

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2574

March 17, 2010, 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:

Review TMAPC receipts for the Month of February 2010

1. Minutes of February 17, 2010, Meeting No. 2572
Minutes of February 23, 2010, Special meeting - PLANitULSA

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-229** – H.E. Reynolds (7427) (County)
East of the Southeast corner of South 157th East Avenue and East 167th Street, 15728 East 167th Street South
3. **LC-232** – Tanner Consulting, LLC (9228) (PD9) (CD2)
Northwest corner of West 51st Street and South 33rd West Avenue, 5048 South 33rd West Avenue (Related to Items 4, 5 and 6)
4. **LS-20361** – Wallace Engineering (9223) (PD9) (CD2)
Northeast corner of West 36th Place South and South Tacoma Avenue (Related to Items 3, 5 and 6)
5. **LC-230** – Wallace Engineering (9223) (PD9) (CD2)
Northeast corner of West 36th Place South and South Tacoma Avenue (Related to Items 3, 4 and 6)
6. **LC-231** – Wallace Engineering (9223) (PD9) (CD2)
Northeast corner of West 36th Place South and South Tacoma Avenue (Related to Items 3, 4 and 5)
7. **LS-20363** – Louis Reynolds (0429) (PD16) (CD6)
North of the Northwest corner of East Pine Street and North 129th East Avenue, 2112 North 129th East Avenue

8. **LC-234** – Louis Reynolds (Related to LS-20364)(9334) (PD18c) (CD7)
South of the Southwest corner of East 60th Street South and South Lakewood Avenue, 6010 South Lakewood Avenue (Related to Items 9, 10 and 16)
9. **LC-211** – Louis Reynolds (Rescind)(9334) (PD18c) (CD7)
South of the Southwest corner of East 60th Street South and South Lakewood Avenue, 6010 South Lakewood Avenue (Related to Items 8, 10 and 16)
10. **LS-20338** – Louis Reynolds (Rescind)(9334) (PD18c) (CD7)
South of the Southwest corner of East 60th Street South and South Lakewood Avenue, 6010 South Lakewood Avenue (Related to Items 8, 9 and 16)
11. **Change of Access** – (4807) Northeast Corner of South Mingo and East 79th Street South (PD 18) (CD 7)
12. **BOA-18886-**(9327)Plat Waiver for Cell Tower (PD 18) (CD 7)
4908 South Sheridan, Part of Lot 1, Block 1, Sheridan Plaza Center
13. **Tuscan on Yale** - (8315) Final Plat (PD 18B) (CD 8)
8900 South Yale, North of Northeast corner of South Yale Avenue and East 91st Street
14. **PUD-579-A – John Sanford** (PD-18) (CD-8)
Northwest of the northwest corner of East 81st Street South and U.S. Highway 169 (Detail Site Plan for a 4,700 SF medical office and clinic.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

PUBLIC HEARINGS FOR UPDATED FY 11-15CAPITAL IMPROVEMENT PROJECTS

15. Updated FY 2011 Capital Improvement Projects to find in conformance with the Tulsa Metropolitan Area Comprehensive Plan.

PUBLIC HEARINGS

16. **LS-20364** – Louis Reynolds (related to LC-234)(9334) (PD18c) (CD7)
South of the Southwest corner of East 60th Street South and South Lakewood Avenue, 6010 South Lakewood Avenue (Related to Items 8, 9 and 10)
17. **The Shoppes on Peoria** – (2330) Minor Subdivision Plat (PD 2) (CD 3)
Northeast corner of North Peoria Avenue and East Reading Street (continued from March 2, 2010) (Related to Item 18)
18. **The Shoppes on Peoria** – (2330) Accelerated Building Permit (PD 2) (CD 3)
Northeast corner of North Peoria Avenue and East Reading Street (continued from March 2, 2010) (Related to Item 17)

19. **BOA- 21034** -(0201) Plat Waiver (PD 24) (CD 1)
North of the Northeast Corner of North Cincinnati and East 56th Street,
Block 20 Suburban Hills Addition
20. **Z-7151 – David Rogers** IM to CS
Southeast corner of East 6th Street and South Xanthus Avenue (PD-4) (CD-4)
(Continued from 3/2/10)

OTHER BUSINESS

21. **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.

Ringin/sound on all cell phones and pagere 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

TMAPC RECEIPTS
Month of February 2010

----- Current Period -----				t	----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED		CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	5	\$25.00	\$25.00	\$50.00	62	\$330.00	\$330.00	\$660.00
Zoning	0	0.00	0.00	0.00	36	9,598.75	9,598.75	19,197.50
PUDs & Plan Reviews	33	2,375.00	2,375.00	4,750.00	274	21,491.00	21,491.00	42,982.00
Refunds		0.00	0.00	0.00	2	(250.00)	(250.00)	(500.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	1	<u>830.00</u>	<u>830.00</u>	<u>1,660.00</u>
		<u>\$2,400.00</u>	<u>\$2,400.00</u>	<u>\$4,800.00</u>		<u>\$31,169.75</u>	<u>\$31,169.75</u>	<u>\$62,339.50</u>
LAND DIVISION								
Minor Subdivisions	3	\$975.00	\$975.00	\$1,950.00	11	\$3,900.00	\$3,900.00	\$7,800.00
Preliminary Plats	1	250.00	250.00	500.00	9	5,982.50	5,982.50	11,965.00
Final Plats	2	925.00	925.00	1,850.00	10	4,265.03	4,265.02	8,530.05
Plat Waivers	2	250.00	250.00	500.00	13	1,875.00	1,875.00	3,750.00
Lot Splits	5	232.50	232.50	465.00	39	2,518.50	2,518.50	5,037.00
Lot Combinations	4	200.00	200.00	400.00	43	2,275.00	2,275.00	4,550.00
Access Changes		0.00	0.00	0.00	6	150.00	150.00	300.00
Other		0.00	0.00	0.00	2	100.00	100.00	200.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	1	<u>50.00</u>	<u>50.00</u>	<u>100.00</u>	3	<u>150.00</u>	<u>150.00</u>	<u>300.00</u>
		<u>\$2,832.50</u>	<u>\$2,832.50</u>	<u>\$5,665.00</u>		<u>\$21,066.03</u>	<u>\$21,066.02</u>	<u>\$42,132.05</u>
BOARDS OF ADJUSTMENT								
Fees	23	\$6,950.00	\$750.00	\$7,700.00	127	\$38,810.00	\$10,300.00	\$49,110.00
Refunds		0.00	0.00	0.00	4	(1,150.00)	(400.00)	(1,550.00)
NSF Check		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	1	(600.00)	0.00	(600.00)
Fees Waived	2	<u>1,000.00</u>	<u>0.00</u>	<u>1,000.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$6,950.00</u>	<u>\$750.00</u>	<u>\$7,700.00</u>		<u>\$37,060.00</u>	<u>\$9,900.00</u>	<u>\$46,960.00</u>
TOTAL		\$12,182.50	\$5,982.50	\$18,165.00		\$89,295.78	\$62,135.77	\$151,431.55

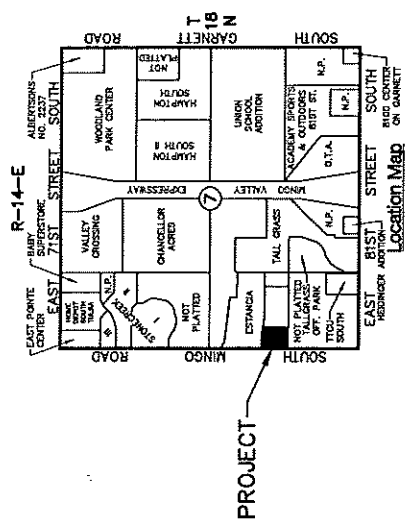
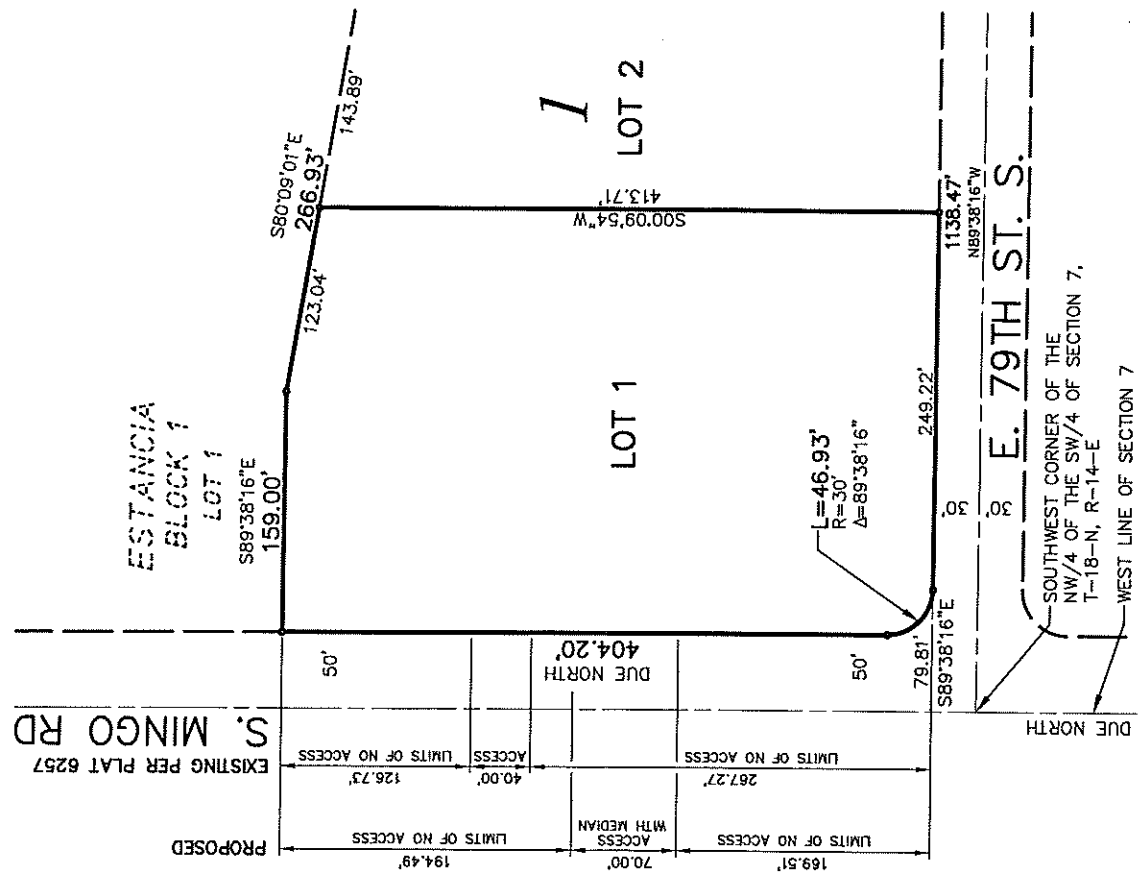
Change of Access on Recorded Plat TMAPC March 17, 2010

7900 Mingo Plat, Lot 1, Block 1 – (4807) (PD 18) (CD 7)
Northeast corner of South Mingo and East 79th Street South

This application is made to allow a change of access to move an existing access to the south along South Mingo Road. The property is zoned Planned Unit Development 575-B.

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.

11.2



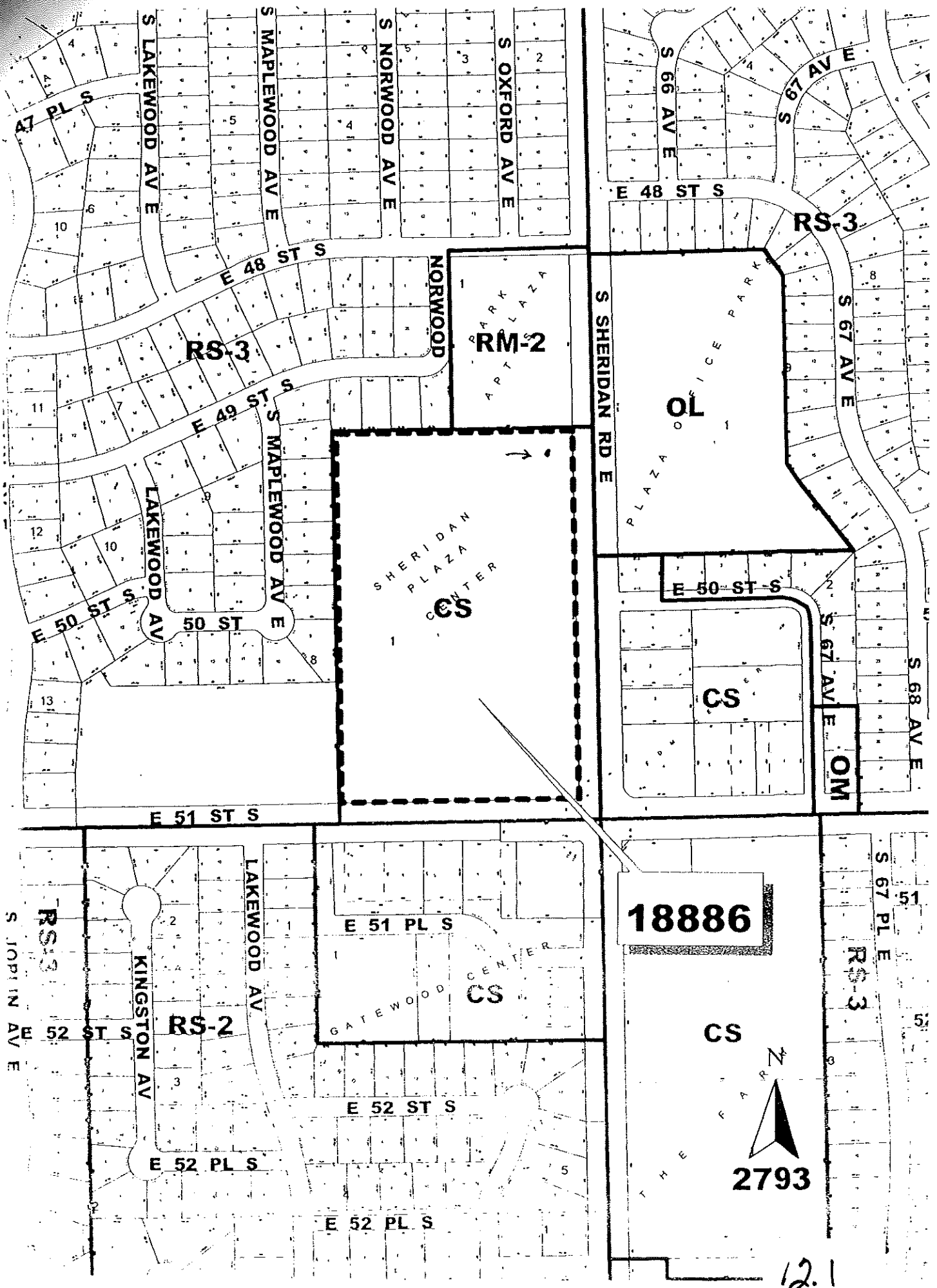
APPROVED: *Mark A Brown* 2-3-2010
TRAFFIC ENGINEER DATE

EXHIBIT 'A'
CHANGE OF ACCESS EXHIBIT
FOR
LOT 1 IN BLOCK 1
OF
'7900 MINGO'
SECTION 07, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE IN FEET



