

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2566

November 18, 2009, 1:30 PM

175 East 2nd Street, 2nd 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 October 28, 2009, Meeting No. 2564

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-214** Carol A. Myers (7426)/Lot Combination (County)
East of South 161st Avenue and South of 161st Street, 16309 South 161st
East Avenue
3. **PUD-716-1 – Max Heindenreich** (PD-18c) (CD-8)
East of the southeast corner of US Highway 169 and East 81st Street
South (PUD Minor Amendment to add children's nursery only within
Use Unit 5 – Community Services and Similar Uses to the permitted
uses of PUD-716.)
4. **Heritage Landing – (0329) Final Plat** (PD 3) (CD 3)
West of the Southwest corner of Apache and North Harvard Avenue
5. **Z-7008-SP-1- Khoury Engineering, Inc./Southern Agriculture** (PD-8) (CD-2)
North of the northwest corner of West 81st Street South and South
Olympia Avenue (Corridor Detail Plan for a 14,370 square foot retail pet
store.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS

6. **Hyde Park at Tulsa Hills – (8211) Preliminary Plat** (PD 8) (CD 2)
East of South US-75 and North of West 81st Street (Continuance
requested to December 2, 2009 per continuance at Technical Advisory
Committee meeting.)
7. **Temple Lofts – (9212) Minor Subdivision Plat** (PD 7) (CD 4)
South of West 14th Street and West of South Cheyenne Avenue

8. **John Moody** – (9331) Plat Waiver (PD 18A) (CD 9)
South of East 55th Street and East of South Peoria Avenue
9. **Z-7144 – Robert E. Parker** RM-2 to IL
1408 and 1412 East 2nd Street (PD-4) (CD-4)
10. **Z-7008-SP-3 – Roy D. Johnsen/Tulsa Hills/Car Wash** (PD-8) (CD-2)
North of northeast corner of West 81st Street South and South Olympia Avenue (Corridor Plan to add auto wash only within Use Unit 17 – Automotive and Allied Activities as a permitted use on Tract 2-C only and to allow for the construction of a “tunnel car wash”.)
11. **Z-6054-SP-8 – Global Sign Solutions** (PD-18c) (CD-8)
West of the southwest corner of East 81st Street and South Garnett Road (Corridor Plan to amend the signs standards.)

OTHER BUSINESS

12. **Proposed 2010 TMAPC meeting dates**
TMAPC is proposing to meet twice a month on the first Tuesday of each month at 4:00 p.m. and the third Wednesday of each month at 1:30 p.m. (Training Sessions and Work Sessions will be held on the third Wednesday meeting day.)
13. **Commissioners' Comments**

ADJOURN

PD = Planning District/CD = Council District

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

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

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

Visit our website @ www.tmapc.org

The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC Mission Statement

A G E N D A

TULSA METROPOLITAN AREA PLANNING COMMISSION

WORK SESSION

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chambers**

Wednesday, November 18, 2009– 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

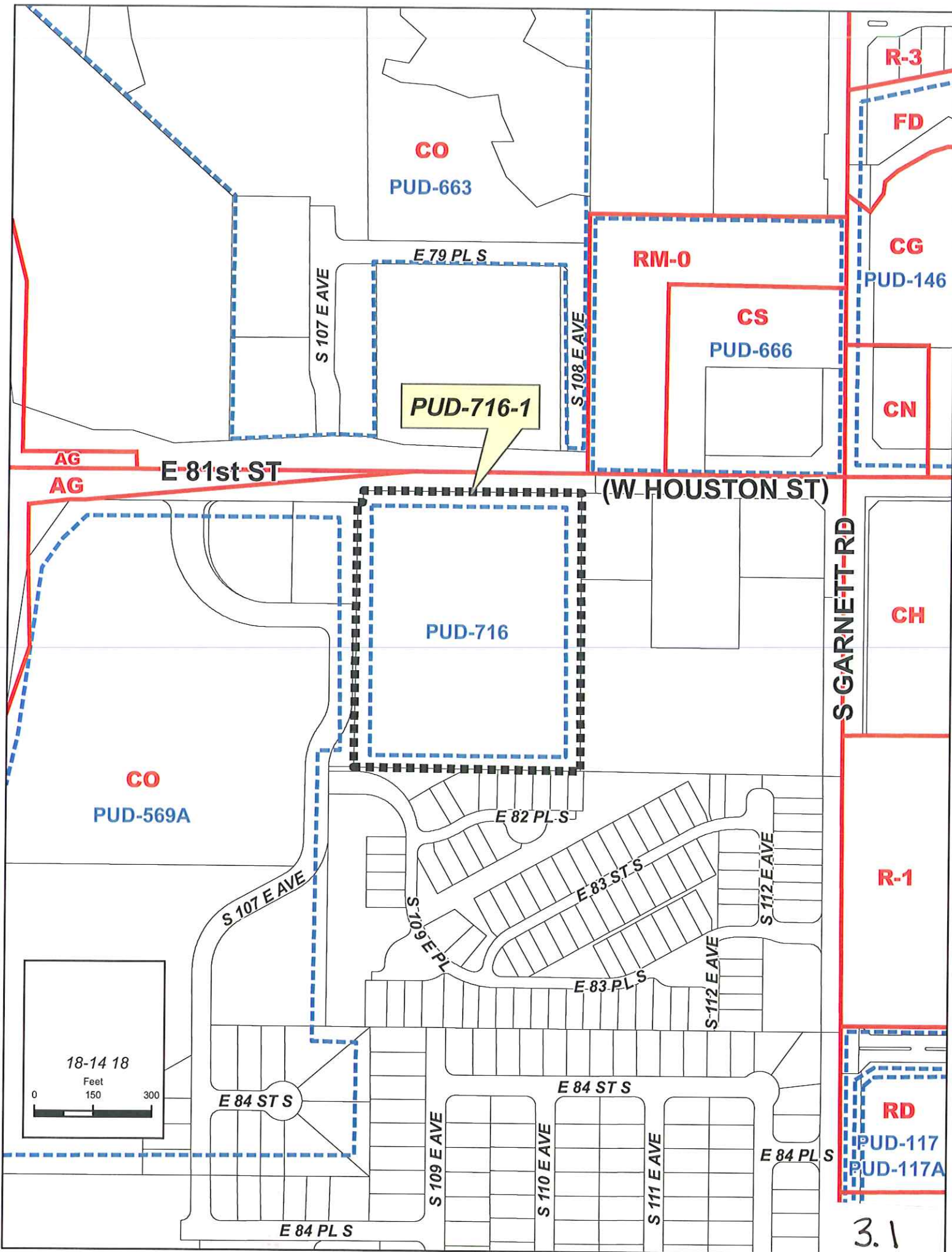
CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

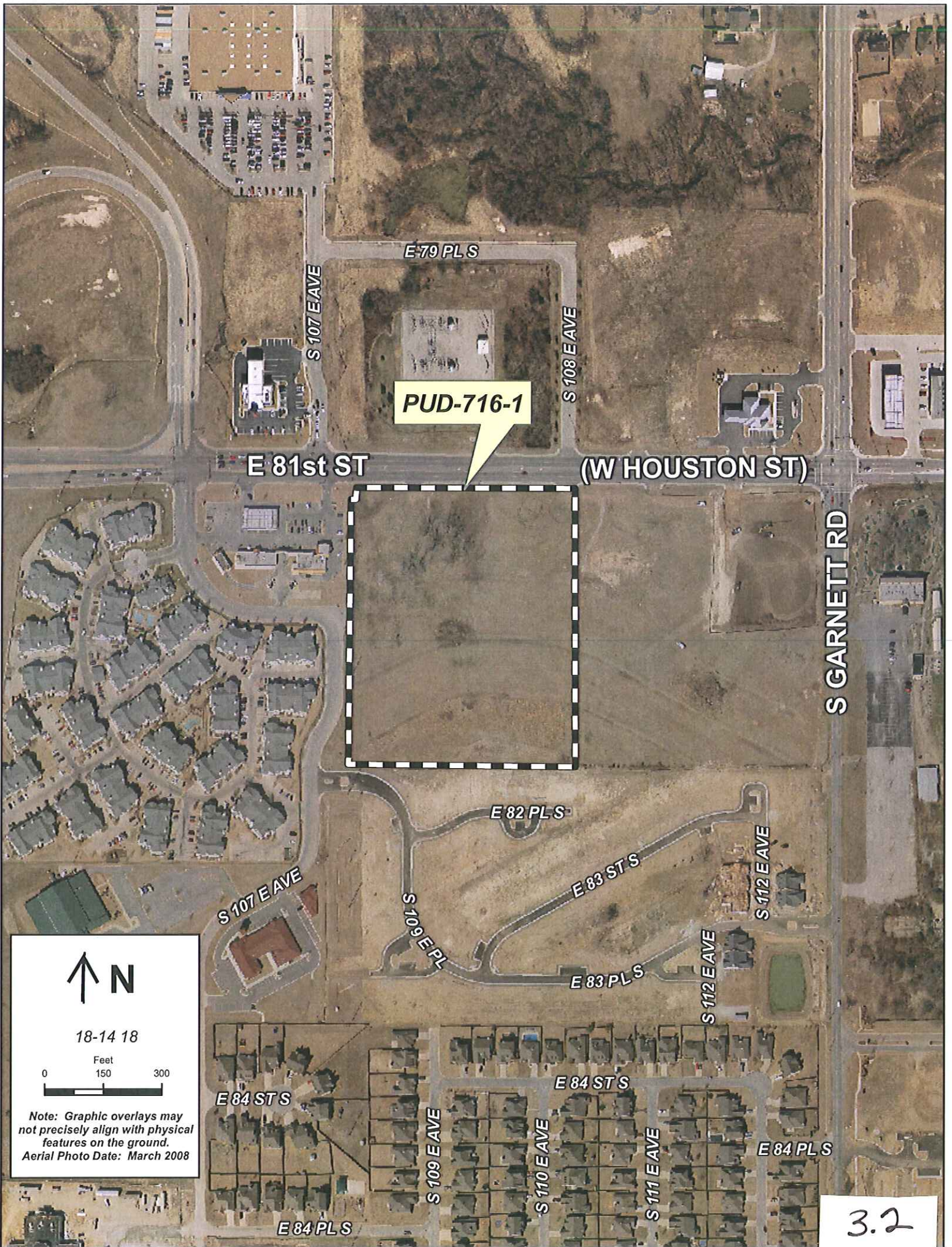
1. Update on for the Comprehensive Plan/PLANitULSA.

Adjourn.

Visit our website at www.tmapc.org

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





PUD-716-1

E 81st ST

(W HOUSTON ST)

S GARNETT RD

E 82 PL S

E 83 ST S

E 83 PLS

E 84 ST S

E 84 PLS



18-14 18

Feet

150

300

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

3.2

November 18, 2009

STAFF RECOMMENDATION

PUD-716-1: Minor Amendment – East of the southeast corner of US Highway 169 and East 81st Street South; TRS 8418; CZM 54; Atlas 1412; PD 18c; CD 8; CO/PUD.

The applicant is requesting a minor amendment to add Children's Nursery only within Use Unit 5 – Community Services and Similar Uses to the permitted uses of PUD-716. The addition of the use would be limited to Development Area C of the PUD (see attached Exhibit A). Use Unit 5 is a use by right within the Corridor District, subject to approval of a Corridor Detail Site Plan.

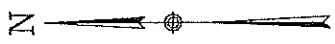
Staff believes this request does not represent a significant departure from the approved Development Plan nor will it significantly alter the character of the PUD. Therefore, staff recommends **APPROVAL** of minor amendment PUD-716-1. All terms and conditions of the original approval of PUD-716 shall remain effective.

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

30.00' N00°55'31"W 15.79' N89°04'29"E 564.12' 500.55'31"E 50' S8°

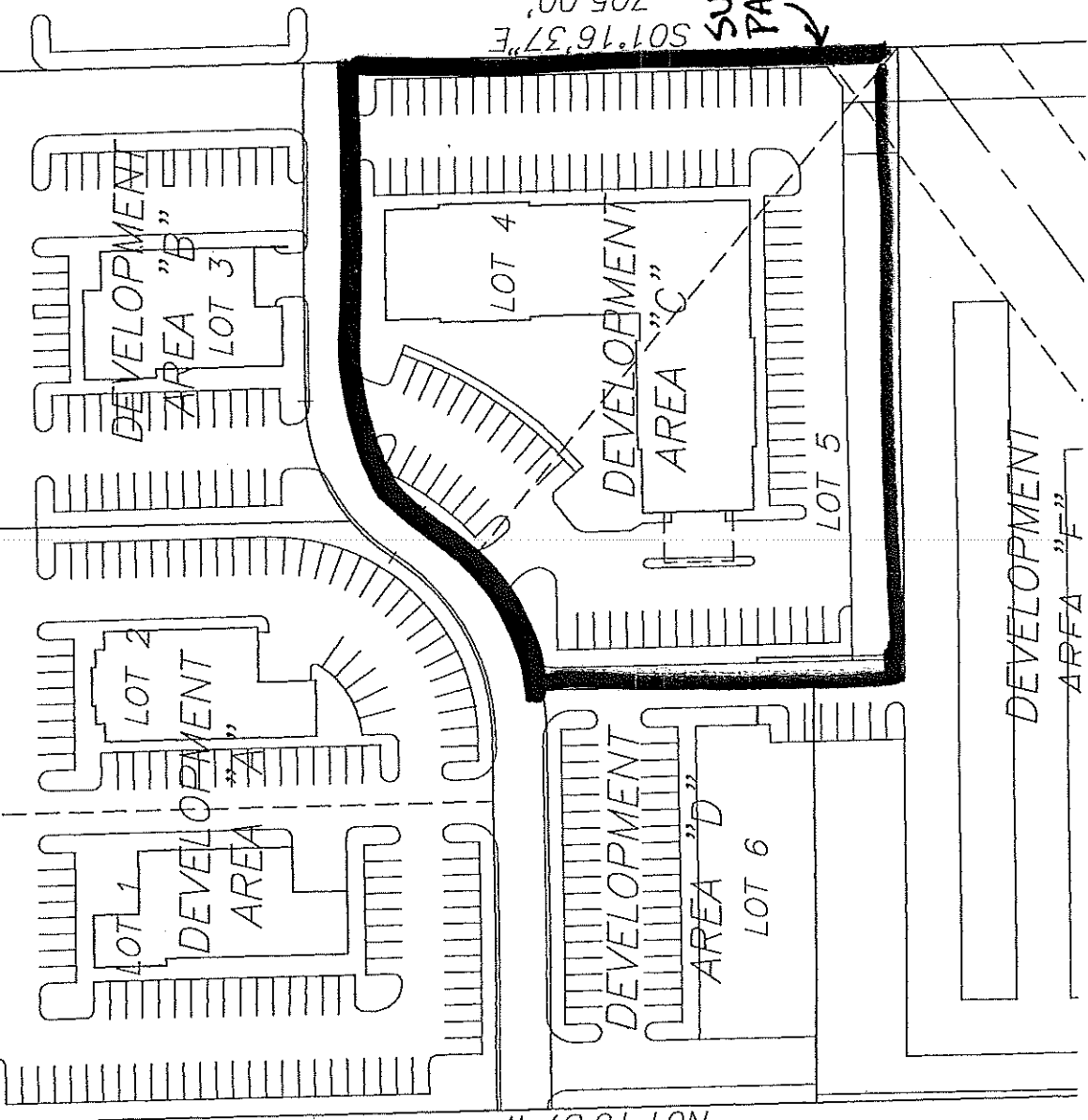
6

Co Zoning for Commercial Use



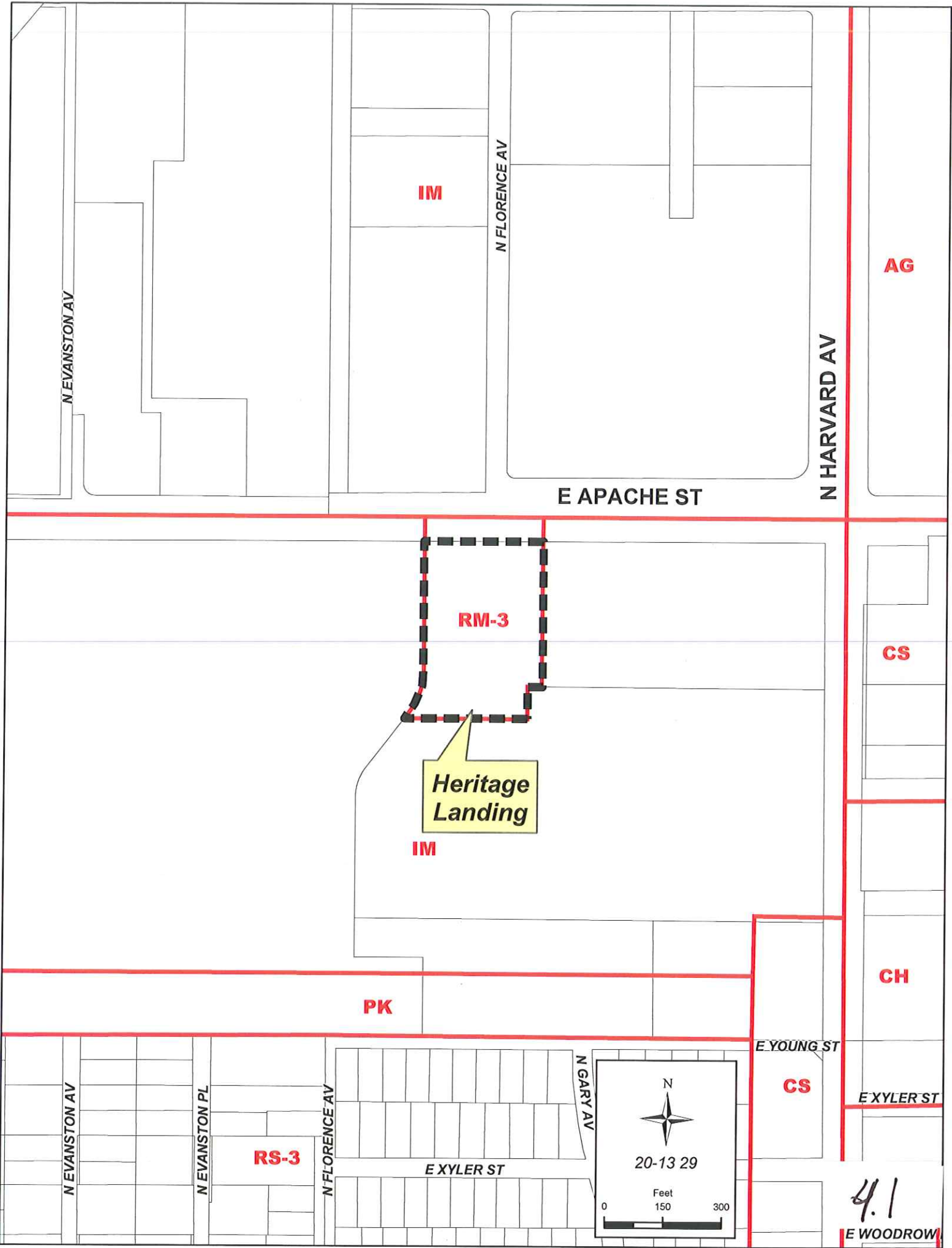
SCALE: 1"=100'

