

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2595

February 2, 2011, 1:30 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:

Director's Report:

Review TMAPC Receipts for the month of December 2010

1. Minutes of January 19, 2011, Meeting No. 2594

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LC-297 – Stephanie Byrd**, Location: Northwest Corner of West 61st Street South and South 170th West Avenue (Lot-Combination) (County)
3. **LS-20416 – Jeffery D. Lower**, Location: North of East 119th Street South and East of South Braden Avenue (Lot-Split) (CD-8) (Related to Items 4, 5, 6 and 7)
4. **LS-20417 – Jeffery D. Lower**, Location: North of East 119th Street South and East of South Braden Avenue (Lot-Split) (CD-8) (Related to Items 3, 5, 6 and 7)
5. **LC-298– Jeffery D. Lower**, Location: North of East 119th Street South and East of South Braden Avenue (Lot-Split) (CD-8) (Related to Items 3, 4, 6 and 7)
6. **LC-299– Jeffery D. Lower**, Location: North of East 119th Street South and East of South Braden Avenue (Lot-Split) (CD-8) (Related to Item 3, 4, 5 and 7)
7. **LC-300– Jeffery D. Lower**, Location: North of East 119th Street South and East of South Braden Avenue (Lot-Split) (CD-8) (Related to Item 3, 4, 5 and 6)

8. **PUD-586-A-11 – Andrew Shank/St. Francis Hospital, Inc.**, Location: North of the northeast corner of 91st Street South and US 169 (Minor Amendment to add digital technology to an existing outdoor advertising sign.) (CD-8)
9. **Z-5537-SP-2a – William D. LaFortune/Lamar Outdoor Advertising**, Location: North of the northeast corner of 81st Street South and US 169 (Corridor Minor Amendment to add digital technology to an existing outdoor advertising sign.) (CD-7)
10. **PUD-693-6 – Leadership Properties, LLC/Southern Woods Park III**, Location: West of the northwest corner of 91st Street South and South Yale Avenue (Minor Amendment to increase the permitted floor area in Development Area A from 28,000 square feet to 29,019 square feet.) (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS ZONING CODE AMENDMENTS:

11. Proposed amendments to the Tulsa Revised Ordinance, including but not limited to Title 42, the Zoning Code of the City of Tulsa, Oklahoma by adding provisions for the form-based land use and development code applicable to a pilot area near East 6th Street and South Peoria Avenue, commonly referred to as the Pearl District. (Continued from 12/7/10)

PUBLIC HEARINGS:

12. **LS-20413 – Richard Rakes**, Location: North of East 156th Street North and west of North 145th East Avenue (Lot-Split) (County)
13. **Maple Terrace Townhomes** – (9212) Preliminary Plat, Location: West of South Norfolk Avenue, north of East 15th Street, (CD-4)
14. **Hudson Villa** – (9303) Preliminary Plat, Location: North of East 11th Street, between South Joplin Avenue and South Hudson (CD-4)
15. **Z-7162 – Lou Reynolds/Marian Lee Trust c/o Eller & Detrich**, Requesting **RS-2 to OL**, Location: West of the southwest corner of East 51st Street and South Toledo Avenue, (CD-7)
16. **Z-7163 – Mark Reents/Bethany Christian Church**, Requesting **RS-3 to OL**, Location: Northwest corner of East 67th Place and South Sheridan Road (CD-7)
17. **PUD-781 – Tanner Consulting, LLC/River Oaks Canopy Tour**, Requesting **CS/RM-1/RD/RS-3 to CS/RM-1/RD/RS-3/PUD**, Location: Southwest corner West 53rd Street and Union Avenue (PUD proposes a Tree Canopy Tour as an interim use.) (CD-2)

18. **PUD-782 – Tulsa Engineering and Planning/Tim Terral**, Requesting **RS-3 to RS-3/PUD**, Location: South of southeast corner 31st Street South and South Peoria, (PUD) (CD-9) (Owner does not approve of this application.) (Applicant has requested a continuance to March 2, 2011.) (Related to Item 19.)
19. **Crow Creek Place – (9319) Minor Subdivision Plat**, Location: East of South Peoria Avenue, south of East 31st Street South (Request a continuance until March 2, 2011 for property ownership concerns.) (CD 9) (Related to Item 18.)

OTHER BUSINESS

20. Commissioners' Comments

ADJOURN

CD = Council District

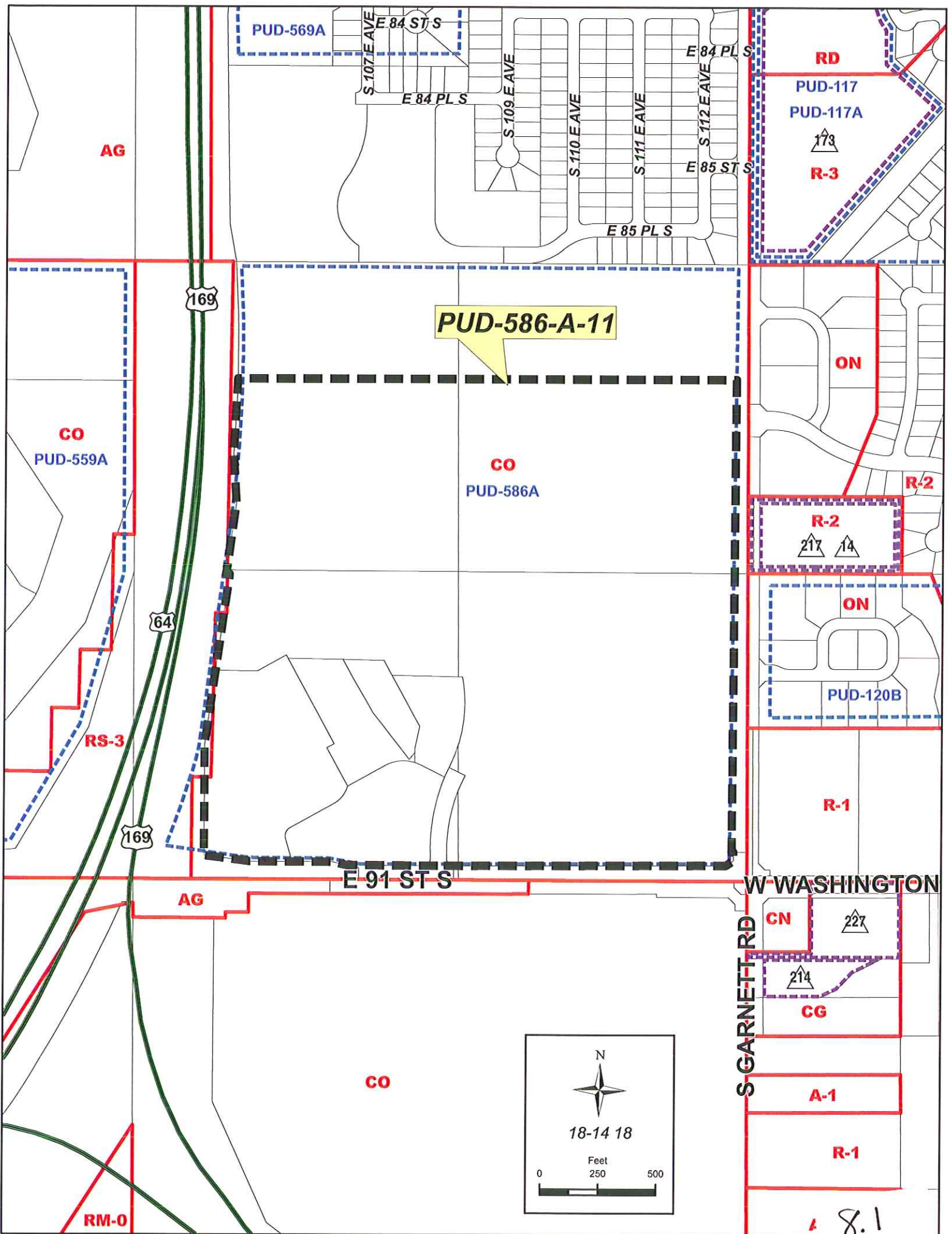
NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

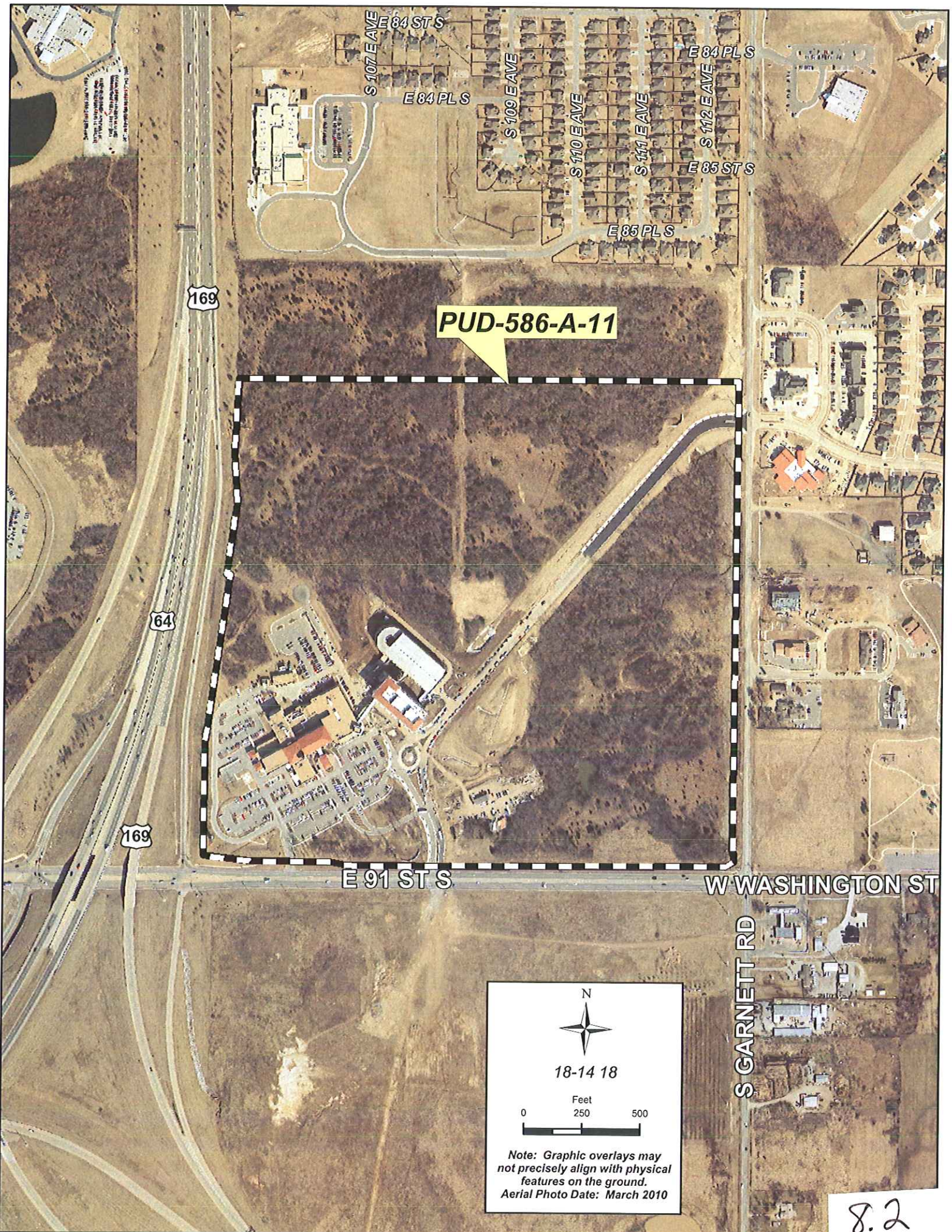
Visit our website at www.tmapc.org

TMAPC Mission Statement: 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.

Month of December 2010

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	16	\$80.00	\$80.00	\$160.00	75	\$372.00	\$372.00	\$744.00
Zoning	2	837.50	837.50	1,675.00	13	5,042.50	5,042.50	10,085.00
PUDs & Plan Reviews	25	1,650.00	1,650.00	3,300.00	202	13,372.50	13,372.50	26,745.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,567.50</u>	<u>\$2,567.50</u>	<u>\$5,135.00</u>		<u>\$18,787.00</u>	<u>\$18,787.00</u>	<u>\$37,574.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	7	\$2,237.50	\$2,237.50	\$4,475.00
Preliminary Plats	2	1,077.50	1,077.50	2,155.00	9	4,776.68	4,776.67	9,553.35
Final Plats	3	1,512.55	1,512.55	3,025.10	7	3,085.05	3,085.05	6,170.10
Plat Waivers	0	0.00	0.00	0.00	9	1,125.00	1,125.00	2,250.00
Lot Splits	4	217.50	217.50	435.00	25	1,130.50	1,130.50	2,261.00
Lot Combinations	1	50.00	50.00	100.00	27	1,350.00	1,350.00	2,700.00
Access Changes	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Other		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	0.00	0.00	0.00
Refunds			\$0.00	\$0.00		0.00	0.00	0.00
Fees Waived		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,857.55</u>	<u>\$2,857.55</u>	<u>\$5,715.10</u>		<u>\$13,704.73</u>	<u>\$13,704.72</u>	<u>\$27,409.45</u>
BOARDS OF ADJUSTMENT								
Fees	26	5,725.00	550.00	6,275.00	81	\$35,760.00	\$4,950.00	\$40,710.00
Refunds	1	(\$400.00)	\$0.00	(\$400.00)		(\$400.00)	\$0.00	(400.00)
NSF Check			\$0.00	\$0.00	0	0.00	0.00	0.00
Fees Waived		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>26</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,325.00</u>	<u>\$550.00</u>	<u>\$5,875.00</u>		<u>\$35,360.00</u>	<u>\$4,950.00</u>	<u>\$40,310.00</u>
TOTAL		\$10,750.05	\$5,975.05	\$16,725.10		\$67,851.73	\$37,441.72	\$105,293.45





18-14 18

Feet
0 250 500

Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2010

8.2

February 2, 2011

STAFF RECOMMENDATION

PUD-586-A-11: Minor Amendment – North of the northeast corner of 91st Street South and US 169; TRS 8418; CZM 112; CD-8; CO/PUD.

The applicant is requesting a minor amendment to add digital technology to an existing outdoor advertising sign (O/A sign) located on the St. Francis Hospital South property at the above referenced location. The existing O/A sign is a permitted use in this PUD per approval of major amendment PUD-586-A.

On January 25, 2011 the City of Tulsa Board of Adjustment (BOA) in case number 21211 accepted the 1,200 foot spacing verification from any other digital O/A sign along the same traveled way as required by section 1221, G-9 and G-10 of the code.

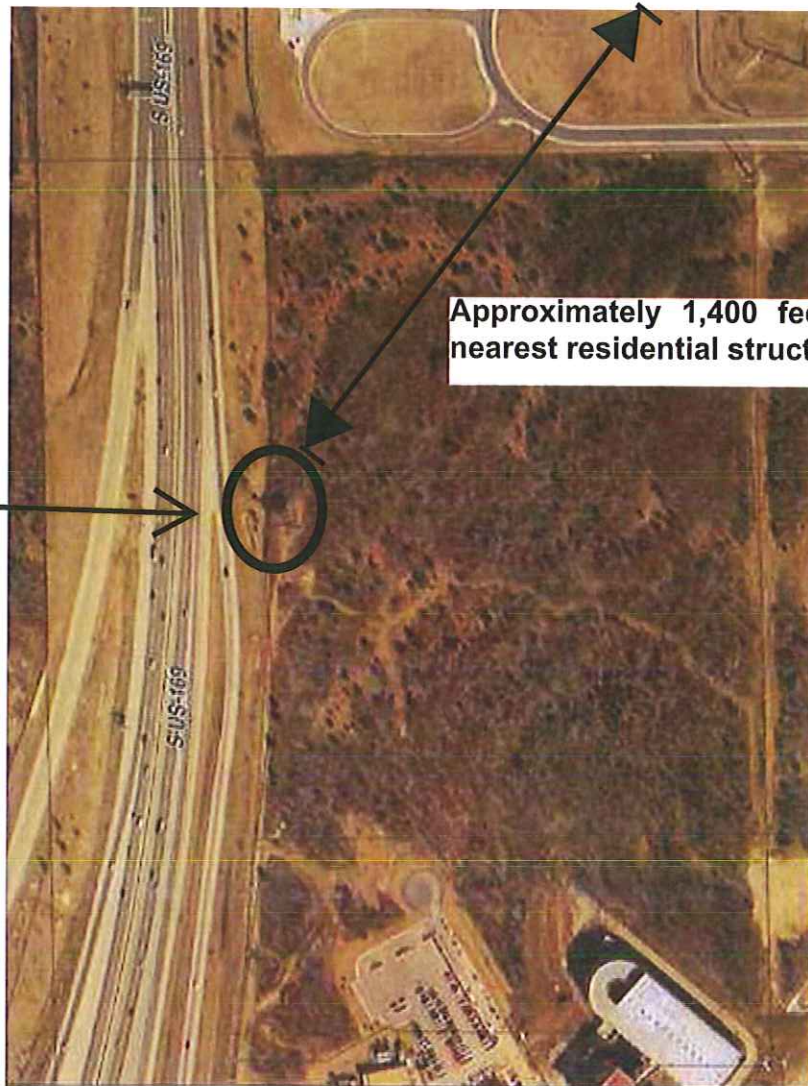
Site visits indicate that the nearest residential development is approximately 1,400 feet from the sign location. There is an expansive, heavily wooded area between the sign location and the nearest residential structure (see Exhibit A).

With approximately 2,600 lineal feet of freeway frontage and approximately 1,400 feet to the nearest residential development with an intervening heavily wooded area, staff contends the digitization of this existing sign will have little to no impact on the surrounding properties.

Staff recommends APPROVAL of minor amendment PUD-586-A-11.

