

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2671

April 2, 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:

Worksession Report:

Director's Report:

1. Minutes of March 9, 2014, Meeting No. 2670

CONSENT AGENDA:

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

2. **LC-570** (Lot-Combination) (CD-4) – Location: Northwest corner of East Archer Street and North Boston Avenue
3. **LS-20682** (Lot-Split) (County) – Location: South of the southwest corner of West 51st Street South and South 107th West Avenue
4. **Vacation of ABSO subdivision plat** – Location: South of East 76th Street North, west of North Memorial Drive (County, City Fence line)
5. **Sunset Hills** – Final Plat, Location: South of East 41st Street South, west of South 177th East Avenue (CD-6)
6. **PUD-686-9 – Josh Nave**, Location: Southwest corner of South Oswego Avenue at East 120th Street South, Requesting a **Minor Amendment** to increase driveway coverage in front yard of a pie-shaped lot from 32% to 50% on Lot 40, Block 2, Wind River, **RS-1/PUD-686**, (CD-8)
7. **Z-4900-SP-9 – Continental 302 Fund, LLC**, Location: Southeast corner of South Mingo Road and East 75th Street South, Requesting a **Detail Site Plan** for new multifamily neighborhood with two-story buildings in a Corridor District, **CO**, (CD-7)

8. **PUD-687-1 – South 71 Building, LLC**, Location: West of the southwest corner of East 71st Street South and South Memorial Drive, Requesting a **Minor Amendment** to modify the sign standards to allow a twelve square foot wall sign for tenant identification mounted on the north façade of buildings two and three, **OL/PUD-687**, (CD-2)
9. **Z-7008-SP-1 – Bradley Moss**, Location: Northwest of the intersection of South Olympia Avenue and West 81st Street, Requesting a **Corridor Detail Site Plan** for a new medical office building in part of Lot 11, Block 1 of Tulsa Hills, **CO**, (CD-2)
10. **Z-7164-SP-1 – Cedar Creek Consulting/Jason Emmett**, Location: South and east of the intersection of US Highway 75 and West 81st, Requesting a **Corridor Detail Site Plan** for a retail building in the Walk, **CO**, (CD-2)
11. **AC-128 – Gregory S. Helms**, Location: Southeast corner of West 36th Place South at South Olympia Avenue, Requesting an **Alternative Compliance Landscape Plan** for a bus maintenance facility, **IL**, (CD-2)
12. **PUD-619-C – Michael F. Dwyer, AIA**, Location: Northwest of the intersection of East 108th Street South and South Memorial Drive, Requesting a **Detail Site Plan** for a new 3,300 square foot credit union with drive-through lanes on part of Lot 5, Block 1 of the Vineyard on Memorial, **CS/PUD-619-C**, (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

13. **Consider approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2015-2019.**

PUBLIC HEARINGS:

14. **Nickel Creek Phase IV** – Preliminary Plat, Location: Northeast corner of South Union Avenue and West 81st Street South (CD-2)
15. **Z-7259 – Sisemore Weisz & Assoc., Inc./Darin Akerman**, Location: East side of Highway 75 and north of West 91st Street South, Requesting rezoning from **AG to RS-3**, (CD-2)
16. **PUD-759-A – Crestwood at the River, LLC**, Location: Northwest corner of the intersection of East 121st Street South and South Sheridan Road, Requesting a **Major Amendment** to modify development area boundaries and to allocate floor area ratio standards to new development areas, **RS-3/CS/PUD-789**, (CD-8)

17. **PUD-809 – Barnard Trace, LLC**, Location: West of South Lewis Avenue, between East 17th Street and East 17th Place, Requesting a **PUD** to construct single-family residences, **RS-3/HP to RS-3/HP/PUD-809**, (CD-4)

OTHER BUSINESS

18. **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.

Malcolm E. Rosser IV
Direct Tel: (918) 592-9838
Direct Fax: (918) 599-6328

mac.rosser@crowedunlevy.com

March 26, 2014

VIA HAND DELIVERY

Tulsa Metropolitan Area Planning Commission
2 West Second Street, Suite 800
Tulsa, OK 74103

RE: VACATION OF PLAT OF ABSO SUBDIVISION BY AGREEMENT

To the Members of the Commission:

This firm represents Macy's Oklahoma Land, LLC, an Ohio limited liability company ("Macy's"), which is an owner of a portion of the ABSO Subdivision more particularly described in the enclosed proposed Vacation of Plat of ABSO Subdivision agreement (the "Property"). Along with the remaining owners of 100% of the ABSO Subdivision, Macy's desires to vacate the entire ABSO Subdivision plat. This plat vacation is desired because a portion of the ABSO Subdivision has been, or will be, replatted as the Macy's Subdivision and there is no need for the remainder of the ABSO Subdivision plat to continue in effect.

We appreciate your consideration of the vacation of the ABSO Subdivision. If you have any questions at all, please do not hesitate to contact me.

Sincerely,



Malcolm E. Rosser IV
For the Firm

MER/wdg

Enclosure

cc: Mitch Herzog (with enclosure)
David Charney (with enclosure)

4.2

AFTER RECORDING RETURN TO:

Malcolm E. Rosser IV
Crowe & Dunlevy, PC
500 Kennedy Building
321 South Boston
Tulsa, OK 74103

(This space reserved for recording
information)

**VACATION OF PLAT
OF
ABSO SUBDIVISION**

THIS VACATION OF PLAT OF ABSO SUBDIVISION (the "**Vacation**") is entered into by **7611 INVESTMENT COMPANY, LLC**, a Delaware limited liability company a/k/a 7611 Investment Company, L.L.C., **OWASSO LAND TRUST, L.L.C.**, an Oklahoma limited liability company, and **MACY'S OKLAHOMA LAND, LLC**, an Ohio limited liability company (collectively, the "**Owners**");

WITNESSETH:

A. The Owners own the real property described on **Exhibit "A"** attached hereto and made a part hereof (the "**Property**"), currently covered by that certain Minor Subdivision Plat of the ABSO Subdivision, recorded as Plat No. 6226 and Doc # 2008084913 of the records of Tulsa County, Oklahoma (the "**Plat**").

B. This instrument is made and entered into pursuant to Title 11 Okla. Stat. § 42-106, paragraph B, for the complete vacation of the Plat.

C. Title 11 Okla. Stat. § 42-106 provides for vacation of a plat by means of an instrument signed by "the owners of sixty percent (60%) of the lots in the plat and all of the owners of the area to be vacated" where such an action is not prohibited by any restrictive covenants encumbering the lots in the plat.

D. The Property, owned 100% by the Owners (as reflected in the ownership report attached hereto as **Exhibit "B"** and made a part hereof), comprises the entire area platted in the Plat.

THEREFORE, in consideration of the above and for other good and valuable consideration, the undersigned hereby vacates the Plat in its entirety, together with any easements, building setback lines and limits of no access therein which were established by the Plat and the accompanying Deed of Dedication and Declaration of Restrictive Covenants.

This instrument shall operate to destroy the force and effect of the recording of the Plat, in its entirety, and to divest all public rights in the public ways, public easements, commons, and public grounds laid out and described therein.

This Vacation shall in no way affect any other existing plat affecting the Property.

This instrument may be executed in one or more counterparts, all of which taken together shall be deemed one original, but only one copy of which shall be filed of record with the Tulsa County Clerk, Tulsa County, Oklahoma.

IN WITNESS WHEREOF, the undersigned have executed and delivered this instrument on the date set forth opposite each such person's signature.

[Signature pages follow.]

OWNER:

7611 INVESTMENT COMPANY, LLC, a Delaware limited liability company

Date: 3-26-14

By: Judy Z. Kushner
Judy Z. Kushner, Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF Tulsa)

This instrument was acknowledged before me on March 26, 2014, by Judy Z. Kushner, as Manager of 7611 INVESTMENT COMPANY, LLC, a Delaware limited liability company.

Melanie S. Copeland
Notary Public; Commission No. 06004366

My Commission Expires: 05/01/2014

(SEAL) _____



OWNER:

OWASSO LAND TRUST, L.L.C., an Oklahoma limited liability company

Date: 3/25/14

By: David E. Charney
David E. Charney, Manager

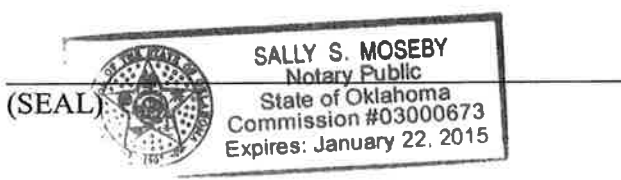
ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS:
COUNTY OF TULSA)

This instrument was acknowledged before me on March 25, 2014, by David E. Charney, as Manager of OWASSO LAND TRUST, L.L.C., an Oklahoma limited liability company.

Sally S Moseby
Notary Public; Commission No. _____

My Commission Expires:



OWNER:

MACY'S OKLAHOMA LAND, LLC, an Ohio limited liability company

Date: March 24, 2014

By: [Signature]
Name: Carl L. Goertmoeller
Title: Vice President

ACKNOWLEDGMENT

STATE OF OHIO)
) SS:
COUNTY OF HAMILTON)

This instrument was acknowledged before me on March 24, 2014, by Carl L. Goertmoeller, as Vice President of MACY'S OKLAHOMA LAND, LLC, an Ohio limited liability company.

[Signature]
Notary Public; Commission No. 205836

My Commission Expires:

3-26-17
(SEAL)



ELIZABETH J. HAASS
Notary Public, State of Ohio
My Commission Expires
March 26, 2017

APPROVED:

Assistant City Attorney

APPROVED BY TULSA CITY COUNCIL:

Date: _____

BY: _____
Karen Gilbert, Chair

APPROVED BY MAYOR:

Date: _____

CITY OF TULSA, OKLAHOMA,
A municipal corporation

BY: _____
Dewey F. Bartlett, Jr., Mayor

ATTEST:

City Clerk

[Acknowledgments on following page.]

ACKNOWLEDGMENTS

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the _____ day of _____, 2014, personally appeared Karen Gilbert to me known to be the identical person who approved the within and foregoing instrument as Chair of the City Council of the City of Tulsa, Oklahoma, a municipal corporation, and acknowledged to me that she approved the within and foregoing instrument as her free and voluntary act and deed and as the free and voluntary act and deed of the City Council of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Notary Public

My commission expires:

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the _____ day of _____, 2014, personally appeared Dewey F. Bartlett, Jr., to me known to be the identical person who approved the within and foregoing instrument as Mayor of the City of Tulsa, Oklahoma, a municipal corporation, and acknowledged to me that he approved the within and foregoing instrument as his free and voluntary act and deed and as the free and voluntary act and deed of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Notary Public

My commission expires:

APPROVED BY TULSA COUNTY BOARD OF COMMISSIONERS:

Date: _____, 2014

By: _____
Ron Peters, Chairman

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the _____ day of _____, 2014, personally appeared Ron Peters to me known to be the identical person who approved the within and foregoing instrument as Chairman of the Tulsa County Board of Commissioners, and acknowledged to me that he approved the within and foregoing instrument as his free and voluntary act and deed and as the free and voluntary act and deed of the Board of County Commissioners of the County of Tulsa, Oklahoma, for the uses and purposes therein set forth.

Notary Public

My commission expires:

4.10

APPROVED BY TULSA METROPOLITAN AREA
PLANNING COMMISSION:

Date: _____, 2014

By: _____
Michael Covey, Chairman

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, a Notary Public in and for said County and State, on the _____ day of _____, 2014, personally appeared Michael Covey to me known to be the identical person who approved the within and foregoing instrument as Chairman of the Tulsa Metropolitan Area Planning Commission, and acknowledged to me that he approved the within and foregoing instrument as his free and voluntary act and deed and as the free and voluntary act and deed of the Tulsa Metropolitan Area Planning Commission, for the uses and purposes therein set forth.

Notary Public

My commission expires:

EXHIBIT "A"

Legal Description

All of ABSO Subdivision, more particularly described as follows:

LOT 1 BLOCK 1, ABSO SUBDIVISION, A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE W/2 OF THE NE/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 13 EAST OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

ALSO KNOWN AS:

ALL THAT PART OF THE W/2 NE/4 OF SECTION 35, TOWNSHIP 21 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL U.S. GOVERNMENT SURVEY THEREOF; MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID W/2 NE/4; THENCE S 1°13'59.5" E ALONG THE EAST BOUNDARY OF SAID W/2 NE/4 A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 1°13'59.5" E ALONG THE EAST BOUNDARY OF SAID W/2 NE/4 A DISTANCE OF 823.39 FEET TO A POINT 1766.09 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 553.81 FEET A DISTANCE OF 323.66 FEET; THENCE S 32°15'06" W A DISTANCE OF 798.25 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 553.81 FEET A DISTANCE OF 546.09 FEET TO A POINT, WHICH POINT IS 546.82 FEET FROM THE SOUTH BOUNDARY OF SAID W/2 NE/4; THENCE S 88°44'57.5" W PARALLEL TO THE SOUTH BOUNDARY OF SAID W/2 NE/4 A DISTANCE OF 46.46 FEET; THENCE N 1°13'59.5" W A DISTANCE OF 2042.43 FEET TO A POINT 50.00 FEET SOUTH OF THE NORTH BOUNDARY OF SAID W/2 NE/4; THENCE N 88°44'11" E A DISTANCE OF 1,040.50 FEET TO THE POINT OF BEGINNING;
SAID TRACT CONTAINS 1,742,466.74 SF (40.00 ACRES) MORE OR LESS.

-END OF EXHIBIT-

Final Subdivision Plat

Sunset Hills - (CD 6)

South of East 41st Street South, West of South 177th East Avenue

This plat consists of 235 Lots, 12 Blocks, on 82 acres.

Staff has received release letters for this plat. Staff recommends **Approval** of the final plat.

5.1

3/26/14

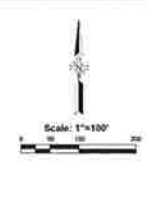
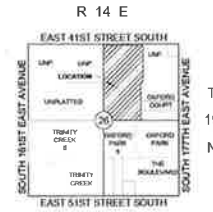
DRAFT FINAL PLAT #2 Sunset Hills

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A PART OF THE NE/4 OF SECTION TWENTY-SIX (26), TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN

Owner / Developer
SUNSET HILL, LLC
2608 WEST KENDOGMA
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 651-8144
CONTACT: MR. STEVE ROHMANN

Engineer
ROSENBAUM CONSULTING, LLC
2608 WEST KENDOGMA
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 657-0669
FAX: (918) 657-3311
C.A. NUMBER: LP-11992-05-2015
BARRACK.ROSENBAUM@COX.NET

Surveyor
HRAOK, INC.
1913 WEST TACOMA, SUITE A
BROKEN ARROW, OKLAHOMA 74012
PHONE: (918) 256-3773
FAX: (918) 256-2544
C.A. #343 EXPIRES JUNE 30, 2015
HFO@HRAOK.COM



Land Summary

SUBDIVISION CONTAINS TWO HUNDRED THIRTY-FIVE (235) LOTS IN TWELVE (12) BLOCKS AND SEVEN (7) RESERVE AREAS

Block	Number of Lots
BLOCK 1	6 LOTS
BLOCK 2	8 LOTS
BLOCK 3	14 LOTS
BLOCK 4	14 LOTS
BLOCK 5	24 LOTS
BLOCK 6	34 LOTS
BLOCK 7	36 LOTS
BLOCK 8	36 LOTS
BLOCK 9	36 LOTS
BLOCK 10	36 LOTS
BLOCK 11	36 LOTS
BLOCK 12	36 LOTS

SUBDIVISION CONTAINS 52 (52) ACRES

Legend

DL BUILDING LINE
LMA LIMITS OF NO ACCESS
ACC LIMITS OF ACCESS
F&L FENCE & LANDSCAPE EASEMENT
UE UTILITY EASEMENT
S&S STREET ADDRESS

Monumentation

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8X 18" STEEL PIN WITH A PLASTIC CAP STAMPED 'T26' AT ALL CORNERS.

Basis of Bearings

THE NON-ASTRONOMIC BEARING USED FOR THIS SURVEY IS DETERMINED FROM THE NORTH LINE OF THE NW/4 OF THE NE/4 OF SECTION 26 FROM THE NORTHWEST CORNER OF SAID NE/4 TO THE NORTHEAST CORNER OF THE NW/4 OF THE NE/4 WHICH IS BEARING S 88° 43' 55" E.

ADS Benchmark

STANDARD BENCHMARK IS CONCRETE STAMPED 'T26' SET ON THE SOUTH SIDE OF EAST 41ST ST APPROXIMATELY 655 METERS EAST OF S 18TH AVENUE. ELEVATION: 522.83 (NAVD 1985)

Notes

ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC STREETS BY THIS PLAT

ADDRESSES SHOWN ON THIS PLAT WERE ACCRUED AT THE TIME THIS PLAT WAS FILED AND SHOULD NEVER BE RELETED ON IN PLACE OF LEGAL DESCRIPTION

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

Block	Lot Area Table	
	Lot #	Area
BLOCK 1	1	8888.88
	2	8888.88
	3	8888.88
	4	8888.88
	5	8888.88
	6	8888.88
BLOCK 2	7	8888.88
	8	8888.88
	9	8888.88
	10	8888.88
	11	8888.88
	12	8888.88
BLOCK 3	13	8888.88
	14	8888.88
	15	8888.88
	16	8888.88
	17	8888.88
	18	8888.88
BLOCK 4	19	8888.88
	20	8888.88
	21	8888.88
	22	8888.88
	23	8888.88
	24	8888.88
BLOCK 5	25	8888.88
	26	8888.88
	27	8888.88
	28	8888.88
	29	8888.88
	30	8888.88
BLOCK 6	31	8888.88
	32	8888.88
	33	8888.88
	34	8888.88
	35	8888.88
	36	8888.88
BLOCK 7	37	8888.88
	38	8888.88
	39	8888.88
	40	8888.88
	41	8888.88
	42	8888.88
BLOCK 8	43	8888.88
	44	8888.88
	45	8888.88
	46	8888.88
	47	8888.88
	48	8888.88
BLOCK 9	49	8888.88
	50	8888.88
	51	8888.88
	52	8888.88
	53	8888.88
	54	8888.88
BLOCK 10	55	8888.88
	56	8888.88
	57	8888.88
	58	8888.88
	59	8888.88
	60	8888.88
BLOCK 11	61	8888.88
	62	8888.88
	63	8888.88
	64	8888.88
	65	8888.88
	66	8888.88
BLOCK 12	67	8888.88
	68	8888.88
	69	8888.88
	70	8888.88
	71	8888.88
	72	8888.88

LOT AREA TABLE	
Block	Area
BLOCK 1	8888.88
BLOCK 2	8888.88
BLOCK 3	8888.88
BLOCK 4	8888.88
BLOCK 5	8888.88
BLOCK 6	8888.88
BLOCK 7	8888.88
BLOCK 8	8888.88
BLOCK 9	8888.88
BLOCK 10	8888.88
BLOCK 11	8888.88
BLOCK 12	8888.88

CURVE TABLE		
Station	Chord Length	Chord Area
0+00	100.00	8.25
0+25	100.00	8.25
0+50	100.00	8.25
0+75	100.00	8.25
1+00	100.00	8.25
1+25	100.00	8.25
1+50	100.00	8.25
1+75	100.00	8.25
2+00	100.00	8.25
2+25	100.00	8.25
2+50	100.00	8.25
2+75	100.00	8.25
3+00	100.00	8.25
3+25	100.00	8.25
3+50	100.00	8.25
3+75	100.00	8.25
4+00	100.00	8.25
4+25	100.00	8.25
4+50	100.00	8.25
4+75	100.00	8.25
5+00	100.00	8.25
5+25	100.00	8.25
5+50	100.00	8.25
5+75	100.00	8.25
6+00	100.00	8.25
6+25	100.00	8.25
6+50	100.00	8.25
6+75	100.00	8.25
7+00	100.00	8.25
7+25	100.00	8.25
7+50	100.00	8.25
7+75	100.00	8.25
8+00	100.00	8.25
8+25	100.00	8.25
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8+75	100.00	8.25
9+00	100.00	8.25
9+25	100.00	8.25
9+50	100.00	8.25
9+75	100.00	8.25
10+00	100.00	8.25
10+25	100.00	8.25
10+50	100.00	8.25
10+75	100.00	8.25
11+00	100.00	8.25
11+25	100.00	8.25
11+50	100.00	8.25
11+75	100.00	8.25
12+00	100.00	8.25

5.2

DRAFT FINAL PLAT #2
Sunset Hills

Sheet 1 of 3
Date Prepared: February 2, 2015



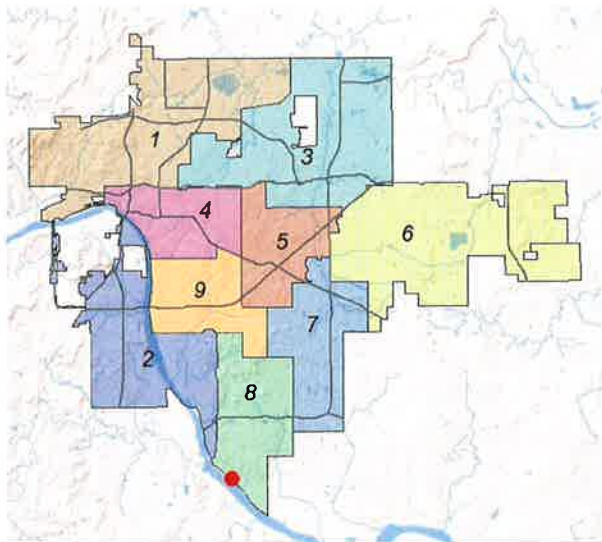
Case #: PUD 686-9
Minor Amendment

Hearing Date: April 2, 2014

Case Report Prepared by:
 Dwayne Wilkerson

Owner and Applicant Information:
 Applicant: Josh Nave
 Property Owner: Brett Anderson

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase drive way coverage in front yard of a pie shaped lot from 32% to 50%.

Location: The site is located at the southwest corner of South Oswego Avenue at East 120th Street South.

Lot 40, Block 2 Wind River; a subdivision in the City of Tulsa.

Zoning:
 Existing Zoning: RS-2/PUD 686
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: New Neighborhood
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The requested driveway is not expected to be larger than typical driveway construction in the subdivision however the driveway covers much larger percentage of the pie shaped lot.

Staff Data:
 TRS: 8333
 CZM: 56 Atlas: NA

City Council District: 8
 Phil Lakin, Jr.

April 2, 2014

6.1

SECTION I: PUD-686-9 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: The underlying zoning for this parcel is RS-2 which allows up to 32% driveway coverage in the front yard. That requirement is referenced in the Planned Unit Development. During the development of the PUD the RS-2 standards were used for the bulk and area guidelines. The requested driveway is not expected to be larger than any other driveways in the subdivision however the driveway covers much larger percentage of the pie shaped lot.

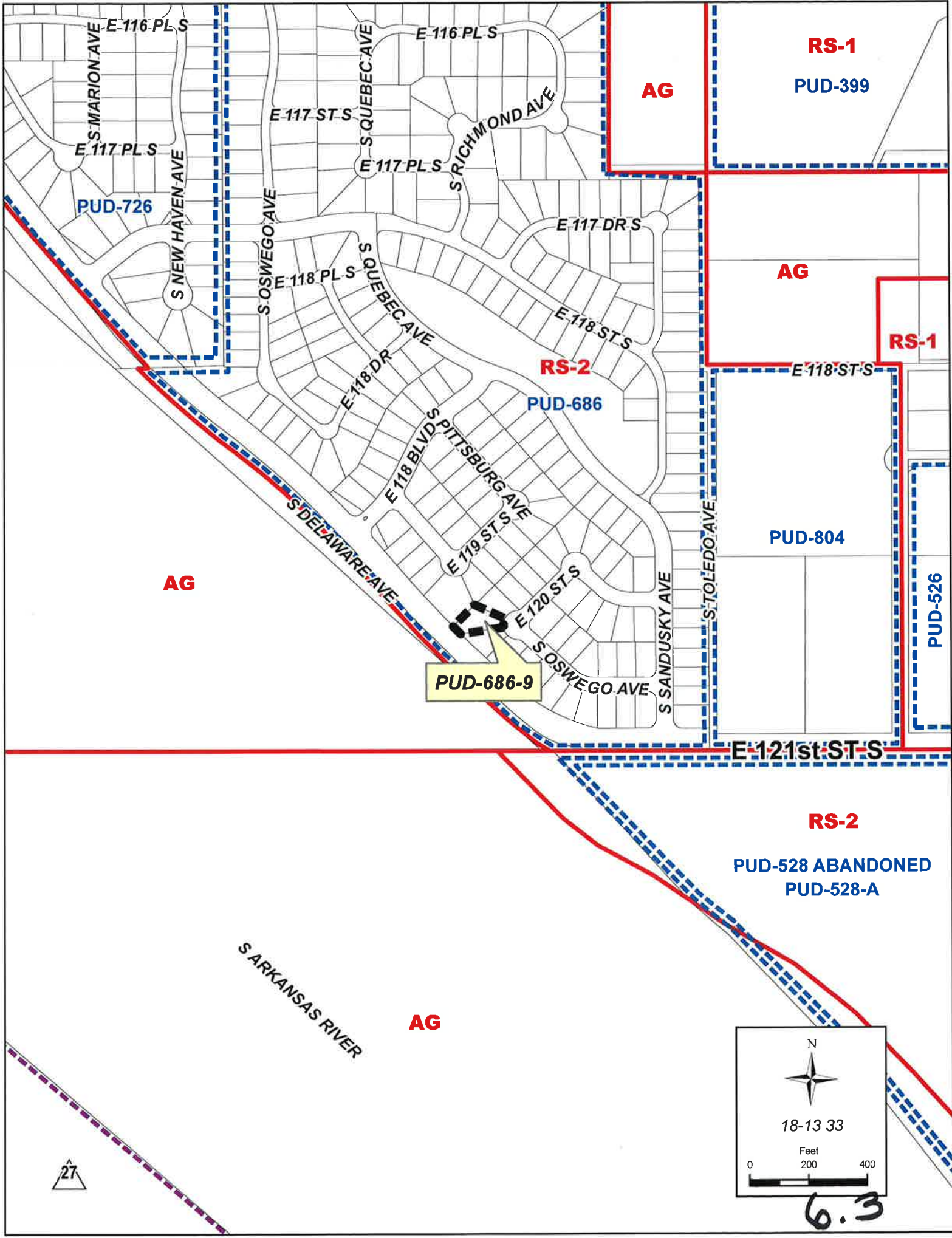
Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1007.H.9 PUD Section of the City of Tulsa Zoning Code.*

“Changes in structure heights, building setbacks, yards, open space, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered.”

Staff has reviewed the request and determined:

- 1) Modification of the front yard coverage is consistent with previously constructed homes and circle drives in the neighborhood.
- 2) The applicant has provided support from the homeowners association for the request.
- 3) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 4) All remaining development standards defined in PUD 5896-9 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to change the driveway coverage permitted on Lot 40, Block 2 of Wind River from 32% to 50%.



RS-1

PUD-399

AG

PUD-726

AG

RS-1

RS-2

PUD-686

PUD-804

PUD-526

AG

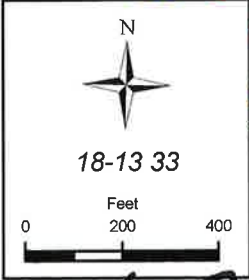
PUD-686-9

RS-2

PUD-528 ABANDONED
PUD-528-A

AG

S ARKANSAS RIVER



6.3

27



PUD-686-9



18-13 33



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2, 12

6.5



E 118 BLVD

S PITTSBURG AVE

S OSWEGO AVE

E 119 STS

E 120 STS

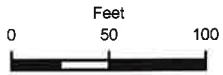
S OSWEGO AVE

S DELAWARE AVE

PUD-686-9



18-13 33



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

65



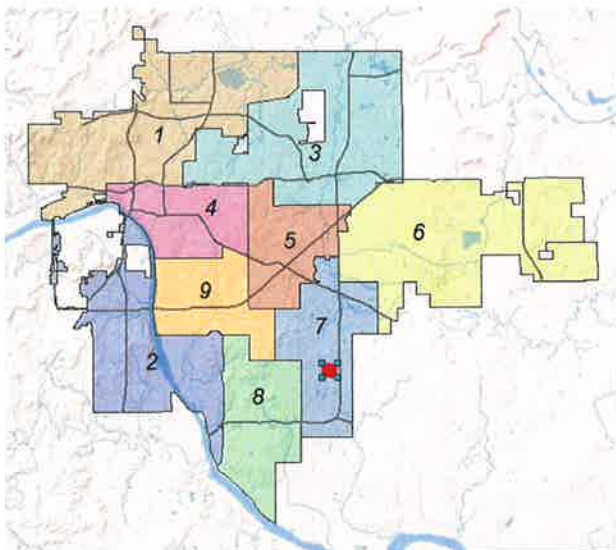
Case #: Z-4900-SP-9
Detailed Site Plan

Hearing Date: April 2, 2014

Case Report Prepared by:
 Dwayne Wilkerson / Jay Hoyt

Owner and Applicant Information:
 Applicant: Continental 302 Fund LLC
 Property Owner: Continental 302 Fund LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for new multifamily neighborhood with two story buildings in a Corridor District.

Gross Land Area:
 19.6+ Acres

Location:
 Southeast corner of South Mingo Road and East 75th Street South.

Zoning:
 Existing Zoning: CO: Z-4900-SP-9
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: New Neighborhood
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project conforms with the development standards defined in the Corridor Development Plan

Staff Data:
 TRS: 8407
 CZM: 54 Atlas: 1127

City Council District: 7
 Councilor Name: Arianna Moore

April 2, 2014

SECTION I: Z-4900-SP-1 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for multifamily dwellings in eleven two story buildings on a 19 acre site in a Corridor District. The detailed site plan includes a clubhouse with a swimming pool and other amenities for the residences.

PERMITTED USES:

The allowed use defined in Z-4900-SP-9 is to permit Use Unit 8, Multifamily Dwelling and Similar Uses. Multifamily dwellings proposed for this project are allowed by right.

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 Corridor Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans and details are provided. The plan illustrates a design that will meet the minimum standards outlined in the Corridor Plan and in the Zoning Code and shall be pointed down and away from adjacent property lines.

SIGNAGE:

The site plan illustrates ground and wall sign locations which require a separate permit. All signage will be required to meet the Corridor Plan 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 are consistent with the Corridor Plan Development requirements and meet the minimum standards of the

7.2

Landscape portion of the Tulsa Zoning Code. Trash enclosures are consistent with the Corridor Plan Development requirements.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along the full length of frontage of East 75th Street as well as along the full length of frontage of South Mingo Road. The site plan also shows adequate pedestrian circulation interior to the development.

MISCELLANEOUS SITE CONSIDERATIONS:

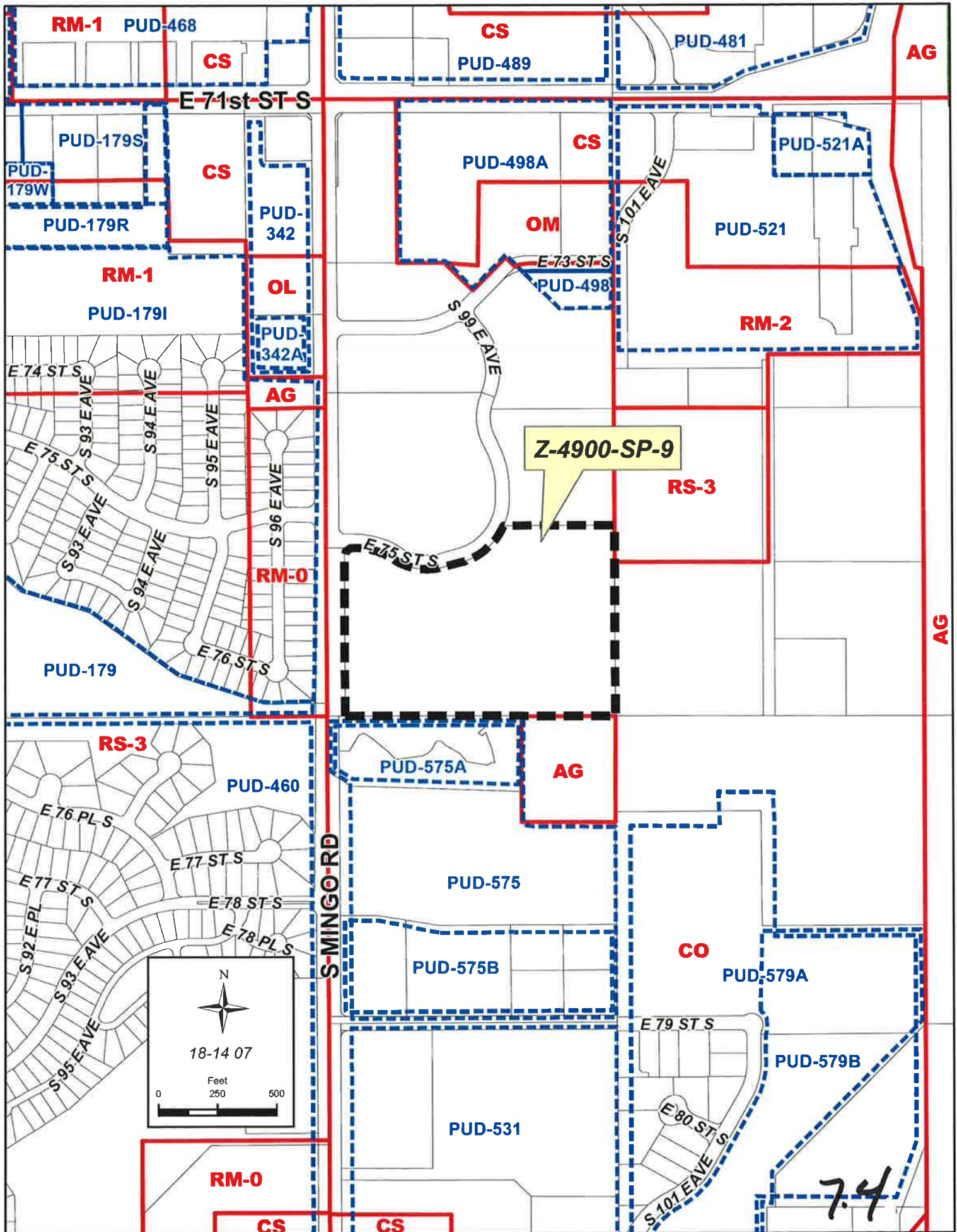
The property is bisected by an existing drainage way. Portions of the drainage way are designated as FEMA floodplain and City of Tulsa Regulatory floodplain. Retaining walls and improvements to grading in these areas are proposed to address the floodplain issues. The North portion of the project requires a 30 foot public right of way dedication for future street construction allowing vehicular and pedestrian access. The 30 foot right-of-way is also considered adequate for utility extensions for the property east of the site.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-4900-SP-9**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan, and the stated purposes of the Corridor District section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new multifamily dwellings.

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





E 71st ST S

E 73 ST S

E 74 ST S

S 99 EAVE

S 101 EAVE

Z-4900-SP-9

E 75 ST S

S 93 EAVE
S 94 EAVE
S 95 EAVE
S 96 EAVE

E 76 ST S

E 76 PL S

S MINGO RD

E 77 ST S

E 78 ST S

E 79 ST S

S 92 E PL
S 93 EAVE
S 95 EAVE

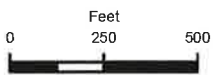
E 78 PL S

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

7.5



- LEGEND**
- PROPERTY LINE
 - - - FEMA FLOODPLAIN
 - - - CITY OF TULSA FLOODPLAIN
 - - - RETAINING WALL
 - - - EXISTING CONTOUR
 - - - PROPOSED CONTOUR
 - T-11

DETAIL SITE PLAN DATA TABLE

1. General Notes: All work shall be in accordance with the approved Plans and Specifications. The Contractor shall be responsible for obtaining all necessary permits and approvals. All work shall be completed in accordance with the approved Plans and Specifications. All work shall be completed in accordance with the approved Plans and Specifications. All work shall be completed in accordance with the approved Plans and Specifications.

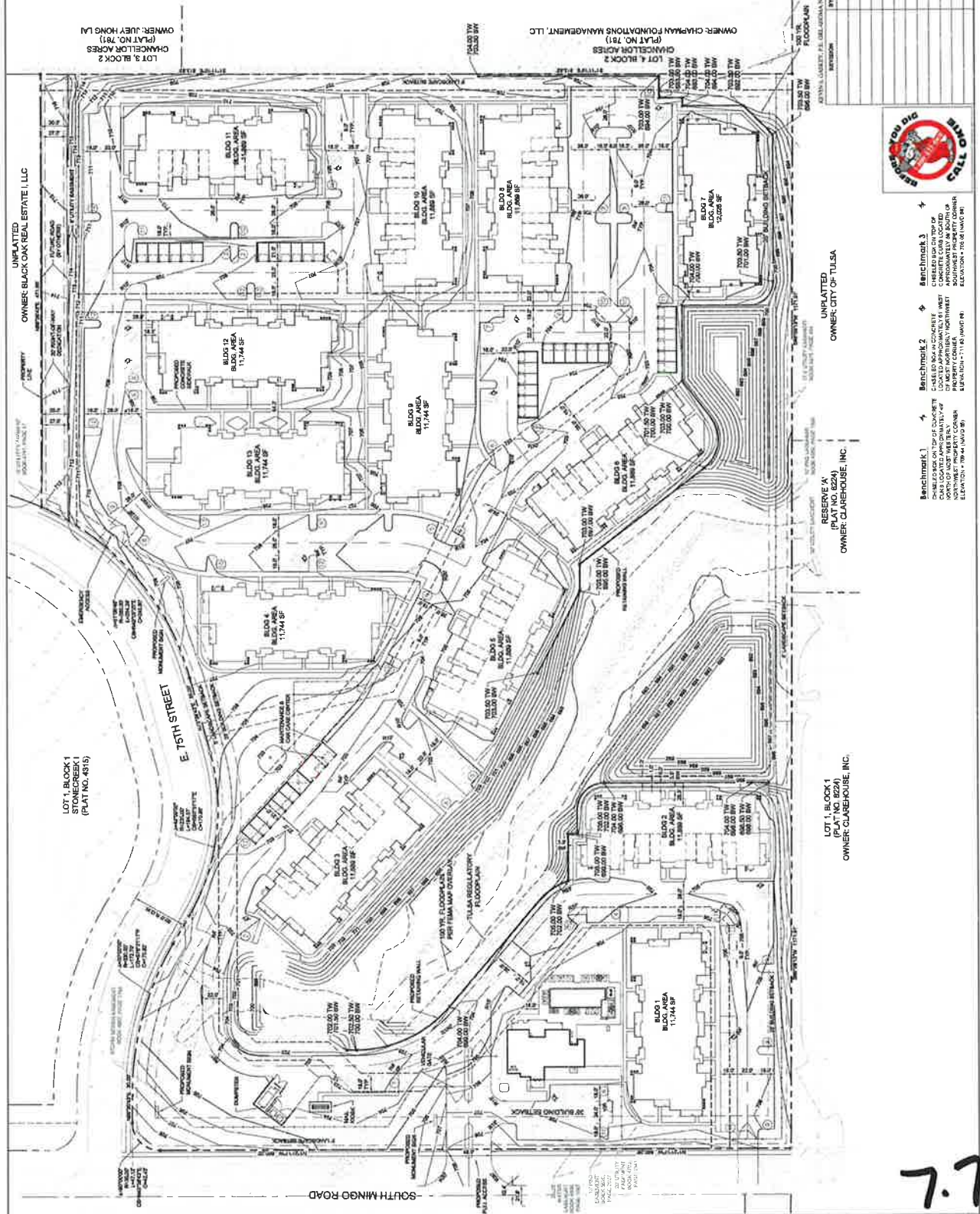
2. Survey Data: The site plan is based on a survey conducted by [Surveyor Name] dated [Date]. The survey shows the boundaries and dimensions of the site and the locations of the proposed buildings. The survey data is shown on the site plan and is subject to verification by the City of Tulsa.

3. Building Footprints: The building footprints are shown on the site plan and are subject to approval by the City of Tulsa. The building footprints are shown on the site plan and are subject to approval by the City of Tulsa. The building footprints are shown on the site plan and are subject to approval by the City of Tulsa.

