

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2643

February 06, 2013, 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:

1. Minutes of January 23, 2013, Meeting No. 2642

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. **LS-20571** – (Lot-Split) (County) Location: Northwest corner of East 76th Street North and North Harvard Avenue
3. **LC-455** - (Lot-Combination) (CD 4) Location: Southwest corner of South Xanthus Avenue and East 6th Street
4. **LS-20572** – (Lot-Split) (CD 2) Location: East of East 75th Street South and South Lewis Avenue
5. **LC-456** – (Lot-Combination) (CD 5) Location: West of the northwest corner of West 52nd Place South and South 37th West Ave
6. **LS-20573** – (Lot-Split) (CD 4) Location: West of the southwest corner of West 6th Street and South Elwood Avenue (related to LC-457)
7. **LC-457** – (Lot-Combination) (CD 4) Location: West of the southwest corner of West 6th Street and South Elwood Avenue (related to LS-20573)
8. **LS-20574** – (Lot-Split) (CD 9) Location: South of the southwest corner of East 21st Street South and South Norfolk Avenue (related to LC-458)

9. **LC-458** – (Lot-Combination) (CD-9) Location: South of the southwest corner of East 21st Street South and South Norfolk Avenue (related to LS-20574)
10. **LS-20575** – (Lot-Split) (CD 7) Location: Northeast corner of East 101st Street South and South Mingo Road
11. **LC-459** – (Lot-Combination) (CD 1) Location: West of the northwest corner of the Gilcrease Expressway and North Yale Avenue (related to LS-20576, LS-20577, LC-460)
12. **LS-20576** – (Lot-Split) (CD 1) Location: West of the northwest corner of the Gilcrease Expressway and North Yale Avenue (related to LC-459, LS-20577, LC-460)
13. **LS-20577** – (Lot-Split) (CD 1) Location: West of the northwest corner of the Gilcrease Expressway and North Yale Avenue (related to LC-459, LS-20576, LC-460)
14. **LC-460** – (Lot-Combination) (CD 1) Location: West of the northwest corner of the Gilcrease Expressway and North Yale Avenue (related to LC-459, LS-20576, LS-20577)
15. **LC-461** – (Lot-Combination) (CD 1) Location: South of the southwest corner of East Ute Street and North Utica Avenue
16. **LS-20578** – (Lot-Split) (CD 1) Location: North of the northwest corner of East 46th Street North and North Peoria Avenue (related to LC-462)
17. **LC-462** – (Lot-Combination) (CD 1) Location: North of the northwest corner of East 46th Street North and North Peoria Avenue (related to LS-20578)
18. **Stonegate III – Reinstatement of Plat** – Location: East of the northeast corner of East 51st Street South and South 177th East Avenue (9425) (CD-6)
19. **PUD-364-7 – Brady Watson**, Location: Northeast corner of South Mingo Road at East 101st Street South, Requesting a **Minor Amendment** to allocate floor area to a parcel that will be split for a new convenience store, **CS**, (CD-8)
20. **PUD-260-B-10 – AAB Engineering, LLC/Alan Betchan**, Location: North of northeast corner of South Yale Avenue at East 71st Street South, Requesting a **Minor Amendment** for the use of common parking spaces inside the original PUD, **CS/PUD-260-B**, (CD-9)
21. **PUD-579-B/Z-6333-SP-2 – Dewberry Engineers, Inc./Paul Hames**, Location: West of Highway 169 and North of 81st Street South, Requesting **Detail Site Plan** approval for a 28,315 SF transportation support services building, **CO**, (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

22. **PUD—571-4 – Roy Johnsen**, Location: North and east of northeast corner of South Memorial Drive and East 81st Street, Requesting a **Minor Amendment**, (CD-8) (Applicant has requested a continuance to February 20, 2013.)
23. **Z-7216 – J & J Appliances, LLC**, Location: South of the southwest corner of 33rd Street North and North Peoria Avenue, Requesting rezoning from **CG TO IH**, (CD-1) (Applicant has requested a continuance to February 20, 2013.)
24. **Z-7217 – Gregory S. Helms**, Location: Northeast corner of South Olympia Avenue and West 37th Street South, Requesting rezoning from **RS-3 TO IL**, (CD-2)
25. **PUD-293-A – Lou Reynolds**, Location: East of northeast corner of East 75th Street South and South Lewis Avenue, Requesting a **Major Amendment** to abandon Tract B of PUD-293 and combine with PUD-329-A, rezoning from **RD/PUD-293 to RD/PUD-239-A**, (CD-2) (Related to PUD-329-A)
26. **PUD-329-A – Lou Reynolds**, Location: North of northeast corner of East 75th Street and South Lewis Avenue, Requesting a **Major Amendment** to combine properties and expand the boundaries of PUD-329 for uses allowed by right in the OM district, rezoning from **RD/OM/PUD-329/PUD-293 to RD/OM/PUD-329-A**, (CD-2) (Related to PUD-293-A)

OTHER BUSINESS

27. 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.

Reinstatement of Draft Final Subdivision Plat

Stonegate III - (9425) (CD 6)

East of the Northeast corner of East 51st Street South and South 177th East Avenue

This plat consists of 153 Lots, 6 Blocks, on 38.99 acres.

Staff has no objection to the reinstatement of the plat.

HRAOK, Inc.

Engineering · Surveying · Planning

January 14, 2013

Re: Stonegate III (PUD 784)

Mrs. Diane Fernandez,

The one (1) year platting timeline of Stonegate III has expired due to the nature and number of revisions necessary to gain Engineering plan approval. Some controversy as to which city would provide sanitary sewer to the project and storm sewer revisions necessitated by errors and oversight in hydrology have pushed this project beyond the allowed timeline. Our desire is to continue with draft final review at planning commission.

Thank you for your help with this matter.

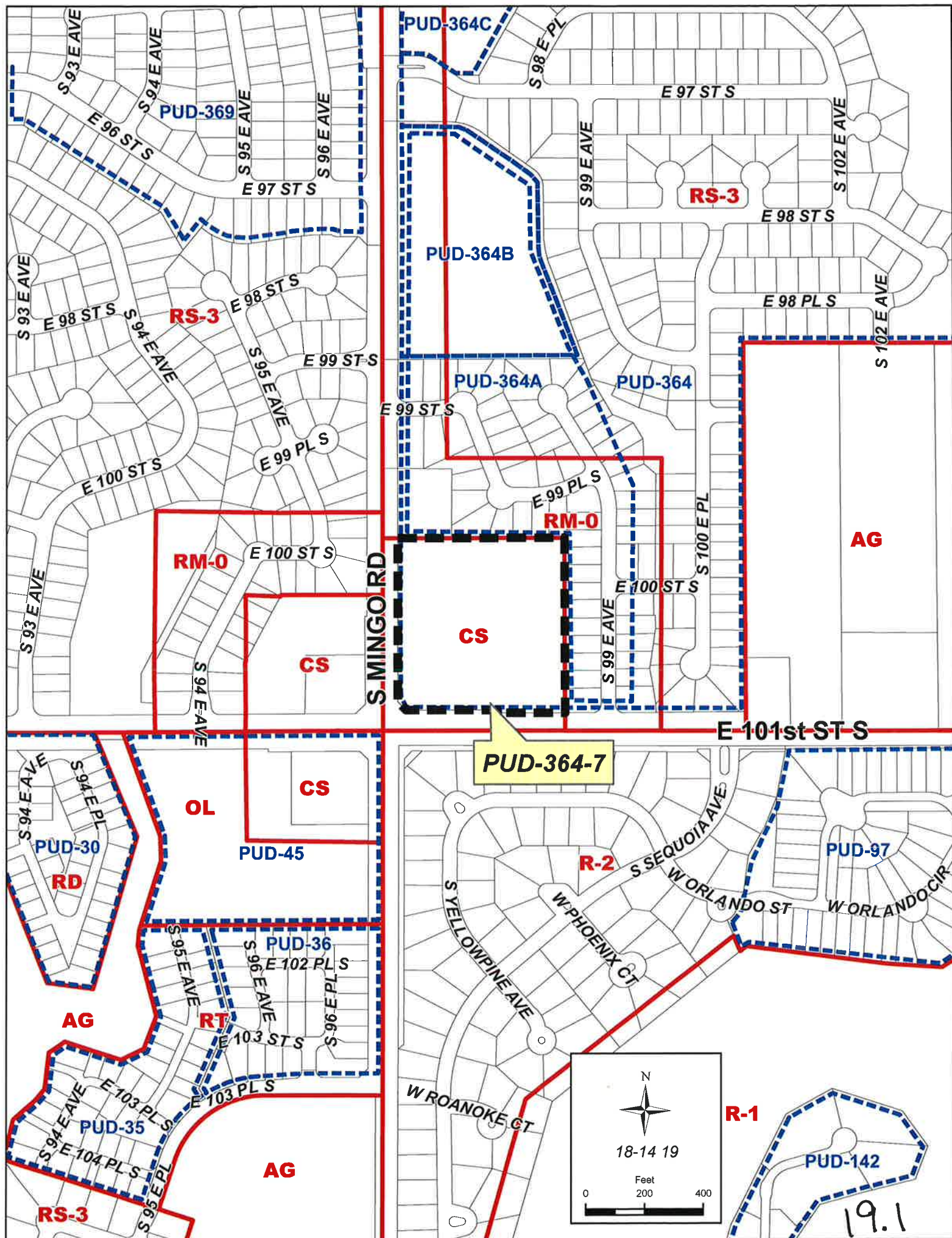
Please feel free to contact me with any questions or concerns,



Roy Bingham
Director of Production



BEFORE YOU DIG
CONTACT OKLAHOMA
ONE CALL



February 6, 2013

STAFF RECOMMENDATION

PUD-364-7: PUD Minor Amendment for the allocation of floor area to accommodate a lot split. The Site is located at the northeast corner of South Mingo Road at East 101st Street South, part of Lot-1, Block-1 Plaza Del Sol in the City of Tulsa, Plat# 6212, TRS 18-14-19; CZM 58; Atlas 2218; CD 8;

Concept Statement:

The applicant is requesting a minor amendment to allocate floor area to a parcel that will be split for a new convenience store.

Minor Amendment Summary:

- The original PUD allows 109,800 square feet for all of lot one.
- **The requested floor allocation will allow:**
 - **92,232 square feet on Tract A (Shopping Center Tract)**
 - **17,568 square feet on Tract B (Convenience Store Tract)**

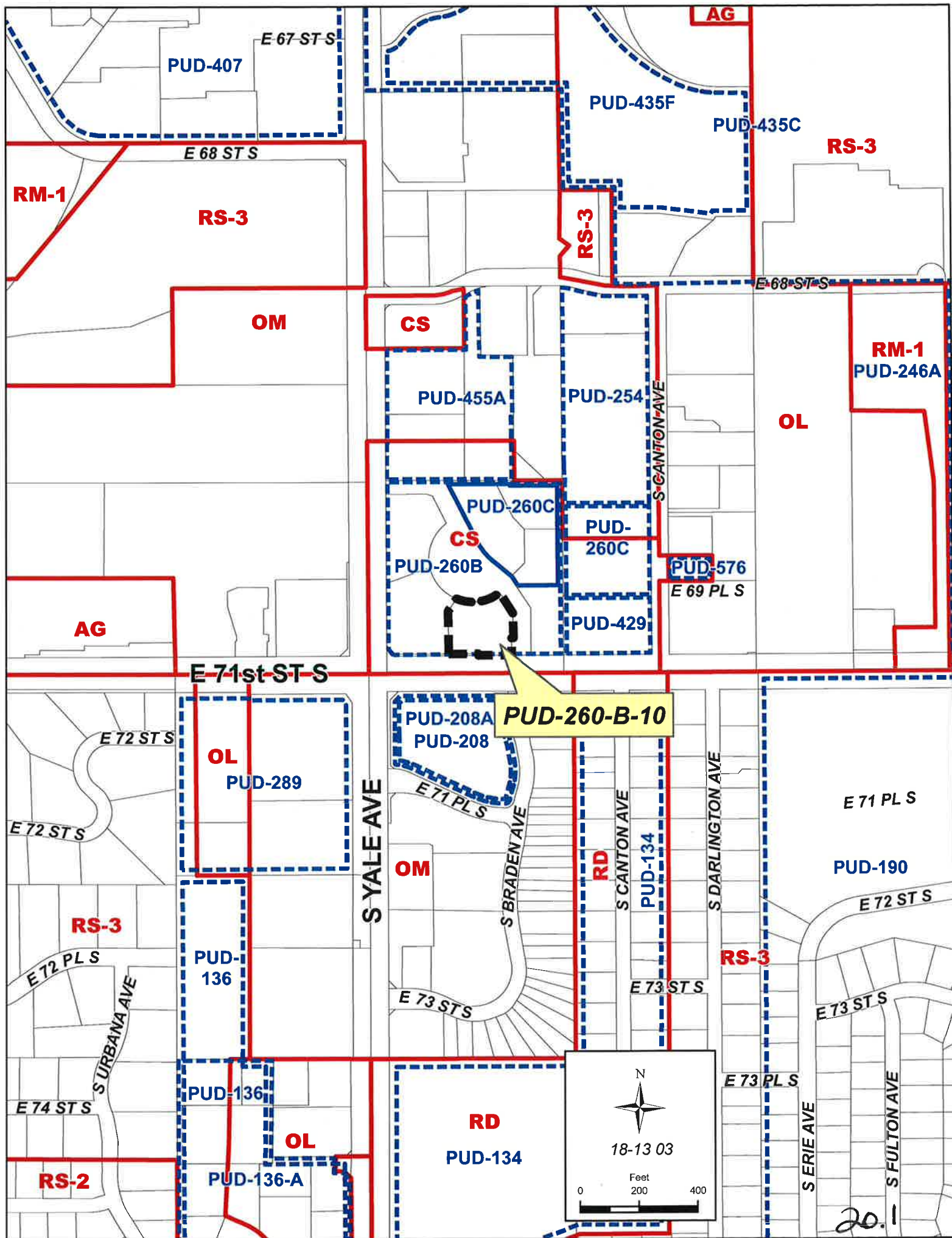
Staff Recommendation:

Within the City of Tulsa Zoning Code, PUD Section 1107.K.9, a minor amendment may be permitted when "Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

Staff has reviewed the applicants request floor area allocation. The allocation was determined by providing a ratio of land area to floor area for each parcel description and is consistent with the original intent of the PUD and the PUD section of the Tulsa Zoning Code.

Staff recommends **APPROVAL** of the minor amendment request PUD-364-7 as outlined in the Minor Amendment Summary above.

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PUD-260-B-10



18-13 03

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

20.2

S YALE AVE

PUD-260-B-10

E 71st ST S



18-13 03

Feet
0 50 100

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

20.3

February 6, 2013

STAFF RECOMMENDATION

260-B-10: PUD Minor Amendment for the use of common parking spaces inside the original PUD. North of the Northeast corner of South Yale Avenue at East 71st Street South all of Lot-3 Block-1 Hyde Park in the City of Tulsa, TRS 18-13-03; CZM 53; Atlas 768; CD 9;

Concept Statement:

The original PUD 260 included a large reserve area for common parking and private streets inside the PUD. The subdivision plat defined the area as Reserve A in Hyde Park. As the project has continued to develop, the common parking has not been allocated as originally intended. This amendment is to clarify the users of the common parking area.

Minor Amendment Summary:

- 1) Allow shared parking for lots 2 and 3 of Hyde Park as well as Lots 1 and 4 of Hyde Park Second in Reserve Area A. Reserve A was originally established as a common parking area for Lot 5 in the original PUD 260. Subsequent PUD amendments and platting have shown that the original concept was ignored and the parcel that was Lot 5 has been developed with on-site parking that meets the current parking standards on site.
- 2) Reduction of parking requirements for Lot 3 of Hyde Park from 81 required spaces to 58 based on currently proposed uses.

Staff Recommendation:

Within the City of Tulsa Zoning Code, PUD Section 1106, "..... Required spaces may be provided on the lot containing the uses for which it is intended to serve or in common areas. Common parking area shall be designed and located so as to be accessible to the uses it is intended to serve".

The Tulsa Comprehensive Plan also recognizes the value of shared parking and common parking areas. This minor amendment is a good example of practical implementation of that component of our plan. The parking area is common ownership and maintenance as suggested in the Tulsa Zoning Code and Comprehensive plan

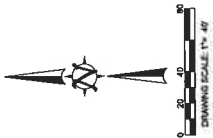
Staff recommends **APPROVAL** of the minor amendment request PUD-260-B-10 as outlined in the Minor Amendment Summary above.

20.4

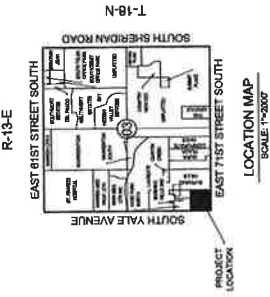
Minor Amendment
to

PUD 260-B

LOTS TWO (2) AND THREE (3), BLOCK ONE (1) HYDE PARK, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA AND LOTS ONE (1) AND FOUR (4) BLOCK ONE (1) HYDE PARK SECOND AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, SECTION 03, TOWNSHIP 18 NORTH, RANGE 13 EAST, ACCORDING TO THE RECORDED PLATS THEREOF (PLAT NO. 4619 & 4994).



OWNER / DEVELOPER	
BAGEL BOYS, LLC	
11508 S. OSWEGO AVENUE	
TULSA, OKLAHOMA 74116	
ATTN: OWEN S. MCSPERITT	
ENGINEER	
AAB ENGINEERING LLC	
PO BOX 2156	
SAN ANTONIO, TEXAS 78201	
PHONE (817) 514-4283	
FAX (817) 514-4288	



