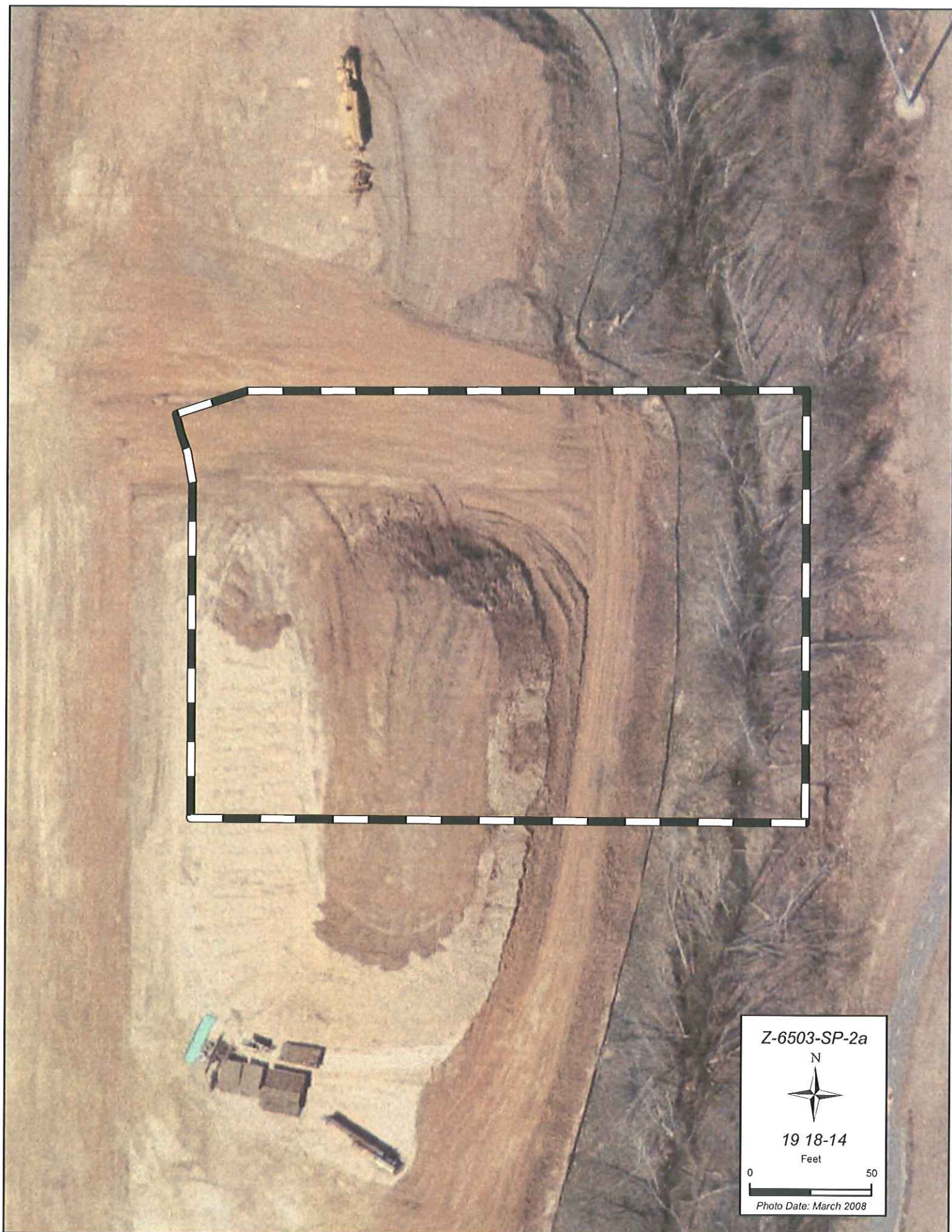


19 18-14

Feet


0 250

Photo Date: March 2008



Z-6503-SP-2a

N



19 18-14

Feet

0 50

Photo Date: March 2008

February 18, 2009

### STAFF RECOMMENDATION

**Z-6503-SP-2a :** Corridor Plan Minor Amendment – Southeast of the southeast corner of 91<sup>st</sup> Street South and South 101<sup>st</sup> East Avenue; Plat #6168 - Crossroads Village; TRS 8419; CZM 57; Atlas 1902; PD 18; CD 8; CO.

The applicant is requesting a minor amendment to add digital technology to a previously approved outdoor advertising (O/A) sign. The use – Outdoor Advertising within Use Unit 21 – Business and Outdoor Advertising Signs is a permitted use per the approval of Corridor District Site Plan Z-6503-SP-2 (see Exhibit A).

The need for the minor amendment is triggered by §1221, G-14 of the Code which states that a conversion of a lawfully existing O/A sign to a digital O/A sign shall be considered a change in use.

Since the O/A sign use has been approved by the TMAPC as well as, the Tulsa City Council in approval of Corridor Site Plan #Z-6503-SP-2 staff can support the request to add the digital technology use to the O/A sign use and recommends **APPROVAL** of minor amendment Z-6503-SP-2a.

*Note: Approval of a minor amendment does not constitute detail sign plan approval*

**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.

Mrs. Fernandez stated that staff recommends **APPROVAL** of the accelerated building permit.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 7 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **APPROVAL** of the authorization for accelerated release of building permit for FedEx Ground-Westmoreland per staff recommendation.

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**Z-6503-SP-2 – Khoury Engineering, Inc.**

(PD-18) (CD-8)

East of southeast corner of East 91<sup>st</sup> Street South and South Mingo Road  
(Corridor Site Plan for new commercial and office development.)

**STAFF RECOMMENDATION:**

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

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

05:16:07:2480(9)  
**EXHIBIT A**  
**8.5**

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

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

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

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

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

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

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

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

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

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

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

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

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

**AREA DESCRIPTION:**

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

**STREETS:**

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

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

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

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 18 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Corridor/ Low-Intensity/ Development Sensitive. According to the Zoning Matrix, the requested Corridor Site Plan Uses are in accord with the District 18 Plan.

### **STAFF RECOMMENDATION:**

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

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

Staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds Z-6503-SP-2 to be: (1) consistent with Corridor Zoning; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the Corridor Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** Z-6503-SP-2 subject to the following conditions:

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

## 2. Development Standards:

### PERMITTED USES:

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

NET DEVELOPMENT AREA: 8.67 AC 377,782 SF

MINIMUM LOT AREA: 0.5 AC 21,780 SF

MAXIMUM LAND COVERAGE OF BUILDINGS: 30%

MAXIMUM FLOOR AREA RATIO PER LOT: 65%

### MINIMUM LOT FRONTAGE:

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

### MINIMUM BUILDING SETBACK:

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

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

MAXIMUM BUILDING HEIGHT: None

### PARKING:

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

MINIMUM NET LOT LANDSCAPED OPEN SPACE: 10 %

### LANDSCAPING REQUIREMENTS:

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

### LIGHTING:

Exterior light standards for Development Area A shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in

adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

#### TRASH, MECHANICAL AND EQUIPMENT AREAS:

All trash, mechanical and equipment areas excluding utility service transformers, pedestals, or equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

#### VEHICULAR AND PEDESTRIAN ACCESS:

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

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

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

#### TRANSIT:

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

#### SIGNAGE:

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

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

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

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

} Previous Approval

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

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
4. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed or will be installed within 30 days in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
6. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

8. An owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the Corridor Site Plan.
9. The collector street shall have a minimum right-of-way of 60' with minimum pavement width of 36 feet; in addition 12 feet of right-of-way shall be provided behind the curb of the "eyebrow". All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a collector street.
10. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the Corridor Site Plan conditions of approval and making the City beneficiary to said covenants that relate to Corridor Site Plan conditions.
11. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
12. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
13. Approval of the Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
14. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the Corridor Site Plan.

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

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

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

**Fire:** No comments.

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

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

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

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

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

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

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

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

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

**TMAPC COMMENTS:**

Mr. Harmon asked if the only access would be off of 91<sup>st</sup> Street. In response, Ms. Tomlinson stated that at this time the primary access will be from the signalized intersection once the property to the west is developed. That area is

already busy with SouthCrest to the north and another office project underway, as well as U.S. 169 being close by with several ramps. The applicant is interested in doing everything possible to make sure that the connection is opened as soon as possible. However, for the time being, the only access will be off of 91<sup>st</sup> Street.

Mr. Harmon asked if there is any timeframe on when 101<sup>st</sup> will be opened. In response, Ms. Tomlinson cited the various plats that have been filed and plats that haven't been filed that would open up the 101<sup>st</sup> access in the future.

**The applicant was not present.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 7 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **7-0-0** (Cantrell, Harmon, Marshall, McArtor, Midget, Shivel, Wofford "aye"; no "nays"; none "abstaining"; Ard, Cantees, Carnes, Miller "absent") to recommend **APPROVAL** of the Corridor Site Plan for Z-6503-SP-2 per staff recommendation.

**Legal Description for Z-6503-SP-2:**

All that Part of the West half of the Northeast Quarter of the Northwest Quarter (W/2 NE/4 NW/4) of Section Nineteen (19), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof being more particularly described as follows, to-wit: Starting at the Northwest Corner of the W/2 NE/4 NW/4 of said Section 19; thence South 00°11'54" East along the Westerly line of the NE/4 NW/4 of Section 19 for 60.00 feet to the Point of Beginning of said tract of land, said point also being the Southerly Right-of-Way line of East 91st Street South; thence South 89°52'18" East parallel with the Northerly line of Section 19 and along said Right-of-Way line for 318.68 feet; thence continuing along said Right-of-Way line as follows: South 68°04'08" East for 107.69 feet; thence South 89°52'18" East for 40.00 feet; Thence South 00°07'42" West for 30.00 feet; thence South 89°52'18" East for 35.73 feet to a point on the Westerly line of the E/2 NE/4 NW/4 NE/4 NW/4 of Section 19; thence South 00°12'02" East along the said Westerly line for 485.76 feet; thence South 32°29'10" West for 0.00 feet to a point of curve; thence Southwesterly on a curve to the right with a central angle of 5°13'06" and a radius of 3,569.72 feet for 325.11 feet to a point on the Westerly Right-of-Way line of the Mingo Valley Expressway; thence North 52°17'45" West for 20.00 feet; thence North 45°59'37" West for 81.08 feet; thence North 89°52'18" West for 75.21 feet; thence South 38°19'31" West for 0.00 feet to a point of curve; thence Southwesterly on a curve to the right with a central angle of 04°03'42" and a radius of 3,409.72 feet for 241.71 feet to a point on the Westerly line of the NE/4 NW/4 of Section 19; thence North 00°11'54" West along said Westerly

# CROSSROADS VILLAGE

Addition has 6 Lots and 3 Reserves in 1 Block and contains 8.673 acres, more or less.

## Corridor Site Plan No. Z-6503-SP-2



### LOCATION MAP

OWNER

DF 1 - CROSSROADS VILLAGE, LLC  
2529 Virginia Beach Blvd, Suite 200  
Virginia Beach, VA 23452  
(214) 505-8282  
E-MAIL: [randy@wheelerdev.com](mailto:randy@wheelerdev.com)

GINGER

**Khoury Engineering, Inc.**  
1435 East 41st Street  
Tulsa, Oklahoma 74105  
(918) 712-8768  
E-MAIL: kenginc@khouryeng  
Certificate of Authorization No. 3751

SURVEYOR

**Harden & Associates**  
Surveying and Mapping, PC  
2001 South 114th East Avenue  
Tulsa, Oklahoma 74128  
(918) 234-4859  
E-MAIL: [mike@hardenandassoc.com](mailto:mike@hardenandassoc.com)  
Certificate of Authorization No. 4656  
Expires June 30, 2009

## BASIS OF READING

The bearings shown hereon are based on the North line of the NW/4 of Section 19, T-18-N, R-14-E, being

## LEGEND

U/E	=	UTILITY EASEMENT
B/L	=	BUILDING LINE
MAE	=	MUTUAL ACCESS EASEMENT
LNA	=	LIMITS OF NO ACCESS
RWE	=	RESTRICTED WATERLINE EASEMENT
9121	=	STREET ADDRESS NUMBER

Crossroads Village, Tulsa County  
Final Plat  
Date of Preparation, October 24, 2007  
SHEET 1 OF 2

PLAT NO.	FINAL PLAT
	CERTIFICATE OF APPROVAL
	I hereby certify that the foregoing plat has been approved for use by the Town of Madisonville as a Township Corporation on _____.
	TOWNSHIP OF _____
	This approval is valid if this plat is not filed in the Office of the County Clerk on or before _____.
	COUNTY OF CITY ENGINEER
	APPROVED _____ by _____
	the Council of the City of _____
	(Name, Position)
	Clerk-treas _____
	Mayor _____
	Attest: City Clerk _____
	Approved: City Attorney _____

Lot 1	29,080	Square Feet
Lot 2	51,147	Square Feet
Lot 3	44,503	Square Feet
Lot 4	40,952	Square Feet
Lot 5	76,560	Square Feet
Lot 6	62,891	Square Feet
Reserve A	18,507	Square Feet
Reserve B	13,056	Square Feet
Reserve C	3,708	Square Feet
R.O.W.	36,911	Square Feet

## FLOOD ZONE

The property described hereon is located in flood zone "AL, X-UNSHADDED & X-SHADED" as per Flood Insurance Rate Map, Community Printed No. 405-341 0638J, effective date: April 16, 2003.

A portion of the property described hereon is located within the regulatory flood plain, as per the City of Tulsa Regulatory Floodplain Map AL-1, dated April 2003.