4. Grading and Drainage: The site plan shows the proposed grading and drainage system. The proposed grading is shown on the site plan and is subject to approval by the City of Tulsa. The proposed drainage system is shown on the site plan and is subject to approval by the City of Tulsa.

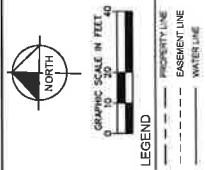
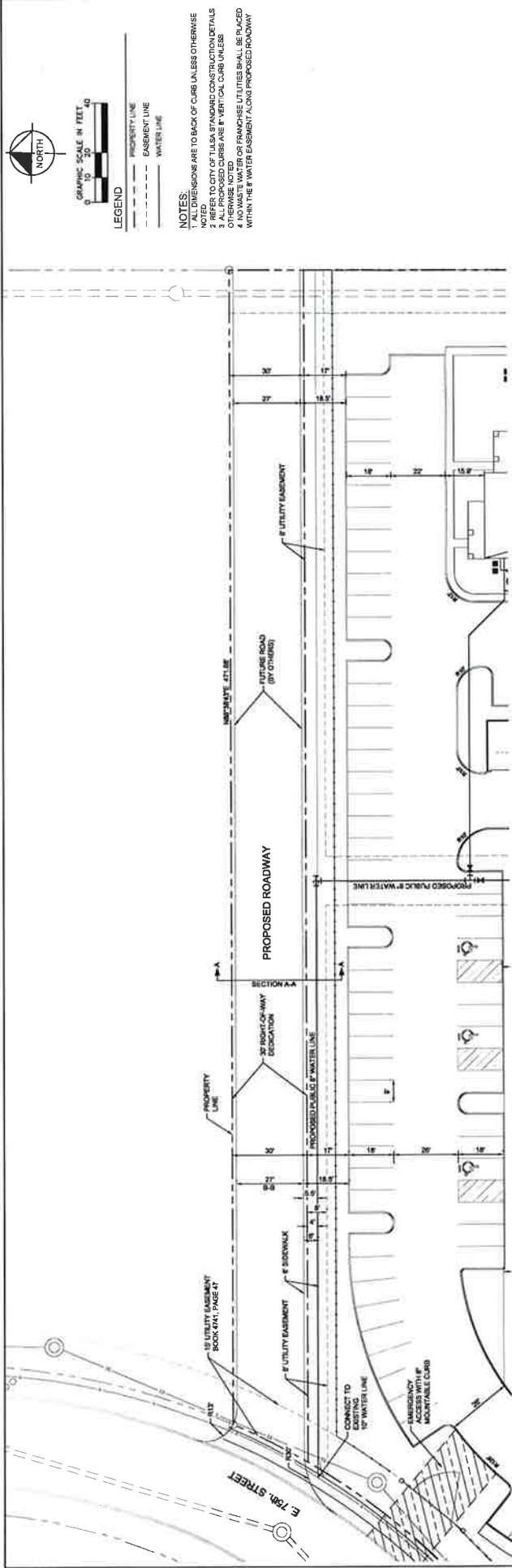
5. Utilities: The site plan shows the proposed utility lines. The proposed utility lines are shown on the site plan and are subject to approval by the City of Tulsa. The proposed utility lines are shown on the site plan and are subject to approval by the City of Tulsa.

CORRIDOR DEVELOPMENT PLAN
SPRINGS AT MINGO CROSSING
 CITY OF TULSA, OKLAHOMA
 Kimley-Horn and Associates, Inc.
 PLANNING DIVISION
 CIVIL ENGINEER
 APPROVED: [Signature]

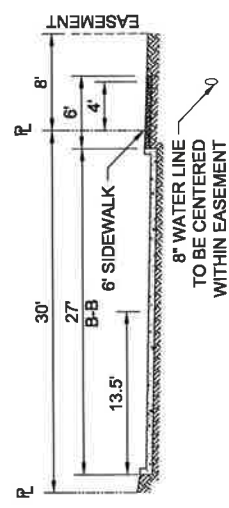


- Benchmark 1** CHANGELOR ACRES (PLAT NO. E224) OWNER: CLAREHOUSE, INC.
 CHECKED APPROXIMATELY 1/4 F (DATE) []
 CORNER: SOUTHWEST PROPERTY CORNER
 ELEVATION: 799.41 (MUD B)
 ELEVATION: 715.0 (MUD B)
- Benchmark 2** CHANGELOR ACRES (PLAT NO. 781) OWNER: JUEY HONG LAI
 CHECKED APPROXIMATELY 1/4 F (DATE) []
 CORNER: SOUTHWEST PROPERTY CORNER
 ELEVATION: 799.41 (MUD B)
 ELEVATION: 715.0 (MUD B)
- Benchmark 3** CHANGELOR ACRES (PLAT NO. E224) OWNER: CLAREHOUSE, INC.
 CHECKED APPROXIMATELY 1/4 F (DATE) []
 CORNER: SOUTHWEST PROPERTY CORNER
 ELEVATION: 799.41 (MUD B)
 ELEVATION: 715.0 (MUD B)

7.7



NOTES:
 1 ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2 REFER TO CITY OF TULSA STANDARD CONSTRUCTION DETAILS.
 3 ALL PROPOSED CURBS ARE 8\"/>



DATE: _____
 PROPOSED ROADWAY EXHIBIT

SPRINGS AT MINGO CROSSING

CITY OF TULSA, OKLAHOMA

KNIMLEY-HORN and Associates, Inc.
 ENGINEERS, ARCHITECTS, PLANNERS
 1000 N. WASHINGTON
 TULSA, OKLAHOMA 74103
 TEL: 918.492.1111
 FAX: 918.492.1112
 WWW.KHAINC.COM



- ◆ **Benchmark 1**
 CHIEF OF POLICE
 1000 N. WASHINGTON
 TULSA, OKLAHOMA 74103
 APPROXIMATELY 10' WEST
 OF MOST NORTHERLY NORTHWEST
 CORNER OF MAIN LOBBY
 ELEVATION: 1204.41 (VAND 88)
- ◆ **Benchmark 2**
 CHIEF OF POLICE
 1000 N. WASHINGTON
 TULSA, OKLAHOMA 74103
 APPROXIMATELY 10' WEST
 OF MOST NORTHERLY NORTHWEST
 CORNER OF MAIN LOBBY
 ELEVATION: 1204.41 (VAND 88)
- ◆ **Benchmark 3**
 CHIEF OF POLICE
 1000 N. WASHINGTON
 TULSA, OKLAHOMA 74103
 APPROXIMATELY 10' WEST
 OF MOST NORTHERLY NORTHWEST
 CORNER OF MAIN LOBBY
 ELEVATION: 1204.41 (VAND 88)

7.8

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PERSPECTIVES

ASK-001 | 03/05/24

SPRINGS AT MINGO CREEK
S. MINGO ROAD & E. 75TH STREET TULSA, OK

Kahler Slater
experience design

7.9



PERSPECTIVES

ASK-002 | 03/03/14

SPRINGS AT MINGO CREEK
S. MINGO ROAD & E. 75TH STREET TULSA, OK

Kahler Slater
experience design

7.10

DRB-MATERIALS AND COMPONENTS

CEILING 1	(1) LAYER OF 5/8" TYPE "C" GYPSUM BOARD OVER 6-MIL VAPOR RETARDER ON METAL RESILIENT CHANNELS @ 12" O.C. INSTALLED PER U.L. P522 (1-HR. RATING).
EXTERIOR CEILING 2	(1) LAYER OF 5/8" EXTERIOR GRADE GYP. BD. W/ BEAD BOARD CEILING - SMOOTH FINISH
FASCIA 1	5/4 X 2 FIBER CEMENT SHADOW BOARD OVER 5/4 X 6 PAINTED FIBER CEMENT TRIM BOARD FASCIA - REFER TO EXTERIOR FINISH COLORS
FASCIA 2	5/4 X 8 PAINTED FIBER CEMENT TRIM BOARD FASCIA - REFER TO EXTERIOR FINISH COLORS
FIBER CEMENT TRIM 1	HARDIE TRIM SMOOTH BOARDS - INSTALLED AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS W/ PREFINISHED METAL FLASHING WHERE REQUIRED. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR - TIMBER BARK
FIREPLACE 1	PRE-FABRICATED DOUBLE-SIDED GAS FIREPLACE WITH STONE SURROUND & RAISED HEARTH
FOUNDATION 1	POST TENSIONED CONCRETE SLAB AND FOUNDATION SYSTEM DESIGNED BY OTHERS. PROVIDE ARCHITECTURAL RUBBER CONCRETE FINISH FOR EXPOSED FOUNDATIONS ABOVE GRADE - REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION.
GUTTER 1	PREFINISHED 5" ALUMINUM METAL GUTTER STYLE: K & 3" X 4" DOWNSPOUT ASSEMBLY, COLOR AS SELECTED BY OWNER. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS.
METAL ROOF 1	PAC CLAD - TITE-LOC 16" PANEL - REFER TO EXTERIOR FINISH COLORS
OVERHEAD DOOR 1	OVERHEAD SECTIONAL DOOR WITH INSULATED GLAZING
ROOF EDGE TRIM 1	PREFINISHED METAL TRIM - COLOR - TO MATCH ROOF
SHINGLE 1	TAMKO ARCHITECTURAL GRADE ASPHALT SHINGLES, STYLE: HERITAGE SERIES, COLOR: WEATHERED WOOD
SIDING 1	HARDIE PLANK SELECT CEDAR MILL FIBER CEMENT LAP SIDING - 8.25" W/ 7" EXPOSURE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR - REFER TO COLOR SCHEMES.
SIDING 2	HARDIE PANEL SMOOTH FIBER CEMENT VERTICAL SIDING W/ HARDIE TRIM 1/3 BATTEN BOARDS AT 16" OC VERTICAL. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR - REFER TO COLOR SCHEMES.
SIDING 3	HARDIE PANEL STUCCO FIBER CEMENT BOARD SIDING, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR - REFER TO COLOR SCHEMES.
SLAB 1	POST TENSIONED 4" REINFORCED CONCRETE SLAB ON GRADE W/ 10 MIL VAPOR BARRIER AND COMPACTED STONE BASE AS REQUIRED BY SOILS REPORT. REFER TO PIT DRAWINGS PREPARED BY OTHERS FOR ADDITIONAL INFORMATION.
SOFFIT 1	VENTED AND NON VENTED VINYL SOFFIT PANELS, UNIVERSAL TRIPLE.
STONE 1	CORONADO TEXAS RUBBLE SERIES THIN VENEER STONE - SERIES - CT116
STONE SILL 1	CORONADO WAINSCOTT CAPICHISELED WATER TABLE SILL - REFER TO EXTERIOR FINISH COLORS
STONE SILL 2	CORONADO CHISSELED STONE MANTEL - REFER TO EXTERIOR FINISH COLORS

EXTERIOR FINISH COLORS

BRACKET 1	TIMBERBARK
DOORS	TIMBERBARK
EXTERIOR CEILINGS	PPG PAINT #515-5 "STONEHENGRE GREIGE"
FIBER CEMENT TRIM 1	TIMBERBARK
GARAGE DOORS	PRE-FINISHED - BRONZE
GUTTERS/DOWNSPOUTS	PRE-FINISHED - BRONZE
METAL RAILINGS	PRE-FINISHED - BLACK
METAL ROOF 1	PRE-FINISHED - SILVER
RAFTERS	PAINTED CEDAR - COLOR T.B.D.
SHINGLE 1	TAMKO "WEATHERED WOOD"
SIDING 1	PRE-FINISHED - HEATHERED MOSS or PPG PAINT #410-4 "OLIVE SPRIG"
SIDING 2	PRE-FINISHED - MOUNTAIN SAGE or PPG PAINT #410-7 "PINETOP"
SIDING 3	PRE-FINISHED - MONTEREY TAUPE or PPG PAINT #515-5 "STONEHENGRE GREIGE"
SOFFIT PANELS	PRE-FINISHED TO MATCH "TIMBER BARK"
STONE 1	CORONADO "COUNTRY TEXAS RUBBLE" SERIES: TEXAS CREAM CT116
STONE SILL 1	CORONADO - LOMPOC
STONE SILL 2	CORONADO - LOMPOC
STOREFRONT WINDOWS	CLEAR ANODIZED
WINDOWS	PRE-FINISHED - BEIGE OR CLAY



MATERIALS & COMPONENTS

ASK-003 | 03/03/14

SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK 74133

Kahler Slater
experience.design

7.11



REAR ELEVATION
1/8" = 1'-0"



LEFT ELEVATION
1/8" = 1'-0"



RIGHT ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

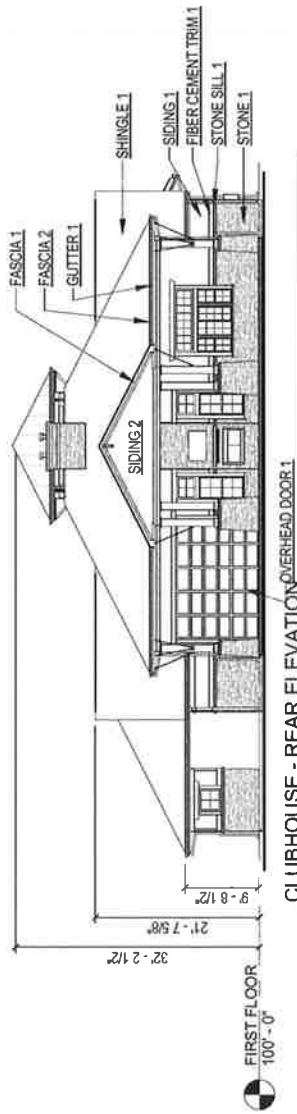
CLUBHOUSE ELEVATIONS

ASK-004 | 03/03/24

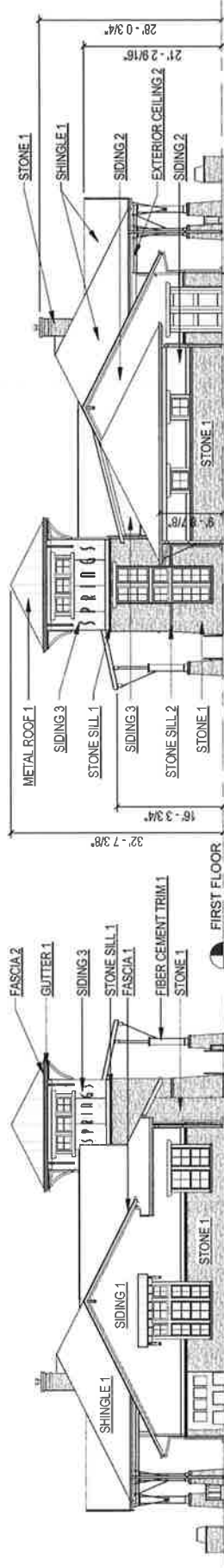
SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK 74133

Kahler Slater
ARCHITECTS PLLC

7.12

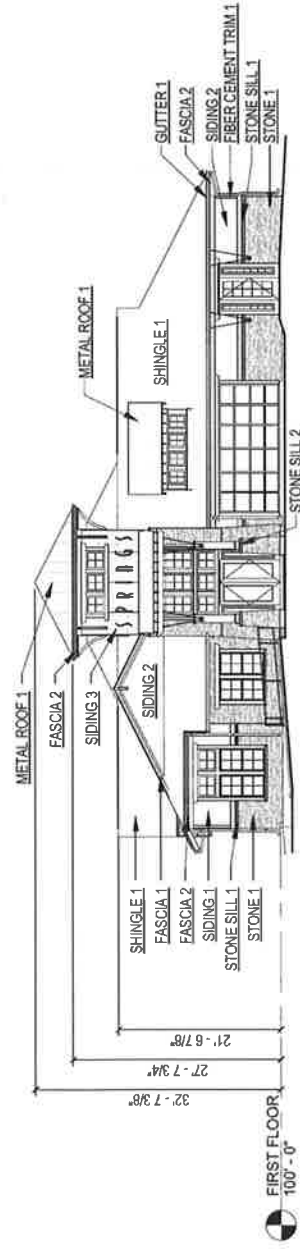


CLUBHOUSE - REAR ELEVATION OVERHEAD DOOR 1



CLUBHOUSE - LEFT ELEVATION

CLUBHOUSE - RIGHT ELEVATION



CLUBHOUSE - FRONT ELEVATION

CLUBHOUSE ELEVATIONS

ASK-005 | 03/02/14

SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK 74133

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experience • design

7.13



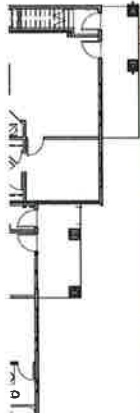
B4 REAR ELEVATION

3/6" = 1'-0"



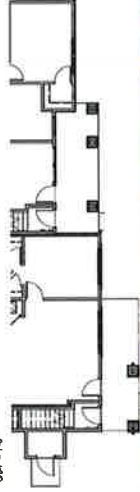
B4 LEFT ELEVATION

3/6" = 1'-0"



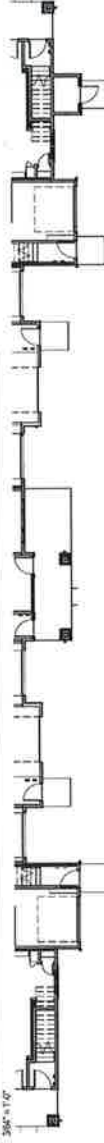
B4 RIGHT ELEVATION

3/6" = 1'-0"



B4 FRONT ELEVATION

3/6" = 1'-0"



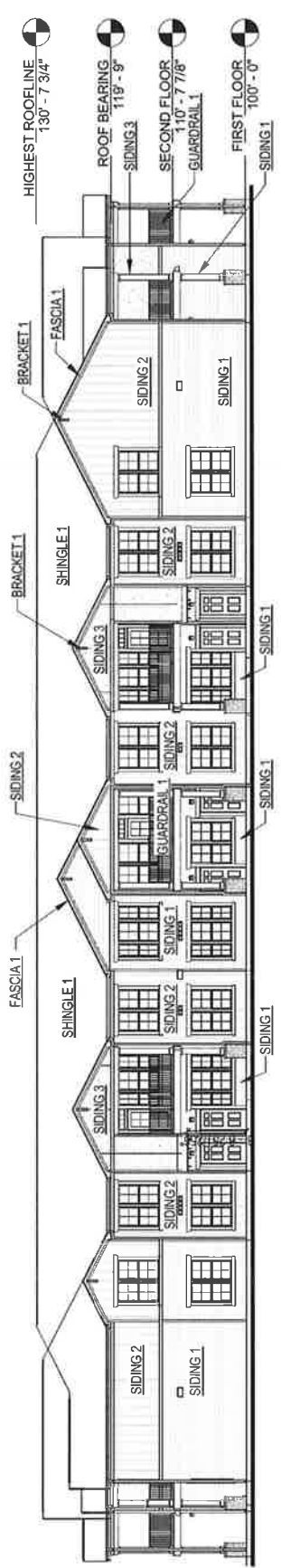
B4 ELEVATIONS

ASK-006 | 03/03/14

SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK 74133

Kahler Slater
experience design

7.14



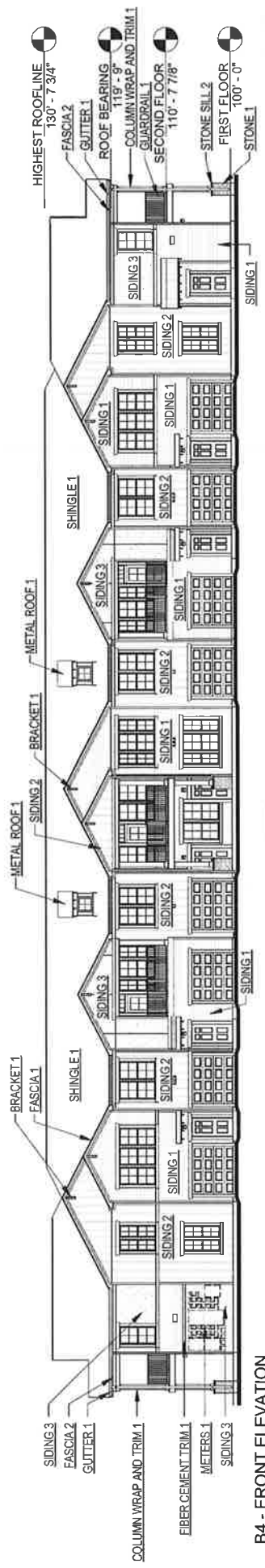
B4 - REAR ELEVATION



B4 - LEFT ELEVATION



B4 - RIGHT ELEVATION



B4 - FRONT ELEVATION

B4 ELEVATIONS

ASK-007 | 03/03/14

SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK 74133

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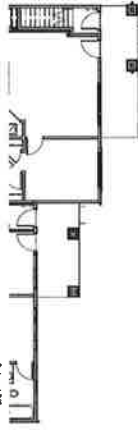


G24 REAR ELEVATION



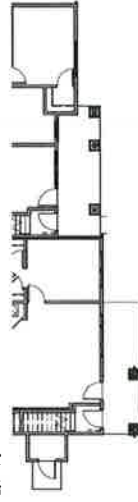
G24 LEFT ELEVATION

36'4" x 11'0"



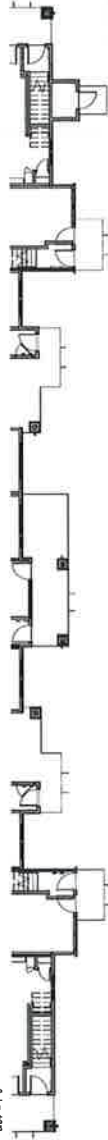
G24 RIGHT ELEVATION

36'4" x 11'0"



G24 FRONT ELEVATION

36'4" x 11'0"



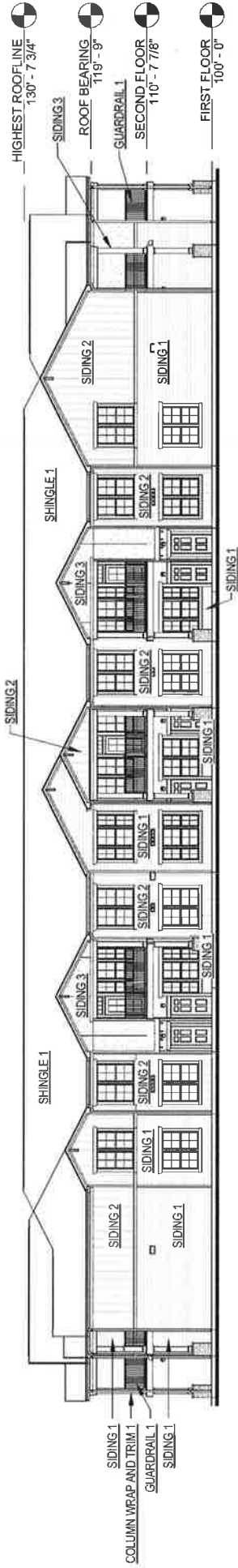
G24 ELEVATIONS

ASK-008 | 03/03/14

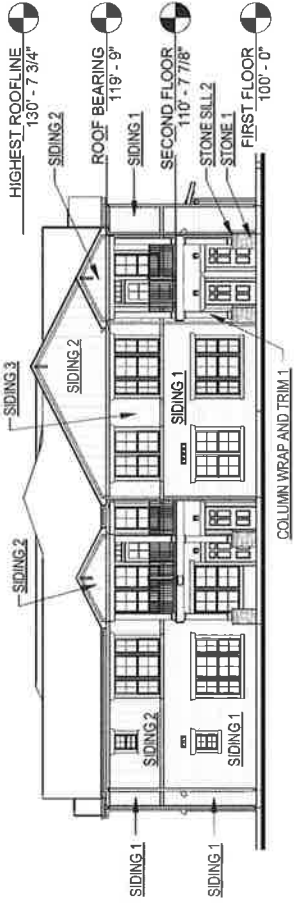
SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK 74133

Kahler Slater
experience design

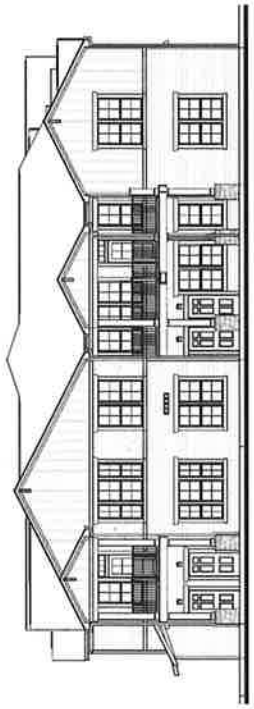
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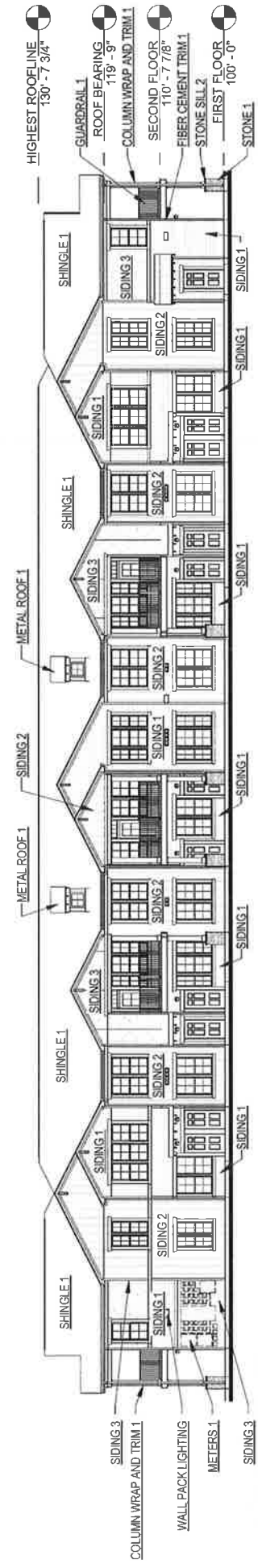
G24 - REAR ELEVATION



G24 - LEFT ELEVATION



G24 - RIGHT ELEVATION



G24 - FRONT ELEVATION

G24 ELEVATIONS

ASK-009 | 03/02/14

SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK 74133

Kahler Slater
experience design

7.17



G28 REAR ELEVATION
3/8" = 1'-0"



G28 LEFT ELEVATION
3/8" = 1'-0"



G28 RIGHT ELEVATION
3/8" = 1'-0"



G28 FRONT ELEVATION
3/8" = 1'-0"



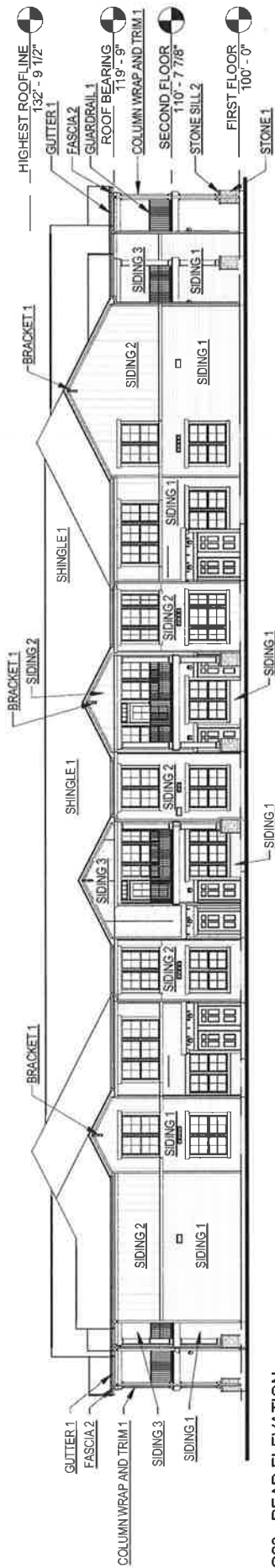
G28 ELEVATIONS

ASK-010 | 03/03/14

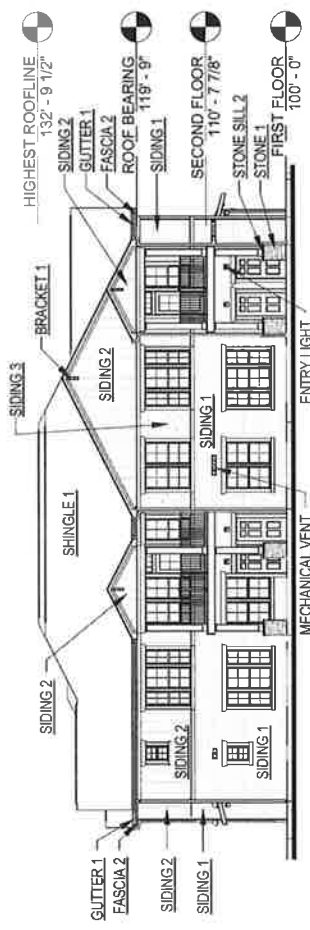
SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK 74133

Kahler Slater
experience design

7.18



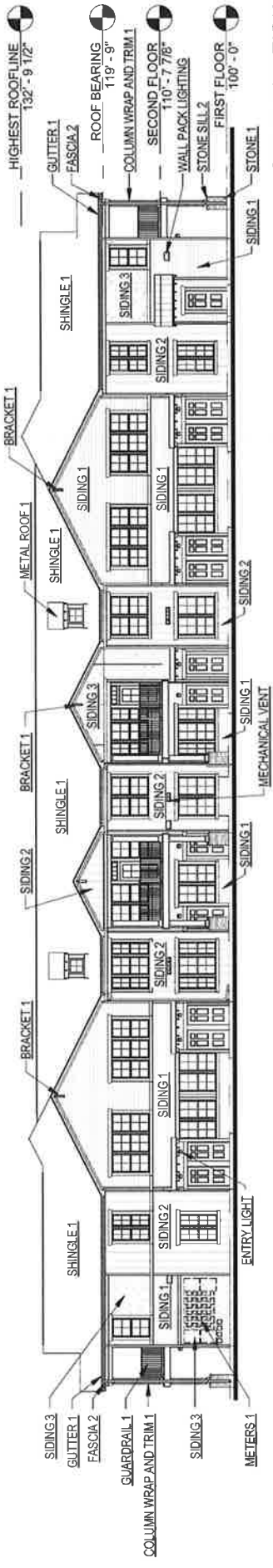
G28 - REAR ELEVATION



G28 - LEFT ELEVATION



G28 - RIGHT ELEVATION



G28 - FRONT ELEVATION

G28 ELEVATIONS

ASK-011 | 02/03/14

SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK 74133

Kahler Slater
experience design

7.19



MAINTENANCE BUILDING REAR ELEVATION
3/22" = 1'-0"



MAINTENANCE BUILDING LEFT ELEVATION
3/22" = 1'-0"



MAINTENANCE BUILDING RIGHT ELEVATION
3/22" = 1'-0"



MAINTENANCE BUILDING FRONT ELEVATION
3/22" = 1'-0"

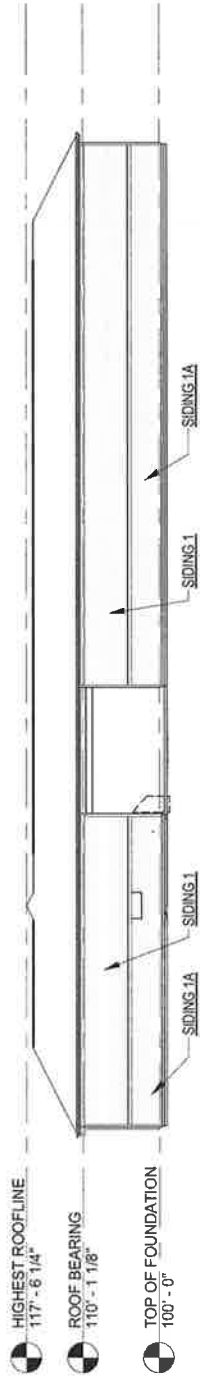
MAINTENANCE BUILDING ELEVATIONS

ASK-012 | 03/03/14

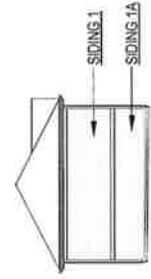
SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK

Kahler Slater
experience design

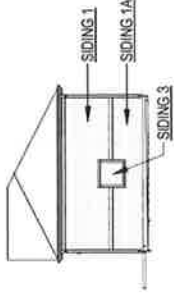
7.20



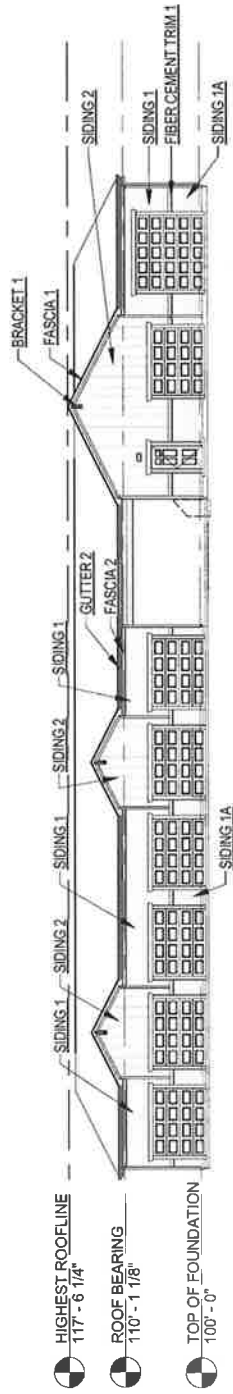
MAINT. BUILDING - REAR ELEVATION
1/16" = 1'-0"



MAINT. BUILDING - LEFT ELEVATION
1/16" = 1'-0"



MAINT. BUILDING - RIGHT ELEVATION
1/16" = 1'-0"



MAINT. BUILDING - FRONT ELEVATION
1/16" = 1'-0"

MAINTENANCE BUILDING ELEVATIONS

ASK-013 | 03/03/14

SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK

Kahler Slater
experience design



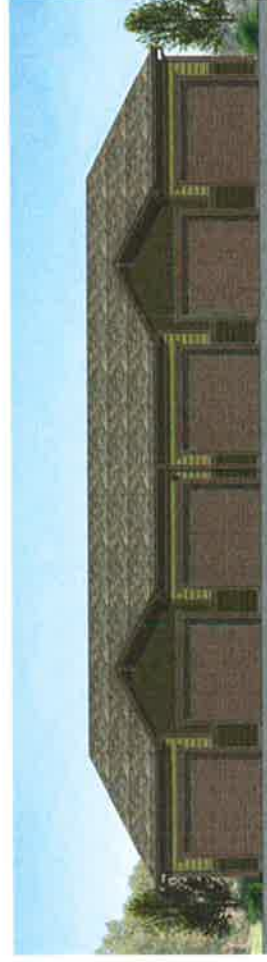
6-BAY GARAGE REAR ELEVATION
3/22 * 1/0'



6-BAY GARAGE LEFT ELEVATION
3/22 * 1/0'



6-BAY GARAGE RIGHT ELEVATION
3/22 * 1/0'



6-BAY GARAGE FRONT ELEVATION
3/22 * 1/0'

6-BAY GARAGE ELEVATIONS

ASK-014 | 03/03/14

SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK

Kahler Slater
experience design

7.22

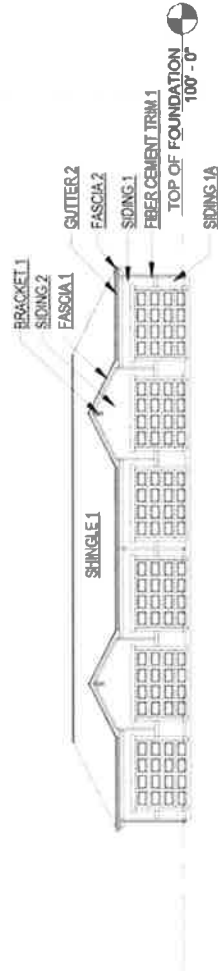


6-BAY GARAGE - REAR ELEVATION



6-BAY GARAGE - LEFT ELEVATION

6-BAY GARAGE - RIGHT ELEVATION



6-BAY GARAGE - FRONT ELEVATION

6-BAY GARAGE ELEVATIONS

ASK-015 | 03/03/14

SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK

Kahler Slater
experiences design

7.23



TRASH ENCLOSURE REAR ELEVATION
332' x 14'



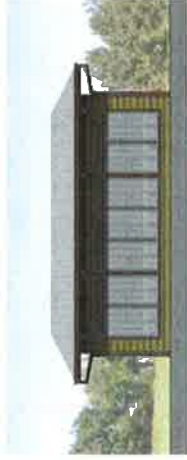
TRASH ENCLOSURE LEFT ELEVATION
332' x 14'



TRASH ENCLOSURE RIGHT ELEVATION
332' x 14'



TRASH ENCLOSURE FRONT ELEVATION
332' x 14'



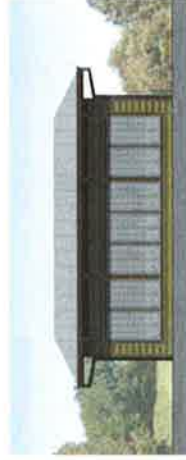
MAIL KIOSK REAR ELEVATION
332' x 14'



MAIL KIOSK LEFT ELEVATION
332' x 14'



MAIL KIOSK RIGHT ELEVATION
332' x 14'



MAIL KIOSK FRONT ELEVATION
332' x 14'

TRASH ENCLOSURE AND MAIL KIOSK ELEVATIONS

ASK-016 | 03/03/14

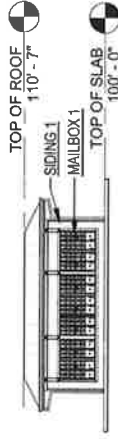
SPRINGS AT MINGO CROSSING
SOUTH MINGO ROAD & EAST 75TH STREET TULSA, OK

Kahler Slater
experience design

7.24



TRASH ENCLOSURE - REAR ELEVATION



MAIL KIOSK - REAR ELEVATION



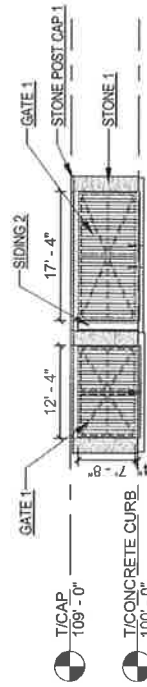
TRASH ENCLOSURE - LEFT ELEVATION

TRASH ENCLOSURE - RIGHT ELEVATION

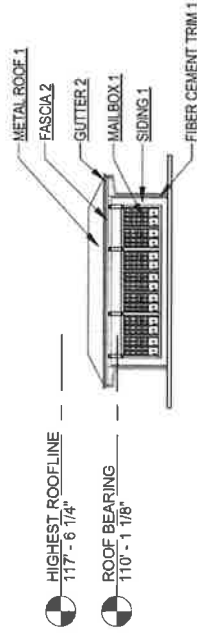


MAIL KIOSK - LEFT ELEVATION

MAIL KIOSK - RIGHT ELEVATION



TRASH ENCLOSURE - FRONT ELEVATION



MAIL KIOSK - FRONT ELEVATION

TRASH ENCLOSURE AND MAIL KIOSK ELEVATIONS

ASK-017 | 03/03/14



NOT FOR CONSTRUCTION

Revisions

DESIGN DEVELOPMENT PACKAGE

Drawing Date
FEBRUARY 28, 2014

SPRINGS AT MINGO CROSSING

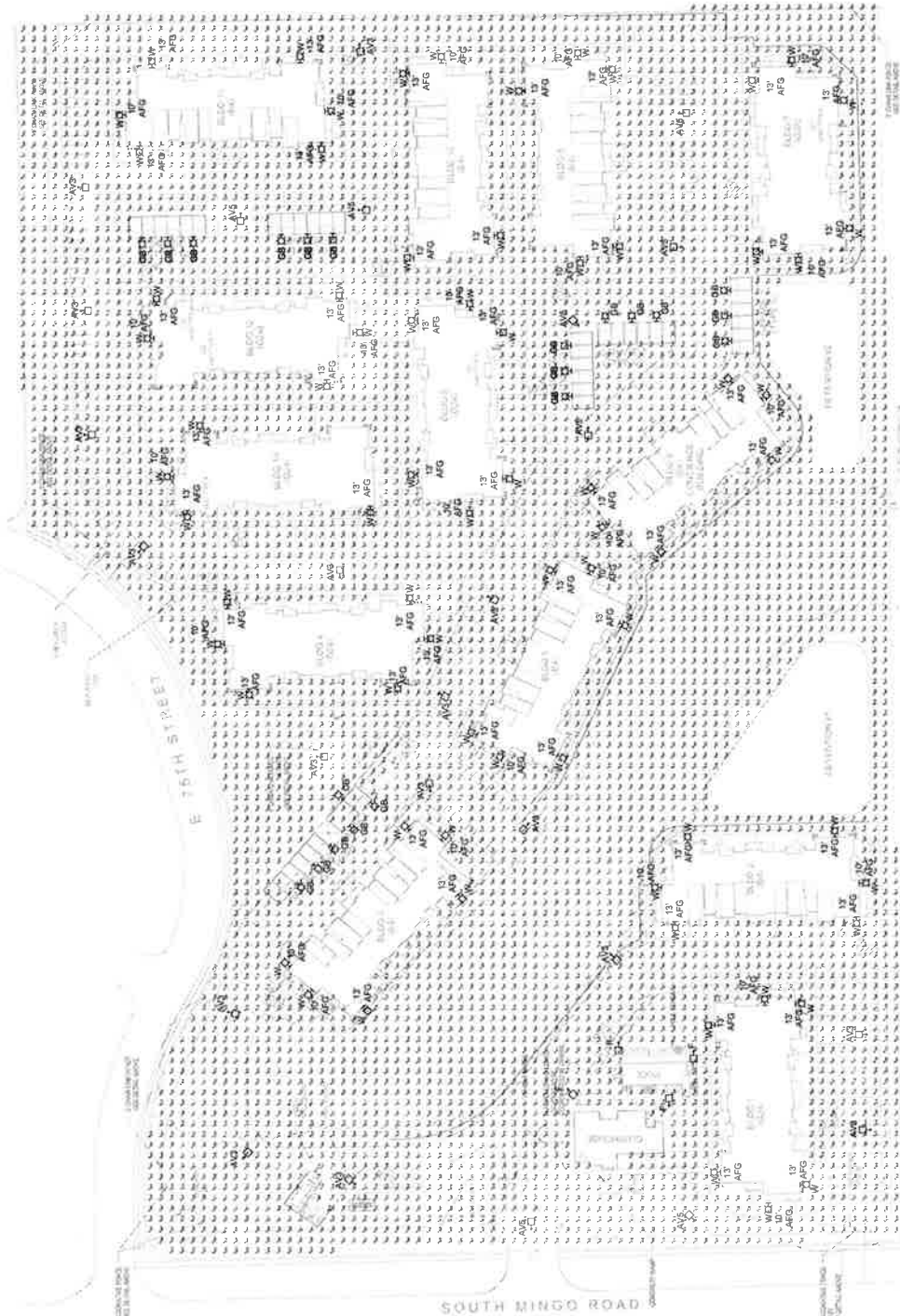
**SOUTH MINGO ROAD & EAST 18TH STREET
 TULSA, OK**

Project No.
214006 01

Sheet Title
PHOTOMETRIC PLAN

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 111 South Mingo Avenue, Memphis, Tennessee 38117
 (901) 525-1100
 4 East Ellis Street, Suite 100, Tulsa, Oklahoma 74103
 (918) 438-1111

E3.1.12



Symbol	Footcandle	Notes
W	10	WALL LIGHT
GD	10	GRAND
AV3	10	AV3
B	10	B
F	10	F

7.26

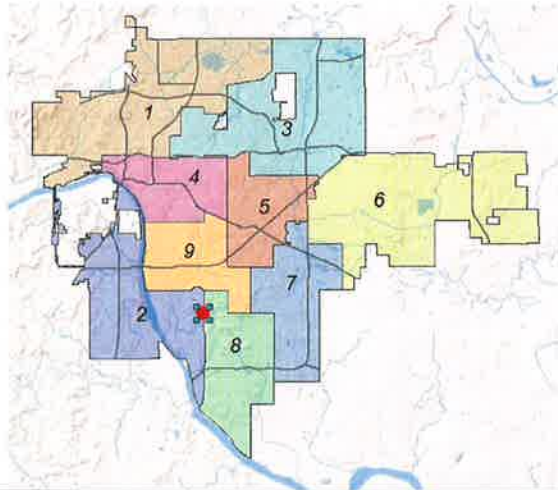


Case #: PUD 687-1
Minor Amendment
Hearing Date: April 2, 2014

Case Report Prepared by:
 Dwayne Wilkerson

Owner and Applicant Information:
 Applicant: South 71 Building LLC
 Property Owner: South 71 Building, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Concept summary:
 Modify the sign standards of the PUD to allow a 12 square foot wall sign for tenant identification. The wall signs will be mounted on the north façade of buildings 2 and 3.
 Location:
 West of the Southwest Corner of East 71st Street South at South Memorial Drive.

