

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2685**

**November 5, 2014, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

### **REPORTS:**

#### **Chairman's Report:**

#### **Work Session Report:**

#### **Director's Report:**

Review TMAPC receipts for the month of September 2014

1. Minutes of October 15, 2014, Meeting No. 2684

### **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-20702** (Lot-Split) (CD-6) – Location: Southwest corner of East Admiral Place and South 145<sup>th</sup> East Ave
3. **LS-20732** (Lot-Split) (County) – Location: East of the northeast corner of West Wekiwa Road and South 177<sup>th</sup> West Avenue (Related to LC-621)
4. **LC-621** (Lot-Combination) (County) – Location: East of the northeast corner of West Wekiwa Road and South 177<sup>th</sup> West Avenue (Related to LS-20732)
5. **LS-20734** (Lot-Split) (CD-9) – Location: South of the southeast corner of E 31st Street South and South Harvard Avenue (Related to LC-622)
6. **LC-622** (Lot-Combination) (CD-9) – Location: Southeast corner of East 31st Street South and South Harvard Avenue (Related to LS-20734)
7. **LS-20735** (Lot-Split) (County) – Location: Southwest corner of East 94<sup>th</sup> Street South and South 193<sup>rd</sup> East Avenue

8. **LS-20736** (Lot-Split) (CD-3) – Location: North of the northeast corner of East Seminole Street and North 105<sup>th</sup> East Avenue
9. **LS-20737** (Lot-Split) (County) – Location: East of the southeast corner of East 171<sup>st</sup> Street South and South Sheridan Road
10. **Nickel Creek Phase IV** – Final Plat, Location: Northeast corner of South Union Avenue and West 81<sup>st</sup> Street South, (CD-2)
11. **PUD-814 – AAB Engineering, LLC/Alan Betchan**, Location: Southwest corner of East 49<sup>th</sup> Place and South Quaker Avenue, requesting a PUD Detail Site Plan for new multifamily apartments, **RM-2/PUD-814**, (CD-9)
12. **Z-7164-SP-1 – Cedar Creek Consulting/Jason Emmett**, Location: Southeast corner of West 81<sup>st</sup> Street South and Highway 75, requesting a Corridor Detail Site Plan for a new restaurant within a corridor district, **CO/Z-7164-SP-1**, (CD-2)
13. **PUD-815-1 – Costco Wholesale/Michael Okuma**, Location: Northwest corner of East 103<sup>rd</sup> Street & South Memorial Drive, requesting a PUD Minor Amendment to revise screening along the northern property line, **CS/PUD-815**, (CD-8)
14. **AC-132 – Flintco Companies, Inc./Jeremy Carlisle, ASLA**, Location: Northeast corner of East 51<sup>st</sup> at South Darlington Avenue, north of LaFortune Park, requesting an Alternative Compliance Landscape Plan in lieu of the irrigation requirement on the street yard, additional trees, gravel parking has been removed. Required trees will be irrigated with Gator Bags, **RM-3/RS-3**, (CD-5)
15. **PUD-538-10 – Anita Ewing**, Location: Northeast corner of South Yale Avenue and East 101<sup>st</sup> Street South, requesting a PUD Minor Amendment to increase allowable wall signage area from 1 square foot per lineal foot to 1.5 square foot per lineal foot, **CS/PUD-538**, (CD-8)

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

**COMPREHENSIVE PLAN PUBLIC HEARING:**

16. **CPA-30 – Tulsa Engineering & Planning/Tim Terral**, Location: South of southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue, requesting amendment to The Comprehensive Plan for an Employment land use designation, **AG to IL**, (CD-6) (Resolution) (Related to Z-7284)

## **PUBLIC HEARINGS:**

17. **Z-7284 – Tulsa Engineering & Planning/Tim Terral**, Location: South of southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue, requesting rezoning from **AG to IL**, (CD-6) (Related to CPA-30)
18. **Oil Capital Heights** – Preliminary Plat, Location: North of East 4<sup>th</sup> Place South, East of South Memorial Drive, (CD 3)
19. **Z-7285 – Eller & Detrich/Lou Reynolds**, Location: North of the northwest corner of South Sheridan Road and East 46<sup>th</sup> Street, Requesting rezoning from **OM to CS**, (CD-5) (Related to PUD-823)
20. **PUD-823 - Eller & Detrich/Lou Reynolds**, Location: North of the northwest corner of South Sheridan Road and East 46<sup>th</sup> Street, Requesting PUD to demolish existing buildings and construct single-story commercial and service center, **OM to CS/PUD**, (CD-5) (Related to Z-7285)

## **OTHER BUSINESS**

### **21. Resolutions finding two downtown multifamily housing projects within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan**

- a) Adopt resolution finding the 625 South Elgin Avenue project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in Conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2685:929
- b) Adopt resolution finding the 200 South Greenwood Avenue project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in Conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2685:930

### **22. Commissioners' Comments**

## **ADJOURN**

CD = Council District

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

Visit our website at [www.tmapc.org](http://www.tmapc.org)

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



**TMAPC RECEIPTS**  
**Month of September 2014**

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	14	\$362.50	\$362.50	\$725.00	37	\$1,012.50	\$1,012.50	\$2,025.00
Zoning	4	2,820.00	2,820.00	5,640.00	11	6,275.00	6,275.00	12,550.00
PUDs & Plan Reviews	48	6,285.00	6,285.00	12,570.00	102	13,197.50	13,197.50	26,395.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$9,467.50</u>	<u>\$9,467.50</u>	<u>\$18,935.00</u>		<u>\$20,485.00</u>	<u>\$20,485.00</u>	<u>\$40,970.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
Preliminary Plats	4	2,570.00	2,570.00	5,140.00	7	3,765.00	3,765.00	7,530.00
Final Plats	2	920.00	920.00	1,840.00	5	2,307.50	2,307.50	4,615.00
Plat Waivers	1	125.00	125.00	250.00	3	375.00	375.00	750.00
Lot Splits	11	587.50	587.50	1,175.00	32	1,579.00	1,579.00	3,158.00
Lot Combinations	9	450.00	450.00	900.00	29	1,450.00	1,450.00	2,900.00
Access Changes	1	25.00	25.00	50.00	2	50.00	50.00	100.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00	0			
Refunds		0.00	0.00	0.00	<u>0</u>	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$4,677.50</u>	<u>\$4,677.50</u>	<u>\$9,355.00</u>		<u>\$9,526.50</u>	<u>\$9,526.50</u>	<u>\$19,053.00</u>
BOARDS OF ADJUSTMENT								
Fees	21	\$5,900.00	\$950.00	\$6,850.00	30	\$17,400.00	\$1,350.00	\$18,750.00
Refunds		0.00	0.00	\$0.00	19	(\$400.00)	\$0.00	(400.00)
NSF Check		0.00	0.00	\$0.00	0	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>\$0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,900.00</u>	<u>\$950.00</u>	<u>\$6,850.00</u>		<u>\$17,000.00</u>	<u>\$1,350.00</u>	<u>\$18,350.00</u>
TOTAL		\$20,045.00	\$15,095.00	\$35,140.00		\$47,011.50	\$31,361.50	\$78,373.00
LESS WAIVED FEES *		(\$61.52)		(\$61.52)		(\$61.52)		(\$61.52)
GRAND TOTALS		\$19,983.48	\$15,095.00	\$35,078.48		\$46,949.98	\$31,361.50	\$78,311.48





Tulsa Metropolitan Area  
Planning Commission

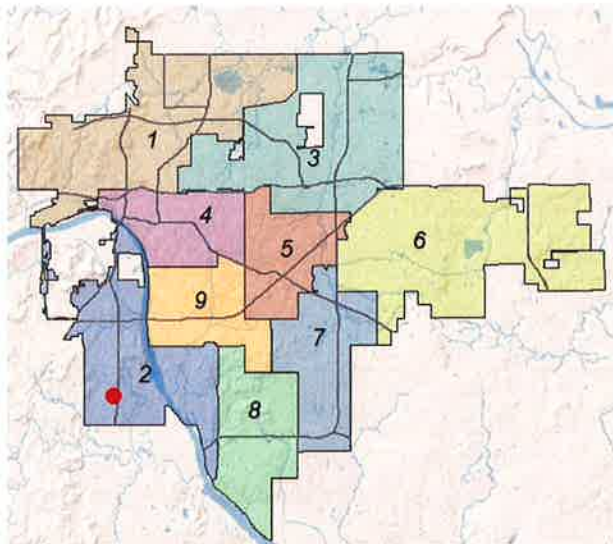
**Case :** Nickel Creek Phase IV Plat  
Final Subdivision Plat

**Hearing Date:** November 5, 2014

**Case Report Prepared by:**  
Diane Fernandez

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

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



**Applicant Proposal:**  
Final Subdivision Plat Approval

*Tract Size:* 19 ± acres

*Location:* Northeast corner of South Union  
Avenue and West 81<sup>st</sup> Street South

**Zoning:**  
*Existing Zoning:* CO (corridor district) Z-  
5457-SP-3

**Staff Recommendation:**  
Staff recommends **APPROVAL**.

**City Council District:** 2  
*Councilor Name:* Jeannie Cue  
**County Commission District:** 2  
*Commissioner Name:* Karen Keith

**EXHIBITS:**  
Subdivision Map

## Final Subdivision Plat

**Nickel Creek Phase IV** - (CD 2)

Northeast corner of South Union Avenue and West 81<sup>st</sup> Street South

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

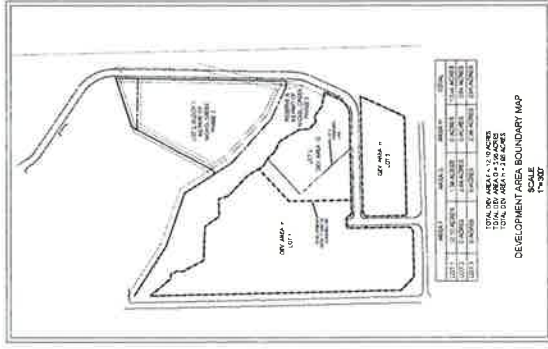
Staff has received release letters for this plat and can recommend **APPROVAL** of the Final Plat.

# FINAL PLAT

OF

## NICKEL CREEK PHASE IV

BEING A PART OF THE SW1/4 OF SECTION 11, T-18-N, R-12-E, 11M  
TULSA, TULSA COUNTY, OKLAHOMA  
PUD-288-C AND CORRIDOR DEVELOPMENT PLAN Z-9457-SP-S



LOT	AREA (AC)	AREA (SQ FT)
LOT 1	1.00	69,696
LOT 2	1.00	69,696
LOT 3	1.00	69,696
LOT 4	1.00	69,696
LOT 5	1.00	69,696
LOT 6	1.00	69,696
LOT 7	1.00	69,696
LOT 8	1.00	69,696
LOT 9	1.00	69,696
LOT 10	1.00	69,696
LOT 11	1.00	69,696
LOT 12	1.00	69,696
LOT 13	1.00	69,696
LOT 14	1.00	69,696
LOT 15	1.00	69,696
LOT 16	1.00	69,696
LOT 17	1.00	69,696
LOT 18	1.00	69,696
LOT 19	1.00	69,696
LOT 20	1.00	69,696
LOT 21	1.00	69,696
LOT 22	1.00	69,696
LOT 23	1.00	69,696
LOT 24	1.00	69,696
LOT 25	1.00	69,696
LOT 26	1.00	69,696
LOT 27	1.00	69,696
LOT 28	1.00	69,696
LOT 29	1.00	69,696
LOT 30	1.00	69,696
LOT 31	1.00	69,696
LOT 32	1.00	69,696
LOT 33	1.00	69,696
LOT 34	1.00	69,696
LOT 35	1.00	69,696
LOT 36	1.00	69,696
LOT 37	1.00	69,696
LOT 38	1.00	69,696
LOT 39	1.00	69,696
LOT 40	1.00	69,696
LOT 41	1.00	69,696
LOT 42	1.00	69,696
LOT 43	1.00	69,696
LOT 44	1.00	69,696
LOT 45	1.00	69,696
LOT 46	1.00	69,696
LOT 47	1.00	69,696
LOT 48	1.00	69,696
LOT 49	1.00	69,696
LOT 50	1.00	69,696
LOT 51	1.00	69,696
LOT 52	1.00	69,696
LOT 53	1.00	69,696
LOT 54	1.00	69,696
LOT 55	1.00	69,696
LOT 56	1.00	69,696
LOT 57	1.00	69,696
LOT 58	1.00	69,696
LOT 59	1.00	69,696
LOT 60	1.00	69,696
LOT 61	1.00	69,696
LOT 62	1.00	69,696
LOT 63	1.00	69,696
LOT 64	1.00	69,696
LOT 65	1.00	69,696
LOT 66	1.00	69,696
LOT 67	1.00	69,696
LOT 68	1.00	69,696
LOT 69	1.00	69,696
LOT 70	1.00	69,696
LOT 71	1.00	69,696
LOT 72	1.00	69,696
LOT 73	1.00	69,696
LOT 74	1.00	69,696
LOT 75	1.00	69,696
LOT 76	1.00	69,696
LOT 77	1.00	69,696
LOT 78	1.00	69,696
LOT 79	1.00	69,696
LOT 80	1.00	69,696
LOT 81	1.00	69,696
LOT 82	1.00	69,696
LOT 83	1.00	69,696
LOT 84	1.00	69,696
LOT 85	1.00	69,696
LOT 86	1.00	69,696
LOT 87	1.00	69,696
LOT 88	1.00	69,696
LOT 89	1.00	69,696
LOT 90	1.00	69,696
LOT 91	1.00	69,696
LOT 92	1.00	69,696
LOT 93	1.00	69,696
LOT 94	1.00	69,696
LOT 95	1.00	69,696
LOT 96	1.00	69,696
LOT 97	1.00	69,696
LOT 98	1.00	69,696
LOT 99	1.00	69,696
LOT 100	1.00	69,696

DEVELOPMENT AREA BOUNDARY MAP

**CERTIFICATE OF APPROVAL**

I hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Oklahoma.

**TRANSMITTAL**

This approval is void if this plat is not filed in the Office of the County Clerk on or before \_\_\_\_\_.

**CITY ENGINEER**

By the \_\_\_\_\_  
City of Tulsa, Oklahoma

\_\_\_\_\_  
Mayor

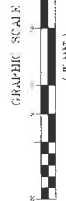
\_\_\_\_\_  
Attest: City Clerk

\_\_\_\_\_  
Approved: City Attorney



**DODSON - THOMPSON - MANSFIELD, PLLC**  
PLANNING, ENGINEERING, ARCHITECTURE  
1000 N. WILSON AVENUE, SUITE 200  
TULSA, OKLAHOMA 74103  
TEL: 918.438.1234  
FAX: 918.438.1235  
WWW.DTM-OKLAHOMA.COM

PLAT NO.



**AREAS**

LOT 1	1.00
LOT 2	1.00
LOT 3	1.00
LOT 4	1.00
LOT 5	1.00
LOT 6	1.00
LOT 7	1.00
LOT 8	1.00
LOT 9	1.00
LOT 10	1.00
LOT 11	1.00
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LOT 92	1.00
LOT 93	1.00
LOT 94	1.00
LOT 95	1.00
LOT 96	1.00
LOT 97	1.00
LOT 98	1.00
LOT 99	1.00
LOT 100	1.00

**ACKNOWLEDGMENT NOTE**

This plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Oklahoma.

**LEGEND**

1. LOT 1

2. LOT 2

3. LOT 3

4. LOT 4

5. LOT 5

6. LOT 6

7. LOT 7

8. LOT 8

9. LOT 9

10. LOT 10

11. LOT 11

12. LOT 12

13. LOT 13

14. LOT 14

15. LOT 15

16. LOT 16

17. LOT 17

18. LOT 18

19. LOT 19

20. LOT 20

21. LOT 21

22. LOT 22

23. LOT 23

24. LOT 24

25. LOT 25

26. LOT 26

27. LOT 27

28. LOT 28

29. LOT 29

30. LOT 30

31. LOT 31

32. LOT 32

33. LOT 33

34. LOT 34

35. LOT 35

36. LOT 36

37. LOT 37

38. LOT 38

39. LOT 39

40. LOT 40

41. LOT 41

42. LOT 42

43. LOT 43

44. LOT 44

45. LOT 45

46. LOT 46

47. LOT 47

48. LOT 48

49. LOT 49

50. LOT 50

51. LOT 51

52. LOT 52

53. LOT 53

54. LOT 54

55. LOT 55

56. LOT 56

57. LOT 57

58. LOT 58

59. LOT 59

60. LOT 60

61. LOT 61

62. LOT 62

63. LOT 63

64. LOT 64

65. LOT 65

66. LOT 66

67. LOT 67

68. LOT 68

69. LOT 69

70. LOT 70

71. LOT 71

72. LOT 72

73. LOT 73

74. LOT 74

75. LOT 75

76. LOT 76

77. LOT 77

78. LOT 78

79. LOT 79

80. LOT 80

81. LOT 81

82. LOT 82

83. LOT 83

84. LOT 84

85. LOT 85

86. LOT 86

87. LOT 87

88. LOT 88

89. LOT 89

90. LOT 90

91. LOT 91

92. LOT 92

93. LOT 93

94. LOT 94

95. LOT 95

96. LOT 96

97. LOT 97

98. LOT 98

99. LOT 99

100. LOT 100

Lot #	Area (Ac)	Area (Sq Ft)	Area (Sq Ft) x 100
1	1.00	69,696	6,969,600
2	1.00	69,696	6,969,600
3	1.00	69,696	6,969,600
4	1.00	69,696	6,969,600
5	1.00	69,696	6,969,600
6	1.00	69,696	6,969,600
7	1.00	69,696	6,969,600
8	1.00	69,696	6,969,600
9	1.00	69,696	6,969,600
10	1.00	69,696	6,969,600
11	1.00	69,696	6,969,600
12	1.00	69,696	6,969,600
13	1.00	69,696	6,969,600
14	1.00	69,696	6,969,600
15	1.00	69,696	6,969,600
16	1.00	69,696	6,969,600
17	1.00	69,696	6,969,600
18	1.00	69,696	6,969,600
19	1.00	69,696	6,969,600
20	1.00	69,696	6,969,600
21	1.00	69,696	6,969,600
22	1.00	69,696	6,969,600
23	1.00	69,696	6,969,600
24	1.00	69,696	6,969,600
25	1.00	69,696	6,969,600
26	1.00	69,696	6,969,600
27	1.00	69,696	6,969,600
28	1.00	69,696	6,969,600
29	1.00	69,696	6,969,600
30	1.00	69,696	6,969,600
31	1.00	69,696	6,969,600
32	1.00	69,696	6,969,600
33	1.00	69,696	6,969,600
34	1.00	69,696	6,969,600
35	1.00	69,696	6,969,600
36	1.00	69,696	6,969,600
37	1.00	69,696	6,969,600
38	1.00	69,696	6,969,600
39	1.00	69,696	6,969,600
40	1.00	69,696	6,969,600
41	1.00	69,696	6,969,600
42	1.00	69,696	6,969,600
43	1.00	69,696	6,969,600
44	1.00	69,696	6,969,600
45	1.00	69,696	6,969,600
46	1.00	69,696	6,969,600
47	1.00	69,696	6,969,600
48	1.00	69,696	6,969,600
49	1.00	69,696	6,969,600
50	1.00	69,696	6,969,600
51	1.00	69,696	6,969,600
52	1.00	69,696	6,969,600
53	1.00	69,696	6,969,600
54	1.00	69,696	6,969,600
55	1.00	69,696	6,969,600
56	1.00	69,696	6,969,600
57	1.00	69,696	6,969,600
58	1.00	69,696	6,969,600
59	1.00	69,696	6,969,600
60	1.00	69,696	6,969,600
61	1.00	69,696	6,969,600
62	1.00	69,696	6,969,600
63	1.00	69,696	6,969,600
64	1.00	69,696	6,969,600





**Case Number:** PUD-814  
**Detail Site Plan**

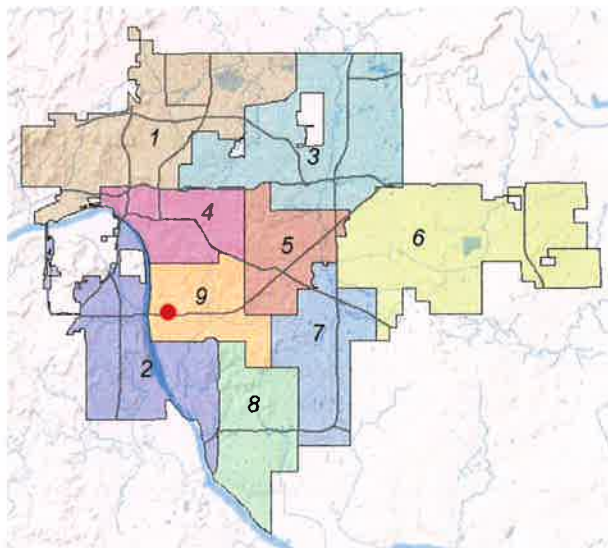
**Hearing Date:** November 5, 2014

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: AAB Engineering LLC – Alan Betchan

Property Owner: Mcland LLC

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



**Applicant Proposal:**

Detailed Site Plan:  
 Plan represents details for new multifamily apartments within the PUD.

Gross Land Area: 1.41 Acres

Location: Southwest Corner of East 49<sup>th</sup> Place and South Quaker Avenue

Lots 1-8, Block 19 of Bellaire Acres Second Extension

**Zoning:**  
 Existing Zoning: RM-2/PUD-814  
 Proposed Zoning: No Change

**Comprehensive Plan:**  
 Land Use Map: Mixed Use Corridor  
 Growth and Stability Map: Growth

**Staff Recommendation:**  
 Staff recommends **approval**.

**Staff Data:**  
 TRS: 19-13-30  
 CZM: 47 Atlas: 473

**City Council District:** 9  
*Councilor Name:* G.T. Bynum  
**County Commission District:** 2  
*Commissioner Name:* Karen Keith

11.1

November 5, 2014

**SECTION I: PUD-814 Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 1.41 Acre site in a Planned Unit Development for new multifamily apartments including six, two story buildings.

**PERMITTED USES:**

Uses permitted by right (including all uses customary accessory thereto) within the following Use Units: Use Unit 1: Area Wide Uses; Use Unit 8: Multifamily Dwelling & Similar Uses. The proposed Multifamily apartments are allowed 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; however the site plan calls for lights 30 ft in height. Per the PUD development standards, this height exceeds the allowable height. No building mounted light fixtures will be placed greater than 20 feet above finished ground. All fixtures must be pointed down and away from residential zoned properties across a public street. Any pole mounted light will be limited to 15 feet above finished ground. All lighting standards shall be constructed in a manner that prevents visibility of the light emitting element from residentially zoned properties.

**SIGNAGE:**

The site plan does not illustrate new signage. 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:**

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 Quaker Avenue and East 49<sup>th</sup> Place. Internal circulation pathways are also shown to be provided on the site adjacent to the buildings.

**MISCELLANEOUS SITE CONSIDERATIONS:**

There are no concerns regarding the development of this area.

**SUMMARY:**

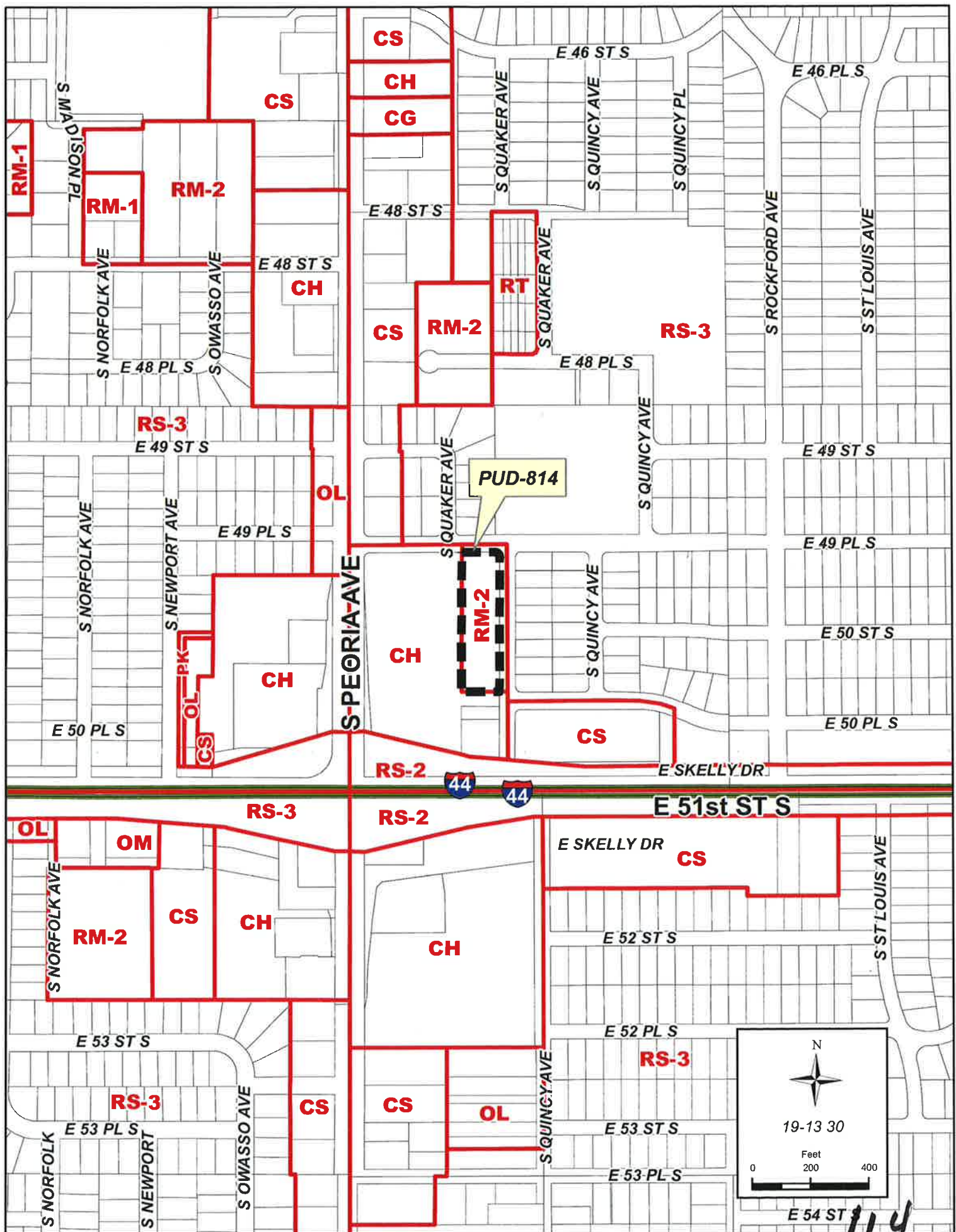
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-814**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development, with the exception of the light mounting height mentioned above. Staff finds that the uses and intensities 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 map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Site Plan

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

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



11.4

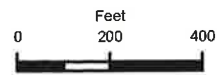




PUD-814

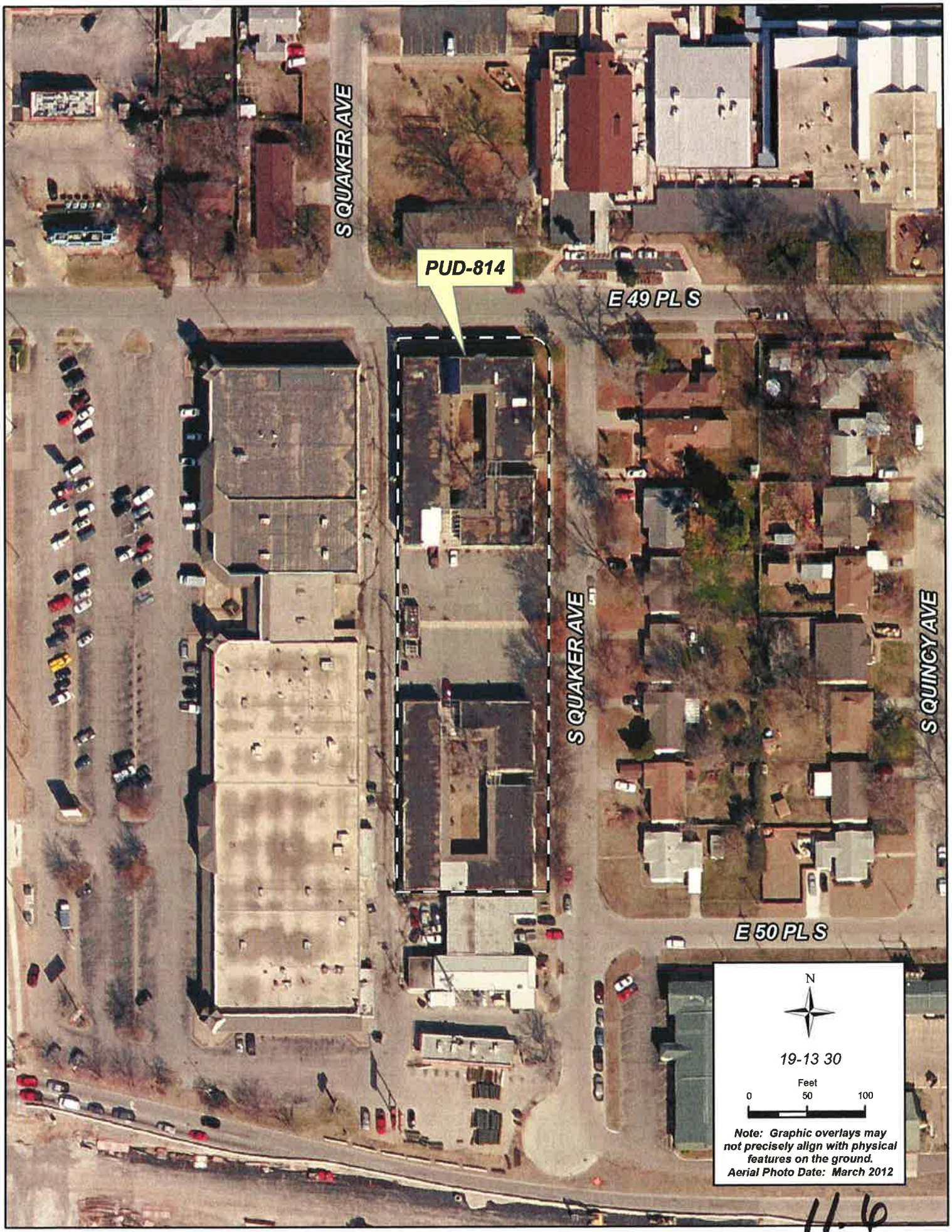


19-13 30



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





S QUAKER AVE

PUD-814

E 49 PLS

S QUAKER AVE

S QUINCY AVE

E 50 PLS

N

19-13 30

Feet

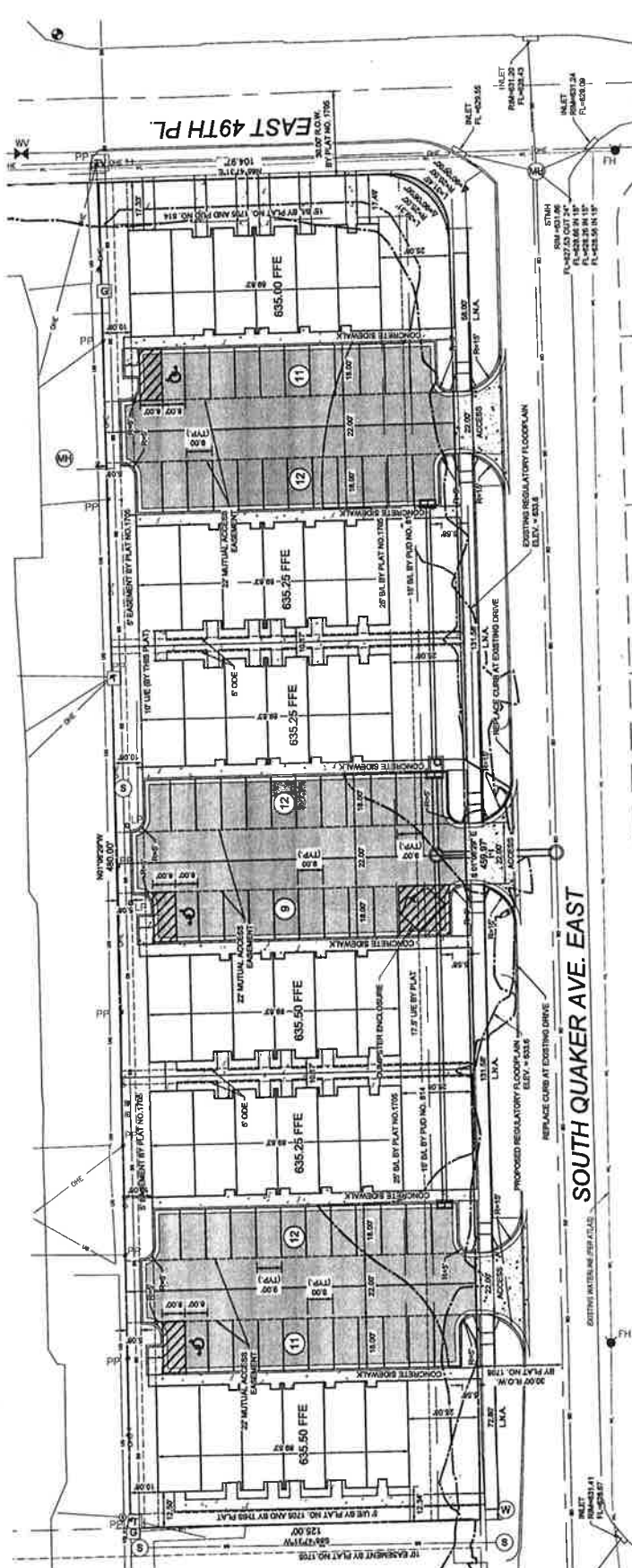
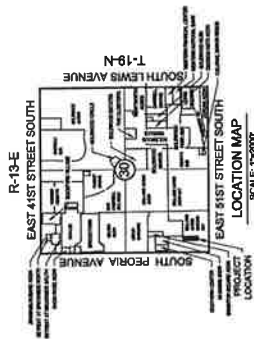
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Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

11.4



# Quaker Apartments



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Office: (918) 514-4283 Fax: (918) 514-4288

11.7





**Case Number:** Z-7164-SP-1  
**Detail Site Plan**

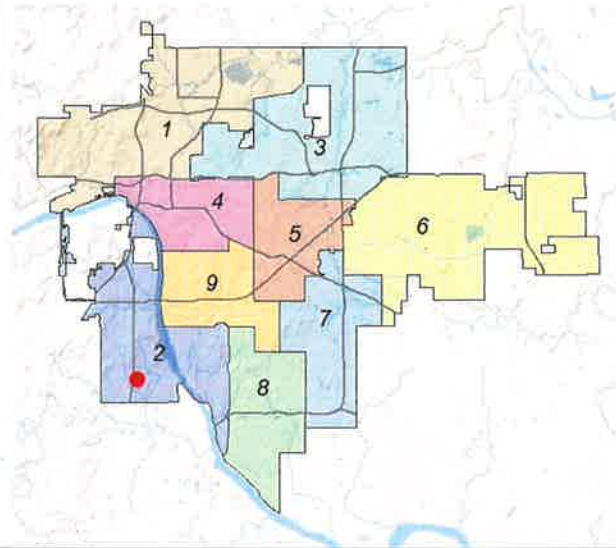
**Hearing Date:** November 5, 2014

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Cedar Creek Consulting - Jason Emmett

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

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



**Applicant Proposal:**

Detailed Site Plan:  
 Plan represents details for a new restaurant within a Corridor District.

Gross Land Area: 1.62 Acres

Location: Southeast Corner of West 81<sup>st</sup> Street South and Highway 75

Lot 1, Block 1 of The Walk at Tulsa Hills

**Zoning:**  
 Existing Zoning: CO/Z-7164-SP-1  
 Proposed Zoning: No Change

**Comprehensive Plan:**  
 Land Use Map: Neighborhood Center  
 Growth and Stability Map: Growth

**Staff Recommendation:**  
 Staff recommends **approval**.

**Staff Data:**  
 TRS: 18-12-14  
 CZM: 51 Atlas: 0/1584

**City Council District:** 2  
*Councilor Name:* Jeannie Cue

**County Commission District:** 2  
*Commissioner Name:* Karen Keith

12.1

November 5, 2014

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

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 1.62 Acre site in a Corridor District for a new restaurant including one, one story building.

**PERMITTED USES:**

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

**DIMENSIONAL REQUIREMENTS:**

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

**ARCHITECTURAL GUIDELINES:**

The new building meets all applicable architectural guidelines in the Corridor Development Plan.

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

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

**LIGHTING:**

Site lighting plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Corridor Plan and in the Zoning Code and shall be pointed down and away from adjacent property lines. All site lighting, including building mounted shall not exceed 35-feet in height. All site lighting shall be hooded and directed downward and away from the east and south boundaries of the project to the extent that light producing elements and reflectors will not be visible to a person standing at ground level within abutting residential districts or residentially used property.



#### SIGNAGE:

The site plan illustrates new ground and wall signage. Any new signage will require a separate permit. All signage will be required to meet the Corridor Development Plan Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

#### SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Corridor Development Plan 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:

Internal circulation pathways are also shown to be provided on the site adjacent to the building as well as a sidewalk connecting to the sidewalks along Olympia Avenue.

#### MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

#### SUMMARY:

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

Exhibits included with staff recommendation:

- INCOG zoning case map
- INCOG aerial photo
- Applicant Site Plan
- Applicant Landscape Plan (for reference only)
- Applicant Exterior Elevations
- Applicant Photometric Plan

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

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





**Z-7164-SP-1 DSP**

12.4

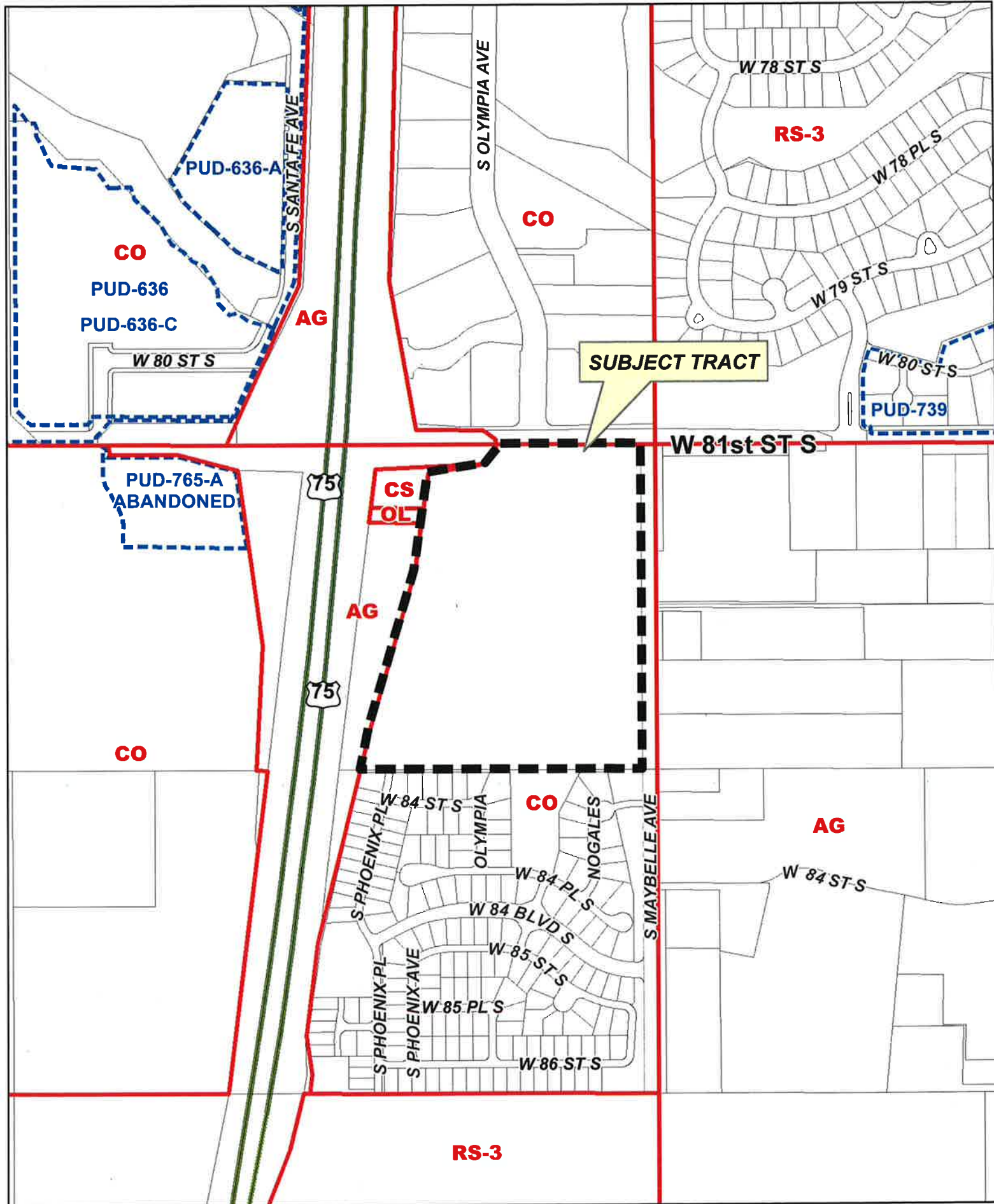
Aerial Photo Date: March 2014

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







**Z-7164-SP-1 DSP**

12.5





PROJECT NUMBER: 1810  
DRAWING NUMBER: 100  
ISSUE DATE: 10/0

PROJECT:  
**CHUY'S**  
AT  
THE WALK AT  
TULSA HILLS  
TULSA, OKLAHOMA



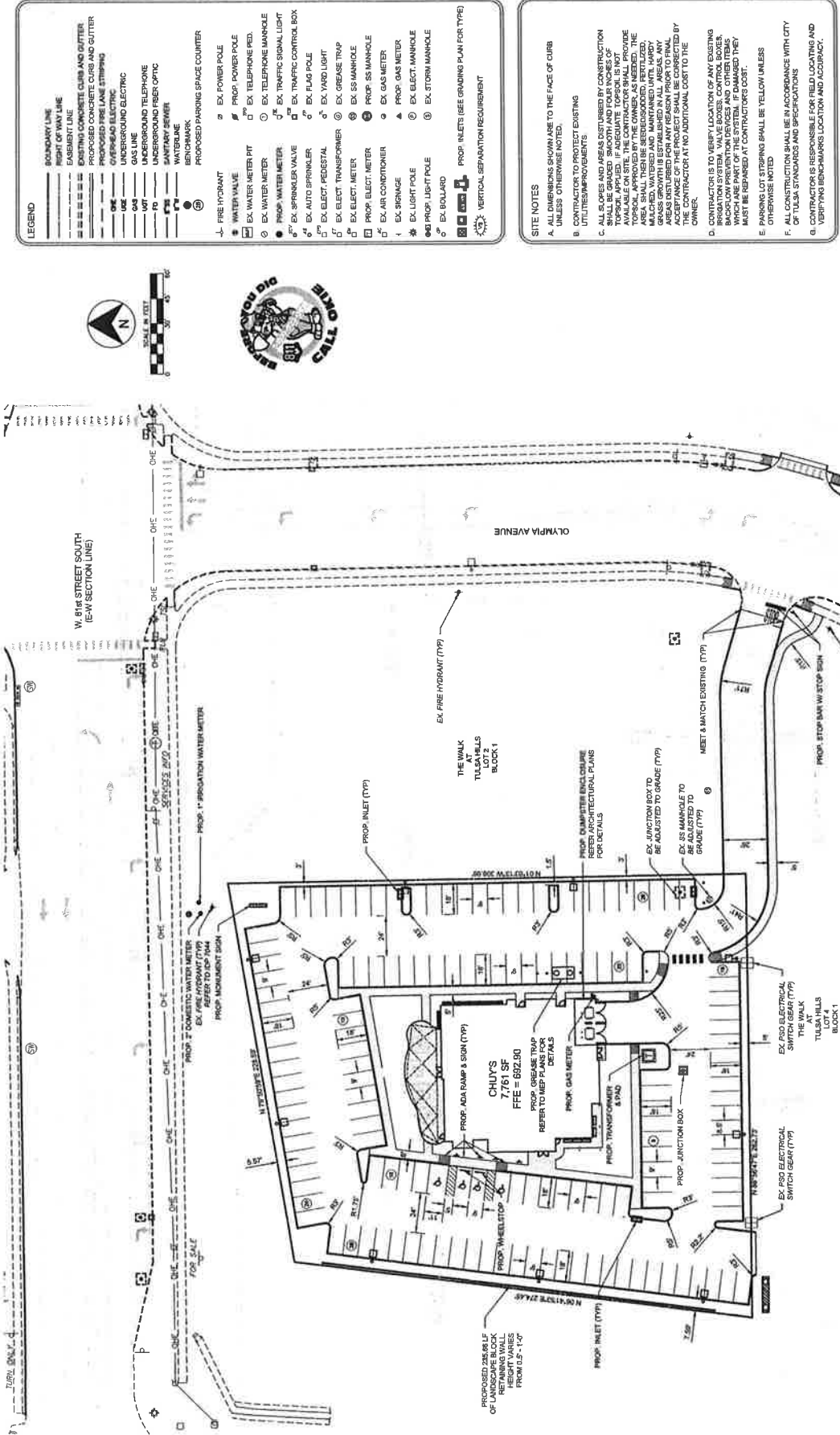
PERMIT  
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REVISIONS

DATE: 10/0  
BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]

**SITE PLAN**

**C1.00**



**LEGAL DESCRIPTION**

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

**NOTE: CONTRACTOR IS RESPONSIBLE FOR VERIFYING BENCHMARKS LOCATION AND ACCURACY.**

**SITE DATA**

**LOT INFORMATION:**  
ZONING: 2714-SF-A  
GROSS AREA: 70,482.73 SF  
LOT SIZE: 1.83 ACRES (70,482.73 SF)  
BUILDING SIZE: 7,761 SF  
ALLOWABLE BUILDING HEIGHT: 19' 0"

**PERCENT BUILDING LAND COVERAGE: 11.01%**

**PARKING REQUIREMENTS:**  
TOTAL REQUIRED PARKING: 79 P.S.  
TOTAL PROVIDED PARKING: 147 P.S.  
HANDICAPPED PARKING: 14 P.S.  
PROVIDED: 4 P.S.

