

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2666

January 22, 2014, 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:

Work Session Report: Work Session will be held following today's meeting

Director's Report:

1. Minutes of December 18, 2013, Meeting No. 2664
2. Minutes of January 08, 2014, Meeting No. 2665

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.

3. **LS-20655** (Lot-Split) (County) – Location: West of the northwest corner of West 21st Street South and South 33rd West Avenue (related to LC-537)
4. **LC-537** (Lot-Combination) (County) – Location: West of the northwest corner of West 21st Street South and South 33rd West Avenue (related to LS-20655)
5. **LS-20669** (Lot-Split) (County) – Location: East of the southeast corner of North Yale Ave and East 82nd Street North
6. **LS-20670** (Lot-Split) (County) – Location: Northwest corner of East 151st Street South and South 129th East Avenue
7. **LC-552** (Lot-Combination) (CD-4) – Location: Northeast corner of East 11th Street South and South Troost Avenue
8. **LS-20671** (Lot-Split) (CD-9) – Location: Southwest corner of East 41st Street South and South Victor Avenue

9. **LC-552** (Lot-Combination) (CD-8) – Location: Northwest corner of East 86th Street South and South Sheridan Road
10. **LS-20672** (Lot-Split) (County) – Location: South of the southeast corner of East 66th Street South and South Columbia Avenue
11. **LS-20673** (Lot-Split) (CD-9) – Location: East of the northeast corner of East 41st Street South and South Birmingham Avenue (related to: LC-554)
12. **LC-544** (Lot-Combination) (CD-9) – Location: East of the northeast corner of East 41st Street South and South Birmingham Avenue (related to: LS-20673)
13. **Avenida (formerly Clover West Senior Living Facility)** – Final Plat, Location: South of East 71st Street, East of South Mingo Road (8407) (CD-7)
14. **Inland Truck Parts** – Final Plat, Location: South of East Admiral Place, east of South 129th East Avenue (9404) (CD-6)
15. **PUD-269-C – Sisemore Weisz & Assoc., Inc./Darin Akerman**, Location: North of the northeast corner of South Yale Avenue at East 91st Street South, Requesting **Detail Site Plan** for a new office building and parking garage, **OL/PUD-269-B**, (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

16. **Cherry Street Ridge Amended** – Preliminary Plat, Location: Northwest corner of South Troost Avenue and East 15th Street South (9307) (CD-4)
17. **Z-7249 – TMAPC**, Location: Northeast of West 21st Street at South Riverside Drive, Requesting rezoning from **RM-2 to RS-4**, (CD-4) (Continued from 12/18/13)
18. **PUD-550-4 – Sisemore Weisz & Assoc., Inc./Darin Akerman**, Location: Adjacent to the north boundary of I-44 east of South Sheridan Road at South 87th East Avenue, Requesting a **Minor Amendment** to adjust development area boundaries, establish and define standards for Recreational Sales and Service, **CS/IL/PUD-550**, (CD-5) (Continued from 1/8/14)
19. **Z-7250 – Bruce Robbins, Jr.**, Location: East of southeast corner of East 11th Street and South 177th East Avenue, Requesting rezoning from **AG TO IL**, (CD-6) (Continued from 1/8/14)
20. **Z-4900-SP-9 – Continental 302 Fund, LLC**, Location: Southeast corner of Mingo Road and East 75th Street, Requesting Corridor Development Plan for a two-story multifamily project with a mix of studio, one-bedroom, two-bedroom and three-bedroom units, **CO**, (CD-7) (Continued from 1/8/14)

OTHER BUSINESS

- 21. Resolution finding the Proposed Tax Incentive District Number 3 in conformance with the North Tulsa County Comprehensive Plan.**
- 22. TMAPC Policies and Procedures and Code of Ethics**
(Corrections adopted on 8/17/2011)
- 23. Commissioners' Comments**

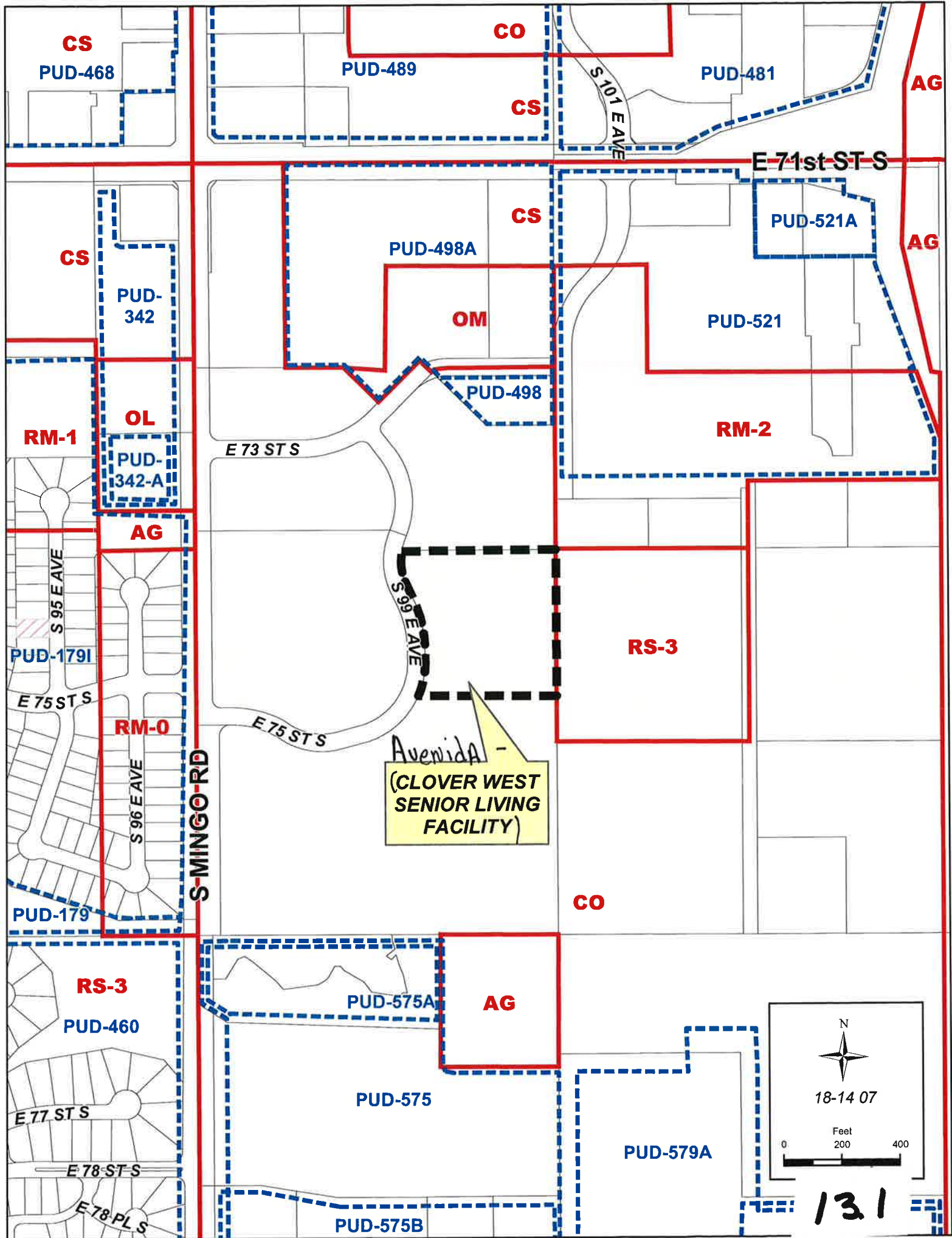
ADJOURN

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.

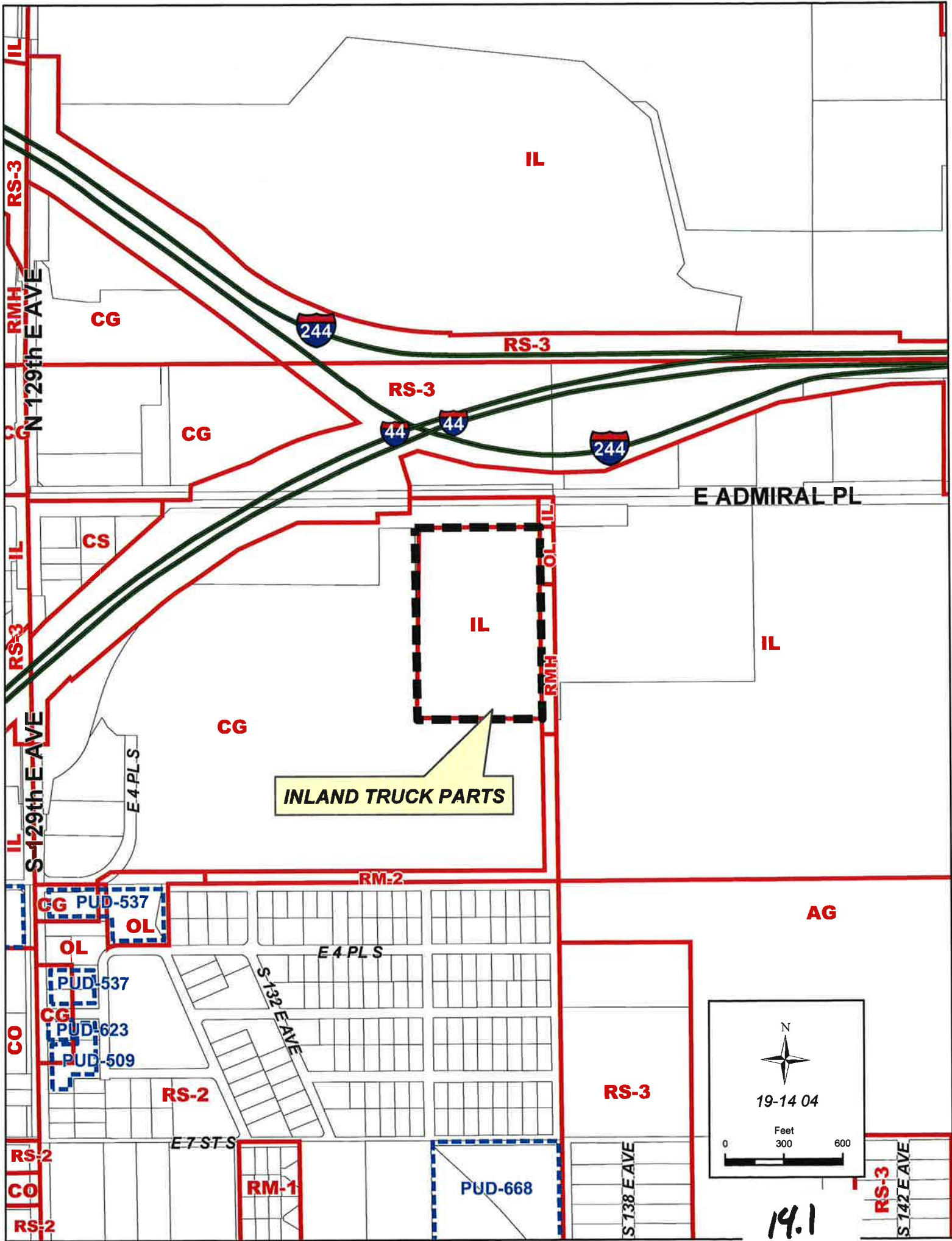


Final Subdivision Plat

Avenida (formerly Clover West Senior Living Facility)- (9407) (CD 7)
South of East 71st Street, East of South Mingo Road

This plat consists of 1 Lot, 1 Block, on 5 acres.

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



Final Subdivision Plat

Inland Truck Parts - (9404) (CD 6)

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

This plat consists of 1 Lot, 1 Block, on 14 acres.

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

Draft Final Plat

Inland Truck Parts

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A PART OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SECTION FOUR (4), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN.

Basis of Bearings

THE BEARINGS AND DISTANCES SHOWN ON THIS PLAT WERE OBTAINED BY THE SURVEYOR BY MEANS OF A TOTAL STATION SET UP AT THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 6 IN SECTION 19A, TOWNSHIP 19 NORTH, RANGE 14 EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, THAT BEING IN BEARING "E".

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3" x 1/2" STEEL PIN WITH A PLASTIC CAP STAMPED "S 1987 AT ALL CORNERS".

Benchmark

3" x 1/2" ALUMINUM CAP/PLUG-STARRED "T" RESET. SET NW OF THE INTERSECTION OF ADMIRAL PL. AND MERIDIAN E. AVE. ELEVATION = 112.28 (MAY 1988)

REMOVED - INC. TO MATCH DDD & RC

Owner / Developer

INLAND TRUCK PARTS COMPANY
4400 COLLEGE BOULEVARD, SUITE 140
OKLAHOMA CITY, OKLAHOMA 73111
PHONE (405) 444-8844
FAX (405) 444-8844
MKT. DREG KLEN

Engineer

ROSENBAUM CONSULTING, LLC
2800 WEST KENDRAH AVE.
OKLAHOMA CITY, OKLAHOMA 73107
PHONE (405) 444-0087
FAX (405) 444-0087
EMAIL: info@rosenbaumllc.com
C.A. #5731 SUPPERS 8-30-2014

Surveyor

ATLAS LAND OFFICE, LLC
225 SOUTH MAIN STREET
WARRICK, INDIANA 46787
PHONE (317) 444-0087
FAX (317) 444-0087
EMAIL: info@atlaslandoffice.com
C.A. #5731 SUPPERS 8-30-2014

Notes

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

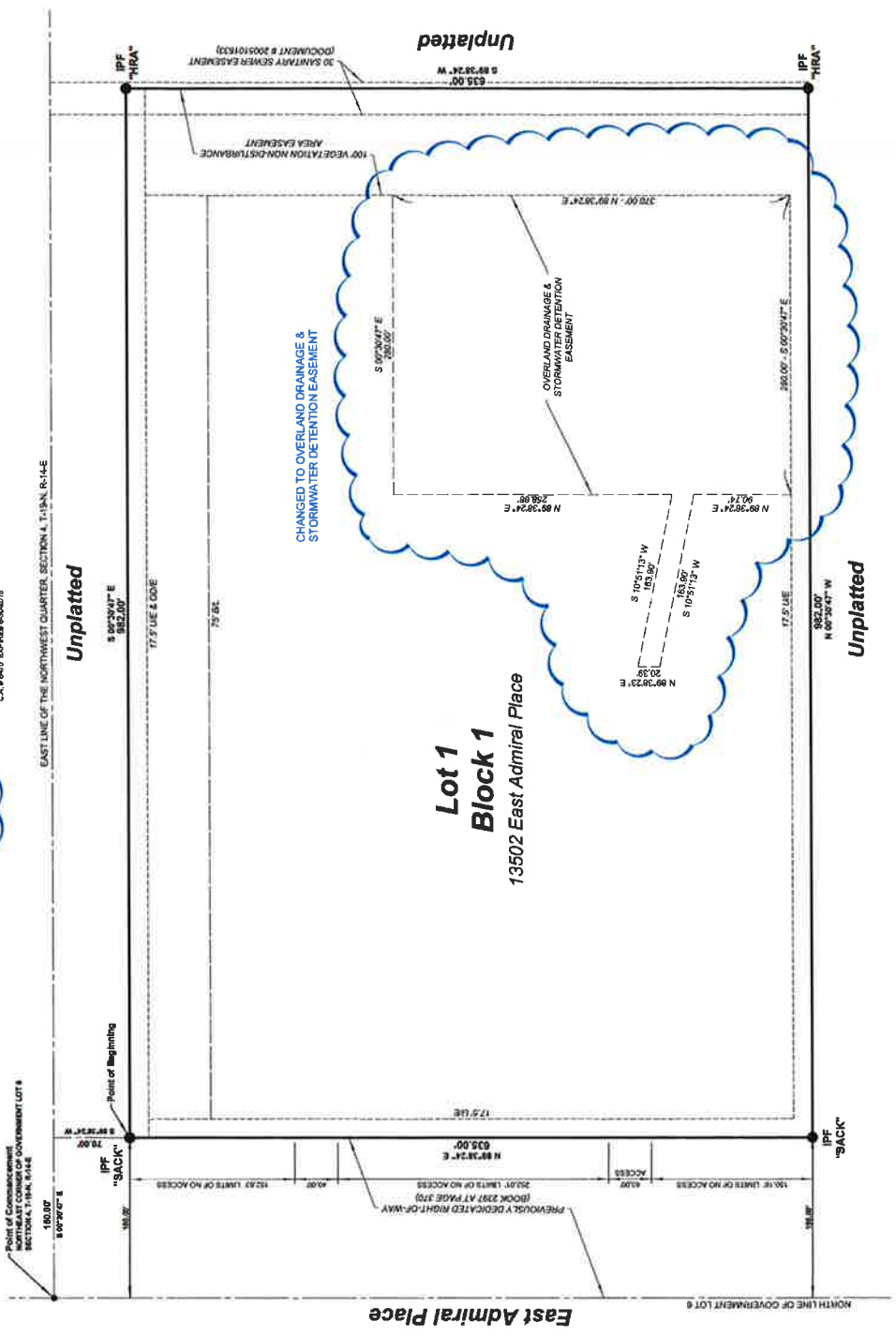
ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF TULSA.

Summary

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK, GRASSY SUBDIVISION AREA, ELEVATION 87' 14.15 ACRES

Legend

BL - BUILDING SETBACK LINE
UL - UTILITY EASEMENT
ODE - OVERLAND DRAINAGE EASEMENT



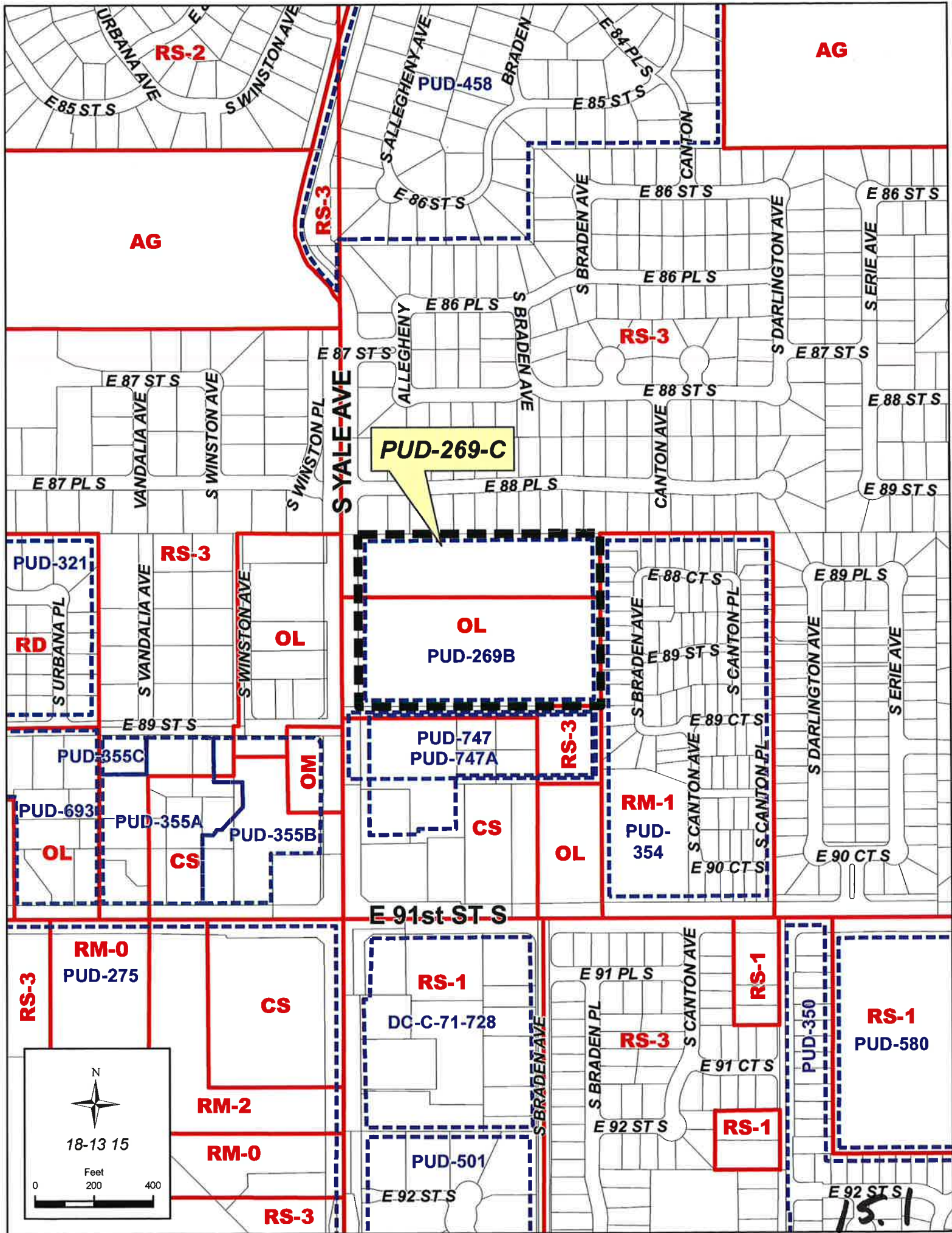
PLAT NO.	
FINAL PLAT	
CERTIFICATE OF APPROVAL	
I hereby certify that this plat was approved by the County Clerk of Tulsa County, Oklahoma, and that the same is a true and correct copy of the original as filed in the Office of the County Clerk on or before:	
TAMMUNGO	
This approval is void if this plat is not filed in the Office of the County Clerk on or before:	
COUNTY or CITY ENGINEER	
APPROVED	by the
Clerk of the City of Tulsa,	City Clerk
Chairman	Mayor
Attest City Clerk	
Approved City Attorney	

COUNTY CLERK STAMP

COUNTY TREASURER STAMP

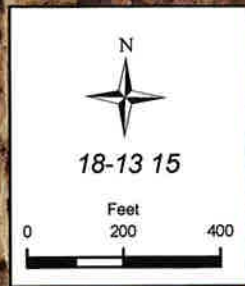
REVISION #2 - 1/3/2014

14.3





PUD-269-C



15.2

January 22, 2014

STAFF RECOMMENDATION

PUD-269 (DSP):

PUD Detailed Site Plan – A 11.15 acre tract that is part of, Section 15, T-18-N, R-13-E, Lot 1, Block 1, SEG Real Estate Corp Campus a subdivision in the City of Tulsa, North of the Northeast corner of South Yale Avenue at East 91st Street South. CZM 53; Atlas 1737; CD-8

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new office building and parking garage. The proposed development is located in PUD 269.

PERMITTED USES:

Allowed uses are principal and accessory uses permitted by right in the OL district except that Use Unit 6 (Single Family Dwelling) , Use Unit 7 (Duplex Dwelling), Use Unit 7a (Townhouse Dwelling) and Use Unit 10 (Off-street parking) are prohibited.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code. Access to South Yale Avenue are modified from the existing .

LIGHTING:

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

SIGNAGE:

The site plan illustrates ground sign locations which require a separate permit. All signage will be required to be meet the PUD Development Standards. Any ground or monument signs placed in an easement will require a license

agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening is consistent with the Planned Unit Development requirements and it meets the minimum standards of the Landscape portion of the Tulsa Zoning Code. All trash, mechanical and equipment areas shall be screened from public view. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The site plan displays adequate pedestrian circulation interior to the development and sidewalk connections to South Yale and to the mixed use development south of this project.

MISCELLANEOUS SITE CONSIDERATIONS:

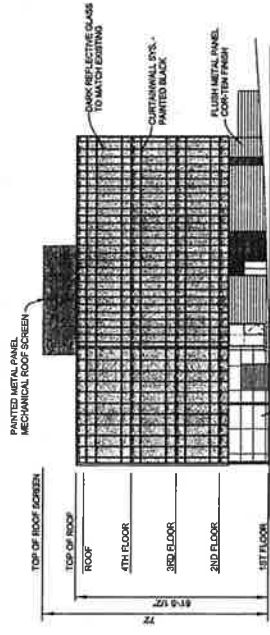
The site plan respects the existing green belt north of the entrance road and the significant drainage passing through the site. A heavily landscaped and pedestrian friendly stormwater detention facility is a primary feature of this project.

SUMMARY:

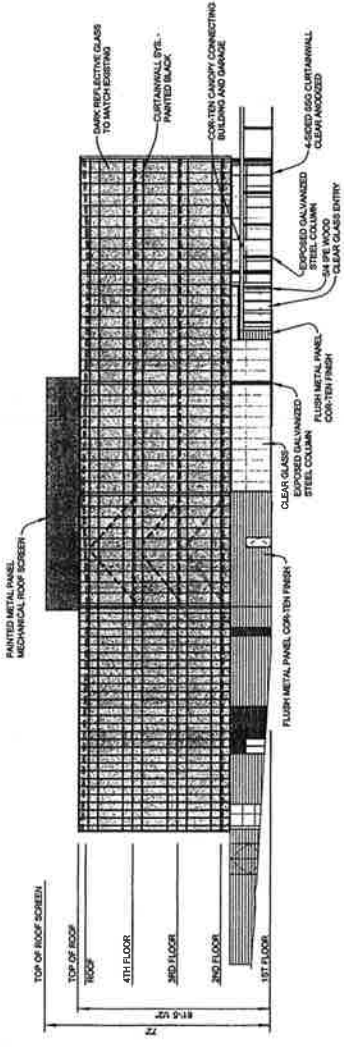
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-269-C**. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new retail building.

