

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2603

June 1, 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 April 2011

1. Minutes of May 18, 2011, Meeting No. 2602

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-341 – Mark Autry**, (Lot-Combination) (County) Location: East of the southeast corner of South 186th East Avenue and East 128th Street South
3. **LS-20436 – Roy D. Johnsen**, (Lot-Split) (CD-7) Location: Southwest of the southwest corner of South Yale Avenue and I-44
4. **Lot 1, Block 1, C. Emit Smith Addition**, (9404) (CD 6), (Change of Access on Recorded Plat), Location: 14139 East Admiral Place, north of Admiral Place, west of South 145th East Avenue
5. **PUD-773 – David Gregory/Jack in the Box**, Location: North of the northwest corner 101st Street South and South Memorial Drive, Detail Site Plan for a 2,812 square foot restaurant, **CS/OL/RS-3/PUD**, (CD-8)
6. **PUD-596-3 – Andrew Shank**, Location: South of the southeast corner of 116th Street South and South Hudson Court, Minor Amendment to reduce setback requirements to reflect as built conditions, **RS-1/PUD** (CD-8)

7. **Z-7008-SP-1r – Sack & Associates/Mark Capron/Tulsa Hills – Lot 6 and Tract 6A**, Location: South of southeast corner West 71st Street South and South Olympia Avenue, Corridor Plan Minor Amendment to permit shared parking between Lot 6 and outparcel Tract 6A within the Tulsa Hills Regional Shopping Center, **CO**, (CD-2)
8. **PUD-766-2 – Roy Johnsen/51 Yale**, Location: Southwest corner of South Yale Avenue and Interstate 44, Minor Amendment to allow an increase in permitted floor area, split Lot 4 to create Tracts 4A and 4B and reallocate floor area; and request an increase in permitted building height, **CS/CH/PUD**, (CD-7)
9. **PUD-411-C – Sack & Associates/Mark B. Capron/Jim Norton Center IV**, Location: East of the northeast corner of 98th Street South and South Memorial Drive, Detail Site Plan for a 30,765 square foot automobile restoration service, **CO/PUD**, (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

ZONING CODE AMENDMENTS PUBLIC HEARINGS:

10. **Analyze and Recommend to the City Council Proposed Ordinance Amendments to the Zoning Code of the City of Tulsa Governing the use of Temporary Storage Buildings, Structures, Facilities and Uses in a Residentially Zoned Area.**
11. **Proposed Amendments to the Tulsa Revised Ordinance, including but not limited to Title 42, the Zoning Code of the City of Tulsa, Oklahoma to add a new zoning district designation, Form Based Codes, in Chapter 2, Section 200 of the City of Tulsa Zoning Code.**

PUBLIC HEARINGS:

12. **Regal Industrial Park – (9403) (CD 6)**, Minor Subdivision Plat, Location: East of South 145th East Avenue, South of East Admiral Place (**Request continuance to June 15, 2011 for further Technical Advisory Committee review**).
13. **Greenhill Distribution Center II – (0417) (CD 3)** Preliminary Plat, Southeast corner of East 46th Street North and U.S. 169
14. **BOA-20464 – (0309) (CD 1, 3)** Plat Waiver, Location: East and west of U.S.75, south of East 56th Street North
15. **CZ-407/PUD-566-A – Bill Breisch**, Location: Northwest corner of West 41st Street and South 57th West Avenue, Requesting **CS/OL/RS/PUD-566 TO AG/CS/OL/PUD-566-A** and Major Amendment, (County)
16. **CZ-408 – Don Whitesel**, Location: South of southeast corner of Southwest Boulevard and South 68th West Avenue, Requesting **RS to CG**, (County)

17. **CZ-409 – Keith D. Robertson/Allen Hynes**, Location: Southeast corner of 49th West Avenue and West 43rd Street, Requesting **RS to IL**, (County)
18. **Z-7169/PUD-743-A – Tulsa Development Authority**, Location: North and east of northeast corner of North Cincinnati Avenue and East Queen Street, Requesting **Major Amendment Abandonment of PUD and to Rezone PUD/OL to RS-4**, (CD-1) (Related to Item 19)
19. **PUD-743 - (0225) (CD 1) Plat Waiver**, Location: Northeast corner of North Cincinnati Avenue and East Queen Street (Related to Item 18)
20. **PUD-681-A – Tanner Consulting, LLC/Double H Development, LLC**, Location: South of southeast corner of South Louisville and East 111th Street, Requesting Major Amendment to add additional unplatted AG-zoned property to two lots within the PUD creating a larger backyard for the two particular lots, **RS-1/PUD-681 to AG/RS-1/PUD-681-A**, (CD-8)
21. **PUD-218-A – Faulk & Foster/Verizon Wireless**, Location: Southeast corner of South Yorktown Avenue and East 21st Street, Requesting Major Amendment to add Antenna and Supporting Structure only within Use Unit 4 – Protection and Utilities as a permitted use within Development Area A of the PUD, **RS-3/RM-0/PUD-218 to RS-3/RM-0/PUD-218-A**, (CD-9)
22. **AC-106 – Sack & Associates/Mark B. Capron/Life Park Christian Church**, Location: 5900 South Union Avenue, Alternative Compliance Landscape Plan Life Park Christian Church, **OL/CS/PUD**, (CD-2)

OTHER BUSINESS

23. **Discussion City Council Consensus 2011-11**

24. **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.

TMAPC RECEIPTS
Month of April 2011

----- Current Period -----

----- Year To Date -----

	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	12	\$65.00	\$65.00	\$130.00	112	\$562.00	\$562.00	\$1,124.00
Zoning	3	1,380.00	1,380.00	2,760.00	32	14,070.30	14,070.30	28,140.60
PUDs & Plan Reviews	23	3,177.50	3,177.50	6,355.00	319	23,132.45	23,132.45	46,264.90
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$4,622.50</u>	<u>\$4,622.50</u>	<u>\$9,245.00</u>		<u>\$37,764.75</u>	<u>\$37,764.75</u>	<u>\$75,529.50</u>
LAND DIVISION								
Minor Subdivisions	3	\$975.00	\$975.00	\$1,950.00	13	\$3,862.50	\$3,862.50	\$7,725.00
Preliminary Plats	7	1,557.50	1,557.50	3,115.00	21	8,374.18	8,374.17	16,748.35
Final Plats	2	887.50	887.50	1,775.00	10	4,325.05	4,325.05	8,650.10
Plat Waivers	5	625.00	625.00	1,250.00	17	2,125.00	2,125.00	4,250.00
Lot Splits	6	300.00	300.00	600.00	42	1,990.50	1,990.50	3,981.00
Lot Combinations	5	250.00	250.00	500.00	45	2,250.00	2,250.00	4,500.00
Access Changes	0	0.00	0.00	0.00	50	0.00	0.00	0.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds		0.00	0.00	0.00	50	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$4,595.00</u>	<u>\$4,595.00</u>	<u>\$9,190.00</u>		<u>\$22,927.23</u>	<u>\$22,927.22</u>	<u>\$45,854.45</u>
BOARDS OF ADJUSTMENT								
Fees	18	\$6,550.00	\$1,550.00	\$8,100.00	176	\$59,960.00	\$7,900.00	\$67,860.00
Refunds		(60.00)	0.00	(\$60.00)	1	(3,412.25)	0.00	(3,412.25)
NSF Check			0.00	\$0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	\$0.00		\$0.00	\$0.00	\$0.00
		<u>\$6,490.00</u>	<u>\$1,550.00</u>	<u>\$8,040.00</u>		<u>\$56,547.75</u>	<u>\$7,900.00</u>	<u>\$64,447.75</u>
TOTAL		\$15,707.50	\$10,767.50	\$26,475.00		\$117,239.73	\$68,591.97	\$185,831.70

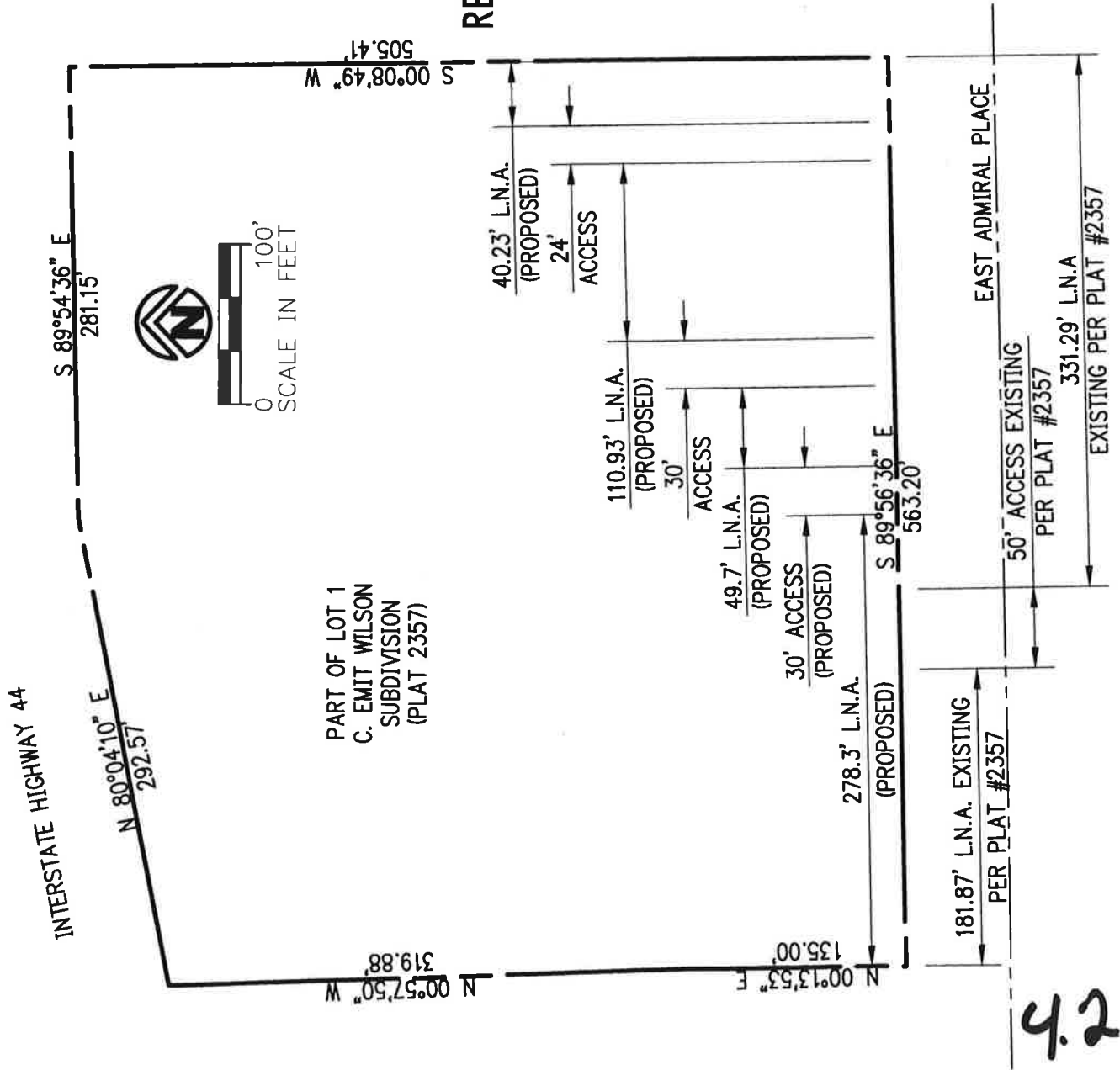
Change of Access on Recorded Plat TMAPC June 1, 2011

Lot 1, Block1, C. Emit Smith Addition – (9404) (CD 6)

14139 East Admiral Place, North of Admiral Place, West of South 145th East Avenue

This application is made to allow a change of access to shift an existing access to the east along East Admiral Place and delete two existing access points. The property is zoned IL (industrial light).

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.



R 14 E

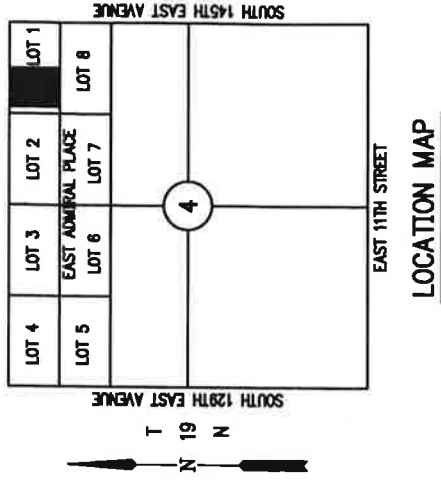


EXHIBIT 'A'

REVISED CHANGE OF ACCESS EXHIBIT

FOR

LOT 1

OF

C. EMIT WILSON SUBDIVISION

SECTION 4, T-19-N, R-14-E

CITY OF TULSA, TULSA COUNTY, OKLAHOMA

MAY 3, 2011

APPROVED: *Mark A. Brown*
TRAFFIC ENGINEER

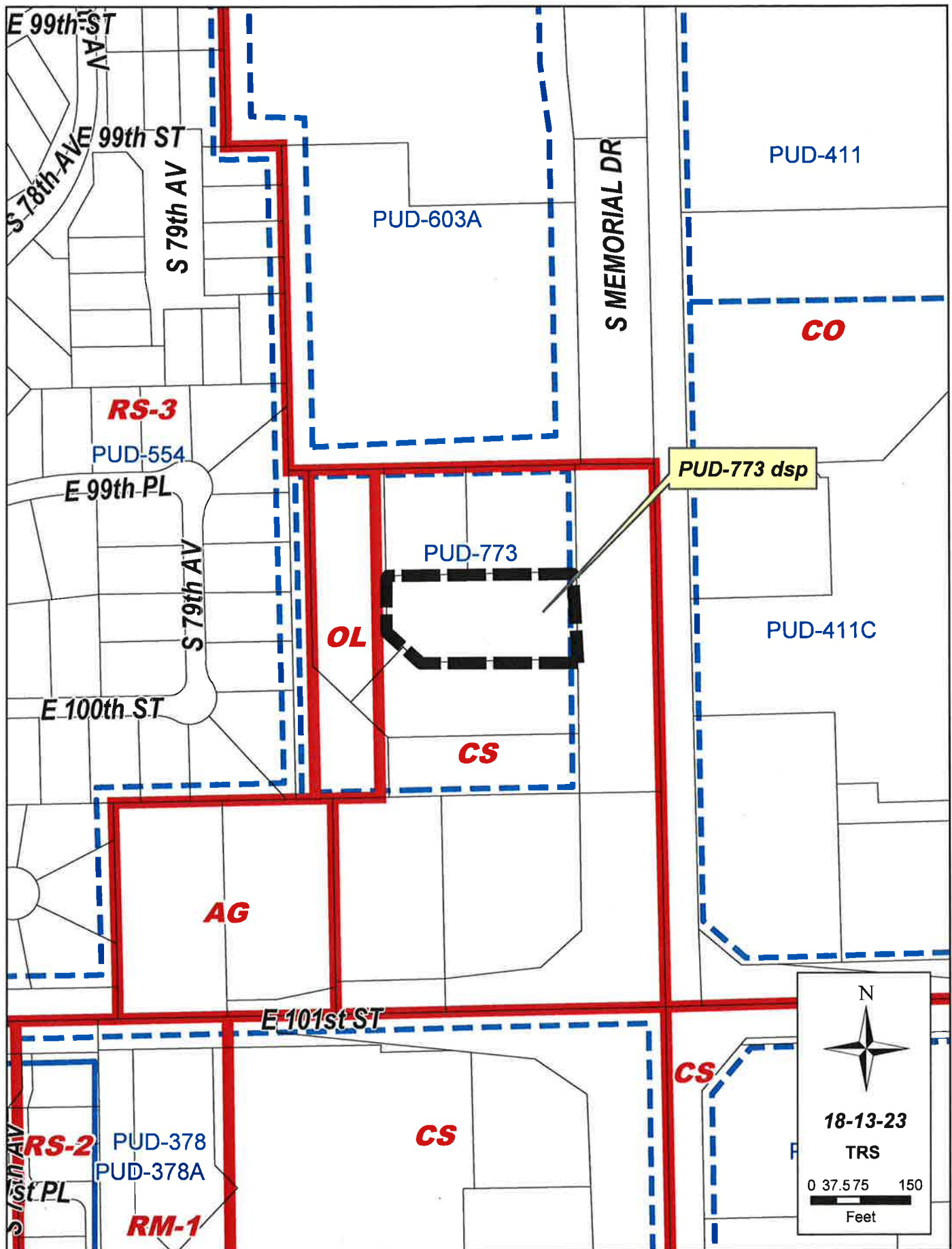
220 E. 8th Street
Tulsa, Oklahoma 74119



architecture | engineering | surveying

918.584.0347 t 918.584.3783 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CA 973 (PE/LS) EXPIRES 6/30/2012





PUD-773
18-13-23
TRS

0 37.575 150
Feet

5.2

STAFF RECOMMENDATION

PUD-773: Detail Site Plan – North of the northwest corner of 101st Street South and South Memorial Drive; Lot 4, Block 1 – NPG Business Complex; TRS 18-13-23; CZM 57; Atlas 2271; CD 8; CS/OL/RS-3/PUD.

The applicant is requesting approval of a detail site plan for a 2,812 square foot (sf) restaurant. The proposed use, Use Unit 12 – Eating Establishments Other Than Drive-ins is a permitted use within the PUD.

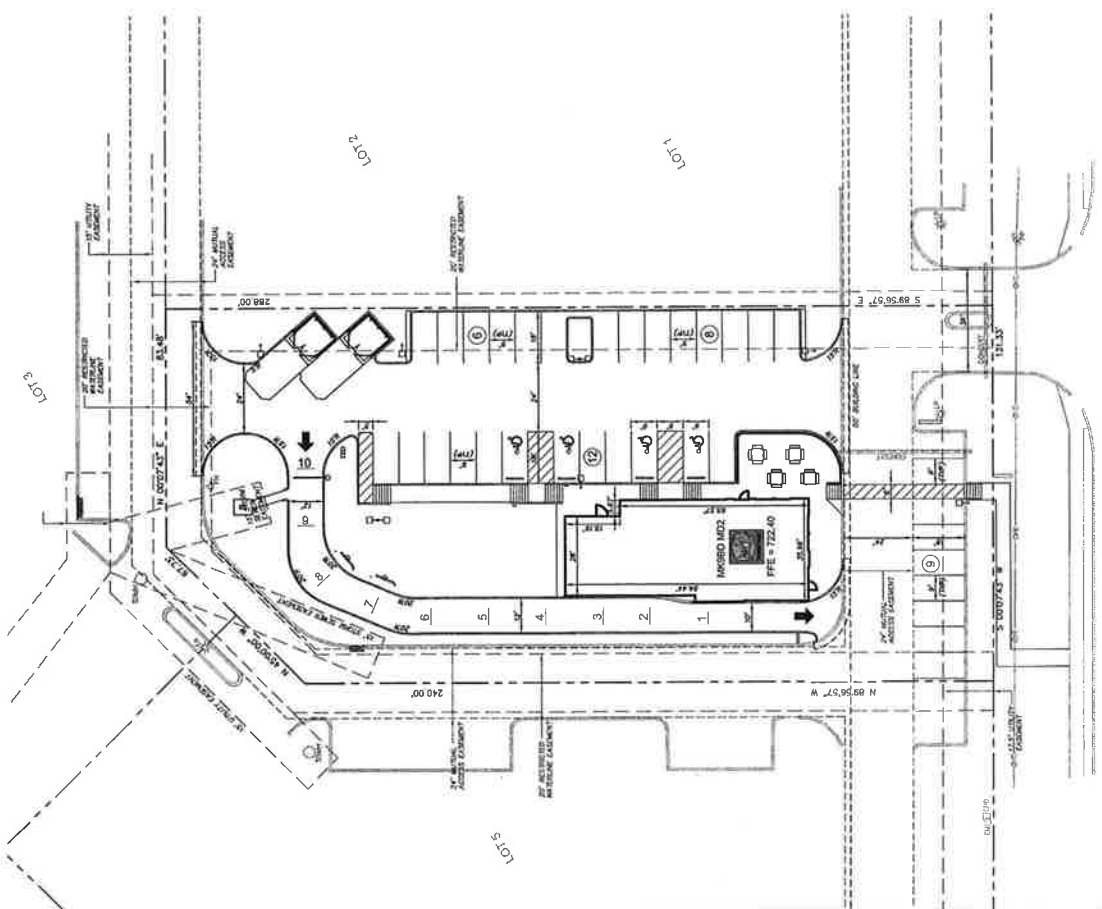
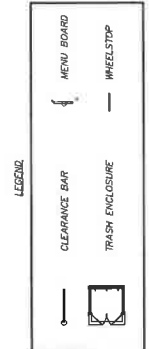
The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided from Shared access from Memorial Drive. Parking is provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. All sight lighting including building mounted will be limited to 14-feet in height and will meet all applicable shielding requirements per PUD standards for exterior lighting. A trash enclosure will be provided as required by the PUD. Sidewalks are provided along Memorial Drive as required by PUD Development Standards and Subdivision Regulations. Direct pedestrian access is provided from the sidewalk along Memorial Drive through the parking lot to the building front as required by the PUD. Pedestrian access which intersects with vehicular travel lanes shall be distinguished by the use of raised pavement or reflective striping on the ground as show on the site plan.

Staff recommends **APPROVAL** of the detail site plan for Lot 4, Block 1 – NPG Business Complex.

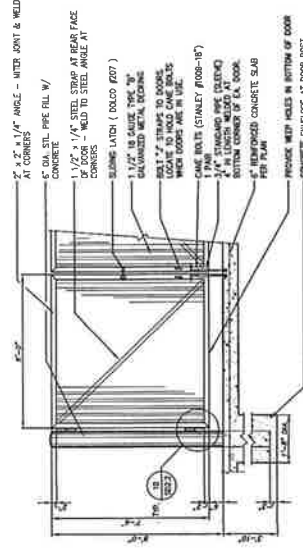
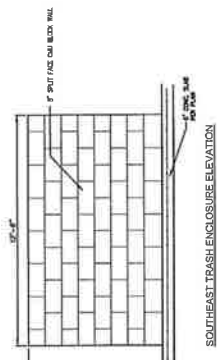
Note: Detail site plan approval does not constitute landscape and sign plan approval.



1-800-332-6543



SOUTH MEMORIAL DRIVE
(122' R/W)



DETAIL SITE PLAN
FOR
JACK IN THE BOX
LOCATED AT
LOT 4, BLOCK 1
OF THE
NGP BUSINESS COMPLEX
S MEMORIAL & E 101ST
TULSA, OKLAHOMA
SUBMITTED 5/9/2011

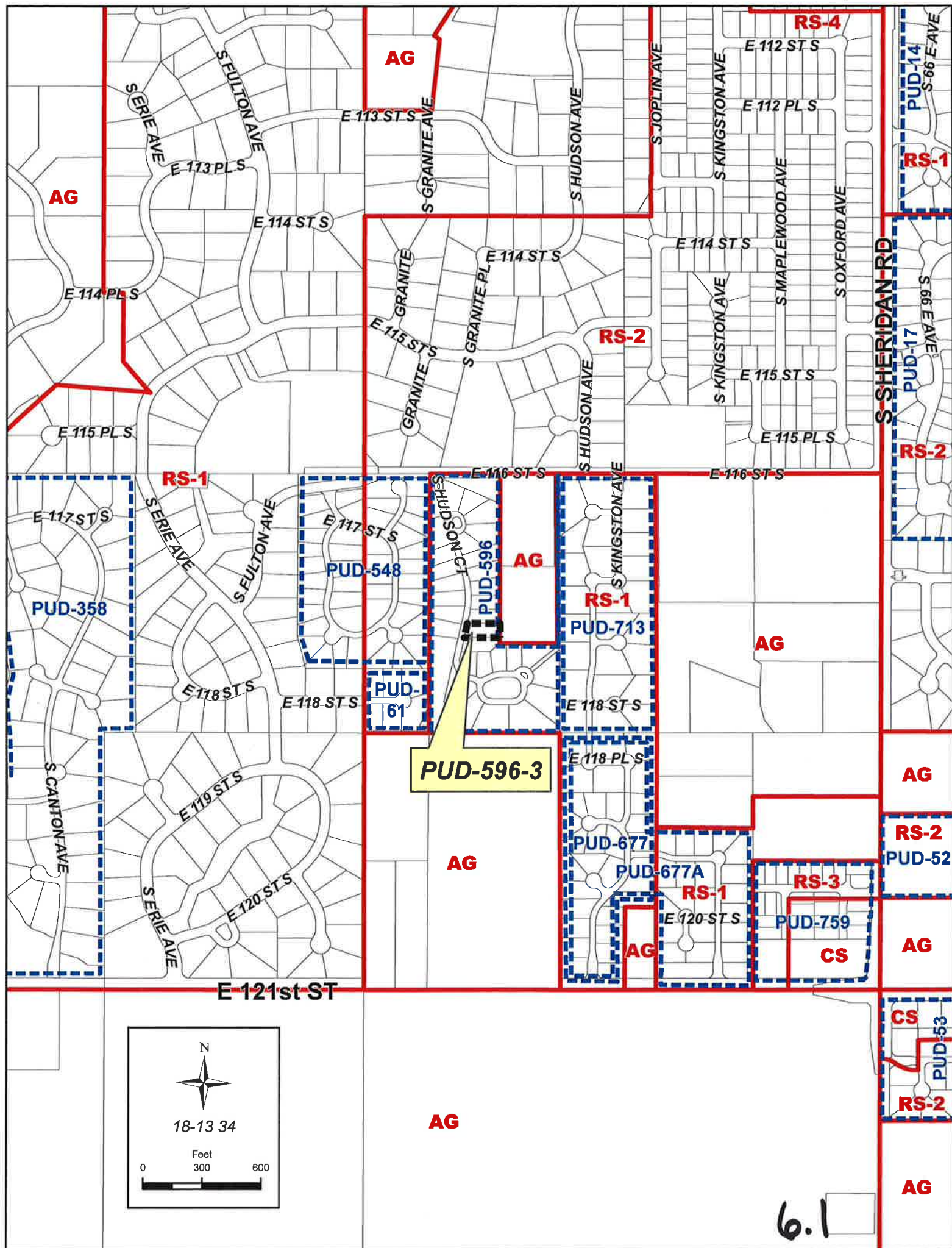
SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
2. CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, TELEPHONE, CABLE, AND EXISTING BUILDINGS AND EXACT UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND FINISH ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
6. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
7. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING CONDITIONS AND ADJACENT AREAS.
8. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVEWAYS, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
9. NO OFF-SITE GROUND SIGNS ARE LOCATED WITHIN 100 FEET OF THE SITE PLAN TRACT.

DETAIL SITE PLAN:

DEVELOPMENT AREA: 36,678 SF
 PROPOSED USES: OFF-STREET PARKING, OFFICES, STUDIOS, SUPPORT SERVICES, EATING ESTABLISHMENTS OTHER THAN A DRIVE-IN CONVENIENCE GOODS AND SERVICES, SHOPPING, CLUB/SAUNA ONLY, HOTEL AND RECREATION FACILITIES LIMITED TO HEALTH CLUB/SAUNA ONLY.
 PROPOSED USE: EATING ESTABLISHMENT OTHER THAN A DRIVE-IN.
 MAXIMUM BUILDING FLOOR AREA PERMITTED: 40,000 SF FOR COMMERCIAL OR OFFICE.
 BUILDING FLOOR AREA PROPOSED: 4,000 SF.
 MAXIMUM BUILDING HEIGHT PERMITTED: 1 STORY, NOT TO EXCEED 25 FEET.
 MAXIMUM BUILDING HEIGHT PROPOSED: 1 STORY, 21' 0".
 MINIMUM BUILDING SETBACKS REQUIRED:
 10' FROM EAST BOUNDARY OF PUD
 25' FROM NORTH BOUNDARY OF PUD
 40' FROM WEST BOUNDARY OF PUD
 11' FROM SOUTH BOUNDARY OF PUD
 OFF-STREET PARKING
 10' FROM EAST BOUNDARY OF PUD
 25' FROM NORTH BOUNDARY OF PUD
 40' FROM WEST BOUNDARY OF PUD
 11' FROM SOUTH BOUNDARY OF PUD
 MINIMUM HEIGHT PERMITTED: 14' HEIGHT PROPOSED: 14'
 OFF-STREET PARKING
 10' FROM EAST BOUNDARY OF PUD
 25' FROM NORTH BOUNDARY OF PUD
 40' FROM WEST BOUNDARY OF PUD
 11' FROM SOUTH BOUNDARY OF PUD
 MINIMUM HEIGHT PERMITTED: 14' HEIGHT PROPOSED: 14'
 OFF-STREET PARKING
 10' FROM EAST BOUNDARY OF PUD
 25' FROM NORTH BOUNDARY OF PUD
 40' FROM WEST BOUNDARY OF PUD
 11' FROM SOUTH BOUNDARY OF PUD
 MINIMUM HEIGHT PERMITTED: 14' HEIGHT PROPOSED: 14'

5.4



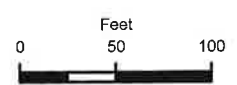


S HUDSON CT

PUD-596-3



18-13 34



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

6.3

June 1, 2011

STAFF RECOMMENDATION

PUD-596-3: Minor Amendment – South of the southeast corner of 116th Street South and South Hudson Court; Lot 11, Block 1 – Frenchman's Creek; TRS 18-13-34; CZM 57; Atlas 3338; CD 8; RS-1/PUD.

The applicant is requesting a minor amendment to reduce setback requirements to reflect as built conditions (see attached aerial photographs and exhibits). Specifically the applicant seeks to:

- Reduce the required front setback from 25-feet to 22-feet;
- Reduce the north side setback from 5-feet to 4-feet; and
- Reduce the south side setback from 10-feet to 7-feet.

The PUD chapter of the code allows by minor amendment, changes in building setbacks provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered.

Staff contends the minor reductions in these setbacks will not substantially alter the approved Development Plan, the approved PUD standards or the character of the development.

Staff recommends **APPROVAL** of minor amendment PUD-596-3.

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

6.4



WHITE SURVEYING COMPANY

9936 EAST 66TH PLACE TULSA, OKLAHOMA 74146 • (918) 883-8984

REGISTERED LAND SURVEYOR'S INSPECTION PLAT FOR MORTGAGE LOAN PURPOSES



INVOICE NO.: COT 10-51733
MORTGAGOR: COOPER, CHRISTOPHER LEE & MELISSA ANN

CLIENT: CLOSINGS OF TULSA, L.L.C.
10-4111

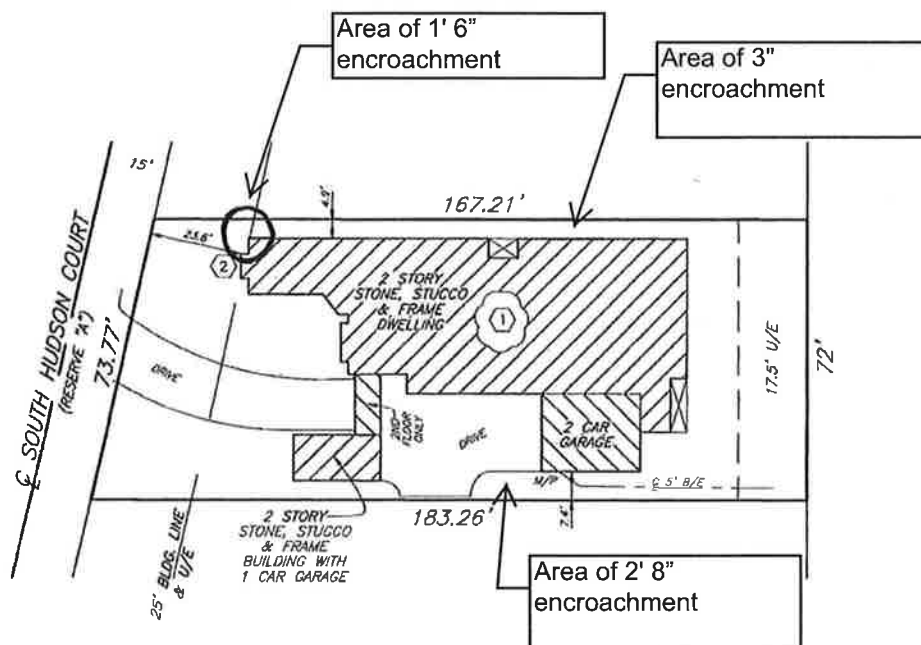
LEGEND

—X— FENCE
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
M/P METERING POINT
B/E BURIED ELECTRIC & TELEPHONE CABLE
EASEMENT (APPROXIMATE LOCATION)
B.L. BUILDING LINE
O.B.L. OUTBUILDING LINE



BEFORE YOU DIG,
CALL OKIE
1-800-922-8543

THIS PROPERTY LIES IN ZONE "X-UNSHADED" FLOOD
HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO.
405381 0431K, AS LAST REVISED 8/3/2009.



LEGEND:

- ① POOL IN THIS AREA NOT LOCATED BECAUSE OF NO ACCESS. POOL IS NOT COVERED.
- ② DWELLING IS OVER BUILDING LINE & U/E AS SHOWN.

THE FOLLOWING RECORDED DOCUMENTS DO NOT AFFECT THIS PROPERTY:
RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 2558 PAGE 243.
ROAD EASEMENT AGREEMENT RECORDED IN BOOK 4257 PAGE 379.
RIGHT-OF-WAY EASEMENT RECORDED IN BOOK 4804 PAGE 2850.

PLAT NO. 5444

LEGAL DESCRIPTION AS PROVIDED:

LOT ELEVEN (11), BLOCK ONE (1), FRENCHMAN'S CREEK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 11645 SOUTH HUDSON COURT.

SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION #C1088 (RENEWAL DATE: JUNE 30, 2011), DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE INSPECTION PLAT SHOWS THE DWELLING AS LOCATED ON THE PREMISES DESCRIBED, THAT IT IS ENTIRELY WITHIN THE DESCRIBED TRACT BOUNDARIES, AND THERE ARE NO ENCROACHMENTS THEREON BY VISIBLE PERMANENT IMPROVEMENTS, EXCEPT AS INDICATED; THAT THE ABOVE INSPECTION PLAT SHOWS ALL RECORDED PLAT EASEMENTS AND OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR BY COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US; THAT THIS INSPECTION PLAT WAS PREPARED FOR IDENTIFICATION PURPOSES ONLY FOR THE MORTGAGEE AND IS NOT A LAND OR BOUNDARY LINE SURVEY, THAT NO PROPERTY CORNERS WERE SET AND IS NOT TO BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS, THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS INSPECTION PLAT UNLESS SPECIFICALLY REQUESTED BY THE CLIENT; THAT THIS INSPECTION PLAT IS PREPARED SOLELY FOR THE CLIENT LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION; AND THAT NO RESPONSIBILITY OR LIABILITY IS ASSUMED HEREIN OR HEREBY TO THE PRESENT OR FUTURE LAND-OWNER OR OCCUPANT.

WITNESS MY HAND AND SEAL THIS DATE: 5/10/10

WARNING: If the seal on this document is not RED, it is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of White Surveying Company.

Copyright 2009 by White Surveying Company. All Rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without prior written permission of White Surveying Company, P.O. Box 471675, Tulsa, Oklahoma.

6.5

EXHIBIT "A"



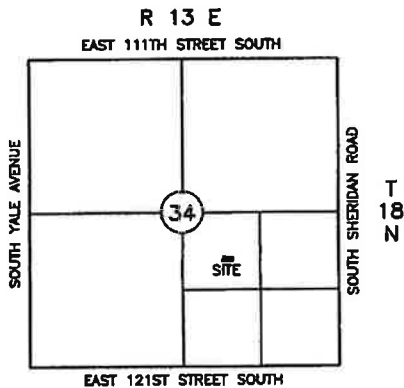
WHITE SURVEYING COMPANY

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

EXHIBIT

LOT 11, BLOCK 1, FRENCHMAN'S CREEK.

