

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2673**

**May 7, 2014, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> 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:**

Review TMAPC Receipts for the month of March 2014

1. Minutes of April 16, 2014, Meeting No. 2672

**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-572** (Lot-Combination) (CD-7) – Location: East of the southeast corner of East 91<sup>st</sup> Street South and South 101<sup>st</sup> East Avenue
3. **LS-20683**(Lot-Split) (CD-2) – Location: South of the southwest corner of West 31<sup>st</sup> Street South and Southwest Boulevard
4. **LC-573** (Lot-Combination) (CD-4) – Location: West of the southwest corner of East 1<sup>st</sup> Street South and South Peoria Avenue
5. **LS-20686** (Lot-Split) (County) – Location: South of the southeast corner of West 41<sup>st</sup> Street South and South 61<sup>st</sup> West Avenue
6. **LS-20687** (Lot-Split) (CD-3) – Location: South of the southeast corner of East Archer Street and North Utica Avenue (related to: LC-574)
7. **LC-574** (Lot-Combination) (CD-3) - Location: South of the southeast corner of East Archer Street and North Utica Avenue (related to: LS-20687)



8. **LS-20688** (Lot-Split) (CD-7) – Location: East of the northeast corner of East 53<sup>rd</sup> Street South and South Toledo Avenue
9. **Sheridan Crossing Phase I** – Final Plat, Location: Northeast corner of East 86<sup>th</sup> Street and North Sheridan Road, (County)
10. **Amendment to Covenants** – Plaza 41 Neighborhood Center, Planned Unit Development 566 B, Location: Northwest corner of South 57<sup>th</sup> West Avenue and West 41<sup>st</sup> Street South (CD-2) (Continued from 4/16/2014)
11. **PUD-808-1 – Lou Reynolds**, Location: East of Riverside Drive, north side of East 75<sup>th</sup> Place South (7201 South Quincy Avenue), Requesting a **PUD Minor Amendment** to allow for directional sign 12 feet in height and 72 SF in display surface area, (CD-2)
12. **PUD-480-3 – Architects Collective/Mark Thomas**, Location: Northeast of intersection of East 41<sup>st</sup> Street and South Peoria (3915 South Peoria Avenue), Requesting a **PUD Minor Amendment** to allow increase in building height from 35'-8" to 45'-0"; increase building area from 48,962 SF to 50,197 SF; reduction in existing vehicular parking from 271 cars to 263 cars, (CD-9)
13. **Z-4900-SP-8 – Rosenbaum Consulting, LLC**, Location: East of the northeast corner of Mingo Road and 75<sup>th</sup> Street South (7345 South 99<sup>th</sup> East Avenue), Requesting **Corridor Detail Site Plan** for new senior living facility with a three-story building in a corridor district, (CD-7)
14. **PUD-284-A-1 – Tanner Consulting, LLC/Ricky Jones**, Location: 5170 South Vandalia Avenue, Lot 1, Block 1, Urbana Heights Two, Requesting **PUD Minor Amendment** to permit a lot-split of existing facilities. No additional building or change in use requested, (CD-9)

#### **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

#### **PUBLIC HEARINGS:**

15. **Z-7261 – H.I. Aston**, Location: East of North Utica Avenue, between East Latimer Court and East Latimer Street, Requesting rezoning from **RM-2/IL to CH**, (CD-1)
16. **Z-7262 – Garrison Hassenflu**, Location: West Archer Street, between North Denver Avenue and North Cheyenne Avenue, Requesting a rezoning from **IL to CBD**, (CD-4)

#### **OTHER BUSINESS**

17. **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](http://www.tmapc.org)

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

**TMAPC RECEIPTS**  
**Month of March 2014**

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	3	\$87.50	\$87.50	\$175.00	97	\$1,467.50	\$1,467.50	\$2,935.00
Zoning	2	885.00	885.00	1,770.00	29	15,225.00	15,225.00	30,450.00
PUDs & Plan Reviews	40	4,507.50	4,507.50	9,015.00	263	28,276.75	28,276.75	56,553.50
Refunds		0.00	0.00	0.00	0	(450.00)	(450.00)	(900.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,480.00</u>	<u>\$5,480.00</u>	<u>\$10,960.00</u>		<u>\$44,519.25</u>	<u>\$44,519.25</u>	<u>\$89,038.50</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	9	\$1,312.50	\$1,312.50	\$2,625.00
Preliminary Plats	1	650.00	650.00	1,300.00	30	\$14,210.55	\$14,210.55	28,421.10
Final Plats	1	455.00	455.00	910.00	14	\$5,772.50	\$5,772.50	11,545.00
Plat Waivers	0	0.00	0.00	0.00	3	\$375.00	\$375.00	750.00
Lot Splits	4	148.50	148.50	297.00	56	\$2,759.75	\$2,759.75	5,519.50
Lot Combinations	2	100.00	100.00	200.00	61	\$3,050.00	\$3,050.00	6,100.00
Access Changes	0	0.00	0.00	0.00	2	\$125.00	\$125.00	250.00
Other		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
NSF		0.00	0.00	0.00				
Refunds		(350.00)	(350.00)	(700.00)	2	(\$355.00)	(\$355.00)	(710.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$1,003.50</u>	<u>\$1,003.50</u>	<u>\$2,007.00</u>		<u>\$27,250.30</u>	<u>\$27,250.30</u>	<u>\$54,500.60</u>
BOARDS OF ADJUSTMENT								
Fees	15	\$3,925.00	\$1,450.00	\$5,375.00	114	\$41,725.00	\$8,500.00	\$50,225.00
Refunds		0.00	0.00	\$0.00	44	(\$1,800.00)	\$0.00	(1,800.00)
NSF Check		0.00	0.00	\$0.00	44	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,925.00</u>	<u>\$1,450.00</u>	<u>\$5,375.00</u>		<u>\$39,925.00</u>	<u>\$8,500.00</u>	<u>\$48,425.00</u>
TOTAL		\$10,408.50	\$7,933.50	\$18,342.00		\$111,694.55	\$80,269.55	\$191,964.10
LESS WAIVED FEES *				\$0.00		(\$818.14)		(\$818.14)
<hr/>								
GRAND TOTALS		\$10,408.50	\$7,933.50	\$18,342.00		\$110,876.41	\$80,269.55	\$191,145.96

\* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl Distr Based Code & Reinstating Previous Zoning of Recently Annexed Territory



## Final Subdivision Plat

### **Sheridan Crossing Phase I - (County)**

Northeast corner of East 86<sup>th</sup> Street and North Sheridan Road

This plat consists of 47 Lots, 7 Blocks, on 39 acres.

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

9.1

4/30/14

A TRACT OF LAND THAT IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION TWENTY-NINE (29) OF TOWNSHIP THIRTY-ONE (31) NORTH AND RANGE FIVE (5) EAST OF THE 10TH PRINCIPAL MERIDIAN AND 36TH PARALLEL, STATE OF IOWA, AND MORE SPECIFICALLY, ILLINOIS COUNTY, IS BEING OFFERED FOR SALE BY THE U.S. GOVERNMENT SURVEY SYSTEM, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

beginning at the southwest corner of the SW/4 of sec. 23, T-2N, R-13-E, L-34N, and running N 02°15' W along the west line of said SW/4 a distance of 1,212.57 feet to the point of intersection of the SW/4 of said SW/4; thence in S 87°47' E along the north line of said SW/4 a distance of 1,001.10 feet; thence S 21°42' E a distance of 1,040.15 feet; thence in S 87°47' E a distance of 162.87 feet to the point of intersection of the SW/4 of said SW/4; thence in S 87°47' E a distance of 270.00 feet to the south line of said SW/4; thence in S 87°47' E along the south line of said SW/4 a distance of 1,317.25 feet to the point of beginning, and containing 30.31 acres, more or less.

most of them. The influence that had enormous impact

GENERAL NOTES:

- GENERAL NOTES:
1. WATER SERVICE: POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO. 3, WASHINGTON COUNTY.
2. SANITARY SEWER DISPOSAL: SEWAGE SHALL BE DEPOSED OF BY INDIVIDUAL ON-SITE (E.O. APPROVED AERobic SEWAGE DISPOSAL SYSTEMS). NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.
3. STREAMBED DETENTION: DETENTION PROVIDED ON-SITE LUTION FACILITY

2002

WITH AFFE SULLI ACQUE

28000 BASE. (LOWLAND) STATE PLANT COMMUNITIES]

[illegible]

FLOOD PLAIN NOTE:  
PROPOSED SITE IS OUTSIDE OF FEMA 100 YEAR  
FLOOD PLAIN BOUNDARIES. FEMA PANEL NO. 40143C0120K  
REVISED DATE OCTOBER 16, 2012

ACC	ACCESS PERMITTED
B/L	BUILDING SETBACK LINE
O/E	DRAINAGE EASEMENT
LNA	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

**OWNER/DEVELOPER:**  
**EIGHTY-SIXTH PROPERTIES LLC**  
P.O. BOX 813  
CLAREMORE, OK 74017  
(918) 342-0840

**SURVEYOR:**  
BENCHMARK SURVEYING  
AND LAND SERVICES, INC.  
P.O. BOX 1078  
OWASSO, OKLAHOMA 74055  
PHONE: (918) 274-9081  
FAX: (918) 274-0807  
CERT. OF AUTHORIZATION NO. 2235  
RENEWAL DATE: JUNE 30, 2014

**ENGINEER:**  
**KELLOGG ENGINEERING, INC.**  
 6755 SOUTH 4060 ROAD  
 TALALA, OKLAHOMA 74080  
 PHONE: (918) 275-4080  
 FAX: (918) 275-7171  
 CERT. OF AUTHORIZATION NO. 2788  
 RENEWAL DATE: JUNE 30, 2015

FINAL PLAT  
Sheridan Crossing Phase I  
April 30, 2014  
SHEET 1 of 2



SECTION 23  
TULSA COUNTY

**LOCATION MAP**

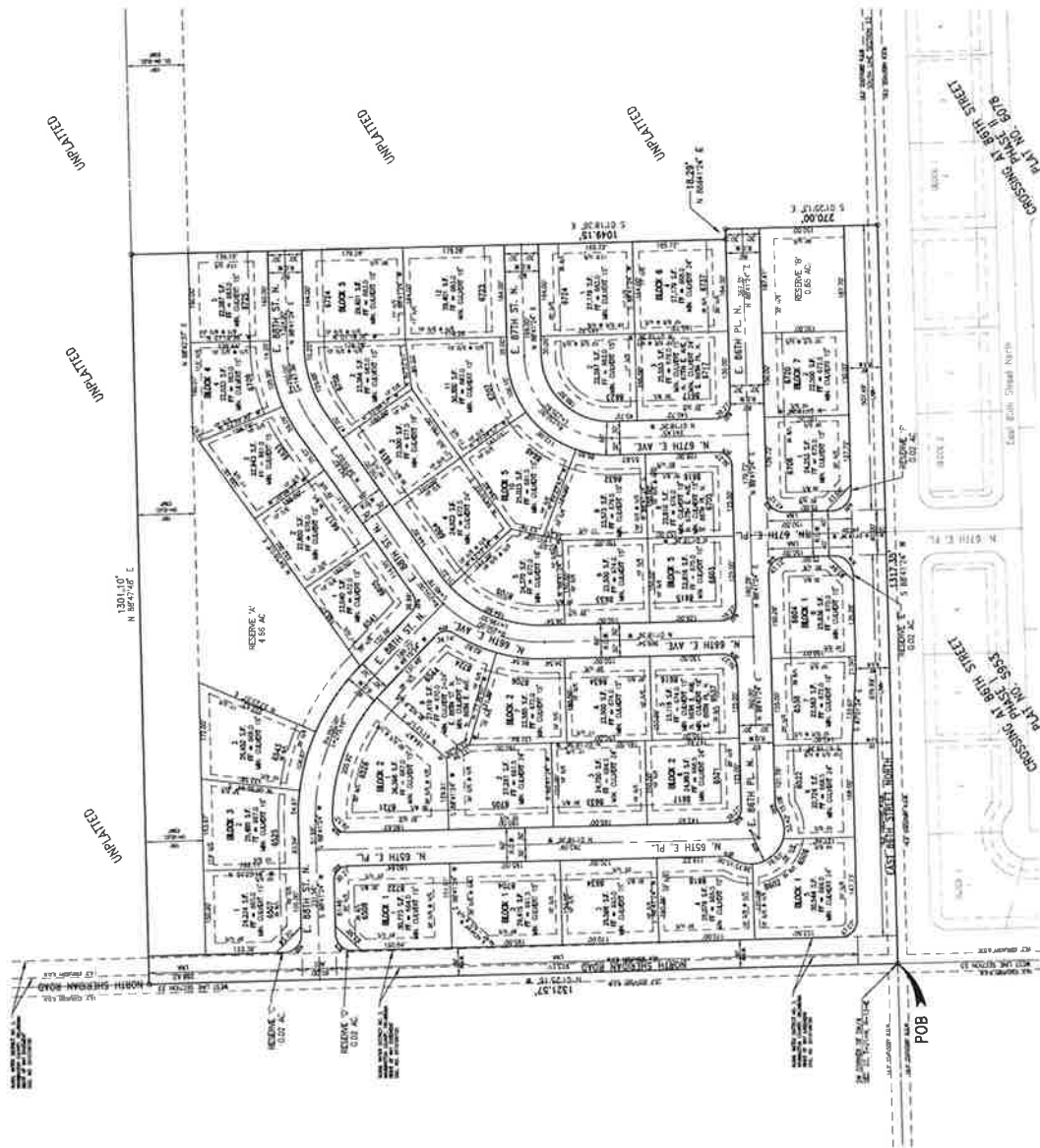
SCALE: 1" = 2000'

**FINAL PLAT**  
**CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the "Tulane Metropolitan Area Planning Commission" on \_\_\_\_\_.

\_\_\_\_\_  
City or County Engineer

This approval is valid for this plat as so filed in the Office of the County Clerk on or before \_\_\_\_\_.



9.2



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

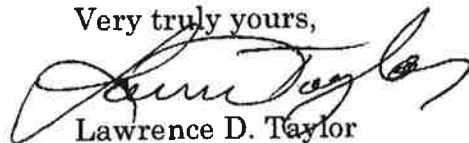
In Re: Amendment to Deed of Dedication and Restrictive Covenants  
of Plaza 41 Neighborhood Center · PUD-566B

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 16<sup>th</sup> day of April, 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**

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

	window and door openings.
Minimum Building Setbacks from Centerline of South 41 <sup>st</sup> 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, if any.
Minimum Landscape Open Space	10% of net area excluding landscaped right-of-way.
<b>(2) Office Gross Area -</b>	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 41<sup>st</sup> 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 57<sup>th</sup> 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 41<sup>st</sup> Street South and 57<sup>th</sup> 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 57<sup>th</sup> West Avenue and three (3) signs along West 41<sup>st</sup> 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.

STATE OF OKLAHOMA )  
COUNTY OF TULSA )

)ss:

ACKNOWLEDGMENT

\_\_\_\_\_  
Gary Herman

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_ day of April, 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-TOK, LLC, by its Manager, \_\_\_\_\_, as the owner of Lot 1 and SSE Lot 1, Block 1, Plaza 41 Neighborhood Center has executed this instrument to be effective this \_\_\_\_ day of April, 2014.

DG-TOK, LLC, a Texas limited liability company,

\_\_\_\_\_  
By: Its Member Manager

STATE OF OKLAHOMA )  
COUNTY OF TULSA )

) ss.

ACKNOWLEDGMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this \_\_\_\_ day of April, 2014, personally appeared \_\_\_\_\_, Manager of DG-TOK, LLC, a Texas 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-TOK, 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     )

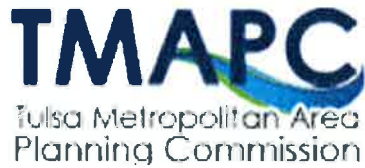
ACKNOWLEDGMENT

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

\_\_\_\_\_  
Notary Public

My Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

10.10



**Case #:** PUD- 808-1  
**Minor Amendment**

**Hearing Date:** May 7, 2014

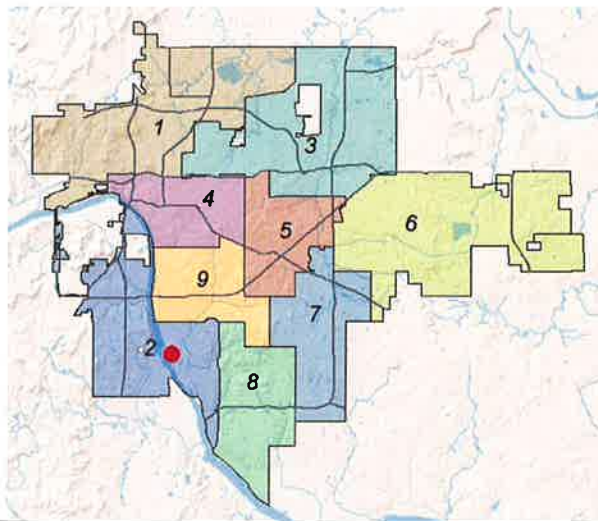
**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**

Applicant: Lou Reynolds  
 Property Owner: St. John Building Corp. c/o  
 Eller Detrich

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to allow for directional sign 12 feet in height and 72 SF in display surface area.

Location: East of Riverside Drive north side of East 75<sup>th</sup> Place South.

7201 South Quincy Avenue

Lots 4, 5 and 6, Block 1 of River Grove Subdivision

**Zoning:**

Existing Zoning: OM

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: 18-13-7

CZM: 52

Atlas: 1139

**City Council District:** 2

Councilor Name: Jeannie Cue

11.1

May 7, 2014

**SECTION I:** PUD-808-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to allow for a directional sign 12 feet in height and 72 SF in display surface area in accordance with the conceptual plan.

*Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.12 PUD Section of the City of Tulsa Zoning Code.*

*"Modifications to approved signage, provided the size, location, number and character (type) of the sign(s) is not substantially altered."*

Staff has reviewed the request and determined:

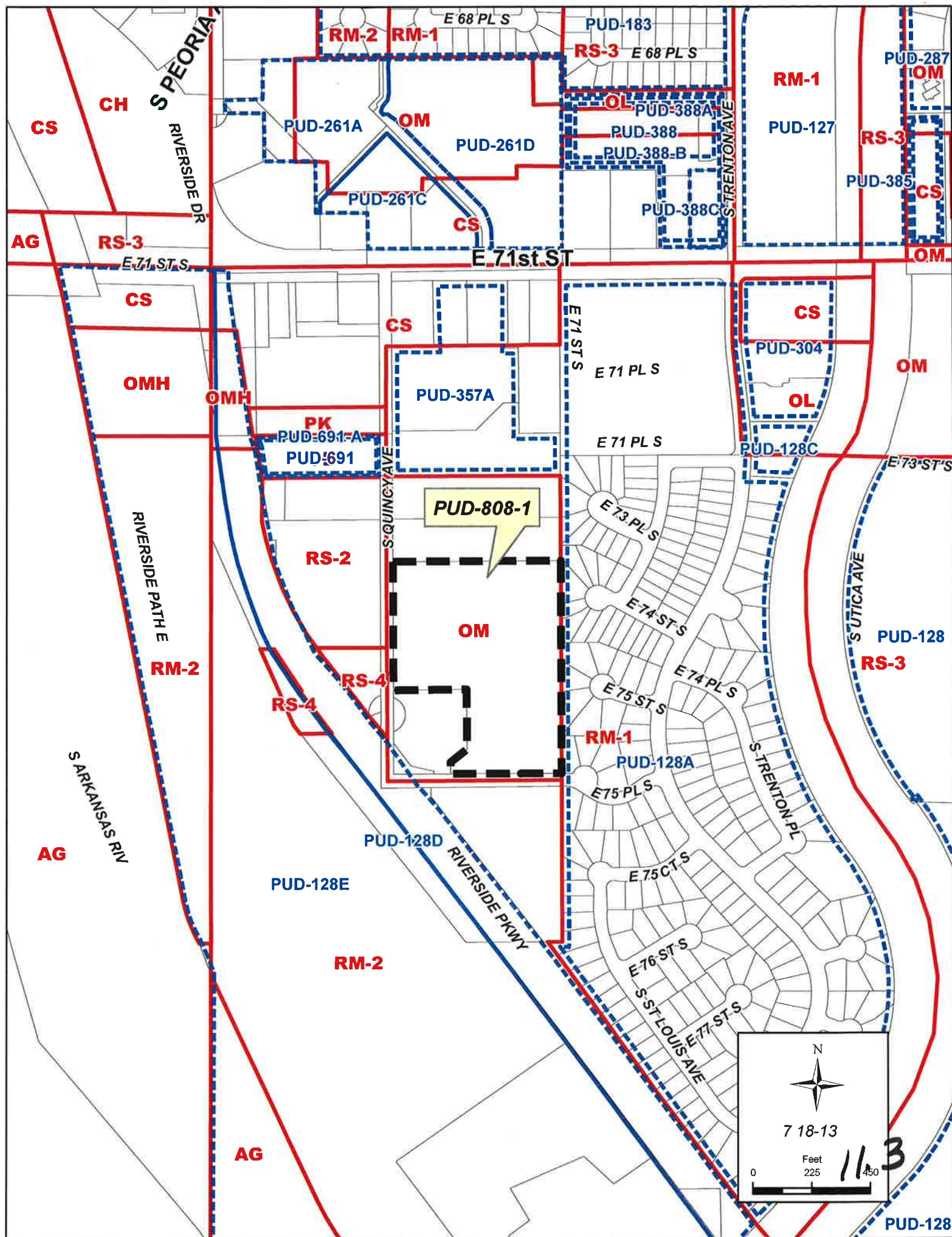
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD 808 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo

Applicants Sign Illustration  
Applicants Site plan with location of proposed sign. (Sign L)

With considerations listed above, staff recommends **approval** of the minor amendment request to allow for a directional sign 12 feet in height and 72 SF in display surface area in accordance with the conceptual plan.







PUD-808-1



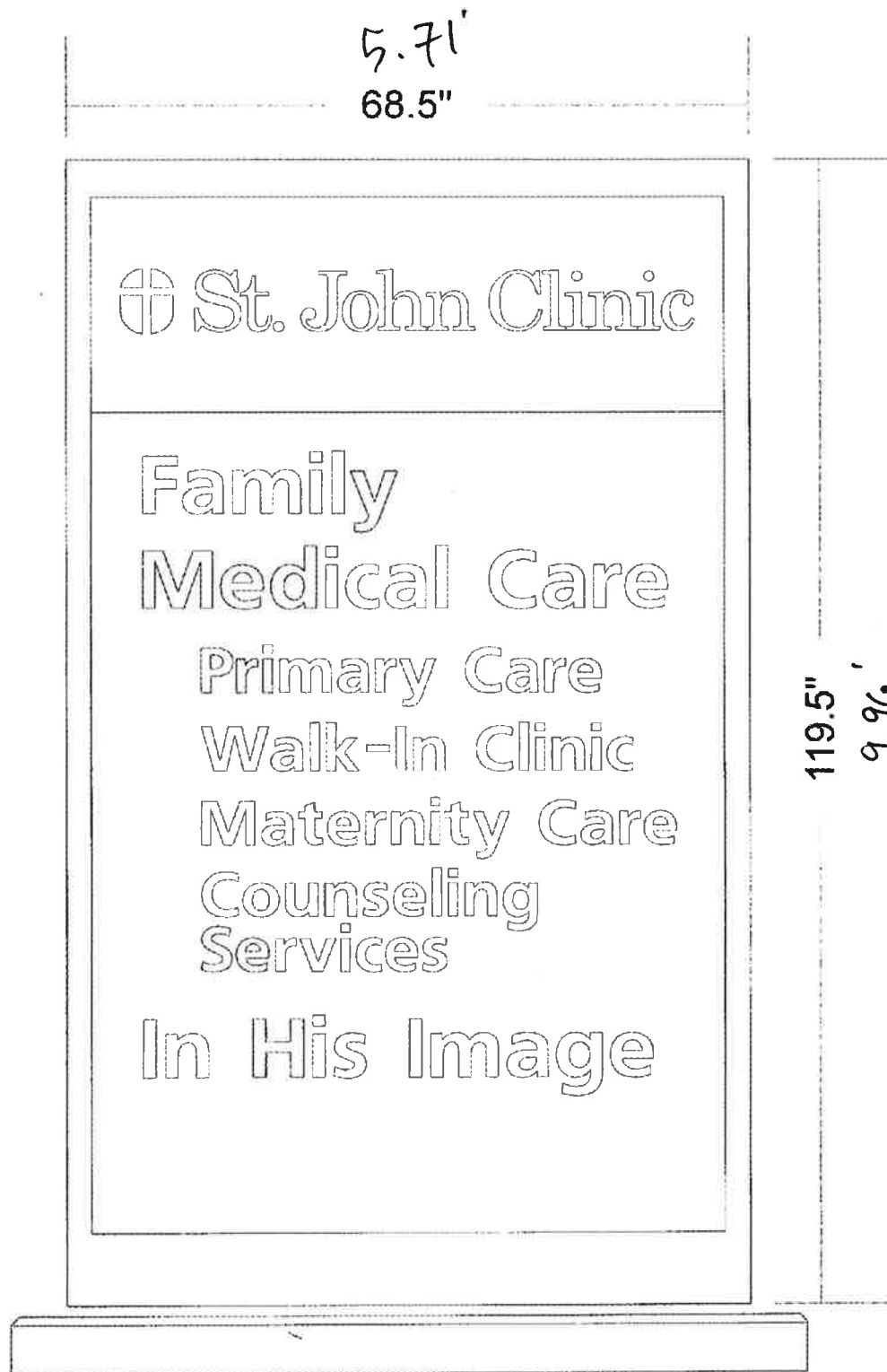
7 18-13

Feet  
0 225 450

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

11.9





Sign # 1, 2 Single Side  
Dev. Area "A"

②  
11.5



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

CERTIFICATE OF AUTHORIZATION  
NO. CA 5305 - EXP 06/30/2015



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
WITH THE CITY OF TULSA PLANS AND  
SPECIFICATIONS. NO CHANGES TO BE MADE WITHOUT  
THE CITY ENGINEER'S APPROVAL.

ST. JOHN  
HEALTH SYSTEM

FAMILY  
MEDICAL  
CLINIC

TULSA,  
OKLAHOMA

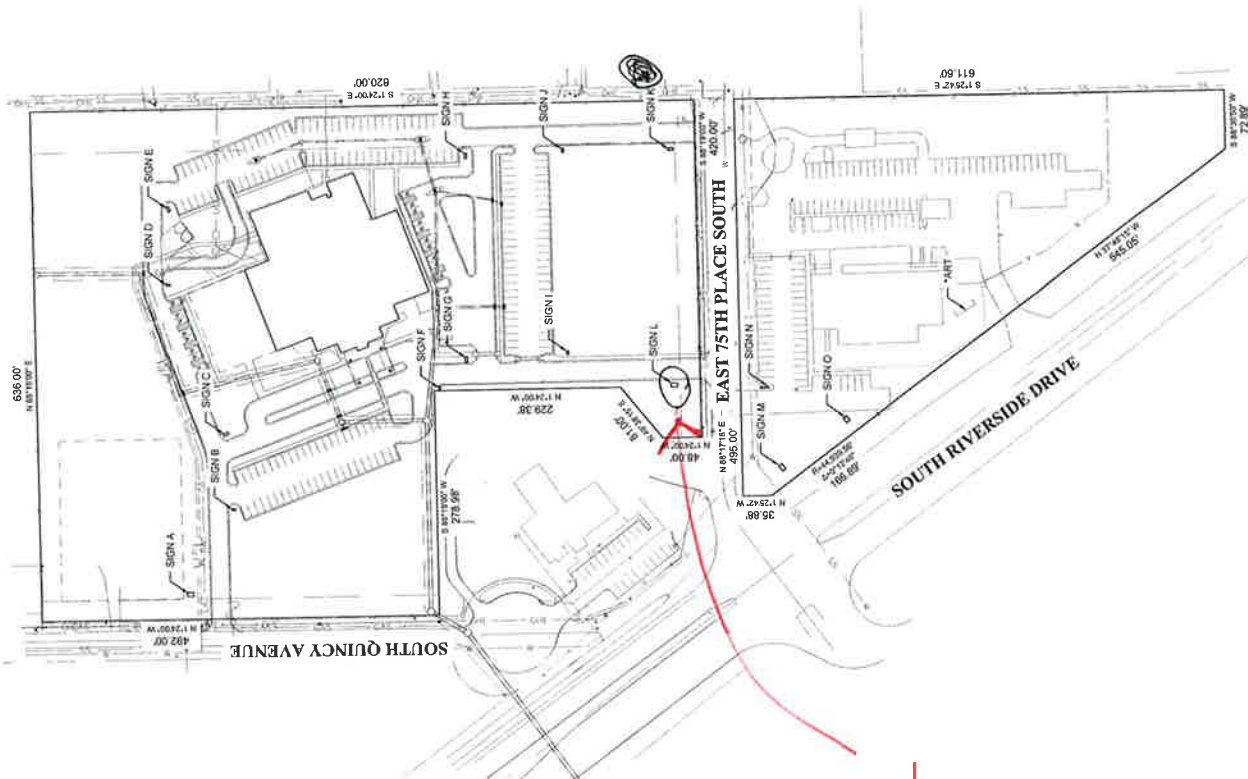
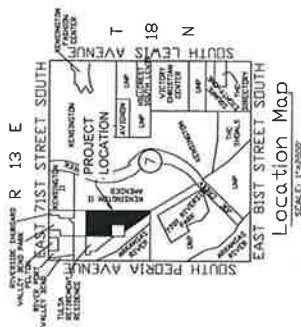


only

SCALE	1" = 150'
DATE	02/10/2014
DESIGNED BY	TMS
CHECKED BY	ANW
DATE	02/10/2014

SIGNAGE PLAN

EXHIBIT H



SIGNAGE TABLE	
SIGN A:	GROUND FACILITY ID
SIGN B:	SMALL GROUND DIRECTIONAL
SIGN C:	MEDIUM GROUND DIRECTIONAL
SIGN D:	SMALL GROUND DIRECTIONAL
SIGN E:	MEDIUM GROUND DIRECTIONAL
SIGN F:	SMALL GROUND DIRECTIONAL
SIGN G:	MEDIUM GROUND DIRECTIONAL
SIGN H:	MEDIUM GROUND DIRECTIONAL
SIGN I:	SMALL GROUND DIRECTIONAL
SIGN J:	SMALL GROUND DIRECTIONAL
SIGN K:	MEDIUM GROUND DIRECTIONAL
SIGN L:	GROUND FACILITY ID
SIGN M:	ENTRANCE SIGN WITH LED
SIGN N:	RELOCATED TPD SIGN
SIGN O:	NEW TPD SIGN WITH LED
*ART:	EXISTING TPD ARTWORK

sign L

11.6





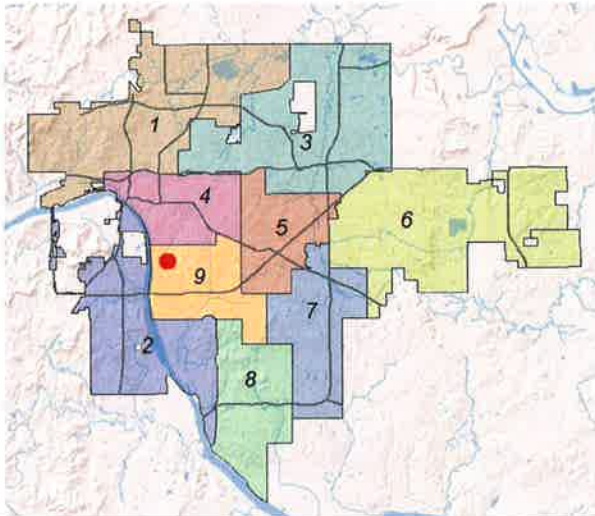
**Case #:** PUD-480-3  
**Minor Amendment**

**Hearing Date:** May 7, 2014

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Architects Collective – Mark Thomas  
 Property Owner: ABS DFW Investor LLC

**Location Map:**  
 (shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to allow increase in building height from 35'-8" to 45'-0"; increase building area from 48,962 SF to 50,197 SF. Reduction in existing vehicular parking from 271 cars to 263 cars. (Not part of minor amendment but advisory)

Location: North east of the intersection of  
 East 41<sup>st</sup> at South Peoria  
 3915 South Peoria Avenue  
 Lot 1, Block 1, Albertsons No. 2233

**Zoning:**  
 Existing Zoning: RM-2/CH  
 Proposed Zoning: No Change

**Comprehensive Plan:**  
 Land Use Map: Main Street  
 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: 9319  
 CZM: 47  
 Atlas: 248

**City Council District:** 9  
**Councilor Name:** G.T. Bynum

**SECTION I:** PUD-480-3 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to allow an increase in building height from 35'-8" to 45'-0"; increase building area from 48,962 SF to 50,197 SF.