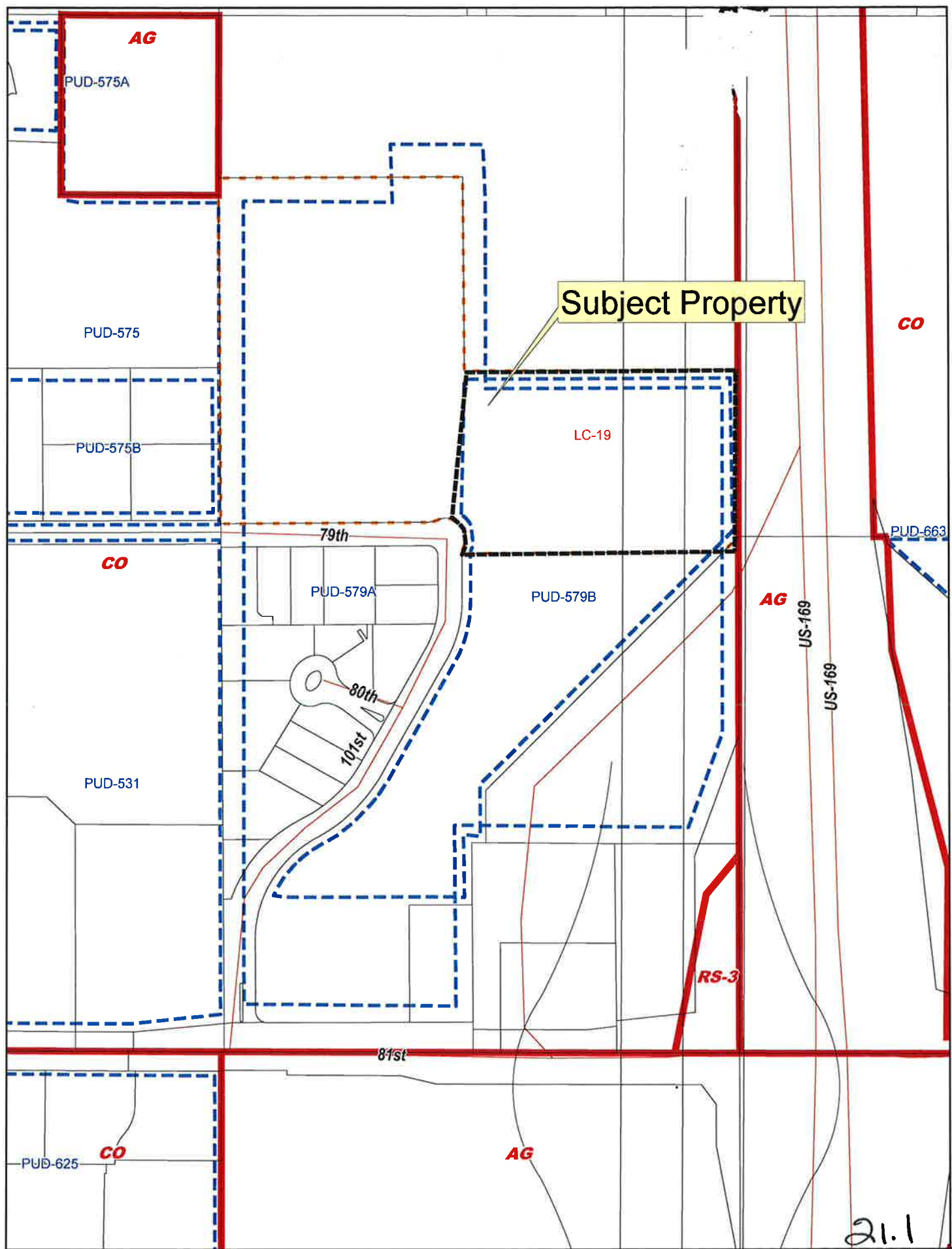
AAB Engineering, LLC

AAB

Engineering • Land Planning

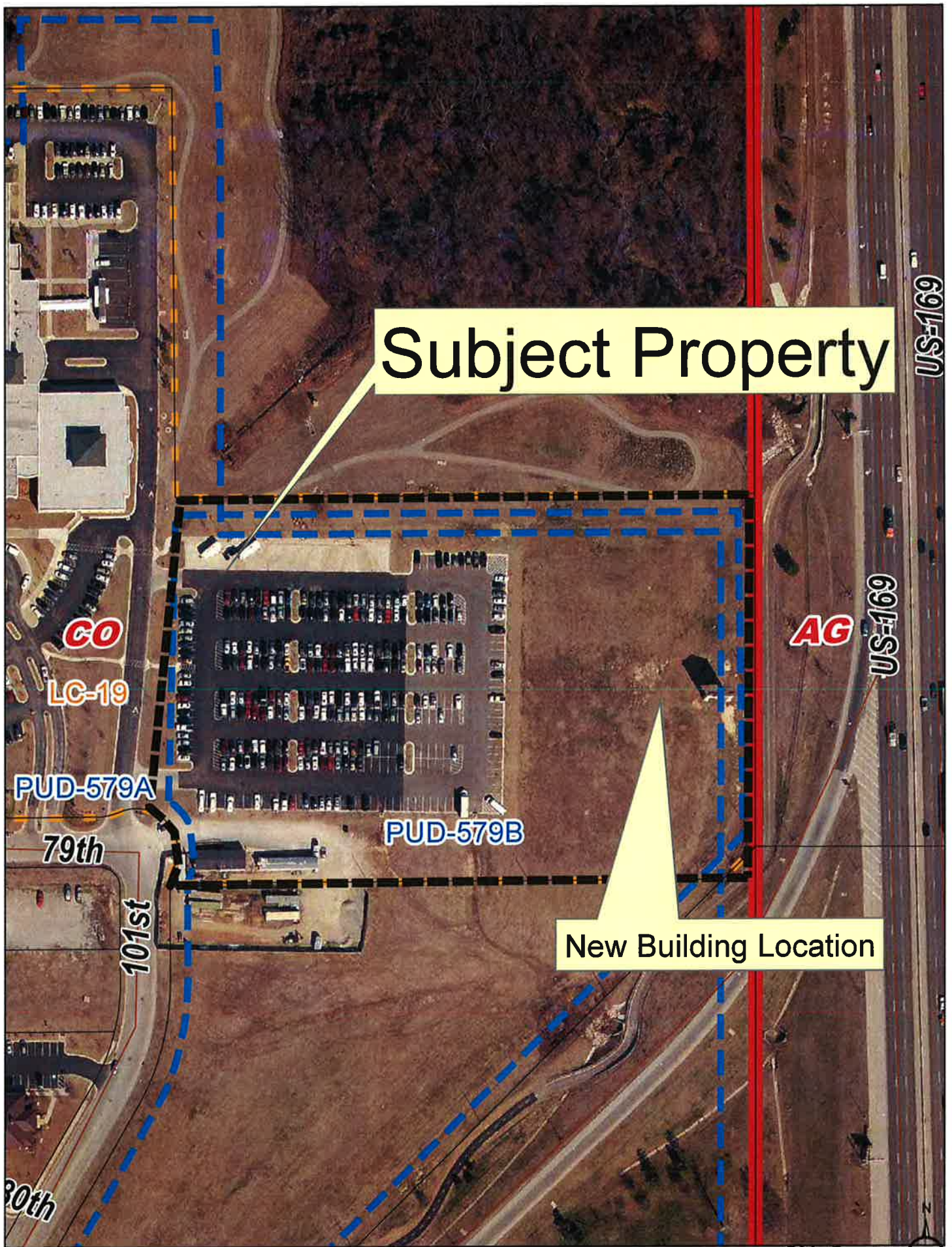
PO Box 2156 San Antonio, TX 78201
OK CARS318 Exp. June 30, 2014
Office: (817) 514-4283 Fax: (817) 514-4288

20.5



21.1

PUD 579-B Detailed Site Plan for Transportation Buidling



PUD 579-B Detailed Site Plan for Transportation Buidling

February 6, 2012

STAFF RECOMMENDATION

PUD-579-B/Z-6333-SP-2
(Lot 4):

Detailed Site Plan – The applicant requests site plan approval for a 28,315 sq ft Transportation support services building that is part of, SW/4 of Section 7, T-18-N, R-14-E, Lot-4, Block 1, Tallgrass a subdivision in the City of Tulsa, West of Highway 169 and North of 81st Street South; CZM 54; Atlas 1266: CD 7

CONCEPT STATEMENT:

The applicant is requesting a detailed site plan approval for a new Transportation Services building in PUD-579-B. The following uses are permitted in this development area: Use Unit 2 (Community Centers), Use Unit 5 (Hospital, Townhouse Dwellings and Multifamily Dwellings) Use Unit 11 (offices, studios and support services) and uses customarily accessory to permitted uses and Use Unit 19 (Hotel, Motel and Recreation) and uses customarily accessory to permitted uses.

PERMITTED USES:

The Site Plan provided as an attachment to this staff report illustrates a new office building (Use Unit 11) which is permitted by right in Lot-4, Block-1 of PUD-579-B, Lot 4.

DIMENSIONAL REQUIREMENTS:

The new building is shown on the plan is a 28,315 square foot structure and is two stories tall. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this site plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan provides more parking spaces than the required minimum defined in the Tulsa Zoning Code. An existing parking area has previously been constructed. This building adds parking to meet the additional demand of the new building.

LIGHTING:

Parking lot and building lighting will be directed down to help prevent light trespass into the adjacent properties. The photometric plan attached to this report shows zero foot candles at the property perimeter and is consistent with the lighting concept in the Planned Unit Development.

SIGNAGE:

The site plan does not illustrate new ground sign locations. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The landscape plan has been submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code. The landscape concept is consistent with the minimum standards of the code.

The trash screening enclosure exceeds the minimum screening standards defined in the PUD and is located appropriately on this site.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances from the arterial street sidewalk system. An existing trail system north and east of the site can be accessed from this property.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain modifications.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Planned Unit Development 579-B. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 579-B, and the stated purposes of the Planned Unit Development of the Zoning Code.

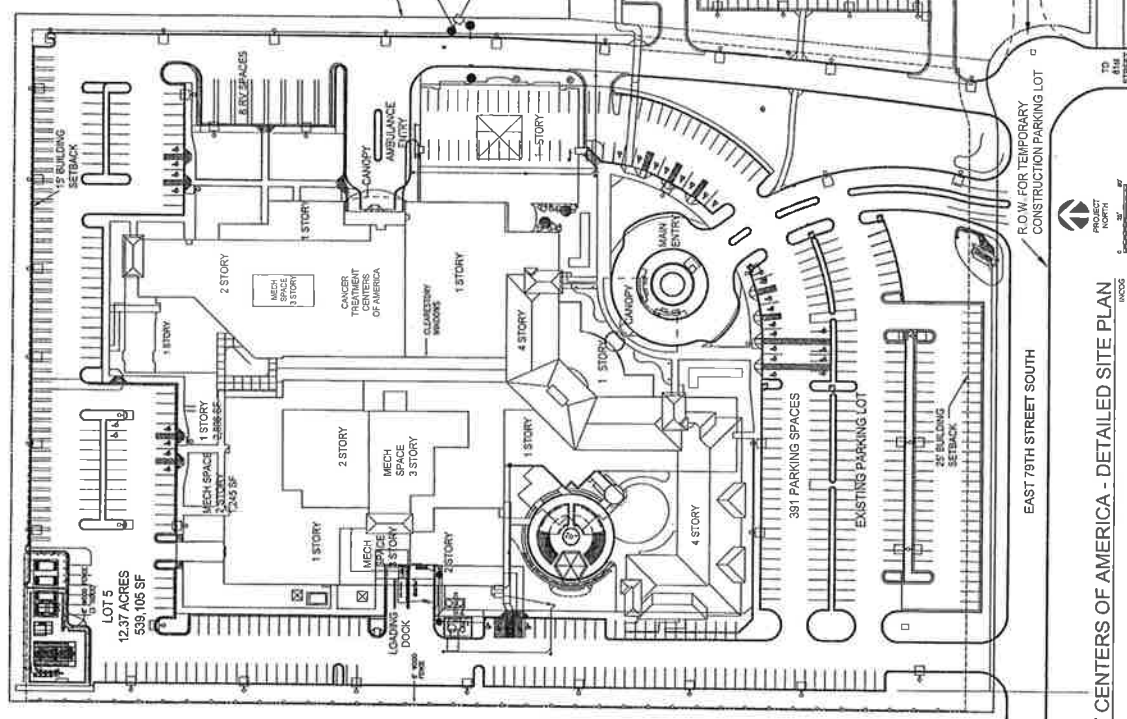
Therefore, staff recommends **APPROVAL** of the detailed site plan for the proposed new transportation project that is an accessory use to Cancer Treatment Centers of America facility.

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

Dewberry
 10000 N. 10th Ave., Suite 100
 Tulsa, Oklahoma 74116
 Phone: (918) 438-7700
 Fax: (918) 438-7701
 Email: info@dewberry.com
 Website: www.dewberry.com

**TRANSPORTATION BUILDING EXPANSION
 SOUTHWESTERN REGIONAL MEDICAL CENTER
 CANCER TREATMENT CENTERS OF AMERICA
 10109 E. 79th STREET SOUTH
 Tulsa, Oklahoma**

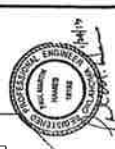
LANDSCAPING REQUIREMENTS	PARKING INFORMATION
TOTAL LOT AREA SQUARE FOOTAGE: 870,880 SQ. FT.	PARKING STALL DIMENSIONS: 8'x16'
MINIMUM LANDSCAPE AREA REQUIRED: 15%	DRIVE AISLE DIMENSIONS: 24'
LANDSCAPE AREA PROVIDED: 23%	ALL RADI ARE 5' UNLESS OTHERWISE NOTED
STREET YARD AREA PER STREET FRONTAGE	TRANSPORTATION BUILDING INFORMATION
STREET NAME: EAST 79TH STREET SOUTH	STREET NAME: EAST 79TH STREET SOUTH
PROVIDED: 239' X 23' = 5,500 SQ. FT.	TOTAL FIRST FLOOR AREA: 17,584 SF
300' X 11' = 3,300 SQ. FT.	TOTAL SECOND FLOOR AREA: 10,794 SF
TOTAL: 5,500 + 3,300 = 8,800 SQ. FT.	TOTAL BUILDING AREA: 28,378 SF
LANDSCAPED AREA PER STREET FRONTAGE (STREET YARD)	BUILDING HEIGHT: 30'
STREET NAME: EAST 79TH STREET SOUTH	NUMBER OF FLOORS: 2
REQUIRED: 2202 SQ. FT. (15%) PROVIDED: 8,800 SQ. FT. (61%)	



PUD 579-A Development Area - B	PERMITTED USE: CHURCH, MUSEUM, HOME, SCHOOLS, PRIVATE COMMUNITY CENTERS AS PERMITTED IN USE DISTRICT MAP. THIS DEVELOPMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES. ACCESSORY USES, TEMPORARY BUILDINGS, AND TRAILERS ARE NOT PERMITTED IN THIS DISTRICT. USE, LOT 11, AND USES OUTSTANDING IN THIS DISTRICT ARE NOT PERMITTED IN THIS DISTRICT.
PROPOSED USES: HOSPITAL PARKING REQUIREMENTS (INCLUDES EXPANSIONS) 1 PARKING SPACE FOR EVERY HORIZONTAL ROOM = 43 SPACES 1 PARKING SPACE FOR EVERY OUTPATIENT CLINIC ROOM = 153 SPACES TOTAL 1 SPACE PER 250 SQ. FT. OF GROSS AREA 1 SPACE PER 100 SQ. FT. OF GROSS AREA FOR RETAIL AND OTHER BUSINESS SERVICES. LOCATED ON THE FIRST AND SECOND FLOORS. GROSS SQ. FOOTAGE = 120,000 SQ. FT. / 250 PER SQ. FT. = 480 SPACES	TOTAL PARKING SPACES REQUIRED - 673 SPACES 819 TOTAL PARKING SPACES SHOWN ON PLAN ACCORDING TO THE INTERNATIONAL BUILDING CODE (IBC) AND THE TULSA COUNTY HOSPITAL OUTPATIENT FACILITIES, 10% OF PATIENT AND VISITOR PARKING SPACES MUST BE ACCESSIBLE. OUTPATIENT FACILITIES SHALL BE ACCESSIBLE. ACCESSIBLE SPACES REQUIRED/PROVIDED = 14
BUILDING SETBACKS BUILDING SETBACKS FOR ONE STORY BUILDINGS THIS OCCURS ON THE WEST AND SOUTH PROPERTY LINES. THE MINIMUM SETBACK FOR EVERY FOOT OF BUILDING HEIGHT ABOVE 15 FEET. REQUIRED SETBACK IS 20 FEET. REQUIRED SETBACK IS 20' (WEST AND SOUTH PROPERTY LINES) MINIMUM SETBACK FOR A (2) STORY STRUCTURE IS 20' (WEST AND SOUTH PROPERTY LINES) MINIMUM SETBACK FOR A (3) STORY STRUCTURE IS 100' (WEST AND SOUTH PROPERTY LINES) MINIMUM SETBACK FOR A (4) STORY STRUCTURE IS 100' (WEST AND SOUTH PROPERTY LINES) MINIMUM BUILDING SETBACK FROM PROPERTY LINES FOR A MINIMUM 10' SETBACK FROM THE PROPERTY LINES (NORTH AND EAST PROPERTY LINES) MINIMUM BUILDING SETBACK FROM MINGO VALLEY EXPRESSWAY RIGHT-OF-WAY FOR NONRESIDENTIAL BUILDINGS IS 10 FEET. CONCRETE PERMIT OF 200' PROPERTY LINE	BUILDING HEIGHTS MAXIMUM BUILDING HEIGHT ALLOWED - 20' MAXIMUM BUILDING HEIGHT SHOWN - 42'
DEVELOPMENT STANDARDS MAXIMUM BUILDING LAND COVERAGE = 20% 113,208 FIRST FLOOR SF = 11,245 113,208 SECOND FLOOR SF = 11,245 / 10,000 ACRES (870,880 SF) = 13.9%	LC-19 COMBINED LOTS 4 AND 5

1 CANCER TREATMENT CENTERS OF AMERICA - DETAILED SITE PLAN

US ROUTE 169
 MINGO VALLEY EXPRESSWAY



21.5

CANCER TREATMENT CENTERS OF AMERICA
 SOUTHWESTERN REGIONAL MEDICAL CENTER
 TRANSPORTATION BUILDING
 TULSA, OKLAHOMA



4/17/14

NO.	REVISIONS	DATE
1	ISSUED FOR PERMIT	4/17/14
2	ISSUED FOR PERMIT	4/17/14
3	ISSUED FOR PERMIT	4/17/14
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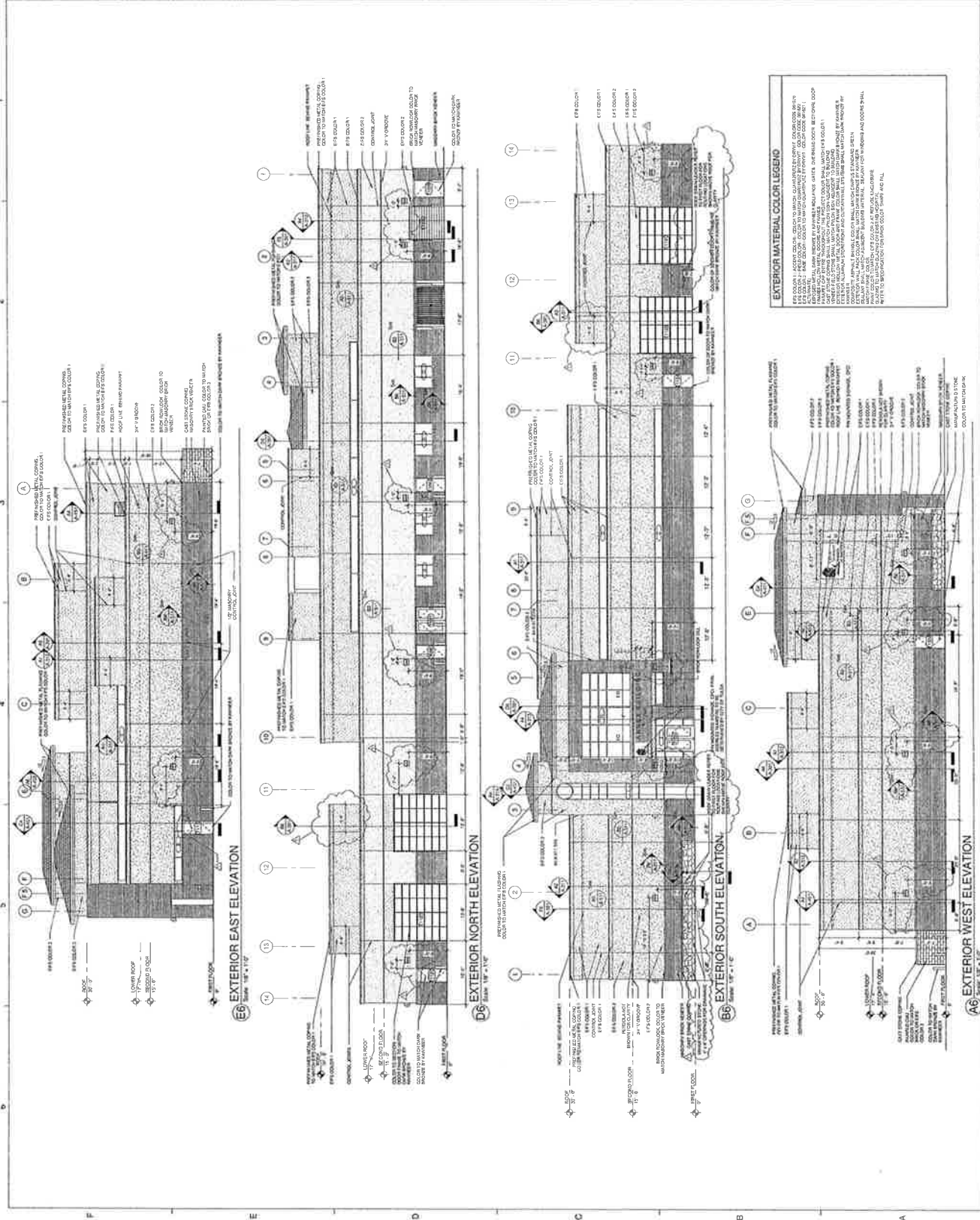
DESIGNED BY	ARCHITECT
APPROVED BY	ARCHITECT
CHECKED BY	ARCHITECT
DATE	01.08.13
TITLE	EXTERIOR ELEVATIONS

EXTERIOR ELEVATIONS

PROJECT NO.	10000000
DATE	01.08.13

A-201

Sheet 05



21.4

[illegible]

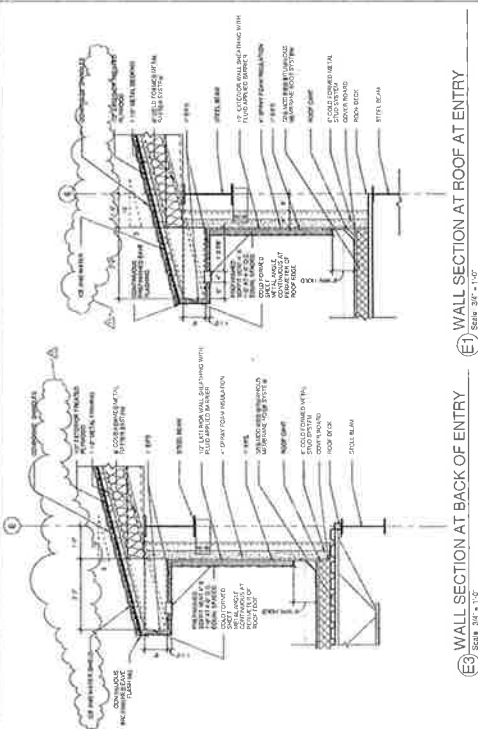
APPROVED BY	DATE
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WALL SECTIONS AND ENCLOSURE DETAILS

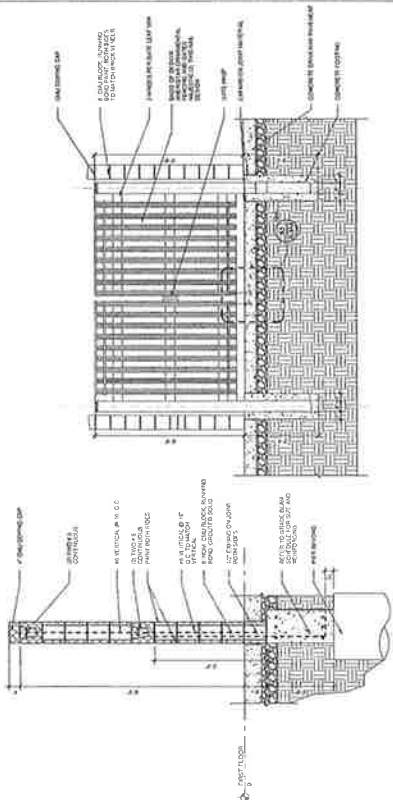
PROJECT NO. 50055479

A-314

SUBJECT NO.

