

# TULSA METROPOLITAN AREA PLANNING COMMISSION

## Minutes of Meeting No. 2513

Wednesday, May 7, 2008, 1:30 p.m.

Francis Campbell City Council Room

Plaza Level, Tulsa Civic Center

Members Present	Members Absent	Staff Present	Others Present
Ard	Carnes	Alberty	Boulden, Legal
Cantrell	McArtor	Fernandez	
Marshall	Perry	Huntsinger	
Midget		Matthews	
Shivel		Parker	
Sparks		Sansone	
Walker			
Wright			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, May 1, 2008 at 4:46 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 1:34 p.m.

### REPORTS:

#### Director's Report:

Mr. Alberty reported that the Board of County Commissioners approved the Zoning Code amendment that restricts outdoor advertising signs by right in AG districts.

Mr. Alberty reported on the City Council agenda.

Mr. Alberty reported that the Planning Commissioners are all invited to the Planitulsa function for Tuesday, May 13, 2008.

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Mr. Marshall requested that his letter he read during the April 23<sup>rd</sup> worksession be included with the worksession minutes. In response, Mr. Ard requested staff to include Mr. Marshall's letter with the worksession minutes.

**Minutes:**

**Approval of the minutes of April 16, 2008 Meeting No. 2511**

On **MOTION** of **SHIVEL**, the TMAPC voted 7-0-0 (Ard, Cantrell, Marshall, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, McArtor, Midget, Perry "absent") to **APPROVE** the minutes of the meeting of April 16, 2008, Meeting No. 2511.

**Minutes:**

**Approval of the minutes of April 23, 2008 Meeting No. 2512**

On **MOTION** of **SHIVEL**, the TMAPC voted 7-0-0 (Ard, Cantrell, Marshall, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, McArtor, Midget, Perry "absent") to **APPROVE** the minutes of the meeting of April 23, 2008, Meeting No. 2512.

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**REQUEST FOR CONTINUANCE ITEMS:**

Mr. Ard announced that there are several requests for continuance and they are for the following items:

30. **Z-7085 – John Moody**

**AG/RM-1/OL to CS**

North of northeast corner of North Cincinnati Avenue and (PD-2) (CD-1)  
East 31<sup>st</sup> Street North (Continued from 3/5/08)

**STAFF RECOMMENDATION:**

Ms. Matthews stated that the applicant has requested a continuance to June 18, 2008 in order to work on some engineering problems.

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

**TMAPC Action; 7 members present:**

On **MOTION** of **MARSHALL**, TMAPC voted **7-0-0** (Ard, Cantrell, Marshall, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, McArtor, Midget, Perry "absent") to **CONTINUE** Z-7085 to June 18, 2008.

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**Mr. Midget in at 1:41 p.m.**

31. **Z-7089/Z-7089-SP-1 – Roy D. Johnsen**

**AG to CO**

Northeast corner of West 61<sup>st</sup> Street South and Highway 75 South (Corridor Plan to designate development areas; allocate permitted uses and intensity of uses, development standards and conditions.) **(Applicant is requesting a continuance to June 4, 2008 in order to do more engineering.)** (Continued from 3/5/08, 3/26/08, 4/16/08)

**STAFF RECOMMENDATION:**

Ms. Matthews stated that the applicant has requested a continuance to June 4, 2008 in order to continue discussions with the "Y" nearby and some engineering issues to work on.

**TMAPC COMMENTS:**

Mr. Ard stated that there are no interested parties wishing to speak on this item. He appreciates that the applicant has been working with the area owners. However, it is a concern to him that this application has been continued four times. He asked Mr. Johnsen if June 4, 2008 would be enough time to work on all of the issues.

**Applicant's Comments:**

**Roy Johnsen**, 201 West 5<sup>th</sup> Street, Suite 501, 74103, stated that he thought the previous times were sufficient and he understands the Planning Commission's policy regarding continuances. In this instance the continuance request is a joint request because there are ongoing negotiations. This tract is very difficult due to the topography and he is trying to draw some lines in order to define parcels. He is hopeful that a conclusion will be reached soon. He commented that apparently the representatives have not chosen to attend the meetings in the past.

**TMAPC Action; 8 members present:**

On **MOTION** of **SHIVEL**, TMAPC voted **8-0-0** (Ard, Cantrell, Marshall, Midget, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, McArtor, Perry "absent") to **CONTINUE** Z-7089/Z-7089-SP-1 to June 4, 2008 per staff recommendation.

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34. **Z-6051-SP-2 – Danny Mitchell** (PD-18c) (CD-8)

South of the southeast corner of East 81<sup>st</sup> Street South and South Mingo Road (Major Amendment Corridor Plan for two development areas, mixed use commercial and office development with mini-storage and open-air storage.) (Continued from 4/16/08)

**STAFF RECOMMENDATION:**

Ms. Matthews stated that the applicant has requested a continuance for two weeks, which would be May 21, 2008. The applicant indicated that he still has some items that he needs to discuss with the adjoining neighbors.

**Applicant's Comments:**

**Danny Mitchell**, 5110 South Yale, Suite 510, 74135, stated that there are some items that came up in the staff recommendation that he needs to review with the homeowners because he believes that they may be in disagreement with some of those issues. There are several homeowners from the adjacent subdivision present today and they indicated that they are in agreement with the continuance.

**Interested Parties Comments:**

**Jack Connery**, 9814 East 83<sup>rd</sup> Place, 74133, and **Don Henderson**, 9811 East 84<sup>th</sup> Street, 74133, stated that they are in agreement with the two-week continuance and knew of the request prior to this meeting.

**TMAPC Action; 8 members present:**

On **MOTION** of **SPARKS**, TMAPC voted **8-0-0** (Ard, Cantrell, Marshall, Midget, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, McArtor, Perry "absent") to **CONTINUE** Z-6051-SP-2 to May 21, 2008.

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32. **Z-7086 – Kamlesh Aggarwal** **OM/CS to CS**

Southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue (Continued from 2/6/08, 4/2/08) (Related to Item 33.) (PD-17) (CD-5)

33. **PUD-689-A – Kamlesh Aggarwal** (PD-17) (CD-5)

Southwest corner of East 21<sup>st</sup> Street and South 109<sup>th</sup> East Avenue  
(PUD Major Amendment to abandon PUD-689) (Continued from  
2/6/08, 4/2/08) (Related to Item 32.)

