

TULSA METROPOLITAN AREA PLANNING COMMISSION

For Meeting No. 2583

August 3, 2010, 4:00 PM

175 East 2nd Street, 2nd Level, One Technology Center

Tulsa City Council Chamber

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 June 2010

1. Minutes of July 6, 2010, Meeting No. 2581
2. Minutes of July 21, 2010, Meeting No. 2582

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.

3. **LS-20384**– Jim Stephens (9201) Lot-Split (PD1) (CD4)
Northwest corner of East 3rd Street South and South Lansing Avenue
(Related to Item 4)
4. **LC-264**– Jim Stephens (9201) Lot-Combination (PD1) (CD4)
Southwest corner of East 2nd Street South and South Lansing Avenue
(Related to Item 3)
5. **LC-269**– Schulz Euro Construction (8310) Lot-Combination (PD18b) (CD8)
Northeast of the Northeast corner of East 81st Street South and South Yale Avenue
6. **LC-270**– HRAOK, Inc. (Dwayne Wilkerson) (9432) Lot-Combination (PD17) (CD6)
Southwest corner of East 51st Street South and South 129th East Avenue
7. **LS-20387**– Jimmy and Jennifer Sohl (9119) Lot-Split (County)
South of the Southeast corner of West 32nd Street South and South 177th West Avenue
8. **LC-271**– Donald R. Lomax (7328) Lot-Combination (County)
West of the Southwest corner of South Yale Avenue and East 161st Street South
9. **LS-20390**– Sisemore Weisz & Assoc., Inc. (1333) Lot-Split (County)
Southwest corner of East 76th Street North and North Yale Avenue
(Related to Item 10.)

10. **LC-272**– Sisemore Weisz & Assoc., Inc. (1333) Lot-Combination (County)
South of the Southwest corner of East 76th Street North and North Yale Avenue (Related to Item 9)
11. **PUD-266-3 – Claude Neon Federal Signs/Dr. Tom Cate** (PD-6) (CD-9)
West of the southwest corner of south Harvard Avenue and 51st Street South (Minor Amendment to increase the permitted display surface area permitted for a wall sign for an office use in a PUD.)
12. **PUD-431-C-3 – Broadmoor Holdings** (PD-26) (CD-8)
Southwest of the southwest corner of 101st Street South and South Sheridan Drive (Minor Amendment to waive the screening requirement along the southern boundary of Lots 5 through 8 and along the west boundary of Lot 5.)
13. **PUD-686-7 – Mark Galbraith** (PD-26) (CD-8)
North of the northwest corner of South Toledo Avenue and East 121st Street South (Minor Amendment to increase the permitted coverage allowed for a driveway in the required front yard from 32% to 64% for a three-car driveway; and reduction of the required rear setback from 25 feet to 17.5 feet to allow for a 130 square foot encroachment for a single-story covered patio.)
14. **Z-7008 – Tanner Consulting/Five Five Properties, LLC** (PD-8) (CD-2)
North of the northeast corner of West 81st Street South and South Olympia Avenue (Detail Site Plan for a 1,428 square foot tunnel car wash.)
15. **LS-20381**– Sack and Associates (9328) Lot-Split (PD6) (CD9)
East of the Southeast corner of East 41st Street South and South Harvard Avenue (Related to Items 16, 17, 28, 29, & 30.)
16. **LC-260**– Sack and Associates (9328) Lot-Combination (PD6) (CD9)
South of the Southeast corner of East 41st Street South and South Harvard Avenue (Related to Items 15, 17, 28, 29, & 30.)
17. **Lot 4, Block 1, Harvard Square South** – (9328) Change of Access (PD 6) (CD 9)
Southeast corner of East 41st Street South and South Harvard Avenue (Related to Items 15, 16, 28, 29, & 30.)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING

18. **Park Plan**
Public hearing to consider adopting the City of Tulsa Park Plan Map and Text, a part of the Comprehensive Plan for the Tulsa Metropolitan Area.
Resolution 2581:899 (Continued from 7/6/10)

PUBLIC HEARING

19. **The Little Light House Extended** – (9322) Preliminary Plat (PD 6) (CD 5)
Southeast corner of East 36th Street South and South Yale Avenue
20. **Skyline Park** – (2432) Minor Subdivision Plat (PD 16) (CD 6)
205 North Garnett, East of Garnett Road, South of East Pine
21. **PUD – 750** – (9307) Plat Waiver (PD 6) (CD 4)
North of the Northwest corner of East 17th Street and South Lewis Avenue
22. **Z-7157/PUD-778 – DeShazo, Tang & Assoc./Hendrix Properties** **AG to CS/PUD**
Northwest corner of 101st and Garnet (Staff is requesting a continuance to 9/7/10 to collect additional information.)
23. **CZ-404 – Lou Reynolds/Mr. Shelby Oakley** **AG to CS/IM**
Southeast corner of West 51st Street and South 65th West Avenue (County)
24. **LC-261**– Storage Station of Tulsa, LLC (9332) Lot-Combination (PD18b) (CD9)
East of the Southeast corner of East 51st Street and South Delaware Place (Related to Items 25, 26, & 27.)
25. **LS-20382**– Storage Station of Tulsa, LLC (9332) Lot-Split (PD18b) (CD9)
East of the Southeast corner of East 51st Street and South Delaware Place (Related to 24, 26, & 27.)
26. **LC-262**– Storage Station of Tulsa, LLC (9332) Lot-Combination (PD18b) (CD9)
East of the Southeast corner of East 51st Street and South Delaware Place (Related to 24, 25, & 27.)
27. **Pud-513-C – Storage Station of Tulsa, LLC** **RM-1/RM-2/OM/OMH/PUD-513 to RM-1/RM-2/OM/OMH/PUD-513-C**
East of southeast corner of East 51st Street and South Delaware Avenue (PD-18b) (CD-9)
(Major Amendment to split a 9 x 175 foot wide tract from the northeast corner of the site to be conveyed to the property owner to the east.)
(Related to Items 24, 25, & 26.)
28. **PUD – 761** – (9328) Plat Waiver (PD 6) (CD 9)
Southeast corner of East 41st Street South and South Harvard Avenue (Related to Items 15, 16, 17, 29, & 30.)
29. **PUD-761-A – Sack & Associates, Inc./Mark Capron** (PD-6) (CD-9)
Southeast corner of East 41st Street South and South Harvard Avenue (Major Amendment to add Dry Cleaner Use, Use Unit 15) (Continued from 7/6/10) (Related to Items 15, 16, 17, 28, & 30.)
30. **PUD 761-A – Sack & Associates, Inc./Mark Capron** (PD-6) (CD-9)
Southeast corner of 41st Street South and South Harvard Avenue (Detail Site Plan for a 4,500 square foot dry cleaners.) (Related to Items 15, 16, 17, 28, & 29.)

31. **Z-7158/PUD-737-A – Jim Litchfield/Stratford Ridge** **RS-3/PUD-737 to AG/PUD-737-A**
Southeast corner of East 11th Street and South 161st East Avenue (PD-17) (CD-6)
(Abandonment of PUD-737 and rezone to AG zoning.)

OTHER BUSINESS

32. **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.

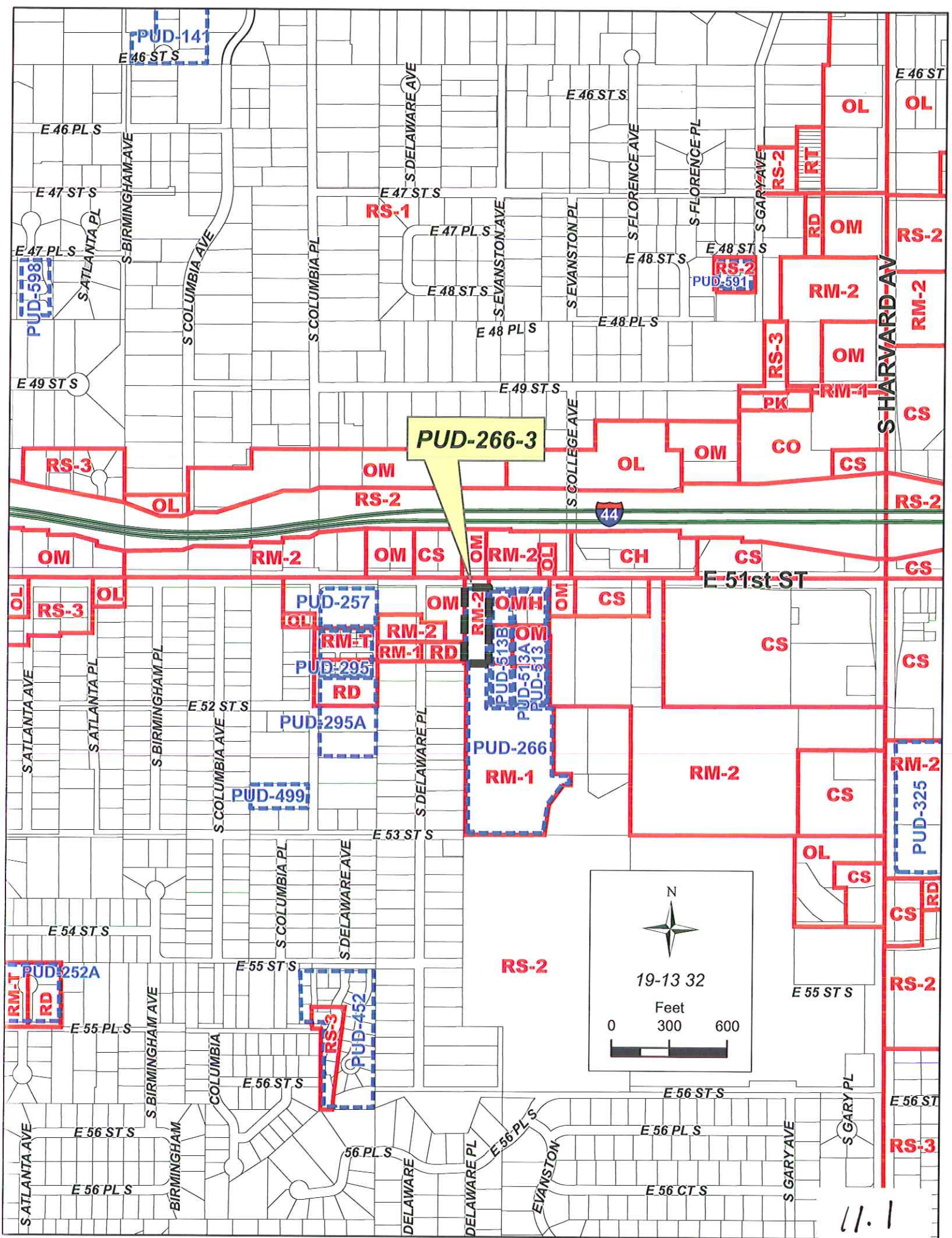
Visit our website @ www.tmapc.org

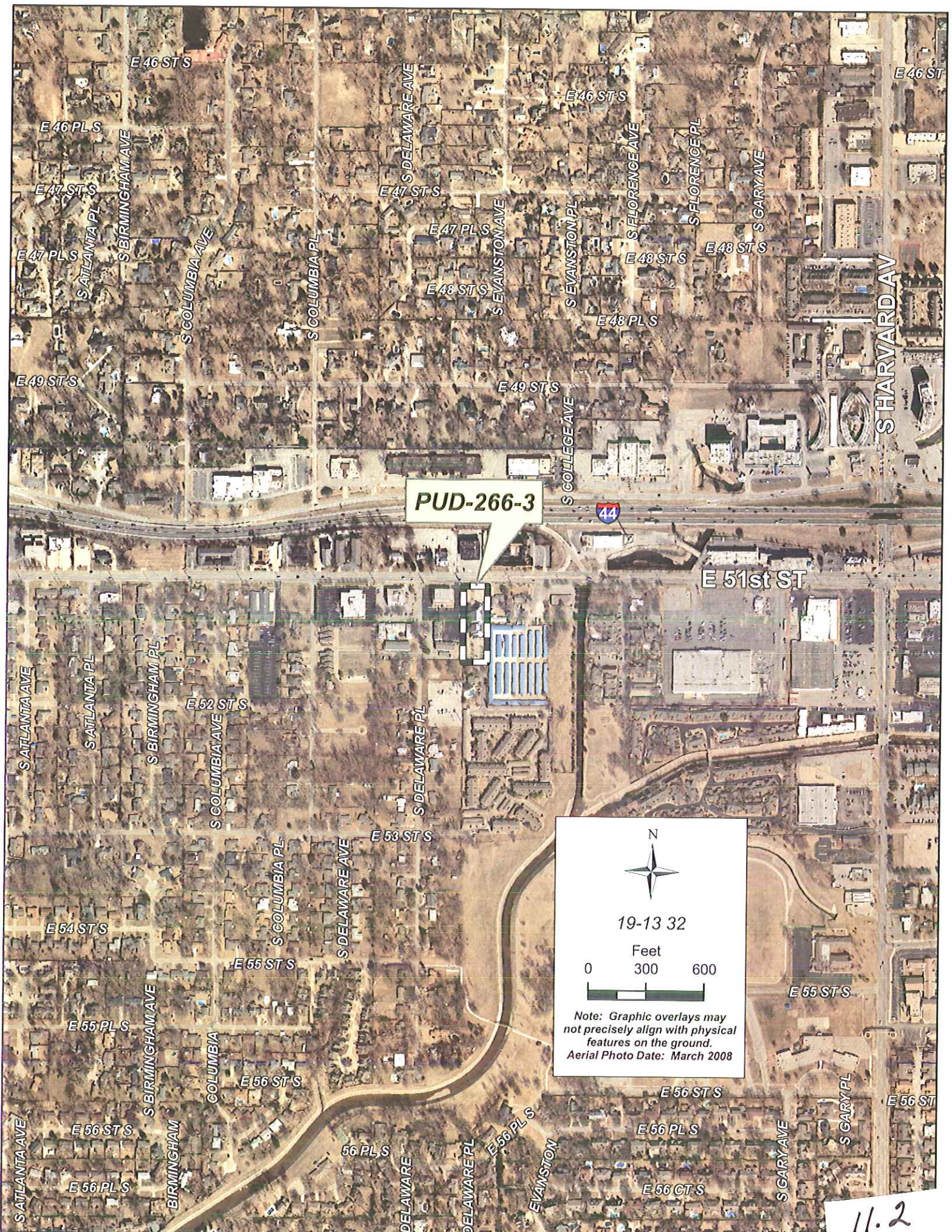
The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt 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 June 2010

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$50.00	\$50.00	100.00	94	\$490.00	\$490.00	\$980.00
Zoning	7	\$3,115.80	3,115.80	6,231.60	52	15,572.05	15,572.05	31,144.10
PUDs & Plan Reviews	37	2,300.00	2,300.00	4,600.00	420	32,643.50	32,643.50	65,287.00
Refunds	0	0.00	0.00	0.00	3	(500.00)	(500.00)	(1,000.00)
Fees Waived	0	0.00	0.00	0.00	1	830.00	830.00	1,660.00
		<u>\$5,465.80</u>	<u>\$5,465.80</u>	<u>\$10,931.60</u>		<u>\$48,205.55</u>	<u>\$48,205.55</u>	<u>\$96,411.10</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	13	\$4,550.00	\$4,550.00	\$9,100.00
Preliminary Plats	1	617.50	617.50	1,235.00	11	7,035.00	7,035.00	14,070.00
Final Plats	1	417.50	417.50	835.00	13	5,607.53	5,607.52	11,215.05
Plat Waivers	4	500.00	500.00	1,000.00	21	2,875.00	2,875.00	5,750.00
Lot Splits	8	380.00	380.00	760.00	59	3,485.50	3,485.50	6,971.00
Lot Combinations	11	550.00	550.00	1,100.00	73	3,800.00	3,800.00	7,600.00
Access Changes	1	25.00	25.00	50.00	8	175.00	175.00	350.00
Other	0	0.00	0.00	0.00	3	150.00	150.00	300.00
Refunds	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived	0	0.00	0.00	0.00	3	150.00	150.00	300.00
		<u>\$2,490.00</u>	<u>\$2,490.00</u>	<u>\$4,980.00</u>		<u>\$27,678.03</u>	<u>\$27,678.02</u>	<u>\$55,356.05</u>
BOARDS OF ADJUSTMENT								
Fees	21	\$5,500.00	\$1,600.00	\$7,100.00	194	\$67,460.00	\$16,913.00	\$84,373.00
Refunds	0	(100.00)	0.00	(100.00)	10	(4,000.00)	(700.00)	(4,700.00)
NSF Check	0	(500.00)	0.00	(500.00)	1	(1,100.00)	0.00	(1,100.00)
Fees Waived	0				0	0.00	0.00	0.00
		<u>\$4,900.00</u>	<u>\$1,600.00</u>	<u>\$6,500.00</u>		<u>\$62,360.00</u>	<u>\$16,213.00</u>	<u>\$78,573.00</u>
TOTAL		\$12,855.80	\$9,555.80	\$22,411.60		\$138,243.58	\$92,096.57	\$230,340.15
				\$22,411.60				



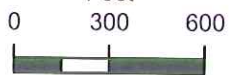


PUD-266-3



19-13 32

Feet



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

11.2

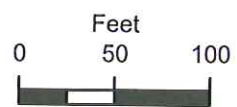
S DELAWARE PL

PUD-266-3

E 51st ST



19-13 32



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

August 3, 2010

STAFF RECOMMENDATION

PUD-266-3: Minor Amendment – West of the Southwest corner of South Harvard Avenue and 51st Street South; Lot 2, Block 1 – Brittany Square; 2840 E. 51st Street South; TRS 19-13-32; CZM 47; Atlas 470/561; PD 18; CD 9; RM-2/PUD.

The applicant is requesting a minor amendment to increase the permitted display surface area (dsa) permitted for a wall sign for an office use in a PUD. On May 25, 2010 in case #21079 the Board of Adjustment (BOA) approved a variance allowing for the requested increase in display area (see Exhibit A).

The existing office is located along 51st Street and is identified as Development Area A, of PUD-266 (see Exhibit B). Within Development Area A, PUD-266 allows two ground signs and wall signs per the OM District (see Exhibit C). One of the ground signs is intended for the apartments in Development Area B to the south and one for the office use in Area A.

Per the Office District standards, a permitted wall sign for the office would be capped at 32 square feet (sf) of dsa. The applicant is seeking an increase to 54 sf per the attached Exhibit D, citing the widening of I-44 as creating the need for more visibility as outlined in the attached BOA case report Exhibit A. Staff believes the increase will not substantially alter the size, location, number, or character (type) of the signs permitted in the PUD.

Therefore, since the BOA deemed the variance appropriate citing the widening of I-44 as the hardship staff recommends **APPROVAL** of minor amendment PUD-266-3 allowing one wall sign on the north facing building wall not to exceed 54 sf.

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

the intersection. It was pointed out that there are two entrance/exit areas on 11th Street and two entrance/exit area on 89th East Avenue. Mr. Schuler stated that the south entrance/exit is actually on an adjoining property so if the north entrance/exit on 89th East Avenue was closed they would just have to pave another entrance/exit area on the South end of the property; he would be very hesitant to close the north entrance/exit on 89th East Avenue. It was established with the board there are two entrance/exit areas located on 11th Street and one entrance/exit area located on 89th East Avenue.

Interested Parties:

There were no interested parties.

Board Action:

On **MOTION** of **Stead**, the Board voted 5-0-0 (White, Henke, Stead, Tidwell, Van De Wiele "aye"; no "nays"; no "abstentions") to **APPROVE** the special exception in the auto sales use unit 17, in the CS district, (Section 701) with the following conditions. This approval is for auto sales only; there shall be no outside storage of inoperable or visually damaged vehicles; no outside storage of parts, batteries or other implements; no auto repair on site. Advertising shall be limited to the existing structure and canopy. All driving and parking surfaces are to be asphalt or concrete, specifically that graveled area from which tanks were extracted shall be asphalt or concrete. Any fence shall be no taller than 3'-0" and all fencing, landscaping, screening, lighting, etc. according to code. **FINDING:** on the following described property

E 155 N 165 LT 1 LESS E 5 & N 15 FOR STS BLK 1, FOREST ACRES

Case No. 21079-Claude Neon Federal Signs

Action Requested:

Variance of the maximum permitted signs for an office use within a PUD (Section 1103.B.2) from 1 sign to 2 signs; and a Variance of the maximum permitted display surface area permitted for a sign for an office use within a PUD (Section 1103.B.2) to permit an additional sign (wall sign) on the property; located at 2840 East 51st Street South.

Presentation:

Ed Horkey, 1225 North Lansing, Tulsa, OK. The building was built in 1982, a suburban office building; it's very unique in the fact that the PUD property has two ownerships within the PUD property. The back half of the property is actually owned by Case & Associates as apartment buildings. The front half is an office building that is owned by different individuals. The north side of 51st Street no longer has apartments, office buildings, restaurants or similar uses; it is currently in the status of the improvements of I-44. When this building was built it was a suburban office building with residences behind it, mixed use around it; 51st Street was the visibility and that is how you got to and from it. Now that use has changed significantly with the expansion of I-44, I-44 is going to be coming further to the south of its' present location. I-44's property is

EXHIBIT A

05/25/2010-1025 (6)

11.5

essentially now beginning on the north side of 51st Street; the City of Tulsa is also improving 51st Street but because of the construction our former City of Tulsa utility easement has moved further back into the property. It had a 14'-0" utility easement and there has been another 16'-0" added to it. The existing ground sign will be going away as part of the City of Tulsa 51st Street improvements. This property has a problem with identification in that the building itself is somewhat similar to the construction of the apartments that are behind it and a lot of people's perception is that it is all part of the apartment complex. This is essentially a 14,000 sq. ft. office building with 45% occupancy. The building owners have a lot of hurdles they are trying to overcome because of the 51st Street construction, and that will probably be under construction for the next two years. The visibility of the property has gone from 51st Street all the way to I-44 triggering the variance of the number of signs and the square footage of the signs. The City of Tulsa has no record of the sign on the awning so to save any difficulty the proposed sign is named as a second sign making the canopy (awning) sign the first sign. The additional square footage will help identify the property itself.

Comments and Questions:

Ms. Stead asked if the board was looking at 53.88 sq. ft. total. Mr. Horkey stated that was correct. Ms. Stead stated this building does set quite a way back, approximately 138'-0" back, and the new right-of-way will take about 30'-0" of this, resulting in an approximate setback of 108'-0" from the street. According to the building owners, the City of Tulsa has already condemned the existing ground sign and said they were taking it out.

The board asked if the street was going to remain the same as it is currently, with just the easement to change. Mr. Horkey stated he understood the street is moving to the south a little farther but it is hard to distinguish what is the City of Tulsa 51st Street portion and what is the I-44 portion.

Mr. Boulden asked if the sign on the canopy was included in the square footage that has been asked for and it has not been permitted. Mr. Horkey stated the square footage was not included in what he was asking for, and according to his records, the sign on the canopy was not permitted.

Ms. Stead confirmed with Mr. Horkey that there would be no illumination of the new sign.

Board Action:

On **MOTION** of **Stead**, the Board voted 5-0-0 (Henke, Stead, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions") to **APPROVE** the variance of the maximum permitted signs for an office use within a PUD (Section 1103.B.2) from one (1) sign to two signs and approve the variance of the maximum permitted display surface area permitted for a sign for an office use within a PUD (Section 1103.B.2) to permit an additional wall sign on the property. The board has found that there are unique circumstances surrounding this application. The north portion or that applied to the address of 2840 East 51st Street South is owned separately from the apartments behind

it. The realignment of I-44 has caused the existing monument sign to be removed. Originally the office building set back 138'-0" from 51st Street and now is approximately 108'-0" or less. It is difficult to see when approaching from the east. No ground signs are to be replaced. The signs approved are per exhibit ST-1.0 received today, May 25, 2010; this sign is not to be internally illuminated and no back lighting but may be lit by a spotlight. Following this approval, an application shall be made to amend the PUD before the Tulsa Metropolitan Area Planning Commission. The board has found that the above are reasons of extraordinary and exceptional conditions and circumstances peculiar to the land, structure or building involved, the literal enforcement of the terms of the code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district and that the variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit or intent of the code or the Comprehensive Plan; on the following described property

LT 1 BLK 1, BRITTANY SQUARE

Case No. 21081-O'Reilly Automotive, Inc.

Action Requested:

Variance of the building setback requirement from the centerline of an abutting non-arterial street (N. Gary Pl.) from 50 ft. (Section 703) to permit an addition to the south side of an existing building; located at 1456 North Harvard Avenue.

Presentation:

Steven Bent, Buddy D. Webb Architects, Springfield, Missouri. The applicant is proposing a 1,610 sq. ft. addition to the building. The hardship of this site is the existing building is less than 50'-0" currently from the centerline of the street to the west, therefore, a variance is requested.

Interested Parties:

Tom Murphy, 3221 South 137th East Avenue, Tulsa, OK. Presented concerns related to stormwater runoff. The Board informed Mr. Murphy they have no ability to review stormwater and that it is reviewed by the City Development Services Department during the permitting process.

Comments and Questions:

The board stated an applicant could not request a variance based on an economic hardship. The hardship is imposed by the setback requirements from three public streets that surround the building.

The board asked if the addition was going to be any closer to the street than the existing building. Mr. Bent stated that it will be along the same front juxtaposition as the existing building.

51st Street South

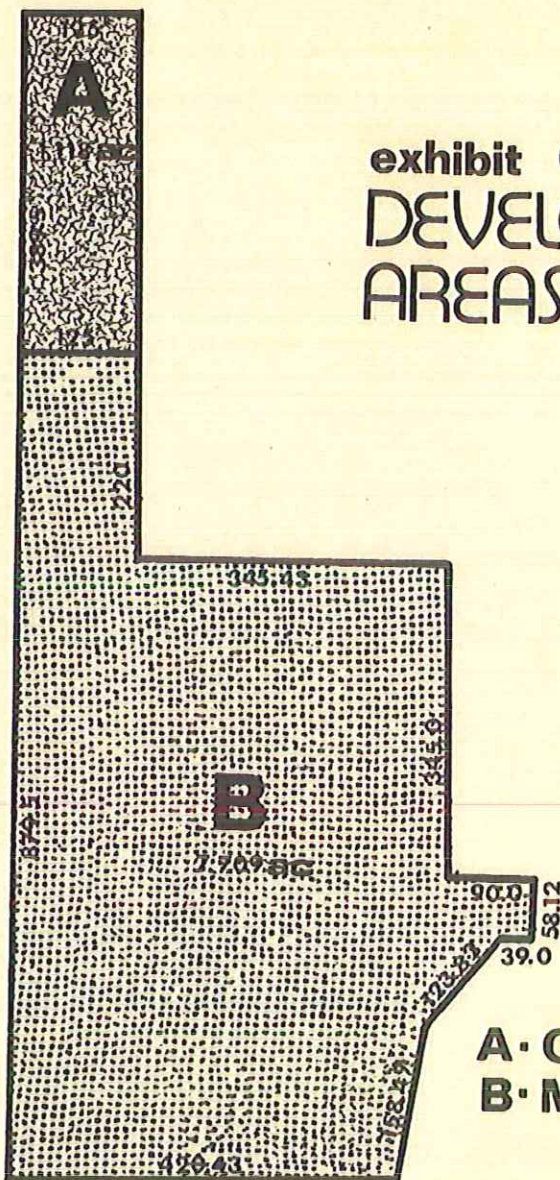


exhibit C
DEVELOPMENT
AREAS



A - Office 18,000 S.F.
B - Multi-Fam 212 D.U.

EXHIBIT B

GLEN R. TURNER & ASSOCIATES, INC.
URBAN PLANNING and DEVELOPMENT CONSULTANTS

SIGN STANDARDS

Development Areas "A" and "B" will share a common entry point. It is proposed that in Development Area "A" along the 51st Street frontage there shall be two ground identification signs, one for each project. These signs may be designed together as one or separately at the option of the developer. Each sign shall not exceed 5 feet in height or 32 feet in length. The lettering on each identification sign shall not exceed 32 square feet in area. Building identification signs for the Office Area shall be permitted pursuant to the provisions of an OM Zoning District.

EXHIBIT C

53.88 square feet total

BRITTANY
SQUARE
OFFICE PARK

ST.1 | Division
Size: 12" x 12"

Manufacture and install

2840

1/4" Gemini FCO aluminum letters paint gloss black.
Stud mounts flush on building and rock.



ST.1 | Division
Size: 12" x 12"

EXHIBIT D



These drawings were prepared by DNE for the use of the client. They are not to be used for any other purpose without the written consent of DNE. DNE is not responsible for any errors or omissions in these drawings. The client is responsible for the accuracy of the information provided to DNE. DNE is not responsible for any errors or omissions in these drawings. The client is responsible for the accuracy of the information provided to DNE.

PROJECT/CLIENT NAME
Brittany Square Office Park
2840 Lusk Ave
Tulsa, OK

ACCOUNT EXECUTIVE
Ed Locky

DRAWN BY
Wade Sanders

SIGN TYPE
1/4" FCO Aluminum Letters

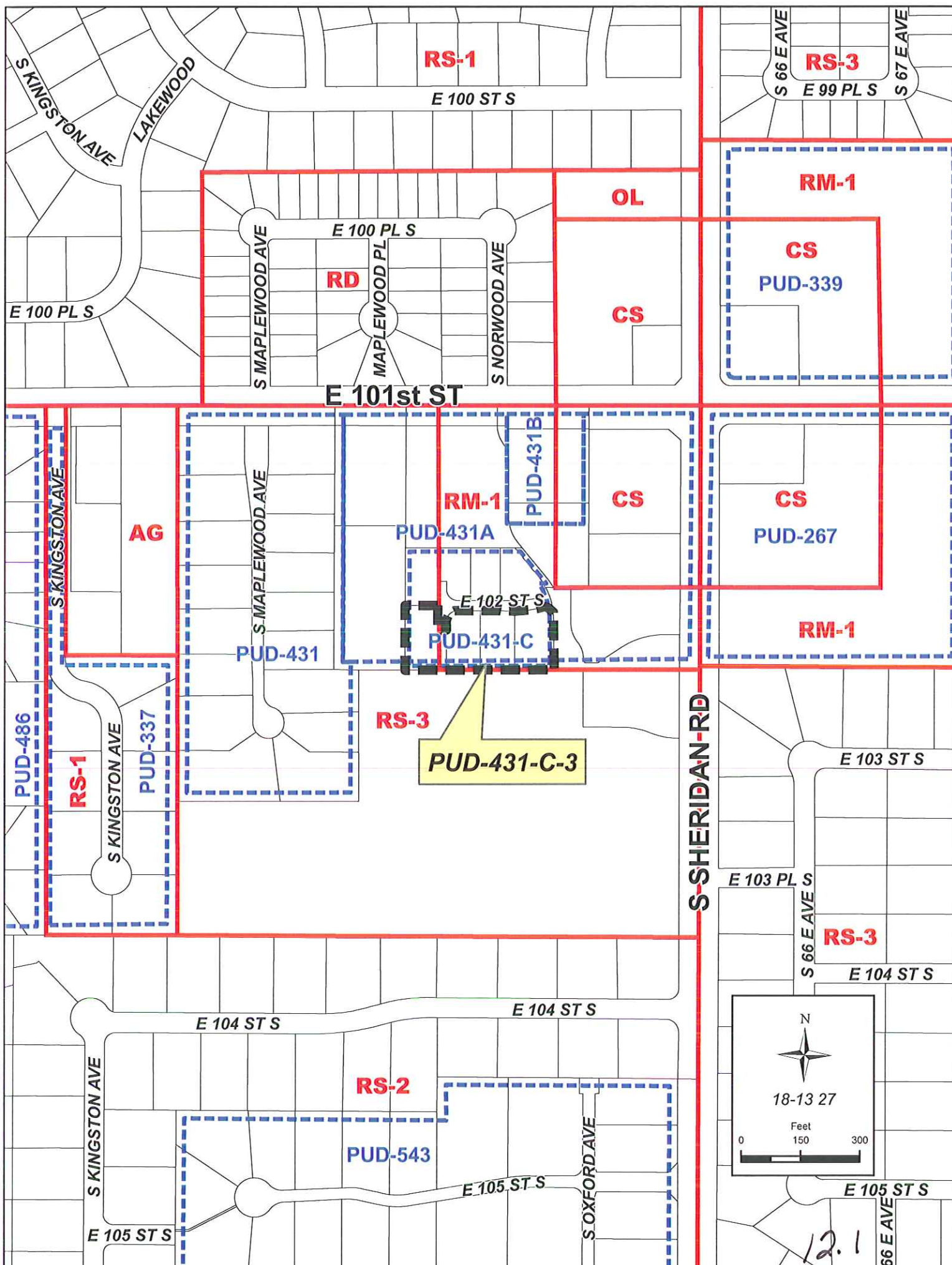
DATE - ORIGINAL DWG
16 March 2010

ISSUES/REVISIONS
02.16.10 RE: 27W

SHEET NO.

ST-1.0

11.10



August 3, 2010

STAFF RECOMMENDATION

PUD-431-C-3: Minor Amendment – Southwest of the southwest corner of 101st Street South and South Sheridan Drive; Lots 5 thru 8, Block 1 – Copper Oaks Office Park; TRS 18-13-27; CZM 57; Atlas 2470; PD 26; CD 8; RM-1/RS-3/PUD.

The applicant is requesting a minor amendment to waive the screening requirement along the southern boundary of Lots 5 thru 8 and along the west boundary of Lot 5 (see Exhibit A). There is a 6-foot solid screened wall or fence required along these boundaries per §1211, C-1 of the code.

The subject tracts are bordered on the south by the parking lot for the South Tulsa Baptist Church (see attached case photographs). Attached as Exhibit B is a letter from the church supporting the waiver.

Lot 5 is abutted on the west by a stormwater detention facility which is screened on the west by a 6' screening fence.

Staff contends that the waiver of the screening fence would have little effect on the church to the south or the residentially zoned property to the west.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-431-C-3.

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



10310 south sheridan
tulsa, oklahoma 74133-6726
918.299.0904 fax 918.298.3811
www.stbc.net

March 8, 2010

Bruce Humphrey
Commerce Bank
6130 E 81st
Tulsa, OK 74137

Bruce,

Per our discussion, our church would prefer we not erect any fencing on our north property line between our church property and the planned unit development.

Please let me know if we need to discuss further.

Dave Bender
Minister of Administration

12.5

BROADMOOR HOLDINGS , LLC

6304 E 102nd St

Tulsa, OK 74137

To whom it may concern:

We are asking for an amendment to the current PUD for the following addresses: 6304 & 6310 E 102nd St., Tulsa, OK 74137. Currently a privacy fence is required on the west and south sides of the building. A privacy fence would be unattractive to all parties in this area including the offices and the church behind it. I have attached a letter from the church stating they would prefer not to have a fence erected. The buildings are beautiful in nature and have low traffic during the work week. We are asking for permission to not have to erect these fences to keep the area open and beautiful. If you have any questions in this matter, please contact me at 918-830-2273.

Sincerely,



Craig R. Grotts, CPA

Broadmoor Holdings, LLC

12.6



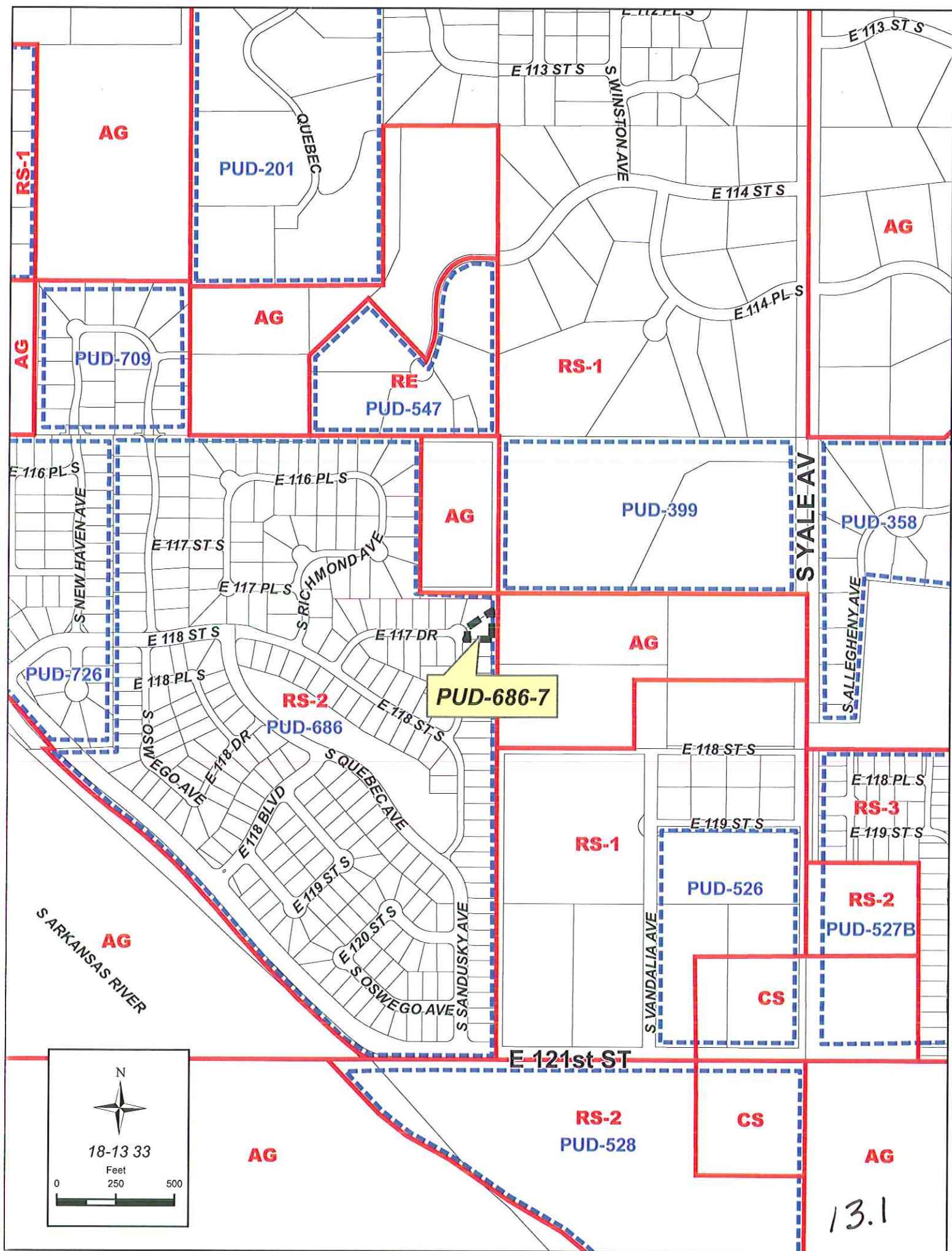
SOUTH Boundary From West



SOUTH + WEST Boundary From EAST



Lots 5 + 6 From
Church Parking lot.





18-13 33

Feet

0 250 500

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

August 3, 2010

STAFF RECOMMENDATION

PUD-686-7: Minor Amendment – North of the northwest corner of South Toledo Avenue and East 121st Street South; Lot 14, Block 6 – Wind River; TRS 18-13-33; CZM 56; PD 26; CD 8; RS-2/PUD.

The applicant is requesting a minor amendment to increase the permitted coverage allowed for a driveway in the required front yard from 32% to 64% to allow for a three-car driveway; and a reduction of the required rear setback from 25' to 17.5' to allow for a 130 square foot (sf) encroachment for a single-story covered patio.

Please refer to Exhibit A, making note of the pie shape of Lot 14, Block 6 - Wind River. The result is a lot with only 49.95' for street frontage making, the required front yard much narrower than a standard 75' wide RS-2 zoned lot. The 4,000 square feet of livability space required for this lot will be met. Given the narrow required front yard combined with the livable space requirement being met resulting in what should be no reduction in the 'perkability' of the lot, staff can support this request.