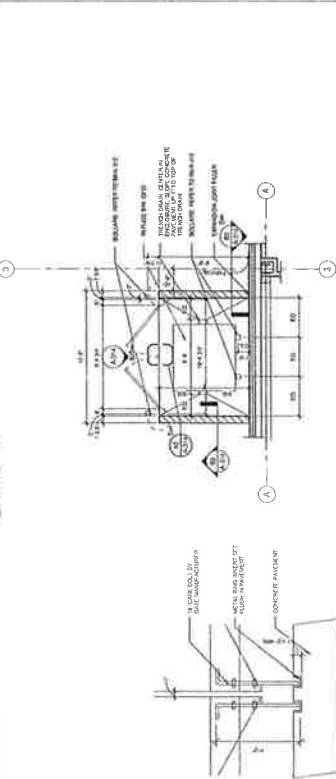


E3 WALL SECTION AT BACK OF ENTRY
Scale: 3/4" = 1'-0"



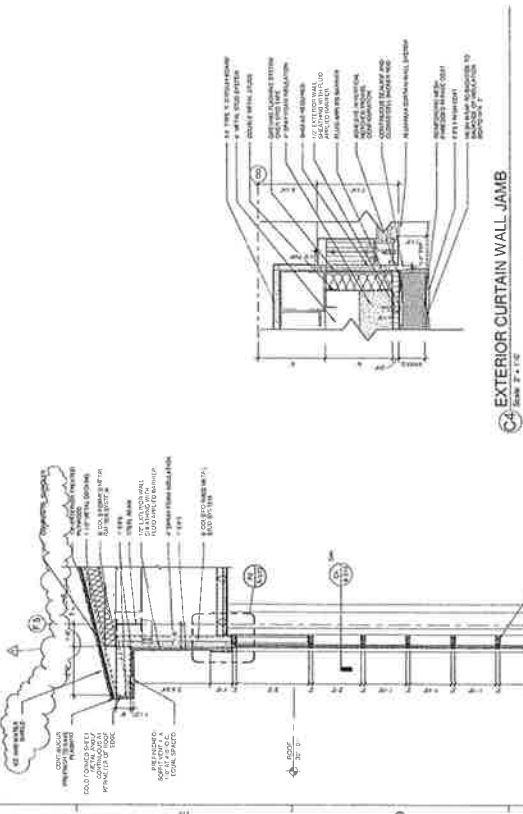
B3 ENCLOSURE SCREEN WALL
Sched. 3/4" x 1'-0"

82 FRONT SWING GATE ELEVATIONS
Scale: 1/2" = 1'-0"

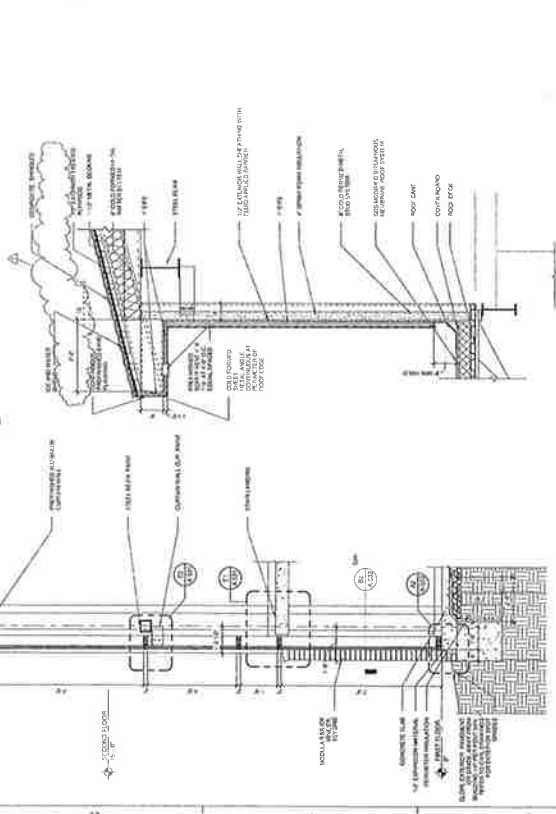


A3 CANE BOLT DETAIL

A2 TRASH ENCLOSURE



C4 EXTERIOR CURTAIN WALL JAMB



WALL SECTION AT STAIR

WALL SECTION AT ROOF AND ELEVATOR

[illegible]

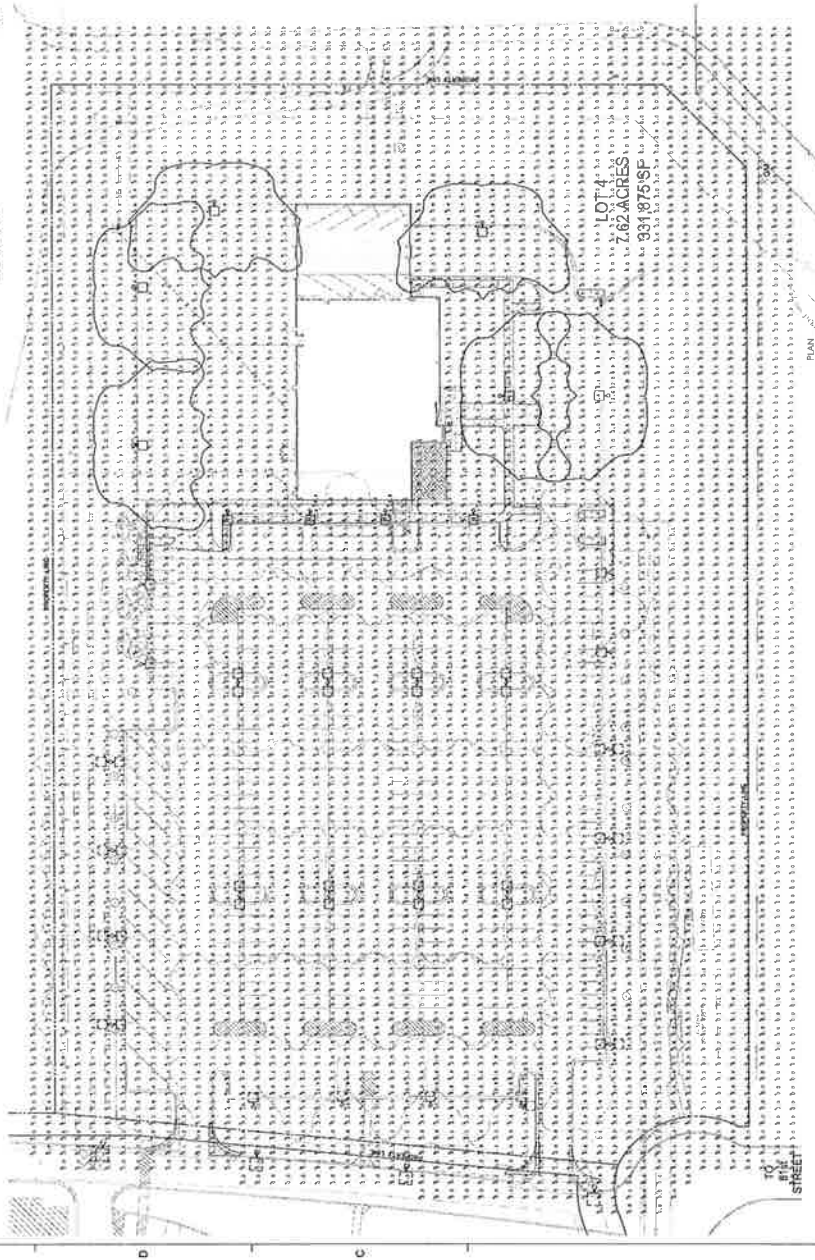
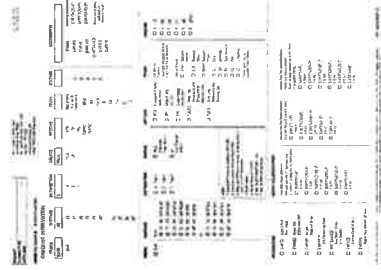
REVISIONS	DATE	01/08/2013	CHKD BY	PRP	APPROVED BY	RMG	DRAWN BY	CR
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SITE LIGHTING PLAN

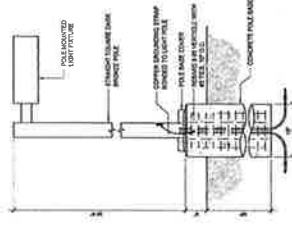
PROJCT NO. 00-05-0000-0000

SL1

SUPPLEMENT



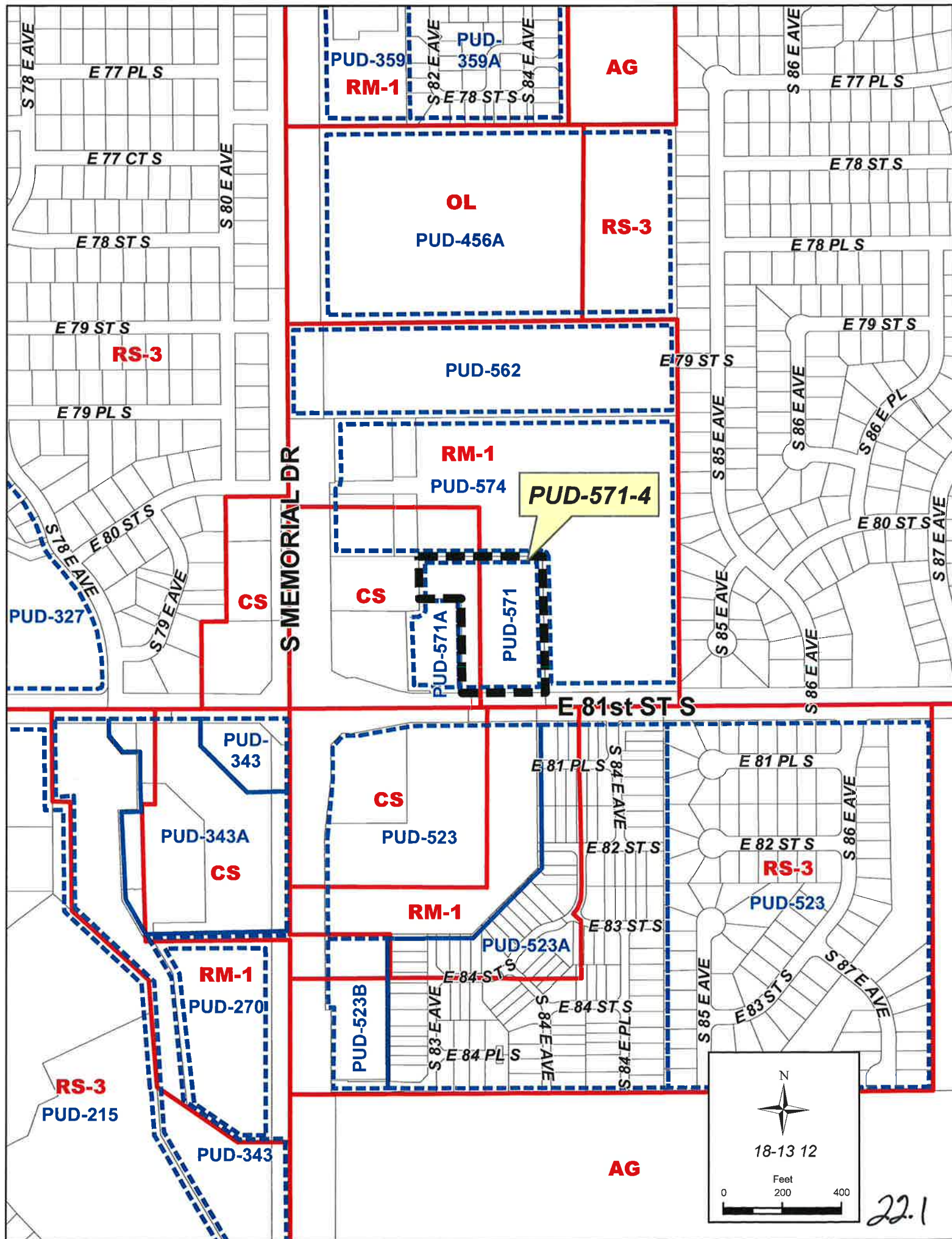
B POLE MOUNTED FIXTURE DETAIL



A SITE LIGHTING PLAN

- $\begin{bmatrix} 0 \\ 0 \end{bmatrix}$ = EXISTING POLE MOUNT FIXTURES
- $\begin{bmatrix} 0 \\ 1 \end{bmatrix}$ = NEW POLE MOUNT FIXTURES
- $\begin{bmatrix} 0 \\ R \end{bmatrix}$ = RELOCATED POLE MOUNT FIXTURES
- $\vec{r} = 0$ = FOOTCANDLE VALUES

21.8



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Thursday, January 31, 2013 12:26 PM
To: Huntsinger, Barbara
Subject: FW: PUD 571-4

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Roy Johnsen [<mailto:rdj@rjohnsenlaw.com>]
Sent: Thursday, January 31, 2013 11:49 AM
To: Wilkerson, Dwayne
Subject: PUD 571-4

To the Tulsa Metropolitan Area Planning Commission
c/o Dewayne Wilkerson

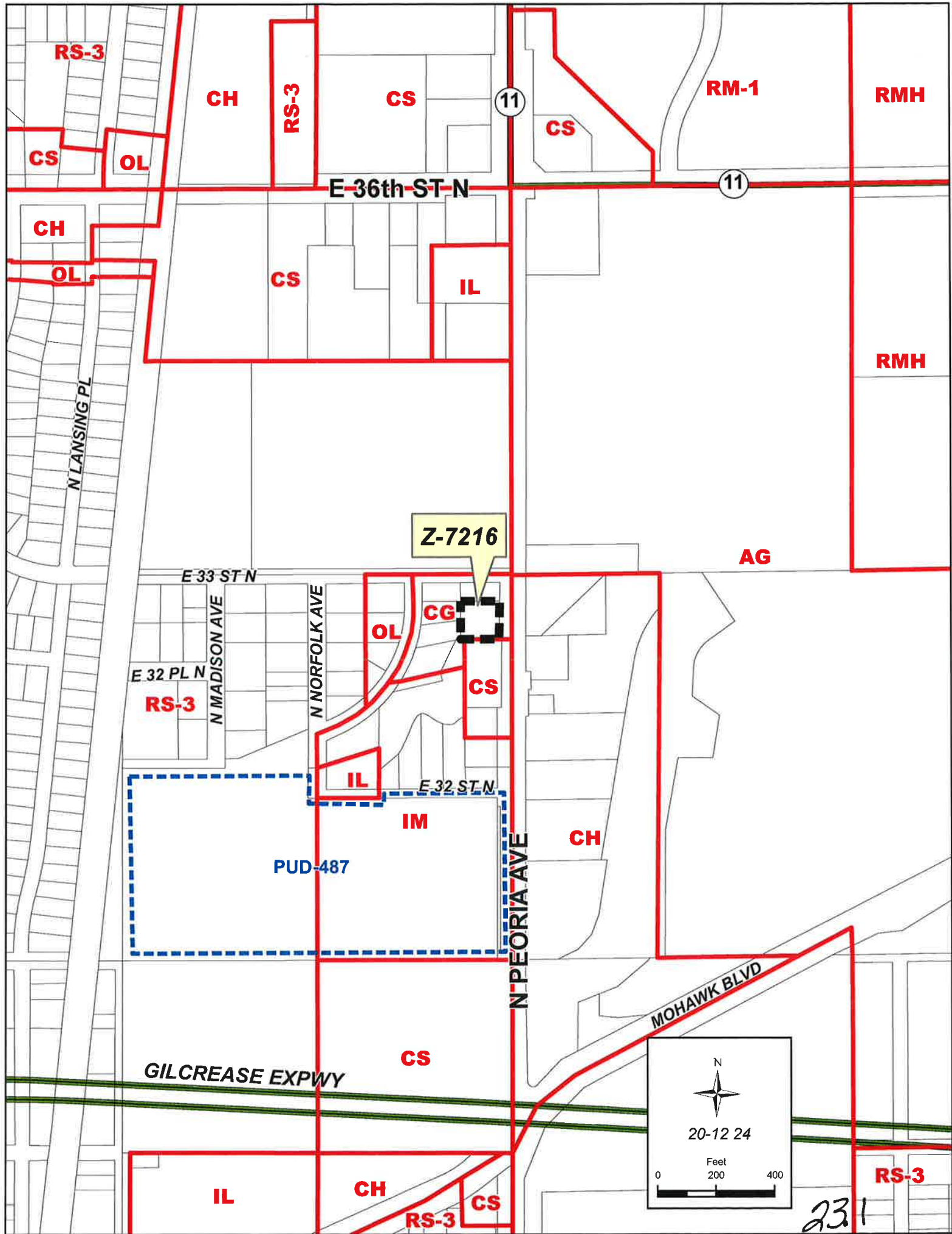
Re: Minor Amendment PUD 571-4

It is requested that the referenced application be continued from the presently scheduled hearing date of February 6, 2013 to the February 20, 2013 meeting of the Commission. South Tulsa Storage, LLC is in discussion with Remington At Memorial Apts., concerning screening/landscaping.

Respectfully,

Roy Johnsen,
Attorney for South

Tulsa Storage, LLC



231



N

20-12 24

Feet
0 200 400

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

23.2



E 33 ST N

N PEORIA AVE

Z-7216



20-12 24



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

23.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7216

TRS 0224

Atlas 431

CZM 28

CD-1

TMAPC Hearing Date: February 6, 2013

Applicant: J&J Appliances, Inc.

Tract Size: 17,225± square feet

ADDRESS/GENERAL LOCATION: South of the southwest corner of East 33rd Street and North Peoria Avenue

EXISTING ZONING: CG

EXISTING USE: Appliance business

PROPOSED ZONING: IH

PROPOSED USE: Appliance
business/salvage

ZONING ORDINANCE: Ordinance number 12722 dated February 14, 1973, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6353/ PUD-487 May 1992: All concurred in approval of a proposed Planned Unit Development on a 18± acre tract of land for a development that allows Use Unit 28, Junk and Salvage yards, and accessory uses and other uses that are broken down into three development areas, on property located southwest corner of East 32nd Street and North Peoria Avenue.

BOA-13529 April 18, 1985: The Board of Adjustment *approved* a **Special Exception** to allow the operation of a paint and body shop in a CG district; subject to all painting being done inside the shop; and a **Variance** to permit the storing and repairing of wrecked vehicles in a commercial district; subject to the number of stored vehicles being not more than five; and no parts being stripped from wrecked automobiles to make repairs; on property located at.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 17,225± square feet in size and is located south of the southwest corner of East 33rd Street and North Peoria Avenue. The property appears to be used as an appliance business and salvage and is zoned CG.

SURROUNDING AREA: The subject tract is abutted on the east by North Peoria Avenue, across the street the property is zoned CH; on the north is a small area of CG then a large area of RS-3 north of E. 33rd Street North, on the south by a tract that is vacant, zoned CS; and on the west by a single family residential subdivision, which is zoned CG.

UTILITIES: The subject tract is served with City of Tulsa municipal water and sanitary sewer.

23.4

TRANSPORTATION VISION:

The Comprehensive Plan designates North Peoria as a Multi Modal Secondary Arterial Street.

The 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.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

This section of Peoria is included in the planned Express Bus Route identified by City of Tulsa planned transit system.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Peoria Avenue	Secondary Arterial	100'	4

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Category:

This site is included in a Regional Center area which is considered a mid-rise mixed-use area 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.

Staff Comment: The proposed rezoning is not an appropriate use in this land use land use category.

Growth and Stability Map:

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 a general agreement exist 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

23.5

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.

Staff Comment: It is important for Staff to recognize economic activity that is appropriate to the comprehensive plan vision. The proposed rezoning is not consistent with the vision presented in this area of growth.