**STAFF RECOMMENDATION:**

Ms. Matthews stated that the applicant has requested a continuance to June 4, 2008. This is a very complicated case and the applicant was advised by the Planning Commission to apply for a new PUD. The applicant is in the process of getting the engineering work done. Ms. Matthews indicated that the applicant believes June 4<sup>th</sup> would give her enough time to apply for the PUD.

Ms. Matthews stated that staff can't advise that the Planning Commission take any action on abandoning the existing PUD at this point.

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

**Applicant was not present.**

**TMAPC Action; 8 members present:**

On **MOTION** of **MARSHALL**, TMAPC voted **8-0-0** (Ard, Cantrell, Marshall, Midget, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, McArtor, Perry "absent") to **CONTINUE** Z-7086/PUD-689-A to June 4, 2008.

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**CONSENT AGENDA**

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LC-85** – LaDon Radford (9233)/Lot-Combination (PD 9) (CD 1)

West of South 41<sup>st</sup> West Avenue and South of West 54<sup>th</sup> Street, 5416  
S 41<sup>st</sup> Avenue

3. **LC-88** – Tanner Consulting, LLC (8316)/Lot-Combination (PD 18) (CD 8)

West of South Yale and South of East 89th Street, 4625 E 91<sup>st</sup> Street  
(Related to Items 4, 11, 12 & 24.)

4. **LC-89** – Tanner Consulting, LLC (8316)/Lot-Combination (PD 18) (CD 8)  
West of South Yale and South of East 89th Street, 4617 E 91<sup>st</sup> Street  
(Related to Items 3, 11, 12 & 24.)
5. **LC-90** – Louna F. Ladd (9329)/Lot-Combination (PD 6) (CD 9)  
West of South Atlanta Avenue between East 46<sup>th</sup> Place and East 47<sup>th</sup> Street, 2420 E 46<sup>th</sup> Place
6. **LC-91** – Paul D. Wilson (9212)/Lot-Combination (PD 1) (CD 4)  
West of South Denver between West 11<sup>th</sup> Street and West 12<sup>th</sup> Street
7. **LC-92** – Paul D. Wilson (9211)/Lot-Combination (PD 1) (CD 4)  
West of South Denver between West 11<sup>th</sup> Street and West 12<sup>th</sup> Street
8. **LC-93** – John Koch (9329)/Lot-Combination (PD 6) (CD 9)  
Northeast corner of South Florence Avenue and East 44<sup>th</sup> Street, 3109 East 44<sup>th</sup> Street
9. **L-20196** – Roy E. McClendon (1331)/Lot-Split (County)  
Northeast corner of North Trenton Avenue and East 66<sup>th</sup> Street North, 1603 East 66<sup>th</sup> Street North
10. **L-20200** - Dryer & Associates, PC. (8307)/Lot-Split (PD 18A) (CD 2)  
Southwest corner of South Lewis Avenue and East 71<sup>st</sup> Street, 7130 South Lewis
11. **L-20201** – Tanner Consulting, LLC (8316)/Lot-Split (PD 18) (CD 8)  
West of Yale and North of East 91<sup>st</sup> Street, 4621 E 91<sup>st</sup> Street  
(Related to Items 3, 4 and 24.)
12. **L-20202** – Tanner Consulting, LLC (1909)/Lot-Split (PD 18) (CD 8)  
West of Yale and North of East 91<sup>st</sup> Street, 4627 E 91<sup>st</sup> Street  
(Related to Items 3, 4 and 24.)
13. **L-20206** – Tulsa Engineering (8317)/Lot-Split (PD 26) (CD 8)  
East of South Yale Avenue and South of East 105<sup>th</sup> Street, 4930 East 105<sup>th</sup> Street South
14. **L-20207** – Tulsa Engineering (8317)/Lot-Split (PD 26) (CD 8)  
East of South Yale Avenue and South of East 105<sup>th</sup> Street, 10523 South Yale Avenue
15. **L-20209** – Wallace Engineering (8306)/Lot-Split (PD 18) (CD 2)  
North of East 67<sup>th</sup> Street and West of South Rockford Avenue, 1365 East 67<sup>th</sup> Street

16. **L-20210** – Jacobs Carter Burgess (8211)/Lot-Split (PD 8) (CD 2)  
South of West 71<sup>st</sup> Street and East of South Olympia
17. **L-20211** – Travis Butler (9329)/Lot-Split (PD 6) (CD 9)  
South of East 45<sup>th</sup> Street and North of East 45<sup>th</sup> Place, 2985 East 45<sup>th</sup> Place
18. **L-20213** – Jimmy Rhodes (9230)/Lot-Split (County)  
West of South 73<sup>rd</sup> West Avenue and South of West 41<sup>st</sup> Street
19. **L-20214** – Tulsa Development Authority (0225)/Lot-Split (PD 2) (CD 1)  
West of North Elgin Avenue and North of East Tecumseh Street, 235 East Tecumseh Street
20. **L-20215** - Tulsa Development Authority (0225)/Lot-Split PD 2) (CD 1)  
South of Seminole Place and East of North Owasso Avenue, 1803 North Owasso Avenue
21. **Plaza del Sol** – (8419) Final Plat Revised (PD 18) (CD 8)  
Northeast corner of East 101<sup>st</sup> Street South and Mingo Road

**STAFF RECOMMENDATION:**

This plat consists of one lot in one block on 7.74 acres. It received final plat approval on April 23, 2008, but the plat now contains a revised easement description.

All release letters have been received and staff recommends **APPROVAL**.

22. **Gilcrease Research Center** - (992)/Change of Access (County)  
South of West 41<sup>st</sup> Street South, West of South 49<sup>th</sup> West Avenue

**STAFF RECOMMENDATION:**

This application is made to allow a change of access for an additional access along South 49<sup>th</sup> West Avenue. The property is zoned IL.