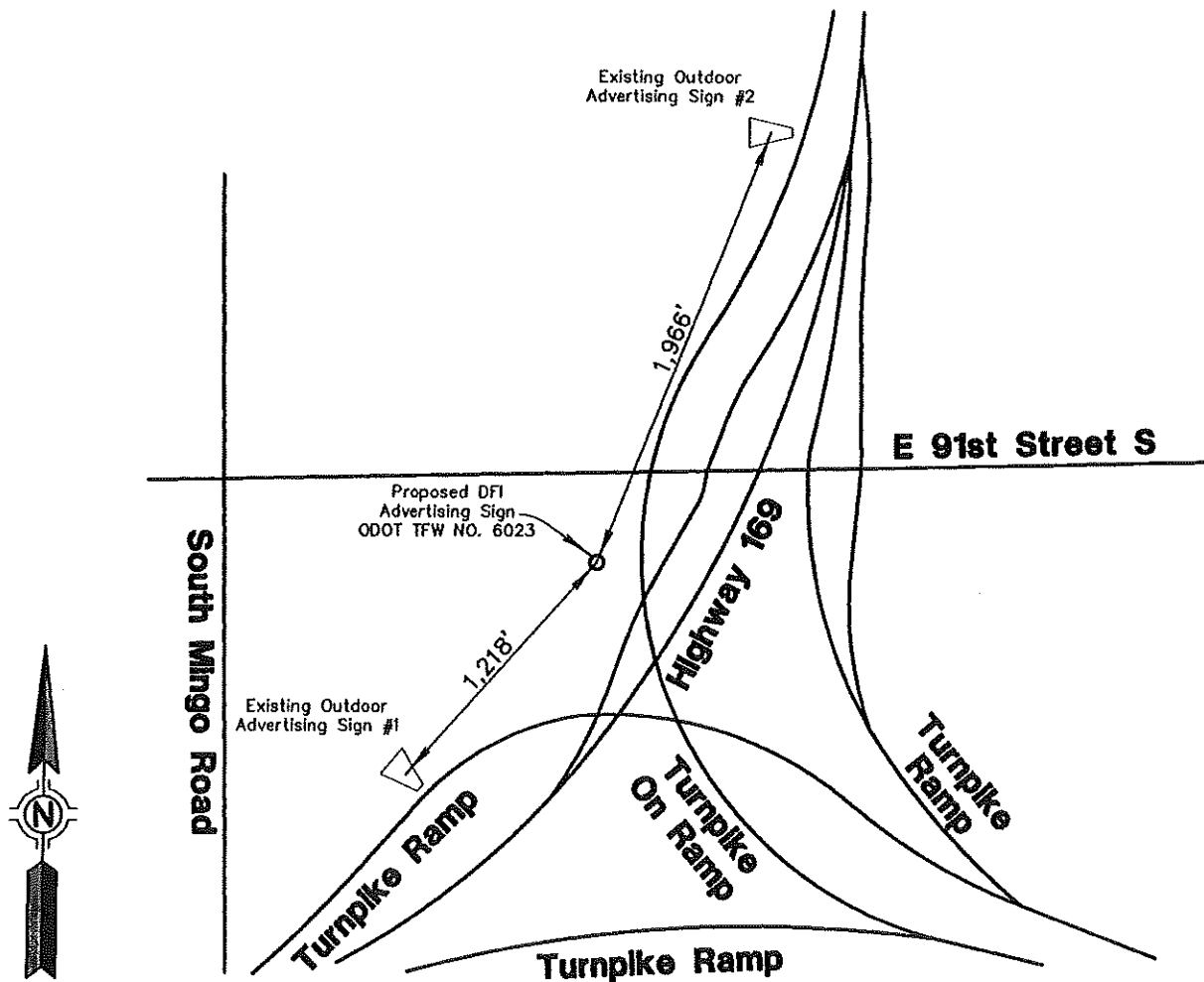
## CONTINUED FROM PAGE 101

All lot corners are to be monumented with a 3/8" iron pin with Plastic Cap upon completion of the

## BENCHMARKS

<p> <b>Block Mark #1</b>                      "T" Set on top of curb.                      4976.910                      4976.557                      -674.60 (NAD 1983)                 </p>	<p> <b>Block Mark #2</b>                      "T" Set on Top of Concrete                      4976.276                      4976.25                      -672.19 (NAD 1983)                 </p>	<p> <b>Block Mark #3</b>                      "T" Set on the N.W. Corner                      of the Guard Post                      4976.638                      4976.53                      -663.53 (NAD 1983)                 </p>
--	--	---

8.16



NOT TO SCALE

### Surveyor's Certification

WE, SISEMORE WEISZ & ASSOCIATES, INC., CERTIFY THAT THE EXISTING OUTDOOR ADVERTISING SIGN #1 LOCATION MEASURES 1,218 FEET FROM THE CENTER OF SAID SIGN #1 TO THE TO THE CENTER OF THE PROPOSED DFI ADVERTISING SIGN LOCATION. AND FURTHER, 1,966 FEET FROM THE CENTER OF THE PROPOSED DFI ADVERTISING SIGN LOCATION TO THE CENTER OF THE OUTDOOR ADVERTISING SIGN #2 LOCATION.

WITNESS MY HAND AND SEAL THIS 23RD DAY OF DECEMBER, 2008.



SISEMORE WEISZ & ASSOCIATES, INC.

BY:

*Dean Robinson*

DEAN ROBINSON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1146



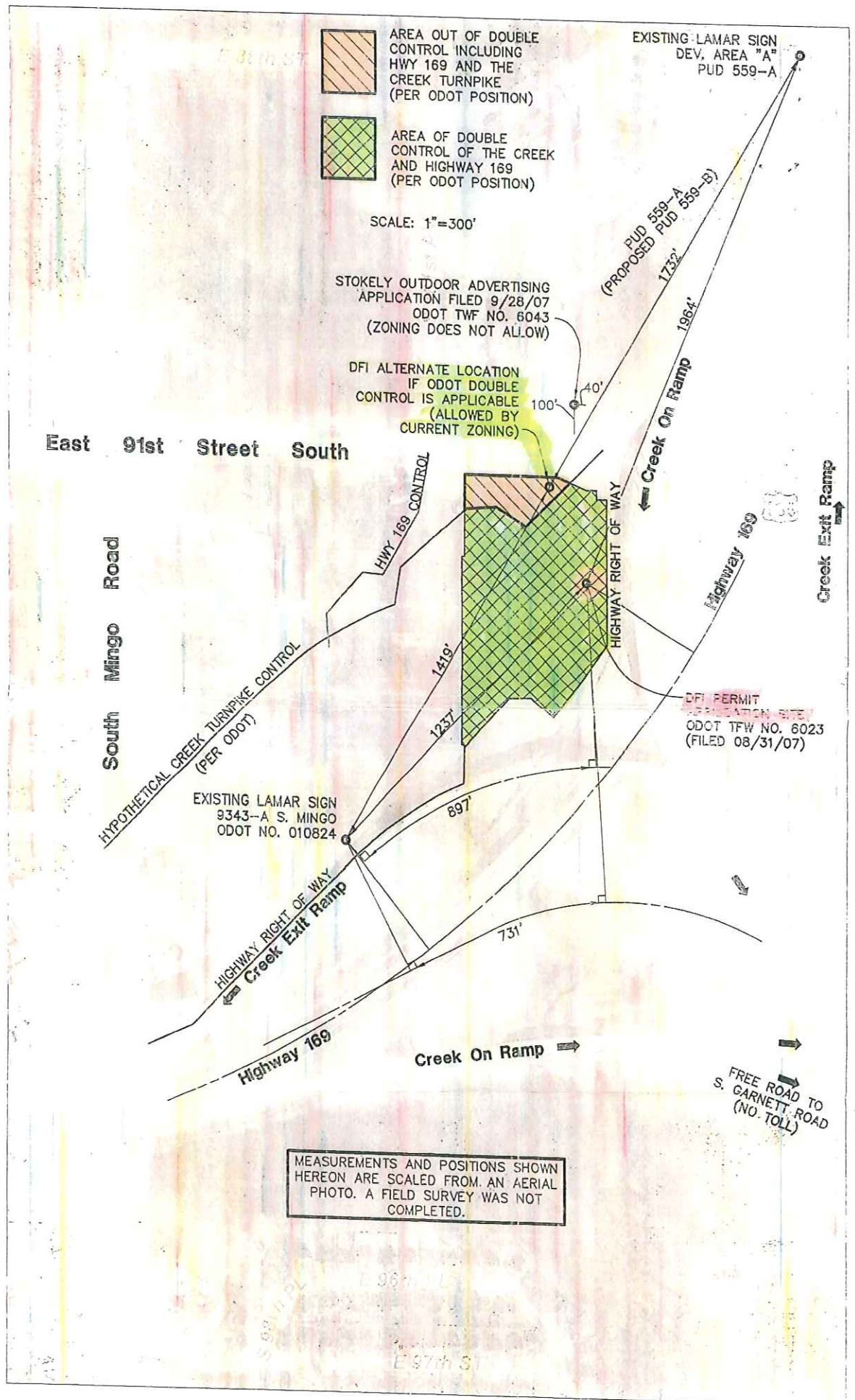
Sisemore Weisz & Associates, Inc.

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

PHONE: (918) 665-3800  
FAX: (918) 665-8868  
EXP. DATE 8/30/09

ORDER: 16111  
DATE: 12/24/2008  
FILE: 1914.1900

8.17



Plat No.

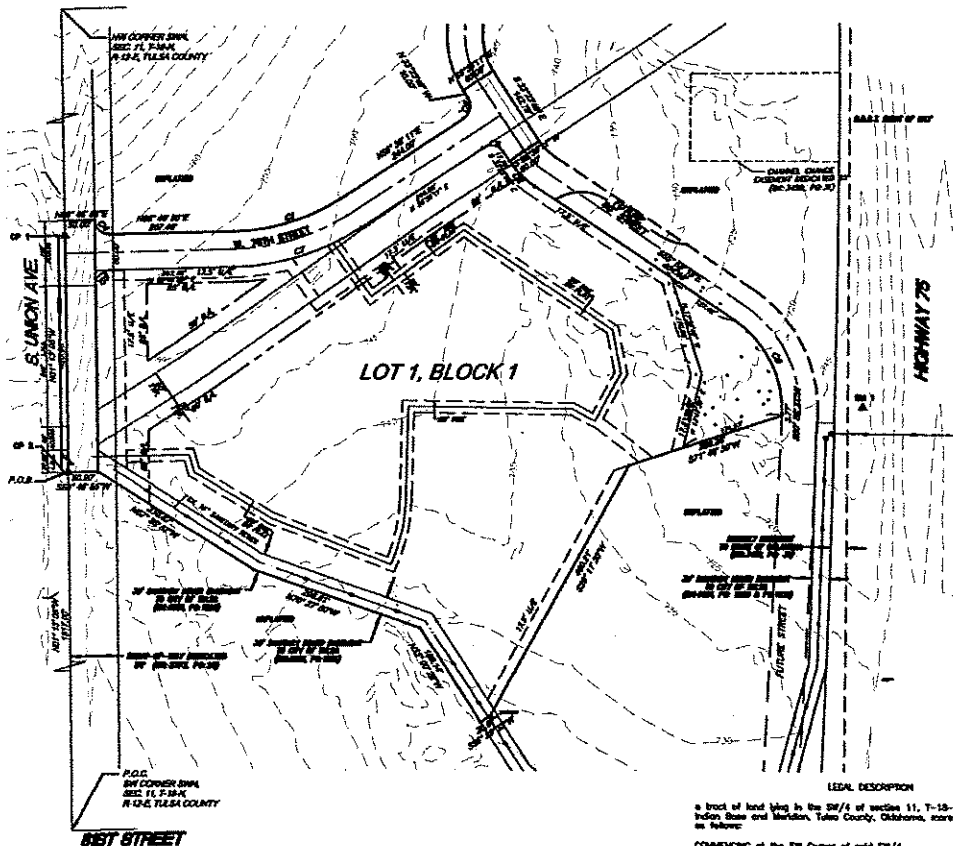
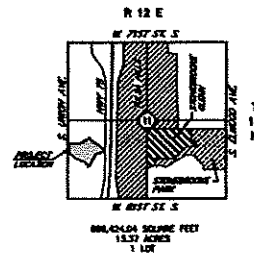
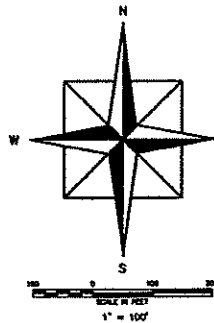
A PART OF THE SW/4 OF SECTION 11, TOWNSHIP 18 NORTH,  
RANGE 12 EAST, TULSA COUNTY, OKLAHOMA  
A PART OF P.U.D. 636-3

**CASE VENTURES, INC**

ENGINEER/SURVEYOR

TUTTLE &amp; ASSOCIATES, INC.

8714 E. 55TH PL.  
TULSA, OKLAHOMA 74148  
PHONE: (918) 863-5567  
EMAIL: [tuttle-associates@bcbglobal.net](mailto:tuttle-associates@bcbglobal.net)  
CERTIFICATE OF AUTHORITY CA 485  
EXPIRATION 8-30-09



APPROVED \_\_\_\_\_ by the City  
Council of the City of Tulsa,  
Oklahoma.

Mayor

Attest: City Clerk

STATE OF OKLAHOMA } ss.  
COUNTY OF TULSA

I, Joan Hastings, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now in file in my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
JOAN HASTINGS, Tulsa County Clerk

I hereby certify that the above is a true and correct copy of the original as the same appears in the records of the \_\_\_\_\_

The certificate is not to be construed as approval of the \_\_\_\_\_  
 and is not to be used to indicate that this job may be that of a \_\_\_\_\_  
 \_\_\_\_\_ (Name must appear on contract at the property address)

Tulsa County Treasurer  
by \_\_\_\_\_  
Deputy

a tract of land lying in the SW/4 of section 11, T-13-N, R-12-E of the Indian State and Meridian, Tulsa County, Oklahoma, more particularly described as follows:

COORDINATES of the SW Corner of said SW/4,  
 THENCE North 91°13'00" West, along the Section Line of said SW/4 a  
 distance of 1517.00 feet to the POINT OF BEGINNING;  
 THENCE North 91°13'00" West, along said West line a distance of  
 425.50 feet to a point;  
 THENCE North 89°46'30" East, a distance of 50.20 feet, to a point;  
 THENCE South 89°46'30" East, a distance of 36.25 feet, a curve bearing  
 a delta angle of 89°58'50" E, an arc distance of 39.27 feet, a radius of 25.00 feet,  
 and a chord bearing of south 46°17'00" East, a chord distance of 35.36 feet,  
 to a point;  
 THENCE North 89°46'30" East, a distance of 207.48 feet, to a point;  
 THENCE South 89°46'30" East, a distance of 36.25 feet, a curve bearing  
 a delta angle of 89°58'50" E, an arc distance of 39.27 feet, a radius of 25.00 feet,  
 and a chord bearing of North 72°41'30" East, a chord distance of 104.83 feet to a  
 point;  
 THENCE North 56°38'11" East, a distance of 244.08 feet to a point;  
 THENCE around a curve in a counterclockwise direction bearing a delta angle of  
 56°44'30" E, an arc distance of 183.76 feet, a radius of 185.00 feet, and a chord  
 bearing of North 1°36'11" East, a chord distance of 35.36 feet to a point;  
 THENCE North 52°21'48" East, a distance of 15.00 feet, to a point;  
 THENCE South 52°21'48" East, a distance of 15.00 feet, to a point;  
 THENCE South 52°21'48" East, a distance of 142.76 feet to a point;  
 THENCE South 52°21'48" East, a distance of 10.70 feet to a point;  
 THENCE around a curve in a counterclockwise direction bearing a delta angle of  
 22°34'30" E, an arc distance of 51.67 feet, a radius of 155.00 feet, and a chord  
 bearing of South 44°41'00" East, a chord distance of 90.88 feet to a point;  
 THENCE around a curve in a clockwise direction bearing a delta angle of 56°  
 54'40" E, an arc distance of 183.76 feet, a radius of 185.00 feet, and a chord  
 bearing of North 1°36'11" East, a distance of 179.30 feet to a point;  
 THENCE South 05°56'37" West, a distance of 3.77 feet to a point;  
 THENCE South 77°42'30" West, a distance of 289.38 feet to a point;  
 THENCE South 77°42'30" West, a distance of 179.30 feet to a point;  
 THENCE South 56°24'30" West, a distance of 20.07 feet to a point;  
 THENCE South 30°37'28" West, a distance of 158.14 feet to a point;  
 THENCE North 30°37'28" East, a distance of 158.14 feet to a point;  
 THENCE North 52°25'20" East, a distance of 210.87 feet to a point;  
 THENCE South 56°43'25" West, a distance of 50.50 feet to the POINT OF

CLINE DATA						
CLINE#	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
C1	10.0000	10.0000	90.00	0.0000	N 90.000° E	10.0000
C2	10.0000	10.0000	90.00	30.00	S 60.000° E	10.0000
C3	10.0000	10.0000	90.00	60.00	S 30.000° E	10.0000
C4	10.0000	10.0000	90.00	90.00	S 0.000° E	10.0000
C5	10.0000	10.0000	90.00	120.00	N 30.000° W	10.0000
C6	10.0000	10.0000	90.00	150.00	N 60.000° W	10.0000
C7	10.0000	10.0000	90.00	180.00	N 90.000° W	10.0000
C8	10.0000	10.0000	90.00	210.00	N 60.000° E	10.0000
C9	10.0000	10.0000	90.00	240.00	N 30.000° E	10.0000

O FOUND IRON PIN  
 M.H. SET 3/8" IRON PIN  
 J.B. MANHOLE  
 ROP JUNCTION BOX  
 TELE REINFORCED CONC. PIPE  
 O TELEPHONE  
 W GAS  
 U/W WATER  
 RME UTILITY EASEMENT  
 P.O.B. RESTRICTED WATER EASEMENT  
 P.O.G. POINT OF BEGINNING  
 POINT OF COMMENCEMENT

All corners shown hereon were set using a 5/8" x 18" steel pin with a plastic cap stamped "RLS 1084" at all corners.