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

EXISTING SIGN LOCATION



Approximately 1,400 feet to
nearest residential structure



EXISTING SIGN

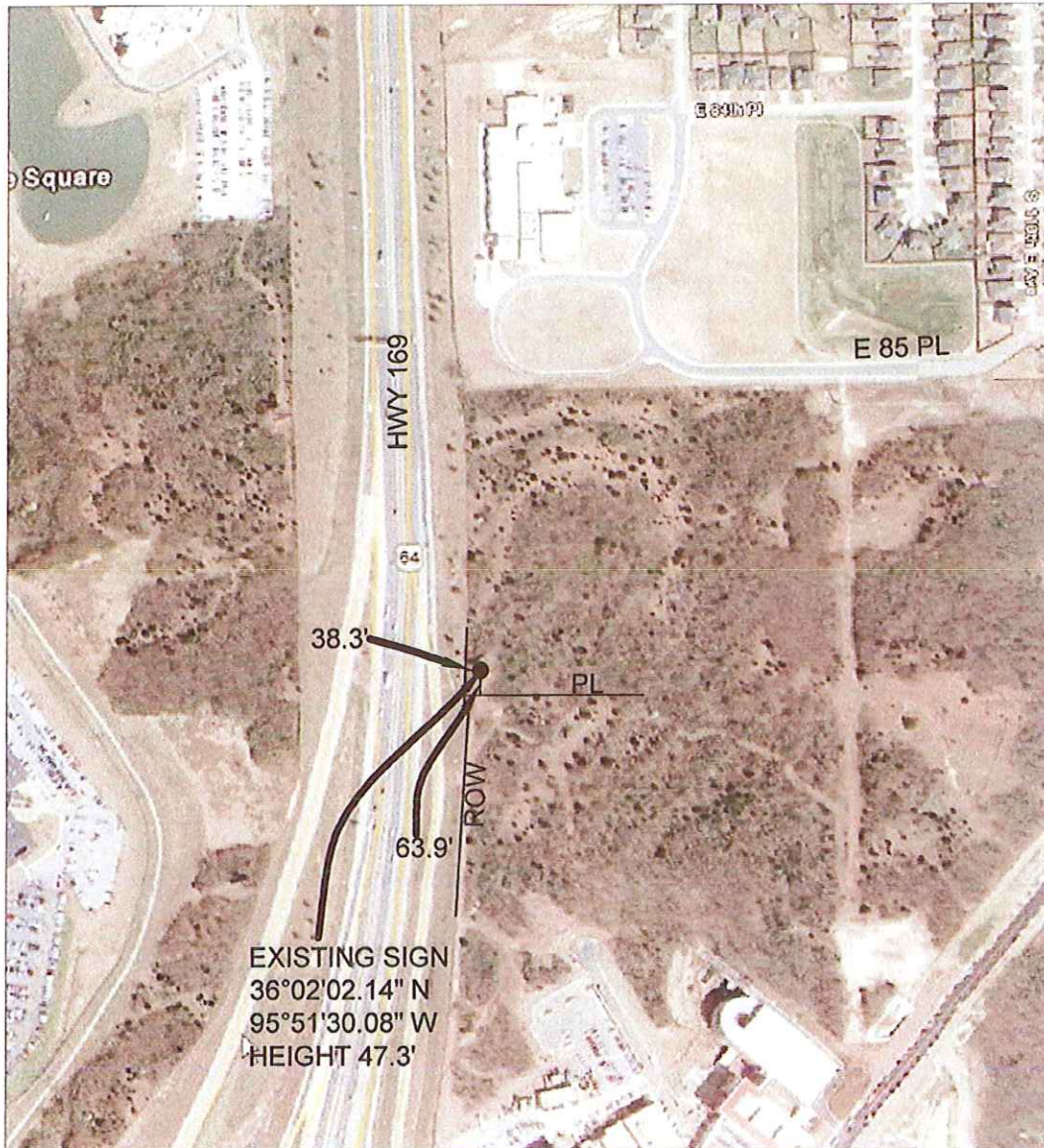
EXHIBIT A

8.4

DATE: 12/28/10
SCALE: N/A

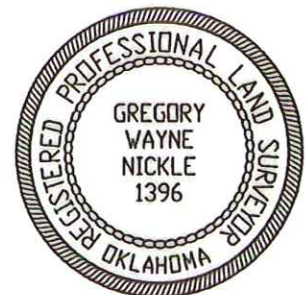
EXHIBIT

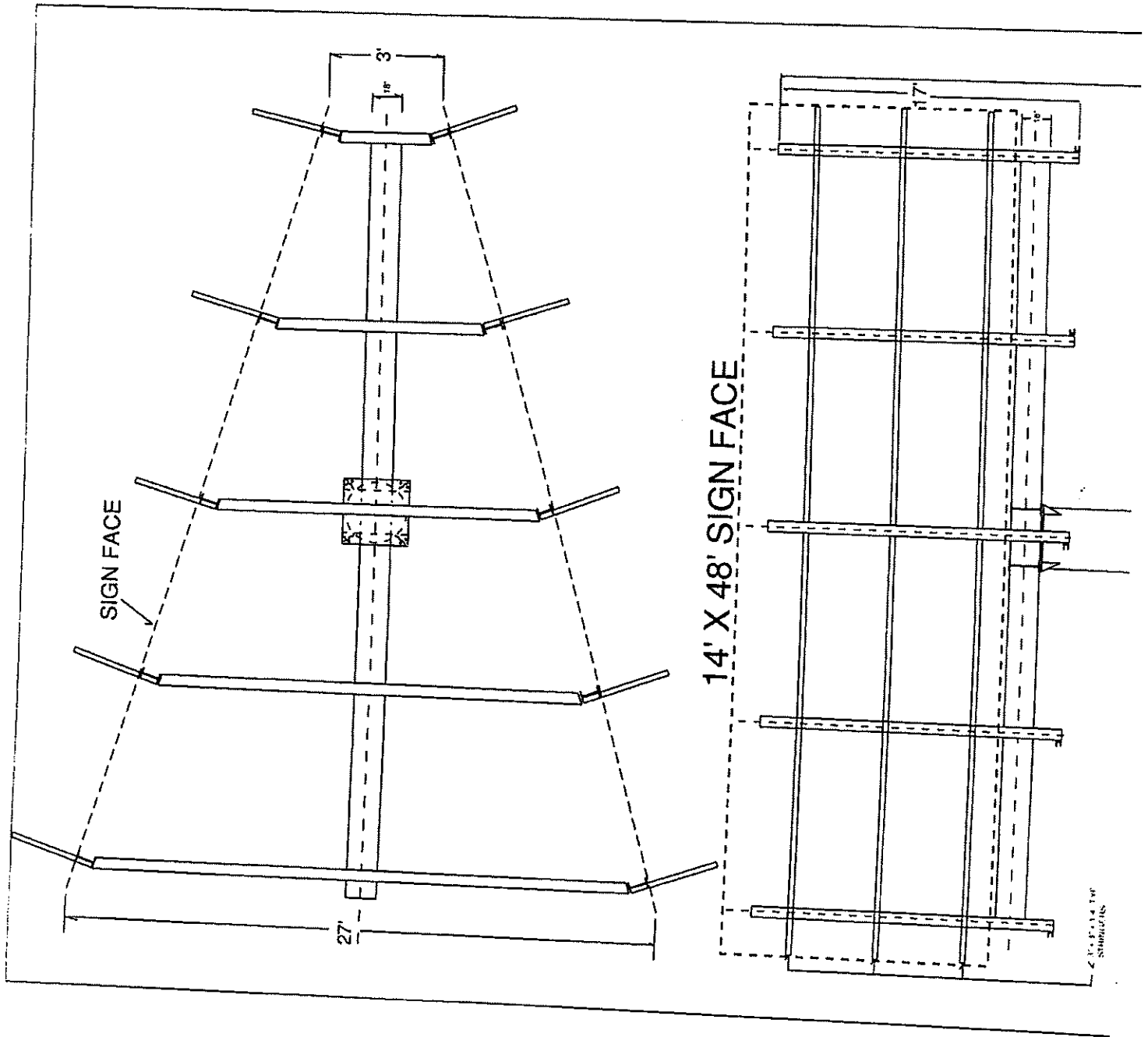
Nickle & Associates, Inc.
108 S. 109th E. PLACE, Tulsa, Oklahoma, 74128
(918) 664-5411. C.A. #1749 Expires 6/2011.

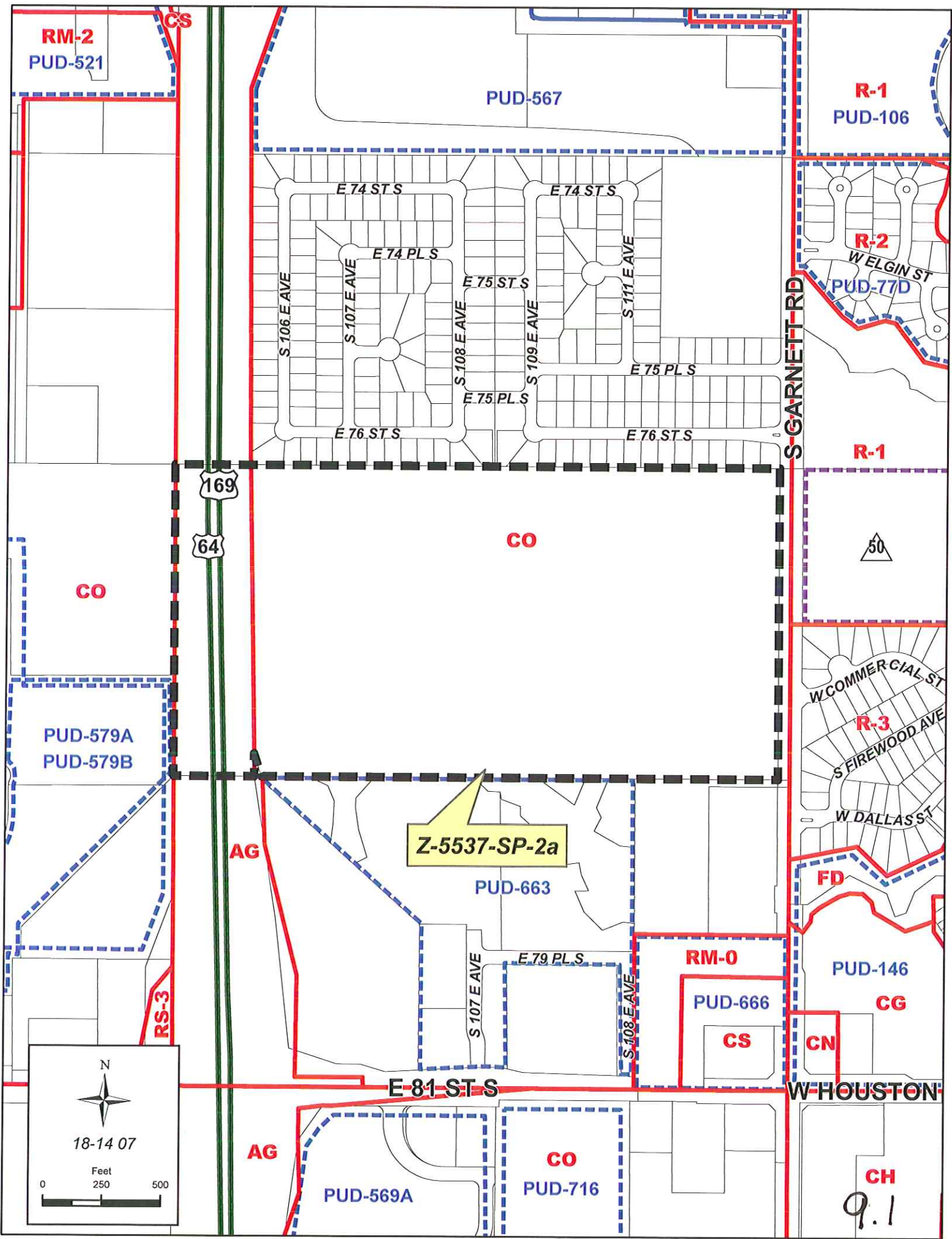


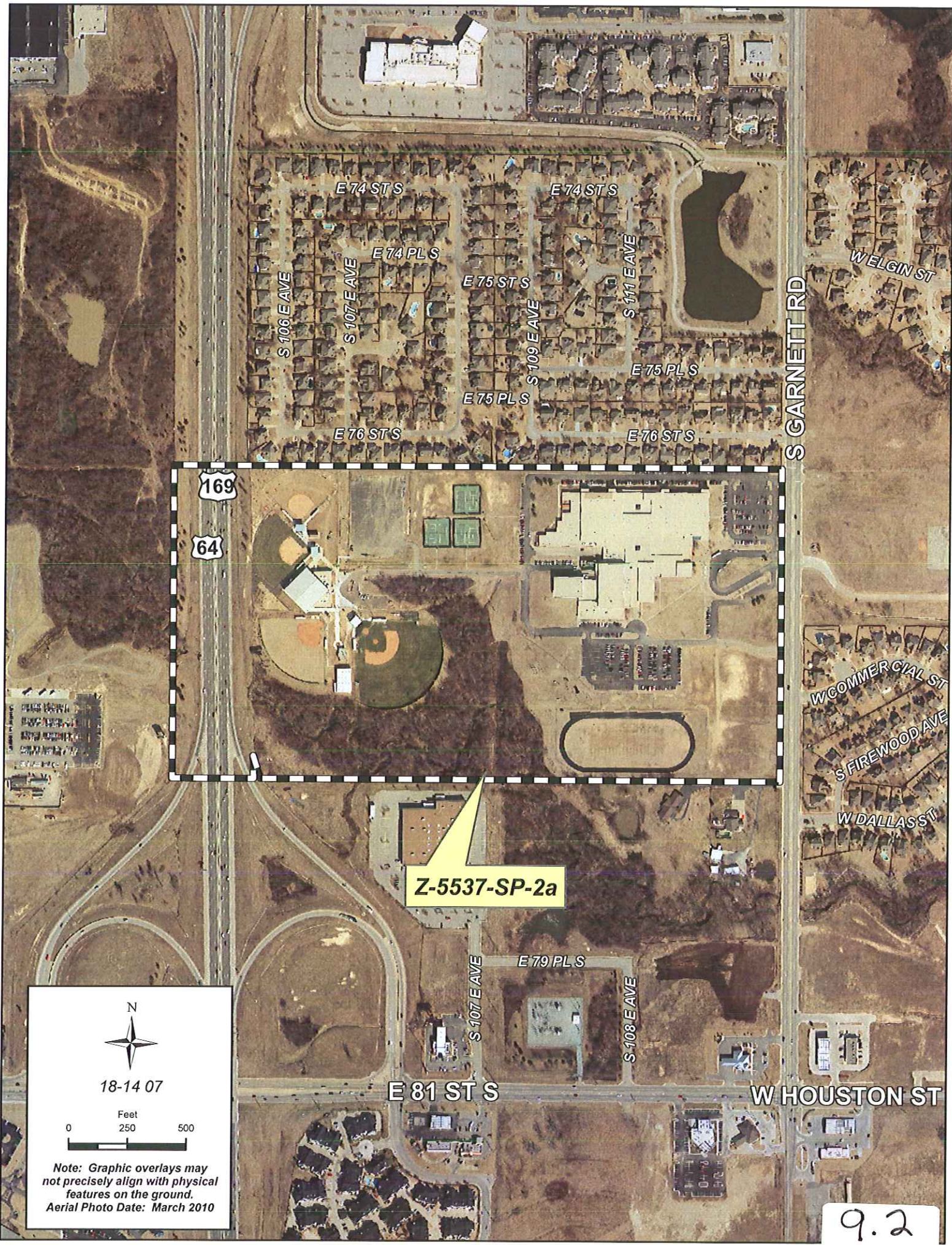
I hereby certify that the south face of the proposed sign is more than 1200 feet, as measured from center of sign to center of sign, from any existing digital sign facing the same traveled way.

 12/28/10
Gregory Nickle, PLS #1396 Oklahoma









169

64

Z-5537-SP-2a



18-14 07

Feet
0 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

9.2

February 2, 2011

STAFF RECOMMENDATION

Z-5537-SP-2a: Corridor Plan Minor Amendment – North of the northeast corner of 81st Street South and US 169; Lot 1, Block 1 – Union School Addition; TRS 18-14-08; CZM 54; Atlas 1265; CD 7; CO.

The applicant is requesting a minor amendment to add digital technology to an existing outdoor advertising sign (O/A sign) located on the Union School property at the above referenced location. The existing O/A sign is a permitted use in this Corridor District per approval number Z-5537-SP-2.

On January 25, 2011 the City of Tulsa Board of Adjustment (BOA) in case number 21214 accepted the 1,200 foot spacing verification from any other digital O/A sign along the same traveled way as required by section 1221, G-9 and G-10 of the code.

Site visits indicate that the nearest residential development is approximately 825 feet from the sign location.

With 2,588 lineal feet of freeway frontage and approximately 825 feet to the nearest residential development, staff contends the digitization of this existing sign will have little to no impact on the surrounding properties.

Staff recommends **APPROVAL** of minor amendment Z-5537-SP-2a.

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

**EXISTING
O/A
Sign**



N ↑



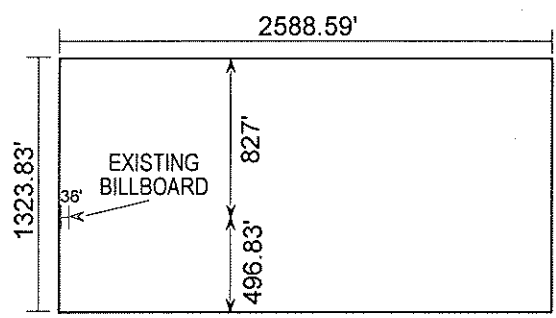
EXHIBIT A

9.4

SITE PLAN



U.S. HIGHWAY 169



S. GARNETT ROAD

DESCRIPTION

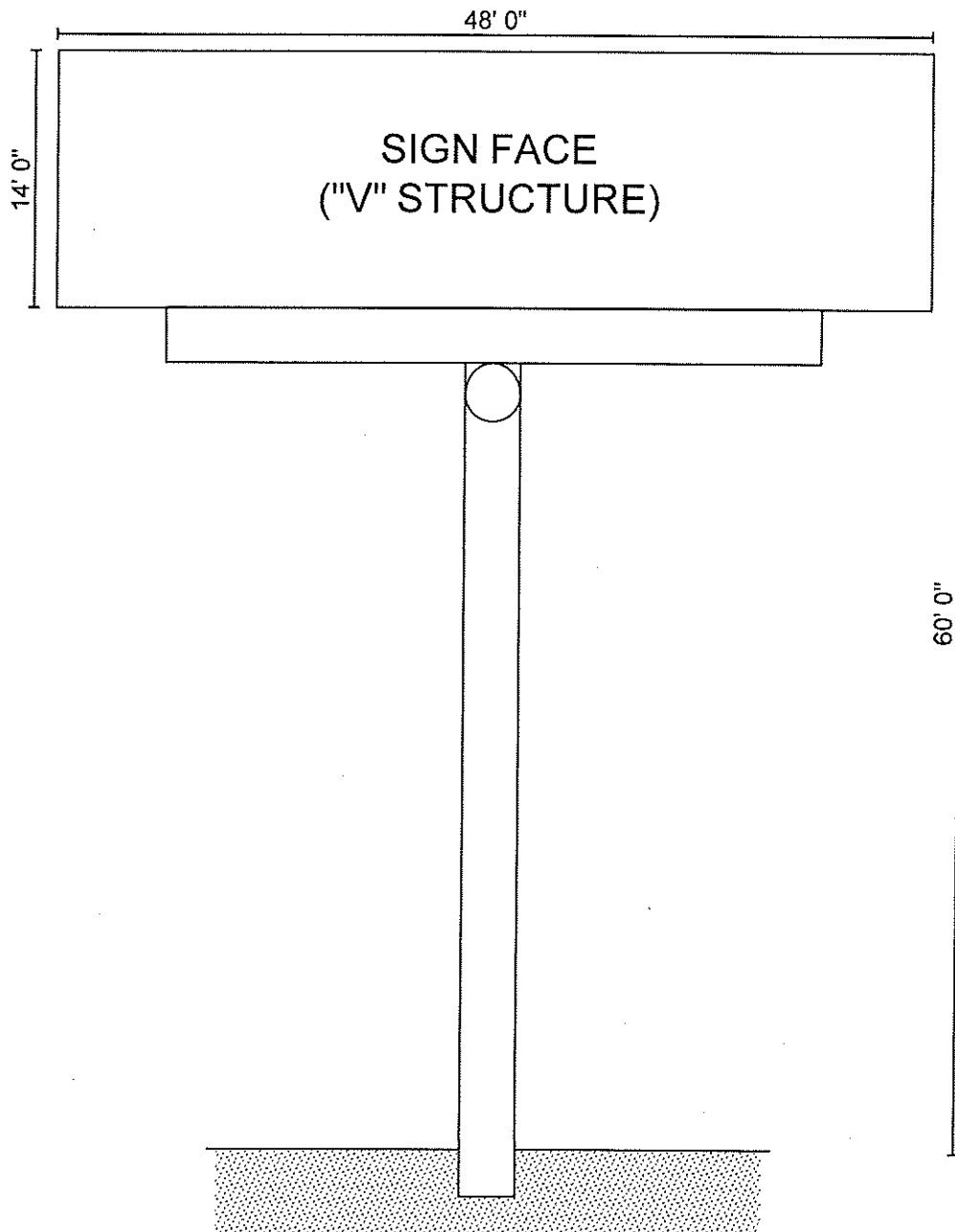
LANDLORDS TRACT:
Lot One (1), Block One (1), UNION SCHOOL ADDITION, an addition to the City of Tulsa, Tulsa County, State of
Oklahoma, according to the recorded plat thereof.

SCALE: 1" = 1000'



9.5

DETAIL SIGN PLAN - ELEVATIONS



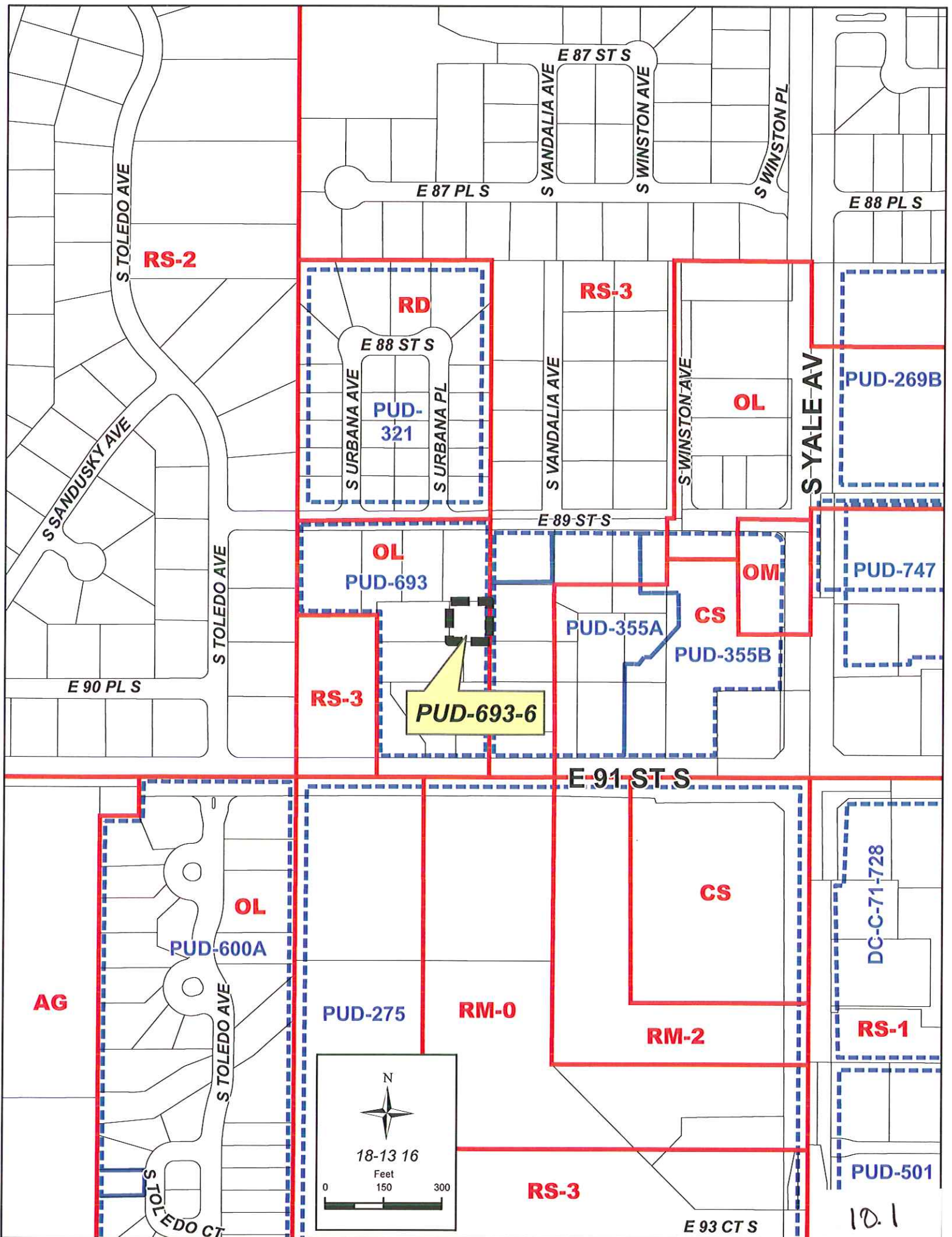
DESCRIPTION

LANDLORDS TRACT:
Lot One (1), Block One (1), UNION SCHOOL ADDITION, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

SCALE: 1" = 10'

LAMAR

9.6





PUD-693-6



18-13 16

Feet

0 150 300

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

February 2, 2011

STAFF RECOMMENDATION

PUD-693-6: Minor Amendment – West of the northwest corner of 91st Street South and South Yale Avenue; Lot 6, Block 1 – Southern Woods Park III; TRS 18-13-16; CZM 52; CD 8; OL/PUD.

The applicant is requesting a minor amendment to increase the permitted floor area in Development Area A of PUD-693 from 28,000 square feet (sf) to 29,019 sf. The floor area increase would affect Lot 6 only because Lots 1 through 5 have been built out (see Exhibit A).

The 1,019 sf of requested floor area represents a 3% increase in over-all floor area for Development Area A and a 1% increase for the over-all PUD. The requested increase would allow for a maximum of a 6,900 sf office to be constructed on Lot 6.

Section 1107, H-4 of the Code states that the TMAPC may grant, through the minor amendment process, increases in permitted non-residential floor area provided the requested increase is permitted by the underlying zoning and the increase does not represent a 15% increase over what is currently permitted.

The underlying OL zoning in Development Area A would allow for 35,955 sf of floor area.

Since the requested increase is a 3% increase and the underlying zoning would allow for 35,955 sf staff can support the application and recommends **APPROVAL** of minor amendment PUD-693-6.