SACK AND ASSOCIATES, INC.
Surveyors
111 South Egan Avenue, Tulsa, Oklahoma 74106-1818
PH 918.466.1111 FAX 918.466.1112
CA Number 1783 (PE/LS) and 1482 (LA), Exp. June 30, 2011
Project: 79TH AND MINGO-A
Drawing: EXHIBIT A
Order: 71630
Date: 10-14-07
Plotted: 23 FEB 2010

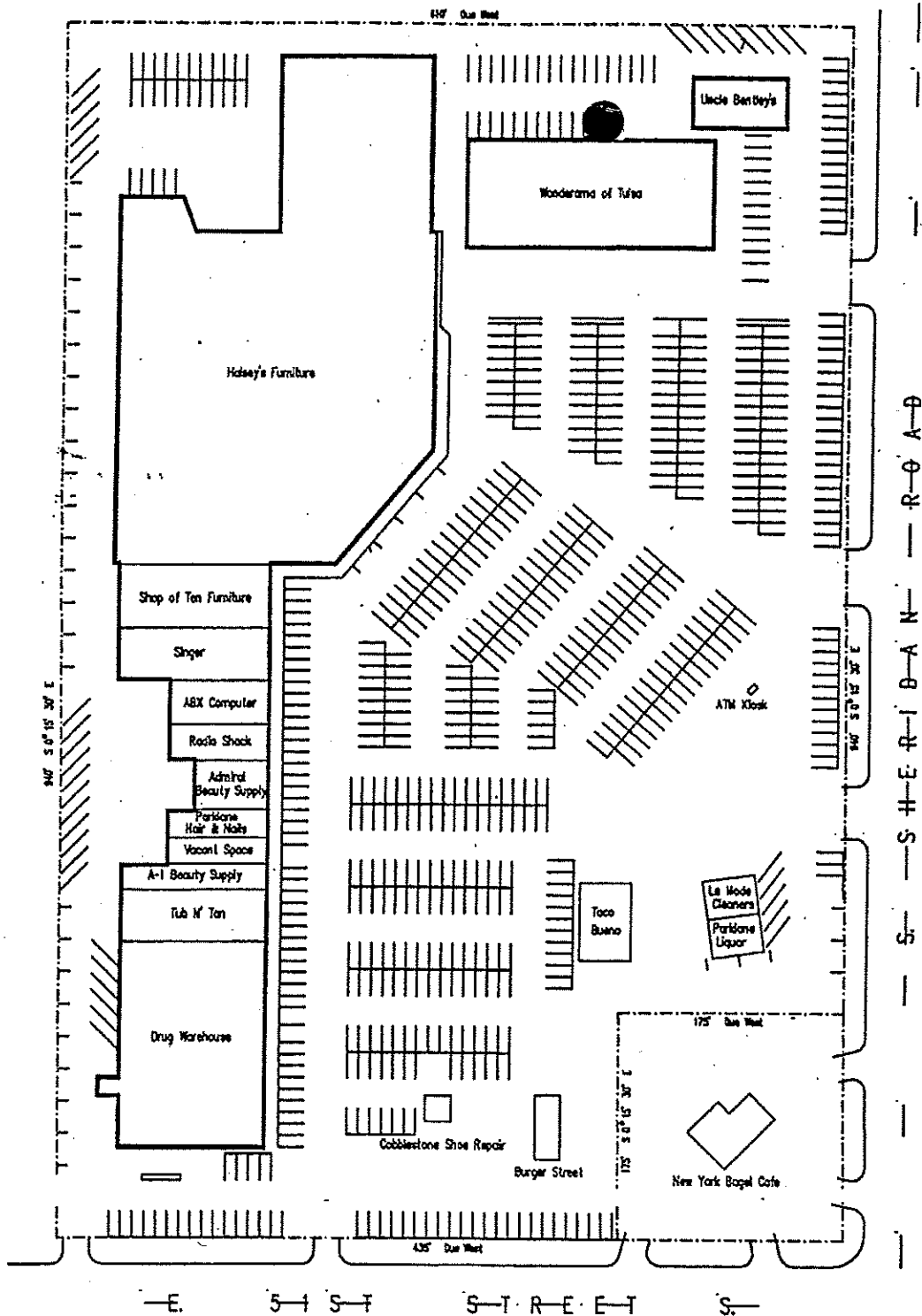


BOA - 18886 – (9327) Plat Waiver for Cell Tower
4908 South Sheridan, Part of Lot 1, Block 1, Sheridan Plaza Center

The platting requirement was triggered by BOA 18886 which allowed a cell tower in a CS zoning district.

It is the policy of TMAPC to waive the platting requirement for the cell tower use (Use Unit 4 public protection and utility facilities/antennas and supporting structures). Therefore, staff can recommend **Approval** of the requested plat waiver.

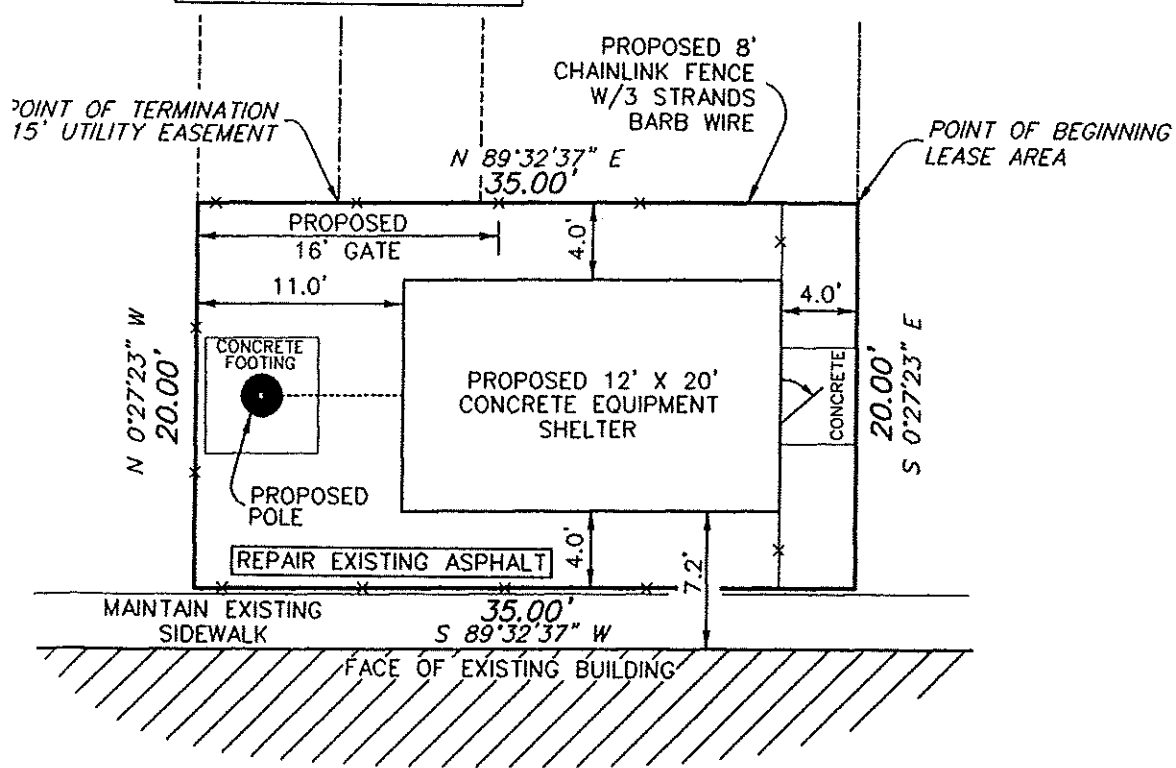
Park Lane Shopping Center Vacancy Summary



12.3

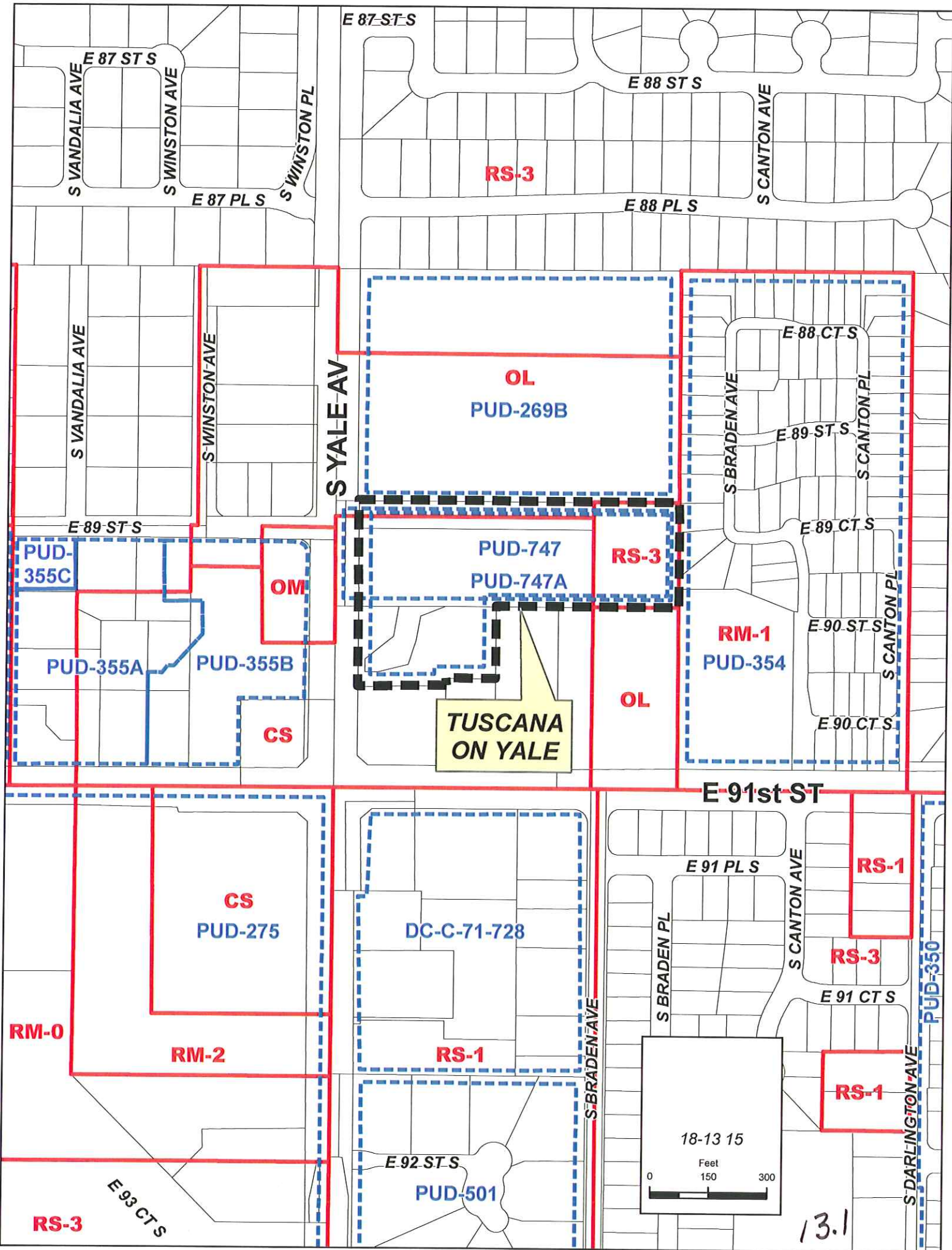


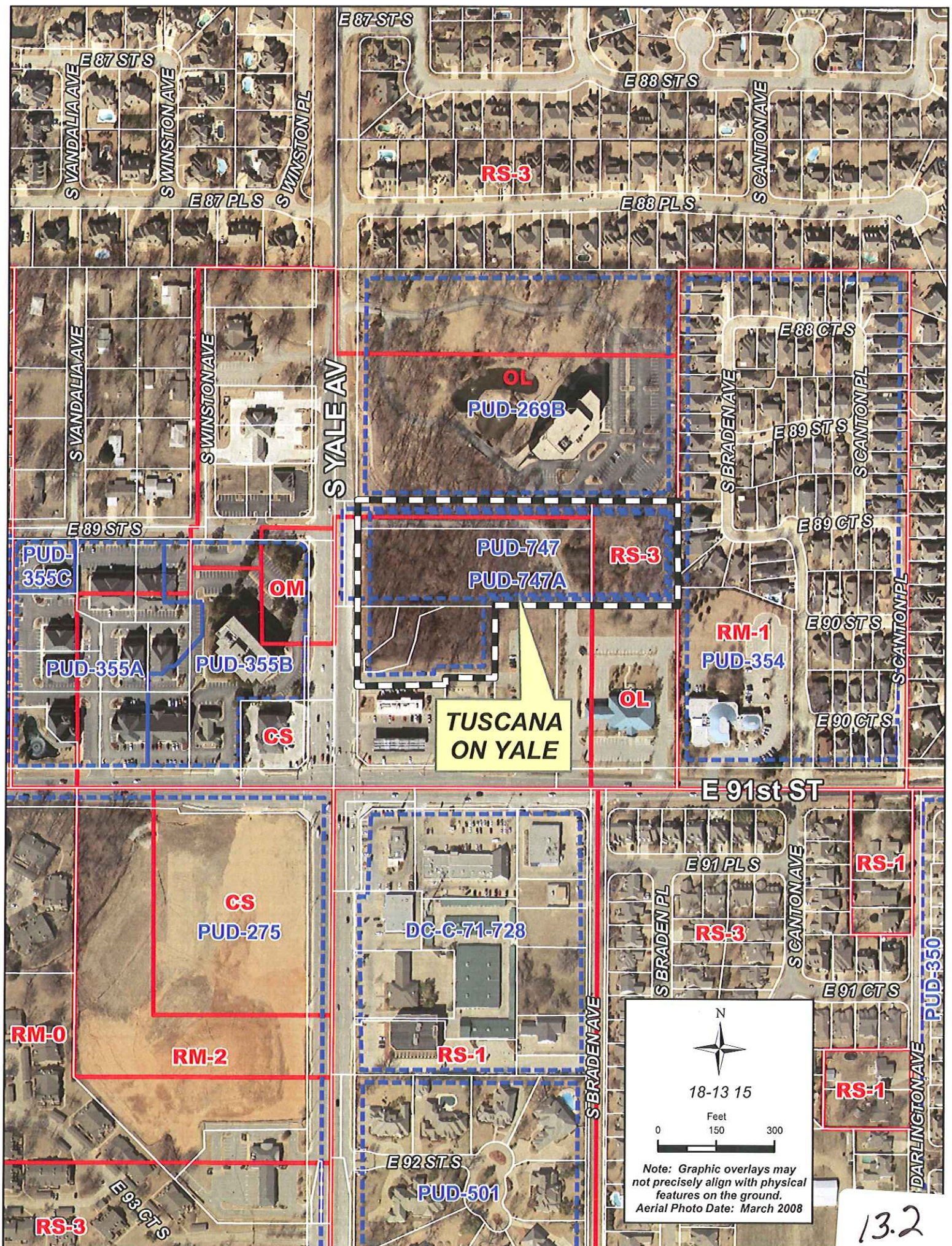
NOTE: EXACT LOCATION
OF UNDERGROUND UTILITY
ROUTES TO BE DETERMINED



DETAIL 'A'
1"=10'

12.4





13.2

Final Subdivision Plat

Tuscana on Yale - (8315) (PD 18B) (CD 8)

8909 South Yale, North of Northeast corner of South Yale Avenue and East 91st Street

This plat consists of 7 Lots, in 1 Block, on 6.53 acres.

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

PUD 747-A

Draft Final Plat

TUSCANA ON YALE

A Replat of Penn Office Park and Lot 2, Block 1 of 9100 Yale

A part of the SW/4 of SW/4 of Section 15, T-18-N, R-13-E, IB&M,
City of Tulsa, Tulsa County, State of Oklahoma.

