

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2616

December 21, 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 November 2011

1. Minutes of December 7, 2011, Meeting No. 2615

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-371-** (Lot-Combination) (CD-4), Location: East of the southeast corner of South Peoria Avenue and East 2nd Street South
3. **LS-20483-** (Lot-Split) (CD-2), Location: Northeast corner of West 78th Street South and South 30th West Avenue (Related to LC-372)
4. **LC-372-** (Lot-Combination) (CD-2), Location: Northwest corner of West 78th Street South and South 28th West Avenue (Related to LS-20483)
5. **LS-20379-** (Lot-Split) (CD-9), Location: East of the northeast corner of South Wheeling Avenue and East 45th Place (Related to LC-257)
6. **LC-257** (Lot-Combination) (CD-9), Location: East of the northeast corner of South Wheeling Avenue and East 45th Place (Related to LS-20379)
7. **Hudson Villa –** Final Plat, Location: North of East 11th Street, between South Joplin Avenue and South Hudson Avenue (CD 4)

8. **Sheridan Medical Park -** Final Plat, Location: 6371 East 67th Place South, northwest corner of East 67th Place South and South Sheridan Road (CD 9)
9. **PUD-696-B-2 – Malek Elkhoury/Patriot Bank,** Location: South of the southwest corner of 91st Street South and South Delaware Avenue, Requesting a Minor Amendment to reduce the required setback from the centerline of Delaware Avenue from 135 feet to 115 feet to allow for construction of a bank, **OL/CS**, (CD-2)
10. **PUD-559-A-8 – Joseph Neely/Southcrest Hospital,** Location: North of the northeast corner of 91st Street South and South 101st East Avenue, Requesting a Minor Amendment to reduce a 55-foot setback to 48.7 feet, a distance of 6.5 feet to reflect as built conditions, **CO**, (CD-8)
11. **PUD-266-4 – Ed Johnson/Brittany Square Apts.,** Location: West of the southwest corner of East 51st Street South and South Harvard Avenue, Requesting a Minor Amendment to increase the permitted height of an apartment identification sign to 12 feet, **RM-1/RM-2**, (CD-9)
12. **AC-111 – James Schellhorn/Epicenter,** Location: South of the southeast corner of East 15th Street South and South Atlanta Avenue, Requesting a Landscaping Alternative Compliance to allow required street yard landscaping to be placed in the street right-of-way, **OL** (CD-4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

13. **PUD-397-B-1 – Andrew A. Shank/61 MM LTD,** Location: Southwest corner of East 61st Street and South 91st East Avenue, Requesting Minor Amendment, (CD-7)
(Applicant has requested a continuance to January 18, 2012.)
14. **Change of Access – Lot 1, Block 1, Holliday Hills Center -** Location: West of northwest corner of East 61st Street South and South Yale Avenue, Lot 1, Block 1, Holliday Hills Center, (CD 9) (continued from December 7, 2011 meeting)
15. **Z-7185/PUD-789 -** Plat Waiver, Location: 1326 East 37th Street, Lot 4, Block 2, Lee Dell Subdivision (CD 9)
16. **Zanmai –** Minor Subdivision Plat, Location: Northwest corner of East 14th Place South and South Peoria Avenue (CD 4)
17. **Z-7189 – Ryan Coulter,** Location: Northeast corner of North Osage Drive and West Apache Street, Requesting rezoning from **CS to IM**, (CD-1)

OTHER BUSINESS

18. **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.

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

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

Wednesday, December 21, 2011 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER AND DISCUSS:

1. Discussion of proposed amendments to Form-Based Codes, Title 42 B.
2. Discussion and determination of public hearing date for Regulatory Plan for balance of Pearl District.

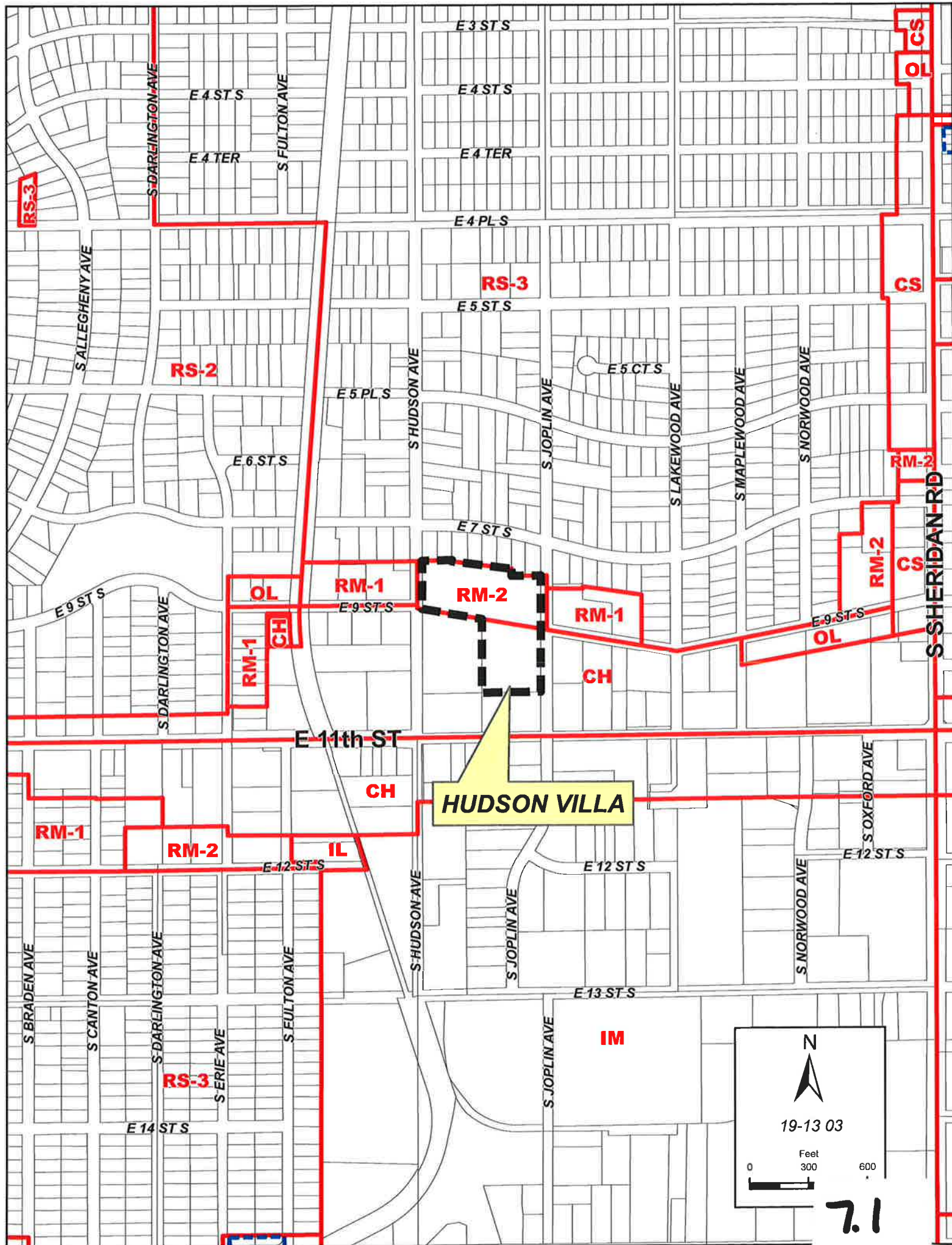
Adjourn.

Visit our website at www.tmapc.org

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

TMAPC RECEIPTS
Month of November 2011

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	6	\$30.00	\$30.00	\$60.00	53	\$300.00	\$300.00	\$600.00
Zoning	3	1,325.00	1,325.00	2,650.00	14	7,030.00	7,030.00	14,060.00
PUDs & Plan Reviews	38	2,725.00	2,725.00	5,450.00	164	15,282.50	15,282.50	30,565.00
Refunds		(200.00)	(200.00)	(400.00)	0	(400.00)	(400.00)	(800.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,880.00</u>	<u>\$3,880.00</u>	<u>\$7,760.00</u>		<u>\$22,212.50</u>	<u>\$22,212.50</u>	<u>\$44,425.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	4	\$975.00	\$975.00	\$1,950.00
Preliminary Plats	0	0.00	0.00	\$0.00	8	3,947.50	3,947.50	7,895.00
Final Plats	0	0.00	0.00	0.00	3	1,130.27	1,130.27	2,260.54
Plat Waivers	3	375.00	375.00	750.00	12	1,500.00	1,500.00	3,000.00
Lot Splits	3	164.50	164.50	329.00	30	1,550.50	1,550.50	3,101.00
Lot Combinations	4	200.00	200.00	400.00	23	1,150.00	1,150.00	2,300.00
Access Changes	1	25.00	25.00	50.00	6	150.00	150.00	300.00
Other		75.00	75.00	150.00	0	75.00	75.00	150.00
Refunds			0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$1,164.50</u>	<u>\$1,164.50</u>	<u>\$2,329.00</u>		<u>\$10,478.27</u>	<u>\$10,478.27</u>	<u>\$20,956.54</u>
BOARDS OF ADJUSTMENT								
Fees	16	\$6,100.00	\$0.00	\$6,100.00	65	\$23,885.00	\$3,750.00	\$27,635.00
Refunds		0.00	0.00	0.00	0	(750.00)	0.00	(750.00)
NSF Check			0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	0	<u>(250.00)</u>	<u>0.00</u>	<u>(250.00)</u>
		<u>\$6,100.00</u>	<u>\$0.00</u>	<u>\$6,100.00</u>		<u>\$23,135.00</u>	<u>\$3,750.00</u>	<u>\$26,885.00</u>
TOTAL		\$11,144.50	\$5,044.50	\$16,189.00		\$55,825.77	\$36,440.77	\$92,266.54



Final Subdivision Plat

Hudson Villa - (9303) (CD 4)

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

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

Staff has received release letters for this plat and can recommend approval of the final plat.

Hudson Villa

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

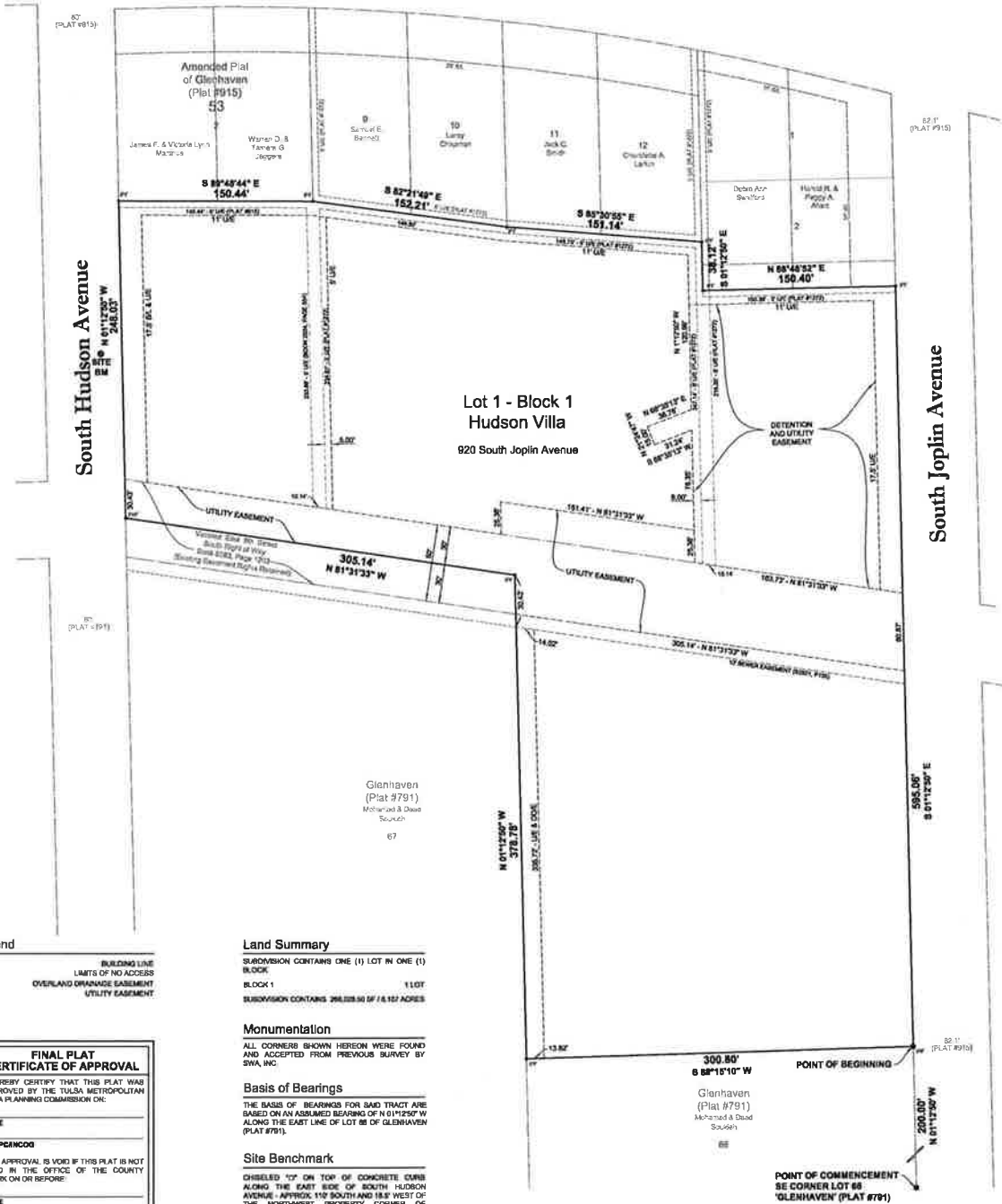


Owner / Developer

HUDSON VILLA, LLC
415 WEST ANCHER STREET
TULSA, OKLAHOMA 74103
PHONE: (918) 583-5588
FAX: (918) 583-8145
CONTACT: SANDRA LEWIS, MANAGER

Engineer / Surveyor

HRAOK, INC.
1913 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 258-3737
FAX: (918) 258-2644
C.A. #0843 EXPIRES JUNE 30, 2013
INFO@HRAOK.COM



Legend

BL BUILDING LINE
LUA LIMITS OF NO ACCESS
OVE OVERLAND DRAINAGE EASEMENT
UE UTILITY EASEMENT

Land Summary

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
BLOCK 1
SUBDIVISION CONTAINS 268,028.50 SF / 6.157 ACRES

Monumentation

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

Basis of Bearings

THE BASIS OF BEARINGS FOR SAID TRACT ARE BASED ON AN ASSUMED BEARING OF N 01°12'50\"/>

Site Benchmark

CHISELED '10' ON TOP OF CONCRETE CURB ALONG THE EAST SIDE OF SOUTH HUDSON AVENUE APPROX. 110' SOUTH AND 18.5' WEST OF THE NORTHWEST PROPERTY CORNER OF HUDSON VILLA. ELEV. = 722.57 (NAVD 1988)

Notes

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.
ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF TULSA.

LOT LINES AND BUILDING LINES FROM PREVIOUS UNDERLYING PLAT NUMBERS 751, 815 AND 1222, NOT SHOWN AT THE REQUEST OF THE CITY OF TULSA.