Staff Comment: *This request can be considered a Minor Amendment as outlined in the by Section 1107.H.4 and Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.*

*Paragraph 4. "Increases in permitted non-residential floor area, provided the increase in floor area is permitted by the underlying zoning and the floor area of the development is not increased by more than 15%." PUD 480-2 currently allows up to 49,750 square feet. This amendment request increases the floor area less than 1% and is well below the 15% allowed as a minor amendment.*

*Paragraph 9. "Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development area are not substantially altered."*

*The parking standards defined in the original PUD require minimum parking as defined in the applicable use unit. With consideration of the building expansion, the Tulsa Zoning Code requires 224 spaces for 50,197 square feet of building floor area. This amendment does not change that minimum requirement.*

Staff has reviewed the request and determined:

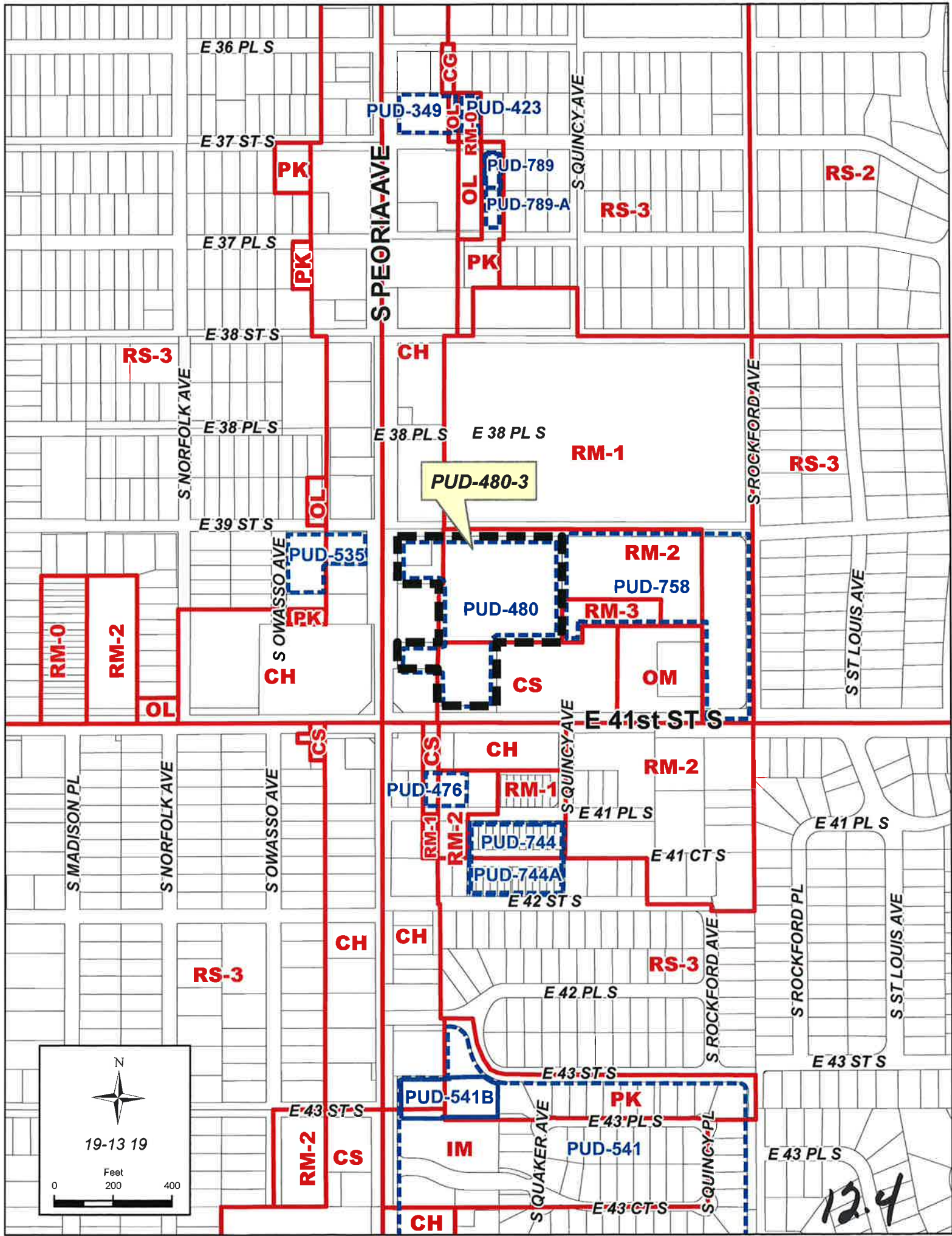
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-480 shall remain in effect.
- 3) During site plan review, staff will require bicycle parking for a minimum of 6 bicycles. The location for those spaces will be determined during the site plan approval and may replace existing vehicular parking spaces.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo

Applicants Front Façade Rendering  
Applicants Front Elevation Illustration  
Applicants Building Expansion Illustration

With considerations listed above and supported by the applicants renderings and illustrations, staff recommends **approval** of the minor amendment request to increase the allowable building height from its existing 35'-8" to 45'-0" as illustrated in the concept shown on the Applicants Front Elevation Illustration and to increase in the building floor area from its existing foot print of 48,962 SF to 50,197 SF.





E 36 PL S

E 37 ST S

E 37 PL S

E 38 ST S

E 38 PL S

E 39 ST S

E 38 PL S

E 38 PL S

PUD-480-3

E 41st ST S

E 41 PL S

E 41 CT S

E 41 PL S

E 42 ST S

E 42 PL S

E 43 ST S

E 43 PL S

E 43 CT S

E 43 PL S

E 43 ST S

S ROCKFORD PL

S ST LOUIS AVE

S ROCKFORD AVE

S QUINCY PL

S QUINCY AVE

S ROCKFORD AVE

S ST LOUIS AVE

S PEORIA AVE

S WASSO AVE

S NORFOLK AVE

S MADISON PL



19-13 19

Feet  
0 200 400

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

12.5





A. Front Facade Rendering  
Scale: N/A

shook kelley

5735 Melrose Avenue  
Los Angeles, CA 90038  
P 310 659 8528  
F 310 659 8528

Charlotte / Los Angeles

www.shookkelley.com

Prepared for  
Regulatory Review  
Exhibit C

Project No.: 13022  
Reasor's  
3915 South Peoria Avenue

SCALE: Not To Scale Unless Noted  
DATE: 04/02/14

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Front Facade Rendering

1

12.4

261'-0" EXISTING FACADE

33'-0"

AREA EXCEEDING CURRENT  
ZONING REQUIREMENTS

35'-8"  
T.O. (B) Parapet

24'-8"  
T.O. (B) Parapet

A. Front (West) Elevation Existing  
Scale: N/A

45'-0"  
T.O. (N) Roof

35'-2"  
T.O. (N) Roof

24'-8"  
T.O. (E) Parapet

B. Front (West) Elevation New  
Scale: N/A

- [D] [C] [E] Canopy With Open Shade Screen System
- [A] [B] [D] [A] [G] [G] [G] [G] [F] Existing Split-Face Block & Brick To Be Painted

**shook kelley**

5735 Melrose Avenue  
Los Angeles, CA 90038  
T 310 659 9462  
F 310 659 9526

Charlotte / Los Angeles

www.shookkelley.com

Prepared for:  
**Regulatory Review**  
Exhibit C

Project No: 19022  
**Reasor's**  
3915 South Peoria Avenue

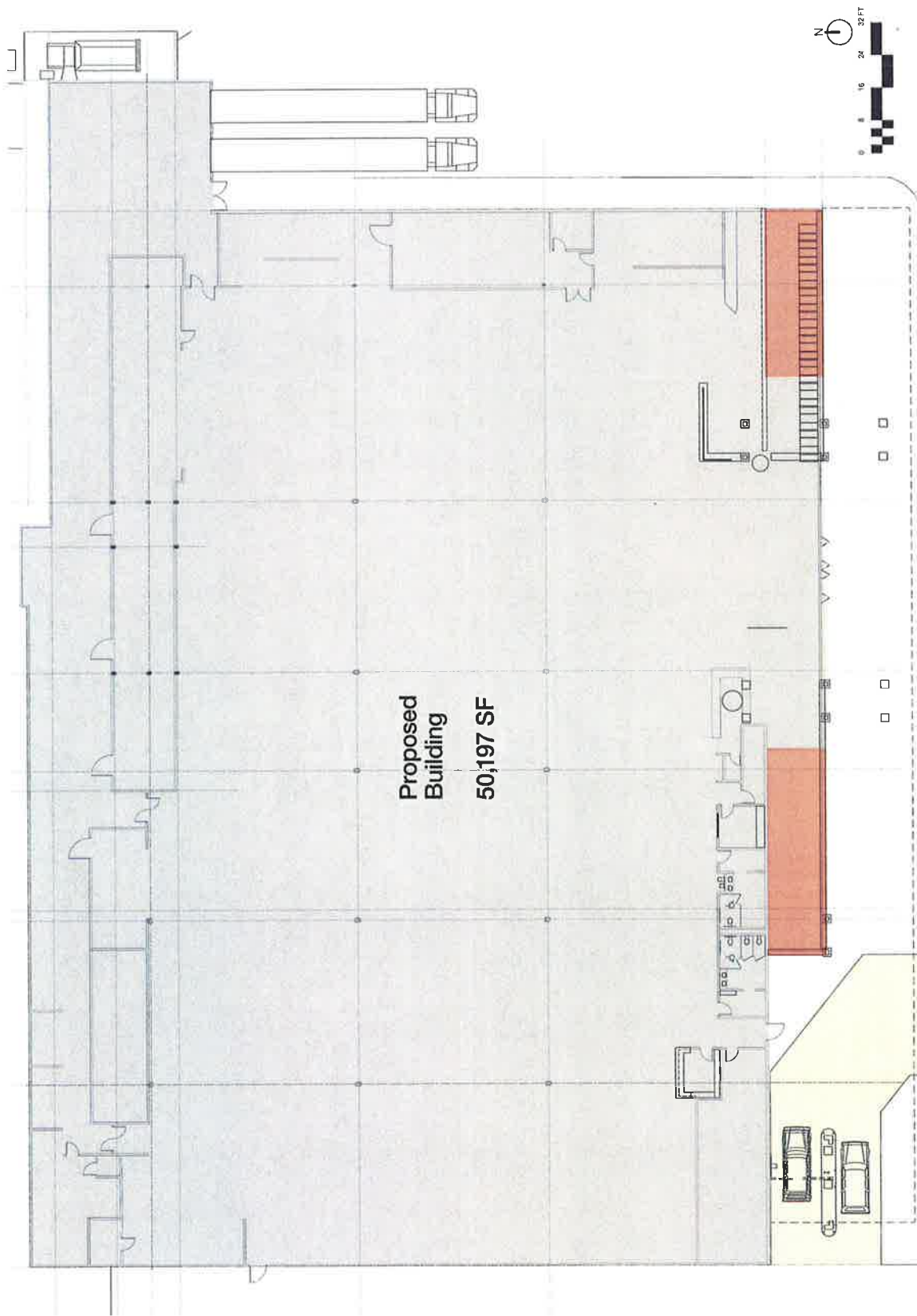
SCALE: Not To Scale Unless Noted  
DATE: 04/02/14

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**West Elevations**

**7**

12.7



Indicates  
Existing Building  
Area

Indicates New  
Proposed Area

Indicates New  
Pharmacy  
Drive-thru

**shook kelley**

5705 Melrose Avenue  
Los Angeles, CA 90008  
P 310 559 8800  
F 310 559 8806

Charlotte / Los Angeles

www.shookkelley.com

Prepared for  
**Regulatory Review**  
Exhibit C

Project No: 13022  
**Reasor's**  
3815 South Peoria Avenue

SCALE: Not To Scale Unless Noted  
DATE: 04/03/14

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**Proposed Plan**

**6**

128





**Case #:** Z-4900-SP-8  
**Detailed Site Plan**

**Hearing Date:** May 7, 2014

**Case Report Prepared by:**

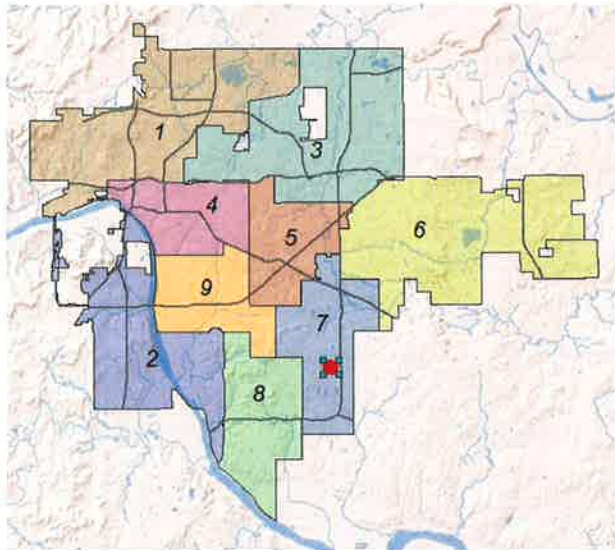
Jay Hoyt

**Owner and Applicant Information:**

Applicant: Rosenbaum Consulting, LLC  
 Property Owner: Avenida Partners, LLC

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Detailed Site Plan:

Plan represents details for new senior living facility with a three story building in a Corridor District.

Gross Land Area:  
 5.5 Acres

Location:

East of the Northeast corner of Mingo Road and 75<sup>th</sup> St. South

7345 South 99<sup>th</sup> East Ave

**Zoning:**

Existing Zoning: CO: Z-4900-SP-8

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

May 7, 2014

**SECTION I: Z-4900-SP-8 Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval for a new senior living facility in one three story building on a 5.5 acre site in a Corridor District. The detailed site plan includes one story garage buildings for the residents.

**PERMITTED USES:**

The allowed use defined in Z-4900-SP-8 is to permit Use Unit 8, Multifamily Dwelling and Similar Uses but limited to senior housing. The senior living facility proposed for this project 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.

**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 Corridor Plan does not address site lighting, however the detail site plan illustrates a design that will meet the minimum standards outlined in the Zoning Code. Lighting used to illuminate an off-street parking area shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in an R District.

**SIGNAGE:**

The site plan does not appear to illustrate ground or 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 full length of frontage of South 99<sup>th</sup> East Avenue. The site plan also shows adequate pedestrian circulation interior to the development.

**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-4900-SP-8**. 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.