EASEMENT CLOSURE



LOCATION MAP

POINT OF COMMENCEMENT
NORTHWEST CORNER
LOT 11, BLOCK 1

S 89°45'34" E
25.61'

S 12°48'26" W
4.51'

S 89°45'34" E
2.05'

N 12°48'26" E
15.79'

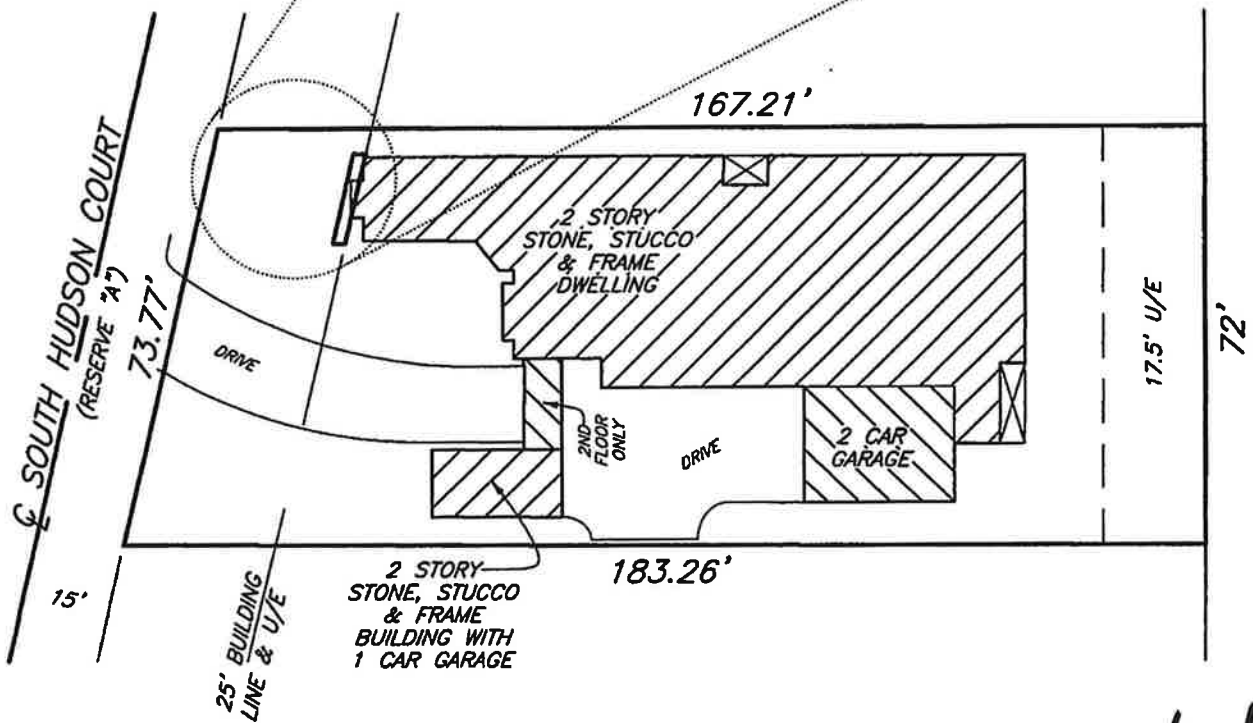
N 89°45'34" W
2.05'

POINT OF
BEGINNING

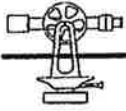
2 STORY
STONE, STUCCO
& FRAME
DWELLING

DRAWING DETAIL:

SCALE: 1"=10'



6.6



WHITE SURVEYING COMPANY

9936 East 55th Place • Tulsa, Oklahoma 74146 • (918) 663-6924 fax (918) 664-8366
mailing address: P.O. Box 471675 Tulsa, Oklahoma 74147-1675

LEGAL DESCRIPTION FOR EASEMENT CLOSURE AND BUILDING LINE VARIANCE

A part of Lot Eleven (11), Block One (1), Frenchman's Creek, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract of land being described as follows: Commencing at the Northwest corner of said Lot 11; Thence South 89°45'34" East along the North line thereof for 25.61 feet; Thence South 12°48'26" West for 4.51 feet to the Point of Beginning of said tract of land; Thence continuing Thence South 12°48'26" West for 15.79 feet; Thence North 89°45'34" West for 2.05 feet; Thence North 12°48'26" East for 15.79 feet; Thence South 89°45'34" East for 2.05 feet to the Point of Beginning of said tract of land.

REAL PROPERTY CERTIFICATION

I, Tom A. Haynes of White Surveying Company, a Registered Professional Land Surveyor in the State of Oklahoma, certify that the attached legal description closes in accord with existing records and the attached drawing is a true representation of the real property as described.

Date

12/17/2010

Tom A. Haynes
RPLS No. 1052
White Surveying Company
C.A. No. 1098 Expires 6/30/09



CLOSURE REPORT

Line Course: S 12-48-26 W Length: 15.79
Line Course: N 89-45-34 W Length: 2.05
Line Course: N 12-48-26 E Length: 15.79
Line Course: S 89-45-34 E Length: 2.05
Perimeter: 35.67 Area: 32 sq.ft. 0.00 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0000 Course: S 90-00-00 E

Error North: 0.00000 East : 0.00000

Precision 1: 35,680,000.00

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
James C. Hodges
Shanann Pinkham Passley
Daniel C. Cupps
Andrew A. Shank

Of Counsel

Donald L. Detrich
Philip R. Feist, PLLC
Jerry M. Snider
John H. Lieber

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(918) 747-8900

Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Writer's E-Mail:
ashank@ellerdetrich.com

May 19, 2011

Mr. Christopher Sansone
INCOG
201 West 5th Street, Suite 600
Tulsa, OK 74103

Re: Amendment of Plat of Frenchmen's Creek
Tulsa Metropolitan Area Planning Commission (TMAPC) Case No. PUD-596-3

Dear Chris:

Pursuant to our discussion, enclosed is the executed original Amendment of Plat of Frenchmen's Creek in the above referenced matter. Please process the Amendment concurrently with TMAPC PUD-596-3.

Thank you for time and attention to this matter. Should you have any questions, please do not hesitate to call.

Sincerely,

ELLER & DETRICH
A Professional Corporation



Andrew A. Shank

AAS:kfm
Enclosure

cc: Mr. Christopher L. Cooper
Lou Reynolds

E:\01137-01\N&C\Sansone ltr-1.doc



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

6.9

AMENDMENT OF PLAT OF FRENCHMEN'S CREEK

THIS AMENDMENT OF PLAT OF FRENCHMEN'S CREEK (the "Amendment") is entered into and is effective this _____ day of May, 2011.

WHEREAS, the Plat and Deed of Dedication and Restrictive Covenants of FRENCHMEN'S CREEK was recorded in the office of the Tulsa County Clerk as Plat No. 5444 on May 17, 2000, and

WHEREAS, Section 2 -- Planned Unit Development Restrictions, Paragraph B -- Development Standards for Blocks One (1), Two (2) and Three (3) provides that no building should be located nearer to a public street than the building lines depicted on the Plat, and

WHEREAS, Section 2 -- Planned Unit Development Restrictions, Paragraph B provides for one (1) side yard of ten (10) feet and another side yard of five (5) feet, and

WHEREAS, Section 5 -- Enforcement, Duration, Amendment and Severability, Paragraph C provides that the covenants and restrictions within Section 2 -- Planned Unit Development Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the owners of the effected lot or parcel and approved by the Tulsa Metropolitan Area Planning Commission and the City of Tulsa, Oklahoma,

WHEREAS, the Melissa A. Cooper Revocable Trust dated May 7, 2010 owns Lot Eleven (11), Block One (1), FRENCHMEN'S CREEK and Melissa Ann Cooper and Christopher Lee Cooper are the Co-Trustees of the Melissa A. Cooper Revocable Trust dated May 7, 2010, and

WHEREAS, it is in the best interest of the owner of Lot Eleven (11), Block One (1), FRENCHMEN'S CREEK, to amend the building set back and side yard requirements on its property as follows.

NOW, THEREFORE, the undersigned, being the owner of Lot Eleven (11), Block One (1), FRENCHMEN'S CREEK, agrees as follows:

1. The building set back requirement is hereby reduced by three (3) feet;
2. The 10 feet side yard requirement is hereby reduced by three (3) feet; and
3. The 5 feet side yard requirement is hereby reduced by one (1) foot.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

6.10

Melissa Ann Cooper

Melissa Ann Cooper,
Co-Trustee of the Melissa A. Cooper Revocable Trust

Christopher Lee Cooper

Christopher Lee Cooper,
Co-Trustee of the Melissa A. Cooper Revocable Trust

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

This instrument was acknowledged before me on this 18th day of May, 2011, by Melissa Ann Cooper as Co-Trustee of the Melissa A. Cooper Revocable Trust.

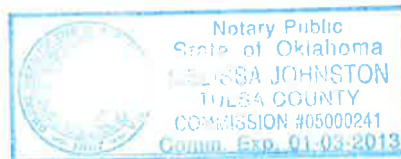
My Commission Expires:

01/03/13

My Commission Number:

05000241

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)



[Signature]
Notary Public

This instrument was acknowledged before me on this 18th day of May, 2011, by Christopher Lee Cooper as Co-Trustee of the Melissa A. Cooper Revocable Trust.

My Commission Expires:

01/03/13

My Commission Number:

05000241



[Signature]
Notary Public

On this ____ day of _____, 2011, the Tulsa Metropolitan Area Planning Commission expressly acknowledges, consents and approves of the foregoing Amendment of Plat of FRENCHMEN'S CREEK, Plat No. 5444 and its corresponding Deed of Dedication and Restrictive Covenants.

Tulsa Metropolitan Area Planning Commission

By: _____
Name:
Its Chairman

On this ____ day of _____, 2011, the City of Tulsa expressly acknowledges, consents and approves of the foregoing Amendment of Plat of FRENCHMEN'S CREEK, Plat No. 5444 and its corresponding Deed of Dedication and Restrictive Covenants.

Mayor

(Seal)

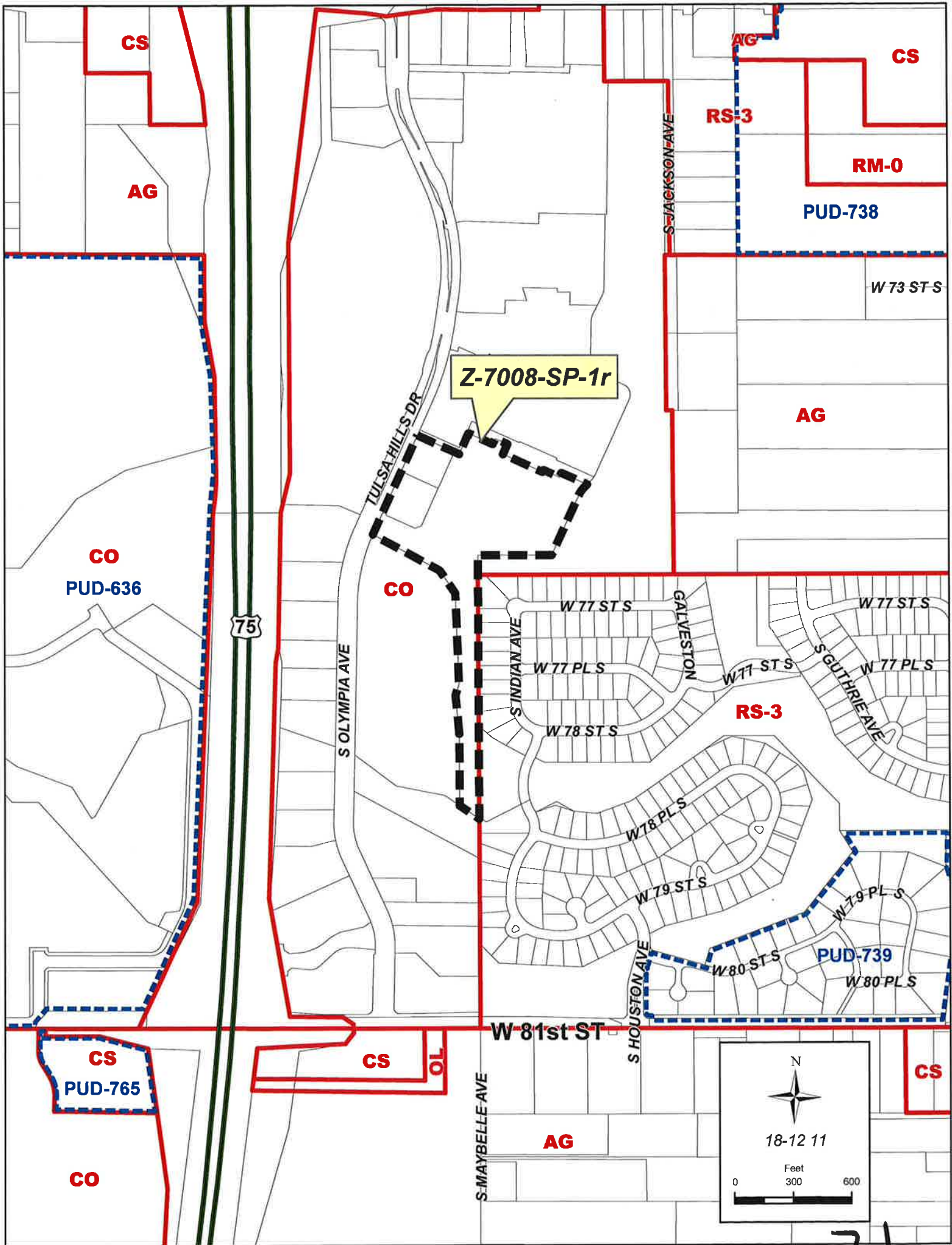
ATTEST:

City Clerk

APPROVED:

City Attorney

I:\101137-01\Amendment of Plat.docx





Z-7008-SP-1r



18-12-11

Feet
0 300 600

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

7.2

June 1, 2009

STAFF RECOMMENDATION

Z-7008-SP-1r: Corridor Plan Minor Amendment – South of the southeast corner West 71st Street South and South Olympia Avenue; Lot 6 and Tract 6A, Block 2 –Tulsa Hills; TRS 18-12-11; CZM 51; CD 2; CO.

The applicant is requesting a minor amendment to permit shared parking between Lot 6 and outparcel Tract 6A within the Tulsa Hills Regional Shopping Center.

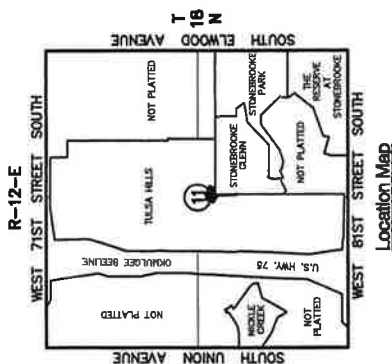
The development area made up of Lot 6 and Tract 6A exceeds required parking by 48 spaces. The request is to allow Tract 6A to share 5 spaces with Lot 6 (please refer to the attached "Tulsa Hills Parking Exhibit") which will accommodate a small outdoor seating area on Tract 6A.

The Tulsa Comprehensive Plan strongly encourages the use of shared parking. Twenty-four times the Plan refers to the need for increased shared parking as a means for enabling more efficient use of existing parking areas, while saving on construction and maintenance cost, and facilitating more compact urban development. Several existing developments in Tulsa already utilize shared parking arrangements including the northeast corner of 71st Street South and South Mingo Road, the southeast corner of 71st Street South and US-169, and many agreements between businesses on Cherry Street. The recently approved "the Walk", located at the Southwest corner of Maybelle Avenue and West 81st Street South will also utilize shared parking.

While this instance may not be the ideal shared parking scenario given the development area as a whole is over-parked, staff contends sharing parking on any level is better than over-parking both tracts.

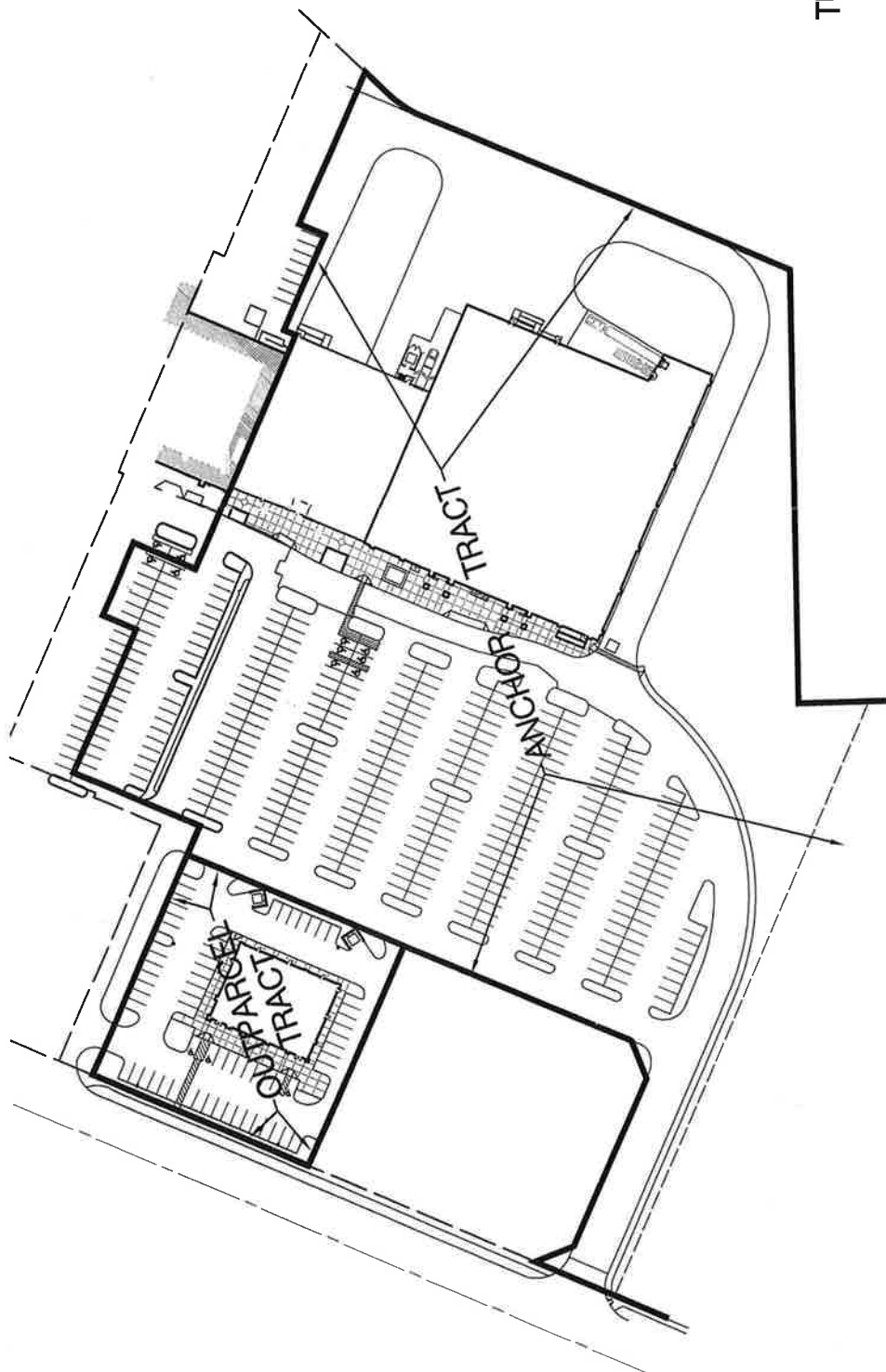
Staff recommends **APPROVAL** of minor amendment Z-7008-SP-1r.

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



TULSA HILLS PARKING EXHIBIT OF PART OF LOT 5 AND ALL OF LOT 6 IN BLOCK 2 OF TULSA HILLS CITY OF TULSA, TULSA COUNTY, OKLAHOMA

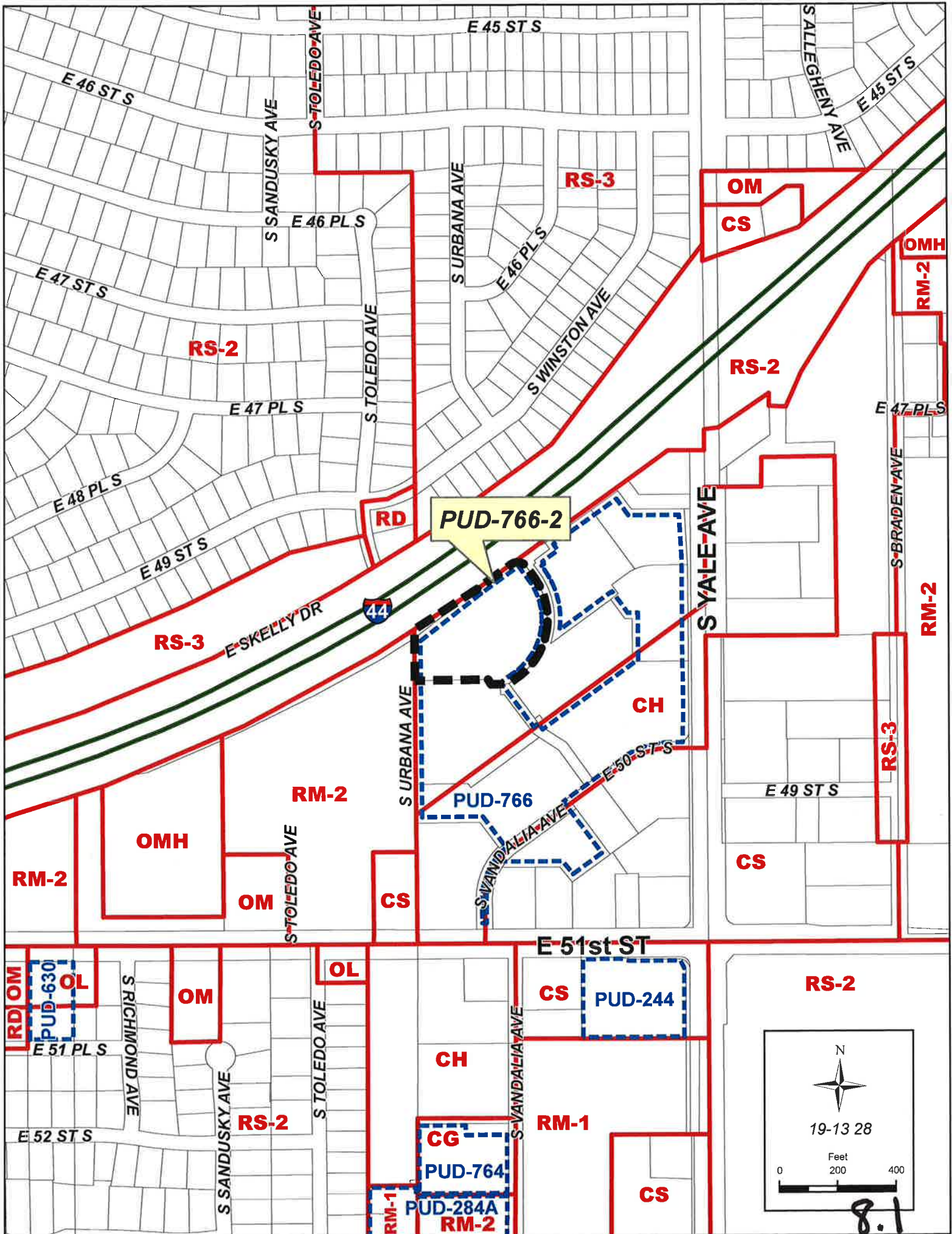
SACK AND ASSOCIATES, INC.
Sack & Associates, Inc.
111 South Elmwood Avenue, Tulsa, Oklahoma 74102-1816
Phone: (918) 438-1111 Fax: (918) 438-1112
Project: TULSA HILLS BL. 15-6-A
Drawing: EXHIBIT 8-1117X T-3A2
Drawn: LMR Order: NEW File: 1812.11 Drawn: C
Revised: 06 MAY 2011



Parking Statistics

	FLOOR AREA(SF)	USE UNIT	PARKING RATIO	REQUIRED PARKING	PROPOSED PARKING
ANCHOR TRACT	67,989	14	1 PER 225	303	366
OFFICE SUPPLIES STORE/SPORTING GOODS STORE OVER PARKED					53
OUTPARCEL TRACT					
RESTAURANT	6,400	12	1 PER 100	64	64
PATIO AREA ABOVE 10% OF FLOOR AREA (1,100 TOTAL)	430	12	1 PER 100	5	
TOTAL REQUIRED PARKING				69	
NET UNDER PARKED					5
TOTAL				372	420
TOTAL PARKING REQUIRED					420
TOTAL PARKING PROVIDED					420
NET TOTAL OVER PARKED					48

7.4

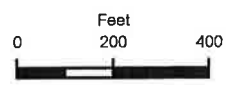




PUD-766-2



19-13 28



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

8.2

STAFF RECOMMENDATION

PUD-766-2: Minor Amendment – Southwest corner of South Yale Avenue and Interstate 44; Lot 4, Block 1 – 51 Yale; TRS 19-13-28; CZM 47; Atlas 468; CD 7; CS/CH/PUD.

The applicant is requesting a minor amendment to:

1. Allow an increase in permitted floor area;
2. Split Lot 4 creating Tracts 4A and 4B and reallocate floor area; and
3. Request an increase in permitted building height.

Currently, PUD-766 permits a total of 311,909 square feet (sf) of floor area allocated to eight commercial lots as follows:

<u>Existing Lots</u>	<u>Acres</u>	<u>Square Feet</u>	<u>F.A.R.*</u>	<u>Allocated Floor Area</u>
Lot 1	.98	42,553.26	.25	10,638 sf
Lot 2	2.39	104,365.17	.90	94,156 sf
Lot 3	2.67	116,230.55	.67	77,590 sf
Lot 4	2.97	129,449.00	.25	31,670 sf
Lot 5	1.82	79,279.20	.25	19,870 sf
Lot 6	1.21	52,630.65	.25	13,155 sf
Lot 7	1.59	69,437.71	.25	17,360 sf
Lot 8	<u>2.84</u>	<u>123,611.76</u>	<u>.38</u>	<u>47,470 sf</u>
Total	16.47	717,557.30	.44	311,909 sf

The requested increase in floor area will be allocated as follows with the approval of Lot Split LS-20436 also appearing on the June 1st TMAPC agenda:

<u>Proposed Lots</u>	<u>Acres</u>	<u>Square Feet</u>	<u>F.A.R.*</u>	<u>Proposed Floor Area</u>
Lot 1	.98	42,553.26	.25	10,638 sf
Lot 2	2.39	104,365.17	.90	94,156 sf
Lot 3	2.67	116,230.55	.71	77,590 sf
Lot 4				
Tract 4A	1.72	74,899.00	.84	63,220 sf
Tract 4B	1.25	54,550.00	.25	13,637 sf
Lot 5	1.82	79,279.20	.25	19,870 sf
Lot 6	1.21	52,630.65	.25	13,155 sf
Lot 7	1.59	69,437.71	.25	17,360 sf
Lot 8	<u>2.84</u>	<u>123,611.76</u>	<u>.39</u>	<u>47,470 sf</u>
Total	16.47	717,557.30	.50	357,096 sf**

****** The proposed 45,187 sf increase in total permitted floor area represents a 14.4% increase.

Please refer to the attached zoning map. The 717,557 sf site would allow no less than 358,778 sf of commercial floor area. However, this number is misleading because approximately one-third of the site is zoned CH in which there is no floor area limit. Since the

request falls within the 15% limit for minor amendments within section 1107, H-4 of the code, staff can support the request.

The applicant is also requesting an increase in permitted building height on Tract 4A only from 3-stories and 35-feet to 5-stories and 75-feet. At the time of the approval of PUD-766 it was contemplated that lot 4 would be developed with a restaurant or retail use. However, the hotel use was also contemplated for Lot 4 since it is a permitted use on the lot.

Please refer to the attached aerial photograph of the proposed site as well as, the attached site plan. There is an apartment complex located adjacent to the proposed tract to the west. Interstate 44 (I-44) is immediately adjacent to the north with commercial property to the south and east. On the west side, the subject tract is immediately adjacent to a parking lot for the apartments, with the nearest apartment building being approximately 125-feet away from the nearest point of the hotel building. Given the lot location immediately adjacent to I-44, staff contends this lot is better suited for the hotel use.

Staff does not view the proposed changes as substantially altering the approved development plan, PUD standards, or the character of the development. Therefore, staff recommends **APPROVAL** of minor amendment PUD-766-2.

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

8.4

LOT DATA

LOT 4 AREA: 2.97 ACRES
LOT 4A AREA: 1.72 ACRES
LOT 4B AREA: 1.25 ACRES

HOTEL DATA

ROOMS: 90 ROOMS
PARKING SPACES REQUIRED: 90 SPACES
PARKING SPACES PROVIDED: 98 SPACES
HOTEL SQ. FT.: 63,220 SF
HOTEL HEIGHT: 5 STORIES - 75 FEET

LOT 4B
1.25 ACRES

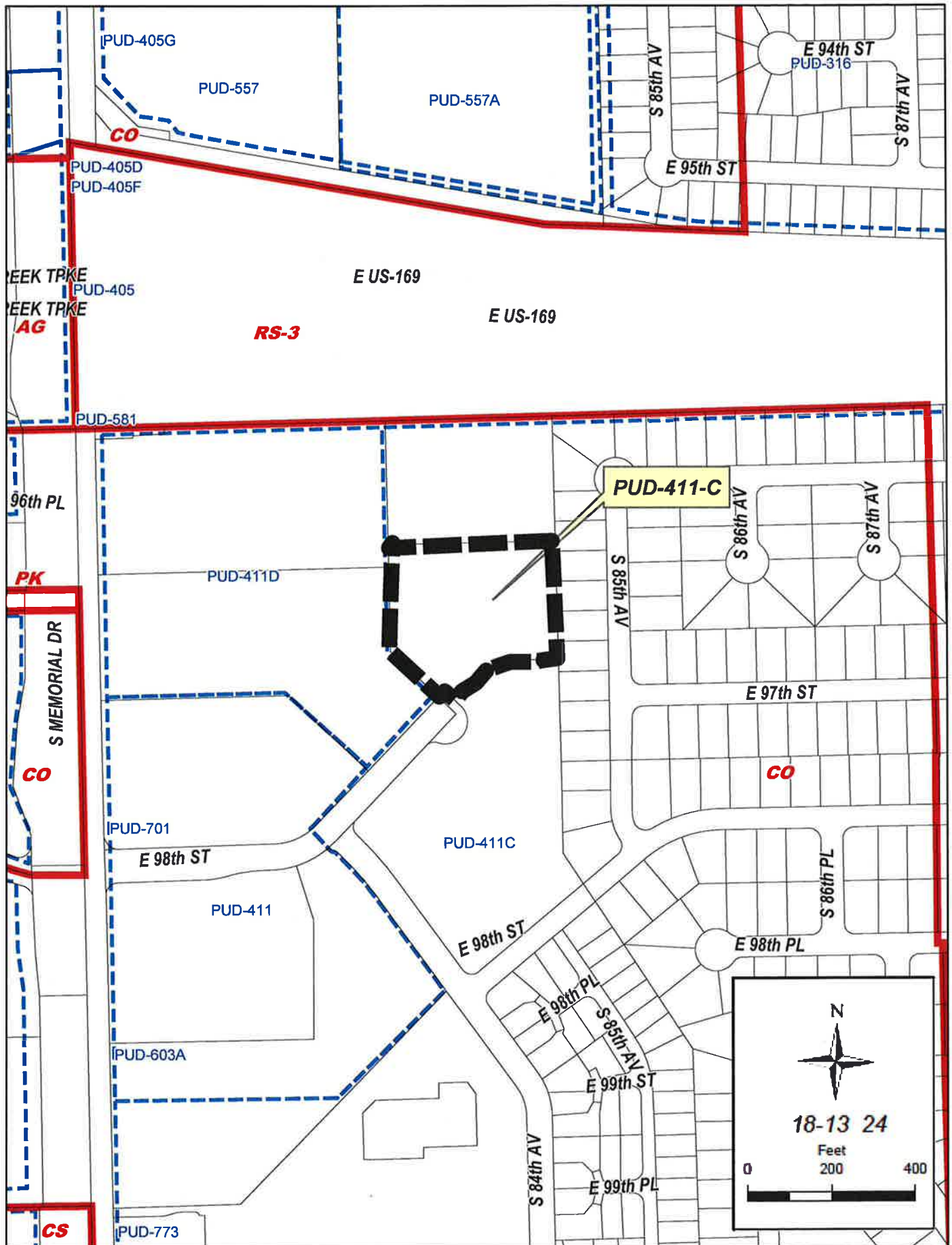
LOT 4A
1.72 ACRES

EXISTING
HILTON GARDEN INN
UNDER CONSTRUCTION

 **CEDAR
CREEK**
P.O. Box 14534 • Oklahoma City, OK 73113
lin@cedarcreekinc.com
Phone 405.406.2372

SITE PLAN

8.5



9.1



9.2

June 1, 2011

STAFF RECOMMENDATION

PUD-411-C: Detail Site Plan – East of the northeast corner of 98th Street South and South Memorial Drive; Lot 1/Tract 4-A2, Block 1 – Jim Norton IV; TRS 18-13-24; CZM 57; Atlas 2270; CD 8; CO/PUD.

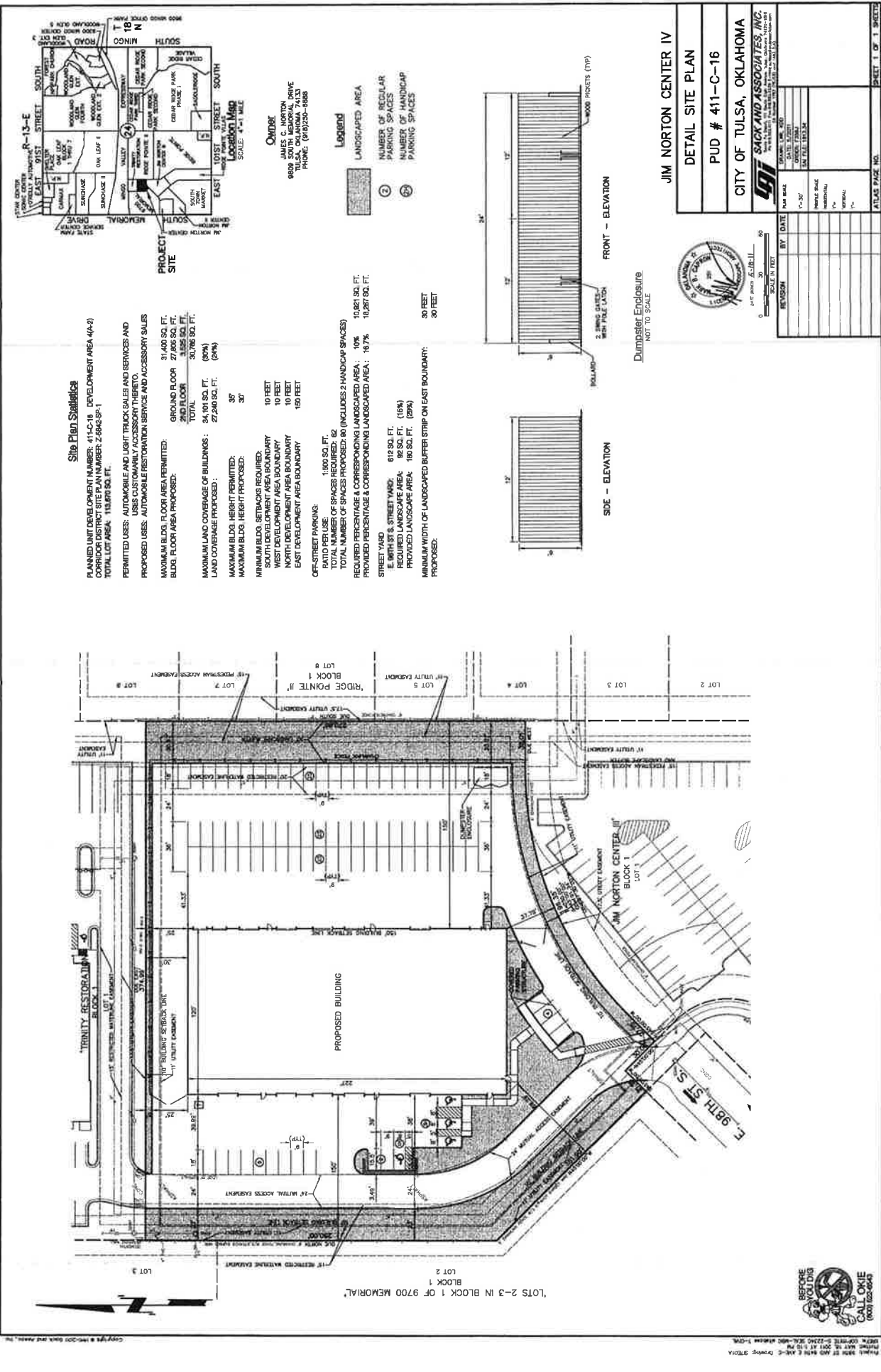
The applicant is requesting approval of a detail site plan for a 30,765 square foot (sf) automobile restoration service. The proposed use, Use Unit 17 – Automobile and Allied Activities is a permitted use in PUD-411-C.