SUBJECT PARCEL / DEVELOPMENT AREA



Co Zoning - Commercial & Residential Uses

3.4



N EVANSTON AV

IM

N FLORENCE AV

AG

N HARVARD AV

E APACHE ST

RM-3

Heritage
Landing

IM

CS

CH

PK

E YOUNG ST

CS

E XYLER ST

N EVANSTON AV

N EVANSTON PL

RS-3

N FLORENCE AV

E XYLER ST

N GARY AV



20-13 29

Feet

0 150 300

4.1

E WOODROW



N

29 20-13

**Heritage
Landing**

Feet
0 150 300

Aerial Date: MARCH 2008

4.2

Final Subdivision Plat

Heritage Landing - (0329) (PD 3) (CD 3)

West of the Southwest corner of Apache and North Harvard Avenue

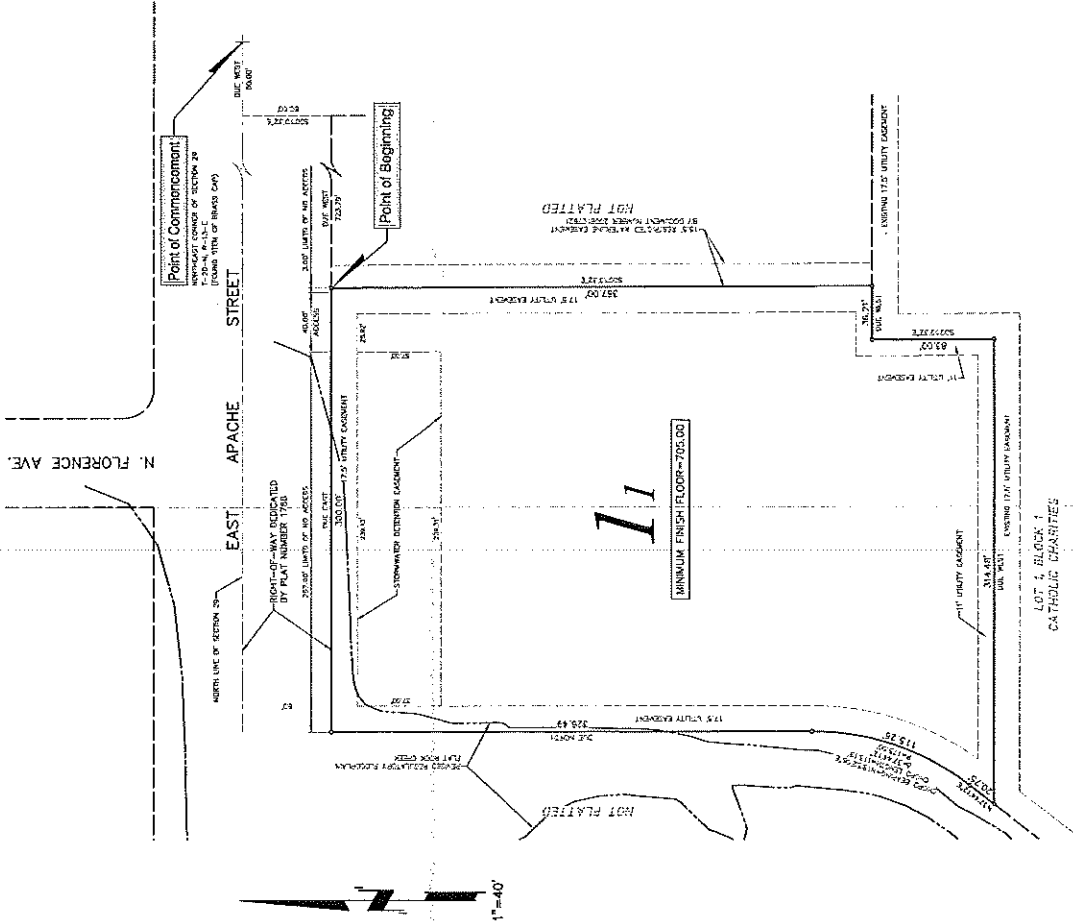
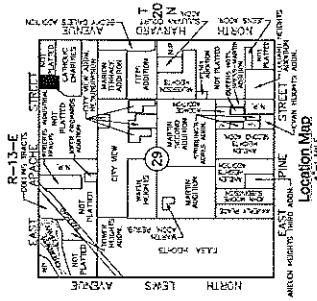
This plat consists of 1 Lot, in 1 Block, on 3.03 acres.

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

'DRAFT FINAL'

Heritage Landing

A SUBDIVISION OF PART OF THE
NE 1/4 OF SECTION 29, T-20-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



Point of Commencement
NORTHWEST CORNER OF SECTION 29
(TOWNSHIP 20N, RANGE 13E)
(TOWNSHIP 20N, RANGE 13E)

Point of Beginning

NOT PLATTED

NOT PLATTED

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11

MINIMUM FINISH FLOOR=705.00'

LOT 4, BLOCK 4
CATHOLIC CHARITIES

OWNER	HERITAGE LANDING LP
OWNER'S ATTORNEY	ATLANTA, GEORGIA
OWNER'S ADDRESS	TULSA, OKLAHOMA 74103
OWNER'S PHONE	(918) 884-9000
ENGINEER/SURVEYOR	SACK AND ASSOCIATES, INC.
ENGINEER/SURVEYOR'S ADDRESS	111 SOUTH CLAY AVENUE
ENGINEER/SURVEYOR'S PHONE	(918) 302-4111
ENGINEER/SURVEYOR'S FAX	(918) 302-4111
ENGINEER/SURVEYOR'S E-MAIL	CSACK@SACKANDASSOCIATES.COM
ENGINEER/SURVEYOR'S LICENSE NO.	1703 (EXP. 4/30/2011)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY MERIDIAN OF THE TULSA ZONE OF THE NAD 83 DATUM, AN ASSUMED NON-ASTRONOMICAL BEARING OF THE EAST.

Monumentation

ALL CORNERS TO BE SET USING 3/4" x 3/4" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139' UNLESS OTHERWISE NOTED.

Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 3.082 ACRES (134,257 S.F.)

Note

SIDWALKS MUST BE CONSTRUCTED ALONG E. AVENUE ETC. IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS AS ADOPTED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION.

Surveyor Note

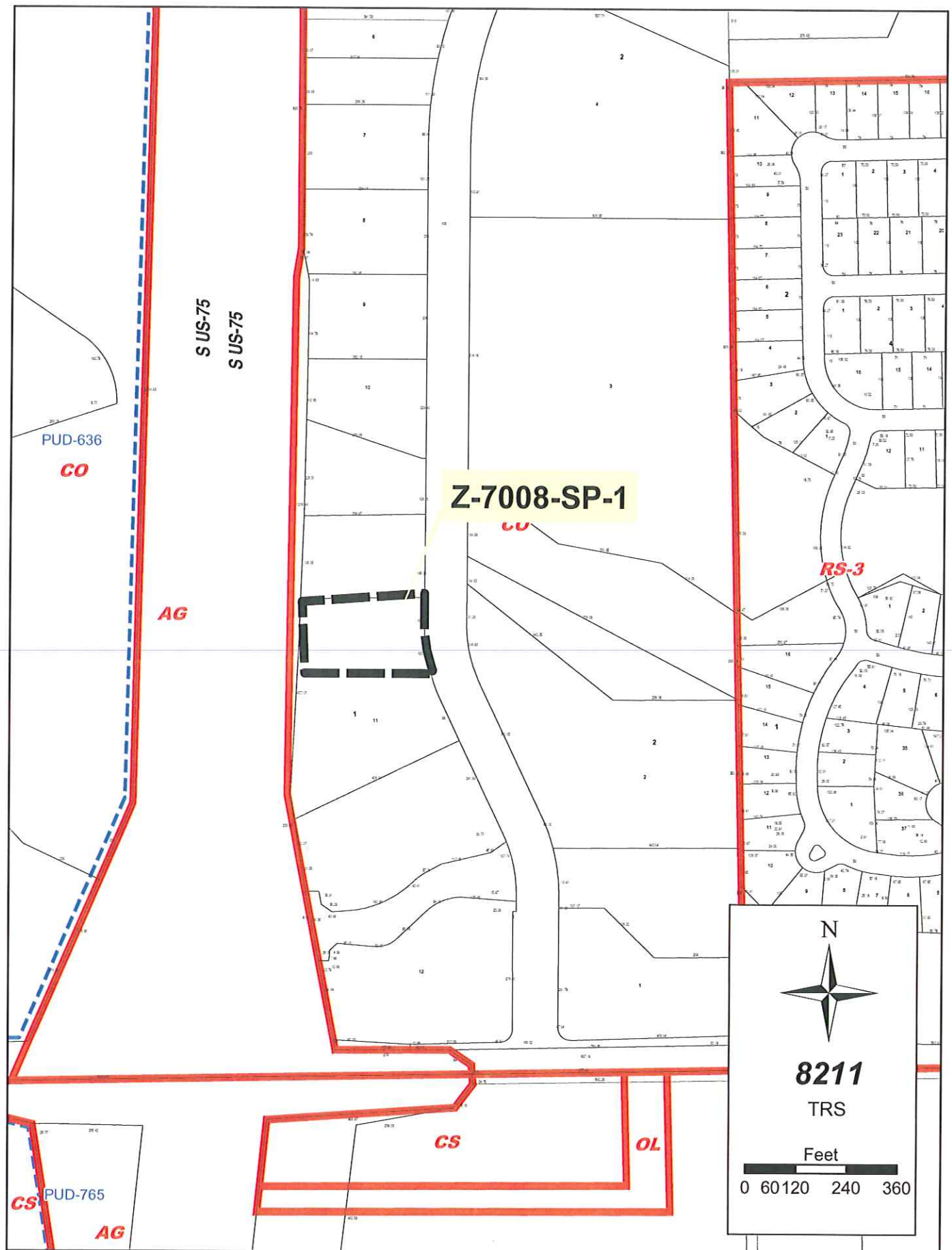
THE LAST SITE VISIT WAS MADE ON 2009.

