

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2675**

**June 4, 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:**

1. Minutes of May 21, 2014, Meeting No. 2674

### **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. **LS-20687** (Lot-Split) (CD-3) – Location: Southwest corner of East Archer Street and North Utica Avenue (related to: LC-574)
3. **LC-574** (Lot-Combination) (CD-3) – Location: South of the Southwest corner of East Archer Street and North Utica Avenue (related to: LS-20687)
4. **LS-20689** (Lot-Split) (County) – Location: South of the southwest corner of East 121<sup>st</sup> Street North and North 93<sup>rd</sup> East Avenue (related to: LC-577)
5. **LC-577** (Lot-Combination) (County) – West of the northwest corner of East 116<sup>th</sup> Street North and North Mingo Road (related to: LS-20689)
6. **LC-578** (Lot-Combination) (CD-5) – Location: West of the northwest corner of East 41<sup>st</sup> Street South and South 79<sup>th</sup> East Avenue
7. **LS-20690** (Lot-Split) (County) – Location: North and East of the northeast corner of East 161<sup>st</sup> Street South and South Lewis Avenue
8. **LS-20691** (Lot-Split) (CD-9) – North of the northwest corner of East 58<sup>th</sup> Street South and South Quincy Place



9. **LS-20692** (Lot-Split) (CD-2) – Location: North of the northwest corner of West 81<sup>st</sup> Street South and South 26<sup>th</sup> West Avenue
10. **PUD-805-1 – L. Ryan Collins**, Location: East of South Memorial Drive at East 87<sup>th</sup> Court South, requesting **PUD Minor Amendment** to add Use Unit 10, Off-Street Parking Areas to permitted uses of Development Area B, **OL/CS/PUD-805**, (CD-7)
11. **PUD-309-A-1 – CEI Eng. Assoc., Inc./Kofi Addo**, Location: East of the northeast corner of South Memorial Drive and East 68<sup>th</sup> Street South, requesting **PUD Minor Amendment** to reallocate floor area to permit a lot-split for a gas service station, **CS/PUD-309-A**, (CD-7)
12. **PUD-307-C – Sisemore, Weisz & Assoc., Inc./Darin Akerman**, Location: West of the northwest corner of East 71<sup>st</sup> Street South and South Lewis Avenue, requesting a **PUD Detail Site Plan** for new buildings within the PUD, **OM/PUD-307-C**, (CD-2)
13. **PUD-766 – John Sanford**, Location: South of I-44, west of South Yale Avenue (4860 East Skelly Drive), requesting a **PUD Detail Site Plan** for new hotel, **CS/PUD-766**, (CD-9)
14. **PUD-795 – Wallace Engineering/Jim Beach**, Location: Southwest corner of West Edison Street and North Union Avenue, requesting a **PUD Detail Site Plan** for reuse of existing school building for multifamily housing in a PUD, **CS/RS-2/PUD-795**, (CD-4)

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

#### **PUBLIC HEARINGS:**

15. **New Paul** – Minor Subdivision Plat, 15202 East Admiral Place, south of East Admiral Place, east of South 145<sup>th</sup> East Avenue, (CD-6) (**Applicant requests continuance to June 18, 2014 to resolve issues with the plat.**)
16. **39<sup>th</sup> and Madison** – Preliminary Plat, Location: West of South Peoria Avenue, between East 38<sup>th</sup> Place and East 39<sup>th</sup> Street (CD-9) (**Continue to June 18, 2014 meeting to be heard after rezoning request Z-7264 for this site**)
17. **PUD-814 – AAB Engineering, LLC/Alan Betchan**, Location: Southwest corner of South Quaker Avenue and East 49<sup>th</sup> Place, requesting a **PUD** to construct a new multifamily project where an existing multifamily site has been demolished, **RM-2 to RM-2/PUD-814**, (CD-9) (Related to Item 18)
18. **Quaker Apartments** – Preliminary Plat, Location: Southwest corner of intersection of East 49<sup>th</sup> Place and South Quaker Avenue, (CD-9) (Related to Item 17)

19. **PUD-811 – Roy D. Johnsen**, Location: Northwest corner of South Trenton Avenue and East 15<sup>th</sup> Street, requesting a **PUD**, (CD-4), (**Applicant has requested a continuance to June 23, 2014 for revised conceptual site plan and related documents.**)
20. **Z-7266 – All Steel Building Company/Scott Dawes**, Location: West of northwest corner of East Pine Street and North 129<sup>th</sup> East Avenue, requesting rezoning from **AG TO IM**, (CD-3)
21. **Z-7267 – Lou Reynolds**, Location: South of southwest corner of East 11<sup>th</sup> Street and South 83<sup>rd</sup> East Avenue, requesting a rezoning from **RS-1 to OL**, (CD-5)
22. **PUD-813 – Roy D. Johnsen**, Location: West of southwest corner of East 41<sup>st</sup> Street and South 177<sup>th</sup> East Avenue, requesting a **PUD** for three-car driveway, increase building height from 35 feet to 40 feet and permit rear access to garage on cul-de-sac/double frontage lots, **RS-4 to RS-4/PUD-813**, (CD-6)
23. **Z-7268 – Lou Reynolds**, Location: North of northwest corner of East 21<sup>st</sup> Street and South Boston Avenue, requesting a rezoning from **RM-2/OL to CS**, (CD-4)

#### **OTHER BUSINESS**

24. **Request that TMAPC find a 9 month extension of existing Sector Plans (formerly known as Urban Renewal Plans) in conformance with the Tulsa Comprehensive Plan.**
25. **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.





**Case #:** PUD-805-1  
**Minor Amendment**

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

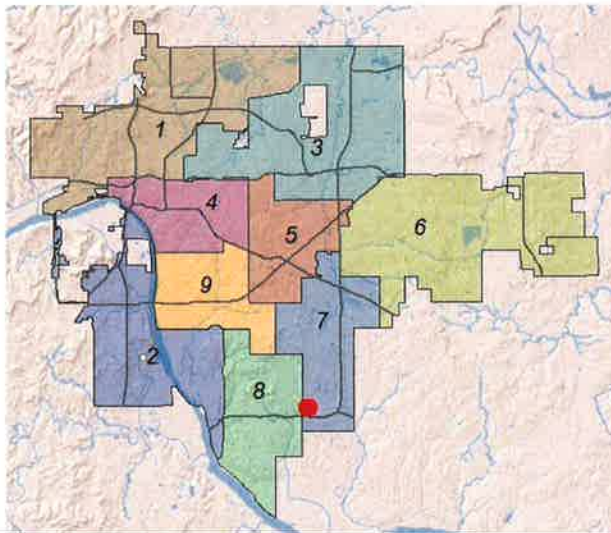
Jay Hoyt

**Owner and Applicant Information:**

Applicant: L. Ryan Collins  
 Property Owner: Lexxus Investments, LLC

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to add Use Unit 10, Off-Street Parking Areas to permitted uses of Development Area B.

Gross Land Area:  
 1.03 Acres

Location:  
 East of S. Memorial Dr. & E. 87<sup>th</sup> Ct. S.

**Zoning:**

Existing Zoning: OL/CS/PUD-805  
 Proposed Zoning: No Change

**Comprehensive Plan:**

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

**Staff Recommendation:**

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

**Staff Data:**

TRS: 8313  
 CZM: 53  
 Atlas: 1733

**City Council District: 7**

*Councilor Name:* Arianna Moore

**County Commission District: 3**

*Commissioner Name:* Ron Peters

June 4, 2014

**SECTION I:** PUD-805-1 Minor Amendment

**STAFF RECOMMENDATION**

**Amendment Request:** Modify the PUD Development Standards to add Use Unit 10 – Off Street Parking Areas to allowable uses of Development Area B.

*Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.15 PUD Section of the City of Tulsa Zoning Code.*

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

Staff has reviewed the request and determined:

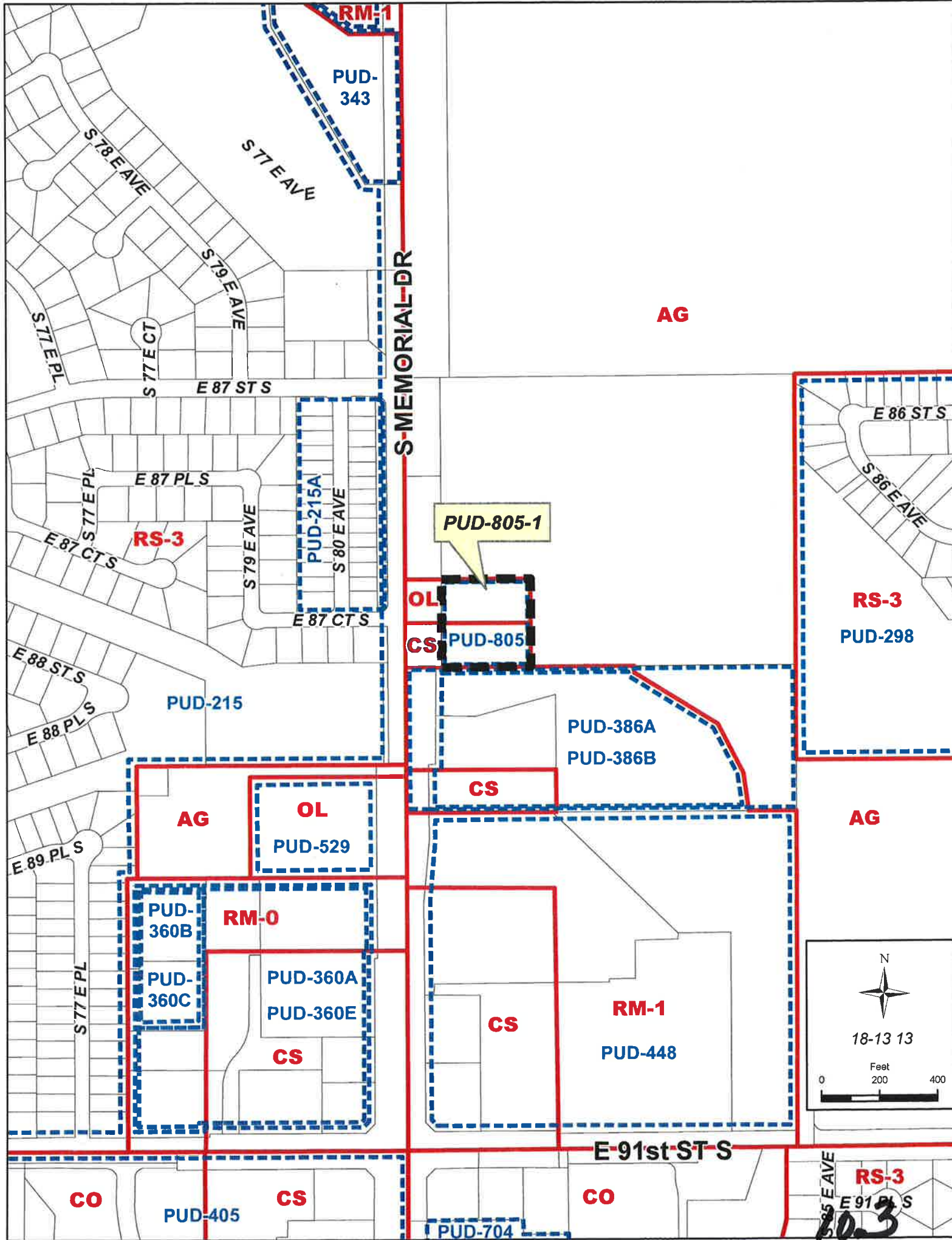
- 1) Underlying zoning for Development Area B is CS, which permits Use Unit 10 – Off Street Parking Areas by right.
- 2) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 3) All remaining development standards defined in PUD-805 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment request to add Use Unit 10 – Off Street Parking Areas to allowable uses within Development Area B.

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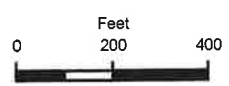




PUD-805-1



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Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2014

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**Case #:** PUD-309-A-1  
**Minor Amendment**

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

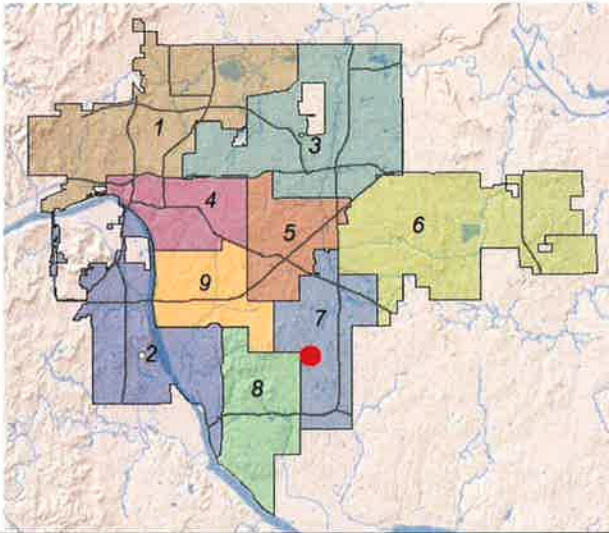
Jay Hoyt

**Owner and Applicant Information:**

Applicant: CEI Engineering – Kofi Addo  
 Property Owner: Wal-Mart Real Estate  
 Business Trust

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Concept summary: PUD minor amendment to reallocate floor area to permit a lot split for a gas service station.

Gross Land Area:  
 0.704 Acres

Location: East of the NE corner of S.  
 Memorial Dr. and E. 68<sup>th</sup> St. S.

(Southwest corner of existing Wal-Mart  
 Parking area)

**Zoning:**

Existing Zoning: CS/PUD-309- 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 Plan Unit Development

**Staff Data:**

TRS: 8301  
 CZM: 53 Atlas: 9981/875

**City Council District: 7**

*Councilor Name:* Arianna Moore

**County Commission District: 3**

*Commissioner Name:* Ron Peters

June 4, 2014

**SECTION I:** PUD-309-A-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to reallocate floor area to permit a lot split.

The current maximum allowable building floor area is 217,500 SF. The proposed maximum building floor area is 216,000 SF for the Wal-Mart tract and 1,500 SF for the Murphy Oil tract.

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

*"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 are not substantially altered."*

Staff has reviewed the request and determined:

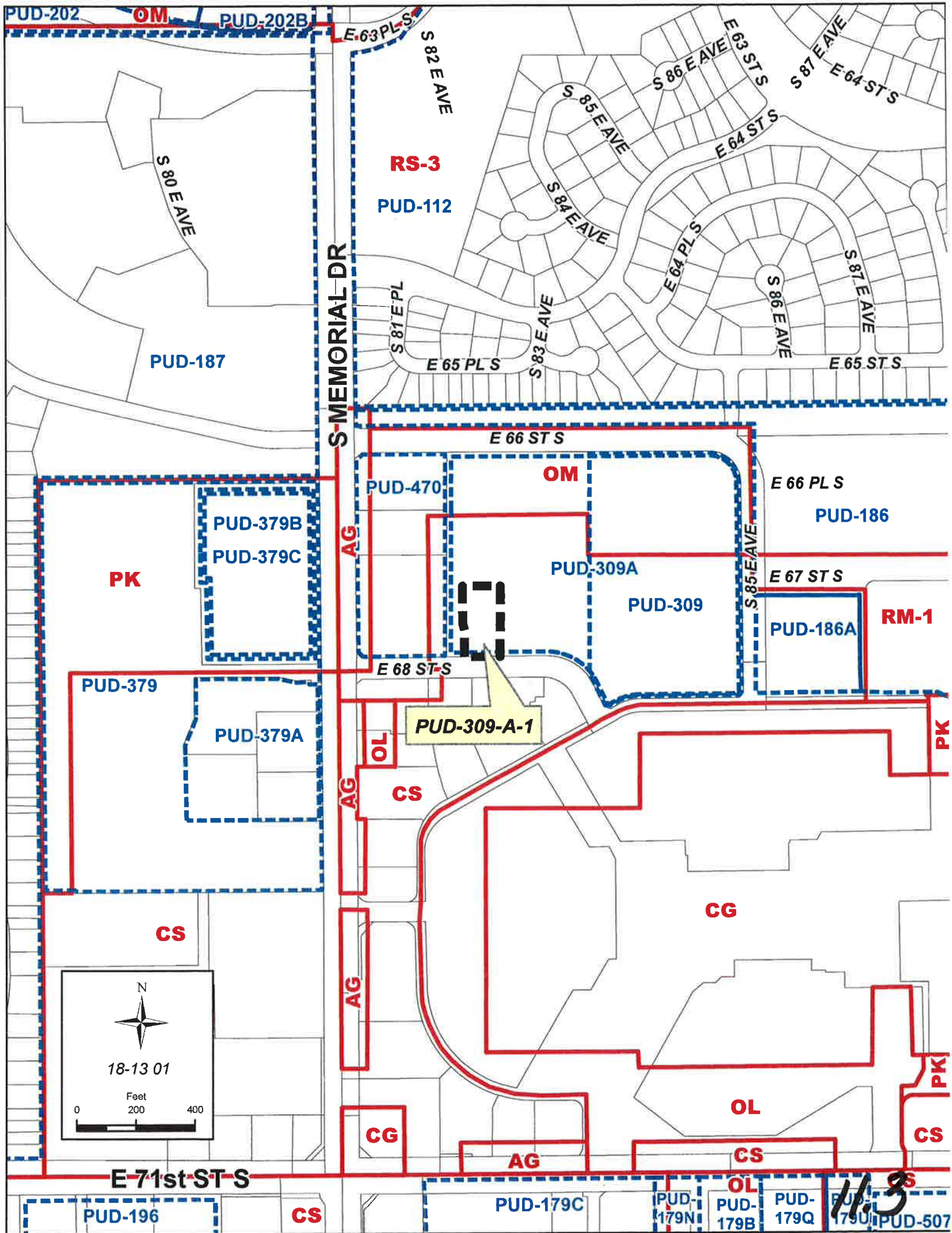
- 1) The proposed Gas Service Station, Use Unit 14, is allowed by right within PUD-309-A.
- 2) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 3) All remaining development standards defined in PUD-309-A shall remain in effect.

Exhibits included with staff recommendation:

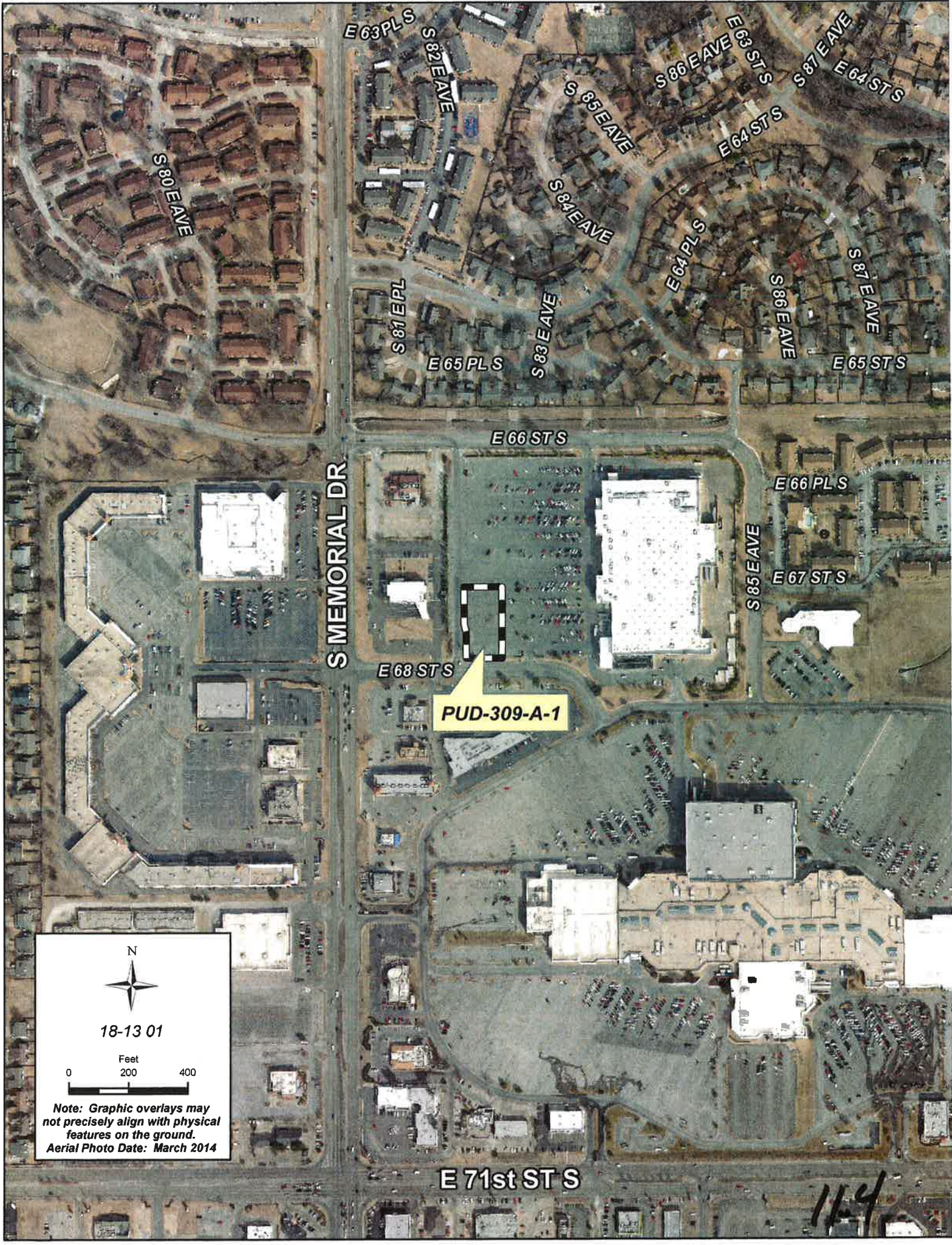
INCOG zoning case map  
INCOG aerial photo  
Applicant legal description  
Applicant overall site plan  
Applicant enlarged site plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reallocate floor area to permit a lot split.

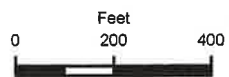
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Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2014

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RE: PROPOSED TRACT DESCRIPTION

(N03104AD-CEI MURPHY/TULSA, OK)

A tract of land being a portion of Lot Two (2) of Block Three (3) of WOODLAND HILLS MALLS, Blocks 2, 3, 4 and 5, an Addition to the City of Tulsa, Tulsa County, Oklahoma; being part of the Southwest Quarter (SW/4) of Section One (1), Township Eighteen (18) North, Range Thirteen (13) East, according to the recorded plat thereof, recorded plat 3627/489890, September 30, 1976, Tulsa County, Oklahoma. Said tract of land being described as follows:

Commencing at the Southwest Corner of Lot 2, Block 3 of WOODLAND HILLS MALLS;

Thence, on the South line of said Lot 2, Block 3, South 90°00'00" East a distance of 60.00 feet to the Point of Beginning;

Thence, North 00°03'42" East, parallel to the West line of said Lot 2, Block 3, a distance of 84.61 feet;

Thence, North 12°12'00" West, a distance of 28.25 feet;

Thence, North 00°03'42" East, parallel to the said West line, a distance of 130.84 feet;

Thence, South 90°00'00" East, a distance of 128.67 feet;

Thence, South 00°03'42" West, a distance of 243.06 feet to a point on the South line of said Lot 2, Block 3 and being a point on the North right-of-way line of E. 68<sup>th</sup> Street, an existing public right-of-way;

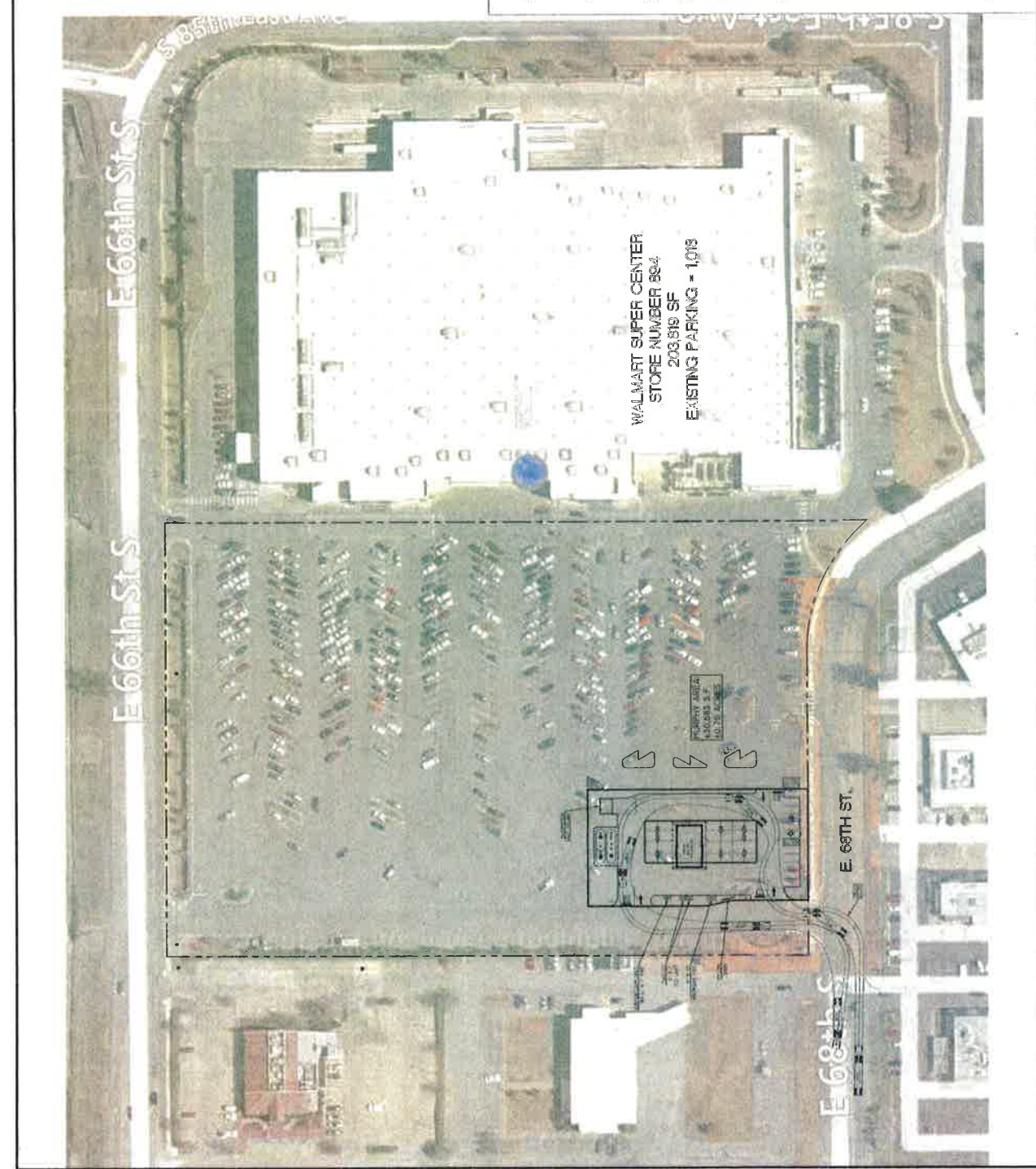
Thence, on said South line and right-of-way line, North 90°00'0" West, a distance of 122.67 feet to the Point of Beginning.

Containing an area of 30,684 square feet or 0.7044 acres, more or less.

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**NOTES**

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MURPHY OIL U.S.A., INC.  
422 N WASHINGTON AVE.  
P.O. BOX 7000  
EL DORADO, AR 71730-7000

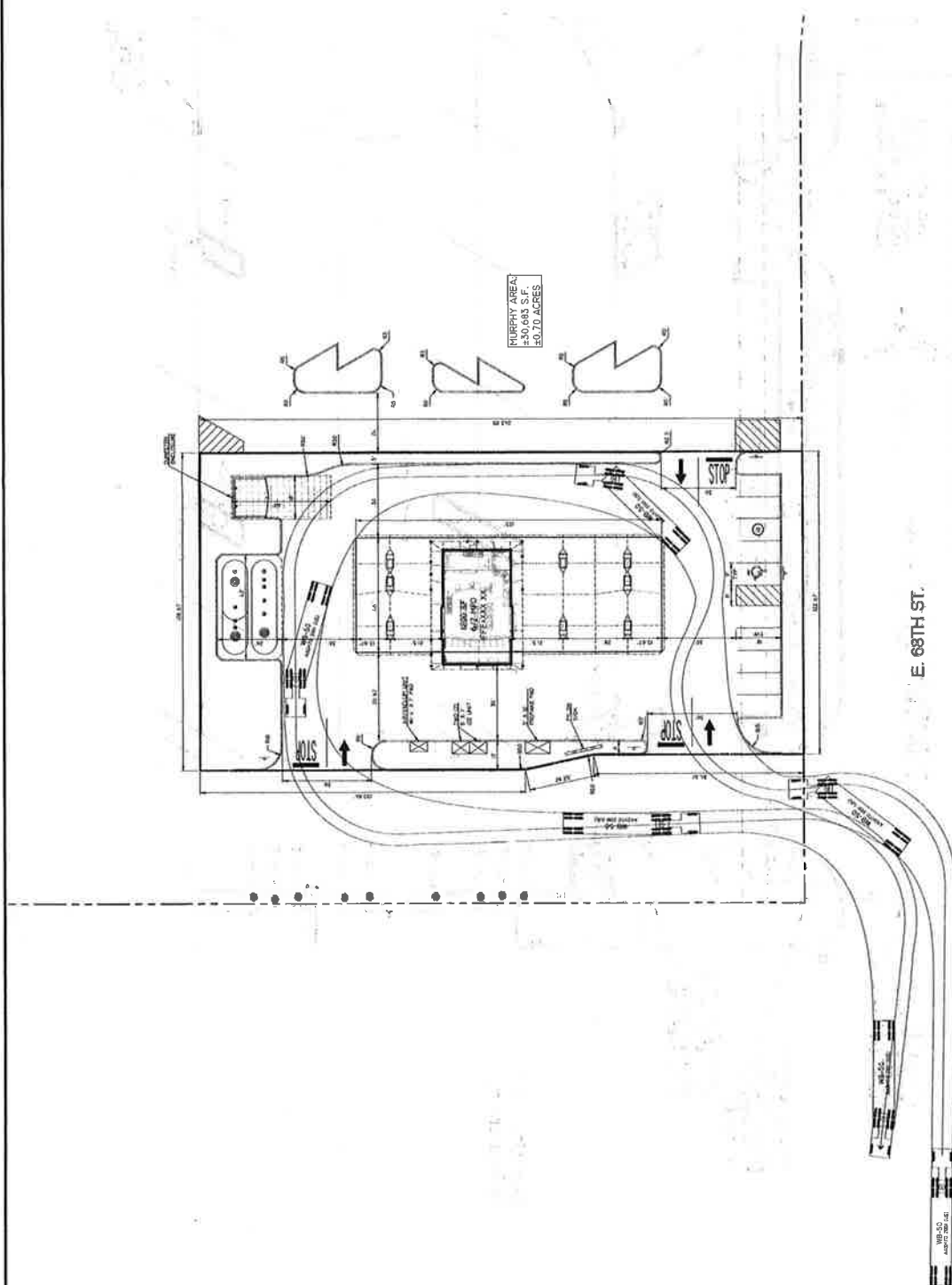
**CEI**  
Engineering  
Associates, Inc.  
1400 N. WASHINGTON, SUITE 200  
DALLAS, TEXAS 75201  
TEL: (214) 750-1000  
FAX: (214) 750-1001  
JOB NO. 71800

TULSA

WAL-MART SUPERCENTER # 894  
6635 SOUTH MEMORIAL DR  
OKLAHOMA

DATE: 3/22/2013  
PHONE: (620) 331-6767  
INDEPENDENCE, KS 67301  
1921 N. PINN  
SURVEYING, L.L.C.  
CORNERSTONE REGIONAL  
BASIS ON A DRAWING BY:

SHEET NO.  
**ECP**







**Case #:** PUD-307-C  
**Detailed Site Plan**

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

Jay Hoyt

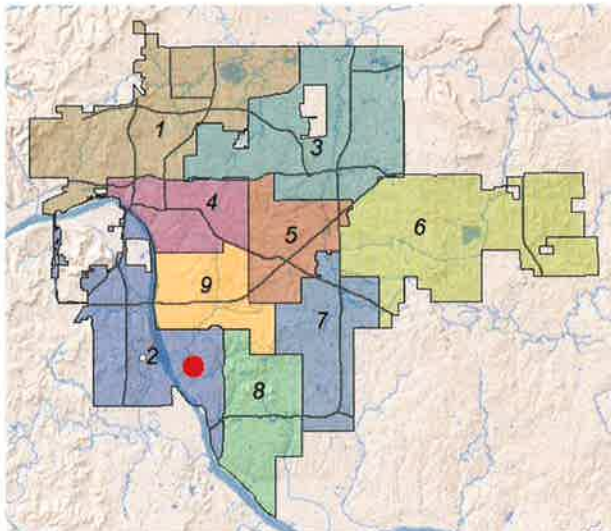
**Owner and Applicant Information:**

Applicant: Sisemore Weisz & Associates, Inc.

