

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2656

August 21, 2013, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

- Proposed Revisions to the Fee Schedule

1. Minutes of August 7, 2013, Meeting No. 2655

CONSENT AGENDA:

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

2. **LC-514** (Lot-Combination) (County) – Location: Northwest corner of East 136th Street South and South 123rd East Avenue
3. **QuikTrip 0041 Addition** – **Final Plat**, Location: Northwest corner of I-44/Skelly Drive and South Harvard Avenue (9329) (CD-9)
4. **BancFirst 56th & Lewis Addition** – **Partial Vacation of Plat and Termination of Deed of Dedication and Restrictive Covenants** – Union Bank Addition, Location: North of northeast corner of East 61st Street South and South Lewis Avenue (9332) (CD-9)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS

5. **CPA-5 – Northwest Passage** - Application to consider adoption of the amendments to the Land Use Map in the Tulsa Comprehensive Plan (CD-1) (Continued from July 24, 2013)

PUBLIC HEARINGS:

6. **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) (Continued from July 24, 2013)
7. **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 OM**, (CD-1) (Related to Z-7237 and PUD-624-A) (Continued from July 24, 2013)
8. **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, from **AG/RS-3/RM-1/OL/CS/PUD-624 to AG/RS-3/RM-1/OL/CS/PUD-624-A**, (CD-1) (Related to Z-7237 and Z-7238) (Continued from July 24, 2013)
9. **LS-20621** (Lot-Split) (County) – Location: North of the northeast corner of East 126th Street North and North 143rd East Avenue
10. **LS-20631** (Lot-Split) (CD-8) – Location: North of the northwest corner of East 121st Street South and South Sheridan Road (**withdrawn**)
11. **Henry Orthodontics – Preliminary Plat**, Location: South of the southeast corner of South Harvard Avenue and 41st Street South (9328) (CD-9)
12. **Inland Truck Parts – Preliminary Plat**, Location: South of East Admiral Place, east of South 129th East Avenue (9404) (CD-6)
13. **Z-7222 – Plat Waiver**, Location: West of the northwest corner of East 21st Street South and 177th East Avenue (9411) (CD-6)
14. **Z-7235 – Lou Reynolds/CAP/Mayo School Conversion**, Location: South of southeast corner of South 101st East Avenue and East 25th Street, Requesting rezoning from **RS-3/CDP-21 to OL**, (CD-5) (Continued from July 10, 2013)

15. **PUD-797 – Lou Reynolds/CAP/Mayo School Conversion**, Location: South of southeast corner of South 101st East Avenue and East 25th Street, Requesting a **PUD** to convert the existing school and build an additional building for office uses, **RS-3/CDP-21 to OL/PUD-797**, (CD-5) (Continued from July 10, 2013)

OTHER BUSINESS

Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

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

TMAPC
August 21, 2013
Revisions to Fee Schedule

Item for discussion: Proposed Revisions to the Fee Schedule

Background: The Tulsa Metropolitan Area Planning Commission (TMAPC), the Tulsa City Council and the Tulsa County Commission establish application fees for the land development processes. Fee schedules for both the TMAPC and Board of Adjustment (BOA) have not changed since 2002.

There are several reasons that some changes are necessary to the fee schedule at this time. There are new processes that are being or have been created that warrant fees, such as the Comprehensive Plan amendment application process, Form-based Code administrative review process and the new process created (for the BOA) through the proposed "Demolition of Buildings and Surface Parking Lots in the IDL" ordinance. There are also existing fees that need to be adjusted to more accurately match the cost of staff time involved and/or do not relatively match those of other comparable cities.

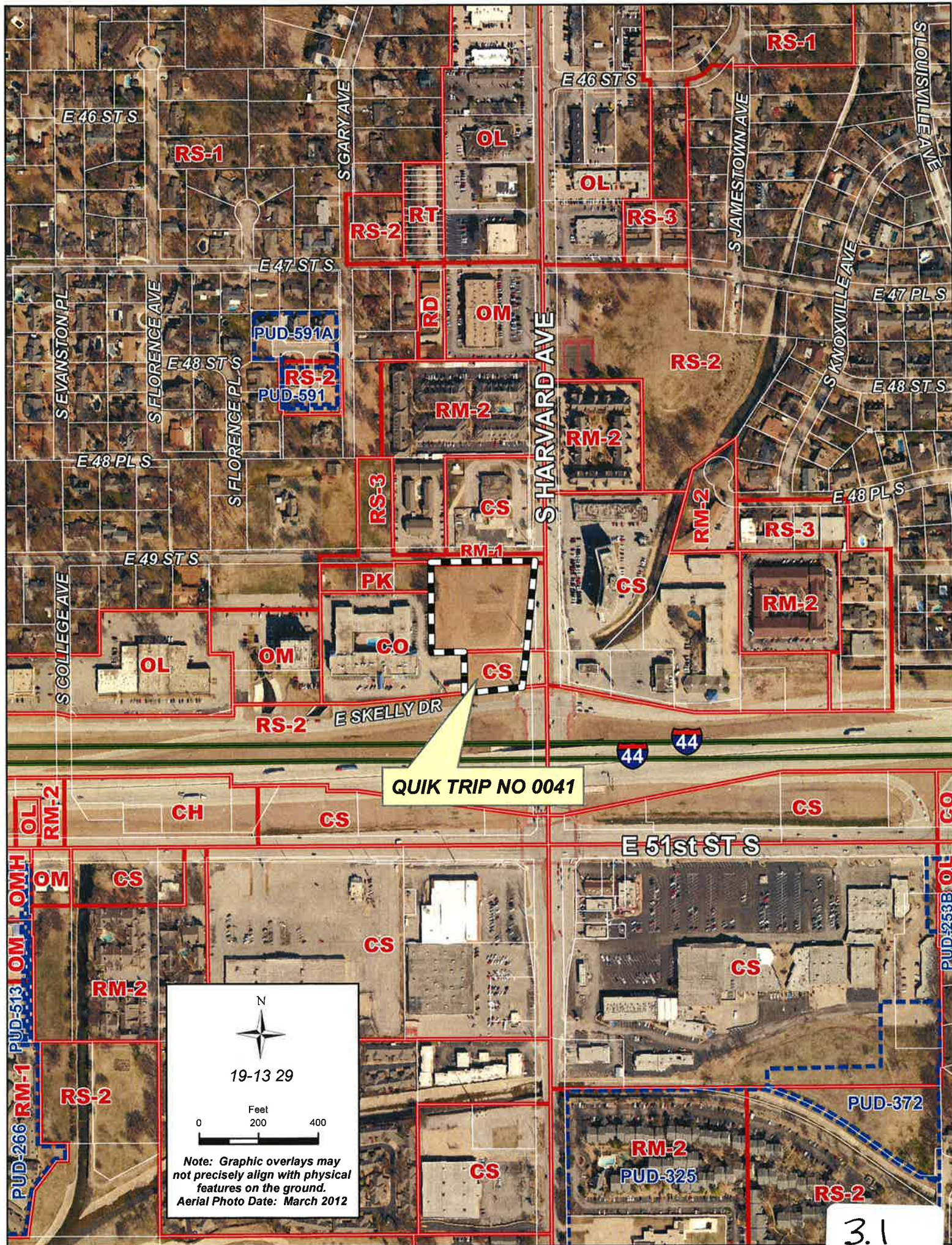
The attached table lists the proposed new fees and changes to existing fees, and includes justifications for the fee changes.

Staff Recommendation: Discuss and set hearing date for Resolution to adopt revised fee schedule (September 4, 2013).

Proposed Revisions to Fee Schedule

Proposed new fees		
Application Type	Proposed Fee	Justification
Demolition of buildings in IDL (BOA)	\$500.00	A new fee is necessary for the process established in the new (proposed) ordinance to demolish buildings in the IDL. \$500 is proposed & is consistent with a Special Exception Non-Residential Use. Processing such an application will require extensive coordination from multiple City departments. Application fee to demolish buildings in downtown OKC is \$500.
Comprehensive Plan amendment application (TMAPC)	\$200.00 (+ \$75.00 fee for newspaper notice)	A Comprehensive Plan amendment process and application was established earlier this year. Recommended fees are similar to those in charged in the City of Broken Arrow.
Form-Based Code Administrative Review	\$200.00	Although never formally adopted, an administrative review fee of \$200 was established upon submittal of the first application for Form-Based Code Administrative review.
Maximum Application base fee (TMAPC)	\$5000.00	Currently, there is no maximum application fee for TMAPC related applications. Because of the sliding fee structure of applications, the cost can add up and outweigh the staff work required.
Minor Revision to Alternative Compliance Landscape Plan	\$50.00	Currently there is no fee for a Minor Revision to Alternative Compliance Landscape Plans. For any revision to an Alternative Compliance Landscape Plan, an applicant must pay \$150 which is cost of a new plan submittal. The \$50 fee proposed is same as proposed fee for Minor Revisions to PUD & CO Detail Site Plans.

Subdivision Plats & Access Change			
Fee Type	Current Fee	Proposed Fee	Justification
Access point(s) changed on recorded plat	\$50.00	\$100.00	An increase to \$100 more accurately captures cost of staff time (INCOG & Traffic Engineering) for this work.
Extension of a Preliminary or Final Plat	\$25.00	\$100.00	An increase to \$100 more accurately captures cost of staff time for this work. OKC charges \$1,200 for extension of plat expiration.
City and County Board of Adjustment			
Fee Type	Current Fee	Proposed Fee	Justification
Appeal of Decision of Administrative Official	\$100.00	\$250.00	Staff work involved in processing an Appeal of a Decision of an Administrative Official is similar to Variance and Special Exception. OKC charges a fee of \$450 for Appeals for Administrative Decisions.
BOA Agenda Fee (to place an item on agenda for which no fee is established)	\$25.00	\$50.00	An increase to \$50 more accurately captures cost of staff time and resources for an additional agenda item.
Zoning Related Fees			
Fee Type	Current Fee	Proposed Fee	Justification
Zoning Letters	\$10.00	\$50.00	An increase to \$50 more accurately captures cost of staff time for this work.
Zoning Letters within a PUD/ CO	\$30.00	\$75.00	An increase to \$75 more accurately captures cost of staff time and research for this work.
TMAPC Agenda Fee (to place an item on agenda for which no fee is established)	\$25.00	\$50.00	An increase to \$50 more accurately captures cost of staff time and resources for an additional agenda item.
PUD & CO Minor Revision to Detail Site Plan	\$25.00	\$50.00	An increase to \$50 more accurately captures cost of staff time for this work.
PUD & CO Sign Plan	\$100.00	\$200.00-up to 2 signs \$25.00 each additional sign	Currently a cost of \$100 covers a plan that could include multiple signs. \$200 fee would match that of a PUD & CO Detail Site Plan. The amount of tedious staff work involved and research in this review increases significantly as this number increases.



Final Subdivision Plat

Quik Trip 0041 Addition - (9329) (CD 9)

Northwest corner of I-44/Skelly Drive and South Harvard Avenue

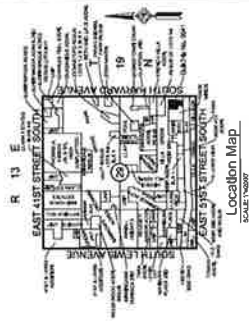
This plat consists of 1 Lot, 1 Block, on 2.8 acres.

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

Draft Final Plat #1

QuikTrip No. 0041

A RESUBDIVISION OF PART OF LOTS ONE (1) AND SEVENTEEN (17), AND ALL OF LOTS TWO (2) AND THREE (3), ALL IN BLOCK TWO (2), VELA GROVE SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, AND A RESUBDIVISION OF PART OF LOTS ONE (1) AND SEVENTEEN (17), AND ALL OF LOTS TWO (2) AND THREE (3), ALL IN BLOCK TWO (2), SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), NORTH, RANGE THIRTEEN (13) EAST OF THE 18 AM.



Owner:
Trade Winds Motor Hotel East, Inc.
An Oklahoma Corporation
3141 E. Shelly Dr.
Tulsa, Oklahoma 74105
Phone: (918) 749-5961
Contact: Wayne Michael
Email: wayne194@gox.net

Engineer:
AAB Engineering, LLC
Certificate of Authorization No. 6718 Exp. June 30, 2014
PO Box 2138
Sardis Springs, Oklahoma 74083
Phone: (918) 514-4283
Email: aab@aabeng.com

Surveyor:
Stemore Weisz & Associates, Inc.
Certificate of Authorization No. 6718 Exp. June 30, 2014
1111 E. 32nd St.
Tulsa, Oklahoma 74115
Phone: (918) 685-3800
Email: crosblinn@sw-assoc.com

FINAL PLAT CERTIFICATE OF APPROVAL I hereby certify that the above plat is a true and correct copy of the original plat as filed in the office of the County Clerk of Tulsa County, Oklahoma, and that the same is in accordance with the provisions of the Oklahoma Statutes relating to the recording of plats.	
This plat is subject to the provisions of the Oklahoma Statutes relating to the recording of plats.	TULSA COUNTY COUNTY CLERK
APPROVED By the City of Tulsa, Oklahoma.	CITY CLERK
CHAIRMAN Mayor	CITY CLERK
APPROVED By the County Clerk of Tulsa County, Oklahoma.	COUNTY CLERK

STATE OF OKLAHOMA
COUNTY OF TULSA
I, the County Clerk of Tulsa County, Oklahoma, do hereby certify that the above plat is a true and correct copy of the original plat as filed in the office of the County Clerk of Tulsa County, Oklahoma, and that the same is in accordance with the provisions of the Oklahoma Statutes relating to the recording of plats.

Witness my hand and the seal of my office this 20th day of June, 2014.
Tulsa County, Oklahoma

Eller Detrich
A Professional Corporation

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Donald L. Detrich
Philip R. Feist, PLLC
Katherine Saunders, PLC
Jerry M. Snider
John H. Lieber

August 8, 2013

Diane Fernandez
Tulsa Metropolitan Area Planning Commission
2 West Second Street
Tulsa, OK

HAND DELIVERED

Re: Union Bank Addition

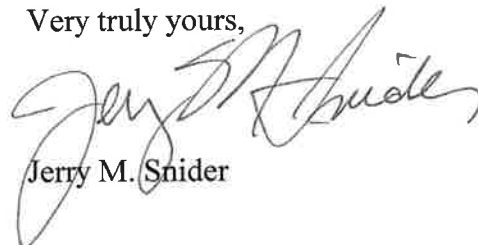
Dear Ms. Fernandez:

With this letter, I am delivering to you the Partial Vacation of Plat and Termination of Deed of Dedication and Restrictive Covenants – Union Bank Addition that was approved by Janine Van Valkenburg. The document has been executed by the property owner and is being delivered to you for execution by the Tulsa Metropolitan Area Planning Commission. After it has been executed by TMAPC, please email or call me, and I will have it picked up for delivery to the City of Tulsa.

This is being done in conjunction with a replat of the property as part of BancFirst 56th & Lewis Addition. If you have any questions, please call me at your earliest convenience. I can be reached by phone at 918-747-8900 or by email at jsnider@ellerdetrich.com.

Thank you for your courtesy and cooperation.

Very truly yours,



Jerry M. Snider

JMS/ps
Enclosure



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

4.1

PARTIAL VACATION OF PLAT AND TERMINATION OF
DEED OF DEDICATION AND RESTRICTIVE COVENANTS
UNION BANK ADDITION
[PLAT NO. 5791]

THIS PARTIAL VACATION OF PLAT AND TERMINATION OF DEED OF DEDICATION AND RESTRICTIVE COVENANTS, UNION BANK ADDITION, PLAT NO. 5791 ["Vacation"] is dated this _____ day of _____, 2013.

WHEREAS the Plat and Deed of Dedication of UNION BANK ADDITION was recorded in the office of the Tulsa County Clerk as Plat No. 5791 and as Document #04081667 on July 8, 2004, and

WHEREAS the undersigned BANCFIRST, an Oklahoma banking corporation, successor by merger to Union Bank of Chandler, is the sole and only owner of all of the land included in the Plat of UNION BANK ADDITION, none of the lots having been sold or conveyed, and

WHEREAS it is in the best interests of the owner of the property affected thereby to vacate all of the Plat of UNION BANK ADDITION, Less and Except for that part dedicated as right-of-way for South Lewis Avenue, as provided below in order to allow the subject land to be re-platted with additional land for development in accordance with the terms of a new plat to be named BancFirst 56th & Lewis Addition.

NOW, THEREFORE pursuant to 11 O.S. 2001 §42-106, the undersigned, being the owner of all of the land situated in UNION BANK ADDITION agrees that the plat and Deed of Dedication of UNION BANK ADDITION is hereby vacated and held for naught insofar as it affects the following described land:

All of UNION BANK ADDITION, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 5791, LESS AND EXCEPT that part thereof dedicated as Right-of-Way for South Lewis Avenue, also described as follows:

Part of the North Half of the Northwest Quarter of the Southwest Quarter (N/2 NW/4 SW/4) of Section Thirty-two (32), Township Nineteen (19) North, Range Thirteen (13) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows, to-wit: BEGINNING at a point 660 feet South of the Northwest corner of the Northwest Quarter of the Southwest Quarter (NW/4 SW/4); thence East 300 feet; thence North 121 feet; thence West 300 feet; thence South 121 feet to the POINT OF BEGINNING, LESS AND EXCEPT the West 50.00 feet thereof.

FURTHER, this instrument terminates and vacates all of the building and use restrictive covenants, setback lines, and easements provided for in the Deed of Dedication and Restrictive Covenants recorded with Plat No. 5791 and as Document #04081667, except the Right-of-Way for South Lewis Avenue.

Attached hereto and incorporated by reference is the Affidavit of Guaranty Abstract Company showing the ownership of the lots that comprise UNION BANK ADDITION.

The undersigned has executed this instrument the day and year first above written to be effective as of the date of recording of the plat of BancFirst 56th & Lewis Addition.

BANCFIRST, an Oklahoma banking corporation, successor by merger to Union Bank of Chandler,

By: [Signature]
Name:
Title: President

STATE OF OKLAHOMA)
COUNTY OF Tulsa) ss

This instrument was acknowledged before me, a Notary Public, on this 26 day of July, 2013, by Robert E. List as President of BancFirst, an Oklahoma banking corporation, successor by merger to Union Bank of Chandler.

[Signature]
NOTARY PUBLIC

My commission expires:

5/21/14

Commission No. 08005342



On this _____ day of _____, 2013, the Tulsa Metropolitan Area Planning Commission expressly acknowledges, consents and approves of the Partial Vacation of Plat and Termination of Deed of Dedication and Restrictive Covenants of UNION BANK ADDITION, Plat No. 5791.

Chairman of the TMAPC

On this _____ day of _____, 2013, the City of Tulsa expressly acknowledges, consents and approves of the Partial Vacation of Plat and Termination of Deed of Dedication and Restrictive Covenants of UNION BANK ADDITION, Plat No. 5791.

Chairman of the Council

Approved this _____ day of _____, 2013,

By: _____
Mayor

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

TMAPC Amended Staff Report
August 21, 2013

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUESTS
Northwest Passage (CPA-5)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Request 1:	Request 2:
Existing Land Use: <i>New Neighborhood (25.8 ac.) and Neighborhood Center (96.94)</i>	Existing Land Use: <i>New Neighborhood</i>
Proposed Land Use: <i>Town Center</i>	Proposed Land Use: <i>Employment</i>
Location: N & S of the Gilcrease Parkway, from N. 41st W. Ave. to the SE corner of Gilcrease Parkway and N. Gilcrease Museum Rd	Location: SW corner of Osage Dr and Gilcrease Parkway
Size: approx. 122.74 acres	Size: approx. 23.21 acres
Staff Recommendation: Approval	Staff Recommendation: Denial <u>Approval</u>

A. Background

The requested land use amendments are concurrent with rezoning applications Z-7237 and Z-7238, and a PUD major amendment application (PUD-624-A). There are two different land use amendment requests in this application. This staff report provides a summary of both requests and staff recommendations.

Northwest Passage (a total of approx. 661 acres) was approved for a mix of uses in PUD-624 in February, 2000 under the previous Comprehensive Plan. The PUD included various uses: single-family, multifamily, commercial, open space, sports complex, community center, daycare, senior care, and school campus. Since that time, the only development that has occurred is single family, located in the southern portion of the PUD. The portions of the PUD subject to the Comprehensive Plan amendment requests remain undeveloped.

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, this area was designated as an *Area of Growth*:

“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.”

The *Neighborhood Center* and *New Neighborhood* land use designations were assigned to the area subject to the amendment requests at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

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

“The **New Neighborhood** Residential Building Block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.”

B. Land Use Designations

The applicant is proposing to introduce two new land uses on this site as part of the amendment requests: *Town Center* and *Employment*.

“**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.”

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

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

C. Zoning and Surrounding Uses:

Request 1: *New Neighborhood and Neighborhood Center to Town Center*

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	Unincorporated Osage County	Gilcrease Parkway r-o-w, scattered residential and agricultural uses
South	AG, RS-3/PUD-624, RM-1/PUD-624, CS/PUD-624	<i>New Neighborhood, Neighborhood Center,</i>	vacant
East	RS-3/PUD-624, RM-1/PUD-624, CS/PUD-624	<i>New Neighborhood</i>	vacant/conservation area
West	AG, RS-3/PUD-624, RM-1/PUD-624	<i>Neighborhood Center, New Neighborhood</i>	scattered residential and agricultural uses

Request 2: New Neighborhood to Employment Center

Location	Zoning	Existing Land Use Designation	Existing Use
North	AG	Unincorporated Osage County	Gilcrease Parkway r-o-w scattered residential and agricultural uses
South	RS-3/PUD-624, RM-1/PUD-624	<i>New Neighborhood</i>	vacant
East	CS, IL	<i>New Neighborhood</i>	Osage Drive, 44 acre site under construction for an industrial use (Use Unit 25 - welding shop)
West	RS-3/PUD-624	<i>New Neighborhood</i>	vacant/conservation area

D. Applicant's Justification:

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. how conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. how changes have impacted the subject site to warrant the proposed amendment; and
3. how the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification as part of their application:

"The proposed Comprehensive Plan Amendment has been brought about due to boundary changes to the PUD this request affects and more importantly, changes to the alignment of the Gilcrease Expressway, which bisects the northern portion of the affected PUD (Northwest Passage- PUD 624). The current alignment of the Gilcrease Expressway has shifted south from its original alignment and has created a substantial change in the amount of developable area available on the north side of the Gilcrease Expressway. The PUD now has a significant amount of frontage on both sides of the Gilcrease Expressway, which lends itself to higher intensity types of development in this area of the PUD. There is approximately 5,420 LF of frontage along the north side of the Gilcrease Expressway and over 7,280 LF of frontage on the south side. This frontage will be provided access by the proposed service roads for the expressway. The Tulsa Comprehensive Plan's "Growth and Stability Plan" shows the entire PUD as an "Area of Growth" and while the Land Use Plan designates a portion of the Gilcrease Expressway frontage area as "Neighborhood Center", and the remainder as "New

Neighborhood”, it is felt that a higher mixed use intensity is warranted and needed for this and the surrounding area. The Comprehensive Plan Amendment requests Town Center and Employment Land Uses along the majority of the Gilcrease Expressway frontage (see Exhibit ‘A’ – Comprehensive Plan Amendment). There are 122.74 acres, divided into four separate tracts, of “Town Center” and 23.21 acres allocated to one tract of “Employment” land uses. The remaining portion of the PUD fronting on the Gilcrease Expressway is part of a Conservation Easement and devoted to Open Spaces.

There are a number of benefits in developing these areas along the Gilcrease Expressway at a higher intensity use. In addition to creating a buffer for the residential uses and shifting these uses away from the Gilcrease Expressway, the economic stimulus that would be provided by these proposed higher intensity uses would have a positive impact on the immediate and surrounding areas, in terms of new jobs created and sales tax revenues and new demand for housing.”

E. Staff Response:

Request 1: New Neighborhood and Neighborhood Center to Town Center

Conditions relating to the subject site (since the PUD was approved in 2000) have changed based on the realignment of the Gilcrease Parkway. Initially when the PUD was approved and land use designations assigned to the site, the alignment for the Gilcrease Parkway formed the northern boundary of the site. With the adoption of the Tulsa Comprehensive Plan in 2010, *Neighborhood Center* designations were assigned to the northwestern portion of the PUD, which was on the edge of the *New Neighborhood* area at that time.

The change in the alignment of the Gilcrease Parkway has impacted the northwestern portion of the subject site to warrant the amendment request from *Neighborhood Center* to *Town Center*. Once the alignment of the Gilcrease Parkway moved further south, this portion of the subject site was bisected. Because of its significant frontage to the north and south of the Gilcrease Parkway, and resulting isolated properties to the northwest, the smaller scale *Neighborhood Center* designation is no longer appropriate. The *Town Center* designation exists along and straddles many of the expressways in the City of Tulsa and would be appropriate in this situation.

The proposed amendment from “*Neighborhood Center*” to “*Town Center*” will contribute to the surrounding area by providing commercial opportunities in a location of the City where they are currently lacking. The Tulsa Comprehensive Plan supports this land use as stated in Land Use Priority 3 in the Comprehensive Plan (p. LU 81):

"Goal 9 - Tulsa North's economy is at least as robust, sustainable and as stable as the remainder of Tulsa's economy"

Comprehensive Plan Policy 9.1 (p. LU 81) states the need to focus planning and reinvestment in the Tulsa North area to provide opportunities for citizens and businesses to improve economic stability. A *Town Center* in the proposed location could support these opportunities in the area.

Request 2: *New Neighborhood to Employment Center*

This area subject to the *Employment land use designation* request was assigned a *New Neighborhood* designation at the time of adoption of the Tulsa Comprehensive Plan in 2010. Unlike the area subject to the *Town Center* request on the northwestern portion of the PUD, the Gilcrease Parkway alignment did not change on this (the northeastern portion) of the PUD.

Several factors have been identified that do not support an *Employment* land use designation at this location. The steep terrain of this site (see photos on page 7 & 8) contributes to the natural beauty and character of the area. Comprehensive Plan Policy 9.2 (p. LU 82) states the need to enhance the quality of the built and natural environment in North Tulsa. The location of the proposed "Employment" designation would not enhance this PUD, rather it would utilize an important natural feature for industrial space, rather than for quality residential uses. Adding a component of industrial character to Northwest Passage would not enhance the economic viability and quality of life of residents and businesses in the area. However, since the applicant has amended the associated rezoning of the site for office uses, rather than industrial uses, an *Employment* land use designation can be supported.

Employment areas, as defined in the Comprehensive Plan, require access to major arterials or interstates. The Major Street and Highway Plan (MSHP) designates the segment of Gilcrease that forms the northern boundary of the site as a Parkway. Osage Drive, which forms the eastern boundary of the site is classified as a Secondary Arterial in the MSHP. Another transportation issue related to this request is that access into the site by industrial traffic (truck traffic) could be hindered by the steep terrain.

There does not appear to be any direct relationship or resulting negative impacts of the existing *Employment* designation to the north and the IL zoning to the east to this site because of the significant separation. When the 44 acre IL zoned property to the east of the site across Osage Drive was rezoned in 2011, it was noted that an industrial use on the 44 acre site would not negatively impact the surrounding residential areas because of the separation. Therefore, there is no need to create additional employment uses on the subject site to buffer from the adjacent industrial site.

