

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2679

August 06, 2014, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of July 9, 2014, Meeting No. 2677

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-20700** (Lot-Split) (CD-1) – Location: Southeast corner of East Jasper Street and North Rockford Avenue
3. **LS-20701** (Lot-Split) (CD-1) – Location: South of the southeast corner of East Jasper Street and North Rockford Avenue (Related to: LC-592)
4. **LC-592** (Lot-Combination) (CD-1) – Location: Northeast corner of East Independence Street and North Rockford Avenue (Related to: LS-20701)
5. **LC-593** (Lot-Combination) (CD-1) – Location: Southwest corner of East Reading Street and North Midland Avenue
6. **LS-20704** (Lot-Split) (County) – Location: Southwest corner of East 59th Street North and North 145th East Avenue
7. **LS-20705** (Lot-Split) (County) – Location: South of the southeast corner of East 171st Street South and South Garnett Road (Related to: LC-594)
8. **LC-594** (Lot-Combination) (County) – Location: South of the southeast corner of East 171st Street South and South Garnett Road (related to: LS-20705)

9. **LC-595** (Lot-Combination) (CD-9) - Location: Southeast corner of East 35th Street South and South Peoria Avenue
10. **PUD-741-A-1 – Sack & Associates, Inc.** – Location: Northwest corner of East 111th Street South and South Joplin Avenue, requesting a PUD Minor Amendment to change the building setback line on South Joplin Avenue from 25 feet to 15 feet and the building setback line on East 110th Place South from 15 feet to 25 feet, **RS-2/PUD-741-A**, (CD-8)
11. **PUD-405-22 – Chad Chastain**, Location: South of the southwest corner of East 91st Street and South Memorial Drive, requesting PUD Minor Amendment to establish 0-foot minimum internal building setback, **CS/PUD-405**, (CD-8)
12. **PUD-539-1 – Sack & Associates, Inc./Eric Sack**, Location: Northeast corner of East 11th Street South and South 123rd East Avenue, requesting PUD Minor Amendment to allocate floor area for an enclosed boat storage facility, **CS/PUD-539**, (CD-6)
13. **PUD-539 – Sack & Associates, Inc./Eric Sack**, Location: Northeast corner of East 11th Street South and South 123rd East Avenue, requesting PUD Detail Site Plan for a new enclosed boat storage facility within the PUD, **CS/PUD-539**, (CD-6)
14. **PUD-766 – Kimball Hales**, Location: Northwest corner of South Yale Avenue and East 50th Street South, requesting a PUD Detail Site Plan for a new restaurant with drive-through within the PUD, **CH/PUD-766**, (CD-9)
15. **PUD-564-B – Jonathon W. Hanlan**, Location: North and east of the northeast corner of East 31st Street and South Memorial Drive, requesting a PUD Detail Site Plan for a new addition of office space to an existing building, **OM/PUD-564-B**, (CD-5)
16. **Little Lighthouse Extended – Reinstatement of plat**, Location: Southeast corner of East 36th Street south and South Yale Avenue, (CD-5)
17. **Springs at Mingo Crossing – Final Plat**, Location: South of southeast corner of East 71st Street and South Mingo Road, (CD-7)
18. **Change of Access –** Location: Southwest corner of East 101st Street South and South Yale Avenue, (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

19. **Maple Terrace** – Preliminary Plat, Location: North of East 15th Street South, west of South Norfolk Avenue, (CD 4)
20. **Barnard Trace** – Preliminary Plat, Location: North of northwest corner of East 21st Street South and South Lewis Avenue, (CD 4)
21. **Z-7270 – 120 Development Group, LLC**, Location: Northwest corner of West Haskell Place and North Cheyenne Avenue, Requesting rezoning from **HP/RS-4 to HP/RM-2**, (CD-1), (Continued from 6/18/14) (Staff requests a continuance to October 1, 2014 to allow applicant to submit an accompanying PUD.)
22. **PUD-811 – Roy D. Johnsen**, Location: North of East 15th Street South between St. Louis and Trenton, requesting a **PUD** for retail on ground floor, office use on second level and surface parking, (CD-4), (Continued from 6/4/14, 7/9/14 and 7/23/14)
23. **PUD-683-A – Eller & Detrich/Andrew A. Shank**, Location: Southwest corner of North Yale Avenue and East 136th Street North, Requesting a PUD Abandonment, (County), (Continued from 7/23/14) (Staff requests a continuance to August 20, 2014.)

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING

24. **CPA-27 - Bruce Robbins**, Location: Southeast corner of East 11th Street South and South Lynn Lane Road, requesting amendments to the Land Use Map in the Tulsa Comprehensive Plan to amend Land Use designation from “New Neighborhood” to “Mixed-Use Corridor”, and; to amend Land Use designation from “New Neighborhood” to “Employment”.

OTHER BUSINESS

25. **TMAPC consider initiating amendment to the Land Use Map in the Tulsa Comprehensive Plan** to amend Land Use designation from “New Neighborhood” to “Employment” on parcel 6 as described in CPA-27.
26. **Commissioners' Comments**

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

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



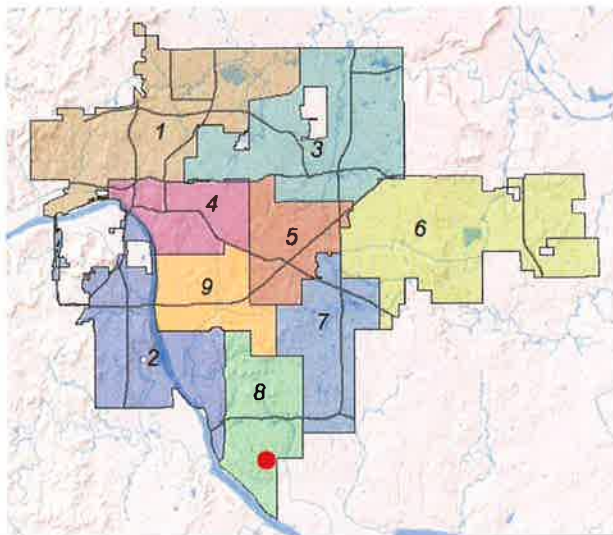
Case #: PUD-741-A-1
Minor Amendment

Hearing Date: August 6, 2014

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Sack and Associates
 Property Owner: 81st and Memorial, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to change the building setback line on S. Joplin Ave. from 25 ft to 15 ft and the building setback line on E. 110th Pl S. from 15 ft to 25 ft.

Gross Land Area:
 0.4533 Acres

Location: NW Corner of East 111th Street
 South and South Joplin Avenue

Lot 1, Block 1, Tradition Blocks 1 thru 7

Zoning:
 Existing Zoning: RS-2/PUD-741-A
 Proposed Zoning: No Change

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

Staff Recommendation:

Staff recommends **approval**.

Staff Data:
 TRS: 18-13-27
 CZM: 57
 Atlas: 2888

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

10.1

August 6, 2014

SECTION I: PUD-741-A-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards for Lot 1, Block 1 to change the building setback line on S. Joplin Ave. from 25 ft to 15 ft and the building setback line on E. 110th PI S. from 15 ft to 25 ft.

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."

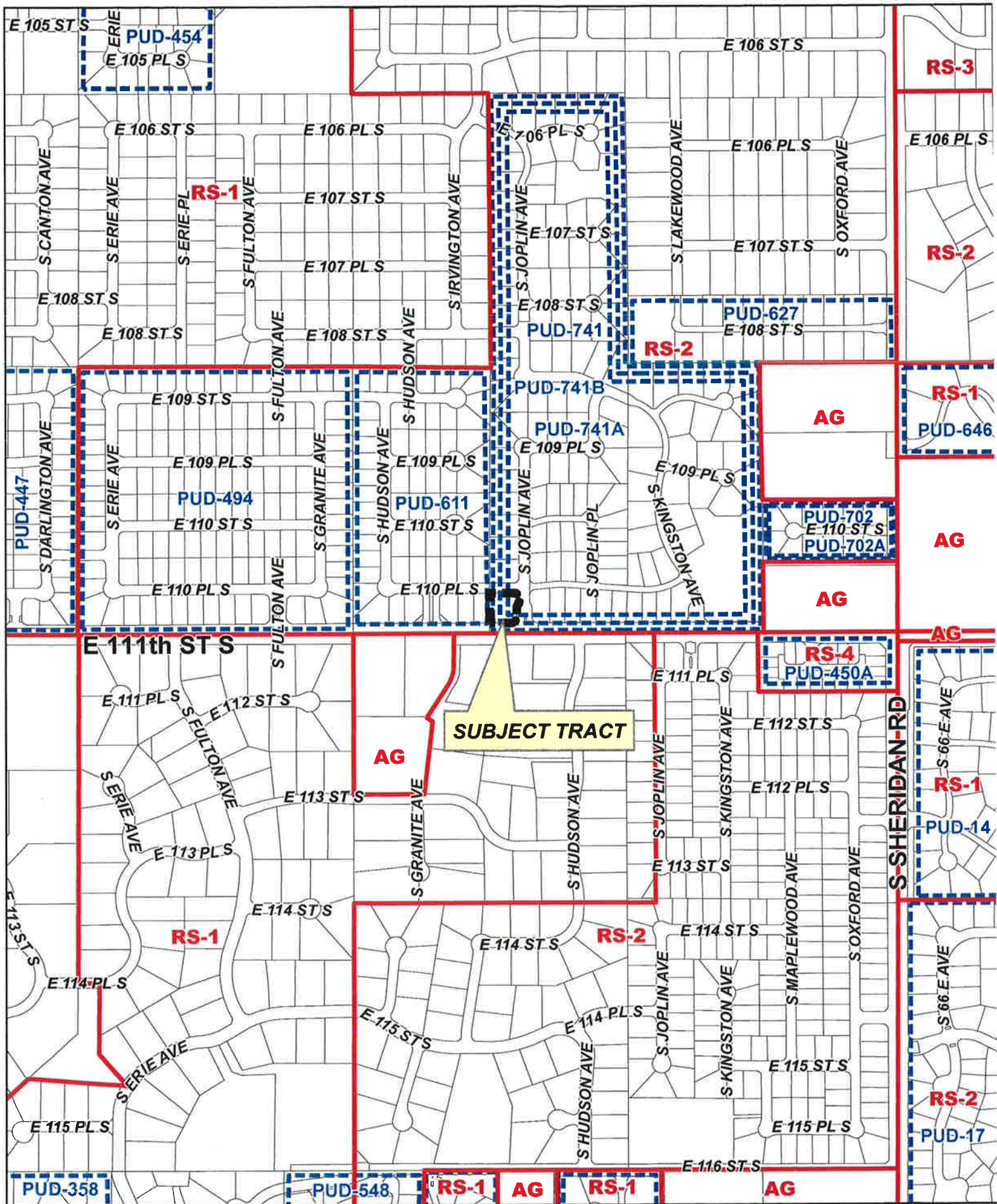
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-741-A shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Exhibit B
Applicant Amendment of the Deed of Dedication

With considerations listed above, staff recommends **approval** of the minor amendment request for Lot 1, Block 1 to change the building setback line on S. Joplin Ave. from 25 ft to 15 ft and the building setback line on E. 110th PI S. from 15 ft to 25 ft.



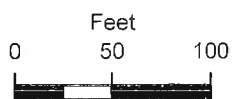
PUD-741-A-1

18-13 27

10.3



10.4



Aerial Photo Date: March 2014

PUD-741-A-1

18-13 27

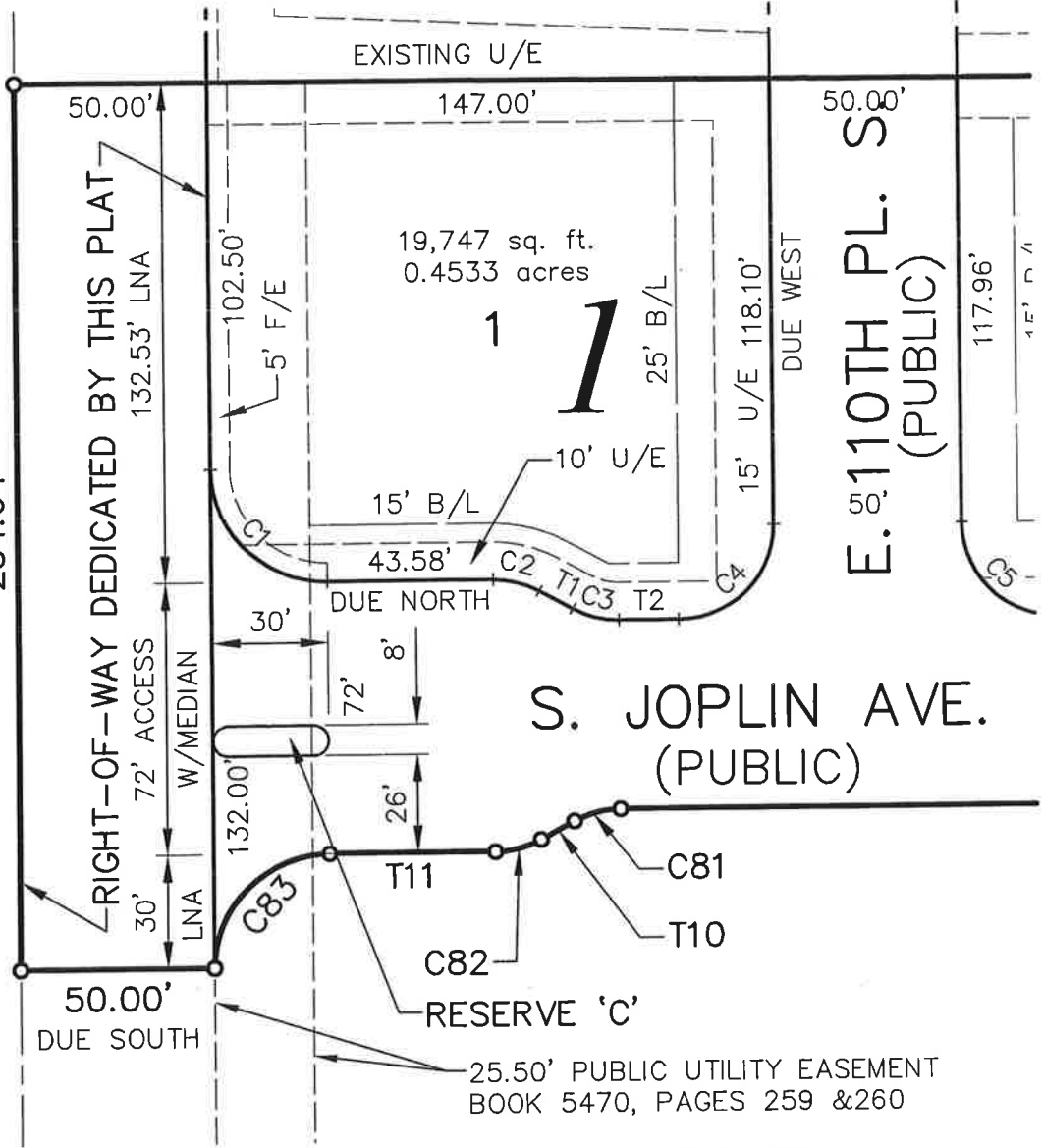
Note: Graphic overlays may not precisely align with physical features on the ground.

10.5



(PUBLIC)
EAST 111TH STREET SOUTH

DUE WEST
234.64'



B/L=BUILDING LINE
U/E=UTILITY EASEMENT
F/E=FENCE EASEMENT

EXHIBIT 'B'
OF
LOT 1, BLOCK 1 OF TRADITION
BLOCKS 1 THRU 7
(AS MODIFIED)
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SACK AND ASSOCIATES, INC.
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com
CA Number 1783 (PE/LS)

Project: 111TH AND KINGSTON-A
Drawn: LWR Order:

Drawing: EXHBT14A
File: 1813.27 Drawer: C

XREF: COPYRITE S-811X T-SAI2
Plotted: 07 JUL 2014

10.6

**AMENDMENT OF THE DEED OF DEDICATION
OF
TRADITION BLOCKS 1-7**

RECITALS

- A. 81st and Memorial LLC, an Oklahoma limited liability company, is the developer of the following described subdivision:

Tradition Blocks 1-7, a Subdivision in the City of Tulsa, Tulsa County, Oklahoma according to the recorded plat thereof (Document # 6244) (hereinafter ATradition Blocks 1-7" or the "Subdivision") which was filed in the records of the County Clerk of Tulsa County, Oklahoma on October 24, 2008,

and within the Deed of Dedication of Tradition Blocks 1-7, the developer was identified as the "Owner/Developer".

- B. Tradition Blocks 1-7 was submitted as a portion of a planned unit development which was designated as PUD No. 741 and affirmatively recommended by the Tulsa Metropolitan Area Planning Commission June 20, 2007 and approved by the Council of the City of Tulsa, Oklahoma, on July 30, 2008.
- C. The Subdivision is developed as a single family residential community and on the face of the Plat there are depicted building setbacks and within Section II. Planned Unit Development Restrictions of the Deed of Dedication accompanying the Plat of Tradition Blocks 1-7 and set forth within subsections D-3.a. and D-3.b. of Section II., building setbacks were established as follows:

D-3.a

"No building shall be located neared to the right of way of East 111th St. South than 35 feet"

D-3.b

"No building shall be located nearer to the right of way of the public or private street, as the case may be, than the building line depicted on the accompanying Plat.

- D. The Owner/Developer is the owner of record of Lot1, Block1, of Tradition Blocks 1-7 and desires to amend the setbacks applicable to Lot 1, Block 1, as depicted on the face of the Plat to achieve a more desirable residence.

“The covenants contained within Section II. Planned Unit Development Restrictions may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission, or its successors”.....

IN WITNESS WHEREOF, the undersigned has executed this instrument to be effective from and after the date it is properly recorded in the office of the County Clerk of Tulsa County, Oklahoma.

By  _____
Richard L. Dodson, Manager

This instrument was acknowledged before me this 7th day of July, 2014, by Richard L. Dodson as Manager of 81st and Memorial, L.L.C., an Oklahoma limited liability company.


Notary Public

My commission number: 01012357
My commission expires: 8/26/2017





Case #: PUD-405-22
Minor Amendment

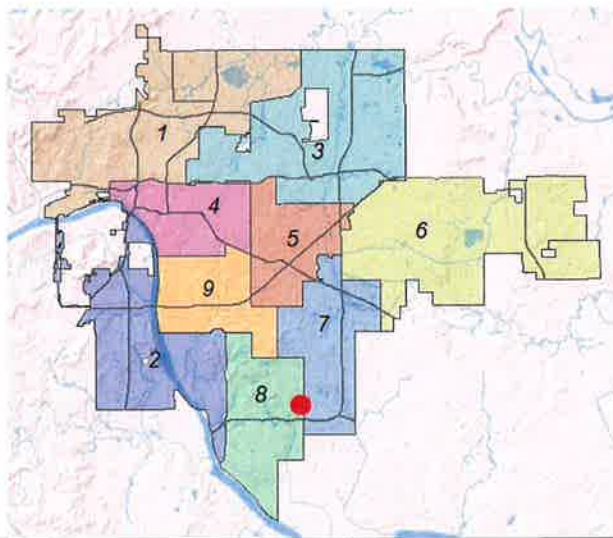
Hearing Date: August 6, 2014

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Chad Chastain
Property Owner: Robert E .Howard II
(REHCO East, LLC)

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to establish a 0 ft Minimum Internal Building Setback.

Gross Land Area:
2.6 Acres

Location: South of the SW Corner of East 91st Street and South Memorial Drive

9100 South Memorial Drive

Lot 4, 9100 Memorial

Zoning:
Existing Zoning: CS/PUD-405
Proposed Zoning: No Change

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

Staff Recommendation:

Staff recommends **approval**.

Staff Data:
TRS: 18-13-23
CZM: 57
Atlas: 1905

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

11.1

August 6, 2014

SECTION I: PUD-405-22 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards for Lot 4, to establish a 0 ft Minimum Internal Building Setback.

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 requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-405 and subsequent amendments shall remain in effect.

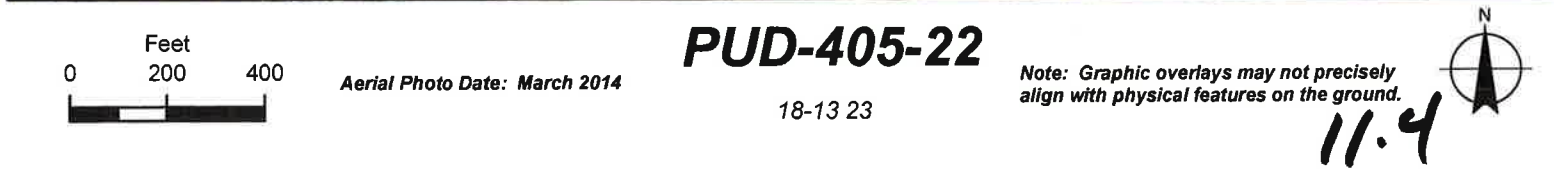
Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Current and Proposed Development Standards
Applicant Site Plan
Applicant Floor Plan
Applicant Exterior Elevations

With considerations listed above, staff recommends **approval** of the minor amendment request for Lot 4 to establish a 0 ft Minimum Internal Building Setback.

11.2





11.4



Aerial Photo Date: March 2014

PUD-405-22

18-13 23

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



11.5



PUD Minor Amendment

**PUD - 405 9100 Memorial (Block 2; Lots 1, 2 & 4), Portion of Area 1-A
South Pointe Honda – 9100 S. Memorial Dr.**

DEVELOPMENT STANDARDS:

Land Area (Net):	320,785 SF	7.36 AC.
Lot 1	93,803 SF	2.15 AC.
Lot 2	113,524 SF	2.61 AC.
Lot 4	113,458 SF	2.6 AC.
Permitted Uses:	Automotive Sales, Service, Used Car Sales Storage of Automobiles and Light Trucks for sale	
Maximum Building Floor Area:	.17 FAR/20% coverage approved	
Lot 1	3,555 SF – Existing	0 SF - Proposed
Lot 2	16,497 SF – Existing	16,407 SF – Proposed
Lot 4	21,413 SF – Existing	29,683 SF – Proposed
Overall	46,180 SF/320,785 SF = .14 FAR\	
Maximum Building Height:	2 Stories or 35'	
Maximum Number of Autos to Be Displayed Between a Front or Side Building Line and a Public Street (Arterial) R/W:	Limited to 10 Autos per Parking Row	
Display Pads:	Removed	
Off-Street Parking:	1 Space per 600 SF & 1 per 1000 SF Open Display Area	
Lot 1:	0 Bldg./40 Display	40 Spaces Required 173 Spaces Provided
Lot 2:	28 Bldg/23 Display	51 Spaces Required 161 Spaces Provided
Lot 3:	50 Bldg/15 Display	64 Spaces Required 130 Spaces Provided

Maximum Building Setback 120'
From Public Street R/W:
Minimum Building Setback 60'
From Public Street R/W:

Minimum Building Setback 0'
From Internal Lot:

Revised
Development
Standard Proposed
for Lot 4

Minimum Landscape Area of
Net Lot for Planted Open Space: 15 % Required

Lot 1	.55 AC Open Space provided (26%)
Lot 2	.31 AC Open Space provided (12%)
Lot 4	.40 AC Open Space provided (15%)
Total	1.26 AC. = 17% Open Space provided

Minimum Landscape Strip 5' Required
Along Public (Arterial) R/W 10' Proposed

Signs:

Ground Signs: Limited to one per Automobile sales franchise
With a maximum of 160 SF of Display Surface
Area and 25' Tall.

Wall Signs: Permitted not to exceed 1.5 SF of Display Surface
Area per Lineal Foot of Building Wall to which
attached.

Internal Directional Signs: Limited to a maximum of 10 SF of Display Surface
Area and 8' Tall.

Monument Signs: Permitted at each Arterial Street entry with a
Maximum of 60 SF of Display Surface Area
6' tall.

Lighting:

Light standards shall be limited to 30' tall with deflectors directing the light downward and away from adjacent boundaries of Area A-1. Building Mounted lights shall be hooded and directed downward to prevent spillover lighting.

General Restrictions and
Design Controls:

- A. Automobile service interior work areas shall not be visible from any public streets.
- B. The use of temporary signs, banners and streamers are prohibited.
- C. All building exteriors shall be concrete, masonry, or EIFS (Exterior Insulation Finishing System) systems. Exteriors may include ACM (Aluminum Composite Metal) panels for the franchise branded elements.
- D. The lots fronting arterial streets are served by frontage road with display and parking area to minimize curb openings to arterial streets unless otherwise approved by the TMAPC.



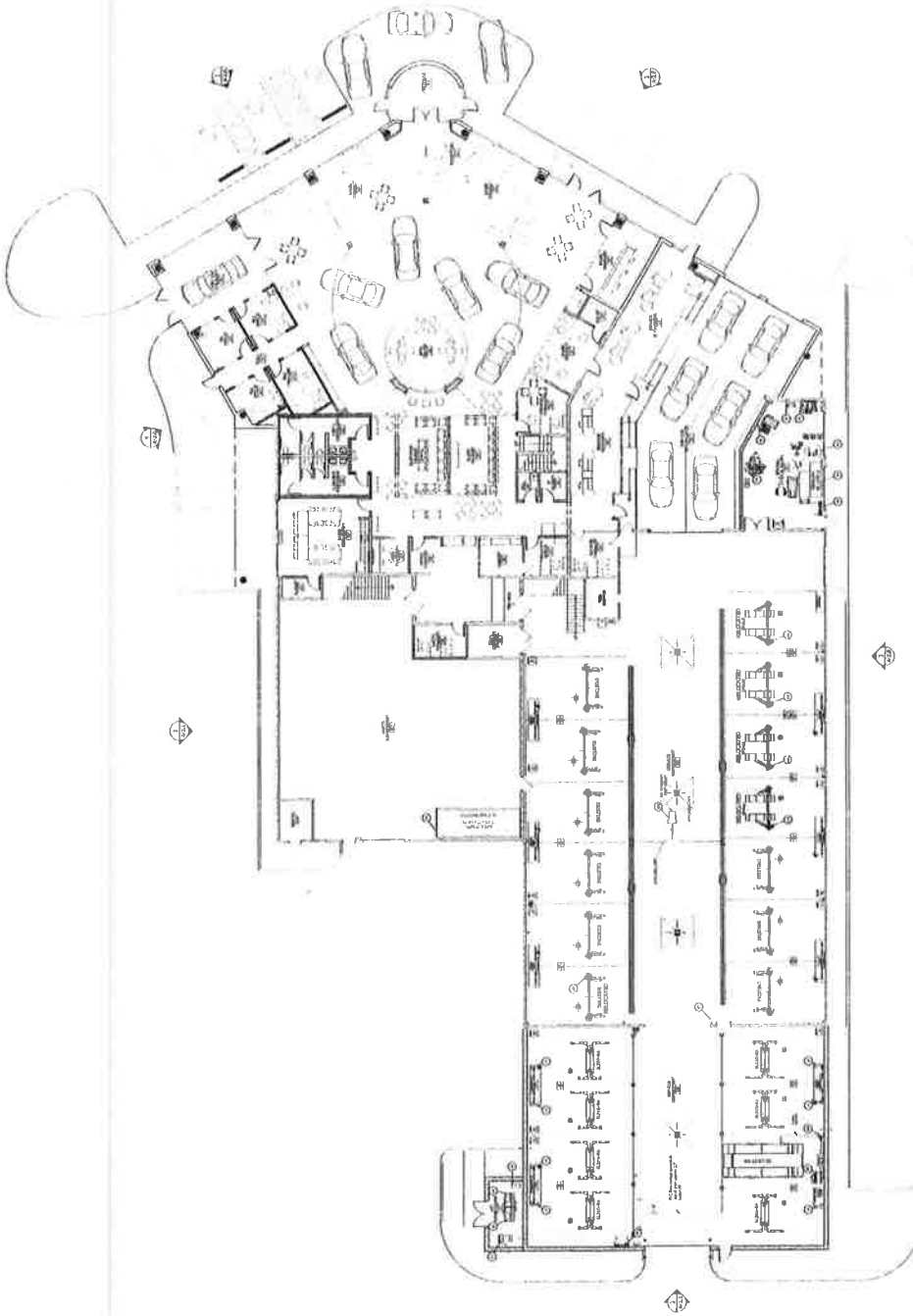
architectural
DESIGN
Clear Architectural Design, LLC
1885 Commerce Dr., Suite 200
Farmingdale, NY 11735
Tel: 516-241-2451

SOUTH POINTE
HONDA
R2N S. HONDA
TOTAL OF 7433

1ST FLOOR
WEST GYM BUILDING
FLOOR PLAN

NO.	DATE	DESCRIPTION
1	11/10/11	1ST FLOOR
2	11/10/11	2ND FLOOR
3	11/10/11	3RD FLOOR
4	11/10/11	4TH FLOOR
5	11/10/11	5TH FLOOR
6	11/10/11	6TH FLOOR
7	11/10/11	7TH FLOOR
8	11/10/11	8TH FLOOR
9	11/10/11	9TH FLOOR
10	11/10/11	10TH FLOOR
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21	11/10/11	21ST FLOOR
22	11/10/11	22ND FLOOR
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24	11/10/11	24TH FLOOR
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98	11/10/11	98TH FLOOR
99	11/10/11	99TH FLOOR
100	11/10/11	100TH FLOOR

A-1.0



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

OFFICE BUILDING AND OTHERS ARE EXCLUDED FROM THIS PLAN
OFFICE BUILDING AND OTHERS ARE EXCLUDED FROM THIS PLAN



architectural
DESIGN

WILSON J. WHEAT
TULSA, OKLAHOMA

WILLIAM S. WINTERHALD
TULSA, OKLAHOMA

BY CANINE DRUG
PRIOR EVALUATIONS

ST 8	1000	
ST 9	200	
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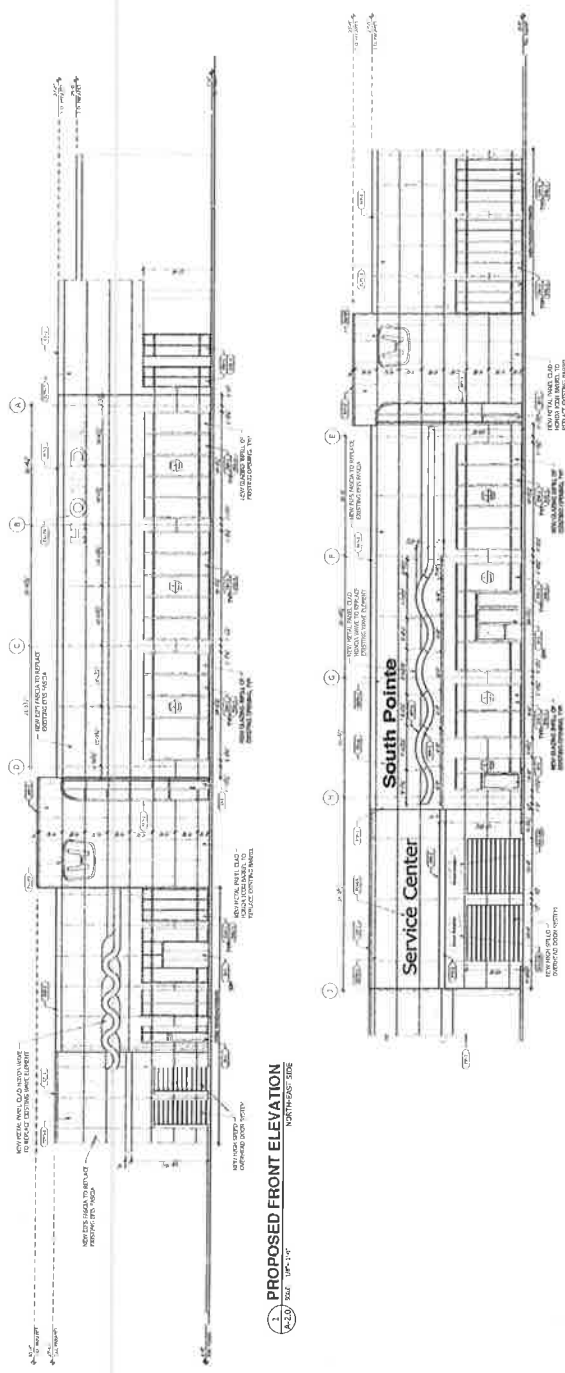
111

A-2.0

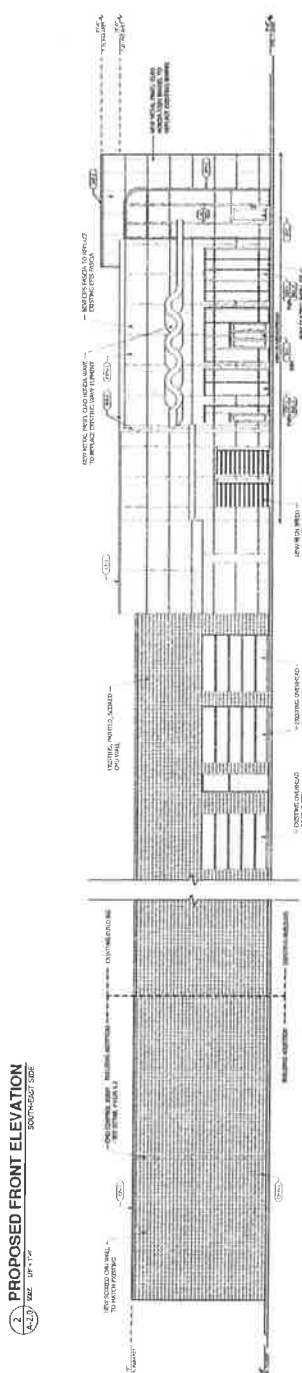
EXTERIOR MATERIAL SCHEDULE

[illegible]

NOTE:
ALL WORKS TO BE COMPLETED ON THIS SHEET IS PER
MAYNARD'S DRAWING PURPOSES ONLY. THE OWNER SHALL REQUIRE
A CONTRACT WITH A SCHEDULED VENDOR WHO WILL BE
RESPONSIBLE FOR APPLYING FOR AND OBTAINING A PERMIT
APPROPRIATE. THE GC SHALL BE RESPONSIBLE FOR COORDINATING THE
SCHEDULE OF INSTALLATION AND ALL FINAL CONNECTIONS.