FINAL PLAT CERTIFICATE OF APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON:

DATE

TIME/PERIOD

THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE COUNTY CLERK ON OR BEFORE:

DATE

COUNTY OR CITY ENGINEER

APPROVED BY THE COUNCIL OF THE CITY OF TULSA, OKLAHOMA:

DATE

CHAIRMAN

MAYOR

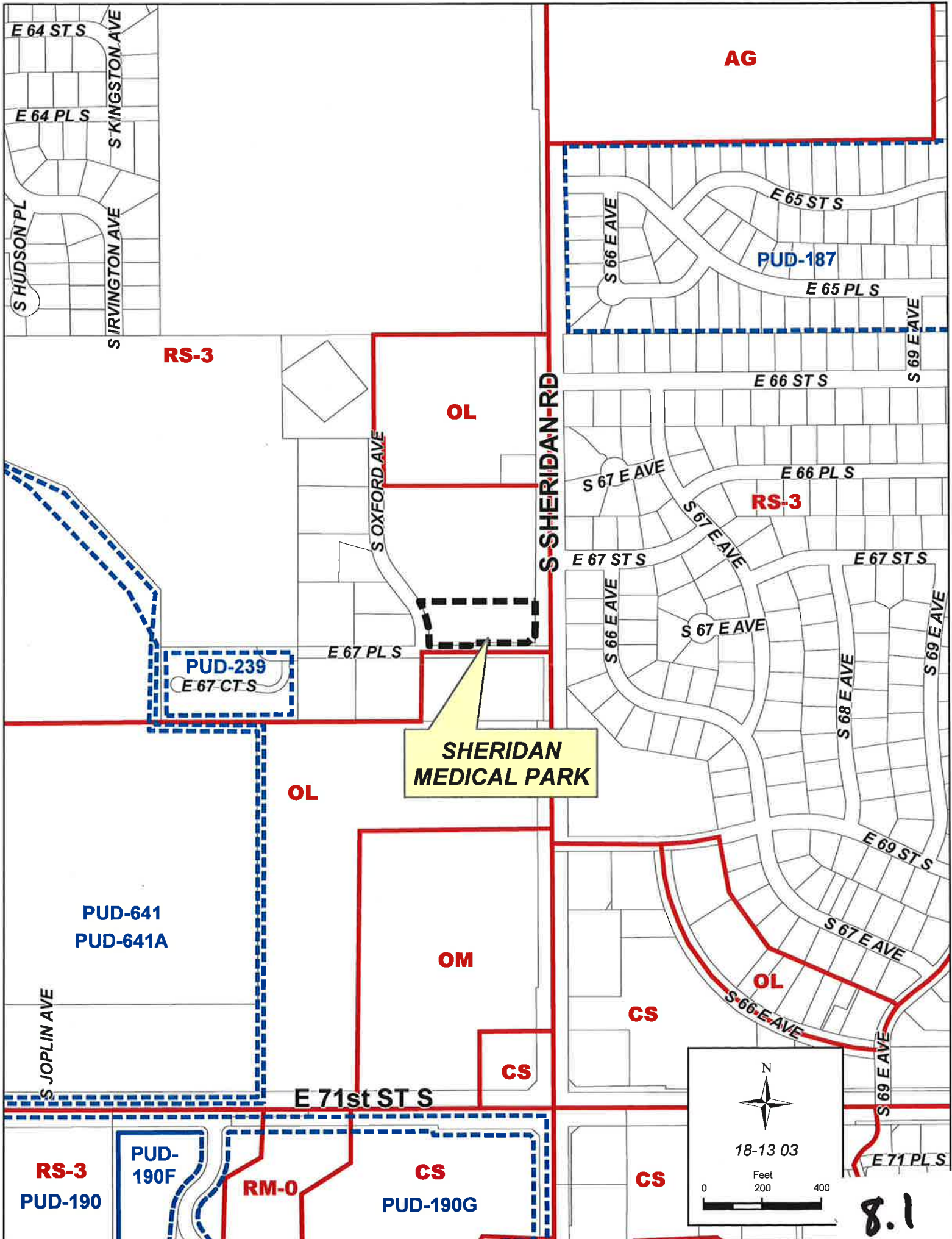
ATTEND: CITY CLERK

APPROVED: CITY ATTORNEY

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

7.4





8.2

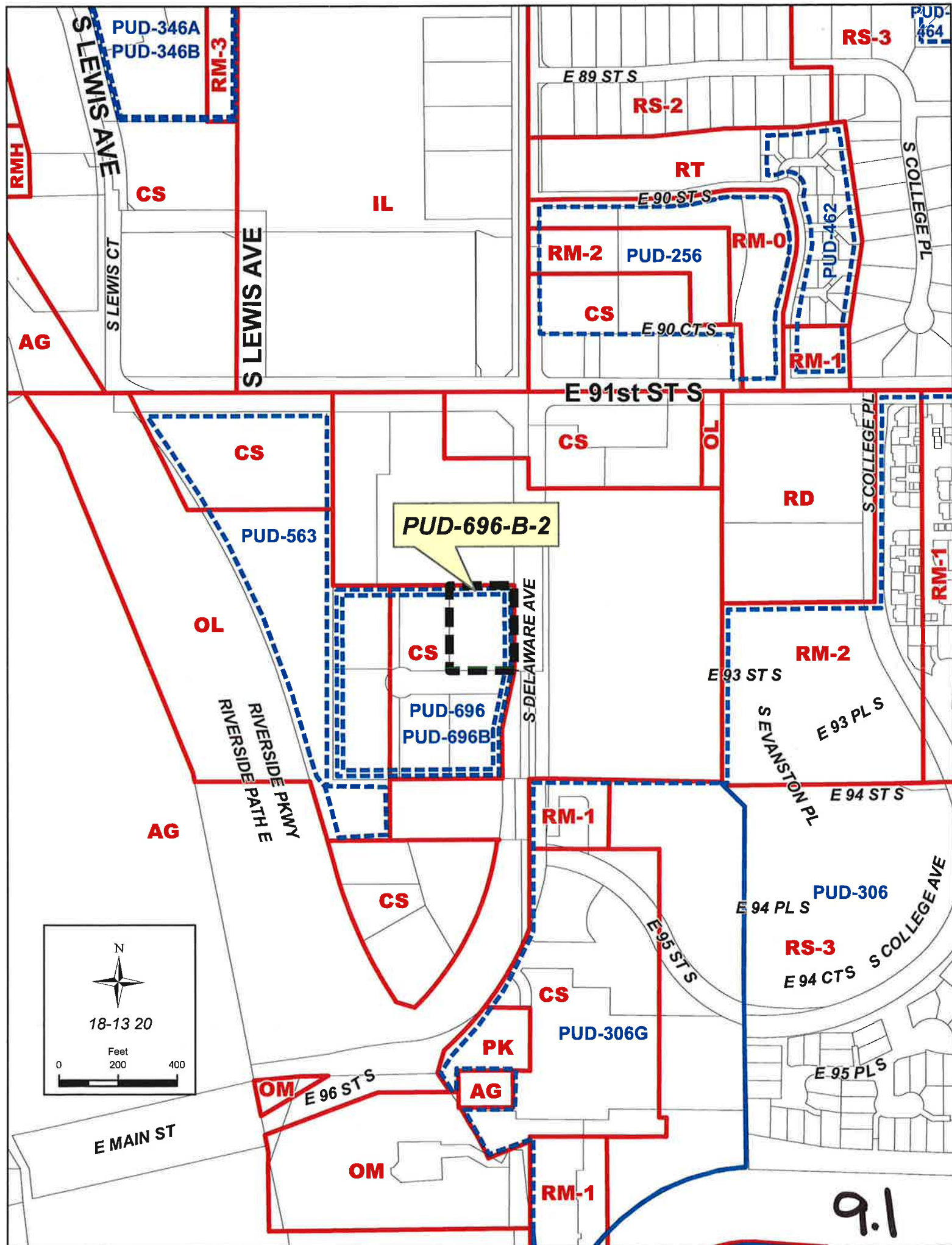
Final Subdivision Plat

Sheridan Medical Park - (0833) (CD 9)

6371 East 67th Place South, Northwest corner of East 67th Place South and South Sheridan Road

This plat consists of 2 Lots, in 1 Block, on 1.18 acres.

Staff has received release letters for this plat and can recommend approval of the final plat.

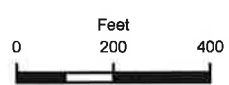




PUD-696-B-2



18-13 20



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

9.2

December 21, 2011

STAFF RECOMMENDATION

PUD-696-B-2: Minor Amendment – South of the southwest corner of 91st Street South and South Delaware Avenue; Lot 6, Block 1 – 9200 Delaware; TRS 18-13-20; CZM 56; Atlas 1912; CD 2; OL/CS.

The applicant is requesting a minor amendment to reduce the required setback from the centerline of Delaware Avenue from 135-feet to 115-feet to allow for the construction of a bank. Please refer to the attached site plan and plat of the property.

Approved in 2004 PUD-696 was proposed as a retail center with a single, multi-tenant strip center near the western boarder of the site with two out parcels located along Delaware Avenue. Research completed by staff indicates the 135-foot setback from the centerline of Delaware Avenue was established to accommodate the varying right-of-way dedication required for Delaware Avenue (see attached plat) and to support typical suburban style strip development (see attached original concept plan for PUD-696).

The PUD was amended in 2011 to allow for the construction of a 126-unit apartment complex on the western 1/3 of the site. The remainder of the site is to be developed as four individual out parcels allowing a variety of retail, restaurant and office uses (please see attached conceptual site plan for PUD-696-B).

The proposal the subject of this application is the construction of a bank with a four lane drive-thru facility on the rear of the building. The lot in question is 218-feet deep off Delaware Avenue. With an 85-foot setback requirement from the lot line along Delaware Avenue (135-feet from the centerline) the developable area of the lot then becomes approximately 130 feet deep which would not accommodate the bank and the drive-thru facility.

Moving the building closer to the road and providing direct pedestrian connection from the front of the building to the sidewalk along Delaware Avenue is more in accord with the development guidelines for pedestrian friendly development as envisioned by the Comprehensive Plan.

Staff contends the setback reduction will not substantially alter the approved Development Plan, the approved PUD standards or the character of the development. Therefore staff recommends **APPROVAL** of minor amendment PUD-696-B-2.

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

9.3



9.4

Woodmont

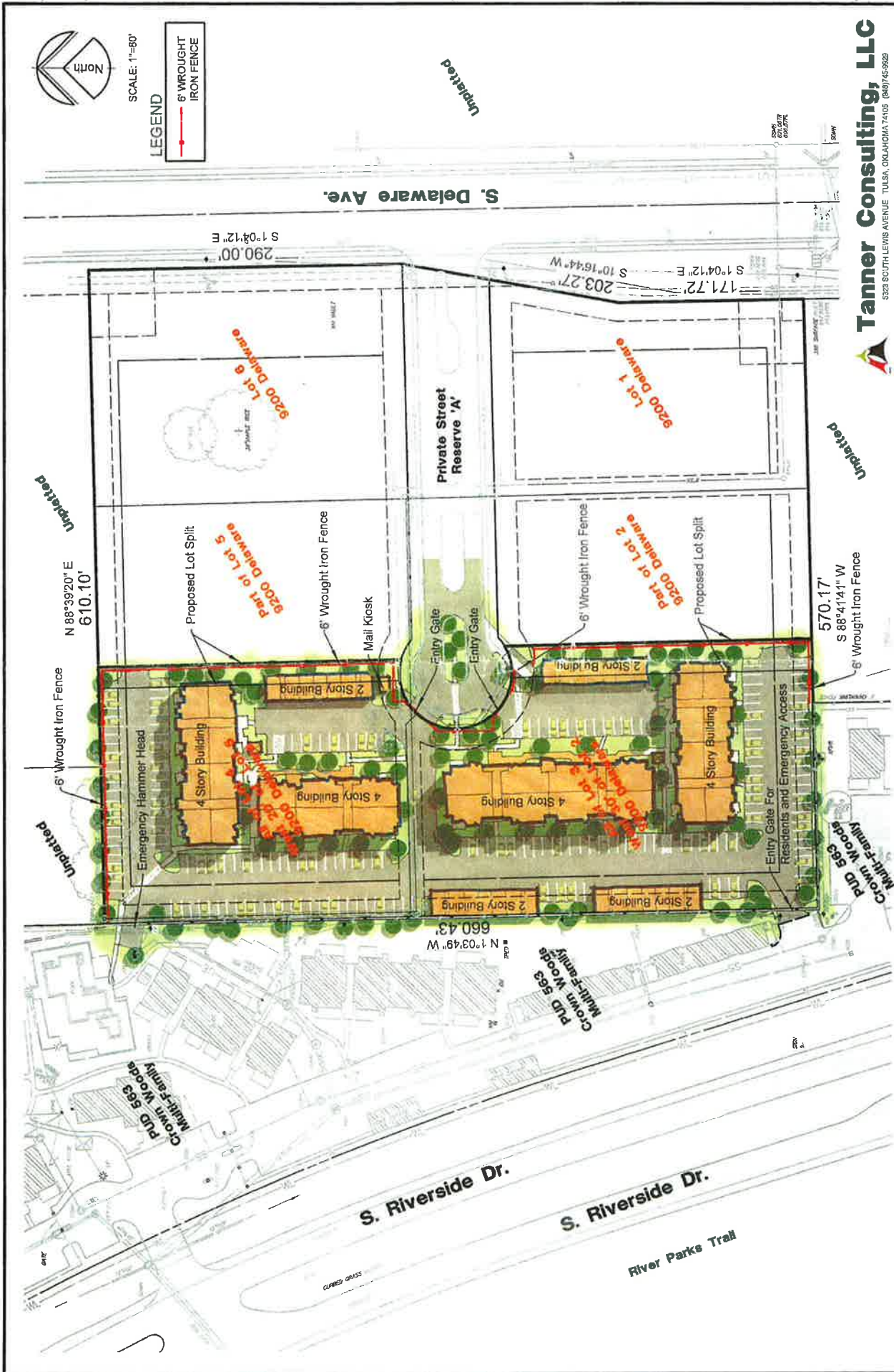
PUD NO. 696

SOUTH OF THE SW/C OF 91ST STREET AND DELAWARE AVENUE



December 3, 2003 rev. 12.11.03
FOR: THE WOODMONT COMPANY

TANNER CONSULTING, LLC
TULSA, OKLAHOMA





Subject property from center of Delaware Ave., looking northwest



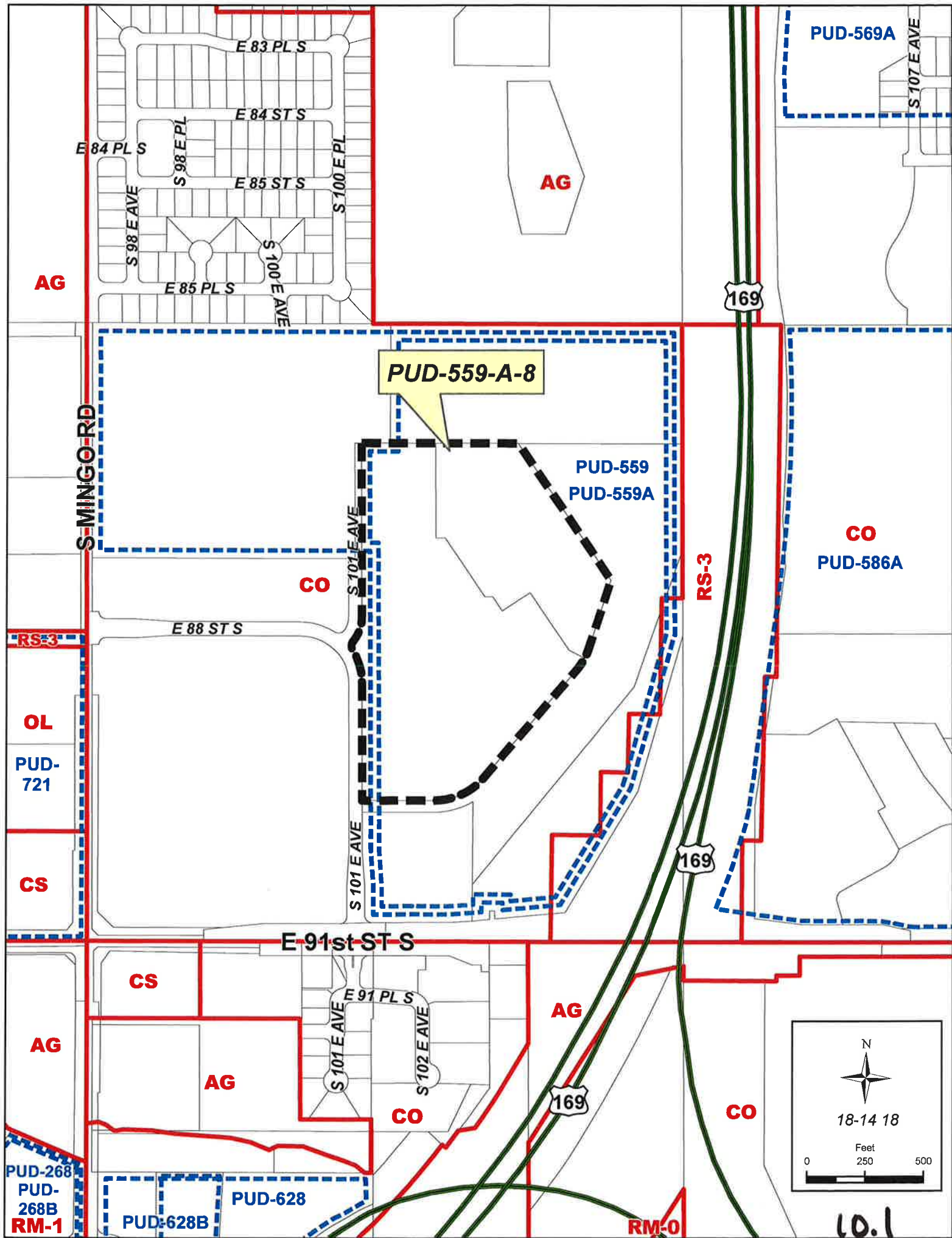
Subject property from center of private drive, looking north

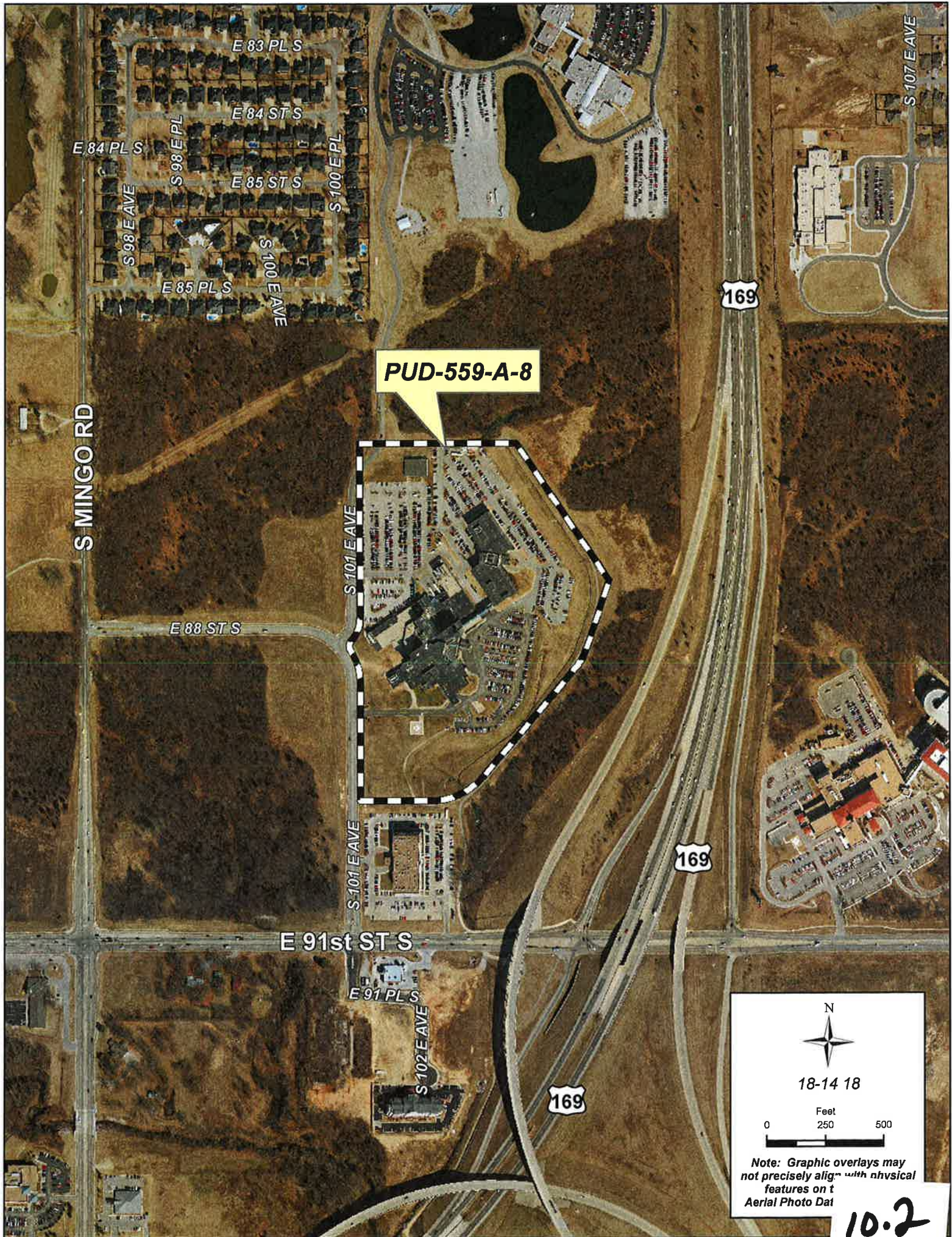


Subject property from center of Delaware Ave., looking southwest



Subject property from Delaware Ave. Sidewalk looking south





PUD-559-A-8



18-14 18

0 Feet 250 500

Note: Graphic overlays may not precisely align with physical features on the Aerial Photo Data

10.2

December 21, 2011

STAFF RECOMMENDATION

PUD-559-A-8: Minor Amendment – North of the northeast corner of 91st Street South and South 101st East Avenue; Lot 1, Block 1 – Southcrest Medical Campus; TRS 18-14-18; CZM 54; Atlas 1902; CD 7; CO.

