

TULSA METROPOLITAN AREA PLANNING COMMISSION

Minutes of Meeting No. 2654

Wednesday, July 24, 2013, 1:30 p.m.

City Council Chamber

One Technology Center – 175 E. 2nd Street, 2nd Floor

Members Present	Members Absent	Staff Present	Others Present
Carnes	Shivel	Bates	Tohlen, COT
Covey		Huntsinger	VanValkenburgh, Legal
Dix		Miller	
Edwards		Walker	
Leighty		White	
Liotta		Wilkerson	
Midget			
Perkins			
Stirling			
Walker			

The notice and agenda of said meeting were posted in the Reception Area of the INCOG offices on Thursday, July 18, 2013 at 4:14 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 Walker called the meeting to order at 1:30 p.m.

REPORTS:

Director's Report:

Ms. Miller reported on the TMAPC Receipts for the month of June 2013. Ms. Miller indicated that the receipts are slightly down for this month, but show an increase from this time last year.

Ms. Miller updated the Planning Commission on upcoming items for work sessions and training sessions.

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Minutes:

Approval of the minutes of July 10, 2013 Meeting No. 2563

On **MOTION** of **CARNES** the TMAPC voted 7-0-2 (Carnes, Covey, Edwards, Liotta, Perkins, Stirling, Walker "aye"; no "nays"; Dix, Leighty "abstaining"; Midget, Shivel "absent") to **APPROVE** the minutes of the meeting of July 10, 2013, Meeting No. 2563.

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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. **LS-20620** (Lot-Split) (CD-4) – Location: West of the northwest corner of East 13th Place south and South Columbia Avenue
3. **LS-20622** (Lot-Split) (CD-9) – Location: West of the southwest corner of East 37th Place and South Rockford Avenue
4. **LS-20624** (Lot-Split) (County) – Location: West of the southwest corner of East 106th Street North and North Sheridan Road
5. **LS-20625** (Lot-Split) (County) – Location: East of the southeast corner of West 51st Street South and South 85th West Avenue (Related to LC-508)
6. **LC-508** (Lot-Combination) (County) – Location: East of the southeast corner of West 51st Street South and South 85th West Avenue (Related to LS-20625)
7. **LS-20626** (Lot-Split) (County) – Location: East of the southeast corner of West 51st Street South and South 85th West Avenue (Related to LC-507)
8. **LC-507** (Lot-Combination) (County) – Location: Southeast corner of West 51st Street South and South 85th West Avenue
9. **LS-20627** (Lot-Split) (County) (CD-2) – Location: West of the northwest corner of West 21st Street South and South 49th West Avenue (Related to LS-20628 & LC-509)
10. **LS-20628** (Lot-Split) (County) (CD-2) – Location: West of the northwest corner of West 21st Street South and South 49th West Avenue (Related to LS-20627 & LC-509)

11. **LC-509** (Lot-Combination) (County) (CD-2) – Location: West of the northwest corner of West 21st Street South and South 49th West Avenue (Related to LS-20627 & LS-20628)
12. **LS-20629** (Lot-Split) (CD-7) – Location: Northeast corner of East 49th Street South and South 83rd East Avenue
13. **QuikTrip 0091** – Final Plat, Location: Southeast corner of East 91st Street and South Mingo Road (8419) (CD-7)

STAFF RECOMMENDATION:

This plat consists of one lot and one block on two acres.

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

14. **Dollar General Store 14594** – Final Plat, Location: West of northwest corner of East 46th Street North and North Peoria Avenue (0212) (CD-1)

STAFF RECOMMENDATION:

This plat consists of one lot on one block on 1.71 acres.

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

15. **Third and Greenwood** - Reinstatement of plat – Location: East of Greenwood Avenue, North of East 3rd Street (1912) (CD-4)

STAFF RECOMMENDATION:

Staff can recommend the reinstatement of this plat. The draft final plat will be circulated after the plat has been reinstated.

16. **PUD-260-C-5 – Claude Neon Federal Sign/Ed Horkey, McNellie's Pub,** Location: North of the northeast corner of South Zurich Avenue and East 71st Street South, Requesting a **Minor Amendment** to increase the allowable height for a ground sign from eight feet to twenty feet, **CS/PUD-260-C**, (CD-9)

STAFF RECOMMENDATION:

The applicant is requesting a Minor Amendment to increase the allowable height for a ground sign from 8 ft. to 20 ft. The sign is proposed to be adjacent to South Zurich Avenue at the north end of Development Area 2. The proposed sign is not permitted by the current PUD-260-C standards

for Development Area 2, which currently only allows an 8 ft. tall, 63 s/f ground sign.

The proposed minor amendment would increase the overall height of the allowed ground sign by 12 ft. The applicant is proposing to maintain the allowed display surface area of 64 square feet as stated in the existing PUD. The minor amendment would only change the allowed height of the ground sign located in Development Area 2, all other standards allowed in PUD-260-C and subsequent amendments would still apply.

There is significant terrain surrounding the location of this site, in addition to the lot being located away from the surrounding arterial streets. The current PUD-260-C allows Development Area 1 to have a 21 foot tall ground sign with 120 square feet of display surface area. This sign is also to be located along South Zurich Avenue and has previously been approved for the use of the existing hotel located within the development area.

With proposed location of the sign, existing terrain, and the applicant maintaining the previous display surface allowed, staff contends the height alteration will match the height of an allowed sign located within the PUD and will have little to no impact on the surrounding properties.

All other components of the PUD have been satisfied and the request appears to be compatible with the surrounding development and anticipated future development in the area.

Staff recommends **APPROVAL** of minor amendment PUD-260-C-5.

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

17. **PUD-602-5 – A-Max Sign Co., Inc./Lori Worthington/Mattress Firm,**
Location: North of the northwest corner of East 71st Street South and South Garnett Road, Requesting a **Minor Amendment** to allow an additional 65.75 square foot of signage on the south-facing wall, **CS/CO/PUD-602, (CD-7)**

STAFF RECOMMENDATION:

Removed from the consent agenda.

18. **Z-6344-SP-3b – Danny Mitchell**, Location: South of the southwest corner of East 61st Street South and South 107th East Avenue, Requesting a **Minor Amendment** to increase maximum lot coverage from 37.61% to 46.42% to permit a new addition, **CO**, (CD-7) (Related to Z-6344-SP-3b Corridor Detail Site Plan)

STAFF RECOMMENDATION:

The applicant is requesting a Minor Amendment to increase maximum lot coverage from 37.61% to 46.42% to permit a new addition. The proposal is to facilitate a proposed expansion for a 14,250 square foot warehouse to be added to an existing 5,505 square foot office warehouse building.

The proposed minor amendment would increase the allowed lot coverage by 8.81%. All other standards allowed in Z-6344-SP-3 and subsequent amendments would still apply. Staff finds that the use and proposed increase in intensity is compatible with the surrounding development and anticipated future development in the area and the stated purposes of the Corridor section of the Zoning Code.

With the proposed increase in lot coverage staff believes that it will have little to no impact on the surrounding properties.

Staff recommends **APPROVAL** of minor amendment Z-6344-SP-3b.

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

19. **Z-6344-SP-3b (DSP) – Danny Mitchell**, Location: South of the southwest corner of East 61st Street South and South 107th East Avenue, Requesting a **Corridor Detail Site Plan** approval for a new warehouse expansion in Fred C. Langenkamp Addition, **CO**, (CD-7) (Continued from 7/10/13) (Related to Z-6344-SP-3b Minor Amendment)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new warehouse expansion in Fred C. Langenkamp Addition. The proposal is for a 14,250square foot warehouse added to an existing 5,505 square foot office warehouse building.

PERMITTED USES:

The following uses are permitted in Z-6344-SP-3:

An office and warehouse building including truck delivery.

Staff Comment: The proposed building expansion appears to be an addition to the original plan approved 8.15.1993.

DIMENSIONAL REQUIREMENTS:

The new building shown on the site plan is a 14,500 square foot addition to a 5505 square foot office/warehouse and which meets the applicable building height, floor area, density, open space, and setback limitations allowed by Z-6344-SP-3b guidelines are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan matches the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that meets the minimum standards outlined in the Corridor Development Plan and in the Zoning Code.

SIGNAGE:

The site plan does not illustrate ground, monument or wall sign locations which require a separate permit. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The landscape plan and screening is consistent with the Corridor Plan requirements and it meets the minimum standards of the landscape portion of the Tulsa Zoning Code.

The trash screening enclosure meets the minimum screening standards defined in the Corridor Plan.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances from the street sidewalk system.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain modifications, but it should be noted that the property adjacent to the east property is significantly below the finished floor

elevation of the proposed building. It is important to consider terrain as part of future lighting plans.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Corridor Plan Z-6344.3b. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan Z-6344.3b, and the stated purposes of the Corridor section of the Zoning Code.

Therefore, staff recommends APPROVAL of the detail site plan for the proposed new warehouse construction project.

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

20. **PUD-329-A – Sack and Associates, Inc./EasyTEL**, Location: East of South Lewis Avenue and South of East 71st Street South, Requesting a **Detail Site Plan** to construct an equipment building to serve the EasyTEL Headquarters, **OM/PUD-329**, (CD-2)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval to construct an equipment building to serve the EasyTEL Headquarters at 7335 South Lewis. The proposal is for a 1200 square foot building east of the existing headquarters.

PERMITTED USES:

The equipment use was allowed and the primary purpose for the Planned Unit Development amendment outlined in PUD-306-A:

DIMENSIONAL REQUIREMENTS:

The new building shown on the site plan meet the guidelines as required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan matches the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting is not proposed for this project.

SIGNAGE:

The site plan does not illustrate ground, monument or wall sign locations which require a separate permit. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The landscape plan and screening is consistent with the PUD requirements and it meets the minimum standards of the landscape portion of the Tulsa Zoning Code.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area as it relates to the terrain modifications, but it should be noted that the property adjacent to the north property line is significantly above the finished floor elevation of the proposed building.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved PUD-329-A. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD-329-A, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new warehouse construction project.

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

21. **PUD-639-B – Paul Burgard**, Location: 9 East 22nd Street, Requesting a **Detail Site Plan** for new home construction, **OM/OL/PUD-639**, (CD-4)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for new home construction.

