

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2687

December 3, 2014, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of November 19, 2014, Meeting No. 2686

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LC-625** (Lot-Combination) (CD-4) – Location: Northeast corner of West Archer Street and North Denver Avenue
3. **LS-20742** (Lot-Split) (CD-7) – Location: North and East of the northeast corner of East 47th Street South and South 103rd East Avenue
4. **LC-627** (Lot-Combination) (CD-4) – Location: East of the northeast corner of East 28th Street South and South Lewis Avenue
5. **PUD-578-A-7 – Acura Neon Inc./Yoko Lam**, Location: North of the northwest corner of South Memorial Drive and East 111th Street South, requesting a PUD Minor Amendment to allow a wall sign on north wall of Suite #113, **CS/RS-3/PUD-578-A**, (CD-8)
6. **PUD-646-4 – Sack & Associates, Inc./Ted Sack**, Location: North of the northeast corner of South Sheridan Road and East 111th Street South, requesting a PUD Minor Amendment to reduce rear yard from 25 feet to 11.5 feet and west side yard from 7.5 feet to 5.5 feet, **RS-1/PUD-646**, (CD-8)

7. **PUD-636-B – JC Engineering, PC/Joe Kelley**, Location: North of the northwest corner of Highway 75 and West 81st Street, requesting a PUD Detail Site Plan for a new veterinary facility within the PUD, (CD-2)
8. **PUD-810 – Impact Engineering & Planning/Kevin Vanover**, Location: Northeast corner of East 12th Street South and South Lewis Avenue, requesting a PUD Detail Site Plan for a new mixed-use building and micro brewery, **CH/IL/PUD-810**, (CD-4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARING:

9. **CPA-30 – Tulsa Engineering & Planning/Tim Terral**, Location: South of southeast corner of East Admiral Place and South 145th East Avenue, requesting amendment to The Comprehensive Plan for an Employment land use designation, **AG to IL**, (CD-6) (Resolution) (Related to Z-7284) (Continued from 11/05/14)

PUBLIC HEARINGS:

10. **Z-7284 – Tulsa Engineering & Planning/Tim Terral**, Location: South of southeast corner of East Admiral Place and South 145th East Avenue, requesting rezoning from **AG to IL**, (CD-6) (Related to CPA-30) (Continued from 11/05/14)
11. **PUD-410-B-1 – Sisemore Weisz & Assoc./Mark Capron**, Location: Southeast corner of South Yale Avenue and East 36th Street South, requesting a PUD Minor Amendment, (CD-5) (**Applicant is requesting a continuance to December 17, 2014**) (Related to PUD-410-B)
12. **PUD-410-B – Sisemore Weisz & Associates/Mark Capron**, Location: Southeast corner of South Yale Avenue and East 36th Street South, requesting a PUD Detail Site Plan, (CD-5) (**Applicant is requesting a continuance to December 17, 2014**) (Related to PUD-410-B-1)
13. **PUD-659-5 – Jeffrey D. Lower**, Location: West of the southwest corner of East 31st Street and South Utica Avenue, requesting a PUD Minor Amendment, (CD-9) (**Applicant has requested a continuance to December 17, 2014.**)
14. **Z-7288 – John Moody**, Location: North of the northeast corner of East 51st Street and South 177th East Avenue, requesting rezoning from **AG to RM-1**, (CD-6) (Related to PUD-825) (**Staff is requesting a continuance to December 17, 2014**)
15. **PUD-825 - John Moody**, Location: North of the northeast corner of East 51st Street and South 177th East Avenue, requesting a PUD, **AG to RM-1/PUD**, (Related to Z-7288) (CD-6) (**Staff is requesting a continuance to December 17, 2014**)

16. **LS-20733** (Lot-Split) (County) – Location: West of the southwest corner of East 161st Street South and South 161st East Avenue
17. **Z-7287 – City of Tulsa/Scott Vanloo**, Location: Northwest corner of East Pine Street and North 145th East Avenue, requesting rezoning from **AG/CH/IH to IL**, (CD-3)
18. **Z-7289 – Roy D. Johnsen**, Location: Northeast corner of South Trenton Avenue and East 13th Street, requesting rezoning from **RM-2 to OMH**, (CD-4) (Related to PUD-728-B)
19. **PUD-728-B – Roy D. Johnsen**, Location: West and east of South Trenton Avenue, north of East 13th Street, requesting a PUD Major Amendment to allow additional floor area for the new hospital construction, **RM-2 to OMH/PUD**, (CD-4) (Related to Z-7289)
20. **Z-7290 – Matt King**, Location: East of northeast corner of West Archer Street and North Denver Avenue, requesting rezoning from **IL to CBD**, (CD-4)
21. **Z-7264 – CBC Builds, LLC/Harry D. Grande Sr.**, Location: East of South Madison Avenue between 38th Place and East 39th Street, requesting rezoning from **RS-3 to RS-4**, (CD-9) (Continued from 5/21/14, 6/18/14 and 8/20/14)
22. **39th and Madison**, Preliminary Plat, Location: East of South Madison Avenue between 38th Place and East 39th Street, (CD-9) (Related to case Z-7264.and continued from same dates)

OTHER BUSINESS

23. 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.

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

Case Number: PUD-578-A-7
Minor Amendment

Hearing Date: December 3, 2014

Case Report Prepared by:

Jay Hoyt

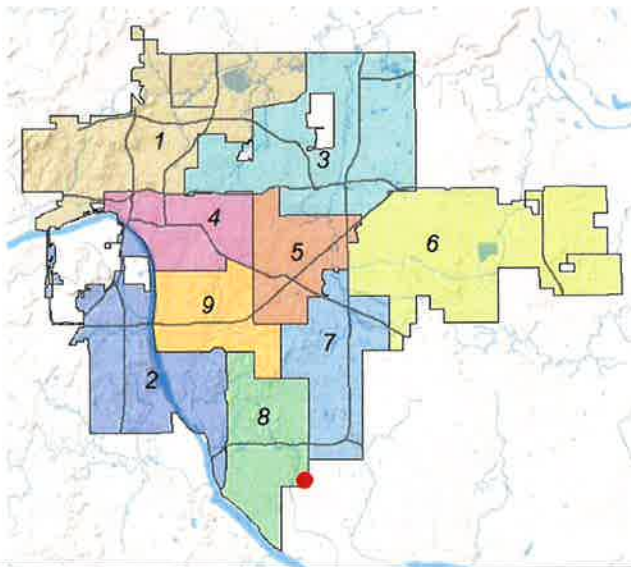
Owner and Applicant Information:

Applicant: Acura Neon, Inc. – Yoko Lam

Property Owner: Stacie McCrate

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow a wall sign on north wall of Suite #113.

Gross Land Area: 5 Acres

Location: North of the NW corner of South Memorial Drive and East 111th Street South

10846 South Memorial Drive, Suite #113

Lot 2, Block 1, Wal-Mart Supercenter #1597-03

Zoning:

Existing Zoning: CS/RS-3/PUD-578-A

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: 2886

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-578-A-7 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow a wall sign on the north wall of Suite #113.

The Development Standards currently state that no wall signs are permitted on west or north facing walls of buildings within the north 300 ft of the PUD.

The applicant has submitted this request in regards to a specific sign proposed to be installed for the tenant of Suite #113. If approved, this amendment would apply to only Suite #113 and any subsequent requests for signage on north elevations within the north 300 ft of the PUD would require additional minor amendment approval.

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."

The applicant has been notified that north of this site will ultimately develop commercially and the sign will have no visibility.

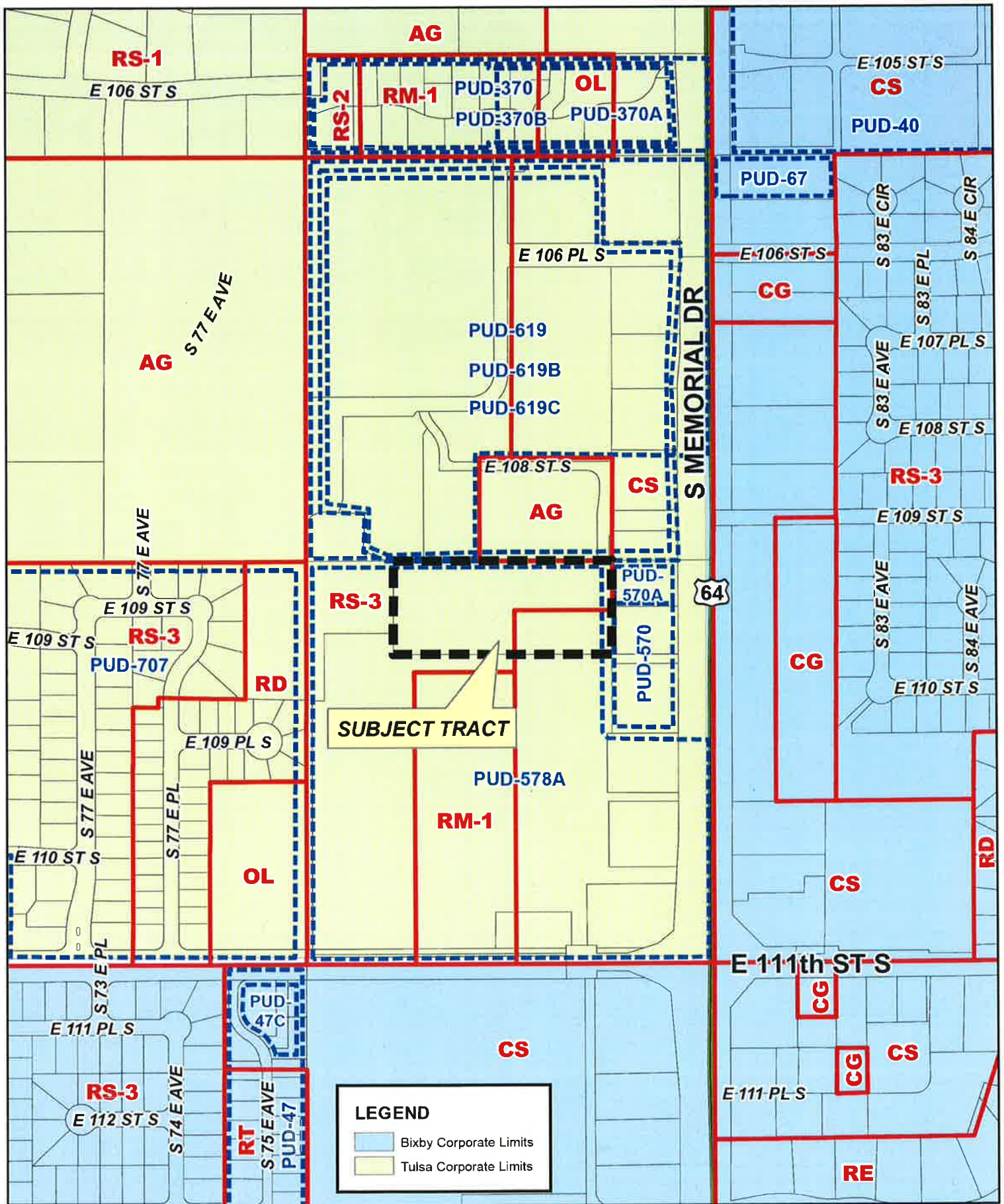
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD and should not be considered as setting precedence for future signage along the north facing wall of the existing building in this PUD.
- 2) The request is limited to the north wall of Suite #113.
- 3) All remaining development standards defined in PUD-578-A and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Proposed Signage

With considerations listed above, staff recommends **approval** of the minor amendment request to allow a wall sign on the north wall of Suite #113.



