

**AMENDED AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION**

Meeting No. 2720

April 20, 2016, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report

Worksession Report

Director's Report:

Review TMAPC receipts for the Month of March 2016

1. Minutes of April 6, 2016, Meeting No. 2719

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-20871** (Lot-Split) (CD 3) – Location: North of the northeast corner of East Woodrow Place and North Birmingham Place
3. **LC-761** (Lot-Combination) (CD 1) – Location: North of the northeast corner of East Young Place and North Xanthus Avenue
4. **LS-20872** (Lot-Split) (CD 5) – Location: Southwest corner of East 11th Street South and Mingo Valley Expressway (Highway 169) (**Related to: LC-765**)
5. **LC-765** (Lot-Combination) (CD 5) – Location: Southwest corner of East 11th Street South and Mingo Valley Expressway (Highway 169) (**Related to: LS-20872**)
6. **LC-762** (Lot-Combination) (County) – Location: Southeast corner of East 66th Street North and North Rockford Avenue
7. **LC-763** (Lot-Combination) (County) – Location: Southeast corner of West 22nd Street South and South 63rd West Avenue
8. **LS-20874** (Lot-Split) (CD 9) – Location: North and West of the northwest corner of East Skelly Drive and South Peoria Ave (**Related to LC-764**)
9. **LC-764** (Lot-Combination) (CD 9) – Location: North and West of the northwest corner of East Skelly Drive and South Peoria Ave (**Related to LS-20874**)
10. **LS-20875** (Lot-Split) (CD 2) – Location: South of the southeast corner of West 71st Street South and South Olympia Ave

11. **Meadow Creek** – Final Plat, Location: South of southeast corner of West 111th Street South and 33rd West Avenue (County)
12. **Change of Access** – Southwest corner of East 31st Street South and South Lewis Avenue, Lot 1, Block 1, Oaknoll, (CD 9)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS:

13. **CPA-40** – City Council, to amend Land Use Designation from “Town Center” and “New Neighborhood” to “Regional Center” on approximately 135.22 acres located southeast of the intersection of Interstate 44 and Admiral Place, (CD 6) (Related to Z-7333) (continued from March 16, 2016 per City Councilor Dodson) ***(withdrawn by City Council on April 14, 2016)**

PUBLIC HEARINGS:

14. **Z-7333** – City Council, Location: southeast of the intersection of Interstate 44 and Admiral Place, requesting a rezoning from **AG/RMH/RM-2/OL/CG to CG**, (CD 6) (Related to CPA-40) (continued from March 16, 2016 per City Councilor Dodson) ***(withdrawn by City Council on April 14, 2016)**
15. **Z-7326** – **Nathan Cross**, Location: North and west of northwest corner of East 21st Street and South 145th East Avenue, requesting a rezoning from **CS to CG**, (CD 6) (Related to PUD-844) (Continued from March 2, 2016 per applicant) **(Applicant has withdrawn this application)**
16. **PUD-844** - **Nathan Cross**, Location: North and west of northwest corner of East 21st Street and South 145th East Avenue, requesting a **PUD**, (CD 6) (Related to Z-7326) (Continued from March 2, 2016 per applicant) **(Applicant has withdrawn this application)**
17. **PUD-809-2** – **Barnard Trace, LLC/ Phil Marshall**, Location: Southwest corner of East 17th Street South and South Lewis Avenue, requesting **PUD Minor Amendment** to reduce required livability area from 4,000 square feet to 2,500 square feet, (CD 4) **(Applicant has withdrawn this application)**
18. **LS-20873** (Lot-Split) (County) – Location: North and West of the northwest corner of East 156th Street North and North 97th East Avenue (North Mingo Road)
19. **Z-7320** – **Eller & Detrich/Andrew Shank**, Location: Southwest corner of East 96th Street South and South Garnett Road, requesting rezoning from **AG to CO**, (CD 7) (Related to Z-7320-SP-1) (Continued from April 6, 2016 per applicant)
20. **Z-7320-SP-1** - **Eller & Detrich/Andrew Shank**, Location: Southwest corner of East 96th Street South and South Garnett Road, requesting a **Corridor Development Plan**, (CD 7) (Related to Z-7320) (Continued from April 6, 2016 per applicant)

21. **Z-7335 – QuikTrip/Carly Goodnight**, Location: Southwest corner of East 61st Street South and South 76th East Avenue, requesting rezoning from **RS-3 to CS**, (CD 7) (Related to Plat Waiver Z-7335) (Continued from April 6, 2016 per Staff)
22. **Plat Waiver – Z-7335**, Location: Southwest corner of East 61st Street South and South 76th East Avenue, (CD 7), (Related to Zoning Case Z-7335)
23. **The Estates at the River II – Preliminary Plat**, Location: South of East 121st Street South, West of South Hudson Avenue, (CD 8) (Continued from April 6, 2016) (**Staff requests a Continuance to May 4, 2016.**)
24. **Mayra's Addition** – East of the northeast corner of East 21st Street South and Memorial Dr. (CD 5) (**Staff requests a continuance to May 4, 2016 meeting**)
25. **Authorization for an Accelerated Building Permit - PB&J Minor Subdivision Plat**, Location: East of the southeast corner of South Harvard Avenue and East 27th Street South, (CD 9) (**Continued from April 6, 2016 meeting**)
26. **Z-7331**- Location: North of the northwest corner of South Columbia Avenue and Skelly Drive. Requesting rezoning from **RS-1 to OM**, (CD 9) (**Applicant has requested a continuance to May 18, 2016**)
- *27. **PUD-437-A – Donn E. Fizer**, Location: Northeast corner of East 15th Street and South Utica Avenue, requesting a PUD Major Amendment to modify boundary for Development Area A and B, establish new uses and modify bulk and area requirements for each development area, **PK/OL/CS/CH/PUD-437 to PK/OL/CS/CH/PUD-437-A**, (CD 4) (Originally heard by TMAPC on December 16, 2015, continued from 11/18/15 & 12/2/15) (**Revised by the applicant and remanded to TMAPC by City Council on April 14, 2016**)

OTHER BUSINESS

28. TMAPC's Appointee to the River Parks Authority

29. 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

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

TMAPC RECEIPTS
Month of March 2016

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	6	\$250.00	\$250.00	\$500.00	102	\$3,175.00	\$3,175.00	\$6,350.00
Zoning	4	2,125.00	2,125.00	4,250.00	47	22,192.50	22,192.50	44,385.00
Plan Reviews	30	2,800.00	2,800.00	5,600.00	230	21,625.00	21,625.00	43,250.00
Refunds		0.00	0.00	0.00	0	(1,245.00)	(1,245.00)	(2,490.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		\$5,175.00	\$5,175.00	\$10,350.00		\$45,747.50	\$45,747.50	\$91,495.00
LAND DIVISION								
Preliminary Plats	3	1,552.50	1,552.50	3,105.00	26	\$13,940.00	\$13,940.00	27,880.00
Final Plats	5	2,122.50	2,122.50	4,245.00	16	\$7,040.00	\$7,040.00	14,080.00
Lot Splits	8	397.50	397.50	795.00	76	\$3,917.50	\$3,917.50	7,835.00
Lot Combinations	6	300.00	300.00	600.00	81	\$4,100.00	\$4,100.00	8,200.00
Other	5	750.00	750.00	1,500.00	6	\$3,275.00	\$3,275.00	6,550.00
NSF		0.00	0.00	0.00		(\$50.00)	(\$50.00)	(100.00)
Refunds		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		\$5,122.50	\$5,122.50	\$10,245.00		\$32,222.50	\$32,222.50	\$64,445.00
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00		\$730.00	\$0.00	\$730.00
Refund		\$0.00		\$0.00		\$0.00	\$0.00	\$250.00
		\$0.00	\$0.00	\$0.00		\$730.00	\$0.00	\$980.00
BOARDS OF ADJUSTMENT								
Fees	27	\$7,350.00	\$2,350.00	\$9,700.00	153	\$47,772.00	\$12,165.00	\$59,937.00
Refunds		(250.00)	0.00	(\$250.00)	34	(\$1,200.00)	\$0.00	(1,200.00)
NSF Check		0.00	0.00	\$0.00	0	\$0.00	\$0.00	0.00
Fees Waived		0.00	0.00	\$0.00		0.00	0.00	0.00
		\$7,100.00	\$2,350.00	\$9,450.00		\$46,572.00	\$12,165.00	\$58,737.00
TOTAL		\$17,397.50	\$12,647.50	\$30,045.00		\$125,272.00	\$90,135.00	\$215,657.00
LESS WAIVED FEES *		\$0.00		\$0.00		(\$712.32)		(\$712.32)
GRAND TOTALS		\$17,397.50	\$12,647.50	\$30,045.00		\$124,559.68	\$90,135.00	\$214,944.68

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

Final Subdivision Plat

Meadow Creek - (County)

South of southeast corner of West 111th Street South and 33rd West Avenue

This plat consists of 8 Lots, 1 Block, on 5 acres.

Staff has received release letters for this plat and can recommend **APPROVAL** of the Final Plat.

DRAFT FINAL PLAT
PUD 839

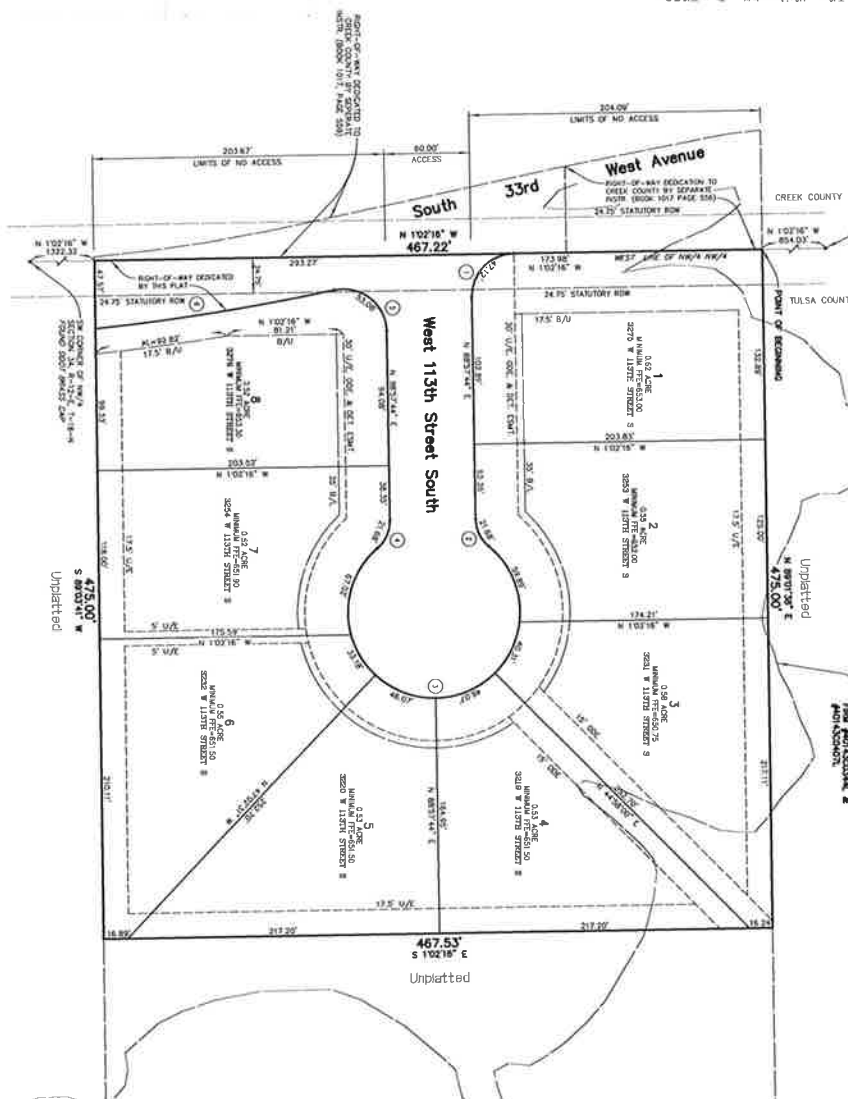
Meadow Creek

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION THIRTY-FOUR (34)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE MDIAN MERIDIAN
A SUBDIVISION OF TULSA COUNTY, STATE OF OKLAHOMA

POINT OF COMMENCEMENT
NW CORNER OF NW1/4
SECTION 34, T34N, R12E, E18N
RANGE 2007 DEEDS C&A

FROM AN OLD C&A
ELEVATION 447
PROJECTIONS

- Notes:**
1. THE SURVEY OF THE OKLAHOMA MINERAL STATUTES FOR THE PURPOSE OF LAND SURVEYING AS CONTROLLED BY THE OKLAHOMA STATE SURVEYOR.
 2. ALL PROPERTY CORNERS ARE SET 3/4" FROM BEARS WITH YELLOW CAP STAKES.
 3. THE BOUNDARY BETWEEN THE OKLAHOMA STATE SURVEYOR'S OFFICE AND THE TULSA COUNTY SURVEYOR'S OFFICE IS SHOWN BY A DASHED LINE.
 4. ALL LOTS SHALL BE PART OF ONE VERTICAL DRIVEWAY WHICH SHALL BE 12' WIDE.
 5. ALL DRIVEWAYS SHALL BE 12' WIDE.
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 10. ALL DRIVEWAYS SHALL BE 12' WIDE.



NORTH

Scale: 1" = 100'

Legend

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County Engineer

Approved Date:

Signature

Signature



Location Map

Scale: 1" = 100'

Legend

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OWNER:
Jenks Land, LLC
3124 South 34th Street
Tulsa, Oklahoma 74103
Phone: (918) 745-8910
Email: jland@jenksland.com

SURVEYOR/ENGINEER:
Tanner Consulting, LLC
3222 South Lower Avenue
Tulsa, Oklahoma 74103
Phone: (918) 745-8910
Email: dani@tannerconsulting.com

Station	Distance	Angle	Distance	Angle	Distance
1	0.12	30.00	0.12	30.00	0.12
2	11.68	24.00	11.68	24.00	11.68
3	11.68	24.00	11.68	24.00	11.68
4	11.68	24.00	11.68	24.00	11.68
5	11.68	24.00	11.68	24.00	11.68
6	11.68	24.00	11.68	24.00	11.68
7	11.68	24.00	11.68	24.00	11.68
8	11.68	24.00	11.68	24.00	11.68
9	11.68	24.00	11.68	24.00	11.68
10	11.68	24.00	11.68	24.00	11.68

DRAFT OF REGISTRATION - MARCH 1, 2015

Meadow Creek
Sheet 1 of 3

11.2

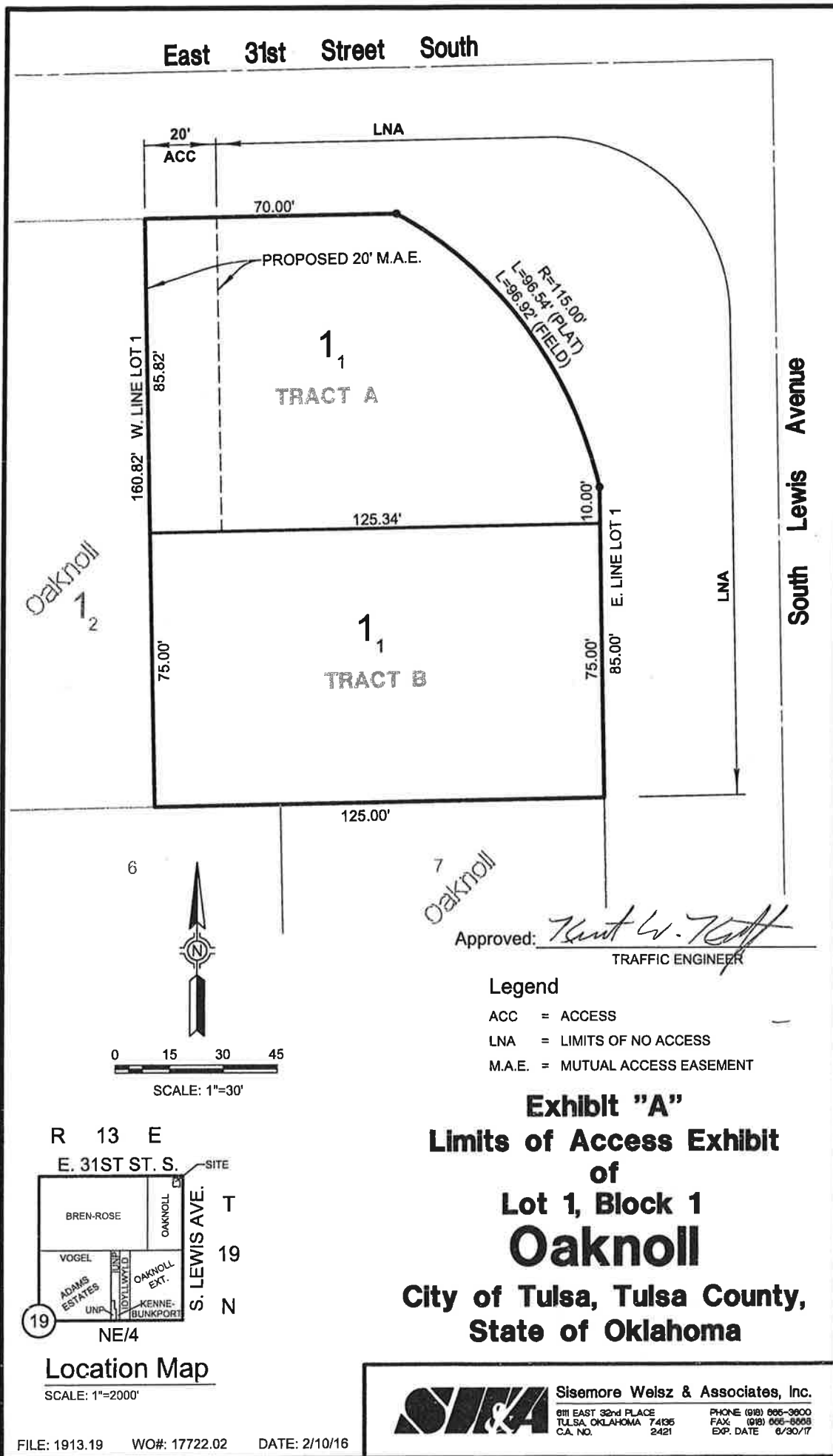
Change of Access on Recorded Plat

TMAPC April 20, 2016

Southwest corner of East 31st Street South and South Lewis Avenue
Lot 1, Block 1, Oaknoll

This application is made to allow a change of access to add one access and mutual access easement on East 31st Street South and Limits of no access along the rest of the site.