PERMITTED USES:

Single-family residential construction as approved by a detailed site plan review.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings match the by architectural style in Development Plan.

LIGHTING:

Site lighting is not a review component of this PUD.

SIGNAGE:

Signage is not allowed or proposed on this project.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and it meets the minimum standards of the Landscape portion of the Tulsa Zoning Code.

MISCELLANEOUS SITE CONSIDERATIONS:

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

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Planned Unit Development 639-B. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new single family residential construction.

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

22. **Z-7221-SP-1 – AAB Engineering/Alan Betchan**, Location: Near the northwest corner of South Harvard Avenue at Westbound Skelly Drive, Requesting a **Corridor Detail Site Plan** for a new convenience store, **CS/CO/Z-7221-SP**, (CD-9)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new convenience store. The proposal is for a new 5,858 square foot store with ten fuel dispensing stations.

PERMITTED USES:

The following uses are permitted in Z-7221-SP-1:

All CO use units except: 6, 7, 7a, 12a, 15, 16, 22, 23 and 25.

Staff Comment: The proposed building is an allowed use and is classified as use unit 13.

DIMENSIONAL REQUIREMENTS:

The new site plan meets the applicable building height, floor area, density, open space, and setback limitations allowed by Z-7221-SP-1 guidelines as required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Corridor Development Plan.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan matches the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that meets the minimum standards outlined in the Corridor Development Plan and in the Zoning Code.

SIGNAGE:

The site plan illustrates ground, and wall sign locations which require a separate permit. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The landscape plan and screening is consistent with the Corridor Plan requirements and it meets the minimum standards of the landscape portion of the approved Corridor Development Plan Z-7221-SP-1.

The trash screening enclosure meets the minimum screening standards defined in the Corridor Plan.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk plans have been provided for sidewalks along South Harvard, Skelly Drive and East 49th Street South.

MISCELLANEOUS SITE CONSIDERATIONS:

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

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Corridor Plan Z-7221-SP-1. The site plan meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan Z-7221-SP-1, and the stated purposes of the Corridor section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new convenience store project.

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

23. **PUD-333-B – Sisemore, Weisz & Assoc., Inc.**, Location: Southeast corner of East 56th Place South and South Lewis Avenue, Requesting a **Detail Site Plan** for an automatic teller machine (ATM) drive-through facility, **OL/PUD-33-A** (CD-2)

STAFF RECOMMENDATION:

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for an automatic teller machine (ATM) drive thru facility.

PERMITTED USES:

The following uses are permitted in PUD-333-B:

Those uses permitted by right in Use Unit 10, off street parking areas; Use Unit 11, offices, studios, and support services, including but not limited to drive-in bank facilities, an automatic teller facility; Use Unit 21 Business Signs and Outdoor advertising signs, limited to business signs identifying the project and businesses and tenants within the project and directional signs and uses customarily incidental and accessory to such permitted principal uses

Staff Comment: The proposed ATM drive thru facility is allowed by right.

DIMENSIONAL REQUIREMENTS:

The new drive thru structure and site plan shown on the site plan matches the concept plan illustrated in the Major Amendment PUD-333-B. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that meets the minimum standards outlined in the Planned Unit Development and in the Zoning Code.

SIGNAGE:

The site plan illustrates ground, monument or wall sign locations which require a separate permit. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and it meets the minimum standards of the Landscape portion of the Tulsa Zoning Code.

No new trash enclosures are anticipated with this phase of construction.

PEDESTRIAN ACCESS AND CIRCULATION:

Appropriate sidewalk improvements are shown in the street right-of-way on South Lewis and on East 56th Place South.

MISCELLANEOUS SITE CONSIDERATIONS:

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

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved PUD-333-B. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new ATM project.

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

Mr. Walker stated that Item 17 will be removed from the consent agenda.

The Planning Commission considered the consent agenda.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **CARNES**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Midget, Shivel "absent") to **APPROVE** the consent agenda Items 2 through 16 and 18 through 23 per staff recommendation.

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Mr. Midget in at 1:42 p.m.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

17. **PUD-602-5 – A-Max Sign Co., Inc./Lori Worthington/Mattress Firm**, Location: North of the northwest corner of East 71st Street South and South Garnett Road, Requesting a **Minor Amendment** to allow an additional 65.75 square foot of signage on the south-facing wall, **CS/CO/PUD-602**, (CD-7)

STAFF RECOMMENDATION:

The applicant is requesting a Minor Amendment to allow an additional 65.75 sq. ft. of signage on the south facing wall for Mattress Firm. The proposed additional signage is not currently allowed by PUD-602 standards. The sign would be a substantial deviation nearly doubling the signage from what the PUD was approved for.

The current wall sign standards per PUD-602 are as follows:

“Wall signs shall be permitted, not to exceed 1.5 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. No wall signs shall be permitted on north-facing walls of buildings within the north 300 feet of the PUD.”

The proposed location is a 49.5' wide tenant space that would be allowed 72.45 SF @ 65% wall coverage. The proposed sign would be 140 SF @ 62% wall coverage.

The proposed minor amendment would increase the allowed amount of signage for the “Mattress Firm” tenant space significantly over previously approved signs in the development. Staff feels that this request is too much of a departure from what the PUD intended and the approval of this Minor Amendment would open the door for future retailers to request additional amendments. Staff finds the proposed increase to be inconsistent with what surrounding businesses are allowed and the direction the PUD originally envisioned for tenant signage.

With proposed amendment as stated staff believes that it will have a substantial impact on the future of signage in the development and on the surrounding businesses.

Staff recommends **DENIAL** of minor amendment PUD-602-5.

Applicant's Comments:

Brian Ward, 9520 East 55th Place, 74145, stated that the way he calculates the square footage is a little different than TMAPC. Mr. Ward stated that the Permit Center allows him to do a square around different modules or boxes of words. If he rectangles around the two different items it comes to a total of 115.22 square feet, which is quite a bit less than boxing the entire thing. Mr. Ward commented that he doesn't know where the 49-foot came from that is posted on the application, but he is sure that is what he has to go by, but the actual store front is a little over 53 feet. Mr. Ward stated that if he takes the 53 feet of store front and 115 square foot signage, which the City would allow on a permit, he would only be a little more than 35 square feet different from what the PUD allows. Mr. Ward further stated that he doesn't believe that the sign is out of proportion compared to the size of the store front as a visual aspect. Mr. Ward summarized that he is requesting approval for approximately 35 feet.

TMAPC COMMENTS:

Mr. Walker asked Mr. Ward if he understands why staff believes that it is a significant change. Mr. Walker asked Mr. Ward if it is simply a math disagreement. Mr. Ward stated that they have their rules of how they compute the square footage and it has always been that way, but at the permit center it is different. Mr. Walker asked Mr. Ward what his interpretation of the difference in the size. Mr. Ward stated that it is 35 square feet. Mr. Ward explained that he didn't personally make the application and it was made at 49.5 lineal feet of store frontage, but after physically measuring it is 53-foot store front.

Mr. Carnes asked Mr. Ward if he could make the sign a little smaller. Mr. Ward stated that it could be done, but the sign is already made. Mr. Ward further stated that the sign already being made should have no bearing on whether to approve or disapprove the application.

In response to Mr. Walker, Mr. Bates stated that the applicant submitted on their application 141 square feet of signage. Staff actually came up with a smaller number than what they submitted. The City will allow the applicant to permit individual letter boxes to decrease the amount of signage, but staff has to approve a sign plan that shows that they are under the allowed square footage and in this case they are still exceeding that number. Mr. Bates stated that it has been disclosed to him that the sign is already made. Typically they do not build the signs until the application has been approved, but he believes that this sign was actually built by an out-of-state sign company. Mr. Bates agreed with Mr. Walker that this would set a precedent if this sign were approved.

Mr. Leighty and Mr. Walker agreed that this is a substantial change and there is no compelling reason not to abide by the rules in this case.

Mr. Dix asked if any of the signs in the development exceed the allowable square footage. Mr. Bates stated that to his knowledge the other signs in the development meet the requirements and there haven't been any minor amendments to increase square footage.

TMAPC Action; 10 members present:

On **MOTION** of **LEIGHTY**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to recommend **DENIAL** of the minor amendment for PUD-602-5 per staff recommendation.

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Mr. Walker stated that he knows that there are several speakers signed up for Items 24 through 27 for the Northwest Passage. The applicant has requested a continuance to August 21, 2013 and the Planning Commission typically allows one continuance for the applicant. Mr. Walker indicated that the continuance will likely happen and so if the speakers present today would like to speak to the continuance only and why there shouldn't be a continuance.

Mr. Covey called several names from the sign-up sheet and no one chose to speak regarding the continuance request for Items 24 through 27.

COMPREHENSIVE PLAN PUBLIC HEARINGS

24. **CPA-5 – Northwest Passage** - Application to consider adoption of the amendments to the Land Use Map in the Tulsa Comprehensive Plan

STAFF RECOMMENDATION:

Staff is requesting a continuance to August 21, 2013 in order to be heard with the Northwest Passage rezoning cases.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to **CONTINUE** CPA-5 – Northwest Passage to August 21, 2013.

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PUBLIC HEARINGS:

25. **Z-7237 – Tulsa Engineering & Planning Assoc., Inc./Tim Terral/Northwest Passage**, Location: Five parcels of land on the north and south side of the Gilcrease Parkway between North 41st West Avenue and North Osage Drive. All the parcels are in Osage County within the City Limits of Tulsa, Requesting rezoning from **AG/RS-3/RM-1 to CS**, (CD-1) (Related to Z-7238 and PUD-624-A)

STAFF RECOMMENDATION:

The applicant is requesting a continuance to August 21, 2013.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to **CONTINUE** Z-7237 to August 21, 2013.

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26. **Z-7238 - Tulsa Engineering & Planning Assoc., Inc./Tim Terral/Northwest Passage**, Location: Southwest corner of Gilcrease Parkway and North Osage Drive, Requesting rezoning from **RM-1 to IL**, (CD-1) (Related to Z-7237 and PUD-624-A)

STAFF RECOMMENDATION:

The applicant is requesting a continuance to August 21, 2013.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to **CONTINUE** Z-7238 to August 21, 2013.