PUD-578-A-7

18-13 26

5.3





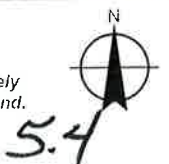
0 Feet
200
400

PUD-578-A-7

Aerial Photo Date: March 2014

18-13 26

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



E 108 ST S

E 108 ST S

E 108 ST S

SUBJECT TRACT

PUD-578-A-7

0 50 100
Feet

Aerial Photo Date: March 2014

18-13 26

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



WINE & SPIRITS

18'-0"

1'-5 3/8"

- NOTES:**
- SURVEY SITE BEFORE CONSTRUCTION.
 - MATCH BUILDING FOR RACEWAY COLOR.

Detail View - Scale: 1/2" = 1'-0"

-Manufacture and install (1x) set of internally illuminated channel letters attached to raceway.

3/16" Thick red acrylic face, 1" wide black trim caps, 5" deep black returns, and illuminated with red LED's. (LED manufacturer to be determined.)

7" Tall raceway painted to match building.

24'-0" - Leased Space



Elevation View - Scale: 1/4" = 1'-0"

13'-6" - Wall Height
11'-5" - From Grade

Optix 2793 Red Acrylic
Black Trim &
Pre-Finished Aluminum
Raceway Color
(To Be Determined)



APPROVED
LET YOUR LIGHTS
TALK
PHONE: (918) 252-2244 FAX: (918) 252-7237
WWW.ACCURATION.COM

Clients:
Memorial Wine
& Spirits
Job Location:
10848 S. Memorial Dr. # 113
Tulsa, OK 74133
Sales Rep:
Yoko L.
Designer:
Dallas B.

Drawing No:
110714-02
File Name:
MEMORIS-
EXT-02.cdr
Date:
11-7-2014
Scale:
Noted

Approved By:
Date Approved:
Color Swatches:
May vary from actual color
Verify with customer

Case Number: PUD-646-4
Minor Amendment

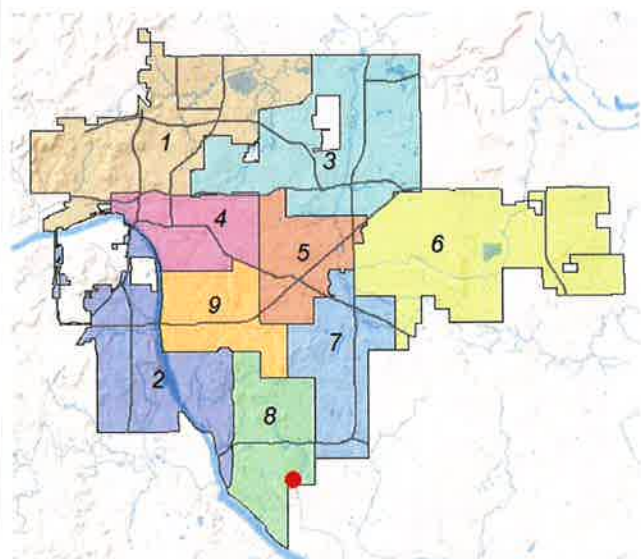
Hearing Date: December 3, 2014

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Sack and Associates – Ted Sack

Property Owner: Greg Zumwalt

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce rear yard from 25 ft to 11.5 ft and west side yard from 7.5 ft to 5.5 ft

Gross Land Area: 0.63 Acres

Location: North of the NE corner of South Sheridan Road and East 111th Street South

6718 East 109th Street South

Lot 12, Block 2, Wenmoor

Zoning:
Existing Zoning: RS-1/PUD-646
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 18-13-26
CZM: 57

Atlas: 2674

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-646-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the rear yard from 25 ft to 11.5 ft and west side yard from 7.5 ft to 5.5 ft.

The applicant has indicated that this request is due to the need to work with the topography of the lot associated with this request.

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

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

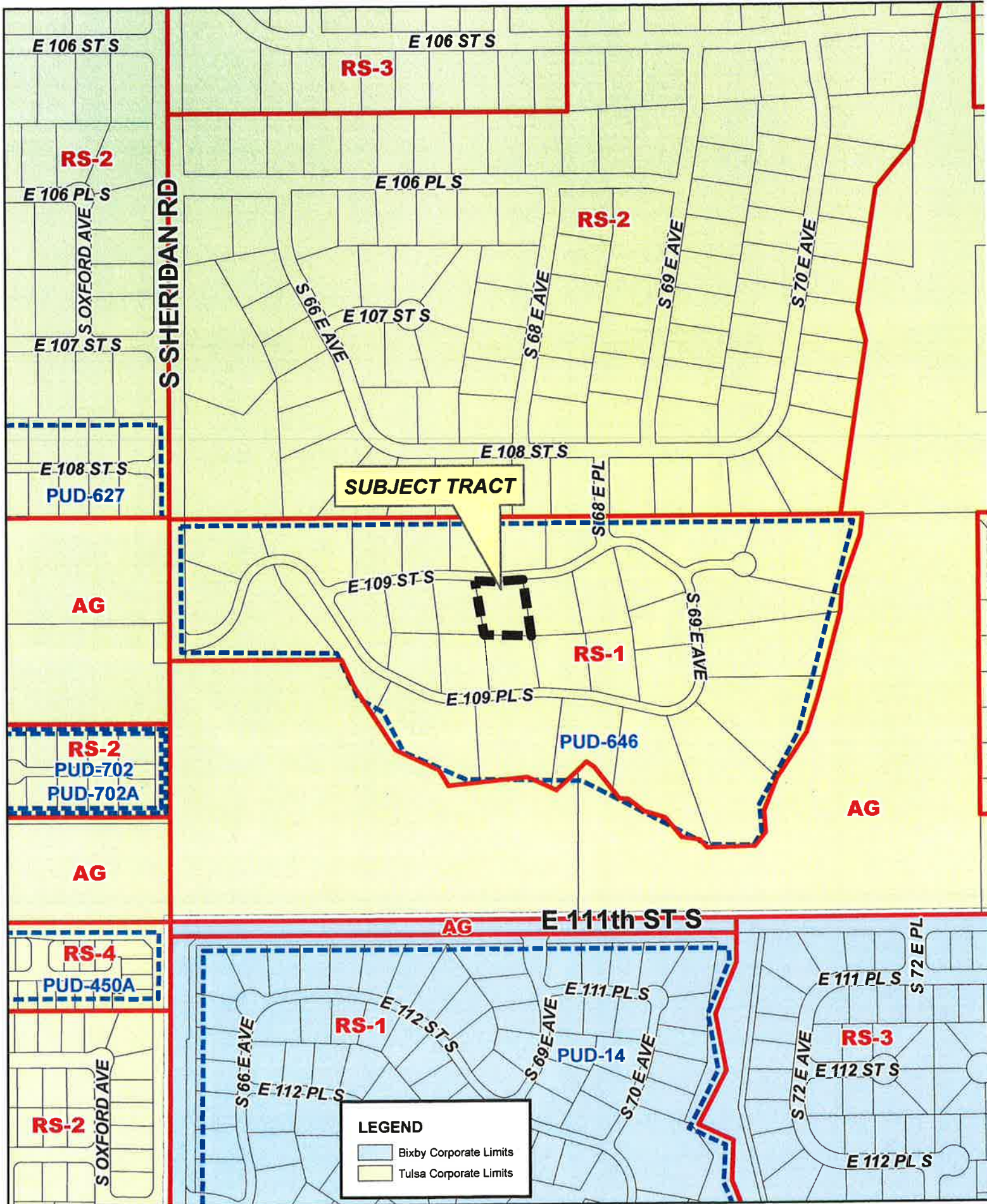
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) The neighborhood architectural committee has approved the proposed site design and yards.
- 3) All remaining development standards defined in PUD-646 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Site Plan
Applicant Plat
Architectural Committee Email of Approval

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the rear yard from 25 ft to 11.5 ft and west side yard from 7.5 ft to 5.5 ft.



PUD-646-4

18-13 26

6.3





Aerial Photo Date: March 2014

PUD-646-4

18-13 26

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

6.4





0 50 100
Feet
0 50 100

Aerial Photo Date: March 2014

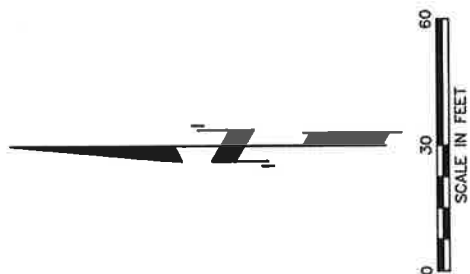
PUD-646-4

18-13 26

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

6-5





**LOT 12, BLOCK 2
WENMOOR**

SACK AND ASSOCIATES, INC.
3530 East 24th Street, Suite A, Tulsa, Oklahoma 74119
Phone 918.952.4111 Fax 918.952.4233 E-mail info@sackandassociates.com
C/A Number 1783 (P/7/3)