SITE PHOTOS



**Looking south at the site
(area subject to the Employment land use designation request)**

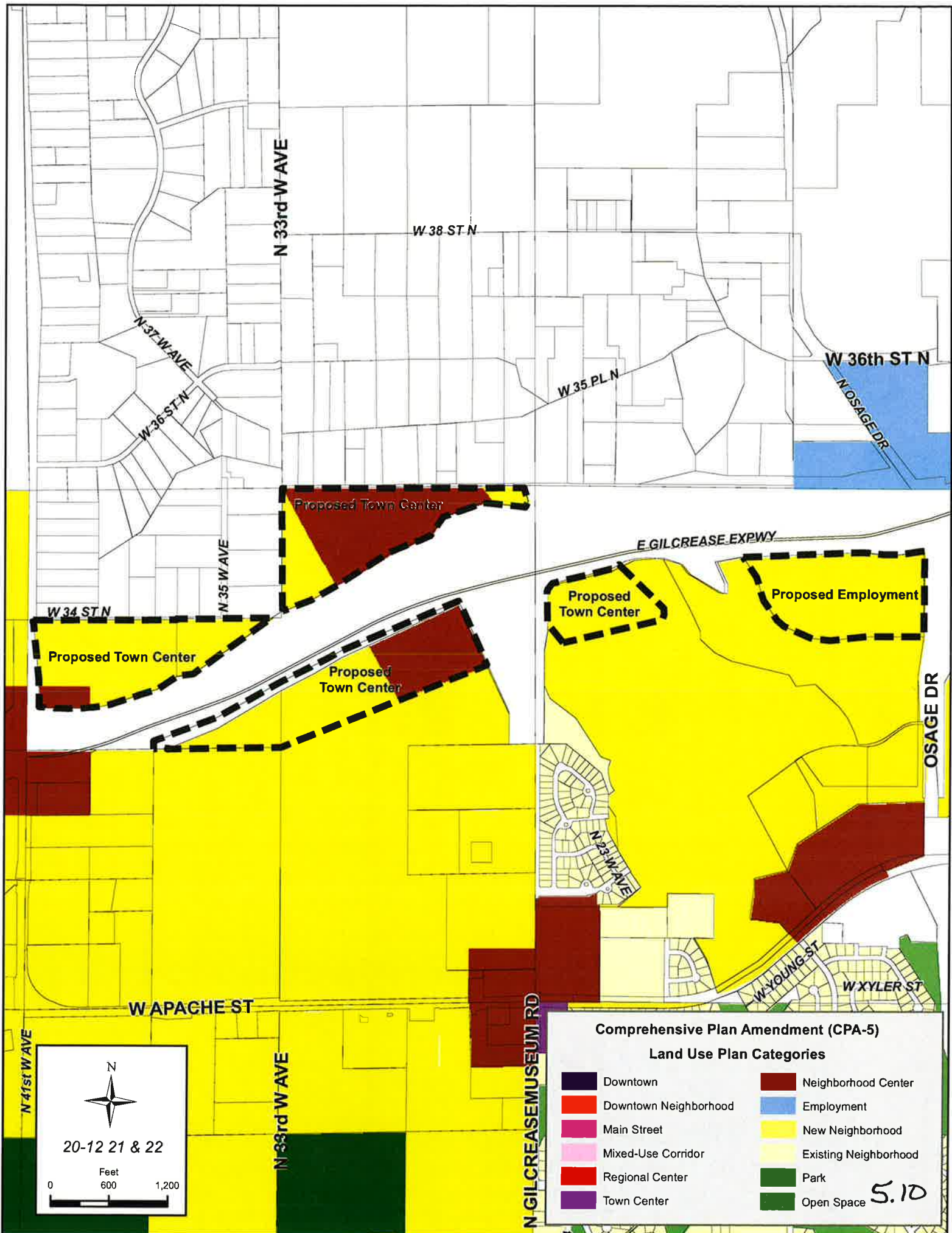


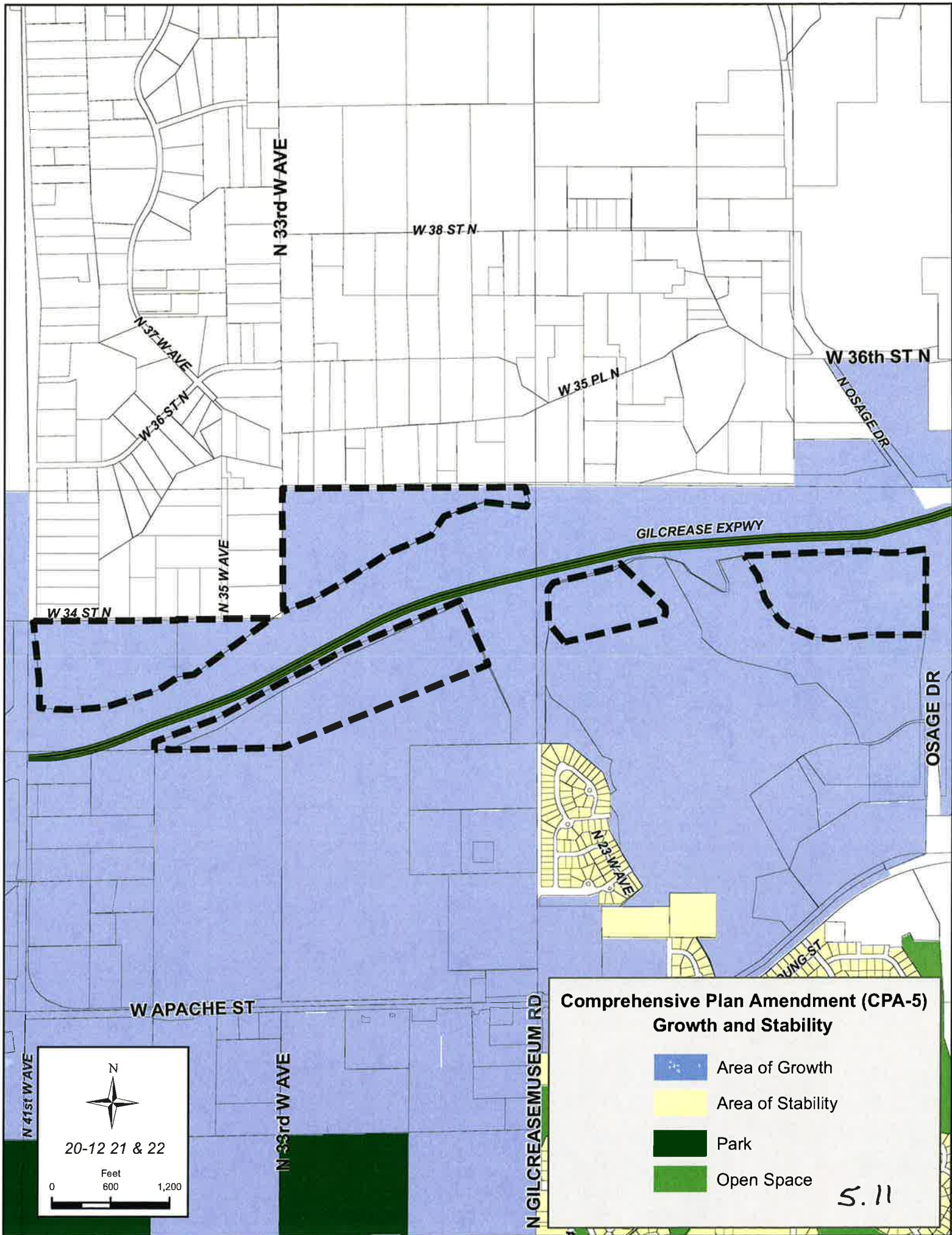
**Heading west on Gilcrease Parkway -
subject site to the south (left)**

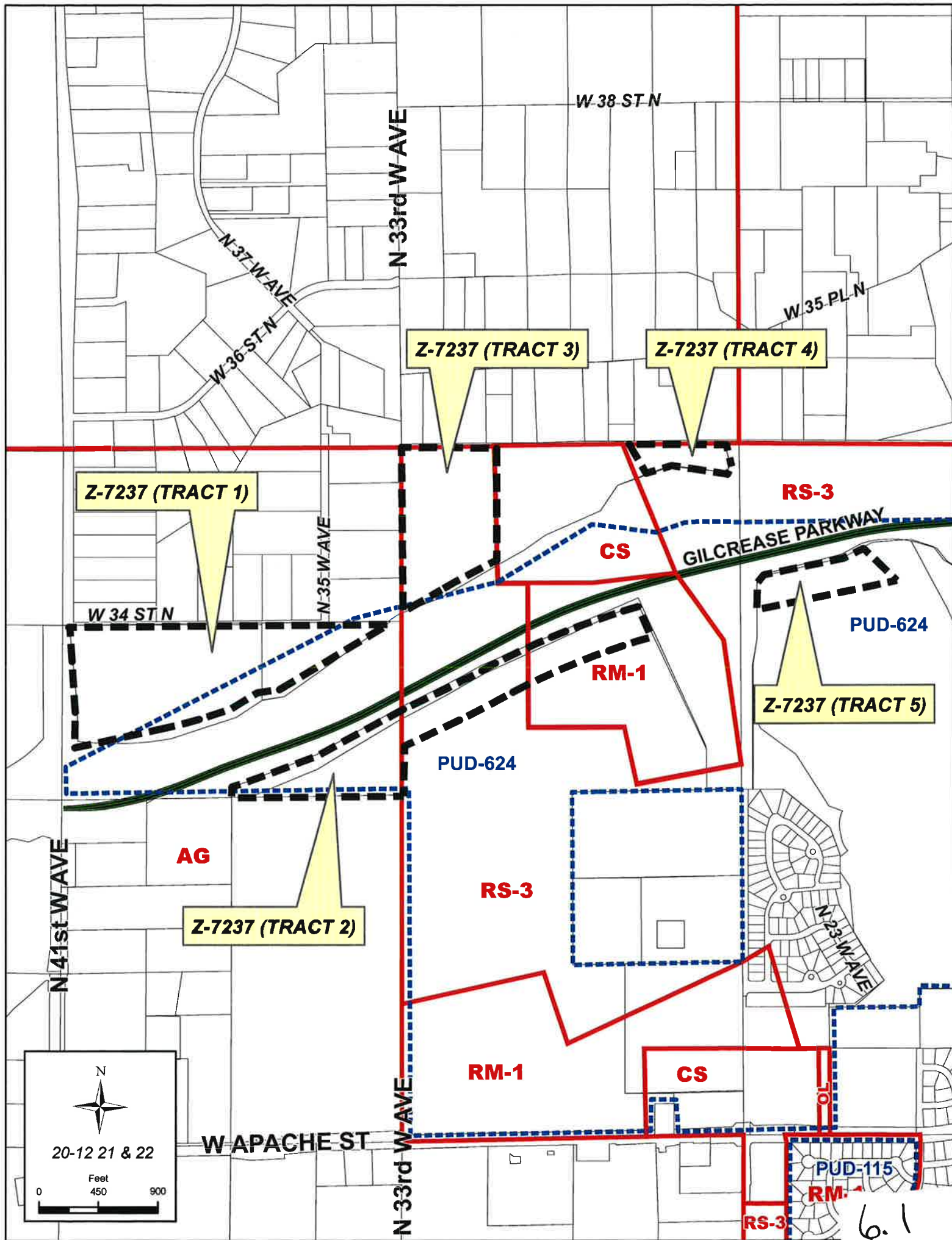
II. STAFF RECOMMENDATION

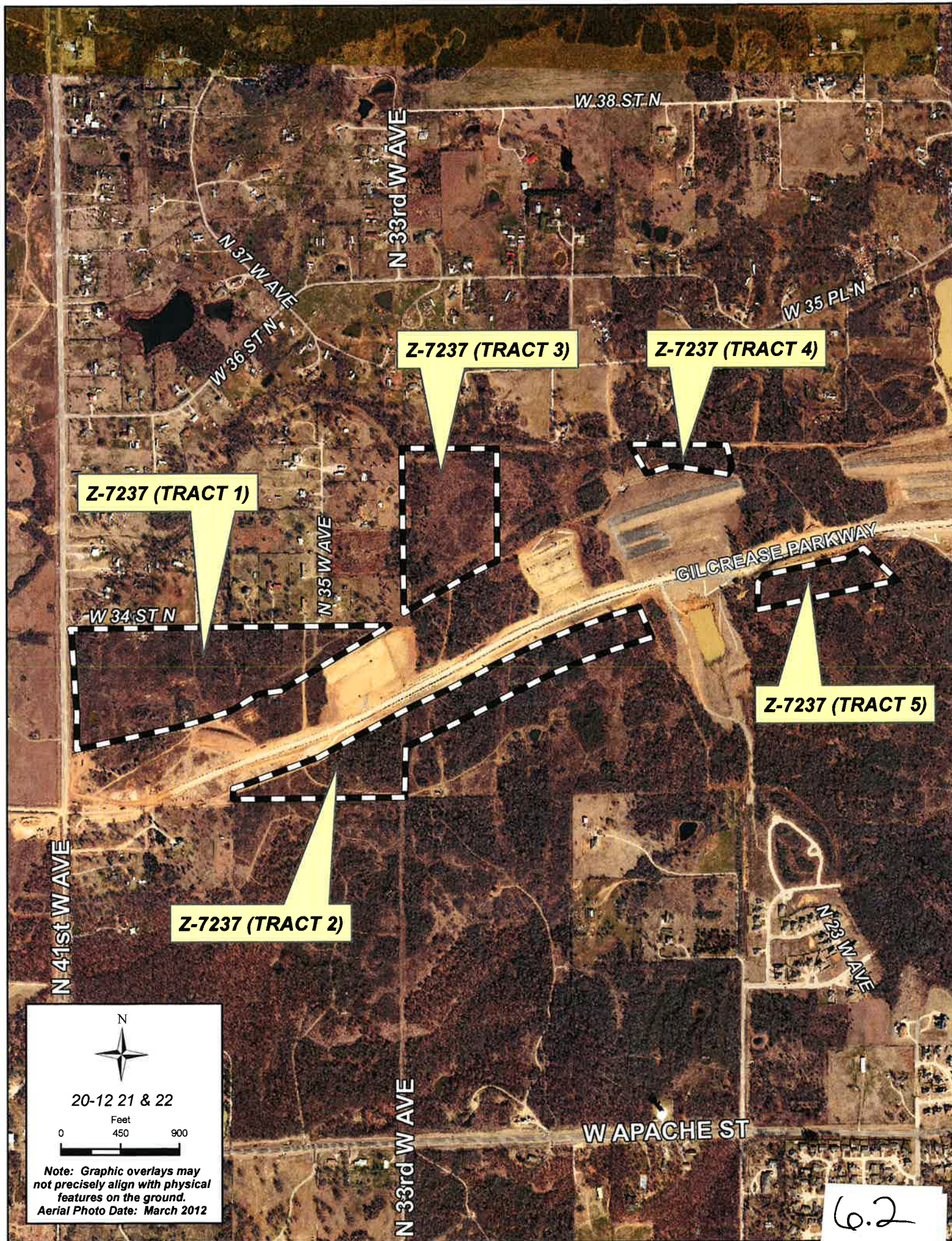
Staff recommends **APPROVAL** of request 1: *New Neighborhood and Neighborhood Center to Town Center*

Staff recommends ~~DENIAL~~ **APPROVAL** of request 2: *New Neighborhood to Employment Center*









6.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7237

TRS 0221/ 0222

Atlas 0

CZM 27/ 28

CD-1

TMAPC Hearing Date: July 24, 2013
(Continued to August 21, 2013)

Applicant: TEP Assoc., Inc./ Tim Terral

Tract Size: 82 \pm acres

ADDRESS/GENERAL LOCATION: 5 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.

EXISTING ZONING: AG/RS-3/RM-1

EXISTING USE: Vacant/residential

PROPOSED ZONING: CS

PROPOSED USE: Commercial

ZONING ORDINANCE: Ordinance number 19753 dated February 18, 2000; 11918 dated September 1, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-624 February 2000: All concurred in approval of a proposed Planned Unit Development on a 661 \pm acre tract of land for a mixed use development including single-family, multifamily, commercial, open space, sports complex, community center, daycare, senior care, and school campus, on property located on the north side of West Apache Street, west of Osage Drive and extending north and extending west to 41st West Avenue, also known as the subject tract.

PUD-565 July 1997: Staff and TMAPC recommended approval of the Planned Unit Development (Northwest Passage), for a mixed use development which included single-family residential, townhomes, apartments, commercial development and a golf course, subject to conditions and the deletion of Use Unit 12A. The file was transmitted to City Council for final action; however, the applicant requested that the PUD be put on hold. After a year, of being on hold, City Council sent it back to staff and applicant withdrew the application, on the subject tract.

BOA-14308 November 20, 1986: The Board of Adjustment approved a Special Exception to allow for a portable ready-mix concrete batch plant, on a temporary basis in a CS district; subject to a time limit of 1 year, on property located at the northeast corner of West Apache Street and North Osage Drive.

AREA DESCRIPTION:

SITE ANALYSIS: The subject properties total approximately 82± acres in size and are located north and south of the Gilcrease Parkway between North 41st West Avenue and North Osage Drive. The properties are all wooded with significant terrain considerations. All are undeveloped and are currently zoned AG, RS-3 and RM-1.

SURROUNDING AREA: The subject parcels are generally surrounded by large lot residential properties which are zoned AG or RS-3 however at least one residential multifamily (RM-1) tract exist west of the proposed extension for Gilcrease Museum Road. A large part of the RM-1 zoning is taken by the parkway right-of-way interchange. The north edge of Tracts 1, 3 and 4 are on the boundaries of the Tulsa City Limits

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

TRANSPORTATION VISION: The Comprehensive Plan designates Gilcrease Parkway as a parkway with a minimum right-of- way width that is much smaller than the current ownership taken by the City of Tulsa. Ultimately the transportation vision for this area, as shown in the Comprehensive Plan, defines the "Gilcrease Expressway" as a freight corridor which will help disentangle the freight and commuter corridor systems in Tulsa.

The Transportation section of the Comprehensive Plan; Goal 10, identifies the Gilcrease corridor as "an important element to the future economic growth and development of north and west Tulsa.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North 41 st West Avenue	Secondary Arterial	100'	2
Gilcrease Parkway	Parkway	150'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The subject tracts are a mix of Neighborhood Center and New Neighborhood areas however the Comprehensive Plan did not recognize the large parcels that were affected by the Gilcrease Parkway.

A Comprehensive Plan Amendment has been submitted concurrently with this zoning application changing the vision for all of these parcels to be considered as a Town Center.

Staff has recommended approval for the Town Center designation for these areas therefore we have analyzed this zoning request from the Town Center Perspective.

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,

6.4

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 requested CS zoning can be supported as an underlying zoning designation inside a PUD. The CS zoning request is not appropriate unless the anticipated approval for Town Center designation is approved.

All parcels are included in an area of growth:

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 proposed CS zoning and Comprehensive Plan revisions are all consistent with the Area of Growth Vision for the area.

STAFF RECOMMENDATION:

The CS zoning request will be consistent with the Comprehensive Plan only if the Comprehensive Plan amendments as submitted concurrently with this request is approved.

The future vision of the Gilcrease corridor is defined in the Comprehensive Plan as an important element for growth in north and west Tulsa. CS zoning along the corridor is consistent with that vision.

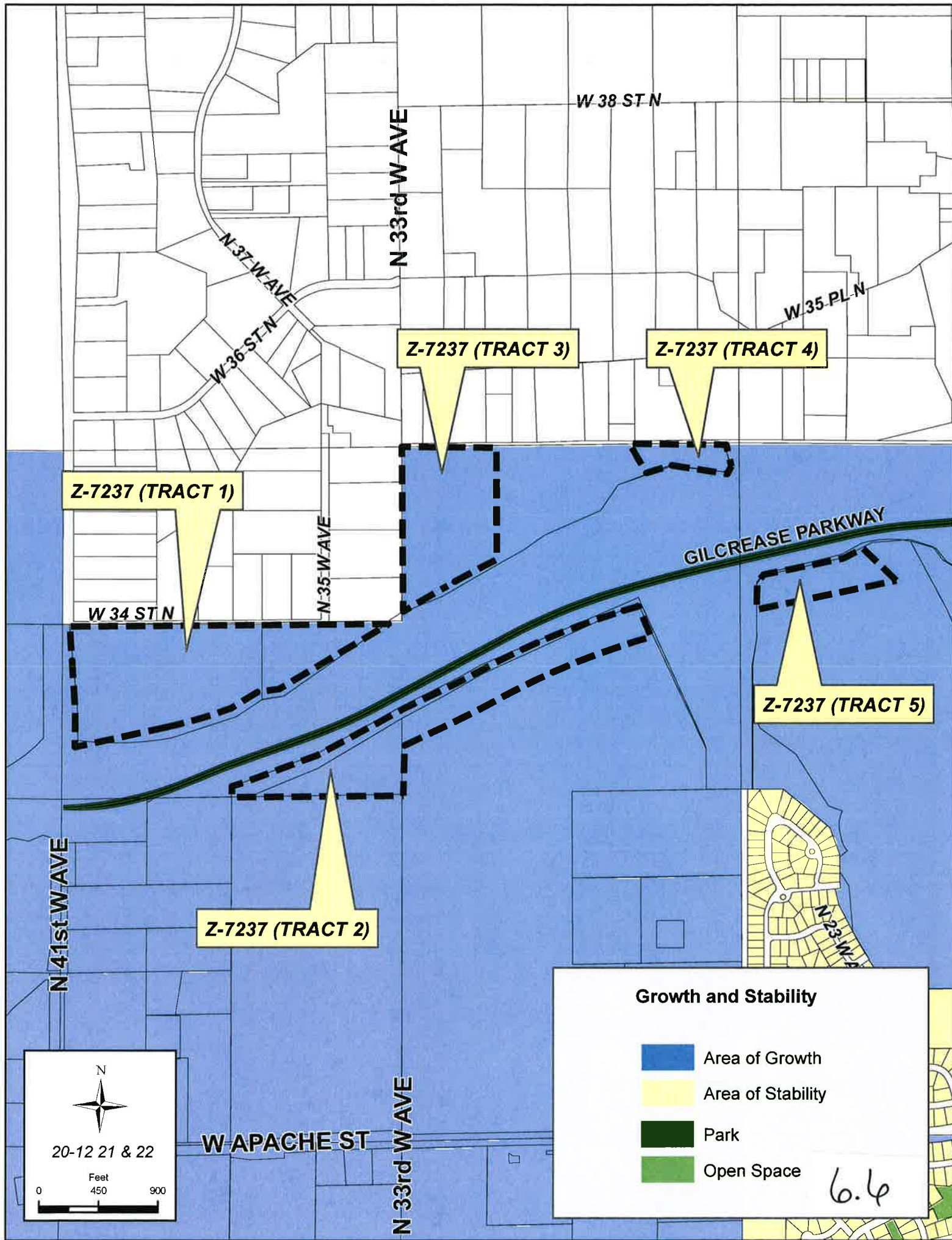
The Parkway designation is an important consideration of this CS zoning request. The requested zoning is an underlying request for a major amendment to the PUD that can enhance the environmental character of this part of Tulsa. The ultimate development of this area should be sensitive to the natural environment of this area.

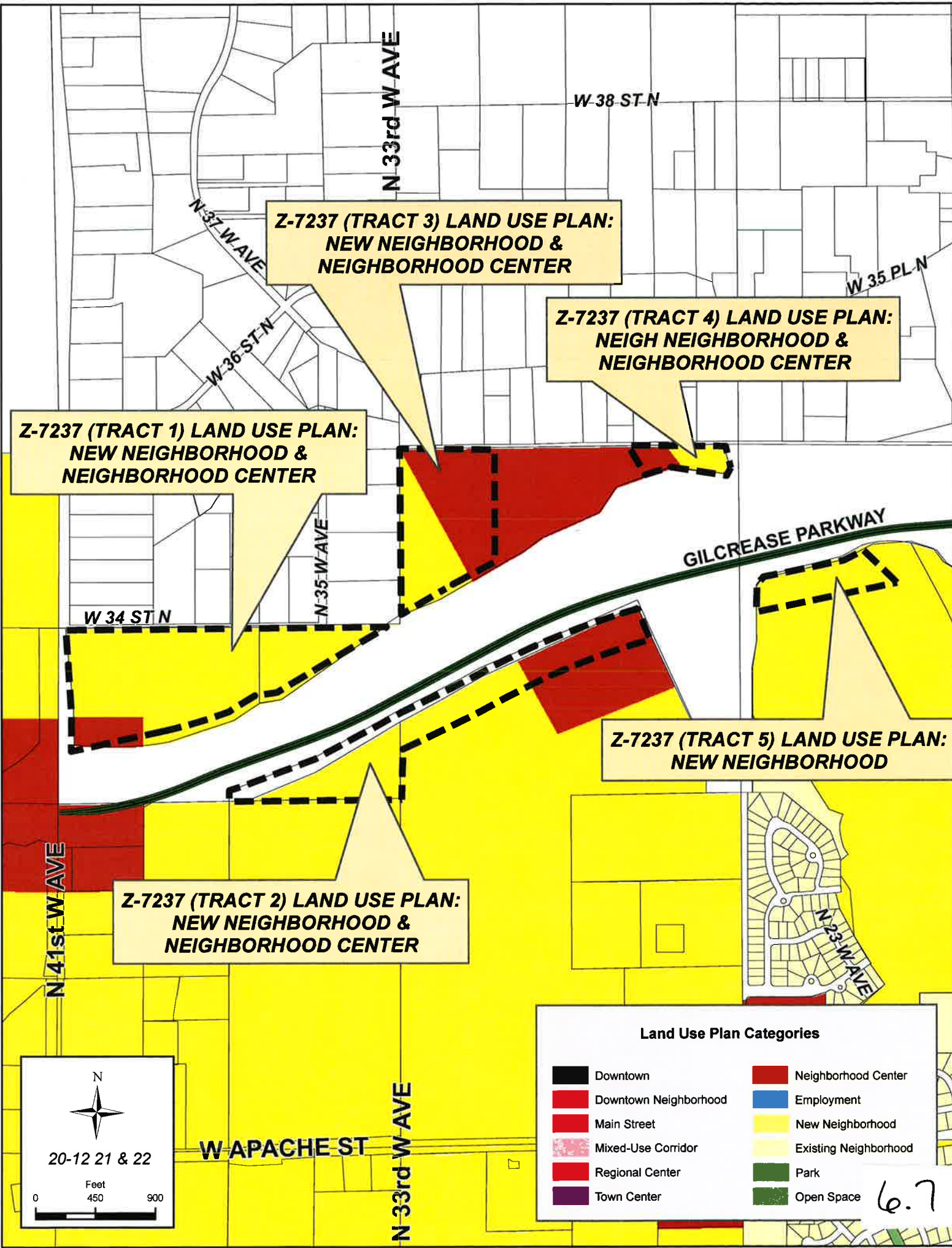
The zoning request is consistent with the proposed Comprehensive Plan amendments and anticipated future development of this area.

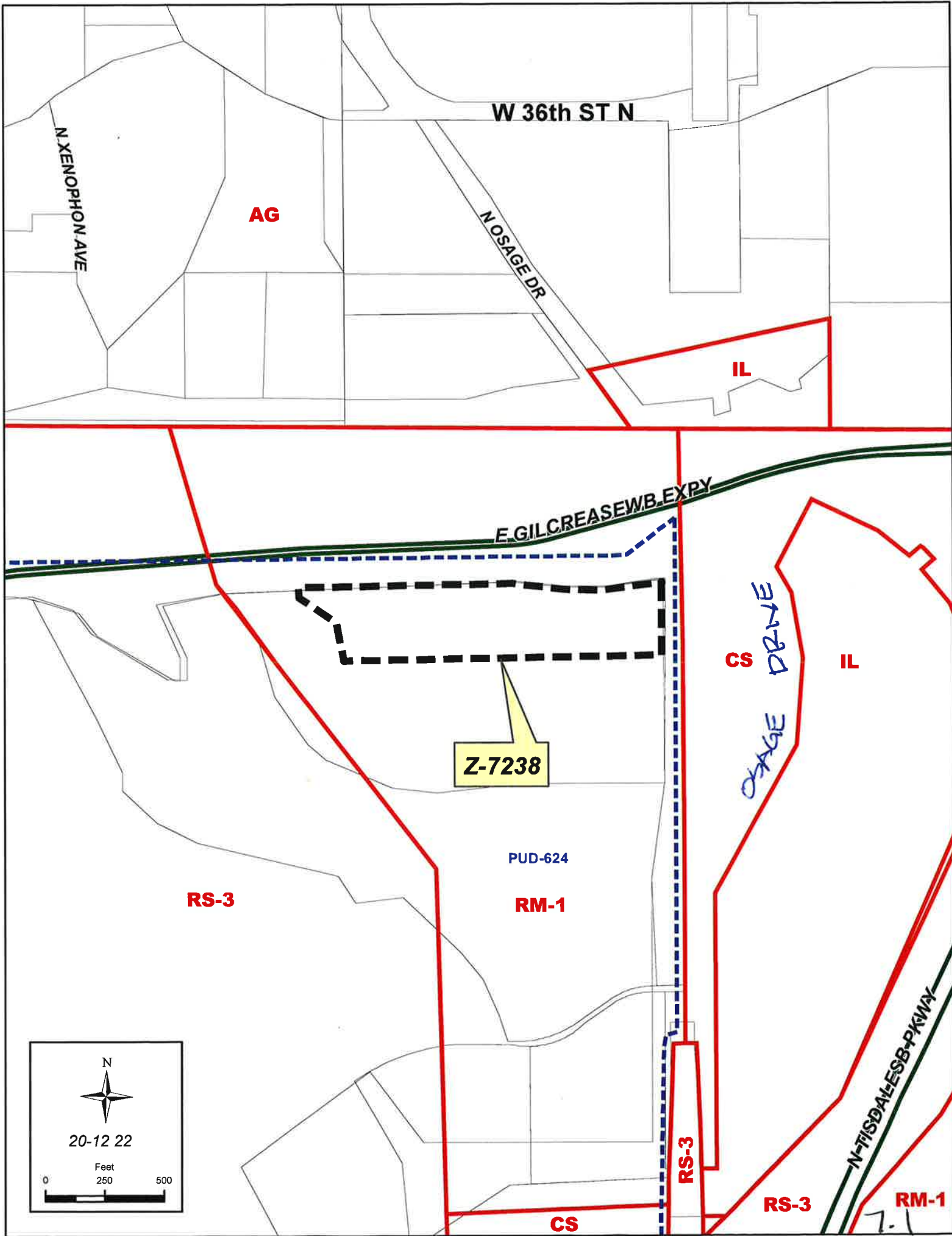
Therefore' **staff recommends approval** for CS zoning on all 5 parcels along the Gilcrease Parkway in conjunction with the PUD overlay and Comprehensive Plan amendments.

08.21.2013

6.5







W 36th ST N

N XENOPHON AVE

AG

N OSAGE DR

IL

E GILCREASE WB EXPY

CS

IL

OSAGE DRIVE

Z-7238

PUD-624

RS-3

RM-1

RS-3

CS

RS-3

RM-1

N TISDALESB PKWY



20-12-22

Feet

250

500

0



20-12 22

0 Feet 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

7.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7238

TRS 0222

Atlas 0

CZM 28

CD-1

TMAPC Hearing Date:

Originally advertised for IL zoning 7.24.2013

Re-advertised for OM zoning 8.21.2013

Applicant: TEP Assoc., Inc./ Tim Terral

Tract Size: 10± acres

ADDRESS/GENERAL LOCATION: Southwest corner of Gilcrease Parkway and North Osage Drive

EXISTING ZONING: RM-1

EXISTING USE: Vacant

PROPOSED ZONING: OM

PROPOSED USE: Office

ZONING ORDINANCE: Ordinance number 19753 dated February 18, 2000; 11918 dated September 1, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

PUD-624 February 2000: All concurred in approval of a proposed Planned Unit Development on a 661± acre tract of land for a mixed use development including single-family, multifamily, commercial, open space, sports complex, community center, daycare, senior care, and school campus, on property located on the north side of West Apache Street, west of Osage Drive and extending north and extending west to 41st West Avenue, also known as the subject tract.

PUD-565 July 1997: Staff and TMAPC recommended approval of the Planned Unit Development (Northwest Passage), for a mixed use development which included single-family residential, townhomes, apartments, commercial development and a golf course, subject to conditions and the deletion of Use Unit 12A. The file was transmitted to City Council for final action; however, the applicant requested that the PUD be put on hold. After a year, of being on hold, City Council sent it back to staff and applicant withdrew the application, on the subject tract.

BOA-14308 November 20, 1986: The Board of Adjustment approved a Special Exception to allow for a portable ready-mix concrete batch plant, on a temporary basis in a CS district; subject to a time limit of 1 year, on property located at the northeast corner of West Apache Street and North Osage Drive.

Surrounding Property:

Z-7189 February 2012: All concurred in denial of a request for rezoning a 44± acre tract of land from CS to IM, but approval of IL zoning for manufacturing use, on property located on the northeast corner of North Osage Drive and West Apache Street, and is east of subject property across North Osage Drive.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 10± acres in size and is located southwest corner of Gilcrease Parkway and North Osage Drive. The property appears to be vacant, and is zoned RM-1.

SURROUNDING AREA: The subject tract is abutted on the east by Osage Drive, zoned IL; on the north by the Gilcrease Parkway then across the parkway mostly undeveloped property, zoned AG; on the south by vacant land, zoned RM-1; and on the west by vacant land, zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates Gilcrease Parkway as a parkway with a minimum right-of-way width that is much smaller than the current ownership taken by the City of Tulsa. Ultimately the transportation vision for this area, as shown in the Comprehensive Plan, defines the "Gilcrease Expressway" as a freight corridor which will help disentangle the freight and commuter corridor systems in Tulsa.

The Transportation section of the Comprehensive Plan; Goal 10, identifies the Gilcrease corridor as "an important element to the future economic growth and development of north and west Tulsa.

There are no special considerations for Osage Drive which defines the east boundary of the Industrial request.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Gilcrease Parkway	Parkway	150	2
North Osage Drive	Secondary Arterial	100'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The subject tract is located in an Area of Growth and a New Neighborhood.

The **New Neighborhood** is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

Staff Comment: Concurrent with this re-zoning request is a PUD major amendment and a Comprehensive Plan amendment. At this time there is no immediate project planned for the area. The zoning request is a result of the Gilcrease Parkway first phase of construction that has recently opened.