Property Owner: Tulsa Jewish Community Council & Tulsa Jewish Community Retirement & Health Care Ctr., Inc.

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Detailed Site Plan:

Plan represents details for new buildings within the PUD.

Gross Land Area:  
 20 Acres

Location: West of the NW corner of E. 71<sup>st</sup> St. S. and S. Lewis Ave. (2021 E. 71<sup>st</sup> St. S.)

Lot 1, Block 1, Camp Shalom Amended II

**Zoning:**

Existing Zoning: OM/PUD-307-C

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

**Staff Data:**

TRS: 18-13-06

CZM: 52

Atlas: 1007

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 3**

*Commissioner Name:* Ron Peters

12.1

June 4, 2014

**SECTION I: PUD-307-C Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 20 acre site in a Planned Unit Development for three new buildings/additions, including: adding four assisted living apartment units to an existing 4 story assisted living building, one 1 story swimming pool building to be connected to existing assisted living building and one 1 story addition of an entrance and lobby to an existing 1 story museum building.

**PERMITTED USES:**

Uses permitted as a matter of right within the Northern Development Area are Elderly Housing Apartments, Extended Care Facility, Administrative Office, Dining Facilities and accessory uses. Uses permitted as a matter of right within the Southern Development Area are School, Community Center and Museum Uses, as included within Use Unit 5. The proposed additional to the Northern and Southern Development Areas are permitted as a matter of 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:**

The 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 plans are not provided. No new site lighting is proposed. Existing site lighting is to remain. Existing site lighting complies with the requirements of the Planned Unit Development.

**SIGNAGE:**

The site plan does not illustrate ground and wall sign location. Any new signage 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

12.2

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.

**PEDESTRIAN ACCESS AND CIRCULATION:**

The plan displays existing sidewalks throughout the development. Proposed assisted living and pool additions are shown to utilize the existing sidewalks. The proposed museum addition is shown as including new sidewalks to connect to existing.

**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-307-C**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

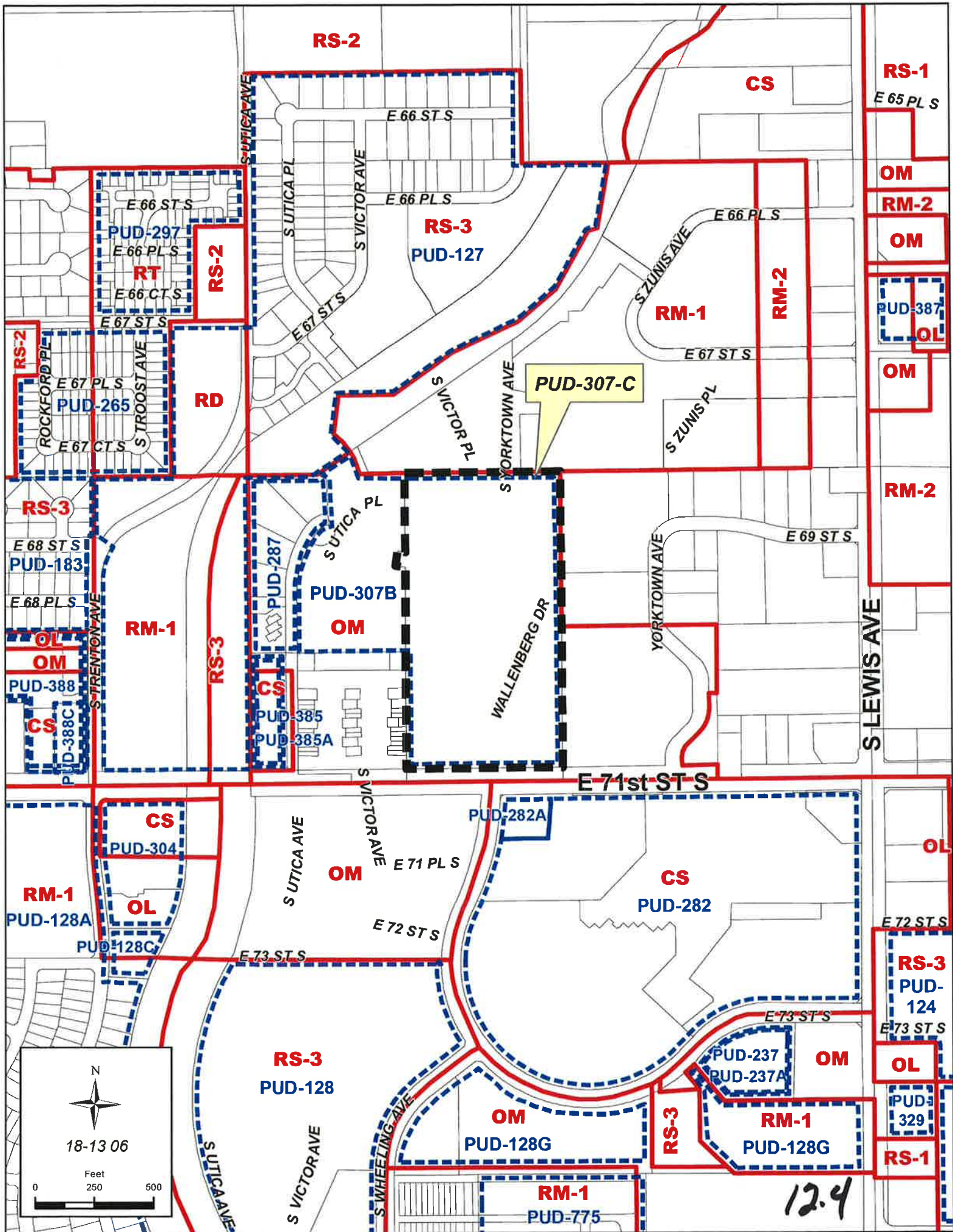
Exhibits included with staff recommendation:

INCOG zoning case aerial map  
INCOG aerial photo  
Applicants Site Plan  
Applicants Exterior Elevations

Staff recommends **APPROVAL** of the detail site plan for the proposed new buildings/additions.

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









PUD-307-C



18-13 06

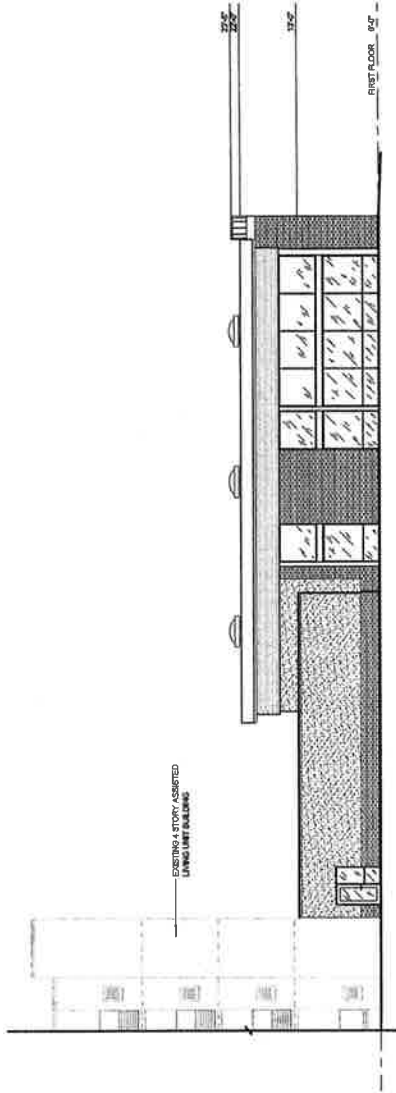
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Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2010

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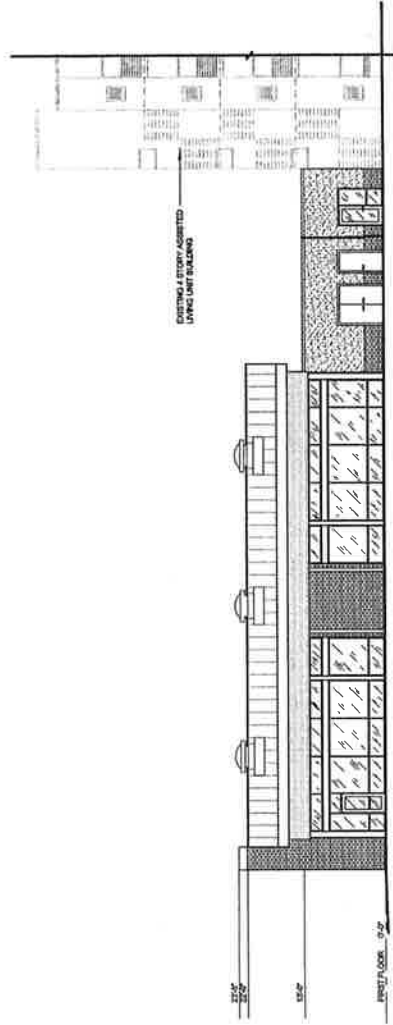






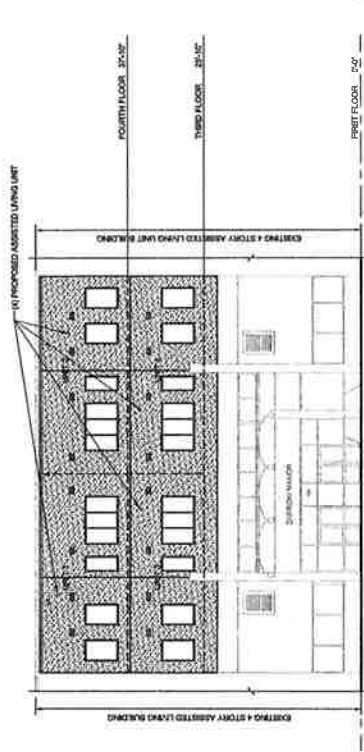
Indoor Swimming Pool Building (South Elevation)

SCALE: 1" = 10'



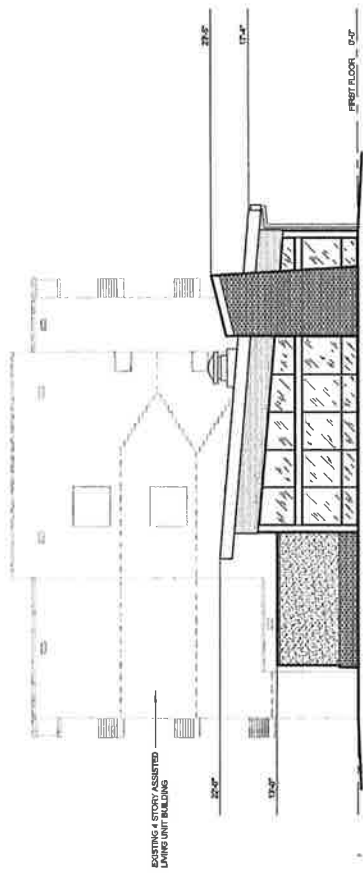
Indoor Swimming Pool Building (North Elevation)

SCALE: 1" = 10'



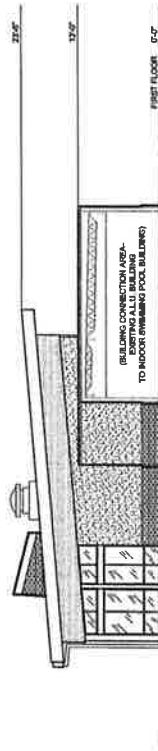
Third & Fourth Floor Assisted Living Apartment Units (East Elevation)

SCALE: 1" = 10'



Indoor Swimming Pool Building (East Elevation)

SCALE: 1" = 10'



Indoor Swimming Pool Building (West Elevation)

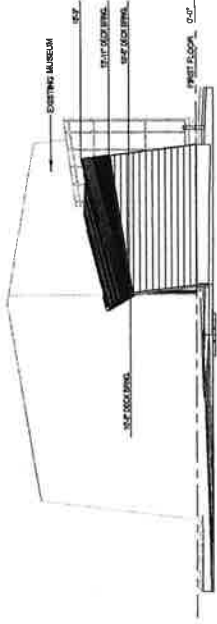
SCALE: 1" = 10'

(INDOOR SWIMMING POOL & ASSISTED LIVING  
CENTER APARTMENT BUILDINGS)  
BUILDING ELEVATIONS  
DSP-2  
Tulsa Jewish Retirement &  
Health Care Center

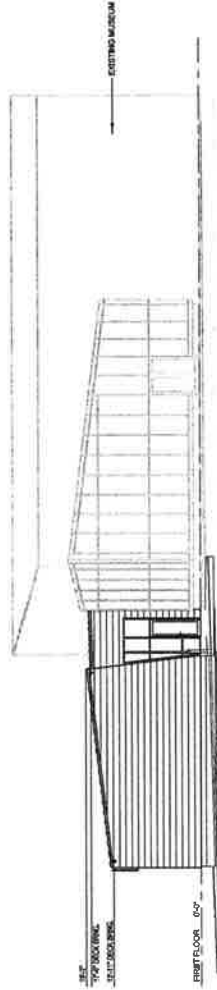
WORK ORDER: 1984-10  
DRAWING DATE: 5-22-14  
FILE NUMBER: 1811000  
SHEETS: 1811000-1  
1811000-2  
1811000-3  
1811000-4  
1811000-5  
1811000-6  
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1811000-100



Museum Expansion Building (South Elevation)  
SCALE 1/4" = 1'



Museum Expansion Building (East Elevation)  
SCALE 1/4" = 1'



Museum Expansion Building (North Elevation)  
SCALE 1/4" = 1'

(MUSEUM BUILDING EXPANSION AREA-  
NEW ENTRANCE & LOBBY)  
BUILDING ELEVATIONS DSP-3  
**Tulsa Jewish Retirement &  
Health Care Center**

WORK ORDER: 1804.10 FILE NUMBER: 1804.00 DRAWING DATE: 5-24-14  
OWNER/DESIGNER:  
Tulsa Jewish Community Council And  
Tulsa Jewish Community Retirement And  
Health Care Center  
2025 E. 7th Street S.E.  
Tulsa, Oklahoma 74106  
OWNER/ENGINEER:  
Sloanmore Weitz & Associates, Inc.  
8111 East 32nd Place  
Tulsa, Oklahoma 74135  
Sloanmore Weitz & Associates, Inc.  
8111 East 32nd Place  
Tulsa, Oklahoma 74135  
PHONE: 918.466.2000  
FAX: 918.466.2001  
WWW: SLOANMOREWEITZ.COM  
DATE: 5-24-14  
DRAWN: J. W. SLOAN  
CHECKED: J. W. SLOAN  
DATE: 5-24-14





**Case #:** PUD-766  
**Detailed Site Plan**

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

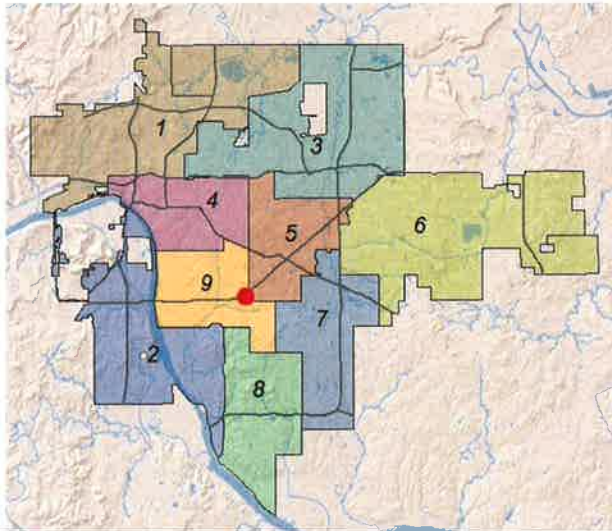
Jay Hoyt

**Owner and Applicant Information:**

Applicant: John Sanford  
 Property Owner: Jay Jain

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Detailed Site Plan:  
 Plan represents details for new hotel in a PUD.

Gross Land Area:  
 1.65 Acres

Location:  
 S. of I-44, west of S. Yale Ave.  
 (4680 East Skelly Drive)

Lot 4A, Block 1 of 51 Yale

**Zoning:**

Existing Zoning: CS/PUD-766  
 Proposed Zoning: No Change

**Comprehensive Plan:**

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

**Staff Recommendation:**

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

**Staff Data:**

TRS: 9328  
 CZM: 47  
 Atlas: 468

**City Council District: 9**

*Councilor Name:* G.T. Bynum

**County Commission District: 3**

*Commissioner Name:* Ron Peters

June 4, 2014

**SECTION I: PUD-766 Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval for a new four story hotel on a 1.65 acre site in a Planned Unit Development.

**PERMITTED USES:**

Uses permitted as a matter of right are Use Units 1, Area Wide Uses by Right; 10, Off Street Parking; 11, Offices and Studies, Including Drive-Thru Banking Facilities; 12, Entertainment and Eating Establishments, Other Than Drive-Ins; 13, Convenience Goods and Services; 14, Shopping Goods and Services; 19, Hotel, Motel and Recreational Facilities; and uses customarily accessory to permitted principal uses. Convenience Hotel, Motel and Recreational Facilities uses proposed for this project are allowed by right.

**DIMENSIONAL REQUIREMENTS:**

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

**ARCHITECTURAL GUIDELINES:**

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

**OFF-STREET PARKING AND VEHICULAR CIRCULATION:**

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

**LIGHTING:**

Site lighting plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code and shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that 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. No light standard shall exceed 30 feet in height.

**SIGNAGE:**

The site plan illustrates ground and wall sign locations which 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.

#### PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays existing sidewalks along the access drive connecting to existing sidewalks of adjacent lots. Pedestrian circulation is provided internal to the site around the perimeter of the proposed hotel.

#### 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-766**. 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.

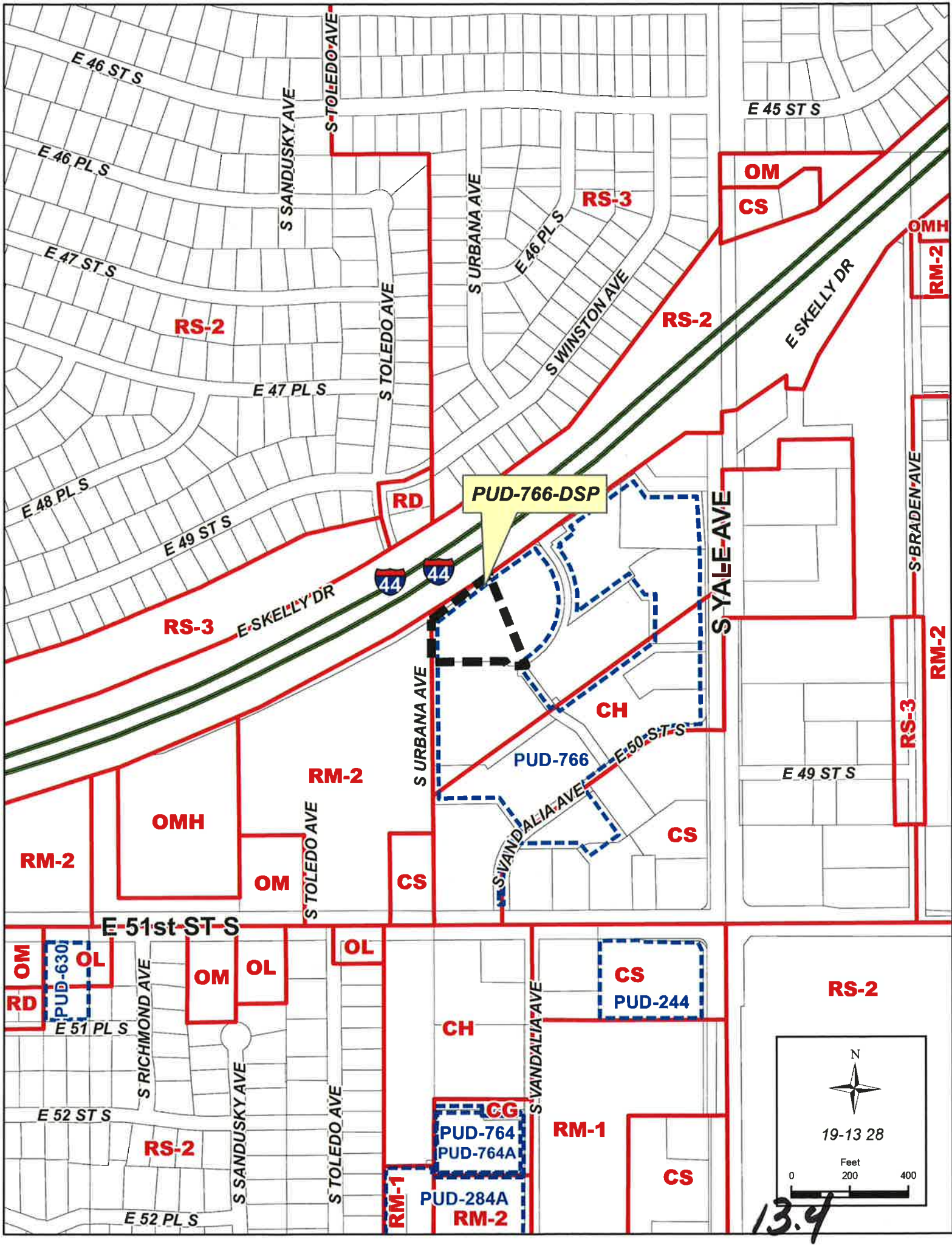
Exhibits included with staff recommendation:

- INCOG zoning case aerial map
- INCOG aerial photo
- Applicants Site Plan
- Applicants Site Details
- Applicants Exterior Elevations
- Applicants Site Lighting Plan
- Applicants Site Lighting Details

Staff recommends **APPROVAL** of the detail site plan for the proposed new Hotel.

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





13.4





PUD-766-DSP



19-13 28

Feet  
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2014

13.5





10/10/2010



HOLIDAY INN EXPRESS  
LOT 4A, BLOCK 1  
51 YALE  
TULSA OK

PROJECT NUMBER: 1723  
DATE: 04/22/10  
ISSUE DATE: 04/22/10



PERMIT SET

1. 4/22/10  
2. 4/22/10

SITE PLAN

C1.00

SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA, OKLAHOMA, STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION.
3. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UNIDENTIFIED UTILITIES SHALL BE DEEMED TO BE 18" DEEP AND 12" DIA. UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TULSA, OKLAHOMA, AND THE TULSA WATER DEPARTMENT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TULSA WATER DEPARTMENT FOR ANY WATER MAINS CROSSING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TULSA WATER DEPARTMENT FOR ANY SEWER MAINS CROSSING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TULSA WATER DEPARTMENT FOR ANY WATER MAINS CROSSING.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TULSA WATER DEPARTMENT FOR ANY SEWER MAINS CROSSING.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TULSA WATER DEPARTMENT FOR ANY WATER MAINS CROSSING.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE TULSA WATER DEPARTMENT FOR ANY SEWER MAINS CROSSING.



LOT 4A  
BLOCK 1

**SETBACK DATA**  
ZONING: L-2  
MINIMUM SETBACK: 5' (FRONT), 10' (SIDE), 15' (REAR)  
MINIMUM SIDE SETBACK: 10' (FRONT), 15' (SIDE), 20' (REAR)  
MINIMUM REAR SETBACK: 15' (FRONT), 20' (SIDE), 25' (REAR)  
MINIMUM CORNER SETBACK: 10' (FRONT), 15' (SIDE), 20' (REAR)

**LOT STANDARD DETAILS**  
THE FOLLOWING ARE THE STANDARD DETAILS FOR THE LOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TULSA, OKLAHOMA, AND THE TULSA WATER DEPARTMENT.

HOLIDAY INN EXPRESS  
49,426.59 SQ. FT.  
FFE=701.00

East Skelly Drive

LOT 3  
BLOCK 1  
EXISTING LOT  
GARDEN

LINCOLN ESTATES

13.4



HOLIDAY INN  
EXPRESS  
LOT 4A, BLOCK 1  
51 YALE  
TULSA, OK

PROJECT NUMBER  
SUBMITTAL DATE  
ISSUE DATE



PERMIT SET

NOTES

1. APPROVED PERMIT DATE

2. SHEET

3. SHEET

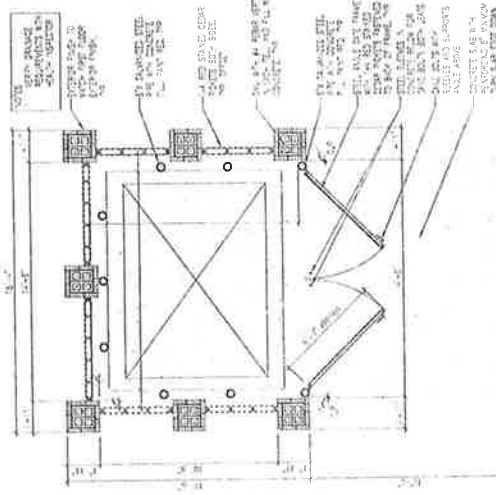
4. SHEET

5. SHEET

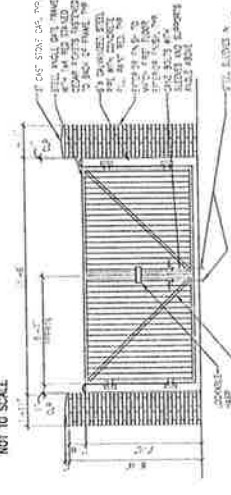
CIVIL DETAILS

SHEET

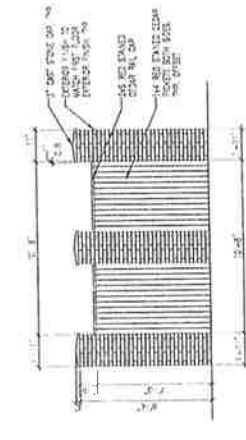
C6.04



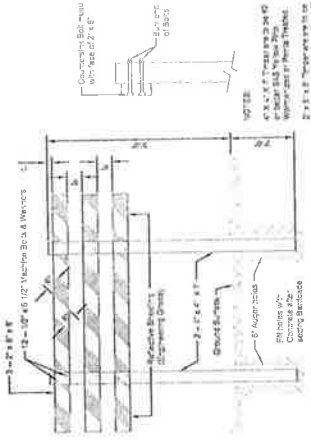
PLAN-EXTERIOR REFUSE RECEPTACLE  
NOT TO SCALE



ELEVATION-EXTERIOR REFUSE RECEPTACLE  
NOT TO SCALE



ELEVATION-EXTERIOR  
NOT TO SCALE



STANDARD REFLECTOR TYPE BARRICADE  
NOT TO SCALE

13.7



[illegible][illegible]

**GENERAL NOTE:**

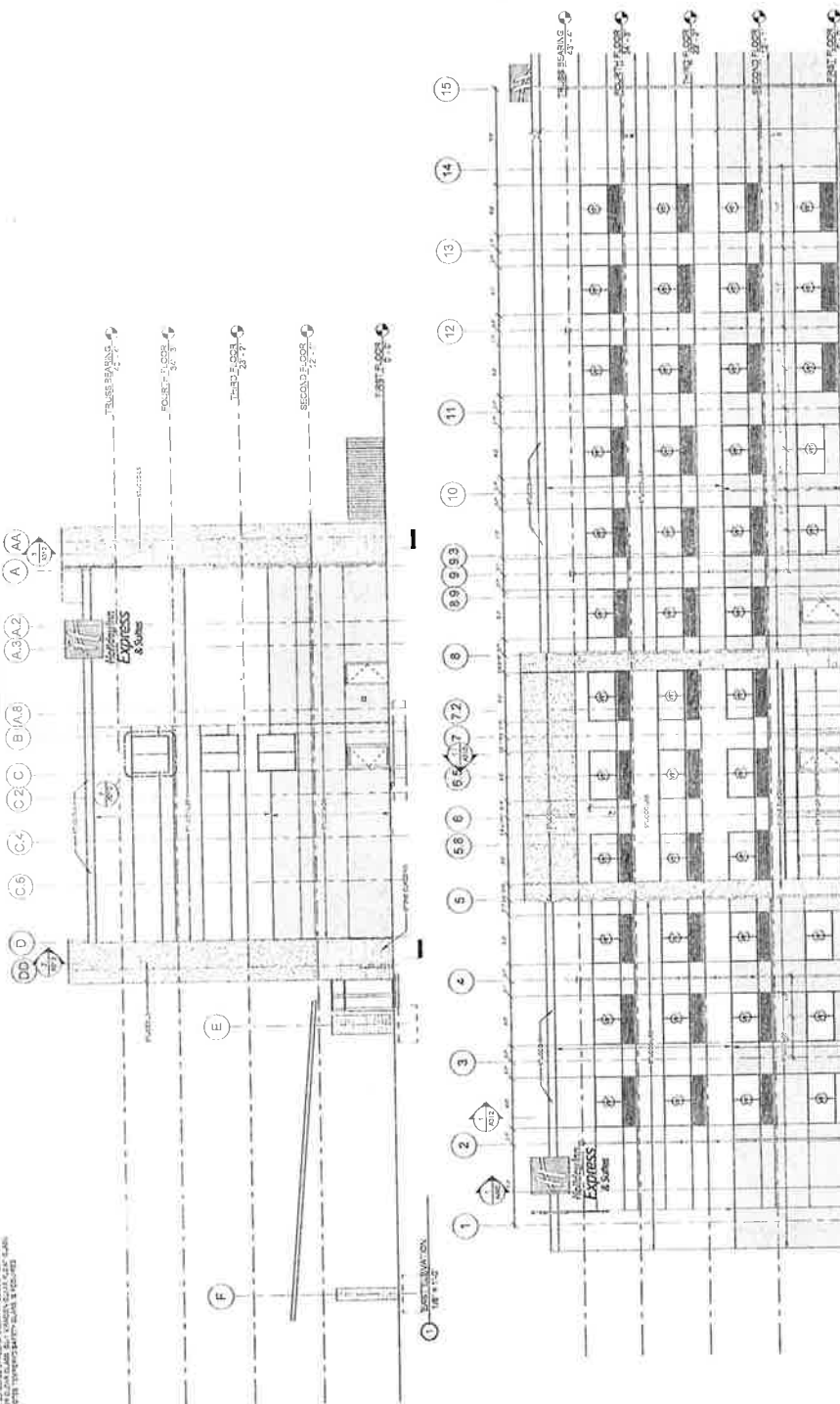
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CONCLUSIONS



