

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2672

April 16, 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 April 2, 2014, Meeting No. 2671

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-571** (Lot-Combination) (CD-4) – Location: West of the southwest corner of East 8th Street South and South Utica Avenue
3. **LS-20683** (Lot-Split) (CD-2) – Location: South of the southwest corner of East 31st Street South and Southwest Boulevard
4. **LS-20685** (Lot-Split) (CD-7) – Location: Southeast corner of East 48th Street South and South 102nd East Avenue
5. **Amendment to Covenants** – Plaza 41 Neighborhood Center, Planned Unit Development 566 B, Location: Northwest corner of South 57th West Avenue and West 41st Street South (CD-2)
6. **Stone Lake II** – Final Plat, Location: South of East 136th Street North, west of North Sheridan Road, (County)
7. **PUD-779-1 – Tanner Consulting, LLC**, Location: 17617 East 44th Place South, Lot 2, Block 8 of Oxford Court, Requesting **PUD Minor Amendment** to reduce the required rear yard from 20 feet to 15 feet to permit an existing, newly constructed single-family dwelling, **RS-3/PUD-738**, (CD-6)

8. **PUD-738-1 – Architects Collective/Mark Thomas**, Location: Southwest corner of West 71st Street and South Elwood Avenue, Requesting a **PUD Minor Amendment** to modify development standards in Development Areas A & B due to the requirements of a multifamily development in Area B & allow a senior living or similar development in Area A, **CS/RM-0/RM-3/PUD-738**, (CD-2)
9. **PUD-636-A – Cedar Creek Consulting/Jason Emmett**, Location: Northeast of the intersection of West 81st Street South and South Union Avenue, Requesting a **PUD Detail Site Plan** for a new 49,810 square foot entertainment and event center on Lot 2, Block 1 of Nickel Creek Phase 3, **CO/PUD-636**, (CD-2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

10. **Springs at Mingo Crossing – Preliminary Plat**, Location: South of southeast corner of East 71st Street South and South Mingo Road, (CD-7)
11. **PUD-808 - Plat Waiver**, Location: 7201 South Quincy Avenue, north and east of Riverside Parkway and east of South Quincy Avenue (CD-2)
12. **CZ-431 – Lloyd Garrison**, Location: Northwest corner of North Sheridan Road and East 126th Street North, Requesting rezoning from **AG TO RS**, (County)
13. **Z-7260 – Glenn Hall**, Location: Northeast corner of South Lewis Avenue and East 12th Street South, Requesting rezoning from **CH to IL**, (CD-4)
14. **PUD-810 – Glenn Hall**, Location: Northeast corner of South Lewis Avenue and East 12th Street South, Requesting a **PUD** for mixed use building and micro brewery, **CH to CH/IL/PUD**, (CD-4)
15. **PUD-811 – Roy D. Johnsen**, Location: Northwest corner of South Trenton Avenue and East 15th Street, (**Applicant has requested a continuance to June 4, 2014 due to property owner requesting more time to prepare application.**)

OTHER BUSINESS

16. **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.

LAWRENCE D. TAYLOR

ATTORNEY AT LAW

RANCH ACRES PROFESSIONAL BUILDING

3223 East 31st Street, Suite 211

Tulsa, Oklahoma 74105-2448

TEL: (918) 749-9131

FAX: (918) 749-3530

March 31, 2014

**Tulsa Metropolitan Area Planning Commission
2 West Second Street, Suite 800
Tulsa, OK 74063**

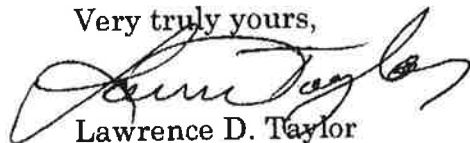
**In Re: Amendment to Deed of Dedication and Restrictive Covenants
 of Plaza 41 Neighborhood Center - PUD-566B**

To the Members of the Commission:

I represent Gary Herman who is one of two owners of the property within Plaza 41 Neighborhood Center. Mr. Herman and the other property owner, DG Berryhill, LLC, an Oklahoma limited liability company, desire to file the enclosed Amendment to Deed of Dedication and Restrictive Covenants of Plaza 41 Neighborhood Center so that the deed of dedication and restrictive covenants on file in the Tulsa County land records will reflect the major amendment to the PUD (PUD-566B) that was approved by the Tulsa City Council on June 20, 2013.

Your assistance is very much appreciated in this endeavor. If you have any questions, please do not hesitate to give me a call.

Very truly yours,



Lawrence D. Taylor

LDT/pt

Enclosure

cc: Gary Herman
Mark Helmer

**AMENDMENT TO THE DEED OF DEDICATION
AND RESTRICTIVE COVENANTS
OF
PLAZA 41 NEIGHBORHOOD CENTER**

This Amendment to the Deed of Dedication and Restrictive Covenants of Plaza 41 Neighborhood Center is made this ____ day of March, 2014.

RECITALS

1. The Plat and accompanying Deed of Dedication and Restrictive Covenants for Plaza 41 Neighborhood Center, an Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof (Plat No. 6431), was prepared in accordance with PUD 566A and filed in the records of the Tulsa County Clerk on July 19, 2012.
2. A major amendment to PUD 566A (designated PUD 566B) to allow additional commercial use of portions of Plat 6431 was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission and approved by the Tulsa City Council on June 20, 2013.
3. The undersigned owners, comprising all the owners of Plaza 41 Neighborhood Center, desire to amend the Deed of Dedication and Restrictive Covenants of Plaza 41 Neighborhood Center to incorporate the provisions of PUD 566B.

Pursuant to the foregoing recitals, the undersigned hereby amend the Deed of Dedication and Restrictive Covenants of Plaza 41 Neighborhood Center in the following particulars:

SECTION II: PLANNED UNIT DEVELOPMENT RESTRICTIONS is hereby terminated and the following Section II is substituted in its stead:

SECTION II: PLANNED UNIT DEVELOPMENT RESTRICTIONS

A. USE OF LAND

The development of Plaza 41 Neighborhood Center shall be subject to the Planned Unit Development provisions of the City of Tulsa Zoning Code as modified herein, as such provisions existed on October 17, 2011, or as may be subsequently amended.

B. DETAILED SITE PLAN

1. No building permit shall be issued for any building in Plaza 41 Neighborhood Center

until a detailed site plan and a detailed landscape plan have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development standards set for herein and in compliance with the restrictions of the Planned Unit Development provisions of the Tulsa Zoning Code. Detailed site and landscape plans for a part of a lot may be submitted.

2. The landscaping approved as a part of the detailed landscape plan shall be installed prior to the issuance of a certificate of occupancy for a building on the lot. The landscaping materials required under the approved plan shall be maintained and replaced as needed as a continued condition of the granting of a certificate of occupancy. Any and all landscaping installed within the PSO Right-of-Way is subject to removal without notification or compensation. Prior written approval by PSO is strongly recommended to avoid conflicts. Any grading within the PSO easement must be prior approved in writing by PSO.

C. DESCRIPTION OF DEVELOPMENT AREAS

1. Development Area A is comprised of Lot 4, Block 1.
2. Development Area B is comprised of Lot 1 and SSE Lot 1, Block 1.
3. Development Area C is comprised of Lot 2 and Lot 3, Block 1.

D. DEVELOPMENT STANDARDS

(A) Development Area A (Lot 4, Block 1)	5.396 Acres - 235,636 sq. ft. (Gross Land Area)
(1) Retail Gross Area	1.215 Acres - 52,921 sq. ft. (South 240.32 feet of Lot 4, Block 1)
Permitted Uses - Retail	Restaurant and/or retail shopping as permitted within Use Units 11, 12, 13 and 14 except no funeral home.
Maximum Floor Area:	
Retail Use	15,000 sq. ft.
Restaurant Use	7,000 sq. ft.
Maximum Building Height	22 feet
Maximum Stories	1 story with brick or stone veneer on south, west and north face, except at

Minimum Building Setbacks from Centerline of South 41 st Street South	window and door openings. 100 feet
Off-Street Parking	As required by applicable Use Unit of City of Tulsa Zoning Code and as outlined below.
Retail	1 space per 225 square feet of floor area.
Restaurant	1 space per 100 square feet of floor area, and one space per 75 feet of accessory bar area, if any.
Minimum Landscape Open Space	10% of net area excluding landscaped right-of-way.
(2) Office Gross Area -	4.195 Acres - 182,715 sq. ft. (Lot 4 less the south 240.32 feet thereof)
Permitted Uses	Uses permitted by right within a zoned OL District.
Maximum Floor Area	23,000 sq. ft.
Maximum Building Height	22 feet
Maximum Stories	1 story.
Off-Street Parking	As required for applicable Use Unit of City of Tulsa Zoning Code.
Minimum Landscaped Open Space	10% of net area excluding landscaped right-of-way.
Other:	
Mutual Access	Use of both retail and office areas as a single unit with mutual access drives and parking are permitted.
Perimeter	All other development requirements as per PUD 566A remain except the fencing on the west and north property lines of

Lot 4 shall be a minimum of 6 feet in height and constructed of wood or masonry with rigid post spaced at a maximum of 10 feet.

**(B) Development Area B
(Lot 1 and SSE Lot 1, Block 1)**

1.544 Acres - 66,862 sq. ft. (Gross Land Area).

Permitted Uses

Restaurant and/or retail shopping as permitted within a CS District. Use units 10, 11, 12, 13 and 14 are allowed except no funeral home.

Maximum Floor Area:

Retail Use

10,000 sq. ft.

Restaurant Use

7,000 sq. ft.

Maximum Building Height

22 feet

Maximum Stories

1 story

**Minimum Building Setbacks from
Centerline of West 41st Street South**

100 feet

Off-Street Parking

As required by applicable use unit of City of Tulsa Zoning Code and as outlined below.

Retail

1 space per 225 square feet of floor area.

Restaurant

1 space per 100 square feet of floor area and one space per 75 feet of accessory bar area.

Minimum Landscaped Open Space

10% of net area excluding landscaped right-of-way

**(C) Development Area C
(Lots 2 & 3, Block 1)**

2.121 Acres - 92,383 sq. ft.

Permitted Uses

Restaurant and/or retail shopping and accessory uses as permitted within Use Units 11, 12, 13 and 14 except no funeral

home.

Maximum Floor Area

Retail Use 12,000 sq. ft.

Restaurant Use 10,000 sq. ft.

Maximum Building Height 22 feet

Maximum Stories 1 story with brick or stone veneer on north, south and east face except at door and window openings.

Minimum Building Setbacks from Centerline of South 57th West Avenue 75 feet

Off-Street Parking As required by applicable Use Unit of City of Tulsa Zoning Code and as outlined below.

Retail 1 space per 225 square feet of floor space.

Restaurant 1 space per 100 square feet of floor area and one space per 75 feet of accessory bar area.

Minimum Landscape Open Space 10% of net area excluding landscaped right-of-way.

E. SCREENING AND LANDSCAPING

A minimum of 10% of the net land area of the lot shall be improved in accordance with the Landscape provisions of the City of Tulsa Zoning Code as internal landscaped open space which shall exclude landscaped right-of-way. A landscaped area having a minimum width of 10 feet, exclusive of right-of-way, shall be provided along West 41st Street South and 57th West Avenue frontages, excepting points of access. Landscaping may include parking islands, plazas, and courtyards. A detailed landscaping plan of each development area shall be submitted to and approved by the Tulsa Metropolitan Area Planning Commission. Landscaping shall be installed in accordance with an approved phasing schedule or prior to occupancy ("open for business") of a principal building. Landscaping within PSO Right-of-Way will not be allowed without prior written approval by PSO. Screening shall be installed in accordance with an approved phasing schedule or prior to occupancy of a principal building. Screening along west and north perimeter of Lot 4, Block 1 shall be completed prior to

issuance of an occupancy permit.

F. SIGNS

Signs accessory to the principal use within the development shall be permitted but shall comply with the restrictions of the provision of the Planned Unit Development provisions of the Tulsa Zoning Code and shall also comply with the following additional restrictions:

1. Ground Signs. Ground signs shall be limited to two (2) signs along South 57th West Avenue and three (3) signs along West 41st Street South identifying the establishment therein, and shall be located within the development area. The signs shall not exceed 45 feet in height and shall not exceed a display surface area of 64 square feet. LED, flashing and twinkle signs are prohibited.

2. Wall or Canopy Signs. The aggregate display surface of any wall or canopy sign shall not exceed 1.5 square feet per each lineal foot of the building wall to which the sign or signs are affixed. Wall or canopy signs shall not exceed the height of the building and shall be placed on the front of the building. Location of wall signs in the office use portion of Lot 4 shall be addressed on the site plan and approved by the Tulsa Metropolitan Area Planning Commission.

G. TRASH AND MECHANICAL EQUIPMENT

All trash and mechanical equipment areas shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level. No dumpsters are allowed within the PSO Right-of-Way without prior written approval by PSO. Trash enclosures shall be masonry. The gate to the enclosures shall be heavy durable metal and/or wood construction.

H. OUTSIDE LIGHTING

All parking lot lighting shall be hooded and directed downward and away from residential areas. No light standard shall exceed 25 feet in height. No light poles are allowed within the PSO Right-of-Way without prior written approval by PSO.

I. DEFINITIONS

In the event of ambiguity of any word or term set forth in Section II, the meaning thereof shall be deemed to be defined as set forth in the City of Tulsa Zoning Code as modified in Section II(A).

Except as specifically amended by this Amendment to Deed of Dedication and Restrictive Covenants, all other terms, conditions and provisions of the Deed of Dedication and Restrictive Covenants of Plaza 41 Neighborhood Center shall remain in full force and effect.

IN WITNESS HEREOF, Gary Herman, as the owner of Lots 2, 3, & 4, Block 1, Plaza 41 Neighborhood Center has executed this instrument to be effective the day and year first above written.

Gary Herman

STATE OF OKLAHOMA)
)ss: ACKNOWLEDGMENT
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of March, 2014, personally appeared GARY HERMAN as owner of Lots 2, 3, & 4, Block 1, Plaza 41 Neighborhood Center, an Addition to the City of Tulsa, Tulsa County, Oklahoma according to the recorded plat thereof, to me known to be the identical person who subscribed the foregoing instrument and acknowledged to me that he executed same as his free and voluntary act and deed for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and seal of office the day and year last above written.

Notary Public

My Commission No. _____
My Commission Expires: _____

IN WITNESS HEREOF, DG Berryhill, LLC, by its Manager, Mark Helmer, as the owner of Lot 1 and SSE Lot 1, Block 1, Plaza 41 Neighborhood Center has executed this instrument to be effective the day and year first above written.

DG Berryhill, LLC, an Oklahoma
limited liability company,

By: Mark Helmer, Manager

STATE OF OKLAHOMA)
) ss. ACKNOWLEDGMENT
COUNTY OF TULSA)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 2014, personally appeared MARK HELMER, Manager of DG Berryhill, LLC, an Oklahoma limited liability company, as owner of Lot 1 and SSE Lot 1, Block 1, Plaza 41 Neighborhood Center, an Addition to the City of Tulsa, Tulsa County, Oklahoma according to the recorded plat thereof, to me known to be the identical person who subscribed the foregoing instrument and acknowledged to me that he executed same as his free and voluntary act and deed and the free and voluntary act and deed of DG Berryhill, LLC for the uses and purposes therein set forth.

GIVEN UNDER MY HAND and seal of office the day and year last above written.

Notary Public

My Commission No. _____
My Commission Expires: _____

The foregoing Amendment to the Deed of Dedication and Restrictive Covenants of Plaza 41 Neighborhood Center is hereby approved as implementing Planned Unit Development Major Amendment No. PUD 566B approved by the Tulsa Metropolitan Area Planning Commission on June 20, 2013.

Attest:

Tulsa Metropolitan Area Planning Commission

Secretary

By: _____, Chairman

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

ACKNOWLEDGMENT

This instrument was acknowledged before me on this ____ day of _____, 2014 by _____ as _____ Chairman of the Tulsa Metropolitan Area Planning Commission.

Notary Public

My Commission No. _____
My Commission Expires: _____



AG

W 37 ST S

S 61 W AVE

S 60 W AVE

RS

W 39 ST S

RS

W 39 ST S

W 40 ST S

S 55 W AVE

AG

OL
PUD-566
PUD-566A

CS

W 41st ST S

PUD-566-B

CS

W 42 ST S

RS

W 42 PL S

GILCREASE EXPWY

AG

W 43 ST S



19-12 20

Feet

0 200 400

S.10

Final Subdivision Plat

Stone Lake Phase II - (County)

South of East 136th Street, West of North Sheridan Road

This plat consists of 13 Lots, 1 Block, on 9.46 acres.

Release letters have been received for this plat. Staff recommends **Approval** of the Final Plat.

6.1

4/7/14



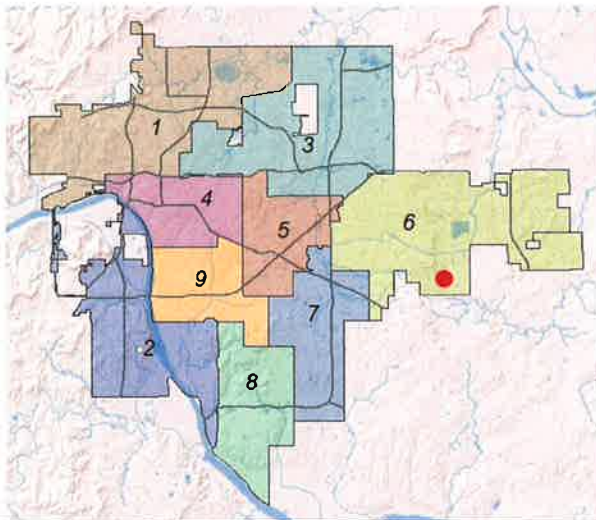
Case #: PUD 779-1
Minor Amendment

Hearing Date: April 16, 2014

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Tanner Consulting, LLC.
 Property Owner: Gene & Lucinda Bradfield

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the required rear yard from 20 feet to 15 feet to permit an existing, newly constructed single-family dwelling.

Location: 17617 East 44th Place South
 Lot 2, Block 8 of Oxford Court

Zoning:
 Existing Zoning: RS-3/PUD 738
 Proposed Zoning: No Change

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

Staff Recommendation:

Staff recommends **approval**. The plat associated with this site incorrectly called out a 15' rear yard. This amendment will bring the existing home into compliance with the PUD.

Staff Data:
 TRS: 9426
 CZM: 50
 Atlas: NA

City Council District: 6
 Councilor Name: Byron Steele

SECTION I: PUD-779-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the required rear yard from 20 feet to 15 feet to permit an existing, newly constructed single-family dwelling.

The underlying zoning for this parcel is RS-3 which requires a 20 ft rear yard. The original plat depicted the rear yard as 15 feet. This distance was used during construction.