Staff recommends approval of the Change of Access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.



12.2

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Monday, April 11, 2016 12:07 PM
To: Nathan Cross
Cc: Johnnie Morland; Sawyer, Kim; Mariboho, Mindi; Miller, Susan
Subject: RE: PUD 844 and Case No. Z-7326 - Withdrawal

Thanks Nathan,

We will withdraw the referenced PUD and Zoning.

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: Nathan Cross [<mailto:ncross@riggsabney.com>]
Sent: Monday, April 11, 2016 12:00 PM
To: Wilkerson, Dwayne
Cc: Johnnie Morland
Subject: PUD 844 and Case No. Z-7326 - Withdrawal

Dwayne –

Per our discussion earlier today, my client would like to withdraw its application for PUD 844 and zoning case No. Z-7326. Please let me know if you have any questions.

Nathan

Nathan Cross | ncross@riggsabney.com
Attorney

R I G G S  A B N E Y
NEAL TURPEN ORBISON LEWIS

502 West 6th St. | Tulsa, OK 74119
Office: 918-587-3161 | Fax: 918-743-0546



This message is sent by Riggs Abney, a law firm, and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete the message along with any attachments.

Sawyer, Kim

From: Hoyt, Jay
Sent: Thursday, April 07, 2016 4:27 PM
To: Huntsinger, Barbara
Subject: FW: Minor Amendment PUD-809-2

Kim,

The applicant has asked to withdraw the application for minor amendment PUD-809-2.

Thank you,

Jay Hoyt

From: Phil Marshall [<mailto:pemarshall2@cox.net>]
Sent: Thursday, April 07, 2016 4:25 PM
To: Hoyt, Jay <JHoyt@incog.org>
Cc: 'Lindsay Perkins' <lindsay@newlots.com>
Subject: Minor Amendment PUD-809-2

Barnard Trace withdraws its request for a minor amendment to PUD-809-2.

Phil Marshall, Partner
Barnard Trace, LLC
918-638-5167
pemarshall2@cox.net

Lot-Split and Waiver of Subdivision Regulations

April 20, 2016

LS-20873

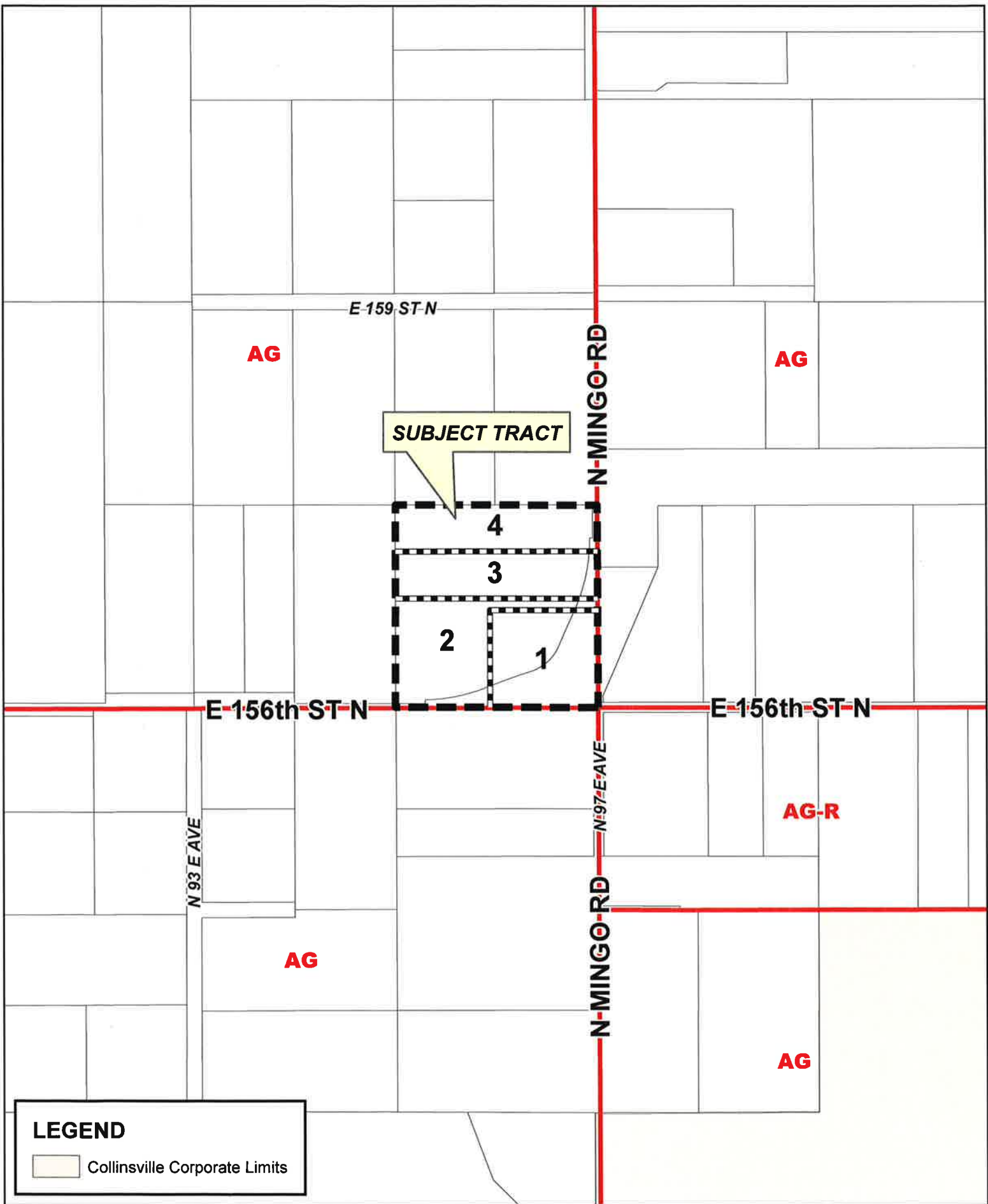
Delores Bewley, (2313) (AG) (County)

North and West of the northwest corner of East 156th Street North and North 97th East Avenue (North Mingo Road)

The Lot-Split proposal is to split an existing AG (Agriculture) tract into three tracts. Each of the resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on April 7, 2016 and had the following comments. A 50' right-of-way Easement is needed along East 156th Street North and North Mingo Road. If a structure is built on the any of the properties fire access and fire hydrant coverage will be required per the International Fire code. Washington County Rural Water District #3 will serve the tracts. They had the following comments: The meter for Tract 1 sits on Tract 2. If one or the other, Tract 1 or Tract 2, ever sells to another party, arrangements will have to be made for service at that time. Each tap requires a copy of the General Warranty Deed, DEQ form 581 with log number, application for service by landowner with membership fee. Property lines must be surveyed, staked and pinned.

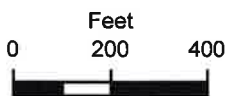
The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



LS-20873

22-13 13

18.2





Feet
0 200 400



Subject
Tract

LS-20873

22-13 13

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

Aerial Photo Date: March 2014



18.3



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7320

(Related to Z-7320-SP-1)

Hearing Date: April 20, 2016

(Continued from April 6, 2016)

Case Report Prepared by:

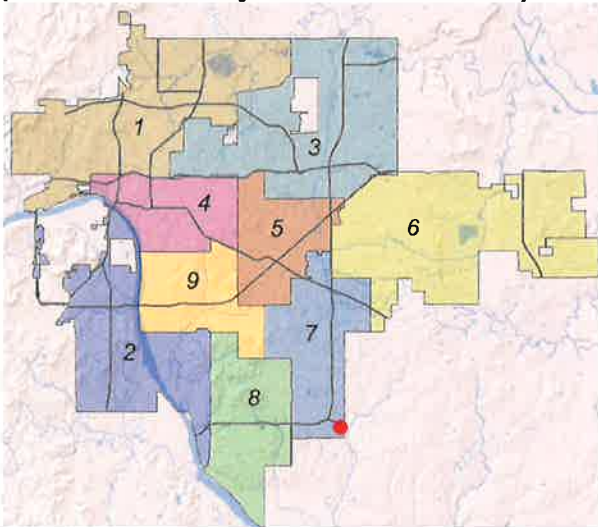
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Andrew Shank

Property Owner: Grace Fellowship Title

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Medical offices

Concept summary: Corridor zoning request to allow medical, office and related services to support the growing Health care industry in this area of Tulsa

Tract Size: 26.74 ± acres

Location: Southwest corner of E. 96th St. S. and S. Garnett Rd.

Zoning:

Existing Zoning: AG

Proposed Zoning: CO with Corridor
Development Plan

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval in conjunction with
the Corridor Development Plan.**

Staff Data:

TRS: 8419

CZM: 58

Atlas: 2080/ 2267

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: Z-7320

DEVELOPMENT CONCEPT:

In conjunction with the Z-7320 the applicant has provided a Corridor Development Plan (Z-7320-SP-1). The Development Plan will provide for a unified development of mixed uses consistent with the surrounding medical corridor development (the "Project").

The Project is comprised of approximately 26.74 acres of land south and west of the intersection of East 96th Street South and South Garnett Road.

An Aerial Photograph of the Project is attached as Exhibit "A" and map of the surrounding area zoning is attached hereto as Exhibit "B".

The Project is in the vicinity of a mix of a medical corridor development, agricultural land and single family neighborhoods. The Project is bounded on the north by East 96th Street South and the Creek Turnpike, the east by flood plain and the City of Broken Arrow, the south by East 95th Street South and west by flood plain and PUD 364. The Project will extend the corridor development from the north and consist of a mix of office and commercial uses consistent with the surrounding development. The Project is consistent with the Comprehensive Plan and will improve the surrounding area by providing proper accessibility, circulation, functional relationship of uses and compatibility with adjoining and nearby development.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Refer to Corridor Development Plan # Z-7320-SP-1

DETAILED STAFF RECOMMENDATION:

Corridor zoning provides an opportunity to implement land development standards that are consistent with the Vision identified in the Comprehensive Plan for a Regional Center and,

CO zoned property is consistent with the anticipated development that abuts the Turnpike immediately north of the proposed zoning boundary and,

The concurrent development plan Z-7320-SP-1 illustrates an internal collector street that is also consistent with the concept of Corridor Zoned property. The collector street will provide vehicular access to the ramps on and off the turnpike and,

Z-7320 is harmonious with the anticipated development of the area therefore;

Staff recommends Approval of Z-7320 to rezone property from AG to CO in conjunction with a Corridor Development Plan.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Corridor zoning is consistent with the Regional Center land use designation in the Comprehensive Plan. The site is located at the entrance and exit of the Creek Turnpike and is close to a significant medical area of Tulsa. This Development plan will complement the anticipated expansion of the medical area in south Tulsa.

Land Use Vision:

Land Use Plan map designation: Regional Center

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

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area 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 in 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.

Transportation Vision:

Major Street and Highway Plan: South Garnett Road is a secondary arterial street that is on the eastern border of Tulsa and the western border of Broken Arrow. Tulsa County maintains South Garnett Road along the entire frontage of this request.

Trail System Master Plan Considerations:

East of 129th Street South in the Floodplain / Greenway zone the City of Broken Arrow has provided an opportunity for pedestrian and bicycle activity that should be accessible to this corridor development area. Sidewalk and pedestrian access to that nature area should be a consideration of the development plan. North of East 96th Street South the existing trail system should also be a consideration of the pedestrian system with this project.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant. The Board of Adjustment previously approved a large church expansion at this location that was never constructed. Near the northeast corner of the property at East 96th Street South and South Garnett the Church has constructed a monument sign that looks like a typical billboard but is only used for the Grace Fellowship church site.

Environmental Considerations: The east portion of the site includes a stormwater detention facility and some floodplain area that will not be developed. Other than that consideration there are no known environmental considerations that would affect the zoning decision.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Garnett Road	Secondary Arterial	100 feet	2
East 96 th Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North side of East 96 th Street and Turnpike	CO (Corridor)	<i>Regional Center north of expressway</i>	Area of Growth	North of the Creek Turnpike the land is vacant all the way to 91st.
South	AG	<i>Residential</i>	Area of Growth	Office and commercial/retail
East	Agricultural (A-1)	<i>Greenway / Floodplain</i>	NA	Wetlands in the City of Broken Arrow
West	AG	<i>Church</i>	Area of Growth	Single Family Residential

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11834 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-21347 December 13, 2011: The Board of Adjustment **approved** the request for a *Variance* to exceed the number of permitted signs in an AG district (Section 302.B.2.b); and a *Variance* to exceed the permitted 150 square feet of display surface area for a sign in an AG district (Section 302.B.2.b). This exceedingly large tract of 3,334,803 square feet, more or less, contains a very large church structure, and additional signage is needed to direct visitors and parishoners. This approval is for the Grace Church sign located approximately 49 feet above the ground elevation on the north and east elevations. It is noted that the building setback is approximately 400 to 1,000 feet from the nearest property, on property located at 9610 S. Garnett Rd. E. and also a part of the subject property.

BOA-19144 July 24, 2001: The Board of Adjustment **approved** a *Variance* to the number, size and height limitations of the Zoning Code and to allow flashing illumination, changeable copy, and animation as required, to permit new signs at various locations on the subject property, on property located at the southwest corner of E. 96th St. S. and S. Garnett Rd. and also known as a part of the subject property.

BOA-17863 October 27, 1997: The Board of Adjustment **approved** a *Special Exception* to permit a 180' monopole; and a *Special Exception* to reduce the required setback from R district to 50' from the north and 150' from the west; per plan submitted and subject to the 180' monopole replacing the 150' monopole; finding that due to the road design for the South Loop the property is unlikely to be developed, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-11534 August 6, 1981: The Board of Adjustment **approved** a *Special Exception* to permit a church and school in an AG district (Grace Fellowship Church and School) per plot plan, subject to a subdivision plat, with the record to reflect that this is a private school and a facility of this size with school use and church use approval would not be required to be reviewed again by the Board if a facility such as a day-care center was added in the future, on property located at East 101st Street and South Garnett Road and also known as a part of the subject property.

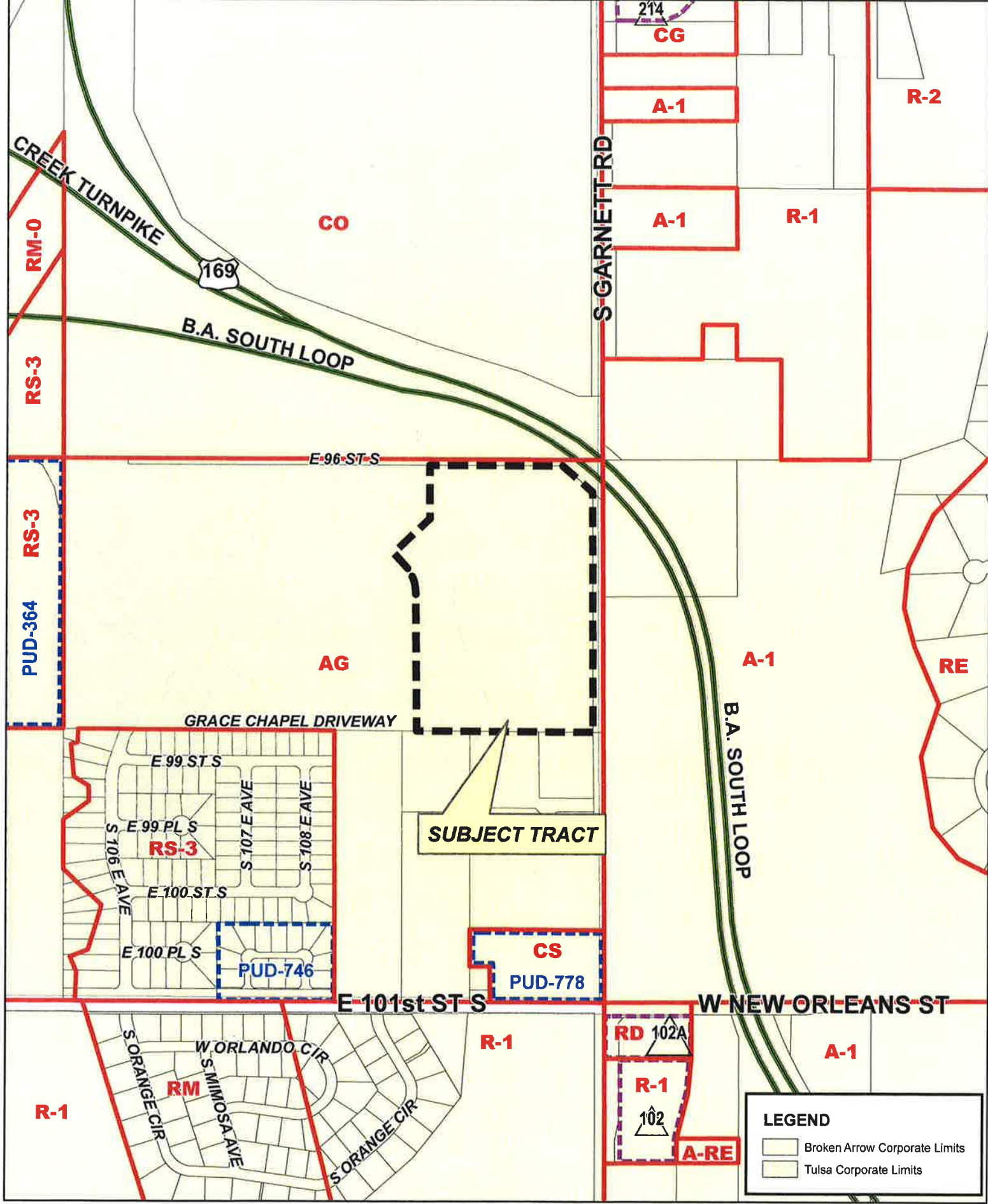
BOA-13732 September 12, 1985: The Board of Adjustment **approved** a *Variance* to allow 3 existing signs (1 bulletin board and 2 lighted directional signs) for a church in an AG district; per plot plan, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-13457 February 7, 1985: The Board of Adjustment **approved** a *Variance* of the surface area and height requirements to permit a combination bulletin board and sign for an existing church in an AG district; finding that the size and terrain of the subject tract constitutes a hardship; and finding that the size of the sign in relation to the size of the property does not violate the spirit and intent of the Code, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

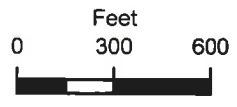
Surrounding Property:

No relevant history.