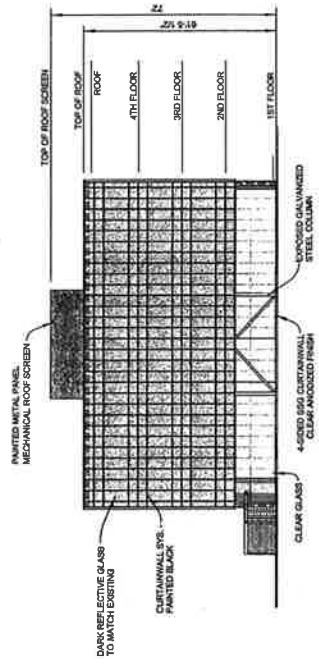
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)



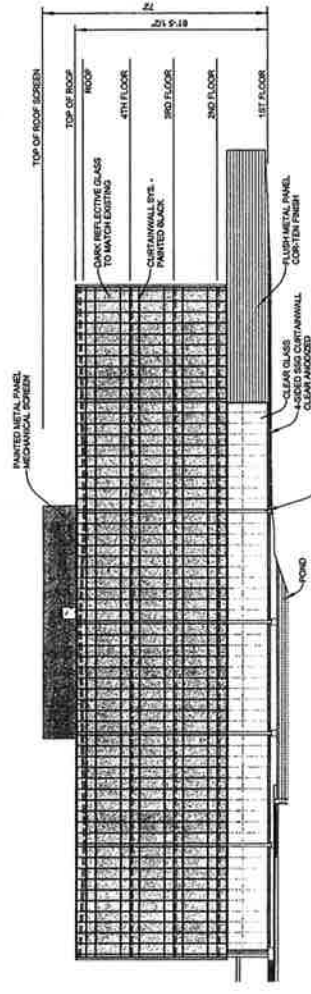
Office Building (NE Elevation)
SCALE: 1" = 2'



Office Building (NW Elevation)
SCALE: 1" = 2'



Office Building (SW Elevation)
SCALE: 1" = 2'

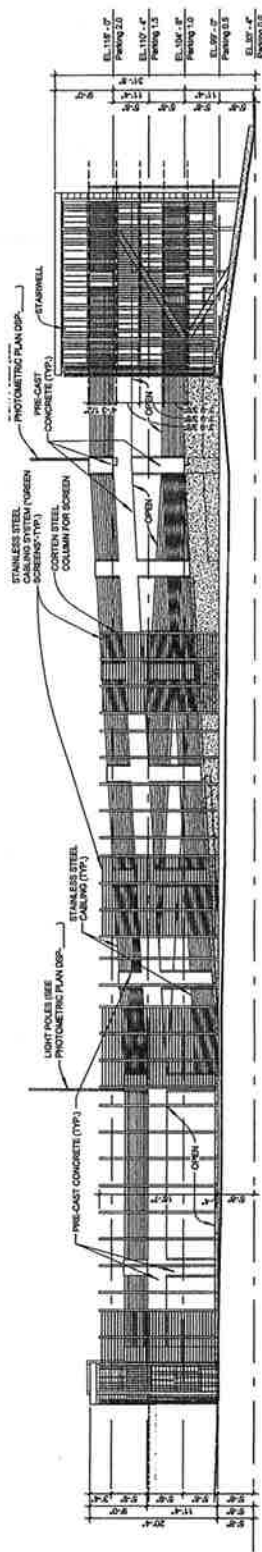


Office Building (SE Elevation)
SCALE: 1" = 2'

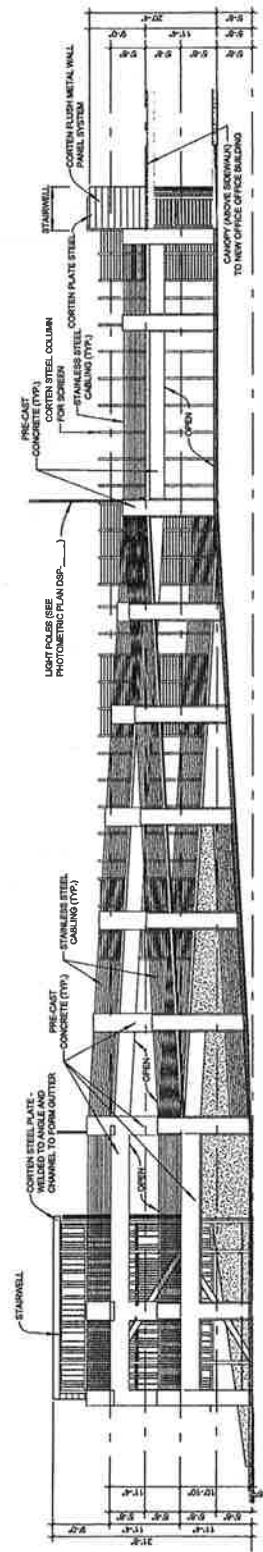
BUILDING ELEVATIONS (OFFICE BUILDING) DSP-2
SEG Real Estate Corp Campus

WORK ORDER: 17003 DRAWING DATE: 1-2-14
OWNER/DEVELOPER: SEG Real Estate Corporation
1800 S. Main Avenue
Tulsa, Oklahoma 74107
ARCHITECT: SSI&A
1800 S. Main Avenue
Tulsa, Oklahoma 74107
SCALE: 1" = 2'

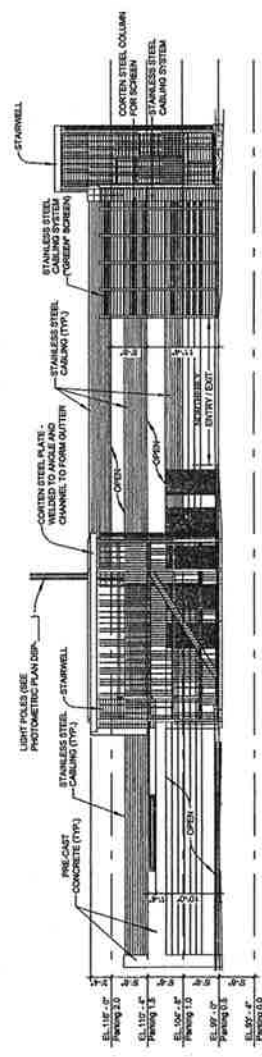




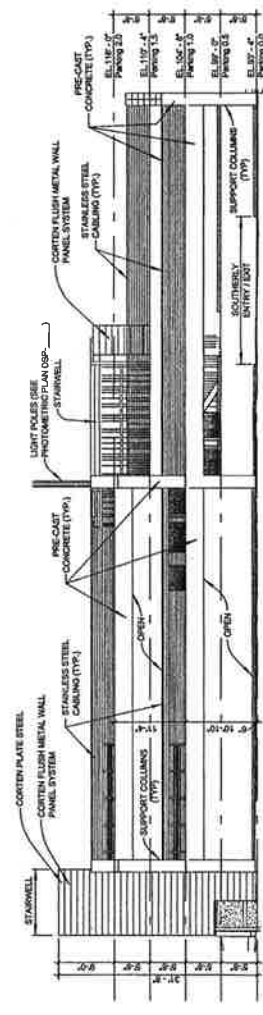
Parking Garage (West Elevation)
SCALE 1" = 10'



Parking Garage (East Elevation)
SCALE 1" = 10'



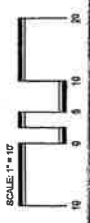
Parking Garage (North Elevation)
SCALE 1" = 10'

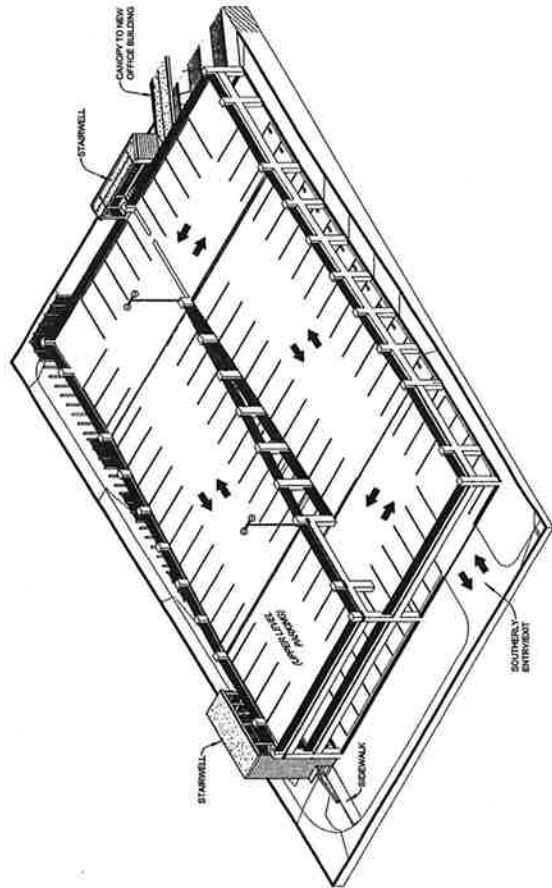


Parking Garage (South Elevation)
SCALE 1" = 10'

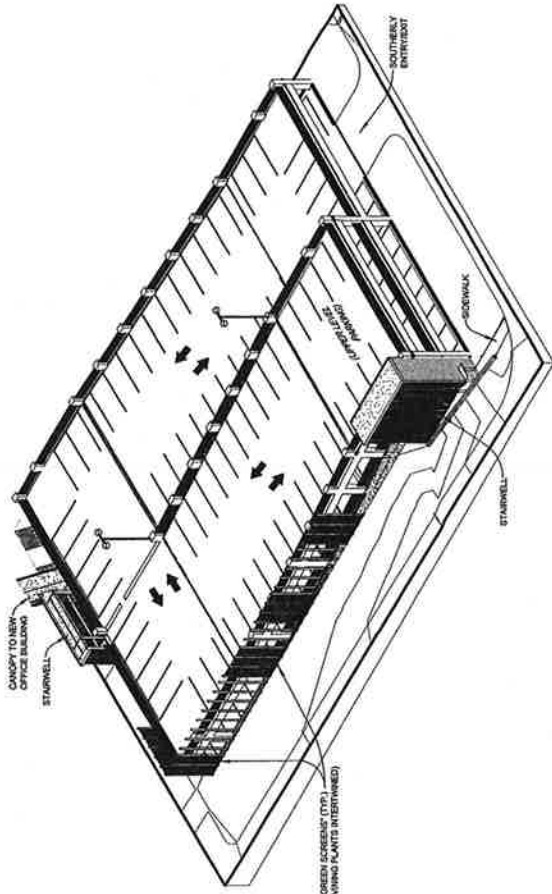
BUILDING ELEVATIONS (PARKING GARAGE) DSP-3 SEG Real Estate Corp Campus

WORK ORDER: 17003
DRAWING DATE: 12-14
FILE NUMBER: 1513.1800
OWNER/DEVELOPER: SEG Real Estate Corp
1801 S. Yale Avenue
Tulsa, Oklahoma 74107
ARCHITECT: Shawcross Weitz & Associates, Inc.
1801 S. Yale Avenue
Tulsa, Oklahoma 74107
CIVIL ENGINEER: Shawcross Weitz & Associates, Inc.
1801 S. Yale Avenue
Tulsa, Oklahoma 74107
SCALE: 1" = 10'

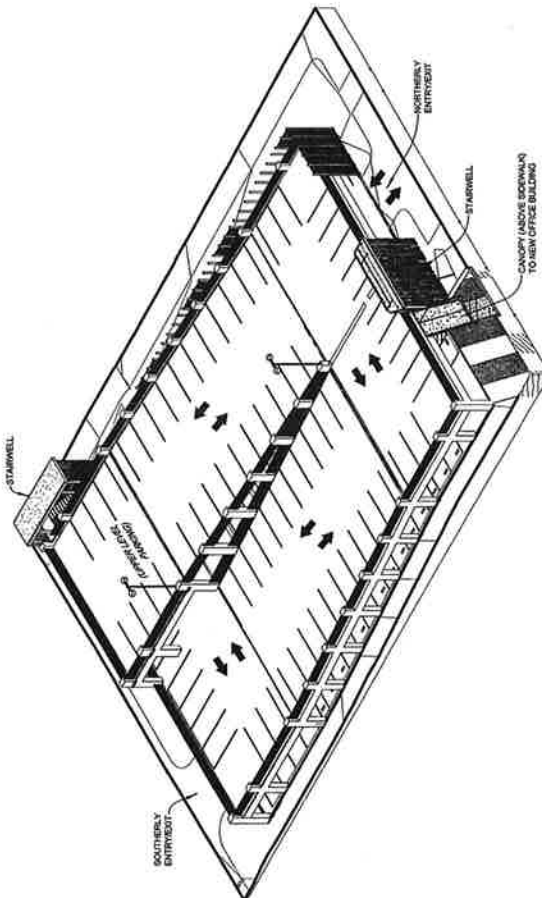




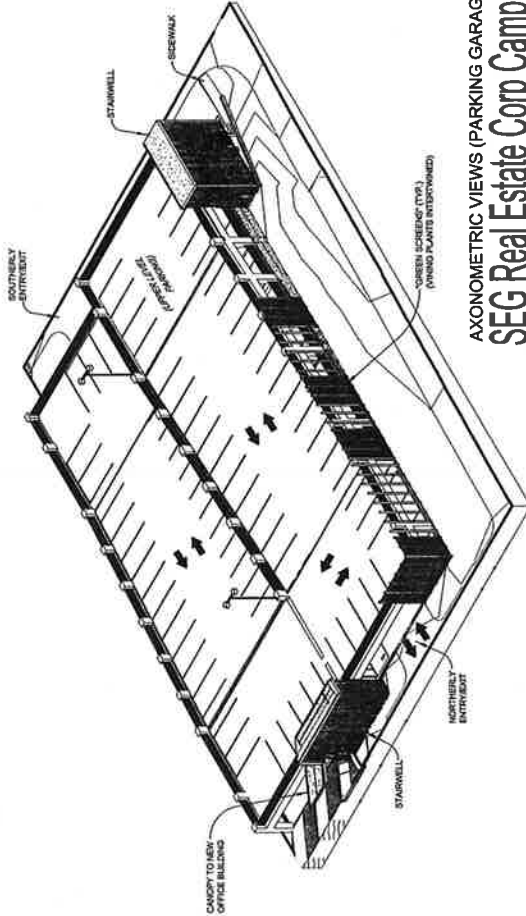
Axonometric View (SE Corner)



Axonometric View (SW Corner)



Axonometric View (NE Corner)



Axonometric View (NW Corner)

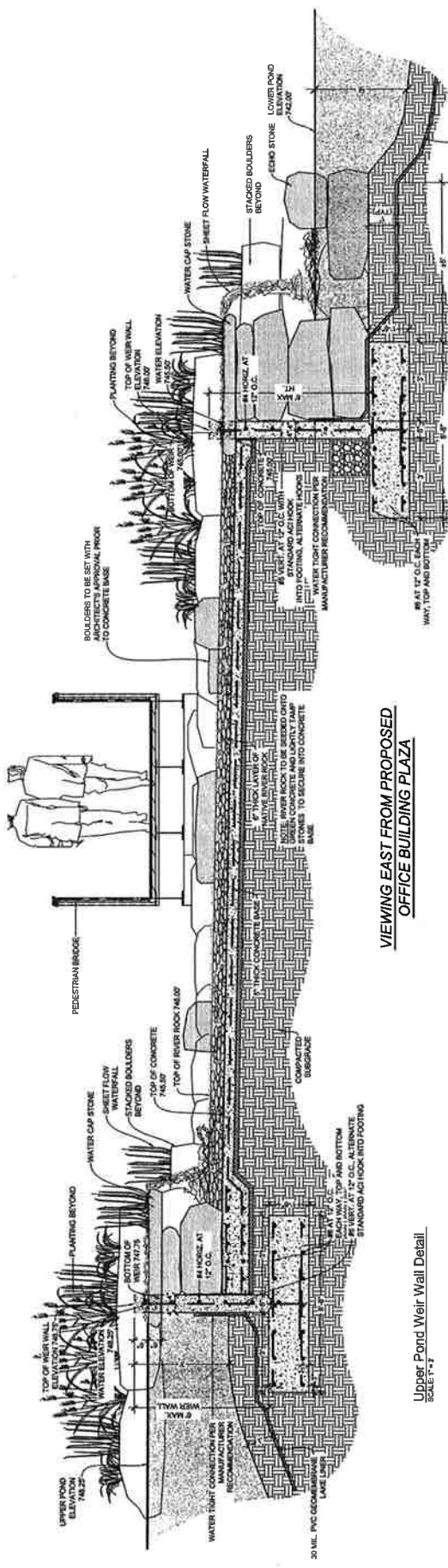
AXONOMETRIC VIEWS (PARKING GARAGE) DSP-4 SEG Real Estate Corp Campus

FILE NUMBER: 1511.500 DRAWING DATE: 1-7-14

OWNER/DEVELOPER:
SEG Real Estate Corp
An Oshkosh Real Estate Company
8001 S. View Avenue
Tulsa, Oklahoma 74117

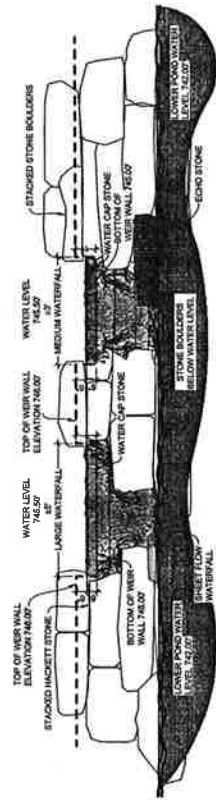
ARCHITECT:
Science, Weber & Associates, Inc.
1000 N. Lincoln Avenue
Tulsa, Oklahoma 74103
TEL: 918.438.1000
FAX: 918.438.1001
WWW.SWA-ARCHITECTS.COM

CIVIL ENGINEER:
Science, Weber & Associates, Inc.
1000 N. Lincoln Avenue
Tulsa, Oklahoma 74103
TEL: 918.438.1000
FAX: 918.438.1001
WWW.SWA-ARCHITECTS.COM



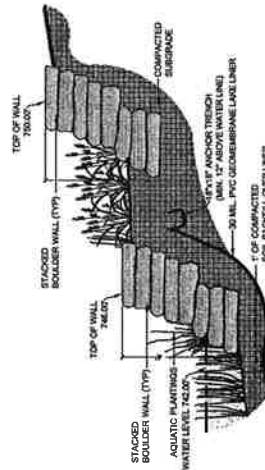
VIEWING EAST FROM PROPOSED
OFFICE BUILDING PLAZA

Lower Pond Weir Wall Detail
SCALE 1"=2"



Lower Pond Waterfall Elevation
SCALE 1"=2"

Upper Pond Waterfall Elevation
SCALE 1"=2"



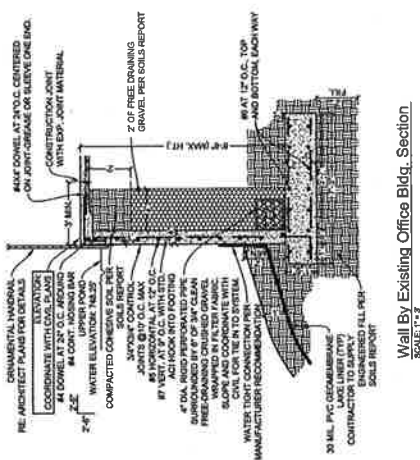
Wall At Pond Detail (Typ.)
SCALE 1"=2"

POND & ELEVATION DETAILS SEG Real Estate Corp Campus

WORK ORDER: 11003
DRAWING DATE: 1-1-14
FILE NUMBER: 1031.1000

OWNER/DESIGNER: SEG Real Estate Corporation
SEG Real Estate Corporation
An Oklahoma Not-For-Profit Corporation
1111 East 3rd Street
Tulsa, Oklahoma 74103
TEL: 918.592.1000
FAX: 918.592.1000
WWW.SEGREAL.COM

DESIGNER: Shawmore Weiss & Associates, Inc.
Shawmore Weiss & Associates, Inc.
4111 East 3rd Street
Tulsa, Oklahoma 74103
TEL: 918.592.1000
FAX: 918.592.1000
WWW.SWAI.COM



Plaza At Upper & Middle Pond Section

Wall By Existing Office Bldg. Section

POND & ELEVATION DETAILS DSP-6(B)

WORKS CONCRETE, 17923
OWNER/DEVELOPER
REG RES Real Estate Corporation
1000 S Yale Avenue
Tulsa, Oklahoma 74137

SKW

Slammon Welch & Associates, Inc.
111 East 20th Street
Tulsa, Oklahoma 74105

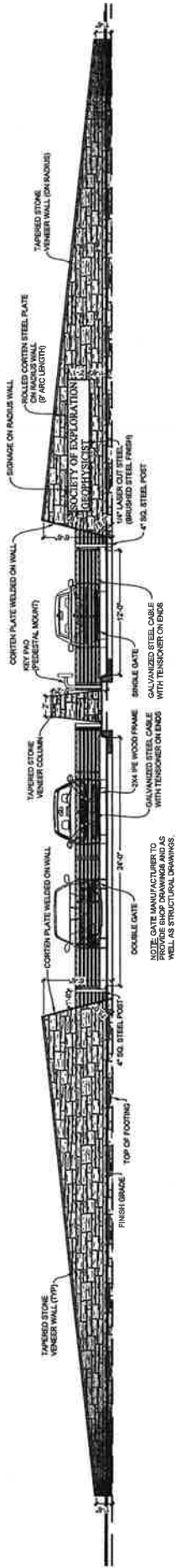
CIVIL ENGINEER
Slammon Welch & Associates, Inc.
111 East 20th Street
Tulsa, Oklahoma 74105

OWNER/DEVELOPER
Slammon Welch & Associates, Inc.
111 East 20th Street
Tulsa, Oklahoma 74105

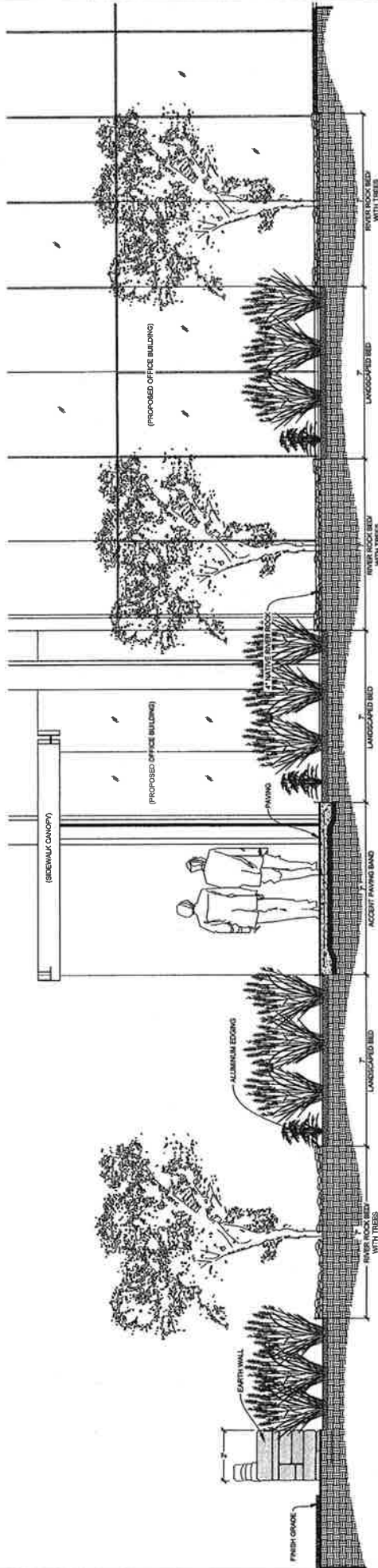
DATE RECEIVED: 08/15/90
DATE FORWARDED: 08/15/90
DATE REOPENED: 08/15/90

FILE NUMBER: 8913-2000

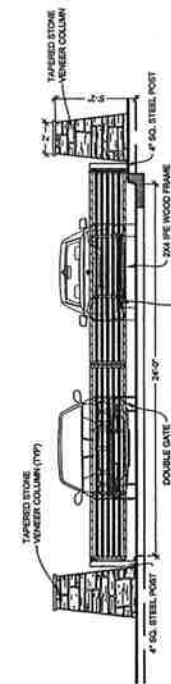
ISSUING DATE: 12-14



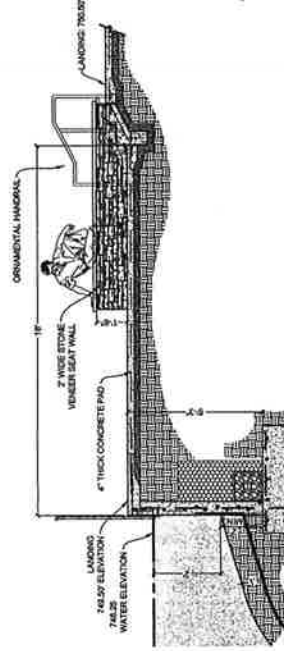
North Entry Walls And Columns At Yale Elevation
SCALE 1" = 3'



Landscaping and Glacier Stone Beds - Southwest of Proposed Office Building
SCALE 1" = 2'



South Entry Walls And Columns At Yale Elevation
SCALE 1" = 4'



Landing At Pond Elevation (Between Existing & Proposed Office Building)
SCALE 1" = 3'

ENTRY WALLS & LANDSCAPING DETAILS DSP-7 SEG Real Estate Corp Campus

WORK ORDER: 17002 DRAWING DATE: 5-7-14
FILE NUMBER: 1013.1500

OWNER/DEVELOPER:
SEG Real Estate Corp
8001 S. Yale Avenue
Tulsa, Oklahoma 74127

DESIGNER:
Stamora Welch & Associates, Inc.
1001 S. Yale Avenue
Tulsa, Oklahoma 74127

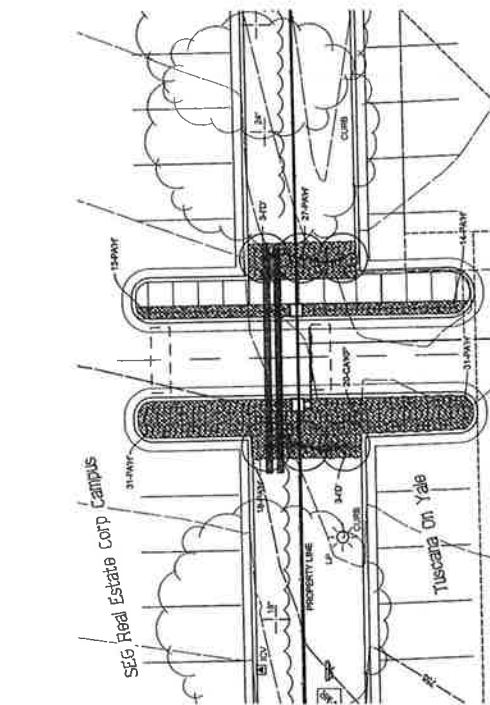
CIVIL ENGINEER:
Stamora Welch & Associates, Inc.
8111 East 32nd Place
Tulsa, Oklahoma 74125

SEG CAMPUS (PHASE I) LANDSCAPE MATERIAL LIST

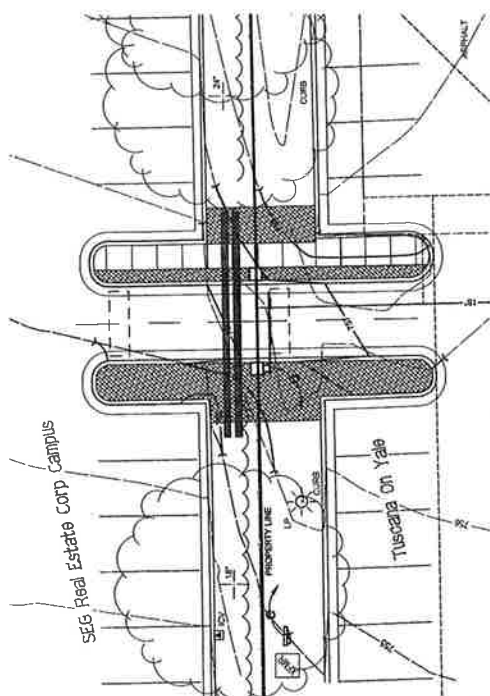
CITY	QUAL	MATERIAL NAME	SIZE/REMARK	TYPE
JANP	26	Compartments suitable "Kool Powder" for Women's Featherless Groom in color	15-17 L 24" O.C.	1 GAL
D		"Kool Powder" for Men's Featherless Groom	15-17 L 24" O.C.	BBS
NATN	18	Farmstead disinfectant powder Formalin Phenolath	15-17 L (13.75) 24" O.C.	1 GAL
AULCH	47	Cash Muck	3 C.F.	1 BAG
	48	Rain Coat	3 C.F.	1 BAG
DISPERCT	55	Paint for Aluminum Siding	SWF's #"	L.F.