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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5-SET  
A201  
EXTERIOR  
ELEVATIONS

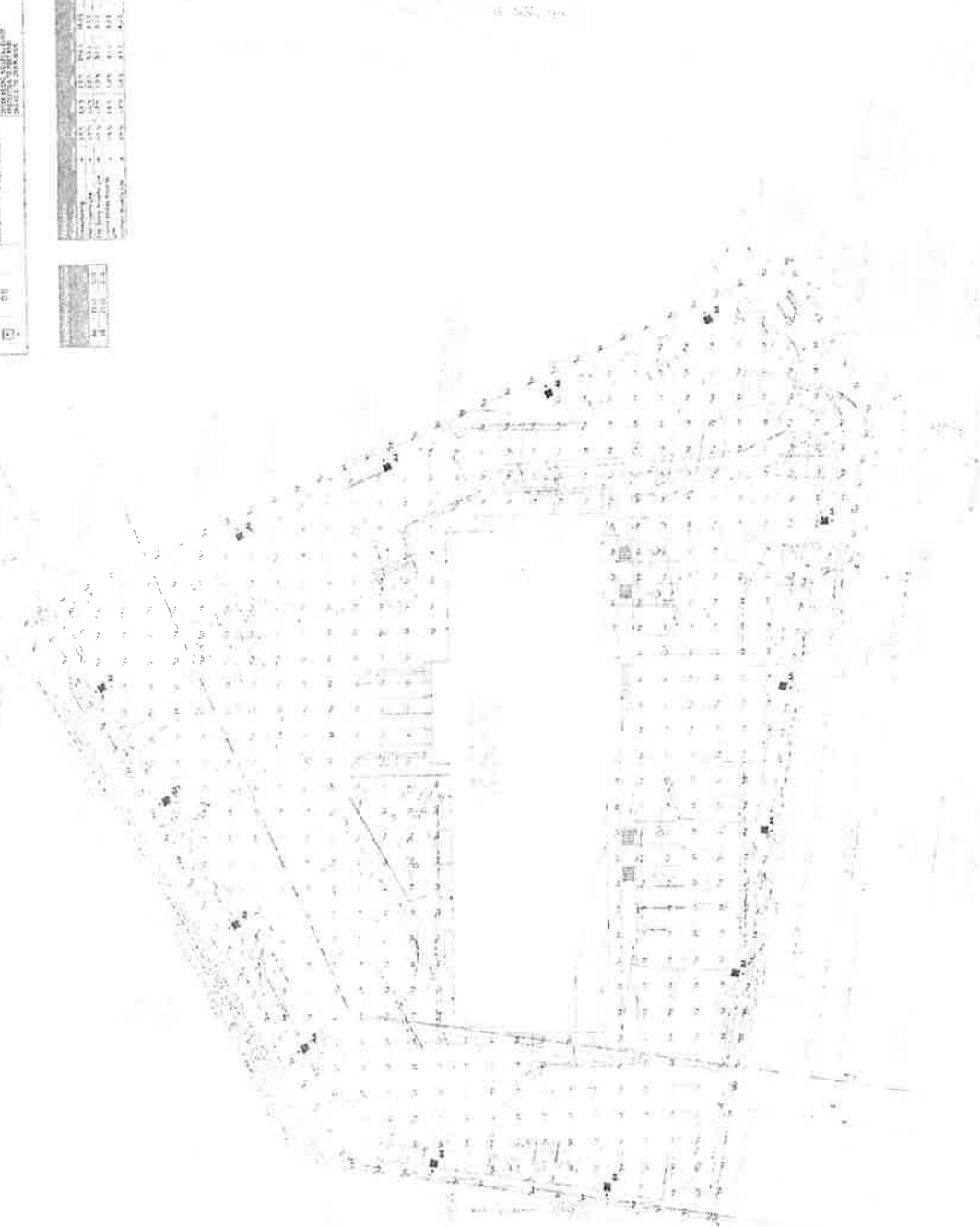


2 NORTH ELEVATION  
18" x 12"

1.0	PROJECT LOCATION: 4680 EAST SKELLY DRIVE, TULSA, OKLAHOMA 74112	1.0	PROJECT LOCATION: 4680 EAST SKELLY DRIVE, TULSA, OKLAHOMA 74112
2.0	PROJECT NAME: HOLIDAY INN EXPRESS	2.0	PROJECT NAME: HOLIDAY INN EXPRESS
3.0	PROJECT OWNER: HOLIDAY INN EXPRESS	3.0	PROJECT OWNER: HOLIDAY INN EXPRESS
4.0	PROJECT ARCHITECT: [Faint text]	4.0	PROJECT ARCHITECT: [Faint text]
5.0	PROJECT ENGINEER: [Faint text]	5.0	PROJECT ENGINEER: [Faint text]
6.0	PROJECT DATE: [Faint text]	6.0	PROJECT DATE: [Faint text]
7.0	PROJECT SCALE: [Faint text]	7.0	PROJECT SCALE: [Faint text]
8.0	PROJECT SHEET: [Faint text]	8.0	PROJECT SHEET: [Faint text]
9.0	PROJECT TOTAL SHEETS: [Faint text]	9.0	PROJECT TOTAL SHEETS: [Faint text]
10.0	PROJECT NOTES: [Faint text]	10.0	PROJECT NOTES: [Faint text]

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1.0	Excavation	1.00	cu yd	1.00	1.00
2.0	Foundation	1.00	sq ft	1.00	1.00
3.0	Structure	1.00	sq ft	1.00	1.00
4.0	Roofing	1.00	sq ft	1.00	1.00
5.0	Interior Finishes	1.00	sq ft	1.00	1.00
6.0	Exterior Finishes	1.00	sq ft	1.00	1.00
7.0	Landscaping	1.00	sq ft	1.00	1.00
8.0	Utilities	1.00	sq ft	1.00	1.00
9.0	Other	1.00	sq ft	1.00	1.00
10.0	Total	10.00			10.00

1.0	Excavation	1.00	cu yd	1.00	1.00
2.0	Foundation	1.00	sq ft	1.00	1.00
3.0	Structure	1.00	sq ft	1.00	1.00
4.0	Roofing	1.00	sq ft	1.00	1.00
5.0	Interior Finishes	1.00	sq ft	1.00	1.00
6.0	Exterior Finishes	1.00	sq ft	1.00	1.00
7.0	Landscaping	1.00	sq ft	1.00	1.00
8.0	Utilities	1.00	sq ft	1.00	1.00
9.0	Other	1.00	sq ft	1.00	1.00
10.0	Total	10.00			10.00



13.10

Job: HOLIDAY INN EXPRESS; 4680 EAST SKELLY DRIVE, TULSA, OK

Type: AA and BB

Notes: TO BE DETERMINED: VOLTAGE; FINISH; POLE STYLE. PROVIDE SURGE PROTECTION FOR SPECIFIED VOLTAGE



# PureForm LED

Page 1 of 8

## P21 Area and Pedestrian Scale Luminaires

Philips Gardco PureForm luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction. The die cast aluminum housing mounts directly to a pole or wall, and has a maximum profile of just 3". The advanced LED optical systems provide IES Types II, III, IV and V distributions, as well as a Backlight Control optic. Special LEED corner cutoff optics are also available. All LED wattages utilize high performance Class 1 LED systems. The luminaire features a state of the art integral thermal control system to maximize LED performance and life, and to extend component life. The door frame is die cast aluminum. Luminaires are finished with a fade and abrasion resistant TGIC powdercoat. PureForm luminaires are available in a wide variety of mountings and arms. All PureForm luminaires provide full cutoff performance.

A1 - 9" Standard Arm Mount



A2 - 5" Short Arm Mount



A3 - Decorative Arm Mount



MA - Mast Arm Mount



PureForm luminaires are provided standard without a glass lens, for maximized performance. A glass lens is available as an option, resulting in reduced performance.

PREFIX	ARM	MOUNTING	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS
P21	A1	1	4	90LA	WW			LF

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

### PREFIX

(See page 4 and page 5 for details on luminaire configurations.)

P21	21" PureForm Luminaire - Constant Wattage
P21-DIM	21" PureForm with 0-10V Dimming
P21-MR50 <sup>1</sup>	21" PureForm with Motion Response - 50% Low, Pole Mounted Motion Sensor
P21-APD <sup>2</sup>	21" PureForm with Automatic Profile Dimming
P21-APD-MRO <sup>1</sup>	21" PureForm - APD with Motion Response Override, Pole Mounted Motion Sensor
P21-MRI <sup>2,3</sup>	21" PureForm with Motion Response - 50% Low, Integral Motion Sensor
P21-APD-MRI <sup>2,3</sup>	21" PureForm - APD with Motion Response Override, Integral Motion Sensor

1. MR50 and APD-MRO luminaires require one motion sensor per pole, ordered separately.

See Accessories on page 2. Motion Response luminaires available 120V or 277V only.

2. Available 120V through 277V only.

3. MRI and APD-MRI luminaires include an integral motion sensor.

### ARM (Omit for Mast Arm Mount luminaires)

Arm Style	Available Mountings
A1	Standard 9" Arm Direct to Pole Mount and Wall Mount
A2	Short 5" Arm Direct to Pole Mount and Wall Mount
A3	Decorative Arm Direct to Pole Mount Only

Note: All Arm Styles shown above mount to a round pole with no adapter. If mounting to a square pole, specify the appropriate Square Pole Adapter option: SPA1-2 for A1 or A2 arms, SPA3 for A3 arms. See Options on page 2.

### MOUNTING

Direct to Pole Mount (Available with A1, A2 or A3 Arms)

1	Single Pole Mount
2	Twin Pole Mount at 180°
2@90	Twin Pole Mount at 90°
3	3-way Pole Mount at 90°
3@120°	3-way Pole Mount at 120°
4	4-way Pole Mount

#### Mast Arm Mount

MA Mast Arm Mount (Requires 2 3/8" OD Mast Arm)

#### Wall Mount

(Available with A1 or A2 Arms Only.

Not available in P21-MR50, or P21-APD-MRO.)

W Wall Mount

WS Wall Mount, Surface Conduit

### OPTICAL SYSTEM<sup>4</sup> Featuring unitized optic lens construction.

Optic Type	Standard Optic Position	Optic Rotated Left <sup>5</sup> (90°)	Optic Rotated Right <sup>5</sup> (270°)
Type II	2	2-90	2-270
Type III	3	3-90	3-270
Type IV	4	4-90	4-270
Type V Medium	5M		
Type V Wide	5W		
Backlight Control	BLC	BLC-90	BLC-270
LEED Corner Cutoff Optics <sup>6</sup>		LCL	LCR

4. Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens. See Options on page 2.

5. See pages 7 and 8 for information on optical rotation prior to ordering.

6. Available with 90LA or 130LA LED wattages only.

1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

G200-035/1012

PHILIPS

GARDCO  
13.11



# PureForm LED

Page 2 of 8

## P21 Area and Pedestrian Scale Luminaires

### LED WATTAGE AND LUMEN VALUES

Ordering Code	Average System Watts <sup>7</sup>	LED Current (mA)	LED Quantity - Single LED Array	LED Selection	Luminaire Initial Absolute Lumens <sup>8,9</sup>				
					TYPE 2	TYPE 3	TYPE 4	TYPE 5M	TYPE 5W
55LA	55	350	48	NW	4,402(s)	4,563 (s)	4,412	5,133 (s)	5,357 (s)
70LA	70	350	64	NW	5,869 (s)	6,084 (s)	5,838 (s)	6,6844 (s)	7,142 (s)
90LA	90	350	80	NW	7,336	7,605 (s)	7,298	8,555	8,928
80LA	80	530	48	NW	6,176 (s)	6,518 (s)	6,211	7,165 (s)	7,860
105LA	105	530	64	NW	8,235(s)	8,691 (s)	8,152 (s)	9,553 (s)	10,425
130LA	130	530	80	NW	10,294	10,864	10,190	11,941	13,009

7. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.

8. Values shown are for luminaires without the CLR, DL or EHHS options. Tests are in process for configurations not shown. "(s)" following the value indicates that values are scaled from tests on similar, but not identical luminaire configurations. Contact Gardco applications@philips.com if any approximate estimates are required for design purposes.

9. Lumen values based on tests performed in compliance with IESNA LM-79

### LED SELECTION

<b>CW</b>	Cool White - 5700°K - 75 CRI Nominal
<b>NW</b>	Neutral White - 4000°K - 70 CRI Nominal
<b>WW</b>	Warm White - 3000°K - 80 CRI Nominal

### VOLTAGE

<b>UNIV</b>	120V through 277V, 50hz or 60hz
<b>HVU</b>	347V through 480V, 50hz or 60hz (High Voltage Universal)

### FINISH

<b>BRP</b>	Bronze Paint
<b>BLP</b>	Black Paint
<b>WP</b>	White Paint
<b>NP</b>	Natural Aluminum Paint
<b>OC</b>	Optional Color Paint Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.
<b>SC</b>	Special Paint Specify. Must supply color chip.

### OPTIONS

<b>F<sup>10</sup></b>	Fusing	<b>DL</b>	Diffusing Lens (reduces performance significantly)
<b>LF</b>	In-Line/In-Pole Fusing	<b>CLR</b>	Clear Glass Lens (reduces performance)
<b>BD<sup>11</sup></b>	Bird Deterrent Spike Kit	<b>POLY<sup>14</sup></b>	Polycarbonate Lens (reduces performance)
<b>PC<sup>12,13</sup></b>	Photocontrol and Receptacle	<b>SPR<sup>15</sup></b>	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2
<b>PCR<sup>13</sup></b>	Photocontrol Receptacle only	<b>SPRH<sup>15</sup></b>	Surge Protection for 347V through 480V Input meeting ANSI C62.41.2
<b>PCB<sup>12,13</sup></b>	Button Photocontrol	<b>TB</b>	Terminal Block
<b>EHHS</b>	External Houseside Shield	<b>TL</b>	Provides for access to the LED arrays and driver without tools
<b>PTF2</b>	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon		
<b>PTF3</b>	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon		
<b>PTF4</b>	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon		
<b>SPA1-2</b>	Square Pole Adapter (for use with A1 or A2 Arms)		
<b>SPA3</b>	Square Pole Adapter (for use with A3 Arms)		

10. Available with A1 arm or with MA mounting only.  
Provide specific input voltage.

11. Kits consist of 25 injection molded plastic bird deterrent spikes.  
Field installation only.

12. Not available in 480V. Provide specific input voltage.

13. Available with A1 or A2 arms, or with MA mounting only.

14. Polycarbonate lenses feature a 1 year warranty only.  
15. Not available with Fusing (F) option.

### ACCESSORIES (Ordered separately)

<b>MS-A-120V</b>	120V Input - Area Motion Sensor for P21-MR50 (Motion Response) or P21-APD-MRO (Automatic Profile Dimming with Motion Response Override)
<b>MS-A-277V</b>	277V Input - Area Motion Sensor for P21-MR50 (Motion Response) or P21-APD-MRO (Automatic Profile Dimming with Motion Response Override)

Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for P21-MR50 or P21-APD-MRO luminaires. See Luminaire Configuration Information on page 4-5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 sitelighting.com

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Philips Gardco reserves the right to change materials or modify the design of its product without notification as part of the company's continuing product improvement program.

G200-035/1012

PHILIPS





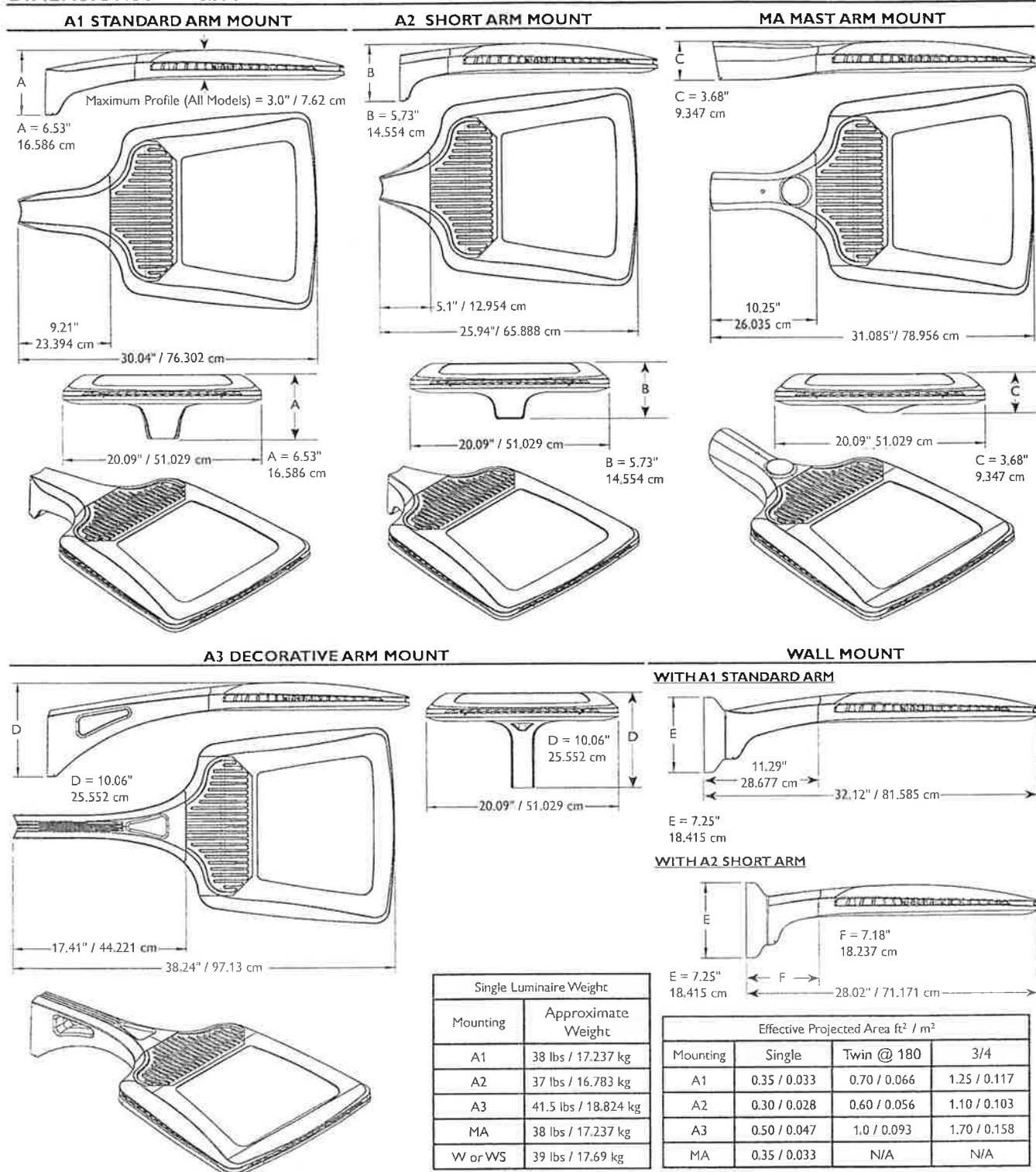


# PureForm LED

Page 3 of 8

## P21 Area and Pedestrian Scale Luminaires

### DIMENSIONS AND EPA



1611 Clovis Barker Road, San Marcos, TX 78666

(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 [sitelighting.com](http://sitelighting.com)

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G200-035/1012

**PHILIPS**

**GARDCO**  
13.13



### LUMINAIRE CONFIGURATION INFORMATION (CONTINUED ON PAGE 5)

**P21:** Philips Gardco PureForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

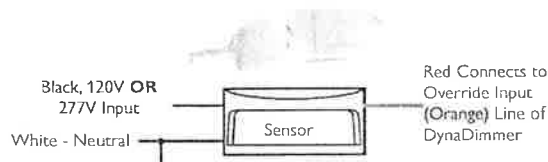
**P21-DIM:** Philips Gardco PureForm LED luminaire provided with 0-10V dimming for connection to a control system provided by others.

**P21-MR50:** Philips Gardco PureForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

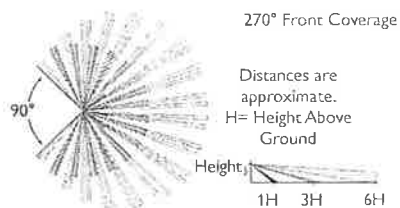
**P21-MR50 is available in 120V through 277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.**

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V). One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.

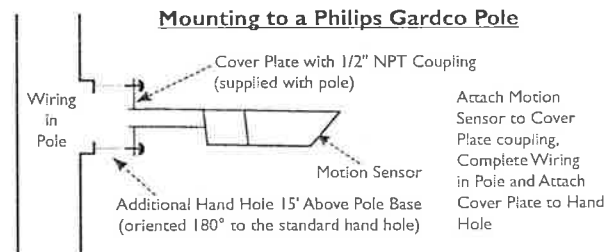


The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

#### Area PIR Motion Sensor Coverage Pattern:



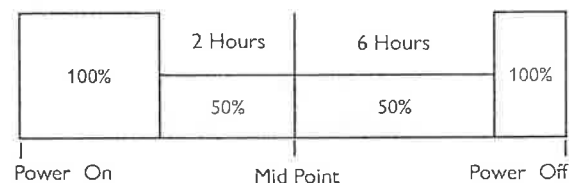
Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. **If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.**



**P21-APD:** Philips Gardco PureForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a programmable LED Driver, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the programmable LED Driver based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

**P21-APD is available in 120V through 277V input only.**

#### P21-APD Dimming Profile:



The P21-APD offers many of the advantages of a sophisticated control system, including an average energy savings of at least 33% versus constant wattage, constant light output systems, without the need for a control system.



### LUMINAIRE CONFIGURATION INFORMATION (CONTINUED FROM PAGE 4)

**P21-APD-MRO:** Philips Gardco PureForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The P21-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the P21-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

**P21-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.**

The P21-APD-MRO has the same pole requirements and utilizes the same motion sensors as the P21-MR50. The motion sensor mounts and wires identically as well. The P21APD-MRO utilizes the identical dimming profile as shown for the P21-APD.

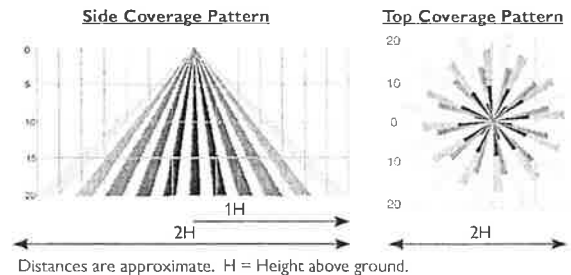
By combining the benefits of automatic profile dimming and motion response, the P21-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

Note: All motion sensors utilized consume 0.0 watts in the off state.

**Luminaires with Integral Motion Sensor - P21-MRI:** Luminaires with Motion Response and an integral motion sensor include a programmable LED driver and an integral motion sensor. The programmable LED driver is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes. Available with 120V through 277V (UNIV) only.

**P21-MRI** luminaires are provided with the WattStopper FS-305-L3W motion sensor, with a maximum recommended 20 ft. mounting height. The area coverage and range of the integral sensors make them most suitable for applications not requiring long range detection. For longer range detection applications, configurations with pole mounted motion sensors are recommended.

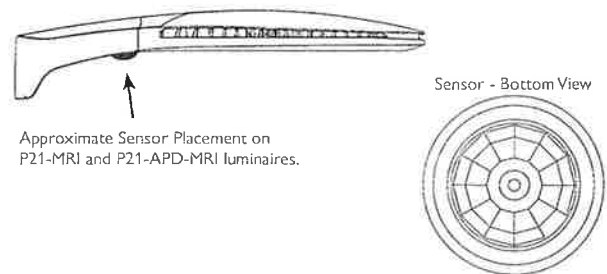
FS-305-L3W - Supplied with PureForm MRI Luminaires



**Luminaires with Integral Motion Sensor - P21-APD- MRI:** Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize a programmable LED driver. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes.

APD-MRI luminaires are available with 120V through 277V (UNIV) input voltages only.

**APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for P21-MRI.**





### SPECIFICATIONS

**GENERAL DESCRIPTION:** Philips Gardco PureForm luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction. The die cast aluminum housing mounts directly to a pole or wall, and has a maximum profile of just 3". All LED wattages utilize high performance Class 1 LED systems. The luminaire features a state of the art integral thermal control system to maximize LED performance and life, and to extend component life. The door frame is die cast aluminum. Luminaires are finished with a fade and abrasion resistant TGIC powdercoat. PureForm luminaires are available in a wide variety of mountings and arms.

**HOUSING:** The PureForm features a die cast aluminum housing, and mounts directly to a pole or wall. The low profile rounded form reduces the effective projected area of the luminaire significantly.

PureForm luminaires supplied with A1, A2 and A3 arms are provided with arms firmly attached to the main luminaire housing body. As a result, the luminaires provide the functionality, strength and installation ease of an integral arm luminaire.

Mast arm mount luminaires are provided with the mast arm mounting assembly firmly attached to the main luminaire housing body.

**IP RATING:** PureForm luminaires have a rating of IP66.

**VIBRATION RESISTANCE:** PureForm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

**OPTICAL SYSTEMS:** The advanced LED optical systems provide IES Types II, III, IV and V distributions, as well as a Backlight Control optic. Special LEED corner cutoff optics are also available, both as LCR (right) and LCL (left.) All optical systems feature unitized lens optic construction.

Types 2, 3, 4, BLC and LCR/LCL optical systems utilize an innovative redirecting reflector system to complement the performance of the LED optic. The redirecting reflector system includes a black surrounding surface to minimize aperture brightness when viewed from the rear of the luminaire.

PureForm luminaires are provided standard without a glass lens, for maximized performance. A glass lens is available as an option, resulting in reduced performance. All PureForm luminaires provide full cutoff performance.

### LED RELIABILITY:

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	Driver mA	L <sub>70</sub> Hours <sup>16</sup>
25 °C	350 mA	240,000
	530 mA	180,000
40 °C	350 mA	225,000
	530 mA	160,000

16. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L<sub>70</sub> is the predicted time when LED performance depreciates to 70% of initial lumen output.

**THERMAL MANAGEMENT:** The Philips Gardco PureForm LED provides die cast aluminum integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

**ELECTRICAL:** Luminaires are equipped with an LED driver that accepts 120V through 277V, or 347V through 480V, 50hz to 60hz, input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaire consumes 0.0 watts in the off state. All motion sensors utilized consume 0.0 watts in the off state.

**FINISH:** Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WVP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

**LABELS:** All luminaires bear UL or CUL (where applicable) Wet Location labels.

**WARRANTY:** Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer. See Warranty Information on [www.sitelighting.com](http://www.sitelighting.com) for complete details and exclusions. Polycarbonate lenses carry a 1 year warranty.