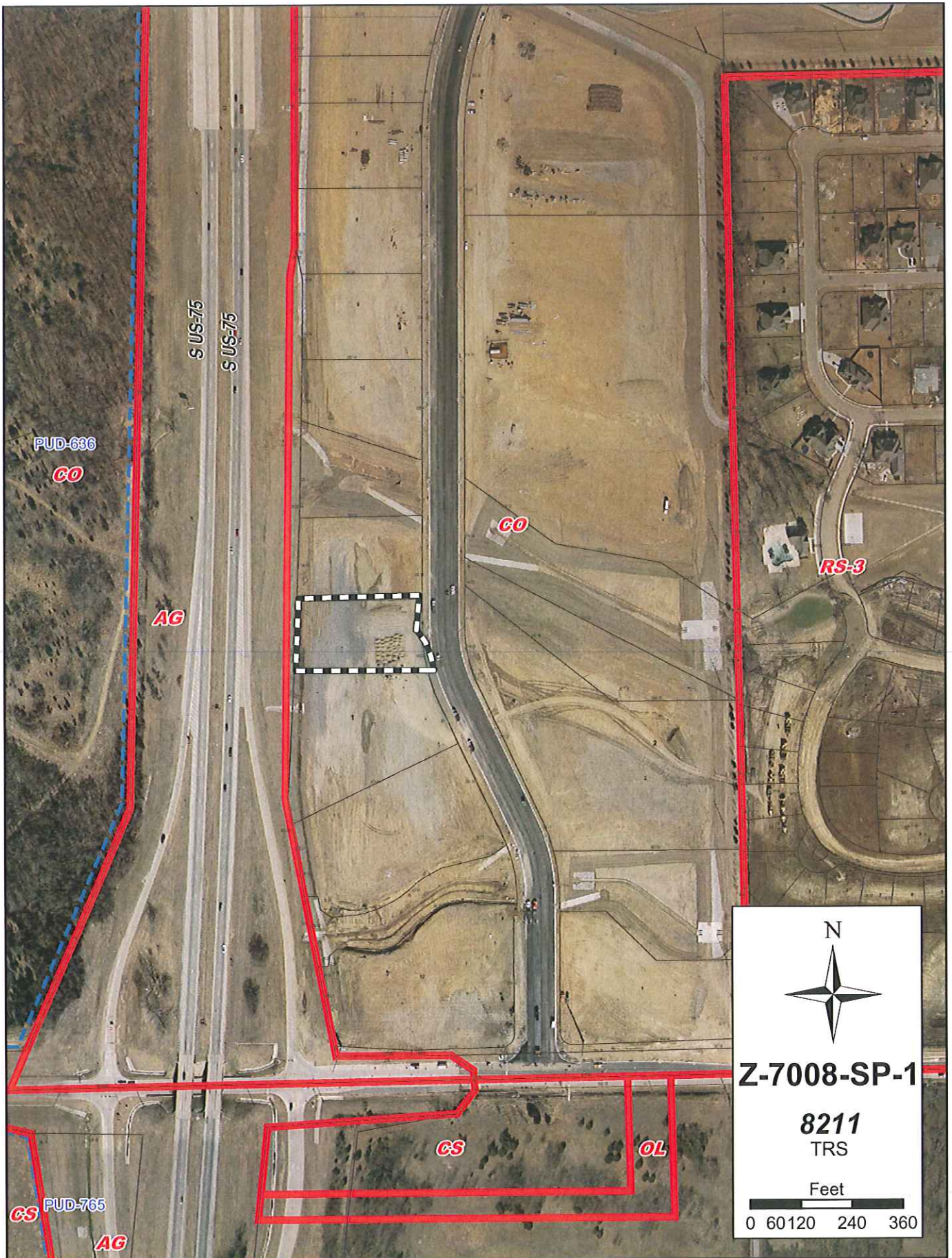
DRAFT FINAL COPY

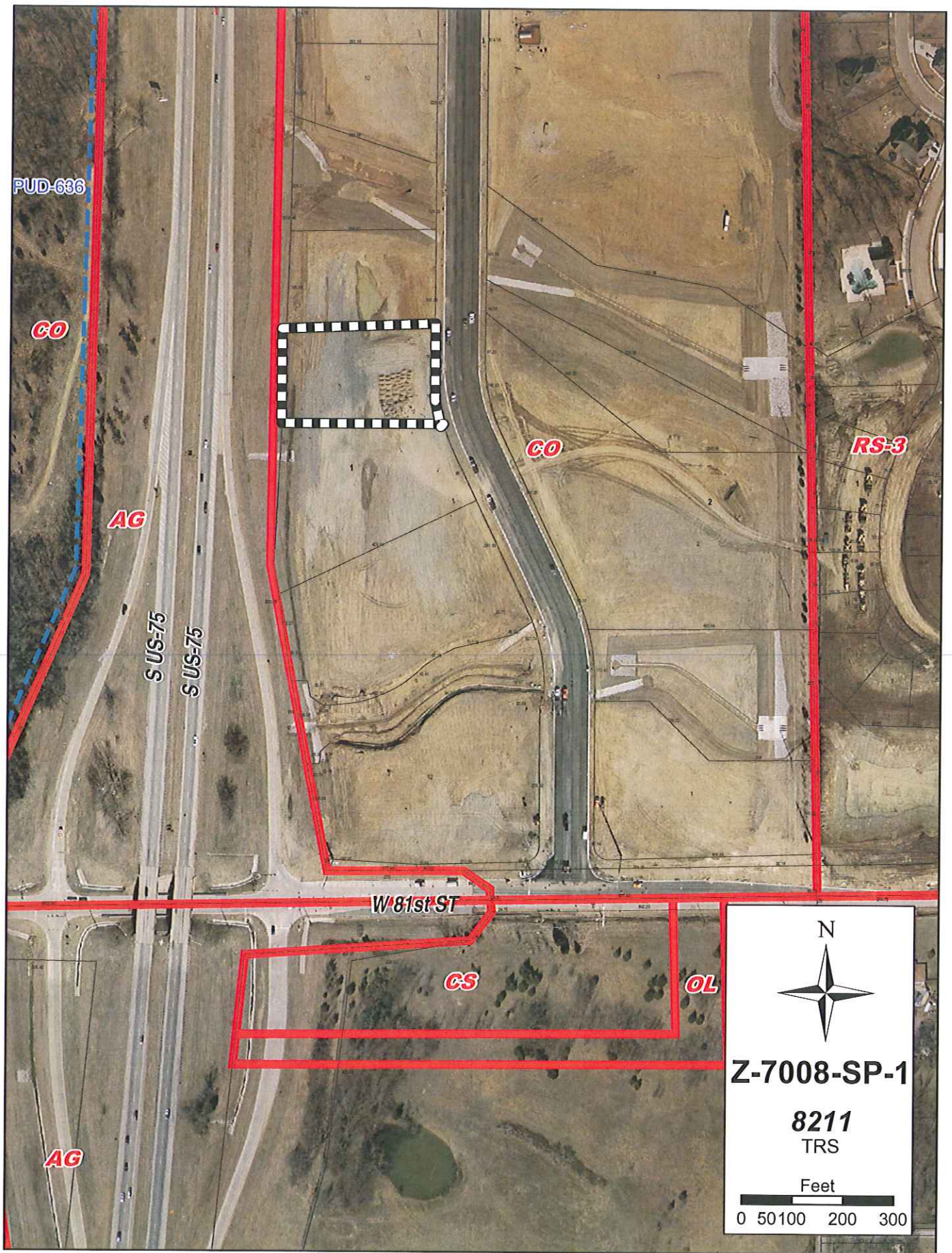
RECEIVED

JUL 17 2009

Tulsa Metropolitan Area
Planning Commission







November 18, 2009

STAFF RECOMMENDATION

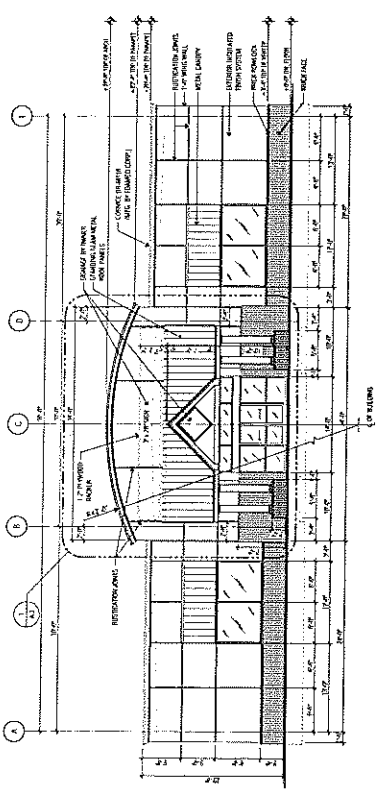
Z-7008-SP-1: Detail Site Plan – North of the northwest corner of West 81st Street South and South Olympia Avenue; Lot 11, Block 1/Tract B1 – Tulsa Hills; TRS 8211; CZM 51; PD 8; CD 2; CO.

The applicant is requesting approval of a detail site plan for a 14,370 square foot (sf) retail pet store. The proposed use, Use Unit 14 – Shopping Goods and Services is a permissible use within Development Area F of the Tulsa Hills Corridor District.

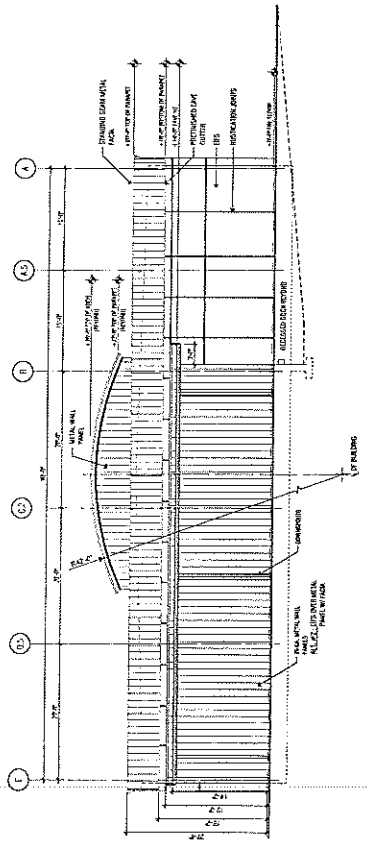
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per a variance granted by the Board of Adjustment (BOA) on 11/10/2009 in case #20996 reducing the required parking from 64 spaces to 58 spaces. A trash enclosure has been provided as required by the Corridor District Development Plan. A sidewalk has been provided along Olympia Avenue as required by subdivision regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 11, Block 1/Tract B1 – Tulsa Hills.

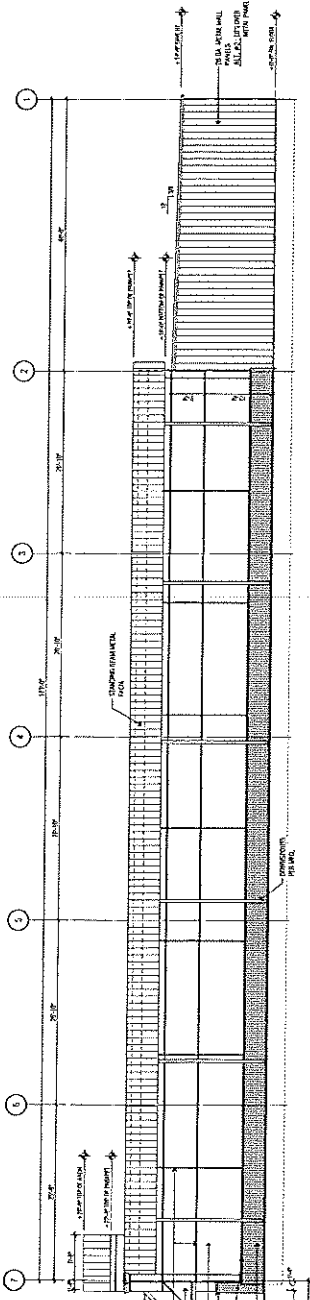
(Note: Detail site plan approval does not constitute landscape plan or sign plan approval.)



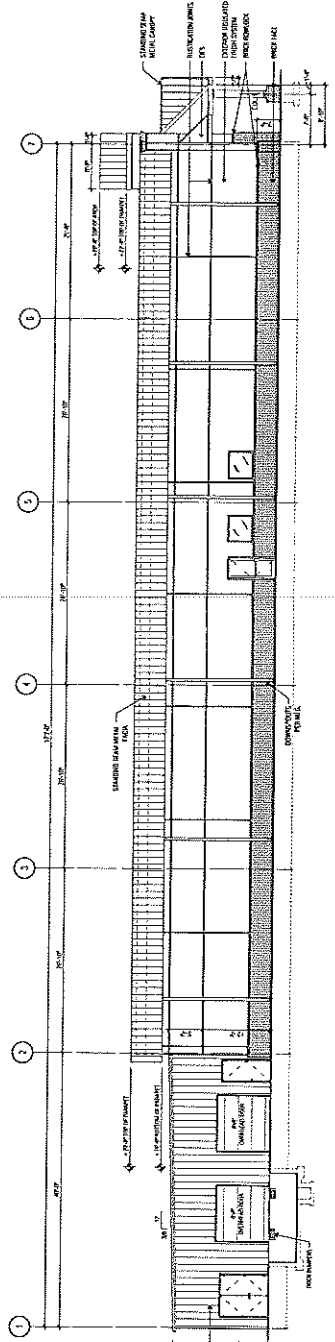
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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

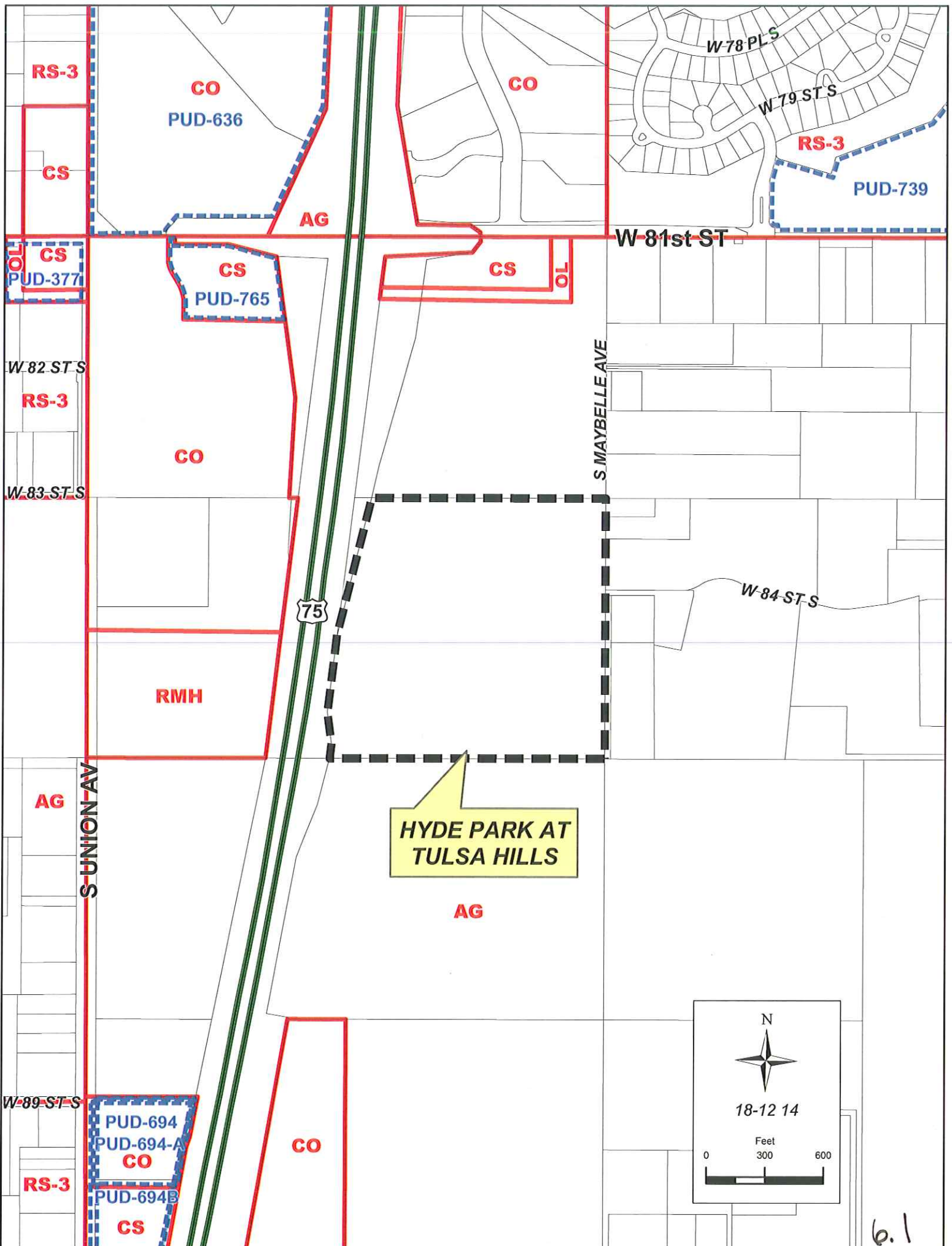
Southern Agriculture
Tulsa Hills
Tulsa, Oklahoma

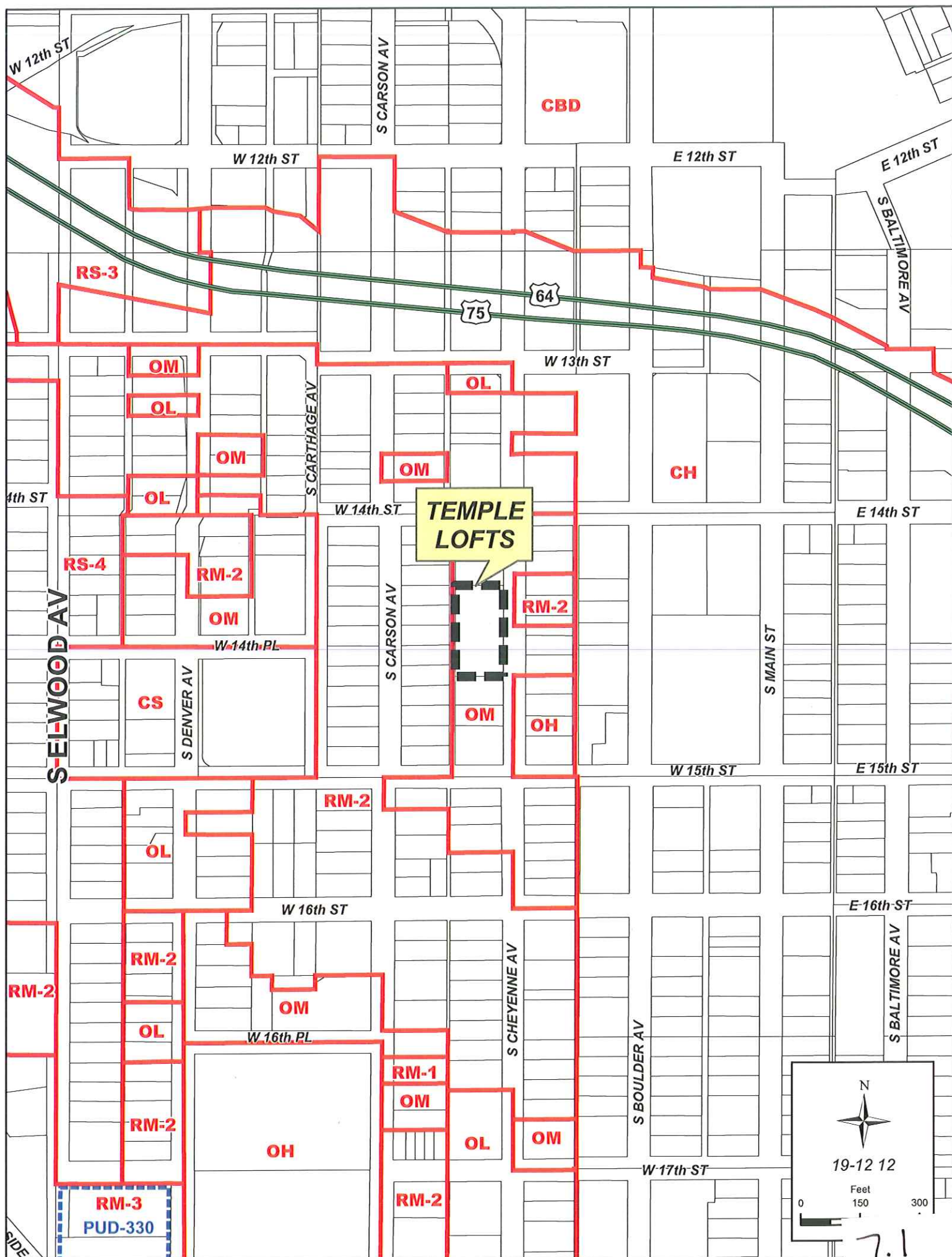
BST
BUILDING
SYSTEMS
OF TULSA, LLC

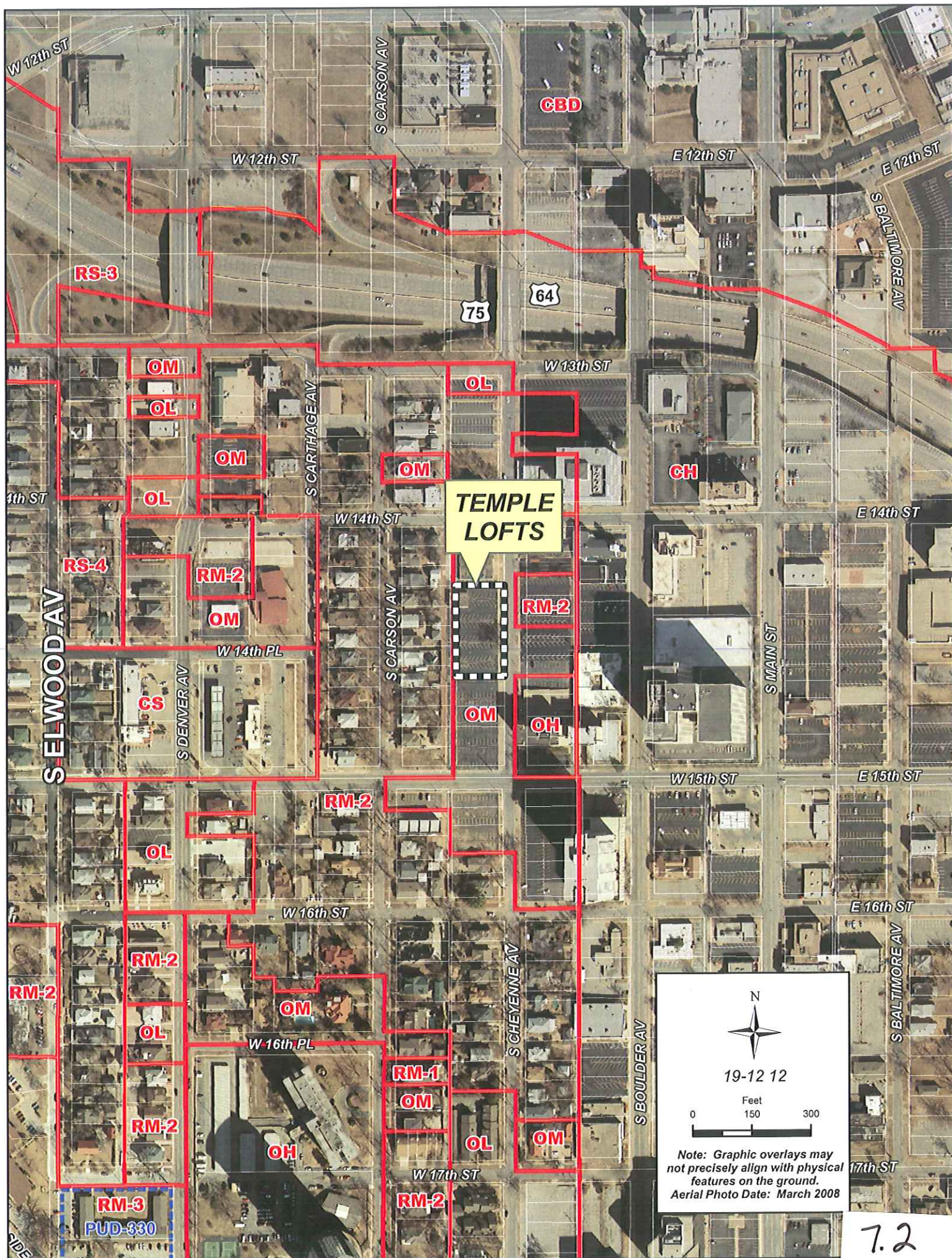
254-4373

PROJECT	17-0000
DATE	11-17-17
DESIGNER	11-17-17
CHECKER	11-17-17
APPROVER	11-17-17
SCALE	1/8" = 1'-0"
SHEET	A2
TOTAL	1

5.6







Minor SUBDIVISION PLAT

Temple Lofts (revised) - (9212) (PD 7) (CD 4)

South of West 14th Street and West of South Cheyenne Avenue

This plat consists of 1 Lot, 1 Block, on .675 acres.