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27. **PUD-624-A - Tulsa Engineering & Planning Assoc., Inc./Tim Terral/Northwest Passage**, Location: Between North 41st West Avenue and North Osage Drive, north of West Apache Street/West Young Street, Requesting a **Major Amendment** for proposed boundary changes due to the realignment of the Gilcrease Parkway, **AG/RS-3/RM-1/OL/CS/PUD-624**, (CD-1) (Related to Z-7237 and Z-7238)

STAFF RECOMMENDATION:

The applicant is requesting a continuance to August 21, 2013.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to **CONTINUE** PUD-624-A to August 21, 2013.

28. **LS-20621** (Lot-Split) (County) – Location: North of the northeast corner of East 126th Street North and North 143rd East Avenue. Requesting a waiver of the Subdivision Regulations that a lot have more than three-side lot-lines. (Continue to 8/21/2013)

STAFF RECOMMENDATION:

The applicant is requesting a continuance to August 21, 2013.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **COVEY**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to **CONTINUE** LS-20621 to August 21, 2013.

* * * * *

29. **LS-20623** (Lot-Split) (County) – Location: North of the northwest corner of East 116th Street North and North Memorial Drive. Requesting a waiver of the Subdivision Regulations that a lot have more than three-side lot-lines.

STAFF RECOMMENDATION:

The lot-split proposal is to split an existing AG (Agriculture) tract into three tracts. All three tracts either meet or exceed the bulk and area requirements of the Tulsa County Zoning Code.

Tract "1" will have more than three side lot lines as required by the *Subdivision Regulations*. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract has more than three side lot lines.

The Technical Advisory Committee reviewed the lot-split information on July 11, 2013 and made the requirements of a 33.5-foot right-of-way dedication and sidewalks along North Memorial Drive.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the waiver of Subdivision Regulations and the lot-split.

INTERESTED PARTIES COMMENTS:

Gregg (last name inaudible), 11801 North Memorial Drive, 74055, expressed concerns of a subdivision being built on the subject property.

Ms. White stated that there was some confusion from the neighbors of the subject property that this was for the Cedar Crossing Subdivision, but that has been withdrawn.

TMAPC COMMENTS:

The Planning Commission explained to the interested party that if someone chose to develop a subdivision he would receive notice and it would have to come back before the Planning Commission.

Applicant indicated his agreement with the staff recommendation.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to **APPROVE** the waiver of Subdivision Regulations and the lot-split for LS-20623 per staff recommendation.

* * * * *

30. **TFT Industrial Addition – Minor Subdivision Plat**, Location: North of West Apache Street, West of Tisdale Parkway (2212) (CD-1)

STAFF RECOMMENDATION:

This plat consists of one lot, one block, on 44.74 acres.

The following issues were discussed July 11, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light). Show LNA (limits of no access) along roadways. There are oil wells on the site.
2. **Streets:** Label street names such as Osage Drive. Show limits of no access and access along Osage Drive located at the western property line. Amend section F on limits of no access to include above comment. Include section on sidewalk. Provide key to show area being developed. Provide sidewalks and access ramps.
3. **Sewer:** No comment.
4. **Water:** Public waterlines must be placed in an easement (reference line between south and middle accesses).

5. **Storm Drainage:** Label the “Stormwater Detention Easement”, as such. Place the outlet storm sewer pipe and structures in a 15-foot wide Storm Sewer Easement, between the Stormwater Detention Easement and the Utility Easement. Use City of Tulsa standard covenant language for “Water, Sanitary Sewer, and Storm Sewer Service” in Section I.C. In Section I.D. and E; use standard City of Tulsa covenant language, and refer to the “TFT Industrial Addition”, as such.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Release
7. **Other: Fire:** Move the hydrant on south side of building further to the east to be in line with the parking area. This line shall be a looped line. Provide hydrant coverage along North Osage Drive per Appendix C of the International Fire Code.
8. **Other: GIS:** On the location map, show and label the site being platted. Also on the location map, increase the size of the Tulsa County and Osage County labels so they are legible and label major arterial streets where applicable. Identify which area is “Gilcrease Hills Village” and show its limits. The basis of bearings should be corrected. On the face of the plat, increase and standardize the size of the text to make it legible, especially the bearings and distance text around section 22. Add a leader line from the point of commencement label to the P.O.C. On the face of the plat, the metes and bounds around the property being platted does not match what is described in the legal description: the face of the plat appears to be a counter clockwise description while the legal description is clockwise. The distances match but the bearings don’t. Submit a subdivision control data form. The covenants page is labeled TFT Addition while the cover page is labeled TFT Industrial Addition.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below. ***THE PLANNING COMMISSION MUST REVIEW THE INFORMATION CONCERNING THE OIL WELLS ON SITE PER THE SUBDIVISION REGULATIONS (SEE EXCERPTS FROM THE REGULATIONS FOLLOWING THIS STAFF REPORT.) AND DETERMINE THAT THEY AGREE WITH THE CONSULTING ENGINEERS’ REPORT FOR THE SITE. STAFF IS IN AGREEMENT WITH THE RESEARCH SUBMITTED FOR THE SITE AS SHOWN FOLLOWING.***

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

Standard Conditions:

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

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

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to **APPROVE** the minor subdivision plat for TFT Industrial Addition per staff recommendation, subject to special conditions and standard conditions.

* * * * *

31. **Stone Lake Phase II – Preliminary Plat**, Location: South of East 136th Street, west of North Sheridan Road (2134) (County)

STAFF RECOMMENDATION:

This plat consists of 13 lots, three blocks, on 9.46 acres.

The following issues were discussed July 11, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RE (residential estate). Make setbacks and standards match zoning code requirements.
2. **Streets:** Label streets as "Dedicated by this plat" or provide reference for prior dedication such as book/page number. Provide section on sidewalks.
3. **Sewer:** Aerobic systems will be used.
4. **Water:** Rural Water District No. 3, Washington County, will provide water.
5. **Storm Drainage:** It is not desirable to have an overland drainage easement and a utility easement occupy the same space. If stormwater detention for this platted area is provided off – site in the Stone Lake Phase I Stormwater Detention Facility, then that should be included in a note on the face of plat. Use standard language for item 4. Storm sewers were not addressed i.e. Lot Surface Drainage, Overland Drainage Easement, Stormwater Detention Easement, etc. If Phase II drainage is conveyed to the Phase I Stormwater Detention Facility, then what maintenance responsibilities do the Phase II Homeowners have for that facility? How is the rainfall runoff drainage from Phase II conveyed to the Phase I Stormwater Detention Facility in Phase I?

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Cox may need additional easements.
7. **Other: Fire:** A release letter must be received from the responsible fire department.
8. **Other: GIS:** State the scale of the location map. On the face of the plat, increase the size of the text describing the point of commencement. The basis of bearing should be clearly described and stated in degrees, minutes, and seconds. Please make note on the face of the plat any benchmarks and the size, location, description and identification of all monuments to be set or found in making the survey, shown to assure the reestablishment of any point or line of the survey. **County Engineer:** A drainage report is needed about the capacity to be built for Phase 2. Delete references to Rogers County standards. Clarify references to building lines versus utility easements especially on Lot 6, Block 1. If there is any flow to the east, for phase 3 accounts for this and for detention.

Staff recommends **APPROVAL** of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed 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.

Applicant indicated his agreement with the staff recommendation.

There were no interested parties wishing to speak.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to **APPROVE** the preliminary plat for Stone Lake Phase II per staff recommendation, subject special conditions and standard conditions.

* * * * *

Items 32 through 34 are related Items and will be discussed collectively and voted on individually:

32. **PUD-765-A – Kinslow, Keith & Todd/Nicole Watts/Unit Corp**, Location: Southwest corner of West 81st Street and Highway 75, Requesting a **Major Amendment** to abandon PUD-765 to remove the previously approved commercial shopping opportunities of this site, **CS/PUD-765 to CO/PUD-765-A**, (CD-2) (Related to Z-7236 and Z-7236-SP-1/Z-7115-SP-2)

STAFF RECOMMENDATION:

ZONING ORDINANCE: Ordinance number 22004 dated February 20, 2009, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

Z-7116/ PUD-765 February 2009: All concurred in approval of request for rezoning a 4.64± acre tract of land from AG to CS/PUD and a proposed Planned Unit Development a for four commercial pad sites with a total of 50, 295 square feet, on property located southwest corner of Highway 75 South and West 81st Street South and abutting west of subject property across Highway 75.

Z-7115/ Z-7115-SP-1 February 2009: All concurred in approval of a request for rezoning a 25.97± acre tract of land from AG to CO and a proposed Corridor Site Plan for mixed use development with 122, 512 square feet of retail and office, 152.40 square feet of hotel and 320 multifamily dwelling units on property located on the southwest corner of Highway 75 South and West 81st Street South and west of subject property across Highway 75.

Z-3794 October 1970: All concurred in approval of a request for rezoning a tract of land from RMH to AG on property located south of the southwest corner of West 81st Street South and South Union Avenue and a part of the subject property.

Surrounding Property:

Z-7164/ Z-7164-SP-1 April 2011: All concurred in approval of a request for rezoning a 30± acre tract of land from AG/ OL/ CS to CO and a Corridor Development Plan for a neighborhood and pedestrian oriented office and commercial mixed use development, on property located on the southeast corner of U.S. Highway 75 and West 81st Street and east of subject property across Highway 75.

Z-7148 March 2010: All concurred in approval of a request for rezoning a 13± acre tract of land from RMH to CO for future sale and development on property located south of southeast corner of South Union Avenue and West 81st Street and south of subject property.

Z-7140/ Z-7140-SP-1 December 2009: All concurred in approval of a request for rezoning a 41± acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81st Street. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81st Street.

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 known 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 71st and West 81st Street.

PUD-636/Z-5457-SP/Z-4825-SP October 2000: All concurred in approval for a proposed Planned Unit Development, on a 108± acre tract of land for a mixed use development including, single-family, townhouse dwellings , multi-family and commercial uses subject to conditions of the PUD located on the northwest corner of West 81st Street South and South Highway 75 and north of subject property.

Z-5993/PUD-377 November 1984: All concurred in approval of request for rezoning a 2.06± acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located on the southwest corner of West 81st Street South and West Union Avenue and west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5± acres in size and is located Southwest corner of West 81st Street and Highway 75. The property appears to be vacant and is zoned CS/ PUD-765.