**FULL CUTOFF PERFORMANCE:** Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

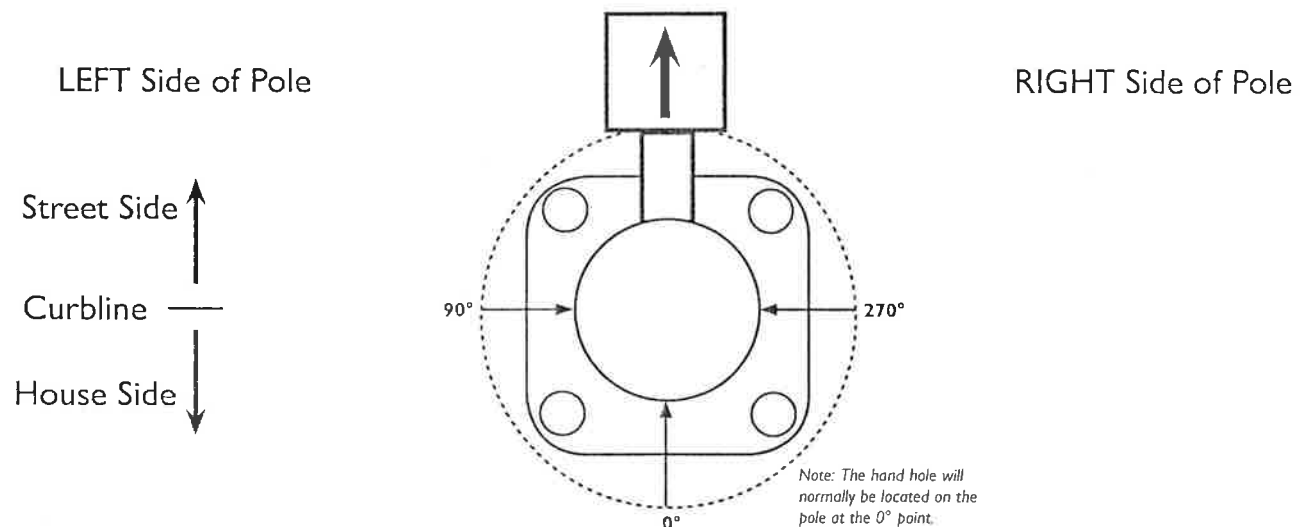




### ASYMMETRIC OPTICAL ORIENTATION INFORMATION (CONTINUED ON PAGE 8)

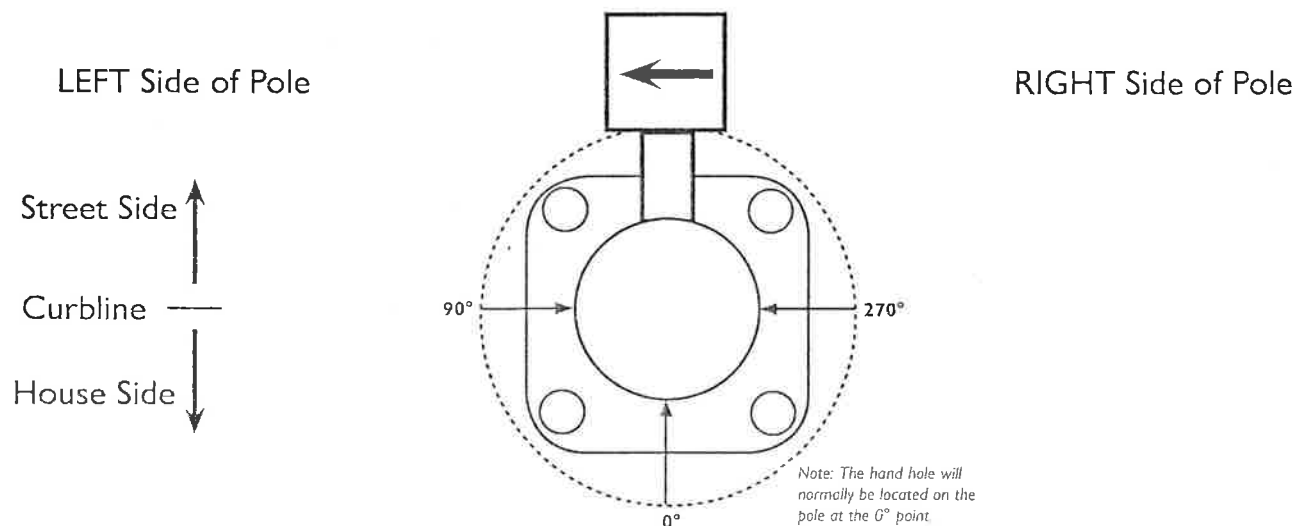
#### STANDARD OPTIC POSITION:

Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



#### OPTIC ROTATED LEFT (90°) OPTIC POSITION:

Luminaires ordered with asymmetric optical systems in the **OPTIC ROTATED LEFT (90°)** optic position will have the optical system oriented as shown below:

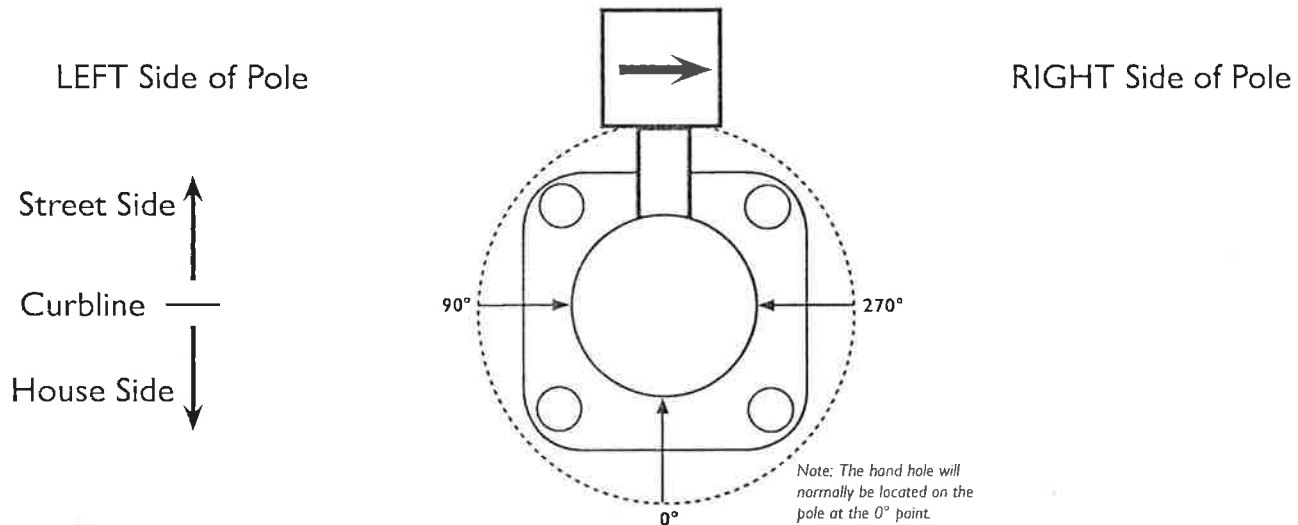




### ASYMMETRIC OPTICAL ORIENTATION INFORMATION (CONTINUED FROM PAGE 7)

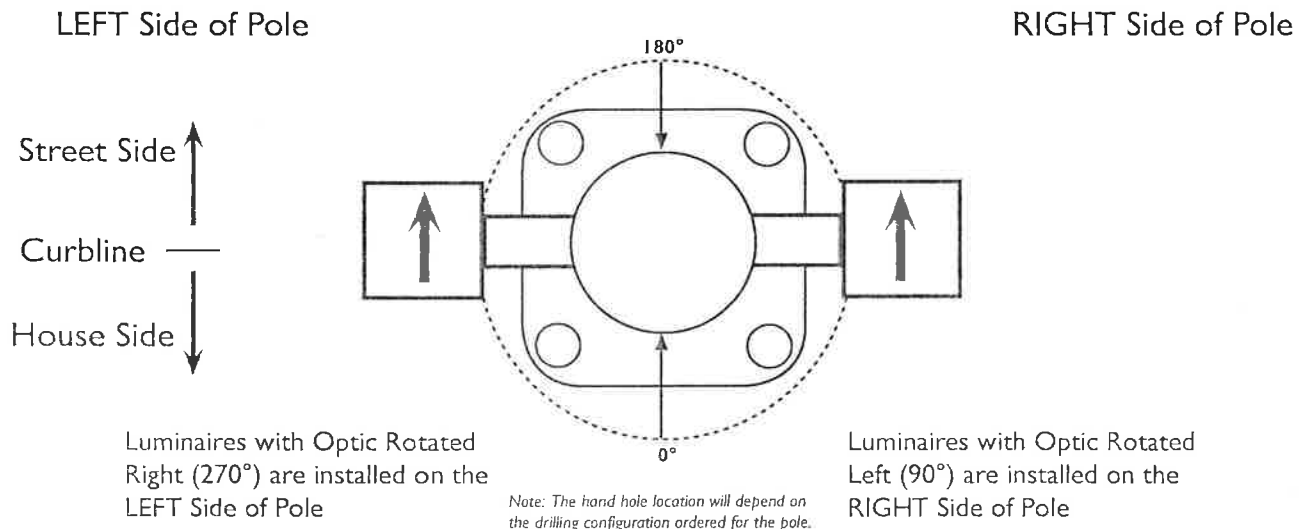
#### OPTIC ROTATED RIGHT (270°) OPTIC POSITION:

Luminaires ordered with asymmetric optical systems in the **OPTIC ROTATED RIGHT (270°)** optic position will have the optical system oriented as shown below:



#### TWIN LUMINAIRE ASSEMBLIES WITH ROTATED OPTICAL SYSTEMS:

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.





**Case #:** PUD-795  
**Detailed Site Plan**

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

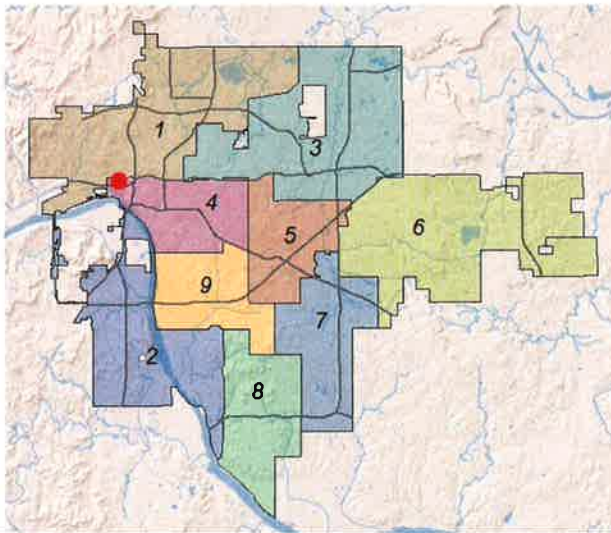
Jay Hoyt

**Owner and Applicant Information:**

Applicant: Wallace Engineering – Jim Beach  
 Property Owner: Pershing Project, LLC

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Detailed Site Plan:  
 Plan represents details for re-using of existing school building for multifamily housing in a PUD.

Gross Land Area:  
 2.07 Acres

Location: SW of the corner of W. Edison St. and N. Union Ave. (1903 W. Easton St.)

All of Block 11, Less S 10 ft of Lots 7-12, Block 11, Irving Place Addition to City of Tulsa, Tulsa County, State of Oklahoma

**Zoning:**

Existing Zoning: CS/RM-2/PUD-795  
 Proposed Zoning: No Change

**Comprehensive Plan:**

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

**Staff Recommendation:**

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

**Staff Data:**

TRS: 19-12-03  
 CZM: 39

Atlas: 71

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

14.1

June 4, 2014

**SECTION I: PUD-795 Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval for re-use of an existing, three story school building on a 2.07 acre site in a Planned Unit Development for multifamily housing.

**PERMITTED USES:**

Uses permitted as a matter of right are Use Units 5, Community Services & Similar Uses; 8, Multifamily Dwelling & Similar Uses; 10, Off Street Parking Areas; 11, Offices and Studies & Support Services; 14, Shopping Goods and Services; and uses customarily accessory to permitted principal uses. The multifamily housing use 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 Planned Unit Development are required for approval of this site plan.

**ARCHITECTURAL GUIDELINES:**

The existing 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 plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code and shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that 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. No light standard shall exceed 25 feet in height, provided that within the north 50 feet of the property, no light standard shall exceed 18 feet in height.

**SIGNAGE:**

The site plan illustrates ground sign locations which 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

14.2



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:

Pedestrian circulation is provided internal to the site and around the perimeter of the existing building.

#### MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

#### SUMMARY:

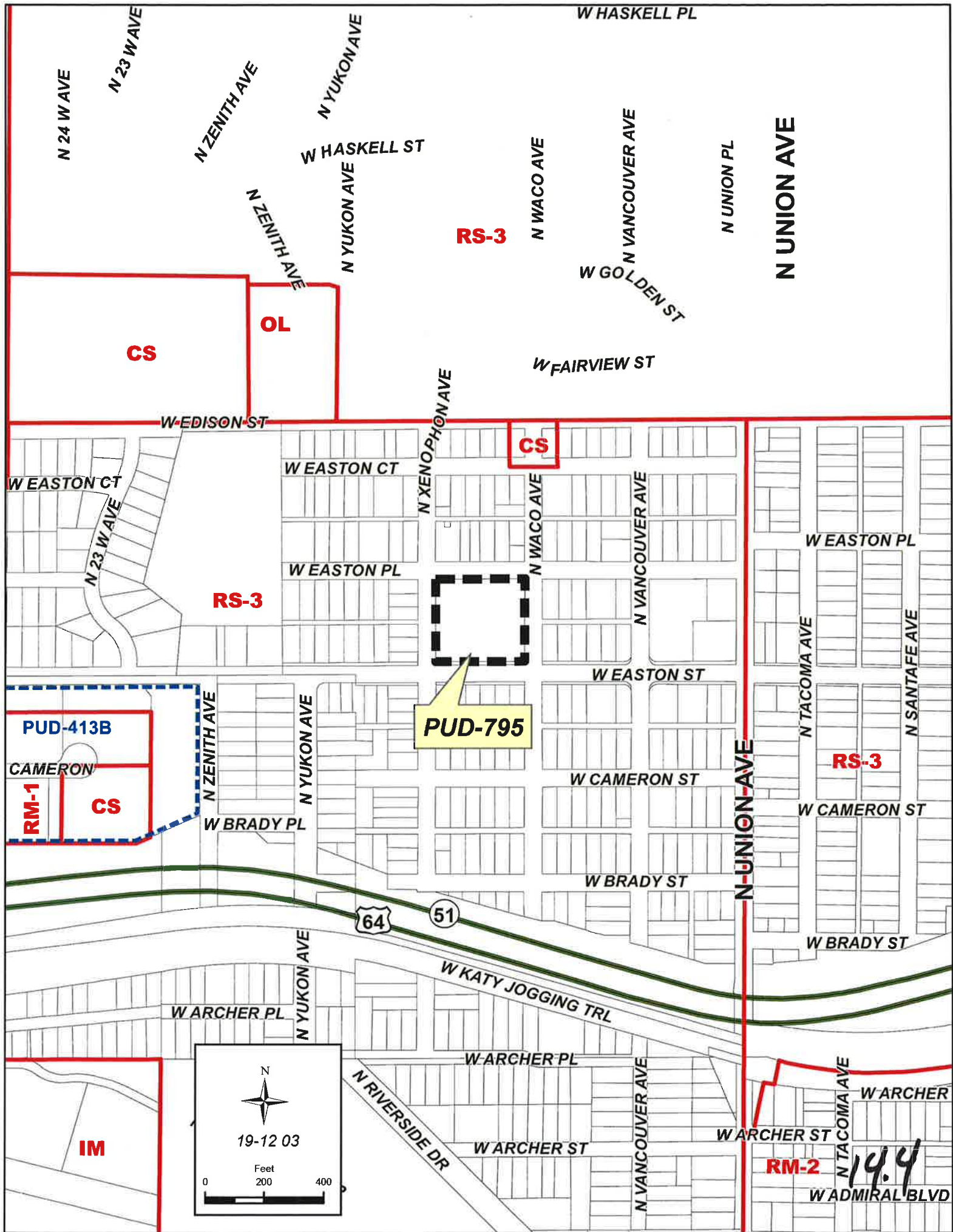
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-795**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case aerial map
- INCOG aerial photo
- Applicants Site Plan
- Applicants Site Details
- Applicants Exterior Elevations
- Applicants Site Lighting Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed multifamily housing.

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





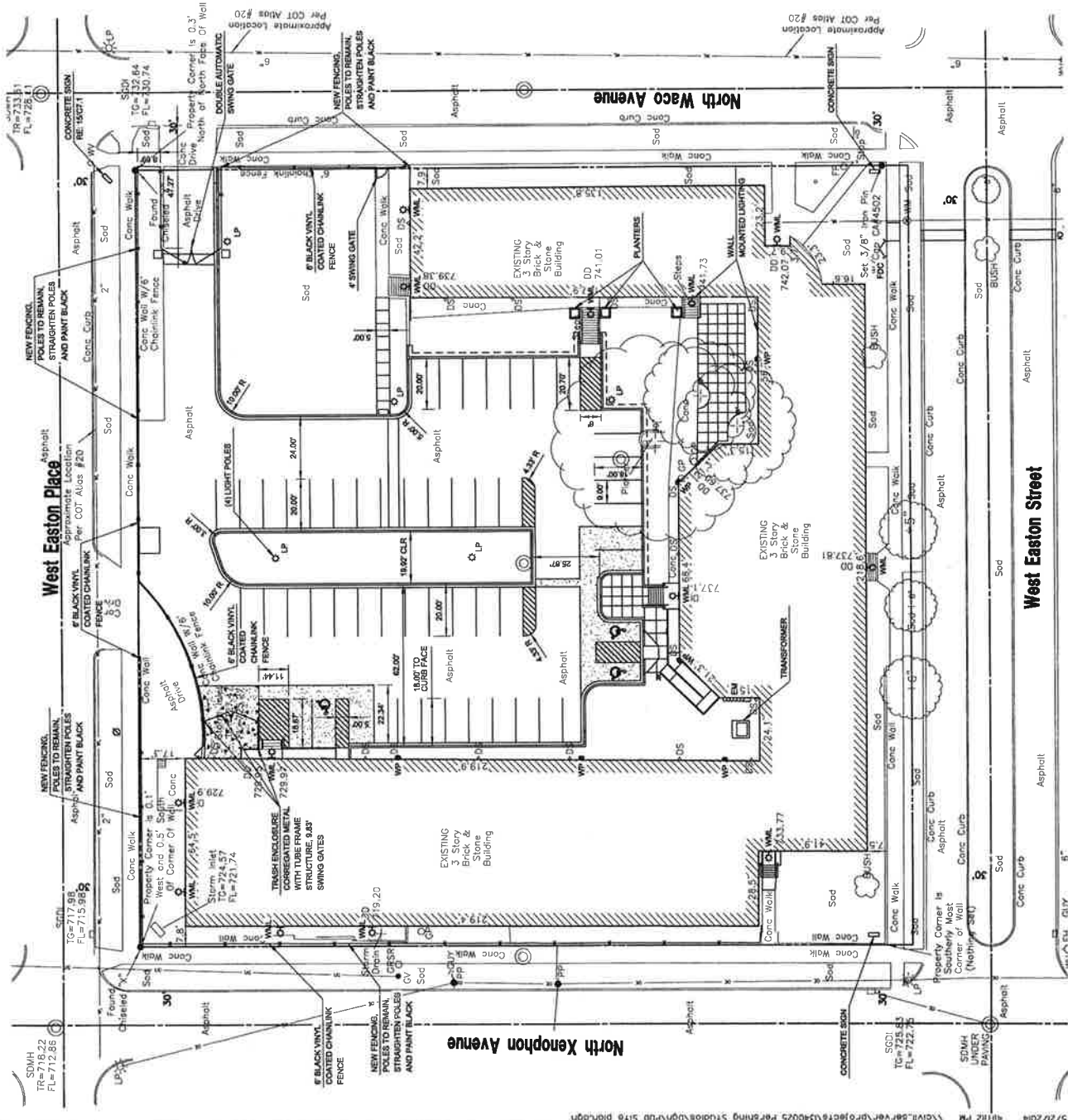


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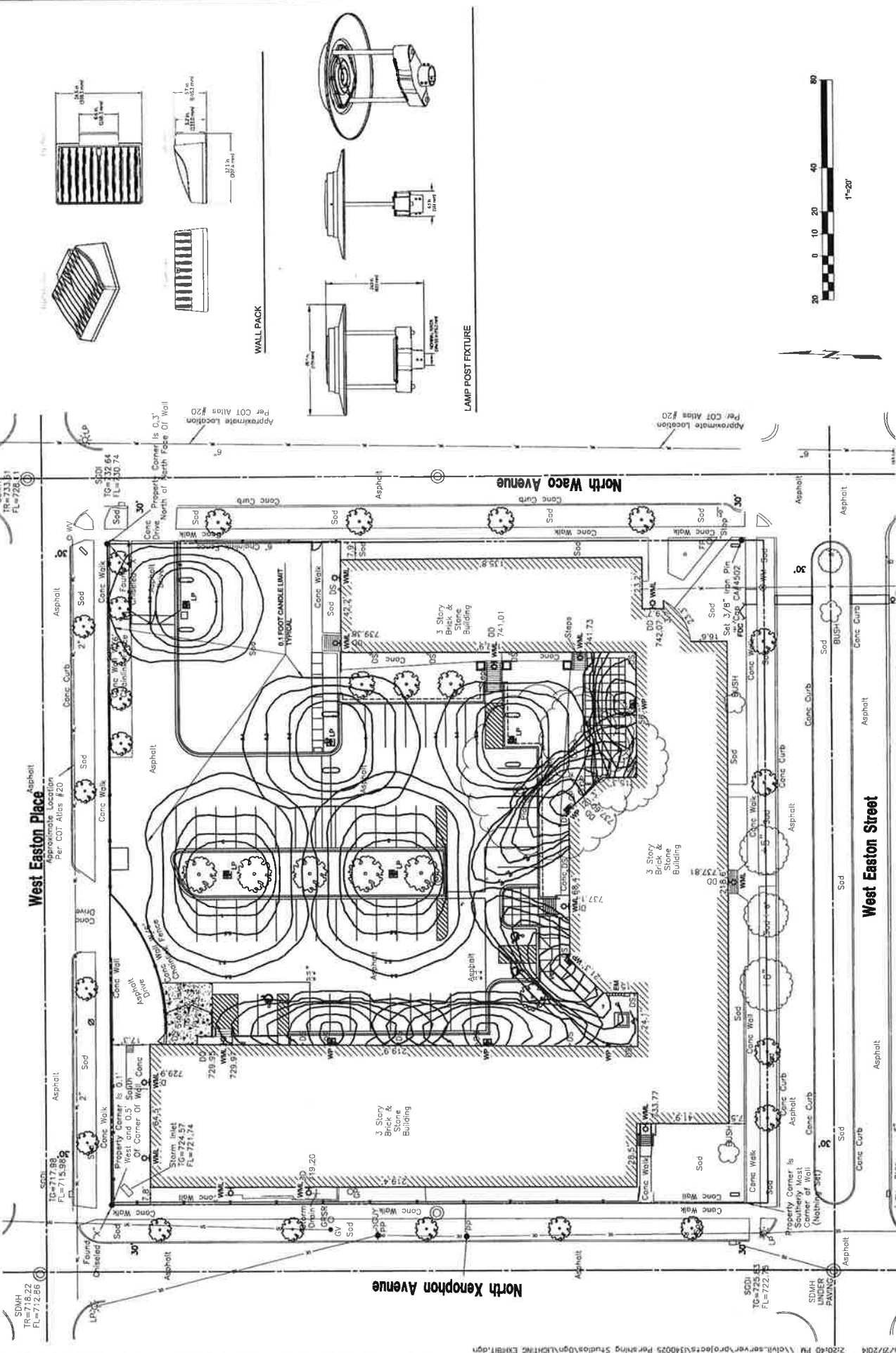
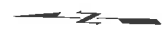
Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2010





14.4





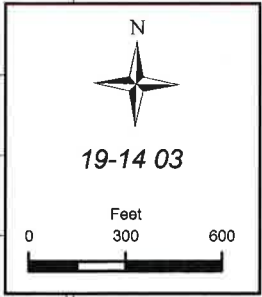
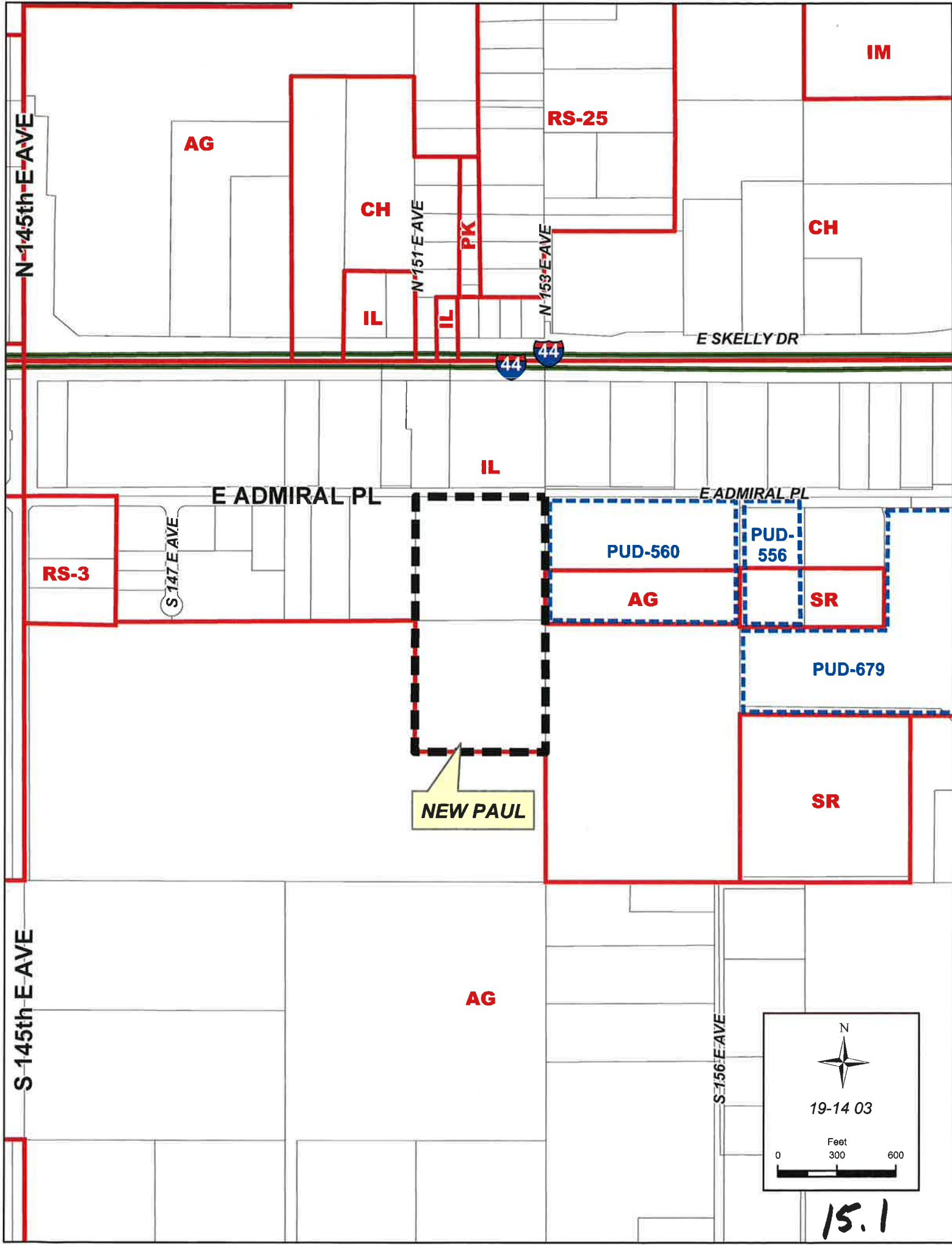
14.7











15.1





E 35 PL S

E 36 ST S

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 37 PL S

39th & MADISON

E 41st ST S

E 42 ST S

E 42 PL S

PUD-718

PUD-349

PUD-695

RS-3

CH

RM-1

E 38 PL S

RM-2

PUD-480

CS

CH

PUD-476

RM-2

PUD-744

PUD-744A

E 42 ST S

RS-3

E 42 PL S

PUD-541

PK

AG

RIVERSIDE PATH E

RIVERSIDE DR

S CINCINNATI AVE

S DETROIT AVE

S MADISON AVE

S MADISON PL

S NORFOLK AVE

S OWASSO AVE

S PEORIA AVE

S MADISON AVE

S NORFOLK AVE

S CINCINNATI AVE

S DETROIT AVE

RM-0

RM-2

OL

CS

CS

RM-1

RM-2

CH

CH



19-12 24

Feet

200

400

16.1





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-814

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

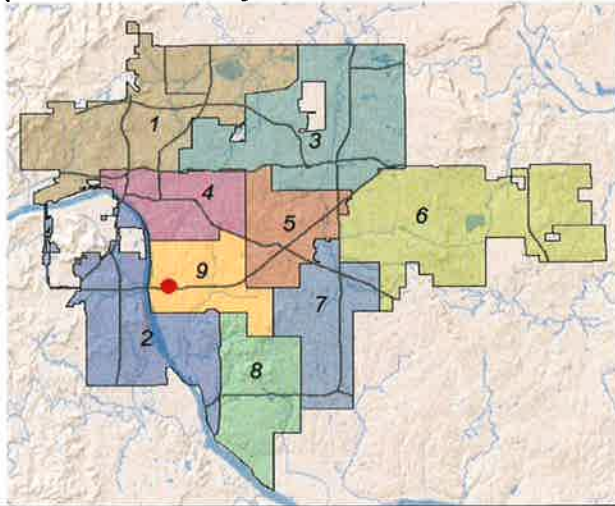
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* AAB Engineering, LLC/ Alan Betchan

*Property Owner:* Mcland LLC

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



**Applicant Proposal:**

*Existing Use:* Vacant

*Proposed Use:* Multifamily

*Concept summary:* Construct a new multifamily project where an existing multifamily site has been demolished.

*Tract Size:* 1.37± acres

*Location:* Southwest corner of S. Quaker Ave. and E. 49<sup>th</sup> Pl.

**Zoning:**

*Existing Zoning:* RM-2

*Proposed Zoning:* RM-2/PUD-814

**Comprehensive Plan:**

*Land Use Map:* Mixed Use Corridor

*Stability and Growth Map:* Growth

**Staff Recommendation:**

Staff recommends **approval of PUD 814**. The development standards are consistent with the Comprehensive Plan and the anticipated development pattern in the surrounding area.

**Staff Data:**

TRS: 9330

CZM: 47

Atlas: 473

**City Council District:** 9

*Councilor Name:* G.T. Bynum

**County Commission District:** 2

*Commissioner Name:* Karen Keith

17.1

**SECTION I: PUD- 814**

**DEVELOPMENT CONCEPT:**

PUD 814 is a Planned Unit Development overlay of an existing RM-2 zoned parcel (see Exhibit A for existing zoning map) on the southwest corner of South Quaker Avenue and 49<sup>th</sup> Place South. The developers have demolished the 2 story dilapidated apartment buildings that formerly occupied the property and plan to construct a mix of one and two story, externally accessed, townhome style apartments on the tract. The proposed development conforms to RM-2 zoning bulk and area requirements with the exception of a reduction in the internal building setback line from 10' to 5'. The conceptual site plan for the project can be seen in the attached Exhibit B.

**EXHIBITS:**

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Exhibit A: Existing Zoning Map
  - Exhibit B: Conceptual Development Plan
  - Exhibit C: Existing Topography and Aerial
  - Exhibit D: Conceptual Access and Circulation Plan
  - Exhibit E: Conceptual Improvements

**PUD 814 DEVELOPMENT STANDARDS:**

This PUD will consist of one development area subject to the following development standards:

**Land Area**

Net Lot Area	59,914 sq. ft.
Gross Lot Area	79,144 sq. ft.

**Permitted Uses**

Uses permitted by right (including all uses customarily accessory thereto) within the following Use Units:

- Use Unit 1: Area-Wide Uses
- Use Unit 8: Multifamily Dwelling & Similar Uses

<b>Maximum Number of Units</b>	40 (regardless of number of bedrooms)
--------------------------------	---------------------------------------

**Minimum Building Setbacks**

Quaker Avenue	15'
49 <sup>th</sup> Place South	15'

17.2



Internal Property Line	5'
West Property Line	10'
South Property Line	10'

### **Maximum Building Height**

37' (2 Story) except that any building within 12.5 feet of the west property line shall be limited to one story in height.

### **Parking**

Parking shall be provided at a ratio of 1.5 parking spaces for each dwelling unit (regardless of number of bedrooms). The parking requirement for PUD 814 shall be calculated in its entirety disregarding any existing or proposed lot lines.

### **Lighting**

All lighting standards shall be constructed in a manner that prevents visibility of the light emitting element from residentially zoned properties.

No building mounted light fixture will be placed greater than 20 feet above finished ground.

All light fixtures must be pointed down and away from residentially zoned properties across a public street.

Any pole mounted light will be limited to 15 feet above finished ground.

### **Screening**

All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% shall be allowed on enclosure doors.

### **Landscaping**

Minimum internal landscaped space	10%
Minimum landscape width abutting streets (except at points of access)	5'

In lieu of providing a landscaped island and tree within 50' of every parking space, two trees shall be planted or preserved within the street yard for every 1,000 square feet thereof. New trees shall be a minimum size of 2.5" caliper and 12' tall. Trees shall be placed evenly in the street yard green space along the street right of way lines.