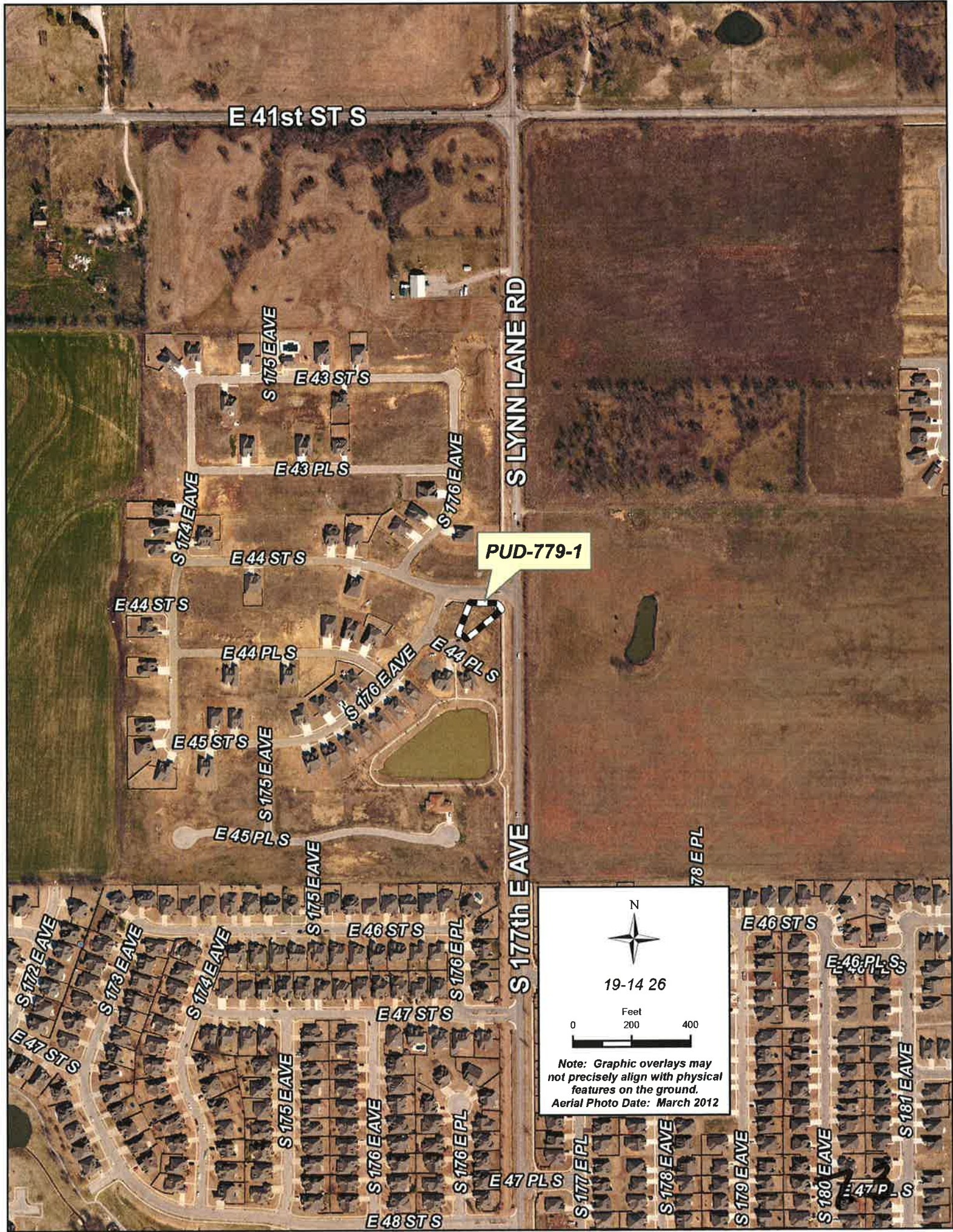
Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1007.H.9 PUD Section of the City of Tulsa Zoning Code.*

"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 rear yard requirement is needed to reconcile the error in the plat for this lot.
- 2) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 3) All remaining development standards defined in PUD 779 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to change the rear yard requirement for Lot 2, Block 8.



E 41st ST S

S LYNN LANE RD

PUD-779-1



19-14 26

Feet
0 200 400

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

E43PLS

S 176 EAVE

S 177th EAVE

E44 ST S

PUD-779-1

E44 PLS

S 176 EAVE

E44 PLS

S LYNN-LANE RD

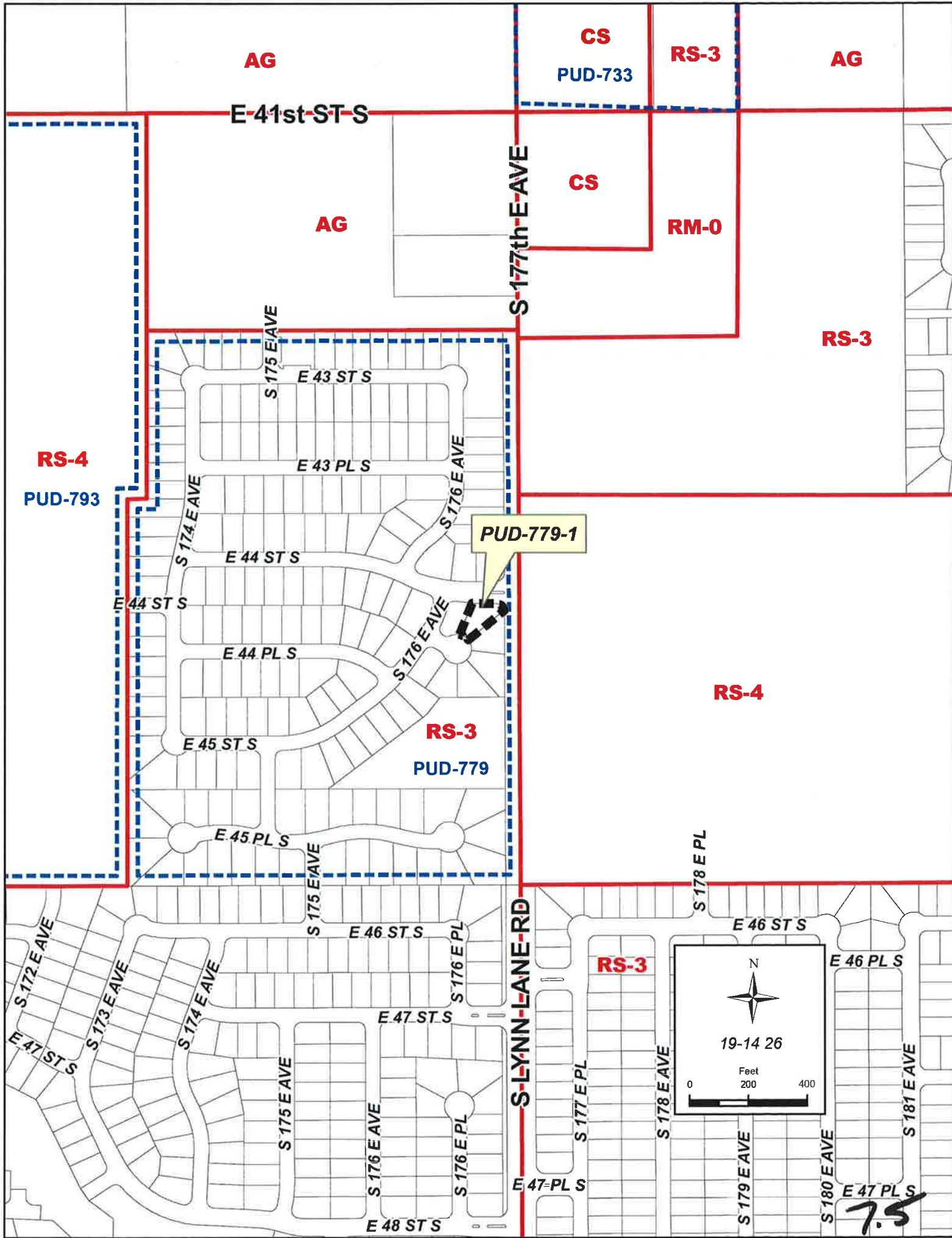


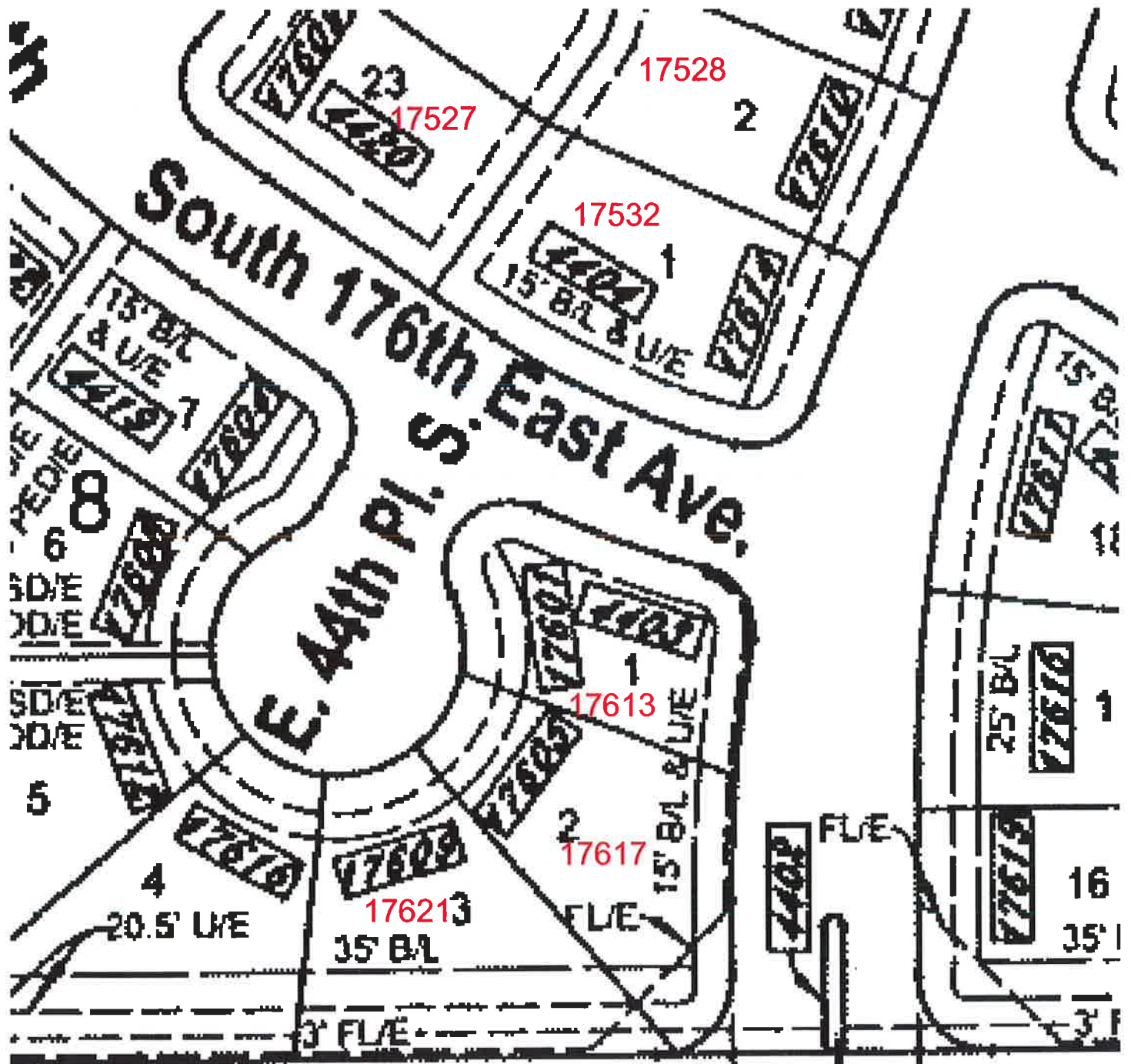
19-14 26

0 50 100
Feet

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

7.4





LINE - SECTION 28

STATUTORY
AD R/W

1894.39'
S 0°00'01" W

RESERVE AREA

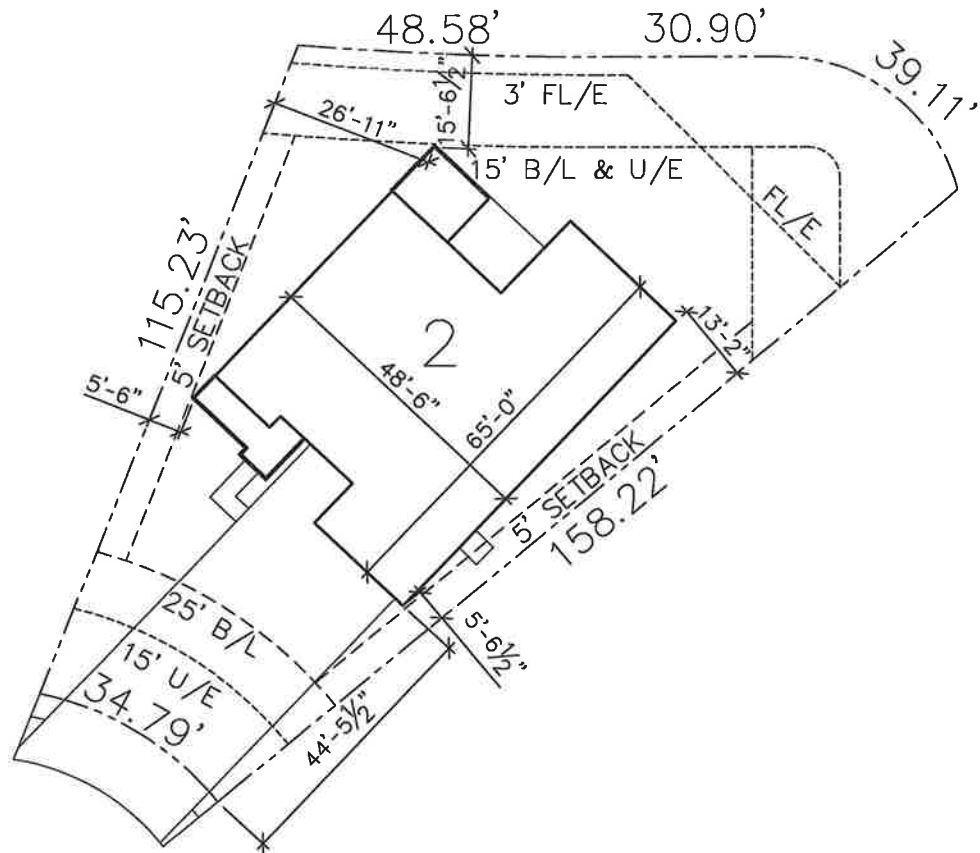
South 177th East Avenue

17.5' SSE TO
CITY OF TULSA

ACC
(WITH MEDIAN)

7.4

0021201-0208 BRADFIELD	L-2 B-8 OXFORD COURT	HOUSE W=48'-6" D=65'-0" H=22'-7"	
SHILOH-A-3CAR-R	SEC-26 T19N R14E	LOT AREA= 9,765 SQ. FT.	SOD= 5,474 SQ. FT.
17617 E 44TH PL S		HOUSE AREA=2,004 SQ. FT.	SILT= 55 FT.
FEBRUARY 6TH, 2013		FLAT WORK= 2,130 SQ. FT.	DRIVEWAY=1,693 SQ. FT.



PURCHASERS AGREES UPON SIGNING THAT
THERE WILL BE NO ADDITIONAL CHANGES TO
THE PLAN OR IT'S POSITION ON THE LOT

HOMEOWNER

DATE

SIMMONS REP.

DATE

SCALE 1:30

HOMEOWNER

DATE

7.7

JEFF S. TAYLOR
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-7637
jstaylor@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 740999-1

March 11, 2014

SHELLY VEENKER
12150 E 96 ST N STE 200
OWASSO, OK 74055

Phone: (918)376-6576
Fax: (918)376-6876

APPLICATION NO: 318492 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Location: 17617 E 044 PL S
Description: NEW

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. A COPY OF A "RECORD SEARCH" **IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

7.8

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT
WWW.CITYOFTULSA-BOA.ORG

Application No. 318492

17617 E 044 PL S

March 11, 2014

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

Setback(s) per Development Standards for PUD (# 779 Oxford Court) adopted by the Tulsa Metropolitan Area Planning Commission (TMAPC) and approved (4/8/08) (Plat 6201): The minimum rear setback shall be 20 from the property line.

Sec.1107.H Amendments to Planned Unit Developments (PUD). The proposed residence is on a lot located in PUD-779. You are proposing a rear setback of 15'. The required rear setback shall be 20'. You have the option to:

1. Revise plans to indicate a 20' rear setback, or
2. Obtain approval from Tulsa Metropolitan Planning commission (TMAPC) for a Minor Amendment to PUD-779 to permit a 15' rear setback for this lot.

NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding BOA/TMAPC application forms and fees to an INCOG representative at (918) 584-7526. It is your responsibility to send decision of any actions by the BOA or TMAPC affecting the status of your application for a Zoning Clearance Permit to our office so we may continue to process your application.

NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding BOA/TMAPC application forms and fees to an INCOG representative at (918) 584-7526. It is your responsibility to send decision of any actions by the BOA or TMAPC affecting the status of your application for a Zoning Clearance Permit to our office so we may continue to process your application.

END – ZONING CODE REVIEW

NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.



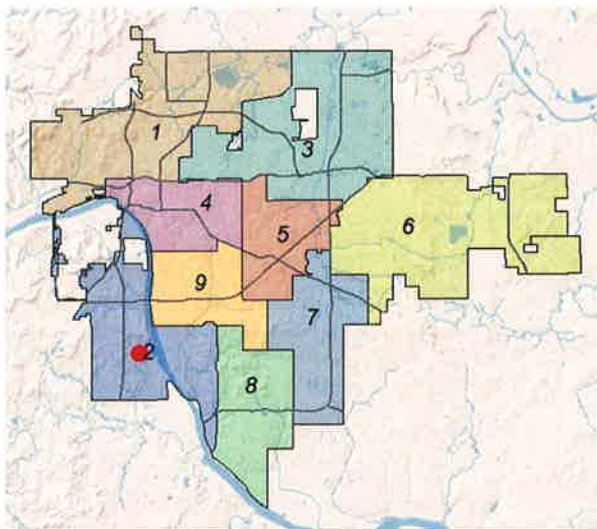
Case #: PUD 738-1
Minor Amendment

Hearing Date: April 16, 2014

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Architects Collective – Mark Thomas
 Property Owner: H. Wayne and Betty Johnson

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify development standards in Development Areas A & B due to the requirements for a Multi-Family Development in Area B & allow a Senior Living or similar development in Area A.

Location: Southwest corner of West 71st Street and South Elwood Avenue

Zoning:
 Existing Zoning: CS/RM-0/RS-3/
 PUD 738
 Proposed Zoning: No Change

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

Staff Recommendation:

Staff recommends **approval**. The requested amendment does not represent a significant departure from the approved development standards in the PUD.

Staff Data:
 TRS: 8211
 CZM: 51
 Atlas: NA

City Council District: 2
Councilor Name: Jeannie Cue

April 16, 2014

SECTION I: PUD-738-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards due to the requirements of a proposed Multi-Family Development in Development Area B and the desire to allow a senior living or similar use in Development Area A.

Proposed Modifications:

Development Area A:

Land Area

Reduce the Development Area from 18.07 Acres to 14.75 Acres

Maximum Building Floor Area

Reduce the maximum allowable area from 263,000 sf to 214,000 sf

Permitted Uses

Add Use Unit 8 Elderly/Retirement; Assisted Living; and Life Care Retirement Center as permitted uses.

Maximum Height

Add Elderly/Retirement; Assisted Living; and Life Care Retirement Center
75 ft

Minimum Building Setbacks

Clarification: Revise setback from east boundary from 100 ft to 50 ft

Development Area B:

Land Area

Increase the Development Area from 17.94 Acres to 21.26 Acres

Maximum Number of Dwelling Units

Increase the Maximum Number for Dwelling Units from 264 to 344

Minimum Building Setbacks

Correct typographical error; revise setback from east boundary from 100 ft to 50 ft

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

8.2

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD 738 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to change the specific development standards within PUD 738.