SURROUNDING AREA: The subject tract is abutted on the east by Highway 75, further east is property zoned CO; on the north by undeveloped property zoned CS; on the south and west by vacant property zoned CO.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates West 81st Street South as a secondary arterial with no other special considerations.

Abandonment of this PUD will not affect the future transportation vision in this area except that a strong consideration of the large development will be to provide internal connectivity and to discourage access to West 81st Street South.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 81 st Street	Secondary Arterial	100 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comment: The abandonment of this PUD removes the previously approved commercial shopping opportunities of this site. The underlying zoning is being changed from CS to CO. CO zoning will require a corridor development plan that will identify all of the design and use standards relevant to this site. The

underlying CS or proposed CO zoning are both compatible with the Area of Growth concept.

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

Staff Comment: The abandonment of this PUD and anticipated Corridor Development Plan will continue to provide many opportunities for growth inside this Town Center area. Corridor zoning will encourage development of the Town Center vision and provides an opportunity to implement design details that will encourage a more rural feel than might be expected in other parts of Tulsa. Future Corridor Development Plans should expand that concept through the details of the design and site plan process.

STAFF RECOMMENDATION:

Staff finds that:

- 1) The PUD abandonment request leaves the site with CS zoning which is consistent with the Town Center designation and the Growth designation defined by The Comprehensive Plan. Concurrently with this request the applicant has asked for the site to be rezoned CO which is also consistent with the Comprehensive Plan.
- 2) Bulk and Area requirements defined by the existing CS or proposed CO zoning designation will be in harmony with the existing and anticipated development pattern of the area.
- 3) The approval of PUD-765-A will abandon the provisions of PUD 765 which was prepared in response to a request for a commercial development on the site. The underlying CS zoning was established on the site in conjunction with approval of the PUD.

Therefore, staff recommends **APPROVAL** of PUD-765-A as noted above.

33. **Z-7236 – Kinslow, Keith & Todd/Nicole Watts/Unit Corp**, Location: Southwest corner of West 81st Street and Highway 75, Requesting rezoning from **CS/PUD-765 to CO**, (CD-2) (Related to Z-7236-SP-1/Z-7115-SP-2 and PUD-765-A)

STAFF RECOMMENDATION:

ZONING ORDINANCE: Ordinance number 22004 dated February 20, 2009, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

Z-7116/ PUD-765 February 2009: All concurred in approval of request for rezoning a 4.64± acre tract of land from AG to CS/PUD and a proposed Planned Unit Development a for four commercial pad sites with a total of 50, 295 square feet, on property located southwest corner of Highway 75 South and West 81st Street South and abutting west of subject property across Highway 75.

Z-7115/ Z-7115-SP-1 February 2009: All concurred in approval of a request for rezoning a 25.97± acre tract of land from AG to CO and a proposed Corridor Site Plan for mixed use development with 122, 512 square feet of retail and office, 152.40 square feet of hotel and 320 multifamily dwelling units on property located on the southwest corner of Highway 75 South and West 81st Street South and west of subject property across Highway 75.

Z-3794 October 1970: All concurred in approval of a request for rezoning a tract of land from RMH to AG on property located south of the southwest corner of West 81st Street South and South Union Avenue and a part of the subject property.

Surrounding Property:

Z-7164/ Z-7164-SP-1 April 2011: All concurred in approval of a request for rezoning a 30± acre tract of land from AG/ OL/ CS to CO and a Corridor Development Plan for a neighborhood and pedestrian oriented office and commercial mixed use development, on property located on the southeast corner of U.S. Highway 75 and West 81st Street and east of subject property across Highway 75.

Z-7148 March 2010: All concurred in approval of a request for rezoning a 13± acre tract of land from RMH to CO for future sale and development on property located south of southeast corner of South Union Avenue and West 81st Street and south of subject property.

Z-7140/ Z-7140-SP-1 December 2009: All concurred in approval of a request for rezoning a 41± acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81st Street. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81st Street.

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 known 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 71st and West 81st Street.

PUD-636/Z-5457-SP/Z-4825-SP October 2000: All concurred in approval for a proposed Planned Unit Development, on a 108± acre tract of land for a mixed use development including, single-family, townhouse dwellings , multi-family and commercial uses subject to conditions of the PUD located on the northwest corner of West 81st Street South and South Highway 75 and north of subject property.

Z-5993/PUD-377 November 1984: All concurred in approval of request for rezoning a 2.06± acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located on the southwest corner of West 81st Street South and West Union Avenue and west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5± acres in size and is located Southwest corner of West 81st Street and Highway 75. The property appears to be vacant and is zoned CS/ PUD-765.

SURROUNDING AREA: The subject tract is abutted on the east by Highway 75, further east is property zoned CO; on the north by undeveloped property zoned CS; on the south and west by vacant property zoned CO.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates west 81st at a Secondary Arterial. There is not multi modal overlay identified at this location.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 81 st Street	Secondary Arterial	100 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comment: This site is currently underlying PUD 765 which is concurrently being abandoned. The zoning is request will be part of a larger CO district that is proposed for the new Unit Headquarters Building. The zoning will require a Corridor Development plan that will identify all of the design and use standards relevant to this site. The underlying CS or proposed CO zoning are both compatible with the Area of Growth concept.

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

Staff Comment: The rezoning request from CS to CO will require a Corridor Development Plan that will continue provide many opportunities for growth inside this Town Center area. Corridor zoning will encourage development of the Town Center vision and provides an opportunity to implement design details that will encourage a more rural feel than might be expected in other parts of Tulsa. Future Corridor Development Plans should expand that concept through the details of the design and site plan process.

STAFF RECOMMENDATION:

Staff finds that:

- 1) The requested CO zoning is consistent with the Town Center and Growth designation defined by The Comprehensive Plan.
- 2) Bulk and Area requirements defined by proposed CO zoning will be in harmony with the existing and anticipated development pattern of the area. The site is surrounded by CO zoning in all directions.
- 3) The requested CO zoning will be part of a larger Corridor Development Plan for the Unit Corporation. The Corridor Development Plan is expected to provide an opportunity to provide development standards consistent with the expected vision of the West Highlands Small Area Plan.

Therefore **staff recommends approval** for the rezoning request from CS to CO.

34. **Z-7236-SP-1/Z-7115-SP-2 - Kinslow, Keith & Todd/Nicole Watts/Unit Corp.**, Location: Southeast corner of West 81st Street and South Union Avenue, Requesting **Corridor Development Plan** to build a six-story, 170,000 square foot office building and parking associated for the new corporate headquarters, **CS/PUD-765** (CD-2) (Related to PUD-765-A and Z-7236)

STAFF RECOMMENDATION:

ZONING ORDINANCE: Ordinance number 22004 dated February 20, 2009; and 22005 dated February 20, 2009 established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

Z-7116/ PUD-765 February 2009: All concurred in approval of request for rezoning a 4.64± acre tract of land from AG to CS/PUD and a proposed

Planned Unit Development a for four commercial pad sites with a total of 50, 295 square feet, on property located southwest corner of Highway 75 South and West 81st Street South and abutting west of subject property across Highway 75.

Z-7115/ Z-7115-SP-1 February 2009: All concurred in approval of a request for rezoning a 25.97± acre tract of land from AG to CO and a proposed Corridor Site Plan for mixed use development with 122, 512 square feet of retail and office, 152.40 square feet of hotel and 320 multifamily dwelling units on property located on the southwest corner of Highway 75 South and West 81st Street South and west of subject property across Highway 75.

Z-3794 October 1970: All concurred in approval of a request for rezoning a tract of land from RMH to AG on property located south of the southwest corner of West 81st Street South and South Union Avenue and a part of the subject property.

Surrounding Property:

Z-7164/ Z-7164-SP-1 April 2011: All concurred in approval of a request for rezoning a 30± acre tract of land from AG/ OL/ CS to CO and a Corridor Development Plan for a neighborhood and pedestrian oriented office and commercial mixed use development, on property located on the southeast corner of U.S. Highway 75 and West 81st Street and east of subject property across Highway 75.

Z-7148 March 2010: All concurred in approval of a request for rezoning a 13± acre tract of land from RMH to CO for future sale and development on property located south of southeast corner of South Union Avenue and West 81st Street and south of subject property.

Z-7140/ Z-7140-SP-1 December 2009: All concurred in approval of a request for rezoning a 41± acre tract of land from AG to CO and a Corridor Site Plan for residential use, garden and patio homes, on property located south of southwest corner of South Maybelle Avenue and West 81st Street. The TMAPC recommended approval per staff recommendation and subject to adding Use Unit 1, to impose the additional buffer along the north end across to the detention pond. City Council approved the applications per TMAPC recommendation with condition of Maybelle getting upgraded in accordance with the Major Street and Highway Plan and per City of Tulsa design standards within the project limits, and resurfaced to 22' wide with improved borrow ditch from the northern boundary of the subdivision to West 81st Street.

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 known 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 71st and West 81st Street.

PUD-636/Z-5457-SP/Z-4825-SP October 2000: All concurred in approval for a proposed Planned Unit Development, on a 108± acre tract of land for a mixed use development including, single-family, townhouse dwellings , multi-family and commercial uses subject to conditions of the PUD located on the northwest corner of West 81st Street South and South Highway 75 and north of subject property.

Z-5993/PUD-377 November 1984: All concurred in approval of request for rezoning a 2.06± acre tract of land from RS-3 to OL/CS/PUD and a proposed Planned Unit Development for a printing and graphic art reproduction & associated sales business on property located on the southwest corner of West 81st Street South and West Union Avenue and west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 31± acres in size and is located on the southeast corner of West 81st Street and South Union Avenue. The property appears to be vacant and is zoned CS/PUD-765.

SURROUNDING AREA: : The subject tract is abutted on the east by US 75, zoned AG; on the north by a developing multifamily residential use, zoned PUD-636/CO; on the south by office/industrial uses, zoned CO; and on the west by vacant land, mixed uses and large-lot single-family residential uses, zoned CS/OL/PUD-377 and RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates South Union Avenue as a Multi Modal Secondary Arterial Street. West 81st is only classified as a secondary arterial with no other considerations.