The PUD shall meet the requirements of the Landscape Chapter of the City of Tulsa Zoning code in all other manors.

### **VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION:**

The attached Exhibit D depicts the vehicular and pedestrian access points and circulation anticipated to accommodate the conceptual site plan. Each pair of buildings will be served by a parking lot dividing them with access to each lot being derived from Quaker. Internal sidewalks will be connected to the existing sidewalk system along Quaker and 49<sup>th</sup> Place.

**PLATTING REQUIREMENT:**

The property will be re-platted as part of the development of this site however building permits may be issued because the underlying plat is still in effect.

**EXPECTED SCHEDULE OF DEVELOPMENT:**

Development of the project is expected to begin in Spring of 2014.

**DETAILED STAFF RECOMMENDATION:**

PUD 814 is consistent with the PUD Chapter of the Tulsa Zoning Code

The development standards identified in the PUD are in harmony with the existing development

The PUD is consistent with the City of Tulsa Comprehensive Plan.

**Staff recommends Approval of PUD-814 as outlined in Section I above.**

**SECTION II: Supporting Documentation****RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: This site is a redevelopment of an existing RM-2 site with an existing apartment project that is being removed and replaced with this product. The multi family component of this project is included in the vision of the Comprehensive Plan for the Mixed Use Corridor.*

**Land Use Vision:**

Land Use Plan map designation: Mixed Use 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.

Areas of Stability and Growth map designation: 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

17.4

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:

This site is not adjacent to any street that is part of the Major Street and Highway Plan. The neighborhood streets have previously been platted with appropriate right of way except that corner clips may be required as part of the redevelopment plan for this site.

##### Trail System Master Plan Considerations:

This site is within a mile of the River Parks System however there are no planned trail considerations that would be affected by this site reconstruction.

#### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: This existing apartment project is being redeveloped in context with the surrounding neighborhood.*

Site Analysis: The subject property is approximately 1.37± acres in size and is located southwest corner of S. Quaker Ave. and E. 49<sup>th</sup> Pl. The property appears to be vacant and is zoned RM-2.

Surrounding Properties: The subject tract is abutted on the east by single family residential property developed in the 1950's, zoned RS-3 on the north by a Church site, zoned RS-3 with multiple Board of Adjustment approvals; on the south and west by commercial property, zoned CH.

#### STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 49 <sup>th</sup> Place	none	50 feet	2
South Quaker Avenue	none	50 feet	2

17.5

### UTILITIES:

The subject tract has municipal water and sewer available.

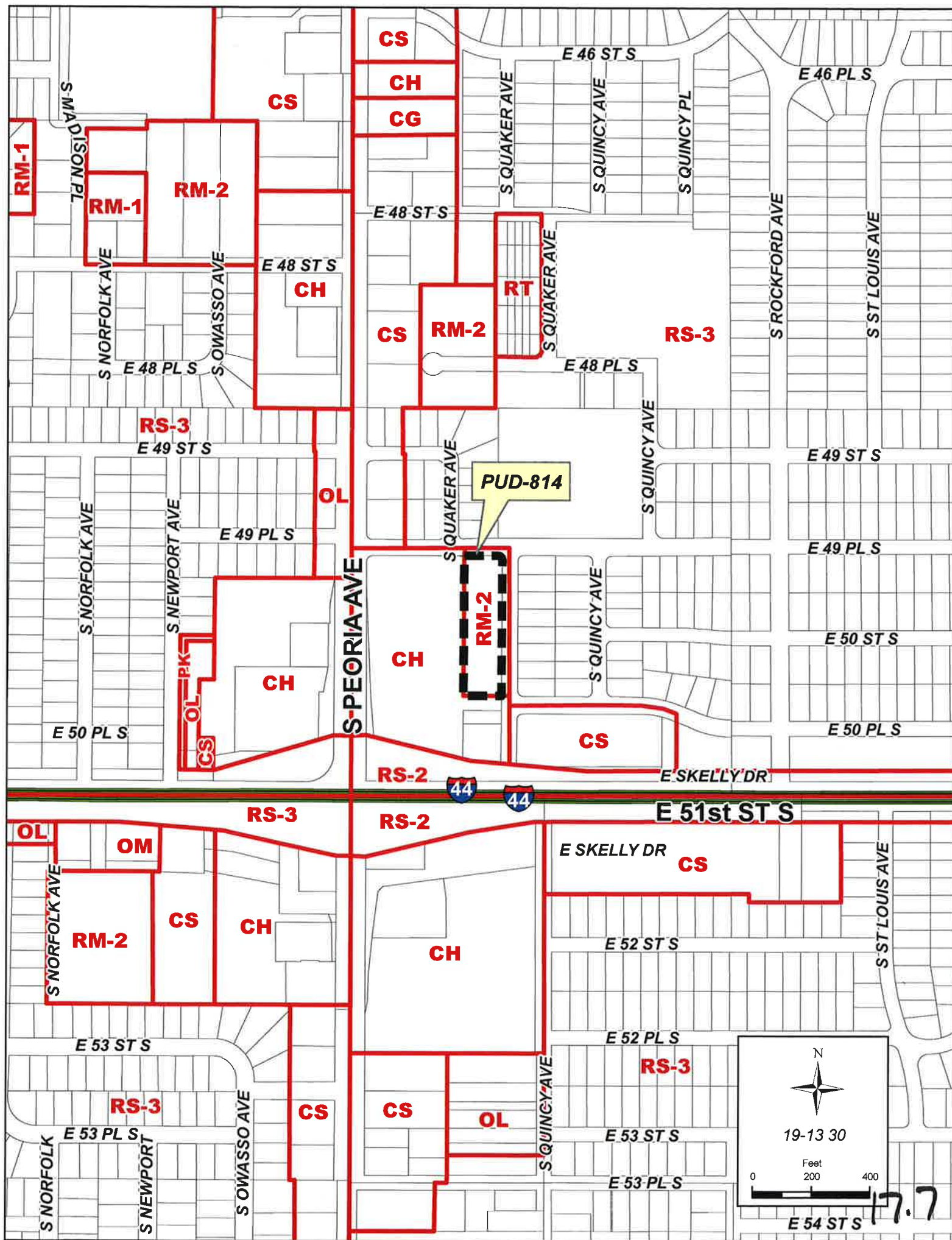
### **SECTION III: Relevant Zoning History:**

**ZONING ORDINANCE:** Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

**BOA-13408 January 10, 1985:** The Board of Adjustment **approved** a *Special Exception* for church, school and related uses and purposes (construction of a church sanctuary) in an RS-3 district; and a *Variance* of the required all-weather material for off-street parking areas; per plot plan submitted; finding that the applicant demonstrated a hardship caused by the dual use of the land for parking and play area, finding that sod can be deemed a suitable substitute in this instance, and finding that the variance requested is only on the surfacing requirements, not on the required number of off-street parking, on property located at the northwest corner of E. 49<sup>th</sup> Pl. and S. Quincy Ave. and also north of subject property.

**BOA-2520 February 10, 1954:** The Board of Adjustment **approved** church and school use for Catholic Parish of St. Mary, on property located at the northwest corner of E. 49<sup>th</sup> Pl. and S. Quincy Ave. and also north of subject property.





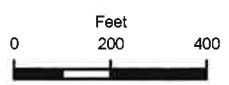




PUD-814



19-13 30



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

E 54 ST S



SQUAKER AVE

PUD-814

E 49 PLS

SQUAKER AVE

S QUINCY AVE

E 50 PLS



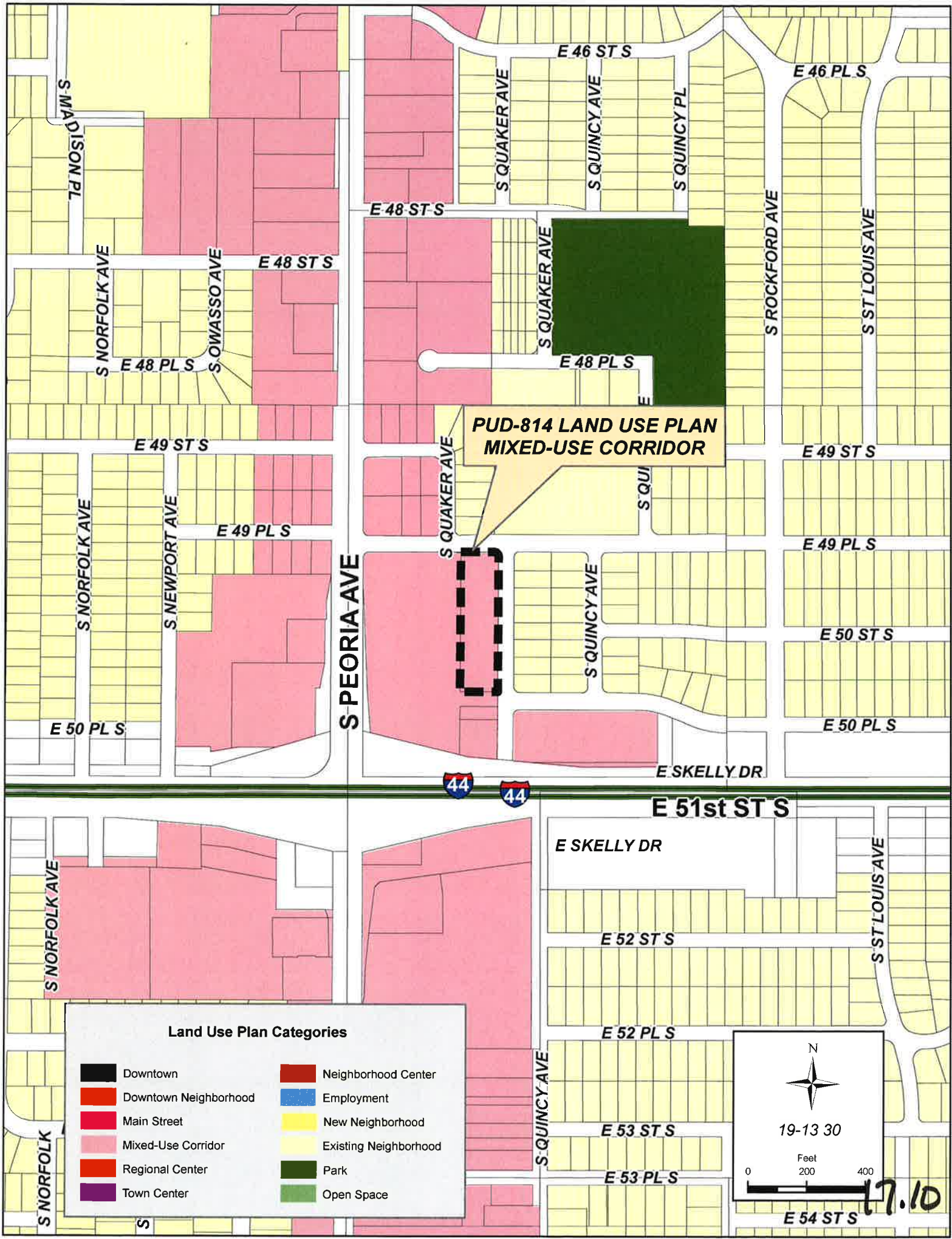
19-13 30

Feet  
0 50 100

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

17.9



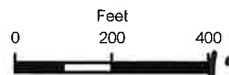


**Land Use Plan Categories**

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



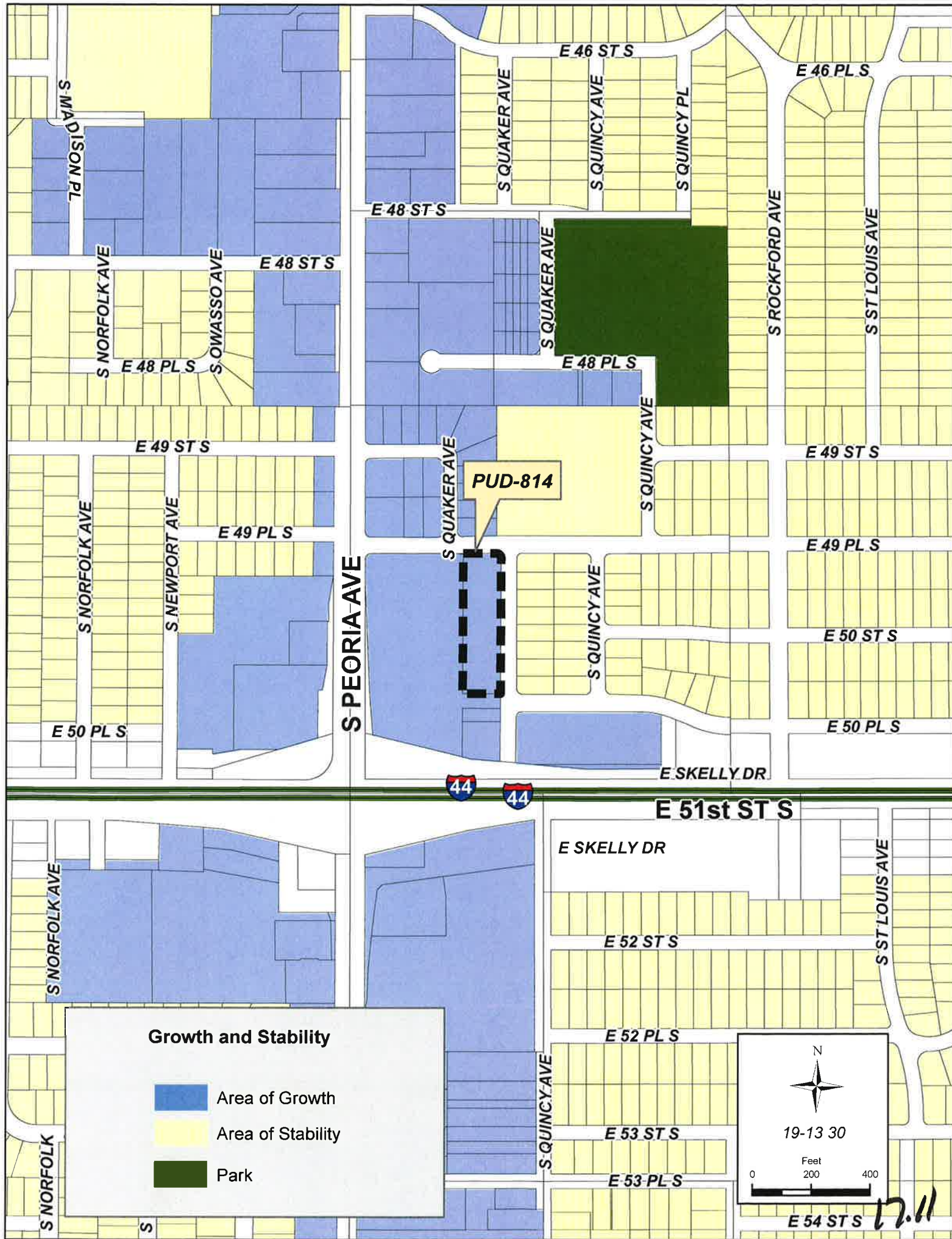
19-13-30



E 54 ST S

17.10



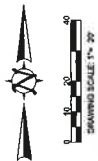


# Exhibit A

## Existing Zoning Map

### for

# Quaker Apartments



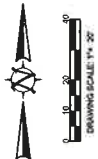
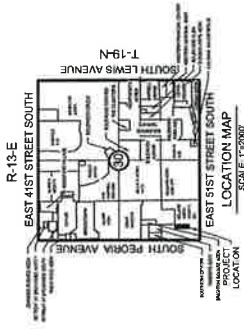
17.12



# Exhibit B

Conceptual Development Plan  
for

# Quaker Apartments



AAB Engineering, LLC  
**AAB**  
Engineering • Land Planning  
PO Box 2156 Sand Springs, OK 74063  
Kurt A. Anderson, P.E., Registered Professional Engineer  
Office: (918) 514-4283 Fax: (918) 514-4286



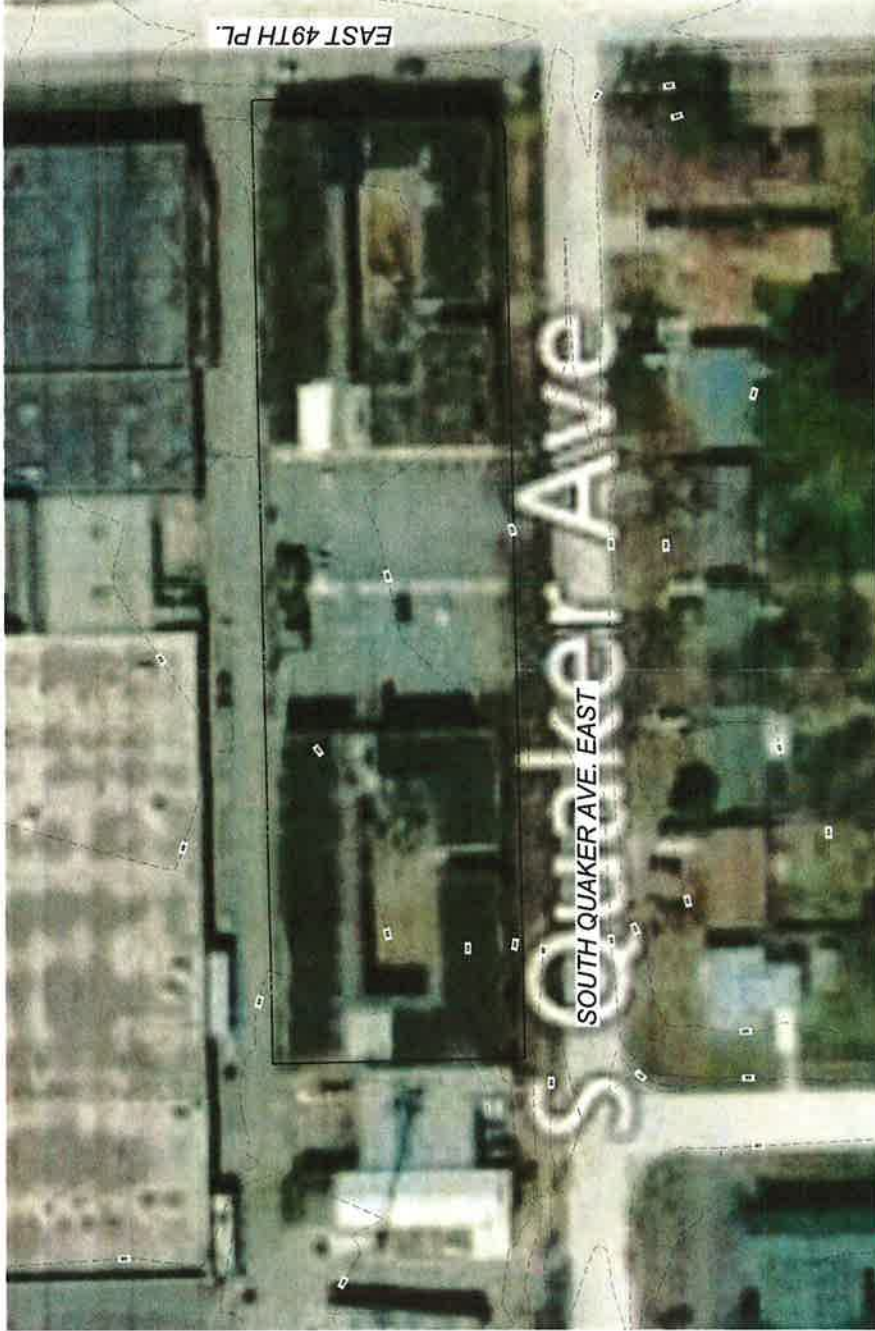
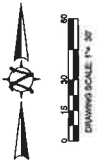
17.13



# Exhibit C

Existing Topography and Aerial  
for

## Quaker Apartments

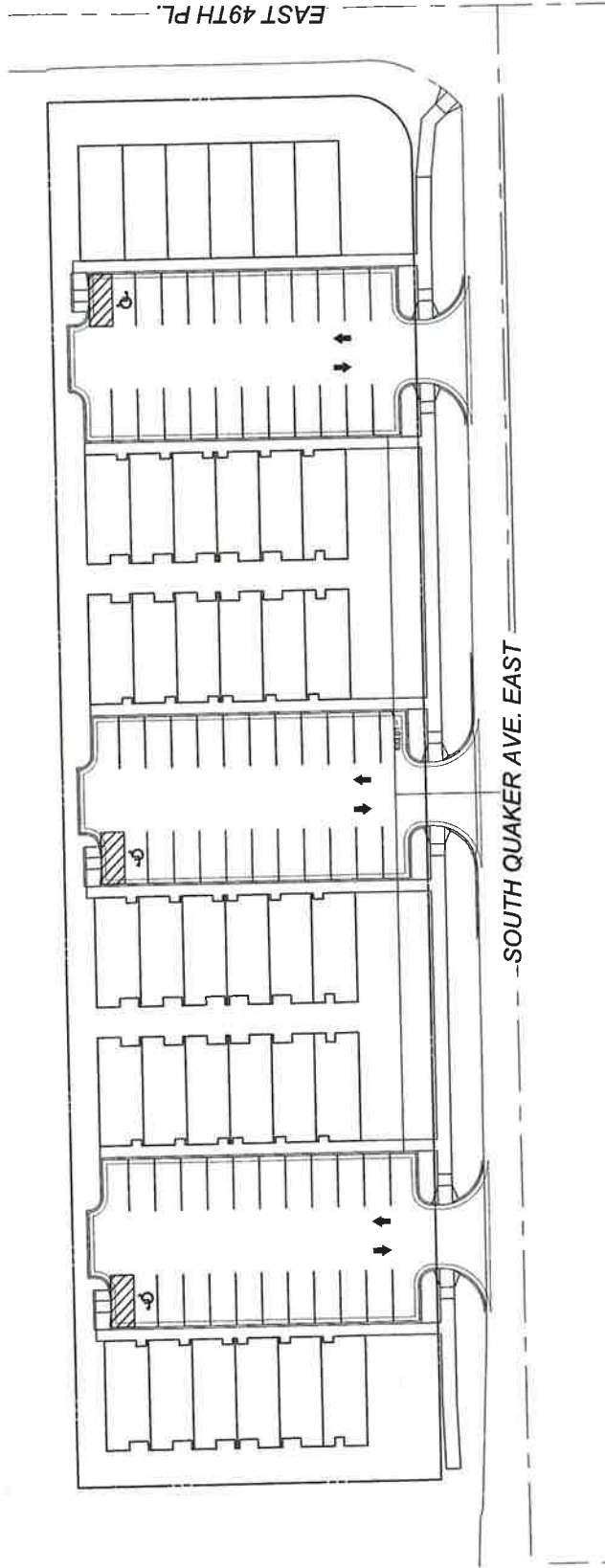
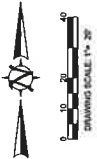


17.14

Exhibit D

Conceptual Access and Circulation Plan  
for

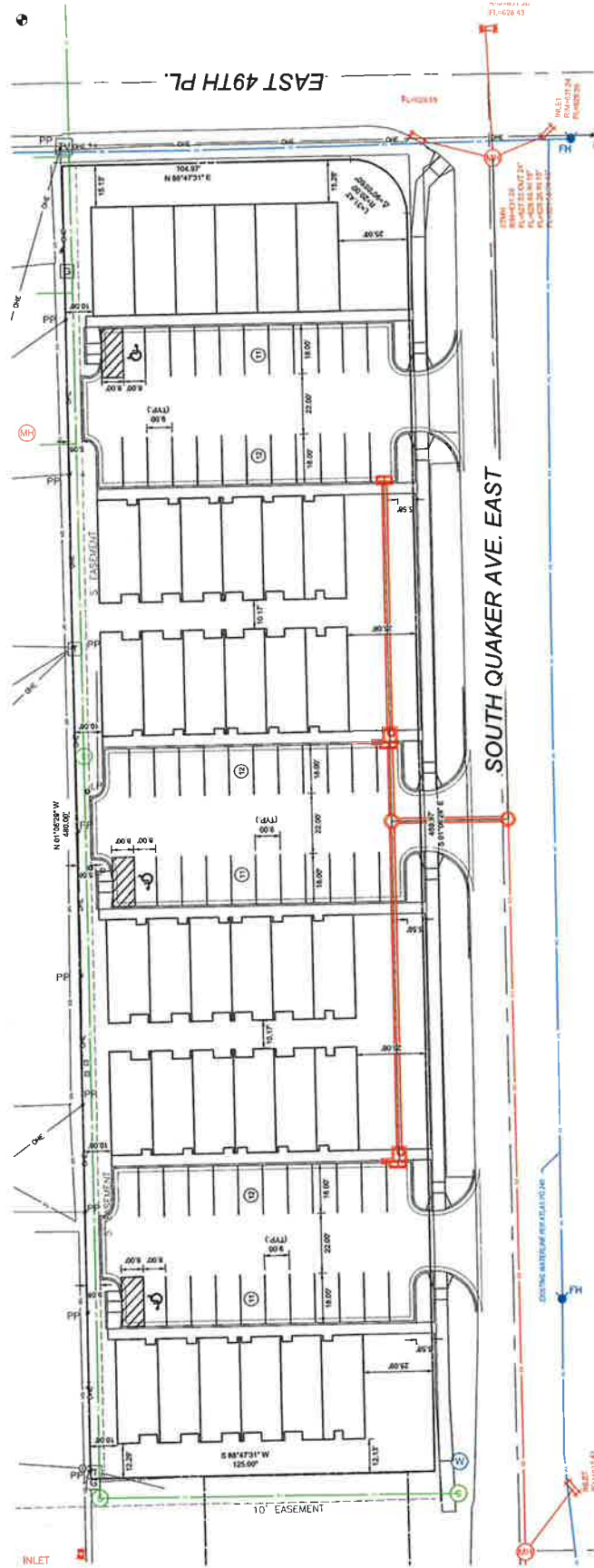
# Quaker Apartments



17.15

## Conceptual Improvements for

# Quaker Apartments

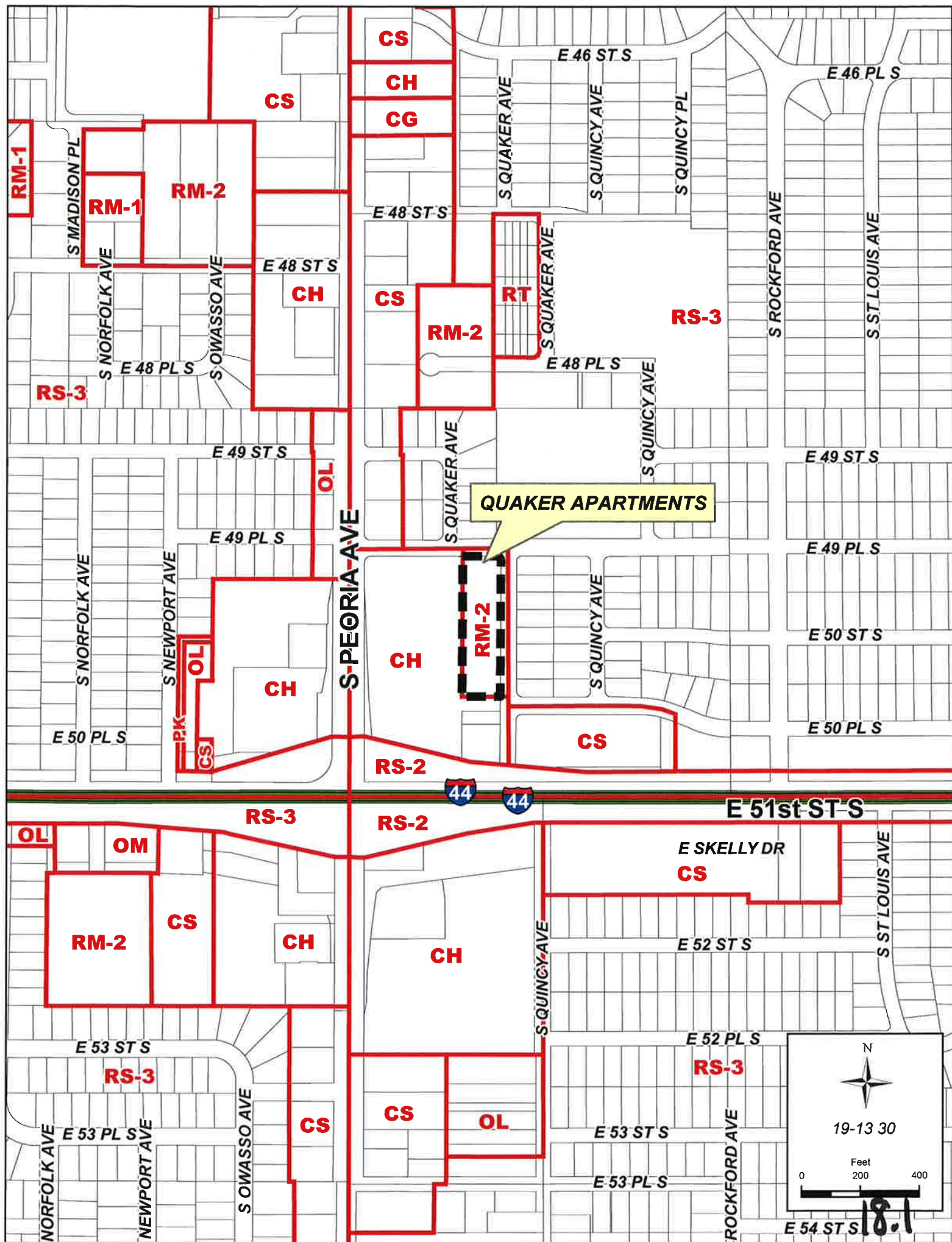


**AAB Engineering, LLC**  
Engineering • Land Planning  
PO Box 2136 Sand Springs, OK 74063  
OK CA#65318 Exp: June 30, 2014  
Office: (918) 514-4293 Fax: (918) 514-2288

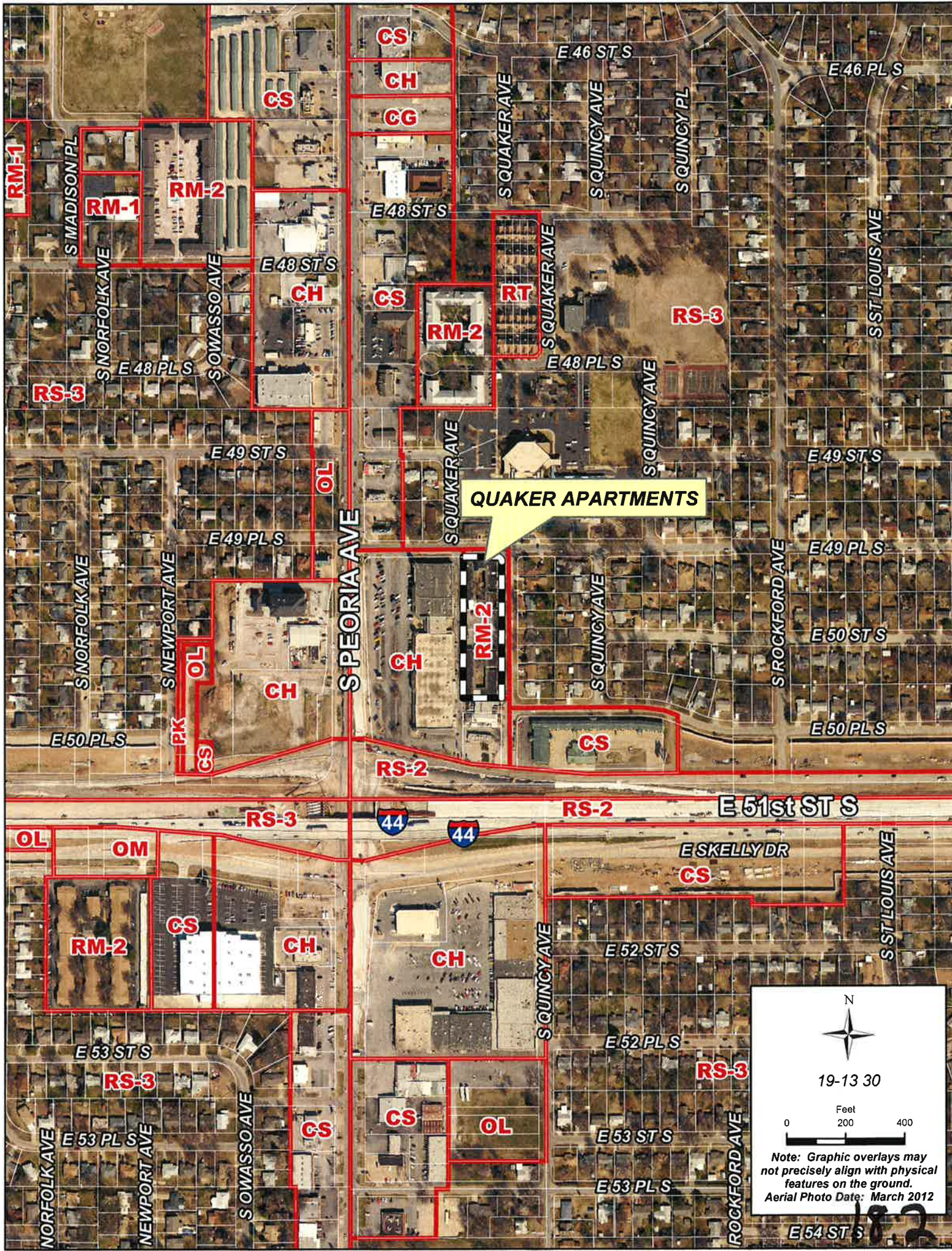


17.16









QUAKER APARTMENTS



19-13 30



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

18.2



SQUAKER AVE

E 49 PL S

SQUAKER AVE

S QUINCY AVE

E 50 PL S

QUAKER APARTMENTS



19-13 30

Feet  
0 50 100

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

18.3



## PRELIMINARY SUBDIVISION PLAT

### Quaker Apartments - (CD 9)

Southwest corner of intersection of East 49<sup>th</sup> Place and South Quaker Avenue  
East

This plat consists of 6 Lots, 1 Block, on 1.37 acres.