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

10.3

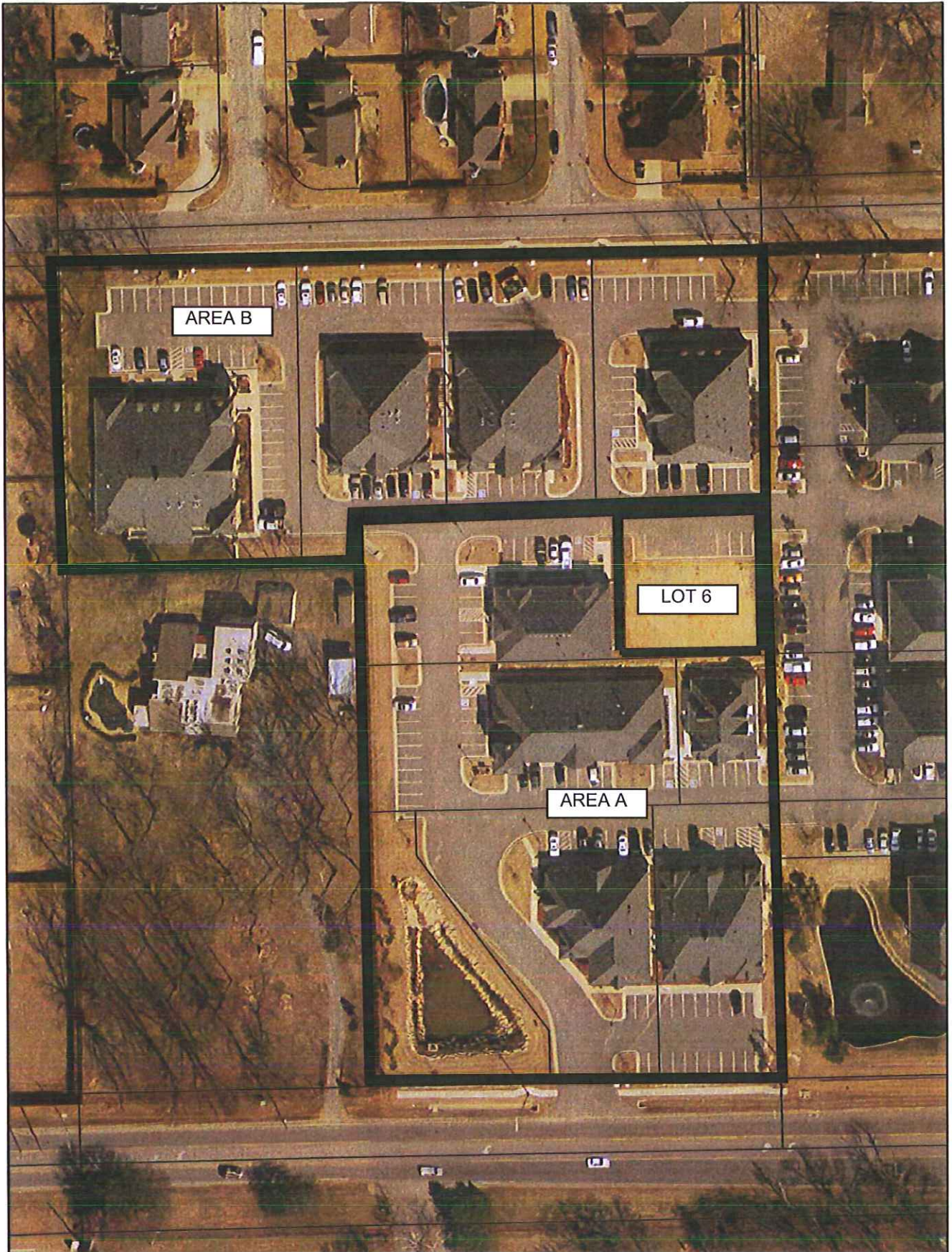


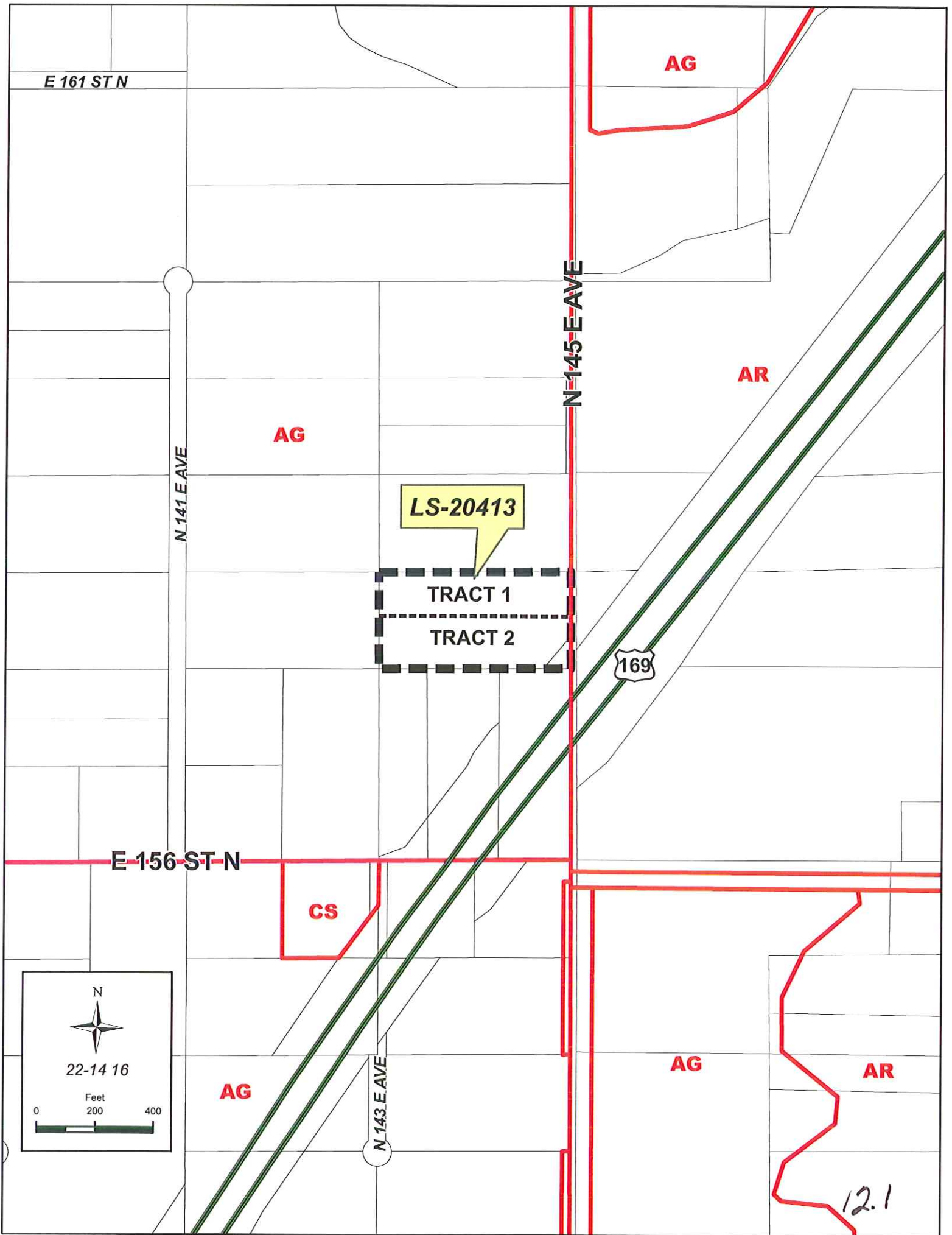
EXHIBIT A

10.4

PUD 693						
Southern Woods III						
Square Footage Analysis						
Summary		PUD SF	Land Area Gross	Land Area Net		
Development Area A		28,000	119,852	105,496	SF	SF
Development Area B		24,000	120,133	107,740	SF	SF
Total		52,000	239,985	213,236	SF	SF
Total Possible SF @ 30% FAR		63,971				
Development Area A		Permit SF to Date	Total Desired			
Lot 1		4473	4473			
Lot 2		4900	4900			
Lot 3		2917	2917			
Lot 4		5930	5930			
Lot 5		3880	3880			
Lot 6 **		5900	6900			
Total		28000	29000			
Development Area B		Permit SF to Date	Total Desired			
Lot 7		4880	4880			
Lot 8		5358	5358			
Lot 9		5200	5200			
Lot 10		8200	8200			
Total		23638	23638			
Total PUD SF		51638	52638			

** Amount of SF Remaining in Development Area A per PUD 693

10.5





LS-20413

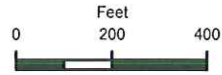
TRACT 1

TRACT 2

169



22-14 16



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

LOT-SPLIT FOR WAIVER OF MAJOR STREET AND HIGHWAY PLAN

January 25, 2011

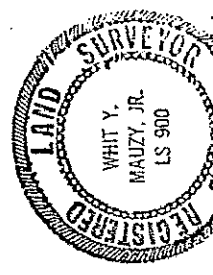
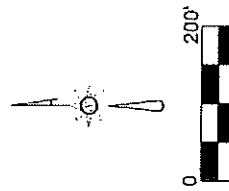
LS-20413 Richard Rakes (2416) (AG) (County)

North of East 156th Street North and West of North 145th East Avenue

The lot-split proposal is to split 2.27 acres +/- from an existing 5 acre +/- tract creating a 2.73 acre +/- remainder tract. The proposed tracts meet the AG (Agricultural) bulk and area requirements of the Tulsa County Zoning Code.

According to the Major Street and Highway Plan, North 145th East Avenue is deemed a secondary arterial requiring 50 feet of right-of-way from the center line. The applicant is asking to waive the requirement of 50 feet to 30 feet of right-of-way instead. The County Engineer agrees with the waiver and is in support of the application. There is a recommendation for the County to review this portion of North 145th East Avenue and its designation on the Major Street and Highway Plan.

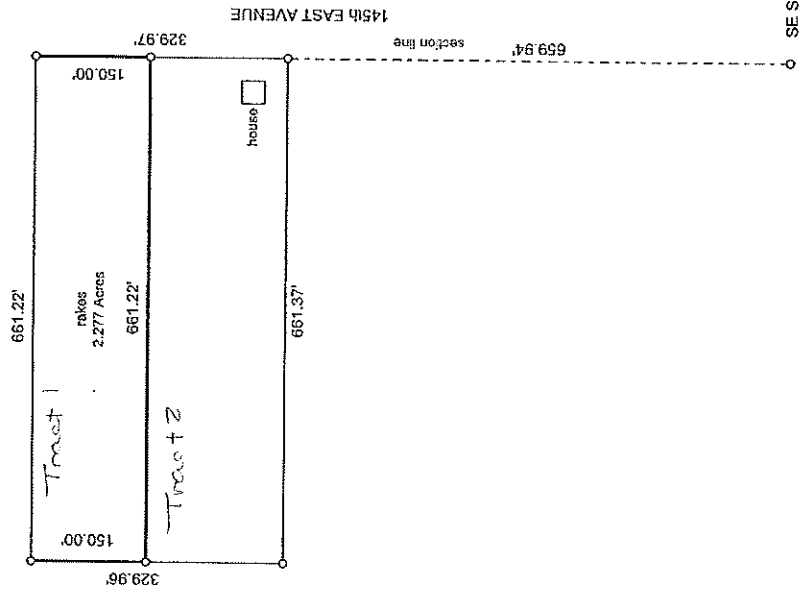
Staff believes this lot-split would not have an adverse affect on the surrounding properties and recommends **APPROVAL** of the waiver of the *Major Street and Highway Plan* and of the lot-split.



Whit Y. Mauzy, Jr.
11-30-10

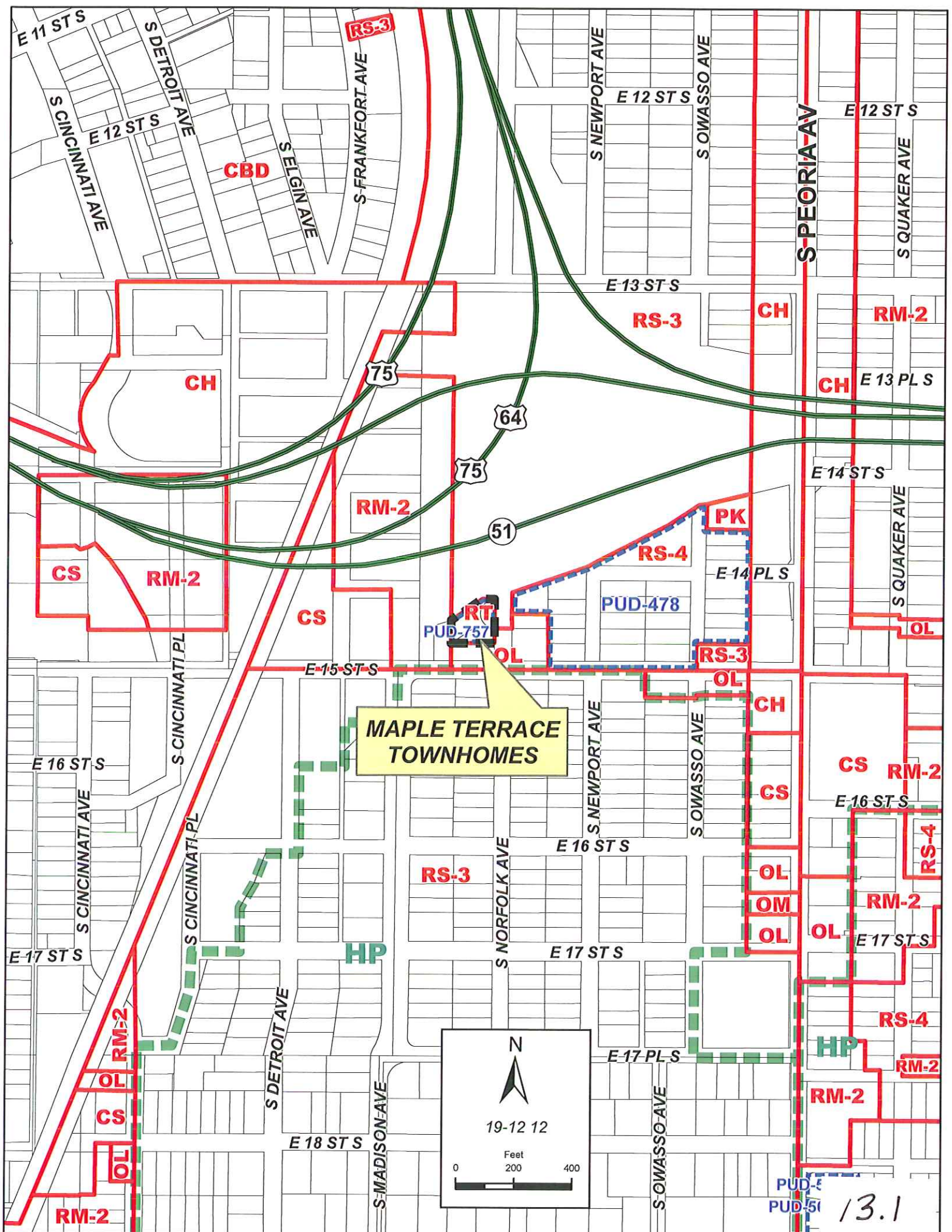
FILE NAME OAKWOOD-RAKES.TRV			
SCALE 200 Ft/in	DATE 11-30-2010	DRAWN BY WYM	
JOB RAKES	REVISION 3	SHEET 2/2	

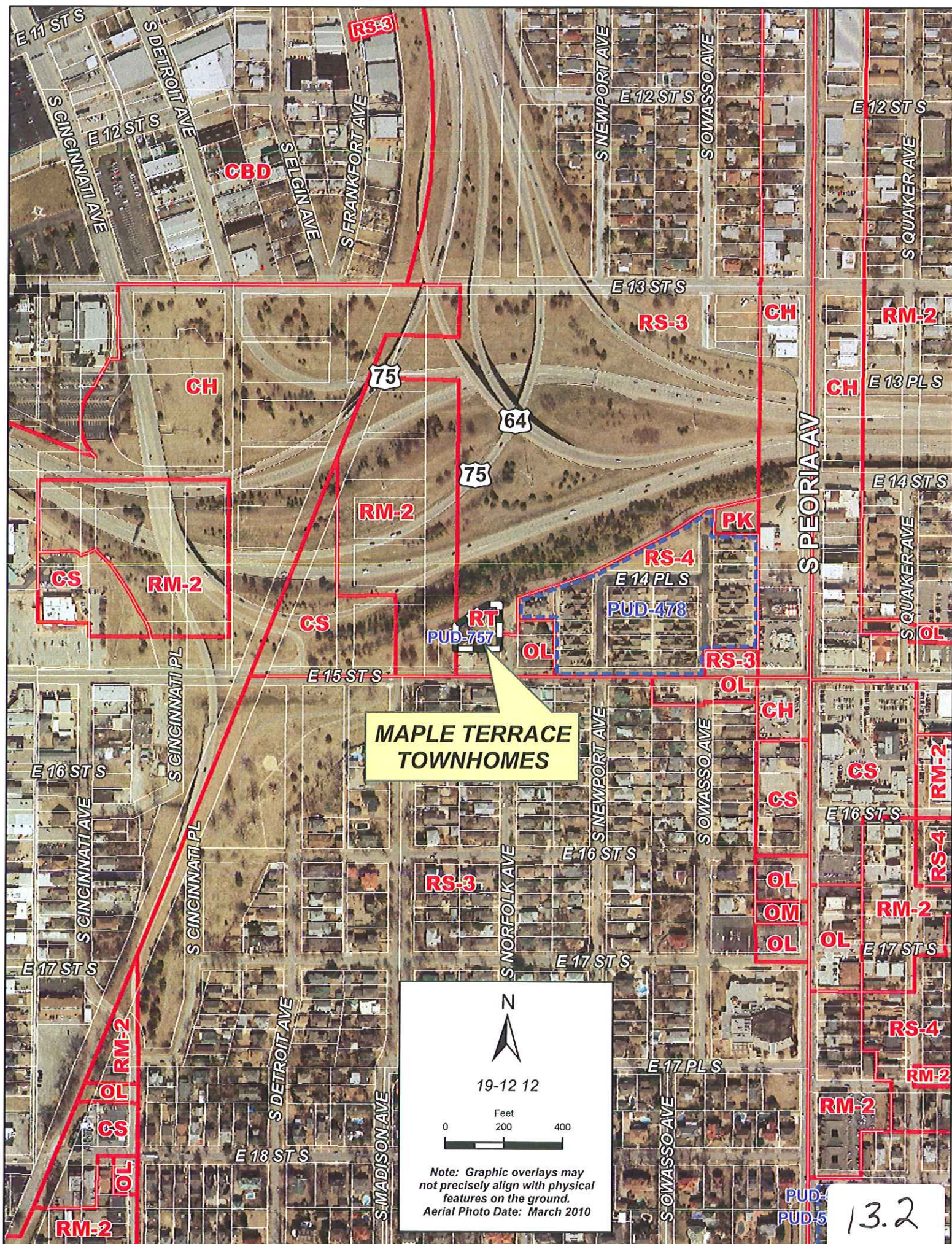
This map drawn with TRAVERSE PC, Software



Last Visit to site 11-5-10

12.4





PRELIMINARY SUBDIVISION PLAT

Maple Terrace Townhomes - (9212) (CD 4)

West of South Norfolk Avenue, North of East 15th Street South

This plat consists of 4 Lots, 1 Block, on .42 acres.

The following issues were discussed January 20, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 757 with RT zoning underlying. PUD restrictions must be shown in the covenants.
2. **Streets:** Show right-of-way with dimension lines. Plat for Broadmoor shows existing right-of-way. If right-of-way is existing provide reference with plat number or book and page number. If Reserve A is a private street, then clearly define right-of-way of 30 feet. Sidewalk easement must be provided on both sides of the street. Is alley going to be vacated? If not, then call it out as a public alley. Section H.4.A.1 Surfacing width for private streets is 26 feet. Section H.5. 1.2: Sidewalks will be required along private street. Define clearly the limits of private street and show sidewalks.
3. **Sewer:** The proposed sanitary sewer extension should be located 7 feet south of the north boundary line instead of the 7.5 feet shown on the plan. Extend the manhole a minimum of 15 feet beyond the west property line of Lot 4.
4. **Water:** The 10 foot restricted waterline easement should be adjacent to an 11 foot utility easement line along the south boundary line of the Reserve A. An infrastructure development plan will be required to extend the proposed 6 inch water line. A looped line may be required.
5. **Storm Drainage:** Please remove the contours on the face of the plat. Additional storm sewer and /or overland drainage easements may be required. Add a conceptual storm drainage system. Roof drainage will not be allowed to flow to the residential lots in the Broadmoor Addition.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary depending upon ONG, Cable, and PSO designs for service.