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 regarding concurrent Comprehensive Plan request for an Employment Area

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

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

The employment component of this particular request has been recommended for approval in the comprehensive plan revision only as it relates to the Planned Unit Development request for office, high tech uses, information technology, multi family or other uses allowed by right or exception in the OL zoning district. The staff contends that many industrial uses are not appropriate at this location.

STAFF RECOMMENDATION:

A concurrent request for a revision to The Comprehensive Plan has been submitted for an employment area at this location. This zoning request will be consistent with The Comprehensive Plan only if the requested Plan revision is approved.

The rezoning request is consistent with the anticipated development patterns within the context of a PUD overlay.

The site will require significant terrain modifications and may require access through adjacent property to access the site. Uses at this location will require sensitive treatment for buildings, and vehicular circulation systems.

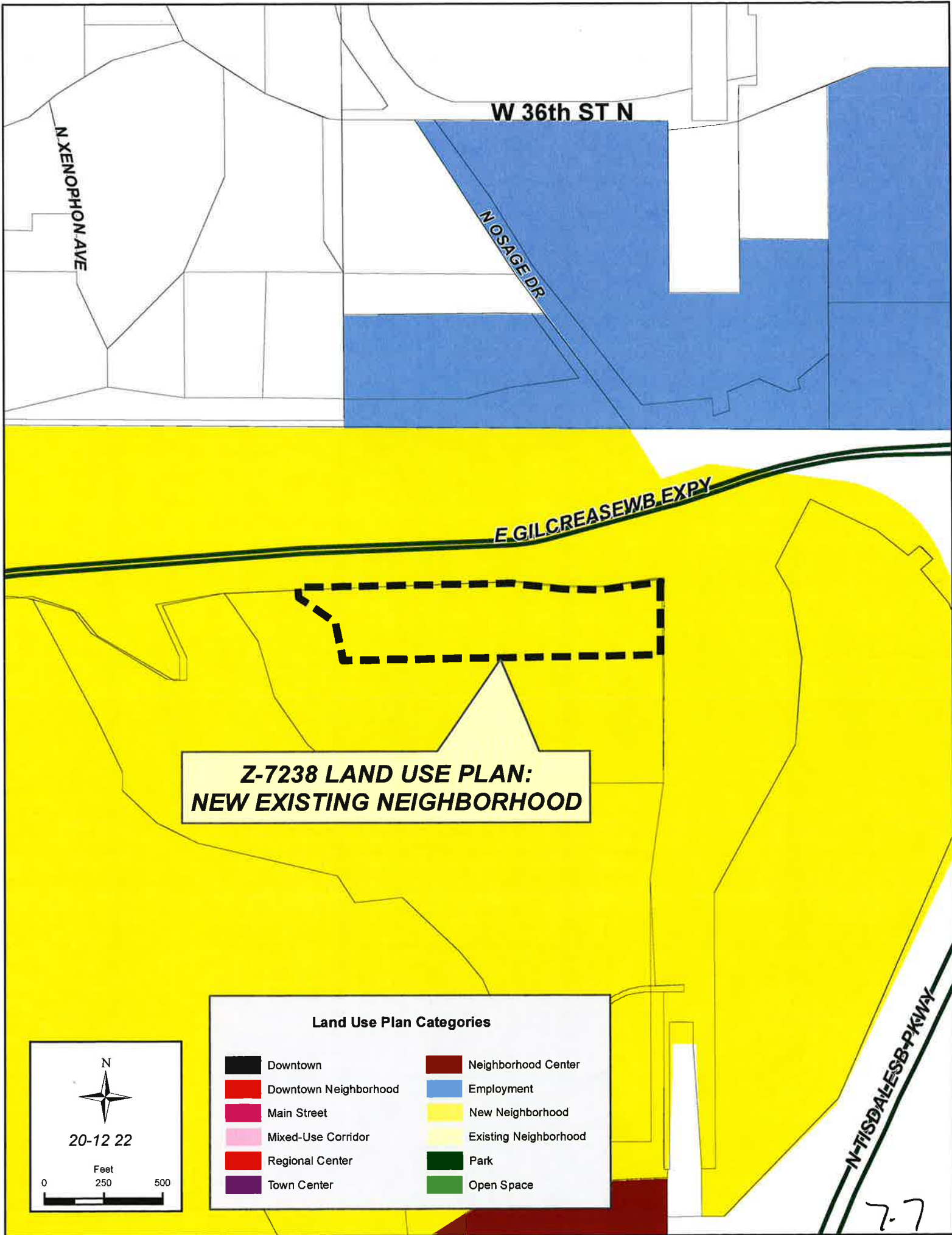
During the site plan phase of this development significant considerations for the terrain will be an important part of the discussion.

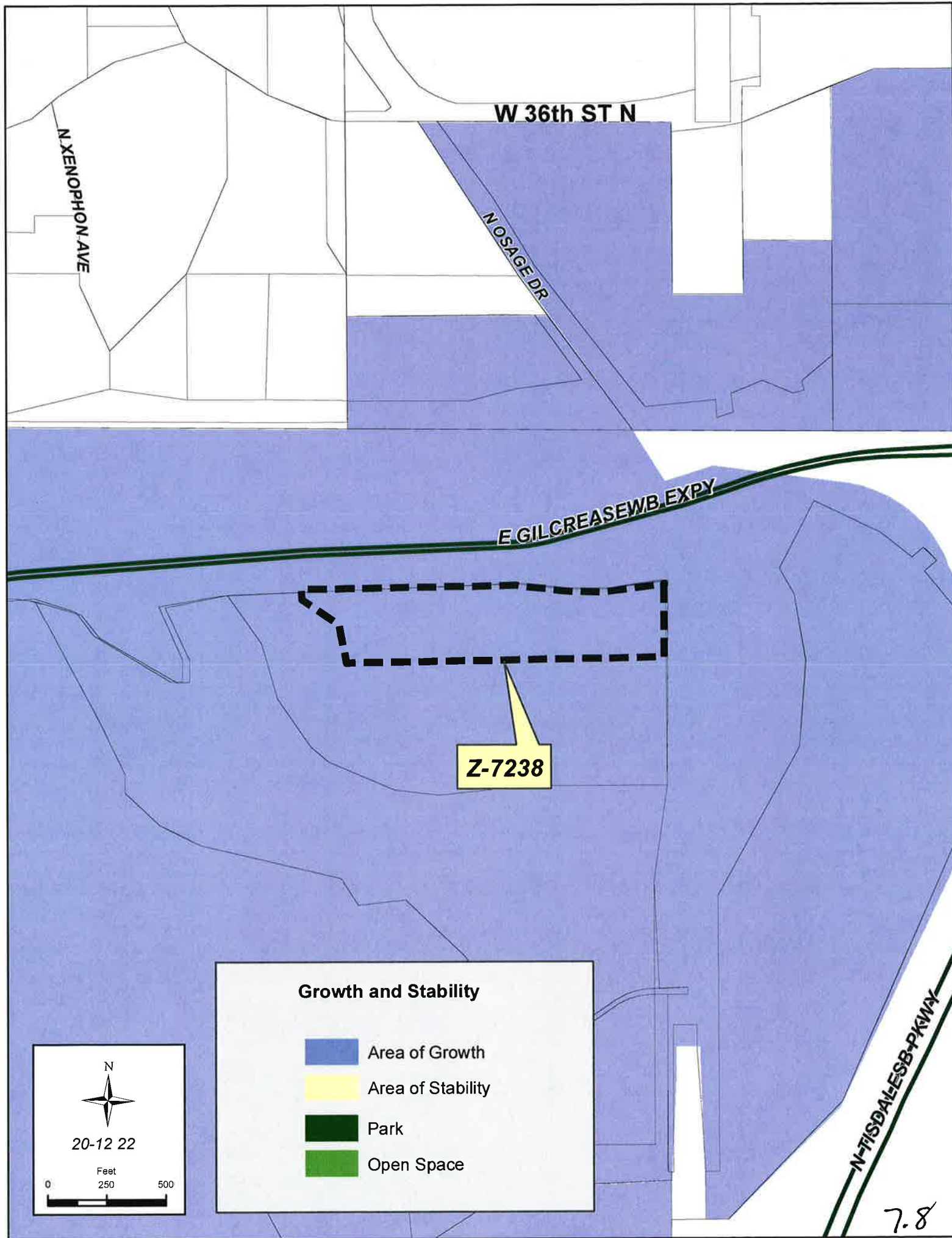
The area is a prime location to establish a high quality gateway to this new development opportunity for north and west Tulsa.

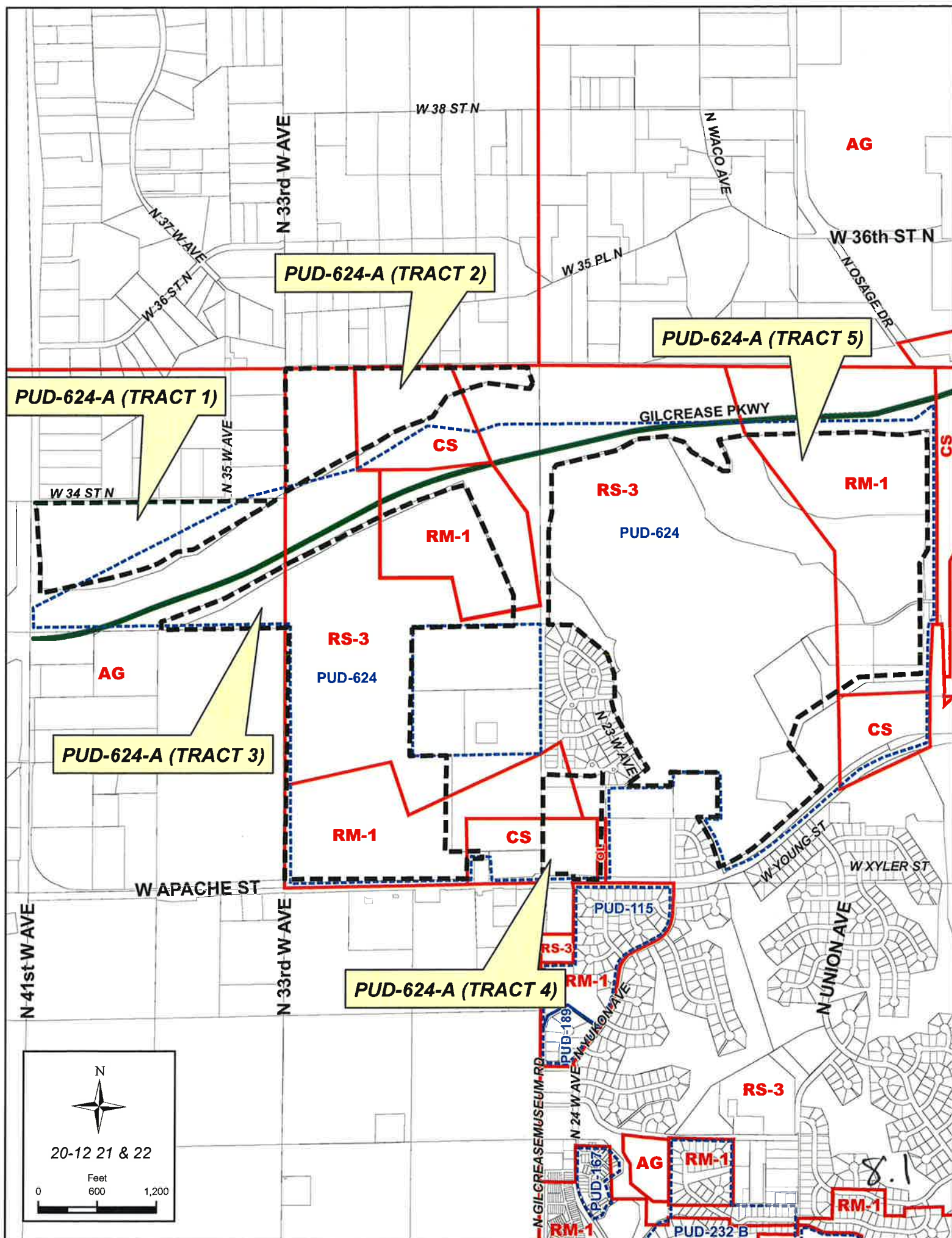
With appropriate consideration for the concurrent Comprehensive Plan amendment and the Planned Unit Development overlay staff is confident that the development of this parcel can be consistent with the expected opportunities for new development in this area of Tulsa and **therefore staff recommends approval for the zoning request from RM-1 to OM.**

8.21.2013

7.6







**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-624-A

TRS 0221/ 0222

Atlas 0

CZM 27/ 28

CD-1

TMAPC Hearing Date: July 24, 2013

Continued to 8.21.2013

Applicant: TEP Assoc., Inc./ Tim Terral

Tract Size: 500± acres

ADDRESS/GENERAL LOCATION: Between North 41st West Avenue and North Osage Drive, north of West Apache Street/ W. Young St.

EXISTING ZONING: AG/ RS-3/ RM-1/
OL/ CS/ PUD-624

EXISTING USE: Vacant/ residential

PROPOSED ZONING: AG/ RS-3/ RM-1/ OL/
CS/ IL/ PUD-624-A

PROPOSED USE: Mixed use development

ZONING ORDINANCE: Ordinance number 19753 dated February 18, 2000; 11918 dated September 1, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-624 February 2000: All concurred in approval of a proposed Planned Unit Development on a 661± acre tract of land for a mixed use development including single-family, multifamily, commercial, open space, sports complex, community center, daycare, senior care, and school campus, on property located on the north side of West Apache Street, west of Osage Drive and extending north and extending west to 41st West Avenue, also known as the subject tract.

PUD-565 July 1997: Staff and TMAPC recommended approval of the Planned Unit Development (Northwest Passage), for a mixed use development which included single-family residential, townhomes, apartments, commercial development and a golf course, subject to conditions and the deletion of Use Unit 12A. The file was transmitted to City Council for final action; however, the applicant requested that the PUD be put on hold. After a year, of being on hold, City Council sent it back to staff and applicant withdrew the application, on the subject tract.

BOA-14308 November 20, 1986: The Board of Adjustment approved a Special Exception to allow for a portable ready-mix concrete batch plant, on a temporary basis in a CS district; subject to a time limit of 1 year, on property located at the northeast corner of West Apache Street and North Osage Drive.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 500+ acres in size and is located between North 41st West Avenue and North Osage Drive, north of West Apache Street/ W. Young St. The property appears to be mostly vacant with some residential use, and is zoned AG/ RS-3/ RM-1/ OL/ CS/ IL/ PUD-624.

SURROUNDING AREA: The subject tract is abutted on the north by agricultural land with scattered single-family homes in Osage County and out of the Tulsa City limits; to the east is vacant land, with some scattered single-family homes, zoned CS; to the west by scattered single-family homes and ranches, zoned AG; and to the south by single-family homes, zoned RS-3 and vacant land, zoned AG.

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

TRANSPORTATION VISION: The Comprehensive Plan designates Gilcrease Parkway as a parkway with a minimum right-of-way width that is much smaller than the current ownership taken by the City of Tulsa. Ultimately the transportation vision for this area, as shown in the Comprehensive Plan, defines the "Gilcrease Expressway" as a freight corridor which will help disentangle the freight and commuter corridor systems in Tulsa.

The Transportation section of the Comprehensive Plan; Goal 10, identifies the Gilcrease corridor as "an important element to the future economic growth and development of north and west Tulsa.

STREETS:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North 41 st West Avenue	Secondary Arterial	100'	2
North Osage Drive	Secondary Arterial	100'	2
West Apache Street/ W. Young St.	Primary Arterial	120'	2
North Gilcrease Museum Road	Secondary Arterial	100'	2
Gilcrease Parkway	Parkway	150'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan in this area is not consistent with the proposed development for a number of reasons however the applicant has submitted a concurrent application for a Comprehensive Plan revision.

A large part of the project is consistent with the current Comprehensive Plan and is all New Neighborhood as defined below:

"The **New Neighborhood** Residential Building Block is comprised of a plan category by the same name. It is intended for new communities developed on

vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center."

The proposed land use designations in the proposed Comprehensive Plan amendment are outlined below:

The applicant is proposing to introduce two new land uses on this site as part of the amendment requests: *Town Center* and *Employment*.

"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."

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

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

Staff Comment: *The employment component of this particular request has been recommended for approval in the Comprehensive Plan revision only as it relates to the Planned Unit Development request for office, high tech uses, information technology, multi family or other uses allowed by right or exception in the OM zoning district.*

PUD TEXT SUMMARY

The applicant has modified the PUD from the original 7.24.2013 hearing date to match the vision of the Comprehensive Plan and to conform closer to the growth vision of the future development of this area.

I. Development Concept (*Referenced Exhibits are attached at the end of the staff report*)

- Exhibit A - Conceptual Development Plan
- Exhibit B - Comprehensive Plan Overlay
- Exhibit C - Proposed Zoning Plan
- Exhibit D - Surrounding Zoning Plan
- Exhibit E - Conceptual Pedestrian Circulation Plan
- Exhibit F - Existing Conditions Plan
- Exhibit G - Slope Analysis
- Exhibit H - Existing Utilities Plan

II. Statistical Summary

III. Development Standards: Single-Family Residential 'A'

IV. Development Standards: Single-Family Residential 'B'

V. Development Standards: Multi-Family

VI. Development Standards: Community Center

VII. Development Standards: Office 'A'

VIII. Development Standards: Office 'B'

IX. Development Standards: Commercial

X. Development Standards: Open Space

XI. Landscaping and Open Space

XII. Detail Site Plan Review

XIII. Platting Requirement

XIV. Expected Schedule of Development

I. **DEVELOPMENT CONCEPT**

Northwest Passage is a 499.41 acre mixed use development located north of West Young and Apache Streets, east of 41st West Avenue and west of Osage Drive, with Gilcrease Expressway bisecting the northern portion of the PUD site. The site is characterized by rolling terrain with a number of ridge lines and drainageways located throughout the site. In addition, there is significant tree cover over much of the project area. The site lends itself well to a mixed use PUD that can aid in accommodating the site's unique features and characteristics with a variety of appropriate land uses.

Originally approved in 1999, PUD 624 reflected a community composed of an assortment of residential neighborhoods, community facilities, commercial uses and significant open space areas. Two Minor PUD Amendments have been approved since the original 1999 PUD approval. The first Minor Amendment (PUD 624-1) was approved in September 2002 and relocated several land uses on the Conceptual Master Plan and eliminated two land uses approved in the original PUD (Day Care and Sports Complex). While there was a modest increase in commercial floor area, there was a decrease in overall floor area and residential density. The second Minor Amendment (PUD 624-2) was approved in July 2006 and also relocated several land uses on the Conceptual Master Plan and adjusted the Development Standards for the smallest single-family residential lots. As in the first Minor Amendment, there was also a decrease in overall floor area and residential density. The decrease in floor area was a small decrease in the commercial and school site floor areas. These two Minor Amendments were necessitated by changing market conditions and the local economic environment.

This proposed Major Amendment to PUD 624 (PUD 624-A) reflects boundary changes that were brought about due to certain property no longer owned by the developer being removed from consideration and the realignment of the Gilcrease Expressway. The current alignment of the Gilcrease Expressway has shifted south since the last Minor PUD Amendment and created a substantial change in the amount of developable area on the north side of the Gilcrease Expressway. The PUD now has a significant amount of frontage on both sides of the Gilcrease Expressway, which lends itself to higher intensity types of development in this area of Northwest Passage. There is approximately 5,420 LF of frontage along the north side of the Gilcrease Expressway and over 7,280 LF of frontage on the south side. This frontage will be provided access by the proposed service roads for the expressway, except in areas where there might be topographic issues. The Tulsa Comprehensive Plan's "Growth and Stability Plan" shows the entire PUD as an "Area of Growth" and while the "Land Use Plan" designates a portion of the Gilcrease Expressway frontage area as a "Neighborhood Center", and the remainder as "New Neighborhood", it is felt that a higher mixed use intensity is warranted and needed for this and the surrounding area. There are a number of benefits in developing these areas along the Gilcrease Expressway at a higher intensity use. In addition to creating a buffer for the residential uses and shifting these uses away from the Gilcrease Expressway, the economic stimulus that would be provided by these proposed higher intensity uses would have a positive impact on the immediate and surrounding areas, in terms of new jobs created, higher property and sales tax revenues and new demand for housing. The remainder of the PUD remains essentially unchanged, in terms of land uses, except that the school site, located at the northeast corner of the intersection of West Young Street and Gilcrease Museum Road, is now changed to Neighborhood Center, to reflect the current Tulsa Comprehensive Plan.

Accompanying this Major PUD Amendment request is an application for the re-zoning of 80.08 acres of CS (Commercial Shopping) zoning and 10.00 acres of OM (Office Medium Intensity) zoning. There are currently 21.80 acres of existing underlying CS zoning, which would make for a combined total of 101.88 acres of CS zoning. There is no OM zoned property within the PUD at this time. "Exhibit 'A' - Conceptual Development Plan" illustrates the proposed locations of the new Commercial/Office and Office Development Areas. All of the proposed Commercial/Office and Office Development Areas front onto the Gilcrease Expressway.

As described in the Tulsa Comprehensive Plan, safe and meaningful interconnectivity and accessibility by both pedestrians and vehicles is very important in a development such as Northwest Passage. "Exhibit 'D' - Conceptual Pedestrian Circulation Plan" illustrates the goal of having pedestrian access between the residential development areas, open space areas, the community center and the commercial/office tracts. This will be accomplished by a combination of walking/jogging/bike trails and an internal/external system of sidewalks. Vehicular ingress and egress into the Northwest Passage will be from a variety of arterial streets and expressway service roads - 41st West Avenue, West Young and Apache Streets, Gilcrease Museum Road and Osage Drive.

It is felt that the proposed Major Amendment to Northwest Passage PUD 624 will aid in bringing the plan up to date and allow for a number of very important and exciting things to begin happening in both the short and long term. Northwest Passage is a development that will take a number of years to complete and there is a high likelihood that other amendments will be brought forward in the years to come to address changing markets and economic conditions.

II. STATISTICAL SUMMARY

TOTAL PROJECT AREA:	499.41 Acres
- Single-Family Residential	241.27 Acres
- Multi-Family	31.68 Acres
- Neighborhood Center	13.24 Acres
- Commercial/Office	122.74 Acres
- Office	23.21 Acres
- Community Center	4.00 Acres
- Open Space	63.27 Acres*
TOTAL NUMBER OF DWELLING UNITS:	2,240 DUs
- Single Family Residential (6 DU/acre)**	1,448 DUs
- Multi-Family (25 DU/acre)**	792 DUs
TOTAL PROJECT FLOOR AREA:	1,608,889 SF
- Neighborhood Center (FAR 0.30)	173,020 SF
- Commercial/Office (FAR 0.20)	1,069,311 SF
- Light Office (FAR 0.22)	217,800 SF
- Community Center (FAR 0.10)**	17,424 SF

* Excludes the open space and landscape area that will be required for the individual Development Areas, as set forth in the Development Standards in Sections III through IX.

** Densities are consistent with PUD 624 and the succeeding Minor Amendments (624-1 and 624-2), other densities shown are less.

III. DEVELOPMENT STANDARDS: SINGLE-FAMILY RESIDENTIAL 'A'
(Development Areas 'E', 'F', 'G', 'J', 'K', 'N', 'O' and 'P')

Permitted Uses:	Detached single-family residences and customary accessory uses (Use Unit 6).
Minimum Lot Width:	60 SF
Minimum Lot Size:	6,900 SF
Minimum Building Setbacks:	
- Front Yard	25 feet
- Rear Yard	20 feet
- Side Yards	5 ft./5ft.
- Corner Lot Side Yard	20 feet
Maximum Building Height:	35 feet
Minimum Livability Space per Lot:*	3,500 SF
Other Bulk and Area Requirements:	As established within a RS-3 District

* Livability Space as defined by the City of Tulsa Zoning Code is open space not allocated to off street parking or paved access to off-street parking areas. Livability Space per Lot may take into account and utilize common open space to satisfy this requirement, if necessary.

IV. DEVELOPMENT STANDARDS: SINGLE-FAMILY RESIDENTIAL 'B'
(Development Areas 'E', 'F', 'G', 'J', 'K', 'N', 'O' and 'P')

Permitted Uses:	Detached single-family residences and customary accessory uses (Use Unit 6).
Minimum Lot Width:	50 SF
Minimum Lot Size:	5,500 SF

Minimum Building Setbacks:

- | | |
|------------------------|----------------------------|
| - Front Yard | 20 feet |
| - Rear Yard | 15 feet |
| - Side Yards | 5 ft./5ft. or 0 ft./10ft.* |
| - Corner Lot Side Yard | 15 feet |

Maximum Building Height: 35 feet

Minimum Livability Space per Lot:** 2,000 SF

Other Bulk and Area Requirements: As established within a RS-4 District

* Individual developments will have Side Yards of either 5 ft./5 ft. or 0 ft./10 ft., not a combination the two will be allowed unless approved at the Detail Site Plan/Platting stage.

** Livability Space as defined by the City of Tulsa Zoning Code is open space not allocated to off street parking or paved access to off-street parking areas. Livability Space per Lot may take into account and utilize common open space to satisfy this requirement, if necessary.

V. DEVELOPMENT STANDARDS: MULTI-FAMILY
(Development Areas 'Q' and 'R')

Permitted Uses: Multi-Family dwellings and customary accessory uses (Use Unit 8).

Maximum Building Height: 45 feet

Maximum Number of Stories: 3

Minimum Building Setbacks:

- | | |
|--|---------|
| - From an Arterial Street right-of-way | 35 feet |
| - From a Freeway Service Road right-of-way | 35 feet |
| - From Non-Arterial Street right-of-way | 25 feet |

- From other Development Area Boundary Lines 20 feet

Minimum Livability Space per Dwelling Unit:* 200 SF

- * Livability Space as defined by the City of Tulsa Zoning Code is open space not allocated to off street parking or paved access to off-street parking areas. Livability Space per Dwelling Unit may take into account and utilize common open space to satisfy this requirement, if necessary.

Minimum Off-Street Parking Requirements: As required by the applicable Use Unit

Other Bulk and Area Requirements: As established within a RM-1 District

Minimum Landscaped Area:

Landscaping shall meet the requirements of Chapter 10 - Landscape Requirements and Chapter 11 - Planned Unit Development, of the City of Tulsa Zoning Code.

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. No light standard shall exceed 25 feet in height. Lighting shall be so designed that the light producing elements and polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. Compliance with Section 1303-C of the City of Tulsa Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail lighting plan.

VI. DEVELOPMENT STANDARDS: COMMUNITY CENTER (Development Area 'L')

Permitted Uses: Residential community center intended for noncommercial use of the residents of the development and may include a principle building and customary recreational facilities (Use Unit 5).

Maximum Building Height:40 feet

Maximum Number of Stories:Minimum Building

Setbacks:

- From Non-Arterial Street right-of-way25 feet

- From other Development Area Boundary Lines20 feet

- From abutting Residential Areas 30 feet

Minimum Off-Street Parking Requirements: As required by the applicable Use Unit

Minimum Landscaped Area: 15% of net lot area

VII. DEVELOPMENT STANDARDS: OFFICE 'A'
(Development Areas 'A', 'B', 'C', 'D' and 'H')

Permitted Uses: Office, Studio and Support Services (Use Unit 11).

Maximum Building Height: 45 feet

Maximum Number of Stories: 3

Minimum Building Setbacks:

- From an Arterial Street right-of-way 50 feet

- From a Freeway Service Road right-of-way 50 feet

- From Non-Arterial Street right-of-way 25 feet

- From other Development Area Boundary Lines 20 feet

- From abutting Residential Areas 30 feet

Minimum Off-Street Parking Requirements: As required by the applicable use unit

Other Bulk and Area Requirements: As established in the OM Zoning District

Minimum Landscaped Area: 15% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. Lighting shall be so designed that the light producing elements and polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. Compliance with Section 1303-C of the City of Tulsa Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail

lighting plan.

VIII. DEVELOPMENT STANDARDS: OFFICE 'B'
(Development Area 'T')

<i>Permitted Uses:</i>	<i>Uses allowed by right or special exception in the OM District, except Use Unit 16. Mini- Storage.</i>
<i>Maximum Building Height:</i>	<i>45 feet</i>
<i>Maximum Number of Stories:</i>	<i>3</i>
<i>Minimum Building Setbacks:</i>	
<i>- From an Arterial Street right-of-way</i>	<i>50 feet</i>
<i>- From a Freeway Service Road right-of-way</i>	<i>50 feet</i>
<i>- From Non-Arterial Street right-of-way</i>	<i>25 feet</i>
<i>- From other Development Area Boundary Lines</i>	<i>20 feet</i>
<i>- From abutting Residential Areas</i>	<i>30 feet</i>
<i>Minimum Off-Street Parking Requirements:</i>	<i>As required by the applicable Use Unit</i>
<i>Other Bulk and Area Requirements:</i>	<i>As established in the OM Zoning District</i>
<i>Minimum Landscaped Area:</i>	<i>15% of net lot area</i>

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. Lighting shall be so designed that the light producing elements and polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. Compliance with Section 1303-C of the City of Tulsa Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail lighting plan.

IX. DEVELOPMENT STANDARDS: COMMERCIAL/NEIGHBORHOOD CENTER

(Development Areas 'A', 'B', 'C', 'D', 'H' and 'M')

Permitted Uses: Uses allowed by right or special exception in the CS Zoning District.

Maximum Building Height: 35 feet*

* All outdoor advertising shall comply with the standards set forth in the Tulsa Zoning Code under Section 1221. Use Unit 21 - Business Signs and Outdoor Advertising.

Maximum Number of Stories:2

Minimum Building Setbacks:

- From an Arterial Street right-of-way 50 feet

- From a Freeway Service Road right-of-way 50 feet

- From Non-Arterial Street right-of-way 25 feet

- From other Development Area Boundary Lines 20 feet

- From abutting Residential Areas 50 feet

Minimum Off-Street Parking Requirements: As required by the applicable Use Unit

Other Bulk and Area Requirements: As established within the CS District

Minimum Landscaped Area: 10% of net lot area

Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from adjoining residential properties. Lighting shall be so designed that the light producing elements and polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. Compliance with Section 1303-C of the City of Tulsa Zoning Code will be by application of the Kennebunkport Formula or other IESNA accepted practice and will be verified at detail site plan review by the submission of a detail lighting plan.

X. DEVELOPMENT STANDARDS: OPEN SPACE
(Development Areas 'I', and 'S')

Permitted Uses:

Passive and active open space.

XI. LANDSCAPING AND OPEN SPACE

Within each Development Area landscaping and open space shall meet the requirements of Chapter 10 - Landscape Requirements and Chapter 11 - Planned Unit Development, of the City of Tulsa Zoning Code, in addition to the standards above set forth.