Addition has 7 Lots in 1 Block
and contains 6.53 acres, more or less.

PLAT NO.	FINAL PLAT
	CERTIFICATE OF APPROVAL
	I hereby certify that this plat was approved
	on this day of _____, 2010, by the Tulsa
	County Board of Commissioners.
	TIMBERLAND OFFICIAL
	This plat was filed in the Tulsa County
	Recorder's Office on this day of _____,
	2010.
COUNTY CLERK	_____
APPROVED	by _____
	the Council of the City of
	Tulsa, Oklahoma.
Clerk	_____
Mayor	_____
Attest: City Clerk	_____
Approved: City Attorney	_____

LOT AREA	
Lot 1	32,806.57/67.21 AC
Lot 2	12,570.00/72.00 AC
Lot 3	19,405.50/70.41 AC
Lot 4	19,405.50/70.41 AC
Lot 5	19,405.50/70.41 AC
Lot 6	19,405.50/70.41 AC
Lot 7	52,800.57/71.21 AC

FLOOD ZONE

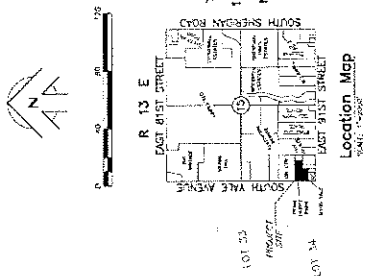
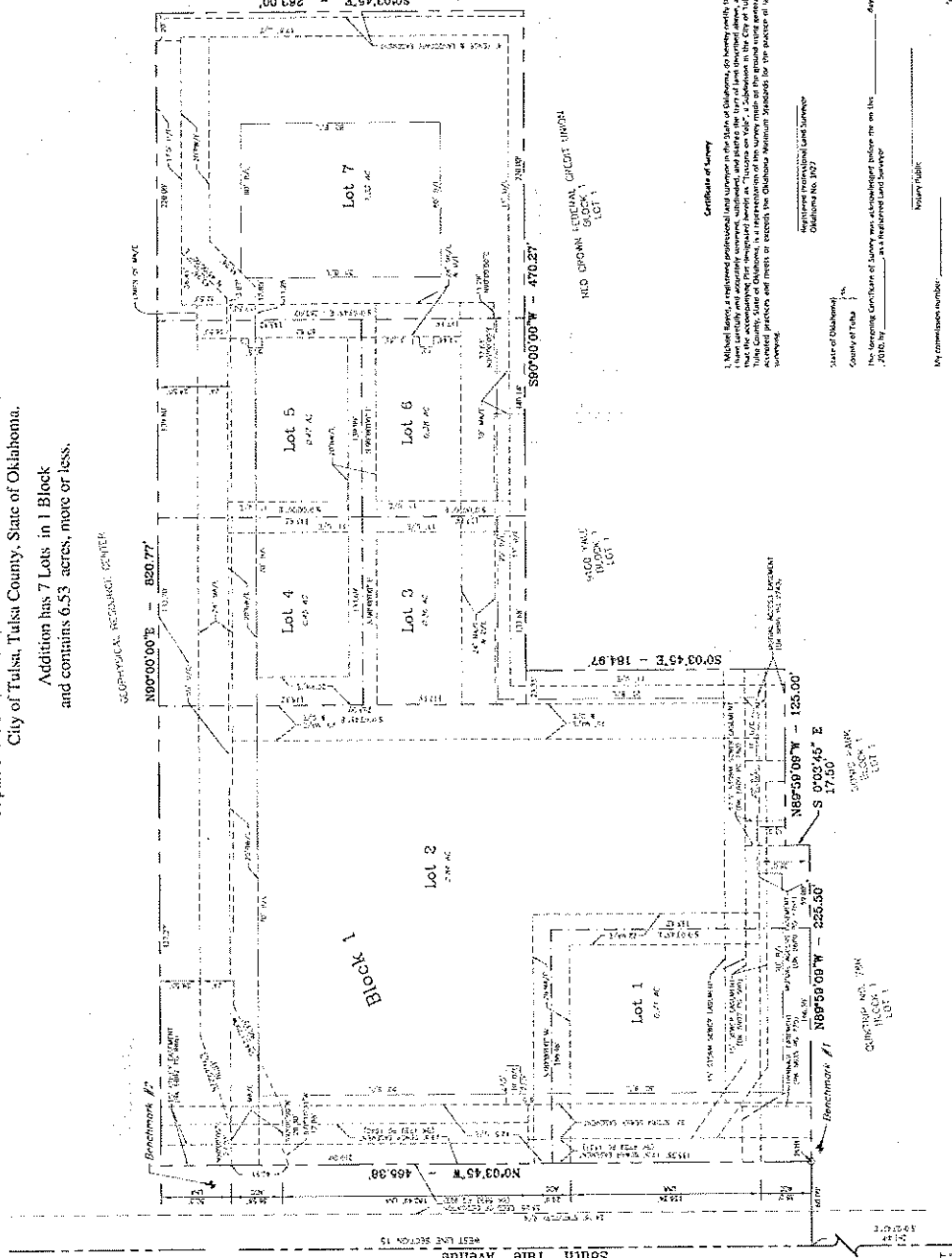
The property described herein is located in the
Flood Hazard Area, which is defined as an area of
special flooding, on the Flood Insurance Rate
Map, as shown on the Flood Insurance Map, as
published by the Federal Emergency
Management Agency on September 22, 1998.

PUNCHMARKS

Plat No. 747-A
Plat No. 747-B
Plat No. 747-C
Plat No. 747-D

Plat No. 747-E
Plat No. 747-F
Plat No. 747-G
Plat No. 747-H

PLAT NO. 747-A
PLAT NO. 747-B
PLAT NO. 747-C
PLAT NO. 747-D
PLAT NO. 747-E
PLAT NO. 747-F
PLAT NO. 747-G
PLAT NO. 747-H



OWNER
89th and Yale Properties, LLC
8301 East 91st Street
Tulsa, OK 74133
(918) 204-0170

SURVEYOR
Royce Land Surveying, P.C.
12222 East 91st Street, Suite 200
Tulsa, Oklahoma 74133
(918) 378-0227
Certified Professional Surveyor
Expire June 30, 2011

ENGINEER
Knapley Engineering, Inc.
1422 East 41st Street
Tulsa, Oklahoma 74105
(918) 438-7400
Certified Professional Engineer
Expire June 30, 2011

BASIS OF BEARING

The bearing of the South line of the East 91st Street
is N 89° 00' 00" W ± 0.00'. The bearing of the
East line of the East 91st Street is N 0° 00' 00" E ± 0.00'.
The bearing of the East line of the East 91st Street is
N 0° 00' 00" E ± 0.00'.

LEGEND

- ACC - ACCESS
- B/L - BUILDING
- C/L - CURB LINE
- E/L - EASEMENT
- LNA - LIMITS OF NO ACCESS
- LOT - LOT
- POINT - POINT OF BEGINNING
 RD/E - RESTRICTED DRAINAGE EASEMENT | RM/W - RESTRICTED WATERLINE EASEMENT U/L - UTILITY | |

EASEMENTS NOTE

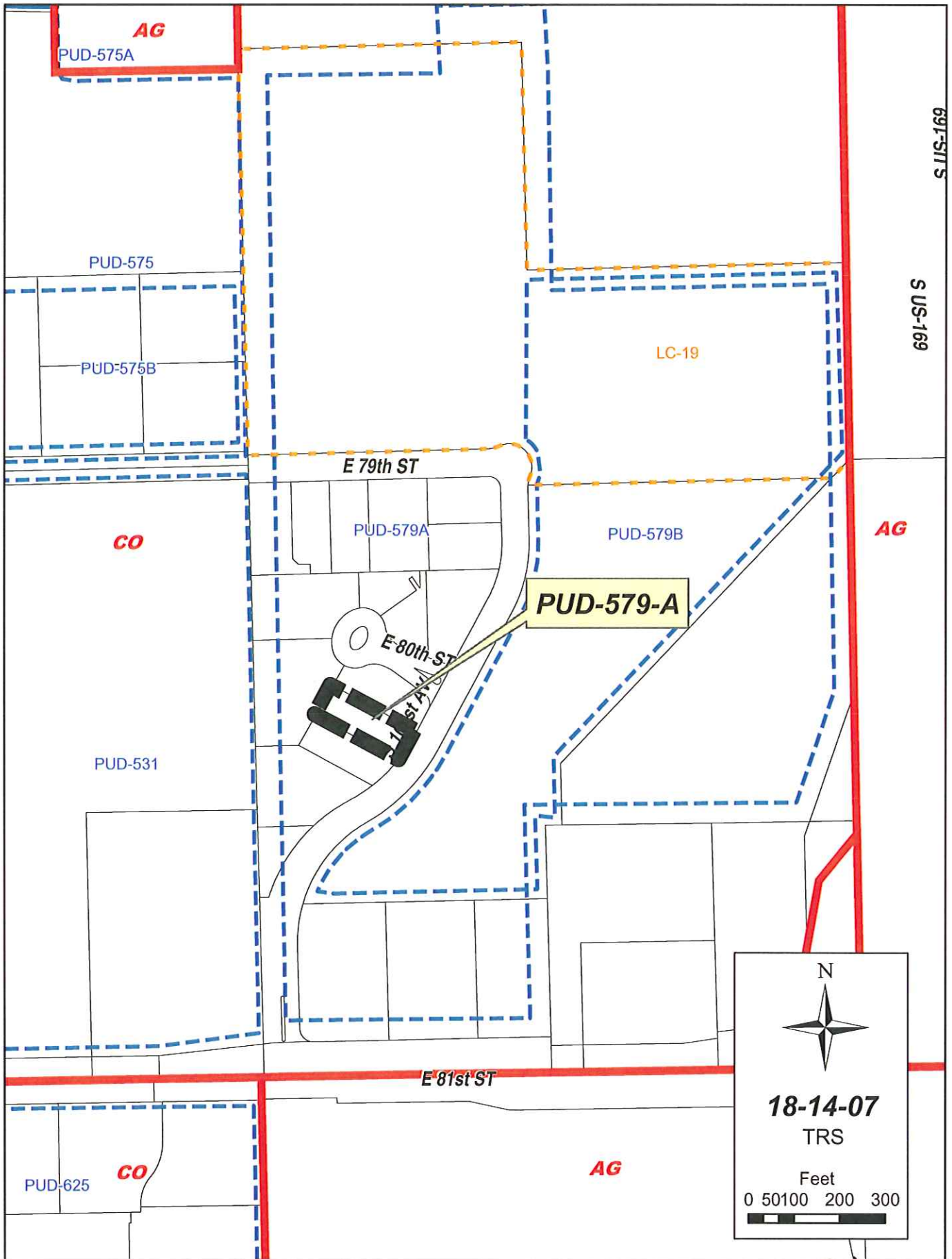
All easements shown herein are the limits
of this plat and are dedicated by this plat
unless noted otherwise.

TUSCANA ON YALE, Tulsa County
Date of Preparation, January 27, 2010
SHEET 1 OF 2

RECEIVED

Tulsa County Recorder's Office

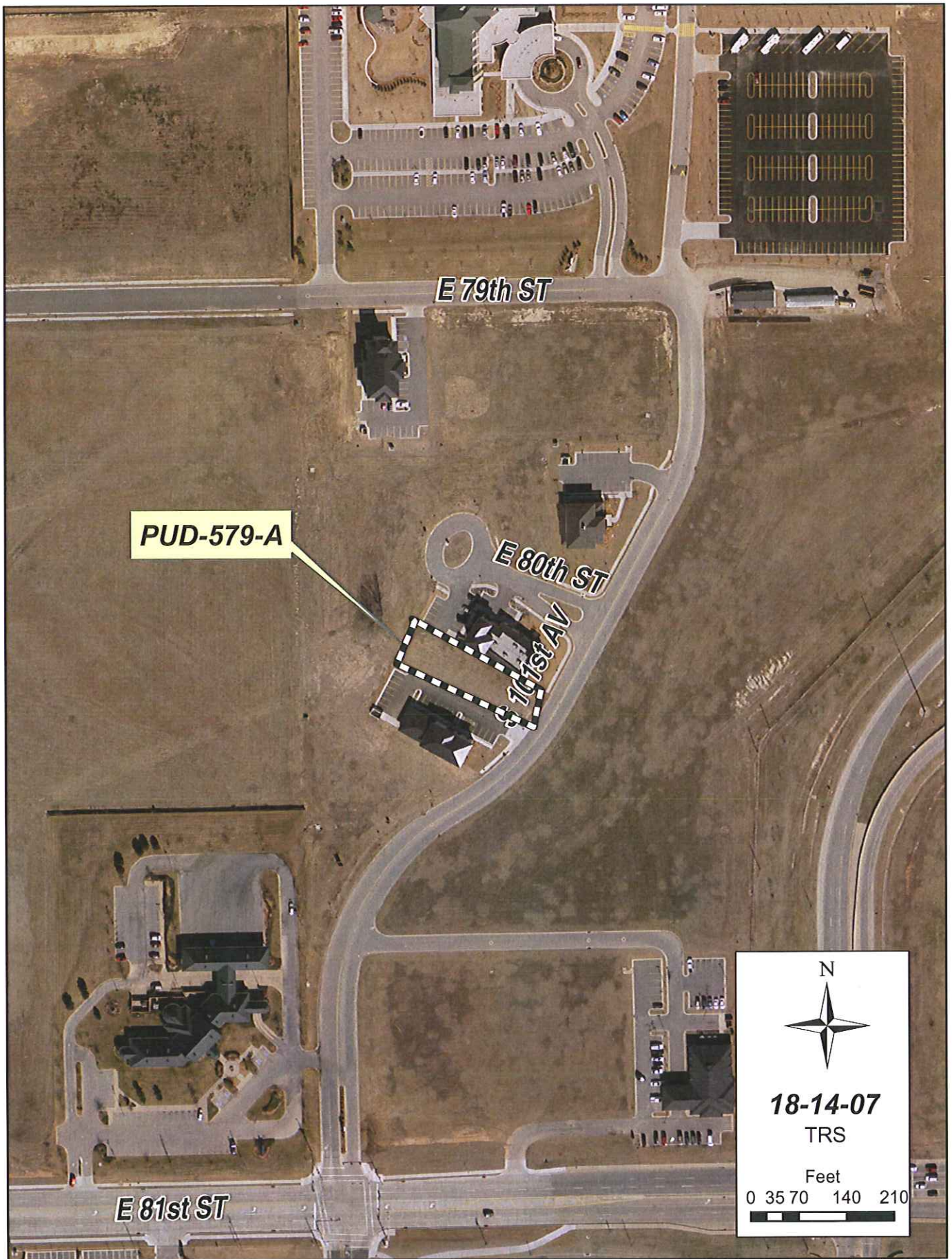
13.4



Map information box containing:

- A compass rose pointing North (N).
- The date **18-14-07** and the text **TRS**.
- A scale bar labeled "Feet" with markings for 0, 50, 100, 200, and 300.

19.1



N

18-14-07
TRS

Feet
0 35 70 140 210

14.2

March 17, 2010

STAFF RECOMMENDATION

PUD-579-A: Detail Site Plan – Northwest, of the northwest corner of East 81st Street South and U.S. Highway 169; Lot 10, Block 1 – Tallgrass Office Park; TRS 8407; CZM 54; Atlas 1413; PD 18; CD 8; CO/PUD.