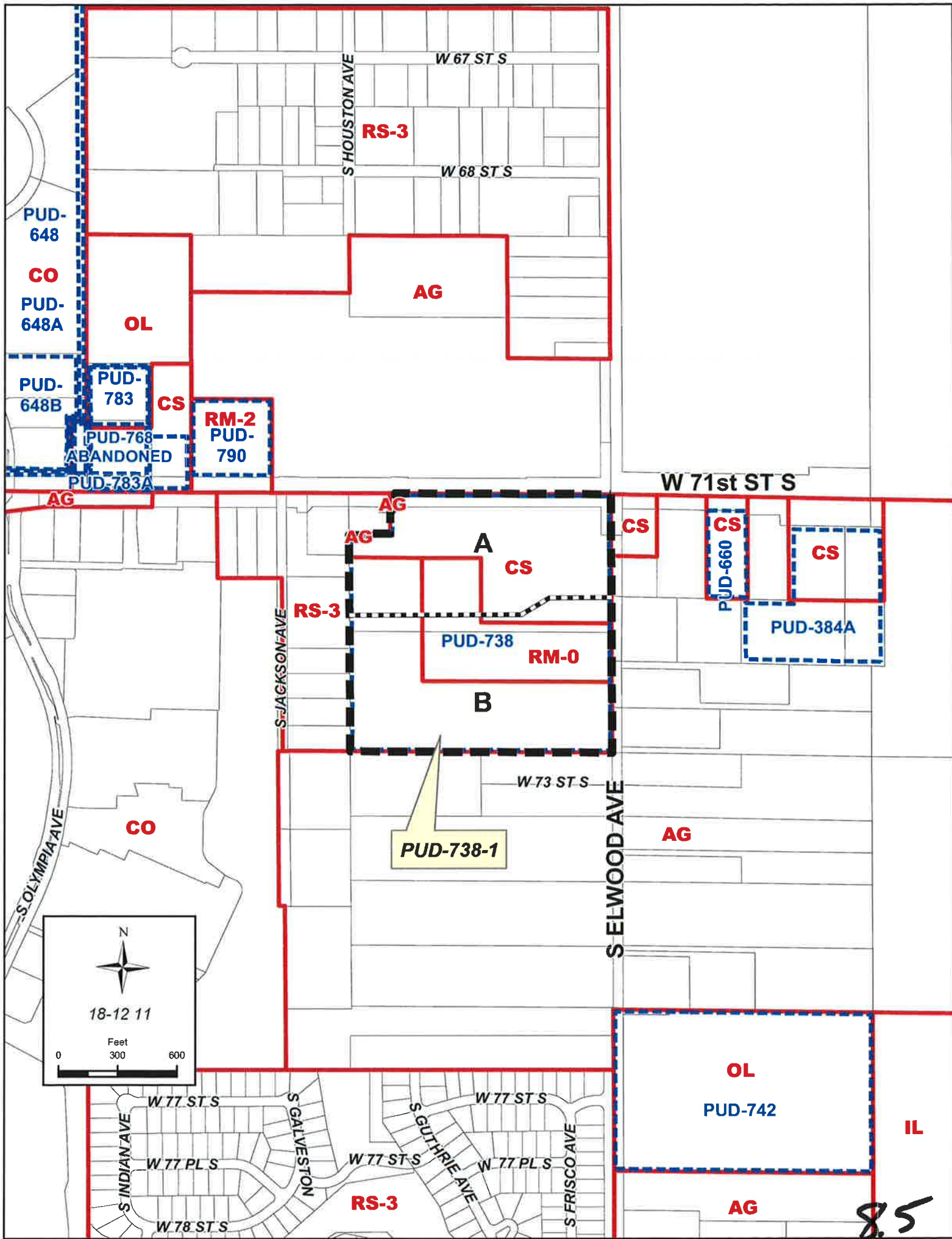


EXHIBIT A

Page 2 of 3

LEGAL DESCRIPTION OF REVISED DEVELOPMENT AREA A (GROSS)

A TRACT OF LAND THAT IS PART OF THE NE/4 OF THE NE/4 OF SECTION 11, T-18-N, R-12-E OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

"BEGINNING AT A POINT" THAT IS THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 11; THENCE S 00°09'38" E ALONG THE EASTERLY LINE OF THE NE/4 FOR 530.00 FEET; THENCE N 89°40'16" W AND PARALLEL WITH THE NORTHERLY LINE OF THE NE/4 FOR 314.41 FEET; THENCE S 57°43'22" W FOR 167.04 FEET; THENCE N 89°40'16" W AND PARALLEL WITH SAID NORTHERLY LINE FOR 872.24 FEET TO A POINT ON THE WESTERLY LINE OF THE NE/4 OF THE NE/4; THENCE N 00°07'53" W ALONG SAID WESTERLY LINE FOR 401.26 FEET; THENCE S 89°40'16" E AND PARALLEL WITH THE NORTHERLY LINE OF THE NE/4 FOR 96.60 FEET; THENCE N 00°07'53" W AND PARALLEL WITH THE WESTERLY LINE OF THE NE/4 OF THE NE/4 FOR 10.00 FEET; THENCE S 89°40'16" E AND PARALLEL WITH SAID NORTHERLY LINE FOR 112.15 FEET; THENCE N 00°07'53" W AND PARALLEL WITH SAID WESTERLY LINE FOR 108.75 FEET; THENCE N 45°05'52" E FOR 42.26 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 71ST STREET SOUTH; THENCE N 00°19'44" E FOR 70.00 FEET TO A POINT ON THE NORTHERLY LINE OF THE NE/4; THENCE S 89°40'16" E ALONG SAID NORTHERLY LINE FOR 1088.50 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 741,555 SQUARE FEET OR 17.0238 ACRES.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON THE EASTERLY LINE OF THE NE/4 HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF S 00°09'38" E.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY RONNIE LEE MARTIN, OKLAHOMA PROFESSIONAL LAND SURVEYOR NO. 1203, ON MARCH 20, 2014.
(CA NO. 1783)

EXHIBIT A

Page 3 of 3

LEGAL DESCRIPTION OF REVISED DEVELOPMENT AREA B

(GROSS)

A TRACT OF LAND THAT IS PART OF THE NE/4 OF THE NE/4 OF SECTION 11, T-18-N, R-12-E OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE NE/4 OF SAID SECTION 11; THENCE S 00°09'38" E ALONG THE EASTERLY LINE OF THE NE/4 FOR 530.00 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE CONTINUING S 00°09'38" E ALONG SAID EASTERLY LINE FOR 790.31 FEET TO A POINT THAT IS THE SOUTHEAST CORNER OF SAID NE/4 OF THE NE/4; THENCE N 89°43'39" W ALONG THE SOUTHERLY LINE OF THE NE/4 OF THE NE/4 FOR 1328.48 FEET TO A POINT THAT IS THE SOUTHWEST CORNER OF THE NE/4 OF THE NE/4; THENCE N 00°07'53" W ALONG THE WESTERLY LINE OF THE NE/4 OF THE NE/4 FOR 710.60 FEET; THENCE S 89°40'16" E AND PARALLEL WITH THE NORTHERLY LINE OF THE NE/4 FOR 872.24 FEET; THENCE N 57°43'22" E FOR 167.04 FEET; THENCE S 89°40'16" E FOR 314.41 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 965,714 SQUARE FEET OR 22.1697 ACRES.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON THE EASTERLY LINE OF THE NE/4 HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF S 00°09'38" E.

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY RONNIE LEE MARTIN, OKLAHOMA PROFESSIONAL LAND SURVEYOR NO. 1203, ON MARCH 20, 2014. (CA NO. 1783)

8.7



EXHIBIT B

Minor Amendment to 7100 Elwood Center PUD 738

The Owner of the property requests a Minor Amendment to PUD 738. Due to the requirements of a proposed Multi- family Development in Development Area B and desire to allow a senior living or similar use in Development Area A the following Amendments to the PUD are requested:

Development Area "A"

Land Area

Reduce the Development Area from 18.07 acres to 14.75 acres

Maximum Building Floor Area

Reduce the maximum allowable area from 263,000 sf to 214,000 sf

Permitted Uses

Add Use Unit 8 Elderly/Retirement; Assisted Living; and Life Care Retirement Center as permitted uses

Maximum Height

Add Elderly/Retirement; Assisted Living; and Life Care Retirement Center 75ft

Minimum Building Setbacks

Clarification: revise setback from east boundary from 100 ft to 50 ft

Development Area "B"

Land Area

Increase the Development Area from 17.94 acres to 21.26 acres

Maximum Number of Dwelling Units

Increase the Maximum Number for Dwelling Units from 264 to 344

Minimum Building Setbacks

Correct typographical error; revise setback from east boundary from 100 ft to 50 ft

Analysis of Development Area Modifications

	<u>Current Area</u>	<u>Proposed Area</u>	<u>% Increase/Reduction</u>
Development Area "A"	18.07 acres	14.75 acres	81.6%
Development Area "B"	17.94 acres	21.26 acres	118.5%
Total	36.01 acres	36.01 acres	

Analysis of Dwelling Unit Modifications

	<u>Current Max Building Area</u>	<u>Proposed Max Building Area</u>
Development Area "A"	263,000 s.f.	214,608 = (263,000 x 81.6%)
Development Area "B"	12,000 s.f. (office)	14,220 = (12,000 x 118.5%)
	<u>Current Max Dwelling Units</u>	<u>Proposed Max Dwelling Units</u>
Development Area "B"	264 Units	344 Units = (264 x 118.5% + 10%)

EXHIBIT A

Page 1 of 3

**PUD 738
7100 ELWOOD CENTER**

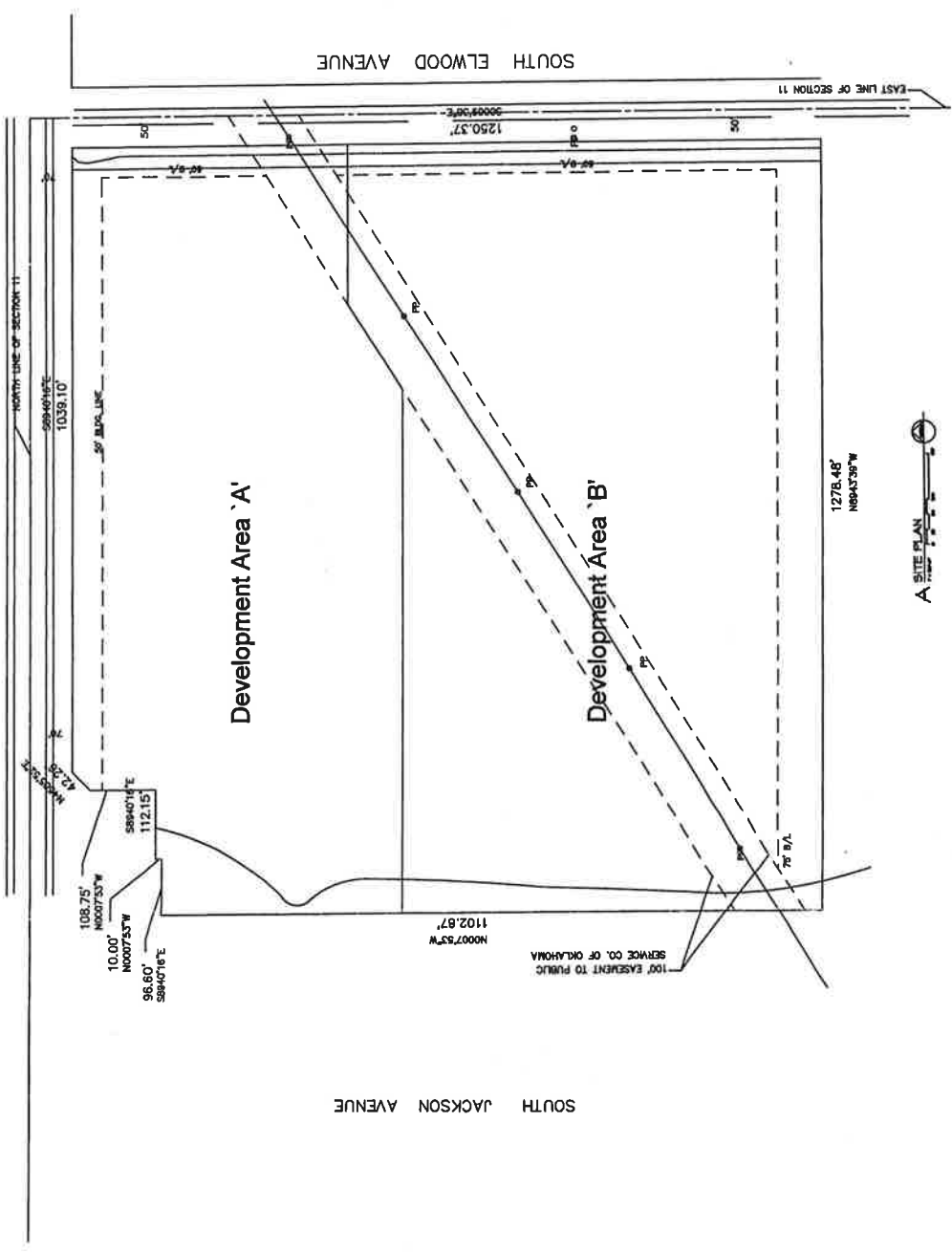
<u>DEVELOPMENT AREA</u>	<u>GROSS</u>	<u>NET</u>
"A"	20.55 Acres	18.07 Acres
	895,202 SF	786,999 SF
"B"	18.64 Acres	17.94 Acres
	812,089 SF	781,554 SF
TOTAL	39.19 Acres	36.01 Acres
	1,707,291 SF	1,568,533 SF

PUD 738 AMENDED

<u>DEVELOPMENT AREA</u>	<u>GROSS</u>	<u>NET</u>
"A"	17.0238 Acres	14.7462 Acres
	741,555 SF	642,343 SF
"B"	22.1697 Acres	21.2626 Acres
	965,714 SF	926,199 SF
TOTAL	39.1935 Acres	36.0088 Acres
	1,707,269 SF	1,568,542 SF

EXHIBIT C

WEST 71ST STREET SOUTH



SOUTH JACKSON AVENUE

SOUTH ELWOOD AVENUE

EAST LINE OF SECTION 11

NORTH LINE OF SECTION 11

A SITE PLAN



Case #: PUD-636-A
Detailed Site Plan

Hearing Date: April 16, 2014

Case Report Prepared by:

Jay Hoyt

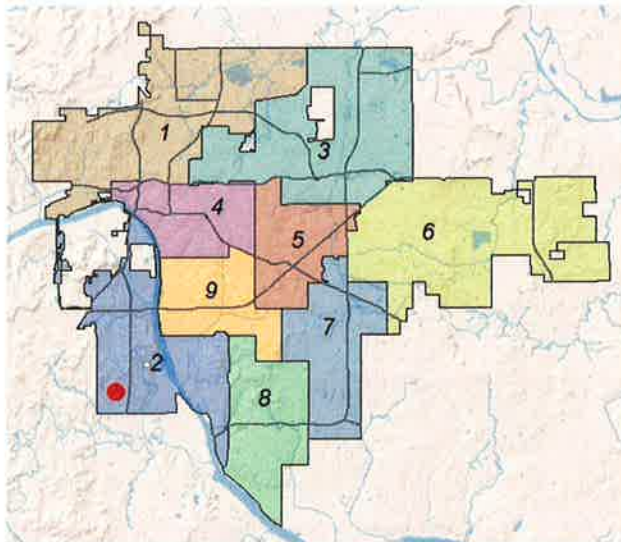
Owner and Applicant Information:

Applicant: Cedar Creek Consulting, Jason Emmett

Property Owner: Main Event Entertainment, Mike Winters

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new 49,810 square foot Entertainment and Event Center on Lot 2, Block 1 of Nickel Creek Phase 3

Net Land Area: 6.12 Acres

Location: Northeast of the intersection of West 81st Street South and South Union Avenue

Zoning:

Existing Zoning: CO/PUD-636-A

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center

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: 18-11-14

CZM: 51

Atlas: 887

City Council District: 2

Councilor Name: Jeannie Cue

April 16, 2014

SECTION I: PUD-636-A Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for an Entertainment and Event Center. The proposed development is located in PUD-636-A.

PERMITTED USES:

Uses permitted as a matter of right include those permitted in the CS – Commercial Shopping District. The Event and Entertainment Center proposed for this project is classified Use Unit 19 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 are 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. All building mounted lighting within 100 feet of the west boundary shall be shielded and designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in the adjacent residential area. Light levels shall not exceed zero foot candles at the westerly boundary of the project and the westerly 150 feet of the north boundary of the project.

SIGNAGE:

The site plan illustrates wall sign locations which will 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 the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks around the building at the parking areas. Pedestrian access is shown being provided from the existing sidewalk along South Santa Fe West Avenue.

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-636-A**. 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 Event and Entertainment Center.