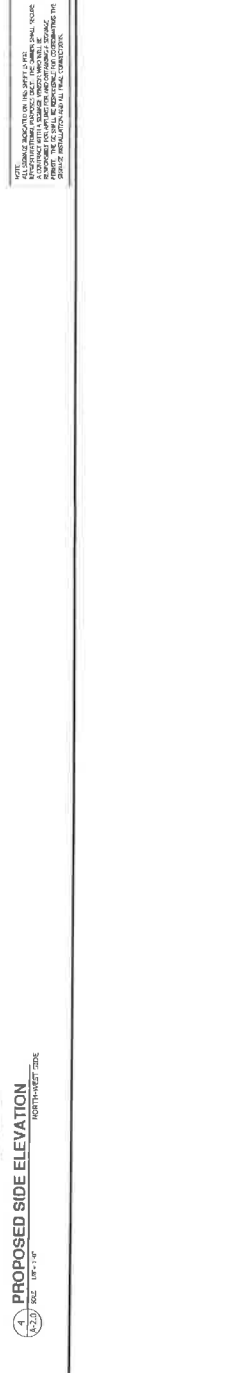
2 PROPOSED FRONT ELEVATION
A-2.0 SCALE 1/8" = 1'-0" NORTH-EAST SIDE



2 PROPOSED FRONT ELEVATION
A-2.0' SCALE 1/8" = 1'-0" SOUTH-EAST SIDE



3 PROPOSED SIDE ELEVATION SOUTH SIDE



4 PROPOSED SIDE ELEVATION NORTH-WEST END



Architectural
DESIGN
Architectural Design, LLC
5 Concord St., Suite 240
Bellingham, WA 98205
240.396.2623

SOUTH POINTE
HONDA

9124 S. MEMORIAL
TULSA, OK 74133

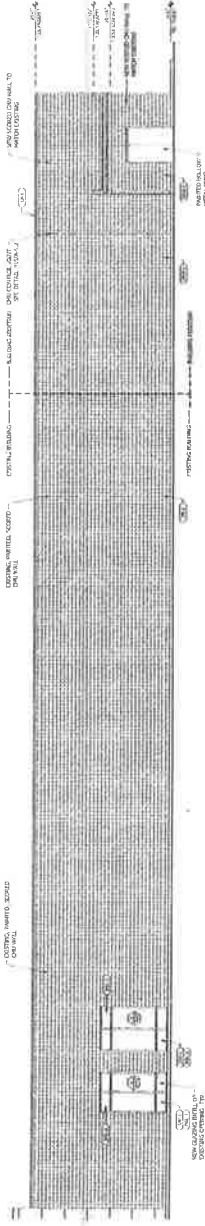
9124 S MEMORIAL
TULSA, OK 74133

**NEW CAN CULTURE
CHANGING THE WAY
EATING MATTERS**

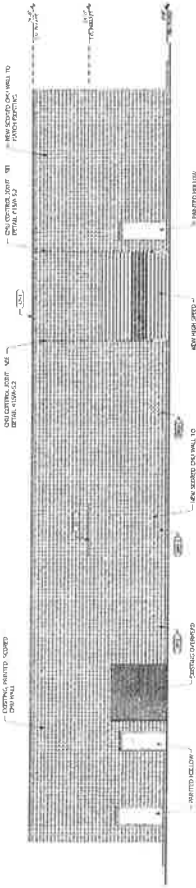
A-2.1

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NOTE: ALL SIGNAGE INDICATED ON THIS SHEET IS FOR NON-INTERFERENTIAL PURPOSES ONLY. THE OWNER SHALL OBTAIN A CONTINUITY VOUCHER AND A SIGNAGE VOUCHER WHO WILL BE RESPONSIBLE FOR APPLYING FOR AND OBTAINING A SIGNAGE PERMIT. THE GC SHALL BE RESPONSIBLE FOR COORDINATING THE SIGNAGE INSTALLATION AND ALL FINAL CONNECTIONS.



1 PROPOSED SIDE ELEVATION NORTH SIDE



2 PROPOSED SIDE ELEVATION WEST SIDE

11.12



Case #: PUD-539-1
Minor Amendment

Hearing Date: August 6, 2014

Case Report Prepared by:

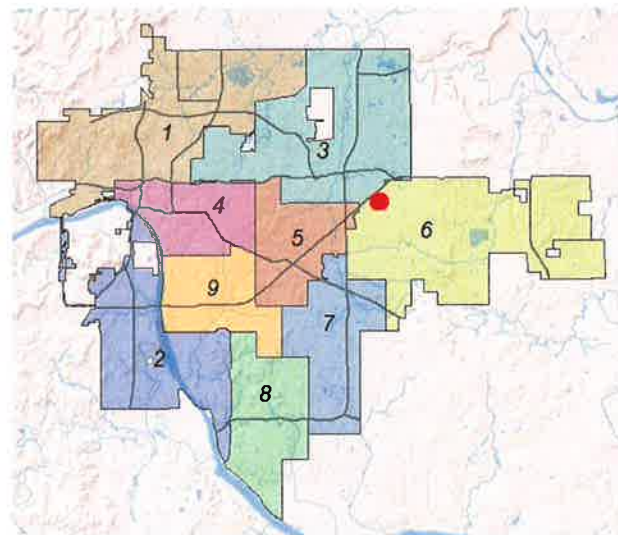
Jay Hoyt

Owner and Applicant Information:

Applicant: Sack and Associates
 Property Owner: Robert E. Oliver

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allocate floor area for an enclosed boat storage facility.

Gross Land Area:
 3.56 Acres

Location: NE Corner of East 11th Street
 South and South 123rd East Avenue

12303 East 11th Street South

Zoning:

Existing Zoning: CS/PUD-539
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 9405
 CZM: 39

Atlas: 977

City Council District: 6

Councilor Name: Byron Steele

County Commission District: 1

Commissioner Name: John Smaligo

12.1

August 6, 2014

SECTION I: PUD-539-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allocate floor area for an enclosed boat storage facility.

Within the current Development Standards, the Maximum Building Floor Area is 50,000 SF. The proposed revised standards are a Maximum Building Floor Area is 41,900 SF and a Maximum Enclosed Boat Storage Floor Area of 8,100 SF. The applicant has indicated that the proposed boat storage structure will be for storage and display of boats only and will not be habitable.

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:

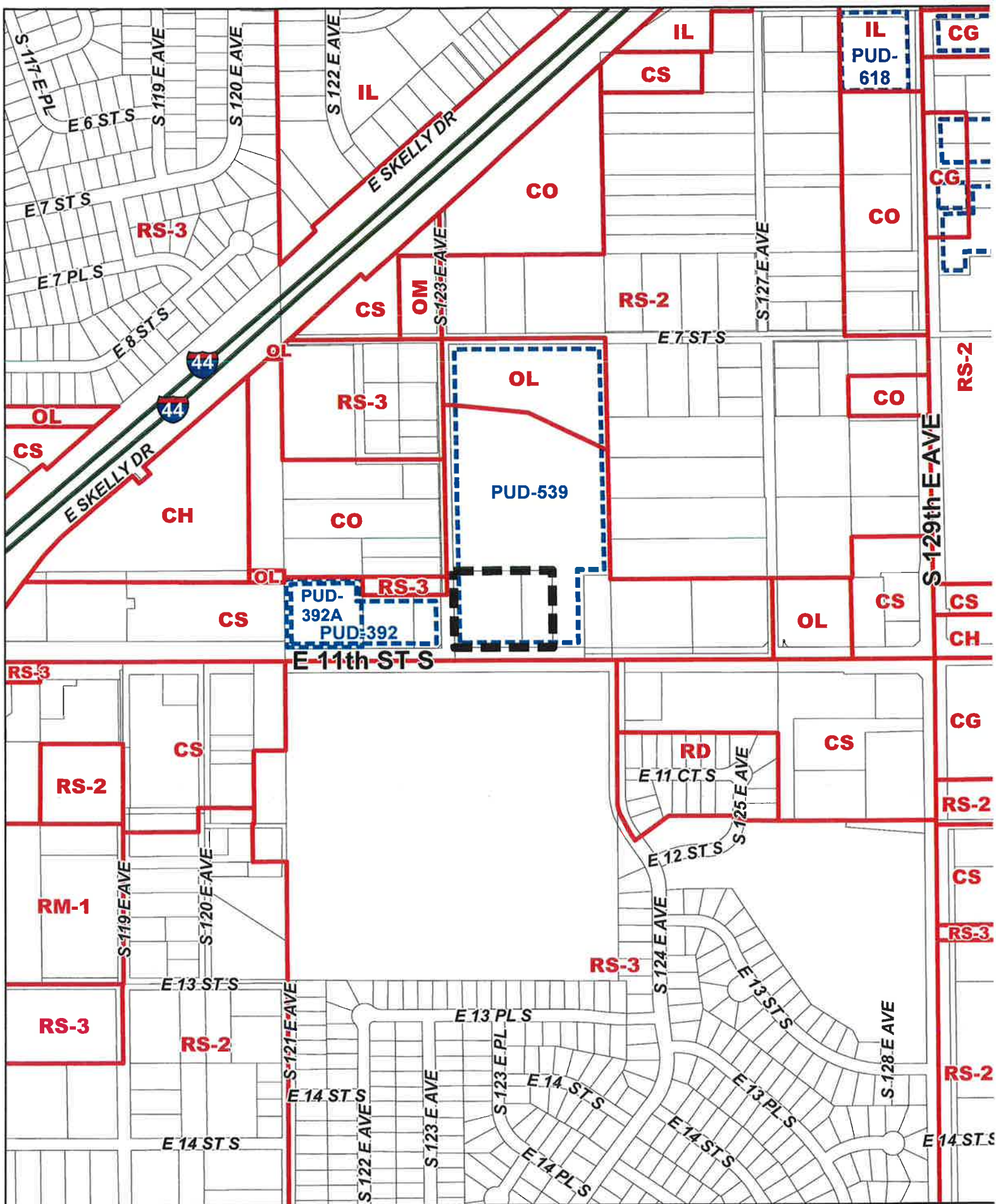
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-539 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Legal Description
Applicant Memorandum
Applicant Minor Amendment Information
Applicant Exterior Elevations
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to allocate floor area for an enclosed boat storage facility.

12.2



PUD-539-1

19-14 05

12.3

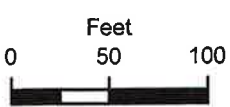




SUBJECT TRACT

S 123 E AVE

E 11th ST S



Aerial Photo Date: March 2014

PUD-539-1

19-14 05

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

12.4





Aerial Photo Date: March 2014

PUD-539-1

19-14 05

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

12.5





CA No. 1783 (PE/LS)

SACK AND ASSOCIATES, INC.

• ENGINEERING • SURVEYING • PLANNING •

3530 E. 31st St., Ste. A, Tulsa, OK 74135-1519

P.O. Box 50070, Tulsa, OK 74150-0070

Phone: 918.592.4111 Fax: 918.592.4229

E-mail: sai@sackandassociates.com

M E M O R A N D U M

To: INCOG
From: Eric G. Sack, PE, PLS
CC:
Date: July 16, 2014
RE: Tulsa Boat Sales, PUD-539 Minor Amendment

Tulsa Boat Sales has existed at its present location since 1982. The underlying plat was filed in 1967, and PUD-539 was approved by the City Council in August 1995.

Since Tulsa Boat Sales opened in 1982, the building and site have been essentially unchanged. The existing structure is a little less than 14,000 SF, and the balance of the lot is used for parking and outside boat storage and display.

The proposed PUD minor amendment is intended to allow Tulsa Boat Sales the ability to convert a portion of the outside boat display and storage to inside display and storage. The storage structures are different from the other allowed structures on the site in that they are not habitable and have only minimal climate control facilities. Since they are for storage only, taking the place of existing outside storage, the construction of inside storage structures shall not trigger additional parking or landscape requirements. However, even though they are not habitable structures, we do not want the storage structures to increase the allowable, overall floor area on the lot. Therefore, the addition of inside storage floor area has been offset by an equal reduction in the allowable building floor area on the lot.

If you have any questions after reviewing the proposal, please call or e-mail.

PUD-539

**Development Area A
Minor Amendment**

Current Development Standard

Maximum Building Floor Area50,000 SF

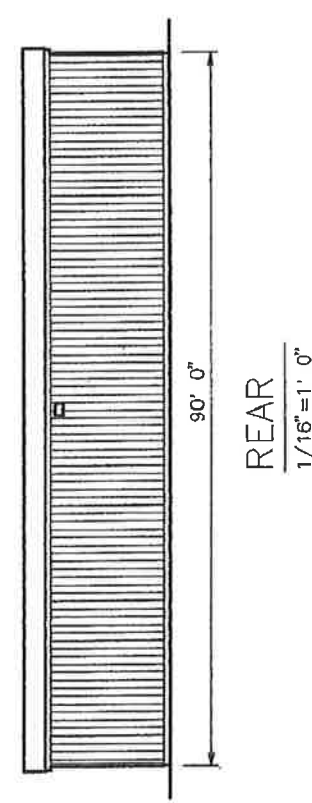
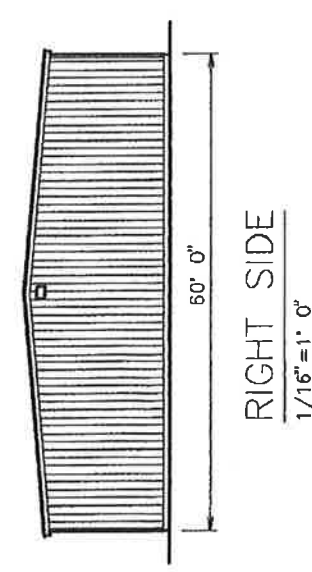
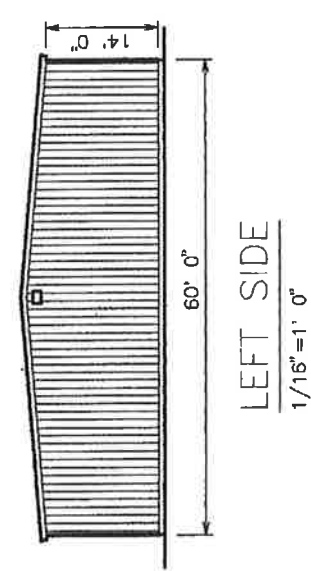
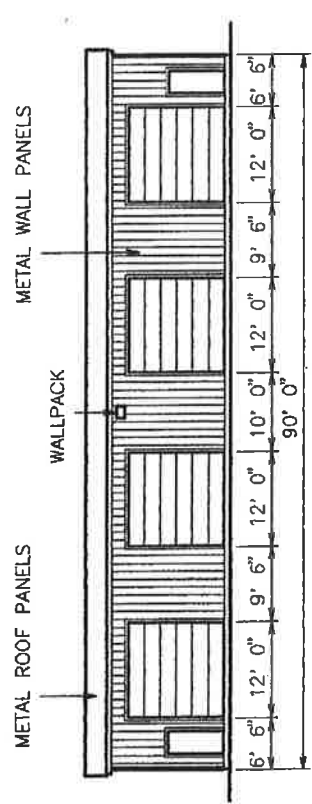
Proposed Development Standard *

Maximum Building Floor Area 41,900 SF

Maximum Enclosed Boat Storage** Floor Area 8,100 SF

- * All other development standards of PUD-539 for Development Area A shall be unchanged by this minor amendment.
- ** Boat storage structures shall be used for storage and display of boats only, shall not be habitable, and shall comply with building setbacks of Development Area A.

12.8



AARON STEEL BUILDINGS

BRIAN J. HALL, ARCHITECT

2400 W. ROANOKE ST.

BROKEN ARROW, OKLAHOMA 74011

(918) 605-5142

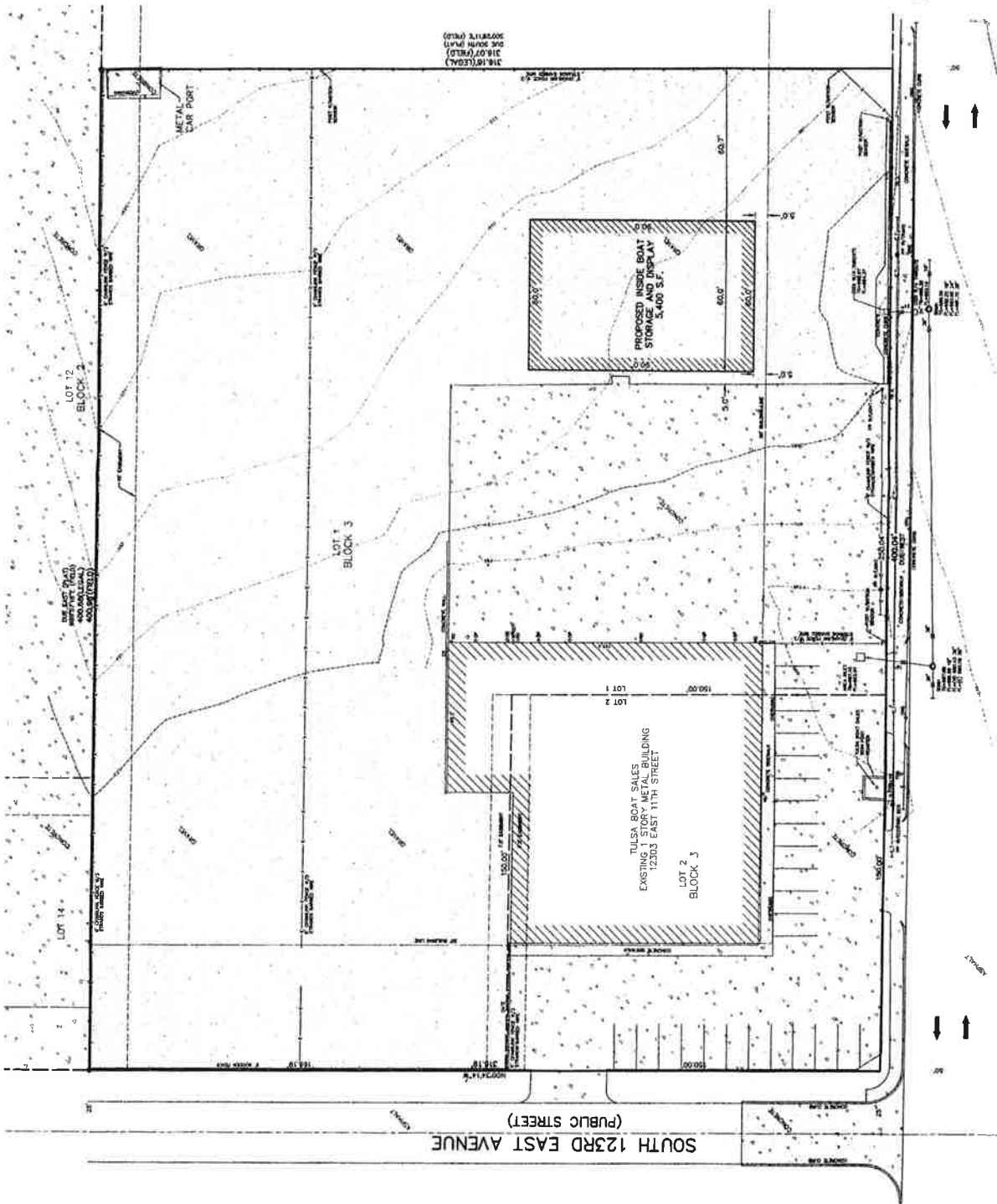
BRIANHALLWFA@COX.NET



14-35

3/25/14 ✓

1



EAST 11TH STREET SOUTH
(PUBLIC STREET)

SOUTH 123RD EAST AVENUE
(PUBLIC STREET)



Owner / Developer
TULSA BOAT AND SALES
ATTN: ROBERT C. OLIVER
12303 EAST 11TH STREET
TULSA, OKLAHOMA 74116
PHONE: (918) 321-2800

Site Plan Statistics
TOTAL LOT AREA: 3.88 ACRES (268,000 S.F.)
PERMITTED USE: COMMERCIAL (C2), EXCEPT USE UNIT 1(b)
PROPOSED USE: COMMERCIAL (C2)
MAXIMUM BLDG. FLOOR AREA PERMITTED: 41,000 SQ. FT.
EXISTING BLDG. FLOOR AREA: 13,000 SQ. FT.
MAXIMUM STORAGE BLDG. FLOOR AREA PERMITTED: 41,000 SQ. FT.
PROPOSED STORAGE BLDG. FLOOR AREA: 13,000 SQ. FT.
MAXIMUM BLDG. HEIGHT PERMITTED: 30' 0"
MAXIMUM BLDG. HEIGHT PROPOSED: 10' 0"
MINIMUM BLDG. SETBACKS REQUIRED:
FROM CENTERLINE OF EAST 11TH STREET SOUTH: 10' 0"
FROM CENTERLINE OF SOUTH 123RD EAST AVENUE: 10' 0"



TULSA BOAT AND SALES
DETAILED SITE PLAN

CITY OF TULSA, OKLAHOMA

BACK AND ASSOCIATES, INC.

REVISION	BY	DATE
1	BO	7/19/2014
2	BO	7/19/2014
3	BO	7/19/2014
4	BO	7/19/2014
5	BO	7/19/2014
6	BO	7/19/2014
7	BO	7/19/2014
8	BO	7/19/2014
9	BO	7/19/2014
10	BO	7/19/2014



12.9



Case #: PUD-539
Detail Site Plan

Hearing Date: August 6, 2014

Case Report Prepared by:

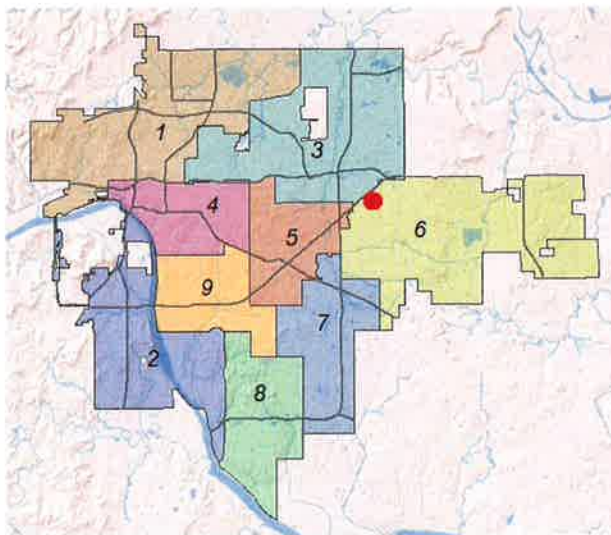
Jay Hoyt

Owner and Applicant Information:

Applicant: Sack and Associates
 Property Owner: Robert E. Oliver

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new enclosed boat storage facility within the PUD.

Gross Land Area:
 3.56 Acres

Location: NE Corner of East 11th Street
 South and South 123rd East Avenue

12303 East 11th Street South

Zoning:

Existing Zoning: CS/PUD-539
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 9405
 CZM: 39

Atlas: 977

City Council District: 6

Councilor Name: Byron Steele

County Commission District: 1

Commissioner Name: John Smaligo

August 6, 2014

SECTION I: PUD-539 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 3.56 Acre site in a Planned Unit Development for a new enclosed boat storage facility including one, one story building.

PERMITTED USES:

Boat sales, service and storage and all uses permitted by right in a CS district, except Use Unit 12A. The proposed boat storage facility is 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 building meets all applicable architectural guidelines 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. Any new lighting shall comply with the City of Tulsa Zoning Code.

SIGNAGE:

The site plan does not illustrate new ground and wall sign locations. Existing ground sign shown. 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 permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

Landscape requirement of 10% of net area are not shown on the site plan. Development Standards state that this area will be required at the time of any new building permits. The open space and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the

Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays existing sidewalks along East 11th Street South.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-539**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development with the exception of the previously mentioned landscape area requirements. 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.

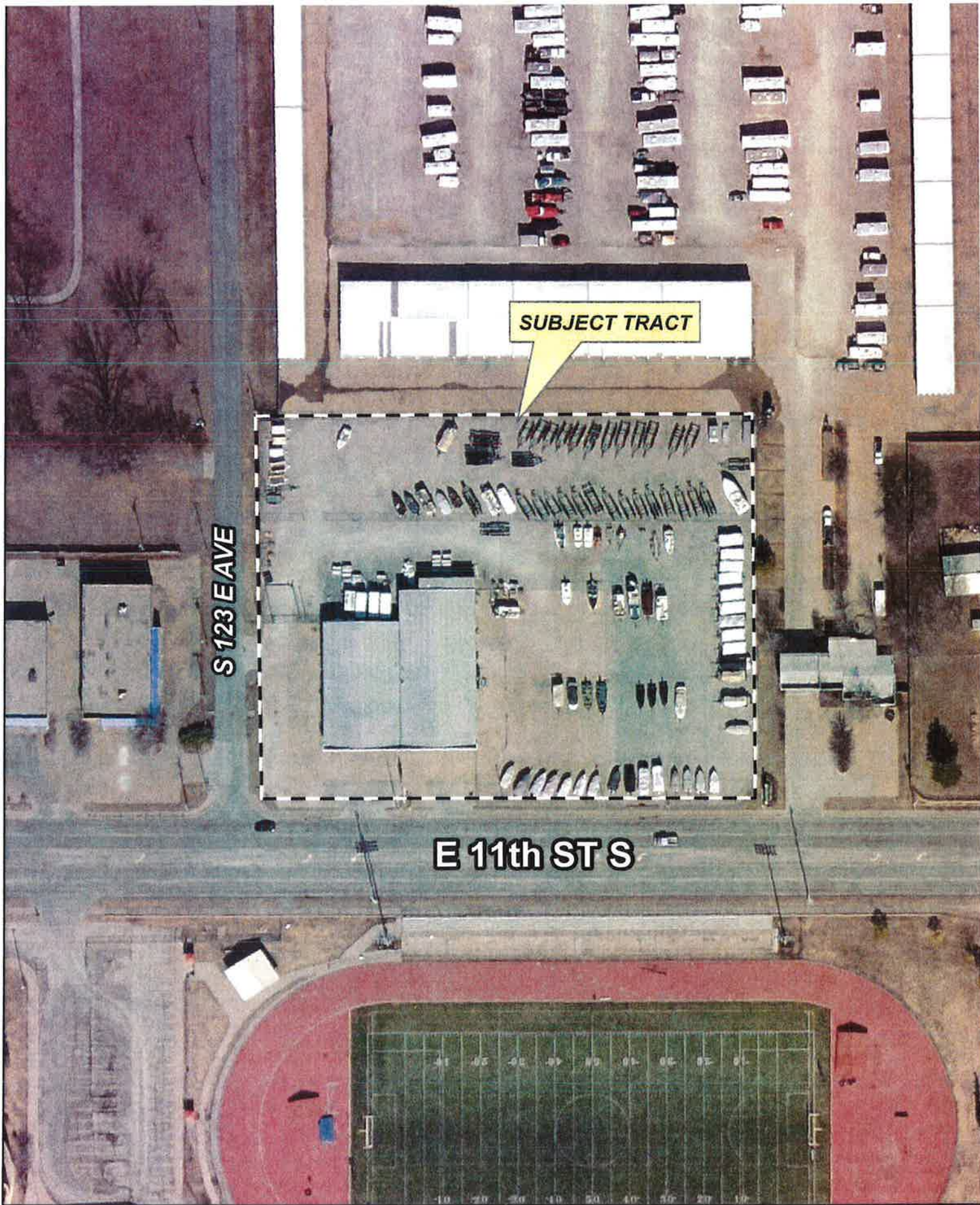
Exhibits included with staff recommendation:

INCOG zoning case aerial map
INCOG aerial photo
Applicant Legal Description
Applicant Exterior Elevations
Applicant Site Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed new boat storage facility.

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

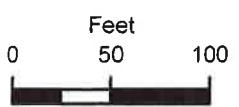




SUBJECT TRACT

S 123 E AVE

E 11th ST S



Aerial Photo Date: March 2014

PUD-539

19-14 05

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



13.5



Aerial Photo Date: March 2014

PUD-539

19-14 05

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



136

AARON STEEL BUILDINGS

BRIAN J. HALL, ARCHITECT

BROKEN ARROW, OKLAHOMA 74011

BROKEN ARROW, OKLAHOMA 74011

(918) 605-5142
BRIANHALLWFA@COX.NET

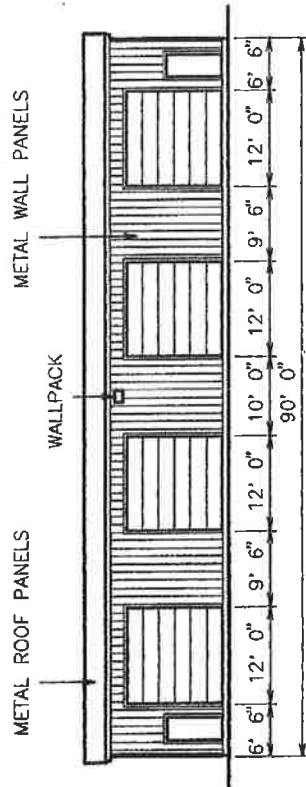
BRIANHALLWFA@COX.NET



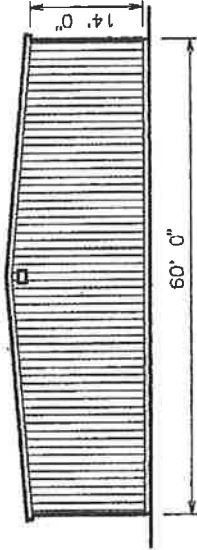
14-35

3/25/14 ✓

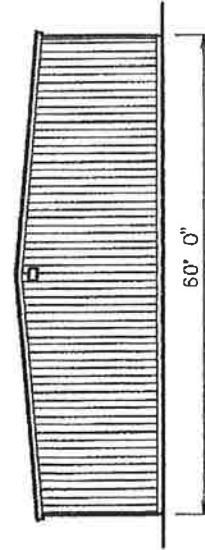
7



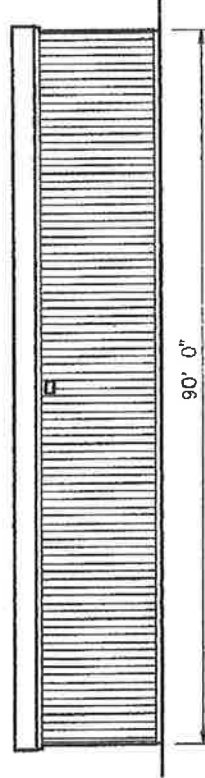
FRONT ELEVATION

$$\underline{1/16'' = 1' 0''}$$


LEFT SIDE

$$\frac{1}{16''} = 1' \ 0''$$


RIGHT SIDE

$$\underline{1/16'' = 1' 0''}$$


REAR

$$\frac{1}{16''} = 1.0''$$

13.7



Case #: PUD-766
Detail Site Plan

Hearing Date: August 6, 2014

Case Report Prepared by:

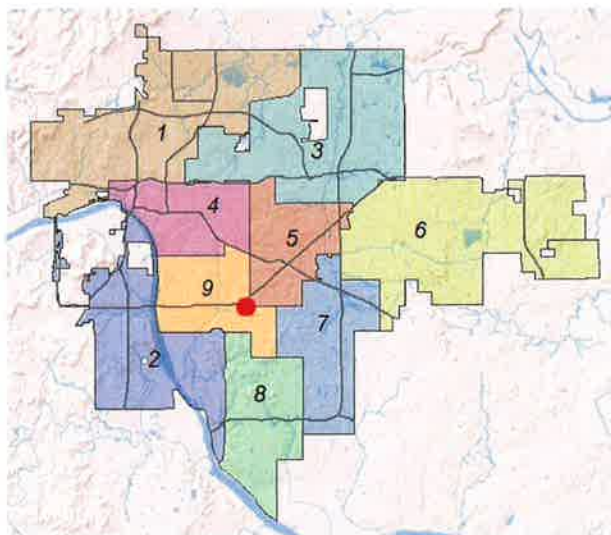
Jay Hoyt

Owner and Applicant Information:

Applicant: Kimball Hales
 Property Owner: JRS Land Company, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new restaurant with drive-thru within the PUD.

Gross Land Area:
 0.64 Acres

Location: NW Corner of South Yale Avenue
 and East 50th Street South

Part of Lot 8, 51 Yale

Zoning:

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

Comprehensive Plan:

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

Staff Recommendation:

Staff recommends **approval**.

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

14.1

August 6, 2014

SECTION I: PUD-766 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 0.64 Acre site in a Planned Unit Development for a new restaurant with drive-thru including one, one story building.

PERMITTED USES:

Use Unit 10 – Off-street parking areas, Use Unit 11 – Offices, Studios and Support Services including drive-thru banking facilities, Use Unit 12 – Eating Establishments Other Than Drive-Ins, Use Unit 13 – Convenience Goods and Services, Use Unit 14 – Shopping Goods and Services, Use Unit 19 – Hotel, Motel and Recreation Facilities, and uses customary to permitted principal uses. The proposed restaurant with drive-thru is 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 building meets all applicable architectural guidelines 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. Exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. No light standard shall exceed 30 feet in height.

SIGNAGE:

The site plan illustrates a new ground sign. 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 permit.