7. **Other: Fire:** Fire hydrant needs to be located within 600 feet of the furthest point of any structure. If the structures are over 30 feet in height from the level of Fire Department access aerial access will be needed and it will need to meet IFC 2006 section D105. **GIS:** Label all subdivisions and expressways within the mile section of the location map. Change "East 7th Street South" to "11th Street South" and change "East 21st Street South" to "21st Street South " on the location map since east changes to west past Main Street in this area. Tie the plat from a section corner using bearings and distances from a labeled point of commencement to the labeled point of beginning. Add a leading zero to all single digit degree descriptions on the face of the plat to match what is shown in the legal description (i.e. 01" instead of 1°). Submit a subdivision control data form. The eastern edge of the property on the plat does not match with the eastern edge of the property according to land records. There is an arc on the land records that juts in to a peak of roughly 50 feet of parcel number 05175921219165.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

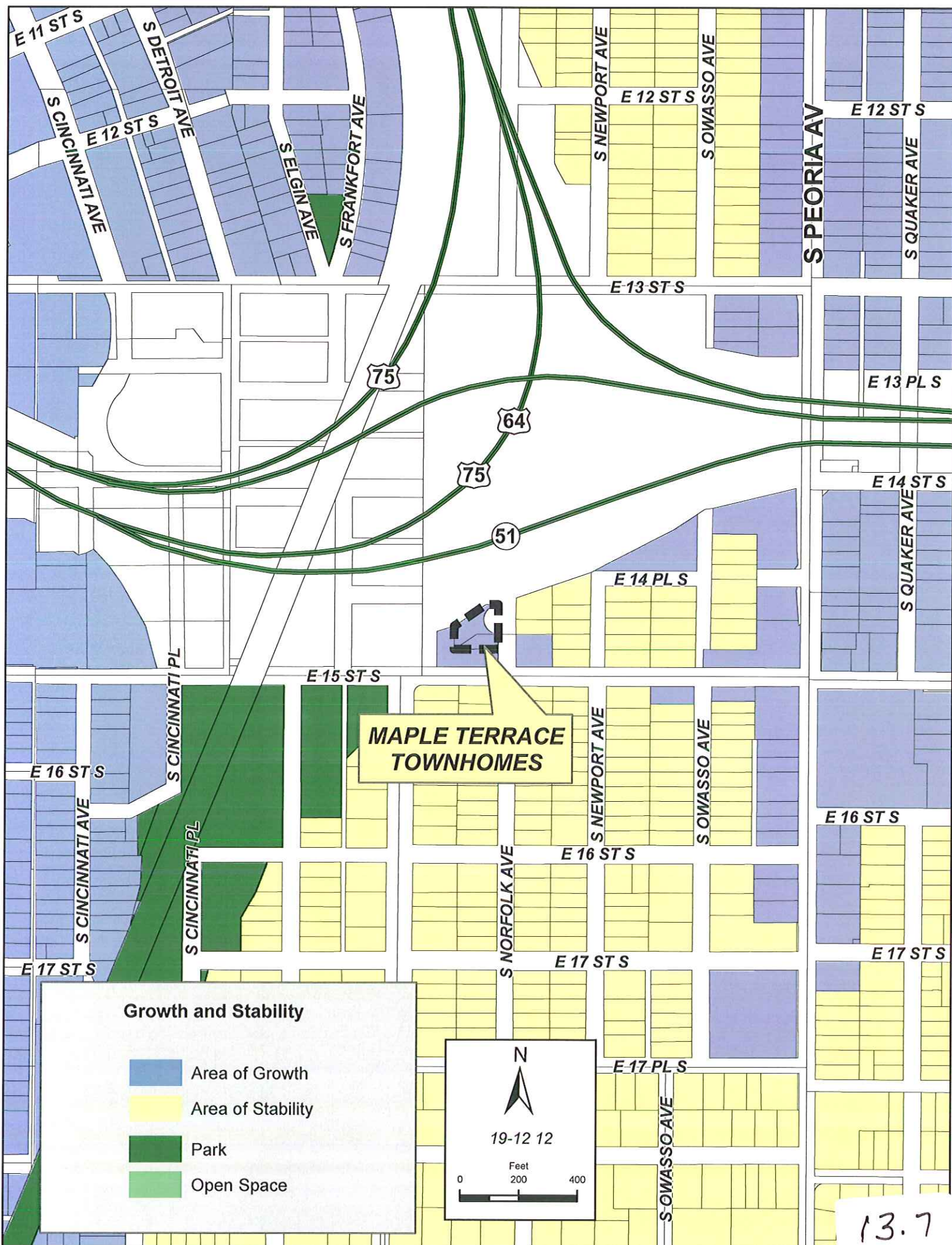
1. The concerns of the public works department and development services staff must be taken care of to their satisfaction.

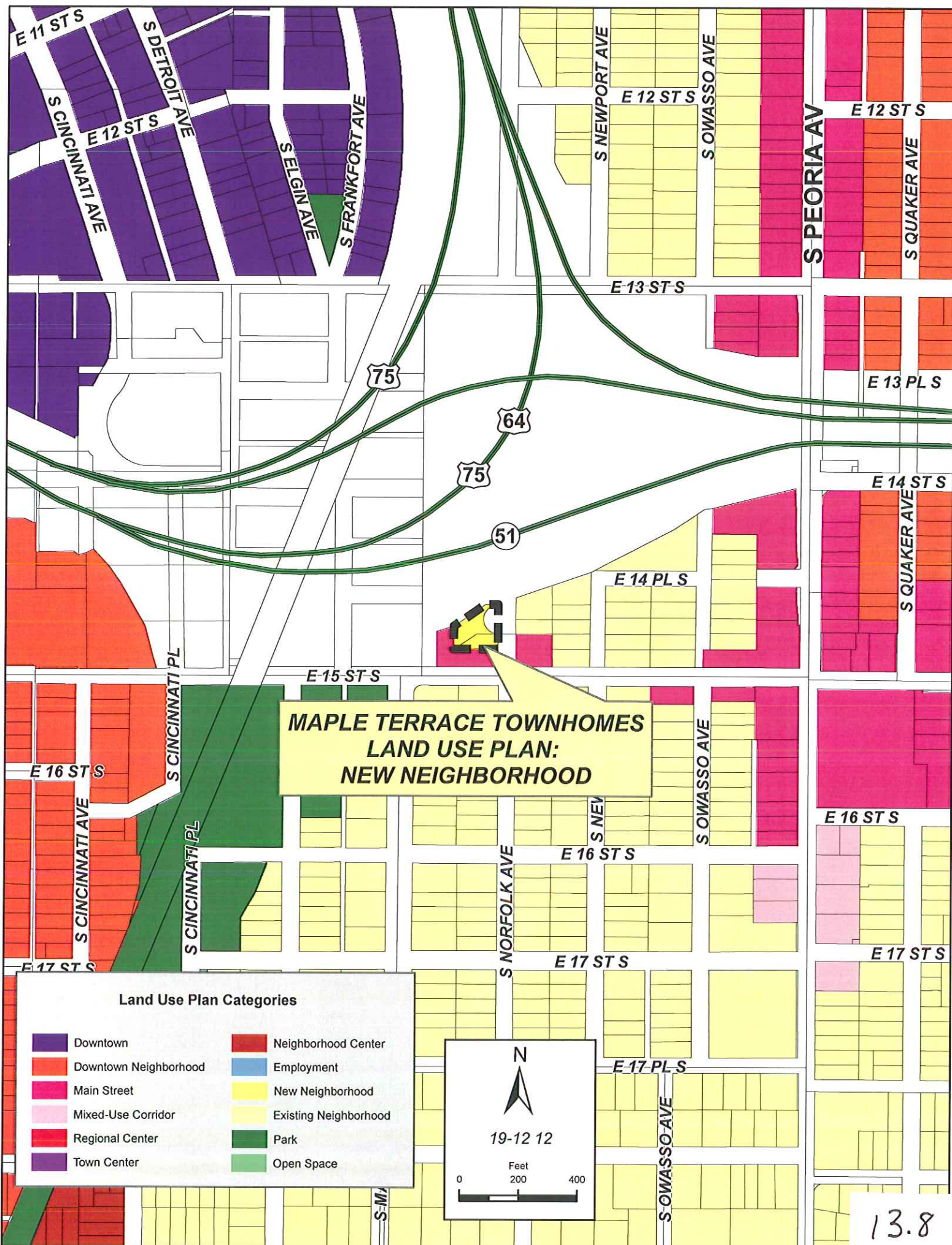
Standard Conditions:

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

PLANNED UNIT DEVELOPMENT NO. 757

Maple Terrace Townhomes

A RESUBDIVISION OF PART OF BLOCK 13 IN BROADMOOR ADDITION IN THE CITY OF TULSA, COUNTY OF TULSA, STATE OF OKLAHOMA BEING A PART SECTION TWELVE (12), TOWNSHIP 19 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.



Scale: 1" = 20'
SCALE IN FEET

Legend

- BM BENCHMARK
- IPF IRON PIN FOUND
- LMA LIMITS OF NO ACCESS
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RNE RESTRICTED WATERLINE EASEMENT
- UE UTILITY EASEMENT
- STREET ADDRESS

1234

Notes

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF A LEGAL DESCRIPTION.

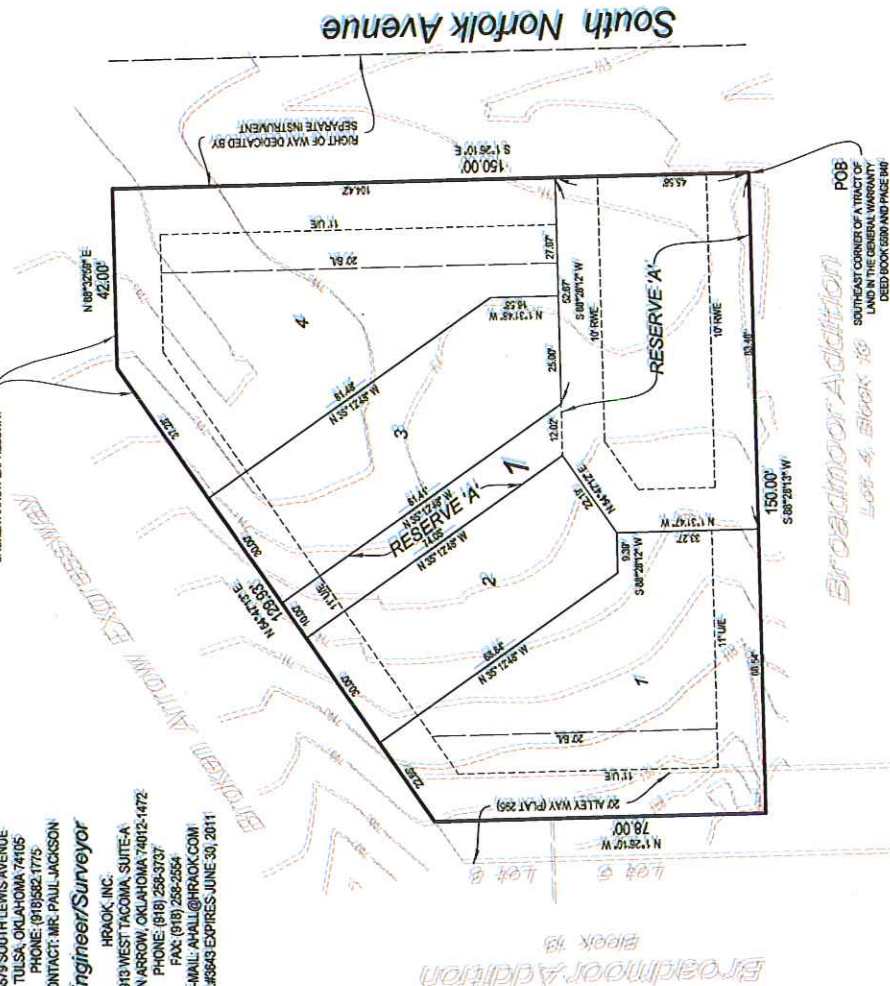
Owner/Developer

MAPLE TERRACE TOWNHOMES, LLC,
AN OKLAHOMA LIMITED LIABILITY COMPANY
5579 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74105
PHONE: (918) 582-1775

Engineer/Surveyor

HRAOK, INC.
1913 WEST TACOMA, SUITE-A
BROKEN ARROW, OKLAHOMA 74012-1472
PHONE: (918) 258-5737
FAX: (918) 258-2554
E-MAIL: AHALL@HRAOK.COM
CAJ9545 EXPIRES JUNE 30, 2011

THE SOUTHERLY R/W LINE
BROKEN ARROW EXPRESSWAY

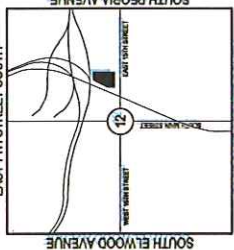


COUNTY CLERK STAMP

COUNTY TREASURER STAMP

R 12 E

EAST 7TH STREET SOUTH



EAST 21ST STREET SOUTH

Location Map

SCALE 1"=200'

SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA

SUBDIVISION CONTAINS 0.427 ACRES OF 1887.544 SQ. FT.

Basis of Bearings

THE BEARING BASE FOR THIS PLAT IS ASSUMED USING THE EAST PROPERTY LINE AS 1° 26' E

Monumentation

43 DARS WERE FOUND AND ACCEPTED AT ALL PROPERTY CORNERS.

Benchmark

3" BRASS CAP-SET APPROX. 200' SOUTH OF THE INTERSECTION OF EAST 21ST STREET SOUTH AND SOUTH INTERSTATE 495. THE LEFT TURN LINE OF NORTHBOUND TRAFFIC (N44° 18' 00").

FINAL PLAT

CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

TMAPC/INCOG

This approval is void if this plat is not filed in the Office of the County Clerk on or before: _____

COUNTY or CITY ENGINEER

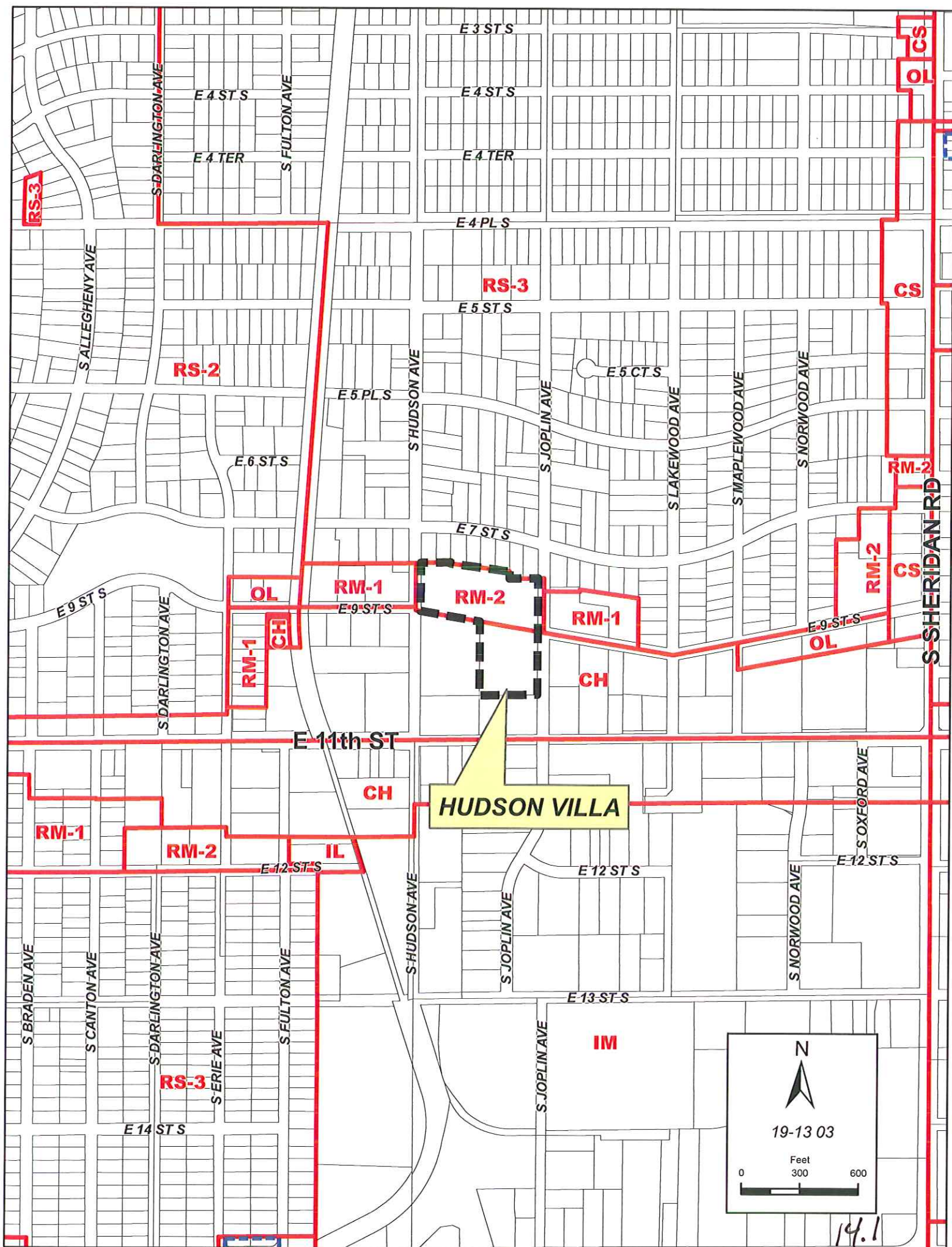
APPROVED _____ by the Council of the City of Tulsa, Oklahoma.

Chairman

Mayer

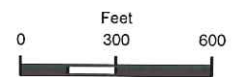
Attest: City Clerk

Approved: City Attorney





19-13 03



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

14.2

PRELIMINARY SUBDIVISION PLAT

Hudson Villa - (9303) (CD 4)

North of East 11th Street, Between South Joplin Avenue and South Hudson Avenue

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

The following issues were discussed January 20, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RM-2/CH. Make sure the use is conforming to the zoning with the City zoning officer. Make sure site plan is also in conformance. Check to make sure building setbacks are as required. Access is to be on Hudson Avenue only per consulting engineer.
2. **Streets:** Show right-of-way with dimension lines and reference plat number or book and page number. Section 1.2: Sidewalks. Reword as follows "...along abutting street right-of-way on Hudson Avenue and on Joplin Avenue along existing pavement." Show sidewalk on Joplin Avenue along existing pavement.
3. **Sewer:** Identify the width of the new utility easement proposed along the east boundary line of the existing Lot 7. Increase the easement width for the existing sanitary sewer line between existing Lots 53 and 8 to a minimum of 15 feet. All sanitary sewer pipe, that will be placed under a paved driving surface, must be replaced with ductile iron pipe. If ductile iron pipe is required at a manhole location, then the entire run from manhole to manhole must be ductile iron pipe. All other existing pipe that is within the development area must be video inspected, and any deficiencies must be brought up to current City of Tulsa standards, at the developer's expense. Contact Tony Patete in Engineering Wastewater Design (596-9505) to view the video of the existing pipe.
4. **Water:** Show easement for the 16 inch existing water line along the vacated roadway. Include the book and page of document vacating the roadway of 9th Street. The extension of a 6 inch water main line may be required to be extended along the east side of Joplin Avenue 300 feet from the existing 16 inch water main line along the vacated roadway.
5. **Storm Drainage:** Drainage flowing onto the property, from both the north and the south, must be either placed in an overland drainage easement for conveyance across the property, or be collected at the property line in inlets

and thence be piped across the property in a storm sewer easement.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Fire hydrant needs to be located within 600 feet of the furthest point of any structure. **GIS:** Label all subdivisions, railroads and expressways within the mile section of the location map. The basis of bearing should be clearly described and stated in degrees, minutes and seconds. Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. Add the phrase "Date of Preparation" before the date at the bottom of the sheet. Submit a subdivision control data form, last page of the subdivision regulations. Using bearings and distances, give a metes and bounds legal description of the property, starting from a labeled point of commencement at a section corner, to a point of beginning on the corner of the property, with a traverse around the perimeter back to the point of beginning.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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



DEVELOPMENT SERVICES
175 E. 2nd Street, Suite 450
Tulsa, OK 74103
(918) 596-2569

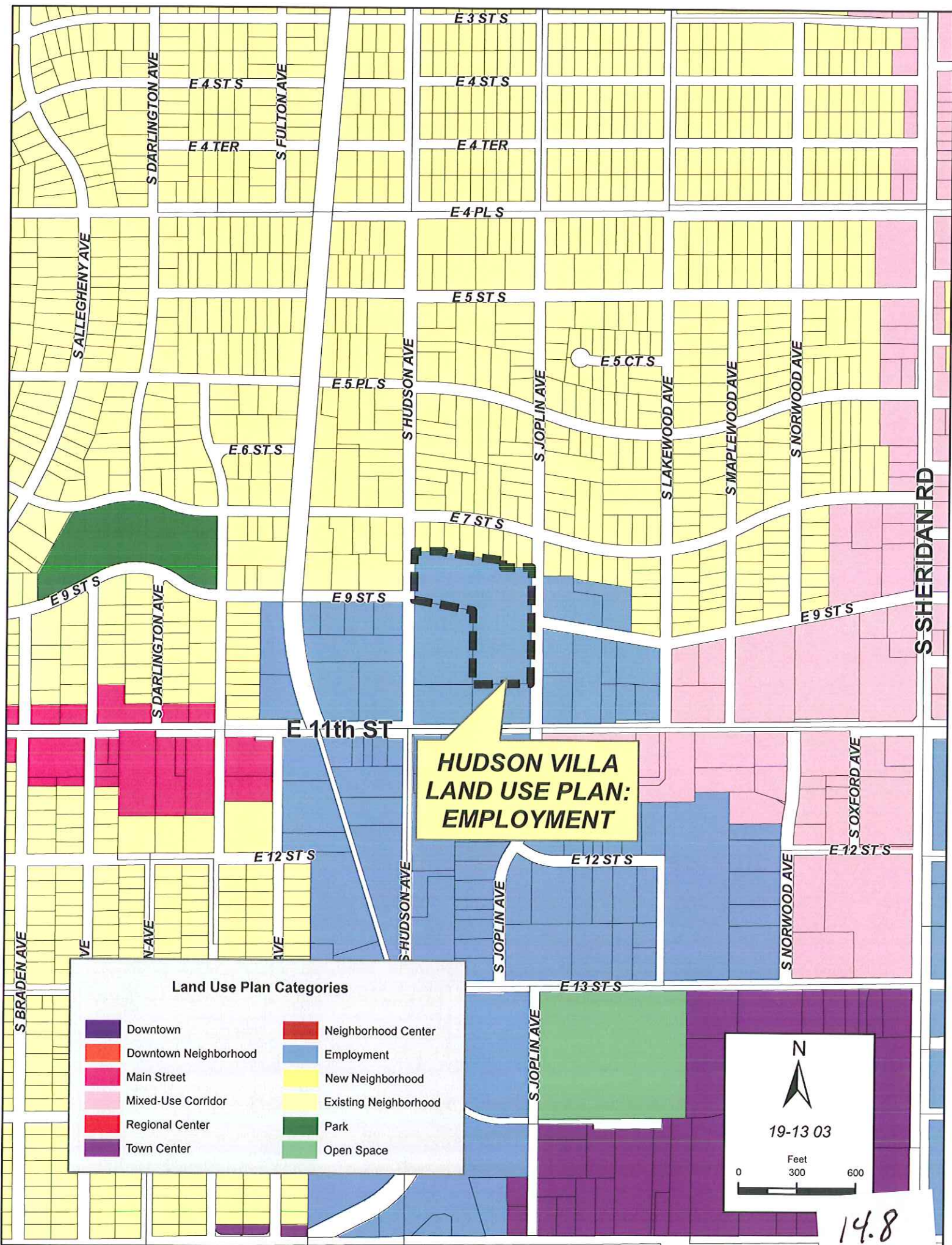
Date: 01-20-2011

To: Diane S. Fernandez
Senior Planner
INCOG

Ref: Water TAC for 1-20-2011
Hudson Villa
North of East 11th Street, Between South Joplin Avenue and South Hudson Avenue

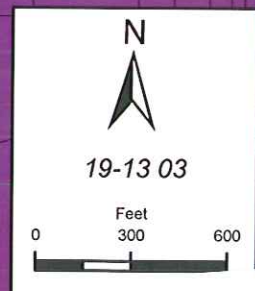
The conceptual comment of extending a water line along South Joplin Avenue is no longer a recommendation for this site development.