**PERVIOUS SURFACE AREA:**  
TOTAL OVERALL AREA: 70,482.73 SF  
TOTAL PAVED AREA: 10,000.00 SF (14.19%)  
TOTAL IMPERVIOUS SURFACE AREA: 60,482.73 SF (85.81%)

**LANDSCAPED AREA:**  
TOTAL OVERALL AREA: 70,482.73 SF  
TOTAL LANDSCAPED AREA: 5,000.00 SF (7.10%)  
PROPOSED LANDSCAPE AREA: 5,000.00 SF (7.10%)

**SIGN DATA**

ZONING: 2714-SF-A  
DEVELOPMENT PERMIT: LOT 1, BLOCK 1  
GROUND SIGN  
PERMITTED: 1 SIGN LESS THAN 12' HIGH & 60 S.F. OF DISPLAY AREA  
PROPOSED: 1 SIGN LESS THAN 12' HIGH & 60 S.F. OF DISPLAY AREA  
WALL SIGN  
PERMITTED: 2 S.F. OF DISPLAY AREA  
PROPOSED: 2 S.F. OF DISPLAY AREA

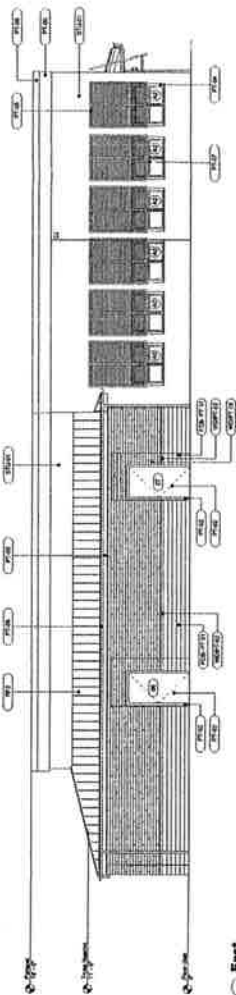
**CITY OF TULSA STANDARD DETAILS**

THE FOLLOWING CITY OF TULSA PUBLIC WORKS STANDARD DETAILS ARE TO BE USED AND PROVIDED ON THE CIVIL DATA SHEETS:

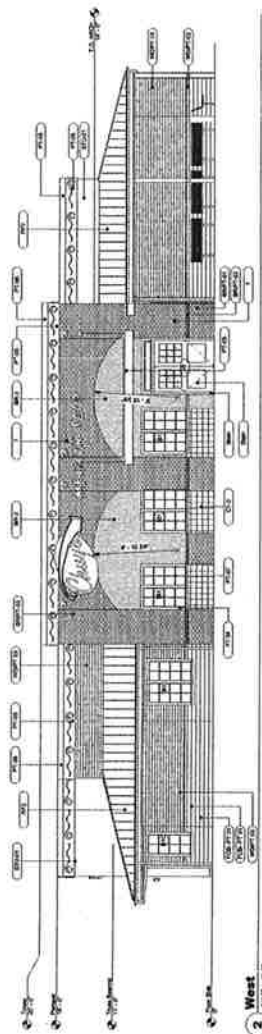
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- 101 - STANDARD SIDEWALK RAMP
- 102 - STANDARD SIDEWALK RAMP
- 103 - STANDARD SIDEWALK RAMP
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- 115 - STANDARD SIDEWALK RAMP
- 116 - STANDARD SIDEWALK RAMP
- 117 - STANDARD SIDEWALK RAMP
- 118 - STANDARD SIDEWALK RAMP
- 119 - STANDARD SIDEWALK RAMP
- 120 - STANDARD SIDEWALK RAMP

12.4

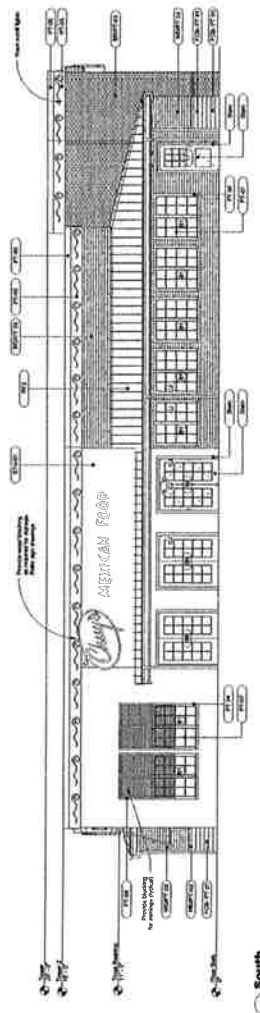




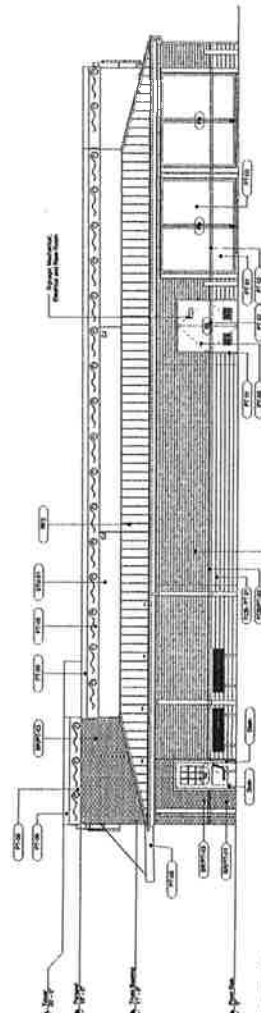
④ East  
 $\frac{1}{2} \text{ hr} = 1.5 \text{ hr}$



**2** **West**  
2018 • P&G



3 South  
318° - 1.4°

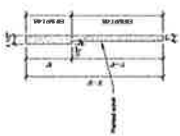


**4 North**

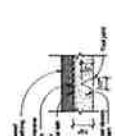
Mark	Description	Model	Manufacturer	Color	Responsibility
100	100	100	100	100	100
90	90	90	90	90	90
80	80	80	80	80	80
70	70	70	70	70	70
60	60	60	60	60	60
50	50	50	50	50	50
40	40	40	40	40	40
30	30	30	30	30	30
20	20	20	20	20	20
10	10	10	10	10	10
0	0	0	0	0	0

[illegible][illegible]

PAINT COLORS			
Key Name	Manufacturer	Color	Color #
Pr 1	Pr 1	White	1
Pr 2	Pr 2	White	2
Pr 3	Pr 3	White	3
Pr 4	Pr 4	White	4
Pr 5	Pr 5	White	5
Pr 6	Pr 6	White	6
Pr 7	Pr 7	White	7
Pr 8	Pr 8	White	8
Pr 9	Pr 9	White	9
Pr 10	Pr 10	White	10
Pr 11	Pr 11	White	11
Pr 12	Pr 12	White	12
Pr 13	Pr 13	White	13
Pr 14	Pr 14	White	14
Pr 15	Pr 15	White	15
Pr 16	Pr 16	White	16
Pr 17	Pr 17	White	17
Pr 18	Pr 18	White	18
Pr 19	Pr 19	White	19
Pr 20	Pr 20	White	20
Pr 21	Pr 21	White	21
Pr 22	Pr 22	White	22
Pr 23	Pr 23	White	23
Pr 24	Pr 24	White	24
Pr 25	Pr 25	White	25
Pr 26	Pr 26	White	26
Pr 27	Pr 27	White	27
Pr 28	Pr 28	White	28
Pr 29	Pr 29	White	29
Pr 30	Pr 30	White	30
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Pr 32	Pr 32	White	32
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Pr 34	Pr 34	White	34
Pr 35	Pr 35	White	35
Pr 36	Pr 36	White	36
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Pr 38	Pr 38	White	38
Pr 39	Pr 39	White	39
Pr 40	Pr 40	White	40
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Pr 44	Pr 44	White	44
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Pr 50	Pr 50	White	50
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Pr 91	Pr 91	White	91
Pr 92	Pr 92	White	92
Pr 93	Pr 93	White	93
Pr 94	Pr 94	White	94
Pr 95	Pr 95	White	95
Pr 96	Pr 96	White	96
Pr 97	Pr 97	White	97
Pr 98	Pr 98	White	98
Pr 99	Pr 99	White	99
Pr 100	Pr 100	White	100



**5 EIFS Profile for Scroll**  
1.12" x 1.07"

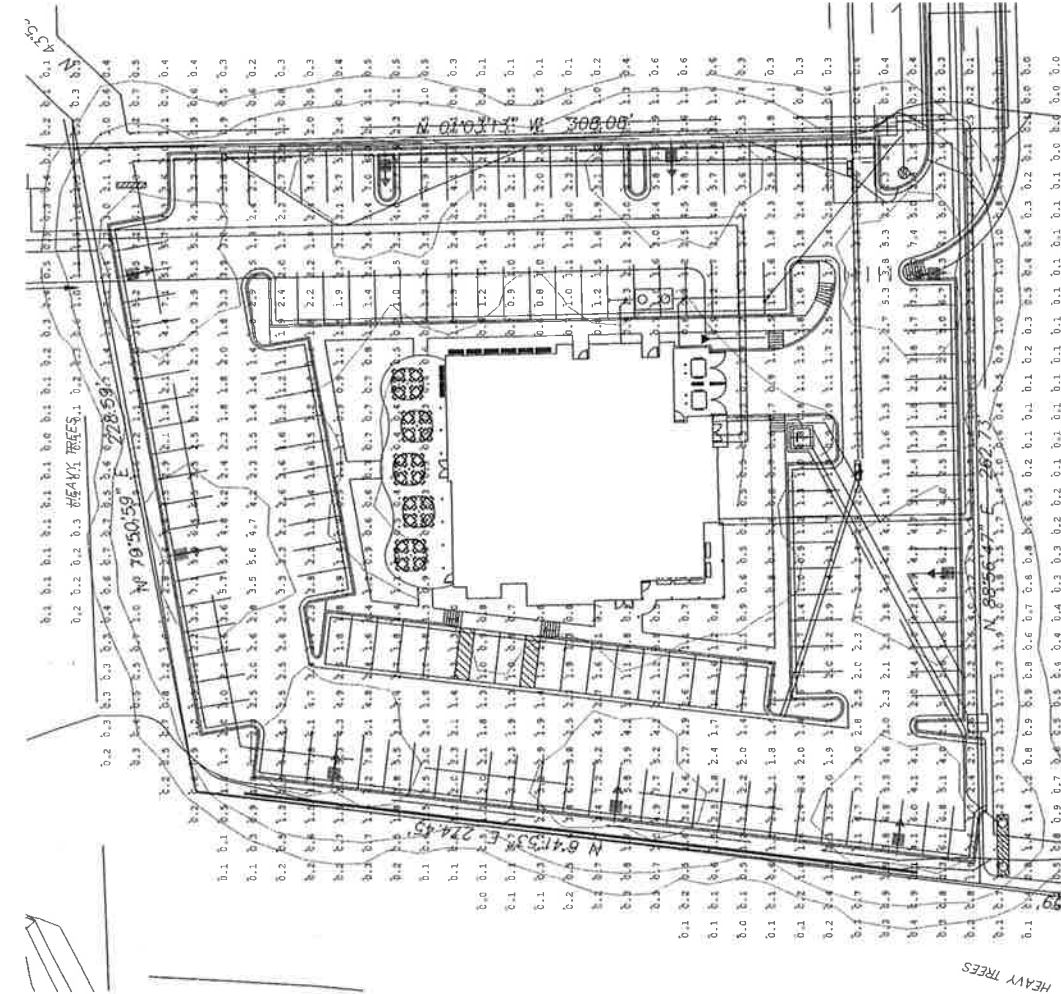


**7 Control Joint**  
6" = 1'-0"



REVISIONS

REV #	DATE	BY:
-------	------	-----



CHUY'S  
WALK @ TULSA HILLS  
TULSA, OK

WLS LIGHTING SYSTEMS  
Consider the Impact

1919 WINDSOR PLAGE  
FORT WORTH, TX 76110  
WWW.WLSLIGHTING.COM

WLS-10499  
DATE - 8/19/14  
SCALE: 1"=20'  
800-633-8711  
PM: STEVE  
BY: J.P.  
SHEET 1 OF 1

Calculation Summary									
Label	UNIT	Avg	Min	Max	Avg/Min	Max/Min	Footcandle	Footcandle	Footcandle
PARKING SUMMARY	FC	2.87	0.8	7.8	3.59	9.75	10	10	10

Luminance Schedule									
WLS10499	CDUTY	WALK @ TULSA HILLS	TULSA, OK	278th St	PLEASE CALL US FOR EXISTING AT 1-800-633-8711				
Symbol	QTY	Label	Label	Label	Label				
9	45000	0.850	25' ROLLS	3' BASE					

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS MUST BE DETERMINED BY THE USER. THE USER MUST DETERMINE THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS. PATTERNS REPRESENT ILLUMINANCE LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) RECOMMENDATIONS. ILLUMINANCE LEVELS MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

12.9







**Case Number:** PUD-815-1  
**Minor Amendment**

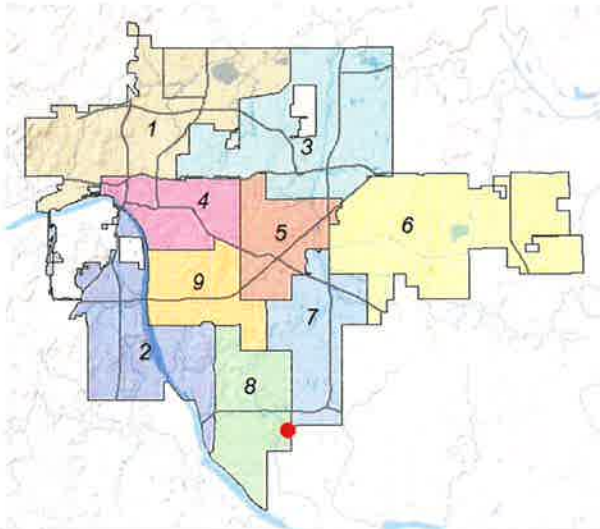
**Hearing Date:** November 5, 2014

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Costco Wholesale/ Michael Okuma

Property Owner: William E. Warren Foundation/ Thomas E. Cooper

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to revise screening along the northern property line.

Gross Land Area: 18.18 acres

Location: Northwest corner of E. 103<sup>rd</sup> St. & S. Memorial Dr.

**Zoning:**  
Existing Zoning: CS/PUD-815  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **approval**.

**Staff Data:**  
TRS: 8326  
CZM: 57  
Atlas: 2468

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

November 5, 2014

**SECTION I:** PUD-815-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD to revise the screening along the northern property line by removing 6 ft high masonry wall along Costco driveway, adding new 10 ft high masonry wall at Costco's northern property line behind 6 Village homes, remove low level shrubs between new 10 ft high wall and previously approved retaining wall.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.13 PUD Section of the City of Tulsa Zoning Code.*

*"Modification to approved screening and landscaping plans provided the modification is not a substantial deviation from the original approved plan."*

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) The Village Home Owner's Association has expressed agreement with the proposed modifications.
- 3) All remaining development standards defined in PUD-815 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Legal Description  
Village Home Owner's Association Letter  
Applicant's Original Concept Rendering  
Applicant's Proposed Concept Rendering

With considerations listed above, staff recommends **approval** of the minor amendment request to revise the screening along the northern property line.

13.2









## LEGAL DESCRIPTION--COSTCO

A tract of land being a part of the South Half of the Northeast Quarter of the Northeast Quarter (S/2 NE/4 NE/4) of Section Twenty-six (26), Township Eighteen (18) 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 by metes and bounds as follows: COMMENCING at the Northeast Corner of the South Half of the Northeast Quarter of the Northeast Quarter of said Section 26; THENCE South 88°49'03" West, along the north line of said S/2 NE/4 NE/4, a distance of 120.00 feet to a point on the west right of way line of South Memorial Drive, said point being the POINT OF BEGINNING; THENCE South 01°00'34" East, parallel with the east line of said Section 26 and along said west right of way line of South Memorial Drive, a distance of 660.08 feet to a point on the south line of said S/2 NE/4 NE/4; THENCE South 88°48'36" West, along the south line of said S/2 NE/4 NE/4, a distance of 1199.75 feet to the southwest corner of said S/2 NE/4 NE/4; THENCE North 01°00'33" West, along the west line of said S/2 NE/4 NE/4, a distance of 660.24 feet to the northwest corner of said S/2 NE/4 NE/4; THENCE North 88°49'03" East, along the north line of said S/2 NE/4 NE/4, a distance of 1199.75 feet to the POINT OF BEGINNING. Said described tract contains a gross area of 792,044 square feet or 18.1828 acres, more or less.

13.5



918-625-1280 [dec8177@gmail.com](mailto:dec8177@gmail.com) 7734 East 102nd St. Tulsa, OK 74133

October 7, 2014

Mike Okuma  
**COSTCO**  
9 Corporate Park  
Suite 230  
Irvine CA 92606  
United States

Dear Mike,

The south side Village residents met to discuss the 10' masonry wall. The residents are in unanimous agreement to the following (minor) changes as you and I have previously discussed:

- 1- Eliminate the existing 6' "buffer wall" shown on the existing plans.
- 2- Construct a 10' masonry wall along the entire south property line of the Village.
- 3- Eliminate those low level shrubs which will no longer be seen by the south side Village residents (as a result of the screening created by the 10' wall).
- 4- All other aspects / stipulations (trees / irrigation and so on) of the PUD and landscaping plan will remain as originally planned/approved/adopted by the city.

The south side residents believe the 10' wall and an abundant amount of large trees will offer the best option for security/screening/noise buffering between the Village and the COSTCO complex. In addition, the residents request this wall be erected early in the COSTCO construction process. Doing so will help to minimize the impact (noise/dust) to the Village residents during the construction of COSTCO.

We appreciate both COSTCO and the City for keeping the concerns of the area residents in mind .....And working with us!

Kind regards,

Dave Campbell,

VHOA President

13.4



**Greenebaum**  
 18000 American Blvd., Suite 200  
 Irvine, CA 92612  
 T: 949 266 1250 F: 949 266 1479

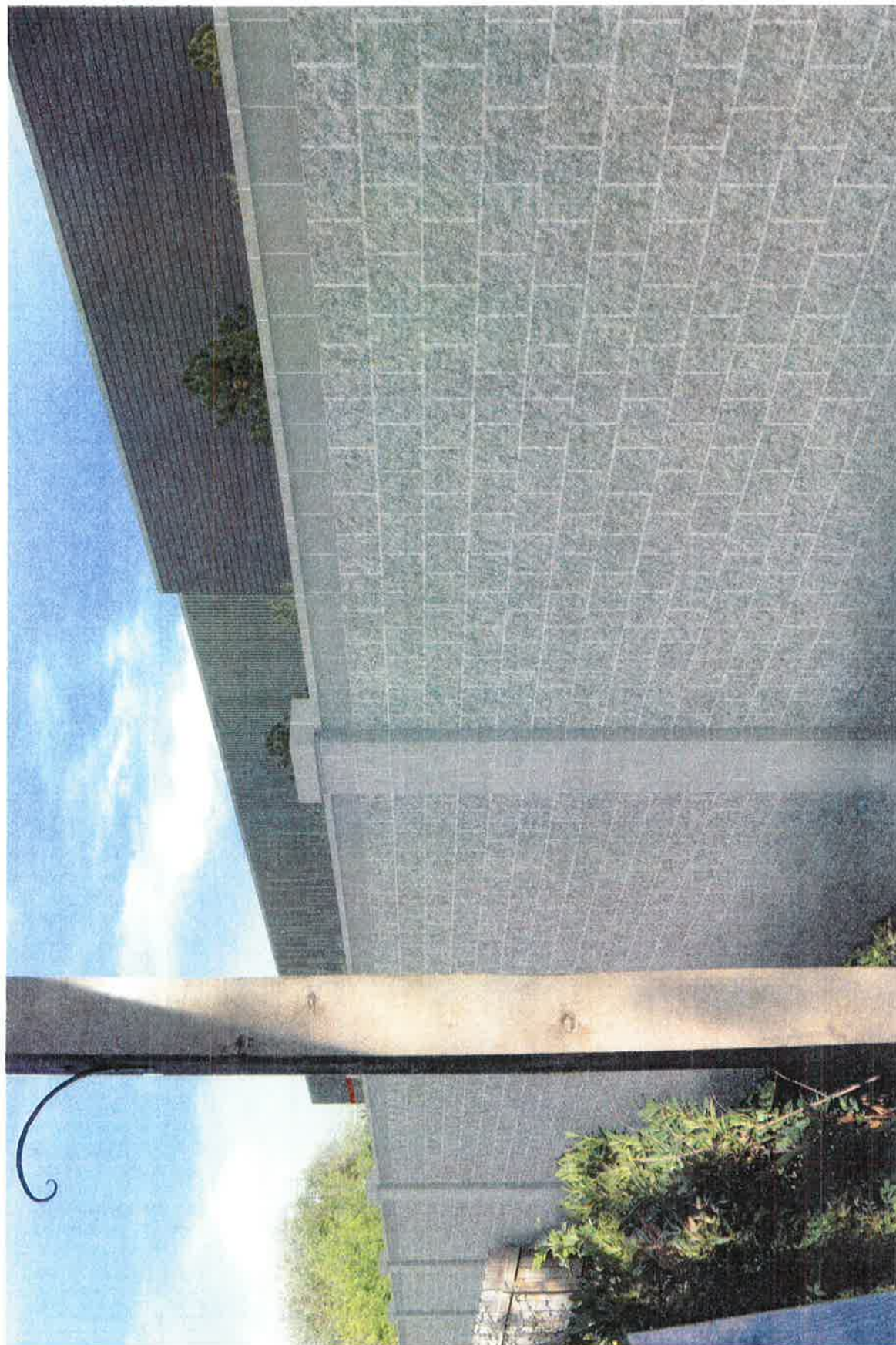
*Original Approved Concept*

**COSTCO WHOLESALE** VIEW FROM NEIGHBORHOOD  
 (5-10 YEARS GROWTH)  
 NW 5 MEMORIAL DRIVE & E 10TH STREET S  
 TULSA, OKLAHOMA  
 CW # 13-019 2013/09/15 07/22/2014

**COSTCO**  
 WHOLESALE

13.7





**Therapeutic Goods**  
19000 MacArthur Blvd. Suite 250  
Irvine, CA 92612  
1 949 295 0450 • 949 295 0479

**COSTCO WHOLESALE**  
1100 S MEMORIAL DRIVE & E 103rd STREET S  
TULSA, OKLAHOMA  
CITY # 12-0159

**VIEW FROM NEIGHBORHOOD  
(5-10 YEARS GROWTH)**

### Proposed Concept



2012G309 0 10-3/2312

5W-F 12-0159

[illegible]

13.8





**Case #:** AC-132  
**Alternative Compliance Landscape Plan**

**Hearing Date:** November 5, 2014

**Case Report Prepared by:**

Dwayne Wilkerson

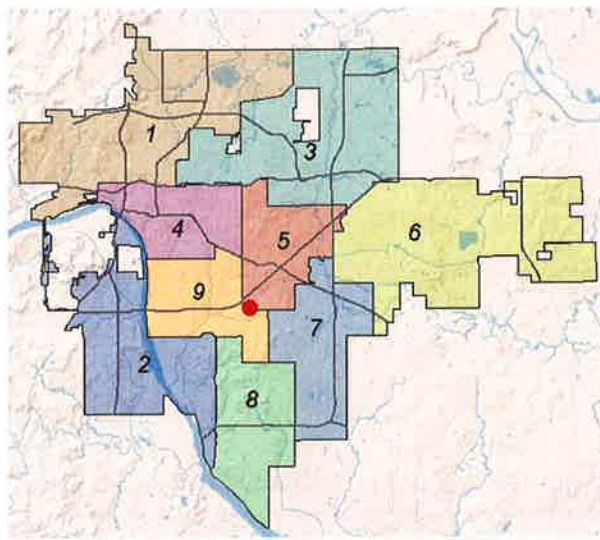
**Owner and Applicant Information:**

Applicant: Flintco Companies (Jeremy Carlisle, ASLA, GH2 Architects)

Property Owner: YMCA of Greater Tulsa

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

Concept summary:

Request for Alternative Compliance Landscape Plan in lieu of the irrigation requirement on the street yard, additional trees and gravel parking has been removed. Required trees will be irrigated with Gator Bags.

Net Land Area:

10.6 Acres +/-

Location:

Northeast corner of East 51<sup>st</sup> at South Darlington Ave., north of LaFortune Park.

**Zoning:**

Existing Zoning: RM-3 and RS-3

Proposed Zoning: No Change

**Comprehensive Plan:**

Land Use Map: Town Center

Growth and Stability Map: Growth

**Staff Recommendation:**

Staff recommends **approval**.

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

**Staff Data:**

TRS: 9327

CZM: 48

Atlas: 476

**City Council District: 5**

Councilor Name: Karen Gilbert

**County Commission District: 3**

Commissioner Name: Ron Peters

## **AC-132 ALTERNATIVE COMPLIANCE LANDSCAPE PLAN**

### **SECTION I:**

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a renovation/expansion of the YMCA facility, located at the northeast corner of East 51<sup>st</sup> at South Darlington Ave., north of LaFortune Park.

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the code for the following reasons:

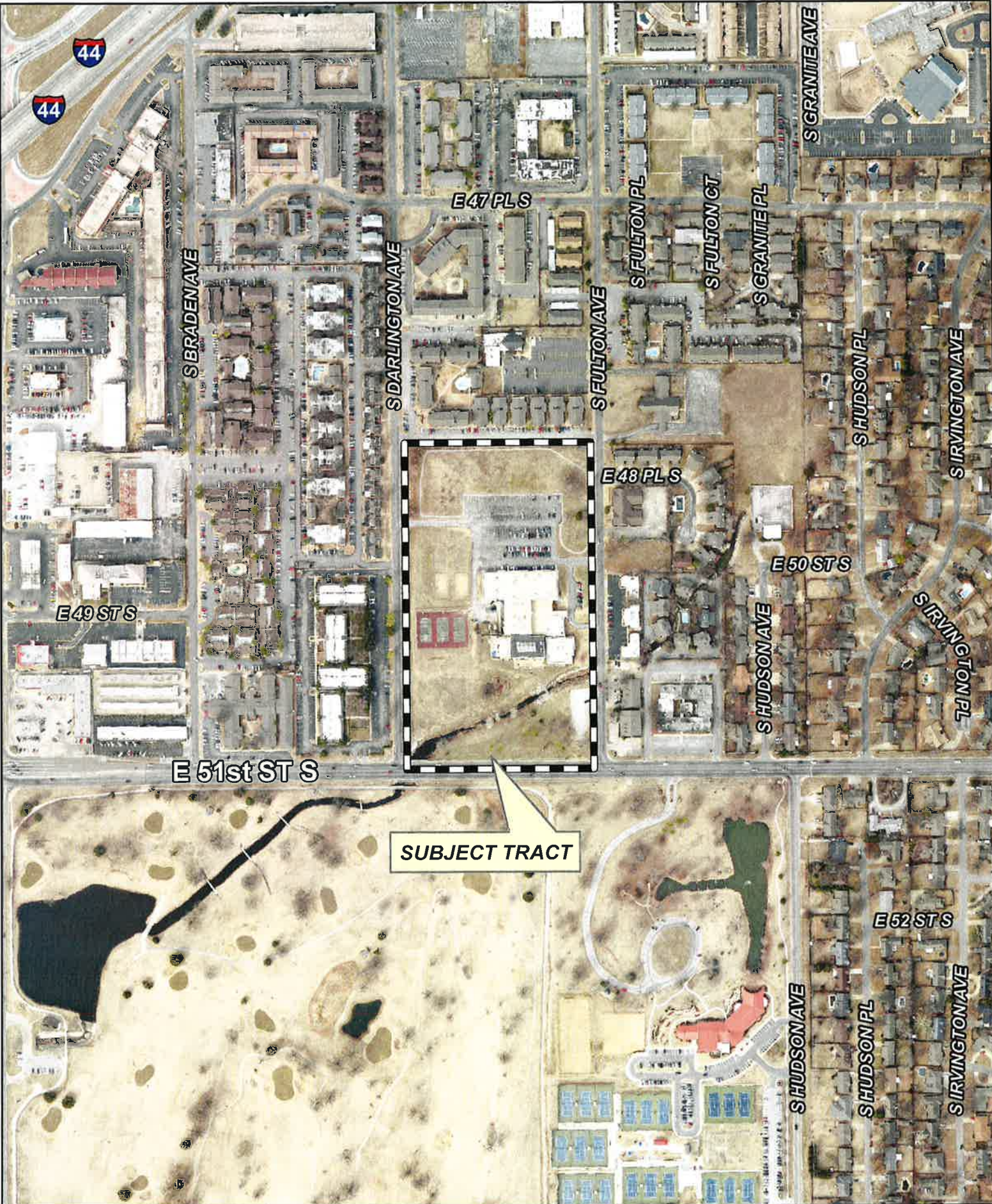
- 1) The required street yard is not irrigated as required by Section 1002.D.2.a of the Code.

In exchange for site development that would meet the provisions of the Landscape Chapter of the Tulsa Zoning Code noted above, the applicant has voluntarily agreed to provide the required street trees on all three frontages and irrigate with Gater Bags until the trees are established. Also the applicant has agreed to remove an existing gravel parking lot adjacent to the Fulton Street right-of-way. After pavement removal the applicant will add topsoil, fine grade, provide sod, remove railroad ties and repair the curb in Fulton where access to the parking area was provided.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-132.

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





**SUBJECT TRACT**

Feet

0 200 400

A horizontal number line with tick marks at 0, 200, and 400. The word "Feet" is centered above the line. The segment between 100 and 200 is shaded gray.

**Aerial Photo Date: March 2014**

19-13 27

## AC-132 LANDSCAPE

143

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





October 13, 2014

C. Dwayne Wilkerson  
Assistant Director Land Development Services  
Indian Nations Council of Governments (INCOG)  
2 West Second Street, Suite 800  
Tulsa, Oklahoma 74103

**RE: The Tandy Family YMCA – Landscape Alternative Compliance Plan**

Dear Mr. Wilkerson,

The YMCA of Greater Tulsa, respectfully requests the consideration and acceptance of the proposed Alternative Compliance Plan for new landscape at their existing Thornton Family YMCA property scheduled for improvements (new facility title: The Tandy Family YMCA).

The proposed Alternative Compliance Plan observes our previous discussions for acceptability, and proposes slow release watering bags for new trees in lieu of permanent irrigation within the Street Yard. Per INCOG request, the existing gravel parking lot remaining from previous public road construction work will be removed and restored to lawn. Site landscape, other than Street Yard irrigation amendment, will meet City of Tulsa Zoning Code landscape requirements.

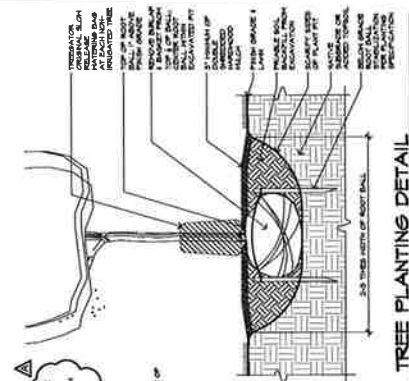
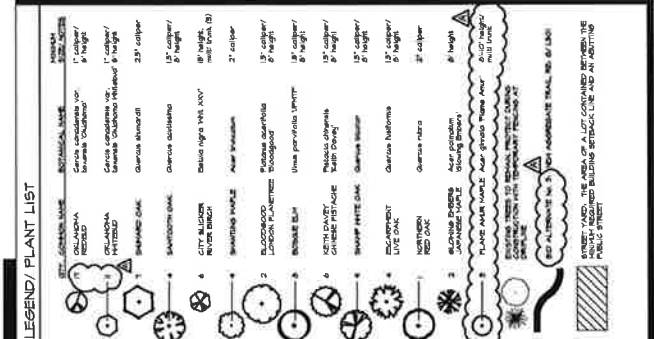
Please do not hesitate to contact our office with any questions or comments.

Sincerely,  
GH2 ARCHITECTS, LLC



Jeremy Carlisle, ASLA  
Landscape Architect

Attachment(s): L101 – SITE PLAN, L102 – IRRIGATION KEY PLAN

[illegible][illegible]

[illegible][illegible]

CH2 ARCHITECTS

320 South Division, Suite 1600  
Tulsa, OK 74103  
T 918.537.5115 G42.COM



PROJECT # 20140008  
ISSUE DATES:  
01/02/2014 CONSTRUCTION DOCUMENTS  
03/12/2014 CONSTRUCTION DOCUMENTS

HEET NUMBER:  
**L102**



**Case Number:** PUD-538-10  
**Minor Amendment**

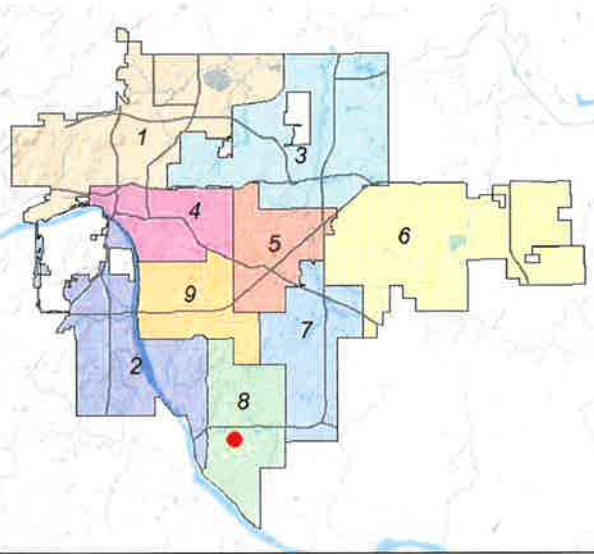
**Hearing Date:** November 5, 2014

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Anita Ewing

Property Owner: Property Co. No. 66 c/o  
Holliday American

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



**Applicant Proposal:**

Concept summary: PUD minor amendment  
to increase allowable wall signage area from  
1 sf per lineal foot to 1.5 sf.

Gross Land Area: 3.7 Acres

Location: NE Corner of South Yale Avenue  
and East 101<sup>st</sup> Street South

Lot 1, Block 1 Windbury Center

10021 South Yale Avenue  
Development Area A

**Zoning:**  
Existing Zoning: CS/PUD-538  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends **approval**.

**Staff Data:**  
TRS: 8322  
CZM: 57  
Atlas: 2274

**City Council District: 8**  
Councilor Name: Phil Lakin

**County Commission District: 3**  
Commissioner Name: Ron Peters

15.1

November 5, 2014

**SECTION I:** PUD-538-10 Minor Amendment

**STAFF RECOMMENDATION**

**Amendment Request:** Modify the PUD to increase the allowable wall signage area from 1 sf per lineal foot of building wall to 1.5 sf per lineal foot for Development Area A.

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

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-538 shall remain in effect.

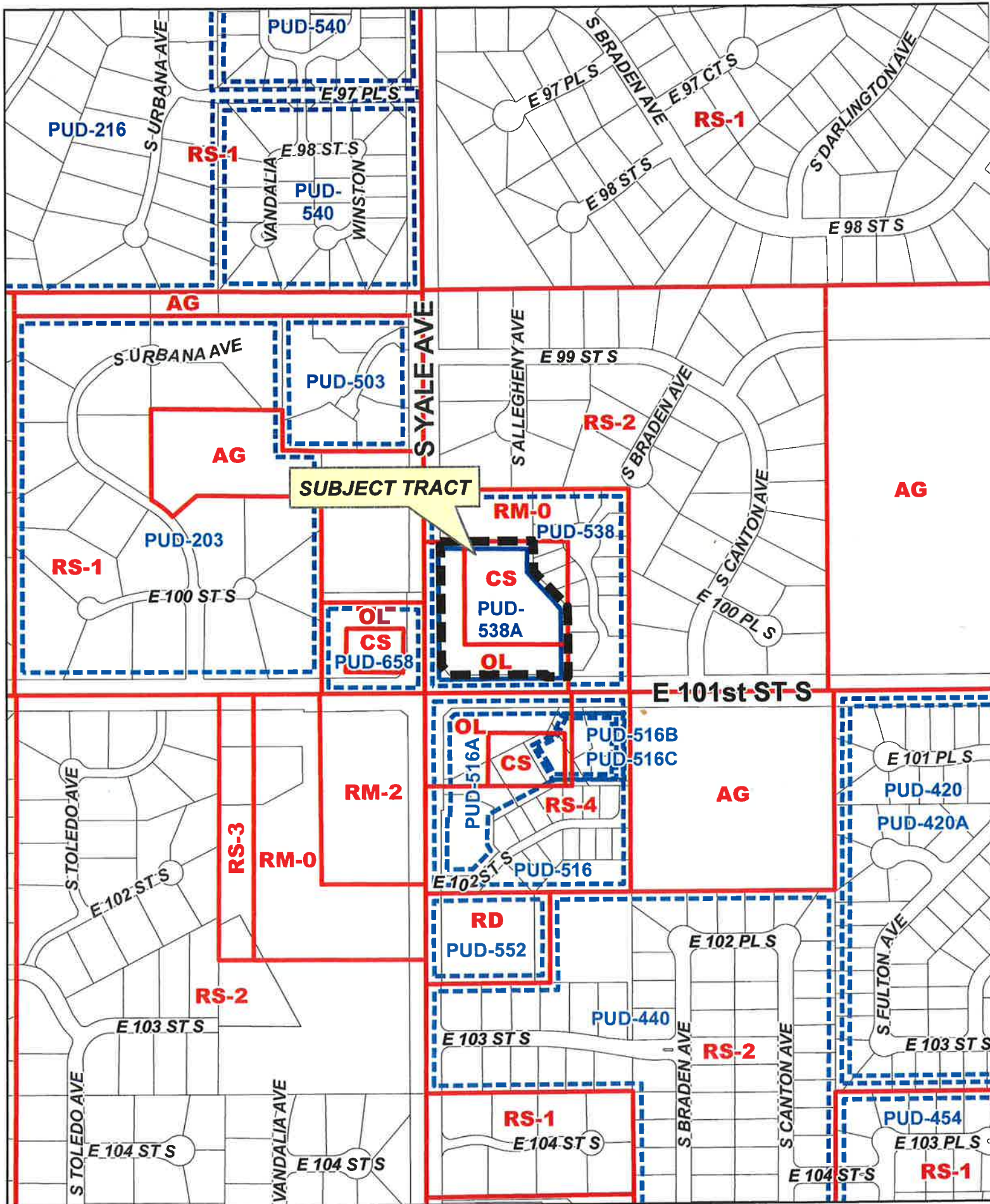
Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable wall signage area from 1 sf per lineal foot of building wall to 1.5 sf per lineal foot for Development Area A.