14.2

This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays existing sidewalks along South Yale Avenue and East 50th Street. Internal circulation pathways are also shown to be provided on the site.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

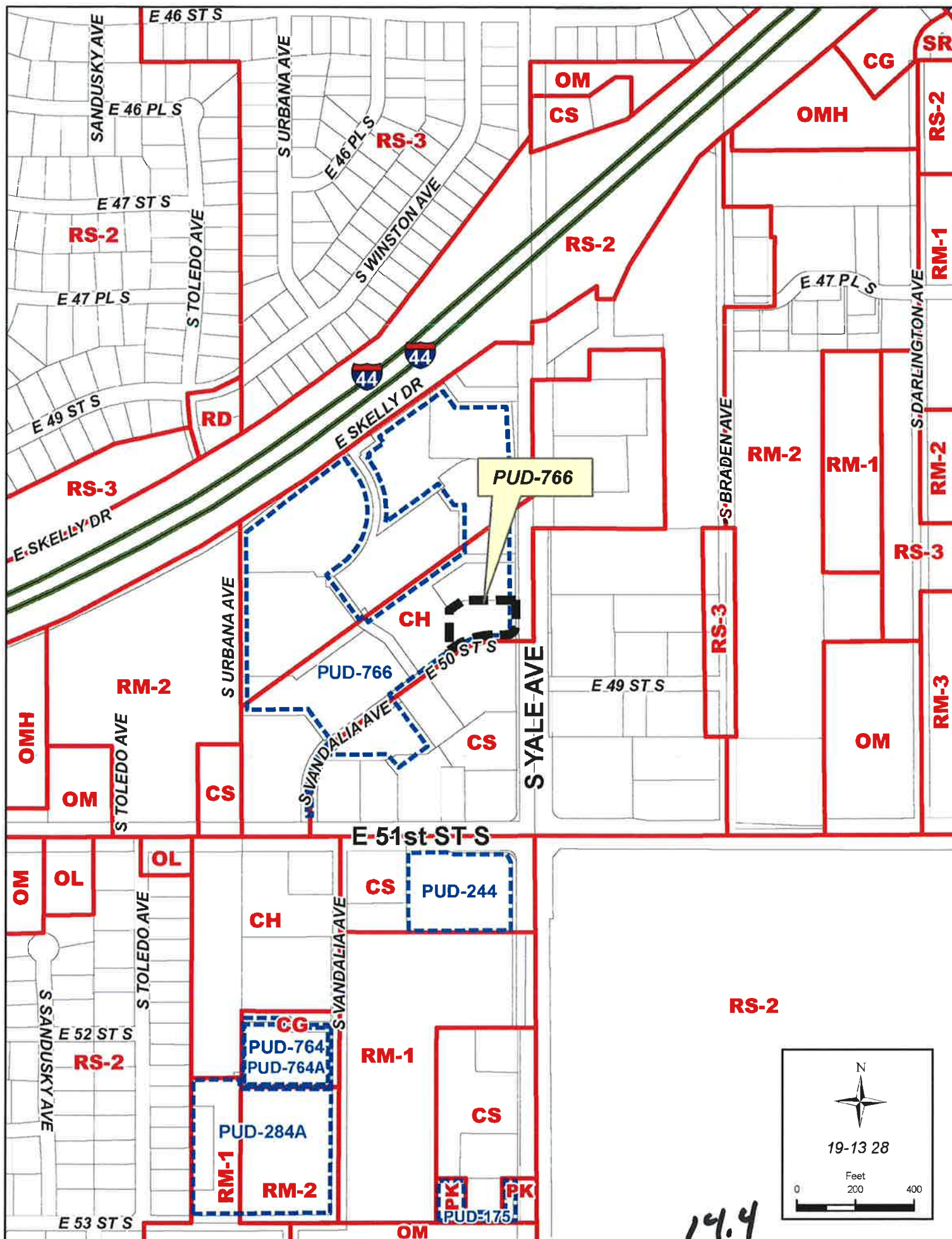
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-766**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

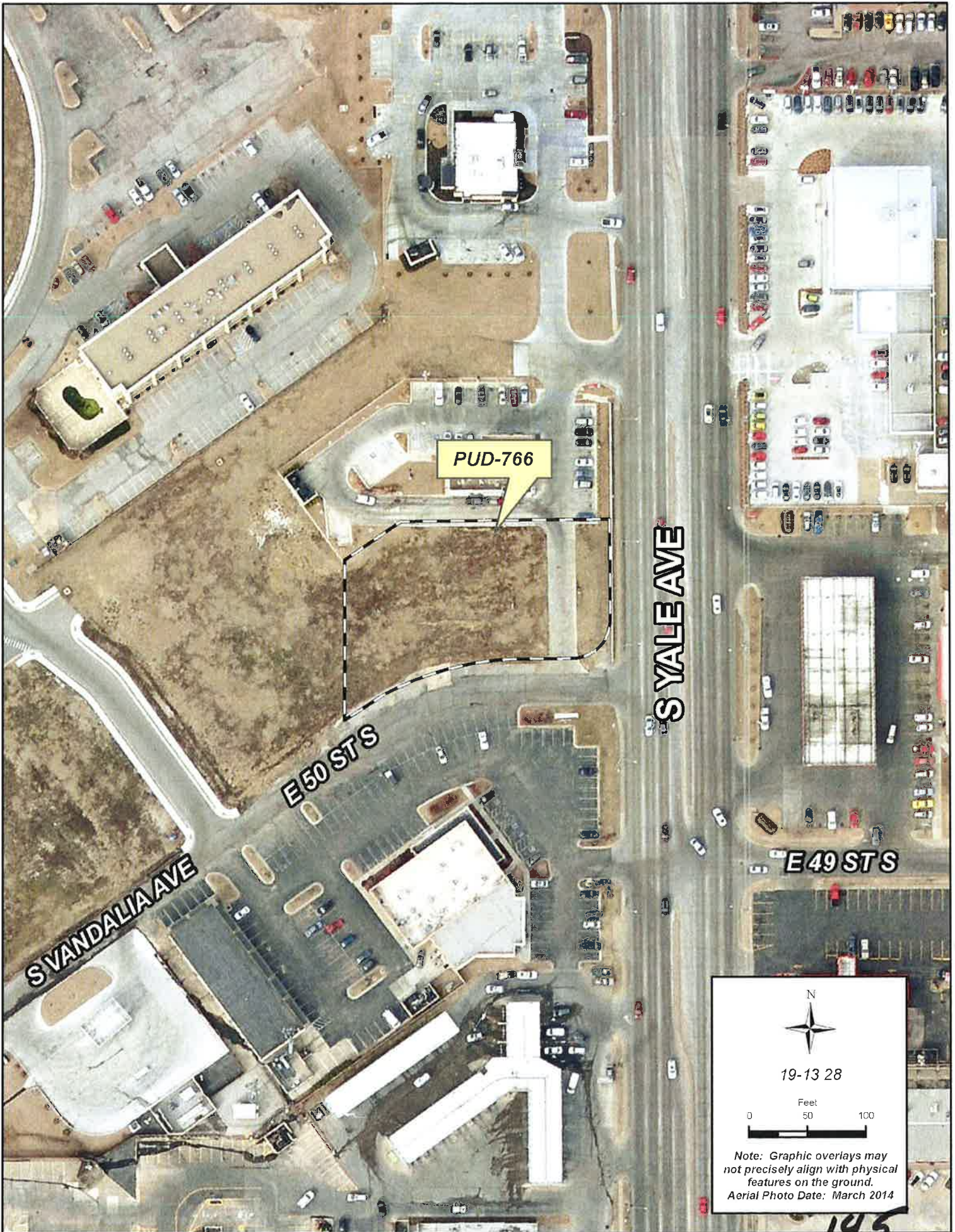
- INCOG zoning case aerial map
- INCOG aerial photo
- Applicant Site Plan
- Applicant Exterior Elevations
- Applicant Site Details
- Applicant MEP Site Utilities Plan
- Applicant Site Photometric Plan
- Applicant Electrical Schedules

Staff recommends **APPROVAL** of the detail site plan for the proposed new restaurant with drive-thru.

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



14.4



S VANDALIA AVE

E 50 ST S

S YALE AVE

E 49 ST S



19-13 28



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

14.5



N

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

14.6

[illegible]

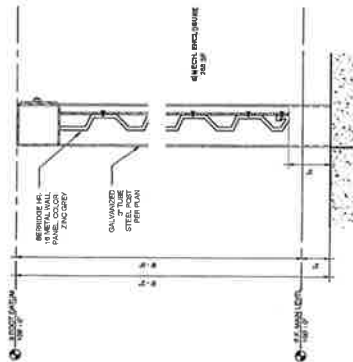
Chlorine

SECTION
ELEVATIONS

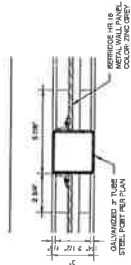
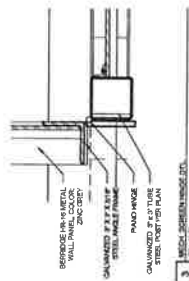
ELEVATIONS



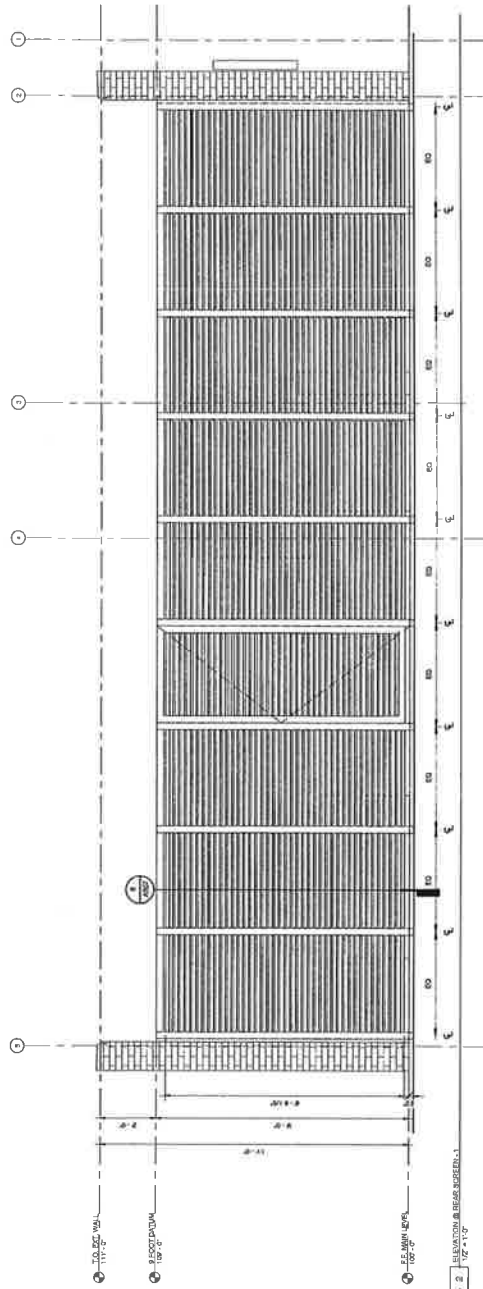
14.8

[illegible]

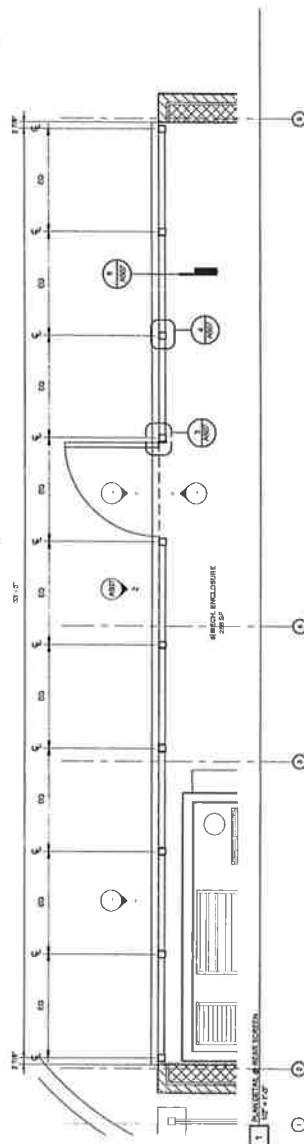
8	MECH SCREEN LOWER SECTION T = 1"Ø
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4
MECA SCIENTIFIC, INC.
3-1-77

3 HIGH-SCREEN WIND OTT
T-1-2



2	ELEVATION REAR SCREEN - 1	17.15
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1. Planchetta di intarsiatura

DO NOT COPY
NOT FOR
INSTRUCTION

A507

14.10

++

PREPARED BY:
STANLEY CUSTARD -
 STANLEY CUSTARD
 5, Yale Ave., Yale, CT 06460
 P: 860-366-1111 F: 860-366-1112

DATE:
 July 14, 2014

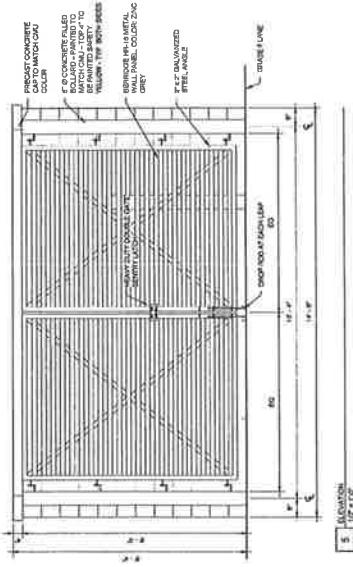
FOR:
 2000 Farm Road, Suite 100
 2000 Farm Road, Suite 100
 P: 860-366-1111 F: 860-366-1112

PROJECT:
 2000 Farm Road, Suite 100
 2000 Farm Road, Suite 100
 P: 860-366-1111 F: 860-366-1112

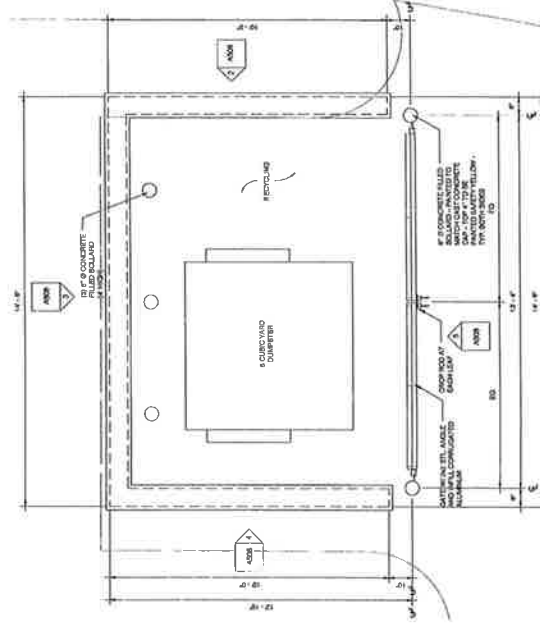
DESIGNER:
 2000 Farm Road, Suite 100
 2000 Farm Road, Suite 100
 P: 860-366-1111 F: 860-366-1112

CLIENT:
 2000 Farm Road, Suite 100
 2000 Farm Road, Suite 100
 P: 860-366-1111 F: 860-366-1112

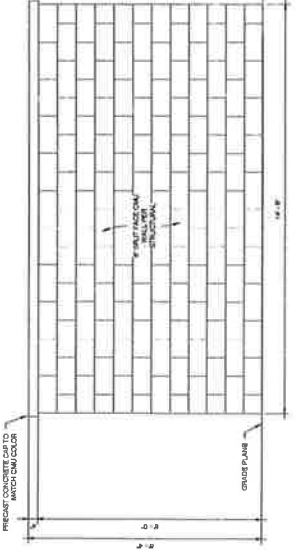
NOTES:
 1. SEE SHEET A508 FOR DETAILS.
 2. SEE SHEET A508 FOR DETAILS.
 3. SEE SHEET A508 FOR DETAILS.



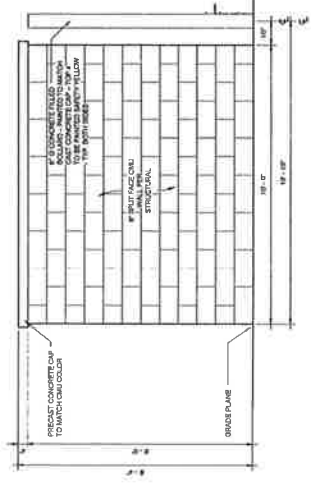
1 ELEVATION
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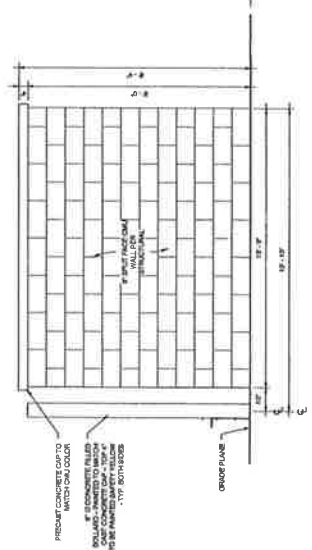
2 ELEVATION
 12' x 12'



3 ELEVATION
 12' x 12'



4 ELEVATION
 12' x 12'



5 ELEVATION
 12' x 12'

DO NOT COPY -
NOT FOR
CONSTRUCTION

A508

DETAILS

ENCLOSURE

DATE:
 July 14, 2014

FOR:
 2000 Farm Road, Suite 100
 2000 Farm Road, Suite 100
 P: 860-366-1111 F: 860-366-1112

PROJECT:
 2000 Farm Road, Suite 100
 2000 Farm Road, Suite 100
 P: 860-366-1111 F: 860-366-1112

DESIGNER:
 2000 Farm Road, Suite 100
 2000 Farm Road, Suite 100
 P: 860-366-1111 F: 860-366-1112

CLIENT:
 2000 Farm Road, Suite 100
 2000 Farm Road, Suite 100
 P: 860-366-1111 F: 860-366-1112

NOTES:
 1. SEE SHEET A508 FOR DETAILS.
 2. SEE SHEET A508 FOR DETAILS.
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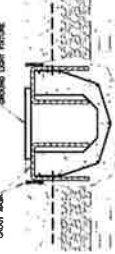
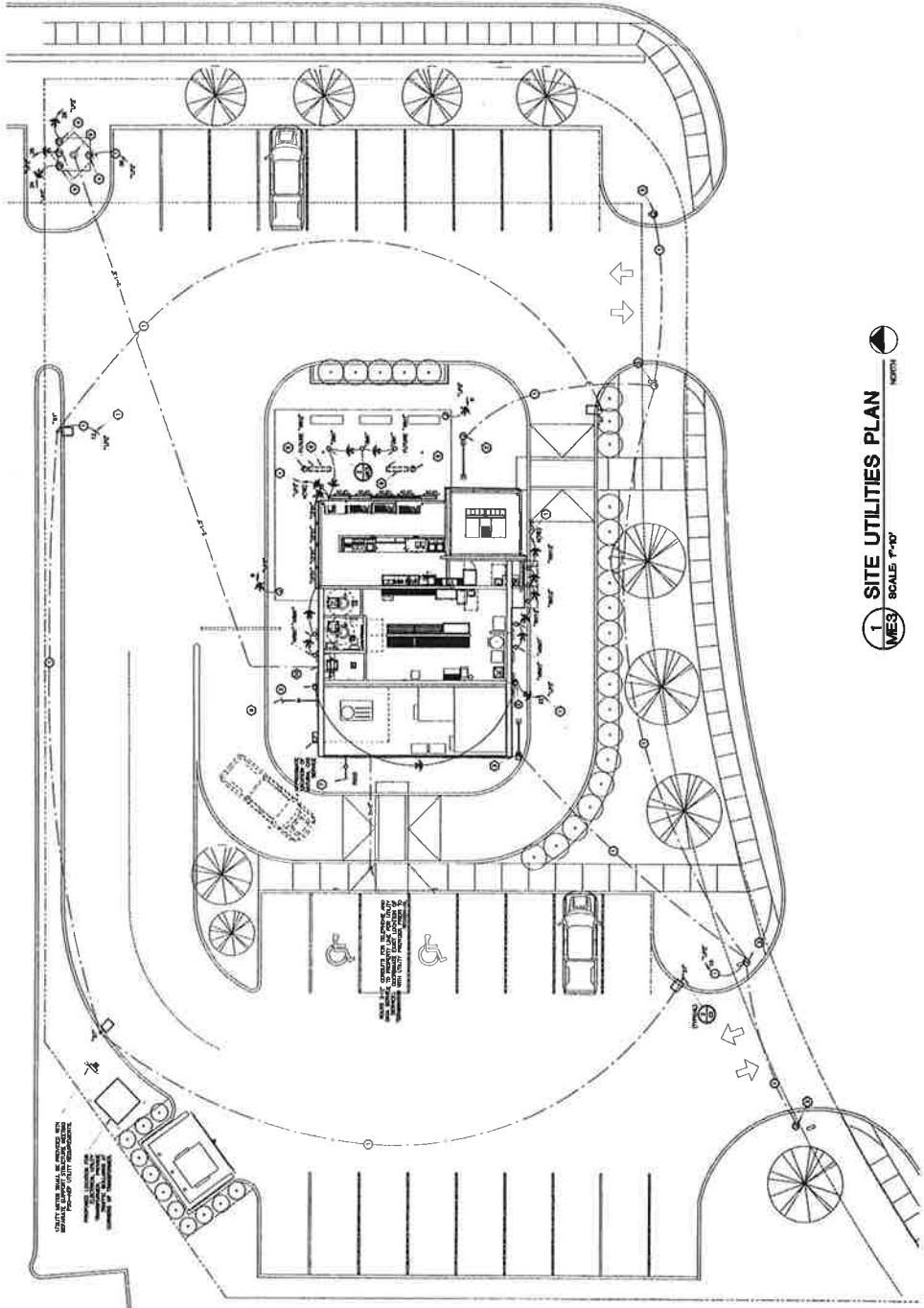
14.11

FUTURE INFRARED HEATER SCHEDULE									
MARK	MANUFACTURER	MODEL #	TYPE	TIME (HRS)	WATT (W)	WATT (W)	WATT (W)	WATT (W)	WATT (W)
101	INFRARED	IR-100	IR	100	100	100	100	100	100
102	INFRARED	IR-200	IR	200	200	200	200	200	200
103	INFRARED	IR-300	IR	300	300	300	300	300	300
104	INFRARED	IR-400	IR	400	400	400	400	400	400
105	INFRARED	IR-500	IR	500	500	500	500	500	500
106	INFRARED	IR-600	IR	600	600	600	600	600	600
107	INFRARED	IR-700	IR	700	700	700	700	700	700
108	INFRARED	IR-800	IR	800	800	800	800	800	800
109	INFRARED	IR-900	IR	900	900	900	900	900	900
110	INFRARED	IR-1000	IR	1000	1000	1000	1000	1000	1000

101 - INFRARED HEATER
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 110 - INFRARED HEATER

GROUND LIGHT FIXTURE DETAIL

2
MES NO SCALE



NOTES:
 1. SEE NOTES ON SHEET ME3-1 FOR ADDITIONAL UTILITY INFORMATION.
 2. SEE NOTES ON SHEET ME3-1 FOR ADDITIONAL UTILITY INFORMATION.
 3. SEE NOTES ON SHEET ME3-1 FOR ADDITIONAL UTILITY INFORMATION.
 4. SEE NOTES ON SHEET ME3-1 FOR ADDITIONAL UTILITY INFORMATION.
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 6. SEE NOTES ON SHEET ME3-1 FOR ADDITIONAL UTILITY INFORMATION.
 7. SEE NOTES ON SHEET ME3-1 FOR ADDITIONAL UTILITY INFORMATION.
 8. SEE NOTES ON SHEET ME3-1 FOR ADDITIONAL UTILITY INFORMATION.
 9. SEE NOTES ON SHEET ME3-1 FOR ADDITIONAL UTILITY INFORMATION.
 10. SEE NOTES ON SHEET ME3-1 FOR ADDITIONAL UTILITY INFORMATION.

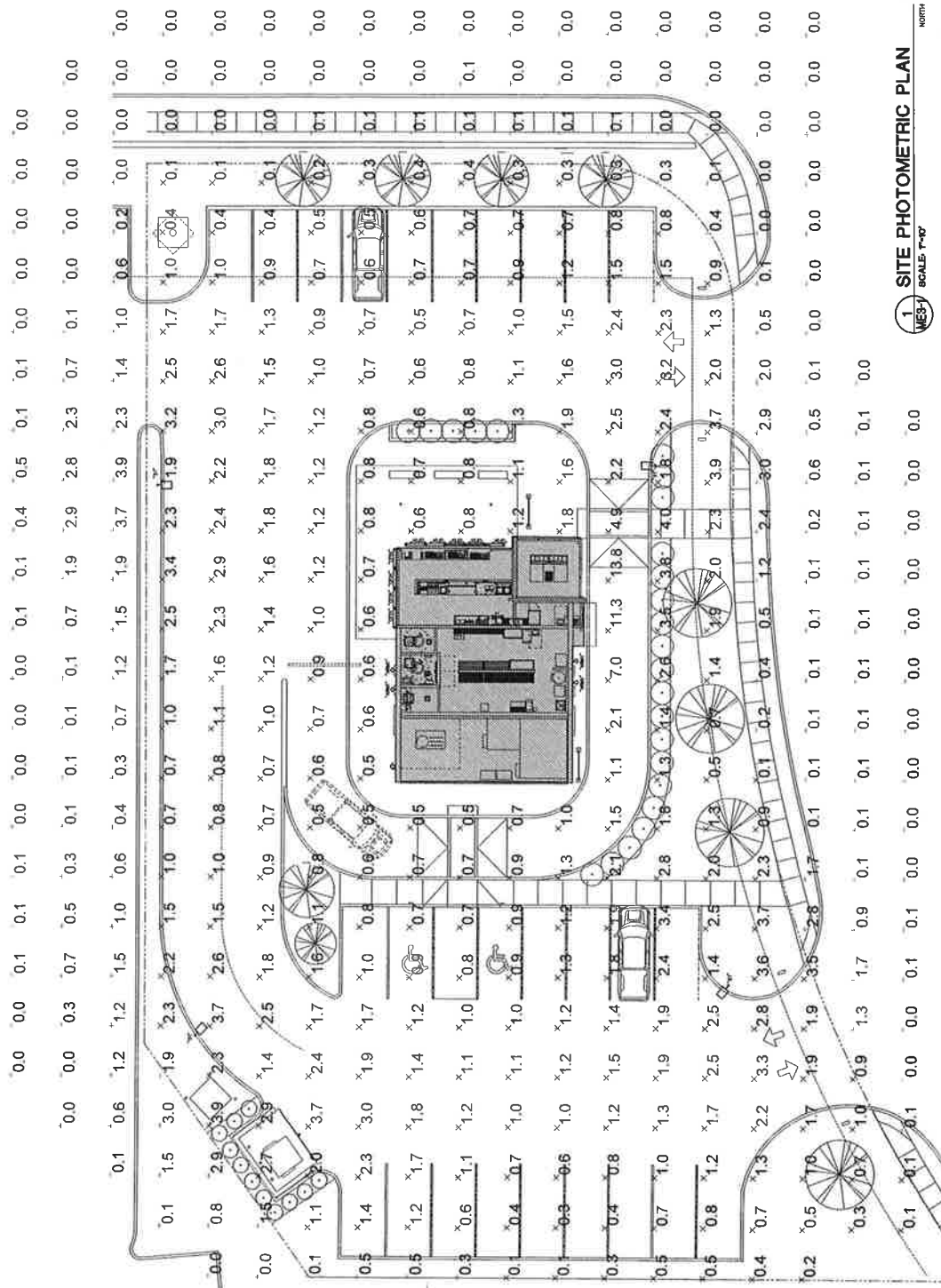
PROJECT: FUTURE OUTFALL
 LOCATION: 2100 N. YALE, CHICAGO, IL 60614
 DATE: JULY 14, 2014
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DESIGNED BY: [Name]

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 ME3-100

ALL LIGHT LEVEL VALUES INDICATED ON THIS PLAN ARE REFLECTIVE OF FOOT-CANDLE LEVELS AT 0 FT ABOVE GRADE.



1 SITE PHOTOMETRIC PLAN
ME8-1 SCALE: 1"=10'



FALCON

ME3-1

14.13

NOTES:

1. - 4/10 AND 1 - 4/10 GROUND IN 2" CONDUIT.
2. - 4/10 AND 1 - 4/10 GROUND IN EACH OF TWO 2" CONDUITS.
3. - 4/10 AND 1 - 4/10 GROUND IN EACH OF TWO 2" CONDUITS.
4. - 4/10 AND 1 - 4/10 GROUND IN EACH OF TWO 2" CONDUITS.

DISCONNECT SWITCH SCHEDULE

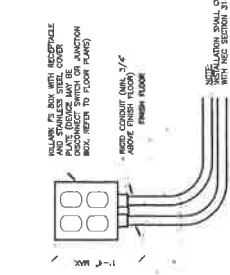
NO.	DESCRIPTION	WIRE	SWITCH	POLE	TYPE	NOTES
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2	DISCONNECT SWITCH	4/10	1	1	1	
3	DISCONNECT SWITCH	4/10	1	1	1	
4	DISCONNECT SWITCH	4/10	1	1	1	
5	DISCONNECT SWITCH	4/10	1	1	1	
6	DISCONNECT SWITCH	4/10	1	1	1	
7	DISCONNECT SWITCH	4/10	1	1	1	
8	DISCONNECT SWITCH	4/10	1	1	1	
9	DISCONNECT SWITCH	4/10	1	1	1	
10	DISCONNECT SWITCH	4/10	1	1	1	

ELECTRICAL EQUIP. CONNECTIONS

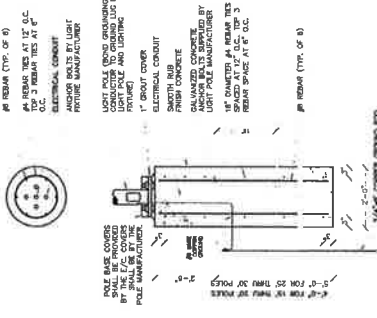
NO.	DESCRIPTION	WIRE	CONDUIT	TYPE	NOTES
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2	DISCONNECT SWITCH	4/10	1	1	
3	DISCONNECT SWITCH	4/10	1	1	
4	DISCONNECT SWITCH	4/10	1	1	
5	DISCONNECT SWITCH	4/10	1	1	
6	DISCONNECT SWITCH	4/10	1	1	
7	DISCONNECT SWITCH	4/10	1	1	
8	DISCONNECT SWITCH	4/10	1	1	
9	DISCONNECT SWITCH	4/10	1	1	
10	DISCONNECT SWITCH	4/10	1	1	

LIGHTING FIXTURE SCHEDULE

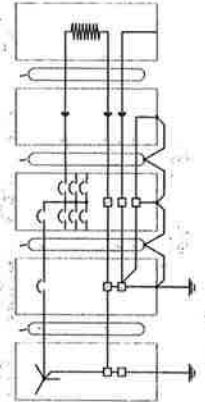
NO.	DESCRIPTION	WIRE	CONDUIT	TYPE	NOTES
1	DISCONNECT SWITCH	4/10	1	1	
2	DISCONNECT SWITCH	4/10	1	1	
3	DISCONNECT SWITCH	4/10	1	1	
4	DISCONNECT SWITCH	4/10	1	1	
5	DISCONNECT SWITCH	4/10	1	1	
6	DISCONNECT SWITCH	4/10	1	1	
7	DISCONNECT SWITCH	4/10	1	1	
8	DISCONNECT SWITCH	4/10	1	1	
9	DISCONNECT SWITCH	4/10	1	1	
10	DISCONNECT SWITCH	4/10	1	1	



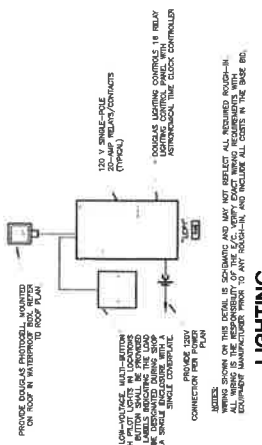
3 KITCHEN STUB-UP DETAIL
E2 NO SCALE



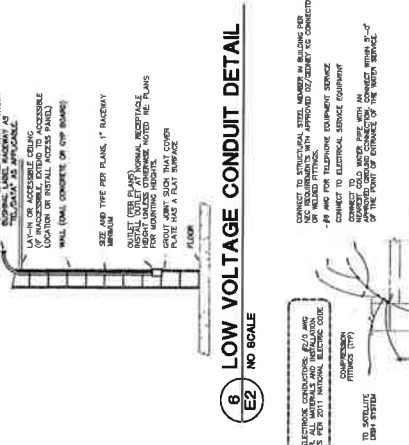
2 LIGHT POLE BASE DETAIL
E2 NO SCALE



1 ISOLATED GROUND DETAIL
E2 NO SCALE

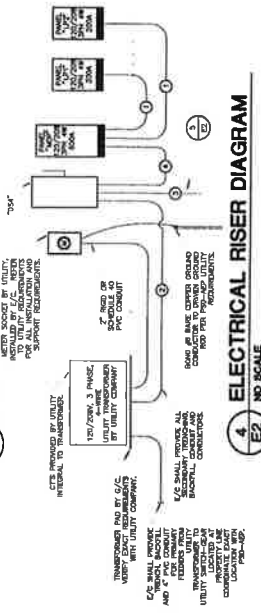


7 LIGHTING CONTROL SCHEMATIC
E2 NO SCALE



6 LOW VOLTAGE CONDUIT DETAIL
E2 NO SCALE

GROUNDING DETAIL



5 GROUNDING DETAIL
E2 NO SCALE

ELECTRICAL RISER DIAGRAM



4 ELECTRICAL RISER DIAGRAM
E2 NO SCALE



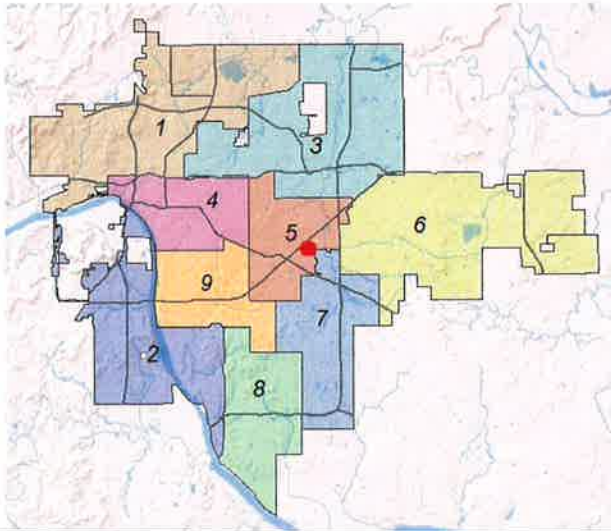
Case #: PUD-564-B
Detail Site Plan

Hearing Date: August 6, 2014

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Jonathan W Hanlan
 Property Owner: Greg J Wolter

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Detailed Site Plan:
 Plan represents details for a new addition of office space to an existing building
 Gross Land Area: 2.595 Acres
 Location: North and East of the NE Corner of East 31st Street and South Memorial Drive
 8220 East Skelly Drive

Zoning:
 Existing Zoning: OM/PUD-564-B
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends **approval**.

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

Staff Data:
 TRS: 9313
 CZM: 38 Atlas: 457

City Council District: 5
Councilor Name: Karen Gilbert
County Commission District: 3
Commissioner Name: Ron Peters

15.1

August 6, 2014

SECTION I: PUD-564-B Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 2.595 Acre site in a Planned Unit Development for a new addition of office space to an existing one story building.

PERMITTED USES:

Use Unit 10 – Off-street parking areas, Use Unit 11 – Offices and Studios and display for sale of new and used automobiles and light trucks and Use Unit 15 – Other Trades and Services, limited to Contract Construction Services and Uses Customarily and Accessory thereto. The proposed office addition is 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 Planned Unit Development does not provide architectural guidelines.

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. Lighting used to illuminate the subject tract shall be so arranged as to shield and direct light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas. No light standards shall be located within 80 feet of the east boundary of the Development Area. No light standard shall be located within the landscape buffer area along the easterly boundary. Light standards within 100 feet of the easterly boundary shall not exceed 16 feet in height. No light standard, including building-mounted, shall exceed 25 feet in height.