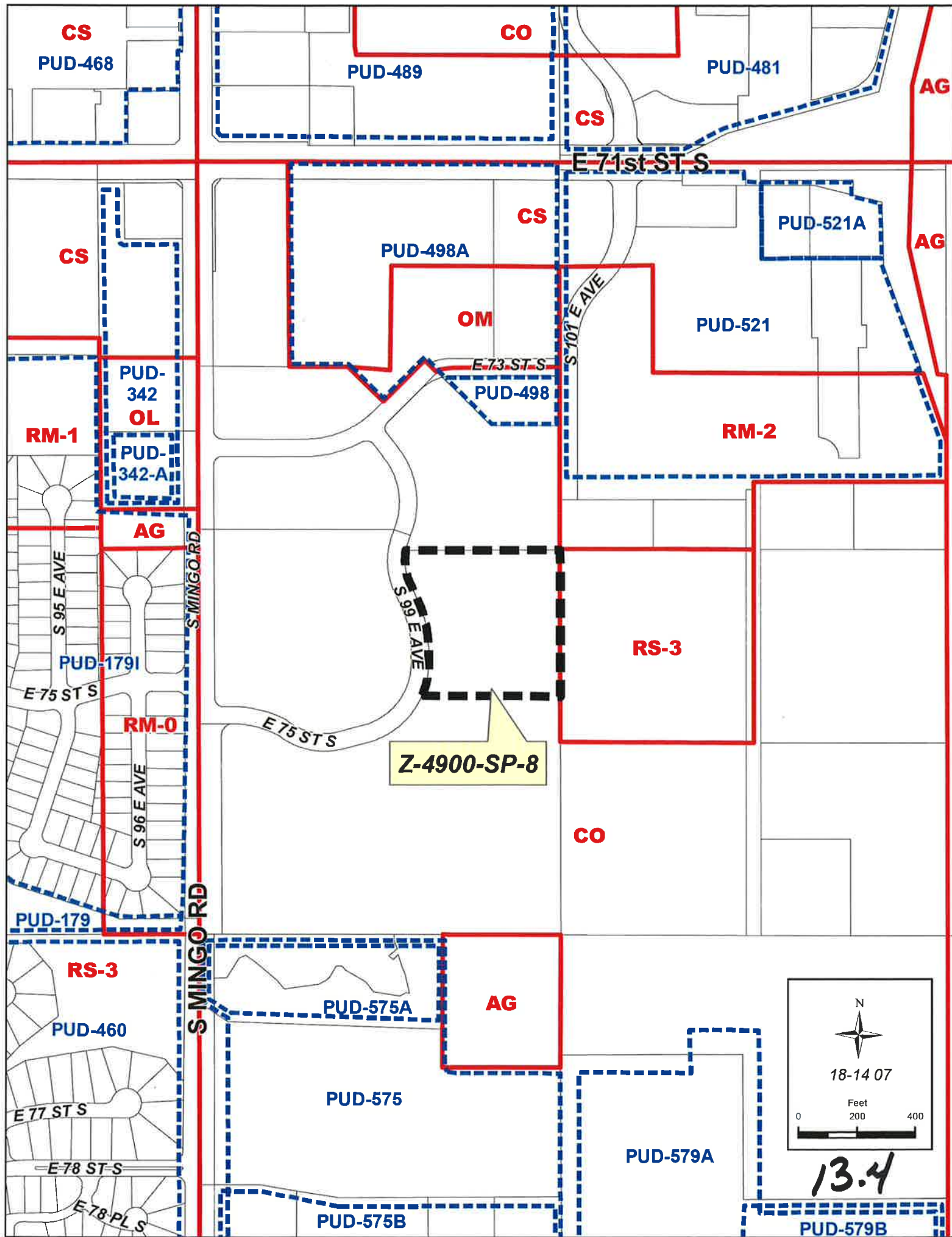
Exhibits included with staff recommendation:

INCOG zoning case aerial map  
INCOG aerial photo

Applicants Site Plan  
Applicants Exterior Elevations  
Applicants Site Details  
Applicants Electrical Site Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed new senior living facility.

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







E 71st ST S

S 101 E AVE

E 73 ST S

S 99 E AVE

Z-4900-SP-8

E 75 ST S

S MINGO RD

S 95 E AVE

E 75 ST S

S 96 E AVE

E 77 ST S

E 78 ST S

E 78 PL S



18-14 07

Feet  
0 200 400

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

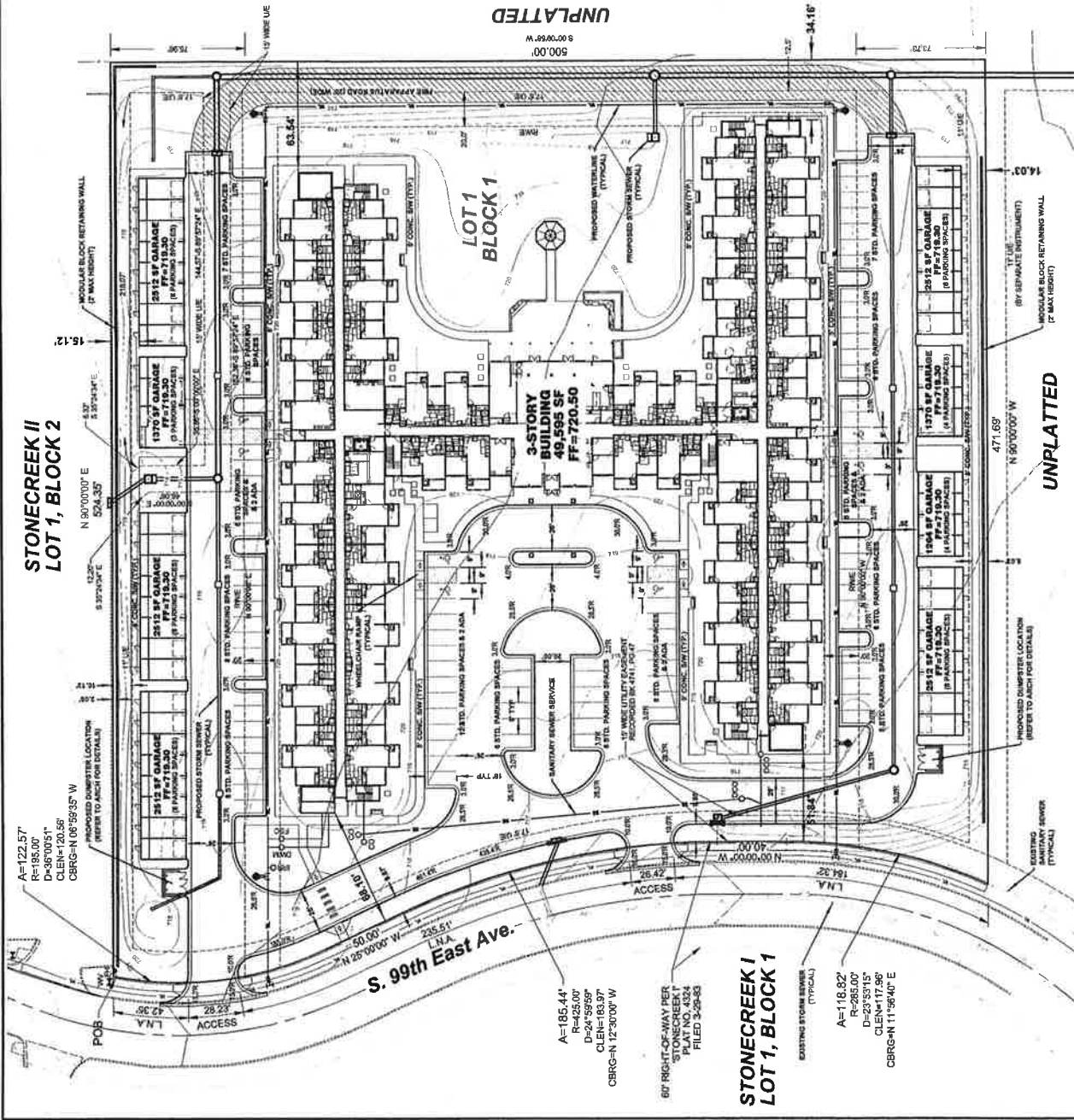
13.5



# Avenida Senior Living

PROPERTY ADDRESS:  
7345 South 99th East Avenue

STONECREEK II  
LOT 1, BLOCK 2



## Site Summary

### CD ZONING (Corridor District)

CORRIDOR SITE PLAN NUMBER: 10076  
DEVELOPMENT AREA: 234,445.16 SF / 5.42 AC

### PERMITTED USES

1. AREA-WIDE USES
2. ADVANCED COMMERCIAL DEVELOPMENT USES
3. PUBLIC PROTECTION AND UTILITY FACILITIES
4. COMMUNITY SERVICES AND SIMILAR USES
5. OFFICE USES
6. MULTIFAMILY DWELLING
- 7A. DUPLEX DWELLING
- 7B. TOWNHOUSE DWELLING
8. MANUFACTURED HOME DWELLING
9. MANUFACTURED HOME DWELLING
10. OFF-STREET PARKING AREAS
11. ADULT ENTERTAINMENT ESTABLISHMENTS
12. EATING ESTABLISHMENTS OTHER THAN DRIVERS
13. RETAIL STORES
14. SHOPPING GOODS AND SERVICES
15. OTHER TRADES AND SERVICES
16. AUTOMOTIVE AND ALLIED ACTIVITIES
17. DRIVE-IN RESTAURANT AND SERVICE FACILITY
18. DRIVE-IN THEATRE
19. COMMERCIAL RECREATION, INTERACTIVE
20. COMMERCIAL RECREATION, INTERACTIVE
21. SCIENTIFIC RESEARCH AND DEVELOPMENT
22. WAREHOUSING AND WHOLESALE

### PROPOSED USE

1. MULTIFAMILY DWELLING AND SIMILAR USES

MAXIMUM BLDG FLOOR AREA PERMITTED: 71,646.58 SF (32R)

PRIMARY BLDG FLOOR AREA PROPOSED: 49,595.94 SF

ACCESSORY BLDG FLOOR AREA PROPOSED: 15,565.23 SF

TOTAL BLDG FLOOR AREA PROPOSED: 65,161.17 SF (28R)

MAXIMUM BLDG HEIGHT PERMITTED: N/A

MAXIMUM BLDG HEIGHT PROPOSED: 30'±

MINIMUM BLDG SETBACKS REQUIRED: N/A

### OFF-STREET PARKING

RATIO (EXCLUSIVELY RETIREMENT HOUSING): 0.79 PER D.U.

NUMBER OF SPACES REQUIRED: 105 (140 D.U.)

NUMBER OF SPACES PROVIDED: 164

MIN. PERCENTAGE LANDSCAPE AREA REQUIRED: N/A

MIN. PERCENTAGE LANDSCAPE AREA PROVIDED: 94,800 SF (40%)

LANDSCAPED STREET YARD PER STREET FRONTAGE

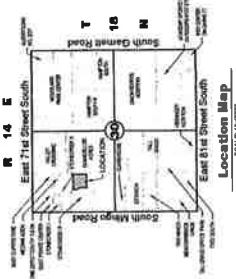
South 99th East Avenue (23,298 SF)

REQUIRED: 4,200 SF (18%)

PROVIDED: 12,222 SF (44%)

### LIGHTING HEIGHT FOR PARKING AREAS

REFER TO PHOTOMETRIC PLAN FOR PROPOSED LIGHTING



## Owner / Developer

AVENIDA SENIOR LIVING, LLC  
130 NEWPORT CENTER DRIVE, STE. 138  
NEWPORT BEACH, CA 92660  
PHONE: (949) 828-3274

## Engineer

ROSENBAUM CONSULTING, LLC  
2008 BAY VENTURE DRIVE, SUITE 1000  
NEWPORT BEACH, CA 92660  
PHONE: (949) 764-0200  
FAX: (949) 461-3293  
C.A. #0470 DPREEB-6-30-2015



Rosenbaum Consulting, LLC

2008 Bay Venture Drive, Suite 1000  
Newport Beach, CA 92660  
949.764.0200 office / 949.461.3293 fax  
C.A.#0470 / Lic. 06160015



Client/Developer:  
Aurora Builders  
General Contractor:  
Frederick Construction, LLC  
Structural Engineer:  
Bridgeway & Co.  
MEP Engineer:  
Bridgeway & Co.  
Civil Engineer:  
Bridgeway & Co.  
Mechanical Engineering, Inc.

Tapestry Senior Living  
7045 South 96th East Avenue  
Tulsa, Oklahoma 74133

PROJECT NO.: 13-001  
DATE: September 27, 2013  
Exterior Elevations

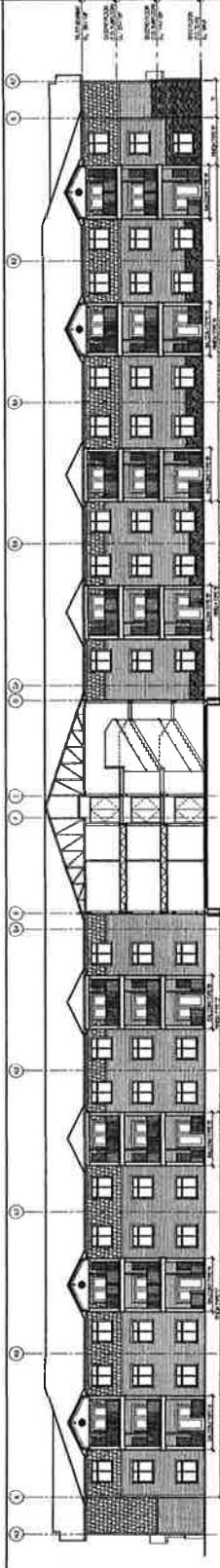
A2.1

Permit Set

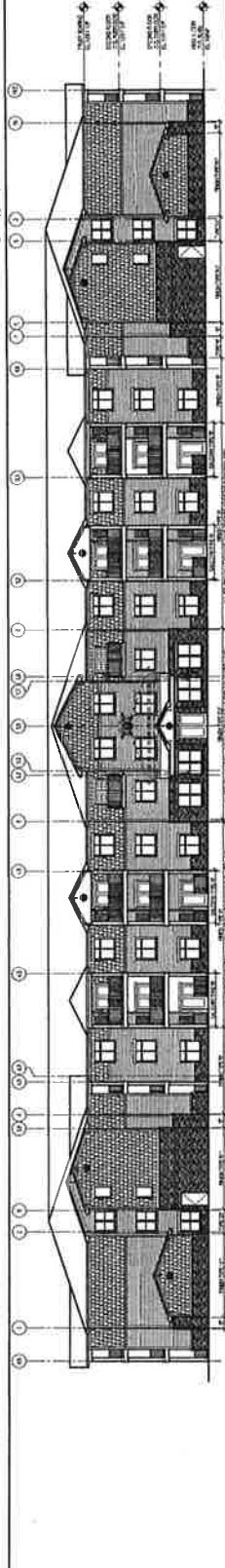
5 SOUTH WING - SOUTH ELEVATION  
1/8" = 1'-0"



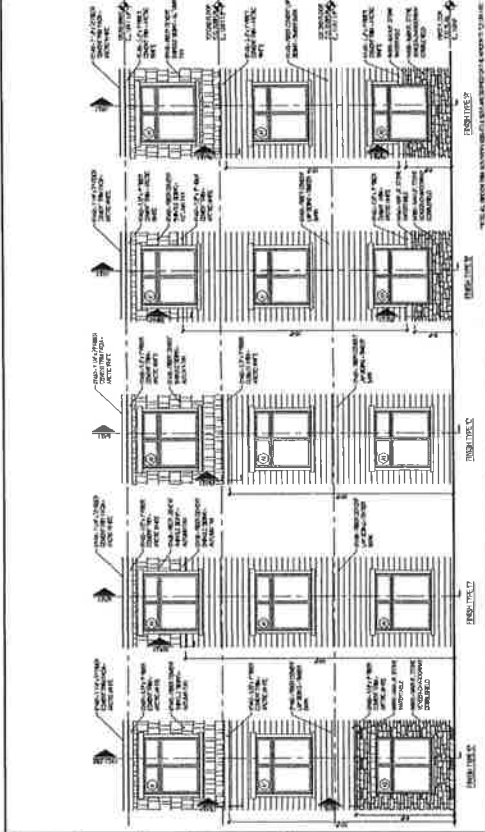
4 SOUTH WING - NORTH ELEVATION  
1/8" = 1'-0"



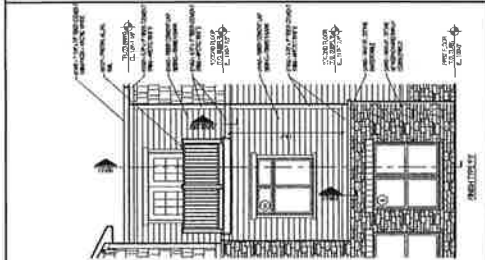
3 WEST ELEVATION  
1/8" = 1'-0"



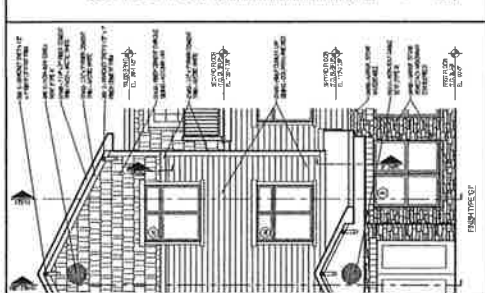
1 ENLARGED ELEV. - FINISH TYPES



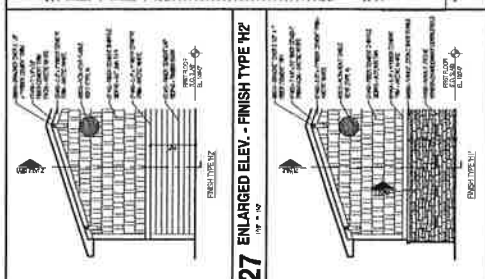
16 ENLARGED ELEV. - FINISH TYPE 'F1'  
1/8" = 1'-0"