The County Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

23. **PUD-208-6 – Lou Reynolds**

(PD-18) (CD-7)

Southeast corner of Yale Avenue and 71<sup>st</sup> Street South (Minor Amendment to increase the permitted floor area by less than 15% and to establish a parking standard for the PUD to accurately reflect existing conditions within the PUD.)

**STAFF RECOMMENDATION:**

The applicant is requesting a minor amendment to PUD-208 to increase the permitted floor area by less than 15% and to establish a parking standard for the PUD to accurately reflect existing conditions within the PUD.

Specifically, this request is to rectify the 36,650 square foot (SF) of permitted floor area as established in 1978 as part of the original approval of PUD-208, with an as built survey done in 1984 showing 37,404 SF existing floor area (see Exhibit A), and an as built survey submitted in association with City of Tulsa Board of Adjustment (BOA) case number 20615 in December 2007 showing 37,453 of existing floor area (see Exhibit C – page 9.6 from the case report for BOA case 20615). It is staff's interpretation that the difference of 803 SF of floor area, is the result of the addition of the "tower" floor area (depicted as tower A1, B1, C1 and D1 on attached Exhibit E), which may have been over-looked as floor area in the detail site plan review since the floor area is storage space, and may not be occupied.

The applicant is requesting an increase to 38,000 SF of total floor area, an increase of 4% to reflect existing conditions.

Also, in December of 2007, the City of Tulsa Board of Adjustment (BOA) approved a variance decreasing the required parking for the development from 215 spaces to 191 spaces. This approval was based partially on the attached Exhibits C and D created the following floor area allocations:

USE UNIT	EXISTING FLOOR AREA PER BOA-20615	% OVER-ALL FLOOR AREA
11	9,540	26%
12	13,126	35%
13 /14	15,130	39%
<b>Total</b>	<b>37,796</b>	<b>100%</b>

Please note the original approval of PUD-208 as set down by a judge's decree in 1978 required 168 parking spaces (see page three of Exhibit F), while BOA case 20615 permits 191 spaces. This comparison reveals a potential 23 space increase in the number of available parking spaces from what was originally required by PUD development standards. There is no record of detail site plans being approved for this site from 1978 to 1991.



Since there will be no building expansion proposed, the BOA approved the parking variance from today's parking standards, and the proposed minor amendment provides clarity to existing PUD development standards, staff recommends **APPROVAL** of minor amendment PUD-208-6 allowing 38,000 SF of permitted floor area, and 191 parking spaces, with the condition that the applicant submit a revised site plan reflecting the 191 existing parking spaces and 37,796 square feet of existing floor area per the attached Exhibit D (unmarked official records exhibit from BOA case 20615). All other requirements of PUD-208 shall remain in tact.

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

24. **PUD-693-3 – Tanner Consulting, LLC** (PD-18b) (CD-8)

West of Yale Avenue, north side of 91<sup>st</sup> Street South (Minor Amendment to split the west 36' from Lots 3 and 6, Block 1 and tie that 36' to Lots 4 and 5, Block 1 with a lot-combination.) (Related to Items 3, 4, 11 & 12.)

**STAFF RECOMMENDATION:**

The applicant is requesting a minor amendment to split the west 36' from Lots 3 and 6, Block 1 – Southern Woods Park III (see Exhibits B1 and B2) and tie that 36' to Lots 4 and 5, Block 1 Southern Woods Park III with a lot-combination. Lot-split applications L-20201 and L-20202 and Lot-Combination applications LC-88 and LC-89 have been filed concurrently with this minor amendment request.

Development Area A of PUD-693 consists of Lots 1 – 6, Block 1, Southern Woods Park III (see Exhibit A). The expanded Lots 4 and 5 will be utilized to accommodate larger office buildings than would be currently allowed (see Exhibits D1 and D2 versus Exhibit A). The remaining Lots 3 and 6 will retain enough area to allow for smaller sized office buildings (6,798 SF and 6,751 SF respectively – see Exhibits C1 and C2). There is no change in the permitted 28,000 SF of permitted floor area in Development Area A being requested.

Since the proposed amendment does not significantly alter the intent of the PUD, staff recommends **APPROVAL** of minor amendment PUD-693-3 with Development Area A standards as originally approved for PUD-693 applicable to Lots 5 and 6 pending approval of Lot-Split applications L-20201 and L-20202 and Lot-Combination applications LC-87 and LC-88.

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

25. **Z-6503-SP-2 – Khoury Engineering, Inc.** (PD-18c) (CD-8)

South side of 91<sup>st</sup> Street South, approximately 2,000 feet east of South Mingo Road (Corridor Detail Site Plan for a 4-story hotel.)

**STAFF RECOMMENDATION:**

The applicant is requesting approval of a detail site plan for a 4-story, 102 room hotel on Lot 5, Block 1 – Crossroads Village. The proposed use, Use Unit 19 – Hotel, Motel, and Recreation Facilities is a permissible use within the corridor district.

The applicant's submitted site plan meets all applicable building floor area, setback and height standards. Adequate parking has been provided per the Zoning Code, a trash enclosure is proposed, and site lighting is provided.

Staff recommends **APPROVAL** of detail site plan Z-6503-SP-2 for the hotel use with the following revisions to the submitted site plan required:

- Per Z-6503-SP-2 approved development standards, at or near the southwest corner of the lot, provide access to the future (Mingo Valley) trail;
- Show elevation view of light standard not exceeding 25' in total height;
- Show that lighting is being directed down and away from a person standing at ground level on the periphery of the property by application of the Kennebunkport Formula. Provide Kennebunkport calculations on the plan face.
- Include sidewalks along limited frontage along 102<sup>nd</sup> East Avenue per subdivision regulations.

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

26. **PUD-648-A-1 – Roy Johnsen**

(PD-8) (CD-2)

East side of Olympia Avenue, approximately ¼ mile north of West 71<sup>st</sup> Street, ¼ mile east of Highway 75 (Minor Amendment to increase the permitted floor area from 133,000 SF to 133,733 SF to permit expansion and enclosure of an existing loading dock.)

**STAFF RECOMMENDATION:**

The applicant is requesting a minor amendment to PUD-648-A-1 for the purpose of increasing the permitted floor area from 133,000 square feet (SF) to 133,733 SF, an increase of 733 SF, or about ½ of 1%. The increase in floor area is to permit the expansion and enclosure of an existing loading dock.