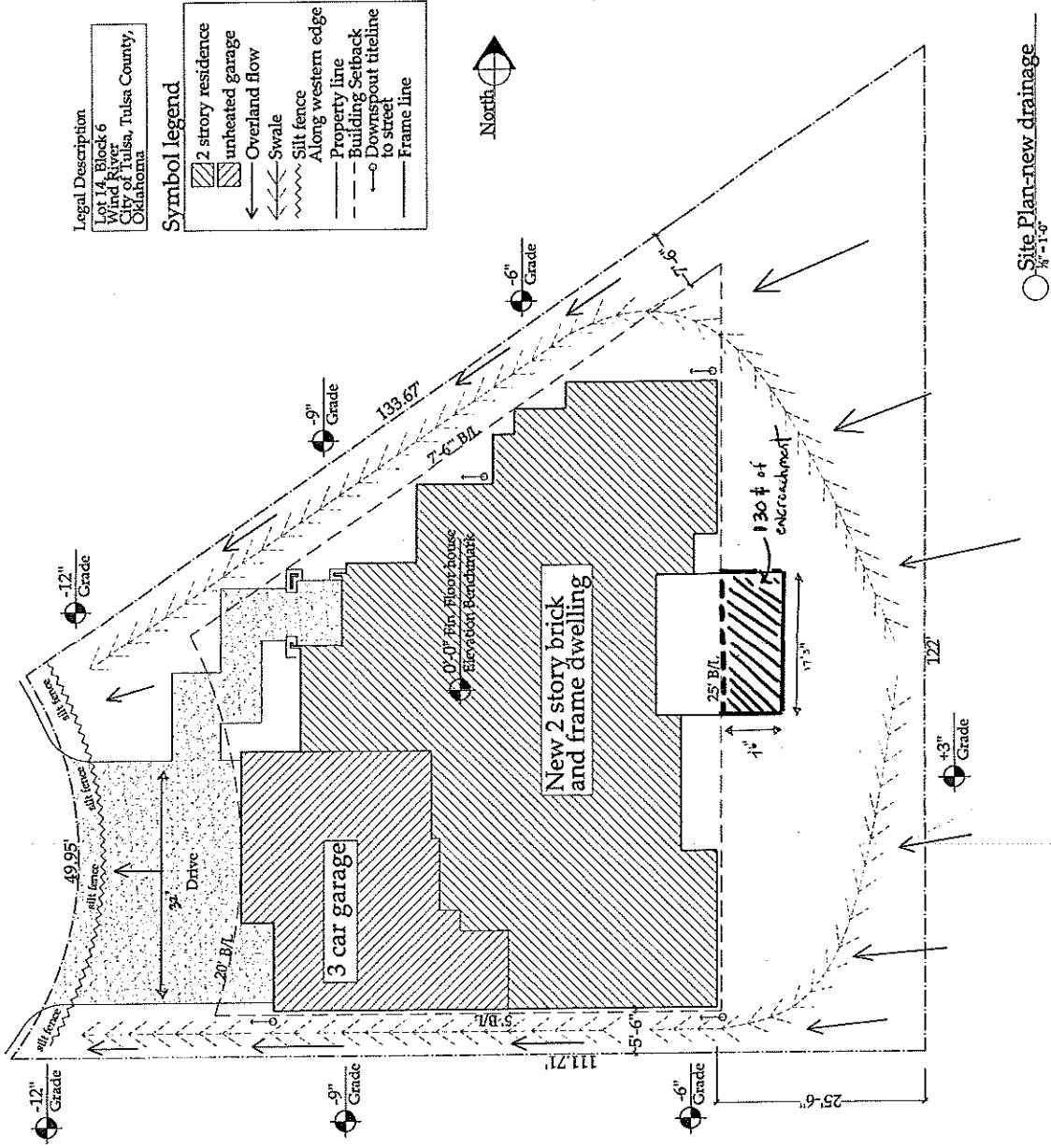
The second request is to reduce the required rear setback for a 130 sf section of a single- story covered patio from 25' to 17.5' (please refer to Exhibits A and B). Referring to Exhibit C there does not appear to be a residential structure abutting this property immediately to the rear. With a privacy wall on the east boundary of the subject lot, an intervening road, another privacy fence on the east side of the road and approximately 280' separating this structure from the nearest structure to the east, it would seem that a 7.5' reduction in rear setback appears negligible, having little to no impact.

Therefore, staff recommends **APPROVAL** of minor amendment PUD-686-7 allowing 64% coverage of the required front yard for a three car driveway and allowing a reduction in rear setback from 25' to 17.5' for 130 sf only of a single-story covered patio.

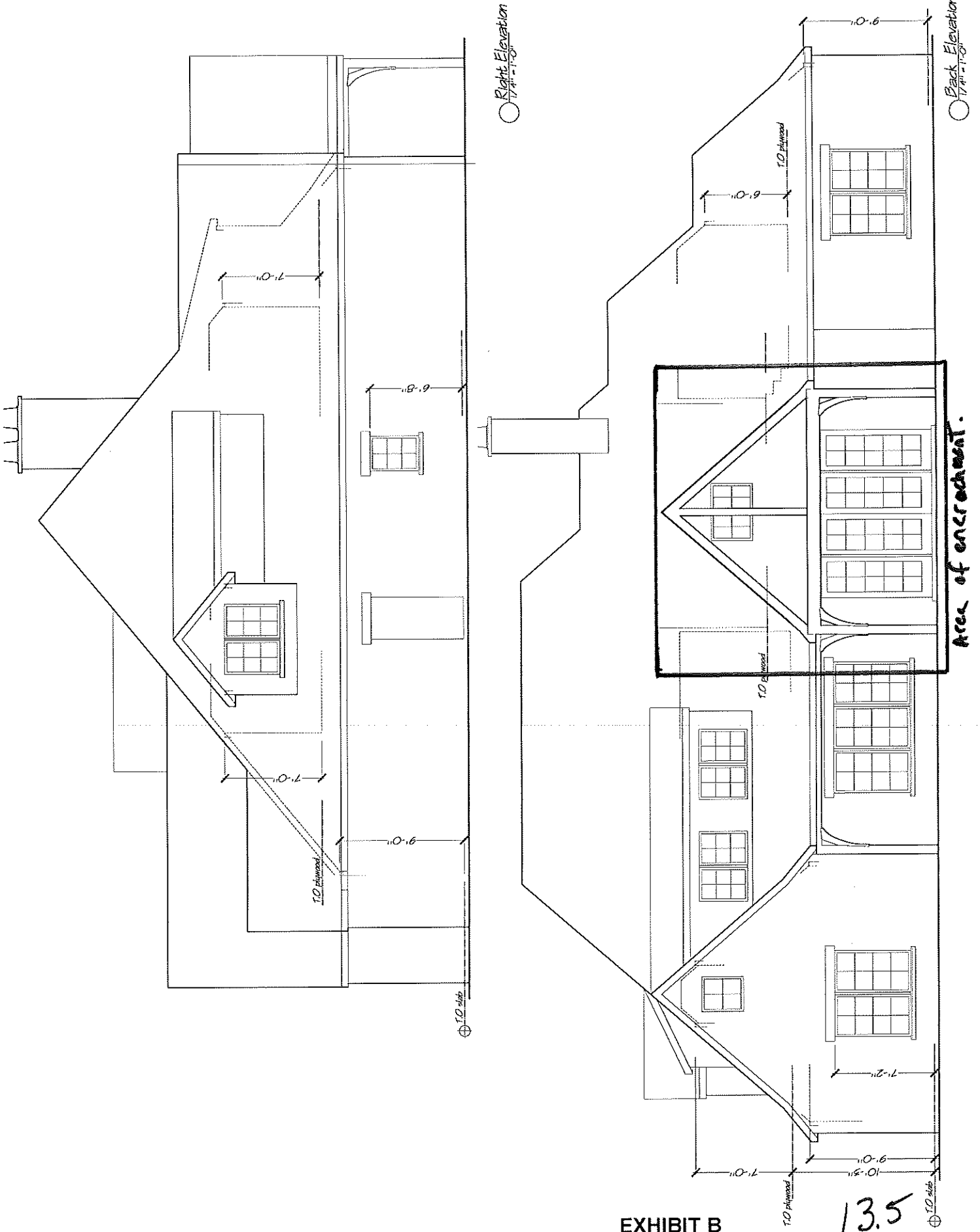
Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.



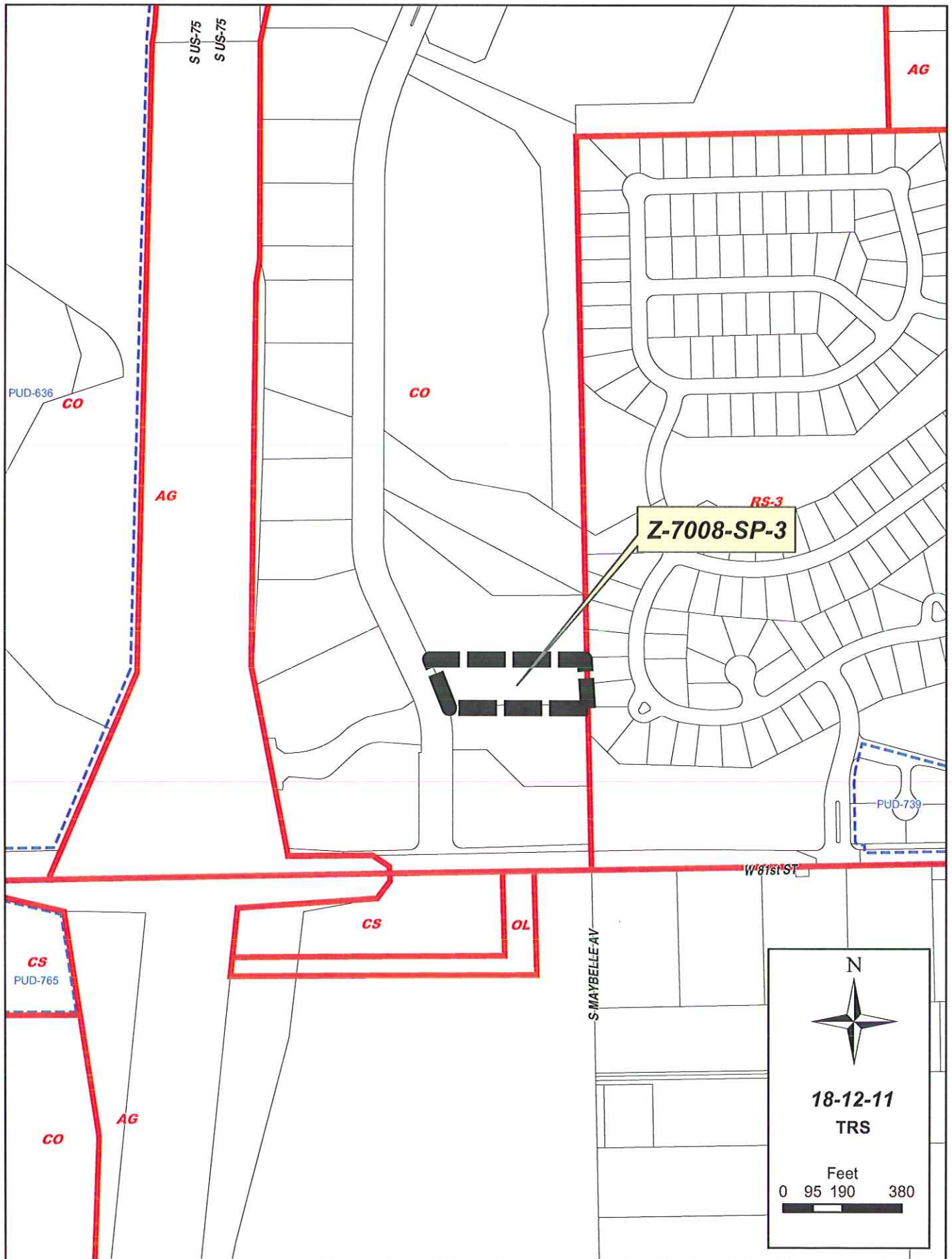
S. Sandusky Ave.



13.4









N

Z-7008-SP-3

18-12-11

TRS

Feet

0 100 200 400

14.2

August 3, 2010

STAFF RECOMMENDATION

Z-7008-SP-3: Detail Site Plan – North of the northeast corner of West 81st Street South and South Olympia Avenue; Lot 2, Block 2/Tract 2C – Tulsa Hills; TRS 18-12-11; CZM 51; PD 8; CD 2; CO.

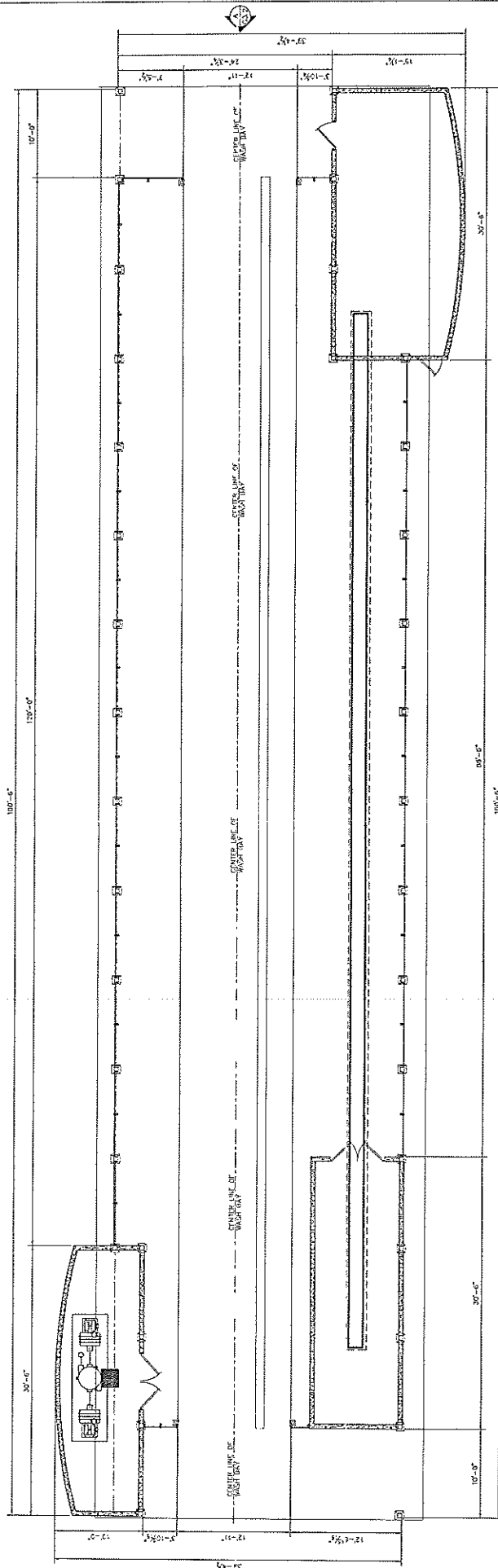
The applicant is requesting approval of a detail site plan for a 1,428 square foot (sf) tunnel car wash. The proposed use, Auto Wash only within Use Unit 17 – Automotive and Allied Activities is a permitted use within this Corridor District. On November 14, 2009, the TMAPC approved Lot Split 20343 creating Tracts A, B, and C within Lot 2, Block 2 – Tulsa Hills.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Parking has been provided per the applicable Use Unit of the Zoning Code. Landscaping is provided per the landscape chapter of the Zoning Code. All sight lighting is limited to 15-feet in height within the east 120' of the site and 35' on the remainder of the tract. Site lighting will be directed down and away from adjoining residential properties in a manner which fully shields all light producing elements and reflectors from the view of a person standing at ground level within the residential area(s). A trash enclosure has been provided as required by the Corridor District Development Plan. All vacuum and mechanical equipment is located within the interior of the building as required. Roof mounted equipment is screened from the view of a person standing at ground level in adjoining residential area(s). Sidewalks will be provided along South Olympia Avenue as required by CO District Development Standards and Subdivision Regulations. Hours of operation are limited to 7 AM to 7 PM per the approved Corridor District Plan.

Staff recommends **APPROVAL** of the detail site plan for Lot 2, Block 2/Tract 2C – Tulsa Hills.

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

14.3



TYP. FLOOR PLAN
 SCALE: 1/8" = 1'-0"

THIS DOCUMENT, AND ANY PARTS HEREOF, AND THE INFORMATION CONTAINED HEREIN, IS THE PROPERTY OF TOMMY CARWASH SYSTEMS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PARTS HEREOF ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF TOMMY CARWASH SYSTEMS, INC.

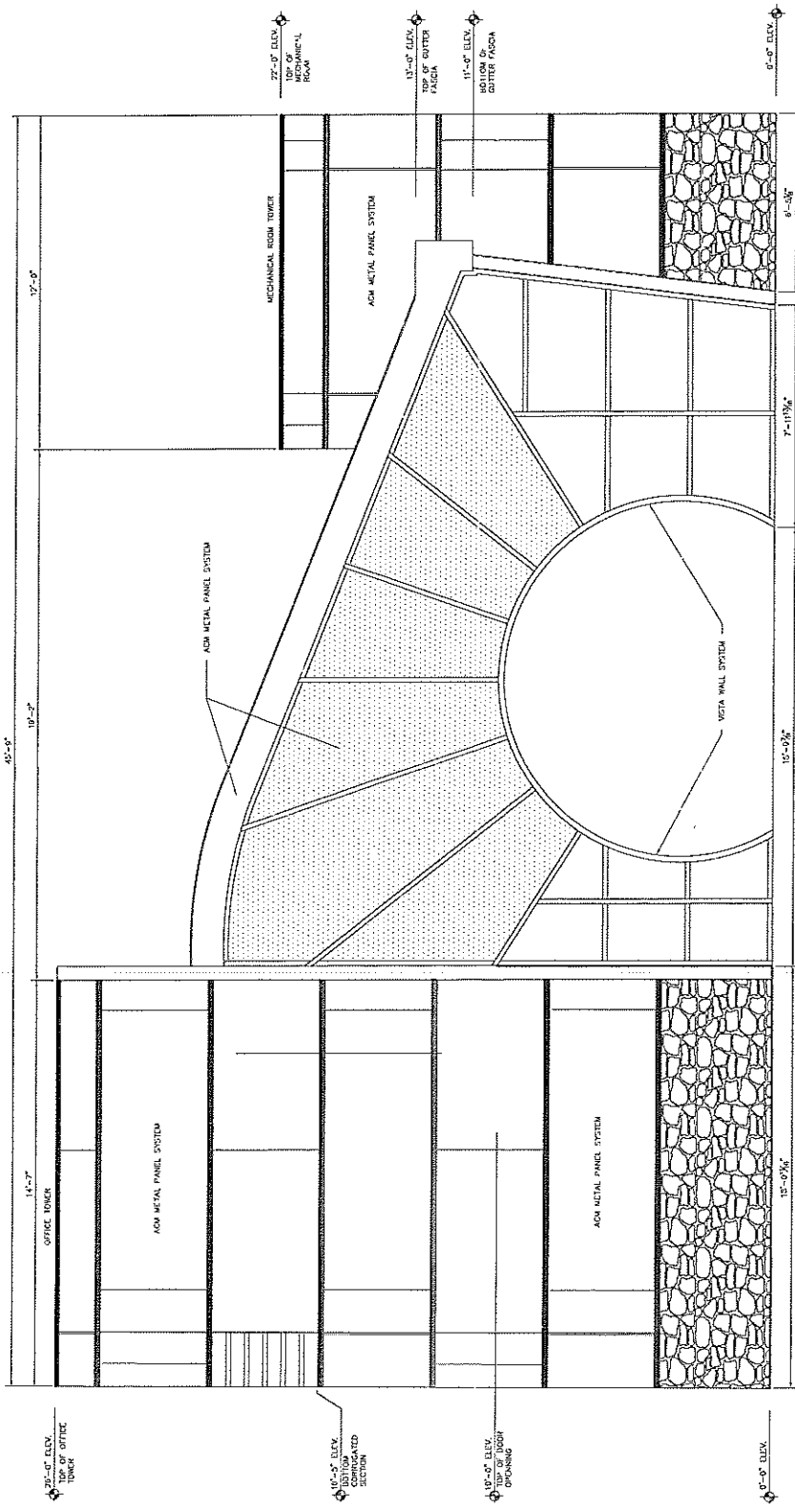
REVISIONS

No.	By	Date	Description
1			
2			
3			
4			
5			

TYP. FLOOR PLAN

TOMMY CARWASH SYSTEMS
 581 OTTAWA AVE. SUITE 300
 RICHMOND, BC V6X 1A4
 (616) 494-0771

DATE	BY	CHKD BY	DATE	SCALE
AS NOTED	KX/XX/XX	JK	1088XXX	1/8" = 1'-0"



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

THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REPRODUCTION OR COPIING OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS A VIOLATION OF THE ARCHITECT'S PROFESSIONAL ETHICS AND MAY BE SUBJECT TO LEGAL ACTION.

REVISIONS

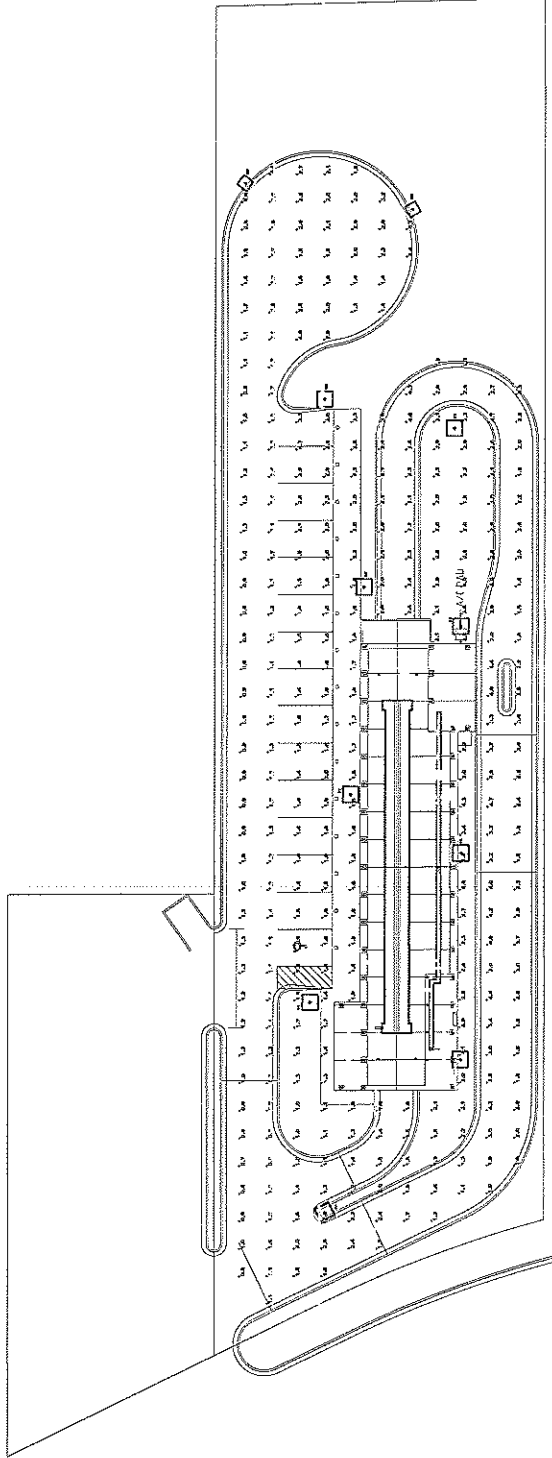
No.	By	Date	Description
1			
2			
3			
4			

TYP. RH ELEV.

TOMMY CARWASH SYSTEMS
581 OTTAWA AVE. SUITE 300
KILGORE, ONTARIO
(616) 494-0777

DATE: 03/20/2020
BY: JMK
CHECKED: JMK
AS NOTED: 03/20/2020

14.9



SITE LIGHTING PHOTOMETRICS

SCALE: 1"=20'-0"

Luminaire schedule				Total Lamp Lumens		LLF		Description	
Symbol	Qty	Label	Arrangement						
-	1	SA	SINGLE	23000	0.720			LITHONIA KVP2 250W SYMFL TB SCVA LPI POLE MTD. - 25' A.G.	
-	5	SB	SINGLE	23000	0.720			LITHONIA KVP2 250W SRZFL TB SCVA LPI POLE MTD. - 25' A.G.	
-	3	SC	SINGLE	23000	0.720			LITHONIA KVP2 250W ASYFL TB SCVA LPI POLE MTD. - 25' A.G.	
-	2	SD	SINGLE	14400	0.720			LITHONIA KVP1 150WMC SR3F TB LPI POLE MTD. - 15' A.G.	

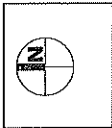
Calculation Summary					
Label	CalcType	Units		Avg	
		Illuminance		Max/Min	
CalcPts		Fc		2.08	2.07
				5.8	0.7
				8.20	

DRAWING TITLE:
SITE LIGHTING
PHOTOMETRICS

DATE: 02-2-10
SCALE: 3/8"=1'
DRAWN BY: NSB/CHN
CHECKED BY: BFB
PROJECT NO.: 20092

SL101

ROBERT F. FORANICA, P.E.
Professional Engineer
No. 11177
State of Oklahoma
Exp. 06/30/11
TEL: (405) 208-3011 FAX: (405) 208-4324
E-mail: rforanica@rforanica.com



REVISION:	

TOMMY CARWASH
TULSA, OKLAHOMA

ENGINE: FORANICA, P.E.
DRAWING NUMBER: F003

14.11

**Change of Access on Recorded Plat
TMAPC July 21, 2010**

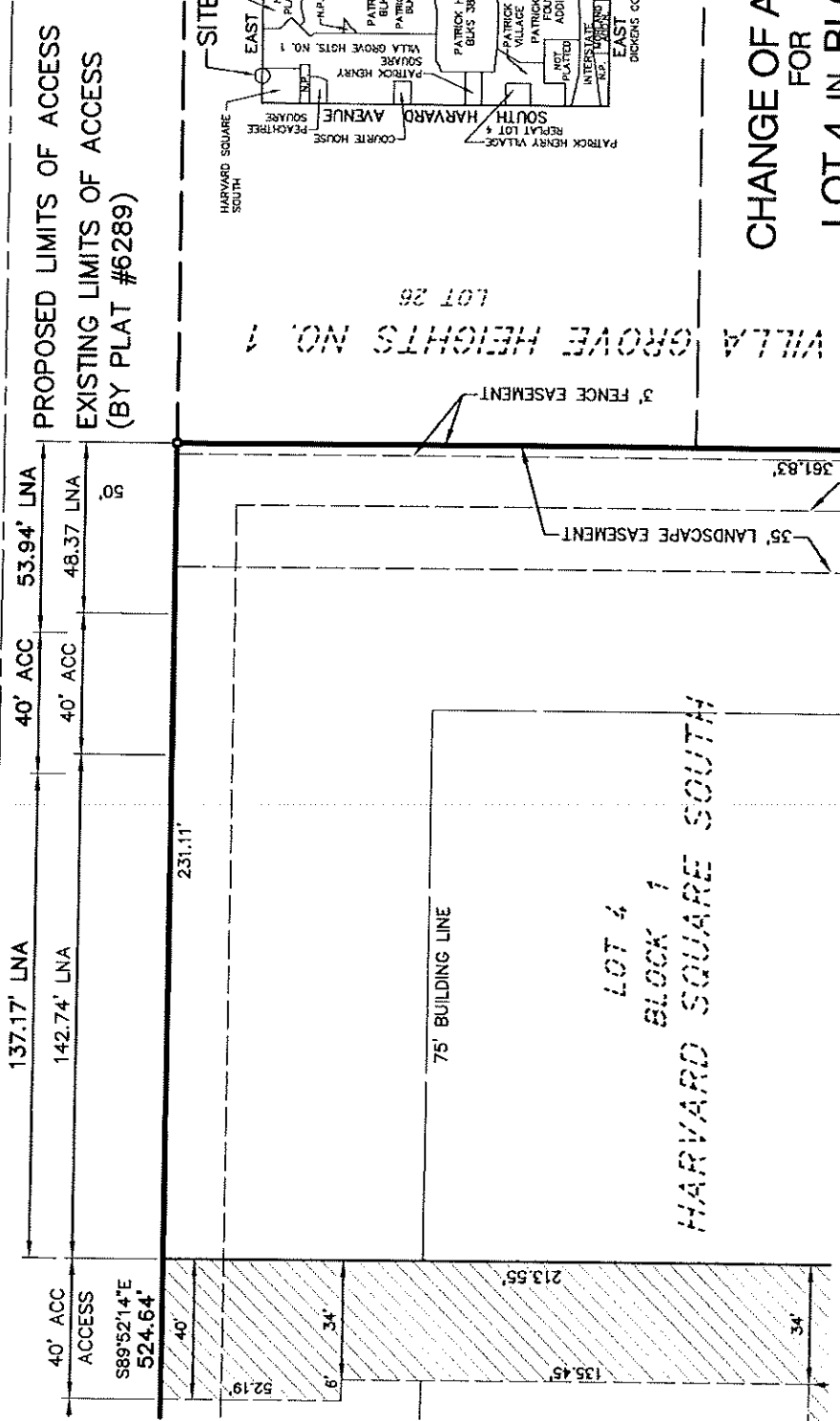
Lot 4, Block1, Harvard Square South – (9328) (PD 6) (CD 9)
East of the Southeast corner of East 41st Street South and South Harvard Avenue

This application is made to allow a change of access to shift an existing access to the west along East 41st Street South. The property is zoned PUD 761.

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.

EAST 41ST STREET SOUTH

SECTION 28



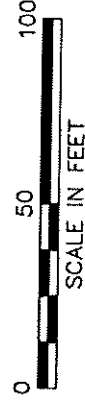
PROPOSED LIMITS OF ACCESS
EXISTING LIMITS OF ACCESS
(BY PLAT #6289)

VILLA GROVE HEIGHTS NO. 1

LOT 4
BLOCK 1
HARVARD SQUARE SOUTH

CHANGE OF ACCESS
FOR
LOT 4 IN BLOCK 1
OF

'HARVARD SQUARE SOUTH'
SECTION 28, T-19-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



APPROVED: *Mark A. Brown* 5/26/2010
TRAFFIC ENGINEER



SACK AND ASSOCIATES, INC.
Santa Fe Depot, 111 South Egin Avenue, Tulsa, Oklahoma 74120-1816
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sack@sackandassociates.com
CA Number 1783 (PE/LS) Exp. June 30, 2011
Project: VILLA GROVE HEIGHTS ONE B1-A Drawing: EXHIBIT 28A XREFs: COPYRITE S-81RX T-SAZ
Drawn: LWR Order: MEC00 File: 1913.28 Drawer: C Plotted: 12 MAY 2010

17.2

**A RESOLUTION ADOPTING
THE TULSA PARKS AND RECREATION MASTER PLAN,
A PART OF THE COMPREHENSIVE PLAN
FOR THE TULSA METROPOLITAN AREA**

WHEREAS, Pursuant to Title 19, OSA, Section 863.7, the Tulsa Metropolitan Area Planning Commission (TMAPC) did, by Resolution on the 29th day of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law; and

WHEREAS, the TMAPC is required to prepare, adopt and amend, as needed, in whole or in part, an official Master Plan to guide the physical development of the Tulsa Metropolitan Area; and

WHEREAS, a public hearing was held on the 6th day of July, 2010 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19, OSA, Section 863.7, to adopt The Tulsa Parks and Recreation Master Plan, a part of the Tulsa Comprehensive Plan for the Tulsa Metropolitan Area, as contained in the attached Plan maps and text.

NOW, THEREFORE, BE IT RESOLVED by the TMAPC that The Tulsa Parks and Recreation Plan Map and Text, as attached and made a part hereof, be and are hereby adopted as part of the Comprehensive Plan for the Tulsa Metropolitan Area.

DATED this 6th day of July, 2010.

TULSA METROPOLITAN AREA PLANNING COMMISSION

Chair

ATTEST:

Secretary

RESOLUTION NO.: 2583:899

APPROVED by the City Council of the City of Tulsa, Oklahoma this _____ day
of _____, 2010.

Mayor

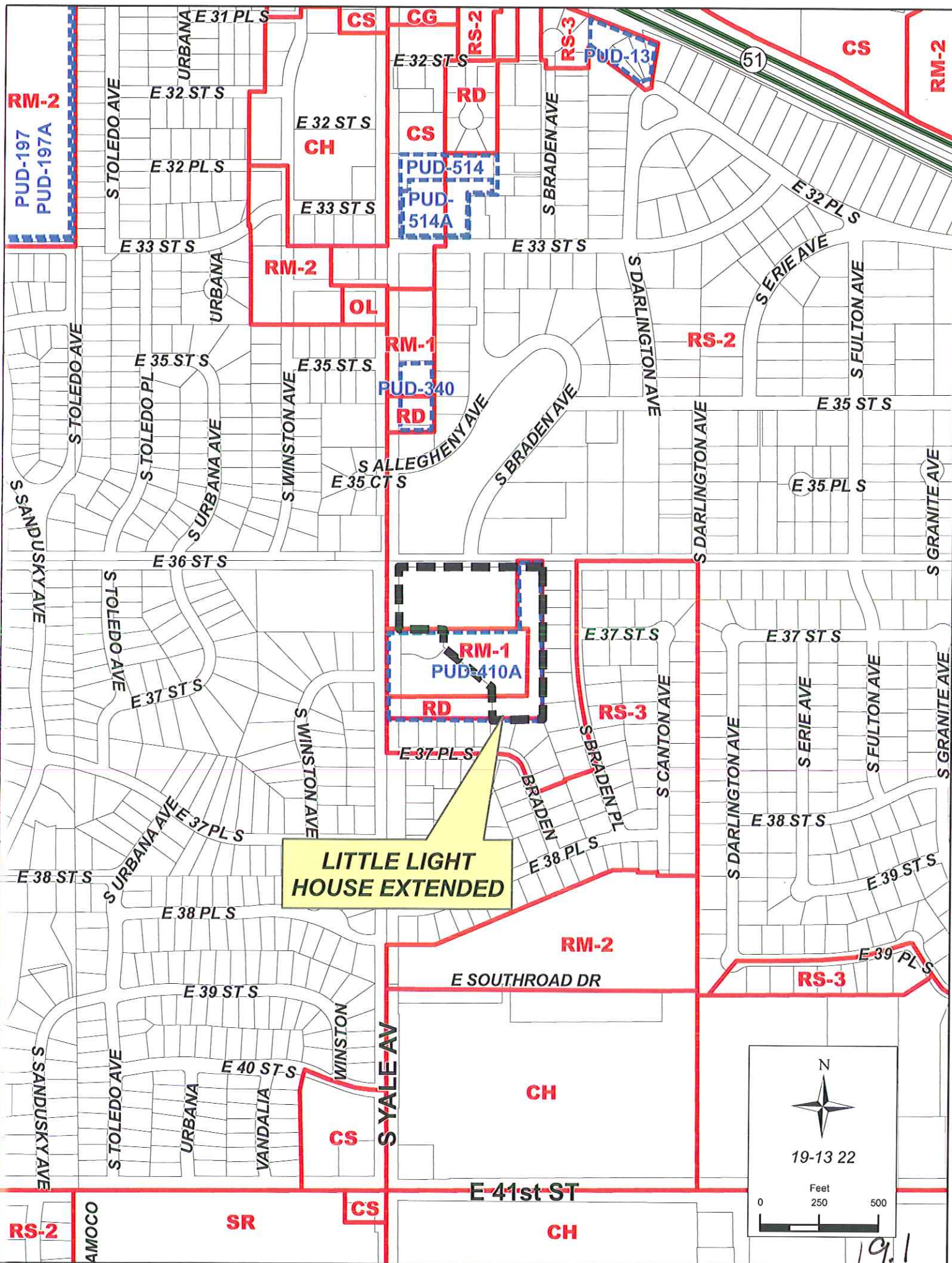
Council Chair

ATTEST:

APPROVED AS TO FORM:

City Clerk

City Attorney





E 35 CT S

S ALLEGHENY AVE

S BRADEN AVE

LITTLE LIGHT
HOUSE EXTENDED

E 36 ST S

S YALE AVE

E 37 ST S

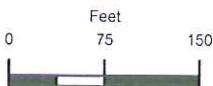
E 37 PL S

S BRADEN PL

S BRADEN AVE



19-13 22



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

PRELIMINARY SUBDIVISION PLAT

The Little Light House Extended - (9322) (PD 6) (CD 5)

Southeast corner of East 36th Street South and South Yale Avenue

This plat consists of 1 Lot, 1 Block, on 6.1 acres.

The following issues were discussed July 1, 2010, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 410 B. All PUD requirements must be shown in covenants.
2. **Streets:** Provide documentation for the amended 30 foot private driveway easement. The private driveway easement that is to be established should be called "mutual access easement" and should be established by this plat. Provide standard language for the mutual access easement being established by this plat. Show document number for separate instrument easement.
3. **Sewer:** Vacate all of old plat as new building is planned over an easement. Check with staff located at 23rd and Jackson.
4. **Water:** A 20 foot restrictive waterline easement is needed to cover the existing meter vault near the north eastern entrance of the property. Add restrictive water line easement language.
5. **Storm Drainage:** Add a note to the face of plat stating that detention for this platted area is provided off-site in Reserve A, which is located adjacent to and south of the southwestern portion of the platted area, as is shown. Add standard language for the roof drainage. How is the centrally located landscaping area to be drained?
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO is working with applicant on new transformer location.

7. **Other: Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 40 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Exceptions: 1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet. 2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet. A fire hydrant will be required to protect the north side of the building. **GIS:** The basis of bearing needs to be clearly defined. Submit control data form.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works and development services 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.

Preliminary Plat

Little Light House Extended

A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY TWO (22) TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTIETH (30) EAST OF THE MERIDIAN, AND PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY TWO (22) TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTIETH (30) EAST OF THE MERIDIAN, IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

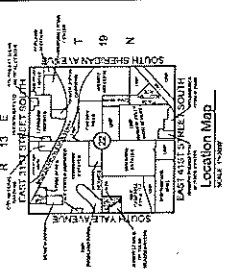
P.U.D. NO. 410-B

Owner/Developer:
Little Light House, Inc.
an Oklahoma Corporation
9120 East 30th Street South
Tulsa, Oklahoma 74135
Phone: (918) 664-5746
Contact: Jean Wilsey

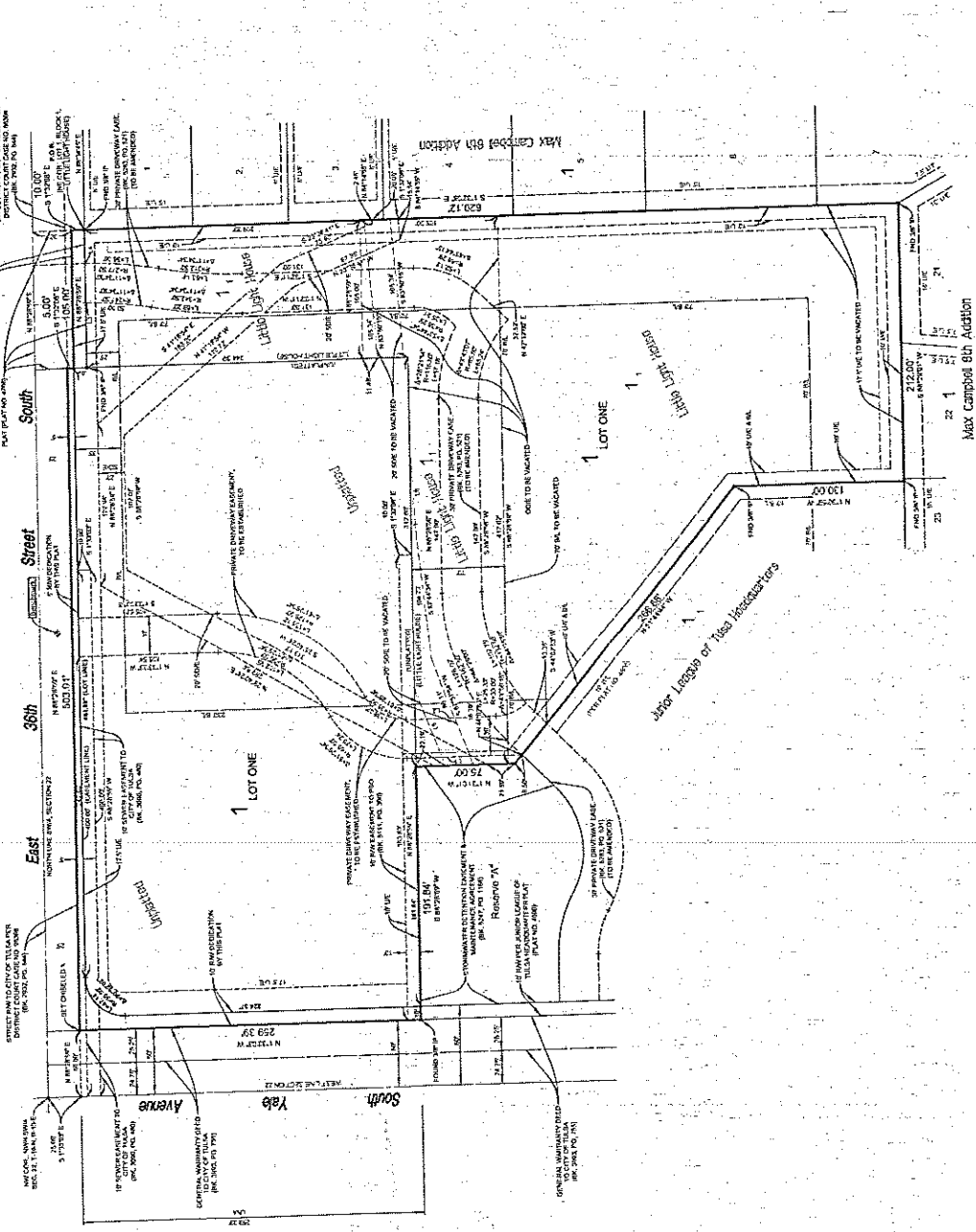
Engineer/Surveyor:
Steenberg, Winters & Associates, Inc.
Certificate of Authorization No. 261 Exp. June 30, 2011
9111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3000
E-mail: gwen@steebergwa.com

FINAL PLAN	
CERTIFICATE OF APPROVAL	
I hereby certify that this plan and plat have been examined and approved for recording by the Tulsa County Clerk, and that the same conform to the provisions of the Oklahoma Statutes relating to the recording of such plans and plats.	
Tulsa County Clerk	
APPROVED FOR THE CITY OF TULSA	
City Engineer	
Tulsa County Clerk	
Tulsa County Clerk	

STATE OF OKLAHOMA
COUNTY OF TULSA
I, Clerk of the County, do hereby certify that this plan and plat have been examined and approved for recording by the Tulsa County Clerk, and that the same conform to the provisions of the Oklahoma Statutes relating to the recording of such plans and plats.