PLANTING NOTES

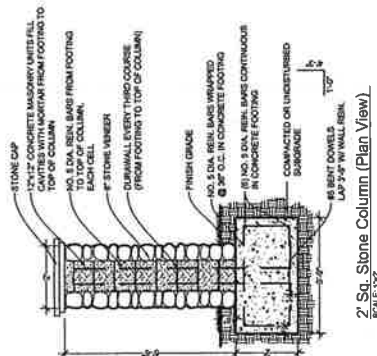
- [illegible]



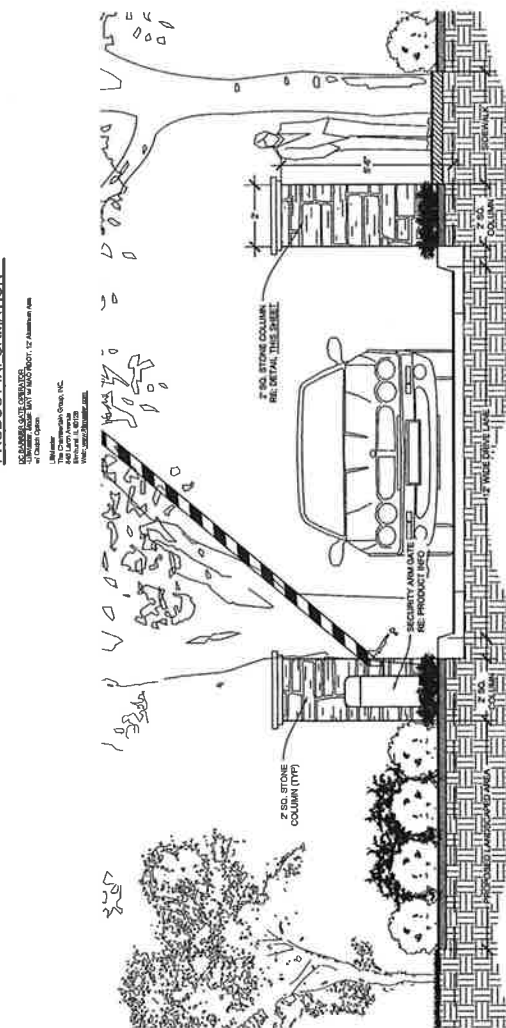
Tuscana On Yale Exit Landscaping (Plan View)



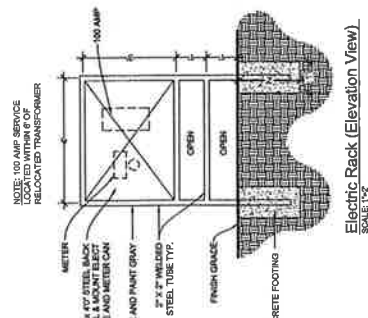
Tuscana On Yale Exit Grading (Plan View)



2' Sq. Stone Column (Plan View)



Tuscana On Yale Exit (Viewing North From Tuscana On Yale)



Electric Rack (Elevation View)
SCALE: 1"=2'

TUSCANA ON YALE EXIT DETAILS
SEG Real Estate Corp Campus
 DSP-8

FILE NUMBER: 1613.500 DRAWING DATE: 12-14-
WORK ORDER: 17003
OWNER/DEVELOPER: SEAMORE WINZ & ASSOCIATES, INC.
DESIGNED BY: RIES REAL ESTATE CORPORATION
NO. 100 DAKOTA RD. EAST 2ND FLOOR
CHICAGO, ILL. 60611 S. YALE AVENUE
CHICAGO, ILL. 60605
ARCHITECT: SEAMORE WINZ & ASSOCIATES, INC.
1111 EAST 32ND PLACE
CHICAGO, ILL. 60616
DATE: 12-14-80
BY: JAC



**SEG REAL ESTATE
CORPORATE CAMPUS
8801 S. YALE AVE., TULSA, OK
PUD SITE PLAN REVIEW**

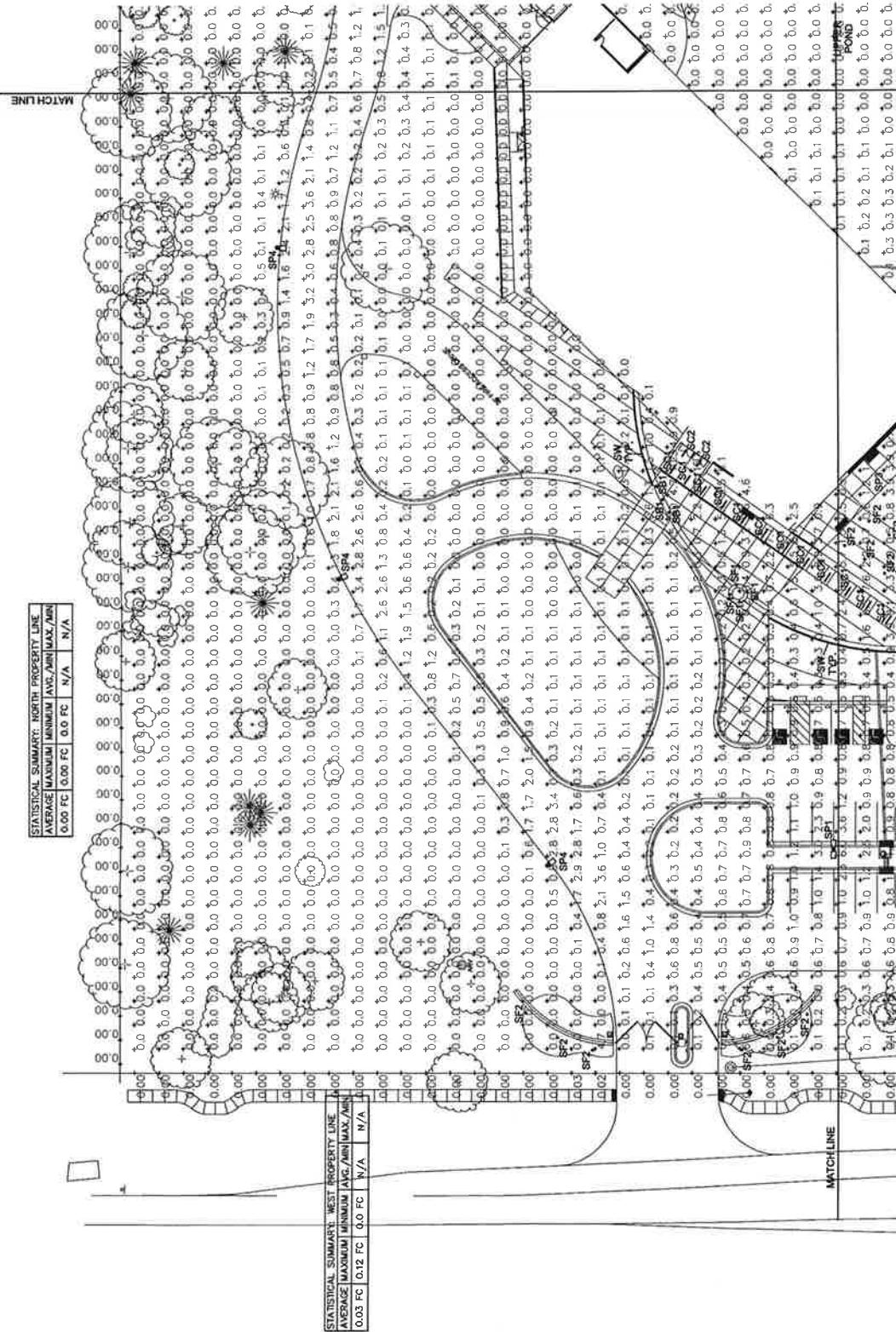
Sheet Title:
SITE
PHOTOMETRIC
PLAN
NORTH WEST

Date: 01/27/2014
Revisions:

Drawn: CA
Sheet:

E-1

1 of 11 sheets



**A SITE PHOTOMETRIC PLAN - NORTH WEST
AFTER HOURS LIGHTING**

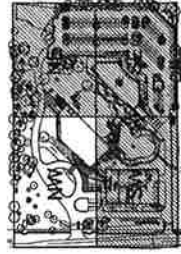
NOTES:

ALL POLE MOUNT FIXTURES OF TYPES SP1, SP2, SP4, SP5 AND SP6 ARE EQUIPPED WITH A MOTION SENSOR. FIXTURES TO OPERATE AT 50% OUTPUT UNTIL MOTION IS DETECTED. WHEN MOTION IS DETECTED, FIXTURES WILL OPERATE AT 100% OUTPUT AND REMAIN AT THAT LEVEL FOR A PROGRAMMABLE PERIOD OF TIME, 30 MINUTES TYPICALLY.

FOOTCANDLE READINGS ARE TAKEN AT GRADE LEVEL WITHIN SUBJECT PROPERTY.

NORTH AND EAST PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 6' A.F.G. AT ASSUMED TOP OF FENCE LOCATION.

WEST AND SOUTH PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 3' A.F.G. WHERE NO FENCING IS PRESUMED.



KEY PLAN

15.14



**SEG REAL ESTATE
CORPORATE CAMPUS
8801 S. YALE AVE., TULSA, OK
PUD SITE PLAN REVIEW**

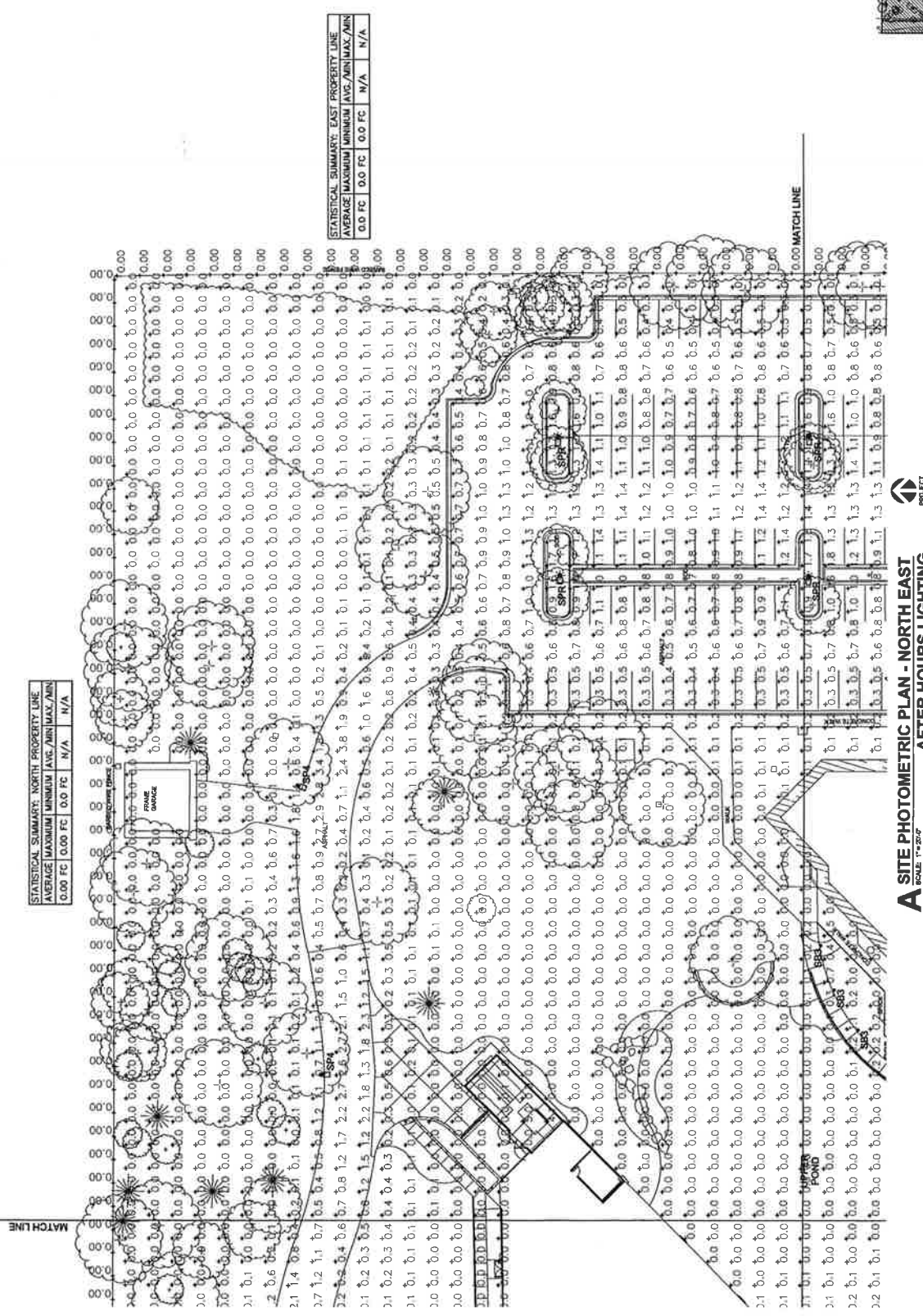
Sheet Title:
SITE
PHOTOMETRIC
PLAN
NORTH EAST

Date: 04/28/2010
Revisions:

Drawn: ca
Sheet:

E-2

2 of 11 sheets



STATISTICAL SUMMARY: EAST PROPERTY LINE

AVERAGE	MAXIMUM	MINIMUM	AVG./MIN./MAX./MIN
0.00 FC	0.00 FC	0.00 FC	N/A

STATISTICAL SUMMARY: NORTH PROPERTY LINE

AVERAGE	MAXIMUM	MINIMUM	AVG./MIN./MAX./MIN
0.00 FC	0.00 FC	0.00 FC	N/A

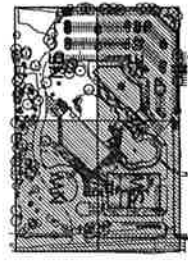
**A SITE PHOTOMETRIC PLAN - NORTH EAST
AFTER HOURS LIGHTING**

NOTES:

1. ALL FOOTCANDLE READINGS ARE TAKEN AT GRADE LEVEL WITHIN SUBJECT PROPERTY.
2. NORTH AND EAST PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 6' A.F.G. AT ASSUMED TOP OF FENCE LOCATION.
3. WEST AND SOUTH PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 3' A.F.G. WHERE NO FENCING IS PRESUMED.

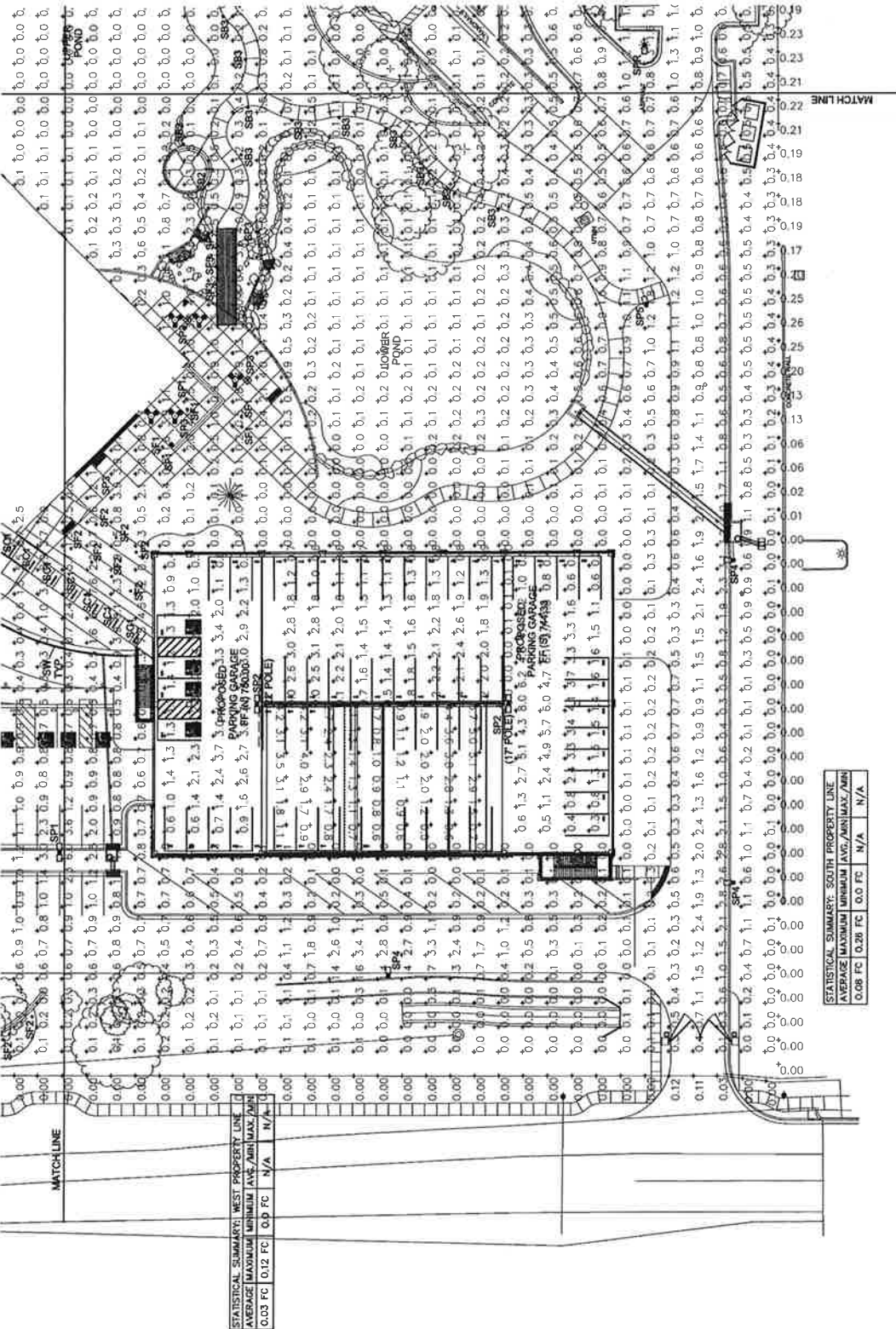
FOOTCANDLE READINGS ARE TAKEN AT GRADE LEVEL WITHIN SUBJECT PROPERTY.

NORTH AND EAST PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 6' A.F.G. AT ASSUMED TOP OF FENCE LOCATION.
WEST AND SOUTH PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 3' A.F.G. WHERE NO FENCING IS PRESUMED.



KEY PLAN

51.5



STATISTICAL SUMMARY: SOUTH PROPERTY LINE			
AVERAGE	MAXIMUM	MINIMUM	AVG./MIN./MAX./MIN
0.03 FC	0.12 FC	0.0 FC	N/A
0.08 FC	0.26 FC	0.0 FC	N/A

A SITE PHOTOMETRIC PLAN - SOUTH WEST AFTER HOURS LIGHTING



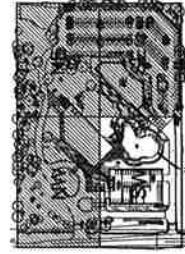
NOTES:

ALL POLE MOUNT FIXTURES OF TYPES SP1, SP2, SP4, SP5 AND SP8 ARE EQUIPPED WITH A MOTION SENSOR. FIXTURES TO OPERATE AT 50% OUTPUT UNTIL MOTION IS DETECTED. WHEN MOTION IS DETECTED, FIXTURES WILL OPERATE AT 100% OUTPUT AND REMAIN AT THAT LEVEL FOR A PROGRAMMABLE PERIOD OF TIME. 30 MINUTES TYPICALLY.

FOOTCANDLE READINGS ARE TAKEN AT GRADE LEVEL WITHIN SUBJECT PROPERTY.

NORTH AND EAST PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 6' A.F.G. AT ASSUMED TOP OF FENCE LOCATION.

WEST AND SOUTH PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 3' A.F.G. WHERE NO FENCING IS PRESUMED.



KEY PLAN

FLVNT & KALLENBERGER
Consulting Engineers
1801 South Blue Sky Place, Suite 200
Broken Arrow, Oklahoma 74013
(918) 254-8990 Office • (918) 254-8995 Fax
Oklahoma Civil & Mechanical License No. 45320



SEG REAL ESTATE
CORPORATE CAMPUS
8801 S. YALE AVE. TULSA, OK
PUD SITE PLAN REVIEW

Sheet Title:
SITE
PHOTOMETRIC
PLAN
SOUTH WEST

Date: 6/12/2014
Revisions:

Drawn: GCS
Street

E-3

3 of 11 sheets

15.14



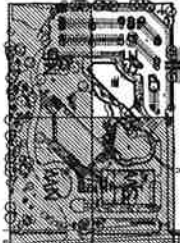
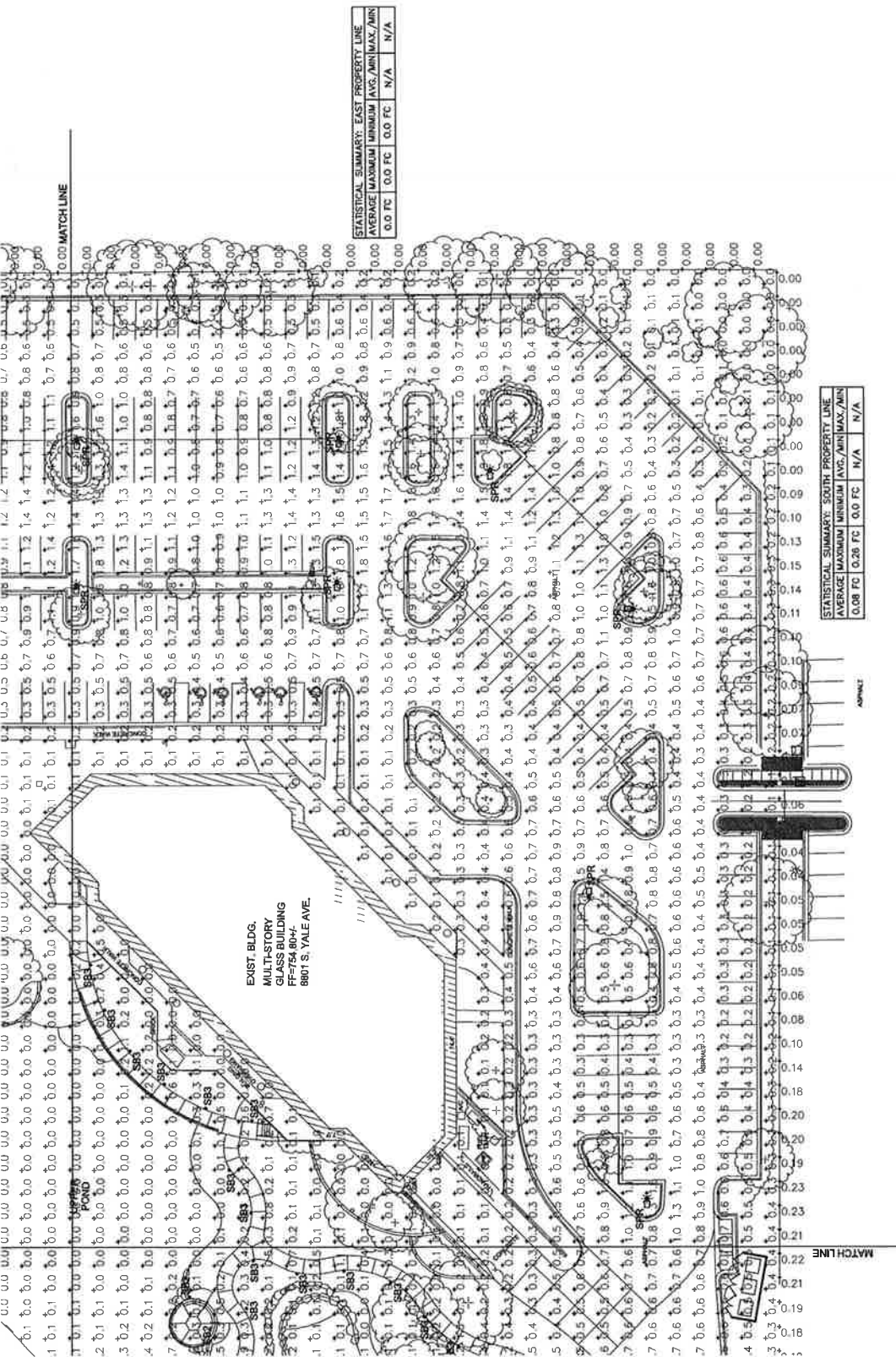
SEG REAL ESTATE
8801 S. YALE AVE., TULSA, OK
PUD SITE PLAN REVIEW

Sheet Title:
SITE
PHOTOMETRIC
PLAN
SOUTH EAST

Date: 04/27/2014
Revision:

Drawn: C.A.
Sheet:

E-4
4 of 11 sheets



KEY PLAN



A SITE PHOTOMETRIC PLAN - SOUTH EAST
SCALE 1"=250'

NOTES:

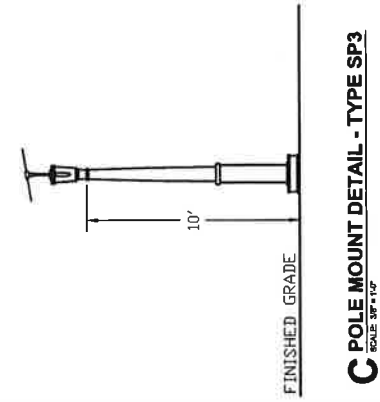
ALL POLE MOUNT FIXTURES OF TYPES SP1, SP2, SP4, SP5 AND SP6 ARE EQUIPPED WITH A MOTION SENSOR. FIXTURES TO OPERATE AT 50% OUTPUT UNTIL MOTION IS DETECTED. WHEN MOTION IS DETECTED, FIXTURES WILL OPERATE AT 100% OUTPUT AND REMAIN AT THAT LEVEL FOR A PROGRAMMABLE PERIOD OF TIME. 30 MINUTES TYPICALLY.

FOOTCANDLE READINGS ARE TAKEN AT GRADE LEVEL WITHIN SUBJECT PROPERTY.

NORTH AND EAST PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 6' A.F.G. AT ASSUMED TOP OF FENCE LOCATION.

WEST AND SOUTH PROPERTY LINE FOOTCANDLE READINGS ARE TAKEN AT 3' A.F.G. WHERE NO FENCING IS PRESUMED.