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

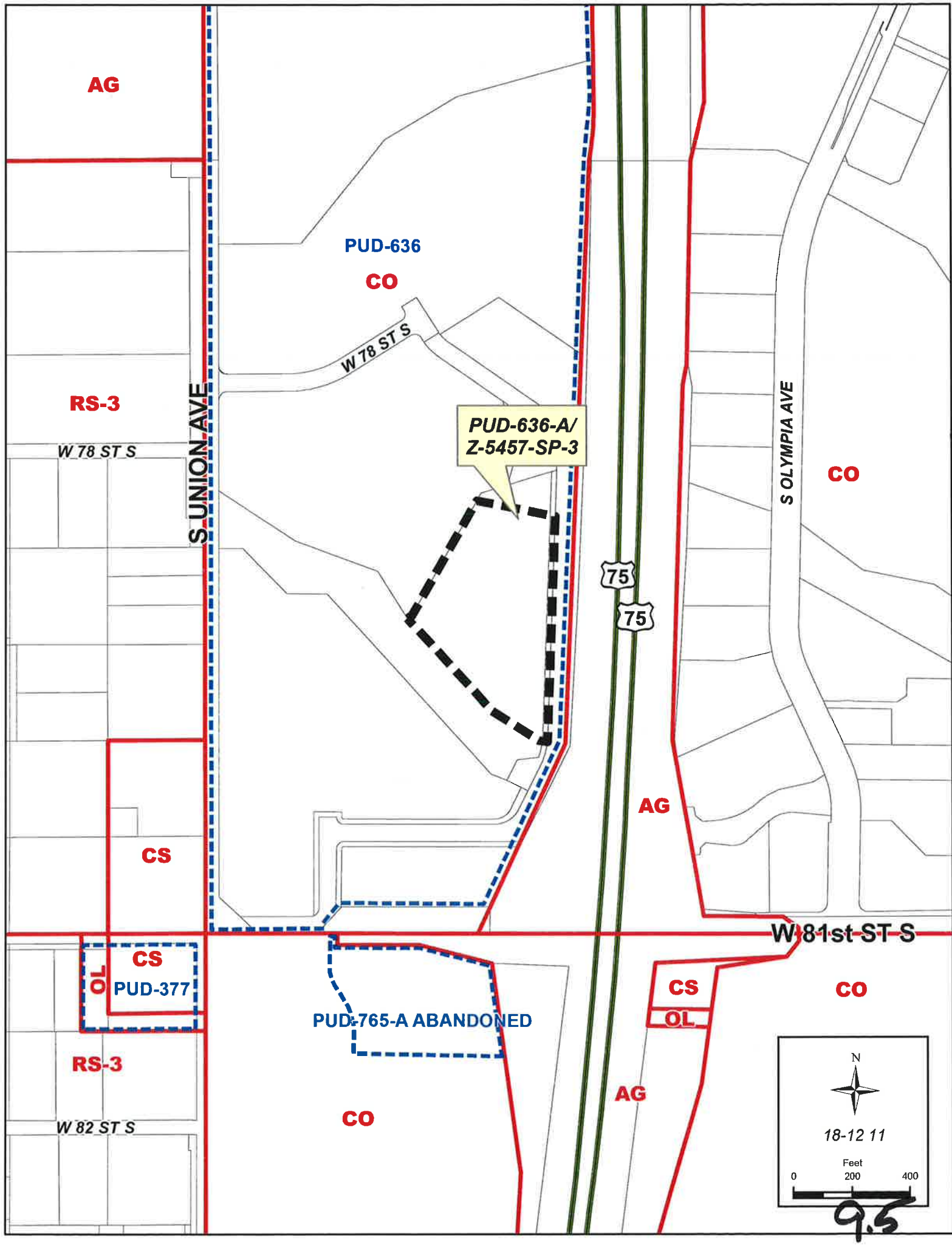


18-12 11

Feet
0 200 400

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

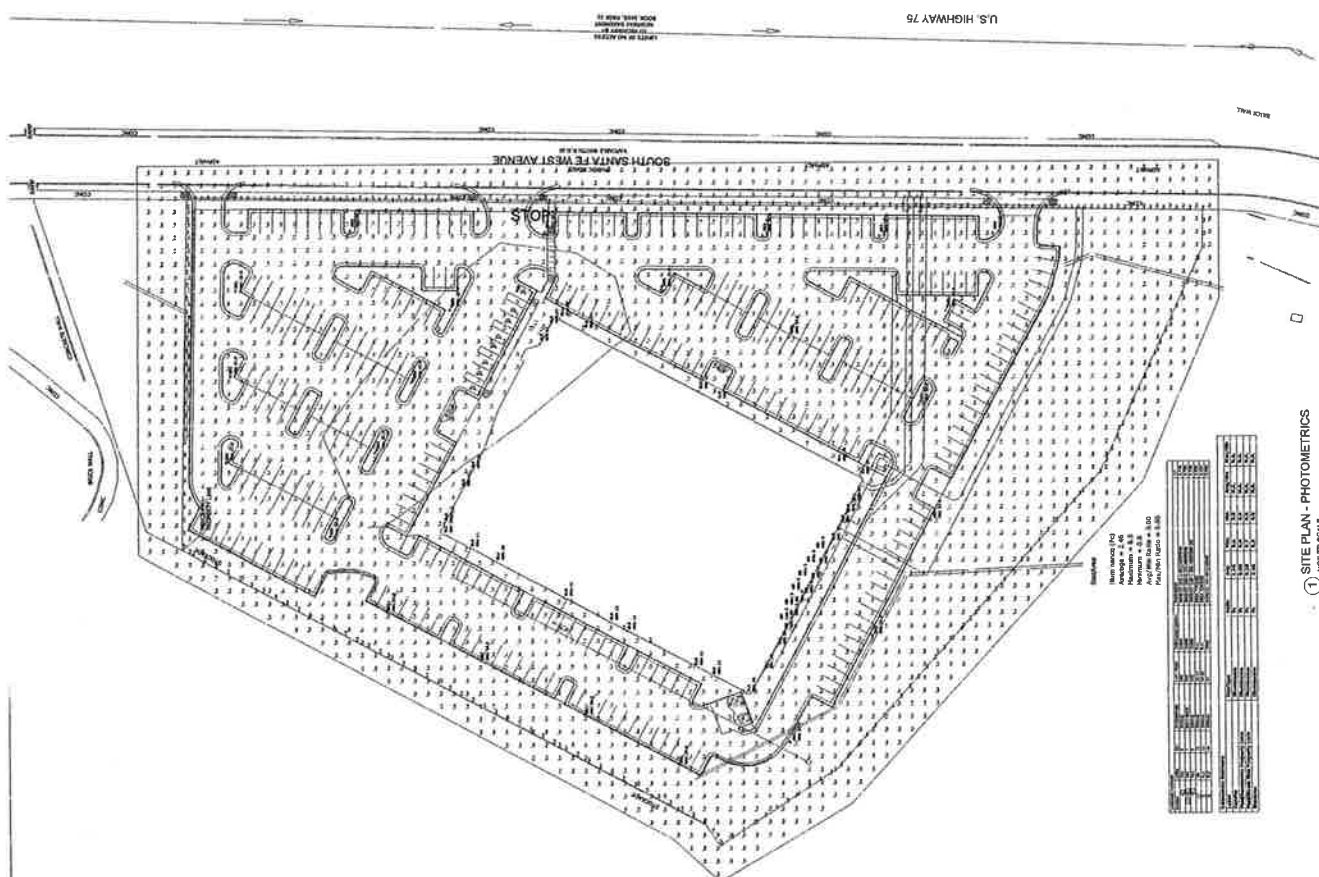
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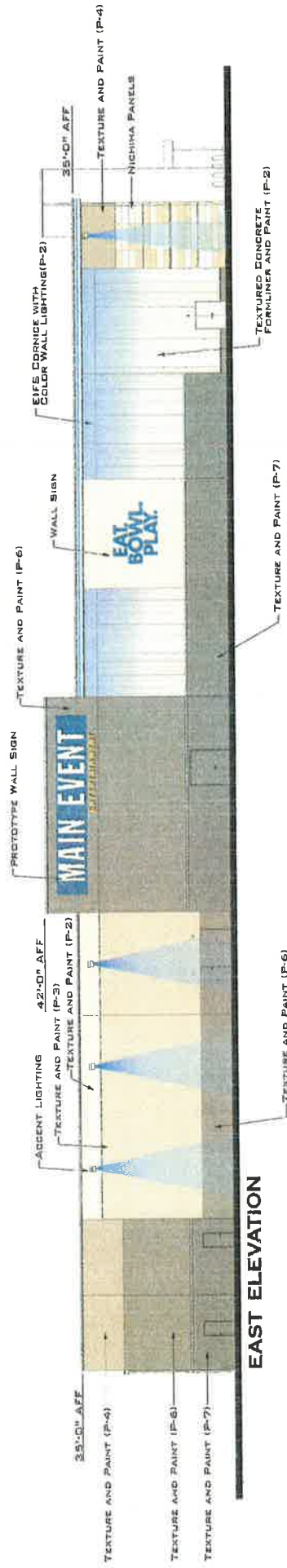


18-12 11

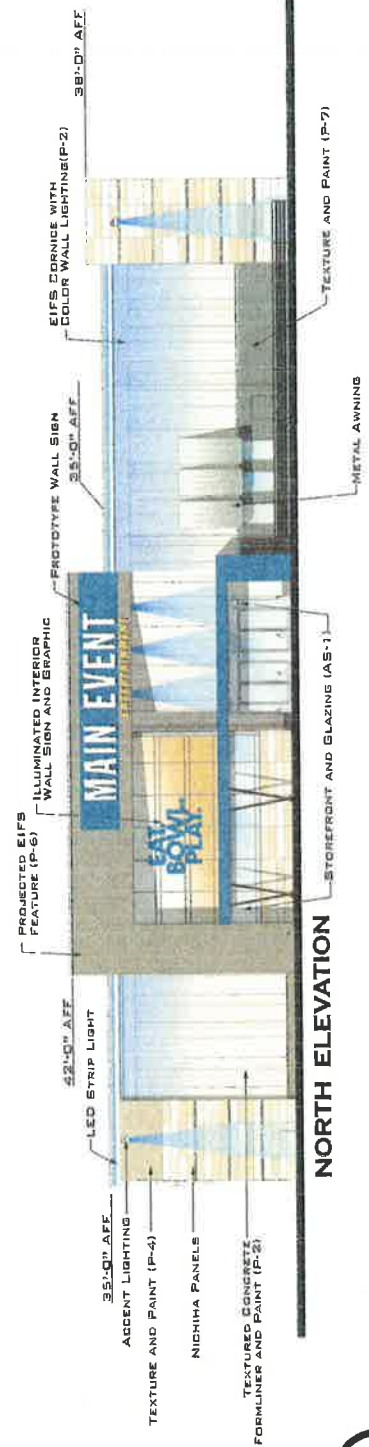
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Feet

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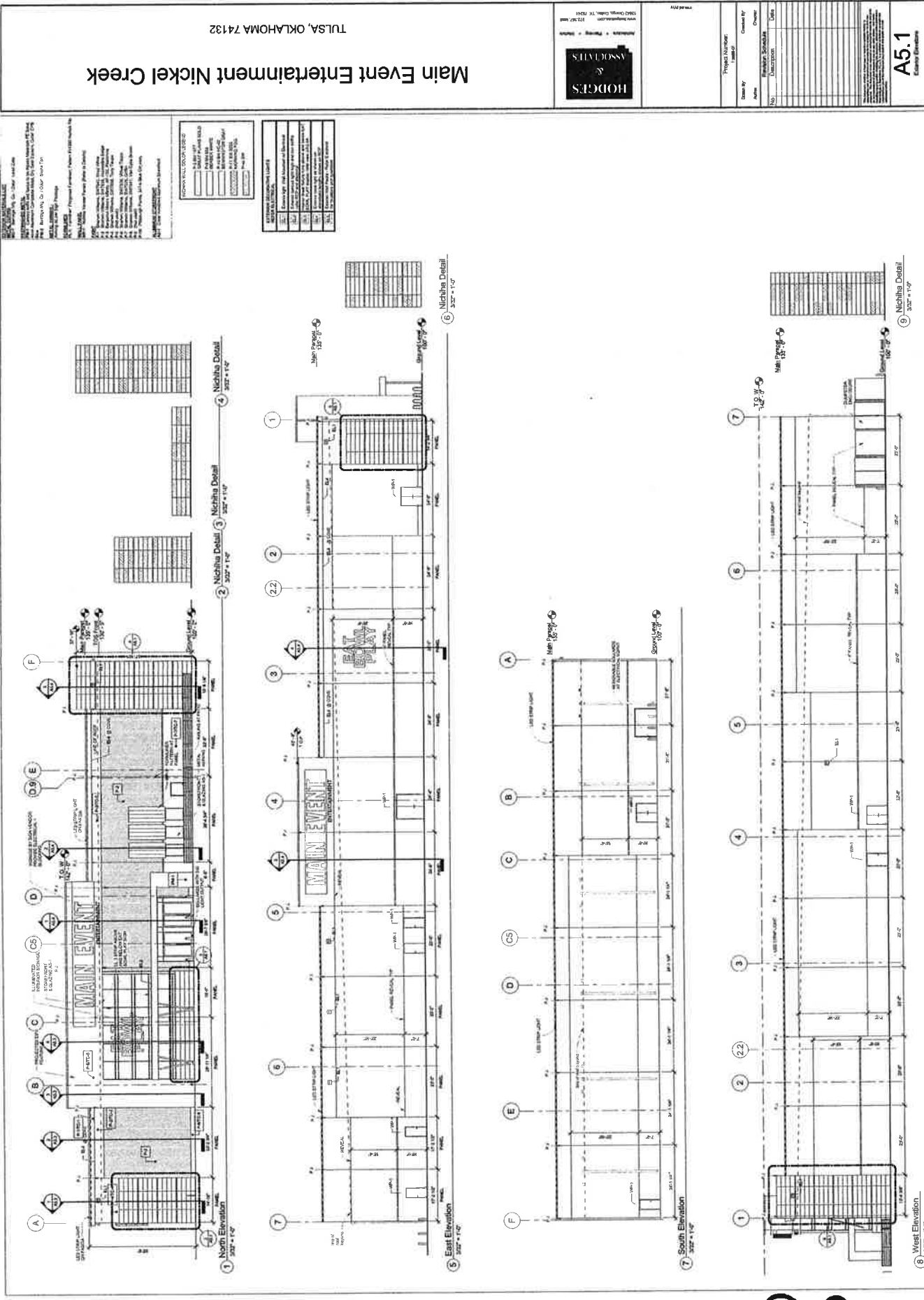
EAST ELEVATION



NORTH ELEVATION

8.8

9.9



Main Event Entertainment Nickel Creek

TULSA, OKLAHOMA 74132

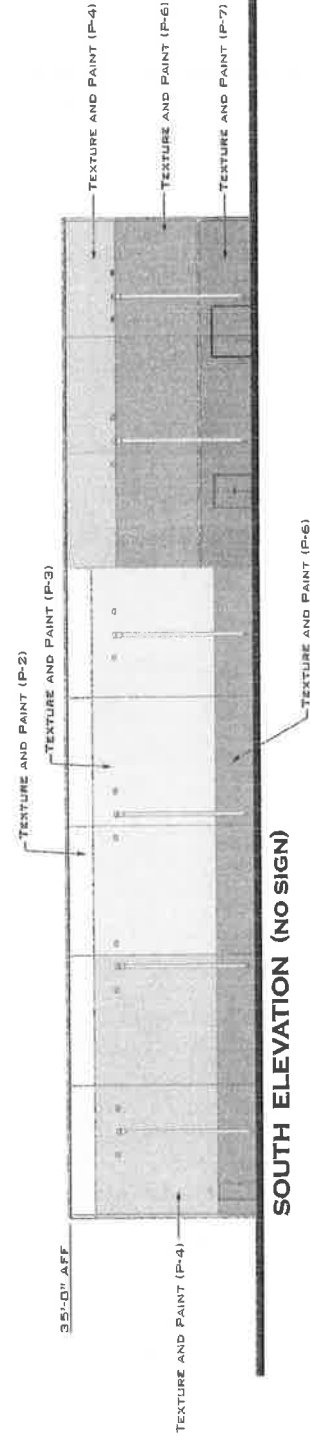
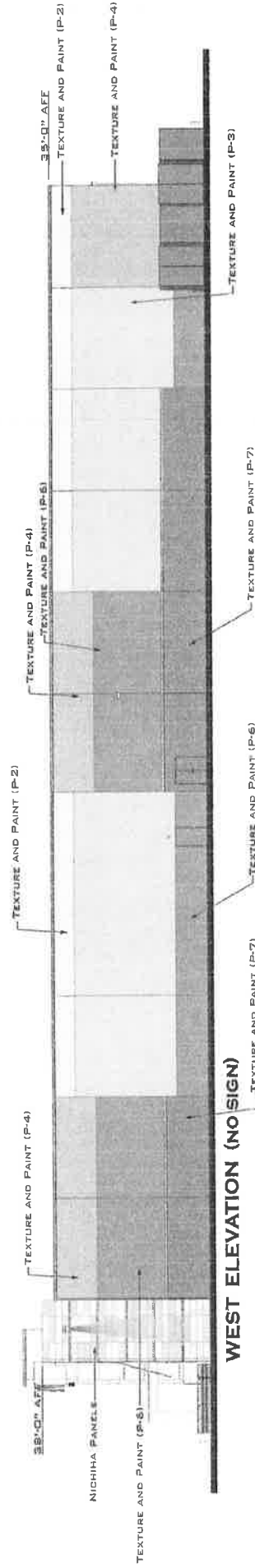
HODGETS & ASSOCIATES
Architects • Planners • Engineers
10400 S.W. 10th Ave., Suite 100
Tulsa, Oklahoma 74132
Phone: (918) 438-1100
Fax: (918) 438-1101
www.hodgetshq.com

A5.1
General Elevation

Project Name	Sheet No.
Main Event Entertainment Nickel Creek	A5.1

Drawn By	Checked By	Project Manager
John Hodgett	John Hodgett	John Hodgett

Date	Revision	Description
10/1/2011	1	Initial Design
10/1/2011	2	Revised Design
10/1/2011	3	Final Design