SCALE 1"=40'



Subdivision Statistics:

NUMBER OF LOTS: 1
NUMBER OF ACRES: 1.00
NUMBER OF SQUARE FEET: 43,560.00
NUMBER OF SQUARE FEET OF LOT ONE: 43,560.00
NUMBER OF SQUARE FEET OF LOT TWO: 43,560.00
NUMBER OF SQUARE FEET OF LOT THREE: 43,560.00

Legend:

- 1. LOT ONE
- 2. LOT TWO
- 3. LOT THREE
- 4. LOT FOUR
- 5. LOT FIVE
- 6. LOT SIX
- 7. LOT SEVEN
- 8. LOT EIGHT
- 9. LOT NINE
- 10. LOT TEN
- 11. LOT ELEVEN
- 12. LOT TWELVE
- 13. LOT THIRTEEN
- 14. LOT FOURTEEN
- 15. LOT FIFTEEN
- 16. LOT SIXTEEN
- 17. LOT SEVENTEEN
- 18. LOT EIGHTEEN
- 19. LOT NINETEEN
- 20. LOT TWENTY
- 21. LOT TWENTY ONE
- 22. LOT TWENTY TWO
- 23. LOT TWENTY THREE
- 24. LOT TWENTY FOUR
- 25. LOT TWENTY FIVE
- 26. LOT TWENTY SIX
- 27. LOT TWENTY SEVEN
- 28. LOT TWENTY EIGHT
- 29. LOT TWENTY NINE
- 30. LOT THIRTY

Monumentation:

ALL MONUMENTS TO BE SET AT ALL PROPERTY CORNERS AND AT ALL OTHER POINTS WHERE THE BOUNDARY LINES OF THE SUBDIVISION ARE TO BE ESTABLISHED.

Notes:

1. ALL MONUMENTS TO BE SET AT ALL PROPERTY CORNERS AND AT ALL OTHER POINTS WHERE THE BOUNDARY LINES OF THE SUBDIVISION ARE TO BE ESTABLISHED.

Basins of Survey:

ALL BASINS OF SURVEY TO BE SET AT ALL PROPERTY CORNERS AND AT ALL OTHER POINTS WHERE THE BOUNDARY LINES OF THE SUBDIVISION ARE TO BE ESTABLISHED.

Benchmark:

ALL BENCHMARKS TO BE SET AT ALL PROPERTY CORNERS AND AT ALL OTHER POINTS WHERE THE BOUNDARY LINES OF THE SUBDIVISION ARE TO BE ESTABLISHED.

Notes:

ALL NOTES TO BE SET AT ALL PROPERTY CORNERS AND AT ALL OTHER POINTS WHERE THE BOUNDARY LINES OF THE SUBDIVISION ARE TO BE ESTABLISHED.

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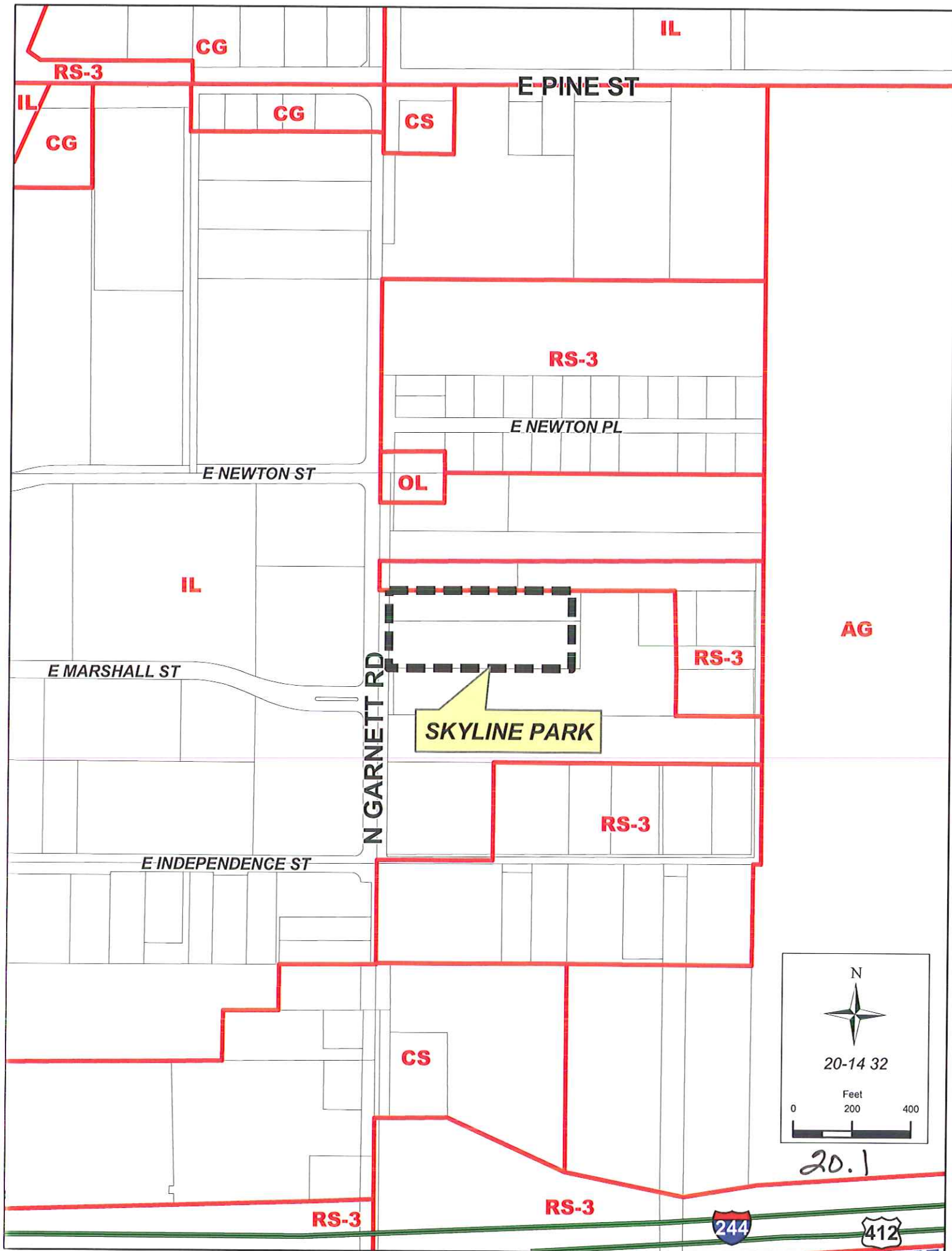
ALL NOTES TO BE SET AT ALL PROPERTY CORNERS AND AT ALL OTHER POINTS WHERE THE BOUNDARY LINES OF THE SUBDIVISION ARE TO BE ESTABLISHED.

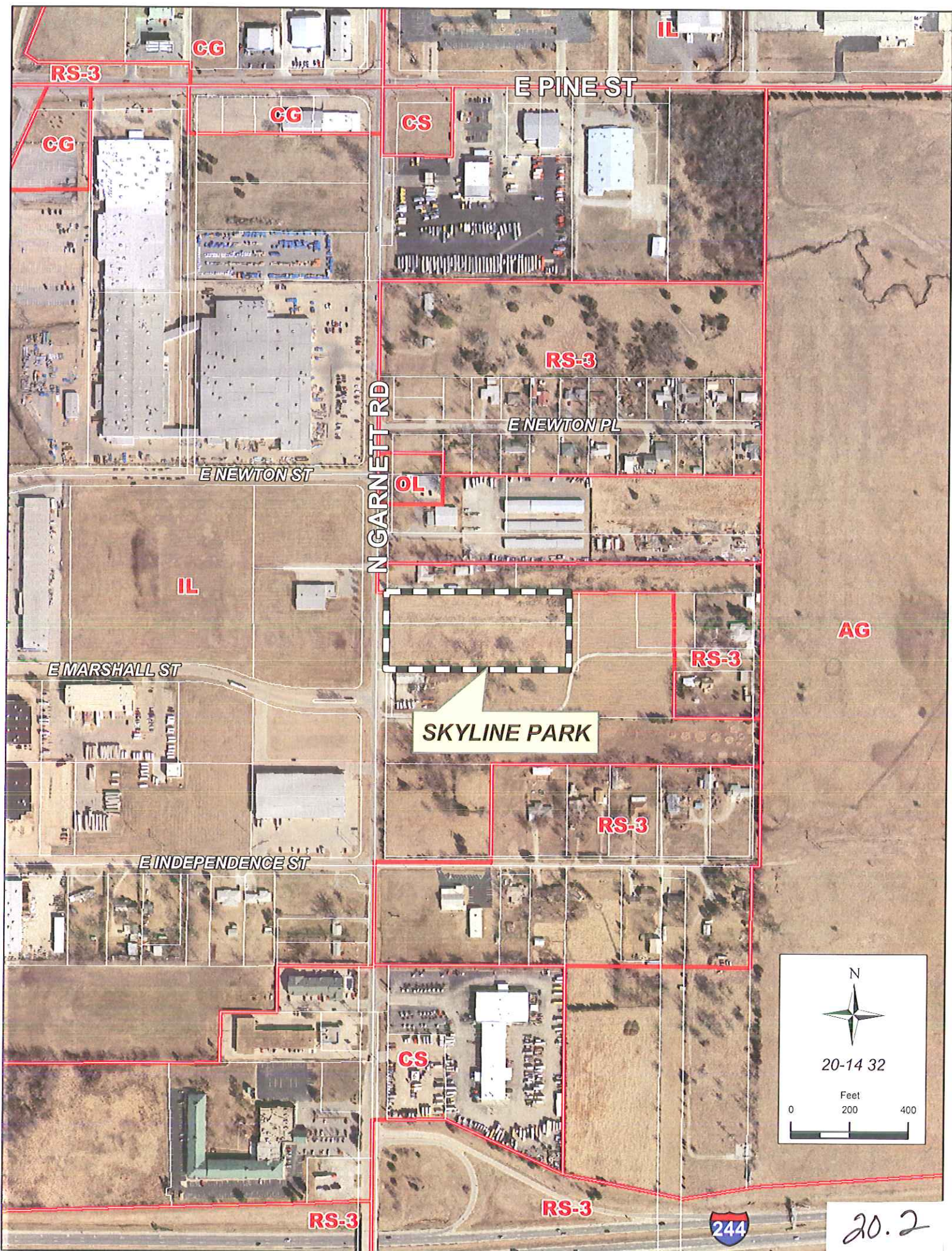
Notes:

ALL NOTES TO BE SET AT ALL PROPERTY CORNERS AND AT ALL OTHER POINTS WHERE THE BOUNDARY LINES OF THE SUBDIVISION ARE TO BE ESTABLISHED.

Notes:

ALL NOTES TO BE SET AT ALL PROPERTY CORNERS AND AT ALL OTHER POINTS WHERE THE BOUNDARY LINES OF THE SUBDIVISION ARE TO BE ESTABLISHED.





20-14 32



20.2

MINOR SUBDIVISION PLAT

Skyline Park - (2432) (PD 16) (CD 6)

1205 North Garnett Road, East of Garnett Road, South of East Pine

This plat consists of 1 Lot, 1 Block, on 4 acres.

The following issues were discussed July 15, 2010, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light). Strike sections in covenants on Planned Unit Developments as there is no PUD on the site.
2. **Streets:** Modify Section I.L relating to sidewalk to be site specific i.e. remove reserves, minor streets, etc. Show 5 foot wide sidewalk.
3. **Sewer:** In Section I-G, use the standard language for this restriction.
4. **Water:** No comment.
5. **Storm Drainage:** Extend the north Overland Drainage Easement to the western property line. Section I.I.3 remove "or single trunk trees having a caliper of not less than two and one-half (2 ½) inches".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment. **GIS:** For the basis of bearing, state the bearing in degrees, minutes and seconds, along with the description of it. On the location map move the property site shaded box down to the correct location as shown on the face of plat (NW4, SW4, NW4). Increase subdivision text size on the location map to be more legible. Add M and R to legend with descriptions. On the face of the plat the bearing between the point of commencement and the point of beginning should be in a northeasterly direction to match the legal description. Show iron pin symbol on the northwest corner of the property. Extend leader line for 17 foot right-of-way description to point underneath dimension line. Recheck total width distance. Add less and except 17 feet of right-of-way to legal description. The utility easement along the south should extend to the property line so that access to utilities is provided to adjacent properties. The western

property line should be shown as it will be after the dedication and not as presently shown. **Airport:** Staff will be checking for possible future south runway and effect.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

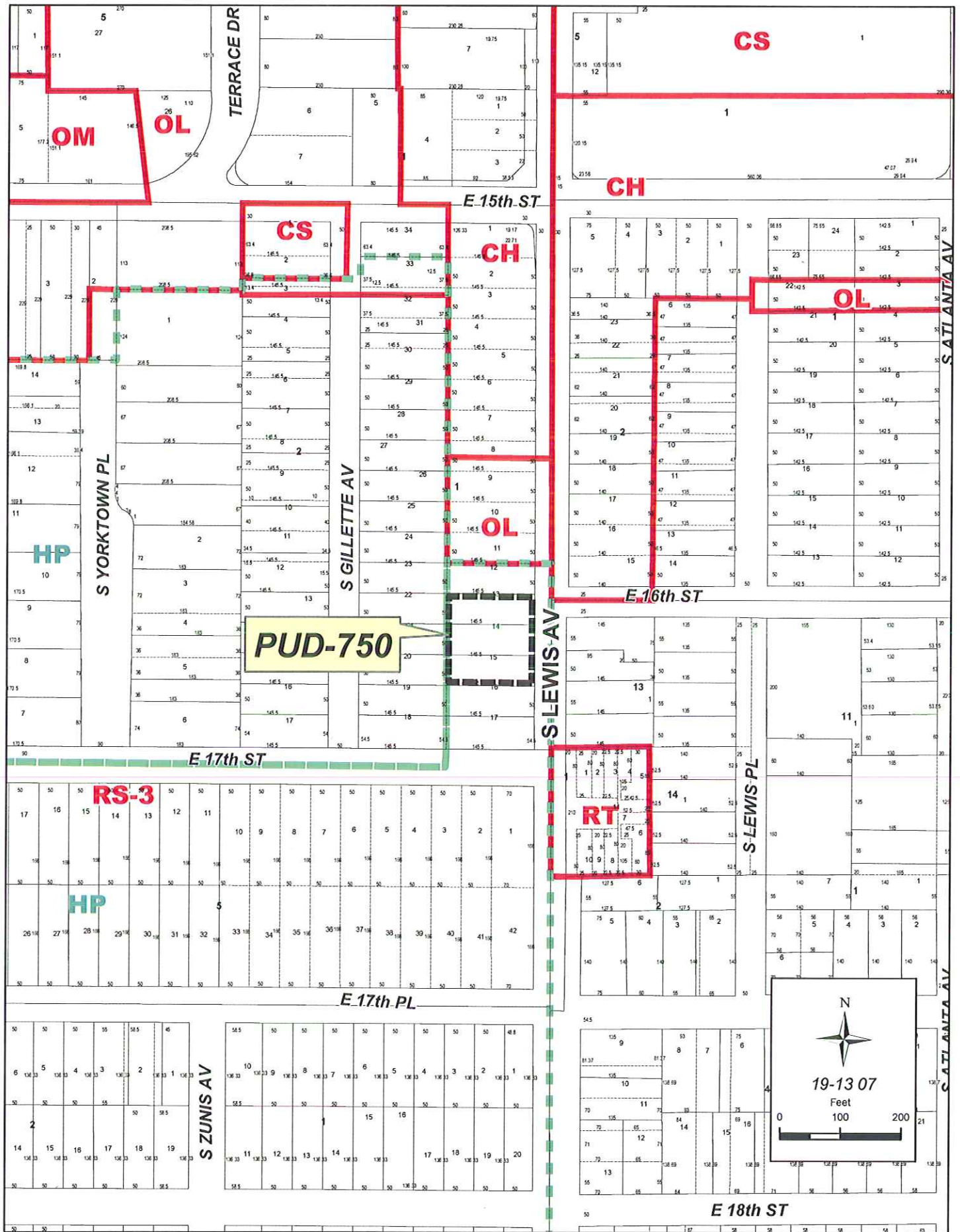
1. The concerns of the public works and development services department staff must be taken care of to their satisfaction.

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.



21.1



N

PUD-750

19-13 07

Feet
0 100 200

21.2



PLAT WAIVER

August 3, 2010

PUD-750 (9307) (PD 6) (CD 4)

North of the Northwest corner of East 17th Street and South Lewis Avenue

The platting requirement was triggered by the approval of PUD 750 in March 2008.

Staff provides the following information from TAC at their July 15, 2010 meeting:

ZONING:

- TMAPC Staff: Covenants need to be provided that incorporate the PUD standards. Sidewalks need to be provided as required.

STREETS:

- Additional 5 feet of right-of-way required along Lewis Avenue.

SEWER:

- No comment.

WATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Normally, a Minor Subdivision plat, at the minimum, would be required after the approval of a Planned Unit Development zoning. However, a former City Council member made a commitment to waive replats subject to right-of-way, access and covenants dedication in three cases in the "Lewis Study Area" to assist in redevelopment costs, although only the TMAPC has the authority to waive the platting requirement. This request is similar to a plat waiver requested by Margee Aycock at 1601 South Lewis that was facilitated by Councilor Gomez when he was in office for the Council 4 District in the "Lewis Study Area". That plat waiver is still on hold and awaits right-of-way dedication, mutual access easements, drainage plans and covenants. No fees were charged for that waiver request from 10/2008 nor for the current requested plat waiver. Covenants with the Planned Unit Development standards will be required to be dedicated separately as well as additional right-of-way if this plat waiver is granted. The applicant may phase work on this PUD project.

21.4

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

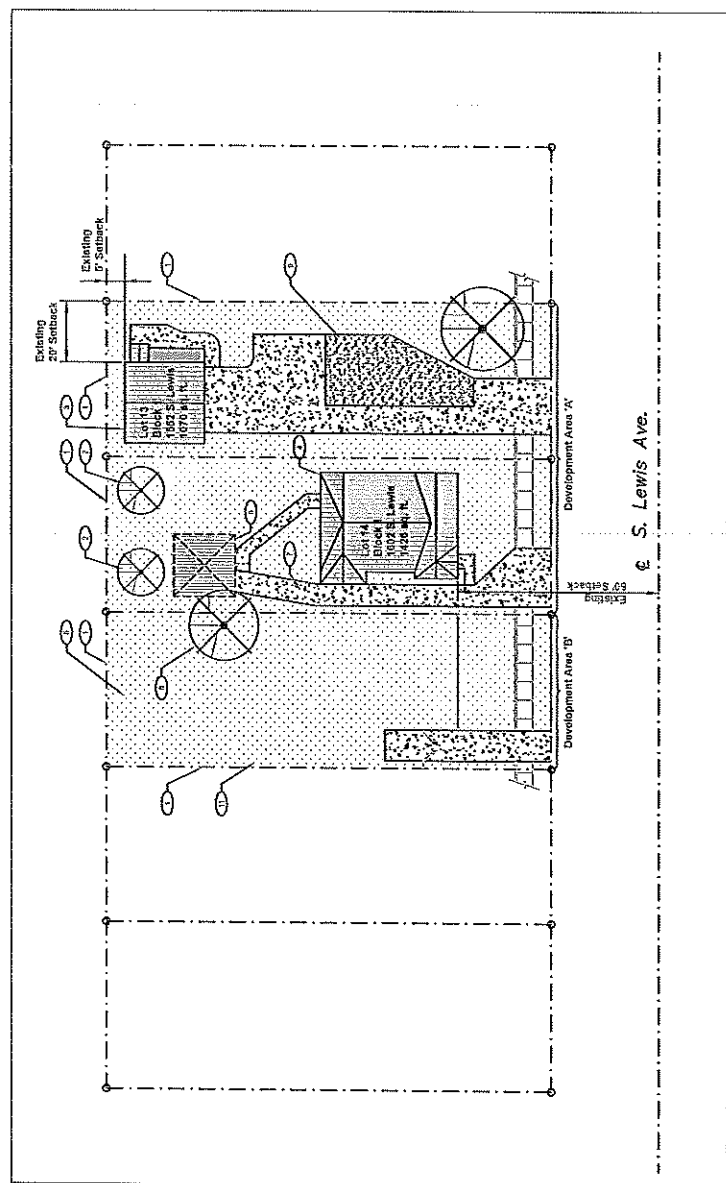
- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | | X |

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

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

21.6

1 EXISTING CONDITIONS
1" = 20'-0"



- Keyed Notes:**
- ① Existing 20' Setback
 - ② Existing 10' Setback
 - ③ Existing 60' Setback
 - ④ Existing 20' Setback
 - ⑤ Existing 10' Setback
 - ⑥ Existing 60' Setback
 - ⑦ Existing 20' Setback
 - ⑧ Existing 10' Setback
 - ⑨ Existing 60' Setback
 - ⑩ Existing 20' Setback
 - ⑪ Existing 10' Setback
 - ⑫ Existing 60' Setback
 - ⑬ Existing 20' Setback
 - ⑭ Existing 10' Setback
 - ⑮ Existing 60' Setback
 - ⑯ Existing 20' Setback
 - ⑰ Existing 10' Setback
 - ⑱ Existing 60' Setback
 - ⑲ Existing 20' Setback
 - ⑳ Existing 10' Setback
 - ㉑ Existing 60' Setback
 - ㉒ Existing 20' Setback
 - ㉓ Existing 10' Setback
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 - ㉟ Existing 10' Setback
 - ㊱ Existing 60' Setback
 - ㊲ Existing 20' Setback
 - ㊳ Existing 10' Setback
 - ㊴ Existing 60' Setback
 - ㊵ Existing 20' Setback
 - ㊶ Existing 10' Setback
 - ㊷ Existing 60' Setback
 - ㊸ Existing 20' Setback
 - ㊹ Existing 10' Setback
 - ㊺ Existing 60' Setback

EXISTING CONDITIONS

Block 1, Hopkings Addition
(1652, 1602, & 1608 S. Lewis Ave.)
Tulsa, OK 74104

PUD Application #750

EXISTING CONDITIONS

Block 1, Hopkings Addition
(1652, 1602, & 1608 S. Lewis Ave.)
Tulsa, OK 74104

PUD Application #750

EXISTING CONDITIONS

Block 1, Hopkings Addition
(1652, 1602, & 1608 S. Lewis Ave.)
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PUD Application #750

EXISTING CONDITIONS

Block 1, Hopkings Addition
(1652, 1602, & 1608 S. Lewis Ave.)
Tulsa, OK 74104

PUD Application #750

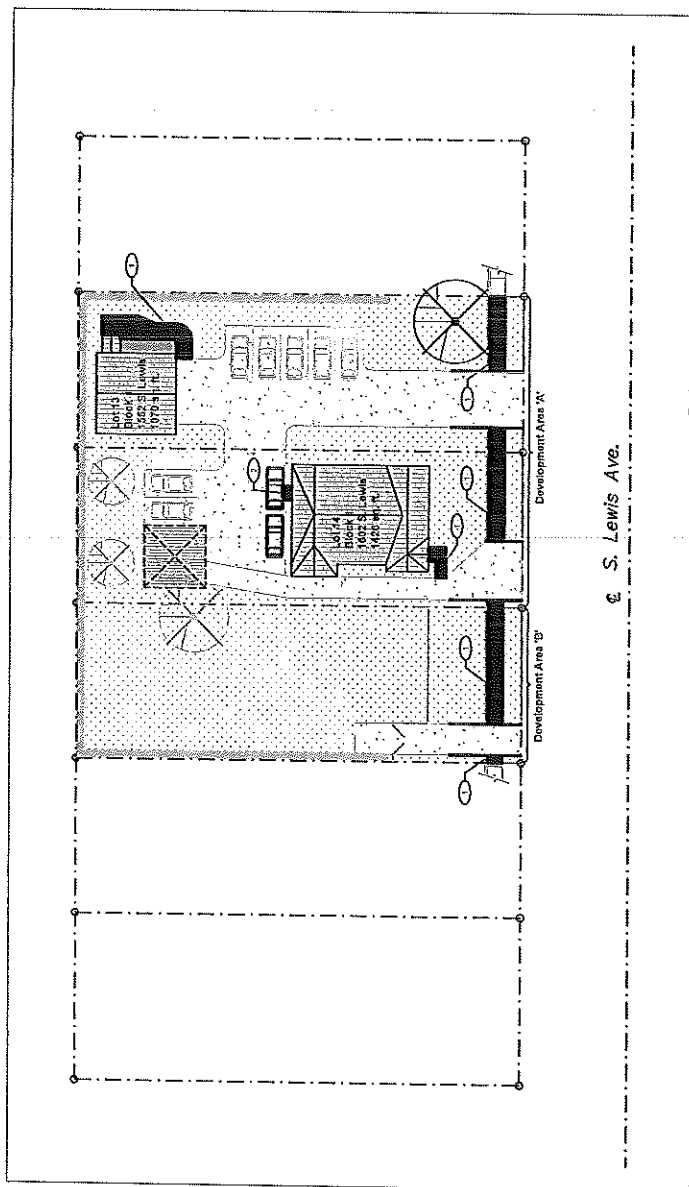
PUD Application #750
(1552, 1602, & 1605 S. Lewis Ave.)
Lots 13, 14, & 15
Block 1, Hoppings Addition
Tulsa, OK 74104


 JAMES R. LUTZ
 No. 17799
 State of Texas
 Professional Engineer
 License No. 4504
 Expires 08/01/2012
 LINCORP
 2817 E. 23rd St.
 Ft. Worth, TX 76114
 Tel: (817) 352-0911 • Fax: (817) 352-0912

Keyed Notes:

English 1100-1200

References



2 S. Lewis Ave.



Access & Pedestrian Circulation Plan

21.7

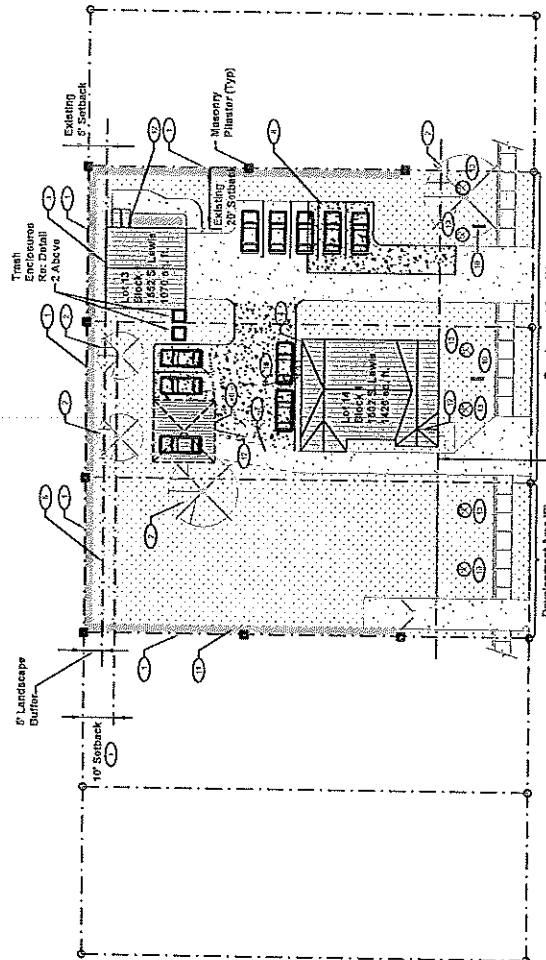
Development Yield:

[illegible]

Keyed Notes:

- [illegible]

2 ELEVATION - TRASH ENCLOSURE
N.T.S.

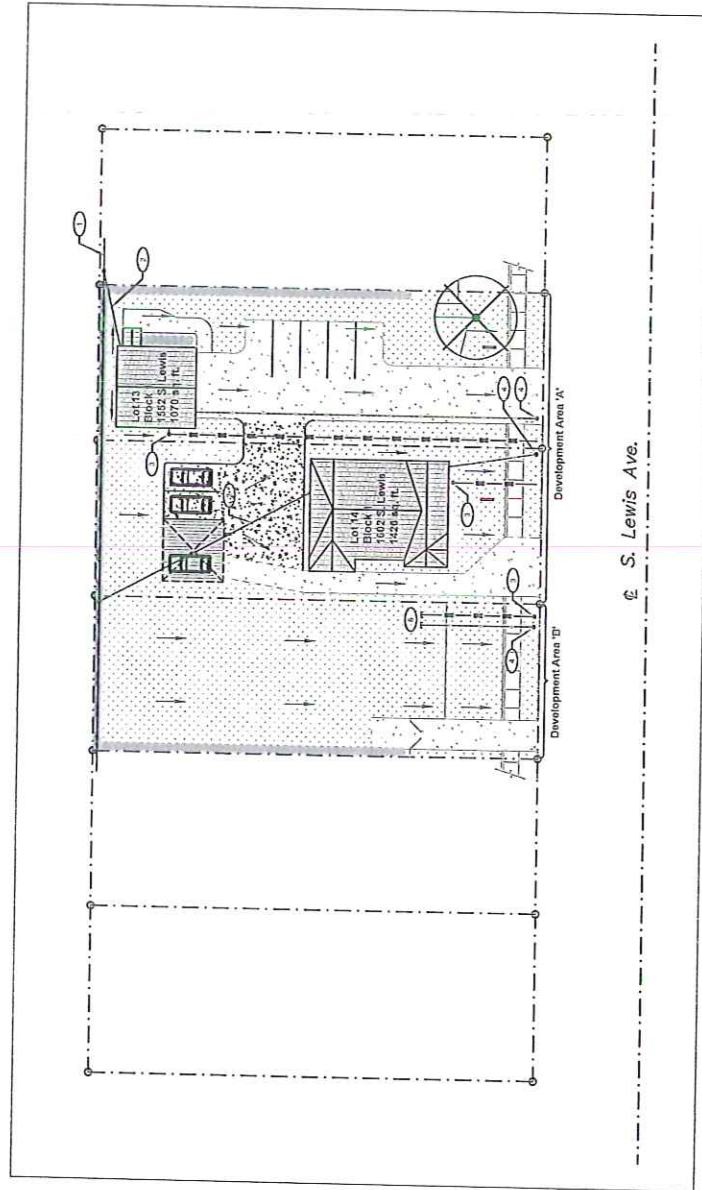


1 SITE & LANDSCAPE PLAN
1" = 20'-0"
NORTH

21.8



1 UTILITIES & DRAINAGE
1" = 20'-0"



Keyed Notes:

- 1 Existing overhead electrical, telephone, and cable lines.
- 2 Existing overhead electrical, telephone, and cable drops to existing structure.
- 3 Existing gas meter.
- 4 Existing water meter.
- 5 Existing utilities terminated and capped after previous structure was demolished.

REGISTERED PROFESSIONAL ENGINEER
JAMES W. LANE
No. 17253
Exp. 12/31/2014

LMN CORP

engineering

2017 E. 28th St.
P.O. Box 392491
Tulsa, OK 74114
Tel: (918) 392-0912

SEAL

DATE: 02/27/14

CHECKED BY: JNL

DRAWN BY: BML/JNL

1552, 1602, & 1608 S. Lewis Ave.)
Block 1, Hopkings Addition
Tulsa, OK 74104
PUD Application #750

Conceptual Site Plan
Parking Option 2

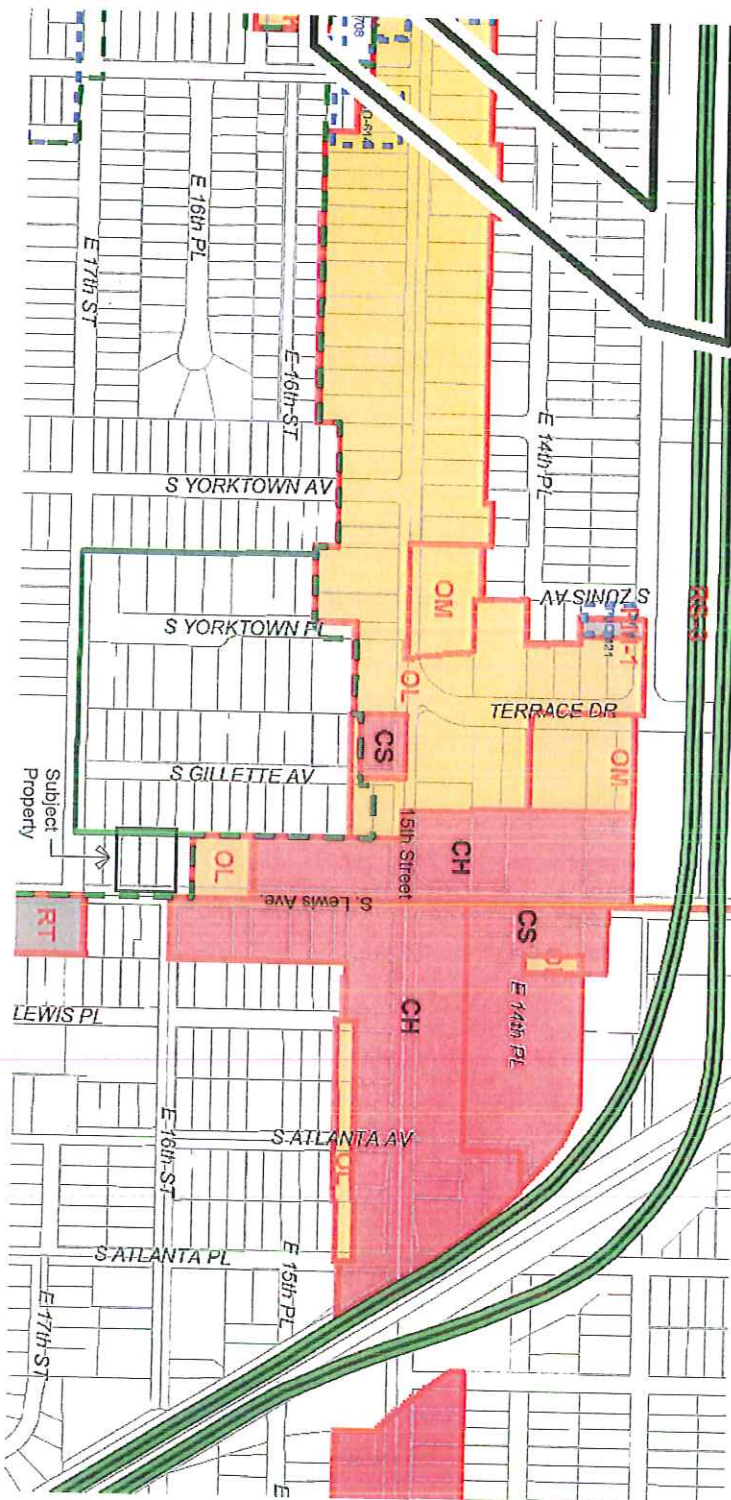
EXHIBIT
D



Exhibit 'F' - Existing Exterior Façade
 1552 S. Lewis Ave., Lot 13, Block 1, Hoppings Addition – Tulsa, OK 74104



Exhibit 'G' - Existing Exterior Façade
 1552 S. Lewis Ave., Lot 13, Block 1, Hoppings Addition – Tulsa, OK 74104



SHEET TITLE:

Area Zoning
Districts

DRAWN BY: BBL/JML
CHECKED BY: JML
ISSUED: 01/07/08
REVISIONS:

PUD Application #7xx
(1552, 1602, & 1606 S. Lewis Ave.)
Lots 13, 14, & 15
Block 1, Hoppings Addition
Tulsa, OK 74104

LANCORP engineering
2717 E. 23rd St. • Tulsa, OK 74114
ph: (918) 392-0911 • fx: (918) 392-0912

21.11

GRACE CHAPEL DRIVEWAY

AG

E 99 ST S

S 107 E AVE

S 108 E AVE

RS-3

E 100 ST S

RS-3

PUD-746

PUD-778
Z-7157

E 101st ST

(W NEW ORLEANS ST)

S ORLANDO CIR

S MIMOSA AVE

RM

S ORANGE CIR

R-1

S GARNETT RD

RD

102A

102

A-RE

A-1

A-RE

A-R-1

A-RE

22.1

CREEK TPKE

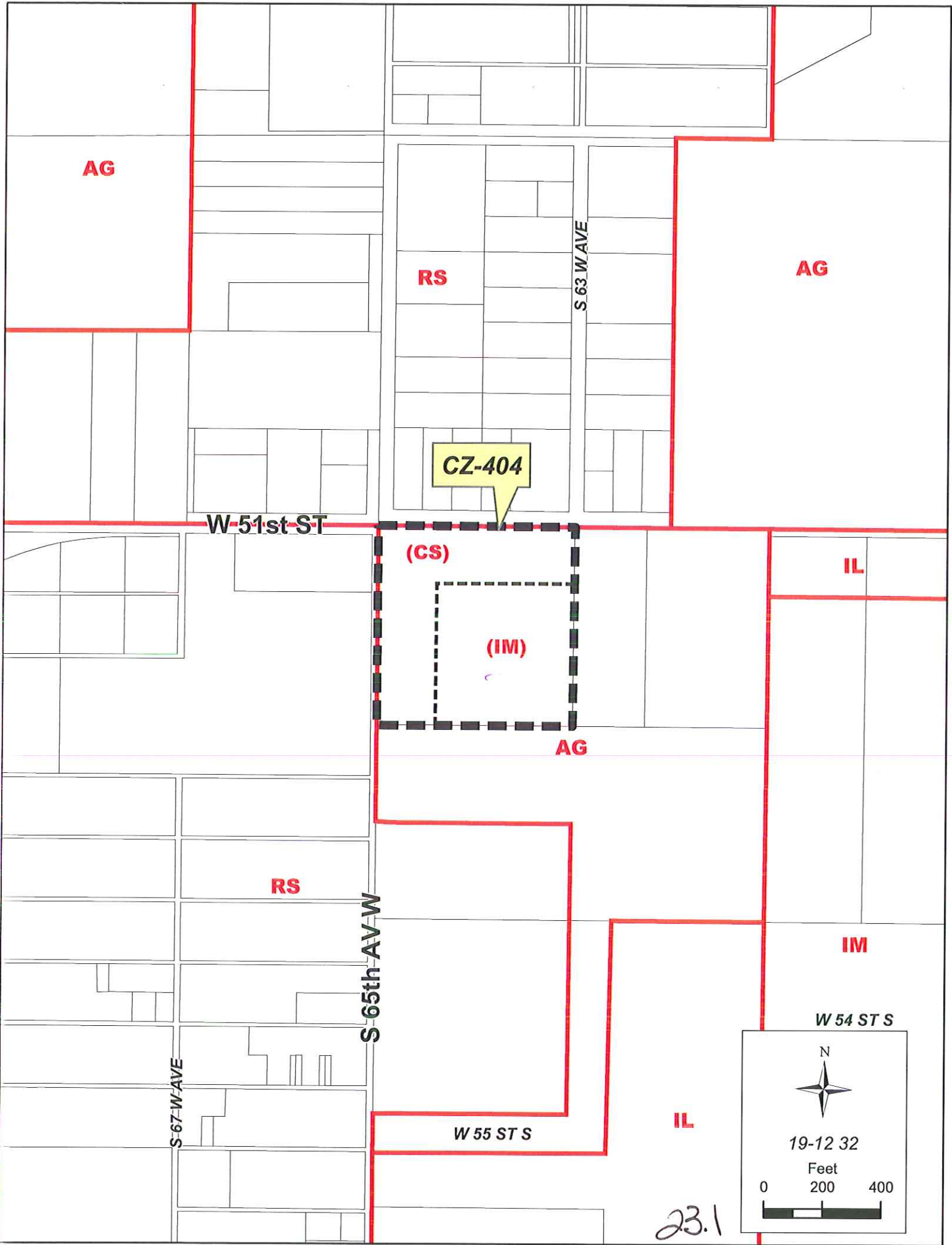
A-1



18-14 19

0 Feet 200 400

RE



CZ-404

W 51st ST

S 63 W AVE

(CS)

(IM)

IL

AG

RS

S 65th AV W

S 67 W AVE

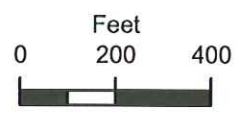
W 55 ST S

IM

W 54 ST S



19-12 32



23.1



CZ-404

W 51st ST

S 63 WAVE

S 65th AV W

S 67 WAVE



19-12 32

Feet



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

23.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-404

TRS 9232

Atlas 0

CZM 45

PD-9 County

TMAPC Hearing Date: August 3, 2010

Applicant: Lou Reynolds

Tract Size: 10± acres

ADDRESS/GENERAL LOCATION: Southeast corner of West 51st Street and South 65th West Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

PROPOSED ZONING: CS/IM

PROPOSED USE: Concrete products

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

RELEVANT ZONING HISTORY:

Z-381 August 2006: All concurred in denial of a request for rezoning a 4.15± acre tract of land from AG to IL for light industrial use, finding no reason to eliminate the buffer of industrial use from the school (Jane Addams School), on property located south of southeast corner of South 65th West Avenue and West 51st Street.