15.17



D WALL MOUNT DETAIL - TYPE WL



E STEP LIGHT MOUNT DETAIL - TYPE V

Lighting Fixture Schedule					Type Comments
TYPE	Manufacturer	Model	Lumen Output	Description	Type Comments
101	10101	10101	10101	10101	10101
102	10201	10201	10201	10201	10201
103	10301	10301	10301	10301	10301
104	10401	10401	10401	10401	10401
105	10501	10501	10501	10501	10501
106	10601	10601	10601	10601	10601
107	10701	10701	10701	10701	10701
108	10801	10801	10801	10801	10801
109	10901	10901	10901	10901	10901
110	11001	11001	11001	11001	11001
111	11101	11101	11101	11101	11101
112	11201	11201	11201	11201	11201
113	11301	11301	11301	11301	11301
114	11401	11401	11401	11401	11401
115	11501	11501	11501	11501	11501
116	11601	11601	11601	11601	11601
117	11701	11701	11701	11701	11701
118	11801	11801	11801	11801	11801
119	11901	11901	11901	11901	11901
120	12001	12001	12001	12001	12001
121	12101	12101	12101	12101	12101
122	12201	12201	12201	12201	12201
123	12301	12301	12301	12301	12301
124	12401	12401	12401	12401	12401
125	12501	12501	12501	12501	12501
126	12601	12601	12601	12601	12601
127	12701	12701	12701	12701	12701
128	12801	12801	12801	12801	12801
129	12901	12901	12901	12901	12901
130	13001	13001	13001	13001	13001
131	13101	13101	13101	13101	13101
132	13201	13201	13201	13201	13201
133	13301	13301	13301	13301	13301
134	13401	13401	13401	13401	13401
135	13501	13501	13501	13501	13501
136	13601	13601	13601	13601	13601
137	13701	13701	13701	13701	13701
138	13801	13801	13801	13801	13801
139	13901	13901	13901	13901	13901
140	14001	14001	14001	14001	14001
141	14101	14101	14101	14101	14101
142	14201	14201	14201	14201	14201
143	14301	14301	14301	14301	14301
144	14401	14401	14401	14401	14401
145	14501	14501	14501	14501	14501
146	14601	14601	14601	14601	14601
147	14701	14701	14701	14701	14701
148	14801	14801	14801	14801	14801
149	14901	14901	14901	14901	14901
150	15001	15001	15001	15001	15001
151	15101	15101	15101	15101	15101
152	15201	15201	15201	15201	15201
153	15301	15301	15301	15301	15301
154	15401	15401	15401	15401	15401
155	15501	15501	15501	15501	15501
156	15601	15601	15601	15601	15601
157	15701	15701	15701	15701	15701
158	15801	15801	15801	15801	15801
159	15901	15901	15901	15901	15901
160	16001	16001	16001	16001	16001
161	16101	16101	16101	16101	16101
162	16201	16201	16201	16201	16201
163	16301	16301	16301	16301	16301
164	16401	16401	16401	16401	16401
165	16501	16501	16501	16501	16501
166	16601	16601	16601	16601	16601
167	16701	16701	16701	16701	16701
168	16801	16801	16801	16801	16801
169	16901	16901	16901	16901	16901
170	17001	17001	17001	17001	17001
171	17101	17101	17101	17101	17101
172	17201	17201	17201	17201	17201
173	17301	17301	17301	17301	17301
174	17401	17401	17401	17401	17401
175	17501	17501	17501	17501	17501
176	17601	17601	17601	17601	17601
177	17701	17701	17701	17701	17701
178	17801	17801	17801	17801	17801
179	17901	17901	17901	17901	17901
180	18001	18001	18001	18001	18001
181	18101	18101	18101	18101	18101
182	18201	18201	18201	18201	18201
183	18301	18301	18301	18301	18301
184	18401	18401	18401	18401	18401
185	18501	18501	18501	18501	18501
186	18601	18601	18601	18601	18601
187	18701	18701	18701	18701	18701
188	18801	18801	18801	18801	18801
189	18901	18901	18901	18901	18901
190	19001	19001	19001	19001	19001
191	19101	19101	19101	19101	19101
192	19201	19201	19201	19201	19201
193	19301	19301	19301	19301	19301
194	19401	19401	19401	19401	19401
195	19501	19501	19501	19501	19501
196	19601	19601	19601	19601	19601
197	19701	19701	19701	19701	19701
198	19801	19801	19801	19801	19801
199	19901	19901	19901	19901	19901
200	20001	20001	20001	20001	20001
201	20101	20101	20101	20101	20101
202	20201	20201	20201	20201	20201
203	20301	20301	20301	20301	20301
204	20401	20401	20401	20401	20401
205	20501	20501	20501	20501	20501
206	20601	20601	20601	20601	20601
207	20701	20701	20701	20701	20701
208	20801	20801	20801	20801	20801
209	20901	20901	20901	20901	20901
210	21001	21001	21001	21001	21001
211	21101	21101	21101	21101	21101
212	21201	21201	21201	21201	21201
213	21301	21301	21301	21301	21301
214	21401	21401	21401	21401	21401
215	21501	21501	21501	21501	21501
216	21601	21601	21601	21601	21601
217	21701	21701	21701	21701	21701
218	21801	21801	21801	21801	21801
219	21901	21901	21901	21901	21901
220	22001	22001	22001	22001	22001
221	22101	22101	22101	22101	22101
222	22201	22201	22201	22201	22201
223	22301	22301	22301	22301	22301
224	22401	22401	22401	22401	22401
225	22501	22501	22501	22501	22501
226	22601	22601	22601	22601	22601
227	22701	22701	22701	22701	22701
228	22801	22801	22801	22801	22801
229	22901	22901	22901	22901	22901
230	23001	23001	23001	23001	23001
231	23101	23101	23101	23101	23101
232	23201	23201	23201	23201	23201
233	23301	23301	23301	23301	23301
234	23401	23401	23401	23401	23401
235	23501	23501	23501	23501	23501
236	23601	23601	23601	23601	23601
237	23701	23701	23701	23701	23701
238	23801	23801	23801	23801	23801
239	23901	23901	23901	23901	23901
240	24001	24001	24001	24001	24001
241	24101	24101	24101	24101	24101
242	24201	24201	24201	24201	24201
243	24301	24301	24301	24301	24301
244	24401	24401	24401	24401	24401
245	24501	24501	24501	24501	24501
246	24601	24601	24601	24601	24601
247	24701	24701	24701	24701	24701
248	24801	24801	24801	24801	24801
249	24901	24901	24901	24901	24901
250	25001	25001	25001	25001	25001
251	25101	25101	25101	25101	25101
252	25201	25201	25201	25201	25201
253	25301	25301	25301	25301	25301
254	25401	25401	25401	25401	25401
255	25501	25501	25501	25501	25501
256	25601	25601	25601	25601	25601
257	25701	25701	25701	25701	25701
258	25801	25801	25801	25801	25801
259	25901	25901	25901	25901	25901
260	26001	26001	26001	26001	26001
261	26101	26101	26101	26101	26101
262	26201	26201	26201	26201	26201
263	26301	26301	26301	26301	26301
264	26401	26401	26401	26401	26401
265	26501	26501	26501	26501	26501
266	26601	26601	26601	26601	26601
267	26701	26701	26701	26701	26701
268	26801	26801	26801	26801	26801
269	26901	26901	26901	26901	26901
270	27001	27001	27001	27001	27001
271	27101	27101	27101	27101	27101
272	27201	27201	27201	27201	27201
273	27301	27301	27301	27301	27301
274	27401	27401	27401	27401	27401
275	27501	27501	27501	27501	27501
276	27601	27601	27601	27601	27601
277	27701	27701	27701	27701	27701
278	27801	27801	27801	27801	27801
279	27901	27901	27901	27901	27901
280	28001	28001	28001	28001	28001
281	28101	28101	28101	28101	28101
282	28201	28201	28201	28201	28201
283	28301	28301	28301	28301	28301
284	28401	28401	28401	28401	28401
285	28501	28501	28501	28501	28501
286	28601	28601	28601	28601	28601
287	28701	28701	28701	28701	28701
288	28801	28801	28801	28801	28801
289	28901	28901	28901	28901	28901
290	29001	29001	29001	29001	29001
291	29101	29101	29101	29101	29101
292	29201	29201	29201	29201	29201
293	29301	29301	29301	29301	29301
294	29401	29401	29401	29401	29401
295	29501	29501	29501	29501	29501
296	29601	29601	29601	29601	29601
297	29701	29701	29701	29701	29701
298	29801	29801	29801	29801	29801
299	29901	29901	29901	29	

G POLE MOUNT DETAIL - TYPE SPR
SCALE: 3/8" = 1'-0"

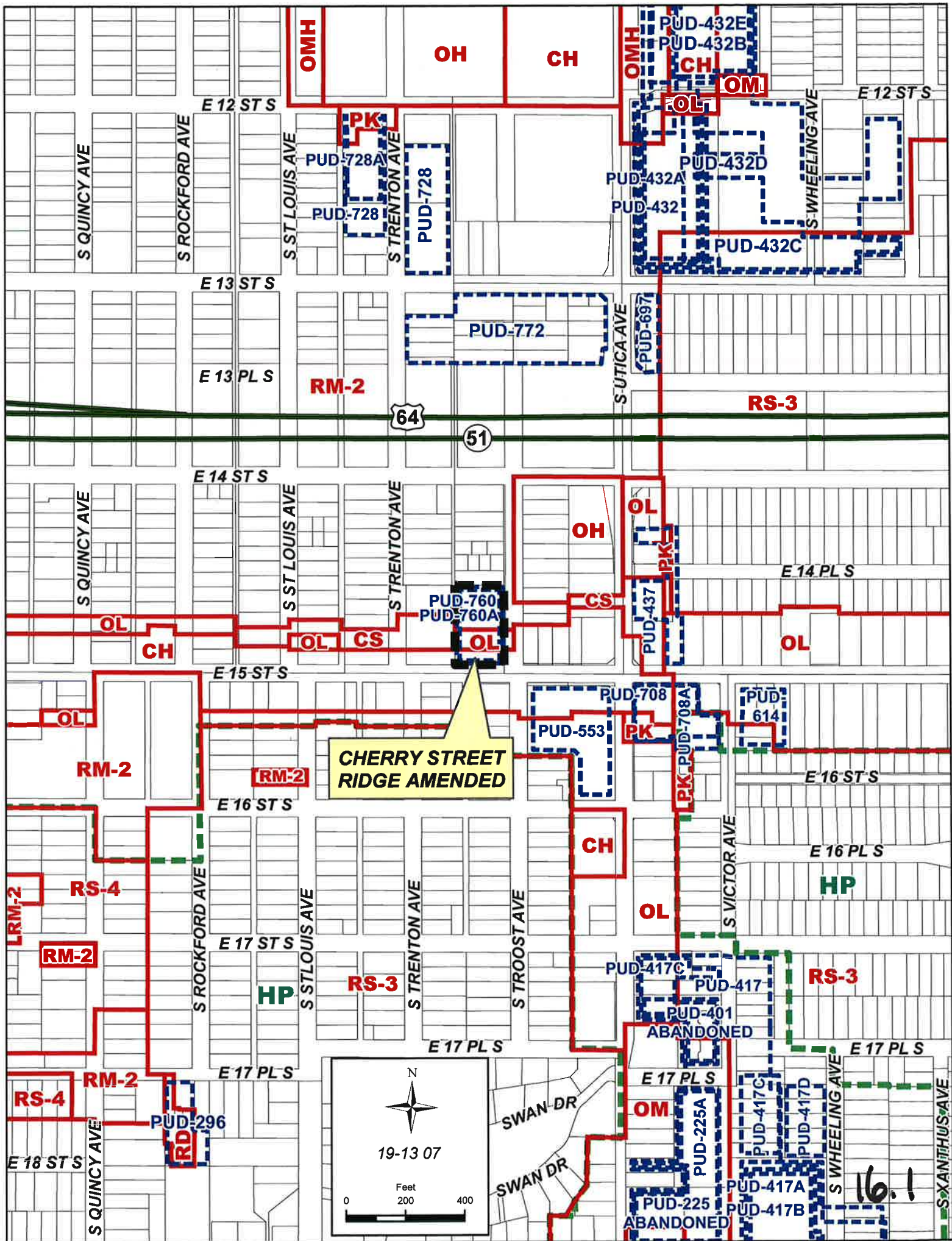


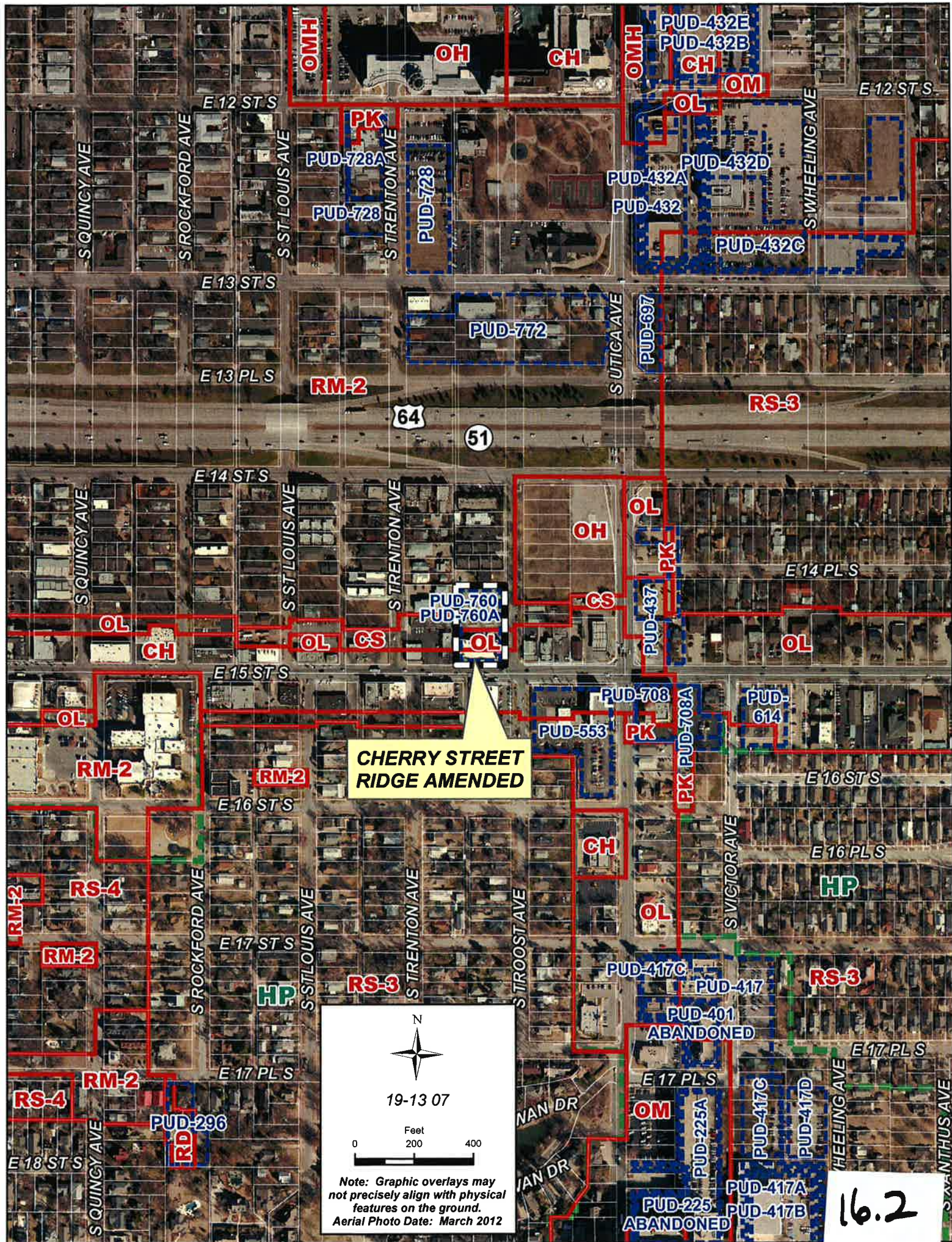
SEG REAL ESTATE
CORPORATE CAMPUS
8801 S. YALE AVE., TULSA, OK
PUD SITE PLAN REVIEW

Sheet Title:
DETAILS
&
SCHEDULES

Date: 01.07.2014
Revisions:

Drawn: CR
Sheet:
E-9





E 14 ST S

CHERRY STREET
RIDGE AMENDED

S TRENTON AVE

S TROOST AVE

E 15 ST S

S TRENTON AVE

S TROOST AVE



19-13 07

Feet
0 50 100

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

14.3

PRELIMINARY SUBDIVISION PLAT

Cherry Street Ridge Amended - (9307) (CD 4)

Northwest corner of South Troost Avenue and East 15th Street South (9307) (CD 4)

This plat consists of 1 Lot, 1 Block, on 1.02 acres.

The following issues were discussed January 2, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 760 A. Setbacks need to meet PUD standards.
2. **Streets:** Include right-of-way dedication language. Show sidewalks and ramps.
3. **Sewer:** Provide a legend. Add language restricting the use of the sanitary sewer easement. Use standard language.
4. **Water:** No comment.
5. **Storm Drainage:** Provide a note stating that the property does not lie within the limits of a City of Tulsa regulated floodplain.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comments.
8. **Other: GIS:** Basis of Bearing should not be assumed since the basis of bearing is the line between two known monuments or corners which serve as the reference line with which the survey is based. Need the name and email address for the engineer. Since this is a replat of an approved subdivision, reference all points to existing lot numbers versus the lot numbers that existed prior to the first filing of the Cherry Street Ridge plat. Don't reference lots 7-12 instead reference lots 13-18 when traversing the west property line. Legal description is not complete. Bearing direction is missing. Submit data control sheet.

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 Development Services and Engineering Services staffs

16.4

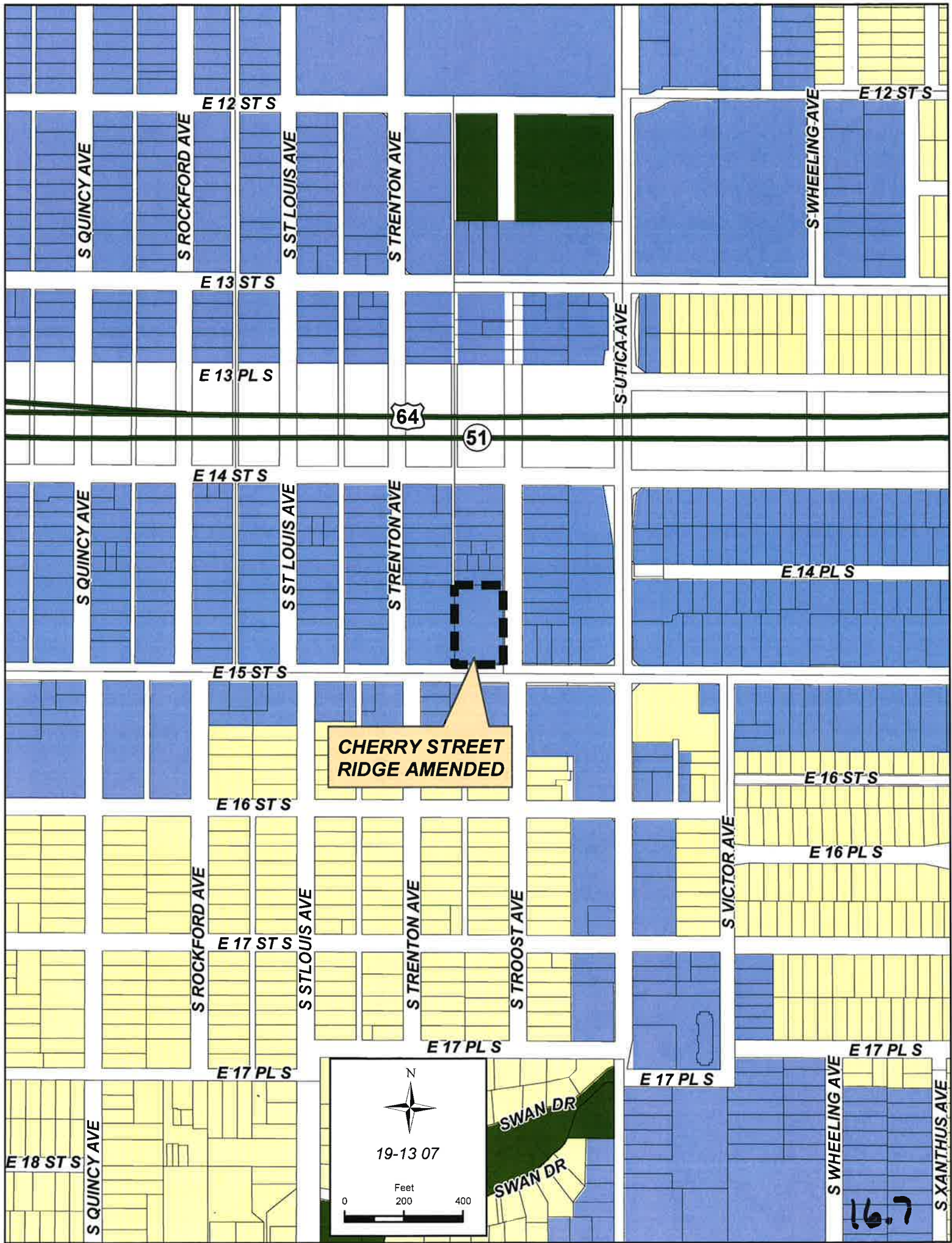
must be taken care of to their satisfaction.

Standard Conditions:

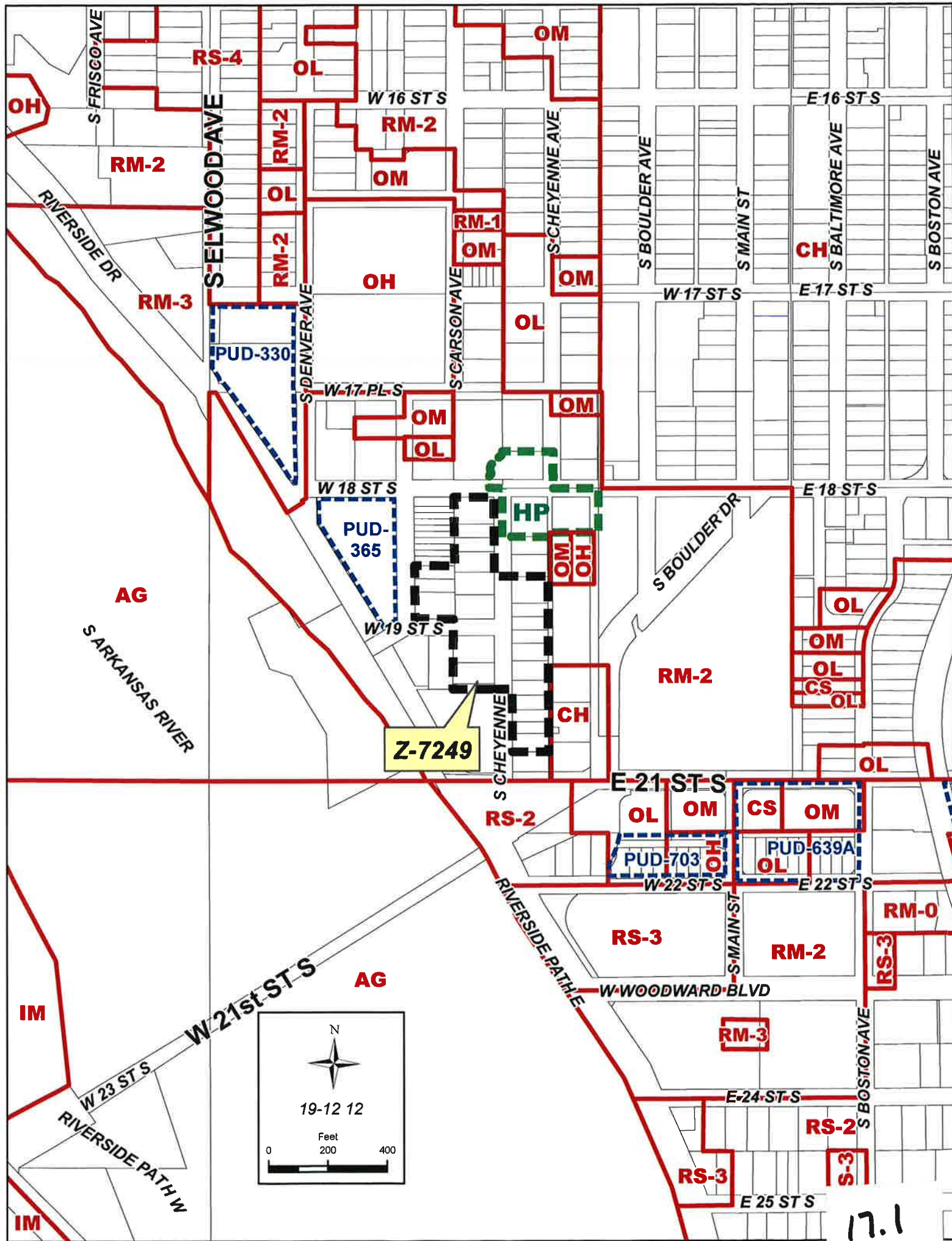
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are

required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.









Z-7249

W 18 ST S

W 19 ST S

RIVERSIDE DR

S CHEYENNE AVE



19-12 12

0 Feet 50 100

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

17.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7249

TRS 9212

Atlas 35

CZM 36

CD-4

TMAPC Hearing Date: January 22, 2014
(Continued from 12.18.13)

Applicant: TMAPC

Tract Size: 4± acres

ADDRESS/GENERAL LOCATION: Northeast of West 21st Street at South Riverside Drive

EXISTING ZONING: RM-2

EXISTING USE: Single-family

PROPOSED ZONING: RS-4

PROPOSED USE: Single-family

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6331 January 1992: All concurred in approval of a request for a Historic Preservation (HP) overlay zoning on a 1± acre tract of land on property located on the north and south sides of West 8th Street at South Cheyenne Avenue.

BOA-21641 December 10, 2013: The Board of Adjustment **denied** a *Variance* to reduce the setback for a 2-Story building from 50' to 47' (Sec.403.A.1); *Variance* to reduce the required front yard setback from 35' to 12' (Sec.403.A Table 3), and a *Variance* to reduce the front yard setback from 70' to 47' in the RM-2 District (Section 403.A, Table 3); on property located at 1935 South Cheyenne West Avenue.

BOA-21413 May 8, 2012: The Board of Adjustment **denied** a *Variance* of building setback from an arterial street from 35 ft to 10 ft (Section 403 Table 3), a *Variance* of the building setback from an RS District for two-story multifamily dwellings from 50 feet to 10 feet (Section 403.A.1); and a *Variance* of the building setback from an RS District for three-story multifamily dwellings from 75 feet to 10 feet (Section 403.A.1); on property located at 1935 South Cheyenne Avenue.

BOA-20018 April 12, 2005: The Board of Adjustment **approved** a *Variance* of the single-story limitation for multifamily dwellings within 50 feet of an RS district to allow a two story multifamily dwelling in an RM-2 district; and a *Variance* of the 10 ft side yard setback on the south side of Lot 21; on property located at 1935 South Cheyenne Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 4+ acres in size and is located northeast of West 21st Street at South Riverside Drive. The property appears to be used as single-family residential and is zoned RM-2.

BACKGROUND: In 1970 this area was zoned RM-2 as part of the City wide zoning associated with the adoption of our current zoning code and policies. At that time this neighborhood was already single family residential property. The area is not part of a Historic Preservation (HP) zoning overlay; however, it is part of the Buena Vista Historic District recognized by the Tulsa Preservation Commission and is on the National Register of Historic places.

Staff has performed an analysis of the facts and circumstances of the property, surrounding uses and zoning districts, and the Comprehensive Plan to determine whether rezoning the property RS-4 would be advisable and has concluded that the facts are supportive of the zoning change. The Comprehensive Plan designates the property "Downtown Neighborhood" which would be consistent with RS-4 zoning.

Pursuant to Section 1703.B. of the Zoning Code, zoning map amendments may be initiated by the Planning Commission. October 2nd, 2013 the Planning Commission authorized staff to review and initiate a rezoning request from RM-2 to RS-4.

November 5th 2013 INCOG staff sponsored a public meeting at the Greek Orthodox Church where 15 members of the neighborhood and surrounding areas attended. There were no protestants at that meeting.

