

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2481

Wednesday, May 23, 2007, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

<b>Members Present</b>	<b>Members Absent</b>	<b>Staff Present</b>	<b>Others Present</b>
Ard	Cantees	Huntsinger	Boulden, Legal
Cantrell	McArtor	Matthews	
Carnes	Miller	Tomlinson	
Harmon	Wofford		
Marshall			
Midget			
Shivel			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, May 17, 2007 at 2:13 p.m., posted in the Office of the City Clerk, as well as in the Office of the County Clerk.

After declaring a quorum present, Chair Ard called the meeting to order at 1:35 p.m.

### **REPORTS:**

#### **Director's Report:**

Ms. Matthews reported on the City Council's and Board of County Commissioners' agendas.

Ms. Matthews reported that the TMAPC is already seeing results of the LEAN efforts. Zoning case Z-7056 was filed on April 5, 2007, heard at the Planning Commission on May 16, 2007 and transmitted to the City Council on May 17, 2007. The City Council scheduled this case on the Urban and Economic Development Committee on May 22 and will be on the City Council agenda May 24<sup>th</sup>. This makes it a 49-day process for Z-7056.

#### **TMAPC COMMENTS:**

Mr. Ard asked the amount of time in process it would have taken prior to the LEAN recommendations. In response, Ms. Matthews stated that case would have probably been transmitted on May 22 with draft minutes and then the City Council would place it on the Committee Agenda the following week, with possibly an additional ten days' wait before being placed on the Thursday public

hearing. Ms. Matthews further stated that it probably saved at least two weeks in process by transmitting the cases without minutes.

**Worksession Report:**

Mr. Ard reported that a worksession will be immediately following today's Planning Commission meeting.

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**Minutes:**

**Approval of the minutes of May 2, 2007 Meeting No. 2479**

On **MOTION** of **HARMON**, the TMAPC voted 7-0-0 (Ard, Cantrell, Carnes, Harmon, Marshall, Midget, Shivel "aye"; no "nays"; none "abstaining"; Cantees, McArtor, Miller, Wofford "absent") to **APPROVE** the minutes of the meeting of May 2, 2007, Meeting No. 2479.

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Mr. Ard read the opening statement and rules of conduct for the TMAPC meeting.

Mr. Ard announced that Items 2 and 5 are related items and will be heard together.

**PUBLIC HEARING**

**Application No.:** PUD-648-A/Z-6001-SP-2

**MAJOR AMENDMENT**

**Applicant:** Roy Johnsen

(PD-8) (CD-2)

**Location:** Northeast corner of West 71<sup>st</sup> Street and Highway 75

**STAFF RECOMMENDATION:**

**Z-7052/PUD-738 May 2007:** All concurred in approval of a request to rezone a 39.19± acre tract from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development on property located at the southwest corner of West 71<sup>st</sup> Street South and South Elwood Avenue.

**Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006:** All concurred in approval of a Corridor Site Plan on 176± acres to permit a regional shopping center know as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US

Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Streets and south of subject property.

**Z-7008 March 2006:** All concurred in approval of a request to rezone a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71<sup>st</sup> Street South and West 81<sup>st</sup> Street South for regional shopping center known as Tulsa Hills.

**Z-6966 February 2005:** Approval was granted on a request to rezone a seventy-two acre tract located on the southeast corner of West 71<sup>st</sup> Street South and U. S. Highway 75 South from AG to CO. An accompanying recommendation was to amend the District Plan map to reflect the CO rezoning, which will be done when the annual plan updates are processed.

**Z-6967 February 2005:** Approval was granted on a request to rezone the sixty-two acre tract located on the northeast corner of West 81<sup>st</sup> Street South and U. S. Highway 75 South, from AG to CO.

**Z-6871 November 2002:** All concurred in approval of a request to rezone a 141-acre tract located on the northwest corner of West 81<sup>st</sup> Street and South Elwood Avenue and south of subject property, from AG to RS-3 for residential development.

**Z-6858/PUD-660 July 2002:** All concurred in approval of a request to rezone a 2.2+ acre tract from AG to CS/PUD and a Planned Unit Development for commercial uses on property located east of the southeast corner of South Elwood Avenue and West 71<sup>st</sup> Street.

**Z-6001-SP-1/PUD-648 May 2001:** A Planned Unit Development and Detail Corridor Site Plan were approved for hospital and office use on a 56 acre parcel located on the northeast corner of West 71<sup>st</sup> Street and U. S. High 75 South and the subject property. The original CO zoning for this parcel had been approved in 1984 from AG to CO.

**PUD-636/Z-5457-SP/Z-4825-SP October 2000:** Approval was granted, subject to conditions of the PUD, for a Planned Unit Development on a 108-acre tract located on the northwest corner of West 81<sup>st</sup> Street South and South Highway 75. The proposed uses include single-family and townhouse dwellings and commercial uses.