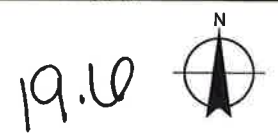
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Z-7320/Z-7320-SP-1



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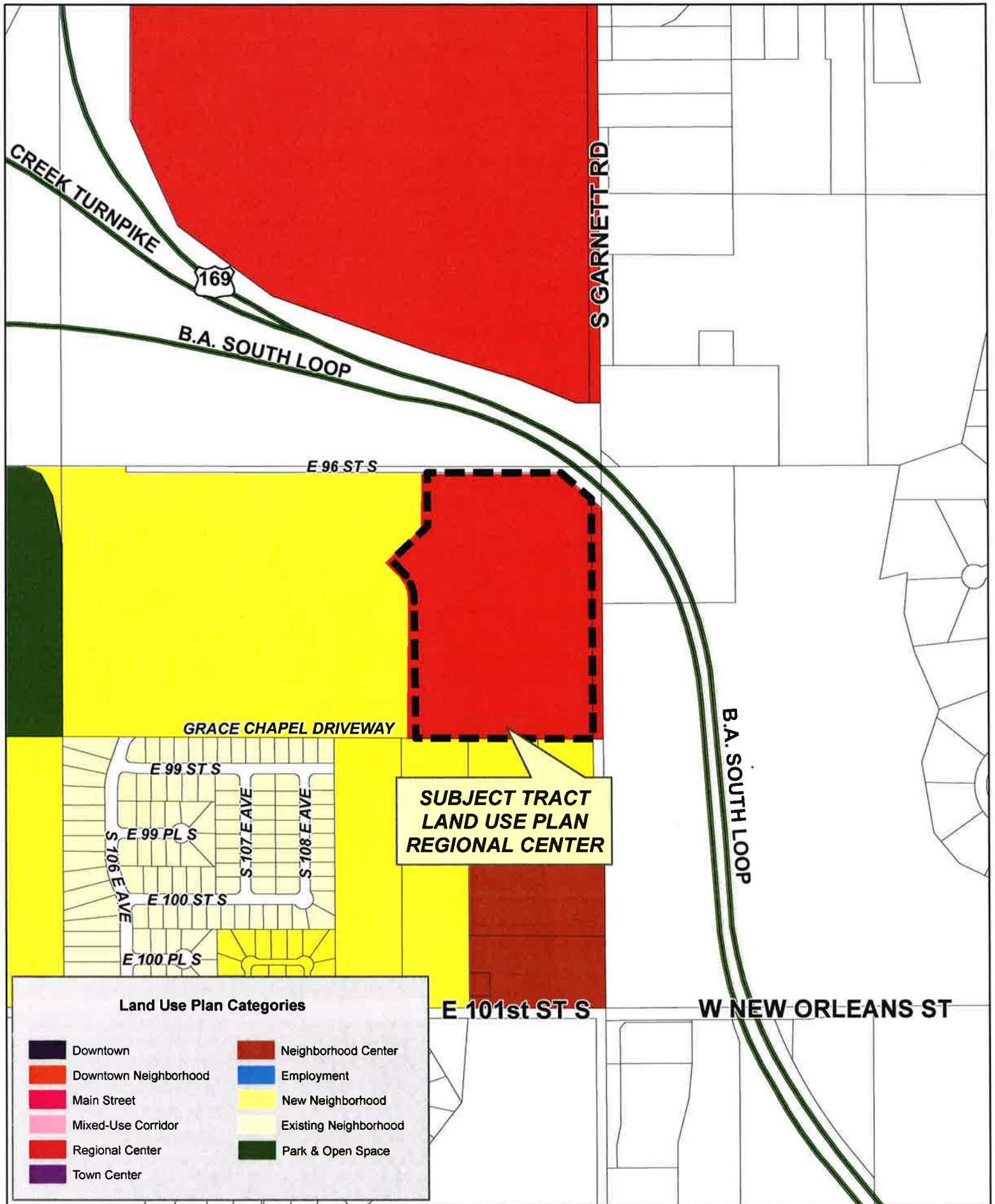
Subject
Tract

Z-7320

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align with physical features on the ground.
Aerial Photo Date: March 2014





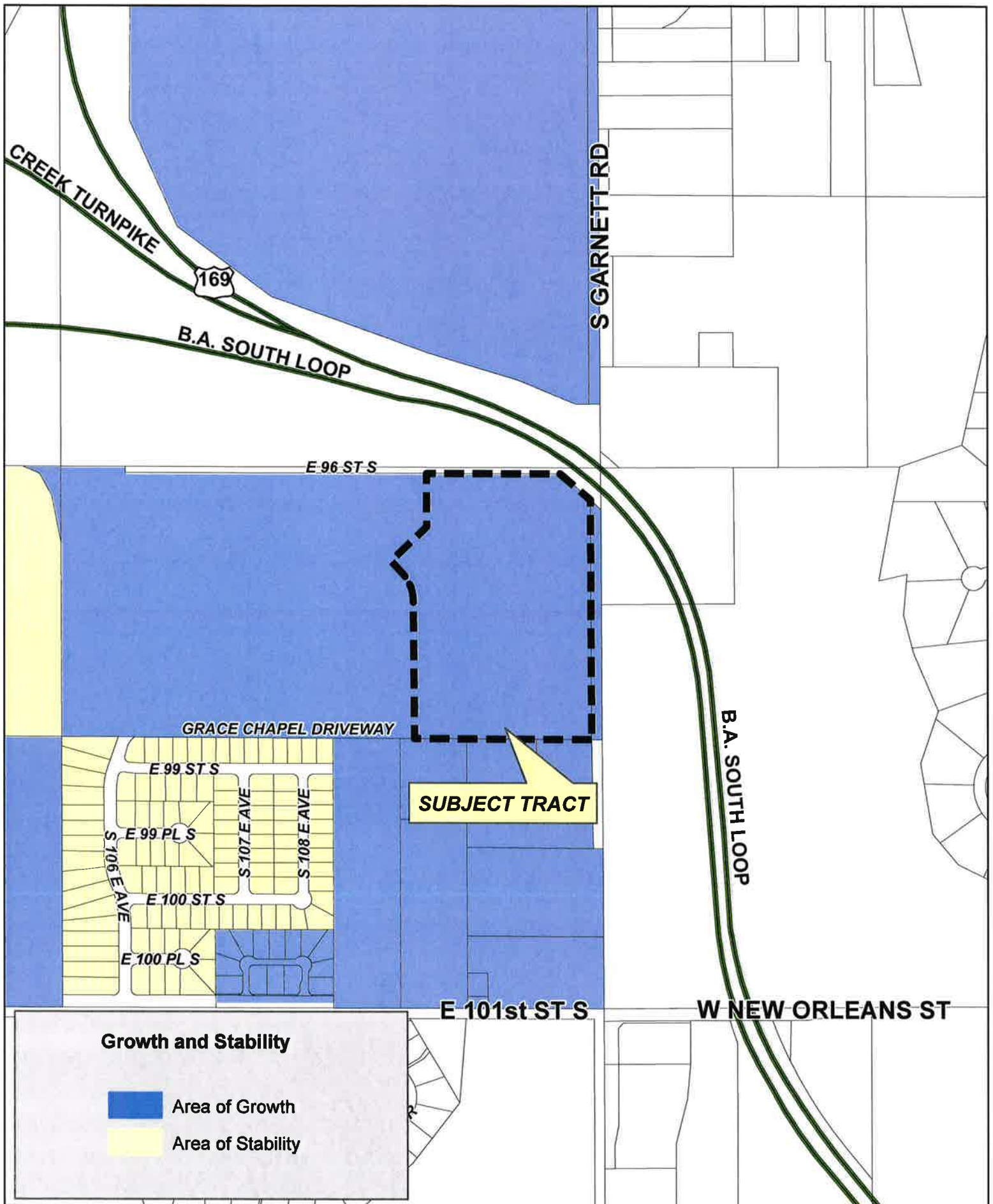
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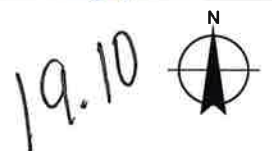
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Z-7320

18-14 19





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7320-SP-1
(related to Z-7320)

Hearing Date: April 20, 2016
(continued from April 6, 2016)

Case Report Prepared by:

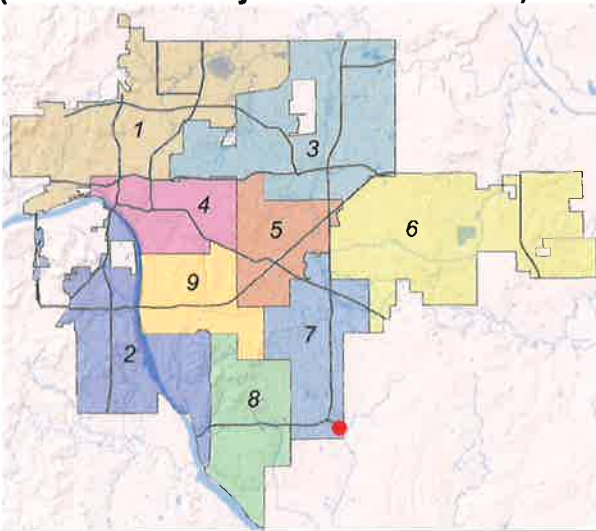
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Andrew Shank

Property Owner: Grace Fellowship Title

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Medical offices

Concept summary: Corridor zoning request to allow medical, office and related services to support the growing Health care industry in this area of Tulsa

Tract Size: 26.74 \pm acres

Location: Southwest corner of E. 96th St. S. and S. Garnett Rd.

Zoning:

Existing Zoning: AG

Proposed Zoning: Corridor Development Plan
in conjunction with CO zoning request.

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8419

CZM: 58

Atlas: 2080/ 2267

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

20.1

REVISED 4/14/2016

SECTION I: Z-7320-SP-1

DEVELOPMENT CONCEPT:

The applicant proposes a Corridor Development plan in conjunction with Corridor Zoning request Z-7320. The Development Plan will provide for a unified development of mixed uses consistent with the surrounding medical corridor development (the "Project").

The Project is comprised of approximately 26.74 acres of land south and west of the intersection of East 96th Street South and South Garnett Road.

An Aerial Photograph of the Project is attached as Exhibit "A" and map of the surrounding area zoning is attached hereto as Exhibit "B".

The Project is in the vicinity of a mix of a medical corridor development, agricultural land and single family neighborhoods. The Project is bounded on the north by East 96th Street South and the Creek Turnpike, the east by flood plain and the City of Broken Arrow, the south by East 95th Street South and west by flood plain and PUD 364. The Project will extend the corridor development from the north and consist of a mix of office and commercial uses consistent with the surrounding development. The Project is consistent with the Comprehensive Plan and will improve the surrounding area by providing proper accessibility, circulation, functional relationship of uses and compatibility with adjoining and nearby development.

EXHIBITS:

INCOG Case map

INCOG Aerial (small scale)

INCOG Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

Exhibit A: Aerial Photograph-Site and Surrounding Area

Exhibit B: Area Zoning

Exhibit C: Conceptual Site Plan

Exhibit D: Landscape and Screening Plan

Exhibit E: Access and Circulation Plan

Exhibit F: Existing Site Topography, Flood Plain and Vegetation

Exhibit G: Existing and Proposed Utilities

Exhibit I: Development Area Boundary Exhibit

SECTION II: Z-7320-SP-1 DEVELOPMENT STANDARDS

A. LAND AREA:

GROSS: 1,164,582 SF 26.74 AC

B. PERMITTED USES:

Use Unit 5 – Community Services and Similar Uses

Use Unit 11 – Offices, Studios and Support Services

Use Unit 12 – Eating Establishments Other Than Drive-Ins*

*Provided that such use is not located within the South 300 FT of the Project.

20.2

REVISED 4/14/2016

Use Unit 13 – Convenience Goods and Services

Use Unit 14 – Shopping Goods and Services*

*Limited to the following Use Unit 14 uses:

Medical, Dental and Orthopedic Appliances and Supply Store; and
Caterer

Use Unit 21 – Business Signs and Outdoor Advertising and uses of a nature
customarily accessory thereto.

C. MAXIMUM FLOOR AREA RATIO: 1.25

D. MAXIMUM LAND COVERAGE OF A BUILDING: 75%

E. MAXIMUM BUILDING HEIGHT: NA

F. OFF-STREET PARKING:

As specified in the applicable use units or use classifications and in conformance with the requirements of the Tulsa Zoning Code in effect at the time of Detail Site Plan review.

PARKING SETBACK: 20 feet from public right of way

In addition to the Zoning Code Requirements for parking lot design standards, surface parking on any lot shall be placed a minimum of 20 feet from any public street right-of-way. Within the parking setback a berm with a minimum height of 18 inches above the adjacent top of curbs shall be constructed except where vehicular and pedestrian access is provided. The berm side slope shall not exceed a maximum slope of 1 foot in height for each 4 horizontal feet.

G. MINIMUM BUILDING SETBACKS:

From the North boundary (E. 96 th St. Right of way line)	25 FT
From the West boundary (Grace Fellowship)	10 FT
From the South boundary (Street right-of-way line)	25 FT
From the East boundary (Detention Area)	0 FT
From internal lot lines	0 FT
Along the internal collector (S. 110 th E. Ave.)	0 FT

H. LANDSCAPED AREA; SCREENING:

A minimum of twenty-five percent (25%) of the total lot area will be improved as landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code effective at the time of Detail Site Plan review. The minimum landscaped area of each lot shall be established at Detailed Site Plan review. The reserve area adjacent to South Garnett may not be used in that calculation.

The minimum street trees required for each lot shall be as follows: One (1) street tree/30 FT of street frontage. The location of the minimum street trees shall be determined at Detail Site Plan review. The eastern and southern boundaries of the Project shall be appropriately landscaped and/or screened from the abutting AG zoned property.

Street tree requirements outlined above shall not be double counted toward meeting any other tree requirement of the Landscape Chapter of the Tulsa Zoning Code in effect at the time of Detailed Site Plan Approval.

I. SIGNS:

Project Identification Sign:

One (1) Project identification sign will be permitted in the Reserve Area along South Garnett near the Project entrance with a maximum of 200 SF of display surface area and 25 FT in height and shall be lit by constant light.

Ground Signs:

One (1) ground sign will be permitted per lot with a maximum of 75 SF of display surface area and 15 FT in height and shall be lit by constant light.

Wall Signs:

Wall signs shall not exceed an aggregate display surface area of two (2) SF per lineal foot of the building wall to which the sign is affixed. No wall sign with lighting shall be located on the southern wall of any building within 300 FT of the Southern boundary of the Project.

Outdoor Advertising:

One (1) outdoor advertising sign will be permitted in the Reserve Area along South Garnett within the Freeway Sign Corridor with a maximum of 672 SF of display surface area and 61 FT in height measured from the base of the structure at current ground level. The outdoor advertising sign may contain digital technology, including without limitation an LED display surface area conveying changeable copy and may only be placed in the same location as the existing sign.

The design character of the existing sign may not be modified without an amendment to the Corridor Development Plan. The existing sign may be increased in size not exceeding the height and display surface area provided above.

The outdoor advertising sign support structure shall incorporate design features that are consistent with the design character of the existing sign as shown below. The specific details of the support structure design features shall be determined at the Detailed Sign Plan Review.

A "V" shaped sign is prohibited at this location.

Existing Sign image:



Signs – Miscellaneous:

Signs not visible from a public street, including without limitation, way finding, directional and informational signs, will be permitted without requiring Detail Sign Plan approval.

Except as outlined above, sign standards shall conform to the guidelines identified in the Sign Section of the Tulsa Zoning Code in effect at the time of Detailed Sign Plan approval.

J. LIGHTING:

All lighting standards including building mounted shall be hooded and directed downward and away from the boundaries of the Project. Outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in an adjacent residential area.

All lighting in the Project shall comply with the Tulsa Zoning Code Lighting Standards in effect at the time of Detail Site Plan review.

Under no circumstances will pole mounted light fixtures be taller than 25 feet above the finished parking surface nearest the base of the pole.

Wall mounted lighting shall not exceed 18 feet above the finished floor of the ground floor entrance.

K. TRASH AND MECHANICAL EQUIPMENT AREAS:

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

The screening around the trash receptacles shall consist of masonry materials with a minimum height of six (6) feet or tall enough to conceal the trash receptacle from

public view in such a manner that the areas cannot be seen by a person standing at ground level.

I. LANDSCAPING AND SCREENING CONCEPT:

The Project will meet the current landscaping requirements as set forth in the City of Tulsa Zoning Code in effect at the time of Detailed Site Plan review or as amended through an Alternative Landscape Compliance Plan process. A minimum of fifteen percent (15%) of the total area of each lot will be improved as landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code. The minimum landscaped area of each lot shall be established at Detailed Site Plan review. The reserve area adjacent to South Garnett may not be used in that individual lot calculation.