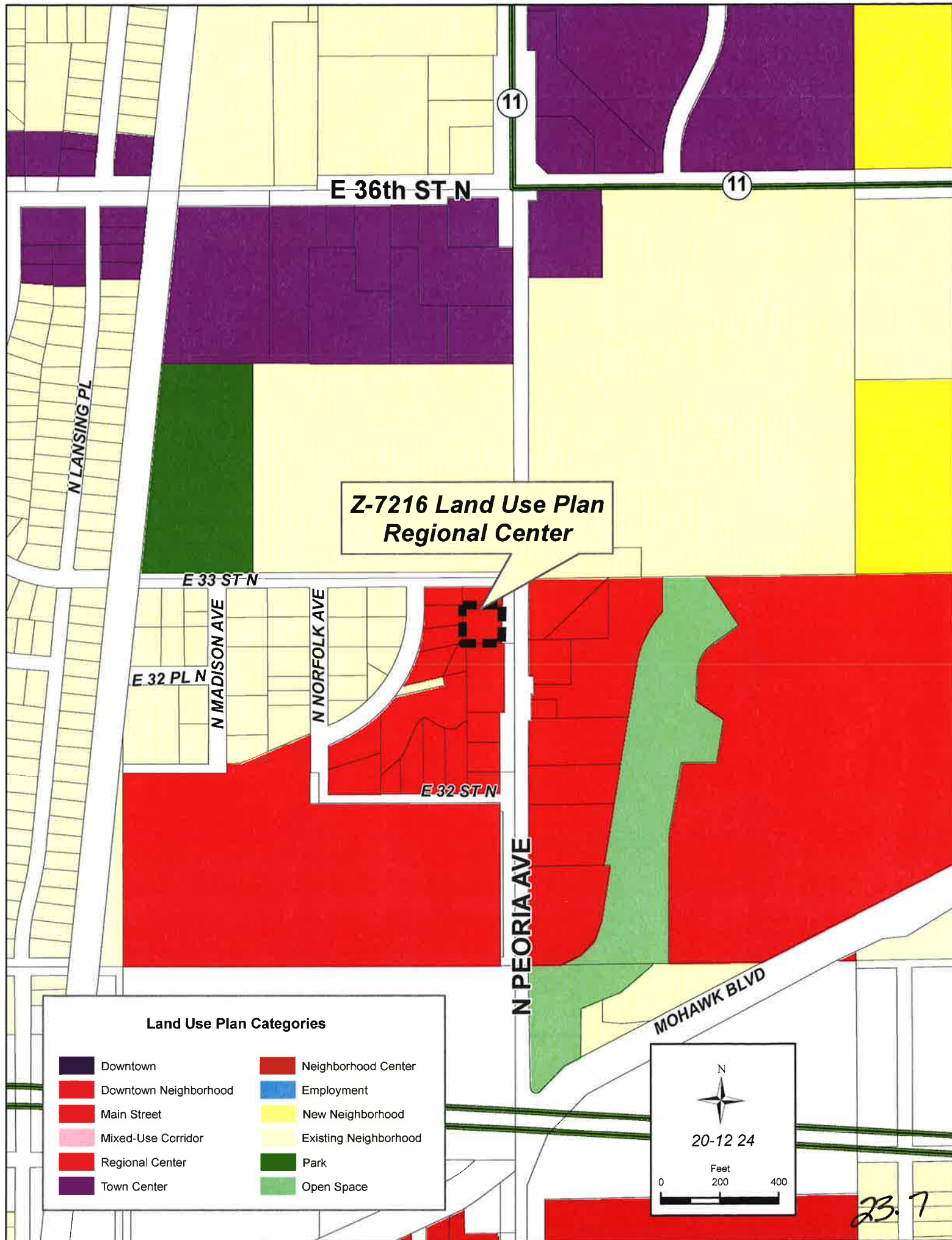
STAFF RECOMMENDATION:

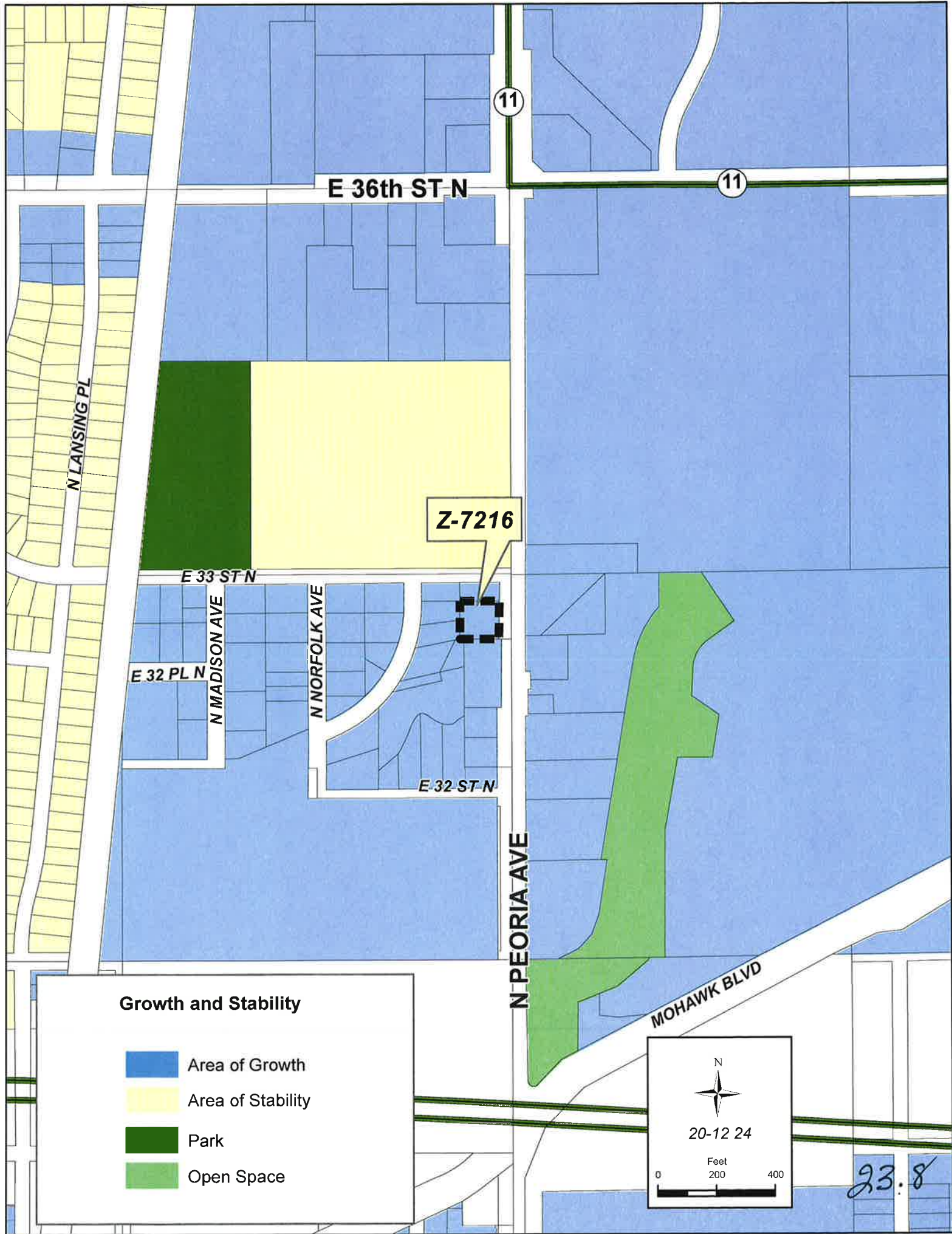
In summary:

- 1) The applicants request for IH zoning is not supported by the existing surrounding land uses.
- 2) The anticipated land use defined in the comprehensive plan does not support this zoning or land use for future development opportunities.
- 3) The request for IH zoning is spot zoning and could potentially allow development of industry that would repress future development of a regional center.

Therefore **Staff Recommends Denial** of the applicants request for IH zoning.

02/06/13





JOHN W. MOODY
ATTORNEY AT LAW

6004 South Marion Avenue
Tulsa, Oklahoma 74135
Telephone / Fax 918-728-7528
Email: johnw.moody@gmail.com

January 31, 2013

Via Facsimile and Email

Dewayne Wilkerson
Tulsa Metropolitan Area Planning Commission
Two West Second Street
Suite 800
Tulsa, Oklahoma 74103-4236

Re: Request for Continuance of Public Hearing for Z-7216

Dear Dewayne:

I have been retained by the applicant for Z-7236 to assist with obtaining proper zoning that would permit the use of the property for his business in manner that would be compatible with the surrounding area and policies of the TMAPC and City. I request that the public hearing before the TMAPC be continued for two weeks in order for me to meet with the Staff and property owners in the area regarding the zoning and use of the property.

Please advise the TMAPC of this request. I will be at the meeting on February 6th to request the continuance. Thank you for your assistance.

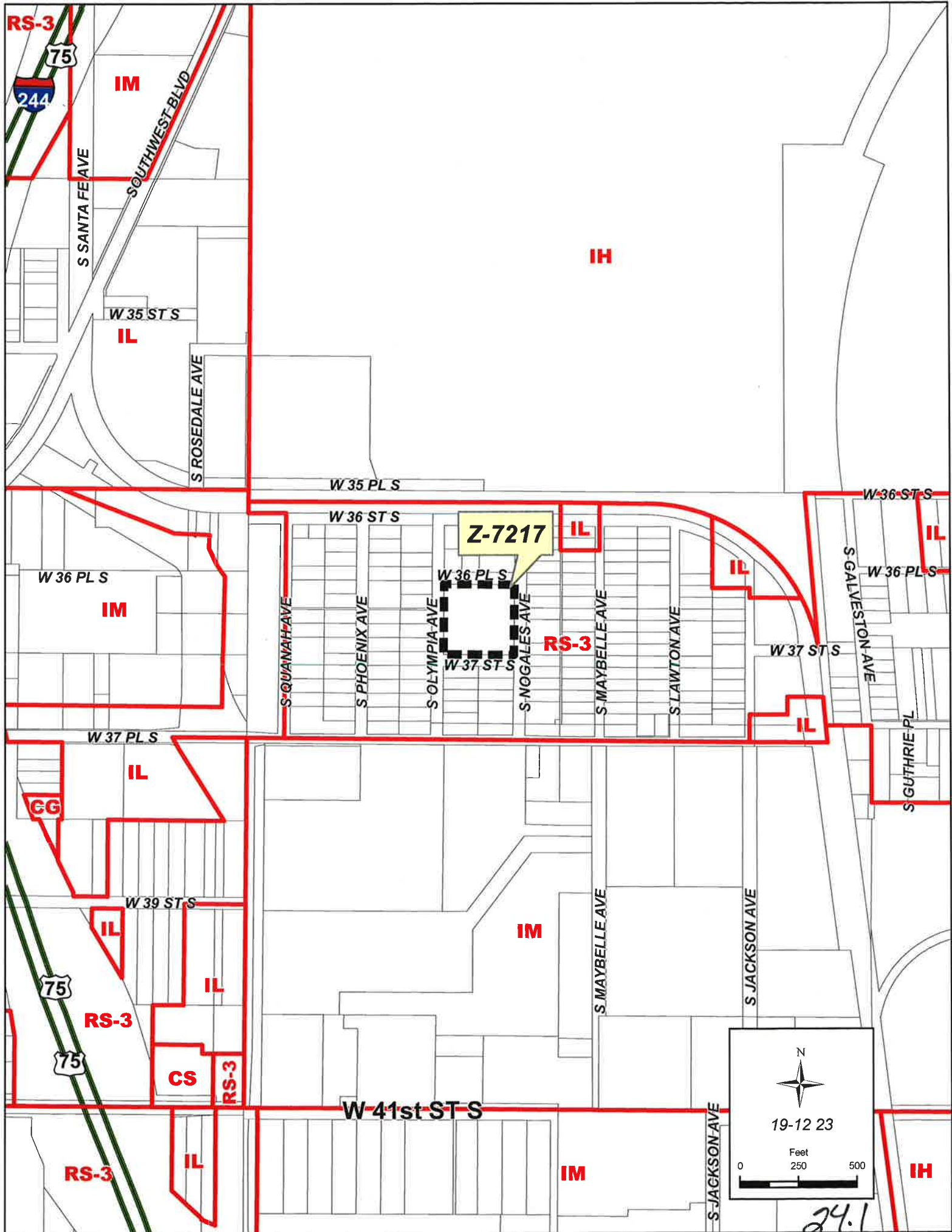
Sincerely,



John W. Moody

Cc: J & J Appliances

23.9



24.1



19-12 23

Feet
0 250 500

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

29.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7217

TRS 9223

Atlas 252/ 193

CZM 46

CD-2

TMAPC Hearing Date: February 6, 2013

Applicant: Gregory S. Helms

Tract Size: 2.05± acres
89,298± square feet

ADDRESS/GENERAL LOCATION: Northeast corner of South Olympia Avenue and West 37th Street

EXISTING ZONING: RS-3

EXISTING USE: School bus parking

PROPOSED ZONING: IL

PROPOSED USE: Use Units 10, 11, 25

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6656 October 1998: All concurred in approval of a request for rezoning a 14,000± square foot tract of land from RS-3 to IL for office use on property located on the southwest corner of West 36th Street and South Maybelle.

BOA-14934 September 15, 1988: The Board of Adjustment approved a Special Exception to permit a mobile home in an RS-3 district; per revised plot plan submitted; and subject to the mobile home being utilized as a storage building only, with no residential use, on property located between West 37th Street and West 36th Place and South Olympia Avenue and South Nogales Avenue AND is also known as the subject property.

BOA-11546 July 23, 1981: The Board of Adjustment *approved* a **Variance** to permit the parking of public school buses and a wrecker on the property, as described in drawings submitted; *approved* a **Variance** to permit the fueling of buses on the condition that fueling is done from a buried fuel tank system; *denied* a **Variance** to permit a crushed rock base for the surface of the parking lot; *denied* a **Special Exception** to modify the screening requirements; *approved* a **Variance** to permit parking of automobiles and buses on property lines, on condition that the parking area is screened and that lighting is directed into the interior of the parking area on the property, be situated on 30' poles, and be shaded as described by the applicant; with conditions to require the applicant to secure permission from the City Hydrologist and submit the site plan and grading plan for approval in order to eliminate drainage problems as a contingency of approval of the use and to limit the use of the property for the duration of the school year only, on property located between West 37th Street and West 36th Place and South Olympia Avenue and South Nogales Avenue AND is also known as the subject property.

24.3

On **August 6, 1981** there was a **Request for Clarification** of the motion pertaining to fuel. The Board *Amended* the action taken at the July 23rd meeting, to allow fueling operation as outlined in the submitted letter from David Kimball, Fire marshal, dated August 5, 1981, to John Moyer, Attorney for Independent School District Number One of Tulsa County, Oklahoma, and as outlined in the City of Tulsa Zoning Code requirements for such gasoline dispensing facilities, to be considered in the same intent as the previous action requiring underground storage facilities—that intent being to disallow a gasoline tanker to be on the premises at all times—the hours for dispensing fuel to be from 10:00 a.m. to 12:00 noon and from 3:30 p.m. to 5:30 p.m., for a period of one hour only during those stated hours.

AREA DESCRIPTION:

SURROUNDING AREA: The subject tract is surrounded by a small single family residential subdivision containing less than 150 lots west and south of a railroad spur. Beyond that residential area the majority of the area is IM or IH as illustrated on the zoning map included. North of West 36th Street South is outside of the City Limits of Tulsa and includes a large oil refinery complex.

UTILITIES: The subject tract is served with City of Tulsa municipal water and sanitary sewer.

TRANSPORTATION VISION:

None of the streets in the area are designated in the Tulsa Transportation Plan or on the Major Street and Highway Plan.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Olympia Ave.	None	NA	2
South Nogales Ave.	None	NA	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Category:

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Staff Comment: Staff supports the concept that IL zoning is an appropriate zoning classification in this land use land use category.

24.4

Growth and Stability Map:

The purpose for 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.

Staff Comment: The Board of Adjustment approved the variance which allows bus parking in 1981 after a public school burned and was later removed in 1965. Staff normally would not support IL in an established neighborhood however this particular request may be suitable in an effort to continue economic and employment activity that is appropriate to the comprehensive plan vision. Part of the growth area concept includes providing housing choices which will not be affected by this request.

STAFF RECOMMENDATION:

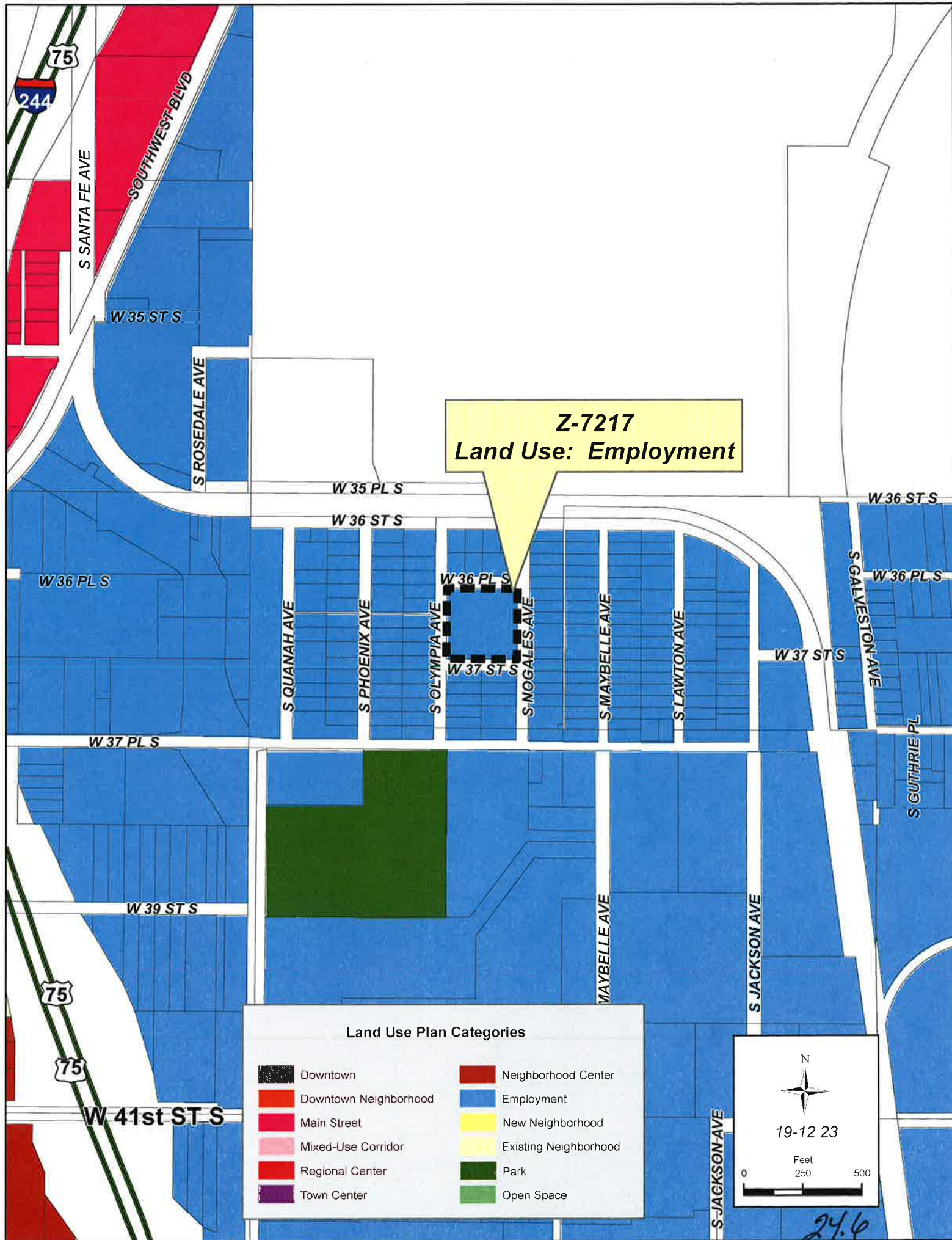
In summary:

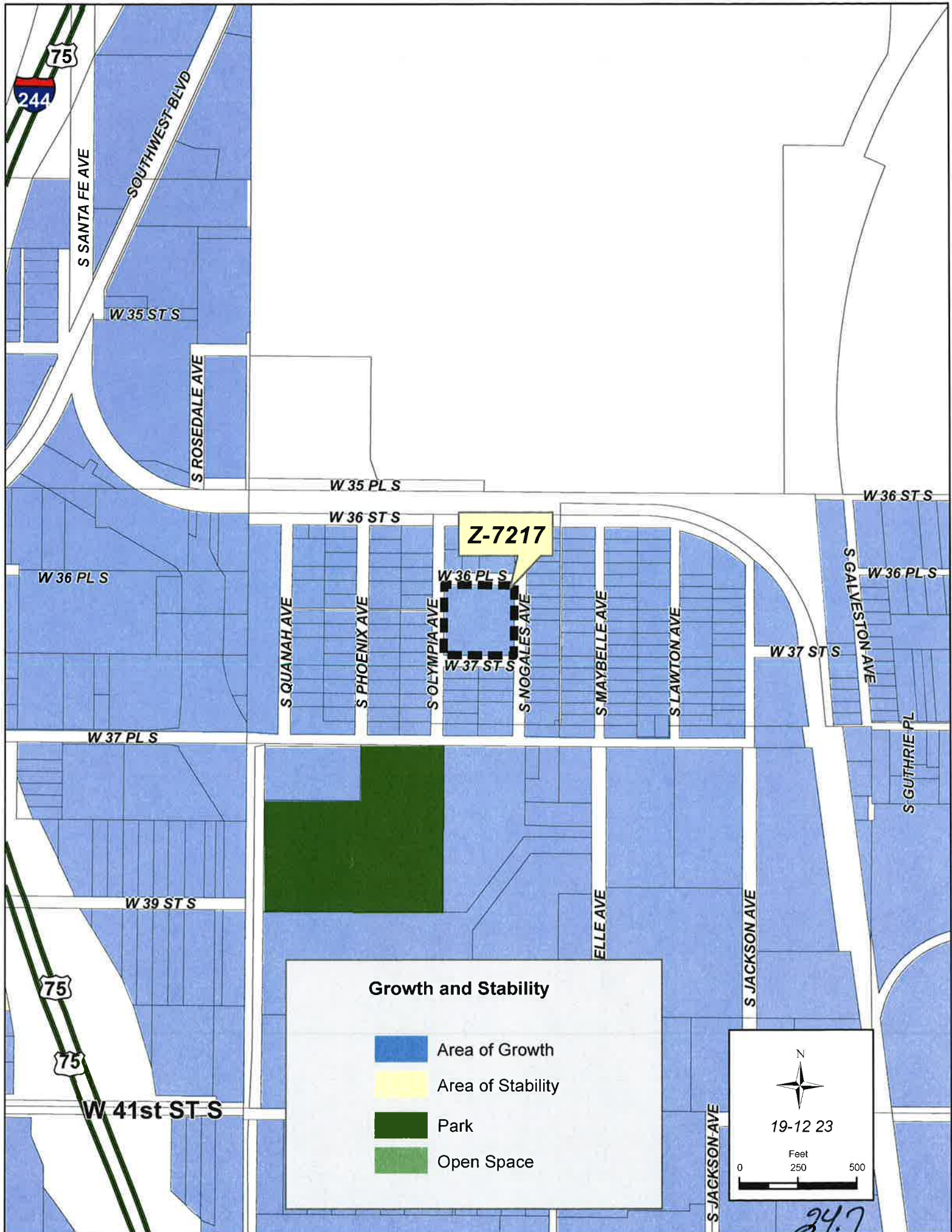
- 1) The applicants request for IL zoning is not supported by the existing adjacent land uses. The IL request can be seen as a compatible zoning designation in close proximity to the area.
- 2) The anticipated land use (Employment Area) defined in the comprehensive plan supports this zoning and land use for future development opportunities however it also supports some residential mix.
- 3) The request for IL zoning could be considered spot zoning. Due to the previous Board of Adjustment decisions on the site and anticipated future development opportunities anticipated in this area staff supports the small IL consideration at this location.

Staff recommends approval of the applicants request for IL zoning.