**Z-6251 August 1989:** All concurred in approval of a request to rezone three parcels containing one acre each and located south of the southwest corner of West 71<sup>st</sup> Street South and South Jackson Avenue, from RS-3 to AG.

**PUD-384-A April 1987:** The applicant requested a major amendment to PUD-384 to abandon previous uses that had originally been allowed and requested approval for Use Units 11, 14, 15 and 17. All concurred in approval of the request subject to conditions for the following uses, a mini-storage facility, a retail lawn and garden business with office and showroom. Use Unit 17 permitted the mini-storage facility only and all outdoor display for retail lawn and garden business would be only for seasonal merchandise. The property is located east of the southeast corner of South Elwood Avenue and West 71<sup>st</sup> Street.

**Z-6017/PUD-384 May 1985:** A request to develop a ten-acre tract located east of the southeast corner of South Elwood Avenue and West 71<sup>st</sup> Street for commercial use was approved with conditions for CS zoning on the north 550'. The requested IL zoning was denied.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 53 acres in size and is located on the east of U.S. Highway 75 and north of West 71<sup>st</sup> Street South. The property has been partially developed for office uses, including the Tulsa Spine Hospital and generally slopes from west to east, is partially wooded and currently includes three detention ponds.

**STREETS:**

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
West 71 <sup>st</sup> Street South	Primary Arterial	120'	Four
South Olympia Avenue	Commercial Collector	80'	Two

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

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant land zoned AG and vacant land and single-family residential zoned RS-3; on the north by vacant land zoned AG; on the west by U.S. Highway 75 and vacant land zoned CO, AG and CS; and on the south by West 71<sup>st</sup> Street South and the Tulsa Hills development zoned CO.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The District 8 Plan, a part of the adopted Comprehensive Plan for the Tulsa Metropolitan Area, designates this area as being part of the Turkey Mountain Special District, Corridor. According to the Zoning Matrix, the requested PUD major amendment **may be found** in accord with the Plan by virtue of the subject site's location within a Special District.

**STAFF RECOMMENDATION:**

The 55-acre PUD 648 and Corridor Site Plan Z-6001-SP-1 located at the northeast corner of U.S. Highway 75 and West 71<sup>st</sup> Street South was originally approved by TMAPC on April 18, 2001 and by Council on May 17, 2001, for the purpose of developing an office park and hospital. The PUD and Corridor Site Plan proposed six development areas with a maximum floor area ratio of 17% and open space of 62%. To date, the Tulsa Spine Hospital, recently approved by TMAPC to increase permitted floor area from 76,889 to 88,422.35 square feet, has been constructed in Development Area 'A'; and a four-story, 54,341 square foot office building has been constructed in Development Area 'D'.

This major amendment to the PUD and Corridor Site Plan proposes to increase permitted floor area in each development area from 15% and 17% to a maximum of 60% (of net area) to allow for significant expansion of the Tulsa Spine Hospital and to accommodate an anticipated hotel, which will also require an amendment to permitted uses. The increase in permitted floor area from 291,989 square feet to 823,800 square feet is desired to reflect an increase in demand for higher intensity uses generated by the Tulsa Hills development located at the southeast corner of West 71<sup>st</sup> Street South and U.S. Highway 75. Lastly, the amendment proposes to split Lot 2, Block 1 of Olympia Medical Park II (Development Area D) into three tracts and allocate floor area accordingly.

An increase of the intersection capacity of the north leg of the planned signalized intersection at West 71<sup>st</sup> Street South and South Olympia Avenue will be required at the maximum proposed intensity and density by PUD 648-A to properly balance the traffic demands of all approaches. Accordingly, the applicant is proposing a phased approach to development that will delay the necessity of intersection improvements: Phase I will permit 315,000 total square feet of development (includes existing development of 142,763 square feet) without improvements to the intersection; development beyond 315,000 square feet (up to 823,800 square feet) per Phase II will require improvements to the intersection. Such improvements will be made a condition of detail site plan approval for all development over 315,000 square feet.

Because of recent higher intensity development planned and approved for the area, including upgrades to highway and roadway systems, and because the purpose of the Corridor District is to encourage higher intensity development proximate to similar development and to high capacity thoroughfares, staff finds the uses and intensities of development proposed and as modified by staff to be in harmony with the spirit and intent of the Code. Based on the following conditions, staff finds PUD-648-A/ Z-6001-SP-2 as modified by staff, to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD and Corridor Chapters of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-648-A/Z-6001-SP-2 subject to the following conditions:

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

### **Development Area A**

**LAND AREA:**

Gross	865,054 SF
Net <sup>^</sup>	392,006 SF

<sup>^</sup>Net area exclusive of streets and reserves.