SIGNAGE:

The site plan does not illustrate signage. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development

15.2

Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan does not illustrate existing or proposed sidewalks. The Planned Unit Development does not provide pedestrian access and circulation guidelines.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

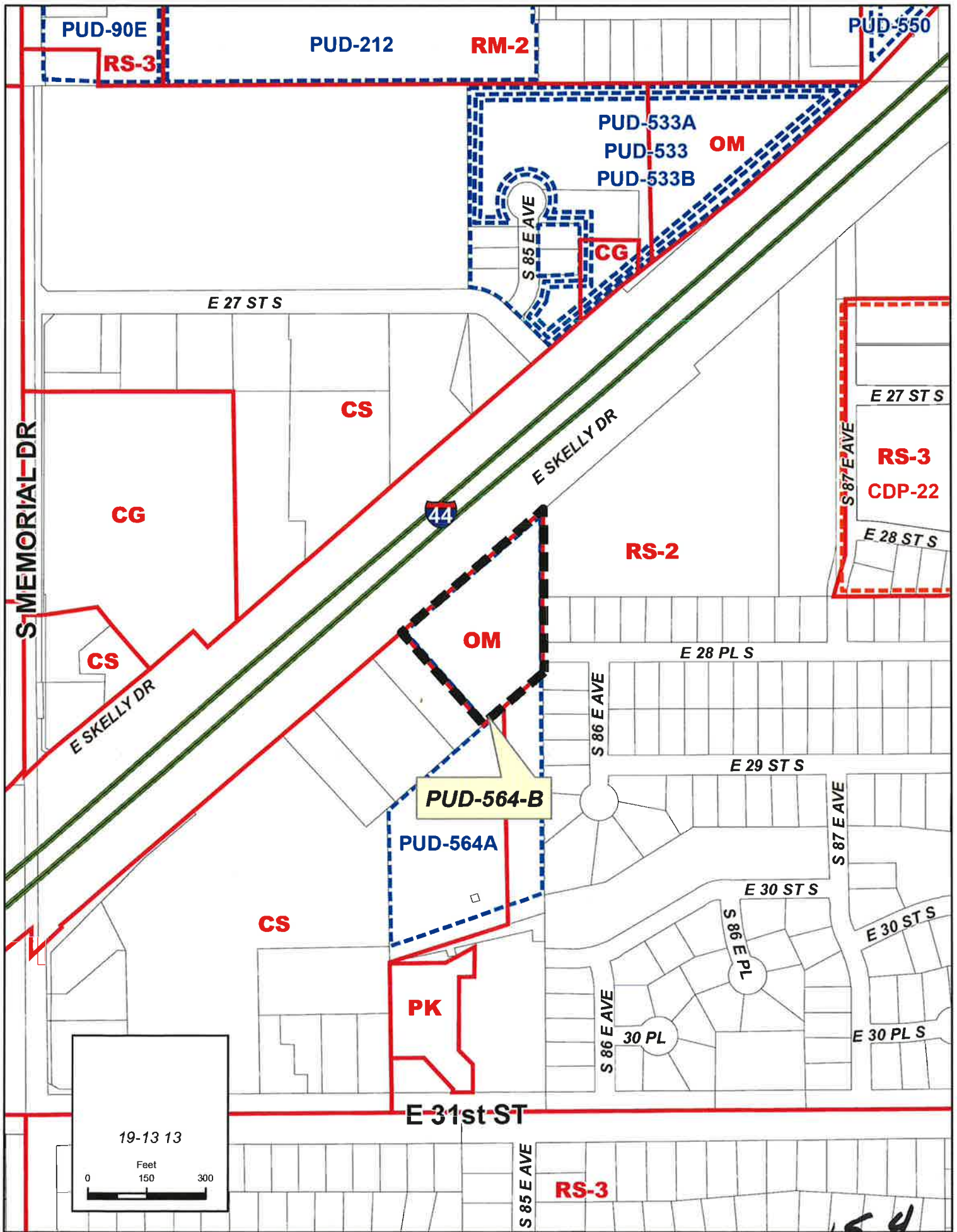
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-564-B**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the 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
Applicant Site Plan
Applicant Floor Plan
Applicant Building Section

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

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



PUD-90E

PUD-212

RM-2

PUD-550

RS-3

PUD-533A

PUD-533

PUD-533B

OM

CG

E 27 ST S

CS

CG

MEMORIAL DR

CS

E SKELLY DR

44

E SKELLY DR

RS-2

OM

E 27 ST S

RS-3

CDP-22

E 28 ST S

E 28 PL S

E 29 ST S

PUD-564-B

PUD-564A

CS

PK

S 86 E AVE

S 87 E AVE

E 30 ST S

S 86 E PL

E 30 ST S

E 30 PL S

30 PL

S 86 E AVE

E 31st ST

RS-3

S 85 E AVE

19-13 13

Feet

0

150

300

15.4

S MEMORIAL DR

E 27 ST S

S 85 E AVE

44

E SKELLY DR

E 27 ST S

S 87 E AVE

E 28 ST S

E SKELLY DR

E 28 PL S

E 29 ST S

PUD-564-B

S 86 E AVE

S 87 E AVE

E 30 ST S

S 86 E PL

E 30 ST S

S 86 E AVE

30 PL

E 30 PL S

E 31st ST

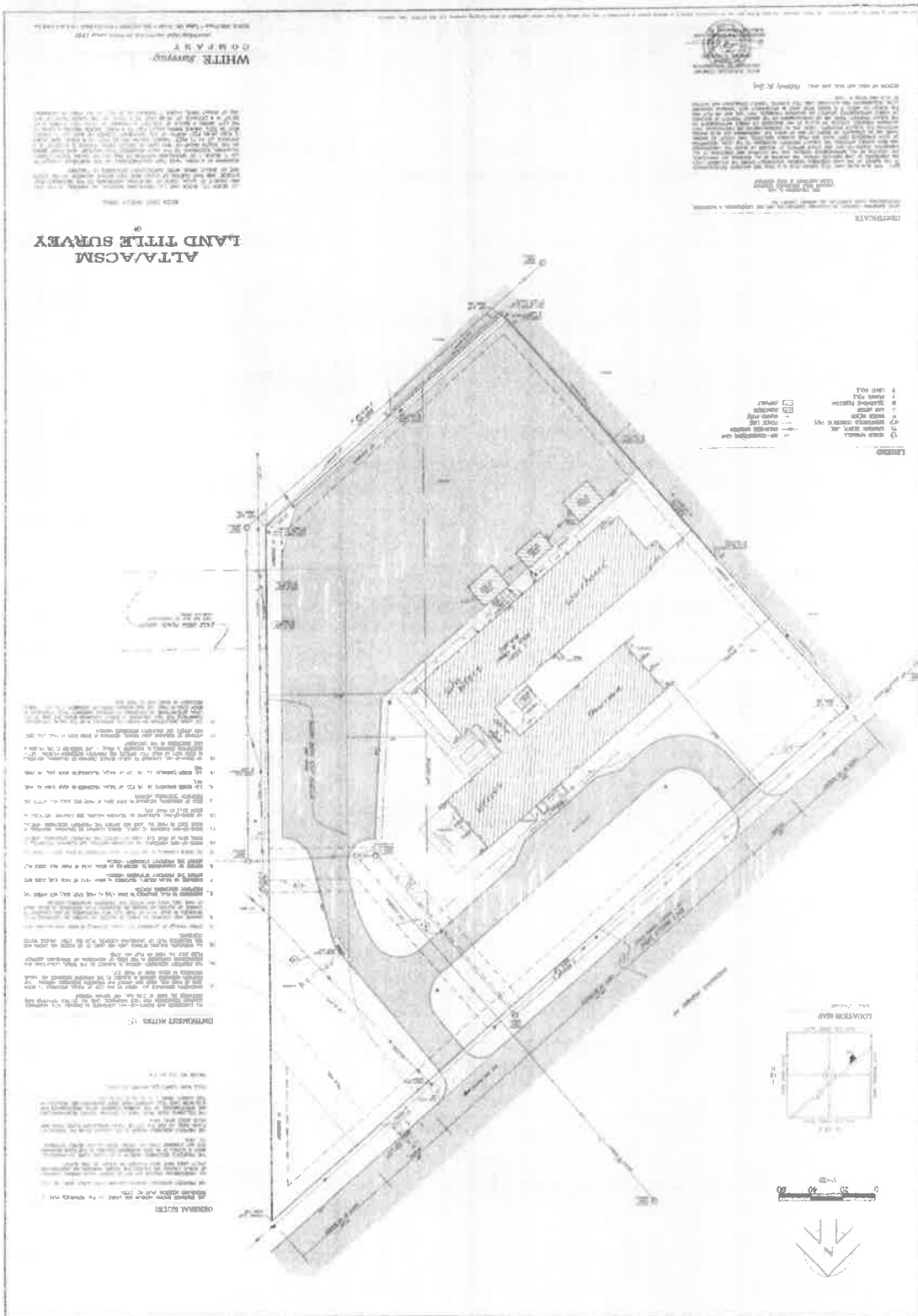
S 85 E AVE

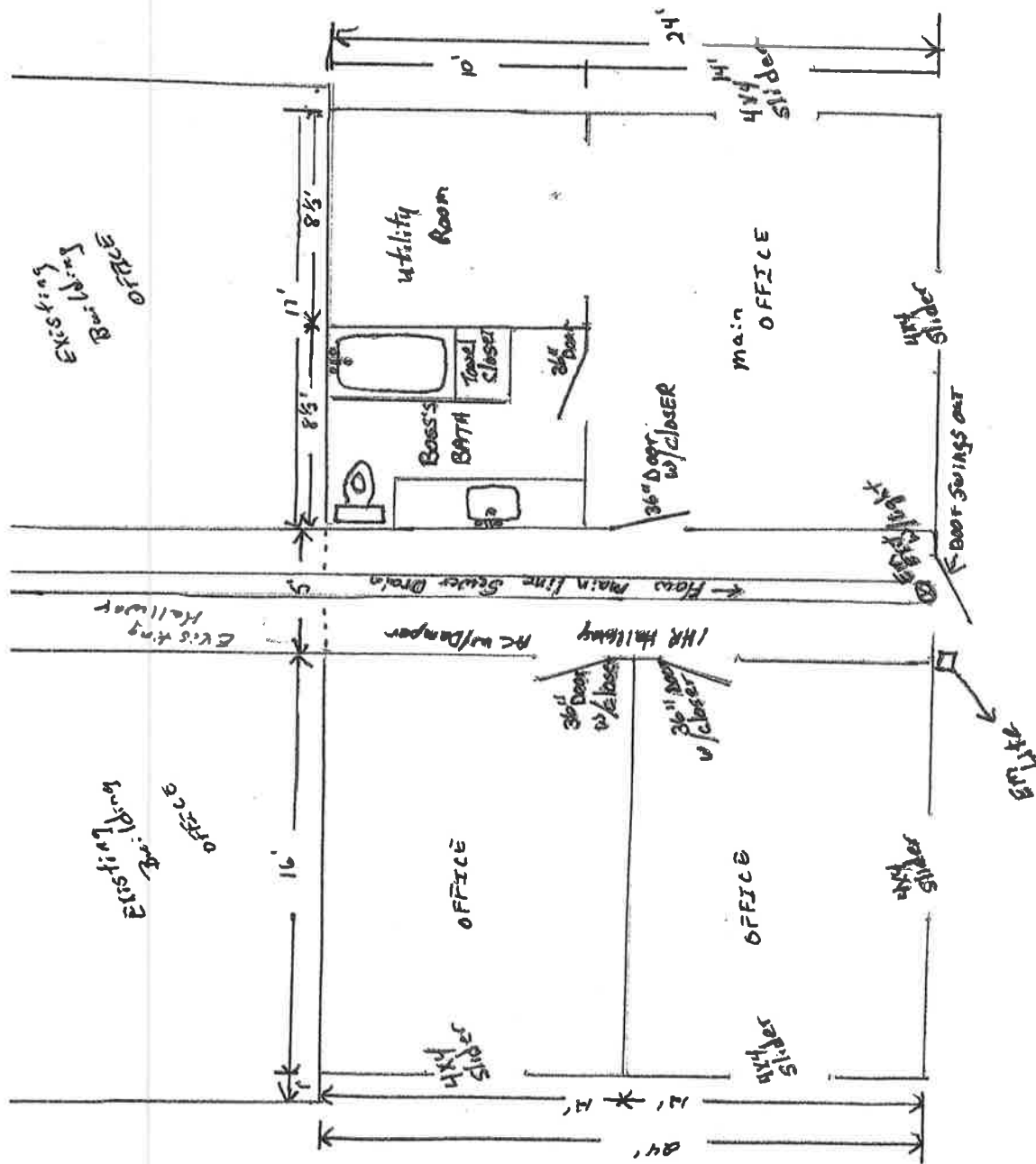
19-13 13

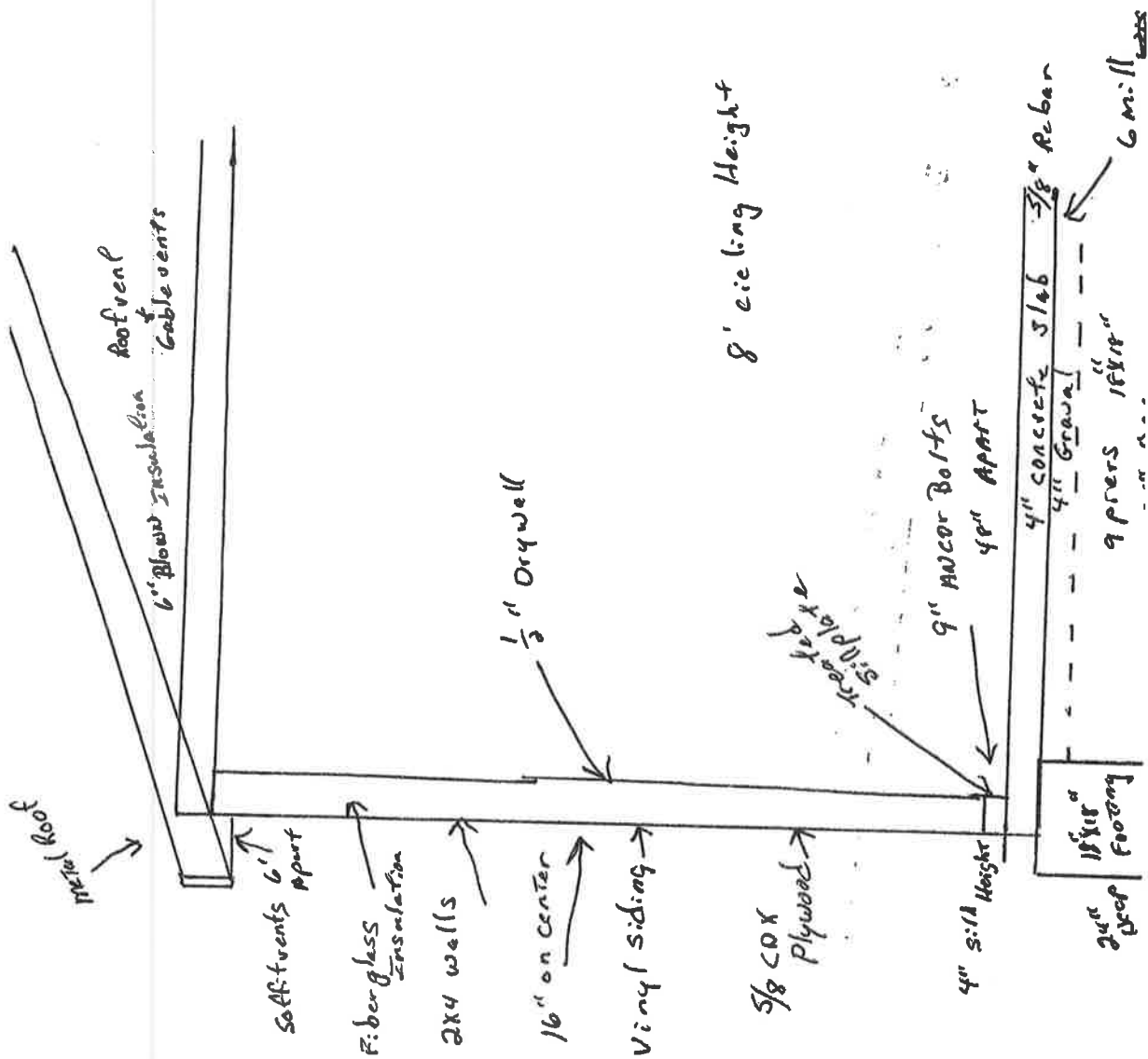
Feet
0 150 300

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2008

15.5









Tulsa Metropolitan Area
Planning Commission

Case Number: Little Lighthouse
Extended Plat

Reinstatement of Subdivision Plat

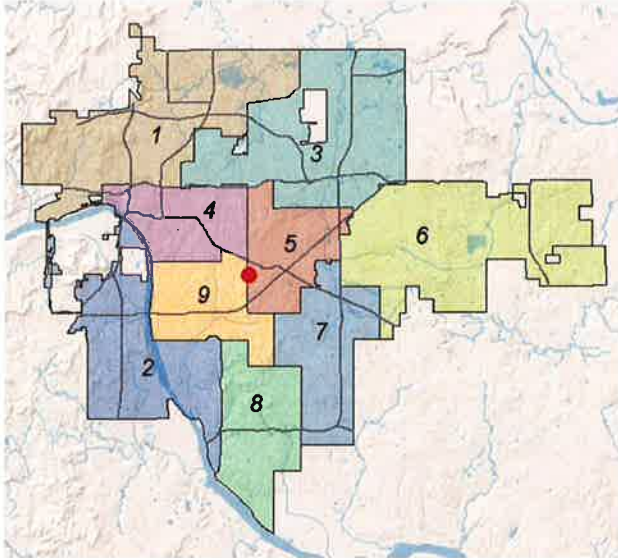
Hearing Date: August 6, 2014

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Mark Capron, Sisemore Weisz &
Associates

Owner: Little Lighthouse, INC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Reinstatement of Subdivision Plat Approval

Tract Size: 6 ± acres

Location: Southeast corner of East 36th
Street South and South Yale Avenue

Zoning:
Existing Zoning: PUD 410 B

Staff Recommendation:
Staff recommends **approval**.

City Council District: 5
Councilor Name: Karen Gilbert

County Commission District: 3
Commissioner Name: Ron Peters

EXHIBITS:

Letter from applicant
INCOG Aerial (small scale)
Subdivision Map

16.1



Sisemore Weisz & Associates, Inc.

July 17, 2014

Diane Fernandez
INCOG
Williams Tower II
Two West Second St, Suite 800
Tulsa, OK 74103-3116

RE: Little Light House Extended Plat Reinstatement

Dear Mr. Fernandez:

In 2010 the Little Light House Extended project was in the process of platting and engineering plans were prepared and approved. However, due to lack of funding, the project was put on hold. Currently, with finances available, the owners plan to move forward with the project.

Therefore, we request a Reinstatement of the Final Plat.

Respectfully,



Mark B. Capron, LLA
Project Manager

cc: file
enclosure: \$100.00 fee

16.2

S ALLEGHENY AVE

S BRADEN AVE

E 35 CT S

LITTLE LIGHT
HOUSE EXTENDED

E 36 ST S

S YALE AVE

E 37 ST S

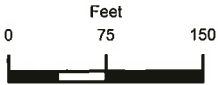
E 37 PL S

S BRADEN PL

S BRADEN AVE



19-13 22



Note: Graphic overlays may
not precisely align with physical
features on the ground.
Aerial Photo Date: March 2008

16.4



Tulsa Metropolitan Area
Planning Commission

Case Number: Springs at Mingo
Crossing

Final Subdivision Plat

Hearing Date: August 6, 2014

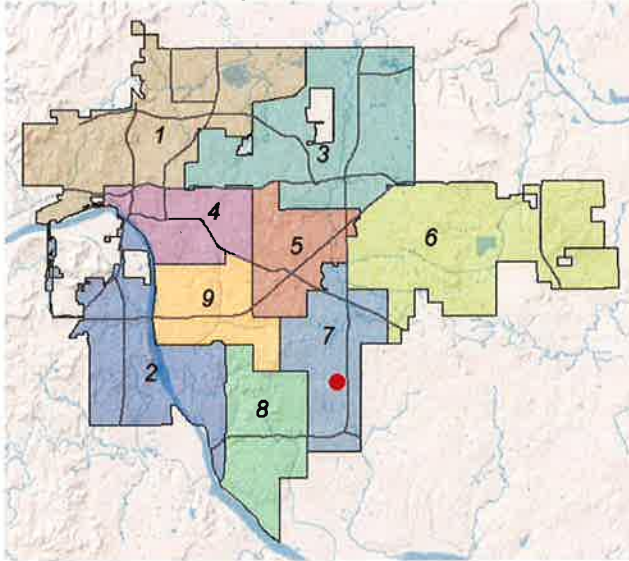
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Sara Johnsen, Continental 302
Fund LLC

Property Owner: Quapaw Investments LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Final Plat Approval

Tract Size: 19 ± acres

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

Zoning:
Existing Zoning: CO Z-4900-SP-9

Staff Recommendation:
Staff recommends **approval**.

Comprehensive Plan:
Land Use Map: New Neighborhood

Release letters have been received.

Areas of Stability and Growth Map: Area of
Growth

City Council District: 7
Councilor Name: Arianna Moore

County Commission District: 3
Commissioner Name: Ron Peters

EXHIBITS:
Subdivision Map

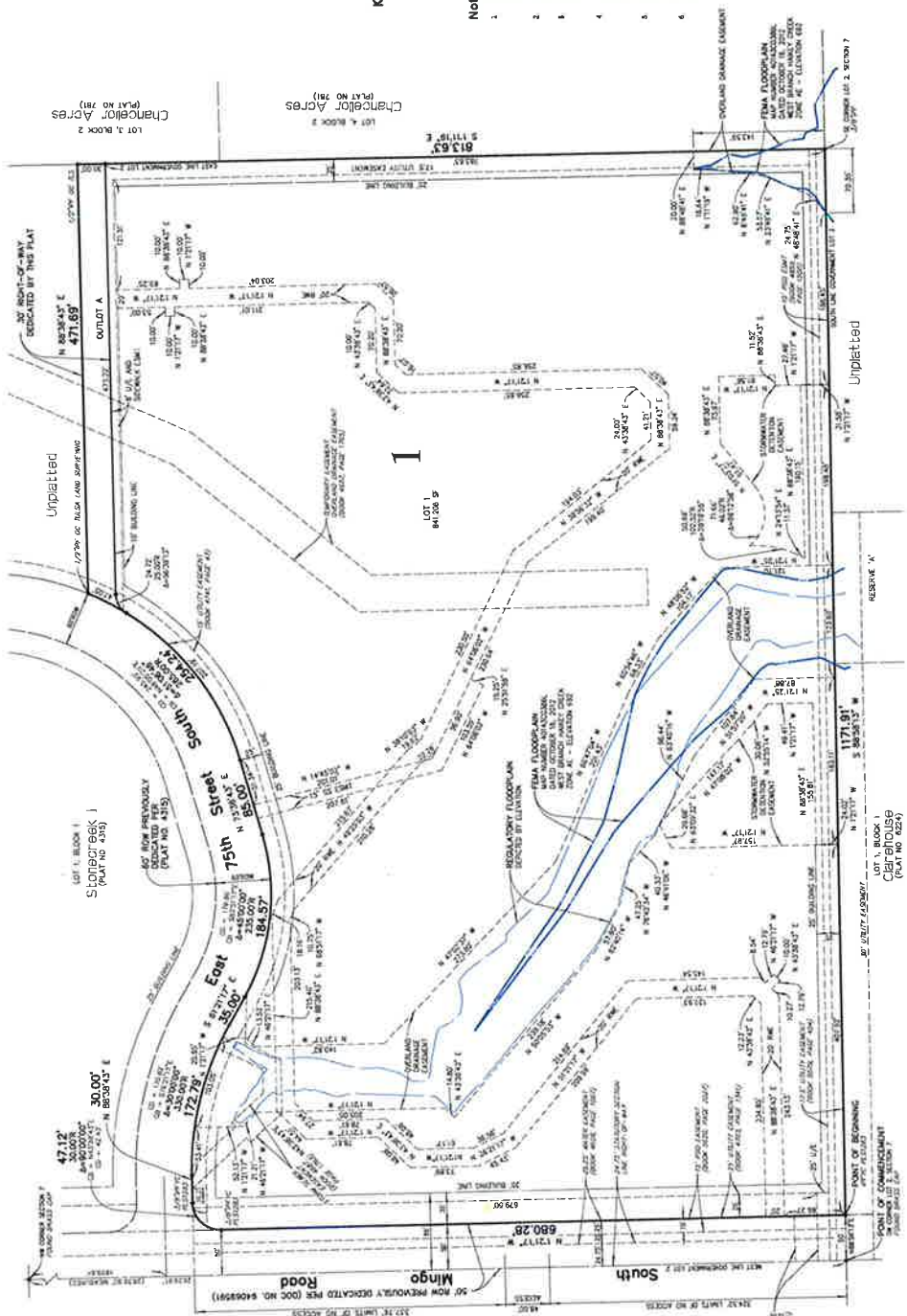
17.1

CORRIDOR DEVELOPMENT NO. Z-4900-SP-9

PART OF GOVERNMENT LOT TWO (2) IN THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7) TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



- ## Notes
- THIS PLAN REFLECTS THE COMMON PRACTICES AND STANDARDS OF THE PROFESSION OF PROFESSIONAL ENGINEERS AND SURVEYORS IN THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND SURVEYORS.
 - ALL PROPERTY CONTAINED HEREIN IS THE PROPERTY OF THE FLOORING WORKS HEREIN. ANY AND ALL INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.
 - THE FLOORING WORKS HEREIN ARE BASED UPON THE 2011 NORTH AMERICAN DATUM (NAD83).
 - THE PLANNED WORKS HEREIN ARE BASED UPON THE 2011 NORTH AMERICAN DATUM (NAD83).
 - ADDRESSING SHOWN ON THIS PLAN MAY BE INACCURATE AT THE TIME THIS PLAN WAS PREPARED. ADDRESS NOT SUBJECT TO CHANGE AND NOT TO BE USED OR RELIED ON IN PLACE OF THE RETURN DESCRIPTION.
 - FLOORHAPS SHOWN ON THIS PLAN WERE ACQUIRED AT THE TIME THIS PLAN WAS FIELD. FLOORHAPS ARE SUBJECT TO CHANGE AND SHOULD NOT BE RELIED ON AS ACCURATE.
 - ACCESS TO SUBJECT PROPERTY IS PROVIDED BY VIRTUE OF EASET



Springs at Mingo Crossings
SHEET 1 OF 2

DATE OF PREPARATION: JULY 24, 2014

17.2



Tulsa Metropolitan Area
Planning Commission

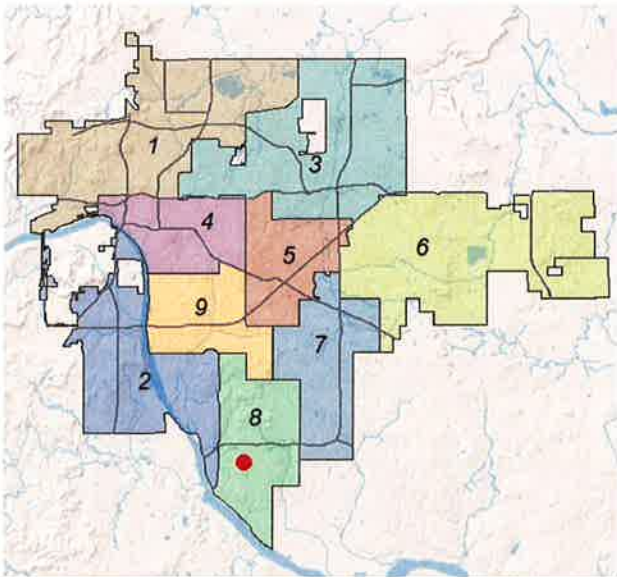
Case Number: Change of Access

Hearing Date: August 6, 2014

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Jim Beach, Wallace Engineering
Owner: Jenks School System

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Change of Access to add one access on
Yale Avenue

Tract Size: 20 ± acres

Location: Southwest corner of East 101st
Street South and South Yale Avenue

Zoning:
Existing Zoning: RM-2

Staff Recommendation:
Staff recommends **approval**.

City Council District: 8
Councilor Name: Phil Lakin
County Commission District: 3
Commissioner Name: Ron Peters

EXHIBITS:
Site Map

18.1

**Change of Access on Recorded Plat
TMAPC August 6, 2014**

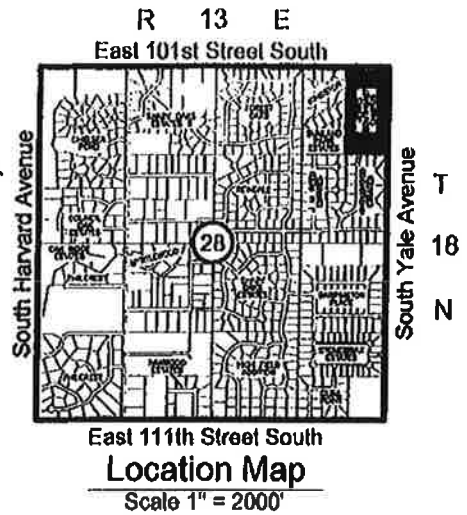
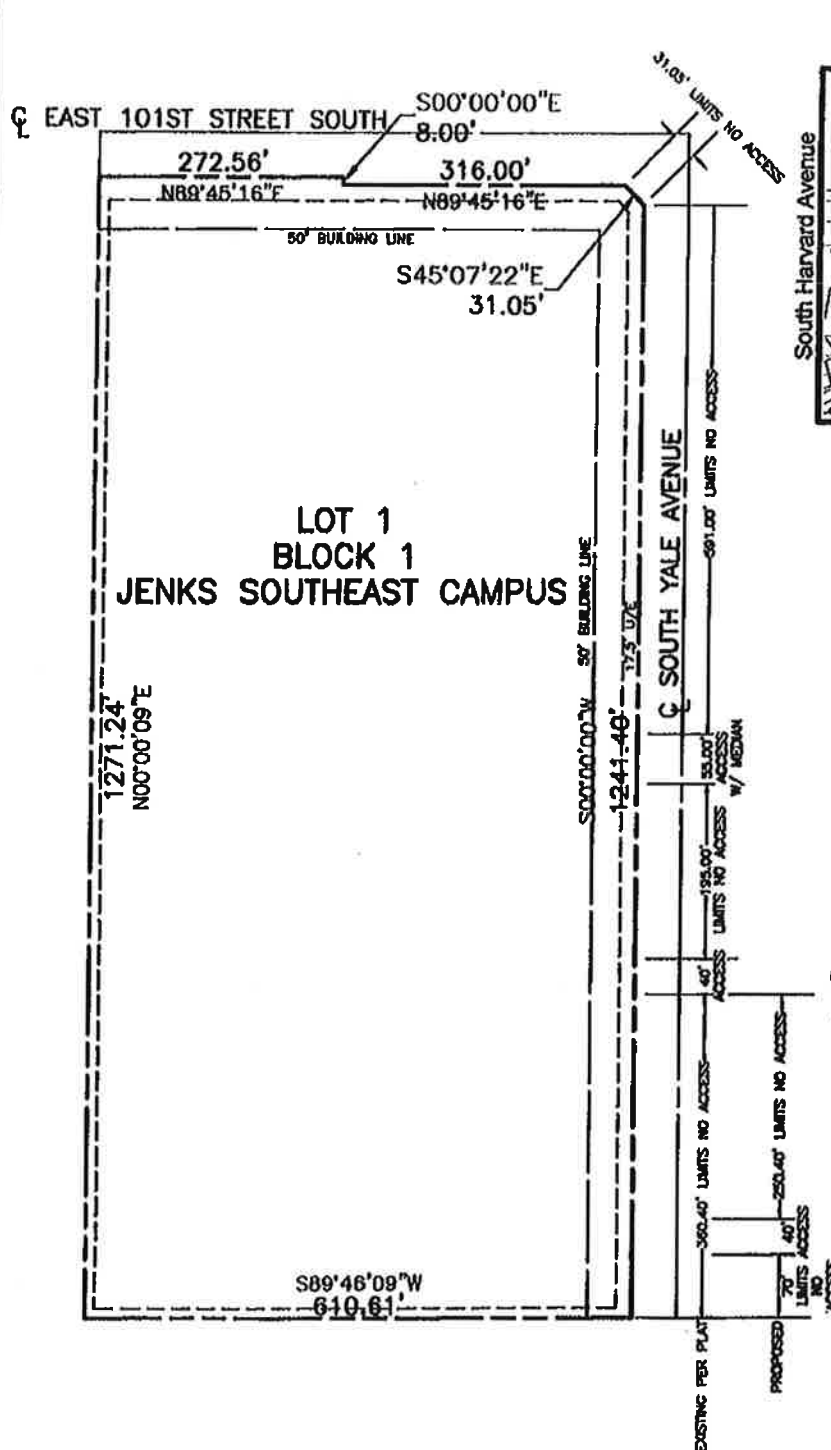
Lot 1, Block 1, Jenks Southeast Campus

This application is made to allow a change of access to add one access along South Yale Avenue. The property is zoned RM-2.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

18.2

REVISED CHANGE OF ACCESS EXHIBIT "A"



Scale: 1"=200'



King A. W. Kent
7-7-14



P.O. BOX 848, CHIOUTEAU, OK 74337
PHONE: (918) 476-7484 FAX: (918) 476-7485
C.A. NO: 4502 EXP. DATE: 6/30/14

FILE: 141411 LG-A

18.3



Tulsa Metropolitan Area
Planning Commission

Case Number: Maple Terrace Addition
Preliminary Subdivision Plat

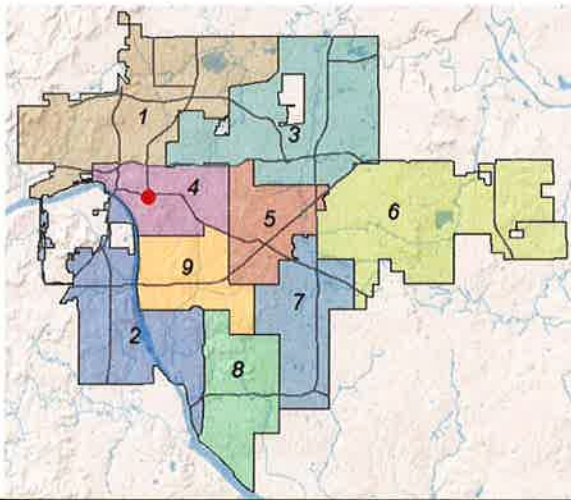
Hearing Date: August 6, 2014

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Jim Beach, Wallace Engineering

Property Owner: Landmark Real Estate ,
INC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Subdivision Plat Approval

Tract Size: .43± acres

Location: North of 15th Street South, and
west of South Norfolk Avenue

Zoning:
Existing Zoning: CS

Staff Recommendation:
Staff recommends **approval**.

Comprehensive Plan:
Land Use Map: Downtown

Areas of Stability and Growth Map: Area of
Growth

City Council District: 4
Councilor Name: Blake Ewing

County Commission District: 1
Commissioner Name: John Smaligo

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
- Subdivision Map

19.1

PRELIMINARY SUBDIVISION PLAT

Maple Terrace - (CD 4)

North of East 15th Street South , and West of South Norfolk Avenue

This plat consists of 3 Lots, 1 Block, on .43 acres.