ORDER: 0070716 5-1173 1-543
Folio: 13 NOV 2011

Drawing: C
File: 1613.20

Project: WPMURR 82.112-A
Order: LMR
Open: LMR

581861 06/26/02 14:08:52
 30.00

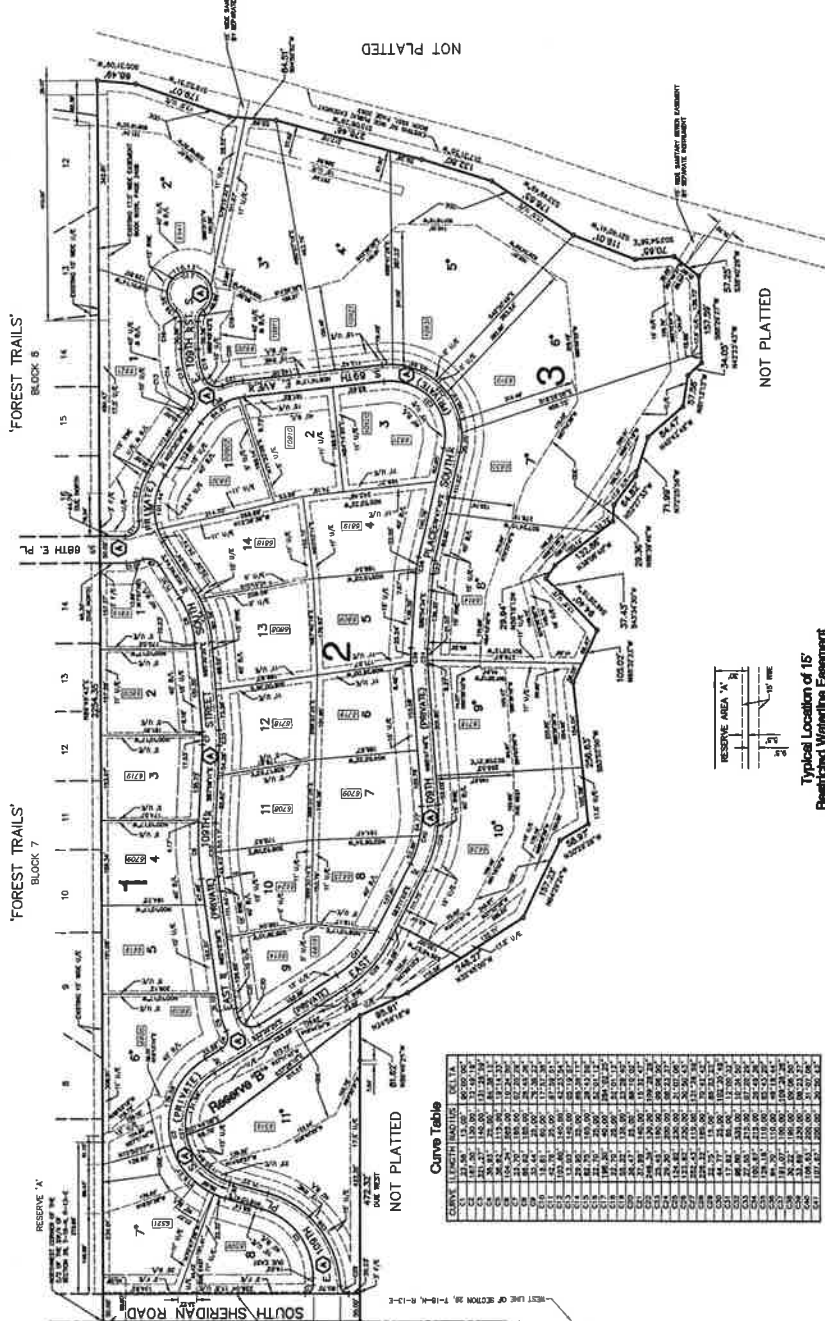
Wenmoor

A SUBDIVISION OF PART OF THE
 S/2 OF THE SW/4 OF SECTION 26, T-18-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 646

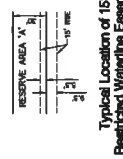
RECEIVED
 JUNE 6, 2002
 TULSA METRO AREA
 PLANNING COM.

CERTIFICATE
 I hereby certify that all of the information furnished on this plat has been read and is correct to the best of my knowledge and belief, and that I am a duly qualified and licensed Professional Engineer in the State of Oklahoma.
 This certificate is given in full and complete satisfaction of the requirements of the Oklahoma Statutes.
 Notary Public for Oklahoma
 My Comm. Expires 12/31/03
 [Signature]
 [Seal]

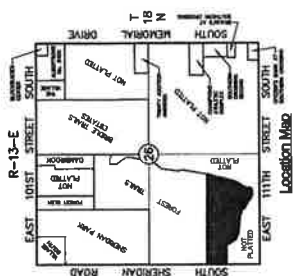


Curve Table

Curve Length	Radius	Chord	Area	Perimeter
10.00	10.00	10.00	78.54	31.42
20.00	20.00	20.00	314.16	125.66
30.00	30.00	30.00	706.86	226.19
40.00	40.00	40.00	1256.64	351.68
50.00	50.00	50.00	1963.50	490.87
60.00	60.00	60.00	2827.43	643.38
70.00	70.00	70.00	3848.54	809.10
80.00	80.00	80.00	5026.84	987.96
90.00	90.00	90.00	6362.34	1179.90
100.00	100.00	100.00	7854.01	1384.74
110.00	110.00	110.00	9501.74	1602.67
120.00	120.00	120.00	11305.54	1832.88
130.00	130.00	130.00	13265.31	2075.47
140.00	140.00	140.00	15391.04	2329.54
150.00	150.00	150.00	17682.74	2595.19
160.00	160.00	160.00	20150.41	2872.42
170.00	170.00	170.00	22794.04	3161.23
180.00	180.00	180.00	25613.64	3461.62
190.00	190.00	190.00	28609.21	3773.60
200.00	200.00	200.00	31790.84	4097.26
210.00	210.00	210.00	35158.54	4432.60
220.00	220.00	220.00	38722.31	4779.62
230.00	230.00	230.00	42492.04	5138.32
240.00	240.00	240.00	46467.74	5508.70
250.00	250.00	250.00	50649.41	5890.76
260.00	260.00	260.00	55037.04	6284.50
270.00	270.00	270.00	59630.64	6689.92
280.00	280.00	280.00	64440.21	7107.02
290.00	290.00	290.00	69465.84	7535.80
300.00	300.00	300.00	74707.54	7976.26
310.00	310.00	310.00	80175.31	8428.40
320.00	320.00	320.00	85879.04	8892.12
330.00	330.00	330.00	91818.74	9367.42
340.00	340.00	340.00	97994.41	9854.30
350.00	350.00	350.00	104416.04	10352.76
360.00	360.00	360.00	111093.74	10872.80
370.00	370.00	370.00	118027.51	11414.42
380.00	380.00	380.00	125217.31	11977.62
390.00	390.00	390.00	132663.14	12562.40
400.00	400.00	400.00	140375.04	13168.76
410.00	410.00	410.00	148352.94	13796.70
420.00	420.00	420.00	156596.84	14446.22
430.00	430.00	430.00	165116.74	15117.32
440.00	440.00	440.00	173912.64	15810.00
450.00	450.00	450.00	182984.54	16524.26
460.00	460.00	460.00	192332.44	17260.10
470.00	470.00	470.00	201956.34	18017.52
480.00	480.00	480.00	211856.24	18796.52
490.00	490.00	490.00	222032.14	19597.10
500.00	500.00	500.00	232484.04	20419.26
510.00	510.00	510.00	243211.94	21263.00
520.00	520.00	520.00	254215.84	22128.32
530.00	530.00	530.00	265495.74	23015.22
540.00	540.00	540.00	277051.64	23923.70
550.00	550.00	550.00	288883.54	24853.76
560.00	560.00	560.00	300991.44	25805.40
570.00	570.00	570.00	313375.34	26778.62
580.00	580.00	580.00	326035.24	27773.42
590.00	590.00	590.00	338971.14	28790.80
600.00	600.00	600.00	352183.04	29830.76
610.00	610.00	610.00	365670.94	30893.20
620.00	620.00	620.00	379434.84	31978.12
630.00	630.00	630.00	393474.74	33085.52
640.00	640.00	640.00	407790.64	34215.40
650.00	650.00	650.00	422382.54	35367.76
660.00	660.00	660.00	437250.44	36542.60
670.00	670.00	670.00	452394.34	37740.02
680.00	680.00	680.00	467814.24	38960.02
690.00	690.00	690.00	483510.14	40202.60
700.00	700.00	700.00	499482.04	41467.76
710.00	710.00	710.00	515730.94	42755.40
720.00	720.00	720.00	532256.84	44065.52
730.00	730.00	730.00	549059.74	45398.12
740.00	740.00	740.00	566139.64	46753.20
750.00	750.00	750.00	583496.54	48130.76
760.00	760.00	760.00	601130.44	49530.80
770.00	770.00	770.00	619041.34	50953.32
780.00	780.00	780.00	637229.24	52398.32
790.00	790.00	790.00	655694.14	53865.80
800.00	800.00	800.00	674436.04	55355.76
810.00	810.00	810.00	693455.94	56868.20
820.00	820.00	820.00	712753.84	58403.12
830.00	830.00	830.00	732329.74	59960.52
840.00	840.00	840.00	752183.64	61540.40
850.00	850.00	850.00	772315.54	63142.76
860.00	860.00	860.00	792725.44	64767.60
870.00	870.00	870.00	813413.34	66414.92
880.00	880.00	880.00	834379.24	68084.72
890.00	890.00	890.00	855623.14	69777.00
900.00	900.00	900.00	877145.04	71491.76
910.00	910.00	910.00	898944.94	73229.00
920.00	920.00	920.00	921022.84	74988.80
930.00	930.00	930.00	943377.74	76771.12
940.00	940.00	940.00	966009.64	78576.00
950.00	950.00	950.00	988918.54	80403.44
960.00	960.00	960.00	1012104.44	82253.44
970.00	970.00	970.00	1035567.34	84126.00
980.00	980.00	980.00	1059307.24	86021.12
990.00	990.00	990.00	1083324.14	87938.72
1000.00	1000.00	1000.00	1107618.04	89878.80



5627
 [Signatures and stamps]
 [Professional Engineer Seal]
 [Notary Seal]



Owner
 WENMOOR, LLC
 2000 EAST 20TH STREET, SUITE 100
 TULSA, OKLAHOMA 74104
 PHONE: (918) 746-7781

Engineer / Surveyor
 SACK AND ASSOCIATES, INC.
 111 SOUTH OLIVE AVENUE
 TULSA, OKLAHOMA 74103-1816
 C.A. No. 1783 (EXP. JUNE 30, 2003)

Subdivision Statistics
 SUBDIVISION CONTAINS 33 LOTS IN 3 BLOCKS AND RESERVES 'A' AND 'B'
 BLOCK 1 CONTAINS 5,919.3 ACRES
 BLOCK 2 CONTAINS 9,849.9 ACRES
 BLOCK 3 CONTAINS 10,430.8 ACRES
 RESERVE 'A' CONTAINS 2,822.9 ACRES
 RESERVE 'B' CONTAINS 0,800.9 ACRES

Books of Records
 THE RECORDS SHOWN HEREON ARE BASED ON THE RECORDS OF THE TULSA COUNTY CLERK'S OFFICE, TULSA, OKLAHOMA, AND HAVE BEEN VERIFIED BY THE ENGINEER.

Monumentation
 ALL CORNERS SHOWN ON THIS PLAT WERE SET USING A 3/8" DIA. IRON PIN WITH A YELLOW CAP STAMPED SACK & ASSOCIATES.

Legend
 PA = PUBLIC ADDRESS
 LA = LIMITS OF NO. ADDRESS
 LAE = LIMITED ADDRESS EASEMENT
 WUE = RESTRICTED WATERLINE EASEMENT
 UEA = UTILITY EASEMENT
 REA = RESERVE AREA 'A' AND 'B'
 REA = RESERVE AREA 'A' AND 'B'
 REA = RESERVE AREA 'A' AND 'B'

Addresses
 ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND ARE NOT TO BE RELIED ON IN PLACE OF THE LOCAL DESCRIPTION.

Note
 7' DENOTES LOTS THAT ARE PARTIALLY COVERED BY AN OVERLAND DRAINAGE EASEMENT. SEE DEED OF DEDICATION FOR RESTRICTIONS.