Allen Holdman
Water Plans Reviewer

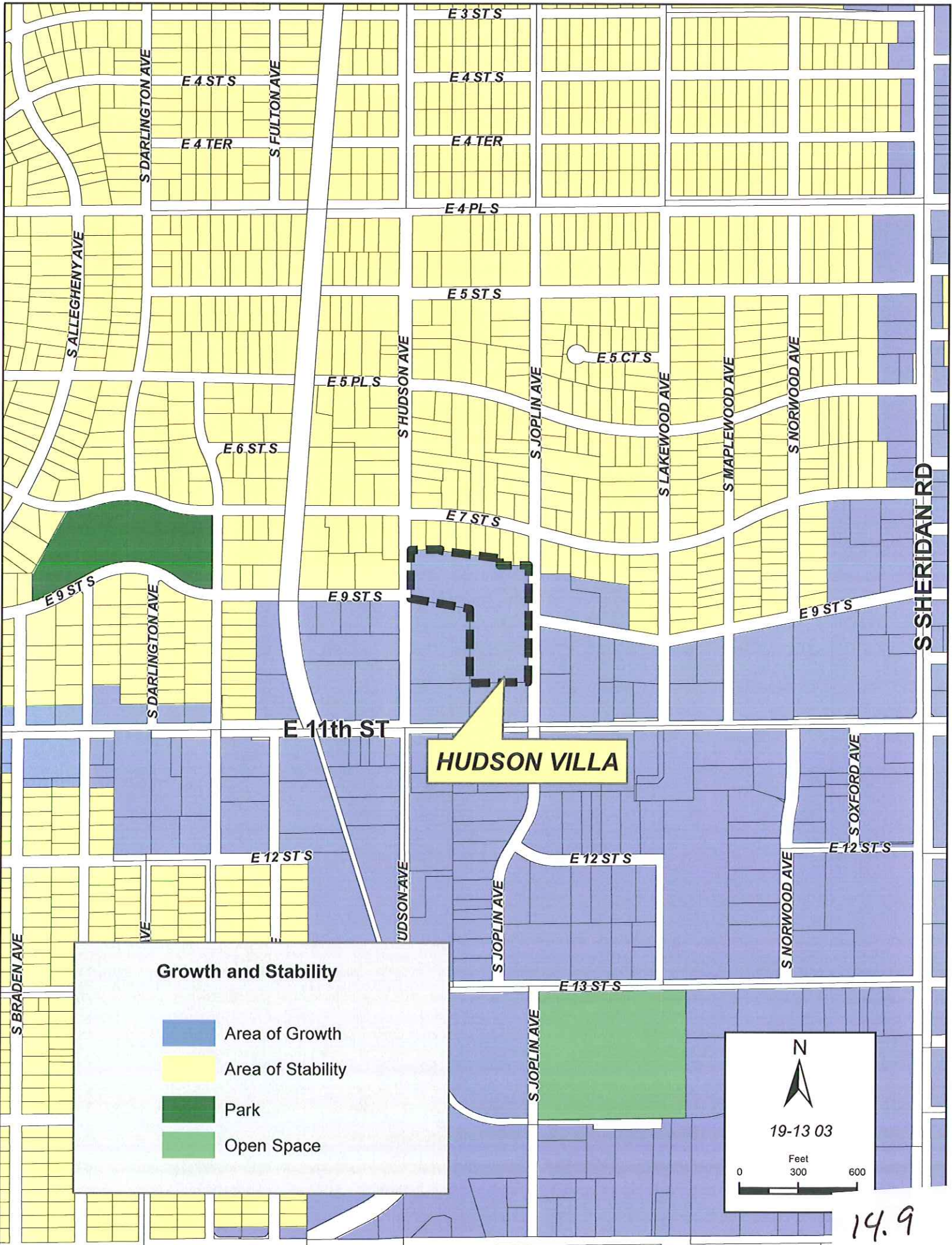


Land Use Plan Categories

- | | |
|-----------------------|-----------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park |
| Town Center | Open Space |



14.8



Growth and Stability

-  Area of Growth
-  Area of Stability
-  Park
-  Open Space

N

19-13 03

Feet
0 300 600

14.9

PRELIMINARY PLAT

Hudson Villa

A REPLAT OF PART OF GLENHAVEN, GLENHAVEN AMENDED AND RESUBDIVISION OF A PART OF GLENHAVEN & GLENHAVEN AMENDED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4) OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

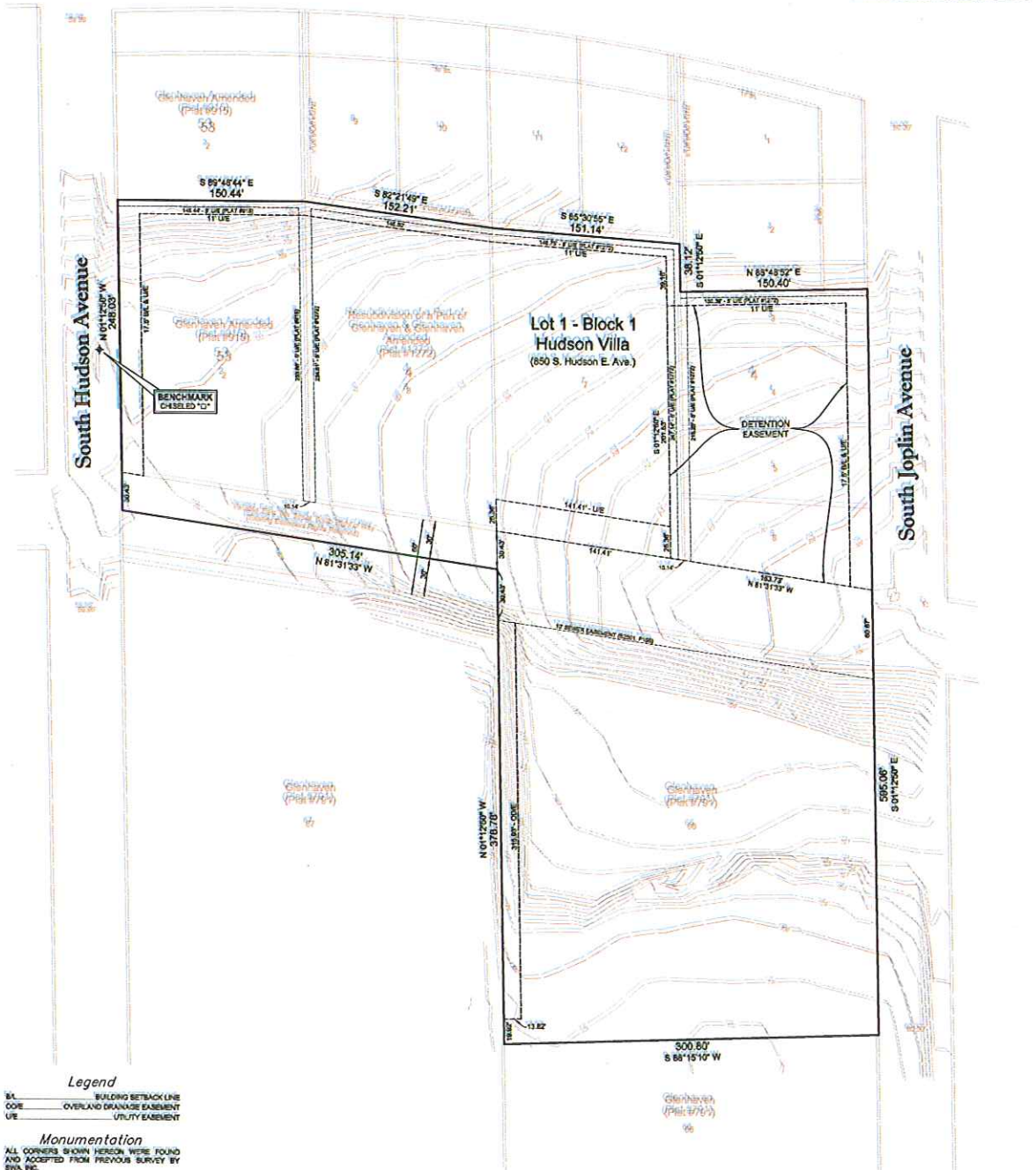
Scale: 1"=40'

Owner/Developer
HUDSON VILLA, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
419 WEST 40-TH STREET
TULSA, OK 74103
PHONE: (918) 583-5558
FAX: (918) 583-5745
CONTACT: SANDRA LEWIS, MANAGER

Engineer/Surveyor
BRADK, INC.
1813 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-2707
FAX: (918) 258-2554
CARRIES EXPIRES JUNE 30, 2011
ANALL@BRADK.COM



SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 6.137 ACRES 286,035.255 SQ FT



Legend

BL BUILDING SETBACK LINE
ODE OVERLAND DRAINAGE EASEMENT
UE UTILITY EASEMENT

Monumentation

ALL CORNERS SHOWN HEREON WERE FOUND AND ACCEPTED FROM PREVIOUS SURVEY BY BNA, INC.

Benchmark

CHISELED 'C' ON TOP OF CONCRETE CURB ALONG THE EAST SIDE OF SOUTH HUDSON AVENUE - APPROX. 193.3 SOUTH AND 14.2 WEST OF THE NORTHWEST PROPERTY CORNER OF HUDSON VILLA, ELEV. = 722.51 (NAD 83 1983)

Basis of Bearing

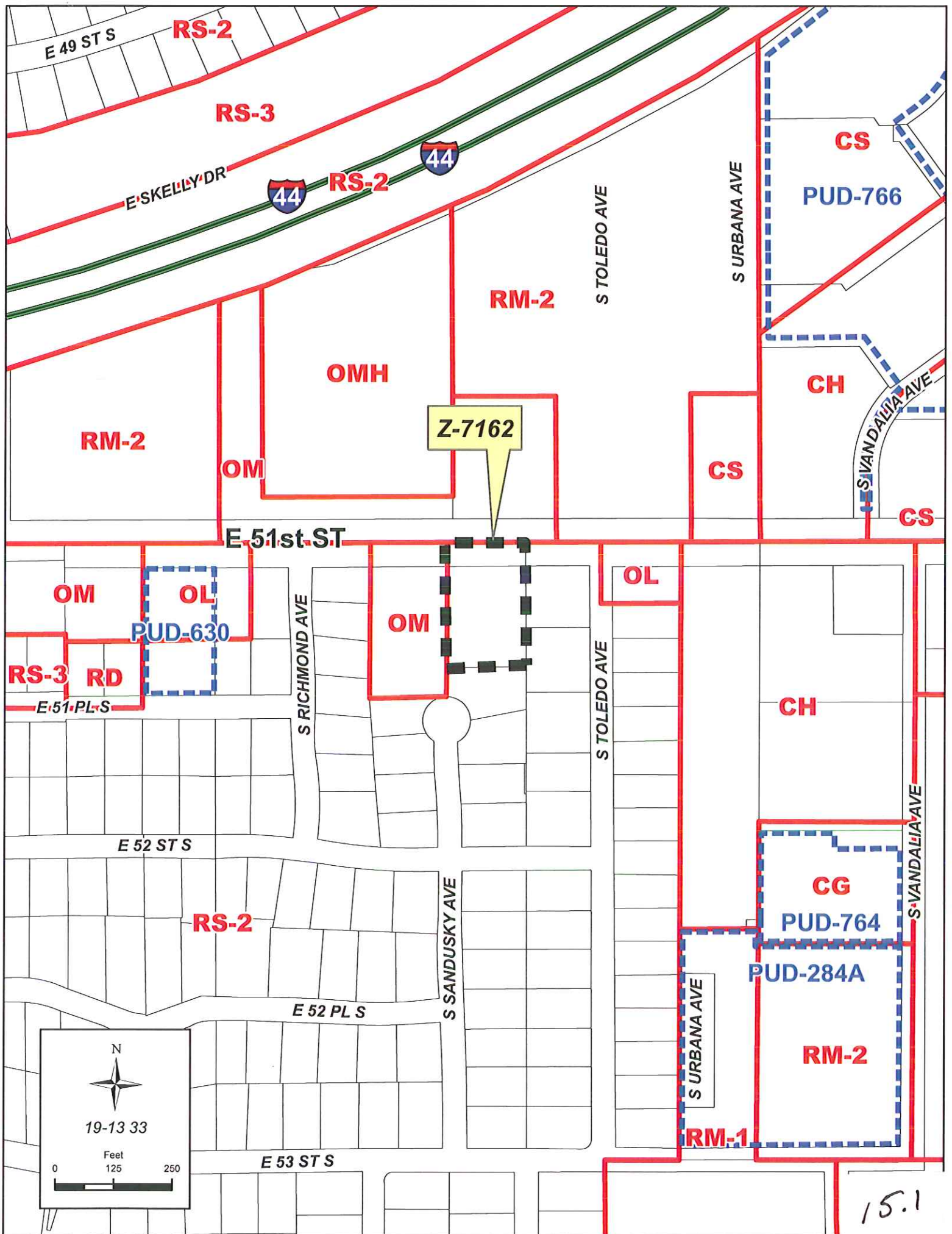
THE BEARING BASE FOR THIS SURVEY IS GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - NORTH ZONE - NAD83 (1983)

Notes

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

TOPOGRAPHIC SURVEY PROVIDED BY BNA, INC.

14.10



15.1



19-13 33

Feet
0 125 250

Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2010

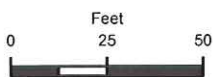
15.2



Z-7162



19-13 33



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7162

SUMMARY OF RECOMMENDATIONS:

TRS 9333

Atlas 468

CZM 47

CD-7

TMAPC Hearing Date: February 2, 2011

Applicant: Lou Reynolds

Tract Size: .9± acres

32,204± square feet

ADDRESS/GENERAL LOCATION: West of southwest corner of East 51st Street and South Toledo Avenue

EXISTING ZONING: RS-2

EXISTING USE: Vacant

PROPOSED ZONING: OL

PROPOSED USE: Office

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6760 June 2000: All concurred in approval of a request for rezoning a 1.9± acre tract of land from RS-2 to OL, application related to PUD-630 (see below) on property located west of the southwest corner of East 51st Street and South Richmond Avenue and west of subject property.

PUD-630 June 2000: All concurred in approval of a proposed Planned Unit Development on a 3.65± acre tract of land for a drive-in banking facility, application related to Z-6760, on property located west of the southwest corner of East 51st Street and South Richmond Avenue and west of subject property.

Z-6590 June 1997: Staff and TMAPC recommended for denial of a request for rezoning a .43± acre tract of land from RS-2 to OM and approval of OL for office use, on property located west of the southwest corner of East 51st Street and South Richmond Avenue and west of subject property. City Council approved OL for Lot 1 and the north 30' and denial of the remainder.

BOA-4627 April 14, 1965: The Board of Adjustment approved a Special Exception to permit a home beauty shop, on property located on the subject property.

BOA-4031 April 10, 1963: The Board of Adjustment approved a Special Exception to permit a fire station per the City of Tulsa Fire Department, on property located on the southwest

15.4

corner of East 51st Street and South Toledo Avenue and abutting the subject property to the east.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .9+ acres in size and is located west of the southwest corner of East 51st Street and South Toledo Avenue. The property appears to be vacant and is zoned RS-2.

SURROUNDING AREA: The subject tract is abutted on the east by a fire station, zoned RS-2; on the north by offices, zoned OM; on the south by single-family residential uses, zoned RS-2; and on the west by offices, zoned OM.

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

TRANSPORTATION VISION:

The Major Street and Highway Plan designates East 51st Street as a secondary arterial and the property lies south of I-44, an expressway. Much roadway construction is underway on these facilities. The roadway in this area appears to be designated a multimodal corridor. Multimodal corridors are envisioned as accommodating the various alternative transportation modes, from pedestrian to buses to other high occupancy forms, as well as personal vehicles.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 st Street	Secondary arterial	100'	4 + turning lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan designates this property as a Mixed Use Corridor. Mixed Use Corridors are intended to couple high capacity transportation routes with housing, commercial and other employment uses. Typically the transportation facilities in these corridors have four or more travel lanes, with perhaps additional lanes for bicycle or transit use. Buildings along the Mixed Use Corridors are envisioned as fronting on the sidewalks, which feature street trees, medians and parallel parking strips, although building-associated parking is anticipated to be located behind the particular buildings. Properties adjacent to it are similarly designated and those to the north are designated as Town Centers.

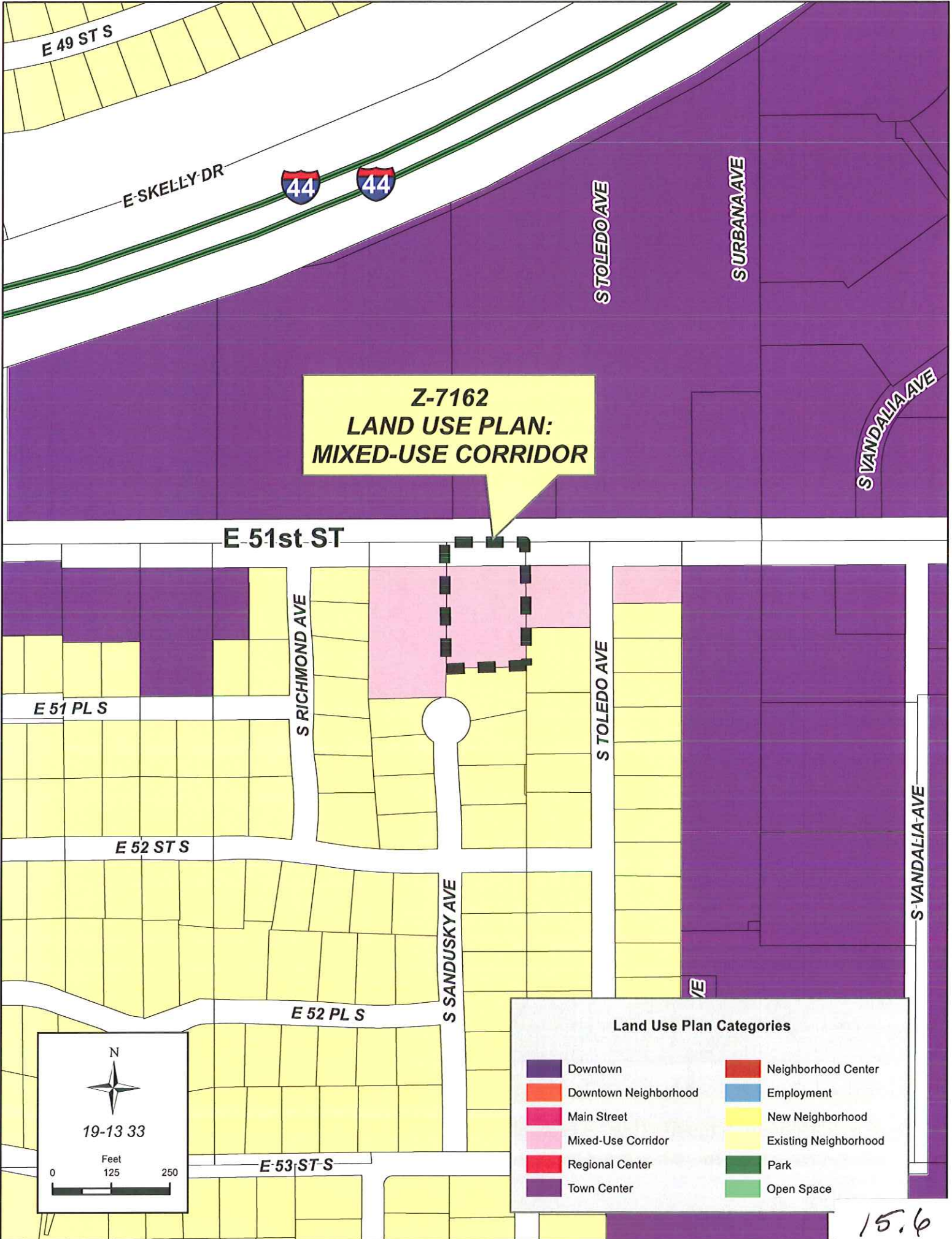
East 51st Street is a heavily traveled arterial and is being improved. This area is also designated as an area of growth, and clearly this area is one of transition to higher intensity development. According to the comprehensive plan, areas of growth are seen are locations in which municipal resources should be allocated when possible to encourage higher intensity development. The requested OL zoning is in accord with the Comprehensive Plan.

STAFF RECOMMENDATION:

Based on surrounding development, trends in the area and the Comprehensive Plan, staff can support the rezoning request and recommends **APPROVAL** of OL zoning for Z-7162.