Addresses shown on this Plat provided by the City of Tulsa Planning Department are accurate at the time the plat was filed. The addresses are subject to change and should not be relied on in place of the legal description.

The non-astronomic bearings for said tract are based on a bearing of N 01°3'05" W along the West line of Section 11, T-11-N, R-12-E, Tulsa County, Oklahoma.

**NICKEL CREEK**

PREPARED: 08-12-2000

Sheet 1 of 1

10.1

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

**Tulsa Original Townsite Downtown Stadium Ball Park – (9201) (PD 1) (CD 4)**  
East of North Elgin Avenue and North of East Archer Avenue

The property is zoned CBD. Full permits are requested. The original townsite plat was filed in 1915. Streets and easements are in process of being vacated.

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: Occupancy of the Tulsa Drillers Stadium facility is scheduled for April 2010. Must begin building immediately to meet schedule.

***The following information was provided by the Technical Advisory Committee in its meeting February 5, 2009.***

**ZONING:**

- *TMAPC Staff:* Full permits are requested.

**STREETS:**

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

**SEWER:**

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

**WATER:**

- *Public Works, Water:* The extension and abandonment of main water lines are being processed.

**STORM DRAIN:**

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

**FIRE:**

- *Public Works, Fire:* No comment or objection.

**UTILITIES:**

- *Franchise Utilities:* No comment.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and

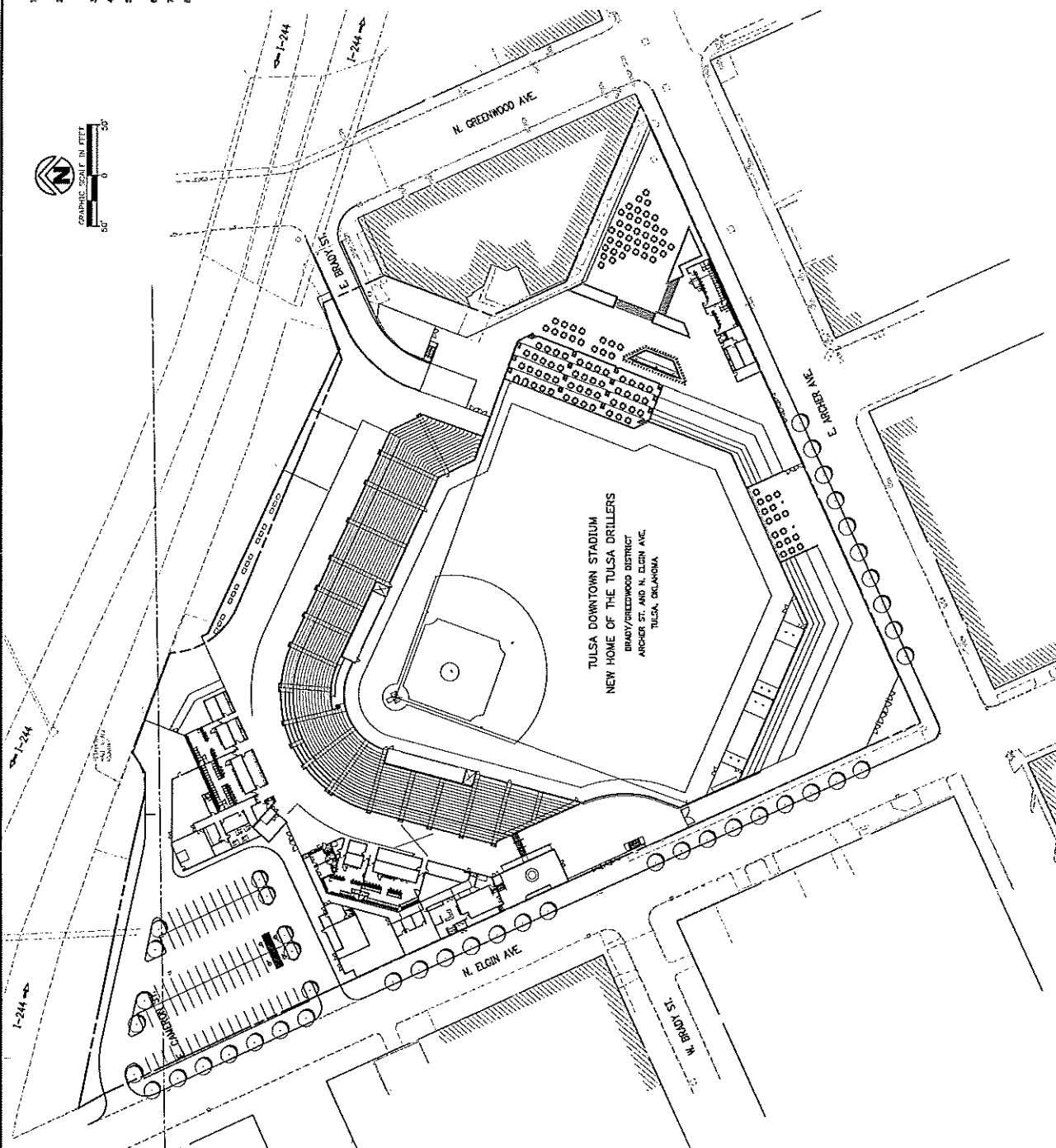
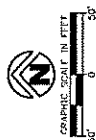
protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits adhere to this ideal. Staff recommends approval of the authorization to release the accelerated permits with the conditions as commented by the Technical Advisory Committee.

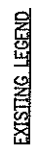
C-102

11.3

## SCIENTIFIC NOTES

- [illegible]





C-001



1-800-522-6543

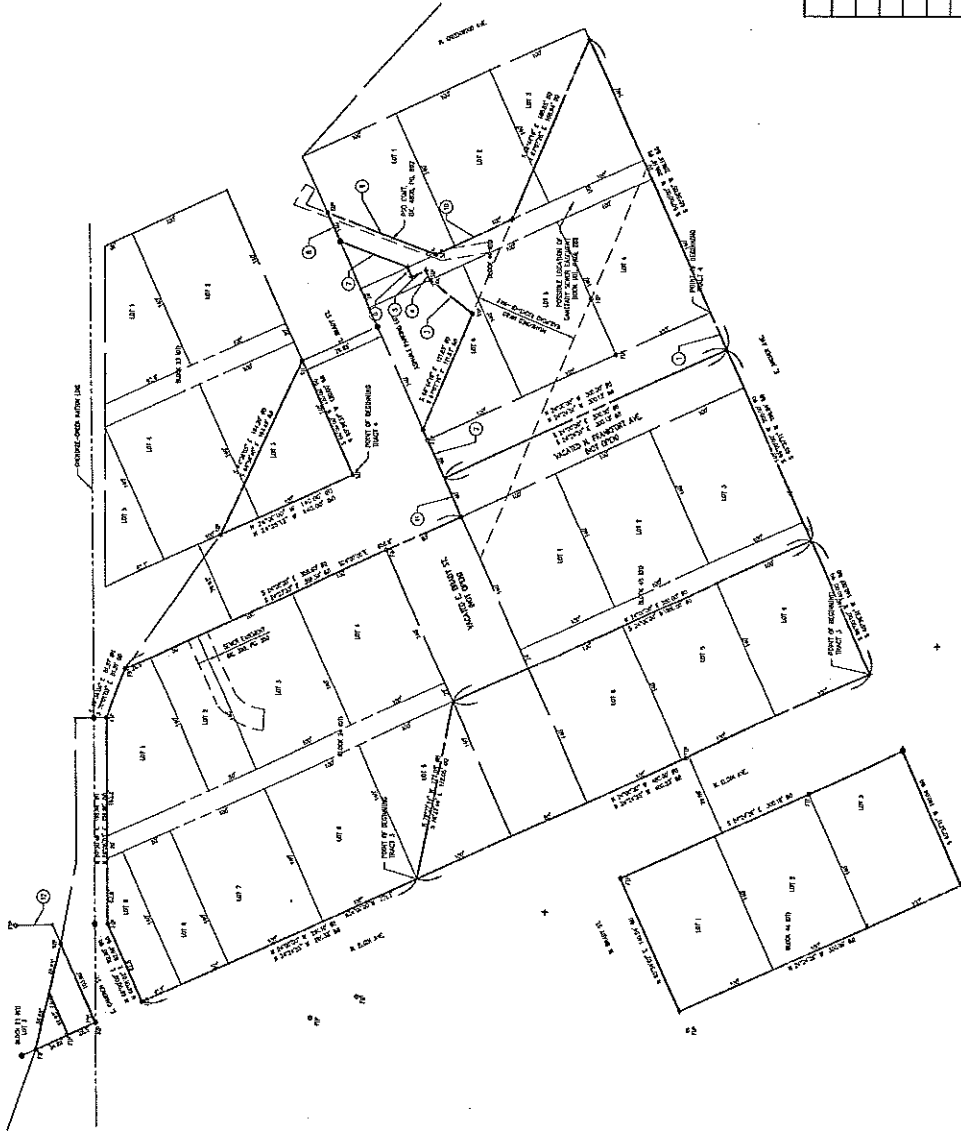


GRAPHIC SCALE IN FEET  
0 50 100

### EXISTING LEGEND

- TP FOUND TOWN PIN
- ST SET 200' PIN
- + FOUND DISCREPANCY STAKE
- RTD ORIGINAL TOWN
- MBB ROAD

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EASEMENT LINE (SLL)
- EXISTING LOT LINE
- EXISTING EASEMENT
- EXISTING RIGHT OF WAY



NUMBER	BEARING	DISTANCE	BEARING	DISTANCE
1	S 65°00'00" W	40.00'	S 65°31'00" W	38.73'
2	S 65°00'00" E	50.00'	S 65°57'30" E	50.65'
3	N 35°00'00" E	52.43'	N 35°31'30" E	52.44'
4	N 65°00'00" E	10.00'	N 65°30'30" E	10.00'
5	N 24°00'00" W	15.00'	N 24°25'30" W	15.00'
6	N 65°00'00" E	10.00'	N 65°30'30" E	10.00'
7	N 24°00'00" E	70.37'	N 24°30'30" E	70.37'
8	N 65°00'00" E	30.00'	N 65°30'30" E	30.00'
9	S 21°00'00" W	113.14'	S 21°25'30" W	113.07'
10	S 24°00'00" E	80.30'	S 24°25'30" E	81.30'
11	N 65°00'00" E	40.00'	N 65°30'30" E	40.30'
12	N 65°00'00" E	55.85'	N 65°30'30" E	55.86'

## Fernandez, Diane

---

**From:** Armer, Tim  
**Sent:** Tuesday, February 03, 2009 3:54 PM  
**To:** Fernandez, Diane  
**Cc:** Brierre, Rich; Alberty, Wayne; Brown, Patricia  
**Subject:** FW: Brady Village Street Route and Trail  
**Attachments:** REVISED\_08\_08\_28 Ledger.pdf

Diane –

I've had the opportunity to discuss the trail along the IDL and adjacent to the Downtown Ball Park (Zoning Reference Case 4725) with Steven Carr, Senior Planner with the City of Tulsa. He has provided the most current plans for that trail (attached for your reference) which indicate that east of Elgin Avenue the trail will be located on the north side of the IDL. My original comments for the February 5, 2009 TMAPC TAC identified the trail on the south side of the IDL and the need for an easement from the Ball Park to accommodate the trail.

Since the latest plans for the trail take it to the north side of the IDL, the Ball Park property is no longer affected and an easement is not necessary. Because the trail does cross Elgin Avenue and head north on the east side of Elgin, we encourage the Ball Park development to include access to the trail from that property. Please let me know if you have any questions or need further clarification.

Thanks,  
Tim

Timothy Armer  
INCOG Transportation Planning Manager

---

**From:** Steve Carr [mailto:scarr@ci.tulsa.ok.us]  
**Sent:** Tuesday, February 03, 2009 2:54 PM  
**To:** Armer, Tim  
**Cc:** Dennis Whitaker; Glen Sams  
**Subject:** Brady Village Street Route and Trail

Tim, This is the last information I have on this. Dennis Whitaker is in on the details - he's out until Monday I believe. Hope this answers your question, Steve.

Stephen D. Carr, A.I.C.P.  
Senior Planner  
Planning Department  
City of Tulsa  
One Technology Center  
5th Floor  
Tulsa, OK

918.576.5663 (telephone)  
[scarr@ci.tulsa.ok.us](mailto:scarr@ci.tulsa.ok.us)

2/10/2009

11.4



## PLAT WAIVER

February 18, 2009

**PUD 684, 684-A - (8318) (PD 18) (CD 2)**  
South of 81<sup>st</sup> Street South and East of Riverside Parkway

The platting requirement is being triggered by a previous rezoning to PUD 684, 684-A for a temporary parking lot use.

***Staff provides the following information from TAC at their February 5, 2009 meeting:***

**ZONING:**

- TMAPC Staff: The property is being used for a temporary parking lot use. A change of access request is also on this agenda for the site. A new plat should be processed when structures are proposed on the site per the PUD.

**STREETS:**

- At that location Riverside is a Parkway. Minimum right-of-way requirement is 150 feet. Current right-of-way available is 50 feet. Additional 25 feet of right-of-way must be provided. An additional 10 feet is required for 388 feet for right turn lane at intersection of Riverside and 81<sup>st</sup> Street. Eighty-first street is a secondary arterial with 100 feet of right-of-way required. It is not clear from plans that 50 feet of right-of-way from center line of 81<sup>st</sup> Street is available all along the north property line. Right-of-way dedication of up to 50 feet may be required.

**SEWER:**

- No comment.

**WATER:**

- A 12 inch water main exists along East 81<sup>st</sup> Street and Riverside Parkway.

**STORM DRAIN:**

- No comment.

**FIRE:**

- No comment or objection.

**UTILITIES:**

- No comment.

Staff can recommend **APPROVAL** of the plat waiver at this time with the proper additional right-of-way dedication.