**PERMITTED USES:**

Hospital uses as included within Use Unit 5 and Office uses as included within Use Unit 11, and uses customary and accessory thereto.

**MAXIMUM BUILDING FLOOR AREA:** 133,000 SF

**MAXIMUM PERMITTED LAND COVERAGE BY BUILDINGS:** 30%

**MAXIMUM NUMBER OF LOTS:** One

**PARKING:**

As required by the applicable Use Unit of the Tulsa Zoning Code

**MINIMUM BUILDING SETBACKS:**

From the centerline of West 71 <sup>st</sup> Street	200 FT
From the centerline of South Olympia	65 FT
From the east boundary of the Dev. Area	77.5 FT
From other boundaries of the Dev. Area	10 FT

**BUILDING LOCATION:**

Buildings shall be located on the east side of the internal collector street (South Olympia Avenue).

**MAXIMUM BUILDING HEIGHT:** 26 FT

**MINIMUM NET LANDSCAPED AREA:** 15% of each lot

**LIGHTING:**

Exterior light standards for Development Area A shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of the east boundary of the PUD, and shall be hooded and directed downward and away from the boundaries of the PUD. No light standards are permitted within the east

70 feet of the PUD. Shielding of 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 adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

**SIGNS:**

One ground sign shall be permitted north of Development Area F along the internal collector street frontage, which shall not exceed 125 square feet of display surface area and 25 feet in height. One ground sign shall be permitted along the West 71<sup>st</sup> Street South frontage in Reserve A, which shall not exceed 225 square feet of display surface area and 25 feet in height.

Wall signs shall not exceed an aggregate display surface area of one square foot per each lineal foot of building wall to which attached. There shall be no wall signs permitted on the east-facing walls.

**Development Area B**

**LAND AREA:**

Gross	444,499 SF
Net <sup>^</sup>	348,650 SF

*<sup>^</sup>Net area exclusive of streets and reserves.*

**PERMITTED USES:**

Uses included within Use Unit 11, Office, Studios and Support Services; Hospitals, as provided within Use Unit 5, Community Services and Similar Uses; Hotels and Motels as provided within Use Unit 19, Hotel, Motel and Recreation Facilities; and those uses customary and accessory thereto.

**MAXIMUM BUILDING FLOOR AREA:** 210,000 SF

**MAXIMUM PERMITTED LAND COVERAGE BY BUILDINGS:** 30%

**MAXIMUM NUMBER OF LOTS:** One

**PARKING:**

As required by the applicable Use Unit of the Tulsa Zoning Code.

**MINIMUM BUILDING SETBACKS:**

From the centerline of South Olympia Ave.	65 FT
From the west boundary of the Development Area	50 FT
From the south boundary of the Development Area	10 FT
From the north boundary of the Development Area	20 FT

MAXIMUM BUILDING HEIGHT: 65 FT\*  
*\*Proposed height subject to FAA finding of no impact to airport operations through review of Airspace Study.*

MINIMUM NET LANDSCAPED AREA: 15% of each lot

**LIGHTING:**

Exterior light standards for Development Area B shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of an RS district, and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of 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 adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

**SIGNS:**

Two ground signs shall be permitted, which shall not exceed 125 square feet of display surface area or 25 feet in height. No ground signs are permitted within 150 feet of the northern boundary of the PUD.

Wall signs shall not exceed an aggregate display surface area of one square foot per each lineal foot of building wall to which attached. No wall signs are permitted on the north-facing walls within 150 feet of the northern boundary of the PUD.

**Development Area C**

**LAND AREA:**

Gross	323,482 SF
Net	323,482 SF

**PERMITTED USES:**

Uses included within Use Unit 11, Offices, Studios and Support Services, and uses customary and accessory thereto.

MAXIMUM BUILDING FLOOR AREA: 130,000 SF

MAXIMUM PERMITTED LAND COVERAGE BY BUILDINGS: 30%

MAXIMUM NUMBER OF LOTS: One

**PARKING:**



As required by the applicable use unit of the Tulsa Zoning Code.

**MINIMUM BUILDING SETBACKS:**

From the centerline of South Olympia Ave.	65 FT
From the east boundary of the Development Area	77.5 FT
From the south boundary of the Development Area	10 FT
From the north boundary of the Development Area	20 FT

**MAXIMUM BUILDING HEIGHT:** 26 FT

**MINIMUM NET LANDSCAPED AREA:** 15%

**LIGHTING:**

Exterior light standards for Development Area C shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of the east boundary of the PUD or an RS district, and shall be hooded and directed downward and away from the boundaries of the PUD. No light standards are permitted within the east 70 feet of the PUD. Shielding of 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 adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

**SIGNS:**

Two ground signs shall be permitted, which shall not exceed 125 square feet of display surface area or 25 feet in height. No ground signs are permitted within 150 feet of the northern boundary of the PUD.