The applicant is requesting approval of a detail site plan for a 4,700 square foot (sf) medical office and clinic. The proposed use, Use Unit 11 – Offices, Studios and Support Services is a permitted use in PUD-579-A.

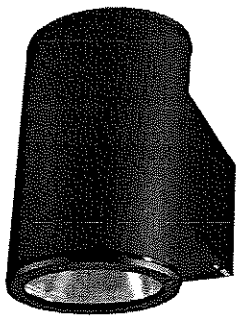
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site is provided from South 101st East Avenue and includes a mutual access easement with Lot 11 to the south. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per PUD requirements and the landscape chapter of the Zoning Code. All sight lighting, including building mounted, is limited to 25-feet in height and will be directed down and away from adjoining properties. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided along East 101st East Avenue as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 10, Block 1 – Tallgrass Office Park.

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

14.3

TALL BRASS / ENTRY & EXITS

	Manufacturer	AccuLite/Juno Lighting Group
	Model	Oval Cylinder
	Series	COS Series
	amp & wattage	<ul style="list-style-type: none">• 26- 42 watt CF• 50 - 175 watt PSMH• 175 watt HPS
	Mounting	<ul style="list-style-type: none">• Wall
	Style	<ul style="list-style-type: none">• General Purpose Wall Mount
	Application	<ul style="list-style-type: none">• <u>Institutional</u>• <u>Security</u>• <u>Parking</u>• <u>Pedestrian</u>
	Dark Sky feat	<ul style="list-style-type: none">• IDA Approved Dark Sky Friendly

14.4

TALLGRASS

H7.4.1a

AccuLife™

PARKLUME™

PL7 SERIES BOLLARDS

Magnetic Ballast HID & Electronic Ballast CFL

Project:

Fixture Type:

Location:

Cat. No.:

Contact/Phone:

PRODUCT DESCRIPTION

Traditional Styling, Parklume PL7 Dome and Flat-Top styles are designed with simplicity in mind. An unobtrusive straight cylinder design combined with a reduced 7" diameter make these bollards especially suited to deliver value lighting with minimum disruption to the landscape.

PRODUCT SPECIFICATIONS

Optics Vandal resistant clear polycarbonate lens is standard • Louvers or conical reflectors are available on all seven inch bollards • Louvers are designed to shield the lamp while allowing maximum luminaire spacing and ensuring a pleasant glare free environment.

Construction Seven inch Parklume™ bollards feature an extruded aluminum body and cast aluminum top.

House Side Shield Optional, 160° house side shield.

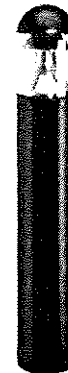
Finish Polyester powder coat • Bronze or black.

Pulse Start Metal Halide Pulse Start provides longer lamp life, more lumens per watt, better lumen maintenance, superior color rendering, faster lamp warm up and faster hot restrike.

Emergency Lighting When supplied with the optional emergency ballast for compact fluorescent lamps, PL7 Series bollards become an emergency light designed to assist in the safe evacuation away from buildings.



Flat-Top
with Louver



Round Dome
with Conical Reflector

Lampholder HID - specification grade porcelain, medium base • CFL - specification grade 4 pin, GX24Q base.

HPF Ballasts Low temperature starting • Pulse Start MH -40°C, HPS -40°C, CFL -18°C.

Listing UL1598/CSA C22.2 No 250 • Suitable for wet locations.

PRODUCT CODES

Series	Lamp (Watts/Type)	Ballast	Model	Optics	Color	Options Accessories
PL7-	100PS	-QT	-RD	-5C	-BZ	-L
PL7- Straight Cylinder Bollard	Pulse Start Metal Halide ED17 - Medium Base 50PS, 70PS, 100PS High Pressure Sodium E17 - Medium Base 35HP, 50HP, 70HP, 100HP Compact Fluorescent GX24Q Base 42CF 42W	Magnetic Ballast 35W & 50W HPS lamps - 120 120V, - 277 277V, - 347 347V 50W thru 100W PS 70W thru 100W HPS - QT‡ - Quad Tap 120V, 208V, 240V, 277V - TT - Tri Tap 120V, 277V, 347V 100W lamps - 480‡ 480V Electronic Ballast Compact Fluorescent - UN - 120V/277V, - E12 120V - E27 277V - E34 347V	-RD Round dome with clear lens -RF Flat top with clear lens	Conical Reflector -5C Type V Louver -5L Type V	- BZ Bronze - BL Black	Lamp† - L Clear HID CFL by others House Side Shield - HS Internal Emergency CFL Ballast Replace voltage suffix "-UN" with line voltage suffix -E12 or -E27 (347V not available) -EMB Min. 0°C (-18°F) -EMX Min. -20°C (0°F) Fuse Holder Supplied with fuse Replace voltage suffix "UN", "-QT" & "-TT" with line voltage suffix - F1 Single pole Line to neutral - F2 Two pole Line to line

† Lamp Socket Protector:
Required in Canada when using 208V, 240V & 480V - add suffix "-LSP."

JUNO LIGHTING GROUP
by Schneider Electric

14.5

JOHN SANFORD ARCHITECTS
P.O. BOX 33166
TULSA, OKLAHOMA 74113
(918) 466-0012
JNSANFORD@AOL.COM



TALLGRASS CLINIC
6006 SOUTH 101 AVENUE
TULSA, OKLAHOMA

DATE: 11/11/2009

REVISIONS:
1. PRELIMINARY
2. REVISED
3. REVISED

JOB NO. 00-000000
SHEET 01

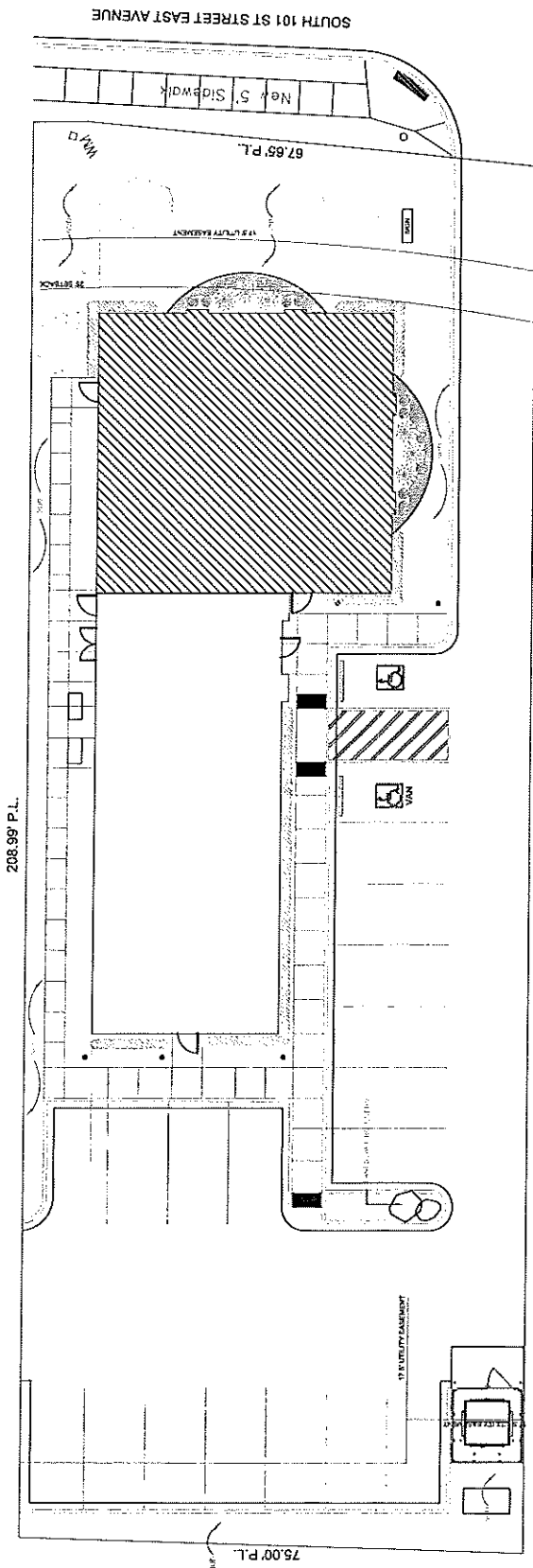
PROJECT

A100

ARCHITECTURAL
SITE PLAN

DETAIL SITE PLAN:

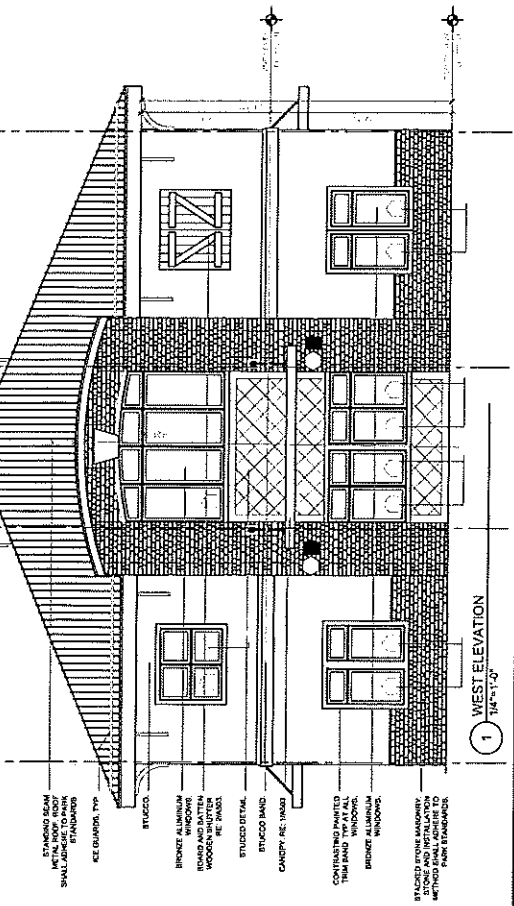
LOT 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 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PLANT SCHEDULE			SIZE	QUANTITY
SYMBOL	COMMON NAME (NATIVE NAME)			
	CHINESE BISTACHE PASTINACA CUCULON		7 CALIPER AS SHOWN	4
	DEER WATTLE DAPHNE GENKWA		3 GALLON AS SHOWN	8
	REDWOOD MANCINI POTANUS		3 GALLON AS SHOWN	12
	ENGLISH BROOMWOOD POTANUS		3 GALLON AS SHOWN	3
	MONEY DAWG POTANUS		7 FOOT AS SHOWN	1 VARIETY
	REDWOOD MANCINI POTANUS		3 GALLON AS SHOWN	3
UK	ST. MARY'S LILY C. M. 4 x 4		10 FOOT AS SHOWN	200
OR	TREE GARDEN C. M. 4 x 4		30 YARDS	1 VARIETY

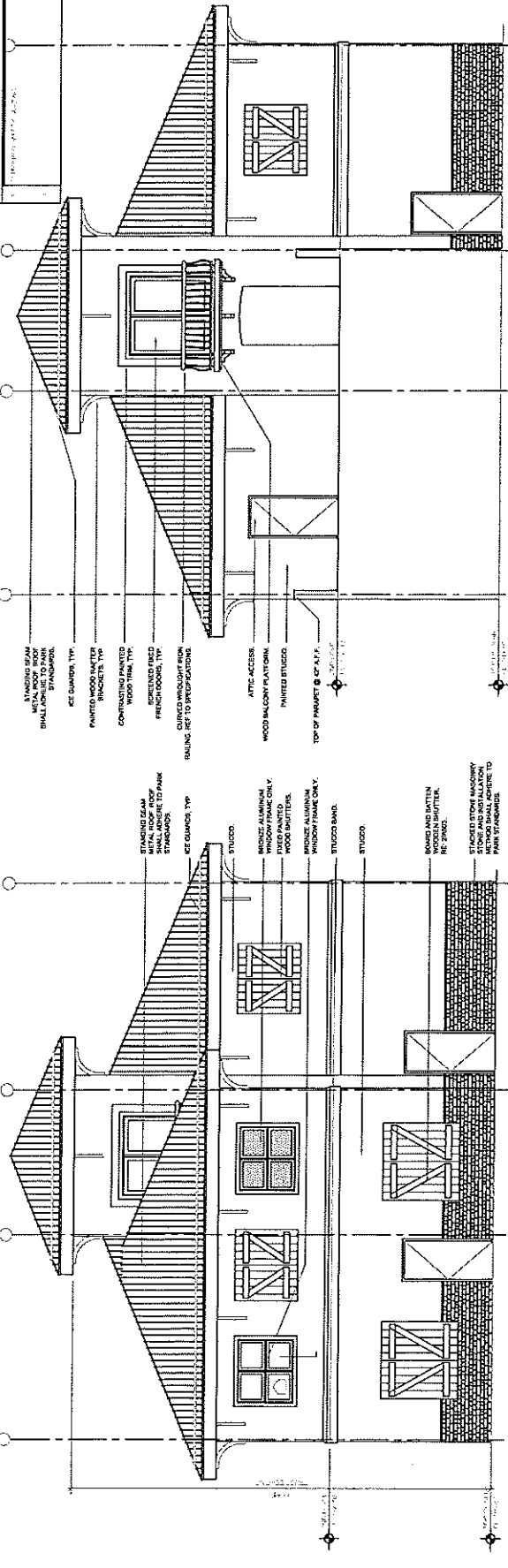
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14.7



WEST ELEVATION

2 EAST ELEVATION $1/4"=1'-0"$



CRITERIA NOTES:

[illegible]

MEMORANDUM

TO: TMAPC MEMBERS

FROM: DANE MATTHEWS, ASSISTANT MANAGER,
LAND DEVELOPMENT SERVICES

SUBJECT: CAPITAL IMPROVEMENT PROJECTS REVIEW

DATE: MARCH 5, 2010

COPY: GARY HAMER, CITY OF TULSA FINANCE AND PLANNING DEPARTMENT

Staff has completed the annual review of the Capital Improvement Plan requests, as developed and submitted by various operating departments of the City of Tulsa. In accordance with Oklahoma Statutes, Title 19 Section 863.8, no improvements "of a type embraced within the recommendations of the master plan shall be constructed or authorized without first submitting the proposed plans thereof to the Commission". Upon staff review and recommendation, the Planning Commission must review the requests as well, and transmit a finding in writing that the requests are in accord with the Plan.

Some 11 requests were submitted this year (a lower volume than in years past). Submitting departments include Information Technology (three requests), Parks (one request), MTTA (one), Facilities (one), Planning (one) and Streets (four). Four of the requests are beyond the scope of the Plan: IT requests for system replacements and the Facilities request for OTC curtain wall window seal replacement, none of which are land use issues and none of which the Plan addresses.. The remainder are in accord with the Plan provisions. The Parks Department request is for a parking lot expansion at Hunter Park. The Planning Department proposes development of a Central Campus Green at the downtown campus, as suggested in a recent update of the District One Plan. The four Street Department requests and the MTTA request are in accord with the Long Range Transportation Plan (INCOG Transportation Department and Land Development Department comments and specific recommendations are attached separately).

Staff has reviewed these proposed projects and found them in accord with the Plan. Likewise, staff recommends the TMAPC do the same. Upon the TMAPC's recommendation, staff will forward these comments along with minutes from the TMAPC meeting to the City of Tulsa Finance Department.

Matthews, Dane

From: Fernandez, Diane
Sent: Tuesday, February 16, 2010 9:38 AM
To: Matthews, Dane
Subject: CIP Submissions

Item # 9 is for a sidewalk expansion on Edison Street from 38th West Avenue to 33rd West Avenue. This would connect to existing sidewalks to the east on Edison. Edison Street is two narrow lanes for traffic. A sidewalk would hopefully add some measure of pedestrian safety and connectivity to an elementary school to the north and Central High School to the east of the planned expansion. It will require good engineering and planning for the sidewalk as there is not much room existing on either side of the narrow roadway lanes.