15.2





**PUD-538-10**

18-13 22

15.3







Aerial Photo Date: March 2014

**PUD-538-10**

18-13 22

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

15.4







**SUBJECT TRACT**

**S YALE AVE**

**S BRADEN AVE**

**E 101st ST S**

0 50 100  
Feet

Aerial Photo Date: March 2014

**PUD-538-10**

18-13 22

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

**15.5**









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-30

**Comprehensive Plan Amendment - Related to Z-7284**

**Hearing Date:** November 5, 2014

**Case Report Prepared by:**

Nikita Moye, AICP

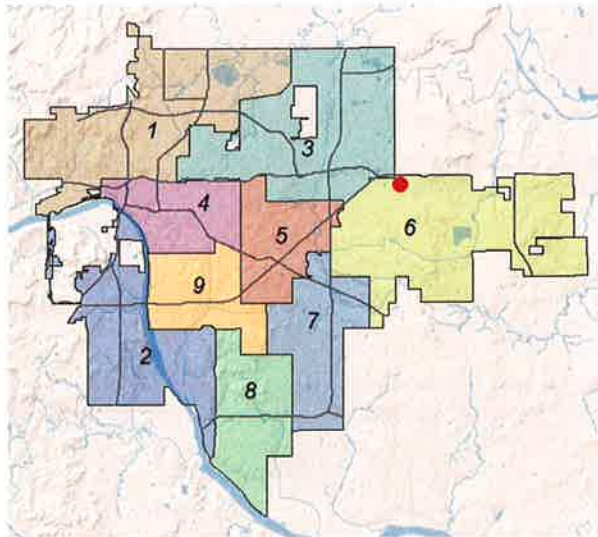
**Owner and Applicant Information:**

Applicant: Tim Terral, Tulsa Engineering and Planning Association, Inc.

Property Owner: AEP Oklahoma Transmission Company Inc.

**Location Map:**

**(shown with City Council Districts)**



**Applicant Proposal:**

*Existing Use:* Vacant/Undeveloped

*Proposed Use:* Employment/Light Industrial

*Concept summary:* Comprehensive Plan amendment is needed to support the IL zoning request.

*Tract Size:* 70.28 acres

*Location:* South of the SE/c corner of E Admiral Pl and S 145th E Ave

**Staff Recommendation:**

Staff recommends **approval**.

**Comprehensive Plan:**

*Existing Land Use Map:* New Neighborhood

*Proposed Land Use Map:* Employment

*Existing Growth and Stability Map:* Area of Growth

*Small Area Plan:* East Tulsa Neighborhood  
*Detailed Implementation Plan – Phase 2 “412 Corridor”*

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* IL

**City Council District:** 6

*Councilor Name:* Skip Steele

**County Commission District:** 1

*Commissioner Name:* John Smaligo

## TMAPC Staff Report

CPA-30

November 5, 2014

### COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

South of the SE/c corner of E Admiral Pl and S 145th E Ave (CPA-30)

#### I. PROPERTY INFORMATION AND LAND USE REQUEST

<b>Existing Land Use:</b> <i>New Neighborhood</i>
<b>Proposed Land Use:</b> <i>Employment</i>
<b>Location:</b> South of the SE/c corner of E Admiral Pl and S 145th E Ave
<b>Size:</b> approx. 70.28 acres
<b>Staff Recommendation:</b> Approval

##### A. Background

The area that is subject to this Comprehensive Plan amendment application is located in an area in eastern Tulsa that has a significant amount of vacant/undeveloped land. Properties in this immediate area contain residential, and light industrial uses. The City Regulated and FEMA Floodplain Map dated March 31, 2013 illustrate that a portion of the subject tract is located in the City Regulated Floodplain. In conversations with INCOG staff, the applicant has stated that the Public Service Commission (PSO) will build a new office on the site and utilize the land for storage of equipment and facilities.

On September, 2014 the applicant submitted a rezoning application (Z-7284) from AG to IL on the 70.28 acre site to support development of a light industrial use. This site and the immediate surrounding area were designated as a *New Neighborhood, Existing Neighborhoods, and Employment* when the Comprehensive Plan was adopted in 2010.

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

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract 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 subject tract 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.”

The 2006 East Tulsa Neighborhood Detailed Implementation Plan (Phase 2) designated the subject tract *Neighborhood* and provided the following recommendation:

The largely vacant and undeveloped property has high visibility with good access and enhanced access to U.S. 412 is needed. Should development of vacant and undeveloped property require new zoning, it is encouraged that the rezoning be coupled with a Planned Unit Development (PUD) when the property is adjacent to existing and planned residential neighborhoods to help ensure appropriate protection and buffering of the neighborhoods.

### C. Proposed Land Use Designations

The applicant is proposing to introduce an *Employment* land use on this site.

“**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:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3 and IL	<i>Employment</i>	Light Industrial and Single Family Residential
South	AG	<i>New Neighborhood</i>	Vacant/Undeveloped
East	IL	<i>Employment</i>	Vacant/Undeveloped
West	IL	<i>Employment</i>	S 145 <sup>th</sup> E Ave. then Light Industrial

### 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; and
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:**

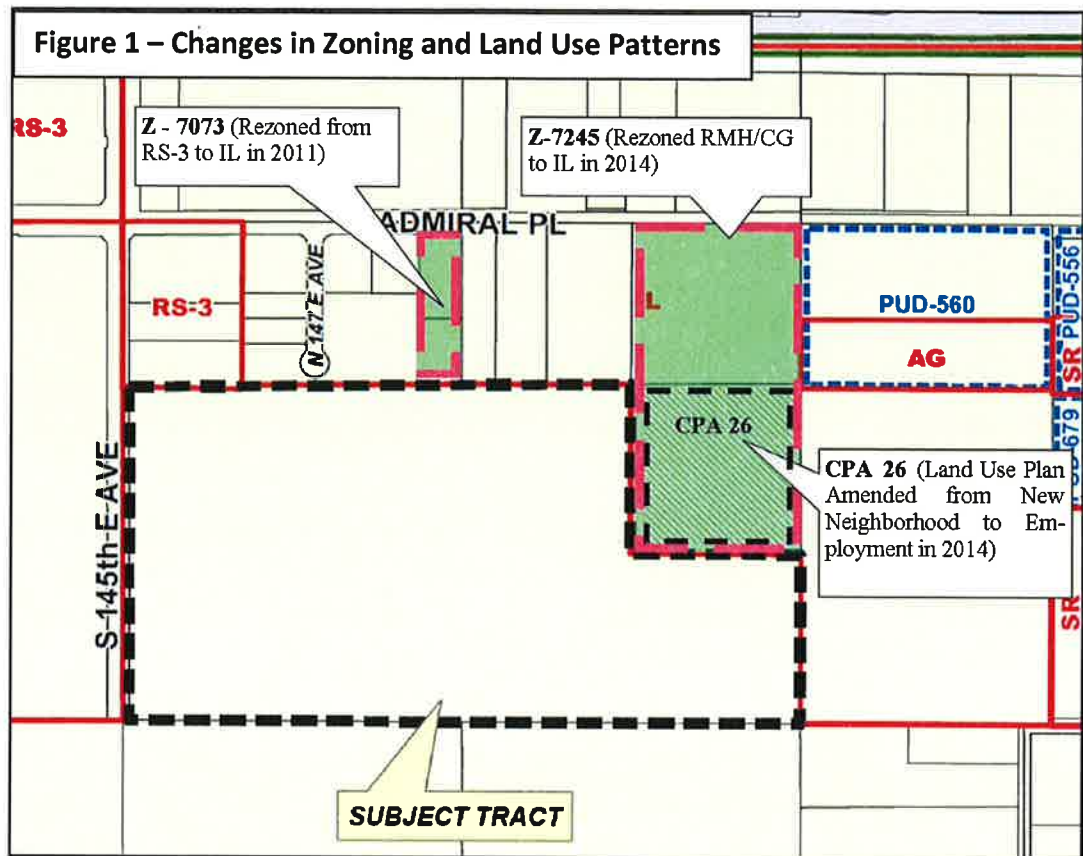
*"The proposed Comprehensive Plan Amendment is for a 70.2764 acre parcel located on the east side of South 145<sup>th</sup> East Avenue, roughly between East 2<sup>nd</sup> and 4<sup>th</sup> Streets South. This Comprehensive Plan Amendment request has been brought about due to the changes in the zoning surrounding the property in recent years. Currently, the property is zoned AG (Agriculture) and delineated as a "New Neighborhood" on the Comprehensive Plan's Land Use Plan. In 2005, the zoning surrounding the project site was predominately RS-3 (Residential Single-Family) to the north, with a small amount of IL (Industrial Light), RMH (Residential Mobile Home) to the northeast, AG to the east and south and IL west across South 145<sup>th</sup> East Avenue. Today, aside from the undeveloped AG zoning along the south boundary of the site, the zoning is primarily IL to the north, east and west, with a small amount of RS-3 abutting the northwestern portion of the site. Since the site is essentially surrounded on three sides by IL zoning, there is an application submitted concurrently with this Comprehensive Plan Amendment request for the re-zoning of the property to IL. In order for the IL zoning request to be allowed, the Comprehensive Plan must be amended to reflect a change from the "New Neighborhood" land use designation to the "Employment" land use designation on the Comprehensive Plan's Land Use Plan. It is also important to note that the area surrounding the site, as well as almost the entire section, is designated as an Area of Growth on the Comprehensive Plan's Growth and Stability Plan.*

*There are a number of benefits in developing this area at a higher intensity use. In addition to aligning the proposed IL zoning with the existing IL zoning east and west of the project site, the economic stimulus that would be provided by this proposed zoning change would have a positive impact on the immediate and surrounding areas, in terms of new jobs created, higher property tax revenues and potential new demand for housing. "*

**F. Staff Response:**

1. *How conditions on the subject site have changed, as well as those on adjacent properties and immediate area:*

The 2010 Comprehensive Plan designated the subject site *New Neighborhood* to support the then existing character and surrounding zoning of the area. In 2010 it appears that much land in the area was undeveloped and contained a mixture of zoning districts that included AG (Agricultural), RS-3 (Residential Single-Family), IL (Light Industrial), CG (Commercial General) and RMH (Residential Manufactured Home). However, there have been significant changes to surrounding land uses and zoning within the area. The changes in land use patterns and zoning are illustrated in Figure 1.



These changes were not anticipated in the adopted Comprehensive Plan and have substantially altered the basic character of the area at question. Today, much of the land north, east and west of the subject lot is zoned IL and contains light industrial uses and vacant/undeveloped lots. The *New Neighborhood* designation on this parcel may no longer be a suitable land use designation due to the growth of the light industrial industry in the area. The parcel is currently surrounded by IL zoning on three sides.

2. *How changes have impacted the subject site to warrant the proposed amendment:*

The *Employment* land use designation would be consistent with emerging growth and development patterns of the surrounding area. *Employment* areas, as defined in the Comprehensive Plan, require access to major arterials or interstates. *Employment* areas have few residences and typically have more extensive commercial activity.

The Major Street and Highway Plan (MSHP) designates the segment of S 145<sup>th</sup> E Ave abutting the subject lot as a Primary Arterial and E Admiral Place is designated as a Secondary Arterial; therefore, the *Employment* land use designation at this location would have appropriate access. There is one existing residential use located immediately north of the subject site, the remaining surrounding land uses

include light industrial and vacant/undeveloped lots. The subject tract appears to be in accordance with the intent and character of the *Employment* land use designation outlined in the Comprehensive Plan.

There is always a concern of industrial zoning/uses located adjacent to existing or future residential areas. The area immediately south of the site is within an AG zoning district and has a New Neighborhood land use designation. Although the concurrent rezoning application for this property is for IL, without a proposed Planned Unit Development (PUD) to ensure design controls, the Zoning Code does require setbacks and buffering between industrial and residential properties. In addition, there are separation and screening requirements for the location of outdoor storage from residential districts. Therefore, such regulations in addition to the physical constraints of floodplains located on the properties, can serve as the transition line between industrial and residential uses in this area. Additionally, during the plat process required after a rezoning, consideration will be given for an east west collector street near the south property line that could lead to appropriate edge treatment between the anticipated residential area and the light industrial zoning request.



3. *How the proposed change will enhance the surrounding area and the City of Tulsa:*

The applicant has stated that the proposed change will stimulate economic development, job growth and new demand for housing in the surrounding area. The proposed change is likely to further stimulate growth of the light industrial industry in the area which has the potential to create job growth. The land immediately south of the subject lot is designated *New Neighborhood*. However, if the subject lot is developed as proposed it is unlikely that new residences would develop south of the subject lot without proper buffering and screening.

Structures that may be constructed within the floodplain will be required to develop per the City's development regulations, which are consistent with, the local building code and other adopted regulatory agency codes that govern construction and development in a floodplain.



Subject Lot (Looking East)



Single Family-Residences Immediately North of the Subject Lot

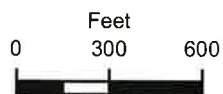
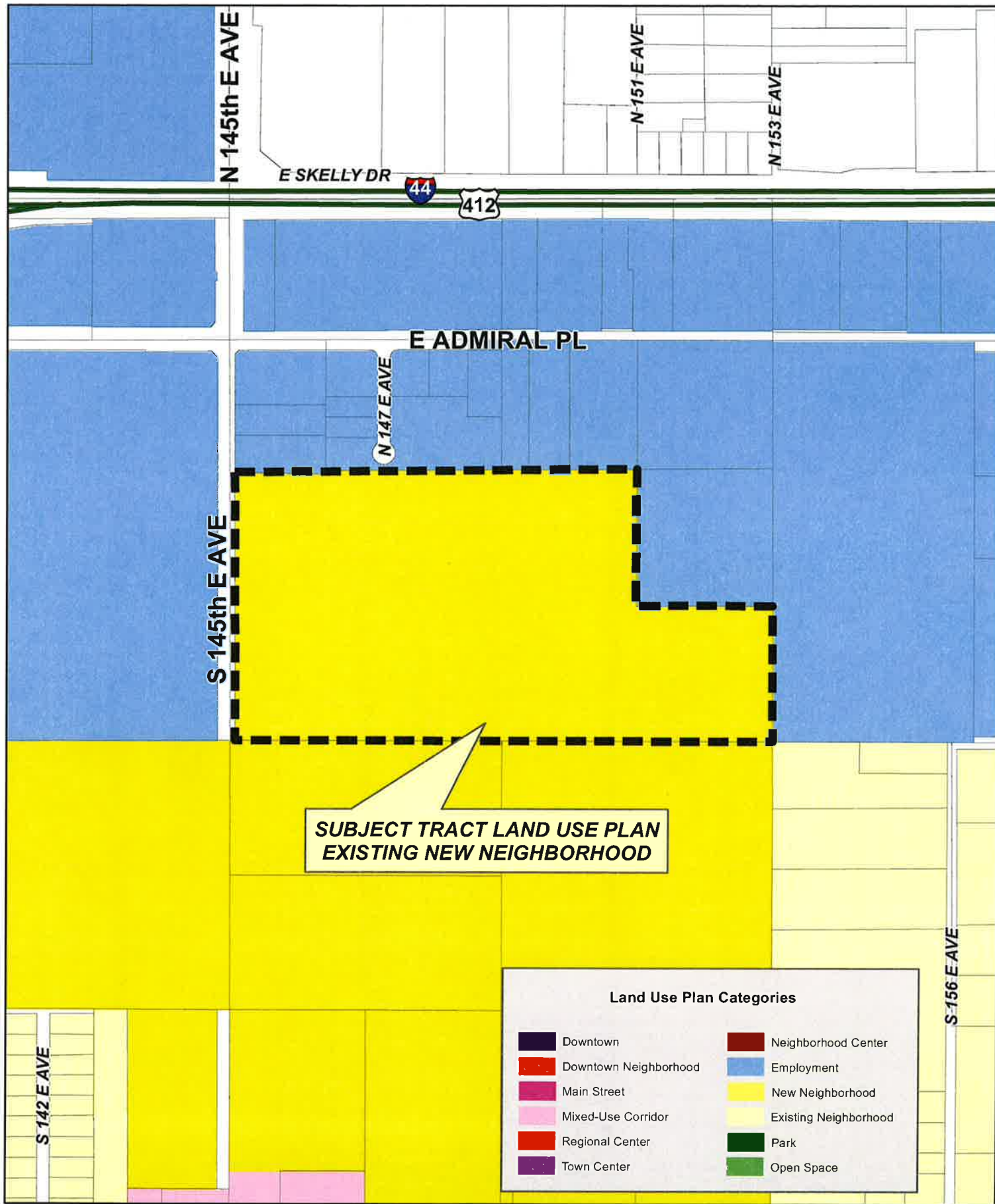


Light Industrial Uses Immediately North of the Subject Lot

## STAFF RECOMMENDATION

- Staff recommends **approval** of the *Employment* land use designation as submitted by the applicant.



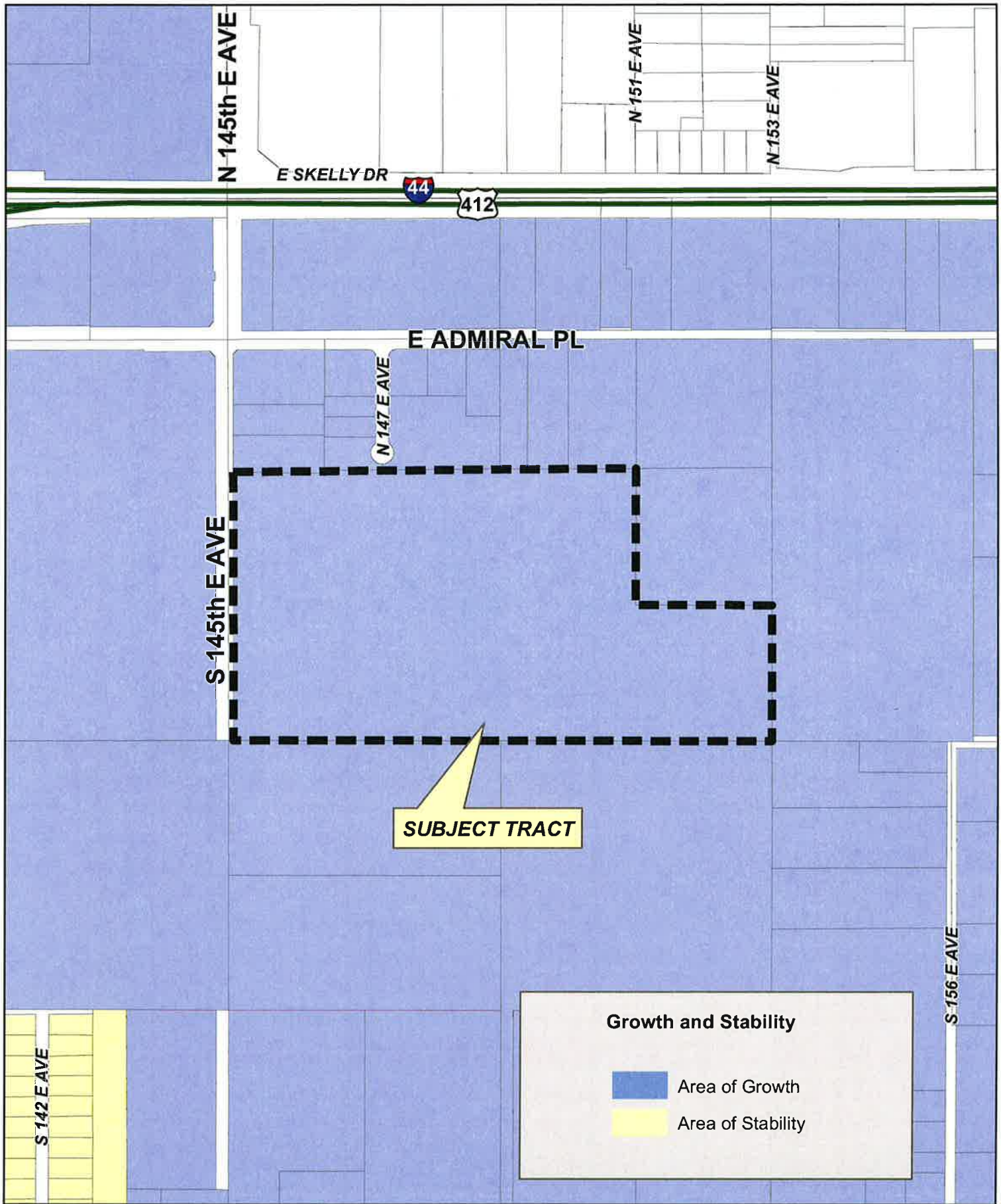


**CPA-30**

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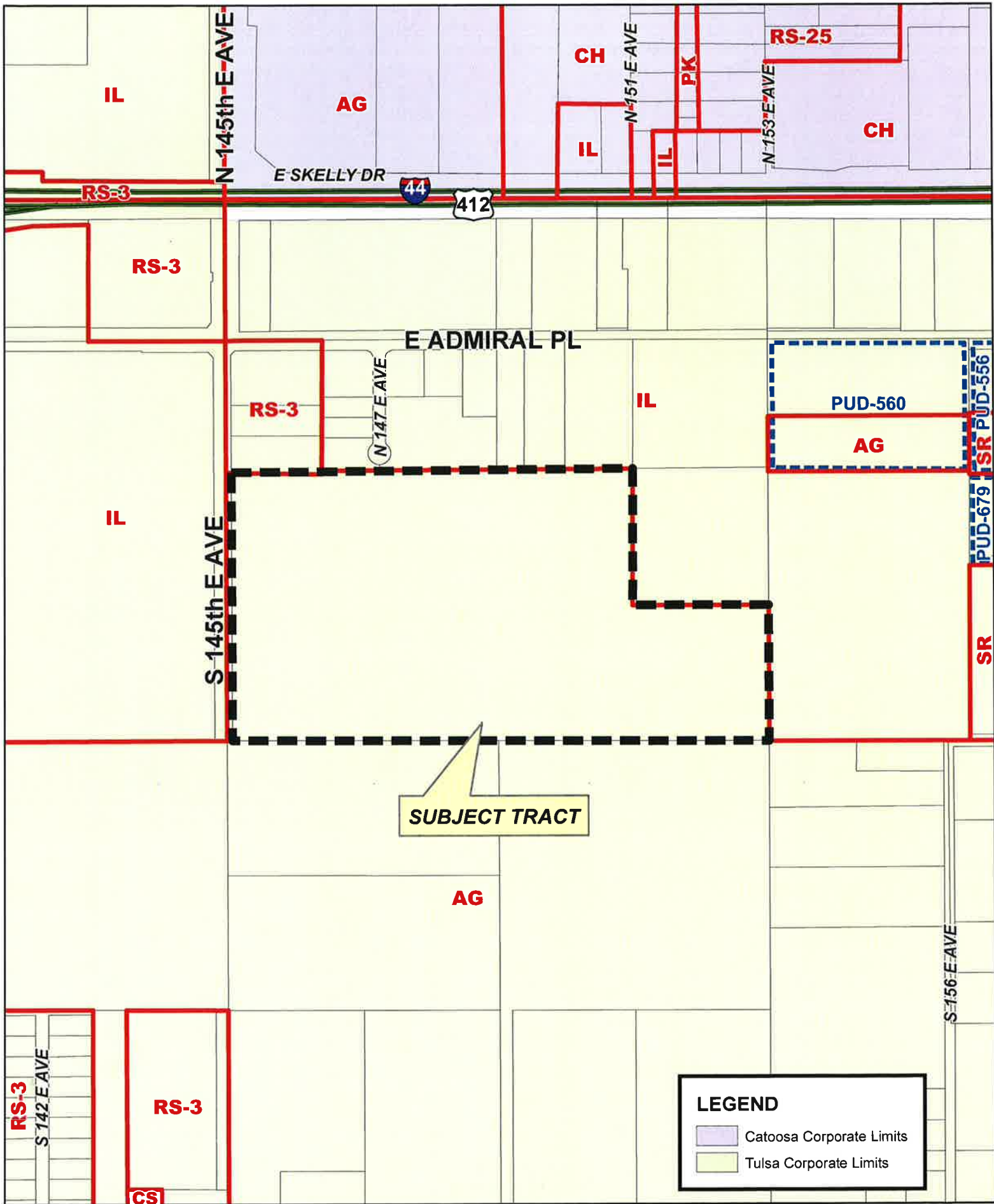




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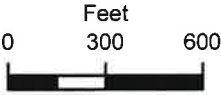
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**LEGEND**

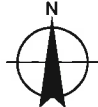
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-  Tulsa Corporate Limits



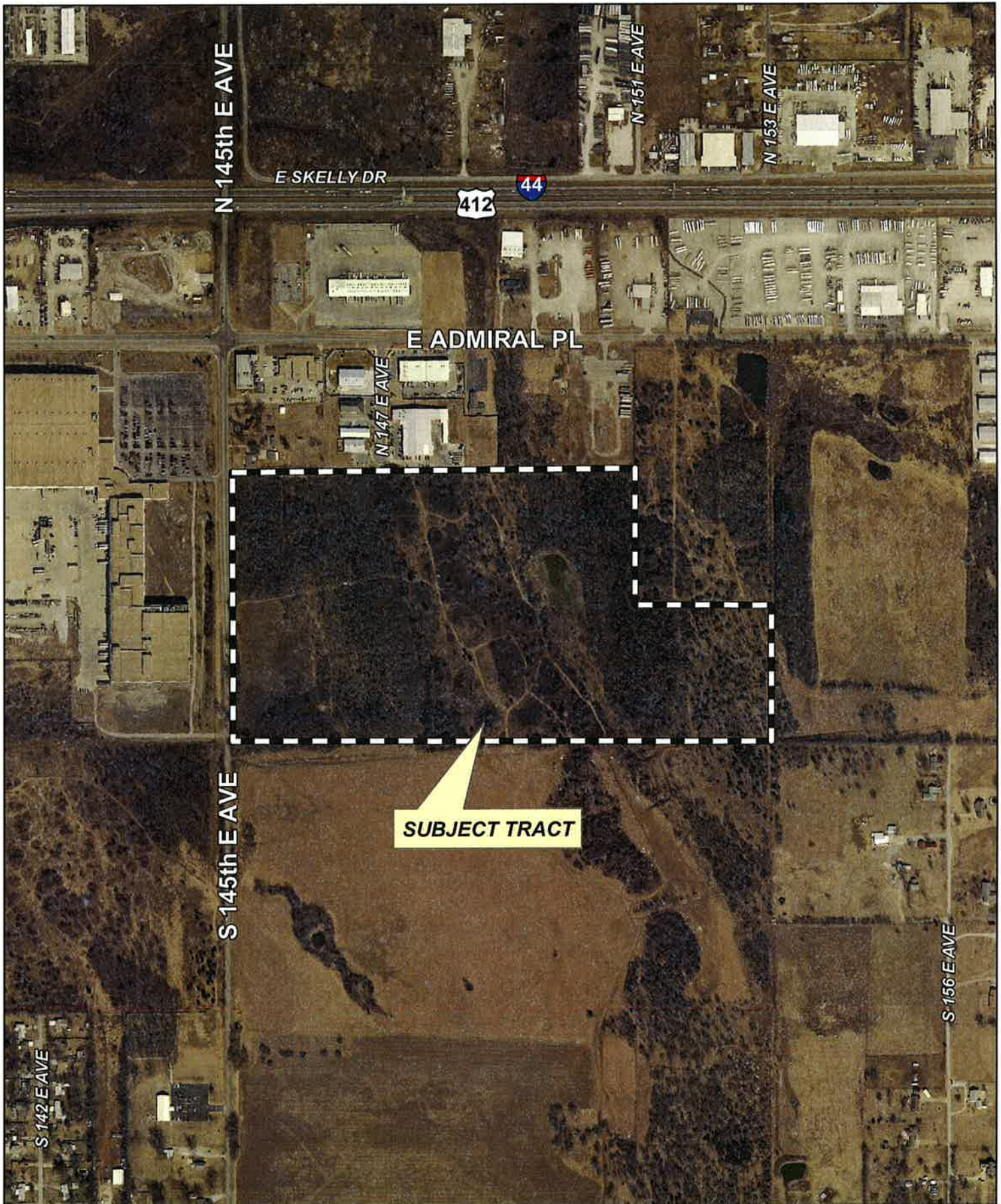
**CPA-30**

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Aerial Photo Date: March 2014

CPA-30

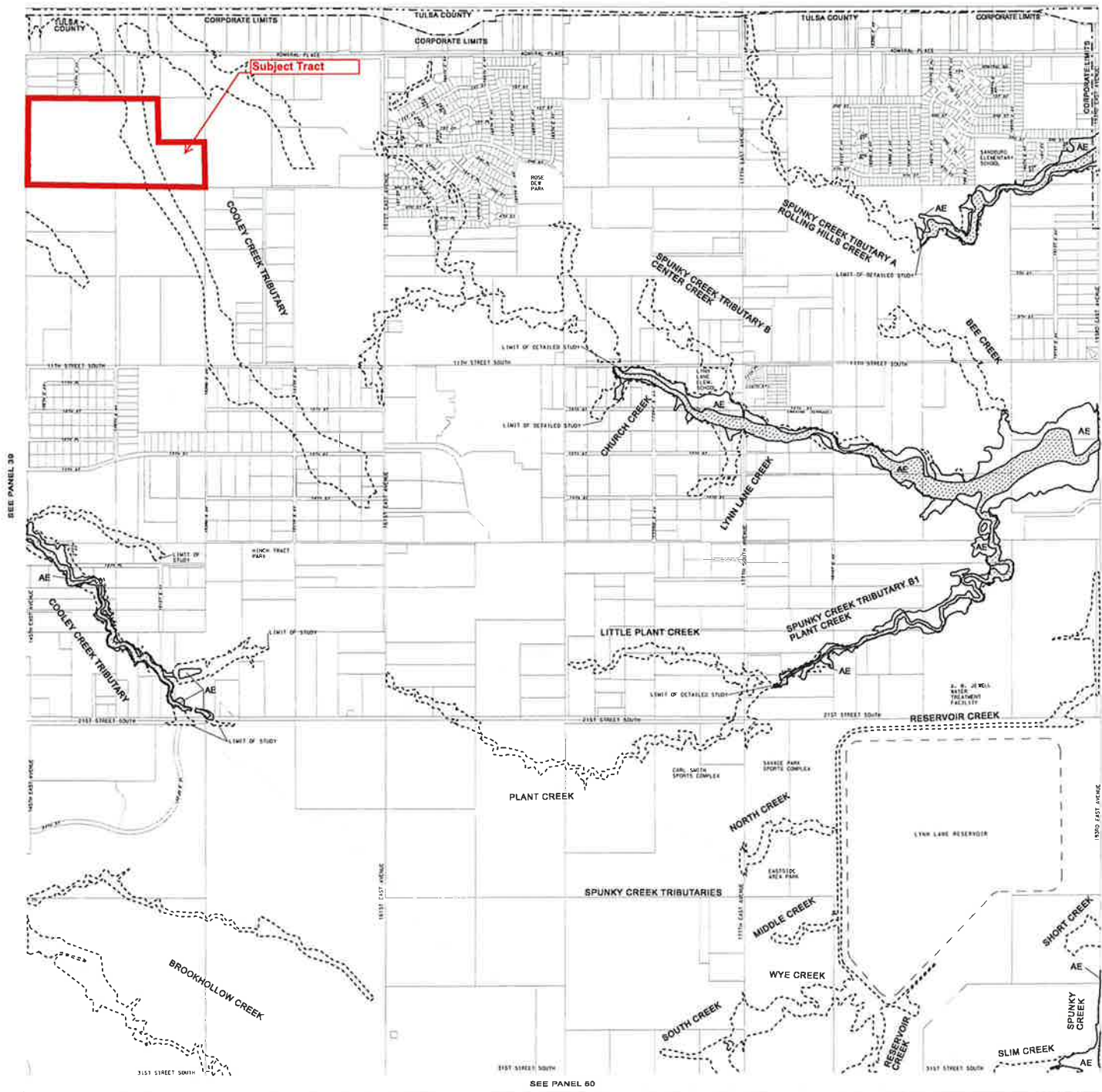
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**CITY OF**  
**Tulsa**  
*A New Kind of Energy.*

**ENGINEERING SERVICES**

*03/24/13*

DESCRIPTION	DATE	BY	CHK
ISSUED	12/12	RNG	MHR

FEMA A-ZONE  
BOUNDARY

FLOODWAY AREA

A-ZONE DESIGNATION

A-ZONE DESIGNATION  
BOUNDARY

REGULATORY  
FLOODPLAIN  
BOUNDARY

SHALLOW FLOODING

CREEK CENTERLINE

0 100 1000 1500 2000

33	34	35	36	37
4	3	2	1	6
9	10	11	12	7
16	15	14	13	18
21	22	23	24	19

PANEL INDEX

16.15

## RESOLUTION

### TULSA METROPOLITAN AREA PLANNING COMMISSION

#### Resolution No.: 2685:928

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; AMENDING THE TULSA COMPREHENSIVE PLAN BY ADOPTING AN AMENDMENT TO THE LAND USE MAP OF THE TULSA COMPREHENSIVE PLAN.

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22<sup>nd</sup> of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, on September 10, 2014, the owners of properties identified on the attached map as CPA-30 applied for an amendment of the Tulsa Comprehensive Plan to change the land use designation of such properties on the Land Use Map; and

WHEREAS, a public hearing was held on November 5, 2014 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of

this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt the amendment to the Tulsa Comprehensive Plan, as hereafter described.

**CPA-30:** Amend Land Use designation from “New Neighborhood” to “Employment” on approximately 70.28 acres located South of the SE/c corner of E Admiral Pl and S 145th E Ave; and

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That the Tulsa Comprehensive Plan, as adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010 and as amended from time to time, shall be and is hereby amended, to include the amendments as described above.

Section 2. That a true and correct copy of the pertinent portion of the Land Use Map, showing the amendment, is attached to this Resolution.

Section 3. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

Section 4. That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Tulsa Comprehensive Plan within forty-five (45) days of its submission, it shall be deemed approved with the status of an official plan and immediately have full force and effect.

ADOPTED on this 5th day of November, 2014, by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its *ex officio* members.

---

Michael Covey, Chairman  
Tulsa Metropolitan Area Planning Commission

ATTEST:

---

Ryon Stirling, Secretary  
Tulsa Metropolitan Area Planning Commission



STATE OF OKLAHOMA )  
 )  
COUNTY OF TULSA ) ss.

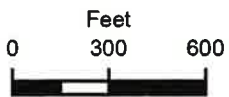
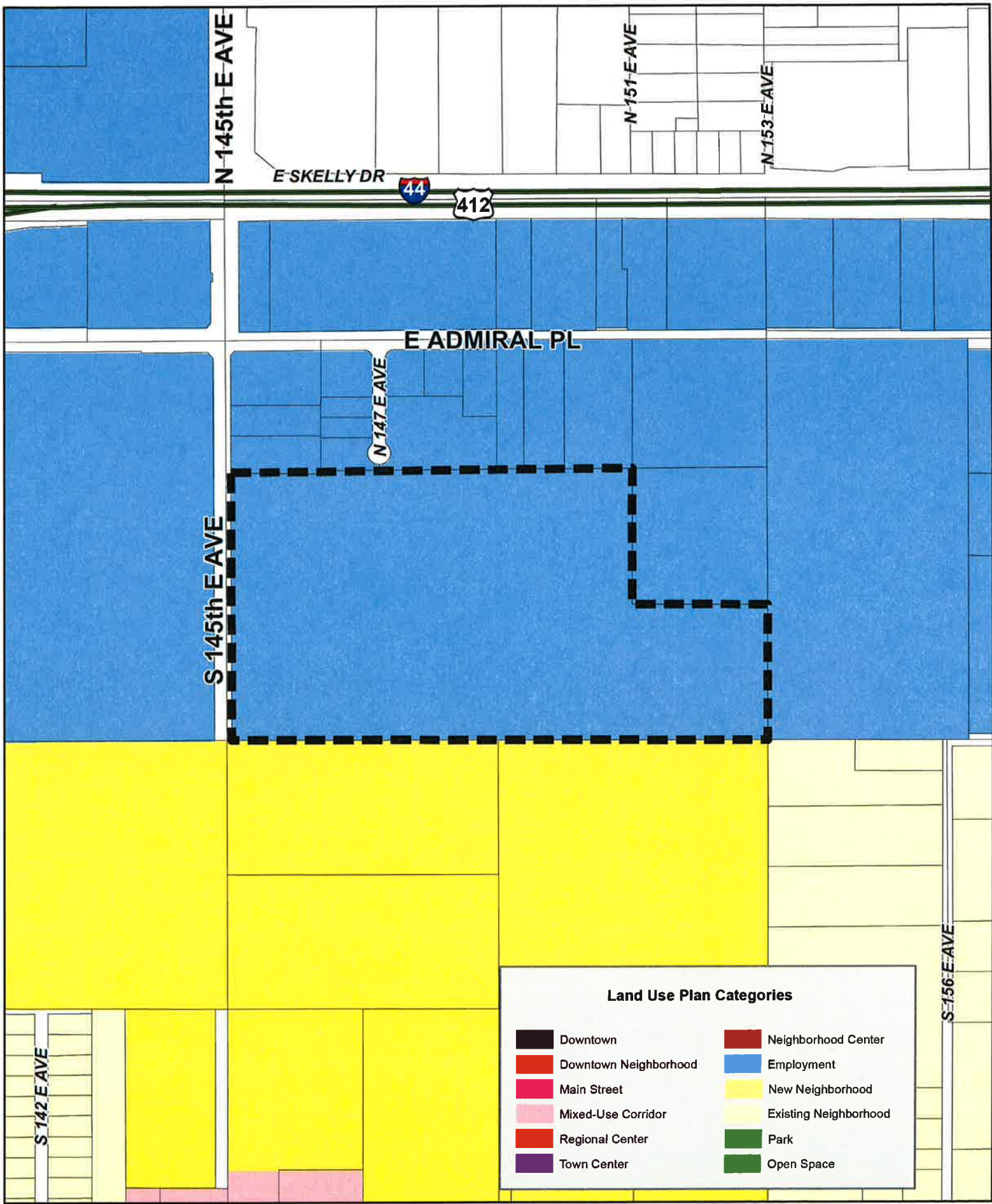
I, Michael Covey, Chairman of the Tulsa Metropolitan Area Planning Commission, certify on this 5<sup>th</sup> day of November, 2014 that the foregoing Resolution and amendments to the Tulsa Comprehensive Plan attached to this Resolution are a true and correct copy of the Resolution and amendments to the Tulsa Comprehensive Plan as adopted by the Tulsa Metropolitan Area Planning Commission.

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

My Commission Expires: \_\_\_\_\_

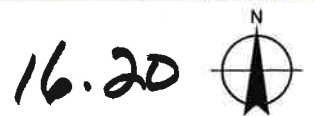
Commission No.: \_\_\_\_\_





**CPA-30**

19-14 03







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7284 – Related to CPA-30

**Hearing Date:** November 5, 2014

**Case Report Prepared by:**

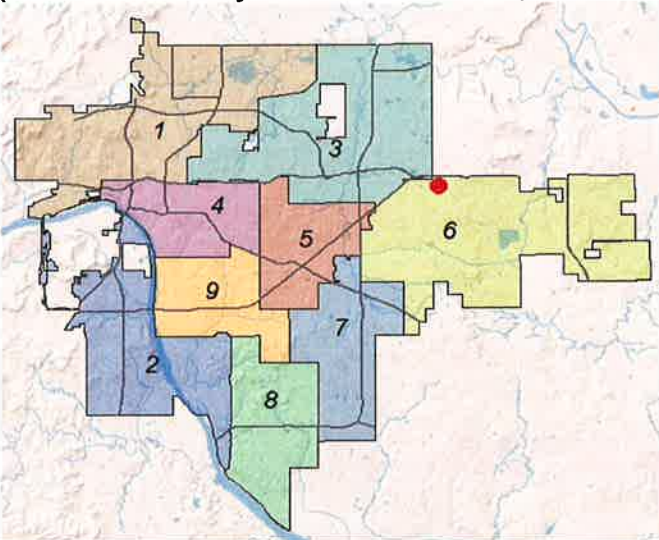
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Tim Terral

*Property Owner:* AEP OK Transmission Co, Inc.

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* PSO Service Center building and outdoor storage for electrical service repair and construction

*Concept summary:* Rezone from AG to IL for future expansion of PSO storage of materials and building construction.

*Tract Size:* 70 ± acres

*Location:* South of southeast corner of E. Admiral Pl. & S. 145<sup>th</sup> E. Ave.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* IL

**Comprehensive Plan:**

*Existing Land Use Map:* New Neighborhood  
*Proposed Land Use Designation:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

The rezoning request is not consistent with the New Neighborhood Vision of the Comprehensive Plan; however, a concurrent application (CPA-30) has been presented changing the Land Use Designation from New Neighborhood to Employment.

**Staff Data:**

TRS: 9403

CZM: 40

Atlas: 0/ 1386

**City Council District:** 6

*Councilor Name:* Skip Steele

**County Commission District:** 1

*Commissioner Name:* John Smaligo

## **SECTION I: Z-7284**

### **DEVELOPMENT CONCEPT:**

This site has been purchased by AEP Oklahoma Transmission Company for the purposes of construction of a new service center on the site which will include offices, service and maintenance buildings, lay down yard and similar uses. No sub-station is being proposed for this site. The initial phase of the project is expected to be at the southwest corner of the property where a one story 60,000 square foot building will be constructed with offices near the west side of the building and warehouse storage further east.