The submitted site plan meets all applicable building floor area, open space, building height and setback limitations. Access to the site will be provided from 98th Street South. Parking is provided per the applicable Use Unit of the Zoning Code. Parking area dimensioning meets the applicable requirements of Chapter 13 of the Code. Landscaping will be provided per the PUD and landscape chapters of the Zoning Code with a 30-foot wide landscape buffer on the east side of the site as required. There is no site lighting proposed at this time. A trash enclosure will be provided as required by the PUD. Pedestrian access is being provided from the front of the building directly to the sidewalk located along 98th Street South. Pedestrian access to the Creek Turnpike Trail is also provided along the east side of the tract as required. A 7-foot masonry wall on the east side of the trail access serves as the site screening between the subject tract and the Ridge Pointe II subdivision as permitted by minor amendment. Security fencing for the subject tract will be provided along the west side of the 30-foot landscape buffer.

Staff recommends **APPROVAL** of the detail site plan for Lot 1/Tract 4-A2, Block 1 – Jim Norton IV.

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

9.3



Site Plan Statistics

PLANNED UNIT DEVELOPMENT NUMBER: 411C-18 DEVELOPMENT AREA (4A-2)
 CORRIDOR DISTRICT SITE PLAN NUMBER: 284C-SR-1
 TOTAL LOT AREA: 113,620 SQ. FT.

PERMITTED USES: AUTOMOBILE AND LIGHT TRUCK SALES AND SERVICES AND
 USES CUSTOMARILY ACCESSORY THERETO
 PROPOSED USES: AUTOMOBILE RESTORATION SERVICE AND ACCESSORY SALES

MAXIMUM BLDG. FLOOR AREA PERMITTED: 31,400 SQ. FT.
 BLDG. FLOOR AREA PROPOSED: 27,800 SQ. FT.
 LAND COVERAGE PROPOSED: 24.4% (24%)

MAXIMUM LAND COVERAGE OF BUILDINGS: 24.4% (24%)
 LAND COVERAGE PROPOSED: 24.4% (24%)

MAXIMUM BLDG. HEIGHT PERMITTED: 35'
 MAXIMUM BLDG. HEIGHT PROPOSED: 30'

MINIMUM BLDG. SETBACKS REQUIRED:
 SOUTH DEVELOPMENT AREA BOUNDARY 10 FEET
 WEST DEVELOPMENT AREA BOUNDARY 10 FEET
 NORTH DEVELOPMENT AREA BOUNDARY 10 FEET
 EAST DEVELOPMENT AREA BOUNDARY 150 FEET

OFF-STREET PARKING:
 RATIO PER USE: 1:800 SQ. FT.
 TOTAL NUMBER OF SPACES REQUIRED: 62
 TOTAL NUMBER OF SPACES PROVIDED: 80 (INCLUDES 2 HANDICAP SPACES)

REQUIRED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 10%
 PROVIDED PERCENTAGE & CORRESPONDING LANDSCAPED AREA: 18.7%

STREET YARD:
 E. 98TH ST. & STREET YARD: 612 SQ. FT.
 REQUIRED LANDSCAPE AREA: 92 SQ. FT. (15%)
 PROVIDED LANDSCAPE AREA: 180 SQ. FT. (29%)

MINIMUM WIDTH OF LANDSCAPED BUFFER STRIP ON EAST BOUNDARY:
 PROPOSED: 30 FEET

30 FEET

30 FEET

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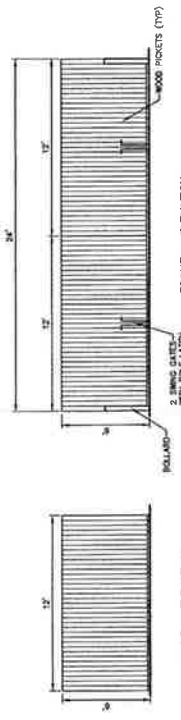
30 FEET

30 FEET

30 FEET

30 FEET

30 FEET



SIDE - ELEVATION

FRONT - ELEVATION

Dumpster Enclosure
 NOT TO SCALE



JIM NORTON CENTER IV

DETAIL SITE PLAN

PUD # 411-C-16

CITY OF TULSA, OKLAHOMA

SACK AND ASSOCIATES, INC.

1133 SOUTH MEMORIAL DRIVE, SUITE 100, TULSA, OKLAHOMA 74106-1133

PHONE: (918) 581-1133

FAX: (918) 581-1133

DATE: 11/11/2014

BY: J. NORTON

SCALE: 1" = 20'

PROJECT: JIM NORTON CENTER IV

SHEET: 1 OF 1

ATLAS PAGE NO.

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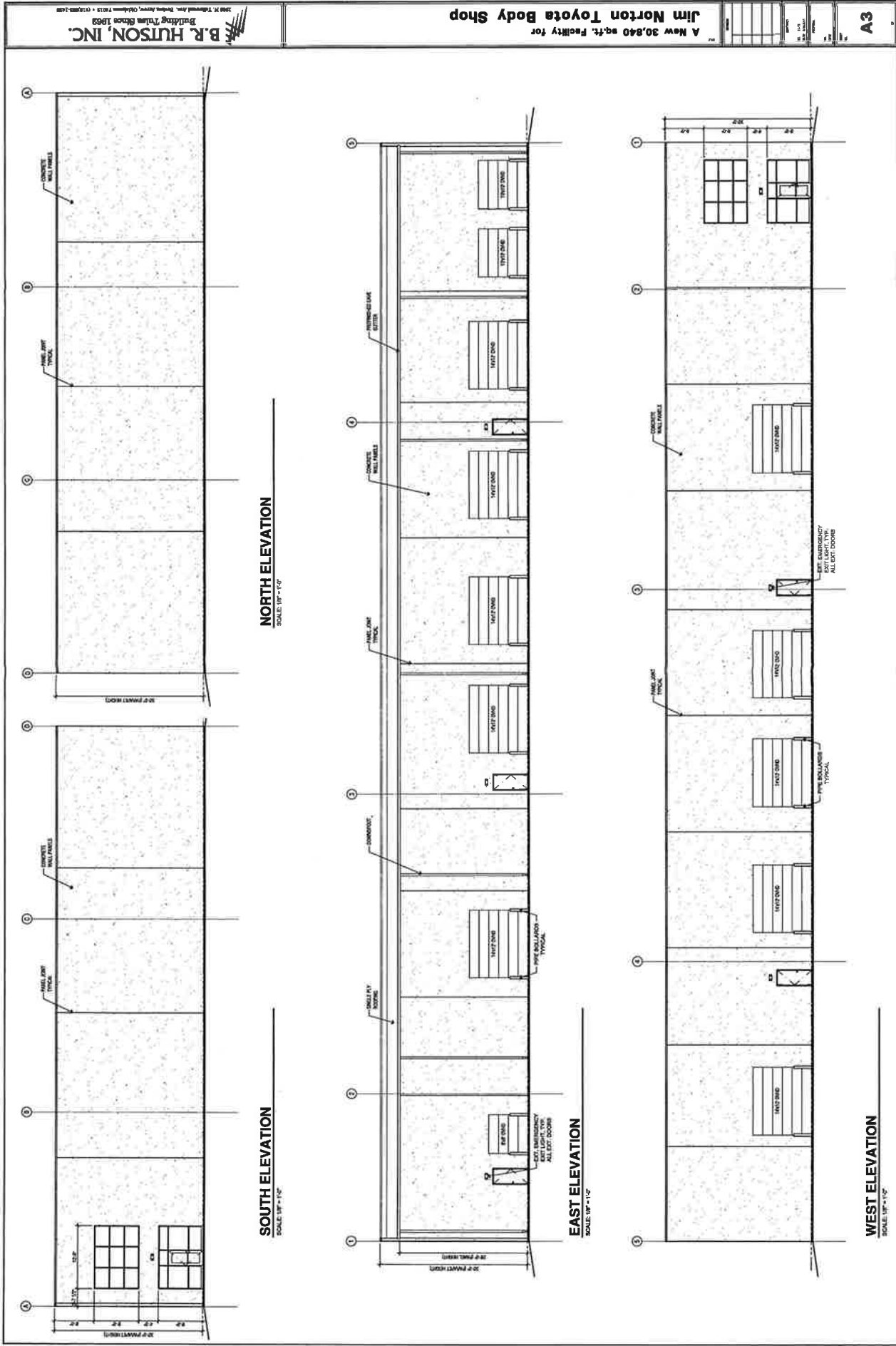
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ATLAS PAGE NO.

DATE: 11/11/2014



9.5

M E M O R A N D U M

TO: COUNCIL MEMBERS, CITY OF TULSA

FROM: BILL LEIGHTY
CHAIRMAN, TULSA METROPOLITAN AREA PLANNING COMMISSION

SUBJECT: PROGRESS REPORT, STUDY OF TEMPORARY STORAGE
STRUCTURES IN RESIDENTIAL AREAS

DATE: MAY 10, 2011

As directed in the City Council Consensus 2011-07, TMAPC staff has been researching other cities' practices with regard to policies on temporary storage buildings, structures, facilities and uses within residentially zoned areas. A public hearing to receive input from members of the storage industry and neighborhoods has been scheduled for Wednesday, June 1, 2011 at 1:30 p.m. before the TMAPC. At that time staff will brief the Planning Commission on preliminary identification of the various issues that other cities have addressed and the manner in which they have addressed them. Following the June 1 public hearing, staff will compile the comments and develop recommendations for the TMAPC to review and forward, if so approved, to the City Council.

To date, the commonly-identified issues include location of the facility on the property, length of time the structure is allowed to remain, size of the facility, whether advertising (other than the name of the facility's owner) and in which code such issues are addressed. More information will be made available following the public hearing in June and will be transmitted to the Council upon its completion. If Council members have further questions at this time, please feel free to contact me at 918.579.9471.

ISSUES IDENTIFIED WITH PODS AND WASTE CONTAINERS, TO DATE

May 16, 2011

1. Location of the storage facility
 - A. On the property –on paved area or on grass/dirt
 - B. In the right-of-way
 - C. In the front, side or rear of the property
2. Is screening required?
3. Length of time a storage container is allowed to remain on the property
 - A. Number of consecutive or total days within a given amount of time
 - B. Number of days, if construction or demolition is involved, the container may remain of the property or right-of-way after construction or demolition is complete
4. Size of storage facility allowed
5. Is a permit required?
 - A. How is that enforced?
 - B. Who inspects it?
 - C. Is the permit required to be posted on the storage container, and if so, where?
 - D. Can the permit be issued administratively?
6. Is advertising other than the name of the storage container owner allowed on the container?
7. Under which code is the container issue addressed?
8. Is there a maximum number of containers allowed on one property at any given time?
9. Is there a spacing or setback requirement for the container?
10. Is insurance proof required?
11. Are reflectors or other types of warning signs required to be placed on containers?

Huntsinger, Barbara

From: transitfriends@aol.com
Sent: Wednesday, May 11, 2011 7:17 PM
To: Huntsinger, Barbara
Subject: Re: Notice for public hering - temp storage containers

We have had problems in my neighborhood with residents putting PODS in the street for several weeks, which blocks traffic. I think we need a short time limit -- no more than a week if the PODS are placed in the street -- if they are in the driveway or front yard then I don't mind them being there for a longer time period.

Also, some of the dumpsters used by remodelers do not have reflective material on them, and cannot be seen at night until you are right up on them -- I had a few close calls with these dumpsters.

I will try to attend the meeting.

Elaine Meek

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

From: Huntsinger, Barbara <bhuntsinger@incog.org>
Sent: Mon, May 9, 2011 4:11 pm
Subject: Notice for public hering - temp storage containers

Barbara Huntsinger
Administrative Assistant for Wayne Alberty, Manager Land Development Services
Recording Secretary for Tulsa Metropolitan Area Planning Commission
Two West 2nd Street, Suite 800
Tulsa, OK 74103
Office Phone: 584-7526
Direct Line: 579-9413
Fax: 579-9513
email: bhuntsinger@incog.org
www.tmapc.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.

CHAPTER 2

GENERAL PROVISIONS

- 200. Zoning and Supplemental Zoning Districts Established
- 201. Official Zoning Map Established
- 202. District Boundary Description and Interpretation
- 203. Limitation on Land Use
- 204. Division of Lots
- 205. Number of Dwelling Units on a Lot
- 206. Street Frontage Required
- 207. One Single-family Dwelling Per Lot of Record
- 208. Height Exceptions
- 209. Lot Area and Width Exceptions
- 210. Yards
- 211. Existing Building Encroachment on Front Yards or Building Setbacks
- 212. Screening Wall or Fence
- 213. Platting Requirement--Exceptions
- 214. Major Street Plan
- 215. Structure Setback from Abutting Streets
- 216. Code of Ethics
- 217. Satellite Communication Antennas
- 218. Illumination Standards
- 219. Nuisances Regulated
- 220. Strobe Lights and Rotating Beacons Prohibited
- 221. Non-commercial Signs
- 222. Motorized Vehicles
- 223. Temporary Accessory Tents
- 224. Screening And Setbacks From R Districts Which Are Freeways Or Nonresidential Uses
- 225. Sign Exceptions

SECTION 200. ZONING AND SUPPLEMENTAL ZONING DISTRICTS ESTABLISHED

The Zoning Districts and Supplemental Zoning Districts set forth below are hereby established. The District symbol is in the column to the left.

AG	Agriculture District
RE	Residential Single-Family, Estate District
RS-1	Residential Single-Family Low Density District
RS-2	Residential Single-Family Medium Density District
RS-3	Residential Single-Family High Density District
RS-4	Residential Single-Family Highest Density District
RD	Residential Duplex District

SECTION 200.

RT	Residential Townhouse District
RM-0	Residential Multifamily Lowest Density District
RM-1	Residential Multifamily Low Density District
RM-2	Residential Multifamily Medium Density District
RM-3	Residential Multifamily High Density District
RMH	Residential Manufactured Home District
PK	Parking District
OL	Office Low Intensity District
OM	Office Medium Intensity District
OMH	Office Medium - High Intensity District
OH	Office High Intensity District
CS	Commercial Shopping Center District
CG	Commercial General District
CH	Commercial High Intensity District
CBD	Central Business District
CO	Corridor District
SR	Scientific Research and Development District
IL	Industrial Light District
IM	Industrial Moderate District
IH	Industrial Heavy District
PUD	Planned Unit Development (Supplemental Zoning District)
HP	Historic Preservation District (Supplemental Zoning District)
<u>FBC*</u>	<u>Form Based Code District</u>

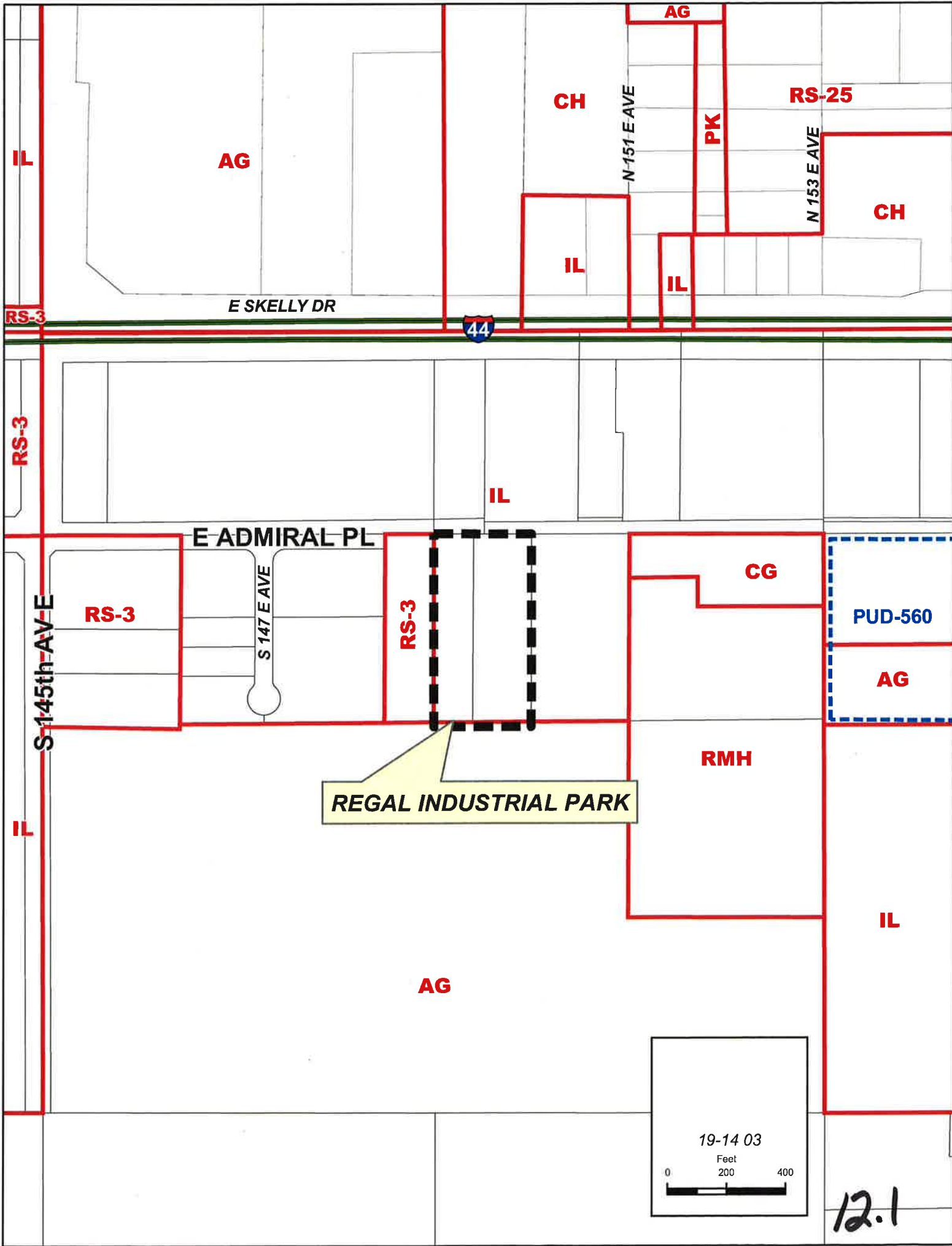
* Form Based Code Districts are regulated by Title 42-B and only by this Code to the extent provided in Title 42-B.

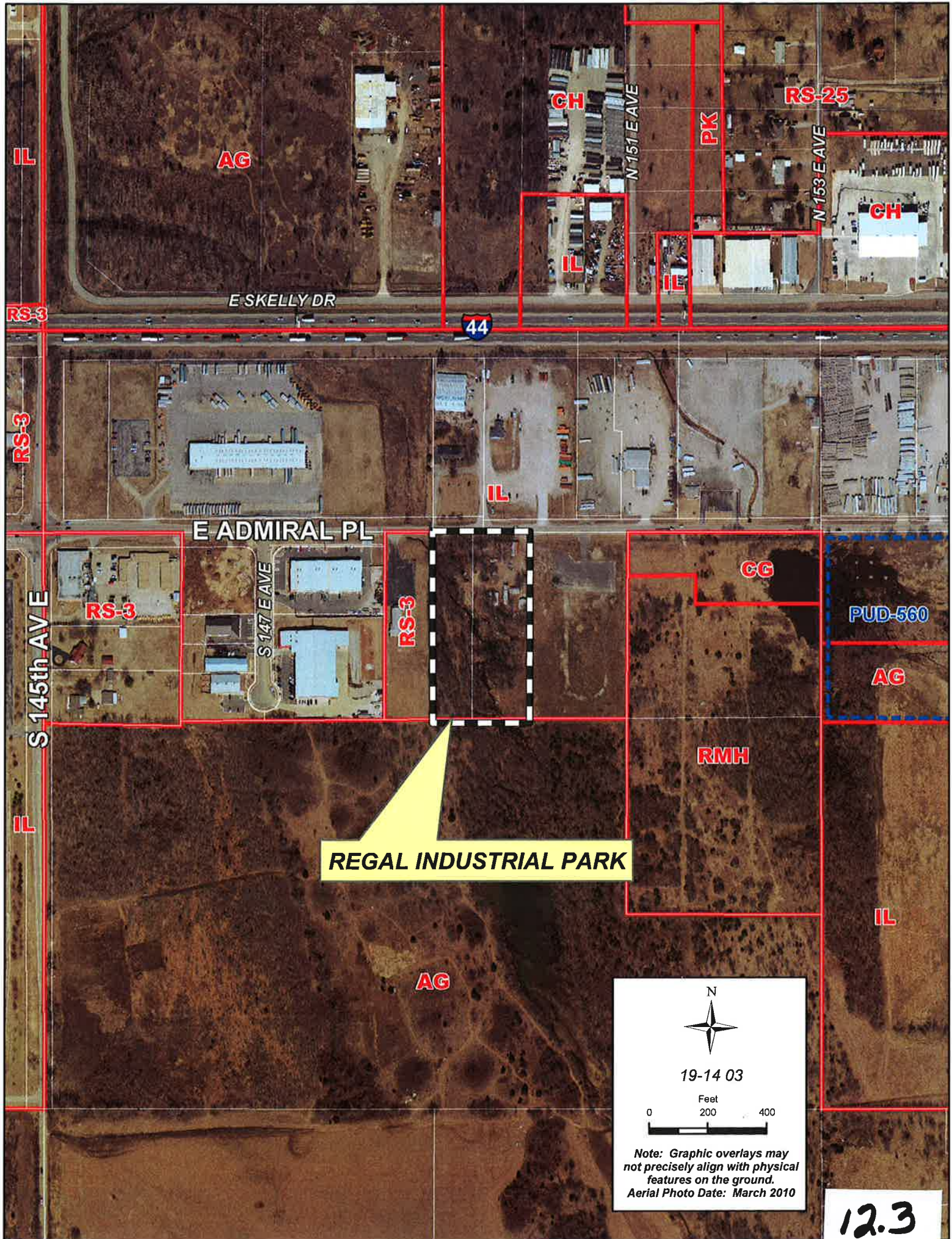
SECTION 201. OFFICIAL ZONING MAP ESTABLISHED

The locations and boundaries of the various districts as defined herein shall be established by ordinance and shall be shown and delineated on the Official Zoning Map of the City of Tulsa. The Official Zoning Map shall be maintained by the Board of Adjustment of the City of Tulsa, and may be divided into parts, and such parts may be separately employed for identification purposes when adopting or amending the Official Zoning Map or for any reference to the Official Zoning Map.

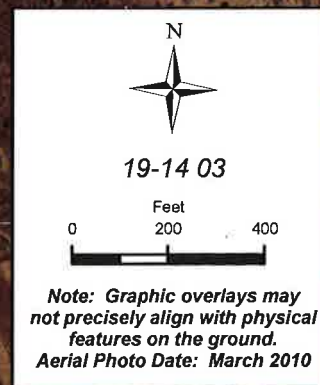
SECTION 202. DISTRICT BOUNDARY DESCRIPTION AND INTERPRETATION

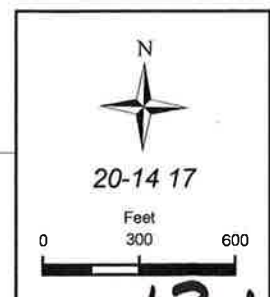
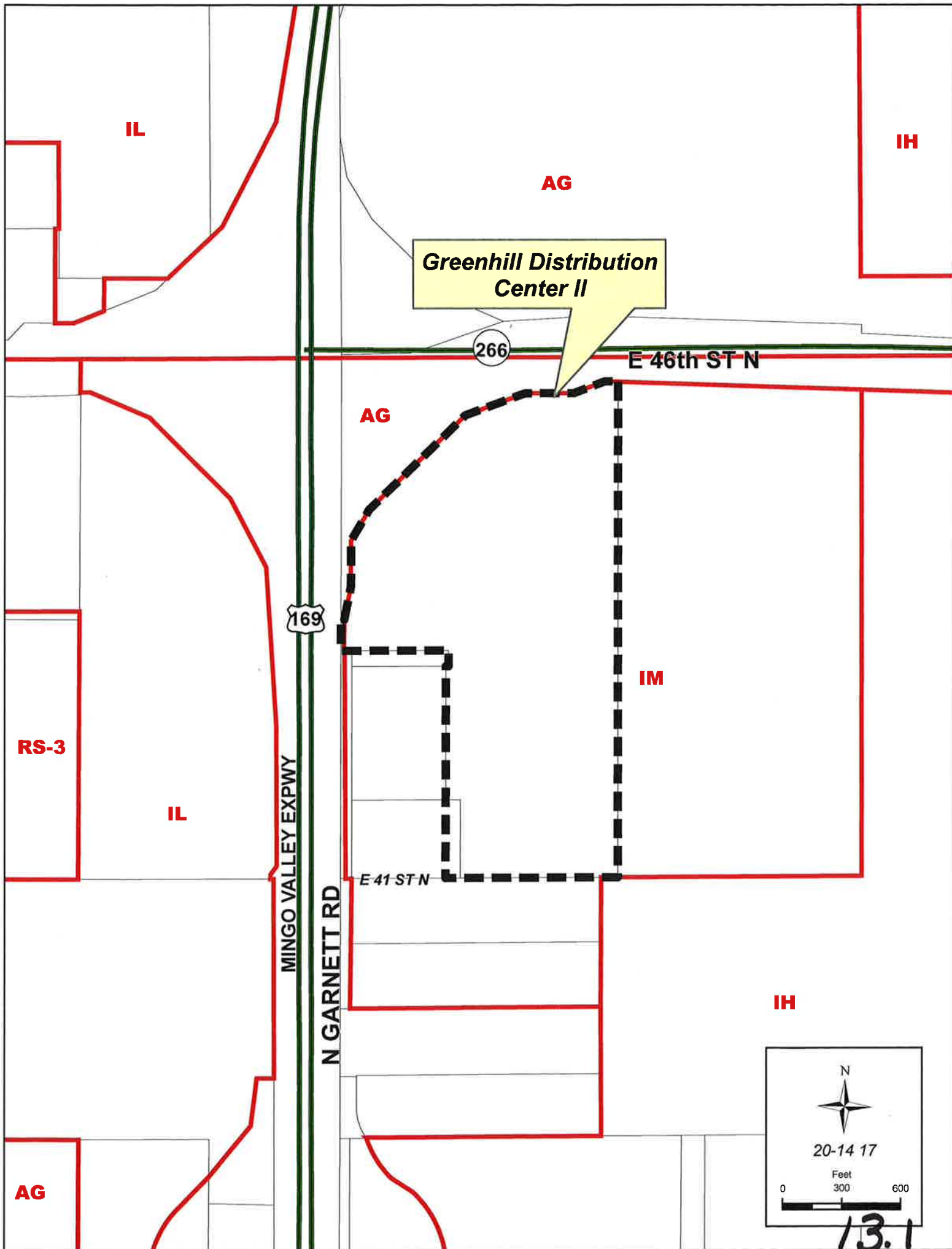
District boundary lines shall be described by legal description or by a map. When a legal description is used, the boundary line shall be deemed to extend to the centerline of abutting streets and shall be so designated on the Official Zoning Map. When a map is used, district boundary lines shall be established by dimensions, property lines, recorded lot lines, or the centerline of abutting street, alley, or railroad rights-of-way, as the same



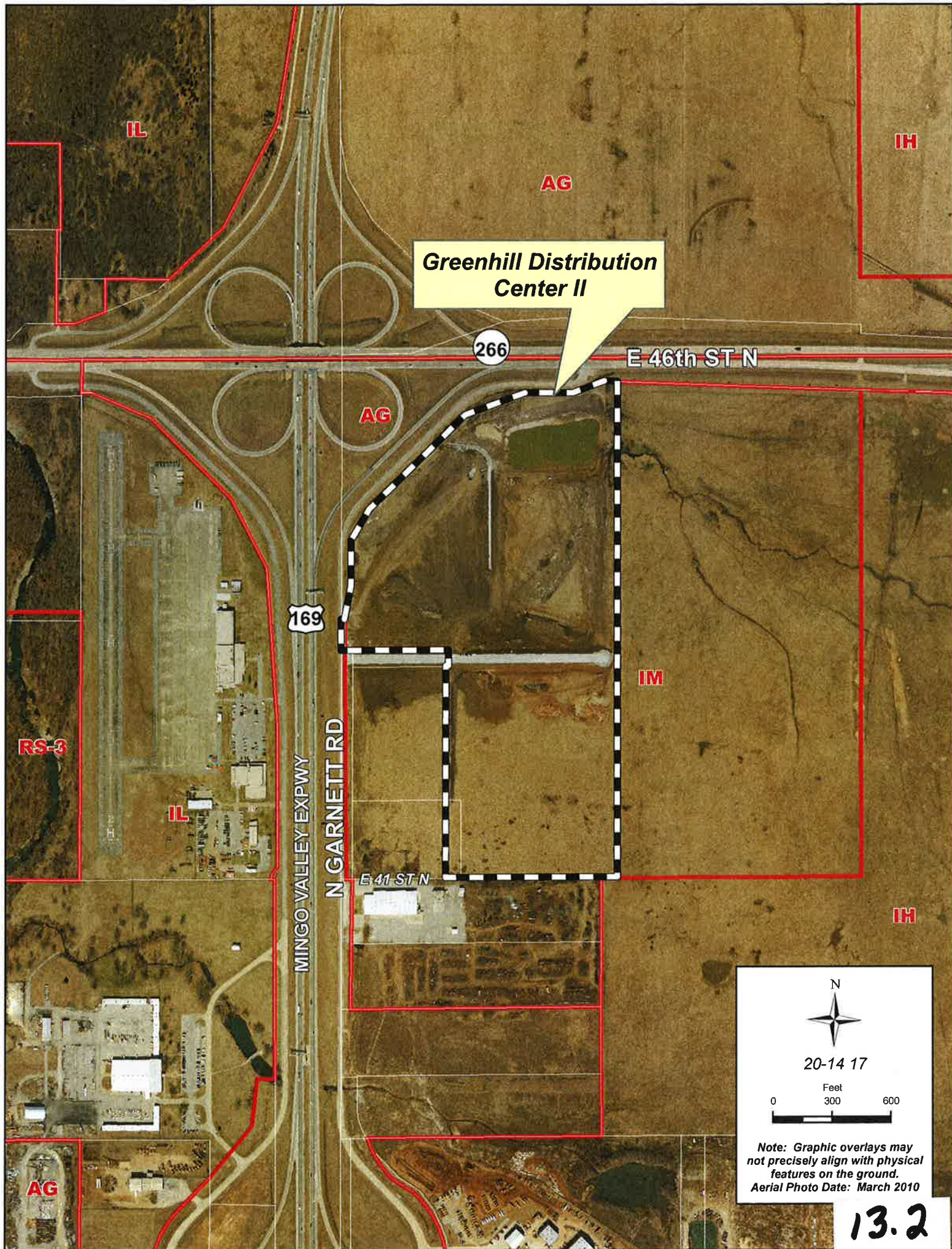


REGAL INDUSTRIAL PARK





13.1



**Greenhill Distribution
Center II**

266

E 46th ST N

169

MINGO VALLEY EXPWY
N GARNETT RD

E 41st ST N



20-14 17

Feet
0 300 600

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

13.2

PRELIMINARY SUBDIVISION PLAT

Greenhill Distribution Center II - (0417) (CD 3)

Southeast corner of East 46th Street North and U.S. 169

This plat consists of 4 Lots, 2 Blocks, on 58.21 acres.

The following issues were discussed May 19, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IM (industrial medium). There are no private streets in the addition. ODOT may still have plat comments.
2. **Streets:** No comment.
3. **Sewer:** The 16 inch sanitary sewer main must be extended to East 46th Street North.
4. **Water:** Use standard covenant language in Section 1A. The "restrictive waterline easement" language should stand by it's self.
5. **Storm Drainage:** The 4x8 rcb (reinforced concrete box) must be completely contained within an easement. Recommend extending the 70 foot easement until it intersects with the 17.5 foot utility easement to the south. Reserve A is also for compensatory storage. Compensatory language needs to be added to the covenants. Show the limits of the floodplain. The floodplain should be identified as "Tulsa regulatory floodplain, Mingo Creek tributary".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Fire hydrants need to meet the minimum 500 foot spacing requirements of the International Fire Code 2006 edition appendix C. As it looks there will need to be fire hydrants installed along the west side of Lot 1 Block 2. More internal fire hydrants may be required for the lots depending on the location and size of any building that is built. This would also apply to access roads for each lot. A turnaround will be required for 43rd street per IFC (international fire code) 2006 appendix D. **GIS:** Clarify location map. Submit subdivision data control sheet. Correct legal description.

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.

13.4

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.