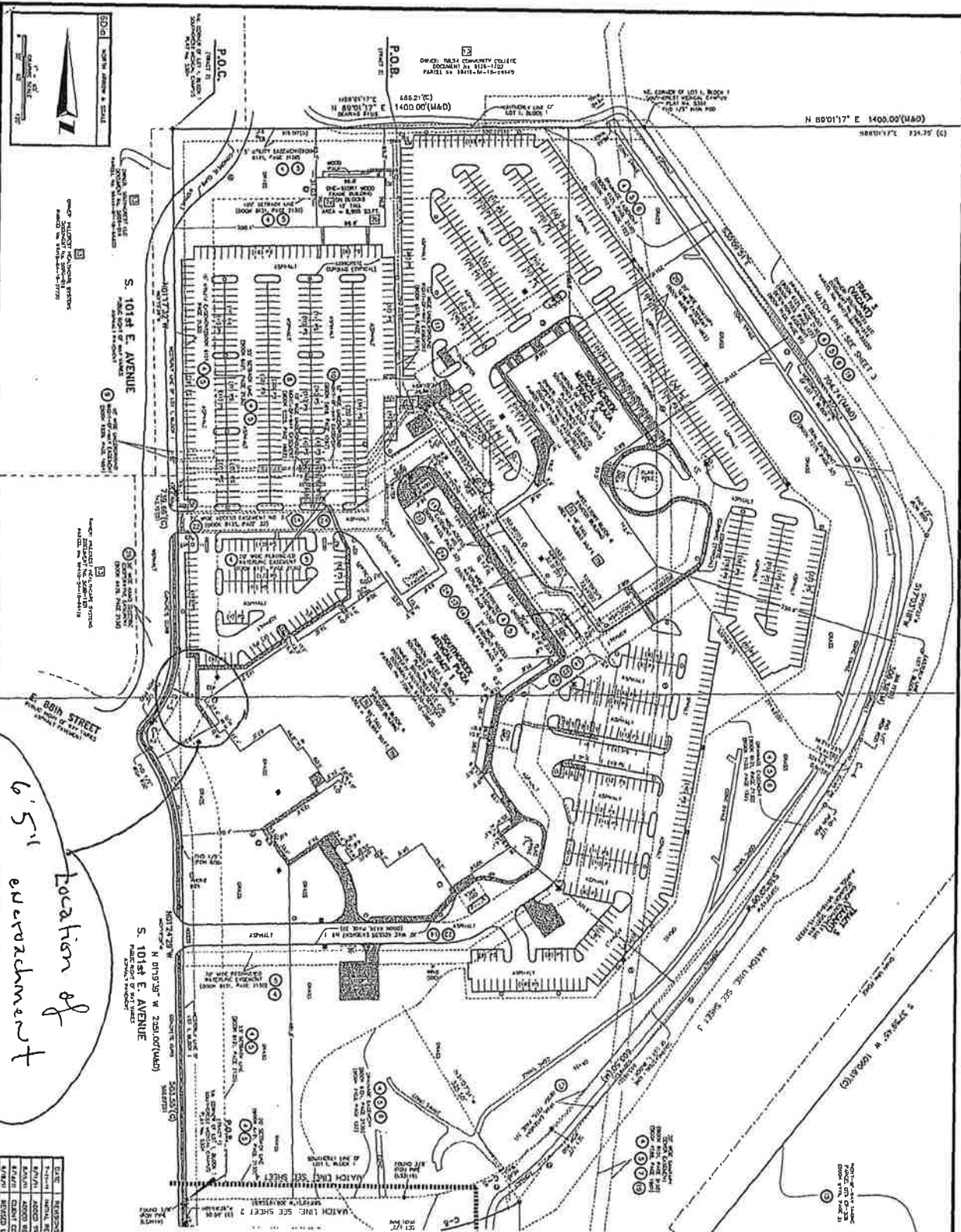
The applicant is requesting a minor amendment to reduce a 55-foot setback to 48-feet 7 inches, a distance of 6-feet 5 inches to reflect as built conditions. The encroachment is for a very small corner on the southwest portion of the existing building as indicated on the attached exhibits.

The 6-foot 5-inch encroachment was discovered during an Alta Survey that was being performed prior to the conveyance of the property. There are no residentially zoned or residentially used properties that could be affected by the setback reduction. The hospital was constructed from 1997 to 1999.

Staff believes a 6-foot 5-inch reduction in setback for such a small portion of the building will have negligible impact and will not substantially alter the approved Development Plan, the approved PUD standards or the character of the development.

Therefore staff recommends **APPROVAL** of minor amendment PUD-559-A-8.

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



DATE	REVISION
11/11/11	REVISION 1
11/11/11	REVISION 2
11/11/11	REVISION 3
11/11/11	REVISION 4
11/11/11	REVISION 5
11/11/11	REVISION 6
11/11/11	REVISION 7
11/11/11	REVISION 8
11/11/11	REVISION 9
11/11/11	REVISION 10

ASM AMERICAN SURVEYING & MAPPING INC.
 1830 N. STEPHEN AVE. SUITE 200
 TULSA, OKLAHOMA 74104
 PHONE (918) 438-1234
 WWW.ASMOKLAHOMA.COM

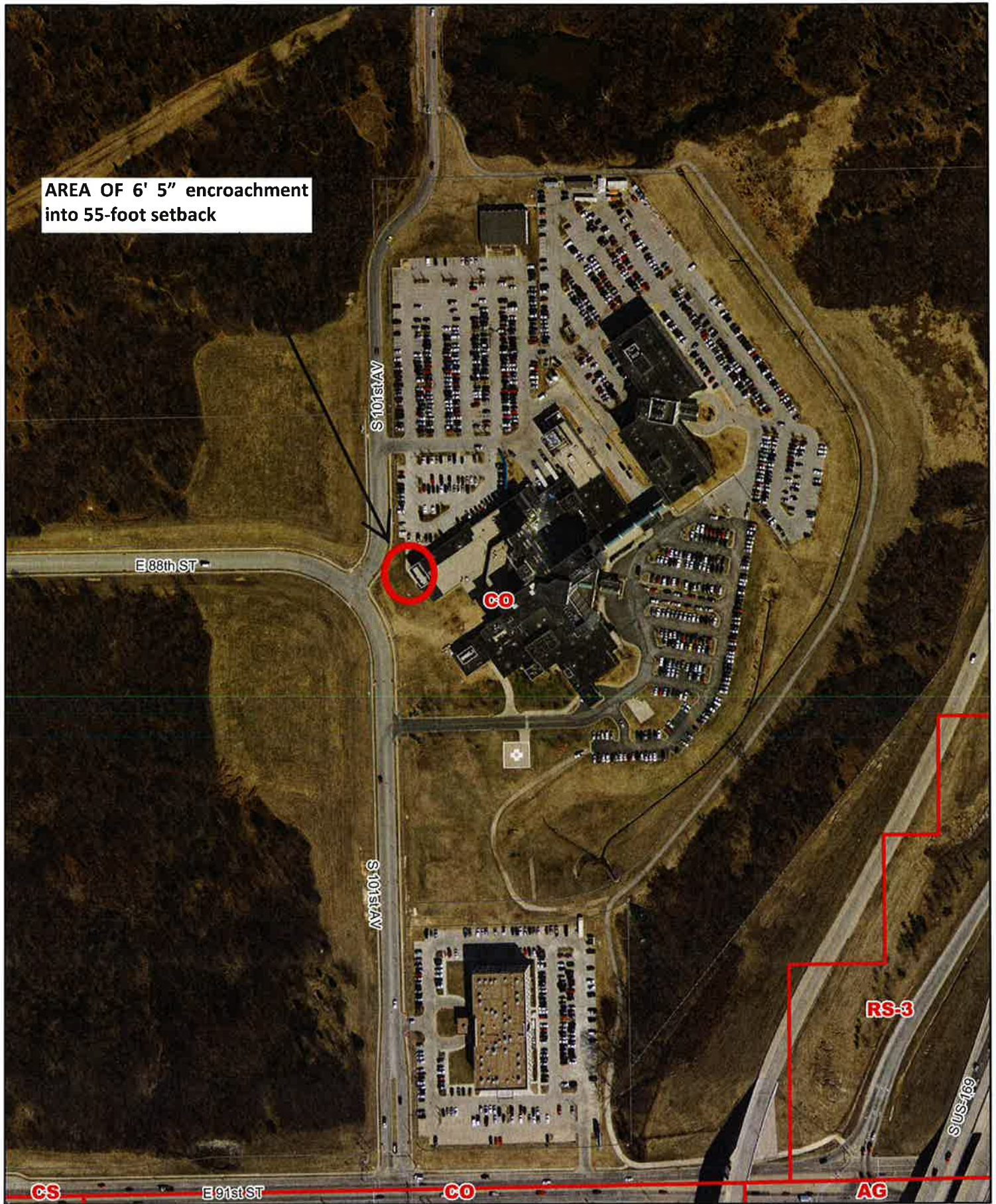
6061 ALTA/ACSM LAND TITLE SURVEY
 OF
 SOUTHCREST HOSPITAL
 6061 S. 101st E. AVENUE
 TULSA, OKLAHOMA

10.4

SEE CLAMP TABLE ON SHEET 1

Location of
 6.51 overachment

AREA OF 6' 5" encroachment
into 55-foot setback



Feet
0 100 200

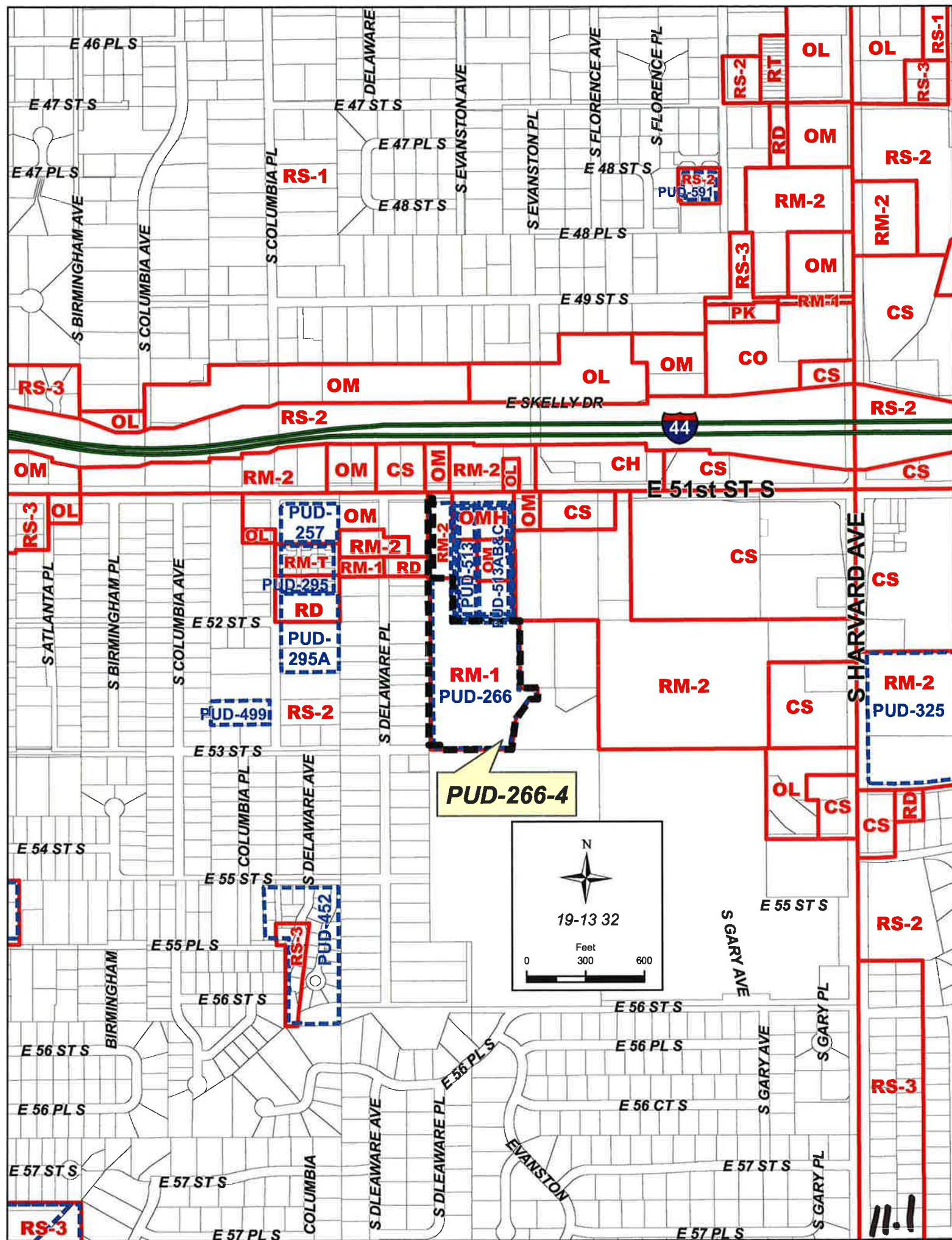


10.6



Corner of building with 6-foot, 5-inch encroachment







PUD-266-4



19-13 32

0 300 600
Feet

Note: Graphic overlays may not precisely align with physical features on the Aerial Photo Data

11.2

E 51st ST S

S DELAWARE PL

PUD-266-4



19-13 32

Feet
0 50 100

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

11.3

December 21, 2011

STAFF RECOMMENDATION

PUD-266-4: Minor Amendment – West of the southwest corner of East 51st Street South and South Harvard Avenue; Lot 2, Block 1 – Brittany Square; TRS 19-13-32; CZM 47; Atlas 470/561; CD 9; RM-1/RM-2.

The applicant is requesting a minor amendment to increase the permitted height of an apartment identification sign to 12-feet. Referring to the attached aerial photograph, the apartment property is located west of Harvard Avenue, behind an office building and mini-storage facility on the south side of 51st Street immediately adjacent to the I-44 widening project.

Since the property was developed with the apartments behind the office building and mini-storage, PUD-266 allows two free-standing signs on the office property, one sign to identify the office building and one for the apartments. The signs are permitted to be five feet in height with 32 square feet of display area each and must be separated by a minimum of 100-feet. The underlying RM zoning would permit a sign up to 20 feet in height.

With the widening of I-44 and the extension of the I-44 right-of-way (ROW) line to the north side of 51st Street the ownership of the apartments is seeking better exposure for the apartments to both 51st Street and I-44. Historically, there has been an identification problem with the apartments given the location of the complex off the street with access provided via mutual access easement through another lot. Please refer to the attached case photographs for as view of the 51st Street corridor.

Staff believes the increase in sign height will not substantially alter the size, location, number, and character (type) of the signs permitted in the PUD. Provided the underlying zoning would permit a sign up to 20-feet in height, the apartment complex location behind existing development and the property location along 51st Street/I-44 staff can support the request.

Staff recommends **APPROVAL** of minor amendment PUD-266-4.