### **EXHIBITS:**

- INCOG Case map
- INCOG Aerial
- INCOG Aerial

- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

#### **Applicant Exhibits:**

- Conceptual Phasing Exhibits
- Letter presented to property owners within 300 feet

### **DETAILED STAFF RECOMMENDATION:**

The rezoning request is not consistent with the Land Use Vision of the Comprehensive Plan however the applicant has requested a concurrent request to change the land use designation from New Neighborhood to Employment. The site is surrounded on three sides with Employment and Industrial uses and is consistent with the expected development pattern in the area, and

The site is in harmony with the existing development areas north, west and east boundaries of the site however the anticipated development south of the site will continue to be a new residential neighborhood. There is always a concern of industrial zoning/uses located adjacent to existing or future residential areas. Although the concurrent rezoning application for this property is for IL, without a proposed Planned Unit Development (PUD) to ensure design controls, the Zoning Code does require setbacks and buffering between industrial and residential properties. In addition, there are separation and screening requirements for the location of outdoor storage from residential districts. Future residential infill south of this request will affect the development standards on this site and staff strongly recommends placing outdoor storage and buildings in a location respectful of future residential development. Zoning Code regulations in addition to the physical constraints of floodplains located on the properties, can serve as the transition line between industrial and residential uses in this area, and

Additionally, during the plat process required after a rezoning, consideration will be given for an east west collector street near the south property line that could lead to appropriate edge treatment between the anticipated residential area and the light industrial zoning request, therefore

**Staff recommends Approval of Z-7284 to rezone property from AG to IL.**

## **SECTION II: Supporting Documentation**

## RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:      *The zoning request from AG to IL is not supported by the Tulsa Comprehensive Plan current land use designation of New Neighborhood; however a concurrent request for an amendment to Employment has also been submitted by the applicant.*

### Land Use Vision:

*Land Use Plan map designation:* New Neighborhood

The *New Neighborhood* land use designation was assigned to the subject tract 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.”

The anticipated Employment vision for the area is Employment.

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

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

*Areas of Stability and Growth designation:* Area of Growth

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

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



and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

*Major Street and Highway Plan:* Near the south edge of this zoning request the Major Street and Highway plan contemplates a collector street. During the plat process a collector street will be required to provide access to the properties east of 145<sup>th</sup> East Avenue

*Trail System Master Plan Considerations:* None

Small Area Plan: (2006 East Tulsa Neighborhood Detailed Implementation Plan)

This site is included in the 2006 East Tulsa Neighborhood Detailed Implementation Plan and is partially identified as a vacant undeveloped or under-developed large site. The plan does not provide a specific vision for this infill opportunity however the Plan does provide the following recommendation: The largely vacant and undeveloped property has high visibility with good access and enhanced access to U.S. 412 is needed. Should development of vacant and undeveloped property require new zoning, it is encouraged that the rezoning be coupled with a Planned Unit Development when the property is adjacent to existing and planned residential neighborhoods to ensure appropriate protection and buffering of the neighborhoods.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* This site is not significantly affected by the existing conditions on the property or the surrounding properties.

Environmental Considerations: City of Tulsa regulatory floodplain will affect the future development of the site and will provide opportunities for salvaging for some of the existing tree cover.

Streets:

<u>Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Existing on west boundary: South 145th East Avenue	Primary Arterial	120 feet	2
Future: Un-named east west street will be required during plat process	Residential / Industrial Collector	60 feet	None

Utilities:

The subject tract has municipal water and sewer available.

17.4

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	RS-3 and IL	<i>Employment</i>	Light Industrial and Single Family Residential
South	AG	<i>New Neighborhood</i>	Vacant/Undeveloped
East	IL	<i>Employment</i>	Vacant/Undeveloped
West	IL	<i>Employment</i>	S 145 <sup>th</sup> E Ave. then Light Industrial. Originally developed for Albertsons Regional Distribution Center

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

**Z-6778 September 2000:** Staff and TMAPC concurred in recommending approval of a request for rezoning a 70± acre tract of land from AG to RMH for a mobile home park, on property located South of southeast corner of E. Admiral Pl. & S. 145<sup>th</sup> E. Ave; also known as the subject property. The City Council denied the request.

***Surrounding Property:***

**Z-7245 January 2014:** All concurred in approval of a request for rezoning a 20± acre tract of land from RMH/CG to IL for a truck freight terminal, on property located east of southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue

**Z-7173 August 2011:** All concurred in approval of a request for rezoning a 2.5± acre tract of land from RS-3 to IL for a church and future industrial, on property located east of southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue

**Z-7027 March 2006:** All concurred in approval of a request for rezoning a 10± acre tract of land from RS-3 to IL for industrial uses, on property located east of the southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue.

**Z-6665/ PUD-605 May 1999:** A request to rezone a 20± acre tract from AG to IL and PUD for a mixed use development, on property located north of the northeast corner of East 11<sup>th</sup> Street South and South 145<sup>th</sup> East Avenue. Staff and TMAPC recommended approval subject to the PUD. City Council denied the request. The applicant appealed the decision to District Court and lost.

**Z-6587/ PUD-560 May, 1997:** All concurred in approval of a request for rezoning a 12.5± acre tract of land from AG to IL/PUD-560 to allow four development areas, three for light industrial development and one for a reserve area for a 100' stormwater drainage way in Development Area 4 and buffer for

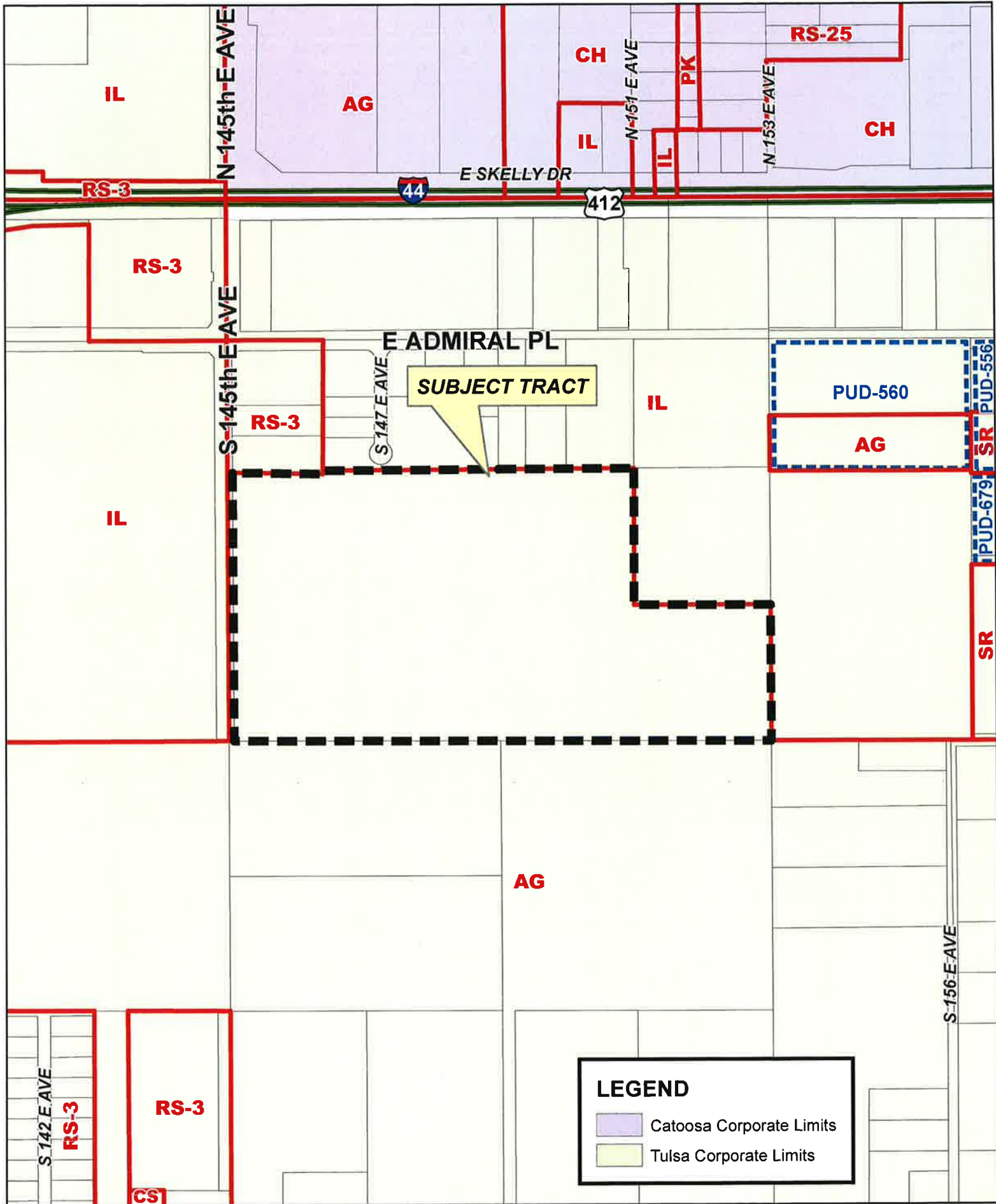
properties located to the west and including, on the west side of the tract, located west of the southwest corner of East Admiral Place and South 161<sup>st</sup> East Avenue.

**Z-6644 July 1998:** All concurred in approval of a request for rezoning a 119+ acre tract from AG to IL for warehouse and distribution center located on the southwest corner of East Admiral Place and South 145<sup>th</sup> East Avenue and located west of subject property.



**BOA-3110 November 12, 1958:** The Board of Adjustment approved a Special Exception to permit a church in an RS-3 district, on property located east of southeast corner of East Admiral Place and South 145<sup>th</sup> East Avenue.

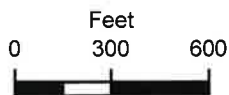
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**LEGEND**

-  Catoosa Corporate Limits
-  Tulsa Corporate Limits



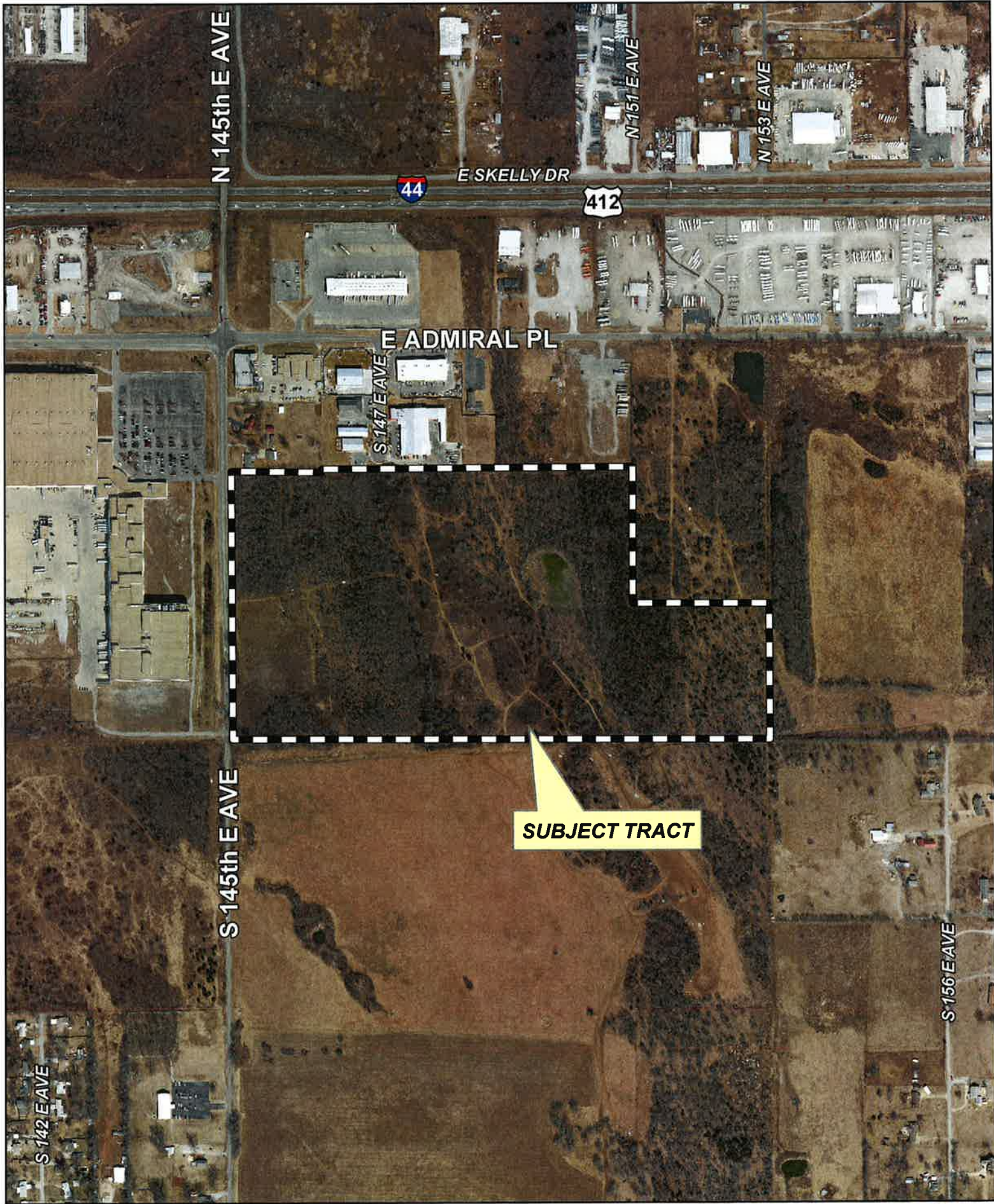
**Z-7284**

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Feet

Aerial Photo Date: March 2014

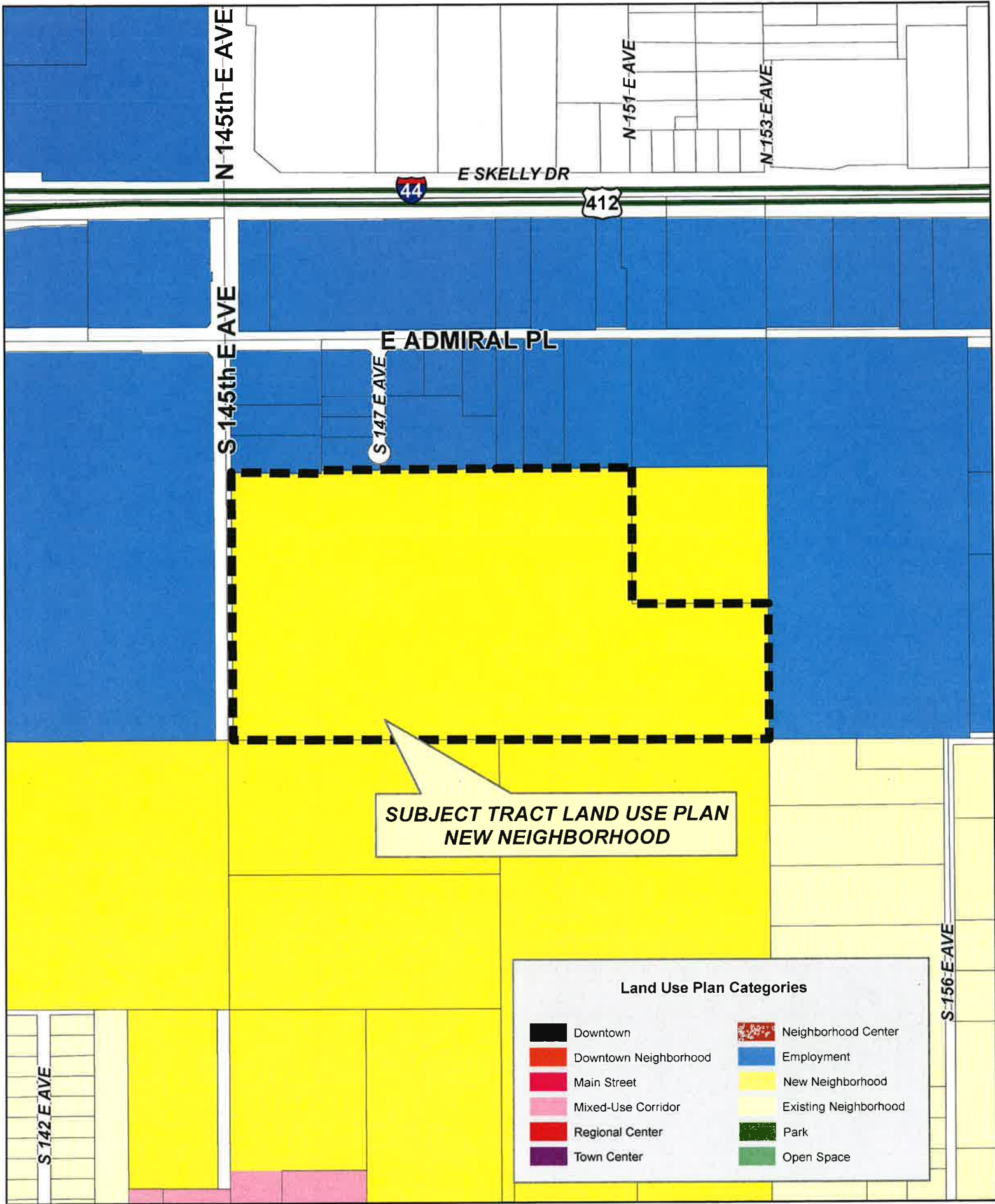
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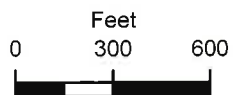
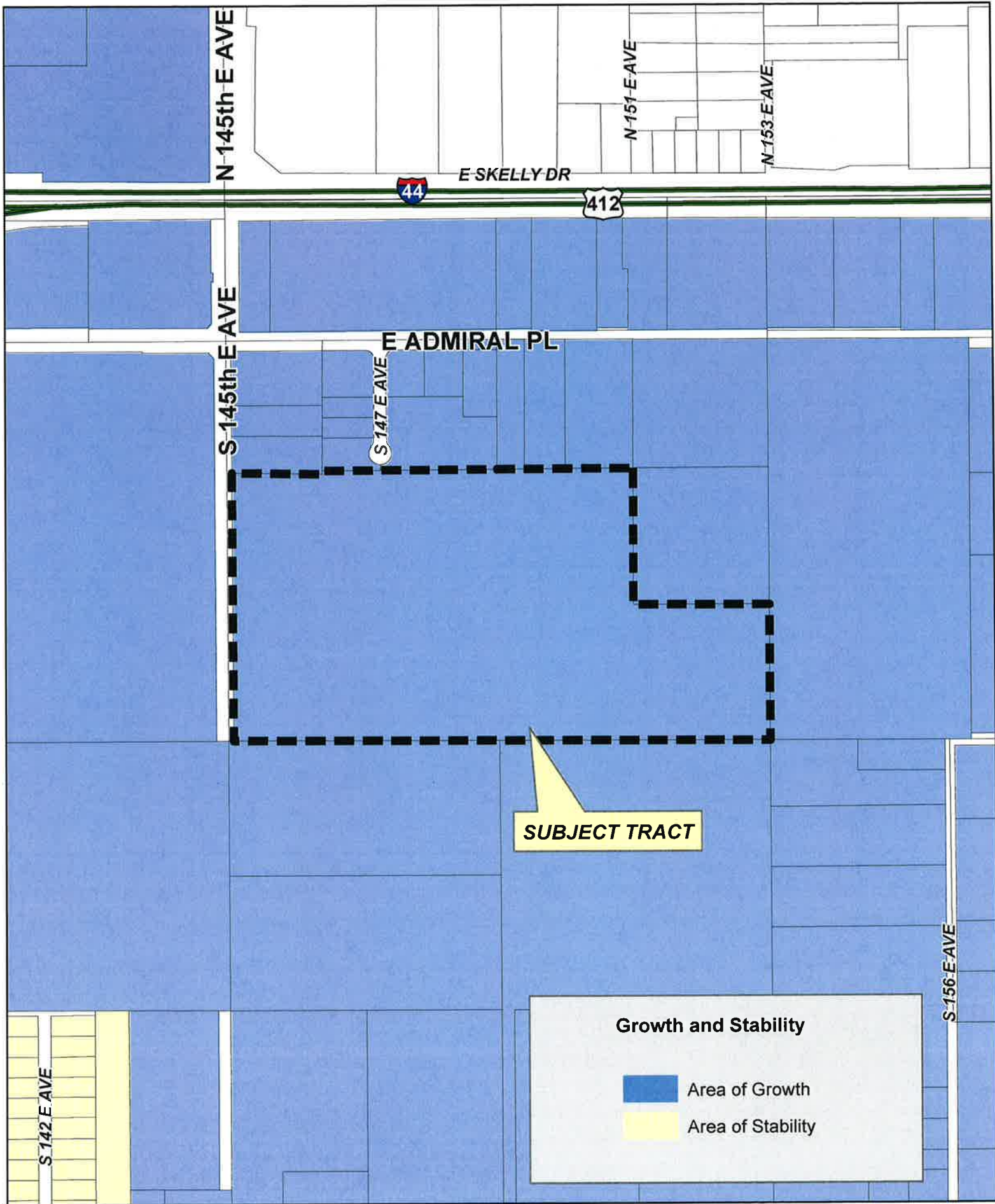
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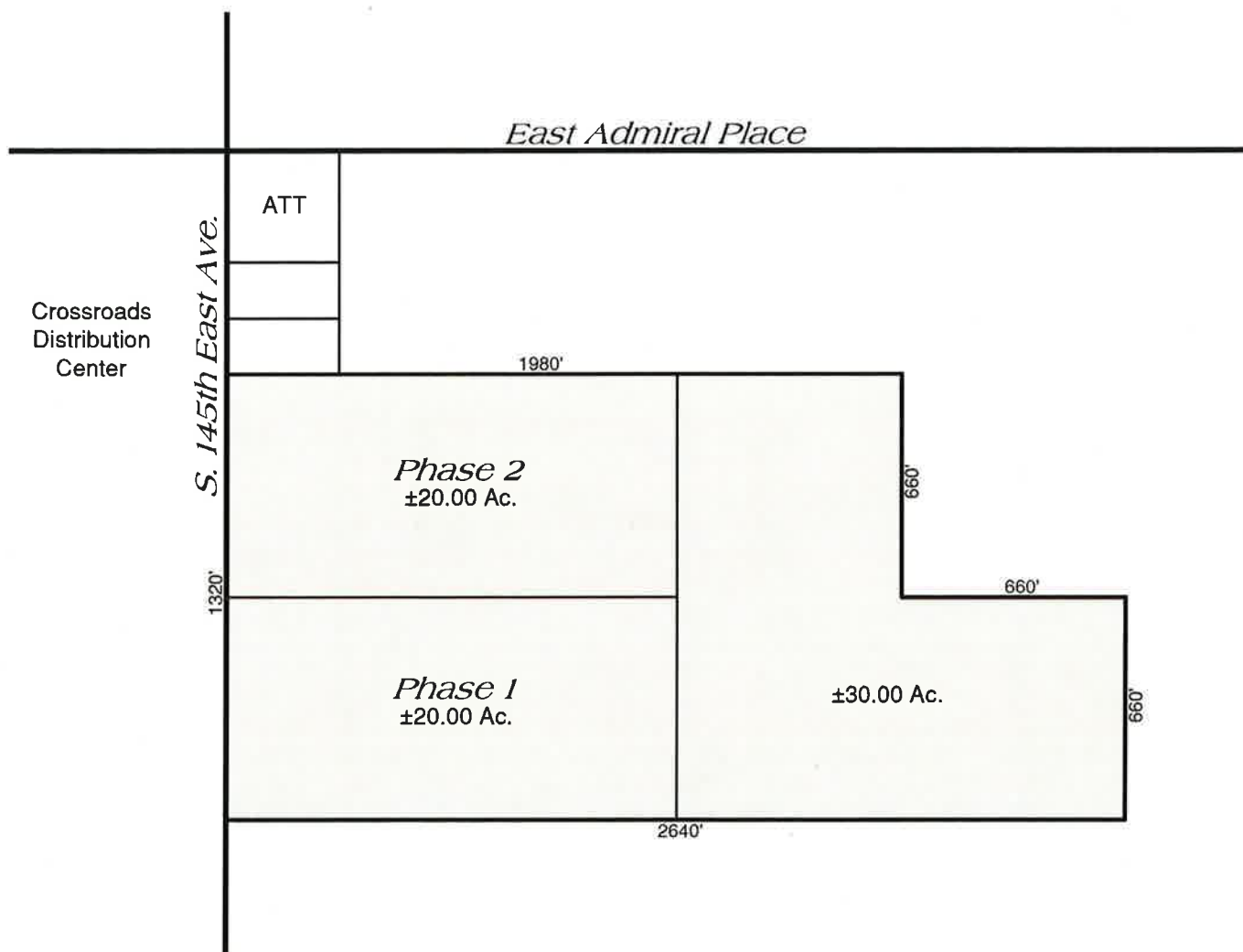
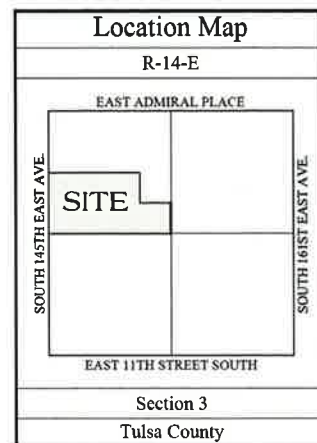


**Z-7284**

19-14 03



# EXHIBIT 'A'



## CONCEPTUAL PHASING PLAN



Tulsa Engineering & Planning Associates, Inc.  
9820 East 41st Street Tulsa, Oklahoma 74146  
Phone: 918-252-9621 Fax: 918-250-4566



Job No: 14-052  
Scale: 1" = 500'  
Date: 10/16/2014

Certificate of Authorization No. 551 Renewal Date June 30, 2015

17.11

October 20, 2014

RE: Re-Zoning case Z-7284: Agriculture (AG) to Light Industrial (IL)

To Whom It May Concern:

A request to re-zone a 70 acre parcel of land located on the east side of 145<sup>th</sup> E. Ave, just south of Admiral Pl., from Agriculture (AG) to Light Industrial (IL) has been submitted to the City of Tulsa and will be heard at the Tulsa Metropolitan Area Planning Commission (TMAPC) on Wednesday, November 5, 2014, at 1:30 pm. This letter is an effort to contact the surrounding property owners of this 70 acre parcel and give them information about the proposed development, as well as provide them with contact information in order for them to be able to get questions answered and voice any concerns they may have. Tulsa Engineering and Planning Associates, Inc. (TEP) is working on behalf of AEP Oklahoma Transmission Company (AEP), to re-zone the 70 acre parcel. You should have already received a notification letter and two exhibits from TMAPC about this rezoning case that gives you the basic information about our re-zoning request. While it is early in the development process, we wanted to provide you with the most current information we have about this project.

AEP is proposing to locate a new service center on the site, which will include offices, service and maintenance buildings, laydown yard and similar uses. No sub-station is being proposed for this site. A significant amount of the existing trees are to be maintained for the buffering of the surrounding properties as well as for aesthetical purposes in order to aid in maintaining a more natural environment for the AEP campus. The majority of the ultimate build out of the development will most likely occur on the western half of the project site. Topography and regulatory flood plain limit the accessibility and development of the much of the east half of the site. Phase 1 of this project will be a 20 acre tract located in the southwest corner of the project and is anticipated to break ground in the first half of 2015 (see attached Exhibit "A" – Conceptual Phasing Plan). Phase 1 is proposed to have a one-story, 60,000 square foot building that will have offices in the front/west side of the building facing 145<sup>th</sup> E. Ave. and warehouse/storage in east portion of the building. This building will be designed to convey a very attractive masonry façade facing 145<sup>th</sup> E Ave., with significant landscaping located along 145<sup>th</sup> E. Ave. and around the building. Behind the building, and screened from 145<sup>th</sup> E. Ave, will be a lay down yard that is to be fenced. The lay down yard will be a place where power poles, transformers, etc. will be stored. Phase 2 is anticipated to be 15-20 acres in size and will be located in the northwest corner of the property. Specifics on the timing and land uses for Phase 2 are not known at this time, but it is anticipated to be a number of years before this phase will be started.

Please let me know if you have any questions or concerns and I will do my best to address them. If you would like to meet to discuss the re-zoning, please let me know.

Sincerely,

Tim Terral  
TEP  
Director of Land Planning  
Phone: 918.359.6413

17.12





Tulsa Metropolitan Area  
Planning Commission

**Case :** Oil Capital Heights Plat  
Preliminary Subdivision Plat

**Hearing Date:** November 5, 2014

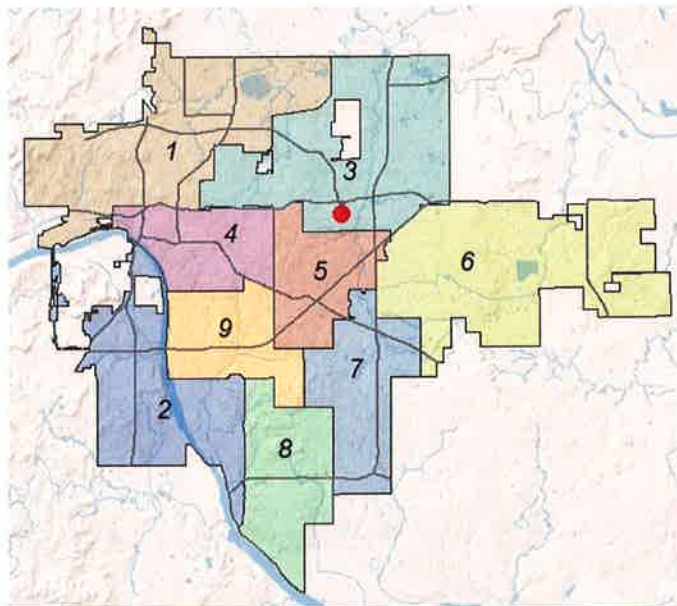
**Case Report Prepared by:**

Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* Mark Capron, Sisemore Weisz  
& Associates

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



**Applicant Proposal:**

Preliminary Subdivision Plat Approval

*Tract Size:* 25 ± acres

*Location:* North of East 4<sup>th</sup> Place South,  
East of South Memorial Drive

**Zoning:**

*Existing Zoning:* PUD-820 pending, OL, CS,  
CH existing

**Staff Recommendation:**

Staff recommends **APPROVAL**.

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 2

*Commissioner Name:* Karen Keith

**EXHIBITS:**

INCOG Aerial      Land Use Map  
Subdivision Map  
Zoning Case Map  
Growth and Stability Map

## PRELIMINARY SUBDIVISION PLAT

### Oil Capital Heights - (CD 3)

North of East 4<sup>th</sup> Place South, East of South Memorial Drive

This plat consists of 1 Lot, 1 Block, on 25 acres.

The following issues were discussed September 18, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 820 pending, OL, CS, CH existing.
2. **Streets:** Right-of-way on 89<sup>th</sup> and 4<sup>th</sup> should be called out as "dedicated by plat" or reference provided such as book or page number. Provide 25 foot radius at intersection of 89<sup>th</sup> and 4<sup>th</sup> (note that 25 foot is required along 4<sup>th</sup> Place and 30 feet along 89<sup>th</sup> East Avenue). Use standard language for right-of-way dedication. Include sidewalk section.
3. **Sewer:** No comment.
4. **Water:** The extension of looped water mainline is proposed. Connecting to the existing dead end water mainline along South 85<sup>th</sup> East Avenue is required.
5. **Storm Drainage:** Review of Infrastructure Development Plan will determine acceptable drainage plan.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be required especially around perimeter of property.
7. **Other: Fire:** Two remote access roads are required for this site per the International Fire Code 1009 edition, Section D104.3.
8. **Other: GIS:** Identify all subdivisions on location map. Legal description needs to match plat. Subdivision control data sheet is required.

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:**

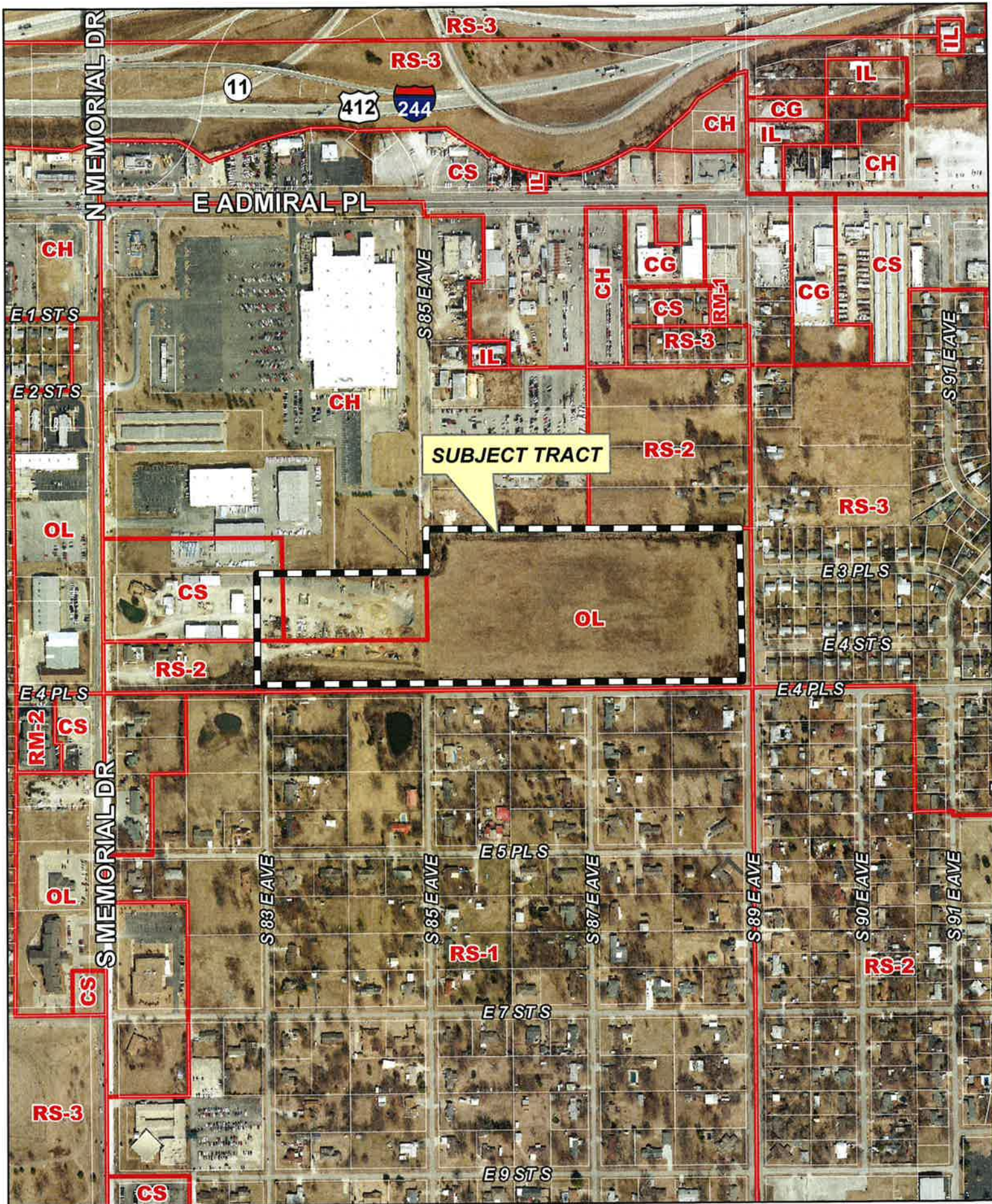
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved 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.







## OIL CAPITAL HEIGHTS

18.6



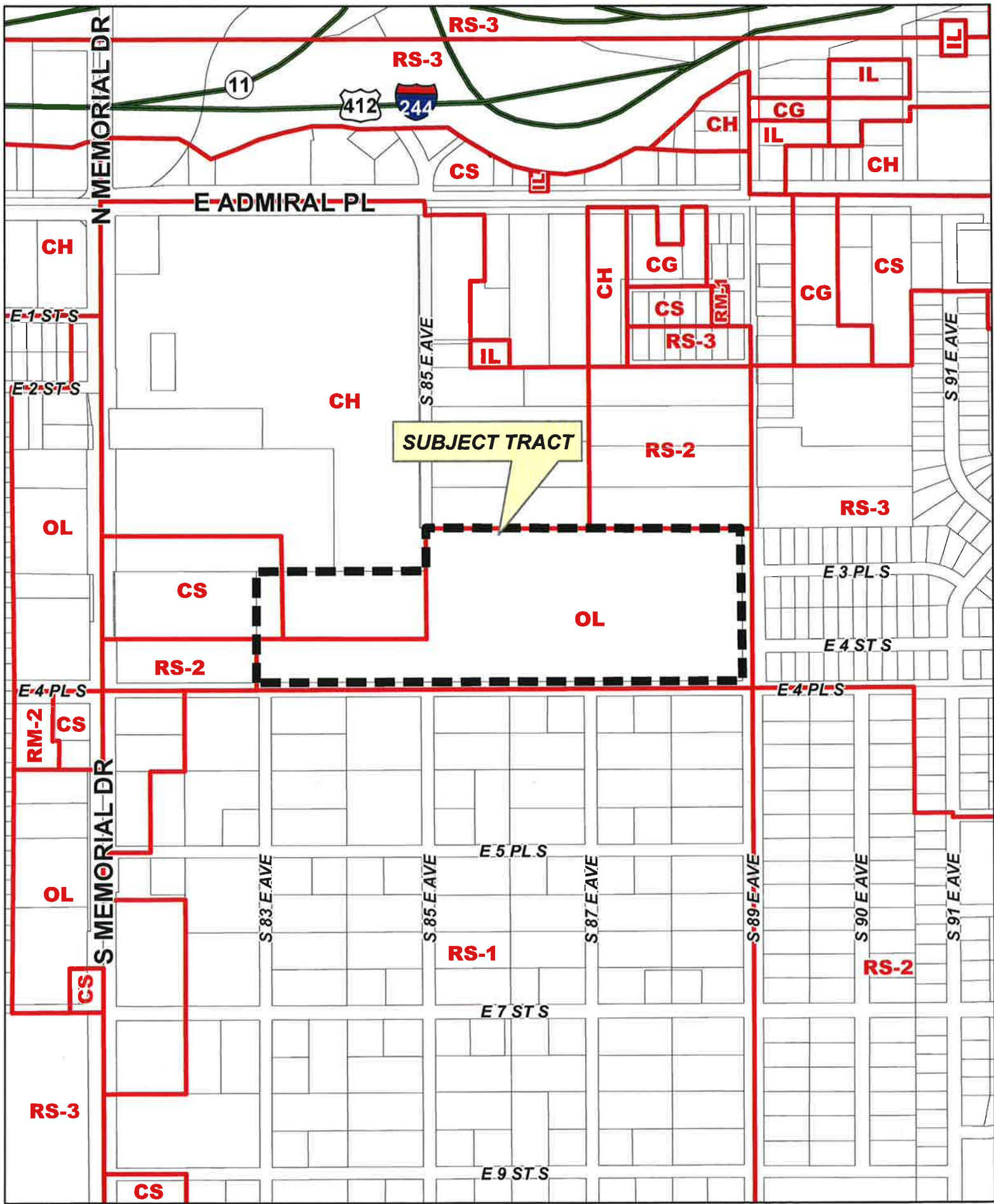
Aerial Photo Date: March 2014

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



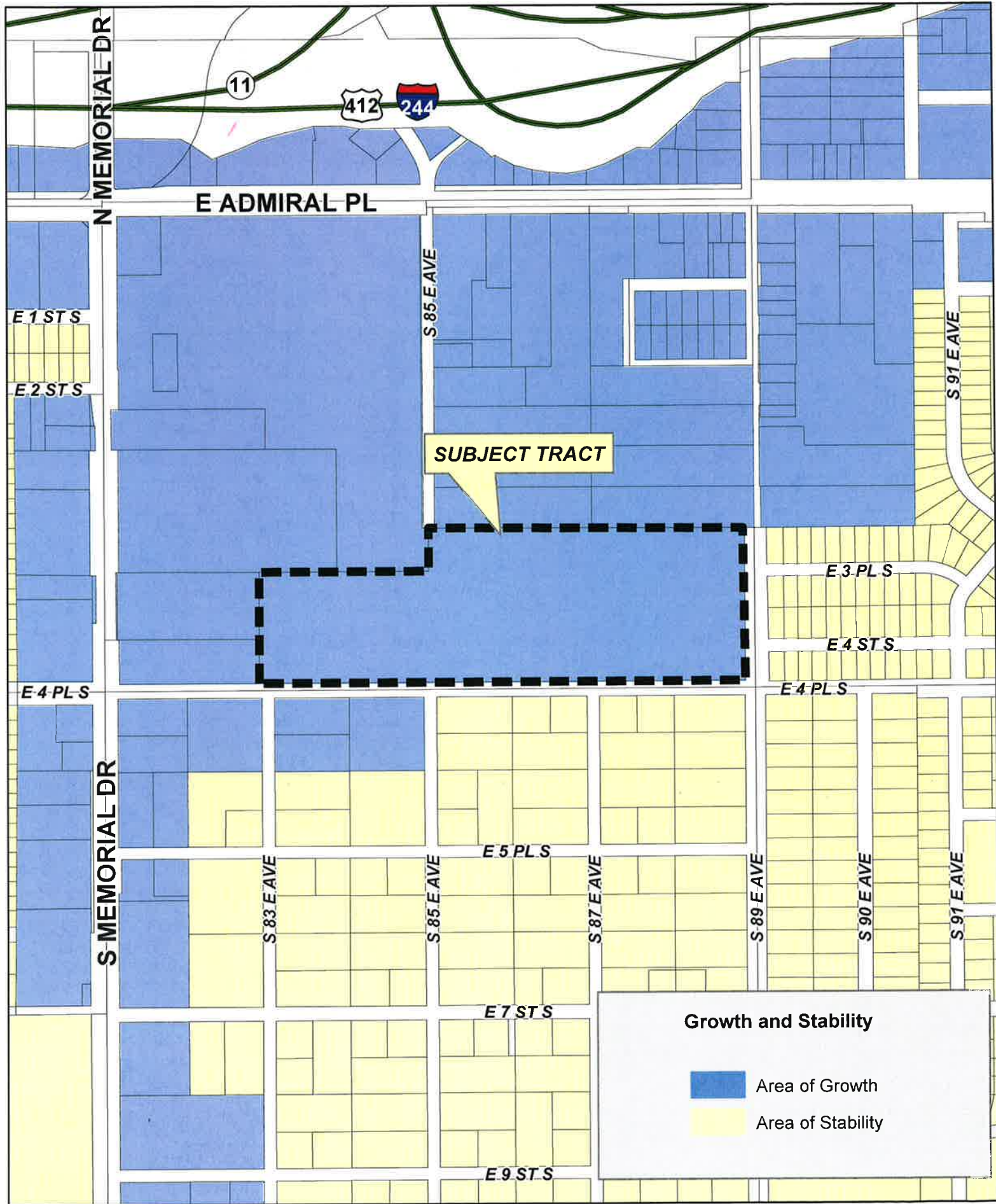




**OIL CAPITAL HEIGHTS**

18.7





Feet  
0 250 500

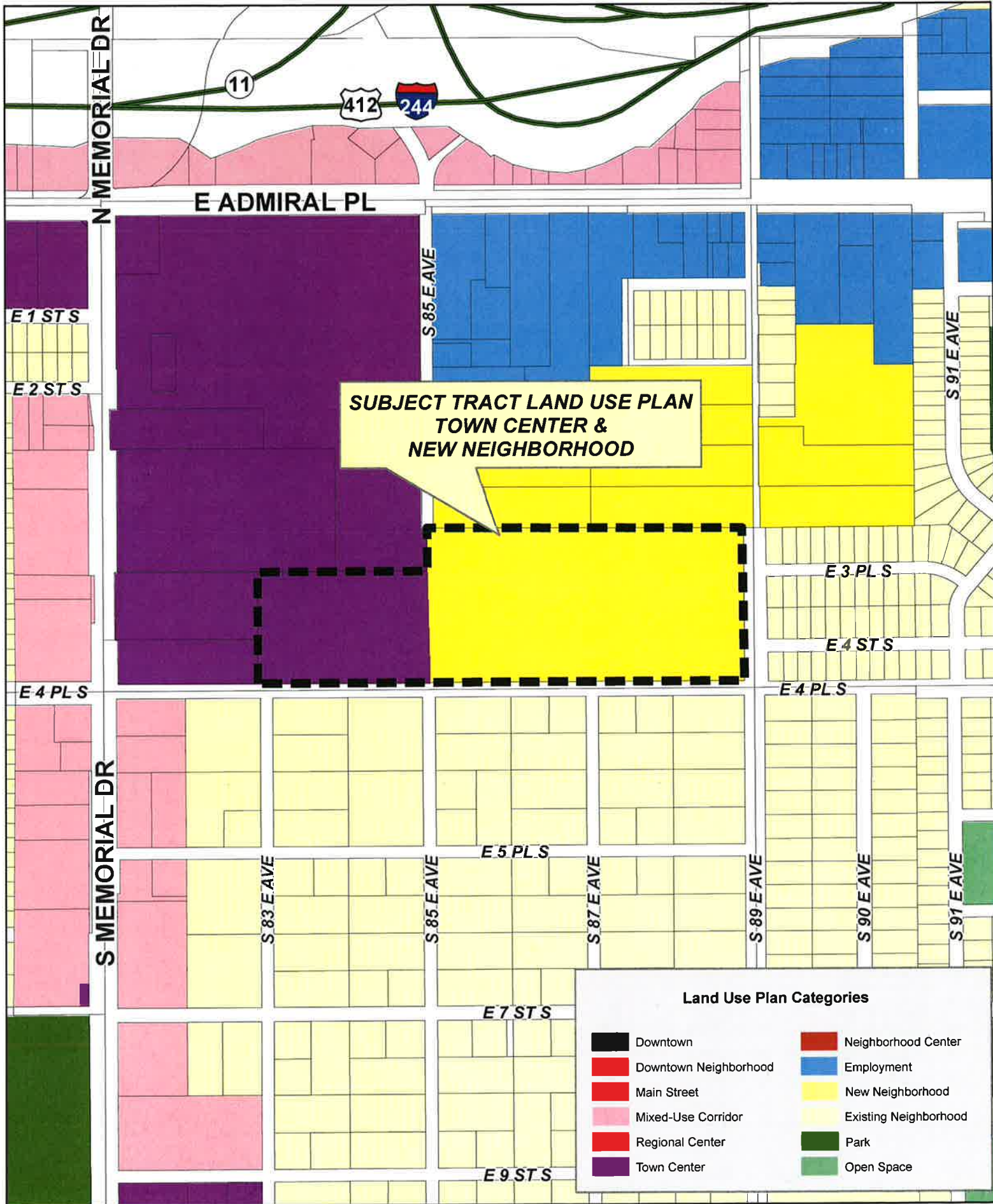
**OIL CAPITAL HEIGHTS**

19-13 01

18.8







# OIL CAPITAL HEIGHTS

Feet  
0 250 500

19-13 01

18.9









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7285 (Related to PUD-823)