**Greenhill Distribution
Center II
LAND USE PLAN:
EMPLOYMENT**

266

E 46th ST N

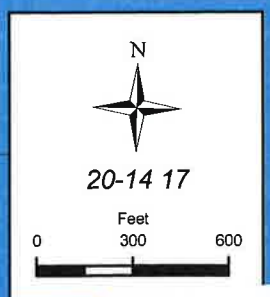
169

MINGO VALLEY EXPWY

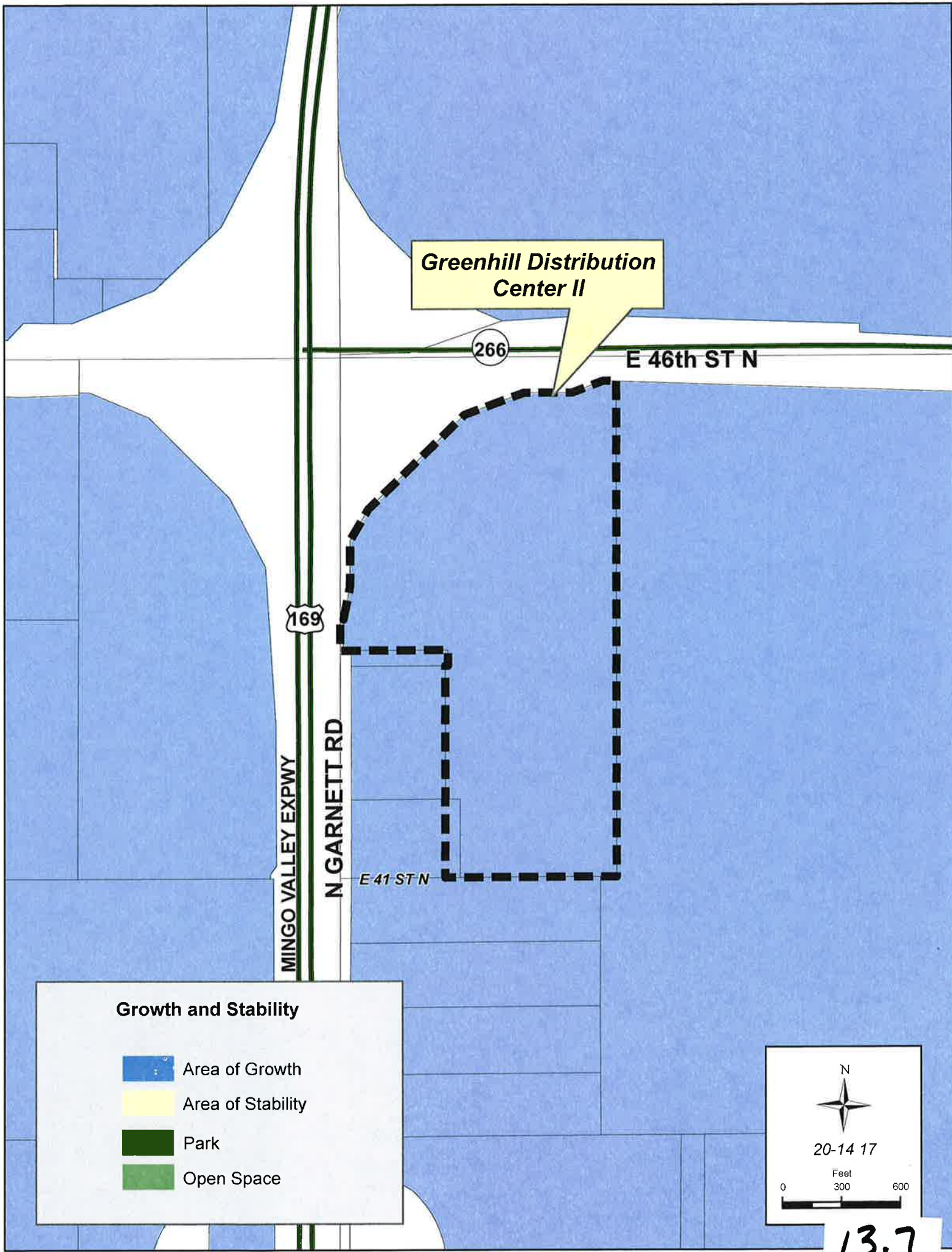
N GARNETT RD

E 41 ST N

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



13.4



A Re-plot of a Portion of Lot 2, Block 1, Greenhill Distribution Center I, an Addition in the City of Tulsa, Tulsa County, Oklahoma, and a Part of the Northwest Quarter (NW/4) of Section 17, Township 20 North, Range 14 East, of the I. B. & M., Tulsa County, State of Oklahoma

Addition has 3 Lots in 2 Blocks, 1 Reserve and contains 58.21 acres, more or less.

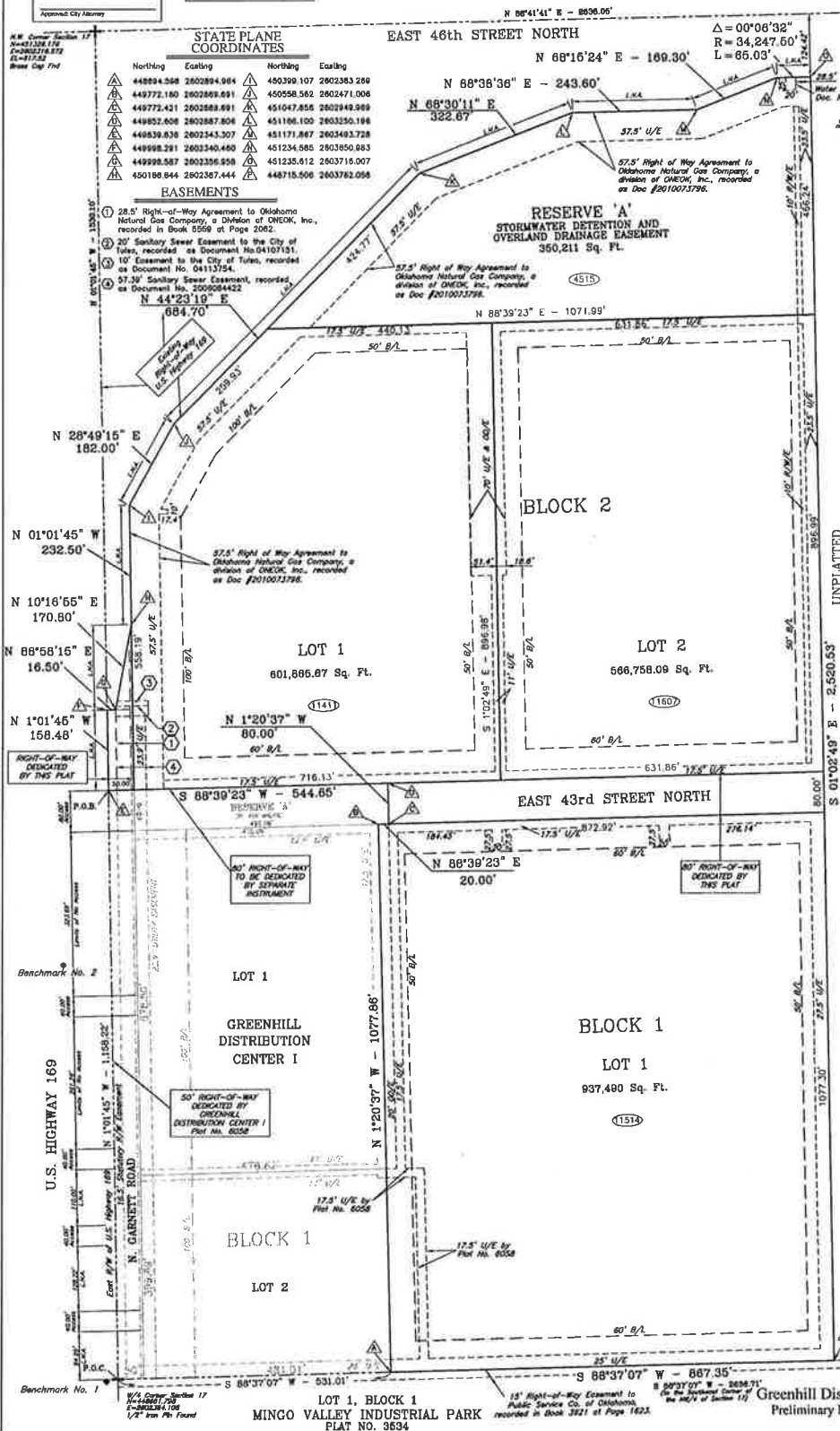
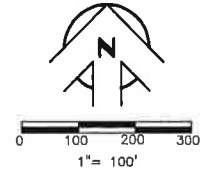
FINAL PLAT
CERTIFICATE OF APPROVAL
 I hereby certify that this plat was approved by the Tulsa Interlocal Area Planning Commission on _____

THAT THE BOARD OF OFFICIALS
 This approval is valid 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 _____
 Mayor _____
 Alkalut City Clerk _____
 Approved: City Attorney _____



LOCATION MAP
1" = 2000'

OWNER

TC GREENHILL, LLC
c/o Trammell Crow Company
2215 South York Road, Suite 204
Oakbrook, IL 60523
(630) 990-1532

ENGINEER

Cyntergy Engineering, PLLC
320 South Boston, 12th Floor
Tulsa, Oklahoma 74103
(918) 877-6000
(918) 877-4000 fax
Certificate of Authorization No. 3537
Expires June 30, 2011

SURVEYOR

Harden & Associates
Surveying and Mapping, PC
2001 South 114th East Avenue
Tulsa, Oklahoma 74128
phone: (918) 234-4859
fax: (918) 437-5551
email: chuck@hardenandassoc.com
Certificate of Authorization No. 4858
Expires June 30, 2011

LEGEND

U/E = UTILITY EASEMENT
B/L = BUILDING LINE
OD/E = OVERLAND DRAINAGE ESMT
R/W/E = RESTRICTED WATER LINE ESMT
P.O.B = POINT OF BEGINNING
P.O.C = POINT OF COMMENCEMENT
L.N.A = LIMITS OF ACCESS
(XXXX) = STREET ADDRESS

BEARING BASIS

The bearings shown hereon are based on the Oklahoma State Plane Coordinate System NAD 83 (1993), with the West line of the NW/4 of Section 17 being N 01°01'45" W.

BENCHMARKS

No. 1
RR Spike Found in the E. face of Power
Pole, 1.0' above ground.
N=448677.444
E=2602342.141
Elevation=618.16 (NAD 1988)

SE
Southeast Bolt of East Leg of Highway
Sign.
N=449498.937
E=2602256.307
Elevation=608.06 (NAVD 1988)

SIDEWALKS

A sidewalk is required within the public right-of-way of North Garnett Road and East 43rd Street North.

ADDRESSES

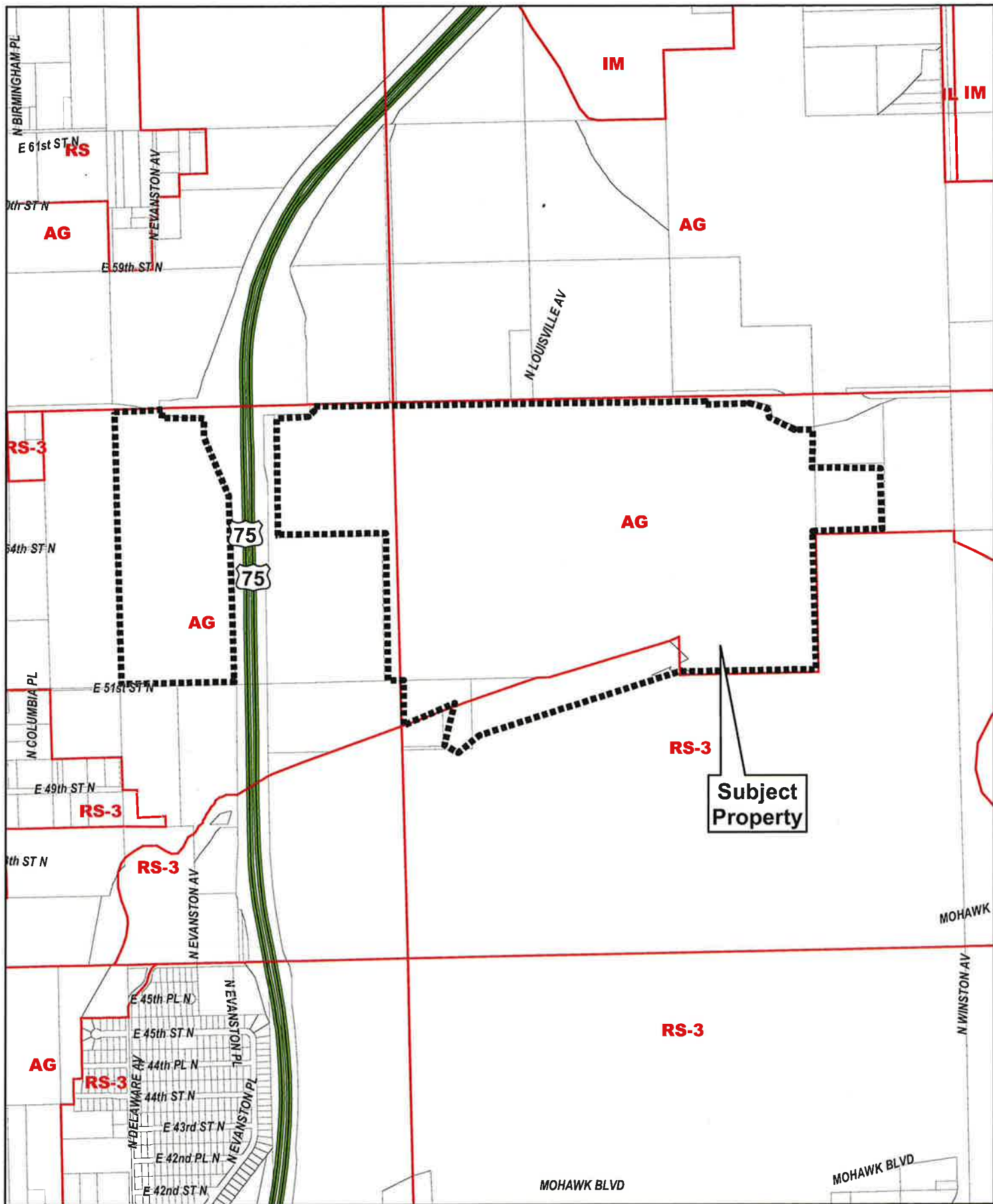
Addresses shown on this plot were accurate at the time this plot was filed. Addresses are subject to change and should never be relied on in place of legal description.

MONUMENTATION

All lot corners are to be monumented with a 3/8" Iron Pin with Plastic Cap upon completion of the Infrastructure construction.

Greenhill Distribution Center II, Tulsa County
Preliminary Plat, Date of Preparation, April 27, 2011
SHEET 1 OF 2

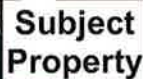
13.8



BOA-20464

20-13 08

14.1



14.2

PLAT WAIVER

June 1, 2011

BOA 20464 – East and West of U.S. 75, South of East 56th Street North (0309) (CD 1, 3)

The platting requirement is being triggered by a Board of Adjustment case that approved a park use on the site.

Staff provides the following information from TAC at their May 19, 2011 meeting:

ZONING:

- TMAPC Staff: The site will be used for a City Park (soccer complexes/bmx track/skatepark).

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- If the existing 2 inch water main line can not support the water demands then it will be required to be upgraded to a 6 inch line.

STORMWATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **APPROVAL** of the plat waiver for this use on this site.

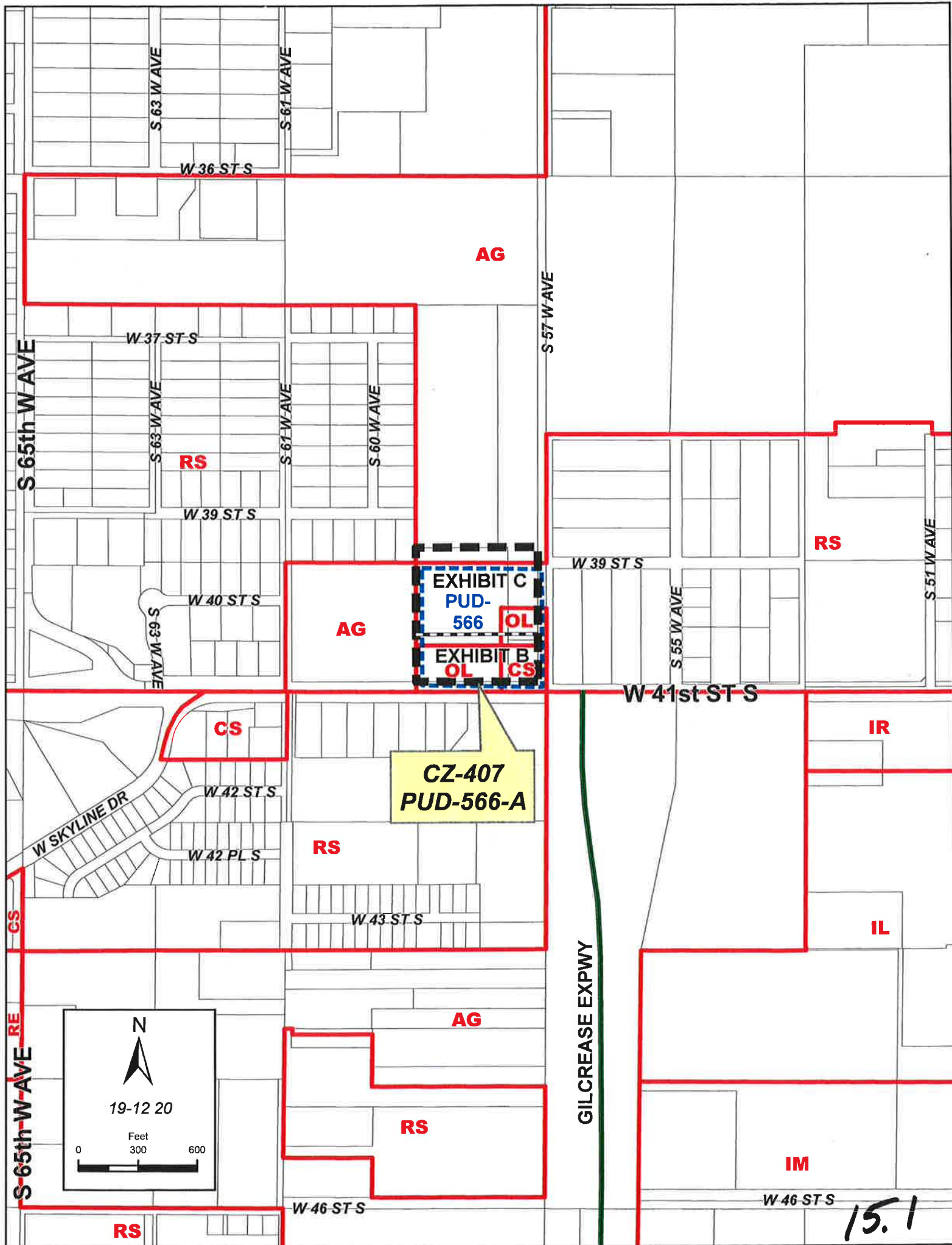
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | 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 | |

14.3

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

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

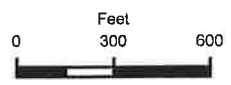




CZ-407
PUD-566-A



19-12 20



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

15.2



**CZ-407
PUD-566-A**


EXHIBIT C
EXHIBIT B

N

19-12 20

Feet
0 300 600

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

 = Extent of Floodplain

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-407/ PUD-566-A

TRS 9229

Atlas 325

CZM 45

County

TMAPC Hearing Date: June 1, 2011

Applicant: Bill Breisch

Tract Size: 11.69± acres

ADDRESS/GENERAL LOCATION: Northwest corner of West 41st Street and South 57th West Avenue

EXISTING ZONING: RS/OL/CS/PUD-566 **EXISTING USE:** Vacant

PROPOSED ZONING: AG/OL/CS/PUD-566-A **PROPOSED USE:** Office & commercial

ZONING RESOLUTION: Resolution number 165979 dated November 10, 1997, established zoning for the subject property.

RELEVANT ZONING HISTORY:

CBOA-2021 February 18, 2003: The Board of Adjustment approved a Special Exception to allow auto repair and retail tire and accessory sales (Use Unit 17) in a CS district, with condition of an 8' screening fence to the residential district, on property located at 4110 South 61st West Avenue and southwest of subject property.

CBOA-1830 May 15, 2001: The Board of Adjustment approved a Special Exception to permit communications tower, on property located at 6035 West 40th Street and abutting west of subject property.

CZ-237PUD-566 November 1997: A request to rezone a 10± acre tract from AG to RS-3/RM-2/OL and CS with a PUD overlay for a mixed use development, on property located on the northwest corner of West 41st Street South and South 57th West Avenue. Staff recommended denial of the proposed zoning but approval of RS zoning. TMAPC and City Council approved RS/OL/CS zoning with the overlay PUD-566.

CBOA-1397 January 18, 1996: The Board of Adjustment approved a Special Exception to permit a church (Use Unit 5), day care and fellowship hall/gymnasium on a 10-acre in an AG district; per plan submitted, on property located at 6035 West 40th Street and abutting west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 11.69± acres in size and is located at the northwest corner of West 41st Street and South 57th West Avenue. The property is mostly vacant and is zoned AG/RS/OL/CS/PUD-566. The eastern 1/3 of the property contains a drainage way/floodplain (see attached aerial photo showing floodplain extent). The hard

15.4

SURROUNDING AREA: The subject tract is abutted on the east by South 57th Avenue West and then a vacant portion of Walker Heights, a large-lot single-family residential use, zoned RS; on the north by unplatted vacant land, zoned AG; on the south by West 41st Street South and then unplatted property zoned RS with large lot single-family residential uses; and on the west by unplatted property zoned AG with a church and cell tower use. To the northwest of the subject property is Pleasure Acreage 3rd Addition a single-family residential subdivision zoned RS. **Note:** A large version of this graphic is attached.

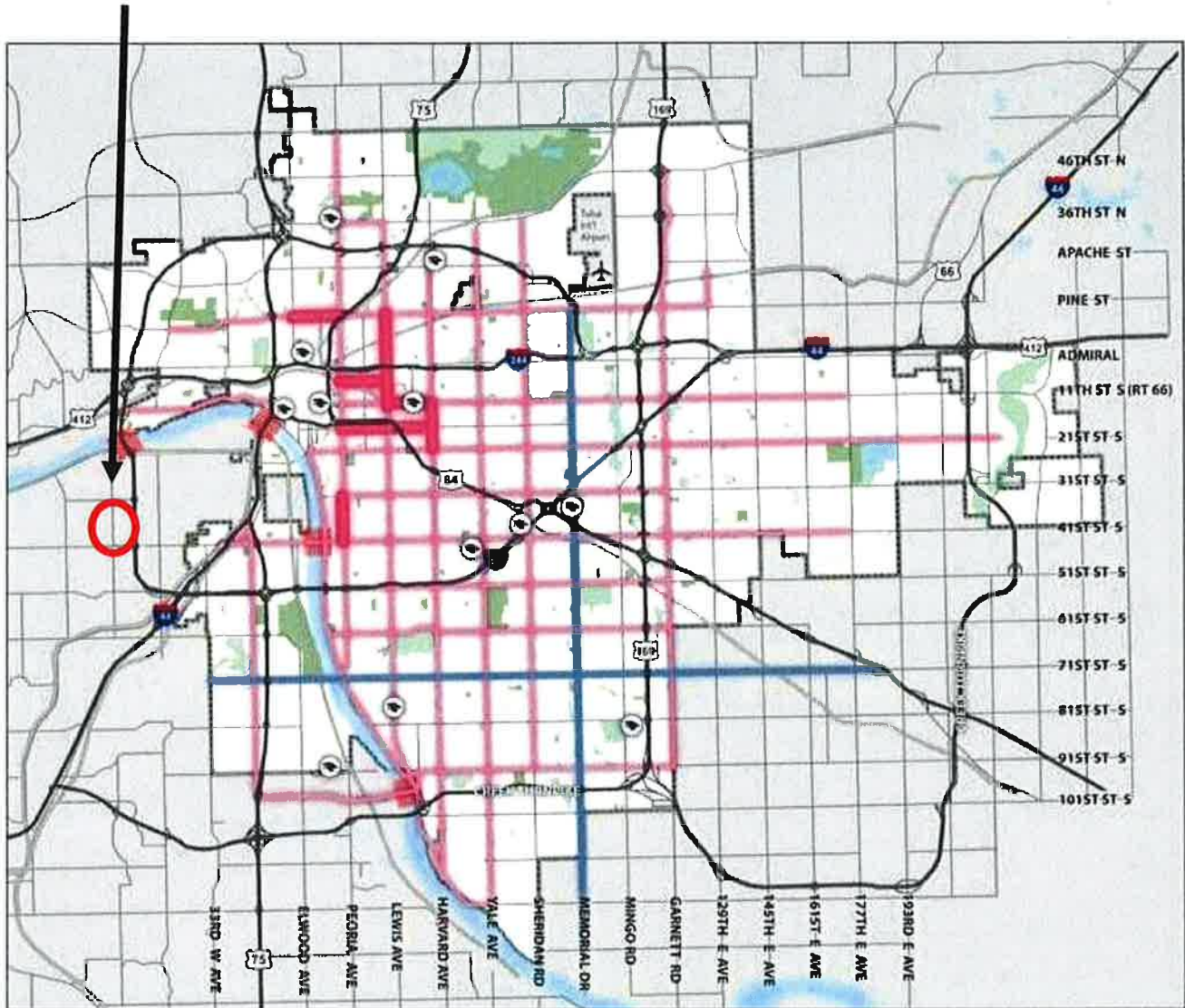


15.5

TRANSPORTATION VISION:

The Tulsa Comprehensive Plan designates West 41st Street as a primary arterial but only to an area just west of 33rd West Avenue within the City of Tulsa limits. Since the subject area is within the unincorporated portion of Tulsa County it is not included in the recent City of Tulsa Comprehensive Plan update. The Plan therefore does not designate West 41st Street and South 57th West Avenue in the project limits.

SUBJECT AREA (COUNTY)



ROADWAY

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

STREETS:

The Tulsa City-County Major Street and Highway Plan designates West 41st Street South as a primary arterial street and does not designate South 57th West Avenue.

Exist. Access

West 41st Street

South 57th West Avenue

MSHP Design

Primary arterial

N/A

MSHP R/W

120'

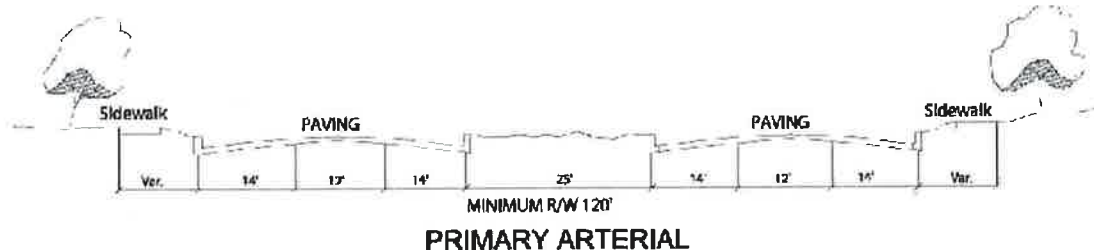
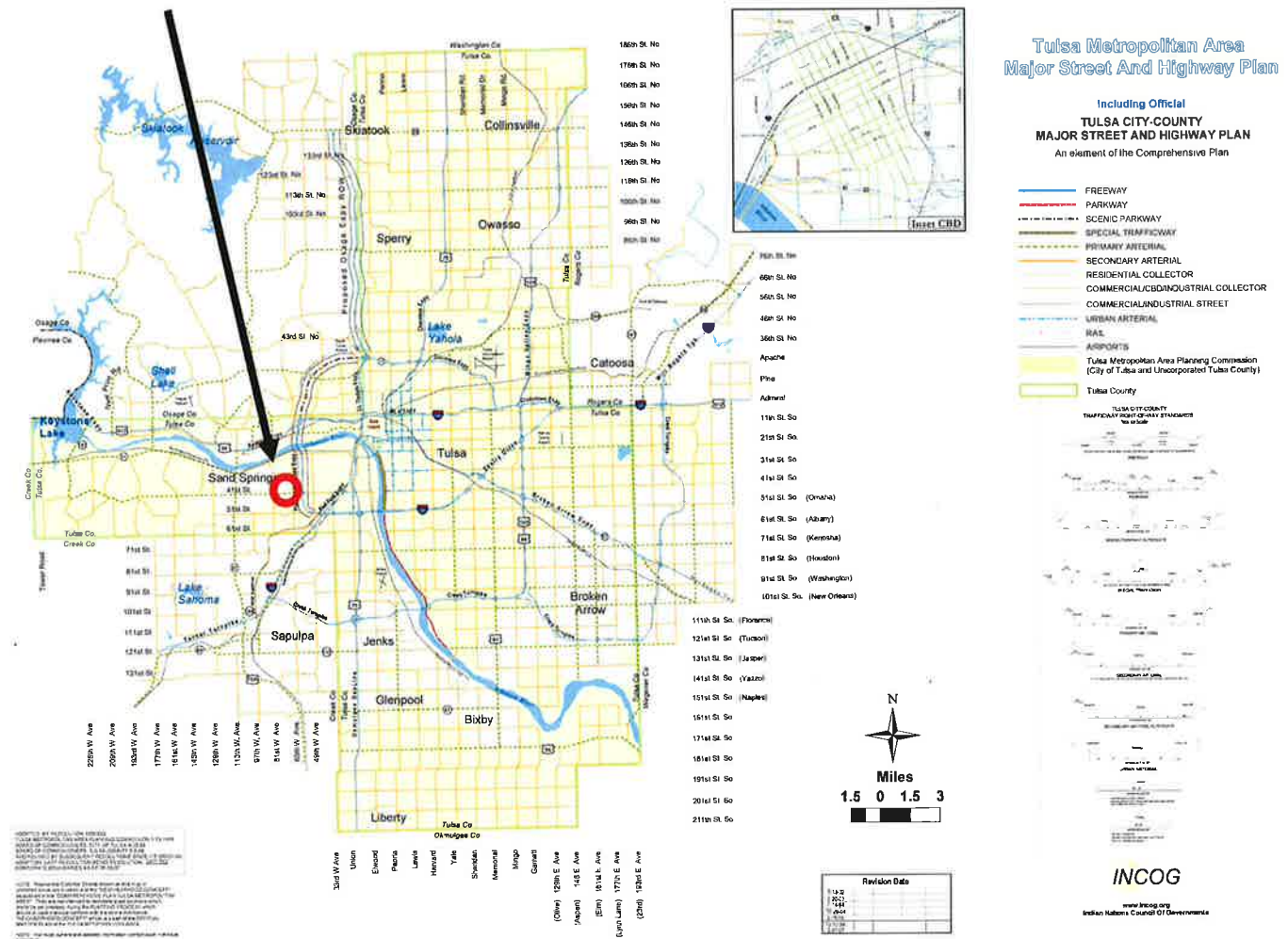
N/A

Exist. # Lanes

4

2

SUBJECT AREA

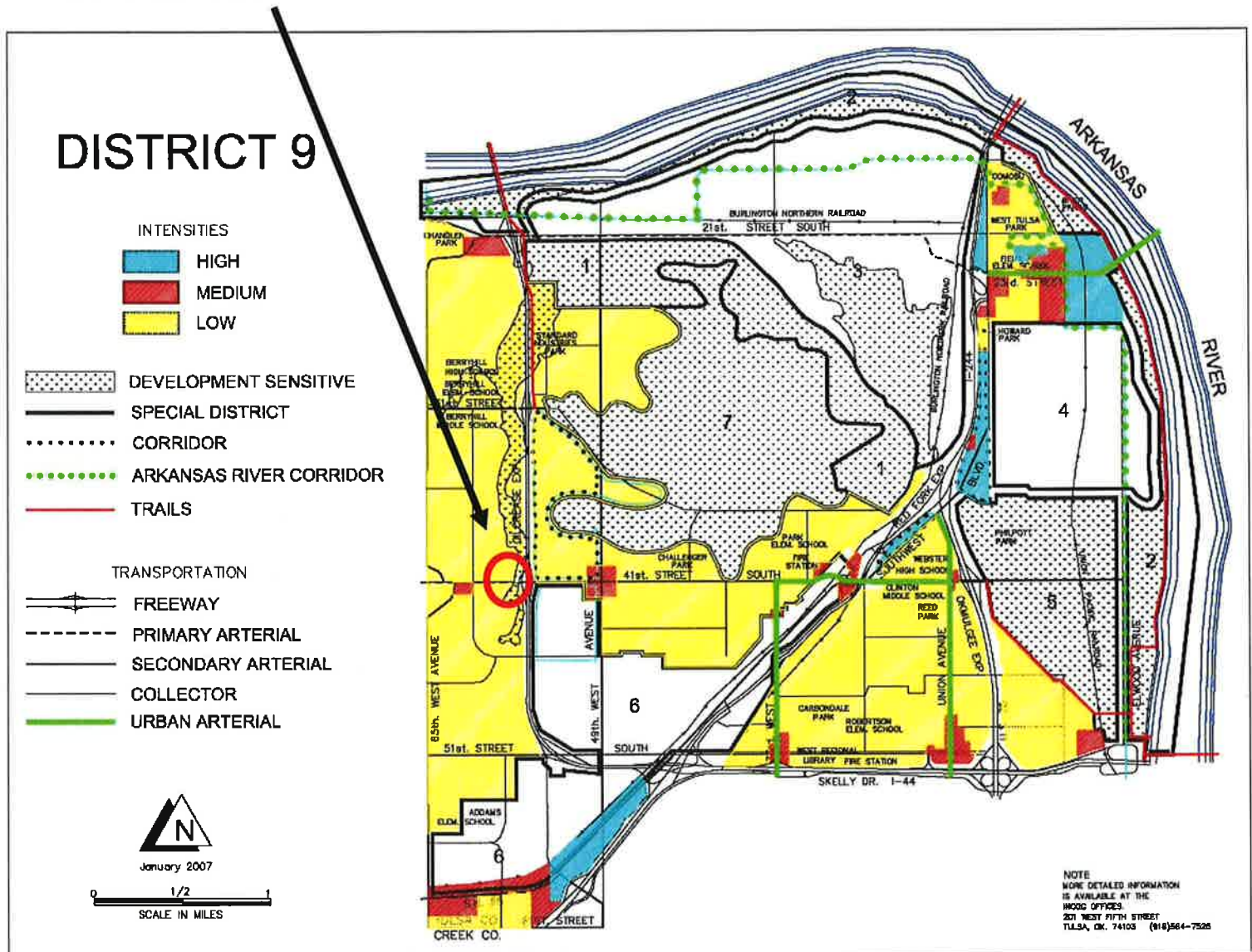


15.7

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan for the Tulsa Metropolitan Area calls for this area to be Low Intensity – Development Sensitive. According to the Plan, the requested OL and CS zoning **is not** in accord with the Plan. The requested AG **is in accord** with the plan. This property lies within the unincorporated portion of Tulsa County and is therefore not included in the latest City of Tulsa Comprehensive Plan update. The property is within the Planning District 9 boundaries.

SUBJECT AREA



STAFF RECOMMENDATION FOR ZONING:

Based on the District 9 Plan, an adopted component of the Comprehensive Plan for the Tulsa, Metropolitan Area, staff cannot support the requested rezoning and therefore recommends **DENIAL** of AG/OL/CS/PUD for CZ-407.

15.8

STAFF RECOMMENDATION FOR PUD:

Approved in 1997, PUD-566 is a relatively flat 10.13 acre tract located at the northwest corner of West 41st Street South and South 57th West Avenue in the unincorporated portion of Tulsa County. The site is split by the presence of the floodplain contributing to the site's designation as "development sensitive" within the District 9 Plan (see attached aerial photograph showing the extent of the floodplain).

The original case report for PUD-566 included a staff recommendation of denial based on the land use designations within the District 9 Comprehensive Plan, the existing zoning and surrounding development in the area. As a compromise, the TMAPC voted to recommend approval of the PUD conditioned upon commercial zoning being limited to one lot located east of the drainage way at the hard corner of West 41st street South and South 57th West Avenue. The Board of County Commissioners deemed this appropriate and approved the PUD based on that recommendation.

In keeping with the original recommendation for the PUD, staff cannot support the proposed major amendment in its present form. Consideration could be given to extending the existing CS zoning north keeping commercial activity east of the floodplain/drainage way. This would allow some light commercial activity along the South 57th West Avenue frontage in anticipation of the future extension of the Gilcrease Expressway into the area.

Based on the District 9 Comprehensive Plan, the existing zoning pattern and development in the area staff recommends **DENIAL** of major amendment PUD-566-A.

06/01/11

15.9

Exhibit B

Legal Description CS Zoned Area

A tract of land that is a part of the East Half of the East Half of the Southwest Quarter (E/2 E/2 SW/4) of Section 20, Township 19 North, Range 12 East, of the Indian Base and Meridian, Tulsa County State of Oklahoma according to the U.S. Government survey thereof, said tract of land being described as follows:

Commencing at the Southeast Corner of said Southwest Quarter (SW/4); thence South 89°59'44" West along the South Line of said Southwest Quarter (SW/4) for a distance of 40.00 feet; thence North and parallel to the East line of said SW Quarter a distance of 50' to the point of beginning of said tract of land; thence South 89°59'44" West and parallel to the South line said SW Quarter a distance of 622.27 feet to the Southwest Corner of the said East Half of the East half of the Southwest Quarter (E/2 E/2 SW/4); thence North 0°08'40" West along the West Line of said East Half of the East Half of the Southwest Quarter (E/2 E/2 SW/4) a distance of 240.00 feet; to a point being 1690.24 feet Southerly of the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Southwest Quarter (SE/4 NE/4 SW/4) of said Section 20; thence North 89°59'44" East parallel with the South Line of said Southwest Quarter (SW/4) a distance of 622.30 feet; said point being 40' West of the East line of said SW Quarter: thence South 0° 08' 40" East and parallel to the East line of said Southwest Quarter a distance of 240.00 feet to the point of beginning of said tract of land. Said tract of land contains 3.43 acres, more or less.