The following issues were discussed May 15, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RM-2 existing with Planned Unit Development 814 pending.
2. **Streets:** With dimension lines show right-of-way to centerline of all streets and provide reference such as plat number and book and page number. Radius at intersection of 49<sup>th</sup> Place and Quaker must be 25 feet. Dedicate additional right-of-way at the intersection. Include right-of-way dedication language. Modify sidewalk language.
3. **Sewer:** Provide an additional 5 foot utility easement along the south line of Lot 6. If there is not any private service easement on the face of plat, then Section 1-1 is not necessary in the covenants.
4. **Water:** Along the east side of the property provide a 17.5 foot utility easement. Confirm no additional fire hydrants needed.
5. **Storm Drainage:** Storm sewer collects water from various lots and is therefore public, requiring easements. Replace the last sentence of Section I.H with the standard language.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PUD will restrict stories near PSO work areas. Additional easements may be necessary.
7. **Other: Fire:** If lots are not combined an emergency access easement will need to be in place. Access crossing property lines will need an emergency access easement in place.
8. **Other: GIS:** Do not show contours on face of plat. Show all subdivisions on location map. Identify unplatted areas. Show basis of bearing properly. Show addressing. Label point of commencement and point of beginning. Boundary needs to close properly. Show regulatory floodplain. Submit subdivision data sheet.

Staff recommends **APPROVAL** of the Preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

18.4



**Waivers of Subdivision Regulations:**

1. None requested.

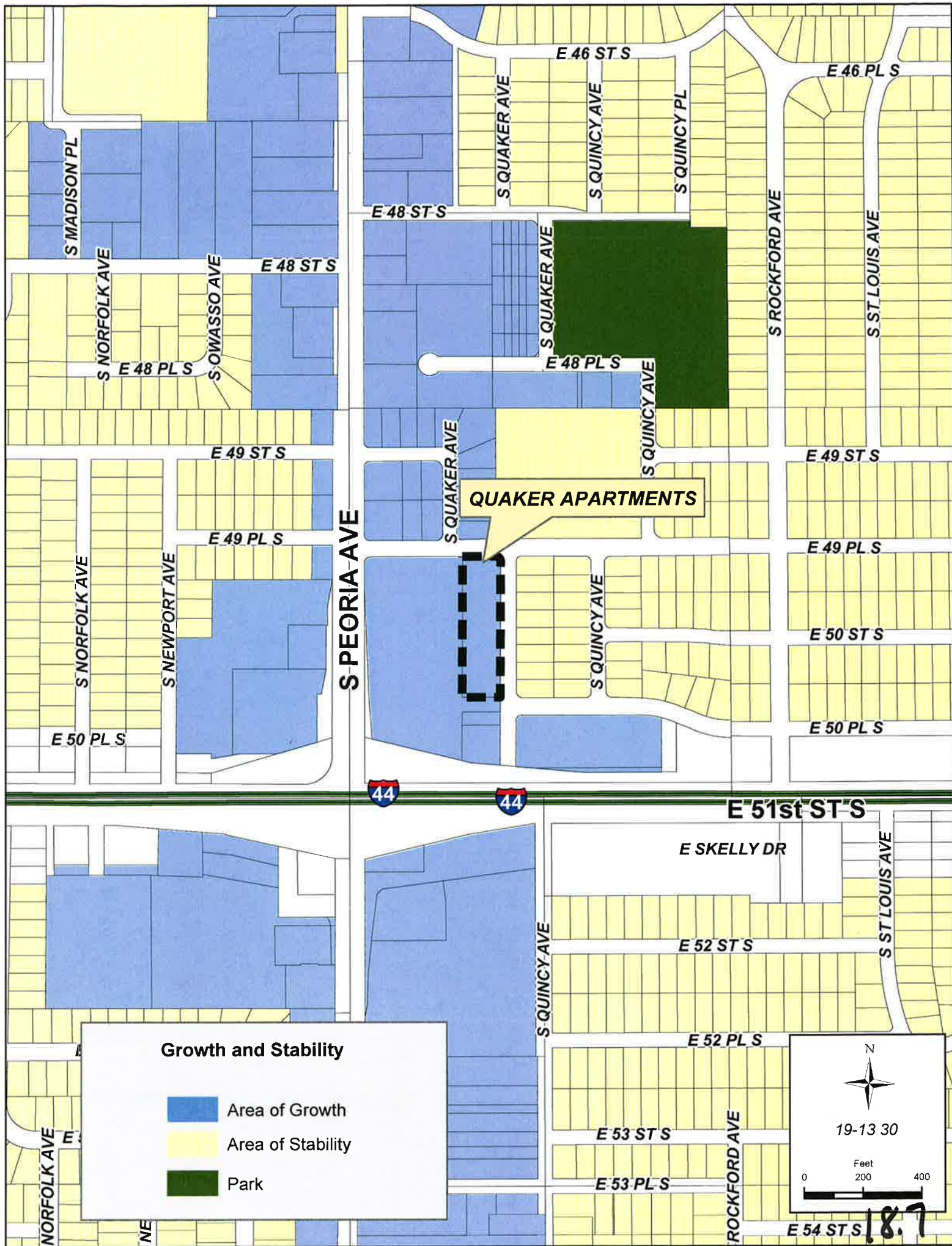
**Special Conditions:**

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

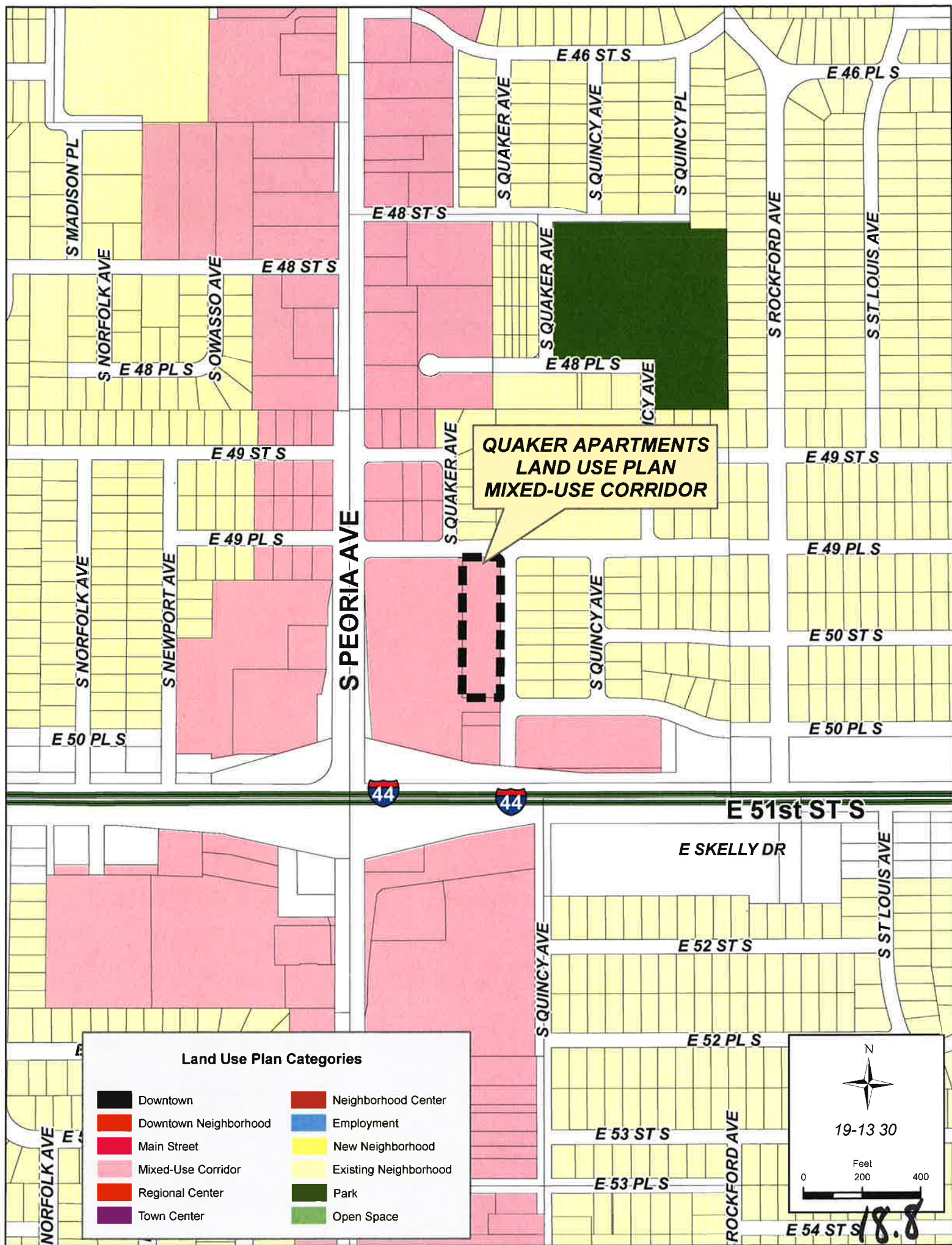
**Standard Conditions:**

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.













## Mariboho, Mindi

---

**From:** Roy Johnsen [rdj@rjohnsenlaw.com]  
**Sent:** Wednesday, May 14, 2014 11:20 AM  
**To:** Mariboho, Mindi; Ricky Jones  
**Subject:** PUD 811

Mindi:

The project is complicated and the revised conceptual site plan is not yet completed. It is requested PUD 811 remain on hold. Our current schedule is to submit the revised conceptual site plan and related documents not later than the June 12 cutoff and proceed with a hearing date on July 23.

Thanks for your assistance.

Roy J.





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7266

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

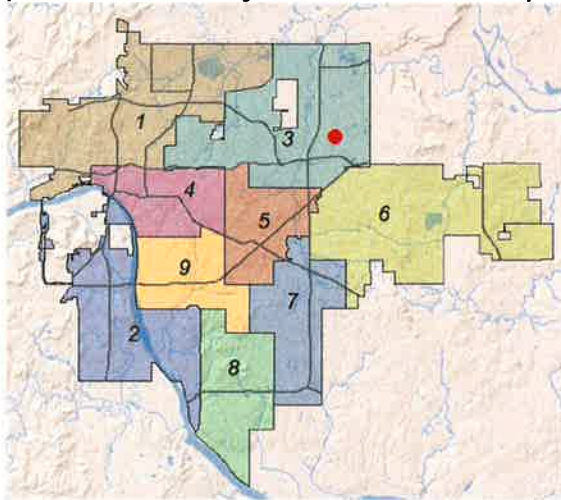
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* All Steel Building Company

*Property Owner:* Kirby-Smith Machinery Inc.

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



**Applicant Proposal:**

*Existing Use:* Vacant

*Proposed Use:* Equipment sales and service

*Concept summary:* Rezone a tract of land from AG to IM and remove the existing homes on the site allowing Kirby Smith expansion

*Tract Size:* 10+ acres

*Location:* West of northwest corner of E. Pine St. and N. 129<sup>th</sup> E. Ave.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* IM

**Comprehensive Plan:**

*Land Use Map:* Employment

*Areas of Stability and Growth Map:*  
Growth

**Staff Recommendation:**

Staff recommends **approval for rezoning request from AG to IM.**

**Staff Data:**

TRS: 0429

CZM: 31

Atlas: 972

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

20.1



## SECTION I: Z- 7266

### DEVELOPMENT CONCEPT:

The Kirby Smith equipment company east of Z-7266 is proposing a building expansion into this site. The existing zoning for the property is AG which does not allow that use. The total property has never been rezoned and is surrounded by industrial uses. Following the rezoning additional Planning Commission action may be required including a Plat and possibly a lot split or combination.

### DETAILED STAFF RECOMMENDATION:

The requested zoning is consistent with all aspects of the Tulsa Comprehensive Plan.

Anticipated future development surrounding this site will continue to be industrial. This request is compatible with proximate properties.

There are no apparent physical obstructions that would prevent this property from being developed for industrial uses.

**Staff recommends APPROVAL of Z-7266 to rezone approximately 10 acres of land from AG to IM.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The anticipated industrial use on this property will continue to expand as visualized in the Comprehensive Plan. This request is primarily to support the expansion of the Kirby Smith business east of this property. The Employment and Area of Growth designations completely support this rezoning request. The transportation vision of Pine is considered as a multi modal street. The anticipated use will not provide obstacles for future streetscape development. Many of the components of the Multi Modal street, including on-street parking and pedestrian realm improvements, building placement visualized for this section of Pine will not be implemented for decades.*

### Land Use Vision:

Land Use Plan map designation: The entire site is part of an Employment Area designation.

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

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

Areas of Stability and Growth designation: The entire site is designated as 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:

Multi-modal streets emphasize plenty of travel choices such as 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.

#### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The existing property has two residential structures which will not be used for future residential purposes. The property owner is planning to remove the structures and is aware that the residential component of this existing property will no longer be an allowable use.*

Site Analysis: The subject property is approximately 10+ acres in size and is located west of northwest corner of E. Pine St. and N. 129<sup>th</sup> E. Ave. The property has two unoccupied single family frame structures and is zoned AG. The applicant has stated that the structures are scheduled to be removed and will not be used for any residential use.

Surrounding Properties: The subject tract is surrounded by industrial uses. IM is north and east of the site. IL is west and south of the site.

## STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Pine Street	Secondary Arterial Multi Modal Street	100 feet	2

## UTILITIES:

The subject tract has municipal water and sewer available.

## EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Expansion Plan Exhibit

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

**ZONING ORDINANCE:** Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

**BOA-21725 Pending:** The Board of Adjustment will hear, on June 10, 2014, a Variance of the building setback, in an IM district, from an abutting AG district from 75 ft to 22 ft to permit an addition, on property located at 12321 E. Pine St. N. and abutting east of subject property.

**Z-7117 January 2009:** All concurred in approval of a request for rezoning a 2.5± acre tract of land from RS-3 to IL for machine parts processing, on property located west of southwest corner of East Pine Street and North 129<sup>th</sup> East Avenue

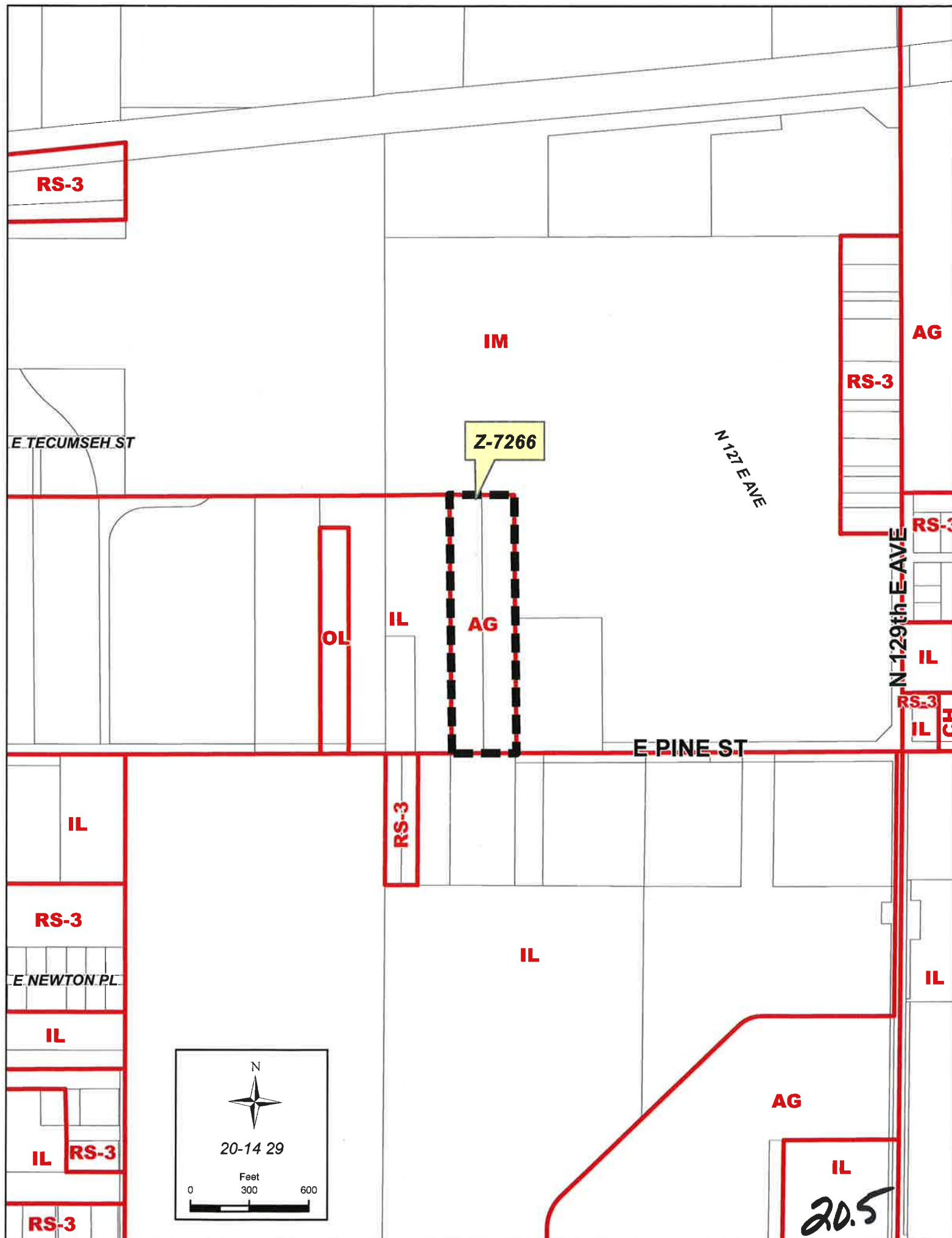
**Z-6917 January 2004:** All concurred in approval of a request for rezoning a 2.25± acre tract of land from RS-3 to IL for storage of portable mini storages on property located west of the southwest corner of East Pine Street and North 129<sup>th</sup> East Avenue.

**Z-6764 June 2000:** All concurred in approval of a request for rezoning a 5.5± acre tract from RS-3 to IL for a machine shop located west of southwest corner of East Pine Street and North 129<sup>th</sup> East Avenue and abutting south and west of the subject tract.

**Z-6229 February 1989:** All concurred in approval of a request for rezoning a 5± acre tract from RS-3 to IL on property located south of the subject tract, across E. Pine St.

20.4

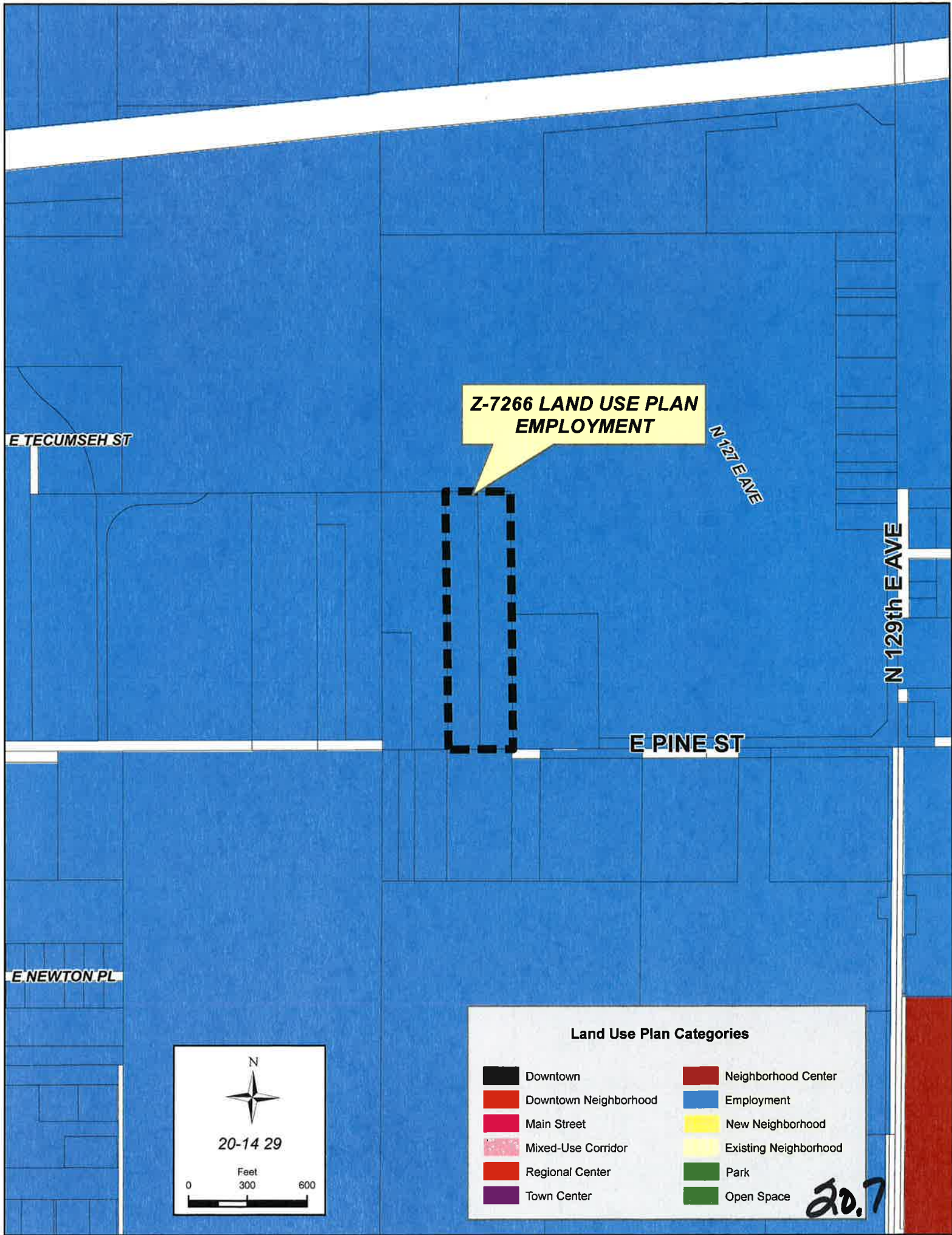












**Z-7266 LAND USE PLAN  
EMPLOYMENT**

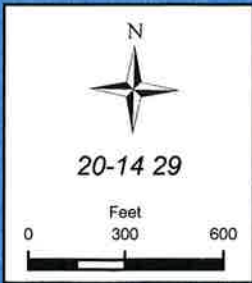
E TECUMSEH ST

N 121st E AVE

N 129th E AVE

E PINE ST

E NEWTON PL

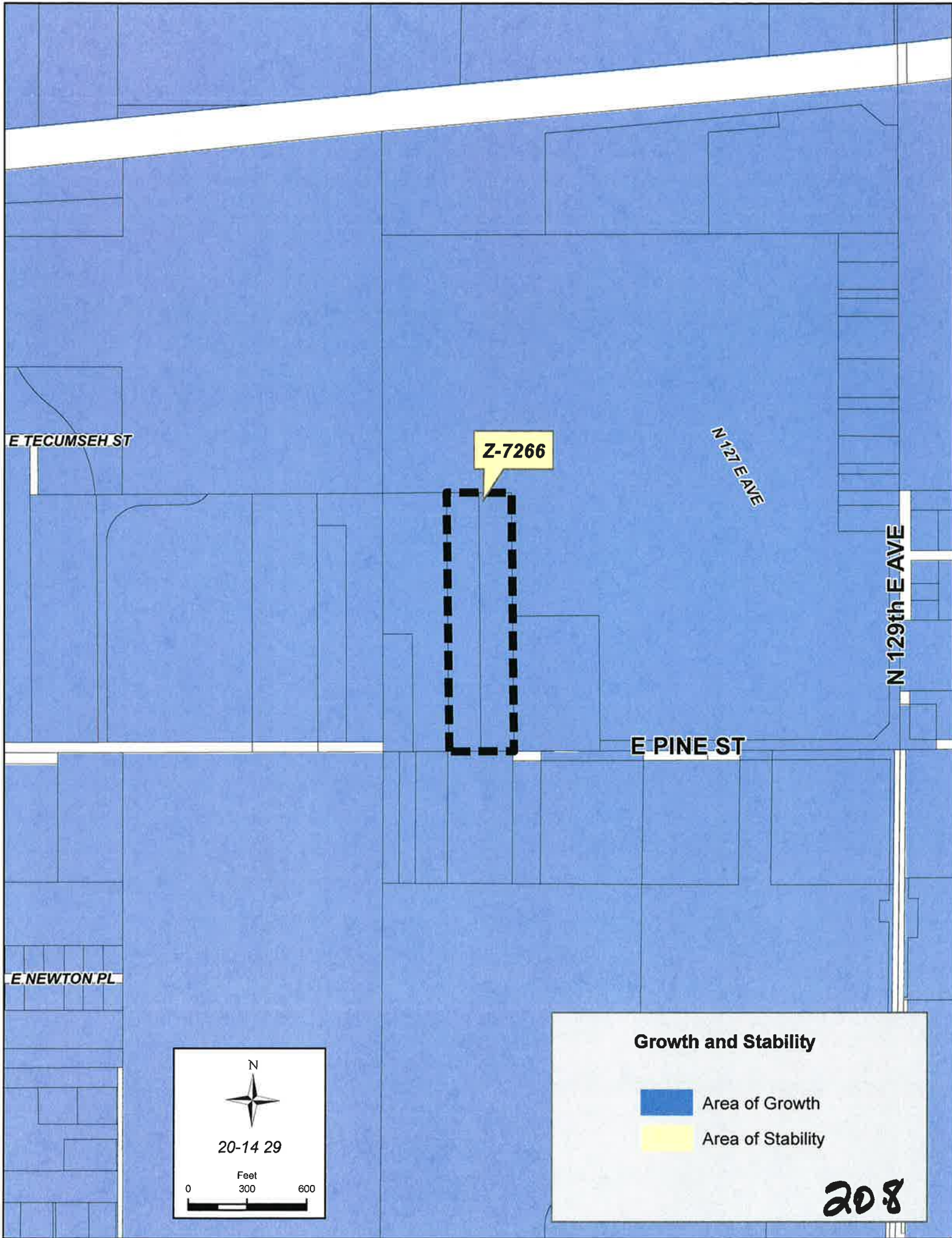


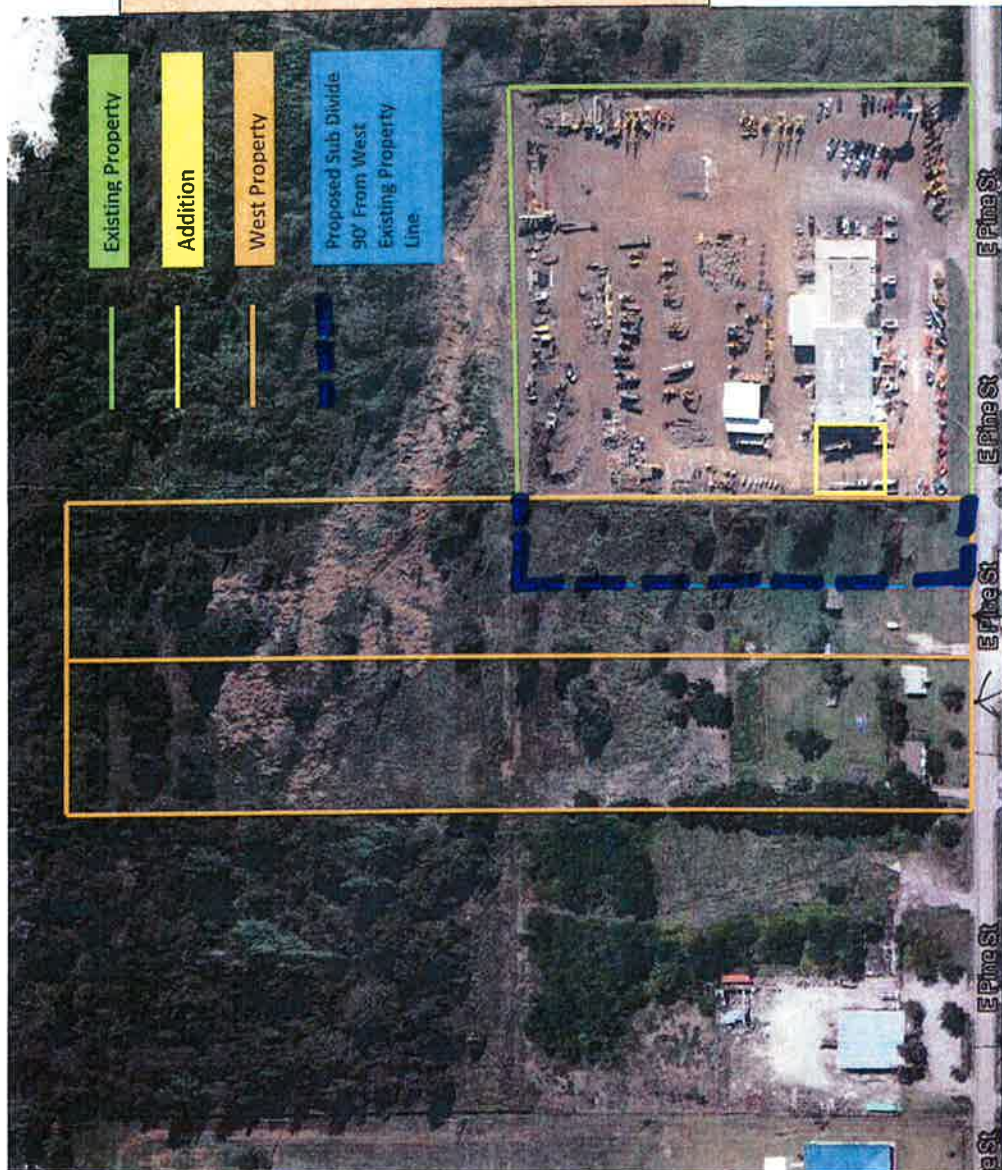
**Land Use Plan Categories**

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

20.7







The proposed property is as follows: From the front and all the way back to even with the current property line of Kirby Smith existing property. It will go from current west fence 90' into adjacent west property. This leaves approximately 75' to west most property line. Suggest subdividing the remainder of this property attaching it to the west most property to sell.