**Hearing Date:** November 5, 2014

**Case Report Prepared by:**

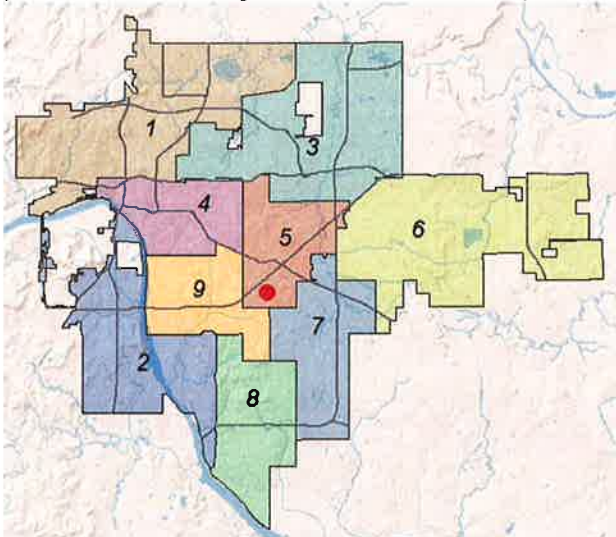
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* STEPHENS & SANDITEN  
INVESTMENTS LLC

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



**Applicant Proposal:**

*Present Use:* Office and commercial

*Proposed Use:* Commercial Service Center

*Concept summary:* In conjunction with PUD 823 this rezoning request is required for the proposed uses. Note that the tract size is not all of PUD 823.

*Tract Size:* 2.3 ± acres

*Location:* North of the northwest corner of S. Sheridan Rd and E. 46<sup>th</sup> St.

**Zoning:**

*Existing Zoning:* OM

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval of Z-7285 to rezone a portion of the property contained in PUD 823 from OM to CS.**

**Staff Data:**

TRS: 9327

CZM: 48

Atlas: 383

**City Council District:** 5

*Councilor Name:* Karen Gilbert

**County Commission District:** 3

*Commissioner Name:* David Patrick

19.1

## SECTION I: Z-7285

**DEVELOPMENT CONCEPT:** In Conjunction with PUD 823 the rezoning request will support WillSam Business Park which is a planned upscale business park for restaurants, retail, offices and small businesses that primarily depend on and service the midtown area.

### 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:
  - Refer to PUD 823 exhibits

### **DETAILED STAFF RECOMMENDATION:**

In Conjunction with PUD 823 Z-7285 is consistent with the goals and vision of the Comprehensive Plan; and

The project is in harmony with the existing and expected development pattern of the surrounding area; therefore

**Staff recommends Approval of Z-7285 to rezone property from OM to CS in conjunction with PUD 823.**

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: Z-7285 request to rezone the site to CS in conjunction with PUD 823 is consistent with all aspects of the City of Tulsa Comprehensive Plan.*

*Land Use Plan map designation: Employment*

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

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

*Areas of Stability and Growth designation: 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: Secondary Arterial with a Multi Modal Overlay*

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

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

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

#### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The existing property was developed several decades ago as a 2 story office building complex. The buildings will be removed and replaced with a single story building mixed use project. There are no other significant existing conditions affecting the redevelopment of the site. A single family residential neighborhood abuts the project on the south. Significant considerations for the neighbors are included in the details of the PUD.*

#### Environmental Considerations:

Stormwater drainage will be collected in inlets and underground pipes. Approximately the east 1/3 of the site will drain to the existing storm sewer in South Sheridan Road and the remainder will drain to the west, into a stormwater detention pond to be constructed in Lot 4.

19.3

The proposed and existing drainage is shown on Exhibit "F" – Drainage Plan

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Primary Arterial	120 feet	5

Utilities:

An existing 8 inch waterline serves the site however; the 8 inch waterline will need to be extended to loop through the west end of the site and north-south across the site at midway point.

This line will provide adequate fire coverage for the proposed lot configuration as well as allow domestic taps.

An existing 8 inch sanitary sewer line is located along the south boundary of the PUD. A new 8" sanitary sewer main will be extended from an existing manhole near the southwest corner of the PUD, east through the middle of the site.

The proposed and existing utilities are shown on Exhibit "E" – Utilities Plan.

Other utilities, including electricity, gas, telephone and cable television are currently available to the site.

Surrounding Properties: The subject tract is abutted on the east by South Sheridan Road, and then a little further, a large mixed use area, zoned IL; on the north by a car dealership, zoned CS; on the south and west a single family residential area, zoned RS-3.

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

**ZONING ORDINANCE:** Ordinance number 12357 dated January 27, 1972, established zoning for the subject property.

***Subject Property:***

**BOA-15432 May 17, 1990:** The Board of Adjustment **approved** a *Special Exception* to permit a nail salon (Use Unit 13) as an accessory use and as a principal use in, on property located at 4528 S. Sheridan Rd. and also known as part of the subject property.

**Z-3989 January 1972:** All concurred in approval of a request for rezoning a tract of land from RS-2/ RS-3/ OL to RD/ OM/ CS, on property located north and northwest of the northwest corner of S. Sheridan Rd and E. 46<sup>th</sup> St. and included the subject property.

***Surrounding Property:***

**BOA-21005 January 12, 2010:** The Board of Adjustment **approved** an *Amendment* to a condition of a previously approved *Special Exception* to change the limitation of Trade School use from an "automotive technical school" to permit general Use Unit 15 "trade school" uses in a CS district, on property located at 4444 S. Sheridan Rd.

19.4

**BOA-20793 October 14, 2008:** The Board of Adjustment **approved** a *Special Exception* to permit a trade school (automotive technical school – Use Unit 15) in a CS district (Section 701), subject to all revving of engines and other appreciable noise shall be inside the building; that the OM area to the west be screened from the R district with a solid board fence, and if a gate is installed it shall be locked; existing screening to be repaired and make a neat appearance; per plan as shown on page 13.6 of the agenda, on property located at 4444 S. Sheridan Rd.

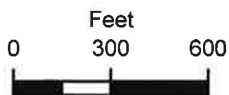
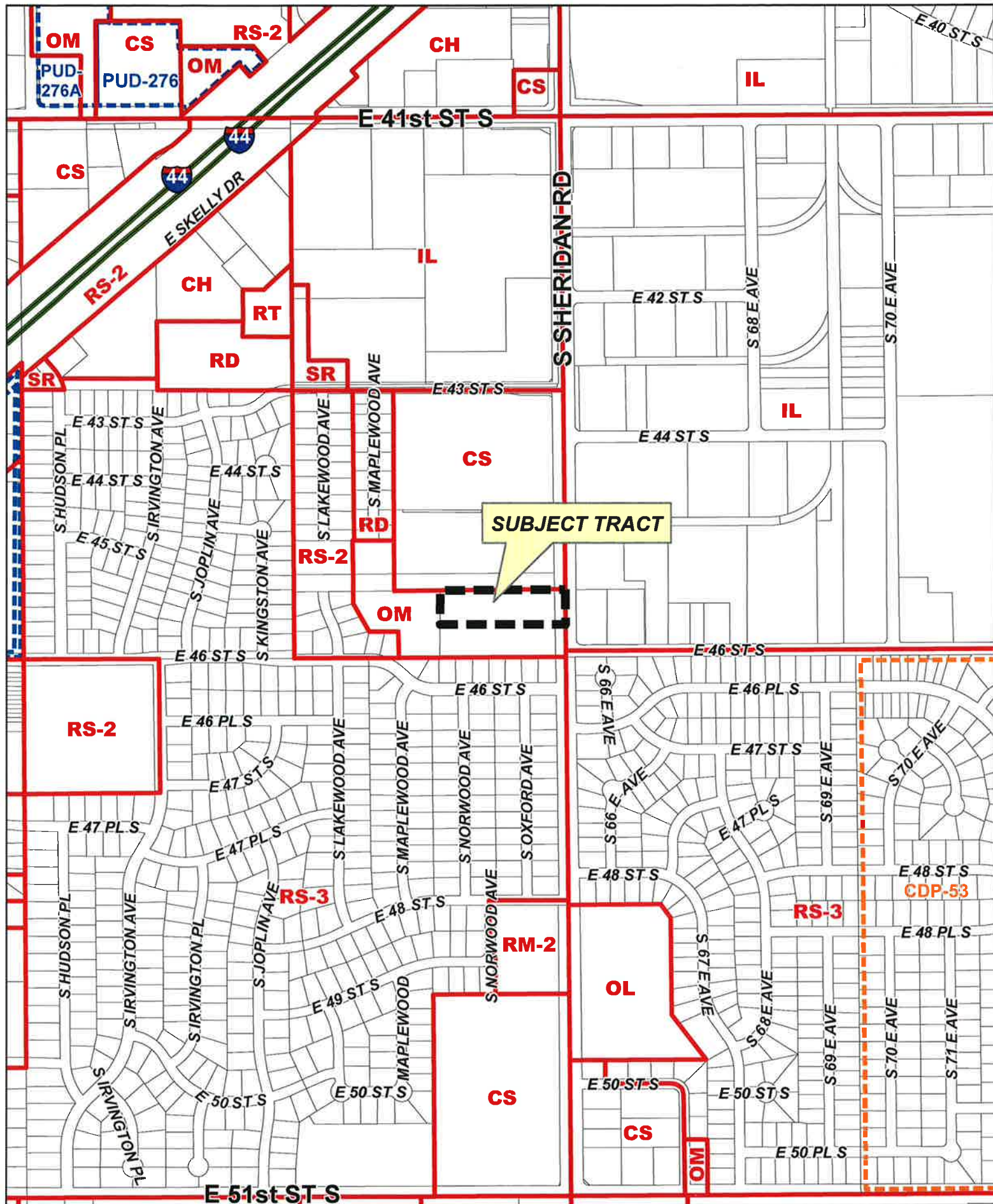
**BOA-15365 February 1, 1990:** The Board of Adjustment **approved** a *Variance* of the maximum of one ground sign per lot of record to permit one additional ground sign, or a total of four ground signs only; and to **approve** a *Variance* to exceed the permitted square footage for signage; per sign plan submitted; subject to the applicant providing satisfactory evidence to the City Attorney's office that there is 445 ft. of street frontage on Sheridan Rd. before installing the sign, on property located at 4444 S. Sheridan Rd.

**BOA-9709 October 20, 1977:** the Board **approved** an *Exception* to use property for sale of new and used automobiles and related activities, subject to the property being platted, no access to the west, low lighting directed away from the office and duplex properties on the west, on property located at 4444 S. Sheridan Rd.

11/5/2014 1:30 PM

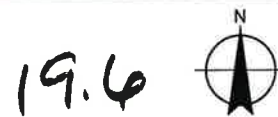
19.5





**Z-7285**

19-13 27







0 300 600  
Feet

Aerial Photo Date: March 2014

**Z-7285**

19-13 27

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

19.7







**SUBJECT TRACT**

**S SHERIDAN RD**

**E 46 ST S**



Aerial Photo Date: March 2014

**Z-7285**

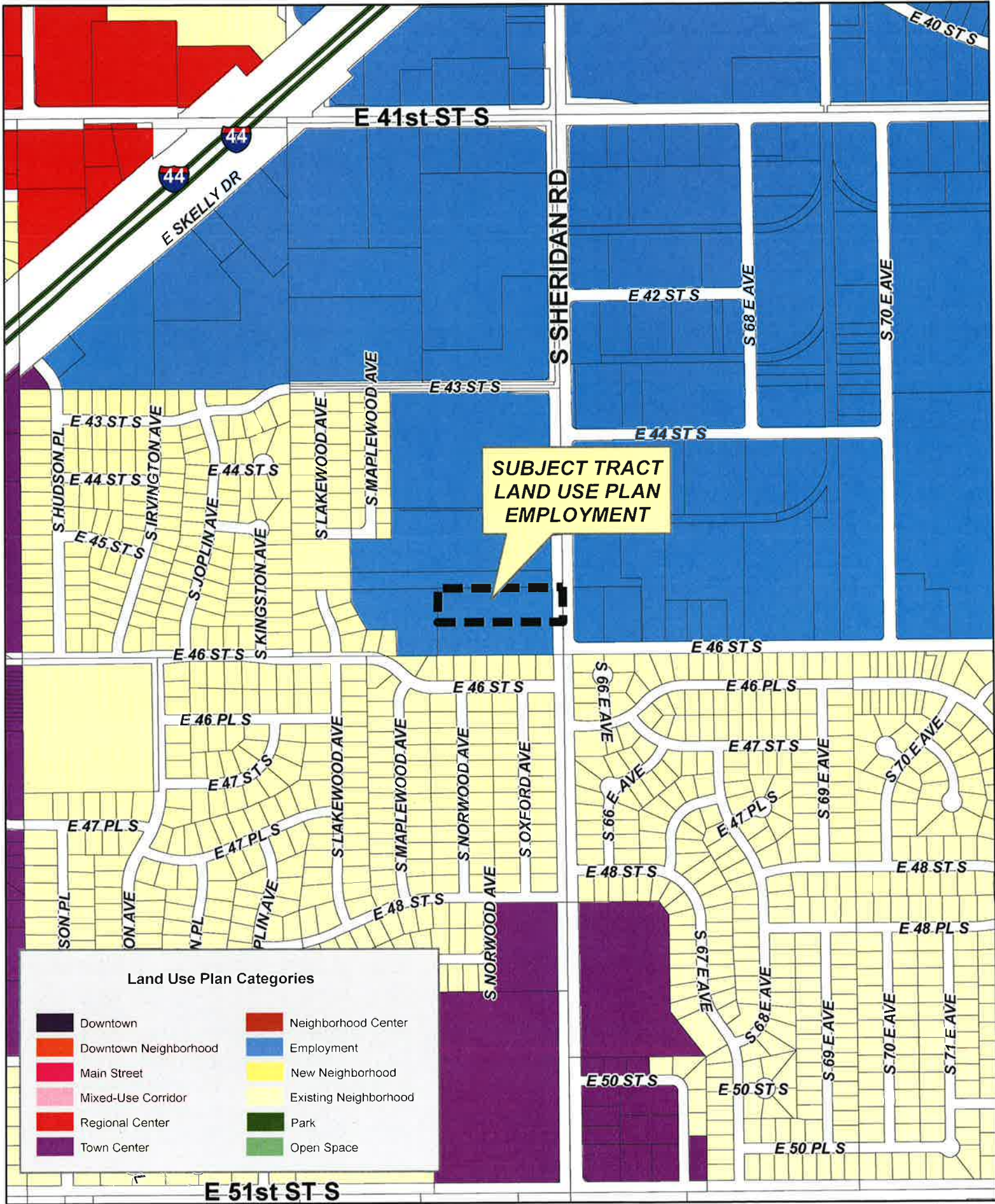
19-13 27

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

19.8







0 300 600  
Feet

Z-7285

19-13 27









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-823 (Related to Z-7285)

**Hearing Date:** November 5, 2014

**Case Report Prepared by:**

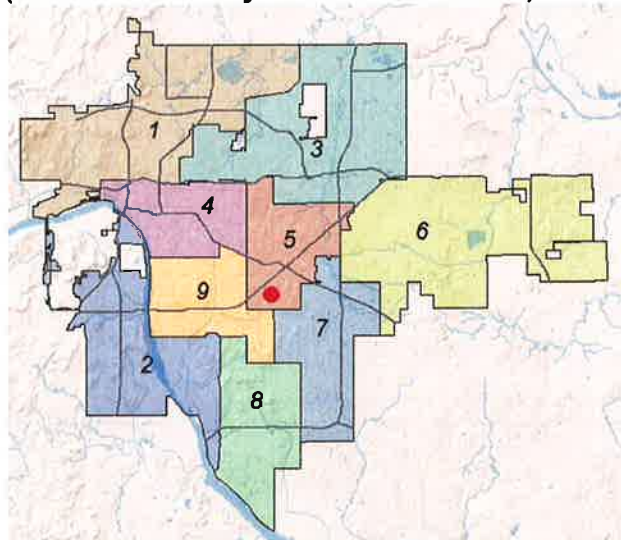
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* STEPHENS & SANDITEN  
INVESTMENTS LLC

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



**Applicant Proposal:**

*Present Use:* Office and commercial

*Proposed Use:* Commercial Service Center

*Concept summary:* Demolish existing buildings and construct single story Commercial and Service Center.

*Tract Size:* 6.64 ± acres

*Location:* North of the northwest corner of S. Sheridan Rd. and E. 46<sup>th</sup> St.

**Zoning:**

*Existing Zoning:* OM

*Proposed Zoning:* OM/CS/PUD-823

**Comprehensive Plan:**

*Land Use Map:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9327

CZM: 48

Atlas: 383

**City Council District:** 5

*Councilor Name:* Karen Gilbert

**County Commission District:** 3

*Commissioner Name:* David Patrick

20.1



## SECTION I: PUD-823

### APPLICANTS DEVELOPMENT CONCEPT:

WillSam Business Park has been planned as an upscale business park for restaurants, retail, offices and small businesses that primarily depend on and service the midtown area.

The Project is located on the west side of South Sheridan Road at the northwest corner of the intersection of East 46<sup>th</sup> Street South and South Sheridan Road. The Project is adjacent to and abuts the Park Plaza neighborhood on its south and west boundaries. The Project abuts commercial development on its north boundary.

The Concept Plan for WillSam Business Park is shown on Exhibit "A".

Exhibit "B" is an aerial photograph indicating the land uses around the Project.

Along the South Sheridan Road frontage, development will most likely be for restaurant use. To ensure compatibility with the neighborhood to the south, no drive-in restaurants will be permitted and all drive-thru food ordering and pickup facilities will be set back at least 50 feet from the south boundary of the Project. Behind this retail/commercial area along South Sheridan Road, WillSam Business Park will be developed as a "service center" for offices and small businesses. The service center building walls will include aluminum and glass store front and entry doors facing the north and south boundaries with stone and/or brick veneer on the lower front, side walls and EIFS on the front and side walls above the lower masonry band. Above the store front exteriors will be metal or fabric awnings and signage. The interior courtyard between the service center buildings will have EIFS and/or metal panels with metal sectional overhead doors for deliveries and metal exit doors. The remainder of the Project will be developed for stormwater detention and landscaping purposes.

Because of the proximity to the single family neighborhood to the south, buildings will be limited to one story and together with the use restrictions, building setbacks, landscaping and screening will ensure a compatible relationship with the residential neighborhood to the south and west of the Project.

Approximately 2.3 acres of OM – Office Medium Intensity District will need to be rezoned CS – Commercial Shopping Center District to provide the floor area for the proposed commercial activity.

### EXHIBITS:

- INCOG Case map

- INCOG Aerial

- Tulsa Comprehensive Plan Land Use Map

- Tulsa Comprehensive Plan Areas of Stability and Growth Map

- Applicant Exhibits:

  - Exhibit A: Concept Site Plan

  - Exhibit B: Aerial Plan

  - Exhibit C: Access and Circulation Plan

  - Exhibit D: Topography Plan

  - Exhibit E: Utilities Plan

  - Exhibit F: Drainage Plan

  - Exhibit G: Zoning Map

20.2

## PUD-823 DEVELOPMENT STANDARDS:

### Land Area:

Gross:	6.92 acres	301,813SF
Net Land Area:	6.54 acres	285,300SF

### Permitted Uses:

Uses permitted in **Use Unit 1, Area-Wide Uses by Right**; limited to Stormwater Detention Facility, Open Space and Landscaping Buffer; **Use Unit 11, Offices, Studios and Support Services**; **Use Unit 12, Eating Establishments other than Drive-Ins\***; **Use Unit 13, Convenience Goods and Services**; **Use Unit 14, Shopping Goods and Services**; and **Use Unit 15, Other Trades and Services**, Trade Establishments including Incidental Fabricating, Processing, Installation and Repair, limited to Air Conditioning and Heating, Carpeting, Decorating, Fence, Glass, Greenhouse, Heating Equipment, Jewelry Fabrication, Offset Printing and Engraving, Plastic Materials, Plumbing Shop, Reproduction Services, Trades and Services, NEC, Vending Machines, Sales and Services, Service Establishments, including but not limited to Building Services, such as Elevator Parts and Service, Solar Installation, Parts and Service, Disinfecting and Exterminating Services, Janitorial Service and Window Cleaning, Contract Construction Service, Business Service such as Air Freight, Armored Car Service and Mail Service, Personal Services limited to Auctioneer, Bindery, Cabinet Maker, Drapery Service, Packaging of Manufactured Products, Rug Cleaning, Tool and Equipment Rental Center, Woodworking Shop, Repair Services and Schools and Uses Customarily Accessory to the Permitted Principle Uses including, but not limited to warehousing and storage facilities for the storage, repair, service and distribution of the machines, equipment, products and supplies displayed and sold within the Project, provided no exterior storage shall be permitted.

\* Speakers or other communication systems for "drive-up" windows will not be allowed on the south, west or east face of any building within 125 feet of the south boundary of the Project. The actual pick up or delivery window may be placed on the south, west or east side but not within 30 feet of the south boundary of the Project.

**Maximum Building Floor Area:** 62,600 SF

**Maximum Building Height:** 25 FT\*

\* Architectural Elements (elements extending above building roof line): 1) Within 300 FT from the centerline of South Sheridan Road, up to 35 FT for unoccupied architectural features shall be subject to Detail Site Plan approval; and (2) greater than 300 FT from the centerline of South Sheridan Road, up to 30 FT for unoccupied architectural features shall be subject to Detail Site Plan approval.

### Off-Street Parking:

As permitted by the applicable Use Unit of the Tulsa Zoning Code.

### Minimum Building Setbacks:

From the north boundary:

Within 300 FT from the centerline of South Sheridan Road	0 FT
Greater than 300 FT from the centerline of South Sheridan Road	50 FT

From the east boundary 10 FT

20.3

From the south boundary

Within 300 FT from the centerline of South Sheridan Road 30 FT

Greater than 300 FT from the centerline of South Sheridan Road 80 FT

From the west boundary 80 FT

Internal boundaries 0 FT

For purposes of calculating the street yard for landscape purposes, the building setback on South Sheridan Road shall be considered to be 50 FT.

### **Landscape Area:**

A minimum of 10% of the total net area of each Lot shall be improved as internal landscape open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

### **Signs:**

1. Business Signs: One (1) ground sign shall be permitted on each lot with frontage on South Sheridan Road with a maximum 150 SF of display surface area and 25 FT in height. All business signage will be subject to the provisions of the provisions of Section 1221.C of the Tulsa Zoning Code and the PUD Chapter of the Zoning Code except as noted below.

2. Wall signs:

A. Within 300 FT from the centerline of South Sheridan Road wall signs are permitted not to exceed 2 SF of display surface area per linear building foot to wall to which attached. The length of wall signs shall not exceed 75% of the frontage of the building.

B. Greater than 300 FT from the centerline of South Sheridan Road wall signs are not permitted to exceed 0.5 SF of display surface area per linear building foot of wall to which attached.

C. South facing wall signs within the PUD will not be internally lit and will not include electronic messaging display.

3. Project Signs: One (1) Project ground sign along South Sheridan Road may be used to advertise the businesses in the Project with a maximum of 330 SF of display surface area and 25 FT in height. The project sign will not be placed closer than 125 feet from the south boundary of the PUD.

### **Building Facades:**

All exterior building walls shall primarily be of like materials. The building walls of the service center buildings in Lot 3 will include aluminum and glass storefronts with customer front entry doors facing the north and south boundaries of the Project. A stone and or brick veneer band will be included on the lower portion of the front façade and on the side walls. EIFS will be placed above the lower masonry band on the front façade and side walls. The front of such buildings will also include metal or fabric awnings with signage on or above the awnings. Such service center buildings may use glade or paddle signage.

The interior courtyard between the service center buildings on Lot 3 will have EIFS and or metal panels with metal sectional overhead doors for deliveries and metal pedestrian exit doors.



## **Landscape Buffer and Screening:**

A minimum 10 FT wide landscaped screening buffer along the south boundary of the PUD and the minimum concept for tree plantings of such landscaping are shown on Exhibit "A". In addition to the normally required landscaping a minimum of 20 trees will be placed along the south boundary within the buffer area. Said trees will be 10 and 12 feet tall at planting to create an immediate visual barrier over and above the screening fence.

In addition to the landscape strip illustrated in Exhibit A, a minimum 8 FT wooden screening fence will be located along the south boundary of the Project prior to release of any occupancy permit for any building on the site.

The landscaping features within the Project will exceed the minimum standards and maintained in accordance with the requirements of the Landscape Chapter of the Tulsa Zoning Code.

The WillSam Landscaping and Screening Concept will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and establish a landscaped buffer separating WillSam from the residences on East 46<sup>th</sup> Street adjacent to the Project on the south (see Exhibit "A" – Concept Plan).

## **Lighting:**

Within the south 50 FT of the Project, light standards shall not exceed 15 FT in height; within the remainder of the Project, light standards shall not exceed 25 FT in height.

Except for bollard lighting, no light standards shall be permitted within 25 FT of the south boundary.

All light standards including building mounted shall be hooded and directed downward and away from the boundaries of the Project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas. Consideration of topography must be considered in such calculations.

Additionally, as part of the Detail Site Plan review, an accurate Lighting Plan illustrating light poles and fixtures with a Photometric Plan will be provided illustrating height and fixtures facing down and away from the residential area to the south. The Lighting Plan will show that the lighting from the Project does not exceed zero foot candles at the southern boundary of the Project.

## **Trash and Mechanical Areas:**

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or other equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Trash dumpster areas shall be screened by masonry construction with steel framed doors. The doors shall be covered with an appropriate covering containing a minimum of 95% opacity on the gate frame.

Dumpster enclosures shall be placed similar to the locations shown on Exhibit A however in no instance will they be allowed closer than 100 feet from the south boundary of the Project.

## **No Outside Storage:**

There shall be no outside storage or recycling material, trash or similar materials outside of a screened receptacle. Nor shall trucks or trailer trucks be parked unless they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage.

The WillSam Landscaping and Screening Concept will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and establish a landscaped buffer separating WillSam from the residences on East 46<sup>th</sup> Street adjacent to the Project on the south (see Exhibit "A" – Concept Plan).

The landscaping will include a minimum of 20 trees along the south boundary, which trees will be 10 and 12 feet tall at planting to create an immediate visual barrier over and above the screening fence.

## **VEHICULAR ACCESS AND CIRCULATION:**

WillSam has excellent access to the expressway system. Skelly Drive is approximately a half mile to the north and the Broken Arrow Expressway is approximately a mile and a half to the north.

At the intersection of East 46<sup>th</sup> Street and South Sheridan Road, WillSam is well located for a business park accessing the Tulsa arterial street system.

Internally, mutual access and parking easements will provide, where appropriate, convenient parking for visitors to more than one business within WillSam as shown on Exhibit "C" – Access and Circulation Plan.

## **PEDESTRIAN ACCESS:**

Sidewalks will be reconstructed or installed to provide pedestrian access along South Sheridan Road. Internal pedestrian access will be provided to allow access among all the lots defined in the PUD.

## **PLATTING REQUIREMENT:**

It is anticipated that the project will be re-platted from its current configuration however the re-plat is not a condition of site plan approval.

## **SITE PLAN REVIEW**

No building permit will be issued for any building within WillSam until a Planned Unit Development Detail Site Plan and Detail Landscape Plan for that lot or parcel shall have been submitted to Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved Planned Unit Development Standards.

## **SCHEDULE OF DEVELOPMENT**

Development within WillSam will begin within the Spring of 2015 after final approval of the Planned Unit Development, Detail Site Plan approval and the platting of the property.

## **LEGAL DESCRIPTION**

The legal description of the Project is as follows:

Lot 1, Block 1, South Sheridan Plaza Resubdivision of Lots 7-9, Richland Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

#### **DETAILED STAFF RECOMMENDATION:**

PUD 823 is consistent with the goals and vision of the Comprehensive Plan; and

The project is in harmony with the existing and expected development pattern of the surrounding area; and

The PUD provides a unified treatment of the development possibilities of the project site; and

The PUD is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

**Staff recommends Approval of PUD-823 as outlined in Section I above.**

#### **SECTION II: Supporting Documentation**

##### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: PUD 823 is consistent with all aspects of the City of Tulsa Comprehensive Plan.*

##### Land Use Vision:

*Land Use Plan map designation:* Employment

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

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

*Areas of Stability and Growth designation:* 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: Secondary Arterial with a Multi Modal Overlay*

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

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

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

#### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The existing property was developed several decades ago as a 2 story office building complex. The buildings will be removed and replaced with a single story building mixed use project. There are no other significant existing conditions affecting the redevelopment of the site. A single family residential neighborhood abuts the project on the south. Significant considerations for the neighbors are included in the details of the PUD.*

#### Environmental Considerations:

Stormwater drainage will be collected in inlets and underground pipes. Approximately the east 1/3 of the site will drain to the existing storm sewer in South Sheridan Road and the remainder will drain to the west, into a stormwater detention pond to be constructed in Lot 4.

The proposed and existing drainage is shown on Exhibit "F" – Drainage Plan.

20.8

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Primary Arterial	120 feet	5

Utilities:

An existing 8 inch waterline serves the site however; an 8 inch waterline will need to be extended to loop through the west end of the site and north-south across the site at a midway point.

This line will provide adequate fire coverage for the proposed lot configuration as well as allow domestic taps.

An existing 8 inch sanitary sewer line is located along the south boundary of the PUD. A new 8" sanitary sewer main will be extended from an existing manhole near the southwest corner of the PUD, east through the middle of the site.

The proposed and existing utilities are shown on Exhibit "E" – Utilities Plan.

Other utilities, including electricity, gas, telephone and cable television are currently available to the site.

Surrounding Properties: The subject tract is abutted on the east by South Sheridan Road then further a large mixed use area, zoned IL; on the north by a car dealership, zoned CS; on the south and west a single family residential area , zoned RS-3.

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 12357 dated January 27, 1972, established zoning for the subject property.

***Subject Property:***

**BOA-15432 May 17, 1990:** The Board of Adjustment **approved** a *Special Exception* to permit a nail salon (Use Unit 13) as an accessory use and as a principal use in, on property located at 4528 S. Sheridan Rd. and also known as part of the subject property.

**Z-3989 January 1972:** All concurred in approval of a request for rezoning a tract of land from RS-2/ RS-3/ OL to RD/ OM/ CS, on property located north and northwest of the northwest corner of S. Sheridan Rd and E. 46<sup>th</sup> St.and included the subject property.

***Surrounding Property:***

**BOA-21005 January 12, 2010:** The Board of Adjustment **approved** an *Amendment* to a condition of a previously approved *Special Exception* to change the limitation of Trade School use from an "automotive technical school" to permit general Use Unit 15 "trade school" uses in a CS district, on property located at 4444 S. Sheridan Rd.

20.9

**BOA-20793 October 14, 2008:** The Board of Adjustment **approved** a *Special Exception* to permit a trade school (automotive technical school – Use Unit 15) in a CS district (Section 701), subject to all revving of engines and other appreciable noise shall be inside the building; that the OM area to the west be screened from the R district with a solid board fence, and if a gate is installed it shall be locked; existing screening to be repaired and make a neat appearance; per plan as shown on page 13.6 of the agenda, on property located at 4444 S. Sheridan Rd.

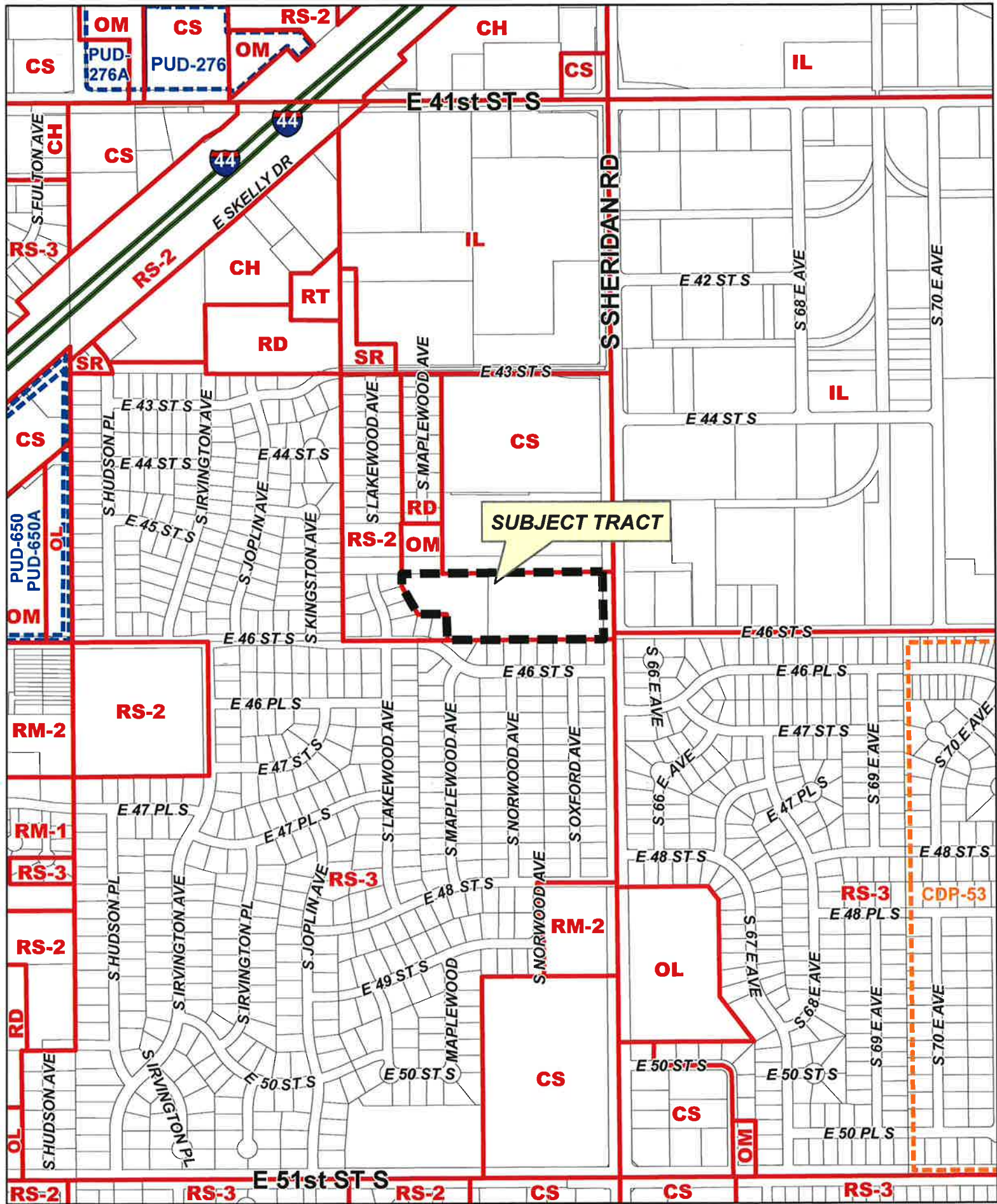
**BOA-15365 February 1, 1990:** The Board of Adjustment **approved** a *Variance* of the maximum of one ground sign per lot of record to permit one additional ground sign, or a total of four ground signs only; and to **approve** a *Variance* to exceed the permitted square footage for signage; per sign plan submitted; subject to the applicant providing satisfactory evidence to the City Attorney's office that there is 445 ft. of street frontage on Sheridan Rd. before installing the sign, on property located at 4444 S. Sheridan Rd.

**BOA-9709 October 20, 1977:** the Board **approved** an *Exception* to use property for sale of new and used automobiles and related activities, subject to the property being platted, no access to the west, low lighting directed away from the office and duplex properties on the west, on property located at 4444 S. Sheridan Rd.