The following issues were discussed November 5, 2009 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned OM (office medium). Board of Adjustment case #20649 was approved to allow multi-family uses in the OM zone. Board of Adjustment case # 20960 was approved to allow stacked parking in a townhouse development. Screening and landscaping was required by the Board of Adjustment on the west side of the site.
2. **Streets:** Include sidewalk note on face of plat. Standard sidewalk language required in the covenants.
3. **Sewer:** The 20 foot waterline easement on the face of the plat must be identified as to use in the legend. If they are restricted to waterlines only, then the sanitary sewer can not be located within the easement. I thought this was going to be a 10 foot sanitary sewer easement, adjacent to a 10 foot restricted water line easement. Show where the proposed 10 foot perimeter utility easement ends and the waterline easement begins. Define the limitations of use for the proposed restricted water line easement and the required sanitary sewer easement. Engineering wastewater design is requesting that the proposed sanitary sewer be located 7 feet from the edge of the easement instead of the 5 feet shown on the conceptual plan. This will place the line closer to the waterline than the usual 10 foot separation. However, both lines must be constructed with DIP (ductile iron pipe), so ODEQ (Oklahoma Department of Environmental Quality) will allow them to be closer than 10 feet apart. This will assist the City to stay within the easement if maintenance is required on the sewer line.
4. **Water:** Show all water service conduits for all buildings.
5. **Storm Drainage:** Use City of Tulsa standard language for Sections I.C.5, "D. Lot Surface Drainage" ; and "E. Roof Drain Requirements, modified as attached. Change, existing Section I, E to F and F to G.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** Label the point of commencement. The surveyors' license has expired. Submit subdivision control data sheet. Correct second line of 4th paragraph typo. Subdivision regulations require that the square footage of the lot be provided in addition to the number of acres. Also required are the size, location, description and identification of all monuments set and found.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. Release letters have been received.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision

Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

A RESUBDIVISION OF THE NORTH 30 FEET OF LOT 17 AND ALL OF LOTS 18, 19, 20 AND 21, BLOCK 2, CARLTON PLACE, A PART OF THE SE¼, OF THE SW¼, OF THE NW¼ OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 12 EAST, TULSA COUNTY, STATE OF OKLAHOMA.



BASIS OF BEARING: NAD 83
OKLAHOMA NORTH ZONE 3601
SOUTH LINE NW/4 SEC 12
N 88°43'23" E



Scale 1" = 30'

OWNER:
KEVIN STEPHENS
1619 S. Norfolk
Tulsa, Oklahoma 74122
(416) 500-5601

LEGEND	
U/E	UTILITY ELEMENT
POB	POINT OF BEGINNING

CARLTON PLACE
BLOCK 1

CARLTON PLACES

SURVEYOR:
NICKLE & ASSOCIATES, INC.
100 S. 100TH E. PLACE
TULSA, OKLAHOMA 74128
918-404-6411
gnickle@notandshoots.com

CERTIFICATE OF AUTHORIZATION 1749
EXPIRES 02/2010

PLAT No.	FINAL PLAT	CITY ENGINEER
	CERTIFICATE OF APPROVAL	APPROVED
	I hereby certify that this plat was approved by the Lake Metropolitan Health Planning Commission on _____	_____ at the Council of the City of Tulsa, Oklahoma
	TWAIN • INCO	Chairman _____ Mayor _____
	This agreement was made this _____ day of _____, and was duly filed of record on the County Clerk at Tulsa.	Attest City Clerk _____ Approved City Engineer _____
	_____ TULSA, OKLAHOMA	

TECHNICAL ASSISTANCE
COMMITTEE MEETING

NOV 05 2007

TURKIA METROPOULITAN AREA
PLANNING COMMISSION

RECEIVED
OCT 16 2009
Tulsa Metropolitan
Planning Commission

TEMPLE LOFTS
DATE OF PREPARATION: 10/14/08

7.7

PLAT WAIVER

November 18, 2009

South of East 55th Street and East of South Peoria Avenue (9331) (PD 18A) (CD 9)

The platting requirement is being triggered by a previous rezoning to OL.

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

ZONING:

- TMAPC Staff: The property has been previously platted.

STREETS:

- Fifteen feet of additional right-of-way is required on Peoria Avenue. Sidewalks are required.

SEWER:

- The property has access to an existing sanitary sewer main for service. However, neither the sewer line, nor the easement for the line, was shown on the plat of survey that accompanied the TAC documents. If no easement exists, then an additional 15 foot wide sanitary sewer easement, with the pipe located in the center of the easement, must be provided to the City of Tulsa.

WATER:

- No comment.

STORM DRAIN:

- No drainage will be allowed to flow from this commercial development onto adjacent residential development.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff can recommend **APPROVAL** of the plat waiver. Requirements for easements and right-of-way dedication have been agreed to and are in process of dedication.

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

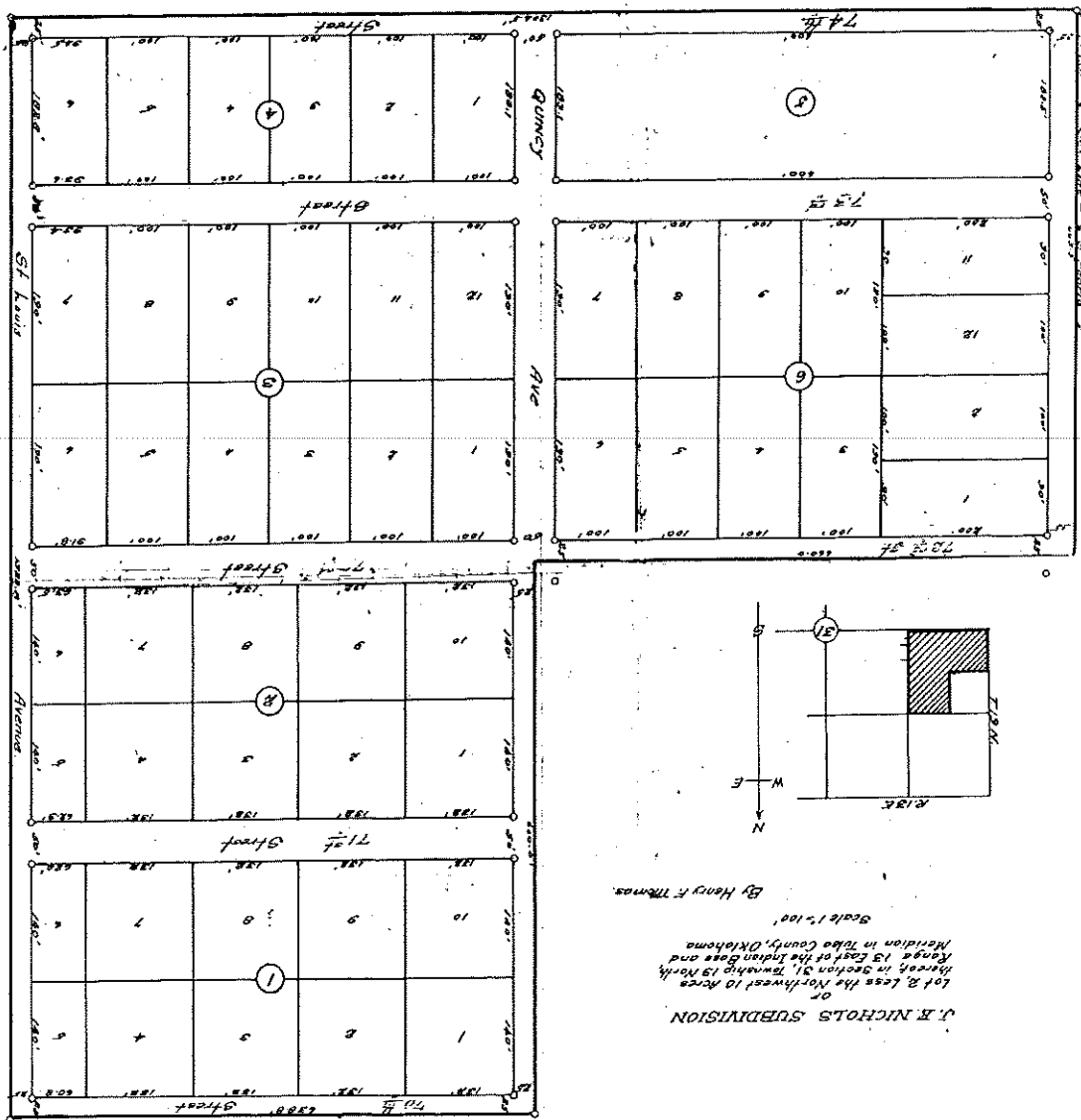
1. Has Property previously been platted?

Yes	NO
X	

2. Are there restrictive covenants contained in a previously filed plat? X
3. Is property adequately described by surrounding platted properties or street right-of-way? X

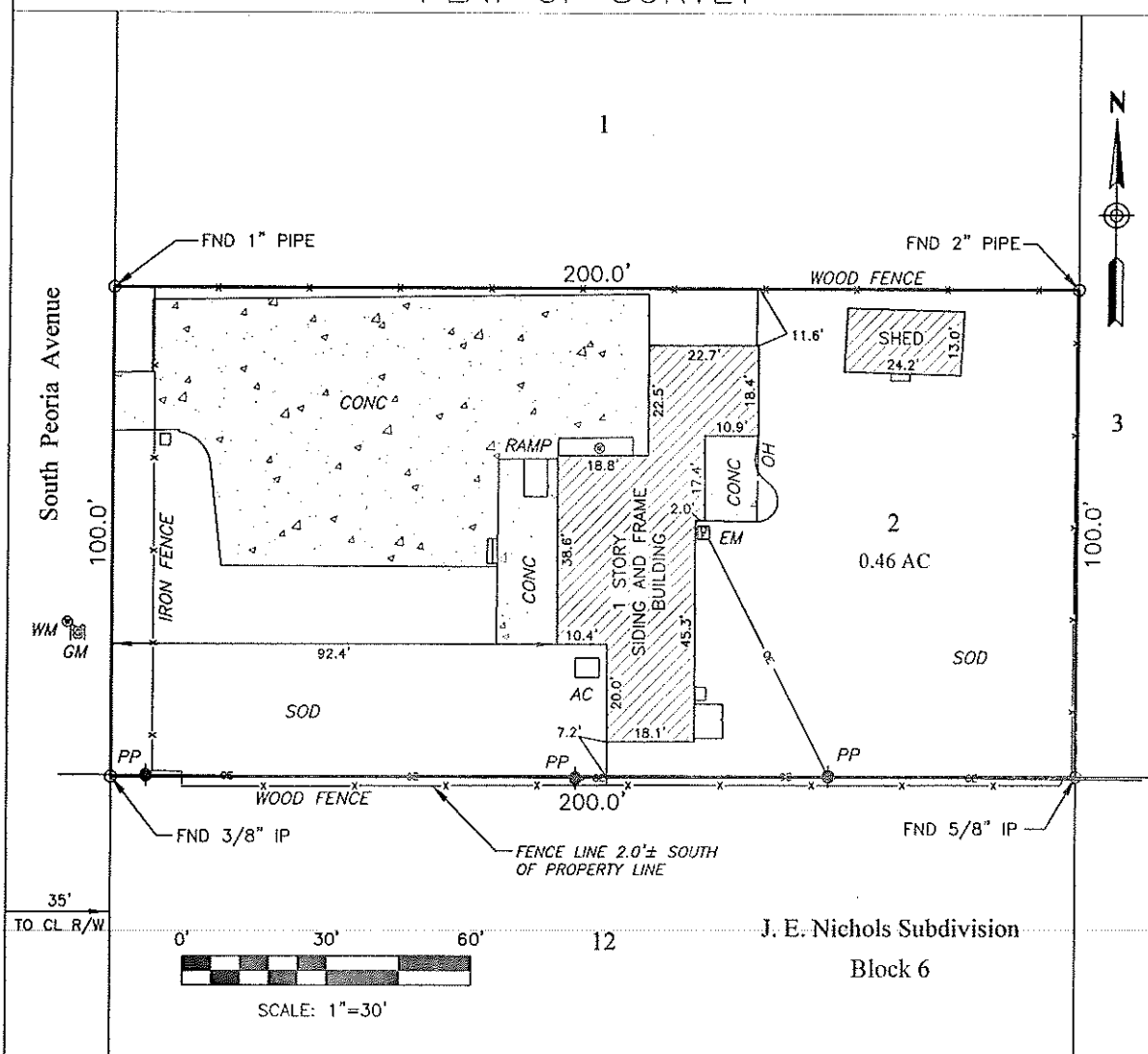
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

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



J. H. NICHOLS SUBDIVISION
or
Lot 2, Less the Northwest 10 Acres
Range 13 East of the Indian Base and
Meridian in Tulsa County, Oklahoma
By Henry F. Thomas

PLAT OF SURVEY



NOTES

1. ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.
2. THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD. NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED ON THIS PLAT.
3. THE TRACT SHOWN HEREON CONTAINS 0.46 ACRES MORE OR LESS.

LEGEND

B/L	BUILDING SETBACK LINE	IP	IRON PIN
CL	CENTER LINE	MAG	MAGNETIC
CONC	CONCRETE	OH	OVERHANG
CX	CABLE MARKER	PP	POWER POLE
D/E	DRAINAGE EASEMENT	R/W	RIGHT-OF-WAY
EM	ELECTRIC METER	U/E	UTILITY EASEMENT
EPED	ELECTRIC PEDESTAL	WL	WATERLINE
FND	FOUND	WM	WATER METER
GM	GAS METER	WV	WATER VALVE

LEGAL DESCRIPTION

LOT TWO (2), BLOCK SIX (6), J.E. NICHOLS SUBDIVISION, A PART OF GOVERNMENT LOT 2 OF SECTION 31, TOWNSHIP 19 NORTH, RANGE 13 EAST, 1B&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S STATEMENT

WE, ROYCE LAND SURVEYING, P.C., HEREBY STATE THAT THIS DRAWING REPRESENTS A SURVEY PERFORMED UNDER OUR DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AT THIS DATE. THE ABOVE PLAT REFLECTS ALL INSTRUMENTS PROVIDED AT THE TIME OF SURVEY. NO OPINION IS VERSED AS TO THE OWNERSHIP OF FENCES OR OTHER APPURTENANCES ON SAID PROPERTY.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.