XII. DETAIL SITE PLAN REVIEW

Development Areas may be developed in phases and no building permit shall be issued until a Detail Site Plan of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept and development standards of this PUD. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

XIII. PLATTING REQUIREMENT

Development Areas may be developed in phases and no building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved PUD conceptual site plan and the City of Tulsa shall be a beneficiary thereof.

XIV. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence and be completed as market conditions permit.

STAFF RECOMMENDATION:

The Planned Unit Development 624-A will be consistent with the Comprehensive Plan only if the Comprehensive Plan revision as submitted concurrently with this request is approved.

The future vision of the Gilcrease corridor is defined in the Comprehensive Plan as an important element for growth in north and west Tulsa. The PUD amendment along the Gilcrease corridor is consistent with that vision with the exception of the industrial use requested.

The parkway designation is an important consideration of this Planned Unit Development Major Amendment request. The requested Planned Unit Development Major Amendment should enhance the environmental and economic character of this part of Tulsa. The ultimate development of this area should be sensitive to the natural environment of this area and provide an opportunity for a development pattern that cannot be found elsewhere in Tulsa.

The PUD request is consistent with the anticipated Comprehensive Plan revisions and anticipated future development of this area.

Therefore, **staff recommends approval** of PUD 624-A

8.21.2013

Exhibit 'A'

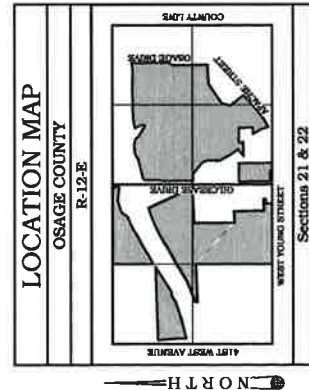
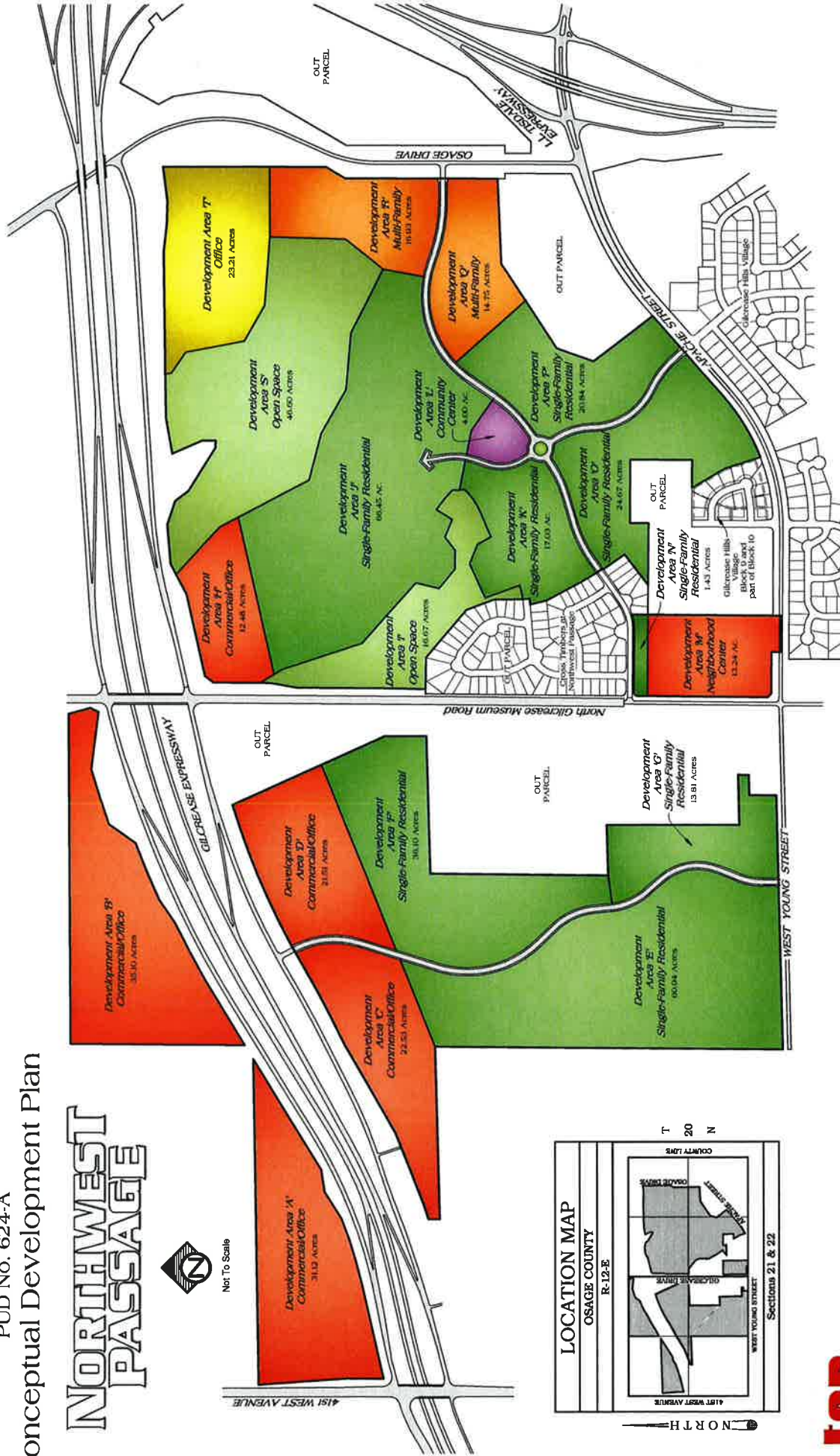
PUD No. 624-A

Conceptual Development Plan

NORTHWEST PASSAGE



Not To Scale



rep

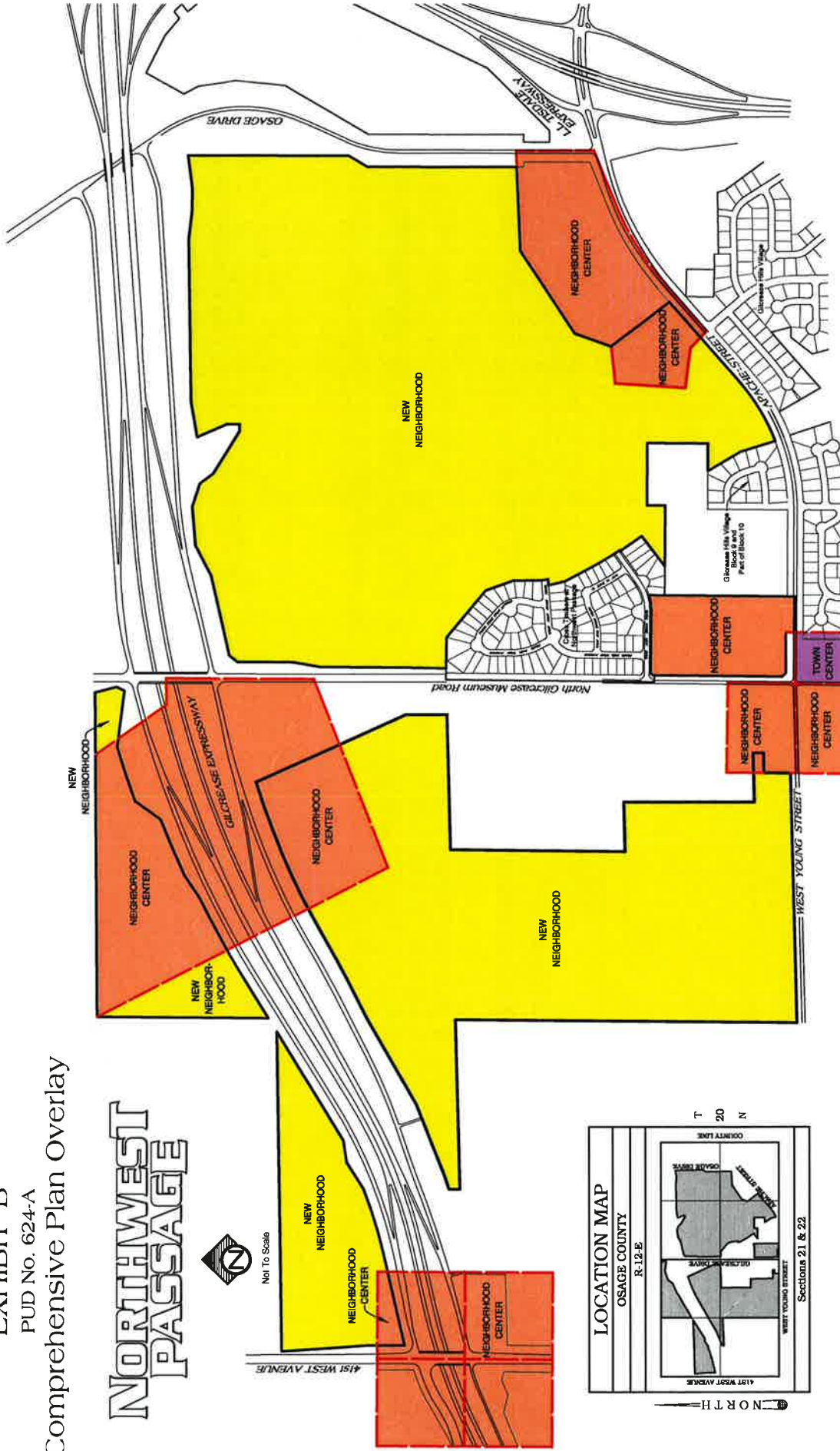
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EXHIBIT 'B'
 PUD No. 624-A
 Comprehensive Plan Overlay

**NORTHWEST
 PASSAGE**



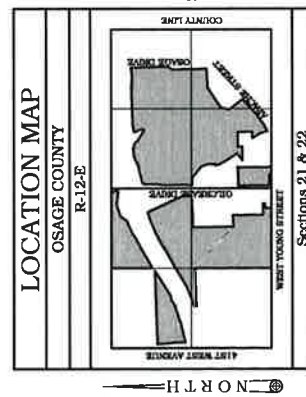
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8.18

Proposed Zoning Plan



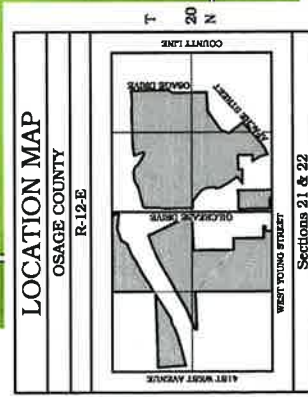
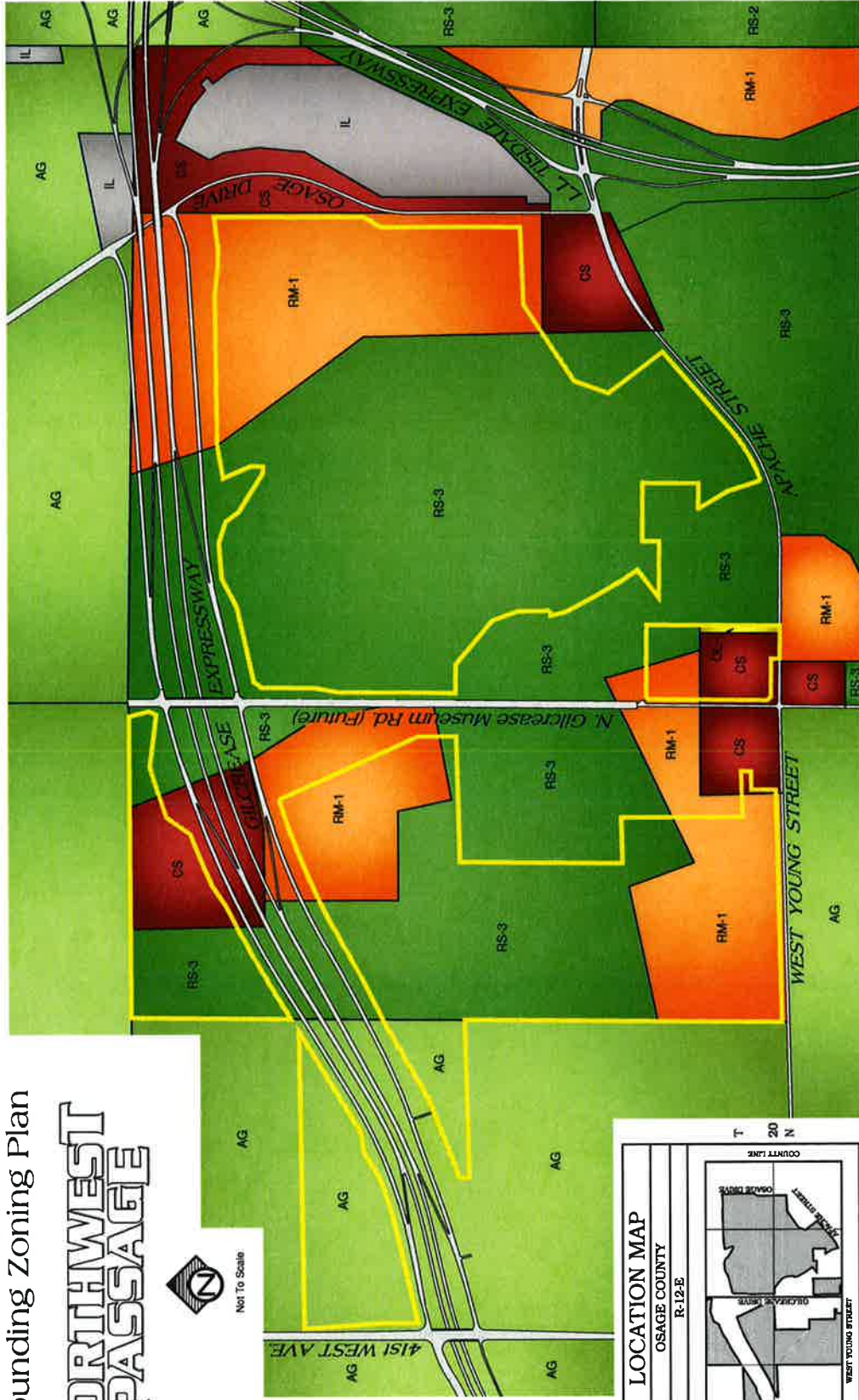
8.19

Exhibit 'D'
PUD No. 624-A
Surrounding Zoning Plan

NORTHWEST PASSAGE



Not To Scale



tep

8.20

Conceptual Pedestrian Circulation Plan

Not To Scale

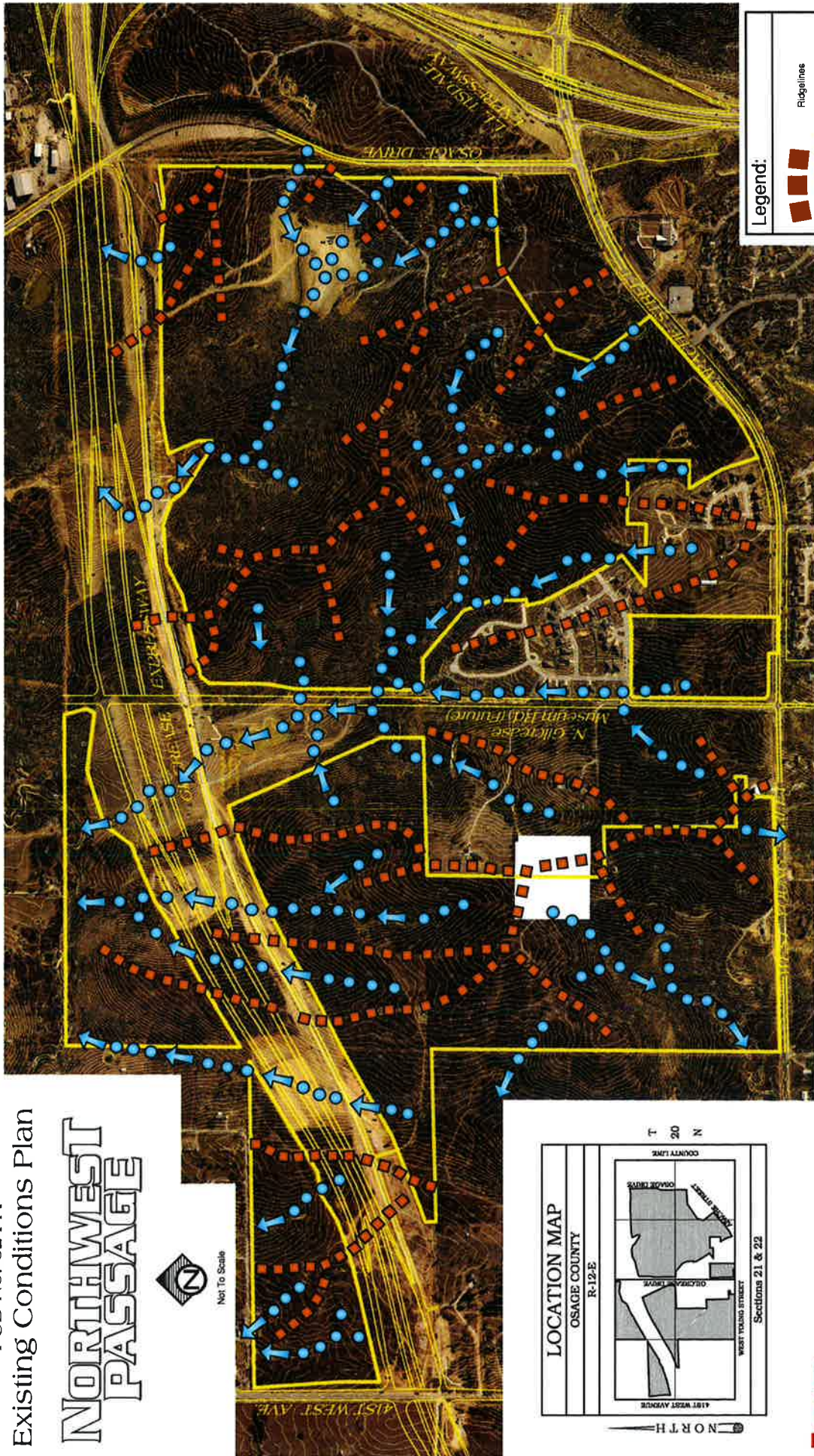


Exhibit 'F'
PUD No. 624-A
Existing Conditions Plan

**NORTHWEST
PASSAGE**

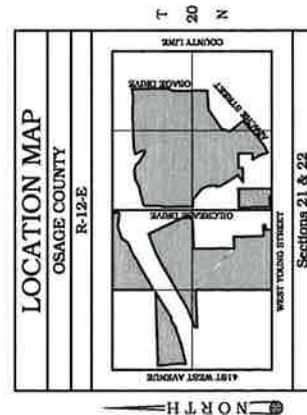


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Legend:

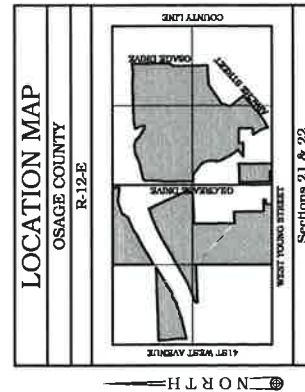
- Ridgelines
- Drainageway



tep

Exhibit 'G'
PUD No. 624-A
Slope Analysis

NORTHWEST PASSAGE



lep

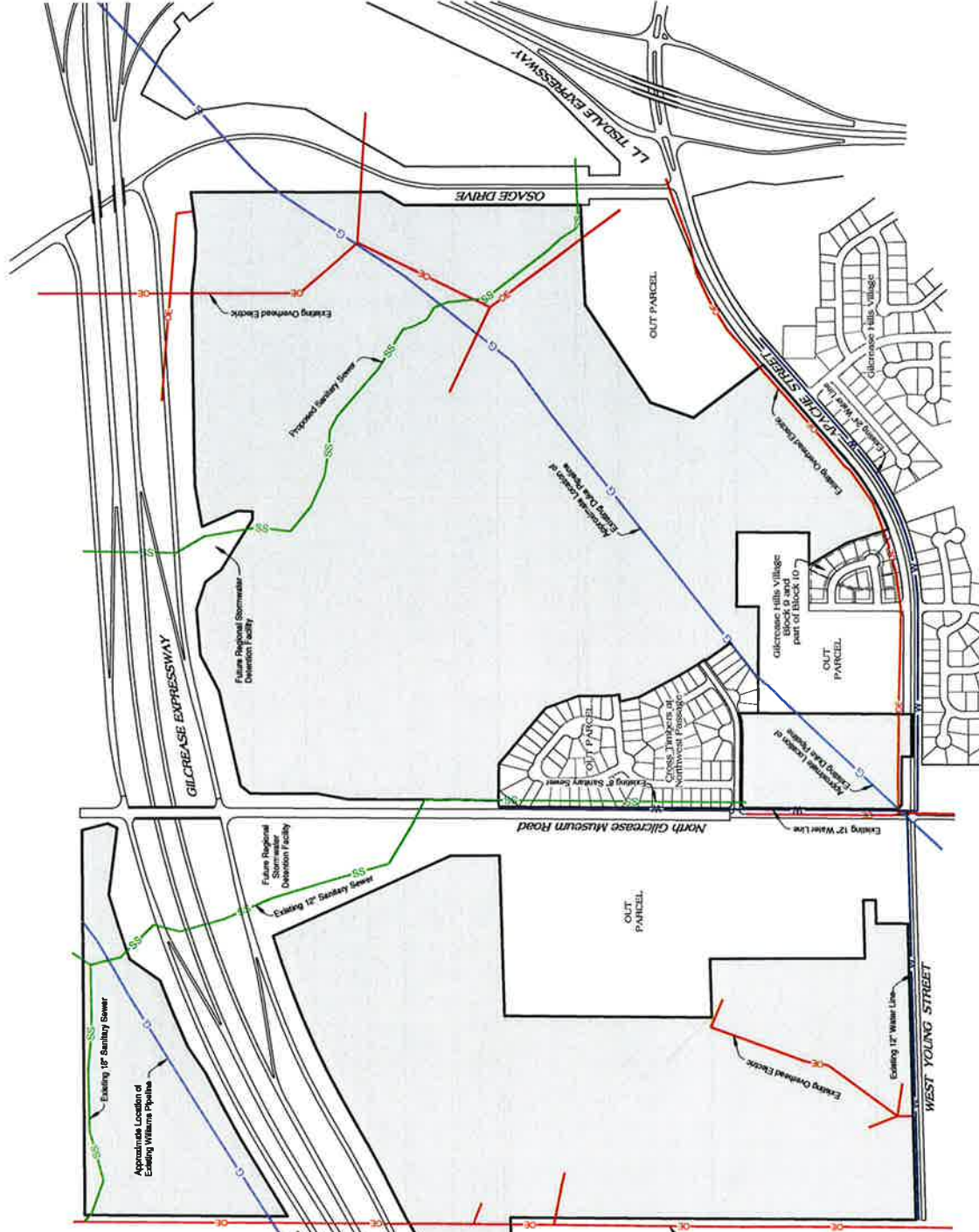
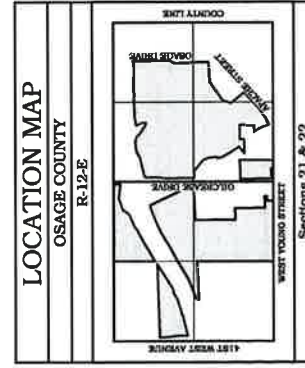
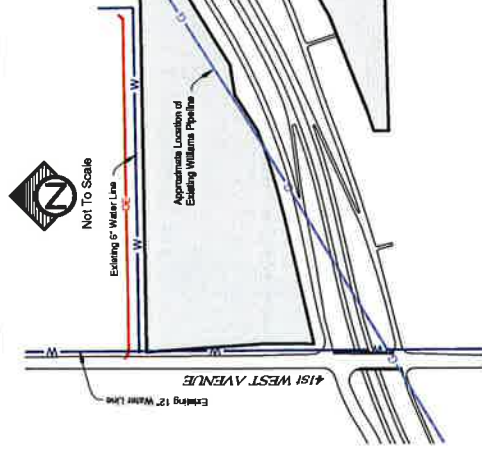
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Exhibit 'H'