Diane S. Fernandez
Senior Planner
INCOG
Two West 2nd Street
Suite 800
Tulsa, Oklahoma 74103
Telephone: 918-584-7526, 918-579-9481
E-mail: dfernandez@incog.org
Facsimile: 579-9581

**TULSA AREA METROPOLITAN PLANNING COMMISSION (TMAPC)
FY 11-15 Capital Improvement Program (CIP) Projects
Selected Projects Involving Transportation Infrastructure**

Comments on the Items to be Discussed:

5. Tulsa Regional Alternatives Analysis

This project is in compliance with the Tulsa Transportation Management Area Long Range Transportation Plan (LRTP) as it explores and pursues development of a high-capacity transit system as well as the expansion to suburban areas of the Tulsa region for implementation of a regional public transportation service. This project will be integrated with the Tulsa Regional Trails Master Plan and the Major Streets & Highways Plan.

8. Lewis & 15th Intersection

This project is in compliance with the Tulsa Transportation Management Area Long Range Transportation Plan (LRTP) as it addresses the maintenance of the existing roadway system. This project does not impact the Trails Master Plan. Both 15th Street and Lewis Avenue are designated Urban Arterials according to the Major Streets & Highway Plan. To ensure pedestrian and bicycle access, consider textured crosswalks at this intersection as well as extended pedestrian phasing on signal timing. Pedestrian countdown timers should be used to communicate to pedestrians the time remaining to complete crossing the intersection. Currently, Tulsa Transit operates a fixed-route on the corner of Lewis and 15th Street. Therefore, consideration for access to bus stops and sidewalk connections from bus stops to major destinations should be included in the development.

9. Edison Street Sidewalk – 38th W Ave to 33rd W Ave

This project is in compliance with the Tulsa Transportation Management Area Long Range Transportation Plan (LRTP) as it includes the continuation of sidewalks installation, providing pedestrian/bicycle connections in the area. This project does not impact the Trails Master Plan. Edison Street is a designated secondary arterial in the Major Street & Highway Plan. Sidewalks should be a minimum of 5' wide and should include a buffer from the vehicle travel way if possible.

10. Hunter Park Pedestrian Bridge

This project is in compliance with the Tulsa Transportation Management Area Long Range Transportation Plan (LRTP) as it further improves and integrates pedestrian circulation. This project is eligible for the federally funded Recreational Trails Program administered by the



Oklahoma Tourism and Recreational Department. This bridge is consistent with the Trails Master Plan. Staff should consider connections with the planned trail connecting the Creek Turnpike Trail with the neighborhoods to the north of 91st Street.

11. Mingo Road 81st Street South to 91st Street South

This project is in compliance with the Tulsa Transportation Management Area Long Range Transportation Plan (LRTP) as it addresses the expansion of the existing roadway system. In compliance with the LRTP, ensure the development of streets that address bicycle/pedestrian needs and apply the complete streets concept on the roadways. The widening of Mingo Road does not impact the Trails Master Plan, however consideration should be given to accommodating multi-modal transportation as outlined in the PLANiTULSA Draft Transportation Plan. Wide outside lanes (14') should be used to accommodate motorists passing bicyclists. The Major Street & Highway Plan designates Mingo Road as a secondary arterial.

RS-2

RS-2

RS-3

RS-3

CS

CS

S SHERIDAN RD

LS-20364

E 61st ST

RM-2

RM-3

RM-1

PUD-198A
PUD-198B
PUD-198C

RM-2

E 62 ST S

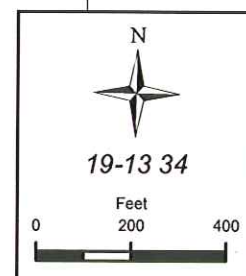
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RS-3

AG



16.1

S HUDSON AVE

S HUDSON PL

S IRVINGTON AVE

S JOPLIN AVE

S KINGSTON AVE

S LAKEWOOD AVE

S MAPLEWOOD AVE

S NORWOOD AVE

NORWOOD

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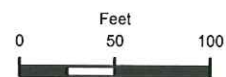
S KINGSTON AVE

SLAKEWOOD AVE

E 60 PLS



19-13 34



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

16.2

LOT-SPLIT FOR WAIVER OF SUBDIVISION REGULATIONS

March 17, 2010

**LS-20364 Lou Reynolds (9334) (RS-3) (PD18) (CD7)
Northeast of the Northeast corner of South Kingston Avenue and South
Lakewood Avenue, 6010 South Lakewood Avenue**

The Lot-split proposal is to split 2,648 SQ. Ft. from Lot 19 Block 9, Park Plaza Subdivision and combine it with Lot 12 Block 9, Park Plaza Subdivision creating a 14,016 SQ. Ft. Tract. The related Lot-Combination is found on the Consent Agenda as LC-234. The proposed tracts meet the RS-3 bulk and area requirements of the City of Tulsa Zoning Code.

However, both tracts would have more than three side lot lines as required by the Subdivision Regulations. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract have more than three side lot lines.

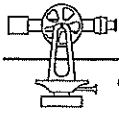
A prior Lot-Split was approved involving the same tracts for which the applicant has requested to rescind on the Consent Agenda the previous LS-20338 and corresponding LC-211. Reasoning for the new Lot-Split is to allow both lots to still have access to a sanitary sewer line.

The Technical Advisory Committee expressed no concerns at their March 4, 2010, meeting.

Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of *Subdivision Regulations* and of the lot-split.



1"=50'

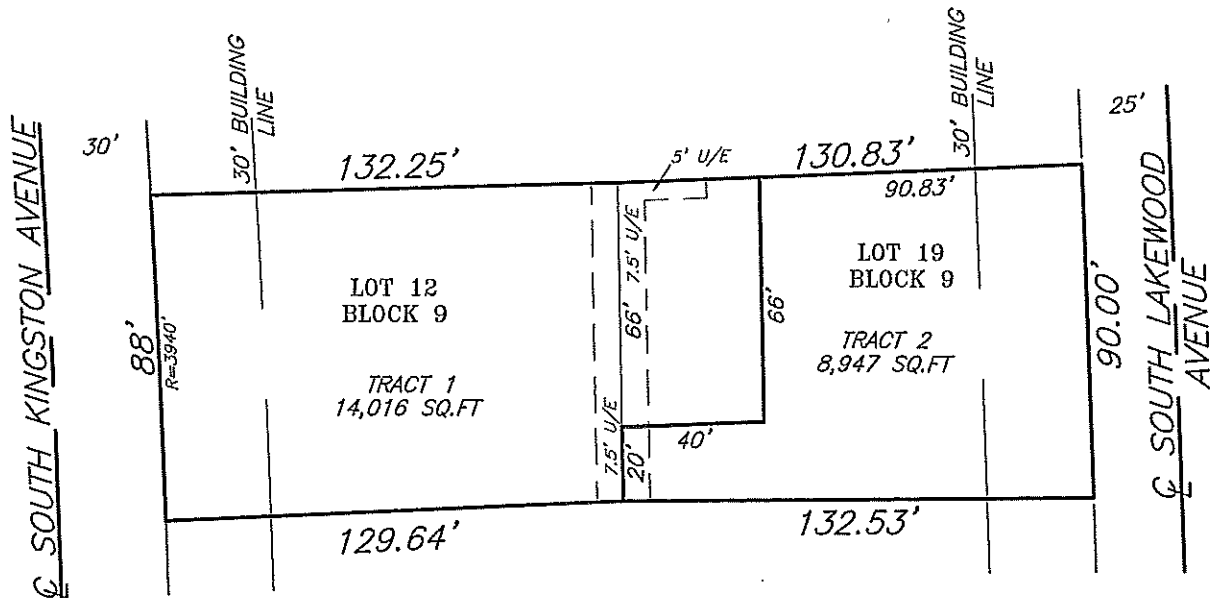


WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 663-6924

LOT SPLIT EXHIBIT

LOTS 12 AND 19, BLOCK 9,
PARK PLAZA



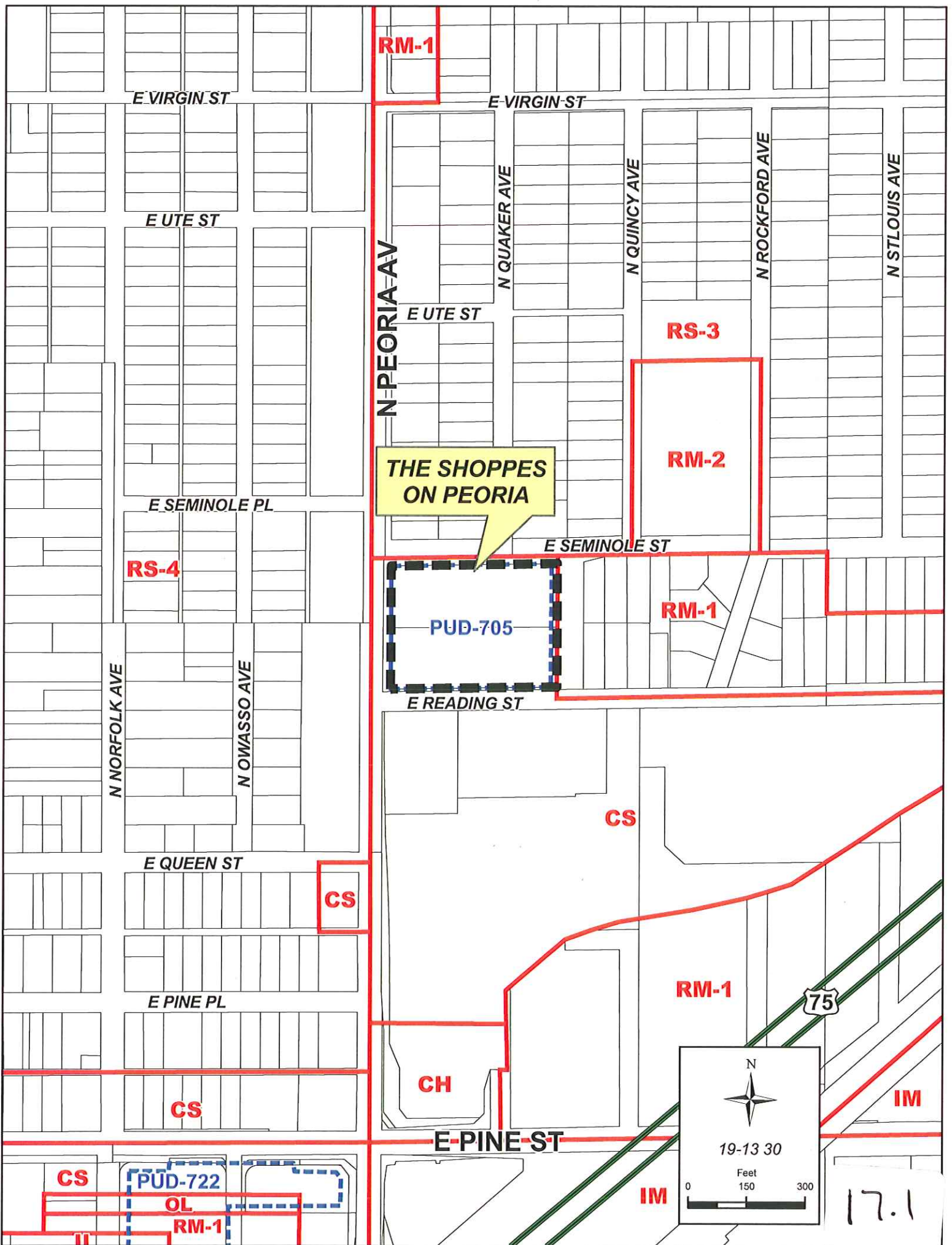
16.4

EXHIBIT "A"

LOT NINETEEN (19), BLOCK NINE (9), LESS AND EXCEPT THE NORTH 66 FEET OF THE WEST 40 FEET THEREOF, PARK PLAZA, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT "B"

THE NORTH 66 FEET OF THE WEST 40 FEET OF LOT NINETEEN (19), BLOCK NINE (9), PARK PLAZA, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.



RM-1

E VIRGIN ST

E VIRGIN ST

E UTE ST

N PEORIA AV

N QUAKER AVE

N QUINCY AVE

N ROCKFORD AVE

N ST LOUIS AVE

E UTE ST

RS-3

RM-2

THE SHOPPES
ON PEORIA

E SEMINOLE PL

RS-4

E SEMINOLE ST

PUD-705

RM-1

E READING ST

CS

N NORFOLK AVE

N OWASSO AVE

E QUEEN ST

CS

E PINE PL

RM-1

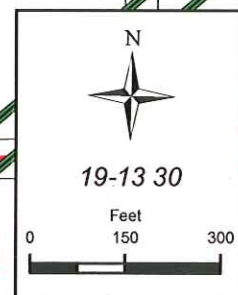
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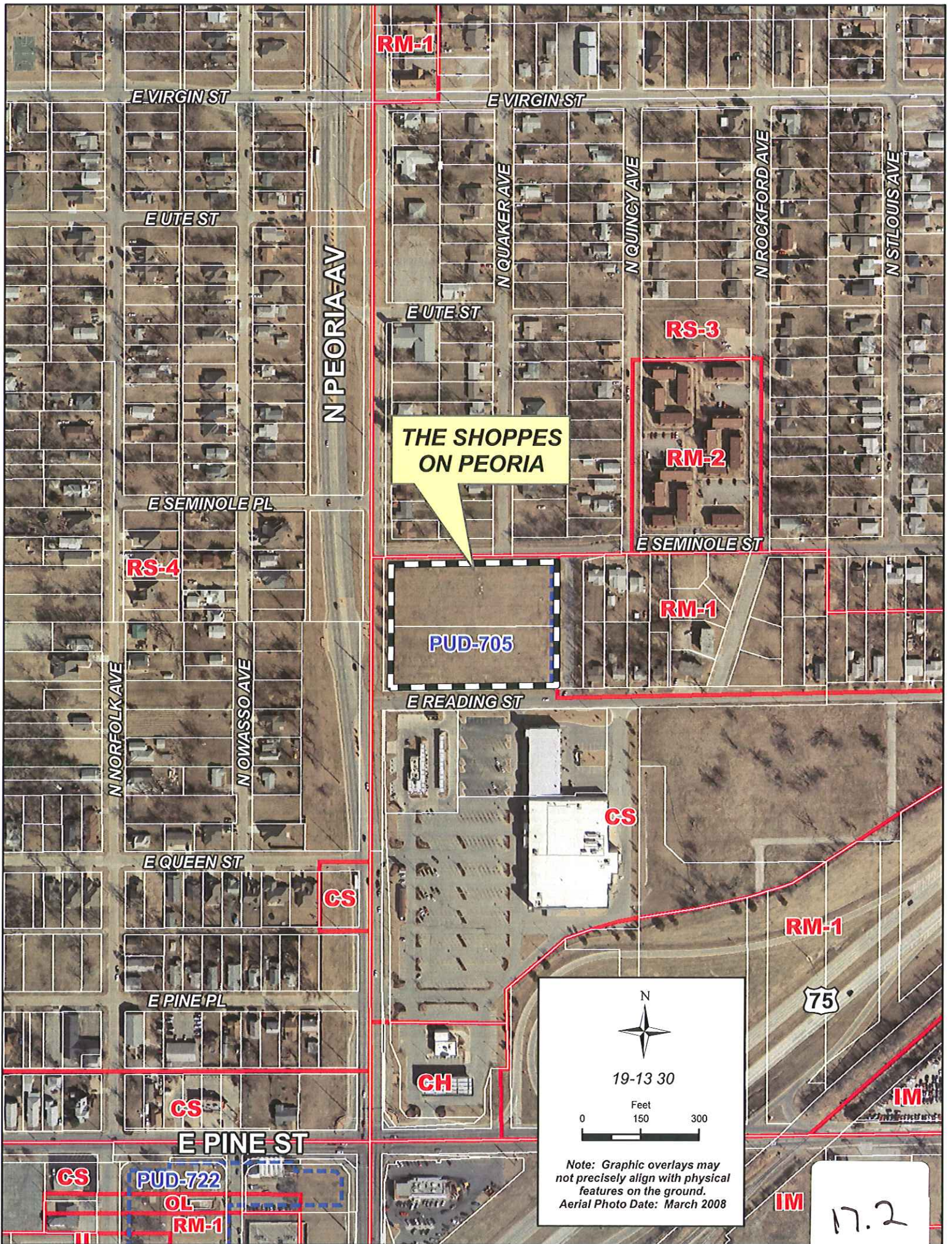
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RM-1

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E VIRGIN ST

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E UTE ST

RS-3

THE SHOPPES
ON PEORIA

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E SEMINOLE PL

RS-4

E SEMINOLE ST

PUD-705

RM-1

E READING ST

N NORFOLK AVE

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RM-1

E PINE PL

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E PINE ST

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PUD-722

OL

RM-1

North arrow pointing up, labeled 'N'.
19-13 30
Scale bar: 0, 150, 300 Feet.
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

17.2

MINOR SUBDIVISION PLAT

The Shoppes on Peoria - (2330) (PD 2) (CD 3)

Northeast corner of North Peoria Avenue and East Reading Street

This plat consists of 3 Lots, 1 Block, on 3.07 acres.