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

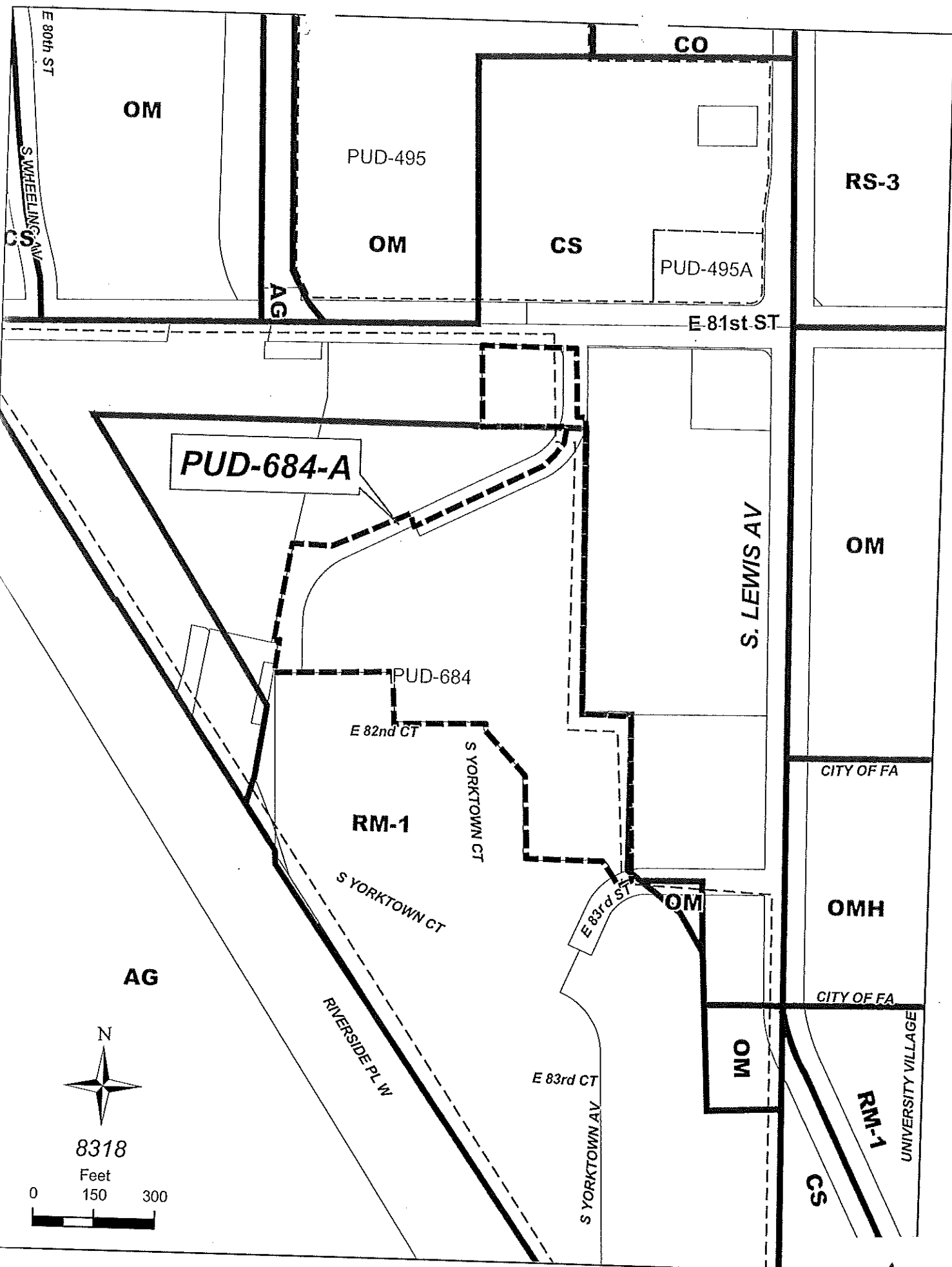
- |   | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted?  | X   |    |
| 2. Are there restrictive covenants contained in a previously filed plat?                      | X   |    |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X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

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

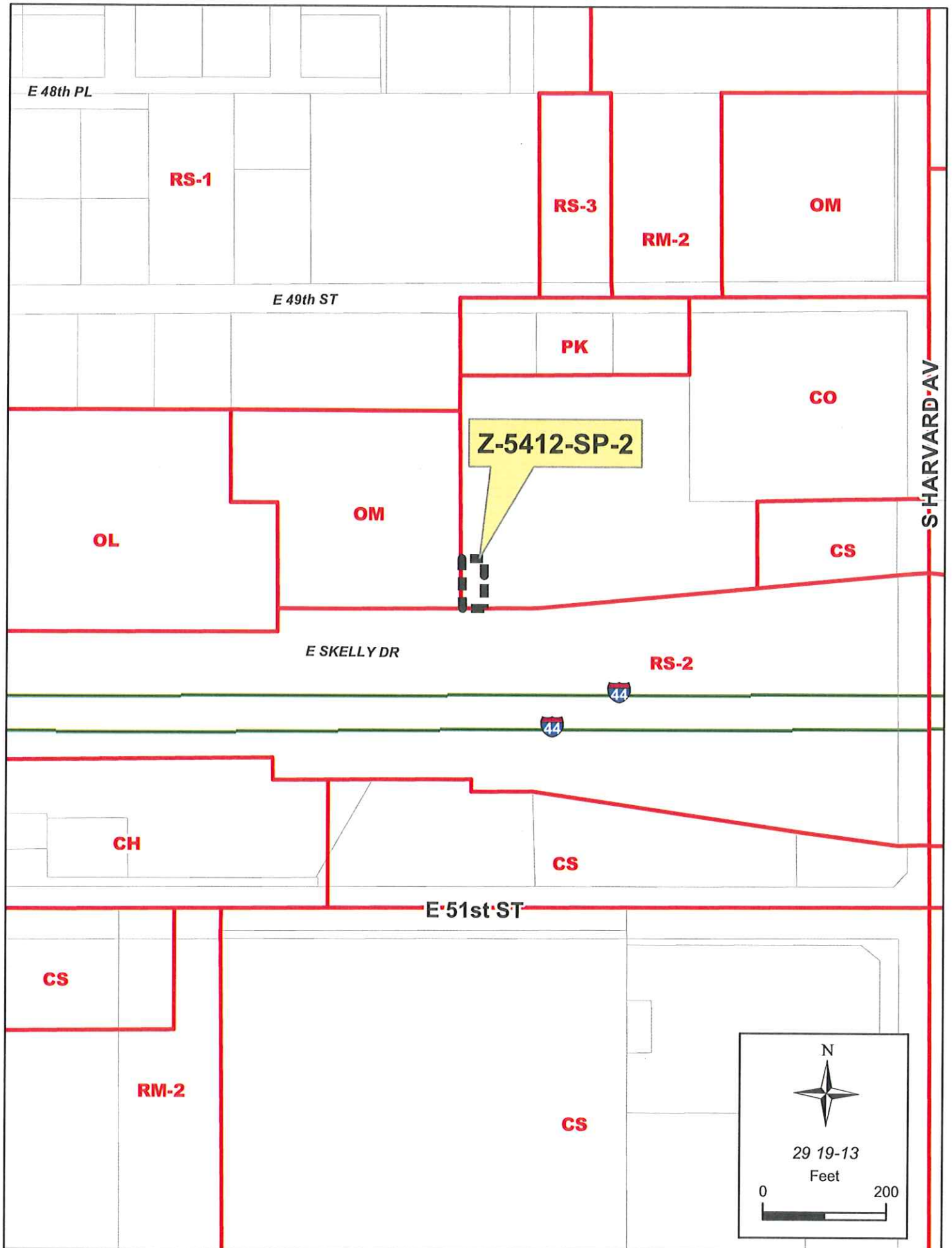
- |   | YES | NO |
|---|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan?  | X   |    |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?  |     | X  |
| 6. Infrastructure requirements:   |     |    |
| 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.  |     | X  |
| 10. Is this a Major Amendment to a P.U.D.?  |     | X  |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?  |     |    |
| 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  |

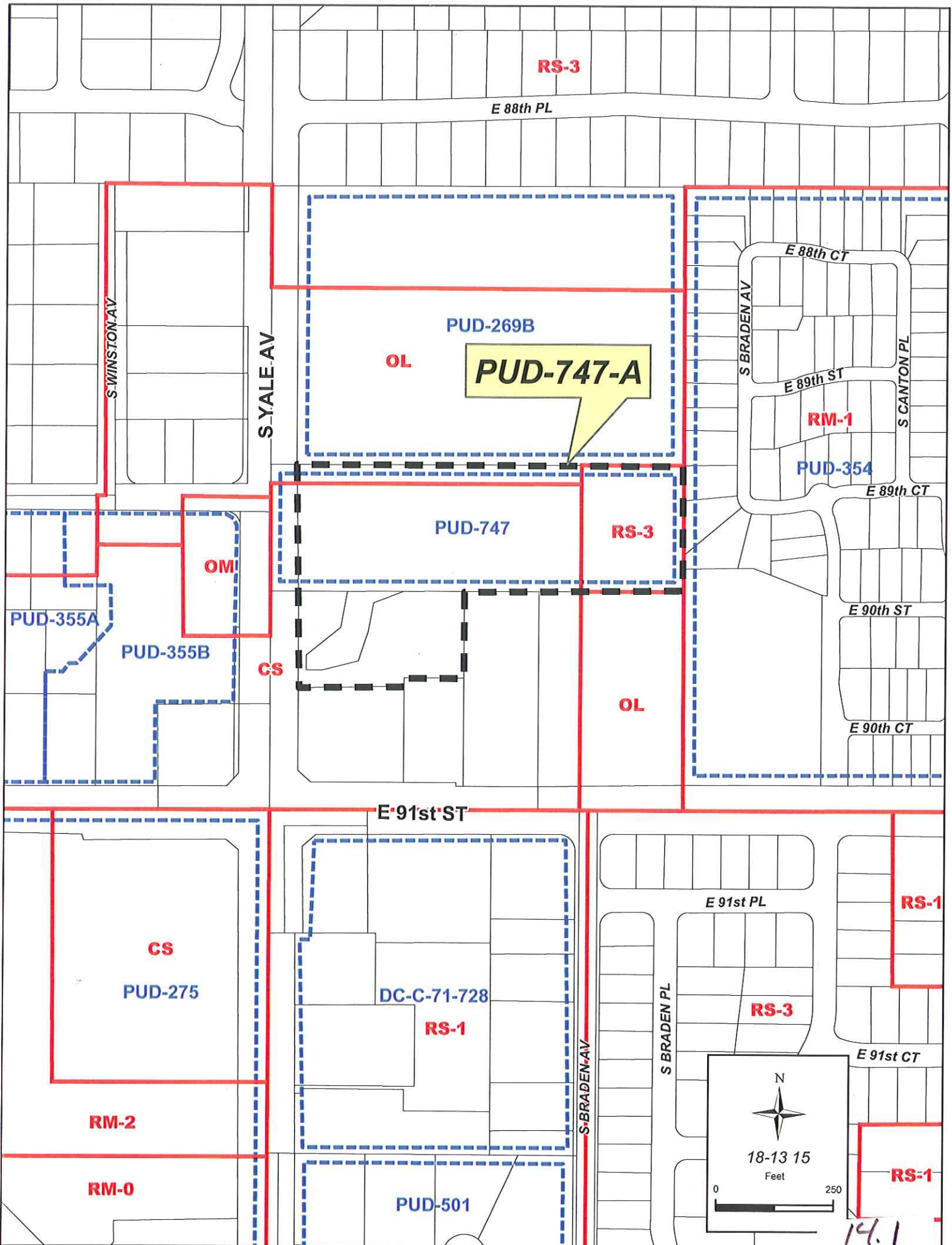
\* Change of access requested on the same TMAPC agenda as the plat waiver request.





12.4





**PUD-747-A**

14.1



PUD-747-A

N

18-13 15

Feet

0 250

Photo Date: March 2008

14.2

SYALE AV

E 91st ST

PUD-747-A



18-13 15  
Feet

0 150

Photo Date: March 2008

14.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: PUD-747-A**

**TRS 8315**

**Atlas 1737/1908**

**CZM 32**

**PD-18 CD-8**

**TMAPC Hearing Date:** February 18, 2009

**Applicant:** Khoury Engineering, Inc.

**Tract Size:** 6.53± acres/284,446 sf

**ADDRESS/GENERAL LOCATION:** North of northeast corner of East 91<sup>st</sup> Street and South Yale Avenue

**EXISTING ZONING:** RS-3/OL/CS/PUD

**EXISTING USE:** Office/vacant

**ZONING ORDINANCE:** Ordinance number 21730 dated February 5, 2008, established zoning for the subject property.

**PROPOSED ZONING:** RS-3/OL/CS/PUD

**PROPOSED USE:** Mixed-use development

**RELEVANT ZONING HISTORY:**

**PUD-747 February 2008:** All concurred in approval of a proposed Planned Unit Development on a 5± acre tract of land for office and commercial use on property located north of the northeast corner of East 91<sup>st</sup> Street and South Yale Avenue and a part of the subject property. The City Council approved it per conditions that the trees to be located along the east lot line they shall be of such type, size and number of trees as agreed to between the developer and the representative for the abutting property owners, who is designated as Mr. Logan Jones. The agreement will be submitted to the City Council Secretary and signed by both parties. Any amendment to the type, size and number of trees along the east lot line shall be considered a major amendment to be approved by the City Council.

**BOA-20211 February 28, 2006:** The Board of Adjustment approved a Modification of a previously approved site plan for a planned car wash facility, per plan submitted today, on property located north of the northeast corner of East 91<sup>st</sup> Street and South Yale Avenue; and a part of the subject property.

**BOA-19870 July 13, 2004:** The Board of Adjustment approved a Special Exception to permit an automobile car wash in a CS district per plan submitted, on property located north of the northeast corner of East 91<sup>st</sup> Street and South Yale Avenue; and a part of the subject property.

**Z-6878 December 2002:** All concurred in approval for a request to rezone a 200' x 330' tract located north of the northwest corner of East 89<sup>th</sup> Street South and South Yale Avenue from RS-3 and OL to OL for office use.

**PUD-355-C June 2001:** All concurred in approval of a proposed Planned Unit Development on a 10± acre tract of land for office use on property located northwest corner of East 91<sup>st</sup> Street South and South Yale Avenue.

14.4

**Z-6791/PUD-269-B January 2001:** All concurred in approval of a request for rezoning a tract of land from RS-3 to OL and a proposed Major Amendment to a Planned Unit Development to add a 30,000 square foot/3-story office building on property located north and east of East 89<sup>th</sup> Street South and South Yale Avenue and abutting subject property to the north.

**Z-6784 September 2000:** All concurred in denial of a request to rezone a lot located north of the northeast corner of East 89<sup>th</sup> Street and South Vandalia Avenue and east of the subject property, from RS-3 to OL.

**PUD-355-B August 2000:** All concurred in approval of a request for a Major Amendment to the PUD to establish new Development Areas, decrease the landscaped areas, increase the access points and increase the maximum building floor area on property located west of the northwest corner of East 91<sup>st</sup> Street and South Yale.

**Z-6765 June 2000:** All concurred in approval of a request to rezone a .5+ acre tract from RS-3 to OL for office use, on property located south of the southwest corner of East 87<sup>th</sup> Place South and South Yale Avenue.

**PUD-355-A December 1999:** All concurred in approval of a proposed Major Amendment to add uses permitted by right in a CS district to the east 195' of the south 299' of Phase II tract of the original PUD property and which consisted of five acres west of the northwest corner of East 91<sup>st</sup> Street and South Yale. The request was to also delete the commercial uses previously approved for the remainder of Phase II.

**Z-6715 October 1999:** All concurred in approval of a request to rezone a 135' x 305' tract located on the northwest corner of East 89<sup>th</sup> Street South and South Yale Avenue from RS-3 to OL.

**Z-6684 March 1999:** All concurred in approval of a request to rezone a tract located north of the northwest corner of East 89<sup>th</sup> Street and South Yale Avenue from RS-3 to OL for office use.

**PUD-354 May 1984:** All concurred in approval of a proposed Planned Unit Development on a 14.45+ acre tract of land for single-family subdivision with private streets, on property located east of northeast corner of East 91<sup>st</sup> Street South and Yale Avenue and abutting subject property to the east.

**Z-5929/PUD-355 March 1984:** A request was filed to rezone a tract of land from RD, RS-3, and CS to OM for an office park development. The tract consisted of four separate lots, and to avoid nonresidential zoning on the property abutting the residential uses on the north and west, staff recommended OL zoning on the lot in the northeast corner and OL zoning on the lot along the north boundary. Both tracts would provide an OL buffer to the residential uses. All concurred in denial of the rezoning on the remainder of the property and approval of the request for a proposed PUD to build an office park within the RS-3, OL, OM and CS underlying zoning.

**PUD-269-A September 1982:** All concurred in approval of a major amendment to the PUD to reduce the number of office buildings allowed on property; increasing the height of buildings from two story to five stories and increasing the open space from approximately 58% to 65% which would allow for a park-like setting for the building.

**Z-5633/PUD-269 November 1981:** All concurred in approval of a request to rezone a tract of land from RS-3 to OL/PUD and a proposed Planned Unit Development for office use subject to reducing the amount of OL zoning allowed to approximately 279.4 feet by 880.7 feet along South Yale Avenue with the balance of the tract remaining RS-3.

14.5

**Z-4197 September 1972:** A request for rezoning a 26.76± acre tract of land from AG to RM-2/CS for retail and multi-family uses was recommended for denial by staff. However, all concurred in approval for rezoning the subject tract from AG to RS-3/OL/CS on property located on the northeast corner of East 91<sup>st</sup> Street South and South Yale Avenue and a part of subject property.