PUD No. 624-A

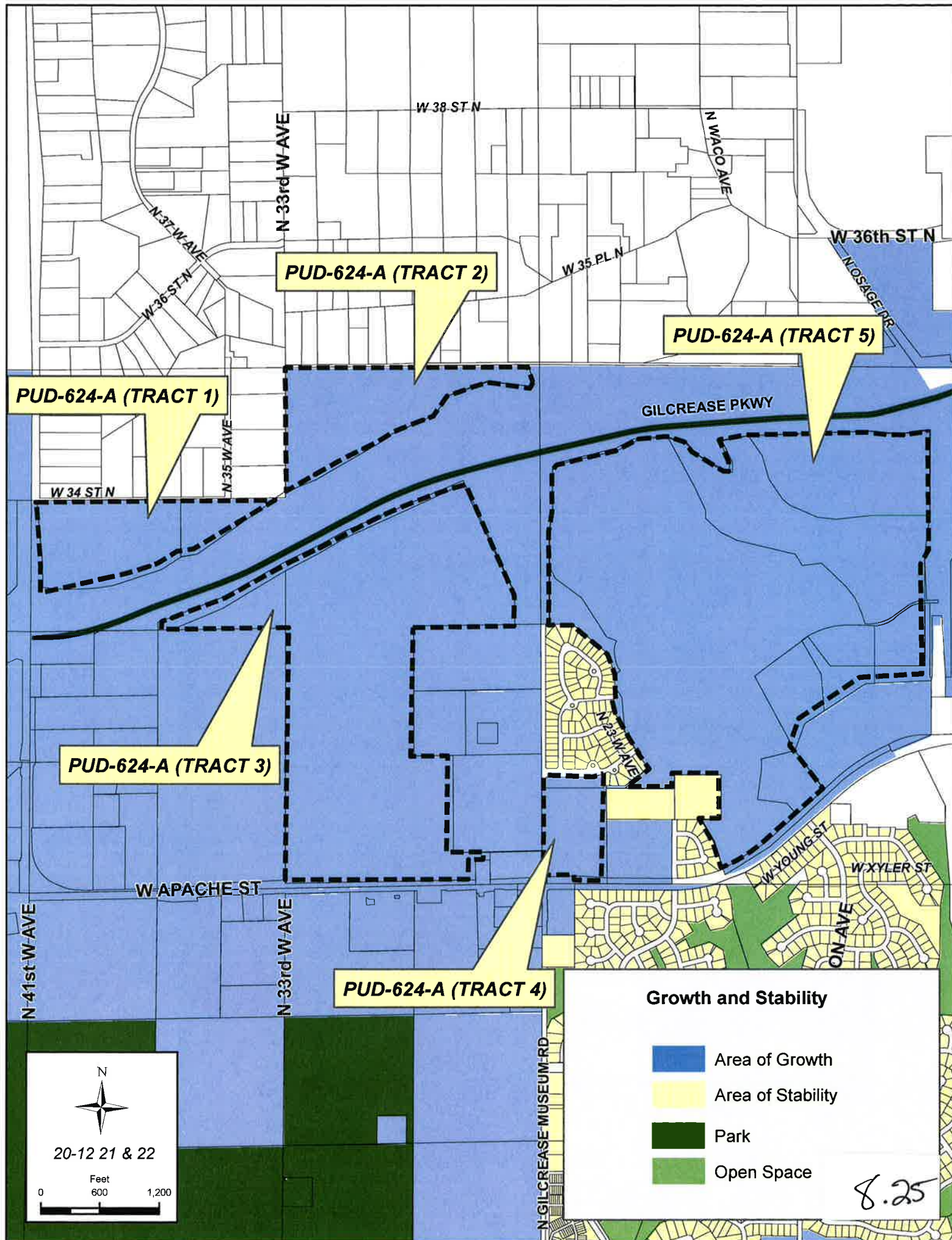
Existing Utilities Plan

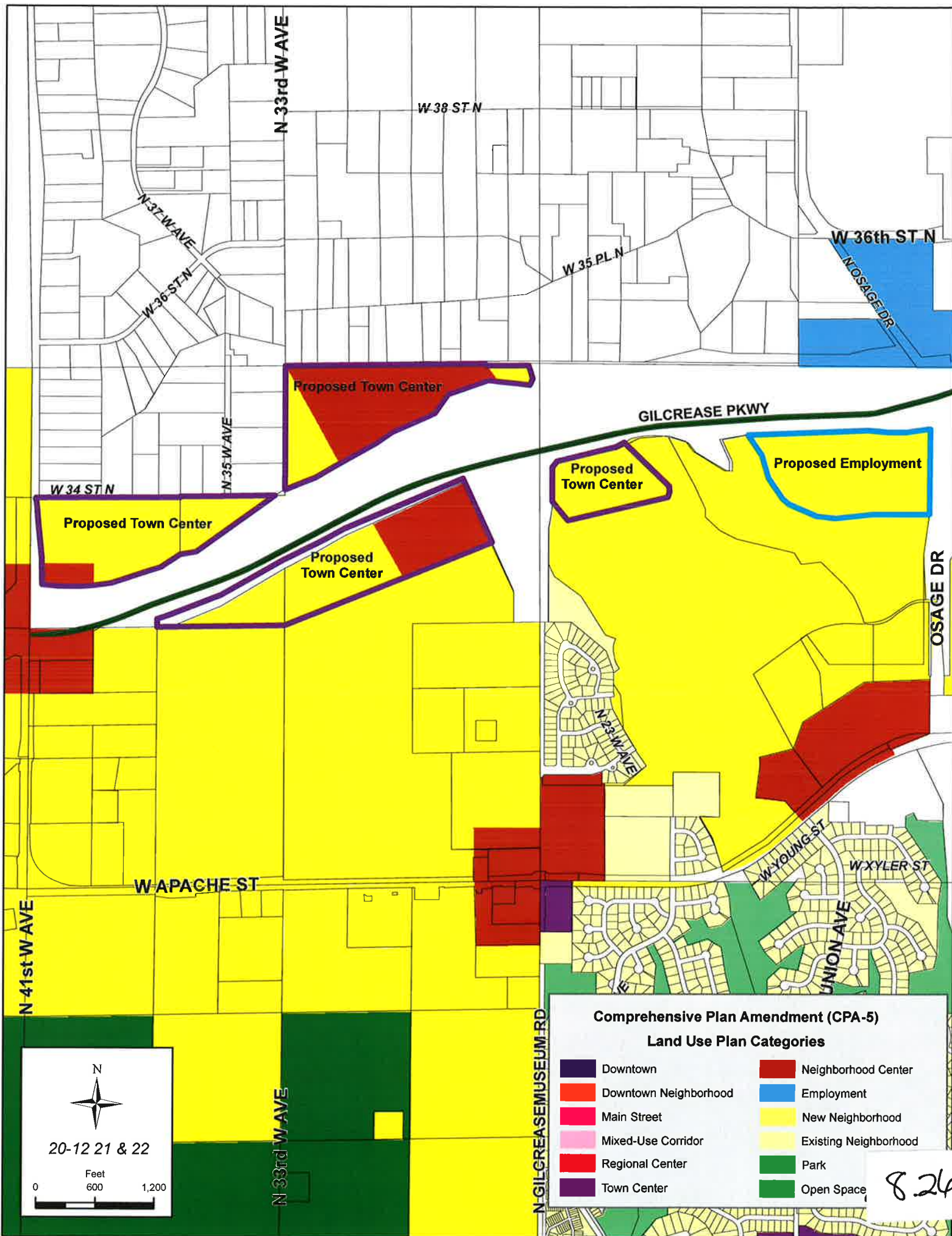
NORTHWEST PASSAGE

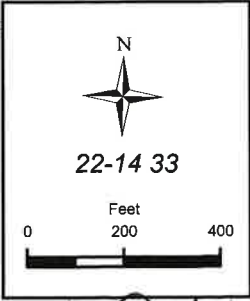
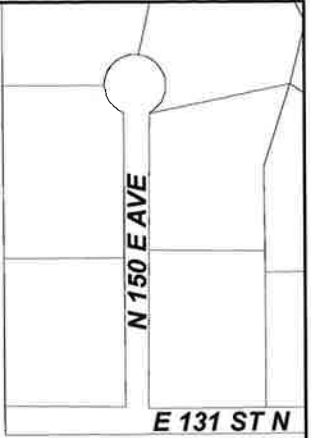
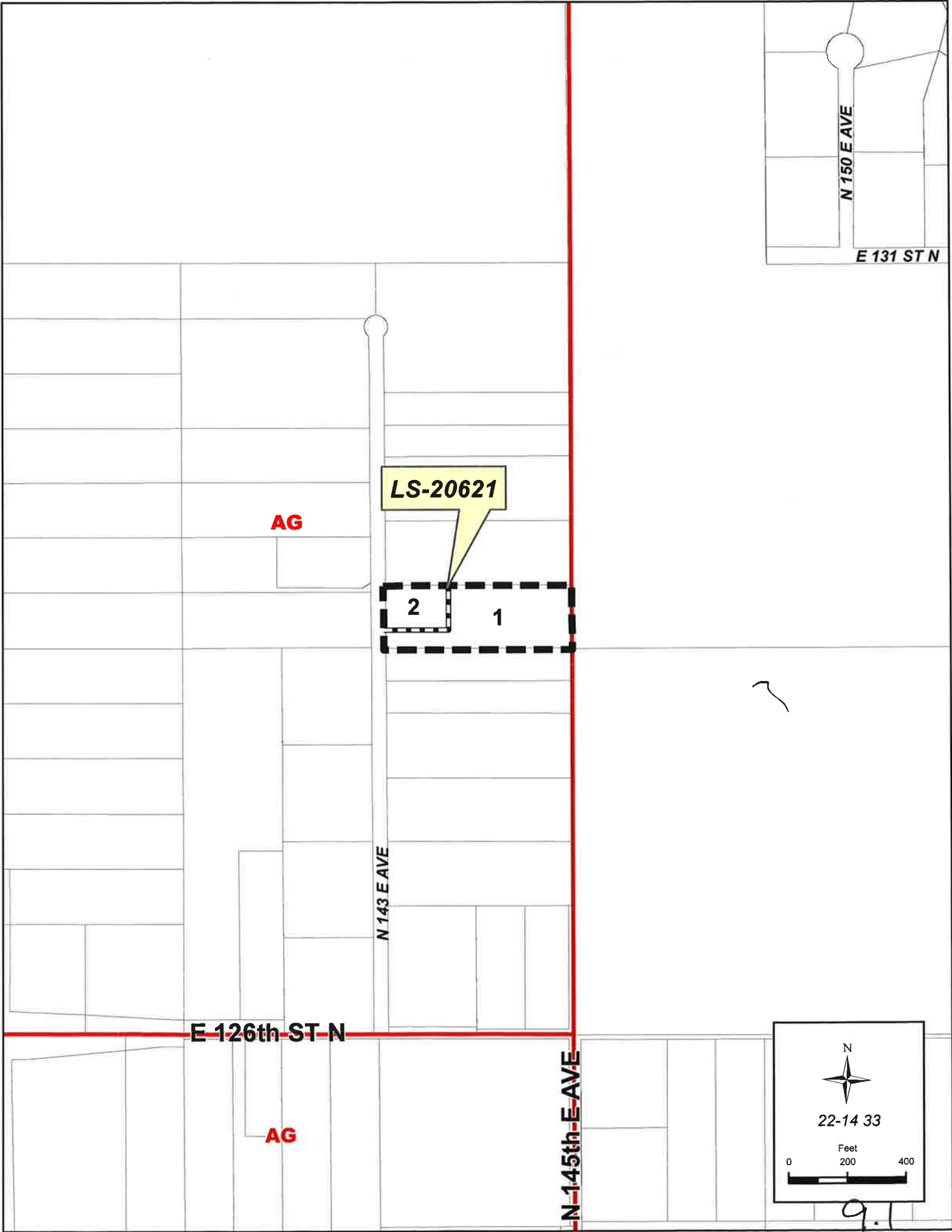


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8.24







9.1



N

22-14 33

Feet
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

9.2

WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT

August 21, 2013

LS-20621

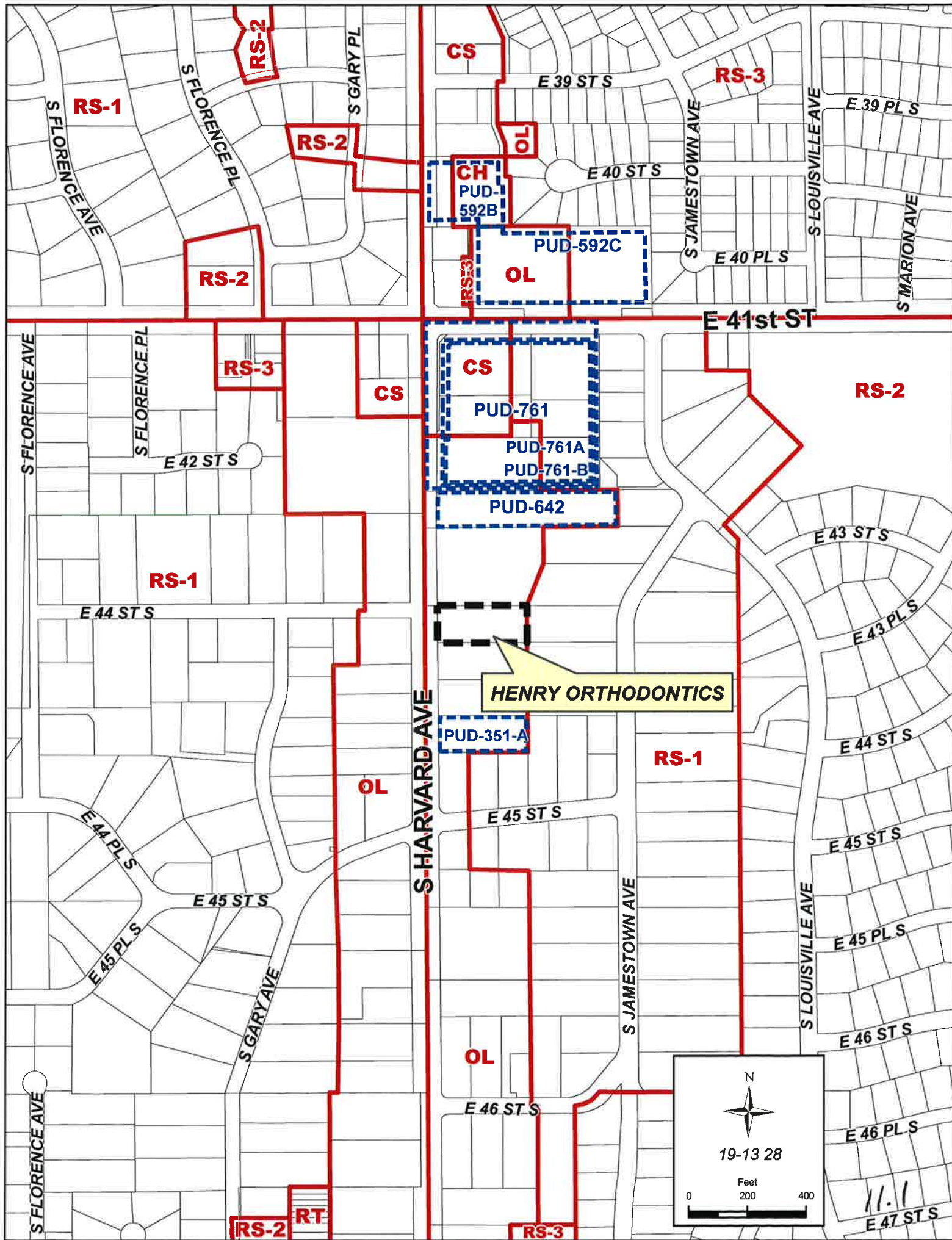
**Stephanie Martin, (2433) (AG) (County)
12857 North 143rd East Avenue**

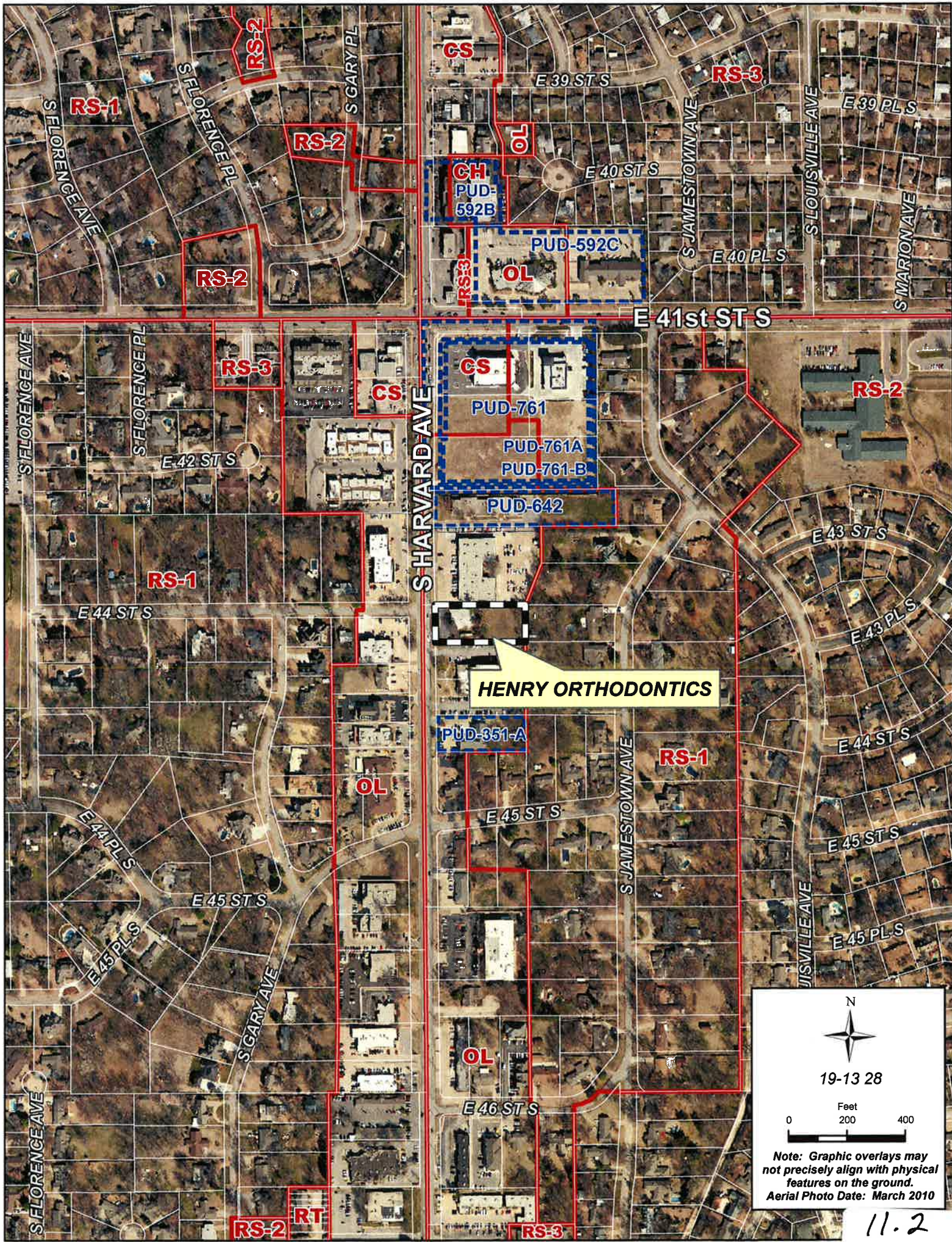
The Lot-split proposal is to split an existing AG (Agriculture) tract into two tracts. One of the resulting tracts will exceed the Bulk and Area Requirements of the Tulsa County Zoning Code. The other proposed lot did not meet the required Land Area per dwelling Unit of 2.1 acres. This tract was granted a Variance of the Land Area to .76 acres by the County Board of Adjustment on August 20, 2013.

One of the resulting tracts 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 County has asked for an additional 5' Right-of-Way easement on North 143rd East Avenue which is designated a Neighborhood Collector on the Major Street and Highway Plan.

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.





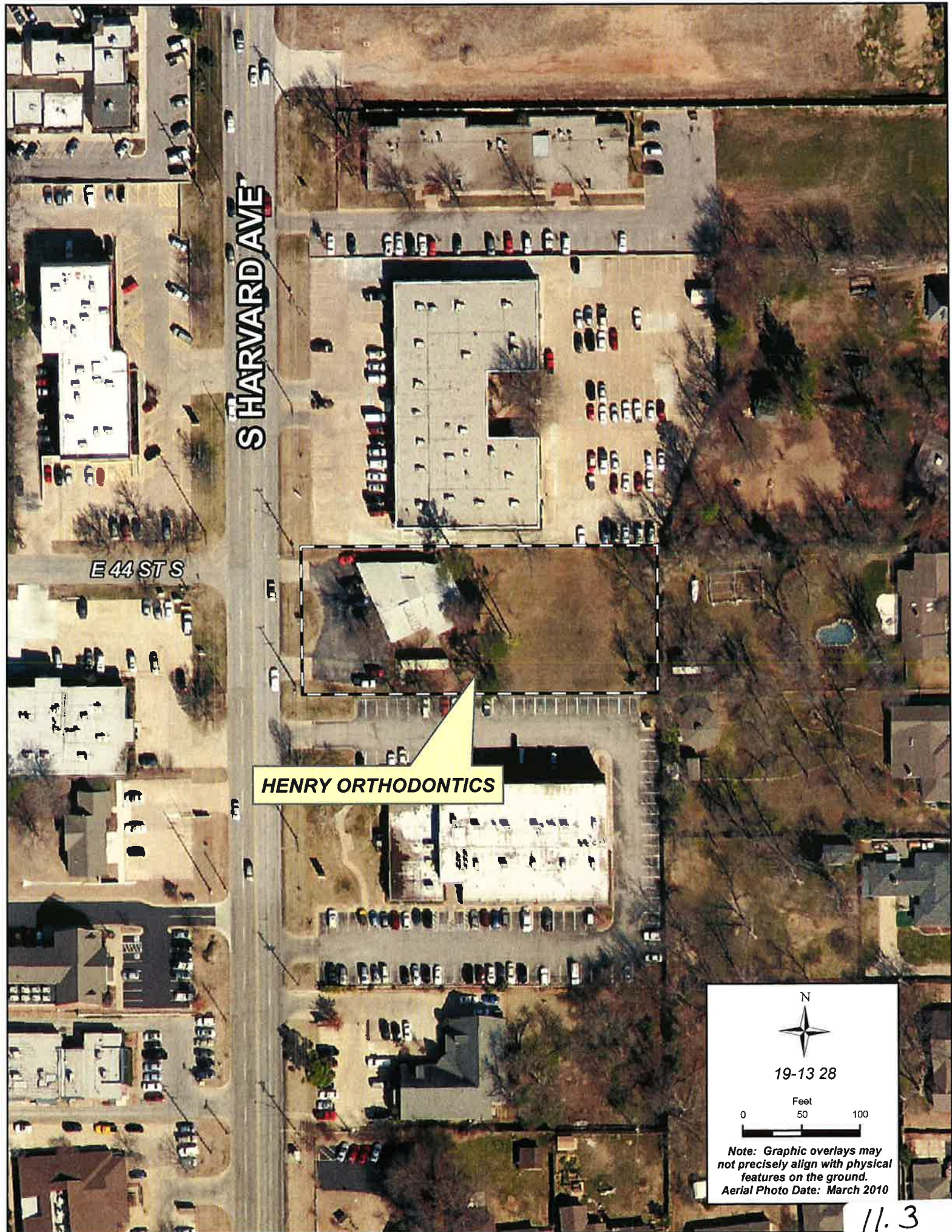
N

19-13 28

0 200 400

Feet

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



19-13 28



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

PRELIMINARY SUBDIVISION PLAT

Henry Orthodontics - (9328) (CD 9)

South of the southeast corner of South Harvard Avenue and 41st Street South

This plat consists of two lots, one block, on .86 acres.

The following issues were discussed August 15, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned PUD 798 (pending) and existing OL (office light). Access agreements need to be shown appropriately. Water and sewer service lines need to meet approval of City of Tulsa staff.
2. **Streets:** Mutual access cannot overlap into Limits of No Access at property line. Correct the floating arrow head for Mutual Access Easement. Clarify the limits of the Mutual Access Easement on the east end of the easement. Access width should match driveway width (24 feet). Include sidewalk on south side of driveway.
3. **Sewer:** The five-foot private service easement must be located outside the limits of the utility easement. Private service lines for water and sanitary cannot be located within the public utility easement. Show the existing easements adjacent to the proposed plat. A sanitary sewer mainline extension is required to serve Lot 1.
4. **Water:** The mutual access/utility easement must have language in it that addresses the proposed water service line serving Lot 2 from the street right-of-way across Lot 2's property. All water service meters for both tracts are to be located in the street right-of-way in a green space area.

Service line easements are shown on the preliminary plat but this must be approved (waived) by TMUA (Tulsa Metropolitan Utility Authority) prior to final plat. If disapproved by TMUA, then the easement can be used as a water line and sanitary sewer easements for main extensions. (Development Services staff agree to the concept of having a specific easement for service lines for the sanitary and water that allow access across both lots for this plat.)

5. **Storm Drainage:** The floodplain note specifies that the property does not lie within either of the FEMA or City of Tulsa regulatory floodplains. This plat has more than one lot; therefore, the detention easement should be placed in a reserve to be maintained by a Property Owners' Association. The location of the detention easement may adversely affect the ingress and egress from the building on Lot 2, and its parking lot. It is suggested that the depth of water in the drive lanes through the parking lot stormwater detention facility should be five inches or less, during and after the 100-year rainfall event. Section 1.C. parking lot stormwater detention easement in a reserve standard language should be used. Item 5 does not apply to this type of detention.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Provide a fire apparatus turn around for Lot 2.
8. **Other: GIS:** Surveyors Certificate of Authorization has expired. Need e-mail address for engineer and surveyor. Show north arrow for location map. Label highway on location map. Give complete legal description with point of beginning and point of commencement. Dimension individual lots. Show square footage and acreage for each lot. Show pin and bearing and distance information. Submit subdivision control data sheet. Put contours on conceptual plan.

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:

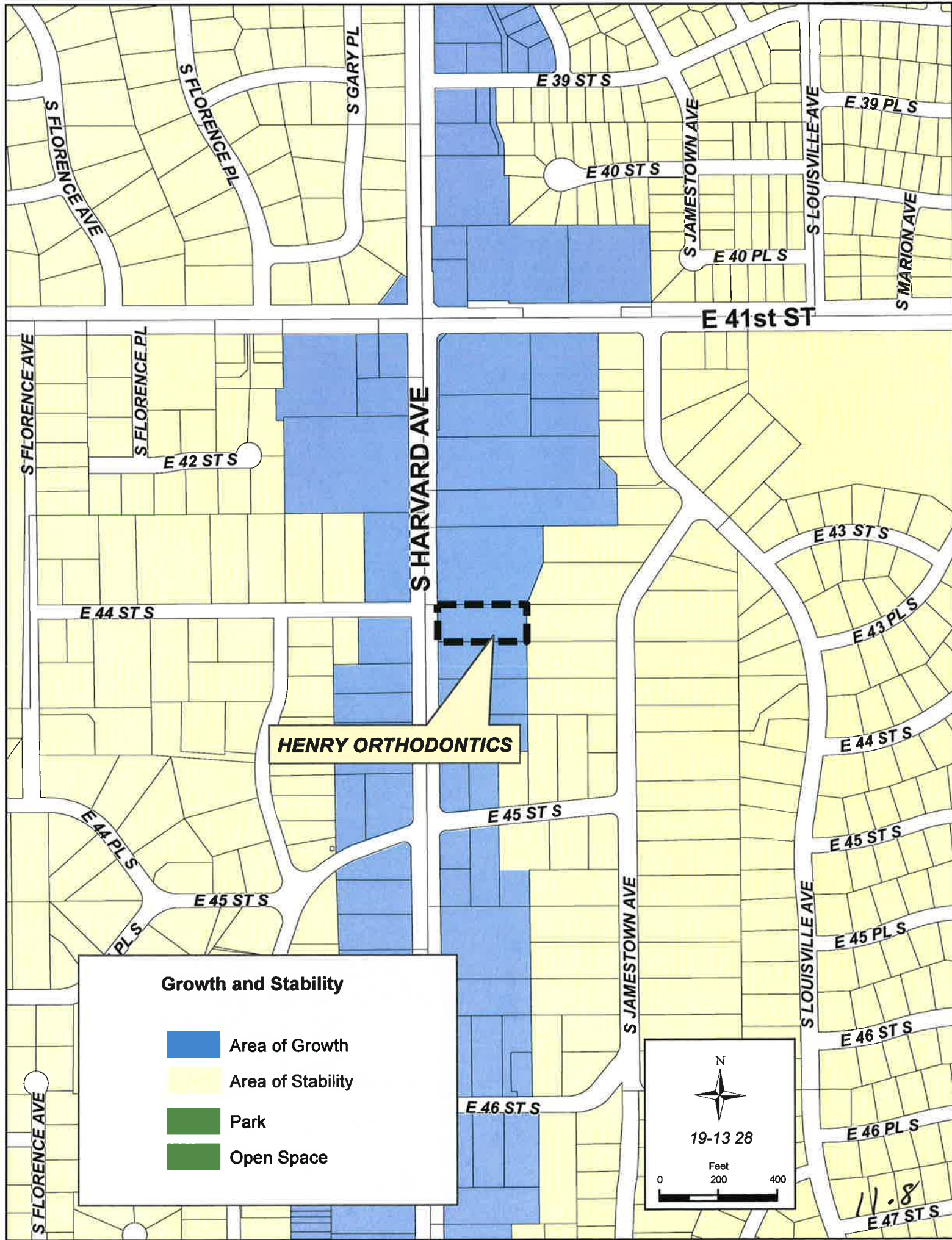
1. The concerns of the County Engineer must be taken care of to his satisfaction.

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.



PRELIMINARY PLAT HENRY ORTHODONTICS PUD 798

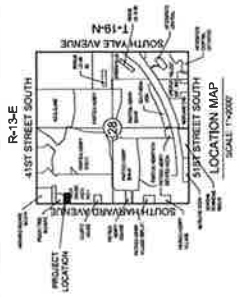
A SUBDIVISION OF LOT 8 (PART), BLOCK ONE (1), VILLA GROVE HEIGHTS NO. 1 (PART), TULSA COUNTY, STATE OF OKLAHOMA

PLAT No.

OWNER:
HENRY & HENRY, LLC
1708 EAST 81ST STREET
TULSA, OKLAHOMA 74116
PHONE: (918) 284-7785

ENGINEER:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6011, EXP. JUNE 30, 2014
1000 WEST 10TH AVENUE
SAND SPRING, OKLAHOMA 74083
PHONE: (918) 514-0283

SURVEYOR:
TULSA LAND SURVEYING LLC
CERTIFICATE OF AUTHORIZATION NO. 8008, EXP. JUNE 30, 2013
1000 WEST 10TH AVENUE
TULSA, OKLAHOMA 74116
PHONE: (918) 864-5533



SUBDIVISION STATISTICS
SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK
TOTAL AREA: 0.668 ACRES

LEGEND
BL... BUILDING LINE
L... LOT LINES
U... UTILITY EASEMENT
D... DEED OF DEDICATION
P... PRIVATE SERVICE EASEMENT

FLOODPLAIN
1% ANNUAL CHANCE (100 YEAR) FLOODPLAIN
AS SHOWN ON FIRM PANEL 40545C002E, DATE 12/12/02

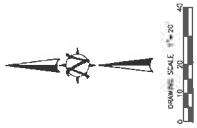
**FINAL PLAT
CERTIFICATE OF APPROVAL**

This plat has been examined and found to conform to the requirements of the Oklahoma Statutes, Chapter 10, Title 101, and the rules and regulations of the Oklahoma Department of Transportation, and is hereby approved for recording.

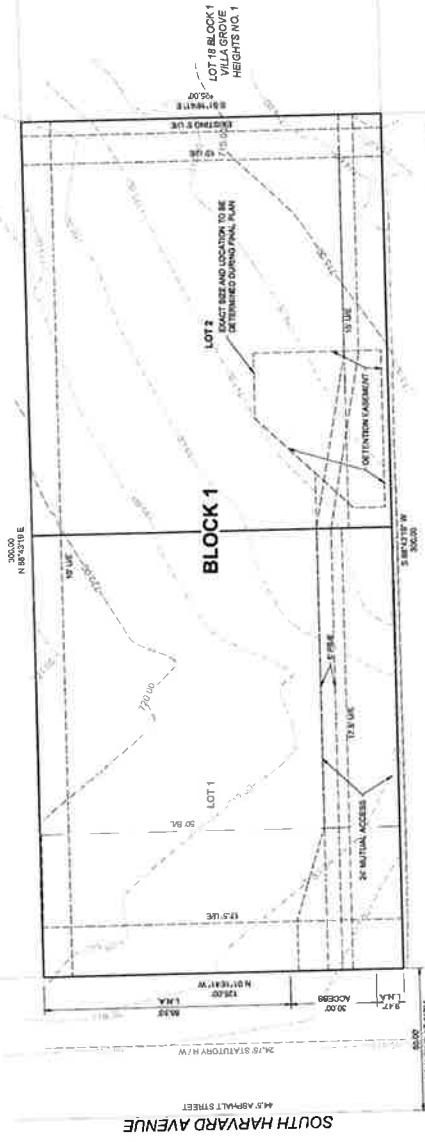
APPROVED: BY THE
COUNTY CLERK OF TULSA COUNTY, OKLAHOMA

APPROVED: BY THE
COUNTY CLERK OF TULSA COUNTY, OKLAHOMA

APPROVED: BY THE
COUNTY CLERK OF TULSA COUNTY, OKLAHOMA



LOT 6 BLOCK 1 VILLA GROVE
HEIGHTS NO. 1



LOT 8 BLOCK 1 VILLA GROVE
HEIGHTS NO. 1

SITE DATA

BENCHMARK
TULSA COUNTY SURVEYED 902
MET SEE OF THE INTERSECTION OF 3TH PL. AND
HARVARD AVE.
ELEVATION 1000.00

BASE OF BENCHMARK
TULSA COUNTY SURVEYED 902
MET SEE OF THE INTERSECTION OF 3TH PL. AND
HARVARD AVE.
ELEVATION 1000.00

LAND AREA
37.500 SQ. FT. / 0.86 ACRES

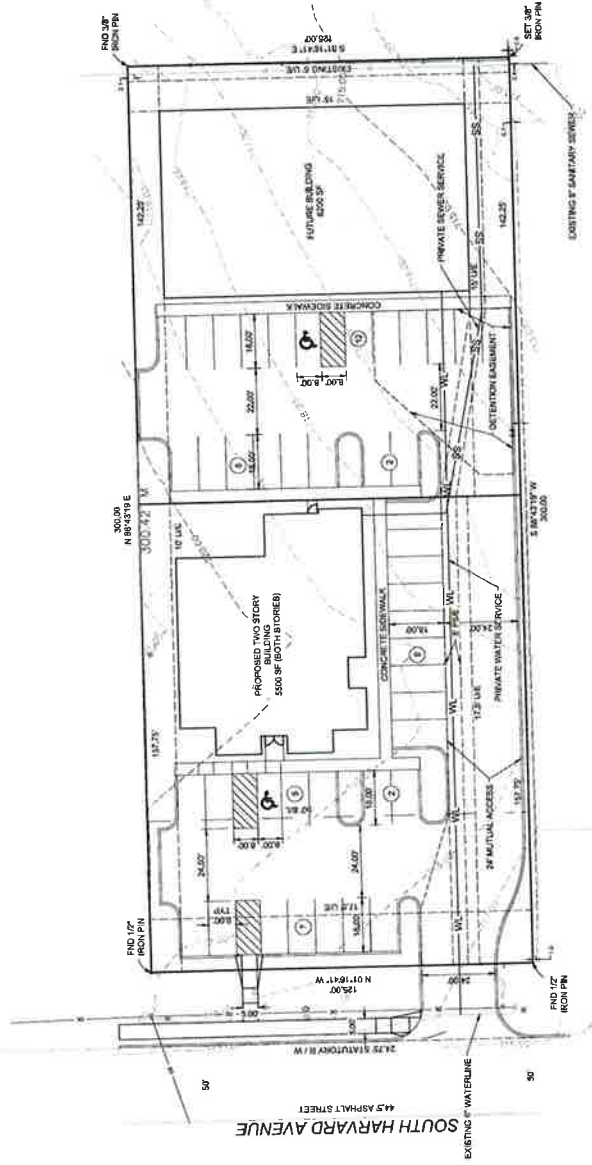
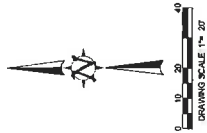
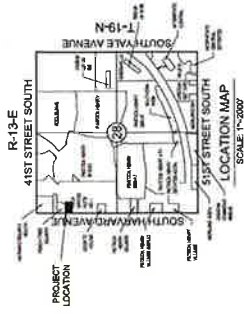
ADDITIONAL NOTES
ALL LOTS ARE TO BE PLANNED FOR FUTURE DEVELOPMENT. THE EXACT SIZE AND LOCATION TO BE DETERMINED DURING FINAL PLAT.