02/02/11

15.5

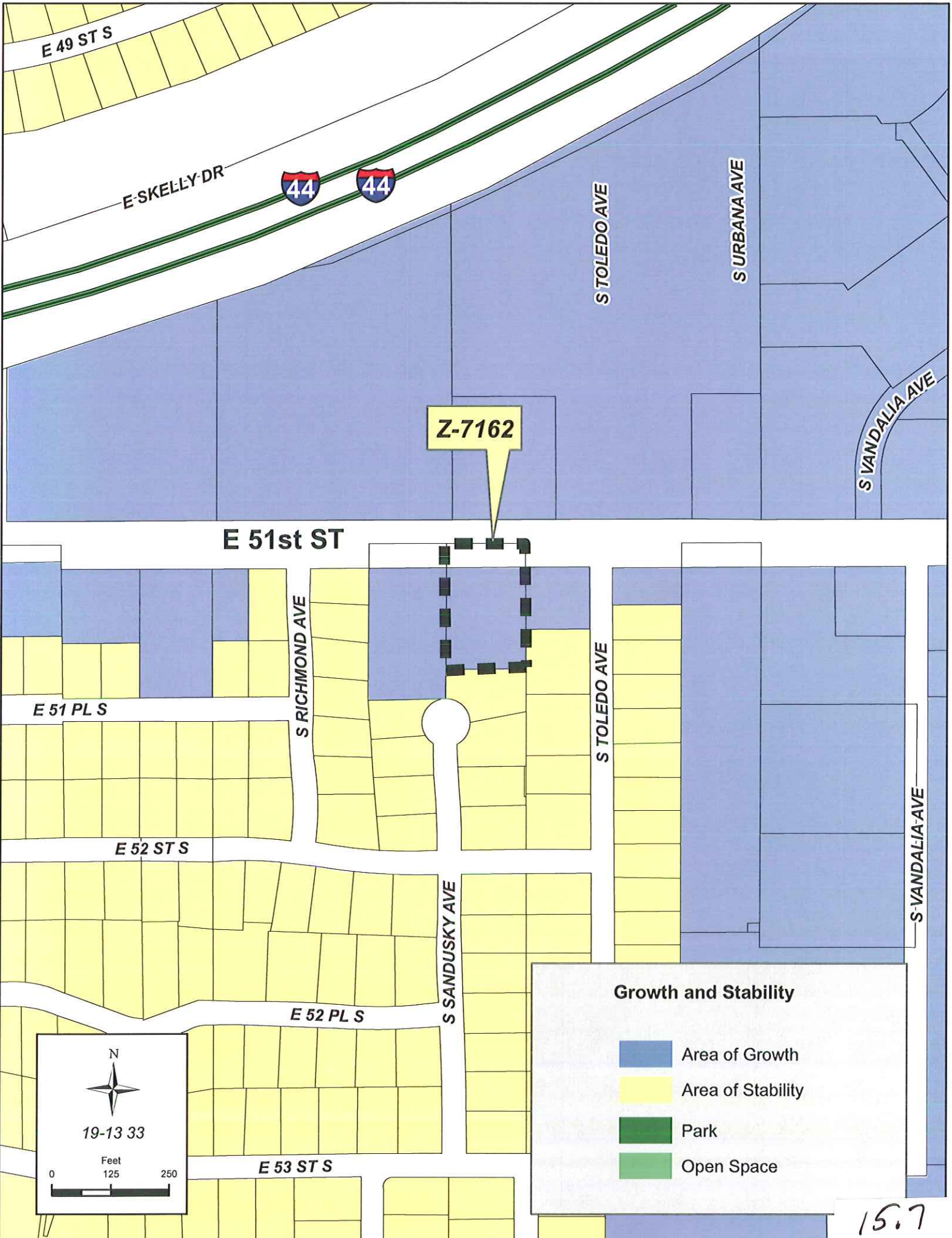


**Z-7162
LAND USE PLAN:
MIXED-USE CORRIDOR**

Land Use Plan Categories

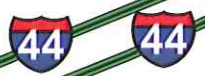
- | | |
|-----------------------|-----------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park |
| Town Center | Open Space |

15.6



E 49 ST S

E-SKELLY-DR



S TOLEDO AVE

S URBANA AVE

S VANDALIA AVE

Z-7162

E 51st ST

E 51 PL S

S RICHMOND AVE

S TOLEDO AVE

S VANDALIA AVE

E 52 ST S

E 52 PL S

S SANDUSKY AVE

E 53 ST S

Growth and Stability

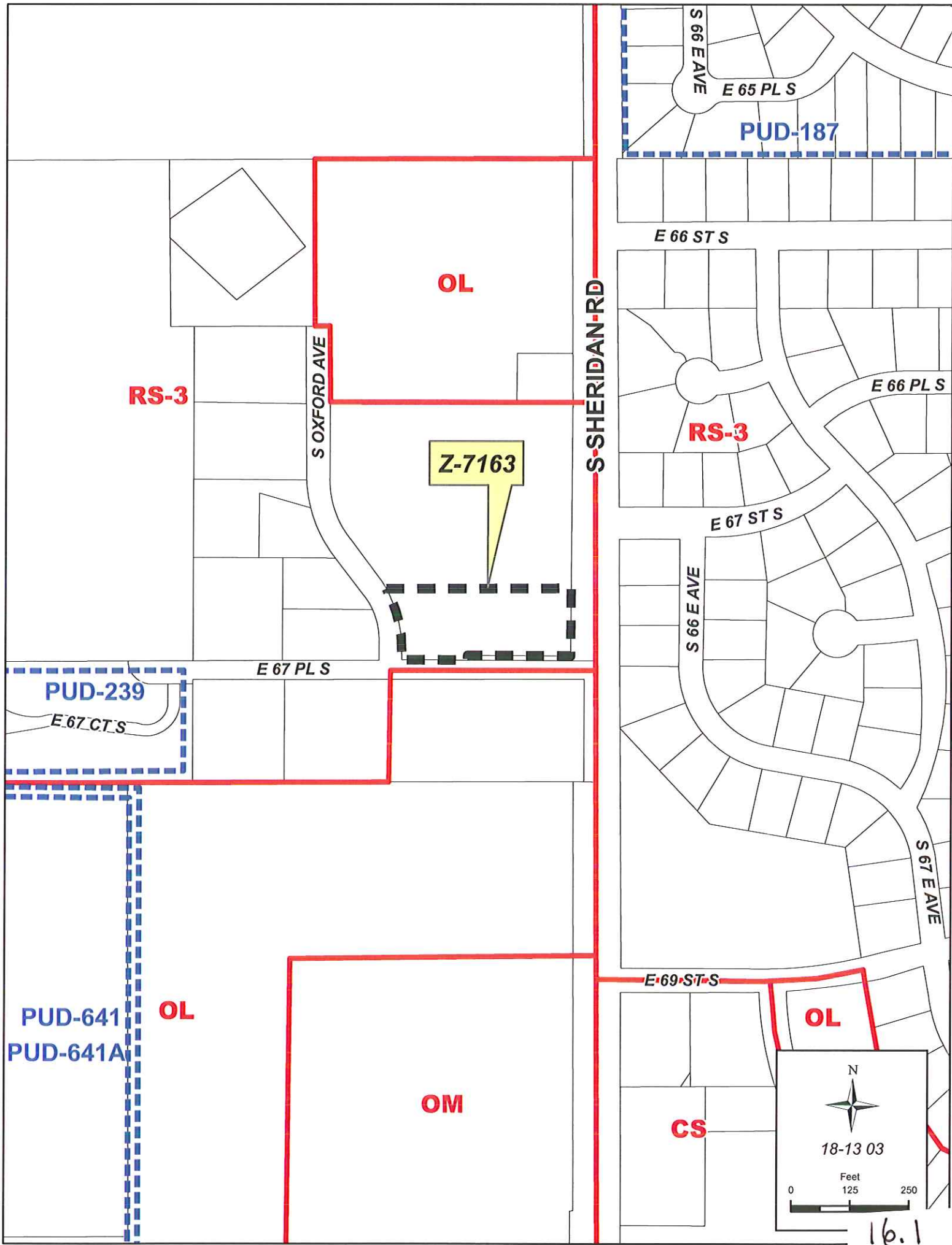
- Area of Growth
- Area of Stability
- Park
- Open Space



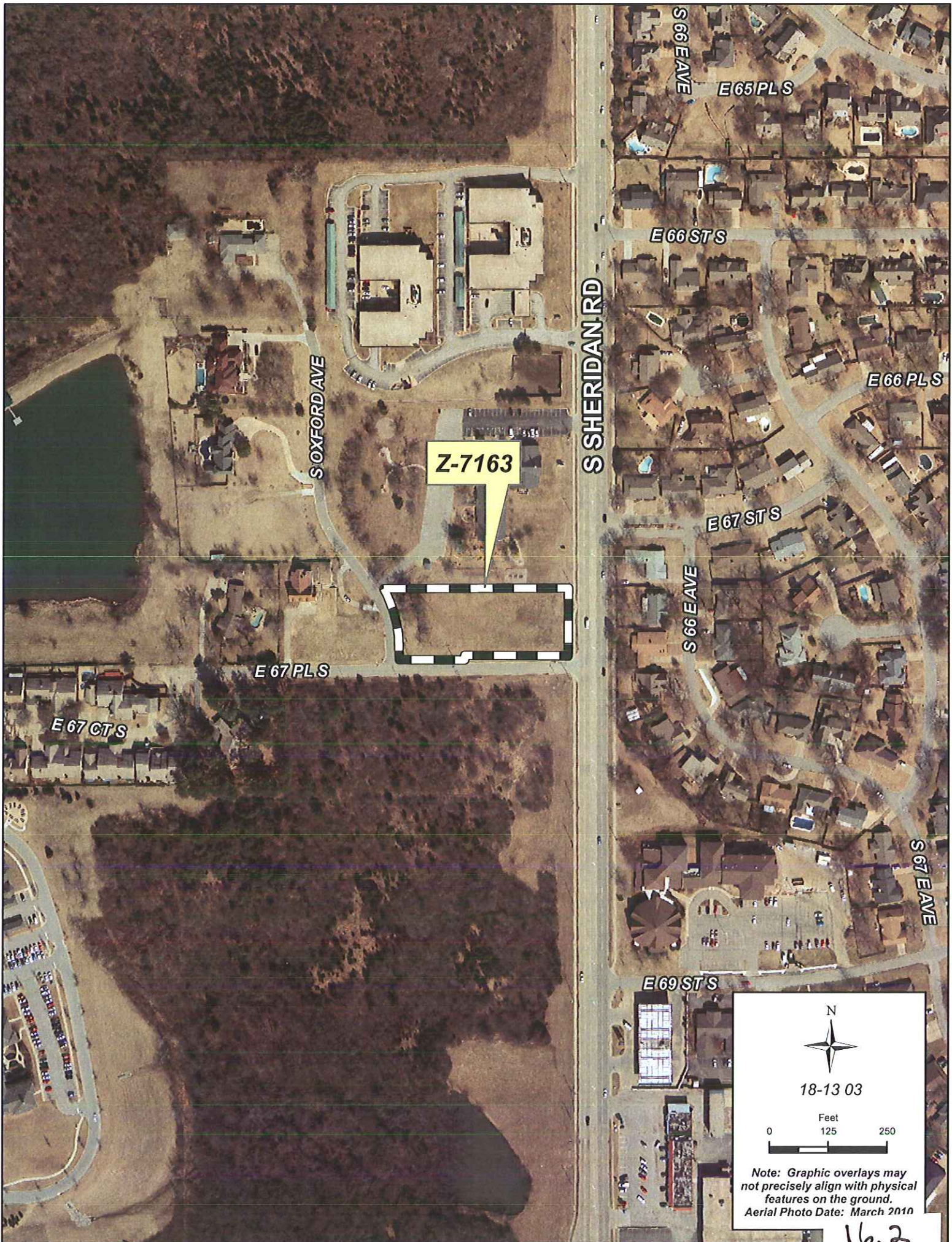
19-13 33

Feet
0 125 250

15.7



16.1



N

18-13 03

Feet
0 125 250

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

16.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7163

SUMMARY OF RECOMMENDATIONS:

TRS 8303

Atlas 1001

CZM 53

CD-7

TMAPC Hearing Date: February 2, 2011

Applicant: Mark R. Reents

Tract Size: 1.21± acres
52,707.6± square feet

ADDRESS/GENERAL LOCATION: Northwest corner of East 67th Place and South Sheridan Road

EXISTING ZONING: RS-3

EXISTING USE: Church property

PROPOSED ZONING: OL

PROPOSED USE: Medical offices

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-17385 May 28, 1996: The Board of Adjustment approved a Special Exception to permit a private school in association with a previously approved church, in an RS-3 district, per plan submitted; subject to the enrollment for pre-school only, on property located at 6730 South Sheridan Road and a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.21± acres in size and is located at the northwest corner of East 67th Place and South Sheridan Road. The property is vacant and zoned RS-3.

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-3; on the north by a church and related uses, zoned RS-3; on the south by a heavily wooded area, zoned OL; and on the west by single-family residential uses, zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates this as a mixed use corridor and South Sheridan as a multi-modal corridor. Mixed use corridors are envisioned to pair high capacity transportation facilities with a mix of housing, commercial and other employment uses. Travel facilities

usually have four lanes and sometimes associated bicycle and transit lanes. Sidewalks may be separated from traffic by street trees, medians and parallel parking strips. Vehicular parking associated with buildings is to be located at the rear of the buildings, which are envisioned to face the street. Multimodal corridors are to accommodate a variety of transportation means in order to encourage options.

The Comprehensive Plan also designates this as an area of growth. The purpose of Areas of Growth is to direct allocation of municipal resources and channel growth to areas in which they will be beneficial and optimize access to jobs, housing and services while shortening/reducing vehicular trips.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary arterial	100'	4
East 67 th Place	N/A	N/A	2

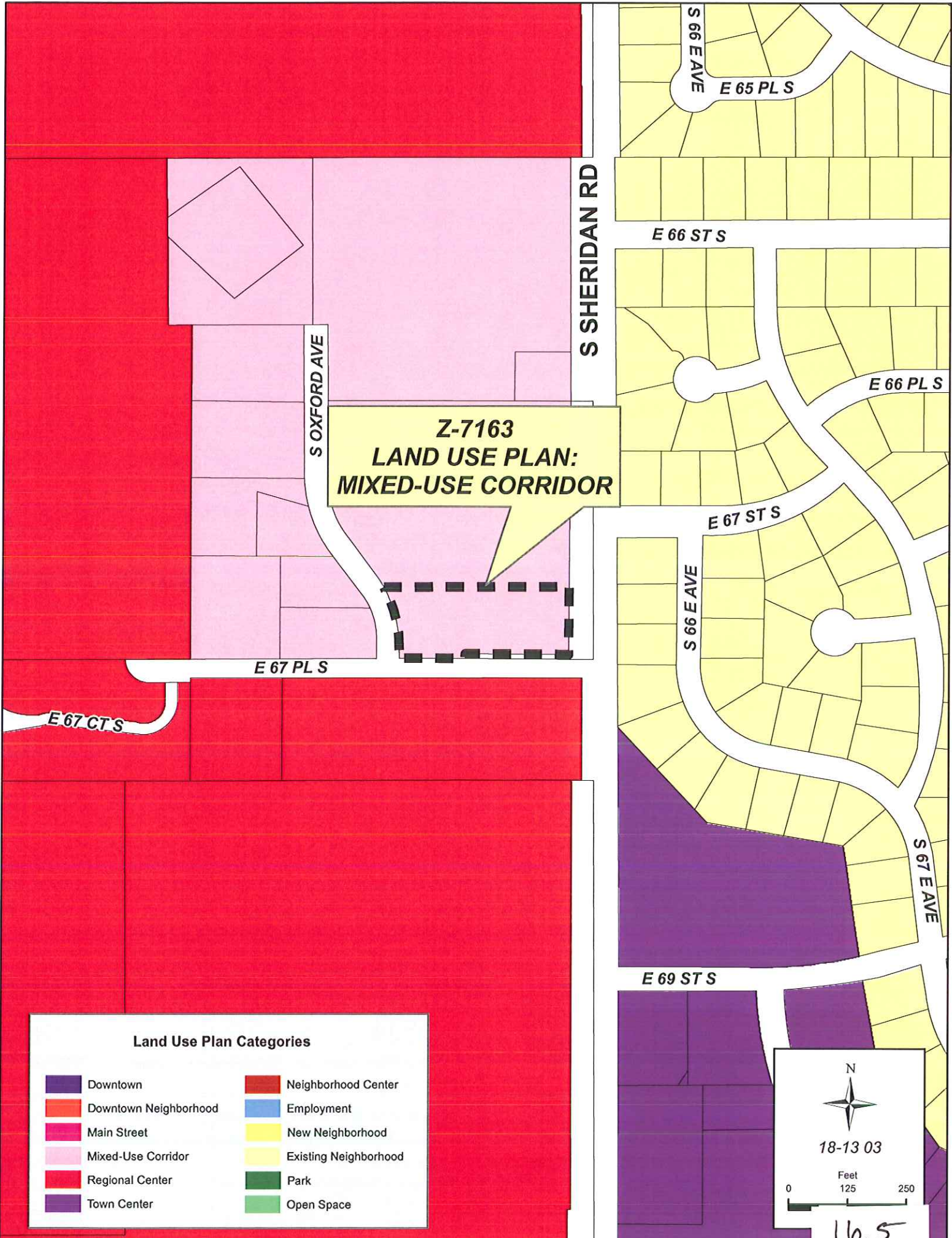
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

According to the Comprehensive Plan, the requested OL is in accord with the plan. The area is currently one of mixed uses and that is projected to continue. Refer to Transportation Vision section above for further details.

STAFF RECOMMENDATION:

Based on the Comprehensive Plan, surrounding uses and trends in the area, staff can support the requested rezoning and recommends **APPROVAL** of OL zoning for Z-7163.

02/02/11



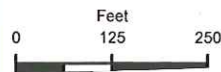


Growth and Stability

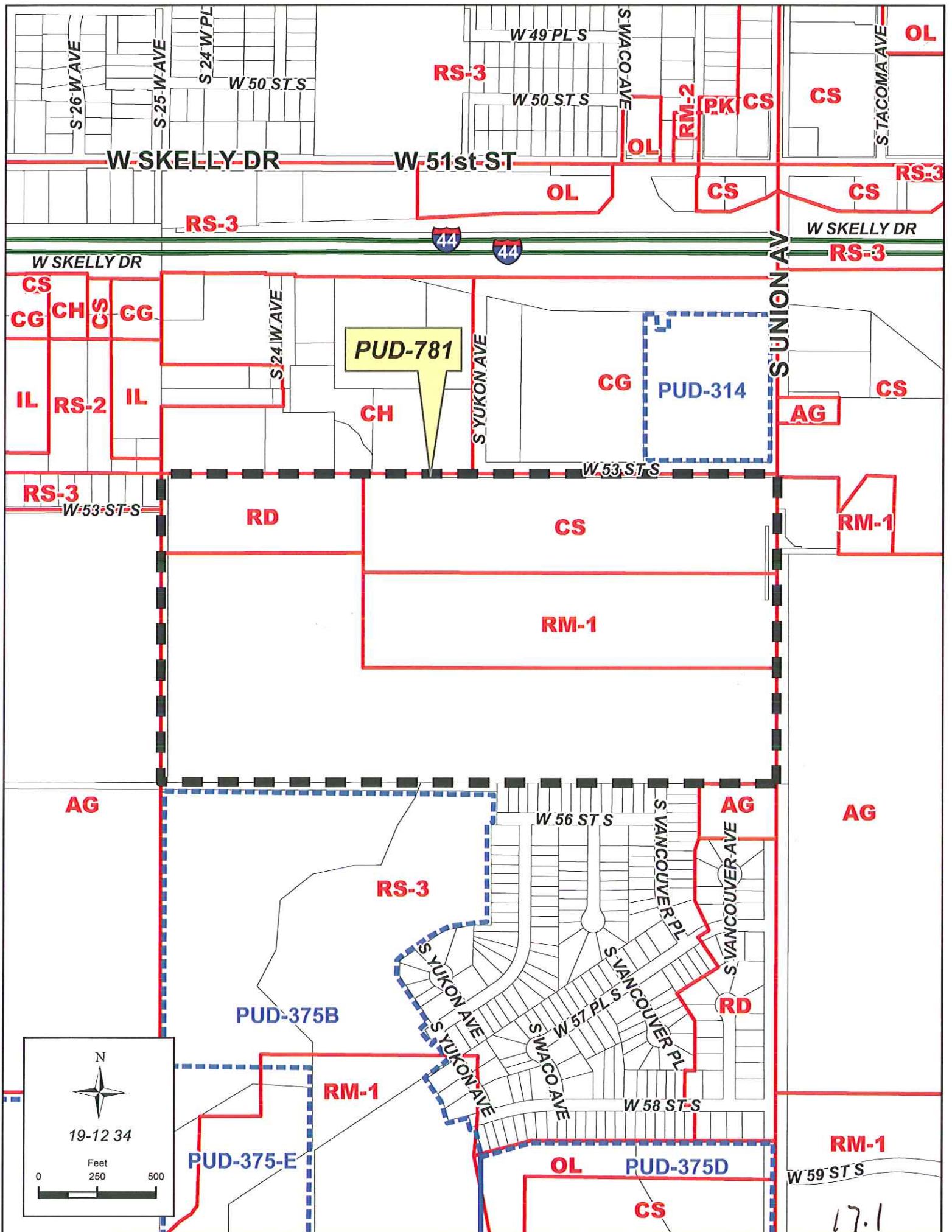
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



18-13 03

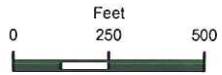


16.4





19-12 34



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

17.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-781

SUMMARY OF RECOMMENDATIONS:

TRS 9234

Atlas 569

CZM 46

CD-2

TMAPC Hearing Date: February 2, 2011

Applicant: Tanner Consulting, LLC

Tract Size: 80.36± acres

ADDRESS/GENERAL LOCATION: Southwest corner West 53rd Street and South Union Avenue

EXISTING ZONING: RS-3/RD/RM-1/CS

EXISTING USE: Vacant

PROPOSED ZONING: RS-3/RD/RM-1/CS/PUD

PROPOSED USE: Use Unit 20

ZONING ORDINANCE: Ordinance number 13029 dated December 20, 1773, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-375-B October 2003: A request for a major amendment to the PUD to add an additional 10± acre tract that abutted the PUD on the west, to the original PUD-375 in order to increase the school campus area. New development standards and approval to add school and accessory school uses was approved.

BOA-14128 July 10, 1986: The Board of Adjustment approved a Special Exception to permit a pre-school day care center to be operated within an existing elementary school in an AG district, on property located at 2524 West 53rd Street and abutting the subject property to the west.

BOA-8533 April 3, 1975: The Board of Adjustment approved a Special Exception to permit a public park, on property located at north of the northeast corner of South Union Avenue and West 59th Street and abutting the subject property to the east across South Union Avenue.

Z-4536 December 1973: All concurred in approval of a request for rezoning a tract of land from AG to RS-3/RD/RM-1/CS on property located on the southwest corner West 53rd Street and South Union Avenue and the subject property.