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**PUD-823**

19-13 27

20.11







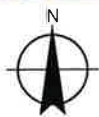




**PUD-823**

19-13 27

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**PUD-823**

19-13 27

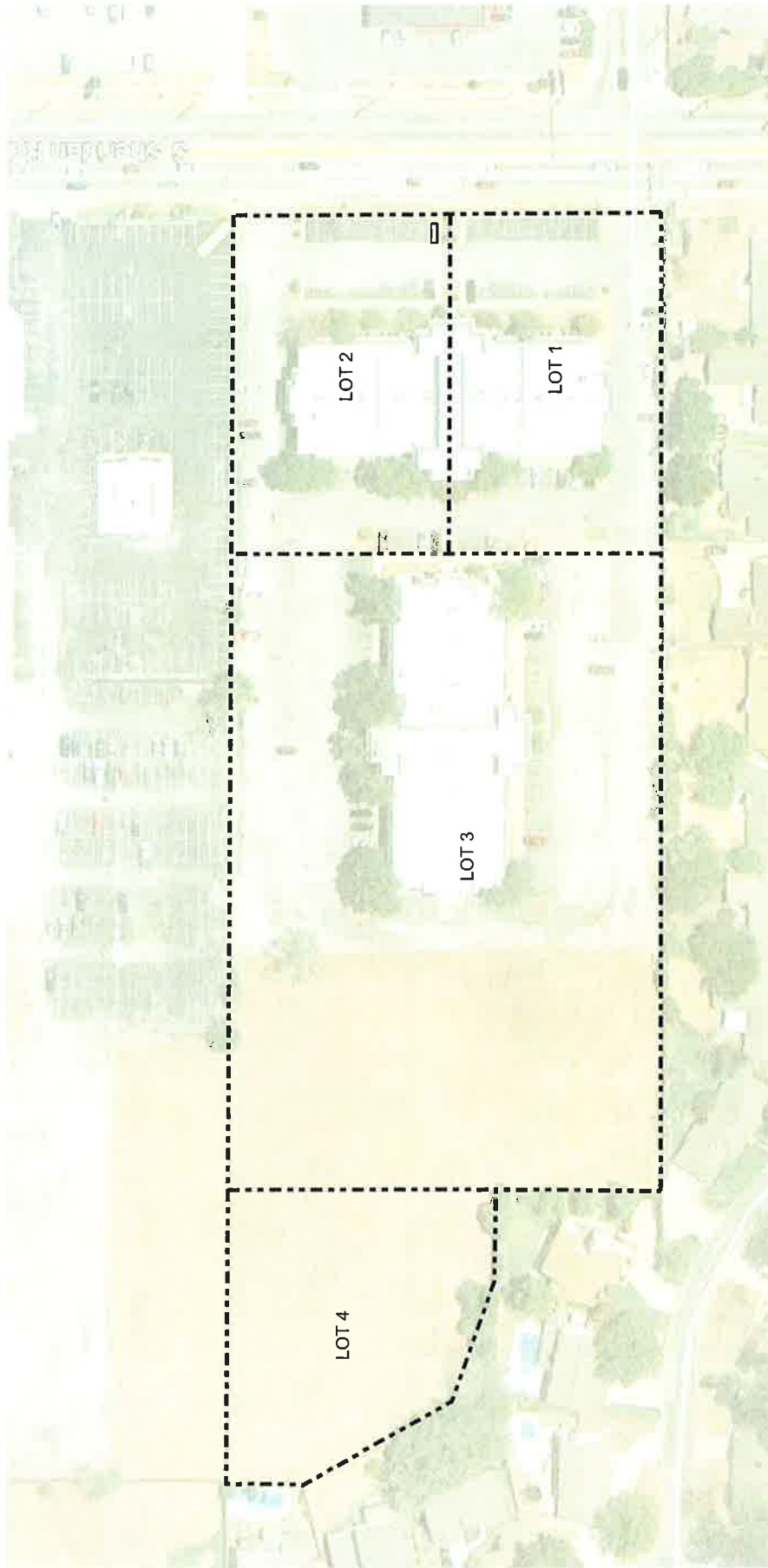
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CONCEPT SITE PLAN - EXHIBIT A

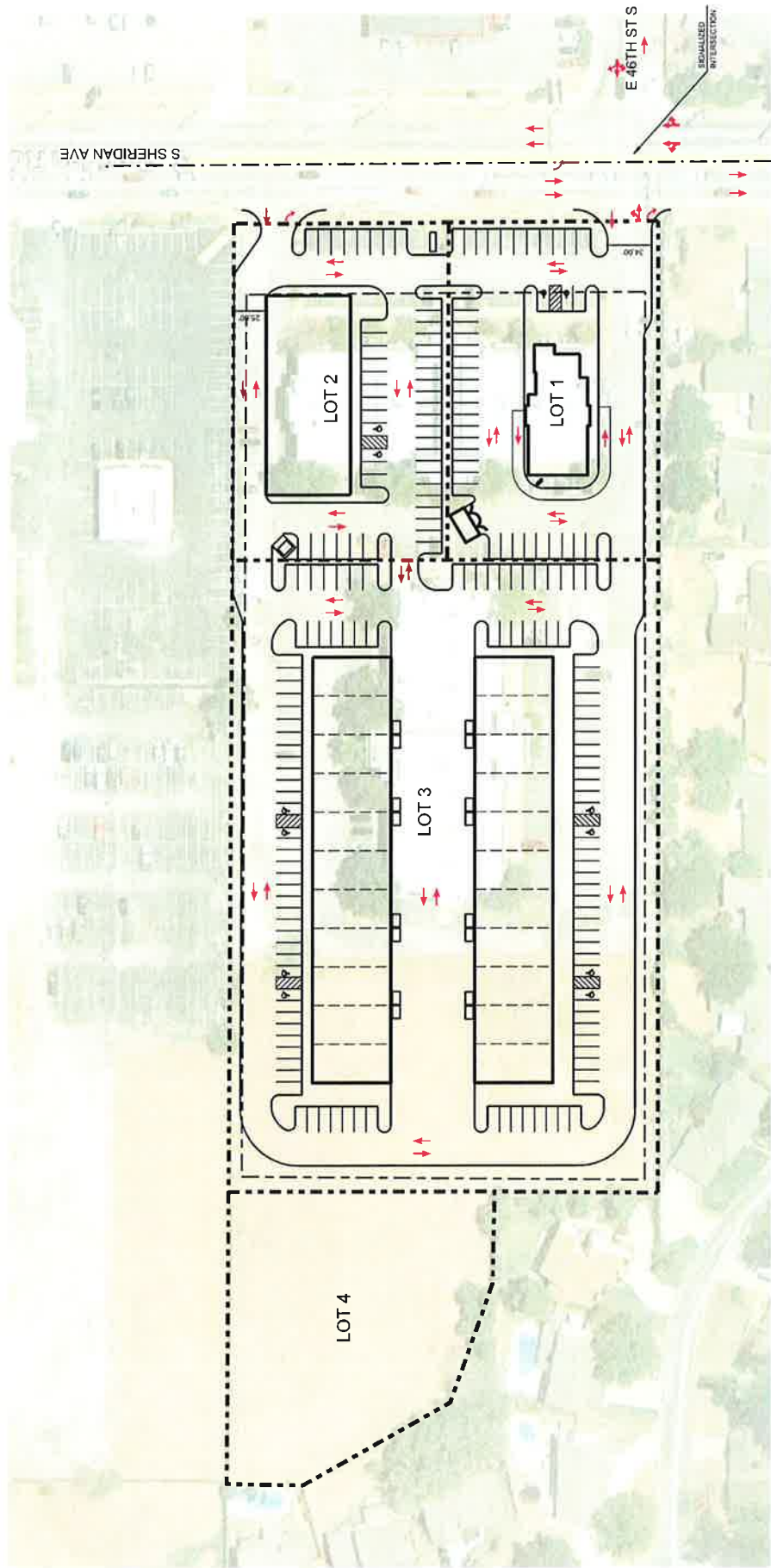




AERIAL PLAN - EXHIBIT B

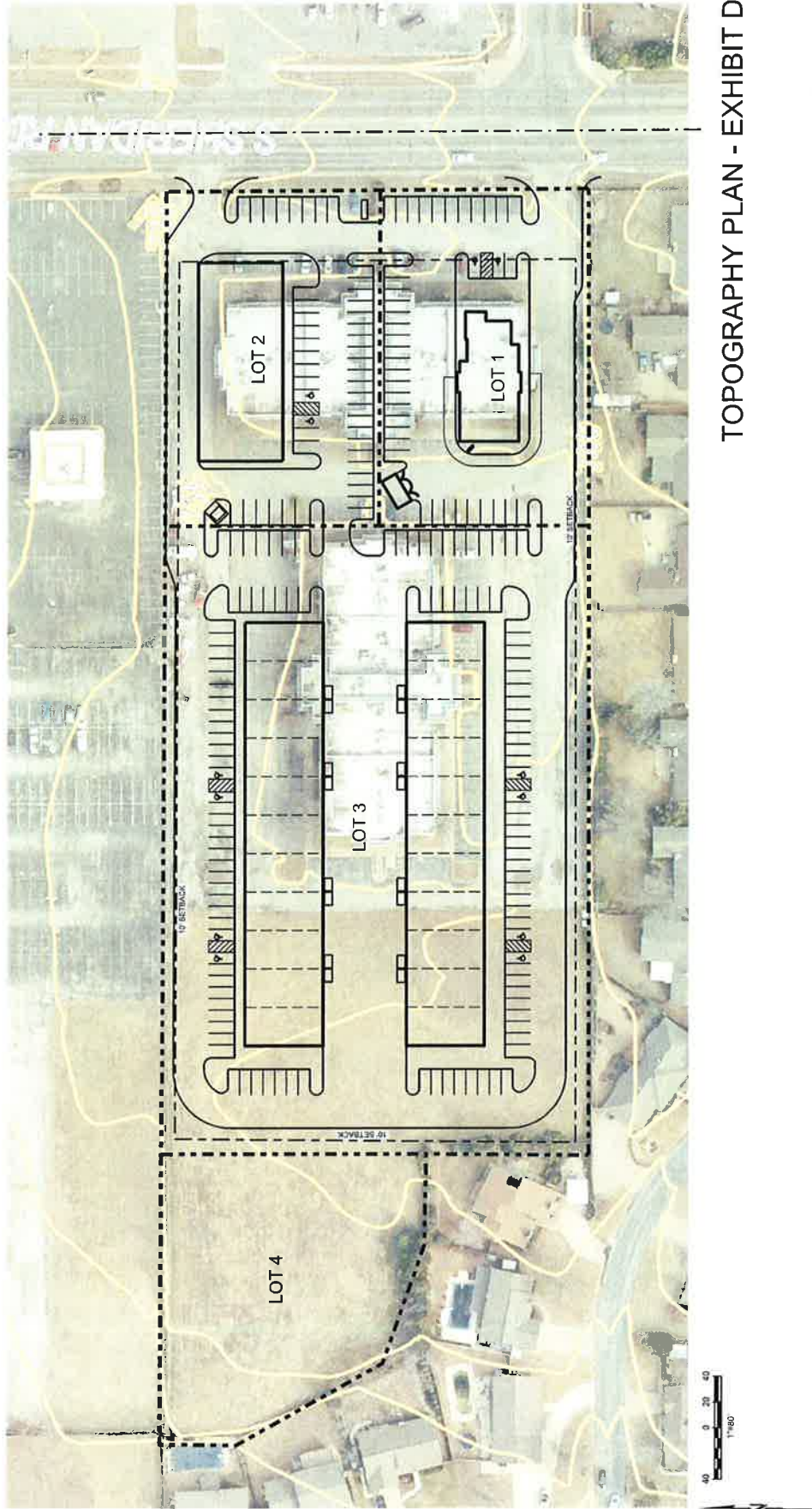




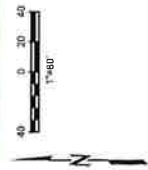
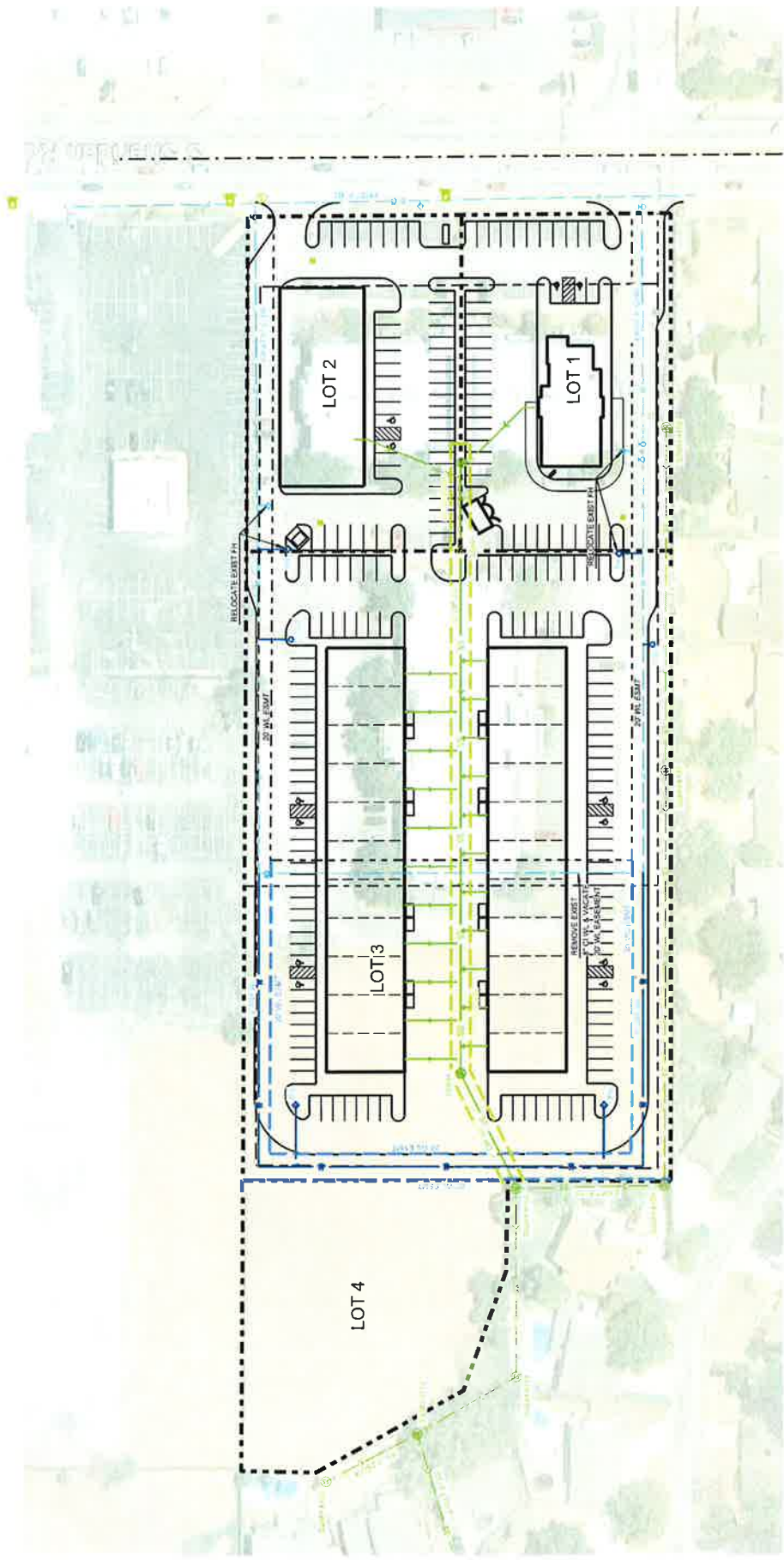


ACCESS AND CIRCULATION PLAN  
EXHIBIT C



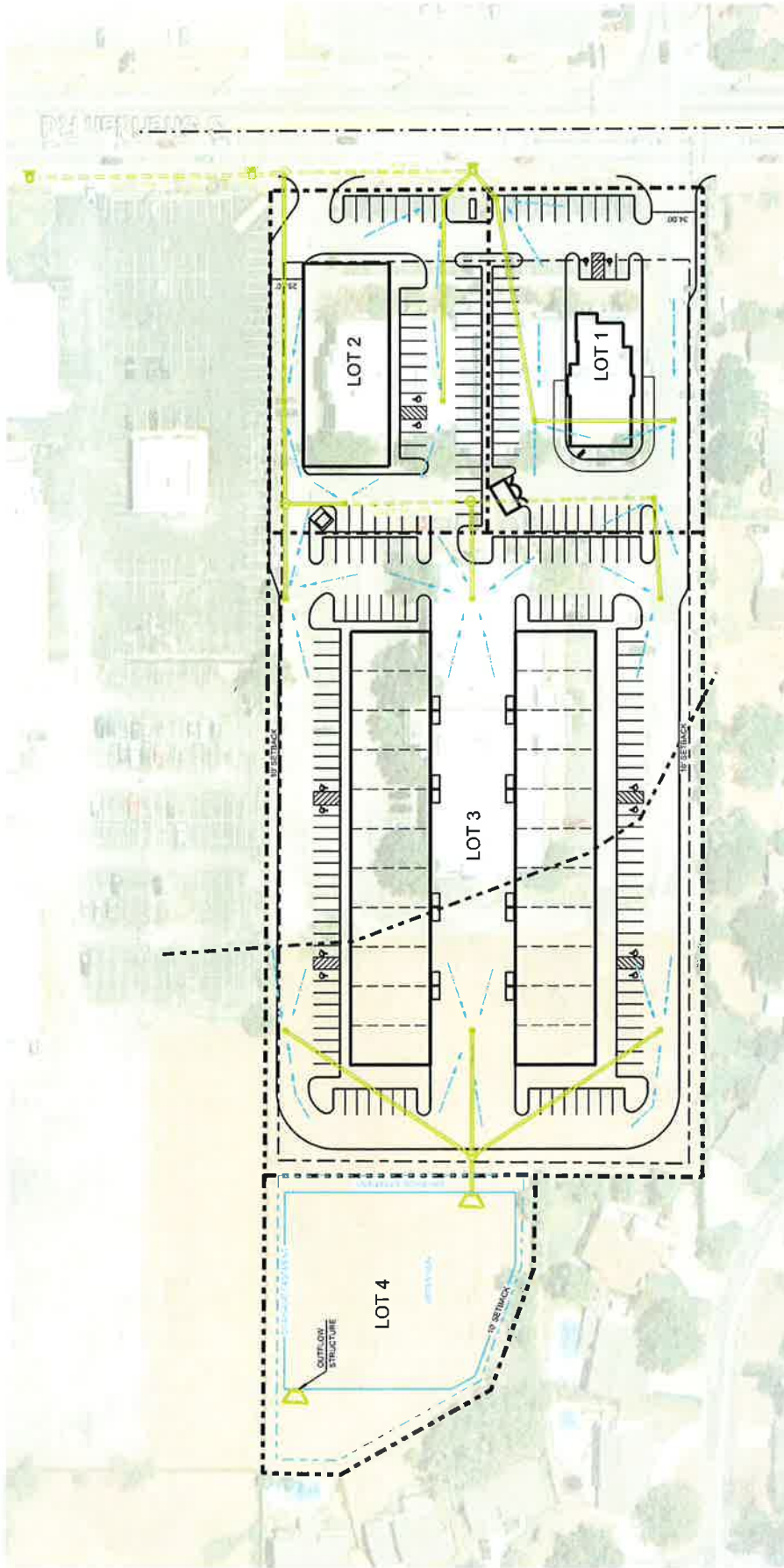


TOPOGRAPHY PLAN - EXHIBIT D

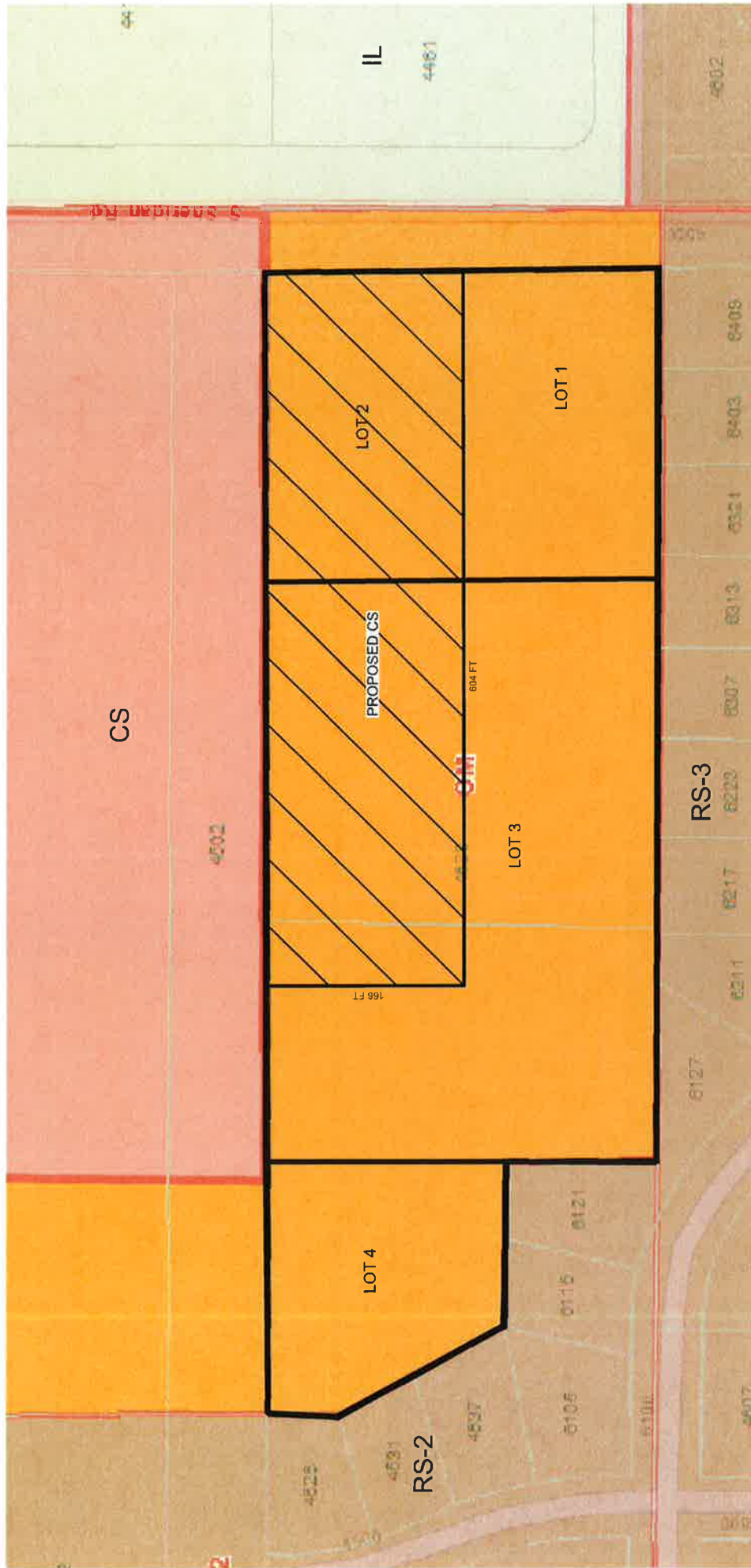


UTILITIES PLAN - EXHIBIT E





DRAINAGE PLAN - EXHIBIT F



# ZONING MAP - EXHIBIT G

TOTAL SITE AREA = 285,300 SF  
 CS REZONED AREA = 100,264 SF  
 OM REMAINDER AREA = 185,036 SF



20.21



WILLIAM  
OCT 7, 2013 6:00 PM  
4528 S. SHERIDAN

Name	Address	Contact Info
LOU REYNOLDS	2727 E. 21 <sup>ST</sup> ST	lreynolds@elkdetrick.com
Brad Sanditen	3314 E. 51 <sup>ST</sup> ST	brad@sanditened.com
David & Annette Brooks	6223 E. 46 <sup>TH</sup> ST	
Bill & Laurita Cowell	6321 E 86 <sup>TH</sup> ST	
Gary Kruse	4501 S. Kingston	Gary.Kruse@news6.net
Carson Russell	6307 E 46	Helen
RaJonya Rivers	9841 E 12 <sup>TH</sup> street	Bo Thompson
Sharon Patton	4534 S. Kingston	
Pat Root	6017 E 46 <sup>TH</sup>	
Charlotte Everett	4513 S. Kingston Ave.	
Paul Karlebach	6409 E 46 <sup>TH</sup> ST	pkarlebach@yahoo.com
Bea & Sam Miele	6115 E. 46 <sup>TH</sup> ST	
Matt Moshiri (Russ Fisher)	6105 E 46 <sup>TH</sup> ST. S.	matt.moshiri@tetrattech.com
Derek Lindeman	4610 S Lakewood Ave	derekLindeman@yahoo.com
Kristie Rodriguez		
Carl and Carol Jones	4606 S. Oxford	
Jeremy Watkins & Dr. Crysten Cheatwood	6313 E 46 <sup>TH</sup> ST.	jeremy.watkins@icloud.com
Jill Sullivan	4444 S. Sheridan, (O.T.C.)	jsullivan@communitycarecollege.edu
Ivan Acosta	4444 S. Sheridan (OTC)	iacosta@communitycarecollege.edu



**TMAPC Staff Report**  
**November 5, 2014**  
**City of Tulsa Tax Incentive District Projects**

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**Item for consideration:** Resolutions finding two downtown multi-family housing projects within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.

**Background:** In Resolution No. 19509 published Feb. 21, 2014, the City of Tulsa established the Local Development Act Review Committee in accordance with the Local Development Act, 62 O.S. Supp. 1992, § 851 et seq. The Local Development Act provides a significant economic development tool for local governments. Cities and Counties are able to create incentive districts to stimulate economic activity which the City of Tulsa did by the creation of Tax Incentive District No. 1 in 1993 (Amended 1997). This incentive, commonly referred to as an abatement, provides for a full or partial exemption of ad valorem taxes to the owner on the new investment made within the designated district for a period of 5 years, or 6 years (if located within an enterprise zone). Per Title 62, this incentive is not available for retail development or the retail portions of mixed use developments. Currently, the only approved area for this incentive within the City of Tulsa is properties generally located in downtown (inside the Inner Dispersal Loop). The value of the rehabilitation must be at least 50% of the current market value of the building as contained on the most recent Tulsa County assessment rolls. This incentive has been approved in the past for projects including the Mayo Hotel, Mayo 420 building, Atlas Life building, Ambassador Hotel and GreenArch residential.

The Local Development Act requires that the Tulsa Metropolitan Area Planning Commission (TMAPC) review proposed project plans, make recommendations, and certify to the City of Tulsa as to the conformity of any proposed Project Plans to the City of Tulsa. The TMAPC reviewed four downtown housing/mixed use projects in March, 2014 and found them to be in conformance with the Tulsa Comprehensive Plan.

On October 2, 2014, the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the following two additional proposed projects be approved and adopted:

- 625 S. Elgin Avenue
- 200 S. Greenwood Avenue

Prior to submittal to City Council, the TMAPC is asked to review the proposed projects and adopt a resolution stating that the proposed projects are in conformance with the adopted Tulsa Comprehensive Plan.

**Summary:** The proposed projects are located in the *Downtown* land use designation in the Tulsa Comprehensive Plan, described as:

“Downtown Tulsa is a unique area, the centerpiece of the city and region with the highest intensity of uses. Many uses are attracted to the centralized location – government entities, major employers, regional entertainment venues, unique restaurants, specialty stores, nightclubs, cultural entertainment and hotels. Downtown is a significant employment center. Downtown also is a unique and eclectic neighborhood offering a special variety of housing for people who prefer to live in the midst of the activity and amenities.”

“Downtown Core is Tulsa’s most intense regional center of commerce, housing, culture and entertainment. It is an urban environment of primarily high density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism and educational institutions. Downtown core is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To support downtown’s lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.”

The proposed projects will contribute to the variety of housing opportunities and pedestrian nature of *Downtown*, as described above. The Coliseum project involves the reuse and rehabilitation of an important historic structure to the City of Tulsa. These projects support the *Downtown* land use designation, as well as multiple goals in the Land Use, Economic Development and Housing sections of the Tulsa Comprehensive Plan.

The proposed projects are also in conformance with the Downtown Area Master Plan. The addition of residential units downtown will contribute to the vitality of the downtown beyond the hours of Monday-Friday 8:00 am-5:00 pm.

**Staff recommendation:** *Staff recommends that TMAPC adopt the resolutions finding the two multi-family housing projects within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.*

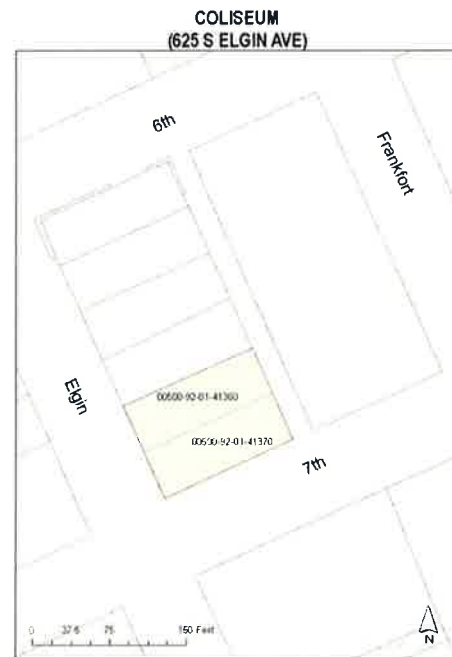
# COLISEUM



**APPLICANT:** Coliseum, LLC  
**PROPERTY LOCATION:** 625 S Elgin Ave  
**NARRATIVE DESCRIPTION:** HISTORIC REHABILITATION OF INTO RESIDENTIAL MULTI-FAMILY APARTMENTS (36) WITH MODERN AMENITIES.

67,215 RENTABLE SQ/FT – RESIDENTIAL

**TOTAL PROJECT COST:** \$2,300,000.



FOR INTERNAL USE ONLY  
 2014 Mayor's Office of Economic Development

SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	\$336,000	\$2,300,000
Annual Ad Valorem	\$4,727	\$32,363
Abatement: \$32,363 – \$4,727 = \$27,635 @ 6 years = \$165,815		



**CITY OF Tulsa**  
 A New Kind of Energy.

21.3



## PROJECT APPLICATION INFORMATION – SUMMARY

2

1. **APPLICANT:** COLISEUM LLC (CASEY STOWE & ELLIOT NELSON)
2. **PROPERTY LOCATION:**
  - a. PARCEL 00500-92-01-41370 – 625 S ELGIN AVE TULSA OK  
74120 – S50 OF LT 4 BLK 167
  - b. PARCEL 00500-92-01-41360 – 615 S ELGIN AVE TULSA OK  
74120 – N50 OF LT 4 BLK 167
3. **NARRATIVE DESCRIPTION:** 100% HOUSING – Project will be adaptive reuse of existing structure's 21,046 SF – Units will rent for \$600/mo (36 units at full occupancy => \$259,200 yearly)
4. **PROJECT LOCATED WITHIN:**
  - a. Enterprise Zone - YES
  - b. Reinvestment Area
  - c. Historic Preservation Area
5. **TOTAL PROJECT COST:** \$2,300,000
6. **FUNDING SOURCES:**
  - a. **PROPOSAL**

Owner Equity	\$ 255,000
Conventional (Great Southern Bank)	\$1,800,000
Historic Tax Credits	\$ 245,000
Total Funds	\$2,300,000

**SUMMARY: PLAN IS FOR 36 APARTMENTS AND SURFACE PARKING**

### 7. PROJECT IMPACT UPON COMPLETION:

SCENARIO	Existing Values	Estimated Values
Taxable	\$336,000	\$2,300,000
Annual Ad valorem	\$4,727	\$32,363
Abatement: $32,363 - 4,727 = 27,635 @ 6 \text{ years} = \$165,815$		

Scenario	Percentage Abatement	Property Taxes Abated	Total
Year 1	100%	\$ 27,635.84	\$ 27,635.84
Year 2	100%	\$ 27,635.84	\$ 55,271.67
Year 3	100%	\$ 27,635.84	\$ 82,907.51
Year 4	100%	\$ 27,635.84	\$ 110,543.35
Year 5	100%	\$ 27,635.84	\$ 138,179.18
Year 6	100%	\$ 27,635.84	\$ 165,815.02

21.4

## Impact from Construction

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	23.1	\$1,129,885	\$1,327,813	\$2,300,000
Indirect Effect	4.2	\$218,403	\$325,065	\$568,566
Induced Effect	9.3	\$394,377	\$702,479	\$1,131,137
Total Effect	36.6	\$1,742,665	\$2,355,358	\$3,999,703

City of Tulsa Sales Tax estimate \$14,931

## 6 Year Impact from Construction and Leasing

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	38.4	\$1,348,520	\$2,649,627	\$3,855,200
Indirect Effect	5.4	\$272,354	\$422,230	\$724,512
Induced Effect	11.2	\$474,768	\$845,214	\$1,361,454
Total Effect	55.0	\$2,095,642	\$3,917,071	\$5,941,166

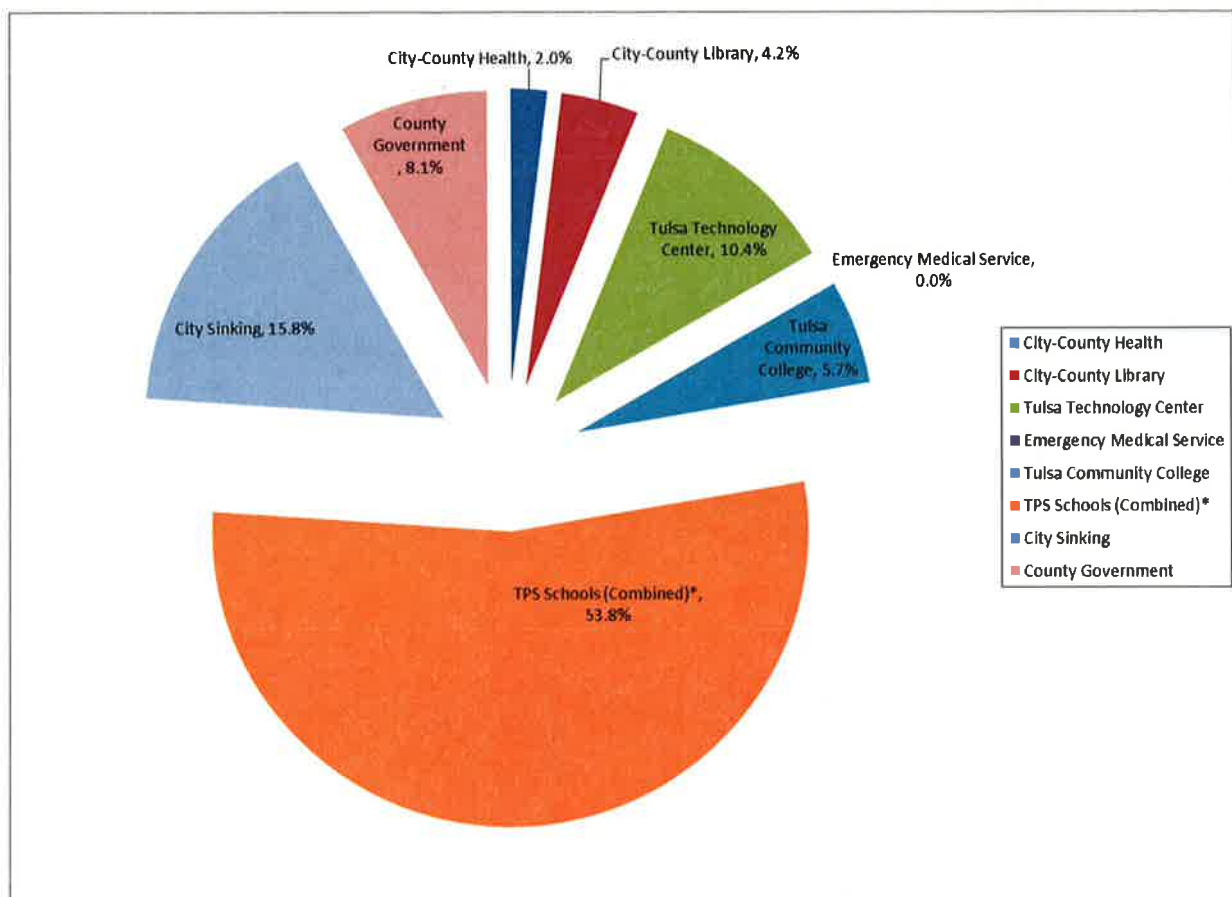
City of Tulsa Sales Tax estimate \$39,872

## Projected Utility Usage

	Per Unit	36 Units	Yearly Total
Water/Sewer	\$30.14 / \$35.14	\$1,265.04	\$15,180.48
Gas/Electricity	\$130	\$4,680.00	\$56,160.00
Telephone/Internet	\$160	\$5,760.00	\$69,120.00
	\$320.14 / \$325.14	\$11,705.04	\$140,460.48

21.5

## Property Tax Abatement - Distribution of Burden



21.6



**615-625 S. Elgin Ave****2014 Project Completion**

Fair Market Value (FMV)	\$ 336,000.00	\$ 2,300,000.00
Assessment Ratio	11%	11%
Gross Assessment Value	\$ 36,960.00	\$ 253,000.00
Tax Rate Millage	127.92	127.92
Estimated Taxes	\$ 4,727.92	\$ 32,363.76

	%	Mills	2013	Completion	Abatement	
					1 year	6 year
City-County Health	2.0%	2.58	\$ 95.36	\$ 652.74	\$ 557.38	\$ 3,344.30
City-County Library	4.2%	5.32	\$ 196.63	\$ 1,345.96	\$ 1,149.33	\$ 6,896.00
Tulsa Technology Center	10.4%	13.33	\$ 492.68	\$ 3,372.49	\$ 2,879.81	\$ 17,278.88
Emergency Medical Service	0.0%	0.00	\$ -	\$ -	\$ -	\$ -
Tulsa Community College	5.7%	7.21	\$ 266.48	\$ 1,824.13	\$ 1,557.65	\$ 9,345.89
TPS Schools (Combined)*	53.8%	68.91	\$ 2,546.91	\$ 17,434.23	\$ 14,887.32	\$ 89,323.90
City Sinking	15.8%	20.24	\$ 748.07	\$ 5,120.72	\$ 4,372.65	\$ 26,235.90
County Government	8.1%	10.33	\$ 381.80	\$ 2,613.49	\$ 2,231.69	\$ 13,390.16
		127.92	\$ 4,727.92	\$ 32,363.76	\$ 27,635.84	\$ 165,815.02

\*TPS Schools (Combined)

111 W 5th

	%	Mills	2013	Completion	Abatement	
					1 year	6 year
School Locally Voted	18.4%	23.71	\$ 876.32	\$ 5,998.63	\$ 5,122.31	\$ 30,733.85
School County Wide Bldg	4.0%	5.15	\$ 190.34	\$ 1,302.95	\$ 1,112.61	\$ 6,675.64
School County Wide ADA	3.1%	4	\$ 147.84	\$ 1,012.00	\$ 864.16	\$ 5,184.96
School County Wide General	28.3%	36.05	\$ 1,332.41	\$ 9,120.65	\$ 7,788.24	\$ 46,729.45
	53.8%	68.91	\$ 2,546.91	\$ 17,434.23	\$ 14,887.32	\$ 89,323.90

21.7



July 3, 2014

Jim Coles  
Economic Development Coordinator  
City of Tulsa  
175 E. 2nd St., Suite 575  
Tulsa, OK 74103

RE: Qualification Committee Consideration of Abatement Request by Coliseum LLC  
for 625 South Elgin Avenue, Tulsa, OK.

Jim,

The Qualifications Committee (QC) has reviewed the initial application and supporting materials submitted for the project referenced above and believe that this project meets the thresholds to be considered further for a possible abatement under the Local Development Act and related City of Tulsa Policies. Please continue the appropriate steps under the City of Tulsa Tax Incentive Project Approval Procedures.

Thank you,

Clay Bird  
Director of Economic Development  
Mayor's Office for Economic Development

**Exhibit "A"****INITIAL APPLICATION****APPLICATION FOR CITY OF TULSA DESIGNATION OF  
TAX INCENTIVE**

Application must be fully completed before submission to the Planning and Economic Development Department staff, 175 East 2<sup>nd</sup> Street, Suite 560, Tulsa, OK 74120.

**1. Applicant/Owner Information:**

*Please list the owner(s) as shown on the tax records.*

Name of Applicant: Casey Stowe				
Title: Managing Member				
Name of Business: Coliseum LLC				
Type of Business: Oklahoma Limited Liability Corporation				
<input type="checkbox"/> Sole Proprietorship				
<input type="checkbox"/> Partnership				
<input checked="" type="checkbox"/> Corporation      State of Corp: OK				
Address of Applicant: Street P. O. Box 3301      Tulsa City      OK      State 74101      Zip Code				
Business Number: 918-269-0543				
Alternate Number: 918-519-7468				

**2. Project Information:**

<b>Please attach basic maps and Site Plan of Project.</b>				
Name of Project: Coliseum Apartments				
Address of Project: Street 625 South Elgin      City Tulsa      State OK      Zip Code				
Legal Description of Project: The Southerly 50 feet of Lot Four (4), Block One Hundred Sixty-seven (167), ORIGINAL TOWN, now CITY OF TULSA, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof,  AND The Northerly 50 feet of Lot Four (4), Block One Hundred Sixty-seven (167), ORIGINAL TOWN, now CITY OF TULSA, Tulsa				

219



County, State of Oklahoma, according to the Recorded Plat thereof,

Both legal descriptions being in SECTION 01 TOWNSHIP 19 RANGE 12

**Project Information (continued):**

**Brief Description of the Project:**

A renovation of an apartment complex consisting of 36 affordable units with available off-street parking. The building is located in a Historic Area and is a Contributing Resource. ~~The project will utilize Low Income Housing Tax Credits (LIHTC) as well as Historic Tax Credits – removed per Casey Stowe via email~~ The renovation will remove a significant blight in the Downtown Tulsa area and add professional residents to the neighborhood.

Please check appropriate box if Project is located within one of these areas:

☒ **Enterprise Zone** (designated by the Department of Commerce pursuant to provisions of Section 690.3 of the Local Development Act or as designated by the federal government)

☐ **Historic Preservation Area** (area listed/nominated by the State Historic Preservation Officer to the National Register of Historic Places or such area/structure subject to historic preservation zoning or ad valorem tax exemptions)

☐ **Reinvestment** (retain and/or expand employment, attract investment, enhance tax base, require public improvements)

If Project is located within a Reinvestment Area, please provide a brief description of qualifications:

Project is in an Enterprise Zone

**3. Financial Information:**

Total Project Cost: \$ 2,300,000

Please attach cost estimates by major components.

21.10

Please list sources of funds and proposed financing to be used in this Project, including public funds.

1. HUD 221 d4 Loan Program
2. ~~Low Income Housing Tax Credits~~ — Removed by Casey Stowe via email
3. Historic Tax Credits
4. Private Investor Equity

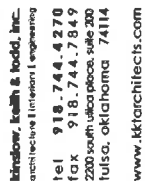
**4. Supporting Documents:**

Please attach any additional information/documents relevant to the Project.