SURROUNDING AREA: The subject tract is abutted on the east by Council Oak Park, office, and multifamily residential properties, zoned HP, OM, RM-2 and CH; on the north by various multifamily residential uses, zoned RM-2; on the south by a small RM-2 lot which is adjacent to right of way for the West 21st Street Bridge over Riverside Drive, zoned RS-2; and on the west by multi family, zoned RM-2.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates all of the streets as residential streets and the minimum right of way designation for this area is 50' in all instances.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Cheyenne Avenue	NA	50 feet	2
South Carson Avenue	NA	50 feet	2
West 19 th Street	NA	50 feet	2
West 18 th Street	NA	50 feet	2

17.5

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Comprehensive Plan recognizes this area as an existing Downtown Neighborhood and recognizes the importance of preserving downtown historic neighborhoods. Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

The entire area is included in an Area of Stability on the Growth and Stability map. 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 Comment: The rezoning request will add a component of stability to this single family residential neighborhood that does not currently exist with the existing multifamily zoning that covers the area. As the density of the Downtown Neighborhood area increases the single family zoning at this location will help maintain the character and integrity of this small neighborhood and provides an important housing option to this part of Tulsa.

STAFF RECOMMENDATION:

The property owners in the neighborhood started the process and have provided significant and important assistance in preparing the analysis and support for this re-zoning. Without their support and organization the rezoning request for this important neighborhood would never have been initiated by TMAPC.

The rezoning request is consistent with the Comprehensive Plan in this area.

Z-7249 rezoning request from RM-2 to RS-4 is consistent with the historic nature identified Buena Vista Park Historic District.

There has been no attempt to determine if all lots are consistent with the bulk and area requirements of RS-4 standards. Staff is confident that some lots are legally non conforming lots under the current zoning designation and will continue to be legal non conforming lots however there is no current zoning designation that will satisfy all of those standards.

The single-family residential neighborhood met with the opposition at the December 18, 2013 Planning Commission meeting and discussed their plan.

Staff has summarized the building setback effects of changing zoning from RM-2 to RS-4 on adjacent property follows:

- 1) Existing RM-2 setbacks are 10 feet on all sides in this study area.
- 2) New multi family development inside RM-2 zoning adjacent to RS property would require the following setbacks from any RS zoned property.
 - 25 foot setback except garages from any RE or RS district.
 - Single story limitation shall apply to multi family dwellings within 50 feet.
 - Any multi family dwelling three story or greater would require at least 75 feet from RE or RS districts.
- 3) Existing building setback inside an OM district adjacent to RM-2 districts is 10 feet. New development inside OM zoning adjacent to RS-4 is 10 feet plus two feet for each one foot of building height over 15 feet.
- 4) Existing building setbacks inside an CH district adjacent to an RM-2 district is 0 feet. New development inside an CH adjacent to an RS-4 district does not change.

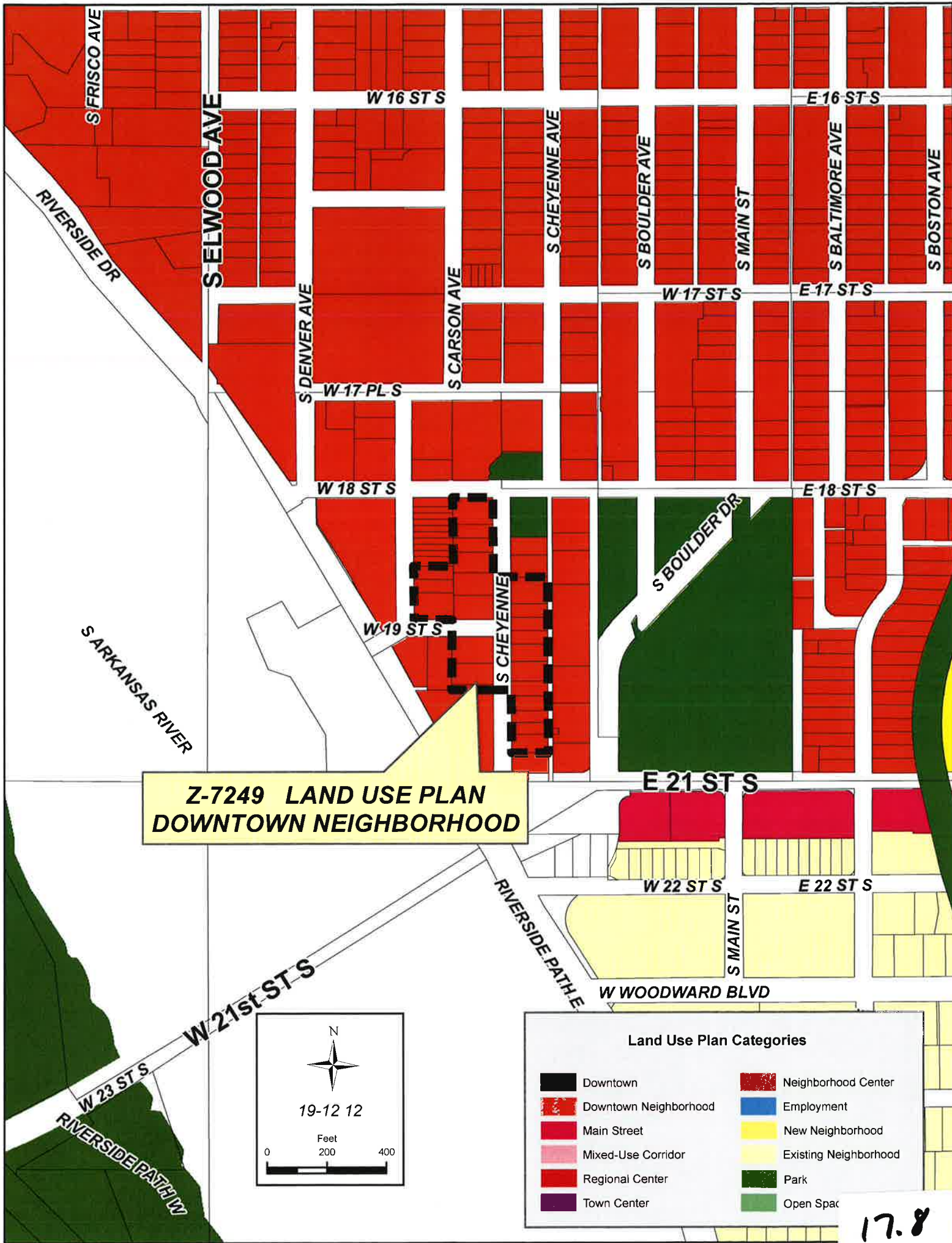
After the December 18, 2013 Planning Commission meeting, several options have been discussed with staff as follows:

- 1) Organize a home owners association to provide private restrictions on the property for single family residential use consistent with the existing development pattern preserved in the Buena Vista Historic District
- 2) Prepare a Planned Unit Development and leave the underlying zoning the same. Within the PUD restrict the uses to single family development consistent with the development pattern in the existing neighborhood.
- 3) Remove two lots from the request which are adjacent to the multifamily projects at the southwest corner of the site to relieve public opposition concerns.

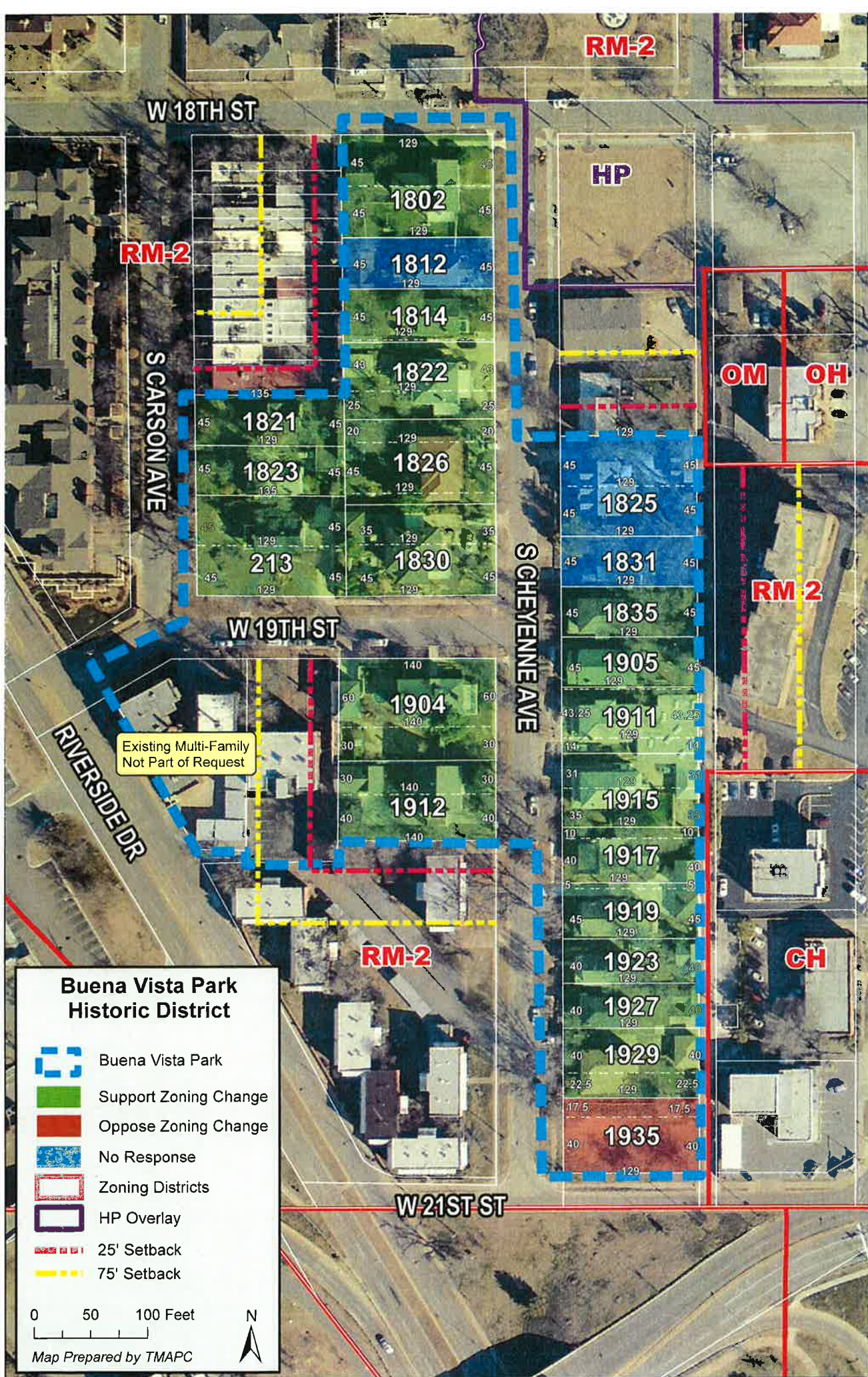
Our current Zoning Code does not provide an opportunity to allow single family residential zoning adjacent to any multifamily or office neighborhood without an effect on the development standards of the neighborhood.

The cover page of the Land Use section of the Comprehensive Plan (page LU2) states that "overall, Tulsans are looking for change – in the form of revitalization, expanded housing choices, a diverse and strong economy , and more choice in how to get around town. But we also want stability in certain key areas, such as in protecting and enhancing our existing neighborhoods". This area has already been considered historically significant by the Tulsa Preservation Commission and the National Register of Historic Places.

This request is consistent with the expected development pattern in this area and it is consistent with the Comprehensive Plan therefore **staff recommends approval of Z-7249** to rezone all lots in this request from RM-2 to RS-4.







17.10

[illegible]

Arkansas River Corridor VISION PLAN

INDIAN NATIONS COUNCIL OF GOVERNMENTS

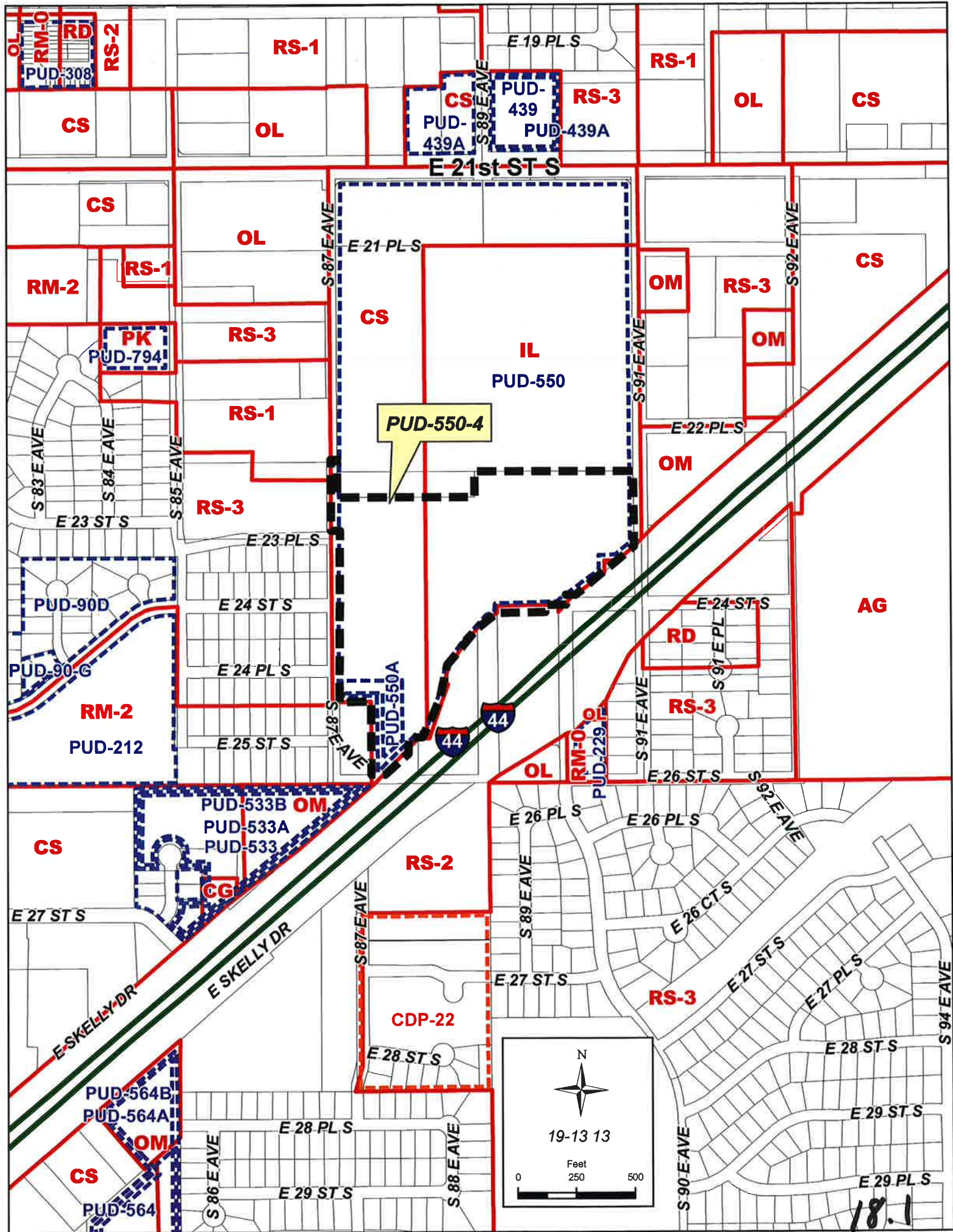
Vision Plan Land Use

Easley • Broken Arrow • Jenks • Sand Springs • Tulsa • Tulsa County • River Parks Authority • U.S. Army Corps of Engineers • Private Sector

Adapted July 2004

Carter Burgess

17.11





STAFF RECOMMENDATION

PUD-550-4 Minor Amendment to adjust development area boundaries, establish and define standards for Recreational sales and service. The site is adjacent to the north boundary of I-44 east of South Sheridan Road at South 87th East Avenue. TRS 19-13-13; CZM 53; Atlas 1571; CD-5

This request can be considered a Minor Amendment as outlined by Section 1007.H .15 PUD Section of the City of Tulsa Zoning Code.

"Changes in approved use to another use may be permitted provided the underlying zoning on the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility within the present and future use of the proximate properties."

LAND AREA (NET): 20.706 Acres (901,970 SF)

EXISTING ZONING: PUD-550 & PUD 550-A / CS, IL

PROPOSED ZONING: PUD-550-4 / CS, IL

PERMITTED USES:

Use Unit 17, RV Sales & Service facility, with attendant accessory uses including, but not limited to, an RV Detail Wash building, an RV Paint Booth building, and a maximum 10-stall temporary overnight-stay RV area (limited to a 3-night maximum stay, to be located within the easterly 600' of the subject development area). Such temporary overnight-stay RV parking stalls shall be limited to patrons of the RV Sales & Service facility during maintenance of RV's under the patron's ownership. (Generator use will not be allowed with this temporary overnight facility.)

MAXIMUM BUILDING FLOOR AREA:

Proposed (Principal) RV Repair, Parts, Sales & Office Building: 50,000 SF
Proposed Accessory Buildings: 12,500 SF (total)

MAXIMUM BUILDING HEIGHTS:

Proposed (Principal) RV Repair, Parts,
Sales & Office Building: 45 feet, 2 stories

Proposed Accessory Buildings: 35 feet, 1 story

MINIMUM BUILDING SETBACKS:

From the centerline of S. 91st E. Ave.: 55 feet
From west boundaries of development area: 125 feet
From southerly boundaries of development area: 50 feet

From northerly boundaries of development area: 50 feet

MINIMUM LANDSCAPE AREA:

10% of net lot area, with required landscaping principally limited to perimeter areas of the development area (Alternative Landscape Compliance request, per this application, for waiver of internal landscaped islands within surfaced RV Sales parking lot areas). The required parking lot islands may be omitted in the RV sales and display area however the tree requirement of one tree for each 12 parking spaces and display spaces shall remain. Street yard trees will not be included in the street tree calculations.

Street yard trees are also required as defined in the Tulsa Zoning Code.

OFF-STREET PARKING: Per City of Tulsa zoning code standards.

SIGNAGE:

Three ground signs are permitted along the I-44 frontages which do not exceed 25' in height, nor 120 SF of display surface area each. No ground sign shall be within 150' of S. 87th E. Ave. In addition, one outdoor advertising sign meeting the requirements of Section 1221.F is permitted in the west half of the development area, as approved under application PUD-550-2, and of which a sign support pole is presently in place upon the property site. Wall signs shall be permitted not to exceed 1.5 SF of display surface area per lineal foot of building wall to which attached. The length of a wall sign shall not exceed seventy-five percent of the frontage of the building. No wall signs are permitted on west-facing walls which are within 400' of the west boundary of the development area.

LIGHTING:

Light standards within the western 250 feet of the development area shall not exceed 25 feet in height. All exterior lighting fixtures shall be hooded and direct light downward and away from the properties to the west. No light standards are permitted within the west 100' of the development area.

MINIMUM SCREENING STANDARDS ALONG WEST PROPERTY LINE:

A solid screening fence a minimum of 6 feet in height shall be constructed on top of a 4' tall earth berm generally placed within the landscape edge along the west boundary of the development area. Such screening fence shall be fully installed during Phase II development of the property and will be part of the installation the 30' landscape edge along the westerly development area boundary. The berm can vary in height at locations for surface drainage and to provide access west of the required fence. If for any reason Phase II development does not occur within a two year period of time from the date of issuance of the Phase I building permit, the owner/developer shall fully install the 6' screening fence and berm within a 90-day period of time following the two year time period described above.

ACCESS:

Access to Development Area "C-1" shall only be from the I-44 service road, S. 91st E. Avenue, and Development Area "B". No access is permitted between S. 87th E. Ave. and uses in Development Area "C-1".

18.4

ADDITIONAL REQUIREMENTS / RESTRICTIONS:

Along the westerly boundaries of the development area, a minimum 30' width landscape edge shall be installed. Within this landscape edge, a minimum of one tree per 30 lineal feet of landscape edge shall be installed, with planting of a variety of evergreen and deciduous trees that are suitable for, and tolerant of, northeast Oklahoma climate and plant material growing conditions. At time of planting, all trees must be a minimum of 6' in height and have a minimum 2" tree caliper. These trees are additional trees required for any street yard tree requirements.

OTHER BULK AND AREA REQUIREMENTS: Per City of Tulsa zoning code standards.

STAFF SUMMARY:

- 1) Client Exhibits A, B and C are included as part of the staff recommendation for this minor amendment.
- 2) The adjustment of the originally approved PUD-550 Development Area "C" boundary as reflected upon PUD Exhibit "A" included in this recommendation is allowed as a minor amendment to the PUD in Section 1107.H.1 of the Tulsa Zoning Code.
- 3) The requested development standards for the proposed Recreational Vehicle Sales and Service facility can be added through a minor amendment as outlined in section 1107.H.15. The proposed minor amendments for Recreational Vehicle Sales and Service defined in this report are uses that are allowed within the underlying zoning categories. The majority of the site is IL with a CS border along the western property line. The character of the original PUD included service center and light industrial uses. The general PUD is substantially altered however the underlying zoning allows this use by right or by Special Exception.

Therefore **staff recommends approval** of PUD 550-4 as outlined above.



SCALE: 1"=200'

Note:

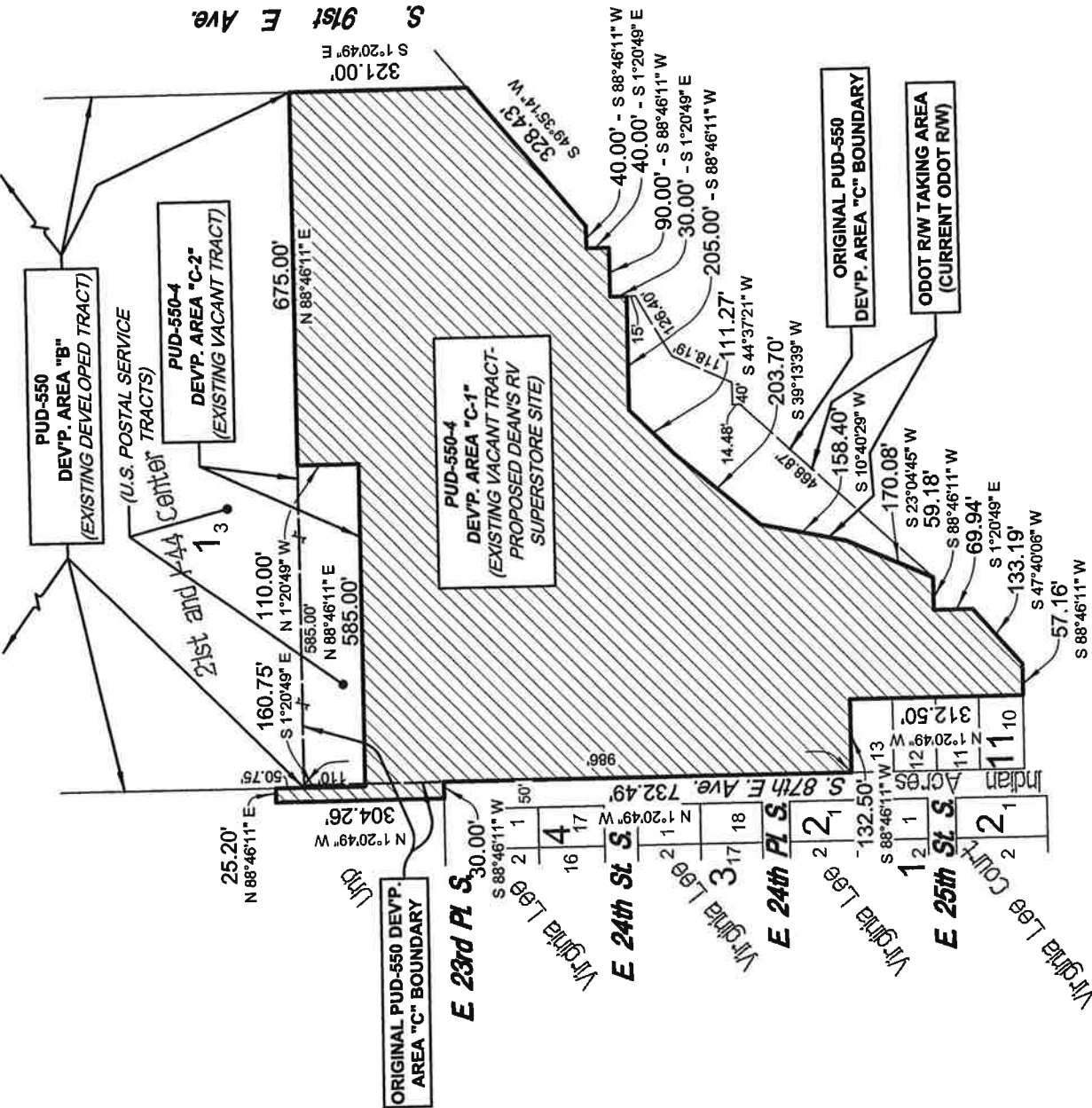
1. PUD-550-4 DEVELOPMENT AREA "C-2" CONTAINS LAND AREA OWNED BY THE U.S. POSTAL SERVICE AND NOT ASSOCIATED WITH THE DEAN'S RV SUPERSTORE PROJECT. THUS, THIS APPROXIMATE 1.48 ACRE LAND AREA SHOULD BE CONSIDERED FOR MERGING INTO PUD-550 DEVELOPMENT AREA "B" UNDER SEPARATE APPLICATION.
2. PROPERTY BOUNDARY BEARINGS SHOWN HEREON ARE GRID BEARINGS.