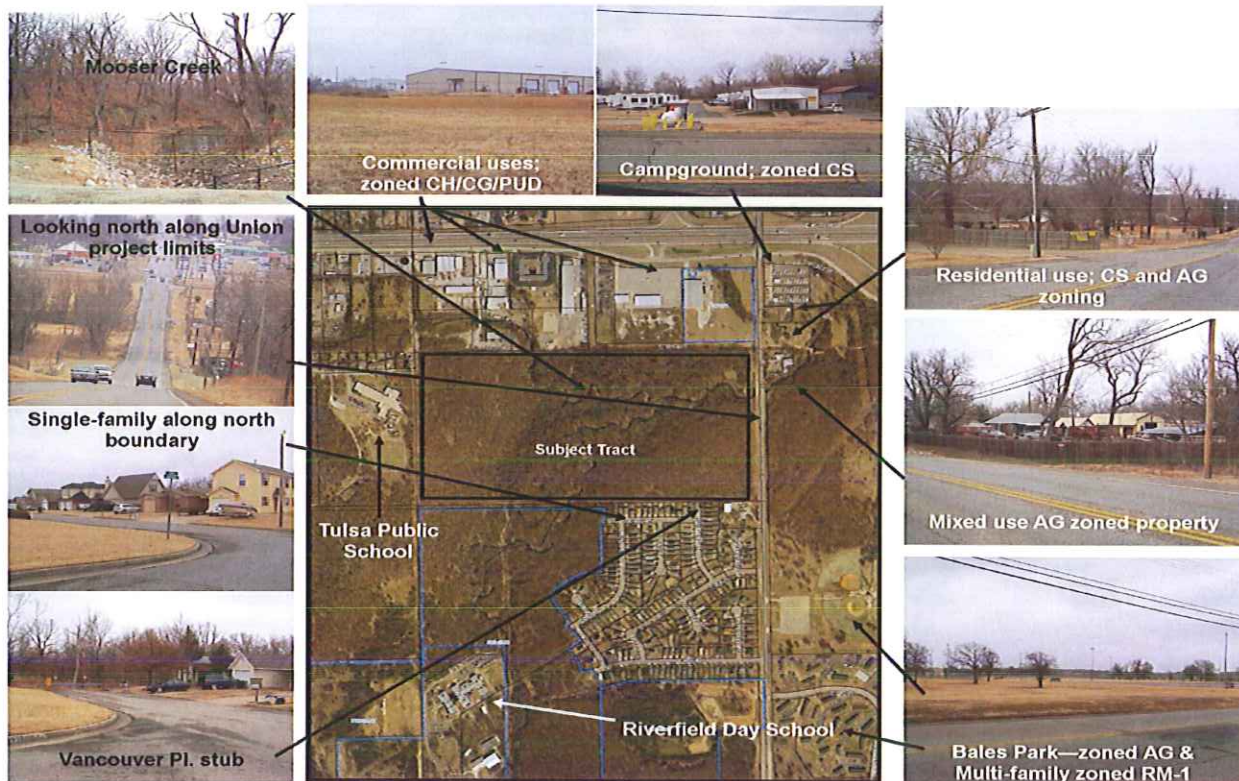
PUD-314 May 1983: All concurred in approval of a proposed Planned Unit Development on a 8.3± acre tract of land for office warehouse on property located on the southwest corner of South Union Avenue and West Skelly Drive and abutting north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 80.36± acres in size and is located Southwest corner West 53rd Street and South Union Avenue. The property is vacant and is zoned RS-3/RD/RM-1/CS.

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SURROUNDING AREA: The subject tract is abutted on the east by Union Avenue. Across Union Avenue is unplatted property zoned AG. The tract is abutted on the north by Frisco Center and Sebring Grand Prix, zoned CG as well as unplatted property zoned CG/PUD-314. Also to the north is unplatted property zoned CH. The property is bordered on the south by Woodview Heights, zoned RS-3 and unplatted property zoned RS-3/PUD-375-B. To the west is unplatted property, zoned AG and one parcel located in Mountain Manor Second, zoned RS-3 (a large version of this exhibit is attached).



UTILITIES: The subject tract has municipal water and sewer available (see Exhibit C).

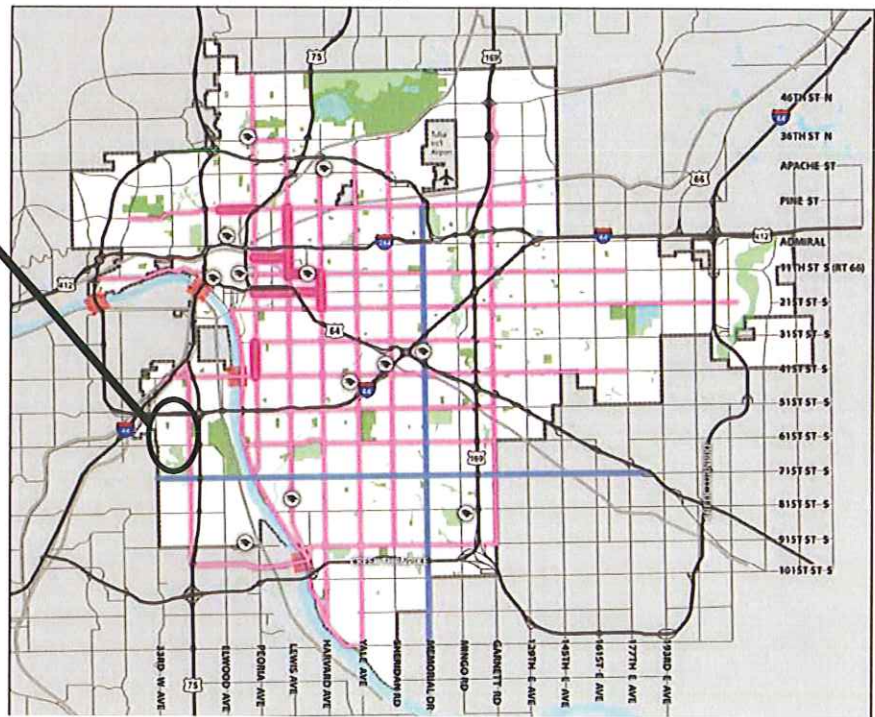
TRANSPORTATION VISION:

The Tulsa Comprehensive Plan does not designate Union Avenue, however the Tulsa Metropolitan Area Major Street and Highway Plan does classify Union Avenue as indicated below.

PROJECT AREA

ROADWAY

-  Main Street
-  Commuter Corridor
-  Multi-Modal Corridor
-  Possible Multi-Modal Bridge
-  Existing/Planned Freeway
-  Parks
-  Open Space



TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN:

Exist. Access

South Union Avenue

MSHP Design

Secondary Arterial

MSHP R/W

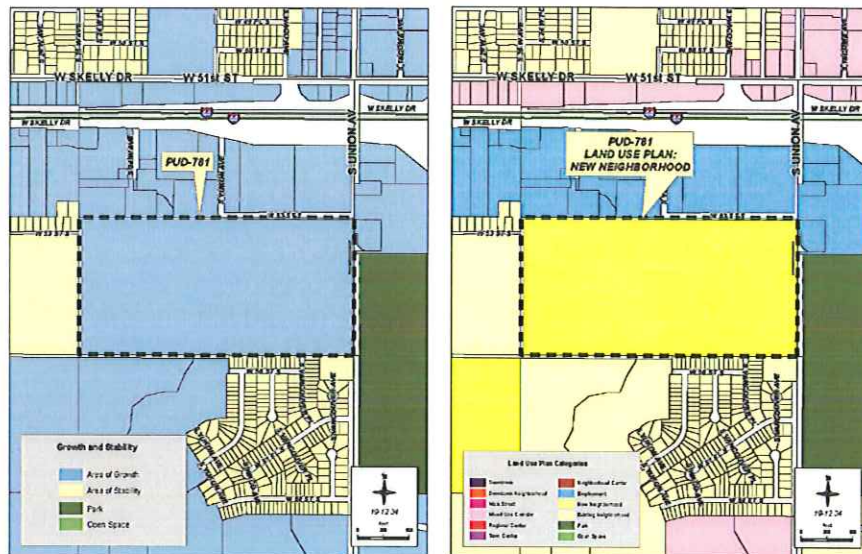
100'

Exist. # Lanes

2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan designates the parcel as an Area of Growth with a land use designation of New Neighborhood (large versions of these displays are attached herein).



Given the extensive floodplain located over a large portion of the 80-acre tract, the difficult terrain combined with what are described as poor market conditions for new residential single-family subdivisions the owner of the property is proposing this interim, non-development

17.5

intensive use until such a time that the property can be fully developed. Provided the aforementioned circumstances staff finds that this unique and transitional use may be found in accord with the plan.

STAFF RECOMMENDATION:

PUD-781 is a distinctive 80-acre tract of land located south of the southwest corner of Interstate 44 (I-44) and South Union Avenue. With a 100-foot change in elevation from the southeast corner of the site to the northwest corner of the site, the property is characterized by a rough terrain setting with dense vegetation, meandering creeks and rough limestone rock outcroppings (see Exhibit B – Site Topography). The property has approximately 20 acres of CS zoning, 20 acres of RM-1 zoning, 35 acres of RS-3 zoning and 5 acres of RD zoning. There is no zoning change request with the PUD application.

PUD-781 proposes a Tree Canopy Tour (The Tour) that will provide an exciting and educational outdoor adventure for guests. The Tour is proposed as an interim use until such a time that residential and non-residential uses are viable for the area. Allowing interim uses has been done in the past, most typically with golf driving ranges where the property is allowed to become income producing before the permanent use is constructed. This has been specifically done at the northeast corner of 81st and Mingo Road and near 116th Street South and South Memorial Drive.

The Tour would begin at a small training center located near the Union Avenue frontage. After a short hike down a foot trail guests will be guided to the first tree platform. After climbing to the first platform a series of platforms allow for guests to travel the tree canopies via the use of a harness and pulley; across cables that connect the platforms together. Sky bridges would span several locations creating an intimate experience with native trees and wildlife (see Exhibits A – Conceptual Site Plan and Exhibit E – Zip Line Tour Images).



The tour will incorporate educational elements along the foot paths while gaining elevation to the next platform. Next to the training center, a pavilion is proposed to host an educational component for the Tour. This feature could be used as a destination place for surrounding schools and organizations to come and learn about plants and wildlife native to this area and on this property. The general public would not be free to enter the site unaccompanied and all tours would be guided.

Staff has made several visits to the site and believes the impact to surrounding properties should be very minimal due to the extreme terrain and dense vegetation. The southeastern property line is adjacent to 16 single-family residences. Each of these properties is a minimum of 45 feet in vertical elevation above the closest tree platform with 25 foot to 40 foot average tree height. The "usable" height of most of these trees is 15 feet to 30 feet (this means the height above grade a platform can be constructed). A preserved landscaped buffer of 100 feet from the south, west, and northern property lines is proposed to provide the most effective

buffer and minimize disturbance to the surrounding property owners. Preservation of a very high percentage of the natural vegetation of the site will also enhance the experience of the Tour's guests. Disturbance to the site will be minimized to construction of the welcome center, training area, a small parking lot, and a series of rustic trail systems.

The proposal also limits the uses within the PUD to Use Unit 20 - Outdoor Recreation – Not Elsewhere Classified (NEC) to permit the Canopy Tour only. Staff contends the proposed use is one of the least obtrusive uses for this tract of land. Staff also believes the use will give the City of Tulsa a truly unique regional attraction drawing the local population as well as, tourists and their economic impact into the area.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-781 to be: (1) As an interim use, consistent with the intent of the Tulsa 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-781 subject to the following conditions:

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

Gross Land Area:	3,500,394.48 SF 80.358 Acres
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Permitted Uses:

The following use shall be permitted: Commercial Recreation, Outdoor Recreation, NEC as permitted in Use Unit 20 to allow for a Zip Line Canopy Tour only and accessory office and retail gift shop and the customary and accessory uses to the principle use.

The following shall **NOT** be permitted: Use Unit 20, Commercial Recreation, Amusement Activities, Arena, Drag Strip, Drive-In Theater, Fairground, Frisbee Golf Course, Go-Cart Track, Golf Driving Range, Miniature Auto Track, Pony Rides, Race Tracks, Auto, Dog, Horse, Rodeo Grounds, Skateboard Track, Stadiums, Tennis Courts, and Water Slides, Use Unit 6, Use Unit 7, Use Unit 8, Use Unit 12, 12A, Use Unit 13, Use Unit 14, Use Unit 15

Permitted Floor Area:	5,000 SF
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Minimum Permitted Building Setbacks:

From South Boundary of PUD	100 FT
From West Boundary of PUD	100 FT
From North Boundary of PUD	100 FT
From the Union Ave. ROW	50 FT

Minimum Permitted Preserved Landscape Buffer Setbacks:

From South Boundary of PUD	100 FT
From West Boundary of PUD	100 FT

From North Boundary of PUD	100 FT
From East Boundary of PUD (<i>Exclusive of Parking</i>)	50 FT

Minimum Off-Street Parking Setbacks:

From the Union Avenue Right of Way	10 FT
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Maximum Permitted Building Height:

35 FT*

**Unoccupied architectural features permitted to exceed maximum height with detail site plan approval.*

Minimum Common Landscaped Open Space:

15%

Off Street Parking:

Parking will meet the requirements of Use Unit 20, unless varied by the City of Tulsa Board of Adjustment.

Lighting:

Lighting will be limited to the parking lot area and exterior building lights for security purposes. Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 20 feet in height. No lighting will be permitted in the tree platforms other than flash lights or other hand held lights. Submittal of a photometric plan and manufacturers cut-sheets will be required as part of the PUD detail site plan review.

Signage:

1. Wall or canopy signs shall not exceed an aggregate display surface area of 1.5 square feet per each lineal foot of the building wall to which sign or signs are affixed.
2. Ground signs shall not exceed an aggregate display surface area of 32 square feet and shall be limited to 20 feet in height.

Hours of Operation:

Hours of operation will be limited to daylight hours.

Landscaped Open Space:

No trees or terrain shall be modified or disturbed in any way within the 100 foot preserved landscaped buffer along the southern, western, northern, and the 50 foot buffer along the eastern property line (*except for the parking area on the eastern boundary*).

Mooser Creek Trail:

At such a time that the property is developed a re-plat of the property will be required that will incorporate the dedication of a trail easement for the construction of the Mooser Creek Trail on the property. The trail easement will follow the plans as provided the City of Tulsa.

Access and Circulation

PUD-781 has a quarter mile (1,320 lineal feet) of frontage on South Union Avenue. Access to the site will be off of South Union Avenue. The access point will lead to the

17.8

off street parking area that provides access to the welcome center and training facility. An ATV access path will be provided from the Welcome Center to the first tree platform. Incidental foot access paths will meander through the rough terrain from ground landing locations to the next tree platform.

Due to the challenging terrain of the west side of Union Avenue and the future plans to widen Union Avenue the applicant intends to enter the Fee-In-Lieu of Sidewalks agreement with the City of Tulsa. This condition was accepted by the Technical Advisory Committee (TAC).

Screening

An eight-foot security fence runs the perimeter of the entire property with a locked gate off of South Union Avenue. Based on the physical terrain of the property and abutting the subject tract, a typical screening fence is unnecessary. In the alternative the 100 foot densely populated preserved landscape buffer will provide adequate screening.

3. No zoning clearance permit shall be issued until a detail site plan, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping will be installed or maintained in accordance with the approved landscape plan, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
8. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving the PUD have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
9. No building permit shall be issued until the requirements of Section 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.
10. Subject to conditions recommended by the Technical Advisory Committee (TAC) 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 recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments:

General: No Comments.

Water: Approval will be required to connect onto the 24-inch water main line.

Fire: Fire hydrant needs to be located within 400 feet of the furthest point of the Office structure.

Stormwater: All floodplain plus an additional 20 feet for access must be placed in an ODE. All Future Development of this property will require Off-Site drainage flowing onto this property to be conveyed across the property in an Overland Drainage Easement (ODE).

Wastewater: Sanitary Sewer Service must be provided to all lots within the proposed development. No service connections will be allowed on the existing 18" plus sanitary sewer line.

Transportation: County records show 50' ROW along Union still tied to the property. ROW dedication will therefore be required. 30' ROW is required from centerline of 53rd St. If adequate ROW is not currently available then ROW dedication will be required.

INCOG Transportation:

- **MSHP:** S. Union Ave is a designated secondary arterial.
- **LRTP:** S. Union Avenue, between W. 51st St. S. and W. 61st St. S., planned 4 lanes.
- **TMP:** A planned multi-use trail, Mooser Creek Trail is shown going through this parcel. ROW is requested for this trail and shall be dedicated upon the full development and re-platting of the property.
- **Transit:** Currently, Tulsa Transit operates an existing route at S. Union Ave, between W. 51st St. S. and W. 61st St. S. 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.

Traffic: No Comments.

GIS: No Comments.

Street Addressing: No Comments.

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**PUD-781
LAND USE PLAN:
NEW NEIGHBORHOOD**

Land Use Plan Categories

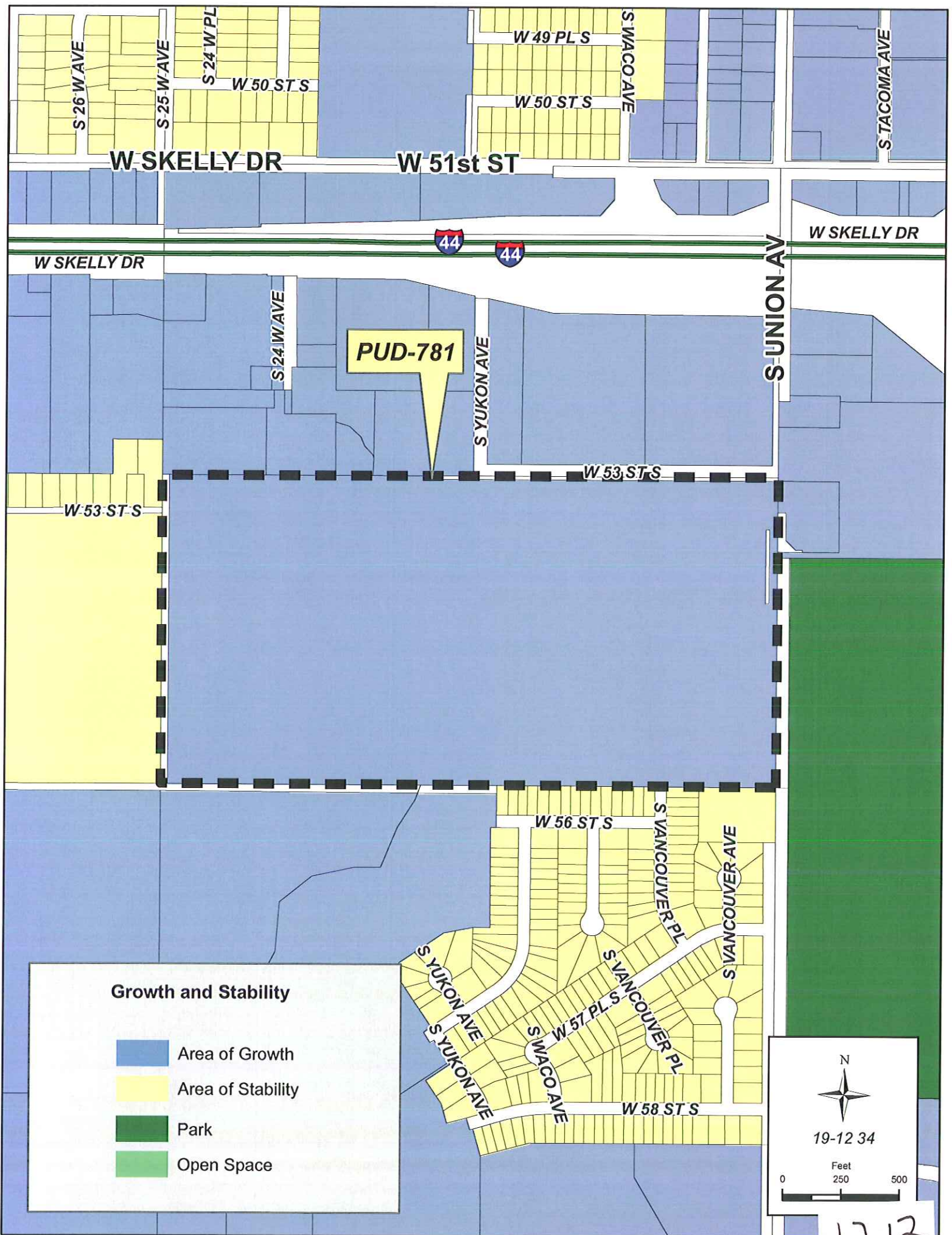
- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |

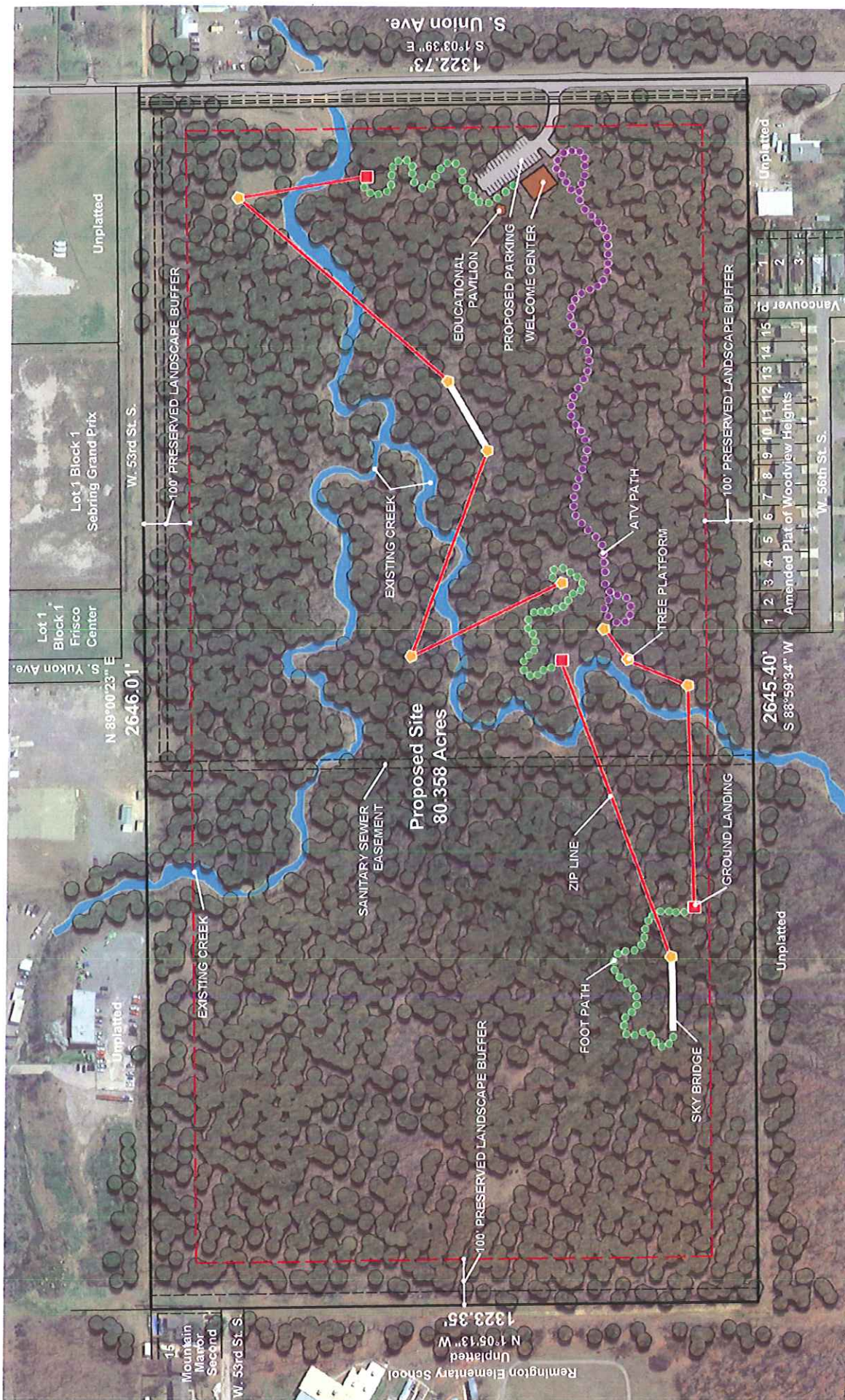


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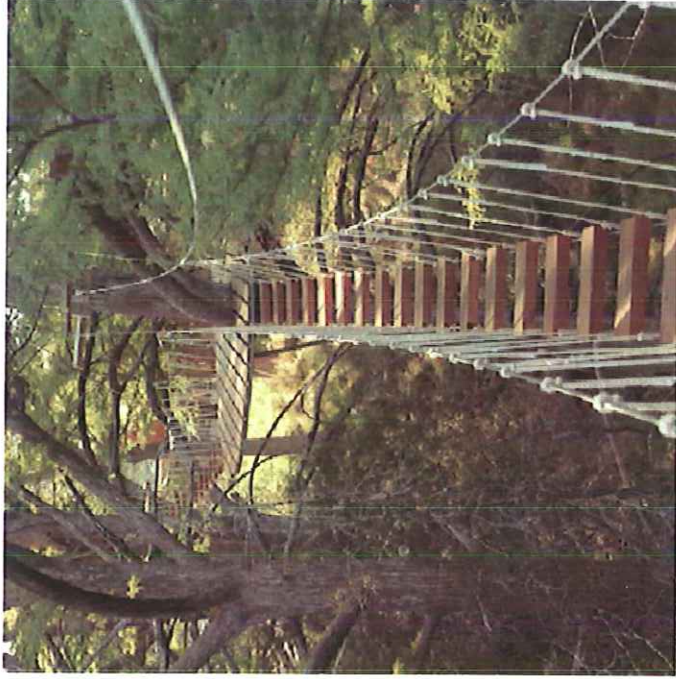
- LEGEND**
- TREE PLATFORM
 - GROUND LANDING
 - ZIP LINE
 - ATV ACCESS PATH
 - FOOT ACCESS PATH
 - SKY BRIDGE