Zoning:
 Existing Zoning: OL/PUD 687
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends **approval**. The requested wall signage is significantly below the wall signage allowed in the PUD chapter of the zoning code and the requested signage is consistent with the office design standards at this location.

Comprehensive Plan:
 Land Use Map: New Neighborhood
 Growth and Stability Map: Growth

Staff Data:
 TRS: 8308
 CZM: 52
 Atlas: 1136

City Council District: 2
 Councilor Name: Jeannie Cue

SECTION 1: PUD-687-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD sign standards to allow one wall sign on the north façade of Building #2 and one wall sign on the north façade of Building #3. The maximum sign size allowed will be 12 square feet and will be used for tenant identification only. The signs will be non-lighted signs.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1007.H.12 PUD Section of the City of Tulsa Zoning Code.*

“Modifications to approved signage, provided the size, location, number and character of the signs is not substantially altered.”

Staff has reviewed the request and determined:

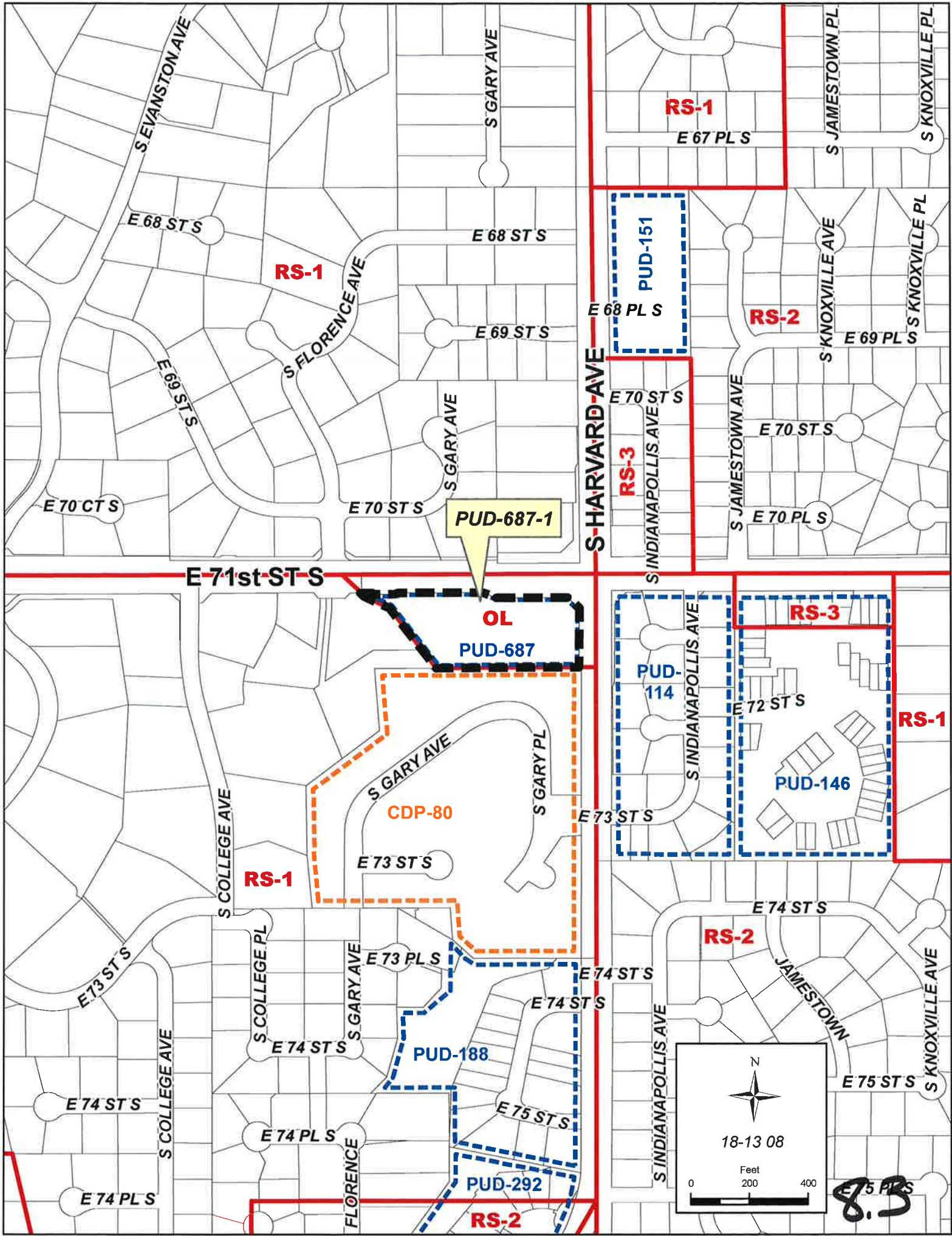
- 1) Modification allowing tenant identification wall signage is not injurious to the other properties in the Planned Unit Development.
- 2) The requested amendment for wall signage is less than 10% of wall signage allowed by the PUD section of the Zoning Code.
- 3) All remaining development standards defined in PUD 687 shall remain in effect.
- 4) The PUD requires City Council approval for any amendment to this PUD therefore this amendment will proceed to City Council for final approval.

With considerations listed above, staff recommends **approval** of the minor amendment request to allow one (1), twelve (12) square foot tenant identification sign on the north face of buildings 2 and 3 as illustrated on the exhibits in Section II.

Section II: Applicant Exhibits

Wall Signage Concept

Site Plan illustrating building 1 and 2 locations.



PUD-687-1

OL
PUD-687

8.3



PUD-687-1

18-13 08

Feet
0 200 400

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

8.4



E 70 ST S

S GARY AVE

E 71st ST S

PUD-687-1

S HARVARD AVE

S GARY AVE

S GARY PL



18-13 08



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

8.5



a-max
SIGN COMPANY, INC.
www.amaxsign.com

9520 E. 55th Place
Tulsa, Oklahoma 74146
ph. (918)622-0651 ... fax. (918)622-0659

QUALITY VALUE ASSURANCE

SCALE: ACTUAL
DATE: 03-04-14
FILE NAME: TNT SIGNWALL
SALES REP: BRUCE ANDERSON
DRAWN BY: BB
PROJECT: MARTI LEVINSON DDS
LOCATION: TULSA
ADDRESS: 3124 E 71ST

Signs will be built to meet UL specifications as required.
 All signs and outlet lighting must comply with Article 600 of the NEC, including proper grounding and bonding.

CLIENT APPROVAL / DATE:

LANDLORD APPROVAL / DATE:

These drawings are the property of A-Max Sign Company and should not be copied, reproduced or distributed in any fashion other than for the purchase of the product illustrated.
No warranty is made or implied in these drawings or specifications.
© A-Max Sign Company, 2012

REVISIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

SHEET NUMBER **1 of 2**
DWG **030414-26**

Wall signage concept only allowed on buildings 1 and 2



S/F TEANT SIGN
SCALE: 1" = 1'

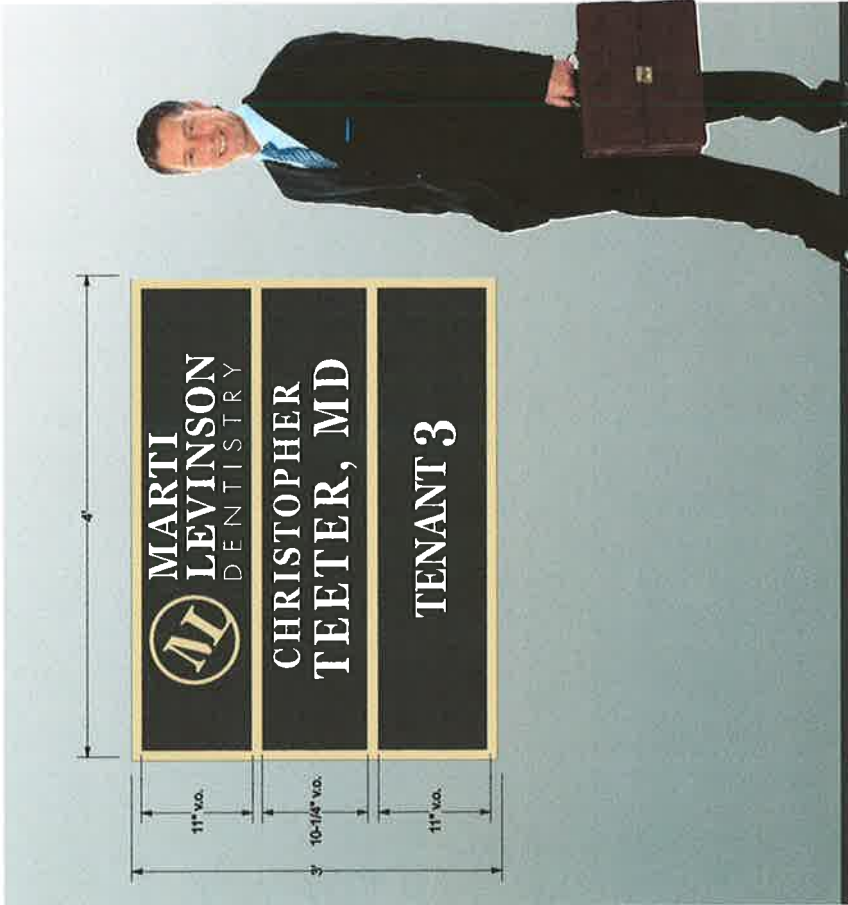
A.1

A S/F Non-Lighted Sign Cabinet, Retainers and Dividers Painted to Match Beige Trim of Building

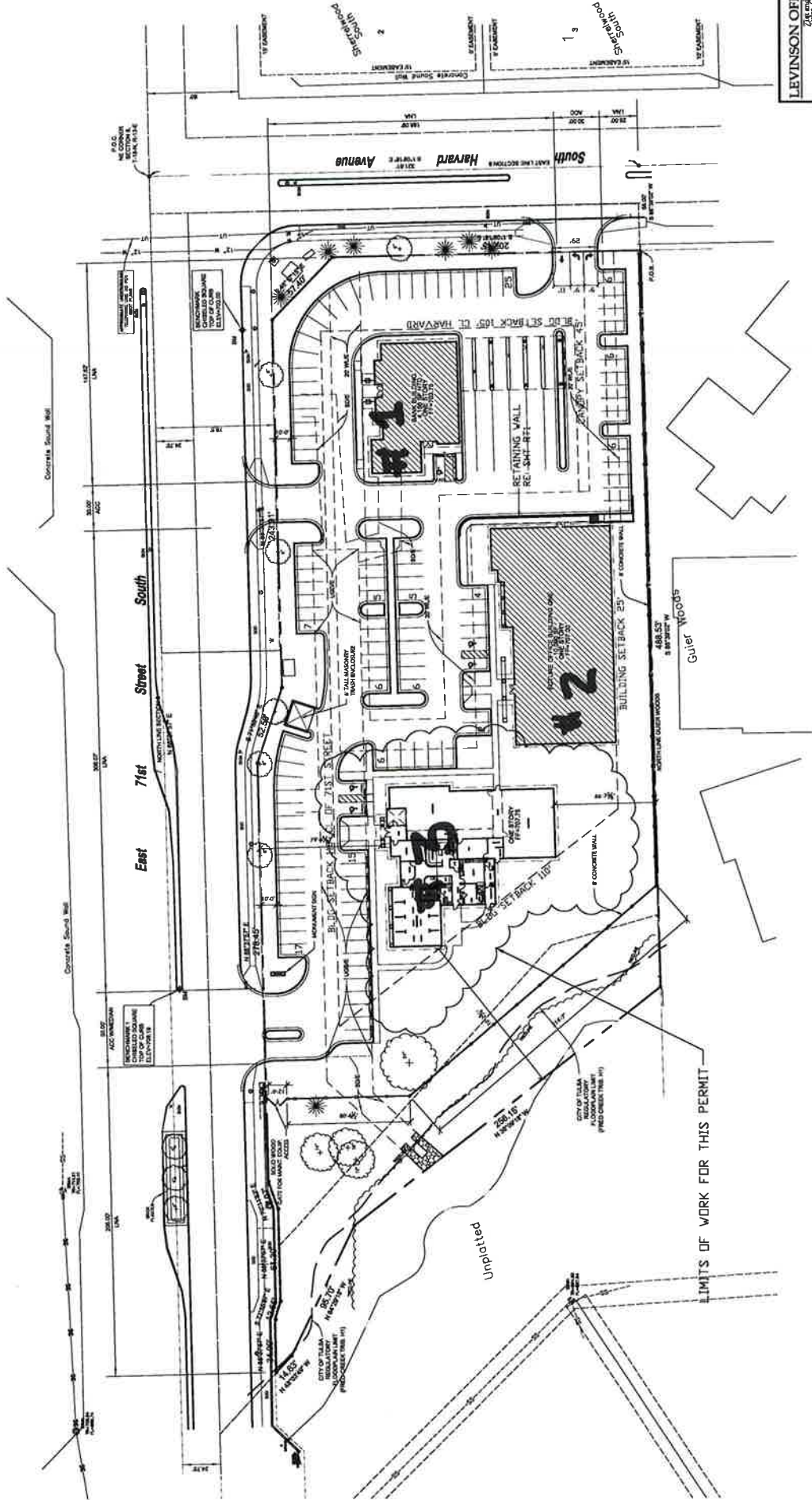
B White Acrylic Panels w/ Reverse Weed 3M 7725-41 Dark Gray

- Dimensions subject to minor change due to detailed design considerations.
- A-Max Sign Company will endeavor to closely match the dimensions of the original. We cannot guarantee exact ratios due to varying compatibility of surface materials, vinyl and joints used.
- A-Max Sign Company is not responsible for typographical errors.

PROPOSED
SCALE: 1/4" = 1'



8.6



LEVINSON OFFICE BUILDING 71st Street, Harvard Avenue Tulsa, Oklahoma	
	SOUTHERN BUILDING, LLC 71st Street, Harvard Avenue Tulsa, Oklahoma 74116
JOB NUMBER: 212027 DATE: 11-15-2011	JOB NUMBER: 212027 DATE: 11-15-2011
SITE PLAN SHEET NUMBER: S1 OF 1	

1 SITE PLAN
1" = 30'-0"

POP: 687-1 minor amendment Site Plan

8.7





Case #: Z-7008-SP-1
Detailed Site Plan

Hearing Date: April 2, 2014

Case Report Prepared by:

Dwayne Wilkerson / Jay Hoyt

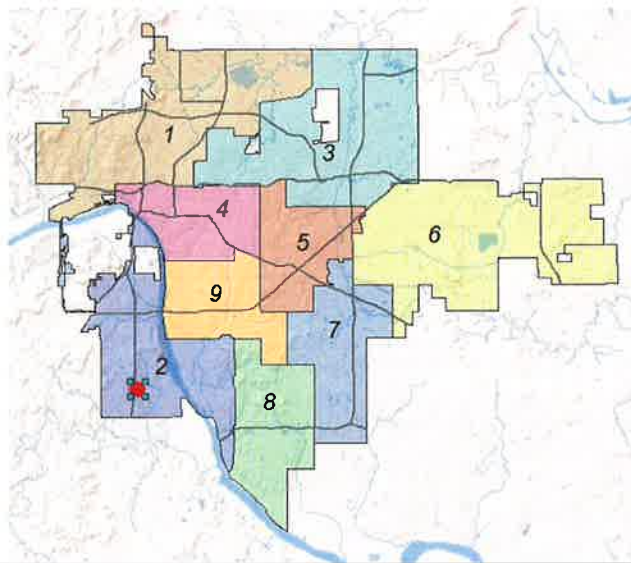
Owner and Applicant Information:

Applicant: Brad Moss

Property Owner: Warren Professional Group, Tom Cooper

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new 21,000+/- square foot medical office building in part of Lot 11, Block 1 of Tulsa Hills

Gross Land Area:
2.6+ Acres

Location:

Northwest of the intersection of South Olympia Avenue and West 81st Street South

Zoning:

Existing Zoning: CO: Z-7008-SP-1

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: New Neighborhood

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project conforms with the development standards defined in the Corridor Development Plan

Staff Data:

TRS: 8407

CZM: 51

Atlas: 772

City Council District: 2

Councilor Name:

Jeannie Cue

9.1

April 2, 2014

SECTION I: Z-7008-SP-1 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new medical clinic building. The proposed development is located in Z-7008-SP-1, Development Area F for this facility.

PERMITTED USES:

Uses permitted as a matter of right are Use Units 10, Off Street Parking; 11, Offices and Studies, Including Drive-Thru Banking Facilities; 12, Entertainment and Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; and uses customarily accessory to permitted principal uses. The Medical Clinic proposed for this project is classified Use Unit 11 and is allowed by right.

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 Corridor Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new buildings are not limited by architectural style in the Corridor Plan except that individual buildings adjacent to US Highway 75, West 71st Street South and West 81st Street South shall have elevations which are consistent in color and similar materials on all sides.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting is shown on the site plan and site lighting details are provided. The plan illustrates a design that will meet the minimum standards outlined in the Corridor Plan and in the Zoning Code. Light standards whether pole or building mounted are not to exceed 35 feet in height and shall be hooded and directed downward and away from the west boundary.

SIGNAGE:

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

9.2

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

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Plan Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. Landscape plan has been provided for reference only. This staff report does not remove separate landscape plan review process. Trash enclosure must be of masonry construction.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along South Olympia Avenue. In addition the plan displays adequate pedestrian circulation interior to the development. Sidewalk shall be constructed along South Olympia Avenue across reserve area immediately to the South of the project site.

MISCELLANEOUS SITE CONSIDERATIONS:

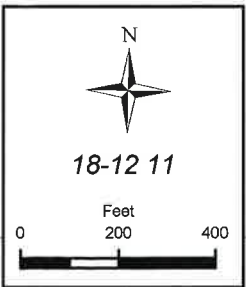
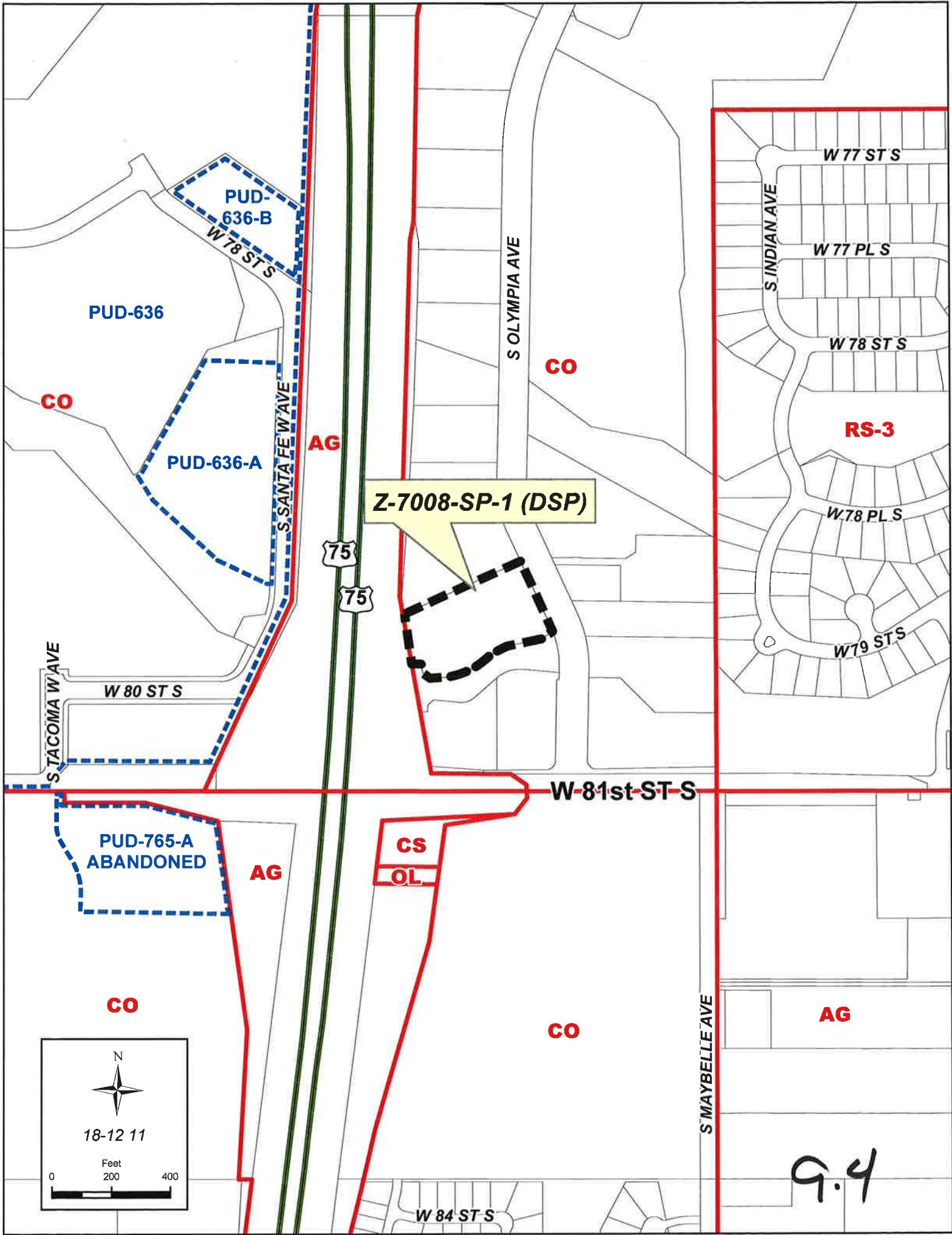
There are no concerns regarding the development of this area.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-7008-SP-1**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan, and the stated purposes of the Corridor District section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new medical clinic.

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



9.4



Z-7008-SP-1 (DSP)

S TACOMA WAVE

W 80 ST S

S SANTA FE WAVE

75
75

S OLYMPIA AVE

S INDIAN AVE

W 77 ST S

W 77 PL S

W 78 ST S

W 78 PL S

W 79 ST S

W 81st ST S

S MAYBELLE AVE

W 84 ST S

9.5

N

18-12 11

0 200 400

Feet

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

C-101

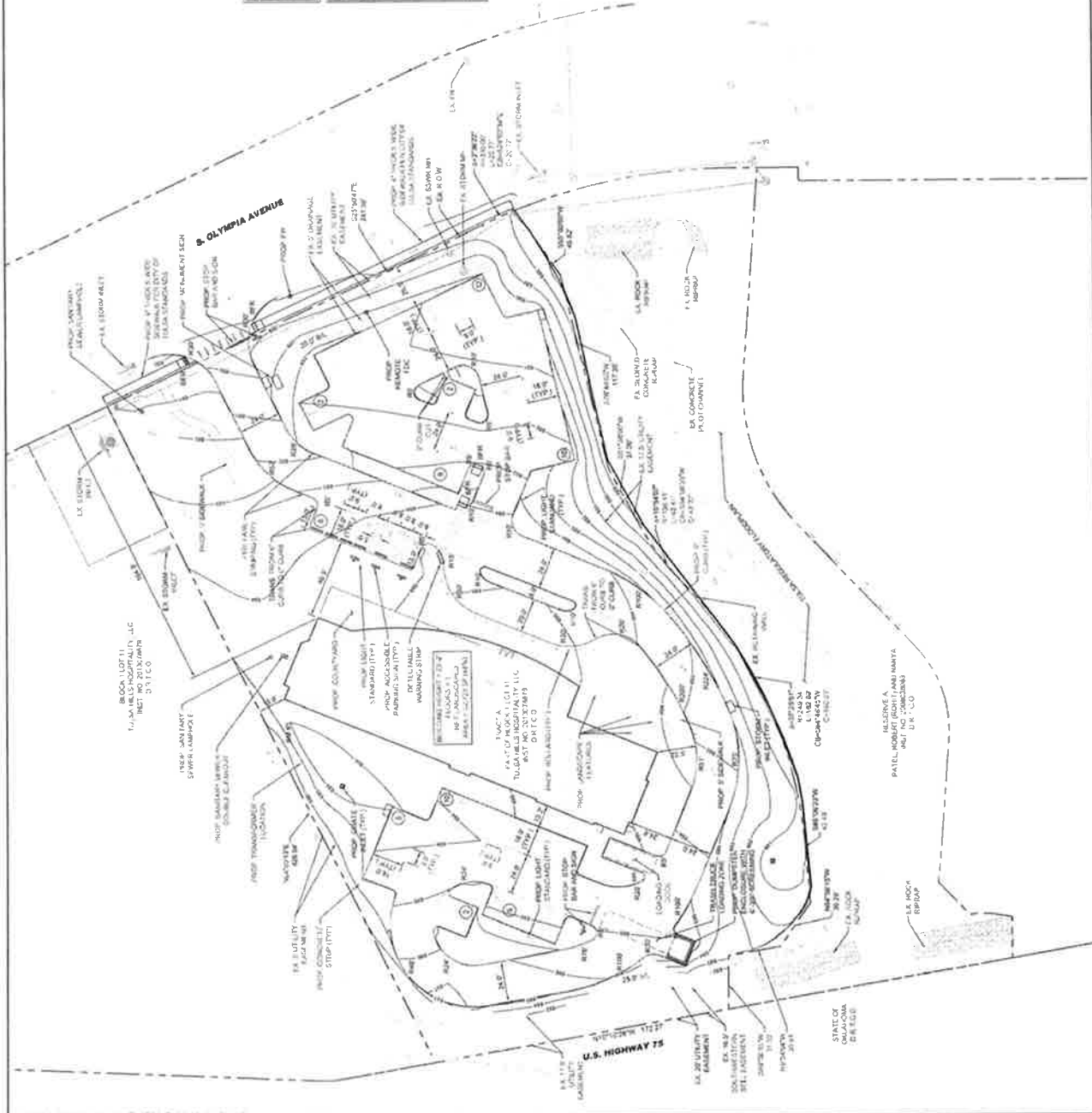
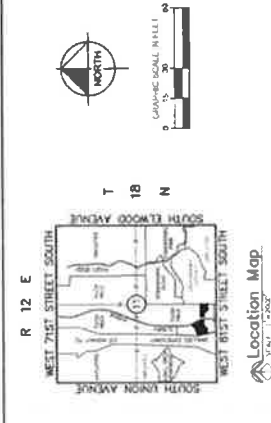
WARREN TULSA
HILLS SITE
PREPARED FOR
WARREN PROFESSIONAL
BUILDING CORPORATION

SITE PLAN

Kimley-Horn
and Associates, Inc.



REVISIONS table with columns for DATE, REVISIONS, and a grid for tracking changes.



CAUTION!
THIS SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE ENGINEER ASSUMES NO LIABILITY FOR DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.



- NOTES: 1. THE SITE PLAN IS A PRELIMINARY DESIGN... 2. ALL UTILITIES SHALL BE DELETED... 3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES... 4. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES... 5. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES... 6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES...

Overall Site Area
Total Site Area: 2,706,000 sq. ft.
Developed Area: 1,100,000 sq. ft.
Proposed Area: 1,606,000 sq. ft.
Maximum Building Area: 2,706,000 sq. ft.
Maximum Building Height: 20 ft.
Maximum Building Footprint: 2,706,000 sq. ft.
Maximum Building Volume: 2,706,000 cu. ft.
Maximum Building Density: 2,706,000 sq. ft./acre.
Maximum Building Intensity: 2,706,000 sq. ft./acre.

9.6

9.7

E1.11

WARREN TULSA
HILLS SITE
PREPARED FOR
WARREN PROFESSIONAL
BUILDING CORPORATION
OKLAHOMA

DATE
05/03/2014
PROJECT
054402710

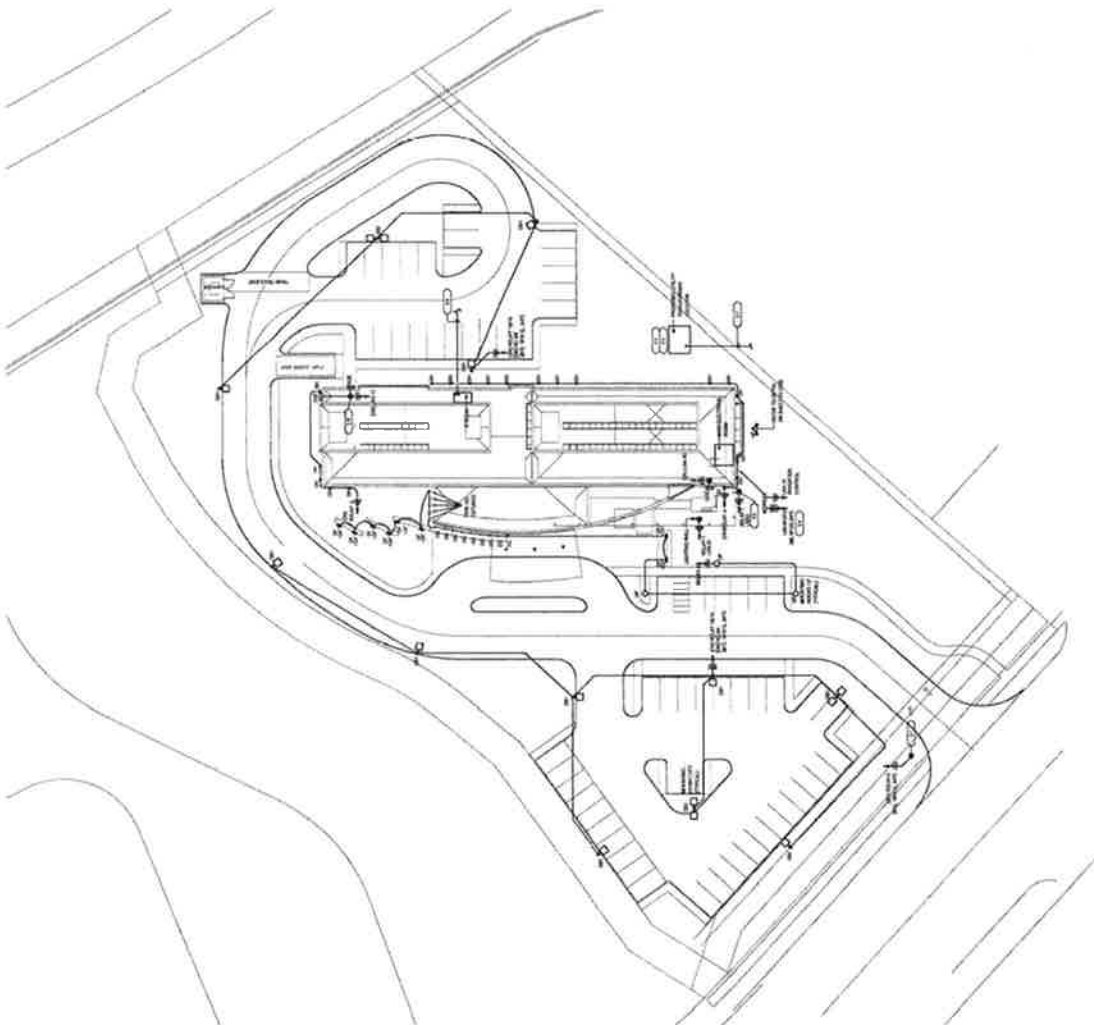
Kimley-Horn
and Associates, Inc.
1790 WEST 9TH AVENUE, SUITE 1000, OKLAHOMA CITY, OKLAHOMA 73106
PHONE: 405-771-1100 FAX: 405-771-1200

NO.	REVISIONS	DATE



JJA
JAMES J. JAMES, P.E.
Professional Engineer
11111 N. STEEL AVENUE, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73106
405-771-1100

01 SITE PLAN - ELECTRICAL

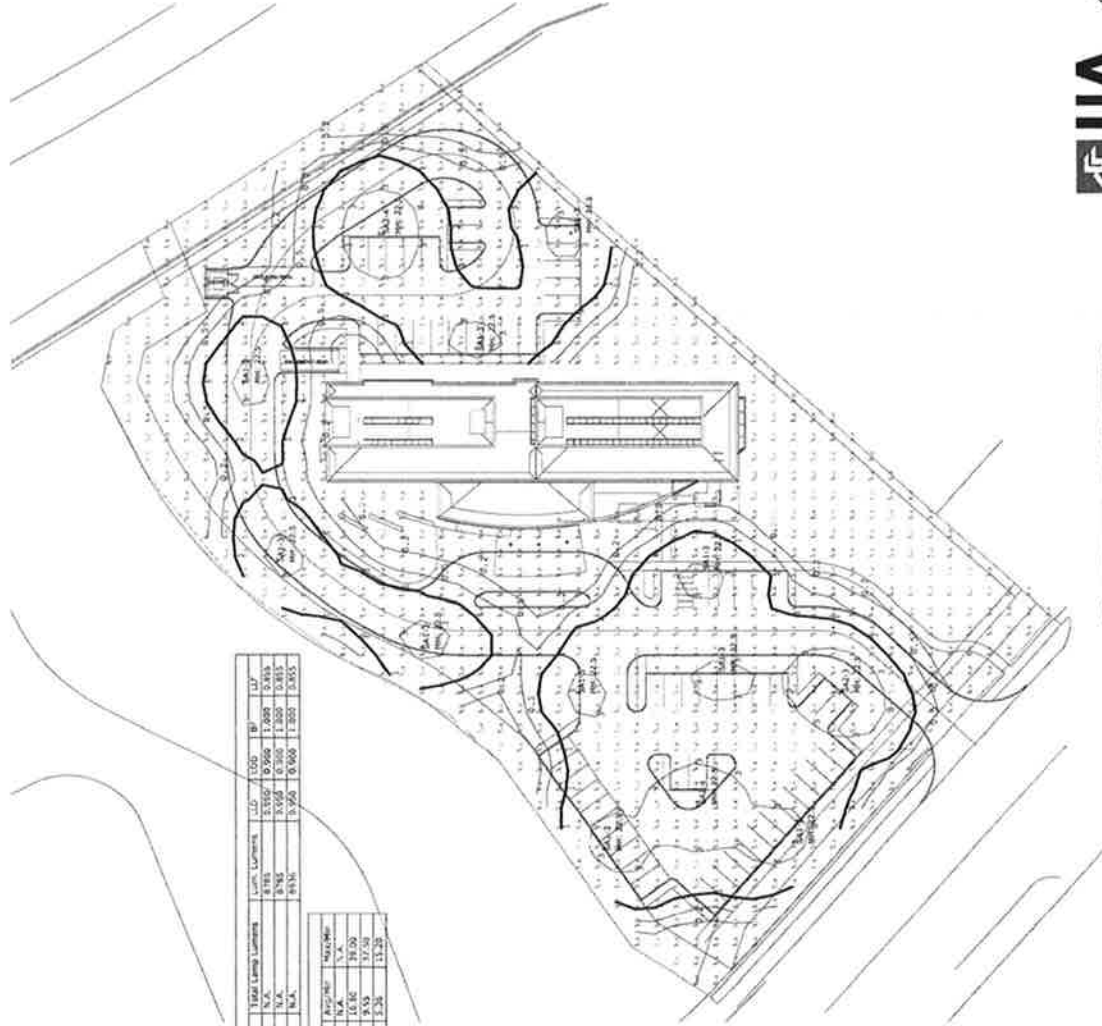


UTILTY COORDINATION:
AMERICAN ELECTRIC POWER
JAMES J. JAMES, P.E.
11111 N. STEEL AVENUE, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73106

1. ELECTRICAL NOTES BY SYMBOLS (SEE SHEET E1.12):
- 1.1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 - 1.2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 - 1.3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 - 1.4. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 - 1.5. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 - 1.6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 - 1.7. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 - 1.8. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).
 - 1.9. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM AND SIGNAL CODE (NFPA 72).