SIGNATURE:

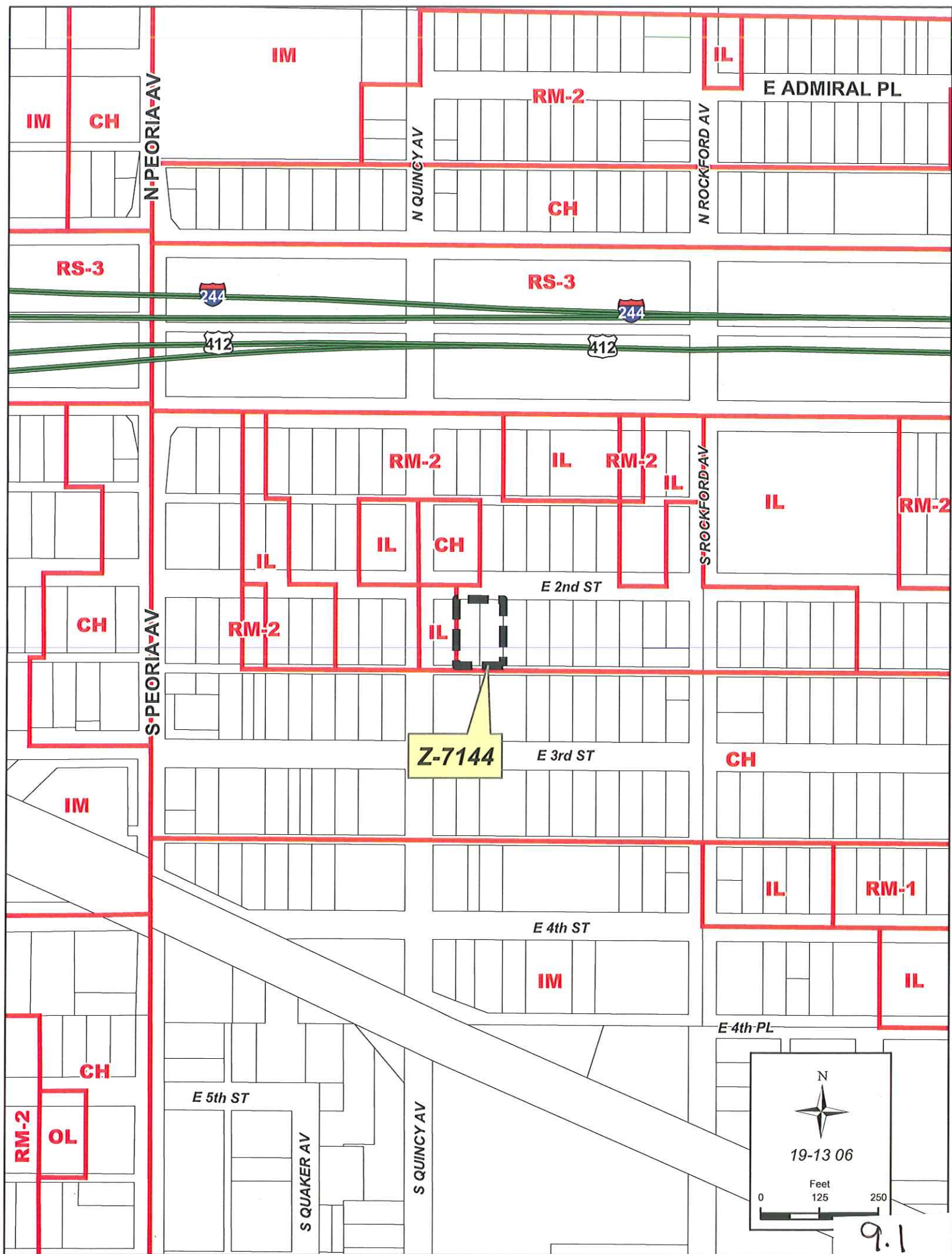
Michael Royce

DATE: 04/24/09



SURVEYED BY	BK/PG	DATE	<h1>Royce</h1> <p>Land Surveying, P.C.</p> <p>CERTIFICATE OF AUTHORIZATION NUMBER: 5270 EXPIRATION DATE: 06/30/2009</p> <p>8502-A N 128TH E AVE PH 918-376-9327 OWASSO, OK 74055 FAX 918-376-9425</p>	PREPARED FOR:	RICHARD COMFORT	
MAR	103/50	04/21/09		REVISION	DESCRIPTION	DATE
DRAWN BY	SCALE	DATE				
MAR	1"=30'	04/24/09				
DRAWING NAME	PROJECT NUMBER					
10329-PLAT.DWG	10329					

8.4



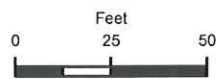
9.1



Z-7144



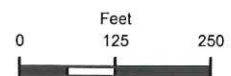
19-13 06



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008



19-13 06



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

9.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7144

TRS 9306

Atlas 9

CZM 37

PD-4 CD-4

TMAPC Hearing Date: November 18, 2009

Applicant: Robert E. Parker

Tract Size: .33± acres
14,374.8± square feet

ADDRESS/GENERAL LOCATION: 1408 and 1412 East 2nd Street

EXISTING ZONING: RM-2

EXISTING USE: Vacant

PROPOSED ZONING: IL

PROPOSED USE: Warehouse

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6820 June 2001: All concurred in approval of a request for rezoning a 7000± square foot tract of land from RM-2 to IL for heating and air company, on property located on the southwest corner of East 1st Street and South Rockford Avenue.

Z-6625 April 1998: All concurred in approval of a request for rezoning a .5± acre tract of land from RM-2 to IL for warehouse use on property located west of southwest corner of East 2nd Street and South Quincy Avenue.

BOA-19204 September 25, 2001: The Board of Adjustment approved a Special Exception to allow Use Unit 25 (roofing contractor) in a CH zoned district; and a Special Exception to waive screening on north property, with condition that no vehicular access be permitted from the alley to the building, on property located at 1411 East 3rd Street and abutting south of subject property.

BOA-18317 February 23, 1999: The Board of Adjustment approved a Variance of setback from an R district boundary be approved as follows: From the North side-75 feet required to 60 feet; From the East side-75 feet to 10 feet; From the South side-none; From the West side-75 feet to 70 feet to permit construction of IL zoned lots, finding that it meet the requirements of Section 1607.C, on property located west of southwest corner of East 2nd Street and South Quincy Avenue and west of subject property.

Z-6290 August 1990: All concurred in approval of a request for rezoning a tract of land from RM-2 to IL on property located east of northeast corner of South Peoria Avenue and East 2nd Street.

Z-6117 September 1986: All concurred in approval of a request for rezoning a tract of land from RM-2 to IL on property located on the southeast corner of East 2nd Street and South Quincy Avenue and abutting subject property to the west.

Z-6035 May 1985: All concurred in approval of a request for rezoning a tract of land from RM-1 to IL on property located on the northeast corner of East 4th Street and South Rockford Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .33± acres in size and is located 1408 and 1412 East 2nd Street. The property appears to be vacant and is zoned RM-2.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 2 nd Street	N/A	N/A	2

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

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential use, zoned RM-2; on the north by an antiques store zoned CH and a single-family residential use, zoned RM-2; on the south by a roofing company, zoned CH; and on the west by vacant land, zoned IL.

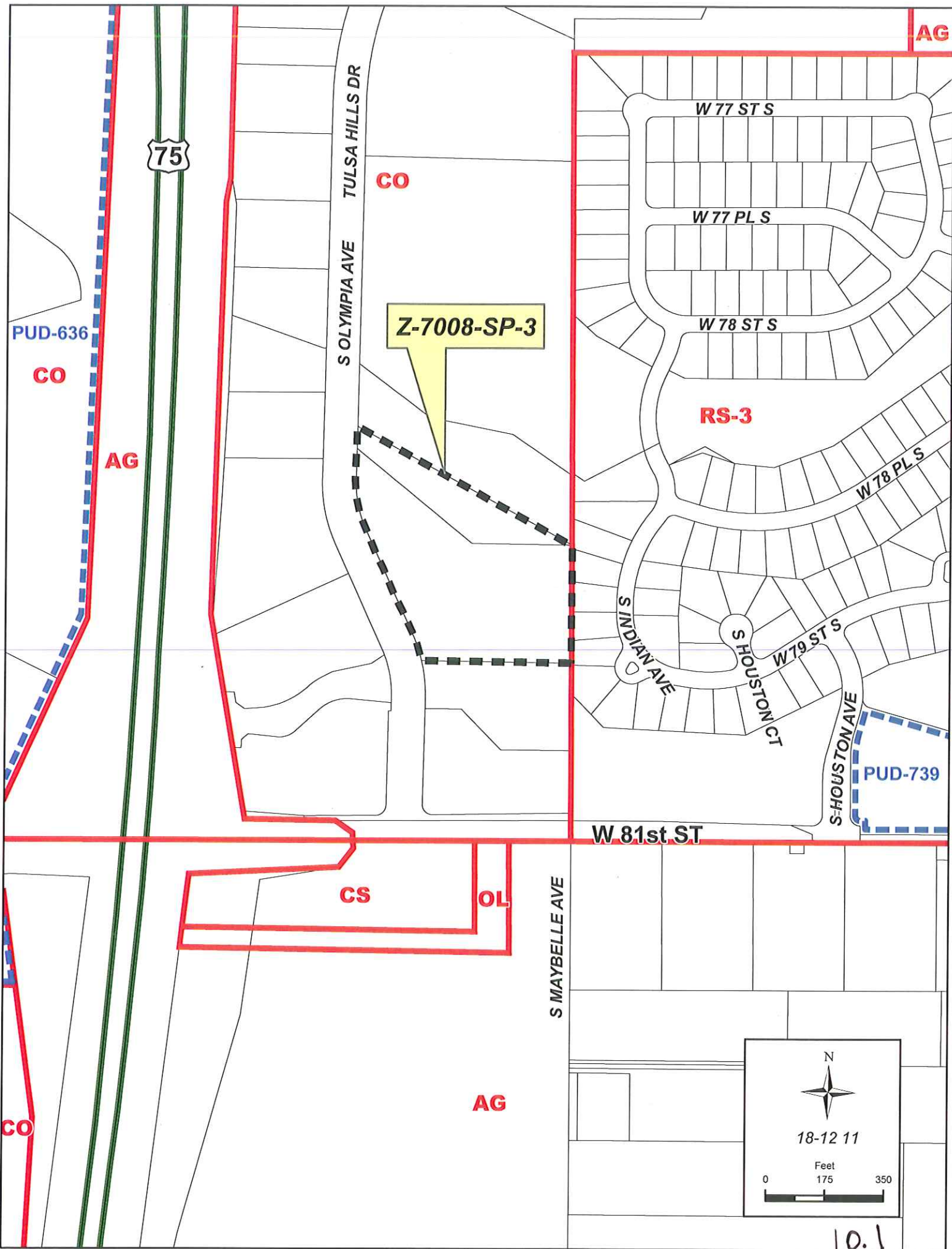
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 4 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being within an Industrial Special District. According to the Zoning Matrix, the requested IL zoning **may be found** in accord with the Plan because it is within a Special District.

STAFF RECOMMENDATION:

This is a transitional area. Some of the single-family homes are being revitalized, yet many of the others are in disrepair. It is an older neighborhood, with many industrial/commercial uses that have begun. All of the frontage, north and south, along 3rd Street is zoned CH and has been for many years. Uses within the area between the I-244 expressway and East 3rd Street are mixed residential/commercial/industrial. With that in mind, staff recommends **APPROVAL** of IL zoning for Z-7144,

11/18/09



10.1

75

TULSA HILLS DR
S OLYMPIA AVE

Z-7008-SP-3

W 77 ST S

W 77 PL S

W 78 ST S

W 78 PL S

S INDIAN AVE

S HOUSTON CT

W 79 ST S

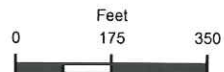
S HOUSTON AVE

W 81st ST

S MAYBELLE AVE



18-12 11



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

10.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7008-SP-3

TRS 8211

Atlas 0

CZM 51

PD-8 CD-2

TMAPC Hearing Date: November 18, 2009

Applicant: Roy D. Johnsen

Tract Size: 6.56± acres

ADDRESS/GENERAL LOCATION: North of northeast corner of West 81st Street South and South Olympia Avenue

EXISTING ZONING: CO

EXISTING USE: Vacant/Tulsa Hills

PROPOSED ZONING: n/a

PROPOSED USE: Use Unit 17 Auto Wash

ZONING ORDINANCE: Ordinance number 21009 dated February 18, 2005, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7008-SP-2 May 2008: All concurred in approval of a proposed Corridor Site Plan on a 1.31± acre tract of land for the addition of Tire Sales, Brake Repair/Replacement, Chassis Alignment, Shock Absorber Maintenance and Installation, Battery Sales, Oil Changes and Lubrication, and Engine Tune-up Services only, to the permitted uses of Tract A (Lot 11, Block 1) on property located north of northwest corner of South Olympia Avenue & West 81st Street.

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

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center know as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71st and West 81st Streets.

Z-7008 March 2006: All concurred in approval of a request to rezone a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71st Street South and West 81st Street South for regional shopping center known as Tulsa Hills.

Z-6967 February 2005: Approval was granted on a request to rezone the 62± acre tract from AG to CO for mixed, commercial and office uses, located on the northeast corner of West 81st Street South and U. S. Highway 75 South.

Z-6966 February 2005: Approval was granted on a request to rezone a 72± acre tract from AG to CO located on the southeast corner of West 71st Street South and U. S. Highway 75 South. An accompanying recommendation was to amend the District Plan map to reflect the CO rezoning, which will be done when the annual plan updates are processed.

Z-6871 November 2002: All concurred in approval of a request to rezone a 141+ acre tract from AG to RS-3 for residential development and lying in the northwest corner of West 81st Street and South Elwood Avenue.

PUD-636/Z-5457-SP/Z-4825-SP October 2000: Approval was granted, subject to conditions of the PUD, for a Planned Unit Development on a 108+ acre tract for single-family and townhouse dwellings and commercial uses; located on the northwest corner of West 81st Street South and South Highway 75.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 6.56+ acres in size and is located north of northeast corner of West 81st Street South and South Olympia Avenue. The property appears to be vacant and is zoned CO.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Olympia Avenue	Corridor Collector	100'	3

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

SURROUNDING AREA: The subject tract is abutted on the east by Stonebrooke Estates, zoned RS-3/PUD; on the north by Tulsa Hills, zoned CO; on the south by Tulsa Hills, zoned CO; and on the west by Tulsa Hills, zoned CO.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designated this area as Medium Intensity at the U.S. Highway 75 ramps on West 81st Street South and West 71st Street South; and Low Intensity – No Specific Land Use for the remainder of the property. On February 1, 2006 the TMAPC found the existing CO zoning to be **in accord** with the Comprehensive Plan. An amendment to the District 8 Plan has been completed to reflect the rezoning to CO of a large portion of this property.

STAFF RECOMMENDATION:

Corridor District Site Plan Z-7008-SP-3 is a 5.17 (+/-) acre (225,205 sf) tract located north of the northeast corner of West 81st Street South and South Olympia Avenue. The tract is described as Lot 2, Block 2 – Tulsa Hills and is part of the Tulsa Hills regional shopping center.

On November 4, 2009 the TMAPC approved lot-split number LS-20343 which divided Lot 2, Block 2 into three separate development tracts as identified in Exhibit B.

Corridor District Site Plan Z-7008-SP-3 is necessary to add auto wash only within Use Unit 17 – Automotive and Allied Activities as a permitted use on Tract 2-C only, to allow for the construction of a "tunnel car wash" as depicted on Exhibits F and G.

The development area currently permits use units 10, 11, 12, 13, 14, 19 (hotel and motel only), stormwater drainage and detention facilities, and uses customarily accessory to principal permitted uses. Please refer to Exhibit I for an exhaustive list of other uses permitted in Development Area G.

Please refer to the attached case aerial photographs and Exhibit J - general vicinity photographs. The proposed site is located immediately adjacent to an area which is being

10.4

developed as a single family residential development. While Exhibit H is a letter of support for the proposed car wash from the owner and developer of the properties to the east, staff has considerable reservations about the car wash given the proximity to residential development and the potential impact the car wash could have on these properties.

In May of 2008, Tulsa Hills was amended to include limited uses within Use Unit 17 in Development Area F, on the west side of Olympia Avenue. This amendment allowed for the construction of the existing Hibdon Tire Store. Staff contends that the west side of Olympia Avenue immediately adjacent to U.S. Highway 75, would be better suited for development with more automotive uses rather than an area immediately adjacent to existing and future residential development.

Given the proximity to future residential development and the potential noise impacts a car wash could have on these properties, combined with the west side of Olympia Avenue having been approved for limited automotive uses, staff recommends **DENIAL** of corridor district site plan Z-7008-SP-3.

11/18/09

OVERALL SITE EXHIBIT

Basis of Bearing
TULSA HILLS PLAT
NO. 6154
DOC. 2007116643
SCALE: 1" = 100'
DATE: 08/21/2009
CTS Job# 096085-00

TULSA HILLS
LOT 2, BLOCK 2

A tract of land being all of Lot 2, Block 2, TULSA HILLS, a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 1, Block 2 of said subdivision; THENCE N01°17'25"W along the Easterly line of the SW/4, Sec. 11, T18N-R12E, I.M. a distance of 445.82 feet to the Point of Beginning; THENCE S89°56'15"W a distance of 443.63 feet to a point on the East Right-of-Way line of S. Olympia Avenue; THENCE along the East Right-of-Way line of S. Olympia Avenue on a curve to the Left having a radius of 430.00 feet and chord bearing of N20°18'34"W and a chord distance of 82.98 feet for an arc length of 83.11 feet; THENCE N25°50'47"W along the East Right-of-Way line of S. Olympia Avenue a distance of 340.65 feet; THENCE along the East Right-of-Way line of S. Olympia Avenue on a curve to the Right having a radius of 330.00 feet and a chord bearing of N12°55'32"W and a chord distance of 147.58 feet for an arc length of 148.84 feet; THENCE N00°00'18"W along the East Right-of-Way line of S. Olympia Avenue a distance of 155.81 feet; THENCE S62°45'21"E a distance of 726.68 feet to a point on the East line of said SW/4; THENCE S01°17'25"E along the East line of said SW/4 a distance of 350.99 feet to the Point of Beginning. Containing 6.56 acres or 285959.39 square feet more or less.

P.O.B.