Wall signs shall not exceed an aggregate display surface area of one square foot per each lineal foot of building wall to which attached. No wall signs are permitted on the north-facing walls within 150 feet of the northern boundary of the PUD.

**Development Area D**

<b>LAND AREA:</b>	588,923 SF (gross)	577,860 SF (net)
Lot 1, Block 1 Olympia Medical Park II:		142,419 SF (net)
Lot 2, Block 1 Olympia Medical Park II:		435,441 SF (net)**

*\*\*Lot 2, Block 1 to be subdivided into three tracts as follows:*

Tract 2A:	206,515 SF (net)
Tract 2B:	118,727SF (net)
Tract 2C:	110,199 SF (net)

**PERMITTED USES:**

Uses included within Use Unit 11, Office, Studios and Support Services; Hospitals, as provided within Use Unit 5, Community Services and Similar Uses; Hotels and Motels as provided within Use Unit 19, Hotel, Motel and Recreation Facilities; and Restaurants with Accessory Bar as provided in Use Unit 12, Eating Establishments Other Than Drive-Ins; and those uses customary and accessory thereto.

**MAXIMUM BUILDING FLOOR AREA:**

Lot 1, Block 1 Olympia Medical Park II:	56,000 SF
Lot 2, Block 1 Olympia Medical Park II, Tract 2A:	124,000 SF
Lot 2, Block 1 Olympia Medical Park II, Tract 2B:	66,500 SF
Lot 2, Block 1 Olympia Medical Park II, Tract 2C:	34,000 SF

**MAXIMUM PERMITTED LAND COVERAGE BY BUILDINGS:** 30%

**MAXIMUM NUMBER OF LOTS:** Four

**PARKING:**

As required by the applicable use unit of the Tulsa Zoning Code.

**MINIMUM BUILDING SETBACKS:**

From the centerline of East 71 <sup>st</sup> Street South	200 FT
From the centerline of South Olympia Avenue	65 FT
From the west boundary of the Development Area	50 FT
From the north boundary of the Development Area	10 FT
From internal lot boundaries	10 FT

**MAXIMUM BUILDING HEIGHT** 65 FT\*

*\*Proposed height subject to FAA finding of no impact to airport operations through review of Airspace Study.*

**MINIMUM NET LANDSCAPED AREA:**

Lot 1, Block 1 Olympia Medical Park II:	15%
Lot 2, Block 1 Olympia Medical Park II, Tract 2A:	15%
Lot 2, Block 1 Olympia Medical Park II, Tract 2B:	10%
Lot 2, Block 1 Olympia Medical Park II, Tract 2C:	10%

**LIGHTING:**

Exterior light standards for Development Area D shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the planned unit development. Shielding of 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 adjacent residential areas. Compliance with these standards shall be

verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

**SIGNS:**

One ground sign shall be permitted per lot, each not to exceed 125 square feet of display surface area or 25 feet in height.

Wall signs shall not exceed an aggregate display surface area of one square foot per each lineal foot of building wall to which attached.

**Development Area E**

**LAND AREA:**

Gross	90,657 SF
Net	85,925 SF

**PERMITTED USES:**

Uses included within Use Unit 11, Office, Studios and Support Services; Hospitals, as provided within Use Unit 5, Community Services and Similar Uses; Hotels and Motels as provided within Use Unit 19, Hotel, Motel and Recreation Facilities; and Restaurants with Accessory Bar as provided in Use Unit 12, Eating Establishments Other Than Drive-Ins; and those uses customary and accessory thereto.

**MAXIMUM BUILDING FLOOR AREA:** 26,000 SF

**MAXIMUM PERMITTED LAND COVERAGE BY BUILDINGS:** 30%

**MAXIMUM NUMBER OF LOTS:** One

**PARKING:**

As required by the applicable use unit of the Tulsa Zoning Code.

**MINIMUM BUILDING SETBACKS:**

From the centerline of East 71 <sup>st</sup> Street	200 FT
From the centerline of South Olympia Avenue	65 FT
From the east boundary of the Development Area	77.5 FT
From the north boundary of the Development Area	10 FT

**MAXIMUM BUILDING HEIGHT:** 35 FT

**MINIMUM NET LANDSCAPED AREA:** 10%

**LIGHTING:**

Exterior light standards for Development Area E shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of the east boundary of the PUD, and shall be hooded and directed downward and away from the boundaries of the PUD. No light standards are permitted within the east 70 feet of the PUD. Shielding of 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 adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

**SIGNS:**

One ground sign shall be permitted, which shall not exceed 125 square feet of display surface area or 25 feet in height. The ground sign shall be located a minimum of 150 feet from the east boundary of the development area.