The following issues were discussed February 18, 2010 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 705 (pending) with CS (commercial shopping) existing underlying zoning. PUD standards need to be shown in the covenants. Access had been approved with the Director of Public Works approval through PUD 705 standards through the Planning Commission (Council approval is pending.) TMAPC denied the requested sidewalk waiver through the PUD at the February 2, 2010 commission meeting. Another waiver request has been received for the subdivision application and process.
2. **Streets:** Sidewalks are required along all streets per subdivision regulations. Provide standard sidewalk language. (Development Services does not support the new waiver request as the TMAPC has denied the PUD request.)
3. **Sewer:** No comments.
4. **Water:** No comments.
5. **Storm Drainage:** Storm sewers must be centered in a minimum 15 foot wide, storm sewer easement. More storm sewer easements are required for all storm sewers that cross lot lines, and are not located within utility easements or street rights-of-way. A combination mutual access and utility easement may be required. The property lines and all easements should be shown. Otherwise it is extremely difficult to tell if public utilities are located within their necessary easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Add ONG in Section 2 for gas service in covenants.

7. **Other: Fire:** No comments. **GIS:** Provide the e-mail address for the surveyor. Update location map to show planned and existing expressways and subdivisions. Correct legal description and scale. Submit subdivision control data form.

Staff recommends **APPROVAL** of the Minor Subdivision plat subject to the TAC comments and the special and standard conditions below. The Planning Commission approved the **Denial** of the requested sidewalk waiver as part of Minor Amendments requested for the Planned Unit Development at the February 2, 2010 TMAPC meeting. The applicant appealed the sidewalk waiver request to the City Council. At the March 4, 2010 City Council meeting the denial of the sidewalk waiver was overturned. The approved compromise plan is attached for review. The staff is not favorable to the sidewalk waiver request but realizes that the Planned Unit Development standards as approved are to be implemented by the subdivision plat.

Waivers of Subdivision Regulations:

1. A sidewalk waiver and radius waiver is requested.

Special Conditions:

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

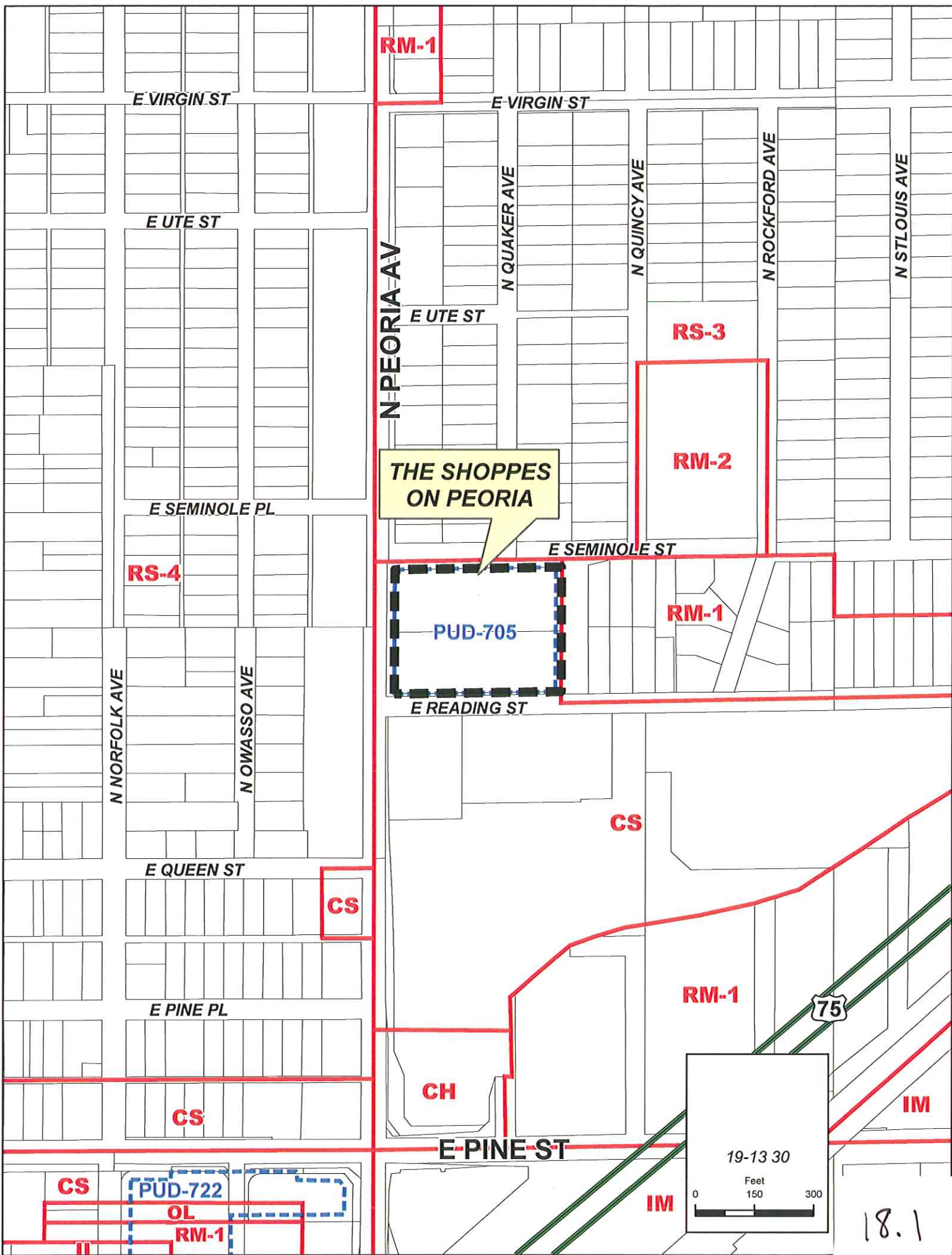
Standard Conditions:

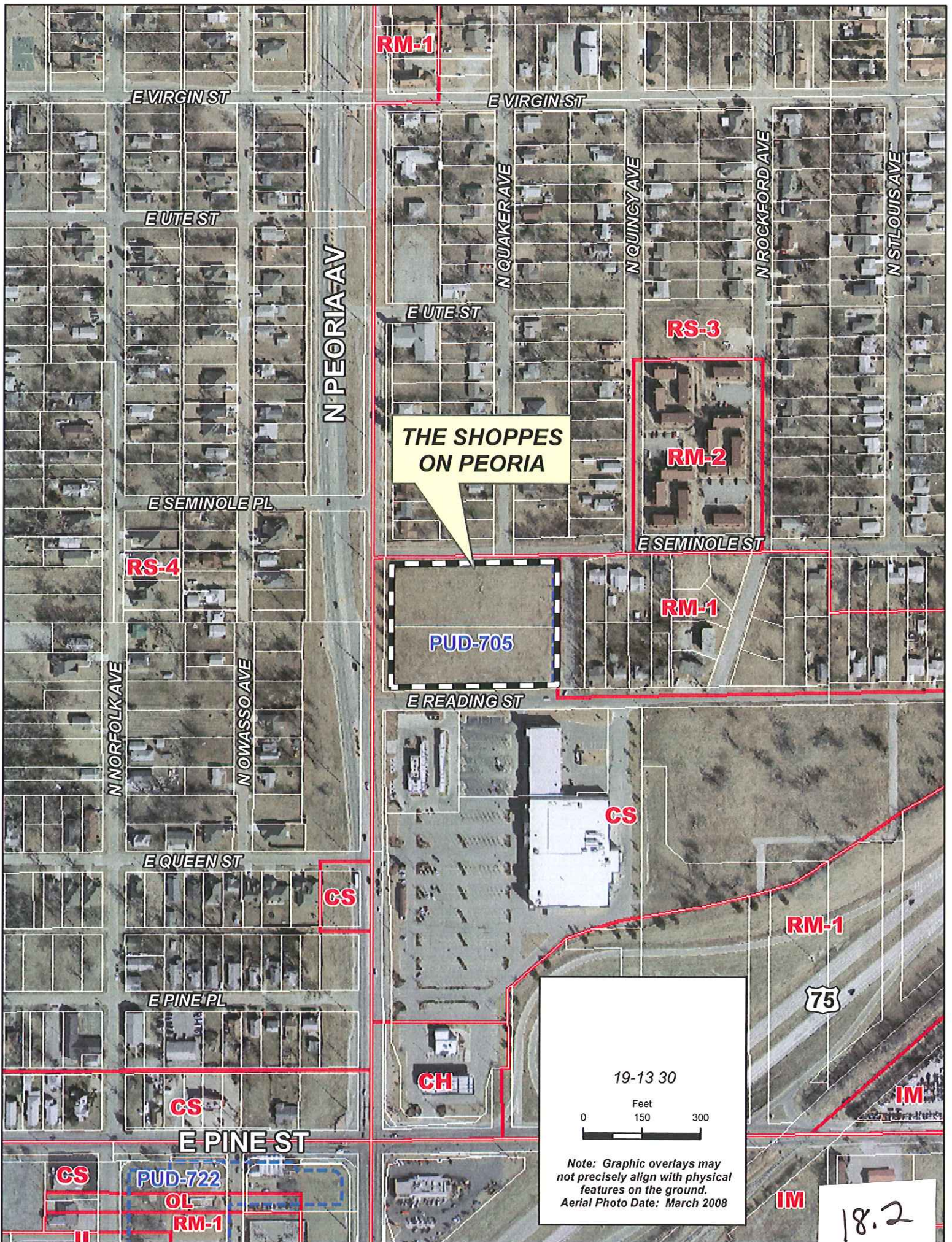
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved 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.

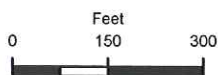




THE SHOPPES
ON PEORIA

PUD-705

19-13 30



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

18.2

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

The Shoppes on Peoria – (2330) (PD 2) (CD 3)

Northeast corner of North Peoria Avenue and East Reading Street

The property is zoned Planned Unit Development 705 (pending) with CS (commercial shopping) existing underlying zoning. Full permits are requested. A minor subdivision plat is on the same TMAPC agenda for this project.

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

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

The following information was provided by the Technical Advisory Committee in its meeting February 18, 2010.

ZONING:

- *TMAPC Staff:* Full permits are requested.

STREETS:

- *Development Services, Transportation:* No comments.

SEWER:

- *Development Services, Waste Water:* No comments.

WATER:

- *Development Services, Water:* No comments.

STORM DRAIN:

- *Development Services, Storm Water:* Separate Instrument Easements may be required, unless approved corrections are made to the plat and covenants prior to building permits.

FIRE:

- *Development Services, Fire:* No objection.

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.

The Shoppes on Peoria

Request for Accelerated Release of a Building Permit

The Shoppes on Peoria is a highly anticipated mixed use development being created on property currently under the ownership of the Tulsa Development Authority and utilizing CDBG funds. The project is anticipated to open December 2010. Construction must begin in March 2010 in order to meet the expected schedule.

A PUD was approved in 2004 and amended recently to create new standards for this development. The property is subject to a subdivision plat because of the approval of the PUD.

Several existing utility easements have been identified on the property that date back as far as 1930. None are currently in use or needed for this development and applications to close these easements are currently in process with the City of Tulsa. Once the City closes the easements they must be judicially vacated in District Court.

This entire process will take several months. Under the City of Tulsa Zoning Code, Section 213, building permits will not be issued until the plat has been recorded and The Shoppes on Peoria subdivision plat cannot be recorded until the easements are vacated.

Due to the lengthy process required for the vacations, financing for the project stands to be placed in jeopardy if construction must wait for the vacations to be completed and the plat to be recorded. The developer fully expects to have these processes completed well before construction is complete.

We respectfully request that the TMAPC approve an Accelerated Release of the *full Building Permit* at this time.

The risk to the City is negligible based on the strength and integrity of the developer and the owner and the safeguards inherent in the funding processes being utilized. The developer understands and accepts the risk that a Certificate of Occupancy would not be issued until the plat has been filed of record.

PLAT NO.

FINAL PLAT

I hereby certify that this plat was approved by the Tulsa Corporation on _____.

TAMPC/INCOG

This plat is not filed in the office of the County Clerk on or before _____.

COUNTY OF CITY ENGINEER

APPROVED _____ by _____ of the City of Tulsa, Oklahoma.

Chairman

Mayer

Attest: City Clerk

Approved City Attorney

STATE OF OKLAHOMA

County of Tulsa

I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office.

Dated this _____ day of _____, 2010.

BURGESS WILSON, Tulsa County Clerk

Survey

CERTIFICATE

I, _____, Surveyor, do hereby certify that all metes and measures shown on this plat have been paid in full by the owner or his agent, and that the same are correct and true. This certificate is given in full satisfaction of all claims against the surveyor and his heirs, assigns and assigns forever.