6.7

Hoyt, Jay

From: Ted Sack [ted.sack@sackandassociates.com]
Sent: Saturday, November 22, 2014 7:13 AM
To: Hoyt, Jay
Cc: Rick Dodson
Subject: Fwd: Proposed Cabana & Western retaining wall L12 B2 Wenmoor

Jay - Please see the email below. Let me know if you need something else.....thanks, Ted

Ted Sack Cellular [918.633.9194](tel:918.633.9194)
Sack and Associates, Inc.
Engineering - Surveying - Planning
[3530 East 31st Street, Suite A](#) Tulsa, OK 74135
[PO Box 50070](#) Tulsa, OK 74150
Phone: [918-592-4111](tel:918-592-4111) Fax: [918-592-4229](tel:918-592-4229)
TSack@sackandassociates.com

Sent from my iPad

Begin forwarded message:

From: Greg Zumwalt <gzumwalt@zpllc.com>
Date: November 21, 2014 at 9:13:30 PM CST
To: ted.sack@sackandassociates.com
Cc: Rick Dodson <dodsonbuilding@cox.net>, Lora Zumwalt <lzumwalt@zpllc.com>
Subject: Fwd: Proposed Cabana & Western retaining wall

Dear Mr. Sack,

As per Rick Dodson's request, I have attached the e-mail I received on September 17, 2014 from the President of the Wenmoor Homeowners Association Richard Salamon (TulsaSalamon@aol.com) regarding approval of the submittal of plans for the Proposed Cabana & Western retaining wall.

Please feel free to contact me at your convenience if you have any further questions and/or comments.

Best regards,

Greg L. Zumwalt
Zumwalt Properties, LLC.
918.492.7869

Begin forwarded message:

From: TulsaSalamon@aol.com
Date: September 17, 2014 at 6:36:50 PM CDT
Subject: Proposed Cabana & Western retaining wall

To: gzumwalt@zpllc.com

Cc: tobynewport@aol.com, nptruong6025@gmail.com, debra@collins-associates.net,
Tulsasalamon@aol.com

Mr. & Mrs. Zumwalt,

As discussed with Gregg earlier today, the Chair, co-Chair and other members of the Architectural Committee reviewed the plans you recently submitted and the Committee approves the submitted plans pertaining to the above.

Thank you.

Richard Salamon

Case Number: PUD-636-B
Detail Site Plan

Hearing Date: December 3, 2014

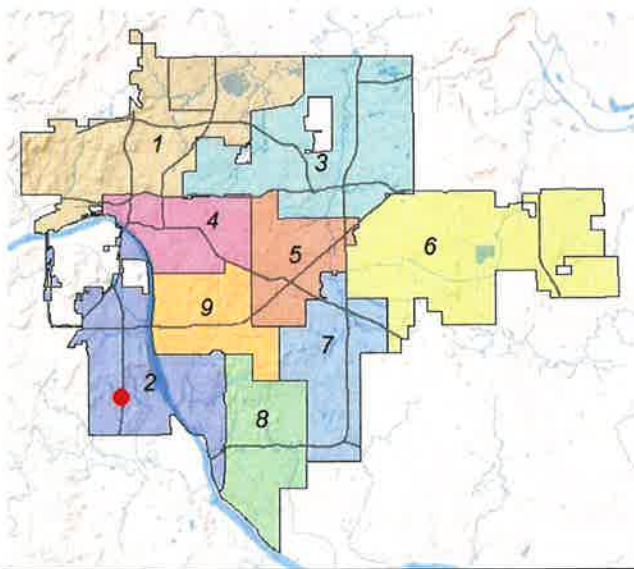
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: JC Engineering, PC

Property Owner: Oklahoma Veterinary Specialists

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for new veterinary facility within the PUD.

Gross Land Area: 2.3 Acres

Location: North of the NW corner of Highway 75 and West 81st Street

Lot 1, Block 1, Nickel Creek Phase III

Zoning:

Existing Zoning: CO/PUD-636-B

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 8211

CZM: 51

Atlas: 0

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: PUD-636-B Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 2.3 Acre site in a Planned Unit Development for a new veterinary facility including one, one story building.

PERMITTED USES:

Uses as permitted by right within CS – Commercial Shopping Center District, excluding Use Unit 12A. The proposed veterinary facility is permitted as a matter of right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code. All building mounted lighting shall be shielded and designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in the adjacent residential area. Lighting fixtures shall face down and away from the residential area. Light levels shall not exceed zero foot candles at the north and west boundaries.

SIGNAGE:

The site plan illustrates wall and ground sign locations which require a separate permit. 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 sidewalks along West 78th Street South as well as internal pedestrian paths adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

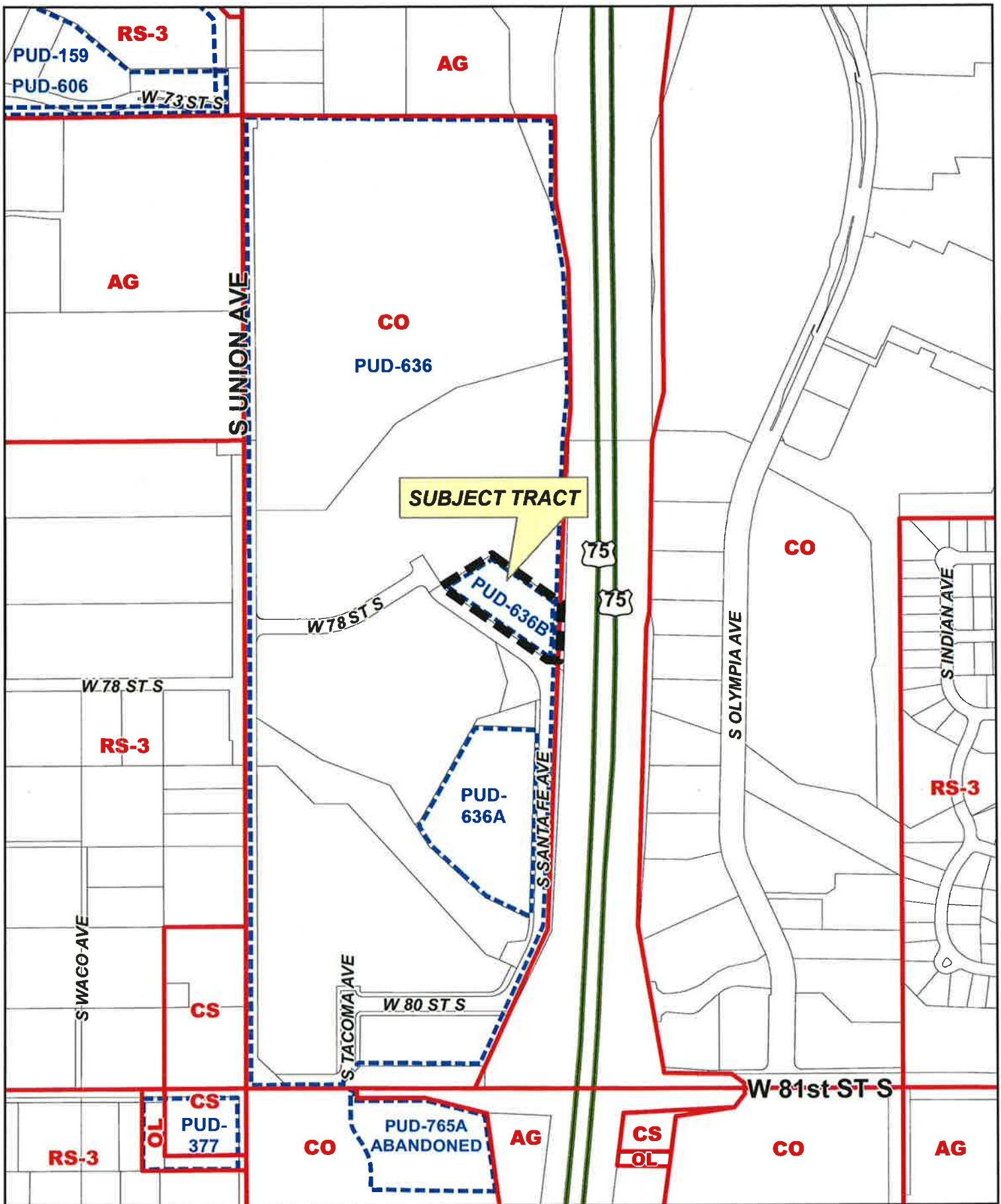
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-636-B**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan
Applicant Exterior Elevations
Applicant Building Lighting Plan
Applicant Site Lighting Plan

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

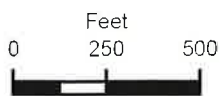
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)



PUD-636-B

18-12 11

7.4



Aerial Photo Date: March 2014

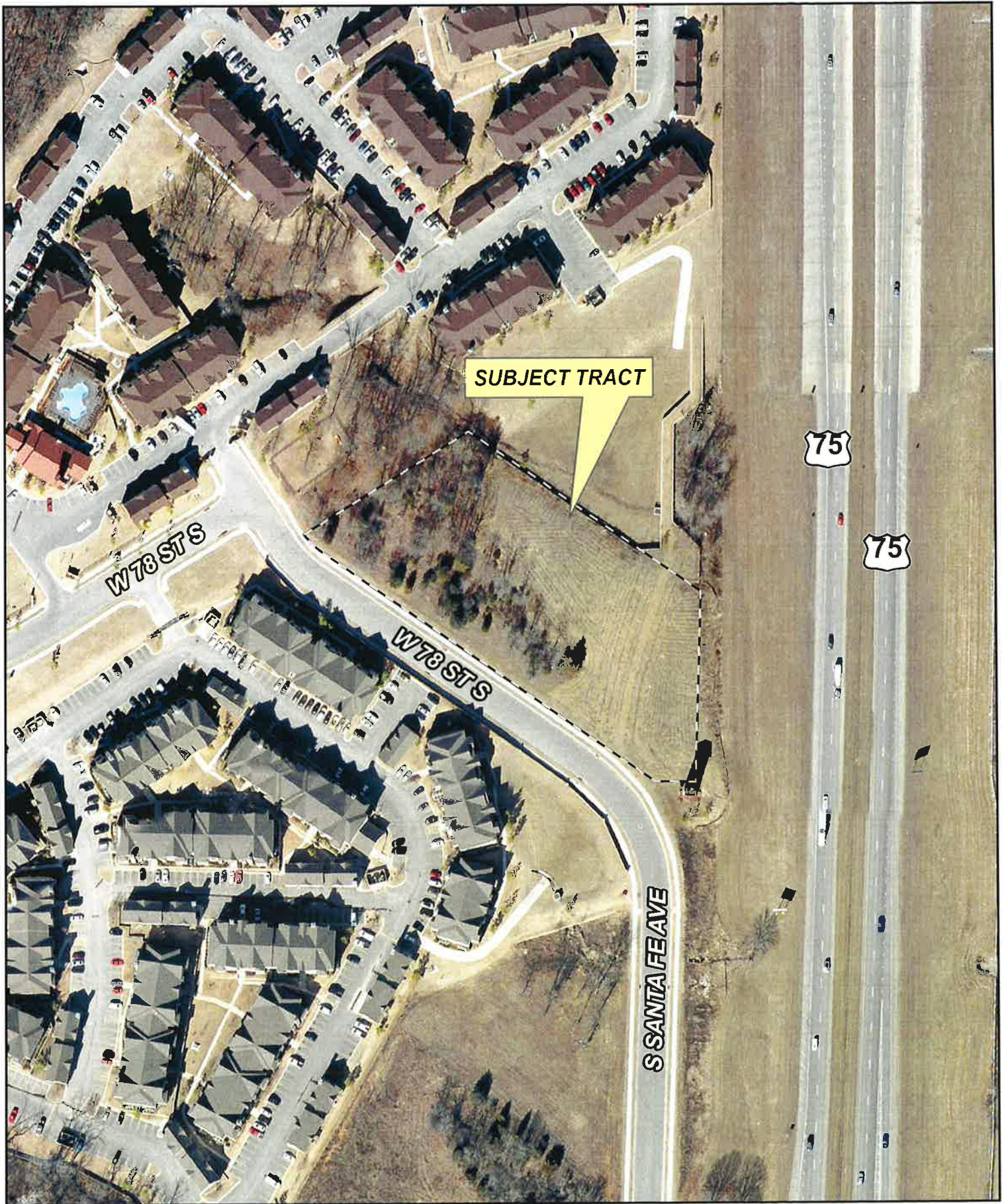
PUD-636-B

18-12 11

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



7.5



0 Feet 75 150

Aerial Photo Date: March 2014

PUD-636-B

18-12 11

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



7.6





a.max
SIGN COMPANY, INC.