01 SITE PLAN - PHOTOMETRICS



System	Label	Qty	Description	Light Source	Light Lumens	Light Lumens	Light Lumens	Light Lumens
1	SAL-3	10	THE WILLAGES ON TULSA DRIVE	150W	15,000	15,000	15,000	15,000
2	SAL-3	1	THE WILLAGES ON TULSA DRIVE	150W	15,000	15,000	15,000	15,000
3	SAL-3	1	THE WILLAGES ON TULSA DRIVE	150W	15,000	15,000	15,000	15,000
4	SAL-3	1	THE WILLAGES ON TULSA DRIVE	150W	15,000	15,000	15,000	15,000

Location	Area	Per Area	Total	Per Area	Total
THE WILLAGES ON TULSA DRIVE	15,000	1.0	15,000	1.0	15,000
THE WILLAGES ON TULSA DRIVE	15,000	1.0	15,000	1.0	15,000
THE WILLAGES ON TULSA DRIVE	15,000	1.0	15,000	1.0	15,000
THE WILLAGES ON TULSA DRIVE	15,000	1.0	15,000	1.0	15,000

FOR INFORMATION ONLY

PROJECT NAME: WARREN HILLS - TULSA, OK
 SALESMAN ASSIGNED: JIM MORROW
 FILE NAME: WARREN MOB 5-TULSA,OK_140212_V5.ACI

NOTES:
 1. ILLUMINANCE USED: 50% AT BUILDING, 10% AT GRADE.
 2. MOUNTING HEIGHTS AS SHOWN ON GRADING.
 3. ALL DIMENSIONS DO NOT NECESSARILY REFLECT SPECIFICATION POINT NUMBERS.
 4. CONTACT SALES PERSON FOR VERIFICATION.

ala
 Architectural Lighting Associates
 101 Tulsa Oaks, Suite 201
 Tulsa, Texas 74107
 Tel: 918.438.4444
 Fax: 918.438.4444
 www.ala-llc.com

SCALE: 1" = 30'

9.8

**WARREN CLINICS
 BUILDING CORPORATION
 WARREN PROFESSIONAL
 TULSA HILLS FACILITY**

DATE: 01/11/11
 PROJECT: WARREN PROFESSIONAL TULSA HILLS FACILITY
 SHEET: A4.11
 DRAWING: EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS
A4.11

NOTE: EXTERIOR ELEVATION

Number	Description
1	WOOD CLADDING
2	BRICK CLADDING
3	GLASS CLADDING
4	CONCRETE CLADDING
5	ALUMINUM CLADDING
6	STEEL CLADDING
7	PAINT CLADDING
8	OTHER CLADDING

9.9

NO.	REVISION	DATE

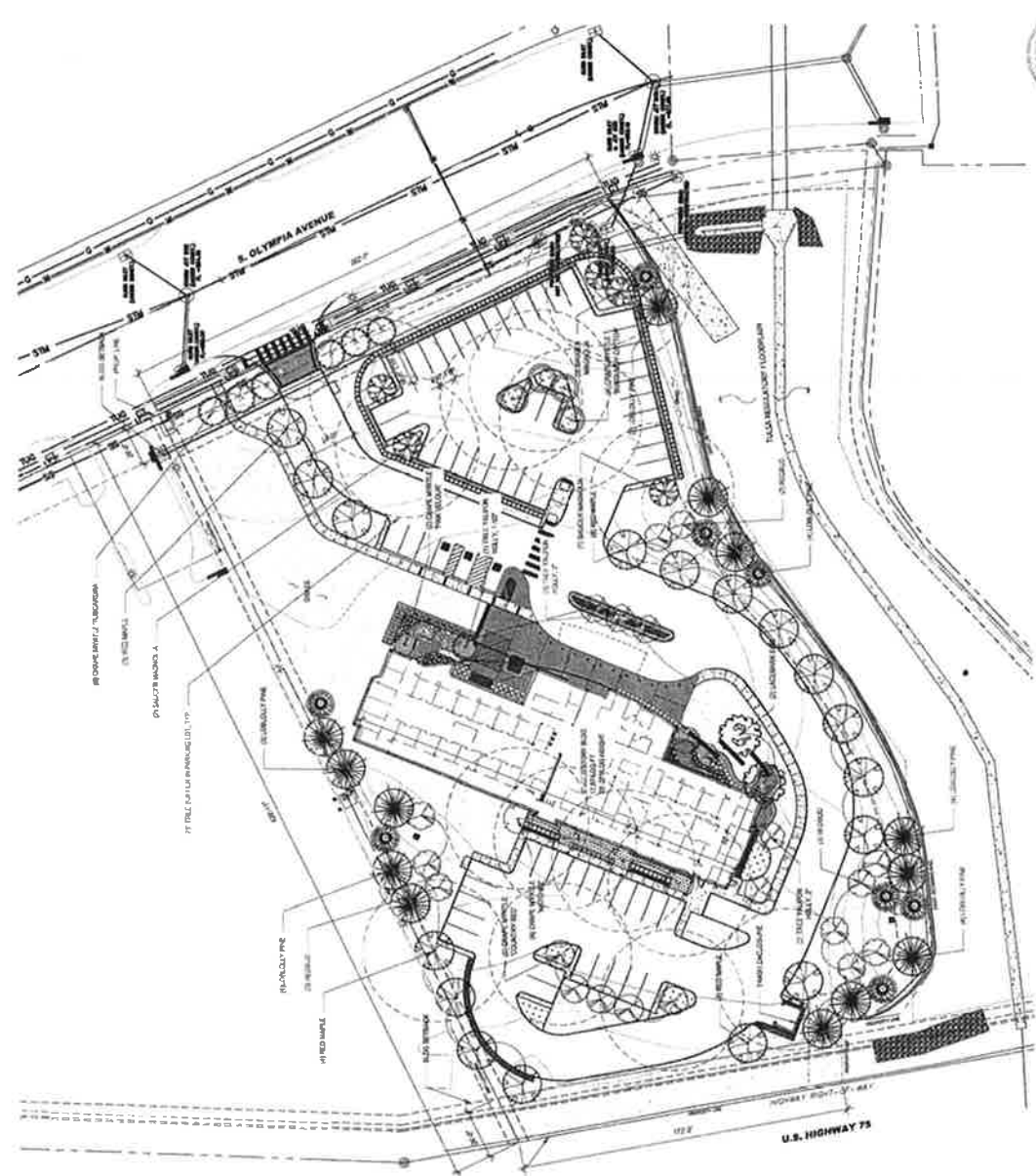
WWW.TULSAFIRM.COM
 13770 CO. ROAD, SUITE 210
 TULSA, OKLA 74128
 918.233.2022



WARREN TULSA
 40029-11
 00029-11
 00029-11
 00029-11

WARREN TULSA
 PREPARED FOR
 WARREN PROFESSIONAL
 BUILDING CORPORATION
 TULSA, OKLA

PROJECT NUMBER
L1.00



A TULSA HILLS LANDSCAPE PLAN

LANDSCAPE REQUIREMENTS

PROJECT/SUBDIVISION SITE PLAN NUMBER: 27508-SH-1
 DEVELOPMENT AREA: F
 TOTAL LOT SIZE: 115,654 SQ FT
 S. OLYMPIA: 115,654 SQ FT
 U.S. HIGHWAY 75: 115,654 SQ FT
 LANDSCAPED AREA PROVIDED: 48% (53,723 SQ FT)
 STREET YARD AREA PER STREET FRONTAGE
 S. OLYMPIA: 445 SQ FT
 U.S. HIGHWAY 75: 445 SQ FT

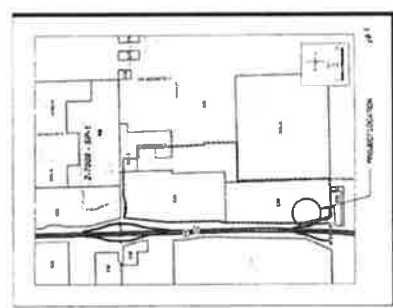
LANDSCAPED AREA PER STREET FRONTAGE
 S. OLYMPIA: 445 SQ FT
 U.S. HIGHWAY 75: 445 SQ FT

AREA PROVIDED: 40% (48,801 FT)
 AREA REQUIRED: 79% (91 FT)
 AREA PROVIDED: 48% (53,723 SQ FT)

NUMBER OF TREES PER STREET YARD
 S. OLYMPIA: 4
 U.S. HIGHWAY 75: 4

NUMBER OF TREES PER STREET FRONTAGE
 S. OLYMPIA: 4
 U.S. HIGHWAY 75: 4

NUMBER OF TREES FOR PARKING AREAS
 TREES REQUIRED: 4 TREES PROVIDED: 18



REFERENCE MAP

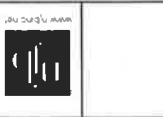
9.10

9.11



NO. 101

DATE: 10/09/11
DRAWN BY: JACOB
CHECKED BY: JACOB
SCALE: AS SHOWN
PROJECT: HILLS SITE



Warren Professional Building Corporation
1800 N. Lincoln Blvd., Suite 100
Tulsa, Oklahoma 74107
Tel: (918) 439-3333
Fax: (918) 439-3333

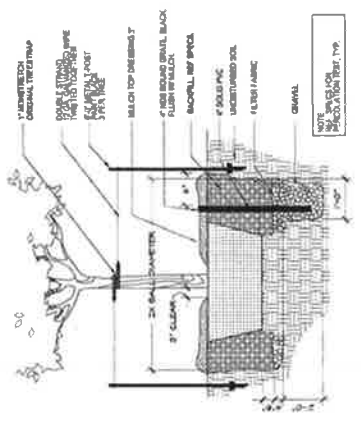
NO.	DATE	REVISIONS

PLANT SCHEDULE - BY CONTRACTOR

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE COMMENTS
8	ORCHARD SPRUCE	<i>Picea canadensis</i>	7-8 ft. 0-1/2 in. 1/4 in. 1/8 in.
8	SMALL-LEAFED DOGWOOD	<i>Cornus alternifolia</i>	1/4 in. 1/2 in. 3/4 in. 1 in. 1 1/4 in. 1 1/2 in. 1 3/4 in. 2 in. 2 1/4 in. 2 1/2 in. 2 3/4 in. 3 in. 3 1/4 in. 3 1/2 in. 3 3/4 in. 4 in. 4 1/4 in. 4 1/2 in. 4 3/4 in. 5 in. 5 1/4 in. 5 1/2 in. 5 3/4 in. 6 in. 6 1/4 in. 6 1/2 in. 6 3/4 in. 7 in. 7 1/4 in. 7 1/2 in. 7 3/4 in. 8 in. 8 1/4 in. 8 1/2 in. 8 3/4 in. 9 in. 9 1/4 in. 9 1/2 in. 9 3/4 in. 10 in. 10 1/4 in. 10 1/2 in. 10 3/4 in. 11 in. 11 1/4 in. 11 1/2 in. 11 3/4 in. 12 in. 12 1/4 in. 12 1/2 in. 12 3/4 in. 13 in. 13 1/4 in. 13 1/2 in. 13 3/4 in. 14 in. 14 1/4 in. 14 1/2 in. 14 3/4 in. 15 in. 15 1/4 in. 15 1/2 in. 15 3/4 in. 16 in. 16 1/4 in. 16 1/2 in. 16 3/4 in. 17 in. 17 1/4 in. 17 1/2 in. 17 3/4 in. 18 in. 18 1/4 in. 18 1/2 in. 18 3/4 in. 19 in. 19 1/4 in. 19 1/2 in. 19 3/4 in. 20 in. 20 1/4 in. 20 1/2 in. 20 3/4 in. 21 in. 21 1/4 in. 21 1/2 in. 21 3/4 in. 22 in. 22 1/4 in. 22 1/2 in. 22 3/4 in. 23 in. 23 1/4 in. 23 1/2 in. 23 3/4 in. 24 in. 24 1/4 in. 24 1/2 in. 24 3/4 in. 25 in. 25 1/4 in. 25 1/2 in. 25 3/4 in. 26 in. 26 1/4 in. 26 1/2 in. 26 3/4 in. 27 in. 27 1/4 in. 27 1/2 in. 27 3/4 in. 28 in. 28 1/4 in. 28 1/2 in. 28 3/4 in. 29 in. 29 1/4 in. 29 1/2 in. 29 3/4 in. 30 in. 30 1/4 in. 30 1/2 in. 30 3/4 in. 31 in. 31 1/4 in. 31 1/2 in. 31 3/4 in. 32 in. 32 1/4 in. 32 1/2 in. 32 3/4 in. 33 in. 33 1/4 in. 33 1/2 in. 33 3/4 in. 34 in. 34 1/4 in. 34 1/2 in. 34 3/4 in. 35 in. 35 1/4 in. 35 1/2 in. 35 3/4 in. 36 in. 36 1/4 in. 36 1/2 in. 36 3/4 in. 37 in. 37 1/4 in. 37 1/2 in. 37 3/4 in. 38 in. 38 1/4 in. 38 1/2 in. 38 3/4 in. 39 in. 39 1/4 in. 39 1/2 in. 39 3/4 in. 40 in. 40 1/4 in. 40 1/2 in. 40 3/4 in. 41 in. 41 1/4 in. 41 1/2 in. 41 3/4 in. 42 in. 42 1/4 in. 42 1/2 in. 42 3/4 in. 43 in. 43 1/4 in. 43 1/2 in. 43 3/4 in. 44 in. 44 1/4 in. 44 1/2 in. 44 3/4 in. 45 in. 45 1/4 in. 45 1/2 in. 45 3/4 in. 46 in. 46 1/4 in. 46 1/2 in. 46 3/4 in. 47 in. 47 1/4 in. 47 1/2 in. 47 3/4 in. 48 in. 48 1/4 in. 48 1/2 in. 48 3/4 in. 49 in. 49 1/4 in. 49 1/2 in. 49 3/4 in. 50 in. 50 1/4 in. 50 1/2 in. 50 3/4 in. 51 in. 51 1/4 in. 51 1/2 in. 51 3/4 in. 52 in. 52 1/4 in. 52 1/2 in. 52 3/4 in. 53 in. 53 1/4 in. 53 1/2 in. 53 3/4 in. 54 in. 54 1/4 in. 54 1/2 in. 54 3/4 in. 55 in. 55 1/4 in. 55 1/2 in. 55 3/4 in. 56 in. 56 1/4 in. 56 1/2 in. 56 3/4 in. 57 in. 57 1/4 in. 57 1/2 in. 57 3/4 in. 58 in. 58 1/4 in. 58 1/2 in. 58 3/4 in. 59 in. 59 1/4 in. 59 1/2 in. 59 3/4 in. 60 in. 60 1/4 in. 60 1/2 in. 60 3/4 in. 61 in. 61 1/4 in. 61 1/2 in. 61 3/4 in. 62 in. 62 1/4 in. 62 1/2 in. 62 3/4 in. 63 in. 63 1/4 in. 63 1/2 in. 63 3/4 in. 64 in. 64 1/4 in. 64 1/2 in. 64 3/4 in. 65 in. 65 1/4 in. 65 1/2 in. 65 3/4 in. 66 in. 66 1/4 in. 66 1/2 in. 66 3/4 in. 67 in. 67 1/4 in. 67 1/2 in. 67 3/4 in. 68 in. 68 1/4 in. 68 1/2 in. 68 3/4 in. 69 in. 69 1/4 in. 69 1/2 in. 69 3/4 in. 70 in. 70 1/4 in. 70 1/2 in. 70 3/4 in. 71 in. 71 1/4 in. 71 1/2 in. 71 3/4 in. 72 in. 72 1/4 in. 72 1/2 in. 72 3/4 in. 73 in. 73 1/4 in. 73 1/2 in. 73 3/4 in. 74 in. 74 1/4 in. 74 1/2 in. 74 3/4 in. 75 in. 75 1/4 in. 75 1/2 in. 75 3/4 in. 76 in. 76 1/4 in. 76 1/2 in. 76 3/4 in. 77 in. 77 1/4 in. 77 1/2 in. 77 3/4 in. 78 in. 78 1/4 in. 78 1/2 in. 78 3/4 in. 79 in. 79 1/4 in. 79 1/2 in. 79 3/4 in. 80 in. 80 1/4 in. 80 1/2 in. 80 3/4 in. 81 in. 81 1/4 in. 81 1/2 in. 81 3/4 in. 82 in. 82 1/4 in. 82 1/2 in. 82 3/4 in. 83 in. 83 1/4 in. 83 1/2 in. 83 3/4 in. 84 in. 84 1/4 in. 84 1/2 in. 84 3/4 in. 85 in. 85 1/4 in. 85 1/2 in. 85 3/4 in. 86 in. 86 1/4 in. 86 1/2 in. 86 3/4 in. 87 in. 87 1/4 in. 87 1/2 in. 87 3/4 in. 88 in. 88 1/4 in. 88 1/2 in. 88 3/4 in. 89 in. 89 1/4 in. 89 1/2 in. 89 3/4 in. 90 in. 90 1/4 in. 90 1/2 in. 90 3/4 in. 91 in. 91 1/4 in. 91 1/2 in. 91 3/4 in. 92 in. 92 1/4 in. 92 1/2 in. 92 3/4 in. 93 in. 93 1/4 in. 93 1/2 in. 93 3/4 in. 94 in. 94 1/4 in. 94 1/2 in. 94 3/4 in. 95 in. 95 1/4 in. 95 1/2 in. 95 3/4 in. 96 in. 96 1/4 in. 96 1/2 in. 96 3/4 in. 97 in. 97 1/4 in. 97 1/2 in. 97 3/4 in. 98 in. 98 1/4 in. 98 1/2 in. 98 3/4 in. 99 in. 99 1/4 in. 99 1/2 in. 99 3/4 in. 100 in. 100 1/4 in. 100 1/2 in. 100 3/4 in.

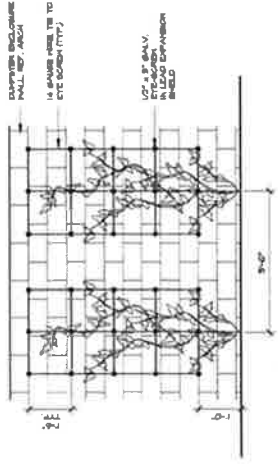
PLANT SCHEDULE - FURNISHED/INSTALLED BY OWNER

QTY.	COMMON NAME	SCIENTIFIC NAME	SIZE COMMENTS
2	SMALL-LEAFED DOGWOOD	<i>Cornus alternifolia</i>	1/4 in. 1/2 in. 3/4 in. 1 in. 1 1/4 in. 1 1/2 in. 1 3/4 in. 2 in. 2 1/4 in. 2 1/2 in. 2 3/4 in. 3 in. 3 1/4 in. 3 1/2 in. 3 3/4 in. 4 in. 4 1/4 in. 4 1/2 in. 4 3/4 in. 5 in. 5 1/4 in. 5 1/2 in. 5 3/4 in. 6 in. 6 1/4 in. 6 1/2 in. 6 3/4 in. 7 in. 7 1/4 in. 7 1/2 in. 7 3/4 in. 8 in. 8 1/4 in. 8 1/2 in. 8 3/4 in. 9 in. 9 1/4 in. 9 1/2 in. 9 3/4 in. 10 in. 10 1/4 in. 10 1/2 in. 10 3/4 in. 11 in. 11 1/4 in. 11 1/2 in. 11 3/4 in. 12 in. 12 1/4 in. 12 1/2 in. 12 3/4 in. 13 in. 13 1/4 in. 13 1/2 in. 13 3/4 in. 14 in. 14 1/4 in. 14 1/2 in. 14 3/4 in. 15 in. 15 1/4 in. 15 1/2 in. 15 3/4 in. 16 in. 16 1/4 in. 16 1/2 in. 16 3/4 in. 17 in. 17 1/4 in. 17 1/2 in. 17 3/4 in. 18 in. 18 1/4 in. 18 1/2 in. 18 3/4 in. 19 in. 19 1/4 in. 19 1/2 in. 19 3/4 in. 20 in. 20 1/4 in. 20 1/2 in. 20 3/4 in. 21 in. 21 1/4 in. 21 1/2 in. 21 3/4 in. 22 in. 22 1/4 in. 22 1/2 in. 22 3/4 in. 23 in. 23 1/4 in. 23 1/2 in. 23 3/4 in. 24 in. 24 1/4 in. 24 1/2 in. 24 3/4 in. 25 in. 25 1/4 in. 25 1/2 in. 25 3/4 in. 26 in. 26 1/4 in. 26 1/2 in. 26 3/4 in. 27 in. 27 1/4 in. 27 1/2 in. 27 3/4 in. 28 in. 28 1/4 in. 28 1/2 in. 28 3/4 in. 29 in. 29 1/4 in. 29 1/2 in. 29 3/4 in. 30 in. 30 1/4 in. 30 1/2 in. 30 3/4 in. 31 in. 31 1/4 in. 31 1/2 in. 31 3/4 in. 32 in. 32 1/4 in. 32 1/2 in. 32 3/4 in. 33 in. 33 1/4 in. 33 1/2 in. 33 3/4 in. 34 in. 34 1/4 in. 34 1/2 in. 34 3/4 in. 35 in. 35 1/4 in. 35 1/2 in. 35 3/4 in. 36 in. 36 1/4 in. 36 1/2 in. 36 3/4 in. 37 in. 37 1/4 in. 37 1/2 in. 37 3/4 in. 38 in. 38 1/4 in. 38 1/2 in. 38 3/4 in. 39 in. 39 1/4 in. 39 1/2 in. 39 3/4 in. 40 in. 40 1/4 in. 40 1/2 in. 40 3/4 in. 41 in. 41 1/4 in. 41 1/2 in. 41 3/4 in. 42 in. 42 1/4 in. 42 1/2 in. 42 3/4 in. 43 in. 43 1/4 in. 43 1/2 in. 43 3/4 in. 44 in. 44 1/4 in. 44 1/2 in. 44 3/4 in. 45 in. 45 1/4 in. 45 1/2 in. 45 3/4 in. 46 in. 46 1/4 in. 46 1/2 in. 46 3/4 in. 47 in. 47 1/4 in. 47 1/2 in. 47 3/4 in. 48 in. 48 1/4 in. 48 1/2 in. 48 3/4 in. 49 in. 49 1/4 in. 49 1/2 in. 49 3/4 in. 50 in. 50 1/4 in. 50 1/2 in. 50 3/4 in. 51 in. 51 1/4 in. 51 1/2 in. 51 3/4 in. 52 in. 52 1/4 in. 52 1/2 in. 52 3/4 in. 53 in. 53 1/4 in. 53 1/2 in. 53 3/4 in. 54 in. 54 1/4 in. 54 1/2 in. 54 3/4 in. 55 in. 55 1/4 in. 55 1/2 in. 55 3/4 in. 56 in. 56 1/4 in. 56 1/2 in. 56 3/4 in. 57 in. 57 1/4 in. 57 1/2 in. 57 3/4 in. 58 in. 58 1/4 in. 58 1/2 in. 58 3/4 in. 59 in. 59 1/4 in. 59 1/2 in. 59 3/4 in. 60 in. 60 1/4 in. 60 1/2 in. 60 3/4 in. 61 in. 61 1/4 in. 61 1/2 in. 61 3/4 in. 62 in. 62 1/4 in. 62 1/2 in. 62 3/4 in. 63 in. 63 1/4 in. 63 1/2 in. 63 3/4 in. 64 in. 64 1/4 in. 64 1/2 in. 64 3/4 in. 65 in. 65 1/4 in. 65 1/2 in. 65 3/4 in. 66 in. 66 1/4 in. 66 1/2 in. 66 3/4 in. 67 in. 67 1/4 in. 67 1/2 in. 67 3/4 in. 68 in. 68 1/4 in. 68 1/2 in. 68 3/4 in. 69 in. 69 1/4 in. 69 1/2 in. 69 3/4 in. 70 in. 70 1/4 in. 70 1/2 in. 70 3/4 in. 71 in. 71 1/4 in. 71 1/2 in. 71 3/4 in. 72 in. 72 1/4 in. 72 1/2 in. 72 3/4 in. 73 in. 73 1/4 in. 73 1/2 in. 73 3/4 in. 74 in. 74 1/4 in. 74 1/2 in. 74 3/4 in. 75 in. 75 1/4 in. 75 1/2 in. 75 3/4 in. 76 in. 76 1/4 in. 76 1/2 in. 76 3/4 in. 77 in. 77 1/4 in. 77 1/2 in. 77 3/4 in. 78 in. 78 1/4 in. 78 1/2 in. 78 3/4 in. 79 in. 79 1/4 in. 79 1/2 in. 79 3/4 in. 80 in. 80 1/4 in. 80 1/2 in. 80 3/4 in. 81 in. 81 1/4 in. 81 1/2 in. 81 3/4 in. 82 in. 82 1/4 in. 82 1/2 in. 82 3/4 in. 83 in. 83 1/4 in. 83 1/2 in. 83 3/4 in. 84 in. 84 1/4 in. 84 1/2 in. 84 3/4 in. 85 in. 85 1/4 in. 85 1/2 in. 85 3/4 in. 86 in. 86 1/4 in. 86 1/2 in. 86 3/4 in. 87 in. 87 1/4 in. 87 1/2 in. 87 3/4 in. 88 in. 88 1/4 in. 88 1/2 in. 88 3/4 in. 89 in. 89 1/4 in. 89 1/2 in. 89 3/4 in. 90 in. 90 1/4 in. 90 1/2 in. 90 3/4 in. 91 in. 91 1/4 in. 91 1/2 in. 91 3/4 in. 92 in. 92 1/4 in. 92 1/2 in. 92 3/4 in. 93 in. 93 1/4 in. 93 1/2 in. 93 3/4 in. 94 in. 94 1/4 in. 94 1/2 in. 94 3/4 in. 95 in. 95 1/4 in. 95 1/2 in. 95 3/4 in. 96 in. 96 1/4 in. 96 1/2 in. 96 3/4 in. 97 in. 97 1/4 in. 97 1/2 in. 97 3/4 in. 98 in. 98 1/4 in. 98 1/2 in. 98 3/4 in. 99 in. 99 1/4 in. 99 1/2 in. 99 3/4 in. 100 in. 100 1/4 in. 100 1/2 in. 100 3/4 in.



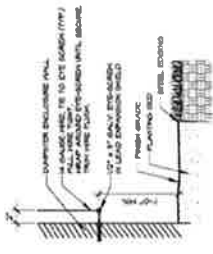
A TREE SUMP AND TREE STAGING
SECTION

SCALE: 1/8" = 1'-0"



B VINE SUPPORT AT TRASH ENCLOSURE
PLAN

SCALE: 1/8" = 1'-0"



C VINE SUPPORT AT TRASH ENCLOSURE
SECTION

SCALE: 1/8" = 1'-0"



Tulsa Metropolitan Area
Planning Commission

Case #: Z-7164-SP-1
Detailed Site Plan

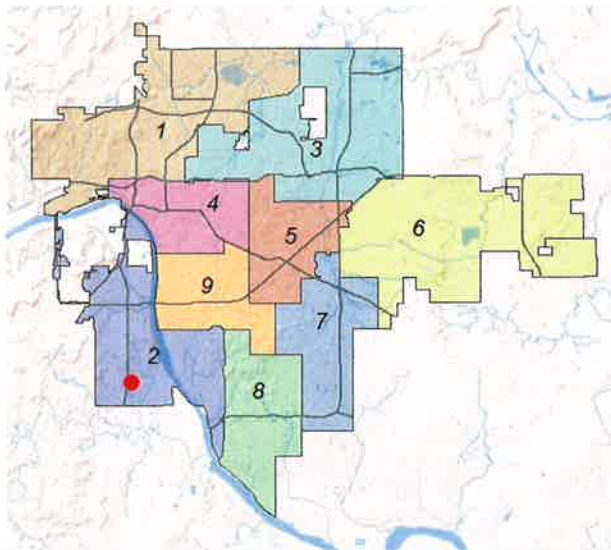
Hearing Date: April 2, 2014

Case Report Prepared by:
Dwayne Wilkerson / Jay Hoyt

Owner and Applicant Information:
Applicant: Cedar Creek Consulting,
Jason Emmett

Property Owner: The Walk at Tulsa Hills,
LLC, Bob Martin

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for retail building in
The Walk.

Gross Land Area:
5.3+ Acres

Location:
Lot 2, Block 1 of the Walk at Tulsa Hills,
Located at the Southwest most lot of The
Walk at Tulsa Hills, South and East of the
intersection of US Highway 75 and West 81st

Zoning:
Existing Zoning: CO: Z-6164-SP-1
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: New Neighborhood and
Town Center
Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project is
consistent with the development standards
defined in the Corridor Development Plan.
A routine comprehensive plan update will be
processed as part of the yearly update
process.

Staff Data:
TRS: 8407
CZM: 54 Atlas: 1127

City Council District: 2
Councilor Name: Jeannie Cue

SECTION I: Z-7164-SP-1 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new retail building. The proposed development is located in Z-7164-SP-1 for this facility.

PERMITTED USES:

Uses permitted as a matter of right are Use Units 1, Area Wide Uses by Right; 10, Off Street Parking; 11, Offices and Studies, Including Drive-Thru Banking Facilities; 12, Entertainment and Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 15, Other Trade and Services, Limited to Dry Cleaning, Computer Repair, Data Processing Machine Repair and Electrical Repair Service; 18, Drive-In Restaurants; 19, Hotel, Motel and Recreational Facilities, Limited to Gymnasium, Motion Picture Theater (Enclosed) Health Club/Spa and Swimming Pool; 21, Limited to Private Streets, Service Roads, Storm Water Drainage, Storm Detention Facilities, Water Cisterns, Water Features, Wind Turbines and Open Spaces. Shopping Goods and Services proposed for this project are allowed by right.

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 Corridor Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Corridor Plan and in the Zoning Code and shall be pointed down and away from adjacent property lines. All site lighting, including building mounted shall not exceed 18-feet in height. All site lighting shall be hooded and directed downward and away from the east and south boundaries of the project extent that light producing elements and reflectors will not be visible to a person standing at ground level within abutting residential districts or residentially used property.

SIGNAGE:

The site plan illustrates ground and wall sign locations which require a separate permit. All signage will be required to meet the Corridor Plan 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 are consistent with the Corridor Plan Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along the site access road. In addition the plan displays pedestrian connectivity to the existing sidewalks in the Southwest corner of the lot which lead to the property directly to the South.

MISCELLANEOUS SITE CONSIDERATIONS:

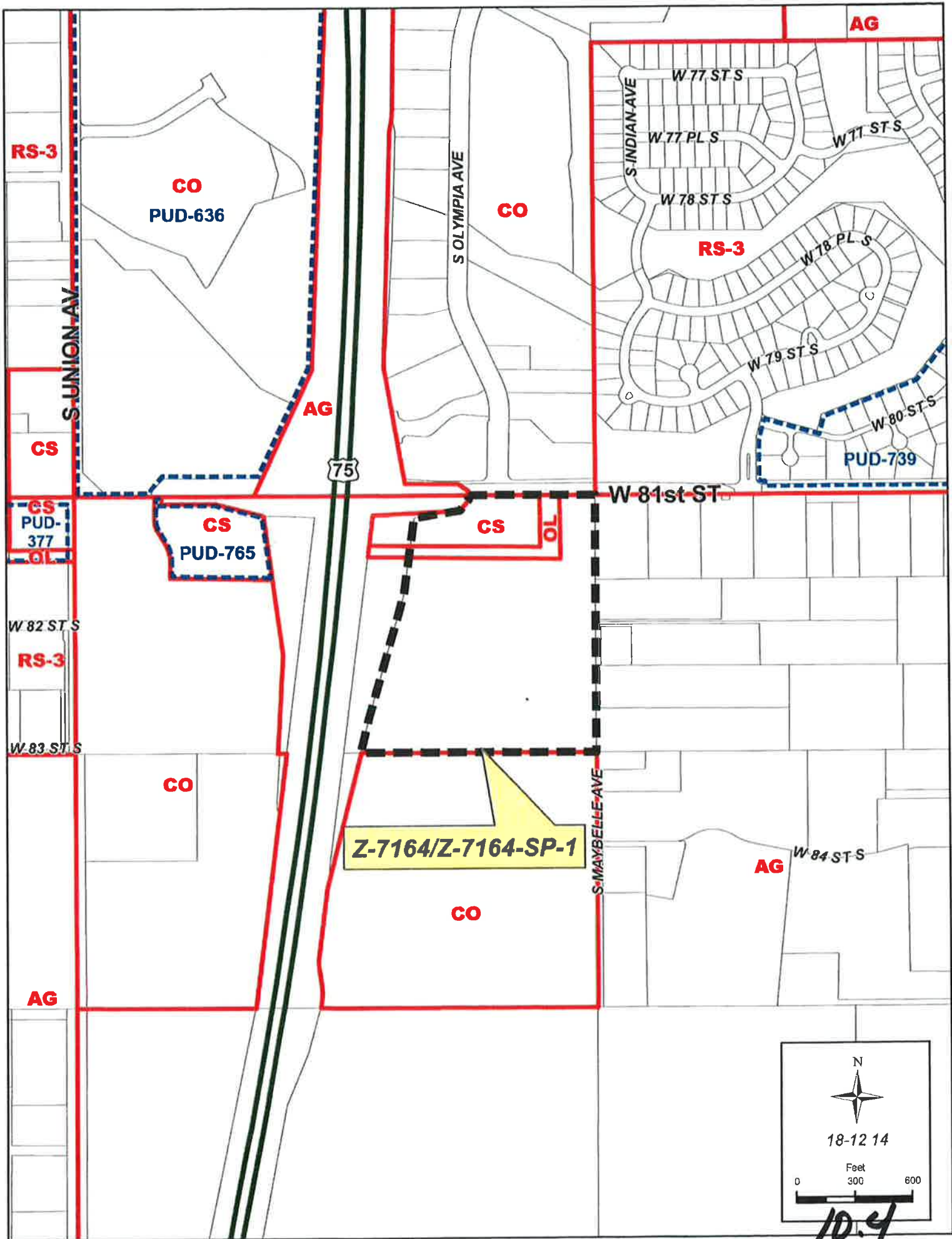
There are no concerns regarding the development of this area.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-7164-SP-1**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Plan, and the stated purposes of the Corridor District section of the Zoning Code.

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

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



10.4



Z-7164-SP-1

N

18-12 14

Feet
0 250 500

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: 11/15/2010

10.5

CONSULTANTS
 GAFFMAN & HOOPER
 100 VICTORIA BLVD. SUITE 100
 TULSA, OK 74103
 PHONE: (918) 424-7000
 FAX: (918) 424-7008
 ESI, INC.
 5001 AMERICAN BLVD # 100
 TULSA, OK 74120
 PHONE: (918) 461-1000
 MTC # 1430 SELECT
 SALVAGE, VAN 763328
 PHONE: (918) 462-3155

SCALE

BRUCE M. CARLSON, ARCHITECT
 DATE: 02-24-14
 SHEET: 2073

GANDERMAN
 GANDERMAN
 NEW CONSTRUCTION
 WALK AT TULSA HILLS
 TULSA, OK

NEW CONSTRUCTION
 SHEET TITLE:
 EXTERIOR ELEVATIONS

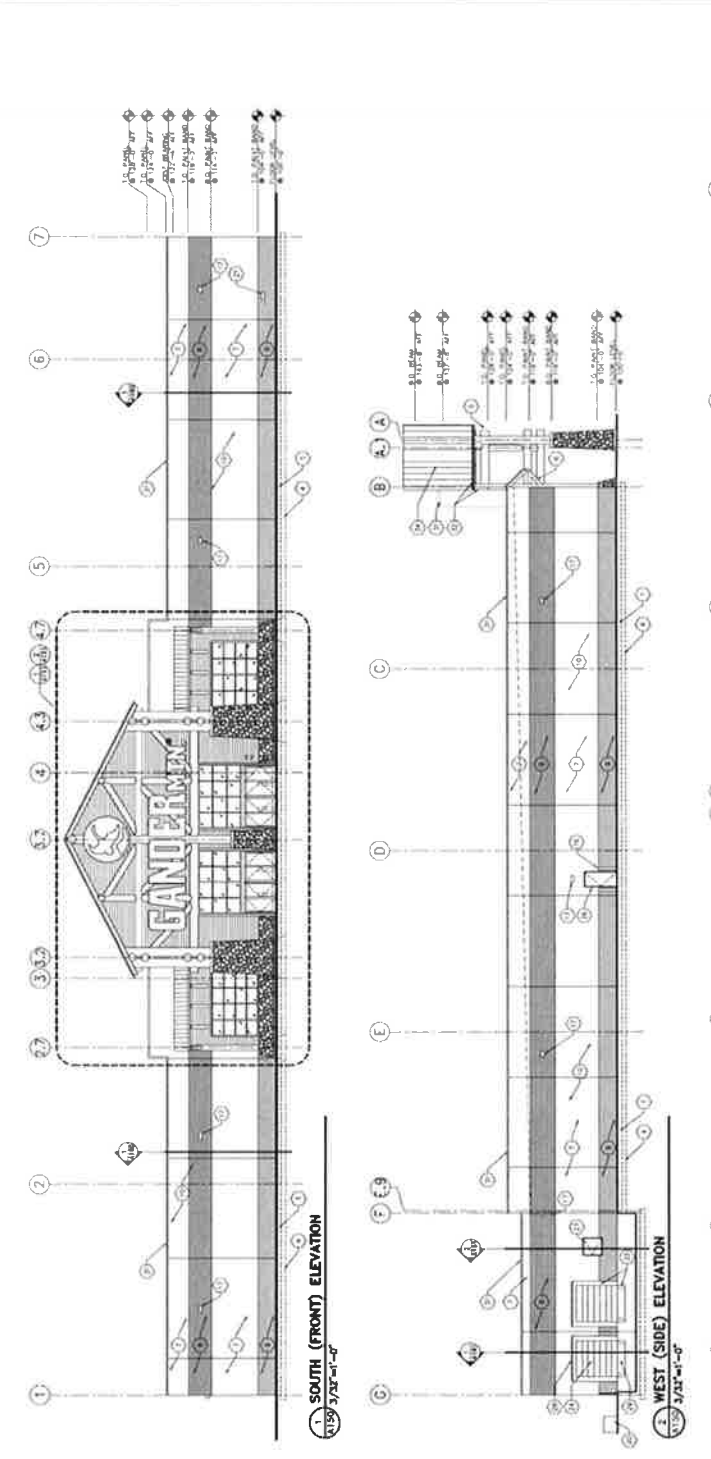
BD & TCM SET 02-24-14

REVISIONS:

NO.	DATE	BY

KEYNOTES: EXTERIOR ELEVATION

NUMBER	DESCRIPTION
1	POUR CONCRETE FOUNDATION - SEE STRUCTURAL
2	DOOR SILL - SEE SCHEDULE
3	FRAMING STUDS - SEE STRUCTURAL
4	INSULATED CONCRETE FORMS - SEE STRUCTURAL
5	STANDARD WINDOW SYSTEM - SEE STRUCTURAL
6	STANDARD WINDOW SYSTEM - SEE STRUCTURAL
7	STANDARD WINDOW SYSTEM - SEE STRUCTURAL
8	STANDARD WINDOW SYSTEM - SEE STRUCTURAL
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49	STANDARD WINDOW SYSTEM - SEE STRUCTURAL
50	STANDARD WINDOW SYSTEM - SEE STRUCTURAL



10.6

BRUCE M. CARLSON ARCHITECT
 BRUCE M. CARLSON, ARCHITECT
 803 BOWEN AVENUE, SUITE 200
 WINGFIELD, ALA 35401
 PHONE: (205) 241-1001
 FAX: (205) 241-1001
 CONTACT: ANGELA TULLIAR

CONSULTANTS:
 GARDNER & MOORE
 1720 HIGHWAY 20, SUITE 211
 WINGFIELD, ALA 35401
 PHONE: (205) 639-1608
 ASI, INC.
 3075 AMERICAN BLVD W
 SUITE 200
 BLOOMINGDALE, GA 30110
 PHONE: (404) 884-4422
 405 N. 17th STREET
 WINGFIELD, ALA 35401
 PHONE: (205) 639-2455