**Z-3766 August 1970:** A request for rezoning a 10± acre tract of land from AG to CS was recommended for denial by staff, on property located on the southeast corner of East 91<sup>st</sup> Street South and South Yale Avenue. The TMAPC recommended to the City Commission to approve OL on the south and east 150 feet of tract and CS on the remainder, however the City Commission denied the CS. The case went to District Court and granted CS uses on RS-3 zoned property (Case number: DC-C-71-728).

### **AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 6.53± acres in size and is located north of northeast corner of East 91<sup>st</sup> Street and South Yale Avenue. The property has one structure under construction in the eastern portion of the property with the bulk of the property appearing to be vacant. The property is currently zoned RS-3/OL/CS/PUD-747.

### **STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Yale Avenue	Primary Arterial	120-feet	3

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

**SURROUNDING AREA:** The subject tract is abutted on the east by single-family residences, zoned RM-1/PUD 354; on the north by a mid-rise office building, zoned OL/PUD 269-B; on the south by mixed retail and office uses, zoned CS and OL; and on the west by Yale Avenue and then a mid-rise office building, 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 medium-intensity, no specific land use and low-intensity, no specific land use. According to the Zoning Matrix, the requested amendment to the existing PUD and the existing zoning are in accord with the Plan.

### **STAFF RECOMMENDATION:**

Approved as PUD-747 in November 2007, the 4.95 acre/215,622 square feet (sf) Penn Office Park site is located north of the northeast corner of Yale Avenue and 91<sup>st</sup> Street South. As approved by the TMAPC and Tulsa City Council, PUD-747 is a mixed use development allowing 81,476 sf of office and retail uses including all uses permitted by right in the Commercial Shopping (CS) district. A majority of the property is zoned CS (4.56 acres) with a portion of OL zoning (0.941 acres) and RS-3 zoning on 1.328 acres (see attached case map). For this major amendment proposal the underlying zoning provides for ample floor area therefore no rezoning is proposed. The property will be re-platted.

The subject tract slopes gradually down from east to the center of the site and then slopes back up to the west (see attached site photographs and Exhibit B showing topographic lines). As stated above, the tract is abutted on the east by single-family residences, zoned RM-1/PUD-354; on the north by a mid-rise office building, zoned OL/PUD-269-B; on the south by a QT gas station/convenience store, Sonic Drive-in and Firestone Automotive Center, zoned CS and OL. The property is abutted on the west by Yale Avenue and then a mid-rise office building, zoned

14.6

building, zoned OM.

Major amendment PUD-747-A contemplates adding 1.58 acres/68,824 sf of land area to the southern portion of the existing Development Area B of PUD-747 (see Exhibit A). This addition would be along the north side of the QT Store and Sonic Drive-in properties and does not abut directly to any residentially zoned property or designated residential development area within an approved PUD. This addition would make the total land area for PUD-747-A 6.53 acres.

The existing Development Area A of PUD-747 (the far east portion of the site as identified on applicant Exhibit A as 'Development Area A') and associated development standards as previously approved will remain effective allowing a two-story office building with a maximum of 20,000 square feet of floor area. This includes the landscape modification included in the approval of PUD-747 by the Tulsa City Council (see Development Area A Landscape Requirements below). The detail site plan for this structure was approved by the TMAPC in July of 2008. The office building is currently under construction. Development Area C of PUD-747 and associated development standards will also remain unchanged allowing private roadway access and access to Development Area A via mutual access easement. Area C will also provide over-flow parking for Development Areas A and B.

With the addition of 1.58 acres to the southern portion of Development Area B, PUD-747-A will expand the permitted office, retail and restaurant area, and increase the maximum permitted floor area within Area B from 61,476 sf to 69,750 sf (an increase of 8,274 sf). This will bring the total maximum permitted floor area for PUD-747-A, including the previously approved office building to 89,750 sf. Under straight zoning, the CS zoned land area of the site would permit 133,729 sf of commercial floor area based on the .5 floor-to-area (FAR) permitted by CS zoning. The proposal for PUD-747-A includes a four-pad office site located near the center of the development immediately west of and adjacent to the previously approved office building. A commercial strip including retail and restaurant uses, and one retail out parcel will be located in the western ½ of Development Area B, along Yale Avenue (see Exhibit A).

Staff finds the uses and intensities of the concept development plan proposed, and as amended by staff, to be in harmony with the spirit and intent of the Code. Staff finds PUD-747-A 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 major amendment PUD-747-A, as amended by staff, 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**

**Permitted Uses:**

As permitted in Use Unit 10, Off-

14.7

Street Parking Areas; Use Unit 11, Offices, Studios and Support Services.

<b>Net Lot Area:</b>	1.328 Acres (57,680 sf)
<b>Maximum Floor Area Ratio:</b>	0.50
<b>Minimum Building Setbacks:</b>	
From East Boundary:	80 feet
From North and South Boundary:	60 feet
From West Boundary:	60 feet
<b>Maximum Building Height:</b>	35 feet (Not to exceed two stories)
<b>Maximum Building Floor Area:</b>	20,000 SF
<b>Off-Street Parking:</b>	As required by the applicable Use Unit of the City of Tulsa Zoning Code.

#### **LANDSCAPE AREA:**

A minimum of ten percent (10%) of the land area shall be improved as internal landscape open space in accordance with the Landscape Chapter of the Zoning Code and shall include at least ten feet of landscape area just west of the eight-foot masonry screening wall located on the east boundary. In this ten-foot landscape area, clusters of Loblolly Pine trees a minimum of fifteen feet in height will be planted. The location of the pine trees will be located with the approval of the representative of the owners of the single family homes of Lots 34, 35, 36 and 37 in Fox Pointe Addition Subdivision, Mr. Logan Jones. The landscape plan will bear the signatures of Mr. Jones and a representative of the developer. The signed landscape plan will be filed with the TMAPC as well as the office of the Tulsa City Council.

If an agreement between Mr. Jones and the developer can not be reached, a letter from the developer to the Tulsa City Council will be provided stating the reasons why an agreement can not be reached. The City Council will then schedule a public hearing to resolve the differences between the two parties.

No certificate of occupancy shall be issued by the City of Tulsa until the landscape plan has received approval with a signature from the neighborhood association representative and the developer, or been approved by the Tulsa City Council.

#### **LIGHTING:**

1. Parking area light standards in the east half of Area A shall not exceed 14 feet in height and shall be equipped with deflectors directing the light downward and away from the east boundary of the property. Height standards on the west half of Area A shall not exceed 20 feet in height.
2. No lighting or signs on the east walls of the office building shall be permitted other than accent and security lighting which shall be hooded and directed downward to prevent spillover lighting into the Fox Pointe Addition Subdivision.

14.8

3. All lighting will be directed down and away from adjoining residential properties in such a manner as to comply with §1303-C of the Zoning Code. Such compliance shall be verified by application of the Kennebunkport Formula or submission of a photometric plan showing 0 foot-candles at any lot line in common with an R zoned district, or residentially designated development area within a PUD. Consideration of topography in relationship to surrounding residential areas must be considered.

#### **TRASH CONTAINERS:**

Outside trash containers will be located along the northwest or southwest corner of Development Area A and shall be completely screened from the view of a person standing in an adjacent residential area and roadways.

#### **SIGNS:**

Signs shall comply with the standard of the Tulsa Zoning Code, Section 1103.B.2.

#### **DEVELOPMENT AREA B**

<b>Permitted Uses:</b>	As permitted in CS - Commercial Shopping District under the Tulsa Zoning Code.
<b>Net Lot Area:</b>	4.240 Acres (184,715 sf)
<b>Maximum Floor Area Ratio Per Lot:</b>	0.50
<b>Minimum Building Setbacks:</b>	
From East Boundary:	20 feet
From North Boundary:	10 feet
From South Boundary:	20 feet
From the centerline of Yale Avenue:	110 feet
<b>Maximum Building Height:</b>	38 feet (Not to exceed two stories)*
<i>* Architectural projections, as depicted on attached conceptual elevation plan and identified as "central tower" may extend up to 50'.</i>	
<b>Maximum Building Floor Area:</b>	69,750 SF
<b>Off-street Parking:</b>	As required by Use Unit of the Tulsa Zoning Code.

#### **LANDSCAPE AREA:**

A minimum of ten percent (10%) of the land area shall be improved as internal landscape open space in accordance with the Landscape Chapter of the Zoning Code and shall include at least five feet of landscape area just east of the Yale Avenue roadway dedication.

#### **LIGHTING:**

1. Parking area light standards in the east half of Area B shall not exceed 20 feet in height

14.9

height and shall be equipped with deflectors directing the light downward and away from adjoining properties.

2. All lighting will be directed down and away from adjoining residential properties in such a manner as to comply with §1303-C of the Zoning Code where applicable. Such compliance shall be verified by application of the Kennebunkport Formula or submission of a photometric plan showing 0 foot-candles at any lot line in common with an R zoned district, or residentially designated development area within a PUD. Consideration of topography in relationship to surrounding residential areas must be considered.

#### **TRASH CONTAINERS:**

Outside trash containers shall be completely screened from the view of a person standing in adjoining residential areas and roadways.

#### **SIGNS:**

One lighted monument sign will be permitted for each lot having frontage along Yale Avenue identifying the commercial uses in Development Area B. Each sign shall not to exceed 64 square feet of display surface area and six feet in height, and shall have a minimum separation between signs of 150'.

Wall signs shall comply with the standards of the Tulsa Zoning Code, Section 1103.B.2.

#### **ACCESS AND CIRCULATION:**

Pedestrian circulation shall be provided by a sidewalk along Yale Avenue per subdivision regulations and within the parking areas by walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.

Sidewalks or walkways which cross vehicular aisles or driveways should be distinguished to greatest means practicable as follows: by a continuous raised crossing, by using contrasting paving material and/or by using high contrast striping.

Pedestrian access shall be provided from sidewalks along Yale Avenue to the entrances of buildings fronting Yale Avenue.

#### **DEVELOPMENT AREA C**

##### **Permitted Uses:**

Private roadway access and additional parking for Development Areas A & B.

##### **Net Development Area:**

0.941 Acres (40,999 sf)

##### **Off-street Parking:**

As required by the applicable Use Unit of the City of Tulsa Zoning Code to supplement parking for Areas A and B.

14.10

## **LANDSCAPE AREA:**

A minimum of ten percent (10%) of the land area shall be improved as internal landscape open space in accordance with the Landscape Chapter of the Zoning Code.

## **LIGHTING:**

Parking area light standards in the east half of Area C shall not exceed 14 feet in height and shall be equipped with deflectors directing the light downward and away from adjoining residential properties where applicable. Compliance with §1303-C of the Zoning Code shall be verified by application of the Kennebunkport Formula or submission of a photometric plan showing 0 foot-candles at any lot line in common with an R district, or residential designated area within a PUD. Consideration of topography in relationship to surrounding residential areas must be considered.

## **SIGNS:**

One lighted monument sign will be permitted along the South Yale frontage identifying the office use in Development Area A not to exceed 64 square feet of display surface area and six feet in height.

3. No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for each 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 lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD 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, 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.

14.11

9. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street.
10. The City shall inspect any private streets or roadways and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
11. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
12. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
13. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
14. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
15. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC COMMENTS:**

**General:** No comments.

**Water:** A main line extension and meter locations must be reviewed and approved.

**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:** Existing overland drainage easement must be vacated.

14.12

**Wastewater:** Sanitary sewer access must be provided for all proposed lots within the PUD area.

**Transportation:** No comments.

**INCOG Transportation:**

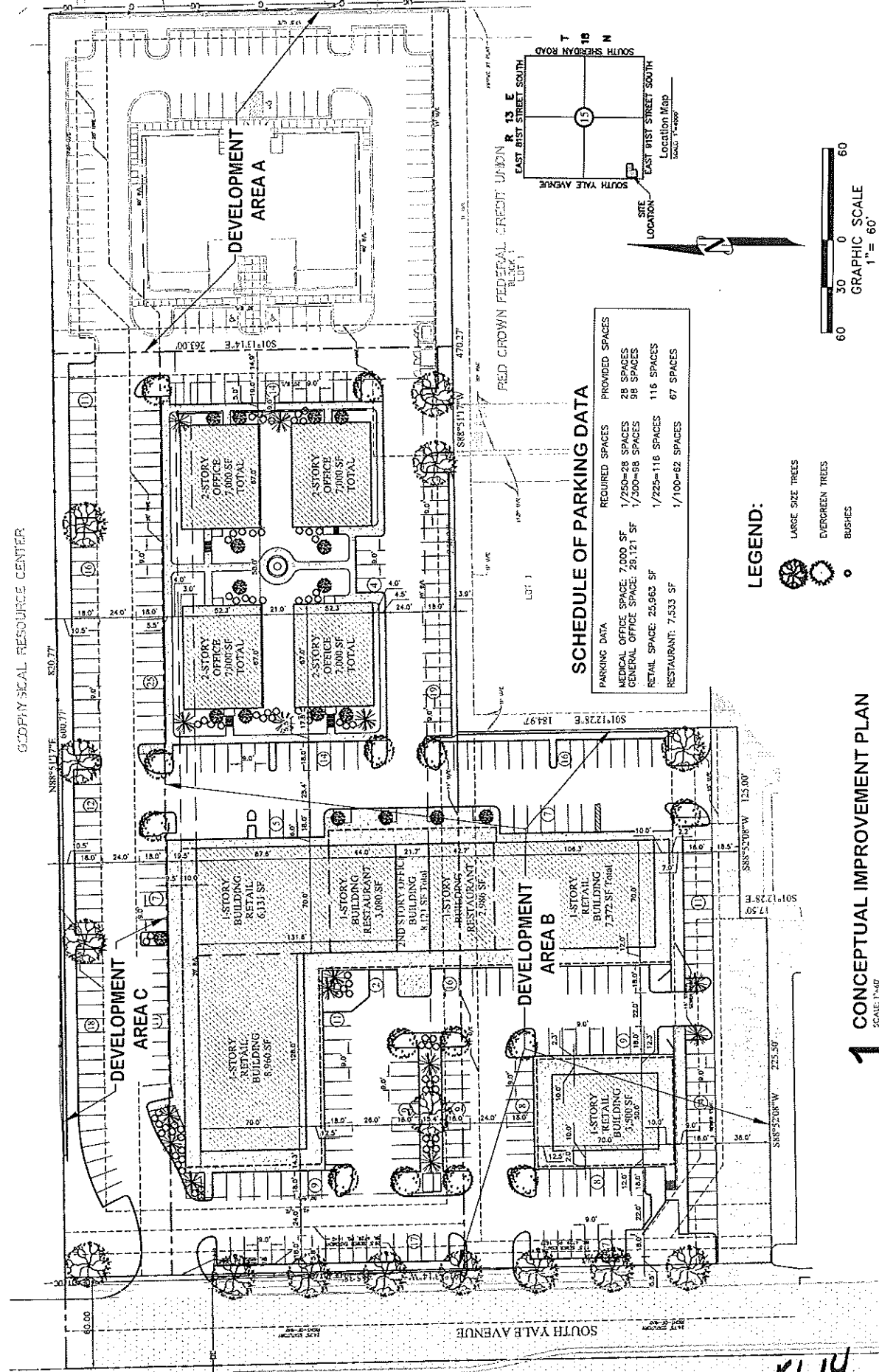
- MSHP: S. Yale Ave, between E. 81<sup>st</sup> St. S. and E. 91<sup>st</sup> St. S, designated primary arterial, Sidewalks and ADA compatible ramps where needed required along Yale frontage.
- LRTP: E. 91<sup>st</sup> Street S., between S. Yale Ave and S. Sheridan Rd, planned 4 lanes. S. Yale Ave, between E. 81<sup>st</sup> St. S. and E. 91<sup>st</sup> St. S., planned 6 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- TMP: No Comment
- Transit: No current or future plans for this location.