CZ-157 February 1987: A request to rezone a 73.5 acre tract from AG to IL for industrial uses was recommended for denial by staff; however the TMAPC recommended approval of the request except for a 125' buffer on the eastern and southern boundary of Jane Addams School, which shall remain zoned AG. The County Commission approved the request per the TMAPC recommendation.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10± acres in size and is located southeast corner of West 51st Street and South 65th West Avenue. The property appears to be vacant and is zoned AG. According to the Metropolitan Development Guidelines, the subject property qualifies as a ten-acre Medium Intensity node.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 51 st Street	Secondary arterial	100'	2
South 65 th West Avenue	Secondary arterial	100'	2

UTILITIES: The subject tract has municipal water and no sewer available.

23.3

SURROUNDING AREA: The subject tract is abutted on the east by a large-lot single-family residential and accessory use, zoned AG; on the north by single-family residential uses, zoned RS in the County; on the south by single-family residential use, zoned AG, and farther to the south by Jane Addams School, zoned RS; and on the west by single-family residential and accessory uses, zoned RS in the County. Industrially-zoned and used properties lie farther east and south of the subject property and the entire area may be in transition.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 9 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Low Intensity – No Specific land use. According to the Zoning Matrix, the requested CS and IM zoning **are not** in accord with the Plan. However, as previously noted, the site meets the criteria for a Medium Intensity node and the general area may be transitional, with large tracts of IL and IM zoned properties to the east and south. Since this site is outside the City limits, it is not addressed in the PLANiTULSA document.

STAFF RECOMMENDATION:

The CS zoning at the intersection could qualify for a Type 2 Node (medium intensity for 10 acres). Staff can support the requested zoning and configuration, with the caution that these zoning designations not be allowed to extend farther south toward the Jane Addams Elementary School. The existing AG zoning adjacent to the school has been preserved as a buffer for the school and it is important that this be retained. With this consideration, staff recommends **APPROVAL** of CS/IM zoning for CZ-404.

08/03/10

July 22, 2010

John Allan & Thelma Jean Acord
John Allen & Thelma Jean Acord Rev. Trusts
7700 New Sapulpa Rd.
Tulsa, OK 74134

Re: TMAPC Case No. CZ 404
Southeast Corner of West 51st Street South and South 65th West Avenue

Dear Mr. and Mrs. Acord:

I am writing to invite you to a meeting at the Zarrow Regional Library (2224 West 51st Street) on Wednesday, July 28th, from 7:00 p.m. to 8:00 p.m. This meeting is to share information about our requested zoning change and project you recently received notice of.

The purpose of our application is to change the zoning along the south side of West 51st Street and the east side of South 65th Avenue to CS – Commercial Shopping Center – for future retail and personal service uses and the back 5 acres to IM – Industrial Moderate – for our concrete products company.

Since it is part of our mission to be a good neighbor, I am inviting you to this meeting about our project and will set aside time for any questions you may have.

I look forward to seeing you on July 28th at 7:00 p.m.

Sincerely,

TULSA DYNASPAN, INC.



Phil G. Rush
President

P.S. I have reserved the south meeting room in the Library for our meeting. PGR

Mariboho, Mindi

From: Rachel Clyne [rrclyne@sandspringsok.org]
Sent: Thursday, July 22, 2010 11:26 AM
To: Mariboho, Mindi
Subject: RE: Referral for recommendation

The City of Sand Springs staff does not have any comments on the rezoning application (CZ-404).

Rachel Clyne
Director of Planning & Neighborhood Services
City of Sand Springs, OK
918-246-2573

From: Mariboho, Mindi [mailto:MMariboho@incog.org]
Sent: Wednesday, July 21, 2010 5:04 PM
To: Rachel Clyne
Subject: Referral for recommendation
Importance: High

Good afternoon,

Please see the attached. Thank you and have a wonderful day!

Mindi Mariboho

INCOG

Land Regulations Specialist
Land Development Services
2 West 2nd Street Ste. 800, Tulsa OK 74103
ph: 918/584n7526 fax: 918/579n9572

web: www.incog.org email: mmariboho@incog.org

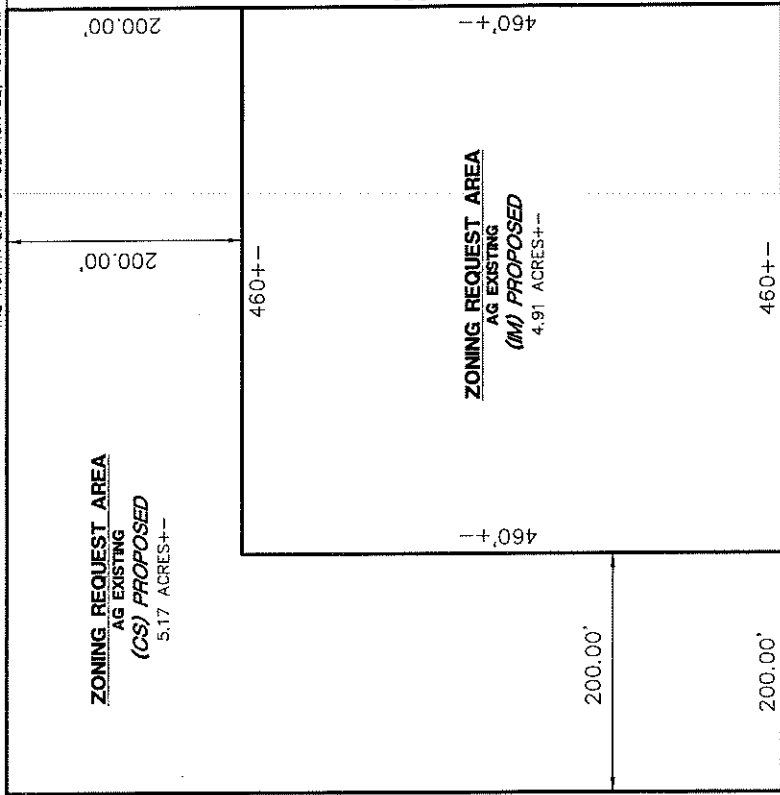
This e-mail and any attachments may contain confidential and privileged information. If you are not the intended recipient, please notify the sender immediately by return e-mail, delete this e-mail and destroy any copies. Any dissemination or use of this information by a person other than the intended recipient is unauthorized and may be illegal. Unless otherwise stated, opinions expressed in this email are those of the author and are not endorsed by the author's employer.

7/22/2010

23.6

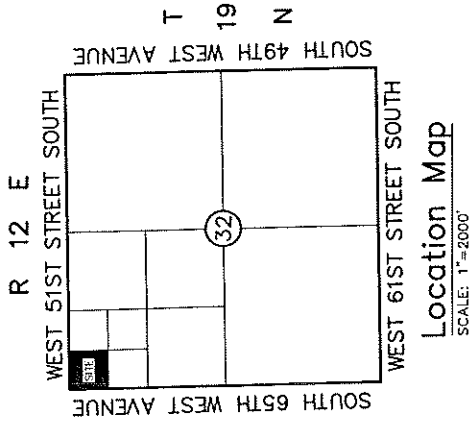
WEST 51ST STREET SOUTH

660+-- THE NORTH LINE OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST



SOUTH 65TH WEST AVENUE

THE WEST LINE OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST 660+--



ZONING EXHIBIT

Part of

The Northwest Quarter of the Northwest Quarter of the Northwest Quarter
Section 32, Township 19 North, Range 12 East
Tulsa County, Oklahoma

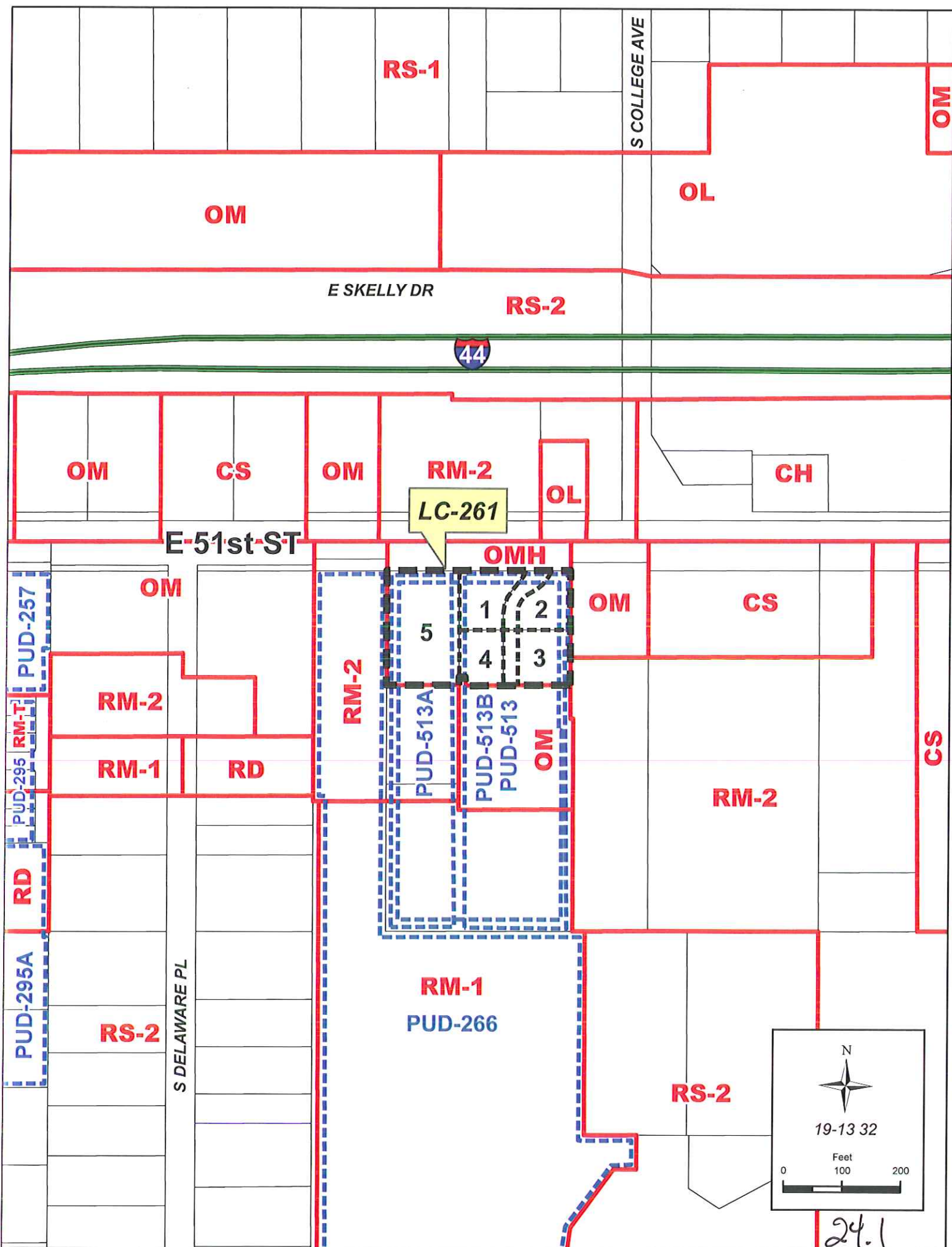


Sisemore Weisz & Associates, Inc.
601 EAST 30TH PLAZA
TULSA, OKLAHOMA 74106
OK, USA

PHONE (918) 482-5000
FAX (918) 482-5000
OFF. DATE 05/19/10

DATE PREPARED: 5/19/10

ORDER: 16353 FILE: 1912.32





LC-261

E 51st ST

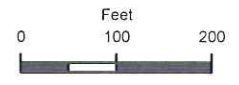
ESKELLY DR

SCOLLEGE AVE

S DELAWARE PL



19-13 32

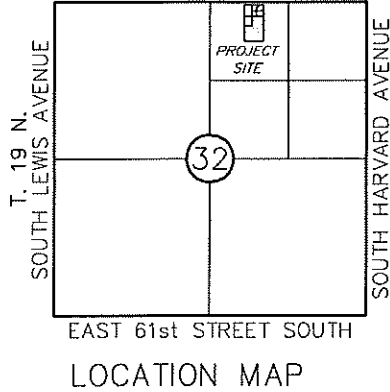


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

24.2

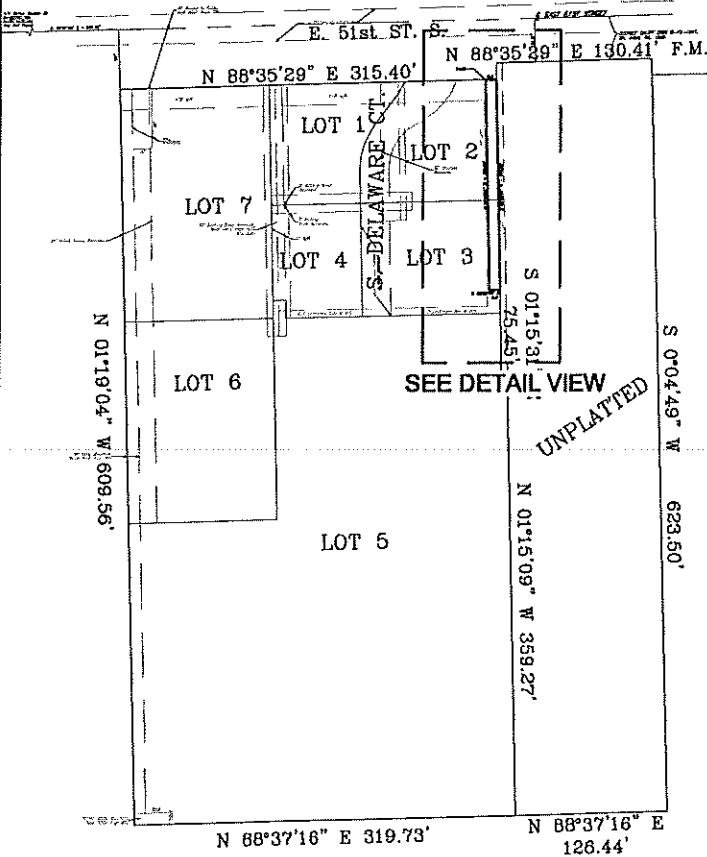
EXHIBIT

D1

R. 13 E.
EAST 51st STREET SOUTH

LEGAL DESCRIPTION OF THE REAL PROPERTY

A tract of land in the North Half (N/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Thirty-Two (32), Township Nineteen (19) North, Range Thirteen (13) East, and of Lots 2 and 3, Block 1, STORAGE STATION AMENDED, an Addition in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.



GRAPHIC SCALE
1" = 150'

1 OVERALL PLAN
SCALE: 1" = 150'

LOT 2

20' Wetline Easement

LOT 3

6.17 Landscape Area & U/E

GRAPHIC SCALE
1" = 30'

2 DETAIL VIEW
SCALE: 1" = 150'

Design by: MEE
Drawn by: MDE
Checked by: MEE
Job #: 90230
Issue Date: 08/18/10



Khoury Engineering, Inc.
1435 East 41st Street - Tulsa, OK 74105
Tel 918.712.8769 - Fax 918.712.1069
CA #3751, Renewal 05/30/2011

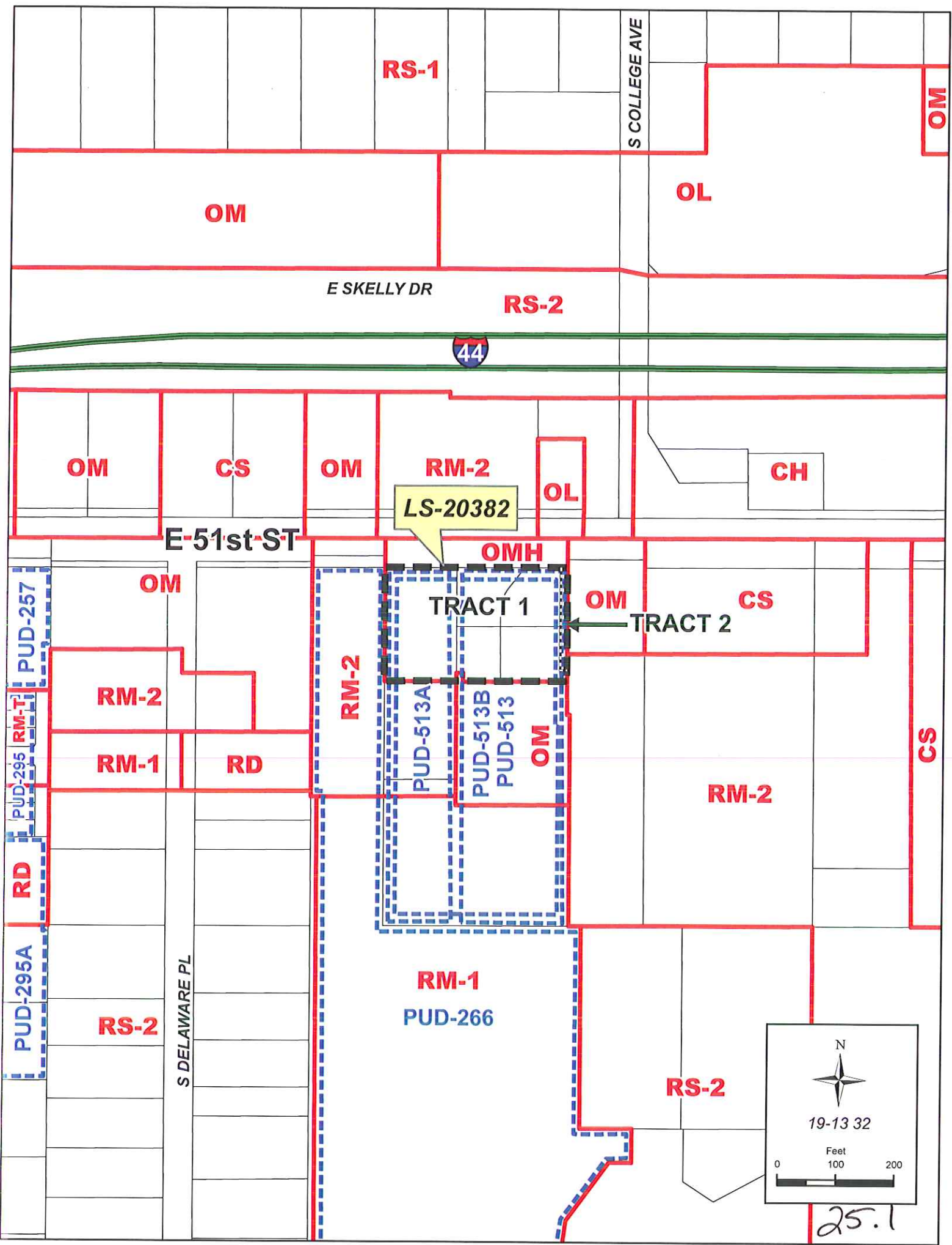
COMFORT INN SUITES
CITY OF TULSA - COUNTY OF TULSA - STATE OF OKLAHOMA

LOT SPLIT EXHIBIT

Exhibit No.

A

24.3





LS-20382

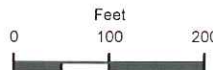
E 51st ST

TRACT 1

TRACT 2



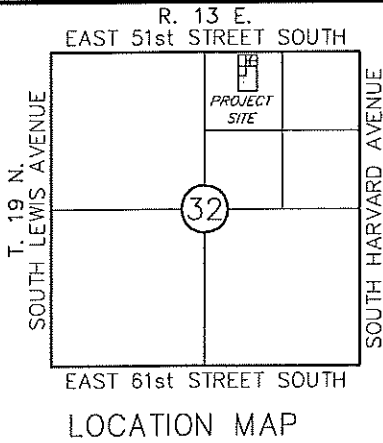
19-13 32



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date 11/1/2000

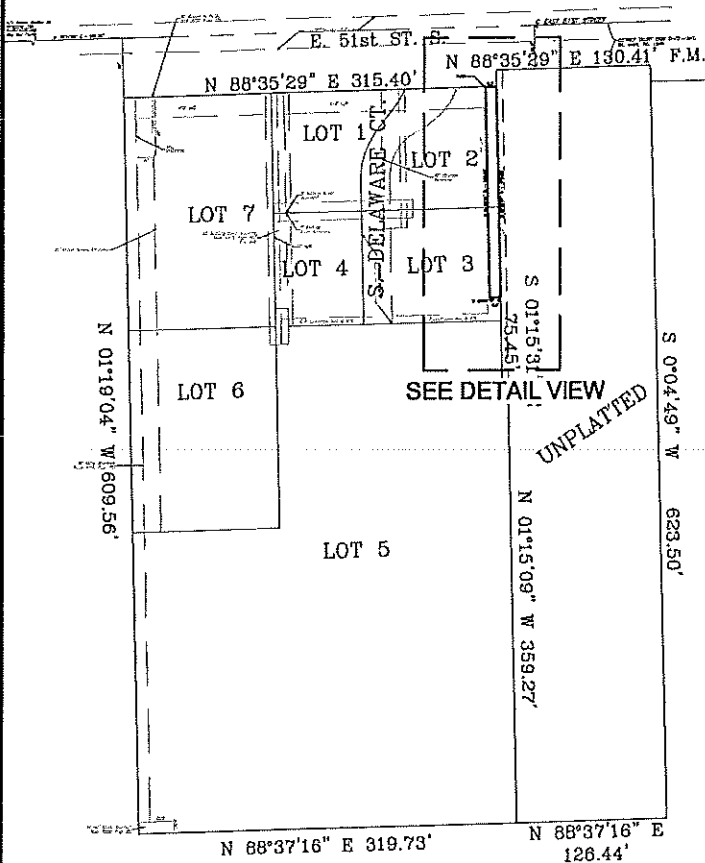
25.2

D1

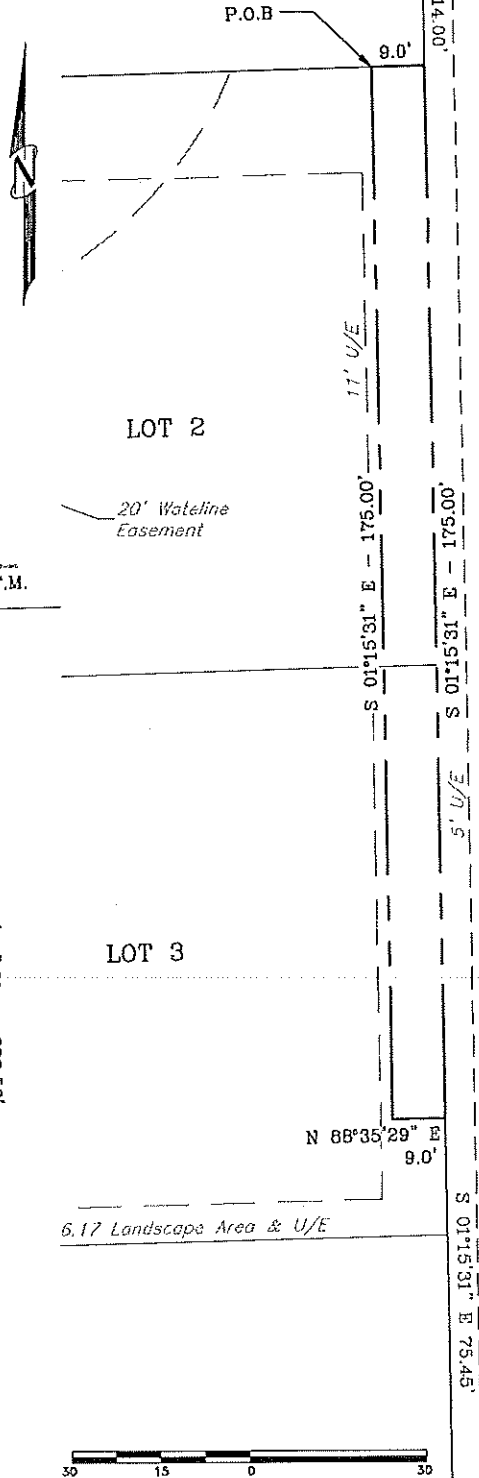


LEGAL DESCRIPTION OF THE REAL PROPERTY

A tract of land in the North Half (N/2) of the Northwest Quarter (NW/4) of the Northeast Quarter (NE/4) of Section Thirty-Two (32), Township Nineteen (19) North, Range Thirteen (13) East, and of Lots 2 and 3, Block 1, STORAGE STATION AVENUE, an Addition in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.



1 OVERALL PLAN



2 **DETAIL VIEW**
SCALE: 1"=150'

Design by: MEE
Drawn by: MDE
Checked by: MEE
Job #: 30230
Issue Date: 08/18/



Khoury Engineering, Inc.
1435 East 41st Street - Tulsa, OK 74105
Tel 918.712.8768 - Fax 918.712.1069
CA #3751, Renewal 08/30/2011

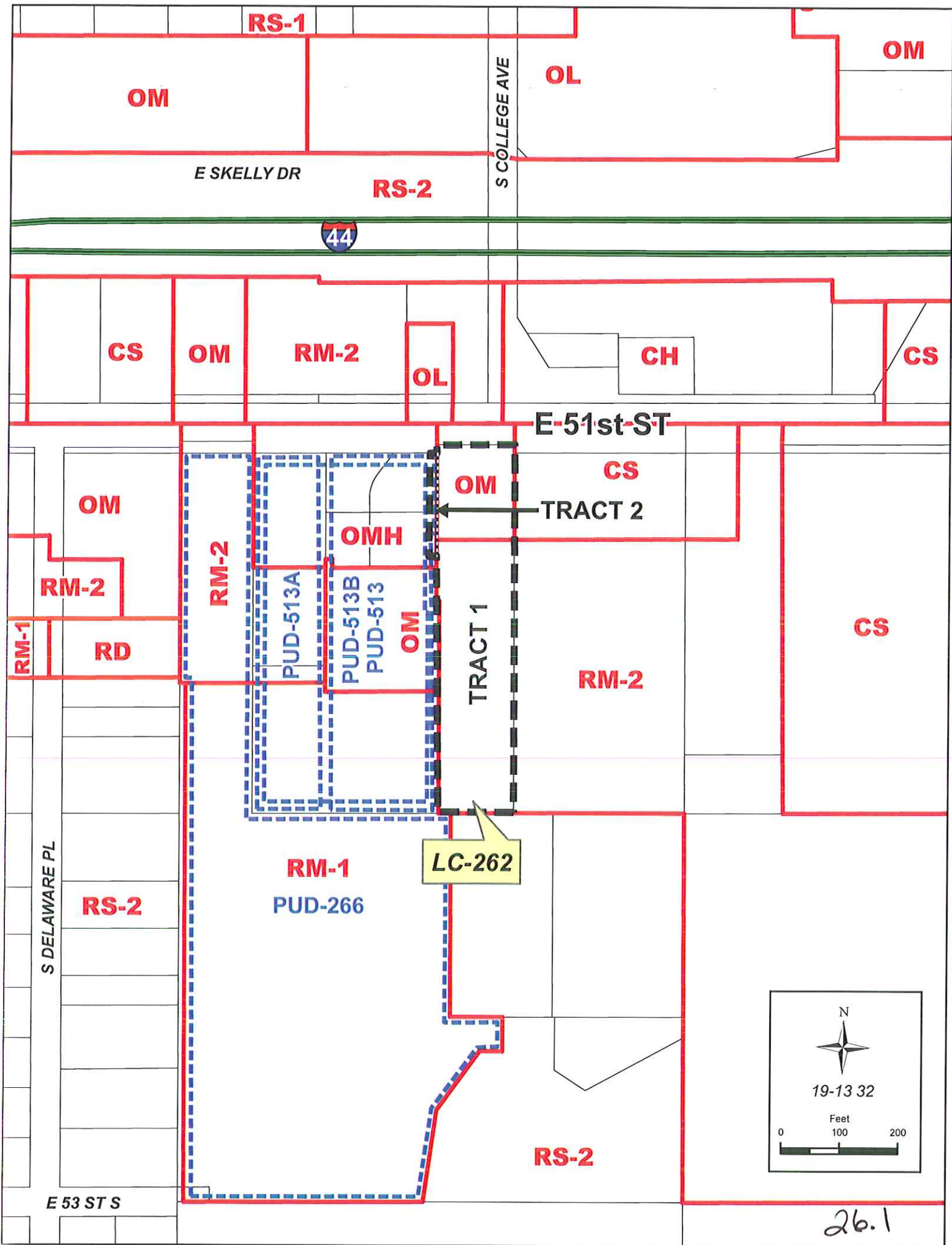
COMFORT INN SUITES
CITY OF TULSA - COUNTY OF TULSA - STATE OF OKLAHOMA

LOT SPLIT EXHIBIT

Exhibit No.

A

25.3





ESKELLY DR

SCOLLEGE AVE



TRACT 2

E 51st ST

TRACT 1

LC-262

S DELAWARE PL

E 53rd ST



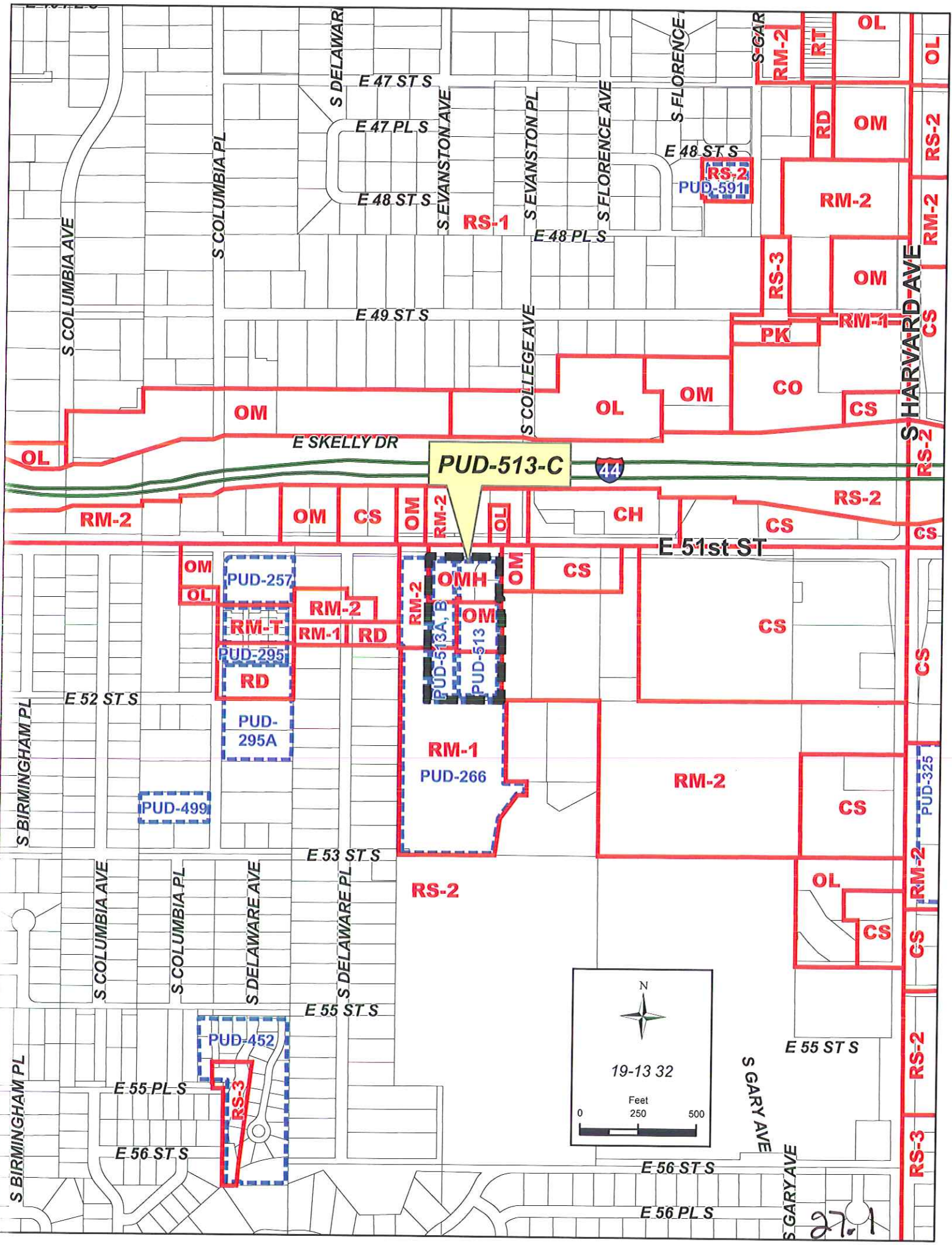
19-13 32

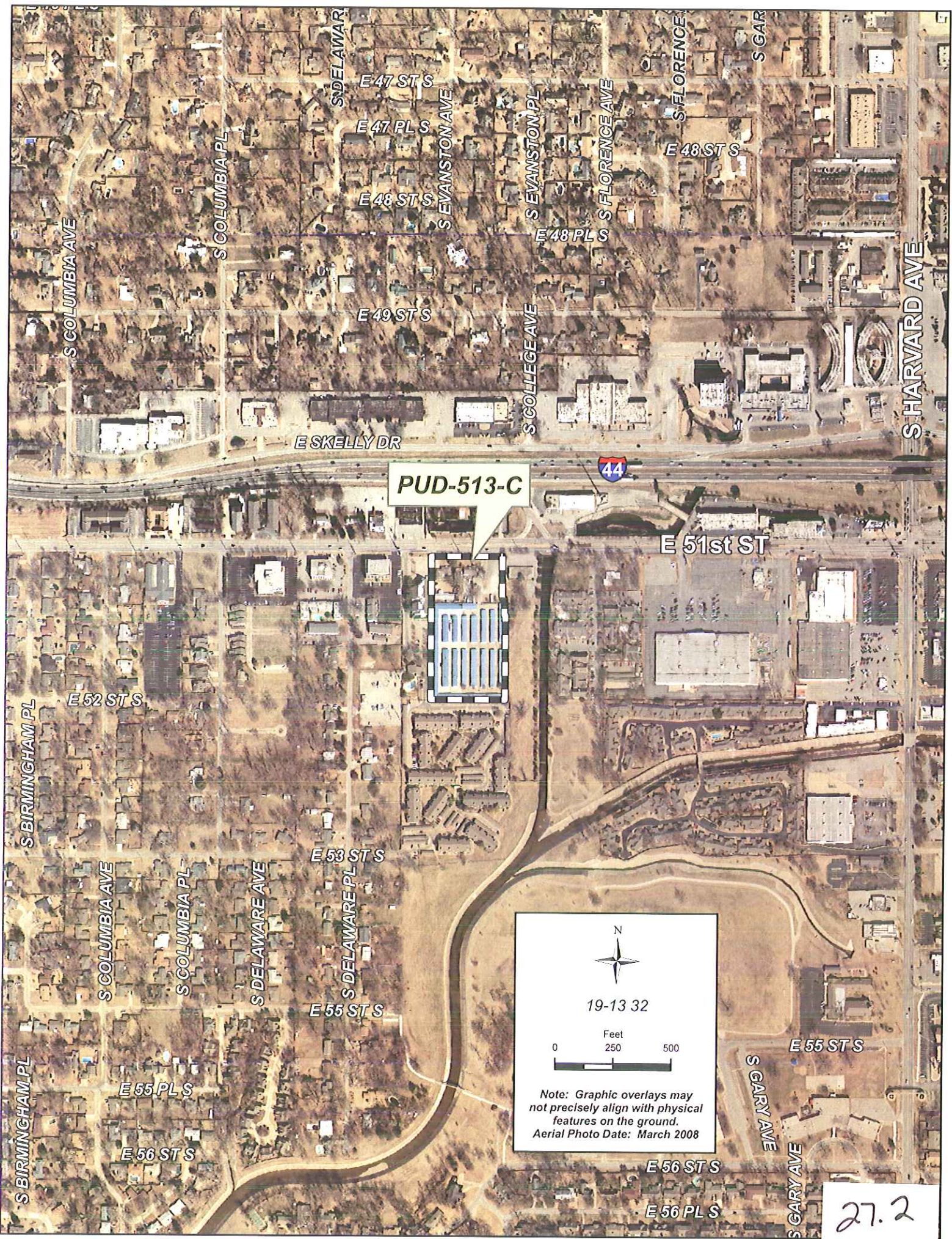
Feet

100

200

26.2





PUD-513-C

N

19-13 32

Feet
0 250 500

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

27.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-513-C

TRS 9332

Atlas 470

CZM 47

PD-18b CD-9

TMAPC Hearing Date: August 3, 2010

Applicant: Storage Station of Tulsa, LLC

Tract Size: 4.5± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of East 51st Street and South Delaware Avenue

EXISTING ZONING:	RM-1/RM-2/OM/OMH/PUD-513	EXISTING USE:	Office/ Mini-storage
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PROPOSED ZONING:	RM-1/RM-2/OM/OMH/PUD-513-C	PROPOSED USE:	Hotel
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ZONING ORDINANCE: Ordinance number 22187 and 22188 dated January 29, 2010, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7146 January 2010: All concurred in approval of a request for rezoning a 1.61± acre tract of land from RM-2/OM to OMH on property located east of southeast corner of East 51st Street and South Delaware Avenue and a part of subject property.

PUD-513-B January 2010: All concurred in approval of a proposed Planned Unit Development a 4.5± acre tract of land for hotel use, on property located east of southeast corner of East 51st Street and South Delaware Avenue and the subject property.