SCALE

GANDER BIRME
 GANDER MTR
 NEW CONSTRUCTION
 WALK AT TULSA HILLS
 TULSA, OK

NEW CONSTRUCTION
 SHEET TITLE:
 EXTERIOR ELEVATION
 1. LOG SIDING

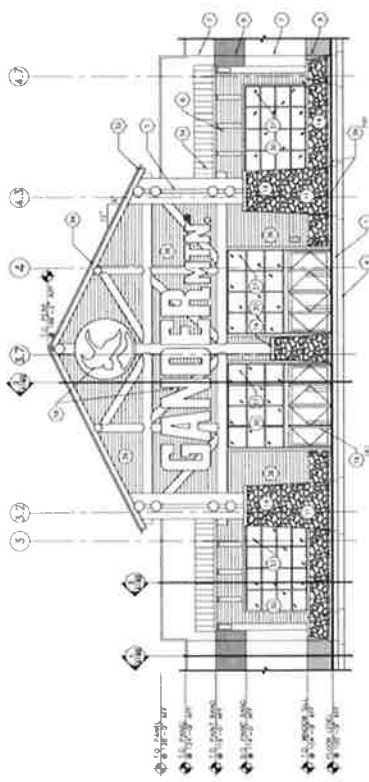
810 & PEARL ST. 02-24-14

PROJECT NO.	14281 000
DRAWN BY	BUS
CHECKED BY	
DATE	
BY	

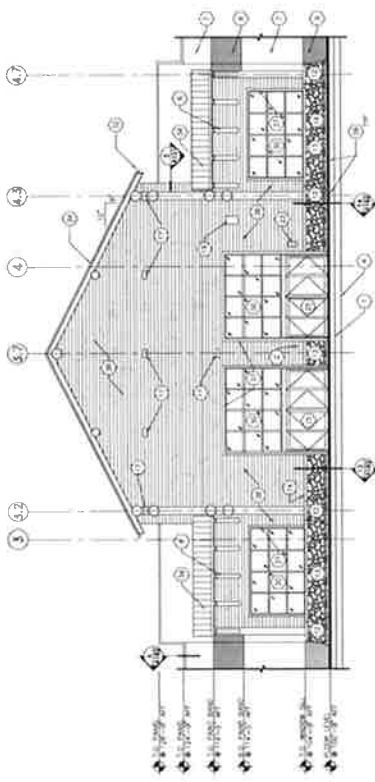
A151

KEYNOTES: EXTERIOR ELEVATION

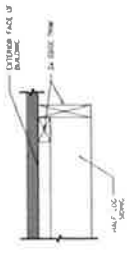
1. FINISH EXTERIOR FINISHES - SEE STRUCTURAL
2. DOOR SILL - SEE ELECTRICAL
3. FINISH EXTERIOR FINISHES - SEE STRUCTURAL
4. FINISH EXTERIOR FINISHES - SEE STRUCTURAL
5. FINISH EXTERIOR FINISHES - SEE STRUCTURAL
6. FINISH EXTERIOR FINISHES - SEE STRUCTURAL
7. FINISH EXTERIOR FINISHES - SEE STRUCTURAL
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47. FINISH EXTERIOR FINISHES - SEE STRUCTURAL



ENLARGED FRONT ENTRY
 1/8" = 1'-0"



ENLARGED FRONT ENTRY (BEHIND PIERS)
 1/8" = 1'-0"



LOG SIDING TRIM DETAIL
 1/8" = 1'-0"

10.7



PROJECT SCALE
PROJECT NUMBER: 1335
PROJECT NAME: THE WALK AT TULSA HILLS
DRAWING DATE: 03/22/14
ISSUE DATE: 03/22/14

GANDER MOUNTAIN AT THE WALK AT TULSA HILLS
TULSA, OKLAHOMA



ISSUED FOR PERMIT

REVISIONS

DATE: 03/22/14

PROJECT: THE WALK AT TULSA HILLS

NO. 01

DATE: 03/22/14

PROJECT: THE WALK AT TULSA HILLS

NO. 01

DATE: 03/22/14

PROJECT: THE WALK AT TULSA HILLS

NO. 01

DATE: 03/22/14

PROJECT: THE WALK AT TULSA HILLS

NO. 01

DATE: 03/22/14

PROJECT: THE WALK AT TULSA HILLS

NO. 01

SYMBOL	DESCRIPTION
	SOLID WALKWAY
	RIGHT OF WAY LINE
	EXISTING CONCRETE CURB AND GUTTER
	EXISTING PAVEMENT CURB AND GUTTER
	PROPOSED PAVEMENT CURB AND GUTTER
	PROPOSED FIRE LAKE STRIPS
	OVERHEAD ELECTRIC
	CABLE TELEPHONE
	UNDERGROUND TELEPHONE
	UNDERGROUND TELEPHONE
	UNDERGROUND FIBER OPTIC
	UNDERGROUND FIBER OPTIC
	WATER MAIN
	WATER MAIN
	PROPOSED PARKING SPACE CENTER
	EX. HYDRANT
	EX. POWER POLE
	PROP. POWER POLE
	EX. WATER METER (PT)
	EX. TELEPHONE MANHOLE
	PROP. WATER METER
	EX. TRAFFIC SIGNAL LOOP
	EX. SPRINKLER VALVE
	EX. FLAG POLE
	EX. ELECT. PEDESTAL
	EX. ELECT. TRANSFORMER
	EX. GREASE TRAP
	EX. SS MANHOLE
	PROP. ELECT. METER
	PROP. SS MANHOLE
	EX. AIR CONDITIONER
	EX. GAS METER
	PROP. GAS METER
	EX. LIGHT POLE
	EX. ELECT. MANHOLE
	PROP. LIGHT POLE
	EX. STORM MANHOLE
	EX. BOLLARD

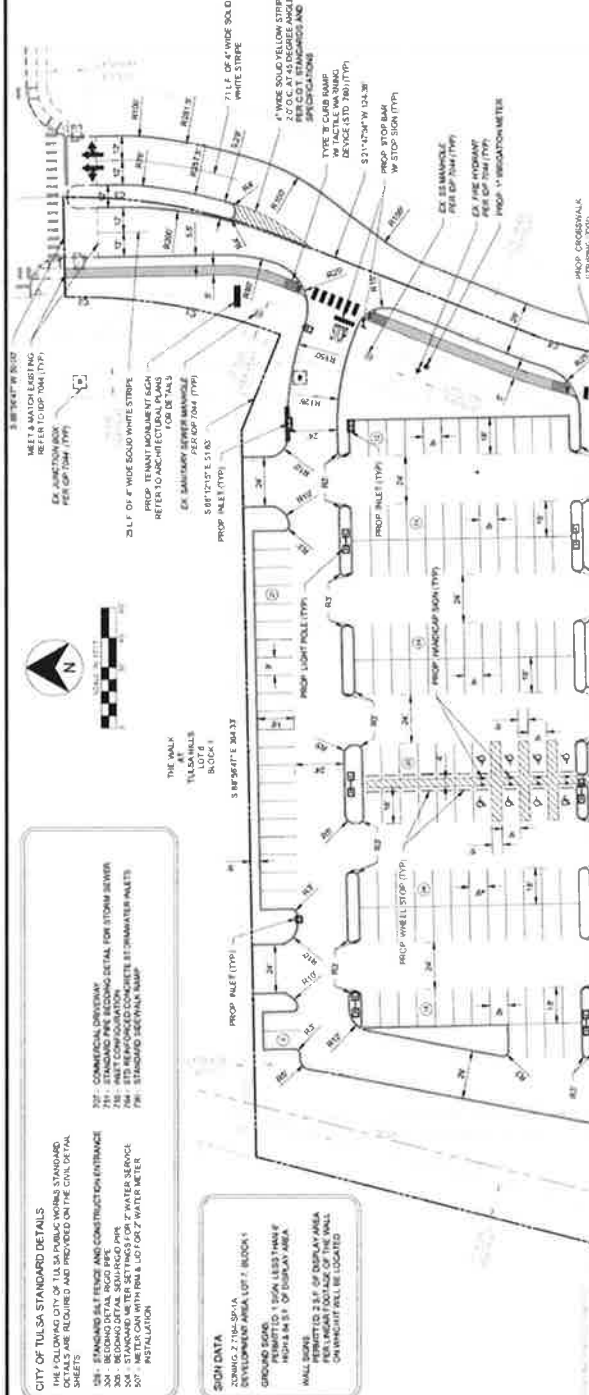
PROP. INLET IS SEE GRADING PLAN FOR TYPE 1
VERTICAL SEPARATION REQUIREMENT

CURVE TABLE

CURVE #	ANGLE	LENGTH	DELTA	TANGENT
01	24.5°	24.8	107.517'	45.3
02	24.5°	24.8	107.517'	45.3
03	24.5°	24.8	107.517'	45.3
04	24.5°	24.8	107.517'	45.3

LEGAL DESCRIPTION
LOT SEVENTY, BLOCK ONE (1), THE WALK AT TULSA HILLS, TULSA, OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

SITE NOTES
A. ALL CONSTRUCTION SHALL BE TO THE FACE OF CURB
B. ALL UTILITIES SHALL BE NOTED
C. ALL UTILITIES SHALL BE PROTECTED
D. ALL UTILITIES SHALL BE PROTECTED
E. ALL UTILITIES SHALL BE PROTECTED
F. ALL UTILITIES SHALL BE PROTECTED
G. ALL UTILITIES SHALL BE PROTECTED



CITY OF TULSA STANDARD DETAILS
THE FOLLOWING CITY OF TULSA PUBLIC WORKS STANDARD DETAILS ARE REQUIRED AND PROVIDED ON THE CIVIL DETAIL SHEETS.

- 100 - CONCRETE FINISHES AND CONSTRUCTION ENTRANCE
- 101 - REINFORCED CONCRETE AND CONSTRUCTION ENTRANCE
- 102 - REINFORCED CONCRETE AND CONSTRUCTION ENTRANCE
- 103 - REINFORCED CONCRETE AND CONSTRUCTION ENTRANCE
- 104 - REINFORCED CONCRETE AND CONSTRUCTION ENTRANCE
- 105 - REINFORCED CONCRETE AND CONSTRUCTION ENTRANCE

SOH DATA
ZONING: 2.71M-SO-VA
DEVELOPMENT AREA: LOT 7, BLOCK 1
PERMITTED TO USE: LESS THAN 5' OF EXISTING PAVEMENT
FOR ALL AREAS OF THE WALKWAY AREA
WALKWAY WIDTH: 2.5' OF EXISTING PAVEMENT PER LINEAR FOOTAGE OF THE WALKWAY AREA
ON-WALKWAY WILL BE LOCATED

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL PROVIDED INFORMATION IS ACCURATE AND COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL PROVIDED INFORMATION IS ACCURATE AND COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL PROVIDED INFORMATION IS ACCURATE AND COMPLETE.

LEGAL DESCRIPTION

NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL PROVIDED INFORMATION IS ACCURATE AND COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL PROVIDED INFORMATION IS ACCURATE AND COMPLETE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL PROVIDED INFORMATION IS ACCURATE AND COMPLETE.

SITE DATA
LOT INFORMATION:
ZONING: 2.71M-SO-VA
LOT SIZE: 55,800 SQ FT (203' x 275')

PARKING REQUIREMENTS
TOTAL REQUIRED PARKING: 203 P
TOTAL PROVIDED PARKING: 203 P

LANDSCAPED AREA
TOTAL LANDSCAPED AREA: 4,800 SF (1.1%)

EX. FIRE HYDRANT PER 150' x 150' (1.1%)

EX. POWER POLE PER 150' x 150' (1.1%)

EX. TELEPHONE MANHOLE PER 150' x 150' (1.1%)

EX. GAS METER PER 150' x 150' (1.1%)

EX. WATER METER PER 150' x 150' (1.1%)

EX. SPRINKLER VALVE PER 150' x 150' (1.1%)

EX. FLAG POLE PER 150' x 150' (1.1%)

EX. ELECT. PEDESTAL PER 150' x 150' (1.1%)

EX. ELECT. TRANSFORMER PER 150' x 150' (1.1%)

EX. GREASE TRAP PER 150' x 150' (1.1%)

EX. SS MANHOLE PER 150' x 150' (1.1%)

EX. AIR CONDITIONER PER 150' x 150' (1.1%)

EX. GAS METER PER 150' x 150' (1.1%)

EX. LIGHT POLE PER 150' x 150' (1.1%)

EX. ELECT. MANHOLE PER 150' x 150' (1.1%)

EX. STORM MANHOLE PER 150' x 150' (1.1%)

EX. BOLLARD PER 150' x 150' (1.1%)

10.8



Case #: AC-128
Alternative Compliance Landscape Plan

Hearing Date: April 2, 2014

Case Report Prepared by:

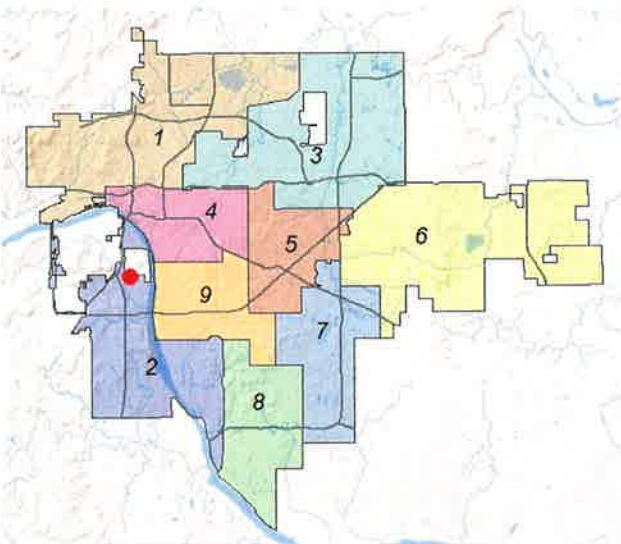
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Gregory Helms
 Property Owner: Tulsa Public Schools

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary:
 Request for Alternative Compliance Landscape Plan for bus maintenance facility

Net Land Area:
 2 Acres

Location:
 Located at the southeast corner of West 36th Place South at South Olympia Avenue; 1012 West 36th Place South

Zoning:

Existing Zoning: IL
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Existing Neighborhood
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

The request provides satisfactory alternative plans for the Landscape standards of Chapter of the Tulsa Zoning Code

Staff Data:

TRS: 9307
 CZM: 37 Atlas: 13

City Council District: 2

Councilor Name: Jeannie Cue

11.1

April 2, 2013

SECTION I: AC-128 Alternative Compliance Landscape Plan

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for improvements to an existing bus storage and maintenance facility for Tulsa Public School System. Previously alternative compliance landscape plan AC-125 was approved with more trees that were smaller and not visible from the surrounding neighborhood.

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the code because many of the parking spaces for the storage lot will not be within 50 feet of a required landscaped area, as required by section 1002.B.1 of the Code.

In exchange for allowing large areas with storage spaces greater than 50-feet from a landscaped area, the applicant proposes to voluntarily landscape the street yard and areas surrounding the buildings with trees and provide more trees than the storage area would require. The overall landscape plan and street yard, including sidewalk improvements, is part of the application.

The code allows the Planning Commission to approve Alternative Compliance Landscape Plans that do not meet the technical requirements of Chapter 10 of the code, so long as the submitted plan is, "equivalent to or better than" the requirements of Chapter 10.

The subject property is zoned IL. Chapter 10 of the Code states that 15% of the street yard on non-residential lots shall be landscaped. The alternative compliance landscape plan provides a larger grouping of trees and more street yard than is required by Chapter 10. The grouping provides a more significant urban forest than would be created if the a few trees were scattered through the parking area. This design solution provides greater benefit to the surrounding residential area.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-128.

SECTION II: Applicants text and landscape plan are included as attachments.

11.2

March 26, 2014

INCOG
Mr. Dwayne Wilkerson
Assistant Director Land Development Services
2 West Second Street, Suite 800
Tulsa, OK 74103

Re: Tulsa Public Schools
McBirney Transportation Facility
1012 West 36th Place
Tulsa, OK 74107
Previous Alternative Compliance Request #AC-125

Dear Mr. Wilkerson,

During construction, it has become apparent that the previously approved Alternative Landscape Plan (AC-125) will be difficult to achieve and still allow the site to function as it has functioned for the last thirty years. As a result, we have submitted another Alternative Landscape Compliance Plan that will exceed the Landscape Requirements outlined in Chapter 10 of the City of Tulsa Zoning Code, as well as, allow the site to function for its intended purpose.

Below is a summary of the Proposed Alternative Compliance Landscape Plan as it compares to the requirements of Chapter 10.

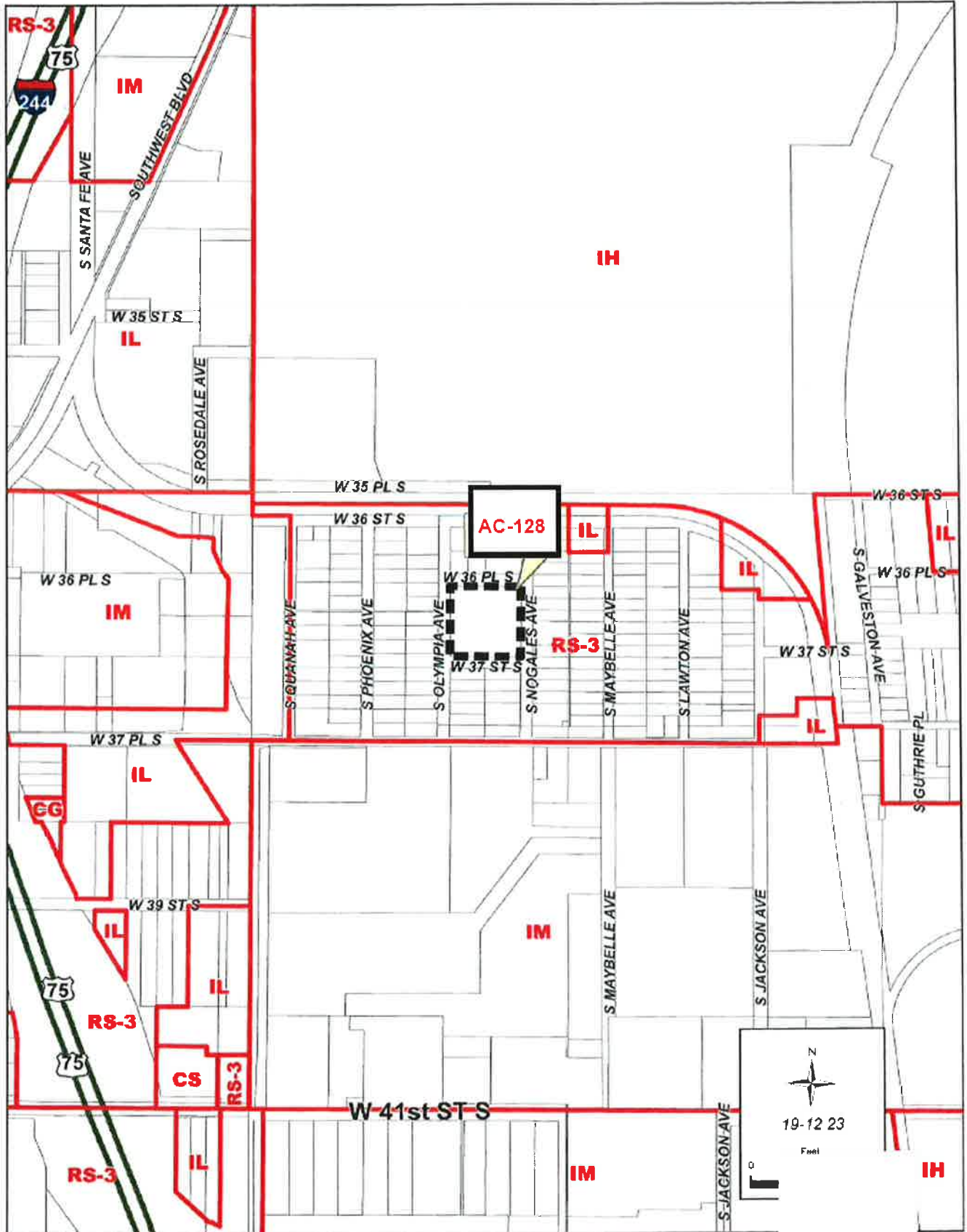
1. The required landscaped area for the entire site is 3,936 sf (984 sf per street). The proposed Alternate Plan will provide 4,400 sf of landscaped area. The landscaped areas will be located on all four streets. Most of the landscaped beds will be located between the existing fence and the new sidewalk that will be installed around the entire property. By placing the landscape areas between the fence and the sidewalk, the streetscape will be improved for the neighborhood, versus having the landscaping hidden by the fence.
2. The required trees based upon the street yard area and the number of parking spaces is 26. We are proposing to provide 13 trees (a minimum of 24" taller than required by Chapter 10 to be visible over the fence), 12 large shrubs to fit between the fence and sidewalk (vertical growing to not interfere with sidewalk) and 400' linear feet of flowering vines that will grow to cover the entire 6' height of the fence.
3. For security and property protection reasons, the existing fence configuration cannot be altered, however, an emphasis will be made to prevent overgrowth of unwanted vegetation between the two fence lines.

Please let me know if you have any questions concerning this Alternative Compliance request.

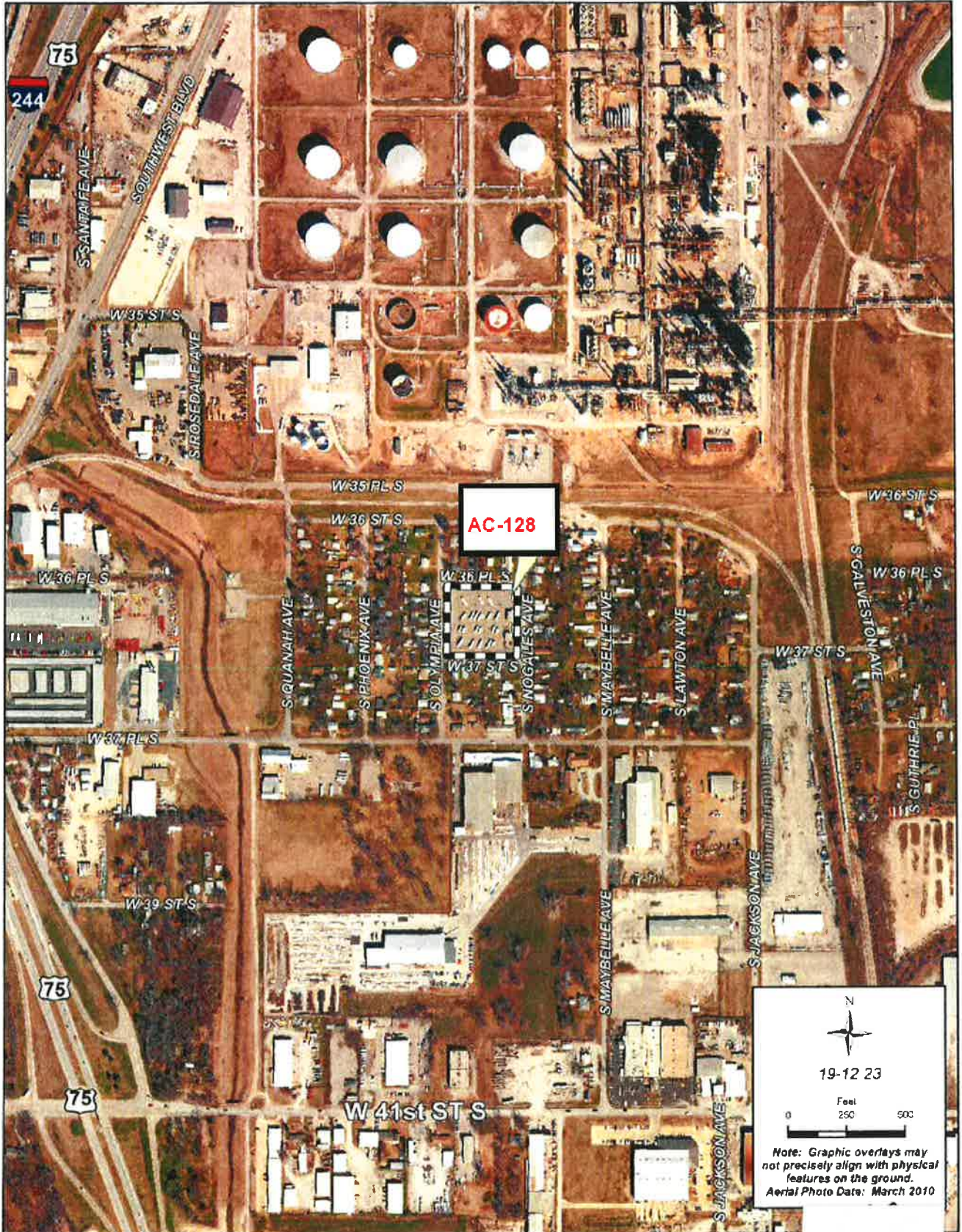
Sincerely,



Gregory S. Helms



11.5



11.4



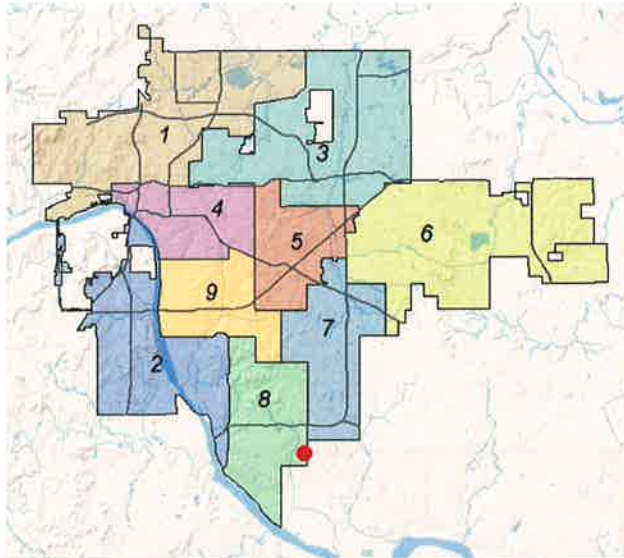
Case #: PUD-619-C
Detailed Site Plan

Hearing Date: April 2, 2014

Case Report Prepared by:
 Dwayne Wilkerson / Jay Hoyt

Owner and Applicant Information:
 Applicant: Michael Dwyer, A.I.A.
 Property Owner: TFCU Mark Clews

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new 3300 square foot credit union with drive-thru lanes on part of Lot 5, Block 1 of The Vineyard on Memorial

Net Land Area:
 0.96 Acres

Location:
 Northwest of the intersection of East 108th Street South and South Memorial Drive

Zoning:
 Existing Zoning: CS: PUD-619-C
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: New Neighborhood
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project conforms with the development standards defined in the Planned Unit Development and with the PUD Chapter of the Tulsa Zoning Code.

Staff Data:
 TRS: 8326
 CZM: 57 Atlas: 2673

City Council District: 8
 Councilor Name: Phil Lakin, Jr.

12.1

April 2, 2014

SECTION I: PUD-619-C Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new credit union building. The proposed development is located in PUD-619-C, Development Area A.

PERMITTED USES:

Uses permitted as a matter of right include those permitted in the CS – Commercial Shopping District; Use Unit 19, Hotel, Motel and Recreation for a Health Club/Spa and an enclosed swimming pool use only; Use Unit 20, Recreation: Intensive for an unenclosed swimming pool only; and uses customarily accessory to permitted uses but shall exclude Use Unit 12A. The credit union proposed for this project is classified Use Unit 11 and is allowed by right.

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:

New buildings beyond 300 feet from the West boundary of the Planned Unit Development are not limited by architectural style in the Planned Unit Development. This project is more than 300 feet from the West boundary therefore is not limited by architectural style in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting is shown on the site plan. The plan illustrates a design that will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code. Light standards are not to exceed 25 feet in height. All lights, including building mounted, shall be hooded and directed downward and away from the North and West boundaries of the Planned Unit Development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent AG or RS zoned areas.

SIGNAGE:

12.2

The site plan illustrates a ground sign location which will require a separate permit. Wall signs will also require a separate permit. All signage will be required to meet the Planned Unit 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 are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks around the building at the parking areas. Pedestrian access will be required to be constructed to the building from sidewalks along South Memorial Drive.

MISCELLANEOUS SITE CONSIDERATIONS:

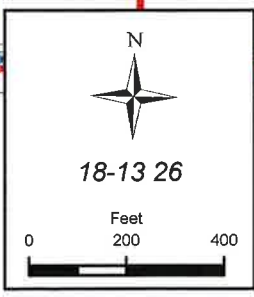
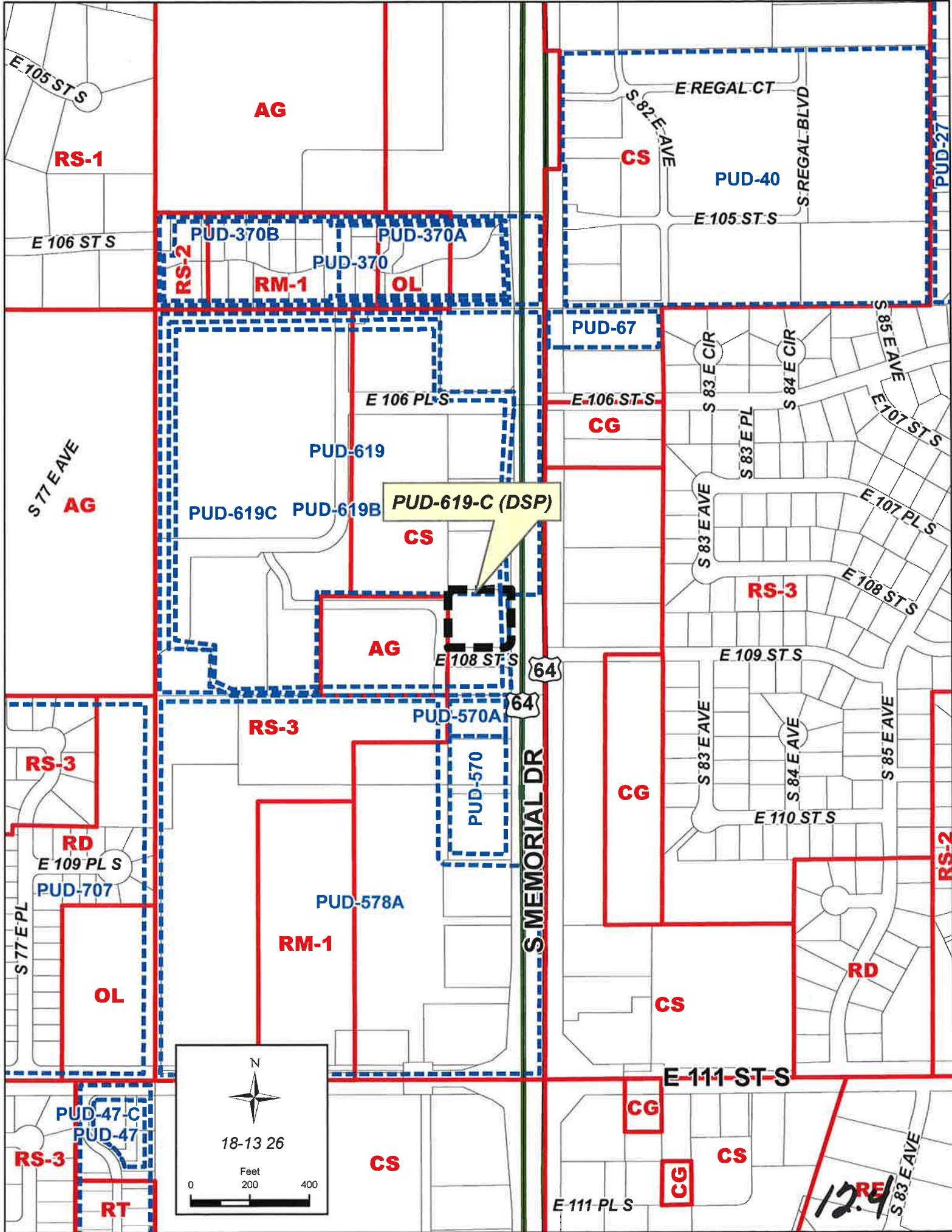
There are no concerns regarding the development of this area.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-619-C**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, 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 credit union.

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



12.4



PUD-619-C (DSP)

E 108 ST S

64

S MEMORIAL DR

E 109 ST S

S 83 E AVE

S 84 E AVE

S 85 E AVE

E 110 ST S

E 111th ST S

E 111 PLS

S 83 E AVE



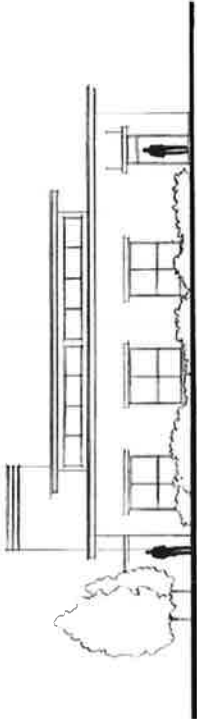
18-13 26

0 200 400
Feet

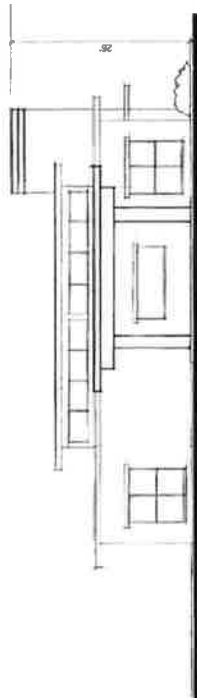
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012



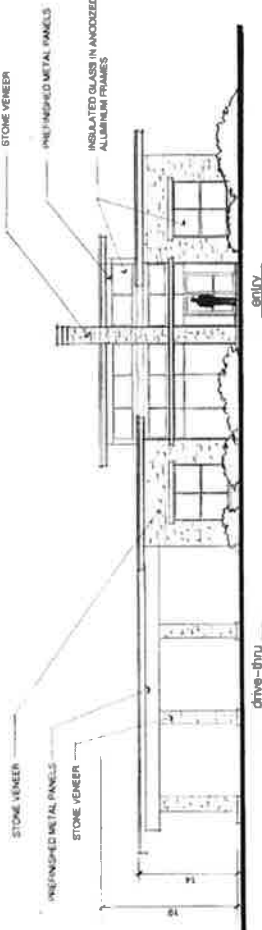
WEST ELEVATION



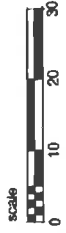
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION (MEMORIAL)

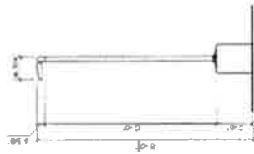


PUD 619-C

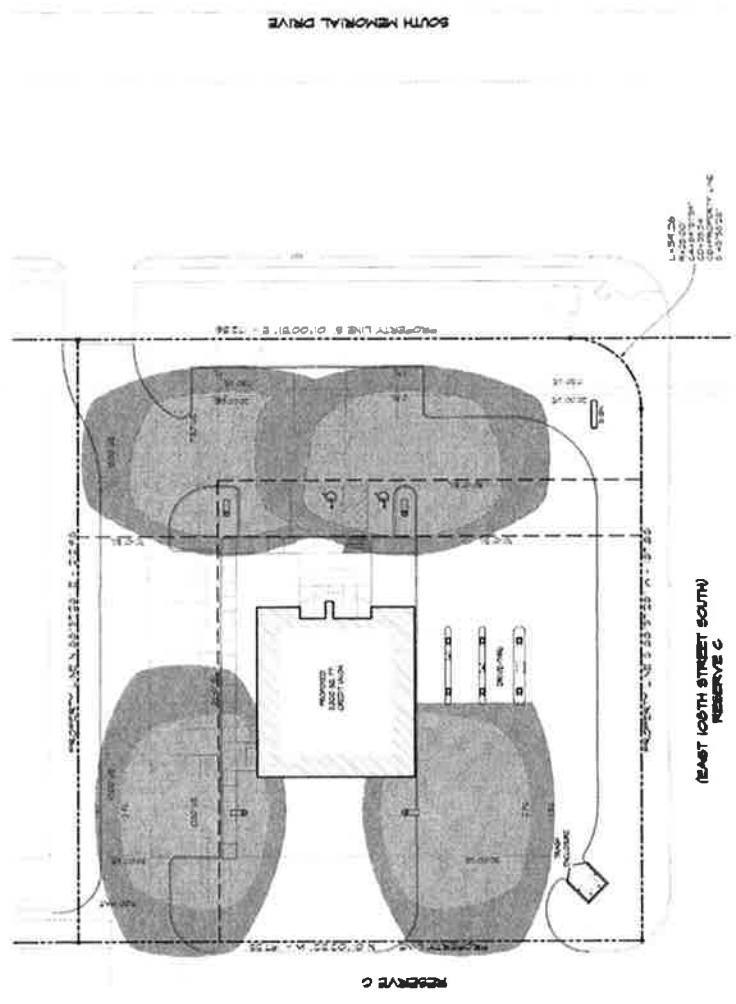
12.7

12.8

2 TYPICAL SITE LIGHTING
 2 1/8" = 1'-0"



PUD SITE LIGHTING PLAN
 0 0 20 40
 SCALE = 1" = 20'-0"



PUD 619-C
LEGAL DESCRIPTION
 THE PART OF THE TRACT OF LAND
 BEING THE SOUTHWEST QUARTER OF SECTION
 10, T12N, R10E, S12E, T12N, R10E, S12E,
 HENNING, AN ADDITION IN THE CITY OF TULSA, TULSA
 COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE
 RECORDED PLAT THEREOF

TMAPC
April 2, 2014
New CIP projects, FY 2015-2019

Item: Public hearing approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2015-2019.

Background

The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character and extent by the Planning Commission.

City departments generated the list of new capital improvements in the plan. The City of Tulsa prepares an annual Capital Improvement Plan that is published with the fiscal year budget. The Planning Commission generally reviews any new additions proposed for inclusion in the proposed capital plan before the draft budget and capital plan are published.

Staff Analysis

TMAPC staff reviewed the new proposed Capital Improvement Plan projects for consistency with the City of Tulsa's Comprehensive Plan. In general, the improvements listed are consistent with the Comprehensive Plan.

A new CIP projects summary is attached. Below is a summarized list of those items, including: the name of the department, the item number(s) that correspond with the attached chart, location and staff comments regarding relationship and consistency with the Comprehensive Plan.

- **Working in Neighborhoods**

- 1) Backup Generators at Animal Shelter
Location: 3031 S. Erie Ave.

Staff Comments: *This proposed project is related to rehabilitation and system upkeep and is generally consistent with the Comprehensive Plan's direction on infrastructure maintenance.*

- **Equipment Management Department**

- 2) Replace Roofing at Newblock Facilities
Location: 1720 and 1790 Newblock Drive
- 3) Compressed Natural Gas (CNG Fleet Fueling Infrastructure)
Location: Citywide
- 4) Replace Underground Fuel Lines at EMD Fueling Facilities
Location: Citywide

Staff Comments: *Projects #2 and #4 are related to rehabilitation and system upkeep and are consistent with the Comprehensive Plan's direction on infrastructure maintenance. Project #3 is consistent with the Transportation Priorities in the Plan, which states: "Transportation decisions should be focused on improving the range and quality of Tulsa's travel options, supporting land use goals and maintaining fiscal responsibility." (p. TR 36)*

- **Engineering Services**

- 5) Levee District 12 Levee Study and Repairs
Location: Along Arkansas River in West Tulsa

Staff Comments: *This proposed project is to develop a study to determine the extent of deficiencies with the levee system and begin repairs needed to maintain FEMA certification. This proposed project furthers the vision of the Arkansas River Corridor Master Plan, which was brought forward and included in the 2010 adoption of the Comprehensive Plan. No specific guidance on the levee system is currently offered in the Comprehensive Plan, though this is generally consistent with references to improving quality of life. Therefore, this proposed project is in conformance with the Comprehensive Plan.*

- **Performing Arts Center (PAC)**

- 6) Chapman Ceiling/Lighting Unit
Location: Chapman Music Hall, PAC
- 7) Doenges Seating Replacement
Location: Chapman Music Hall, PAC
- 8) Tulsa Performing Arts Center HVAC Upgrade

Location: Chapman Music Hall, PAC

Staff Comments: *The proposed improvements to the Performing Arts Center (PAC) is consistent with the Comprehensive Plan's understanding of the downtown core as Tulsa's "...most intense regional center of commerce, housing, culture and entertainment." (p. LU 31).*

- **Parks**

- 9) Henthorne Rehabilitation
Location: 4825 S. Quaker Ave.
- 10) Lacy Tennis Expansion
Location: 2134 N. Madison Ave.
- 11) Reed Community Center Rehabilitation
Location: 41st & Union Ave.
- 12) Hicks Park Site Improvements
Location: 31st & Mingo Road
- 13) Waterworks Rehabilitation
Location: 1710 W. Charles Page Boulevard

Staff Comments: *The proposed capital improvement projects are consistent with:*

- *Parks, Trails and Open Space Priority 5 (Improve Access and Quality of Parks and Open Space)*

Goal 14 – Parks and recreational facilities are updated to address changing needs and desires.