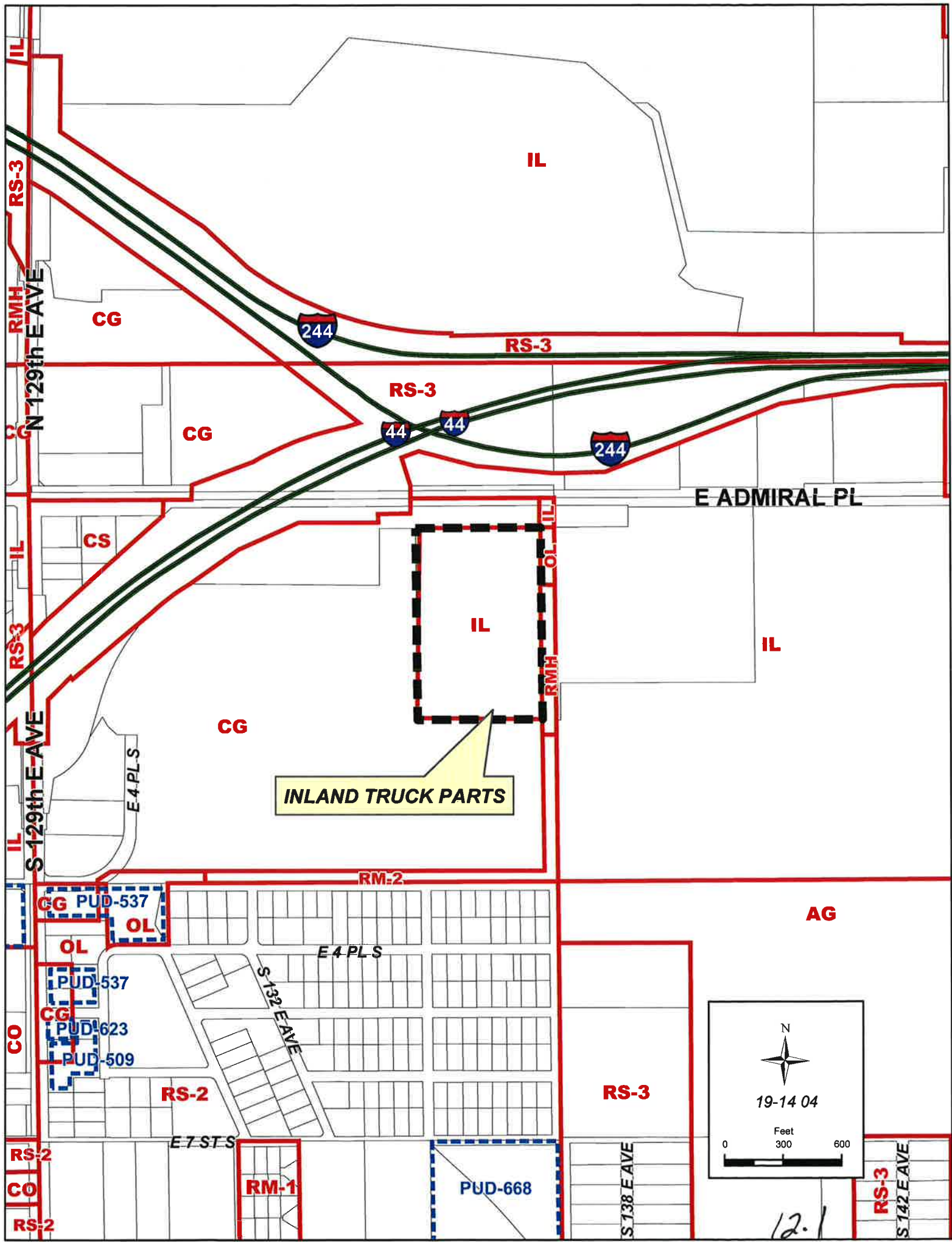
WATER AND SEWER
POTABLE WATER SUPPLY WILL BE PROVIDED BY THE CITY OF TULSA, OKLAHOMA.
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF TULSA, OKLAHOMA.

11.10

Conceptual Improvements for

Henry Orthodontics







12.2

PRELIMINARY SUBDIVISION PLAT

Inland Truck Parts - (9404) (CD 6)

South of East Admiral Place, East of South 129th East Avenue

This plat consists of one lot, one block, on 14.3 acres.

The following issues were discussed August 1, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** Provide reference for right-of-way such as plat number or book and page number.
3. **Sewer:** Show the existing sanitary sewer easement along the south boundary line of the proposed plat. In Section I-C-2, omit the words "in excess of three feet".
4. **Water:** Field verification of the location of the existing 12-inch water main line along East Admiral Place. The site could only need to install two fire hydrants only if the 12-inch is closer to the west property line.
5. **Storm Drainage:** Cooley Creek Tulsa Regulatory floodplain must be labeled as such and its limits must be shown by plotting the 100-year water surface elevation across the property. The floodplain, plus an additional 20 feet adjacent to the floodplain, must be placed in an overland drainage easement. All overland drainage easements must be standalone easements, separate from the stormwater detention easement. Off-site drainage flows onto this property from the east, and is public drainage, which must be collected at the property line and thence be conveyed across the property in public easements. Those easements must be shown and labeled on the face of plat. Use City of Tulsa standard covenant language for Section I.C and F, and add roof drainage language for that drainage to be piped to the stormwater detention facility.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Need e-mail address for engineer. Need north arrow for the location map. All subdivisions need to be shown on location map. Complete legal description. Need lot pin information and bearings. Submit control data sheet. Put contours on conceptual drawings.

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.

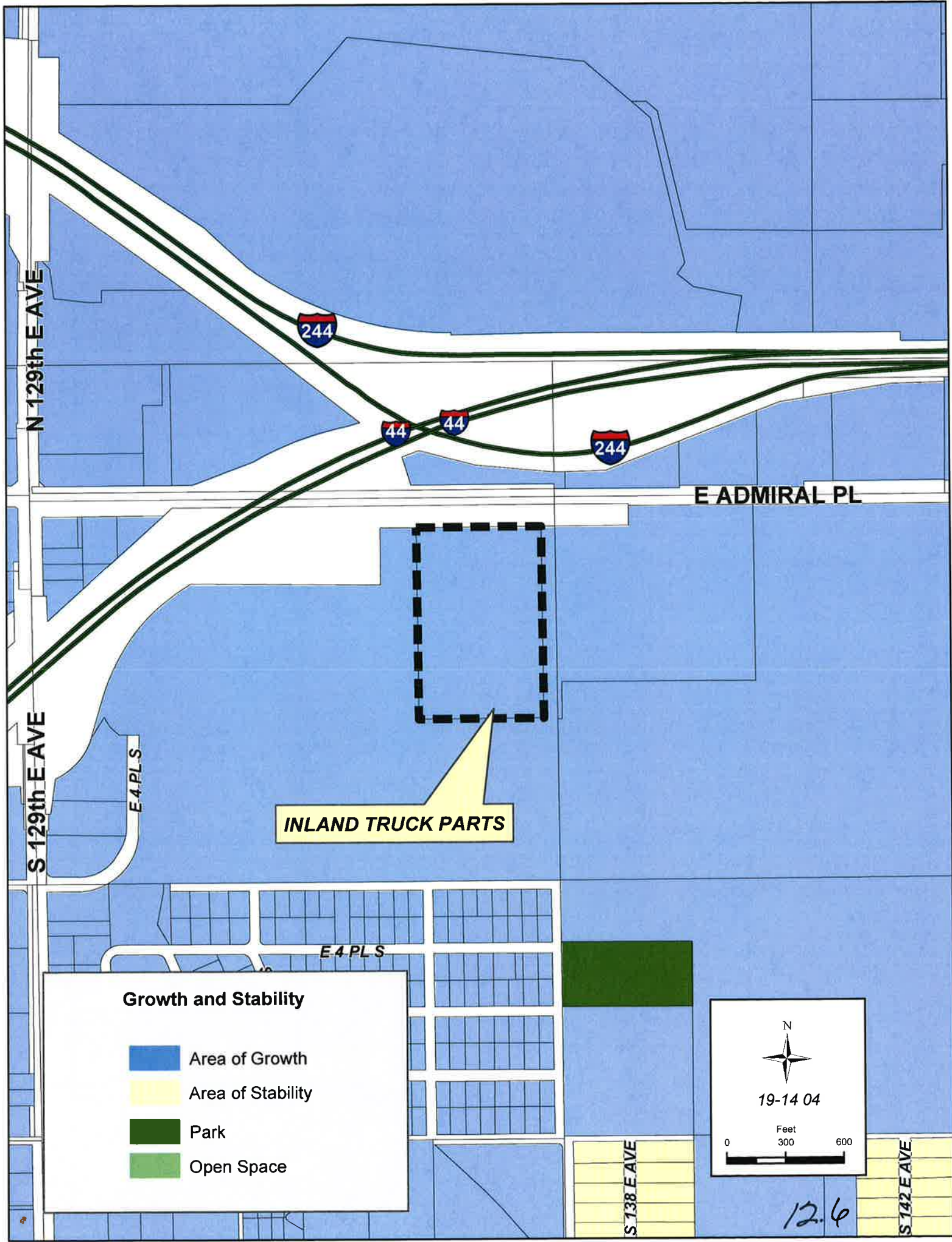
Special Conditions:

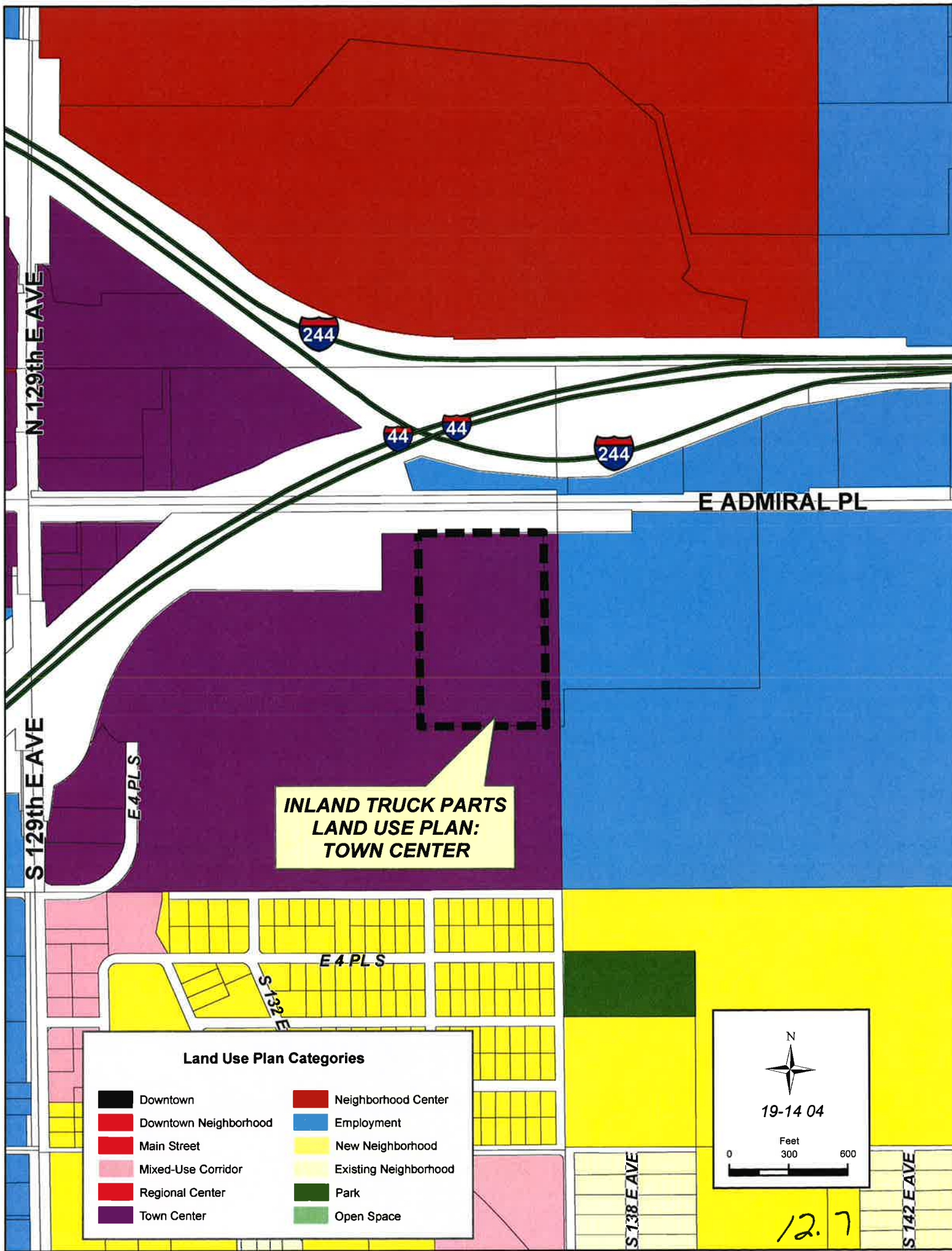
1. The concerns of the County Engineer must be taken care of to his satisfaction.

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.





Preliminary Plat

Inland Truck Parts

Basis of Bearings

THE MONUMENTATION AND BEARINGS FOR THIS PLAT ARE BASED ON AN ASSUMED MONUMENT OF IRON PIPE 4" ALONG THE SOUTHERLY RIGHT-OF-WAY LINE EAST ADMIRAL PLACE, SECTION 4, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

Monumentation

ALL CORNERS SHOWN HEREIN WERE SET USING A 3/4" x 18" STEEL PIN WITH A PLASTIC CAP STAMPED "P.S. 1987" AT ALL CORNERS.

Benchmark

SP. RESUR. - 2" ALUMINUM CAP-FLUSH-STAMPED "7" RESET. SET NW OF THE INTERSECTION OF ADMIRAL PL. AND HIGH E. AVE. ELEVATION = 70.28 (DATA 1989)

Owner / Developer

TRANS SYSTEMS CORPORATION
2402 PINEHURST ROAD, SUITE 400
ANN ARBOR, MI 48106
PHONE: 810-338-4800
FAX: 810-338-4802
MR. MARK POLLARD

Engineer

ROGERS & ASSOCIATES, LLC
3008 WEST KENDALL AVE.
ANN ARBOR, MI 48106
PHONE: 810-465-5987
FAX: 810-465-1383
EMAIL: info@rogersandassociates.com
C.A. # 8400 EXP. 12/31/2015

Surveyor

ATLAS LAND OFFICE, LLC
200 SOUTH MAIN STREET
TULSA, OKLAHOMA 74103
PHONE: 918-465-5987
FAX: 918-465-1383
EMAIL: info@atlaskandoffice.com
C.A. # 8752 EXP. 03/31/2014

Notes

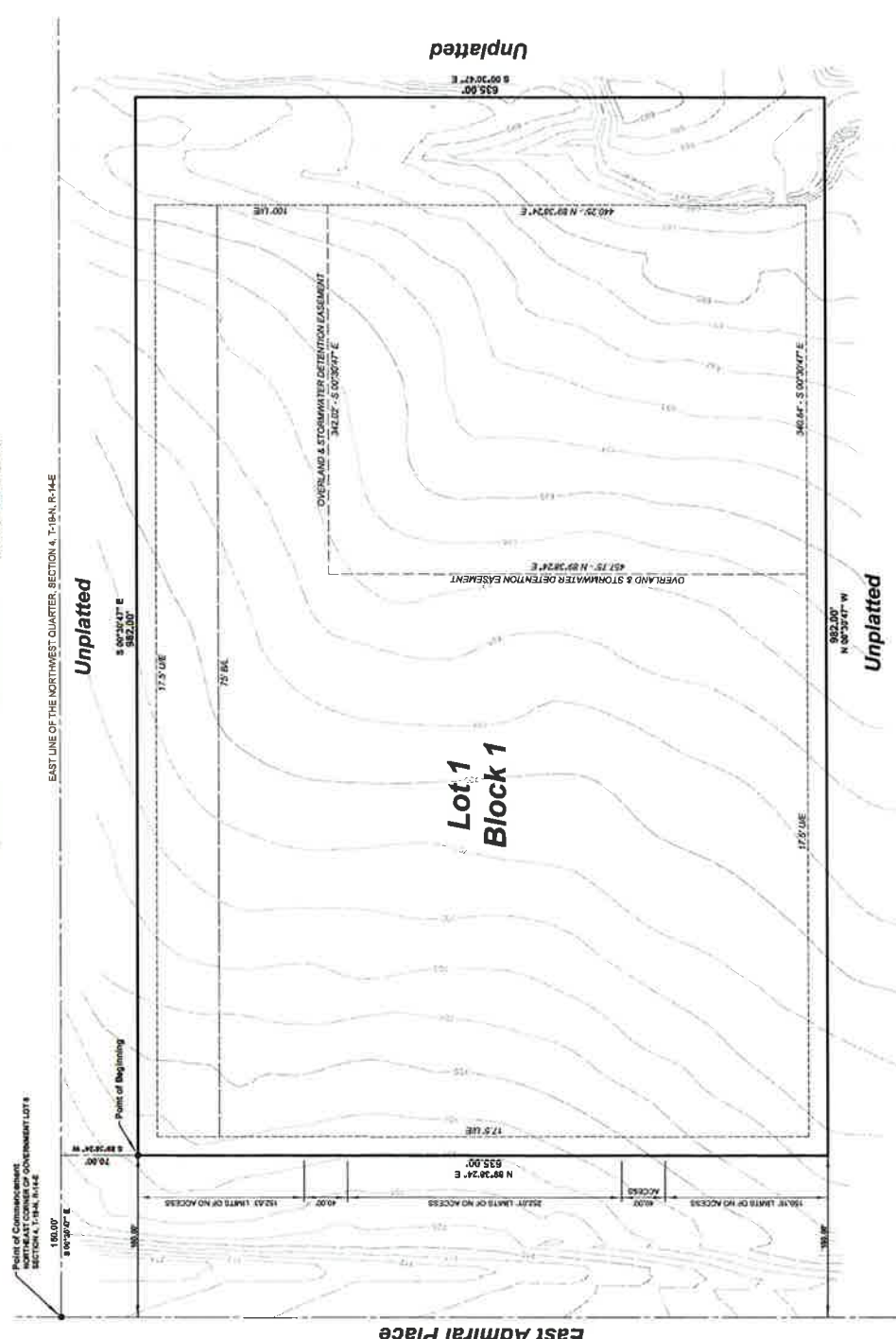
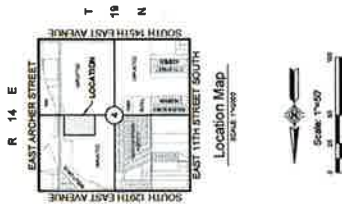
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF A LEGAL DESCRIPTION. ALL WATER AND SANITARY SERVICE SERVICES SHALL BE SUPPLIED AND MAINTAINED BY THE CITY OF TULSA.

Summary

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
GROSS SUBDIVISION AREA: 623,287.75 SQ. FT. / 14.319 ACRES

Legend

BL - BUILDING SETBACK LINE
ULS - UTILITY EASEMENT



PLAT NO.
FINAL PLAT CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the County Clerk of Tulsa County, Oklahoma, after examination of the same and the same conform to the Requirements of the Oklahoma Statutes.
TAMPCINCOG
The approved is void if the plat is not filed in the Office of the County Clerk on or before:
COUNTY OF CITY ENGINEER
APPROVED _____ by the Council of the City of Tulsa, Oklahoma
Chairman
Mayor
Adm. City Clerk
Approved City Attorney

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

RS-3
PUD-737

AG

E 15 ST S

RS-1

S 177th E AVE

AG

Z-7222

RE

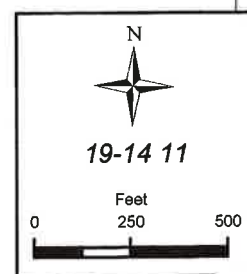
CS

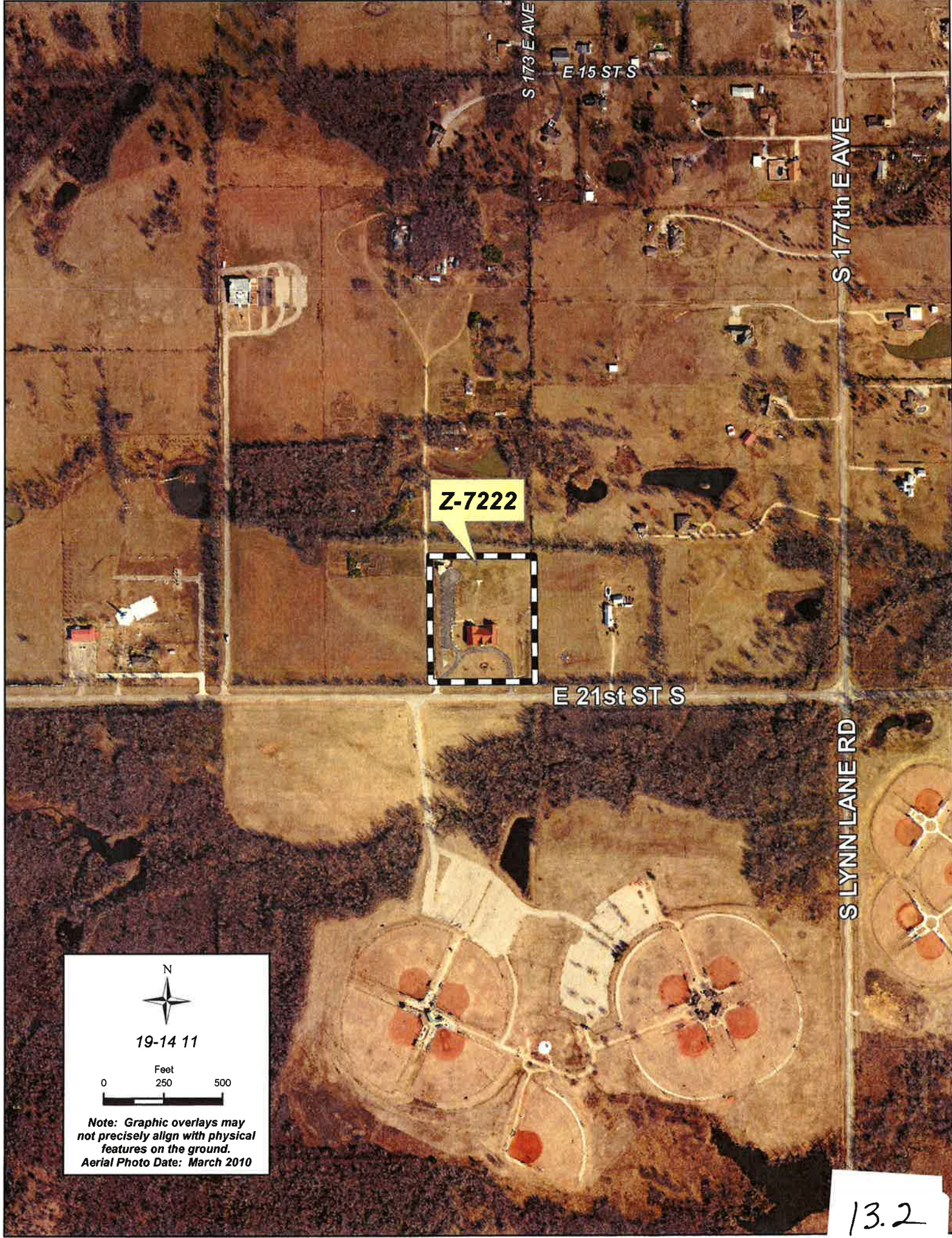
E 21st ST S

CS

S LYNN LANE RD

AG





S 173 E AVE

E 15 ST S

S 177th E AVE

Z-7222

E 21st ST S

S LYNN LANE RD



19-14 11



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

13.2

PLAT WAIVER

August 21, 2013

Z-7222 – West of the northwest corner of East 21st Street South and 177th East Avenue (9411) (CD 6)

The platting requirement is being triggered by a rezoning from AG to OL.

Staff provides the following information from TAC for their August 1, 2013 meeting:

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

STREETS: No comment.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff recommends **APPROVAL** of the plat waiver for the previously platted property.

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

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

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

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X

- | | | |
|-----|---|---|
| 6. | Infrastructure requirements: | |
| | a) Water | |
| | i. Is a main line water extension required? | X |
| | ii. Is an internal system or fire line required? | X |
| | iii. Are additional easements required? | X |
| | b) Sanitary Sewer | |
| | i. Is a main line extension required? | X |
| | ii. Is an internal system required? | X |
| | iii. Are additional easements required? | X |
| | c) Storm Sewer | |
| | i. Is a P.F.P.I. required? | X |
| | ii. Is an Overland Drainage Easement required? | X |
| | iii. Is on site detention required? | X |
| | iv. Are additional easements required? | X |
| 7. | Floodplain | |
| | a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | X |
| | b) Does the property contain a F.E.M.A. (Federal) Floodplain? | X |
| 8. | Change of Access | |
| | a) Are revisions to existing access locations necessary? | X |
| 9. | Is the property in a P.U.D.? | X |
| | a) If yes, was plat recorded for the original P.U.D. | |
| 10. | Is this a Major Amendment to a P.U.D.? | X |
| | a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | |
| 11. | Are mutual access easements needed to assure adequate access to the site? | X |
| 12. | Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | X |

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



BELLA GARDENS WEDDING CHAPEL

AN ADDITION TO THE CITY OF TULSA IN PART OF THE SOUTHWEST QUARTER (SW¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 11 TOWNSHIP 19 NORTH RANGE 14 EAST, TULSA COUNTY, OKLAHOMA

1 LOT
1 BLOCK
00 ACRES

SITE ADDRESS

7207 EAST 21ST STREET
TULSA, OKLAHOMA 74134

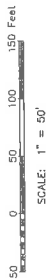
CAVEAT/DISCLAIMER

THE ADDRESS SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.



BASIS OF BEARINGS

THE BEARINGS ARE BASED ON A BEARING OF THE SOUTH LINE OF THE SE/4 OF SECTION 11, T-19-N, R-14-E = S 89°22'27" W



FLOOD INFORMATION

THIS PROPERTY IS LOCATED OUTSIDE THE REGULATORY FLOODPLAIN AS SHOWN ON PANEL 40 OF THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS, DATED APRIL 2007.

LEGEND

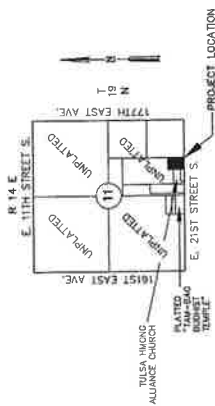
UTILITY EASEMENT
RIGHT-OF-WAY
BUILDING LINE
LIMITS OF NO ACCESS
POINT OF ACCESS
FROM PIMA

CERTIFICATE

I hereby certify that all real estate taxes involved in this plan have been paid as reflected by the current tax returns. Security as required has been provided in the amount of \$ _____ (taxes) per front acre/lot no. _____ to be applied to 20 _____ acres. This certificate is NOT to be given as payment of 20 _____ taxes in full but is to cover any taxes that may be found on record. 20 _____ of the amount of the security deposit is to be held in escrow.



THIS MAP OR PLAT MEETS OR EXCEEDS THE
OKLAHOMA MINIMUM TECHNICAL STANDARDS FOR THE
PRACTICE OF LAND SURVEYING BECAUSE OF THE FOLLOWING:
1. THE MAP OR PLAT MEETS OR EXCEEDS THE



LOCATION MAP

CITY OF TULSA
TULSA COUNTY, OKLAHOMA
SCALE: 1"=2000'

OWNER
BELLA GARDENS WEDDING CHAPEL, L.L.C.
P.O. BOX 88
BROKEN ARROW, OK 74013
PHONE: (918) 280-7588

ENGINEER/LAND SURVEYOR
BREISCH AND ASSOCIATES, INC.
18 SOUTH MAIN
SAND SPRINGS, OK. 74063
PH (918) 245-9533
CA #6 (EXPRES 09-30-00)

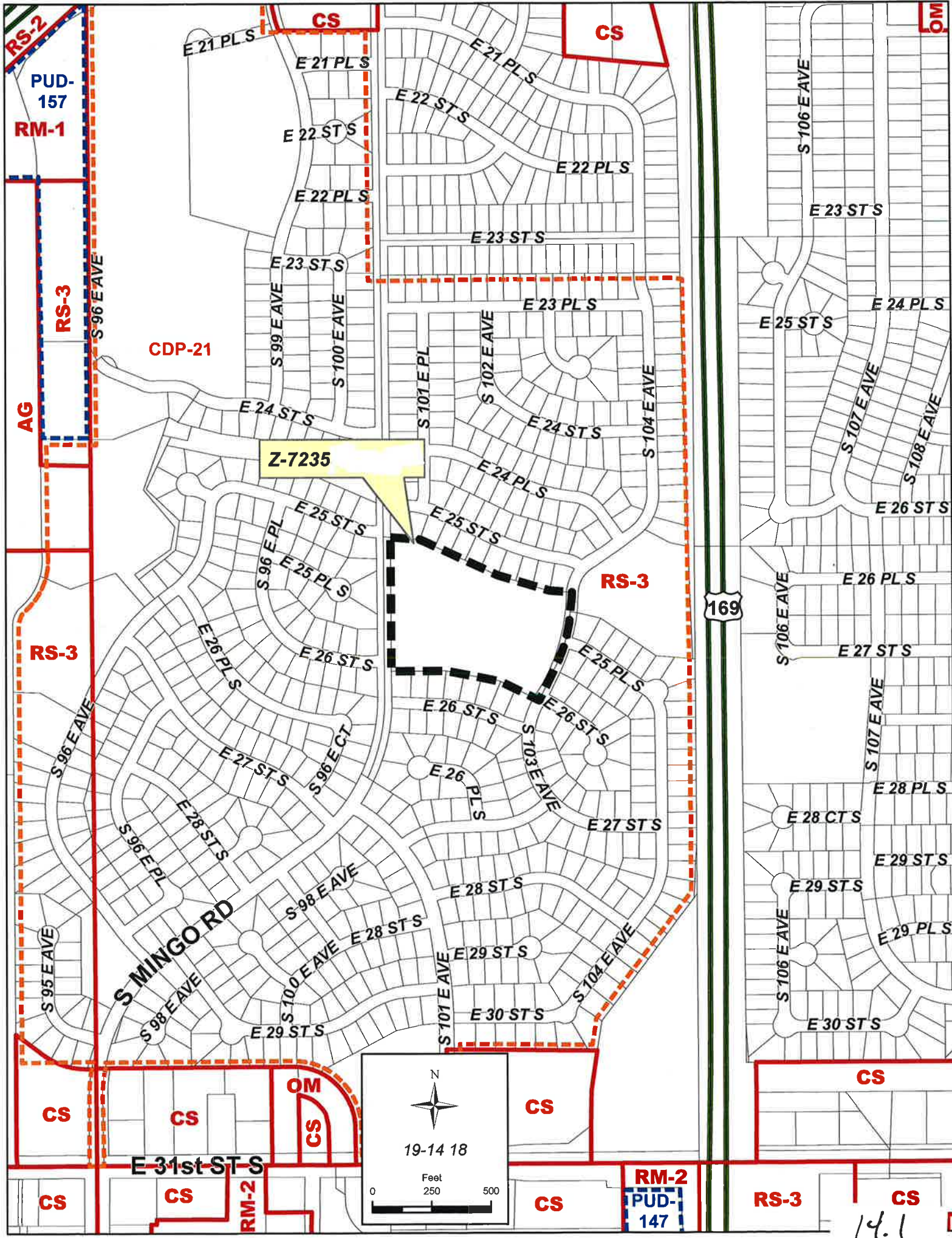
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RECEIVED
APR 27 2004
Tulsa Metropolitan Area
Planning Committee

BELLA GARDENS WEDDING CHAPEL
MINOR SUBDIVISION PLAT - SHEET 1 OF 2

DATE OF PREPARATION: APRIL 10, 2006

13.5



14.1

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7235

TRS 9418

Atlas 641

CZM 39

CD-5

TMAPC Hearing Date: July 10, 2013

Continued to 8.21.2013

Applicant: Lou Reynolds

Tract Size: 8± acres

ADDRESS/GENERAL LOCATION: South of southeast corner of South 101st East Avenue
and East 25th Street

EXISTING ZONING: RS-3/ CDP-21

EXISTING USE: Abandoned school
building

PROPOSED ZONING: OL/ PUD-797

PROPOSED USE: CAP Tulsa educations
resource center

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-14987 November 17, 1988: The Board of Adjustment **continued** a request for a *Special Exception* to allow for a multi-agency children's special services center (special education, guidance, counseling, vocational rehabilitation supervision and health services) to locate in an existing school building in an RS-3 district, to allow the applicant and interested parties sufficient time to discuss the proposed center, on property located at 2525 South 101st East Avenue and is also the subject property. On **February 16, 1989**, the applicant **withdrew** the application.