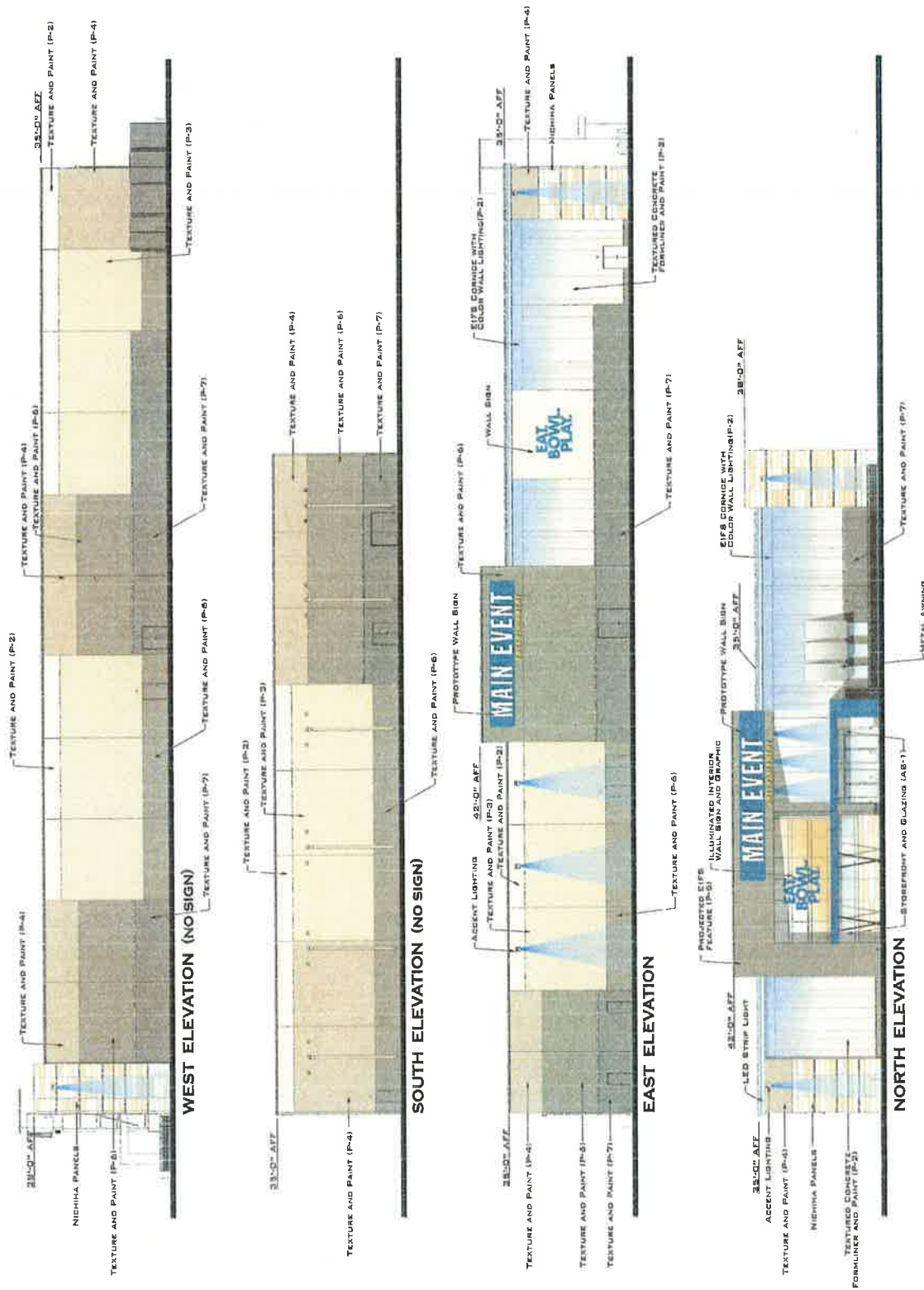


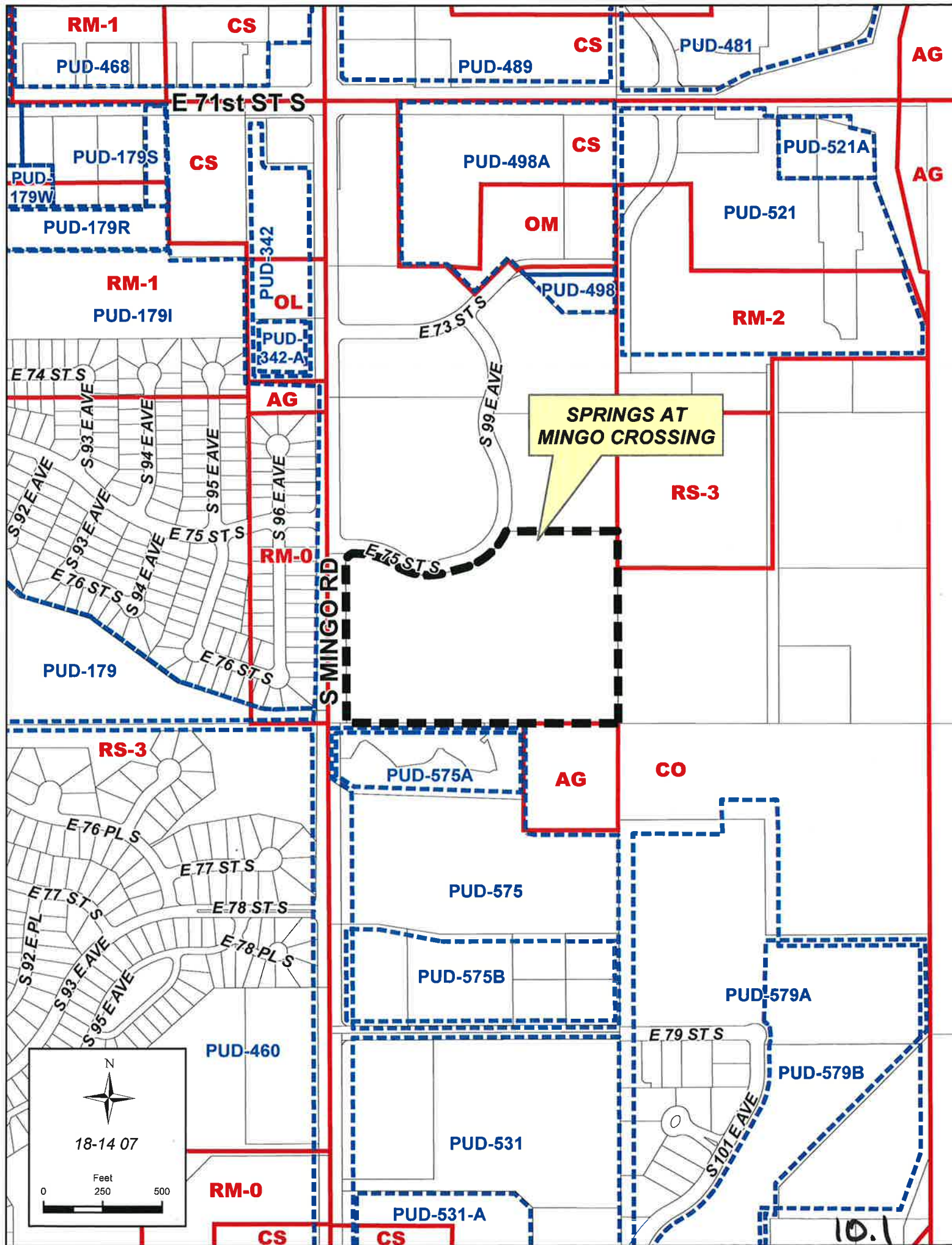
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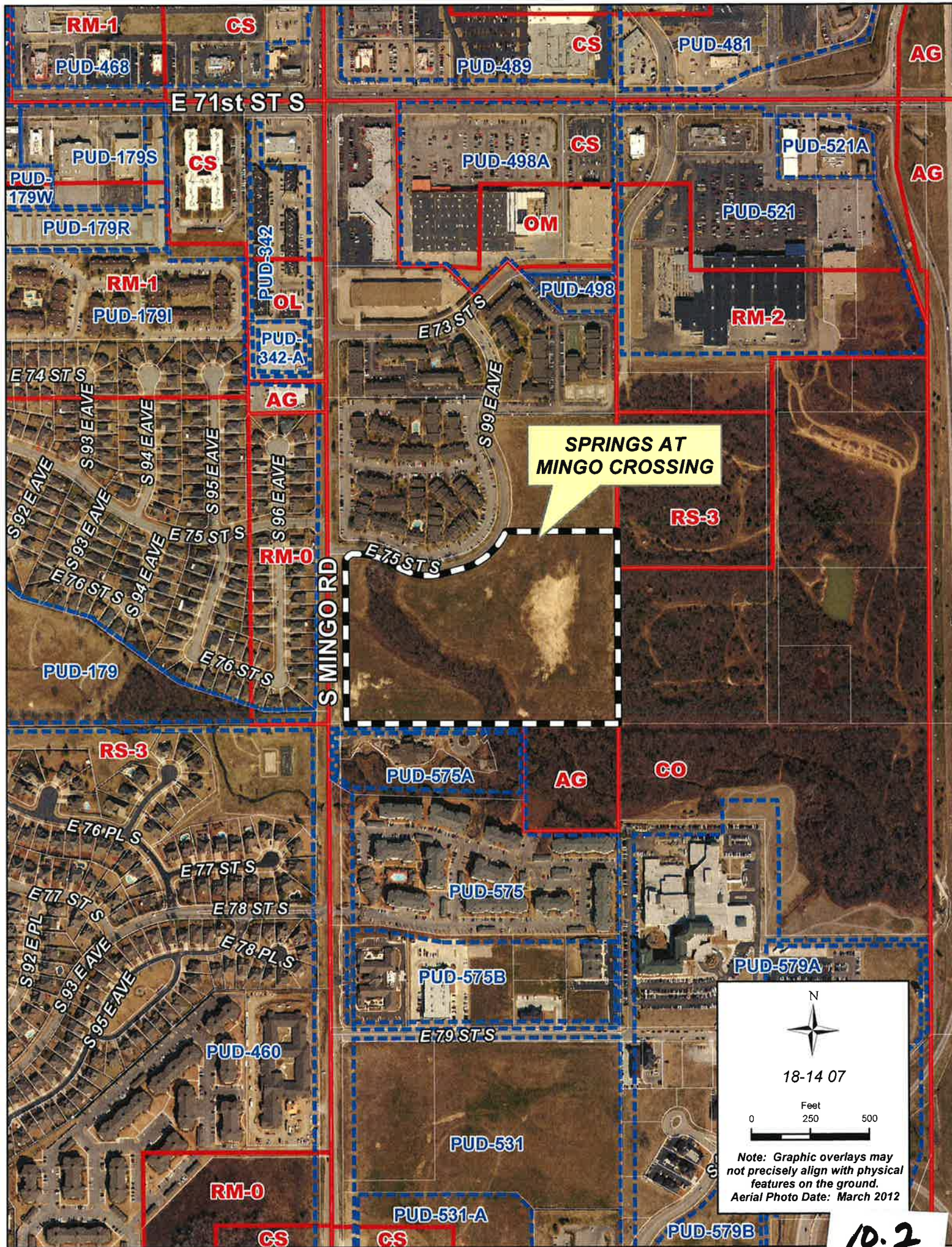
MAIN EVENT ENTERTAINMENT

MAIN EVENT - TULSA

49K PROTOTYPE







10.2

PRELIMINARY SUBDIVISION PLAT

Springs at Mingo Crossing - (CD 7)

South of Southeast corner of East 71st Street and South Mingo Road

This plat consists of 1 Lot, 1 Block, on 19.6 acres.

The following issues were discussed April 3, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CO (corridor) Z-4900-SP-9 for multi-family uses. A park trail dedication is needed per transportation planning staff approval.
2. **Streets:** Provide reference for right-of-way along Mingo such as plat number and page number. Modify sidewalk section to read: "Sidewalks shall be provided along the east side of South Mingo and along the south side of East 75th Street..." Need to show platted Limits of No Access along Mingo frontage. Widths need to match drive throats. For 30 foot right-of-way dedication along north boundary, show 25 foot corner clip of right-of-way dedication on south side (where south right-of-way line intersects with 75th Street right-of-way).
3. **Sewer:** Provide a dimension for the existing utility easement located along the west boundary of the plat, and continue the easement to the south until it intersects the 17.5 foot utility easement located along the south boundary. Provide distances and bearings for the proposed sanitary sewer easement, and provide a distance from a known point to the beginning of the sanitary sewer easement. Provide an 11 foot utility easement along the north boundary, adjacent to the 30 foot right-of-way as shown on the IDP (infrastructure development plan). In Section 1 C, use the standard language for paving and landscaping.
4. **Water:** Add standard covenants language for Section 1 B. Water, sewer and storm sewer services. Water service meters must be inside a dedicated easement or within the waterline easement.
5. **Storm Drainage:** Floodplains are to be plotted by elevation and placed in an overland drainage easement (ODE). There is also a floodplain in the southeast corner of the plat. The ODE will need to be sized to facilitate the requirements of section 1605.1.1 of the Stormwater Criteria Manual. Similar requirements for detention easements can be found in section 1303.4.3. Add standard language for ODE and drainage easement as necessary.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Not all subdivisions shown in location map which should be in upper right hand corner of plat. Submit subdivision data control sheet.

Remove contours from face of plat map.

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.

Preliminary Plat

CORRIDOR DEVELOPMENT NO. 2-4900-SP-9

Springs at Mingo Crossing

PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 10, T10N, R14E, CORNER 81, IN THE NORTHWEST CORNER OF EAST AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



Location Map
Scale: 1" = 200'
SUBDIVISION CONTAINS ONE (1) LOT IN BLOCK 1
BLOCKS SUBDIVISION AREA: 35.64 ACRES



LEGEND:
FM = FIELD MEASURED
PPPC = IRON PILING WITH YELLOW CAP
RWS = RIGHT-OF-WAY
RWS = RIGHT-OF-WAY
RWS = RIGHT-OF-WAY
RWS = RIGHT-OF-WAY
RWS = RIGHT-OF-WAY

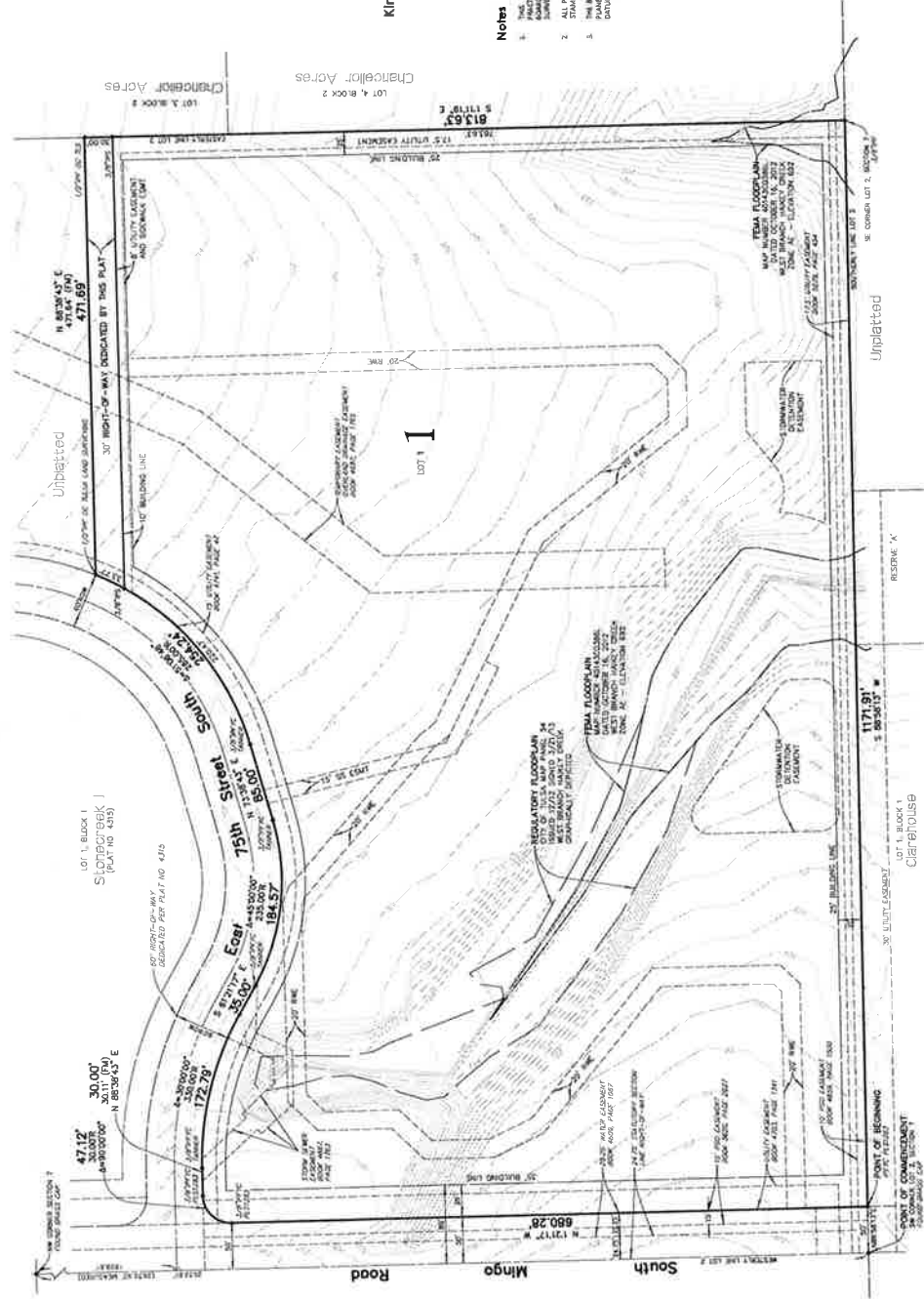
OWNER:
Continental 302 Fund, LLC
ATTORNEY: SCOTT HARRIS
V1534 18875 EXCURSION PARKWAY
MANASSAS, VA 20108
Phone: (202) 500-5500

SURVEYOR:
Tonner Consulting, LLC
DAN E. TANNER, P.L.S., L.S.
OKLAHOMA REG. NO. 63020
SINCE 1998
SINCE 1998
SINCE 1998
SINCE 1998
SINCE 1998

ENGINEER:
Kimley-Horn and Associates, Inc.
KIMLEY-HORN AND ASSOCIATES, INC.
32750 Merit Drive, Suite 2000
Dallas, Texas 75253
Phone: (972) 770-3300
Kevin.Gibney@kimley-horn.com

Notes

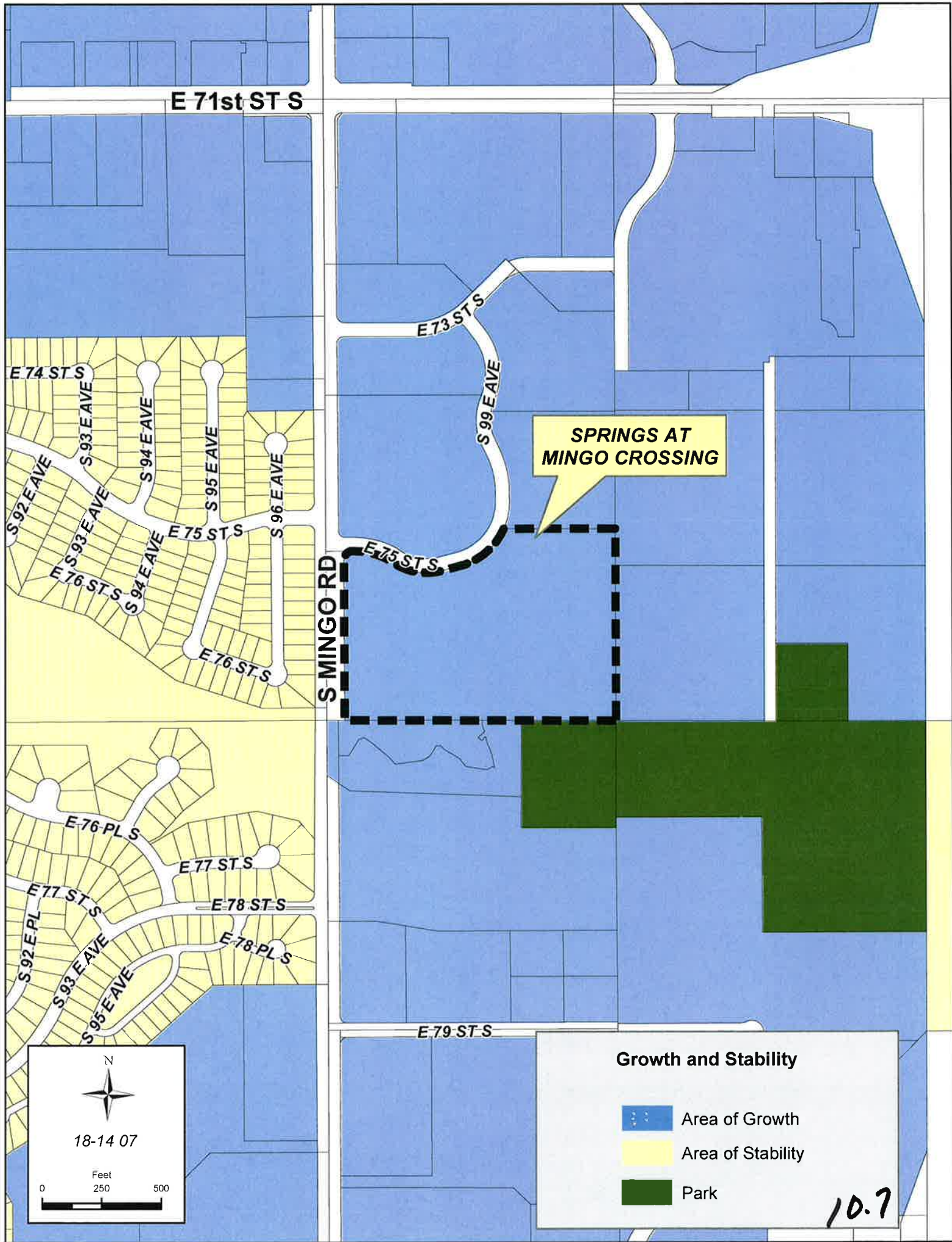
1. THE PLAT MEETS THE OKLAHOMA MEASURED STANDARDS FOR THE PREPARATION OF LAND SURVEYS AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LAND SURVEYING FOR PROFESSIONAL SURVEYORS, AND LAND SURVEYING.
2. ALL PROPERTY CONTAINS ARE SET "AS" FROM REBAR WITH YELLOW CAP STAMPED "KIMLEY-HORN AND ASSOCIATES, INC." AND "ELEVATION 550.00".
3. THE PLAT IS BASED ON THE OKLAHOMA STATE PLAT BOOK 100, PAGE 100, NORTH AMERICAN DATUM (NAD 83).