**GIS:** No comments.

**Street Addressing:** No comments.

**ONG:** ONG will require the standard covenant language and standard 17.5' U/E.

02/18/09



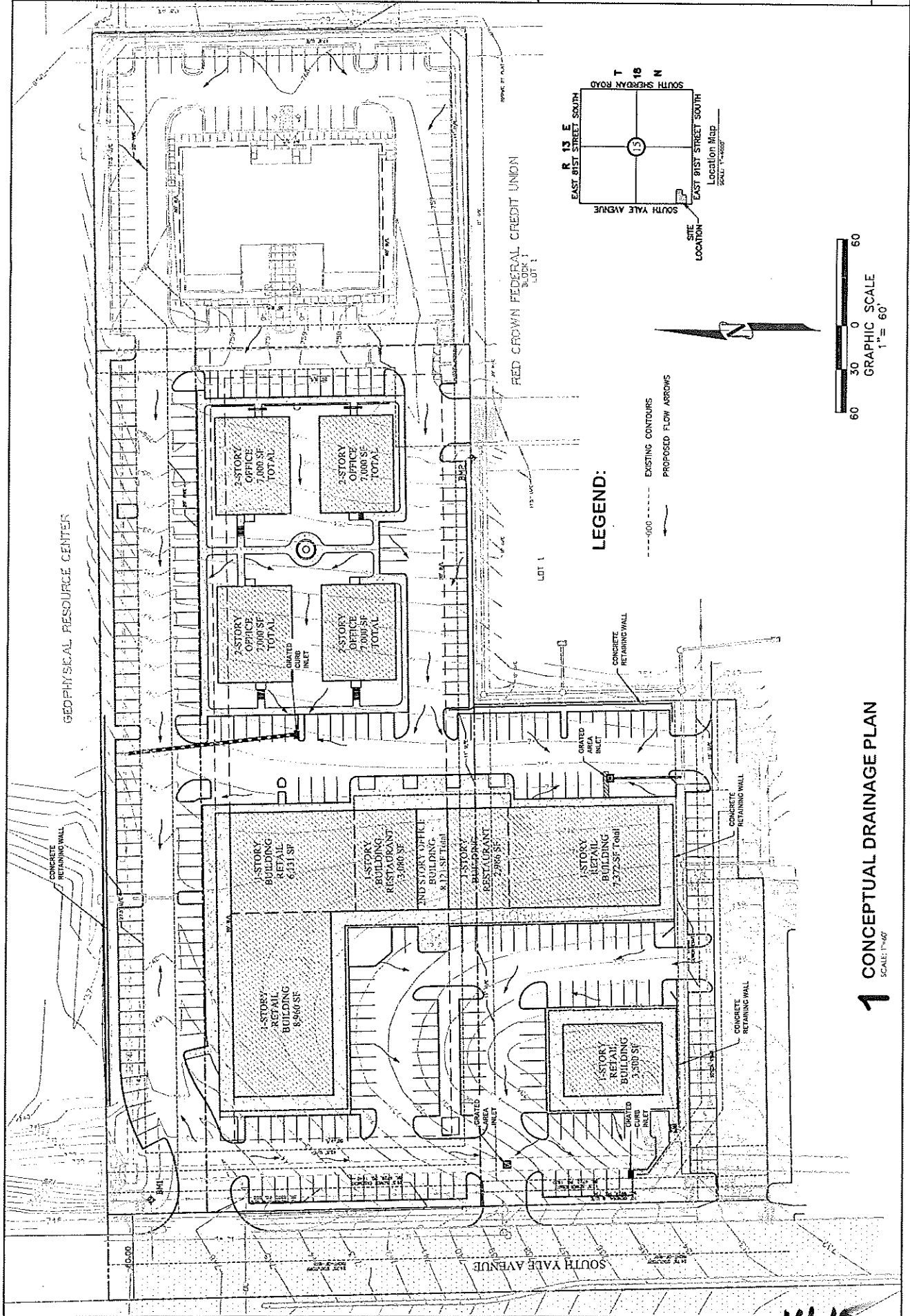
### SCHEDULE OF PARKING DATA

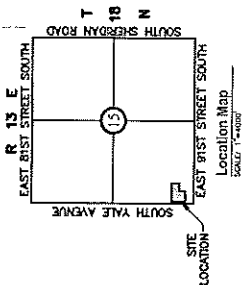
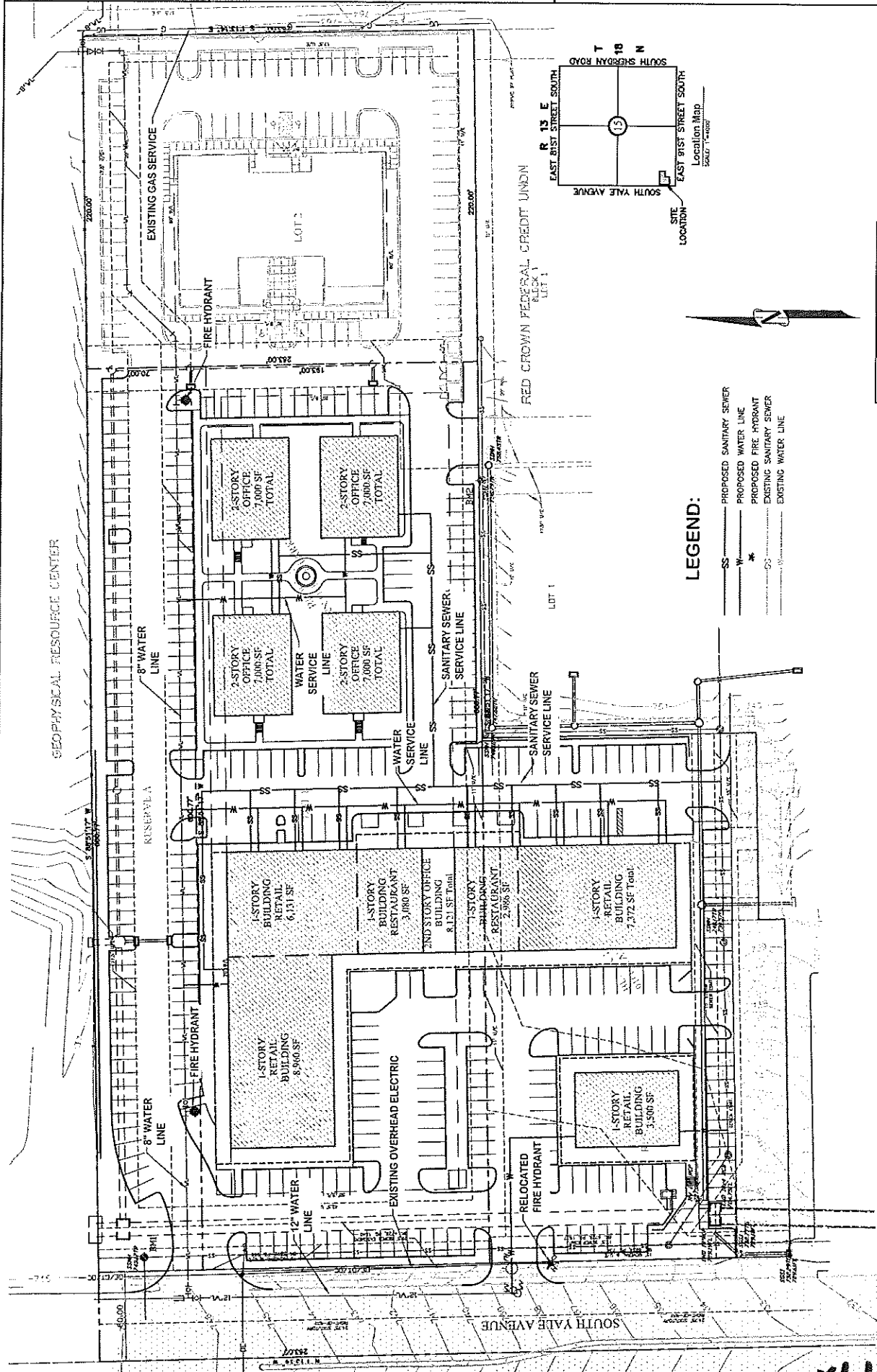
PARKING DATA	REQUIRED SPACES	PROVIDED SPACES
MEDICAL OFFICE SPACE: 7,000 SF	1/250=28 SPACES	28 SPACES
GENERAL OFFICE SPACE: 25,121 SF	1/300=84 SPACES	96 SPACES
RETAIL SPACE: 25,563 SF	1/225=116 SPACES	116 SPACES
RESTAURANT: 7,533 SF	1/100=82 SPACES	67 SPACES

### LEGEND:

- LARGE SIZE TREES
- EVERGREEN TREES
- BUSHES

14.14

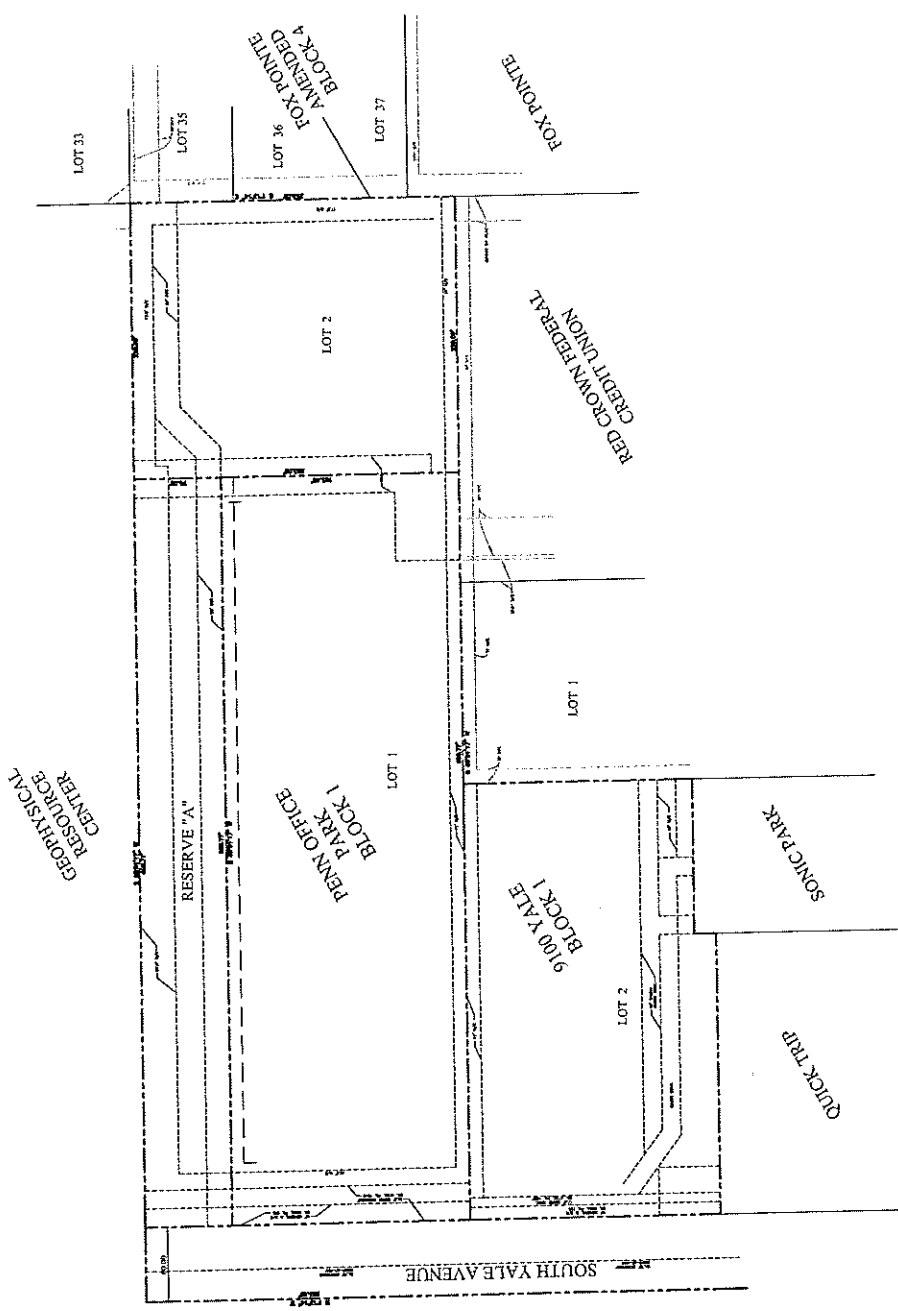
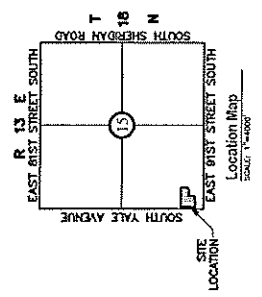
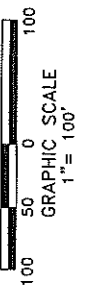




- LEGEND:**
- SS PROPOSED SANITARY SEWER
  - W PROPOSED WATER LINE
  - \* PROPOSED FIRE HYDRANT
  - SS EXISTING SANITARY SEWER
  - W EXISTING WATER LINE

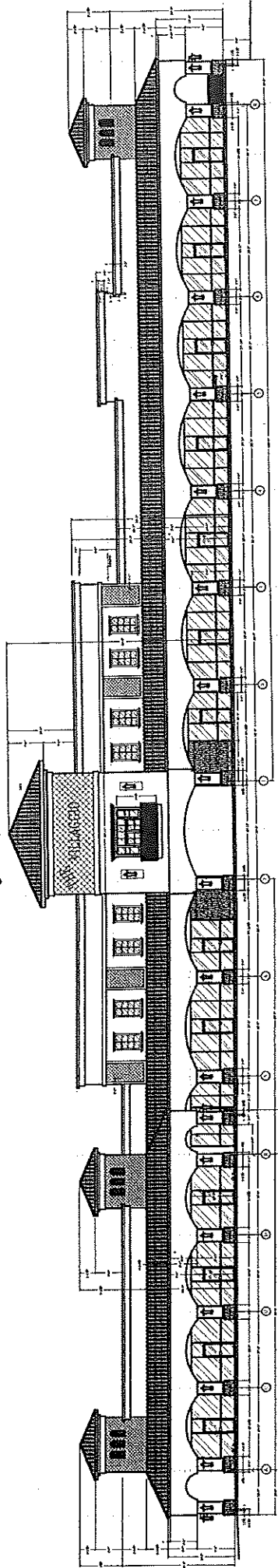


14.16





"Central Tower"



Ⓐ FULL WEST ELEVATION  
SECTION A-A

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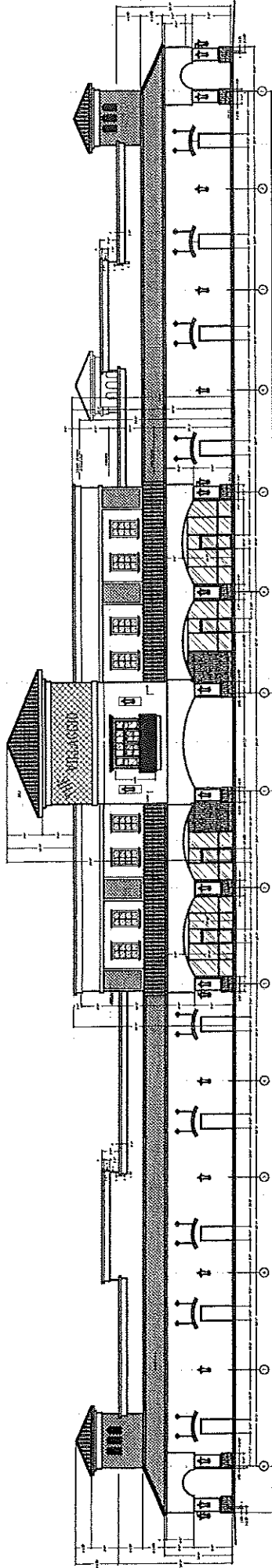
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89 TH & YALE PROPERTIES, L.L.C.  
8900 SOUTH YALE AVE., TULSA, OKLAHOMA 74105