21.11

21.12



**COLISEUM  
APARTMENTS**

625 S. ELGIN AVE  
TULSA, OK 74120

CROSSLAND  
CONSTRUCTION



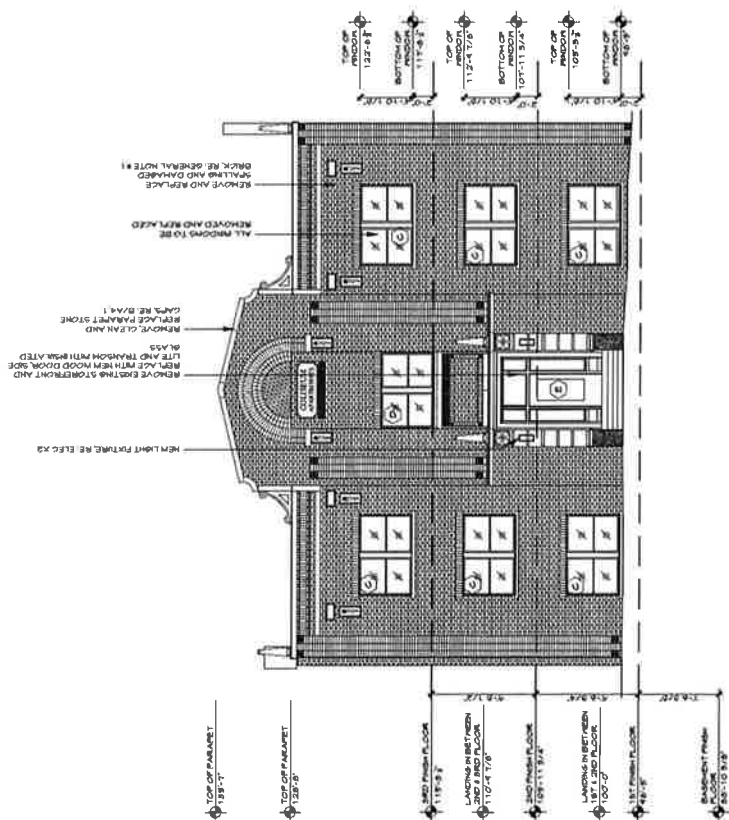
CAGE		MARCH 2009
ELE NAME	.	
MANAGER	.	
BIRTH DT	.	

## EXTERIOR ELEVATIONS

## A2.2

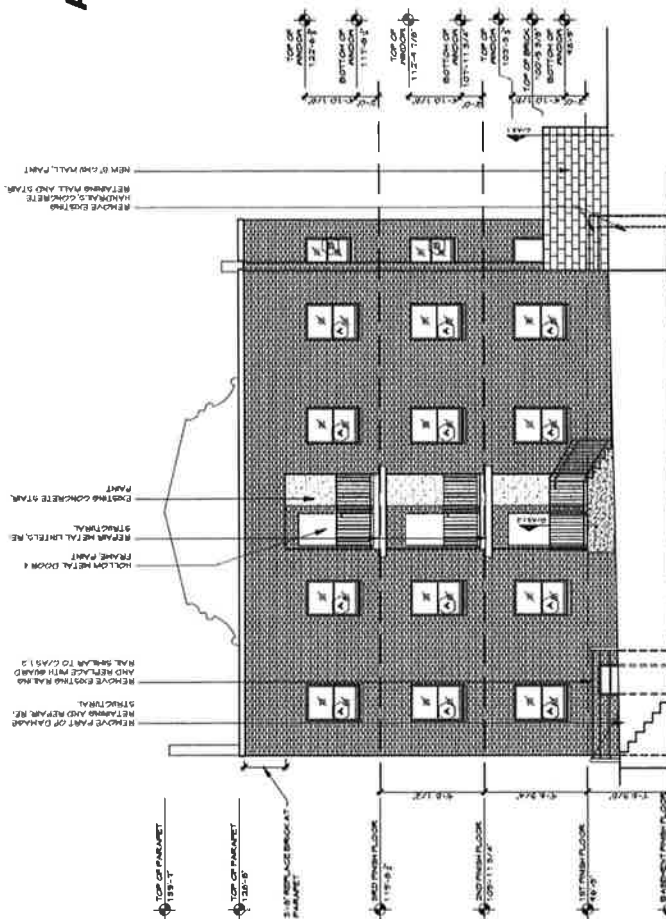
### A EAST ELEVATION

**2017-18**



### B. WEST ELEVATION

מס' 101 - 102

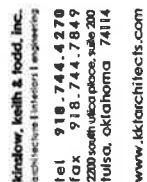


### A EAST ELEVATION

[illegible]

- | GENERAL NOTES:  |  |
|---|--|
| 1. REMOVE AND REPLACE BRICK.  |  |
| 2. BOTH FIRST ELEVATION: 1485. BRICK REPLACEMENT (719.34 SQ.)                 |  |
| 3. NORTH ELEVATION: 1485. BRICK REPLACEMENT (110.10 SQ.)                      |  |
| 4. NORTH ELEVATION: BRICK REPAIR RECONSTRUCTION (110.10 SQ.)                  |  |
| 5. NORTH ELEVATION: BRICK RECONSTRUCTION (10.33 SQ.)                          |  |
| 6. NORTH ELEVATION: BRICK RECONSTRUCTION (10.33 SQ.)                          |  |
| 7. REMOVE ALL CAST STONE PARAMOUNT CAPS AND REPLACE PER                       |  |
| 8. ALL BRICK TO BE CLEANED AND SPICED   |  |
| 9. REPAIR EAST SIDE BRICK TO MATCH EXISTING                                   |  |
| 10. REMOVE ALL CAST STONE PARAMOUNT CAPS THAT ARE 8' OR MORE FROM THE STREET  |  |
| 11. REMOVE ALL CAST STONE PARAMOUNT NOTES TO MATCH EXISTING                   |  |
| 12. REMOVE ALL CAST STONE PARAMOUNT CORNER AND ELECTRICAL SERVICE AT EXTERIOR |  |

21.13

**COLISEUM  
APARTMENTS**

625 S. ELGIN AVE  
TULSA, OK 74120

**CROSSLAND  
CONSTRUCTION**



NAME	DATE	TIME	LOCATION	STATUS
JOHN DOE	10/25/2023	14:30	Room 101	Present
JANE SMITH	10/25/2023	15:00	Room 101	Present
ALICE BROWN	10/25/2023	15:30	Room 101	Present
BOB GREEN	10/25/2023	16:00	Room 101	Present
CHARLIE WHITE	10/25/2023	16:30	Room 101	Present
DAVID BLACK	10/25/2023	17:00	Room 101	Present
EVE YELLOW	10/25/2023	17:30	Room 101	Present
FRANK BLUE	10/25/2023	18:00	Room 101	Present
GRACE PINK	10/25/2023	18:30	Room 101	Present
HEIDI PURPLE	10/25/2023	19:00	Room 101	Present
IGOR SILVER	10/25/2023	19:30	Room 101	Present
JACK GOLD	10/25/2023	20:00	Room 101	Present
JILL IRON	10/25/2023	20:30	Room 101	Present
JOHN COPPER	10/25/2023	21:00	Room 101	Present
JANE ALUMINUM	10/25/2023	21:30	Room 101	Present
ALICE STEEL	10/25/2023	22:00	Room 101	Present
BOB TITANIUM	10/25/2023	22:30	Room 101	Present
CHARLIE ZINC	10/25/2023	23:00	Room 101	Present
DAVID BRASS	10/25/2023	23:30	Room 101	Present
EVE SILVER	10/25/2023	00:00	Room 101	Present
FRANK GOLD	10/25/2023	00:30	Room 101	Present
GRACE IRON	10/25/2023	01:00	Room 101	Present
HEIDI COPPER	10/25/2023	01:30	Room 101	Present
IGOR ALUMINUM	10/25/2023	02:00	Room 101	Present
JACK STEEL	10/25/2023	02:30	Room 101	Present
JILL TITANIUM	10/25/2023	03:00	Room 101	Present
JOHN ZINC	10/25/2023	03:30	Room 101	Present
JANE BRASS	10/25/2023	04:00	Room 101	Present
ALICE SILVER	10/25/2023	04:30	Room 101	Present
BOB GOLD	10/25/2023	05:00	Room 101	Present
CHARLIE IRON	10/25/2023	05:30	Room 101	Present
DAVID COPPER	10/25/2023	06:00	Room 101	Present
EVE ALUMINUM	10/25/2023	06:30	Room 101	Present
FRANK STEEL	10/25/2023	07:00	Room 101	Present
GRACE TITANIUM	10/25/2023	07:30	Room 101	Present
HEIDI ZINC	10/25/2023	08:00	Room 101	Present
IGOR BRASS	10/25/2023	08:30	Room 101	Present
JACK SILVER	10/25/2023	09:00	Room 101	Present
JANE GOLD	10/25/2023	09:30	Room 101	Present
ALICE IRON	10/25/2023	10:00	Room 101	Present
BOB COPPER	10/25/2023	10:30	Room 101	Present
CHARLIE ALUMINUM	10/25/2023	11:00	Room 101	Present
DAVID STEEL	10/25/2023	11:30	Room 101	Present
EVE TITANIUM	10/25/2023	12:00	Room 101	Present
FRANK ZINC	10/25/2023	12:30	Room 101	Present
GRACE BRASS	10/25/2023	13:00	Room 101	Present
HEIDI SILVER	10/25/2023	13:30	Room 101	Present
IGOR GOLD	10/25/2023	14:00	Room 101	Present
JACK IRON	10/25/2023	14:30	Room 101	Present
JANE COPPER	10/25/2023	15:00	Room 101	Present
ALICE ALUMINUM	10/25/2023	15:30	Room 101	Present
BOB STEEL	10/25/2023	16:00	Room 101	Present
CHARLIE TITANIUM	10/25/2023	16:30	Room 101	Present
DAVID ZINC	10/25/2023	17:00	Room 101	Present
EVE BRASS	10/25/2023	17:30	Room 101	Present
FRANK SILVER	10/25/2023	18:00	Room 101	Present
GRACE GOLD	10/25/2023	18:30	Room 101	Present
HEIDI IRON	10/25/2023	19:00	Room 101	Present
IGOR COPPER	10/25/2023	19:30	Room 101	Present
JACK ALUMINUM	10/25/2023	20:00	Room 101	Present
JANE STEEL	10/25/2023	20:30	Room 101	Present
ALICE TITANIUM	10/25/2023	21:00	Room 101	Present
BOB ZINC	10/25/2023	21:30	Room 101	Present
CHARLIE BRASS	10/25/2023	22:00	Room 101	Present
DAVID SILVER	10/25/2023	22:30	Room 101	Present
EVE GOLD</				

## EXTERIOR ELEVATIONS

## A2.1

**B SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"

# A NORTH ELEVATION

- [illegible]

21.14

# Assessor

## KEN YAZEL

## Property Search

### Disclaimer

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The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

The Tulsa County Assessor's Office assumes no liability for any damages incurred, whether directly or indirectly, incidental, punitive or consequential, as a result of any errors, omissions or discrepancies in any information published on this web site or by any use of this web site.

#### Quick Facts

<b>Account #</b>	R00500920141370
<b>Parcel #</b>	00500-92-01-41370
<b>Situs address</b>	625 S ELGIN AV E TULSA
<b>Owner name</b>	COLISEUM LLC
<b>Fair market value</b>	\$176,000
<b>Last year's taxes</b>	\$2,477
	Subdivision: TULSA-ORIGINAL TOWN
<b>Legal description</b>	Legal: S50 OF LT 4 BLK 167
	Section: 01 Township: 19 Range: 12



00500-92-01-41370-001 (2/2014)

#### General Information

<b>Situs address</b>	625 S ELGIN AV E TULSA
<b>Owner name</b>	COLISEUM LLC
<b>Owner mailing address</b>	202 SOUTH ELGIN TULSA, OK 74120
<b>Land area†</b>	0.16 acres / 7,000 sq ft
<b>Tax rate</b>	T-1A [TULSA]
	Subdivision: TULSA-ORIGINAL TOWN
<b>Legal description</b>	Legal: S50 OF LT 4 BLK 167
	Section: 01 Township: 19 Range: 12
<b>Zoning</b>	CENTRAL BUSINESS DISTRICT [CBD]

#### Values

	2013	2014
<b>Land value</b>	\$98,000	\$98,000
<b>Improvements value</b>	\$78,000	\$78,000
<b>Fair market value</b>	\$176,000	\$176,000†

† Partial value based on status January 1

#### Exemptions claimed

	2013	2014
<b>Homestead</b>	—	—
<b>Additional homestead</b>	—	—
<b>Senior Valuation Limitation</b>	—	—
<b>Veteran</b>	—	—

#### Tax Information

	2013	2014
<b>Fair market value</b>	\$176,000	\$176,000
<b>Total taxable value (capped)</b>	\$176,000	\$176,000
<b>Assessment ratio</b>	11%	11%
<b>Gross assessed value</b>	\$19,360	\$19,360
<b>Exemptions</b>	\$0	\$0
<b>Net assessed value</b>	\$19,360	\$19,360
<b>Tax rate</b>	T-1A [TULSA]	
<b>Tax rate mills</b>	127.92	127.92*
<b>Estimated taxes</b>	\$2,477	\$2,477*
<b>Most recent NOV</b>	April 10, 2012	

\* Estimated from 2013 millage rates

#### Tax detail (2013 millages)

	%	Mills	Dollars
<b>City-County Health</b>	2.0	2.58	\$49.95
<b>City-County Library</b>	4.2	5.32	\$103.00
<b>Tulsa Technology Center</b>	10.4	13.33	\$258.07
<b>Emergency Medical Service</b>	0.0	0.00	\$0.00
<b>Tulsa Community College</b>	5.6	7.21	\$139.59
<b>School Locally Voted</b>	18.5	23.71	\$459.03
<b>City Sinking</b>	15.8	20.24	\$391.85
<b>School County Wide Bldg</b>	4.0	5.15	\$99.70
<b>School County Wide ADA</b>	3.1	4.00	\$77.44
<b>School County Wide General</b>	28.2	36.05	\$697.93
<b>County Government</b>	8.1	10.33	\$199.99

(Continued on next page)

21.15



## Improvements

Bldg ID#	Property type	Condition	Quality	Year built	Livable†	Stories	Foundation	Exterior	Roof	HVAC
1	Multiple Unit	Very Poor	Low	1925	21,046 SF**	3	Basement	Masonry Common Brick	Roll Composition	None

\*\* includes finished basement

## Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/ Doc#
Jun 30, 2011	WOLFE, STEPHEN C	COLISEUM LLC	\$570,000	General Warranty Deed	2011057037
Sep 14, 2006	WOLFE, JOEY D	WOLFE, STEPHEN C		Quit Claim Deed	2006106491

## Images



† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.



2416

# Assessor

## KEN YAZEL

## Property Search


### Disclaimer

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Quick Facts	
<b>Account #</b>	R00500920141360
<b>Parcel #</b>	00500-92-01-41360
<b>Situs address</b>	615 S ELGIN AV E TULSA
<b>Owner name</b>	COLISEUM LLC
<b>Fair market value</b>	\$160,000
<b>Last year's taxes</b>	\$860
	Subdivision: TULSA-ORIGINAL TOWN
<b>Legal description</b>	Legal: N50 OF LT 4 BLK 167
	Section: 01 Township: 19 Range: 12



00500-92-01-41360-001 (2/2014)

General Information		Tax Information	
<b>Situs address</b>	615 S ELGIN AV E TULSA		
<b>Owner name</b>	COLISEUM LLC		
<b>Owner mailing address</b>	P O BOX 3301 TULSA, OK 74101		
<b>Land area</b>	0.16 acres / 7,000 sq ft		
<b>Tax rate</b>	T-1A [TULSA]		
	Subdivision: TULSA-ORIGINAL TOWN		
<b>Legal description</b>	Legal: N50 OF LT 4 BLK 167		
	Section: 01 Township: 19 Range: 12		
<b>Zoning</b>	CENTRAL BUSINESS DISTRICT [CBD]		

	2013	2014
<b>Fair market value</b>	\$101,800	\$160,000
<b>Total taxable value</b>	\$61,101	\$160,000
<b>Assessment ratio</b>	11%	11%
<b>Gross assessed value</b>	\$6,721	\$17,600
<b>Exemptions</b>	\$0	\$0
<b>Net assessed value</b>	\$6,721	\$17,600
<b>Tax rate</b>	T-1A [TULSA]	
<b>Tax rate mills</b>	127.92	127.92*
<b>Estimated taxes</b>	\$860	\$2,251*
<b>Most recent NOV</b>	February 25, 2014	

\* Estimated from 2013 millage rates

Tax detail (2013 millages)			
	%	Mills	Dollars
<b>City-County Health</b>	2.0	2.58	\$45.41
<b>City-County Library</b>	4.2	5.32	\$93.63
<b>Tulsa Technology Center</b>	10.4	13.33	\$234.61
<b>Emergency Medical Service</b>	0.0	0.00	\$0.00
<b>Tulsa Community College</b>	5.6	7.21	\$126.90
<b>School Locally Voted</b>	18.5	23.71	\$417.30
<b>City Sinking</b>	15.8	20.24	\$356.22
<b>School County Wide Bldg</b>	4.0	5.15	\$90.64
<b>School County Wide ADA</b>	3.1	4.00	\$70.40
<b>School County Wide General</b>	28.2	36.05	\$634.48
<b>County Government</b>	8.1	10.33	\$181.81

Values		
	2013	2014
<b>Land value</b>	\$98,000	\$150,000
<b>Improvements value</b>	\$3,800	\$10,000
<b>Fair market value</b>	\$101,800	\$160,000

Exemptions claimed		
	2013	2014
<b>Homestead</b>	—	—
<b>Additional homestead</b>	—	—
<b>Senior Valuation Limitation</b>	—	—
<b>Veteran</b>	—	—

(Continued on next page)

21.17

## Improvements

Bldg ID#	Property type	Condition	Quality	Year built	Livable†	Stories	Foundation	Exterior	Roof	HVAC
1	Commercial	Fair +	None	1980	1 SF	0				None

## Sales/Documents

Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Jul 19, 2013	WHITE, NANCY L	COLISEUM LLC	\$160,000	General Warranty Deed	2013074157
Jan 12, 2000				Quit Claim Deed	06316-00563

## Images

Photo/sketch  
(Click to enlarge)



† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.





## Profit and Loss Projections

Year-by-Year Profit and Loss Assumptions	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Annual cumulative price (revenue) increase	—	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Annual cumulative inflation (expense) increase	—	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Interest rate on ending cash balance	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
<b>Rental Income</b>										
36 Rental Units	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parking Rental	\$259,200	\$264,384	\$269,672	\$275,065	\$280,566	\$286,178	\$291,901	\$297,739	\$303,694	\$309,768
Interest on deposits	\$10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800	10,800
CAM and other Chargebacks	0	0	0	0	0	0	0	0	0	0
<b>Total Income</b>	<b>\$270,000</b>	<b>\$275,184</b>	<b>\$280,472</b>	<b>\$285,865</b>	<b>\$291,366</b>	<b>\$296,978</b>	<b>\$302,701</b>	<b>\$308,539</b>	<b>\$314,494</b>	<b>\$320,568</b>
<b>Rental and Operating Expense</b>										
Interest Expense	\$132,498	\$128,382	\$124,076	\$119,539	\$114,770	\$109,758	\$104,488	\$98,950	\$93,128	\$87,007
\$ 0.10 Common Area Utilities	1,000	1,020	1,040	1,061	1,082	1,104	1,128	1,149	1,172	1,195
\$ 0.25 Maintenance/Trash/Janitorial	500	510	520	531	541	552	563	574	586	598
\$ 0.30 Insurance	4,000	4,080	4,162	4,245	4,330	4,416	4,505	4,595	4,687	4,780
Property Taxes	43,885	43,885	43,885	43,885	43,885	43,885	43,885	43,885	43,885	43,885
\$0.065 Ballpark Fee	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820	1,820
5% Management Fee	13,500	13,770	14,045	14,326	14,613	14,905	15,203	15,507	15,817	16,134
\$ - Property Staff Payroll	0	0	0	0	0	0	0	0	0	0
\$ 0.20 Admin Expenses	3,000	3,060	3,121	3,184	3,247	3,312	3,378	3,446	3,515	3,585
28 Depreciation and amortization	127,165	127,165	127,165	127,165	127,165	127,165	127,165	127,165	127,165	127,165
5% Occupancy Loss	13,500	13,770	14,045	14,326	14,613	14,905	15,203	15,507	15,817	16,134
\$ - Other Fees	0	0	0	0	0	0	0	0	0	0
<b>Total Expense</b>	<b>340,868</b>	<b>337,472</b>	<b>333,880</b>	<b>330,082</b>	<b>326,067</b>	<b>321,823</b>	<b>317,337</b>	<b>312,598</b>	<b>307,591</b>	<b>302,303</b>
Income before taxes on income	(70,868)	(62,288)	(53,409)	(44,217)	(34,700)	(24,845)	(14,636)	(4,659)	6903	18,265
Taxes on income	39%	0	0	0	0	0	0	0	2692	7123
<b>Net Income or Loss</b>	<b>(70,868)</b>	<b>(62,288)</b>	<b>(53,409)</b>	<b>(44,217)</b>	<b>(34,700)</b>	<b>(24,845)</b>	<b>(14,636)</b>	<b>(4,659)</b>	<b>4211</b>	<b>11,141</b>
Cash Flows	(23954)	(19490)	(14917)	(10262)	(5514)	(61)	4268	9307	11754	12565

21.19

## OFFICE OF THE SECRETARY OF STATE



**CERTIFICATE  
OF  
LIMITED LIABILITY COMPANY**

*WHEREAS, the Articles of Organization of*

**COLISEUM, LLC**

*an Oklahoma limited liability company has been filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.*

*NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.*

*IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.*



*Filed in the city of Oklahoma City this  
1st day of June, 2011.*

A handwritten signature in cursive script, reading "V. Glenn Coffey".

*Secretary of State*

21.22

RESOLUTION NO. 5991

**A RESOLUTION APPROVING AND AUTHORIZING THE COLISEUM, LLC SUBMISSION OF TAX INCENTIVE ABATEMENT AGREEMENTS TO THE CITY OF TULSA FOR CONSIDERATION AND ADOPTION BY THE CITY OF TULSA PURSUANT TO THE PROVISIONS OF THE TAX INCENTIVE DISTRICT NUMBER ONE, CITY OF TULSA, OKLAHOMA PROJECT PLAN - COLISEUM - 625 S. ELGIN**

**WHEREAS**, Article 10, Section 6c of the Oklahoma Constitution and its enabling legislation known as the Local Development Act, 62 O.S. Supp. 1996 §§851. et. seq. provides that the governing body may provide incentives, exemptions and other forms of relief from taxation for historic preservation, reinvestment, or enterprise areas that are exhibiting economic stagnation or decline; and

**WHEREAS**, pursuant to the provisions of the Local Development Act, the City Council of the City of Tulsa, Oklahoma ("governing body") appointed a Review Committee to review, make recommendations and findings concerning a proposed tax incentive district and plan; and

**WHEREAS**, on November 4, 1993 the City Council of the City of Tulsa approved and adopted in Ordinance Number 18058 the Tax Incentive District Number One, ratifying and confirming the actions and recommendations, findings and conclusions of the Local Development Act Review Committee and the Metropolitan Area Planning Commission; Designating and Adopting Tax Incentive District Boundaries; establishing a date for the creation of Tax Incentive District Number One, City of Tulsa; memorializing findings of the Council that: The Tax Incentive District is eligible for designation as such, property values will be enhanced, guidelines in the Local Development Act, 62 O.S. Supp. 1992 have and shall be followed, the aggregate assessed value of taxable property within the district does not and shall not exceed twenty-five percent (25%) of the aggregate assessed value of taxable property in the City of Tulsa, the land area does not and shall not exceed twenty-five percent (25%) of the land area of the City of Tulsa, and the Tax Incentive District is feasible and conforms to the Master or Comprehensive Plan of the City of Tulsa; providing for the exemption of ad valorem taxes on new investment within the district and for the abatement of local fees; designating the Tulsa Development Authority and its Executive Director to implement, carry out and administer the Tax Incentive District Number One, City of Tulsa, Oklahoma Project Plan; providing for severability; and declaring an emergency; and

**WHEREAS**, Coliseum, LLC has proposed the redevelopment of an existing structure for urban office/commercial/residential uses upon real property located at 625 S. Elgin, Tulsa, Oklahoma. (hereafter referred to as "Coliseum Project") in conformance with the Tax Incentive District Number One, City of Tulsa, Oklahoma Project Plan.



**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, to-wit:**

**Section 1.** The provision of up to six (6) year ad valorem tax incentive abatement is necessary and desirable to ensure the economic viability of the Coliseum Project.

**Section 2.** The Tulsa Development Authority hereby recommends that the City Council of the City of Tulsa consider entering into a "Master Tax Incentive Agreement" with COLISEUM, LLC to provide for the waiving of the City of Tulsa's portion of the increase in ad valorem taxes which results from the construction and occupancy of the Coliseum Project for a period of up to six (6) calendar years commencing January 1st of the first calendar year after completion of project and continuing thereafter for up to a six (6) year period.

**Section 3.** The Tulsa Development Authority hereby recommends that the City Council of the City of Tulsa consider entering into a "Tax Exemption Agreement" with the governing bodies of all other taxing jurisdictions affected by the Coliseum Project. These agreements would provide for the abatement of that portion of the increase in ad valorem taxes due to each respective taxing body which results from the construction and occupancy of the Coliseum Project for up to a period of six (6) calendar years commencing January 1st of the first calendar year after completion of project and continuing thereafter for up to a six (6) year period.

**Section 4.** This Resolution shall take effect immediately.

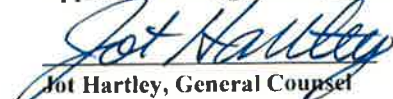
**PASSED and ADOPTED** this 14th day of August, 2014.

**TULSA DEVELOPMENT AUTHORITY**

By: 

**Julius Pegues, Chairman**

Approved as to legal form and adequacy:

  
**Jot Hartley, General Counsel**  
**The Hartley Law Firm, PLLC**

# HARTFORD COMMONS



**APPLICANT:** Hartford Commons, LLC  
**PROPERTY LOCATION:** 215 S Greenwood Ave  
**NARRATIVE DESCRIPTION:** NEW CONSTRUCTION  
 OF RESIDENTIAL MULTI-FAMILY APARTMENTS  
 (162) WITH MODERN AMENITIES.

67,215 RENTABLE SQ/FT – RESIDENTIAL

**TOTAL PROJECT COST:** \$21,000,000.



SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	\$1,169,400	\$21,000,000
Annual Ad Valorem	\$16,454	\$295,495
Abatement: \$295,495 – \$16,454 = \$279,041 @ 6 years = \$1,674,246		



**CITY OF**  
**Tulsa**  
 A New Kind of Energy.

21.25

**PROJECT APPLICATION INFORMATION – DRAFT SUMMARY**

1. APPLICANT: HARTFORD COMMONS, LLC
2. PROPERTY LOCATION: SOUTHEAST CORNER OF 2<sup>ND</sup> AND GREENWOOD
3. NARRATIVE DESCRIPTION: HOUSING – 123,550 sq/ft rentable space – Expected 90% occupancy by October 2015
4. PROJECT LOCATED WITHIN:
  - a. Enterprise Zone - YES;
  - b. Reinvestment Area - NO;
  - c. Historic Preservation Area - NO.
5. TOTAL PROJECT COST: \$21,000,000.
6. FUNDING SOURCES:
  - a. PROPOSAL
 

Permanent Financing (HUD)	\$ 16,500,000
Owner Equity	\$ 4,500,000
Total Funds	\$ 21,000,000

**SUMMARY: PLAN IS FOR 162 MARKET RATE APARTMENTS (LEASING FOR \$900 TO \$1,700 PER UNIT) – ONSITE PARKING, POOL AND OTHER AMENITIES WILL BE INCLUDED.**

## 7. PROJECT IMPACT UPON COMPLETION:

SCENARIO	Existing Values	Estimated Values
Taxable	\$1,169,400	\$21,000,000
Annual Ad valorem	\$16,454	\$295,495
Abatement: $295,495 - 16,454 = 279,040$ @ 6 years = \$1,674,240		

Scenario	Percentage Abatement	Property Taxes Abated	Total
Year 1	100%	\$ 279,040.00	\$ 279,040.00
Year 2	100%	\$ 279,040.00	\$ 558,080.00
Year 3	100%	\$ 279,040.00	\$ 837,120.00
Year 4	100%	\$ 279,040.00	\$ 1,116,160.00
Year 5	100%	\$ 279,040.00	\$ 1,395,200.00
Year 6	100%	\$ 279,040.00	\$ 1,674,240.00

**Construction Only**

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	211.3	\$10,316,342	\$12,123,514	\$21,000,000
Indirect Effect	38.5	\$1,994,111	\$2,967,989	\$5,191,257
Induced Effect	84.8	\$3,600,834	\$6,413,943	\$10,327,774
Total Effect	334.5	\$15,911,287	\$21,505,446	\$36,519,031

COT Sales Tax Estimate \$136,336



## 1 Year Leasing

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	21.3	\$306,249	\$1,851,508	\$2,178,420
Indirect Effect	1.7	\$75,572	\$136,101	\$218,438
Induced Effect	2.6	\$112,607	\$199,934	\$322,612
Total Effect	25.7	\$494,427	\$2,187,543	\$2,719,470

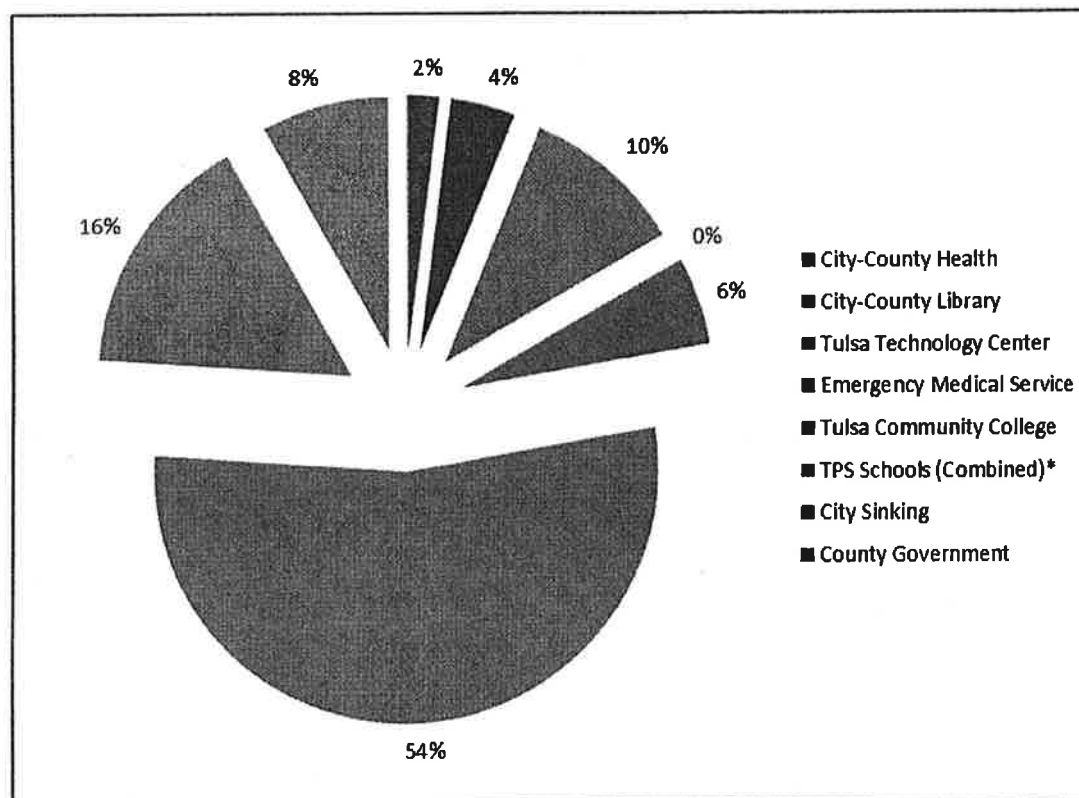
COT Sales Tax Estimate \$34,934

## 6 Year Impact from Construction and Leasing

Impact Type	Employment	Labor Income	Value Added	Output
Direct Effect	339.2	\$12,153,835	\$23,232,564	\$34,070,520
Indirect Effect	48.7	\$2,447,542	\$3,784,596	\$6,501,885
Induced Effect	100.6	\$4,276,474	\$7,613,546	\$12,263,449
Total Effect	488.5	\$18,877,851	\$34,630,705	\$52,835,854

COT Sales Tax Estimate \$345,942

## Distribution of Burden



# **212 S Elgin and - 215 N Greenwood Ave**

Fair Market Value (FMV)  
Assessment Ratio  
Gross Assessment Value  
Tax Rate Millage  
Estimated Taxes

**2014**      **Project Completion**  
\$ 1,169,400.00    \$ 21,000,000.00  
11%      11%  
\$ 128,634.00    \$ 2,310,000.00  
127.92      127.92  
\$ 16,454.86    \$ 295,495.20

	%	Mills	2013	Completion	Abatement	
					1 year	6 year
City-County Health	2.0%	2.58	\$ 331.88	\$ 5,959.80	\$ 5,627.92	\$ 33,767.55
City-County Library	4.2%	5.32	\$ 684.33	\$ 12,289.20	\$ 11,604.87	\$ 69,629.20
Tulsa Technology Center	10.4%	13.33	\$ 1,714.69	\$ 30,792.30	\$ 29,077.61	\$ 174,465.65
Emergency Medical Service	0.0%	0.00	\$ -	\$ -	\$ -	\$ -
Tulsa Community College	5.6%	7.21	\$ 927.45	\$ 16,655.10	\$ 15,727.65	\$ 94,365.89
TPS Schools (Combined)*	53.9%	68.91	\$ 8,864.17	\$ 159,182.10	\$ 150,317.93	\$ 901,907.59
City Sinking	15.8%	20.24	\$ 2,603.55	\$ 46,754.40	\$ 44,150.85	\$ 264,905.09
County Government	8.1%	10.33	\$ 1,328.79	\$ 23,862.30	\$ 22,533.51	\$ 135,201.06
		127.92	\$ 16,454.86	\$ 295,495.20	\$ 279,040.34	\$ 1,674,242.03

\*TPS Schools (Combined)  
111 W 5th

	%	Mills	2013	Completion	Abatement	
					1 year	6 year
School Locally Voted	18.5%	23.71	\$ 3,049.91	\$ 54,770.10	\$ 51,720.19	\$ 310,321.13
School County Wide Bldg	4.0%	5.15	\$ 662.47	\$ 11,896.50	\$ 11,234.03	\$ 67,404.21
School County Wide ADA	3.1%	4	\$ 514.54	\$ 9,240.00	\$ 8,725.46	\$ 52,352.78
School County Wide General	28.2%	36.05	\$ 4,637.26	\$ 83,275.50	\$ 78,638.24	\$ 471,829.47
	53.9%	68.91	\$ 8,864.17	\$ 159,182.10	\$ 150,317.93	\$ 901,907.59

21.28



July 3, 2014

Jim Coles  
Economic Development Coordinator  
City of Tulsa  
175 E. 2nd St., Suite 575  
Tulsa, OK 74103

RE: Qualification Committee Consideration of Abatement Request by Hartford Commons LLC for 200 South Greenwood Avenue, Tulsa, OK.

Jim,

The Qualifications Committee (QC) has reviewed the initial application and supporting materials submitted for the project referenced above and believe that this project meets the thresholds to be considered further for a possible abatement under the Local Development Act and related City of Tulsa Policies. Please continue the appropriate steps under the City of Tulsa Tax Incentive Project Approval Procedures.

Thank you,

Clay Bird  
Director of Economic Development  
Mayor's Office for Economic Development

CITY HALL AT ONE TECHNOLOGY CENTER  
175 E. 2<sup>nd</sup> St. • Tulsa, OK 74103 • Office 918.596.7411 • Fax 918.596.9010  
Email: [Cbird@cityoftulsa.org](mailto:Cbird@cityoftulsa.org)  
[www.cityoftulsa.org](http://www.cityoftulsa.org)

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## Exhibit "A"

**INITIAL APPLICATION****APPLICATION FOR CITY OF TULSA DESIGNATION OF  
TAX INCENTIVE**

Application must be fully completed before submission to the Planning and Economic Development Department staff, 175 East 2<sup>nd</sup> Street, Suite 560, Tulsa, OK 74120.

**1. Applicant/Owner Information:**

*Please list the owner(s) as shown on the tax records.*

Name of Applicant: Casey Stowe				
Title: Managing Member				
Name of Business: Hartford Commons LLC				
Type of Business: Oklahoma Limited Liability Corporation				
<input type="checkbox"/> Sole Proprietorship				
<input type="checkbox"/> Partnership				
<input checked="" type="checkbox"/> Corporation      State of Corp: OK				
Address of Applicant: Street P. O. Box 3301      Tulsa City      OK      State      74101      Zip Code				
Business Number: 918-269-0543				
Alternate Number: 918-519-7468				

**2. Project Information:**

Please attach basic maps and Site Plan of Project.				
Name of Project: Hartford Commons				
Address of Project: Street 200 South Greenwood      Tulsa City      OK      State      Zip Code				
Legal Description of Project: A TRACT OF LAND THAT IS PART OF BLOCK 111 AND THE PART OF THE VACATED ALLEYWAY WITHIN BLOCK 111, PART OF LOTS 3, 4 AND 5 IN BLOCK 112 AND PART OF THE VACATED ALLEYWAY WITHIN BLOCK 112 AND PART OF VACATED SOUTH HARTFORD AVENUE LYING BETWEEN BLOCKS 111 AND 112, ALL IN THE ORIGINAL TOWN OF TULSA, CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE OFFICE PLAT THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED				

21.30

## AS FOLLOWS, TO-WIT:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID BLOCK 111; THENCE N 66°45'00" E ALONG THE NORTHERLY LINE OF BLOCK 111 FOR 40.00 FEET FOR A POINT OF BEGINNING; THENCE N 66°45'00" E ALONG THE NORTHERLY LINE OF BLOCK 111 FOR 260.00 FEET TO THE NORTHEASTERLY CORNER OF BLOCK 111; THENCE CONTINUING N 66°45'00" E ALONG THE NORTHEASTERLY EXTENSION OF SAID NORTHERLY LINE FOR 80.00 FEET TO THE NORTHWESTERLY CORNER OF BLOCK 112; THENCE CONTINUING N 66°45'00" E ALONG THE NORTHERLY LINE OF BLOCK 112 FOR 266.00 FEET TO THE NORTHEASTERLY CORNER OF BLOCK 112; THENCE S 00°03'58" W ALONG THE EASTERLY LINE OF SAID LOT 5 IN BLOCK 112 FOR 58.04 FEET TO A POINT THAT WAS DESCRIBED IN PREVIOUS DEEDS AS BEING 9.00 FEET FROM A SPUR TRACK (THERE IS NO VISIBLE EVIDENCE OF SPUR TRACK); THENCE WESTERLY ALONG A CURVE TO THE LEFT AS DEFINED ON A PLAT OF SURVEY PREPARED BY HAMMOND ENGINEERING DATED OCTOBER 16, 1990, SAID CURVE HAVING CENTRAL ANGLE OF 19°03'07" WITH A RADIUS OF 462.00 FEET FOR AN ARC LENGTH OF 153.62 FEET WITH A CHORD BEARING OF S 63°13'33" W FOR A CHORD LENGTH OF 152.92 FEET TO A POINT, SAID POINT BEING PREVIOUSLY DEFINED AS BEING 9.00 FEET FROM SAID SPUR TRACK; THENCE S 23°15'00" E AND PARALLEL WITH THE WESTERLY LINE OF BLOCK 112 FOR 87.30 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED ALLEYWAY; THENCE S 66°45'00" W ALONG SAID CENTERLINE FOR 90.40 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 112 AND THE EASTERLY RIGHT-OF-WAY LINE OF VACATED SOUTH HARTFORD AVENUE; THENCE S 23°15'00" E ALONG SAID EASTERLY AND WESTERLY LINES FOR 70.00 FEET; THENCE S 66°45'00" W FOR 340 FEET; THENCE N 23°15'00" W ALONG THE WESTERLY LINE OF BLOCK 111 FOR 220.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

AND

Subdivision: TULSA-ORIGINAL TOWN Legal: PRT LTS 3 4 & 5 & VAC ALLEY BEG AT PT ON CL OF VAC ALLEY BEING 90.4E HARTFORD ST TH SE5 NE106.86 N110.74 SW153.3 SE87.5 POB BLK 112 Section: 01 Township: 19 Range: 12

**Project Information (continued):****Brief Description of the Project:**

A new-construction apartment complex consisting of 162 market-rate units, structured parking, and various resident amenities such as a club lounge and pool.

Please check appropriate box if Project is located within one of these areas:

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Enterprise Zone | (designated by the Department of Commerce pursuant to provisions of Section 690.3 of the Local Development Act or as designated by the federal government)   |
| <input type="checkbox"/> Historic Preservation Area | (area listed/nominated by the State Historic Preservation Officer to the National Register of Historic Places or such area/structure subject to historic preservation zoning or ad valorem tax exemptions) |
| <input type="checkbox"/> Reinvestment               | (retain and/or expand employment, attract investment, enhance tax base, require public improvements)   |

21-31

If Project is located within a Reinvestment Area, please provide a brief description of qualifications:

Project is in an Enterprise Zone

**3. Financial Information:**

Total Project Cost: \$ 21,000,000 \_\_\_\_\_

Please attach cost estimates by major components.

Please list sources of funds and proposed financing to be used in this Project, including public funds.