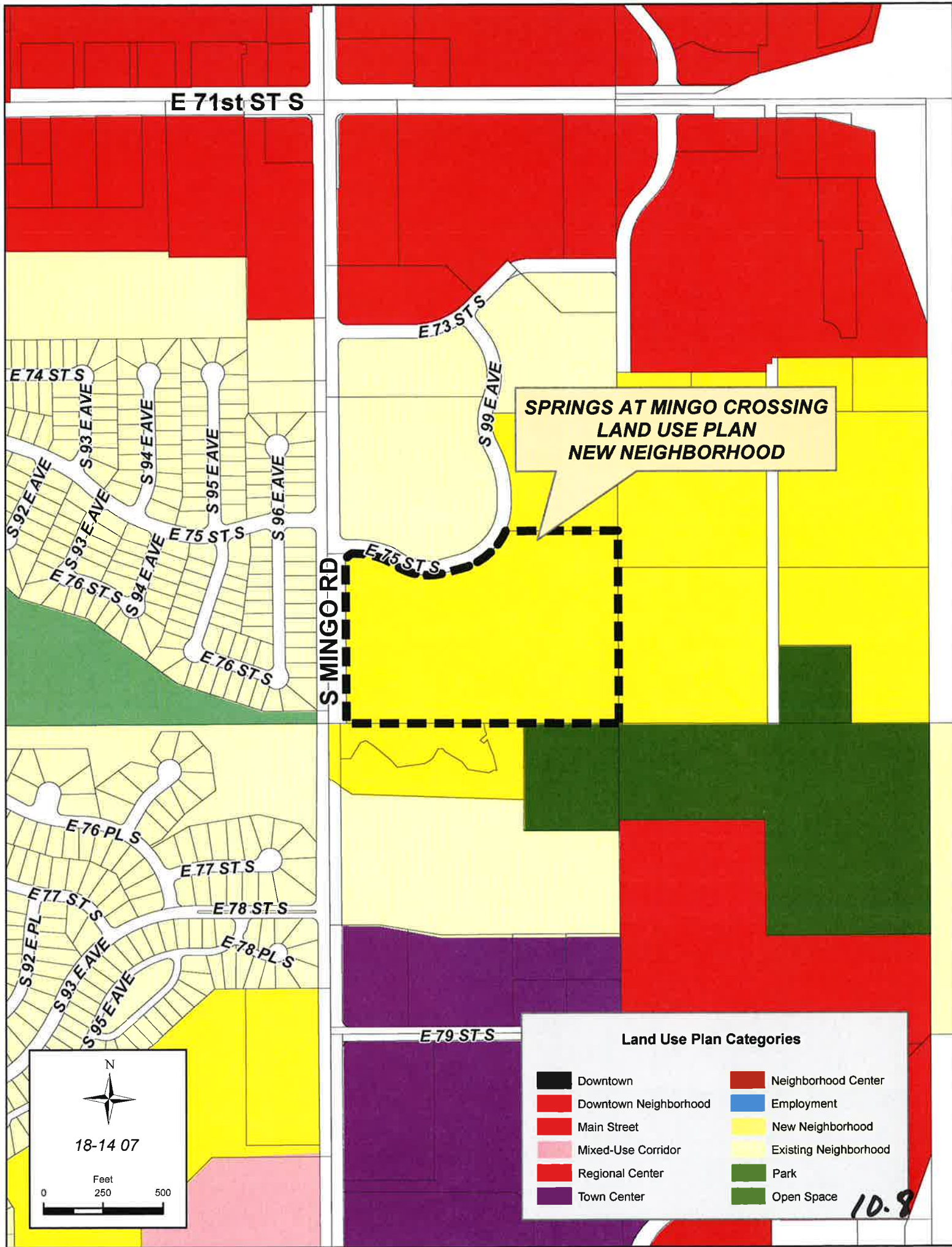


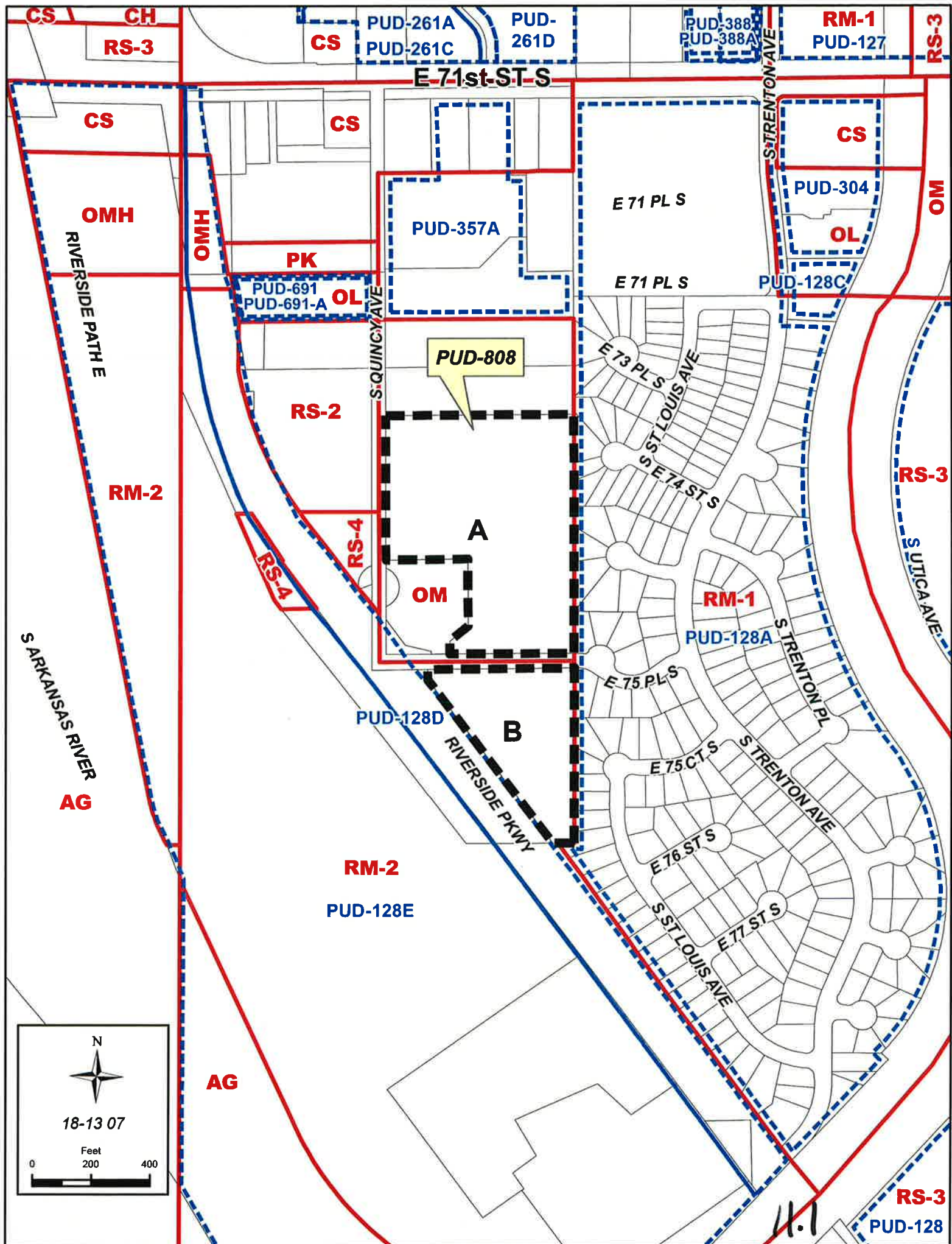
DATE OF PREPARATION	MARCH 13, 2014
DATE OF APPROVAL	
APPROVED BY THE CITY OF TULSA	
APPROVED BY THE STATE OF OKLAHOMA	
APPROVED BY THE COUNTY OF TULSA	
APPROVED BY THE DISTRICT COURT	
APPROVED BY THE DISTRICT ATTORNEY	
APPROVED BY THE DISTRICT CLERK	
APPROVED BY THE DISTRICT JUDGE	

DATE OF PREPARATION: MARCH 13, 2014

10.4









18-13 07

0 200 400
Feet

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

PLAT WAIVER

April 16, 2014

PUD 808 – 7201 South Quincy Avenue, North and east of Riverside Parkway and east of South Quincy Avenue (CD 2)

The platting requirement is being triggered by a rezoning to PUD 808 for Saint John's medical center and the Tulsa police department.

Staff provides the following information from TAC for their April 3, 2014 meeting:

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

STREETS: No comment.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

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

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

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

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

- | | YES | NO |
|--|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. Infrastructure requirements: | | |
| a) Water | | |

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

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

*primarily dealing with signs and landscaping



Case Number: CZ-431

Hearing Date: April 16, 2014

Case Report Prepared by:

Jay Hoyt

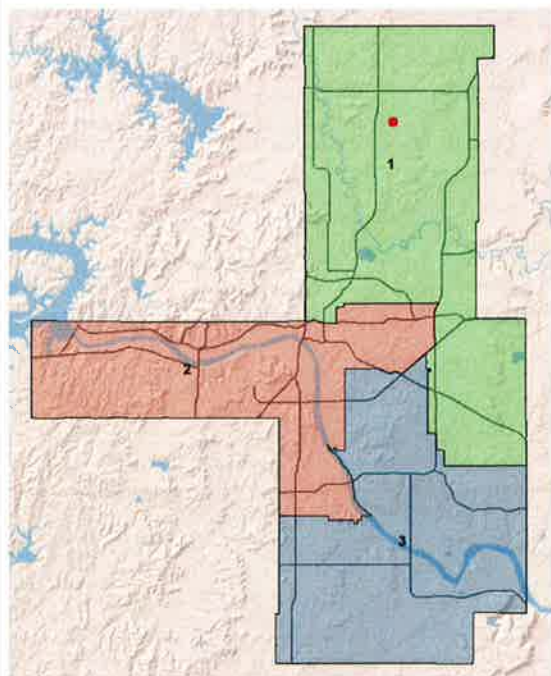
Owner and Applicant Information:

Applicant: Lloyd Garrison

Property Owner: Lloyd and Zelda Garrison

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Proposed Use:

Rezoning request from AG to RS for proposed Single Family Residential

Tract Size:

39± Acres

Location:

Northwest corner of North Sheridan Road and East 126th Street North

Zoning:

Existing Zoning: AG

Proposed Zoning: RS

City of Collinsville

Comprehensive Plan

Land Use Map: Residential

District: SH-20 West Development Area

Staff Recommendation:

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

Staff Data:

TRS: 2334

CZM: 7

Atlas: 0

County Commissioner District: 1

Commissioner Name:

John Smaligo

SECTION I: Detailed Staff Recommendation:

- The requested RS zoning is consistent with the vision identified in the City of Collinsville Comprehensive Plan and the expected development pattern in the area; and
- RS zoning is harmonious with the existing and expected development on the site and the existing surrounding properties.

Therefore **staff recommends APPROVAL** of CZ-431 for the rezoning from AG to RS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This site is outside the limits of the Comprehensive Plan in the City of Tulsa and was not included in the Tulsa Metropolitan Area Comprehensive Plan. The site is within the limits of the City of Collinsville Comprehensive Plan with a Land Use designation of Residential. This site is located within the City of Collinsville SH-20 West Development Area.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 39± Acres in size and is located at the northwest corner of North Sheridan Road and East 126th Street North. The property appears to be undeveloped and is currently zoned AG.

SURROUNDING AREA: The subject tract is abutted on the North, South, East and West by undeveloped land, zoned AG; also abutted on the South by a single family residence, zoned AG.

UTILITIES: The subject tract does not currently have 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>
North Sheridan Road	Secondary Arterial	100 feet	2
East 126 th Street North	Secondary Arterial	100 feet	2

SECTION III: Relevant Zoning History:

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

RELEVANT ZONING HISTORY:

CZ-392 August 2008: All concurred in approval of a request for rezoning a 160± acre tract of land from AG to RE for single-family use, on property located east of the southeast corner of North Yale Avenue and East 136th Street North.

RE

N-SHERIDAN-RD

AG

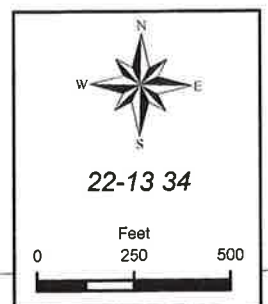
AG

CZ-431

E 126th ST N

AG

AG



12.3

CZ-431

N SHERIDAN RD

E 126th ST N



22-13 34

0 250 500
Feet

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

12.4



Case Number: Z-7260

Hearing Date: April 16, 2014

Case Report Prepared by:

Jay Hoyt

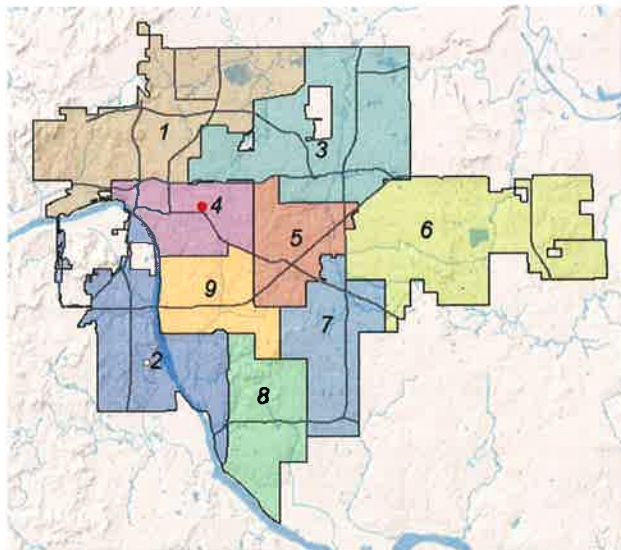
Owner and Applicant Information:

Applicant: Glenn Hall

Property Owner: Roklahoma Properties, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Proposed Use:

Rezoning request from CH to IL for proposed commercial/retail rental and microbrewery.

Tract Size:

6,750± SF

Location:

Northeast corner of South Lewis Avenue and East 12th Street South

Zoning:

Existing Zoning: CH

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Main Street

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **APPROVAL**. The Zoning request is not consistent with the Comprehensive Plan without a PUD overlay. In conjunction with a PUD, this zoning request is in harmony with the expected development pattern in the area.

Staff Data:

TRS: 9308

CZM: 37

Atlas: 29

City Council District: 4

Councilor Name: Blake Ewing

SECTION I: Detailed Staff Recommendation:

This Zoning Request has been filed in conjunction with PUD-810. Requested IL zoning is not consistent with the vision identified in the Tulsa Comprehensive Plan and the expected development pattern in the area unless accompanied with a PUD.

The requested IL zoning (limited to a microbrewery within a PUD) is harmonious with the existing development on the site and the existing surrounding properties.

Staff recommends APPROVAL of Z-7260 for the rezoning from CH to IL in conjunction with PUD-810.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

Z-7260 is included in a Main Street and an Area of Growth. The rezoning request will complement the vision identified in The Plan. IL zoning designation will provide the opportunity for to construct a microbrewery on the site in conjunction with pedestrian oriented commercial/retail development.

Land Use Designation: *Main Street*

This entire site is defined as a Main Street in the Comprehensive Plan Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit or car. Parking is provided on street, small private lots or in shared lots or structures.

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:

Major Street and Highway Plan:

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

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

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 6,750± SF in size and is located at the northeast corner of South Lewis Avenue and East 12th Street South. The property appears to be vacant and is zoned CH.

SURROUNDING AREA: The subject tract is abutted on the West by industrial development, zoned IM; on the north and south by commercial development, zoned CH; and on the east by single family housing, zoned RS-3.

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

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lewis Avenue	Urban Arterial	70 feet	4
East 12th Street	N/A	N/A	2

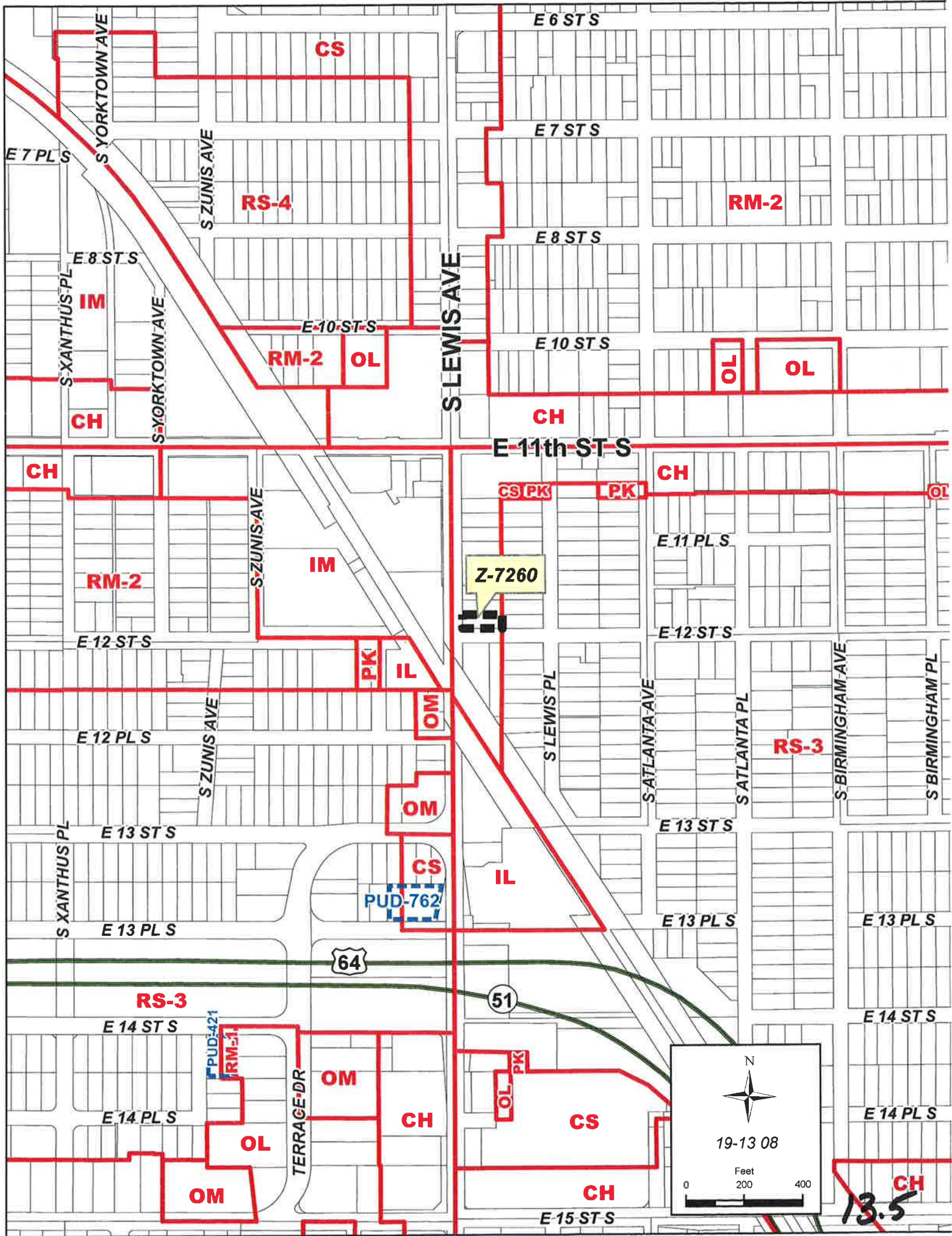
SECTION III: Relevant Zoning History:

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

BOA-16875 December 27, 1994: The Board of Adjustment approved a Variance of the number of required parking spaces and a Variance of the required setback from the centerline of S. Lewis Ave. to permit the existing building, existing parking and proposed canopy (Use

Unit 15); per plan and development standards submitted, with exception that Use Unit 15 be limited to lumber yard use only; subject to 50 on-site parking spaces being provided; subject to no enclosed expansion of the existing building; subject to the proposed 10,000 sq. ft. storage shed being open sides; subject to the applicant completing purchase agreement with PSO; and subject to the exit being placed on the south end of the property; on property located at 1124 South Lewis Avenue.