Tanner Consulting, LLC
 5323 SOUTH LEWIS AVENUE TULSA, OKLAHOMA 74105 (918)745-9929

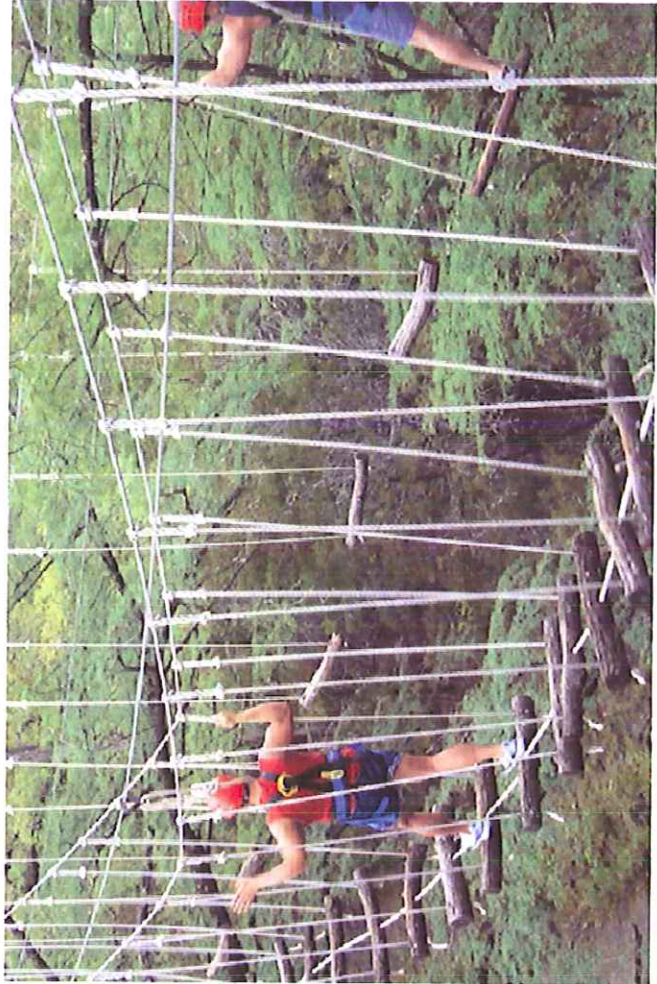
A *RIVER OAKS CANOPY TOUR* Tulsa, Oklahoma

PUD No. **781**

Conceptual Site Plan
 12/22/2010 10185_PUD 10185



BONSAI DESIGN INCORPORATED



Tanner Consulting, LLC
5323 SOUTH LEWIS AVENUE TULSA, OKLAHOMA 74105 (918) 745-9923

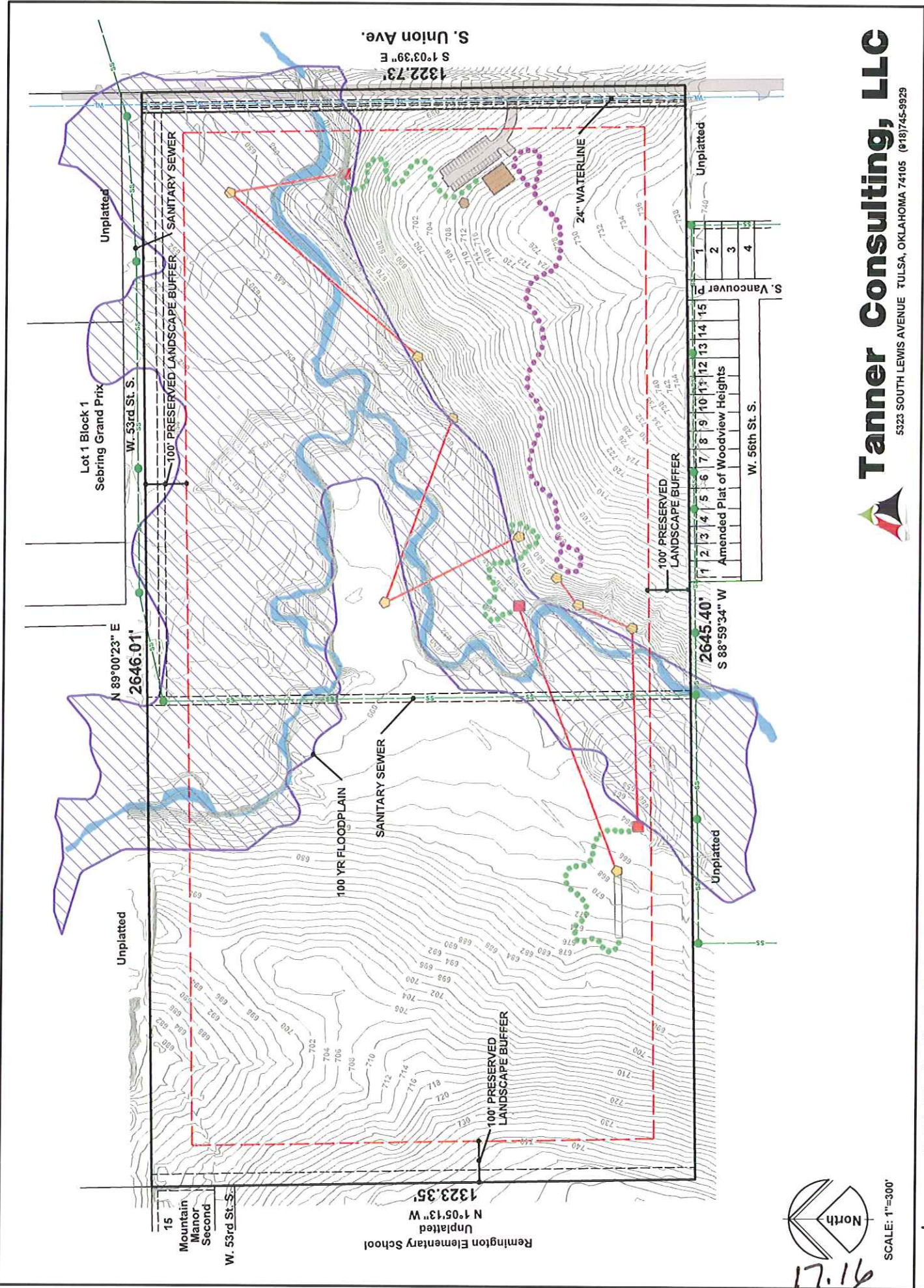
ROVER OAKS CANOPY TOUR

Tulsa, Oklahoma

PUD No. 78J

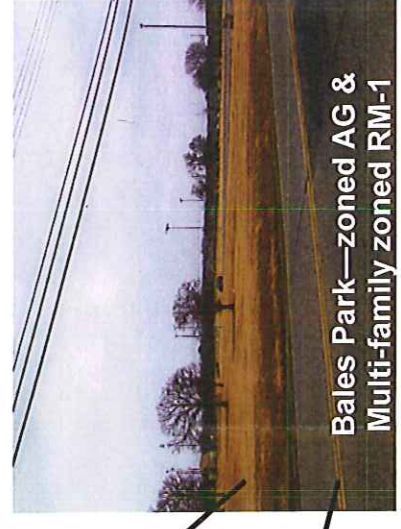
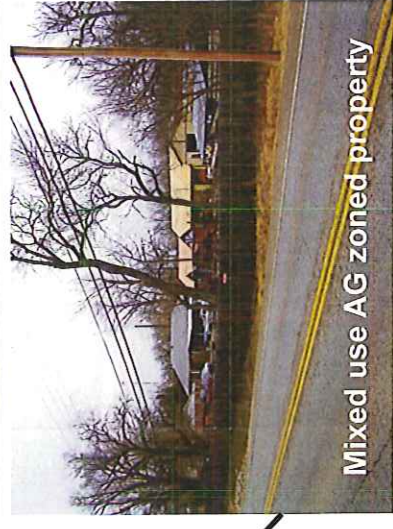
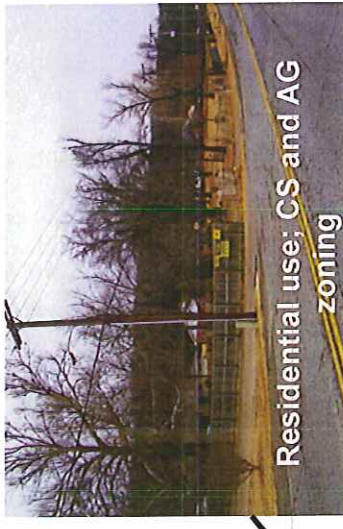
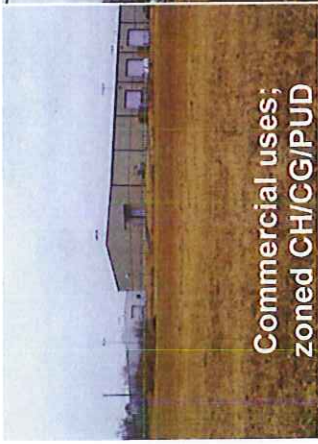
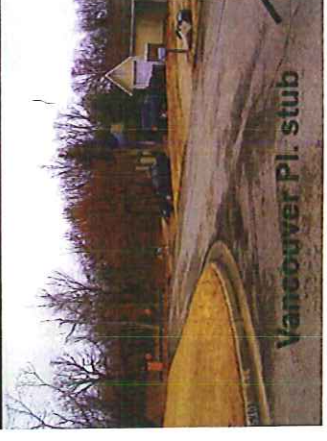
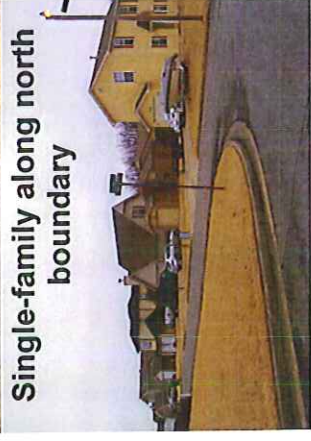
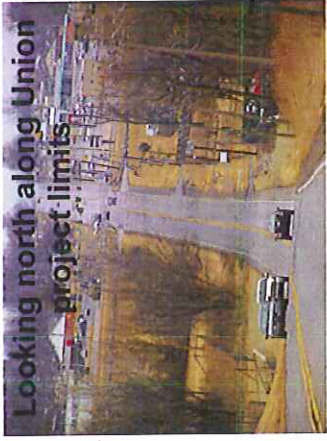
Zip Line Tour Images
12/22/2010 10185_PUD 10185

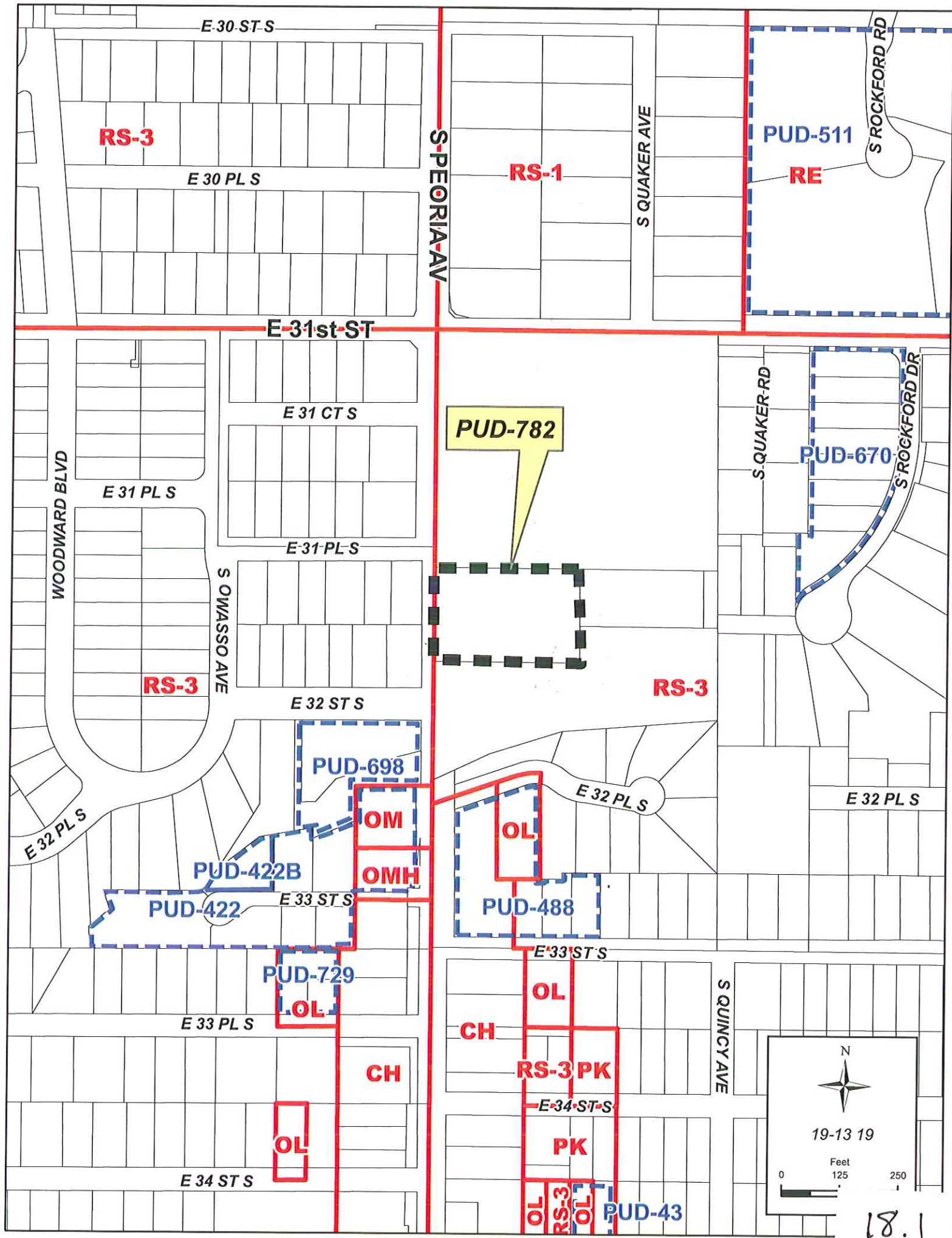
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SCALE: 1"=300'

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Mary Warner

3168 SOUTH ROCKFORD DRIVE

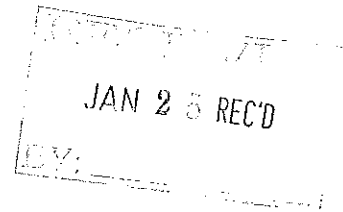
TULSA, OKLAHOMA 74105

918/742-5474

January 22, 2011

puD-782

Wayne Alberti
INCOG
Two West 2nd St.
Suite 800
Tulsa, OK 74103



Dear Mr. Alberti,

I understand that there is a zoning hearing February 2, 2011 at 1:30 p.m. and that one of the items on the agenda is to consider the rezoning of the property at 3131 South Peoria.

I own the property in question and I do not wish to change the present zoning.

I would appreciate your removing this item from the agenda.

Sincerely,

Mary Warner

Sansone, Christopher

From: Tim Terral [T.Terral@tulsaengineering.com]
Sent: Wednesday, January 26, 2011 9:10 AM
To: Sansone, Christopher
Cc: Huntsinger, Barbara; John Rupe; Jerry Ledford Jr.; Jack Taber; Tamra Rowan
Subject: PUD-782 - Request For Continuance

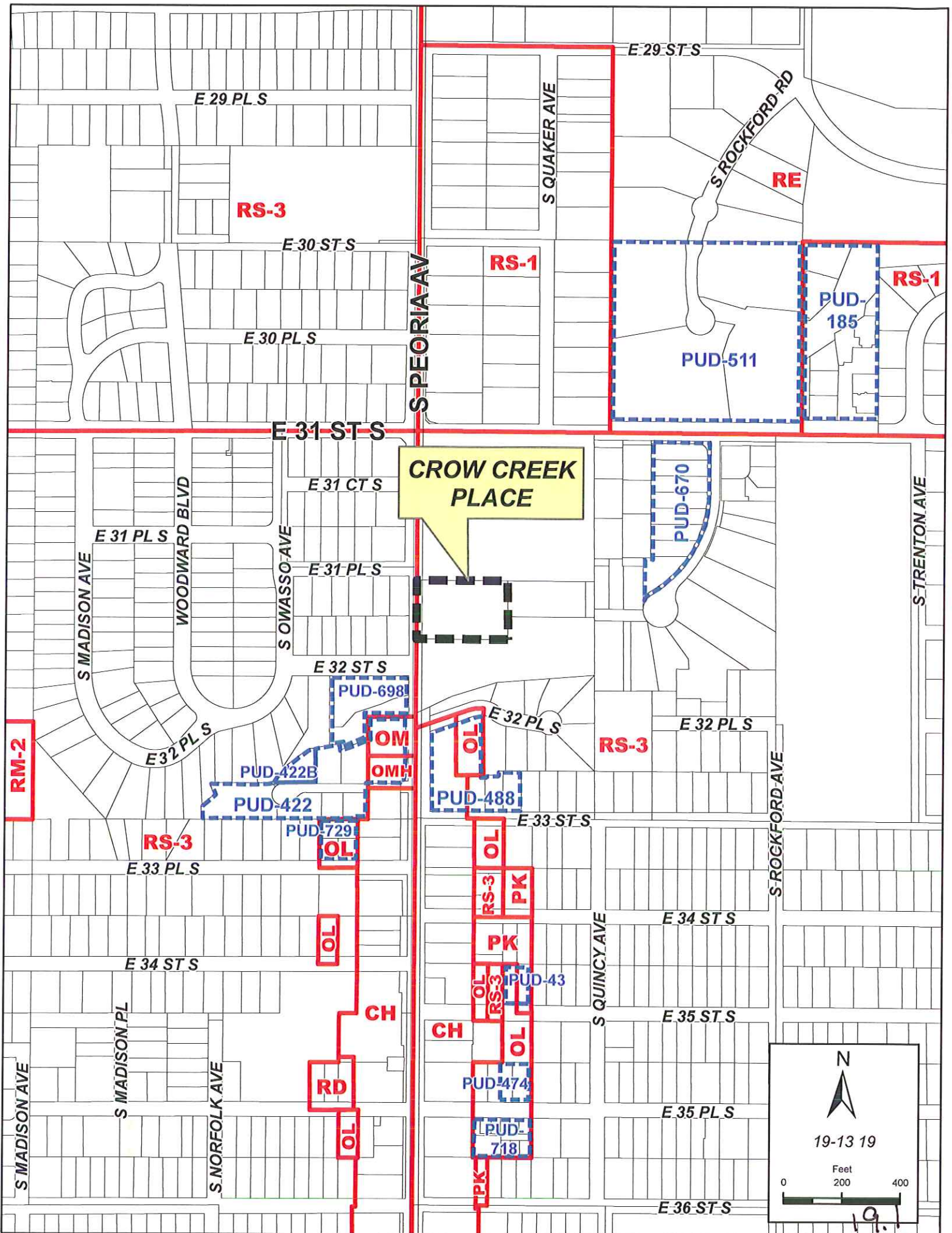
Chris -

We would like to formally request that the above referenced case be continued from the February 2, 2011 TMAPC meeting to the March 2, 2011 TMAPC.

Let me know if you have any questions or comments concerning this.

Tim Terral
Director of Land Planning

Tulsa Engineering and Planning Associates, Inc.
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.252.9621
918.250.4566 (Fax)
t.terral@tulsaengineering.com<mailto:t.terral@tulsaengineering.com>



Fernandez, Diane

From: Tim Terral [T.Terral@tulsaengineering.com]
Sent: Wednesday, January 26, 2011 4:27 PM
To: Fernandez, Diane
Cc: Tamra Rowan
Subject: Crow Creek Place - Preliminary Plat

Diane -

We would like to formally request that the above referenced case be continued from the February 2, 2011 TMAPC meeting to the March 2, 2011 TMAPC.

Let me know if you have any questions or comments concerning this.

Tim Terral
Director of Land Planning

Tulsa Engineering and Planning Associates, Inc.
6737 South 85th East Avenue
Tulsa, Oklahoma 74133
918.252.9621
918.250.4566 (Fax)
t.terral@tulsaengineering.com<mailto:t.terral@tulsaengineering.com>