www.amaxsign.com
9520 E. 55th Place
Tulsa, Oklahoma 74145
ph: (918) 622-0851 fax: (918) 622-0859

SCALE: 1/16"=1'

DATE: 11/12/14

FILE NAME: ELEVATIONS

SALES REP: BRIAN WARD

DRAWN BY: PW

PROJECT: OKLAHOMA VETERINARY SPECIALISTS

LOCATION: TULSA, OK

ADDRESS: HWY 75 & 78TH ST

UL
LISTED
Sign will be built to meet UL specifications as required.

All signs and outline lighting must comply with Federal code of the I.C.C. International Building Code and local codes.

CLIENT APPROVAL / DATE:

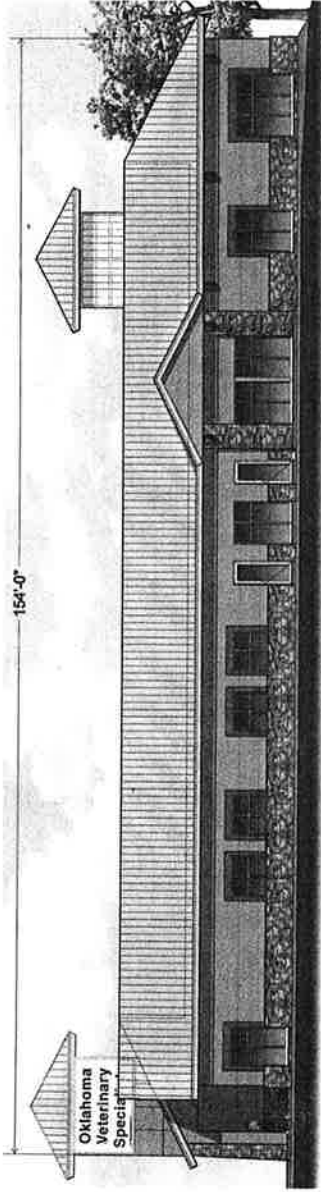
LANDLORD APPROVAL / DATE:

These signs are to be placed in the front of the building and are to be illuminated at all times. The signs are to be made of aluminum and are to be finished with a powder coat. The signs are to be made of aluminum and are to be finished with a powder coat. The signs are to be made of aluminum and are to be finished with a powder coat.

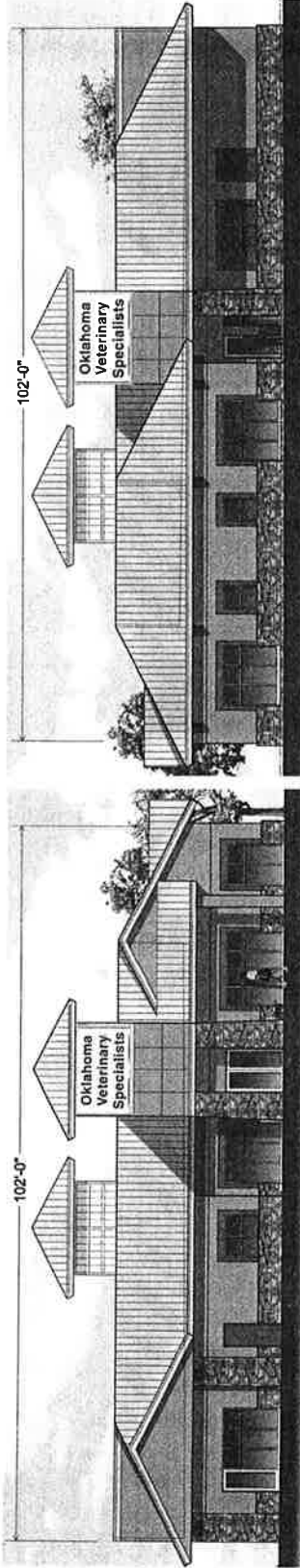
REVISIONS:

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

DWG
SHEET NUMBER
5 of 5
111214-01

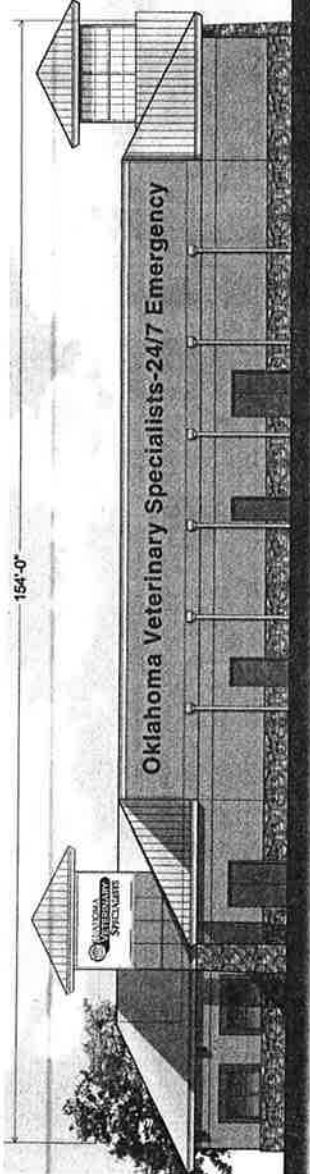


SOUTH ELEVATION
Scale: 1/16"=1'
SQ. FT. ALLOWANCE = (3:1) 462
SQ. FT. USED = 48



WEST ELEVATION
Scale: 1/16"=1'
SQ. FT. ALLOWANCE = (3:1) 306
SQ. FT. USED = 48

EAST ELEVATION
Scale: 1/16"=1'
SQ. FT. ALLOWANCE = (3:1) 306
SQ. FT. USED = 48



NORTH ELEVATION
Scale: 1/16"=1'
SQ. FT. ALLOWANCE = (3:1) 462
SQ. FT. USED = 255

**OKLAHOMA VETERINARY
SPECIALISTS
BLDG ELEVATIONS**



Case Number: PUD-810
Detail Site Plan

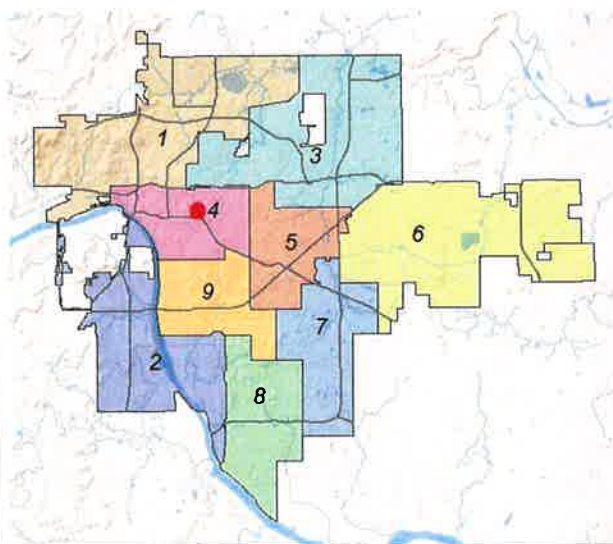
Hearing Date: December 3, 2014

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Impact Engineering & Planning – Kevin Vanover

Property Owner: Roklahoma Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for new mixed use building and micro brewery within the PUD.

Gross Land Area: 0.3 Acres

Location: Northeast Corner of East 12th Street South and South Lewis Avenue

Zoning:
Existing Zoning: CH/IL/PUD-810
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Main Street
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 19-13-08
CZM: 37
Atlas: 12

City Council District: 4
Councilor Name: Blake Ewing
County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-810 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 0.3 Acre site in a Planned Unit Development for a new mixed use building and micro brewery including one, two story building.

PERMITTED USES:

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

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. The plan illustrates a design that will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code and shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 20 feet in height.

SIGNAGE:

The site plan illustrates wall sign locations which require a separate permit. 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 proposed sidewalks along South Lewis Avenue and East 12th Street.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