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

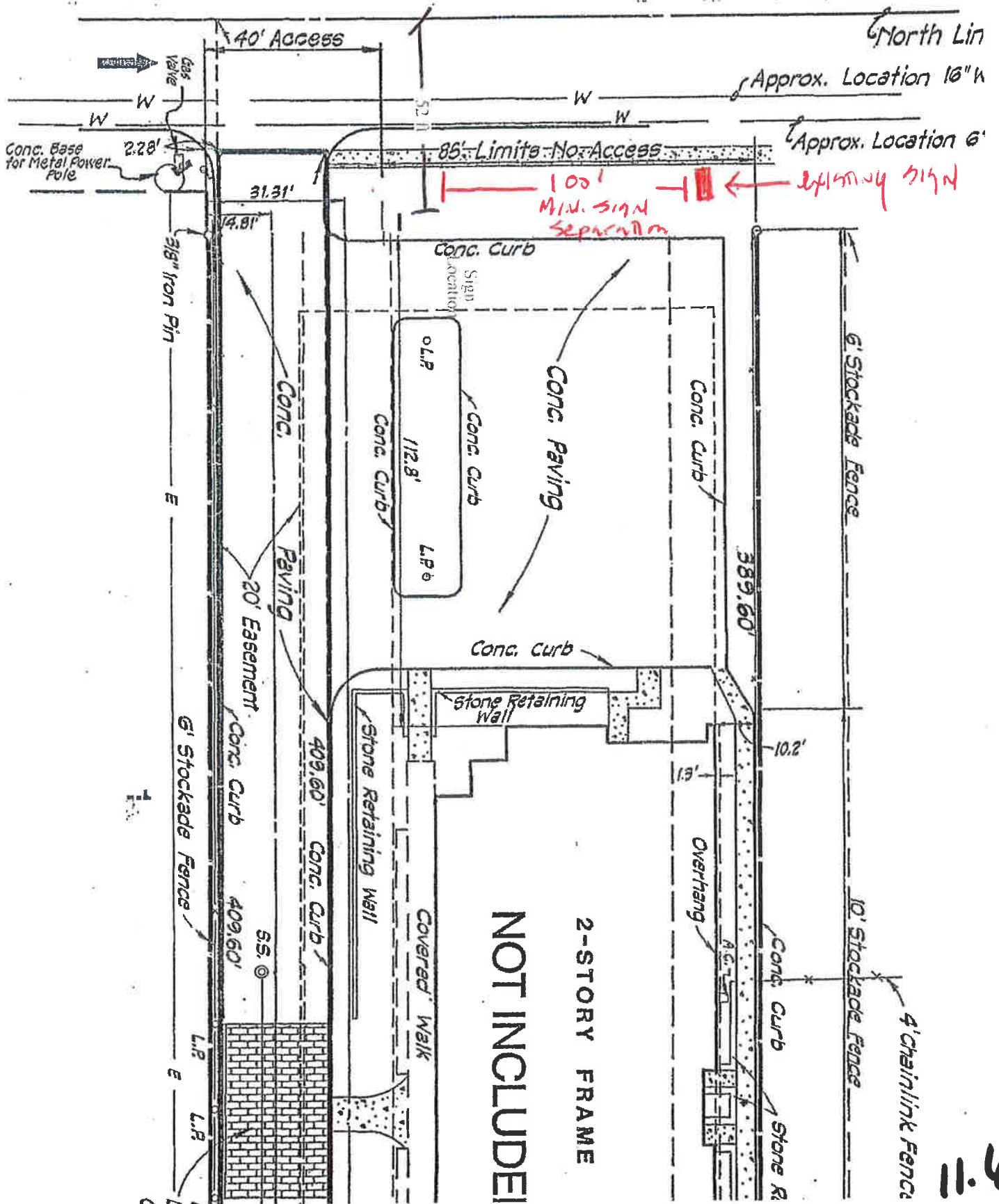
11.4

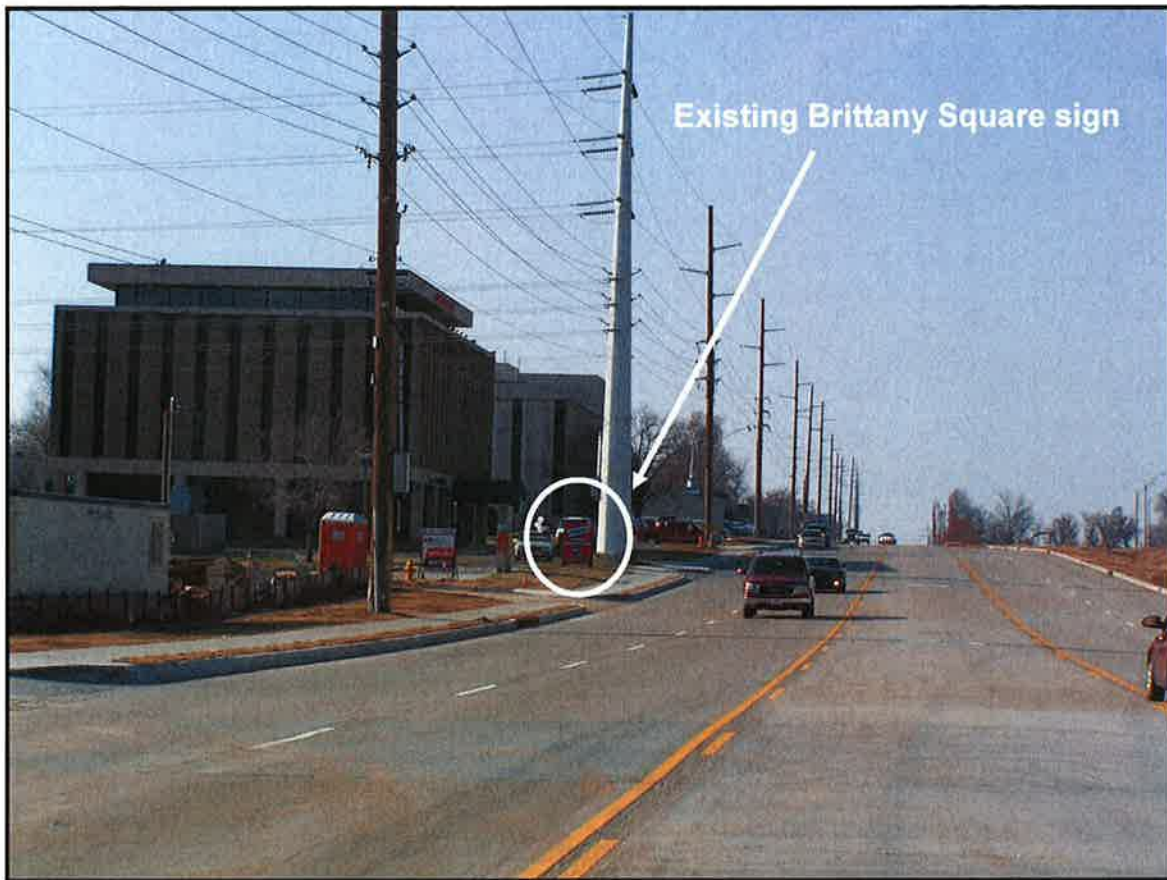


144 in

11.5

EAST 51ST STREET SOUTH





Looking at property frontage from the east, along 51st Street



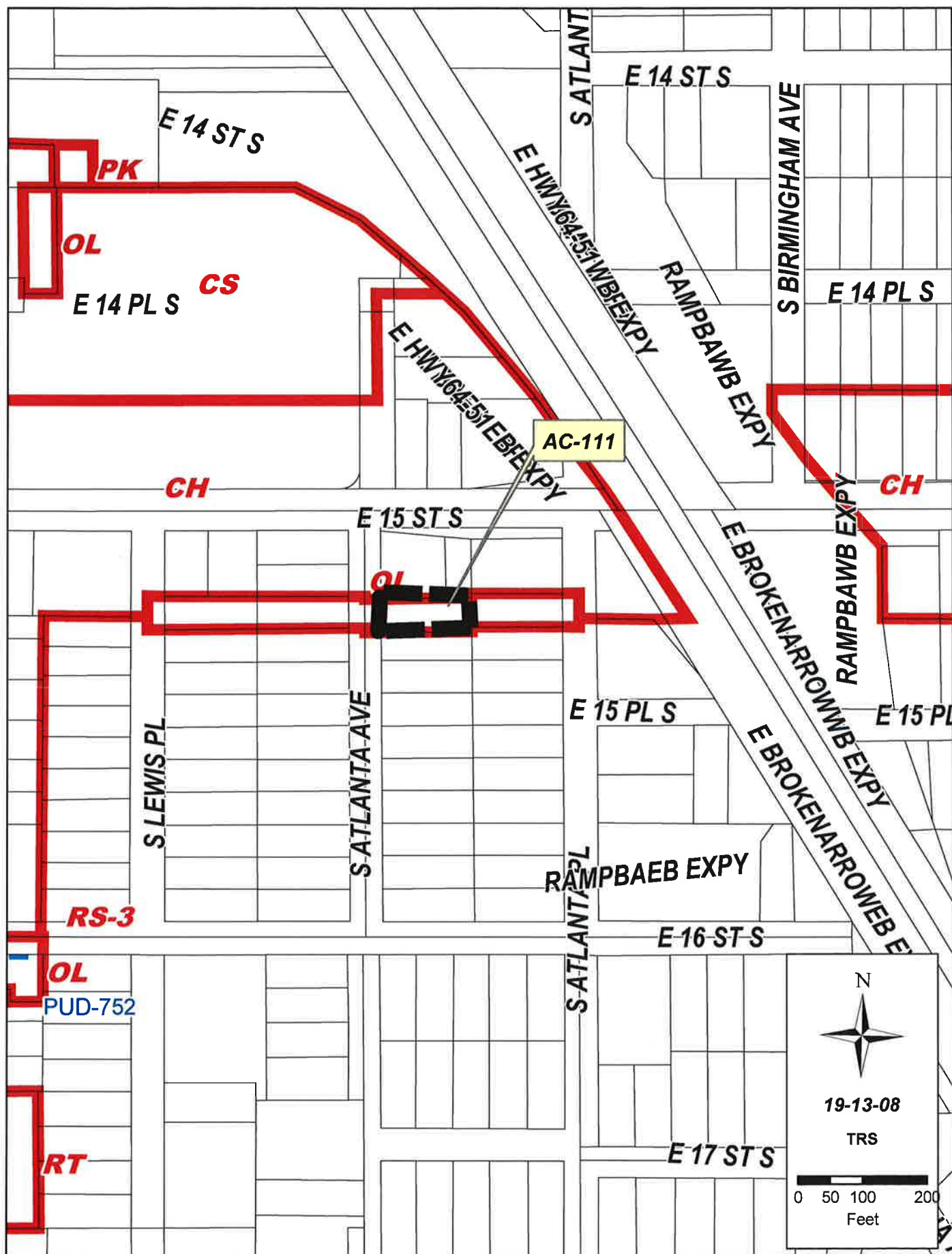
Looking west along 51st St.



Office building fronting 51st Street



Looking east along 51st Street





12.2

STAFF RECOMMENDATION

AC- 111

Alternative Compliance Landscape Plan – South of the southeast corner of East 15th Street South and South Atlanta Avenue; the north 5-feet of Lot 21 and the south 45 feet of Lot 22, Block 1 – Fifteenth Street Addition; TRS 19-13-08; CZM 37; Atlas 30; CD 4; OL.

The applicant is requesting TMAPC approval of an alternative compliance landscape plan to allow required street yard landscaping to be placed in the street right-of-way (ROW) as depicted on the attached plan. The property appears to be a lot that was formerly zoned RS-3 and was rezoned to OL to provide a buffer between the commercial properties on 15th Street and the residential single-family neighborhood to the south. For an OL zoned lot it is on the small side at 50-feet wide (along Atlanta Avenue) by 140-feet deep (7,000 square feet). As far as staff was able to discover there are no plans to widen Atlanta Avenue.

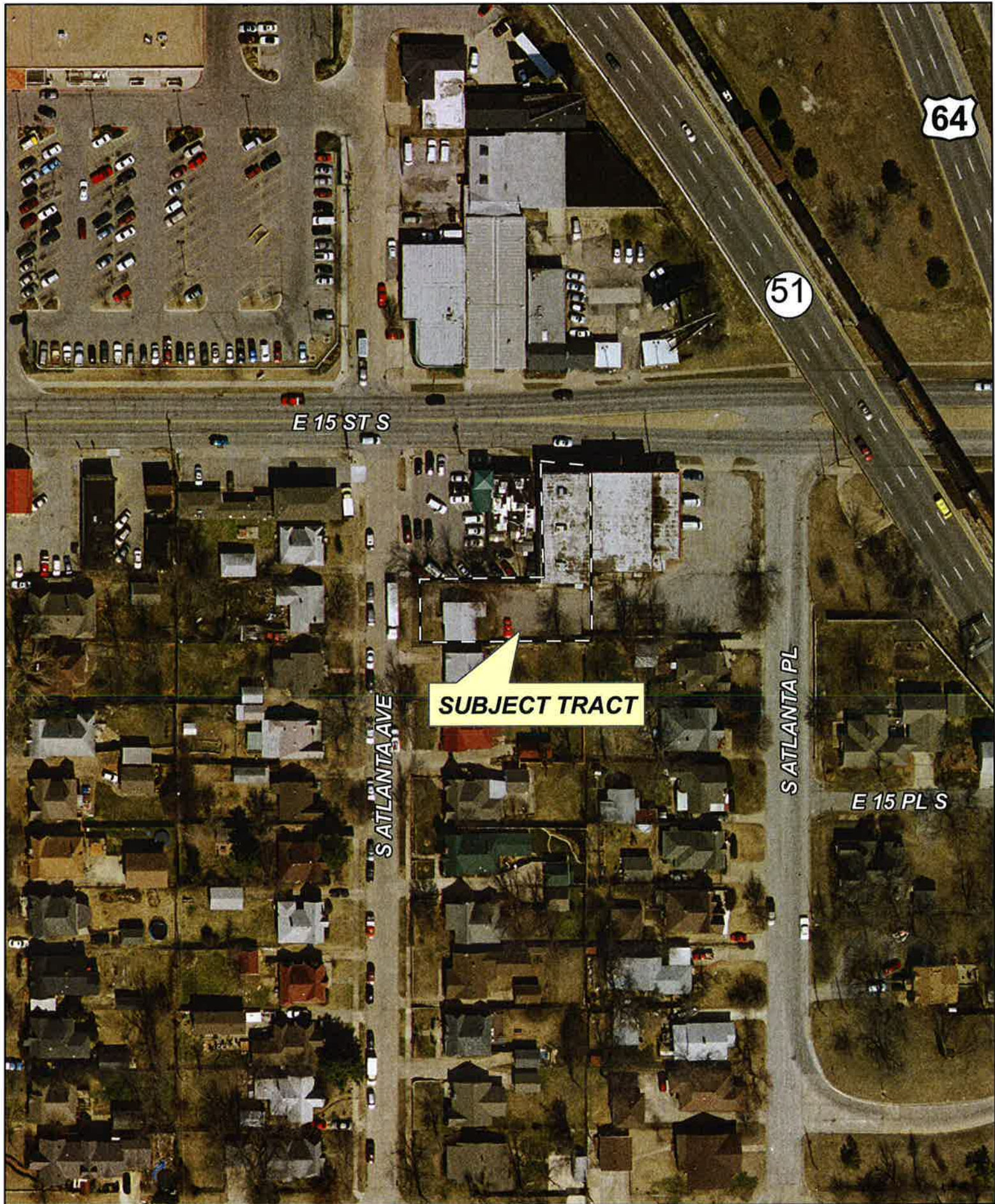
There are no minimum lot sizes in the office district; however, the OL District does require a minimum of 75-feet of frontage along the street. The lot is therefore a lawfully existing, non-conforming lot as to lot width.

Driving the need for an Alternative Compliance Landscape Plan is the conversion of this lot into a principal use parking lot for the lot identified on the attached sheet LP102 as "Tract B". Tract B is the building which sits between the Brothers Hooligan building on the southeast corner of Atlanta Avenue and 15th Street and the former McKee's Sewing Machine Repair located on the southwest corner of Atlanta Place and 15th Street (see attached aerial photograph from associated Board of Adjustment case). Tract B has a structure which occupies the entirety of the parcel lot area and has no available place to provide parking.

In order to redevelop Tract B as a mixed use building the applicant has applied to the Board of Adjustment (BOA) for a parking variance to reduce the required parking for Tract B to zero (0). At the BOA hearing it was discovered that the applicant owned the subject tract of this application and intended to use it as a parking lot for Tract B. The neighborhood association (McDonnell's/Fifteenth Street Addition) opposed the parking variance in favor of providing as much parking as possible on the tract subject of this application. The opposition to the parking variance was fueled by the existing parking problems along Atlanta Avenue that appear to result from under-parked commercial development along 15th Street. The request before the BOA also includes reducing the parking lot setback from Atlanta Avenue to 0-feet and a waiver of the 5-foot wide landscape strip required along the south boundary of the site in an effort to provide as much on-site parking as possible.

With Alternative Compliance Landscaping the applicant will be able provide an additional four (4) parking spaces bringing the total number of spaces provided to 18. The applicant also proposes to plant an extra tree and use extra planting beds and raised beds landscaped with shrubs and flowers to help beautify the site (see attached renderings).

Staff contends that this proposal is the best possible given the neighborhood and BOA wishes to have as much parking provided on the site as possible. The BOA and TMAPC action should allow for the redevelopment of a long vacant building while at the same not exacerbating an existing parking encroachment into the surrounding neighborhood. Staff is recommending **APPROVAL** of AC-111.