02/06/13

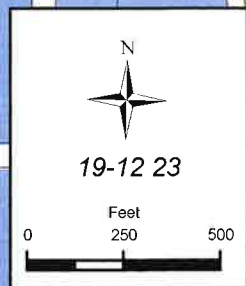
24.5



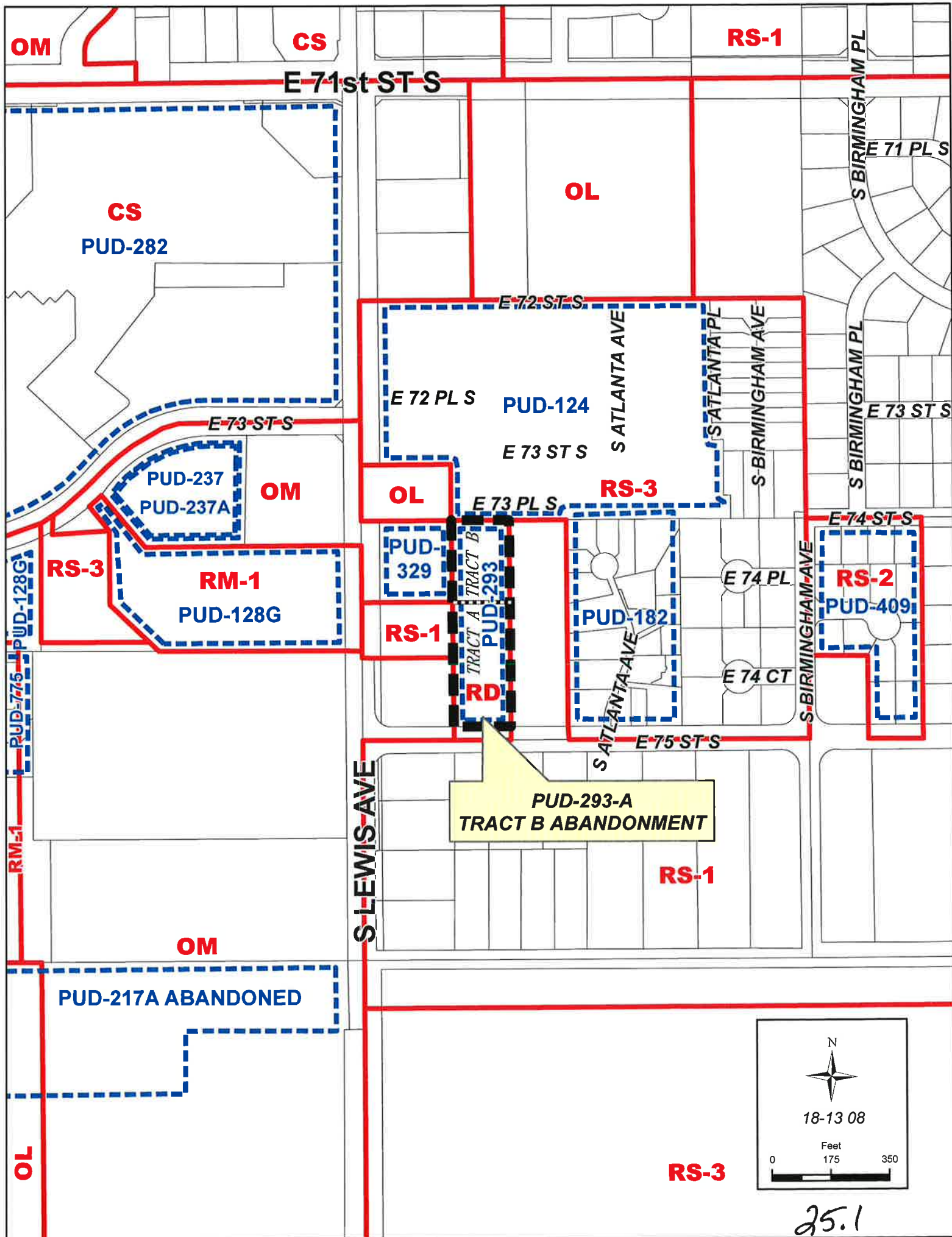


Growth and Stability

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



24.7





E 71st ST S

S BIRMINGHAM PL

E 71 PL S

E 72 ST S

E 72 PL S

S ATLANTA AVE

S ATLANTA PL

S BIRMINGHAM AVE

S BIRMINGHAM PL

E 73 ST S

E 73 ST S

E 73 ST S

E 73 PL S

E 74 ST S

E 74 PL

E 74 CT

E 75 ST S

S LEWIS AVE

S ATLANTA AVE

S BIRMINGHAM AVE

**PUD-293-A
TRACT B ABANDONMENT**



18-13 08

Feet
0 175 350

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

25.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-293-A/ Abandonment of Tract B

TRS 8308

Atlas 1137

CZM 52

CD-2

TMAPC Hearing Date: February 6, 2013

Applicant: Lou Reynolds

**Tract Size: 1.56± acres
67,953± square feet**

ADDRESS/GENERAL LOCATION: East of northeast corner of East 75th Street and South Lewis Avenue

EXISTING ZONING: RD/ PUD-293

EXISTING USE: Vacant

PROPOSED ZONING: RD/ PUD-293-A

**PROPOSED USE: Abandon Tract B. Tract A
Development standards remain the same
allowing townhouse development.**

ZONING ORDINANCE: Ordinance number 15512 dated November 4, 1982, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7069 September 2007: All concurred in approval of a request for rezoning a .81± acre tract of land from OM to OL for office use and to enable splitting of a portion of the site for development, on property located southeast corner of East 73rd Street and South Lewis Avenue.

Z-5805/PUD-329 September 1983: All concurred in approval of a request to rezone a 1.5± acre tract from RS-1 to OM with a PUD for office development, located north of the northeast corner of East 75th Street and South Lewis Avenue and abuts the subject property to the west.

Z-5672/PUD-293 November 1982: A request to rezone a 2.5± acre tract from RS-1 to RM-2 for multifamily use was denied. All concurred in approval of RD zoning of the property subject to a PUD being filed which would reduce the density of units to 26, located east of the northeast corner of East 75th Street South and South Lewis Avenue and abutting the subject tract on the southeast corner

PUD-124 August 1972: All concurred in approval of a proposed Planned Unit Development on a 19± acre tract of land for 85 one-story development of attached patio home units, with a privacy security fence, on property located south of the southeast corner of East 71st Street and South Lewis Avenue and abutting north of subject property.

25.3

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1.56± acres in size and is located east of northeast corner of East 75th Street and South Lewis Avenue. The property appears to be vacant and is zoned RD/ PUD-293.

SURROUNDING AREA: The subject tract is abutted on the east by one single family residence, zoned RS-1; on the north by a single family residential condominium development, zoned RS-3/PUD-124; on the south by the remainder of the PUD 293 and large lot single family residential property zoned RS-1, with an underlying zoning of RD; and on the west by a three story office building OM/ PUD-329., a fire station zoned RS-1 and a small office building zoned OM.

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

TRANSPORTATION VISION:

There is no specific transportation vision for East 75th Street South.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 75 th Street South	None (Residential)	50 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Category:

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Staff Comment: The abandonment of Tract B reduces the originally planned townhome development area. Reduction of the previously planned townhome use is not consistent with the vision of the Tulsa Comprehensive Plan. The proposed use in Tract B will be tied to an adjacent office building which plans to construct accessory use in Tract B and will be placed in a different PUD. The employment and service expansion is consistent with the comprehensive plan.

Growth and Stability Map:

The purpose for 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

25.4

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.

Staff Comment: The abandonment of Tract B will allow expansion opportunities for an existing business west of the site. Staff supports the business growth opportunity provided when this portion of the PUD is vacated. A new PUD will be implemented in this area to satisfy buffering and screening concerns from the adjacent residential areas.

STAFF RECOMMENDATION:

The applicants request for PUD 293-A does not encourage retail, dining or other services that might be expected in a Neighborhood Center however it does support the expansion of the existing business associated with the building which has been approved in a separate PUD.

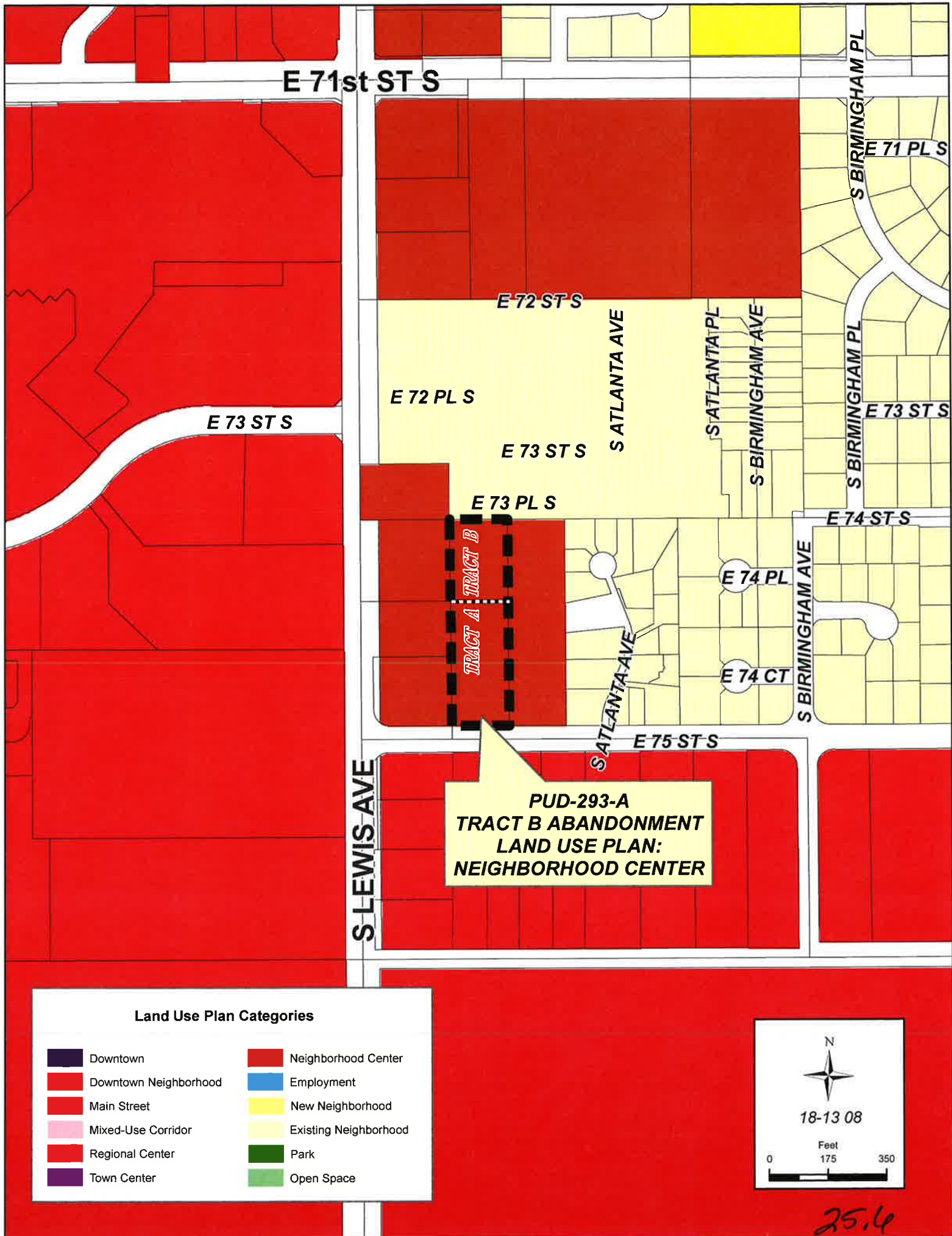
The applicants request for PUD 293-A includes the abandonment Tract B is requested to allow EasyTell an opportunity to expand their service and provide a higher level of customer service when emergencies challenge their system. Staff supports the idea of constructing a small unoccupied structure and supports the idea that proper details identified in a new PUD will minimize the impact on the adjacent neighbors.

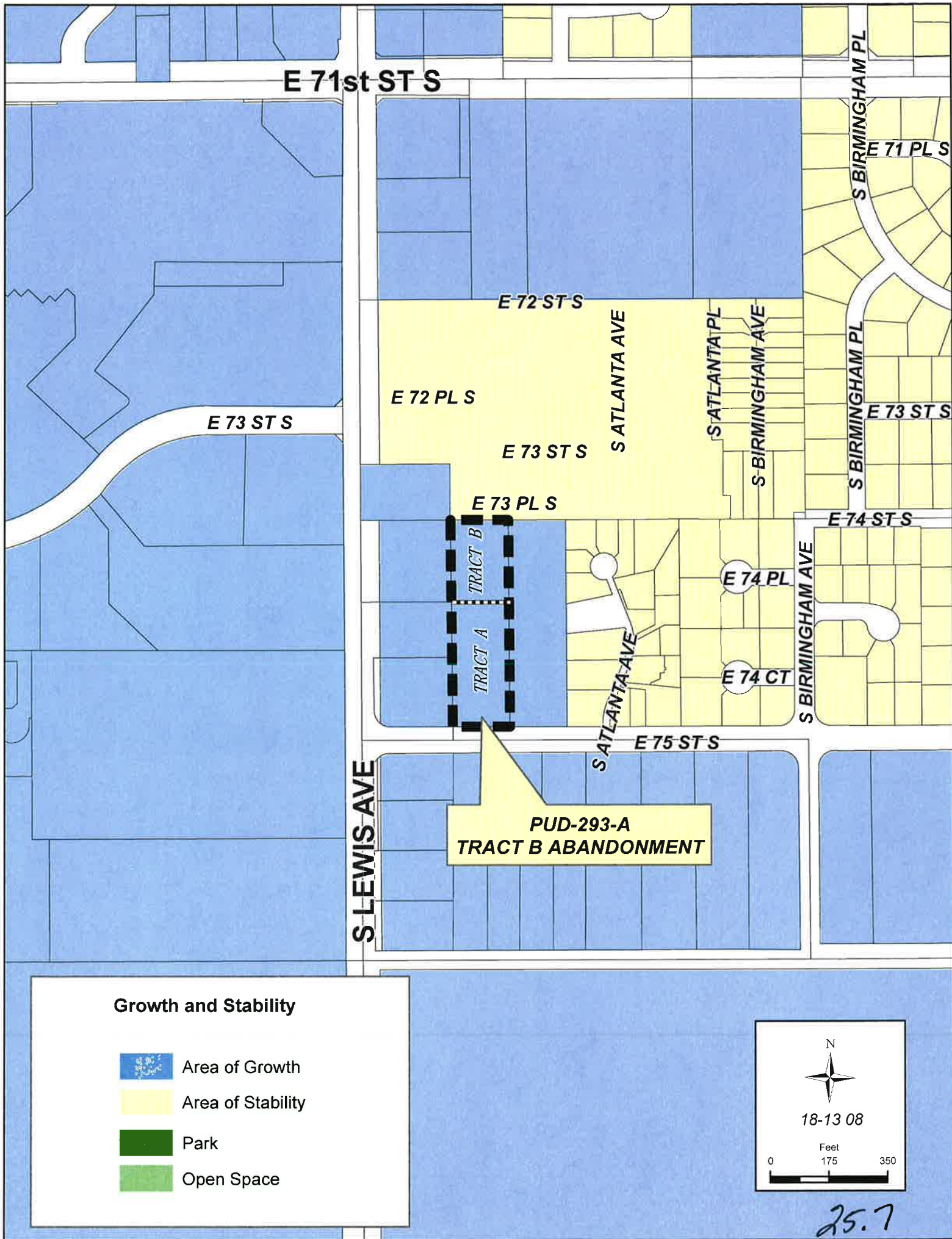
The townhome development opportunities that were implemented in 1982 have never been constructed. Staff supports the abandonment of townhome development in Tract B in this area to allow business expansion.

Therefore staff recommends **APPROVAL** for the applicants request for PUD 293-A as defined in the applicants text with the understanding that a new PUD will be placed to cover Tract B and tied to property west of this site.

02/06/13

25.5





MAJOR AMENDMENT TO PLANNED UNIT DEVELOPMENT NO. 293-A

RAMSGATE

2419 East 75th Street South

December, 2012

Amended January 7, 2013

25.8

RAMSGATE
2419 East 75th Street South
Planned Unit Development No. 293-A

TABLE OF CONTENTS

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I. DEVELOPMENT CONCEPT	3
II. DEVELOPMENT STANDARDS	8
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IV. ENVIRONMENTAL ANALYSIS	10
V. SITE AND LANDSCAPE PLAN REVIEW	11
VI. PLATTING REQUIREMENT	11
VII. EXPECTED SCHEDULE OF DEVELOPMENT	11
VIII. LEGAL DESCRIPTION	11

LIST OF EXHIBITS:

Exhibit "A" – Concept Illustration
Exhibit "B" - Aerial Photograph and Adjacent Land Uses
Exhibit "C" - Circulation Plan
Exhibit "D" - Site Map, Topography, Drainage Concept and Existing and Proposed Utilities
Exhibit "E" - Zoning Map
Exhibit "F" - Bird's Eye View
Exhibit "G" – Legal Description
Exhibit "H" – PUD No. 239-A Boundary

RAMSGATE

2419 East 75th Street South

Planned Unit Development No. 293-A

I. DEVELOPMENT CONCEPT

The Project is comprised of a part of SOUTHERN HILLS ESTATES ADDITION which was platted in 1950 and is described as follows, to-wit:

Lot One (1), Block One (1), SOUTHERN HILLS ESTATES
ADDITION, to the City of Tulsa, Tulsa County, State of
Oklahoma, according to the recorded Plat thereof.

In 1982, the Project was submitted to Plan Unit Development No. 293 ("PUD No. 293"), but not replatted or developed.

The purpose of Plan Unit Development No. 293-A ("PUD No. 293-A") is to remove the north .97 acres or forty percent (40%) of the property originally located in PUD No. 293 and incorporate such .97 acres into PUD No. 329-A in order that PUD No. 329-A could provide Development Standards for the development thereof as a telecommunications switching facility.

The property within PUD No. 293-A will remain as an attached townhouse residential development as originally proposed in PUD No. 293 and the Development Standards for PUD No. 293 will be adjusted proportionately to account for the reduced size of the Project. See Exhibit "A", Concept Illustration for a visual summary of the Project. Also, see Exhibit "B", Aerial Photograph and Adjacent Land Uses and Exhibit "F", Bird's Eye View.

Underlying zoning for the Project is RS-3 – Residential Single-Family - High Density District overlaid by PUD No. 293. No zoning change is required to support the Project as proposed in PUD No. 293-A. The existing zoning is shown on the Zoning Map attached hereto as Exhibit "E".

RAMSGATE

2419 East 75th Street South

Planned Unit Development No. 293-A

I. DEVELOPMENT CONCEPT (CON'T.)

Also, PUD 329-A and PUD 293-A have been filed simultaneously in order to eliminate any ambiguity between the Development Standards of such Planned Unit Developments.

Finally, the Detail Site Plan Review will insure continued compliance with the approved Development Standards.

As a result of PUD 293-A and PUD 329-A, the following described property will be abandoned and removed from PUD 293, to-wit:

A TRACT OF LAND THAT IS PART OF LOT 1 IN BLOCK 1 OF "SOUTHERN HILLS ESTATES" AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 1626 THEREOF, AND THE SOUTHERLY 30' OF THE VACATED ROADWAY LYING ALONG THE NORTHERLY LINE OF SAID LOT 1, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A POINT THAT IS THE SOUTHWEST CORNER OF SAID LOT 1, THENCE; DUE NORTH ALONG THE WESTERLY LINE OF LOT 1 FOR 371.00' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND, THENCE; CONTINUING DUE NORTH ALONG SAID WESTERLY LINE OF LOT 1 AND THE NORTHERLY EXTENSION THEREOF FOR 247.50' TO A POINT ON THE NORTHERLY LINE OF SAID VACATED ROADWAY, THENCE N 89° 56' 00" E ALONG SAID NORTHERLY LINE, 30' NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 1 FOR 171.00' TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1, THENCE; DUE SOUTH ALONG SAID EASTERLY LINE AND THE NORTHERLY EXTENSION THEREOF FOR 247.50' THENCE S 89°56'00"W AND PARALLEL WITH THE NORTHERLY LINE OF LOT 1 FOR 171.00' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 42,322 SQUARE FEET OR. 0.9716 ACRES.

and will be included in and become a part of PUD 329-A.