Dean's RV Superstore

Adjusted PUD-550 Development Area "B" & "C" Boundaries

DATE PREPARED: DECEMBER 4, 2013

Exhibit "A"

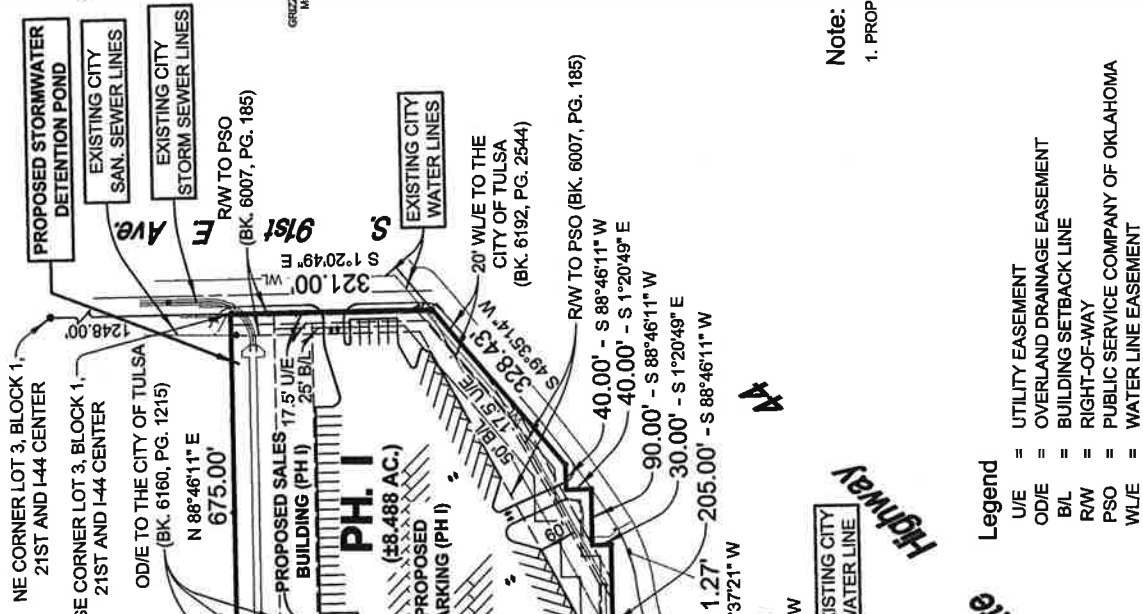
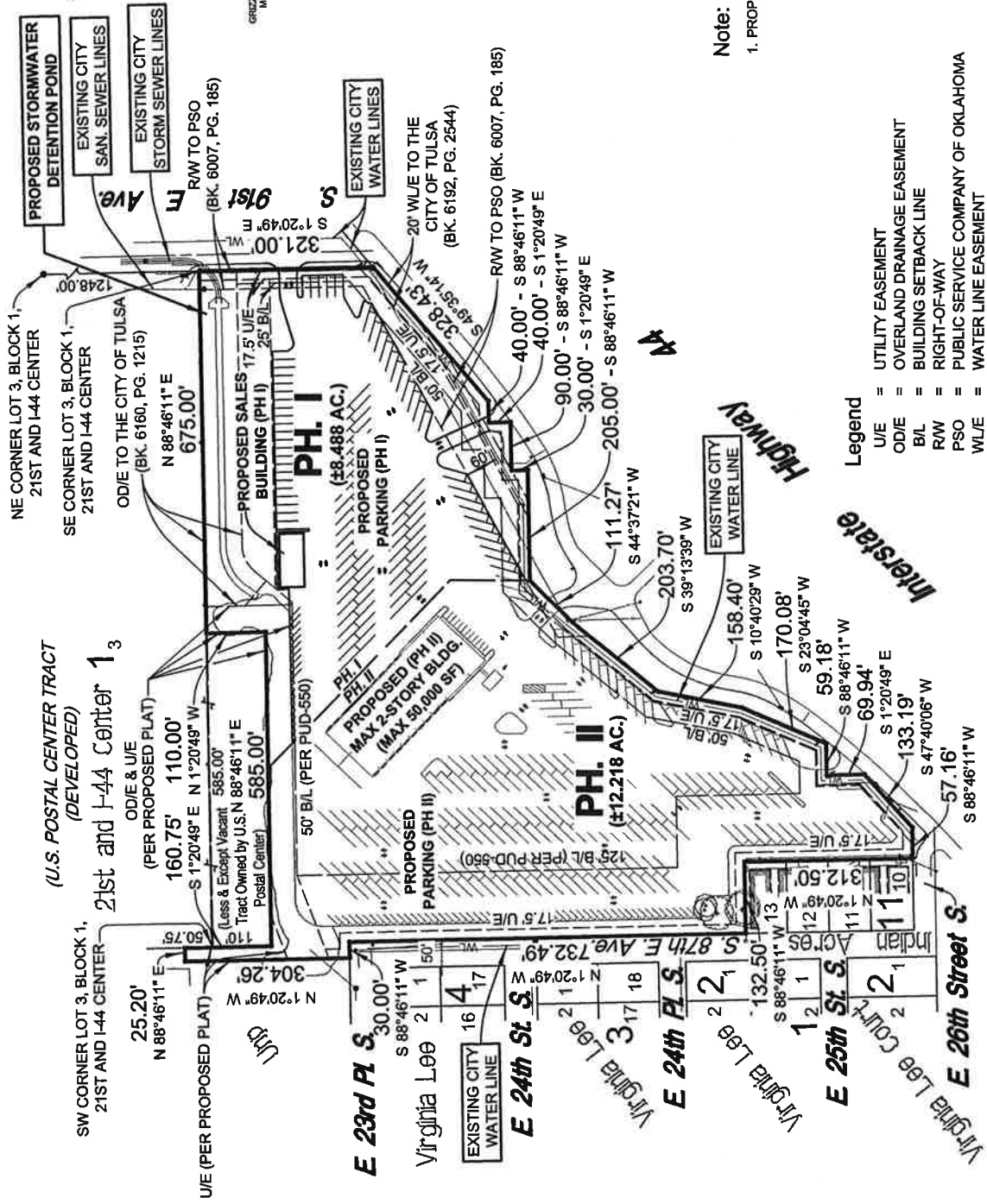


FILE: 1913.1300

WO#: 17202.06

Sieemore Weisz & Associates, Inc.
 611 EAST 32nd PLACE
 TULSA, OKLAHOMA 74106
 C.A. NO. 2421
 PHONE (918) 665-3600
 FAX (918) 665-8888
 EXP. DATE 6/30/16

9.81



Note:

- 1. PROPERTY BOUNDARY BEARINGS SHOWN HEREON ARE GRID BEARINGS.

Dean's RV Superstore

Conceptual Site Plan

DATE PREPARED: DECEMBER 4, 2013

Exhibit "B"

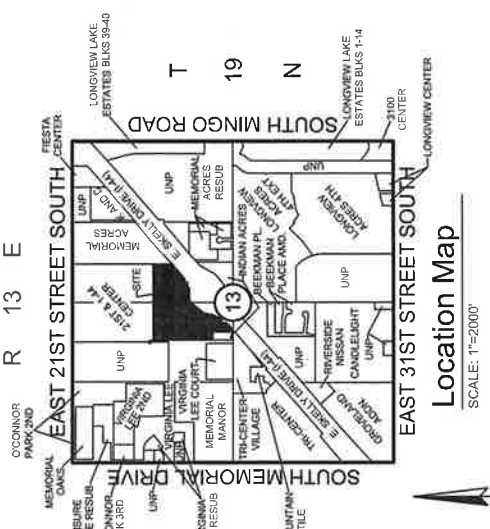
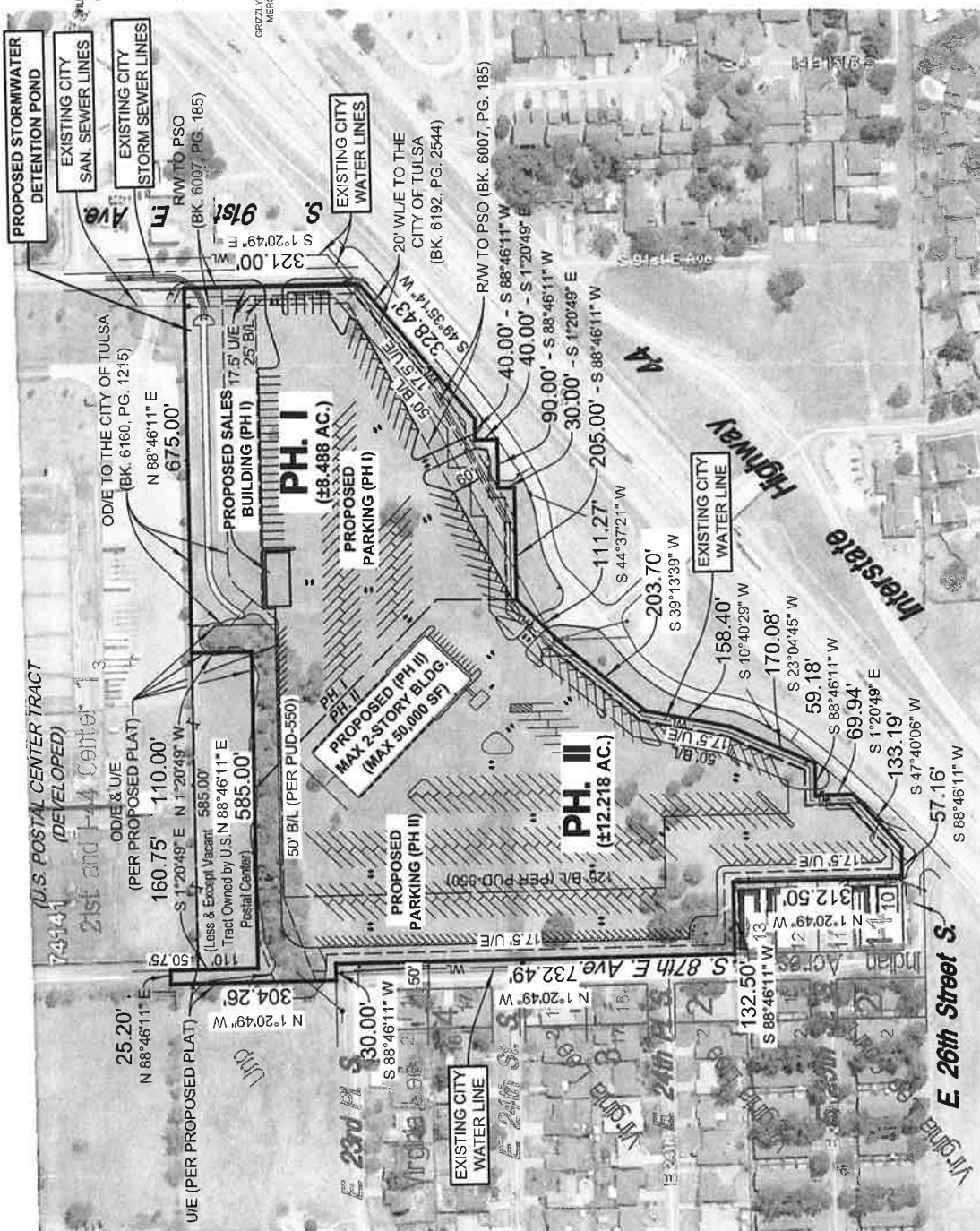


Sisimore Weisz & Associates, Inc.
801 EAST 30th PLACE
TULSA, OKLAHOMA 74106
C.A. NO. 2421
PHONE (918) 696-9800
FAX (918) 696-9888
EXP. DATE 8/30/16

FILE: 1913.1300 WORK: 17202.06

18.7

18.8



Note:

- 1. PROPERTY BOUNDARY BEARINGS SHOWN HEREON ARE GRID BEARINGS.

- Legend
- U/E = UTILITY EASEMENT
 - OD/E = OVERLAND DRAINAGE EASEMENT
 - B/L = BUILDING SETBACK LINE
 - R/W = RIGHT-OF-WAY
 - PSO = PUBLIC SERVICE COMPANY OF OKLAHOMA
 - W/E = WATER LINE EASEMENT

Dean's RV Superstore

Conceptual Site Plan

(With Aerial Photography)

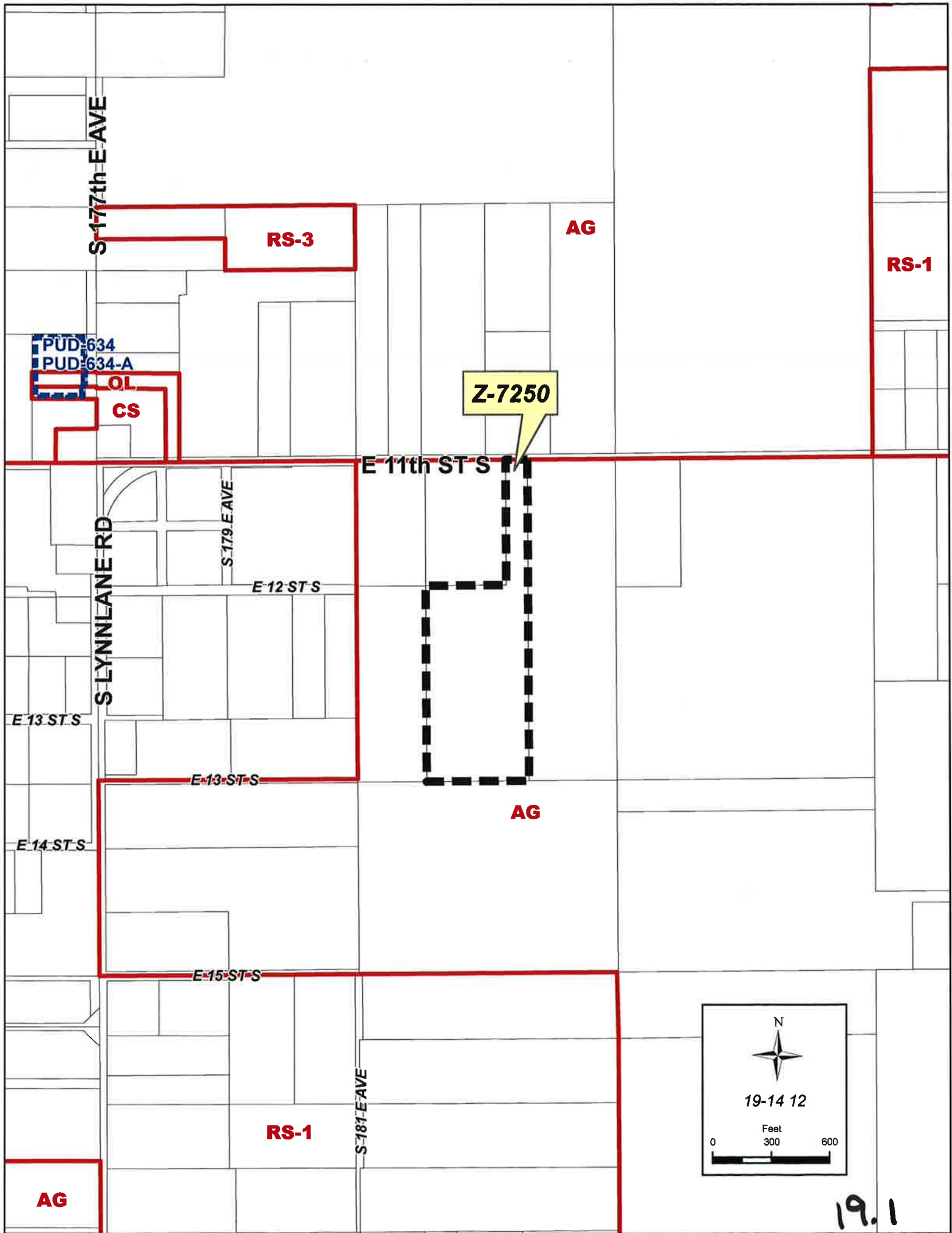
DATE PREPARED: DECEMBER 4, 2013

Exhibit "C"



Sisemore Weisz & Associates, Inc.
8111 EAST 35th PLACE
TULSA, OKLAHOMA 74106
CA. NO. 2421
PHONE (918) 685-3600
FAX (918) 685-3608
EXP. DATE 07/30/15

FILE: 1913.1300 WO#: 17202.06



S 177th E AVE

RS-3

AG

RS-1

PUD-634
PUD-634-A

OL

CS

Z-7250

E 11th ST S

S 179 E AVE

E 12 ST S

S LYNNLANE RD

E 13 ST S

E 13 ST S

AG

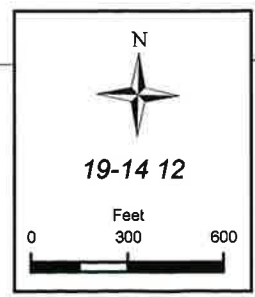
E 14 ST S

E 15 ST S

RS-1

S 181 E AVE

AG



19.1



**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7250

TRS 9412

Atlas 2049

CZM 40

CD-6

TMAPC Hearing Date: January 22, 2014

(continued from 01.08.14)

Applicant: Bruce Robbins Jr.

Tract Size: 13± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of East 11th Street and South 177th East Avenue

PRESENT ZONING: AG

PRESENT USE: Vacant

PROPOSED ZONING: IL

PROPOSED USE: Fabrication shop

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-634-A June 2012: All concurred in approval of a proposed Planned Unit Development on a 2± acre tract of land for a heating contractor (Use Unit 15), on property located north of northwest corner of East 11th Street and South 177th East Avenue

Z-6751/ PUD- 634 September 2000: All concurred in approval of a request for rezoning a 2.5± acre tract of land from AG to AG/OL/CS and a proposed Planned Unit Development for office use and storage of the race cars and their transportation vehicles of the owner of the property with conditions by the City Council, on property located north of northwest corner of East 11th Street and South Lynn Lane.

Z-6438 May 1994: All concurred in denial of a request for rezoning a half-acre tract from AG to CG for auto repair, and approval of CS zoning in the alternative, on property located on the northeast corner of East 11th Street and South 177th East Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 13± acres in size and is located East of southeast corner of East 11th Street and South 177th East Avenue. The property appears to be vacant and is zoned AG. The property is a panhandle shaped property and development of the site will be south of the panhandle portion of the property.

SURROUNDING AREA: The subject tract is surrounded by AG zoning and is undeveloped.

UTILITIES: The subject tract has municipal water service. Sanitary sewer is not available at this time. A private septic system will be required.

TRANSPORTATION VISION:

The Comprehensive Plan designates East 11th Street south as a secondary arterial. There is no multi modal component to this section of 11th street. The development of this property will not conflict with future transportation plans in this area.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 th Street	Secondary Arterial	100 feet	2 lanes

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The entire rezoning request for Z-7250 is included in a New Neighborhood and an Area of Growth.

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: The requested IL zoning does not conform with the land use vision identified in the Comprehensive Plan. A large floodplain on the south end of the site will segregate future residential development into two areas, one area north of the flood plain and another south of the floodplain. Rezoning this property to IL would change the anticipated growth pattern in this part of Tulsa. The floodplain barrier on the south portion of the property might be a consideration for future changes in the Comprehensive Plan in this area however IL zoning is not an expected land use.

The applicant has met with the neighborhood and discussed the potential land use revisions. The neighborhood supports a land use change to a mixed use development area and they have also provided written supported the rezoning request.

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.

Staff Comment: The requested IL zoning could be considered appropriate in an Area of Growth in many Employment Areas. The Comprehensive Plan is identifying this area

as a New Neighborhood and does not anticipate future industrial growth in this area and is not an Employment Area. .

STAFF RECOMMENDATION:

The general development pattern of this area has not been established and is largely undeveloped property. The IL zoning request is not harmonious with existing properties in the area or with the Tulsa Comprehensive Plan.

This area east of South 177th East Avenue has some existing small business that may ultimately require some rezoning however those business may not be consistent the expected development pattern in this area.

The applicant has support from the neighbors for the IL zoning use and for revision to the Comprehensive Plan however, **Staff recommends denial** for the IL zoning request in Z-7250.

01/22/14

S 177th E AVE

**Z-7250 LAND USE PLAN
NEW NEIGHBORHOOD**

E 11th ST S

S 179 E AVE

E 12 ST S

S LYNNLANE RD

E 13 ST S

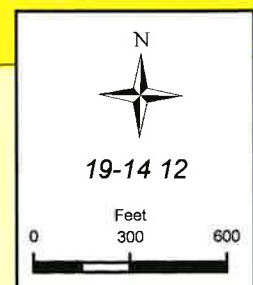
E 13 ST S

E 14 ST S

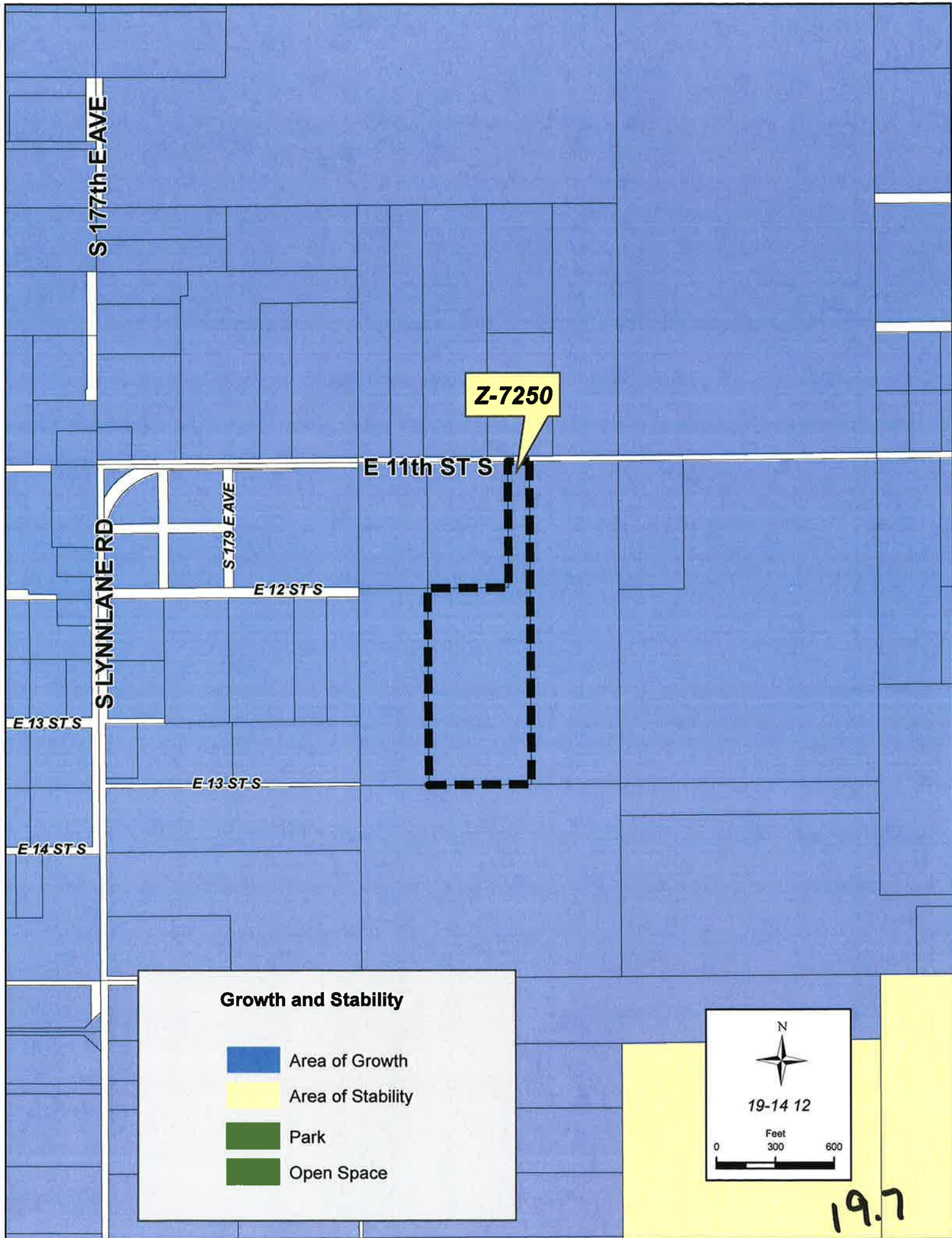
E 15 ST S

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



19.6



Property Search

Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

If you are using Internet Explorer 8 or higher, please make sure that Compatibility View is checked in the Tools menu before printing.

Quick Facts

Account #	R99412941259664
Parcel #	99412-94-12-59664
Situs address	
Owner name	UNITED CONTRACTING SERVICES INC
Fair market value	\$136,500
Last year's taxes	\$1,613
Subdivision	UNPLATTED
Legal description	Legal: BEG 451.37W NEC NW TH SW110 S645 SW411.43 S1005 NE521.19 N1650 POB SEC 12 19 14 13.656ACS
Section: Township: Range:	

General Information

Situs address:	
Owner name	UNITED CONTRACTING SERVICES INC
Owner mailing address	1406 S ASTER PL BROKEN ARROW, OK 74012
Land area	13.66 acres / 594,864 sq ft
Tax rate	T-18 [TULSA]
Subdivision	UNPLATTED
Legal description	Legal: BEG 451.37W NEC NW TH SW110 S645 SW411.43 description: S1005 NE521.19 N1650 POB SEC 12 19 14 13.656ACS
Section: Township: Range:	
Zoning	AGRICULTURE DISTRICT [AG]

Values

	2012	2013
Land value	\$136,500	\$136,500
Improvements value	\$0	\$0
Fair market value	\$136,500	\$136,500

Exemptions claimed

	2012	2013
Homestead	—	—
Additional homestead	—	—
Senior Valuation Limitation	—	—
Veteran	—	—

Tax Information

	2012	2013
Fair market value	\$136,500	\$136,500
Total taxable value (capped)	\$136,500	\$136,500
Assessment ratio	11%	11%
Gross assessed value	\$15,015	\$15,015
Exemptions	\$0	\$0
Net assessed value	\$15,015	\$15,015
Tax rate	T-18 [TULSA]	
Tax rate mills	107.43	107.43*
Estimated taxes	\$1,613	\$1,613*
Most recent NOV	April 5, 2011	

* Estimated from 2012 millage rates

Tax detail (2012 millages)

	%	Mills	Dollars
City-County Health	2.4	2.58	\$38.74
City-County Library	5.0	5.32	\$79.88
Tulsa Technology Center	12.4	13.33	\$200.15
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	6.7	7.21	\$108.26
School Locally Voted	21.8	23.45	\$352.10
City Sinking	0.0	0.00	\$0.00
School County Wide Bldg	4.8	5.15	\$77.33
School County Wide ADA	3.7	4.00	\$60.06
School County Wide General	33.6	36.05	\$541.29
County Government	9.6	10.34	\$155.26

(Continued on next page)

AERIAL DATA SERVICES

1. Mr. Reddy (Reddy Pipe & Supply Inc.)
 - a. 17801 E. 11th St. (pipe yard/shop)
 - b. Mr. Reddy also owns property due East and West of said property (18280 E. 11th St. S)

2. Mr. Floyd (Floyd's Garage parts & CV Shaft Warehouse)
 - a. 18339 E. 11th St. (5 acres plus shop)
 - b. 18014 E 11st St. (owner of rental house)
 - c. 18411 E. 11th St. (owner rental house)

United Contracting Services, Inc.
2716 E Apache ST
Tulsa, OK 74110



We, the undersigned property owners affected by the requested zoning change, support this change to accommodate the development of a new UCS shop fabrication facility.

1. *Hoyd Bringer* phone # 918-234-5059
2. *[Signature]* " 918-234-3651
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

19.10

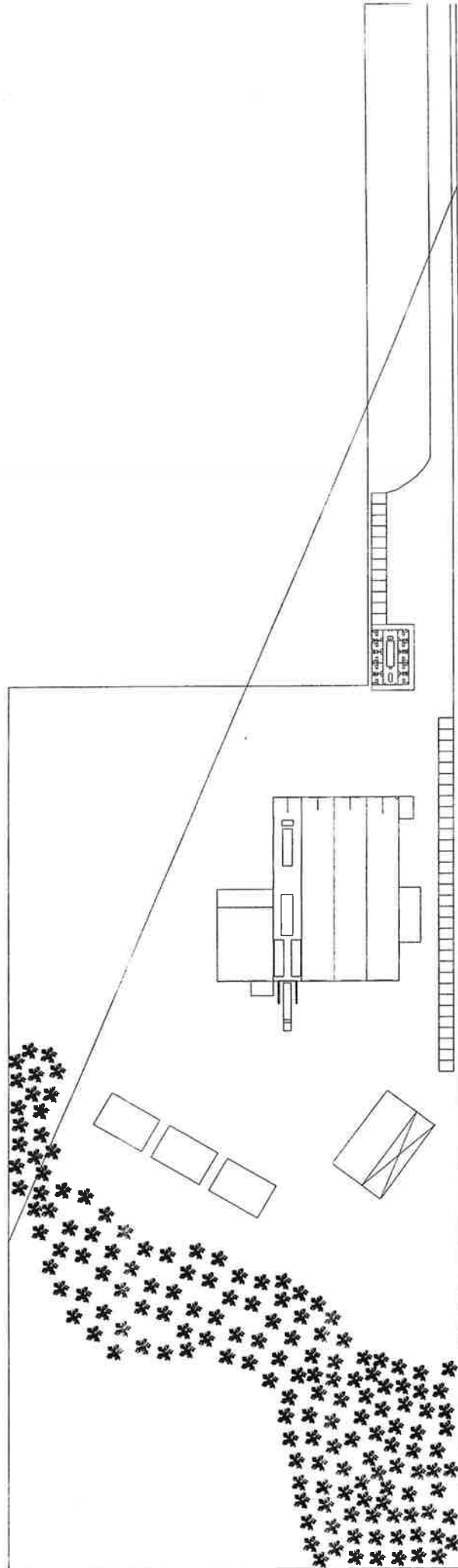
We, the undersigned property owners affected by the requested zoning change to a Mixed-Use Corridor, support this change to accommodate the development of a new United Contracting Services fabrication facility.