0 50 100
Feet

Aerial Photo Date: March 2010

BOA-21356

19-13 08

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



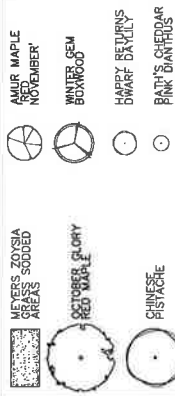
12.4

CERTIFICATION

ALL LANDSCAPE AREA REQUIRED BY THE LANDSCAPE ORDINANCE SYSTEM SHALL BE IRRIGATED BY AN UNDERGROUND SPRINKLER SYSTEM. THE SUBMITTED LANDSCAPE PLAN IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE TULSA LANDSCAPE ORDINANCE CODE, TITLE 423, SECTION 10001 AND ALL STANDARDS OF THE TULSA LANDSCAPE ORDINANCE CODE, TITLE 423, SECTION 10001.

ROBERT L. SHEARS & ASSOCIATES, L.L.C. DATE 12/05/2011

LEGEND



PROJECT DATA

STREET YARD LANDSCAPE REQUIREMENTS

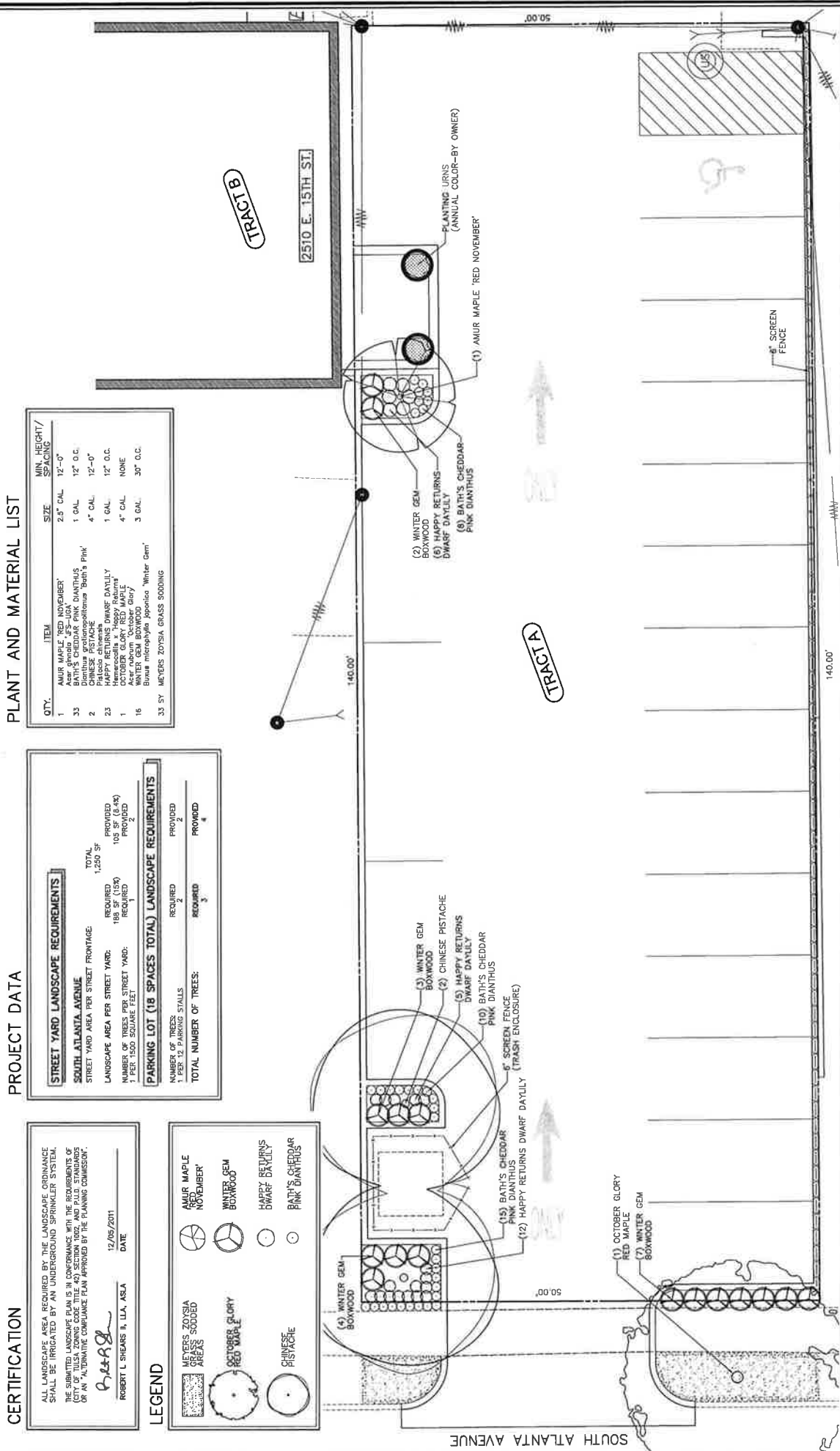
SOUTH ATLANTA AVENUE
STREET YARD AREA PER STREET FRONTAGE: 1,250 SF
LANDSCAPE AREA PER STREET YARD: 188 SF (15%)
NUMBER OF TREES PER STREET YARD: 1
NUMBER OF TREES PER STREET YARD: 1
TOTAL: 1,250 SF

PARKING LOT (18 SPACES TOTAL) LANDSCAPE REQUIREMENTS

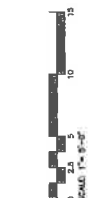
NUMBER OF TREES: 2
1 PER 12 PARKING SPACES
TOTAL NUMBER OF TREES: 3
REQUIRED: 2
PROVIDED: 3

PLANT AND MATERIAL LIST

QTY.	ITEM	SIZE	MIN. HEIGHT/ SPACING
1	AMUR MAPLE 'RED NOVEMBER'	2.4" CAL.	12'-0"
33	BATH'S CHEDDAR PINK DIANTHUS	1 GAL.	12" O.C.
2	CHINESE PISTACHE	4" CAL.	12'-0"
23	HAPPY RETURNS DWARF DAYLILY	1 GAL.	12" O.C.
1	MEYERS ZOYSIA GRASS SODDING	4" CAL.	NONE
16	WINTER GEM BOXWOOD	3 GAL.	30" O.C.
33	WINTER GEM BOXWOOD	3 GAL.	30" O.C.



R.L. SHEARS COMPANY, P.C.
Landscape Architects
1522 SOUTH CARSON AVENUE
TULSA, OKLAHOMA 74106
TEL 918.582.0612 FAX 918.582.0613
CRA 11739, RES 11739-2, 11739-3, 11739-4



EPICENTRE PROPERTIES, LLC
PARKING IMPROVEMENTS
TULSA, OKLAHOMA



DATE	SCALE	DATE	DATE
12/05/11	1" = 5'-0"	12/11	12/11
SHEET NUMBER:	CONTENTS	DESIGNED:	DATE:
LP102	DETAIL LANDSCAPE PLAN	FILED:	DATE:
		REVISION:	DATE:

12.5



PERSPECTIVE: PARKING LOT VEHICULAR ENTRYWAY



PERSPECTIVE: PARKING LOT VEHICULAR ENTRYWAY



PERSPECTIVE: PARKING LOT VEHICULAR ENTRYWAY

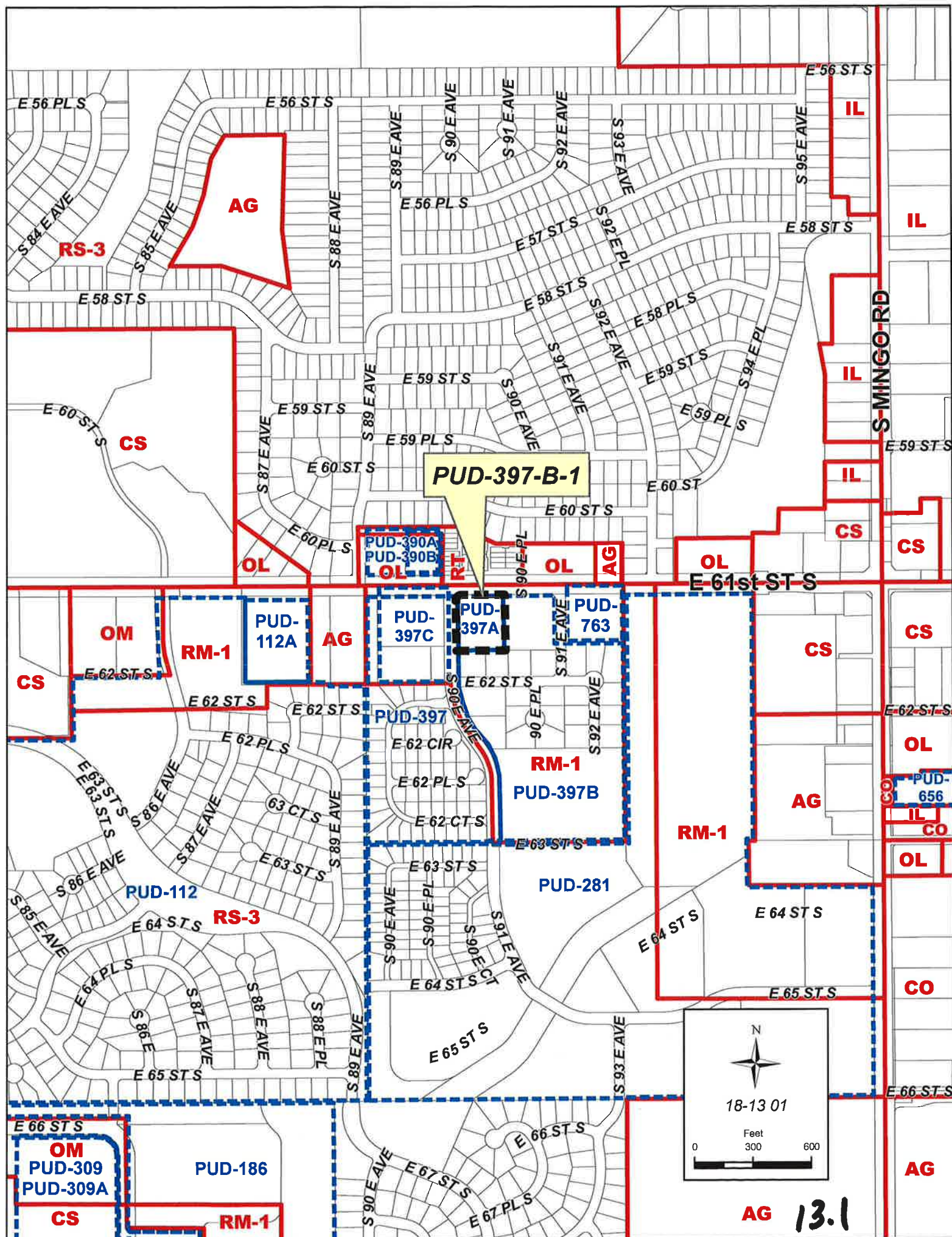


PERSPECTIVE: PARKING LOT BUILDING ENTRYWAY

R.L. SHEARS COMPANY, P.C.
Landscape Architects
 1820 SOUTH BOULDER AVENUE, SUITE 100
 TULSA, OKLAHOMA 74119
 TEL 918.582.0612 FAX 918.582.0613

EPICENTRE PARKING IMPROVEMENTS





Huntsinger, Barbara

From: Andrew Shank [AShank@ellerdetrich.com]
Sent: Tuesday, December 13, 2011 9:22 AM
To: Sansone, Christopher; Huntsinger, Barbara
Subject: Re: TMAPC Case No. PUD-397-B-1

Chris and Barbara:

I have to continue Board of Adjustment Case No. 21357 which corresponds with the above referenced matter. Consequently, please continue TMAPC Case No. PUD-397-B-1 to the January 18, 2012 TMAPC meeting.

Thank you for your time and consideration in this matter. As always, should you have any questions, please do not hesitate to call.

Best,
AAS

Andrew A. Shank

Eller&Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

(918) 392-9414 direct line
(866) 547-8900 toll free
(918) 392-9415 e-fax
ashank@EllerDetrich.com

www.EllerDetrich.com

IRS CIRCULAR 230 DISCLOSURE. In accordance with the United States Treasury Regulations, you are advised that this communication is not intended or written by the sender to be used, and it cannot be used, by any recipient for the purpose of avoiding penalties that may be imposed on the recipient under United States federal tax laws.

CONFIDENTIALITY STATEMENT. This message is sent by a law firm and may contain information that is privileged or confidential. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. No applicable privilege or confidentiality is waived by the party sending this communication and/or any attachments. If you received this email communication in error, please notify the sender immediately by reply e-mail or by telephone and delete the message and any attachments from your server. Thank you.

Change of Access on Recorded Plat TMAPC December 21, 2011

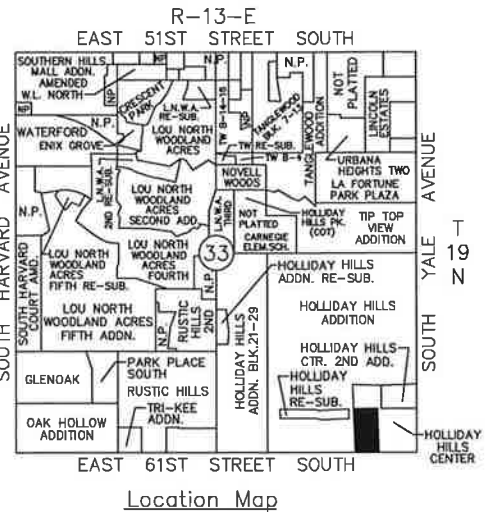
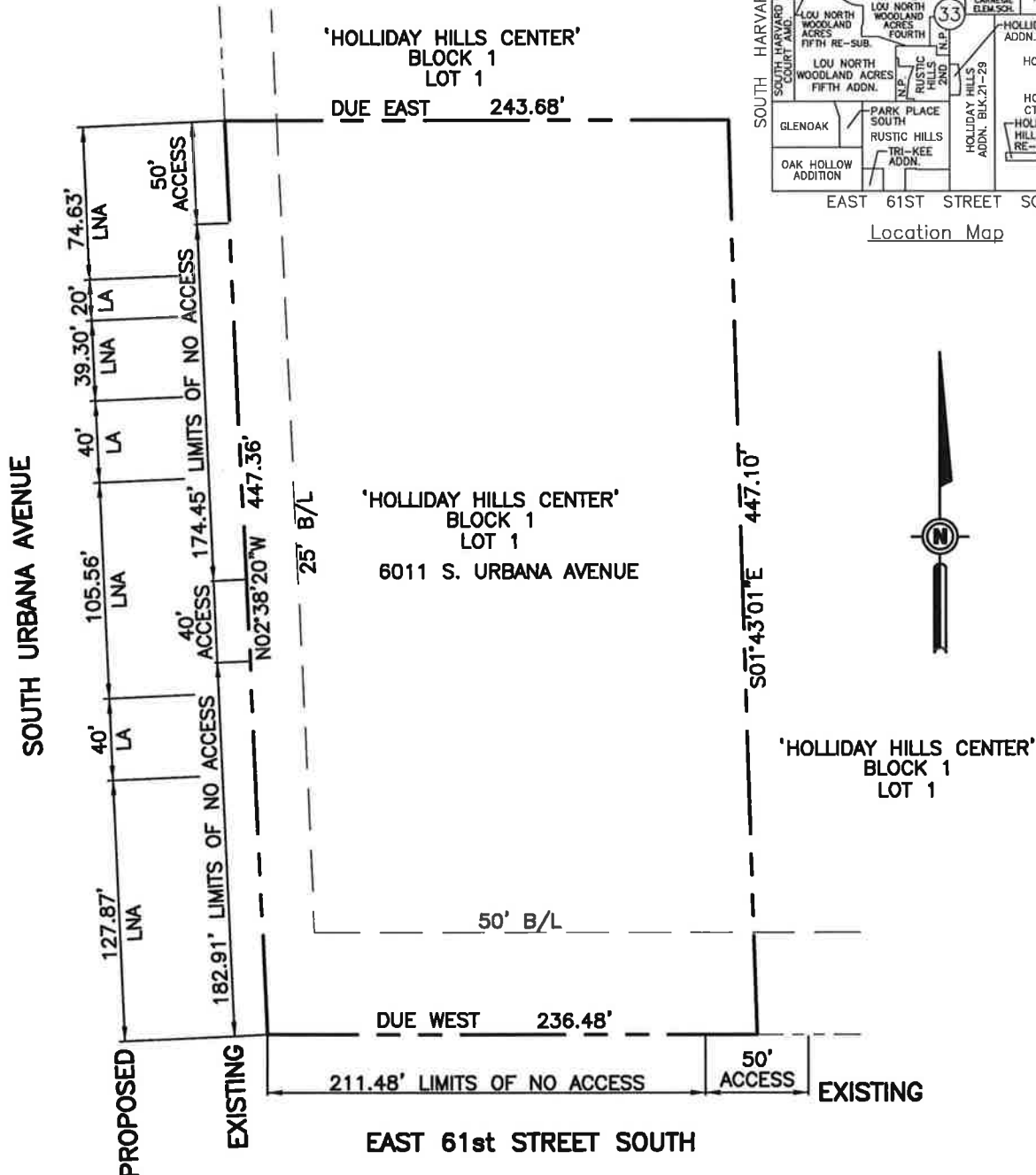
Lot 1, Block1, Holliday Hills Addition

This application is made to allow a change of access to add an additional access and shift existing access along South Urbana Avenue. The property is zoned OMH (office medium-high).

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.