S 89°56'15" W 443.63'

S 01°17'25" E 350.99'

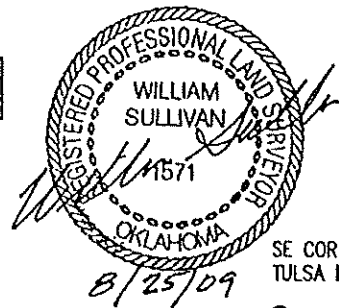
(N-S 1/4 SECTION LINE)
 N 01°17'25" W 445.82'

TULSA HILLS
 LOT 11, BLOCK 1

S. OLYMPIA AVE.
 N 25°50'47" W 340.65'

100' R/W

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11°04'28"	430.00	83.11	41.69	N 20°18'34" W	82.98
C2	25°50'29"	330.00	148.84	75.71	N 12°55'32" W	147.58



P.O.C.
 SE COR. LOT 1, BLK 2
 TULSA HILLS ADDITION

Crafton Tull Sparks

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 Suite 200, Tulsa, OK 74104
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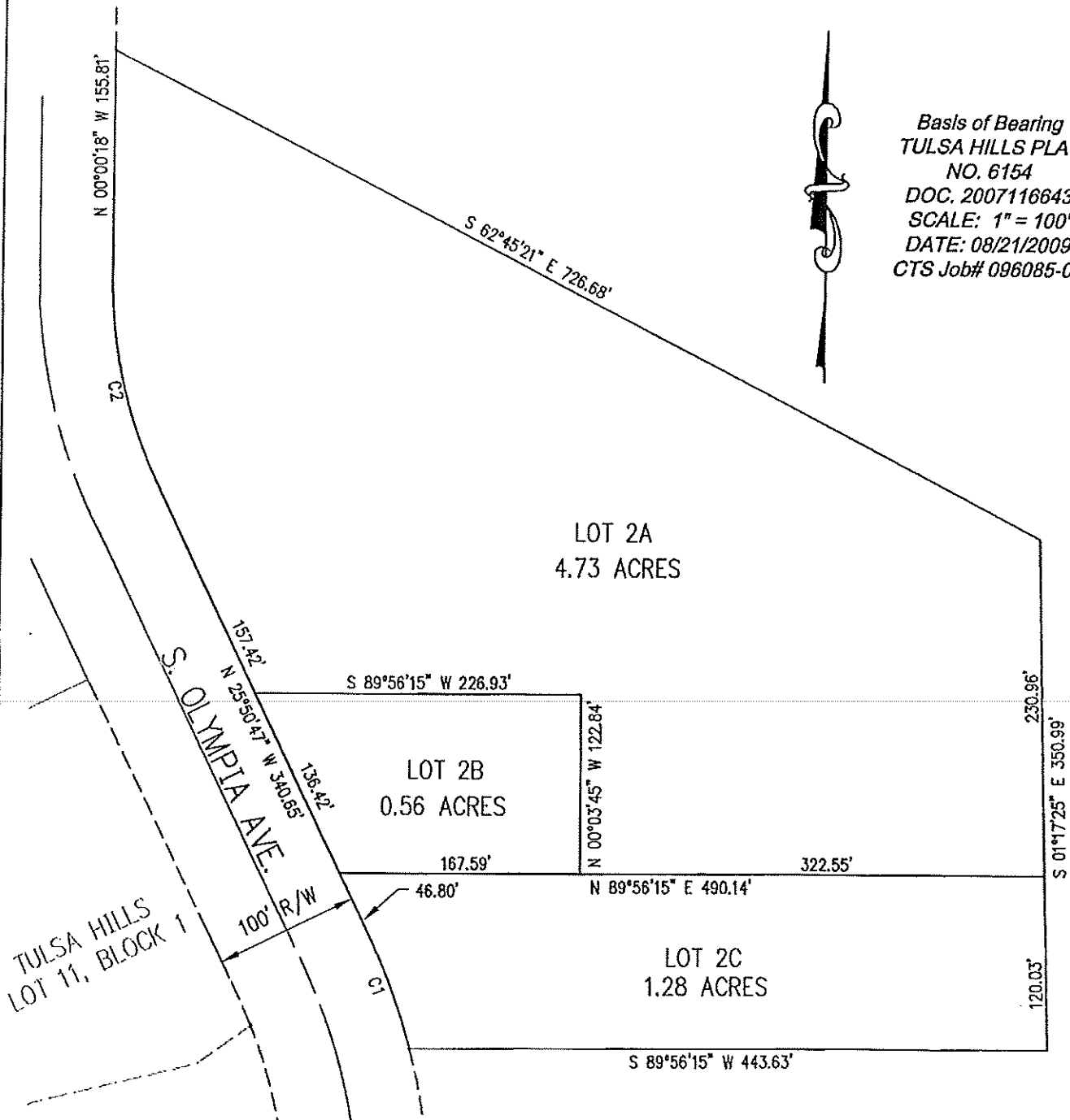
OR REG. PLAT. EXPIRES 1/31/2011
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EXHIBIT A 10.6

OVERALL PROPOSED LOT EXHIBIT



Basis of Bearing
TULSA HILLS PLAT
 NO. 6154
 DOC. 2007116643
 SCALE: 1" = 100'
 DATE: 08/21/2009
 CTS Job# 096085-00



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11°04'28"	430.00	83.11	41.69	N 20°18'34" W	82.98
C2	25°50'29"	330.00	148.84	75.71	N 12°53'32" W	147.58



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 Oklahoma City, OK 73104
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 08/21/09 CTS JOB# 096085-00
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EXHIBIT B 10.7

LOT 2A EXHIBIT

Basis of Bearing
TULSA HILLS PLAT
NO. 6154
DOC. 2007116643
SCALE: 1" = 100'
DATE: 08/21/2009
CTS Job# 096085-00

LOT 2A

N 00°00'18" W 155.81'

S 62°45'21" E 726.68'

C1

N 25°50'47" W 157.42'
S. OLYMPIA AVE.

S 89°56'15" W 226.93'

N 00°03'45" W 122.84'

100' R/W

P.O.B.

S 89°56'15" W 322.55'

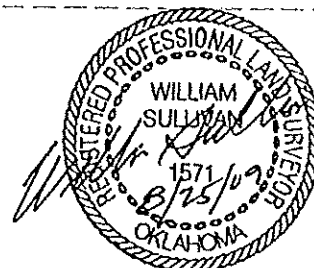
S 01°17'25" E 230.96'

TULSA HILLS
LOT 11, BLOCK 1

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	25°50'29"	330.00	148.84	75.71	N 12°55'32" W	147.58

A tract of land being a part of Lot 2, Block 2, TULSA HILLS, a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 1, Block 2 of said subdivision; THENCE N01°17'25"W along the Easterly line of the SW/4, Sec. 11, T18N-R12E, I.M. a distance of 565.85 feet to the Point of Beginning; THENCE S89°56'15"W a distance of 322.55 feet; THENCE N00°03'45"W a distance of 122.84 feet; THENCE S89°56'15"W a distance of 226.93 feet to a point on the East Right-of-Way line of S. Olympia Avenue; THENCE N25°50'47"W along the East Right-of-Way line of S. Olympia Avenue a distance of 157.42 feet; THENCE along the East Right-of-Way line of S. Olympia Avenue on a curve to the right having a radius of 330.00 feet and a chord bearing of N21°55'32"W and a chord distance of 147.58 feet for an arc length of 148.84 feet; THENCE N00°00'18"W along the East Right-of-Way line of S. Olympia Avenue a distance of 155.81 feet; THENCE S62°45'21"E a distance of 726.68 feet to a point on the East line of said SW/4; THENCE S01°17'25"E along the East line of said SW/4 a distance of 230.96 feet to the Point of Beginning. Containing 4.73 acres or 206000.98 square feet more or less.



P.O.C.
SE COR. LOT 1, BLK 2
TULSA HILLS ADDITION

(N-S 1/4 SECTION LINE)
N 01°17'25" W 565.85'

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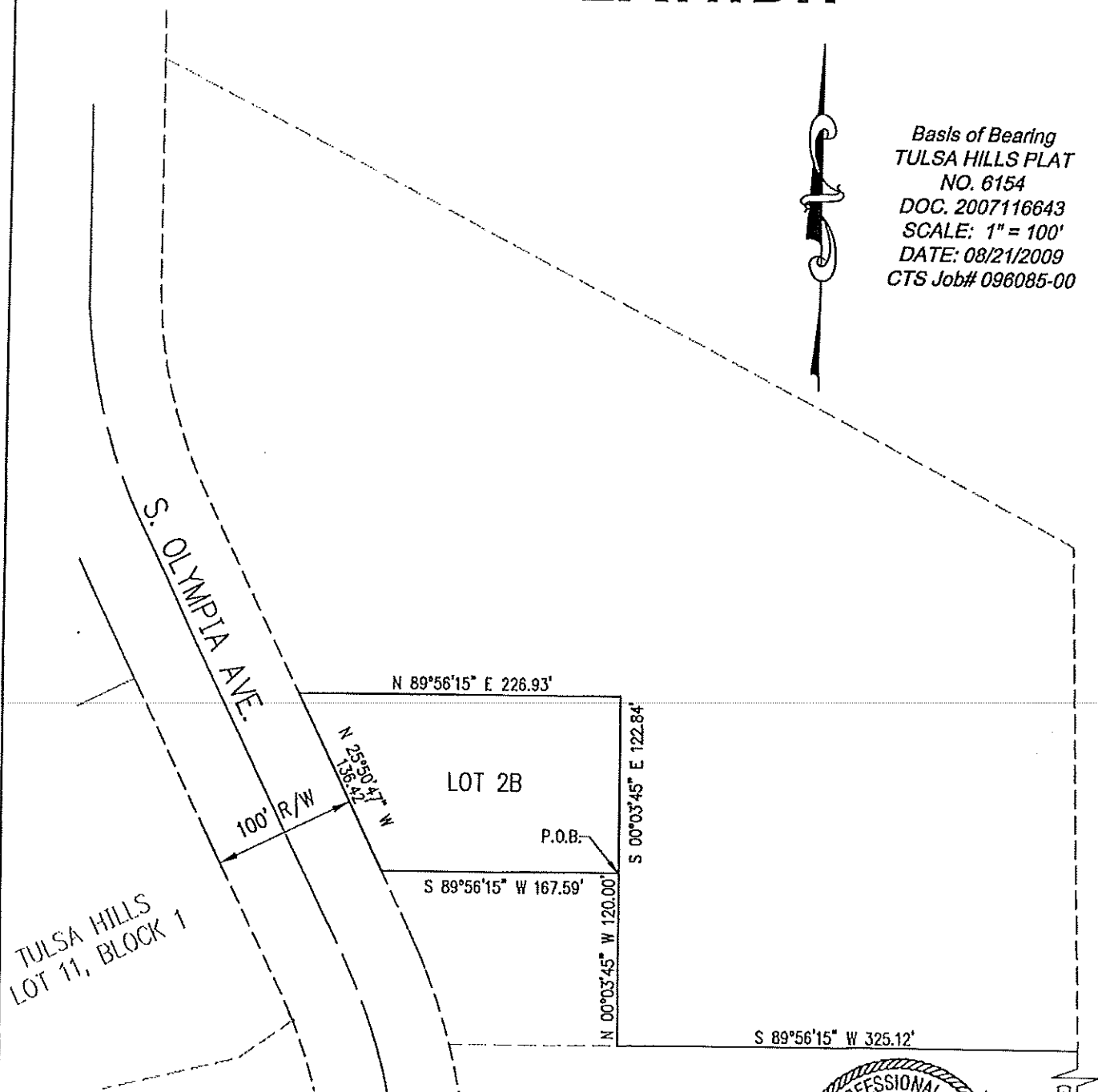
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EXHIBIT C 10.8

LOT 2B EXHIBIT

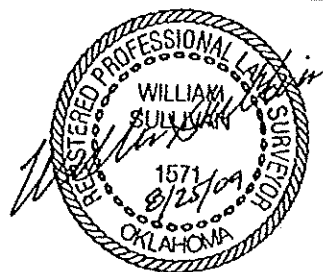


Basis of Bearing
TULSA HILLS PLAT
NO. 6154
DOC. 2007116643
SCALE: 1" = 100'
DATE: 08/21/2009
CTS Job# 096085-00



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COMMENCING at the Southeast corner of Lot 1, Block 2 of said subdivision; THENCE N01°17'25"W along the Easterly line of the SW/4, Sec. 11, T18N-R12E, I.M. a distance of 445.82 feet; THENCE S89°56'15"W a distance of 325.12 feet; THENCE N00°03'45"W a distance of 120.00 feet to the Point of Beginning; THENCE S89°56'15"W a distance of 167.59 feet to a point on the East Right-of-Way line of S. Olympia Avenue; THENCE N25°50'47"W along the East Right-of-Way line of S. Olympia Avenue a distance of 136.42 feet; THENCE N89°56'15"E a distance of 226.93 feet; THENCE S00°03'45"E a distance of 122.84 feet to the Point of Beginning. Containing 0.56 acres or 24230.74 square feet more or less.



P.O.C.
SE COR. LOT 1, BLK 2
TULSA HILLS ADDITION



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EXHIBIT D 10.9

LOT 2C EXHIBIT

Basis of Bearing
TULSA HILLS PLAT
NO. 6154
DOC. 2007116643
SCALE: 1" = 100'
DATE: 08/21/2009
CTS Job# 096085-00

S. OLYMPIA AVE.

TULSA HILLS
LOT 11, BLOCK 1

100' R/W

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11°04'28"	430.00	83.11	41.69	N 20°18'34" W	82.98

N 89°56'15" E 490.14'

N 25°50'47" W
46.80'

LOT 2C

P.O.B.

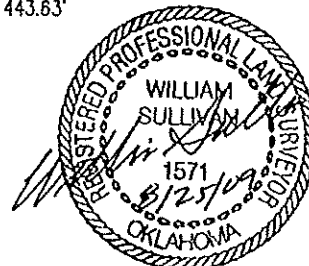
S 89°56'15" W 443.63'

S 01°17'25" E 120.03'

N-S 1/4 SECTION LINE
N 01°17'25" W 445.82'

A tract of land being a part of Lot 2, Block 2, TULSA HILLS, a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract being more particularly described as follows:

COMMENCING at the Southeast corner of Lot 1, Block 2 of said subdivision; THENCE N01°17'25"W along the Easterly line of the SW/4, Sec. 11, T18N-R12E, I.M. a distance of 445.82 feet to the Point of Beginning; THENCE S89°56'15"W a distance of 443.63 feet to a point on the East Right-of-Way line of S. Olympia Avenue; THENCE along the East Right-of-Way line of S. Olympia Avenue on a curve to the left having a radius of 430.00 feet and a chord bearing of N20°18'34"W and a chord length of 82.98 feet for an arc length of 83.11 feet; THENCE N25°50'47"W along the East Right-of-Way line of S. Olympia Avenue a distance of 46.80 feet; THENCE N89°56'15E a distance of 490.14 feet to a point on the East line of said SW/4; THENCE S01°17'25"E along the East line of said SW/4 a distance of 120.03 feet to the Point of Beginning. Containing 1.28 acres or 55727.67 square feet more or less.



P.O.C.
SE COR. LOT 1, BLK 2
TULSA HILLS ADDITION

Crafton Tull Sparks

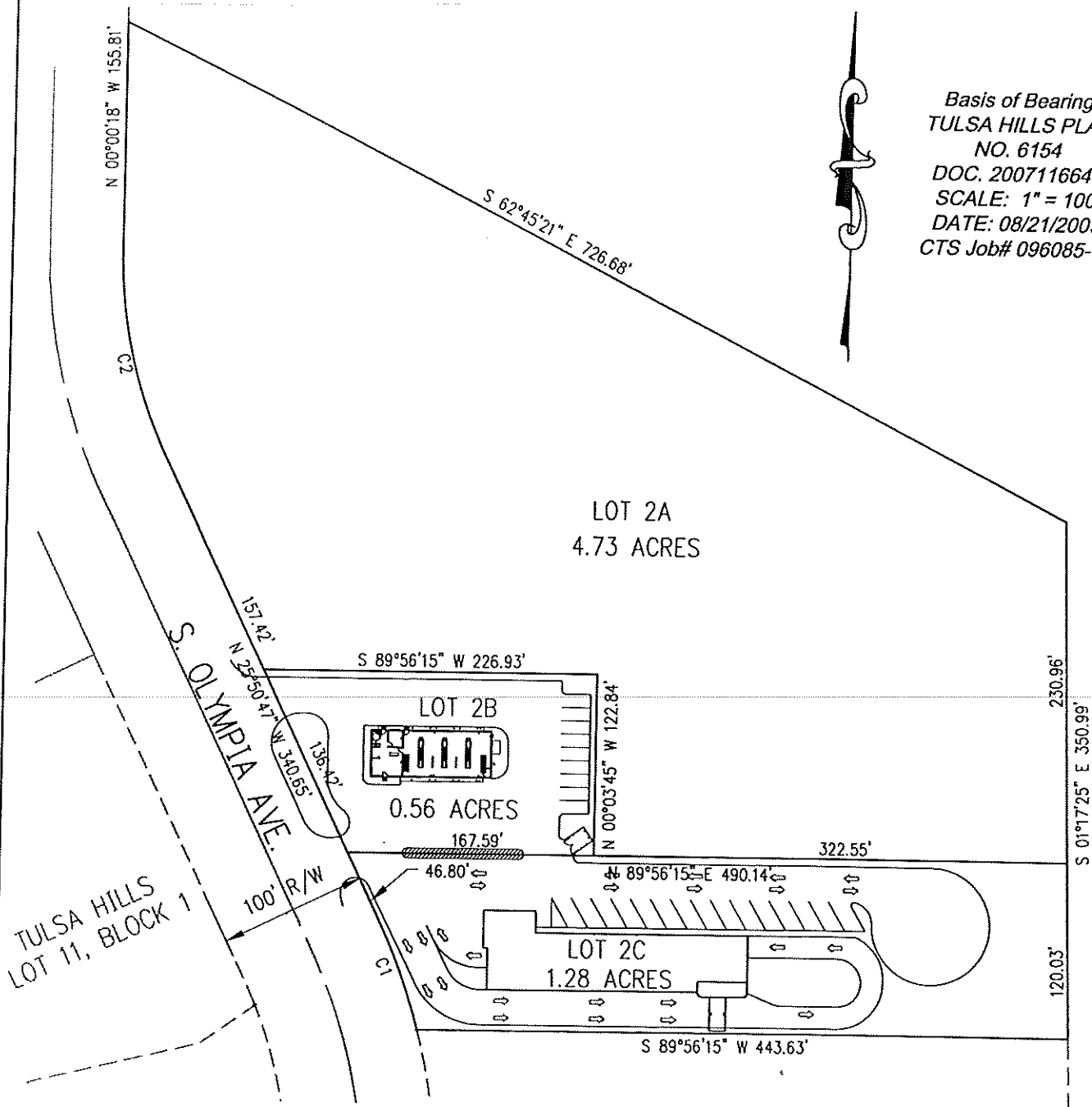
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EXHIBIT E 10.10