JACK L. PATTON ..... CONSULTING ENGINEER  
7940 S. 305th EAST AVE., BROKEN ARROW, OKLAHOMA 74014 918/557-1572

14.19

"Central Tower"



Ⓐ EAST ELEVATION  
PROJECT: 201-211-1111, 11/11/11

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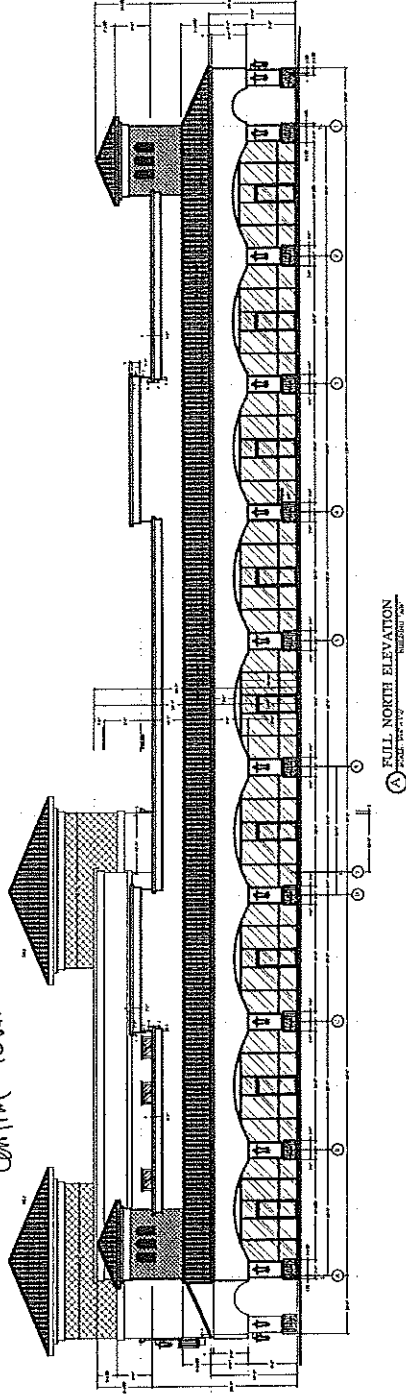
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89 TH & YALE PROPERTIES, L.L.C.  
 8900 SOUTH YALE AVE., TULSA, OKLAHOMA 74105

JACK L. PATTON ..... CONSULTING ENGINEER  
 7940 S. 305th EAST AVE., BROKEN ARROW, OKLAHOMA 74014 918/357-1572

14.20

"Control Tower"



(A) FULL NORTH ELEVATION  
POINT 204-217  
TULSA, OKLA

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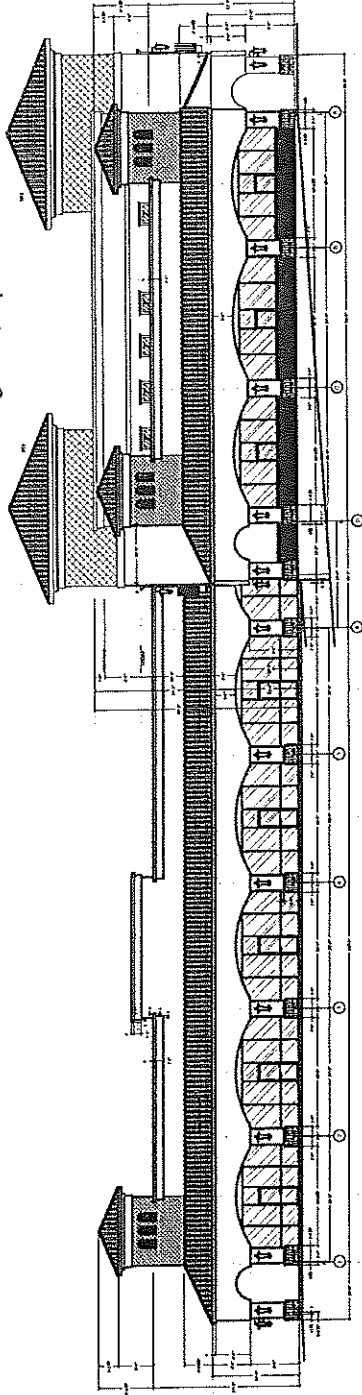
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7940 S. 305th EAST AVE., BROKEN ARROW, OKLAHOMA 74014 918/357-1572

14.21

"Central Tower"



Ⓐ FULL SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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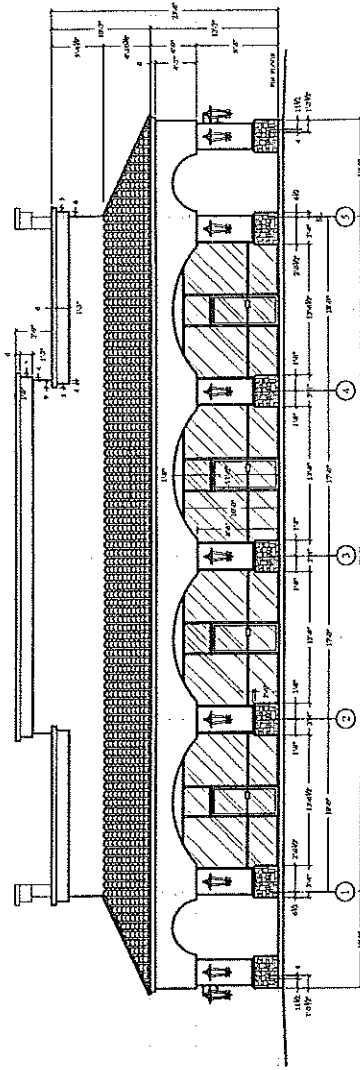
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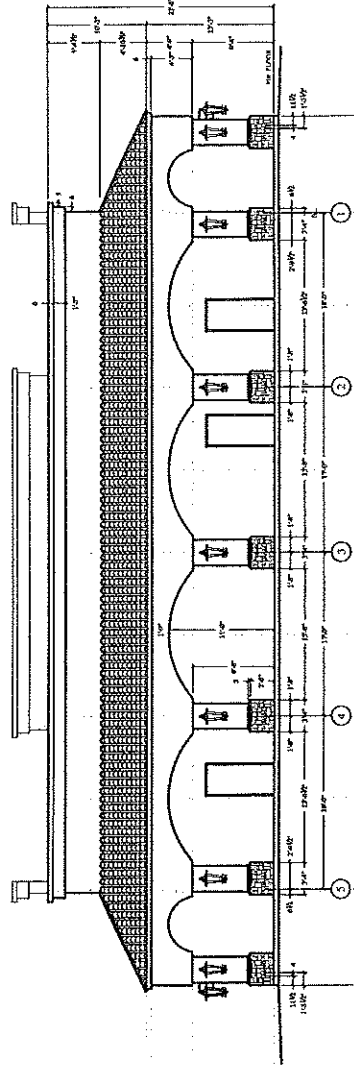
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14.22



(A) WEST ELEVATION  
SCALE 3/16" = 1'-0" BUILDING 10"



(B) EAST ELEVATION  
SCALE 3/16" = 1'-0" BUILDING 10"

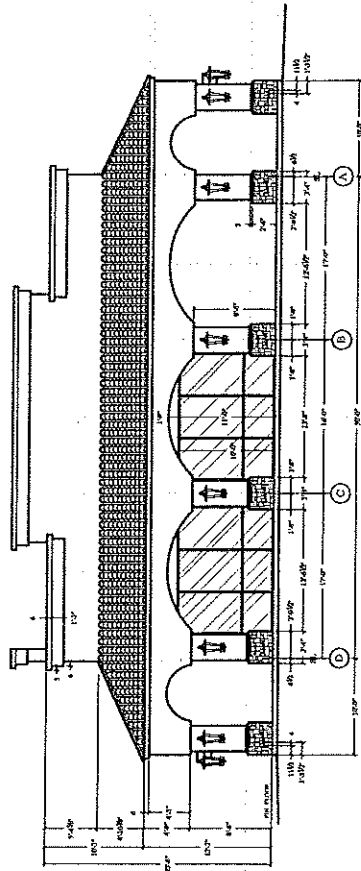
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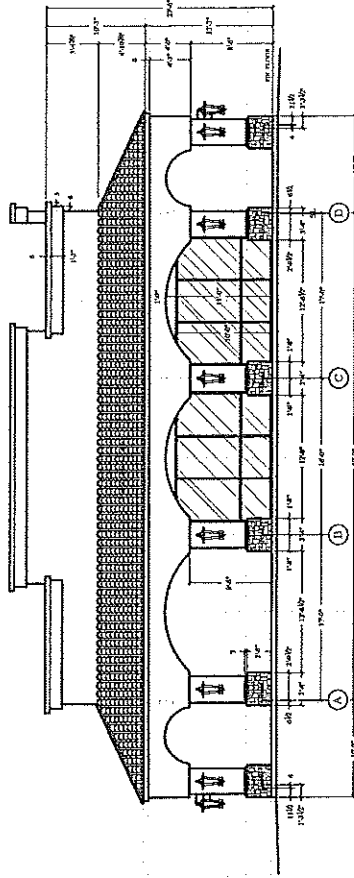
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14.23



(B) SOUTH ELEVATION  
SCALE: 3/16" = 1'-0" BUILDING "P"



(A) NORTH ELEVATION  
SCALE: 3/16" = 1'-0" BUILDING "P"

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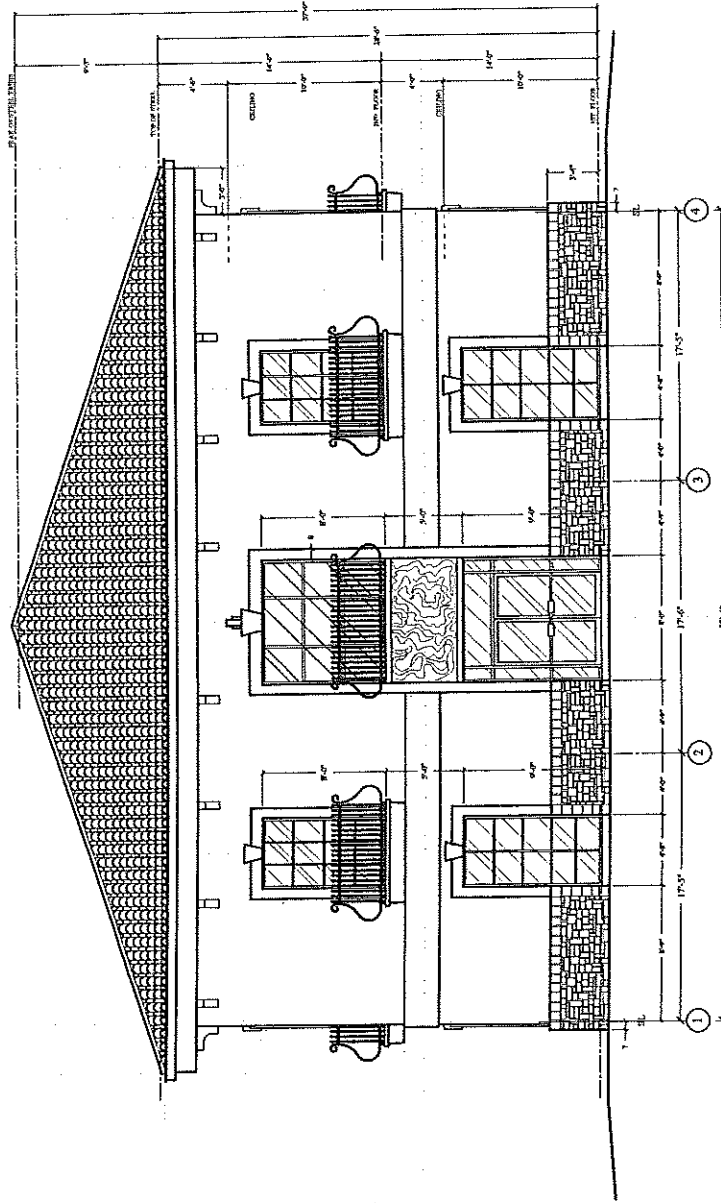
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14.24



**A** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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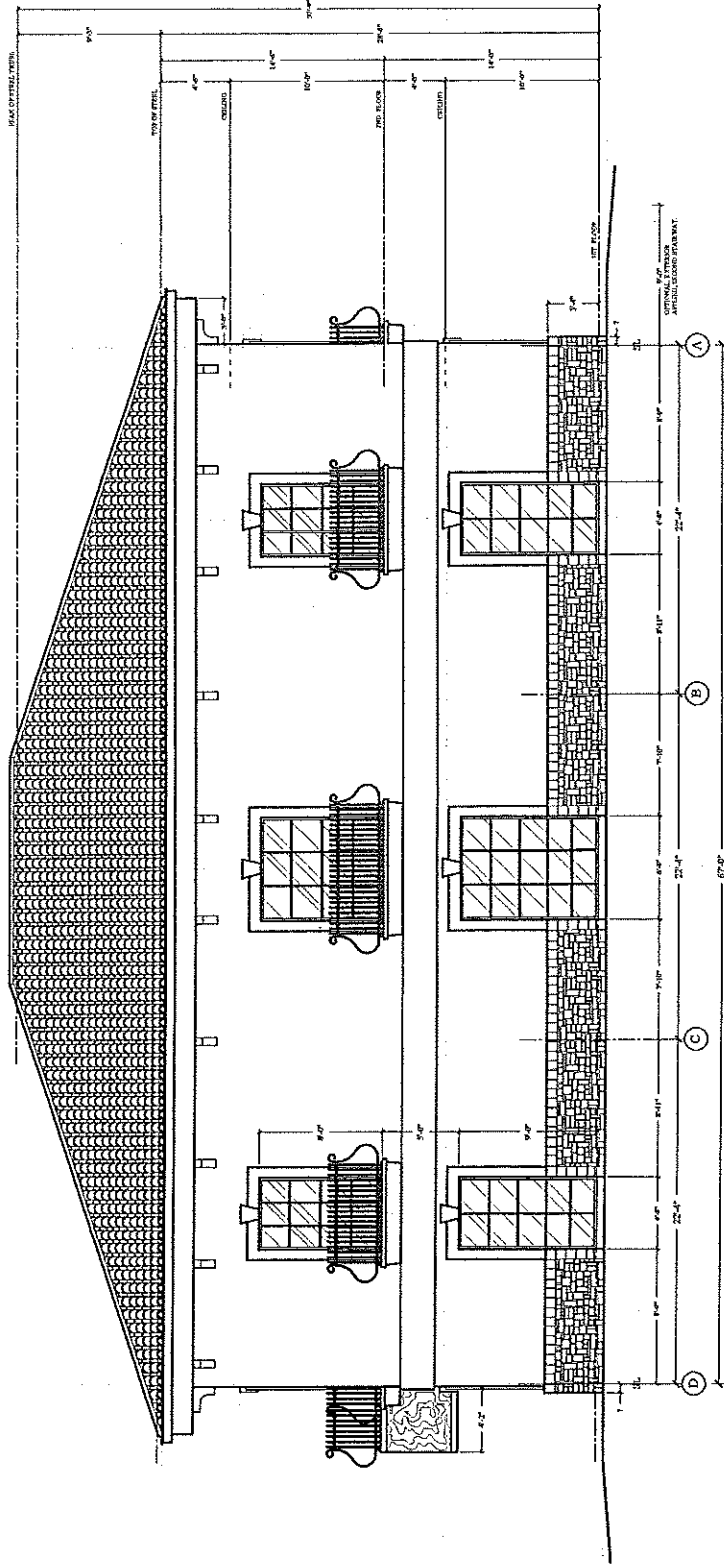
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14.25