The South Union Multi-modal street concept emphasizes plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks

depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

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

Staff Comment: The future vision of the comprehensive plan is years away from implementation. This project will require street right-of-way dedication and will encourage interior connectivity consistent with the Corridor District vision defined in the Zoning Code. The West Highlands Small Area Plan for this area is currently being developed. Landscaping and sign limitations adjacent to the secondary arterial streets should be a significant component of new development. This landscape edge will encourage a “rural” feel consistent with the existing development pattern west of South Union Avenue.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 81 st Street	Secondary Arterial	100 feet	2
South Union Avenue	Multi Modal Secondary Arterial	100 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits

the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Staff Comment: The abandonment of this PUD removes the previously approved commercial shopping opportunities of this site. The underlying zoning is being changed from CS to CO. CO zoning will require a corridor development plan that will identify all of the design and use standards relevant to this site. The underlying CS or proposed CO zoning are both compatible with the Area of Growth concept.

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

Staff Comment: The Corridor Development Plan will provide many opportunities for growth inside this Town Center area. Corridor zoning will encourage development of the Town Center vision and provides an opportunity to implement design details that will encourage a more rural feel than might be expected in other parts of Tulsa. Future Corridor Development Plans should expand that concept through the details of the design and site plan process. The anticipated height of the structure is slightly higher than the maximum height visualized in the plan however at this location staff is confident that the general concept of a Town Center is appropriate with this development.

Corridor Development Plan Staff Summary:

I. APPLICANT DEVELOPMENT CONCEPT

Unit Corporation is a diversified energy company engaged through its subsidiaries in the exploration for and production of oil and natural gas, the acquisition of producing oil and natural gas properties, the contract drilling of onshore oil and natural gas wells, and the gathering and processing of natural gas. Unit Corporation is a publicly traded company on the New York Stock Exchange and celebrating their 50 year anniversary this year. Unit's subsidiaries are Unit Drilling Company, Unit Petroleum Company and Superior Pipeline Company.

Unit Corporation is proposing to build their new corporate headquarters on tract of property located on the southwest corner of U.S. Highway 75 and West 81st Street. There is an existing PUD-765 and Corridor Development Plan (Z-7115) for this property that will be vacated and replaced with this new Corridor Development Plan.

The Tulsa Comprehensive Plan recognizes this area as important to development and quality of life issues for Tulsa and the West Tulsa area. The Comprehensive Land Use Plan component depicts a Town Center for the Project and indicates it as an area of growth. Development patterns adjacent to US 75 are generally high activity in character. There is a regional shopping center (Tulsa Hills) north and east across 81st Street from the Project; the same Regional Center designation for Tulsa Hills is depicted on the west side of the expressway north of 81st Street. There is a new residential subdivision immediately south and east across US 75 from this site and a large lot residential development located west of Union Avenue. The Project is aligned with the jobs-per-acre criteria of a Town Center.

The Project is comprised of approximately 30.61 acres with approximately 25.97 acres zoned CO and 4.64 acres located on the northeast corner of the Project, zoned PUD 765 and CS. This Corridor Development Plan is also accompanied with a PUD Major Amendment application to abandon PUD 765 and a Rezoning application to rezone the CS property to CO. There is an existing Corridor Development Plan already approved for this tract of land that allows for 320 apartment units and roughly 275,000 square feet of commercial uses including a hotel.

On May 22, 2013, Kinslow, Keith and Todd on behalf of Unit Corporation sent letters to all of Unit's neighbors within a minimum of 300 feet of the Project inviting them to a meeting about the Project and necessary rezoning. The meeting was held on June 5, 2013 at Zarrow Library at 2224 W. 51st Street.

Phase One of the Project consists of a six-story 170,000 square foot office building and associated parking for Unit Corporation's new headquarters. The Corridor Development Plan includes avenues of future growth for Unit including a 170,000 square foot building addition and parking garage. The Corridor Development Plan also includes a master plan for the remaining property which allows commercial or office pad sites along West 81st Street and another office building off of Union Avenue. The Conceptual Site Plan for the Project is shown on Exhibit 'A1' and the Conceptual Site Plan for Phase One is shown on Exhibit 'A2'.

Some main conceptual components of the Phase One development include:

- Covered structures for all parking spaces
- Bicycle parking for a minimum of ten bicycles
- Various artwork and landscape treatments throughout the property

Exhibit 'B1' is an Area Aerial Photograph of the Area Land Uses around the Project.

The Development is broken into two (2) Development Areas. Development Area A only allows Office Use. Development area A is the first phase of the project. Development Area B Allows Commercial and Office Use and was provided at INCOG request to illustrate what could happen with future development. At this time there is not proposed construction activity in Area B. The development standards are laid out later in this document and they are shown on Exhibit 'C'.

Access to the Project will be limited to two (2) drives – one (1) off of West 81st Street South and one (1) off of South Union Avenue. All remaining access will be provided through a private collector drive to provide internal vehicular circulation. If any additional access is requested for future development opportunities the site plan must be modified in a public hearing at the regularly scheduled Planning Commission meetings.

Sidewalks will be provided along Union Avenue and West 81st Street between the two drives and along the entire length of the private collector drive on the west side. The Access and Circulation Plan is shown on Exhibit 'D'.

The existing zoning is shown on the Zoning Map attached as Exhibit 'E'.

Because the Project is located adjacent to Highway 75, the development should be expected to have, and the proposed Development Standards will assure, the compatibility necessary to protect and enhance the neighboring residential lots and the new commercial development.

Finally, the Detailed Site Plan review will ensure continued compliance with the approved Development Standards.

II. CORRIDOR DEVELOPMENT STANDARDS

DEVELOPMENT AREA A (Unit Headquarters Site)

NET LAND AREA: 1,013,028.33 SF / 23.26 ACRES (GROSS)
963,685.79 SF / 22.12 ACRES (NET)

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NW/4 OF THE NW/4 OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN; THENCE S 01°10'30" E ALONG THE WEST LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 346.24 FEET TO THE 'POINT OF BEGINNING';

THENCE S 90°00'00" E A DISTANCE OF 1004.68 FEET; THENCE S 08°54'44" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 459.14 FEET; THENCE S 02°01'38" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 507.19 FEET; THENCE S 88°56'53" W ALONG THE SOUTH LINE OF THE NW/4 OF THE NW/4 OF SECTION 14 A DISTANCE OF 1037.95 FEET TO THE WEST LINE OF THE NW/4 OF SECTION 14; THENCE N 01°10'30" E ALONG THE WEST LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 979.73 FEET TO THE 'POINT OF BEGINNING'.

PERMITTED USE: OFFICE USES PERMITTED BY RIGHT WITHIN USE UNIT 10 AND 11

MAXIMUM BUILDING SF: 565,000 SF 0.59 FAR

MAXIMUM STRUCTURE HEIGHT:

846 FEET ABOVE MEAN SEA LEVEL (AMSL). Note: This restriction is an airport consideration and is true for any structure on site.

MAXIMUM BUILDING STORIES: 6

MAXIMUM PARKING GARAGE

HEIGHT: 4 STORIES (1 – GROUND LEVEL & 3 –STRUCTURAL LEVELS)

MINIMUM OFF-STREET PARKING SPACES:
AS REQUIRED BY THE APPLICABLE USE UNIT A BIKE RACK OR
RACKS SUITABLE FOR TEN BICYCLES SHALL BE PROVIDED NEAR
THE BUILDING ENTRANCE

MINIMUM PRINCIPAL BUILDING SETBACKS:
FROM HIGHWAY U.S. 75 ROW 100'
FROM SOUTH UNION AVENUE ROW- 50'
FROM CENTERLINE OF CORRIDOR COLLECTOR DRIVE 50'

FROM NORTH BOUNDARY OF AREA A 30'
FROM SOUTH BOUNDARY OF AREA A 30'
FROM INTERIOR LOT LINE- 0'

MINIMUM ACCESSORY GARAGE SETBACKS:
FROM HIGHWAY U.S. 75 ROW 100'
FROM SOUTH UNION AVENUE ROW 50'
FROM CENTERLINE OF CORRIDOR
COLLECTOR STREET 50'
FROM NORTH BOUNDARY OF AREA A 20'
FROM SOUTH BOUNDARY OF AREA A 20'-30'
FROM INTERIOR LOT LINE 0'

MINIMUM PAVEMENT SETBACKS:
WEST OFFSET FROM CENTERLINE OF PRIVATE
CORRIDOR COLLECTOR DRIVE- 50'

NORTH OFFSET FROM CENTERLINE OF PRIVATE
CORRIDOR COLLECTOR DRIVE- 50'

LIGHTING:
EXTERIOR AREA LIGHTING SHALL BE LIMITED TO SHIELDED
FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD AND
AWAY FROM RESIDENTIAL PROPERTIES. LIGHTING SHALL
BE SO DESIGNED THAT THE LIGHT PRODUCING ELEMENTS
AND THE POLISHED LIGHT REFLECTING ELEMENTS OF
EXTERIOR LIGHTING FIXTURES SHALL NOT BE VISIBLE TO A
PERSON STANDING WITHIN AN ADJACENT RESIDENTIAL
AREA , STREET OR HIGHWAY RIGHT OF WAY. NO LIGHT
STANDARD SHALL EXCEED 25 FEET IN HEIGHT. A
PHOTOMETRIC PLAN SHALL BE PROVIDED AS PART OF THE
SITE PLAN ILLUSTRATING THAT NO LIGHT TRESPASS
EXTENDS BEYOND THE PROPERTY LINE IN ANY DIRECTION

SIGNS:

SIGNS SHALL BE LIMITED TO:

(A) WALL OR CANOPY SIGNS NOT EXCEEDING 1 SQUARE FOOT OF DISPLAY SURFACE AREA PER LINEAL FOOT OF THE MAIN BUILDING WALL TO WHICH AFFIXED, PROVIDED HOWEVER, THE AGGREGATE LENGTH OF WALL SIGNS SHALL NOT EXCEED 75% OF THE WALL OR CANOPY TO WHICH AFFIXED. A WALL OR CANOPY SIGN MAY BE AFFIXED TO EVERY SIDE OF THE BUILDING.