CONCEPTUAL SITE PLAN

Basis of Bearing
TULSA HILLS PLAT
NO. 6154
DOC. 2007116643
SCALE: 1" = 100'
DATE: 08/21/2009
CTS Job# 096085-00



NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11°04'28"	430.00	83.11	41.69	N 20°18'34" W	82.98
C2	25°50'29"	330.00	148.84	75.71	N 12°55'32" W	147.58



Crafton Tull Sparks

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Oklahoma City, OK 73104
405.787.6270 FAX: 405.787.6276
www.craftontullsparks.com

architecture | engineering | surveying

OK 975 PLAS EXPIRES 6/30/2010

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EXHIBIT F

10.11

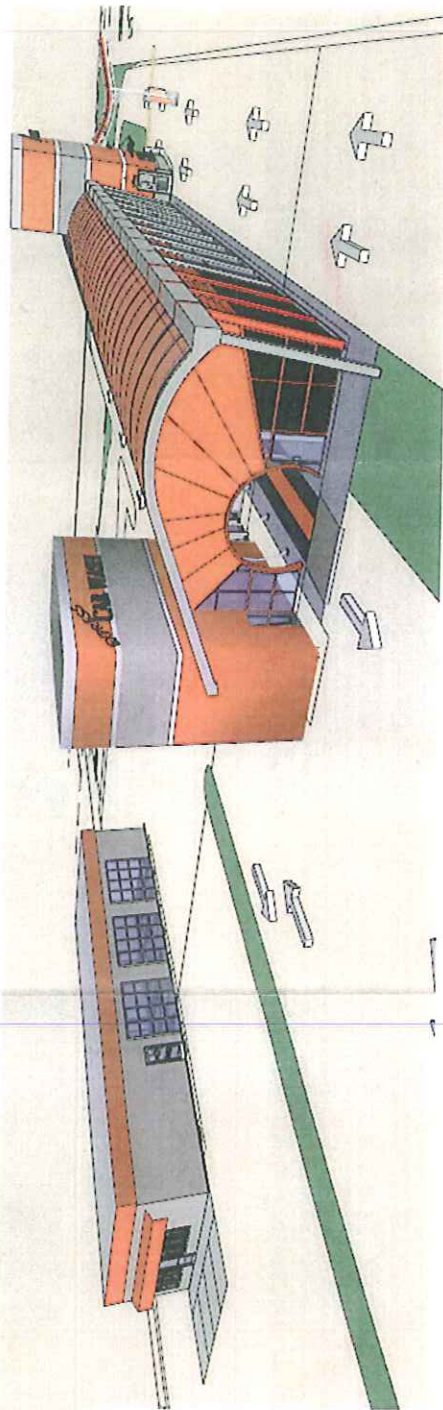
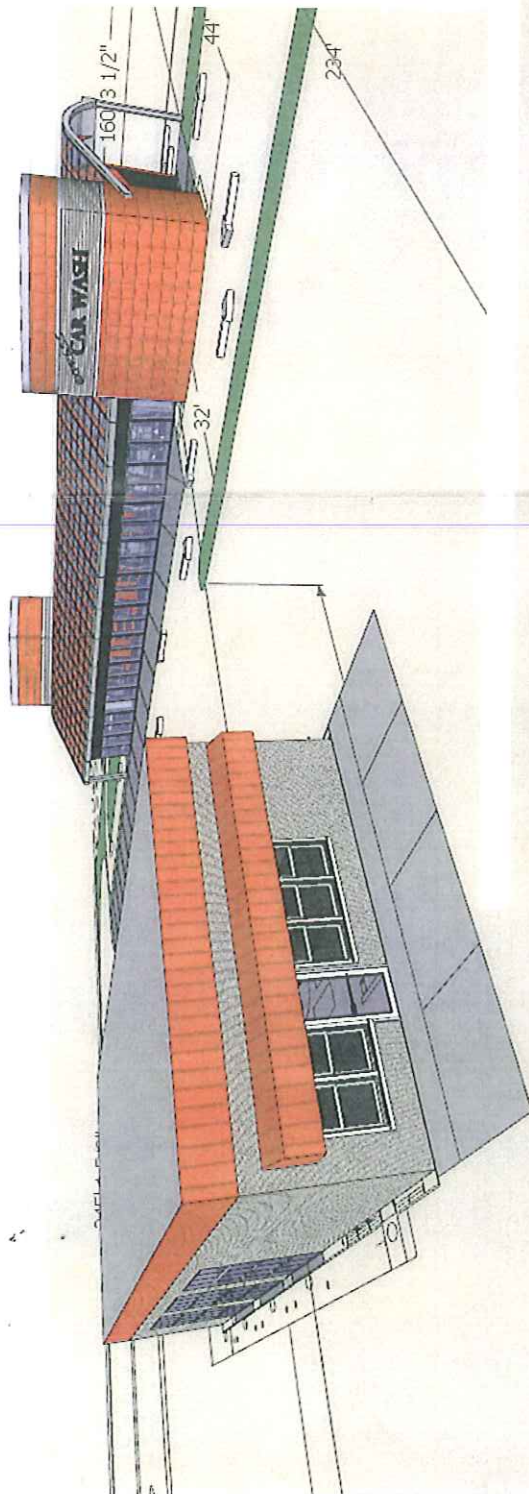


EXHIBIT C

10.12

STONEBROOKE Development Group, LLC.

October 27, 2009

Attn: Mr. Roy D. Johnsen
201 West Fifth, Suite 501
Tulsa, OK 74103

Dear Mr. Johnsen:

This letter is in regards the CPBS Land Company, LLC's application to amend the Tulsa Hills PUD for the purpose of allowing a tunnel car wash use. I am one of the developers of the Stonebrooke Neighborhood and we are the owners of the residential lots directly behind the proposed site of the All-Star Car Wash and Jiffy Lube.

Per my earlier discussions with CPBS I am familiar with the tunnel car wash concept, I have seen the proposed the site plan and elevations for the project, and feel that CPBS and All-Star Properties have worked diligently to be sensitive to their residential neighbors to the east.

As the developers of Stonebrooke and the owners of residential lots adjacent to the site We have no objections to the proposed PUD Amendment, so long as the automotive use is limited to the tunnel car wash and Jiffy Lube, and that all of the original PUD restrictions/requirements (screening, landscaping, storage, hours of operation, lighting control, etc.) remain in effect. Ultimately, in the interest of convenience to the residents of Stonebrooke we feel that the car wash is not detrimental to the Stonebrooke Neighborhood or its residents.

Sincerely,



Mr. Randy Branstetter,
Manager
StoneBrooke Development Group LLC

802 South Main, Jenks, Oklahoma 74037

(918) 851-5767 fax (918) 447-8889

stonebrooke@cox.net

EXHIBIT # 10.13

Other Uses Permitted in Development Area G of Tulsa Hills

The display, sale and servicing of scientific, business and office machines, equipment, furnishings and supplies, including occupancies such as cameras and photographic supplies, computers, data processing and air conditioning equipment, elevator parts and service, solar heating and auto parts, office furniture and equipment and dealer showrooms, office supplies and storage systems, computer software and servicing companies, medical and clinical equipment and supplies, print shops and equipment, mail services, plumbing and lighting supplies and equipment, food preparation supplies and equipment, telephone and communications systems, supplies and services, banking support services such as clearing houses, business forms, dental supplies, decorating fabrics, wall coverings and accessories, wholesale landscape plants, air freight and armored car services, gourmet food preparation supplies, electrical supplies, equipment and pumps, miscellaneous electrical equipment, home remodeling supplies such as windows, sliding doors, and kitchen equipment, and other similar service and supply businesses, and

Warehouse and storage facilities for the storage, repair, service and distribution of the machines, equipment, products and supplies displayed and sold within Tulsa Hills, provided no exterior display or storage shall be permitted.

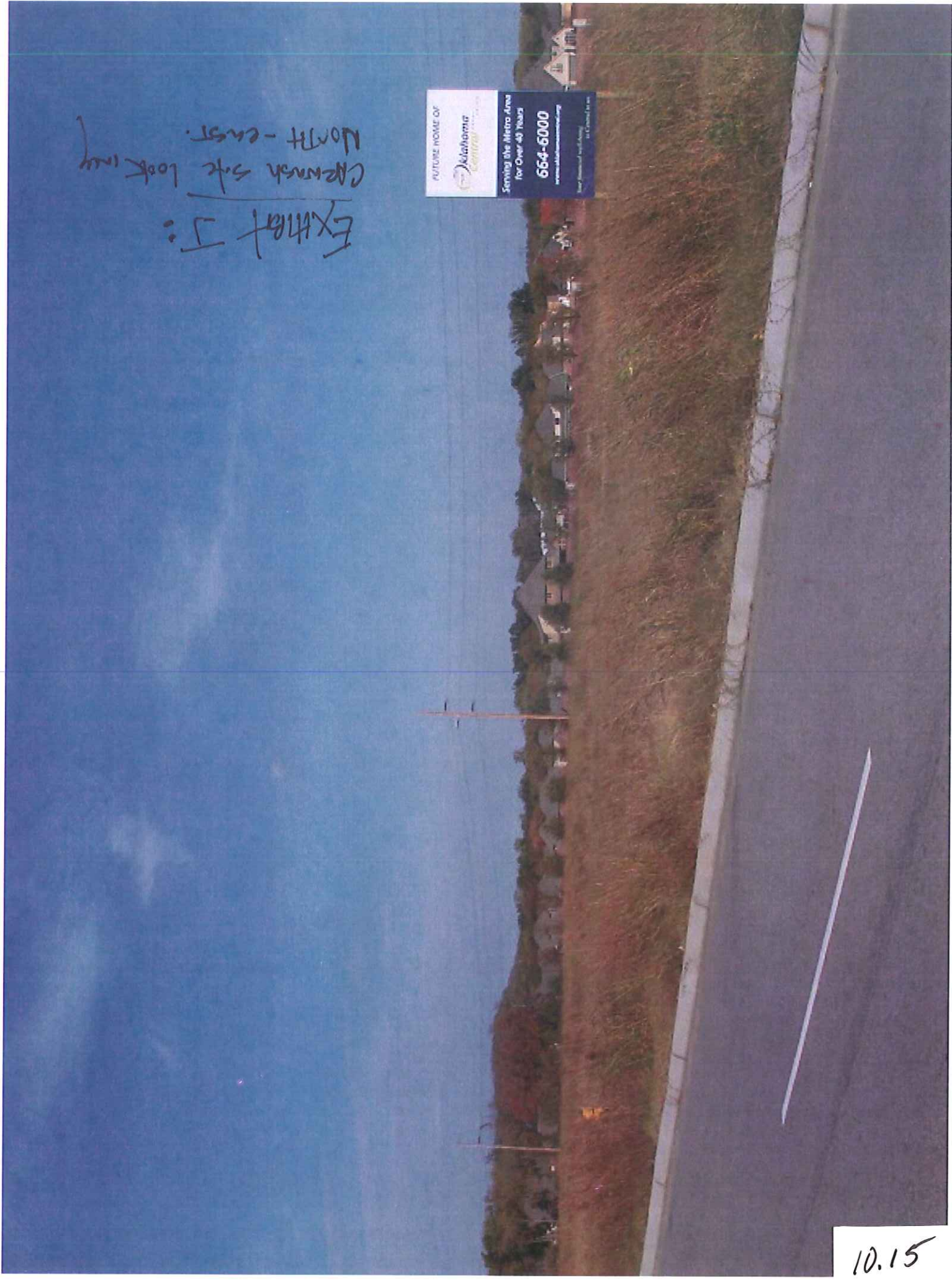
EXHIBIT I

10.14

10.15

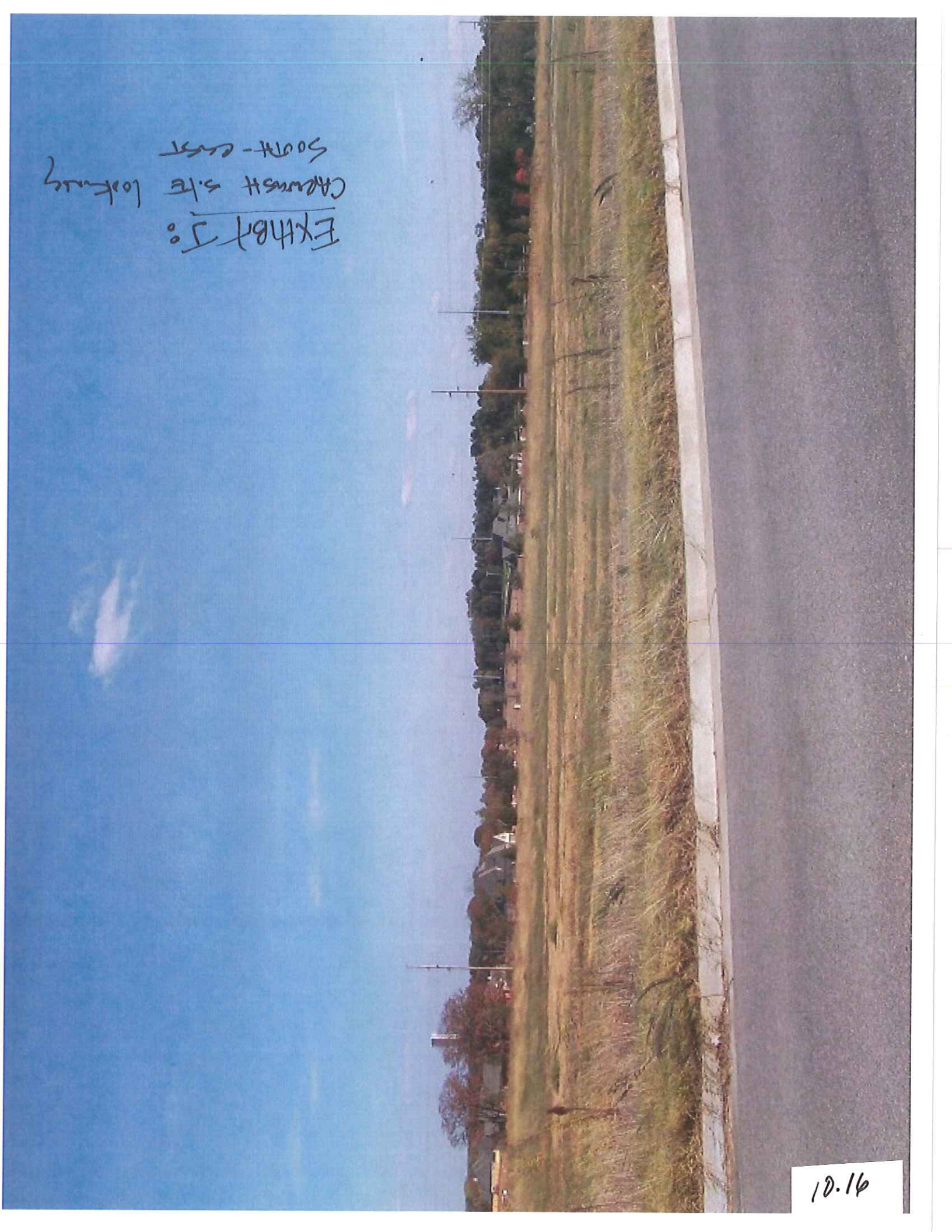
FUTURE HOME OF
Kalamazoo Central
Serving the Metro Area
for Over 40 Years
664-6000
www.kalamazoo-central.org
Large commercial real estate
in Central Michigan

Exhibit J:
Capeview site looking
North-East.