The existing hospital structure is 131,711 square feet. The loading dock will be expanded by 2,022 square feet, 1,289 SF of which would be permitted under existing PUD development standards. The concept plan submitted appears to be in conformance with all other PUD development standards.

The 733 SF increase in permitted floor area over the permitted 133,000 SF is seen as negligible, and therefore, staff recommends **APPROVAL** of minor amendment PUD-648-A-1.

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

27. **PUD-579-B-1/Z-6333-SP-4a – Charles E. Norman**

(PD-18) (CD-8)

Northeast of the northeast corner of 81<sup>st</sup> Street South and Mingo Road (Minor Amendment to reduce the required setback along the west boundary from 100' to 75'.)

**STAFF RECOMMENDATION:**

The applicant is requesting a minor amendment to reduce the required setback along the west PUD boundary (west boundary of Lot 5, Block 1 – Tallgrass) from 100' to 75'. Specifically, the applicant is seeking the 25-foot reduction for a distance of 120' along the west boundary line of Lot 5, Block 1 – Tallgrass; beginning 220' north of the south property line (see Exhibit A). The proposed amendment is for the construction of a four-story addition providing additional administrative space and 78 additional rooms which would be utilized for out-patient occupancy and occupancy for their families and caregivers. Further information can be seen in applicant's Exhibit A.

The Cancer Treatment Center classifies as Use Unit 5 – Community Services and Similar Uses/Hospital. Immediately adjacent to the subject tract to the west

is a multifamily development, Lot 1, Block 1 – Estancia, also a corridor-zoned tract. Consider that the most restrictive zoning district which allows hospitals to be located within the district by right is the OM district. If the Cancer Treatment Center were located next to a multifamily development (zoned RM) and was also within the most restrictive district for location of a hospital (OM), the required setback would be 10', with no height limitations. It appears then, that the 100' setback requirement from the west lot line for the Cancer Treatment Center lot is excessive, and was established prior to the development of the property west of the hospital property with three-story apartment buildings.

The relief being sought is a reduction of 25', providing a 75' buffer between this development and Estancia to the west. The request is limited to a distance of 120 feet along an 881-foot lot line. Also, the structure is a four-story addition along a lot line with three-story structures on the other side. Therefore, staff recommends **APPROVAL** of minor amendment PUD-579-A-11/PUD-579-B-1/Z-6333-SP-4a for a distance limited to 120' along the west boundary line of Lot 5, Block 1 – Tallgrass; beginning 220' north of the south property line.

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

**The Planning Commission considered the consent agenda.**

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

**TMAPC Action; 8 members present:**

On **MOTION** of **WRIGHT**, TMAPC voted **8-0-0** (Ard, Cantrell, Marshall, Midget, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, McArtor, Perry "absent") to **APPROVE** the consent agenda Items 2 through 27 per staff recommendation.

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## **PUBLIC HEARING**

29. **Davco Estates** – (1321) Minor Subdivision Plat (County)

West of the southwest corner of East 96<sup>th</sup> Street North and Highway  
75

### **STAFF RECOMMENDATION:**

This plat consists of two lots, one block, on 6.68 acres.

The following issues were discussed April 17, 2008 at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE/PUD-715. Conditions of the PUD must be met and the covenants must reflect the PUD standards.
2. **Streets:** Additional right-of-way may be required. Sidewalks required along both sides of public street. Add standard language for sidewalks.
3. **Sewer:** Septic is proposed.
4. **Water:** Rural water will be served by Washington Rural Water District # 3. Appropriate covenant language must be used.
5. **Storm Drainage:** Overland drainage flowing onto the site from the east should be addressed. Should probably add standard language for overland drainage easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Out of City of Tulsa. Get with responding fire department for comments. Recommend the following corrections: provide proper hammerhead to be able to turn a fire truck around' provide hydrant coverage to the proposed house on Lot 2.

**GIS:** Move point of commencement to northeast corner, Section 21, T 21 N, R 13 E. Provide e-mail addresses for surveyor and engineer. Basis of bearing for the plat should be clearly described and stated in degrees, minutes, and seconds. "Date of Preparation:" should be placed before the date. No addresses are shown on the plat, although they are mentioned in the plat notes. Point of commencement should be the northeast corner, Section 21, T 21 N, R 13 E.

**County Engineer:** For publicly maintained street access, show Reserve A as "Right-of-Way to be dedicated by this plat" and Reserve A in Davco Addition will need to be dedicated. For privately maintained access, show as Reserve A with language for future roadway dedication. Private access will need approval of appropriate agencies. Would like to see a minimum 25-foot building setback from the panhandle of Lot 2 to keep area clear for future street, if constructed.

Staff recommends **APPROVAL** of the Preliminary Subdivision plat subject to the TAC comments and the special and standard conditions below.

#### **Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the County Engineer must be taken care of to his 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.

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

**TMAPC Action; 8 members present:**

On **MOTION** of **MARSHALL**, TMAPC voted **8-0-0** (Ard, Cantrell, Marshall, Midget, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, McArtor, Perry "absent") to **APPROVE** the minor subdivision plat for Davco Estates per staff recommendation.

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35. **Z-7008-SP-2 – Charles E. Norman** (PD-8) (CD-2)

North of northwest corner of South Olympia Avenue and West 81<sup>st</sup> Street (Major Amendment to Corridor Plan to permit specific uses within Use unit 17 – Automotive and Allied Activities on Tract A only.)

**STAFF RECOMMENDATION:**

**ZONING ORDINANCE:** Ordinance number 21009 dated February 18, 2005, established zoning for the subject property.

**PROPOSED ZONING:** CO    **PROPOSED USE:** Regional shopping center

**RELEVANT ZONING HISTORY:**

**PUD-739 May 2007:** All concurred in approval of a proposed Planned Unit Development for rezoning a 25± acre tract of land for single-family development permitting 43 dwelling units on property located northwest corner of West 81<sup>st</sup> Street South and South Elwood Avenue.

**Z-7052/PUD-738 May 2007:** All concurred in approval of a request for rezoning a 40± acre tract of land from AG to RS-3/RM-0/CS/PUD and a proposed Planned Unit Development for a mixed use development on property located on the southwest corner of West 71<sup>st</sup> Street 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.