Wall signs shall not exceed an aggregate display surface area of one square foot for each lineal foot of building wall to which attached. There shall be no walls signs permitted on the east-facing walls.

**Development Area F**

**LAND AREA:**

Gross	118,647 SF
Net	110,712 SF

**PERMITTED USES:**

Uses included within Use Unit 11, Office, Studios and Support Services; Hospitals, as provided within Use Unit 5, Community Services and Similar Uses; Hotels and Motels as provided within Use Unit 19, Hotel, Motel and Recreation Facilities; and Restaurants with Accessory Bar as provided in Use Unit 12, Eating Establishments Other Than Drive-Ins; and those uses customary and accessory thereto.

**MAXIMUM BUILDING FLOOR AREA:** 44,300 SF

**MAXIMUM PERMITTED LAND COVERAGE BY BUILDINGS:** 30%

**MAXIMUM NUMBER OF LOTS:** One

**PARKING:**

As required by the applicable use unit of the Tulsa Zoning Code.

**MINIMUM BUILDING SETBACKS:**

From the centerline of South Olympia Avenue	65 FT
From the east boundary of the Development Area	77.5 FT
From the north boundary of the Development Area	10 FT
From the south boundary of the Development Area	10 FT

**MAXIMUM BUILDING HEIGHT:** 35 FT

**MINIMUM LANDSCAPED AREA:** 10% of each lot

**LIGHTING:**

Exterior light standards for Development Area E shall not exceed 25 feet in height, or 12 feet in height if within 150 feet of the east boundary of the PUD, and shall be hooded and directed downward and away from the boundaries of the PUD. No light standards are permitted within the east 70 feet of the PUD. Shielding of 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 adjacent residential areas. Compliance with these standards shall be verified by application of the Kennebunkport Formula. Consideration of topography must be included in the calculations.

**SIGNS:**

One ground sign shall be permitted, which shall not exceed 125 square feet of display surface area or 25 feet in height. The ground sign shall be located along the internal collector street frontage.

Wall signs shall not exceed an aggregate display surface area of one square foot for each lineal foot of building wall to which attached. There shall be no wall signs permitted on the east-facing walls.

**Improvements to Planned Signalized Intersection  
At West 71<sup>st</sup> Street South and South Olympia Avenue**

An increase of the intersection capacity of the north leg of the planned signalized intersection at West 71<sup>st</sup> Street South and South Olympia Avenue will be required at the maximum proposed intensity and density by PUD 648-A to properly balance the traffic demands of all approaches. Accordingly, development will occur in two phases to delay onset of this requirement:

**PHASE I** will permit 315,000 total square feet of development, (includes existing development of 142,763 square feet) without improvements to the intersection. Phase I includes the following development areas and/or lots:

<b>DEVELOPMENT AREA</b>	<b>NET AREA</b>	<b>FAR</b>	<b>ALLOCATED FLOOR AREA</b>
<u>Development Area A</u>			
Lot 3, Block 2, Olympia Medical Park (existing Spine Hospital and expansion)	392,006 SF	.34	133,00 SF
<u>Development Area D</u>			
Lot 1, Block 1, Olympia Medical Park II (existing office building)	142,419 SF	.38	54,341 SF
Lot 2, Block 1, Olympia Medical Park II Tract 2B (proposed hotel)	118,727 SF	.56	66,500 SF
Lot 2, Block 1, Olympia Medical Park II Tract 2C (office/commercial)	110,199 SF	.31	34,000 SF
<u>Development Area E</u>			
Lot 1, Block 2, Olympia Medical Park II (office/commercial)	<u>85,925 SF</u>	<u>.30</u>	<u>26,000 SF</u>
<b>TOTAL:</b>	<b>849,276 SF</b>	<b>.37</b>	<b>315,500 SF</b>

**PHASE II**, development beyond 315,000 square feet and/or not included among lots permitted for development in Phase I will require improvements to the intersection. Such improvements will be made a condition of detail site plan approval.

3. No zoning clearance permit shall be issued for a lot within the PUD/ Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD/ Corridor Site Plan development standards.
4. The minimum parking setbacks from the east boundary of the PUD shall be 75 feet.
5. Screening along the north and east boundaries of the PUD shall be determined by TMAPC at the time of Detail Site Plan Review.