04/16/14





S LEWIS AVE

Z-7260

E 12 ST S

S LEWIS PL

E 12 PLS

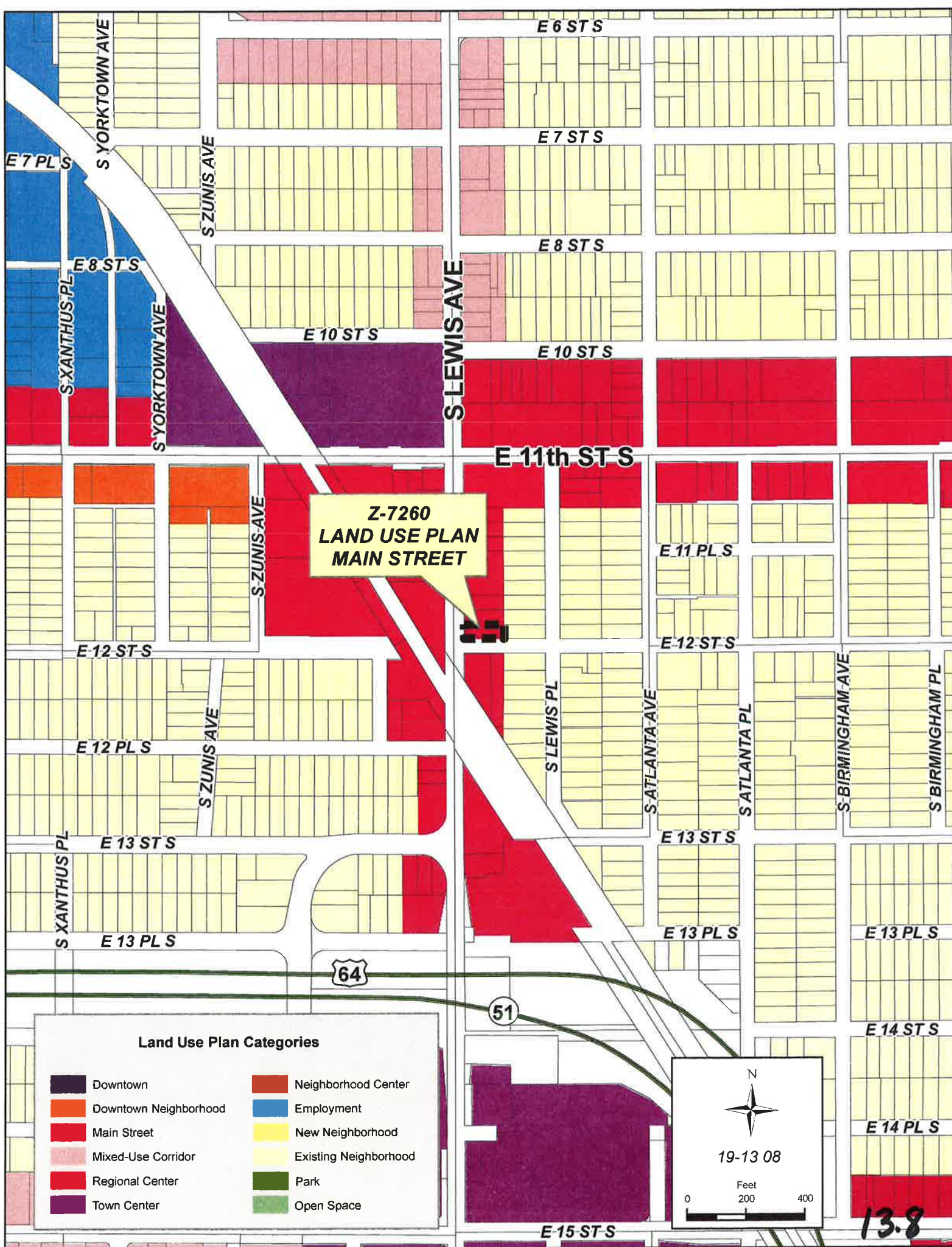


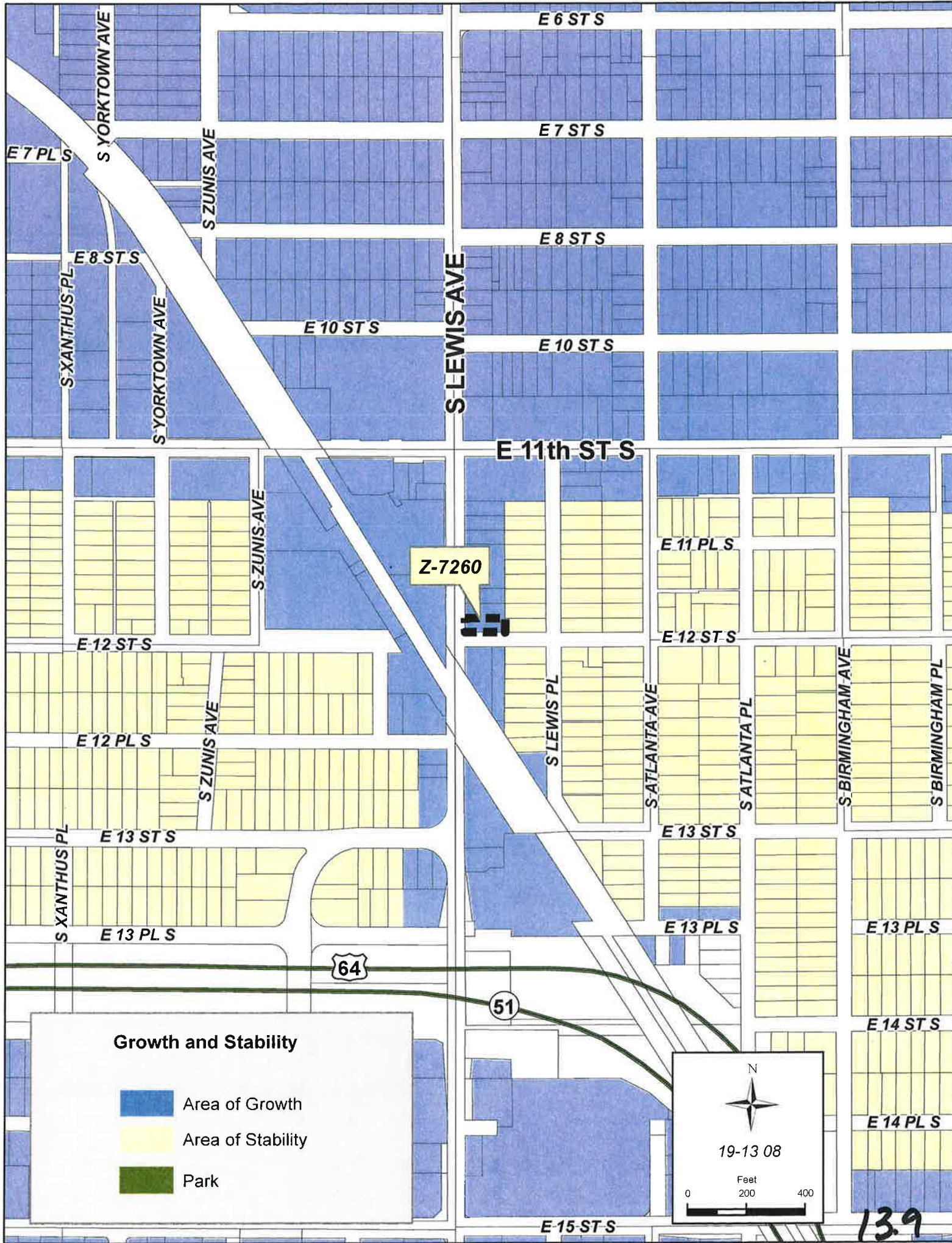
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**Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012**

13.7







Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-810

Hearing Date: April 16, 2014

Case Report Prepared by:

Dwayne Wilkerson

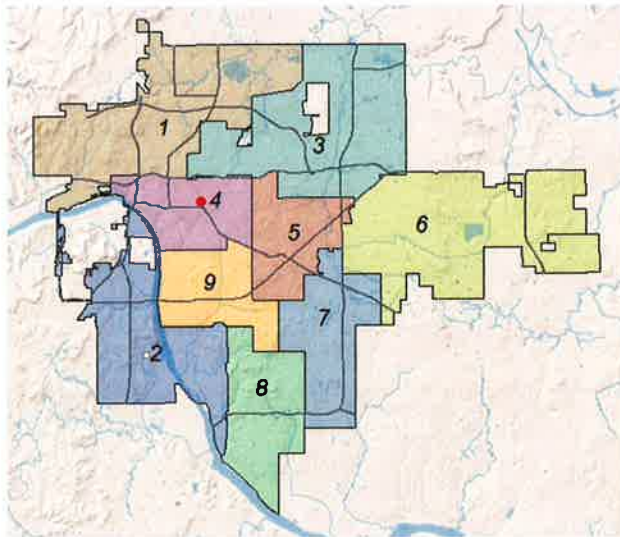
Owner and Applicant Information:

Applicant: Glen Hall

Property Owner: Roklahoma Properties LLC,

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Proposed Use: Mixed use building and Micro Brewery

Concept summary: Construct a two story mixed use building including office, residential and a micro brewery. The current zoning code does not allow a brewery without IL zoning therefore this site will be developed with a PUD. The building will be placed adjacent to the street right of way on South Lewis and East 12th Street South.

Tract Size:
20,629 square feet, 0.48+/- Acres

Location:
Northeast corner of South Lewis Avenue at East 12th Street South.

Zoning:

Existing Zoning: CH

Proposed Zoning: CH/IL/PUD-810

Comprehensive Plan:

Land Use Map: Main Street

Growth and Stability Map: Area of Growth

Staff Recommendation:

Staff recommends **APPROVAL**. The applicant's proposal is consistent with the PUD chapter of the Zoning Code. The PUD development standards are consistent with the anticipated growth and future uses in this area and not injurious to the existing proximate neighborhood.

Staff Data:

TRS: 9308

CZM: 37

Atlas: 29

City Council District: 4

Councilor Name: Blake Ewing

14.1

SECTION I: PUD- 810

DEVELOPMENT CONCEPT:

Construct a two story mixed use building including office, residential and a micro brewery. The current zoning code does not allow a brewery without IL zoning therefore this site will be developed with a PUD and includes a concurrent IL zoning request. The building will be placed adjacent to the street right of way on South Lewis and East 12th Street South.

The only IL use allowed in this PUD is Use Unit 26. The only use allowed in Use Unit 26 is a micro brewery. For the purposes of this PUD a micro brewery is considered a brewery with a maximum output of 5000 beer barrels annually. Any increase in production will require a PUD major amendment.

EXHIBITS:

- INCOG Case map
- INCOG Aerials
- Land Use Map
- Growth and Stability Map
- Applicant Exhibits:
 - Site Plan
 - Building Elevations
 - Floor Plan
 - Building Illustrations

PUD 810 DEVELOPMENT STANDARDS:

Gross Land Area: 20,629 s.f. (includes 35' right of way on Lewis Ave.)

Net Land Area: 13,499 sq. ft. (includes 25' right of way on 12th Street)

Permitted Uses:
Current Zoning: CH

Proposed: CH and IL with a PUD overlay and will allow the following uses:

- Use Unit 14; Shopping goods and services
- Use Unit 8; Multi family, but limited to the second floor of a mixed use building.
- Use Unit 11; Offices, Studios and Support Services
- Use Unit 12; Eating Establishments other than drive-in's
- Use Unit 26; Limited to micro brewery with a production of less than 5,000 beer barrels annually. (No outside storage of any kind will be allowed for this use)

Maximum Building Floor Area:

Commercial:	2000 sq. ft.
Micro Brewery:	3100 sq. ft.
Office or loft apartments (future build out):	<u>2000 sq. ft.</u>

Total: 7100 sq. ft.

Minimum Building Setbacks*:

14.2

From centerline of South Lewis Avenue:	35'
From centerline of East 12 th Street:	25'
From north boundary:	None
From east boundary:	10 feet

*The building setback lines have been provided to encourage building placement adjacent to the existing Street Right of Way

Proposed Maximum Height: 35 ft.

Off Street Parking: 12 parking spaces will be provided for a maximum of 7100 square feet of building floor area without regard to the building use.

Signs:

Signs shall be limited as follows:

1. The name of the building or development will be attractively displayed in an horizontal fashion across the face of the building, above the main entrance on the diagonal corner of the building at 12th and Lewis.
2. Ground floor tenants with entrances facing the street may install horizontal signs in the space between the awning and the second floor windows.
3. Sign sizes will be uniform for each tenant, all such signs will be tastefully designed to be compatible with the building facade and other signage and will not exceed 12 square feet of display surface area for each tenant with a maximum of 4 wall signs.
4. Projecting signs from the building toward the street are not allowed.
5. The primary user, Renaissance Brewery will have a neon sign reproducing the tree logo (mostly blue and green neon) placed at the diagonal corner upper half round parapet, visible from Lewis Avenue and the Broken Arrow Expressway. Neon signage will be static and will not be used for any other purpose except for the Brewery. Future neon signage on the diagonal corner may be considered but only with a minor amendment to the PUD.
6. Storefront windows may contain signs indicating: The name of the business or a logo, description of services or goods, and the hours of operation. Such signs will not contain in excess of twelve words plus the hours of operation, and the lettering size shall be at least 4" and not more than 6" in height.
7. Upper level windows may contain signs indicating the name of the business or logo and a description of services. Such signs should not contain in excess of six words, and the lettering shall be at least 1 1/2" and not more than 4" in height.
8. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

9. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

Site Lighting:

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 20 feet in height.

Landscaping and Screening:

All landscaping shall meet or exceed the minimum standards identified in the landscape chapter of the zoning code.

A minimum 10% net lot area shall be provided and maintained as landscaped open space.

A wood screening fence with brick columns and cast stone caps approximately 8' on center and not less than eight (8) feet in height shall be provided along the entire north and east boundaries and those parts of the west and south boundaries not enclosed by the building or being driveway.

A five-foot landscaped strip along the lot lines in common with residential districts will be provided to further provide screening. Landscaping throughout the Planned Unit Development shall meet the adopted standards of the City of Tulsa.

A detail landscape plan for the development area shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening will be installed by a specific date in accordance with the approved landscape plan, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.

Site Plan and other site considerations:

Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.

Any outside storage of recyclable material, trash or similar material must be behind the building in an enclosed area where it will be screened by the perimeter fencing and the buildings themselves.

A single standard sized truck or small trailer (20' or less) may be parked in the PUD for the purpose of removing recyclable materials as long as either is concealed from the either street by the privacy fencing.

VEHICULAR ACCESS AND CIRCULATION:

Access to the property will be limited to, one (1) drives off of South Lewis Avenue and one drive off of 12th Street as shown in Exhibit "A".

PEDESTRIAN ACCESS:

Existing Sidewalks along 12th Street and Lewis Avenue will be preserved, or installed along 12th Street and Lewis Avenue for the limits of the project.

PLATTING REQUIRMENT:

A professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required storm water drainage structures or existing storm water drainage structures and detention areas serving the development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

EXPECTED SCHEDULE OF DEVELOPMENT

No building permit shall be issued until the platting requirements of Section 1107F of the Zoning Code have been satisfied or a plat waiver shall be approved by the TMAPC.

No zoning clearance permit shall be issued until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

DETAILED STAFF RECOMMENDATION:

The applicant's proposal is consistent with the PUD chapter of the Zoning Code.

The PUD development standards are consistent with the anticipated growth and future uses in this area

The development standards identified in this PUD are non injurious to the existing proximate neighborhood.

Staff recommends APPROVAL of PUD-810 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This PUD request is consistent with the Land Use and Growth and Stability vision identified for this area in the Tulsa Comprehensive Plan.

Land use Designation: *Main Street*

The entire project site is part of a Main Street designation which are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities.

14.5

Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

Growth and Stability Map: *Area of Growth*

The entire PUD site is part of an 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 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:

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

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

Trail System Master Plan Considerations:

An on-street bikeway is planned for East 11th Street just north of this site. The sidewalk improvements required for this site will improve connectivity to that system from the single family neighborhood east of this PUD. There are not Trail System improvements contemplated at this location.

Small Area Plan:

The Utica Corridor Small Area plan has recently been adopted west of this site however; this site is not included in that Small Area Plan.

Historic Preservation Overlay:

Several historic preservation districts are located south west of this site however; this site is not part of a historic district or adjacent to a historic district.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is bordered on the north and south with commercial uses and on the west with industrial properties. A single family neighborhood borders the site on the east. Our Zoning Code only contemplates breweries as a large scale industrial use. There are no provisions for small scale micro breweries. In this location a microbrewery, as part of a multiuse property, is not part of a large industrial complex and is compatible with the existing neighborhood. The site does not include any significant terrain challenges and there are no known obstacles for normal construction techniques.

Environmental Considerations:

The site is not impacted by existing site constraints for floodplain, steep terrain or significant vegetation areas that might affect site development.

The proposed used in the PUD are not considered objectionable for the proximate properties.

Surrounding Properties: The subject tract is abutted on the east by single family residential properties zoned RS-3; on the north and south the site is adjacent to commercial properties zoned CH; on the west by industrial building, zoned IM.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Lewis Avenue	Urban Arterial	70 feet	4
East 12th Street	N/A	N/A	2

UTILITIES:

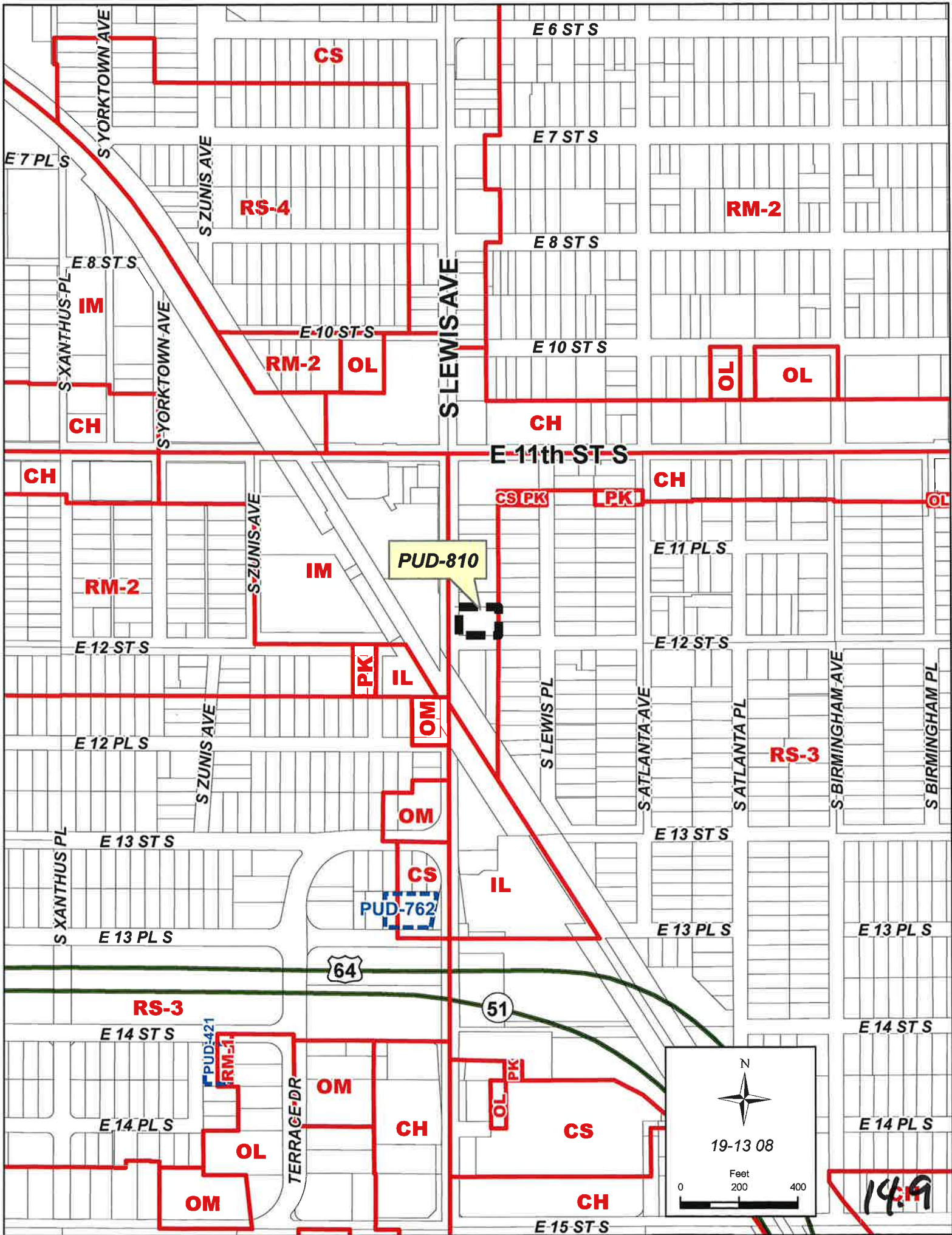
The subject tract does have municipal water and sewer available.