A summary of the effect of PUD 293-A on the property included within PUD 293 is as follows:

RAMSGATE

2419 East 75th Street South

Planned Unit Development No. 293-A

I. DEVELOPMENT CONCEPT (CON'T.)

LEGAL DESCRIPTION OF PROPERTY WITH PUD 293:

A TRACT OF LAND THAT IS ALL OF LOT 1 IN BLOCK 1 OF "SOUTHERN HILLS ESTATES" AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 1626 THEREOF, AND THE SOUTHERLY 30' OF THE VACATED ROADWAY LYING ALONG THE NORTHERLY LINE OF SAID LOT 1, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT THAT IS THE SOUTHWEST CORNER OF SAID LOT 1 THENCE; DUE NORTH ALONG THE WESTERLY LINE OF LOT 1 AND THE NORTHERLY EXTENSION THEREOF FOR 618.50' TO A POINT ON THE NORTHERLY LINE OF SAID VACATED ROADWAY, THENCE N 89° 56' 00" E ALONG SAID NORTHERLY LINE, 30' NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 1 FOR 171.00' TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1, THENCE; DUE SOUTH ALONG SAID EASTERLY LINE AND THE NORTHERLY EXTENSION THEREOF FOR 618.70' TO A POINT THAT IS THE SOUTHEAST CORNER OF LOT 1, THENCE; DUE WEST ALONG THE SOUTHERLY LINE OF LOT 1 FOR 171' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 105,781 SQUARE FEET OR 2.4284 ACRES

RAMSGATE

2419 East 75th Street South

Planned Unit Development No. 293-A

I. DEVELOPMENT CONCEPT (CON'T.)

LEGAL DESCRIPTION OF PORTION OF PUD 293 ABANDONED BY PUD 293-A:

A TRACT OF LAND THAT IS PART OF LOT 1 IN BLOCK 1 OF "SOUTHERN HILLS ESTATES" AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 1626 THEREOF, AND THE SOUTHERLY 30' OF THE VACATED ROADWAY LYING ALONG THE NORTHERLY LINE OF SAID LOT 1, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

COMMENCING AT A POINT THAT IS THE SOUTHWEST CORNER OF SAID LOT 1, THENCE; DUE NORTH ALONG THE WESTERLY LINE OF LOT 1 FOR 371.00' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND, THENCE; CONTINUING DUE NORTH ALONG SAID WESTERLY LINE OF LOT 1 AND THE NORTHERLY EXTENSION THEREOF FOR 247.50' TO A POINT ON THE NORTHERLY LINE OF SAID VACATED ROADWAY, THENCE N 89° 56' 00" E ALONG SAID NORTHERLY LINE, 30' NORTHERLY OF AND PARALLEL WITH THE NORTHERLY LINE OF LOT 1 FOR 171.00' TO A POINT ON THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 1, THENCE; DUE SOUTH ALONG SAID EASTERLY LINE AND THE NORTHERLY EXTENSION THEREOF FOR 247.50' THENCE S 89°56'00"W AND PARALLEL WITH THE NORTHERLY LINE OF LOT 1 FOR 171.00' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 42,322 SQUARE FEET OR. 0.9716 ACRES.

RAMSGATE

2419 East 75th Street South

Planned Unit Development No. 293-A

I. DEVELOPMENT CONCEPT (CON'T.)

LEGAL DESCRIPTION OF PROPERTY REMAINING IN 293-A:

A TRACT OF LAND THAT IS PART OF LOT 1 IN BLOCK 1 OF "SOUTHERN HILLS ESTATES" AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 1626 THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT THAT IS THE SOUTHWEST CORNER OF SAID LOT 1, THENCE; DUE NORTH ALONG THE WESTERLY LINE OF LOT 1 FOR 371.00' THENCE; N 89° 56' 00" E AND PARALLEL WITH THE NORTHERLY LINE OF LOT 1 FOR 171.00' TO A POINT ON THE EASTERLY LINE OF LOT 1, THENCE; DUE SOUTH ALONG SAID EASTERLY LINE FOR 371.20' TO A POINT THAT IS THE SOUTHEAST CORNER OF LOT 1, THENCE; DUE WEST ALONG THE SOUTHERLY LINE OF LOT 1 FOR 171.00' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 63,458 SQUARE FEET OR 1.4568 ACRES.

See Exhibit "H" showing the boundary of PUD No. 293-A.

25.14

RAMSGATE

2419 East 75th Street South

Planned Unit Development No. 293-A

II. DEVELOPMENT STANDARDS

TRACT "A"
PUD 293-A

	<u>PUD 293</u>	
Gross Land Area:	2.58 acres 112,193.20 sq.ft.	1.60 acres 69,870.69 sq.ft.
Net Land Area:	2.43 acres 105,780.70 sq.ft.	1.46 acres 63,458.20 sq.ft.
Permitted Uses:	Attached townhouse residential units developed under the RD density requirement.	SAME
Maximum Number of Dwelling Units:	26	16
Maximum Building Height:	2 Stories	2 Stories
Minimum Off-Street Parking Spaces:	78	32
Minimum Landscaped Open Area:	52,000 sq. ft.	31,700 sq. ft.
Minimum Building Set Back:		
From centerline of 75 th ,	70.0 feet**	70.0 feet**
From centerline of 74 th ,	50.0 feet	50.0 feet
From west & east property lines,	20.0 feet ***	20.0 feet ***
Between buildings,	30.0 feet	30.0 feet
Between buildings and parking.	10.0 feet	10.0 feet

*The applicant would have to show that the necessary livability space for each unit is obtained.

**Second story could overhang the first story as long as a 25-foot setback from the property line is maintained and construction methods meet the Tulsa Building Code.

*** Second story could overhang the first story as long as a 17.5 foot setback from the property line is maintained and construction methods meet the Tulsa Building Code.

Note: Footnotes directly above are the same as the original PUD and no revisions are proposed.

25.15

RAMSGATE

2419 East 75th Street South

Planned Unit Development No. 293-A

IV. ACCESS AND CIRCULATION

Primary access to the development will be obtained from East 75th Street South. A secondary access to the north will become part of PUD 329-A and will cross the property via a mutual access easement. Internal vehicular circulation for the residential development will be provided by the use of private drive isles and driveways. Private sidewalks will provide internal pedestrian circulation.

The Circulation Plan is illustrated on Exhibit "C".

RAMSGATE

2419 East 75th Street South

Planned Unit Development No. 293-A

V. ENVIRONMENTAL ANALYSIS

Topography, Drainage and Utilities:

The northern portion of the PUD has terrain of the property slope to the southeast at 7-9% from the northwest corner of the property and is currently heavily wooded. The remainder of the property has modest slopes and is less wooded and some areas are cleared of trees.

A 10" waterline on the south side of East 75th Street South may serve the property. A waterline extension into the property may be required to serve the property with domestic and fire suppression service.

There are existing sanitary mainlines on both the east and west sides of the property. Also, a sanitary line crosses the property from the east to the west.

A double 6x5 FT reinforced concrete box has been recently installed across the property. This box also has drop installed on the property to receive the storm water from the property.

Other utilities such as electric, gas, phone and communication are immediately available in the area.

Site Map, Topography, Drainage Concept and Existing and Proposed Utilities are illustrated on Exhibit "D".

Existing area zoning is shown on Exhibit "E" – Zoning Map.

RAMSGATE

2419 East 75th Street South

Planned Unit Development No. 293-A

VI. SITE AND LANDSCAPE PLAN REVIEW

No Building Permits shall be issued until a Detail Site and Landscape Plans has been submitted and approved by the TMAPC, meeting these conditions.

VII. PLATTING REQUIREMENT

No Building Permits or Occupancy Permit shall be issued until the property has been included within a subdivision plat submitted to, 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, making the City of Tulsa beneficiary to said covenants.

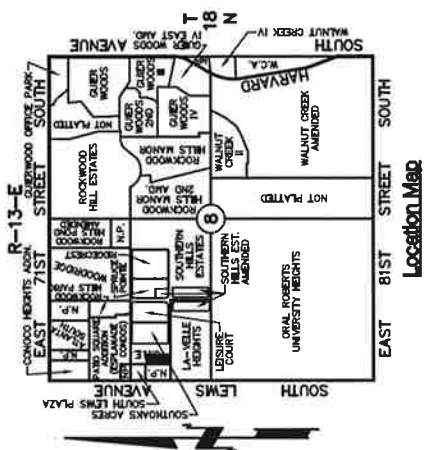
VIII. EXPECTED SCHEDULE OF DEVELOPMENT

Construction could be underway in the summer of 2013 and will continue following City approval of revised plans. Construction is expected to be complete by late 2013.

IX. LEGAL DESCRIPTION

The legal description of the Project is attached hereto as Exhibit "G".

I:\12.1172.01\293-A\Development Standards.2 (2013.01.16).docx.doc



A vertical scale bar labeled "SCALE IN FEET" with markings at 0, 60, and 120.

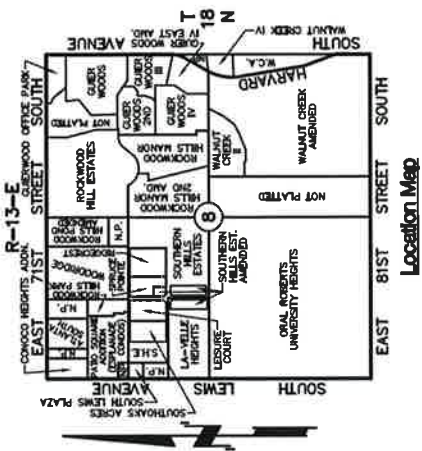
RAMSGATE

Concept Illustration
EXHIBIT 'A'
Planned Unit Development No. 293-A

SACK AND ASSOCIATES, INC.
3530 East 31st Street, Suite A, Tulsa, Oklahoma 74135-1519
Phone: 918.992.4228 E-mail: sackandassociates.com
C# Number: 785 (FE/LS and 1462) (LA)

Drawing: EXHIBIT00875 COPY#TE S-1177X T-SM2 T-S43
Plotted: 27 DEC 2012
Drawn:
Rev: 2015.04

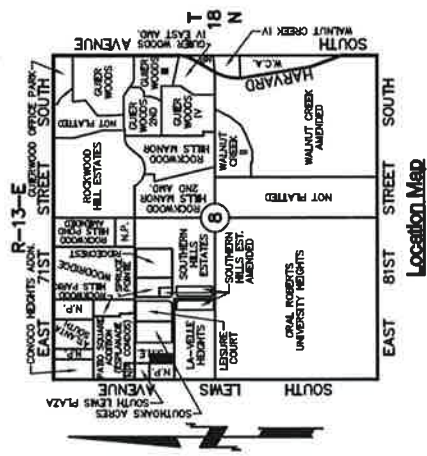
POINTER EAST, Inc.
Order:
Trans: 150



RAMSGATE

Aerial Photo-Land Uses
EXHIBIT 'B'
 Planned Unit Development No. 293-A

SACK AND ASSOCIATES, INC.
 1000 N. W. 10th St., Suite 100
 Ft. Lauderdale, FL 33304
 Tel: 954.582.4200 Fax: 954.582.4201
 Email: info@sackandassoc.com
 CA Number: 1783 (P.C. 33) and 1482 (CA)
 Project No. 2010-04-0001
 Date: 27 DEC 2012



Location Map



RAMSGATE

Circulation and Access

EXHIBIT 'C'

Planned Unit Development No. 293-A

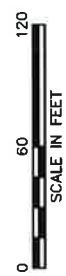
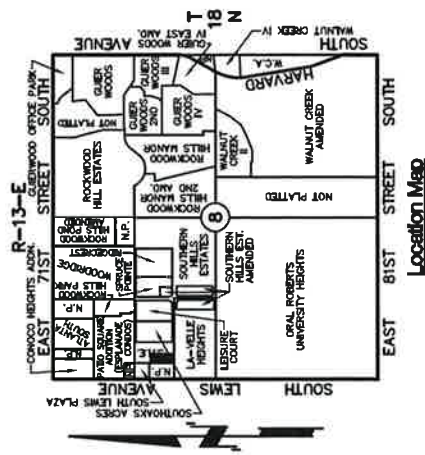
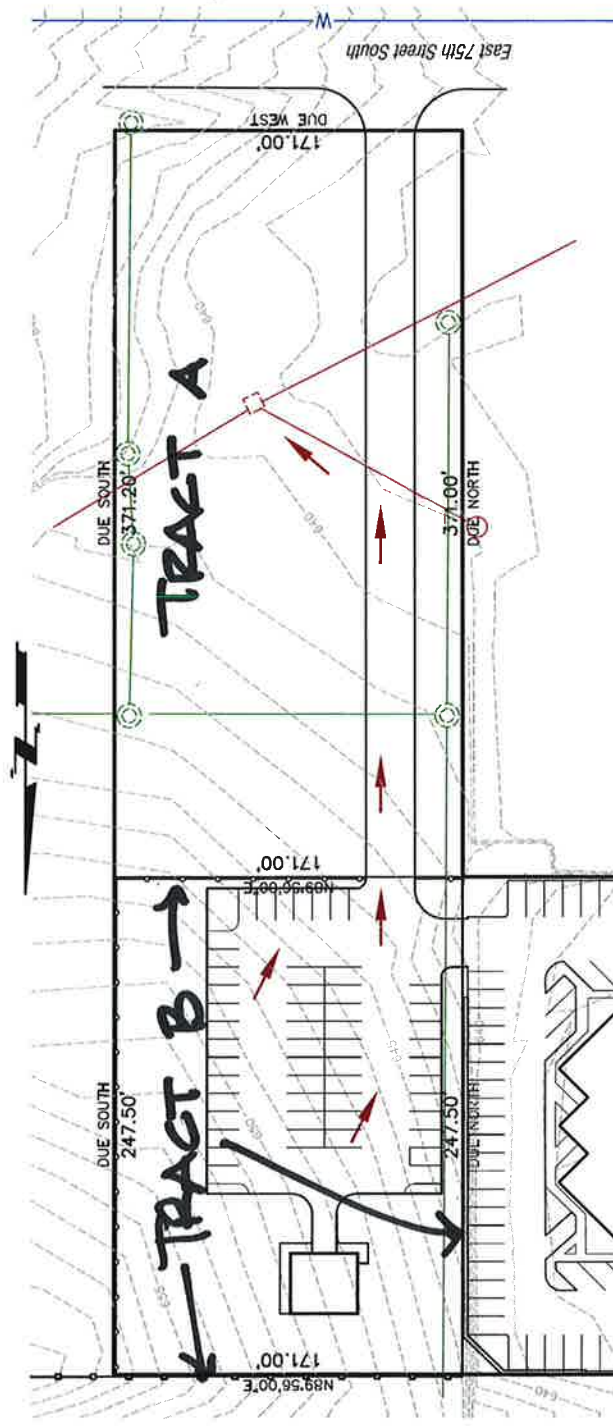
Legend

DIRECTION OF TRAFFIC FLOW



SACK AND ASSOCIATES, INC.
3350 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Phone 918.492.4111 Fax 918.492.4222 E-mail info@sackassociates.com
CA Number 1725 (P&S) and 1462 (A)

Drawing: EXHIBITIONER'S COPYRIGHT © 1117X 15-502 15-503
Print: 201510L Drawn: Planned: 27 DEC 2012



RAMSGATE

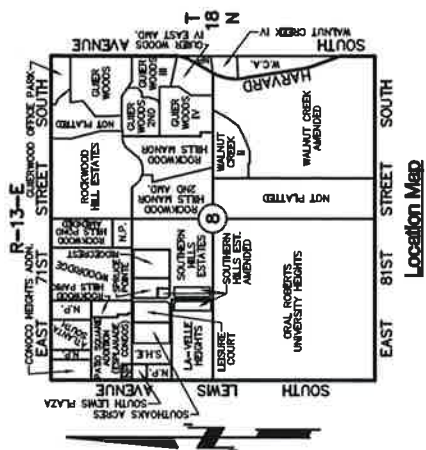
Topography, Drainage Concept and
Existing and Proposed Utilities
EXHIBIT 'D'
Planned Unit Development No. 293-A

Legend

- PROPOSED DRAINAGE FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER

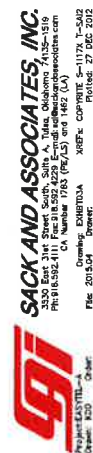
SACK AND ASSOCIATES, INC.
1000 S. GATEWAY AVENUE, SUITE 200
SAN ANTONIO, TEXAS 78210
TEL: 214.342.4200 FAX: 214.342.4201
WWW.SACKANDASSOCIATES.COM
CA NUMBER 1983 (P&E) and 1462 (L&A)
PROJECT: PUEBLO BLVD. S. 2012
DATE: 27 OCT 2012

25.22

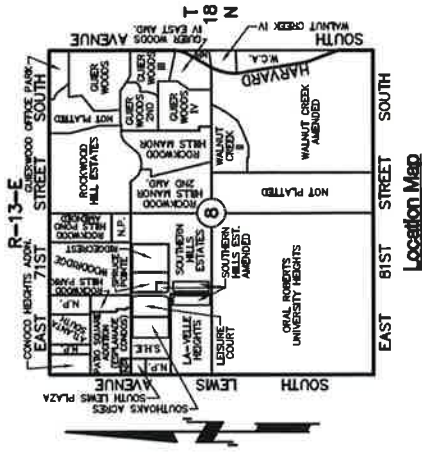


RAMSGATE

**Area Zoning Map
EXHIBIT 'E'
Planned Unit Development No. 293-A**



25.23



RAMSGATE

Bird's Eye View
EXHIBIT 'F'
Planned Unit Development No. 293-A

SACK AND ASSOCIATES, INC.
3030 East 14th St., Suite 100, San Jose, CA 95131
Tel: 408.261.1111 Fax: 408.261.1112 E-mail: info@sackandassociates.com
www.sackandassociates.com
P.O. Box 5000, San Jose, CA 95108
File: 2015.01 Date: 03 JUN 2013
Drawn: MJD
Checked: JLD
Order: 25.24

EXHIBIT "G"
LEGAL DESCRIPTION
(TRACT A)

A TRACT OF LAND THAT IS PART OF LOT 1 IN BLOCK 1 OF "SOUTHERN HILLS ESTATES" AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO RECORDED PLAT NO. 1626 THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT THAT IS THE SOUTHWEST CORNER OF SAID LOT 1,
THENCE; DUE NORTH ALONG THE WESTERLY LINE OF LOT 1 FOR 371.00'
THENCE; N 89° 56' 00" E AND PARALLEL WITH THE NORTHERLY LINE OF
LOT 1 FOR 171.00' TO A POINT ON THE EASTERLY LINE OF LOT 1,
THENCE; DUE SOUTH ALONG SAID EASTERLY LINE FOR 371.20' TO A
POINT THAT IS THE SOUTHEAST CORNER OF LOT 1, THENCE; DUE WEST
ALONG THE SOUTHERLY LINE OF LOT 1 FOR 171.00' TO THE
"POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 63,458 SQUARE FEET OR
1.4568 ACRES.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON
THE WESTERLY LINE OF LOT 1 IN BLOCK 1 OF SOUTHERN HILLS ESTATES
HAVING AN ASSUMED NON ASTRONOMICAL BEARING OF DUE NORTH.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY KEVIN COBLENTZ,
OKLAHOMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 1756, ON
DECEMBER 21ST, 2012. (CA NO. 1783)

25.25

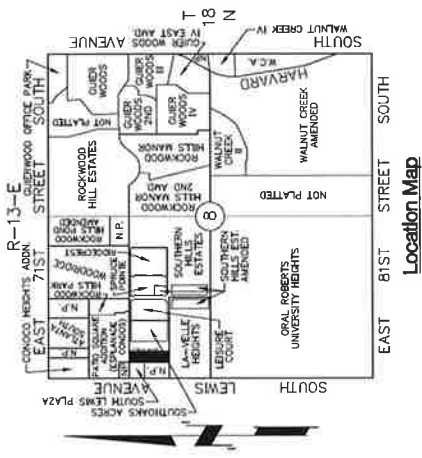
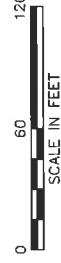
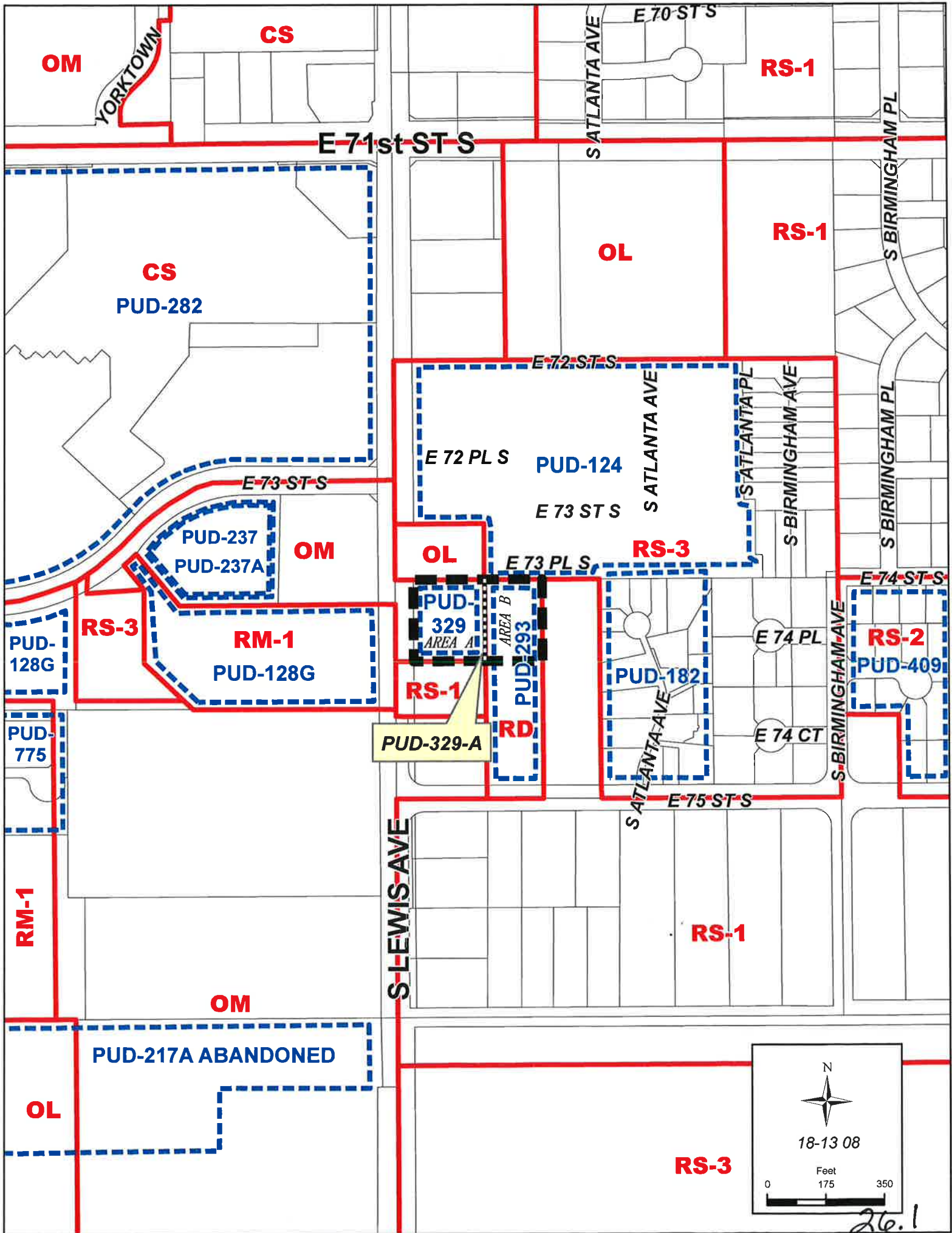


EXHIBIT 'H'
Planned Unit Development No. 293-A







N

18-13 08

Feet
0 175 350

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

26.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-329-A

TRS 8308

Atlas 1137

CZM 52

CD-2

TMAPC Hearing Date: February 6, 2013

Applicant: Lou Reynolds

Tract Size: 2.19± acres
95,396± square feet

ADDRESS/GENERAL LOCATION: North of northeast corner of East 75th Street and South Lewis Avenue

EXISTING ZONING: RD/ OM/ PUD-329/
PUD-293

EXISTING USE: Office building and vacant

PROPOSED ZONING: RD/ OM/ PUD-329-A

PROPOSED USE: Office and
telecommunications switching

ZONING ORDINANCE: Ordinance number 15800 dated September 7, 1983, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7069 September 2007: All concurred in approval of a request for rezoning a .81± acre tract of land from OM to OL for office use and to enable splitting of a portion of the site for development, on property located southeast corner of East 73rd Street and South Lewis Avenue.