Deputy Surveyor

Tulsa County Treasurer

by _____

THE SHOPPES ON PEORIA

Minor Subdivision Plat

PUD 705

A RESUBDIVISION OF LOTS 7, 8, 9, & 10, BLOCK 1, OF THE T. DICKSON ADDITION OF THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER

TULSA DEVELOPMENT AUTHORITY
1216 NORTH LANSING AVE., SUITE A
TULSA, OKLAHOMA 74106
918.584.6853
918.580.5000

ENGINEER

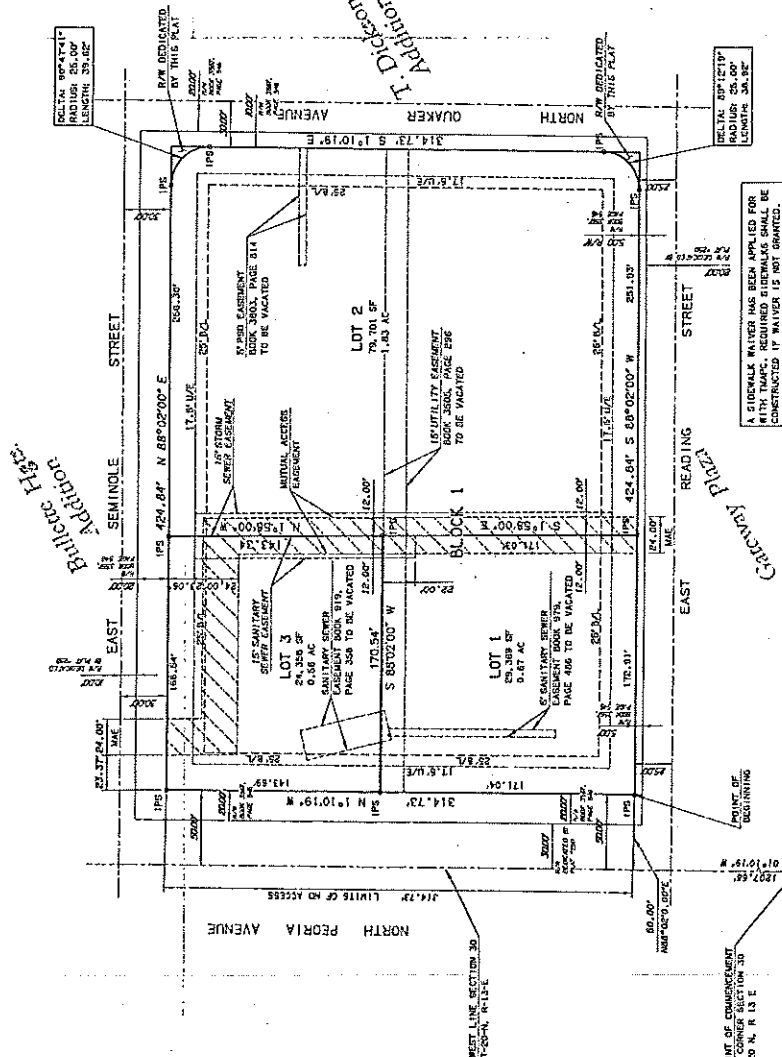
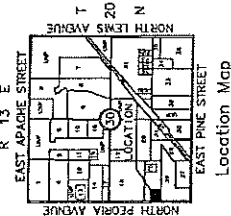
WALLACE ENGINEERING, INC.
STRUCTURAL CONSULTANTS, INC.
100 EAST MAIN STREET
TULSA, OKLAHOMA 74103
918.584.6853
SRDCHAVE@WALLACE-INC.COM
CERTIFICATE OF AUTHORITY
NO. 1449 EXP 06/30/11

SURVEYOR

BENNETT SURVEYING, INC.
P.O. BOX 648
MUSKOGEE, OK 74337
CERTIFICATE OF AUTHORITY
NO. 4562 EXP 06/30/10

LOCATION MAP KEY

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100. TULSA COUNTY



BASIS OF BEARINGS
Bearings are based on the west line of Section 30, T-20N, R-13E, Tulsa County, being N 01°10'10" W.

LEGEND
S/W RIGHT OF WAY
B/L BUILDING SETBACK LINE
U/L UTILITY EASEMENT

SUBDIVISION STATISTICS
SUBDIVISION CONTAINS 3 LOTS IN ONE BLOCK.
BLOCK 1 CONTAINS 133,428 SQUARE FEET, 3.063 ACRES.

MONUMENTATION
A 3/4" x 1/2" aluminum bar with a yellow plastic cap stamped "R-5 1000" to be set at all street centerline intersections, points of curve, points of reverse curve, other completion and points of improvements, unless noted otherwise.
A 3/4" x 1/2" aluminum bar with a yellow plastic cap stamped "R-5 1000" to be set at all street centerline intersections, points of curve, points of reverse curve, other completion and points of improvements, unless noted otherwise.

A SIDEWALK WAIVER HAS BEEN APPLIED FOR WITH TAMPC. REQUIRED SIDEWALKS SHALL BE CONSTRUCTED IF WAIVER IS NOT GRANTED.

THE SHOPPES ON PEORIA
PLAT NO. _____
PAGE NO. 1 of 3
DATE OF PREPARATION JAN 21 2010

18.6

GENERAL UTILITY NOTES:

1. PRIOR TO CONSTRUCTION LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE.
2. GENERAL CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
3. RESTRAINED JOINTS SHALL BE PROVIDED ON 4" AND LARGER WATER LINES AT ALL BENDS AND ALL TRENCHES PER ANNA MINIMUM STANDARDS.
4. TERMINATE WATER-SERVICE PIPING AT BUILDING WALL UNTIL BUILDING WATER PIPING IS INSTALLED. TERMINATE PIPING WITH VALVE AND CAP PLUG OR FLANGE AS REQUIRED FOR PIPING CONNECTIONS TO BUILDING WATER PIPING SYSTEMS WHEN THOSE SYSTEMS ARE INSTALLED.
5. ALL TRENCHING, PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.
6. REFER TO PLUMBING AND/OR FIRE PROTECTION SHEETS FOR FIRE LINE LEAD-IN LOCATION AND DETAIL.
7. ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLESS NOTED OTHERWISE.
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARD TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
9. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
10. GENERAL CONTRACTOR SHALL UTILIZE ANNA AND FACTORY ACTUAL TEST AND CERTIFICATIONS FOR ALL MATERIALS AND INSTALLATION. MATERIAL, LOCAL OR STATE AUTHORITIES MAY REQUIRE MORE STRINGENT TESTING WHICH SHALL BE PROVIDED BY THE GC IF REQUIRED.
11. UTILITY TRENCH DETAIL REF. 10/02/11.
12. STORM SEWER TRENCH DETAIL REF. 10/02/11.
13. REFER TO PLUMBING FOR CONTINUATION OF UTILITIES AT BUILDING.
14. ALL NEW WATER SERVICE CONNECTIONS MUST BE PERMITTED BY THE CITY OF TALEA.

SHOPLAND ON PEGORIA 2 10PA 5199



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

SHOPLAND ON PEGORIA 2 1731 NORTH PEGORIA AVENUE	
UT10	
UTILITY PLAN	
CIVIL SITEWORK PACKAGE	JANUARY 19, 2010
PROJECT NO. 09-00041	SHEET NO. 10 OF 11

CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION PROVIDED BY THE UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

BEFORE YOU DIG
CALL 811

CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE INFORMATION PROVIDED BY THE UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

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DESCRIPTION

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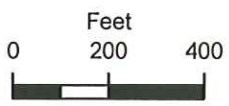
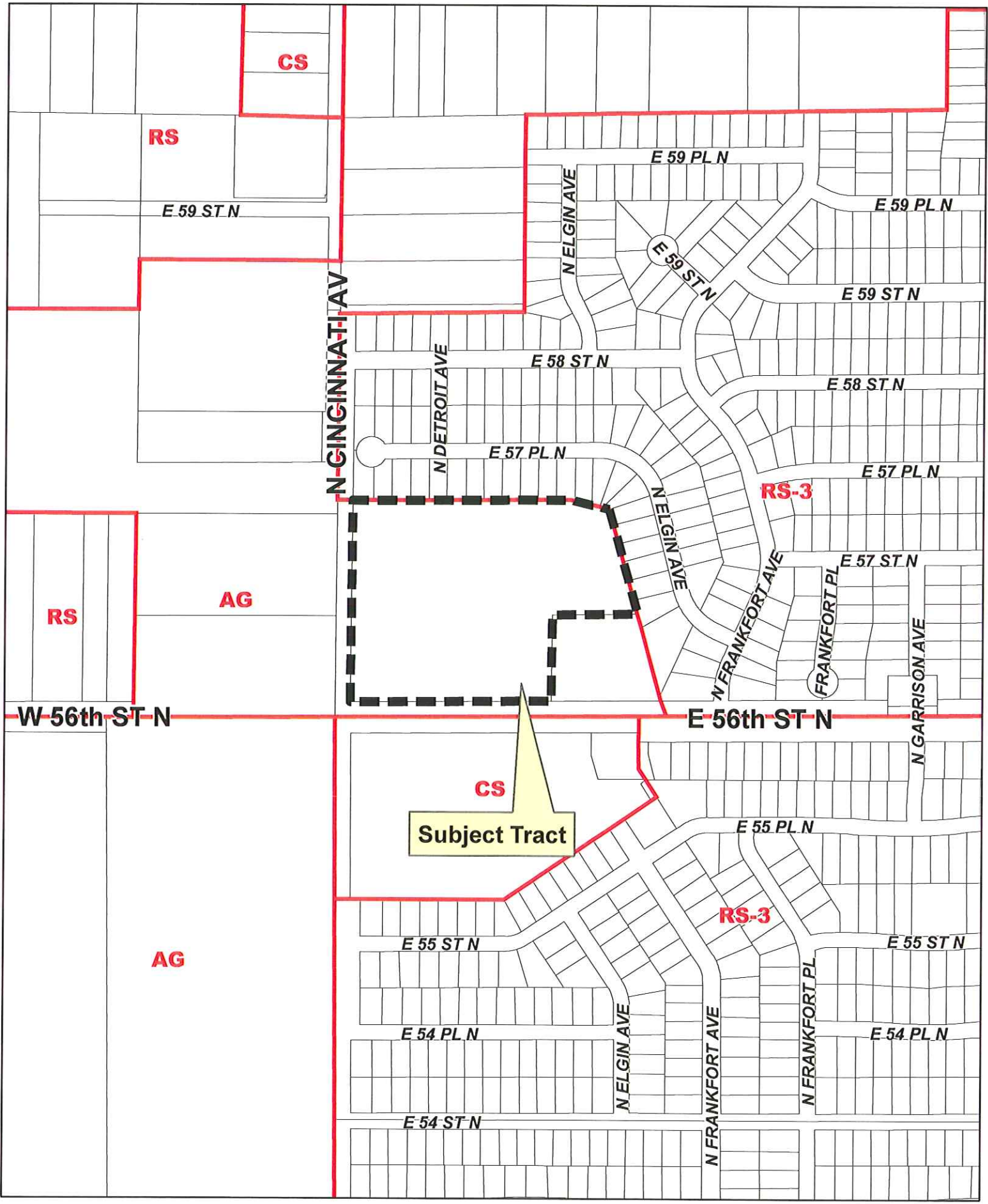
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BOA-21034

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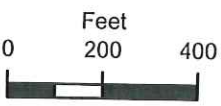
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Aerial Photo Date: March 2008

BOA-21034

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Note: Graphic overlays may not precisely align with physical features on the ground.

19.2



PLAT WAIVER

March 17, 2010

BOA – 21034 - North of the Northeast Corner of North Cincinnati and East 56th Street, Block 20 Suburban Hills Addition (0201) (PD 24) (CD 1)

The platting requirement is being triggered by Board of Adjustment case 21034 to allow the North Regional Health and Wellness Center, a health services facility of the Tulsa City-County Health Department on land owned by Tulsa County and zoned AG (agricultural).

Staff provides the following information from TAC at their March 4, 2010 meeting:

ZONING:

- TMAPC Staff: There are many easements requested for the plat waiver. The covenants for the Block 20 part of the Suburban Hills Addition are from 1959 and do not include typical language or protections as those that are required for current developments. The original plat anticipated RS-3, residential single family, uses. The property is being changed from a park use to the health services facility. The County Engineer defers to the City staff on this project.

STREETS:

- No comment.

SEWER:

- An 11 foot wide utility easement is required along the north and east boundary line of the proposed plat.

WATER:

- As shown on the application, there is a good chance that a water main extension will be required and that it will require an easement. The extension requires an IDP (infrastructure development process) (formerly WMEC or water main extension contract).

STORM DRAIN:

- The existing plat from 1959 has no special covenants for Block 20 and does not address the floodplain on this property. The 100 Year Water Surface Elevation should be plotted onto the sites' topography by elevation and placed in Overland Drainage Easement. Offsite drainage flows onto this site from the north. That drainage must be collected at the north property line, and thence be conveyed across the property in a Public Drainage System, within a Drainage Easement. The proposed screening fence cannot block the drainage flowing onto this site from the residential area to the north. The Stormwater Detention Facility must be placed in a Stormwater Detention Easement. Additional easements for conveyance of stormwater to the detention facility, and from the facility to the adjacent Public Storm Drainage System will

19.3

be required. Covenants are needed for roof drainage to be collected and conveyed to the detention facility, and to spell out who is responsible for the maintenance of that detention facility. As stated on the application the collecting and conveying of public water requires an IDP (formerly PFPI or privately financed public improvement).

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **Denial** of the plat waiver. Members of the Technical Advisory Committee have concern about the number of required easements (including drainage, water, sewer and storm drainage) that will have to be dedicated, drainage retention to the south for the project, and the age of the plat and existing covenants which do not address current needs for the new use of the property (previously a park use).

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:

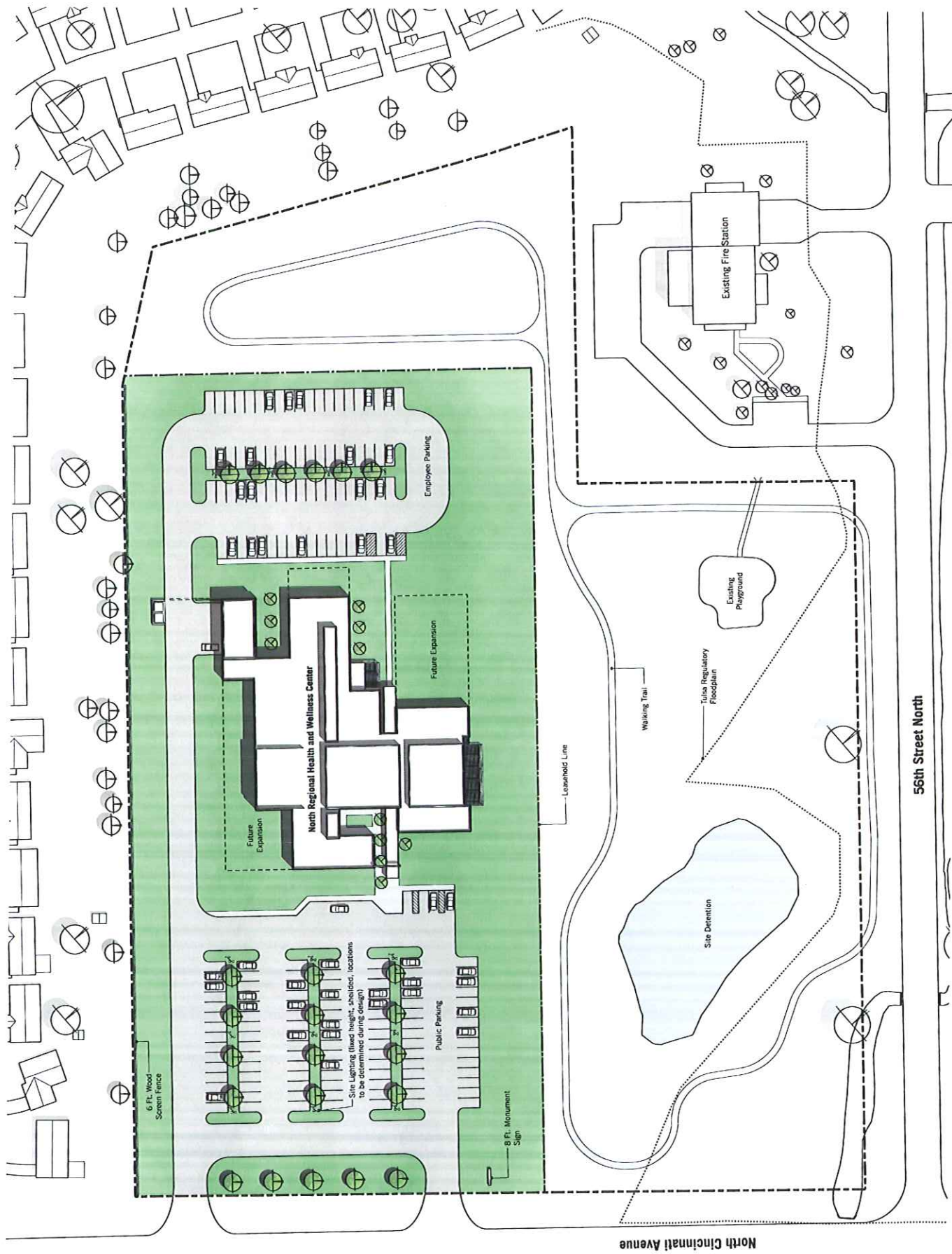
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X*
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?	X	
ii. Is 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		X
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	

19.4

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

* New covenants are recommended.