Proposed Expansion Plan.

Proposed Re-zoning Z-7266







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7267

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

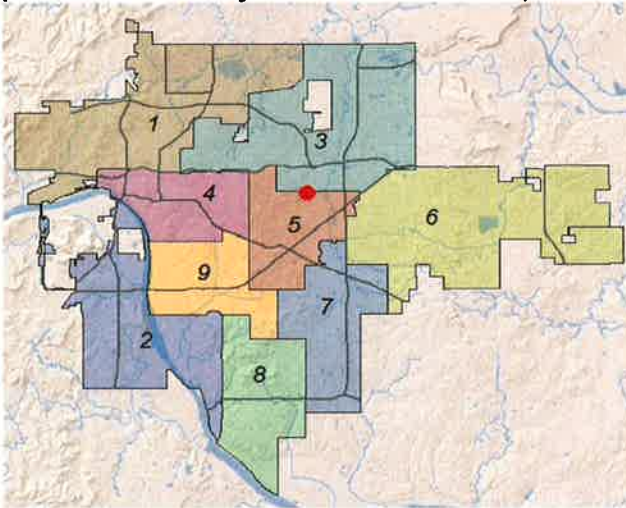
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Mr. and Mrs. Hahn

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



**Applicant Proposal:**

*Existing Use:* Home Occupation

*Proposed Use:* Light Office

*Concept summary:* The office use in this home has a long history however the structure can no longer be classified as a home office.

*Tract Size:* 20,000± square feet

*Location:* South of the southwest corner of E. 11<sup>th</sup> St. and S. 83<sup>rd</sup> E. Ave.

**Zoning:**

*Existing Zoning:* RS-1

*Proposed Zoning:* OL

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood

*Areas of Stability or Growth:* Stability

**Staff Recommendation:**

Staff recommends **approval to rezone the property to OL** which is consistent with the surrounding property and anticipated future development of the site. Staff also supports a future Comprehensive Plan land use revision to include this site in a Town Center Designation.

**Staff Data:**

TRS: 9312

CZM: 38

Atlas: 453

**City Council District: 5**

*Councilor Name:* Karen Gilbert

**County Commission District: 2**

*Commissioner Name:* Karen Keith

21.1

## SECTION I: Z- 7267

**DEVELOPMENT CONCEPT:** The subject property is adjacent to the east line of a RM-2 property which is an existing multifamily site. This site has been classified as home office for years supporting the Chili Bowl in Tulsa. The requested OL designation can be an effective buffer zoning from the existing Multi Family. The site is adjacent to a large drainage channel on the north boundary and an existing residential structure on the south.

### DETAILED STAFF RECOMMENDATION:

The requested zoning is not consistent with the vision identified in the current Land Use Map. This site can be an appropriate expansion area for the Town Center designation. At this location there are several unique characteristics that would support a revision of the Comprehensive Plan to include this in the adjacent Town Center designation.

The unique characteristics of this property include:

- 1) The property is adjacent to a large concrete drainage ditch.
- 2) The site is a small site between the edge of a Town Center boundary and a public street. This rezoning would provide an opportunity expand the Town center designation to include the entire block.
- 3) OL zoning will provide light office transition zoned between the neighborhood east of the site and the ultimate development anticipated in the Town Center designation.

The rezoning request is non injurious to the surrounding neighborhood and is consistent with the expected future development of this area.

**Staff recommends Approval of Z-7267 to rezone the site from RS-1 to OL**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: This site is not consistent with the vision of the Comprehensive Plan however staff could support a future Comprehensive Plan revision to include this site and the property immediately south within the Town Center area.*

### Land Use Vision:

Existing Land Use Map designation: The site is currently classified as an Existing Residential Neighborhood

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

### Suggested Land Use Plan map designation:

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: The request is in an Area of Stability

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

### Transportation Vision:

#### Major Street and Highway Plan:

There are no specific Major Street and Highway Plan considerations for South 83<sup>rd</sup> East Avenue. Ultimately the Town Center Designation would support Vehicular and Pedestrian access to the Town Center through this area.

#### Trail System Master Plan Considerations:

Plans indicate a planned Bikeway on East 11<sup>th</sup> Street however there are no trail system expansion plans affecting this site or the adjacent drainage system.

### DESCRIPTION OF EXISTING CONDITIONS:

Site Analysis: The subject property is approximately 20,000± square feet in size and is located south of the southwest corner of E. 11<sup>th</sup> St. and S. 83<sup>rd</sup> E. Ave. The property appears to be home occupation and is zoned RS-1.

Surrounding Properties: The subject tract is abutted on the east and south by Single Family Residential property zoned RS-1; and on the west by Multi Family property zoned RM-2. The north property is Zoned CS however is completely covered by a large concrete drainage channel.



### STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 83 <sup>rd</sup> East Avenue	NA	50 feet	2

### UTILITIES:

The subject tract has municipal water and sewer available.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits (None)

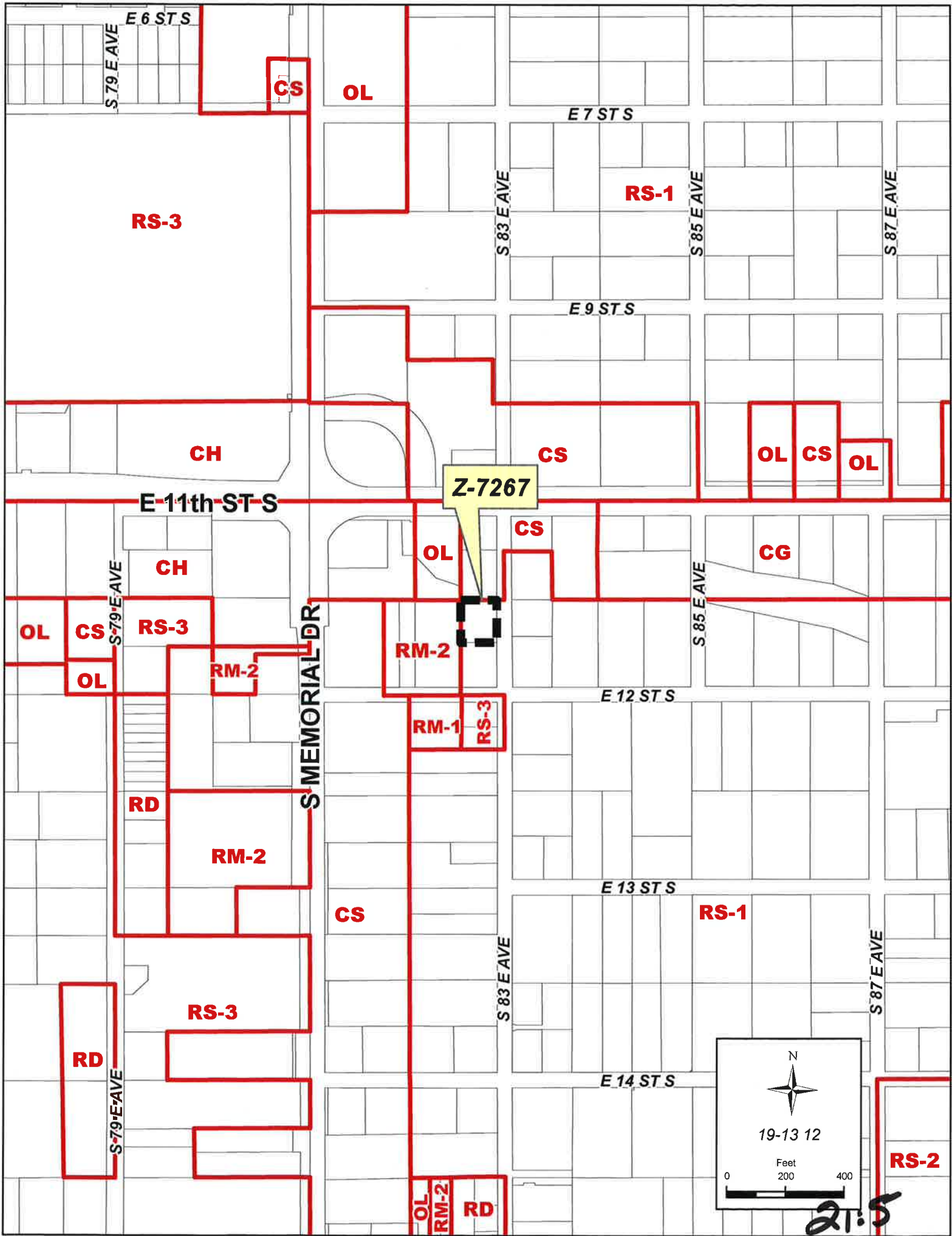
### **SECTION III: Relevant Zoning History:**

**ZONING ORDINANCE:** Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

**BOA-21707 May 13, 2014:** The Board of Adjustment agreed to *Continue*, to 6/24/14, an Appeal of an Administrative Official determining that there is a home occupation on the subject property; and in the alternative, a Special Exception to permit a home occupation, on property located at 1140 S. 83<sup>rd</sup> E. Ave. and also known as subject property.

**Z-6626 May 1998:** All concurred in denial of a request for rezoning a .40± acre tract of land from RS-1 to CG and approval of CS, for commercial use, on property located on the southeast corner of E. 11<sup>th</sup> St. and S. Memorial Dr.

21.4







N

19-13 12

Feet  
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2019



E 11th ST S

E 11th ST S

S 83 E AVE

Z-7267

E 12 ST S



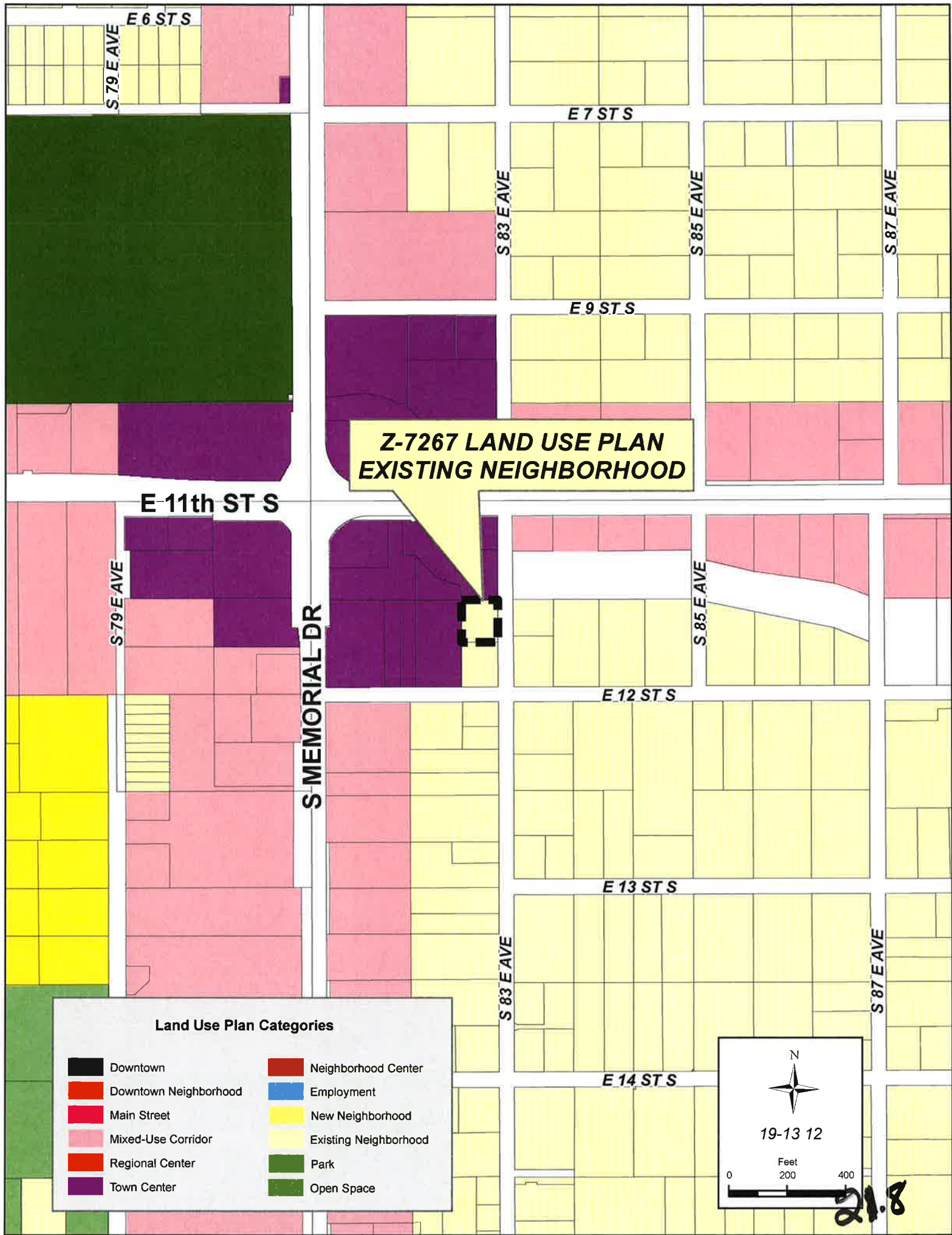
19-13 12



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

21.7





E 6 ST S

S 79 E AVE

E 7 ST S

S 83 E AVE

S 85 E AVE

S 87 E AVE

E 9 ST S

**Z-7267 LAND USE PLAN  
EXISTING NEIGHBORHOOD**

E 11th ST S

S 79 E AVE

S MEMORIAL DR

S 85 E AVE

E 12 ST S













E 13 ST S

E 14 ST S

S 83 E AVE

S 87 E AVE

**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 12

Feet  
0 200 400

21.8









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-813

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

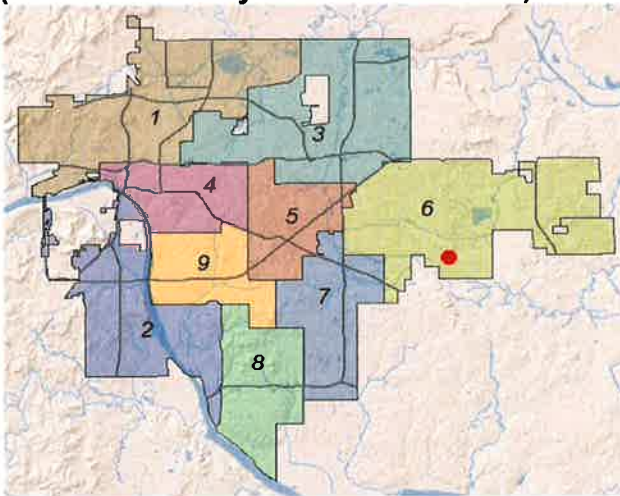
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Roy D. Johnsen

*Property Owner:* Steve Brown

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



**Applicant Proposal:**

*Existing Use:* One dwelling

*Proposed Use:* Single-family dwellings

*Concept summary:* the PUD is submitted for three car driveway, increase building height from 35 to 40 feet and permit rear access to garage on cul-de-sac / double frontage lots.

*Tract Size:* 40+ acres

*Location:* West of southwest corner E. 41<sup>st</sup> St. and S. 177<sup>th</sup> E. Ave.

**Zoning:**

*Existing Zoning:* RS-4

*Proposed Zoning:* RS-4/ PUD-813

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Growth

**Staff Recommendation:**

Staff recommends **approval for PUD 813** however the conceptual plan included is not completely consistent with the Tulsa Comprehensive Plan for a fully connected neighborhood with limited cul-de-sac development.

**Staff Data:**

TRS: 9426

CZM: 50

Atlas: 0

**City Council District:** 6

*Councilor Name:* Skip Steele

**County Commission District:** 1

*Commissioner Name:* John Smaligo

22.1

## **SECTION I: PUD- 813**

### **APPLICANTS DEVELOPMENT CONCEPT:**

Sunset Hills II comprises approximately 40 acres of land located approximately one fourth of a mile east of the southeast corner of East. 41<sup>st</sup> Street South at South 161<sup>st</sup> East Avenue in the City of Tulsa, Oklahoma and is described within Exhibit F and hereinafter referred to as the "Site". The Site is zoned RS-4, Residential Single Family District.

Property to the north and west of the Site is generally rural in nature and zoned AG, Agriculture District. The east boundary of the Site is abutted by the Sunset Hills single-family subdivision which is zoned RS-4 and Planned Unit Development 793. Sunset Hills (PUD 793) phase I is currently under construction.

The Site was originally planned for development as a small lot single family residential subdivision, but in response to market demand the developer now plans to configure larger lots than lots permitted within the existing RS-4 zoning and it should be noted that the proposed lots are also larger than the minimum permitted lots within a RS-3 zoning district. Residences are planned for a maximum height of 40 feet which permits higher ceilings and pitched roofs and are planned to include 3 car garages.

The Planned Unit Development is submitted to permit a driveway of sufficient width to access a 3-car garage which results in paving within the required front yard that exceeds the limitation of Section 1303D. of the Tulsa Zoning Code and to permit the increased height of the residences from 35 feet to 40 feet and to permit rear access to the garage for any lots within a cul-de-sac that have street frontage at the front and rear yards.

No rear yard access will be allowed from East 41<sup>st</sup> Street South.

Sunset Hills phase I (PUD 793) is being developed by a related entity and it is anticipated that the Sunset Hills II residents will have access to the planned recreational facilities which will be located adjacent to the east boundary of Sunset Hills II.

### **EXHIBITS:**

- INCOG Case map

- INCOG Aerial

- Tulsa Comprehensive Plan Land Use Map

- Tulsa Comprehensive Plan Areas of Stability and Growth Map

- Applicant Exhibits:

  - Exhibit A: Conceptual Site Plan

  - Exhibit B: Conceptual Site Plan with Aerial and Sunset Hills Phase I

  - Exhibit C: Existing Amenities to serve Sunset Hills Phase II

  - Exhibit D: Existing Topography and Aerial

  - Exhibit E: Front Yard Summary illustrating 550 square feet of paving surface.



## **PUD 813 DEVELOPMENT STANDARDS:**

### **Development Area A- Single Family Lots**

Permitted Uses	Single family residences and customary accessory uses
Minimum Lot Width:	65 feet
Maximum Area of Off-Street Parking allowed in a required Front Yard	550 square feet.
Maximum Height of Dwelling:	40 feet
Other Bulk and Area Requirements:	As set forth within an RS-4 District
Screening along East 41 <sup>st</sup>	Match wall or fence construction standards in PUD 793 and provide reserve area on plat for homeowners association maintenance of wall along East 41 <sup>st</sup> Street South.
Open Space and Common Areas:	Reserve areas will also be provided for open space, recreation, and storm water detention. All reserve areas will be shown on the face of the Plat and maintained by a homeowners association.

### **VEHICULAR ACCESS AND CIRCULATION:**

Stub streets will be provided to connect with the existing stubs east of the site and anticipated future connections south and west.

### **PEDESTRIAN ACCESS:**

The Developer shall construct sidewalks in the 41<sup>st</sup> Street Right of way and in any street right of way adjacent to reserve areas prior to completion of the Infrastructure Development Plan construction process. No building permit for residential construction will be released until sidewalks are constructed in those areas.

### **PLATTING REQUIREMENT:**

A Subdivision Plat must be filed at the Tulsa County Courthouse prior to release of a residential building permit.

### **EXPECTED SCHEDULE OF DEVELOPMENT:**

The project is expected to begin as soon as plans and zoning are completed. Expected construction for the infrastructure will be less than one year after the project is released from City Engineering.

## DETAILED STAFF RECOMMENDATION:

PUD 813 is consistent with the PUD chapter of the Zoning Code.

The PUD is consistent with the vision outlined in the Land Use Plan and Area of Growth map in the Comprehensive Plan.

This project is consistent with the anticipated growth pattern of the area.

The staff recommendation is not an endorsement of the conceptual plan provided.

**Staff recommends Approval of PUD-813 as outlined in Section I above.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: This area is one of the primary Single Family Residential opportunities available for development in Tulsa. The water and sewer systems are available to the site however most of the arterial street infrastructure is still two lane unimproved streets. Continued suburban style development in this area will add pressure to the City of Tulsa to provide additional vehicular street capacity. The Comprehensive Plan clearly defines future street construction in this area to be a multi modal including bike lanes, bus and pedestrian access. It may be years before this street system is completed to the standards defined in the Comprehensive Plan.*

*The internal street system is provided throughout the subdivision in a system of cul-de-sac's which creates vehicular circulation patterns that are unnecessarily complex on this site. The street system provides little incentive to encourage bicycle or pedestrian circulation alternatives.*

*The internal street system on the conceptual plan is not consistent with the interconnected street system contemplated in the Comprehensive Plan.*

### Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

Areas of Stability and Growth map designation: 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

22.4

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 41<sup>st</sup> is a Secondary Arterial Street with a Multimodal overlay.

Multi-modal streets emphasize plenty of travel choices such as 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:

A private trail system and sidewalks along all public streets are an important part of this plan however there are no trail system considerations at this location. The major street and highway plan recognizes that East 41<sup>st</sup> Street South may have bicycle lanes.

#### Pedestrian Connection Systems:

The abundance of cul-de-sacs illustrated on the conceptual plan is not consistent with the comprehensive plan.

During the plat process the developer shall provide pedestrian access to encourage pedestrian connections to the trail system and green space adjacent to the east boundary of this PUD.



## DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The south portion of this site is near a significant floodplain. As a result a large scale single family development is not likely. One stub street to the south has been provided in anticipation of a small future single family residential development. There are no significant terrain concerns for this proposed development.*

Site Analysis: The subject property is approximately 40± acres in size and is located west of southwest corner E. 41<sup>st</sup> St. and S. 177<sup>th</sup> E. Ave. The property appears to be mostly vacant and is zoned RS-4.

Surrounding Properties: The subject tract is abutted on the east by Sunset Hills I , zoned RS-4/PUD 793; on the north by vacant land, zoned AG; on the south by vacant land, zoned AG; and on the west by vacant land, zoned AG.

## STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 <sup>st</sup> Street	Secondary Arterial with multi modal overlay	100 feet	2

## UTILITIES:

The subject tract has municipal water and sewer available.

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

**ZONING ORDINANCE:** Ordinance number 21690 dated December 20, 2007, established zoning for the subject property.

*Subject Property:*

**Z-7075 December 2007:** All concurred in approval of a request for rezoning a 122± acre tract of land from AG to RS-3 on the east 80± acres and RS-4 on the northwest 40 acres, on property located west of the southwest corner of East 41<sup>st</sup> Street and South 177<sup>th</sup> East Avenue and a part is the subject property.

*Surrounding Property:*

**PUD-793 August 2012:** All concurred in approval of a proposed Planned Unit Development on a 82± acre tract of land for single-family residential use, on property located west of southwest of East 41<sup>st</sup> Street and South 177<sup>th</sup> East Avenue and abutting east of subject property.

**PUD-779 November 2010:** All concurred in approval of a proposed Planned Unit Development on a 57± acre tract of land for residential development, on property located south of southwest corner of East 41<sup>st</sup> Street South and South 177<sup>th</sup> East Avenue.

**Z-7156 August 2010:** All concurred in approval of a request for rezoning an 82± acre tract of land from RS-3 to RS-4 on property located West of southwest of East 41<sup>st</sup> Street and South 177<sup>th</sup> East Avenue and is abutting east of the subject property.

**Z-7048 March 2007:** All concurred in approval of a request for rezoning a 46.7± acre tract of land from AG to RS-4 for single-family development on property located south of southwest corner of East 41<sup>st</sup> Street South and South 177<sup>th</sup> East Avenue.

**Z-7028 August 2006:** All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-3 on property located south of southwest corner of East 41<sup>st</sup> Street and South 177<sup>th</sup> East Avenue.

**Z-6911 September 2003:** All concurred in approval of a request to rezone a 160± acre tract of land from AG to RS-3 for single-family development, located east of the northeast corner of East 51<sup>st</sup> Street South and South 161 East Avenue.

RS-3

RM-0

AG

AG

PUD-813

E 41st ST S

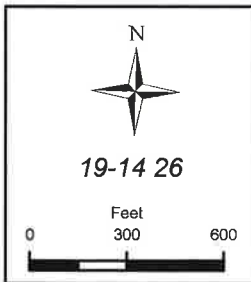
AG

RS-4

PUD-793

AG

AG



E 43 ST

E 43 PL

E 44 ST

44th ST S

E 44 PL

E 45 ST

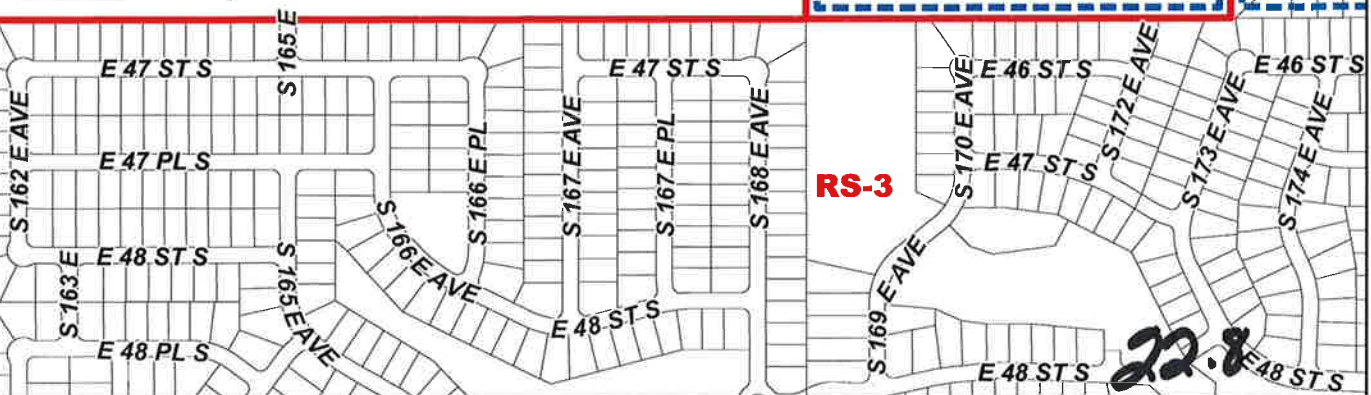
PUD-779

E 45 PL

A-R-3

PUD-94

RS-3



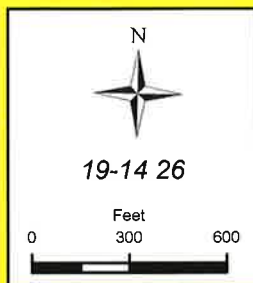






**PUD-813 LAND USE PLAN  
NEW NEIGHBORHOOD**

**E 41st ST S**



E 43 ST

E 43 PL

E 44 ST

44 ST S

44 PL

S 174 E AVE

E 45 ST

E 45 PL

**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

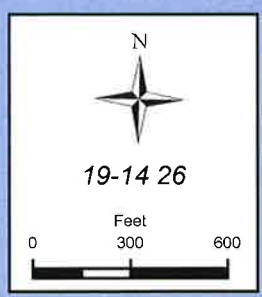


E 48 ST S

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PUD-813




E 41st ST S



E 43 ST  
E 43 PL  
E 44 ST  
44 ST S  
44 PL  
S 174 E AVE  
S 45 ST  
E 45 PL

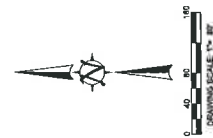
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S 166 E PL  
S 166 E AVE  
E 47 ST  
S 167 E AVE  
S 167 E PL  
E 48 ST S