**A** SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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14.26



**Looking east from Yale Avenue.**



**Looking west from Development Area A.**

14.27



**Looking east at Development Area A, from east boundary (approximate) of Development Area B.**



**Looking southeast from access road at Yale Avenue and north boundary of the PUD.**

14.28

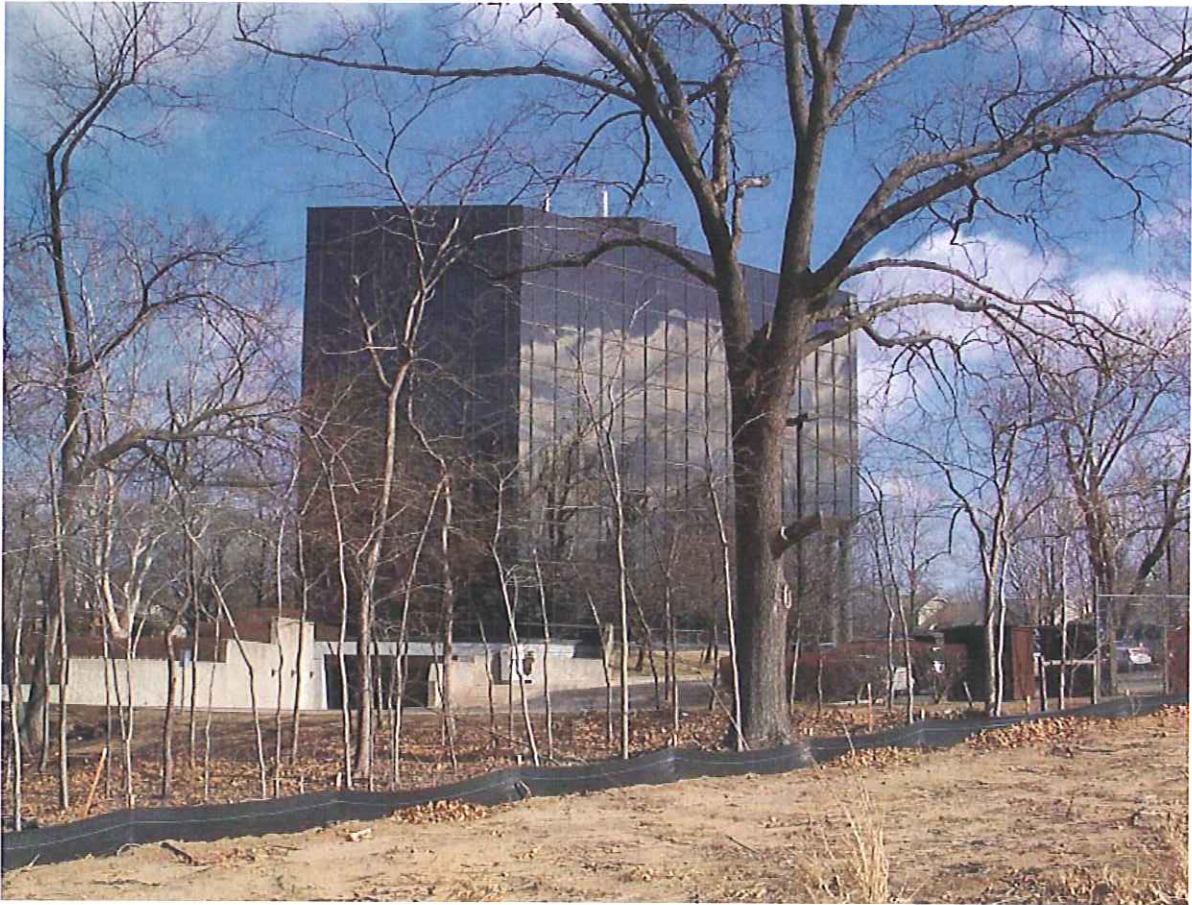


**Looking southwest from access road at the northwest corner of Development Area A.**



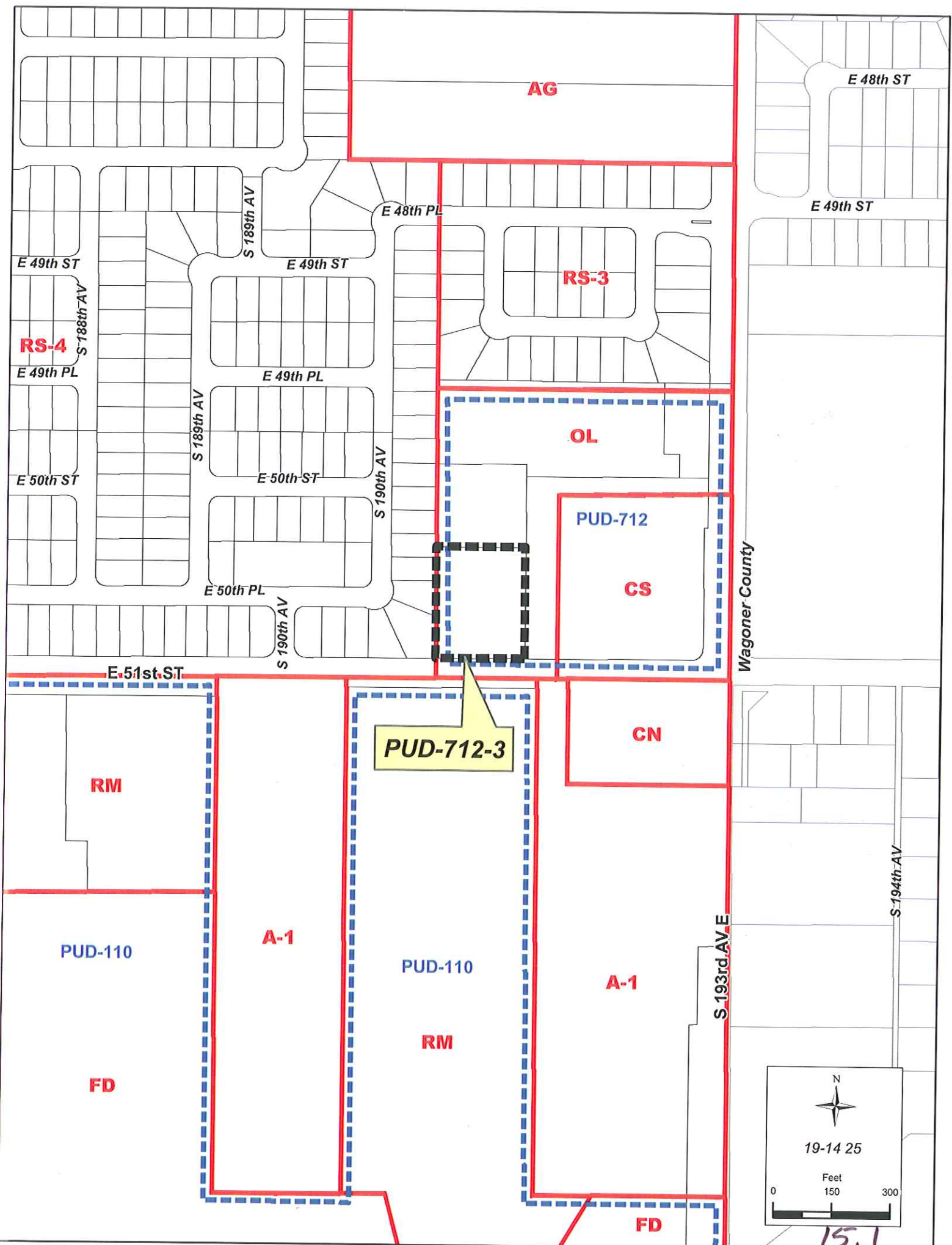
**Looking south along Yale Avenue, from northwest corner of property.**

14.21



**Office building/PUD-269-B immediately adjacent to the north.**

14.30



19-14 25

Feet  
0 150 300

15.1



2800 Southwest Blvd.  
P.O. Box 9811 • Tulsa, OK • 74157-0811  
Telephone: 918/584-7291  
Fax: 918/583-9010  
www.goodwilltulsa.org

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February 4, 2009

Ms. Barbara Huntsinger  
TMAPC  
201 West 5<sup>th</sup> Street  
Suite 600  
Tulsa, OK 74103

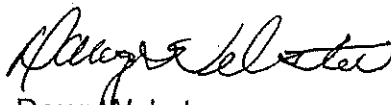
RE: Minor amendment to PUD 712-3

Dear Ms. Huntsinger:

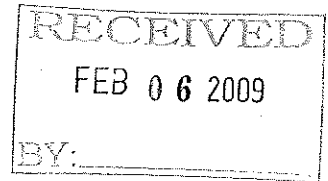
After reviewing all of the facts regarding our application for a minor amendment to PUD 712-3, and after conferring with Chris Sansone, we have decided to withdraw our application. We also request a refund of any remaining fees associated with the application be sent to the A-Max Signs who made the application on our behalf.

Thank you for your assistance in this matter.

Sincerely,

  
Doug Webster  
Director of Operations

UNITED WAY  
TULSA AREA  
201 WEST 5TH STREET  
SUITE 600  
TULSA, OK 74103  
TEL: 918/584-7291  
FAX: 918/583-9010  
WWW.GOODWILLTULSA.ORG



15.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION**

INCOG - 201 West 5th Street, Suite 600 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

**[X] PUD MINOR AMENDMENT****[ ] PUD SITE PLAN****[ ] MINOR REVISION TO PUD SITE PLAN****[ ] LANDSCAPE PLAN****[ ] SIGN PLAN****APPLICATION INFORMATION**RECEIVED BY: CP DATE FILED:        HEARING DATE: 2/18/09 Related Case No.:        CASE NUMBER: PUD 712-3BLDG. PERMIT APP. NO.:        NEIGHBORHOOD ASSOCIATIONS:       FINAL PLAT HAS BEEN RECORDED OR PLAT WAIVER APPROVED - [ ] N [X] Y - PLAT NUMBER        WAIVER DATE:       **SUBJECT PROPERTY INFORMATION**ADDRESS OR DESCRIPTIVE LOCATION: 19021 E. 51<sup>ST</sup>. STREETLEGAL DESCRIPTION: (email to [esubmit@incog.org](mailto:esubmit@incog.org)) LOT 1 BLOCK 1, STONE CREEK COMM. CENTERPRESENT ZONING: RM-0/CS/PUD T-R-S 9425 CZM 50 ATLAS Ø PD 17 CD 6**INFORMATION ABOUT YOUR PROPOSAL**DEVELOPMENT AREAS AFFECTED: A NATURE OF AMENDMENT/DESCRIPTION OF PROPOSAL: Minor Amendment TOALLOW  
INSTALL ONE "DONATIONS" SET OF CHANNEL LETTERS ON SW WALL OF PORTE-COCHERE

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME LORI WORTHINGTON	NAME GOODWILL INDUSTRIES
ADDRESS 9520 E. 55 <sup>TH</sup> . PLACE	ADDRESS 2800 SOUTHWEST BLVD.
CITY, ST, ZIP TULSA, OK 74145	CITY, ST, ZIP TULSA, OK 74157
DAYTIME PHONE 918-622-0651	DAYTIME PHONE 918-584-7291
EMAIL LORI@AMAXSIGN.COM	EMAIL
FAX 918-622-0659	FAX
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE:	

DOES OWNER CONSENT TO THIS APPLICATION [X] Y [ ] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? SIGN INSTALLATION**APPLICATION FEES**

BASE MINOR AMENDMENT FEE (Residential \$200) (Non Residential <u>\$400</u> ) PLUS additional amendments	\$ <u>400.00</u>
ADDITIONAL AMENDMENTS (\$100 x <u>      </u> )	\$ <u>      </u>
300' PROPERTY OWNERS MAILING & POSTAGE No. owners <u>66</u> \$40 + \$ <u>62</u> =	NOTICE SUBTOTAL \$ <u>92.00</u>

Sign Plan, Landscape Plan \$100 Each	Detail Site Plan \$200	Minor Revision to Site Plan \$25
--------------------------------------	------------------------	----------------------------------

RECEIPT NUMBER: <u>218743</u>	TOTAL AMOUNT DUE \$ <u>492.00</u>
-------------------------------	-----------------------------------

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

**DISPOSITION**STAFF RECOMMENDATION / ACTION:       DATE:

# TULSA METROPOLITAN AREA PLANNING COMMISSION LOT SPLITS

INCOG - 201 West 5th Street, Suite 600 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024 - [jparker@incog.org](mailto:jparker@incog.org)

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

## APPLICATION INFORMATION

APPLICATION DATE: 2-6-09 RECEIVED BY: J Parker LOT SPLIT NUMBER: L5-20287  
PRIOR APPROVAL LOT SPLIT: ☐ YES ☐ NO LOT SPLIT TO TAC: \_\_\_\_\_ LOT SPLIT TO TMAPC: \_\_\_\_\_  
PUD/CO REFERENCE CASE: \_\_\_\_\_ TMAPC HEARING DATE: 3/4/09 TMAPC ACTION: \_\_\_\_\_  
BOA REFERENCE CASE: \_\_\_\_\_ BOA HEARING DATE: \_\_\_\_\_ BOA ACTION: \_\_\_\_\_  
☒ CITY ☐ COUNTY REFERRAL CITIES: \_\_\_\_\_

## SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: 1417 S. 131st E Ave  
LEGAL DESCRIPTION OF UNDIVIDED TRACT: wa Lots 7, 8 Block 11 Romoland

PRESENT USE: Residential PRESENT ZONING: R5-2 T-R-S: 19-14-09 CZM: \_\_\_\_\_ ATLAS: \_\_\_\_\_ PD: 17 CD: 6  
WATER SUPPLY: City SANITARY SEWER: City MSHP DESIGNATION: \_\_\_\_\_

## INFORMATION ABOUT YOUR LOT SPLIT PROPOSAL

TRACT 1 LEGAL:	<u>See Attach</u>	TRACT 2 LEGAL:	<u>See Attach</u>
ABUTTING STREET:		ABUTTING STREET:	
AVG LOT WIDTH:		AVG LOT WIDTH:	
PROPOSED USE:		PROPOSED USE:	
INST. RELEASED:		INST. RELEASED:	
TRACT 3 LEGAL:		TRACT 4 LEGAL:	
ABUTTING STREET:		ABUTTING STREET:	
AVG LOT WIDTH:		AVG LOT WIDTH:	
PROPOSED USE:		PROPOSED USE:	
INST. RELEASED:		INST. RELEASED:	

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Lisa Pillars</u>	NAME <u>Lisa Pillars</u>
ADDRESS <u>1417 S. 131st E Ave</u>	ADDRESS <u>1417 S. 131st E Ave</u>
CITY, ST, ZIP <u>Tulsa, OK 74108</u>	CITY, ST, ZIP <u>Tulsa, OK 74108</u>
DAYTIME PHONE <u>918-740-0186</u>	DAYTIME PHONE <u>918-740-0186</u>
EMAIL <u>11pillars923@yahoo.com</u>	EMAIL <u>11pillars923@yahoo.com</u>
FAX <u>918-438-7016</u>	FAX <u>918-438-7016</u>
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Lisa Pillars</u> <u>2-6-09</u>	

DOES OWNER CONSENT TO THIS APPLICATION ☒ YES ☐ NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Self

## APPLICATION FEES

FEE: 100.00 RECEIPT NUMBER: 218827 APPROVAL ADVISED: CITY \_\_\_\_\_ COUNTY \_\_\_\_\_

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

## DISPOSITION

PRIOR APPROVAL DATE: \_\_\_\_\_ TAC RECOMMENDATION: \_\_\_\_\_ TMAPC ACTION: \_\_\_\_\_ DATE/VOTE: \_\_\_\_\_  
CONDITIONS: \_\_\_\_\_

COMMENTS: Pillars 514 @ Yahoo.com cell # 636-1401