BOA-14194 September 4, 1986: The Board of Adjustment **approved** a *Special Exception* to permit a before and after school child care program for elementary school children, on property located at 2525 South 101st East Avenue and is also the subject property.

BOA-8643 July 3, 1975: The Board of Adjustment **approved** a *Special Exception* for an extension of time for 18 months to permit the completion of Community Development Project #21, on property located between 21st and 27th Streets and west of South 101st East Avenue and is a part of the subject property.

BOA-6293 May 6 1969: The Board of Adjustment approved a *Special Exception* to permit erecting a school in a U-1C (RS-3) district, on property located at East 27th Street and South 101st East Avenue and is also the subject property.

CDP-21 September 20, 1967: All concurred in approval of a proposed Community Development Project on a 246± acre tract of land for a mixed use development including residential (single-family, duplex and multifamily), school use, and recreation/park area, on property located between East 21st Street and East 31st Street and between South Mingo Road and Highway 169 and is a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 8± acres in size and is located south of southeast corner of South 101st East Avenue and East 25th Street. The property appears to be an abandoned school building and is zoned RS-3/CDP-21.

SURROUNDING AREA: The subject tract is abutted on all sides by a single family residential subdivision zoned RS-3.

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

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 101 st East Avenue/ South Mingo Road	Secondary Arterial	100 feet	2
South 103 rd East Avenue	Non Classified	50 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

AREAS OF STABILITY

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Staff Summary: The proposed school site re-development may be consistent with the concept defined in the area of stability. The location and upgrade of schools in a neighborhood can add stability to a neighborhood especially when community cooperation and involvement is centered around the facility. Straight OL zoning is not a compatible use inside an existing area of stability because it does not provide opportunity or encourage neighborhood involvement. The OL zoning classification at this location is only appropriate with a detailed Planned Unit Development overlay which prohibits all office uses except a school and educational service center.

Existing Residential Neighborhoods

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Staff Comment: The existing school site was originally considered as part of a CDP project which was predecessor to the Planned Unit Development inside the City of Tulsa. At that time there was no development guideline identifying any of the site details that we normally consider in the Comprehensive Plan or the contemporary PUD process. OL zoning districts are not a compatible use inside an existing residential neighborhood. However a school and educational support center may be found appropriate inside an existing neighborhood. In conjunction with a Planned Unit Development the OL zoning can be an appropriate use.

STAFF RECOMMENDATION:

The proposed school and education service center may be consistent with the vision identified for this area in the Comprehensive Plan and the original Community Development Project (CDP-21). The school component and education service center uses allowed in this project are compatible with the Comprehensive Plan and staff supports the re-use and/or expansion of the project as a school use with accessory offices including the offices necessary to support the Community Action Project facilities across the city. The proposed use defined in the Planned Unit Development does not allow any of the normal offices that come with this zoning classification however the education service center components are consistent with the normal school functions.

The proposed building construction and expansion of the existing school is consistent with the expected development pattern in the area. The scale of the facility is no bigger than many of the schools scattered throughout the city for the Tulsa Public School System.

The applicant has worked with staff and established site guidelines within PUD-797 that is being heard concurrently. The school and educational service component of the OL zoning are only appropriate at this location with a Planned Unit Development overlay that will insure compatibility with the existing neighborhood.

The Community Action Project (CAP) proposal for a creative use of the Mayo School site is appropriate with a Planned Unit Development **therefore staff recommends approval of the rezoning request from RS-3/CDP-21 to OL.**













The OL zoning request is not appropriate without a Planned Unit Development overlay. In the event that the PUD is ever abandoned or replaced; the underlying OL zoning shall be reconsidered and replaced with the original intent that a school or single family residential area be constructed.

8.21.2013

14.5

**Z-7235/PUD-797 LAND USE PLAN:
EXISTING NEIGHBORHOOD**

Land Use Plan Categories

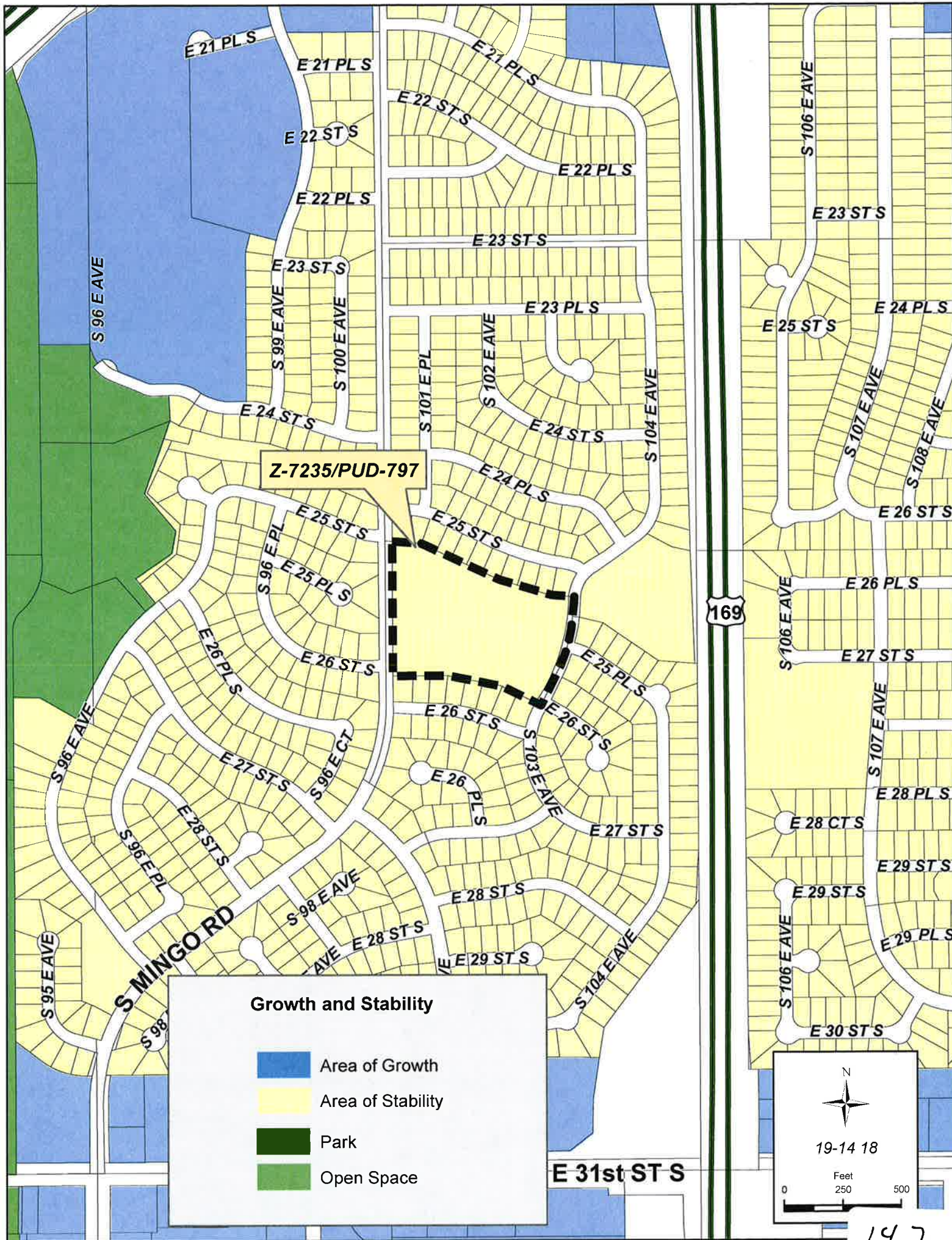
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park
	Town Center		Open Space



19-14 18

Feet
0 250 500

14.6



Longview Lake Homeowners Association
P. O. Box 690114
Tulsa, Oklahoma 74169-0114
Office 918-622-6421



TMAPC

As residents of Longview Lake we are opposing the rezoning of the old Mayo School building or Z-7235/PUD-797 (on the map). We value our neighborhood and want to preserve it. We don't want it to go commercial as too many things can cause property value to decline and traffic to increase.

STOP THE REZONING OF MAYO SCHOOL

INCOG

NEIGHBORHOOD

WE DON'T WANT IT REZONED FOR COMMERCIAL SPACE COULD BE
USED FOR ANYTHING

We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Robbie L. James 2336 S. 103 E Ave Tulsa, OK 74116
Joyce Cottrell 10309 E. 23rd Pl
Ed Tillman Ryan 10303 E 23rd Place
Mary Sue Ryan 10303 E. 23rd Place
Leah Schwarz 10111 E 23rd Pl Tulsa 74129
John B. Link 2305 S. 101st E Place Tulsa OK 74129
Steve & Wanda Enlow 2304 S. 102nd E. Ave
Virginia L. Gray 10235 E. 24th St. Tulsa, Ok.
Dianne Ballard 10241 E. 24th St. Tulsa, OK 7412
Jerry McKain 2437 S 104th E Tulsa, OK 74128
Diana Wood 2437 S 104th Ave Tulsa, Ok.
Patt F. Sule 10210 E. 23rd Pl.
GM M. Sule 10210 E 23rd Pl. 74129
Xg Freeman 10127 E. 24th Pl 74129
Roy Freeman 10127 E 24th Pl 74129
W. P. Pugh 10137 E. 24th Place 74129
Chad Newbo 2426 S. 104th E. Ave
Minnie Weber 2426 S. 104th E. Ave Tulsa OK 74129

STOP THE REZONING OF MAYO SCHOOL

INCOG

NEIGHBORHOOD

WE DON'T WANT IT REZONED FOR COMMERCIAL SPACE COULD BE
USED FOR ANYTHING

We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Sharon Parker 2307 S. 104th E Ave
Floyd Rodgers 10319 E. 23rd Pl.
Glenn Kinsey 2311 S. 102nd Ave
Ch H Kellogg 2330 S 103 E Ave
James Rosaly 2335 S. 103rd E. Ave
Arturo Izoja 2335 S. 103rd E. Ave.
Franklin [unclear] 2327 S 103 E Ave. Tel 74129
Spencer Daniels 2318 S 103 E Ave
Alfonso G/E. 2312 S. 103 Rd. E Ave.
Michelle Diaz 10326 E. 23rd Pl.
Daniel Dildine 2321 S. 104 E. AVE.
Ken [unclear] 2336 S 104th E. Tel 918-520-2336
Janice McDowell - 2331 S. 104th E. Ave.
Mark Benshoof 10332 E 23rd Pl.
Judy Benshoof 10332 E. 23 Pl.
Jim Johnston 10315 E 24th St.
Jake McCoy 2359 S 104th E. Ave
Shirley J 2359 S 104th E. Ave

STOP THE REZONING OF MAYO SCHOOL

INCOG

NEIGHBORHOOD

WE DON'T WANT IT REZONED FOR COMMERCIAL SPACE COULD BE

USED FOR ANYTHING

We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

2357 S 104TH E. Ave Tulsa, OK

2437 S. 104TH E. Ave Tulsa, OK

10305. E. 27TH ST TULSA OK,

10159 E 25 ST Tulsa OK 74129

Machine Laundry 2416 So 161ST E Pl

2309 S. 101ST E. Ave

10103 E 23RD Pl, Tul, OK 74129

10216 E 23RD PL

Esther Wright 10216 E 23RD PL Tulsa OK 74129.

Tina Meffon 2352 S. 104TH East Ave Tulsa OK 74129

Martha Reese 10240 E. 24 ST, Tulsa, OK 74129

J. W. Reese 10240 E. 24 ST Tulsa OK 74129

2319 S. 102ND E A Tulsa, OK 74129

STOP THE REZONING OF MAYO SCHOOL

INCOG

NEIGHBORHOOD

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USED FOR ANYTHING

We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Name

Address

Jennifer Smith 10215 E 23rd Pl Tulsa 74129

Arthur Curry 10209 E 23rd Pl .21

2218 S. 103rd Ave Tulsa 74129

Don Sch Tulsa 2414 S. 104th East Ave

Leona Gipson 2342 S. 104th E. Ave. Tulsa, OK. 74129

Jim 2419 S 104th E. Ave Tulsa, OK 74129

Theresa Haysen 2458 So 104th E. Ave, Tulsa

ROD 10167 E 24th Pl. Tulsa, OK 74129

Harold W Jones 10133 E 24th

Carolyn M. Gargel 10121 E 23rd Pl Trustee for

Charles M. Gargel 10121 E 23rd Pl

Melanie Josh 2319 S. 102nd Ave

Hollie Thomas 2330 S. 103rd Ave

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USED FOR ANYTHING

We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Address

Name	Address
Chanell Hunter	10325 E 23 rd Place Tulsa OK 74129
Bermonia Simons	10156 E 24 th Tulsa OK 74129
Margaret Keely	10138 E 24 th PL TULSA OK 74129
April Fortney	10121 E 25 th ST TULSA OK 74129
John Freeman	10121 E 25 th Tulsa OK 74129
Joyce Caine	10126 E 25 th St Tulsa OK 74129
Janis Fowler	10134 E 25 th 74129
Kristen Wiley	10160 E 25 th ST 74129
Alta Smith	10310 E. 25 TH PLACE
Sue Bennett	10310 E. 25 TH PLACE, TULSA, OK 74129
Victor Perez	2506 S 104 th EAST AVE
Alex Gorman	2505 S. 104 th E. Ave
Melina Rios	2505 S. 104 th E. AVE.
Sherrine Wilson	2522 S 104 th E. Ave.
Clyde Davis	2526 S. 104 th E. AVE
Joel Tucker	2538 S. 104 th E. Ave
Cassandra Spears	2541 S. 104 th E. Ave
Joel Davis	2720 S 104 th

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NEIGHBORHOOD

WE DON'T WANT IT REZONED FOR COMMERCIAL SPACE COULD BE
USED FOR ANYTHING

We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Roscoe Givens 2727 S. 104th E. Ave

Sabrina Givens 2727 S. 104th E Ave

Bob Mitchell 10133 E 28th

* Catrina Biardt 10143 E 28th St. Tulsa, OK 74129

Paul J. Miller 10139 E. 28th St Tulsa, OK 74129

Beulah M. Jimenez 10135 E. 28th St. Tulsa - 74129

Bradley Sutherland 10111 E. 28th Tulsa, OK 74129

Yvonne Foster 10108 E 28th St Tulsa, OK 74129

Jonathan Gwinn 10114 E 28th St Tulsa OK 74129

Kelly Henderson 10124 E. 28th St. Tulsa, OK 74129

Bryant S. Paul 10138 E 28th St, Tulsa, OK, 74129

Lyni Fournier 10147 E 28th St. Tulsa OK 74129

Laura J. Jern 10144 S. 28th St Tulsa 74129

Chris Brown 10152 E 28th St Tulsa 74129

Mark Hen 10120 E 29th St. Tulsa, OK.

Mark Hen 10120 E. 29th St Tulsa, OK 74129

74129

Jacqueline 10126 E 29th St Tulsa OK 74129

Danette Holley 10133 E. 29th St, Tulsa 74129

STOP THE REZONING OF MAYO SCHOOL

INCOG

NEIGHBORHOOD

WE DON'T WANT IT REZONED FOR COMMERCIAL SPACE COULD BE
USED FOR ANYTHING

We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

2-PL 10129 E 29th Street Tulsa 74129

James V. Manu Arbaugh 10119 E. 29th St. Tulsa 74129

Walt W. 10030 E 28th St Tulsa OK 74129

Log Knaeb 10012 E. 28th Tulsa, OK 74129

James Knaeb 10012 E. 28th Tulsa, OK 74129

Abim Ziyad-Bey 10005 E 28th Street, Tulsa OK 74129

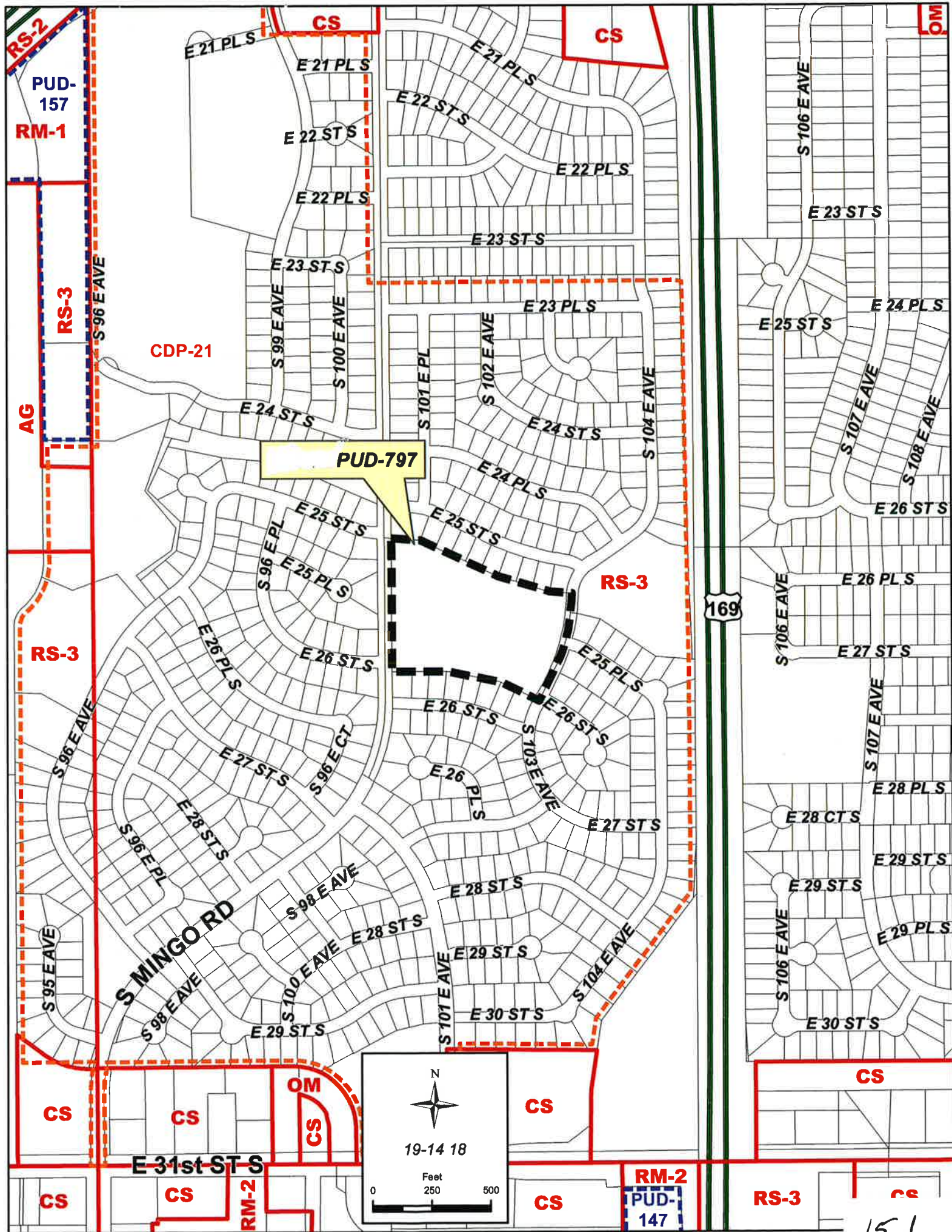
Sam 10005 E 28th St, Tulsa, OK 74129

Denerick 2722 S 101st E Ave Tulsa OK 74129

Candy Mitchell 2305 So 103rd E Ave Tulsa OK 74129

WALTER MOSCROP 2305 So 103 E Ave Tulsa OK 74129

Jackie V. 2311 S. 102nd E Ave Tulsa, OK 74129





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-797

TRS 9418

Atlas 641

CZM 39

CD-5

TMAPC Hearing Date: July 10, 2013

Continued to 8.21.2013

Applicant: Lou Reynolds

Tract Size: 8± acres

ADDRESS/GENERAL LOCATION: South of southeast corner of South 101st East Avenue
and East 25th Street

EXISTING ZONING: RS-3/ CDP-21

EXISTING USE: Abandoned school
building

PROPOSED ZONING: OL/ PUD-797

PROPOSED USE: CAP Tulsa Education
Resource Center

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-14987 November 17, 1988: The Board of Adjustment **continued** a request for a *Special Exception* to allow for a multi-agency children's special services center (special education, guidance, counseling, vocational rehabilitation supervision and health services) to locate in an existing school building in an RS-3 district, to allow the applicant and interested parties sufficient time to discuss the proposed center, on property located at 2525 South 101st East Avenue and is also the subject property. On **February 16, 1989**, the applicant **withdrew** the application.

BOA-14194 September 4, 1986: The Board of Adjustment **approved** a *Special Exception* to permit a before and after school child care program for elementary school children, on property located at 2525 South 101st East Avenue and is also the subject property.

BOA-8643 July 3, 1975: The Board of Adjustment **approved** a *Special Exception* for an extension of time for 18 months to permit the completion of Community Development Project #21, on property located between 21st and 27th Streets and west of South 101st East Avenue and is a part of the subject property.

BOA-6293 May 6 1969: The Board of Adjustment approved a *Special Exception* to permit erecting a school in a U-1C (RS-3) district, on property located at East 27th Street and South 101st East Avenue and is also the subject property.

CDP-21 September 20, 1967: All concurred in approval of a proposed Community Development Project on a 246± acre tract of land for a mixed use development including residential (single-family, duplex and multifamily), school use, and recreation/park area, on property located between East 21st Street and East 31st Street and between South Mingo Road and Highway 169 and is a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 8± acres in size and is located south of southeast corner of South 101st East Avenue and East 25th Street. The property appears to be an abandoned school building and is zoned RS-3/CDP-21.

SURROUNDING AREA: The subject tract is abutted on all sides by a single family residential subdivision zoned RS-3.

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

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 101 st East Avenue/ South Mingo Road	Secondary Arterial	100 feet	2
South 103 rd East Avenue	Non Classified	50 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

AREAS OF STABILITY

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Staff Summary: The proposed school site re-development may be consistent with the concept defined in the area of stability. The location and upgrade of schools in a neighborhood can add stability to a neighborhood especially when community cooperation and involvement is centered on the facility. The underlying OL zoning classification at this location is only appropriate with a detailed Planned Unit Development overlay which prohibits all office uses except a school and educational service center.

Existing Residential Neighborhoods

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Staff Comment: Staff Comment: The existing school site was originally considered as part of a Community Development Plan (CDP) project which was predecessor to the Planned Unit Development inside the City of Tulsa. At that time there was no development guideline identifying any of the site details that we normally consider in the Comprehensive Plan or the contemporary PUD process. OL zoning districts are not a compatible use inside an existing residential neighborhood. However a school and educational support center may be found appropriate inside an existing neighborhood. In conjunction with a Planned Unit Development the OL zoning can be an appropriate use. The proposed standards identified in this application include screening, landscaping, lighting building maximum sizes use limitations, sidewalks and other amenities that the school has not or cannot provide. Many of those components of the design details will provide a facility that is integrated into the neighborhood.

APPLICANT CONCEPT STATEMENT:

I. DEVELOPMENT CONCEPT:

A. The History of CAP Tulsa

The Community Action movement began in 1964 as part of President Lyndon B. Johnson's War on Poverty Program. Today, there are over 1,000 Community Action Agencies nationwide providing a variety of targeted, community-oriented services and solutions for low-income Americans.

Community Action Project of Tulsa County (CAP Tulsa) began under the name "Project Get Together" in 1973 and was funded with a federal grant through the Office of Economic Opportunity to address the problems faced by low-income people living in the southern portion of Tulsa County. During those early years, much casework was done with migrant farm workers and with tenants in apartment complexes. Project Get Together assisted in the formation of community organizations to provide a collective position from which people disenfranchised by poverty might work toward positive change, helped devise several summer recreation programs, opened a daycare facility for the children of migrant workers, and worked with a local church to run a transportation program for senior citizens.

Over the years, Project Get Together expanded its programs and services in response to client needs to become a comprehensive anti-poverty agency.

In the fall of 1997, the Oklahoma Department of Commerce (ODOC) decertified the Tulsa Community Action Agency (TCAA) as the county's community action agency, and TCAA's Board of Directors voted to shut the organization down entirely. Shortly thereafter, a broad coalition of people and groups united to establish a new non-profit organization – Community Action Program of Tulsa County – which ODOC designated as the county's new community action agency.

Project Get Together and the newly formed Community Action Program shared virtually identical mission statements – helping people achieve economic self-sufficiency. While the two organizations had independent, non-overlapping boards of directors, both boards were concerned about how to best serve the needs of the county's poor residents, avoid unnecessary duplication of services, and minimize administrative costs. Consequently, the boards of the two agencies soon thereafter began discussing the possibility of a consolidation. Those discussions culminated with both boards voting unanimously in February 1998 to unite their efforts using the new name "Community Action Project of Tulsa County."

Also in 1998, the Tulsa Children's Coalition became a part of CAP Tulsa. This consolidation has strengthened our efforts to provide low-income families access to quality, affordable early childhood education.

In late 2005, CAP Tulsa completed a lengthy strategic planning process in which the agency adopted a major shift in its anti-poverty approach, concluding that the best approach for improving the long-term economic prospects for low-income children was through an "integrated service delivery" model. The idea was to serve a specific set of clients, families with very young children, through combined efforts with our partners

In 2006, CAP Tulsa became the grantee for the Oklahoma Early Childhood Program (OECF) to provide comprehensive, full-day, full-year educational services for at-risk children ages birth to 3 years. OECF is a public/private partnership to improve the quality of early education services and to expand capacity to serve low-income children from birth through age three throughout the state of Oklahoma. The program serves 2,400 children annually and emphasizes recruitment and retention of highly trained, well-educated teachers. Private funding has been provided by statewide philanthropists and others. Public funding flows through the Oklahoma Department of Education as a match to private funds.

In 2010, Tulsa became one of only eight cities selected to partner in the federal Social Innovation Fund (SIF), a public-private investment vehicle designed to replicate proven anti-poverty programs that have demonstrated compelling evidence of impact. Through this process, CAP Tulsa was chosen to implement SaveUSA, an asset development program that offers income-eligible individuals a 50% match if they deposit a portion of their tax refund into a savings account for one year.

In 2010, the Administration for Children & Families chose CAP Tulsa as one of 32 organizations nationwide to participate in an evaluation of research-based training programs intended to help low-income individuals obtain employment with a family-supporting wage in the high demand field of health care. CAP Tulsa's five-year, \$10M grant award is being used to scale up CareerAdvance®, its dual-generation, workforce development program designed in collaboration with experts in human and economic

development from the Ray Marshall Center at the University of Texas and the Harvard Graduate School of Education.

In 2011, CAP Tulsa was one of ten Head Start sites named as a "Center of Excellence" by the national Office of Head Start. HUD awarded CAP Tulsa one of the first Choice Neighborhoods planning grants in the nation.

Later in 2011, the Department of Education awarded CAP Tulsa a Promise Neighborhoods planning grant to develop a cradle-through-college-to-career continuum of solutions for residents of the Eugene Field and Kendall-Whittier Neighborhoods. To date, CAP Tulsa is the only organization in the country selected to lead both a Choice and Promise Neighborhoods planning effort – two centerpieces of the Obama Administration's inter-agency Neighborhood Revitalization Initiative.

In June of 2012, Tulsa became only the ninth city in the nation to establish an annual summer training location for Teach For America (TFA) corps members. In the inaugural year, 650 newly recruited teachers and 120 national TFA staff members were housed at the University of Tulsa in the heart of the Kendall-Whittier Neighborhood while teaching summer school classes for 5,300 students within the Tulsa Public Schools district. The arrival of this remarkable resource of dedicated educators followed only three years after TFA first began leading classrooms within Tulsa Public Schools' and CAP Tulsa's facilities.

In 2012, CAP Tulsa implemented a new strategic plan through 2015 for the purpose of evaluating how programs and services are performing and what outcomes they are producing. A new logo was developed with the tagline "Helping Families Succeed." The tagline reflects the agency's brand promise that every family and every child deserves the same opportunity for success.

STAFF SUMMARY:

A. The Project

CAP Tulsa in collaboration with Tulsa Children's Coalition has a vision for the former Mayo Elementary School (Tulsa Public) located at 2525 South 101st East Avenue (the "Project") to become an educational resource center for economically at risk families with very young children.

Because the Project is located in an area of stability on the Stability and Growth Map, CAP Tulsa has elected to use a Planned Unit Development to support the Project.

On May 6, 2013, CAP Tulsa sent letters to all of its neighbors within 300 FT of the Project. The May 6th letter invited all the Project's neighbors to a meeting about the Project and necessary re-zoning, that was held on May 16, 2013, at CAP Tulsa's Skelly Early Childhood Education Center at 8811 East 31st Street. On July 8, 2013, representatives of CAP Tulsa had another neighborhood meeting at the same location. Many of the changes to PUD No. 797 are as a result of this later meeting.

As proposed in PUD No. 797, the Project will reconfigure and expand the existing 35,878 SF school building to include additional classrooms, adult training rooms and computer learning labs, meeting room space and offices.

The Project is comprised of approximately 7.8 acres, currently zoned Residential Single-Family High Density District ("RS-3"), and overlaid by Community Development Plan No. 21 ("CDP-21"). PUD No. 797 is accompanied by TMAPC Case No. Z-7235 which case requests the Project be zoned OL-Office Low Intensity District. As a part of this PUD Application CAP Tulsa requests that the Project be rezoned to OL/PUD No. 797 from RS-3/CDP-21.