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

1. **Zoning:** The property is zoned PUD 757-1 for single family dwellings.
2. **Streets:** Provide reference for right-of-way such as plat number or book and page number. In Access and Circulation section add "Sidewalks shall be constructed along streets in accordance with subdivision regulations." Show sidewalk along Norfolk Avenue. Clarify mutual access easement language in covenants.
3. **Sewer:** In Section I-A, omit WALLS from items allowed within a utility easement. You will likely need to construct a new manhole, at the location of the existing lamp hole, where the sewer main extension begins. Unless you want to replace the existing pipe all the way back to the existing manhole. If the existing pipe is in poor condition, you may have to do this anyway.
4. **Water:** Show the method by which each lot has access to the existing 6 inch water main for their water service lines. A Reserve Area along with a mutual access and utility service line easement may be an option. Language must be added that allows each lot a route for their water service lines from the existing public water main line along East 5th Street to their lots. Each lot must have access easement to the existing water main line along the public roadway of East 5th Street for their water service supply lines.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** More easements may be necessary.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Show all subdivisions in location map. Show all existing Highways. In Location map show the subdivision boundary lines, remove lot lines. Scale is shown different than drawing. Provide legal description with point of commencement and point of beginning. Be consistent with bearing directions around the plat boundary. Show lot dimensions inside the plat boundary and plat boundary dimensions outside the plat boundary. Show subdivision names on the plat that are next to the plat boundary. South line of plat shows a distance of 140 feet on the inside of the plat but the boundary length is 149.94 feet. Need subdivision data control sheet. Certificate of authorization is expired.

19.2

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

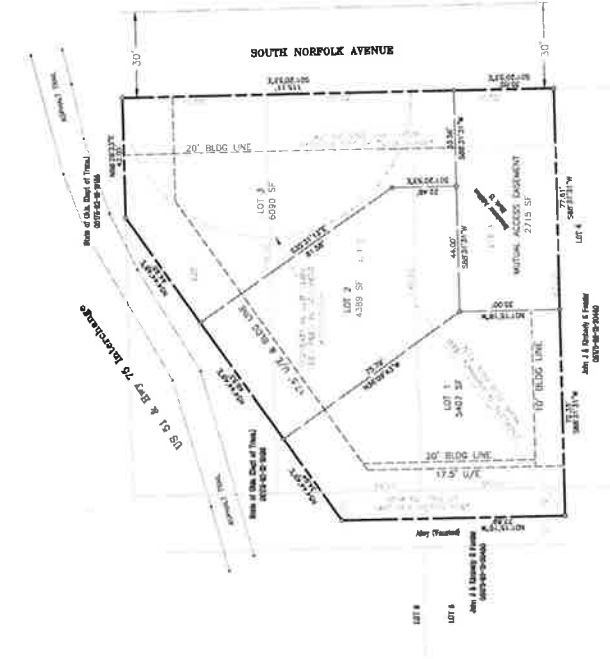
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the

ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

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

Preliminary Subdivision Plat Maple Terrace

A part of Block 13, Boardmoor Addition
in Section 12, T-19-N, R-12-E, of the L.B. & M.,
City of Tulsa, Tulsa County, State of Oklahoma.
Addition has 3 Lots in 1 Block
and contains 0.43 acres, more or less.



FILED PLAT	
CERTIFICATE OF APPROVAL	
I, the undersigned, being a duly qualified and authorized officer of the City of Tulsa, Oklahoma, do hereby certify that the foregoing plat has been approved for filing in the public records of said City of Tulsa, Oklahoma.	
DATE OF APPROVAL	APPROVED BY
APPROVED BY	DATE
CITY ENGINEER	BY
APPROVED BY	DATE
REMARKS	
APPROVED BY	DATE
APPROVED BY	DATE

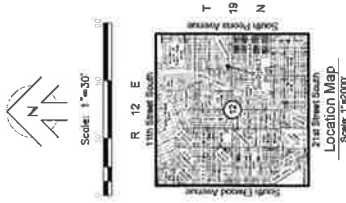
STATE OF OKLAHOMA
COUNTY OF TULSA
I, the undersigned, being a duly qualified and authorized officer of the City of Tulsa, Oklahoma, do hereby certify that the foregoing plat has been approved for filing in the public records of said City of Tulsa, Oklahoma.

DATE OF APPROVAL
APPROVED BY

APPROVED BY
DATE

APPROVED BY
DATE

APPROVED BY
DATE



OWNER
LANMARK REAL ESTATE, INC.
P.O. Box 5340
Tulsa, OK 74105

SURVEYOR
BENNETT SURVEYING, INC.
P.O. Box 944
Oklahoma City, OK 73107
Phone: (405) 763-1111
Fax: (405) 763-1111
Website: www.bennettsurveying.com

ENGINEER
WALLACE ENGINEERING
210 E. 10th St.
Tulsa, OK 74103
Phone: (405) 581-1111
Fax: (405) 581-1111
Website: www.wallace-engineering.com

BASIS OF BEARING
THE BEARING WERE RUN THIS
SURVEY WAS BASED ON THE EAST
LINE OF BLOCK 13, BOARDMOOR
ADDITION AS SHOWN ON THE
PLAT.

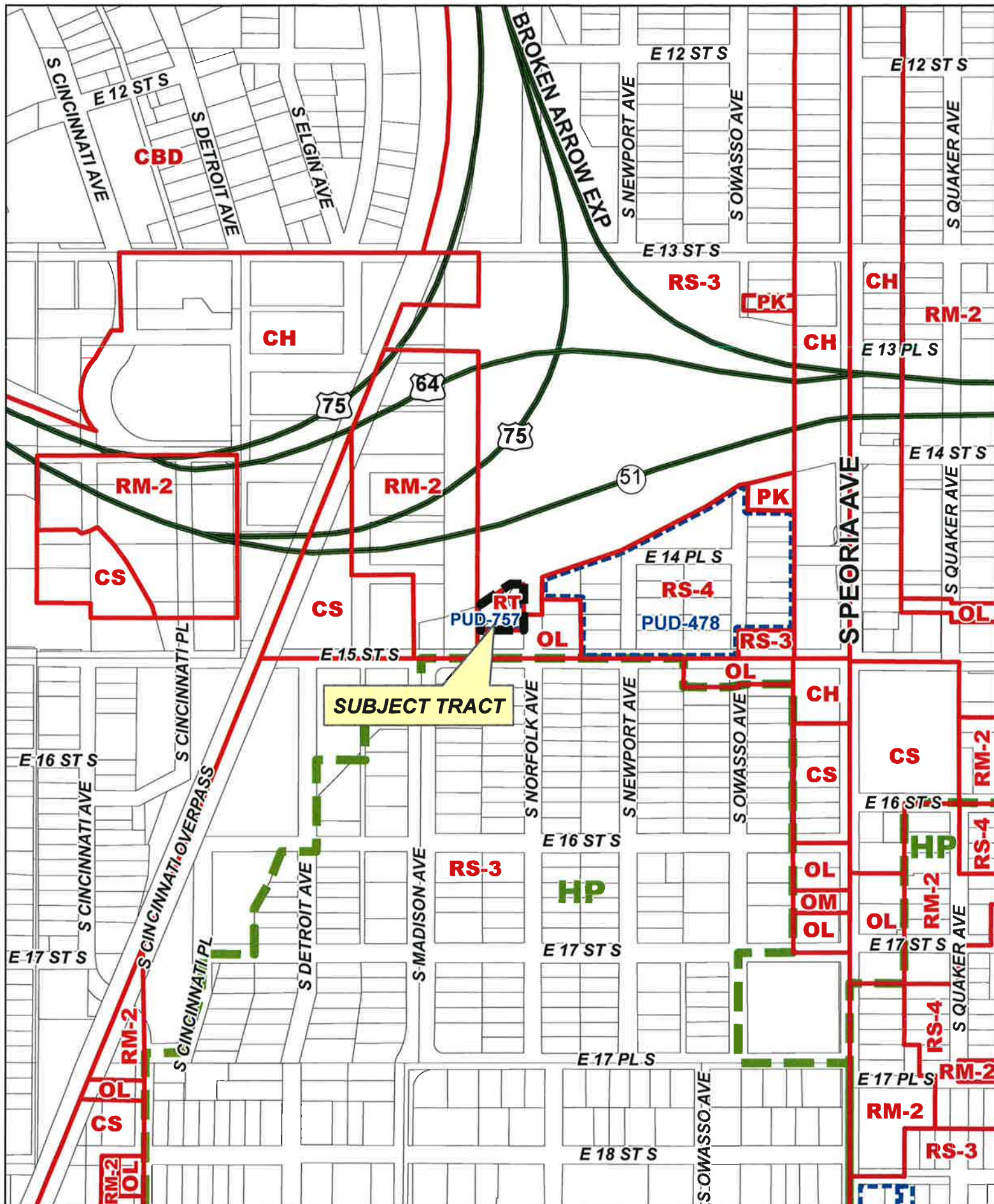
MONUMENTATION
A 6" DIA. IRON PIPE AT ALL
CORNERS, 4" DIA. IRON PIPE AT ALL
INTERSECTIONS, 4" DIA. IRON PIPE AT ALL
ENDS OF LINES.

LEGEND
DASHED LINE = BOUNDARY
SOLID LINE = EASEMENT
DOTTED LINE = EASEMENT
DOTTED LINE = EASEMENT

VERTICAL DATUM NOTE
THE VERTICAL DATUM FOR THIS PLAT IS
THE MEAN SEA LEVEL AS SHOWN ON THE
PLAT.

ADDRESS DISCLAIMER NOTE
ADDRESSES SHOWN ON THIS PLAT ARE
FOR INFORMATION ONLY AND SHOULD NOT
BE USED FOR ANY PURPOSES OTHER THAN
FILED. ADDRESSES ARE SUBJECT TO CHANGE
AND SHOULD NEVER BE RELIED ON IN PLACE
OF THE LEGAL DESCRIPTION.

19.5



MAPLE TERRACE

19-12 12

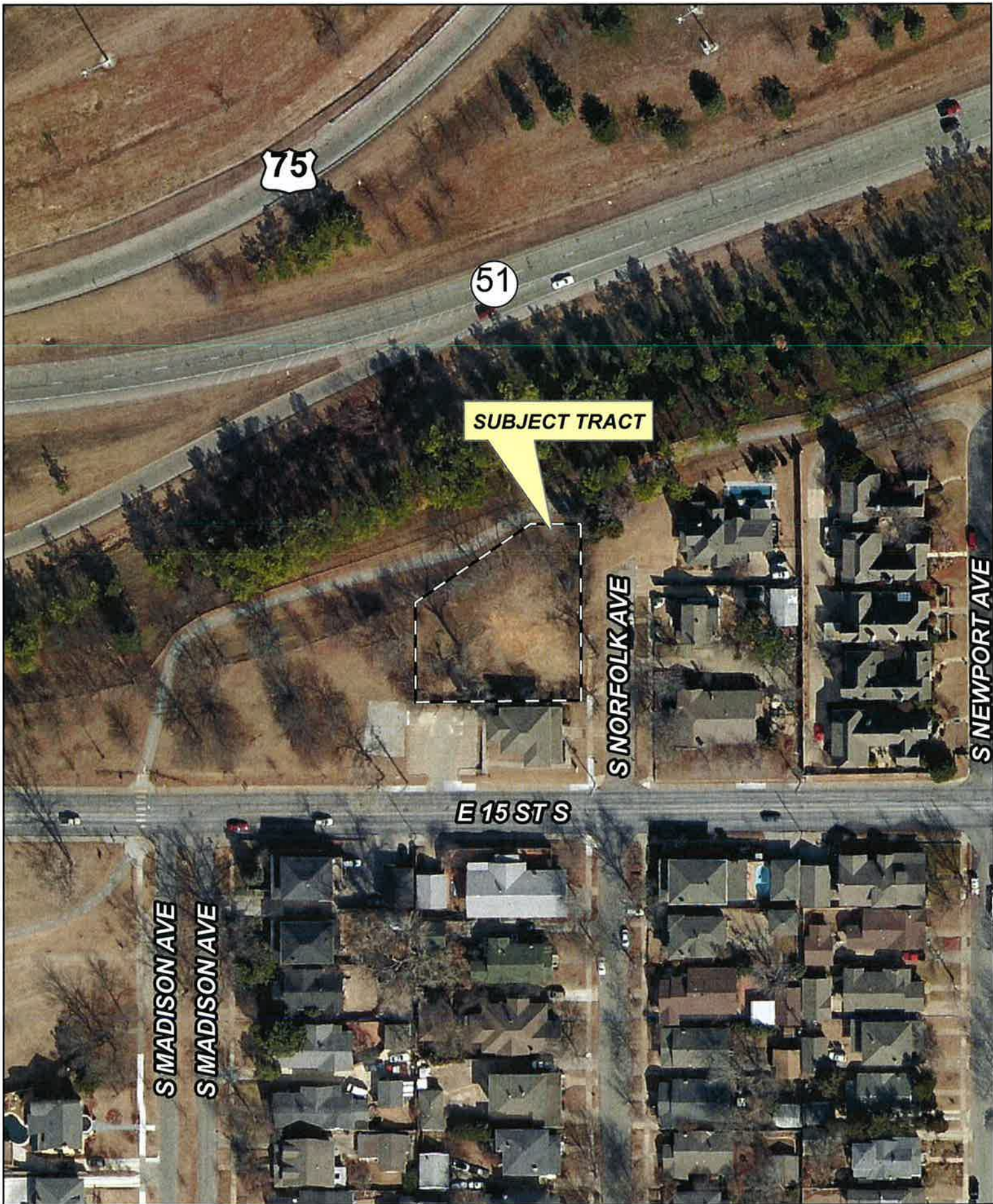
19.6





19.7





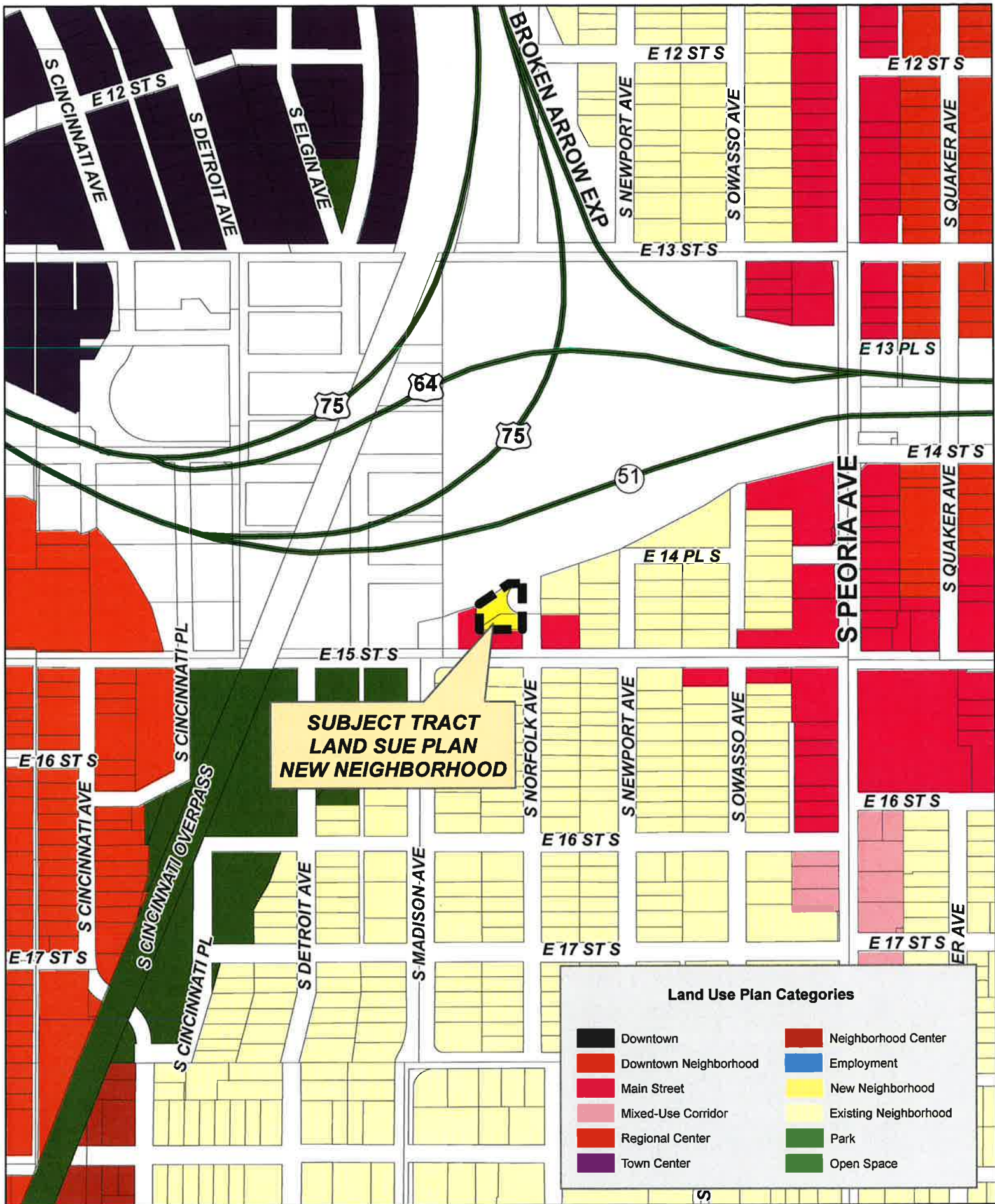
Aerial Photo Date: March 2014

MAPLE TERRACE

19-12 12

19.8
Note: Graphic overlays may not precisely align with physical features on the ground.





**SUBJECT TRACT
LAND SUE PLAN
NEW NEIGHBORHOOD**

Land Use Plan Categories

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

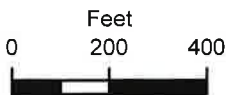
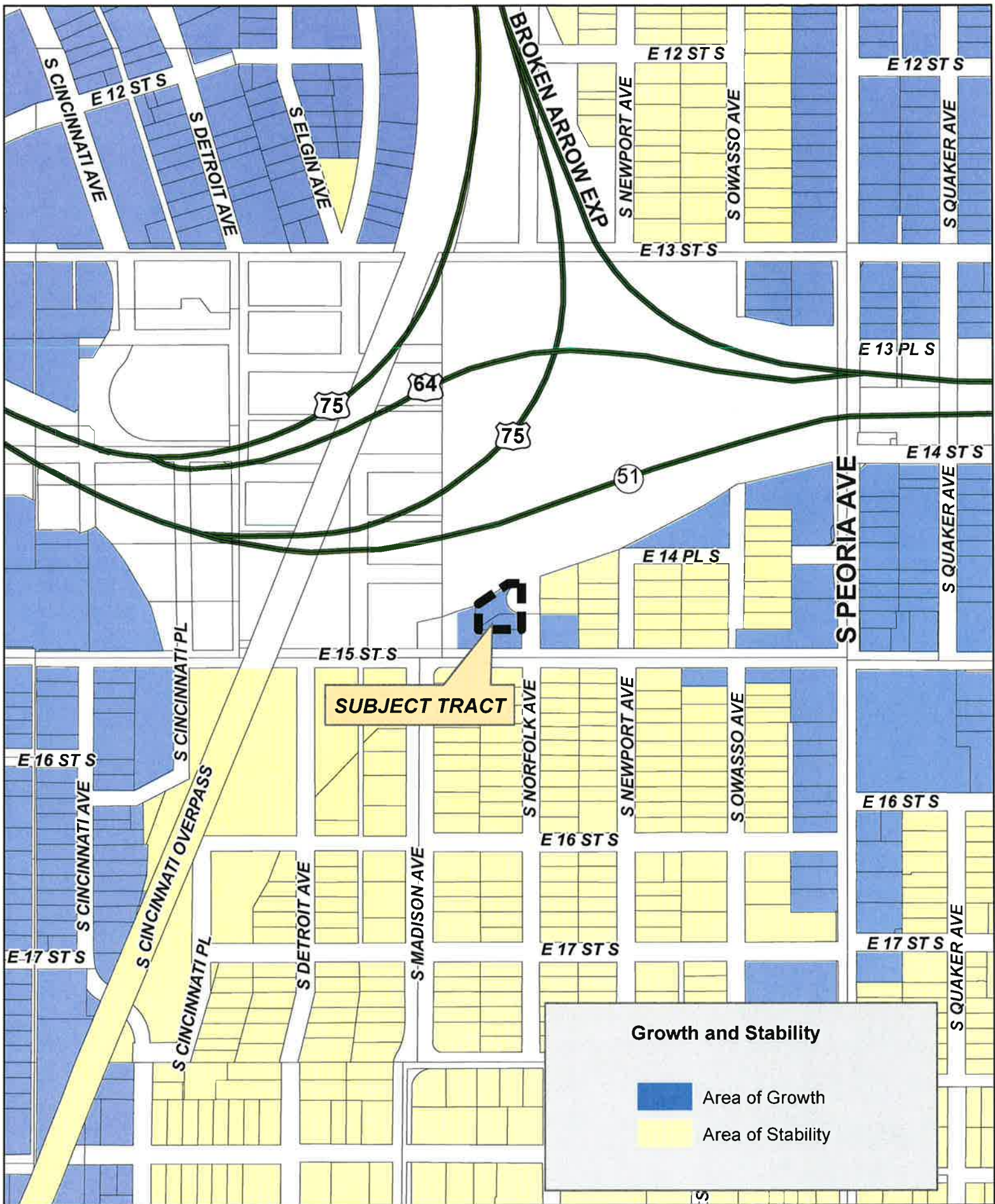


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19-12 12

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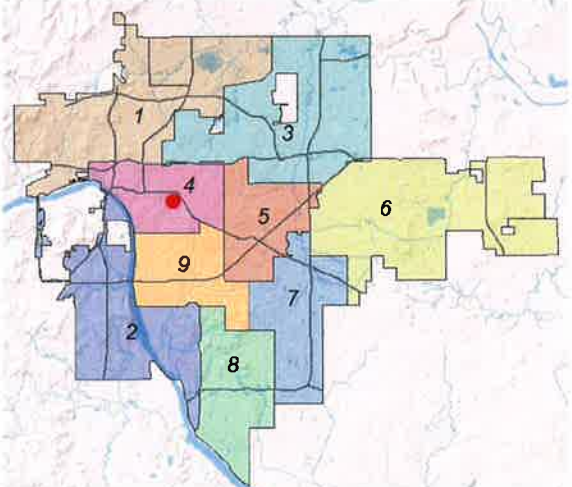


MAPLE TERRACE

19-12 12

19.10



 <p>Tulsa Metropolitan Area Planning Commission</p>	<p><u>Case Number:</u> Barnard Trace Addition Preliminary Subdivision Plat</p> <p><u>Hearing Date:</u> August 6, 2014</p>
<p><u>Case Report Prepared by:</u> Diane Fernandez</p>	<p><u>Owner and Applicant Information:</u> <i>Applicant:</i> Dave Sanders, Sanders Engineering</p> <p><i>Property Owner:</i> Barnard Trace LLC</p>
<p><u>Location Map:</u> (shown with City Council Districts)</p> 	<p><u>Applicant Proposal:</u></p> <p>Preliminary Subdivision Plat Approval</p> <p><i>Tract Size:</i> 3.86 ± acres</p> <p><i>Location:</i> North of northwest corner of East 21st Street South and South Lewis Avenue</p>
<p><u>Zoning:</u> <i>Existing Zoning:</i> Planned Unit Development 809</p> <p><u>Comprehensive Plan:</u> <i>Land Use Map:</i> Existing Neighborhood</p> <p><i>Areas of Stability and Growth Map:</i> Area of Stability</p>	<p><u>Staff Recommendation:</u> Staff recommends approval.</p>
	<p><u>City Council District:</u> 4 <i>Councilor Name:</i> Blake Ewing</p> <p><u>County Commission District:</u> 2 <i>Commissioner Name:</i> Karen Keith</p>

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
 Subdivision Map

20.1

PRELIMINARY SUBDIVISION PLAT

Barnard Trace Addition - (CD 4)

North of northwest corner of East 21st Street South and South Lewis Avenue

This plat consists of 18 Lots, 2 Blocks, on 3.96 acres.

The following issues were discussed July 17, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 809.
2. **Streets:** Include dimension lines for right-of-way. Provide reference for right-of-way such as plat number or book/page number. A 25 foot corner radius required at the intersection of South Lewis Avenue with East 17th Place and East 17th Street. Include right-of-way dedication language for the corner radius. Include section for Reserve areas A and C and their use as access for the lots.
3. **Sewer:** All of the Reserve areas must be shown as Reserve and utility easement on face of plat. Under Section I C 2, include Sanitary Sewer Easement after Restricted Water Easement. Define the uses, and the maintenance responsibility for those areas, for each of the Reserves shown on the face of the plat. Unless we have written permission from Engineering Wastewater Design to allow pavement over the existing sanitary sewer line located within Reserve A, the existing pipe will have to be replaced with Ductile Iron Pipe. We will also need written permission, in order to approve plans to re-route the sewer line in Reserve C, to a different drainage basin.
4. **Water:** Check block numbering when areas are separated by roadways, Lots 7-12 and 4-6. Add standard water line easement language to reserve areas A and B. Verify that each lot has fire hydrant coverage protection. Remove the item shown over the proposed 6 inch main line connection to the existing 12 inch main line along the west side. Water service tee's are not a part of the IDP (infrastructure development plan) process. Only the conduits can be shown. Note that conduits should be double in size of the water service size lines proposed. Per Title 11-C ch.2 Sec 203- each lot must have their own water service connection to the public water main line. A looped 6 inch water main line will be required having two connections onto the existing 12 inch water main line. Conduits for future water services lines across roadways can be shown and installed as part of the IDP process. It is recommended that the proposed east/west section of mainline be installed 8 feet to the north off of the P/L/B/LWL/E. Because of the water services usage flows from lot's 2-5 approval has been granted for the 6 inch dead end line to the east.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** The utilities may need additional 5 foot or less easements to locate their lines with enough space.

20.2

7. **Other: Fire:** No comment.
8. **Other: GIS:** Not all subdivisions are shown in location map. Show scale in both written and graphic presentation. Show the point of commencement and point of beginning. Show legal descriptions and covenants. Identify all monuments found or set. Change the bearing direction on the plat to match the bearing direction in the legal description. Submit subdivision control data sheet.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

20.4

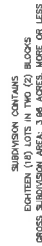
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (SE/4) OF SECTION SEVEN (7), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA INCLUDING A REPLAT OF PART OF BLOCK 5 WAYWOOD ADDITION

OWNER:
Barnard Trance, LLC
P.O. Box 701316
Oklahoma 74170
Phone: (918) 638-5167
Email: pennashall2@cox.net

Sanders Engineering, Inc.
Robert David Sanders, P.E.
11502 Southland 66th East Avenue
Blair, Oklahoma 74008
Phone: (918) 296-5067
Fax: (918) 296-5068
Email: rsanders@cbglobal.net
CA 2370 Expires 6/30/2015

Phone: (918) 638-5167
Email: pamarshall2@cox.net



B/L BUILDING LINE
C/L CENTERLINE
R/W RIGHT-OF-WAY
ESMT EASEMENT
U/L UTILITY EASEMENT
WL/E WATERLINE EASEMENT
SS/E SANITARY SEWER EASEMENT
LN A. LIMITS OF NO A.

CAVEAT/DISCLAIMER
ADDRESSES SHOWN ON THIS PLAT
ARE ACCURATE AT THE TIME THE
PLAY WAS FILED. ADDRESSES
ARE SUBJECT TO CHANGE AND SHOULD
NEVER BE RELIED ON IN PLACE OF
THE LEGAL DESCRIPTION.

Basis of Bearings:
THE EAST LINE OF BARNARD ELEMENTARY SCHOOL SITE,
SOUTH LEWIS AVENUE ASSUMED S. 01°08'45" E.

Benchmarks:

CHISELED "X" ON TOP OF CURB AT CURB INLET LOCATED AT SOUTHWEST CORNER OF EAST 17TH PLACE & SOUTH LEWIS AVENUE INTERSECTION. ELEVATION 727.01 (NAVD 1988)

ALFRED H. KLEIN

CERTIFICATE

I hereby certify that all real estate taxes involved in this plot have been paid on reflection by the current tax rolls. Security as required has been provided in the amount of \$ _____ to be applied to _____ taxes per year except in _____.

This certificate is NOT to be construed as payment of _____ taxes in full but is given in order that this plot may be filed on record _____.

_____ taxes shall remain the responsibility of the encumbrance holder.

Ireland 20

by Dennis Samler
Tulsa County Treasurer
Deputy

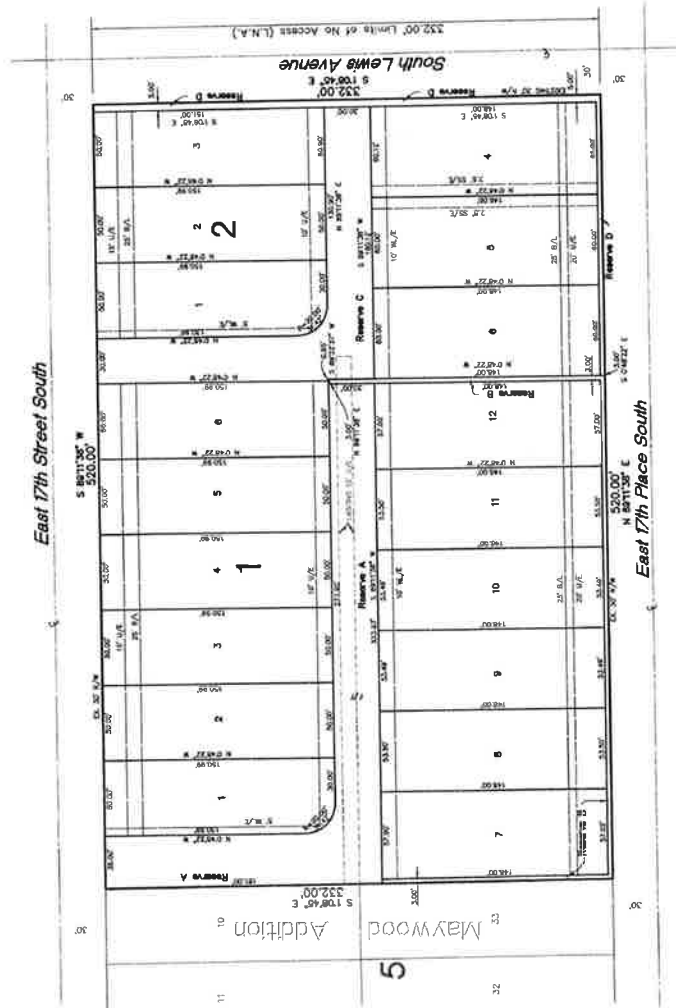
STATE OF OKLAHOMA } SS
COUNTY OF TULSA

Dated the _____ day of _____ 20____
KARENTE WILSON, Talia County Clerk

Derivative

Barnard Trace
Sheet 1 of 2

Date Prepared: June 16, 2014



20.4



S GILLETTE AVE

E 17 ST S

S LEWIS AVE

E 17 PL S

BARNARD TRACE

S ZUNIS AVE



19-13 07

0 50 100
Feet

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

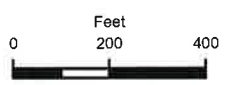
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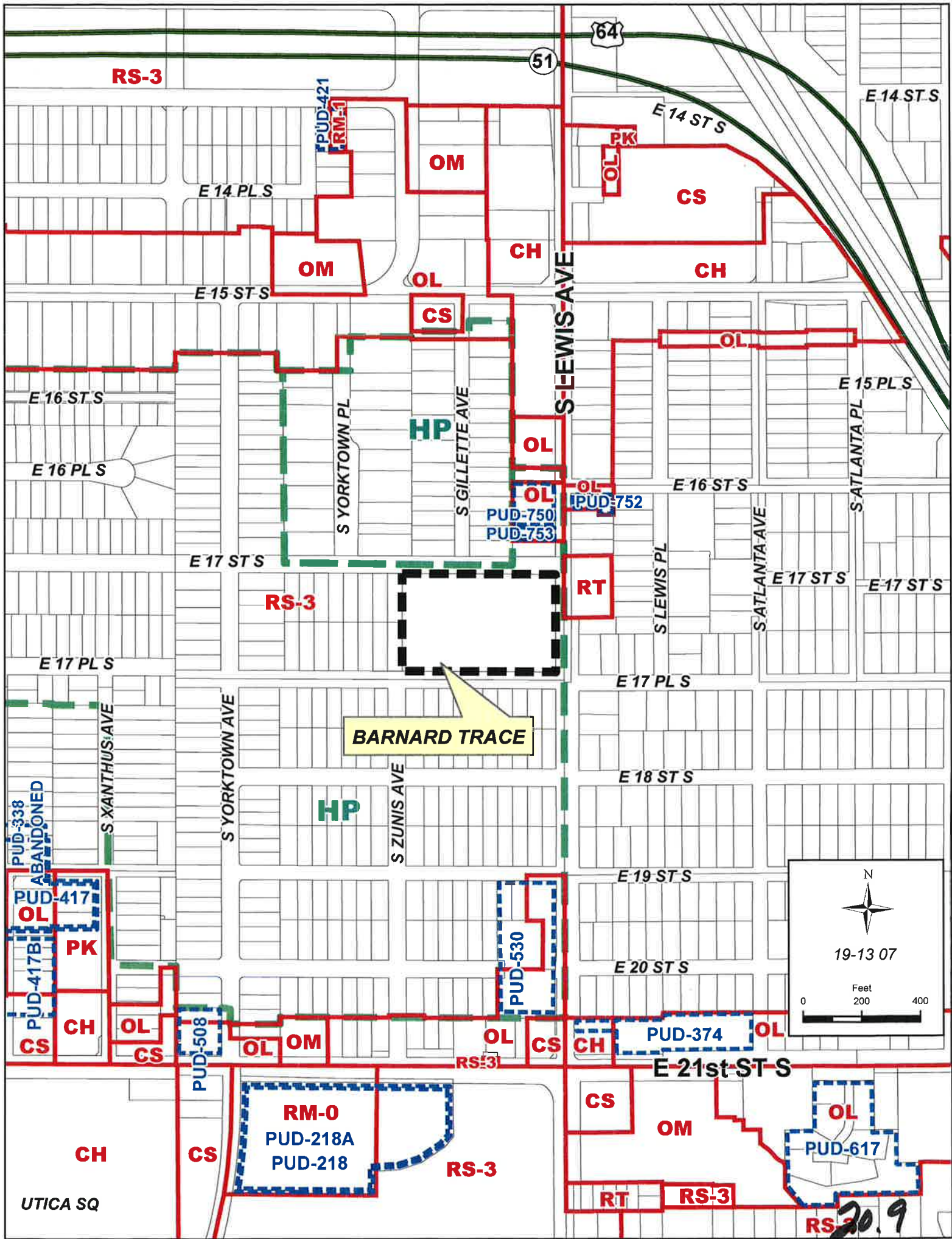
BARNARD TRACE