10.16

Exhibit J:
Carmichael site looking
South-East



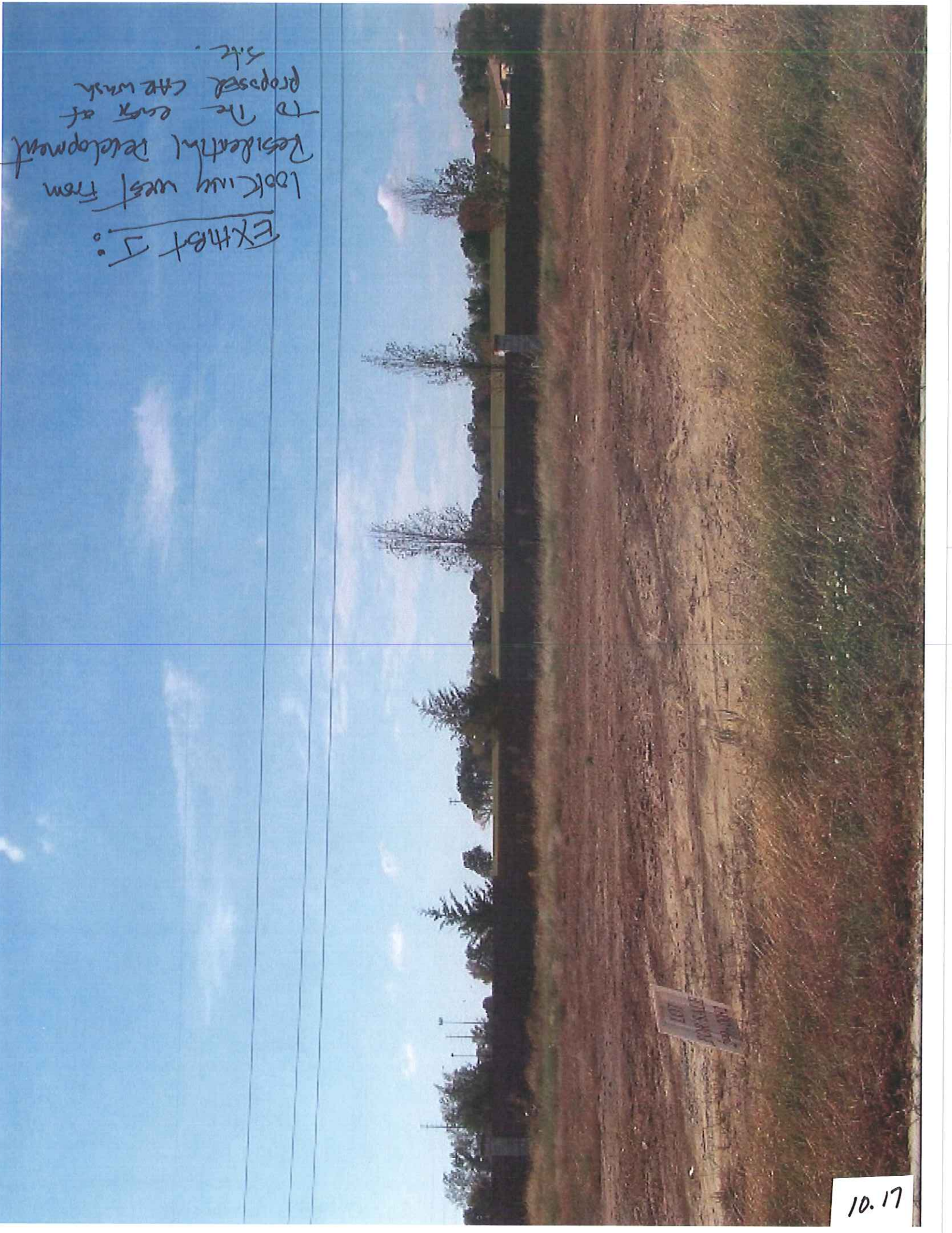
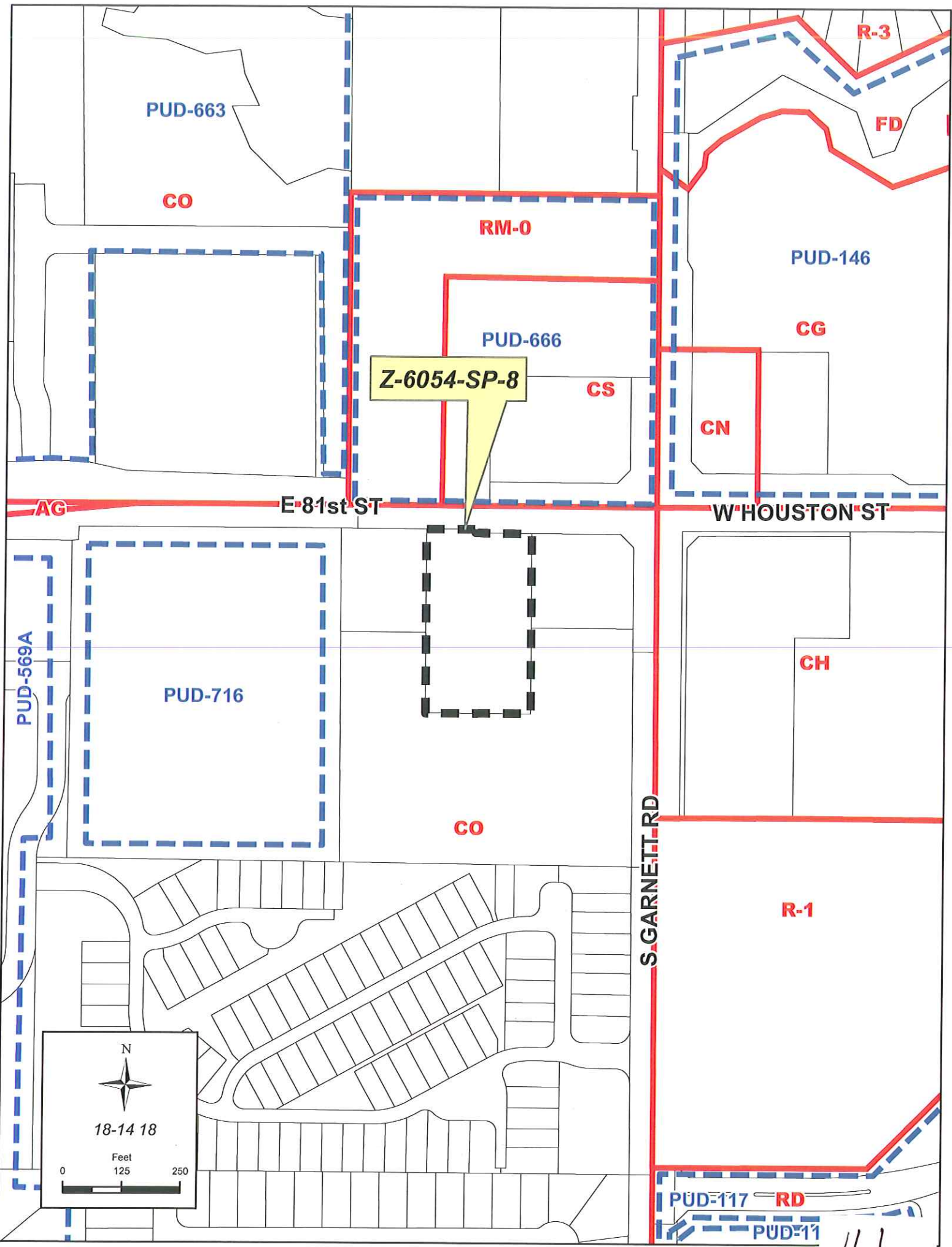


Exhibit J:

Looking west from
Residential Development
to the east of
proposed car wash
site.

10.17



Z-6054-SP-8

E 81st ST

W HOUSTON ST

S GARNETT RD



18-14 18

Feet
0 125 250

*Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008*

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-6054-SP-8

TRS 8418

Atlas 1412

CZM 54

PD-18c CD-8

TMAPC Hearing Date: November 18, 2009

Applicant: Global Sign Solutions

Tract Size: 2± acres

86,788± square feet

ADDRESS/GENERAL LOCATION: West of southwest corner of East 81st Street and South Garnett Road

EXISTING ZONING: CO

EXISTING USE: Restaurant

PROPOSED ZONING: n/a

PROPOSED USE: Digital message center

ZONING ORDINANCE: Ordinance number 16451 dated October 18, 1985, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6054-SP-6 April 2006: All concurred in approval of a proposed Corridor Site Plan on a 10+ acre tract of land for neighborhood retail and office development on property located southwest corner of East 81st Street and South Garnett Road and the subject property.

Z-7024-SP-1 August 2006: All concurred in approval of a proposed Corridor Site Plan a 20+ acre tract of land for a single-family residential development on property located south of the southwest corner of East 81st Street South and South Garnett Road.

Z-7024 May 2006: All members of TMAPC concurred in recommending approval of CO zoning for the subject property on May 17, 2006. All members of City Council concurred in approval of TMAPC recommendation on June 8, 2006.

Z-6989/PUD-716 August 2005: A request to rezone this property from CO to CS was withdrawn. All concurred in approval of a proposed Planned Unit Development on a 9.37+ acre tract for a mixed use development including office, hotel/motel and mini-storage uses, on property located east of the southeast corner of East 81st Street and U.S. Highway 169.

PUD-666 August 2002: Approval was granted for a Planned Unit Development on a 10+ acre tract from RM-0 and CS to PUD for commercial development, located on the northwest corner of East 81st Street and South 113th East Avenue.

PUD-663 June 2002: All concurred in approval of a proposed Planned Unit Development a 26+ acre tract for a recreation and sporting goods store, boat sales, and other retail and office uses, located northeast of Highway 169 South and East 81st Street.

PUD-569-A/Z-6054-SP-5 December 1999: All concurred in approval of a Major Amendment to PUD on a 10.4+ acre tract to permit Use Unit 21 for an outdoor advertising sign on property located on the northwest corner of East 91st Street and South Garnett Road.

PUD-569/Z-6054-SP-3 December 1997: All concurred in approval of a proposed Planned Unit Development and a Corridor Site Plan for a proposed residential, commercial and church development subject to conditions on property located on the southeast corner of East 81st Street and U.S. Highway 169.

Z-6054 October 1985: All concurred in approval of CO zoning on a 137-acre tract located at the southeast corner of East 81st Street South and Mingo Valley Expressway.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2+ acres in size and is located west of southwest corner of East 81st Street and South Garnett Road. The property is under construction, will be used commercially and is zoned CO.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 81 st Street South	Secondary arterial	100'	5

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

SURROUNDING AREA: The subject tract is abutted on the east by Lot 1, Block 1 – Union Place, zoned CO; on the north by 81st Street and then 8100 Center on Garnett, zoned CS/RM-0/PUD-666; on the south by Lot 3, Block 1 – Union Place, zoned CO; and on the west by unplatted PUD-716, zoned CO.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18c Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates the subject property as Corridor with a five-acre Medium Intensity node at the southwest corner of East 81st Street and South Garnett Road and Low Intensity for the balance of the property. On December 21, 2005 the TMAPC found the proposed uses **as in accord** with the Comprehensive Plan.

STAFF RECOMMENDATION:

This site is an approximately 2 +/- acre site (87,120 sf) located west of the southwest corner of 81st South and South Garnett Road. The tract is bordered on the south and west by corridor/PUD zoned property and the north and east by PUD and commercially zoned property.

On March 25, 2009 the TMAPC approved a detail site plan allowing the construction of an 8,288 sf restaurant.

Z-6054-SP-8 seeks to amend the signs standards for Z-6054-SP-6 which state, "Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited". The proposal for Z-6054-SP-8 is to permit a 7 square foot (sf) electronic message center on the general business sign located along 81st Street South (see Exhibits A and B).

All commercially, corridor and PUD zoned properties within the immediate vicinity of the subject tract allow electronic message centers. There is no residentially zoned property or designated residential area within a PUD or Corridor District adjacent to the subject tract.

Given the size of the message center being proposed approval of the request would not represent substantial deviation from the originally approved corridor concept plan and the purposes and standards of chapter 8 of the code. Therefore staff can support the application.

Based upon the proposed Development Concept and Standards as modified by staff, staff finds Z-6054-SP-8 to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site; and (3) consistent with the stated purposes and standards of the CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of **Z-6054-SP-8** subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein.
2. All original development standards, terms and conditions of Z-6054-SP-6 and associated amendments shall remain effective. In addition, approval shall be subject to the conditions recommended by the Technical Advisory Committee which are approved by TMAPC and include:
 - A. Verification that the sign will not be located in any public right-of-way (ROW) or perimeter easement; and
 - B. The applicant provide a survey locating the sign and water main line along South 81st Street.

TAC Comments:

General: Sign "B" cannot be located either within the right-of-way or within a utility easement. The sign appears to be outside of the right-of-way but may be in a perimeter easement. Please verify.

Water: The location of sign "B" is shown to be close to an existing 12-inch water line that's located 44' south of the centerline of 81st Street South extending east and west. Before an approval can be given; a survey locating the sign and water main line must be done. The location of sign "A" should be fine.

Fire: No comments.

Stormwater: No comments.

Wastewater: On November 14, 2008, plans for SSID 3199 (A) Rev. were approved for a sanitary sewer mainline extension to serve the western portion of Lot 2. No construction will be approved until that construction has been completed and accepted by the City of Tulsa.

Transportation: No comments.

INCOG/TMAPC Transportation:

- **MSHP:** S. 81st Street is a designated Secondary Arterial.
- **LRTP:** 81st St. S., between Mingo Rd. and Garnett Rd., planned 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- **TMP:** No comments.
- **Transit:** No comments.

GIS: No comments.

Street Addressing: No comments.

11/18/09

SIGN B

(X2) OPTEC 17" X 4'-11" 17mm MONOCHROME PROGRAMMABLE MARQUEE.
16 X 80 MATRIX - RED L.E.D. - 1 LINE OF 10" CHARACTERS.

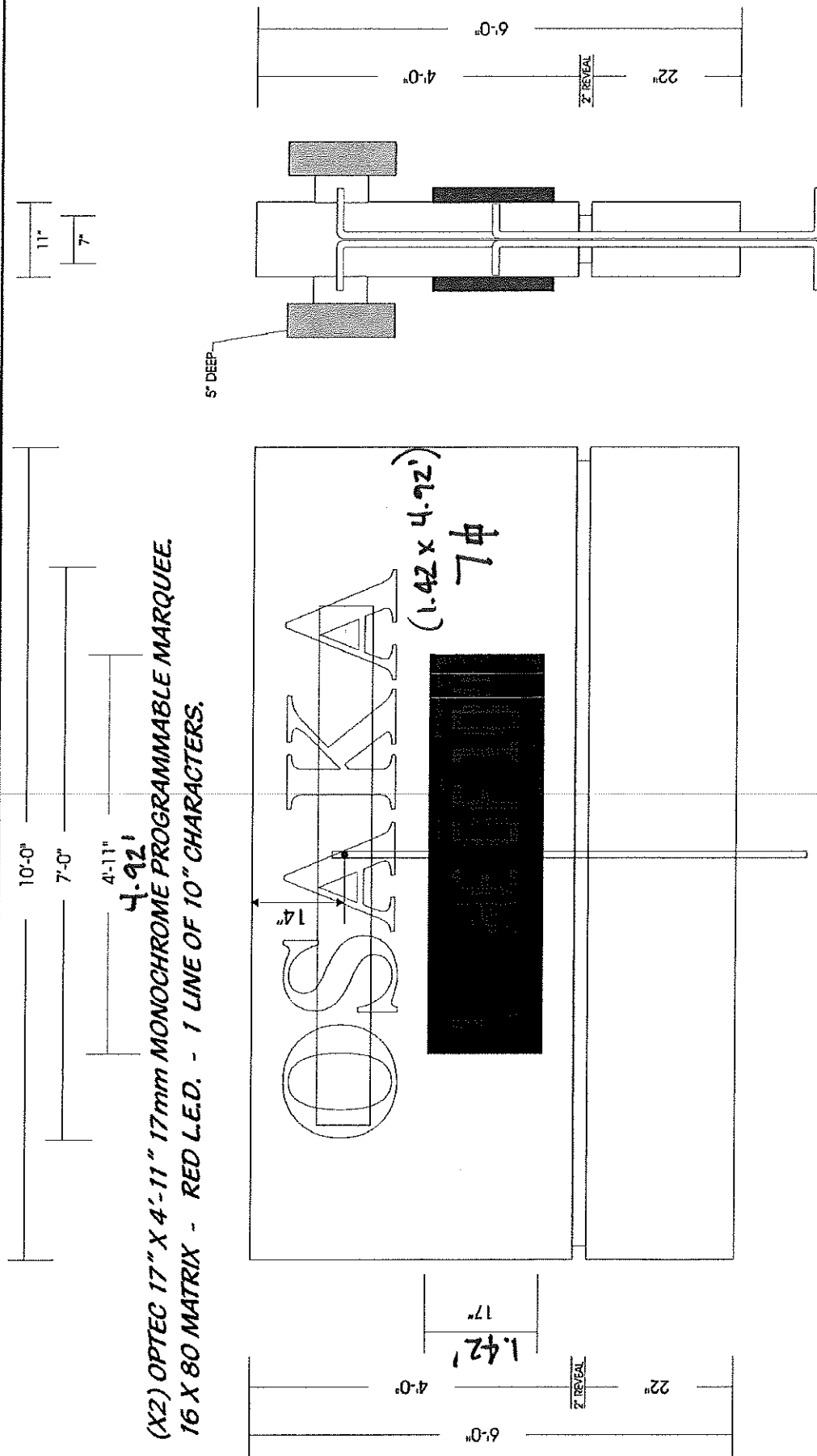


Exhibit B



1800 N. 105th Road Ave.
Tulsa, OK 74116
Phone: (918) 836-5597
Fax: (918) 836-5614

Global Sign Solutions
"Where Art and Technology Meet"

This design is submitted as a preliminary design and is not to be used for construction without our written permission.

CUSTOMER: OSAKA FANTASY STEAKHOUSE OF JAPAN

CITY & STATE: 11016 E. 81ST - TULSA, OK

SALESMAN: R. JESMENT

DRAWING NO. 2K90714-06-B

APPROVED BY: GARY "PWE" WARD

DATE: 3/4" = 1'-0"

DATE: JULY 14, 2009

11.8

2010 SCHEDULE

Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on the first Tuesday at 4:00 p.m. and the 3rd Wednesday at 1:30 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

Regular work sessions of the TMAPC are held on the third Wednesday of each month following regular TMAPC business in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

JANUARY	FEBRUARY	MARCH
5 th	2 nd	2 nd
20 th meeting and worksession	17 th meeting and worksession	17 th meeting and worksession
APRIL	MAY	JUNE
6 th	4 th	1 st
21 st meeting and worksession	19 th meeting and worksession	16 th meeting and worksession
JULY	AUGUST	SEPTEMBER
6 th	3 rd	7 th
21 st meeting and worksession	18 th meeting and worksession	15 th meeting and worksession
OCTOBER	NOVEMBER	DECEMBER
5 th	2 nd	7 th
20 th meeting and worksession	17 th meeting and worksession	15 th meeting and worksession

11-05-09

12.1