(B) ONE (1) PROJECT IDENTIFICATION SIGN MAY BE LOCATED ALONG THE HIGHWAY 75 FRONTAGE NOT EXCEEDING 35 IN HEIGHT AND 500 SQUARE FEET OF DISPLAY SURFACE AREA. NO OFF-SITE ADVERTISEMENT WILL BE ALLOWED.

(C) FOUR (4) CENTER TENANT DIRECTIONAL SIGNS ALONG THE FRONTAGE OF THE PRIVATE CORRIDOR COLLECTOR DRIVE NOT EXCEEDING 5 FEET IN HEIGHT AND 3 SQUARE FEET OF DISPLAY SURFACE AREA.

(D) ONE (1) IDENTIFICATION SIGN FOR EACH ARTERIAL STREET FRONTAGE NOT EXCEEDING 8 FEET IN HEIGHT AND 64 SQUARE FEET OF DISPLAY SURFACE AREA.

(E) ONE (1) GROUND SIGN WITHIN 100 FEET OF THE ENTRANCE OFF OF SOUTH UNION AVENUE IDENTIFYING A TENANT OR TENANTS WITHIN DEVELOPMENT AREA A NOT EXCEEDING 12 FEET IN HEIGHT AND 96 SQUARE FEET OF DISPLAY SURFACE AREA.

(F) ONE (1) GROUND MONUMENT SIGN AT THE MAIN ENTRANCE OF UNIT'S CAMPUS SOUTH OF DEVELOPMENT AREA B NOT EXCEEDING 8 FEET IN HEIGHT AND 64 SQUARE FEET OF DISPLAY SURFACE AREA.

(G) ANY SIGN LIGHTING MUST BE CONSTANT LIGHT.

(H) ONLY ONE SIDE OF A DOUBLE-FACED SIGN TO BE INCLUDED IN THE COMPUTATION OF DISPLAY SURFACE AREA.

LANDSCAPE AREA:

IN ADDITION TO THE 15' LANDSCAPE BUFFER AND HIGHWAY STREET YARD AREA A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL NET LAND AREA OF THE PROJECT SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE. ANY PARKING PROPOSED WITHIN 50 FEET OF ANY STREET OR HIGHWAY RIGHT OF WAY SHALL BE SCREENED WITH SHRUBBERY, ORNAMENTAL GRASSES, 3' TALL BERMS OR A COMBINATION OF ALL. THE PRIVATE COLLECTOR DRIVE HAS NO STREET YARD REQUIREMENTS HOWEVER TREES ALONG THE COLLECTOR DRIVE SIMILAR IN ARRANGEMENT TO THE CONCEPTUAL LANDSCAPE PLAN WILL BE PROVIDED.

TRASH AND MECHANICAL EQUIPMENT AREAS:

ALL TRASH AND MECHANICAL EQUIPMENT AREAS (EXCLUDING UTILITY SERVICE TRANSFORMERS, PEDESTALS OR EQUIPMENT PROVIDED BY FRANCHISE UTILITY PROVIDERS) INCLUDING BUILDING MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN BY A PERSON STANDING AT GROUND LEVEL IN PROXIMITY OF THE EQUIPMENT.

NO OUTSIDE STORAGE:

THERE SHALL BE NO OUTSIDE STORAGE OF RECYCLABLE MATERIAL, TRASH OR SIMILAR MATERIALS OUTSIDE OF A SCREENING RECEPTACLE, NOR SHALL TRUCKS OR TRAILER TRUCKS BE PARKED UNLESS THEY ARE ACTIVELY BEING LOADED OR UNLOADED. TRUCK TRAILERS AND SHIPPING CONTAINERS SHALL NOT BE USED FOR STORAGE.

DEVELOPMENT AREA B

NET LAND AREA: 320,122.44 SF / 7.35 ACRES (GROSS)
277,619.04 SF / 6.37 ACRES (NET)

LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NW/4 OF THE NW/4 OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN; THENCE S 88°56'38" E ALONG

THE NORTH LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 446.92 FEET TO THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75; THENCE S 01°03'22" W ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF

40.00 FEET; THENCE S 89°56'38" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 275.00 FEET; THENCE S 76°47'22" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 255.03 FEET; THENCE S 08°54'44" E ALONG THE

WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 264.39 FEET; THENCE S 90°00'00" W FOR A DISTANCE OF 1004.68 FEET; THENCE NORTH 01°10'30" E ALONG THE WEST LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 346.24 FEET TO THE 'POINT OF BEGINNING'.

PERMITTED USES:

USE UNIT 10 – OFF STREET PARKING; USE UNIT 11 - OFFICES, STUDIOS AND SUPPORT SERVICES INCLUDING DRIVE THRU BANK FACILITIES; USE UNIT 12 – EATING ESTABLISHMENTS OTHER THAN DRIVE INS; USE UNIT 13 – CONVENIENCE GOODS AND SERVICES; USE UNIT 14 – SHOPPING GOODS AND SERVICES; USE UNIT 18 – DRIVE IN RESTAURANT

MAXIMUM BUILDING SF: 100,000 SF 0.36 FAR

MAXIMUM BUILDING HEIGHT:

*40' ABOVE FINISHED GROUND PLAN; *ARCHITECTURAL FEATURES, SUCH AS PARAPETS, SHALL BE PERMITTED TO EXCEED THE MAXIMUM HEIGHT AT DETAILED SITE PLAN APPROVAL, BUT SHALL NOT EXCEED 800 FEET ABOVE MEAN SEA LEVEL (AMSL)

MAXIMUM STORIES: 2

MINIMUM OFF-STREET PARKING SPACES:

AS REQUIRED BY THE APPLICABLE USE UNIT A BIKE RACK OR RACKS WITH CAPACITY MATCHING 2.5 % OF THE VEHICULAR PARKING SPACES SHALL BE PROVIDED NEAR THE BUILDING ENTRANCE

MINIMUM BUILDING SETBACKS:

FROM HIGHWAY U.S. 75 ROW -	100'
FROM WEST 81 ST STREET ROW-	50'
FROM SOUTH UNION AVENUE ROW -	50'

FROM CENTERLINE OF CORRIDOR COLLECTOR DRIVE-	50'
FROM SOUTH BOUNDARY OF AREA B-	30'
FROM INTERIOR LOT LINE-	0'

MINIMUM PAVEMENT SETBACKS: WEST OFFSET FROM CENTERLINE OF PRIVATE CORRIDOR COLLECTOR DRIVE	50'
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EAST OFFSET FROM CENTERLINE OF PRIVATE CORRIDOR COLLECTOR DRIVE	50'
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LIGHTING:

EXTERIOR AREA LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL PROPERTIES. LIGHTING SHALL BE SO DESIGNED THAT THE LIGHT PRODUCING ELEMENTS AND THE POLISHED LIGHT REFLECTING ELEMENTS OF EXTERIOR LIGHTING FIXTURES SHALL NOT BE VISIBLE TO A PERSON STANDING WITHIN AN ADJACENT RESIDENTIAL AREA OR STREET RIGHT OF WAY. NO LIGHT STANDARD SHALL EXCEED 25 FEET IN HEIGHT. A PHOTOMETRIC PLAN SHALL BE PROVIDED AS PART OF THE SITE PLAN ILLUSTRATING THAT NO LIGHT TRESPASS EXTENDS BEYOND THE PROPERTY LINE IN ANY DIRECTION.

SIGNS:

SIGNS SHALL BE LIMITED TO:

(A) WALL OR CANOPY SIGNS NOT EXCEEDING 2 SQUARE FEET OF DISPLAY SURFACE AREA PER LINEAL FOOT OF THE MAIN BUILDING WALL TO WHICH AFFIXED, PROVIDED HOWEVER, THE AGGREGATE LENGTH OF WALL SIGNS SHALL NOT EXCEED 75% OF THE WALL OR CANOPY TO WHICH AFFIXED. WALL SIGNS SHALL FACE ARTERIAL STREET FRONTAGE ONLY.

(B) ONE (1) PROJECT IDENTIFICATION POLE SIGN TO BE LOCATED ALONG THE HIGHWAY 75 FRONTAGE NOT EXCEEDING 35 IN HEIGHT AND 500 SQUARE FEET OF DISPLAY SURFACE AREA.

(C) THREE (3) CENTER TENANT DIRECTIONAL SIGNS ALONG THE FRONTAGE OF THE PRIVATE CORRIDOR COLLECTOR DRIVE NOT EXCEEDING 5 FEET IN HEIGHT AND 3 SQUARE FEET OF DISPLAY SURFACE AREA.

(D) ONE (1) IDENTIFICATION SIGN FOR EACH ARTERIAL STREET FRONTAGE NOT EXCEEDING 8 FEET IN HEIGHT AND 64 SQUARE FEET OF DISPLAY SURFACE AREA.

(E) ONE (1) GROUND SIGN AT THE ENTRANCE OFF OF WEST 81ST STREET IDENTIFYING A TENANT OR TENANTS WITHIN DEVELOPMENT AREA A NOT EXCEEDING 12 FEET IN HEIGHT AND 96 SQUARE FEET OF DISPLAY SURFACE AREA.

SIGN LIGHTING IF INCLUDED MUST BE CONSTANT LIGHT.

ONLY ONE SIDE OF A DOUBLE-FACED SIGN TO BE INCLUDED IN THE COMPUTATION OF DISPLAY SURFACE AREA

LANDSCAPE AREA:

IN ADDITION TO THE 15' LANDSCAPE BUFFER AND HIGHWAY STREET YARD AREA A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL NET LAND AREA OF THE PROJECT SHALL BE IMPROVED AS INTERNAL LANDSCAPED OPEN SPACE. ANY PARKING PROPOSED WITHIN 50 FEET OF ANY STREET OR HIGHWAY RIGHT OF WAY SHALL BE SCREENED WITH SHRUBBERY, ORNAMENTAL GRASSES, 3' TALL BERMS OR A COMBINATION OF ALL. THE PRIVATE COLLECTOR DRIVE HAS NO STREET YARD REQUIREMENTS HOWEVER TREES ALONG THE COLLECTOR DRIVE SIMILAR IN ARRANGEMENT TO THE CONCEPTUAL LANDSCAPE PLAN WILL BE PROVIDED.