NOTES

1. THE PROPERTY DESCRIBED HEREON IS SUBJECT TO THE CERTIFICATE OF DEDICATION FOR HOLLIDAY HILLS CENTER ADDITION DATED MAY 6, 1961, FILED JUNE 9, 1961 AS PLAT NO. 2363.
2. CHANGE OF AND CONSENT TO AREAS OF ACCESS AS SHOWN ON RECORDED PLAT DATED OCTOBER 5, 1982, FILED NOVEMBER 9, 1982, RECORDED IN BOOK 4649, PAGE 623.



WALTER P MOORE

WALTER P. MOORE AND ASSOCIATES, INC.
7666 EAST 61ST STREET, SUITE 475
TULSA, OKLAHOMA 74133

PHONE: 918.806.7200 FAX: 918.806.7250

Project Name:

LOT 1, BLOCK 1, HOLLIDAY HILLS CENTER

Sheet Title:

CHANGE OF ACCESS EXHIBIT

WPMA P.N.:

11013-00

Designed by:

HA

Sheet No.

Date:

11-09-11

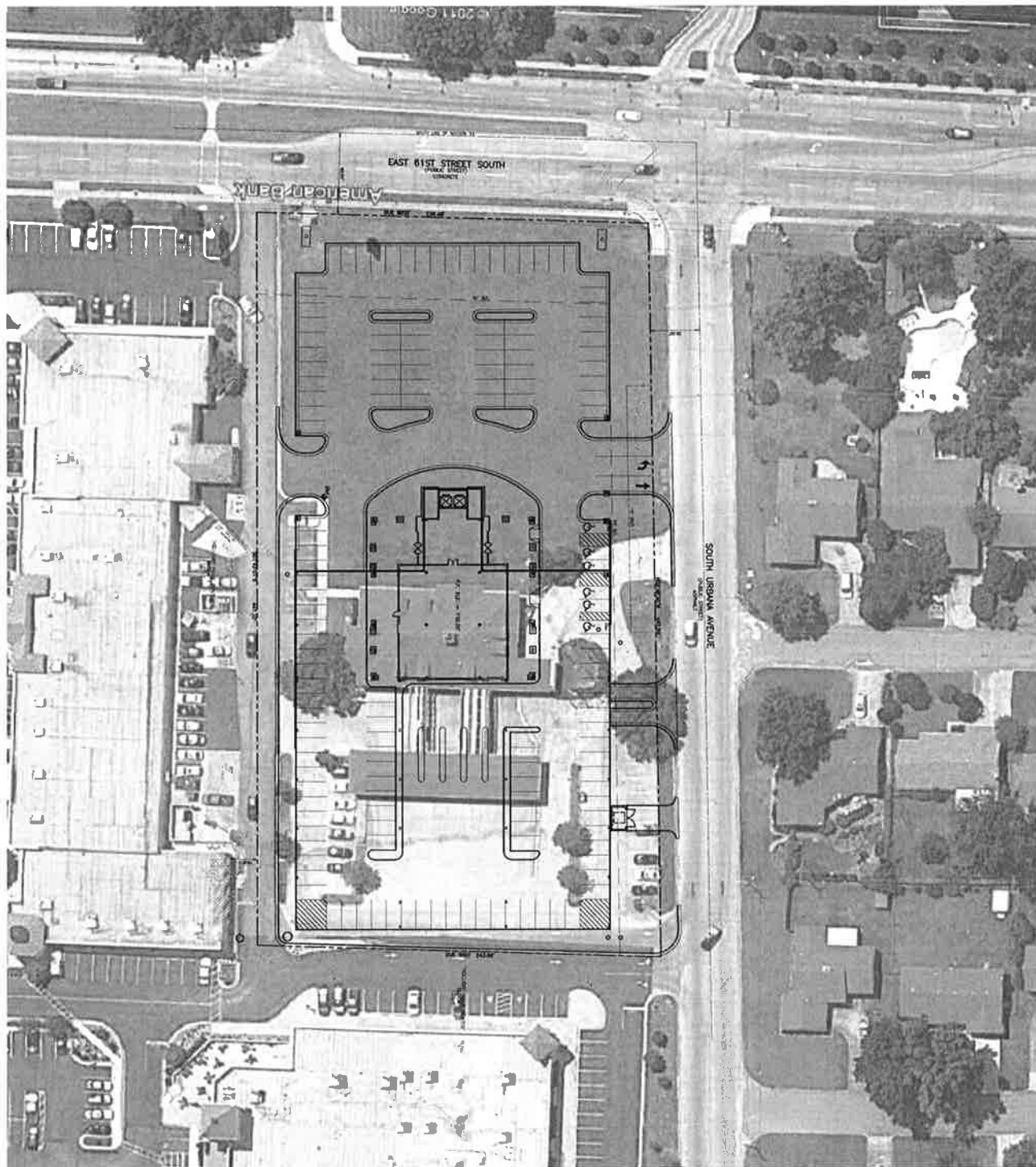
Drawn by:

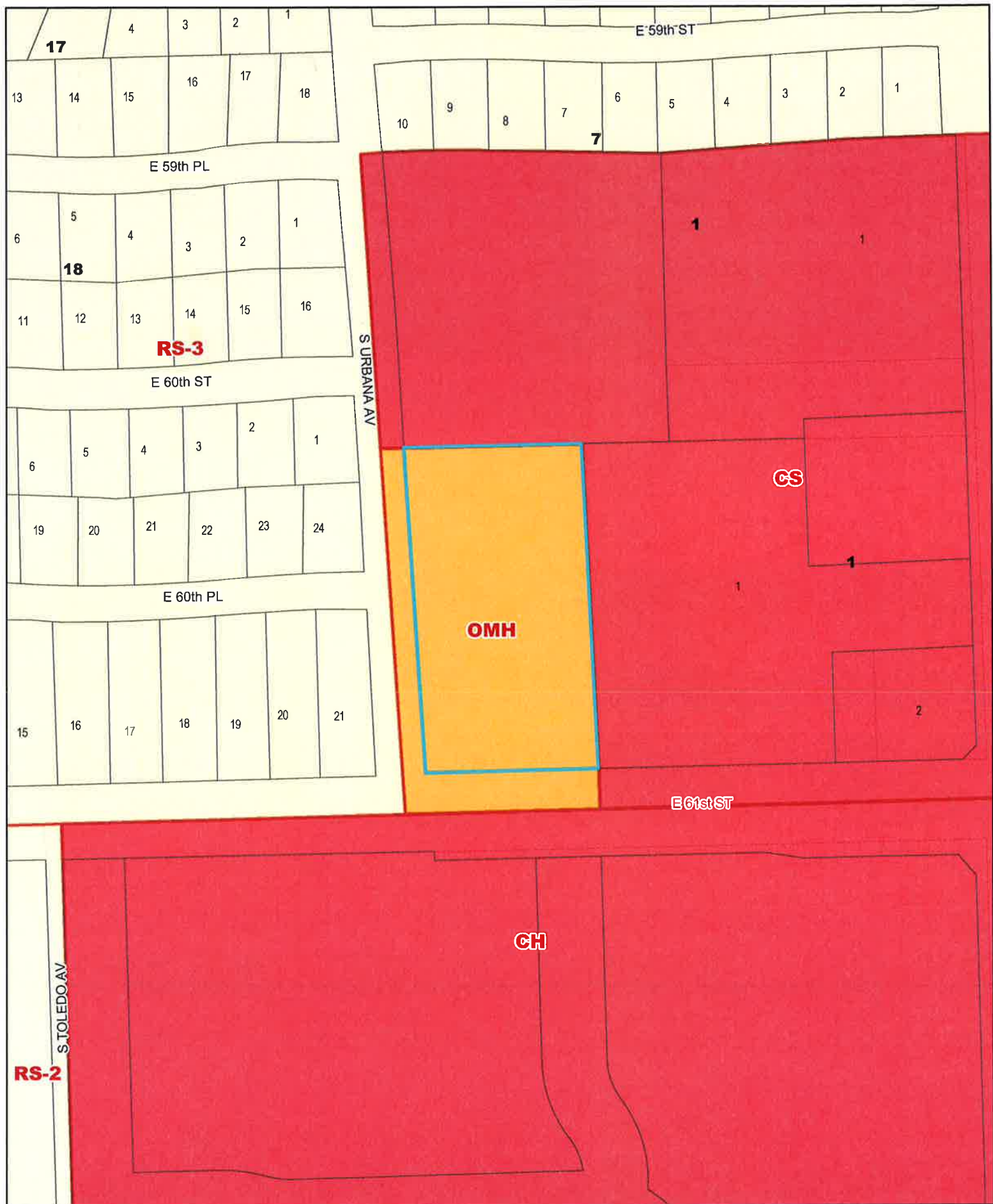
BD

Copyright © 2011 WALTER P. MOORE AND ASSOCIATES, INC.

1

14.2





**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, American Bank and Trust Company are the owners of Subject Property in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof; and

WHEREAS, said owners desire to change the access points from East 61st Street South along South Urbana Avenue to the above described property and,

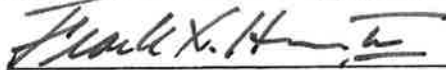
WHEREAS, such change requires approval of the Tulsa Metropolitan Area Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve such change of access with a favorable recommendation by the City Engineer of the City of Tulsa, Oklahoma, or County Engineer of Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof, does hereby change the access point(s) from its (their) present location as shown on the above named plat as recorded in the office of the County Clerk of Tulsa County, Oklahoma, as plat number 2363 to the location(s) as shown on the attached Exhibit A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its approval to this instrument does hereby stipulate and agree to such change and, that from and after the date of this consent, ingress and egress shall be permitted over, through and across the areas of access as shown on attached Exhibit A, which is incorporated herein by reference. The area of "access" as previously shown are hereby revoked and access to the property prohibited across said area. The area of limits of no access previously existing along the area of access now permitted by this change and consent is hereby expressly vacated, annulled and held for naught.

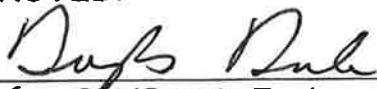
IN WITNESS WHEREOF, the parties have hereunto set their hands and affixed their seals this 16TH day of NOVEMBER, 2011.



Owner

Owner

APPROVED:



for City/County Engineer

Sr. Traffic Engineer,
City of Tulsa

TMAPC

STATE OF _____)
) SS
COUNTY OF _____)

INDIVIDUAL ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20_____, personally appeared _____, to me known to be the identical person__ who executed the foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

STATE OF OKLAHOMA)
) SS
COUNTY OF TULSA)

CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 16th day of November, 2011, personally appeared Frank X. Henke, IV, to me known to be the identical person__ who subscribed the name of the maker thereof to the foregoing instrument as its President & CEO and acknowledged to me that _____ he _____ executed the same as his free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: October 8, 2012

Commission No. 00015268

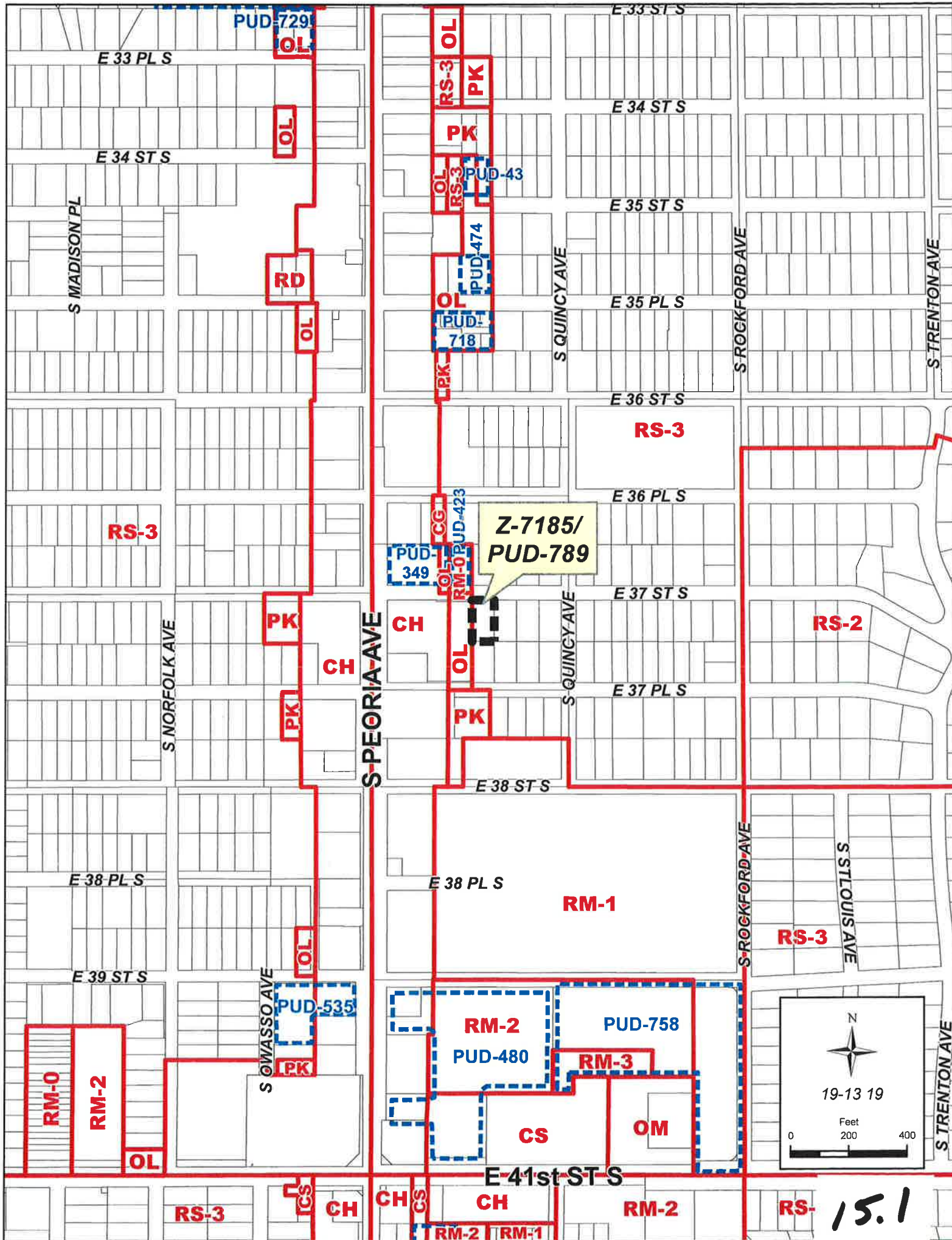
Marsha S. Knaust
Notary Public



Change Of And Consent To Areas As Shown On Recorded Plat

page 2

14.6



PLAT WAIVER

December 21, 2011

PUD 789/Z-7185 – 1326 East 37th Street, Lot 4, Block 2, Lee Dell Subdivision (CD 9)

The platting requirement is being triggered by a rezoning for a parking lot.

Staff provides the following information from TAC for their December 1, 2011 meeting:

ZONING:

- TMAPC Staff: The property has been platted previously.

STREETS:

- No comment.

SEWER:

- No comment.

WATER:

- No comment.

STORMWATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

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 | |

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

15.2

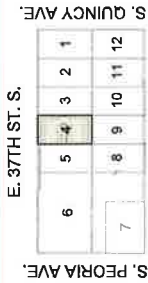
	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an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

1326 East 37th Street

PARKING LOT EXPANSION

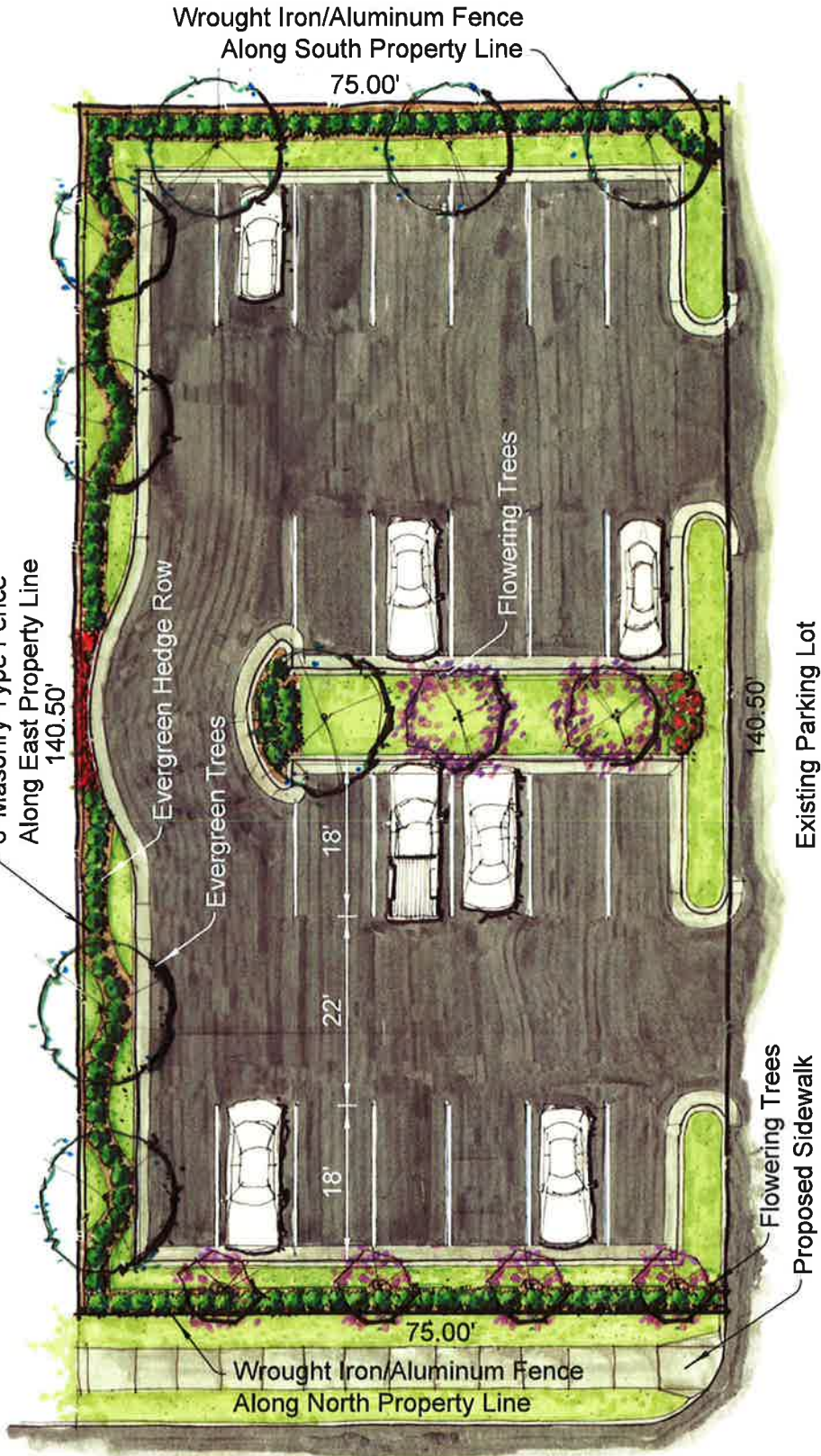
Exhibit A

Conceptual Site Plan and Landscape Screening Plan



NORTH

SCALE: 1"=18'



East 37th Street South

DATE: 11-10-2011



Tanner Consulting, LLC

5333 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9629

Existing Parking Lot

Flowering Trees
Proposed Sidewalk

Flowering Trees

Wrought Iron/Aluminum Fence
Along South Property Line
75.00'

6' Masonry Type Fence
Along East Property Line
140.50'

Evergreen Hedge Row

Evergreen Trees

Flowering Trees

140.50'

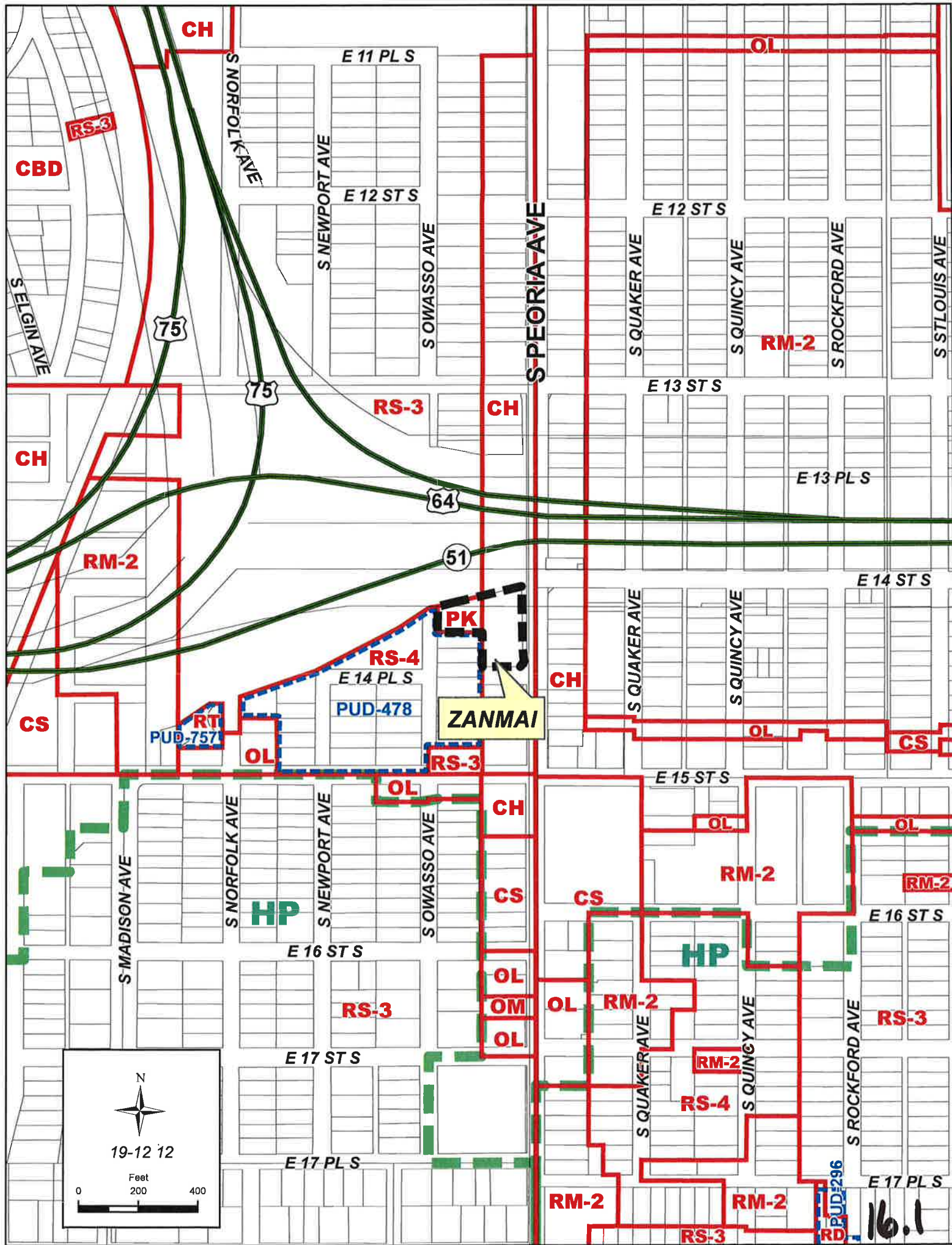
18'

22'

18'

Wrought Iron/Aluminum Fence
Along North Property Line
75.00'

15.4





19-12 12

Feet
0 200 400

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

MINOR SUBDIVISION PLAT

ZANMAI - (CD 4)

Northwest corner of East 14th Place South and South Peoria Avenue

This plat consists of 1 Lot, 1 Block, on 1.1 acres.

The following issues were discussed December 1, 2011, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned PK (parking) and CH (commercial heavy).
2. **Streets:** No comment.
3. **Sewer:** An additional 11 foot utility easement is required along the west boundary line of the plat where it is adjacent to Lots 1,2, and 3, Block 3 of Maplewood on Cherry Street. This easement must also be extended to the north until it intersects the east/west utility easement. In the area north of the north property line of Lot 3, Block 3 of Maplewood on Cherry Street, the 11 foot utility easement should be combined with the utility easement of unknown width, that is shown to be dedicated by the Zanmai plat. Your conceptual plan shows an existing sanitary sewer pipe located nearly under the west boundary line of your plat. Due to the depth of the pipe, and the proximity of the pipe to your property line, you will be required to dedicate additional easement by this plat.
4. **Water:** No comment.
5. **Storm Drainage:** A distance must be added for the north leg of the north utility easement due to the sliver of land on the east property line that is not included (the south line of the easement will not be the same length as the north). Section I.C.2: the first sentence should include sanitary sewer easements and stormwater detention easement. Add standard language for roof drainage. Section I.H: The standard language must be modified for a "parking lot stormwater detention easement". 4B and 4D are not applicable.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be necessary.

7. **Other: Fire:** No comment. **GIS:** The plat needs to be tied from a Section corner or quarter corner using bearings and distances from a labeled point of commencement to the labeled point of beginning. Add a leading zero to all single digit degree descriptions on the face of the plat to match what is shown in the legal description. Submit a subdivision control data form in which the first point shall be the point of beginning with two other points on or near the plats' boundary.

There is an issue that needs to be resolved between the consulting engineers for this project and AEP/PSO staff. Staff will need to make a recommendation at the planning commission meeting on the plat. Hopefully, the issues will be resolved before the meeting or a continuance may be recommended.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

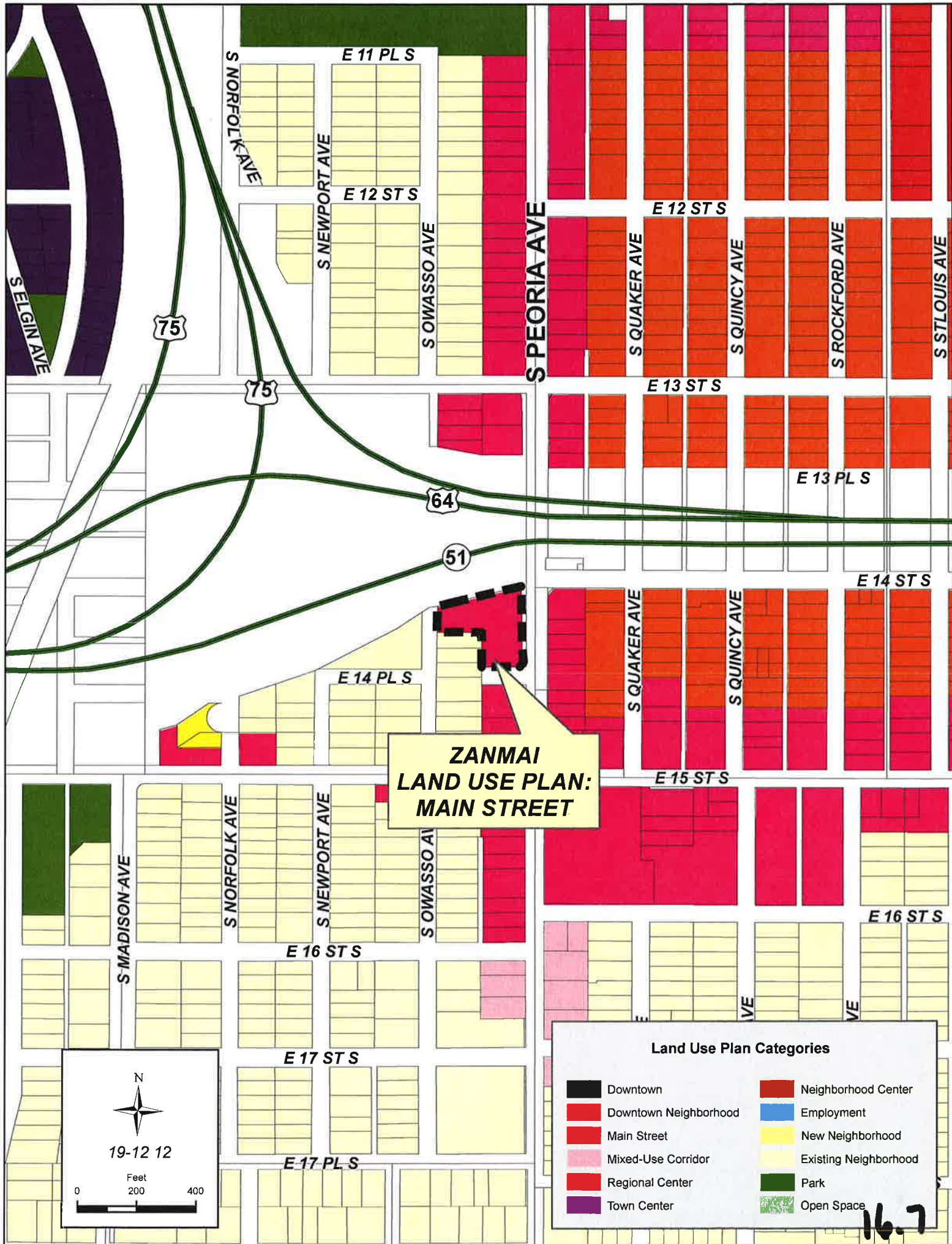
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

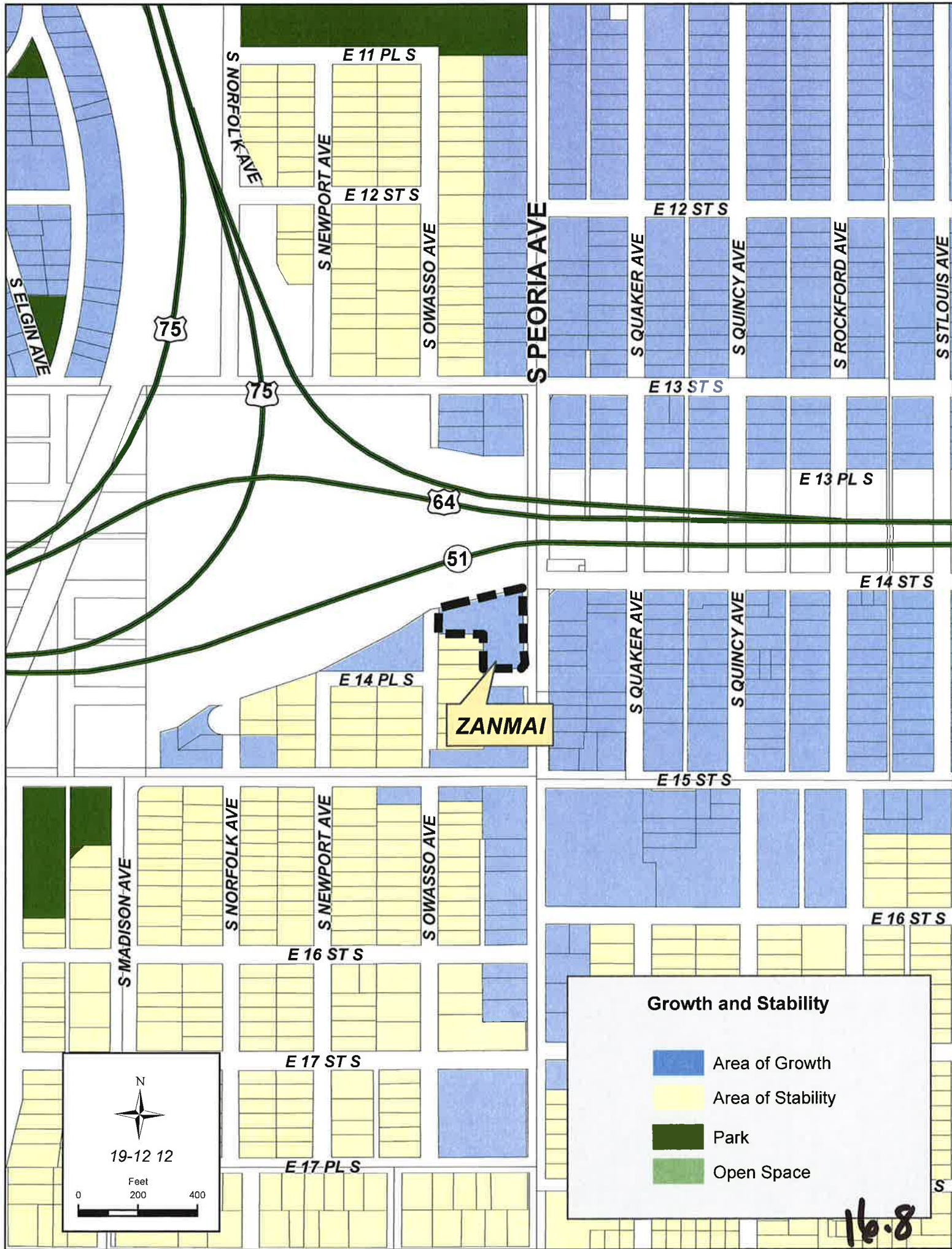
shown on plat.