- *Policy 14.1 Add comfort and convenience features to parks.*
- *Policy 14.2 Identify parks components that need to be updated or replaced and develop a schedule, budget and methodology to complete improvements.*
- *Policy 14.4 Identify Parks throughout the City for upgrade and develop an action plan to accomplish upgrades. (p. PA 29)*

Based on the above and similar policies regarding parks, the proposed projects are in conformance with the Tulsa Comprehensive Plan.

- **Library**

- 14) Tulsa Central Library Rehabilitation
Location: 4th Street and S. Denver Ave.

Staff Comments: *This proposed project will provide for a full renovation of the 1965 era Tulsa Central Library, addition of a parking garage and covered walkway connecting the parking garage and the main building, and addition of café with outside seating.*

The proposed project is in consistent with:

- *Land Use Priority 3 (Focus redevelopment, revitalization and enhancement programs on areas that have been severely economically disadvantaged)*
 - *Policy 8.3 Enhance the quality of educational opportunities to provide Tulsa residents with a greater opportunity for economic stability – prepare students for the workforce. (p. LU 81)*

The proposed improvement was included in the Downtown Area Master Plan and contributes to the quality of life for the downtown, as well as the entire City of Tulsa. Therefore, this proposed project is in conformance with the Comprehensive Plan.

- **Planning and Development Department**

- 15) Route 66 Village, Required Restrooms and Parking
Location: 3770 Southwest Boulevard

Staff Comments: *The proposed project is to add restrooms and parking to Route 66 Village, a popular attraction for local, national and international visitors. Currently, there is insufficient parking and no restrooms for visitors.*

This proposed capital improvement project is in consistent with:

- *Parks, Trails and Open Space Priority 5 (Improve Access and Quality of Parks and Open Space)*
 - *Policy 14.1 Add comfort and convenience features to parks. (p. PA 29)*

Based on the above and similar policies regarding the provision of amenities in parks, this proposed project is in conformance with the Tulsa Comprehensive Plan.

- **Engineering Services**

- 16) Bicycle/Pedestrian Master Plan Implementation
Location: Citywide

Staff Comments: *The proposed project will implement prioritized improvements recommended in the upcoming FY 2014 INCOG Regional Bicycle/Pedestrian Master Plan. The plan will identify locations for improvements in the City of Tulsa to the bicycle and pedestrian network including but not limited to bikeways, trails, sidewalks and pedestrian crossings. The Bicycle/Pedestrian Master Plan is a key component in furthering the City's Complete Streets Policy and creating a more walkable and bicycle-friendly community, which may lead to economic development opportunities.*

This proposed project furthers many of the transportation priorities in the Comprehensive Plan, to name a few:

- *Transportation Priority 3 (Ensure That Transportation Investments Enhance The Land Uses They Serve)*
 - *Policy 7.1 Enhance transportation Tulsa's right of ways so they serve as great public places and promote multi-modal travel. (p. TR 38)*
- *Transportation Priority 4 (Provide Multiple Transportation Choices to All Tulsans)*
 - *Policy 13.4 Ensure the continued development of sidewalk improvements with other improvements on major arterial corridors where opportunities to enhance the pedestrian environment exist. (p. TR 40)*
- *Parks, Trails and Open Space Priority 5 (Improve Access and Quality of Parks and Open Space)*
 - *Policy 12.4 Look for opportunities for trails in areas that currently have few or none and connect these areas to existing trails. (p. PA 28)*

Based on the above policies and many others found throughout the Comprehensive Plan, as well as the Tulsa Metropolitan Area Trails Master Plan, this proposed project is in conformance with the Comprehensive Plan.

- **Engineering Services**

- 17) ODOT Bridge Rehabilitation and Replacement Program Local Match
Location: Citywide

Staff Comments: *This proposed project would provide funds to coordinate with the ODOT rehabilitation and replacement program for bridges. The Comprehensive Plan stresses that an important component of land use planning is to ensure that adequate transportation infrastructure exists. Although no specific guidance on the bridge rehabilitation and maintenance is currently offered in the Comprehensive Plan, the*

proposed project is generally consistent with the Comprehensive Plan's direction on infrastructure maintenance.

- **Tulsa Zoo**

18) Renovate/Expand Elephant Exhibit and rename Lost Kingdom
Location: 6421 E. 36th Street North

19) Replace Chimpanzee Exhibit with New Chimpanzee Exhibit
Location: 6421 E. 36th Street North

Staff Comments: *The Zoo Master Plan was adopted as an amendment to the Comprehensive Plan on August 15, 2012. The proposed improvements are consistent with the Zoo Master Plan and contribute to the quality of life for the City of Tulsa. Therefore, these projects are in conformance with the Comprehensive Plan.*

Recommendation

Approve based on the finding that the new capital improvement projects for the Capital Improvement Plan, FY 2015-2019 are in conformance with the Tulsa Comprehensive Plan.

FY15 - 19 NEW CIP PROJECTS

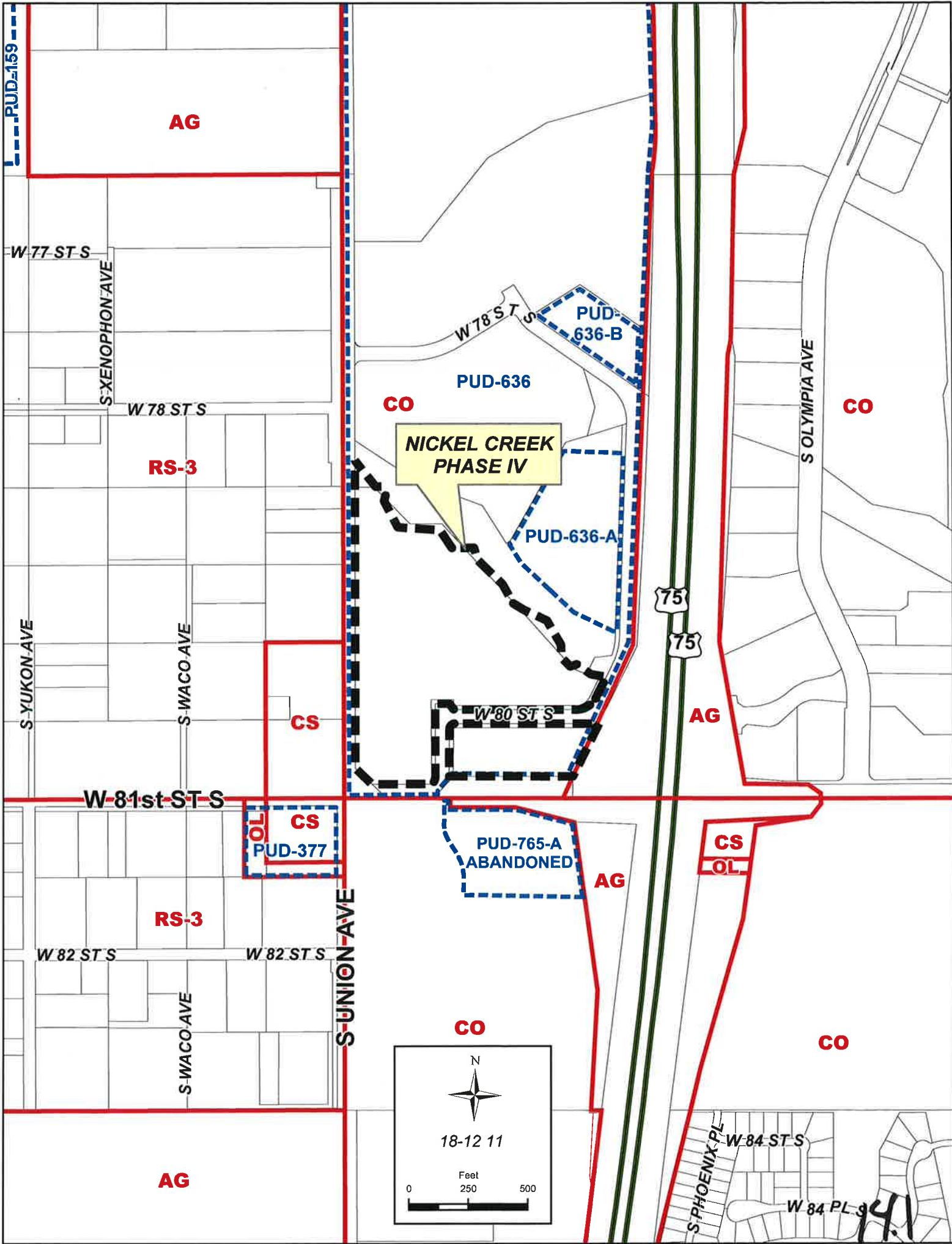
CITY OF TULSA

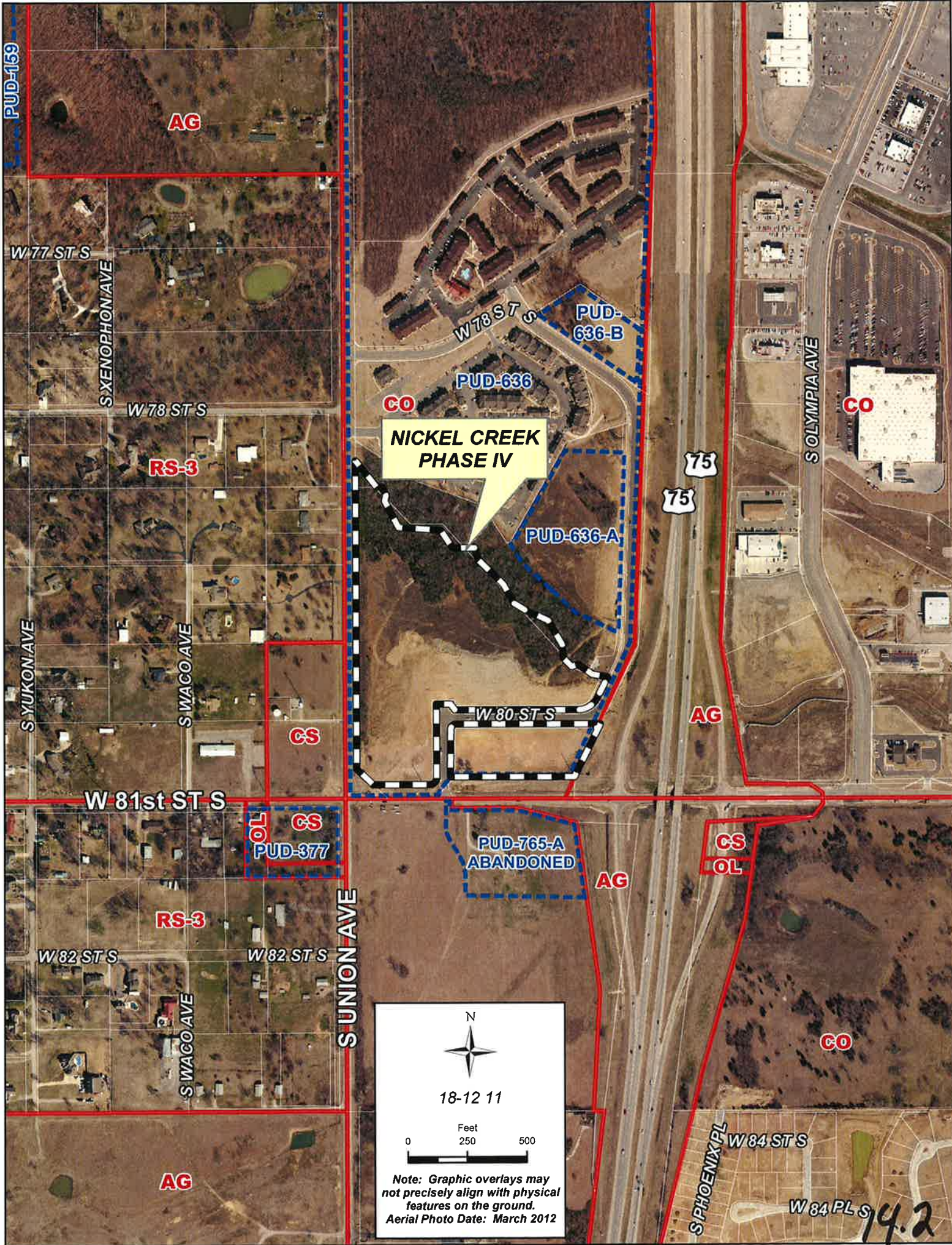
REFERENCE	TITLE	DEPARTMENT	PURPOSE
1	Backup Generators at Animal Shelter	Citywide (Enterprise)	To provide electrical service to the Tulsa animal shelter (24/7/365 operation) in the event of an interruption of electrical service (ice, severe weather, etc) so care of animals in the shelter can continue (between 150- 250 animals at any one time)
2	Replace Roofing at Newblock Facilities	EMD	Replace the roof system at EMD's 1720 and 1790 Newblock Drive maintenance facilities.
3	Compressed Natural Gas (CNG Fleet Fueling Infrastructure)	EMD	The additional stations will enable the City to expand its CNG fleet and provide expanded fueling coverage for all areas of Tulsa. Additional stations will result in increased revenues to the City.
4	Replace Underground Fuel Lines at EMD's Fueling Facilities	EMD	Study EMD fueling facilities to determine which underground fuel lines need to be replaced. Replacement of degraded fuel lines will prevent ruptures and environmental contamination, and will ensure the City remains in compliance with DEQ guidelines.
5	Levee District 12 Levee Study and Repairs	Flood	Study to determine extent of deficiencies with the levee system and to begin repairs Needed to maintain FEMA certification
6	Chapman Ceiling / Lighting unit	PAC	To add an architectural lighting feature for the ceiling of the Chapman Music Hall in place of 36-year-old cloud.
7	Doenges Seating Replacement	PAC	To replace current seating sections of Doenges Theater. Current Seating is extremely uncomfortable and receives constant complaints.
8	Tulsa Performing Arts Center HVAC Upgrade	PAC	To upgrade current PAC HVAC system to a completely digital system. Currently partial pneumatic from original construction in 1977. Upgrade would increase efficiency and be more cost effective. Upgrade would bring system to current standards.
9	Henthorne Rehabilitation	Parks	To replace the existing roof and build and outdoor state for summer productions.
10	Lacy Tennis Expansion	Parks	To add 2 additional courts with lighting and bleachers.
11	Reed Community Center Rehabilitation	Parks	To expand the existing weight room and gym. New multi use sports court for outside.
12	Hicks Park Site Improvements	Parks	Add a water playground and new lighted multi use sports courts.
13	Waterworks Rehabilitation	Parks	Resurface Parking lot and entry on north side of waterworks. Re Roof and replace existing fascia and guttering. Add covering to outdoor classroom and expand the kiln room to accommodate more participants.
14	Tulsa Central Library Renovation	Facilities	Full renovation of 1965 era Tulsa Central Library to include replacement of all mechanical, electrical and plumbing systems. Addition of parking garage and covered walkway between parking garage and main building. Creation of enclosed outdoor garden area for children's plumbing and other events. Addition of cafe with outside seating. Minimum of LEED silver project.

13.7

REFERENCE	TITLE	DEPARTMENT	PURPOSE
15	Route 66 Village, Required Restrooms and Parking	Planning	Community Groups Have Built A Destination Theme Park On City Leased Property In Southwest Tulsa. Traffic Study Indicates 32 Vehicles A Day In The Park. On-Site Reports Show Visitors Are From U.S. And Europe. There Are No Rest Rooms And Very Limited Parking For Visitors.
16	Bicycle/Pedestrian Master Plan Implementation	Streets	Funds to implement prioritized improvements recommended in the upcoming INCOG Regional Bicycle/Pedestrian Master Plan. The plan is to be developed in FY 2014 and will identify locations for improvements in the City of Tulsa to the bicycle and pedestrian network including but not limited to bikeways, trails, sidewalks and pedestrian crossings.
17	ODOT Bridge Rehabilitation and Replacement Program	Streets	Funds to coordinate with ODOT rehabilitation and replacement program for bridges. This covers 5 years of ODOT's 8-year plan.
18	Renovate/Expand Elephant Exhibit and rename Lost Kingdom	Zoo	To substantially repair, renovate and expand the 18 year old high maintenance, insufficient and poorly designed elephant exhibit/barn in order to: 1)meet Association of Zoo & Aquariums (AZA)/USDA animal management and welfare requirements, including rising AZA husbandry and exhibition accreditation standards for elephant management and care in order for the zoo to continue to exhibit and receive additional elephants, 2)meet human and animal safety requirements, 3)provide enhanced guest experience for zoo patrons, 4)increase revenue. The renovated/expanded elephant exhibit will be an immersive, naturalistic habitat with a state of the art barn to house and care for 4-6 elephants and provide guest amenities and interpretive areas for educational programs to over 550,000 annual visitors to the zoo. The renovated/expanded elephant exhibit and barn will be state of the art in zoo design and construction and will: 1)increase operational efficiencies of staff, 2)provide greater capability and flexibility for animal care and management, 3)provide savings in the upkeep and maintenance of the exhibit, 4)continue to meet rising AZA/USDA standards for exhibition and care of elephants, 5)provide increased opportunities to serve zoo patrons with recreational and educational opportunities and additional guest amenities.
19	Replace Chimpanzee Exhibit with New Chimpanzee Exhibit	Zoo	To replace the existing outdated, structurally deficient and high maintenance 35 year old chimpanzee outdoor exhibit and holding building and the 15 year old inadequate, high maintenance indoor exhibit with a new modern chimpanzee exhibit that will: 1)meet Association of Zoos & Aquariums (AZA)/USDA animal management and welfare requirements, 2)meet human and animal safety requirements, 3)meet AZA husbandry and exhibition policies/guidelines for chimpanzees in order for zoo to continue to exhibit and receive additional chimpanzees, 4)provide enhanced guest experience for zoo patrons, 5)increase revenue. New chimpanzee exhibit will be an immersive, naturalistic indoor/outdoor habitat/holding building to house approximately 2 family groups (-12 animals) and provide guest amenities and interpretive areas for educational programs to over 550,000 annual visitors to the zoo. New chimpanzee exhibit will meet AZA policies/guidelines for chimpanzee exhibition. Water moats are no longer recommended to contain chimpanzees due to potential safety hazard (drowning) for chimpanzees. Tulsa Zoo is only one of two remaining zoos that now use a water moat. Because of this other AZA zoos will not transfer chimpanzees to the Tulsa Zoo.

13.8





**NICKEL CREEK
PHASE IV**

18-12 11



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

14.2

PRELIMINARY SUBDIVISION PLAT

Nickel Creek Phase IV - (CD 2)

Northeast corner of South Union Avenue and West 81st Street South

This plat consists of 3 Lots, 1 Block, on 19 acres.

The following issues were discussed March 20, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CO (corridor district) Z-5457-SP-3.
2. **Streets:** With dimension lines show right-of-way and provide reference such as plat number and book/page number. Show sidewalks and ramps.
3. **Sewer:** Add a 17.5 foot perimeter easement along the south and east boundary line of Lot 3 and revise the 10 foot building line to match the utility easement. Add a 17.5 foot perimeter easement along the south line of lot where it is adjacent to West 81st Street.
4. **Water:** Label right-of-way widths and 17.5 foot utility easements along South Tacoma West Avenue and West 81st Street.
5. **Storm Drainage:** State on the face of plat that detention is provided offsite. Define responsibilities for maintenance of the detention pond.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be required.
7. **Other: Fire:** A fire hydrant will be required within 400 feet of any part of a non-sprinkled structure and within 600 feet of any part of a sprinkled structure. Aerial access will be required for any structure over 30 feet in height from the level of fire department access.
8. **Other: GIS:** Show all subdivisions in location map. Need basis of bearing, monument information, surveyor certification stamp, subdivision 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:

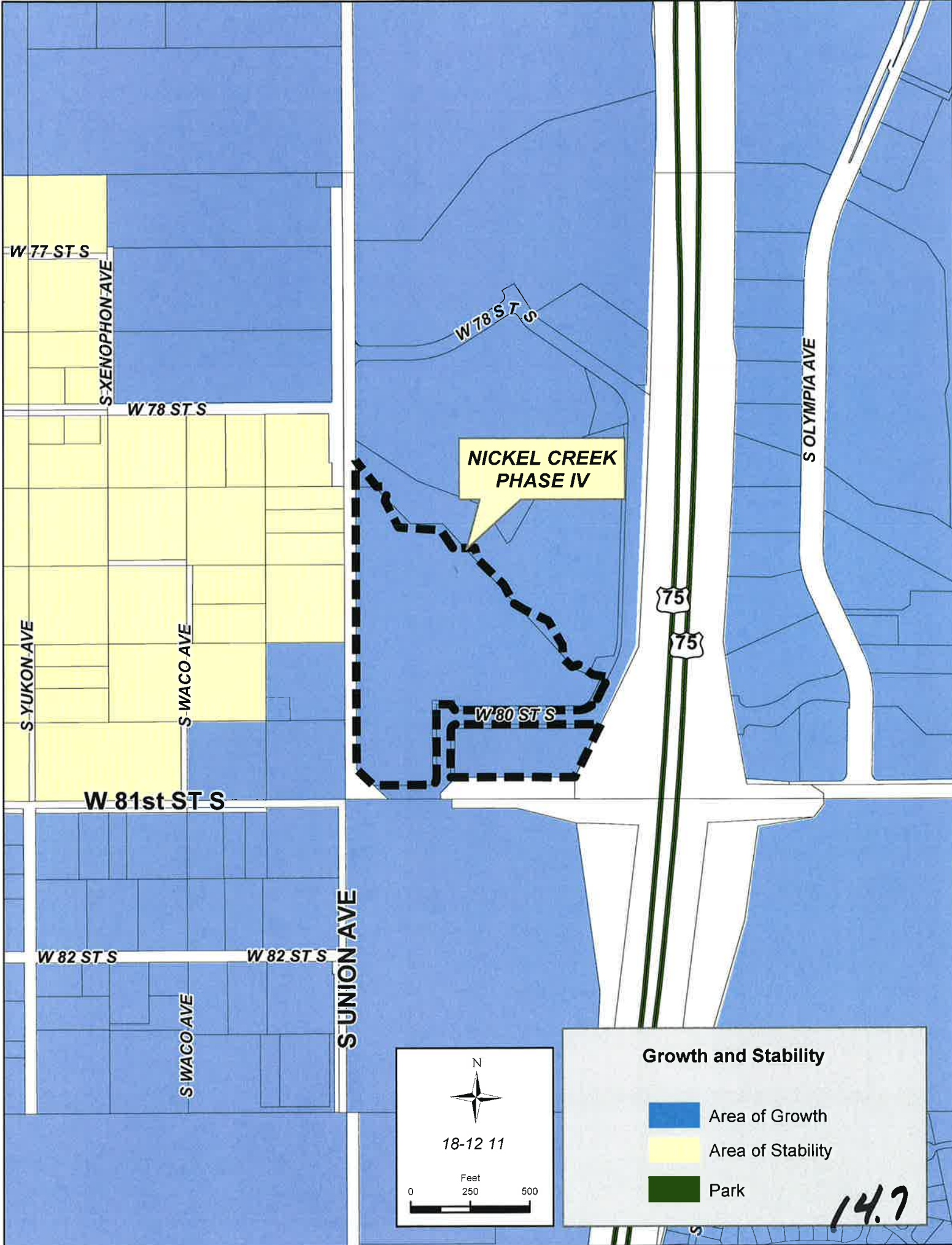
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

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.

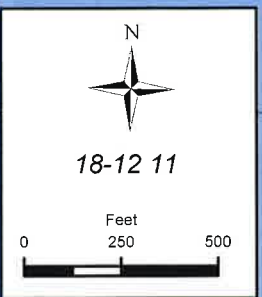
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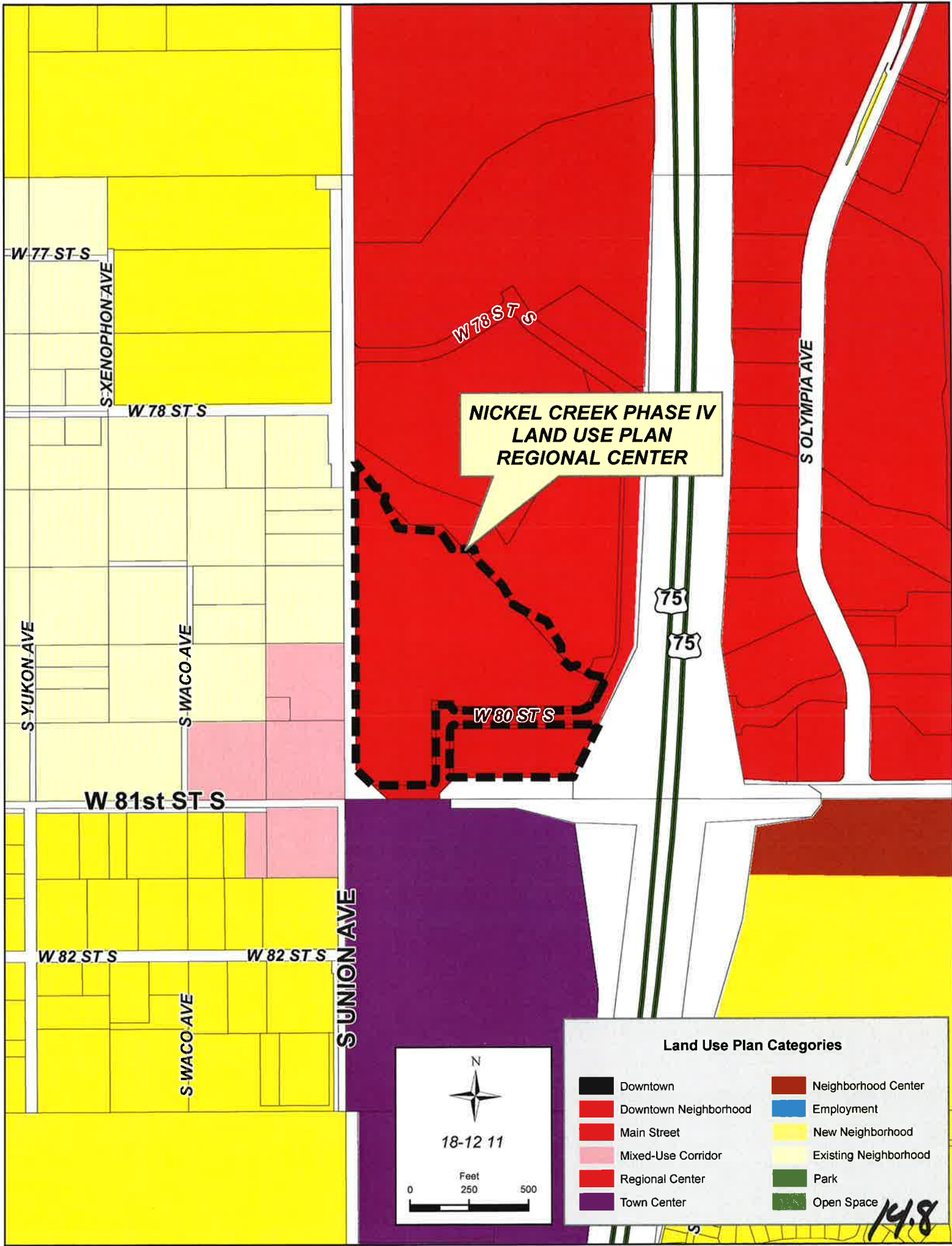
**NICKEL CREEK
PHASE IV**

Growth and Stability

- Area of Growth
- Area of Stability
- Park



14.7



**NICKEL CREEK PHASE IV
LAND USE PLAN
REGIONAL CENTER**

75

75

W 80 ST S

W 81st ST S

W 82 ST S

W 82 ST S

N

18-12 11

Feet

0 250 500

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 |

14.8



Case #: Z-7259
Re-zoning

Hearing Date: April 2, 2014

Case Report Prepared by:

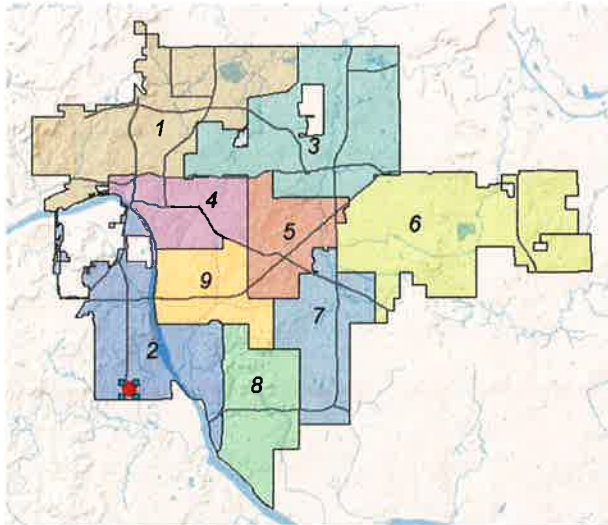
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Sisemore Weisz and Associates
 Property Owner: Steven and Cathy Hall

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Proposed Use:
 Rezoning request from AG to RS-3 for single family residential subdivision.

Gross Land Area:
 48.5+ Acres

Location:
 East Side of Highway 75 and north of West 91st Street South

Zoning:

Existing Zoning: AG
 Proposed Zoning: RS-3

Comprehensive Plan:

Land Use Map: New Neighborhood
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project is consistent with the vision of the Comprehensive Plan and the expected development pattern in the area.

Staff Data:

TRS: 8214
 CZM: 55 Atlas: 0

City Council District: 2

Councilor Name: Jeannie Cue

15.1

SECTION I: Detailed Staff Recommendation:

Requested RS-3 zoning is consistent with the vision identified in the Tulsa Comprehensive Plan and the expected development pattern in the area.

The requested RS-3 zoning is harmonious with the existing development on the site and the existing surrounding properties.

Therefore **staff recommends APPROVAL** of Z-7259 for the rezoning from AG to RS-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

Z-7259 is included in a New Neighborhood and an Area of Growth. The rezoning request will complement the vision identified in The Plan. RS-3 zoning designation will provide opportunities for single family residential development and allow density to match the long term vision for the area.

An important component of the Comprehensive Plan is to provide connectivity through many forms. The Jenks Intermediate School located immediately south of this property will be a prime pedestrian connectivity opportunity and will be a important consideration during the plat process.

Land Use Designation (New Neighborhood):

This entire site is defined as a New Neighborhood in the Comprehensive Plan and 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.

Growth and Stability Map: (Area of Growth)

The purpose of an Area 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 agreements exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land.

Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Vehicular and Pedestrian transportation systems do not currently serve the site. Street improvements for South Maybelle will be required as part of the plat process.

The Comprehensive Plan designates West 91st South as a Secondary Arterial. There is no vision identified for a multimodal corridor component for this portion of West 91st. South Maybelle is not an improved street adjacent to the east boundary of this site. Right-of-way has been granted by the Jenks Public School System south of this site for a extension to 91st street. No street right of way has been granted for Maybelle Avenue on or adjacent to this property. Ultimately this site will require a connected street system from the dead end of South Maybelle at the north east corner of this property to West 91st Street south.

The alignment of Maybelle will be determined during the subdivision plat process. Alternate street alignment considerations in this area could provide meaningful traffic calming features for this site, the adjacent property east of this site and in the right of way adjacent to the Jenks school site.

Sidewalks will be required throughout the area as defined in the Subdivision Regulations for Tulsa. Pedestrian connections to the school site will be an important consideration for this project.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 49± acres in size and is located north of northeast West 91st Street and Highway 75. The property appears to be vacant and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by undeveloped land, zoned AG; on the north by Hyde Park Subdivision, zoned CO; on the south by Jenks West Intermediate School, zoned AG and CO; and on the west by Highway 75, further west unplatted large residential tracts, zoned AG.

UTILITIES: The subject tract has municipal water and sewer available. Significant infrastructure improvements for all utilities will be required for water, sanitary sewer and storm water systems.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Highway 75	Expressway	As required by ODOT	4

15.3

West 91 st Street	Secondary Arterial	100 feet	2
South Maybelle Ave.	Residential Collector	60 feet	0

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

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

Z-7083/Z-7083-SP-1 January 2008: All concurred in approval of a proposed Corridor Site Plan on a 12± acre tract of land for the Tulsa Hills South development including multiple commercial, mixed use developments on property located on the northeast corner of West 91st Street South and U. S. Highway 75 and abutting south of subject property.

BOA-21238 March 22, 2011: The Board of Adjustment approved a Special Exception to permit a public school (Use Unit 5) in an AG district, subject to conceptual plan presented March 22, 2011; with the conditions that sidewalks are to be constructed along the north side of 91st Street to the extent of the property boundaries. All parking or driving surfaces are to be concrete or asphalt; landscaping is to be per code; lighting is required and is to be per code, on property located east of the northeast corner of West 91st Street and South U.S. Highway 75 and abutting south of subject proeprty.

04/02/14

15.4

RS-3

S-JUNION-AVE

CO

CO

S-MAYBELLE AVE

W-84 ST S



AG

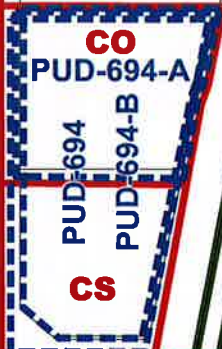


AG

Z-7259

CO

RS-3



CO

PUD-694-A

PUD-694

PUD-694-B

CS



18-12 14



AG

W-91st ST S

AG

N ADAMS ST

RS-1



CS

103

RS-3

53 / 15.5



S UNION AVE

75

75

Z-7259

W 91st ST S

N ADAMS ST

S PHOENIX PL W 84 ST S

W 84 PLS

W 84 ST S

W 84 BLVD S

W 85 ST S

85 PL

OLYMPIA

W 86 ST S

S PHOENIX PL

S PHOENIX AVE

S MAY BELLE AVE

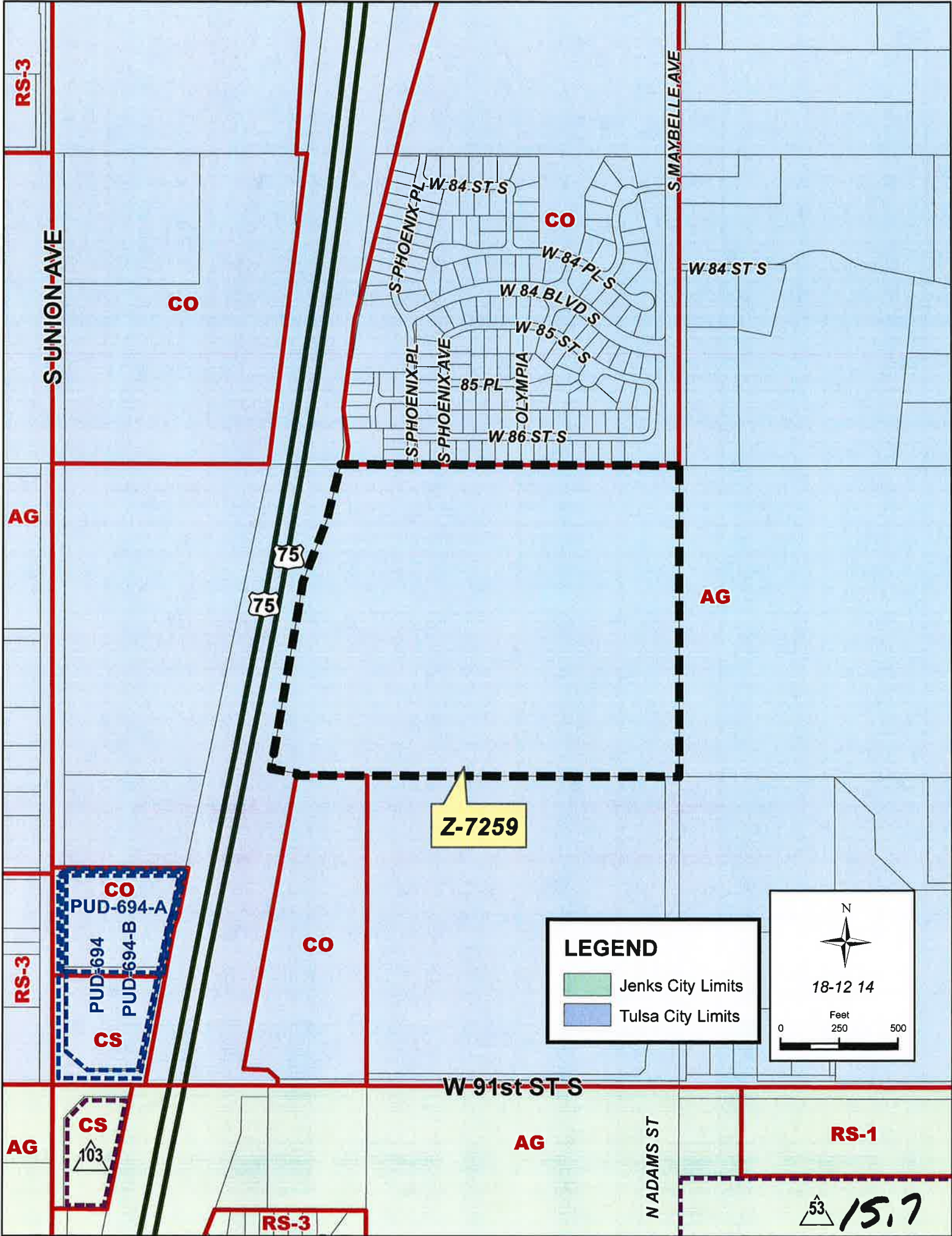


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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

15.4



Z-7259

LEGEND

- Jenks City Limits
- Tulsa City Limits

N

18-12 14

Feet

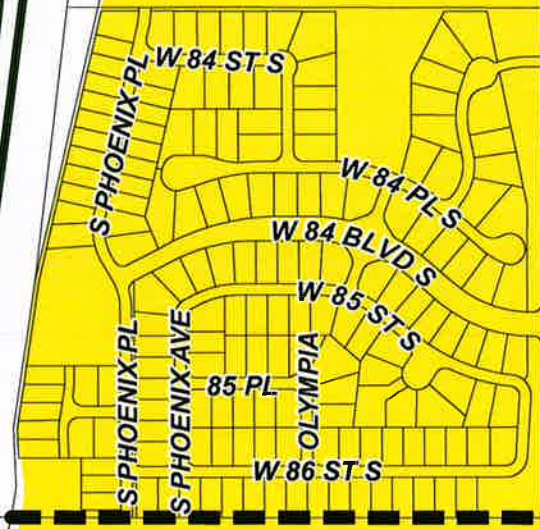
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S UNION AVE

S MAYBELLE AVE

75
75

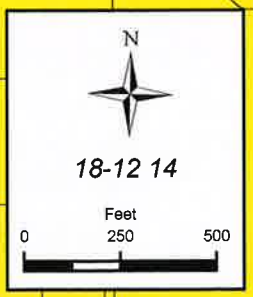


W 84 ST S

W 91st ST S

N ADAMS ST

**Z-7259 LAND USE PLAN
NEW NEIGHBORHOOD**



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

15.8

S UNION AVE

S MAYBELLE AVE

W 84 ST S
 W 84 PL S
 W 84 BLVD S
 W 85 ST S
 85 PL
 W 86 ST S
 S PHOENIX PL
 S PHOENIX AVE
 OLYMPIA

W 84 ST S

75
75

Z-7259



18-12 14



Growth and Stability

- Area of Growth
- Area of Stability
- Park

W 91st ST S

N ADAMS ST

15.9



Case #: PUD 759-A
Major Amendment

Hearing Date: April 2, 2014

Case Report Prepared by:

Dwayne Wilkerson

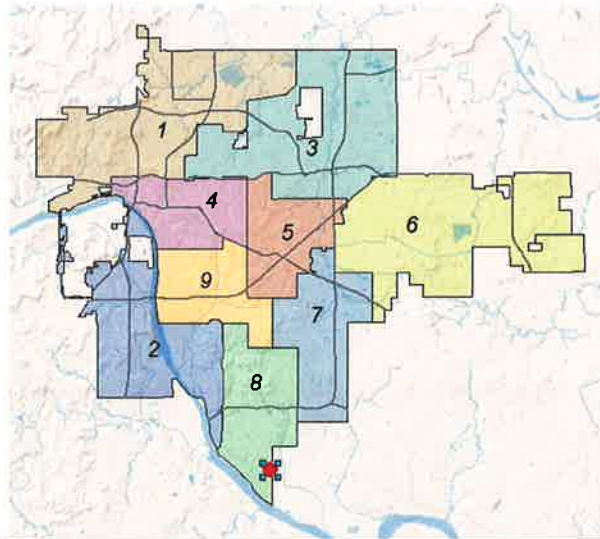
Owner and Applicant Information:

Applicant: Crestwood at the River, LLC

Property Owner: Crestwood at the River, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary:

Major Amendment to modify development area boundaries and to allocate floor area ratio standards to new development areas. Part of the original residential development will be changed to office use

Gross Land Area: 8+ Acres

Location:

Northwest corner of the intersection of East 121st Street South at South Sheridan Road.