15.10

Exhibit B

Legal Description OL Zoning Area

A tract of land that is a part of the East Half of the East Half of the Southwest Quarter (E/2 E/2 SW/4) of Section 20, Township 19 North, Range 12 East, of the Indian Base and Meridian, Tulsa County State of Oklahoma according to the U.S. Government survey thereof.

Commencing at the Southeast Corner of said Southwest Quarter (SW/4); thence South 89°59'44" West along the South Line of said Southwest Quarter (SW/4) for 667.27 feet; to the Southwest Corner of the said East Half of the East half of the Southwest Quarter (E/2 E/2 SW/4); thence North 0°08'40" West along the West Line of said East Half of the East Half of the Southwest Quarter (E/2 E/2 SW/4) a distance of 290.00 feet; the point of beginning thence continuing North 0° 08' 40" West a distance of 445.73' to a point to said point being 1244.51 feet Southerly of the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Southwest Quarter (SE/4 NE/4 SW/4) of said Section 20; thence South 89°56'41" East parallel with the North Line of said Southeast Quarter of the Northeast Quarter of the Southwest Quarter (SE/4 NE/4 SW/4) a distance of 622.36 feet; to a point being 40' West of the East Line of said SW Quarter thence South 0° 08' 40" East and parallel to the East line of said Southwest Quarter a distance of 445.15 feet; thence South 89°56'41" West a distance of 622.30 feet to the point of beginning of said tract of land. Said tract of land contains 6.36 acres, more or less.

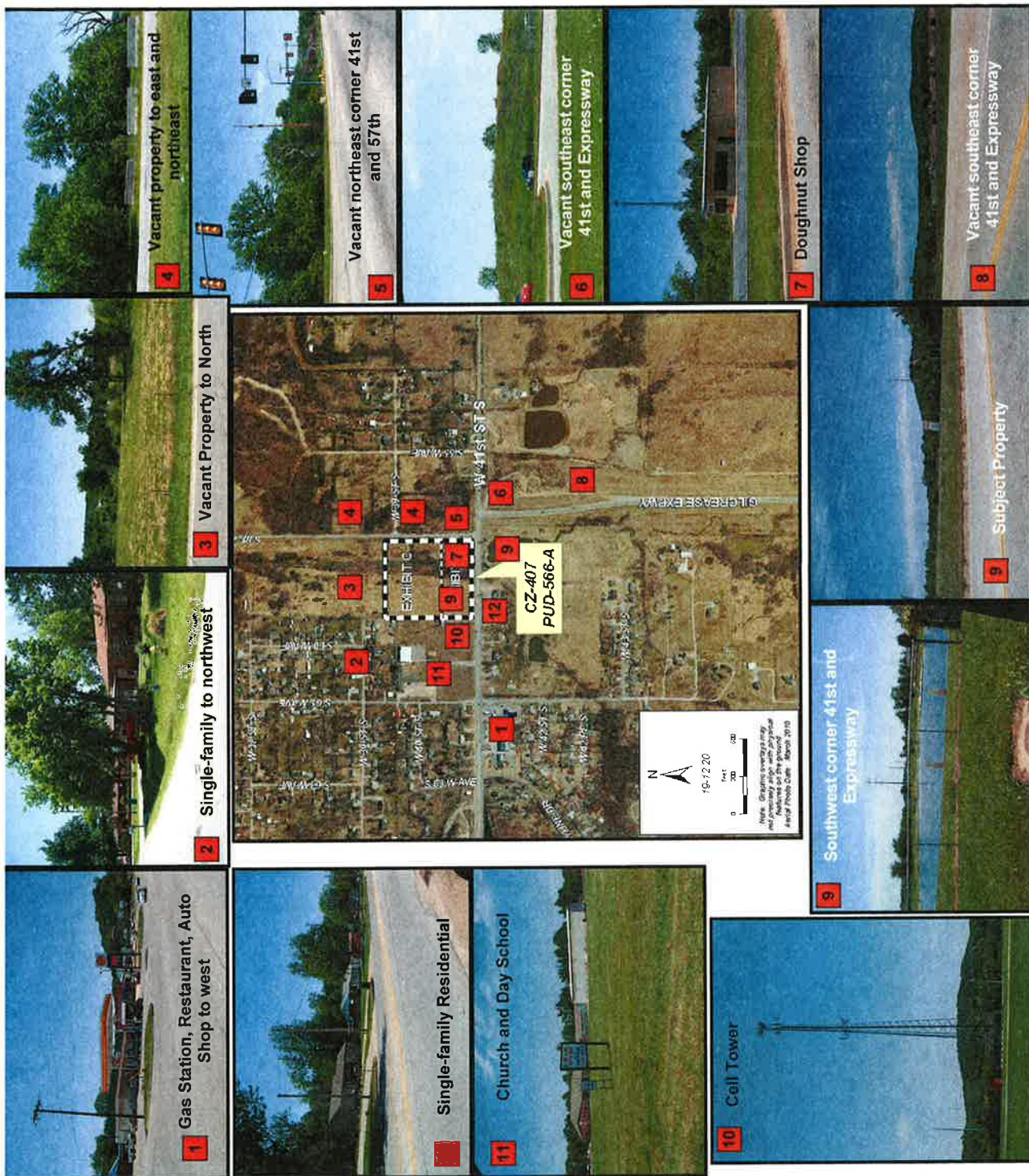
Exhibit C

Legal Description PUD – 566- A

A tract of land that is a part of the East Half of the East Half of the Southwest Quarter (E/2 E/2 SW/4) of Section 20, Township 19 North, Range 12 East, of the Indian Base and Meridian, Tulsa County State of Oklahoma according to the U.S. Government survey thereof, said tract of land being described as follows:

Commencing at the Southeast Corner of said Southwest Quarter (SW/4); thence South 89°59'44" West along the South Line of said Southwest Quarter (SW/4) for a distance of 40 .00 feet; thence North and parallel to the East line of said SW Quarter a distance of 50' to the point of beginning of said tract of land; thence South 89°59'44" West and parallel to the South line said SW Quarter a distance of 622.27 feet to the Southwest Corner of the said East Half of the East half of the Southwest Quarter (E/2 E/2 SW/4); thence North 0°08'40" West along the West Line of said East Half of the East Half of the Southwest Quarter (E/2 E/2 SW/4) a distance of 685.73 feet; to a point being 1244.51 feet Southerly of the Northwest Corner of the Southeast Quarter of the Northeast Quarter of Southwest Quarter (SE/4 NE/4 SW/4) of said Section 20; thence North 89°56'41" East parallel with the North Line of said Southwest Quarter (SW/4) a distance of 622.36 feet; said point being 40' West of the East line of said SW Quarter: thence South 0° 08' 40" East and parallel to the East line of said Southwest Quarter a distance of 685.06 feet to the point of beginning of said tract of land. Said tract of land contains 9.79 acres, more or less.

15.12



DISTRICT 9

INTENSITIES



DEVELOPMENT SENSITIVE

SPECIAL DISTRICT

CORRIDOR

ARKANSAS RIVER CORRIDOR

TRAILS

TRANSPORTATION

FREEWAY

PRIMARY ARTERIAL

SECONDARY ARTERIAL

COLLECTOR

URBAN ARTERIAL

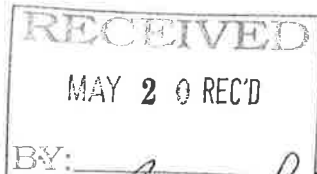


January 2007



NOTE
MORE DETAILED INFORMATION
IS AVAILABLE AT THE
INCOG OFFICES.
201 WEST FIFTH STREET
TULSA, OK 74103 (918)584-7526

15.14

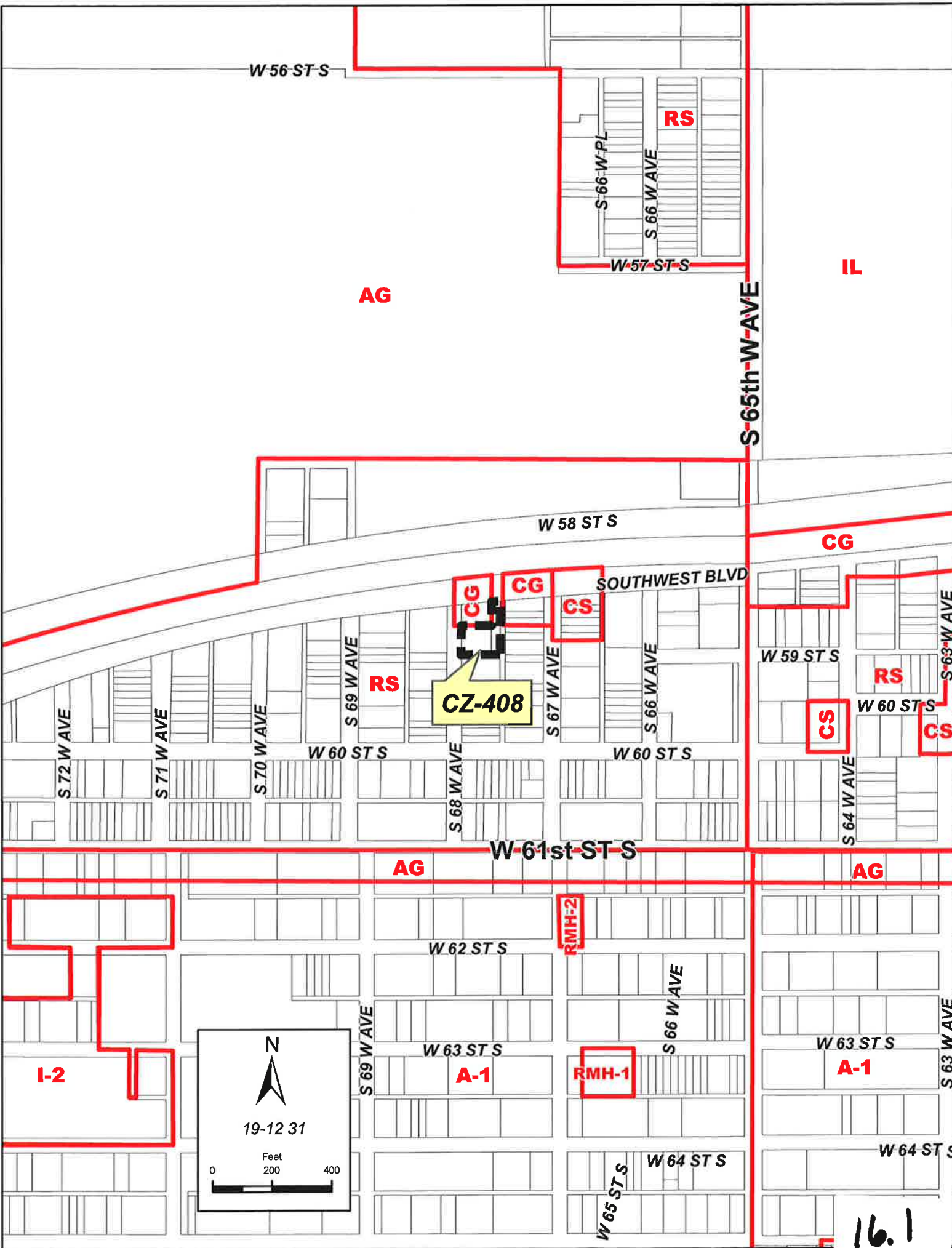


Our family has lived here in Berryhill since 1947. There was no water in Berryhill when we moved here. We lived on the side of Chandler Park when we moved here. My dad bought 2 acres to 63 W. ave. The hill now known as Chandler Park was where we had our garden and livestock.

Berryhill had grown or should I say exploded since I graduated in 1955 with 15 in my class. We my husband and I bought the home where we still live in 1967. There was very little traffic back then. I am extremely opposed this building of a shopping place. As the letter states, there is no sewer here. There is enough problems with traffic already. We live on 6011 W 37th St. and have an extremely hard time getting out of our neighborhood on to 48th St. to go anywhere to Sand Springs or Crystal City or Town West. That 3 places to go shop. We do not need any more confusion. Everything the letter

Says is true. I am against
this proposal.

Bobby and Adrieth Richardson
6011 W. 37th St.





W 58 ST S

SOUTHWEST BLVD

CZ-408

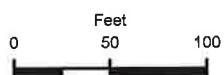
S 68 W AVE

S 67 W AVE

W 60 ST S



19-12 31



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

163

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-408

SUMMARY OF RECOMMENDATIONS:

TRS 9231

Atlas 674

CZM 45

County

TMAPC Hearing Date: June 1, 2011

Applicant: Don Whitesel

Tract Size: .36± acres
15,466± square feet

ADDRESS/GENERAL LOCATION: South of the southeast corner of Southwest Boulevard and South 68th West Avenue

EXISTING ZONING: RS

EXISTING USE: Vacant/storage/parking
(formerly sales)

PROPOSED ZONING: CG

PROPOSED USE: Commercial

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

RELEVANT ZONING HISTORY:

CZ-265 April 2000: All concurred in approval of a request for rezoning a .25± acre tract of land from RS to CG for a tire store and truck repair, on property located southwest corner of Southwest Boulevard and South 67th West Avenue and abutting east of subject property.

CZ-261 February 2000: All concurred in approval of a request for rezoning a tract from RS to CG located on the southeast corner of Southwest Boulevard and South 68th West Avenue and abutting the subject tract on the north and west.

CBOA-1635 April 1999: The Board of Adjustment approved a special exception to allow a single-wide mobile home on the property adjoining the subject tract to the south. Approval was granted to allow one mobile home on four 25' lots only.

CZ-184 September 1990: A request to rezone a tract located on the southeast corner of Highway 66 West and South 67th West Avenue and east of the subject property, from RS to CG. Staff recommended denial of CG zoning and the Board of County Commissioners approved CS zoning of the property.

CBOA-908 July 1989: The Board of Adjustment denied a use variance request to allow for automobile repair in an RS-zoned district on property located north of the northeast corner of West 60th Street South and 67th West Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .36± acres in size and is located south of the southeast corner of Southwest Boulevard and South 68th West Avenue. The property is vacant and used for storage and parking and is zoned RS.

SURROUNDING AREA: The subject tract is abutted on the east by a mixed commercial strip, zoned CG and by other mixed residential/office/commercial/industrial uses, zoned RS; on the north by a commercial use, zoned CG and Southwest Boulevard and West 58th Street zoned RS; on the south by mixed uses, zoned RS; and on the west by mixed uses, zoned RS.

UTILITIES: The subject tract has water availability near property and no sewer available.

TRANSPORTATION VISION:

The Comprehensive Plan does not designate South 68th West Avenue or Southwest Boulevard in this area. The recently updated comprehensive plan for the City of Tulsa does not address this area in the unincorporated portion of Tulsa County.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 68 th West Avenue	N/A	N/A	2
Southwest Blvd	N/A	N/A	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

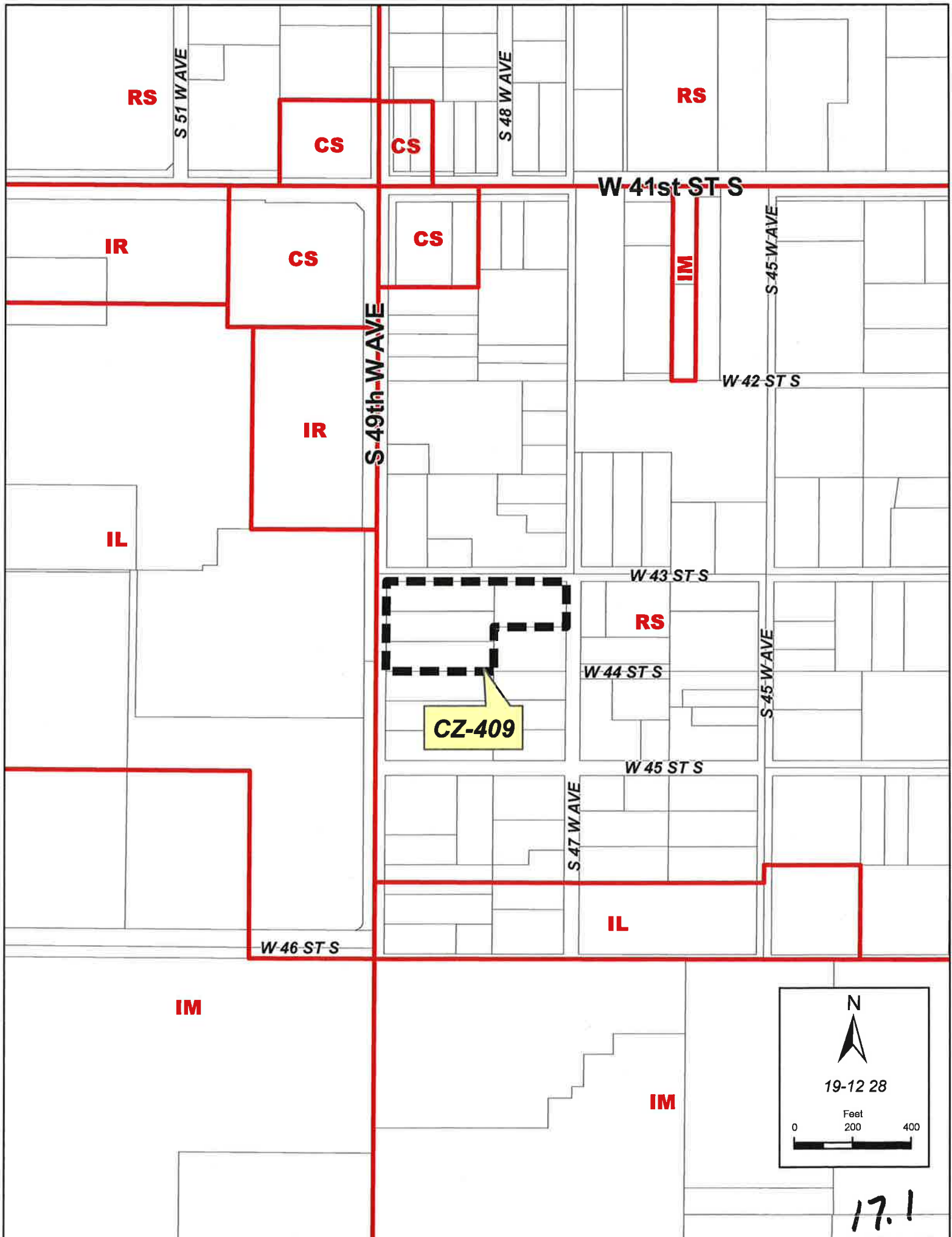
The District 8 Plan designates this as a high/medium intensity use area. The requested CG zoning is in accord with the plan.

STAFF RECOMMENDATION:

A mixture of office/industrial/commercial uses currently exists in this area. The comprehensive plan certainly contemplated that this larger area would develop or redevelop in medium to high intensity uses, given its location adjacent to Skelly Drive/I-44 and other similar uses. The proposed use, commercial, would be very compatible with surrounding uses. Therefore, staff recommends **APPROVAL** of CG zoning for CZ-408.

06/01/11

16.5





N

19-12 28

Feet
0 200 400

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: CZ-409

SUMMARY OF RECOMMENDATIONS:

TRS 9228

Atlas 323

CZM 45

County

TMAPC Hearing Date: June 1, 2011

Applicant: Keith D. Robertson

Tract Size: 4.29± acres

ADDRESS/GENERAL LOCATION: Southeast corner South 49th West Avenue and West 43rd Street

EXISTING ZONING: RS

EXISTING USE: Vacant

PROPOSED ZONING: IL

PROPOSED USE: Industrial/ storage buildings

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

RELEVANT ZONING HISTORY:

CZ-327 August 2003: All concurred in approval of a request for rezoning a 13± acre tract of land from IR to IL for industrial use, on property located at the northwest corner of South 49th West Avenue and West 46th Street and abutting west of subject property, across South 49th West Avenue.

CZ-305 June 2002: A request to rezone property at the southeast corner of West 43rd Street South and South 61st West Avenue from AG to RS was approved unanimously by the County Commission.

CZ-291 October 2001: A request to rezone property at 4909 West 51st Street South from RS to IL zoning for light industrial/mini-storage was approved unanimously by the County Commission.

CZ-162 January 1988: All concurred in approval of a request for rezoning a 40± acre tract of land from AG to CS/IR/IL for commercial and industrial use, on property located southwest of the corner of West 41st Street and South 49th West Avenue and northwest of subject property.

CBOA-731 October 20, 1987: The Board of Adjustment denied a Special Exception to permit a home occupation of automobile repair, on property located at 4347 S. 49th W. Ave. and a part of the subject property.

CZ-156 May 1987: Staff recommended denial of a request for rezoning an 80± acre tract of land from AG to OM/IR/IM/CO for offices, research and industrial uses, on property located at

the northwest corner of South 49th West Avenue and West 46th Street. All concurred in approval of keeping the west 525' AG and rezoning the north 660' to IL, the south 660' to IM and the east 400' to IR.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4.29± acres in size and is located southeast corner South 49th West Avenue and West 43rd Street. The property is vacant and zoned RS.

SURROUNDING AREA: The subject tract is abutted on the east by large-lot single-family residential/agricultural/mixed uses (in what appears to be a stable neighborhood), zoned RS; on the north by single-family residential/agricultural/mixed uses, zoned RS; on the south by single-family residential/agricultural/mixed uses, zoned RS; and on the west by industrial uses, zoned IL. Some of the properties nearby may have non-residential uses on part of them.

UTILITIES: The subject tract has water and sewer available.

TRANSPORTATION VISION:

The Comprehensive Plan designates West 41st Street South as a secondary arterial. Because this property is not within the City of Tulsa, it is not included within the update to the comprehensive plan.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 49 th West Avenue	Secondary arterial	100'	2
West 43 rd Street	N/A	N/A	2
South 47 th West Avenue	N/A	N/A	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The District 9 Plan for the unincorporated portion of Tulsa County designates this property as Low Intensity-No Specific land use. On the face of it, this request appears to be applying for spot zoning. However, it is adjacent to a very large tract of industrially-zoned land to its west and a mixture of uses that may be in transition on the other sides. Much of the industrially-zoned and used land adjacent and nearby is within Special District 6, which plan policies in Section 3.6 call for industrial uses.

STAFF RECOMMENDATION:

Given the apparent transitional nature of this property and its proximity to industrially-zoned and used land, staff can support the requested rezoning, but only on the western 400' that fronts South 49th West Avenue. Staff believes the panhandle portion (approximately 200') to the east fronting on South 47th West Avenue would be an intrusion into that largely-single-family neighborhood and the adjacent single-family residential use to the south. Therefore staff recommends **APPROVAL** of IL zoning on the western 400' of this property and **DENIAL** of IL zoning for the eastern portion for CZ-409.



17.5



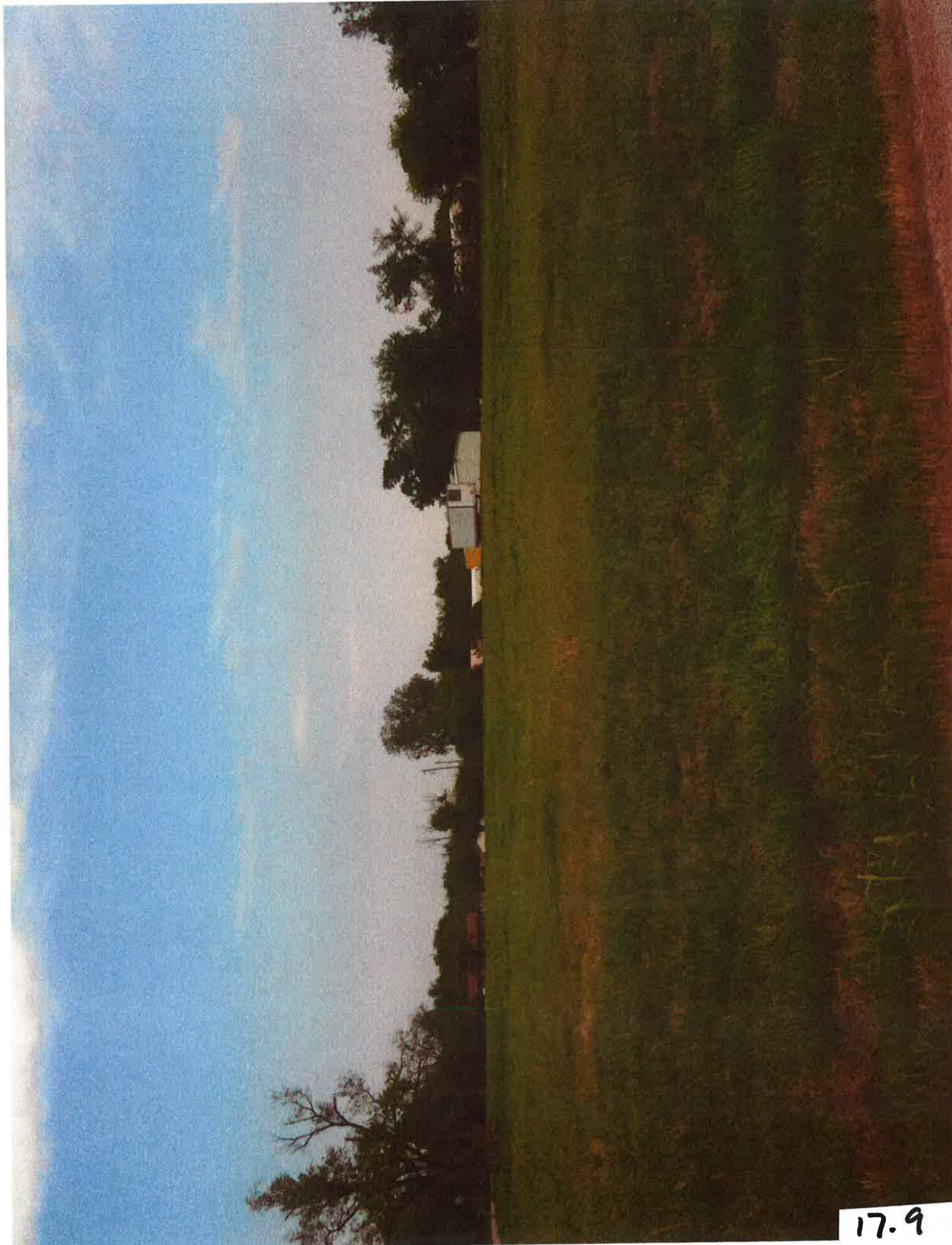
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17.10



17.11





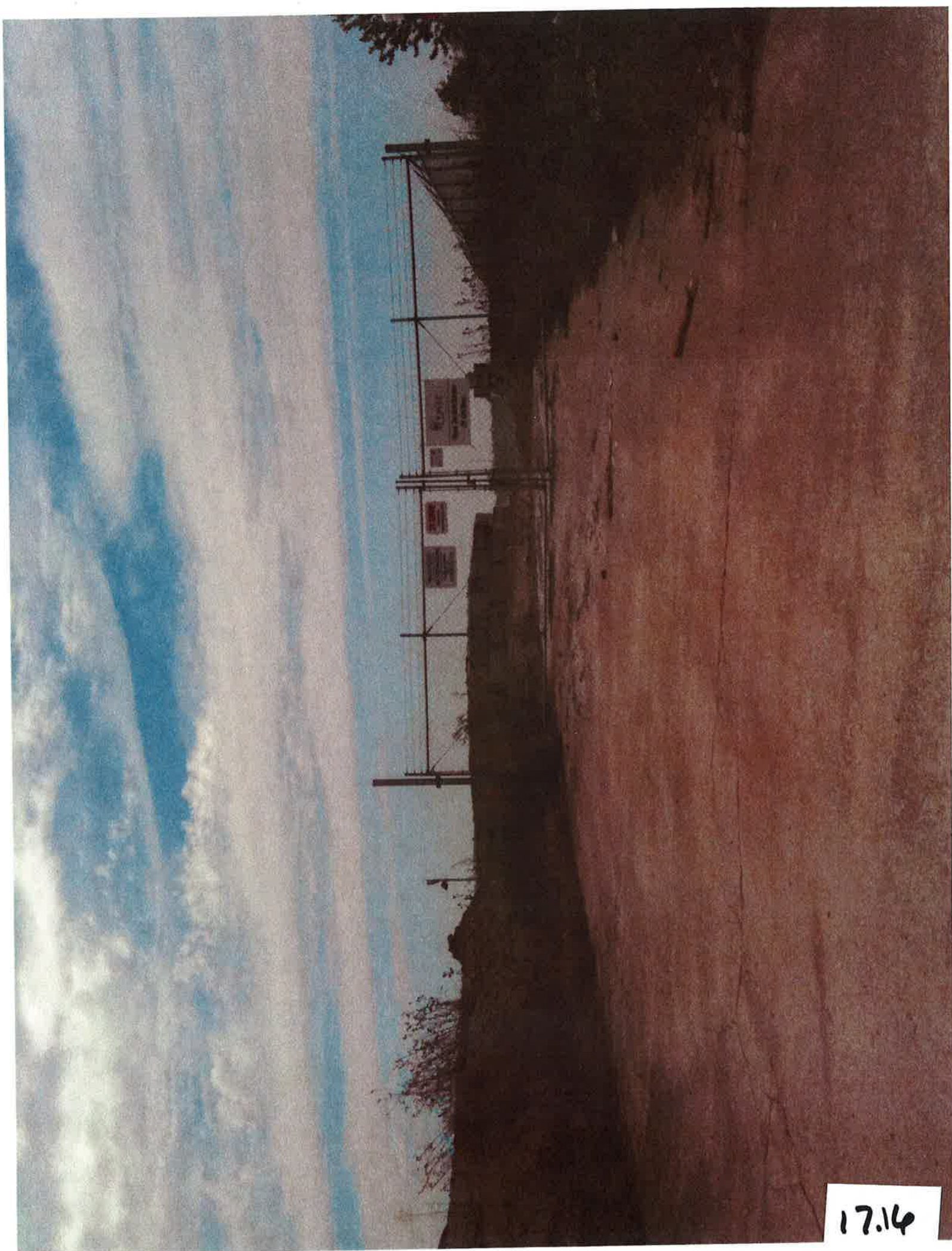
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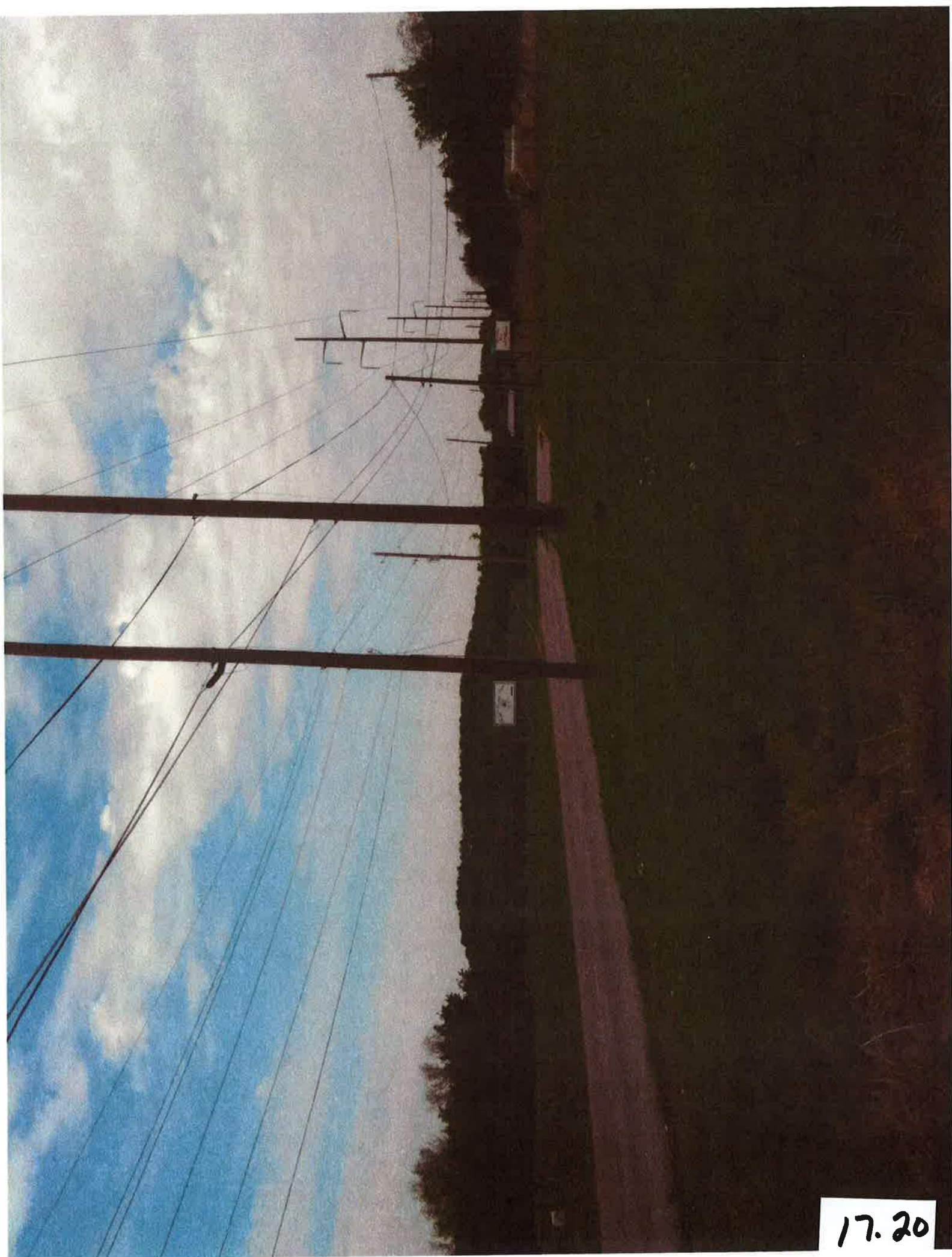
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17.18



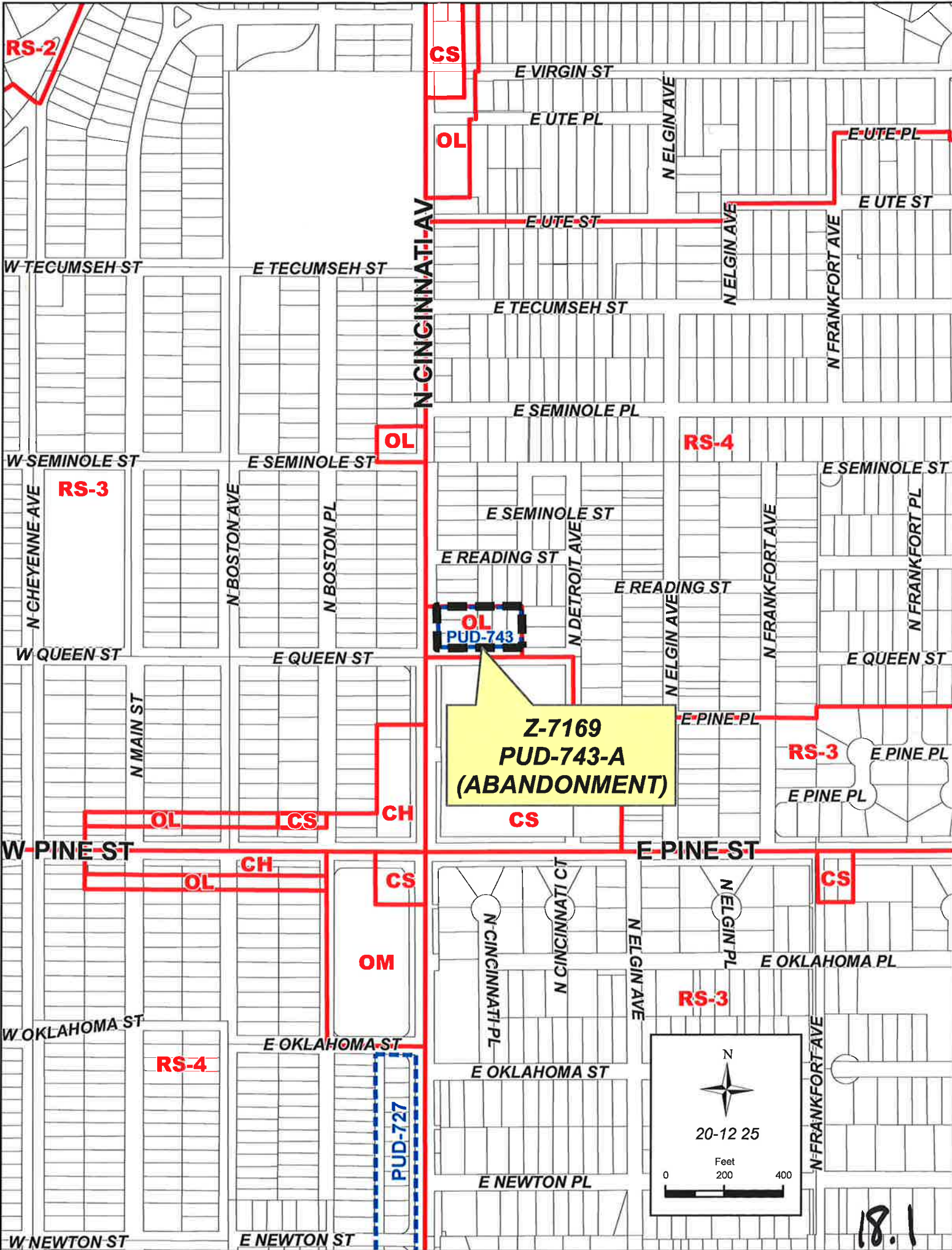
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17.20



17.21



18.1



**Z-7169
PUD-743-A
(ABANDONMENT)**



20-12 25



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

18.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7169/ PUD-743-A (Abandonment)

TRS 0225

Atlas 162

CZM 7

CD-1

TMAPC Hearing Date: June 1, 2011

Applicant: Tulsa Development Authority

Tract Size: .91± acres
36,640± square feet

ADDRESS/GENERAL LOCATION: Northeast corner of North Cincinnati Avenue and East Queen Street

EXISTING ZONING: OL/PUD-743

EXISTING USE: Vacant

PROPOSED ZONING: RS-4

PROPOSED USE: Single-family lots

ZONING ORDINANCE: Ordinance number 21641 dated October 15, 2007, established the present PUD zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7068/PUD-743 October 2007: All concurred in approval of a request for rezoning a 37,800± square foot tract of land from RS-4 to OL/PUD-743 for dental offices, clinics, laboratories and related dental research facilities on property located northeast corner of North Cincinnati Avenue and East Queen Street and the subject property.