Z-6675/PUD-513-A March 1999: All concurred in approval of a request for rezoning a 4.57± acre tract of land from RS/RM-1/OM/PUD-513 to RM-1/RM-2/OM/PUD-513-A and a proposed Planned Unit Development to expand existing PUD with office and mini-storage uses on property located east of southeast corner of East 51st Street South and South Delaware Place and the subject property.

PUD-295-A November 1996: All concurred in approval of a proposed Major Amendment to a Planned Unit Development a tract of land to increase the original PUD by adding three adjoining residential lots to allow single-family homes, additional parking for the existing townhouses, and a water retention facility, on property located south of the southeast corner of East 51st Street South and South Columbia Place.

Z-6517 January 1996: All concurred in approval of a request for rezoning a 2.7± acre tract of land from RM-1/CS/PUD-513 to RM-1/OM/PUD513 for office and mini-storage use, thereby bringing the north 150 feet of the tract into compliance with the Comprehensive plan on property located east of southeast corner of East 51st Street South and South Delaware Place and the subject property.

Z-6448/PUD-513 August 1994: Staff recommended for denial of a request for rezoning a 2.7± acre tract of land from RS-2 to RM-1/CS/PUD and a proposed Planned Unit Development

to permit office use and mini-storage facilities. TMAPC and City Council concurred on approval of the proposal with OM zoning instead of RM-1 zoning, on property located east of southeast corner of East 51st Street South and South Delaware Place and the subject property.

Z-5948/PUD-257 June 1984: Staff recommended denial of a request for rezoning on a .47+ acre tract of land from RS-2 to OM but approval of OL zoning, and a proposed Planned Unit Development for office development on property located on the southwest corner of East 51st Street South and South Columbia Place. The TMAPC and City Council concurred in approval of OM zoning as requested.

PUD-266 September 1981: All concurred in approval of a proposed Planned Unit Development on a 8.9+ acre tract of land for an 18,000 square foot office building, 212 apartment unit development and a club house on property located on the south side of East 51st Street at South Delaware Place and abutting south and west of subject property.

PUD-295 September 1982: All concurred in approval of a proposed Planned Unit Development a tract of land for 21 townhomes with conditions on property located south of the southeast corner of East 51st Street South and South Columbia Place.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.5+ acres in size and is located east of southeast corner of East 51st Street South and South Delaware Place. The property is developed and is zoned RM-1/RM-2/OM/PUD-513/PUD-513-A/PUD-513-B

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 st Street South	Secondary Arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by unplatted property, zoned OM and RM-2; on the north by 51st Street and then vacant land, zoned OM/OL/RM-2 (this property will ultimately be I-44 ROW once the widening is complete); and on the south and west by Brittany Square, zoned RM-1/RM-2/PUD.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 18b Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being medium intensity - office. On December 2, 2009 the TMAPC found the existing OMH/PUD zoning **to be in accord** with the Plan and on 1/7/10 the Tulsa City Council concurred.

STAFF RECOMMENDATION:

Recommended for approval by the TMAPC on December 2, 2009 and approved by the Tulsa City Council on January 7, 2010, major amendment PUD-513-B was an infill development proposal consisting of 4.5 acres (196,240 sf) located west of the southwest corner of East 51st Street South and South Harvard Avenue. The southern 2/3 of the property is an existing mini storage while the northern 1/3 has three small one-story structures and a parking lot.

PUD-513-B proposed to remove the existing dated offices and allow for construction of a three-story, 60-room hotel on the northern 1/3 of the site as necessitated by the widening of I-44 and the removal of several hotels and motels in the area. The subject property is being replatted.

Triggering the need for major amendment PUD-513-C is the split of a 9' x 175' wide tract from the northeast corner of the site (see Exhibit B). The result is a slight decrease in overall land area of the PUD and lot area for the hotel. The 1,575 square foot (sf) tract will be conveyed to the property owner to the east; the conveyance of which is conditioned upon the approval of this amendment. There is no request to change any development standard of PUD-513-B as approved.

In light of the minor adjustment in total land area of the PUD, staff continues to find the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-513-C to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-513-C subject to the following conditions (development standards are brought forward herein from PUD-513-B with no changes excepting gross and net land area):

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

LAND AREA:	<u>Gross</u>	<u>Net</u>
	207,915 SF	194,665 SF
MAXIMUM BUILDING FLOOR AREA:	<u>Area A Gross</u>	<u>Area A Net</u>
	74,970	59,220
<u>Development Area A:</u>		
OMH and Hotel Use:	60,000 SF	
<u>Development Area B:</u>	None	
<u>Development Area C:</u>	68,000 SF*	

**Any building floor area not used for mini-storage may be added to the permitted building floor area for Development Area A*

PERMITTED USES:

Development Area A:
All uses available by right or special exception in OMH

Development Area B:

27.5

Private Access Drive, Parking, Landscaping, Trash Enclosure

Development Area C:

Mini-storage and customary uses and Use Unit 11 uses

MAXIMUM BUILDING HEIGHT:

OMH and Hotel Use:	50 feet
Use Unit 11 Use:	35 feet
Mini-storage uses:	12 feet**

***Exterior perimeter walls of the mini-storage buildings shall not exceed eight (8) feet in height.*

MINIMUM PERIMETER BUILDING SETBACKS:

From centerline of 51 st Street:	100 feet
From West and East property lines:	
Development Area A:	10'
Development Area B:	10'
Development Area C:	5'
From South property line:	3'
From Internal Lot Lines:	0'

MINIMUM REQUIRED OFF STREET PARKING: Per the applicable use unit in the Zoning Code.

MINIMUM LOT FRONTAGE: 75 feet for lots abutting 51st Street

MINIMUM LANDSCAPED OPEN SPACE: OMH Use 15%
Hotel Use 10%
Mini-storage Uses: 10%

MAXIMUM SIGNAGE: As permitted by the Zoning Code within the CS district *.

** One sign shall be permitted along the 51st Street frontage for the mini-storage facility not to exceed 25' in height nor 150 sf of display area.*

SCREENING:

The perimeter of the PUD (excluding 51st Street frontage) will be screened by the existing fencing, new screening fence, or the walls of the buildings to be built on the property. The TMAPC shall determine appropriate screening at the time of Detail Site Plan Approval.

DOOR OPENINGS:

The mini-storage shall be designed so that all openings to mini-storage buildings are screened from view by persons standing at ground level at the boundaries of the PUD. This screening shall be accomplished by the use of the exterior building walls of storage units. Access gates shall be opaque if needed to screen interior door openings.

TRASH/MECHANICAL:

All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.

STORAGE LIMITATIONS:

No hazardous, toxic or explosive materials will be permitted to be stored in the mini-storage facilities. Open-air storage is prohibited.

LIGHTING:

Exterior light standards shall not exceed 15 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element of reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

ACCESS AND CIRCULATION:

Access to the property is provided by 51st Street which runs along the northerly boundary of the property. Access to Development Areas A and B is directly from 51st Street. Access to Development Area C is through Development Area B from 51st Street and across a mutual access easement along Development Area B. Internal circulation will be provided by interior drives. (See Exhibit "B").

Sidewalks will be constructed along 51st Street or maintained where existing as required by subdivision regulations.

LANDSCAPING:

A Detailed Landscaping Plan shall be submitted to and approved by the Tulsa Metropolitan Area Planning Commission and a statement from a licensed landscape architect that the required landscaping is installed shall be delivered to the City of Tulsa prior to occupancy of a building.

3. No Zoning Clearance Permit shall be issued for a development area within the PUD until a Detail Site Plan for the same, which includes all buildings, required parking, and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.
4. A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A Landscape Architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to issuance of an Occupancy permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy permit.
5. No sign permits shall be issued for erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
8. No building permit shall be issued until the requirements of Section 1107-F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
9. Perimeter walls shall require the approval of a detail site plan by The TMAPC prior to building permits being issued.
10. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
12. There shall be no outside storage of boats, vehicles, trailers or other items. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks, truck-trailers or containers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers or outside containers shall not be used for storage.

TAC Comments:

General: No comments.

Water: A 6-inch water main line will need to be abandoned and rerouted to serve lots 5 & 6 before any building permit can be issued. The requirements for Lot Combination number LC-261 must be met.

Fire: Verify that the emergency vehicle access to the storage facility is in an Emergency vehicle access easement.

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

Exceptions:

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

Stormwater: An off-site easement may be required to convey the additional stormwater drainage from this area to the Joe Creek Channel.

Wastewater: O.K. for PUD Amendment. However, the site plan shows a proposed building over the existing sanitary sewer main. Before a building permit can be issued, the existing sanitary sewer line must be relocated; the new line accepted by the City of Tulsa; and the existing line, with it's associated easement, closed by ordinance.

Transportation: In the Access and Circulation standards include statement that sidewalks will be provided.

Traffic: No comments.

INCOG Transportation:

- **MSHP:** E. 51st Street is a designated secondary arterial.
- **LRTP:** E. 51st St. S., between S. Lewis Ave and S. Harvard Ave, existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** A planned multi-use trail is just to the east of the parcel along Joe Creek.
- **Transit:** Currently, Tulsa Transit operates an existing route on S. Harvard Ave, less than a mile from this development location. According to MTTA future plans, this location will continue to be served by transit routes. Therefore, consideration for access to public transportation should be included in the development.

GIS: No comments.

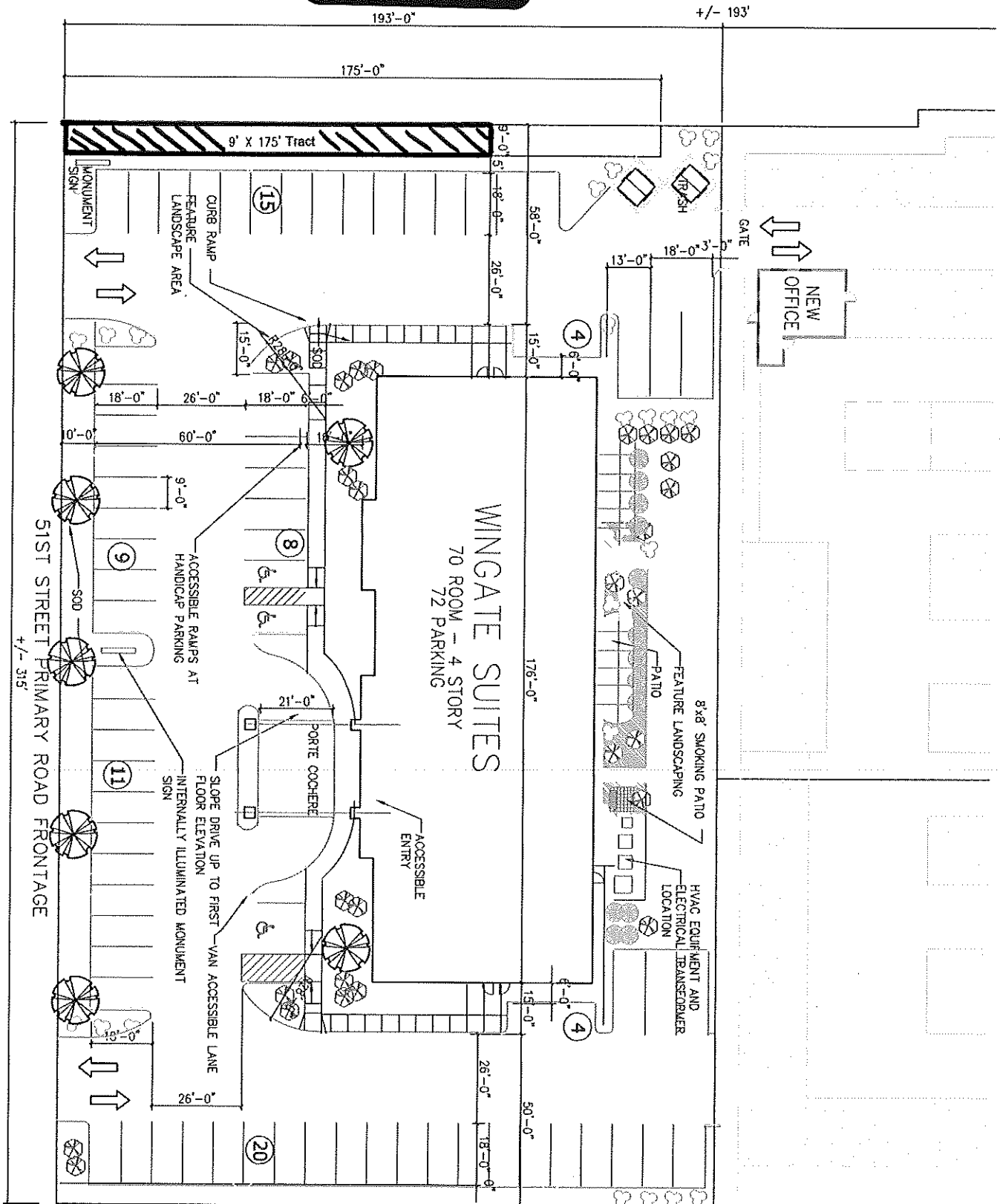
Street Addressing: No comments.

08/03/10

tabbles®

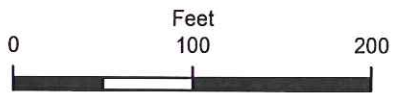
EXHIBIT

B



27.10

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EXHIBIT
C



27.11

EAST 51ST STREET

EXHIBIT

D

50' DEEDED TO PUBLIC
BOOK 4018, PAGE 152

40' ACCESS LIMITS OF NO ACCESS 85.00' LIMITS OF NO ACCESS 113.43' 2.99' N.A.

315.00'

125.00'

17.5' U/E

113.43' 93'

17.5' U/E

11.20'

40.97'

76/57'

82.95'

50' BLDG LINE

50' BLDG LINE

50' BLDG LINE

193.83'

5' SANITARY SEWER ESMT
BOOK 4013, PAGE 1905

6' SANITARY SEWER ESMT

75.00'

7' SANITARY SEWER ESMT

20' WATERLINE ESMT

115.00'

DUE EAST

7

4

3

125.00'

DUE WEST

6.17' LANDSCAPE AREA & U/E

64.00'

DUE WEST

6.17' LANDSCAPE AREA & U/E

115.00'

10' UTILITY EASEMENT
BOOK 4019, PAGE 891

6

S 0°04'24"W - 166.59'

125.00'

DUE WEST

8' BUILDING LINE & LANDSCAPE EASEMENT

BLOCK 1

5

S 90°E - 5.00'

S 0°04'24"W - 359.50'

8' BUILDING LINE & LANDSCAPE EASEMENT

15' DRAINAGE EASEMENT
BOOK 4019, PAGE 89

10' x 30'
S.W.B. EASEMENT
Book 6352, Page 597

3' BUILDING LINE

320.00'

NOTE
ALL LOT U
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AND 4, BLC
STATION 9

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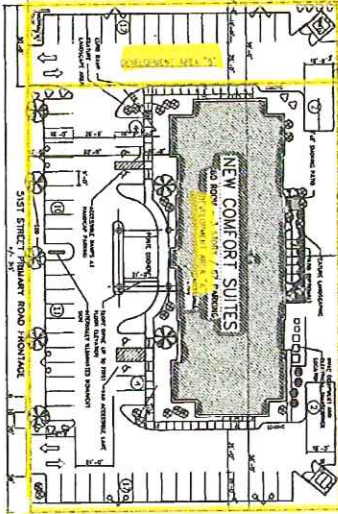
D1



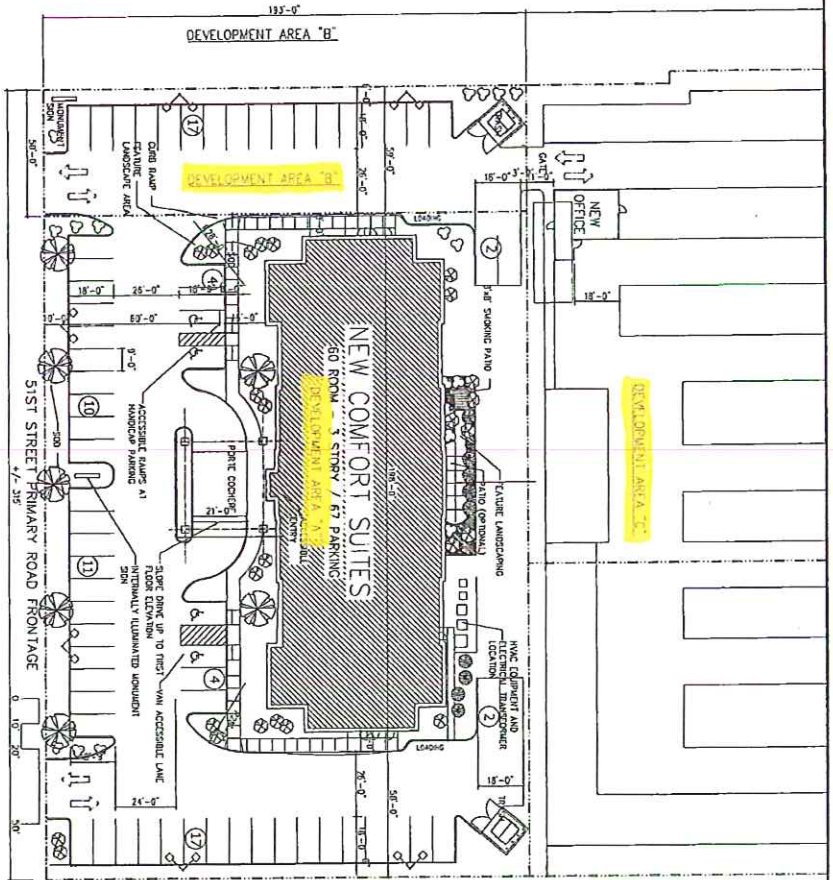
EXHIBIT

E

2 PUD SITE PLAN
1/2" = 1'-0"



1 ARCHITECTURAL FLOOR PLAN
1/8" = 1'-0"



LEGAL:

THIS PLAN WAS PREPARED BY THE ARCHITECT FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE USER OF THIS PLAN ASSUMES ALL LIABILITY FOR ANY SUCH ERRORS OR OMISSIONS.

PROJECT DATA:

PROJECT NAME: COMFORT INN - OK???
PROJECT ADDRESS: 2010 EAST 51ST STREET
TULSA, OKLAHOMA 74115
PROJECT TYPE: HOTEL
PROJECT SIZE: 100,000 SQ. FT.
PROJECT COST: \$10,000,000
PROJECT START DATE: 10/1/10
PROJECT END DATE: 12/31/10

COMFORT INN -OK???

2010 EAST 51ST STREET
TULSA, OKLAHOMA

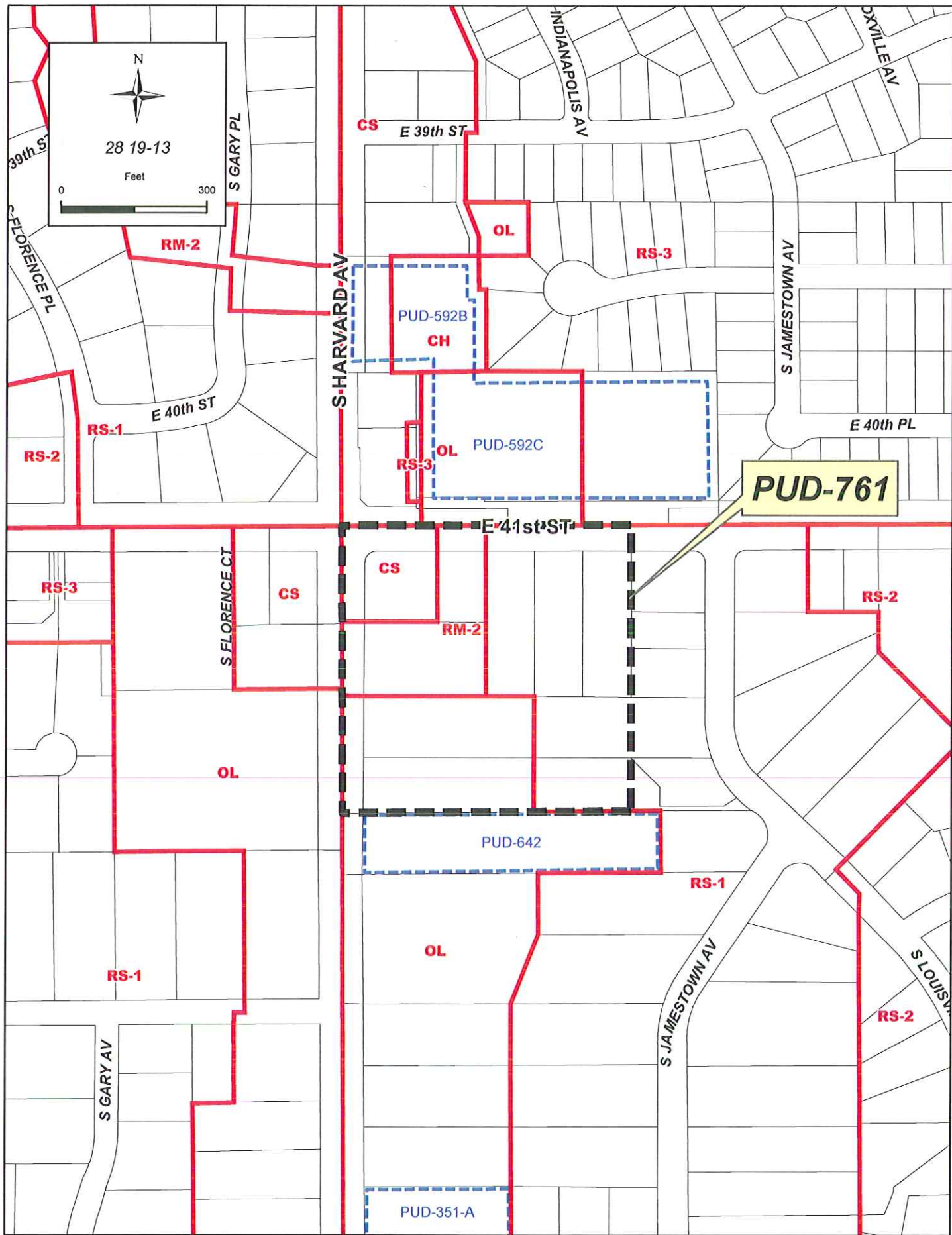
JOHN SANFORD ARCHITECTS

P.O. BOX 33188
TULSA, OKLAHOMA 74115
(918) 488-8012
FAX: (918) 488-8010
jsanford@jstarch.com

A100a

ARCHITECTURAL FLOOR PLAN

27.14





PLAT WAIVER

July 21, 2010

**PUD 761 – Southeast Corner of East 41st Street South and South Harvard Avenue
(9328) (PD 6) (CD 9)**

The platting requirement is being triggered by a major amendment to allow a new use.

Staff provides the following information from TAC at their July 1, 2010 meeting:

ZONING:

- TMAPC Staff: The property has been recently platted.

STREETS:

No comment.

SEWER:

- No objection to plat waiver.

WATER:

- A fire hydrant installation permit is required. An exception will be needed to allow for a water service line to be installed inside a utility easement to serve lot 3, block 1.

FIRE:

- Add hydrant on existing water line to meet hydrant spacing requirements.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver of this previously platted property.

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

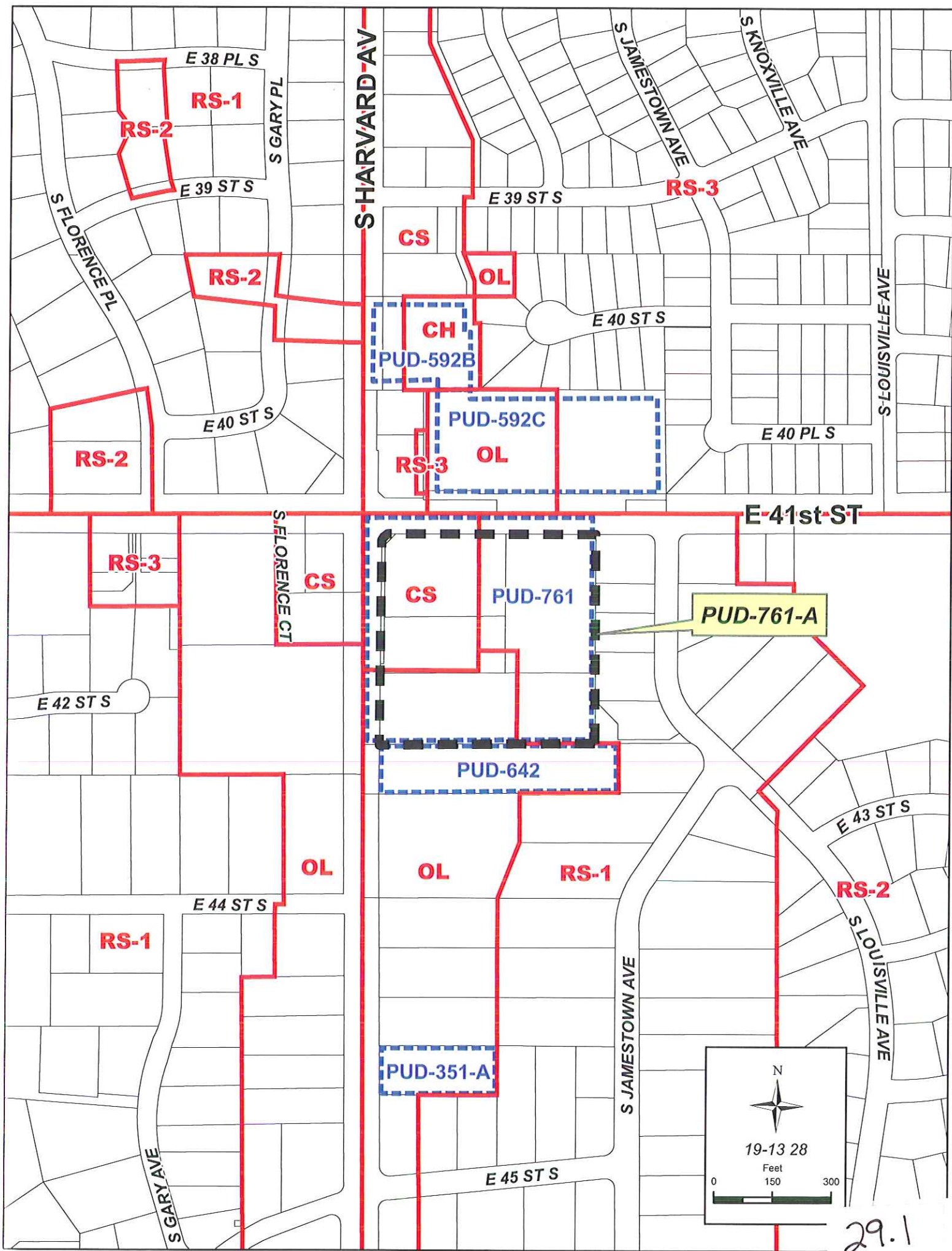
- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

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

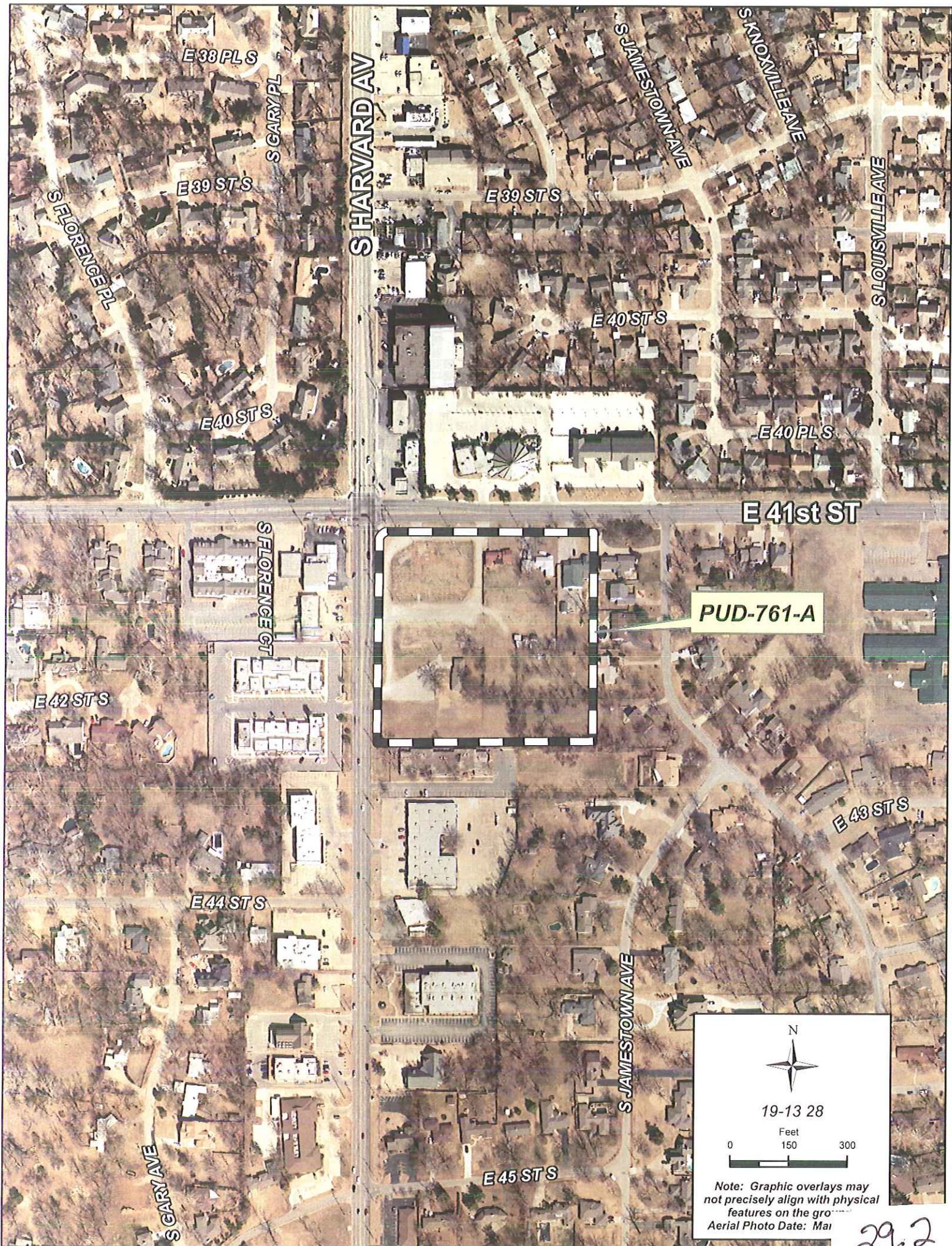
28.3

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

*See related change of access request within this agenda.



29.1



N

19-13 28

Feet
0 150 300

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

29.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-761-A

TRS 9328

Atlas 311

CZM 48

PD-6 CD-9

TMAPC Hearing Date: August 3, 2010*

* Continued from July 6, 2010

Applicant: Sack and Associates, Inc.

Tract Size: 6.87± acres

ADDRESS/GENERAL LOCATION: Southeast corner of East 41st Street South and South Harvard Avenue

EXISTING ZONING: RM-2/OL/CS/PUD-761 **EXISTING USE:** Vacant

ZONING ORDINANCE: Ordinance number 21960 dated December 17, 2008, established zoning for the subject property.

PROPOSED ZONING: RM-2/OL/CS/PUD-761-A **PROPOSED USE:** Dry cleaner

RELEVANT ZONING HISTORY:

PUD-761 December 2008: All concurred in approval of a proposed Planned Unit Development a 6.87± acre tract of land for a neighborhood shopping center (Harvard Square) on property located on the southeast corner of East 41st Street and South Harvard Avenue and the subject property.

Z-6906 December 2003: A request for rezoning a 1.49± acre tract of land from RM-2 to CS/PUD to permit a Wal-Mart Neighborhood Market was recommended for approval by Staff based on the existing adjacent uses and trends in the area, provided that the TMAPC recommends approval of the accompanying PUD on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. The TMAPC recommended for approval of the CS zoning and the City Council denied the application.

PUD-690 December 2003: A proposed Planned Unit Development on a 5.67± acre tract of land (related to rezoning case Z-6906) to permit a Wal-Mart Neighborhood Market was recommended for approval by Staff and TMAPC per Staff recommendation with modifications; on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. The City Council denied the application.

PUD-592-C June 2003: All concurred in approval of a request for a Major Amendment on a 3.08± acre tract of land to remove some existing structures within Development area C and to amend some permitted uses in Development area B on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

BOA-20338 September 26, 2006: The Board of Adjustment approved a Special Exception to permit a beauty shop (Use Unit 13) in an OL district with condition to limit to one salon per this development, with no time limitation on property located on south of the southwest corner of East 41st Street South and South Harvard Avenue.

BOA-20249 April 25, 2006: The Board of Adjustment approved a Special Exception to permit Christmas tree sales in CS, RM-2, RS-1 and OL districts; a Special Exception to permit alternative parking materials; a Variance of the 100 foot setback from the centerline of 41st Street for temporary buildings and outdoor sales; a Variance of the setback from an R district; and a Variance to allow building across lot line, finding by reason of extraordinary exceptional conditions or circumstances, subject to previous conditions as listed in the staff comments (1-10); in accordance with the site plan on file; and with permanent approval, on property located on the southeast corner of East 41st Street South and South Harvard Avenue and the subject property. This request has been made multiple times for this particular property.

Z-6818 June 2001: All concurred in approval of a request for rezoning a 1.34± acre tract of land from RS-3 to OL within PUD-592 to permit funeral home with office use on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

PUD-592-B June 2001: All concurred in approval of a request for a Major Amendment to PUD to permit a funeral home use (related to rezoning request Z-6818 for OL zoning, which was approved) on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

Z-6804/PUD-592-A March 2001: A request to rezone a 2.09-acre RS-3 portion of the PUD to OM and a proposed Major Amendment to the PUD to add funeral home use. Staff recommended approval subject to modifications of the proposed standards. TMAPC denied the request. The applicant withdrew the application prior to consideration by the City Council; on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

PUD-642 February 2001: All concurred in approval of a proposed Planned Unit Development on a 1.89± acre tract of land for office development on property located south of the southeast corner East 41st Street South and South Harvard Avenue and abutting south of subject property.

PUD-592 August 1998: All concurred in approval of a proposed Planned Unit Development to allow two existing developments to share parking through a cross-parking easement, subject to modifications and conditions. One parcel contained a church, day nursery, parsonage and residence; the other parcel contained a movie, video and stage production company; on property located north and east of the northeast corner of East 41st Street South and South Harvard Avenue and north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.84± acres in size and is located southeast corner of East 41st Street South and South Harvard Avenue. The property appears to be vacant and is zoned RM-2/OL/CS/PUD.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Harvard Avenue	Secondary Arterial	100'	4
East 41 st Street South	Secondary Arterial	100'	4

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

SURROUNDING AREA: The subject tract is abutted on the east by Villa Grove Heights No. 1, zoned RS-1; on the north by 41st Street and then "41st Place", zoned OL/CH/RS-3/PUD-592-C; on the south by Peachtree Square Replat L5-6, Block 1 Villa Grove Heights No. 1, zoned

29.4

OL/PUD-642; and on the west by Harvard Avenue and then Charles Teel Addition and Quadrangle Addition, zoned CS and OL respectively.

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

In 2008, the TMAPC found a rezone of a small portion of the OL zoning on the property to CS to be in accord with the Plan with concurrent approval of PUD-761.

STAFF RECOMMENDATION:

PUD-761 is a 6.87 acre/299,257(+/-) square foot (sf) tract located at the southeast corner of 41st Street South and South Harvard Avenue. Approved in 2008, the PUD allows 60,000 sf of office, retail, restaurant and convenience uses with no single building to exceed 22,000 sf. A CVS pharmacy has been built on the hard corner of 41st Street and Harvard Avenue.

PUD-761 expressly forbids the following uses:

Pawn Shops, Pay Day Loan Offices, Tobacco Stores; Tattoo Parlors, Body Piercing Parlors, Self-Serve Laundromats, Drive-through Restaurants, Apartments, Auto Alarms Installation, Auto Parts & Accessories, Auto Radio and Stereo Installation, Auto Window Tinting, Bail Bond Office, Bars, Building Materials, Dance Halls, Day Labor Hiring, Electrical Supply, Gasoline Service Station, Gunsmith, Locksmith, Massage Parlor, Multi-family Dwellings, Night Clubs, Oil & Lubrication Service, Pawn Shop, Plumbing Fixtures, Pool Halls, Secondhand Store, Shoe Repair, Taverns, Tune-Up Service, Video Rentals.

In order to permit the construction of a dry cleaner on Lot 4 (see attached exhibits), Major Amendment PUD-761-A seeks to:

1. Add Dry Cleaner use only within Use Unit 15 to Lot 4, and limit the use to no more than 15,000 sf;
2. Waive the requirement that 50% of north side of the building on Lot 4 be landscaped;
3. Change the maximum height of an unoccupied architectural feature from 29' to 31 feet outside the east 100' of the PUD;
4. Tie the landscape requirement for the south boundary of the PUD to the development of Lot 3 rather than Lot 4 since Lot 3 borders the south boundary of the PUD;
5. Reflect a lot split; and
6. Change of access along 41st Street to allow for more direct access to Lot 4.

Staff supports the addition of Dry Cleaner use only within Use Unit 15 considering other uses that are permitted in the PUD. The waiver of the north side of building 50% landscape requirement is necessitated by the north end of the proposed building being under a canopy (see attached Detail Site Plan). In order to better keep with the approved "prairie style" architectural theme requiring a pitched roof, the 2 foot increase in building height requested for unoccupied architectural features is appropriate. Since Lot 4 does not directly border the south boundary of the PUD staff supports having the developer of Lot 3 landscape Lot 3, rather than the developer of Lot 4. The change of access and lot split are viewed by staff as minor in nature.

29.5

Attached per the Planning Commissions request are the approved meeting minutes for the original approval of PUD-761, as well as, the original concept plan.

Staff finds the proposed uses and intensities of development to be in harmony with the spirit and intent of the Code. Staff finds PUD-761-A to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code:

Therefore, staff recommends **APPROVAL** of PUD-761-A subject to the following conditions:

1. All conditions of the approval of PUD-761 remain effective unless modified herein.
2. Development Standards:

PERMITTED USES

Uses permitted as a matter of right in Use Units 10, Off-Street Parking; 11, Office, Studios and Support Services; 12, Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; Dry Cleaner only within Use Unit 15; and uses customarily accessory to permitted principal uses.

MAXIMUM BUILDING FLOOR AREA: 15,000 sf for Dry Cleaner use only within UU15.

MAXIMUM BUILDING HEIGHT:

Within 100 feet of east boundary:	17 FT
Unoccupied architectural features	23 FT*
Remainder of Harvard Square:	23 FT
Unoccupied Architectural Features	29 FT*
Unoccupied Architectural Features on Lot 4	31 FT*

**Architectural elements shall be subject to Detailed Site Plan approval.*

LANDSCAPING AND SCREENING CONCEPT:

Landscape and screening concept will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and additionally establish a 35 feet wide landscape buffer separating the development area from the four existing residences on South Jamestown Avenue adjacent to the development area on the east. A 20 foot wide landscape buffer will be established on the south boundary of the PUD (see "south boundary landscaping below").

SOUTH BOUNDARY LANDSCAPING:

The landscaping along the south boundary of the PUD will be as set forth on the South Boundary Landscape Details Exhibit, a copy of which is attached to PUD-761 as Exhibit "D-3" and will occur simultaneously with the Development of Lot 3.

BUILDING LANDSCAPING:

29.6

Landscaping will be installed along at least one-half (1/2) of the length of the front and side of the Lot Two (2), Lot Three (3) and Lot Four (4) buildings as follows:

- Lot Four (4): East side.

3. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

TAC Comments:

General: No comments.

Water: A water line extension or a fire hydrant installation could be required to meet fire code requirements.

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

Exceptions:

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

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments.

INCOG Transportation:

- **MSHP:** 41st Street is a designated secondary arterial.
- **LRTP:** 41st St. S., between S. Yale Avenue and S. Harvard Ave, existing 4 lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- **TMP:** No Comments.
- **Transit:** Currently, Tulsa Transit operates services on this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.

Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

07/06/10

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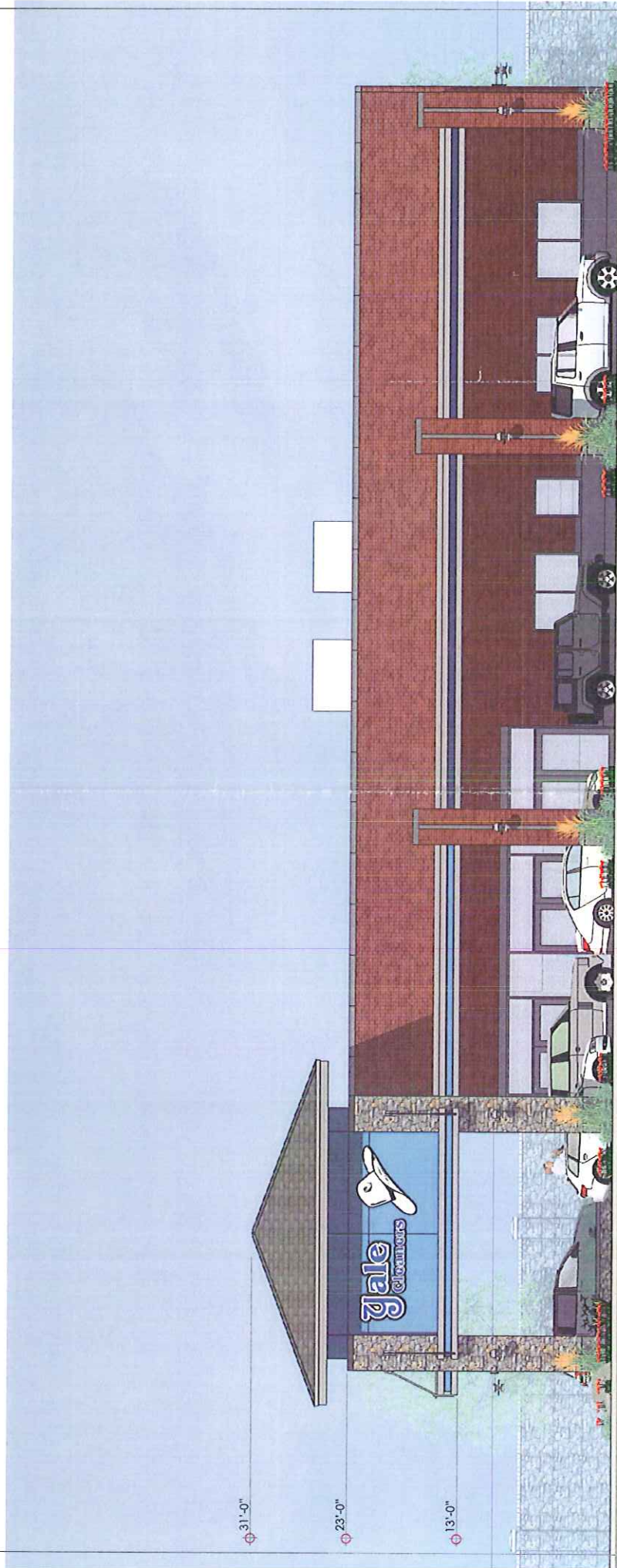
8 NORTH ELEVATION



29.9



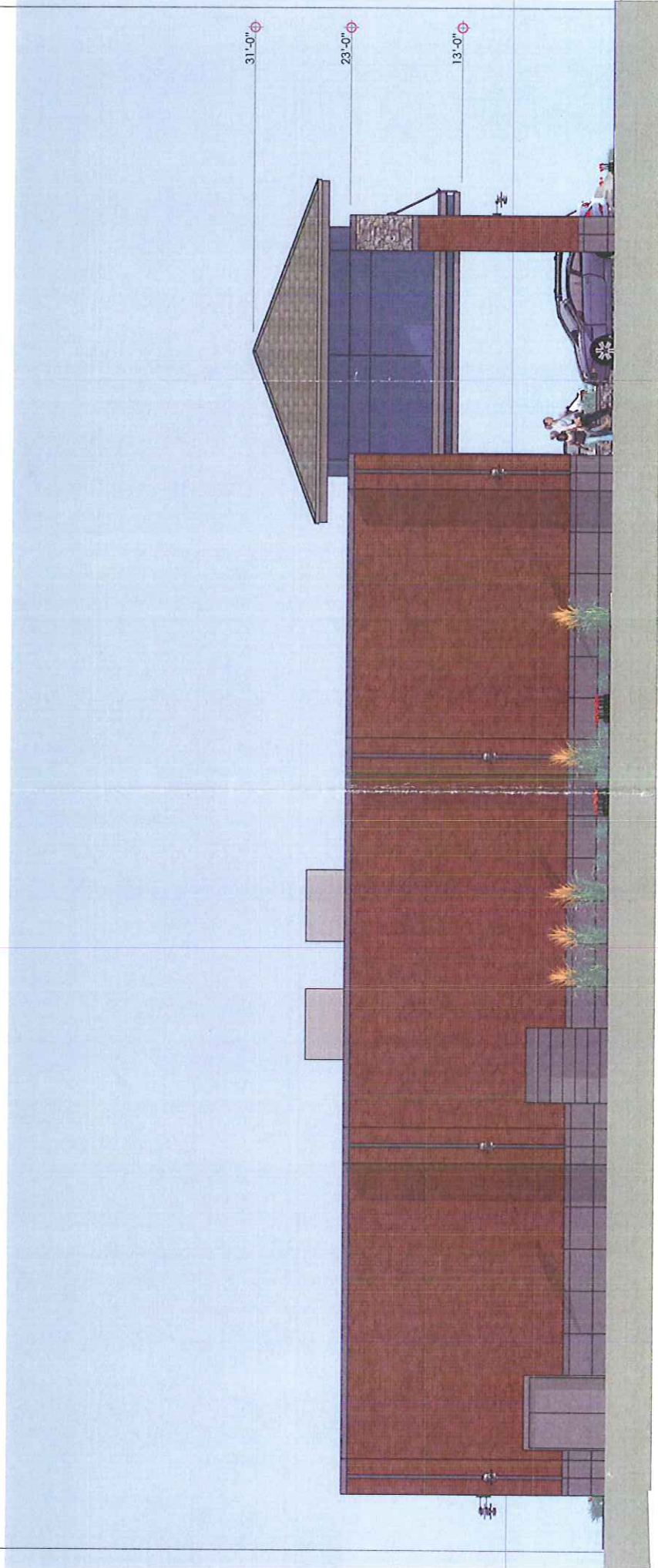
9 WEST ELEVATION



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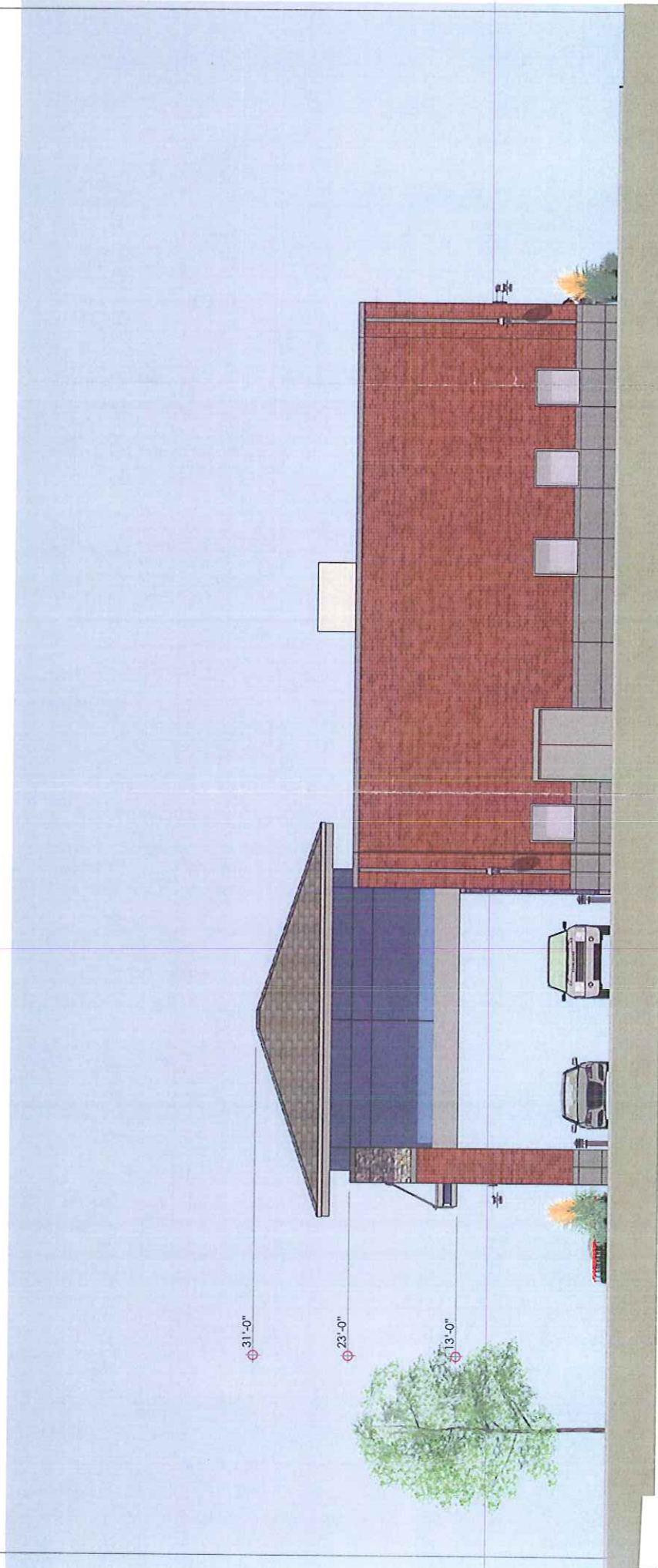
10 EAST ELEVATION



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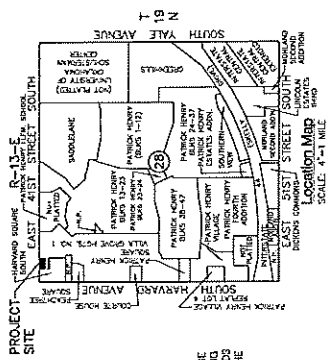


11 SOUTH ELEVATION



29.12








UNDER

4157 & HARVARD, LLC
ATTN: BILL MANLEY
5401 WEST SKELLY DRIVE
TULSA, OKLAHOMA 74107
PHONE: (918) 446-4441

Engineer/ Surveyor

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1816
PHONE: (918) 592-4111
FAX: (918) 592-4111
E-MAIL: SACK@SACKENGINEERS.COM
E.A. No. 1703 (EXP. JUNE 30, 2011)

Legend

	LNA = LIMITS OF NO ACCESS
	MUTUAL ACCESS EASEMENT
	LANDSCAPED AREA


Survey Legend

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DETAIL SITE PLAN
FOR
Yale Cleaners
IN PART OF
LOT 4 IN BLOCK
OF

'HARVARD SQUARE SOUTH'
OF
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
PLANNED UNIT DEVELOPMENT NUMBER 761

MAY 18, 2010
SCALE IN FEET



SACK AND ASSOCIATES, INC.

• ENGINEERING • SURVEYING • PLANNING •

• DESIGN • CONSTRUCTION •

1800 S. 10TH AVE. SUITE 100 • DENVER, CO 80202

TEL: 303.533.1111 FAX: 303.533.1112

Circle 162 on Reader Service Card

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

BEFORE YOU WRITE

Site Plan Statistics

PUD NUMBER: 701
TOTAL LOT AREA: 51,004 S.F. 1.103 ACRES

PERMITTED USES: THOSE USES PERMITTED IN USE UNIT 10, OFF-STREET PARKING AREAS, USE UNIT 11, OFFICES AND STUDIOS AND SUPPORT SERVICES, USE UNIT 12, EATING ESTABLISHMENTS OTHER THAN DRIVE-INS, USE UNIT 13, CONVENIENCE GOODS AND SERVICES, AND USE UNIT 14, SHOPPING GOODS AND SERVICES, OF THE TULSA ZONING CODE AND USES CUSTOMARILY ACCESSORY THERETO.

[illegible]

PROPOSED USE:	DRY CLEANING/LAUNDRY (USE UNIT 15)	
MAXIMUM BUILDING FLOOR AREA:	PERMITTED PER HARDWARE SQUARE SOUTH:	60,000 SQ. FT.
	PERMITTED PER PARCEL:	22,600 SQ. FT.
	PROPOSED:	4,000 SQ. FT.

MAXIMUM BUILDING HEIGHT: PERMITTED WITHIN EAST 100; PROPOSED:	17 FEET NONE PROPOSED 23 FEET NONE PROPOSED
UNOCCUPIED ARCHITECTURAL FEATURES; PROPOSED:	

REMINDER:
PROPOSED:
UNOCCUPIED ARCHITECTURAL FEATURES:
PROPOSED:
* REQUIRES PUD AMENDMENT

MINIMUM BUILDING SETBACKS REQUIRED:
FROM CENTERLINE OF EAST 41ST STREET SOUTH
FROM EAST BOUNDARY

120 FEET
70 FEET

OFF-STREET PARKING:
USE UNIT 16: 1 PARKING SPACE PER 400 S.F.

TOTAL SQ. FT. OF BUILDING PROPOSED IN USE UNIT 4,600 SQ. FT.
1/2
PARKING SPACES REQUIRED: 22
PARKING SPACES PROVIDED: 22 (INCLUDES 2 HANDICAP)

LANDSCAPED AREA: PROVIDED:
REQUIRED:

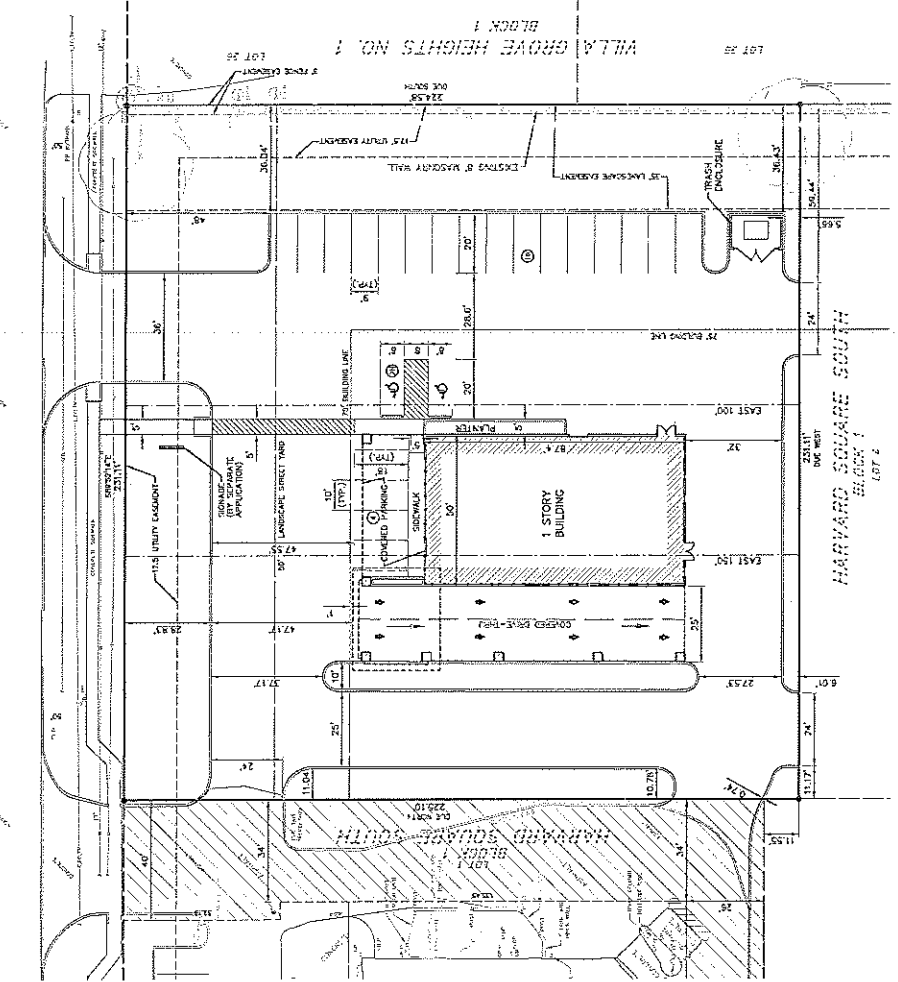
0.254 SQ. FT. (10.0%)* 10.048 SQ. FT. (50.9%)
* PER ENTIRE PUD

LANDSCAPED STREET YARD AREA: (100' FROM CENTERLINE OF E 41ST ST.) 11,556 SQ. FT.
REQUIRED: 1,723 SQ. FT. (15.0%) PROVIDED: 6,431 SQ. FT. (55.7%)

THIS DOCUMENT IS PRELIMINARY
IN NATURE AND IS NOT A FINAL
ACTION. IT IS NOT TO BE
SIGNED AND SEALED DOCUMENT

[illegible]

EAST 41ST STREET SOUTH
(PUBLIC STREET)



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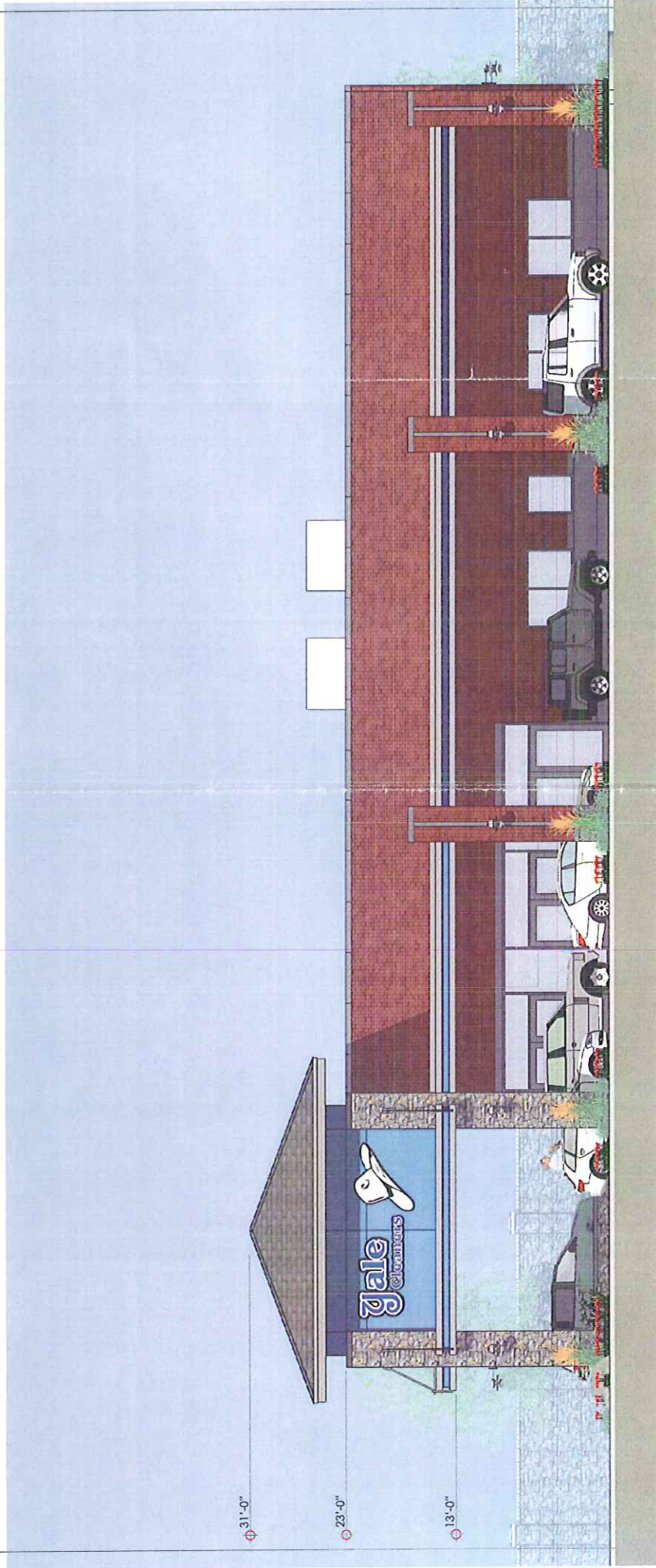
8 NORTH ELEVATION



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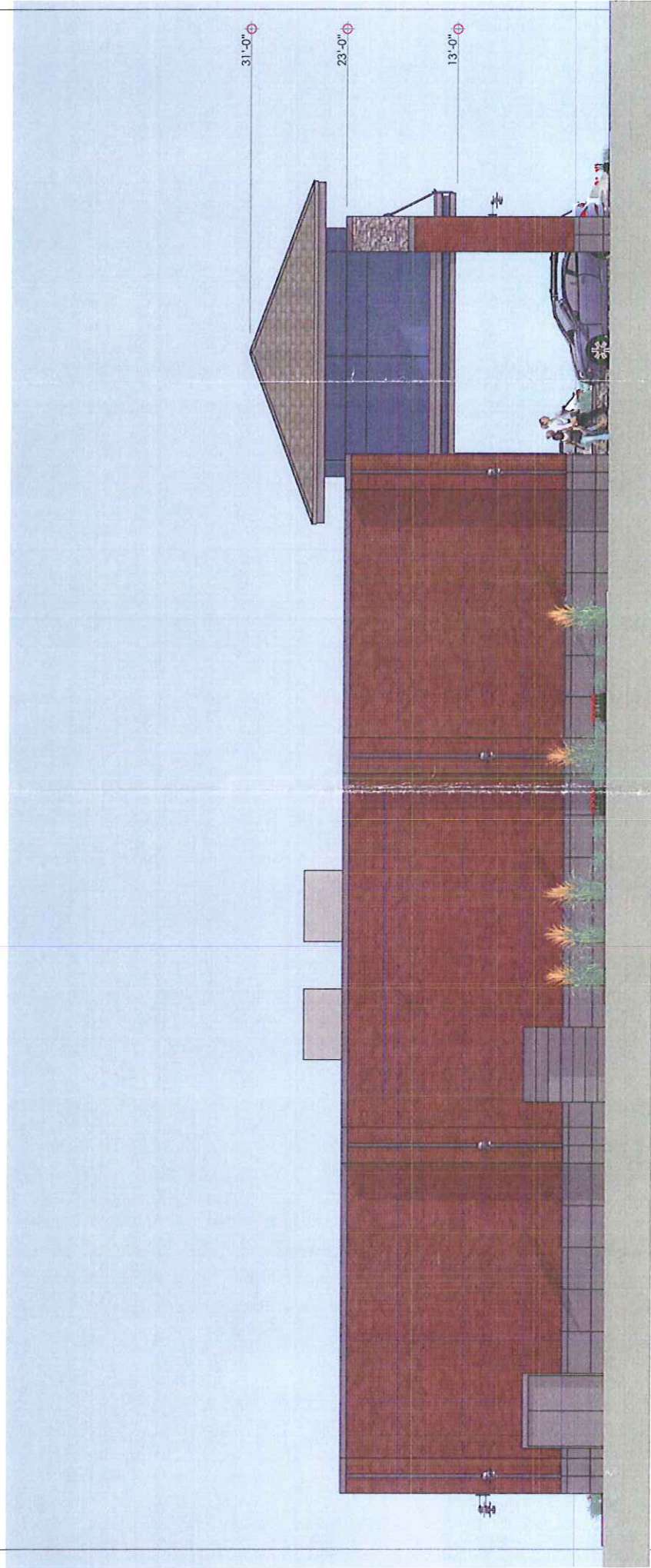
9 WEST ELEVATION



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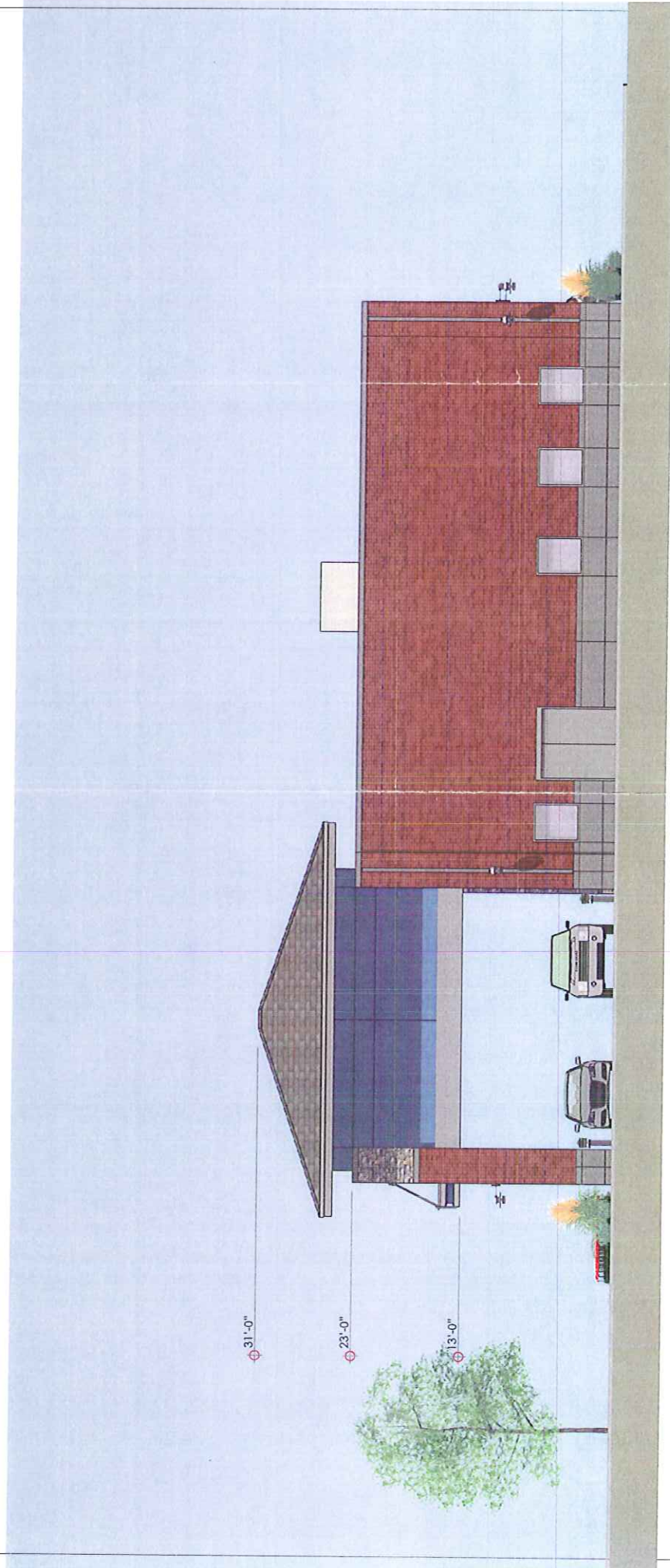
10 EAST ELEVATION



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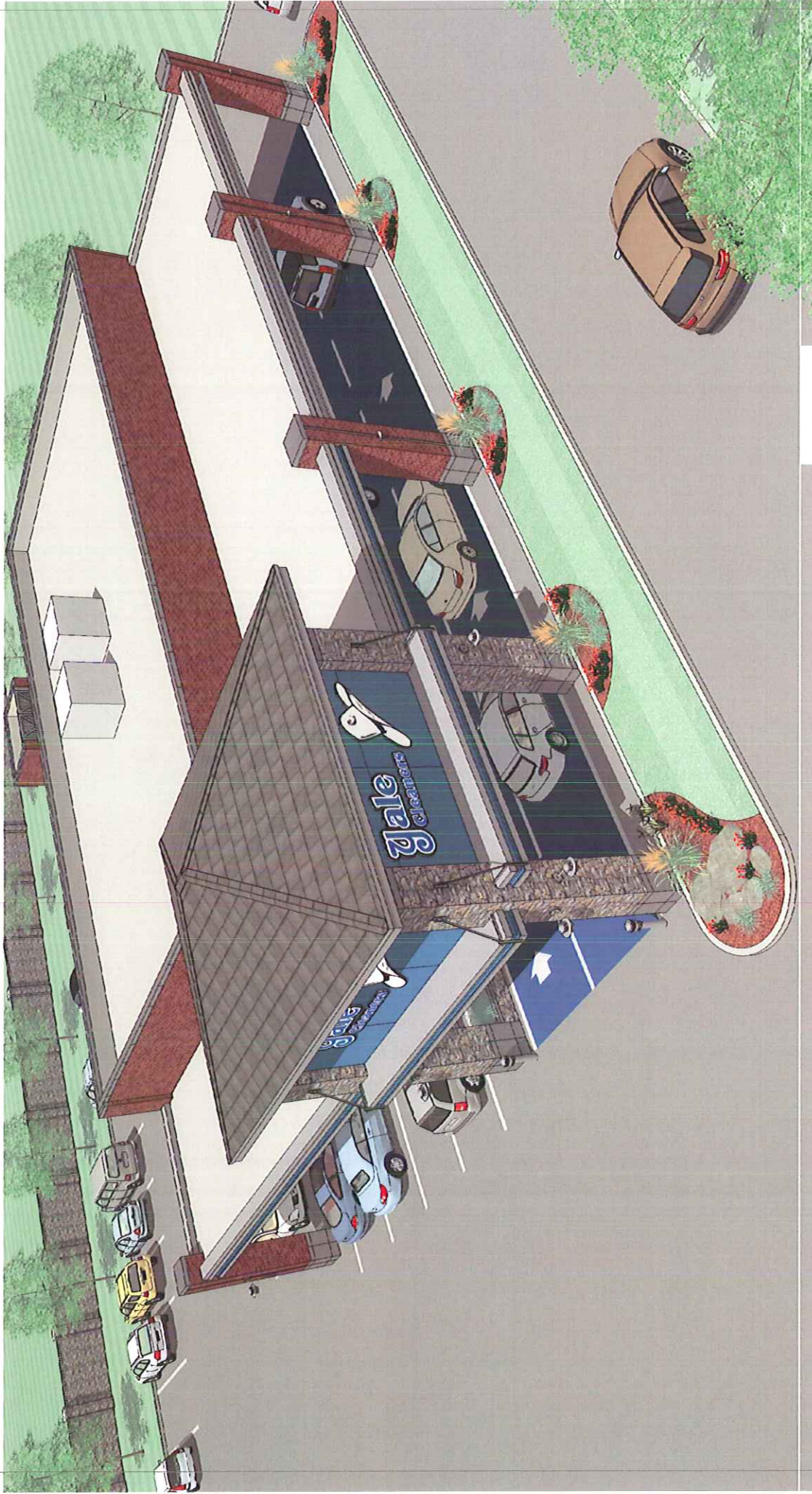


11 SOUTH ELEVATION



29.17





YALE CLEANERS

41ST AND HARVARD
MAY 18, 2010



CYNTERGY AEC

29.18

STEVEN A. NOVICK

3843 SOUTH FLORENCE PLACE, TULSA, OKLAHOMA 74105

Via Facsimile and Email
583-1024
bhuntsinger@incog.org

July 1, 2010

Tulsa Metropolitan Area Planning Commission
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

Re: PUD 761-A

Dear Commission Members:

My name is Steve Novick. I have been an interested party concerning the development of the SE corner of 41st and Harvard for many years. At your July 6, 2010 meeting, you will be considering a proposed major amendment to PUD-761. I will not be able to attend the meeting because of a business conflict and I therefore ask that you consider these written comments.

It is my understanding that the proposed amendment includes the following features:

- To permit the operation of a dry cleaning facility of less than 15,000 SF (Use Unit 15) without permitting any other uses from Use Unit 15. Such a use was originally excluded from PUD-761.
- To allow the construction of a non-occupied architectural feature to a height of 31 feet. PUD-761 limited non-occupied architectural features to 29 feet outside of the east 100 feet of the PUD.
- A lot split of Lot 4.
- Eliminate the requirement that 50% of the north side of the building be landscaped. This is to accommodate the building entry facing 41st Street.
- Movement of the east driveway along 41st Street.
- Full development (installation and irrigation) of the east boundary landscape buffer upon development of the newly split Lot 4, but reservation of the development of the south boundary landscape buffer until the development of Lot 3.

29.19

There is nothing inherently objectionable about the proposed amendment given the direction that this development initially took. In this regard, I must express my disappointment in the original direction of the development. The neighborhoods were sold on this project with the promise that it would become a mini-Utica Square. That promise appears not to have been true at the time it was made, nor does it appear true now.

market

While the owner of the property clearly made an effort to make this development a nice one and more palatable to the surrounding neighborhoods, the basic design of the development is indistinguishable from the routine, ho-hum designs of the last 40 years in suburban America – buildings set back from the street, parking in front, lots of asphalt that will go unused, no internal sidewalks, etc.

How much nicer would the entire development have been if it had really been a mini-Utica Square with connected buildings, sidewalks, lines of parking with only one or two shared larger parking lots, and maybe even a green square/mini-park. The lack of innovation in the development of what surely was one of the finest midtown lots for commercial activity is a tragic lost opportunity.

All that being said, there is no objection to the proposed amendment with the addition of the following requirements.

1. The TMAPC should specifically include the requirement that the entire east landscape buffer be installed and irrigated at the time the proposed project is developed. I know that this is proposed by the applicant, but it should be specifically included in PUD-761-A.
2. There will be an expanded landscaped area along 41st Street according to the submitted Site Plan. The TMAPC should require that this landscape area include at least five (5) large shade trees. The expanded area will permit trees of this type without interfering with the electric lines. These trees need not be evergreens, but could be Oak, Maple, or other shade trees of substantial size.
3. On the CVS side of the west boundary of the proposed split Lot 4, there are presently three Chinese Pistache trees. The applicant should be required to plant at least 4 additional trees in the green space along the west boundary. These trees should be required to be large shade trees and need not be evergreens.
4. The Site Plan includes a planter along a portion of the east wall of the proposed building. The TMAPC should require the installation of this planter and that it be planted and irrigated.
5. The green space along the west side of the drive-thru should be fully landscaped with shrubbery and small trees (e.g., crape myrtle) and not just planted at the pillars as shown in the West Elevation.

29.20

Obviously, the emphasis here is on landscaping. It is my view that extensive landscaping is the only strategy that will have any effect in mitigating the impact of the overuse of asphalt in a design that was developed in the 1960s for the automobile, rather than in the 21st century for the pedestrian and the driver. Utica Square is a great example. Sadly, Harvard Square South missed the mark.

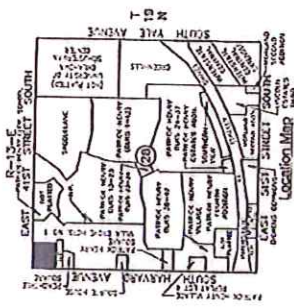
Thank you for the opportunity to address the Commission concerning this proposed major amendment to PUD-761.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Steven A. Novick".

Steven A. Novick

Cc: Steve Summers, President, Patrick Henry Neighborhood Association
Mark Capron, Sack & Associates



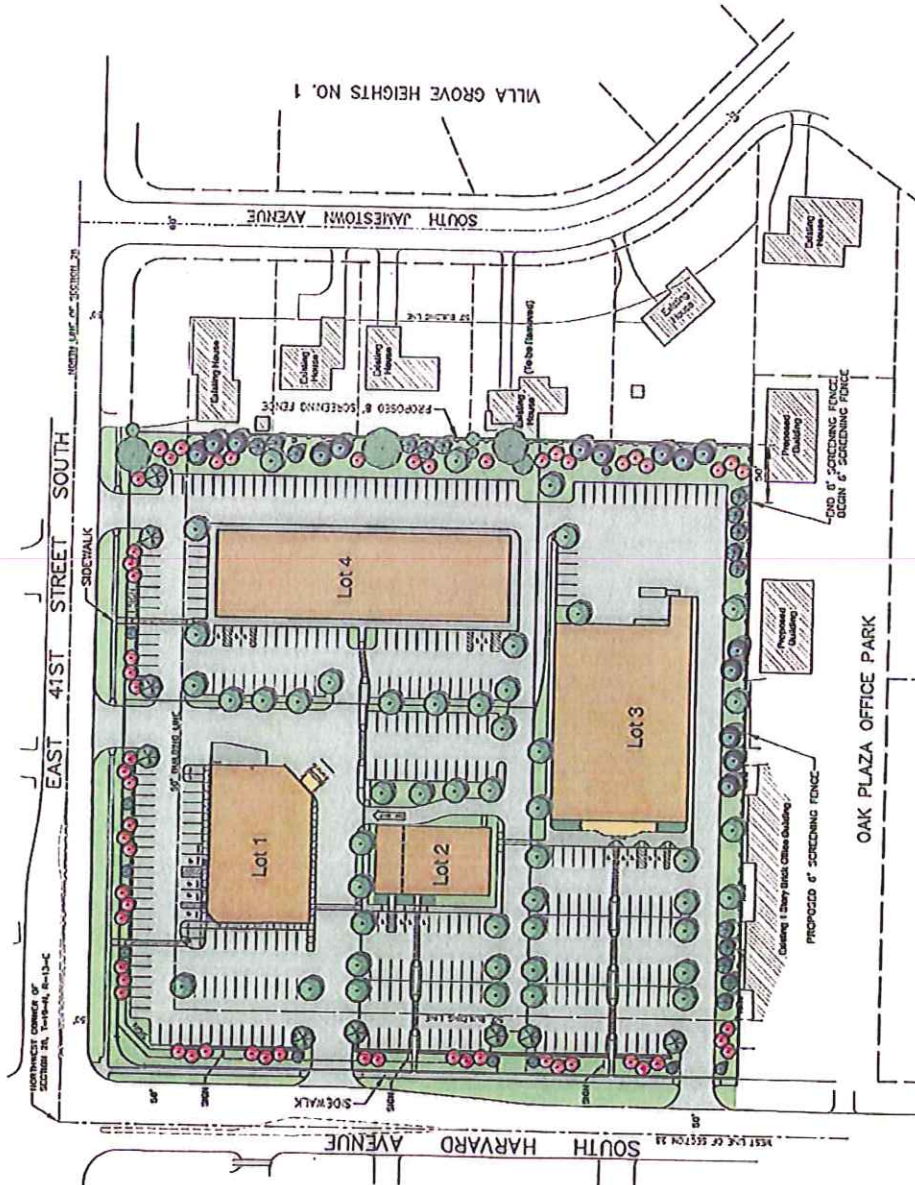
October 15, 2008

Harvard Square

Revised Concept Illustration

EXHIBIT 'A'

Planned Unit Development Number 761

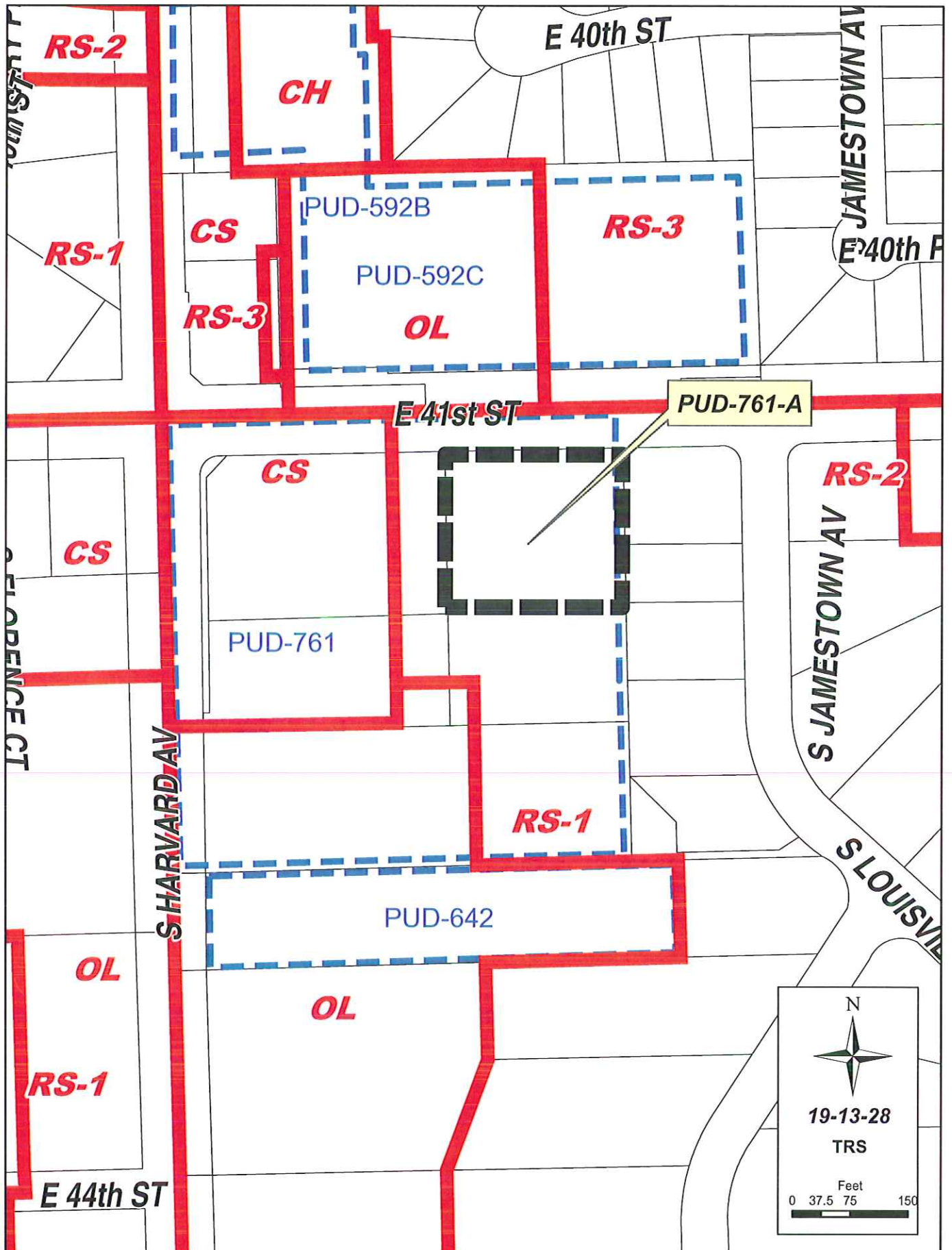


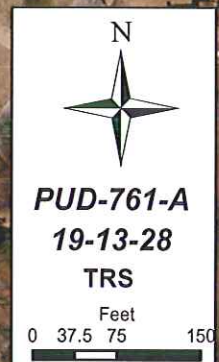
VILLA GROVE HEIGHTS NO. 1

PEACH TREE SQUARE

SACK AND ASSOCIATES, INC.
 1111 Street, Suite 100, San Francisco, CA 94104
 Phone: (415) 774-1111 Fax: (415) 774-1112
 Email: info@sackandassociates.com
 Project: VILLA GROVE HEIGHTS NO. 1, Planning, 7/20/08
 Drawing: PUD-08-001, 15 OCT 2008

29.22





August 3, 2010

STAFF RECOMMENDATION

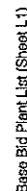
PUD-761-A: Detail Site Plan – Southeast corner of 41st Street South and South Harvard Avenue; Lot 4, Clock 1 – Harvard Square South; TRS 19-13-28; CZM47/65; Atlas 311; PD 6; CD 9; RS-1/OL/CS/PUD.