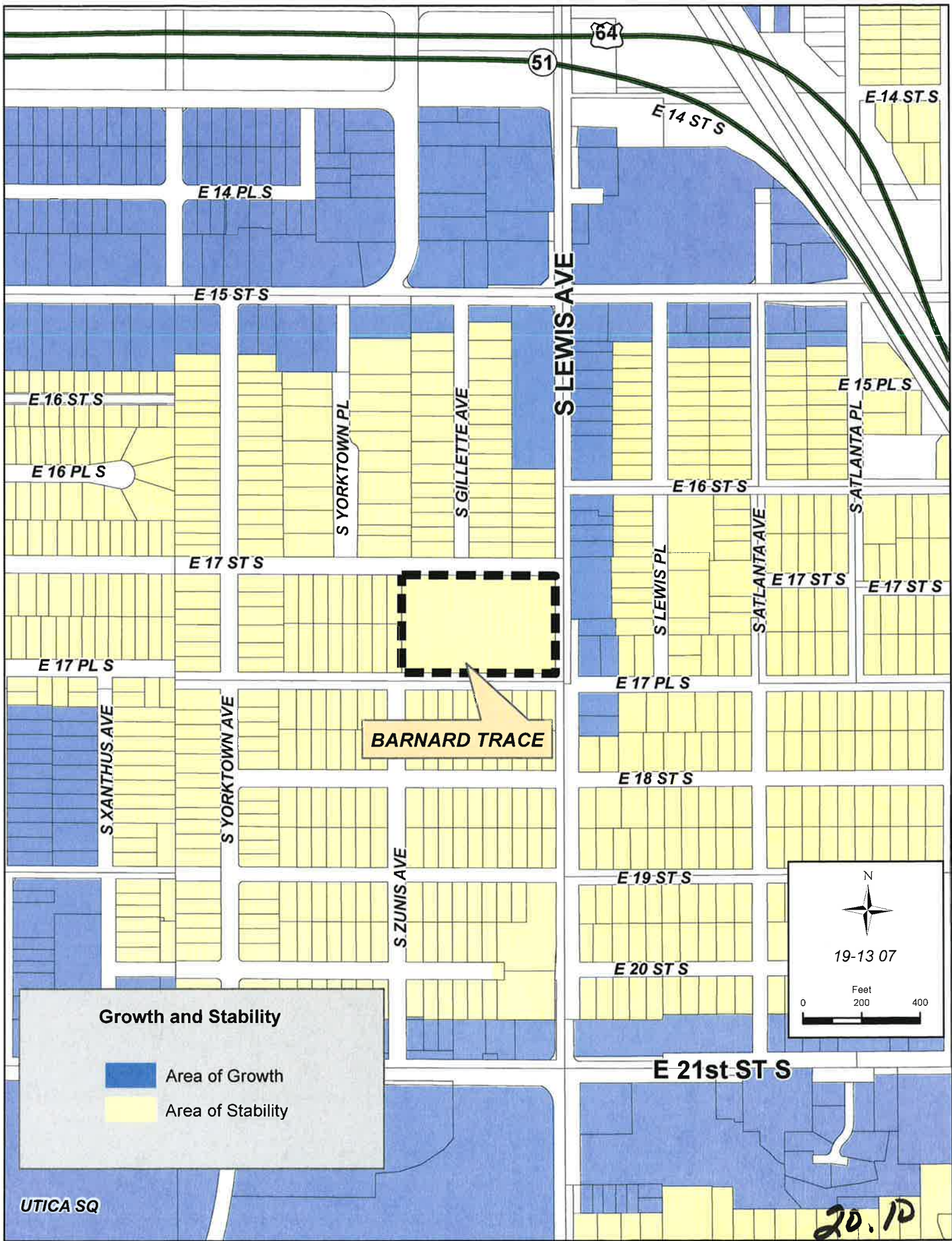


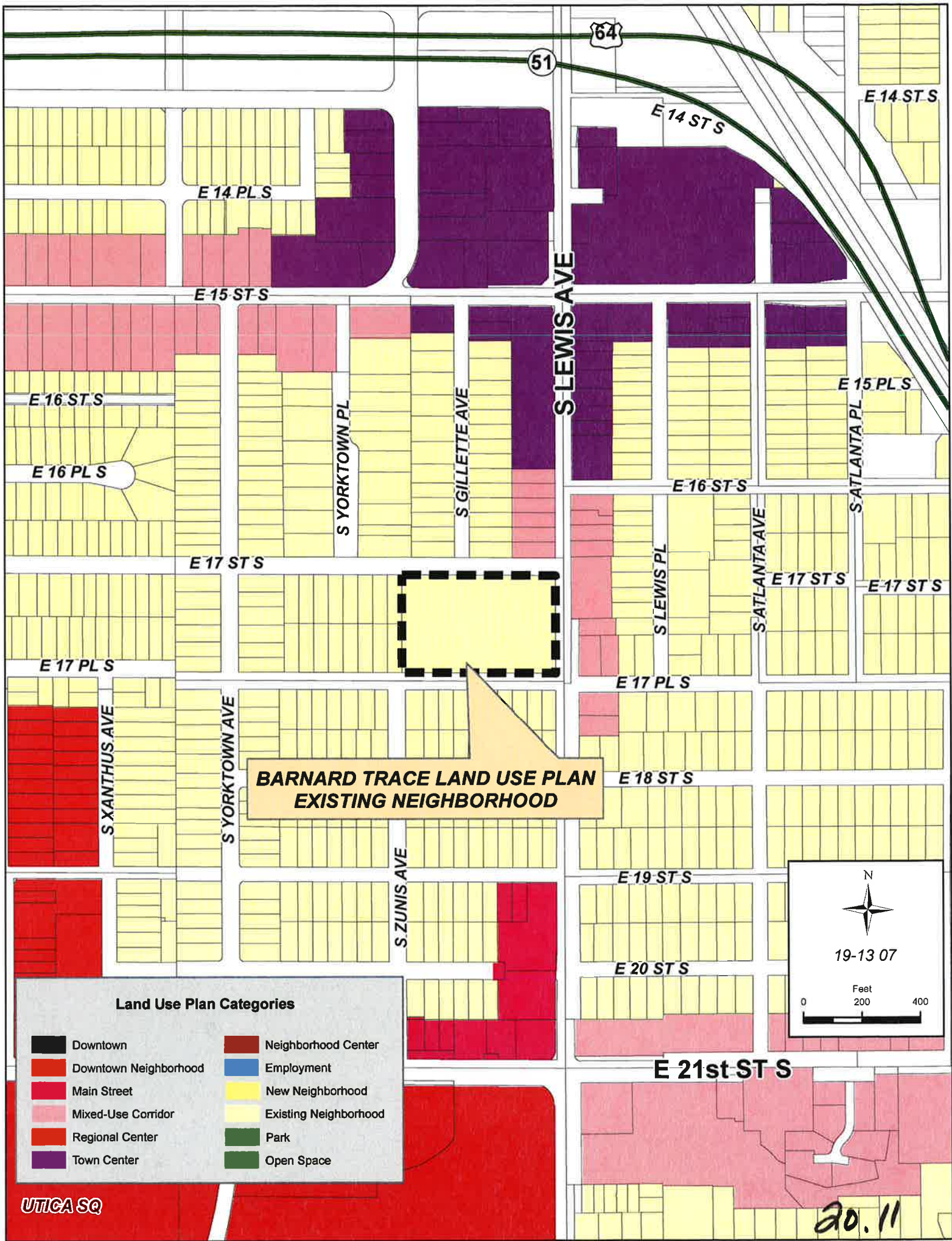
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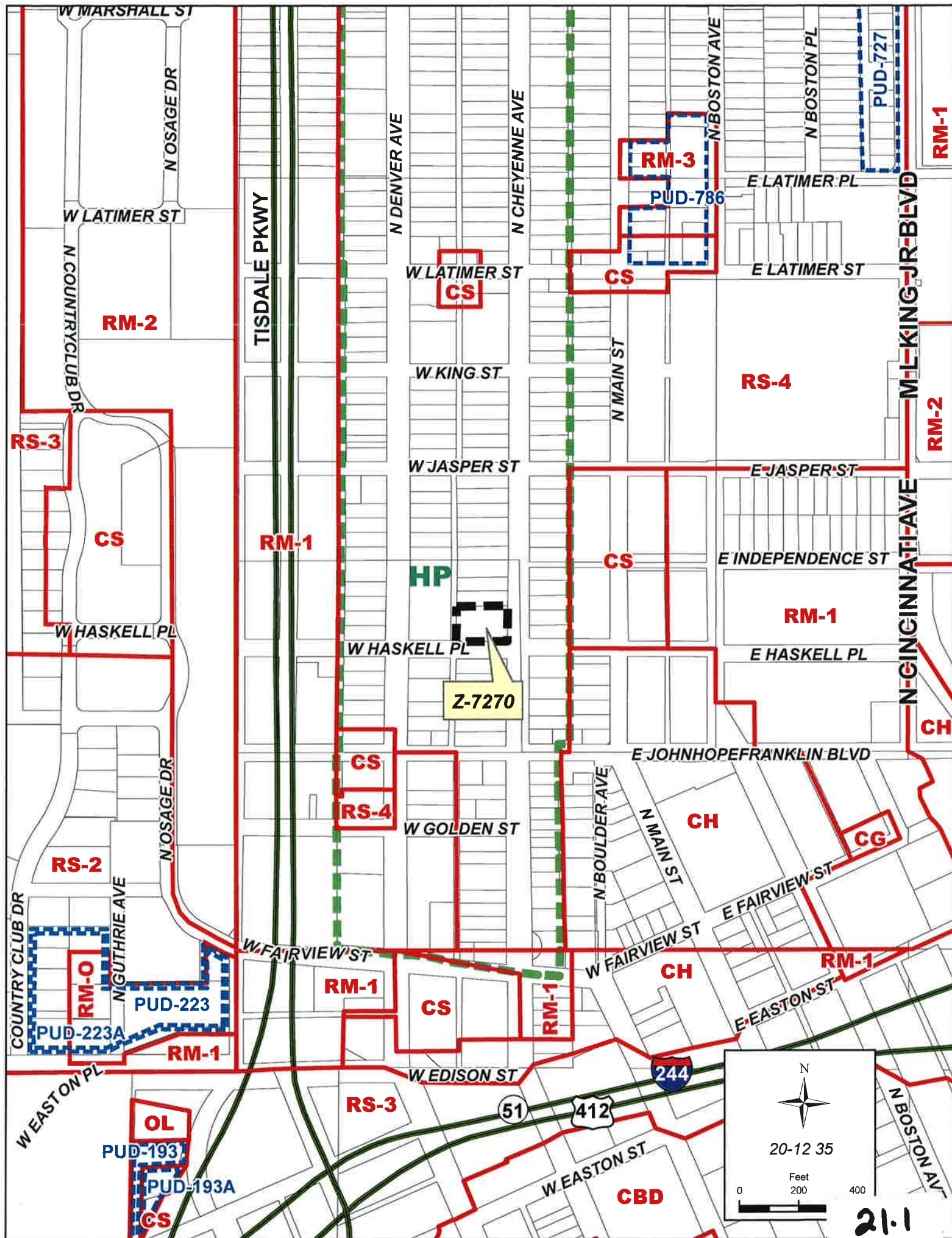


Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014









Huntsinger, Barbara

Subject: FW: Rezoning request for property at Haskell and N. Cheyenne (Rezoning Case Z-7240).

From: Wilkerson, Dwayne
Sent: Wednesday, July 30, 2014 11:01 AM
To: wwilkins@120developmentgroup.com
Cc: Huntsinger, Barbara
Subject: FW: Rezoning request for property at Haskell and N. Cheyenne (Rezoning Case Z-7240).

Mr. Wilkins,

As we discussed this morning, staff will request that the Planning Commission continue the project to the 10.01.2014 meeting. We will require a complete PUD submittal prior to the August 21st deadline for that meeting. If that submittal date is missed the zoning case will be withdrawn and a new application/advertising/fees etc will be required.

Respectfully,

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Wilkerson, Dwayne
Sent: Wednesday, July 30, 2014 9:53 AM
To: 'wwilkins@120developmentgroup.com'
Subject: RE: Rezoning request for property at Haskell and N. Cheyenne

Mr. Wilkins,

Please give me a call or send an email and let me know what to do with your zoning application. I need to withdraw the application or continue it to a date that you can confidently submit a PUD. Typically we only continue a project twice before it is withdrawn or heard at the Planning Commission. My suggestion is that we either withdraw now or continue to the 10.1.2014 meeting. You will be required to submit a PUD by August 21st to meet the October Meeting.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-811

Hearing Date: 8/6/2014

Case Report Prepared by:

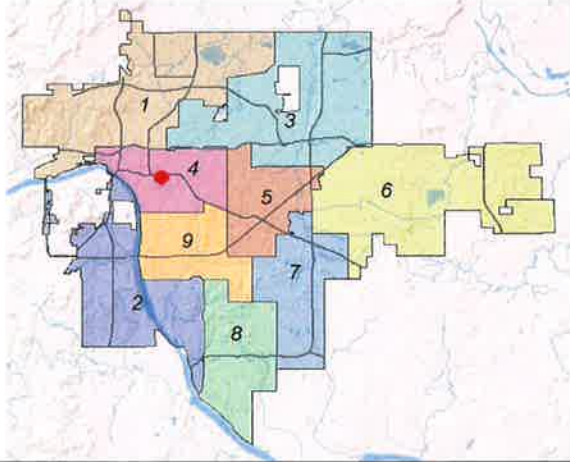
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Roy Johnsen

Property Owner: Oak Properties LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Car wash and vacant property.

Proposed Use: Retail on ground floor, office use on second level and surface parking.

Concept summary: Mixed use infill project for new office and retail development.

Tract Size: : 1.88 ± acres

Location: North of East 15th Street South between St. Louis and Trenton.

Zoning:

Existing Zoning: RM-2,CS,CH

Proposed Zoning: CS, CH, RM-2, PUD-811

Comprehensive Plan:

Land Use Map: Downtown Neighborhood, Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

PUD 811 Includes alternative compliance landscape standards, sign standards consistent with the existing development pattern, parking quantity reductions to support infill buildings adjacent to the 15th street right of way.

Staff Data:

TRS: 9307

CZM: 37

Atlas: 14

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

22.1

SECTION I: PUD-811

APPLICANTS DEVELOPMENT CONCEPT:

The proposed Planned Unit Development No. 811 to be known as "1551 Cherry Street" comprises 1.88 acres (gross) located at the northwest corner of South Trenton Avenue and East 15th Street (an Urban Arterial) and hereinafter referred to as the "Site". The Site has 139-ft of frontage on East 15th Street and 241-ft of frontage on South Trenton Avenue. The Site extends north and west to South St. Louis Avenue and has frontage of 200 feet along South St. Louis Avenue.

1551 Cherry Street is an infill development of new construction and in keeping with the established predominant arrangement of commercial uses along East 15th Street. The existing car wash will be removed. A two store building is planned for retail and office use. Pedestrian-oriented store fronts at or near the East 15th Street right-of-way are planned and parking areas will be provided at the rear of the building.

The Planned Unit Development is submitted to establish a conceptual site plan with designation of uses, permitted intensity, development standards and conditions, including platting and detailed site plan review. The conceptual site plan is depicted within Exhibit B.

The Site frontage on East 15th Street is presently zoned CH-Commercial High Intensity District and CS-Shopping Center District and the interior properties are zoned RM-2 Residential Multifamily District. The proposed uses and intensity are permitted by the existing zoning districts and no change to existing zoning is proposed.

PUD-811 DEVELOPMENT STANDARDS:

Gross Land Area:	81,784 sq.ft.	1.88 acres
Net Land Area	59,646 sq.ft.	1.37 acres

Permitted Uses:

Uses permitted by right within Use Unit 10. Off-Street Parking Areas; Use Unit 11, Offices, Studios, and Support Services excluding drive-thru banking facilities; Use Unit 12, Eating Places Other Than Drive-Ins; Use Unit 13. Convenience Goods and Services; Use Unit 14. Shopping Goods and Services; and uses customarily accessory to permitted principal uses.

Maximum Building Floor Area:	27,200 sq.ft.*
------------------------------	----------------

*Retail uses are limited to 18,000 sq.ft.

Minimum Building Setbacks:

From centerline of 15 th St.	30 ft.
From centerline of Trenton	30 ft.

22.2

From east line of n/s Alley located between Trenton and St. Louis	0 ft.
From centerline of St. Louis	30 ft.
From north property line	10 ft.

Maximum Building Height 45 ft.

Minimum Off-street Parking:

Vehicular Parking:

113 spaces

Bicycle Parking:

A rack or multiple racks with space to store and secure a minimum of 6 bicycles near the main entrance of the building.

LANDSCAPE AND SCREENING:

As an alternative compliance standard to Chapter 11 of the Tulsa Zoning Code the site will meet or exceed the following minimum design guidelines. The detailed landscape plan and site plan will be approved at the Planning Commission:

A minimum 5% of net lot area shall be provided and maintained as landscaped open space.

The site and landscape plan shall illustrate existing trees. Appropriate design considerations in the surface parking area may be made to save large trees, including further reduction in parking space standards.

St. Louis Streetscape:

A masonry screening fence not less than three feet in height and fronted by shrubs, ornamental grasses or other landscape materials, shall be provided and maintained adjacent to any parking area along the St. Louis boundary. Trees will be installed with a spacing of not less than 30 feet in the street right of way or on the lot with similar spacing. The area between the east curb and right of way will be reconstructed to provide a street edge similar to the existing residential area north of this site. Sidewalks will be reconstructed, old stairs will be removed and a retaining wall will be reconstructed to provide a consistent pedestrian edge along the east edge of the parking.

North boundary of PUD:

Dense evergreen landscaping shall be provided and maintained along the north boundary of the PUD with sufficient density to provide a visual separation and barrier adjacent to the residential properties. The evergreen barrier will be maintained at a minimum height of 4 feet. In addition to the evergreen visual barrier a taller evergreen tree component of the design will be shown to ultimately buffer the second story windows of the residential development from the parking areas.

Trenton Streetscape:

Trenton streetscape will include street trees and shrubs along the entire east side of the PUD and similar to the conceptual site plan provided.

Trash Enclosure:

The trash enclosure will be full 6' tall masonry enclosure with metal doors of sufficient size to conceal the trash containers. Trash enclosures will be placed near the south boundary of the PUD similar the location shown on the conceptual site plan.

LIGHTING:

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

SIGNAGE:

Staff Comment: *The existing outdoor advertising sign would not be allowed by the current zoning code. The PUD only mentions this sign because it exists and staff cannot require removal of a non conforming sign.*

Signs shall be limited to:

- (a) Wall or canopy signs shall not exceed 2 square feet of display surface area per lineal foot of tenant space. Wall or canopy signs are not allowed on the north side of any building. Wall signs facing west are not allowed further north than 250 feet from the Center of East 15th Street South.
- (b) One ground or projecting sign shall be permitted along the East 15th Street frontage not to exceed 15 feet in height and 65 square feet of display surface area.
- (c) An outdoor advertising sign, presently exists on site, pursuant to an existing lease. The display surface area or type of sign cannot be modified through the PUD process. The sign may be removed at the owners discretion without detailed site plan modification of any kind.

GENERAL PROVISIONS:

Access and Circulation:

Vehicular access to the property will be provided by drives to and from Trenton Avenue and to and from the existing alley as depicted within Exhibit C Circulation Diagram.

Pedestrian access improvements along Trenton and St. Louis will be required during detailed site plan review. The existing stairs that were part of the original home sites may be removed or integrated into a complete pedestrian system connecting the proposed parking lot.

Drainage and Utilities:

The majority of the storm water runoff will be directed to existing storm water inlets. A hydrology analysis will be submitted to the City of Tulsa for review during the platting process. Storm water detention, if required, will be illustrated on the final site and landscape plan.

Public water and sanitary sewer is currently available with customary extensions to the Site. Other utilities, including natural gas, electric, telephone and cable television are available in the area and will be utilized by customary extensions.

Topography and Existing Soils:

The site is relatively flat. The Soil Survey of Tulsa County, Oklahoma was used to identify soils types and possible constraints to development. Existing soils on the subject property consist of Urban Land-Dennis Complex, 0%-5% Slope which are not a significant constraint on development.

Parcelization:

After initial platting setting forth the allocation of floor area, division of lots may occur by approved lot split application and subject to the further approval by the Tulsa Metropolitan Area Planning Commission of proposed floor area allocations and confirmation of the existence of any necessary cross parking and mutual access easements.

Transfer of Allocated Floor Area:

Allocated floor area may be transferred to another lot or lots by written instrument executed by the owner of the lot from which the floor area is to be allocated, provided however the allocation shall not exceed 10% of the initial allocation to the lot to which the transfer of floor area is to be made.

Site Plan and Landscape Plan Review:

No building permit shall be issued until a detailed site plan and landscape plan of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan.

Platting Requirement:

No building permit shall be issued until the development has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The deed of dedication of required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the City of Tulsa shall be a beneficiary thereof.

Expected Schedule of Development:

Development of the project is expected to commence within ninety days upon approval of the planned unit development and filing of the subdivision plat and to be completed within 18 months thereafter.

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:

- Aerial Photography and Surrounding Context
- Conceptual Site Plan
- Circulation diagram
- St. Louis Avenue Cross Section
- Environmental Soils Analysis
- Current Zoning Map
- Comprehensive Plan Map
- Contextual Site Photos
- Contextual Site Photos
- Gross Boundary Description
- Gross Boundary Exhibit.

DETAILED STAFF RECOMENDATION:

PUD 811 is consistent with the PUD chapter of the Tulsa Zoning Code, and;

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

This project is consistent with the anticipated development and growth pattern of the area, therefore;

Staff recommends Approval of PUD-811 as outlined in Section I above.

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

Staff Summary: The proposed PUD is consistent with the Comprehensive Plan and will provide improvements to the pedestrian realm along East 15th Street South (Cherry Street),

St. Louis Avenue and Trenton Avenue. The new building will provide appropriate Main Street styled infill along 15th street. The parking adjacent to St. Louis extends further north into the residential neighborhood than might normally be acceptable however the PUD will provide adequate lighting standards, landscaping and sign restrictions to

provide appropriate transition toward the residential area. The connectivity provided by the alley will continue to be enhanced through the development of this PUD.

Land Use Vision:

Land Use Plan map designation: The PUD request is divided between two land use designations. The north portion of the project is part of a Downtown Neighborhood, the south part is part of a Main Street 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.

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

Areas of Stability and Growth designation: The PUD is all considered an Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: East 15th street is an Urban Arterial street with a Main Street overlay. On street parking is encouraged and shown on the conceptual plan in this PUD. This PUD will enhance the Main Street vision of the Tulsa Comprehensive Plan along 15th Street.

Trail System Master Plan Considerations: There are no trail considerations for this property however the site is within one mile of the Katy Trail that crosses 15th street west of Peoria.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: During the site, grading and landscape design process the developer of the property will be encouraged to protect and work with some of the existing trees on the property. All existing trees larger than 6" caliper will be shown on the site plan. If necessary the parking requirements may be modified during the site plan process to protect existing trees.

Environmental Considerations: There are no terrain, soil or flood constraints on this site that are significant to the development opportunities on this property. The existing site was formally single family residential north of the proposed building and several large trees remain after home demolition.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South St. Louis Ave.	None	50 feet	2
South Trenton Ave.	None	50 feet	2
East 15 th Street South	Urban Arterial/Main Street	70 feet	2 with on-street par

Utilities:

The subject tract has municipal water and sewer available. The PUD has been presented at a TAC meeting with a different concept which contemplated structured parking and apartments on the west portion of the PUD. All franchise utilities are available to the site. Stormwater management and associated grading has not been presented.

Surrounding Properties: The subject tract is surrounded by a wide variety of uses in a Main Street Environment. Generally the north side of the site is abutted by multifamily and attached single family condominiums style development. South the site is high intensity commercial development property.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 14095 dated April 3, 1978, and 11815 dated June 26, 1970, established zoning for the subject property.

Subject Property:

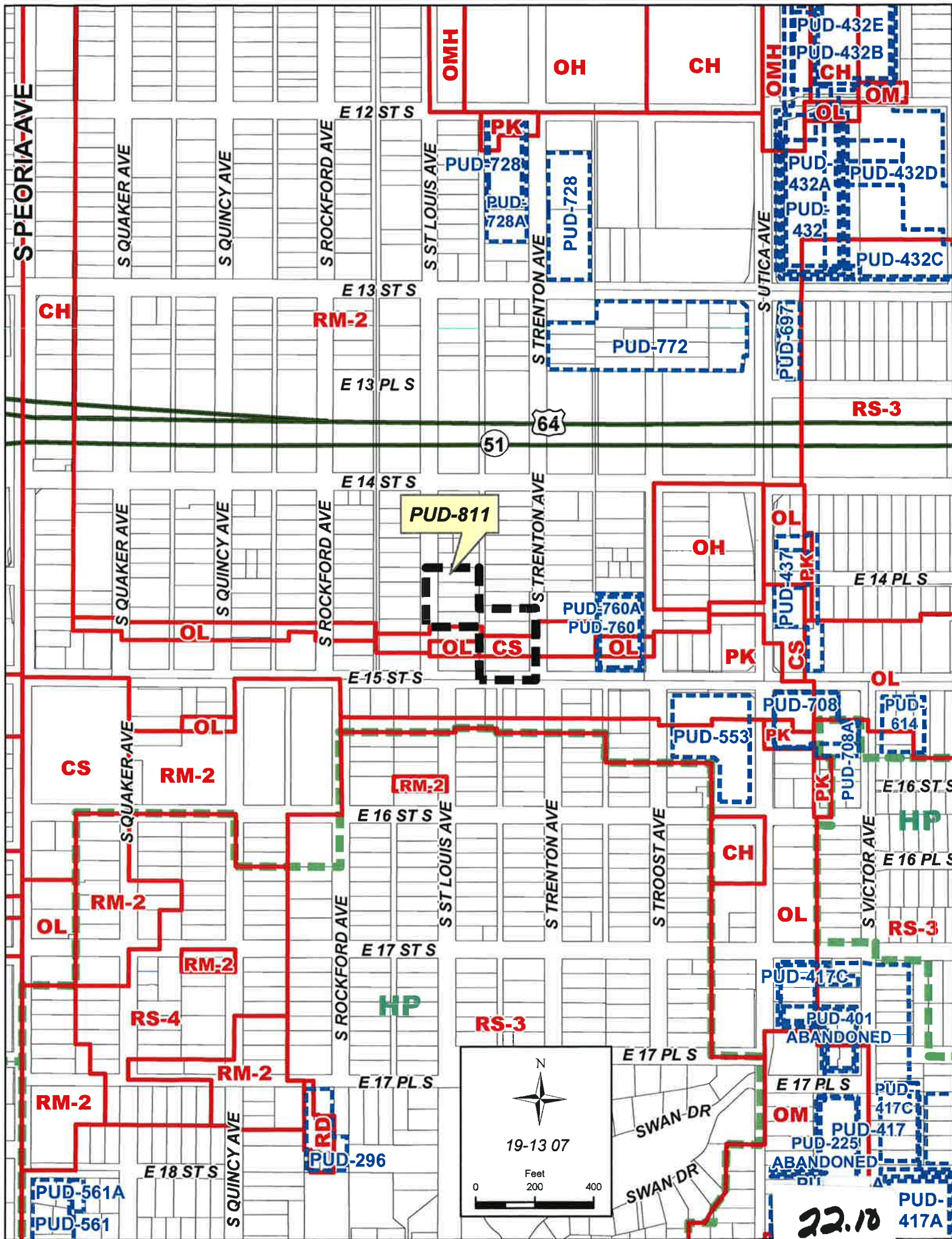
Z-5066 April 1978: All concurred in approval of a request for rezoning a tract of land from OL to CS on property located north of northwest corner of E. 15th St. and S. Trenton Ave.

Surrounding Property:

PUD-760-A January 2012: All concurred in approval of a proposed Major Amendment to PUD on a 1± acre tract of land to add Use Unit 12a to permitted uses to allow for a bar, on property located on northwest corner of East 15th Street and South Troost Avenue.

PUD-760 October 2008: All concurred in approval of a proposed Planned Unit Development on a 1.35+ acre tract of land for retail and office use on property located on northwest corner of East 15th Street and South Troost Avenue.

BOA-20058 June 14, 2005: The Board of Adjustment Variance of required 35 ft. setback from centerline of 15th St. to 30 ft. (Section 215); a Variance of required parking for restaurant and outdoor dining area from 54 to 41 spaces (Section 1212.D); and a Special Exception to allow parking on a lot other than the lot containing the principal use, Section 1301.D, with conditions: a six-foot double-picket fence on the north property line; a tie agreement; a five-foot wide landscaping strip along the north property line, south of the double-picket fence; preserve the large tree on north property line of Lot 36, all other landscaping requirements to be met and no live music in the outside dining area, and the music that is played be of low intensity, on property located at 1525 E. 15th St. S., 1441 S. St. Louis Av. E.