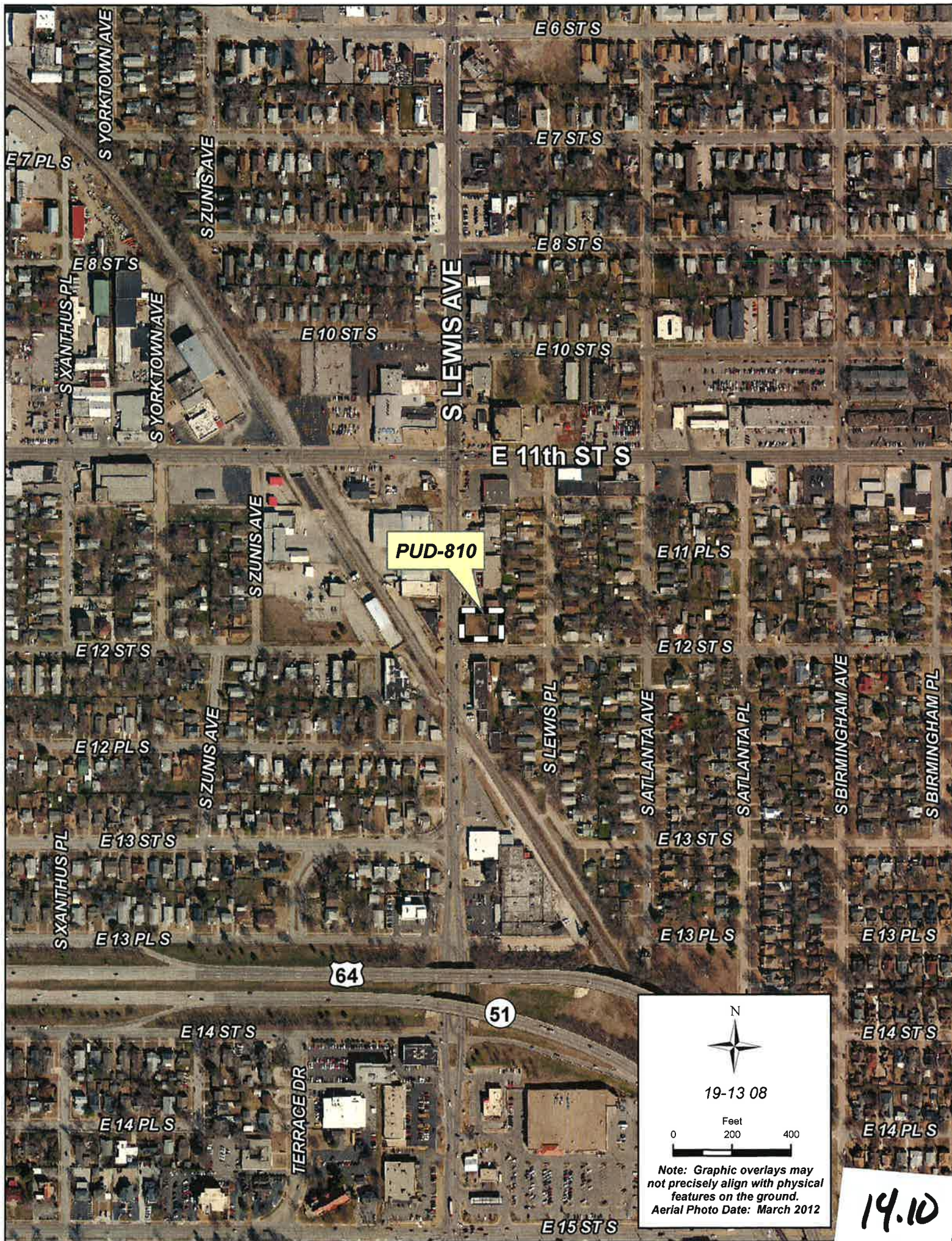
SECTION III: Relevant Zoning History:

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

BOA-16875 December 27, 1994: The Board of Adjustment approved a Variance of the number of required parking spaces and a Variance of the required setback from the centerline of S. Lewis Ave. to permit the existing building, existing parking and proposed canopy (Use Unit 15); per plan and development standards submitted, with exception that Use Unit 15 be limited to lumber yard use only; subject to 50 on-site parking spaces being provided; subject to no enclosed expansion of the existing building; subject to the proposed 10,000 sq. ft. storage shed being open sides; subject to the applicant completing purchase agreement with PSO; and subject to the exit being placed on the south end of the property; on property located at 1124 South Lewis Avenue.

04/02/14

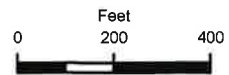




PUD-810



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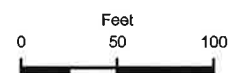


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

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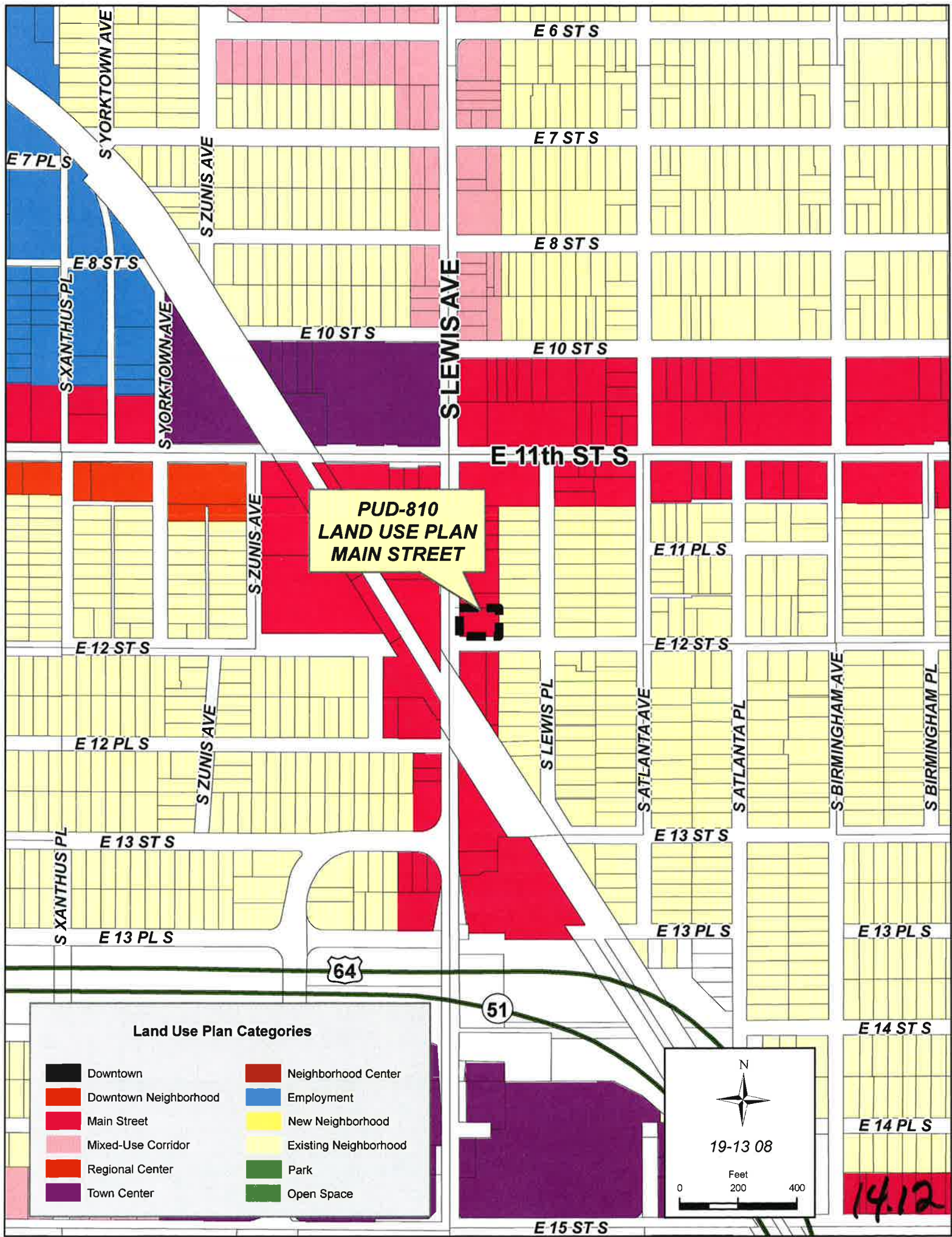


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











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

14.11



**PUD-810
LAND USE PLAN
MAIN STREET**

Land Use Plan Categories

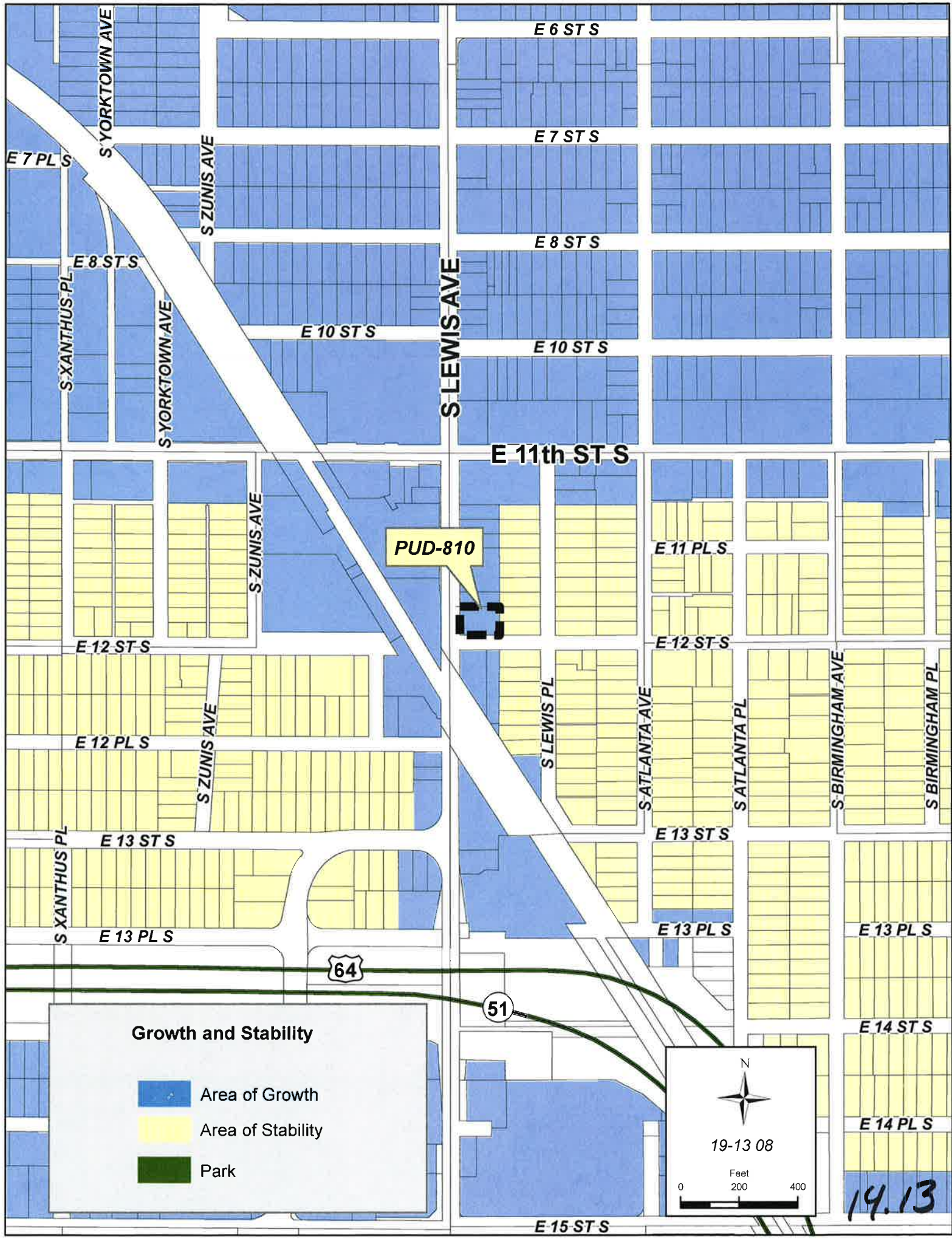
- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |



19-13 08



E 14 ST S
E 14 PL S
14.12



Growth and Stability

-  Area of Growth
-  Area of Stability
-  Park



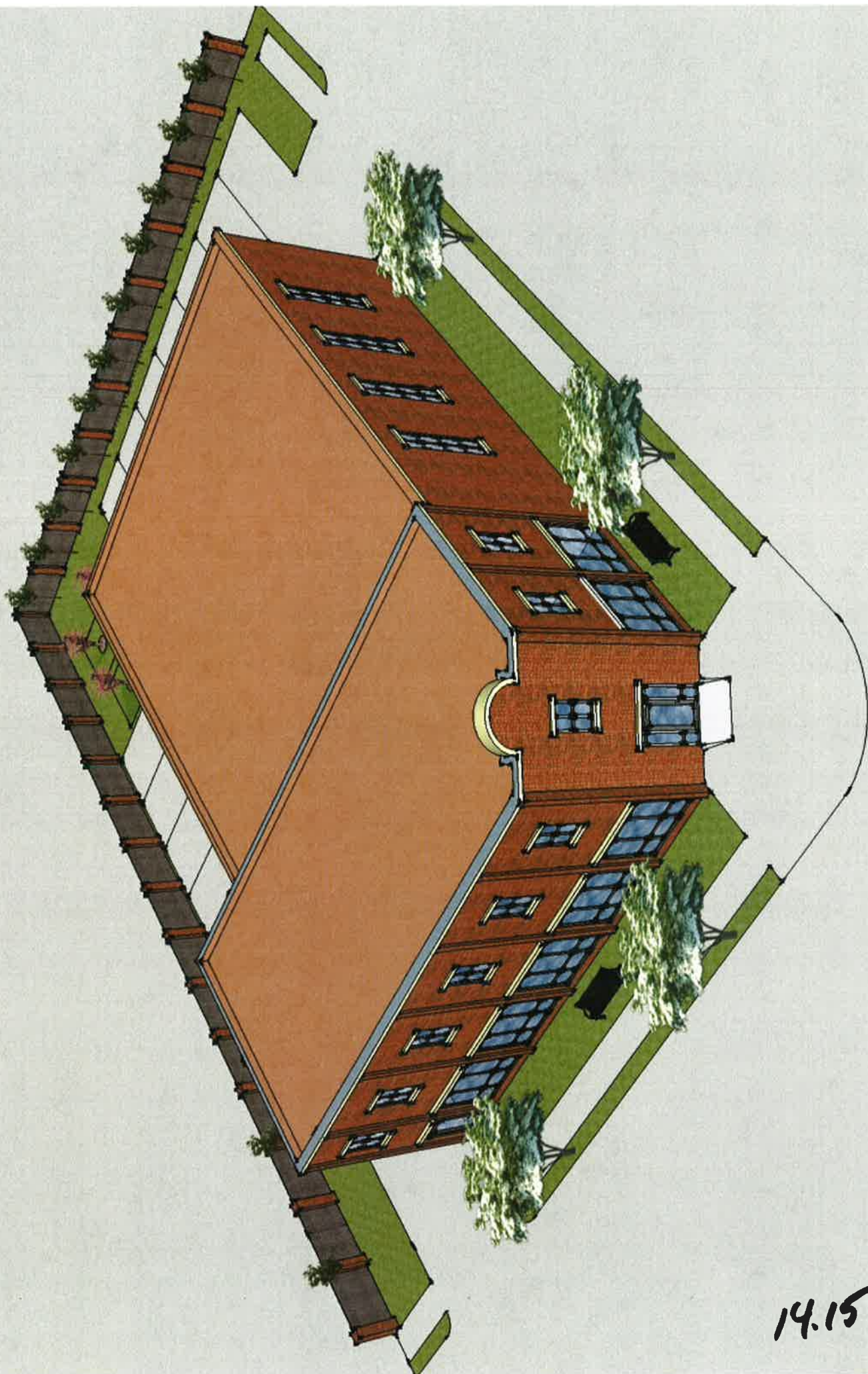
19-13 08



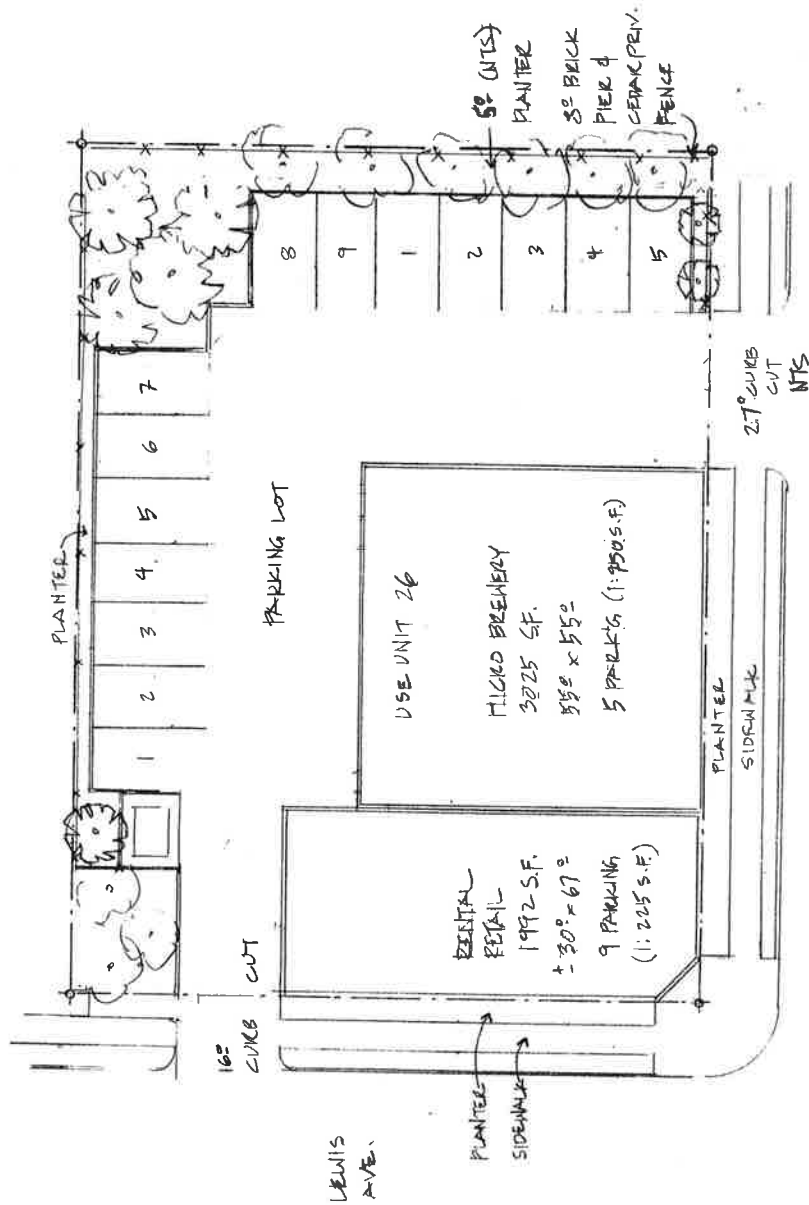
14.13



14.14



14.15



1147 SO. LEWIS AVE.
TULSA, OKLA.
T. NEAL DESIGN
918-231-7372

12TH STREET



SITE PLAN 1" = 20'