The applicant is requesting approval of a detail site plan for a 4,500 square foot (sf) dry cleaners. The proposed use, Dry Cleaners only within Use Unit 15 – Other Trades and Services is a use permitted in PUD-761-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 41st Street. 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 wall mounted, meets PUD height limitations for mounting height. Lighting will be directed down and away from adjoining residential properties in a manner that the light producing element and/or reflector are not visible to a person standing at ground level within said residential district. A trash enclosure has been provided as required by the PUD. Sidewalks will be provided along 41st Street as required by PUD Development Standards and Subdivision Regulations.

Staff recommends **APPROVAL** of the detail site plan for Lot 4, Block 1 – Harvard Square South conditioned on the approval of major amendment PUD-761-A.

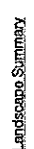
(Note: Detail site plan approval does not constitute landscape and sign plan approval.)



**BEFORE
YOU DIG**



CALL OKIE
(800) 522-4543



Certification of Installation

PRIOR TO THE ISSUANCE OF AN OCCUPANCY WRITTEN CERTIFICATION, THE OWNER OF THE PROPERTY OR AN ARCHITECT, LANDSCAPE ARCHITECT, ENGINEER OR DESIGNER AUTHORIZED TO DO BUSINESS IN THE STATE OF OREGON, ON BEHALF OF THE PROPERTY, THAT THE INSTALLATION OF THE LANDSCAPING AND AMPLIFICATIONS, INCLUDING THE PLANTING OF TREES, SHRUBS AND PERENNIALS, SHALL BE COMPLETED WITHIN 120 DAYS OF THE ISSUANCE OF THE OCCUPANCY PERMIT. WRITTEN CERTIFICATION BY AN ARCHITECT, LANDSCAPE ARCHITECT OR ENGINEER AUTHORIZED TO DO BUSINESS IN THE STATE OF OREGON, ON BEHALF OF THE PROPERTY THAT THE PLANTING OF TREES, SHRUBS AND PERENNIALS SHALL BE COMPLETED WITHIN THE PLANNED AND LANDSCAPED PERIOD, SHALL BE SUBMITTED TO THE CITY.

Landscape Certificate

BLACK AND ASSOCIATES, INC., AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED LICENSED LANDSCAPE ARCHITECT, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE LANDSCAPE PLANS DESCRIBED HEREON ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.

Jilly Statement

THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRELATE ALL SUCH UTILITIES IN THE AREA. EITHER IN THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT OR IN THE EXACT LOCATION INDICATED ON THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITIES, EVEN IF THE UTILITIES ARE LOCATED AS POSITIVE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES CALL ORLE. BEFORE DIGGING (800) 322-6943.

[illegible]

07-77-4000

YALE CLEANERS
LOT 4, BLOCK 1,
HARVARD SQUARE SOUTH

SITE DETAIL LANDSCAPE PLAN

CITY OF TULSA, OKLAHOMA

[illegible]

1

<p> <input type="checkbox"/> </p>	<p> <input type="checkbox"/> </p>
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General Notes

1. ALL PLANTS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR THE FIRST TWELVE MONTHS AFTER PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF THE PLANTS DURING THIS PERIOD. THE COST OF SUCH REPLACEMENTS SHALL BE BORNE BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES (ELECTRIC, GAS, WATER, ETC.) PRIOR TO THE START OF ANY WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES OF MATERIALS AND SUPPLIES REQUIRED FOR THE PROJECT AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES (ELECTRIC, GAS, WATER, ETC.) PRIOR TO THE START OF ANY WORK.

Planting Notes

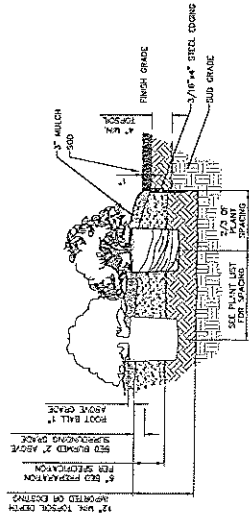
1. ALL PLANT MATERIALS TO BE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1 - CURRENT EDITION).
2. PLANTING SHALL BE LOCATED INSIDE THE FINISH GRADE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA.
3. ALL PLANTING BEDS SHALL BE PREPARED IN THE FOLLOWING MANNER: REMOVE ALL WEEDS AND GRASSES FROM THE PLANTING BEDS PRIOR TO BEGINNING SOIL PREPARATION. THE SOIL SHALL BE TESTED FOR PHOSPHORUS AND POTASSIUM AND FERTILIZED AT A RATE OF 100 POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS PRIOR TO SOILING.
4. ALL PLANTING BEDS AND TREE WELLS SHALL RECEIVE A MINIMUM OF 3" OF CEDAR MULCH.
5. ALL TREES SHALL BE PLANTED 3" ABOVE FINISH GRADE.
6. TWINE AND BURLAP SHALL BE CUT AND REMOVED FROM THE UPPER 1/3 OF THE ROOT BALL ON ALL TREES AND SHRUBS.
7. FINISH GRADES OF ALL PLANTING BEDS SHALL PROVIDE POSITIVE DRAINAGE OUT OF PLANTED AREA.
8. AREAS WITHIN THE PROPERTY LINES, THE ROW, PARALLEL TO THE PROPERTY LINES, AND ALL OTHER AREAS DESIGNATED FOR PLANTING SHALL BE PREPARED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF TULSA PLANTING STANDARDS.
9. ALL AREAS RECEIVING SOIL SHALL RECEIVE A MINIMUM 4" OF TOPSOIL, 500 POUNDS PER 1,000 SQUARE FEET. THE SOIL SHALL BE TESTED FOR PHOSPHORUS AND POTASSIUM AND FERTILIZED AT A RATE OF 100 POUNDS PER 1,000 SQUARE FEET TO ALL LAWN AREAS PRIOR TO SOILING.
10. ALL PLANTING AREAS ADJACENT TO LAWN AREAS TO BE BORDERED BY 4" X 3/16" STEEL EDGING BY RICHMOND.
11. BACK FILL ALL TREE PITS WITH A SOIL MIXTURE CONSISTING OF 1 PART TOP SOIL AND 2 PARTS COMPOST AND 1/2 POUND COMPOSITE FERTILIZER PER TREE.
12. ALL PLANTING AREAS SHALL BE FREE OF WEEDS AND GRASSES AND SHALL CONFORM TO THE CITY OF TULSA PLANTING STANDARDS.
13. SIX WEEKS AFTER THE INSTALLATION OF SOIL, A GRANULAR APPLICATION OF BARIUM PRE-EMERGENT WEED CONTROL SHALL BE APPLIED AT A RATE OF 10 POUNDS PER 1,000 SQUARE FEET. AN ANNUAL APPLICATION OF BARIUM PRE-EMERGENT WEED CONTROL SHALL BE APPLIED TO THE MULCH SURFACE IN ALL SHRUB AND GROUND COVER AREAS.
14. SIX MONTHS AFTER THE INSTALLATION OF THE LANDSCAPE MATERIALS, THE FIRST ANNUAL APPLICATION OF LIQUID FERTILIZER SHALL BE APPLIED TO THE MULCH SURFACE IN ALL SHRUB AND GROUND COVER AREAS.
15. STAKING AND EDGING TO BE REMOVED BY THE LANDSCAPE CONTRACTOR NINE MONTHS AFTER PLANTING.

Raised Planter Notes

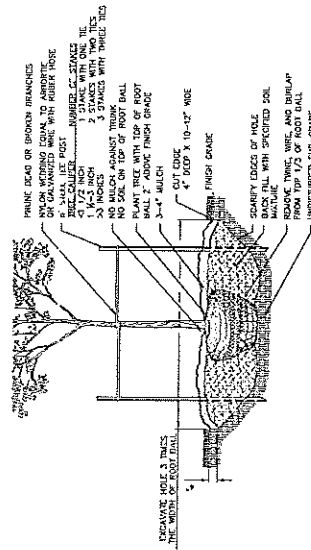
1. VERIFY INSTALLATION OF WEED HOLDS. IF WEED HOLDS DO NOT EXIST, ARCHITECT DESIGNS INSTALLATION OF WEED HOLDS. NOTIFY LANDSCAPE CONTRACTOR IMMEDIATELY.
2. INSTALL FILTER FABRIC BELOW PLANTING MIX.
3. 1" PART SAND.
4. BACK FILL THE REMAINING AREA BELOW THE PLANTING MIX WITH SAND.
5. AMEND SOIL MIX PER PLANTING NOTES.

Irrigation Notes

1. BUILDING LANDSCAPE IRRIGATION SHOWN ON SHEET L1 TO BE PROVIDED BY AUTOMATED UNDERGROUND IRRIGATION SYSTEM.
2. LANDSCAPE BUFFER IRRIGATION SHOWN ON SHEET L2 TO BE PROVIDED BY DRIP IRRIGATION SYSTEM.



Planting Detail
NOT TO SCALE



Tree Planting Detail
NOT TO SCALE

YALE CLEANERS
LOTS 3 & 4, BLOCK 1
HARVARD SQUARE SOUTH

LANDSCAPE DETAILS & NOTES

CITY OF TULSA, OKLAHOMA

BACK AND ASSOCIATES, INC.

REVISION	BY	DATE	DESCRIPTION
1	YJ	7/2/20	ISSUED FOR PERMIT
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3	YJ	7/2/20	ISSUED FOR PERMIT
4	YJ	7/2/20	ISSUED FOR PERMIT
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98	YJ	7/2/20	ISSUED FOR PERMIT
99	YJ	7/2/20	ISSUED FOR PERMIT
100	YJ	7/2/20	ISSUED FOR PERMIT

L3

SHEET 13 OF 13 SHEETS

30.7



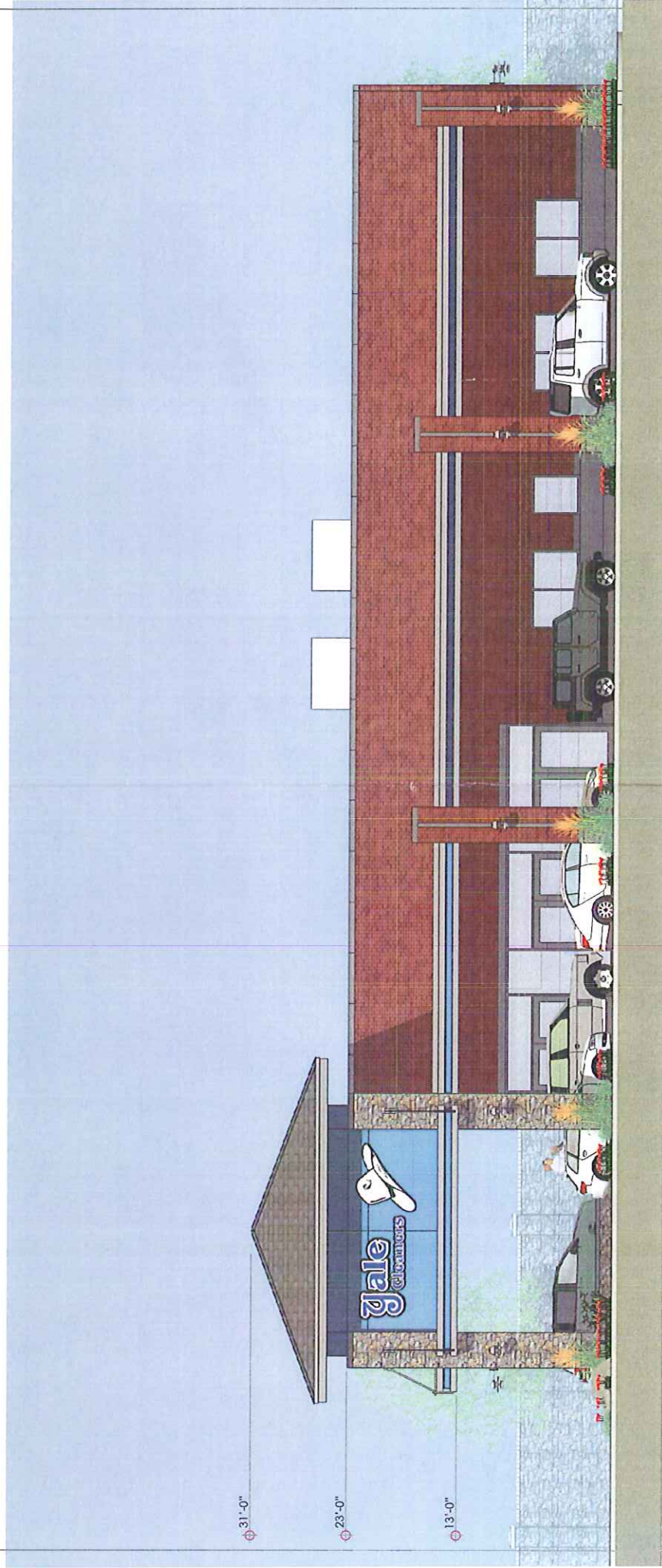
8 NORTH ELEVATION



30.8



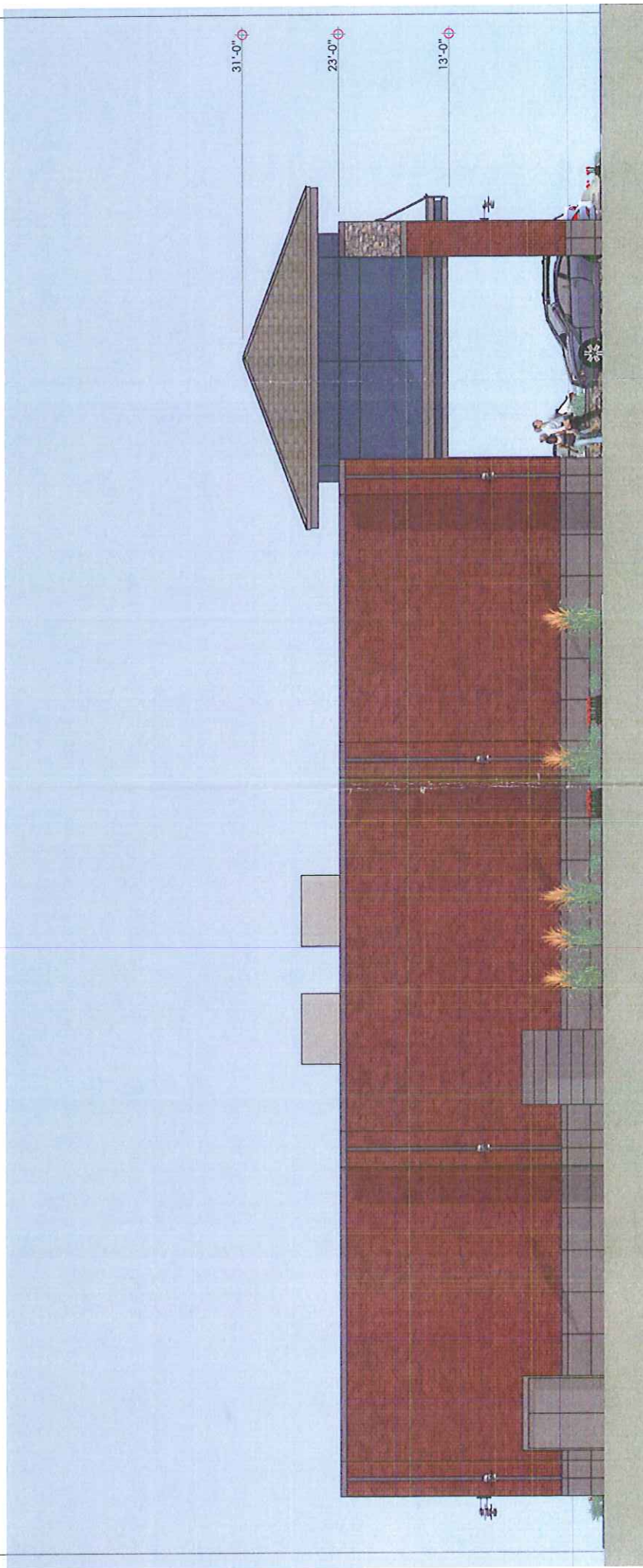
9 WEST ELEVATION



30.9



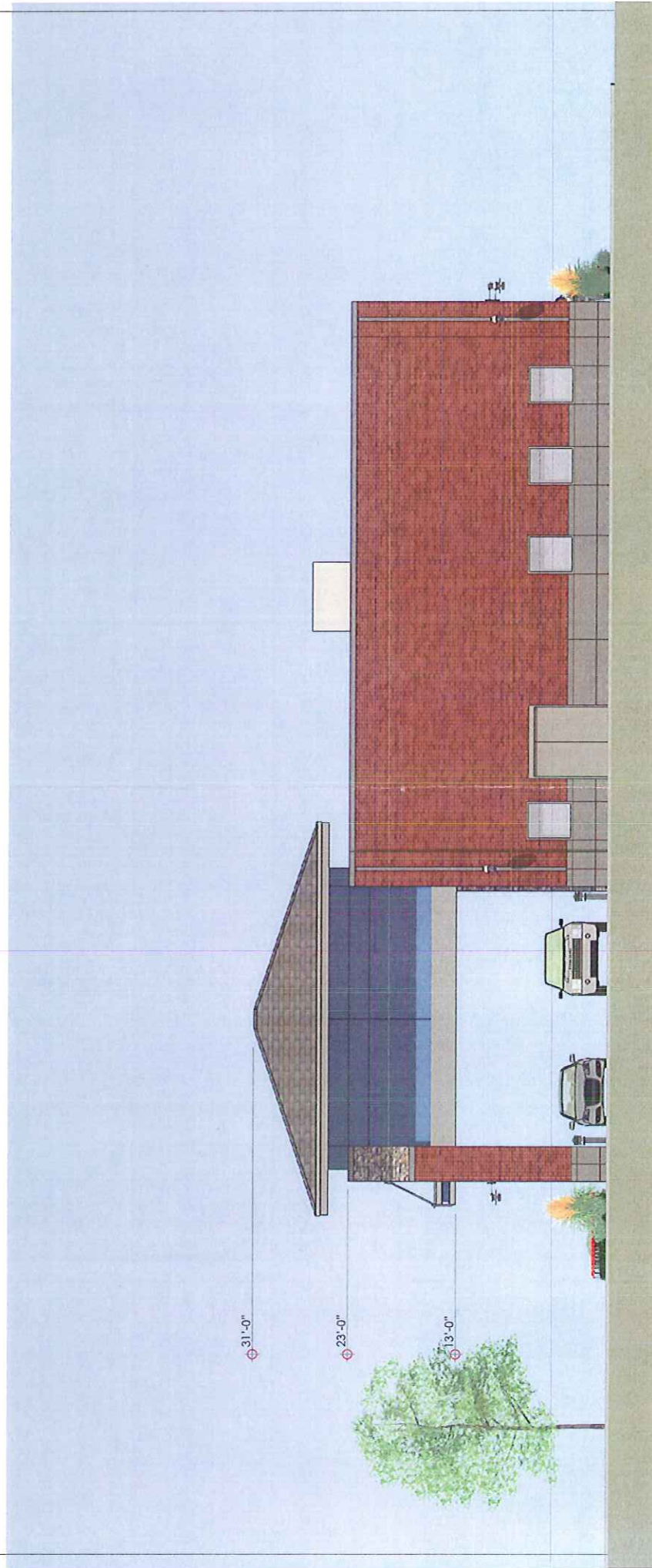
10 EAST ELEVATION



30.10



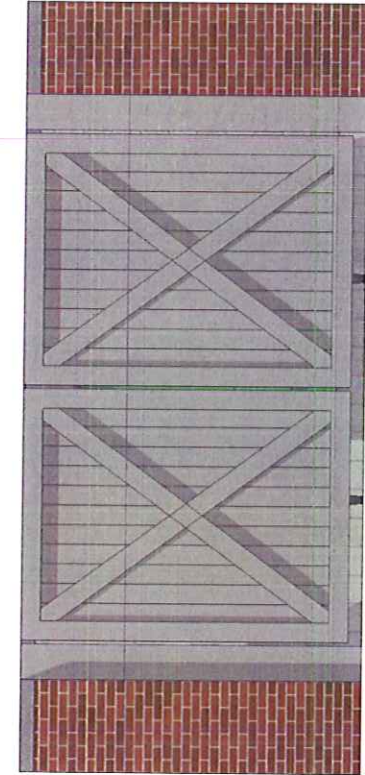
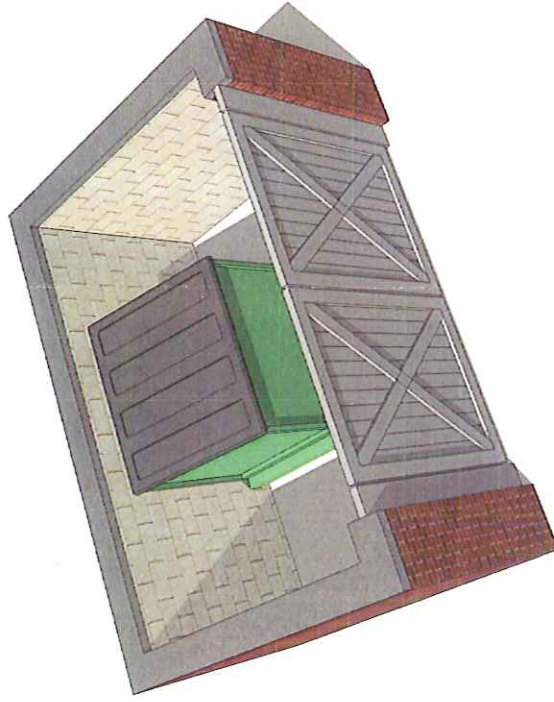
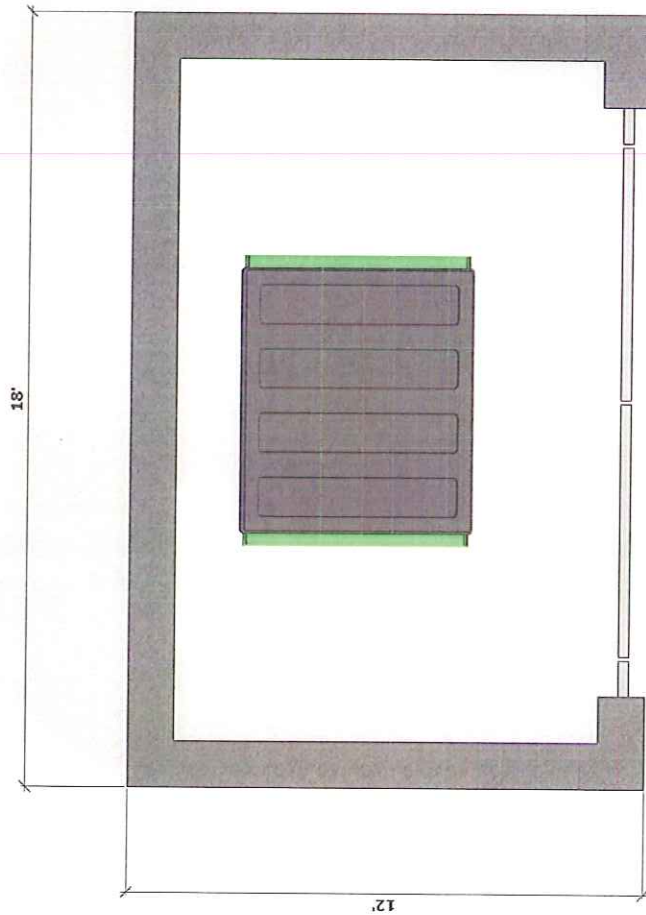
11 SOUTH ELEVATION



30.11

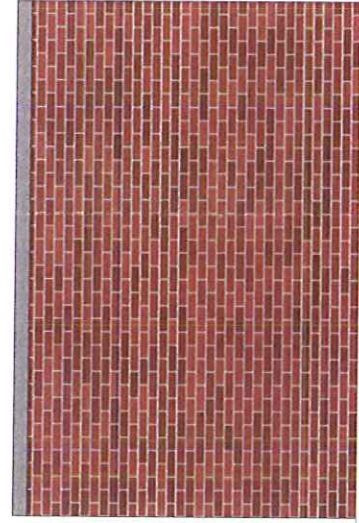


12 DUMPSTER ENCLOSURE



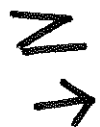
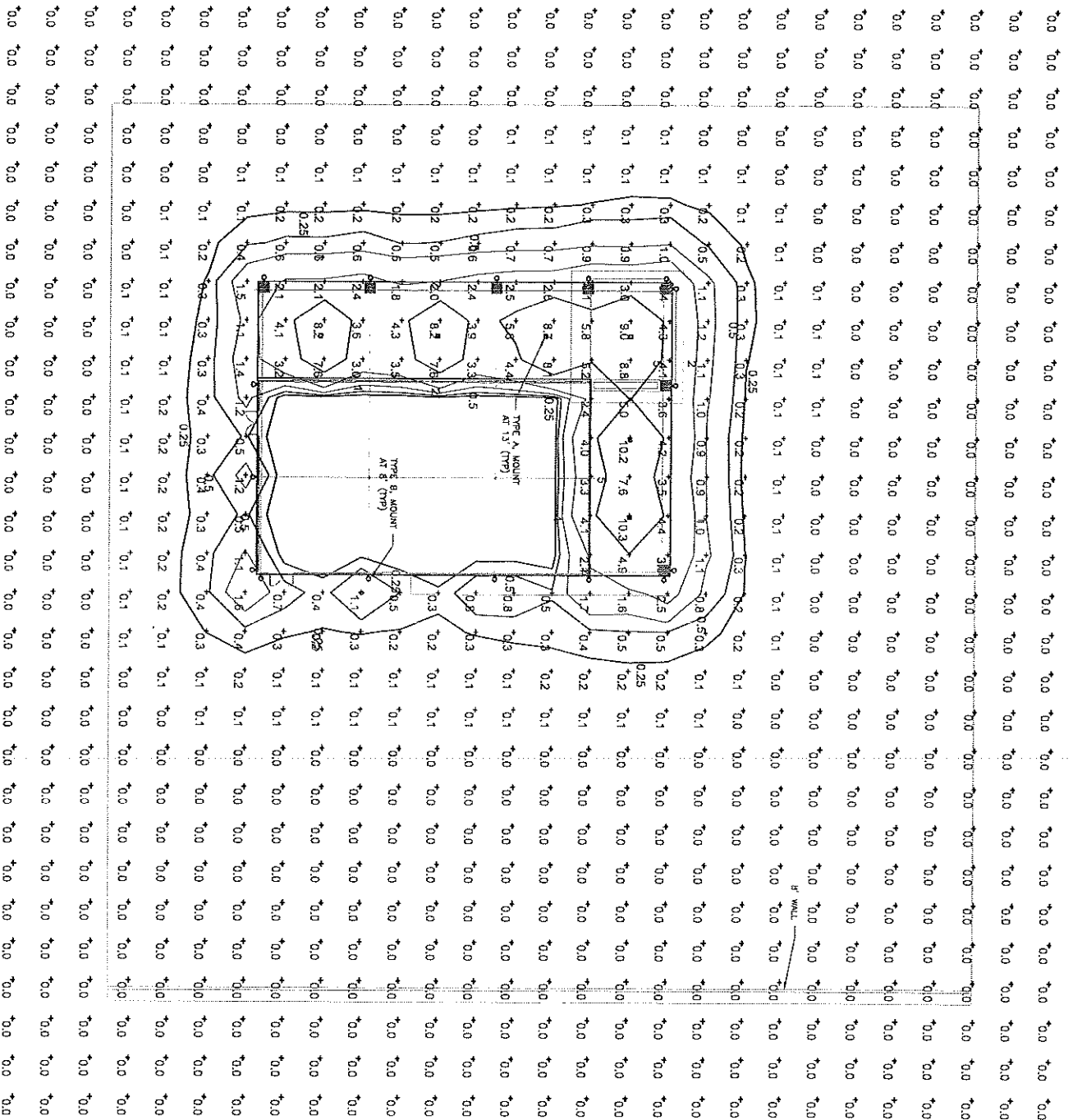
8'-0"

8'-0"

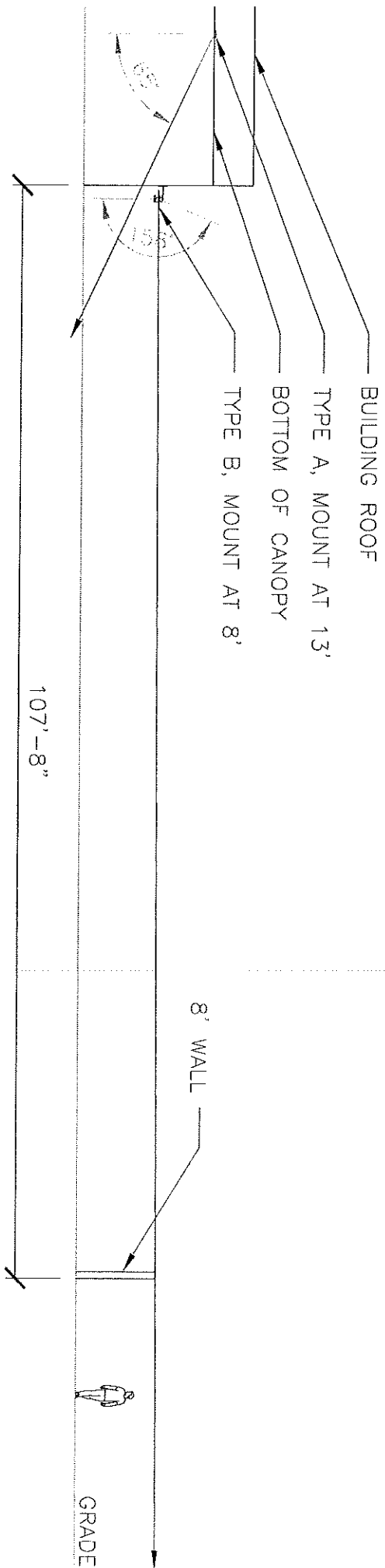


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30.15

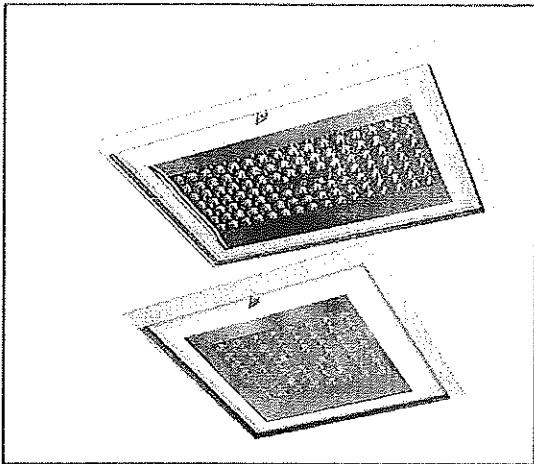
LIGHT FIXTURE SCHEDULE

- NOTES: - ALL LAMPS SHALL BE PHILIPS, SYLVANIA, OR GENERAL ELECTRIC UNLESS OTHERWISE NOTED.
 - ALL LED FIXTURES (INCLUDING LAMPS AND DRIVERS) SHALL HAVE A MINIMUM 50,000HR LAMP LIFE FOR THE INSTALLED APPLICATION AND TEMPERATURE FOR THIS PROJECT.
 - ALL FIXTURES SHALL BE UL OR OTHER APPROVED RECOGNIZED TESTING AGENCY LISTED AND LABELED.

TYPE	DESCRIPTION	MANUFACTURER / CATALOG NUMBER	MOUNTING	LAMP QTY.	LAMP TYPE	VA	COMMENTS
A	LED AMBIENT CANOPY LIGHT	LSI INDUSTRIES: CRO2-S-LED-50- CW-UF OR ENGINEER APPROVED EQUAL	RECESSED	50	LAMPS INCLUDED	60	
B	WALL MOUNTED DECORATIVE FIXTURE	TMS LIGHTING: PRW0014CF32W-F31-G2 OR ENGINEER APPROVED EQUAL	SURFACE	1	32w CFL	37	PROVIDE COLD WEATHER BALLAST

LED AMBIENT CANOPY LIGHT (CRO2)

Crossover
SOLID-STATE LIGHTING



U.S. Patent D574994, D590100 and other U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDs - Select high-brightness LEDs. 5000°K color temperature (nominal).

OPTICS / DISTRIBUTIONS - Ultra-High efficiency reflectors provide custom beam distribution for optimal surface illumination. Luminaire is rated Full Cutoff.

OPTICAL UNIT - Featuring an ultra slim 1" profile luminaire. Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Integral, single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

DRIVER HOUSING - Weather-tight aluminum driver/electrical enclosure is elevated above canopy deck to ensure no water entry and provide "knock-out" entry for primary wiring.

INSTALLATION - Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing.

ELECTRICAL - Universal voltage power supply 120-277 VAC, (50/60 Hz) input.

LIGHT OUTPUT - Two sizes of optical units are available to suit differing light level requirements.

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Standard color is white powder coat finish. Each fixture is finished with LSI's DuraGrip® polyester powder coat finish process. LSI's DuraGrip finishes withstand extreme weather changes without cracking or peeling and come with a 5-year guarantee.

WARRANTY - Limited 5-year warranty

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet location.

Crossover® LED Lighting

lighting facts^{CM}

A Program of the U.S. DOE

Light Output (Lumens)	4957
Watts	62.2
Lumens per Watt (Efficacy)	79

Color Accuracy Color Rendering Index (CRI)	69
---	----

Light Color
Correlated Color Temperature (CCT)

5100 (Daylight)

Warm White | Bright White | Daylight

2700K | 3000K | 4500K | 6500K

All results are according to IESNA LM-79-2003: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: KGGN-GCG1GH
Model Number: CRO2-S-LED-50-CW-UE
Type: Surface and pendant-mounted downlights

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. This label represents a single test of a single fixture. Input power below represents rated wattage for the family. Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at www.lightingfacts.com.

LIGHT OUTPUT		
Fixture	Distribution	Lumens (Nominal)
CRO2 50	Type S	5000
Input Power of 60 watts		
CRO2 100	Type S	9000
Input Power of 115 watts		



Suitable for wet locations

IP67

30.16

11/03/09

Project Name _____ Fixture Type _____

Catalog # _____

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LSI INDUSTRIES INC.

lsi
Industries
A Company with a Smart Vision

LED AMBIENT CANOPY LIGHT (CR02)

Crossover
SOLID-STATE LIGHTING

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **CR02 S LED 50 CW UE WHT**

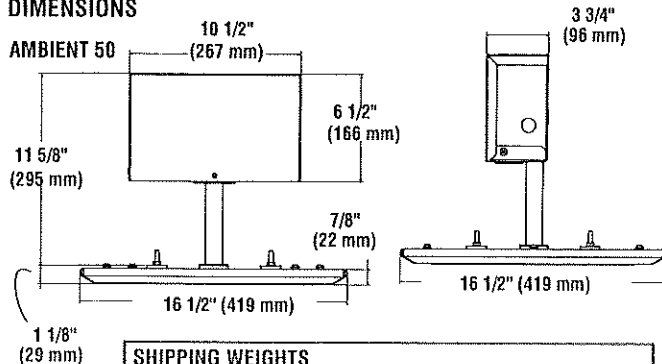
Luminaire Prefix	Distribution	Light Source	# of LEDs	Color Temperature	Input Voltage	Finish
CR02	S-Symmetric	LED	50 100	CW - Cool White (5000° K nom)	UE - Universal Voltage (120-277 AC)	WHT - White

ACCESSORY ORDERING INFORMATION (Accessories are field installed)	
Description	Order Number
Retrofit Panel - SC / SCF / ECTA to CR0 (Ambient or Focus)	353675
Retrofit Panels - EC to CR0 (Ambient or Focus)	353684
Retrofit 2x2 Cover Panel (w/ centered hole pattern for CR0)	357283
Retrofit 2x2 Cover Panel Blank (without holes)	357282
Retrofit RIC Cover Panel Blank	354702
Kit - Hole Plugs and Silicone (enough for 25 retrofits) ¹	1320540

¹ Consists of (25) 7/8" plugs, (100) 5/16" plugs and (1) 10.3 oz tube of RTV

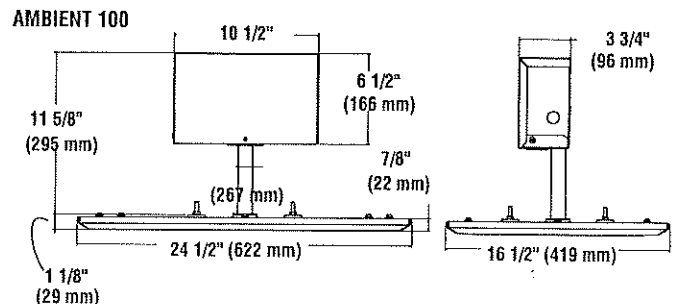
SUPERKITS® to Retrofit Crossover to Existing Housings (see separate spec sheets)	
Description	Order Number
Universal 2x2 to Crossover Ambient 50	368402
Universal 2x2 to Crossover Ambient 100	368407
Universal 2x2 to Crossover Focus	368410
Universal Recessed (Richmond type) to Crossover Ambient 50	368491
Universal Recessed (Richmond type) to Crossover Ambient 100	368492
Universal Recessed (Richmond type) to Crossover Focus	368493

DIMENSIONS

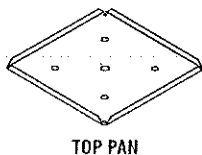


SHIPPING WEIGHTS

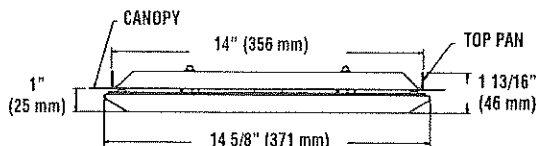
CR02 50	CR02 100
12.5 lbs. 1 fixture	15.5 lbs. 1 fixture
50 lbs. 4 fixtures	62 lbs. 4 fixtures



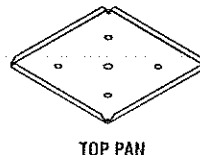
RETROFIT PANEL - SC / SCF / ECTA (#353675)



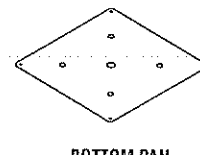
TOP PAN



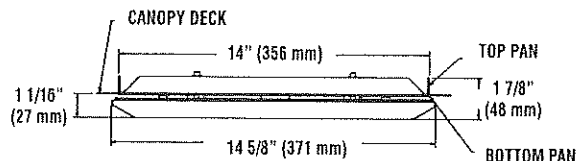
RETROFIT PANELS - EC (#353684)



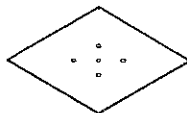
TOP PAN



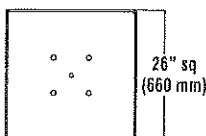
BOTTOM PAN



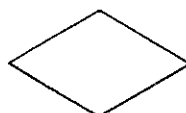
2X2 COVER PANEL W/ HOLES (357283)



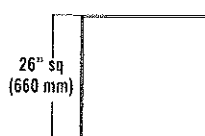
PANEL W/ HOLES



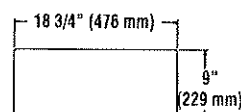
2X2 COVER PANEL BLANK (357282)



PANEL W/O HOLES



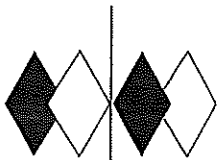
RIC COVER PANEL (354702)



11/03/09

Project Name _____ Fixture Type _____

Catalog # _____



itl boulder
THE LIGHT CENTER OF THE INDUSTRY SINCE 1955

INDEPENDENT TESTING LABORATORIES, INC.