6. Sidewalks shall be provided and/or maintained along the north side of West 71<sup>st</sup> Street South and along both sides of South Olympia Avenue. In addition, designated pedestrian access (i.e., paving or striping) shall be provided from West 71<sup>st</sup> Street South or South Olympia Avenue sidewalks to each building with frontage on that arterial or collector street.
7. Accommodation for transit buses is required, either through bus pullouts or other means (i.e. access through parking lots) which allow buses to load and unload and return south on South Olympia Avenue.
8. Within a development area, allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated provided however the allocation shall not exceed 10% of the initial allocation to the lot to which the transfer of floor area is to be made.
9. Parcelization within development areas is permitted subject to approval by the Tulsa Metropolitan Area Planning Commission of a minor amendment establishing floor area allocations and confirming the existence of any necessary cross parking and mutual access easements.
10. A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed or will be installed within 30 days in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
11. No sign permits shall be issued for erection of a sign on a lot within the PUD/ Corridor Site Plan until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD/ Corridor Site Plan development standards.
12. All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.
13. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

14. An owners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD/ Corridor Site Plan.
15. All private roadways shall have a minimum right-of-way of 30' and be a minimum of 26' in width for two-way roads and 18' for one-way loop roads, measured face-to-face of curb. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
16. The City shall inspect all private streets and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
17. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD/ Corridor Site Plan conditions.
18. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
19. Entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and Tulsa Fire Department, prior to issuance of a building permit for the gates or guard houses.
20. Approval of the PUD/ Corridor Site Plan is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
21. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD/ Corridor Site Plan except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD/ Corridor Site Plan.

**TAC Comments from 5/3/07:**

**General:** No comments.



**Water:** Water service is available.

**Fire:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. See attached figure 508.5.1(1) from the *International Fire Code Commentary*.

**Exceptions:**

1. For Group R-3 and Group U occupancies, the distance requirement shall be 600 feet (183 m).
2. For buildings equipped throughout with an approved automatic sprinkler system the distance requirement shall be 600 feet.

**Stormwater:** Platted sites provided detention. Sites to be platted will also require detention.

**Wastewater:** See comments for PUD Major Amendment.

**Transportation:** Intersection modifications as explained by Traffic (see below) are supported; additional right-of-way may be required to accommodate widening of the north leg (Olympia Ave.). Sidewalk requirements per Subdivision Regulations are supported.

**Traffic:** Based on the significant increase of office and commercial square footage, an increase of the intersection capacity of the north leg of this future signalized intersection (Olympia Ave.) shall be required. This change in infrastructure may consist of eastbound (EB) dual left turn lanes and the widening of additional lanes on the north leg as approved by the Traffic Engineer in order to properly balance the traffic demands of all approaches to this extremely high volume intersection.

**GIS:** No comments.

**Street Addressing:** No comments.

**County Engineer:** No comments.

**MSHP:** Sidewalks should be constructed if non-existing on West 71<sup>st</sup> Street South as well as South Olympia Avenue, or maintained if existing. South Olympia Avenue is a designated collector. West 71<sup>st</sup> Street South is a designated primary arterial.

**L RTP:** West 71<sup>st</sup> Street South, between U.S. Highway 75 and Elwood Avenue is planned for six lanes. U.S. Highway 75 between West 61<sup>st</sup> Street South and West 81<sup>st</sup> Street South is planned for six lanes.

**TMP:** No Comment.

**Transit:** Currently Tulsa Transit operates an existing route on West 71<sup>st</sup> Street South, between U.S. Highway 75 and South Elwood Avenue. According to MTTA future plans, this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development. Per discussion with Tulsa Transit regarding the increased intensity of uses, service (Route 471) is desired to be extended north along South Olympia Avenue; therefore accommodations for buses will be required, either through bus pull-outs or other means which allow buses to load and unload and return south on South Olympia Avenue.

**TMAPC COMMENTS:**

Mr. Marshall pointed out that the Kennebunkport requirements were left out of Development Areas E and F. In response, Ms. Tomlinson stated that the Kennebunkport requirement should be in Development Areas E and F and she will amend the staff recommendation.

**RELATED ITEM:**

**Application No.:** PUD-648/Z-6001-SP-1

**DETIAL SITE PLAN AND  
LANDSCAPE PLAN**

**Applicant:** Roy Johnsen

(PD-8) (CD-2)

**Location:** 6901 South Olympia Avenue

**STAFF RECOMMENDATION:**

The applicant is requesting approval of a detail site plan for a parking lot which will serve the Tulsa Spine Hospital and a future office building. The proposed use, Use Unit 10, Off-Street Parking, is in conformance with Development Standards of PUD 648/Z-6001-SP-1. The future office building is not part of this review and will require TMAPC approval at the time application for site plan review is made.

Access to the parking will be from the Spine Hospital parking lot, adjacent to the north, and from an access drive along the east property line. Access to South Olympia will be required prior to approval of the future office building. Parking design complies with the zoning code and parking lot lighting complies with design standards; however, verification of compliance with glare restrictions per application of the Kennebunkport Formula has not been provided.

Sufficient landscaped area has been provided, but an additional tree is required adjacent to the southernmost parking bay.