** This will be handled under the IDP for the property.



North Regional Health and Wellness Center

Site Plan
 Scale: 1/32"=1'-0"
 January 26, 2010

19.6

Tulsa City-County Health Department
North Regional Health and Wellness Center

Narrative:

The North Regional Health and Wellness Center (hereinafter "NRHWC") is a health services facility of the Tulsa City-County Health Department, proposed for location at the northeast corner of North Cincinnati Avenue and 56th Street North. The health and wellness services to be provided will include primary clinical care, community health and personal health programs. Within the facility, community use spaces such as conference, education, recreation and multipurpose spaces will be provided.

The site comprises 6.2 acres of a 12.1 acre tract located within the City of Tulsa, Tulsa County, and owned by Tulsa County and being a part of Block 20 of Suburban Hills Addition (Plat # 2318). The legal description of the 6.2 acre tract (hereinafter the "Site") is attached as Exhibit "A". A long term lease agreement pertaining to the 6.2 acres will be entered into by Tulsa County and the Tulsa City-County Health Department.

The entirety of the 12.1 acres owned by Tulsa County is zoned AG Agriculture District and was approved July 8, 1974 by the City of Tulsa Board of Adjustment for park use pursuant to Application BOA-8304 and is currently used for park purposes.

Within the City of Tulsa Zoning Code, "City/County Health Department" use is specifically set forth as an included use within Use Unit 1202. Use Unit 2. Area Wide Special Exception Uses. Accordingly, this application is made requesting the approval by the Board of Adjustment of a Special Exception to permit the North Regional Health and Wellness Center to be located within the 6.2 acre Site.

A conceptual site plan is attached as Exhibit "B" and a statistical summary is attached as Exhibit "C".

Board of Adjustment

Case Number 21034

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SW 1/4 OF SECTION 1, TOWNSHIP 20 NORTH, RANGE 12 EAST, TULSA COUNTY, STATE OF OKLAHOMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT THAT IS THE NORTHWEST CORNER OF BLOCK 20, SUBURBAN HILLS ADDITION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF; THENCE EAST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 20, SUBURBAN HILLS ADDITION FOR A DISTANCE OF 725.00 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID BLOCK 20, SUBURBAN HILLS ADDITION; THENCE SOUTH 76° 40' 16" EAST ALONG THE NORTHEAST BOUNDARY LINE OF SAID BLOCK 20, SUBURBAN HILLS ADDITION FOR A DISTANCE OF 9.16 FEET TO A POINT; THENCE DUE SOUTH FOR A DISTANCE OF 367.89 FEET TO A POINT; THENCE DUE WEST 737.20 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID BLOCK 20, SUBURBAN HILLS ADDITION; THENCE NORTHERLY ALONG THE WEST BOUNDARY LINE OF SAID BLOCK 20, SUBURBAN HILLS ADDITION FOR A DISTANCE OF 370.01 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT OF LAND.

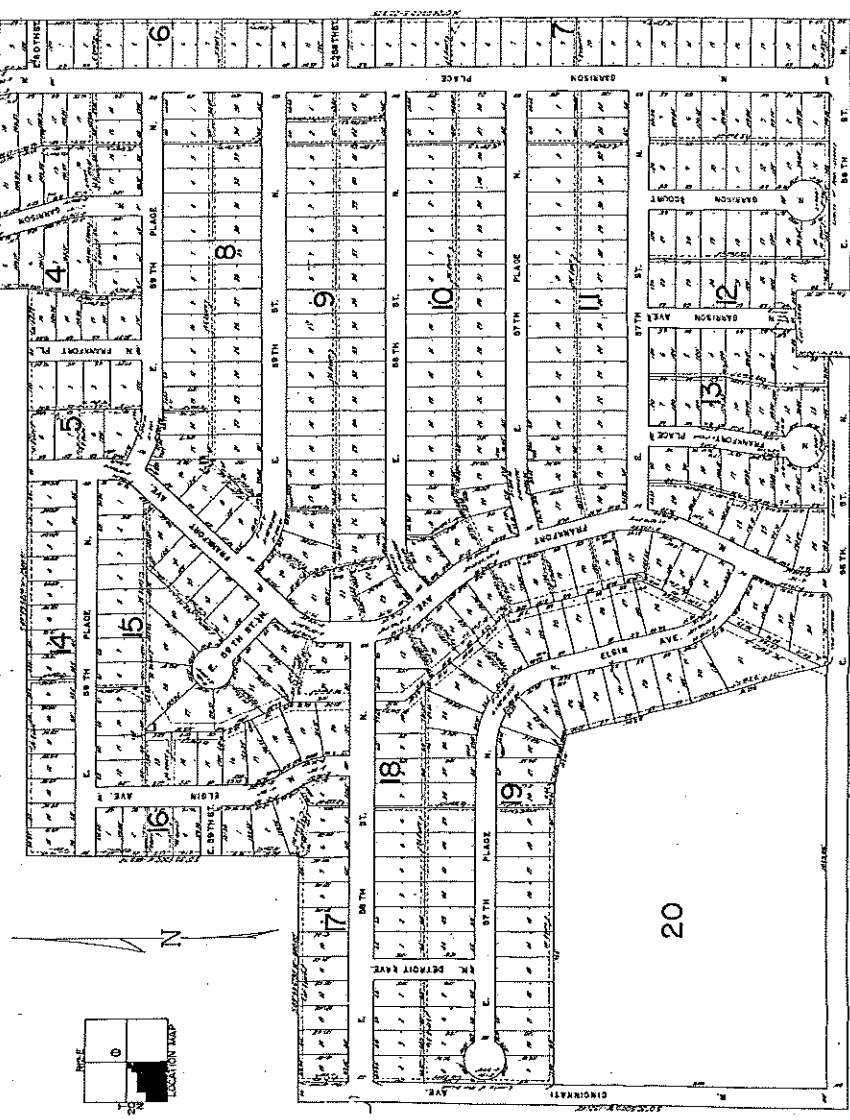
SUBURBAN HILLS ADDITION **TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.** **A SUBDIVISION OF A PART OF THE SW 1/4, SECTION 1, TWP 20 N, RANGE 12 EAST.**

OWNERS: R.C. DICKENSON & JOAN A. DICKENSON
 FRED LARKIN & BETTY LARKIN
 Hammond Engineering Co.
 Tulsa, Oklahoma.

Dep. No. 58-08-81879

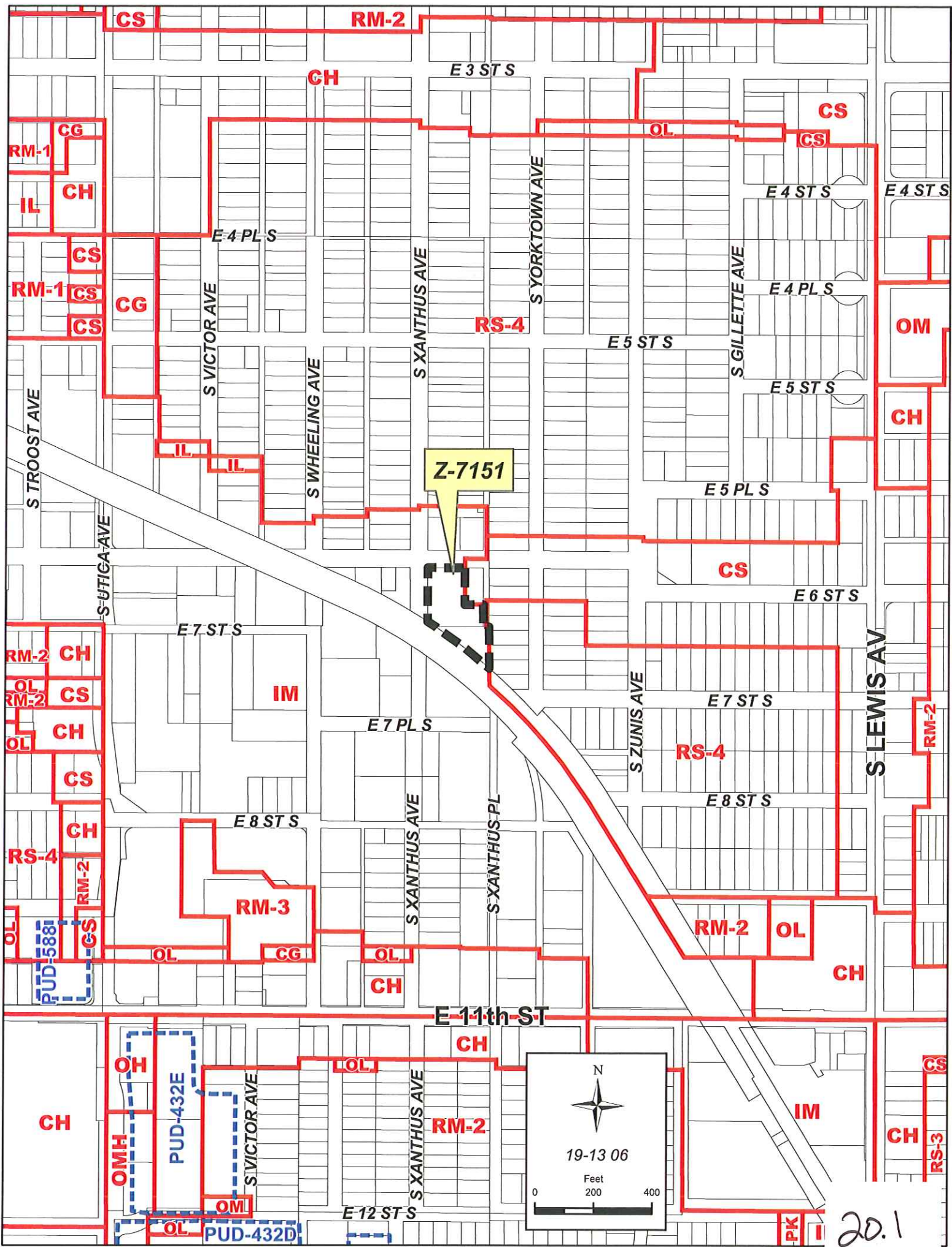
August 17, 1959

CERTIFICATE OF APPROVAL
 I hereby certify that the above described plat is in accordance with the provisions of the Oklahoma Statutes relating to the subdivision of land, and that the same has been approved by the Tulsa County Board of Commissioners.



THE CITY OF TULSA, Oklahoma, do hereby certify that the above described plat is in accordance with the provisions of the Oklahoma Statutes relating to the subdivision of land, and that the same has been approved by the Tulsa County Board of Commissioners.

PLAT NO. 2318
 PAGE 1 of 1





Z-7151

N

19-13 06

Feet

0 200 400

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

20.2

S XANTHUS AVE

Z-7151

E6 STS

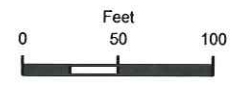
S YORKTOWN AVE

E7 STS

E7 PLS



19-13 06



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

20.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7151

TRS 9306

Atlas 11

CZM 37

PD-4 CD-4

TMAPC Hearing Date: March 17, 2010

Applicant: David Rogers

Tract Size: .96± acres
41,817.6± square feet

ADDRESS/GENERAL LOCATION: Southeast corner of East 6th Street and South Xanthus Avenue

EXISTING ZONING: IM

EXISTING USE: Vacant

PROPOSED ZONING: CS

PROPOSED USE: CS uses and single-family residential

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

RELEVANT ZONING HISTORY:

Z-6912 November 2003: All concurred in approval of a request for rezoning 7916.25± square feet of land from IM to CS for office machine sales on property located southwest corner of East 6th Street and South Xanthus Place and abutting east of subject property.

Z-6415 October 1993: The Hillcrest blanket-zoned neighborhood was rezoned from RM-2 to RS-4, at the neighborhood's request and the TMAPC's sponsorship, on property located southeast of subject property.

Z-6414 October 1993: The Wells blanket-zoned neighborhood was rezoned from RM-1 to RS-4, at the neighborhood's request and the TMAPC's sponsorship, on property located north of the subject property.

BOA-15682 March 26, 1991: The Board of Adjustment approved a *Special Exception* to permit an antique and furniture store only (Use Unit 14) in an IM district; a *Variance* of the required number of off-street parking spaces from 54 to 18; and a *Variance* to permit required off-street parking to be located on a lot not containing the principal use; subject to the prohibition of a flea market operation, as well as any auctions being conducted on the property; and to the parking lot to the west being retained as parking for the antique and furniture store during the term of the lease; finding the use, as presented compatible with the area; and finding a hardship imposed by the size of the building in an IM zoned district, and the fact that the building has limited parking and almost any use made of the building would require relief by the Board, on property located at 1924 East 6th Street and abutting west of subject property across South Xanthus Street.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .96± acres in size and is located at the southeast corner of East 6th Street and South Xanthus Avenue. The property appears to be vacant and is zoned IM. The southern portion of the tract abuts South Xanthus Place and a railroad track abuts it on the south. This was the original ice house in Tulsa and is quite old.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 6 th Street	Collector	56'	4
South Xanthus Avenue	N/A	N/A	2
South Xanthus Place	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 mixed commercial/residential uses, zoned CS and RS-4; on the north by mixed industrial/commercial uses, zoned IM; on the south by railroad tracks, zoned IM; and on the west by mixed industrial/commercial/office uses, zoned IM. This is an older industrial area that was and is served by the railroad.

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 Medium Intensity-Residential land use. According to the Zoning Matrix, the requested CS zoning **is not** in accord with the Plan. However, a large part of the area so designated on the Plan has been zoned IM for many years, which designation is also not in accord with the Plan. Staff believes the designation is in error and that, at the very least, the Residential land use overlay should be removed. With the Residential designation, the requested CS zoning **is not** in accord with the Plan. Without it, the CS would have been in accord.

STAFF RECOMMENDATION:

The applicant is seeking a mixed use approval for CS zoning which is not currently in accord with the District Detail Plan. Along with the commercial use of part of the property, the applicant proposes to renovate this historic building as residential use for his family and caretakers. In light of the ongoing discussions in favor of allowing mixed uses in some areas, staff can support the requested CS zoning, finding that RS-4 and CS zoning and uses currently exist to the east of the subject property. The property's reuse would actually be less intense than the IM as it is currently zoned. Therefore, staff recommends **APPROVAL** of CS zoning for Z-7151.

03/17/10

20.5