The Conceptual Site Plan for the Project is shown on Exhibit "A". The Project will be incorporated into the existing Mayo School building as a single building with a two-story office component.

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

To assure compatibility with the adjacent residences, additional landscaping and a 6 FT masonry screening wall will be extended along the north and south boundaries of the Project. Heavily landscaped parking areas and over 25 new trees, at least 8 FT in height, will be planted to soften the Project and provide a park-like atmosphere. Also, the Project will have a sidewalk around the perimeter as a walking path for the neighborhood, and a community garden, playground and park area for use by the Project's neighbors.

Further building height is limited to 30 FT and there will not be any second story windows on the south facing wall. Moreover, the primary building materials will be brick and stone. Finally, there will be little change to the existing building.

In order to further assure compatibility with the neighborhood, the office use on the Property has been limited to an Education Service Center use only.

Access to the Project will be limited to two (2) driveways along South 101st East Avenue, and there will not be any additional drives onto the Project. Access from South 103rd East Avenue will be for emergency vehicles only, and will have crash gates for emergency vehicles.

Internal circulation within the Project will be designed to separate the traffic and parking within the Project. Sidewalks will be provided along South 101st East Avenue and South 103rd East Avenue. Also, a trail system will be developed along the perimeter of the Project providing an approximately 1/2 mile of trail that will be available for public use.

Because the Project is based on a closed elementary school, the development must be expected, and the proposed Development Standards will assure the compatibility necessary to protect and enhance the residential character of the neighborhood.

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

II. DEVELOPMENT STANDARDS:

GROSS LAND AREA: 371,406 SF 8.5 AC

NET LAND AREA: 342,498 SF 7.8 AC

PERMITTED USES:

Use Unit 1., Area-Wide Uses By Right, limited to, Community Garden, Arboretum and Sidewalks,

Use Unit 5., Community Services & Similar Uses, limited to Children's Nursery, Community Center, Cultural Facility, Library, Park, Public/Private, Schools, Public or Private, including a cafeteria providing meals on and off premises,

Use Unit 11., Offices, Studios and Support Services, limited to an Education Service Center only, together with such uses customarily accessory and incidental to the Permitted Uses.

MAXIMUM BUILDING FLOOR AREA: 90,000 SF

MAXIMUM BUILDING HEIGHT:* Two stories not to exceed 30FT from the finished floor elevation to the top roof plate.

*Architectural features, such as parapets, shall not exceed 35 FT above the finished floor elevation; provided, however, a mechanical screening wall above the second story roof plate will be set back at least 8 FT from the face of the building and may exceed the 35' height as required to provide screening for the rooftop mechanical systems.

BUILDING DESIGN STANDARDS:

No second story windows will be allowed on the south side of the building expansion.

Brick and glass construction similar in concept to the building elevations included in this package.

MINIMUM OFF-STREET PARKING SPACES:

There will be at least 238 parking spaces provided within the Project.

MINIMUM BUILDING SETBACKS:

From North boundary	100 FT
From South 103rd East Avenue right-of-way	135 FT
From South boundary	43 FT
From South 101st East Avenue boundary line	190 FT

**MINIMUM PARKING SPACE
OR ACCESS DRIVE SETBACK:**

From North boundary	30 FT
From South boundary	20 FT

SIGNS:

Ground Signs:

One (1) monument sign along South 101st East Avenue not exceeding 10 FT in height and 64 SF in display surface area.

Directional Signs:

Two (2) directional signs along South 101st East Avenue, one at each entrance, not exceeding 3 SF of display surface area.

LIGHTING:

Outdoor Lighting shall be shielded and designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.

Additionally as part of the site plan review an accurate lighting plan illustrating light poles and fixtures with a photometric plan will be provided illustrating height, fixtures facing down and away from the residential areas. The photometric plan must be provided which does not exceed zero foot candles at the property lines.

Exterior lighting whether ground or building mounted shall not exceed 15' in height.

Existing lighting whether building mounted or ground mounted will be modified to meet the standards listed above as necessary.

LANDSCAPED AREA:

A minimum of forty percent (40%) of the Net Land Area of the Project shall be improved as internal landscaped open space. Additional landscape provisions have been provided in "The Project" description above.

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 on any part of the property line at ground level.

Enclosures for trash dumpsters shall be masonry construction with steel door frames. The doors shall be covered with appropriate covering containing minimum 95% opacity on the gate frame.

The trash enclosure must be placed on the north side of the proposed or existing building.

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 30 FT landscape buffer separating the northerly boundary of the parking and drive aisle from the residential neighborhood to the north, and a new minimum 20 FT landscape buffer separating the southerly parking and drive aisle from the residential neighborhood to the south (See Exhibit "E" -- Conceptual Landscape Plan).

A 6 FT masonry screening wall will be constructed along the south boundary and the north boundary of the Project that abuts the residential zoning to the north and the south. The design of the screening wall shown on Exhibit "F" -- Boundary Screening Wall Details.

Landscaping of the Project is shown on Exhibit "E" -- Conceptual Landscape Plan. This landscaping will incorporate, to the extent feasible, the healthy existing trees and will add additional trees a minimum of 8 FT in height at the time of planting to create an immediate visual barrier over and above the 6 FT high masonry screening wall.

Any parking area within 100 FT of the street right-of-way will be landscaped with a minimum width of 10 FT with 15, 3, gallon plants per 50 FT, which plants will be a minimum of 30 IN in height at planting.

The dumpster will be located near the north side of the existing building and will be screened with masonry walls.

IV. ACCESS AND CIRCULATION:

Access to the Project will be from South 101st East Avenue as shown on Exhibit "A". Except for an Emergency Vehicle Only access to and from South 103rd East Avenue, as shown on such Plan, there will not be any vehicular access to South 103rd East Avenue.

Internal circulation within the Project will be designed to separate the traffic and parking with the Project. The southern drive will be the primary entrance for parents dropping off their children, and the northern drive will be the primary entrance for adult programs, management, operations, and other activities on the Project.

Sidewalks will be provided along South 101st East Avenue and South 103rd East Avenue.

Also, a trail system will be developed along the perimeter of the Project providing an approximate 1/2 mile of trail that will be available for public use.

V. ENVIRONMENTAL ANALYSIS:

Topography:

The Project is relatively level, sloping northwesterly approximately 10 FT from the southeast corner of the Project.

Along the easterly boundary of the Project the existing grade is approximately 654 FT above mean sea level, versus existing grades of approximately 644 FT as measured along South 101st East Avenue.

Utilities:

Water:

A 12 IN water main is in place along South 101st East Avenue and an 8 IN water main is in place along South 103rd East Avenue.

Sanitary Sewer:

An 8 IN sanitary sewer main is located on site, along the north boundary of the Project.

Other Utilities:

Other utilities, including gas, electric, telephone and cable television are currently available at the site.

Drainage:

15.12

Storm water from the Project flows toward an open channel running along the north boundary of the Project that is a part of Dickenson Creek. On-site detention will be required for additional impervious area.

Soils:

The top soil is a silt loam under lying with a silty-clay. Poor drainage is prevalent across the Project site.

VI. SITE PLAN REVIEW:

No building permit shall be issued for any building within the Project until a Planned Unit Development Detailed Site Plan and Detailed Landscape Plan have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the Approved Planned Unit Development Standards.

VII. SCHEDULE OF DEVELOPMENT:

Development will begin upon final approval of the Planned Unit Development, platting of the property and detailed site and landscape plan approval. The anticipated construction start date is the first quarter of 2014.

STAFF RECOMMENDATION:

The proposed expansion of the Mayo School site for CAP Tulsa is consistent with the vision identified for this area in the Comprehensive Plan and the original vision of the Community Development Project (CDP-21). The school component of this project is compatible with the Comprehensive Plan and staff supports the re-use and/or expansion of the property as a school use with accessory offices.

The proposed uses and limitations provided in the Planned Unit Development are consistent with the expected development pattern in the area.

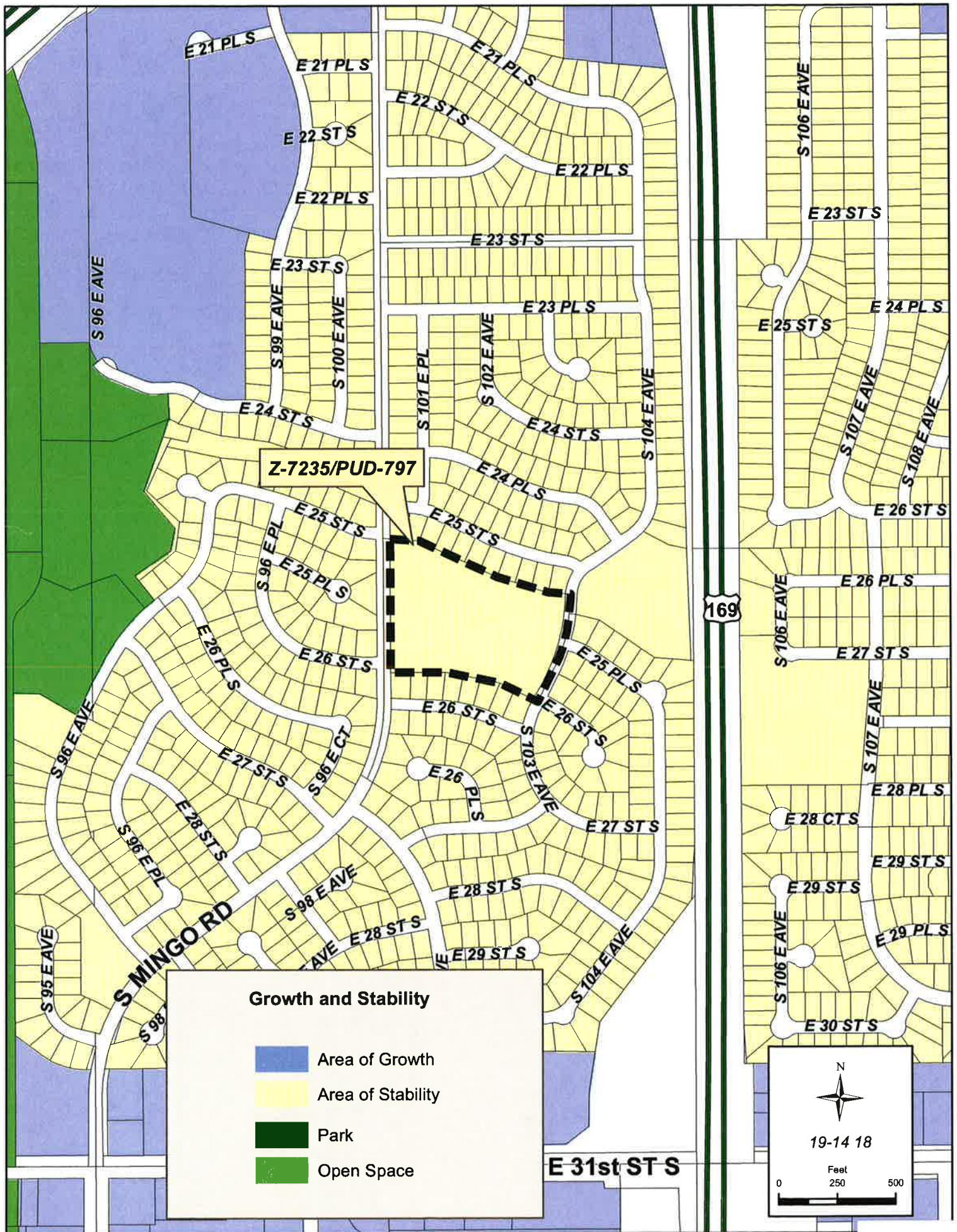
The applicant has satisfied all of the items requested by TMAPC staff and the City of Tulsa planning department regarding placement of the proposed building, site improvements regarding screening, lighting, setbacks and other landscaping components defined in the Planned Unit Development.

The project is consistent with the PUD chapter of the Zoning Code.

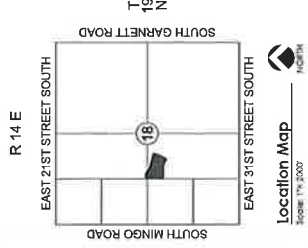
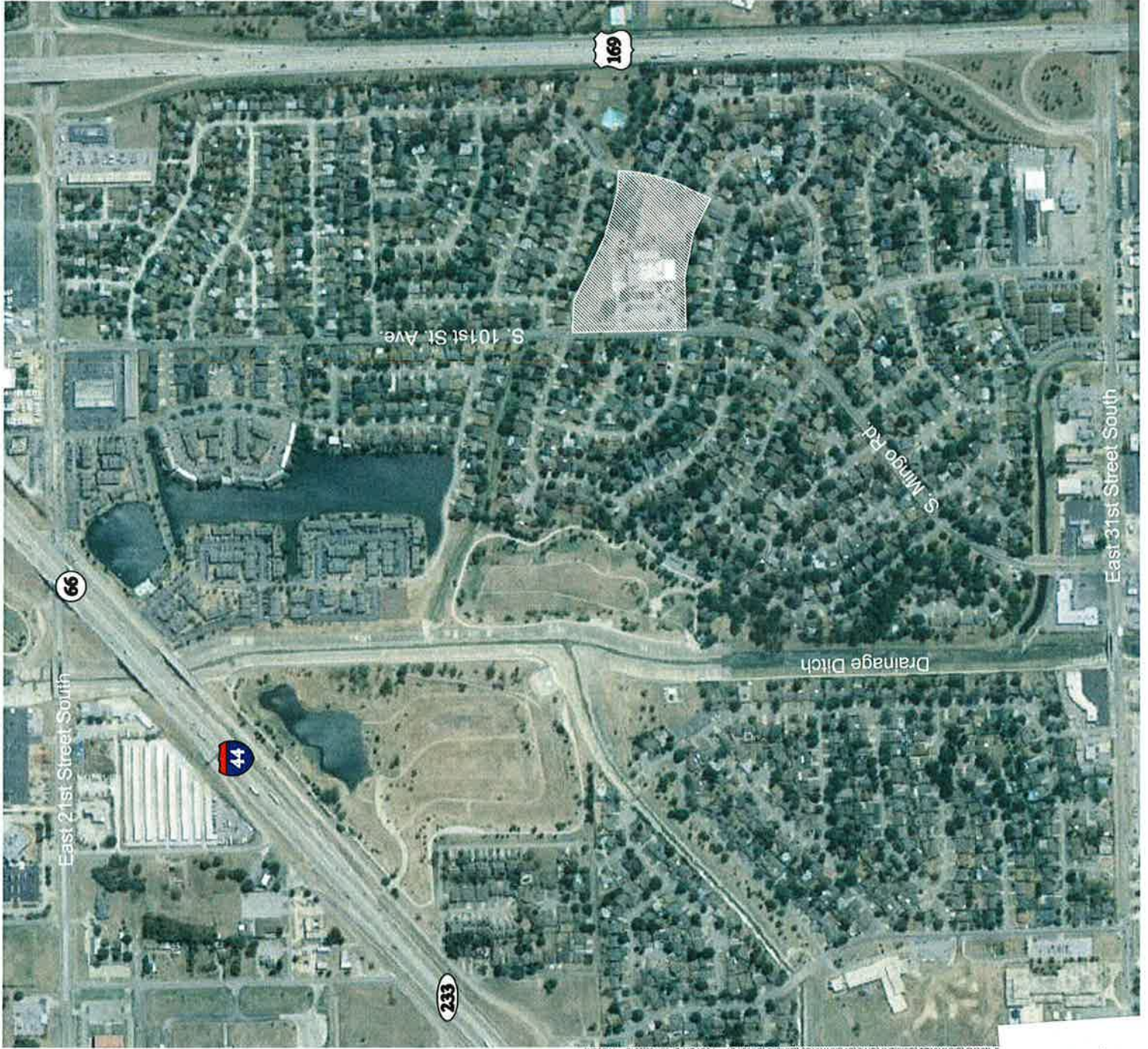
The applicant has also worked with staff and established facility use, site and building guidelines that will provide integration of the new facility into the existing neighborhood **therefore staff recommends approval of PUD 797 as defined in the Staff Summary above.**

08.21.2013

15.13



15.15



kinslow, keith & todd, inc.
architecture | interiors | engineering
tel 918.744.4270
fax 918.744.7849
2200 south ulfca place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA-5305
EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CITY OF TULSA STANDARDS AND
PROCEDURES. PROVIDED TO CITY OF TULSA.



**COMMUNITY ACTION
PROJECT OF TULSA
COUNTY
MAYO SCHOOL
REMODEL/NEW
BUILDING ADDITION**

2525 SOUTH 101st
EAST AVENUE
TULSA, OKLAHOMA

SCALE	1"=700'
IDP NO.	-
ATLAS PAGE NO.	179/180
MANAGER	ANW
DRAWN BY	ANW
DATE	6/03/2013

AERIAL PHOTOGRAPH
OF AREA LAND USES

EXHIBIT B1

15.16



kinslow, keith & todd, Inc.
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fax 918.744.7849
2200 south ulsca place, suite 200
tulsa, oklahoma 74114

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CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH THE 2011 OKLAHOMA STANDARD SPECIFICATIONS
INCLUDING D.O.T. 2009 EDITION



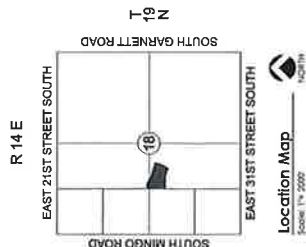
**COMMUNITY ACTION
PROJECT OF TULSA
COUNTY
MAYO SCHOOL
REMODEL/NEW
BUILDING ADDITION**

2525 SOUTH 101st
EAST AVENUE
TULSA, OKLAHOMA

SCALE	1"=120'
IDP NO.	
ATLAS PAGE NO.	179, 180
MANAGER	ANW
DRAWN BY	ANW
DATE	6/03/2013

**SITE AERIAL WITH
CONCEPTUAL
SITE PLAN**

EXHIBIT B2



15.17



kinslow, keith & todd, inc.
architecture | interiors | engineering
tel 918.744.4270
fax 918.744.7849
2200 south ulca place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com

CERTIFICATE OF AUTHORIZATION
NO. CA 5305
EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH THE TULSA COUNTY SPECIFICATIONS
SPECIFICATIONS INCLUDING O.C. 1009 EDITION



COMMUNITY ACTION
PROJECT OF TULSA
COUNTY
MAYO SCHOOL
REMODEL/NEW
BUILDING ADDITION

2525 SOUTH 101st
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SCALE	1"=120'
IDP NO.	
ATLAS PAGE NO.	179, 180
MANAGER	ANW
DRAWN BY	ANW
DATE	6/03/2013

EXISTING UTILITIES
AND
TOPOGRAPHY
EXHIBIT G



15.18



Building Entrance (faces east)

CONCEPTUAL BUILDING DESIGN

COMMUNITY ACTION PROJECT OF TULSA COUNTY
MAYO SCHOOL REMODEL/NEW OFFICE BUILDING
AUGUST 14, 2013



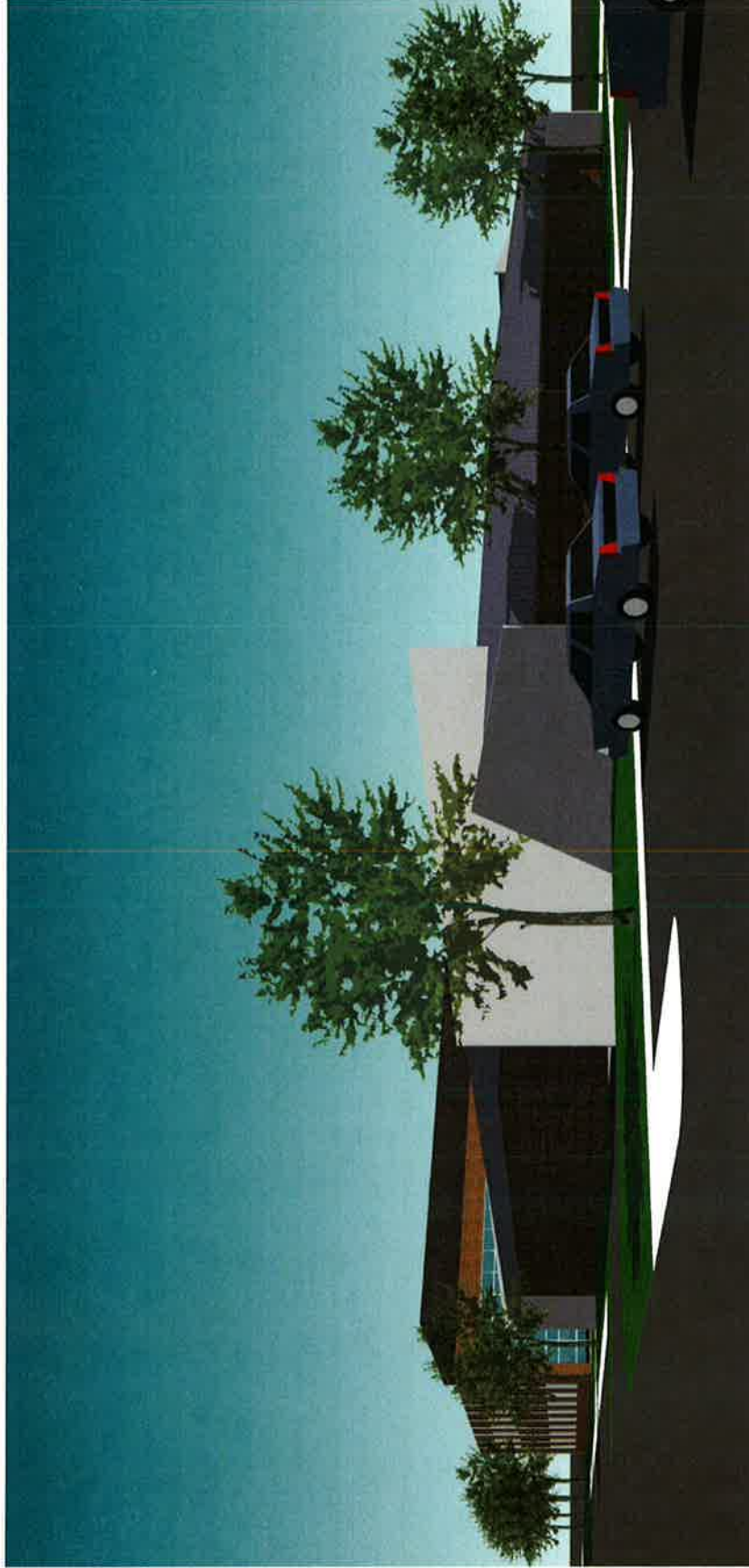
East Elevation

CONCEPTUAL BUILDING DESIGN



North Elevation

CONCEPTUAL BUILDING DESIGN



West Elevation

CONCEPTUAL BUILDING DESIGN



South Elevation

CONCEPTUAL BUILDING DESIGN

Longview Lake Homeowners Association
P. O. Box 690114
Tulsa, Oklahoma 74169-0114
Office 918-622-6421



TMAPC

As residents of Longview Lake we are opposing the rezoning of the old Mayo School building or Z-7235/PUD-797 (on the map). We value our neighborhood and want to preserve it. We don't want it to go commercial as too many things can cause property value to decline and traffic to increase.

15.24

STOP THE REZONING OF MAYO SCHOOL

INCOG

NEIGHBORHOOD

WE DON'T WANT IT REZONED FOR COMMERCIAL SPACE COULD BE

USED FOR ANYTHING

We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Robbie L. James 2336 S. 103 E Ave Tulsa, OK 74116

Joyce Cottrell 10309 E. 23rd Pl

Ed Tillman Ryan 10303 E 23rd place

Mary Sue Ryan 10303 E. 23rd Place

Leah Schwarz 10111 E 23rd Pl Tulsa 74129

John B. Link 2305 S. 101st E place Tulsa OK 74129

Steve & Wanda Enlow 2304 S. 102nd E. Ave

Virginia L. Cox 10235 E. 24th St. Tulsa, Ok.

Dianne Ballard 10241 E. 24th St. Tulsa, OK 7412

Jimmy McKee 2437 S 104th Ave Tulsa, OK 74129

James L. Ward 2437 S 104th Ave Tulsa, Ok.

Pat F. Sule 10210 E. 23rd Pl.

GM M. Sule 10210 E 23rd Pl. 74129

Xg Freeman 10127 E. 24th Pl 74129

Roy Freeman 10127 E 24th Pl 74129

W. M. M. 10137 E. 24th place 74129

Chad Newbo 2426 S. 104th E. Ave

Mindie Weber 2426 S. 104th E. Ave Tulsa OK 74129

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INCOG

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We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Sharon Parker 2307 S. 104th E Ave
Floyd Rodgers 10319 E. 23rd Pl.
Glenn Kinsey 2311 S. 102nd Ave
Ch H Kelley 2330 S 103 E Ave
Barney Pesaly 2335 S. 103rd E. Ave
Arturo Izoja 2335 S. 103rd E. Ave.
Frank & Chantel King 2327 S 103rd E. Ave. Tulsa 74129
Spencer Daniels 2318 S 103 E Ave
Elponzo G/E. 2312 S. 103 Rd. E Ave.
Michelle Diaz 10326 E. 23rd Pl.
Dan & Dildie 2321 S. 104 E. AVE.
Ken & Lori 2336 S 104th E 18th 918 - 520 - 2336
Janice McDowell - 2331 S. 104th E. Ave.
Mark Benshoof 10332 E 23rd Pl.
Judy Benshoof 10332 E. 23 Pl.
Jim Johnston 10315 E 24th St.
Joska McCoy 2359 S 104th E. Ave
Shirley J 2359 S 104th E. Ave

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We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

2353 S 104TH E. Ave Tulsa, OK

2437 S. 104TH E. Ave Tulsa, OK

10305. E. 27TH ST TULSA OK,

10159 E 25 ST Tulsa OK 74129

Machine Greedy 2416 So 161 st & pl.

2309 S. 101ST E. Ave

10103 E 23rd Pl, Tulsa, OK 74129

10216 E 23rd PL

Esther Wright 10216 E 23rd PL Tulsa OK 74129.

Tina Meffon 2352 S. 104TH East Ave Tulsa OK 74129

Martha Rose 10240 E. 24 ST, Tulsa, OK 74129

J. D. Reese 10240 E. 24 ST TULSA OK 74129

23195. 102ND E A Tulsa OK 74129

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We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Name Address

James Smith 10215 E 23rd Pl Tulsa 74129
Arthur Curry 10209 E 23rd Pl .21
2218 S. 103rd Ave Tulsa 74129
Dana S. S. Tulsa 2414 S. 104th East Ave
Leona Gibson 2342 S. 104th E. Ave. Tulsa, OK.
Tulsa, OK 74129 74129
2419 S 104th E. Ave
Theresa Hansen 2458 So 104th E. Ave, Tulsa
R. G. 10167 E 24th Pl. Tulsa, OK 74129
Berald W. Jones 10133 E 24th
Carolyn M. Angel 10121 E 23rd Pl } Trustee for
Charles M. Angel 10121 E 23rd Pl }
Melanee Josh 2319 S. 102nd E A
Rabbie Thomas 2330 S. 103rd E Ave

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We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Address

Name	Address
Chanell Hunter	10325 E 23rd Place Tulsa OK 74129
Bermonica Simons	10156 E 24th Tulsa OK 74129
Margaret Kelly	10138 E 24th PL TULSA OK 74129
Angie Spring	10121 E 25th ST TULSA OK 74129
John Freeman	10121 E 25th Tulsa OK 74129
Goyce Caine	10126 E 25th St Tulsa OK 74129
Janis Fowler	10134 E 25th 74129
Kristen Wiley	10160 E 25th St 74129
Althea Smith	10310 E. 25th PLACE
Sue Bennett	10310 E. 25th PLACE, TULSA, OK 74129
Victor Perez	2506 S 104th EAST AVE
Alex Gorman	2505 S 104th E. Ave
Melina Rios	2505 S. 104th E. AVE.
Shervin Wilson	2522 S 104 E. Ave.
Clyde Davis	2526 S. 104th E. AVE
Joel Tucker	2538 S. 104th E. Ave
Cassandra Spears	2541 S. 104th E. Ave
Joel Harry	2720 S 104.

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We DON'T WANT IT REZONED FOR OFFICE SPACE

WE DON'T WANT IT REZONED FOR

Roscoe Givens 2727 S. 104th E. Ave

Sabrina Givens 2727 S. 104th E Ave

Bob Mitchell 10133 E 28th

* Catrina Biardt 10143 E 28th St. Tulsa, OK 74129

Paul J. [unclear] 10139 E. 28th St Tulsa, OK 74129

Beulah M. Jimenez 10135 E. 28th St. Tulsa - 74129

Bradley Sutterfield 10111 E. 28th Tulsa, OK 74129

Yvonne [unclear] 10108 E 28th Tulsa, OK 74129

Jonathan Gwining 10114 E 28th St Tulsa OK 74129

Kelly Henderson 10124 E. 28th St. Tulsa, OK 74129

Brayden S. Paul 10138 E 28th St, Tulsa, OK, 74129

Joni Forman 10147 E 28th St. Tulsa OK 74129

Laura J. [unclear] 10144 S. 28th St Tulsa 74129

Chris Brown 10152 E 28th St Tulsa 74129

Joan [unclear] 10120 E 29th St. Tulsa, OK.

Mark [unclear] 10120 E. 29th St Tulsa, OK 74129

74129

Jacqueline [unclear] 10126 E 29th St Tulsa OK 74129

Dan [unclear] 10133 E. 29th St, Tulsa 74129

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WE DON'T WANT IT REZONED FOR

2-0L 10129 E 29th Street Tulsa 74129

James V. Manuabaugh 10119 E. 28th St. Tulsa 74129

10030 E 28th St Tulsa OK 74129

James Knaeb 10012 E. 28th Tulsa, OK 74129

James Knaeb 10012 E. 28th Tulsa, OK 74129

Abim Ziyad-Bey 10005 E 28th Street, Tulsa OK 74129

Sam 10005 E 28th St, Tulsa, OK 74129

Denerick 2722 S 101st E Ave Tulsa OK 74129

Candys Mitchell 2305 So 103rd Ave Tulsa OK 74129

WALTER MOSCOP 2305 So 103rd Ave Tulsa OK 74129

Jackie Viner 2311 S. 102nd Ave Tulsa, OK 74129

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

175 East 2nd Street,
10th Floor
North Conference Room
City Hall
Wednesday, August 21, 2013 – 2:30 p.m.

1. Comprehensive Plan Housekeeping Amendments
2. Building Demolition and Surface Parking within the IDL (Inner Dispersal Loop) – draft ordinance/Dawn Warrick
3. 6th Street Infill Plan Amendment Work Items

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