Therefore, staff recommends **APPROVAL** of PUD-648/Z-6001-SP-1 detail site and landscape plan for Lot 2, Block 2, Olympia Medical Park subject to verification of compliance with glare restrictions per application of the Kennebunkport Formula and the addition of one tree adjacent to the southernmost parking bay.

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

**Applicant's Comments:**

**Roy D. Johnsen**, 201 West 5<sup>th</sup>, Suite 501, Tulsa, Oklahoma 74103, representing the owners of Olympia Medical Park, stated that he is in agreement with the staff recommendations for the major amendment and the detail site plan.

Mr. Johnsen agreed with the Kennebunkport Formula requirement being included in Development Areas E and F.

**There were no interested parties wishing to speak.**

**TMAPC Action; 7 members present:**

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Ard, Carnes, Cantrell, Harmon, Marshall, Midget, Shivel "aye"; no "nays"; none "abstaining"; Cantees, McArtor, Miller, Wofford "absent") to recommend **APPROVAL** of the major amendment for PUD-648-A/Z-6001-SP-2 per staff recommendation, subject to amending the staff recommendation to include the lighting condition for Development Areas E and F. (Language with a strike-through has been deleted and language with an underline has been added.)

**Legal Description for PUD-648-A/Z-6001-SP-2:**

A TRACT OF LAND THAT IS PART OF THE E/2 SW/4 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE IBM, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE E/2, SW/4 OF SAID SECTION 2; THENCE NORTH 00° 05'16" WEST ALONG THE EASTERLY LINE THEREOF FOR 80.00' TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE NORTH 89° 42'48" WEST PARALLEL WITH AND 80.00' NORTH OF AS MEASURED PERPENDICULAR TO THE SOUTHERLY LINE OF SAID E/2, SW/4 FOR 430.00'; THENCE SOUTH 00°05'16" EAST FOR 5.00', THENCE NORTH 89°42'48" WEST PARALLEL WITH AND 75.00' NORTH OF AS MEASURED PERPENDICULAR TO THE SOUTHERLY LINE OF THE E/2 OF THE SW/4 FOR 387.71' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 75; THENCE ALONG SAID EASTERLY RIGHT-

OF-WAY LINE AS FOLLOWS; THENCE NORTH 11°56'23" WEST FOR 730.84'; THENCE NORTH 00°03'50" WEST FOR 550.00'; THENCE NORTH 11°14'46" EAST FOR 254.95'; THENCE NORTH 00°03'50" WEST FOR 200.00'; THENCE NORTH 23°15'45" WEST FOR 190.39'; THENCE NORTH 00°03'50" WEST FOR 674.81' TO A POINT ON THE NORTHERLY LINE OF THE E/2 OF THE SW/4; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE SOUTH 89°42'43" EAST ALONG SAID NORTHERLY LINE FOR 992.05' TO NORTHEAST CORNER OF THE E/2 OF THE SW/4; THENCE SOUTH 00°05'16" EAST ALONG THE EASTERLY LINE OF THE E/2 OF THE SW/4 FOR 2,558.92' TO THE POINT OF BEGINNING OF SAID TRACT OF LAND **From CO/PUD (Corridor District/Planned Unit Development [PUD-648]) To CO/PUD (Corridor District/Planned Unit Development [PUD-648-A])**.

**TMAPC Action; 7 members present:**

On **MOTION** of **CARNES**, TMAPC voted **7-0-0** (Ard, Carnes, Cantrell, Harmon, Marshall, Midget, Shivel "aye"; no "nays"; none "abstaining"; Cantees, McArtor, Miller, Wofford "absent") to **APPROVE** the detail site plan and landscape plan for PUD-648/Z-600-1-SP-1, subject to verification of compliance with glare restrictions per application of the Kennebunkport Formula and the addition of one tree adjacent to the southernmost parking bay per staff recommendation.

\* \* \* \* \*

**Application No.: Z-6054-SP-7-a**

**MINOR AMENDMENT**

**Applicant:** Charles E. Norman

(PD-18) (CD-8)

**Location:** East side of Mingo Valley Expressway (U.S. Highway 169) between East 84<sup>th</sup> Place South and East 86<sup>th</sup> Street South

**STAFF RECOMMENDATION:**

The applicant is requesting a minor amendment to Z-6054-SP-7 for the purpose of amending building setback requirements. The corridor site plan as originally filed proposed public streets (East 84<sup>th</sup> Place, South 105<sup>th</sup> East Avenue and East 86<sup>th</sup> Place) on the north, west and south boundaries of Union Elementary School No. 13. As a result of budget considerations, the Union School district revised the plans for Elementary School No. 13 and eliminated the perimeter streets as originally proposed and filed Amended Exhibits A, B, C and D and Amended Minimum Building Setbacks as set forth in a letter to staff dated November 15, 2006.