II. ACCESS AND CIRCULATION:

Vehicular access:

The Project has an access point along East 96th Street South and an access point along South Garnett. No additional access points will be allowed to the existing public street system. The existing private drive adjacent to the south property line of the Project will be converted to a public street standard and dedicated to the City of Tulsa during the plat process. The detailed alignment of the street system will be determined during the plat process but will be similar to the access exhibit provided.

Cross-access for all lots within the Project will be provided for. The access and circulation plans are shown on Exhibit "E".

Pedestrian and Bicycle Access:

Connectivity to the existing trail system north of East 96th Street South is required at two locations. One trail connection will be provided near the intersection of the collector street. The second trail connection will be provided near the intersection of East 96th Street and South Garnett Road. The details of the trail connection will be addressed during the platting process.

All required sidewalks in the public right of way shall be installed by the developer as part of the public infrastructure process. Sidewalk construction must be complete prior to final inspection and acceptance of the public infrastructure by the City of Tulsa.

III. SITE PLAN REVIEW:

No building permits shall be issued for any future building within the Project until a Detail Site Plan and Detailed Landscape Plan for that lot or parcel have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved Corridor Plan.

DETAILED STAFF RECOMMENDATION:

20.6

Corridor zoning and the required Development Plan provides an opportunity to implement land development standards that are consistent with the Vision identified in the Comprehensive Plan for a Regional Center and,

CO zoned property is consistent with the anticipated development that abuts the Turnpike immediately north of the proposed zoning boundary and,

Corridor development plan Z-7320-SP-1 illustrates an internal collector street that is also consistent with the concept of Corridor Zoned property. The collector street will provide vehicular access to the ramps on and off the turnpike and,

Z-7320 is harmonious with the anticipated development of the area therefore;

Staff recommends Approval of Z-7320-SP-1 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Corridor zoning is consistent with the Regional Center land use designation in the Comprehensive Plan. The site is located at the entrance and exit of the Creek Turnpike and is close to a significant medical area of Tulsa. This Development plan will complement the anticipated expansion of the medical area in south Tulsa.

Land Use Vision:

Land Use Plan map designation: Regional Center

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

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Transportation Vision:

Major Street and Highway Plan:

South Garnett Road is a secondary arterial street that is on the eastern border of Tulsa and the western border of Broken Arrow. Tulsa County maintains South Garnett Road along the entire frontage of this request.

Trail System Master Plan Considerations:

East of 129th Street South in the Floodplain / Greenway zone the City of Broken Arrow has provided an opportunity for pedestrian and bicycle activity that should be accessible to this corridor development area. Sidewalk and pedestrian access to that nature area should be a required with the development plan.

North of East 96th Street South the existing trail system should also be a consideration of the pedestrian system with this project.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant. The Board of Adjustment previously approved a large church expansion at this location that was never constructed. Near the northeast corner of the property at East 96th Street South and South Garnett the church has constructed a large monument sign used for the Grace Fellowship church site.*

Environmental Considerations: The east portion of the site includes a stormwater detention facility and some floodplain area that will not be developed. Other than that consideration there are no known environmental considerations that would affect the zoning decision.

Topography

The subject tract is unimproved and is generally flat. The Project has an approximate slope of 4.5% from west to east. The site topography is shown on Exhibit "F".

Drainage

Storm water from the Project drains to a detention pond that has been installed for the construction of the Grace Fellowship Church.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Garnett Road	Secondary Arterial	100 feet	2
East 96 th Street South	None	50 feet	2

Utilities:

Water:

City of Tulsa 8" waterlines are located along the West of the Project and in the Northern portion of the access drive off of Garnett. There is more than adequate water service available to serve all proposed uses.

Sanitary Sewer:

City of Tulsa 8" sanitary sewer lines are located West of the Project and in the southern portion of the access drive off of Garnett. There is more than adequate sanitary sewer service available to serve all proposed uses in the Project.

Other utilities, including electricity, gas, telephone and cable are available for the Project.

The existing and proposed utilities are shown on Exhibit "G".

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North side of East 96 th Street and Turnpike	CO (Corridor)	<i>Regional Center north of expressway</i>	Area of Growth	North of the Creek Turnpike the land is vacant all the way to 91st.
South	AG	<i>Residential</i>	Area of Growth	Residential
East	Agricultural (A-1)	<i>Greenway / Floodplain</i>	NA	Wetlands in the City of Broken Arrow
West	AG	<i>Church</i>	Area of Growth	Single Family Residential

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11834 dated June 26, 1970, established zoning for the subject property.

Subject Property:

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located at the southwest corner of E. 96th St. S. and S. Garnett Rd. and also known as a part of the subject property.

BOA-17863 October 27, 1997: The Board of Adjustment **approved** a *Special Exception* to permit a 180' monopole; and a *Special Exception* to reduce the required setback from R district to 50' from the north and 150' from the west; per plan submitted and subject to the 180' monopole replacing the 150' monopole; finding that due to the road design for the South Loop the property is unlikely to be developed, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-11534 August 6, 1981: The Board of Adjustment **approved** a *Special Exception* to permit a church and school in an AG district (Grace Fellowship Church and School) per plot plan, subject to a subdivision plat, with the record to reflect that this is a private school and a facility of this size with school use and church use approval would not be required to be reviewed again by the Board if a facility such as a day-care center was added in the future, on property located at East 101st Street and South Garnett Road and also known as a part of the subject property.

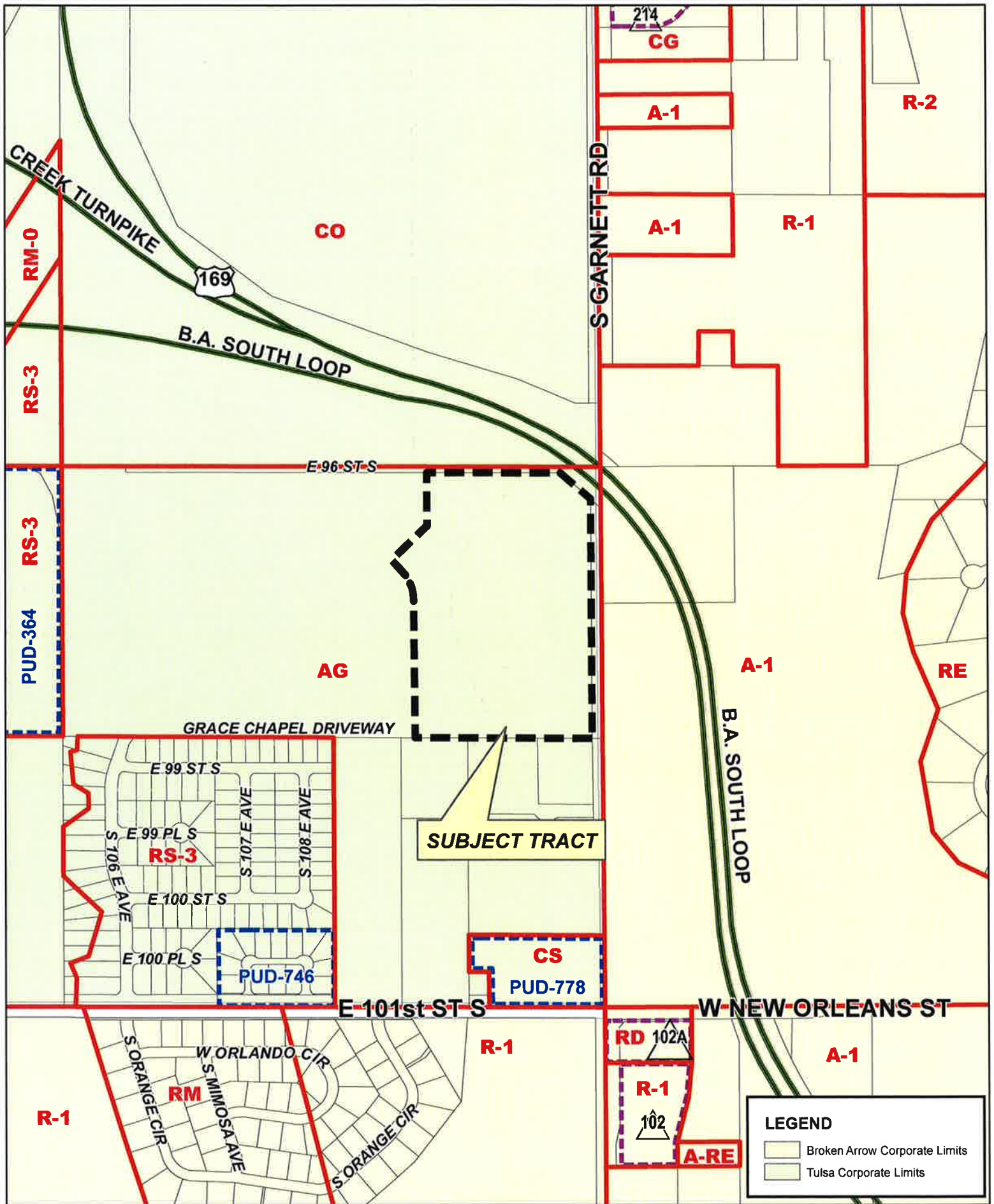
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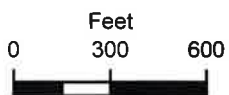
Surrounding Property:

No relevant history.

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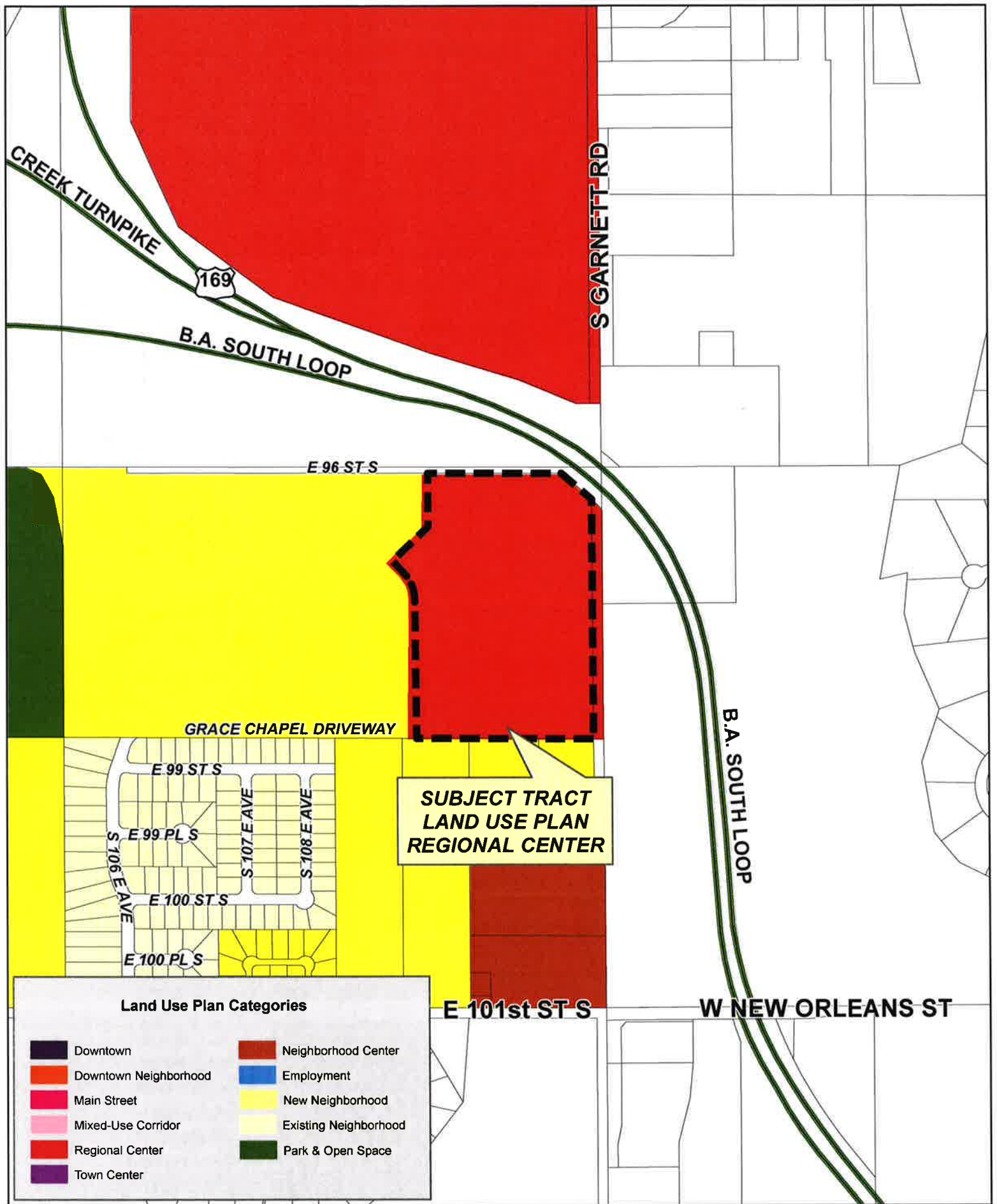
Subject
Tract

Z-7320-SP-1

18-14 19

Note: Graphic overlays may not precisely
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Aerial Photo Date: March 2014





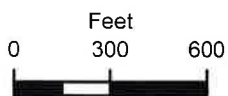
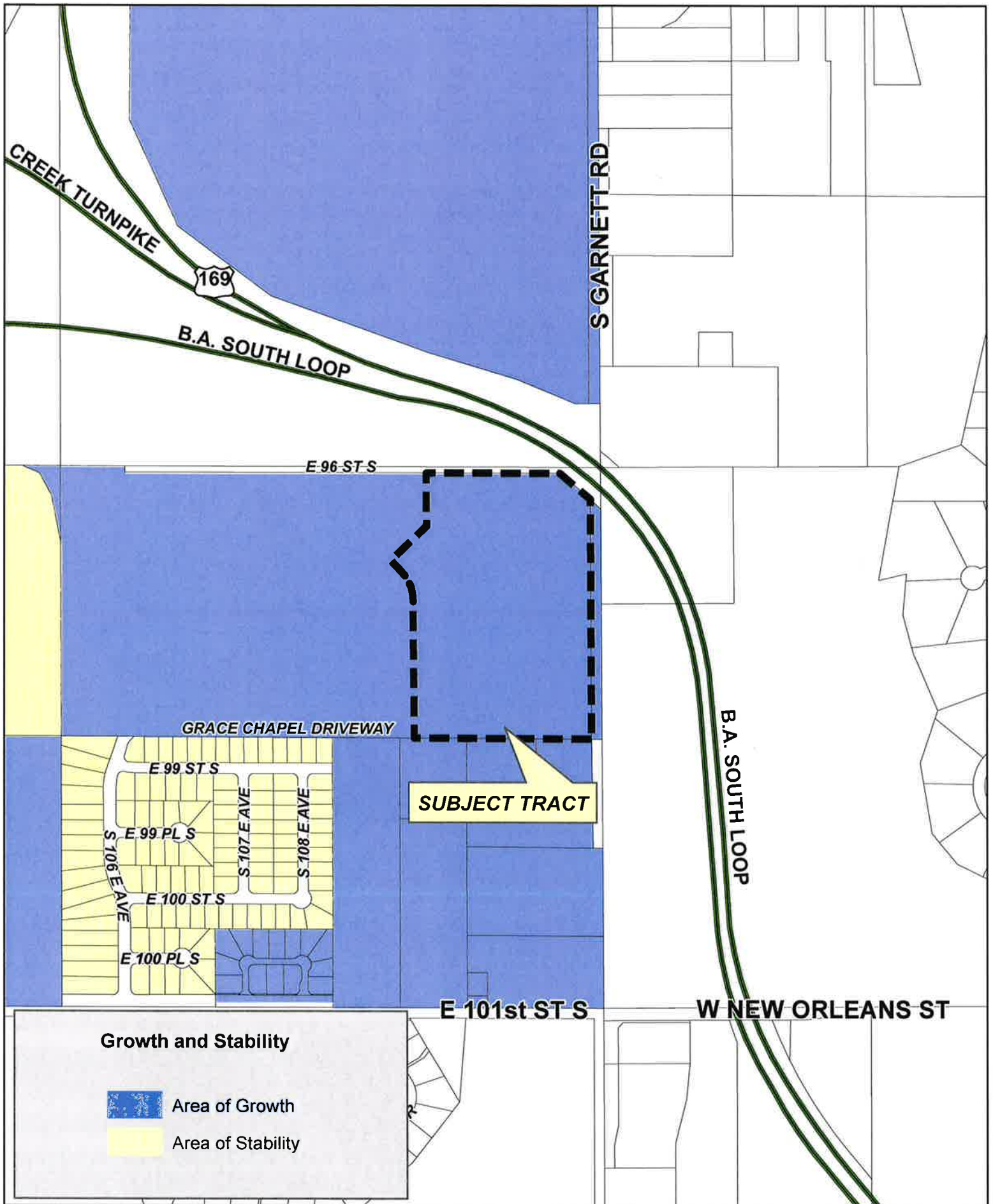
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Z-7320-SP-1

18-14 19

20.14





Exhibit "A"

Grace Church
Aerial Photograph-Site and Surrounding Area

FILE: 1814.1925

WO#: 13921.04 DATE: 2/11/16



Sisemore Weisz & Associates, Inc.
8TH EAST 32ND PLACE
TULSA, OKLAHOMA 74135
CA. NO. 2421
PHONE (918) 866-3900
FAX: (918) 866-8888
EXP. DATE 8/30/17