**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-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 and abutting the subject property on the southwest corner, from AG to CO.

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

**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. Highway 75 South. 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 and west of the subject tract. The proposed uses include single-family and townhouse dwellings and commercial uses.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 1.3 acres in size and is located on the east side of U. S. Highway 75 South between West 71<sup>st</sup> Street South and West 81<sup>st</sup> Street South; and a portion of the north half is bounded on the east by South Jackson Avenue, all in Tulsa, Oklahoma. The property is sloping, wooded, vacant and zoned AG, RS-3 and CO.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
South Olympia Avenue	Corridor Collector	80'	2 lanes

**UTILITIES:** Municipal water and sewer are available.

**SURROUNDING AREA:**

The tract is abutted on the west by U.S. Highway 75, to the west of which is vacant property zoned CO, CS and AG; on the north by Tulsa Hills Development Area D then by West 71<sup>st</sup> Street South and a medical office park zoned CO and vacant property zoned AG; on the east by Olympia Avenue then Development Area E of Tulsa Hills, scattered single-family homes, zoned AG and RS-3, and a developing residential subdivision zoned RS-3; and on the south by Lot 12, Block 1 – Tulsa Hills then by West 81<sup>st</sup> Street South and vacant property zoned CS, OL and AG.

**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 a Low to Medium Intensity - Corridor District. According to the Zoning Matrix, the existing CO zoning is in accord with the Plan.

**STAFF RECOMMENDATION:**

This 1.3 acre tract is part of Lot 11, Block 1 – Tulsa Hills, and is located on the west side of Olympia Avenue between 71<sup>st</sup> Street South and 81<sup>st</sup> Street South. The tract is identified as Development Area F, Tract A - Lot 11, Block 1 - Tulsa Hills.

On March 19, 2008 the TMAPC approved minor amendment Z-7008-SP-1e allowing the split of Lot 11, Block 1 into three Development Tracts and re-allocated the permitted floor area to new Tracts A, B, and C (see "permitted floor area" below). There was no request to allow an increase in overall permitted floor area for the development area. On April 16, 2008 the TMAPC approved minor amendment Z-7008-SP-1g, adjusting the re-allocated floor area portion of Z-7008-SP-1e to the existing permitted levels as a result of a clerical error in requesting a floor area re-allocation as a part of the original application for Z-7008-SP-1e. Again, there was no request for an increase in overall floor area (see attached Exhibit B).

This major amendment request is to permit specific uses within Use Unit 17 – Automotive and Allied Activities to Tract A only, of Lot 11, Block 1 – Tulsa Hills. Tract A is currently approved for certain automotive uses within Use Unit 14 limited to Oil and Lubrication Service (three bay maximum).

Specifically the request is for the addition of Tire Sales, Brake Repair/Replacement, Chassis Alignment, Shock Absorber Maintenance and Installation, Battery Sales, Oil Changes and Lubrication, and Engine Tune-up Services only, to the permitted uses of Tract A. Additional changes to the existing Development Standards for Tract A are limited to the addition of

approved building materials (building will be constructed of all brick, with the exception of doors, bay doors and windows), and the orientation of service bay doors (bay doors may face north or south only).

If approved, the changes will allow for the construction of a retail tire sales and tire mounting establishment, including the specific uses from Use Unit 17 requested above. There are no requests to relax any of the bulk and area requirements of Development Area F.

Staff finds the current request to be reasonable in that there are no residentially zoned lots immediately adjacent to or in the immediate vicinity of this tract, and the existing permitted uses on the tract allow for light automobile service, but limits the number of bays to three. Given the tract distance from US Highway 75, it appears there would be no headlight spill-over impact on northbound vehicle traffic. There is a six-foot screening wall on the west development area boundary.

Based upon the proposed Development Concept and Standards, staff finds Z-7008-SP-2 to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site; and (3) consistent with the stated purposes and standards of the CO Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of Z-7008-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 are as follows and are limited to Tract A only:

#### Development Area F

Net Land Area:	11.31 Acres	492,473 SF
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#### Permitted Uses\*:

Uses permitted as a matter of right in Use Unit 10, Off-Street Parking; Use Unit 11, Offices and Studios, including drive-thru banking facilities; Use Unit 12, Entertainment and Eating Establishments other than Drive-ins; Use Unit 13, Convenience Goods and Services; Use Unit 14, Shopping Goods and Services; Use Unit 17, Tire Sales, Brake Repair/Replacement, Chassis Alignment, Shock Absorber Maintenance and Installation, Battery Sales, Oil Changes and Lubrication, and Engine Tune-up Services only; Use Unit 17 19, Hotel/Motel and Recreational Facilities - hotel

and motel only; stormwater drainage and detention facilities; and uses customarily accessory to permitted uses.

*\*Tract A only of Lot 11, Block 1 – Tulsa Hills includes the above permitted uses and Use Unit 17, Tire Sales, Brake Repair/Replacement, Chassis Alignment, Shock Absorber Maintenance and Installation, Battery Sales, Oil Changes and Lubrication, and Engine Tune-up Services only.*

Maximum Building Floor Area

Tracts A, B, and C, Lot 11, Block 1 – Tulsa Hills (.28 FAR): 88,395 SF\*

*\*Permitted floor area for Tracts A, B, and C are broken down as follows per Z-7008-SP-1g:*

	<b>Square Footage</b>	<b>Permitted Floor Area per Z-7008-SP-1g</b>	<b>FAR</b>
Lot 11 - Tract A	56,932	10,250 SF	.18
Lot 11 - Tract B	145,271	11,645 SF	.08
Lot 11 - Tract C	115,650	66,500 SF	.58
Total Floor Area Permitted	317,853	88,395 SF	.28

Maximum Land Coverage of Buildings 30%

Maximum Building Height:

Hotel/Motel	60 FT
Other Permitted Uses	35 FT

Architectural elements and business logos may exceed the maximum building height with detail site plan approval; however, roof signs shall be prohibited per Section 1221.C.10 of the Tulsa Zoning Code.