E 14 ST S

S ST LOUIS AVE

PUD-811

S TRENTON AVE

E 15 ST S

S ST LOUIS AVE

S TRENTON AVE

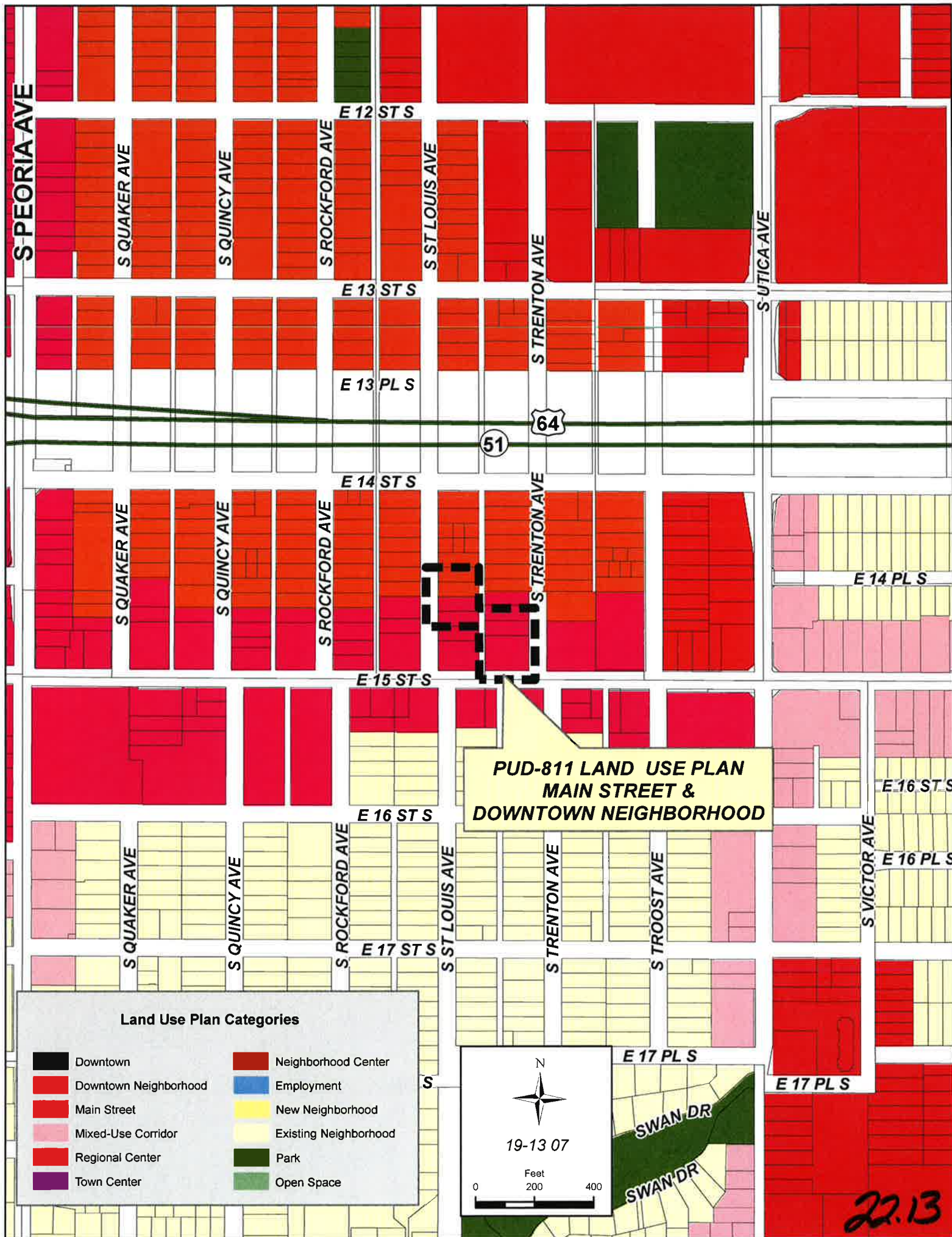


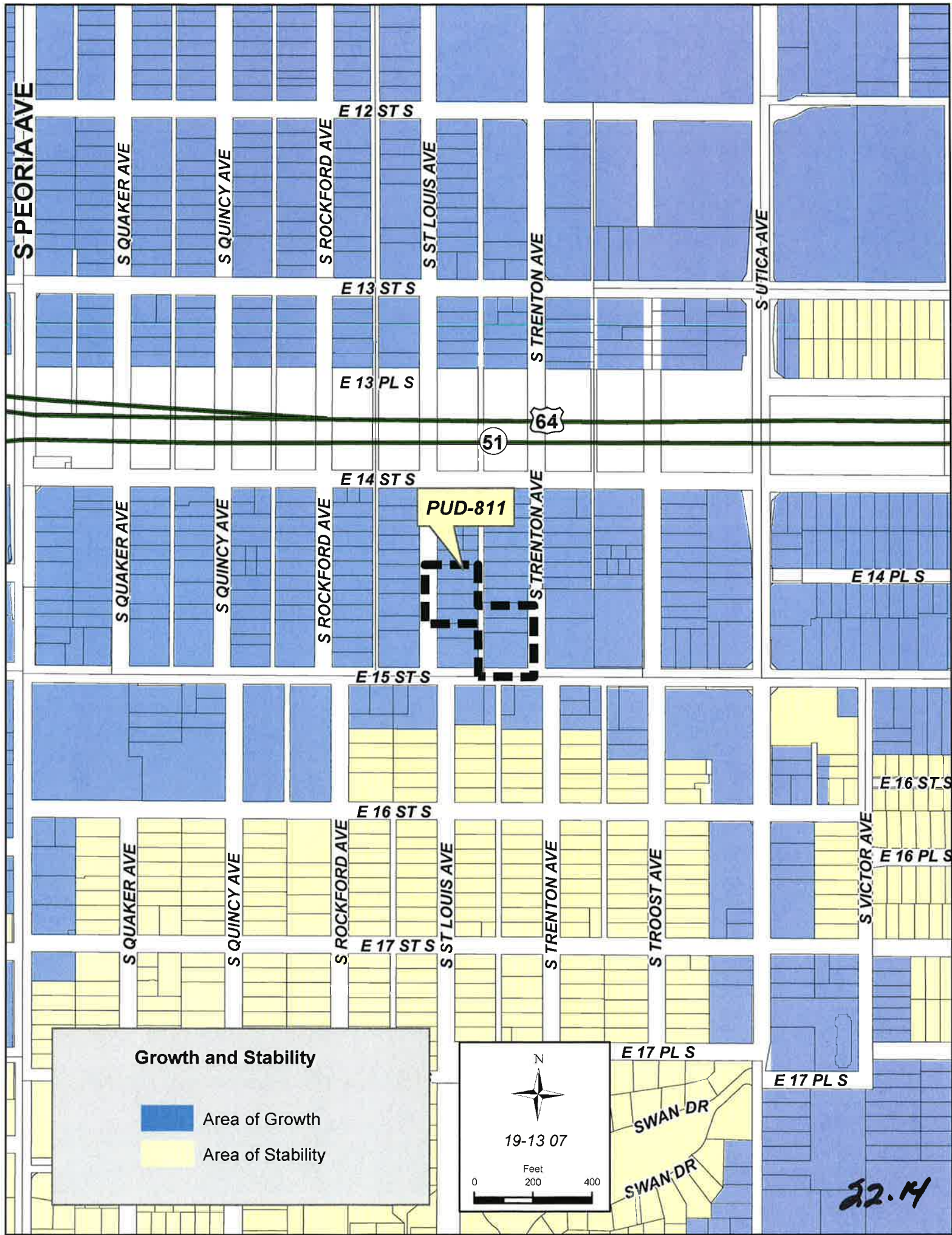
19-13 07

0 50 100
Feet

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

22.12





1551 Cherry Street

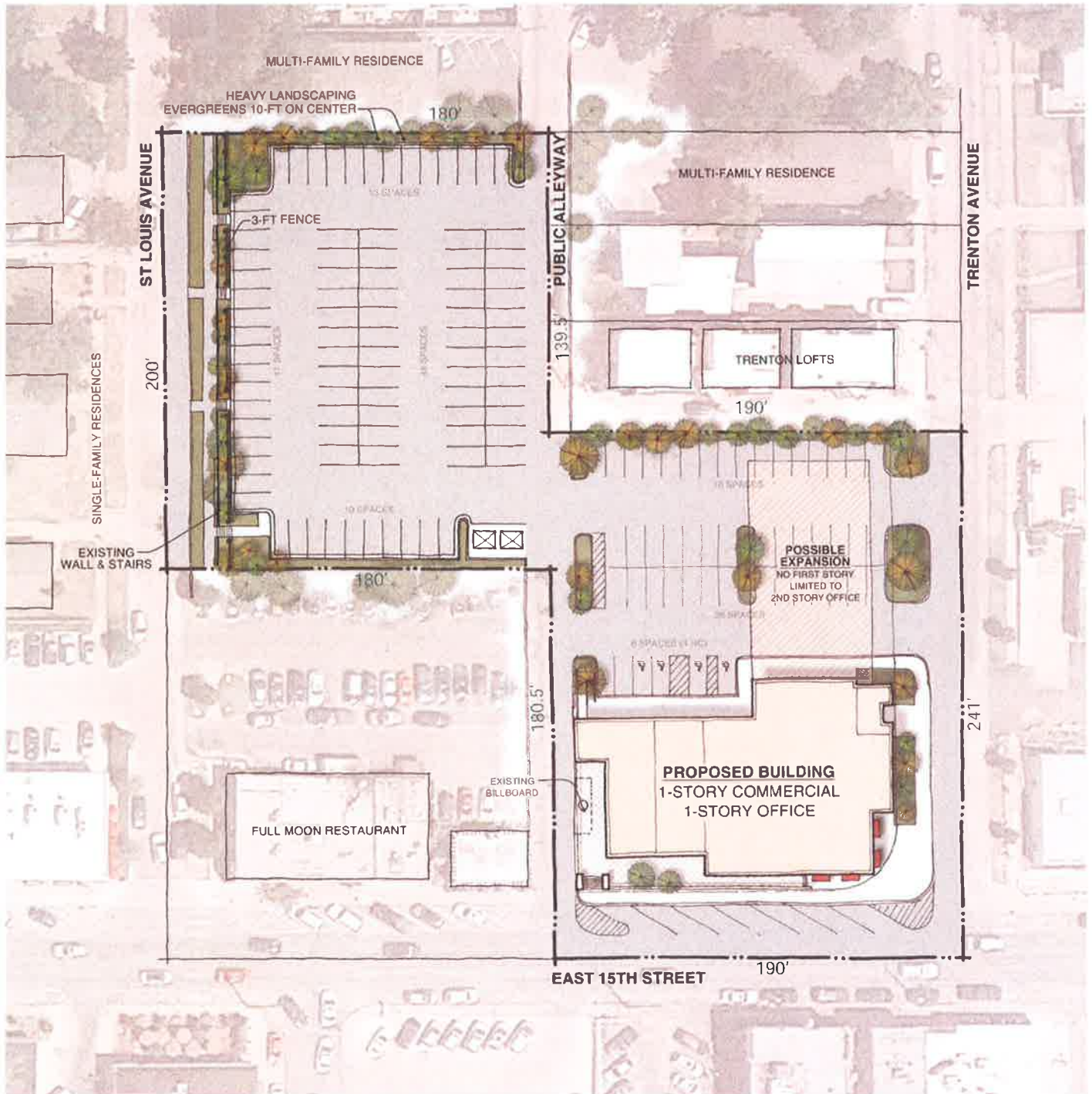
EXHIBIT A

AERIAL PHOTOGRAPHY & SURROUNDING CONTEXT
GOOGLE EARTH 2014



1551 Cherry Street

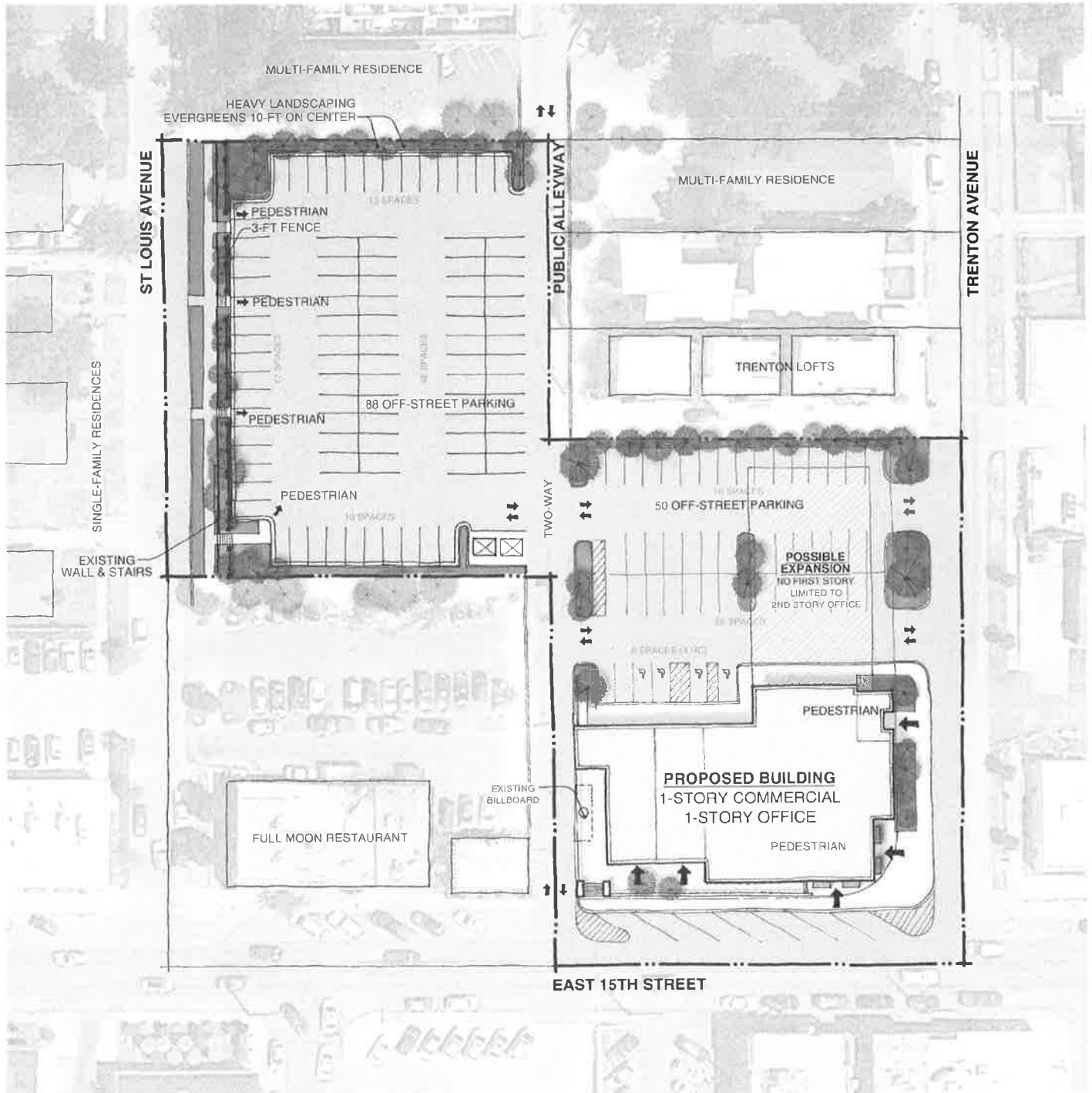
EXHIBIT B CONCEPTUAL SITE PLAN



1551 Cherry Street

EXHIBIT C

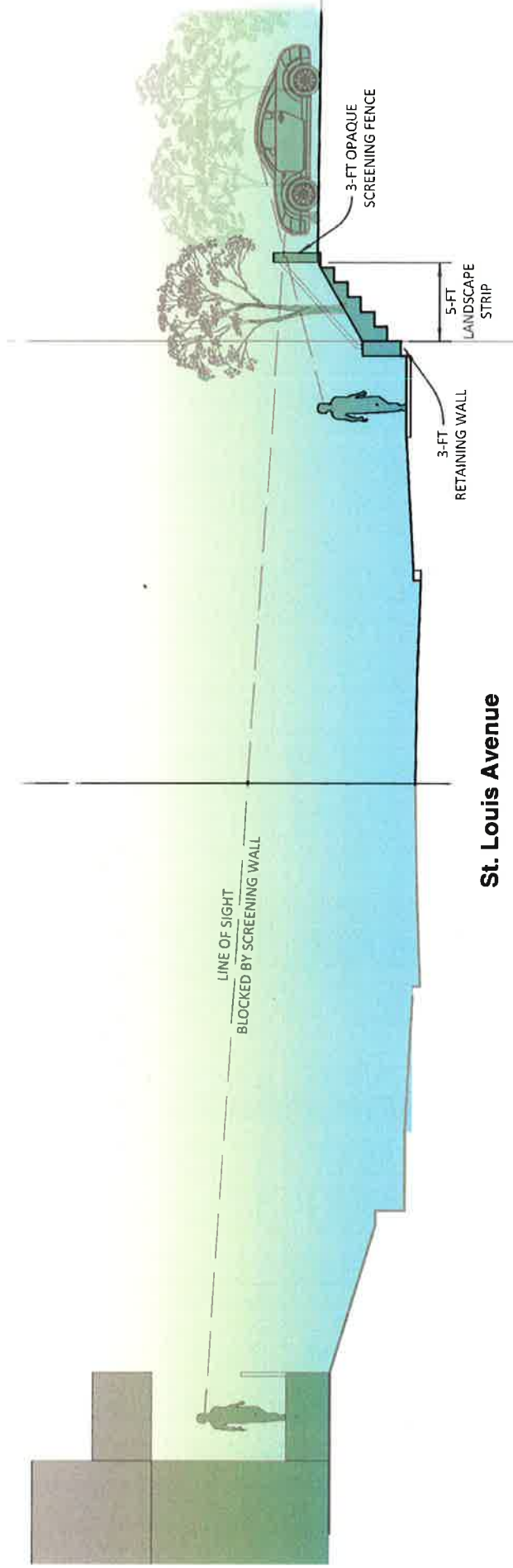
CIRCULATION DIAGRAM
VEHICULAR & PEDESTRIAN TRAVEL PATHS INDICATED



1551 Cherry Street

EXHIBIT D

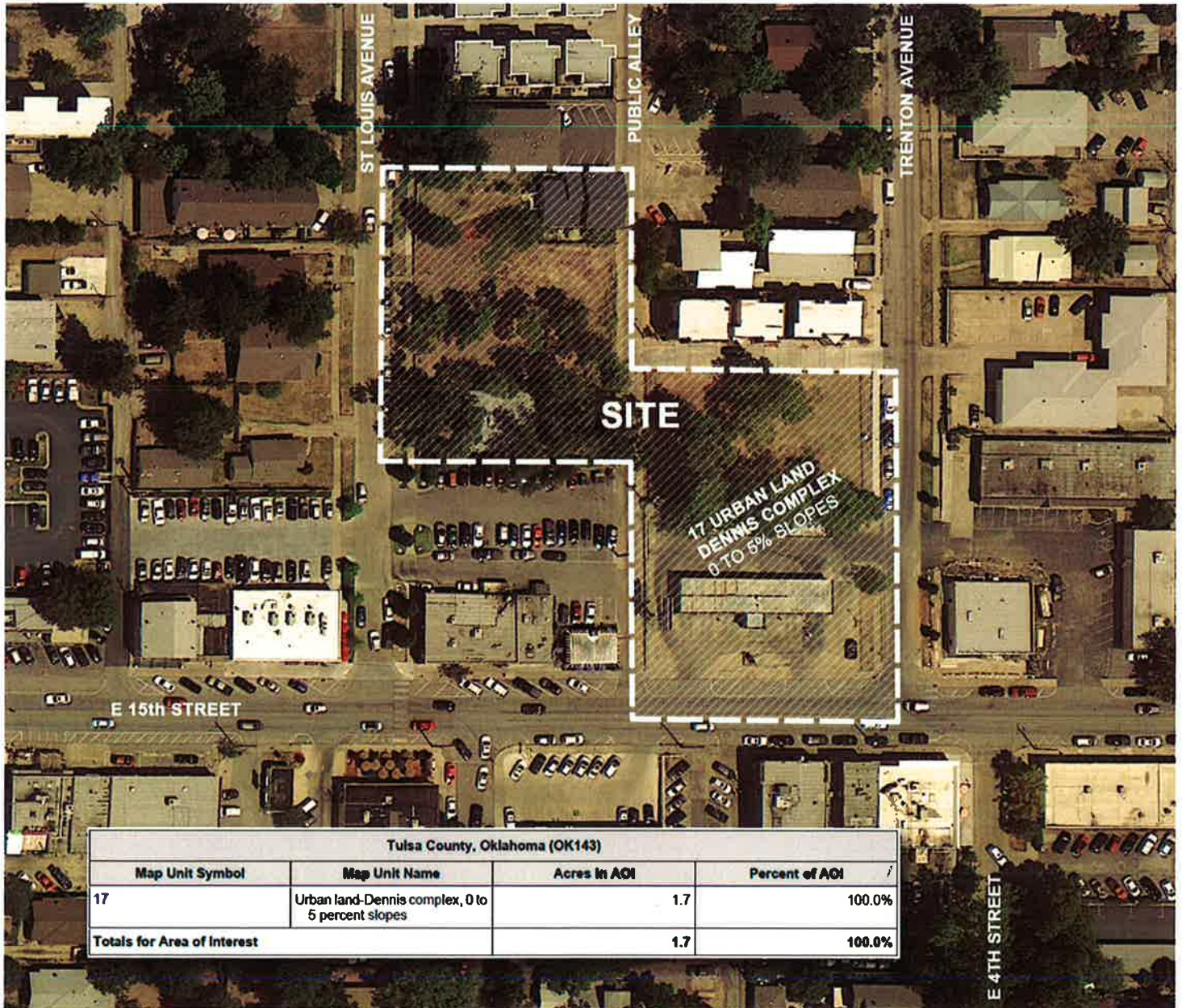
ST. LOUIS AVENUE CROSS-SECTION
FACING NORTH



22.18

1551 Cherry Street

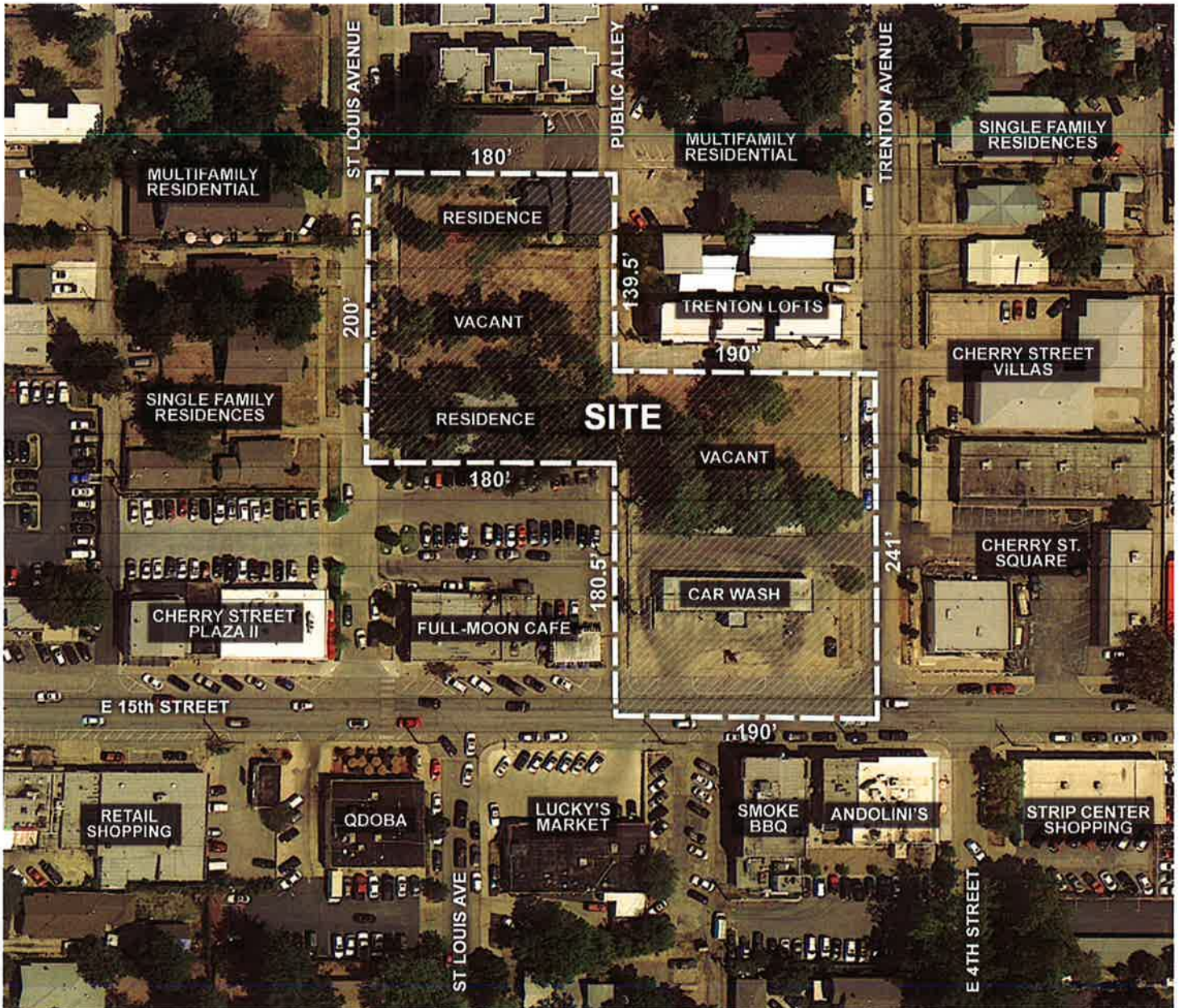
EXHIBIT E ENVIRONMENTAL SOILS ANALYSIS



1551 Cherry Street

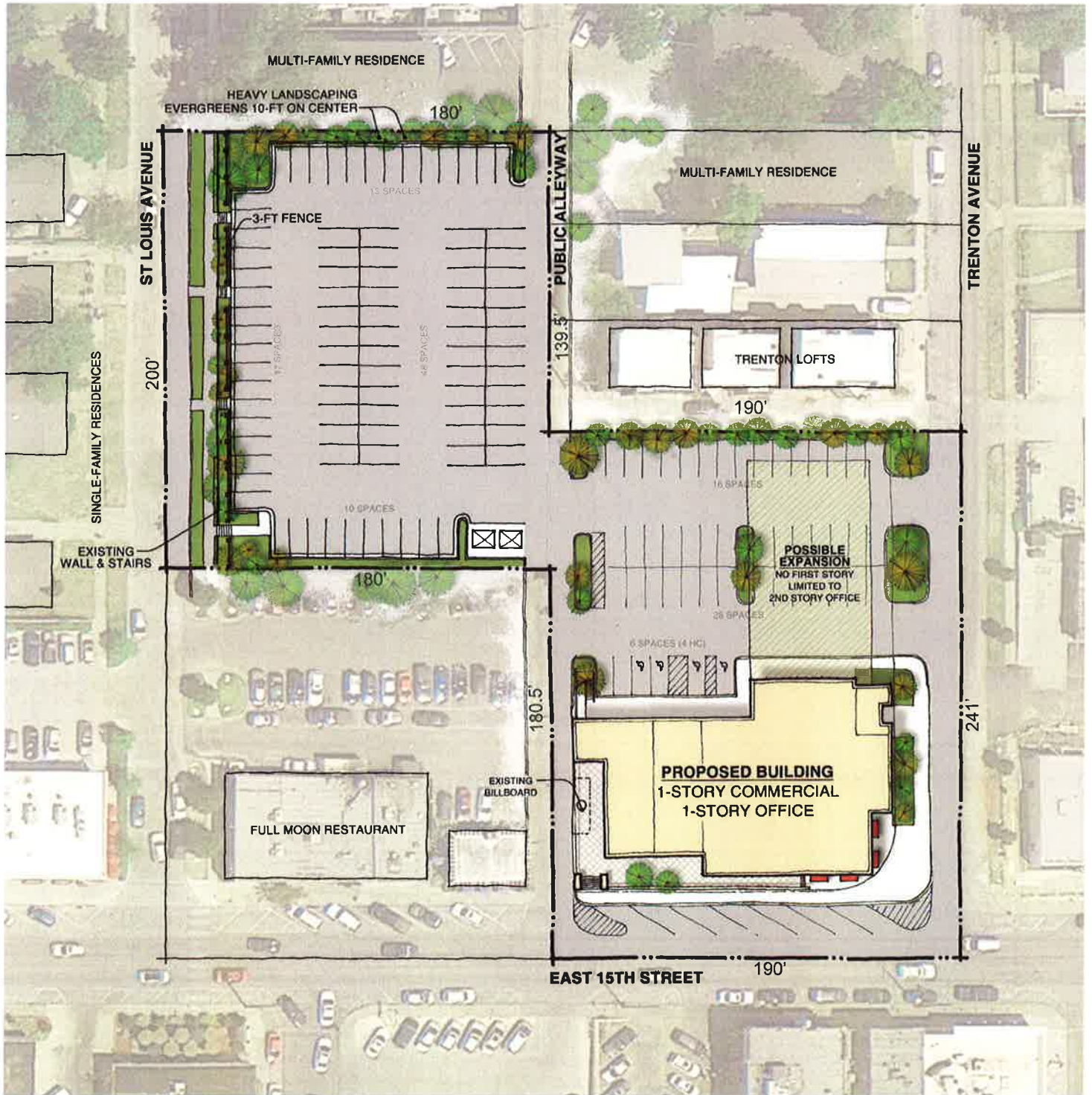
EXHIBIT A

AERIAL PHOTOGRAPHY & SURROUNDING CONTEXT GOOGLE EARTH 2014



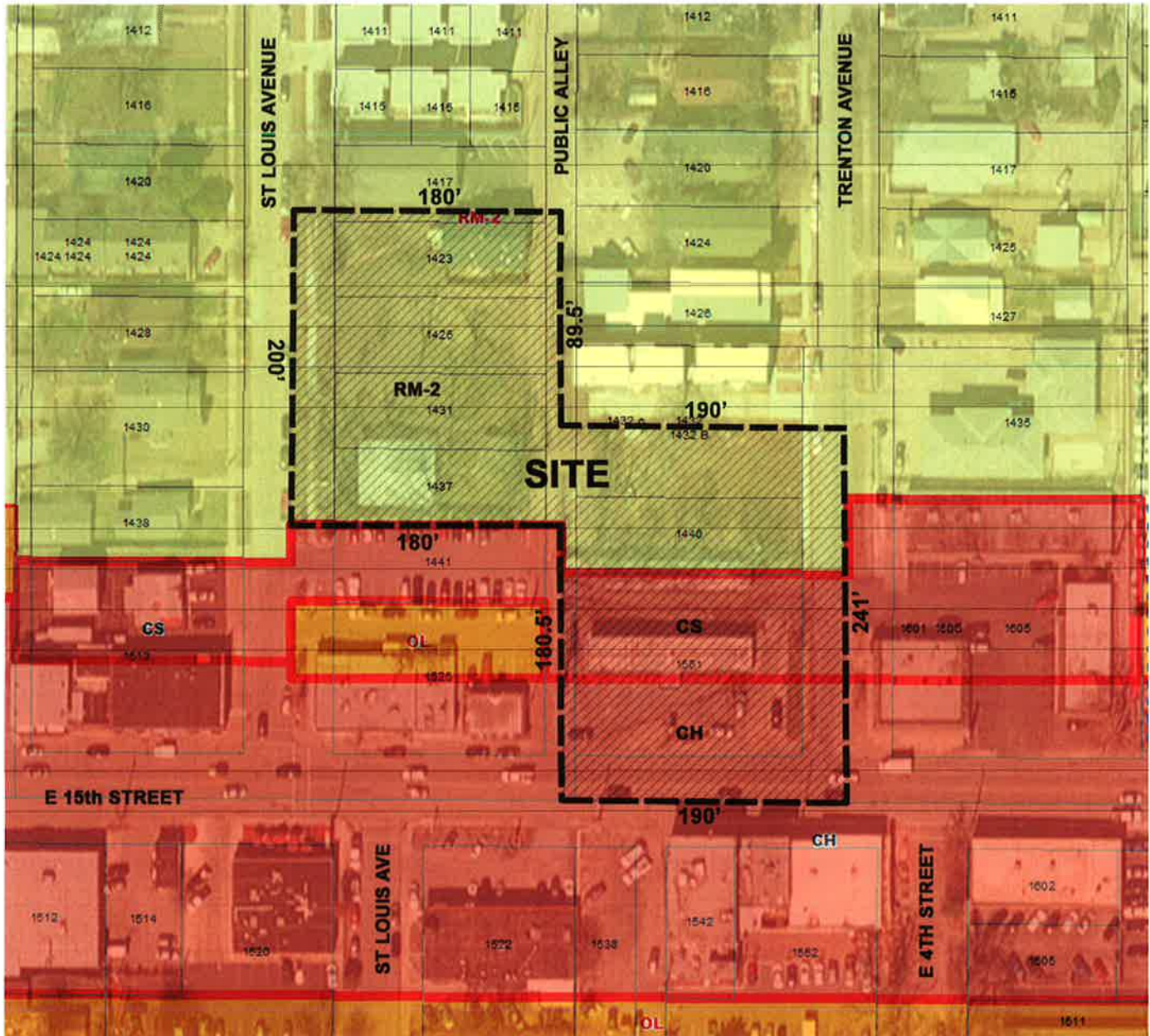
1551 Cherry Street

EXHIBIT B CONCEPTUAL SITE PLAN



1551 Cherry Street

EXHIBIT F CURRENT ZONING MAP INCOG GIS 2014






- CH & CS: HIGH INTENSITY COMMERCIAL, COMMERCIAL SHOPPING
- RM-2: MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
- OL: LIGHT INTENSITY OFFICE

1551 Cherry Street

EXHIBIT G

COMPREHENSIVE PLAN MAP PLANITULSA 2010



-  "MAIN STREET" DESIGNATION
-  "DOWNTOWN NEIGHBORHOOD" DESIGNATION
-  "EXISTING NEIGHBORHOOD" DESIGNATION

1551 Cherry Street

EXHIBIT H.1

CONTEXTUAL SITE PHOTOS
FEBRUARY 17TH, 2014



VIEW FROM 15TH STREET TOWARDS CARWASH



VIEW OF RETAIL TO THE EAST



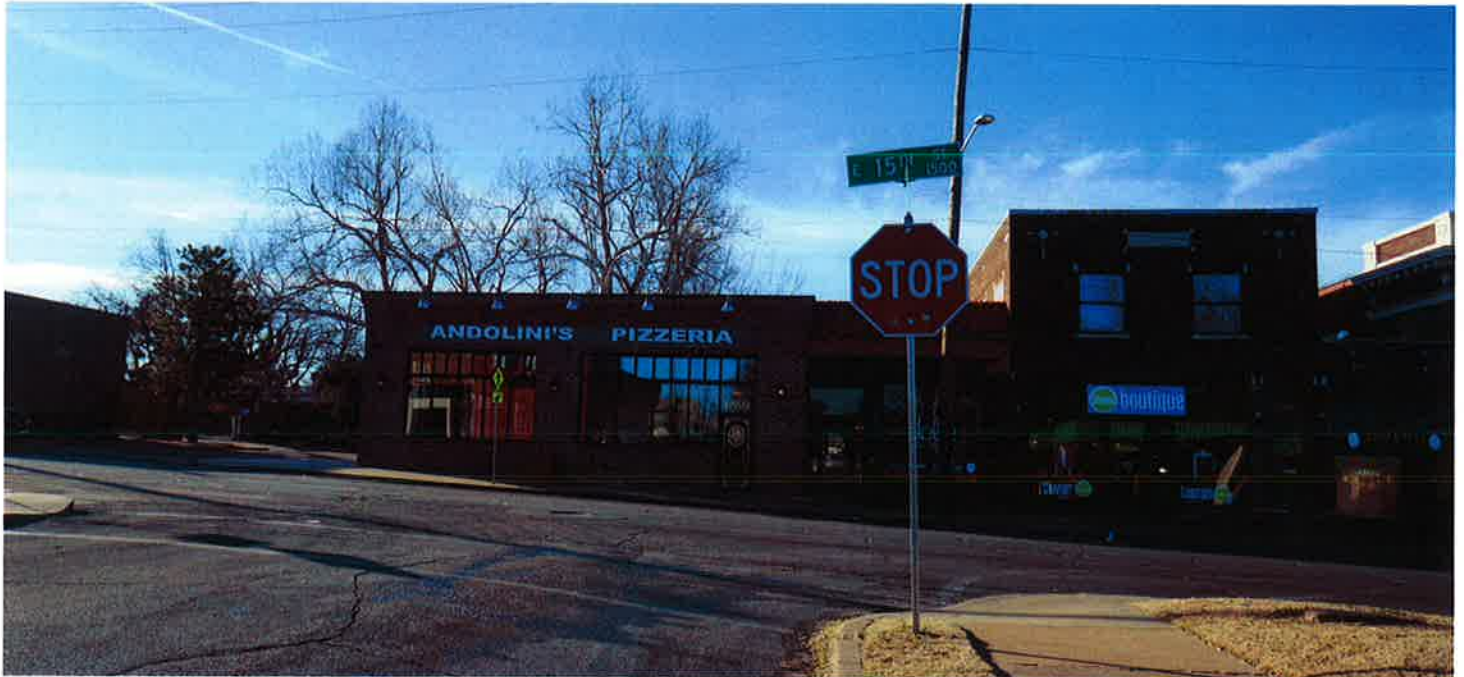
VIEW OF RETAIL TO THE EAST

1551 Cherry Street

EXHIBIT H.2

CONTEXTUAL SITE PHOTOS

FEBRUARY 17TH, 2014



VIEW SOUTH FROM SITE TO ADJACENT RETAIL



VIEW FROM 15TH STREET TO ADJACENT RETAIL TO THE WEST

Exhibit "D.1"
GROSS Boundary Description of
Clark's Addition
Block 2, Part of Lot 2 and Lots 3-6 and
Forest Park Addition
Block 12, Lots 13 AND 37-42

Description

A TRACT OF LAND THAT IS A PART OF LOT TWO (2), BLOCK TWO (2), AND ALL OF LOTS THREE (3), FOUR (4), FIVE (5), AND SIX (6), BLOCK TWO (2), "CLARK'S ADDITION", AND ALL OF LOTS THIRTEEN (13), THIRTY-SEVEN (37), THIRTY-EIGHT (38), THIRTY-NINE (39), FORTY (40), FORTY-ONE (41), AND FORTY-TWO(42), BLOCK TWELVE (12), "FOREST PARK ADDITION", BOTH BEING ADDITIONS TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLATS THEREOF (PLAT NO. 49 AND NO. 246), AND A PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION SEVEN (7), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NW/4; THENCE NORTH 89°10'00" EAST AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, FOR A DISTANCE OF 1548.70 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°24'00" WEST FOR A DISTANCE OF 180.50 FEET TO A POINT; THENCE SOUTH 89°10'00" WEST, AND ALONG AND THROUGH THE SOUTH LINE OF LOT 37 FOR A DISTANCE OF 180.00 FEET TO A POINT ON THE PRESENT CENTER OF RIGHT-OF-WAY OF SOUTH ST. LOUIS AVENUE; THENCE NORTH 01°24'00" WEST AND ALONG SAID CENTER OF RIGHT-OF-WAY FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH 89°10'00" EAST AND ALONG AND THROUGH THE NORTH LINE OF LOT FORTY-TWO (42) FOR A DISTANCE OF 180.00 FEET TO A POINT; THENCE SOUTH 01°24'00" EAST FOR A DISTANCE OF 139.50 FEET TO A POINT; THENCE NORTH 89°10'00" EAST AND ALONG AND THROUGH THE NORTH LINE OF LOT 2 FOR A DISTANCE OF 190.00 FEET TO A POINT ON THE PRESENT CENTER OF RIGHT-OF-WAY OF SOUTH TRENTON AVENUE; THENCE SOUTH 01°24'00" EAST AND ALONG SAID CENTER OF RIGHT-OF-WAY FOR A DISTANCE OF 241.00 FEET TO A POINT ON THE PRESENT CENTER OF RIGHT-OF-WAY OF EAST 15TH STREET SOUTH, SAID CENTER ALSO BEING THE SOUTH LINE OF SAID NW/4; THENCE SOUTH 89°10'00" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 81,784 SQUARE FEET OR 1.88 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

Real Property Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



A handwritten signature in blue ink, appearing to be "D. E. Tanner", written over a horizontal line.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/15

5.29.2014
DATE

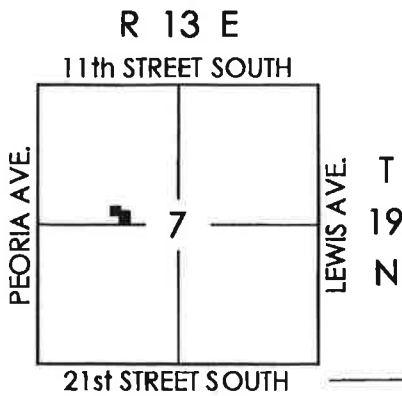
22.26
Tanner Consulting, LLC

Exhibit "D.2"