20.15

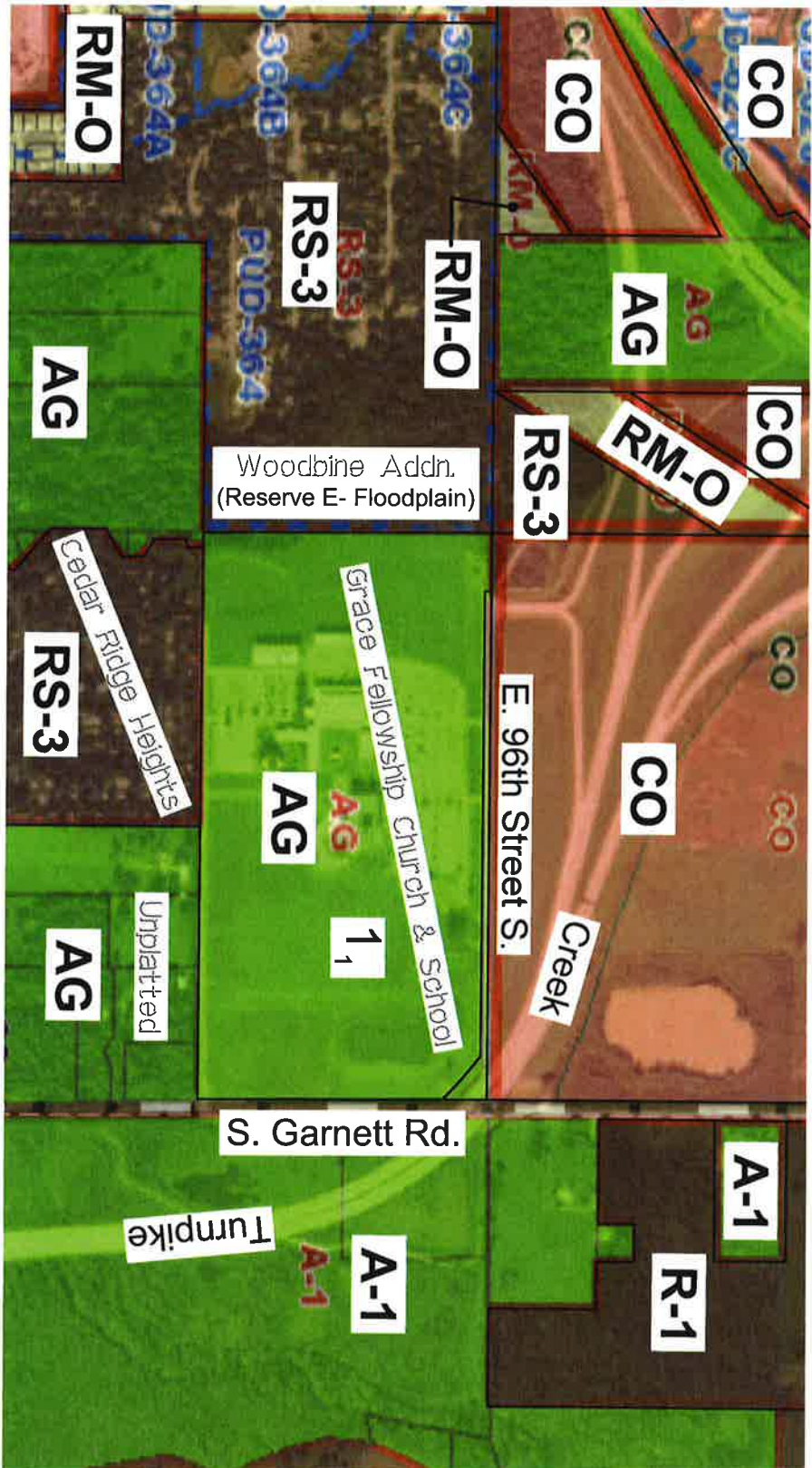
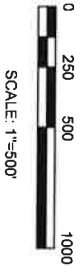


Exhibit "B"

Grace Church
Area Zoning

FILE: 1814.1925

WC#: 13921.04

DATE: 2/11/16



Sisemore Weisz & Associates, Inc.
711 EAST 28th PLACE
SUITE 200
OAKLAND, CA 94612
PHONE: (916) 885-3000
FAX: (916) 885-3000
BPG DATE: 6/20/07

20.16

0
100
200
400
SCALE: 1"=200'

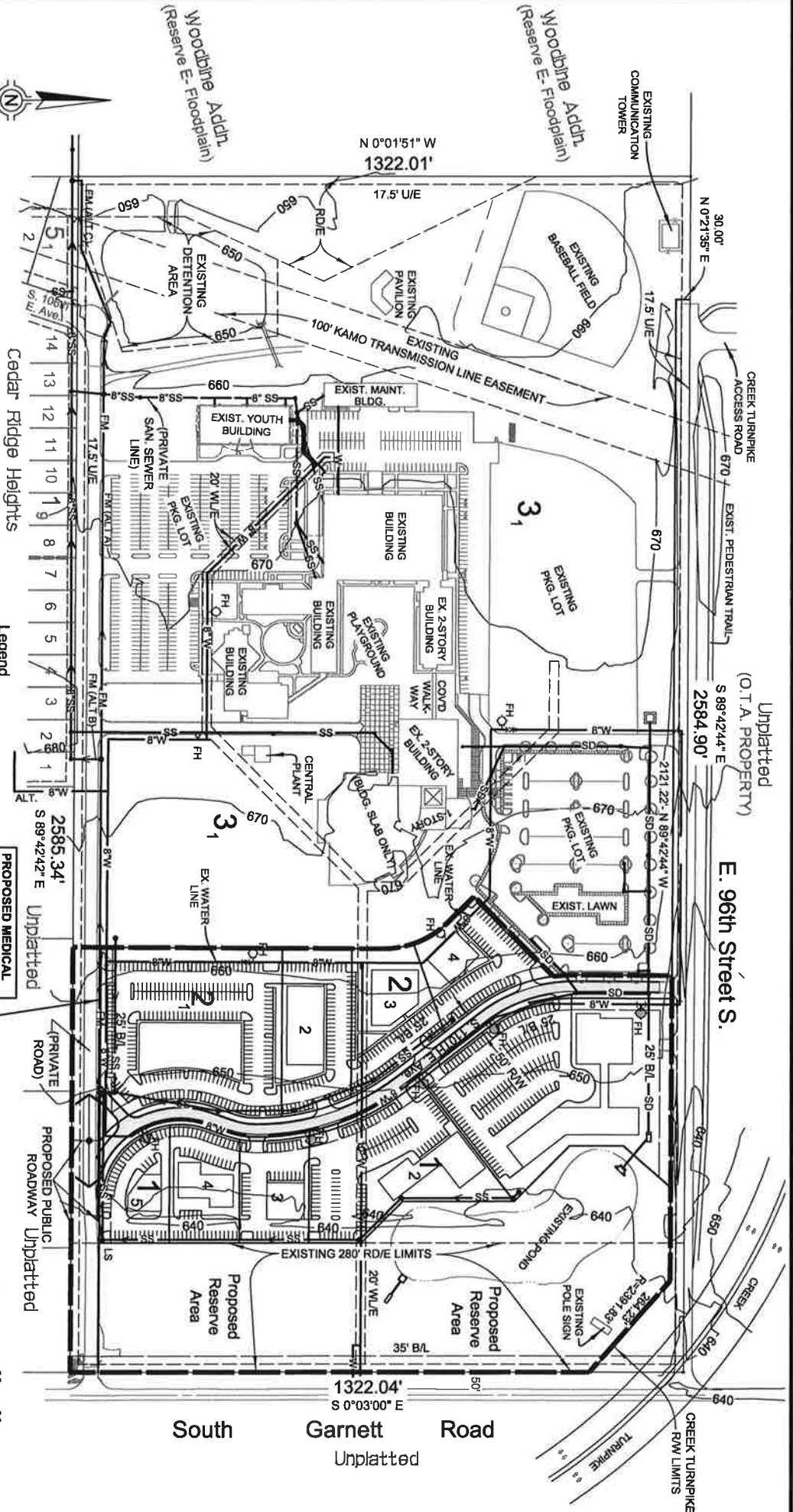


- Notes:**
1. NOT ALL EASEMENTS ARE SHOWN ON THIS EXHIBIT AS NO TITLE COMMITMENT OR TITLE RESEARCH WAS PERFORMED AS PART OF THIS STUDY.
 2. EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE NATURE PER REVIEW OF FIELD CONDITIONS AND REVIEW OF CITY ATLAS SHEET RECORDS.

Legend

RW = RIGHT-OF-WAY
U/E = UTILITY EASEMENT
BL = BUILDING SETBACK LINE
LS = LIFT STATION
SD = STORM SEWER
SS = SANITARY SEWER
W = WATER LINE
FH = FIRE HYDRANT
RDE = RESTRICTIVE DRAINAGE EASEMENT
WLE = WATERLINE EASEMENT

PROPOSED MEDICAL COMPLEX AREA
735,235 SF (16.6 ACRES)



FILE: 1814.1925

WC#: 13921.04 DATE: 3/24/16



Sismore Weisz & Associates, Inc.
901 East 34th Place
Tulsa, Oklahoma 74104
CA NO. 2421

PHONE (918) 965-0800
FAX (918) 965-0808
BEC DATE 6/30/77

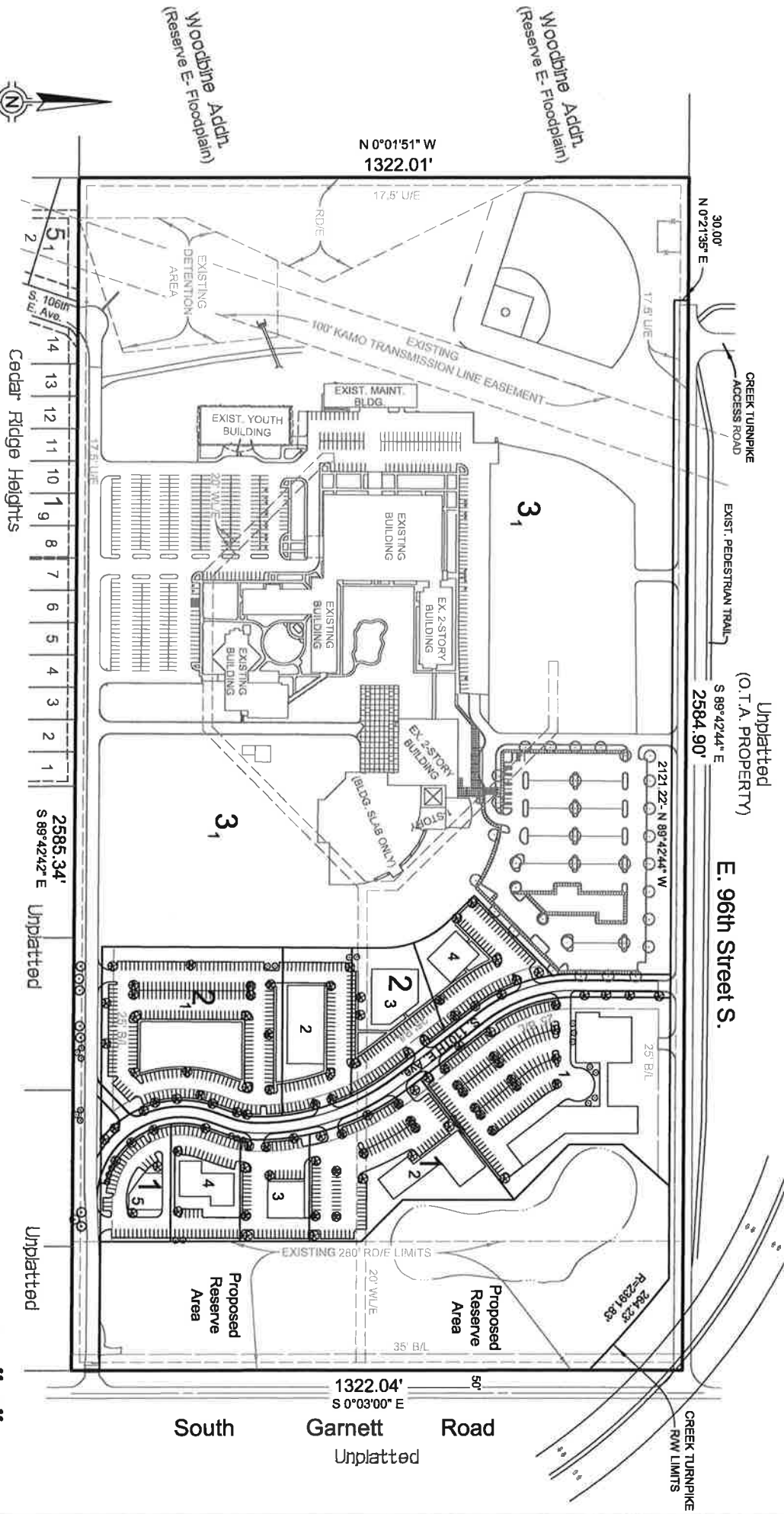
Grace Church
Conceptual Site Plan

Exhibit "C"

20.7



- Legend**
- ⊗ = DECIDUOUS STREET
 - = EVERGREEN SCREEN
 - = FLOWERING TREE



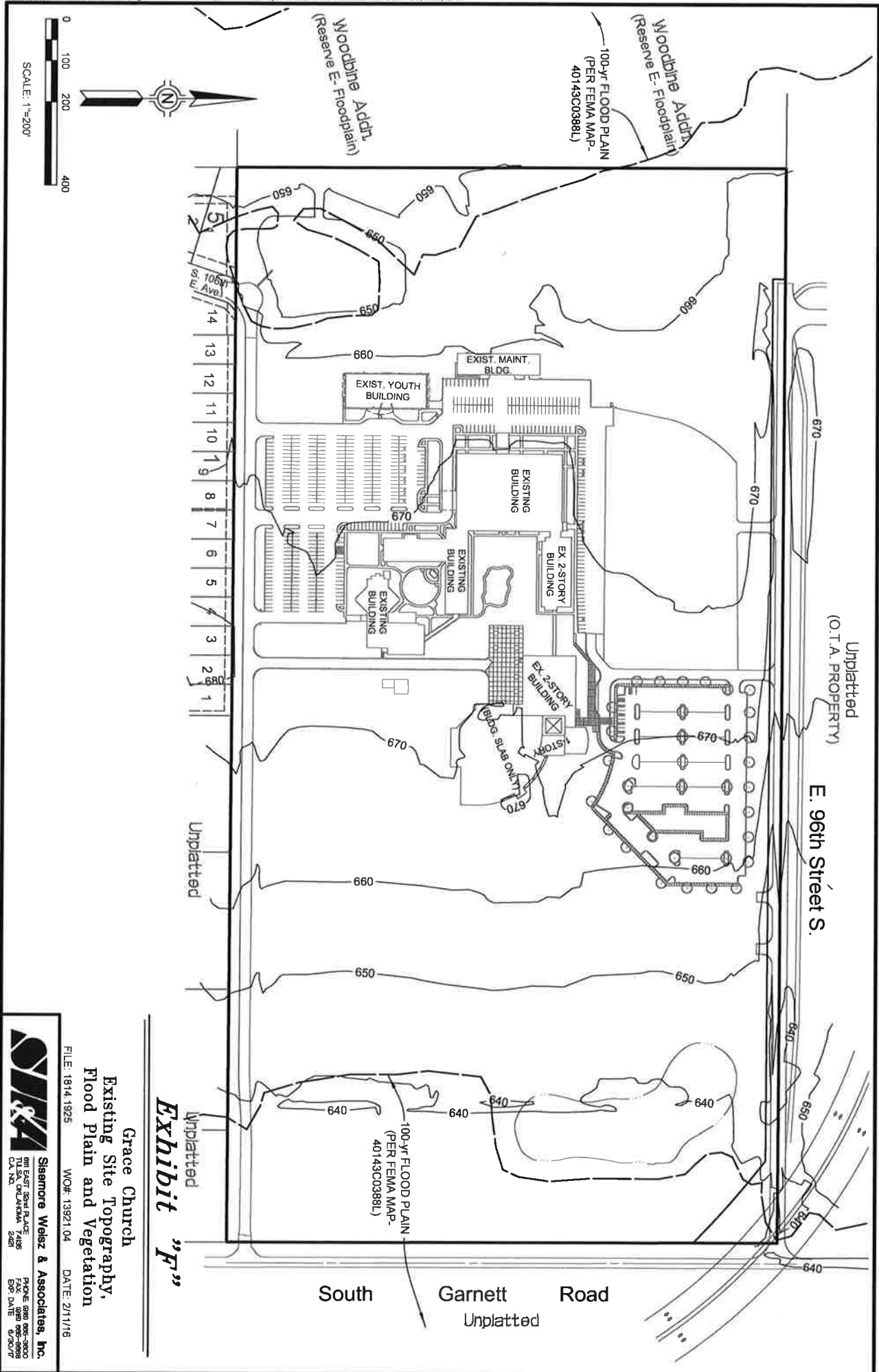
Sisemore Weisz & Associates, Inc.
 801 EAST 39th PLACE
 TULSA, OK 74104
 CA. NO. 2421
 PHONE: (918) 955-3900
 FAX: (918) 955-3989
 BPR DATE: 6/30/17

FILE: 18/14.1925
 WCH: 13921.04
 DATE: 3/24/16
Grace Church
Landscape & Screening Plan

Exhibit "D"