Minimum Building Setbacks:

From the north right-of-way line of West 81st Street	25 FT
From the westerly right-of-way line of the corridor collector street	20 FT
From the U.S. Highway 75 right-of-way	25 FT
From the north boundary of Area F	10 FT

Internal side yards to be established by plat or detail site plan.

Landscaped Area:

A minimum of 10% of the net land area shall be improved as internal landscaped open space in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

Signs:

- 1) Ground signs shall be permitted within Area F as follows:
  - (a) One center identification sign at the major entrance from West 81<sup>st</sup> Street. The center identification sign shall not exceed 25 feet in height and 250 square feet of display surface area.
  - (b) In lieu of wall signage, one ground sign for each lot fronting on West 81<sup>st</sup> Street, each sign not exceeding eight feet in height and 80 square feet of display surface area.
  - (c) One ground sign for each lot fronting on the corridor collector street. Each such sign shall not exceed six feet in height and 64 square feet of display surface area.
  - (d) Two center tenant directional signs along the frontage of the corridor collector street. Each such tenant identification sign shall not exceed eight feet in height and 80 square feet of display surface area.
- 2) Wall signs shall be permitted not to exceed two square feet of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

Service Bays:

The maximum number of service bays shall be 12. All service bay doors will be orientated to face to the north or the south. No service bay doors are permitted to face Olympia Avenue.

Lighting:

Light standards within Area F, whether building or pole mounted, shall not exceed 25 feet in height and shall be hooded and directed downward and away from the west boundary of Area F. The light fixtures shall be arranged so as to shield and direct the light away from surrounding residential areas and shielding of such light shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons within surrounding residential areas. Compliance with these standards and with the City of Tulsa Zoning Code must be qualified per application of the Kennebunkport Formula. Calculations must include consideration of topography.

Access:

In order that the traffic-carrying capacity of the transportation system may be maintained, the development's access shall be principally from the internal collector service street(s). In keeping, access shall be restricted to the collector with exception of one signalized access onto West 71<sup>st</sup> Street South east of the

intersection of West 71<sup>st</sup> Street South and the collector. No direct access onto West 81<sup>st</sup> Street South shall be permitted. Provision of mutual access easements between lots with frontage on West 71<sup>st</sup> Street South and between lots with frontage on West 81<sup>st</sup> Street South is encouraged.

Traffic Calming:

Traffic calming shall be included in the design of the service drive and loading area running generally parallel and to the east of the collector and directly adjacent to the buildings. Such design shall not be limited to stop signs and traffic humps. Additional design elements such as small traffic circle, curb extensions, planters, perceptual design features and curves and/or shifts in alignment of the service drive should also be incorporated.

Transit:

One cut-out for a bus-bay and shelter per northbound and southbound lanes of the collector, located near the planned traffic light at the midpoint of the collector, is recommended. Additional bus stops identified through signage and shelters should also be provided near crosswalks along the collector.

Pedestrian Circulation:

A pedestrian circulation plan shall be required that includes the following:

- A. Sidewalks along both sides of the collector street;
- B. A minimum of three crosswalks on the collector street. Use of pedestrian islands is encouraged.
- C. Pedestrian walkways through parking lots; a minimum of three (3) feet in width, separated from vehicular travel lanes to the maximum extent possible and designed to provide safe access to non-street front building entrances and/or sidewalks and trails. The three (3) foot width shall not include any vehicle overhangs. Wheel stops shall be installed in parking spaces adjacent to all pedestrian walkways.
- D. Pedestrian walkways connecting transit stops to non-street front building entrances.
- E. Pedestrian walkways clearly distinguished from traffic circulation, particularly where vehicular and pedestrian routes intersect.
- F. Sidewalks or walkways which cross vehicular aisles or driveways distinguished as follows: by a continuous raised crossing, by using contrasting paving material and/ or by using high contrast striping.

#### Landscape Buffer:

Landscaping and buffering of the west boundary within the 100' utility easement shall be in substantial conformance with Exhibit 'A-1', Tulsa Hills Concept Illustration Overall, and must be approved by the utility company or be provided outside the easement to the same effect. All required landscaping shall be installed and irrigated in accord with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

#### Building Materials:

Although the style, color and materials of buildings may vary, an individual building adjacent to U.S. Highway 75, West 71<sup>st</sup> Street South and West 81<sup>st</sup> Street South shall have elevations which are consistent in style, color and material on all sides.

All brick construction on Tract A, excluding service door entries, doorways and glass fronts, will be approved as part of the detail site plan approval process.

#### Screening Walls and Retaining Walls:

The design of screening walls and retaining walls shall be approved by TMAPC at detail site plan review. Screening walls must achieve effective screening of loading areas, truck docks and car lights; must be of masonry, concrete, Woodcrete or similar material; provide effective noise attenuation; and may include landscaping. Screening walls, a minimum of eight feet in height, shall be required on along the south boundaries of Development Area B, Development Area C, and along the east boundary of Development Area E and Development Area G.

3. No zoning clearance permit shall be issued for a lot within the Corridor Site Plan until a detail site plan for the lot, which includes all buildings, parking, screening fences and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved Corridor Site Plan development standards.
4. 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 in accordance with the approved landscape plan for the lot, prior to occupancy or at the soonest appropriate planting time. 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.
5. No sign permits shall be issued for erection of a sign on a lot within the 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 Corridor Site Plan development standards.

6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. 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 persons standing at ground level.
8. 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.
9. 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 Corridor Site plan conditions of approval and making the City beneficiary to said covenants that relate to the Corridor Site Plan conditions.
10. Subject to conditions recommended by the Technical Advisory Committee which are approved by TMAPC.
11. Approval of the Corridor Site Plan major amendment is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
12. 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 except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

**TAC Comments:**

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: No comments.

Traffic: No comments.

INCOG Transportation:



- MSHP: See comments regarding previous Tulsa Hills project
- LRTP: Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No Comment
- Transit: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer: No comments.

#### **TMAPC COMMENTS:**

Mr. Ard asked Mr. Sansone if this is within the appropriate square footage allowances. In response, Mr. Sansone answered affirmatively.