TRASH AND MECHANICAL EQUIPMENT AREAS:

ALL TRASH AND MECHANICAL EQUIPMENT AREAS (EXCLUDING UTILITY SERVICE TRANSFORMERS, PEDESTALS OR EQUIPMENT PROVIDED BY FRANCHISE UTILITY PROVIDERS) INCLUDING BUILDING MOUNTED, SHALL BE SCREENED FROM PUBLIC VIEW IN SUCH A MANNER THAT THE AREAS CANNOT BE SEEN BY A PERSON STANDING AT GROUND LEVEL IN PROXIMITY OF THE EQUIPMENT.

A 6' MASONRY ENCLOSURE SHALL BE PROVIDED FOR TRASH ENCLOSURES.

NO OUTSIDE STORAGE:

THERE SHALL BE NO OUTSIDE STORAGE OF RECYCLABLE MATERIAL, TRASH OR SIMILAR MATERIALS OUTSIDE OF A SCREENING RECEPTACLE, NOR SHALL TRUCKS OR TRAILER TRUCKS BE PARKED UNLESS THEY ARE ACTIVELY BEING

LOADED OR UNLOADED. TRUCK TRAILERS AND SHIPPING CONTAINERS SHALL NOT BE USED FOR STORAGE.

III. LANDSCAPING AND SCREENING DETAILS

THE PROJECT LANDSCAPING AND SCREENING DETAILS WILL COMPLY WITH THE REQUIREMENTS OF THE TULSA ZONING CODE FOR STREET FRONTAGE AND PARKING AREA LANDSCAPING AND WILL ESTABLISH A NEW MINIMUM 15 FOOT LANDSCAPE BUFFER ALONG THE ARTERIAL STREET FRONTAGES AND THE SOUTH BOUNDARY OF THE SITE, EXCEPTING POINTS OF ACCESS (SEE EXHIBIT 'F' - CONCEPTUAL LANDSCAPE PLAN).

THE LANDSCAPE PLAN WILL MEET OR EXCEED THE REQUIREMENTS OF THE LANDSCAPE CHAPTER OF THE TULSA ZONING CODE. ADDITIONALLY THE PROJECT WILL REQUIRE TREES MEETING THE SIZE REQUIREMENTS FOR STREET YARD TREES IN THE CODE AT THE DENSITY DEFINED BELOW: ALONG THE HIGHWAY 75 RIGHT OF WAY A 50 STREET YARD IS REQUIRED INSIDE THE STREET YARD ONE TREE FOR EACH 1500 SQUARE FEET.

FENCING OR GATES ARE NOT REQUIRED EXCEPT AS MAY BE REQUIRED BY PRIVATE AGREEMENT AND ARE NOT ENFORCEABLE BY THE CITY OF TULSA.

THE AREA AT THE FIRST ROUND-A-ABOUT WILL BE LANDSCAPED AS A MAJOR ENTRANCE INTO UNIT CORPORATION. THIS AREA COULD INCLUDE FLOWER BEDS, LOW WALLS AND A SIGN. THE SECOND ROUND-A-ABOUT IN FRONT OF THE BUILDING WILL BE LANDSCAPED AND MAY INCLUDE A LARGE PIECE OF ARTWORK.

LANDSCAPING OF THE PROJECT IS SHOWN ON EXHIBIT 'F' - CONCEPTUAL LANDSCAPE PLAN. THIS LANDSCAPING WILL INCORPORATE, TO THE EXTENT FEASIBLE, THE HEALTHY EXISTING TREES IN THE SOUTHWEST CORNER OF THE PROPERTY.

IV. ACCESS AND CIRCULATION

ACCESS FOR THE PROJECT WILL BE FROM ONE ACCESS POINT OFF OF WEST 81ST STREET AND ONE ACCESS POINT OFF OF UNION AVENUE AS SHOWN ON EXHIBIT 'D' - SITE ACCESS AND CIRCULATION PLAN. INTERNAL CIRCULATION WILL BE DERIVED FROM AN INTERIOR PRIVATE COLLECTOR DRIVE SYSTEM. ALL DEVELOPMENTS WITHIN THE PROJECT

WILL HAVE ALL OF THEIR ACCESS POINTS OFF OF THIS PRIVATE COLLECTOR DRIVE AND THERE WILL BE LIMITS OF NO ACCESS ALONG THE ENTIRE LENGTHS OF WEST 81ST STREET AND UNION AVENUE EXCEPT FOR THE TWO (2) ACCESS POINTS.

THE COMPREHENSIVE PLAN REQUIRES FOR THE PRIVATE COLLECTOR ROAD TO BE BUILT TO THE SOUTH PROPERTY LINE. THE DRIVE THROUGH THIS CORRIDOR DEVELOPMENT PLAN WILL BE PROVIDED TO A POINT TO SERVE THE CURRENT DEVELOPMENT.

SIDEWALKS WILL BE PROVIDED ALONG WEST 81ST STREET AND UNION AVENUE AS REQUIRED IN THE SUBDIVISION REGULATIONS.

SIDEWALKS WILL ALSO BE PROVIDED ALONG THE WEST SIDE OF THE PRIVATE DRIVE FROM WEST 81ST STREET TO UNION AVENUE. SIDEWALKS WILL BE REQUIRED FROM ANY BUILDING TO THE PRIVATE DRIVE SIDEWALK TO PROVIDE PEDESTRIAN ACCESS.

- V. SITE PLAN REVIEW
NO BUILDING PERMIT SHALL BE ISSUED FOR ANY BUILDING WITHIN THE PROJECT UNTIL A CORRIDOR DEVELOPMENT DETAILED SITE PLAN HAS BEEN SUBMITTED TO THE TULSA METROPOLITAN AREA PLANNING COMMISSION AND APPROVED AS BEING IN COMPLIANCE WITH THE APPROVED CORRIDOR DEVELOPMENT PLAN.
- VI. SCHEDULE OF DEVELOPMENT
DEVELOPMENT WILL BEGIN UPON FINAL APPROVAL OF THE CORRIDOR DEVELOPMENT PLAN, PLATTING OF THE PROPERTY AND DETAILED SITE PLAN APPROVAL. THE ANTICIPATED CONSTRUCTION START DATE IS THE FIRST QUARTER OF 2014.

STAFF RECOMMENDATION:

The proposed development for plan presented for Z-7236-SP-1 is consistent with The Comprehensive Plan.

Landscape and site plan considerations will provide a landscape edge creating an image consistent with the West Highlands Small Area plan being developed in this area.

The internal vehicular circulation system is consistent with the vision of a Corridor Zoned property and will limit multiple accesses for future development.

The project is consistent with the expected development pattern of the surrounding area.

Therefore staff recommends **APPROVAL** of Corridor Development Plan Z-7236-SP-1 as outlined in the development standards above.

TMAPC COMMENTS:

Mr. Dix stated that he is struggling with the access requirement and asked if the owner agreed to the limitations. Mr. Wilkerson indicated that the owners have agreed to the limitations. Mr. Wilkerson reminded the Planning Commission that when the applicant applied for this application they didn't indicate any development in the out parcels. Staff requested that the concept of what could be developed be presented at a very early stage. Mr. Wilkerson stated that he doesn't know exactly where the limitations are. Mr. Dix stated that if it was allowed across the street, how it cannot be allowed on the subject property. Mr. Wilkerson stated that it is part of the standards of the corridor development plan. Mr. Dix stated that he is talking about the Sonic Drive-In across the highway from the subject property. Mr. Wilkerson stated that the Corridor Zoning District is very clear that it limits access to the arterial street and one provides an internal circulation system.

Mr. Covey asked if there have been any concerns from the neighbors regarding the height of the proposed building. Mr. Wilkerson stated that the south property owner has been in contact with staff and the developer. The property owner to the south has a business and residence immediately adjacent to the south property line. The building setback requirement from the south property line to the nearest structure be amended from 20 feet to 30 feet and the developer is in agreement. Mr. Covey stated that looking at the Comprehensive Plan where it defines Town Centers and it does state "medium scale, one to five stories". Mr. Covey asked Mr. Wilkerson is he is making a discretionary call that six stories would be okay. Mr. Covey asked if ten stories be okay. Mr. Wilkerson stated that this is so far from the adjacent property and is close to the right-of-way, which is separated from the neighbors to the west and he felt that an additional story wasn't significant.

Applicant's Comments:

Nicole Watts, 2200 South Utica Place, Suite 200, stated that she is proposing the six-story, 170,000 square foot office building. At this time her client has no plans for future commercial or office growth. She indicated that her client prefers to be secluded with a nice corporate office in Tulsa. The landscaping and entities that are being proposed are a nice

addition to Tulsa. Ms. Watts stated that there was a neighborhood meeting and 20 to 25 people attended. There were a few with some concerns. Ms. Watts indicated that Councilor Cue is supportive of this application.

INTERESTED PARTIES COMMENTS:

John Shafer, 427 South Boston, Suite 707, 74103, stated that he represents Tony and Beverly Osmond, and Globe X-Ray Services, which is located immediately adjacent to the south of the subject property. Mr. Shafer stated that he has met with the applicant and they have agreed to adjust the building setback along their south boundary from 20 feet to 30 feet.

Jana Davis, P.O. Box 702773, 74170, stated that she is concerned about the traffic along 81st Street and this proposal will add to the traffic issues. She further stated that the six stories will be down in the valley area and will not appear to be six stories and she doesn't have a problem with that. Ms. Davis concluded that her concern is traffic, especially under the bridge. Ms. Davis stated that there are no improvements slated for Union between 61st to 91st Streets.

Applicant's Rebuttal:

Ms. Watts stated that traffic has been the biggest concern for everyone. She indicated that she has been in discussions with the City of Tulsa and ODOT. She explained that the problem with 81st Street is the ODOT overpass and the bridge isn't large enough. ODOT has plans to widen the bridge, but right now it is five to ten years out. Ms. Watts stated that the proposed development and an additional development north of 81st Street may bump up the widening of the bridge. Ms. Watts stated that there will be some traffic evaluations done.

TMAPC COMMENTS:

Mr. Walker stated that this is a huge deal for Tulsa. Ms. Watts agreed and stated that Unit will be celebrating their 50 year anniversary this year.