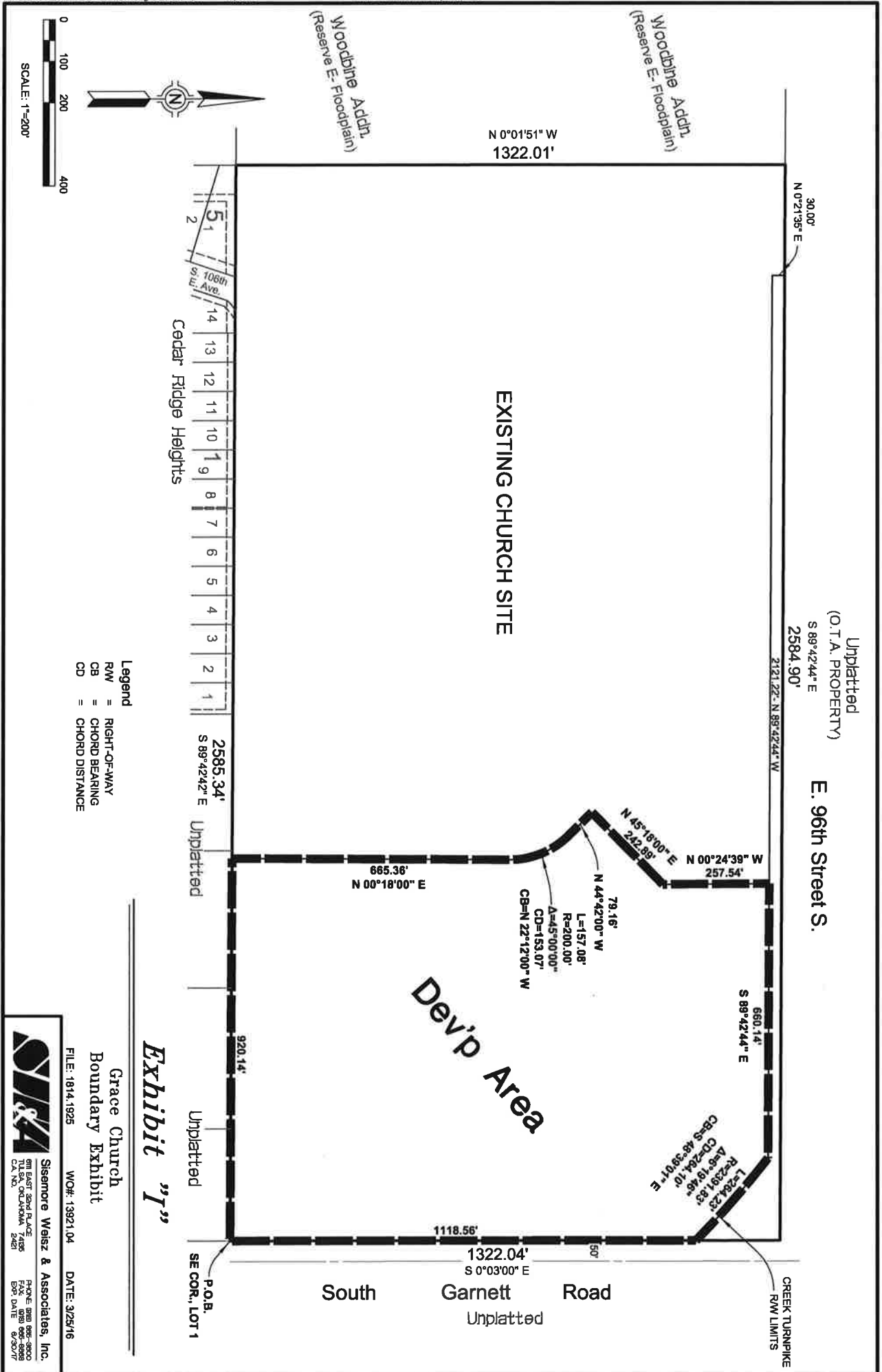
20.18





20.20





Sisemore Weisz & Associates, Inc.
 801 East 32nd Place
 Tulsa, Oklahoma 74106
 CA. No. 2421
 PHONE: (918) 965-3900
 FAX: (918) 965-3993
 E-MAIL: info@swa.com

FILE: 1814.1925 WOF: 13921.04 DATE: 3/25/16
 Grace Church
 Boundary Exhibit

Exhibit "I"

22.02



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7335

(With optional development plan)

Hearing Date: April 20, 2016

(continued from April 6, 2016)

Case Report Prepared by:

Dwayne Wilkerson

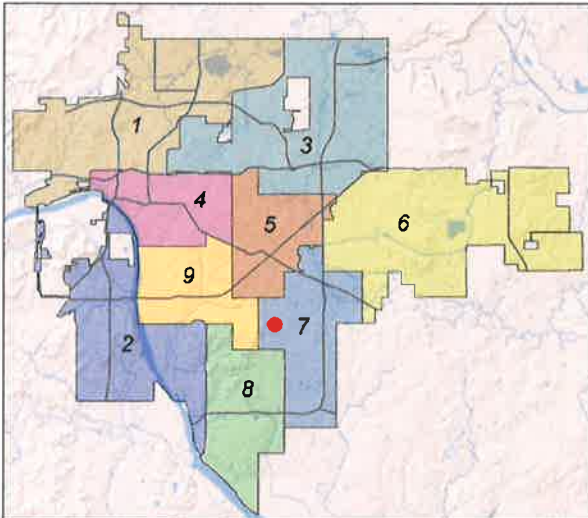
Owner and Applicant Information:

Applicant: Carly Goodnight

Property Owner: BREEZE INVESTMENTS LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Present Use: Parking Lot

Proposed Use: Convenience Store with Fueling Station

Concept summary: Rezoning request from RS-3 to CS with Optional Development Plan standards establishing additional use limitations and design standards to help reduce the commercial impact on the abutting residential neighborhood.

Tract Size: 2.16 ± acres

Location: Southwest corner of E. 61st St. S. and S. 76th E. Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS, with optional development plan

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of CS with optional development plan as outlined in detailed staff report.

Staff Data:

TRS: 8302

CZM: 53

Atlas: 761

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: Z-7335

OPTIONAL DEVELOPMENT PLAN CONCEPT:

Applicants Concept Statement:

Zoning Application Z-7335 is a rezoning request from RS-3 to CS for the property located on the southwest corner of 76th East Avenue and 61st Street South. The property is currently occupied by Shadow Mountain Racquet Club. The QuikTrip Corporation is under contract to purchase this property and would like to redevelop the northern section of the property currently used as parking for the Club as a new QuikTrip convenience store.

It is QuikTrip's intent to sell the Racquet Club as a standalone property from the proposed QuikTrip development. As part of this, a new access to the Racquet Club will need to be created. This access will most likely be derived from 76th East Ave south of the existing building. The existing tennis courts will be reconfigured to allow construction of a new surface parking lot. The existing building exterior will be modified to make the southern entrance the primary entry location. The property will be split into two parcels allowing for separate ownership of each. The Racquet club would then be able to continue operation under the existing Board of Adjustment actions currently affecting the property.

Staff Concept Statement:

The Board of Adjustment decision to allow the Racquet Club included development standards that help integrate the facility into the edge of a neighborhood setting. The optional development plan standards below reflect the same desire to help integrate the commercial use into the edge of the single family area.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

The development will conform to the development standards and restrictions of the CS zoning district except as specifically modified below. All of the proposed modifications of the CS standards are more restrictive than what is allowed by the zoning code.

Minimum Building Setbacks

No fueling canopies will be allowed within two hundred feet (200') to the western property line.

Permitted Uses:

The only uses allowed in this optional development plan are those uses defined in the Commercial Use Category for Retail Sales and Restaurants

Lighting:

Light trespass from site lighting will not exceed 1.0 foot candle at the western property line.

Landscaping

Shrubs shall be planted and maintained between the street and screening wall and fence with a minimum density one shrub for each two linear feet of frontage along 75th East Ave. The All shrubs required by this provision shall be located within the East 75th Street South street yard and west of the masonry screening wall.

In addition to the shrubs defined in the previous paragraph, deciduous or evergreen trees will be planted with a maximum spacing of 30 feet along the entire length of the 75th East Avenue street yard. Said trees will be located west of the screening wall and fence. These trees cannot be double counted toward satisfying any other tree requirement within landscape section of the zoning code. Crepe Myrtle may not be counted toward satisfying this particular tree requirement along East 75th Street South.

Screening Walls and Fences

Install and maintain a masonry screening fence with a minimum height of 4 feet above finished ground elevation. Said fence must be constructed within 20 feet of the western property line.

All trash and mechanical areas shall be screened from public view of person standing at ground level by a masonry screening wall. A fabric mesh with a minimum opacity of 95% shall be allowed on enclosure doors.

Vehicular Access:

Vehicular access is prohibited along South 75th East Avenue.

Pedestrian access:

Open Pedestrian access may be allowed within 50 feet of the south boundary of the optional development plan. The maximum opening in the screening wall for pedestrian access shall not exceed 10 feet.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Conceptual Plan

DETAILED STAFF RECOMMENDATION:

Staff recommends Approval of Z-7335 to rezone property from RS-3 to CS with Optional Development Plan standards identified in Section II.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:** The commercial use proposed at this location is consistent with retail, dining and higher density single family residential uses that can be normally found in a town center. This site is retail and fueling station use that is complimentary to the vision of a Town Center. The Optional Development Plan provides appropriate site design standards that help integrate this project into the edges of a residential neighborhood.*

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

The purpose of an Area 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 in 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.

Transportation Vision:

Major Street and Highway Plan:

East 61st Street South is classified as a Secondary Arterial with a Multi Modal Corridor. 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.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently being used for surface parking in front of the Racquet Club. Removal of that parking will require parking on the remaining Club property and reconfiguration of the building to orient the front door on the south side of the existing building.

Environmental Considerations: None that affect the site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 61 st Street	Secondary Arterial	100 feet	4
South 76 th East Avenue	None	50 feet	2
South 75 th East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North side of East 61st Street	RS-3	<i>Existing Neighborhood</i>	Area of Stability	Single Family Residential
South	RS-3	<i>Town Center</i>	Area of Growth	Tennis Club and Racquet Ball Court
East	CS / PUD 202	<i>Town Center</i>	Area of Growth	Convenience store, fueling station and multi story office
West	RS-3 / PUD 187	<i>Existing Neighborhood</i>	Area of Stability	Single Family Residential

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12459 dated May 8, 1972, established zoning for the subject property.

Subject Property:

BOA-8566 May 1, 1975: The Board of Adjustment approved a Special Exception to permit a tennis club as presented and subject to the development standards submitted by the applicant, 16 parking spaces being provided for the clubhouse in addition to 4 being provided for each tennis court, for the courts that are to be lighted the light standards can be no higher than 30' and the light directed away from neighboring residential areas, and subject to the site plan and the architectural rendering presented, in an RS-3 district, on property located at south of E. 61st St., between S. 75th E. Ave. and S. 76th E. Ave., and is also a part of the subject property.

Surrounding Property:

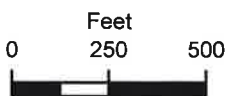
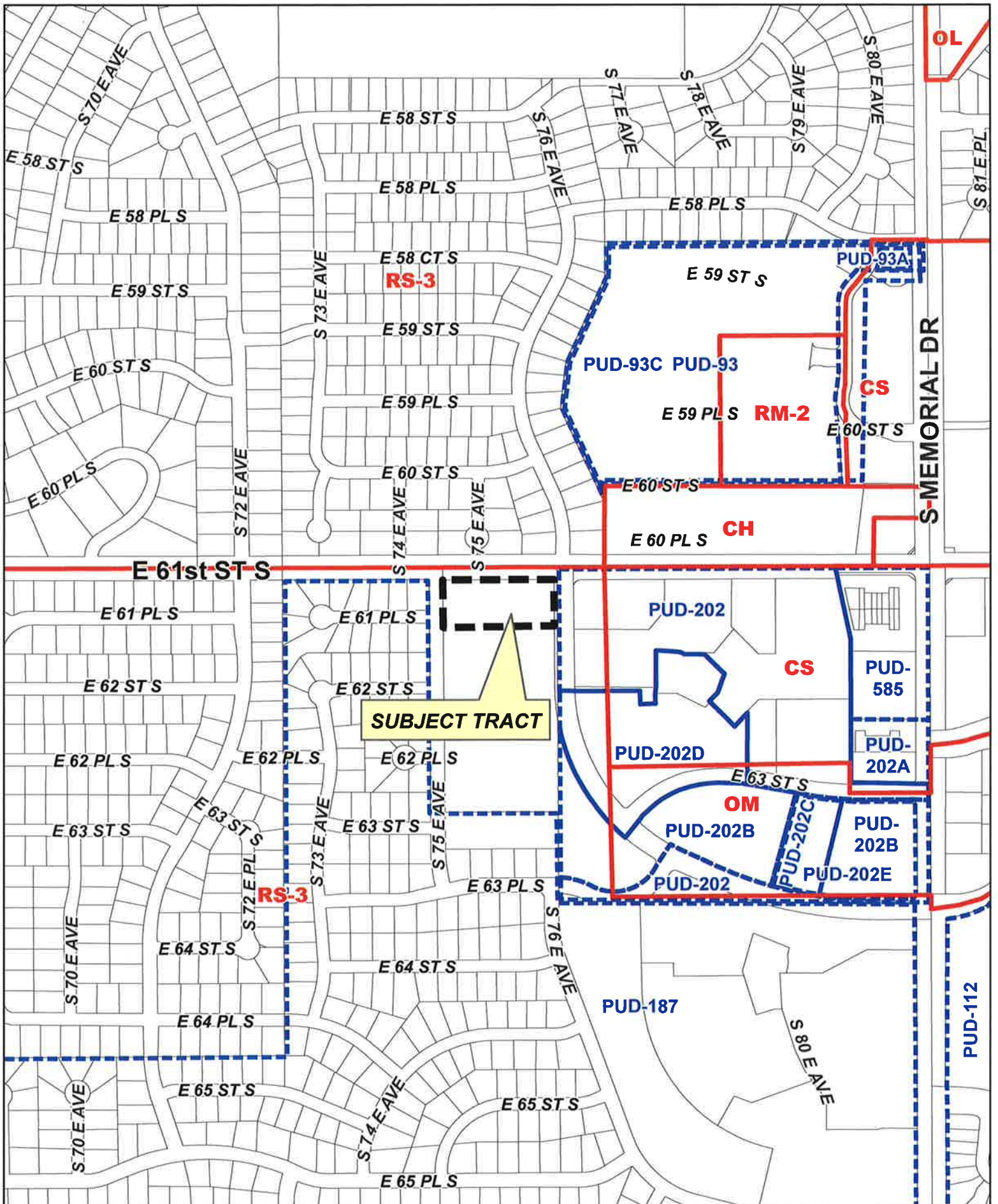
PUD-202 December 1977: All concurred in approval of a proposed Planned Unit Development on a 46± acre tract of land for commercial use, office use and church use, on property located west of the southwest corner of E. 61st St. and S. Memorial Dr. and abutting the subject property to the east.

PUD-187 August 1976: All concurred in approval of a proposed Planned Unit Development on a 166± acre tract of land for a multi Development Area project that consists of residential use, with a mix of single-family, duplex and multifamily on property located between Sheridan Rd. and Memorial Dr. and between 61st St. and 71st St. and abutting the subject property to the west.