1.) Mark J. Wayne MARK J WAYNE 918-266-3902
18518 E. 11th ST.
TULSA, OK 74108

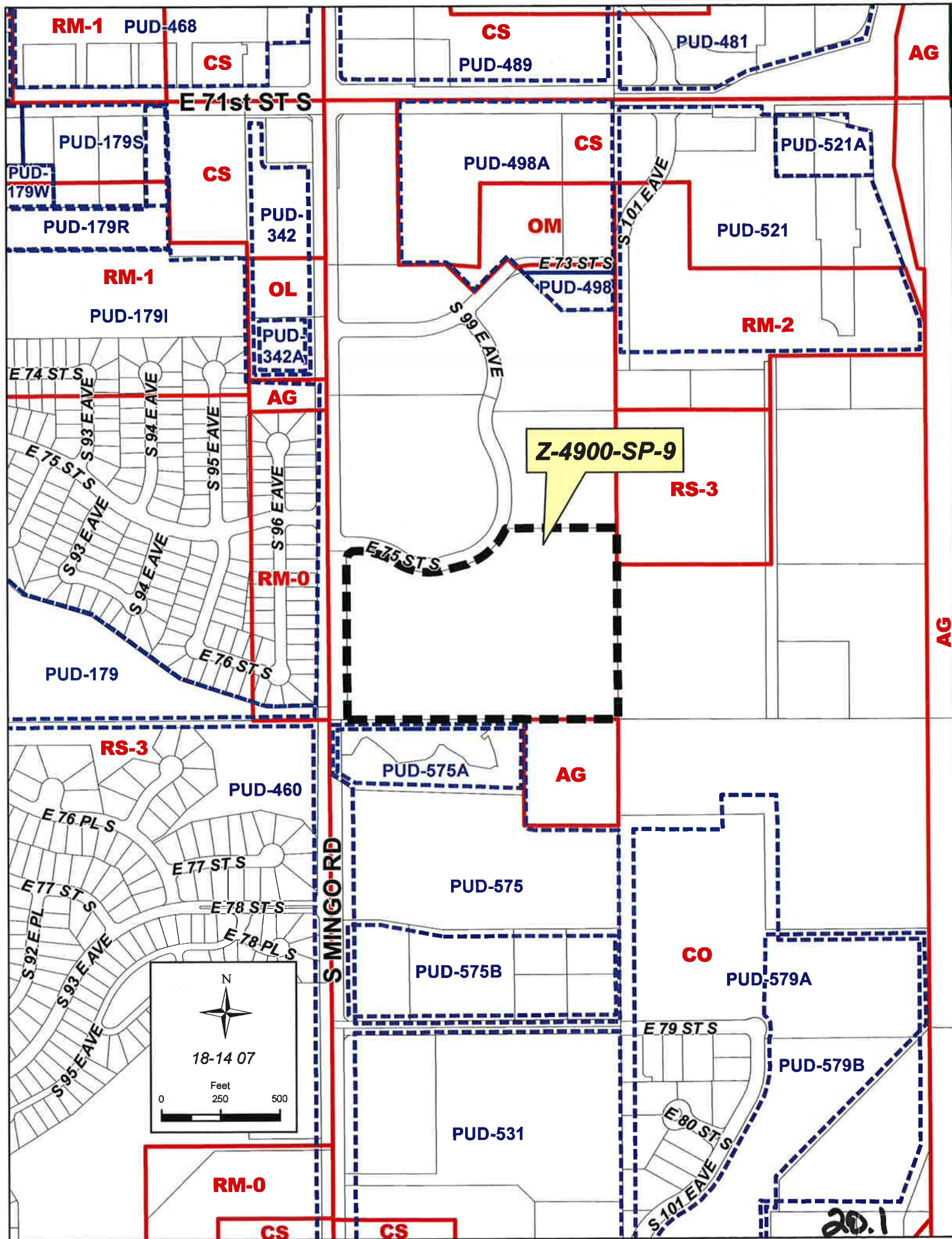
2.) J. D. N. Louis S. Tenczynski 281-586-1677
18109 E 11th St.
Tulsa, OK 74108

3.) Vince Fortner 918 644-80327
Vince Fortner
18227 Est 11th St.
Tulsa, OK 74108

4.) David Chesney
Beverly Chesney
Beverly Chesney
18105 E. 11th St.
Tulsa, OK 74108
918-724-3284



19.12





E 71st ST S

S 101 EAVE

E 73 ST S

S 99 EAVE

E 74 ST S

S 93 EAVE

S 94 EAVE

S 95 EAVE

S 96 EAVE

E 75 ST S

Z-4900-SP-9

E 75 ST S

E 76 ST S

E 76 PL S

E 77 ST S

E 78 ST S

E 78 PL S

S MINGO RD

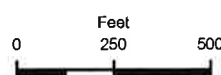
E 79 ST S

E 80 ST S

S 101 EAVE



18-14 07



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

20.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-4900-SP-9

TRS 8407

Atlas 1266/ 1127

CZM 54

CD-7

TMAPC Hearing Date: January 22, 2014

(continued from 01.08.14)

Applicant: Continental 302 Fund LLC

Tract Size: 19± acres

ADDRESS/GENERAL LOCATION: Southeast corner of South Mingo Road and East 75th Street

PRESENT ZONING: CO

PRESENT USE: Vacant

PROPOSED USE: Multifamily development

ZONING ORDINANCE: Ordinance number 14040 dated February 7, 1978, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

BOA-21506 January 8, 2013: The Board of Adjustment **approved** the request for a *Variance* to permit an off premise sign in a CO District (Section 1221.F.1 and Section 1221.F.7); *Variance* of the required 150 foot setback of an outdoor advertising sign if visible from an R district or a residential development area (Section 1221.F.4); *Variance* of the requirement that an outdoor advertising sign be oriented to be primarily visible from the freeway (Section 1221.F.7), subject to the conceptual drawing of the sign on page 2.13. The location of the sign is to be within the 45'-0" x 45'-0" area on the south side of East 75th Street as shown on the exhibit that was submitted today, January 8, 2013. The sign is to be limited to identifying the senior living development center which is planned for a portion of the subject property. Having found that the size of the subject property and the proposed location of the development, along with existing conditions on the subject tract would present a hardship, on property located at east of the southeast corner of East 75th Street and South Mingo Road and includes the subject property.

Z-4900-SP-4 June 1999: All concurred in approval of a Corridor Plan on a 12.7± acre tract of land for a 184 unit multifamily complex, on property located on the southeast corner of South Mingo Road and East 75th Street South, and also known as the subject property.

Z-4900-SP-1 February 1983: All concurred in approval of a Corridor Plan on a 16.6± acre tract of land for multifamily development done in two phases. Phase I includes 297 units that have been built and Phase II was for 175 units that has not been built and is the subject

20.3

property. This plan is on property located south of the southeast corner of East 71st Street and South Mingo Road and includes part of the subject property.

Surrounding Property:

Z-4900-SP-8 December 2012: All concurred in approval of a request for a Corridor Development Plan on a 5± acre tract of land for senior living center, on property located east of northeast corner of South Mingo Road and East 75th Street South and abutting north of subject property.

Z-4900-SP-7 December 2012: All concurred in approval of a request for a Corridor Development Plan on a 3.2± acre tract of land, to allow for Use Unit 17 to permitted uses, but limited to the selling of automotive parts, off-road equipment and accessories and the installation and repair thereof, and restoration and storage of classic cars, on property located on the northeast corner of East 73rd Street and South Mingo Road.

Z-6611-SP-2/PUD-575-A December 2001: All concurred in approval of a proposed Major amendment to PUD and Corridor Site Plan on a 5.74 acre tract for an assisted living facility and previously approved mini storage on property located north of northeast corner of East 81st Street and South Mingo Road.

Z-6611/PUD-575 December 1997: All concurred in approval of a request to rezone a 32.8-acre tract which included the subject property, from AG to CO/PUD. The PUD that was approved allowed for multifamily uses on the south half (Development Area A) and a mini-storage facility with a single-family dwelling and accessory office use for the storage facility on the north half (Development Area B) of property and located ¼ mile north of the northeast corner of East 81st Street and South Mingo Road.

Z-4900-SP-2 February 1983: All concurred in approval of a proposed Corridor Site Plan on a 12± acre tract for 276 multifamily dwellings on property located south of southeast corner of East 71st Street and Mingo Road.

PUD-179-I June 1982: All concurred in approval of a proposed Major Amendment to PUD-179 on a 102+ acre tract of land that would revise the six development area boundary lines and densities originally approved in the Major Amendment PUD-179-F for a maximum 1,748 dwelling units, located on the south side of East 71st Street South and West of South Mingo Road.

PUD-179 July 1975: All concurred in approval of a proposed Planned Unit Development on a 257+ acre tract of land for 53 acres of commercial/office, 65 acres single-family, 33 acres for water retention, 85 acres for multifamily and an additional 8 acres on the southwest corner of 71st Street and Mingo Road with offices, located on the southeast corner of East 71st Street South and South Memorial Drive.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 19± acres in size and is located Southeast corner of South Mingo Road and East 75th Street. The property appears to be vacant and is zoned CO.

SURROUNDING AREA: The subject tract is abutted on the east by vacant property zoned CO; on the north by an assisted care living center under construction, zoned CO; on the south by a health care facility, zoned CO with PUD 575A overlay; and on the west by a single family residential development, zoned RM-O.

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

TRANSPORTATION VISION:

The Comprehensive Plan designation is not specific at this location however an existing large parcel of vacant land is in place east of this site. At the north end of the large vacant land only one public street is available for future egress. Part of the development requirements for Z-4900-SP-9 will require appropriate street right or reserve areas for future public street construction.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Mingo Road	Secondary Arterial	100'	2
East 75 th Street	Collector	60	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The entire project is included in a New Neighborhood land use designation and an Area of Growth.

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: This multi family project is consistent with the vision stated in the Comprehensive Plan.

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

Staff Comment: The density anticipated for this development uses the existing street and utility systems and is exactly what is anticipated in this Area of Growth.

STAFF SUMMARY:

I. Development Concept

The project will be a two story multifamily project with a mix of studio, 1-bedroom, 2-bedroom, and 3-bedroom units. Some units will have attached, direct access garages and the community will offer a limited number of detached garages. The site plan will organize buildings around the landscaped courtyards to enhance the aesthetic appeal of the community. The amenities and large open spaces along with the quality materials will attract a high quality tenant.

The Property will be a gated community with one primary point of access proposed on South Mingo Road. A secondary access for emergency only is proposed on 75 Street South. The internal sidewalks will provide connectivity to the buildings, parking and the onsite amenities. The site circulation will meet ADA requirements.

II. Development Standards

Land Area Net:	19.6 acres
Permitted Uses:	Use Unit 8; Multifamily Dwellings And Similar Uses but limited to senior housing.
Maximum Dwelling Units:	320 DUS
Minimum Livability Space Per Dwelling Unit: [open space not allocated to parking or drives]	400 SF
Maximum Building Height:	45 FT
Maximum Stories:	2 stories
Maximum Building Coverage	30% of net lot area
Minimum Building Setbacks:	
From South Mingo Ultimate Right of Way	35 FT
From other boundaries	10 FT*
*5 feet for detached garages and accessory buildings (roof eave and foundation may encroach into setback by a maximum of 2 feet).	
Minimum Off-street Parking Spaces*:	1.5 spaces for each efficiency or 1 bedroom unit
	2 spaces per 2 or more bedroom units.
Minimum Landscaped Area	20% of net lot area
Landscaping:	

Landscaping shall meet or exceed the minimum standards of Chapter 10 of the Tulsa Zoning Code.

Lighting:

All Building and Pole Lighting shall be less than 25 feet in height and directed down and away from adjacent property lines.

Trash Enclosure:

All dumpster style trash receptacles shall be screened with a minimum 6' tall masonry fence. With a metal frame gate with minimum opacity of not less than 75%.

Signs:

Ground and Wall signs shall meet the standards defined in the Corridor District of the Tulsa Zoning Code and shall be further limited to be in substantial compliance with the Conceptual illustrations included.

Outdoor advertising signs are prohibited on this tract.

Future Access Provisions:

This Corridor Development will reserve the northern portion of the project for an east west street providing access to the vacant property east of this Corridor Development Plan. A dedication agreement or reserve area will be negotiated as part of the completion of a Subdivision Plat and Site Plan approval discussion. As a general statement it is the intention of this project to reserve a strip of land parallel to the northern property line for future dedication to the City for a public street. The area may be used for detention, landscaping, utilities until the east property is transferred. The exact width of the reserve has not been determined however it will not be less than 30 feet wide.

Applicant Exhibits:

- Exhibit A Existing Conditions
- Exhibit B Aerial Photograph
- Exhibit C Conceptual Site Plan
- Exhibit D Conceptual Building Elevations With Garages
- Exhibit E Conceptual Building Elevations Without Garages
- Exhibit F Conceptual Clubhouse Elevations
- Exhibit G Conceptual Ancillary Structure Elevations
- Exhibit H Conceptual Sign Plans
- Exhibit I Future Access Detail

Staff Recommendation:

The project is consistent with the Tulsa Comprehensive Plan

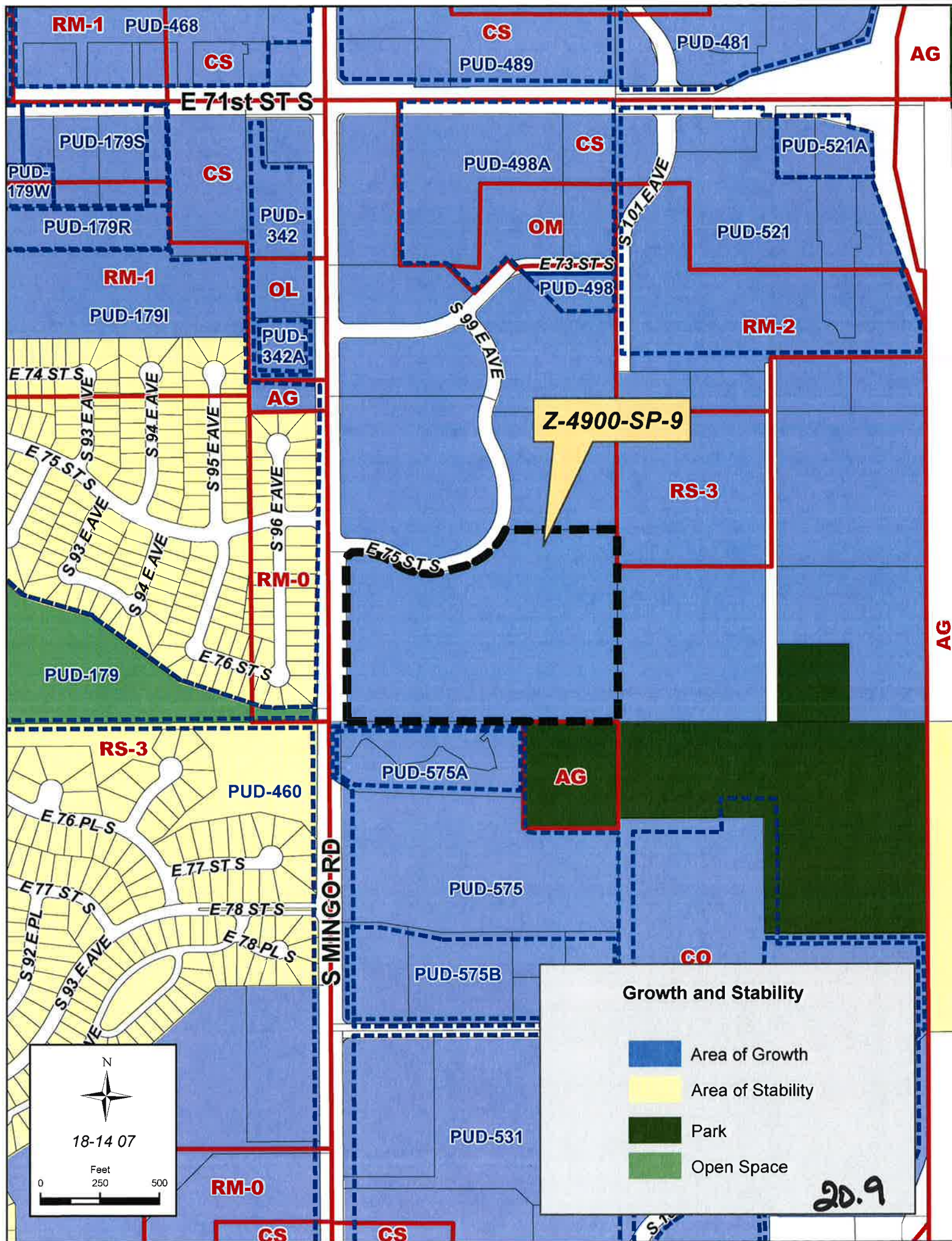
The development standards defined in the Summary above are consistent with the City of Tulsa Zoning Code for Corridor Development.

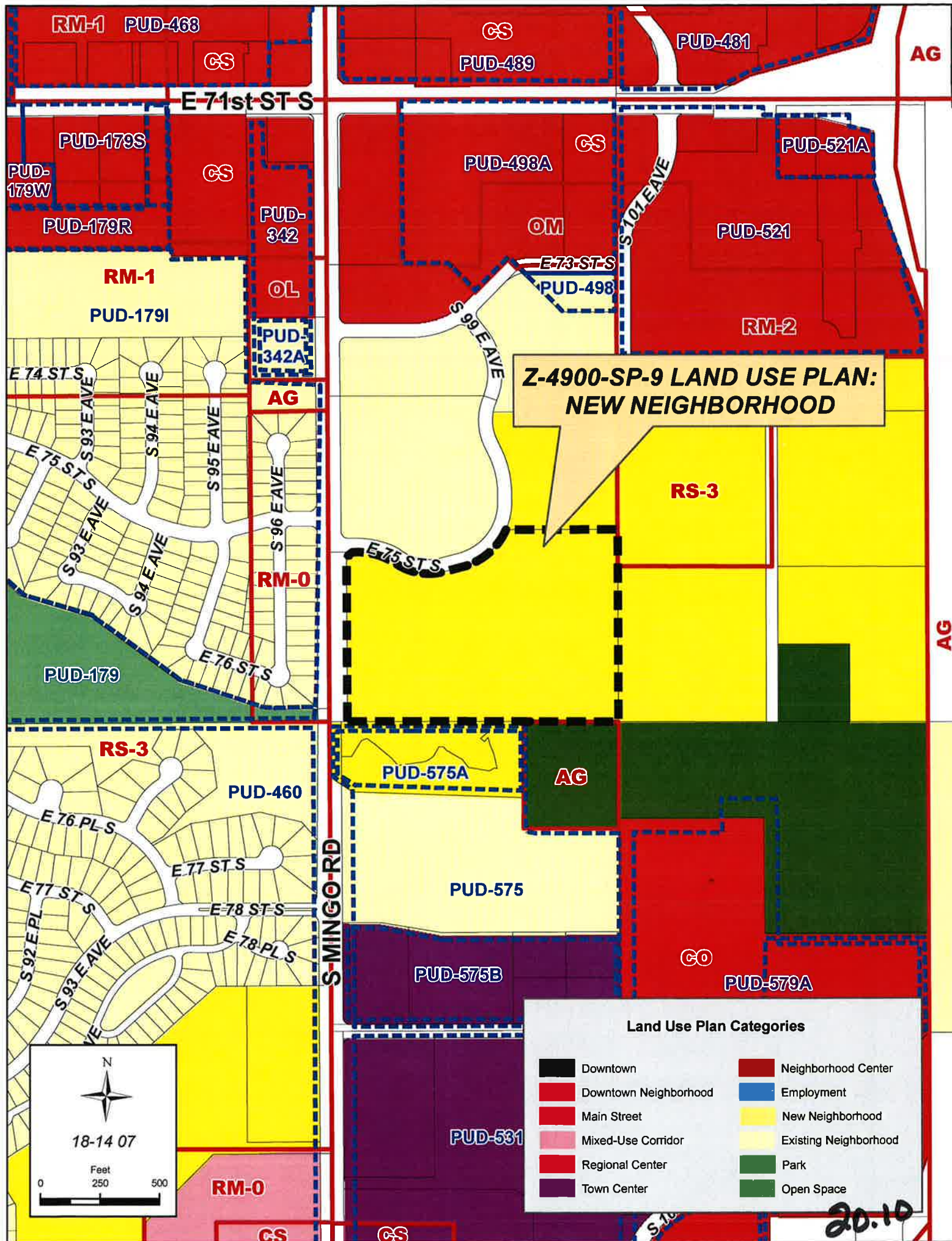
The project is in harmony with the existing and expected development pattern of the area and considers the future development constraints of the vacant land east of the site.

All site plan, landscape plan and signage plan approvals shall follow the process outlined in the Tulsa Zoning Code.

Staff recommends approval for Corridor Development Plan Z-4900-3 as outlined in the Staff Summary above.

01/22/14





Springs at Mingo Crossing
Tulsa, OK
S. Mingo Road & E. 75th Street, SEC

EXISTING CONDITIONS MAP

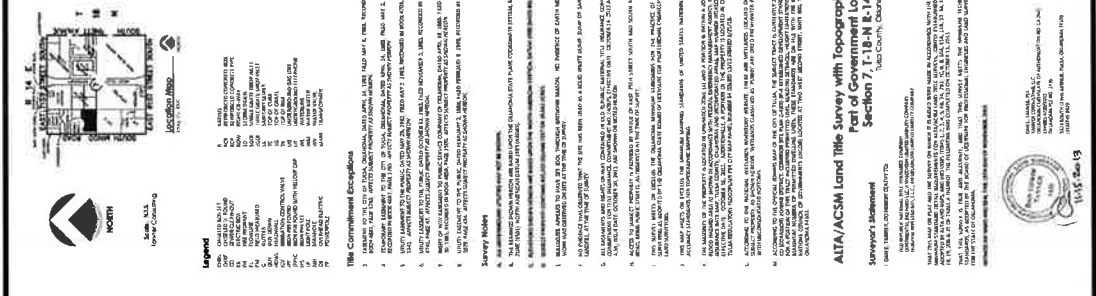
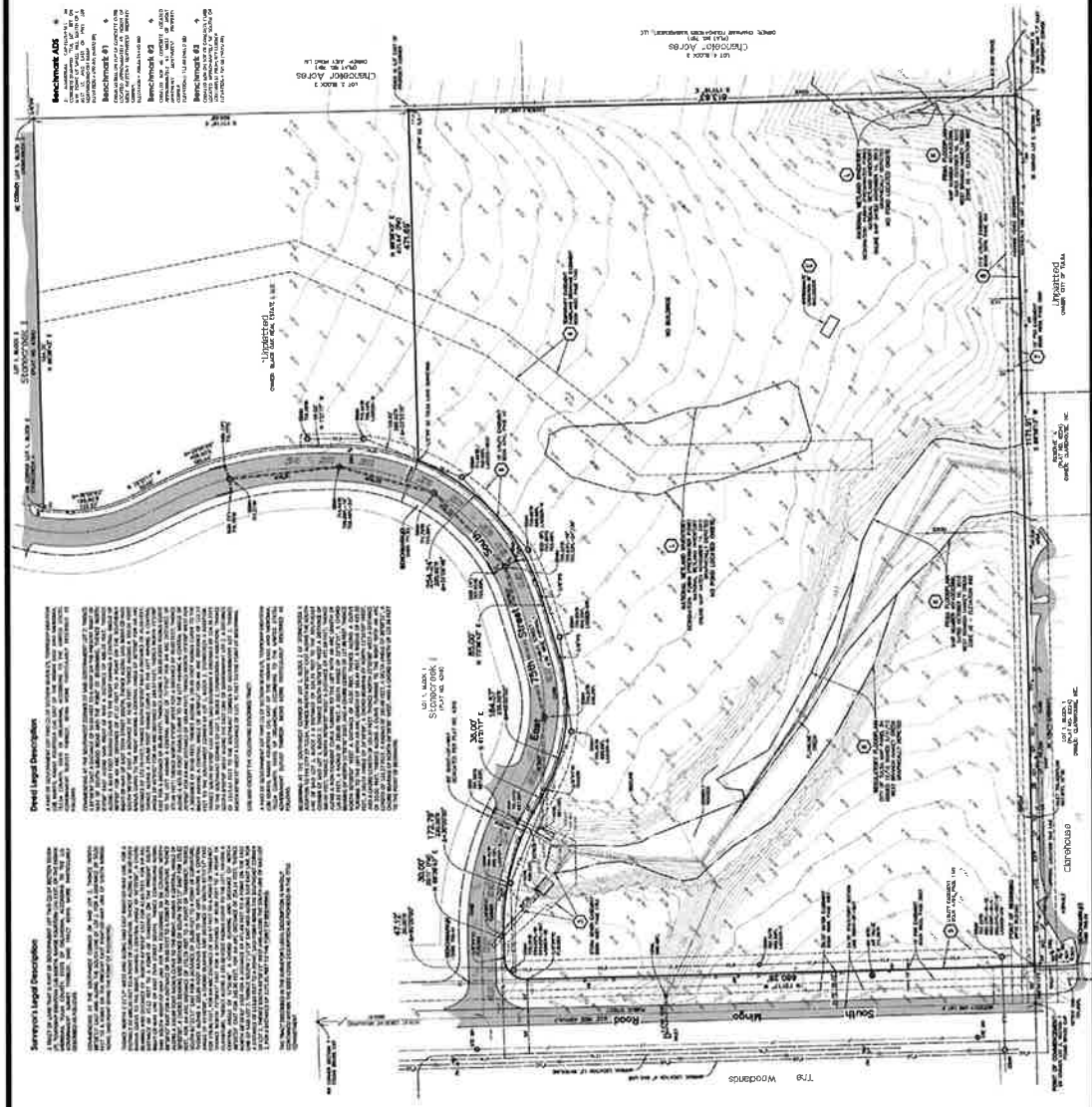


EXHIBIT A

Springs at Mingo Crossing
Tulsa, OK
S. Mingo Road & E. 75th Street, SEC

AERIAL MAP

CONTINENTAL PROPERTIES
COMPANY, INC.