The proposed amended minimum building setbacks were as follows:

From the west property line	80 FT
From the north property line	100 FT
From the centerline of S. 107 <sup>th</sup> East Avenue (extended)	150 FT
From the south property line	200 FT

Staff was in support of the requested modifications. However, as an oversight, the staff recommendation was not revised to include the requested Amended Minimum Building Setbacks; the applicant did not notice the recommendation had not been modified as requested and did not suggest the revision at the public hearing. Consequently, the Minimum Building Setbacks were approved by TMAPC and City Council as originally submitted. The amendment is now necessary to reflect the desired setbacks.

Therefore, staff recommends **APPROVAL** of Z-6054-SP-7a as proposed.

**The applicant indicated his agreement with staff's recommendation.**

**There were no interested parties wishing to speak.**

**TMAPC Action; 7 members present:**

On **MOTION** of **HARMON**, TMAPC voted **7-0-0** (Ard, Carnes, Cantrell, Harmon, Marshall, Midget, Shivel "aye"; no "nays"; none "abstaining"; Cantees, McArtor, Miller, Wofford "absent") to **APPROVE** the minor amendment for Z-6054-SP-7-a per staff recommendation.

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**OTHER BUSINESS:**

**Application No.:** Z-6054-SP-7

**DETAIL SITE PLAN**

**Applicant:** PSA Dewberry/Charles Norman

(PD-18) (CD-8)

**Location:** East side of Mingo Valley Expressway (U.S. Highway 169) between 84<sup>th</sup> Place South and East 86<sup>th</sup> Street South

**STAFF RECOMMENDATION:**

The applicant is requesting approval of a detail site plan for an elementary school. The proposed use, Use Unit 5, Community Services and Similar Uses, is in conformance with Development Standards of Z-6054-SP-7.

The proposed site plan complies with floor area, land coverage, building height, parking, lighting and landscaped area requirements per the development standards and the zoning code. The site will comply with minimum building setbacks subject to TMAPC approval of Z-6054-SP-7a.

Per development standards, sidewalks are required along South 107<sup>th</sup> East Avenue, East 84<sup>th</sup> Place South and East 86<sup>th</sup> Street South. Sidewalks are proposed as required with exception to the west side of South 107<sup>th</sup> east Avenue north of East 84<sup>th</sup> Place South and along the south side of East 84<sup>th</sup> Place South east of South 107<sup>th</sup> East Avenue.

Therefore, staff recommends **APPROVAL** of Z-6054-SP-7 detail site plan subject to TMAPC approval of Z-6054-SP-7a and subject to extension/provision of sidewalks along the west side of South 107<sup>th</sup> East Avenue north of East 84<sup>th</sup> Place South and along the south side of East 84<sup>th</sup> Place South east of South 107<sup>th</sup> East Avenue in accord with development standards.

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

**Mr. Carnes out at 1:54**

**Applicant's Comments:**

**Charles Norman**, 401 South Boston, Suite 2900, Tulsa, OK 74103-4065, representing Union Schools, stated that he is agreement with the requirement of the sidewalk. This will expedite the students walking to the school and the District is willing to abide by that requirement.

**There were no interested parties wishing to speak.**

**TMAPC Action; 6 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **6-0-0** (Ard, Cantrell, Harmon, Marshall, Midget, Shivel "aye"; no "nays"; none "abstaining"; Cantees, Carnes, McArtor, Miller, Wofford "absent") to **APPROVE** the corridor detail site plan for Z-6054-7, subject to extension/provision of sidewalks along the west side of South 107<sup>th</sup> East Avenue north of East 84<sup>th</sup> Place South and along the south side of East 84<sup>th</sup> Place South east of South 107<sup>th</sup> East Avenue in accord with development standards per staff recommendation.

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**Mr. Carnes in at 1:55 p.m.**

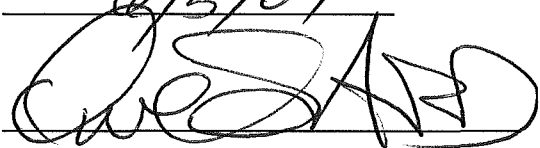
**Commissioners' Comments:**

Mr. Ard stated that he attended the Arkansas River Corridor Master Plan Advisory Committee meeting. The third phase of the River Corridor Plan is close to being finished. Mr. Ard summarized the type of work that has been completed and stated that the plan is moving forward.

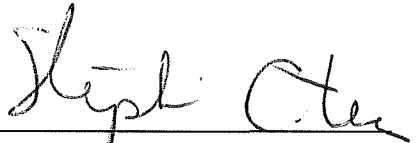
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There being no further business, the Chair declared the meeting adjourned at 1:55 p.m.

Date Approved:

6/5/07  
  
Chairman

ATTEST:

  
Secretary