Mr. Wilkerson stated that he failed to mention that he received a call from an interested party regarding using the detention ponds as a fishing pond for the neighborhoods and she requested a continuance for this issue.

Mr. Covey asked if there is anything in this proposal that conflicts with the West Highland Small Area Plan (the West Highland Small Area Plan has not been adopted at this time). Mr. Wilkerson stated that the landscape standards and the green spaces exceed what the minimum standards in the Zoning Code and that is all staff has to regulate at this point. The rural area/character that the small area plan is leaning toward would only be through landscaping and green space. Mr. Wilkerson stated that he

doesn't believe that there are any violations with this proposal and where the small area plan is leaning to at this time.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to recommend **APPROVAL** of the major amendment for PUD-765-A to abandon PUD-765 per staff recommendation.

Legal Description for PUD-765-A:

A TRACT OF LAND LOCATED IN THE NW/4 OF THE NW/4 OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, A STEM OF AN ODOT BRASS CAP; THENCE S89°52'44"E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 14 TOWARD THE NORTH QUARTER CORNER OF SECTION 14 BEING AN ODOT BRASS CAP, A DISTANCE OF 411.52 FEET TO THE 'POINT OF BEGINNING'; THENCE CONTINUING S89°52'44"E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 35.40 FEET TO THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75; THENCE S00°07'16"W ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75 A DISTANCE OF 40.00 FEET; THENCE S89°52'44"E ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75 A DISTANCE OF 275.00 FEET; THENCE S75°36'44"E ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75, A DISTANCE OF 255.03 FEET; THENCE S07°44'06"E ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75 A DISTANCE OF 331.40 FEET; THENCE S90°00'00"W A DISTANCE OF 514.55 FEET; THENCE N00°00'00"E A DISTANCE OF 74.73 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 32°49'46", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 114.60 FEET, A CHORD BEARING OF N16°24'53"W AND A CHORD LENGTH OF 113.04 FEET; THENCE N32°49'46"W AND TANGENT TO THE PREVIOUS CURVE A DISTANCE OF 65.47 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 32°49'46", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 71.62 FEET, A CHORD BEARING OF N16°24'53"W AND A CHORD LENGTH OF 70.65 FEET; THENCE N00°00'00"E AND TANGENT TO THE PREVIOUS CURVE A DISTANCE OF 126.47 FEET TO THE 'POINT OF BEGINNING'. SAID TRACT CONTAINS 201,950 SQUARE FEET OR 4.6361 ACRES.

THE NON-ASTRONOMIC BEARINGS FOR SAID TRACT ARE BASED ON AN ASSUMED BEARING OF S89°52'44"E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to recommend **APPROVAL** of CS/PUD-765 to CO for Z-7236 per staff recommendation.

Legal Description for Z-7236:

A TRACT OF LAND LOCATED IN THE NW/4 OF THE NW/4 OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SECTION 14, A STEM OF AN ODOT BRASS CAP; THENCE S89°52'44"E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 14 TOWARD THE NORTH QUARTER CORNER OF SECTION 14 BEING AN ODOT BRASS CAP, A DISTANCE OF 411.52 FEET TO THE 'POINT OF BEGINNING'; THENCE CONTINUING S89°52'44"E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 35.40 FEET TO THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75; THENCE S00°07'16"W ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75 A DISTANCE OF 40.00 FEET; THENCE S89°52'44"E ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75 A DISTANCE OF 275.00 FEET; THENCE S75°36'44"E ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75, A DISTANCE OF 255.03 FEET; THENCE S07°44'06"E ALONG THE WESTERLY RIGHT OF WAY FOR U.S. HIGHWAY 75 A DISTANCE OF 331.40 FEET; THENCE S90°00'00"W A DISTANCE OF 514.55 FEET; THENCE N00°00'00"E A DISTANCE OF 74.73 FEET TO A TANGENT CURVE TO THE LEFT; THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 32°49'46", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 114.60 FEET, A CHORD BEARING OF N16°24'53"W AND A CHORD LENGTH OF 113.04 FEET; THENCE N32°49'46"W AND TANGENT TO THE PREVIOUS CURVE A DISTANCE OF 65.47 FEET TO A TANGENT CURVE TO THE RIGHT; THENCE ALONG A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 32°49'46", A RADIUS OF 125.00 FEET, AN ARC LENGTH OF 71.62 FEET, A CHORD BEARING OF N16°24'53"W AND A CHORD LENGTH OF 70.65 FEET; THENCE N00°00'00"E AND TANGENT TO THE PREVIOUS CURVE A DISTANCE OF 126.47 FEET

TO THE 'POINT OF BEGINNING'. SAID TRACT CONTAINS 201,950 SQUARE FEET OR 4.6361 ACRES.

THE NON-ASTRONOMIC BEARINGS FOR SAID TRACT ARE BASED ON AN ASSUMED BEARING OF S89°52'44"E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF.

TMAPC Action; 10 members present:

On **MOTION** of **CARNES**, TMAPC voted **10-0-0** (Carnes, Covey, Dix, Edwards, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Shivel "absent") to recommend **APPROVAL** of the Corridor Development Plan for Z-7236-SP-1/Z-7115-SP-2 per staff recommendation, subject to minimum accessory garage setbacks from the south boundary of Area A be 30' as amended. (Language underlined has been added and language with a strike-through has been deleted.)

Legal Description for Z-7236-SP-1/Z-7115-SP-2:

A TRACT OF LAND LOCATED IN THE NW/4 OF THE NW/4 OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 14, T-18-N, R-12-E OF THE INDIAN MERIDIAN; THENCE S 89°52'44" E ALONG THE NORTH LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 446.92 FEET TO THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75; THENCE S 00°07'16" W ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 40.00 FEET; THENCE S 89°52'44" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 275.00 FEET; THENCE S 75°36'44" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 255.03 FEET; THENCE S 07°44'06" E ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 723.53 FEET; THENCE S 03°12'18" W ALONG THE WESTERLY RIGHT OF WAY OF US HIGHWAY 75 A DISTANCE OF 507.19 FEET TO THE SOUTH LINE OF THE NW/4 OF THE NW/4 OF SECTION 14; THENCE N 89°52'29" W ALONG THE SOUTH LINE OF THE NW/4 OF THE NW/4 OF SECTION 14 A DISTANCE OF 1037.95 FEET TO THE WEST LINE OF THE NW/4 OF SECTION 14; THENCE N 00°00'08" E ALONG THE WEST LINE OF THE NW/4 OF SECTION 14 A DISTANCE OF 1325.97 FEET TO THE 'POINT OF BEGINNING'. SAID TRACT CONTAINS 1,333,156 SQUARE FEET OF 30.6051 ACRES.

* * * * *

Mr. Edwards and Mr. Midget out at 2:29 p.m.

35. **CZ-427 – Susie Daniels**, Location: North of northeast corner of South 33rd West Avenue and West 121st Street South, Requesting rezoning from **AG to RS**, (County)

STAFF RECOMMENDATION:

ZONING ORDINANCE: Ordinance number 98524 dated September 15, 1980, established zoning for the subject property.

RELEVANT ZONING HISTORY:

CZ-24 July 1981: All concurred in denial of a request for rezoning a 34± acre tract of land from AG to RMH and approval of RS zoning, on property located north of northeast corner of South 33rd West Avenue and West 121st Street South and abutting subject property to the east and south.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1± acre in size and is located north of northeast corner of South 33rd West Avenue and West 121st Street. The property appears to be vacant land and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by undeveloped land, zoned RS-3; on the north by single family residence, zone AG; on the south by undeveloped property, zoned AG; and on the west by undeveloped property in Creek County, zoned A-2.

UTILITIES: The subject tract is adjacent to municipal water; however public sanitary sewer service is not available.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 33 rd West Avenue	Secondary Arterial	100 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This site is outside the limits of the Comprehensive Plan in the City of Tulsa and was not included in the Tulsa Metropolitan Area Vision 2000 Comprehensive Plan.

STAFF RECOMMENDATION:

The proposed rezoning application is for a small tract of land that is adjacent to residentially zoned property south and east of the site.

Staff finds the uses and intensities of the proposed rezoning request from AG (Agricultural) to RS (Residential Single Family) to be:

- 1) In harmony with the spirit and intent of the Tulsa County Zoning Code;
- 2) In harmony with the existing and expected development of the surrounding areas.

Therefore, staff recommends **APPROVAL** of the rezoning request from AG to RS:

There were no interested parties wishing to speak.

The applicant indicated his agreement with staff's recommendation.

TMAPC Action; 8 members present:

On **MOTION** of **CARNES**, TMAPC voted **8-0-0** (Carnes, Covey, Dix, Leighty, Liotta, Perkins, Stirling, Walker "aye"; no "nays"; no "abstaining"; Edwards, Midget, Shivel "absent") to recommend **APPROVAL** of the AG to RS zoning for CZ-427 per staff recommendation.

Legal Description for CZ-427:

A tract of land in the NW/4 of the SW/4 of Section 34, T-18-N, R-12-E of the IBM, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof, more particularly described as follows, to-wit: Beginning at the northwest corner of said NW/4 of SW/4 of Section 34; thence east a distance of 208.7'; then south a distance of 208.7'; thence west a distance of 208.7'; thence north a distance of 208.7' to the point of beginning. Less and except all minerals.

* * * * *

Mr. Midget in at 2:30 p.m.

OTHER BUSINESS

36. Refund Request for Zoning Letter – Elisa Massey

The subject property was actually located in Sapulpa and not in Tulsa. Staff recommends a full refund.

There were no interested parties wishing to speak.

TMAPC Action; 9 members present:

On **MOTION** of **COVEY**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Edwards, Shivel "absent") to **APPROVE** the refund in the amount of \$10.00 per staff recommendation.

TMAPC Action; 9 members present:

On **MOTION** of **MIDGET**, TMAPC voted **9-0-0** (Carnes, Covey, Dix, Leighty, Liotta, Midget, Perkins, Stirling, Walker "aye"; no "nays"; none "abstaining"; Edwards, Shivel "absent") to **ADJOURN** TMAPC meeting No. 2654.

ADJOURN

There being no further business, the Chair declared the meeting adjourned at 2:31 p.m.

Date Approved:

8-7-2013

John A. Wahl

Chairman

ATTEST:

[Signature]
ACTING Secretary