EXHIBIT B

20.12

Springs at Mingo Crossing
Tulsa, OK
S. Mingo Road & E. 75th Street, SEC



CONCEPTUAL SITE PLAN



EXHIBIT C

20.13

Springs at Mingo Crossing
 Tulsa, OK
 S. Mingo Road & E. 75th Street, SEC

CONCEPTUAL BUILDING ELEVATIONS (WITH GARAGES)



Front Elevation
Scale 1/8" = 1'-0"



Left Elevation
Scale 1/8" = 1'-0"



Right Elevation
Scale 1/8" = 1'-0"



Rear Elevation
Scale 1/8" = 1'-0"

Springs at Mingo Crossing
 Tulsa, OK
 S. Mingo Road & E. 75th Street, SEC



CONCEPTUAL BUILDING ELEVATIONS (WITHOUT GARAGES)



Front Elevation



Left Elevation



Right Elevation



Rear Elevation



EXHIBIT E

20.15

Springs at Mingo Crossing

Tulsa, OK

S. Mingo Road & E. 75th Street, SEC

CONCEPTUAL CLUBHOUSE ELEVATIONS



Front Elevation



Rear Elevation



Left Side Elevation



Right Side Elevation

EXHIBIT F

20.16

Springs at Mingo Crossing
 Tulsa, OK
 S. Mingo Road & E. 75th Street, SEC



ANCILLARY STRUCTURE ELEVATIONS



DETACHED GARAGES

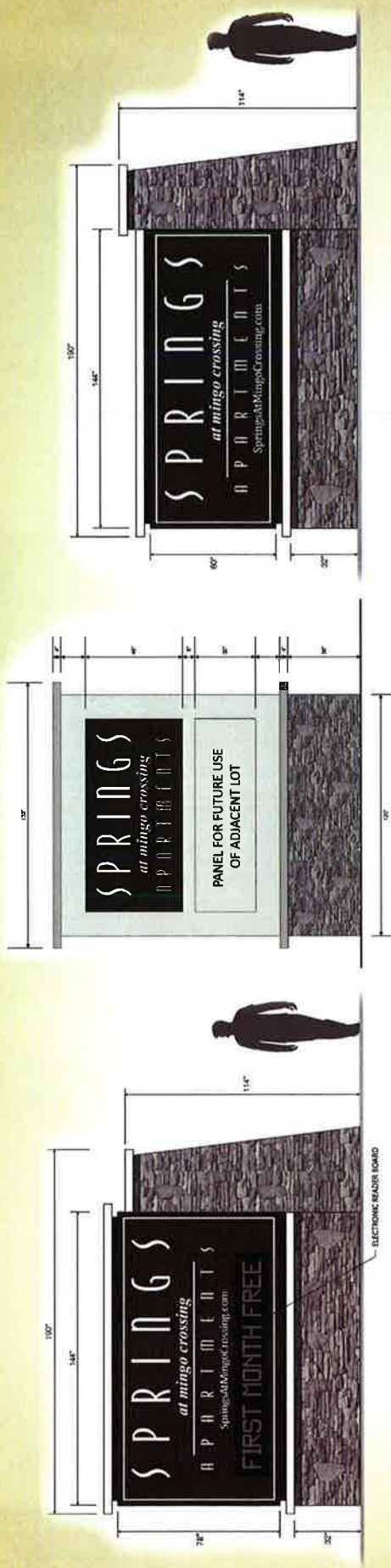


MAINTENANCE AND CAR CARE CENTER

Springs at Mingo Crossing
Tulsa, OK
S. Mingo Road & E. 75th Street, SEC



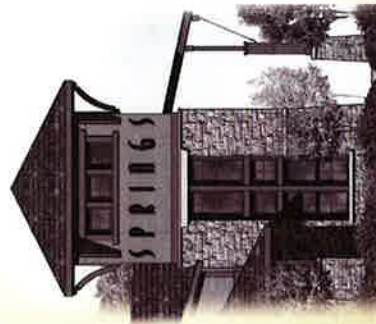
CONCEPTUAL SIGNAGE PLAN



**SIGN 1 - TWO SIDED MONUMENT SIGN
(INTERNALLY ILLUMINATED)**

**SIGN 2 - TWO SIDED JOINT MONUMENT SIGN
(INTERNALLY ILLUMINATED)**

**SIGN 3 - TWO SIDED MONUMENT SIGN
(INTERNALLY ILLUMINATED)**

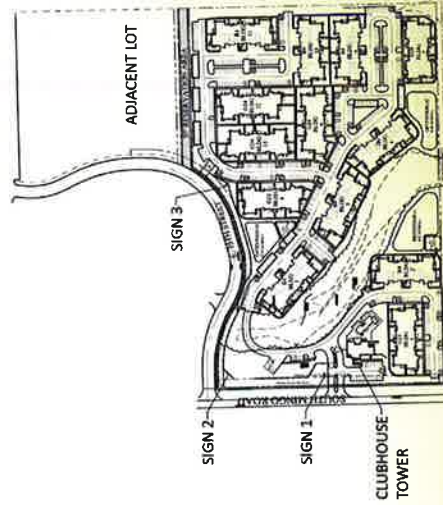


North



West

CLUBHOUSE TOWER SIGNAGE (HALO LIT)



SIGN MAP

EXHIBIT H

Find this site plan and others online. Visit Continental Properties Company, Inc. at www.cproperties.com

20.18

Springs at Mingo Crossing
 Tulsa, OK
 S. Mingo Road & E. 75th Street, SEC



FUTURE ACCESS PLAN

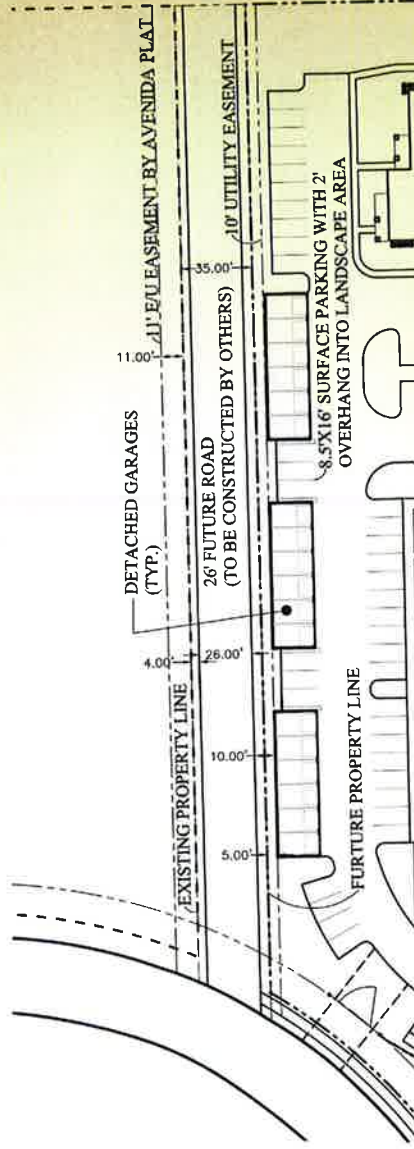
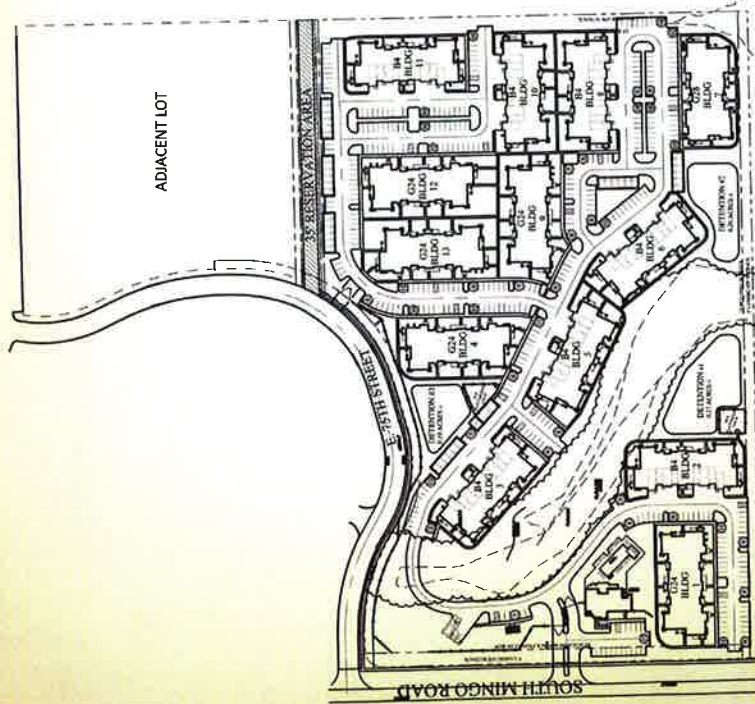


EXHIBIT I

20.19

RESOLUTION # _____

**A RESOLUTION FINDING THAT THE TULSA COUNTY TAX INCENTIVE DISTRICT NO. THREE PROJECT PLAN
IS IN CONFORMANCE WITH THE TULSA METROPOLITAN AREA COMPREHENSIVE PLAN**

WHEREAS, the Tulsa Metropolitan Area Planning Commission on June 29, 1960 adopted by Resolution a Comprehensive Plan for the Tulsa Metropolitan Area, which Plan was subsequently approved by the Board of County Commissioners of Tulsa County, Oklahoma, for the orderly development of the City and County of Tulsa, Oklahoma with subsequent amendments to date; and

WHEREAS, said Comprehensive Plan contains sections providing policies and programs for providing specific guidance and direction of the physical development of various elements or areas of the metropolitan community including the area delineated and defined in the North Tulsa County Comprehensive Plan; and

WHEREAS, the Tulsa County Board of County Commissioners authorized the creation of a Local Review Committee in accordance with the Local Development act, 62 O.S. §851 et. Seq.; and

WHEREAS, said Local Development Act requires that the Tulsa Metropolitan Area Planning Commission review the proposed Project Plan, make recommendations, and certify to the Tulsa County Board of County Commissioners as to the conformity of any proposed Tax Incentive or Tax Increment Plan to the Comprehensive Plan for the Tulsa Metropolitan Area; and

WHEREAS, on behalf of the Board of County Commissioners for Tulsa County and Macy's, a proposed Project Plan has been prepared and submitted to the Review Committee for the creation of Tax Incentive District No. Three, County of Tulsa, Oklahoma; and

WHEREAS, said Tax Incentive District No. Three, County of Tulsa, Oklahoma, proposed Project Plan has been submitted to the Tulsa Metropolitan Area Planning Commission for review in accordance with the Local Development Act.

NOW THEREFORE, BE IT RESOLVED by the Tulsa Metropolitan Area Planning Commission that:

The Tax Incentive District No, Three, County of Tulsa, Oklahoma, proposed Project Plan in connection with the Local Development Act is hereby found to be in conformity with the Comprehensive Plan for the Tulsa Metropolitan Area.

Copies of this Resolution shall be forwarded to the Tulsa County Board of County Commissioners.

APPROVED AND ADOPTED THIS ___ day of _____, 2014, by the Tulsa Metropolitan Area Planning Commission.

Chairman

Attest:

Secretary

N SHERIDAN RD

AG

N 71 E AVE

AG

N 75 E AVE

E 76th ST N

AG

IL

IL

PROPOSED TAX INCENTIVE
DISTRICT 3, TULSA COUNTY

IM

AG

N LAKEWOOD AVE

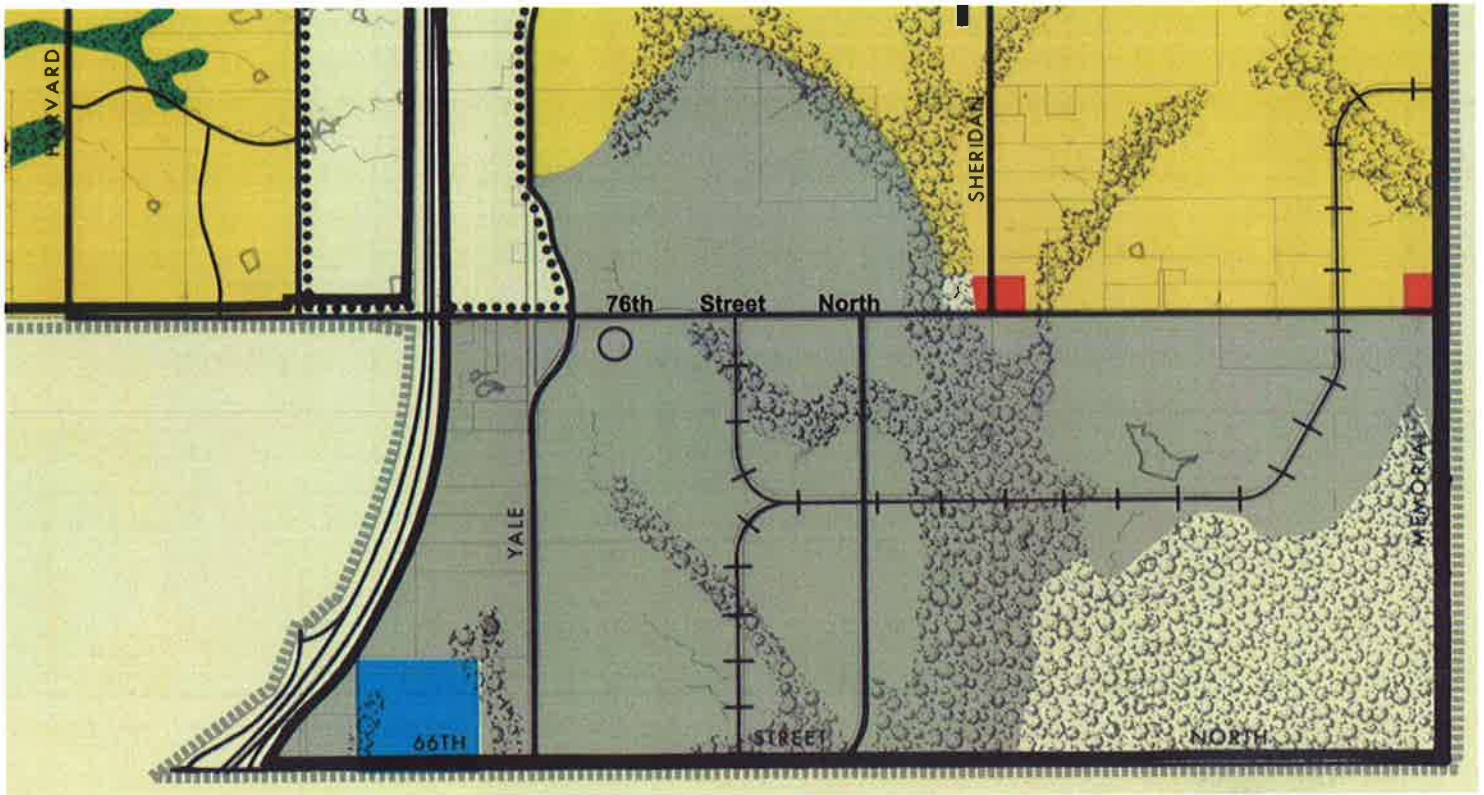
IM

21.2



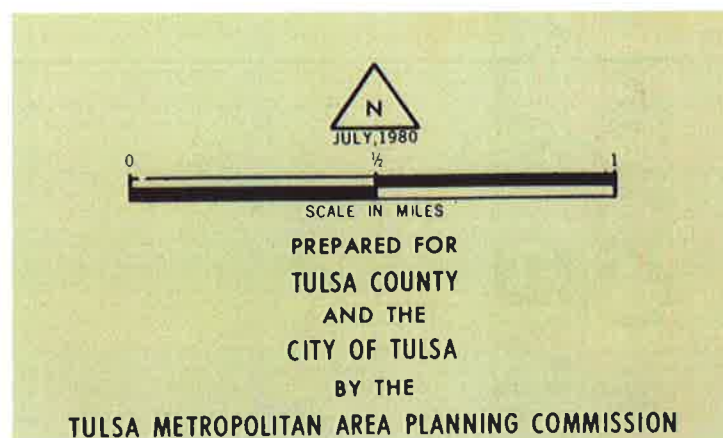
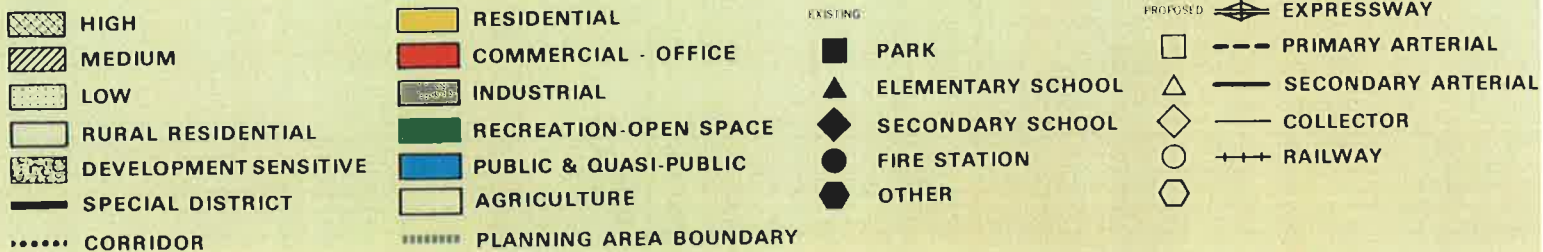
35 21-13

Feet
0 300 600



LAND USE PLAN 1980-2000

NORTH TULSA COUNTY COMPREHENSIVE PLAN



21.3

**Proposed
PROJECT PLAN**

**TULSA COUNTY
TAX INCENTIVE DISTRICT
NUMBER 3**

**MACY'S
DISTRIBUTION & FULFILLMENT CENTER
REVISED DRAFT DATED JANUARY 13, 2014
TULSA COUNTY, OKLAHOMA**

Project Plan
Tax Incentive District #3
Tulsa County, Oklahoma

Name:

The district shall be known as Tax Incentive District Number Three, Tulsa County, Oklahoma.

1. Area and Boundaries:

The district is a vacant site of approximately 72 acres, with basic utilities available along 76th Street North east of Sheridan; it is currently unplatted. The company, Macy's, will acquire, construct and equip the Project. The proposed Tax Incentive District occupies the land legally described as:

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER (NW/4) AND THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 35; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER, N 88°45'54" E FOR A DISTANCE OF 794.50 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE LEAVING THE NORTH LINE OF SAID NORTHWEST QUARTER, S 01°14'06" E FOR A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; THENCE N 88°45'54" E FOR A DISTANCE OF 1850.50 FEET; THENCE N 88°45'27" E FOR A DISTANCE OF 515.62 FEET; THENCE S 46°14'29" E FOR A DISTANCE OF 70.71 FEET; THENCE S 01°14'24" E FOR A DISTANCE OF 1236.54 FEET; THENCE S 88°45'36" W FOR A DISTANCE OF 2441.11 FEET; THENCE N 46°14'24" W FOR A DISTANCE OF 70.71 FEET; THENCE N 01°14'24" W FOR A DISTANCE OF 70.00 FEET; THENCE N 43°45'36" E FOR A DISTANCE OF 106.07 FEET; THENCE N 01°14'24" W FOR A DISTANCE OF 640.00 FEET; THENCE N 46°14'24" W FOR A DISTANCE OF 120.76 FEET; THENCE N 01°14'24" W FOR A DISTANCE OF 70.00 FEET; THENCE N 43°45'36" E FOR A DISTANCE OF 120.76 FEET; THENCE N 01°14'24" W FOR A DISTANCE OF 210.90 FEET AND TO THE POINT OF BEGINNING. SAID TRACT OF LAND CONTAINING 71.88 ACRES, MORE OR LESS. SAID TRACT OF LAND IS SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

It is anticipated that the site will be platted prior to the initiation of construction; slight modifications in description may be required.

2. Public Works projects:

There are no public works projects anticipated within the district. Roadway improvements including acceleration and deceleration lanes and traffic signalization are anticipated to support the proposed project in the vicinity of the site.

3. Project costs:

The company anticipates expending \$160,000,000 to acquire, construct and equip the Project, including \$86,500,000 in building construction, \$73,500,000 in equipment, land acquisition and other Project expenses.

It is also anticipated that minimal administrative costs by Tulsa County will be necessary to meet statutory reporting requirements.

4. Financing:

Private financing will be used for the project. Expenditures are expected to occur over the next 15 months. Completion of the building is anticipated in April 2015 operations to begin in the second quarter of 2015.

5. Use:

The vacant tract will undergo development of a 1,300,000 square foot facility. Once completed, the Project will serve as a major distribution and fulfillment center for Macy's retail operations throughout the south central United States. A map of the proposed Tax Incentive District is attached and represents the footprint boundary of the project.

6. Zoning:

The district is currently zoned IL (Industrial Light) and IM (Industrial Moderate). No change in zoning is anticipated.

7. Comprehensive Plan:

The North Tulsa County Comprehensive Plan identifies the area as high intensity and industrial land use. No changes are anticipated.

8. Contact Name

Julie Miner
Principal ED Planner
INCOG
2 West 2nd Street, Suite 800
Tulsa, OK 74103

9. Public Entity Designation:

Tulsa County

**ESTIMATES OF PROPOSED TAXES FOREGONE
TULSA COUNTY TAX INCENTIVE DISTRICT NO. 3**

SUMMARY OF TULSA COUNTY TAX INCENTIVE DISTRICT NO. 3

Ad Valorem Taxes*

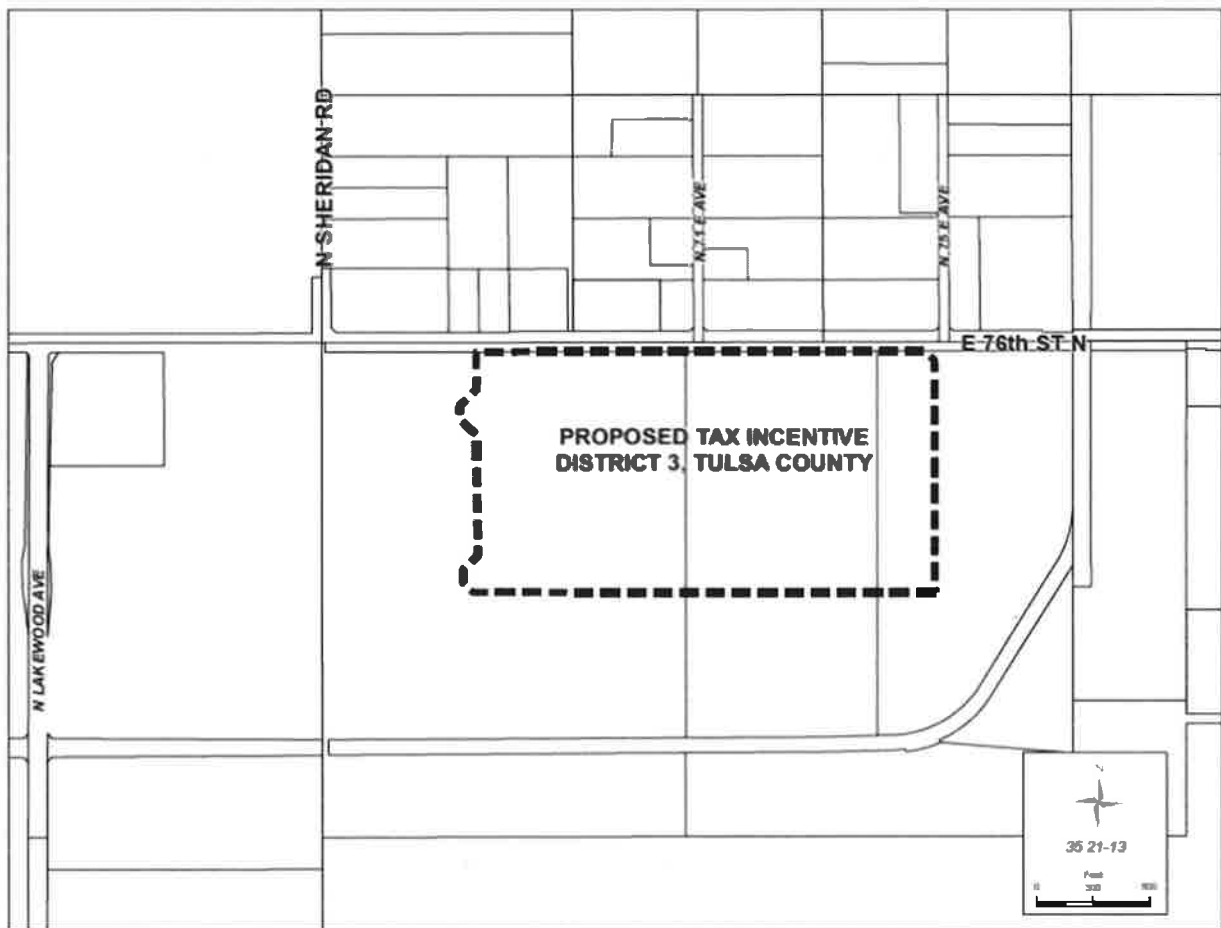
TAXING ENTITY	MILLAGE	ESTIMATED ANNUAL TAXES FOREGONE 2016**	ESTIMATED ANNUAL TAXES FOREGONE 2016 through 2020	ESTIMATED SIXTH YEAR TAXES 2021**
TULSA COUNTY	10.33	\$ 104,849.50	\$ 524,247.50	\$ 158,643.17
COUNTY-WIDE SCHOOLS	4.00	\$ 40,600.00	\$ 203,000.00	\$ 61,430.08
OWASSO PUBLIC SCHOOLS	65.66	\$ 666,449.00	\$3,332,245.00	\$ 1,008,374.70
TULSA COMMUNITY COLLEGE	7.21	\$ 73,181.50	\$ 365,907.50	\$ 110,727.71
TULSA TECHNOLOGY CENTER	13.33	\$ 135,299.50	\$ 676,497.50	\$ 204,715.73
TULSA CITY/COUNTY LIBRARY	5.32	\$ 53,998.00	\$ 269,990.00	\$ 81,702.00
TULSA CITY/COUNTY HEALTH DEPARTMENT	2.58	\$ 26,187.00	\$ 130,935.00	\$ 39,622.40
TOTALS	108.43	\$1,100,564.50	\$ 5,502,822.50	\$1,665,215.79

* Current property tax on the properties contained in and around the site are < \$1,000 annually.

** Assume Valuation of \$73,500,000 for building and \$6,350,000 for Business Personal Property on equipment with no adjustment in millage allocation.

*** Estimated reimbursement for taxing entities from State of Oklahoma for Manufacturing Tax Exemption. The reimbursement is provided by the Oklahoma Tax Commission (OTC) through funds appropriated by the Oklahoma Legislature. The OTC has advised that if funds allocated for reimbursement are insufficient, the legislature has historically approved a supplemental appropriation to fully compensate local taxing entities.

**TULSA COUNTY TAX INCENTIVE DISTRICT NO. 3
LOCATION MAP OF PROPOSED DISTRICT**





2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.TMAPC.org

A G E N D A

Tulsa Metropolitan Area Planning Commission

ANNUAL MEETING

1175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

Wednesday, January 22, 2014 – 2:00 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

1. Summary of Planning Commissioner survey responses
2. Discuss Policies and Policies and Code of Ethics of the TMAPC and any needed changes
3. Summary of Robert's Rules of Order
4. Upcoming TMAPC work items in 2014
 - Policies and Policies and Code of Ethics
 - Mixed Use Institutional (MX-I) Zoning District
 - West Highlands/Tulsa Hills Small Area Plan
 - City of Tulsa Zoning Code update
 - Subdivision Regulations update
 - Sector Plans update
5. Discuss a revised staff report format

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