3386 LONGHORN ROAD, BOULDER, CO 80302 USA

PHONE: (303)442-1255

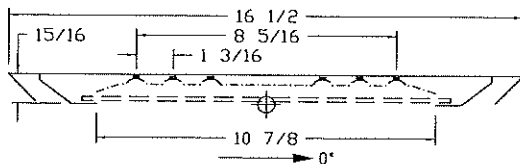
FAX: (303)449-5274

E-MAIL: itl@itlboulder.com

WEBSITE: www.itlboulder.com

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINATION

Values based on 15 foot mounting height.



REPORT NUMBER: ITL61925

DATE: 03/12/09

REVISED: 05/17/10

PREPARED FOR: LSI INDUSTRIES INC.

CATALOG NUMBER: CRO2/XSL2-S-LED-50-CW-UE

LUMINAIRE: FABRICATED WHITE PAINTED

METAL HOUSING, ONE WHITE CIRCUIT

BOARD WITH 50 LEDS, FORMED WHITE

PAINTED METAL PLATE BETWEEN REFLECTOR

AND CIRCUIT BOARD, FORMED PREMIUM

SPECULAR METAL REFLECTOR WITH ONE

CONICAL APERTURE BELOW EACH LED,

CLEAR FLAT GLASS LENS IN FABRICATED

WHITE PAINTED METAL LENS FRAME.

LAMP: FIFTY WHITE MULTI-CHIP LIGHT

EMITTING DIODES (LEDs), VERTICAL BASE

-UP POSITION.

TOTAL INPUT WATTS = 62.2 AT 120.0

VOLTS

POWER FACTOR = 97.8 %

LED DRIVER: LSI 50 LED POWER SUPPLY

NOTE: DATA SHOWN IS ABSOLUTE FOR THE

SAMPLE PROVIDED AT RATED INPUT

VOLTAGE (120VAC, 60Hz) TO THE LED

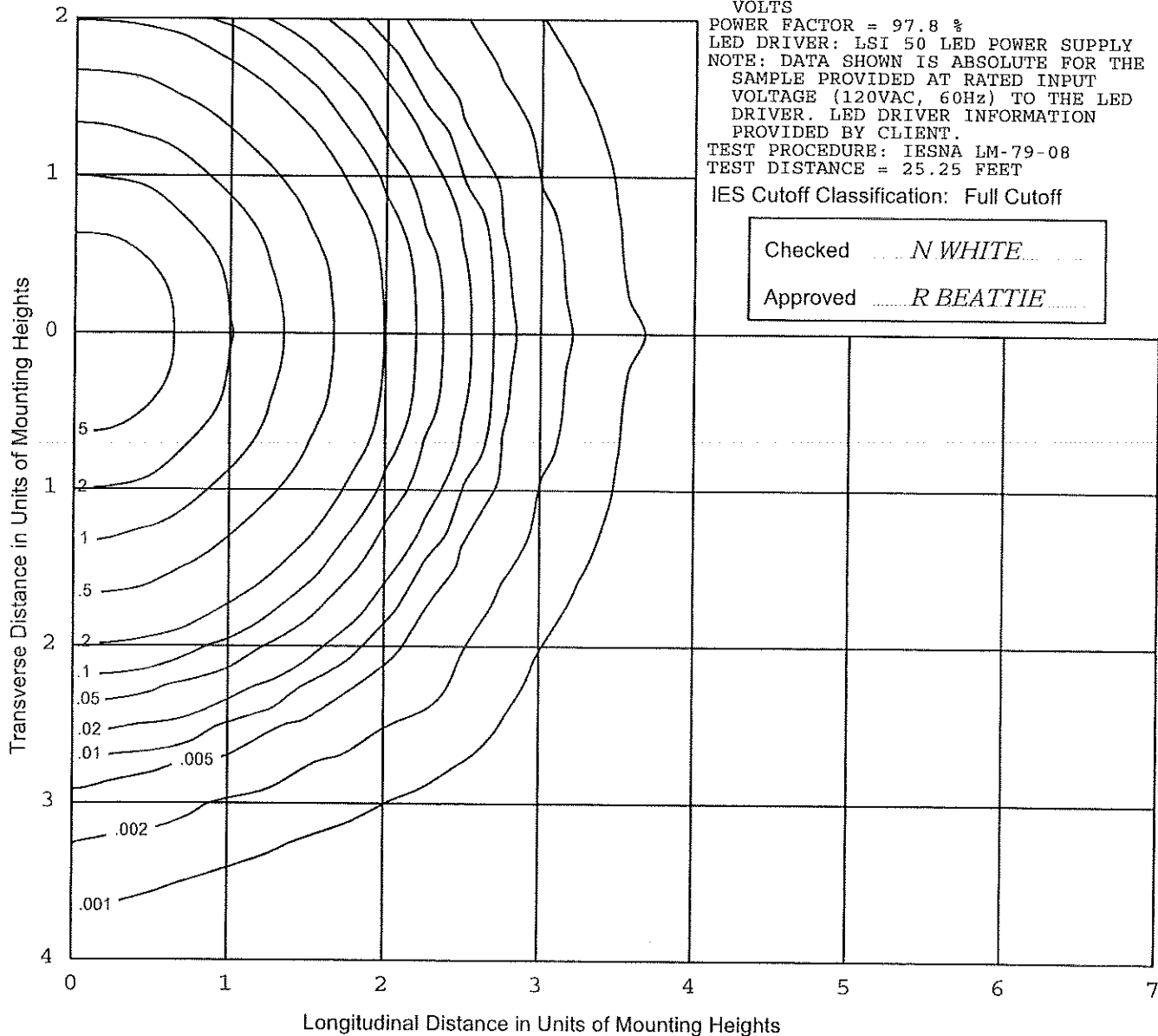
DRIVER. LED DRIVER INFORMATION

PROVIDED BY CLIENT.

TEST PROCEDURE: IESNA LM-79-08

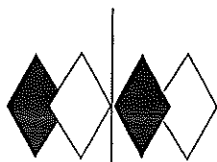
TEST DISTANCE = 25.25 FEET

IES Cutoff Classification: Full Cutoff



THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.

30.18



itl boulder

THE LIGHT CENTER OF THE INDUSTRY SINCE 1955

INDEPENDENT TESTING LABORATORIES, INC.

3386 LONGHORN ROAD, BOULDER, CO 80302 USA

PHONE: (303)442-1255

FAX: (303)449-5274

E-MAIL: itl@itlboulder.com

WEBSITE: www.itlboulder.com

REPORT NUMBER: ITL61925

DATE: 03/12/09

REVISED: 05/17/10

PREPARED FOR: LSI INDUSTRIES INC.

CATALOG NUMBER: CRO2/XSL2-S-LED-50-CW-UE

LUMINAIRE: FABRICATED WHITE PAINTED

METAL HOUSING, ONE WHITE CIRCUIT BOARD WITH 50 LEDS, FORMED WHITE PAINTED METAL PLATE BETWEEN REFLECTOR AND CIRCUIT BOARD, FORMED PREMIUM SPECULAR METAL REFLECTOR WITH ONE CONICAL APERTURE BELOW EACH LED, CLEAR FLAT GLASS LENS IN FABRICATED WHITE PAINTED METAL LENS FRAME.

LAMP: FIFTY WHITE MULTI-CHIP LIGHT EMITTING DIODES (LEDs), VERTICAL BASE -UP POSITION.

TOTAL INPUT WATTS = 62.2 AT 120.0 VOLTS

POWER FACTOR = 97.8 %

LED DRIVER: LSI 50 LED POWER SUPPLY

NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED AT RATED INPUT

VOLTAGE (120VAC, 60Hz) TO THE LED

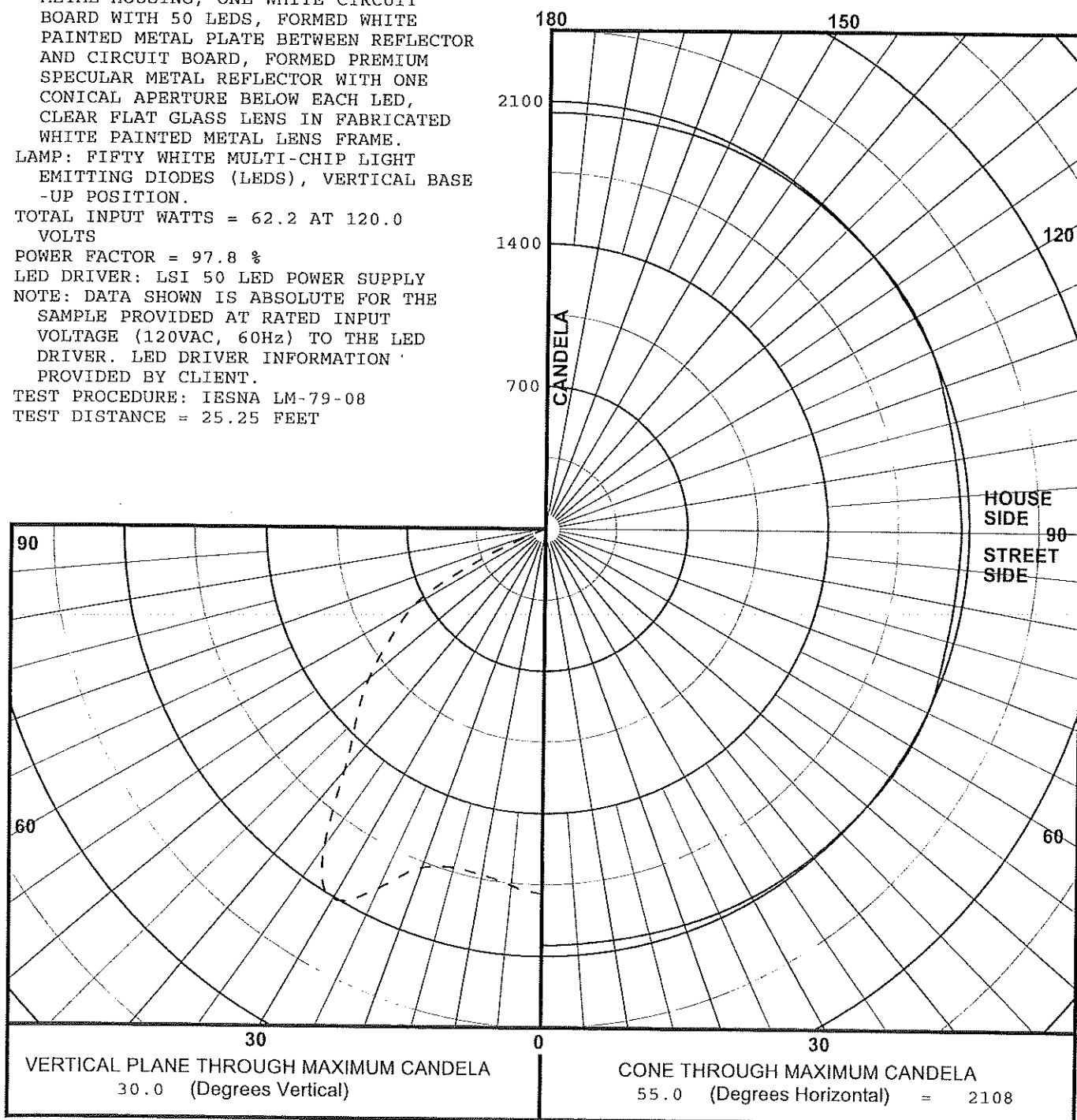
DRIVER. LED DRIVER INFORMATION

PROVIDED BY CLIENT.

TEST PROCEDURE: IESNA LM-79-08

TEST DISTANCE = 25.25 FEET

MAXIMUM PLANE AND MAXIMUM CONE PLOTS OF CANDELA

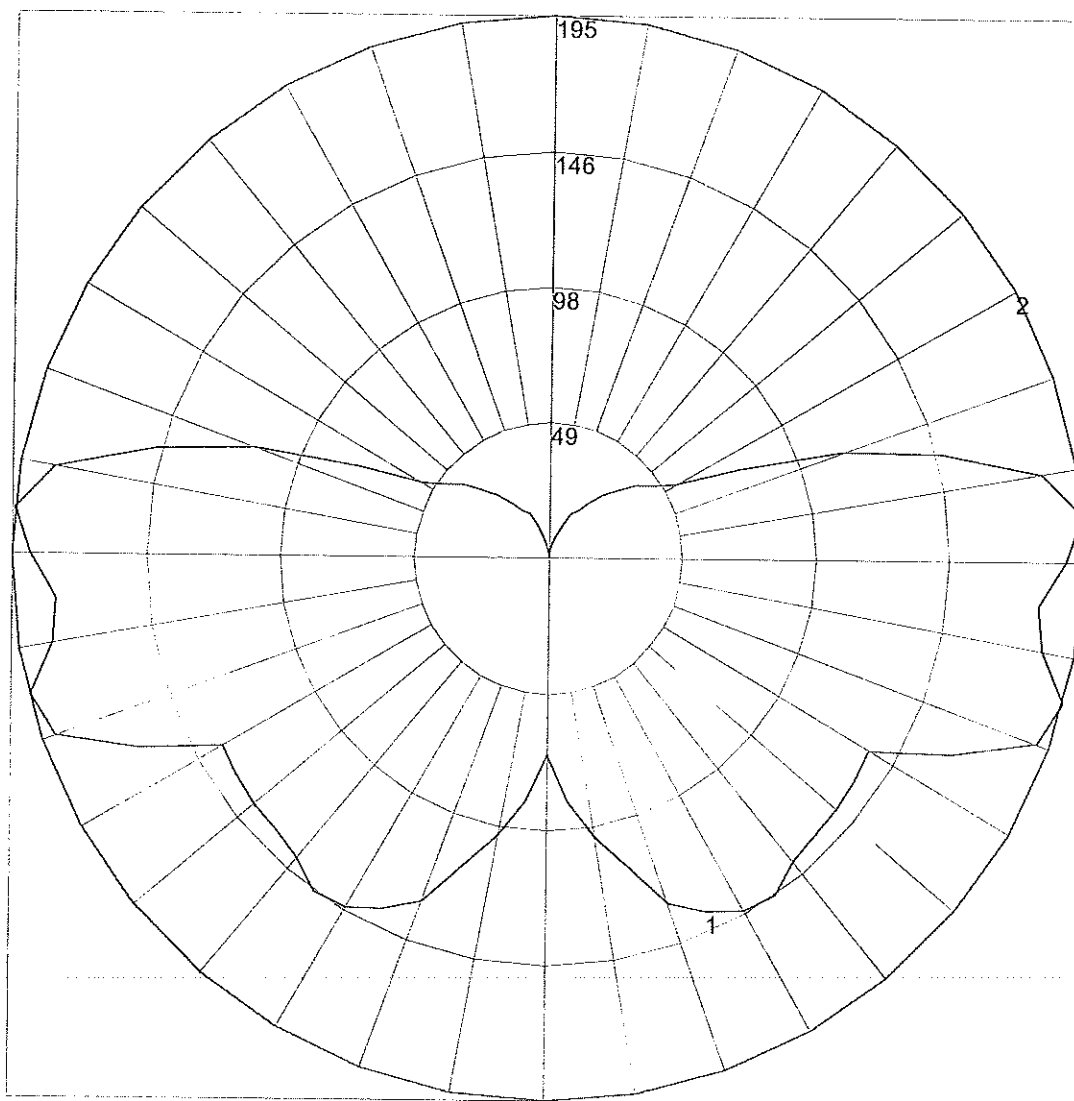


THIS REPORT IS BASED ON PUBLISHED INDUSTRY PROCEDURES. FIELD PERFORMANCE MAY DIFFER FROM LABORATORY PERFORMANCE.

30.19

IES INDOOR REPORT
PHOTOMETRIC FILENAME : V175-F05-G1-32CFL.IES

POLAR GRAPH



Maximum Candela = 195.08 Located At Horizontal Angle = 0, Vertical Angle = 95
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (95) (Through Max. Cd.)

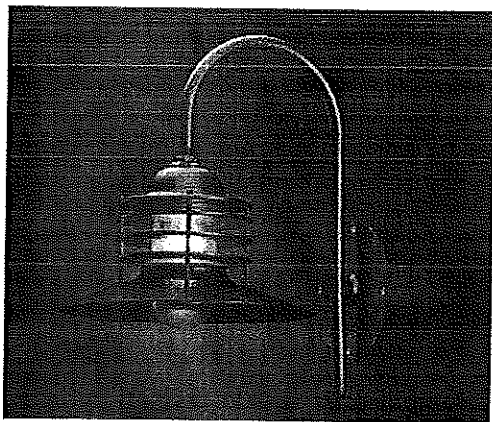
TMSLIGHTING

Primus PRW0016

Job:

Type:

Quantity:



Application:

Wet location rated wall mount. Suitable for outdoor or indoor applications.

Construction:

Aluminum with prismatic glass globe.

Lamping:

Compact fluorescent, incandescent, metal halide and soon to be available LED, lamping options.

Ballast:

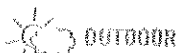
Electronic ballast supplied (CF with RFI circuit). 120-277 multi-volt for North America. Consult for 347V or European voltages.

Finishes:

Wide range of polyester powder coated and painted finishes. Also available in custom and RAL colors. Optional 316L brushed stainless steel reflector or brushed solid copper reflector with clear coat (Mounting arm and ballast housing will be gloss black)

Custom:

TMS Lighting can customize this and many of our standard fixtures. Lamping, sizing, fascia patterns and colors can be changed to suit your requirements.



PN



1.PN

PRW0014IN150w 1 xIN150w
PRW0014CF26w 1 xCF26w PL-T
PRW0014CF32w 1 xCF32w PL-T
PRW0014MH70w 1 xMH70w ED-17

2.Finishes

F05 - F32 TMS Standard Finishes
RL RAL Colors
SS 316L Stainless (Gloss Black Mounting arm)
CO Solid Copper (Gloss Black Mounting arm)

3.Globes

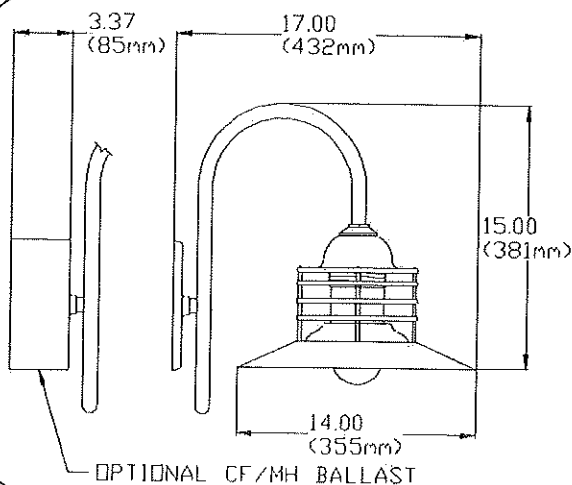
G3 Prismatic Glass Globe (Standard)

4.Options

DMD Dimming Ballast Advance Mark 10 (CF Only)
DMDL Dimming Ballast Lutron (Consult TMS) (CF Only)
BU Emergency Ballast Remote (Consult TMS)(CF Only)
GR-275 Wire Guard

Remarks:

North America- 120 to 277V Electronic Ballast Supplied
Europe & Asia- 220 to 230V Electronic Ballast Supplied



30.21

AG

RS-3

AG

CS

OL

E 11th ST

CS

E 12 ST S

RS-3

PUD-737-A
(ABANDONMENT)
Z-7158

E 12 ST S

RS-1

RS-3
PUD-737

E 14 ST S

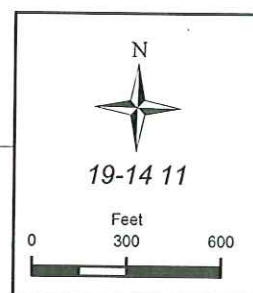
AG

RD

AG

AG

S 161st AVE



RE

31.1

E 11th ST

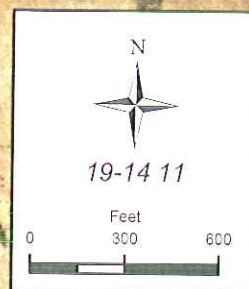
E 12th ST

E 12th ST

E 14th ST

S 161st Ave E

**PUD-737-A
(ABANDONMENT)
Z-7158**



31.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7158/ PUD-737-A (Abandonment)

TRS 9411

Atlas 1703/ 1704

CZM 40

PD-17 CD-6

TMAPC Hearing Date: August 3, 2010

Applicant: Jay Litchfield

Tract Size: 91.98± acres

ADDRESS/GENERAL LOCATION: Southeast corner of East 11th Street and South 161st East Avenue

EXISTING ZONING: RS-3/ PUD-737 **EXISTING USE:** Vacant

PROPOSED ZONING: AG/ PUD-737-A **PROPOSED USE:** Abandonment of PUD
and Residential/
Agriculture

ZONING ORDINANCE: Ordinance number 21564 dated June 29, 2007, and Ordinance number 21585 dated July 31, 2007, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-737 July 2007: A request was made for a proposed Planned Unit Development on a 140± acre tract of land for 600 residential dwellings and commercial use. Staff recommended approval of per conditions and TMAPC recommended approval of 543 residential dwellings with conditions. The City Council approved the PUD with condition of no more than 453 dwelling units, on property located on the Southeast corner of East 11th Street and South 161st East Avenue and a part of the subject property.

Z-7045 June 2007: A request was made to rezone a 140± acre tract from AG to 135 acres to RS-4 and 5 acres to CS for residential and commercial use. The applicant changed the request from RS-4 to RS-3. Staff recommended for 5 acres to CS and 100' buffer of OL and the remainder RS-3 if TMAPC approved PUD. The TMAPC recommended approval per staff recommendation except RS-2 instead of RS-3. The City Council approved 5 acres to CS and remainder to RS-3, on property located on the Southeast corner of East 11th Street and South 161st East Avenue and a part of the subject property.

Z-6671 February 1999: All concurred in approval of a rezoning of a tract of land from RS-3 to AG, lying one-half mile northeast of the subject site.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 91.98± acres in size and is located southeast corner of East 11th Street and South 161st East Avenue. The property appears to be vacant and is zoned RS-3.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 th Street	Secondary arterial	100'	2
South 161 st East Avenue	Secondary arterial	100'	2

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

SURROUNDING AREA: The subject tract is abutted on the east by large-lot single-family residential uses and vacant land, zoned AG and RS-1; on the north by vacant land and large-lot single-family residential uses, zoned CS/OL/RS-3 and AG; on the south by vacant land, zoned RD and AG; and on the west by large-lot single-family residential uses, zoned RS-3. The northwest corner of 11th Street and 161st East Avenue

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 17 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being Medium Intensity – No Specific land use. According to the Zoning Matrix, the requested AG zoning is in accord with the Plan. However, the newly adopted PLANITULSA comprehensive plan calls for this area to be a neighborhood, in which AG zoning would not be compatible.

STAFF RECOMMENDATION FOR ZONING:

Staff cannot support the requested AG zoning. This area is viewed as having potential for future and more dense development. Moreover, the City has recently invested significant funds to increase utility service to the area for that reason, showing a commitment to the PLANITULSA goals of infill development and more efficient land use. An AG use would be counter to that goal. Therefore, staff recommends **DENIAL** of AG zoning on Z-7157.

STAFF RECOMMENDATION FOR PUD:

PUD-737 was approved in 2007 and is a planned residential development with a five acre commercial node on the southeast corner of East 11th Street South and South 161st East Avenue. The tract has 2,310 feet of frontage along East 11th Street and 2,640 feet of frontage on 161st East Avenue. Corresponding RS-3 and CS zoning were approved in support of the proposed development (see accompanying zoning map). Referring to Exhibit A, the 32 acre (+/-) tract identified as Parcel 1 is not a subject of this application and would remain PUD-737 should the Planning Commission approve this amendment. Also, the CS zoned tract at the hard corner would remain zoned CS without the PUD designation.

The remaining 91-acre site is characterized by wooded, rolling terrain with a ridgeline that runs north/south along the western half of the subject property and a smaller ridgeline situated in the north central portion of the site along East 11th Street South. There are three drainage ways located on-site which were proposed for stormwater detention.

PUD 737-A permits a maximum of 108,900 square feet (sf) of commercial floor area and 543 single-family residential dwellings on 50' wide lots. The minimum lot size of 5,500 sf with a livability space requirement of 2,000 sf per lot.

The City has extended utility service to the area based on an urban density of development including construction of a sanitary sewer lift station and force main to serve the densely planned residential subdivision (see Exhibit A-1). Reverting back to rural density zoning would not provide adequate density of development required to satisfy the investment by the City. See the TAC comments below.

The Planitulsa comprehensive plan adopted by the Tulsa City Council on July 22, 2010 identifies this area as an "area of growth/change". The northwest section of the property is designated as a neighborhood center while the remainder of the property is targeted as a new neighborhood. Neighborhood centers are mixed use developments designed to serve surrounding neighborhoods. Rezoning the area back to a low density, agricultural district appears contrary to the goals and policies of the new comprehensive plan.

Given the significant capital investment made by the City of Tulsa in the area and designation of the area by Planitulsa as a neighborhood center and new neighborhood, staff recommends **DENIAL** of PUD-737-A.

TAC Comments:

General: As pointed out in the wastewater comments below, the City of Tulsa entered into a contract with the developer of the subject property. Until legal issues are resolved, Development Services opposes the approval of this application. A representative of Development Services will be present at TMAPC to provide additional information.

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

Fire: No comments.

Stormwater: No comments.

Wastewater: The City of Tulsa has constructed a Sanitary Sewer Lift Station to serve a planned residential subdivision on this 140 acre tract. It may be necessary to retain the present zoning in order to generate enough flow for the Lift Station to function properly. Contact Bob Shelton with the City of Tulsa Engineering Division (596-9572) for the City's position on the proposal. (See RFA Contract #25477)

Transportation: No comments.

INCOG Transportation:

- MSHP: E. 11th St. S. and S. 161st E. Ave, existing 2 lanes. 100' ROW should be maintained and sidewalks should be included along 11th, 161st, and on all internal streets per Subdivision Regulations.
- LRTP: E. 11th St. S., between S. 161st E. Ave and S. 177th E. Ave, existing 2 lanes. S. 161st E. Ave, between E. 11th St. S. and E. 21st St. S., existing 2 lanes. Sidewalks should be constructed if non-existing or maintained if existing.
- TMP: No Comment
- Transit: No current or future plans for this location.

Traffic: No comments.

GIS: No comments.

Street Addressing: No comments.

Stratford Ridge

Parcel One Boundary

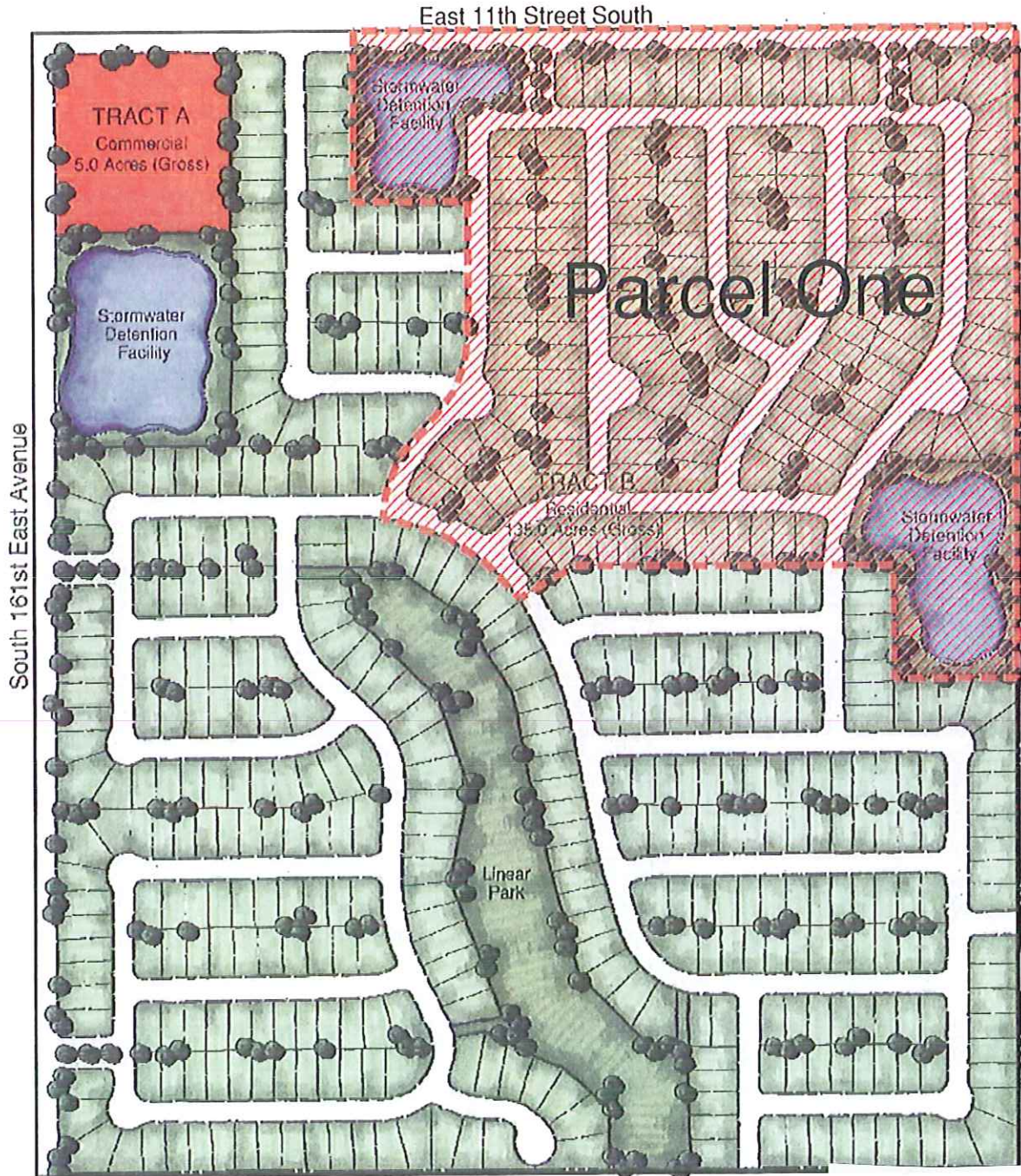


EXHIBIT A

tep OFFICIAL REVIEWED AND APPROVED
 DATE: 3/19/07
 NAME: [Signature]
 TITLE: AREA PLANNING COMMISSION

Date Summary:

Total Parcel One Area

42.12 Acres (Gross)

31.4

July 27, 2010

Thanks, Ken. Our recommendation is for denial, based on the City's expenditures on infrastructure in this area. Moreover, the proposed AG is not in accord with the recently adopted PLANiTULSA comprehensive plan update. Please keep me apprised of any meetings you have regarding this issue, as I am sure the TMAPC will ask on August 3.

Dane

-----Original Message-----

From: Hill, Ken [mailto:KENHILL@cityoftulsa.org]

Sent: Tuesday, July 27, 2010 11:00 AM

To: Matthews, Dane; Fernandez, Diane

Cc: Alberty, Wayne; Shelton, Robert; Hardt, Charles; Zachary, Paul

Subject: RE:

Dane,

City staff, on behalf of the Tulsa Metropolitan Utility Authority, opposes the rezoning of the subject property from RS-3 to AG and abandoning a portion of PUD-737.

The Tulsa Metropolitan Utility Authority (TMUA) entered into an agreement with Shaw-Ramsey LLC in December 2006 in association with Edsell Brashears, property owner. TMUA constructed a sanitary sewer lift station and force main at a cost of \$1,412,859.29 to serve the 140 acres owned by Mr. Brashears. The property was to be developed in phases resulting in no less than 475 residential structures to be served by the new lift station.

We have proposed a meeting with Mr. Jay Litchfield, Edsell Brashears and City Councilor Jim Mautino to discuss the terms of the agreement with Shaw-Ramsey. A meeting is not scheduled at this time.

We will attend the hearing on August 3 before the TMAPC and voice our opposition.

Thanks for your help! We will keep you apprised of any changes.

EXHIBIT A-1

31.7

PUD 737 Amendment & Zoning Change Application

Brashear's Riding Stables

Southeast corner of intersection of E. 11th St. So. & S. 161st E. Ave.

June 23rd, 2010

Mr. Edsel Brashear owns 96.98 Acres of the original 140 Acres in the PUD - 737. Our application asks for the "Abandonment of the PUD" and Zoning change back to the original zoning of Ag for Mr. Brashear's portion of PUD - 737, less the 5 Acre CS (Commercial) tract directly on the corner. The "Subject Property" consists of 91.98 Acres as noted in Exhibit A.

PUD - 737 has an original commercial node, known as Development Area A, on the southeast corner of East 11th St. So and So. 161st E. Ave. Our application asks that this zoning remains CS as it is in the PUD.

The entire 140 Acres is in it's original state, vacant pasture. The Ramsay Company, Mr. Charles Ramsay Jr., made the original application in the formation of PUD - 737 in January 2007. Mr. Ramsay's initial proposal was to purchase the entire 140 Acres from Mr. Brashear. Mr. Ramsay has purchased and presently owns approximately 38.02 Acres, noted as Phase 1 "Stratford Ridge" in the original PUD -737.

Mr. Brashear would like to sell his remaining property at this time and finds that the present PUD and zoning are contradictory to those efforts.

LEGAL Description: A tract of land located in the NW/4 of Section 11, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows; Nwlessbeg740.73enwcnwthe1572.01s1500.19 W287.7n93w115n159.99cvrt17.01w640.9sw10 4.56sw60cvlf431.93ne60cvrt39.35cvlf37.2 7ne3.61cvrt100.59ne102.82cvlf48.63cvlf4 2.02n50.01cvrt74.06cvlf42.92cvlf73.84n1 28.69cvlf39.27w40n50e40cvlf39.27n87.50w 272n391.96& Lesse330sec111914 96.984acs as noted in the Tulsa County Tax Record Parcel # 99411-94-11-10500

We submit this application for review and ask to be placed on the agenda of the next meeting in August.

Respectfully,

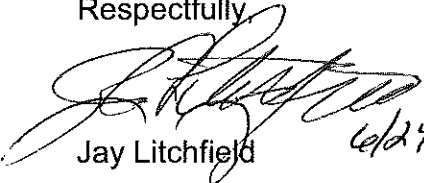

Jay Litchfield 6/24/2010

Exhibit A

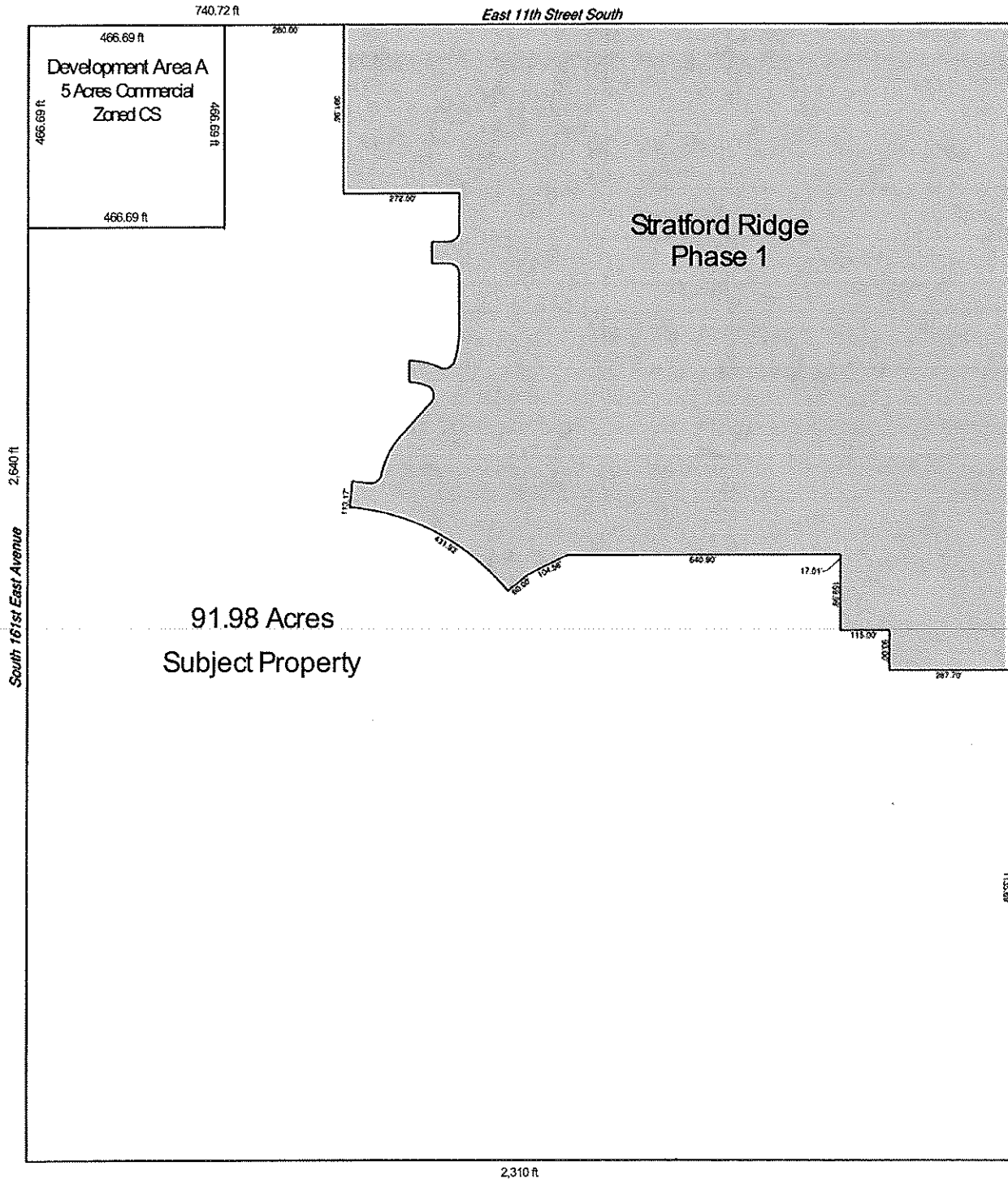
Brashear Riding Stables
PUD - 737



E. 11th Street S.

E. 11th Street S.

S. 161st East Avenue



31.9