Mr. Ard expressed concerns with twelve bays. In response, Mr. Sansone explained that it will be six bays that are double bays facing each other, there will be six doors on the opposite sides of the building. He explained that this property abuts Highway 75 and the eastern portion of the site is developed as Tulsa Hills and the north and south are also commercially-zoned sites. With this orientation staff is comfortable with the uses.

Mr. Sparks asked staff what the height of the bays would be. In response, Mr. Sansone stated that he believes the maximum height of the building is 18 to 24 feet.

Ms. Wright asked staff if what the Planning Commission is looking at today specifically dealing with the Hibdon Tire Plus. She explained that the staff recommendation lists a hotel. In response, Mr. Sansone stated that he carried over the development standards for the entire development area so that there is no confusion. In the past there has been a practice that when amendments were requested that the only application in front of the Planning Commission is for just what is being amended and he has started bringing in all of the development standards so that the Planning Commission can see everything in context. There are other areas within the subject tract that would allow a 60-foot tall hotel.

#### **Applicant's Comments:**

**Charles E. Norman**, 401 South Boston Avenue, Suite 2900, Tulsa, Oklahoma 74103; submitted a site plan (Exhibit A-1) and stated that this use falls within a category that is very hard to locate under the existing standards for Tulsa Hills. The six doors on either side will face to the north and south. He believes that the minimum height is between 18 to 24 feet. This will be a one-story building and has been negotiated that it has to be all brick.

Mr. Norman informed the Planning Commission that the uses for Use Unit 17 have been limited specifically to sell tires and provide auto maintenance. The subject proposal is for Tract A, Lot 11.



**CZ-388 December 2007:** Application was filed for land at the northeast corner of West 158<sup>th</sup> Street South and South 33<sup>rd</sup> West Avenue to request to rezone from AG to IL for a trucking company. It was continued multiple times until the application was withdrawn on December 5, 2007.

**CZ-259/PUD-620 February 2000:** All concurred in approval of a request for rezoning a 240± acre tract of land from AG to RE/RS/CS/IL for mixed use development on property located on the southeast corner of West 151<sup>st</sup> Street South and South 33<sup>rd</sup> West Avenue and north and west of the subject property.

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 7.86± acres in size and is located west of northwest corner of West 161<sup>st</sup> Street South and Highway 75 South. The property appears to be vacant and is zoned RE.

**STREETS:**

<b>Exist. Access</b>	<b>MSHP Design</b>	<b>MSHP R/W</b>	<b>Exist. # Lanes</b>
161 <sup>st</sup> Street South	Primary Arterial	120'	2

**UTILITIES:** The subject tract has water and sewer available, and will also be provided by customary extension if it is not already provided. Storm water detention will be provided per Technical Advisory Committee (TAC) recommendation as stated below.

**SURROUNDING AREA:** The subject tract is abutted on the east by vacant land, zoned AG; on the north by vacant land, zoned IL; on the south by 161<sup>st</sup> Street and vacant land, zoned RS-3; and on the west by one, single-family dwelling, zoned RE.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

The Glenpool Comprehensive Plan designates this area as being residential. The requested RE/PUD zoning **is** in accord with the Plan, however, special consideration must be given to the "development sensitive" area adjacent and to the west.

**STAFF RECOMMENDATION:**

The subject property is approximately 7.3 net acres in size, located on the north side of 161<sup>st</sup> Street South, approximately ¼ mile west of U.S. Highway 75 in the City of Glenpool, Tulsa County Oklahoma (see Exhibit A). The tract is outside the City of Glenpool Jurisdictional Limits. The subject tract and the 25 acres to the north and west of this property have recently been rezoned to RE to support this and future residential development.

Access to the site will be from 161<sup>st</sup> Street south via the proposed private drive. Phase II includes extending the private drive to access the 25-acre tract to the north-west. The site is generally flat with the highest elevation (750 ft) at the approximate southeast corner of the site and the lowest elevation (744 ft) at the approximate north-central portion of the site. The site is not within a FEMA Regulatory Floodplain. There are mature trees on the site, which should be retained where practical.

PUD-755 proposes to split the 7.3 acres into eight lots and two reserve areas for development as a single-family residential development. Reserve areas are to be dedicated to open space/landscaping, one private street, storm-water detention, and security gates.

Utilities are available at the development boundaries and will also be provided by customary extension. Storm water detention will be provided per attached Exhibit C and Technical Advisory Committee (TAC) recommendation.

The applicant's concept plans are shown on attached Exhibits B and C. The PUD comprised of eight (8) lots and one (1) block will be platted as a single subdivision.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-755 to be: (1) consistent with the Glenpool Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-755 subject to the following conditions and modifications made by the TMAPC (items with strikethrough were removed and underlined items added):

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

<b>Land area:</b>	342,381 SF gross/7.86 gross acres
	317,988 SF net/7.3 net acres

**Permitted Uses:** Those uses considered as a matter of right in the R district and uses considered customarily incidental to those principal uses.

**Permitted Uses Reserve Area A:** Private Street, open space, recreation, landscaping and entry features including gates and related security features.

**Permitted Uses Reserve Area B:** Open space, recreation, landscaping, and storm water detention

**Maximum Dwelling Units:** 13

**Proposed Dwelling Units:** 8

**Minimum Lot Area:** 22,500 square feet

**Minimum Land Area/DU:** 26,250 square feet

**Average Lot Width\*:** 90'

**Minimum Lot Frontage\*:** 90'

*\*As measured from the building setback line for lots fronting on courts or cul-de-sacs. All other lots shall maintain a minimum lot width of 120'.*

**Maximum Building Height:** 35'

**Required Setbacks:**

From Private Street ROW	35'*
From 161 <sup>st</sup> Street ROW	17.5'**
Interior side yards	15'
Rear yard	25'

*\*Proposed Lot 4 shall not have its front yard along west lot line. Setbacks along west lot line of Lot 4 shall be 15' for the principal dwelling, and 20' for any garage which provides direct access the northwesterly private street ROW.*

*\*\*There shall be no direct access to 161<sup>st</sup> Street South from Lots 1 and 8.*

**Livability Space per lot:**

12,000 SF

**Off-Street Parking:**

Two-unenclosed spaces.