Zoning:

Existing Zoning: RS-3/CS/PUD 789

Proposed Zoning: RS-3/CS/PUD 789-A

Comprehensive Plan:

Land Use Map: New Neighborhood and Neighborhood Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**. The project conforms to the vision of the Comprehensive Plan and the expected development pattern in the area. The PUD meets or exceeds the standards defined in the PUD chapter of the Zoning Code.

Staff Data:

TRS: 8334

CZM: 57

Atlas: 0

City Council District: 8

Councilor Name: Phil Lakin Jr.

16.1

SECTION I: PUD 759-A

APPLICANTS DEVELOPMENT CONCEPT

The purpose of PUD Major Amendment No. 759-A (“PUD 759-A”) is to redefine the usage for a portion of Crestwood Village’s Development Area “A” (Residential) and to establish new Crestwood Village Development Standards for Development Area “A” – Residential and Development Area “B” – Commercial (the “Project”).

Crestwood Village, PUD 759-A, was originally approved as PUD 759 on September 10, 2008 with 24 lots in Development Area “A”, residential in usage, and 1 lot in Development Area “B”, commercial in usage. The Crestwood Village Plat was recorded as Document #6286 on May 13, 2009.

Below is a chronology of approvals of requests and revisions to the PUD 759 since 2008.

CRESTWOOD VILLAGE - DATE CHRONOLOGY OF PUD/ZONING SUBMISSIONS ALONG WITH MINOR AMENDMENTS			
	<u>TMAPC APPROVAL</u>	<u>TULSA CITY COUNCIL</u>	<u>Description</u>
PUD 759 & REZONING	6/25/2008	7/10/2008	ORIGINAL APPLICATION AND REZONING REQUEST
FINAL PLAT	4/15/2009	5/13/2009	FINAL PLAT RECORDED
PUD 759-1 MINOR AMENDMENT	8/5/2009	NA	DETAILED SIGN PLAN AND INCREASE WALL ENTRY HGT TO 10' WITH ARCHITECTURAL TOWERS
PUD 759-2 MINOR AMENDMENT	12/16/2009	NA	INCREASE FLOOR AREA FROM 35,000 SF TO 40,250 SF LOT 1 BLK 1; INCREASE BUILDING HEIGHT FROM 35 FT TO 40 FT IN DEV AREA B; REDUCE SIDE SETBACK FROM 5 FEET TO 2 FEET FOR 10 RESIDENTIAL LOTS LOT 3 BLK 2; LOTS 4,5 BLK 3; LOTS 1, 3, 4 BLK4; LOTS 3, 5, 6, 10 BLK 5

PUD 759-3 MINOR AMENDMENT	9/7/2010	NA	BUILDING SETBACK DEV AREA B WEST PROPERTY LINE 70' TO 30'; REDUCTION OF THE 25' LANDSCAPE BUFFER FROM WEST PROPERTY LINE TO 5'; BUILDING HEIGHT FOR DEV AREA B SHALL BE LIMITED TO TWO STORIES NOT TO EXCEED 35' IN HEIGHT AND WITHIN THE WESTERN 300' OF DEV AREA B; EXCEPT FOR THE WESTERN MOST BUILDINGS OF DEV AREA B ONE STORY NOT TO EXCEED 30'; FOR THE EAST 300' OF DEV AREA B, TWO STORIES NOT TO EXCEED 40' REDUCTION OF THE 25' LANDSCAPE BUFFER FROM WEST PROPERTY LINE TO 5'
DETAILED SITE PLAN	12/7/2010	NA	TRACT 1A
PUD 759-4 MINOR AMENDMENT	12/7/2010	NA	REALLOCATION OF FAR; ORIGINAL LOT 1 BLK 1 40,250 SF REALLOCATED AS FOLLOWS: 3,100 SF TRACT 1A; 3,000 SF TRACT 1B; 34,050 SF TRACT 1C; ESTABLISH BUILDING LINE SETBACK OF 0 FEET FOR ALL INTERNAL LOT LINES IN DEVELOPMENT AREA B
LOT SPLIT 20402	12/7/2010		SPLIT LOT 1 BLK 1 INTO THREE TRACTS; TRACT 1A; TRACT 1B; AND TRACT 1C
LANDSCAPE PLAN	4/19/2011		TRACT 1A & TRACT 1B
PUD 759-5 Minor Amendment	6/20/2012	NA	REALLOCATE FLOOR AREA IN DEV AREA B FROM EXISTING TRACT 1C OF 34,050 SF TO TRACT 1C; 28,750 SF REMAINING AND TO TRACT 1D 5,300 SF
LOT SPLIT 20526	6/20/2012	NA	SPLIT LOT 1 BLK 1 TRACT 1C INTO TRACT 1C AND 1D
PUD 759-6 MINOR AMENDMENT	11/28/2012	NA	REALLOCATE FLOOR AREA IN DEV AREA B FROM TRACT 1C TO TRACT 1D TO INCREASE FROM 5,300 SF TO 7,300 SF; REDUCE THE ALLOWED FLOOR AREA IN TRACT 1C FROM 28,750 SF TO 26,750 SF; MODIFY THE PARKING RATIO REQUIRED FOR GENERAL OFFICE SPACE FROM 1 PER 300 SF TO 1 PER 400 SF; MODIFY THE PARKING RATIO REQUIRED FOR MEDICAL OFFICE SPACE FROM 1 PER 250 SF TO 1 PER 350 SF; DECREASE NORTH BUILDING LINE ON TRACT 1D FROM THE

16.3

			CURRENT 35' TO 32.5'
PUD 759-7 MINOR AMENDMENT	12/19/2012	NA	REALLOCATE FLOOR AREA FROM TRACT 1C TO TRACT 1B TO INCREASE FLOOR AREA FROM 3,100 SF TO 4,300 SF
PUD 759 MINOR REVISION TO DETAILED SITE PLAN	2/19/2013	NA	STAFF REVIEW ONLY; MINOR REVISION TO PUD SITE PLAN TO SHOW INCREASED FLOOR AREA OF TRACT 1B
DETAIL SITE PLAN	3/20/2013	NA	TRACT 1D
LANDSCAPE PLAN	11/19/2013	NA	TRACT 1D
LOT SPLIT AND LOT COMBINE	2/19/2014	NA	DEVELOPMENT AREA A LOT 2 BLK 3 LOT SPLIT; LOTS 1 AND 2 BLK 2; LOTS 3 AND 4 BLK 4; LOTS 3 AND 4 BLK 3; LOTS 5 AND 6 BLK 3; LOTS 2 AND 3 BLK 2; LOTS 1 AND 2 BLK 5 WERE COMBINED

On February 19, 2014, the Project was approved to combine eight lots (Lot Combo A; Lot Combo B; Lot Combo C; and Lot Combo D) in Development Area "A" along with a lot split, which was required for Lot Combo D ("Combined Lots") as depicted in the attached Exhibit "A". It is these Combined Lots that the Applicant is requesting be designated for commercial purposes as shown in the Conceptual Redevelopment Site Plan, Exhibit "B".

It is the Applicant's intended purpose to construct four residential-style office buildings on these Combined Lots. Further, the Applicant intends to relocate the existing eight-foot masonry wall now separating Development Areas "A" and "B" to the North to separate the Combined Lots from the residential lots in Development Area "A". This relocation depiction is shown in Exhibit "C" as well as actual photos of the existing wall in Exhibit "C-1". This wall will be completely relocated prior to any request for a building permit on the newly designated commercial lots.

An Aerial Photography and Surrounding Context of the Project are attached as Exhibit "D". Exhibit "E" depicts the Access and Circulation Diagram to the Project. There currently exists a Vehicular and Pedestrian Mutual Access Easement (Document #2011030740 Recorded 4/8/2011) for Development Area "B". This Easement will be amended to include the Combined Lots.

16.4

APPLICANT EXHIBITS:

- Combined Lots: Exhibit "A"
- Conceptual Redevelopment Site Plan: Exhibit "B".
- Masonry Wall Relocation Plan: Exhibit "C"
- Existing Wall along north edge of Development Area A: Exhibit "C-1"
- The Environmental Soils Analysis: Exhibit "F".
- The FEMA Flood Map: Exhibit "G".
- Future Pedestrian/Bicycle Access Plan: Exhibit "H".
- Current Zoning Map: Exhibit "I".
- Comprehensive Plan Land Use Map: Exhibit "J".

PUD 759-A DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS PUD 759-A DEVELOPMENT AREA "A" - RESIDENTIAL

Land Area:

Gross:	184,527 SF	4.236 AC
Net:	170,527 SF	3.915 AC

Permitted Uses: Those uses permitted as a matter of right in RS-3 district and those uses considered customarily accessory to single-family uses.

Permitted Uses in Reserve Areas: Open space/park area, landscaped features, secured entrances and recreational facilities and uses customarily accessory to permitted area.

Maximum Number of Lots: 15

Minimum Lot Size: 6,800 SF

Minimum Lot Width: 59 FT

Minimum Livability Space Required: 3,031 SF*

*Section 403.A of the City of Tulsa Zoning Code requires 4,000 SF of livability space per lot which equals 60,000 SF for the 15 lots. As provided for in the original PUD 759, a portion of the required livability spaces was comprised in neighborhood parks (landscaped Reserve Areas B & C) and landscaped common elements in the form of street medians and entry roundabout.

16.5

The 'common' livability space of 14,541 SF may be equally distributed among the 15 lots thus reducing the required amount of livability space required for each lot to 3,031 SF.

Maximum Building Height: 35 FT

Off Street Parking: Minimum two (2) enclosed off-street parking spaces per dwelling unit.

Minimum Yards:

Front:

From the property line of abutting street 15 FT
Garages 20 FT

Side:

Side yards 5 FT
Side yards 2 FT*

*For these lots only: Lot 1 Blk 4; Lot 3 Blk 5; Lot 5 Blk 5; Lot 6 Blk 5; and Lot 10 Blk 5

Side yard abutting internal private street 15 FT
Garages accessing internal private street 20 FT
Side yard abutting Development Area "B" 5 FT

*The side setback along the non-arterial street ROW for Lot:1 Blk 5 will be permitted to be 5 FT, so long as the access to the lot is limited to the west boundary of the lot.

Rear:

Adjacent to S. Sheridan Road 17.5 FT*
From north development boundary 20 FT
From west development boundary 15 FT
Internal Lots 15 FT

*See photos in Exhibit "K" depicting the eight-foot masonry wall at the rear of the two lots adjacent to South Sheridan Road, creating both a visual and sound barrier for these lots.

Maximum front yard overage for unenclosed Off-street parking area 40%

Private Streets: Minimum street right-of-way width of 30 feet with minimum 26 feet of paving already constructed to the standards of The City of Tulsa for minor residential public streets and Record Plans on file with the City of Tulsa.

Signs: Two (2) entry wall signs are in place at the entrance along South Sheridan Road on opposite of the entrance and they do not exceed a display surface area of 32 square feet each.

Sidewalks: A fee in lieu of sidewalks has been paid for the frontage between the entry to Development Area "A" and S. Sheridan Road.

Screening Wall: An eight-foot masonry wall with columns has been constructed between the residential lots and S. Sheridan Road. The masonry

16.4

wall continues into the entry and terminates at two towers which support a gate entry system.

Utility Easements: Utility Easements are in place per Plat.

DEVELOPMENT STANDARDS PUD 759-A DEVELOPMENT AREA "B" – COMMERCIAL

Land Area:

Gross:	251,095 SF	5.764 AC
Net:	191,473 SF	4.400 AC

Permitted Uses: Those uses permitted by right in the CS zoning district and those uses considered customarily incidental to those permitted principal uses, excluding sexually-oriented businesses.

Maximum Building Floor Area: 95,000 SF; this represents a 37% FAR and of this amount 14,600 SF has been constructed to date. That floor area has been allocated as outlined in the chronology noted in Section I above.

Each platted lot will be allocated a prorated share of floor area based on the net land area for each lot. Each detailed site plan will require a summary of the remaining floor area for the total PUD. Any additional floor area request above 95,000 square feet will require a major amendment to this PUD.

Maximum Building Height: 40 FT limited to two stories*
*Maximum permitted height includes all building mounted equipment and screening parapets. Architectural features and elements may exceed permitted building height with Detailed Site Plan approval.

Minimum Building Setbacks:

From Centerline of South Sheridan Road Lot 1 Blk 1 Tract 1C	100 FT
From Centerline of South Sheridan Road Lots 2 & 3 Blk 2 (Lot Combo "D")	67.5 FT
From Centerline of E. 121 st St. South	100 FT
From North Boundary of Development Area "B"	11 FT
From West Boundary of Development Area "B"	17.5 FT

16.7

Internal Lot Lines

0 FT

Other Bulk and Area Requirements:

As provided in the CS – Commercial Shopping Center District.

Parking Ratio:

1 per 400 SF for general office space; 1 per 300 SF for medical, retail or restaurant uses.

Signs:

Ground:

Two ground signs shall be permitted; one along the South Sheridan Road frontage at the entry/exit and one along the E. 121st St. South east entry/exit.

Wall:

Front building wall mounted sign shall be permitted not to exceed two (2) square feet of display surface area per lineal foot of building wall to which it is attached. Wall signs on the North boundary buildings wall shall be prohibited on the building's north side.

Monument:

One monument sign shall be permitted along the South Sheridan Road frontage entry/exit and one monument sign shall be permitted at the East 121st St. South west frontage entry/exit.

Lighting:

All lighting shall be shielded, pointed down or away from adjacent residential areas or from the public street right of way. Lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in the adjacent residential area. As part of the Detail Site Plan review, an accurate Lighting Plan illustrating light poles and fixtures will be provided illustrating height and fixtures facing down and away from the residential area. No light, whether pole or building mounted, shall exceed 25 feet in height.

Landscaping:

A minimum of 15% of the net land area of each lot in Development Area "B" shall be improved as internal landscaped open space and a Landscape Plan shall be approved by INCOG staff prior to any building permit approval.

Sidewalks:

A fee in lieu of sidewalks has been paid for the frontage between Development Area "B" and East 121st St. South.

Screening Wall:

The current eight-foot masonry screening wall will be relocated to the North thereby screening

16.8

Development Area "A's" residential lots from the Combined Lots and from any other commercial/retail construction on Lot 1 Blk 1. This relocation also includes moving the two emergency vehicular access gates and the one pedestrian access gate.

Pedestrian Circulation:

Each building shall have a three (3) foot wide walkway, separated from vehicular travel lands to provide safe access to building entrances. The three (3) foot width shall not include any vehicle overhangs. Pedestrian walkways shall be clearly distinguished from traffic circulation, especially where vehicular and pedestrian routes intersect and such walkways have high contrast striping or contrasting pavement. The pedestrian walkway from Development Area "A" shall be marked in the same manner.

Trash and Mechanical Areas:

No trash or mechanical equipment shall be visible from any viewpoint of the Development Area "A" at ground level.

No Outside Storage:

There shall not be any outside storage or recycling material, trash or similar materials outside of a screening receptacle, nor shall trucks or trailer trucks be parked unless they are being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage.

ALL DEVELOPMENT AREAS

1. The Plat serves as the detail site plan for Development Area "A" and residential building permits issued accordingly. For Development Area "B", Detailed Site Plans shall be required; such plans to include buildings, parking and landscaping areas to be submitted and approved by the TMAPC as being in compliance with the approved PUD development standards.
2. Development Area "B" shall submit Detail Landscape Plans, such plans to be prepared by a licensed landscape architect, architect or engineer in the state of Oklahoma and shall meet or exceed the development standards defined in the PUD.
3. No sign permits shall be issued for erection within the PUD until a Detailed Sign Plan is submitted and approved by the TMAPC as being in compliance with the approved PUD development standards.
4. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
5. A homeowner's association shall be created for the owners of lots in Development Area "A" and a property owner's association shall be created for the owners of lots in Development Area "B". Each association shall be vested with sufficient authority and financial resources to

properly maintain all private streets and common areas, including any storm water detention areas, security gates, guard houses, fencing or other commonly owned structures within the PUD.

6. Approval of the PUD 759-A Major Amendment is not an endorsement of the conceptual layout of Development Area "B". This will be done during the Detail Site Plan review.
7. In accordance with Section 213 of the City of Tulsa Zoning Code, PUD 759-A will be subject to plat after approval. It is the intent of the Applicant to submit a plat waiver for approval before the Tulsa Metropolitan Area Planning Commission. No building permit shall be issued until the plat waiver of subdivision plat has been approved by the City of Tulsa.

DETAILED STAFF RECOMMENDATION:

The single family residential and commercial uses are consistent with the New Neighborhood and Neighborhood Center vision and Area of Growth as outlined in the Comprehensive Plan.

The PUD provides development standards consistent with the expected development pattern in the area.

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

Staff recommends Approval of PUD-789-A as outlined in Section I above.

SECTION II Supporting Documentation

Relationship to the Comprehensive Plan:

Staff Summary: The entire site is consistent with the vision of The Comprehensive Plan and provides a small scale office and retail center with vehicular and pedestrian connections between both development areas.

Land use Vision:

New Neighborhood:

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

Neighborhood Center:

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

16.10

Area of Growth:

The purpose of an Area 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 a general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

Major Street and Highway Plan:

The Comprehensive Plan designates South Sheridan Road as a Secondary Arterial and East 121st Street South is a primary arterial. Neither street is considered a multi-modal street in the Major Street and Highway Plan.

Staff Comment: The development of this site will provide additional pressure on the street system to ultimately provide a complete street including sidewalks and enclosed storm water drainage system. This project will not create any obstacles to the vision of the street system.

Area Description:

Site Analysis:

The subject property is approximately 8± acres in size and is located Northwest corner of East 121st Street and South Sheridan Road. The property is partially vacant however some office and residential structure are scattered on site. This PUD does not affect any existing structures. The entire site is zoned RS-3/ CS/ PUD-759.

Surrounding Area:

The subject tract is abutted on the east by the City of Bixby and is zoned single family residential and agricultural; on the north by a single family residence, zoned RS-3; on the south by vacant property, zoned AG; and on the west by a single family residential subdivision zoned RS-1/PUD677-A.

Utilities:

The subject tract has municipal water and sewer available. The redevelopment pattern anticipated with this major amendment does not affect the existing easements or utility infrastructure.

16.11

SECTION III Relevant Zoning History:

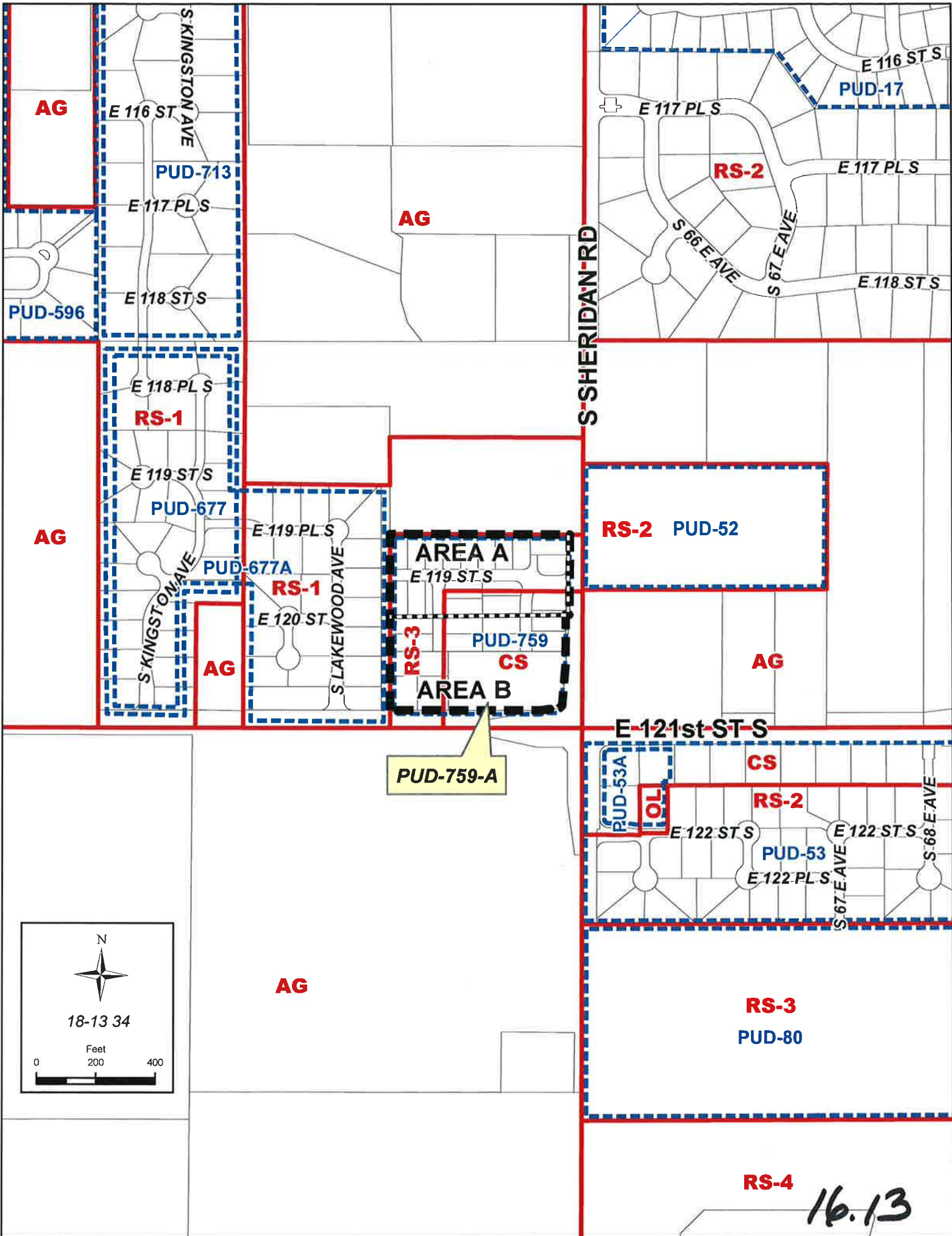
ZONING ORDINANCE: Ordinance number 21854 dated July 31, 2008 and 19643 dated September 24, 1999, established zoning for the subject property.

PUD-806 February 2014: All concurred in approval of a proposed Planned Unit Development on a 5± acre tract of land for a 9 dwelling single-family development, on property located north of northwest corner of South Sheridan Road and East 121st Street.

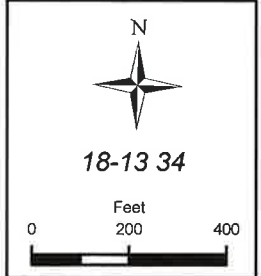
PUD-759 July 2008: All concurred in approval of a proposed Planned Unit Development on a 10± acre tract of land for single-family and commercial on property located northwest corner of East 121st Street South and South Sheridan Road and abutting south of subject property.

04/02/14

16.12



PUD-759-A



16.13



18-13 34



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

16.14

PUD-759-A



E 119 ST S

SNORWOOD AVE

SOXFORD AVE

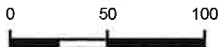
S SHERIDAN RD

E 121st ST S



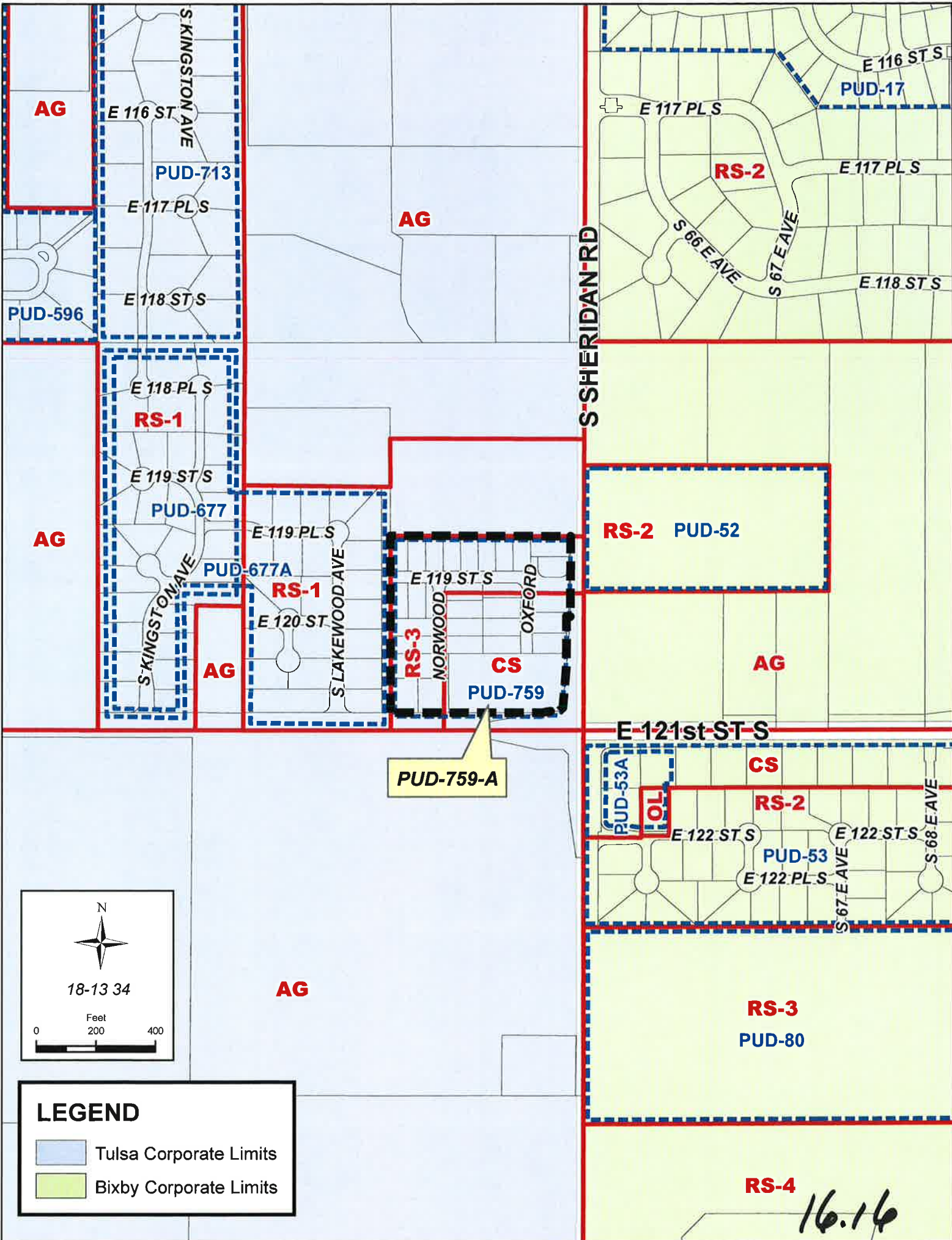
18-13 34

Feet

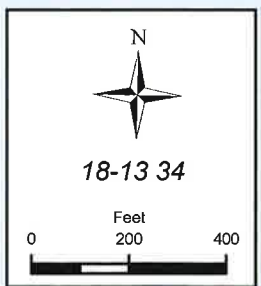


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

16.15



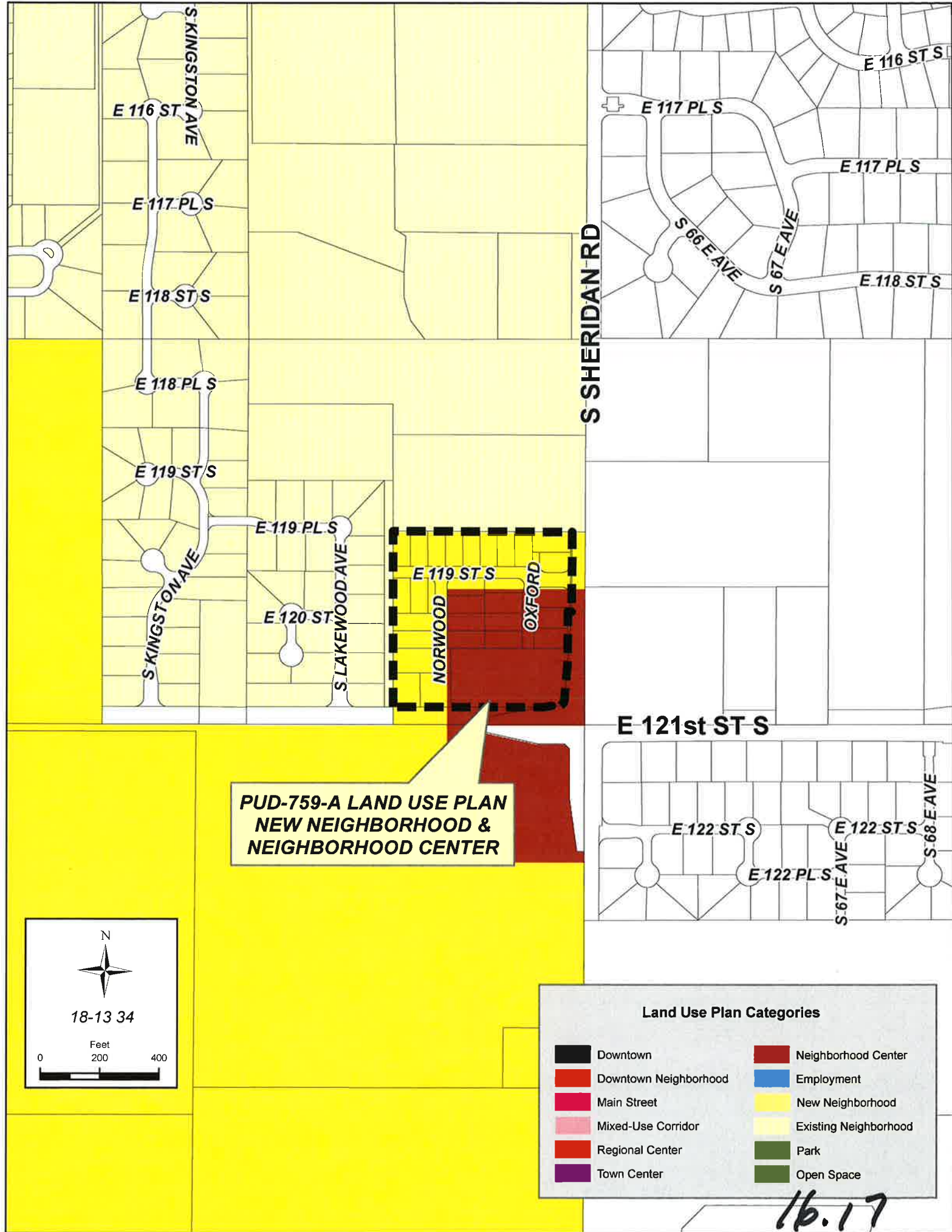
PUD-759-A



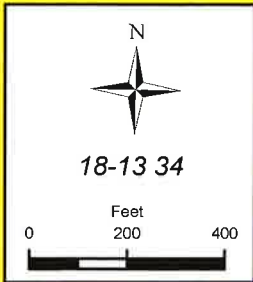
LEGEND

- Tulsa Corporate Limits
- Bixby Corporate Limits













16.16



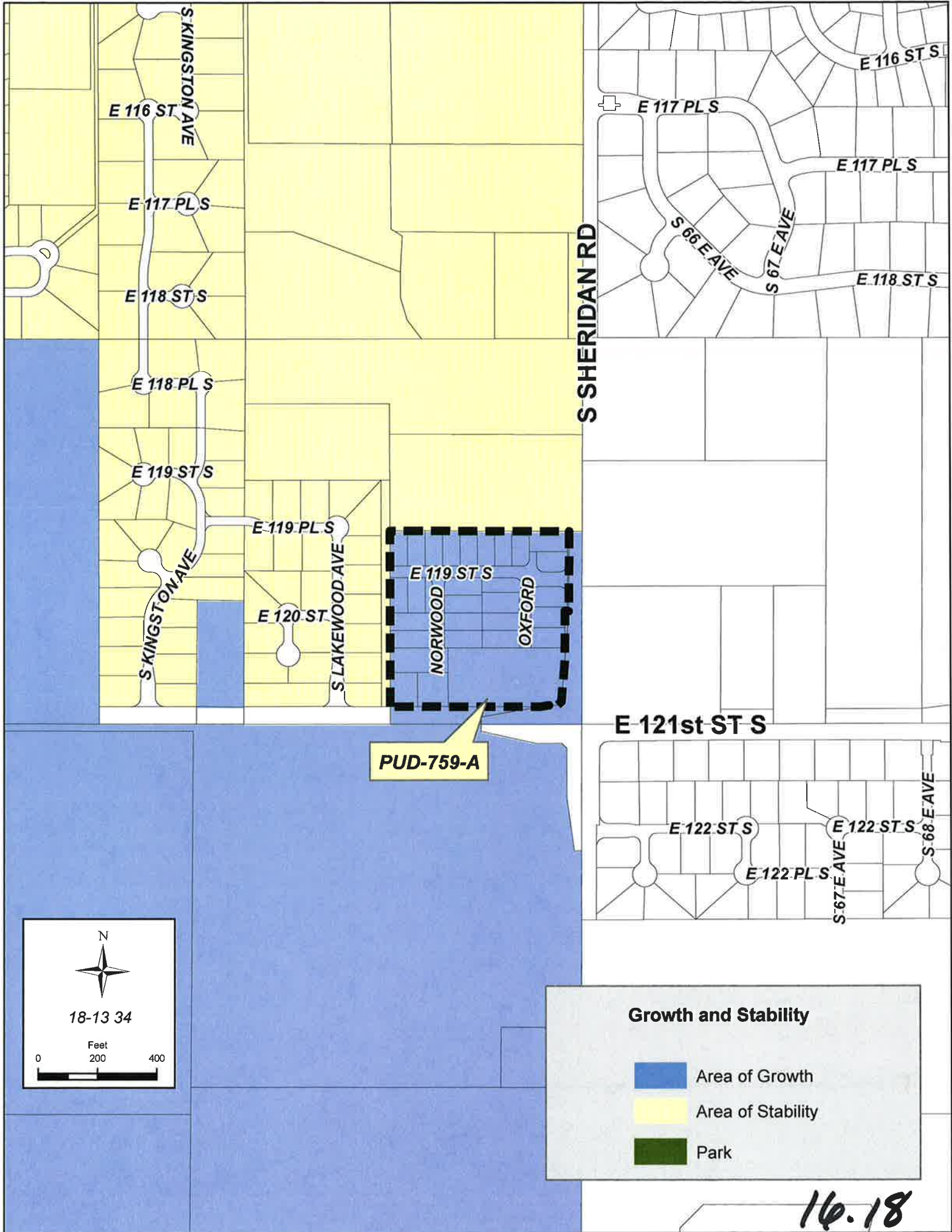
**PUD-759-A LAND USE PLAN
NEW NEIGHBORHOOD &
NEIGHBORHOOD CENTER**



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

16.17



Growth and Stability

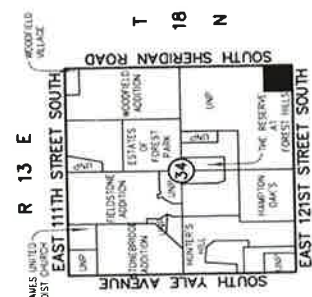
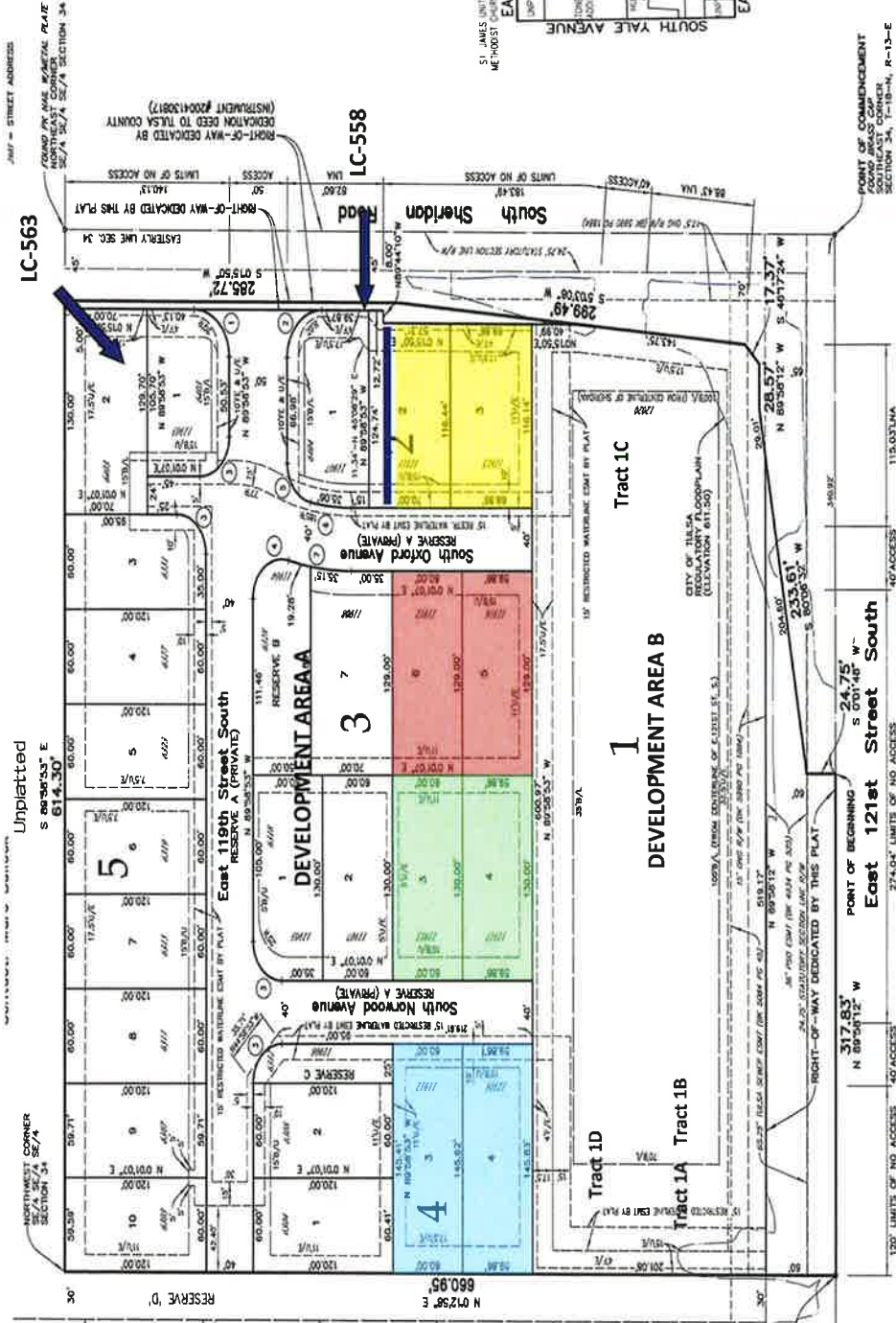
- Area of Growth
- Area of Stability
- Park