4/6/2016 1:30 PM

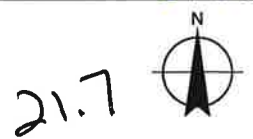
21.6

REVISED 4/14/2016



Z-7335

18-13 02





0 Feet
250 500



Subject
Tract

Z-7335

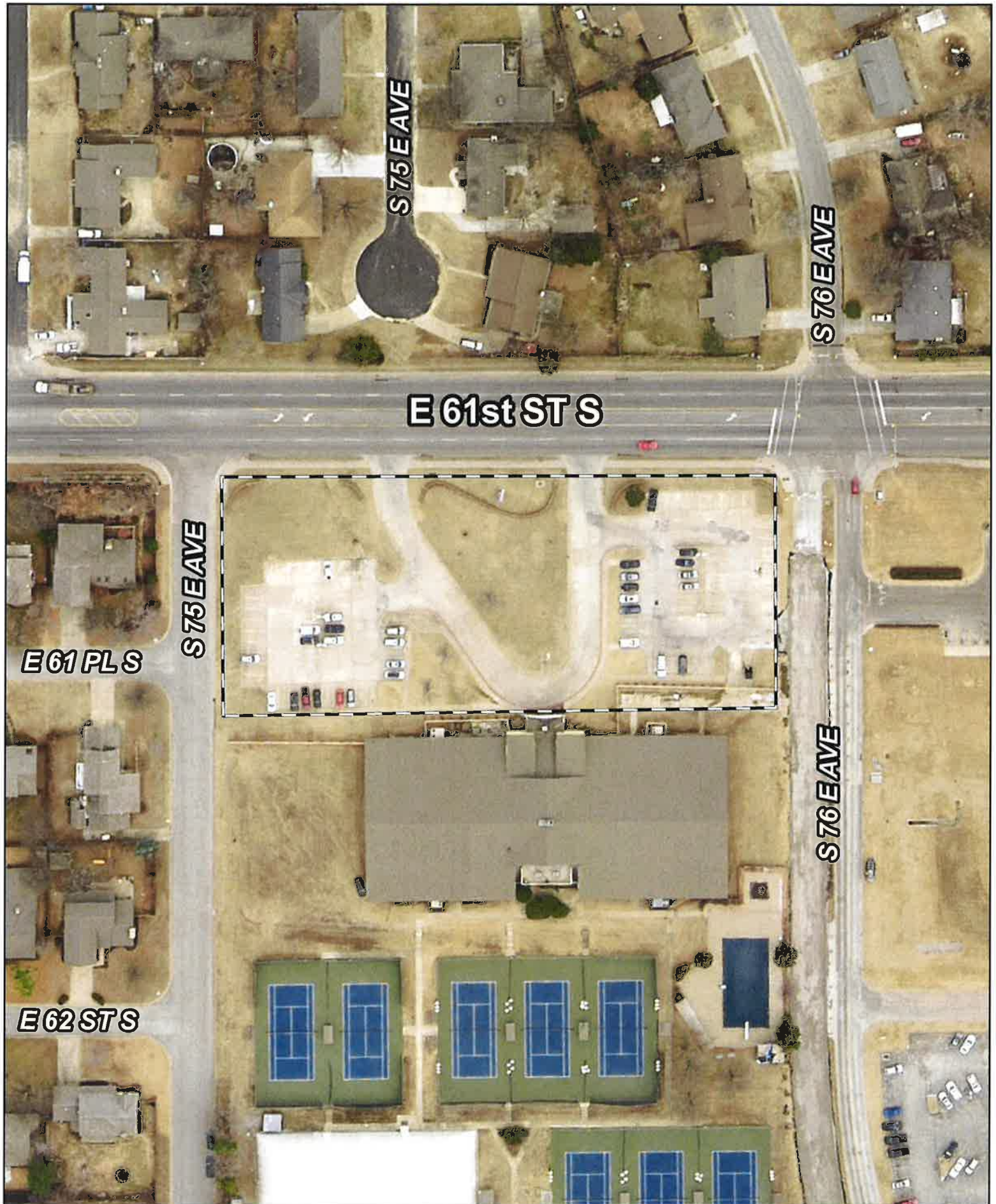
18-13 02

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

Aerial Photo Date: March 2014



218



E 61 PLS

E 62 ST S

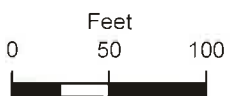
S 75 E AVE

S 76 E AVE

E 61st ST S

S 75 E AVE

S 76 E AVE



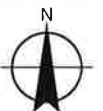
Subject
Tract

Z-7335

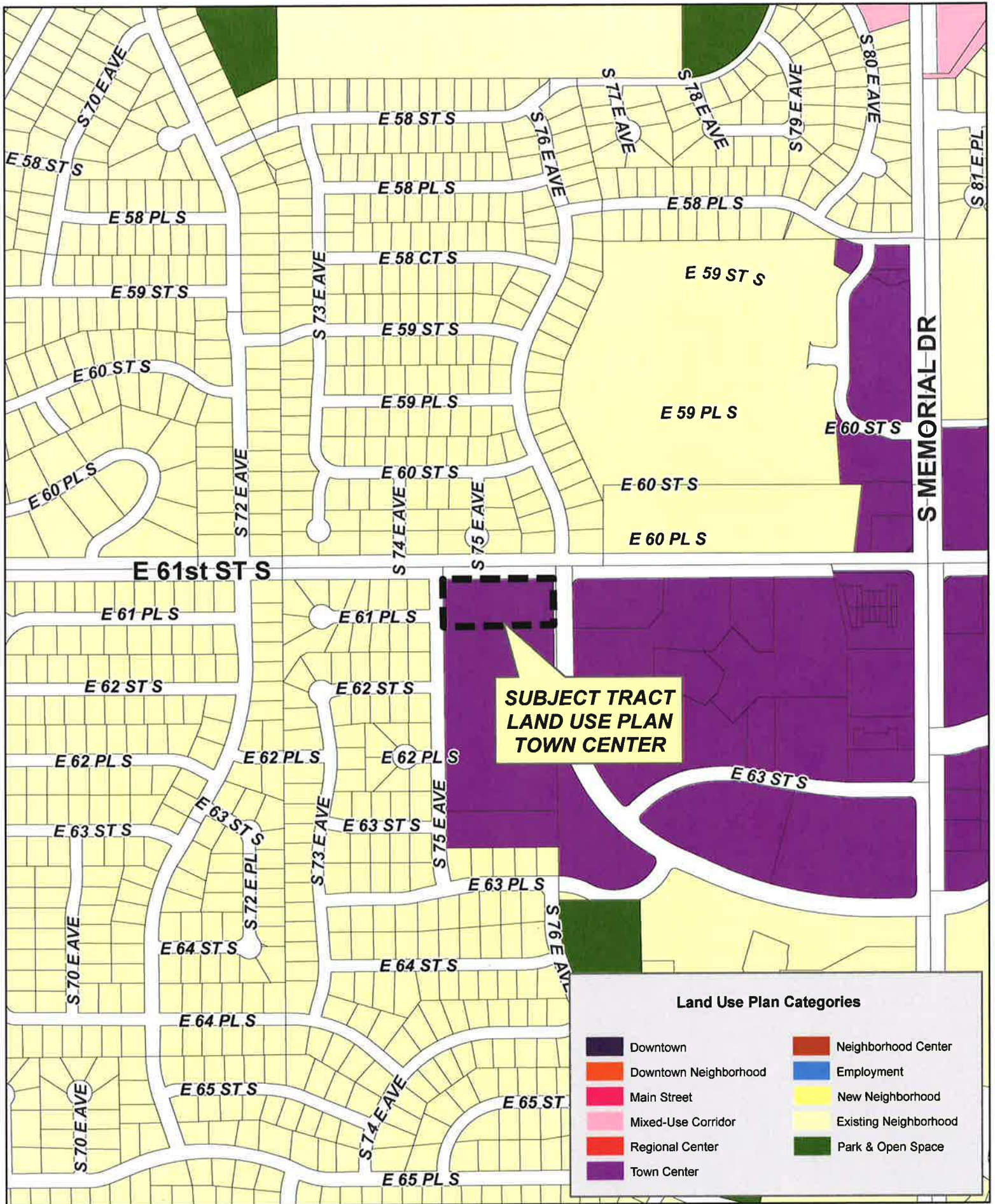
18-13 02

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

Aerial Photo Date: March 2014



21.9

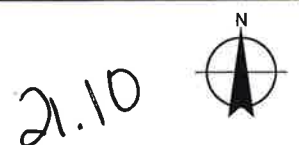


**SUBJECT TRACT
LAND USE PLAN
TOWN CENTER**

Feet
0 250 500

Z-7335

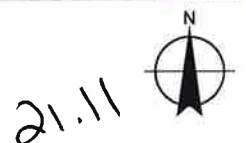
18-13 02





Z-7335

18-13 02





Tulsa Metropolitan Area
Planning Commission

Case : Plat Waiver 7335

Hearing Date: April 20, 2016
(continued from April 6, 2016)

Case Report Prepared by:

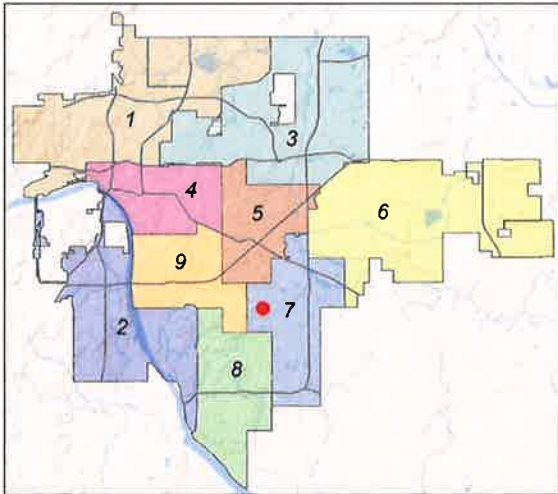
Diane Fernandez

Owner and Applicant Information:

Applicant: Jessica Glavas, Quik Trip

Owner: WW Woodcreek LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Plat Waiver

Location: Southwest corner of East 61st
Street South and South 76th East Avenue

Zoning:

Existing: OL (office light)

Proposed: CS (commercial shopping),
with optional development plan

Staff Recommendation:

Staff recommends Approval.

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

Site Plan

PLAT WAIVER

April 20, 2016

Z-7335 – Southwest corner of South 76th East Avenue and East 61st Street South (CD 7)

The platting requirement is being triggered by a rezoning from RS-3 to CS, with optional development plan.

Staff provides the following information from TAC for their March 17, 2016 meeting:

ZONING: TMAPC Staff: The property has been previously platted.

STREETS: 61st Street Secondary Arterial. Provide 30 feet corner radius or equivalent corner clip of 42.42 feet at intersection of 61st with 75th and 76th Avenue. Access may not be at platted location. Need Limits of No Access modification through TMAPC. Sidewalks are existing along streets. Some panels may need to be replaced or reconstructed, ie., if existing driveway is closed. Driveways 24 to 36 feet, 25 foot radius needed, 2% slope for sidewalk through drive ways. Please take into account the City of Tulsa and ASSHTO sight triangle requirements when placing development signs and when picking vegetation placement for landscaping. Also determine whether or not the current vegetation will present an issue with sight triangles.

SEWER: The extension of a sewer main line is required to serve this tract.

WATER: Along South 75th East Avenue exists a 12 inch water main line on the east side the road availability for water service connections. Along East 61st Street South exists a 48 inch and a 2 to 12 inch water main lines. No water services connections can be allowed onto the 48 inch line.

STORMWATER: Show the increase of impervious areas (fees will be required for the increase in impervious area). Provide a drainage summary report that describes the approach to handling the drainage. The intent of the existing drainage patterns should be maintained unless there are drainage issues that are unknown at this time. An SWP3 will be required. The site drains into Mingo Creek, as shown on the City of Tulsa regulatory flood plain Panel 53.

FIRE: The lot line to the south is creating a non code conforming building to the south. This also cut off fire department access to the existing building. The fire department cannot access off of another property unless a mutual access agreement is in place.

UTILITIES: No comment.

OTHER/GENERAL: Limits of Access must be redefined through plat or separate easement and recorded. The proposed site plan and existing plat do not match. An IDP

permit is required for this project . The IDP permit must be officially signed and approved with a release letter before final plat approval. Sidewalks shall be constructed along East 61st Street And South 76th East Avenue within a dedicated easement or within the right of way with a minimum five feet in width, and in accordance with City standards. An SWP3 will be required. Existing plat #3589 Shadow Mountain Racquet Club, February 1976.

Staff can recommend **APPROVAL** of the plat waiver as most requirements have been met for the platted property. The sidewalk requirements must be taken care of.

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

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

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

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

- | | | |
|-----|---|---|
| 10. | Is this a Major Amendment to a P.U.D.? | X |
| | a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | X |
| 11. | Are mutual access easements needed to assure adequate access to the site? | X |
| 12. | Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | X |

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.



Tulsa Metropolitan Area
Planning Commission

Case : Estates at the River II
Preliminary Plat

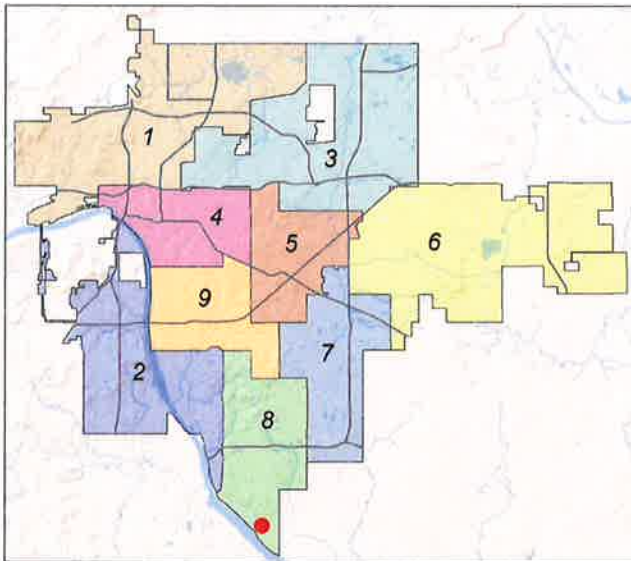
Hearing Date: April 20, 2016
(continued from April 6, 2016)

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Erik Enyart, Tanner Consulting

Owner: 121st Street LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Requesting a Preliminary Plat

Tract Size: 28 acres

Location: South of East 121st Street South,
West of South Hudson Avenue

Zoning: Planned Unit Development 803

Staff Recommendation:
Staff recommends a continuance to May 4,
2016.

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

EXHIBITS:

INCOG Aerials
INCOG Case Map
Subdivision Map
Growth and Stability Map
Land Use Map

PRELIMINARY SUBDIVISION PLAT

The Estates at the River II - (CD 8)

South of East 121st Street South, West of South Hudson Avenue

The plat consists of 96 Lots, 5 Blocks, on 28 acres.

The following issues were discussed March 3, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned .Planned Unit Development 803.
2. **Streets:** Call out width of 123rd Street. Call out curve number on the face of the plat. Curve table has been provided without associated numbers shown on plan. An additional stub street should be considered to the west of the development. There is a concern about where a proposed possible bridge alignment may be positioned near the development and how traffic coming across the bridge will travel near the development and how Yale Avenue would be utilized with a new traffic pattern..
3. **Sewer:** A sanitary sewer easement, with a minimum width of 15 feet, with the sanitary sewer pipe centered within the easement, must be provided along the south line of Reserve A where the proposed sanitary sewer line crosses the Reserve.
4. **Water:** 1.10 Utility easement dedication requires Legal Department review for acceptance.
5. **Storm Drainage:** Floodplain Administrator: Historically, this parcel was inundated with floodwaters during the 1986 Arkansas River Flood. The proposed subdivision is almost entirely located within the City Regulatory and FEMA floodplains. The floodplain boundaries must be delineated on the plat as well as any necessary surface drainage easements or compensatory storage easements. Any proposed changes to the FEMA floodplain will require a CLOMR and LOMR (letters of map revision). All development shall be compliant with City of Tulsa Revised Ordinances Title 11 A.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** An approved turnaround will be required if Hudson is more than 150 feet dead ended from the center of 123rd Street. Fire hydrant coverage will be required per IFC 2015 Section 5-7.5 this includes Hudson Avenue.
8. **Other: GIS:** Provide individual lot addresses for the plat. Submit subdivision data control sheet with final plat. Incorporate the point of commencement along with the bearing and distance into the legal description up to the point of beginning. Remove the parcel lines and lot labels in the location map. Show only the platted subdivisions and label all other land as unplatted. Graphically show all property pins found or set on the face of the plat. Addresses: South Hudson Avenue East should really be South Granite

Place but it looks like The Estates at the River (which is just north of The Estates at the River II) has the street name as South Hudson Avenue. If The Estates at the River can change the street name to south Granite Place, then The Estates at the River II should also change the name to South Granite Place.

An IDP permit is required. All storm and sanitary easements require a 15 foot wide or 7.5 foot wide width on both sides of two lots. Indicate the width of 123rd Street. Use and Maintenance need to be clearly defined in the Deed of Dedication in plat covenants language for Section III E for Reserve A. Use City of Tulsa plat covenant language for Section 1.10, Utility easement dedication.

Staff recommends a Continuance until May 4, 2016.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

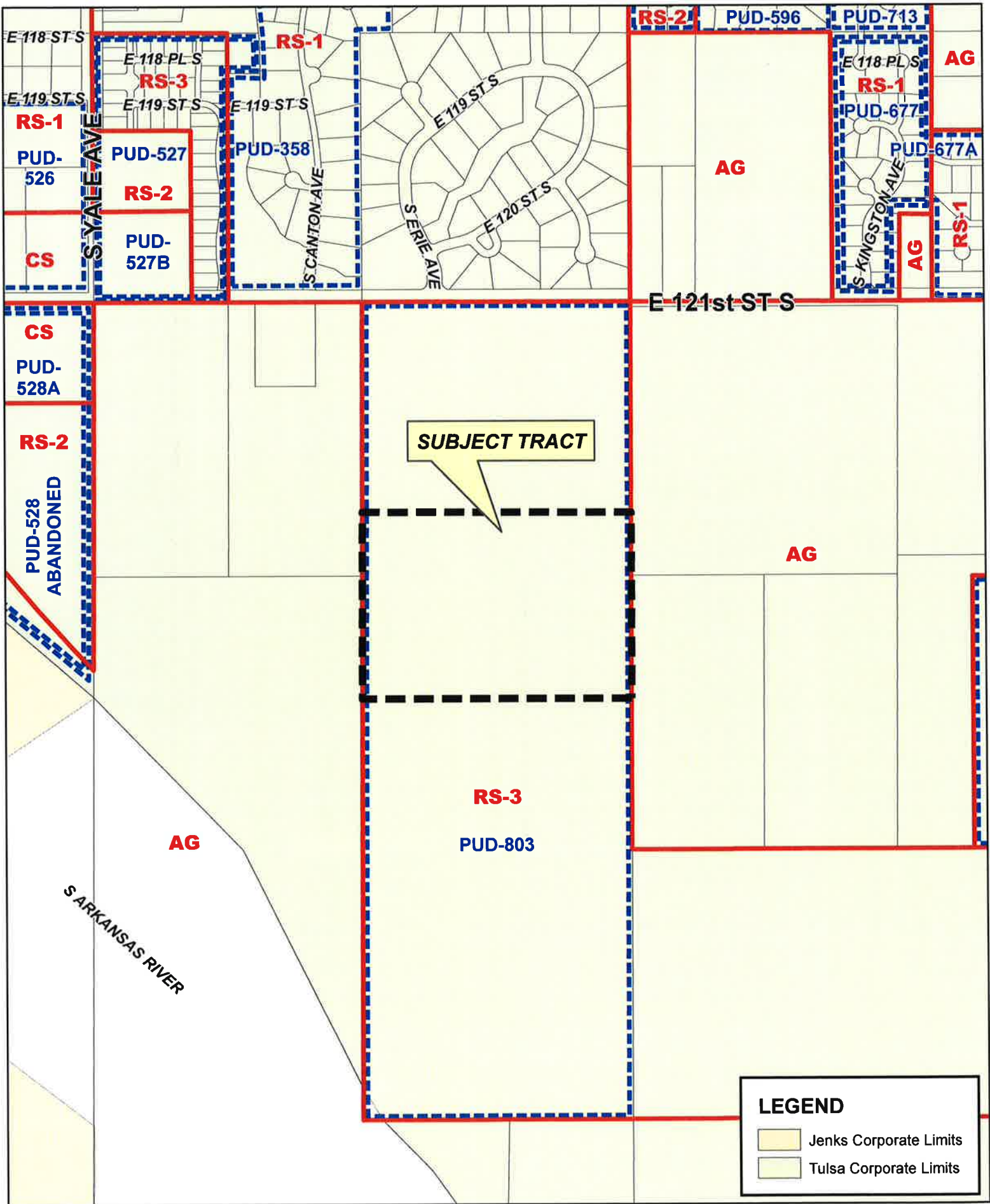
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