Z-5805/PUD-329 September 1983: All concurred in approval of a request to rezone a 1.5± acre tract from RS-1 to OM with a PUD for office development, located north of the northeast corner of East 75th Street and South Lewis Avenue and abuts the subject property to the west.

Z-5672/PUD-293 November 1982: A request to rezone a 2.5± acre tract from RS-1 to RM-2 for multifamily use was denied. All concurred in approval of RD zoning of the property subject to a PUD being filed which would reduce the density of units to 26, located east of the northeast corner of East 75th Street South and South Lewis Avenue and abutting the subject tract on the southeast corner

PUD-124 August 1972: All concurred in approval of a proposed Planned Unit Development on a 19± acre tract of land for 85 one-story development of attached patio home units, with a privacy security fence, on property located south of the southeast corner of East 71st Street and South Lewis Avenue and abutting north of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.19± acres in size and is located north of northeast corner of East 75th Street and South Lewis Avenue. The property appears to be -- and is zoned RD/ OM/ PUD-293/ PUD-329.

26.3

SURROUNDING AREA: The subject tract is abutted on the east by PUD 293 then one single family residence which is zoned RS-1; on the north by a single family residential condominium development, zoned RS-3/PUD-124; on the south by a fire station and zoned RS-1. West of the site is South Lewis. Further west across Lewis is a OM and PUD-128-G/RM-1

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

TRANSPORTATION VISION:

The Comprehensive Plan designates South Lewis Avenue as a Multi Modal Secondary Arterial

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.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lewis Avenue	Secondary Arterial	100'	4

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Category:

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Staff Comment: The employment and service expansion proposed with this PUD is consistent with the land use designation in the comprehensive plan.

Growth and Stability Map:

The purpose for 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

26.4

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.

Staff Comment: The employment and service expansion proposed with this PUD is consistent with the Area of Growth designated in the comprehensive plan.

STAFF RECOMMENDATION:

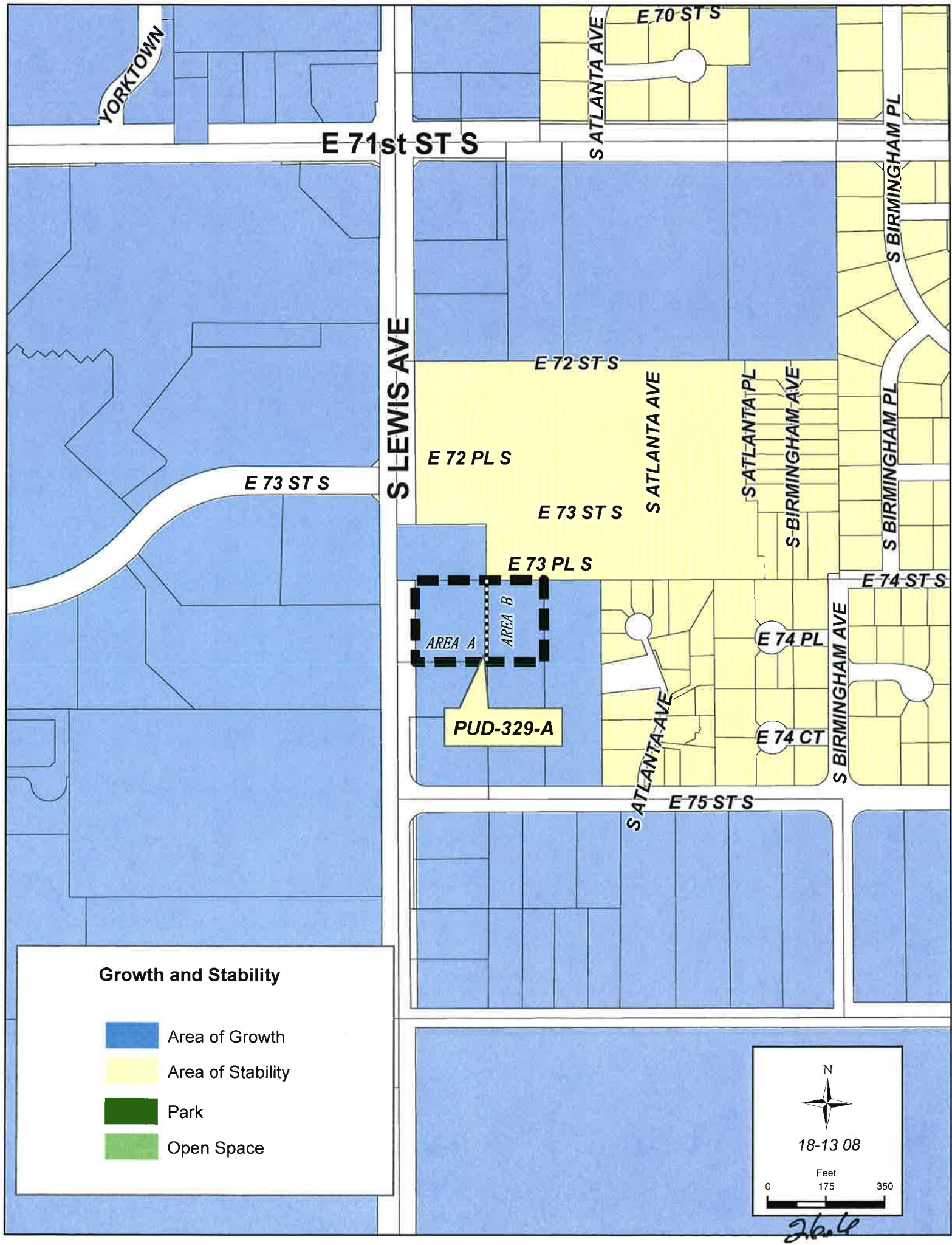
The applicants request for PUD 329-A does not encourage retail, dining or other services that might be expected in a Neighborhood Center however it does support the expansion of the existing business associated with the building which has been approved in PUD 329.

Staff supports the idea of constructing a small unoccupied structure and associated parking and that proper details identified in PUD 329-A will minimize the impact on the adjacent neighbors.

The proposed PUD is consistent with the PUD section of the Tulsa Zoning Code.

Therefore staff recommends **APPROVAL** for the applicants request for PUD 329-A as defined in the applicants text.

02/06/13



Growth and Stability

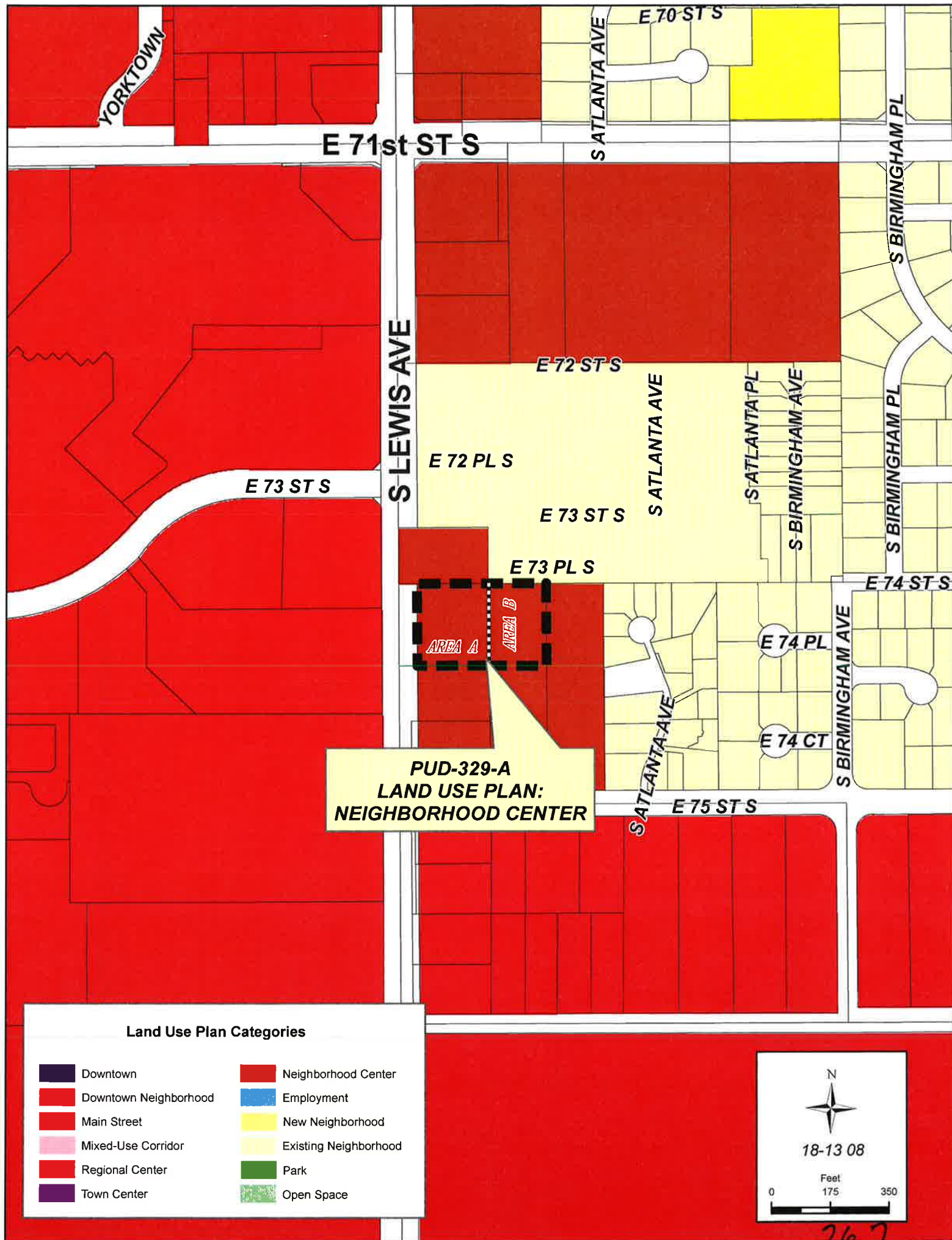
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



18-13 08

Feet
0 175 350

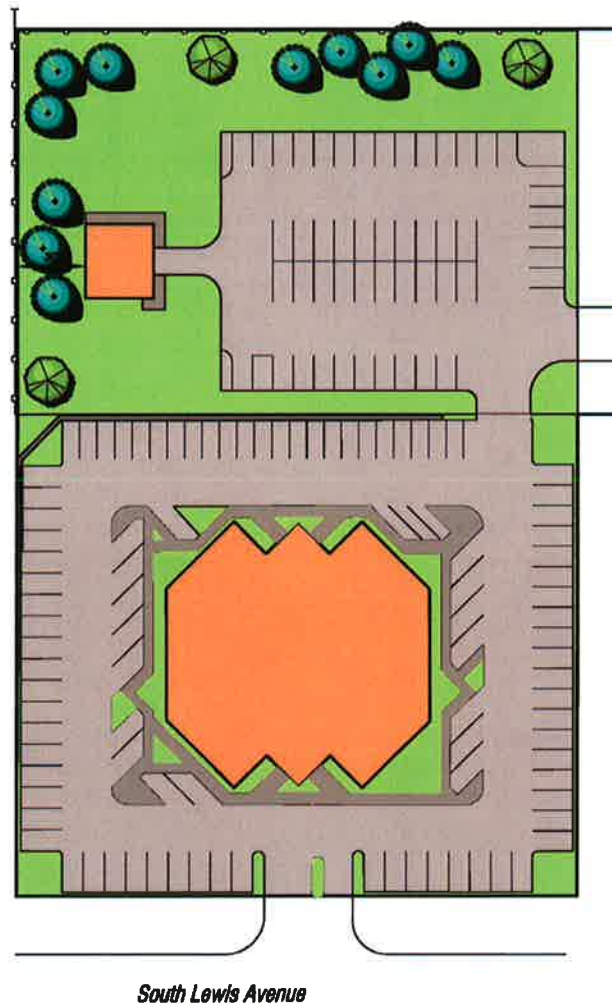
2.6.16



MAJOR AMENDMENT TO PLANNED UNIT DEVELOPMENT NO. 329-A

EASY TEL

7335 South Lewis Avenue



December, 2012

EASY TEL
7335 South Lewis Avenue
Planned Unit Development No. 329-A

TABLE OF CONTENTS

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II. DEVELOPMENT STANDARDS	5
III. LANDSCAPING AND SCREENING DETAILS	8
IV. ACCESS AND CIRCULATION	9
V. ENVIRONMENTAL ANALYSIS	10
VI. SITE AND LANDSCAPE PLAN REVIEW	11
VII. PLATTING REQUIREMENT	11
VIII. EXPECTED SCHEDULE OF DEVELOPMENT	11
IX. LEGAL DESCRIPTION	11

LIST OF EXHIBITS:

Exhibit "A" – Concept Illustration
Exhibit "B" - Aerial Photograph and Adjacent Land Uses
Exhibit "C" - Circulation Plan
Exhibit "D" - Site Map, Topography, Drainage Concept and Existing and Proposed Utilities
Exhibit "E" - Zoning Map
Exhibit "F" - Bird's Eye View
Exhibit "G" – Landscape and Screening
Exhibit "H" – Legal Description

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

I. DEVELOPMENT CONCEPT

The Project is comprised of two (2) lots on the east side of South Lewis Avenue in the 7300 block of south Lewis Avenue.

Development Area A

The westerly lot is platted as South Lewis Estates and developed as a three (3)-story office building pursuant to Planned Unit Development No. 329 ("PUD No. 329") and described as follows, to-wit:

Lot One (1), Block One (1), SOUTH LEWIS PLAZA, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Such westerly lot is located in Development Area A, and because it is fully developed as a three (3)-story office building, no changes are proposed in the Development Standards of PUD No. 329 for Development Area A.¹ Although there are no changes to the Development Standards for Development Area A, such Development Standards are restated for record keeping purposes. See Exhibit "A", Concept Illustration for visual summary of the Project.

Easy Tel operates its corporate headquarters in Lot One (1), Block One (1), SOUTH LEWIS PLAZA. See Exhibit "B", Aerial Photograph and Adjacent Land Uses, and Exhibit "F", Bird's Eye View.

Development Area B

The easterly lot was platted as a part of Southern Hills Estates in 1950 and later included in PUD No. 293 in 1982 and is described as follows, to-wit:

The north 217.5 feet of Lot One (1), Block One (1), and the south 30 feet of the vacated street adjoining on the north, SOUTHERN HILLS ESTATES ADDITION, to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.
(See Exhibit "H" for Legal Description)

¹The Development Standards for PUD No. 329 required a minimum of 95 parking spaces on Development Area A. Today, there are 100 parking spaces on Development Area A and after the completion of the driveway connecting Development Area A to Development Area B, there will be at least 96 parking spaces within Development Area A.

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

I. DEVELOPMENT CONCEPT

Development Area B (con't.)

The purpose of Planned Unit Development No. 329-A ("PUD No. 329-A") is to combine the easterly and westerly lots of the Project into a single lot in order to allow Easy Tel to operate a Use Unit 4 – Telecommunication Switching Facility, a parking lot and a driveway for alternative access to the Project. The Applicant will submit the Project for replatting through a Minor Subdivision Plat.

This location is ideal for Easy Tel due to its proximity to the Easy Tel headquarters building and more importantly the existing underground fiber trunk optic line that runs parallel to South Lewis. In that regard, in connection with the operation of fiber optic lines and switching facilities, the Project is ideally located in order to avoid unnecessary bending of the existing underground fiber optic trunk line.

The one-story switch building will be constructed on Development Area B of masonry materials and its door will be on the south facing wall. Additionally, all mechanical equipment associated with the switch building will be located on the south side of the building.

All lighting on the switch building will be wall mounted and shielded and directed down as provided in the lighting standards. Finally, the parking lot will be lit using sheilded lighting and none of the lighting standards will exceed 20 FT.

To further assure compatibility, a landscaped area at least 25 FT wide on the north boundary of Development Area B and 35 FT wide on the east boundary of Development Area B will be left in its natural heavily wooded state.

Underlying zoning on the Project is OM – Office Medium Intensity District overlaid by PUD No. 329 and RS-3 – Residential Single-Family - High Density District overlaid by PUD No. 293. No zoning change is required to support the Project as proposed in PUD No. 329-A. The existing zoning is shown on the Zoning Map attached hereto as Exhibit "E".

Planned Unit Development No. 329-A is submitted to establish Development Standards and conditions including screening and landscaping plans to provide buffering and separation from the residences to the north and east of the Project.

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

I. DEVELOPMENT CONCEPT

Development Area B (con't.)

Also, PUD 329-A and PUD 293-A have been filed simultaneously in order to eliminate any ambiguity between the Development Standards of such Planned Unit Developments.

Finally, the Detail Site Plan Review will insure continued compliance with the approved Development Standards.

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

II. DEVELOPMENT STANDARDS

Development Area A

Gross Land Area: 65,340 SF

Net Land Area: 52,965 SF

Permitted Uses:

Principal and accessory uses permitted as a right in an OM District.

Maximum Building Floor Area: 36,670 SF (.50 FAR)

Minimum Building Setbacks:

From the centerline of South Lewis Avenue 48 FT

From the east boundary of Development Area A 48 FT

From the north boundary of Development Area A 64 FT

From the south boundary of Development Area A 64 FT

Minimum Number of Parking Spaces: 95

Signs:

Signs shall comply with the provisions of the OM Zoning District.

Other Bulk and Area Requirements:

As established by the OM Zoning District.

Trash and Mechanical Equipment Areas:

All trash and mechanical equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility holders), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

II. DEVELOPMENT STANDARDS

Development Area B

Gross Land Area: 42,322 SF

Net Land Area: 42,322 SF

Permitted Uses:

Those uses permitted in Use Unit 4 – Public Protection & Utility Facilities Limited to a Telecommunications Switch Building only; Use Unit 10 – Office-Street Parking Areas and Uses Customarily Incidental and Accessory to Such Permitted Principal Uses.

Maximum Building Floor Area: 1,200 SF

Minimum Building Setbacks:

From the west boundary of Development Area B 80 FT

From the east boundary of Development Area B 75 FT

From the north boundary of Development Area B 30 FT

From the south boundary of Development Area B 30 FT

Minimum Parking Setback:

From the west boundary of Development Area B 0 FT

From the east boundary of Development Area B 30 FT

From the north boundary of Development Area B 50 FT

From the south boundary of Development Area B 5 FT

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

II. DEVELOPMENT STANDARDS (CON'T.)

Development Area B

Signs:

Only such signage as is necessary to identify the telecommunication switch facility for regulatory purposes and directional signage shall be allowed in Development Area B.

Other Bulk and Area Requirements:

As established by the OL - Office Low Intensity District.

Trash and Mechanical Equipment Areas:

All trash and mechanical equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility holders), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Lighting:

Lighting standards within Development Area B shall not exceed 20 feet in height or 12 feet within 50 feet of adjacent residential area. All lighting shall be directed downward and away from the property lines in common with the residential areas.

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

III. LANDSCAPING AND SCREENING DETAILS

Because Development Area A is fully developed, only Development Area B will be required to meet current landscape code requirements.

The Project landscaping and screening details will exceed the requirements of the Tulsa Zoning Code for parking landscaping and will establish a minimum 30 FT wide landscape buffer separating Development Area B from the residential neighborhood to the north and a 35 FT wide landscaping buffer separating the residential neighborhood to the east (See Exhibit "G" – Landscaping and Screening).

The existing plastic fence will be maintained along the north boundary of Development Area B. If that fence is removed or destroyed, a screening fence will be erected on the north boundary meeting the requirements of Section 212 of the Tulsa Zoning Code. A 6 FT chain link fence painted black will be located along the east boundary and south boundary of Development Area B.

To the extent possible, Development Area B will be left in its natural vegetative state which will provide an alternative screening that will not require opaque screening along the east and south boundaries. If existing trees are removed from the buffer, new large trees as defined in Chapter 10 of the Zoning Code will be planted at a density of one (1) tree per 30 lineal feet of landscape buffer.

The landscaping and screening for Development Area A will not be changed and will remain in place.