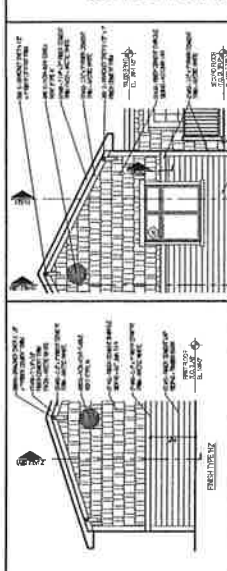
21 ENLARGED ELEV. - FINISH TYPE 'G1'  
1/8" = 1'-0"



26 ENLARGED ELEV. - FINISH TYPE 'H1'  
1/8" = 1'-0"



27 ENLARGED ELEV. - FINISH TYPE 'H2'  
1/8" = 1'-0"





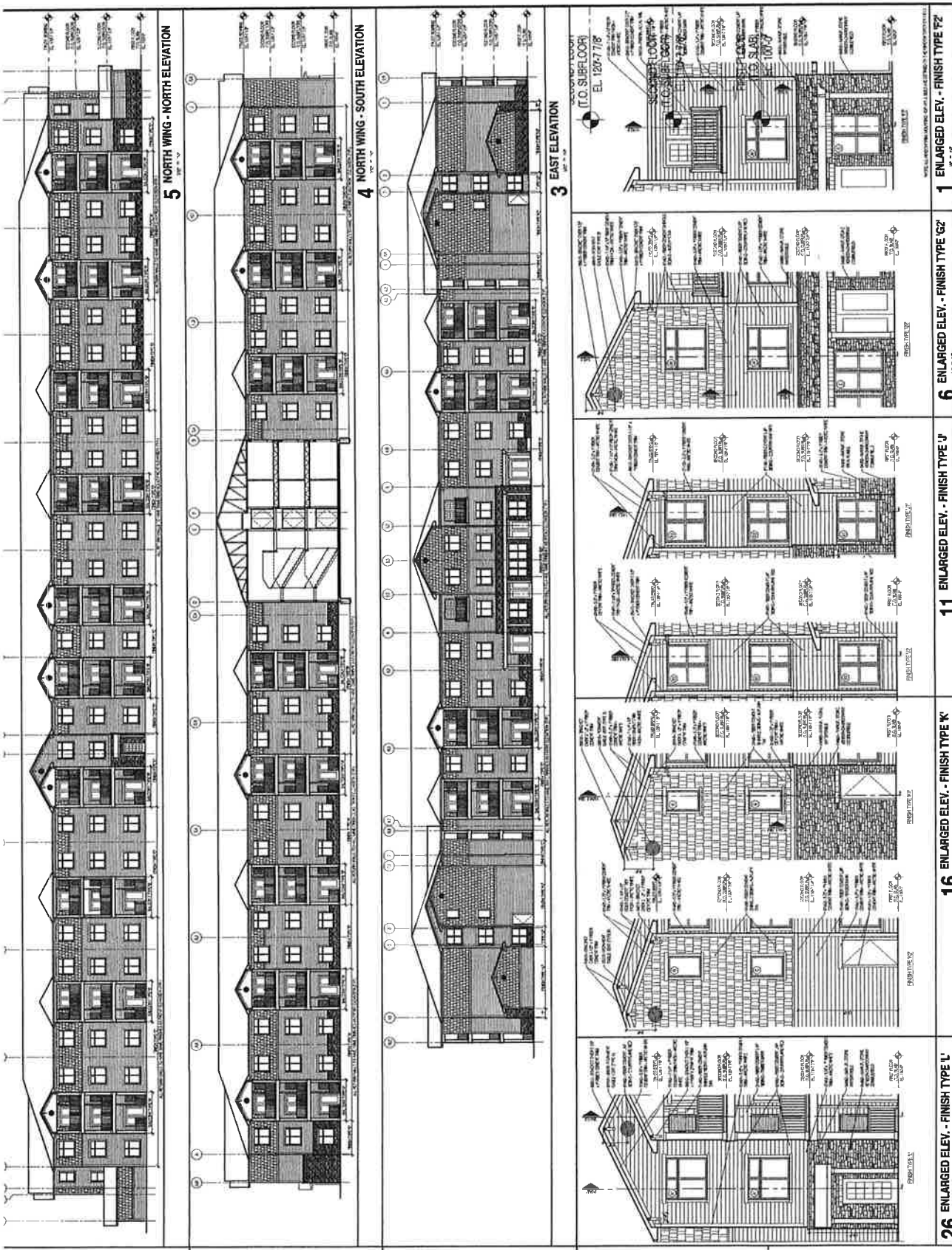
Contractor:  
Hawkins Builders  
Civil Engineer:  
Boukhan Consulting, LLC  
Structural Engineer:  
Boukhan Consulting, LLC  
MEP Engineer:  
Boukhan Consulting, LLC  
Mechanical Engineering, Inc.

Tapestry Senior Living  
7045 South 98th East Avenue  
Tulsa, Oklahoma 74133

DATE: 11/11/2020  
PROJECT NO.: 19-001  
DATE: 11/11/2020  
SHEET: 11 OF 11  
Tapestry Senior Living  
Exterior Elevations

A2.2

Permit/BA Set

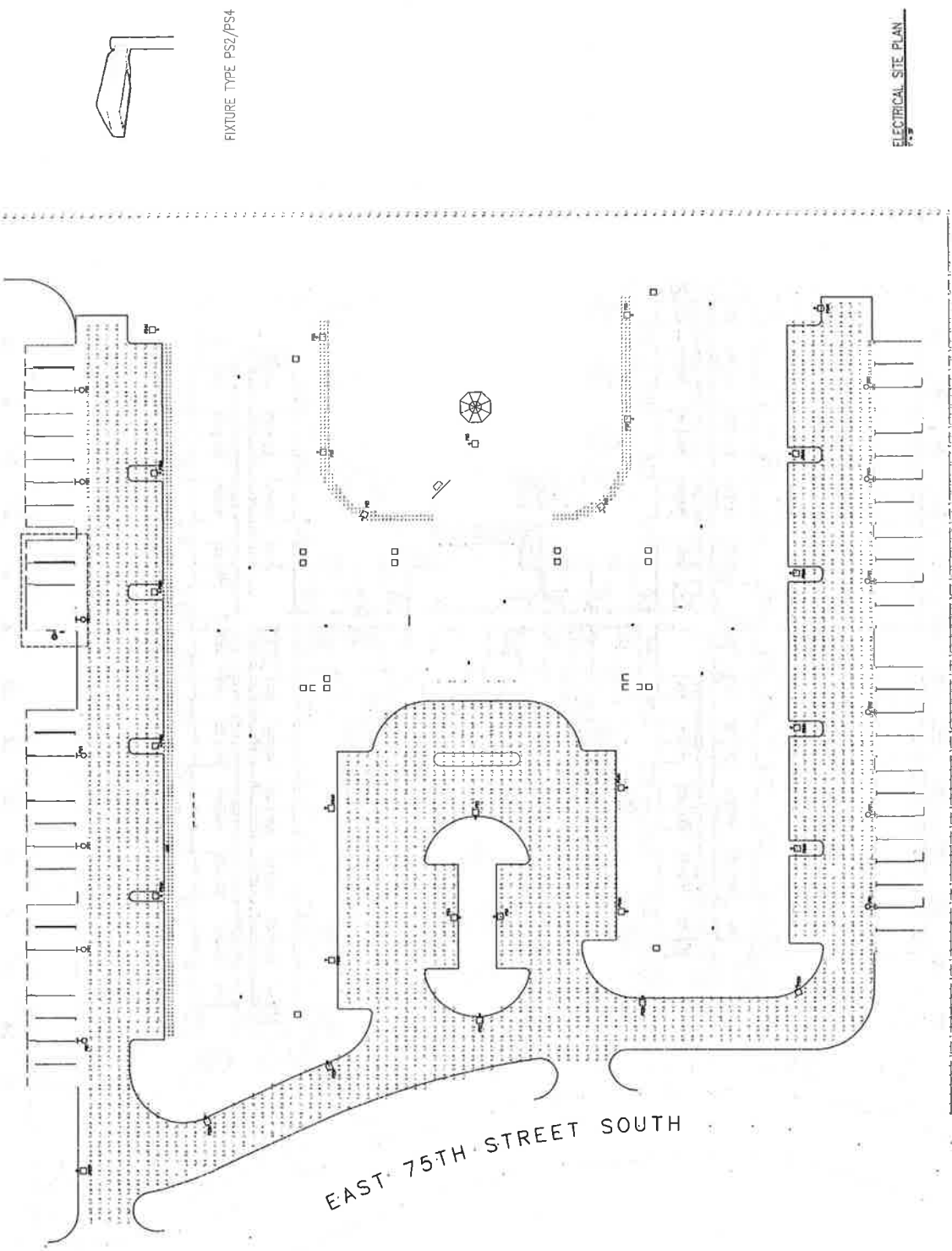








VOYTEL GROUP, LLC



ELECTRICAL SITE PLAN

FIXTURE TYPE PS2/PS4



REVISION	DATE	BY	CHKD
1	11/14/2024	MEP	MEP

NO.	DESCRIPTION	DATE	BY	CHKD
1	ISSUED FOR PERMIT	11/14/2024	MEP	MEP
2	ISSUED FOR CONSTRUCTION	11/14/2024	MEP	MEP
3	ISSUED FOR AS-BUILT	11/14/2024	MEP	MEP

13.10



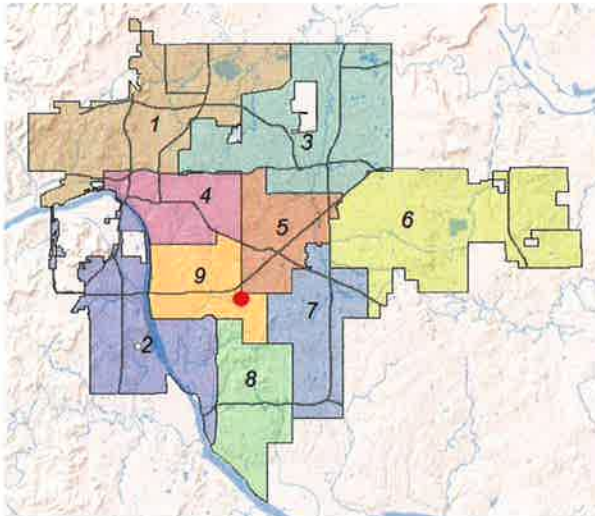
**Case #:** PUD-284-A-1  
**Minor Amendment**

**Hearing Date:** May 7, 2014

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Tanner Consulting LLC – Ricky Jones  
 Property Owner: Southern Tulsa LLC

**Location Map:**  
 (shown with City Council Districts)



**Applicant Proposal:**

Concept summary: Minor amendment to permit a lot split of existing facilities. No additional building or change in use requested. Applicant will establish cross parking and access between the two proposed lots.

Location: 5170 South Vandalia Avenue  
 Lot 1, Block 1, Urbana Heights Two

**Zoning:**  
 Existing Zoning: RM-1/RM-2  
 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: 9333  
 CZM: 47  
 Atlas: 559

**City Council District:** 9  
 Councilor Name: G.T. Bynum

14.1

May 7, 2014

**SECTION I:** PUD-248-A-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to permit a lot split of existing facilities. No additional building or change in use has been requested. Establish cross parking and access between the two proposed lots.

The structures, uses, parking and circulation are proposed to remain as they currently exist, without change.

The development standards are proposed to be modified as follows:

1. All previous approvals associated with Board of Adjustment or Planned Unit Development Actions shall remain in effect.
2. Internal Building Setbacks (to facilitate the lot split) – No building shall be located within two (2) feet of an internal lot line.
3. The Livability Space requirement of 50,000 square feet as established in the original PUD 284 may be located in either lot or combination of both.
4. The minimum 92 parking spaces established in the original PUD may be located in either lot or combination of both. Additionally, a cross access shall be permitted between both lots.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.9 of the City of Tulsa Zoning Code.*

*Paragraph 9. "Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development area are not substantially altered."*

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) A portion of the existing site was developed in 1968 and is non-conforming in many ways. The original PUD was prepared in 1982 for an expansion to the retirement and nursing center and included a concurrent rezoning. This minor amendment supports the ability to split the property but does not attempt to correct many issues that would be part of a contemporary

14.2

site plan and Planned Unit Development. The existing site will remain as constructed, this amendment is only addressing items that would be affected by the lot split as shown on the attached illustrations.

- 3) All remaining development standards defined in PUD-284-A-1 shall remain in effect.

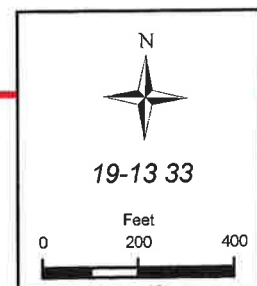
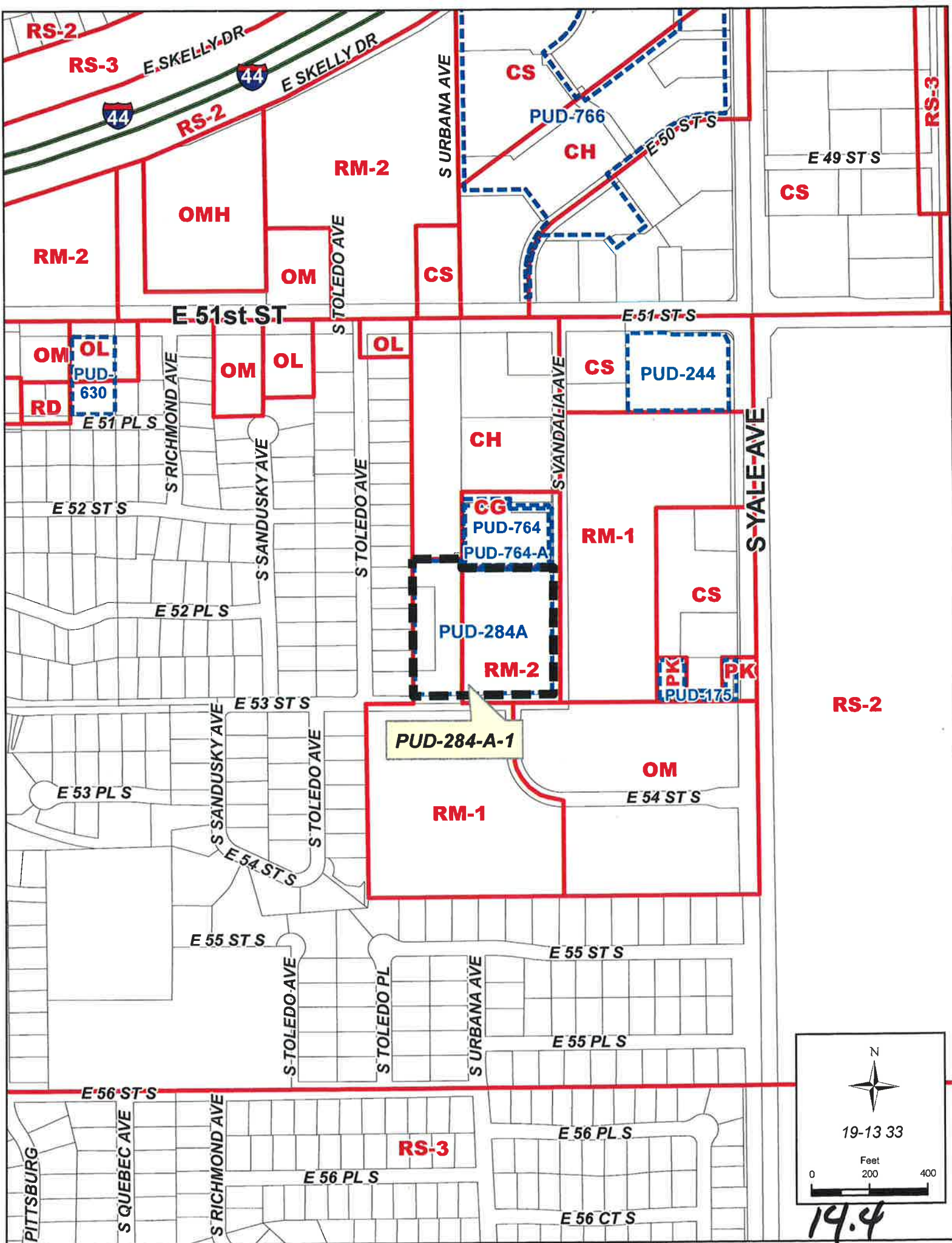
With considerations listed above, staff recommends **approval** of this minor amendment to provide minimum internal lot setbacks, spread livability space over both lots and provide the ability for both properties to share parking as outlined above and included in the following Supporting Documentation.