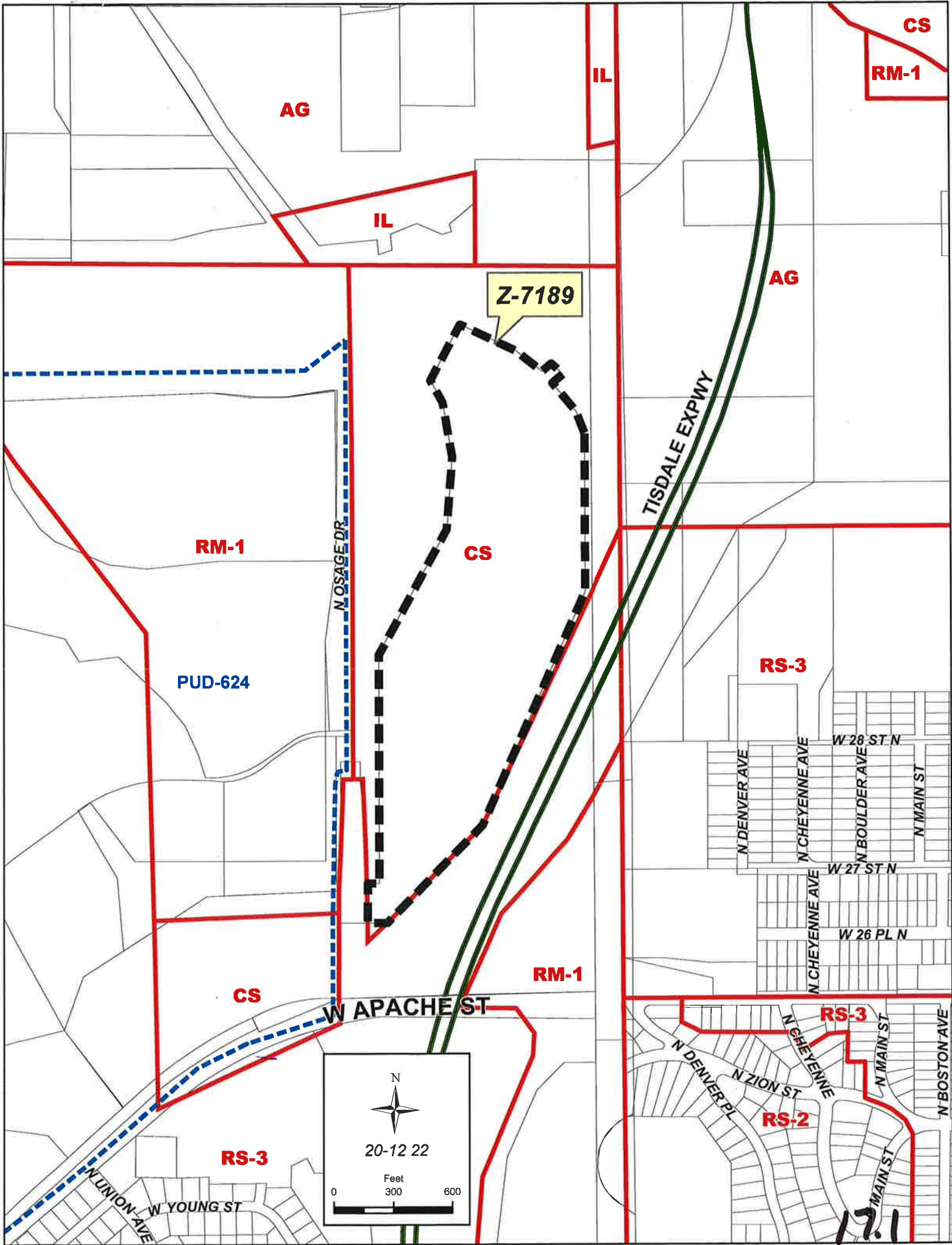
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown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

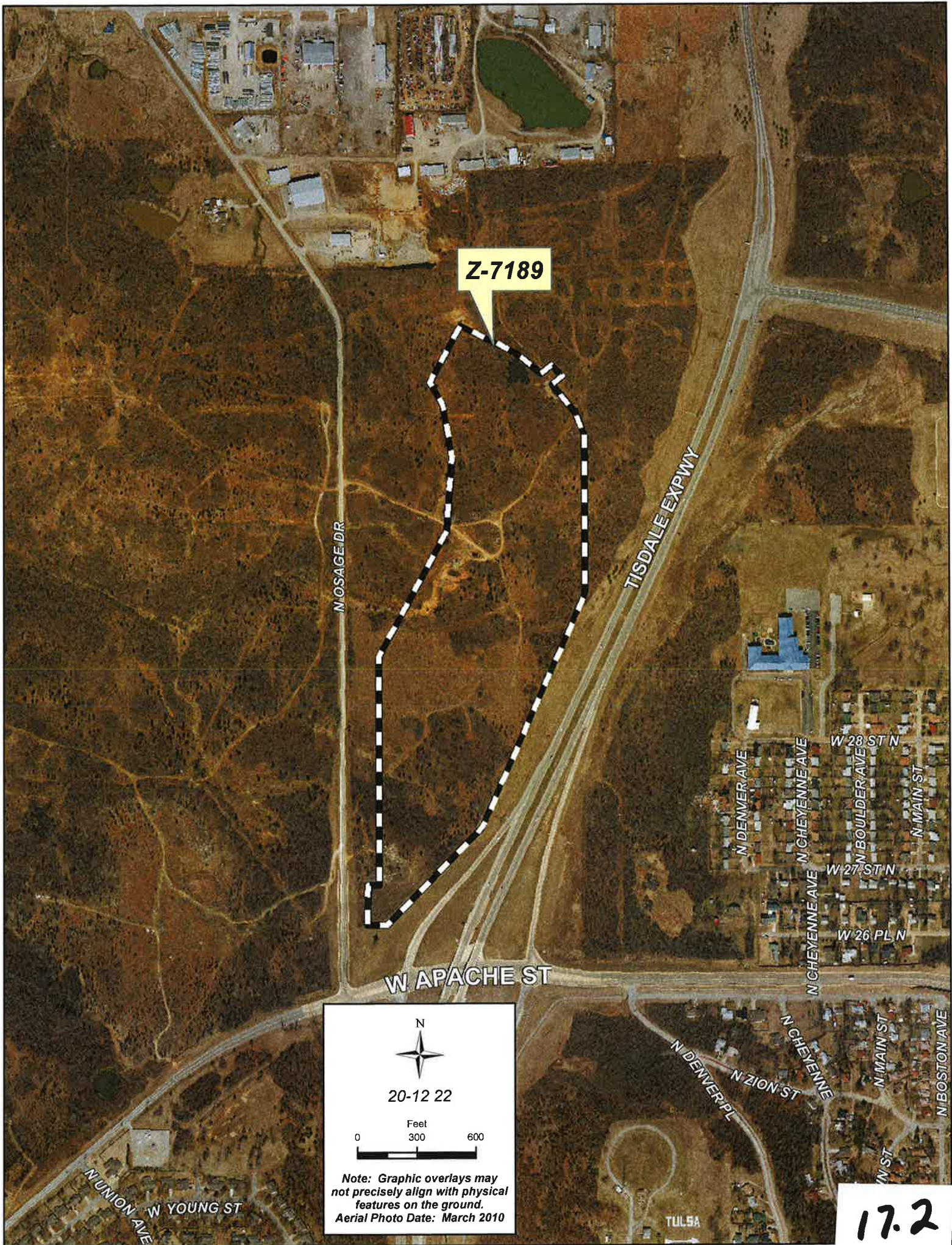
compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.









Z-7189

N OSAGE DR

TISDALE EXPWY

W APACHE ST



20-12 22

0 300 600
Feet

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

N DENVER AVE

N CHEYENNE AVE

W 28 ST N

N BOULDER AVE

N MAIN ST

W 27 ST N

W 26 PL N

N CHEYENNE AVE

N ZION ST

N MAIN ST

N BOSTON AVE

N DENVER PL

N UNION AVE

W YOUNG ST

TULSA

17.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7189

TRS 0222

Atlas 0/278

CZM 28

CD-1

TMAPC Hearing Date: December 21, 2011

Applicant: Ryan Coulter

Tract Size: 44± acres

ADDRESS/GENERAL LOCATION: Northeast corner of North Osage Drive and West Apache Street

EXISTING ZONING: CS

EXISTING USE: Oil lease

PROPOSED ZONING: IM

PROPOSED USE: Industrial
park/Manufacturing

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-624 February 2000: All concurred in approval of a proposed Planned Unit Development on a 661± acre tract of land for a mixed use development including single-family multifamily and commercial uses, on property located on the north side of West Apache Street, west of Osage Drive and extending north and extending west to 41st West Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 44± acres in size and is located within the City of Tulsa and in Osage County.. The property appears to be a partially vacant oil lease and is hilly and heavily wooded, zoned CS.

SURROUNDING AREA: The subject tract is abutted on the east by vacant land, zoned AG, and a school and residential uses, zoned RS-3; on the north by an industrial park, zoned IL and AG; on the south by vacant land and residential uses, zoned RS-3; and on the west by vacant land, zoned RM-1, CS and PUD-624 (Northwest Passage). This was approved in February, 2000 for a mixed use development. No IM zoning has been granted in the immediate vicinity and a small amount of IL has been zoned to the northwest

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

TRANSPORTATION VISION:

The Comprehensive Plan does not designate North Osage Drive on the Transportation map. Currently it is under repair by the City of Tulsa, but apparently will remain a two-lane road. It is used by some bicyclists as access to the Trails System.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Osage Drive	N/A	N/A	2 (partially under construction/repair)

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan calls for this property to be a New Neighborhood and a Growth Area. New Neighborhoods are intended to be new residential areas developed on vacant land, while Growth Areas are intended to be areas in which the City invests funding for infrastructure to encourage further development. Based on the existing Comprehensive Plan, the proposed IM zoning **is not in accord** with the Comprehensive Plan.

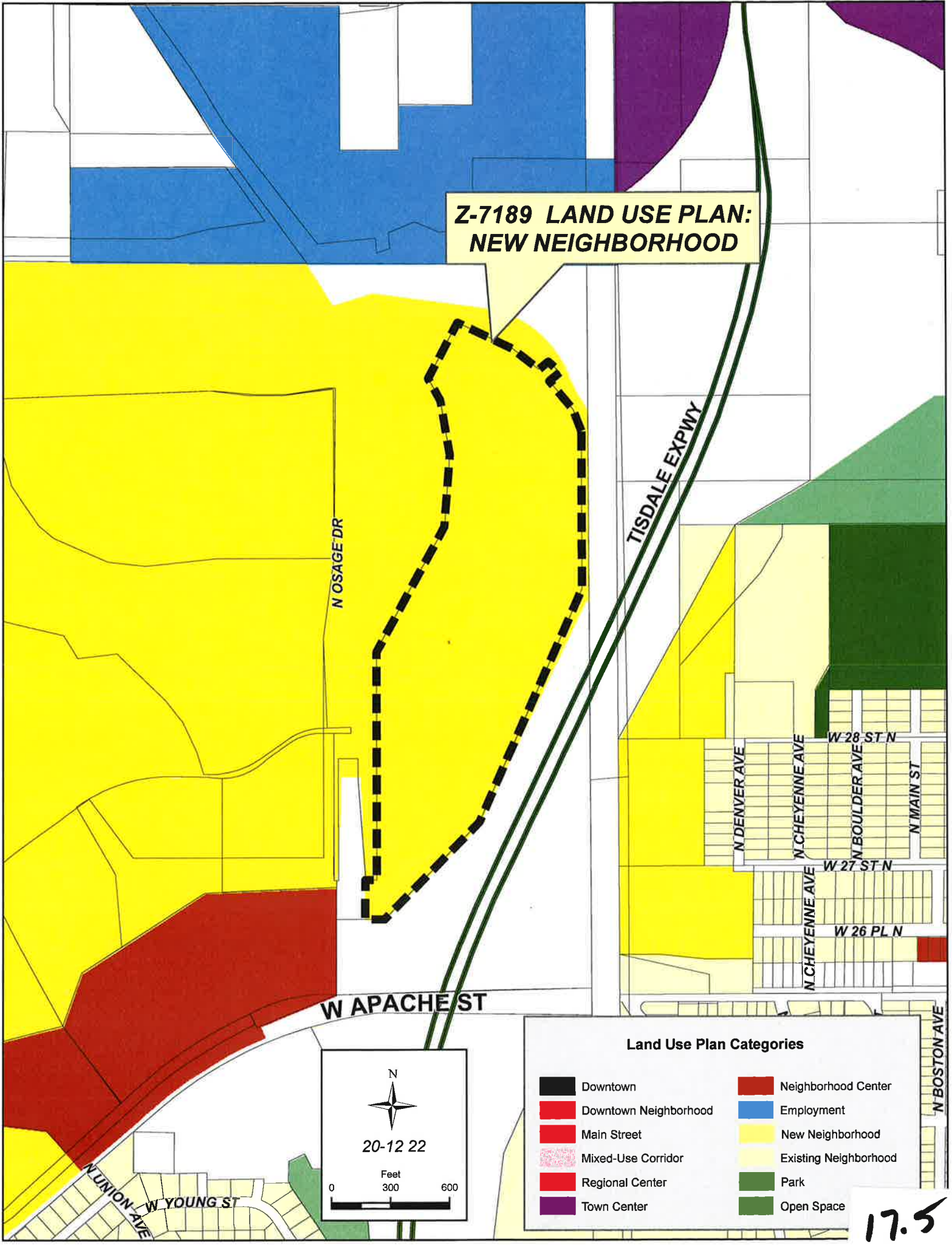
STAFF RECOMMENDATION:

Many factors influence staff's recommendations regarding a proposed rezoning. One of them is existing uses around the site. In this case, to the north is an industrial site with its own detention facility (see aerial photo); to the east is heavily wooded vacant land, and the expressway. To the east of the expressway is single-family residential land, including a school and park, zoned RS-3; to the west is PUD-624, underlain by CS at the NW/c of West Apache and North Osage Drive and RM-1 on the portion to the north, but vacant at this time. The fact that Tisdale Expressway separates the proposed IM site from the residential area to the east and Apache Street separates the site from the reservoir and residential areas to the south, so the site is well separated from residential development.

The current site has been zoned CS for some years and is adjacent to an industrial area on the north. The expressway on the east is an effective buffer for the residential area to the east of that. Based on these facts, staff can support IL zoning on the subject property and recommends **APPROVAL** of IL and **DENIAL** of IM. The staff has concerns with IM zoning due to uses that would be permitted by right. The Board of Adjustment could approve appropriate IM uses in the IL category and impose conditions that would ensure compatibility with existing and proposed uses in the immediate area. Staff further notes that this area should be looked at again for possible Plan Map amendment.

12/21/11

Z-7189 LAND USE PLAN: NEW NEIGHBORHOOD



N OSAGE DR

TISDALE EXPWY

W APACHE ST

N DENVER AVE

N CHEYENNE AVE

N BOULDER AVE

N MAIN ST

W 28 ST N

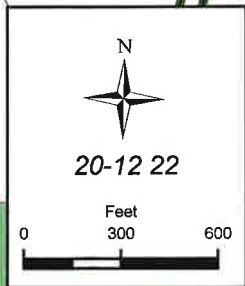
W 27 ST N

W 26 PL N

N BOSTON AVE

N UNION AVE

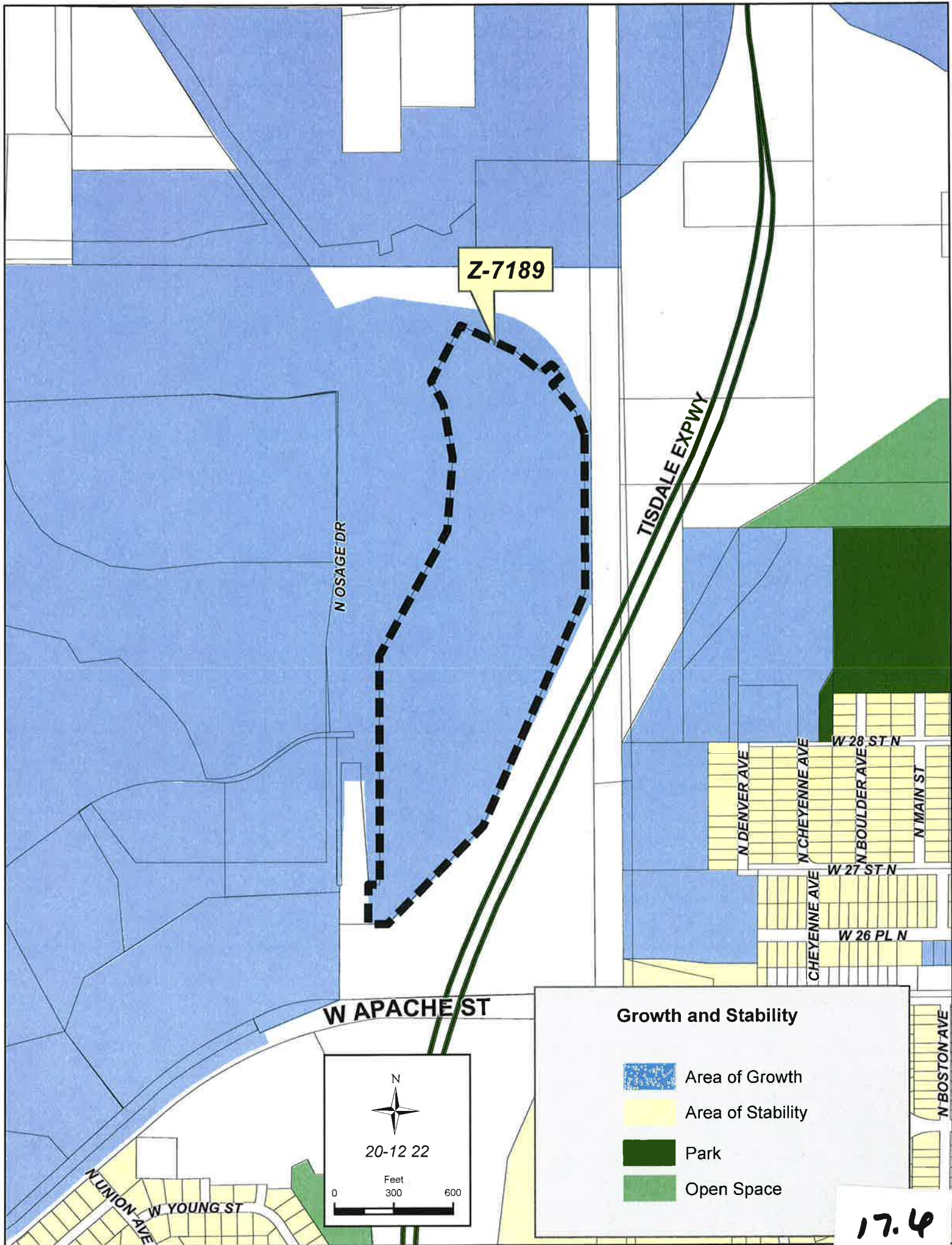
W YOUNG ST



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 |

17.5



17.4

November 8, 2011

Re: Zoning Application for 44 acres of Northwest Passage

To whom it may concern,

I have reviewed and approve the zoning application for the 44 acres of the Northwest Passage development between Osage Drive and the L. L. Tisdale Expressway north of Apache Street in the City of Tulsa, Osage County, Oklahoma. Ryan Coulter has my permission to file and present the zoning request on behalf of Legacy Investments, LLC.

Sincerely,

A handwritten signature in black ink, appearing to read 'Griff Pickard', with a long horizontal flourish extending to the right.

Griff Pickard

Legacy Investments, LLC