Z-7057 June 2007: All concurred in denial of a request for rezoning a .87± acre tract of land from RS-4 to OM on property located northeast corner of North Cincinnati Avenue and East Queen Street and the subject property.

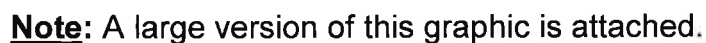
Z-6440 May 1994: All concurred in approval of a request for rezoning a 215± acre tract of land from RM-1/RM-2 to RS-4 to comply with the Comprehensive Plan for that area by the TMAPC, on property located between Pine and Zion and between Peoria and Union Pacific Railroad. This area was formerly a "blanket-zoned" area and TMAPC staff worked with the neighborhood to rezone it to reflect its largely-single-family residential use.

Z-6428 January 1994: All concurred in approval of a "blanket rezoning" on lots lying between North Cincinnati Avenue and the Missouri-Pacific Railroad right-of-way; from East Ute Place on the north to East Pine Place on the south, from RM-1 to RS-4. The subject property was included in this action.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately .91± acres in size and is located at the northeast corner of North Cincinnati Avenue and East Queen Street. The property is

SURROUNDING AREA: The subject tract is abutted on the east by single-family residential uses, zoned RS-4; on the north by single-family residential uses, zoned RS-4; on the south by the North Pointe office/retail center, zoned CS; and on the west by single-family and vacant residential uses, zoned RS-3.

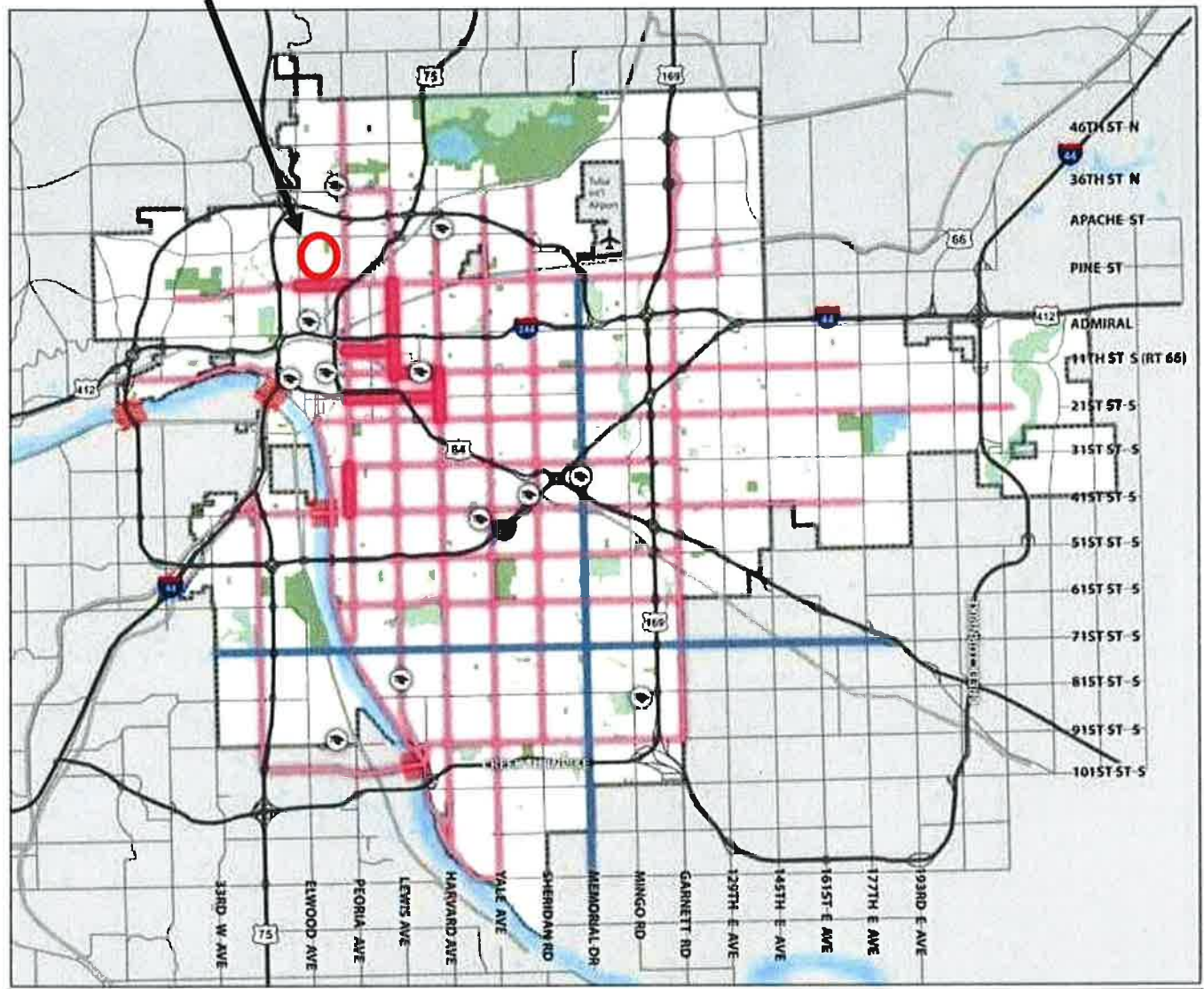


18.4

TRANSPORTATION VISION:

The Tulsa Comprehensive Plan does not designate North Cincinnati Avenue or East Queen Street. North Peoria Avenue farther to the east is the next major north/south arterial. Tulsa Transit has a bus route that is heavily used and runs along Cincinnati Avenue.

SUBJECT AREA



ROADWAY

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

The Tulsa City-County Major Street and Highway Plan Designates North Cincinnati Avenue as a Secondary Arterial and East Queen Street as a Residential Collector Street.

SUBJECT AREA



SECONDARY ARTERIAL

*CENTER MECHAN WILL BE USED WHERE DESIGN AND OPERATING CONDITIONS DICTATE

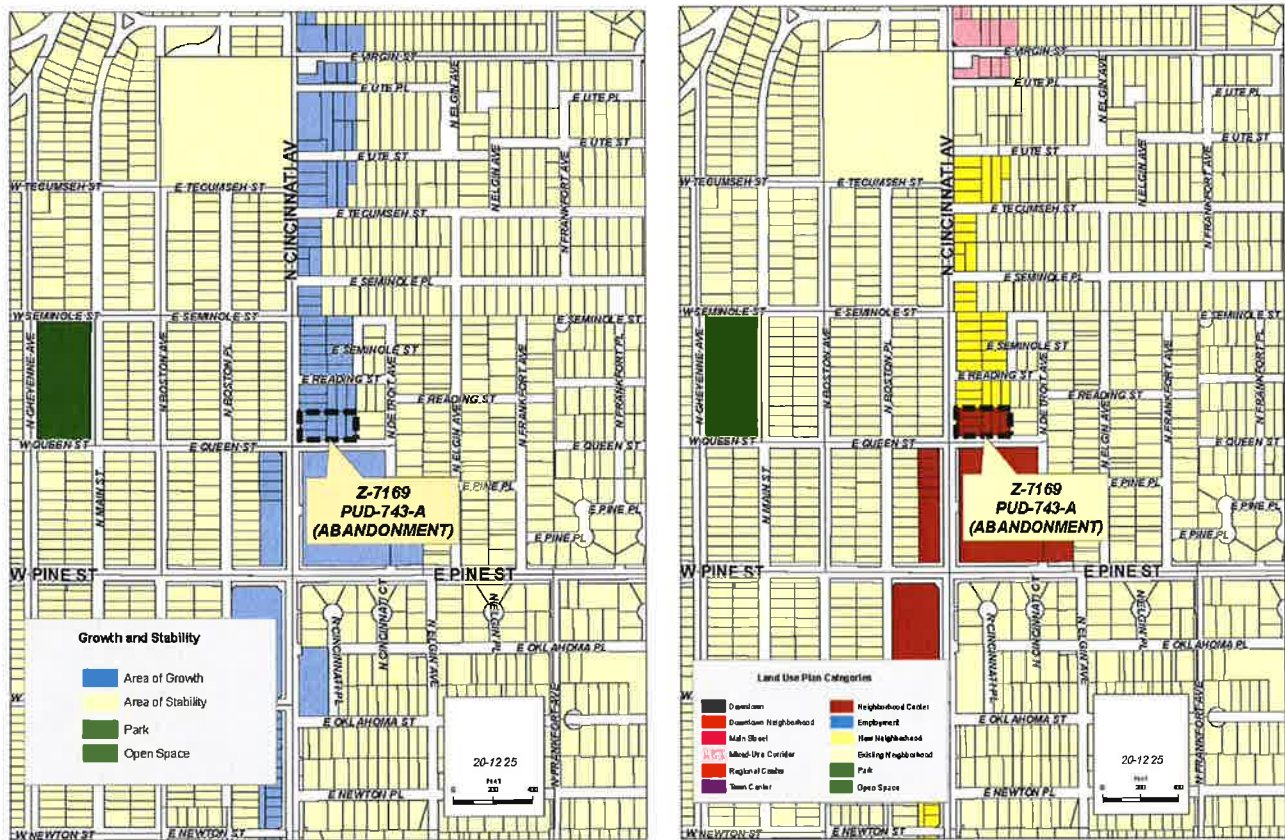


MINIMUM R/W 60'	
Residential Collector	
Residential Street with open drainage (County)	
Commercial/Industrial Street	

18.4

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan designates this area as a Neighborhood Center and an Area of Growth. Neighborhood Centers are seen as accommodating one to three-story mixed use retail, apartments, condominiums, townhouses with small-lot single-family residential uses at the periphery. According to the Comprehensive Plan, Areas of Growth are to direct where it will be beneficial to improve access to jobs, housing and services with fewer and shorter auto trips. A goal is to enhance economic activity in the area to benefit existing residents and businesses and provide redevelopment stimulus. That has long been the goal of TDA in this area, bracketed by Heritage Hills on the north and North Pointe on the south, both TDA developments. The proposed RS-4 zoning **is in accord** with the Comprehensive Plan.



Note: Large versions of these maps are attached in the rear.

STAFF RECOMMENDATION FOR ZONING:

The subject property is surrounded on three sides (north, east and west) by single-family residential units. It also lies within an area that was rezoned at the neighborhood's request in 1994 to RS-4 zoning. Two more recent applications have included use as a funeral home and later (the subject of PUD-743) as a dental office, which occasioned the rezoning to OL/PUD. Abandonment of the PUD and reverting to the RS-4 zoning would be entirely compatible with the adjacent uses and zoning. Therefore, staff recommends **APPROVAL** of RS-4 zoning for Z-7169.

STAFF RECOMMENDATION FOR PUD:

Approved in August 2007, PUD-743 is a flat and vacant piece of property located at the northeast corner of North Cincinnati Avenue and East Queen Street. The property is currently controlled by the Tulsa Development Authority (TDA).

The PUD-743 was approved for a two-story dental clinic on this 37,800 square foot (sf) site. However, rather than move forward with the dental clinic concept TDA wishes to have the property returned to its originally intended residential use. This major amendment application seeks to abandon the existing PUD-743 and concurrently a zoning application has been filed to rezone the property from OL/PUD to the original RS-4 zoning.

According to the Tulsa Comprehensive Plan, a goal of Areas of Growth is to enhance economic activity in the North Tulsa area to benefit existing residents and businesses and provide redevelopment stimulus. That has long been the goal of TDA in this area, bracketed by Heritage Hills on the north and North Pointe on the south, both TDA developments. Returning this property to a residential use is accord with the Neighborhood Center land use classification within the Plan by providing small lot, single family homes on the periphery of the one to three-story mixed use office/retail center to the south designed to serve the residential population of the area.

Staff finds the proposed abandonment and subsequent rezone to RS-4 to be in harmony with the spirit and intent of the Code. Staff finds PUD-743-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 Residential Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-743-A subject to the approval of rezone application Z-7169 and the conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

TAC Comments:

General: No comments.

Water: If the existing 2-inch water main line can not support the water demands then it will be required to be upgraded to a 6-inch line.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments.

18.8

INCOG Transportation:

- **MSHP:** Cincinnati is a designated secondary arterial. Sidewalks should be constructed per subdivision regulations.
- **LRTP:** N. Cincinnati Ave, between Pine Street and Apache, existing 4 lanes. Per Subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** Cincinnati is part of a planned bikeway
- **Transit:** Currently, Tulsa Transit operates existing routes on N. Cincinnati Ave, between Pine Street and Apache. 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.

Inspection Services: No comments.

County Engineer:

06/01/11

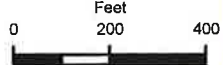


Growth and Stability

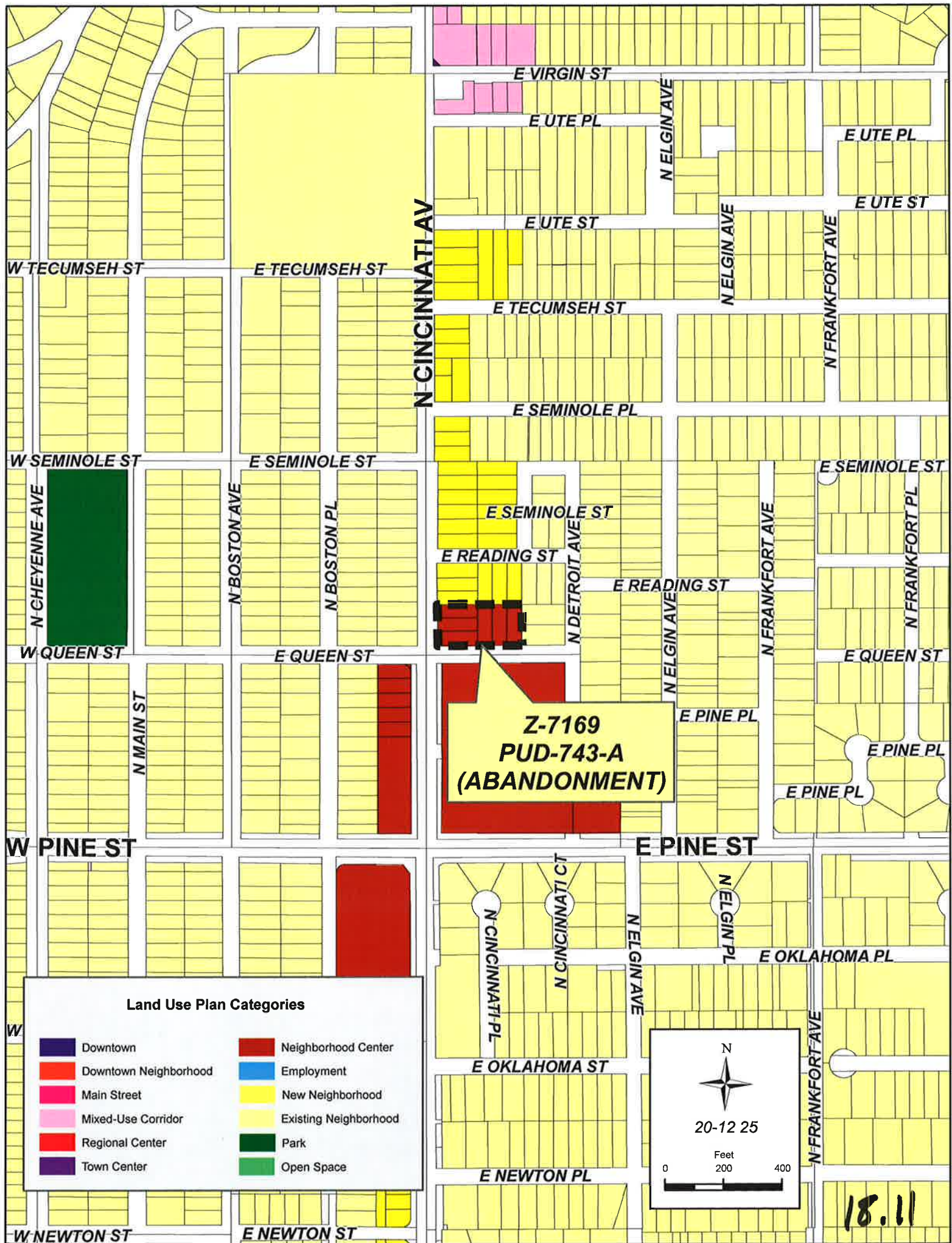
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



20-12-25



18.10



PLAT WAIVER

June 1, 2011

PUD 743 – Northeast corner of North Cincinnati Avenue and East Queen Street (0225)
(CD 1)

The platting requirement is being triggered by a rezoning to abandon a PUD and rezone from OL (office light) to RS-4.

Staff provides the following information from TAC at their May 19, 2011 meeting:

ZONING:

- TMAPC Staff: The property has been previously platted.

STREETS:

- A 15 foot right-of-way dedication is required along North Cincinnati, A 30 foot radius is required at intersection on North Cincinnati and East Queen. Sidewalks will be required.

SEWER:

- No comments.

WATER:

- No comments.

STORMWATER:

- No comments.

FIRE:

- No comments.

UTILITIES:

- No comments.

Staff recommends **APPROVAL** of the plat waiver for the 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* |

19.1

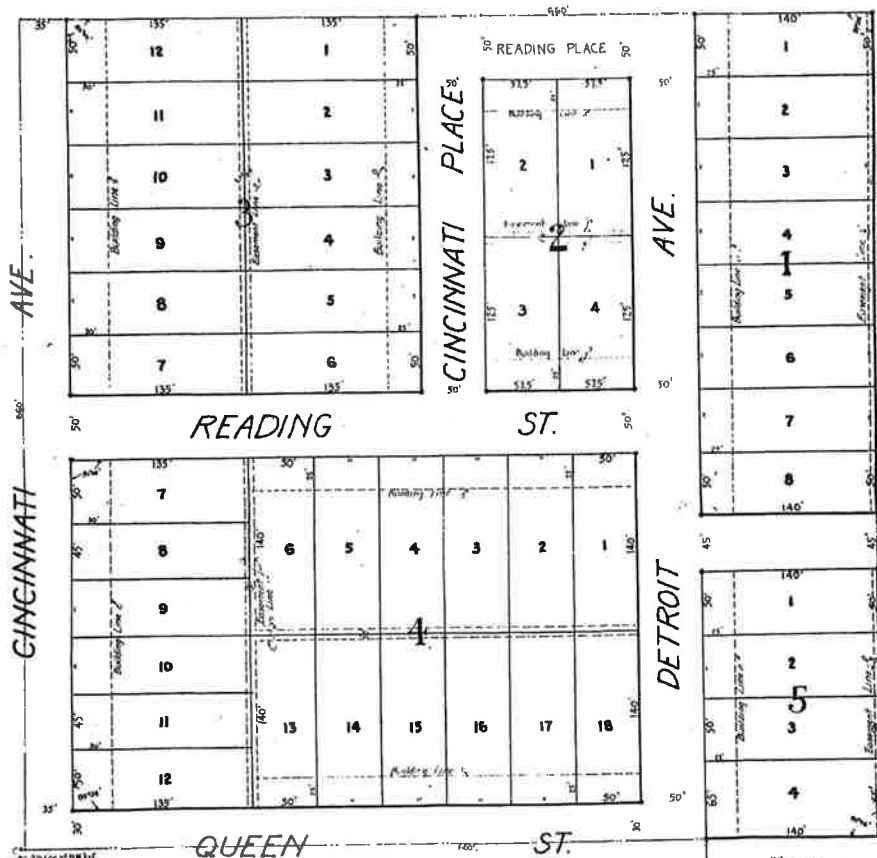
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

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

*Additional right-of-way is required to be dedicated.

DICKASON GOODMAN ADDITION

TO TULSA OKLA.



CERTIFICATE OF SURVEY

I hereby certify that I have carefully and accurately surveyed and stated into Lots, Blocks and Streets, DICKASON GOODMAN ADDITION in Tulsa, Oklahoma, the same being a subdivision of all of the Northeast Quarter (118) and the Southwest Quarter (54) of the Southwest Quarter (34) of Section Twenty-four (24) Township Twenty-two (22) North, Range Twenty-one (21) East, Tulsa County, Oklahoma, and that this plat is a true and correct map of said survey.

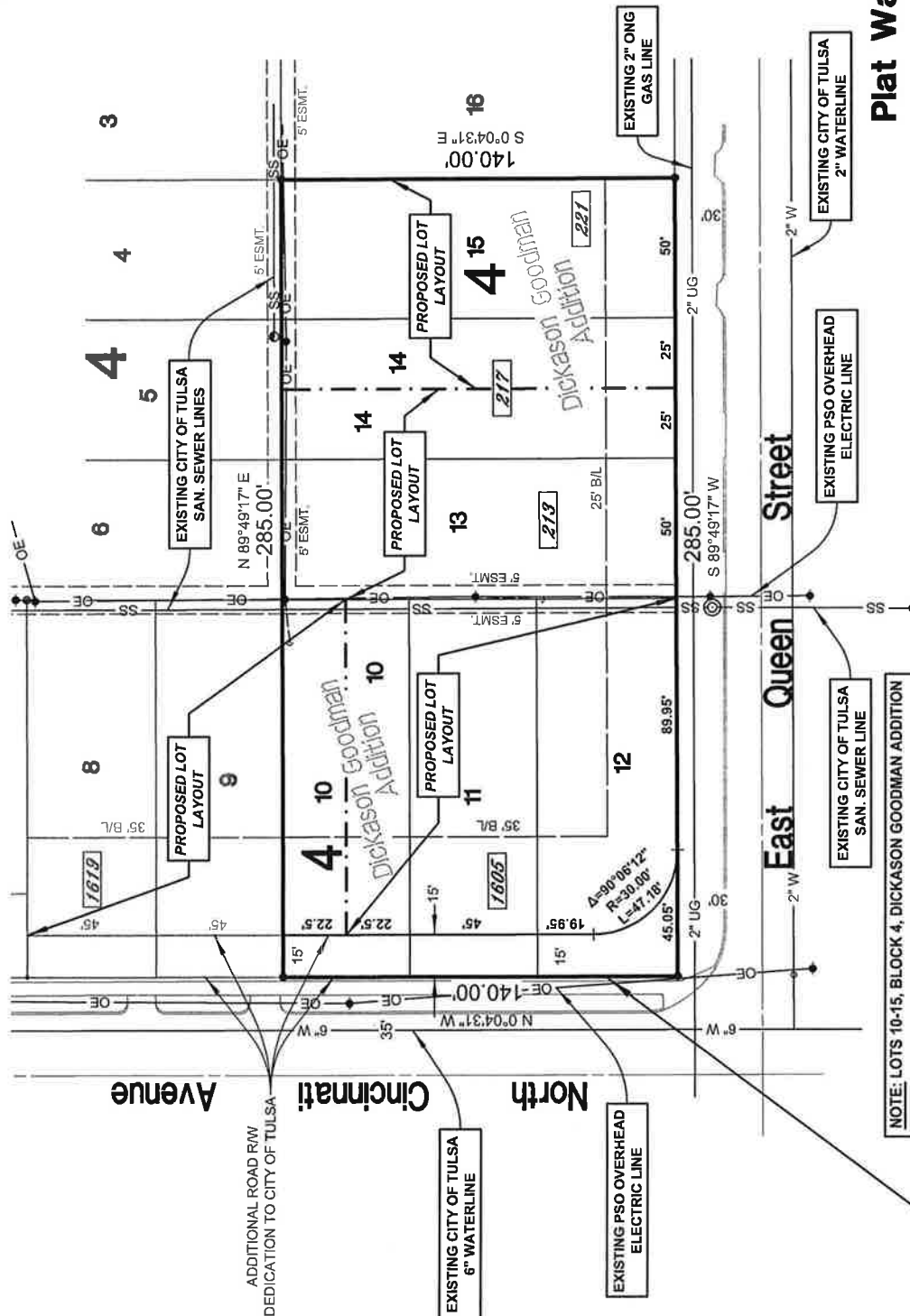
STATE OF OKLAHOMA }
COUNTY OF TULSA }

Before me, the undersigned, a Notary Public, within and for said County and State, on this 20th day of March, 1937, personally appeared SW Mitchell, known to me to be the identical person whose recited the foregoing instrument of writing and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Notary Public expires March 20, 1937

Notary Public

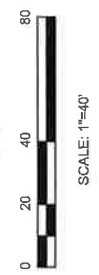
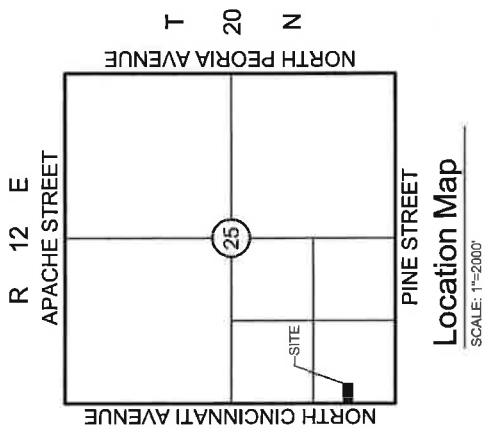




**Plat Waiver Exhibit
for
Lots 10-15, Block 4, Dickason Goodman Addition
City of Tulsa, Tulsa County, Oklahoma**

DATE: 4/19/2011 WOF#: 16458.01 FILE: 2012.2533

Sisemore Weisz & Associates, Inc.
 601 EAST 39th PLACE
 TULSA, OKLAHOMA 74106
 PHONE (918) 465-9800
 FAX (918) 465-9898
 EXP. DATE 6/30/11

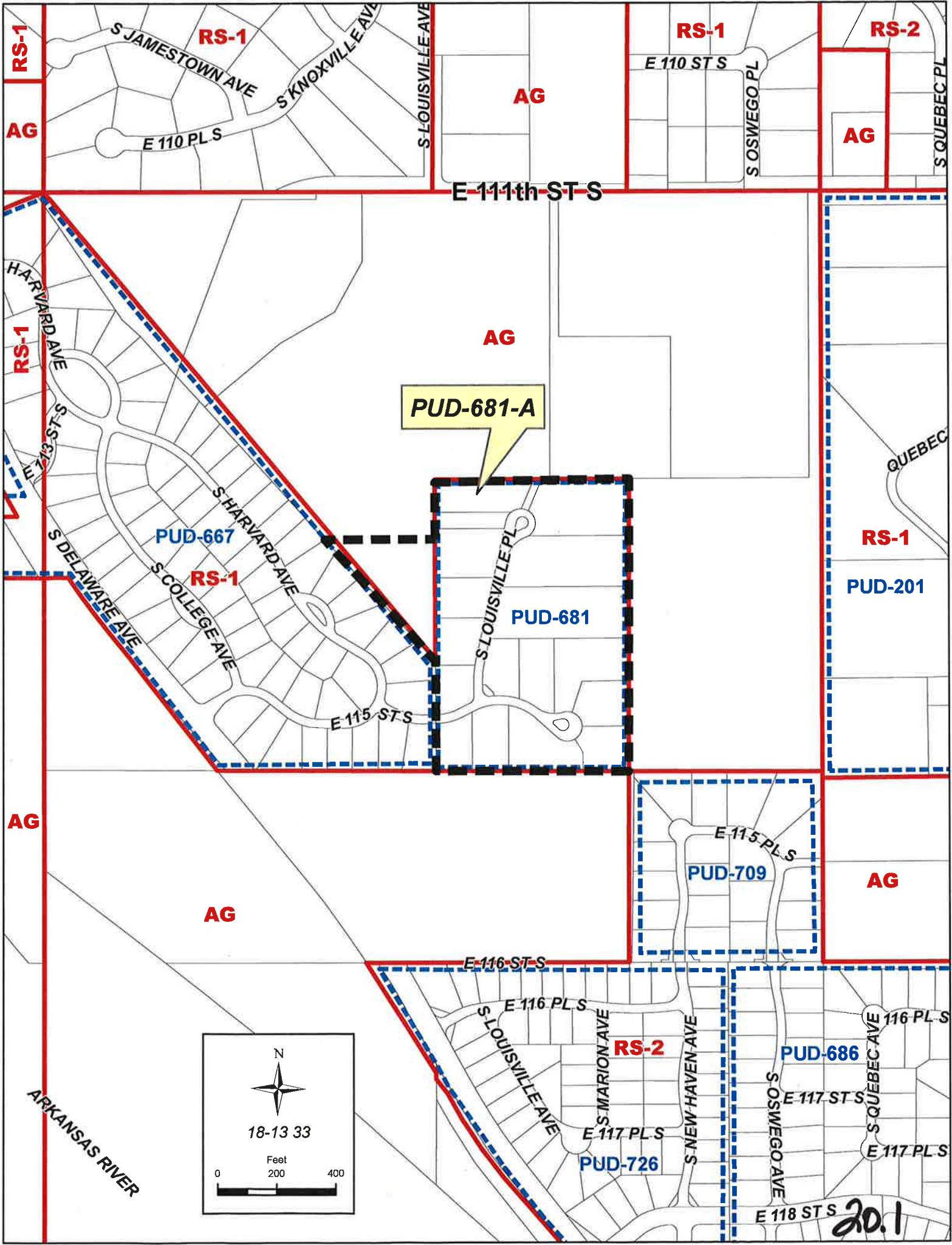


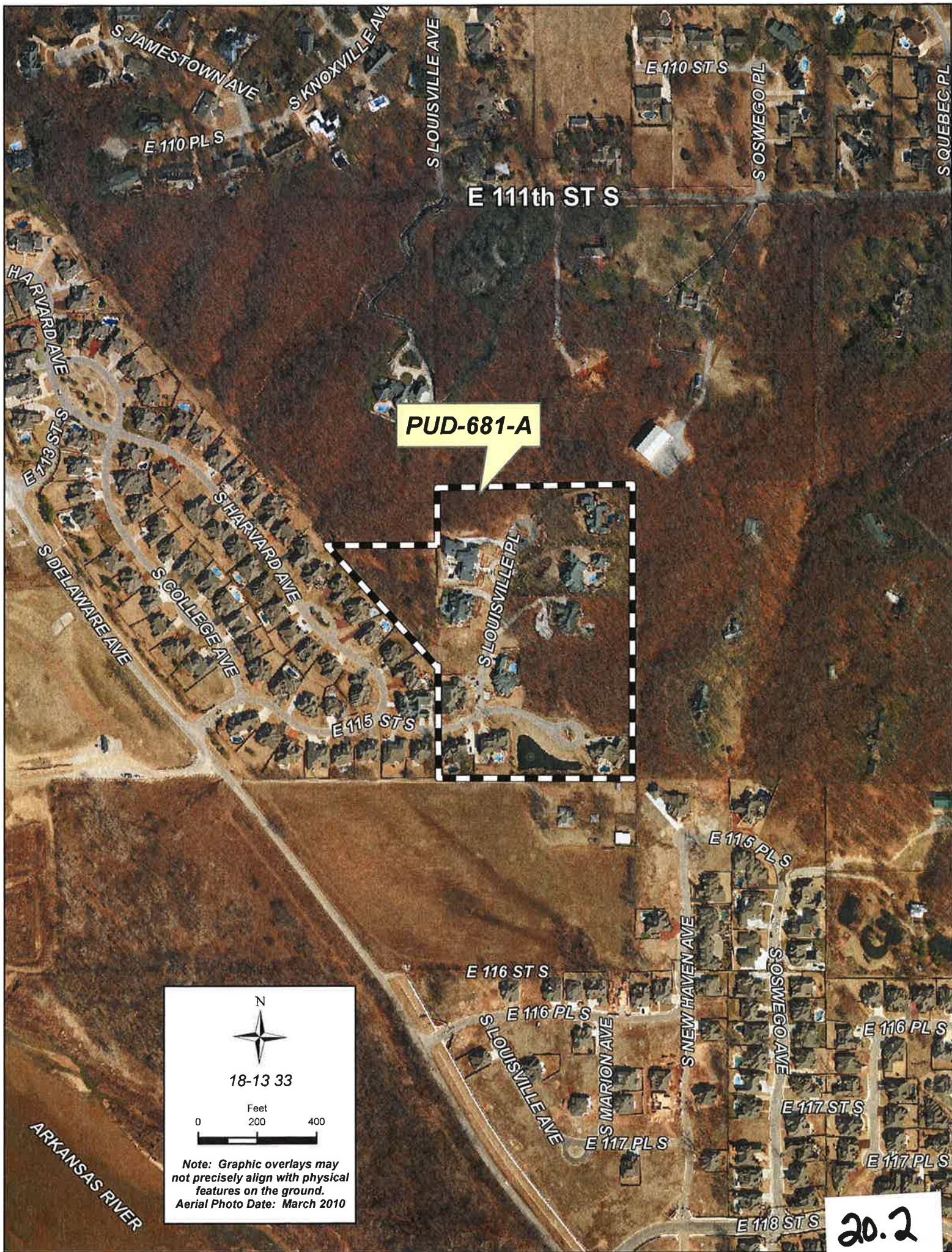
- Legend**
- B/L = BUILDING SETBACK LINE
 - ESMT. = EASEMENT
 - W = WATER
 - UG = UNDERGROUND GAS
 - OE = OVERHEAD ELECTRIC
 - SS = SANITARY SEWER

[217] = STREET ADDRESS (PER CITY OF TULSA ATLAS SHEET RECORDS)

NOTE: LOTS 10-15, BLOCK 4, DICKASON GOODMAN ADDITION ZONED "PUD-743/OL" IN AUGUST, 2007, FOR A PROPOSED DENTAL CLINIC. PUD AMENDMENT & REZONING APPLICATIONS FILED WITH TMAPC FOR REQUESTED ABANDONMENT OF PUD-743 AND REVERSION TO PREVIOUS "RS-4" ZONING OF SUBJECT LOTS.