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

IV. ACCESS AND CIRCULATION

The existing parking area and drive isles surrounding the office building and the access to South Lewis Avenue will remain. Access from the existing developed property (Development Area A) to the proposed parking area (Development Area B) will be provided with an extension of a drive. The existing office building will be served by both the existing parking and proposed parking area.

A secondary access drive will be provided through the property south of development Area B through PUD 293 to East 75th Street South via a mutual access easement.

The Circulation Plan is illustrated on Exhibit "C".

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

V. ENVIRONMENTAL ANALYSIS

Topography, Drainage and Utilities:

The developed office building property (Development Area A) drains from east to west. Storm sewer inlets receive stormwater and convey it to the public storm sewer system. A retaining wall is installed on the north and east boundary of Development Area B line to take up grade.

The terrain of Development Area B slopes (6-8%). Significant grading and possible retaining walls may be necessary to provide for the proposed development.

A double 6x5 FT reinforced concrete storm sewer box has been recently installed across the property to the south (i.e., PUD No. 293-A). This box also has drops installed to receive the storm water from the Project. A storm water conveyance system such as storm sewer, swale or other means will convey storm water from Development Area B to the public system.

Other utilities such as electric, gas, phone and communication are immediately available in the area.

Site Map, Topography, Drainage Concept and Existing and Proposed Utilities are illustrated on Exhibit "D".

Existing area zoning is shown on Exhibit "E" – Zoning Map.

EASY TEL

7335 South Lewis Avenue

Planned Unit Development No. 329-A

VI. SITE AND LANDSCAPE PLAN REVIEW

No Building Permits shall be issued until a Detail Site and Landscape Plans has been submitted and approved by the TMAPC, meeting these conditions.

VII. PLATTING REQUIREMENT

No Building Permits or Occupancy Permit shall be issued until the property has been included within a subdivision plat submitted to, 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, making the City of Tulsa beneficiary to said covenants.

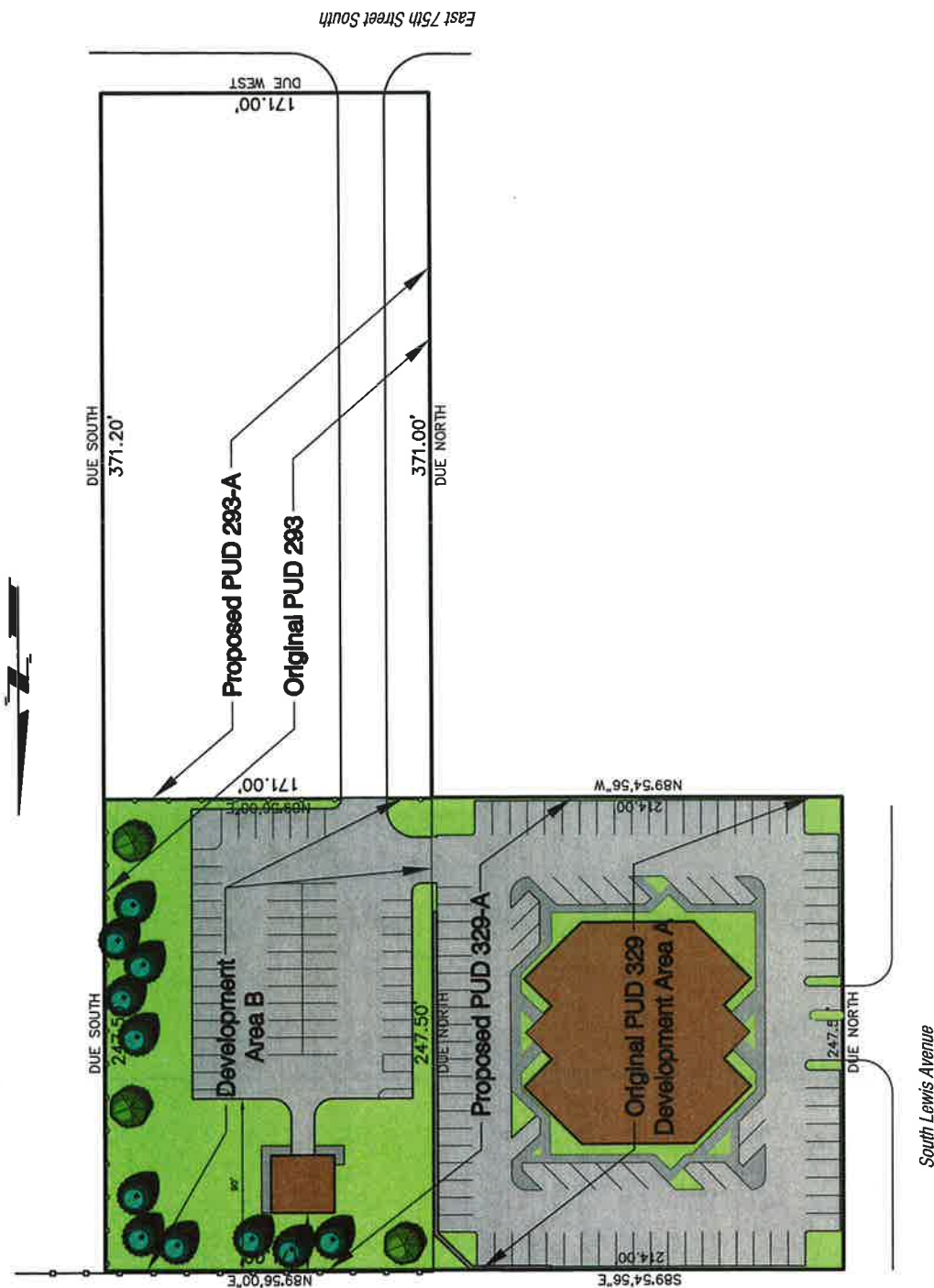
VIII. EXPECTED SCHEDULE OF DEVELOPMENT

Construction could be underway in the summer of 2013 and will continue following City approval of revised plans. Construction is expected to be complete by late 2013.

IX. LEGAL DESCRIPTION

The legal description of the Project is attached hereto as Exhibit "G".

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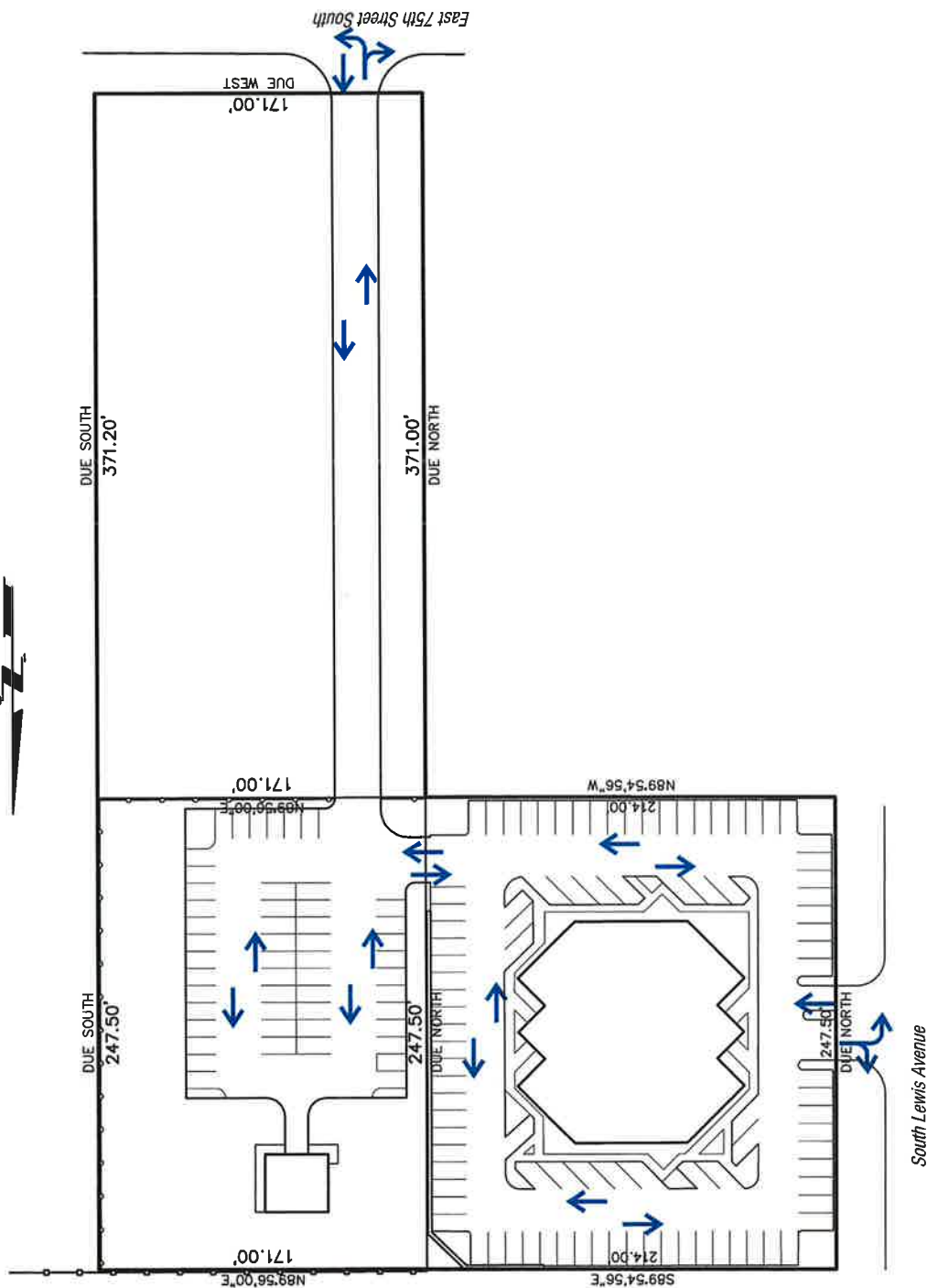
South Lewis Avenue

SACK AND ASSOCIATES, INC.
3530 Gail St., 3rd Street South, Suite A Tulsa, Oklahoma 74138-1918
PH: 918.962.4111 FAX: 918.962.4225 E-mail: sales@sackandassociates.com
CA Number 1783 (FLETC) and 1462 (LA)

Drawing: EXHIBIT/DREFE; COPY#S = S-117X, T-SW2, T-SA13
File: 2013.04 Drawn:
Project/EASTVL-A
Prent: KOD

Concept Illustration
EXHIBIT 'A'
Planned Unit Development No. 329-A





Legend

DIRECTION OF TRAFFIC FLOW



Legend

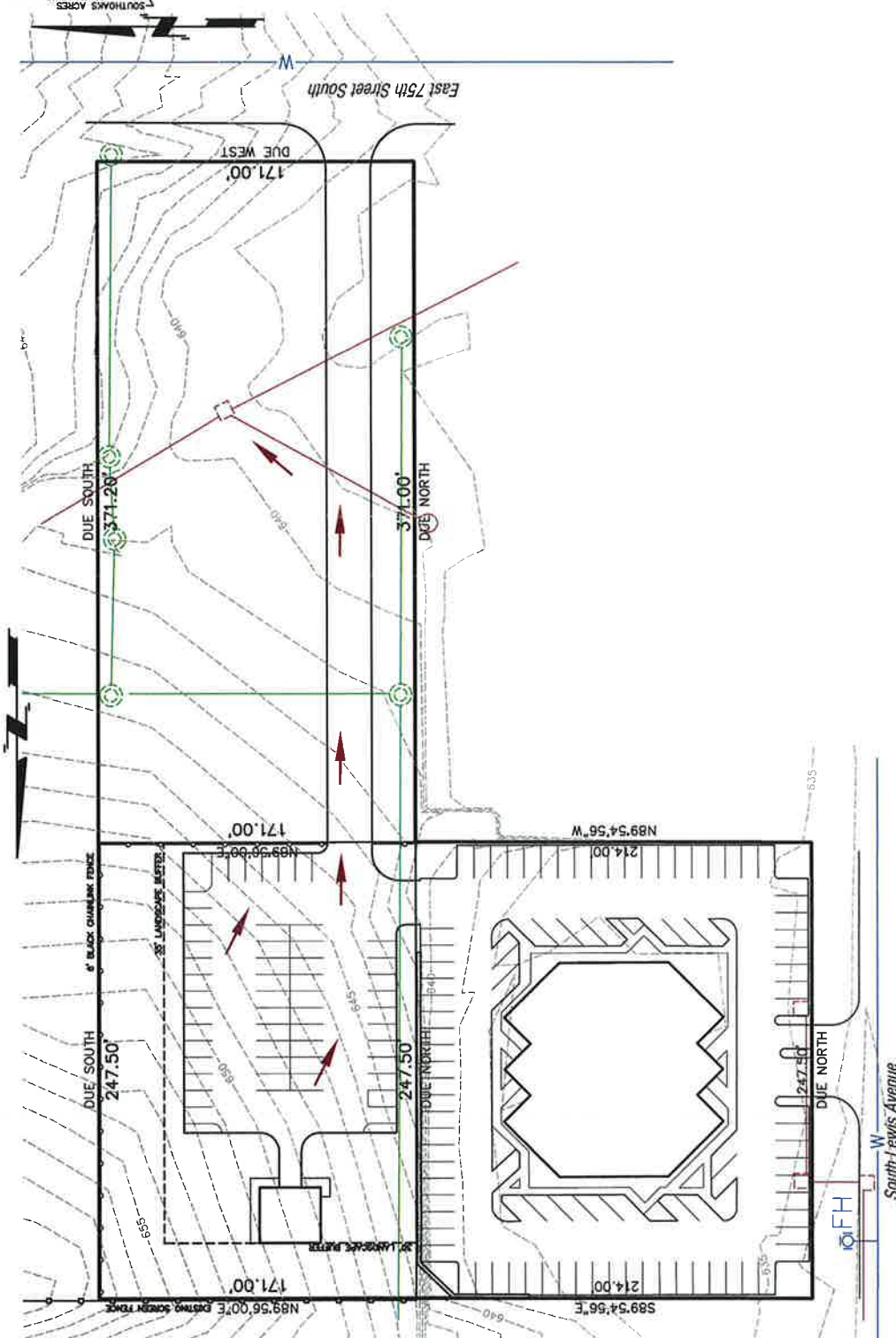
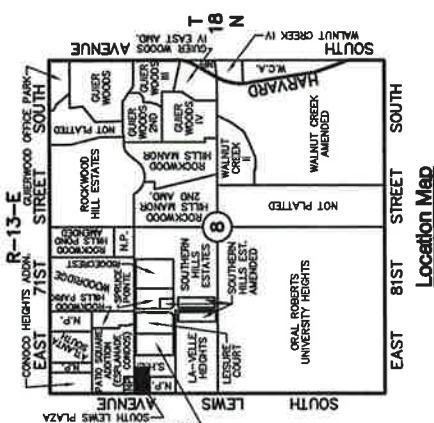
Circulation and Access
EXHIBIT 'C'
Planned Unit Development No. 329-A



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CA Number 1783 (C-2) and 1462 (LA)

Order: Project/EASTEL-A
Print: KOD
File: 2015.04 Drawn: DOWING: EXHIBIT D087E: COPYRIGHT S-1117X T-SHA2 T-SHA3
Plotted: 27 DEC 2012

26.22



Legend

- PROPOSED DRAINAGE FLOW
- EXISTING FIRE HYDRANT
- EXISTING WATERLINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING OVERHEAD POWER



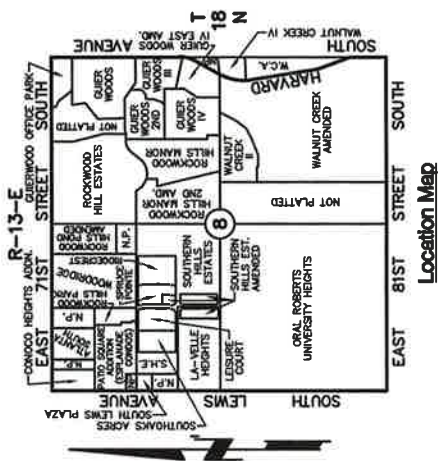
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Drawn: KJD
Checked: KJD
Date: 2015.04
Project: 5-117X, T-542, T-543
Sheet: 27 DEC 2012

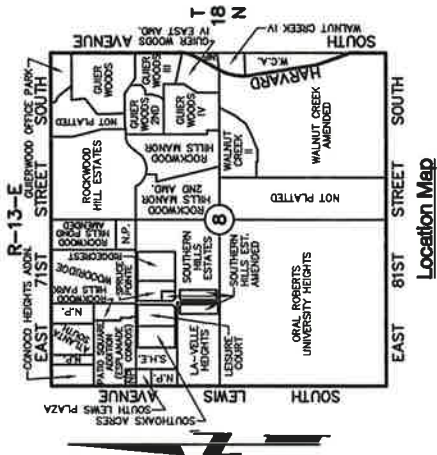


Topography, Drainage Concept and Existing and Proposed Utilities EXHIBIT 'D'

Planned Unit Development No. 323-A



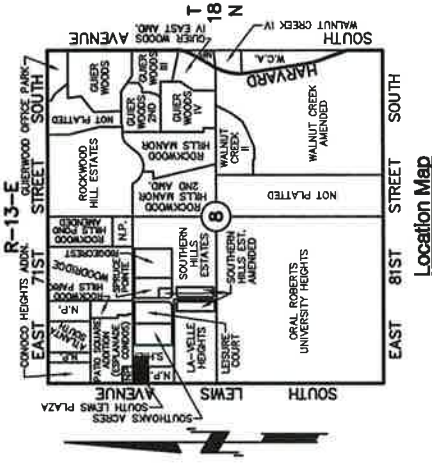
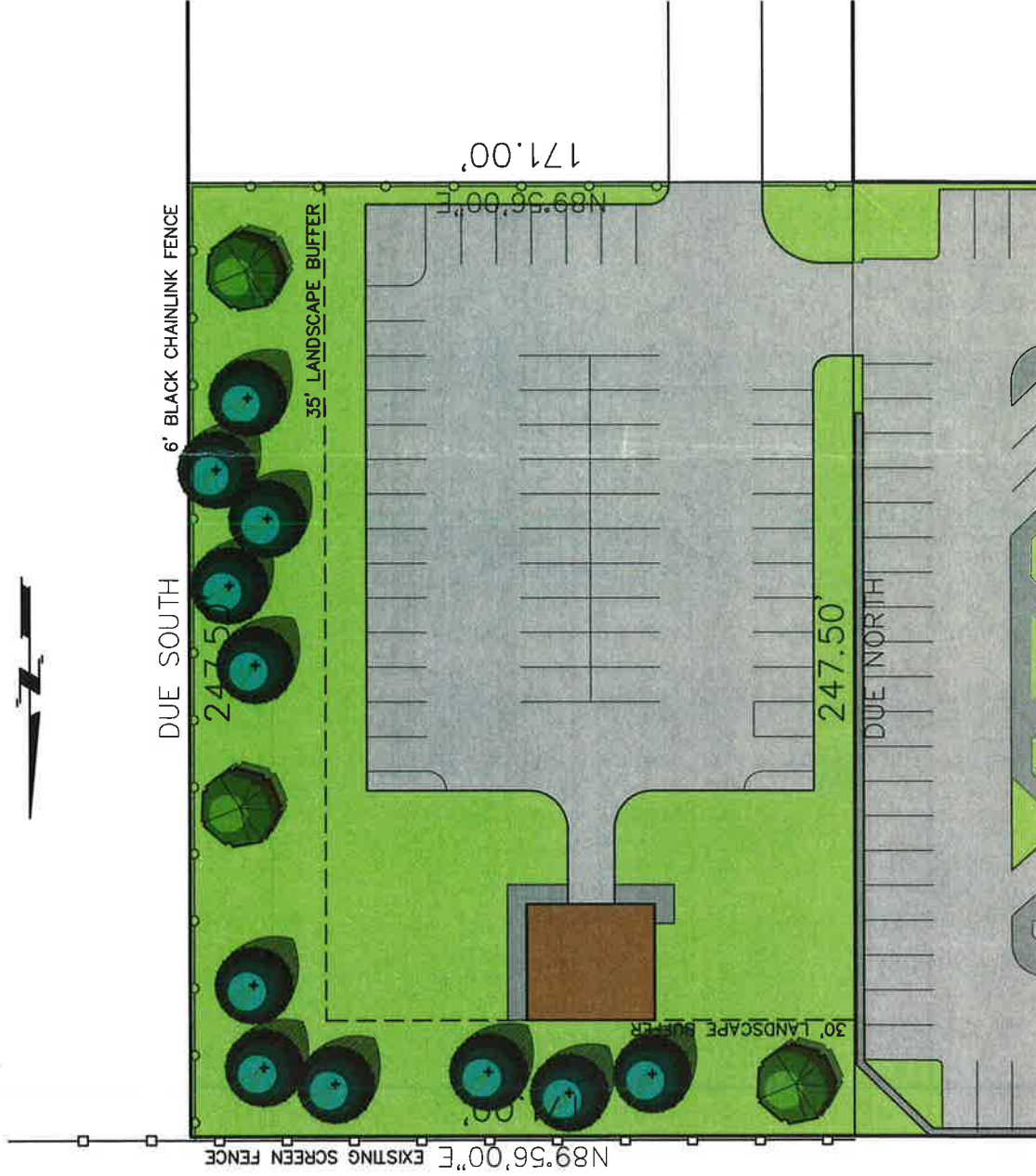
**Area Zoning Map
EXHIBIT 'E'
Planned Unit Development No. 329-A**



26.25



Bird's Eye View
EXHIBIT 'F'
 Planned Unit Development No. 329-A



Landscape and Screening
EXHIBIT 'G'
Planned Unit Development No. 329-A

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Drawing: EXHIBIT 0057-A, CD-0057-A, S-117X, T-542, T-543
Date: 2015.04
Drawn: KDD
Checked: JDD
Posted: 27 DEC 2012

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