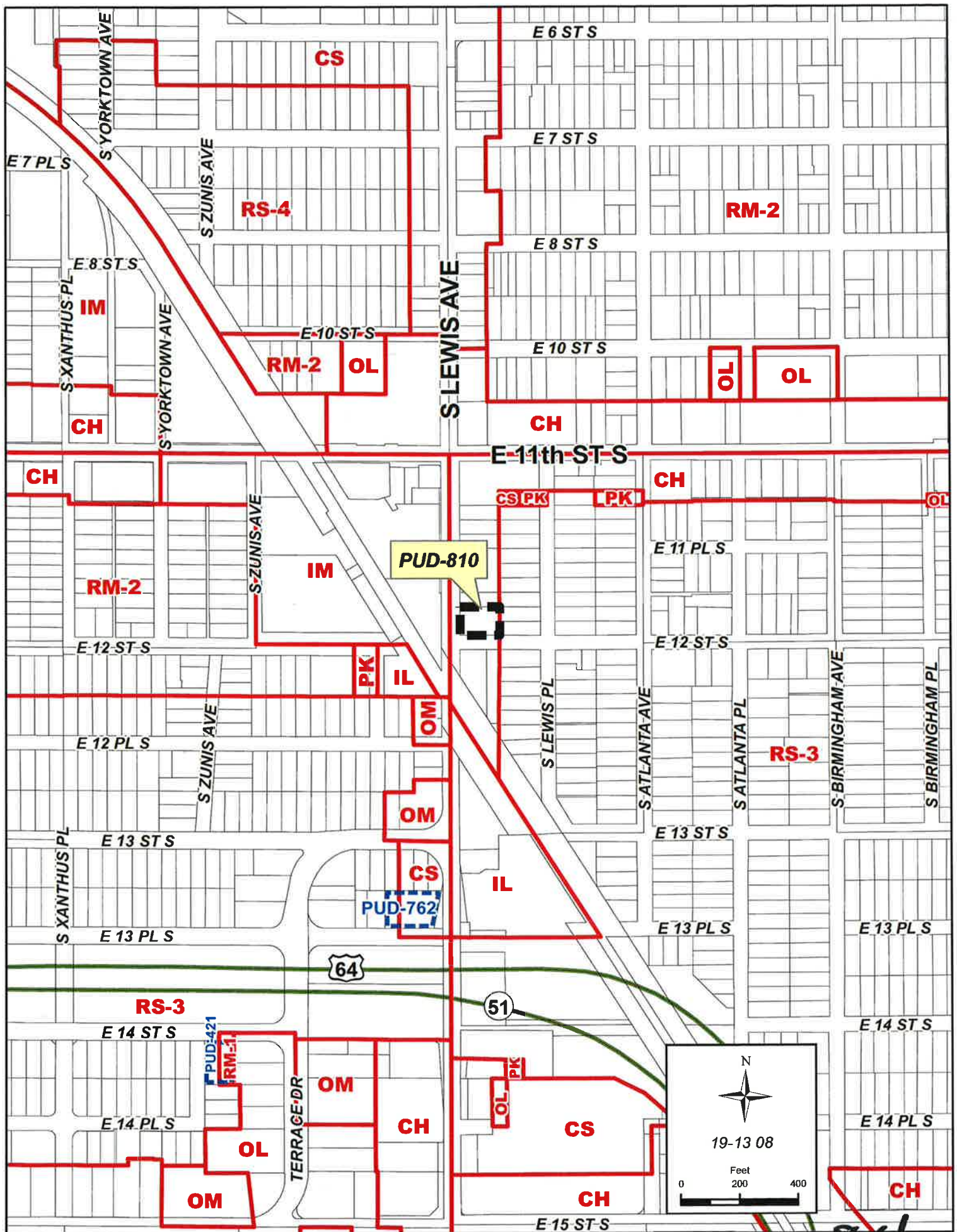
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-810**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan
- Applicant Site Lighting Plan
- Applicant Lighting Information
- Applicant Exterior Elevations

Staff recommends **APPROVAL** of the detail site plan for the proposed new mixed use building and micro brewery.