19.4





PUD-681-A

N

18-13 33

Feet
0 200 400

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

20.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-681-A

TRS 8333

Atlas 0

CZM 56

CD-8

TMAPC Hearing Date: June 1, 2011

Applicant: Tanner Consulting, LLC

Tract Size: 17± acres

ADDRESS/GENERAL LOCATION: South of southeast corner of South Louisville and East 111th Street

EXISTING ZONING: RS-1/PUD-681

EXISTING USE:

Single-family

PROPOSED ZONING: AG/RS-1/PUD-681-A

PROPOSED USE:

**Single-family/ add
property to PUD**

ZONING ORDINANCE: Ordinance number 20620 dated June 26, 2003, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7015/PUD-726 March 2006: All concurred in approval of a request to rezone a 46± acre tract from AG to RS-2/PUD for a maximum of 90 single-family lots, located south of East 116th Street and abutting east of South Delaware Avenue.

PUD-709 October 2004: All concurred in the approval of a Planned Unit Development on 10± acre tract of land for single-family residential use with RS-2 underlying zoning, on property located east of Delaware Avenue and East 116th Street South.

PUD-686 July 2003: All concurred in the approval of a Planned Unit Development for the Wind River development, with a 260-unit (maximum) single-family development, located on the east of South Delaware north of East 121st Street.

Z-6894/PUD-681 May 2003: All concurred in the approval of a request to rezone a 15± acre tract from AG to RS-1/PUD for single-family residential use, on property located south and east of East 111th Street South and South Louisville Avenue and the subject property.

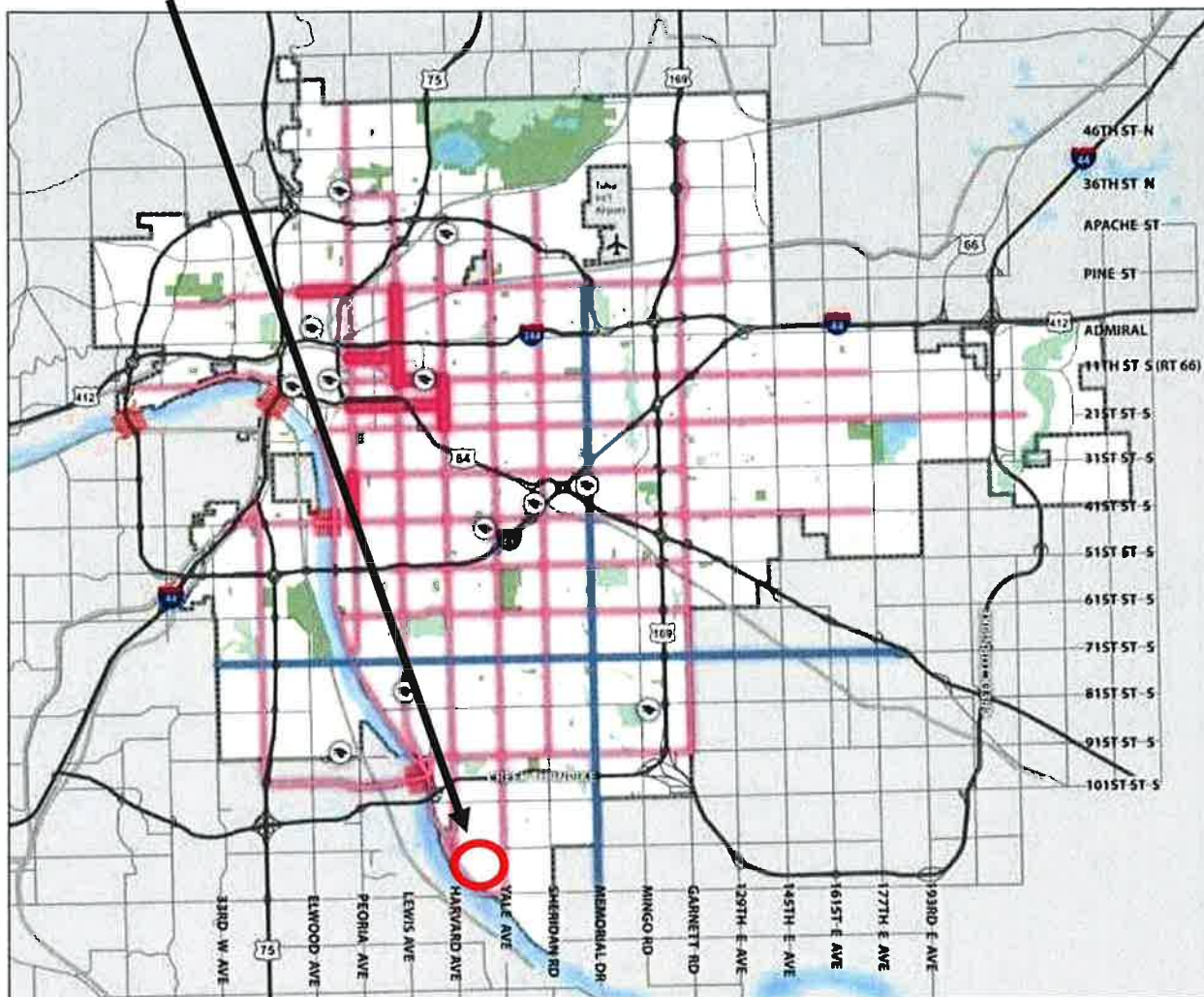
Z-6867/PUD-667 October 2002: All concurred in approval of a request to rezone a 46± acre tract from AG to RS-1/PUD for a residential development, subject to conditions, located south of the southwest corner of East 111th Street South and South Delaware Avenue.

AREA DESCRIPTION:

TRANSPORTATION VISION:

The Tulsa Comprehensive Plan does not designate South Louisville Place.

SUBJECT AREA



ROADWAY

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

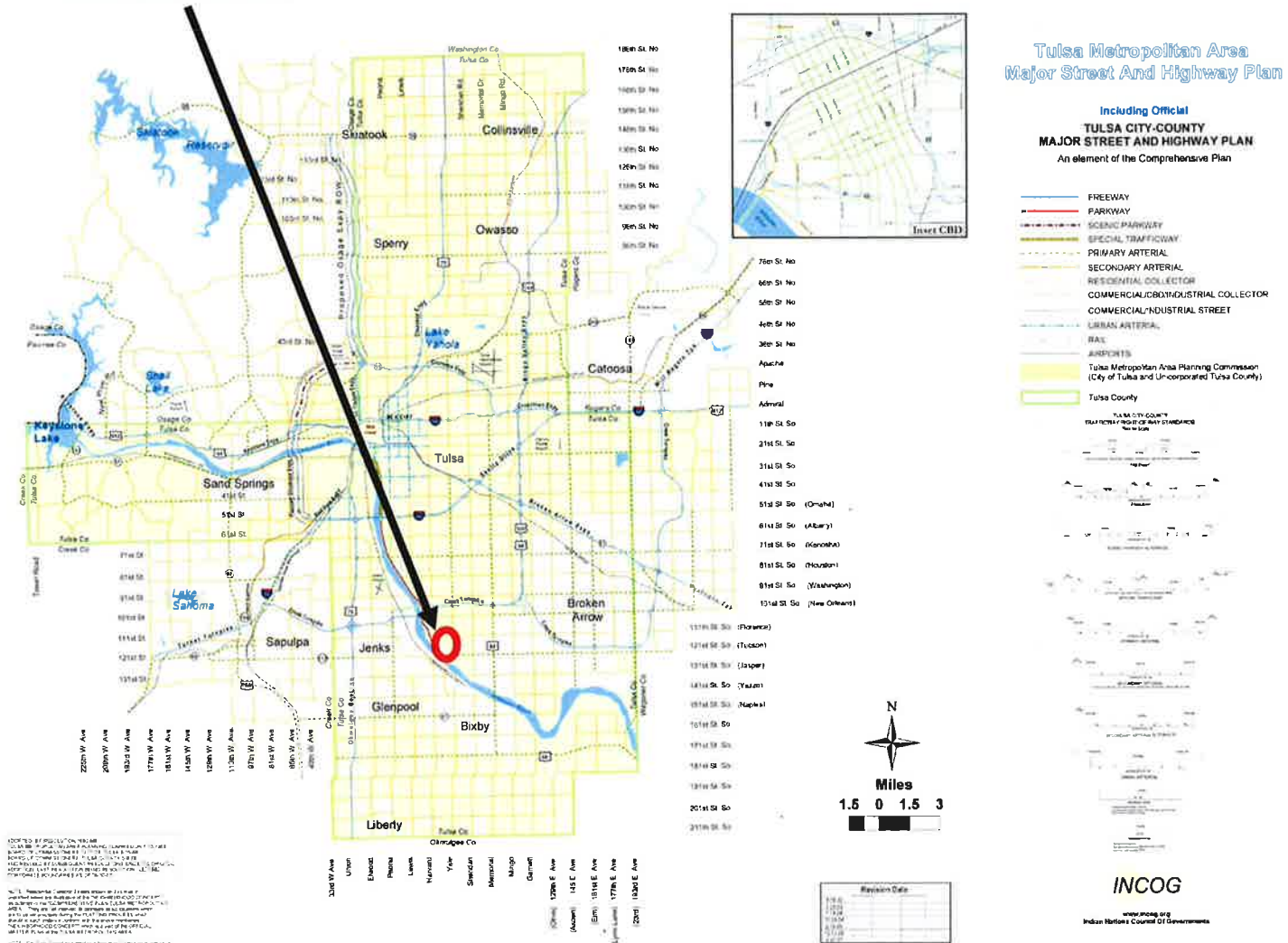
20.5

STREETS:

The Tulsa City-County Major Street and Highway Plan designate both 115th Street South and South Louisville Place as Residential Collector Streets.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 115 th Street	Residential Collector	60'	2
South Louisville Place	Residential Collector	60'	2

SUBJECT AREA



20.4

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan designates existing PUD-681 as an "Area of Stability" and an "Existing Neighborhood". The 2.07 acres being added to the PUD are identified as an "Area of Growth" and a "New Neighborhood". A Growth and Stability Map and Land Use Category Map from the Tulsa Comprehensive Plan are attached.

The **Areas of Stability** includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

The **New Neighborhood** is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

The addition of 2.07 acres of vacant land to this existing PUD is **in accord** with the Plan.

STAFF RECOMMENDATION:

Approved in 2003, PUD-681 is a large lot residential single-family subdivision permitting a maximum of 17 dwelling units (DUs). PUD-681, also known as the Estates, is a continuation of the adjacent Waterstone residential development which was also approved in 2003 as PUD-667.

20.7

The purpose of major amendment PUD-681-A is to add additional unplatted and AG zoned property to two lots within the PUD creating a larger backyard for the two particular lots (see Exhibits A and B). As required, when additional land is added to a PUD a major amendment must be approved. The major amendment will not add additional lots to the development but will add additional property to the two existing lots.

Please refer to Exhibit B. The south 56' of Lot 5, Block 2 has been previously split and attached to Lot 4 to make Lot 4 larger. The north 56' of Lot 5 will be attached to Lot 6, Block 2 through the lot combination process

Should the major amendment be approved, a minor subdivision plat will be processed and filed of record which attaches the currently unplatted property to Lots 3 and 4 of The Estates of Waterstone.

Staff finds the use and intensity of development proposed to be in harmony with the spirit and intent of the Code. Staff finds major amendment PUD-681-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-681-A subject to the following conditions:

1. The applicant's Outline Development Plan and Text be made a condition of approval, unless modified herein. All other conditions and limitations of PUD-681 shall remain effective unless previously amended by major or minor amendment by the TMAPC.
2. Development Standards:

Development Standards

Land Area (Original Estates of Waterstone):	14.968 acres
Unplatted Addition to PUD-681:	2.069 acres
Total Land Area:	17.037 acres

Permitted Uses:

Those Uses permitted by right within Use Unit 6, Single-family Dwelling and uses customarily incidental to the principal permitted use.

Maximum Number of Dwelling Units:	17*
--	-----

Minimum Lot Width*:	90 FT
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**(Lot Width on a cul-de-sac shall be measured at the building setback line)*

Minimum Lot Area:	13,500 SF
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Maximum Building Height:	35 FT
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Minimum Livability Space per Dwelling Unit:	7,500 SF
--	----------

20.8

Minimum Land Area per Dwelling Unit:

16,000 SF

Minimum Off-Street Parking:

Two (enclosed off-street parking spaces per dwelling unit and at least two (2) additional off-street parking spaces per dwelling unit.

Minimum Required Yards**From Perimeter of the PUD**

25 FT**

From private street right-of-way**Front**

30 FT***

Side

10 FT***

Garages with side entry

20 FT

Interior side yard

10 FT

Interior rear yard

25 FT

* As permitted in minor amendment PUD 681-2 and PUD 681-6.

** 17.5' when used as a side yard as permitted in minor amendment PUD 681-3 and PUD 681-6

*** As permitted in minor amendment PUD 681-4.

Access and Circulation

Currently, access is provided to lots within The Estates of Waterston via two private streets (East 115th Street South and South Louisville Avenue). No additional access shall be allowed or permitted without further approval by the City of Tulsa. Access to the additional property shall be provided through lots 3 and 4 block 2 of The Estates of Waterstone.

3. 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.
4. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD and to force proper maintenance of private streets within PUD-667 needed to access PUD-681.
5. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be 10 percent. Circular turnarounds shall be provided at the end of all cul-de-sacs and shall comply with the City's standards for public streets.
6. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets including those

within PUD-667. The developer shall pay all inspection fees required by the City.

7. 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. For the purposes of PUD Detail Site Plan Review the plat, or minor subdivision plat shall serve as the detail site plan for the property contained within PUD-681-A.
8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, traffic engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
10. 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.

TAC COMMENTS:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments.

INCOG Transportation:

- **MSHP:** No comments.
- **LRTP:** Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** No current or future plans for this location.

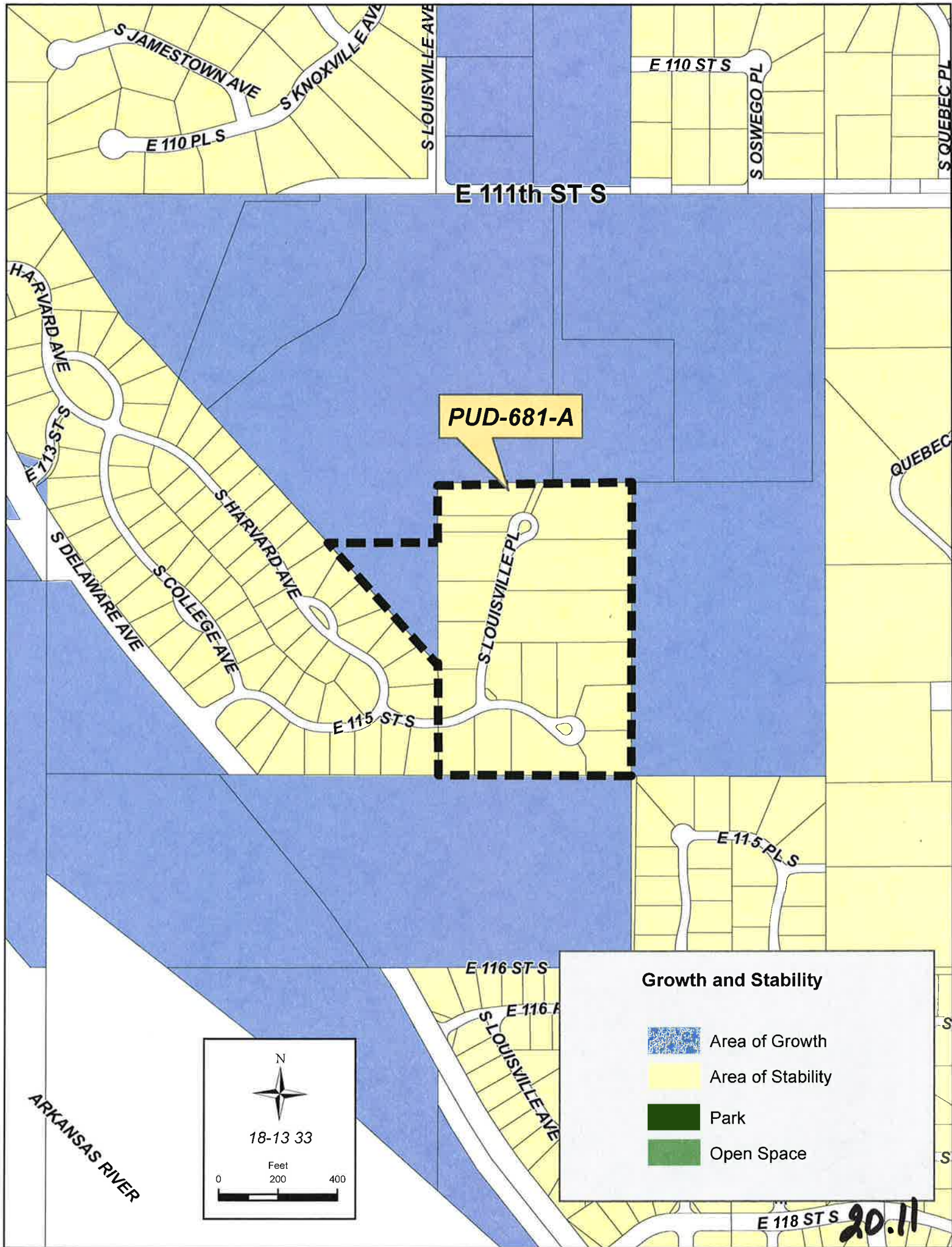
Traffic: No comments.

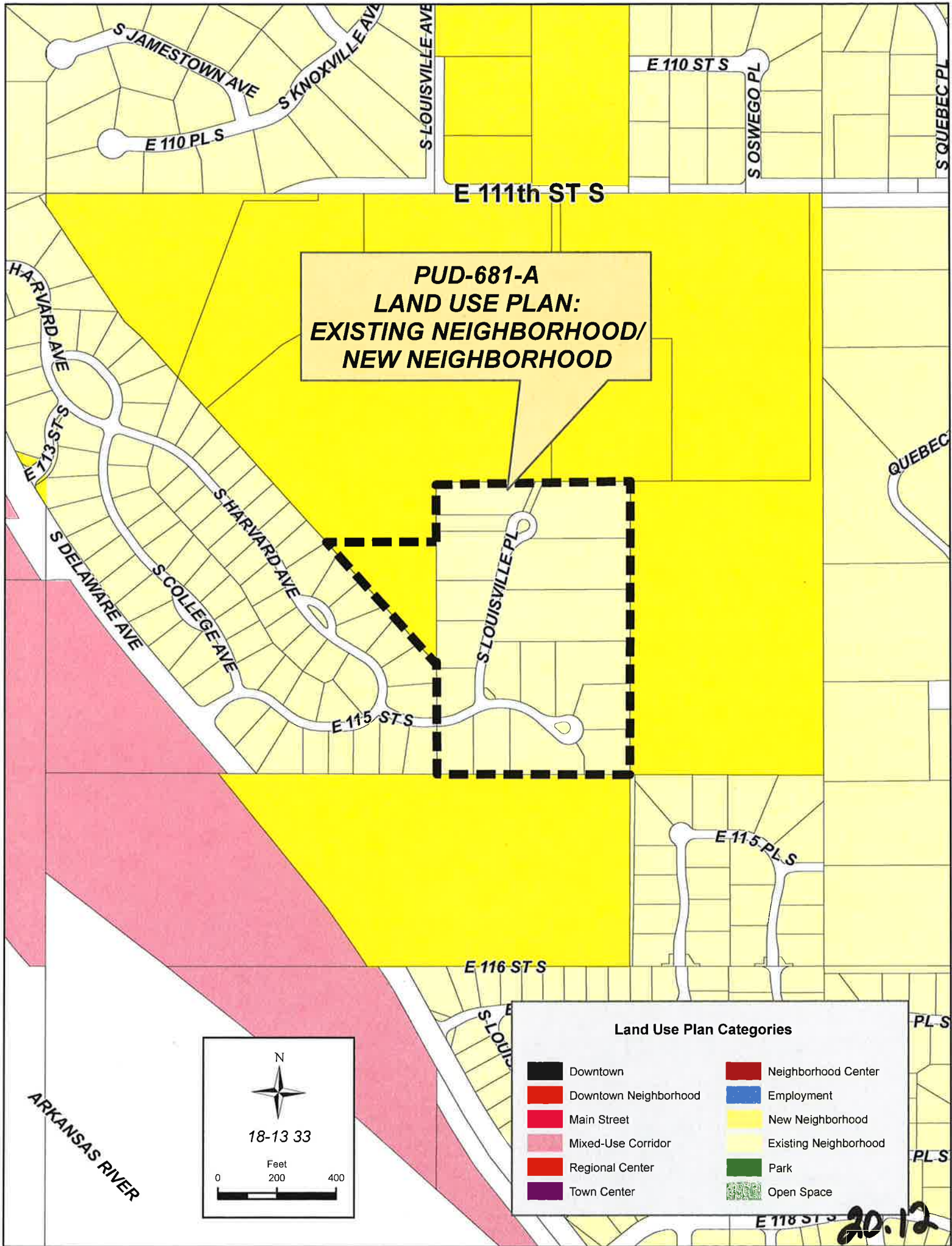
GIS: No comments.

Street Addressing: No comments.

6/1/11

20.10

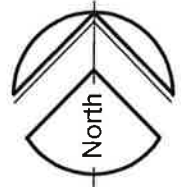




R 13 E

Planned Unit Development No.681-A

Estates of Waterstone



SCALE: 1"=200'



Location Map
SCALE: 1"=2000'

East 115th Street South and South Louisville Place

Tulsa, Oklahoma

April 2011

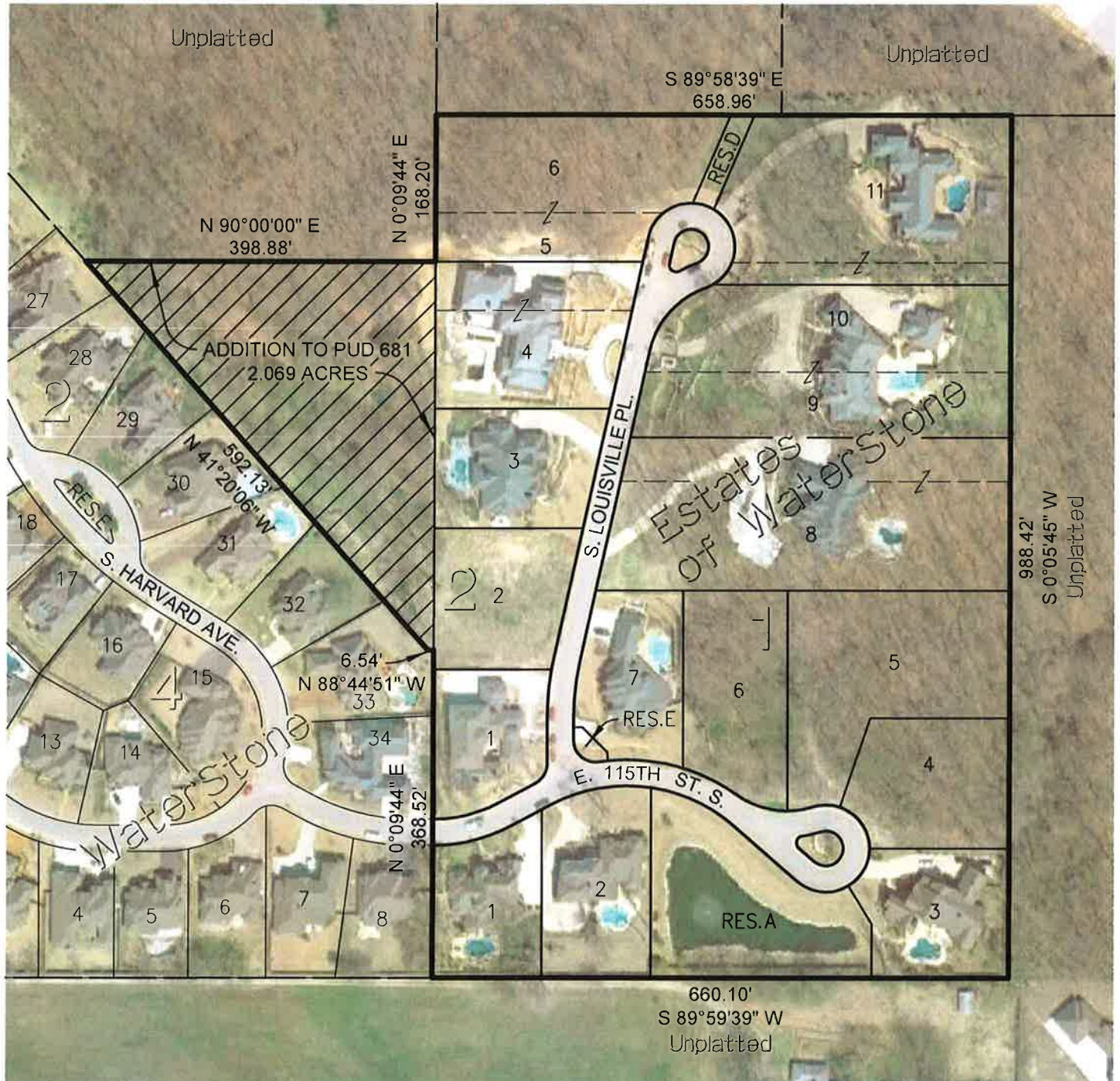


EXHIBIT A



Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918) 745-9929

4/21/2011

11024PUD

20.13



Exhibit "B"
Part of the Northwest Quarter (NW/4)
Section 33, T-18-N R-13-E
Boundary Exhibit

Unplatted

N 90°00'00" E
398.88'

POINT OF COMMENCEMENT

NORTHWEST CORNER BLOCK 2
"ESTATES OF WATERSTONE"

POINT OF BEGINNING

S 0°09'44" W
168.20'

5 237.11'

WESTERLY LINE BLOCK 2 "ESTATES OF WATERSTONE"

EASTERLY LINE BLOCK 2 "WATERSTONE"

N 592.13'
N 41°20'06" W

WaterStone

RESE
S. HARVARD AVE.

6.54'
N 88°44'51" W

WaterStone

444.75'
S 0°09'44" W

200.14'

140.36'

172.12' E
N 12°33'59"

9

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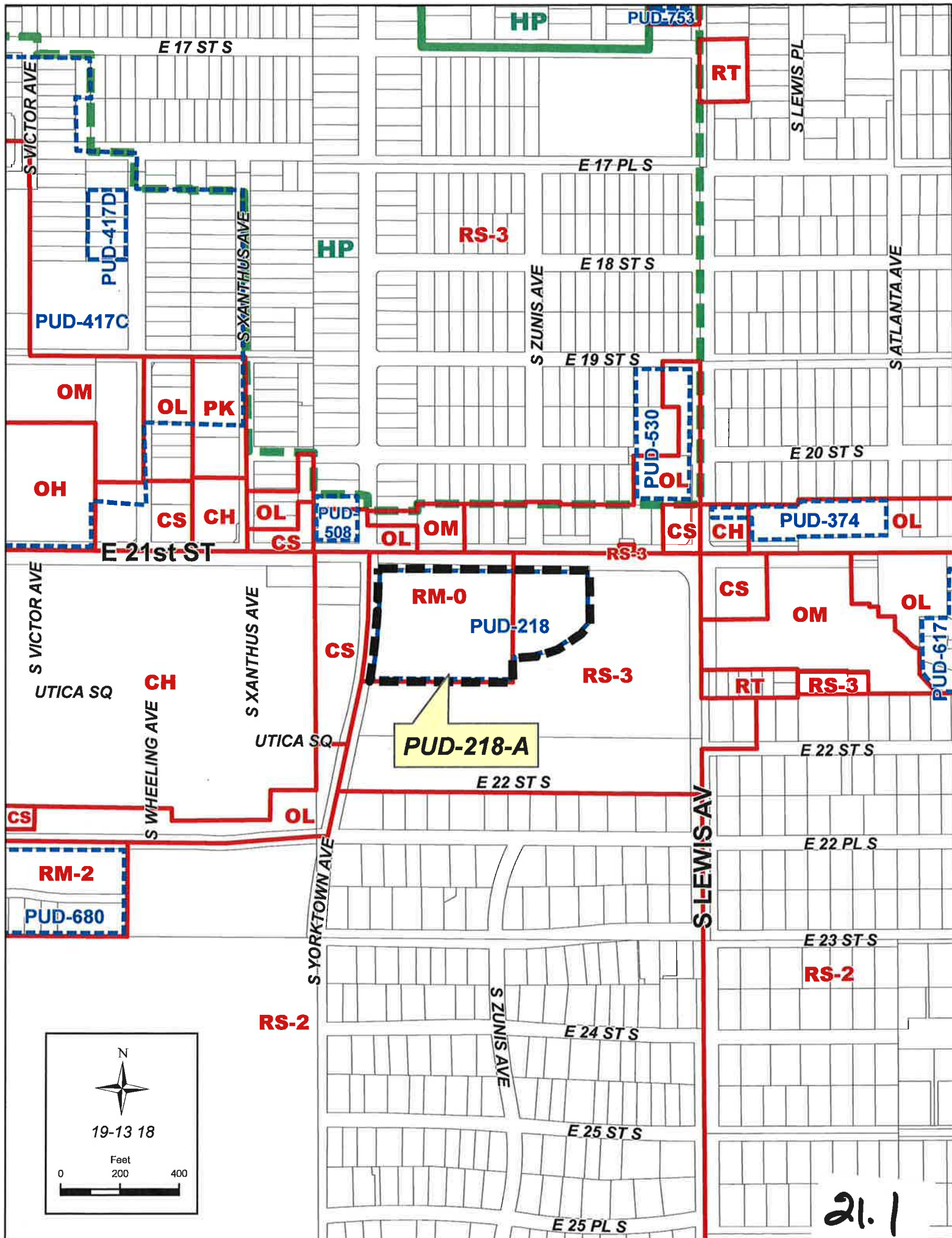
21

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

2/9/2011 11024EX

20.19





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-218-A

TRS 9318

Atlas 32

CZM 37

CD-9

TMAPC Hearing Date: June 1, 2011

Applicant: Faulk & Foster

Tract Size: 7± acres

ADDRESS/GENERAL LOCATION: Southeast corner of South Yorktown Avenue and East 21st Street

EXISTING ZONING: RS-3/RM-0/PUD-218

EXISTING USE:

PROPOSED ZONING: RS-3/RM-0/PUD-218-A

**PROPOSED
USE:**

**Cell tower use (Use
Unit 4)**

ZONING ORDINANCE: Ordinance number 14504 dated July 31, 1979, established zoning for the subject property.

RELEVANT ZONING HISTORY:

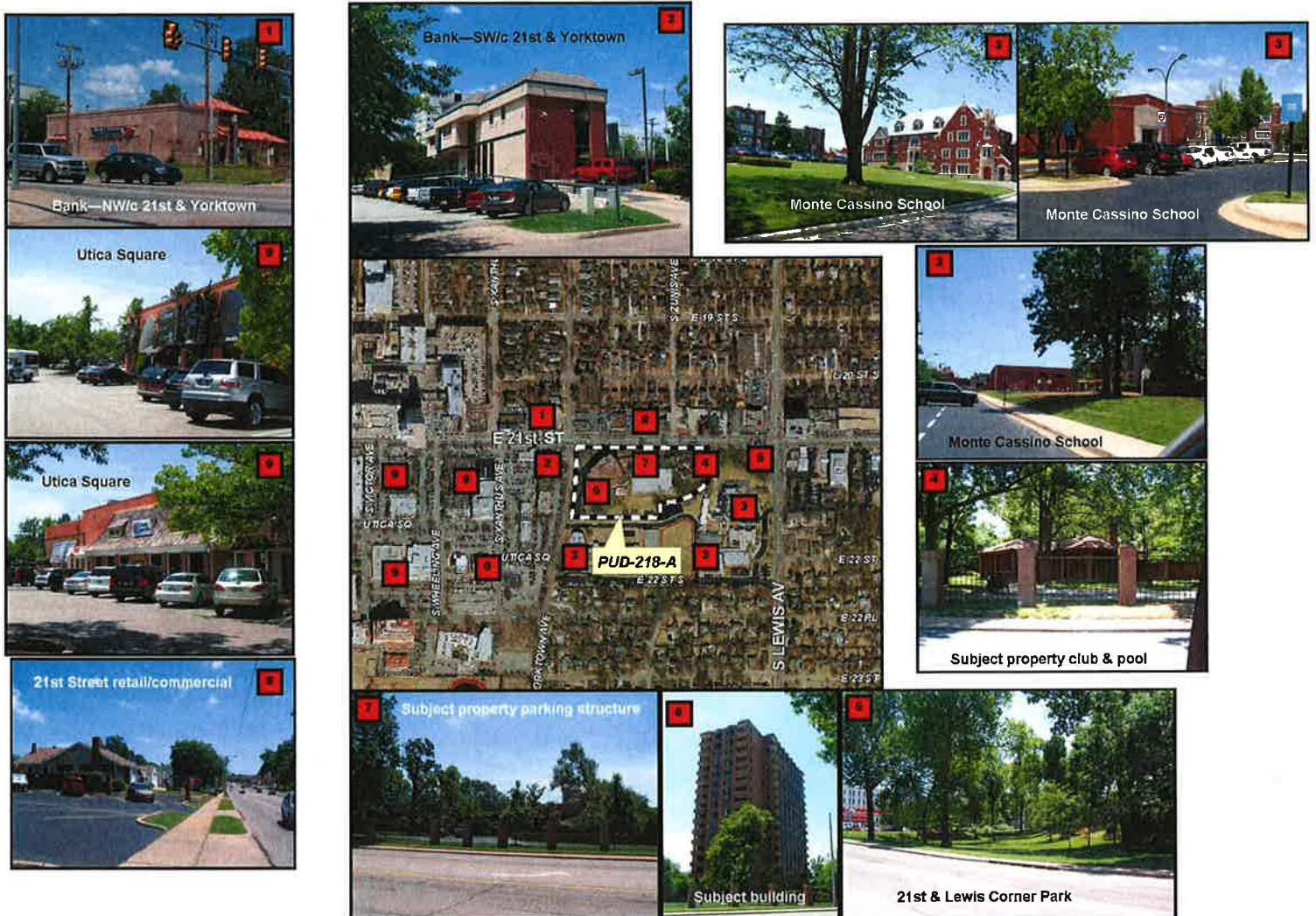
PUD-218 July 1979: All concurred in approval of a proposed Planned Unit Development on a 7± acre tract of land for a multi-story residential building and accessory uses, on property located southeast corner of South Yorktown Avenue and East 21st Street and the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 7± acres in size and is located at the southeast corner of South Yorktown Avenue and East 21st Street. The property is developed and is zoned RS-3/RM-0/PUD-218.

21.3

SURROUNDING AREA: The subject tract is abutted on the south and east by unplatted land, zoned RS-3 and being used as a school; on the north by 21st Street and then Woodward Park addition, zoned OL/OM and being used as office and retail; and on the west by Yorktown Avenue and then Utica Square, zoned OL/CS/CH and being used for commercial, retail and office uses.