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

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

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



THE ESTATES AT THE RIVER II

17-13 03

23.7



0 300 600
Feet



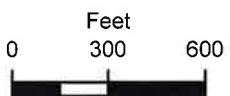
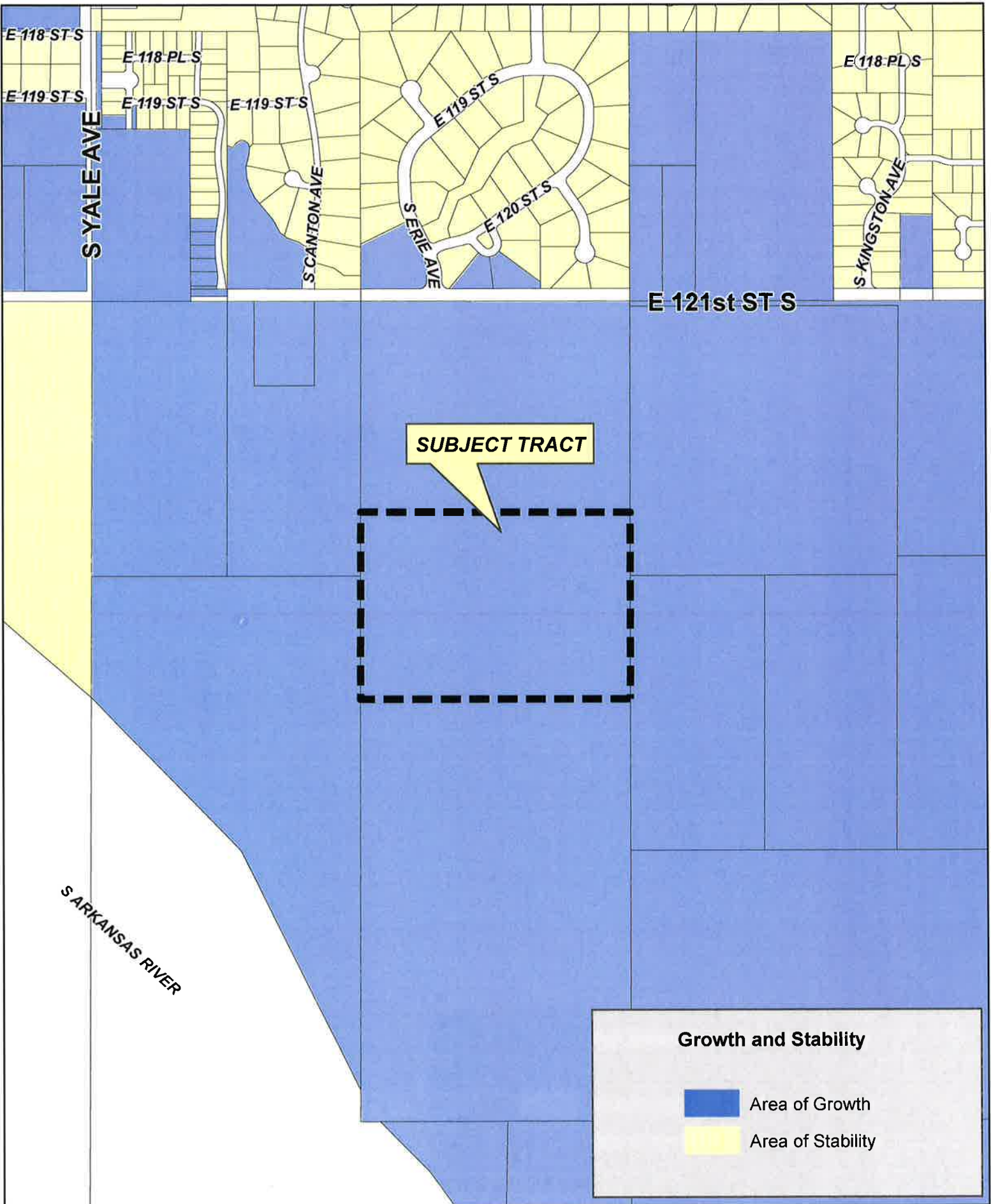
Subject
Tract

THE ESTATES AT THE RIVER II

17-13 03

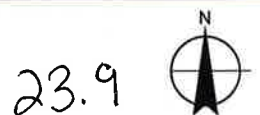
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align with physical features c
Aerial Photo Date: Mar

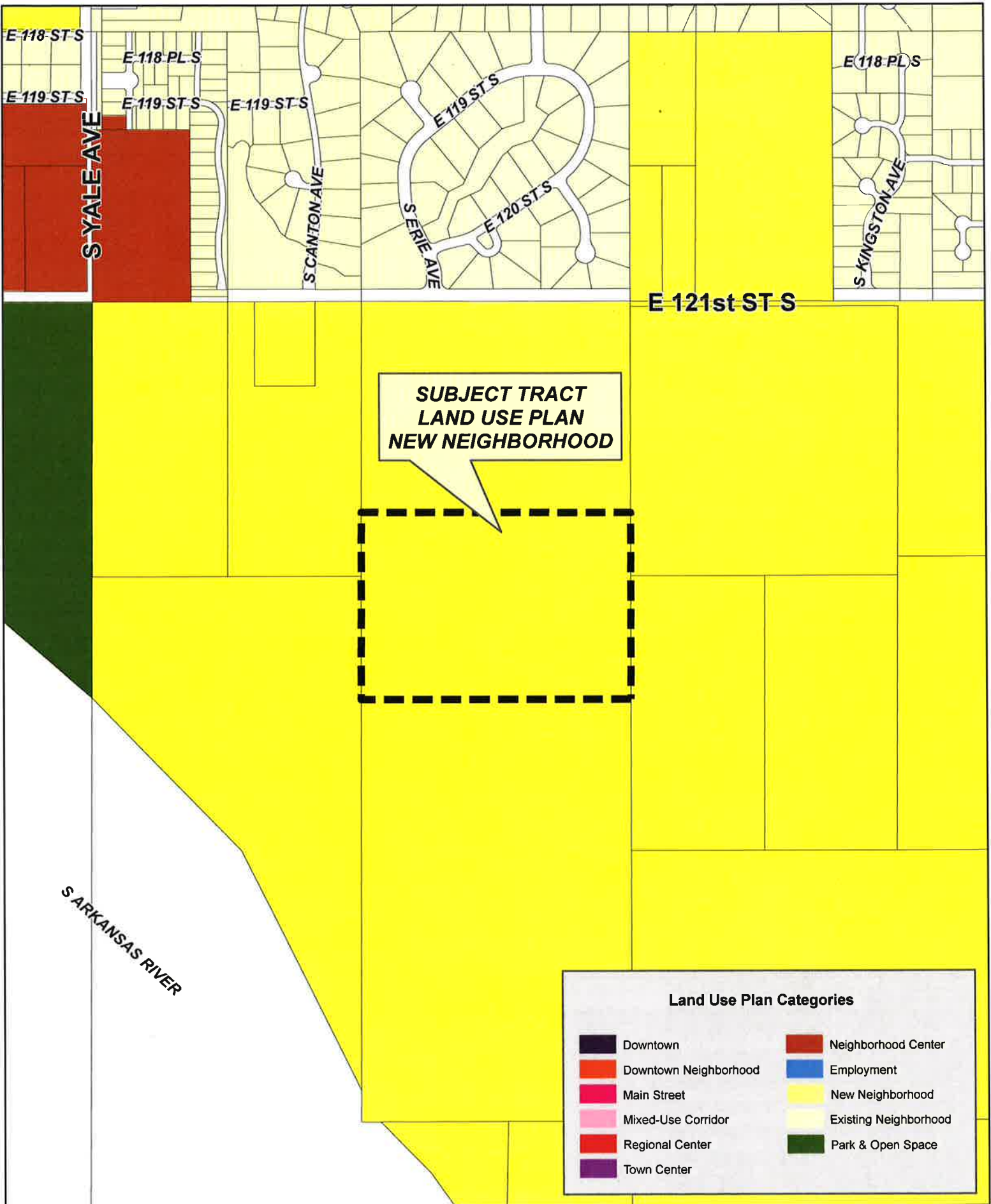




THE ESTATES AT THE RIVER II

17-13 03





THE ESTATES AT THE RIVER II

Feet
0 300 600

17-13 03

23.10



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Monday, March 28, 2016 2:18 PM
To: Fernandez, Diane; Huntsinger, Barbara; Sawyer, Kim; Miller, Susan
Cc: Ricky Jones
Subject: Final Plat for Estates at the River II

Good afternoon everyone,

Late Thursday afternoon I spoke to Councilor Lakin about the Estates at the River II. I told him that staff would request a two week continuance for the preliminary plat.

Barbara and Kim,

Please forward this staff request for a continuance of the Preliminary Plat to the April 20th Planning Commission date.

Respectfully

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475

dwilkerson@incog.org



0 200 400
Feet



Subject
Tract

Mayra's Addition

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

19-13 12

Aerial Photo Date: March 2014



24.1



Tulsa Metropolitan Area
Planning Commission

Case : PB&J

**Authorization for Accelerated Release
of Building Permit**

Hearing Date: April 20, 2016

(continued from April 6, 2016)

Case Report Prepared by:

Diane Fernandez

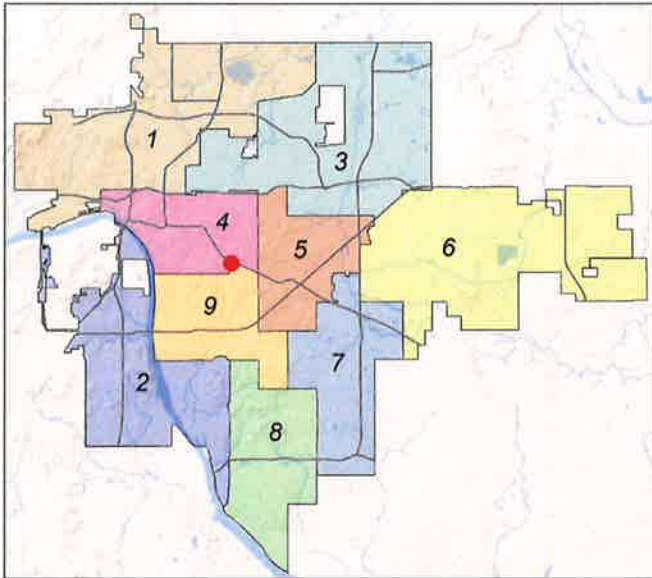
Owner and Applicant Information:

Applicant: Lou Reynolds, Eller & Detrich

Owner: Phil Burns

Location Map:

(shown with City Council Districts)



Applicant Proposal: Requesting An
Accelerated Release of a Building Permit

Tract Size: .34 acres

Location: East of the southeast corner of
South Harvard Avenue and East 27th
Street South

Zoning: OL/PUD-841

Staff Recommendation:

Staff recommends Denial.

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Subdivision Map

251

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

PB&J Addition (CD 9)

East of the southeast corner of South Harvard Avenue and East 27th Street South

The property is zoned OL and PUD 841 (including warehousing and wholesaling limited to indoor storage and maintenance of collectible automobiles and no body work or painting). Full permits are requested. A minor subdivision plat is an item for consideration on the same agenda.

Review of this application must focus on the extraordinary or exceptional circumstances that extend the normal processing schedule and on the benefits and protections to the City that may be forfeited by releasing the Building Permit prior to filing of the final plat and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached explanation.

The following information was provided by the Technical Advisory Committee in its meeting March 17, 2016.

ZONING:

- *TMAPC Staff:* Full permits are requested. A minor subdivision plat is requested. (This process cuts fees and timing in approximately half for processing a simple subdivision plat.)

STREETS:

- *Transportation:* No comments.

SEWER:

- *Public Works, Waste Water:* No comments.

WATER:

- *Public Works, Water:* No comments.

STORM DRAIN:

- *Public Works, Storm Water:* No comments.

FIRE:

- *Public Works, Fire:* Fire hydrant will be required within 400 feet of any non sprinkled building and within 600 feet of a sprinkled building as the hose lay.

UTILITIES:

- *Franchise Utilities:* No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits could adhere to this ideal.

The TAC (Technical Advisory Committee) and City Development Services staff did not object to the accelerated building permit. Planning staff has concern about a precedent being set for accelerated permits being granted to individual owners of individual lots without a pressing need and the risk to the City associated with these types of projects. There is a minor subdivision plat being processed for the site which (if prepared correctly) will be finished quickly and filed so permits can be granted.

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
James C. Hodges
Shanann Pinkham Passley
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Of Counsel
Donald L. Detrich
Katherine Saunders, PLC
Jerry M. Snider
John H. Lieber
Joshua M. Tietzort

Writer's E-Mail
rlreynolds@ellerdetrich.com

March 21, 2016

VIA HAND DELIVERY

Ms. Diane Fernandez
INCOG
2 West 2nd Street, #800
Tulsa, Oklahoma 74103

Re: Accelerated Release of Building Permit
PB&J Addition
East of the SE/c of S. Harvard Avenue and East 27th Street

Dear Diane:

As we discussed at the Technical Advisory Committee meeting, this is an unusual project, no street dedication is required. Additionally, except for a small on-site detention structure that does not require an Infrastructure Development Permit, all public infrastructure is in place for this project.



Ms. Diane Fernandez
INCOG
March 21, 2016
Page 2 of 2

The project is also quite unique as it is a small (6,400 SF) non-commercial development, and for that matter non-residential too, in which both the character of the improvements (i.e., design, height, color, etc.) and the use (i.e., the sole use of the property is indoor storage of collectible automobiles), are tightly controlled by the PUD. I believe this constitutes the exceptional circumstances contemplated by Section 70.080-B.2.c. of the Tulsa Zoning Code which permits the TMAPC, in its discretion, to allow an Accelerated Release of Building Permit for this project.

Should you have any questions, please do not hesitate to call.

Yours very truly,

ELLER & DETRICH
A Professional Corporation

R. Louis Reynolds

RLR:rea

cc: Mr. Phil Burns
Via email: PBurns@SytechResearch.com

Ms. Carolyn Back
Via email: CBack@Wallacesc.com

EXHIBIT "A"

The extraordinary exceptional circumstances that justify accelerated release of the building permit are this is a very small project and PUD 841 permits the Property to be solely used as an indoor storage and maintenance of collectible automobiles with no body work or painting of such vehicles to be permitted and the Property is being replatted to satisfy the conditions of the Tulsa Zoning Code and no dedications, except for a small detention facility that does not need IDP approval, are part of such plat.

25.7

EXHIBIT "B"

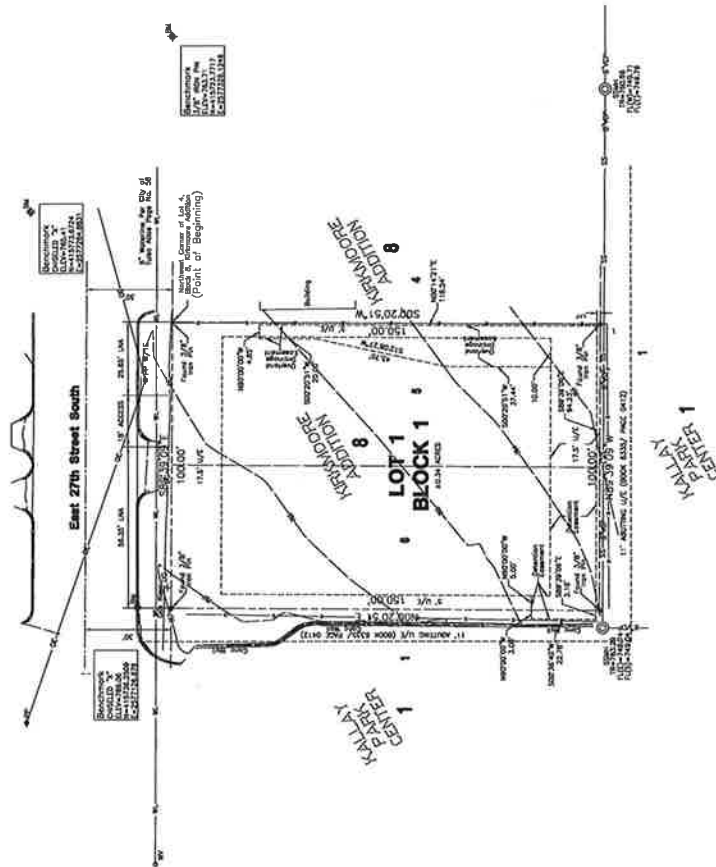
The benefits and protections to the City if the building permit is released prior to the filing of the plat are the Applicant will not be able to obtain a Certificate of Occupancy until the plat is approved and filed. The proposed building will significantly contribute to the character of the neighborhood and serve as a buffer between the commercial area to the west and the neighborhood area to the east.

PB & J

PUD-841



GRAPHIC SCALE

[illegible]

Benchmarks	Notas	BM
Benchmarks	Benchmarks	Benchmarks
3/8" 80N PM	CHESTED 2"	3/8" 80N PM
ELEV=762.71	ELEV=762.71	ELEV=762.71
N=415723.7717	N=415723.7717	N=415723.7717
E=257732.6144	E=257732.6144	E=257732.6144

[illegible]

Sawyer, Kim

From: R. Louis Reynolds [LReynolds@ellerdetrich.com]
Sent: Wednesday, April 13, 2016 11:17 AM
To: Wilkerson, Dwayne; Sawyer, Kim
Cc: Miller, Susan; Mariboho, Mindi; Hoyt, Jay
Subject: RE: Z-7331

Dear Kim: The Applicant has been meeting with the project's neighbors and as a result of these meetings, the Applicant would prefer for the TMAPC meeting be continued to May 18th rather than May 4th. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds

Eller&Detrich

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

(918) 747-8900 phone
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rlreynolds@EllerDetrich.com

 www.EllerDetrich.com

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From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]
Sent: Tuesday, April 12, 2016 6:25 PM
To: Sawyer, Kim <ksawyer@incog.org>
Cc: Miller, Susan <SMiller@incog.org>; Mariboho, Mindi <MMariboho@incog.org>; Hoyt, Jay <JHoyt@incog.org>; R. Louis Reynolds <LReynolds@ellerdetrich.com>
Subject: FW: Z-7331

Kim,

Please show on our agenda that the applicant has requested a continuance to the May 4th meeting.

Respectfully,

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475