16.18

PUD NO. 759-A

CRESTWOOD VILLAGE

EXHIBIT A COMBINED LOTS



Location Map

- LOT COMBO A LC-562
- LOT COMBO B LC-561
- LOT COMBO C LC-560
- LOT COMBO D LC-559

LOT SPLIT LS-20677

Lot Combinations and Lot Split approved by the TMAPC on February 19, 2014

16.19

PUD NO. 759-A

CRESTWOOD VILLAGE

EXHIBIT B

CONCEPTUAL REDEVELOPMENT SITE PLAN FOR DEVELOPMENT AREA B—COMMERCIAL



DEVELOPMENT AREA A



East 121st St. South

Development Area B

16.20

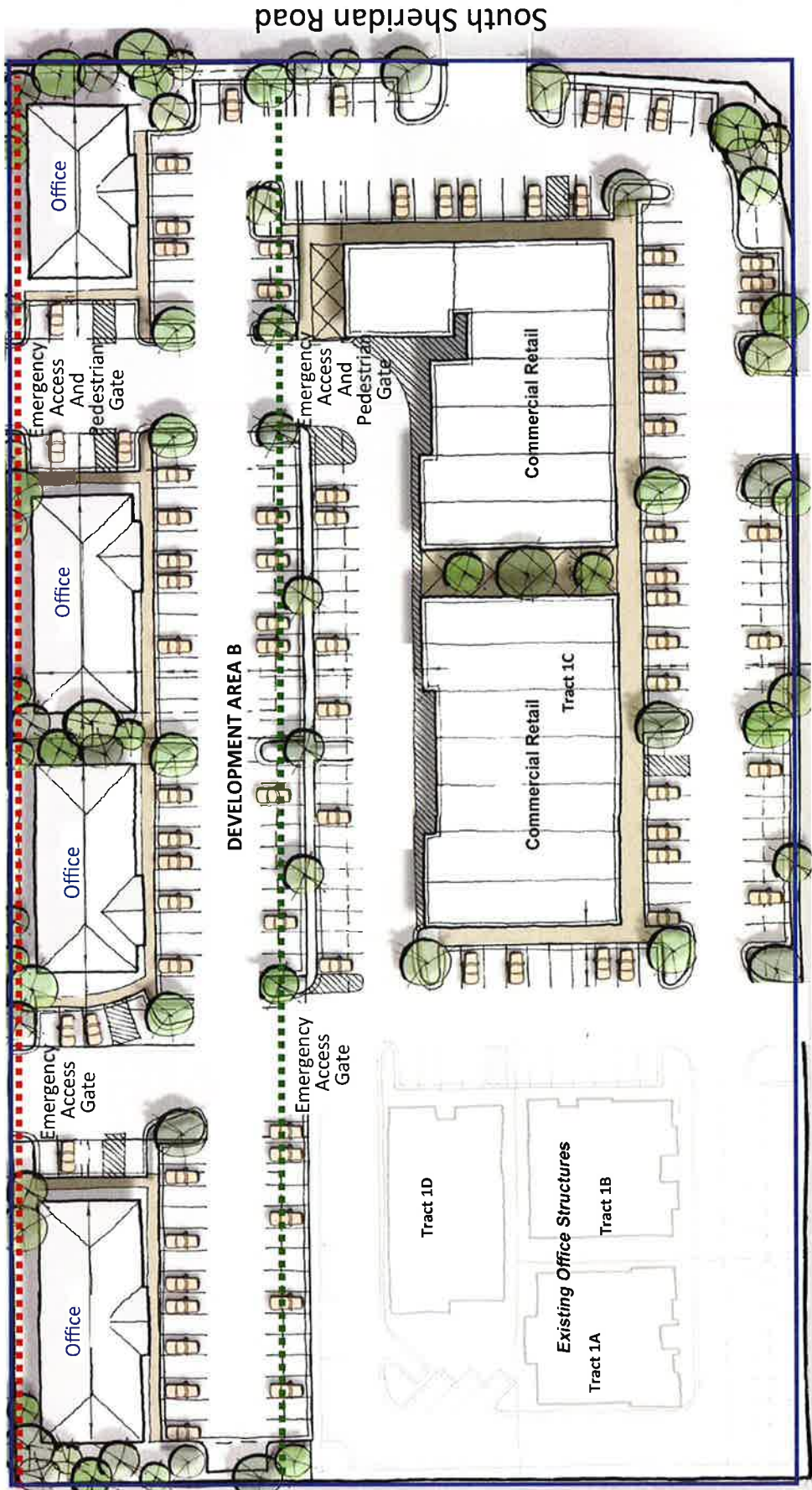
PUD NO. 759-A

CRESTWOOD VILLAGE

EXHIBIT C

EIGHT-FOOT MASONRY WALL AND GATES RELOCATION

DEVELOPMENT AREA A



East 121st St. South Relocated Wall Location

Existing Wall Location

Development Area B

16.21

PUD NO. 759-A

CRESTWOOD VILLAGE

EXHIBIT C -1

EIGHT-FOOT MASONRY EXISTING WALL LOCATION



View to the West



View to the West



View to the East

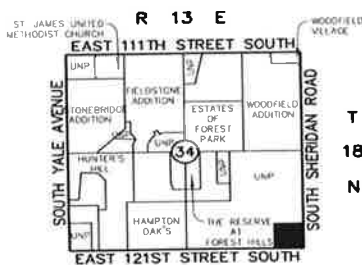
PUD NO. 759-A

CRESTWOOD VILLAGE

EXHIBIT D

AERIAL PHOTOGRAPHY & SURROUNDING CONTEXT

GOOGLE EARTH 2013



Location Map

16.23

PUD NO. 759-A

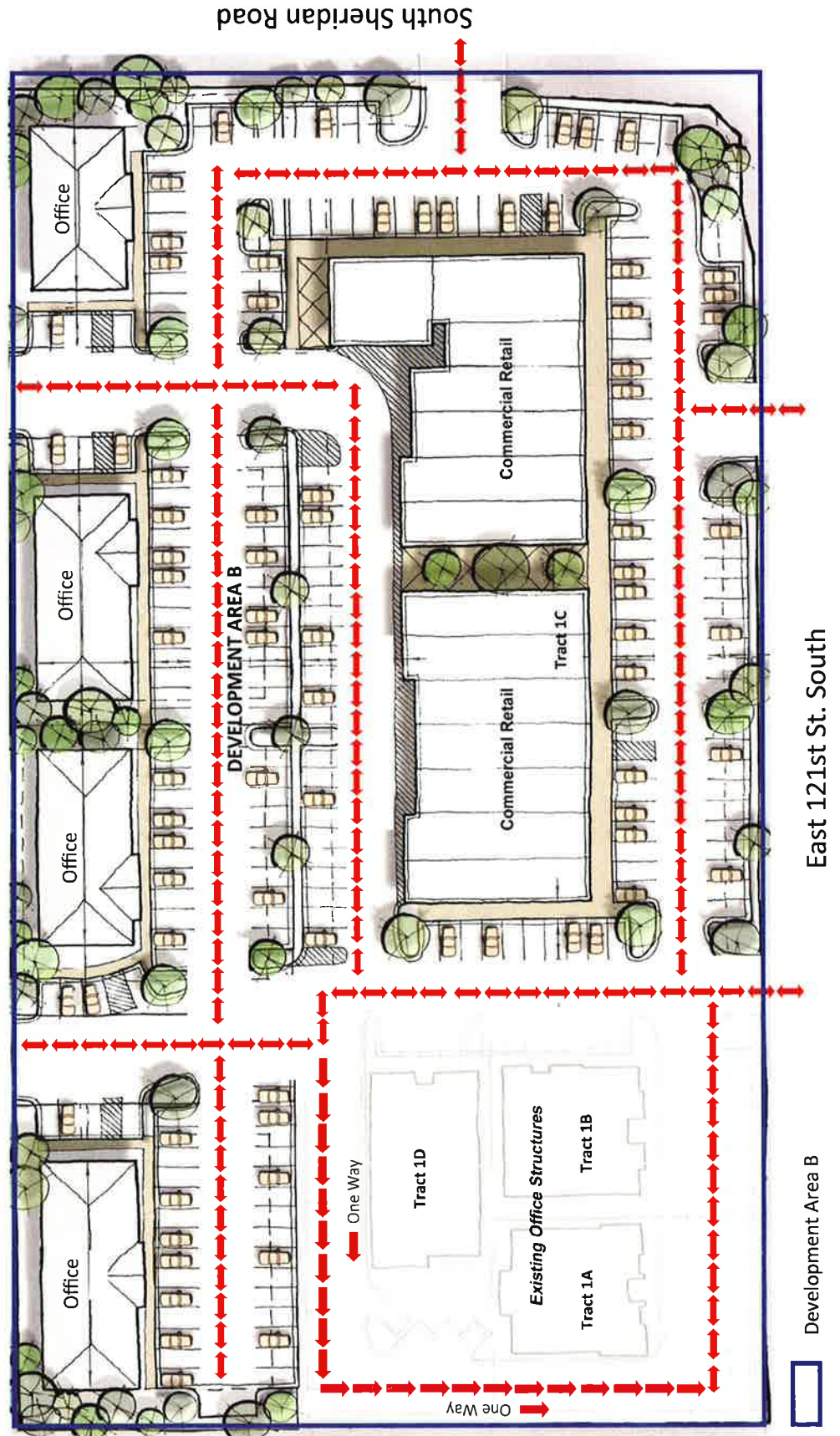
CRESTWOOD VILLAGE

EXHIBIT E

CIRCULATION DIAGRAM DEVELOPMENT AREA B—COMMERCIAL



DEVELOPMENT AREA A



East 121st St. South

Development Area B

16.24

PUD NO. 759-A

CRESTWOOD VILLAGE

EXHIBIT F

ENVIRONMENTAL SOILS ANALYSIS—DEVELOPMENT AREAS A & B



Development Area B

East 121st St. South

South Sheridan Road

16.25

PUD NO. 759-A

CRESTWOOD VILLAGE

EXHIBIT G

FLOOD PLAIN MAPPING

FEMA PANEL #FM40143C0431L AND #FM40143C0432L



16.24

CRESTWOOD VILLAGE

EXHIBIT H

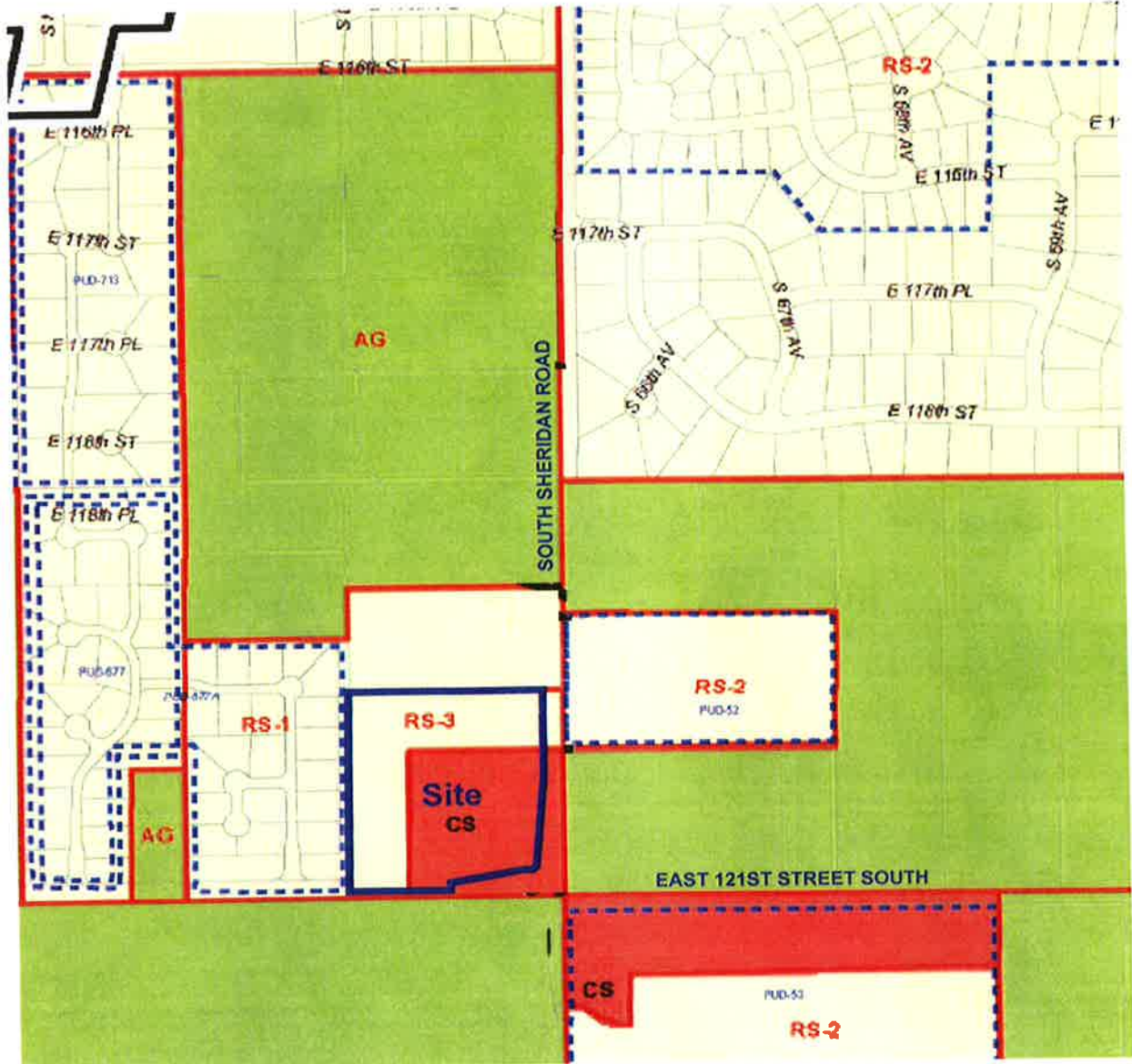
FUTURE PEDESTRIAN ACCESSIBLE AMENITIES



CRESTWOOD VILLAGE

EXHIBIT I

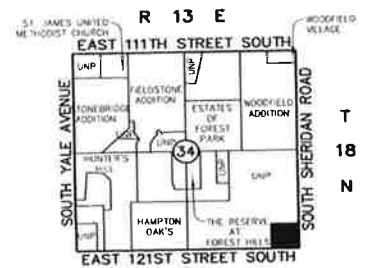
CURRENT ZONING MAP



ZONING SUMMARY

Zoning Category	Area (Gross AC)
CS	+/- 5.0 AC
RS-3	+/- 5.0 AC
Total Area (Gross)	+/- 10.0 AC

Ordinance No. 19643



Location Map

16.28

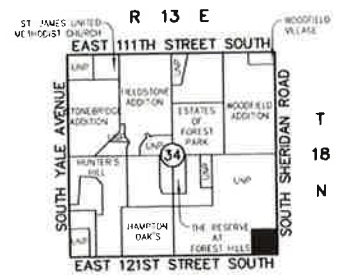
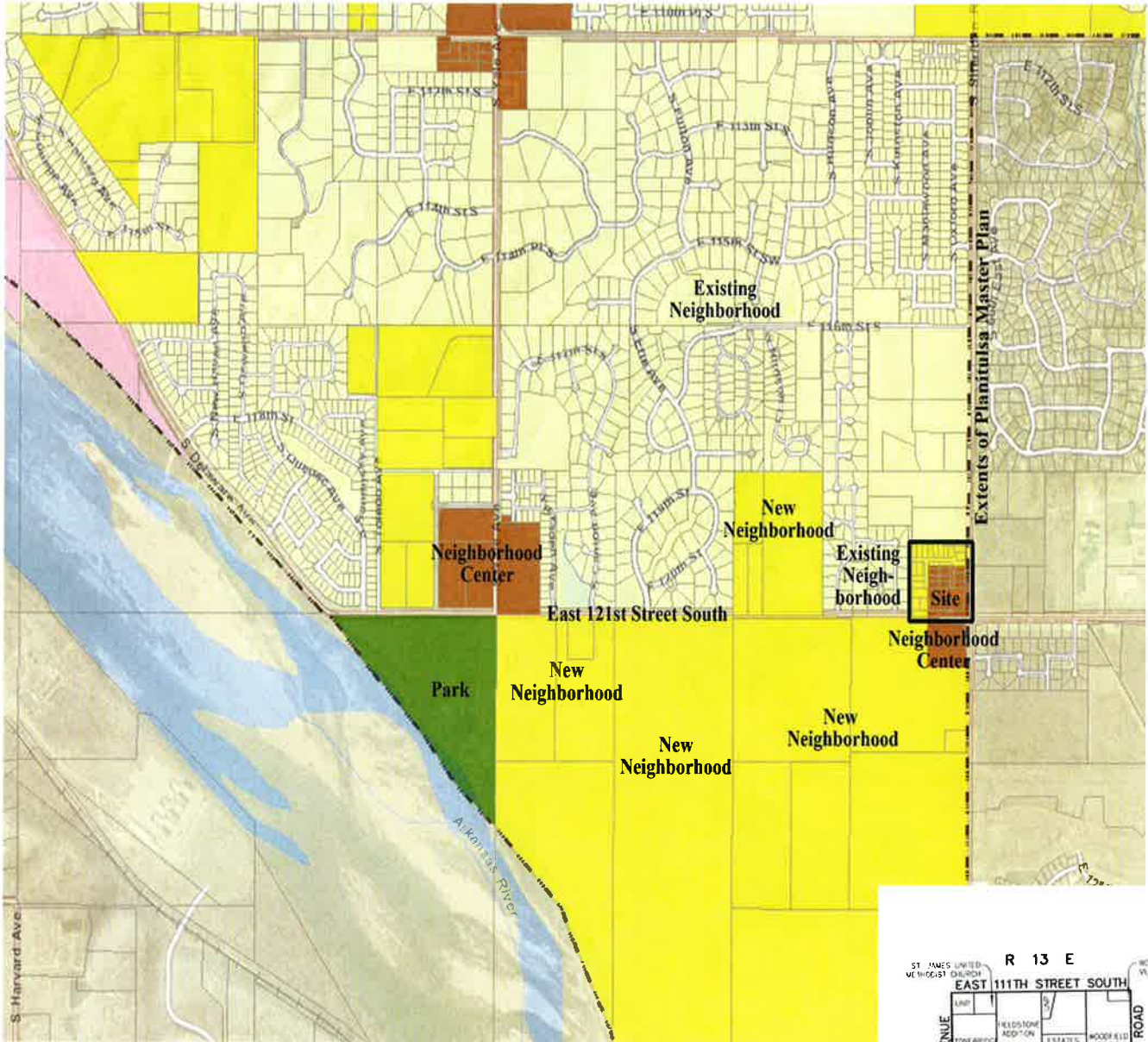
PUD NO. 759-A

CRESTWOOD VILLAGE

EXHIBIT J

COMPREHENSIVE PLAN MAP

Planitalsa 2010



Location Map

16.29

PUD NO. 759-A

CRESTWOOD VILLAGE

EXHIBIT K

EIGHT-FOOT MASONRY WALL AT REAR PROPERTY LINE OF DEVELOPMENT AREA "A" LOTS ADJACENT TO SOUTH SHERIDAN ROAD





Case #: PUD-809
New Residential PUD in HP district.

Hearing Date: April 2, 2014

Case Report Prepared by:

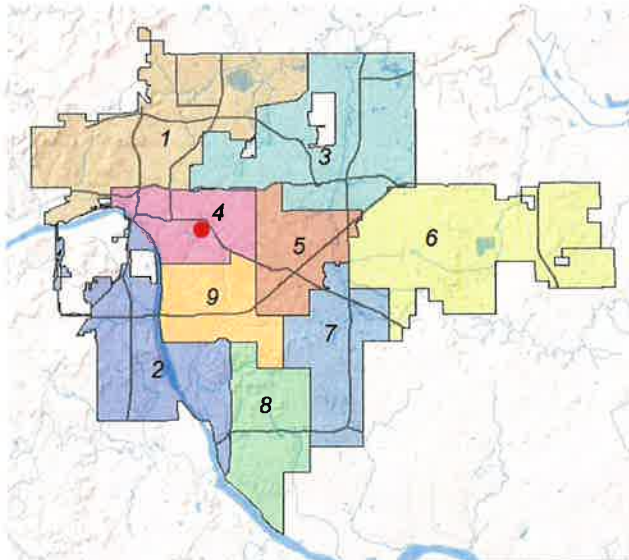
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Barnard Trace, LLC
 Property Owner: Barnard Trace, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary:
 Construct single family residences where Barnard School was located prior to a fire that destroyed the school. The residences will conform to the Historic Preservation guidelines of the neighborhood.

Gross Land Area:
 4+ Acres

Location:
 West of South Lewis between East 17th Street and East 17th Place.

Zoning:

Existing Zoning: RS-3/HP
 Proposed Zoning: RS-3/HP PUD 809

Comprehensive Plan:

Land Use Map: Existing Neighborhood
 Growth and Stability Map: Stability

Staff Recommendation:

Staff recommends **approval**. The project conforms with the vision of the Comprehensive Plan and the expected Historic Preservation development pattern in the area. The PUD meets or exceeds the standards defined in the PUD chapter of the Zoning Code.

Staff Data:

TRS: 9307
 CZM: 37 Atlas: 13

City Council District: 4

Councilor Name: Blake Ewing

17.1

SECTION I PUD-809

DEVELOPMENT CONCEPT

Barnard Trace is a proposed re-development project of single family residences on a 3.96 acre property. The property is located on the west side of South Lewis Avenue between East 17th Street South and East 17th Place South. The property although platted as Maywood Addition with 20 single-family lots was never developed residentially. The Barnard Elementary School was constructed on the site in the late 1920's and remained so until recently closed due to the fire that destroyed the building.

The Tulsa Public Schools invited bids on the property to purchase with a proposal for re-development. The developers of this proposal were awarded the contract and now own the property. The TPS awarded the contract primarily based on this proposed development proposal. There were neighborhood meetings held by TPS for their input and several meetings with the neighborhood since by the developers.

At a pre-purchase open meeting of the TPS Board attended by several representatives of the surrounding neighborhood the developers pledged to develop the property with no more than 18 single-family homes consistent with the character and style of the surrounding historic neighborhood. The developers answered questions, and their presentation was well received by those attending the meeting.

The developers have pledged to make every effort in the design of the project to maintain the architectural character of this historic area. Each residential structure will be submitted to the Tulsa Preservation Commission for their review and approval. The developers will maintain architectural control and approval of all residential structures until the time it will be turned over to the Architectural Design Committee of the Barnard Trace Homeowners Association with mandatory membership of all lot owners.

Much of the existing character of the property will be preserved and maintained such as the perimeter retaining walls. Every effort will be made to protect and preserve existing trees on the property. Additionally, there will be mandatory landscape requirements including a provision to maintain a minimum of 2 trees on each lot (1 in the front; 1 in the back yard). The landscape requirements will be privately managed by the Homeowners Association.

The project will be divided into two development areas. Development Area A will consist of 12 single-family lots on the interior 2.54 acres of the development. All dwellings in Area A will be designed to front the street with all vehicular access from the interior alley. Development Area B will consist of 6 single-family lots designed to include an interior private courtyard however the front façade of the homes will face East 17th Street and East 17th Place. Area B will abut South Lewis Avenue and is comprised of 1.42 acres.

PUD 809 DEVELOPMENT STANDARDS

Land Area (gross) -	215,600 SF/4.94 AC
Land Area (net) -	172,640 SF/3.96 AC

17.2

Permitted Uses -	Single-Family Dwellings
Maximum Dwellings -	18
Maximum Building Height -	35 Feet
Maximum Building Floor Area -	4,000 SF
Minimum Building Floor Area -	1,800 SF
Minimum Off-Street Parking Spaces Per Dwelling -	4 (2 enclosed/2 open)

Build To Lines * –

Development Area A -	
From East 17 th Street South	25 Feet
From East 17 th Place South	25 Feet
Development Area B –	
From East 17 th Street South	25 Feet
From East 17 th Place South	25 Feet

**A “build-to-line” shall be the line on the lot facing East 17th Street or East 17th Place where the front façade of a home shall be placed. If lot circumstances prohibit placement at that line because of physical characteristics recognized by the Preservation Commission the structure may be moved up to 10’ further from the public street as approved by the Preservation Commission without amending the Planned Unit Development.*

Minimum Side Yards including (South Lewis Avenue)	5 Feet
Minimum Livability Area Per Lot -	4,000 SF
Other Bulk and Area Requirements:	As provided in the RS-3 – Single Family Residential district.

HISTORIC PRESERVATION OVERLAY STANDARDS

No residential building permit shall be issued until a Certificate of Appropriateness is granted by the Tulsa Preservation Commission. The architectural character of all structures in this PUD shall meet the standards defined in Tulsa Preservation Commission Unified Design Guidelines for Residential Structures.

The Historic Preservation consideration of this PUD shall be in conformance with Chapter 10a of the Tulsa Zoning Code. The Tulsa Preservation Commission shall approve each new structure and future modifications through the review of an application for a Certificate of Appropriateness.

UTILITIES

All utilities are available to the property. City of Tulsa waterlines are on East 17th Street South and East 17th Place South. The sanitary sewer is located on the property. The property currently has stormwater pipes that drain to the southeast corner of the property and into the stormwater manhole located in the center of the intersection of East 17th Place South and South Lewis Avenue. Gas, electric, cable and telephone are all available to the property.

VEHICULAR ACCESS AND CIRCULATION:

Vehicular access will be from East 17th Street South to the interior alley for the lots in Development Area A and to the private street for the lots in Development Area B.

PEDESTRIAN ACCESS:

Pedestrian Access will continue to be provided in public street right of way. Sidewalk improvements may be required during the plat process to enhance the standards defined provided in the American Disability Act. It is anticipated that stairs will be added from the public sidewalk to many of the homes in this subdivision. Stair details will be part of the site development considerations reviewed by the Tulsa Preservation Commission.

PLATTING REQUIRMENT

No building permit shall be issued until a subdivision plat of the proposed development has been submitted to and approved by the Tulsa Metropolitan Area Planning Commission and accepted by the Tulsa City Council and duly filed of record.

EXPECTED SCHEDULE OF DEVELOPMENT

It is anticipated that site development will commence as soon as all necessary approvals are obtained. The anticipated date is summer of 2014.

NEIGHBORHOOD IDENTIFICATION SIGN AND LIGHTING

Any anticipated neighborhood identification sign at the entrance shall comply with the Tulsa Zoning Code for permitted single-family residential subdivision signage. Neighborhood identification signage or lettering shall also receive a certificate of appropriateness from the Tulsa Preservation Commission.

All building or common area lighting shall be pointed down and away from adjacent properties. Prior to installation of any lighting in any reserve areas contained in the PUD a Certificate of Appropriateness shall be approved by the Preservation Commission.

DETAILED STAFF RECOMMENDATION:

The single family residential use is consistent with the Existing Neighborhood vision and Area of Stability as outlined in the Comprehensive Plan.

17.4

The PUD provides development standards consistent with the Historic Character of the Yorktown Neighborhood.

The Tulsa Preservation Commission will review and issue Certificates of Appropriateness as required in Chapter 10a of the Tulsa Zoning Code.

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

Staff recommends Approval of PUD-809 as outlined in Section I above.

SECTION II Supporting Documentation

Relationship to the Comprehensive Plan:

Staff Summary: The entire project is included in an Existing Neighborhood and an area of Stability. As stated in the Applicants Concept in Section I, the site was previously a school site which was demolished after a fire. The infill project, as proposed in this PUD, is consistent with the Comprehensive Plan for new development in an existing neighborhood. The additional Historic Overlay for this area will provide significant development guidelines as defined by the Unified Design Guidelines for residential structures. The Tulsa Preservation will issue Certificates of Appropriateness as required in Section 10-A of the Tulsa Zoning Code.

Land use Vision:

Existing Neighborhood:

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

Area of Stability:

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

Transportation Vision:

Major Street and Highway Plan:

The Comprehensive Plan designates South Lewis as an Urban Arterial with a Multi Modal Overlay. Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle

17.5

and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

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

Staff Comment: The existing retaining wall along the east side of the property will not be removed as part of this development. The orientation of the houses with side lot lines on Lewis will not provide an interesting or attractive area for pedestrians or bicyclist however the historic significance of the wall is also an important part of the neighborhood character. In this instance staff supports the idea of preserving the wall and orienting homes so that the front facade will be placed perpendicular to South Lewis.

Area Description:

SITE ANALYSIS: The subject property is approximately 4± acres in size and is located West of South Lewis Ave between East 17th Street and East 17th Place. The property appears to be vacant and is zoned RS-3/HP. The site was a Tulsa Public School property.

SURROUNDING AREA: The subject tract is abutted on the east by South Lewis Avenue, further east across Lewis a large residential area, zoned RT and RS-3; on the north, south and west by single family residential property, zoned RS-3 and HP.

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

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lewis Avenue	Urban Arterial	70 feet	4
East 17 th Street	Residential	50 feet	2
East 17 th Place	Residential	50 feet	2

SECTION III Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Z-6490 & Z-6490-A August 1995: All concurred in approval of a request for rezoning a 74± acre tract of land for an HP (Historic Preservation) overlay zoning, on property located

between East 15th Street and East 21st Street and between South Utica Avenue and South Lewis Avenue and includes the subject property.

BOA-16019 April 28, 1992: The Board of Adjustment approved a Special Exception to permit a public school (Use Unit 5) in an R District per plan submitted, on property located at 2324 East 17th Street and also known as the subject property.

04/02/14

BROKEN ARROW EXPWY

64

51

RS-3

E 14 ST S

E 14 ST S

E 14 PL S

S XANTHUS PL

PUD-421
RM-3

TERRACE-DR

OM

LOL PK

CS

OM

OL

CH

CH

E 15 ST S

CS

OL

E 16 ST S

HP

OL

E 16 PL S

PUD-750
PUD-753

PUD-752

E 16 ST S

S YORKTOWN AVE

S YORKTOWN PL

S GILLETTE AVE

S LEWIS PL

S ATLANTA AVE

S ATLANTA PL

E 15 PL S

E 17 ST S

RT

E 16 ST S

E 17 ST S

E 17 ST S

E 17 PL S

S XANTHUS AVE

RS-3

PUD-809

E 17 PL S

E 18 ST S

HP

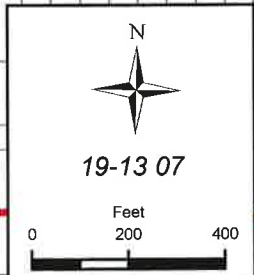
S ZUNIS AVE

E 19 ST S

PUD-417

PUD-338 ABANDONED

PUD-530



19-13 07

Feet

0

200

400

OL PK

PUD-417B

CS

CH

OL

CS

OL

CS

OL

OM

PUD-508

OL

OM

CS

CH

PUD-374

E 20 ST S

CH

CS

RM-0

PUD-218

PUD-218A

RS-3

CS

OM

OL

PUD-617

RT

RS-3

RS-2

17.8

UTICA SQ

BROKEN ARROW EXPWY

51 64

E 14 ST S

E 14 ST S

E 14 PL S

S XANTHUS PL

TERRACE DR

E 15 ST S

E 16 ST S

E 15 PL S

E 16 PL S

S YORKTOWN AVE

S YORKTOWN PL

S GILLETTE AVE

S LEWIS AVE

S ATLANTA PL

E 16 ST S

E 17 ST S

S LEWIS PL

S ATLANTA AVE

E 17 ST S

E 17 ST S

E 17 PL S



PUD-809

E 17 PL S

E 18 ST S

S XANTHUS AVE

S ZUNIS AVE

E 19 ST S

E 20 ST S

E 21st ST S



19-13 07



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

UTICA SQ

179

BROKEN ARROW EXPWY

51 64

E 14 ST S

E 14 ST S

E 14 PL S

S XANTHUS PL

TERRACE DR

S LEWIS AVE

E 15 ST S

E 15 PL S

E 16 ST S

E 16 PL S

S YORKTOWN AVE

S YORKTOWN PL

S GILLETTE AVE

S LEWIS PL

S ATLANTA AVE

S ATLANTA PL

E 16 ST S

E 17 ST S

E 17 ST S

E 17 ST S

E 17 PL S

E 17 PL S

S XANTHUS AVE

PUD-809 LAND USE PLAN
EXISTING NEIGHBORHOOD

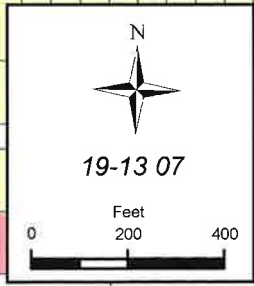
E 18 ST S

S ZUNIS AVE

E 19 ST S

E 20 ST S

E 21st 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

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BROKEN ARROW EXPWY

64

51

E 14 ST S

E 14 ST S

E 14 PL S

S XANTHUS PL

TERRACE DR

S LEWIS AVE

E 15 ST S

E 15 PL S

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S YORKTOWN AVE

S YORKTOWN PL

S GILLETTE AVE

E 16 ST S

S ATLANTA PL

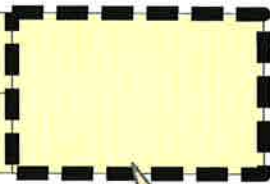
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PUD-809

E 17 PL S

E 17 PL S

S XANTHUS AVE

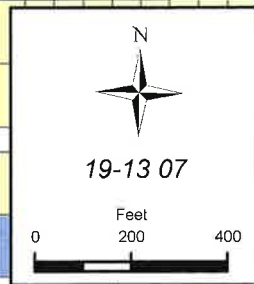
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E 20 ST S

E 21st ST S



Growth and Stability

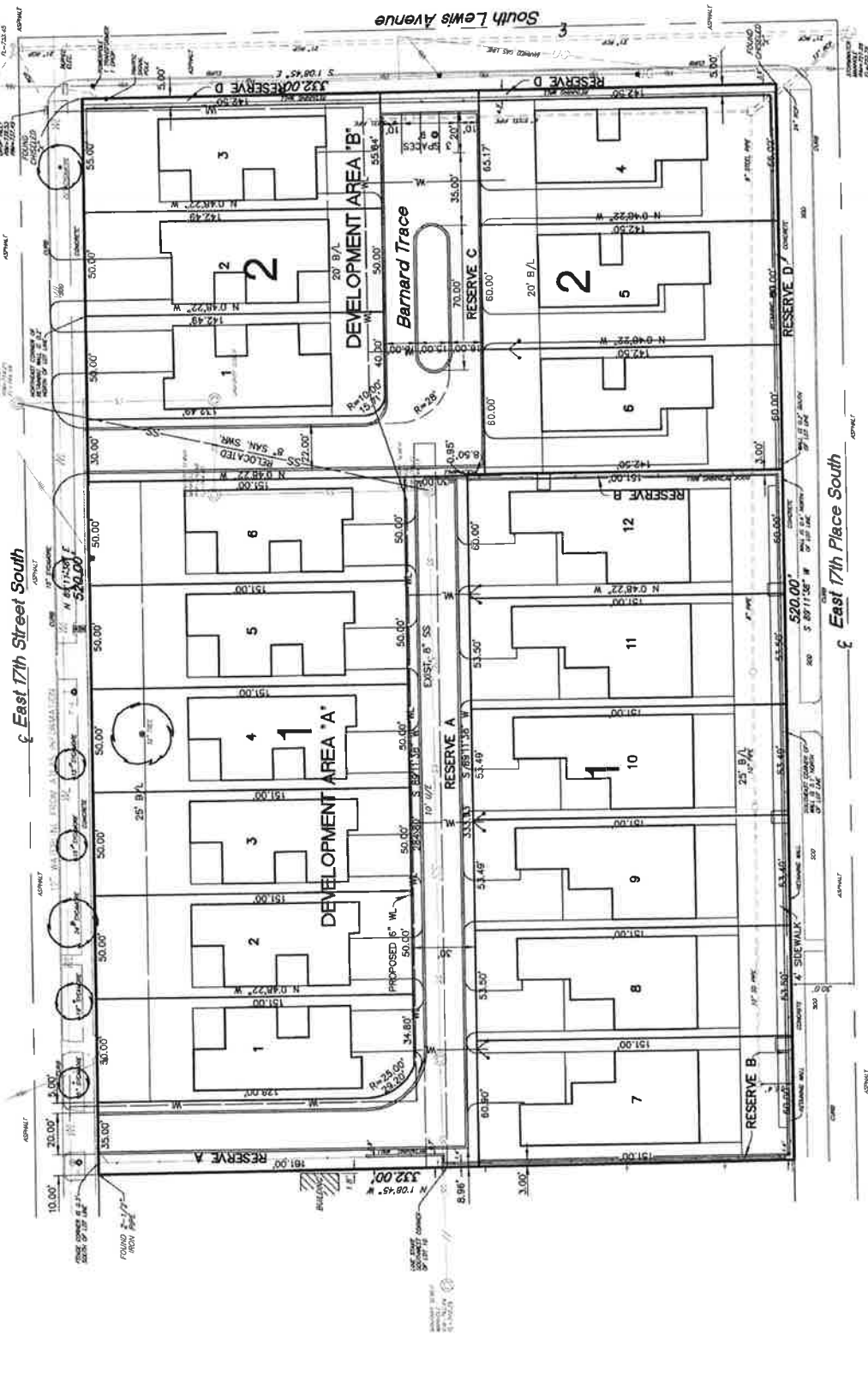
-  Area of Growth
-  Area of Stability
-  Park

UTICA SQ

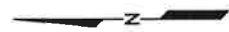
17.11

BARNARD TRACE

East 17th Street South



NOTE: BUILDING LAYOUTS ARE CONCEPTUAL FOR ILLUSTRATION ONLY AND ARE SUBJECT TO CHANGE.

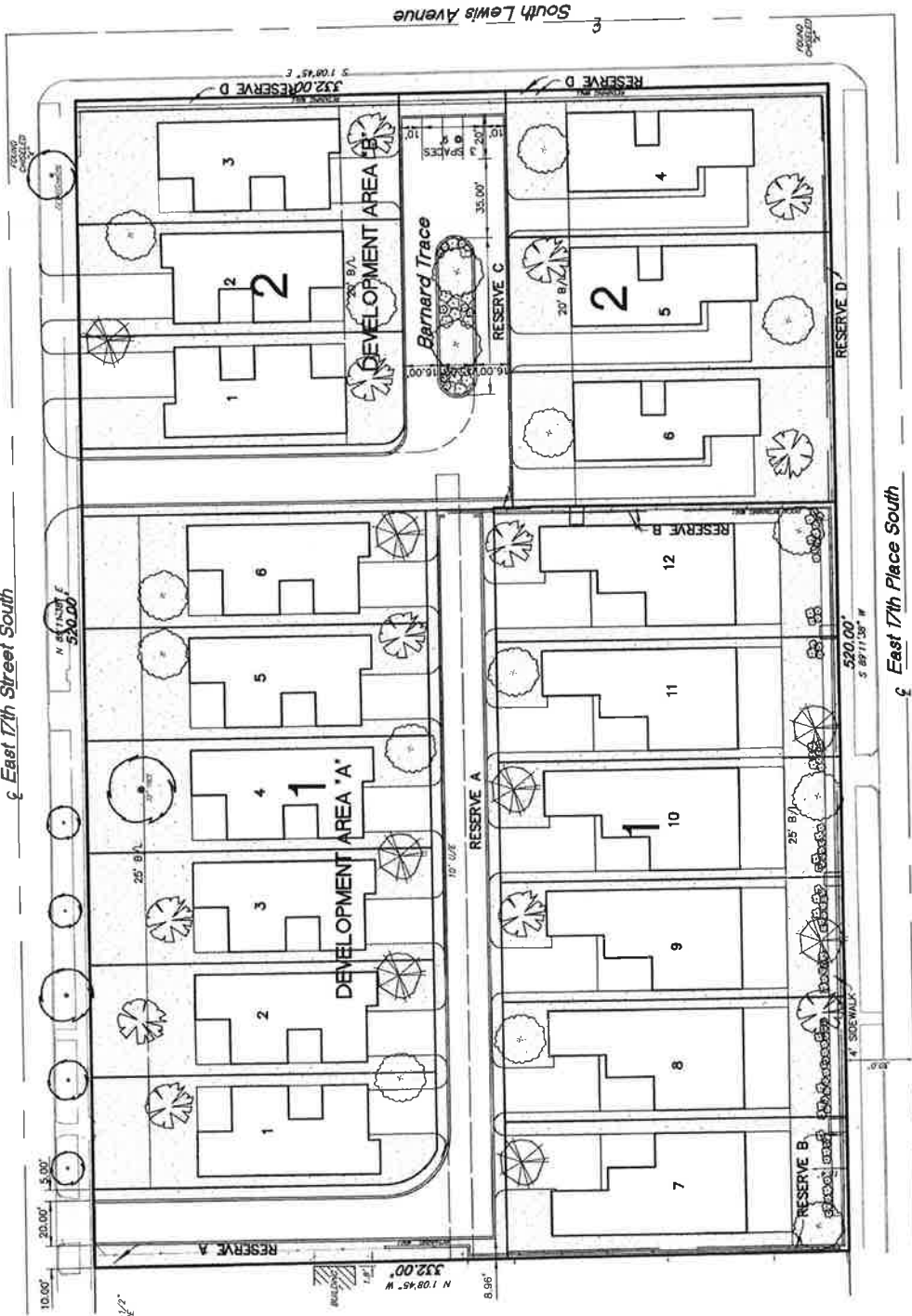


East 17th Place South

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BARNARD TRACE

East 17th Street South



17.13