GROSS Boundary Exhibit of Clark's Addition

Block 2, Part of Lot 2 and Lots 3-6 and
Forest Park Addition

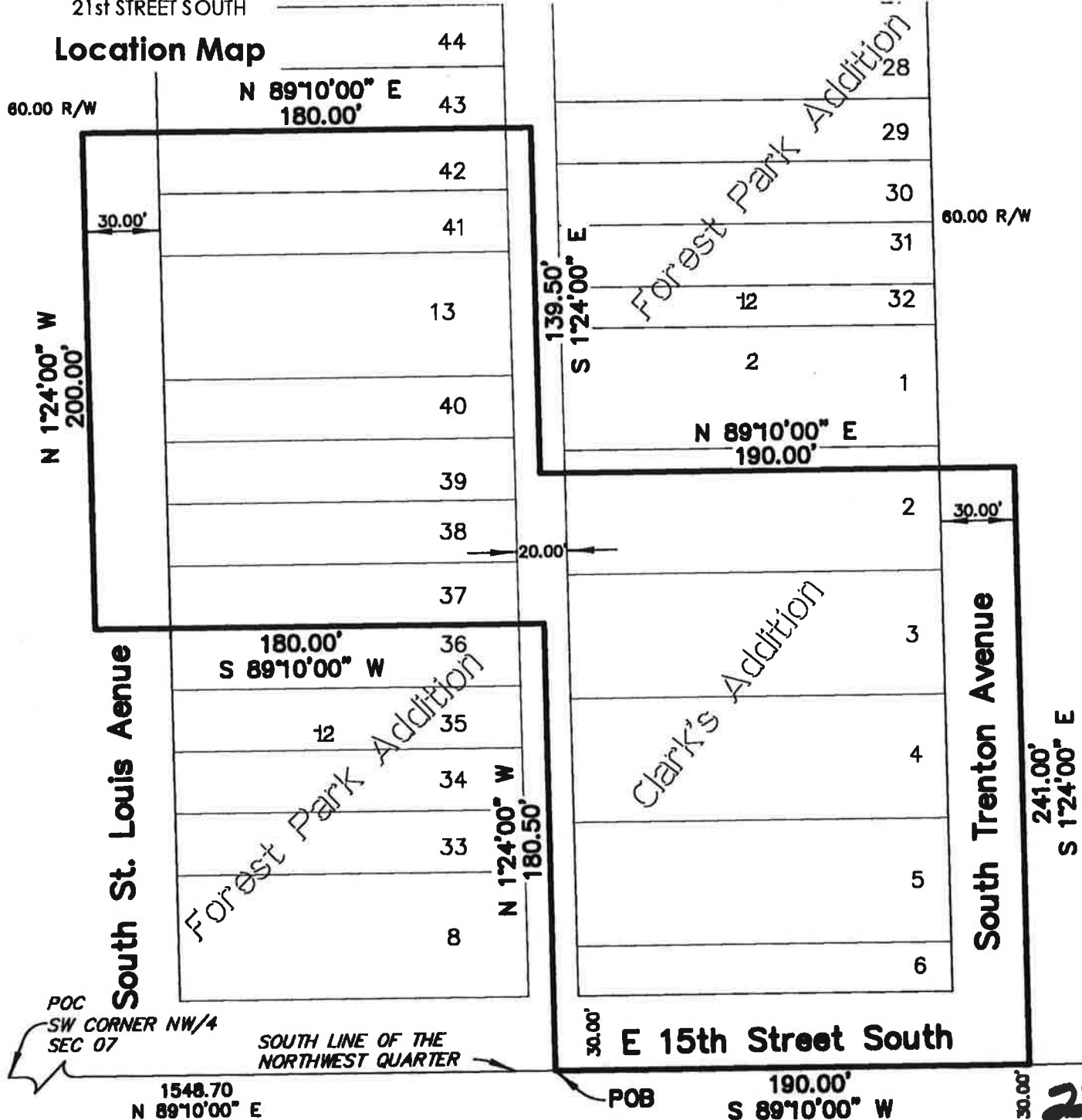
Block 12, Lots 13 AND 37-42



Location Map

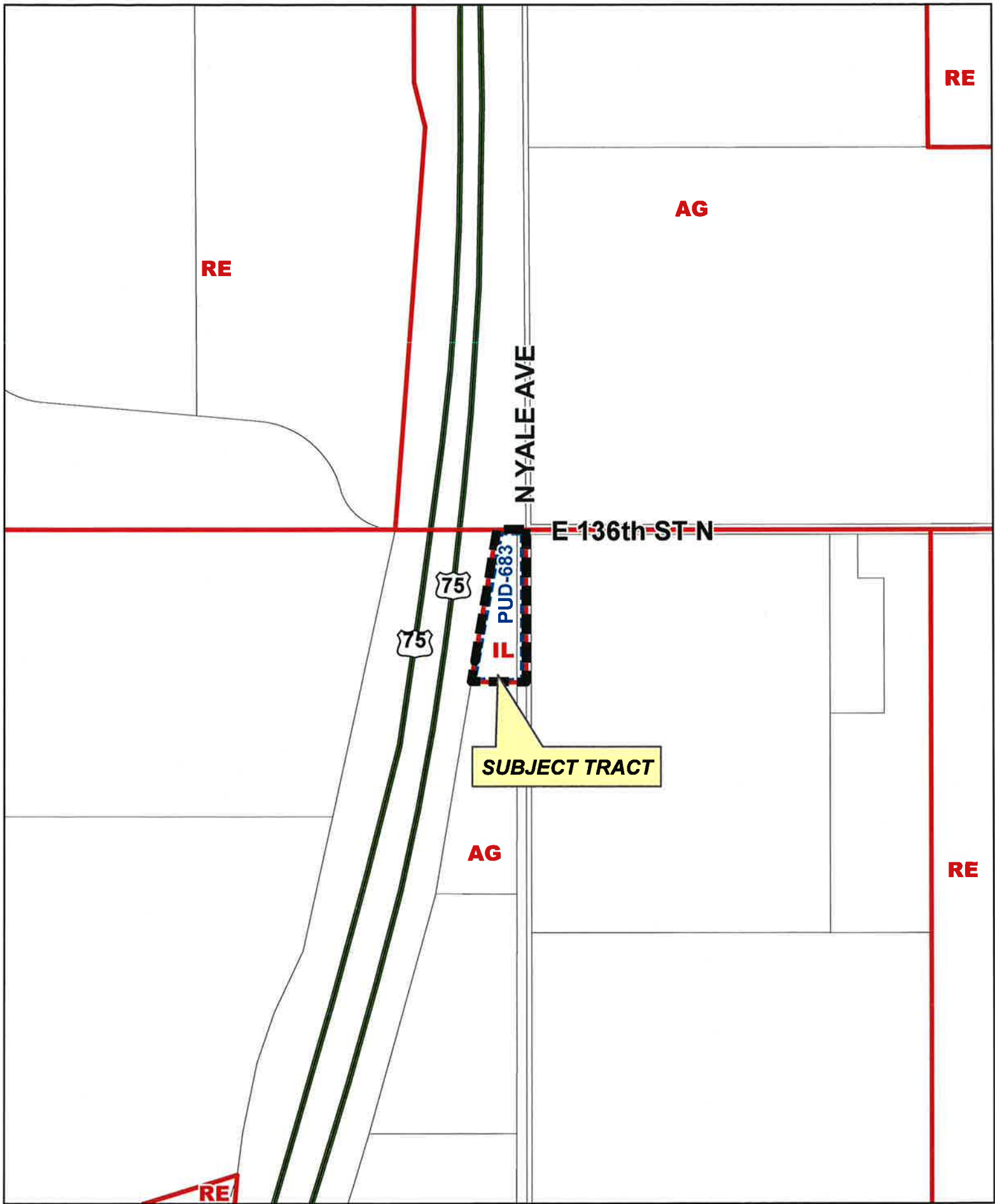
LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT



Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929



PUD-683-A Abandonment

22-13 33

23.1



Huntsinger, Barbara

Subject: FW: PUD 683-A

From: Wilkerson, Dwayne
Sent: Wednesday, July 30, 2014 11:12 AM
To: Andrew Shank
Cc: Huntsinger, Barbara
Subject: FW: PUD 683-A

Andy,

Two weeks ago we continued the public hearing until 8.6.2014 and as you know we have not received any additional information for the abandonment of PUD 683..

With this email please note that staff is requesting another continuance to 8.20.2014 for further discussion on this item. I look forward to meeting with you at 1:30 this afternoon.

Respectfully,

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

E. 11th St. South & S. Lynn Lane Rd. (CPA-27)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Request 1:	Request 2:
Existing Land Use: <i>New Neighborhood</i>	Existing Land Use: <i>New Neighborhood</i>
Proposed Land Use: <i>Mixed-Use Corridor</i>	Proposed Land Use: <i>Employment</i>
Location: South of the southeast corner of S. Lynn Lane Rd. and E. 11 th St. South	Location: East of the southeast corner of S. Lynn Lane Rd. and E. 11 th St. South
Size: approx. 6.95 acres	Size: approx. 19.32 acres
Staff Recommendation: Approval	Staff Recommendation: Denial

A. Background

The area that is subject to this Comprehensive Plan amendment application is located in an area in eastern Tulsa that remains largely undeveloped. Properties in this immediate area contain large lot residential, agricultural, and/or light industrial uses. There is also a significant amount of vacant land in the area and the development character of this area has not been yet established.

In November of 2013, the applicant submitted a rezoning application (Z-7250) from AG to IL on a 13.65 acre site to support development of a light industrial use. The site subject to Z-7250 is the parcel furthest east in this Comprehensive Plan amendment application. This site and immediately surrounding area were designated as a *New Neighborhood* when the Comprehensive Plan was adopted in 2010.

Because of the inconsistencies of a proposed industrial use with the existing *New Neighborhood* Land Use designation, staff and the Planning Commission recommended denial of Z-7250 at the January 22, 2014 TMAPC public hearing. Following that meeting, the applicant continued conversations with TMAPC staff, City of Tulsa Planning staff, City Council staff and adjacent property owners about other potential land use scenarios for the area.

Also following that meeting, the applicant appealed the TMAPC action to the City Council. However, since the conversations about alternative land use in the area were still ongoing, City Council voted in a 9-0-0 vote on April 3, 2014 to table the appeal until land uses could more closely examined in the broader area.

The applicant's request reflects the alternative land use scenario that came out of those discussions. The affected property owners have all consented to this application. Unfortunately, despite multiple attempts, the property owner of the parcel identified as #6 (lying in the middle of this amendment request) could not be reached. The applicant and the District 6 City Councilor attempted to contact this property owner; however, they were never able to communicate with him. Therefore, this parcel was not included in the amendment application.

As part of the land use scenario proposed in this Comprehensive Plan amendment applicant, there are two different land use requests. This staff report provides a summary of the requests and staff recommendations.

B. Existing Land Use/Area of Stability and Growth Designations

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, this area was designated as an *Area of Growth*:

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

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

areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

The *New Neighborhood* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“The **New Neighborhood** Residential Building Block is comprised of a plan category by the same name. It 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.”

C. Proposed Land Use Designations

The applicant is proposing to introduce two new land uses on this site as part of the amendment requests: *Mixed-Use Corridor* and *Employment*.

“**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.”

“**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.”

D. Zoning and Surrounding Uses:

Request 1: *New Neighborhood to Mixed-Use Corridor*

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-1	<i>Mixed-Use Corridor</i>	church & residential uses
South	RS-1	<i>New Neighborhood</i>	floodplain, vacant
East	RS-1	<i>New Neighborhood, Proposed Employment</i>	vacant
West	AG	<i>New Neighborhood</i>	S. Lynn Lane Rd., then vacant

Request 2: *New Neighborhood to Employment*

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	AG	<i>New Neighborhood</i>	E. 11 th St. S., then scattered residential, agricultural & industrial uses
South	AG	<i>New Neighborhood</i>	floodplain, vacant
East	AG	<i>New Neighborhood</i>	vacant
West	RS-1	<i>New Neighborhood, Proposed Mixed-Use Corridor</i>	vacant & residential uses

E. Applicant’s Justification:

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. how conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. how changes have impacted the subject site to warrant the proposed amendment; and
3. how the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification as part of their application:

“The Comprehensive Plan currently has the area southeast of S. 177th E. Ave. and E. 11th St. S designated as new residential. As you may know, that area is heavily stricken with bedrock/limestone, which makes building structures like homes

extremely difficult and costly. Also, the outdated infrastructure which currently exists isn't appealing to future residents. My client believes his planned welding shop on 11th St., just east of S. 177th E. Ave., fits what the residents envision for this area and what is more likely to develop than a new neighborhood. However, the Comprehensive Plan does not reflect that reality. We have worked with INCOG staff to come up with an alternative map for land use designation of this area, which would extend the mixed use corridor south up to the existing flood plain and would create an employment land use area just east of that mixed use corridor.

During the City's study of this area for the Comprehensive Plan, the flood plain did not appear to be considered when land uses were assigned. The topography of the land would make it impossible for a new neighborhood to extend north over the flood plain to reach 11th St. Also, there currently aren't many people looking to move to the area due to the lack of development in regards to infrastructure, housing, and jobs. We believe adding new businesses would enable progress and allocate resources, channel growth, raise property values, etc., to the surrounding area. The City of Tulsa would ultimately benefit due to the improved access to jobs and services—thus stimulating our economy. As a result, the revitalization and redevelopment of this area would be paramount to the sustainability and value of the property.

My client is aiming to rejuvenate the area, adding additional momentum to the existing small businesses and industries naturally evolving and stimulating the economy in a positive way. We are trying to keep the big picture in mind while respecting the rights of the property owners. While gathering information from residents, there seems to be a cooperative outlook in regards to improving the area. They agree that other uses besides a new neighborhood could be beneficial to the neighborhood.

If we are allowed to move forward with this amendment to the Comprehensive Plan, this could have a major effect on the future growth of the area. "

F. Staff Response:

As it exists today, this area is primarily undeveloped, with the exception of large lot residential, agricultural and scattered industrial type uses. The vision for this area will be shaped by the Comprehensive Plan land use designations, as well as the various types of existing and new development that occurs in the area.

Although conditions relating to the southeast corner of S. Lynn Lane Road and E. 11th St. South have not changed since it was assigned the *New Neighborhood* land use

designation in 2010, certain features did not appear to be taken into consideration at that time. Most importantly, the floodplain (located to the south of this area) provides a significant barrier between future development that will occur north and south of the floodplain.

The *New Neighborhood* land use designation may not be most appropriate for the area between the floodplain and E. 11th Street South, especially where the area north of floodplain narrows approaching S. Lynn Lane Road. Therefore, the applicant's proposed land use designations of *Mixed-Use Corridor* and *Employment* in the area seem feasible.

The area proposed for expansion of the *Mixed-Use Corridor* land use designation simply includes the area between the existing *Mixed-Use Corridor* land use designation and the floodplain. If this area were to retain the *New Neighborhood* land use designation, it would be physically isolated from the rest of the area designated *New Neighborhood* due to the floodplain that forms the southern border of this area. Therefore, this request is a logical extension of the *Mixed-Use Corridor* land use designation.

The area proposed for the *Employment* land use designation extends east of the existing *Mixed-Use Corridor* land use designation. The only issue with this proposed boundary is that the applicant and District 6 City Councilor were unable to reach and gain consent from the owner of the parcel (identified as #6) which is immediately east of the existing *Mixed-Use Corridor* land use designation, just south of E. 11th Street South. If this parcel were included in this request, this would be consistent with other locations in the City of Tulsa where *Employment* land use designations abut *Mixed-Use Corridor* land use designations located at an intersection.

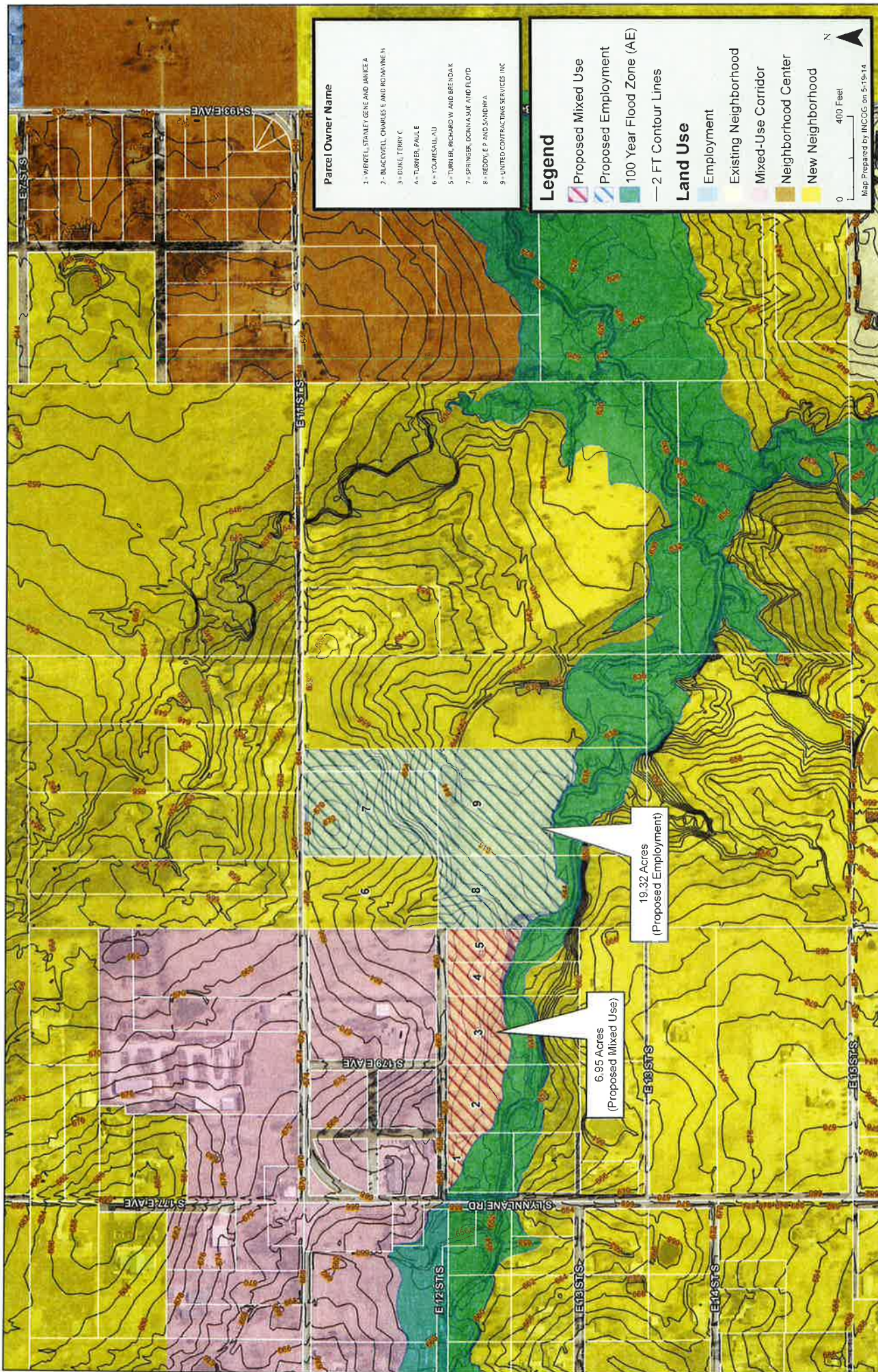
The expansion of the *Mixed-Use Corridor* land use designation and introduction of the *Employment* land use designation would benefit this area and the City of Tulsa by allowing for a greater mix of uses at this location. The proposed land use scenario is supported by the Tulsa Comprehensive Plan in that it moves toward a healthy balance of jobs and households in the area; helps to achieve job growth; and create an environment for entrepreneurs (p. LU 80). *Employment* areas, as defined in the Comprehensive Plan, require access to major arterials or interstates. The Major Street and Highway Plan (MSHP) designates this segment of E. 11th Street South as a Secondary Arterial; therefore, the *Employment* land use designation at this location would have appropriate access.

II. STAFF RECOMMENDATION

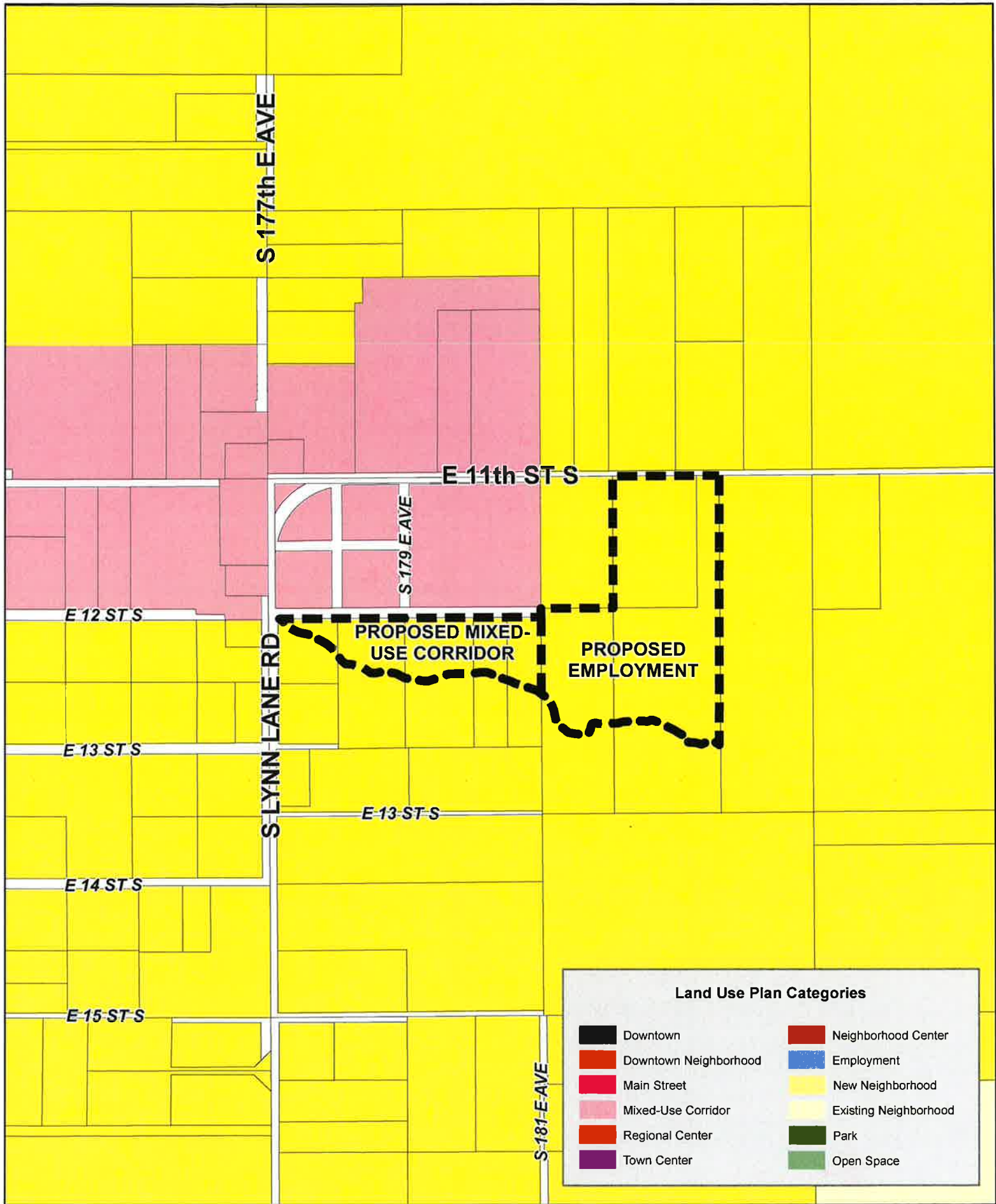
- Staff recommends **approval** of the *Mixed-Use Corridor* land use designation as submitted by the applicant; and
- Staff recommends **denial** of the *Employment* land use designation as submitted by the applicant based on the irregular boundaries of the proposed area;

Or in the alternative:













- Staff recommends a **continuance of applicant's request until September 2, 2014;** and
- on agenda, "Other Business": Consider initiation of an amendment on **Parcel # 6 from *New Neighborhood* to *Employment* land use designation** to allow staff time to notice Parcel #6 and bring back the entire area to the TMAPC for consideration.



24.8



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



CPA-27

19-14 12

24.9





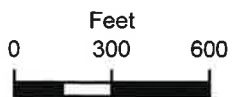
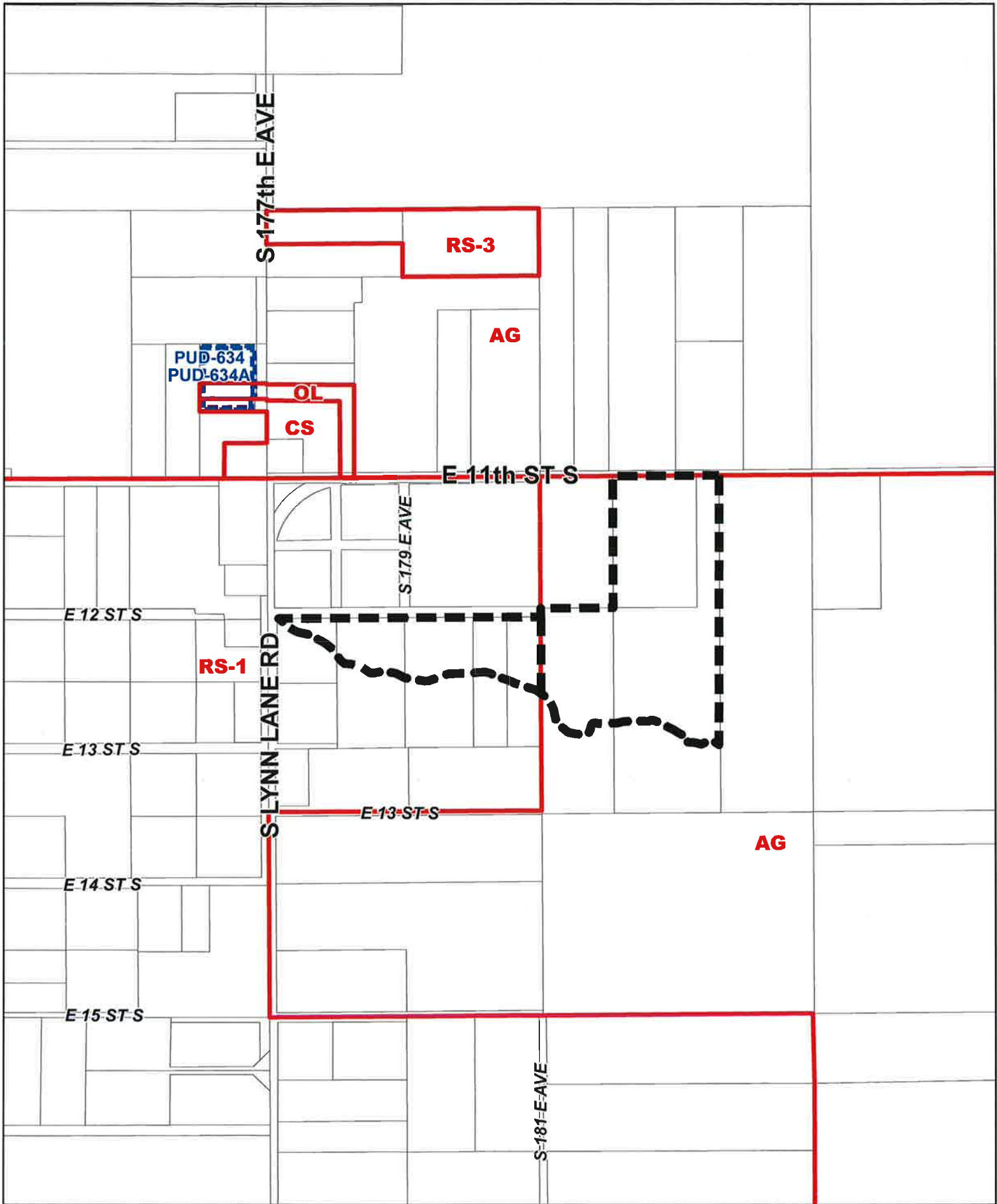
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Feet

CPA-27

19-14 12

24.11





CPA-27

19-14 12



TMAPC Staff Report

August 6, 2014

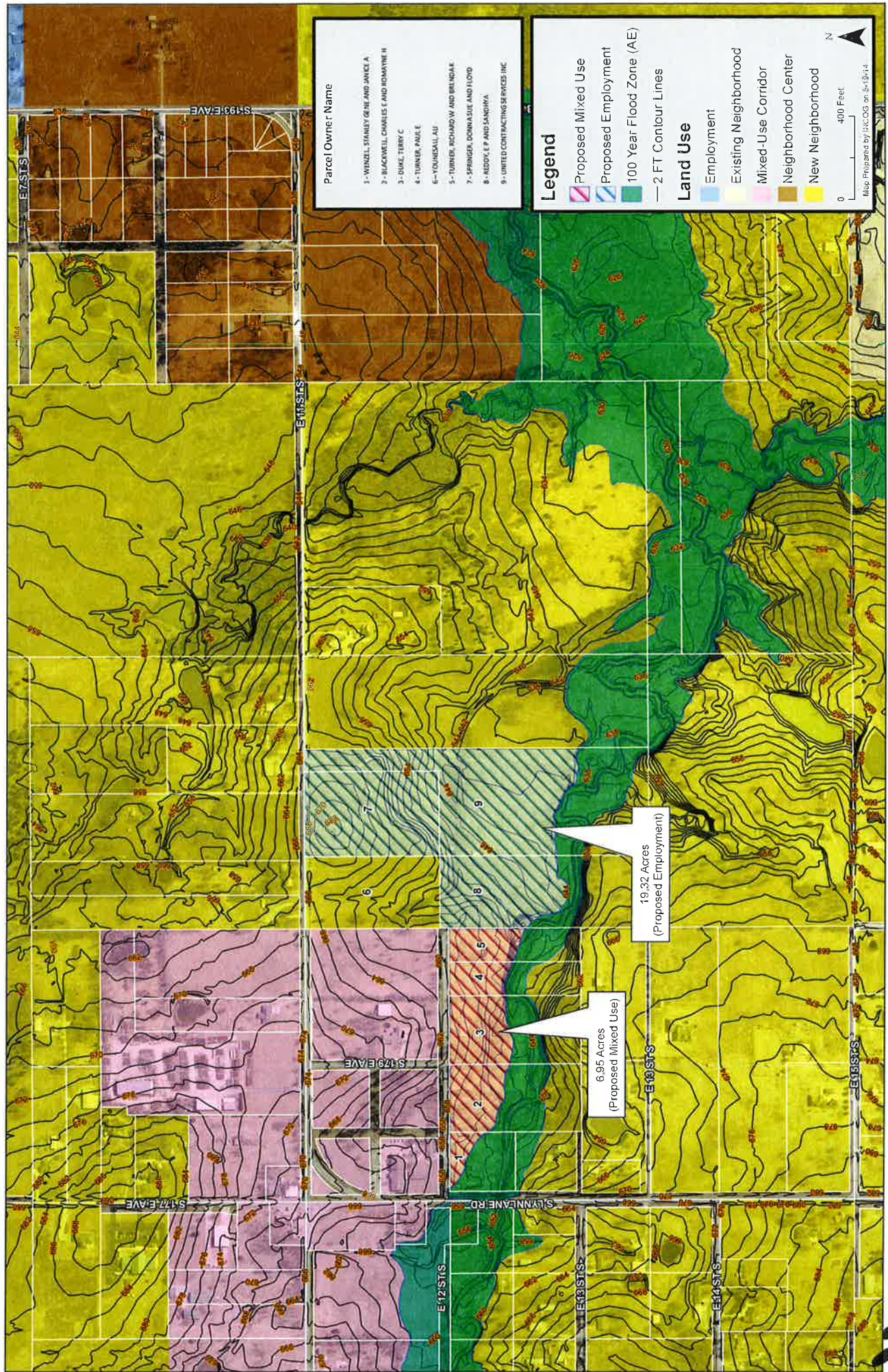
Initiation of Parcel #6 related to CPA-27

Item: Consider initiating amendment to the Land Use Map from *New Neighborhood* to *Employment* on Parcel 6, as described in CPA-27.

Background: The area that is subject to Comprehensive Plan amendment application CPA-27 is located in an area in eastern Tulsa that remains largely undeveloped. This application and surrounding area is fully described in the staff report for CPA-27 on today's agenda.

The applicant and the District 6 City Councilor (see attached letters) attempted to contact the property owner on Parcel #6 to gain his consent for the land use change; however, they were never able to communicate with him. Comprehensive Plan amendments can only be initiated by the property owner, City Council or the TMAPC. Therefore, in order to support an appropriate change in land use for this area, the Planning Commission is being asked to initiate a change from *New Neighborhood* to *Employment* on Parcel #6 (as shown on the attached map). All other affected property owners have all consented to the request in application CPA-27.

Recommendation: Staff Recommends that the Planning Commission consider initiation of an amendment on **Parcel #6 from *New Neighborhood* to *Employment* land use designation** to allow staff time to notice Parcel #6 and bring back the entire area to the TMAPC for consideration.



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TULSA CITY COUNCIL

June 12, 2014

Mr. Ali Younesali
29011 E. 62nd St. S
Broken Arrow, OK 74014

Dear Mr. Younesali:

Mr. Bruce Robbins came to the Council Office several months ago for guidance on how to help his client open a small welding shop on 11th St. between S. 177th E. Ave. and S. 193rd E. Ave. His original rezoning application was not approved, mostly because this area—including your property—is currently designated as a “new neighborhood” area in the City’s Comprehensive Plan.

Mr. Robbins and I both believe that a more realistic vision for this area would include places of employment or mixed use development. Mr. Robbins is currently proposing to change the Comprehensive Plan to reflect this vision. Your property, in Mr. Robbins’ proposal, would be changed to an “employment” area. This would not change the zoning for your property; it would only change the Comprehensive Plan’s land use designation.

In order for Mr. Robbins to complete his proposal, he will need your approval. I only ask that you speak to him about the proposal or call my office with any questions you may have.

Thank you for your time,

A handwritten signature in cursive script that reads "Skip Steele".

Skip Steele
Tulsa City Councilor, District 6

May 12, 2014

Ali Younesali,

Could you please read over the enclosed documents and fill out the property owner consent form and mail it back using the preaddressed envelope. Let me know if you have any questions or concerns. If possible, could you please mail back the consent form by Sunday May 18th 2014. Thanks for your time.

Best regards,

A handwritten signature in blue ink, appearing to read "B. Robbins Jr.", with a stylized, cursive script.

Bruce Robbins Jr.

SOS Asset Mgmt. Co.

918-809-3857

brobbinsjr@gmail.com

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