## **SECTION II: Supporting Documentation**

INCOG case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)

Applicant exhibit illustrating lot split with existing site plan overlay  
Applicant exhibit illustrating lot split (Tract 1)  
Applicant exhibit illustrating lot split (Tract 2)





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PUD-284-A-1



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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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S TOLEDO AVE

PUD-284-A-1

S VANDALIA AVE

E 53 ST S

E 54 ST S



19-13 33

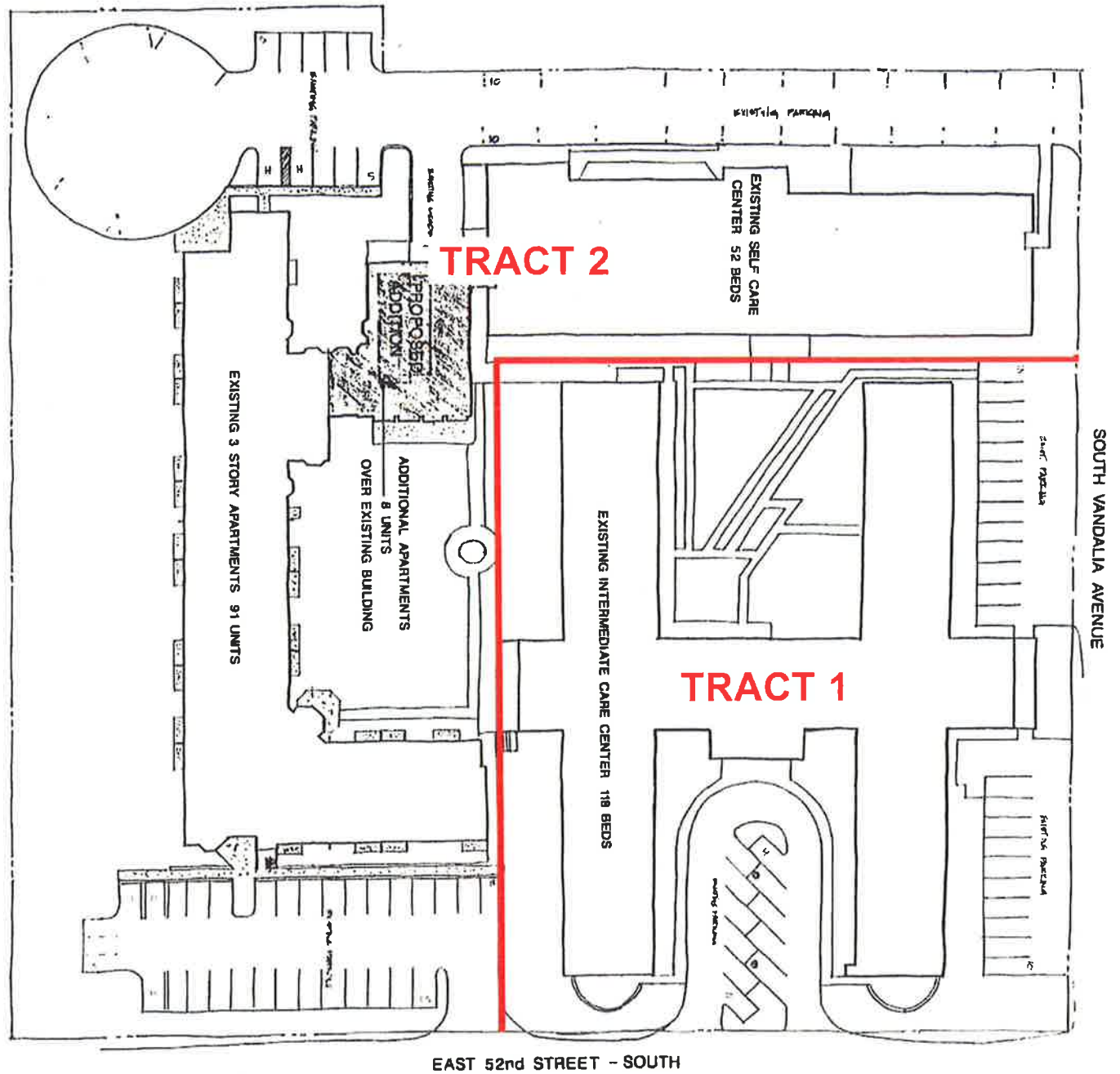


Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

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MINOR AMENDMENT TO PERMIT LOT SPLIT  
APRIL 2014



04/10/2014

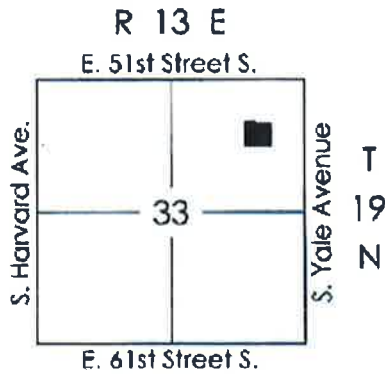


NORTH



Tanner Consulting, LLC  
Tulsa, Oklahoma 74105  
918-745-9929

14.7

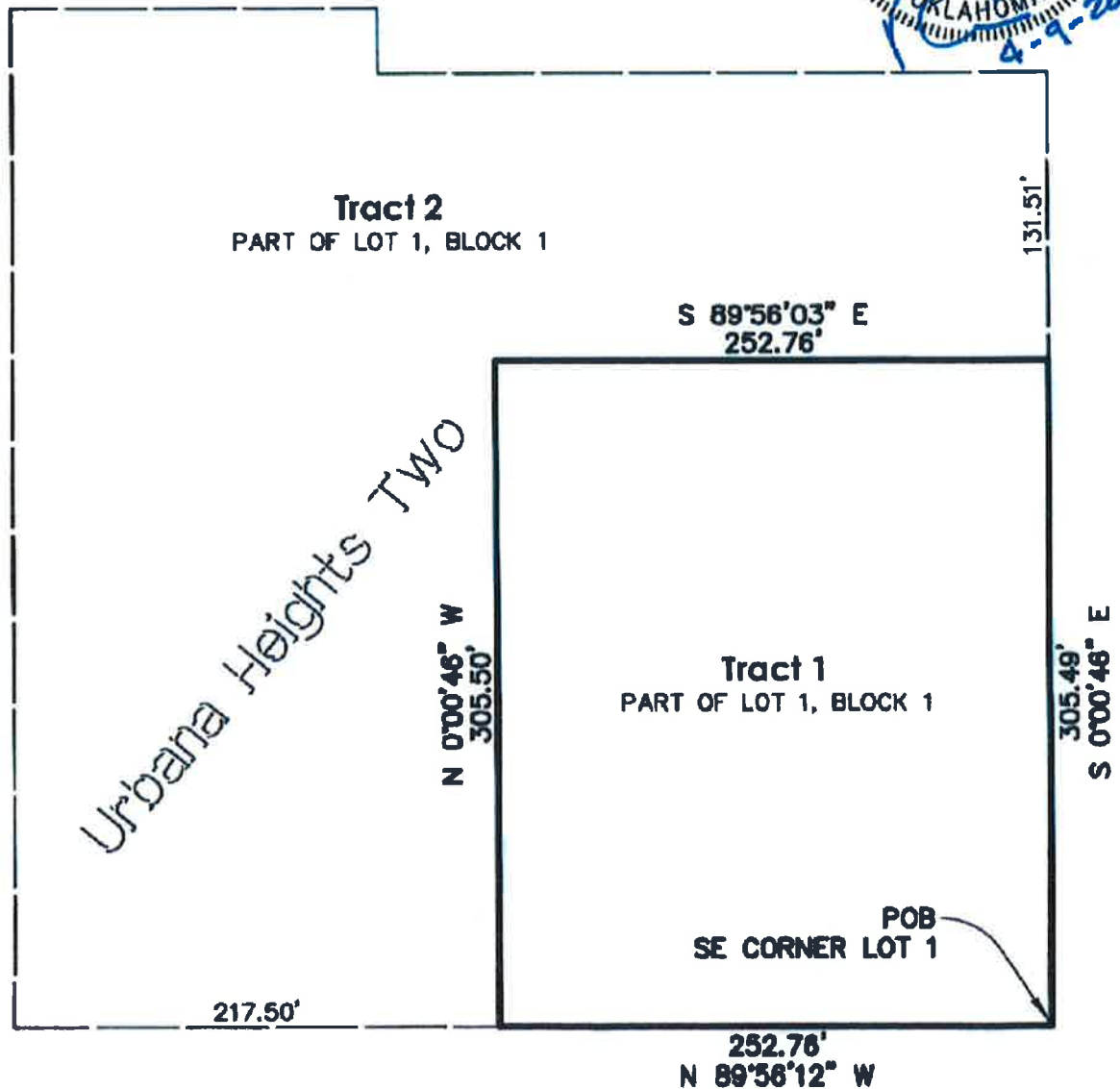


**Location Map**

# Exhibit "B.2"

## Urbana Heights Two - Lot Split

### Tract 1 Exhibit



**LEGEND**

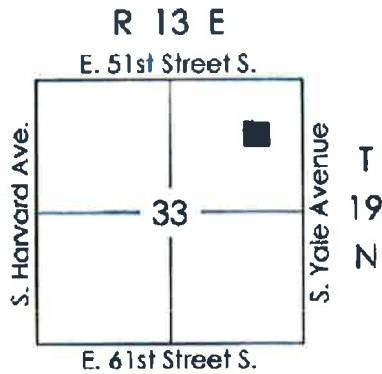
POB POINT OF BEGINNING

4/09/2014 14033EX\_LOT SPLIT

**Tanner Consulting, LLC**

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9829

14.8

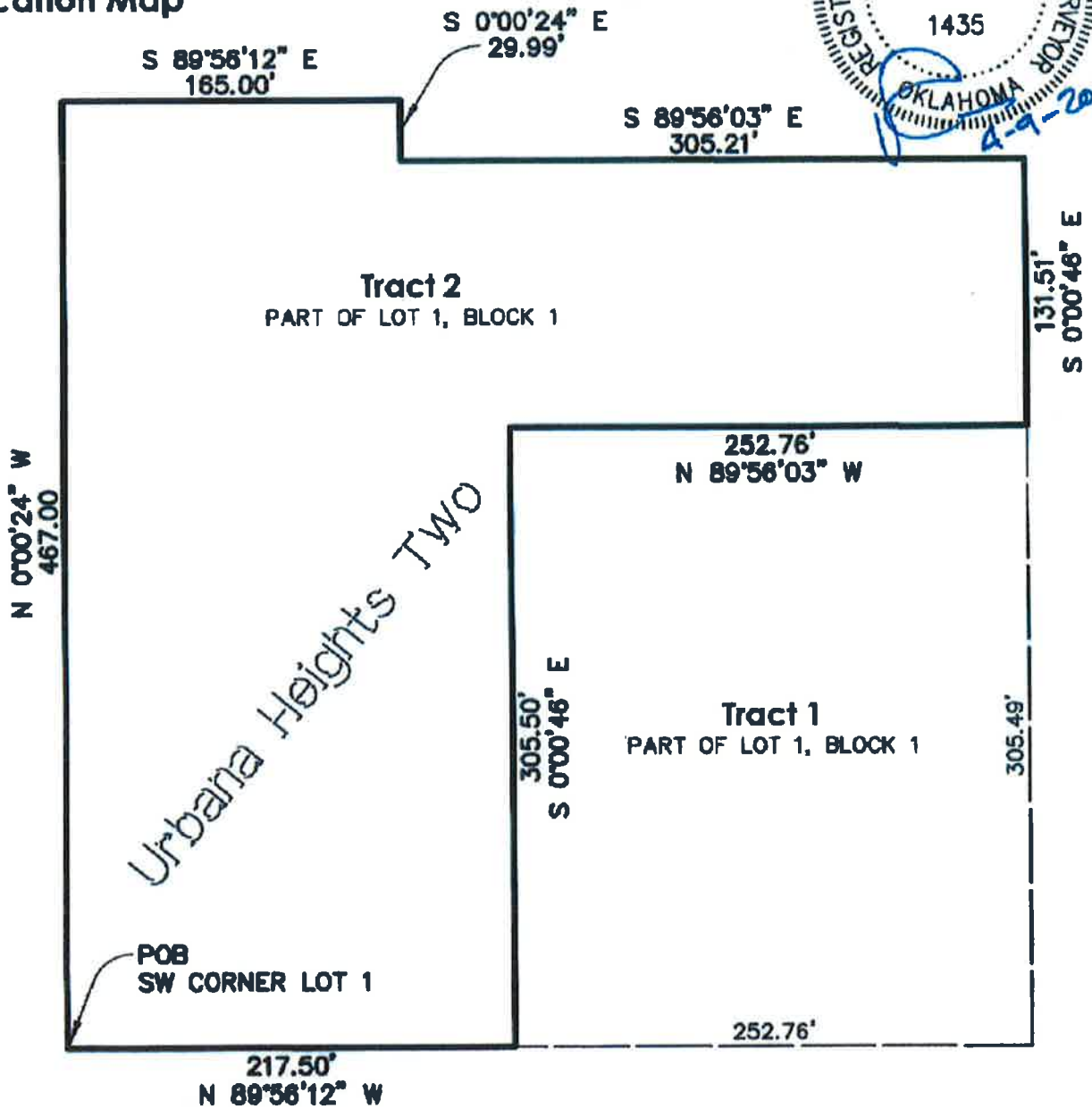


**Location Map**

# Exhibit "C.2"

## Urbana Heights Two - Lot Split

### Tract 2 Exhibit



**LEGEND**

POB POINT OF BEGINNING

4/09/2014 14033EX\_LOT SPLIT

**Tanner Consulting, LLC**

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14.9





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7261

**Hearing Date:** May 7, 2014

**Case Report Prepared by:**

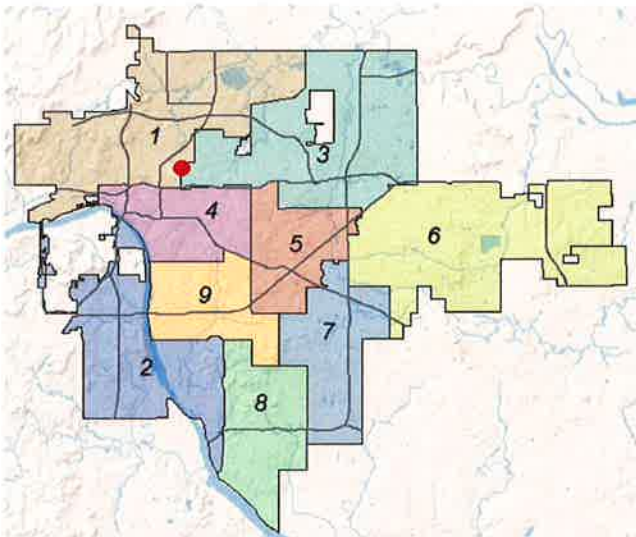
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* H.I. Aston

*Property Owner:* Katherine I. Magrini

**Location Map:**  
(shown with City Council Districts)



**Applicant Proposal:**

*Proposed Use:* Commercial

*Concept summary:*

*Tract Size:* .66± acres  
28,750± square feet

*Location:* East of N. Utica Ave between E. Latimer Ct. and E. Latimer St.