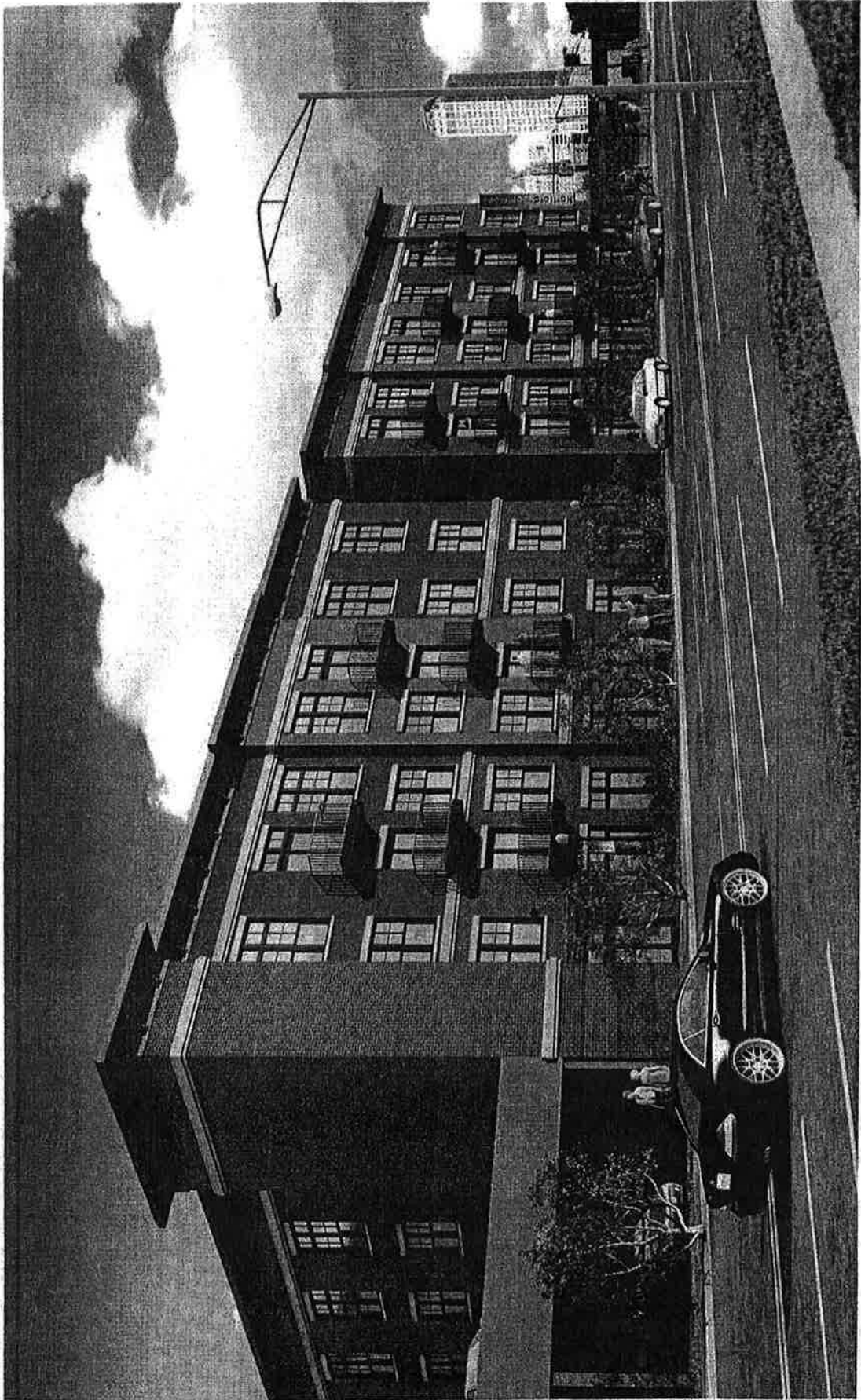
1. HUD 221 d4 Loan Program
2. Private Investor Equity

**4. Supporting Documents:**

Please attach any additional information/documents relevant to the Project.

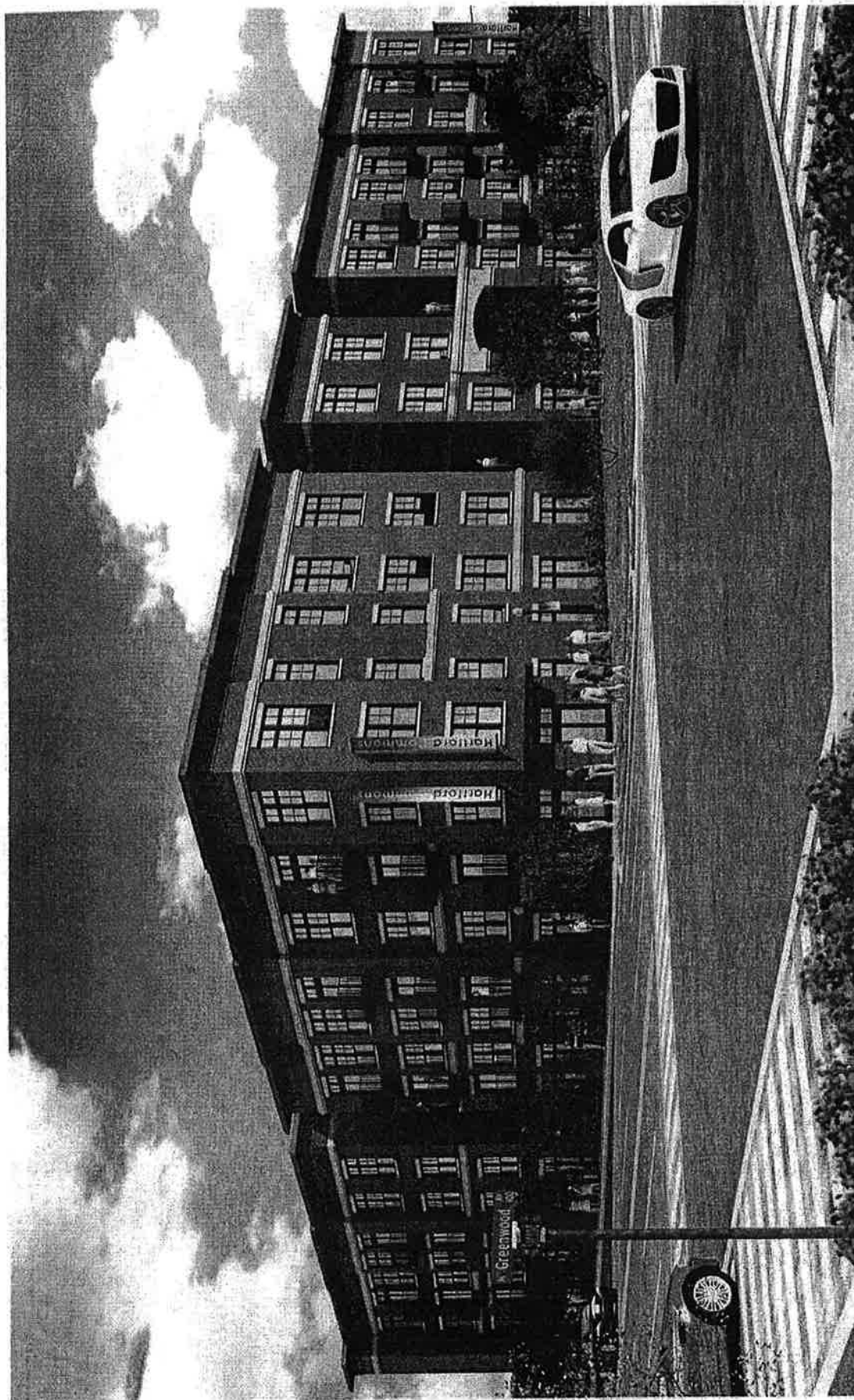
21.32





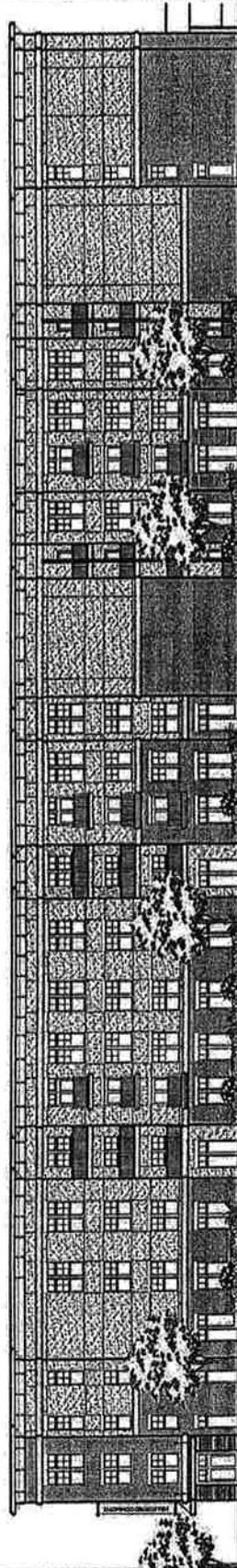
skylineink

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skylineink

21-35



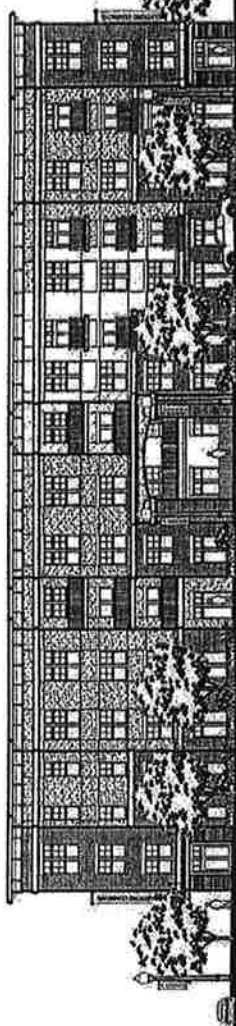
SOUTH BUILDING ELEVATION



HARTFORD COMMONS APARTMENTS  
TULSA, OKLAHOMA

21-36





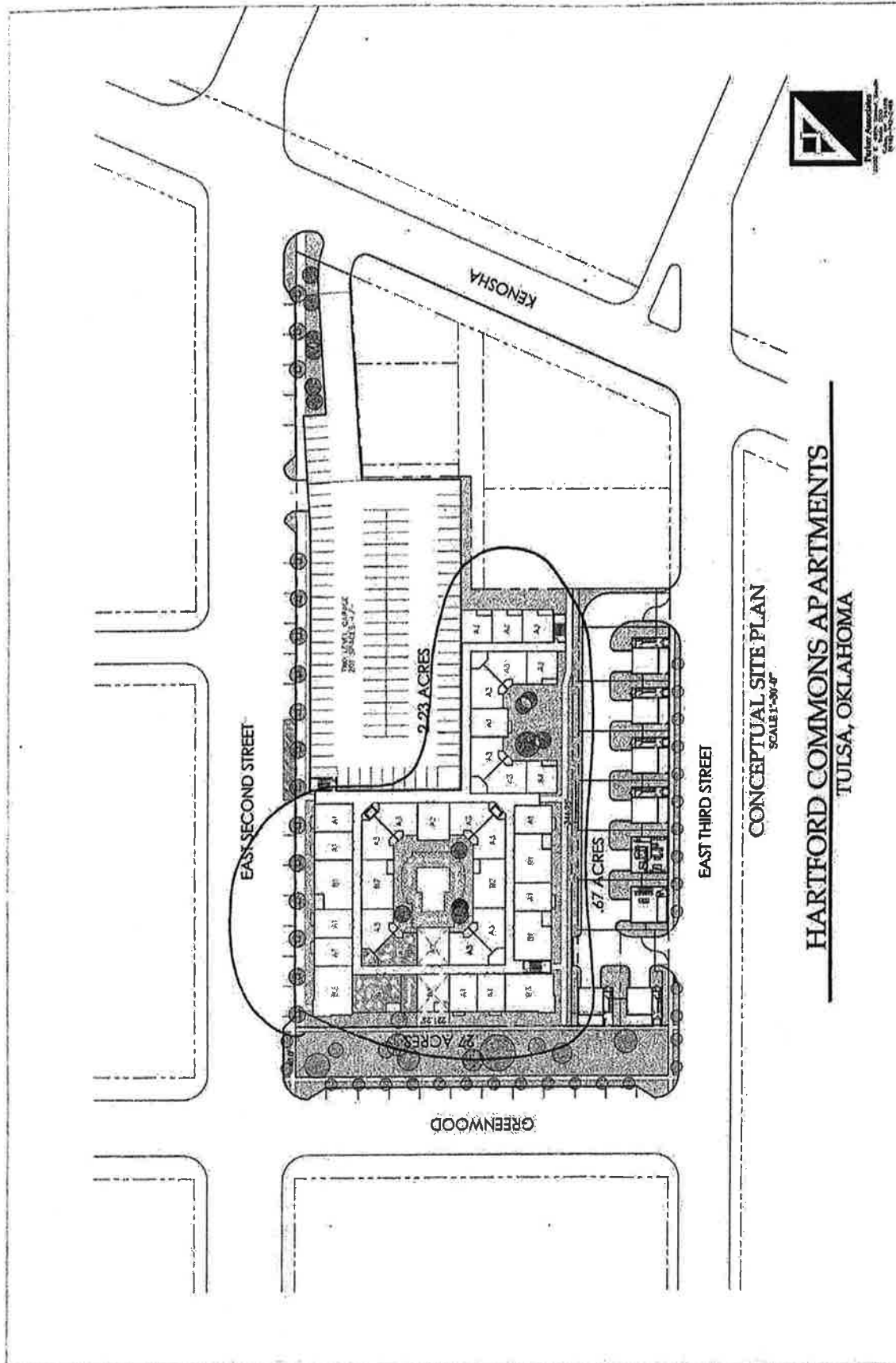
GREENWOOD AVE ELEVATION  
SCALE 3/16"=1'-0"



EAST SECOND STREET ELEVATION  
SCALE 3/16"=1'-0"

HARTFORD COMMONS APARTMENTS  
TULSA, OKLAHOMA





21.38

# Assessor KEN YAZEL

## Property Search

### Disclaimer

The Tulsa County Assessor's Office has made every effort to insure the accuracy of the data contained on this web site; however, this material may be slightly dated which could have an impact on its accuracy.

The information must be accepted and used by the recipient with the understanding that the data was developed and collected only for the purpose of establishing fair market value for ad valorem taxation. Although changes may be made periodically to the tax laws, administrative rules and similar directives, these changes may not always be incorporated in the material on this web site.

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If you are using Internet Explorer 8 or higher, please make sure that Compatibility View is checked in the Tools menu before printing.

### Quick Facts

Account #	R00500920136230
Parcel #	00500-92-01-36230
Situs address	215 N GREENWOOD
Owner name	TULSA DEVELOPMENT AUTHORITY
Fair market value	1,355,600
Last year's taxes	\$0
Subdivision:	TULSA-ORIGINAL TOWN
Legal description	Legal: ALL BLK 111 & PRT LTS 3 THRU 5 & VAC STREET & ALLEYS ADJ THERETO BEG NEC LT 5 BLK 112 TH SLY 47.1 SW153.2 SE87.5 SW90.4 SE160 SW380 NW300 NE646 POB
Section:	01 Township: 19 Range: 12



### General Information

Situs address	215 N GREENWOOD
Owner name	TULSA DEVELOPMENT AUTHORITY
Owner mailing address	PO BOX 480980 TULSA, OK 741480980
Land area*	3.11 acres / 135,556 sq ft
Tax rate	T-1A [TULSA]
Subdivision:	TULSA-ORIGINAL TOWN
Legal description	Legal: ALL BLK 111 & PRT LTS 3 THRU 5 & VAC STREET & ALLEYS ADJ THERETO BEG NEC LT 5 BLK 112 TH SLY 47.1 SW153.2 SE87.5 SW90.4 SE160 SW380 NW300 NE646 POB
Section:	01 Township: 19 Range: 12
Zoning	CENTRAL BUSINESS DISTRICT [CBD]

### Values

	2013	2014
Land value	\$1,355,600	—
Improvements value	\$0	—
Fair market value	\$1,355,600	—

### Exemptions claimed

	2013	2014
Homestead	—	—
Additional homestead	—	—
Senior Valuation Limitation	—	—
Veteran	—	—

### Tax Information

	2013	2014
Fair market value	\$1,355,600	—
Total taxable value (capped)	\$1,355,600	—
Assessment ratio	11%	—
Gross assessed value	\$0	—
Exemptions	\$0	—
Net assessed value	\$0	—
Tax rate	T-1A [TULSA]	—
Tax rate mills	127.92	—
Estimated taxes	\$0	—
Most recent NOV		


\* Estimated from 2013 millage rates

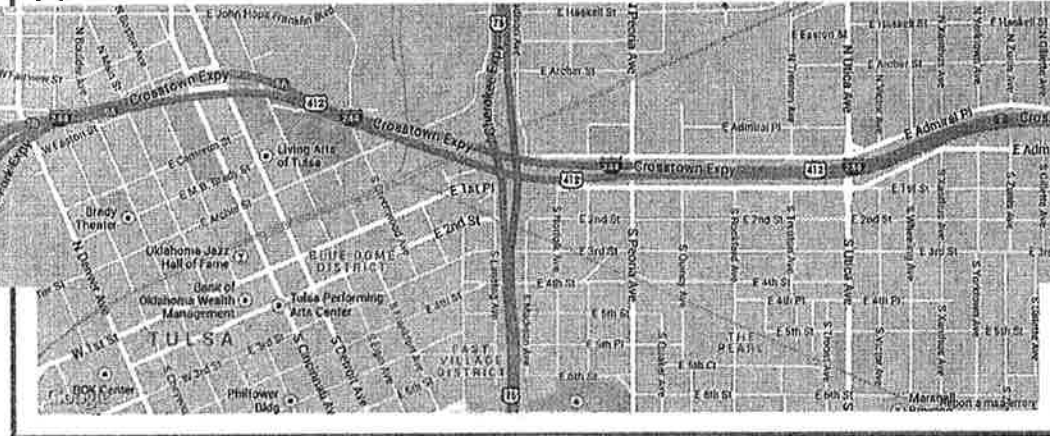
### Tax detail (2013 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	\$0.00
City-County Library	4.2	5.32	\$0.00
Tulsa Technology Center	10.4	13.33	\$0.00
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.6	7.21	\$0.00
School Locally Voted	18.5	23.71	\$0.00
City Sinking	15.8	20.24	\$0.00
School County Wide Bldg	4.0	5.15	\$0.00
School County Wide ADA	3.1	4.00	\$0.00
School County Wide General	28.2	36.05	\$0.00
County Government	8.1	10.33	\$0.00

(Continued on next page)



Improvements										
Site ID#	Property type	Condition	Quality	Year built	Exterior	Interior	Foundation	Roof	HVAC	
<b>Sales/Documents</b>										
Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#					
Jul 22, 2003	WHITE, R W JR & NANCY & ROBERT E ODELL REV TR	TDA		General Warranty Deed	7073-1241					
<b>Images</b>										
										
<p>† Square footage and acreage values included in this record are approximations. They may not reflect what a licensed surveyor would determine by performing a formal survey. They are for tax purposes only and are not intended for use in making conveyances or for preparing legal descriptions of properties.</p>										



# Assessor

## KEN YAZEL

### Property Search

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If you are using Internet Explorer 8 or higher, please make sure that Compatibility View is checked in the Tools menu before printing.

#### Quick Facts

Account #	R00500920136300
Parcel #	00500-92-01-36300
Situs address	212 S KENOSHA AV E TULSA
Owner name	BEND LLC, THE
Fair market value	\$198,400
Last year's taxes	\$2,737
Subdivision:	TULSA-ORIGINAL TOWN
Legal description	Legal: PRT LTS 3 4 & 5 & VAC ALLEY BEG AT PT ON CL OF VAC ALLEY BEING 90.4E HARTFORD ST TH SE5 NE106.86 N110.74 SW153.3 SE87.5 POB BLK 112
Section:	01 Township: 19 Range: 12



#### General Information

Situs address	212 S KENOSHA AV E TULSA
Owner name	BEND LLC, THE
Owner mailing address	1120 E 1ST ST TULSA, OK 74120
Land area*	0.29 acres / 12,493 sq ft
Tax rate	T-1A [TULSA]
Subdivision:	TULSA-ORIGINAL TOWN
Legal description	Legal: PRT LTS 3 4 & 5 & VAC ALLEY BEG AT PT ON CL OF VAC ALLEY BEING 90.4E HARTFORD ST TH SE5 NE106.86 N110.74 SW153.3 SE87.5 POB BLK 112
Section:	01 Township: 19 Range: 12
Zoning	MODERATE INDUSTRIAL DISTRICT (IM)

#### Values

	2013	2014
Land value	\$124,900	\$124,900
Improvements value	\$69,600	\$73,500
Fair market value	\$194,500	\$198,400

#### Exemptions claimed

	2013	2014
Homestead	—	—
Additional homestead	—	—
Senior Valuation Limitation	—	—
Veteran	—	—

#### Tax Information

	2013	2014
Fair market value	\$194,500	\$198,400
Total taxable value (capped)	\$194,500	\$198,400
Assessment ratio	11%	11%
Gross assessed value	\$21,395	\$21,824
Exemptions	\$0	\$0
Net assessed value	\$21,395	\$21,824
Tax rate	T-1A [TULSA]	
Tax rate mills	127.92	127.92*
Estimated taxes	\$2,737	\$2,792*
Most recent NOV	March 25, 2014	

\* Estimated from 2013 millage rates

#### Tax detail (2013 millages)

	%	Mills	Dollars
City-County Health	2.0	2.58	\$56.31
City-County Library	4.2	5.32	\$116.10
Tulsa Technology Center	10.4	13.33	\$290.91
Emergency Medical Service	0.0	0.00	\$0.00
Tulsa Community College	5.6	7.21	\$157.35
School Locally Voted	18.5	23.71	\$517.45
City Sinking	15.8	20.24	\$441.72
School County Wide Bldg	4.0	5.15	\$112.39
School County Wide ADA	3.1	4.00	\$87.30
School County Wide General	28.2	36.05	\$786.76
County Government	8.1	10.33	\$225.44

(Continued on next page)

Improvements										
Blgd ID#	Property type	Condition	Quality	Year built	Liveable?	Stories	Foundation	Exterior	Roof	HVAC
1	Commercial	Avg +	Average	1930	6,324 SF	1				Forced Air

Sales/Documents					
Date	Grantor	Grantee	Price	Doc type	Book-Page/Doc#
Apr 13, 2007			\$300,000	Special Warranty Deed	2007041082
Feb 27, 2009	ALEXANDER, MIKE COMPANY INC	BEND LLC, THE		Quit Claim Deed	2009017824

**Images**

Photo/sketch  
(Click to enlarge)



# HARTFORD COMMONS


AMERICAN  
RESIDENTIAL  
GROUP

9/7/14 3:10 PM

INCOME:		- PROJECTIONS -									
		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
Gross Rental Income		2,178,420	2,221,988	2,266,428	2,311,757	2,357,992	2,405,152	2,453,255	2,502,320	2,552,366	2,603,414
Less: Vacancy & Conc & LTL		(99,585)	(101,577)	(103,608)	(105,680)	(107,794)	(109,950)	(112,149)	(114,392)	(116,680)	(119,013)
Effective Gross Income		2,078,835	2,120,412	2,162,820	2,206,076	2,250,198	2,295,202	2,341,106	2,387,928	2,435,687	2,484,400
EXPENSES:											
Payroll		209,805	216,099	222,582	229,260	236,137	243,221	250,518	258,034	265,775	273,748
Advertising		22,778	23,461	24,165	24,890	25,637	26,406	27,198	28,014	28,854	29,720
Maintenance		82,610	85,088	87,641	90,270	92,978	95,768	98,641	101,600	104,648	107,787
Management Fee 4.0 %		69,512	71,597	73,745	75,958	78,236	80,583	83,001	85,491	88,056	90,697
Administration		56,243	57,930	59,668	61,458	63,302	65,201	67,157	69,172	71,247	73,384
Utilities		57,705	59,436	61,219	63,056	64,947	66,896	68,903	70,970	73,099	75,292
Real Estate Taxes & Assessments		214,995	221,445	228,088	234,931	241,979	249,238	256,715	264,417	272,349	280,520
Insurance		46,800	48,204	49,650	51,140	52,674	54,254	55,882	57,558	59,285	61,063
Total Expenses		760,448	783,261	806,759	830,962	855,891	881,568	908,015	935,255	963,313	992,212
NET OPERATING INCOME BEFORE INT & CAPEX (NOI*)		1,318,387	1,337,150	1,356,061	1,375,114	1,394,307	1,413,634	1,433,091	1,452,673	1,472,374	1,492,188

21.43

**AMERICAN  
RESIDENTIAL GROUP****MEMORANDUM**

To: Steve  
From: Becky   
Subject: Abatement Hartford Commons  
Date: April 1, 2013

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Steve,

Per the e-mail from Casey Stowe, the following answers his questions.

1. Expected building sq/ft (rentable) will be 123,550.
2. Expected utility usage per utility by unit. Cable/Internet = \$160.00, Gas/Electric = \$130.00, Water/sewer/trash/EMSA = 1 BR = \$30.14 or 2Br = \$35.14.
3. Expected occupancy rate. Anticipate start lease-up with first occupancy January 1, 2015 and hitting 90% by October 2015, see attached lease-up schedule.
4. Expected employees and classifications. See attached payroll schedule including 30% salary related.

If you have any other questions, let me know.

Becky Weaver

American Residential Group  
2624 EAST 21<sup>ST</sup> ST  
TULSA, OKLAHOMA 74114  
(918) 748-8636  
(918) 749-2750 FACSIMILE

2144

**Hartford Commons****Salary schedule**

Business manager FT	\$35,476.50
Leasing consultant FT	\$21,280.00
Leasing Consultant PT	\$12,681.60
Maintenance FT	\$35,317.60
Make-ready FT	\$27,400.00
Groundskeeper FT	\$21,200.00
Housekeeper FT	\$20,800.00
Bonuses	\$6,000.00
Salary related (30%)	\$54,047.00
Total	\$234,202.00

21.45



## OFFICE OF THE SECRETARY OF STATE



**CERTIFICATE  
OF  
LIMITED LIABILITY COMPANY**

*WHEREAS, the Articles of Organization of*

**HARTFORD COMMONS LLC**

*an Oklahoma limited liability company has been filed in the office of the Secretary of State as provided by the laws of the State of Oklahoma.*

*NOW THEREFORE, I, the undersigned, Secretary of State of the State of Oklahoma, by virtue of the powers vested in me by law, do hereby issue this certificate evidencing such filing.*

*IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the Great Seal of the State of Oklahoma.*



*Filed in the city of Oklahoma City this  
14th day of July, 2011.*

*V. Glenn Coffey*

*Secretary of State*

2146

RESOLUTION NO. 5992

**A RESOLUTION APPROVING AND AUTHORIZING THE  
HARTFORD COMMONS, LLC SUBMISSION OF TAX INCENTIVE  
ABATEMENT AGREEMENTS TO THE CITY OF TULSA FOR  
CONSIDERATION AND ADOPTION BY THE CITY OF TULSA  
PURSUANT TO THE PROVISIONS OF THE TAX INCENTIVE  
DISTRICT NUMBER ONE, CITY OF TULSA, OKLAHOMA  
PROJECT PLAN - HARTFORD COMMONS - 200 S. GREENWOOD**

**WHEREAS**, Article 10, Section 6c of the Oklahoma Constitution and its enabling legislation known as the Local Development Act, 62 O.S. Supp. 1996 §§851 et. seq. provides that the governing body may provide incentives, exemptions and other forms of relief from taxation for historic preservation, reinvestment, or enterprise areas that are exhibiting economic stagnation or decline; and

**WHEREAS**, pursuant to the provisions of the Local Development Act, the City Council of the City of Tulsa, Oklahoma ("governing body") appointed a Review Committee to review, make recommendations and findings concerning a proposed tax incentive district and plan; and

**WHEREAS**, on November 4, 1993 the City Council of the City of Tulsa approved and adopted in Ordinance Number 18058 the Tax Incentive District Number One, ratifying and confirming the actions and recommendations, findings and conclusions of the Local Development Act Review Committee and the Metropolitan Area Planning Commission; Designating and Adopting Tax Incentive District Boundaries; establishing a date for the creation of Tax Incentive District Number One, City of Tulsa; memorializing findings of the Council that: The Tax Incentive District is eligible for designation as such, property values will be enhanced, guidelines in the Local Development Act, 62 O.S. Supp. 1992 have and shall be followed, the aggregate assessed value of taxable property within the district does not and shall not exceed twenty-five percent (25%) of the aggregate assessed value of taxable property in the City of Tulsa, the land area does not and shall not exceed twenty-five percent (25%) of the land area of the City of Tulsa, and the Tax Incentive District is feasible and conforms to the Master or Comprehensive Plan of the City of Tulsa; providing for the exemption of ad valorem taxes on new investment within the district and for the abatement of local fees; designating the Tulsa Development Authority and its Executive Director to implement, carry out and administer the Tax Incentive District Number One, City of Tulsa, Oklahoma Project Plan; providing for severability; and declaring an emergency; and

**WHEREAS**, Hartford Commons, LLC has proposed the redevelopment of an existing structure for urban residential uses upon real property located at 200 S. Greenwood, Tulsa, Oklahoma, (hereafter referred to as "Hartford Commons Project") in conformance with the Tax Incentive District Number One, City of Tulsa, Oklahoma Project Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE TULSA DEVELOPMENT AUTHORITY, to-wit:**

**Section 1.** The provision of up to a six (6) year ad valorem tax incentive abatement is necessary and desirable to ensure the economic viability of the Hartford Commons Project.

**Section 2.** The Tulsa Development Authority hereby recommends that the City Council of the City of Tulsa consider entering into a "Master Tax Incentive Agreement" with Hartford Commons, LLC to provide for the waiving of the City of Tulsa's portion of the increase in ad valorem taxes which results from the construction and occupancy of the Hartford Commons Project for a period of up to six (6) calendar years commencing January 1st of the first calendar year after completion of project and continuing thereafter for up to a six (6) year period.

**Section 3.** The Tulsa Development Authority hereby recommends that the City Council of the City of Tulsa consider entering into a "Tax Exemption Agreement" with the governing bodies of all other taxing jurisdictions affected by the Hartford Commons Project. These agreements would provide for the abatement of that portion of the increase in ad valorem taxes due to each respective taxing body which results from the construction and occupancy of the Hartford Commons Project for up to a period of six (6) calendar years commencing January 1st of the first calendar year after completion of project and continuing thereafter for up to a six (6) year period.

**Section 4.** This resolution shall take effect immediately.

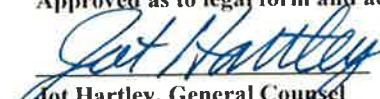
**PASSED and ADOPTED** this 14th day of August, 2014

**TULSA DEVELOPMENT AUTHORITY**

By: 

**Julius Pegues, Chairman**

Approved as to legal form and adequacy:

  
**Joel Hartley, General Counsel**  
**The Hartley Law Firm, PLLC**



RESOLUTION 2685:929

A RESOLUTION FINDING THE 625 S. ELGIN AVENUE PROJECT WITHIN TAX INCENTIVE DISTRICT NUMBER ONE, CITY OF TULSA, OKLAHOMA IS IN CONFORMANCE WITH THE TULSA COMPREHENSIVE PLAN

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22<sup>nd</sup> of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Comprehensive Plan contains sections dealing with the needs and desirability of economic programs; and,

WHEREAS, pursuant to Resolution No. 19509 published Feb. 21, 2014, the City of Tulsa established the Local Development Act Review Committee in accordance with the Local Development Act, 62 O.S. Supp. 1992, § 851 et seq.; and,

WHEREAS, said Local Development Act requires that the Tulsa Metropolitan Area Planning Commission review proposed project plans, make recommendations, and certify to the City of Tulsa as to the conformity of any proposed project plans to the Tulsa Comprehensive Plan; and,

WHEREAS, on October 2, 2014 the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the 625 S. Elgin Avenue project (in the location depicted on Exhibit A) be approved and adopted; and,

WHEREAS, said 625 S. Elgin Avenue project has been submitted to the Tulsa Metropolitan Area Planning Commission for review;

NOW THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, that:

The proposed 625 S. Elgin Avenue project, within Tax Incentive District Number One, City of Tulsa, Oklahoma is hereby found to be in conformity with the Tulsa Comprehensive Plan.

Certified copies of this Resolution shall be forwarded to the City Council of the City of Tulsa.

21-49

APPROVED AND ADOPTED THIS 5th day of November, 2014 by the Tulsa Metropolitan Area Planning Commission.

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Michael Covey, Chairman  
Tulsa Metropolitan Area Planning Commission

ATTEST:

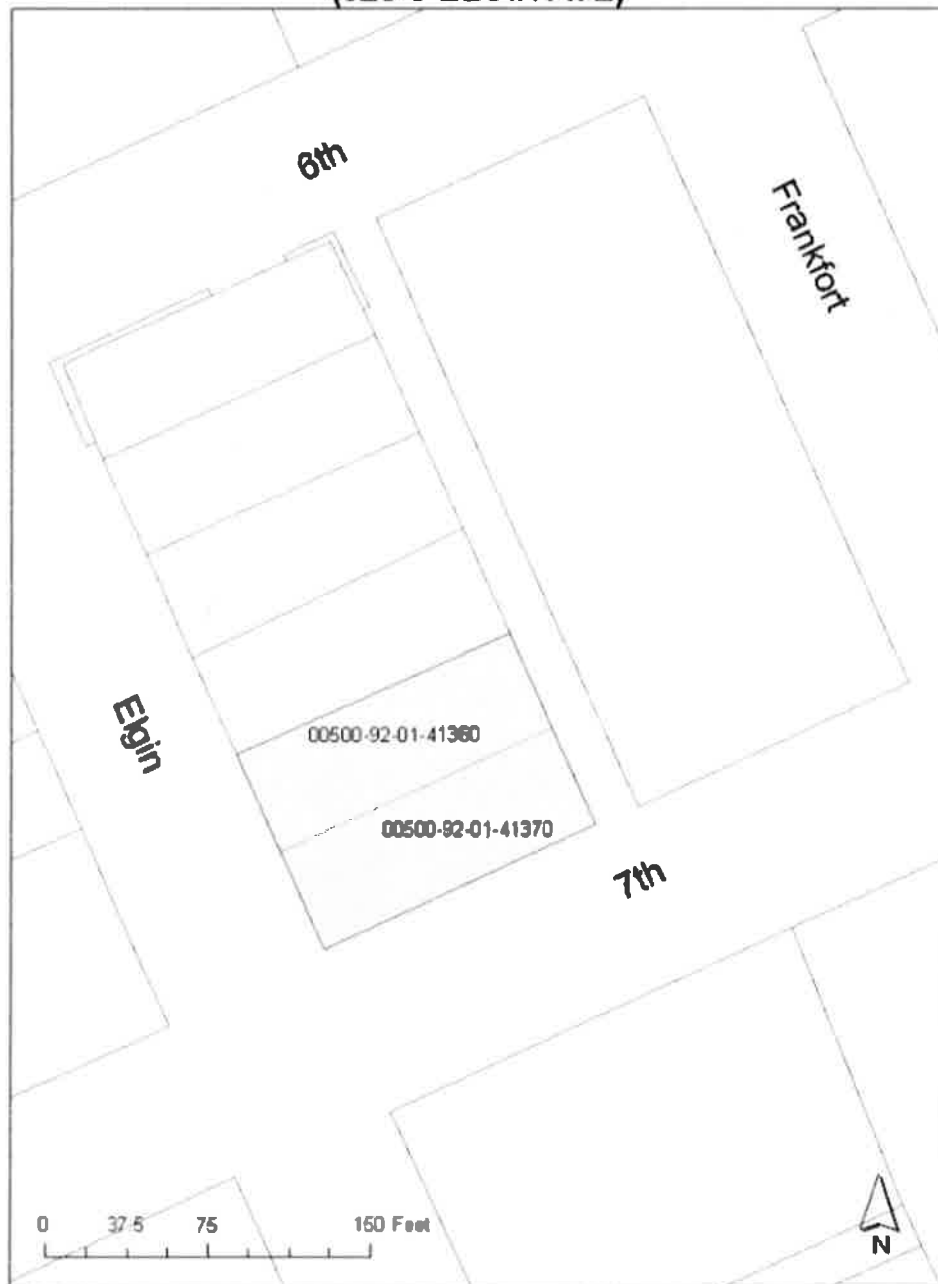
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Ryon Stirling, Secretary  
Tulsa Metropolitan Area Planning Commission

21.50

## Exhibit A

### COLISEUM (625 S ELGIN AVE)



FOR INTERNAL USE ONLY

Parcels: 00500-92-01-41360 & 00500-92-01-41370

Legal Description: S50 OF LT 4 BLK 167, TULSA-ORIGINAL TOWN

21.51



RESOLUTION 2685:930

A RESOLUTION FINDING THE 200 S. GREENWOOD AVENUE PROJECT WITHIN TAX INCENTIVE DISTRICT NUMBER ONE, CITY OF TULSA, OKLAHOMA IS IN CONFORMANCE WITH THE TULSA COMPREHENSIVE PLAN

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22<sup>nd</sup> of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Comprehensive Plan contains sections dealing with the needs and desirability of economic programs; and,

WHEREAS, pursuant to Resolution No. 19509 published Feb. 21, 2014, the City of Tulsa established the Local Development Act Review Committee in accordance with the Local Development Act, 62 O.S. Supp. 1992, § 851 et seq.; and,

WHEREAS, said Local Development Act requires that the Tulsa Metropolitan Area Planning Commission review proposed project plans, make recommendations, and certify to the City of Tulsa as to the conformity of any proposed project plans to the Tulsa Comprehensive Plan; and,

WHEREAS, on October 2, 2014 the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the 200 S. Greenwood Avenue project (in the location depicted on Exhibit A) be approved and adopted; and,

WHEREAS, said 200 S. Greenwood Avenue project has been submitted to the Tulsa Metropolitan Area Planning Commission for review;

NOW THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, that:

The proposed 200 S. Greenwood Avenue project, within Tax Incentive District Number One, City of Tulsa, Oklahoma is hereby found to be in conformity with the Tulsa Comprehensive Plan.

Certified copies of this Resolution shall be forwarded to the City Council of the City of Tulsa.

2152

APPROVED AND ADOPTED THIS 5th day of November, 2014 by the Tulsa Metropolitan Area Planning Commission.

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Michael Covey, Chairman  
Tulsa Metropolitan Area Planning Commission

ATTEST:

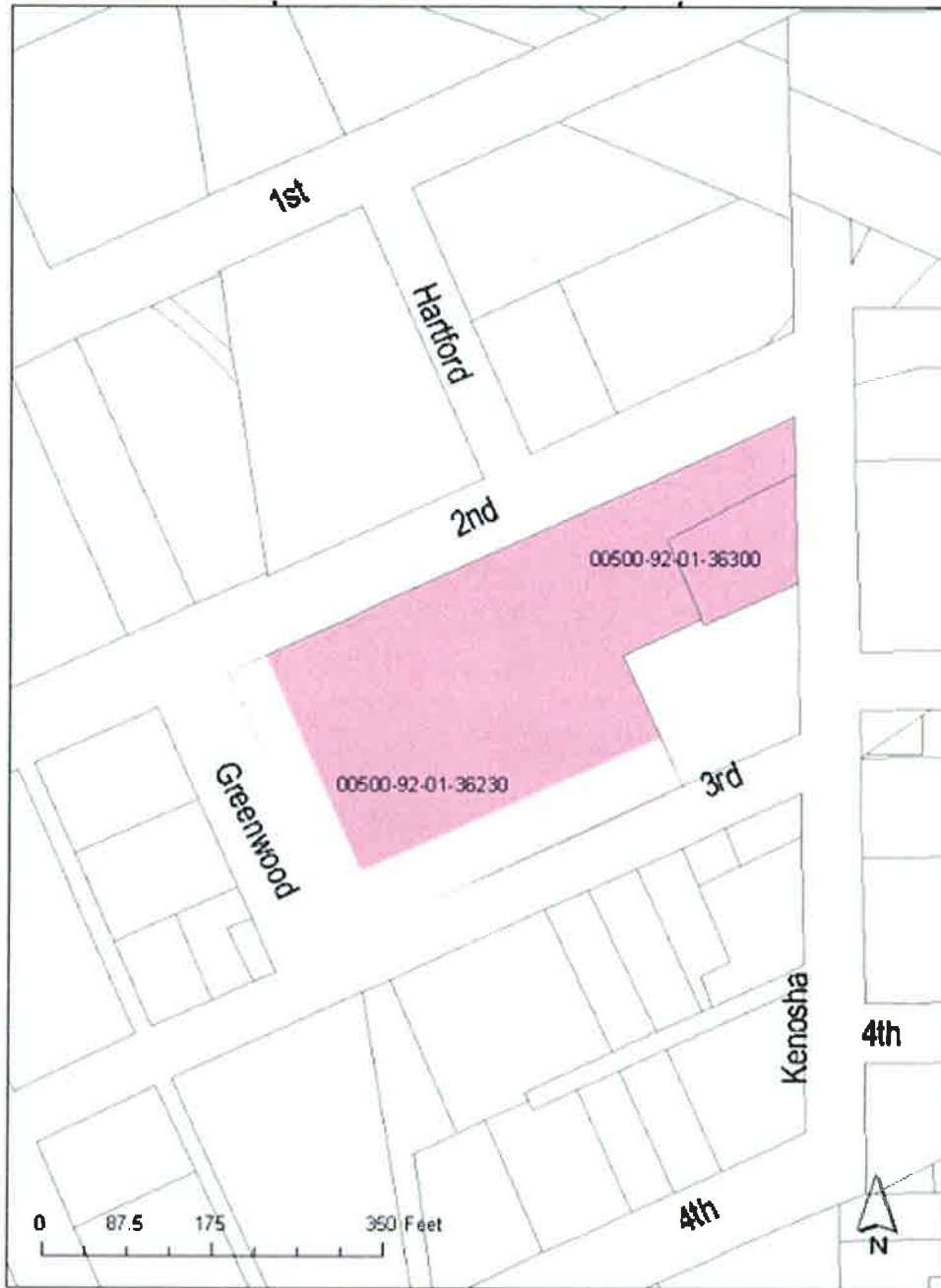
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Ryon Stirling, Secretary  
Tulsa Metropolitan Area Planning Commission

21.53

## Exhibit A

### HARTFORD COMMONS (200 S. GREENWOOD AVE.)



Parcels: 00500-92-01-36230 & 00500-92-01-36300

Legal Description: ALL BLK 111 & PRT LTS 3 THRU 5 & VAC STREET & ALLEYS  
ADJ THERETO BEG NEC LT 5 BLK 112 TH SLY 47.1 SW153.2 SE87.5 SW90.4 SE160  
SW380 NW300 NE646 POB

21.54