**Growth and Stability**

-  Area of Growth
-  Area of Stability
-  Park

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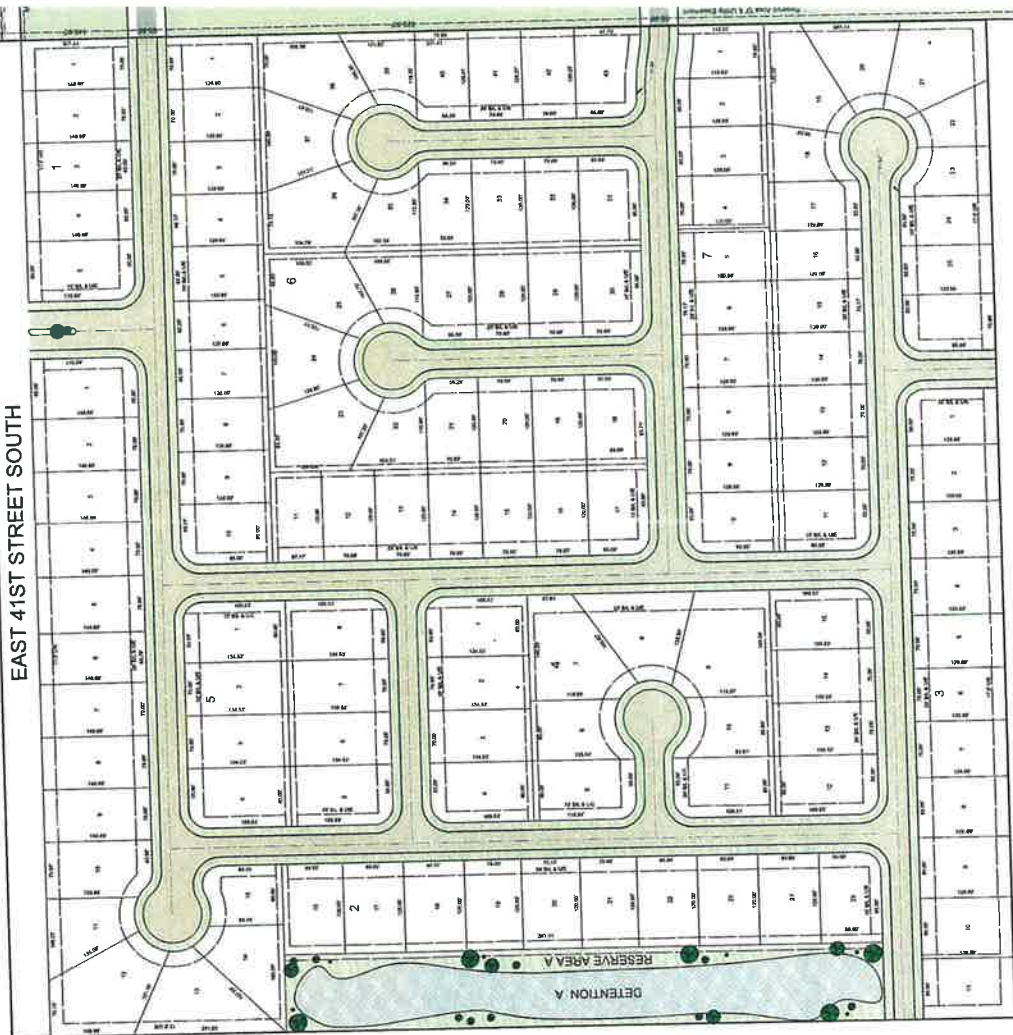




**OWNER/DEVELOPER**  
**SUNSET HILLS DEVELOPMENT, LLC**  
 2808 WEST KENDRA AVE  
 BROOKLYN, OK 73162  
 PHONE: 918.514.4232  
 MR. STEVE BROWN

**ENGINEER**  
**AAB ENGINEERING, LLC**  
 10000 E. 15TH ST. SUITE 200  
 SAND SPRING, OK 74083  
 PHONE: 918.514.4232  
 FAX: 918.514.4288

# Conceptual Site Plan for Sunset Hills II



**SUBDIVISION STATISTICS**

BLOCK 1	1.11 ACRES - 15 LOTS
BLOCK 2	5.88 ACRES - 25 LOTS
BLOCK 3	5.88 ACRES - 25 LOTS
BLOCK 4	5.88 ACRES - 25 LOTS
BLOCK 5	5.88 ACRES - 25 LOTS
BLOCK 6	5.88 ACRES - 25 LOTS
BLOCK 7	5.88 ACRES - 25 LOTS
RESERVE A	1.11 ACRES - 15 LOTS
STREET ROW	1.11 ACRES - 15 LOTS
<b>TOTAL</b>	<b>30.00 ACRES - 150 LOTS</b>



Exhibit "A"

**AAB Engineering, LLC**  
**Engineering • Land Planning**  
 PO Box 2180 Sand Springs, OK 74083  
 PHONE: 918.514.4232 FAX: 918.514.4288



22.12

# Sunset Hills II



DRAWING SCALE: 1"= 100'

**OWNER/DEVELOPER**  
SUNSET HILLS DEVELOPMENT, LLC

2608 WEST KENOSHA  
BROKEN ARROW, OK 74012  
PHONE: 918.451.8144  
MR. STEVE BROWN

## ENGINEER

**LAB ENGINEERING LLC**

PO BOX 2131  
IND SPRNGS, OK 74662

PHONE: 918.616.4200  
FAX: 918.614.1000

FAX: 918.514.2288



ADAMS CREEK

## Exhibit "B"

**AAB Engineering, LLC**



Engineering • Land Planning

Engineering & Land Farming  
PO Box 2136 Sand Springs, OK 74053

OK CA#6318 Exp: June 30, 2014  
Office: (918) 514-4282 Fax: (918) 514-4288

Source: *U.S. Census Bureau, Current Population Reports, 1990*



Existing Amenities  
to Serve

# Sunset Hills II

R-19-E

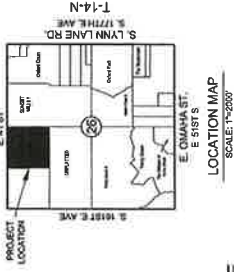
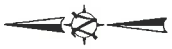


Exhibit "C"

AAB Engineering, LLC



Engineering • Land Planning  
PO Box 2138 Sand Springs, OK 74083  
OK Certificate Exp. June 30, 2014  
Owner: (918) 314-4265 Fax: (918) 314-4268



DRAWING SCALE: 1"=100'

**OWNER/DEVELOPER**  
SUNSET HILLS DEVELOPMENT, LLC  
3000 WEST ABERNATHY  
BROKEN ARROW, OK 74012

PHONE: 918.451.9744  
MR. STEVE BROWN

**ENGINEER**  
AAB ENGINEERING, LLC  
PO BOX 2138  
SAND SPRINGS, OK 74083

PHONE: 918.514.4265  
FAX: 918.514.4268

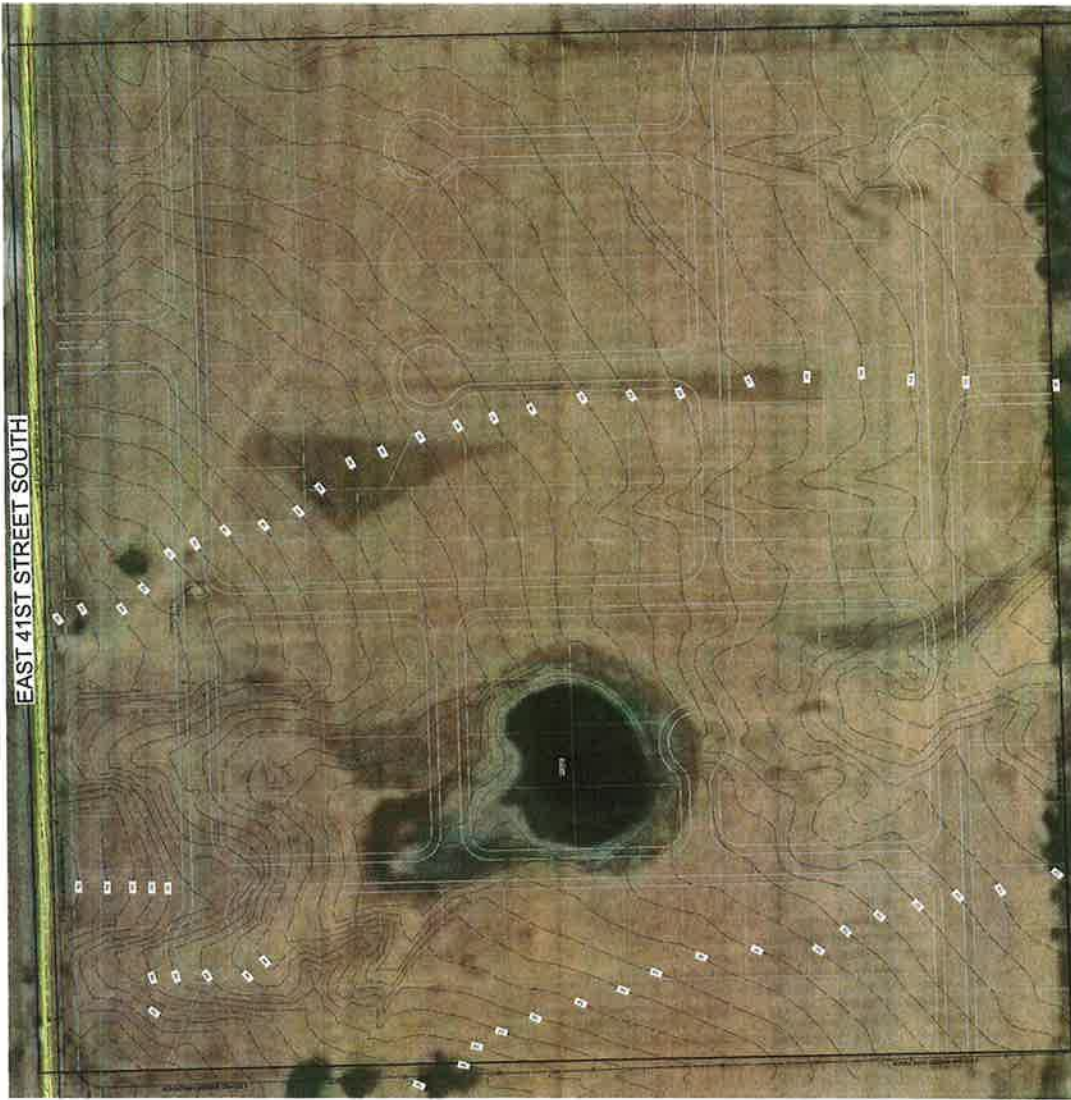


22.14



Existing Topography and Aerial  
for

# Sunset Hills II



**OWNER/DEVELOPER**  
SUNSET HILLS DEVELOPMENT, LLC  
2624 WEST KENDRA AVE  
BROKEN ARROW, OK 74612  
PHONE: 918-514-4283  
MR. STEVE BROOKS

**ENGINEER**  
AAB ENGINEERING LLC  
PO BOX 2156  
SAND SPRING, OK 74653  
PHONE: 918-514-4283  
FAX: 918-514-4288

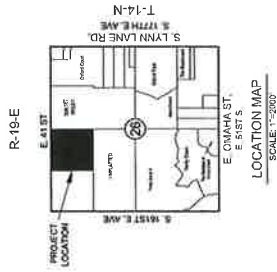
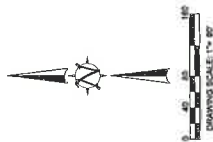


Exhibit "D"

AAB Engineering, LLC  
**AAB**  
Engineering • Land Planning  
PO Box 2156 Sand Springs, OK 74653  
Office: (918) 514-4283 Fax: (918) 514-4288



22.15

S 90°00'00" E  
70.00'

11' UTILITY EASEMENT

7850 SF  
LIVABILITY SPACE

N 0°00'00" E  
120.00'

2 STORY  
DWELLING

120.00'  
S 0°00'00" W

5'

5'

20' BUILDING LINE

4' CONCRETE  
SIDEWALK

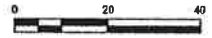
24'

70.00'

N 90°00'00" W



SCALE: 1"=20'



#### AREA SUMMARY

AREA OF FRONT YARD  
YARD: 1400 SF

AREA OF PARKING IN FRONT  
YARD: 550 SF

**HRAOK, INC**

ENGINEERS • SURVEYORS • PLANNERS

1913 WEST TACOMA - SUITE A  
BROKEN ARROW, OKLAHOMA 74012  
CA# 3943 EXP. DATE: 6-30-2013

VOICE: (918) 258-3737  
FAX: (918) 258-2554  
www.hraok.com

EXHIBIT E

TYPICAL LOT

22.16  
APRIL 25, 2012

SUNSET HILLS II

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER  
(NE/4, NW/4) OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 14  
EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY,  
OKLAHOMA.







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7268

**Hearing Date:** June 4, 2014

**Case Report Prepared by:**

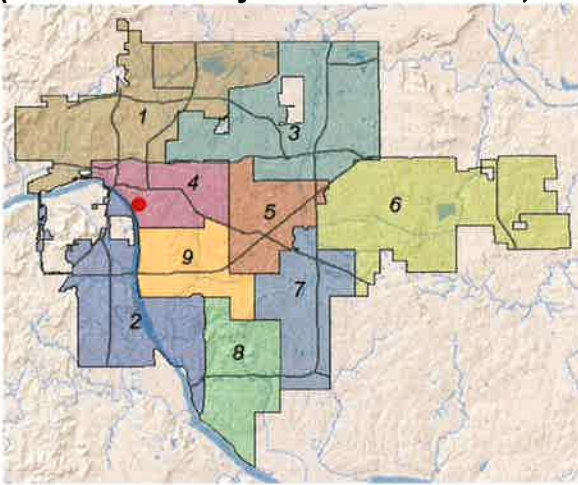
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* Michelle Jewell

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



**Applicant Proposal:**

*Existing Use:* Vacant

*Proposed Use:* Retail

*Concept summary:* Rezone property for commercial use in context with a Downtown Neighborhood Vision of the Comprehensive Plan.

*Tract Size:* 33,000+ square feet

*Location:* Northwest corner of E.21<sup>st</sup> St. and S. Boston Ave.

**Zoning:**

*Existing Zoning:* RM-2/ OL

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Downtown Neighborhood

*Stability and Growth Map:* Growth

**Staff Recommendation:**

Staff recommends **approval** to rezone property from RM-2/OL to CS, finding it consistent with the Downtown Neighborhood vision in the Tulsa Comprehensive Plan.

**Staff Data:**

TRS: 9212

CZM: 36

Atlas: 35

**City Council District:** 4

*Councilor Name:* Blake Ewing

**County Commission District:** 2

*Commissioner Name:* Karen Keith

231

## SECTION I: Z- 7268

### DEVELOPMENT CONCEPT:

The requested zoning is to support a redevelopment of the northwest corner of South Boston Avenue at East 21<sup>st</sup> Street for a retail use.

### DETAILED STAFF RECOMMENDATION:

The requested zoning is consistent with the vision outlined in the Tulsa Comprehensive Plan for an Area of Growth and for a Downtown Neighborhood.

CS zoning is consistent with the existing development pattern in the area.

**Staff recommends Approval of Z-7268 to rezoned property from RM-2/OL to CS.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The site is part of the Downtown Neighborhood area which allows a wide variety of uses. This zoning request for CS would allow a large variety of small commercial uses, multi family, offices and townhome development consistent with the Downtown Neighborhood vision.*

### Land Use Vision:

Land Use Plan map designation: This site is entirely located inside of a Downtown Neighborhood designation.

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.

### Areas of Stability and Growth designation:

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:

Trail System Master Plan Considerations:

Z-7268 is near two major trail systems. River parks just west of the site and is an important consideration. The Midland Valley Trail east of the property is also a significant trail in Tulsa. There are no specific plans for the trail systems that affect this site however future development should be respectful of that connectivity option. Adequate provisions for bicycle parking and pedestrian connectivity to any planned facility should be an essential component for future development.

#### Special Considerations:

Rezoning will require a subdivision plat and a sidewalk along East 21<sup>st</sup> Street South. The site is also adjacent to Veterans Park. Future development should encourage visual and physical connectivity to the park as well as the trail system.

This area is part of the Arkansas River Master Plan and classified as a Key Development Area with Commercial Uses contemplated in that plan. CS zoning is consistent with the vision identified in the Arkansas River Master Plan.

#### Historic Preservation Overlay:

This site is not part of an Historic Preservation Overlay District

#### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The existing site contains a residential structure on the north side and a vacant office building near 21<sup>st</sup> Street. The site is relatively flat and appears to be suited well for an infill project in this area. There are no obvious concerns that would restrict commercial development.*

Site Analysis: The subject property is approximately 33,000± square feet in size and is located on the northwest corner of E. 21<sup>st</sup> St. and South Boston Avenue. Z-7268 includes an existing office building and home.

Surrounding Properties: The subject tract is abutted on the east by South Boston Avenue. Further east across Boston is primarily Multi Family Residential and zoned RM-2 and OL.

## STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Boston Avenue	none	50 feet	2
East 21 <sup>st</sup> Street	Primary Arterial with Multi Modal Overlay	120 feet	4

## UTILITIES:

The subject tract has municipal water and sewer available.

## EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits (None)

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

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

**Z-7210 March 2013:** Staff and TMAPC concurred in denial of a request for rezoning a 7,992+ square foot tract of land from RM-2 to CS on property located north of the northwest corner of E. 21<sup>st</sup> St. and S. Boston Ave. and north of subject property. It was appealed to City Council and City Council approved the request.

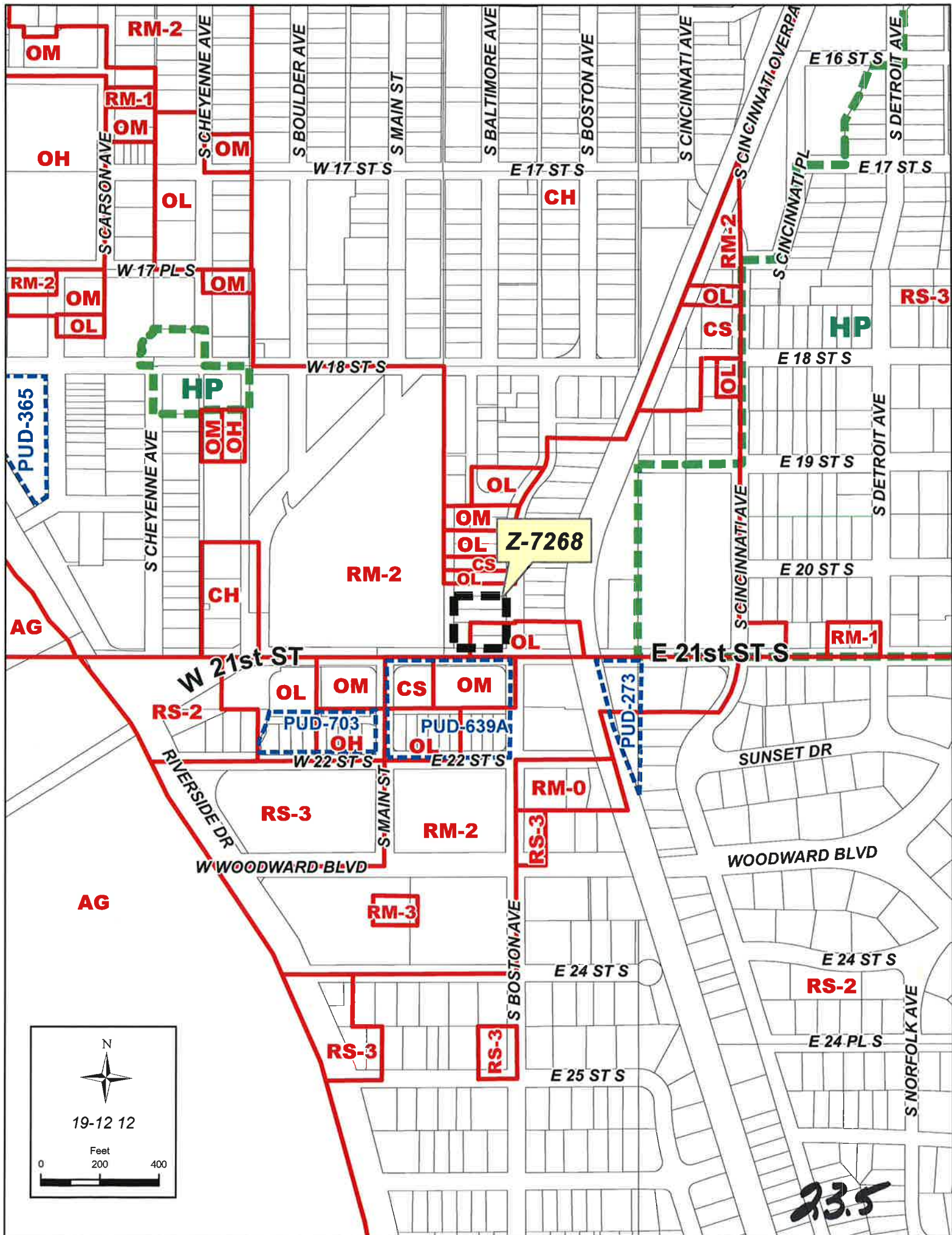
**Z-6883 April 2003:** All concurred in approval of a request for rezoning a .44+ acre tract of land from OM to CS for mixed use development, and related to PUD-639-A, on property located on the southeast corner of E. 21<sup>st</sup> St. and S. Main St.

**PUD-639-A April 2003:** All concurred in approval of a request for a Major Amendment to PUD, on a 2.58+ acre tract of land, for a mixed-use development containing residential single-family and multifamily units, retail space and office use. The property is located at the southeast corner of East 21<sup>st</sup> Street South and South Main Street.

**BOA-19079 May 22, 2001:** The Board of Adjustment Approved a Special Exception to allow for office use in an RM-2 zoning district and a Variance of the required rear and side setbacks from 10 ft. to 5 ft. 1 in., per conceptual site plan and with condition that all landscape requirements be met, on property located west of the northwest corner of E. 21<sup>st</sup> St. and S. Boston Ave. and also known as part of the subject property.

**PUD-639 October 2000:** All concurred in approval of a request for a Planned Unit Development on a 2.4+ acre tract, for a 74-unit multifamily/townhouse, multi-story development with accessory parking, subject to conditions, and located between East 21<sup>st</sup> Street and East 22<sup>nd</sup> Street, South Main Street and South Boston Avenue.

23.4





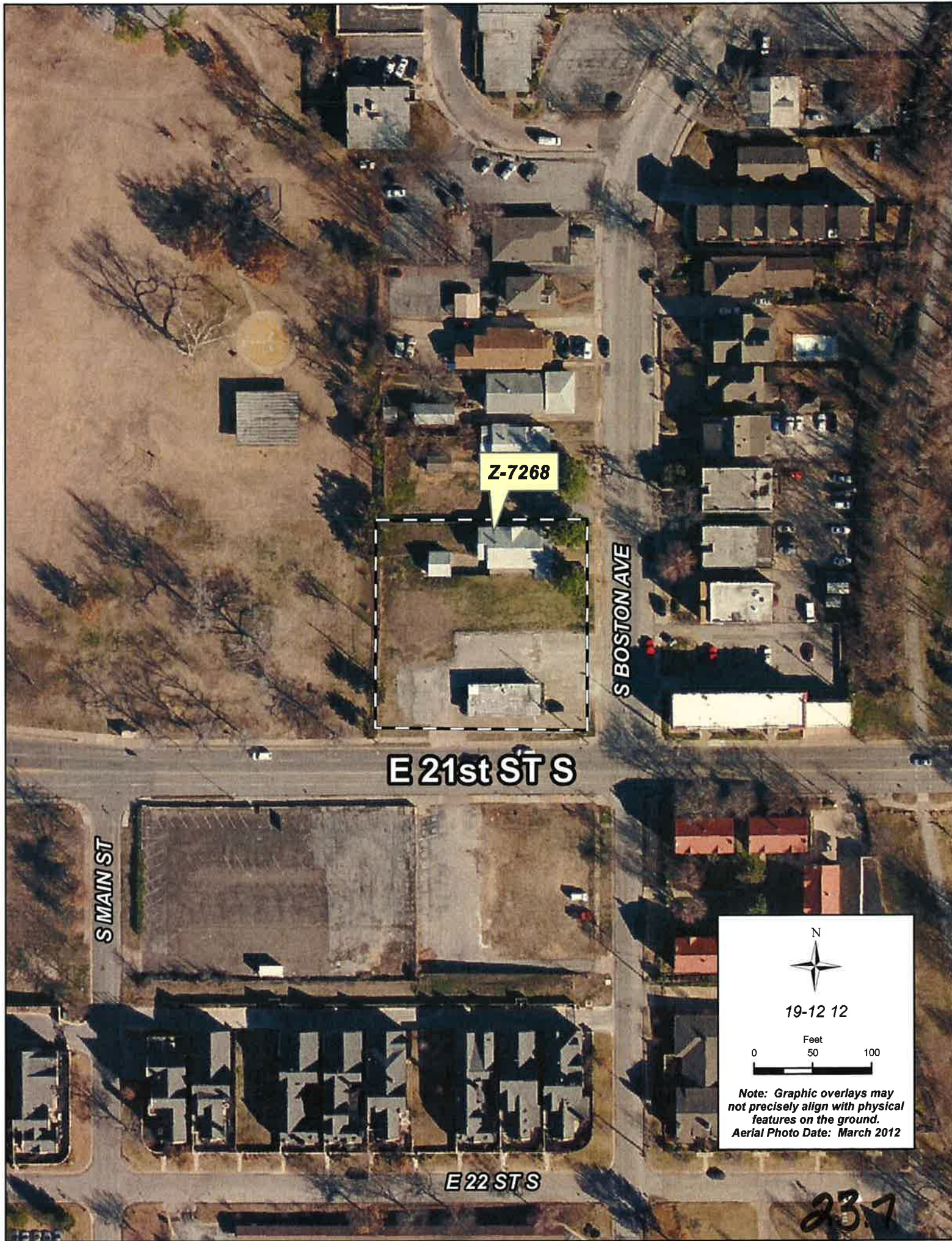


19-12 12



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





Z-7268

S BOSTON AVE

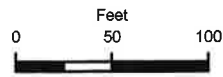
E 21st ST S

S MAIN ST

E 22 ST S



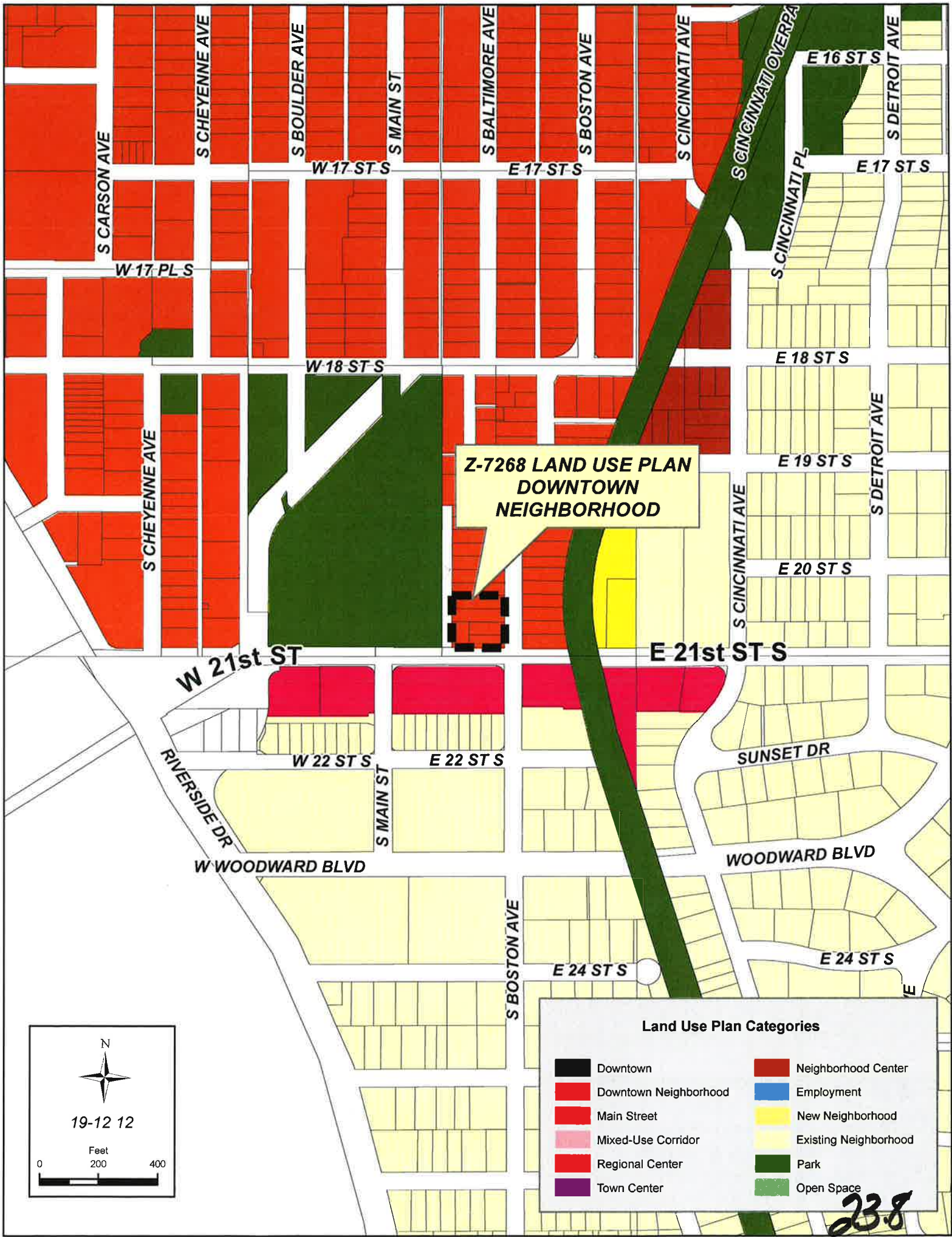
19-12 12



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

23.7









23.9



## **TMAPC**

**June 4, 2014**

### **Extension of existing Sector Plans**

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**Item: Request that TMAPC find a 9 month extension of existing Sector Plans (formerly known as Urban Renewal Plans) in conformance with the Tulsa Comprehensive Plan**

#### **Background**

The Tulsa Development Authority (TDA) is in the process of updating the existing Sector Plans. Currently the plans have an expiration date of June 2, 2014 and this date needs to be extended until time that the Sector Plans are updated. State Statutes require that modifications to these plans be reviewed for conformance with the Comprehensive Plan by the Planning Commission. Since this is a technical change, rather than substantive, this does not require a public hearing

In May, 2012, a two year extension of these plans was reviewed and found to be in conformance with the Comprehensive Plan by the TMAPC. Subsequently, the extension was approved by City Council.

An additional 9 month extension to allow for completion of the plan updates would remain in conformance with the Comprehensive Plan.

#### **Recommendation**

Approve the finding that the requested 9 month extension of the existing Sector Plans is in Conformance with the Tulsa Comprehensive Plan.



## **MEMORANDUM**

**TO:** Commissioners of the Tulsa Metropolitan Area Planning Commission

**FROM:** O. C. Walker  
Executive Director

**DATE:** May 29, 2014

**RE:** Tulsa Development Authority - Sector Plan Update

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The Sector Plans are set to expire on June 2, 2014. The purpose of this memorandum is to request an extension of the Sector Plans for a period of nine (9) months. At the end of the process TDA will appear before TMAPC to request an adoption of the revised version of the Sector plans in the Sectors that are depicted below:

Crawford Sector  
Lincoln Sector  
Booker T. Sector  
Cheyenne Sector  
Extension Sector  
Dunbar Sector  
Franklin Sector

Cherokee Sector  
Moton Sector  
B-West Sector  
Unity Sector  
Carver Sector  
Lansing Sector

Emerson Sector  
Douglas Sector  
King Sector  
Hartford Sector  
Osage Sector  
Mt. Zion Sector

TDA has entered into an agreement with Housel Lavigne for services to facilitate the Sector Plan update.

If you have questions or need additional information, please do not hesitate to contact me.

Thank you,

O.C. Walker, Executive Director  
Tulsa Development Authority

24.2