**Zoning:**

*Existing Zoning:* RM-2/ IL

*Proposed Zoning:* CH

**Comprehensive Plan:**

*Land Use Map:* Mixed Use Corridor

*Growth and Stability Map:* Area of Growth

*Small Area Plan:* Springdale Neighborhood

**Staff Data:**

TRS: 0331

CZM: 29

Atlas: 79

**Staff Recommendation:**

Staff recommends **approval**.

**City Council District:** 1

*Councilor Name:* Jack Henderson

15.1



## SECTION I: Z-7261

**DEVELOPMENT CONCEPT:** The applicant has requested a rezoning from IL and RM-2 to CH. All of the property included in this request is owned by one business that is expanding and CH zoning will support this and future business opportunities in the area.

### DETAILED STAFF RECOMMENDATION:

The requested CH zoning is consistent with the Tulsa Comprehensive Plan.

CH zoning is non injurious to the proximate properties and is consistent with the anticipated growth and development opportunities of the surrounding properties.

The requested CH zoning is consistent with the vision identified in the 1993 Springdale Neighborhood Economic Development Plan

Therefore, **Staff recommends Approval of Z-7261 to rezone the property from IL/RM-2 to CH.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The requested rezoning is consistent with the vision identified in the Tulsa Comprehensive Plan and is included entirely within the Mixed Use Corridor designation. This business expansion anticipates some new building construction and some new parking area adjacent to the neighborhood east of the site. A detailed site plan has not been provided however this request provides an opportunity to expand a larger business presence and take a step toward the vision identified in the comprehensive plan.*

### Land Use Vision:

Land Use designation:

The site is a Mixed Used Corridor. Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

## Growth and Stability:

The entire site is in 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:

East Latimer Place is considered a residential street. There are no provisions in the Major Street and Highway plan for this street or future street improvements.

### Trail System Master Plan Considerations:

South of the southern edge of the site is an abandoned rail spur, there are no known plans for using this rail right of way for future trail system expansion.

## Small Area Plan:

The site is within the Springdale Area Plan that was adopted in 1993. The major components of the Springdale Area Plan were centered on capitalizing upon the Springdale Areas assets which are primarily associated with existing infrastructure. Appropriate zoning was one of the primary tools that could help spur commercial activity in this part of Tulsa. The public infrastructure is a major factor to growth, development or re-development of any urban area. This area is fully served with transportation and utilities ready for a much greater density of commercial and industrial uses. The Springdale Area geographic location is its most significant economic development asset. It is as near or nearer to Tulsa International Airport as any competing sub-region and it has the added asset of having competitively priced, undeveloped or underdeveloped land. The proximity to downtown and the major thoroughfare accessibility are also significant assets.

## DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is adjacent to a collection of buildings for a small business that has been part of the neighborhood fabric for years. The neighborhood continues to be an area in transition as it has been since before the 1993 plan. There are no known physical constraints for redevelopment of this site.*

Site Analysis: The subject property is approximately .66± acres in size and is located east of N. Utica Ave between E. Latimer Ct. and E. Latimer St. The property appears to be vacant and is zoned RM-2/ IL.

Surrounding Properties: The subject tract is abutted on the east and north by single family residential property, zoned RM-2; on the south by an abandoned rail spur then further south a large area is zoned IM; and on the west by a wide variety of business, zoned CH.

## STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Latimer Street	None	50 feet	2

## UTILITIES:

The subject tract has municipal water and sewer available.

## EXHIBITS:

### INCOG MAPS:

- Case
- Aerial (small scale)
- Aerial (large scale)
- Area of Growth and Stability
- Land Use

Applicant Exhibits (None)

## **SECTION III: Relevant Zoning History:**

**ZONING ORDINANCE:** Ordinance number 20861 dated June 8, 2004, and 11814 dated June 26, 1970, established zoning for the subject property.

**Z-6943 June 2004:** All concurred in approval of a request for rezoning a 11875± square foot tract of land from RM-2 to IL for warehouse and office, on property located east of the North Utica Avenue between East Latimer Court and East Latimer Street and is a part of the subject property.

15.4

**BOA-14430 April 2, 1987:** The Board of Adjustment approved a Special Exception to allow for parking in an RM-2 district, subject to the execution of a tie contract, on property located east of the southeast corner of Latimer Court and North Utica Avenue.

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75 RM-1 IM E PINE ST IL CH RS-3 CS RS-3

E OKLAHOMA PL

E OKLAHOMA ST

E NEWTON PL

RM-2

E NEWTON ST

E MARSHALL PL

E MARSHALL ST

RS-3

RMH

E LATIMER CT

E LATIMER PL

Z-7261

E KING PL

IM

CS

IL

CG

E INDEPENDENCE ST

IL

E HASKELL PL

PK

RM-1

E HASKELL ST

E HASKELL ST

E EASTON ST

15.6



75

E PINE ST

E OKLAHOMA PL

E OKLAHOMA ST

E NEWTON PL

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E NEWTON ST

E MARSHALL PL

E MARSHALL ST

E LATIMER CT

E LATIMER PL

Z-7261

E KING PL

E LATIMER ST

E KING ST

E JASPER ST

E INDEPENDENCE ST

E INDEPENDENCE ST

E HASKELL PL

E HASKELL ST

E HASKELL ST

E EASTON ST

N VICTOR AVE

N WHEELING AVE

N XANTHUS AVE

N YORKTOWN AVE

N ZUNIS AVE

E HASKELL ST



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0 Feet 250 500

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





E LATIMER CT

NUTICA AVE

E LATIMER PL

E LATIMER ST

Z-7261



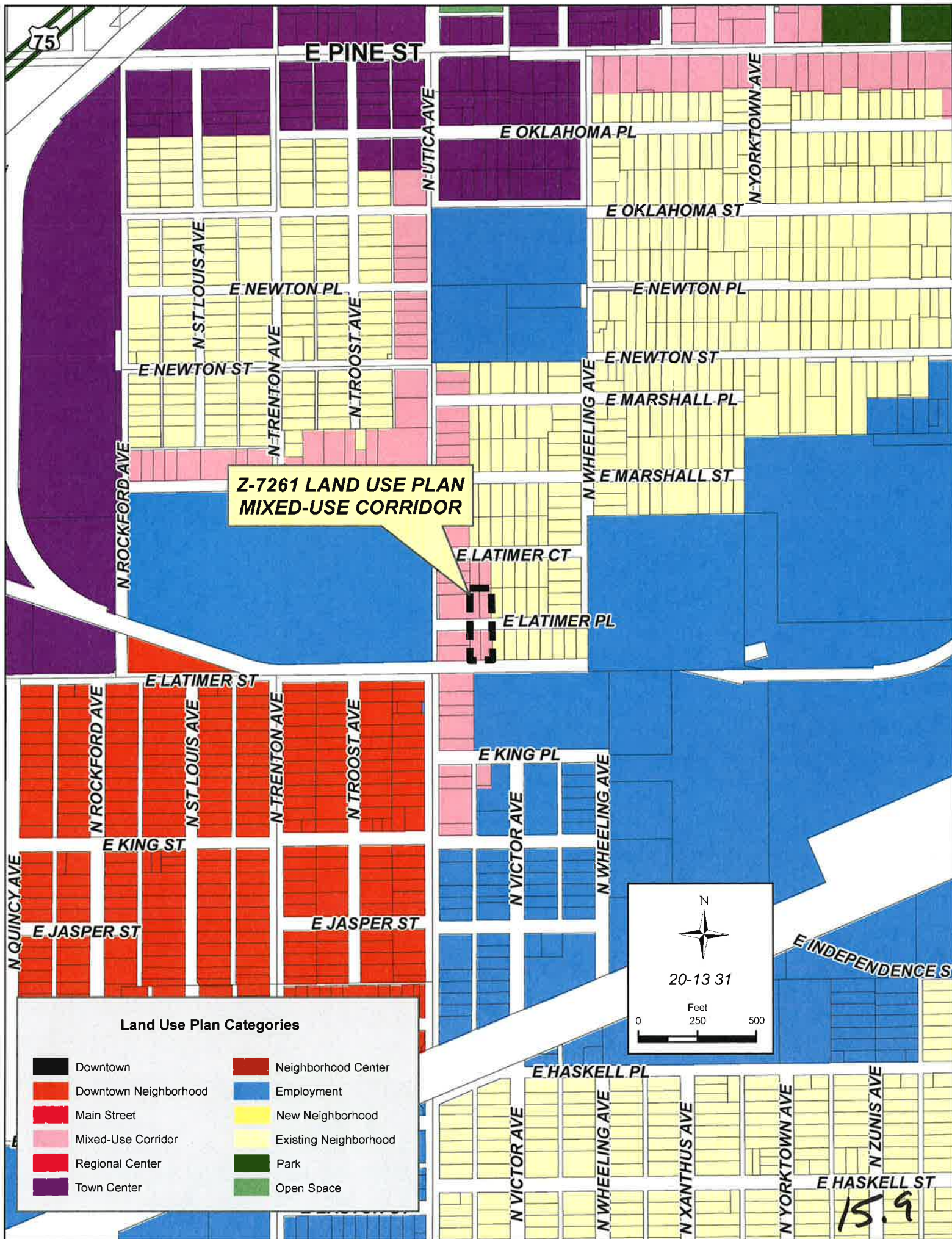
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Feet

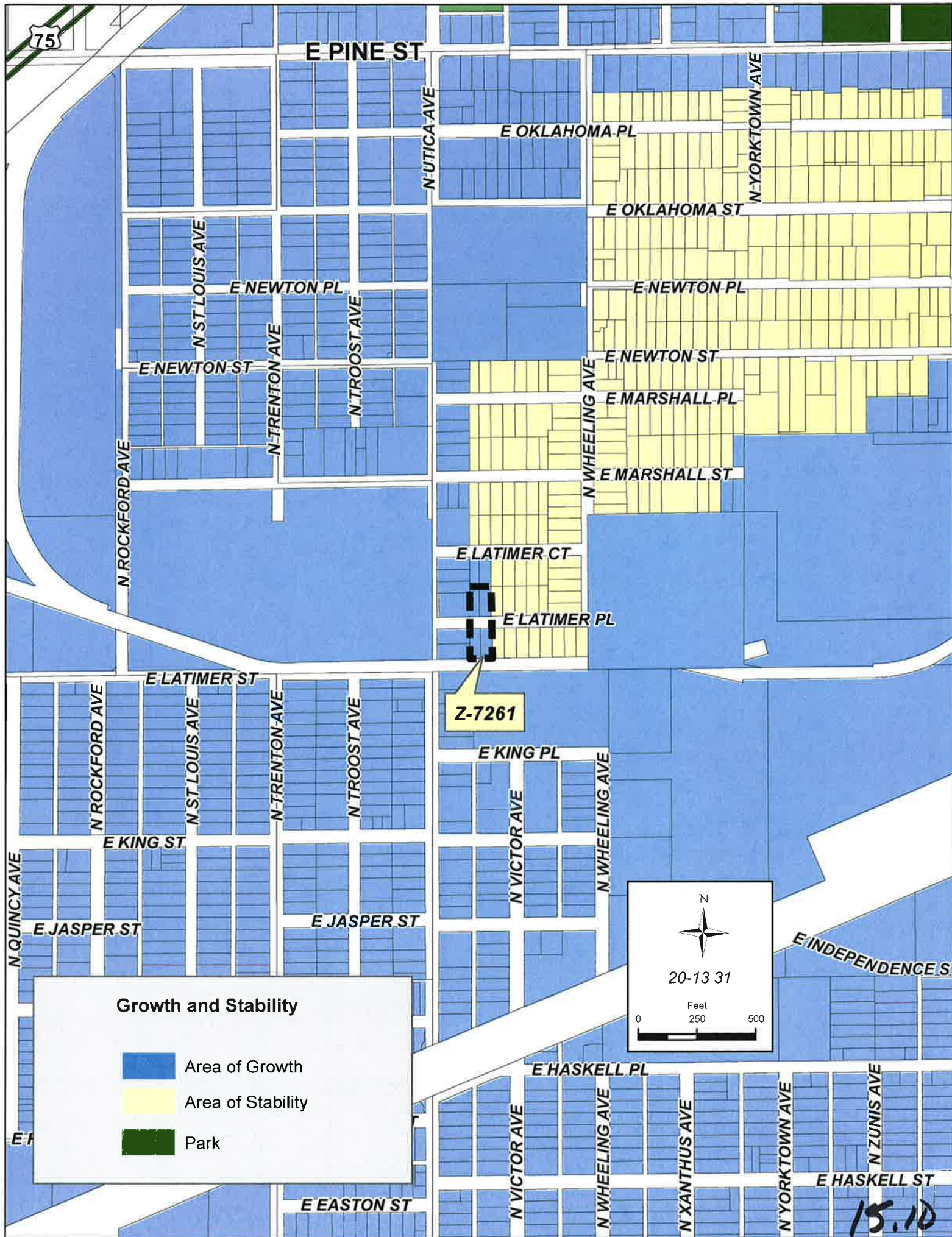
Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2012

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Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7262

**Hearing Date:** May 7, 2014

**Case Report Prepared by:**

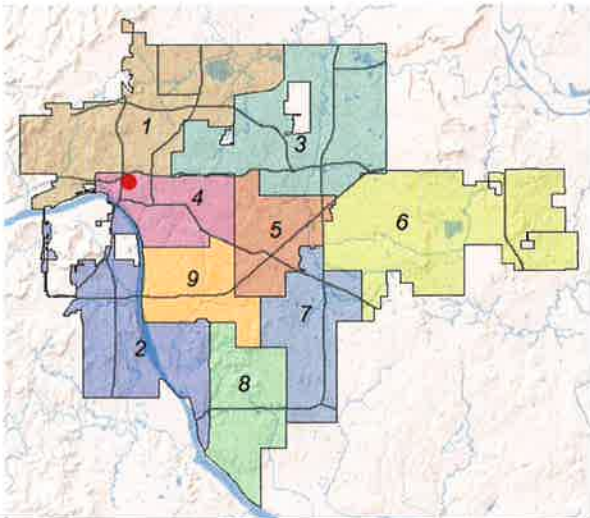
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Garrison Hassenflu

*Property Owner:* Sager and Associates

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Proposed Use:* Retail and multifamily

*Concept summary:*

*Tract Size:* 1+ acre

*Location:* At W. Archer St. between N. Denver Ave. and N. Cheyenne Ave.

**Zoning:**

*Existing Zoning:* IL

*Proposed Zoning:* CBD

**Comprehensive Plan:**

*Land Use Map:* Downtown Neighborhood

*Growth and Stability Map:* Area of Growth

**Staff Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 9212

CZM: 36

Atlas: 20

**City Council District:** 4

*Councilor Name:* Blake Ewing

16.1

## SECTION I: Z-7262

**DEVELOPMENT CONCEPT:** The applicant has requested a rezoning from IL to CBD for redevelopment of an existing warehouse building for a mixed use retail and multifamily residential development. This city block is surrounded by CBD in all directions.

### DETAILED STAFF RECOMMENDATION:

The requested CBD zoning is consistent with the Downtown Neighborhood vision of the Comprehensive Plan which includes the Downtown Master Plan.

The requested rezoning is non injurious to the proximate properties and consistent with the anticipated development of the surrounding properties.

Therefore: **Staff recommends Approval of Z-7262 to rezone the property from IL to CBD.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: This site is within the inter dispersal loop in an area that historically has been considered the Central Business District. The existing structures appear to have been constructed as part of an industrial facility. This particular project will renovate that building into an affordable multifamily / mixed use project. Central Business District zoning will prohibit future industrial uses except that light manufacturing uses may be used when allowed by the Board of Adjustment through the special exception process defined in the Zoning Code. This rezoning request complements the vision identified in the Downtown Tulsa Master Plan.*

### Land Use Vision:

#### Land Use designation:

The site is located in a *Downtown Neighborhood*:

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

#### Growth and Stability:

The site is located in an *Area of Growth*:

The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where

16.2

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

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

#### Transportation Vision:

##### Major Street and Highway Plan:

All streets surrounding this block are Commuter Streets. The vision for those streets and are included in the Downtown Master Plan and include a broad mix of public transit, pedestrian and vehicular uses.

#### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The existing site is an industrial/warehouse site and surrounded by a wide mix of Central Business District uses including an electrical substation and 1920's style industrial/manufacturing buildings. This site is adjacent to a planned rail / transit system included in the Downtown Tulsa Master Plan. There is nothing in this rezoning request that will complicate that rail or any other concept illustrated in the Downtown Plan.*

Site Analysis: The subject property is approximately 1± acre in size and is located north of the railroad tracks two blocks north of the BOK center. The property appears to be unoccupied and is zoned IL. A small area of IL zoning will remain on the remainder of the block when this project is rezoned. CBD zoning does not indirectly affect the remaining IL zoned property.

Surrounding Properties: The subject tract is abutted on the east and west by Central Business District (CBD) properties, on the north by small warehouse and industrial buildings, zoned IL; on the south by the railroad and further south a wide mix of property uses all zoned CBD;

#### STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Denver Avenue	Downtown Collector	Existing 80'	4
West Archer Street	Downtown Collector	Existing 80'	4
North Cheyenne Avenue	Downtown Collector	Existing 80'	2+ (brick)

16.3

UTILITIES:

The subject tract has municipal water and sewer available.

EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
INCOG Land Use Map  
INCOG Growth and Stability Map

Applicant Exhibits (None)

**SECTION III: Relevant Zoning History:**

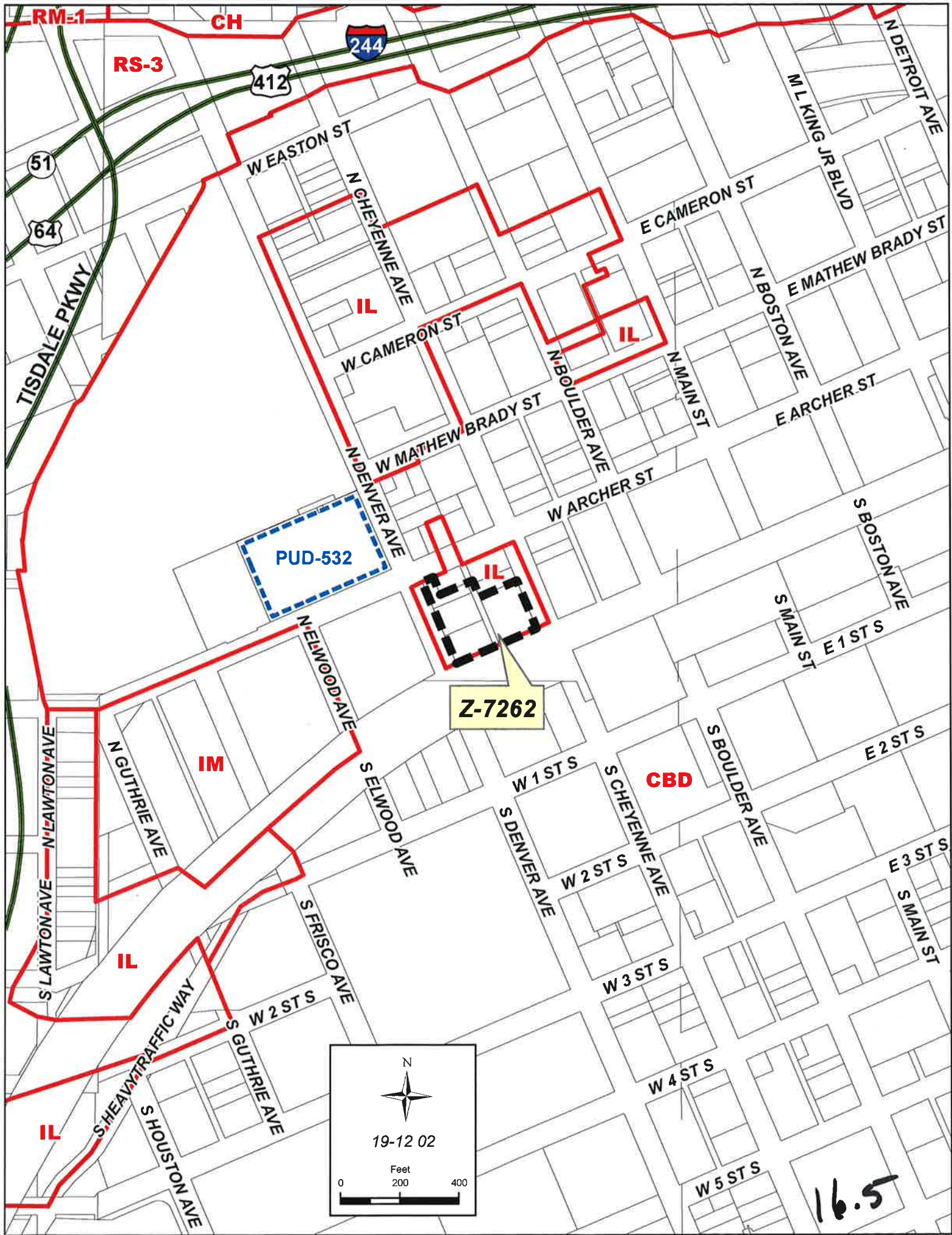
ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

*There have been many rezoning actions in the downtown area since 1980 that involved rezoning to CBD designation. The pattern of redevelopment for all of those zoning request has been consistent with the Tulsa Comprehensive Plan.*

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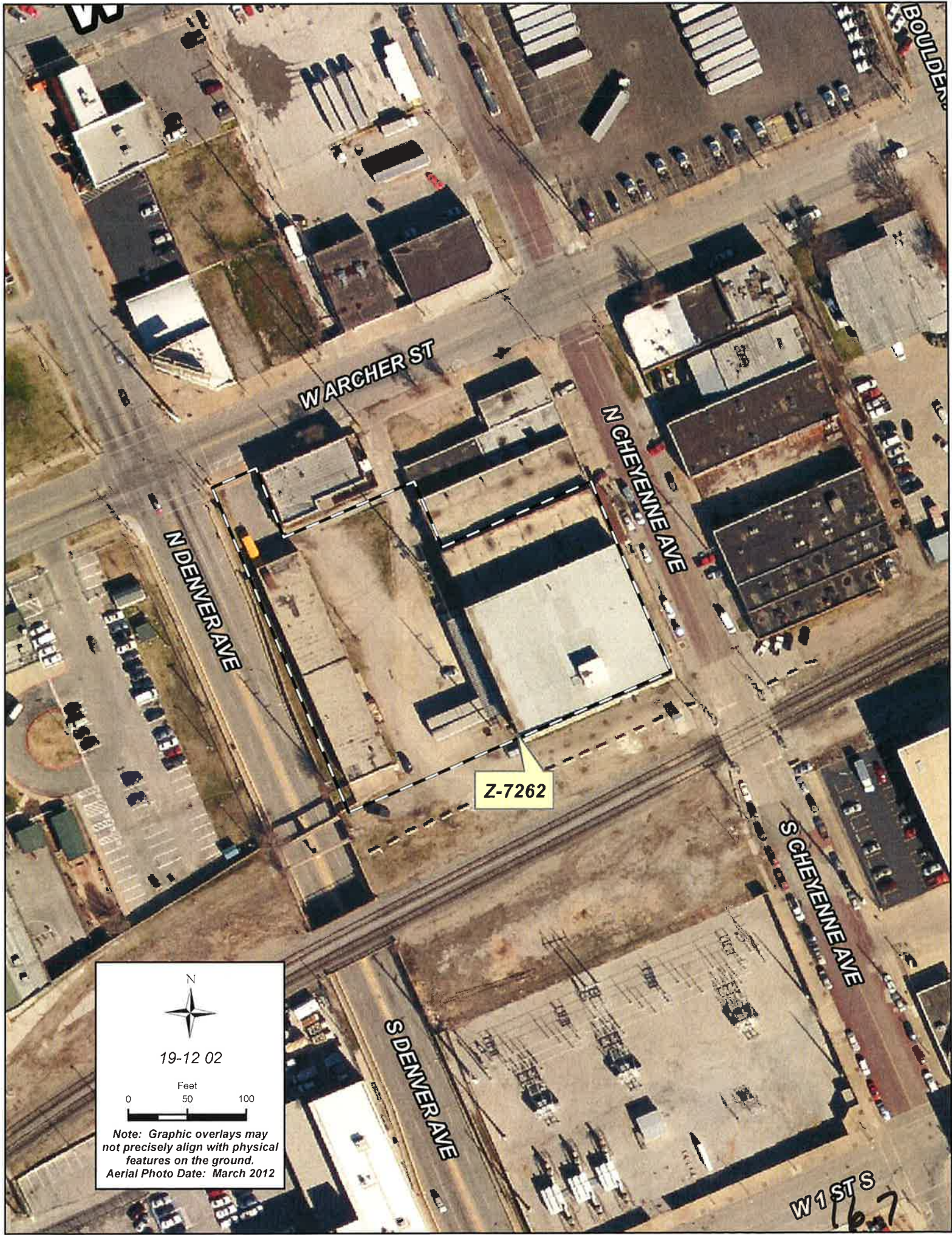




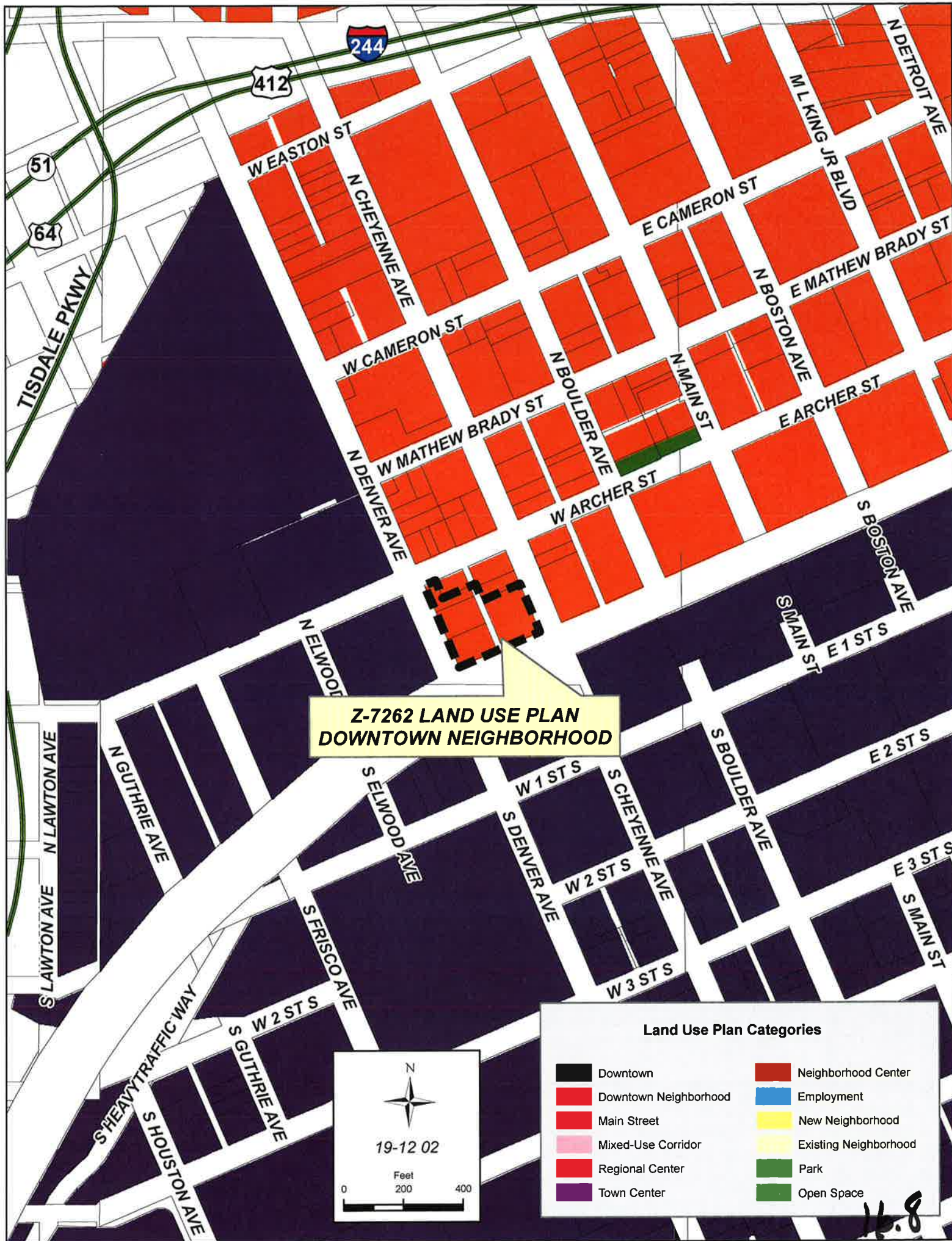












**Z-7262 LAND USE PLAN  
DOWNTOWN NEIGHBORHOOD**

**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            |

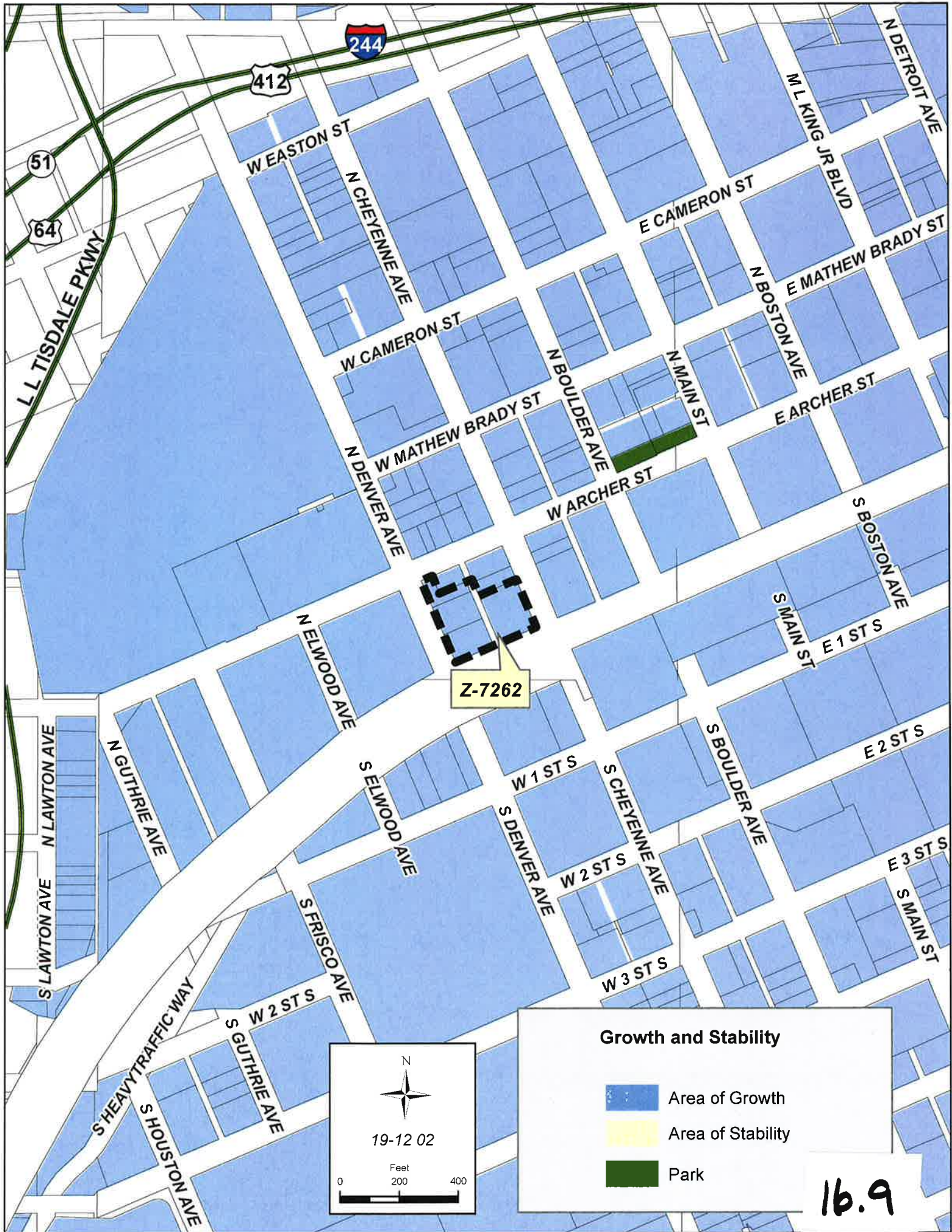


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Feet  
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16.9