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





PUD-810

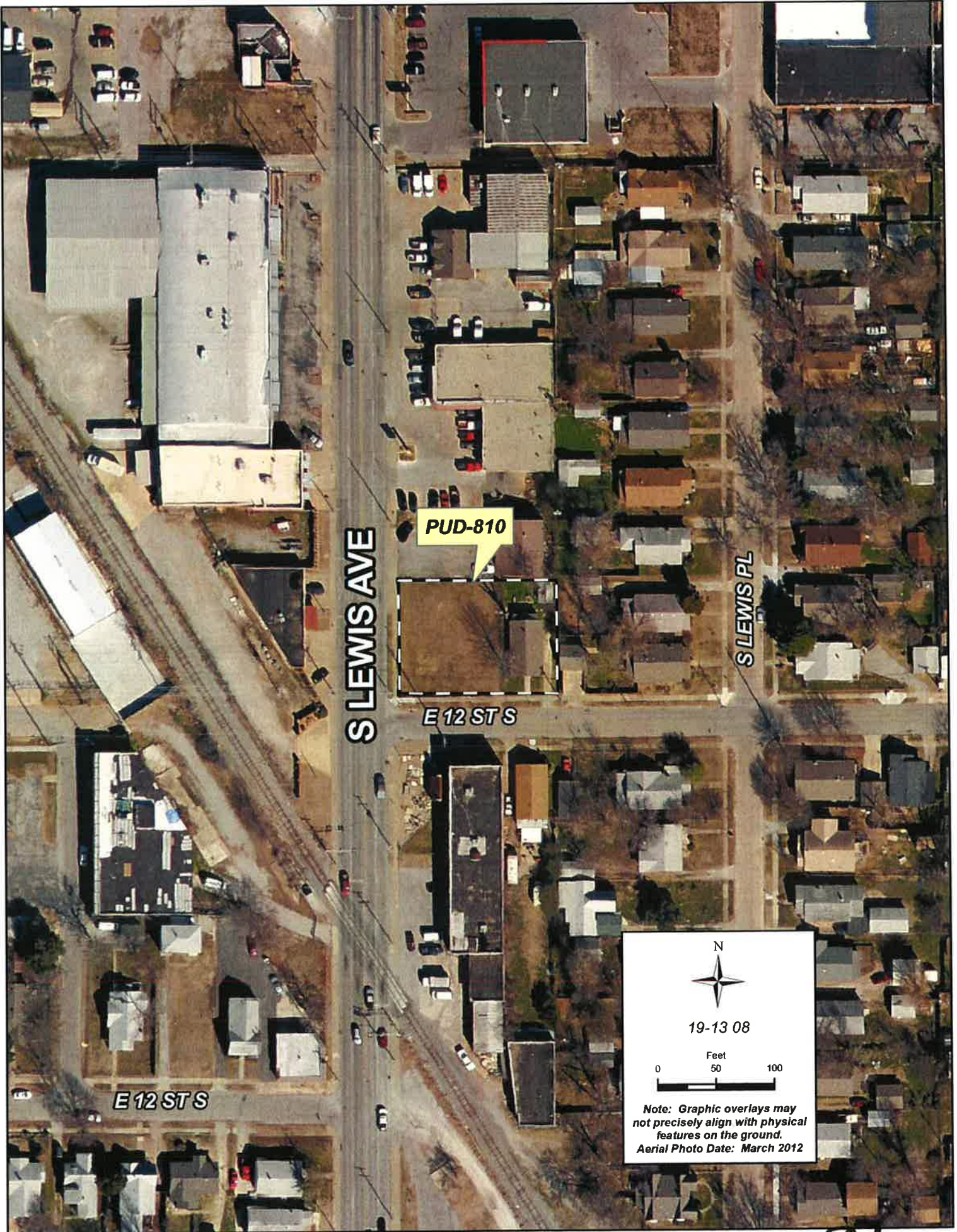


19-13 08



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

85



N

19-13 08

Feet
0 50 100

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

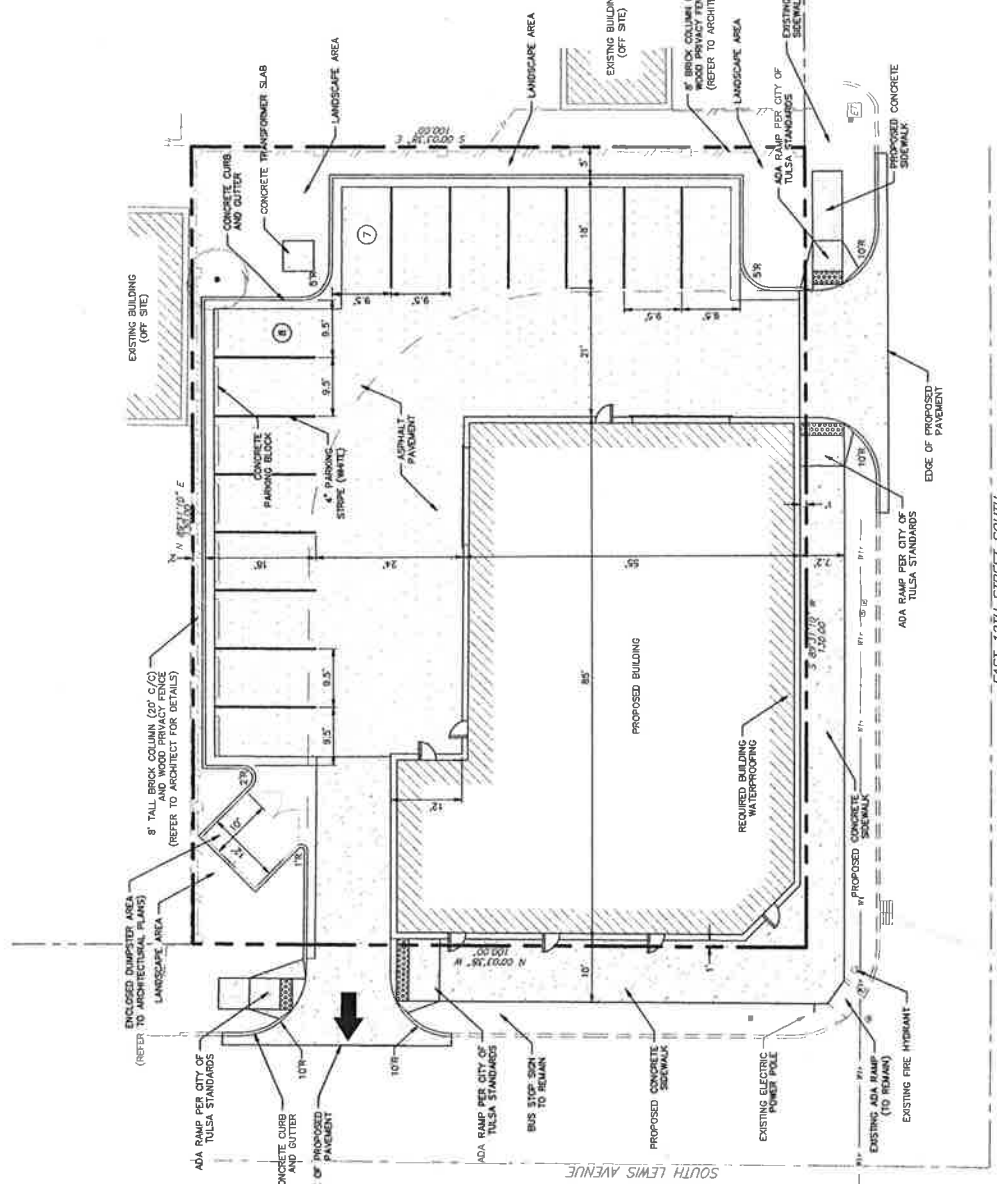
8.6



DETAIL SITE PLAN NOTES

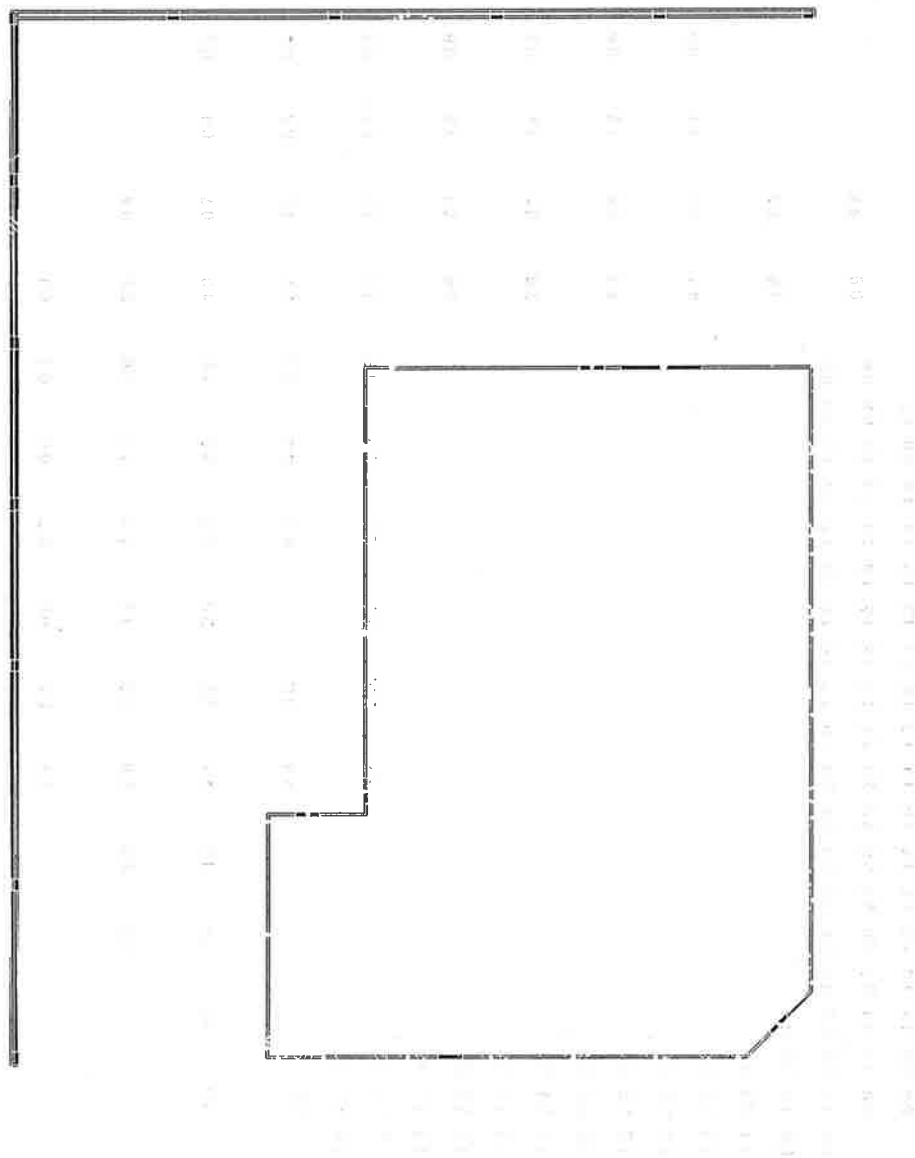
DETAIL LANDSCAPE PLAN:
 PUD/Corridor Site Plan Number: 810
 Development Area: N/A
 Permitted Uses: UNIT 1; UNIT 4; UNIT 5; UNIT 10; UNIT 11; UNIT 12; UNIT 13; UNIT 14; UNIT 15; UNIT 16; UNIT 17; UNIT 18; UNIT 19; UNIT 20; UNIT 21; UNIT 22; UNIT 23
 Proposed Uses: Unit 14: Shopping Goods and Services; Unit 8: Multi-family, but limited to the second floor of mixed use building; Unit 11: Offices, Studios and Support Services; Unit 12: Eating Establishments other than drive-in's; Unit 26: Limited to micro brewery with a production of less than 5,000 beer barrels annually. (No storage of any kind allowed for this use)
 Maximum Bldg. Floor Area Permitted: 7100 S.F.
 Bldg. Floor Area Proposed for Each Use:
 Maximum Bldg. Height Permitted: N/A
 Maximum Bldg. Height Proposed: 35'
 Minimum Bldg. Setbacks Required:
 From centerline of South Lewis Avenue: 35'
 From centerline of East 12th Street: 25'
 From east boundary: 10 feet
 Off Street Parking
 - 25 parking spaces will be provided for a maximum of 7100 square feet of building floor area without regard to the building use.
 Minimum Percentage and Corresponding Landscaped Area Required: 10% = 1,350 S.F.
 Landscaped Area Permitted: 1,350 S.F.
 Landscaped Area Proposed: 1,350 S.F.
 Additional Landscaped area(s) required (if any): Number of trees for parking area: 2 trees provided
 Lighting Height for Parking Areas: 20'
 Maximum Height Permitted: 20'

- LEGEND**
- PROPOSED CURB AND GUTTER
 - PROPOSED ASPHALT PAVEMENT
 - PROPOSED CONCRETE PAVEMENT
 - EXISTING ASPHALT PAVEMENT
 - PROPOSED STORMWATER PIPE
 - PRE-CAST PIPE END SECTION (PCEES)
 - DITCH FLOWLINE
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - SECTION LINE / 1 SECTION LINE
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - PROPOSED BUILDING SETBACK LINE
 - PROPOSED BUILDING WATERPROOFING



EAST 12TH STREET SOUTH

7.8



111714 Renaissance Brewery - Site Lighting Plan

Scale 1" = 20'

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Footcandle		0.6 fc	1.2 fc	0.1 fc	12.0:1	6.0:1
Footcandle		0.7 fc	1.4 fc	0.1 fc	14.0:1	7.0:1
Footcandle		1.7 fc	4.5 fc	0.2 fc	22.5:1	8.5:1
Footcandle		2.0 fc	4.9 fc	0.5 fc	9.8:1	4.0:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
A		17	TROY - AR16-FC32	16"DIA. X 10-1/4"H. ARCHETYPE LUMINAIRE, ONE 32W CFL W/ CLEAR GLASS LENS, WHITE REFLECTOR		AR16-FC32.IES	Absolute	0.70	38.49
B		4	TROY - 3AR16FC42-CGWC	16"DIA. X 10-1/4"H. ARCHETYPE LUMINAIRE, ONE 42W CFL W/ CLEAR GLASS LENS, WHITE REFLECTOR		AR16-FC42-CGWC.IES	Absolute	0.70	38.49
C		4	LUMARK - XTOR5A-N	LUMARK CROSSTOUR LED MAXX LED 50W - 3500K FULL CUTOFF		XTOR5A-N.ies	Absolute	0.91	50



design
CHI ECTURE INTERIORS
1513 E. 15th Street, Suite A
Tulsa, OK 74120
Office: 918.794.6606
Cell: 918.794.6602
www.designate.com

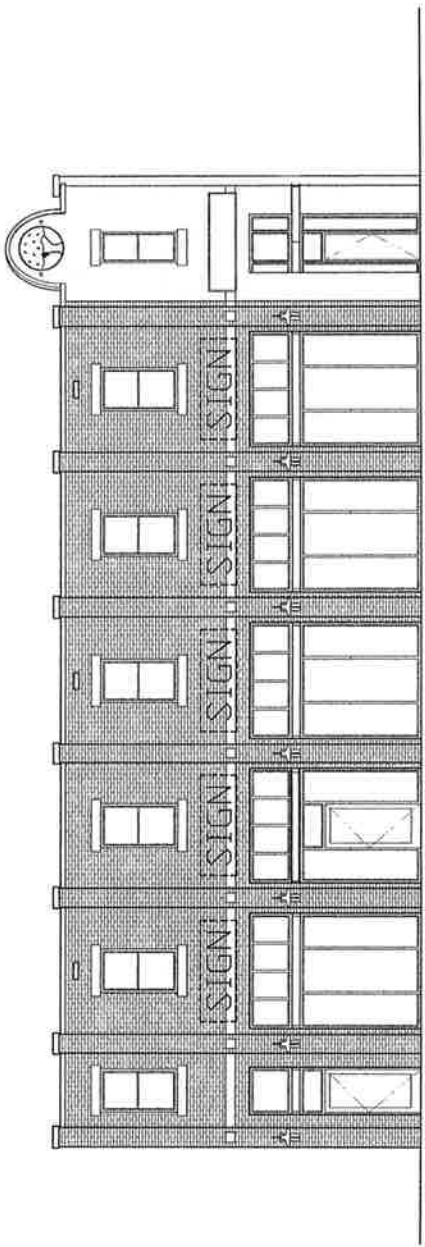
RENAISSANCE
BREWERY

PROJECT #
14103
1147 SOUTH LEWIS
AVENUE
TULSA, OK
74104

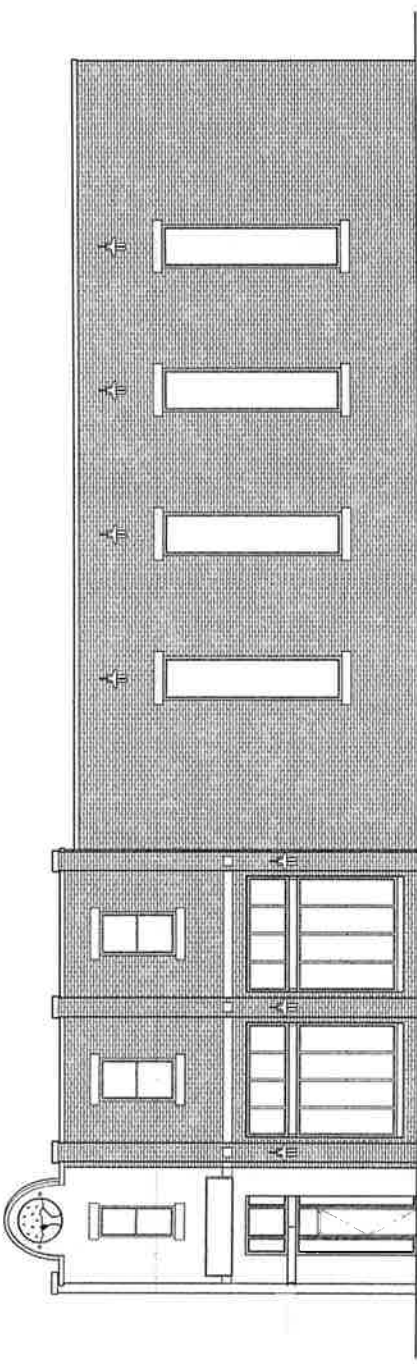
11.18.2014

ELEVATIONS

A301



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



design
ARCHITECTS
1519 E. 15th Street, Suite A
Tulsa, OK 74104
Office: 918.794.6616
Fax: 918.794.6602
www.designarchitects.com