**Signs:**

One identification sign may be erected at the entrance of the development not to exceed 100 SF of display surface area and eight feet in total height. Should wall signs be proposed, the permitted 100 SF of display area may be divided between two signs, each placed on opposite sides of the entrance.

**Access and Circulation:**

Vehicular access is derived by a gated private street extending from 161<sup>st</sup> Street. Sidewalks will be provided along both sides of the private collector and along the north side of 161<sup>st</sup> Street in accordance with the Subdivision Regulations.

**Other Bulk and Area Requirements:** As provided within an RE District.

**Site Plan Review:**

The approved final plat shall constitute the required site plan of the planned unit development, provided however, a detailed site plan of the proposed gating of the private street shall be submitted to and approved by the Tulsa Metropolitan Area Planning Commission prior to the installation of the gating and any related entry features including landscaping.

3. No building permit shall be issued until the platting requirements of Section ~~4407F~~ 1170.5 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 County beneficiary to said covenants that relate to PUD conditions. Special consideration must be given to the 50' pipeline easement during the platting process. No structure will be permitted to be constructed over the pipeline easement.
4. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City County 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.
5. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain all private streets, sidewalks and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.

6. 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~~ Tulsa County standards for a minor residential public street. The maximum vertical grade of private streets shall be ten percent.
7. The ~~City~~ County shall inspect all private streets and certify that they meet ~~City~~ County 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~~ County.
8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. Signs must receive detail sign plan review and approval from TMAPC prior to issuance of a sign permit.
10. Entry gates and guardhouses, if proposed, must receive detail site plan approval from TMAPC, Traffic Engineering and the ~~Tulsa~~ Glenpool Fire Department, ~~or responding fire department~~ prior to issuance of a building permit for the gates or guardhouses.
11. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during the subdivision platting process.

**TAC Comments:**

General: No comments.

Water: Service area of Creek RWD#2.

Fire: Out of City of Tulsa. Get with responding fire department for comments. Recommend the following corrections: Provide hydrant coverage.

Stormwater: No comments.

Wastewater: Out of Service Area, no comments.

Transportation: No comments.

Traffic: No comments.

INCOG Transportation:

- MSHP: West 161<sup>st</sup> Street South, between South 33<sup>rd</sup> West Avenue, designated secondary arterial
- LRTP: West 161<sup>st</sup> Street South, between South 33<sup>rd</sup> West Avenue and SH-75, existing two lanes. SH-75, between West 151<sup>st</sup> Street South and West 161<sup>st</sup> Street South existing four lanes. Sidewalks should be constructed if non-existing or maintained if existing, per Subdivision Regulations.
- TMP: No Comment
- Transit: No comments.

GIS: No comments.

Street Addressing: No comments.

County Engineer: Street name and addresses to be assigned by E-911. Substantial drainage way runs along the west side of street, so driveway culverts will need to be sized and listed on face of plat. Reduce the width of the access opening to the width of the actual paving, not R/W. No entry island extending into the future widened roadway.

**TMAPC COMMENTS:**

Mr. Ard asked if staff notifies the City of Glenpool since this is within their area. In response, Mr. Sansone stated that the City of Glenpool was contacted and invited to the TAC meeting. Ms. Matthews stated that INCOG sends letters of referral when an application is within the fence line of another City.

Mr. Marshall thanked staff for the 15-foot side yard requirements.

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

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

**TMAPC Action; 8 members present:**

On **MOTION** of **MIDGET**, TMAPC voted **8-0-0** (Ard, Cantrell, Marshall, Midget, Shivel, Sparks, Walker, Wright "aye"; no "nays"; none "abstaining"; Carnes, McArtor, Perry "absent") to recommend **APPROVAL** of PUD-755 per staff recommendation as modified. (Language with a strike-through has been deleted and language with an underline has been added.)

**Legal Description for PUD-755:**

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SW/4 SE/4 SE/4) AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SW/4 SE/4) OF SECTION TWENTY-TWO (22), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE/4) OF SAID SECTION 22; THENCE NORTH 89°56'59" WEST ALONG THE SOUTHERLY LINE OF SAID SE/4 FOR 815.06 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 89°56'59" WEST ALONG SAID SOUTHERLY LINE FOR 488.30 FEET; THENCE NORTH 00°01'29" WEST PARALLEL WITH AND 16.00 FEET EASTERLY OF AS MEASURED PERPENDICULARLY TO THE WESTERLY LINE OF THE SW/4 SE/4 SE/4 FOR 339.31 FEET; THENCE NORTH 45°01'29" WEST FOR 22.63 FEET TO A POINT ON SAID WESTERLY LINE, THE SAME BEING A POINT ON THE EASTERLY LINE OF SAID SE/4 SW/4 SE/4; THENCE NORTH 00°01'29" WEST ALONG SAID EASTERLY LINE FOR 120.00



FEET; THENCE SOUTH 89°58'31" WEST FOR 62.42 FEET; THENCE NORTH 45°01'29" WEST FOR 34.50 FEET; THENCE NORTH 00°01'29" WEST AND PARALLEL WITH THE EASTERLY LINE OF THE SE/4 SW/4 SE/4 FOR 161.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID SE/4 SW/4 SE/4; THENCE SOUTH 89°55'50" EAST ALONG SAID NORTHERLY LINE AND ALONG THE NORTHERLY LINE OF SAID SW/4 SE/4 SE/4 FOR 591.00 FEET; THENCE SOUTH 00°02'06" EAST AND PARALLEL WITH THE EASTERLY LINE OF SAID SE/4 OF SECTION 22 FOR 660.37 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. **From RE (Residential Single-family Estate District) To RE/PUD (Residential Single-family Estate District /Planned Unit Development [PUD-755]).**

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## OTHER BUSINESS:

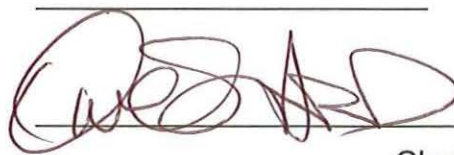
### Commissioners' Comments

Mr. Ard welcomed Mr. Marshall back from the APA Conference and stated that he is looking forward to his report.

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There being no further business, the Chair declared the meeting adjourned at 2:35 p.m.

Date Approved:



Chairman

ATTEST:   
Secretary