Note: A large version of this graphic is attached.

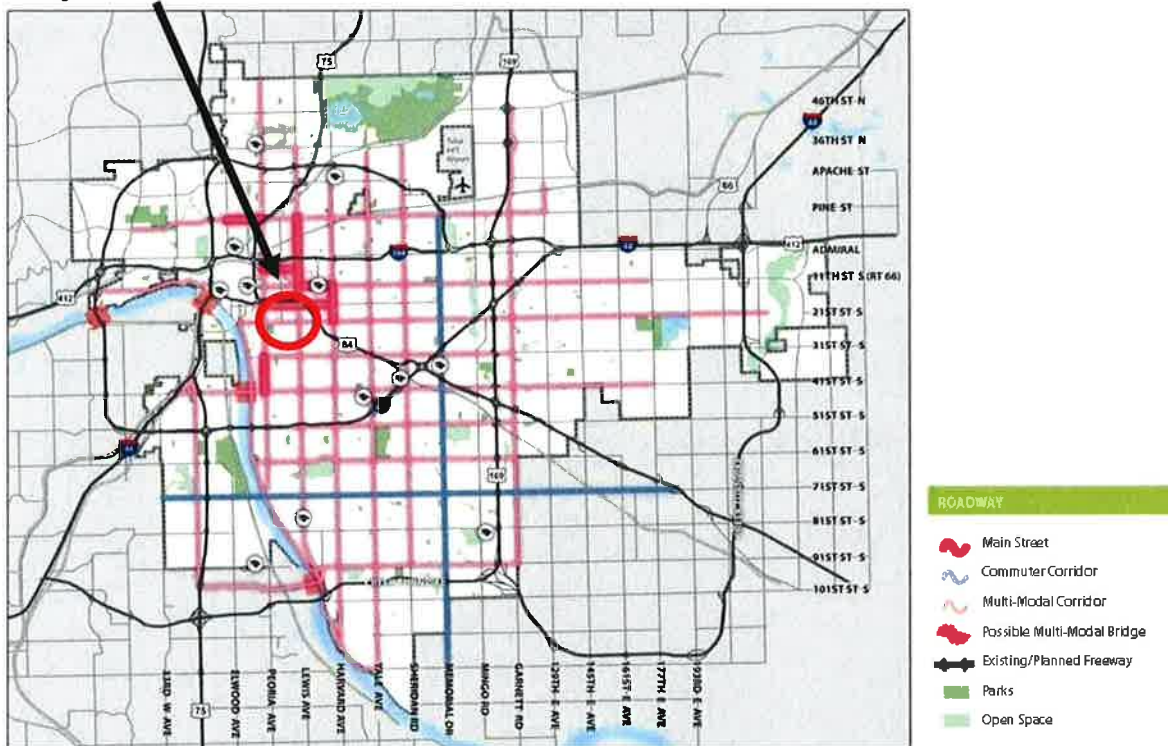
UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:

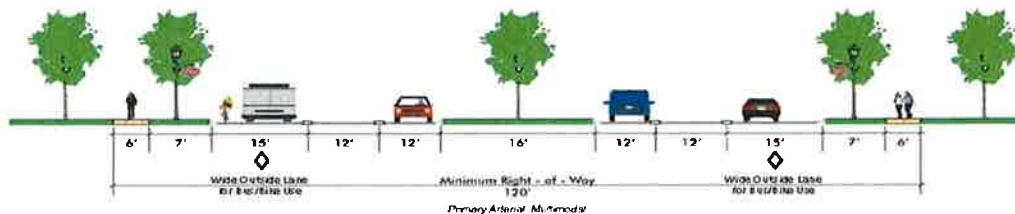
The Tulsa Comprehensive Plan designates 21st Street as a Multi-modal Corridor and does not designate Yorktown Avenue.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Subject Area



Sample Multi-Modal Street Cross Section



LEGEND

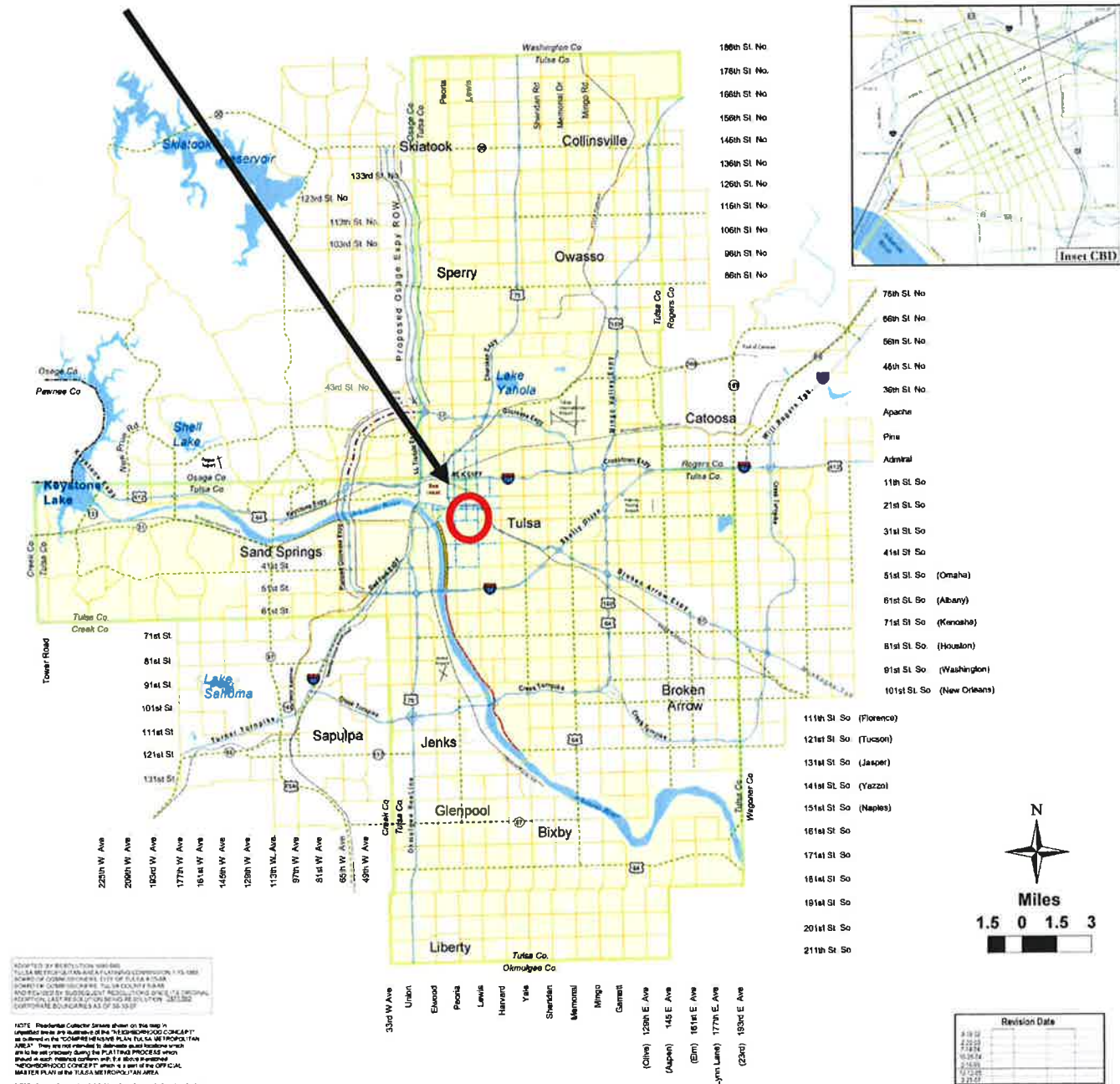
- ◆ Lane intended for bus/transit use

21.5

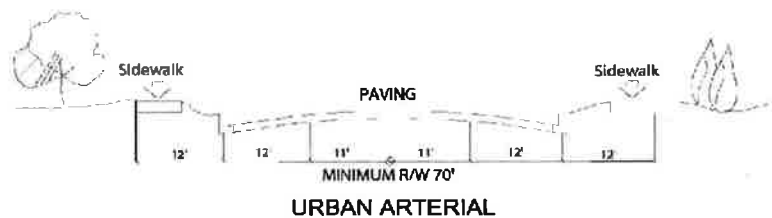
The Tulsa City-County Major Street and Highway Plan designates 21st Street as an Urban Arterial and Yorktown Avenue as a Residential Collector.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 21 st Street	Urban Arterial	70'	5 (includes turn lane)
South Yorktown Avenue	Residential Collector	60'	2

SUBJECT AREA



21.4



RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject area as an “Area of Growth” and a “Regional Center”. Comprehensive Plan maps showing the Area of Growth and the Regional Center are attached in the rear.

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists, that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

The request to include the additional use within this existing PUD **may be found** in accord with the Plan.

STAFF RECOMMENDATION:

PUD-218-A is a fully developed 7.05 acre tract located at the southeast corner of East 21st Street South and South Yorktown Avenue. The tract is flat and is the site of an existing 16-story apartment building (see attached Exhibit C-3).

The purpose of major amendment PUD-218-A is to add Antenna and Supporting Structure only within Use Unit 4 – Protection and Utilities as a permitted use within Development Area A of the PUD. This would allow for cellular antenna to be mounted on the top of the building (see attached Exhibits). The proposal does not include plans to construct a free-standing cellular tower on which the antenna would be mounted.

Triggering the need for the major amendment is the application for building permits to place the antenna on top of the building. Upon application for the permits it was discovered that the cellular use is not a permitted use in the PUD.

Since the proposal does not include any significant construction and should not affect any surrounding properties staff views the addition of the use as not significantly altering the character of the PUD. As a note, should a free-standing cellular tower be proposed in the future staff will recommend that the applicant return to the TMAPC and City Council with a PUD major amendment application.

Staff finds the additional use and intensity of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-218-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-218-A 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:

All conditions of PUD-218 shall remain effective with the addition of the following:

DEVELOPMENT AREA A:

Permitted Uses*:

Uses are limited to Use Unit 8 – Multi-Family and Similar Uses for a multi-story residential building and customary accessory uses including off-street parking, recreational facilities including clubhouses and swimming pools and services facilities customarily accessory to a multi-story residential building and Antenna and Supporting Structure only as permitted within Use Unit 4 – Protection and Utilities. .

** Should an applicant seek to construct a free-standing cellular tower for location of antenna that proposal will be brought to the TMAPC in the form of a major amendment application.*

3. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.

TAC Comments:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments.

INCOG Transportation:

- **MSHP:** No comments
- **LRTP:** No comments.
- **TMP:** No comments.
- **Transit:** No comments.

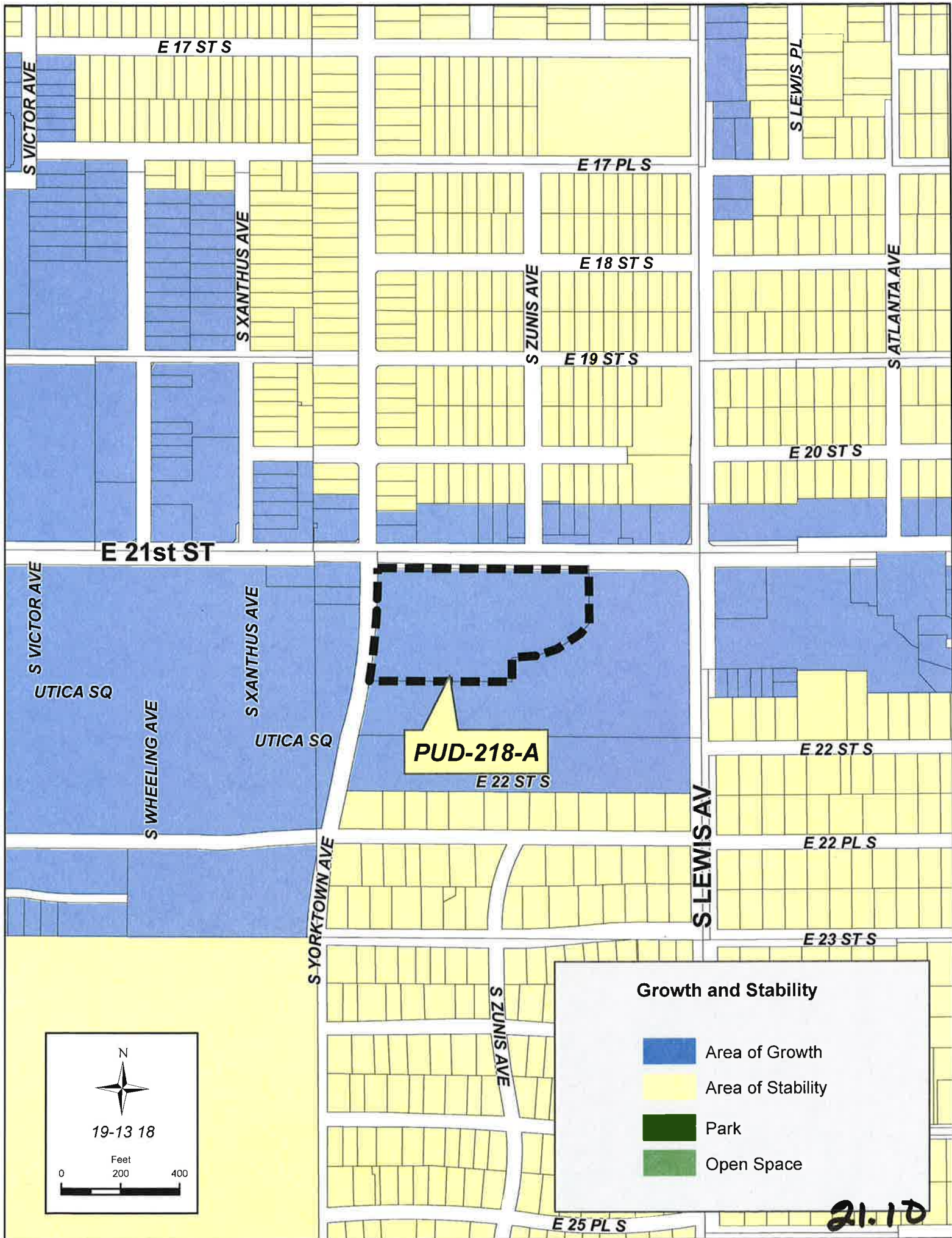
Traffic: No comments.

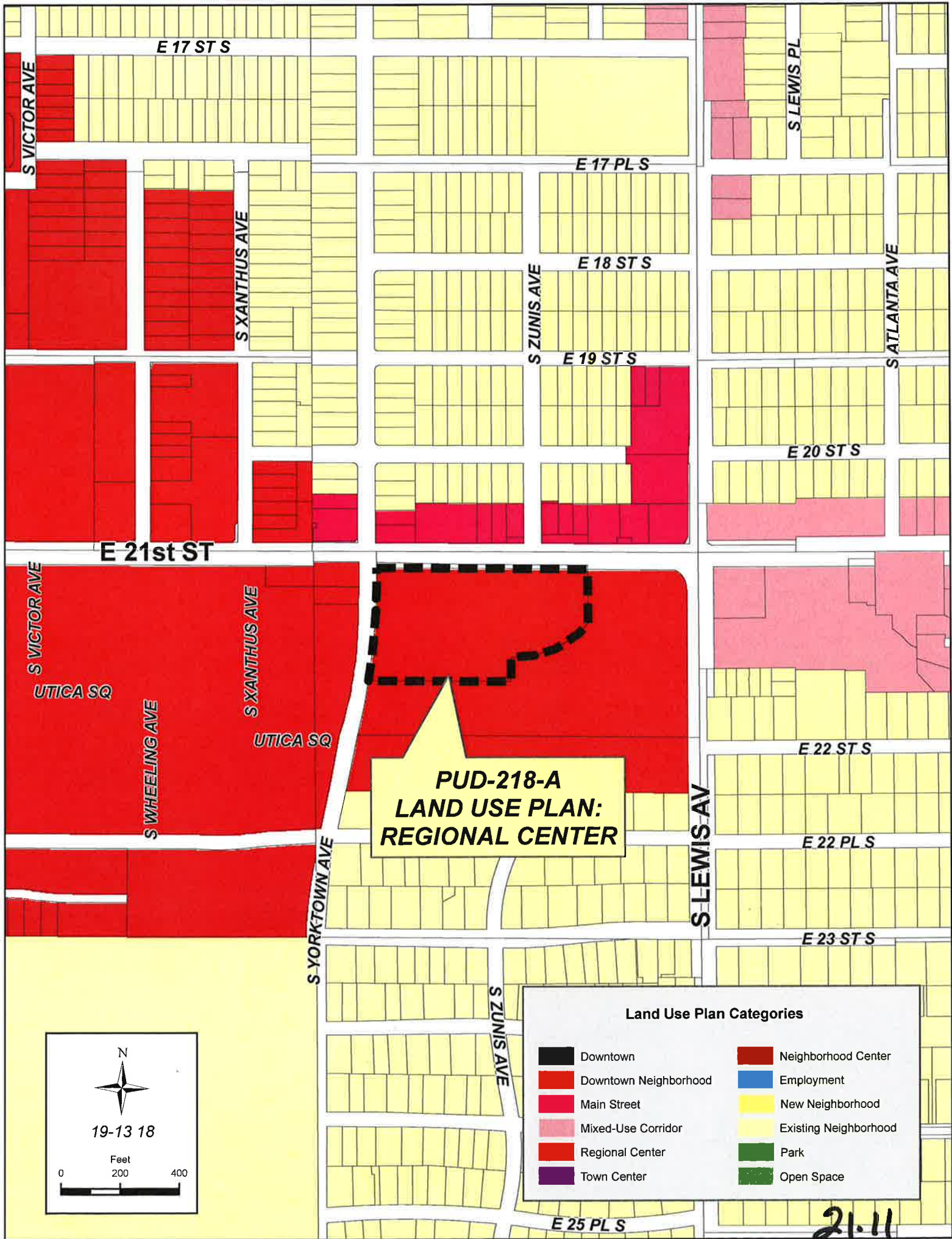
GIS: No comments.

Street Addressing: No Comments.

Inspection Services: No comments.

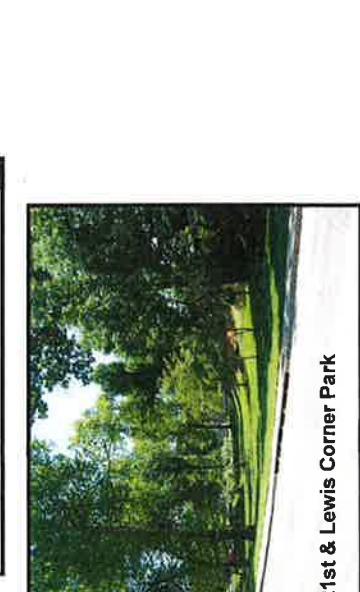
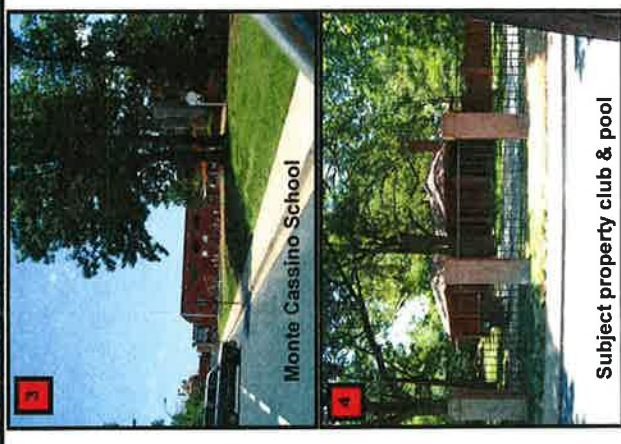
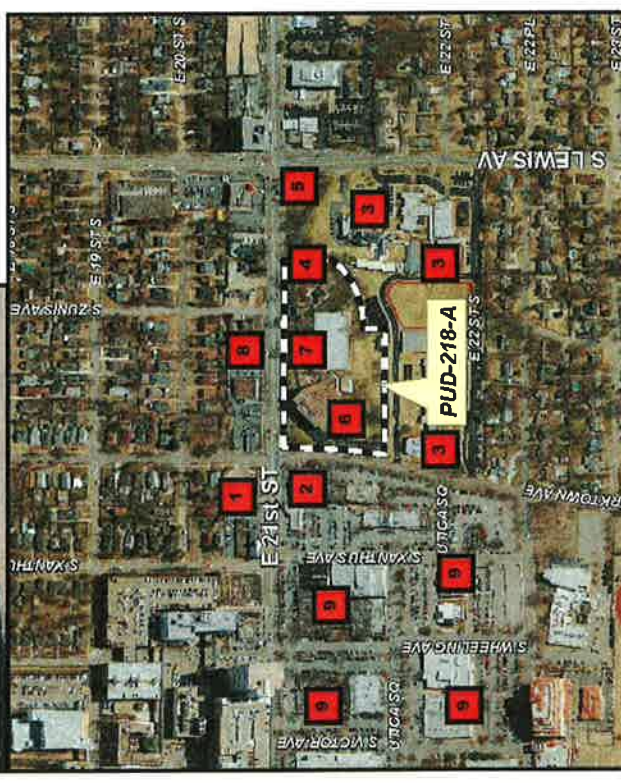
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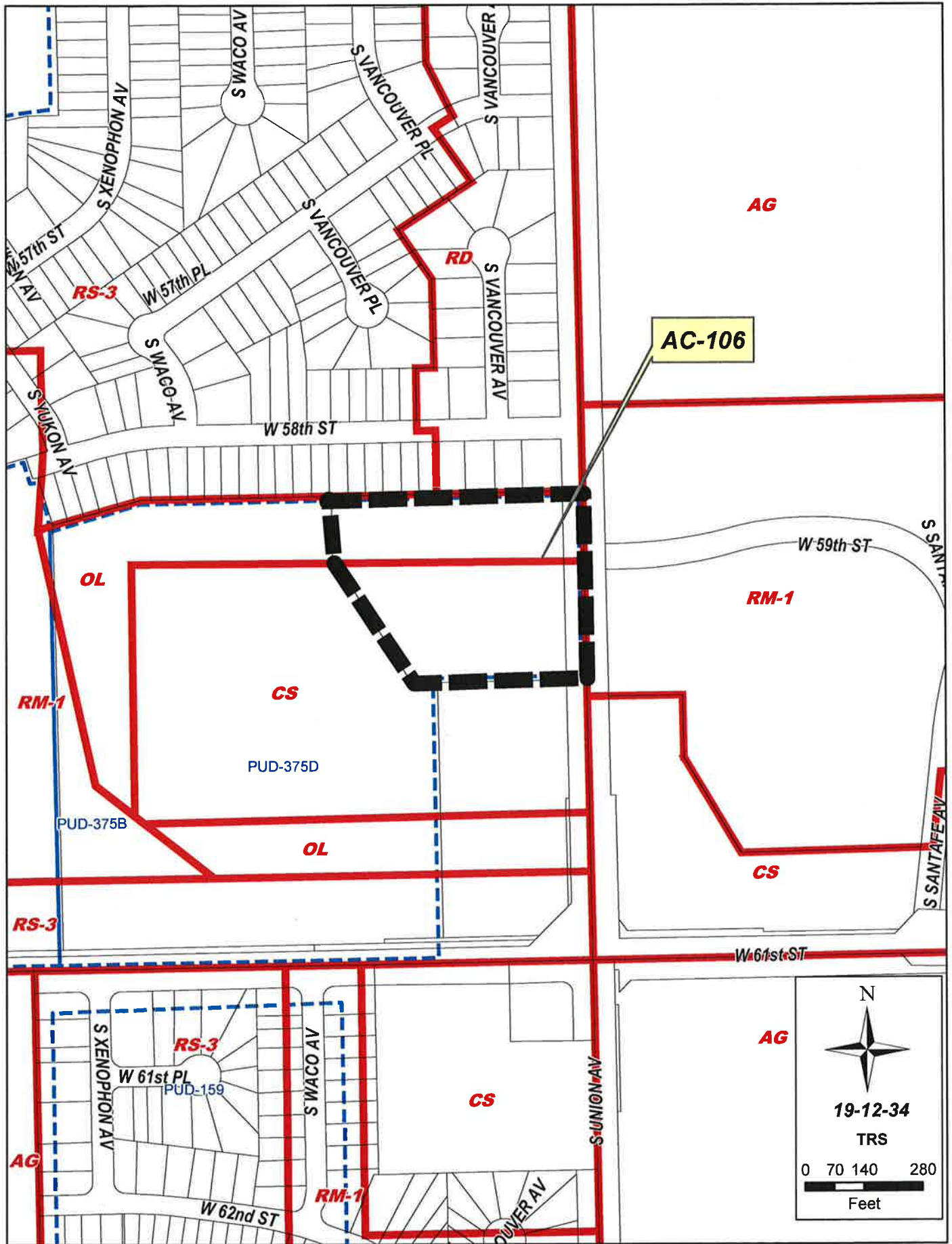


7

SCALE: NTS

SHEET NUMBER: C-1
REVISION: 0





22.1



N

AC-106
19-12-34
TRS

0 70 140 280

Feet

22.2

June 1, 2011

STAFF RECOMMENDATION

AC-106

Alternative Compliance Landscape Plan – North of the northwest corner of West 61st Street South and South Union Avenue; Lot 1, Block 1 – Life Park; TRS 19-12-34; CZM 46; Atlas 668; CD 2; OL/CS/PUD.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan for the Life Park Christian Church.

The proposed plan does not meet the technical requirements of Chapter 10 of the Zoning Code because 15 trees required in the street yard landscaped area are not being provided. In the alternative, the applicant proposes to preserve 77 existing trees in the interior of the lot as the landscaping for the entire lot.

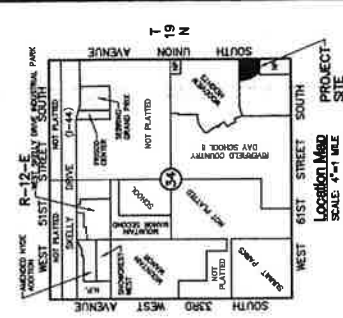
To encourage the preservation of mature trees, section 1002, C-4 of the code allows existing trees with a 6-inch or greater caliper to be counted as two trees toward the over-all site tree count. Staff contends that the intent of this provision was to encourage the preservation of mature trees and not to be used as an alternative to street yard landscaping which contributes to the aesthetic quality of Tulsa's streets. The code also states that alternative compliance landscape plans must be "equivalent to or better than" the requirements of chapter 10 of the code.

There is a 16-inch high pressure gas line located within the street yard along South Union Avenue. The gas line is located in a 17.5 utility easement immediately adjacent to the South Union Avenue right-of-way (ROW). The street yard for the tract is 50-feet wide measured from the property line. This leaves an area 32.5-feet wide remaining for the street yard trees to be planted. Per the attached plan, there is a single light-pole located in the median within the entry to the lot. This light pole is located within the 17.5-foot utility easement and is placed directly over or very near the gas line.

When reviewing alternative compliance landscape plans staff looks for factors unusual to the land or the use of the buildings and land in combination that create circumstances requiring an alternative to the technical requirements of Chapter 10. Generally, requests for alternative compliance involve a few parking spaces not being within the required distance of landscaped areas or the relocation of a few parking area or street yard trees. In this particular instance staff does not see any such factors that substantiate the need for alternative compliance landscaping.

Therefore, staff recommends **DENIAL** of alternative compliance landscape plan AC-106.

22.3



Location Map
SCALE: 1" = 1 MILE

Owner
LIFE PARK CHRISTIAN CHURCH
1000 N. W. 10th St., Suite 100
P.O. Box 808
Tulsa, Oklahoma 74101
PHONE: (918) 438-0807

Legend
LANDSCAPED AREA
UNLANDSCAPED AREA

Landscape Summary

PLD:
DEVELOPMENT AREA: A & B
TOTAL LOT AREA: 217,805 SQ. FT. (10X)
MINIMUM LANDSCAPE AREA REQUIRED: 21,781 SQ. FT. (10X)
LANDSCAPE AREA PROVIDED: 121,214 SQ. FT. (56%)

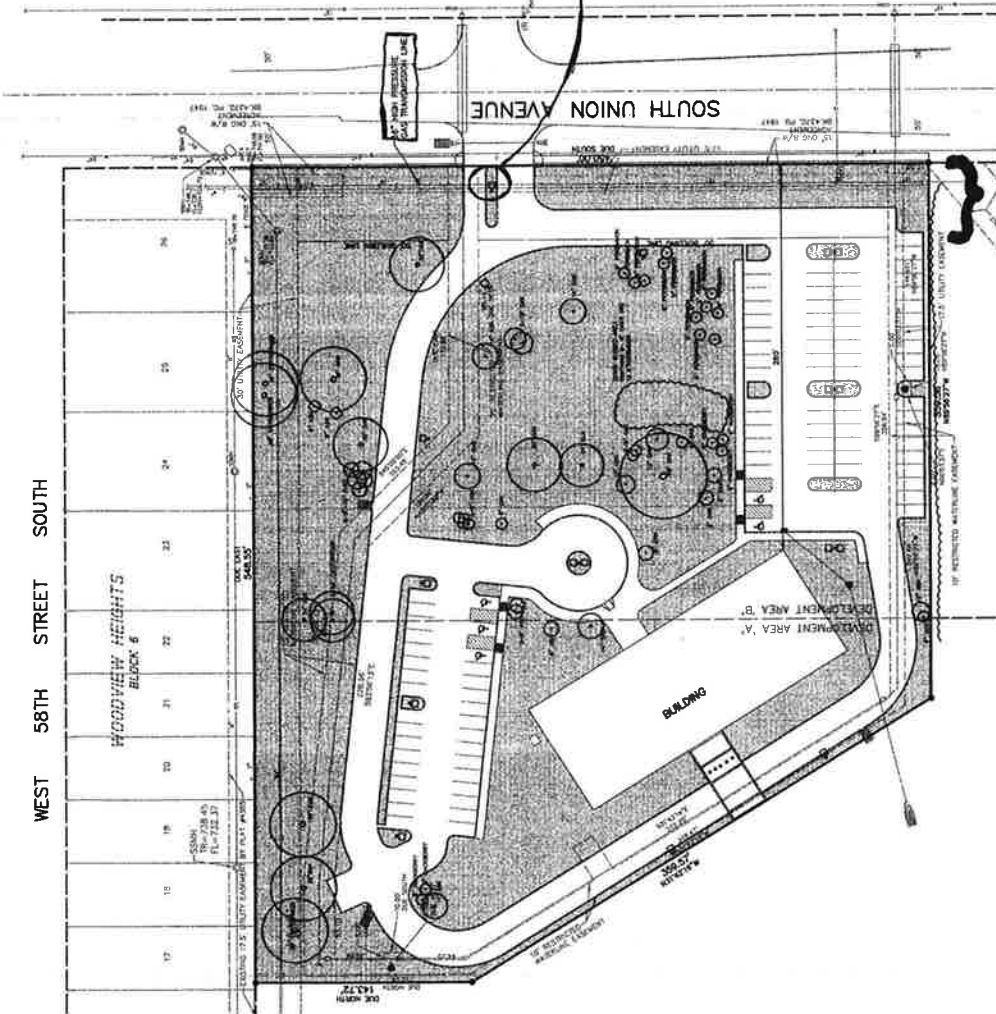
TREE AND LANDSCAPE REQUIRED BY STANDARD LANDSCAPE CODE
STREET YARD REQUIRED AREA:
5. UNION AVENUE STREET YARD AREA: 22,489 SQ. FT. (10X)
LANDSCAPE REQUIRED: 3,375 SQ. FT. (15%)
LANDSCAPE PROVIDED: 15,240 SQ. FT. (68%)
TREES REQUIRED: 1 PER 1,000 SQ. FT. (15 TREES)

PARKING AREA YARD TREES
TREES REQUIRED: 1 PER 12 PARKING SPACES OUTSIDE BUILDING AND FOR 100 PARKING SPACES (4 TREES)
TOTAL TREES REQUIRED: 24

PRESERVED TREES PER ALTERNATIVE COMPLIANCE

QTY	TYPE
6	DOGWOOD
8	ELM
29	DOG BERRY
23	PERSIMMON

TOTAL TREES PRESERVED: 77 (77 x 2 PER 1000.4) 154 TREE CREDITS
TREE CREDITS: (77 x 2 PER 1000.4) 154 TREE CREDITS
AREA BETWEEN BUILDING AND STREET ROW: 118,865 SQ. FT. (56%)
LANDSCAPE AREA BETWEEN BUILDING AND STREET ROW: 75,760 SQ. FT. (35%)
TREE LOCATIONS ARE APPROXIMATE



LIFE PARK CHRISTIAN CHURCH

ALTERNATIVE COMPLIANCE

LANDSCAPE PLAN

CITY OF TULSA, OKLAHOMA

SACK AND ASSOCIATES, INC.
1000 N. W. 10th St., Suite 100
Tulsa, Oklahoma 74101
PHONE: (918) 438-0807

NO.	DATE	BY	DATE
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ATLAS PAGE NO. 303

SHEET 1 OF 3 SHEETS



22.4



CITY COUNCIL CONSENSUS 2011-11

A CONSENSUS REQUESTING THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO HOLD PUBLIC HEARINGS, ANALYZE AND RECOMMEND TO THE CITY COUNCIL ORDINANCE AMENDMENTS TO THE ZONING CODE OF THE CITY OF TULSA TO AMEND TITLE 42 SECTION 1103 OF THE TULSA REVISED ORDINANCES BY DELETING SUBSECTION (A) (3).

WHEREAS, the public's health, safety, and welfare is the City of Tulsa's highest priority;

WHEREAS, the City of Tulsa's Zoning Code has provided for Planned Unit Developments (PUDs) as an alternative to conventional development where the particular tract is under common ownership or control, and a development plan for the development of the tract as a unit is proposed and submitted for public review;

WHEREAS, a PUD can provide for very efficient and satisfactory land use by permitting and encouraging innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties; permitting greater flexibility within the development to best utilize the unique physical features of the particular site; permitting creative land use design; providing and preserving meaningful open space; and achieving a continuity of function and design within the development;

WHEREAS, often a PUD application is accompanied by an application to rezone all or a portion of the land subject to the PUD to help meet the requirements of the PUD and meet the current uses in the surrounding area;

WHEREAS, the current Zoning Code (as stated in Title 42, Section 1103 (A) (3)) allows a property owner to place permitted uses, whether principal or accessory uses, anywhere within the development, irrespective of the underlying general zoning district boundaries;

WHEREAS, recent experiences have suggested weaknesses inherent in allowing PUDs to insert uses appropriate for one portion of the PUD into an area with zoning which would prohibit the use; and

WHEREAS, it is the desire of the City Council of the City of Tulsa to develop reasonable parameters which would allow developers ample opportunity to develop and construct particular projects within a PUD, while preventing the PUD

from developing in such a manner as to make the PUD inharmonious with the existing surrounding land uses and underlying zoning.

THEREFORE; BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TULSA:


Section 1. The City Council requests Tulsa Metropolitan Area Planning Commission to hold public hearings, analyze, and provide their report and recommendation to the City Council regarding:

1) whether the City of Tulsa Zoning Code should be amended to delete 42 TRO §1103(A)(3) and limit the ability of a PUD to reallocate uses within its boundaries to the extent the reallocation would violate the underlying zoning designation.

Section 2. The City Council requests Tulsa Metropolitan Area Planning Commission provide a report on their progress in evaluating this issue no later than July 15, 2011, including a timeline for submitting proposed ordinance amendments to the Council.

Section 3. The Council Secretary is hereby directed to send a copy of this consensus to the Tulsa Metropolitan Area Planning Commission within two (2) business days after it is signed by the Chair.

Adopted by the Council this 12th day of May, 2011.



Maria Barnes,
Chairman of the Council

ATTEST:


Secretary of the City Council

Approved:


Council Attorney