11.18.2014

11.18.2014

**RENAISSANCE
BREWERY**

PROJECT #
14103
1147 SOUTH LEWIS
AVENUE
TULSA, OK
74104

11.18.2014

11.18.2014

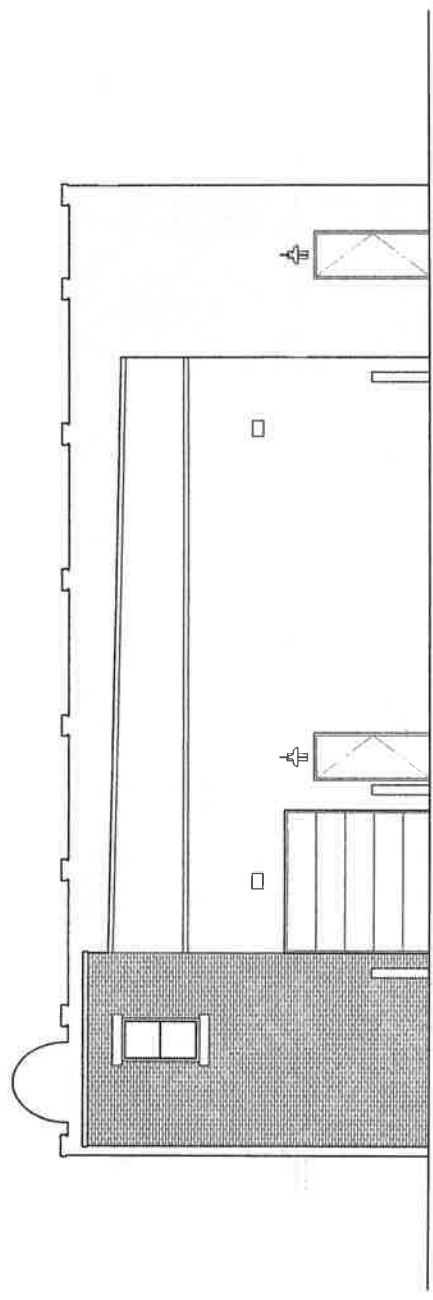
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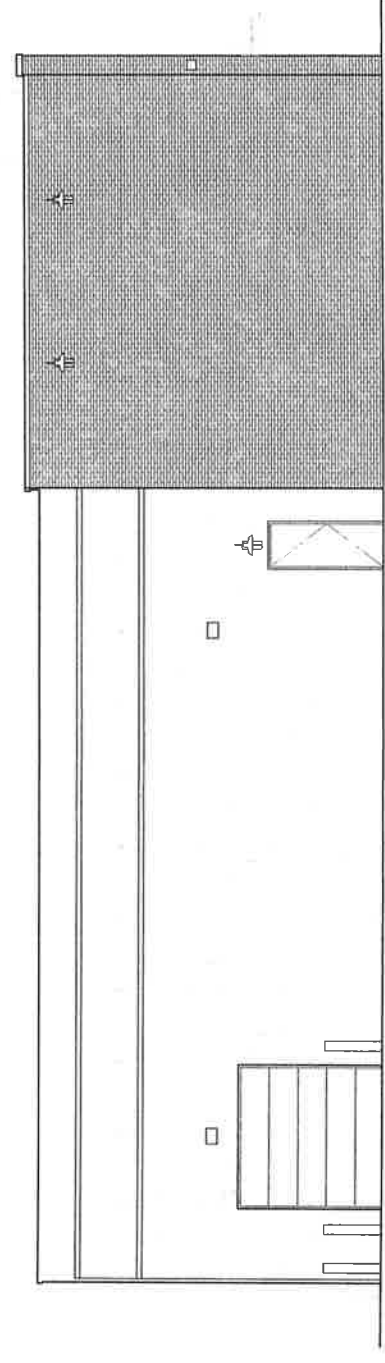
ELEVATIONS

11.18.2014

A302



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-30

Comprehensive Plan Amendment - Related to Z-7284

Hearing Date: December 3, 2014

(continued from November 5, 2014)

Case Report Prepared by:

Nikita Moye, AICP

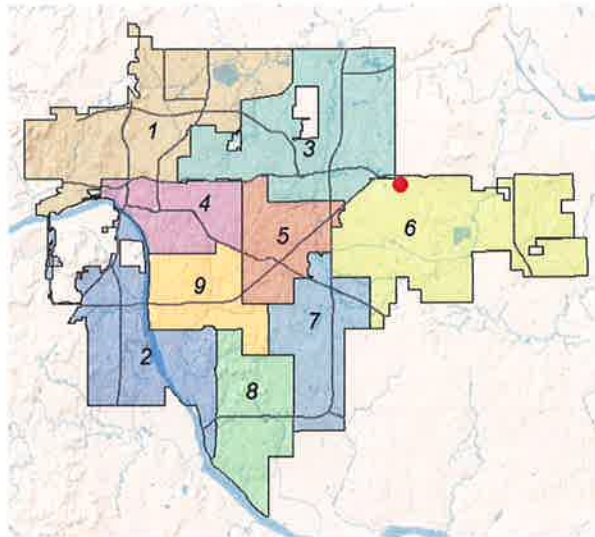
Owner and Applicant Information:

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

December 3, 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

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

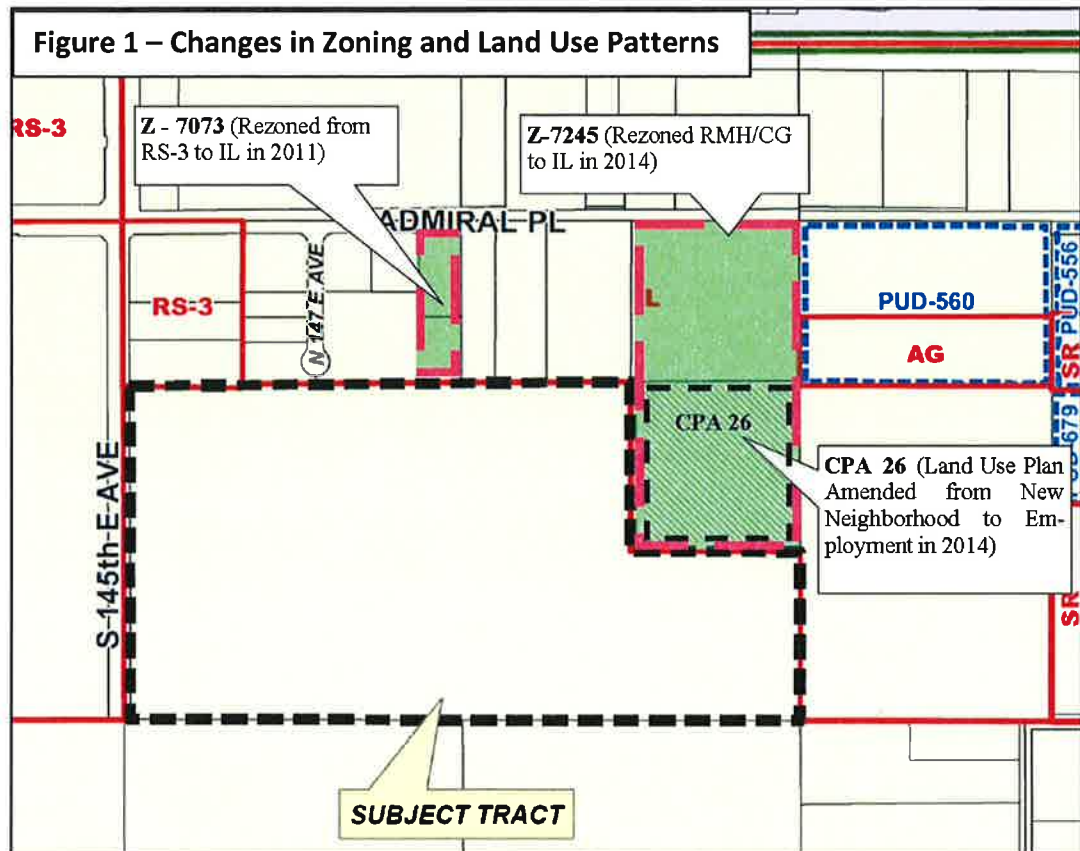
"The proposed Comprehensive Plan Amendment is for a 70.2764 acre parcel located on the east side of South 145th East Avenue, roughly between East 2nd and 4th Streets South. This Comprehensive Plan Amendment request has been brought about due to the changes in the zoning surrounding the property in recent 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 145th 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 145th 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)



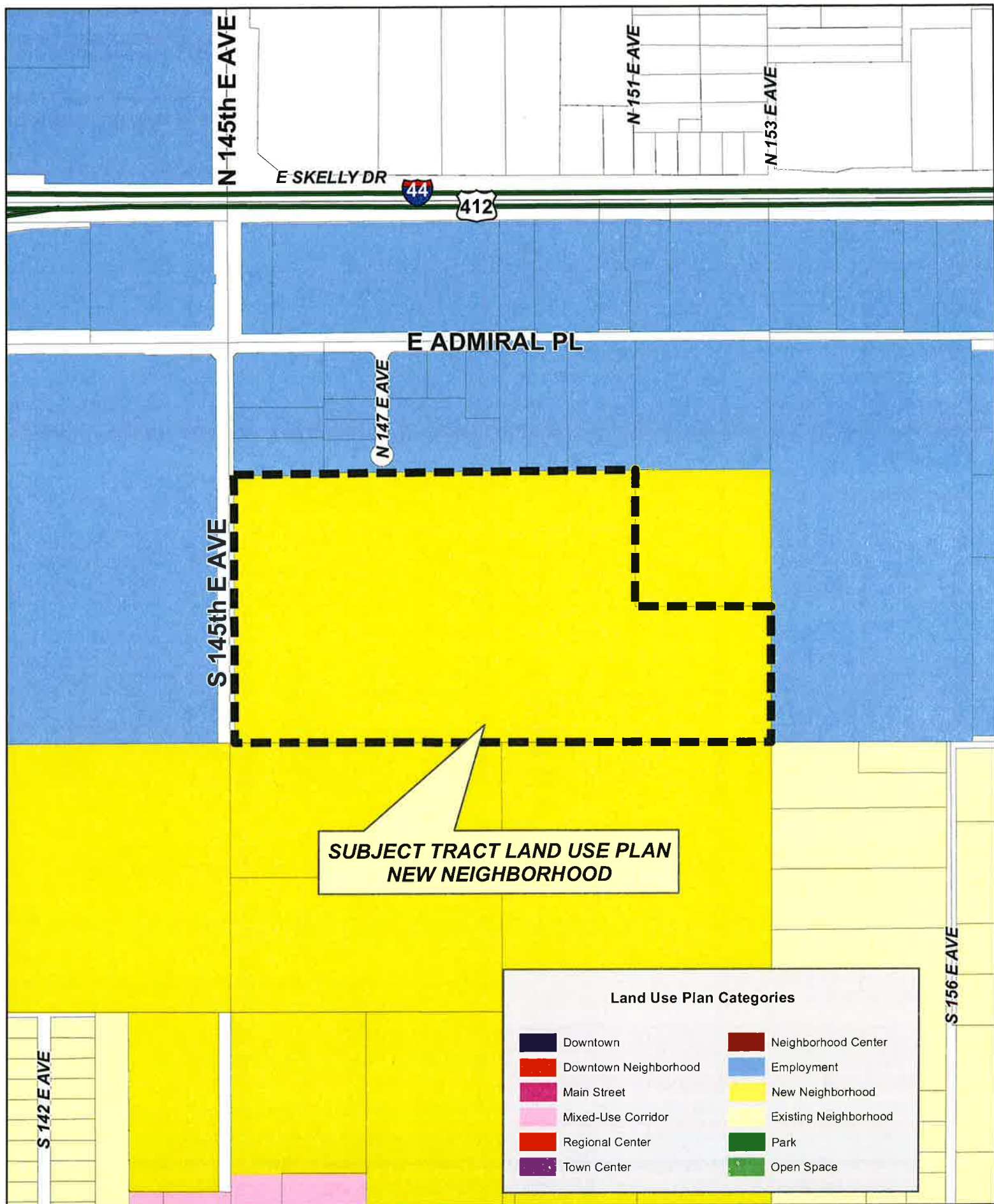
Single Family-Residences Immediately North of the Subject Lot



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.

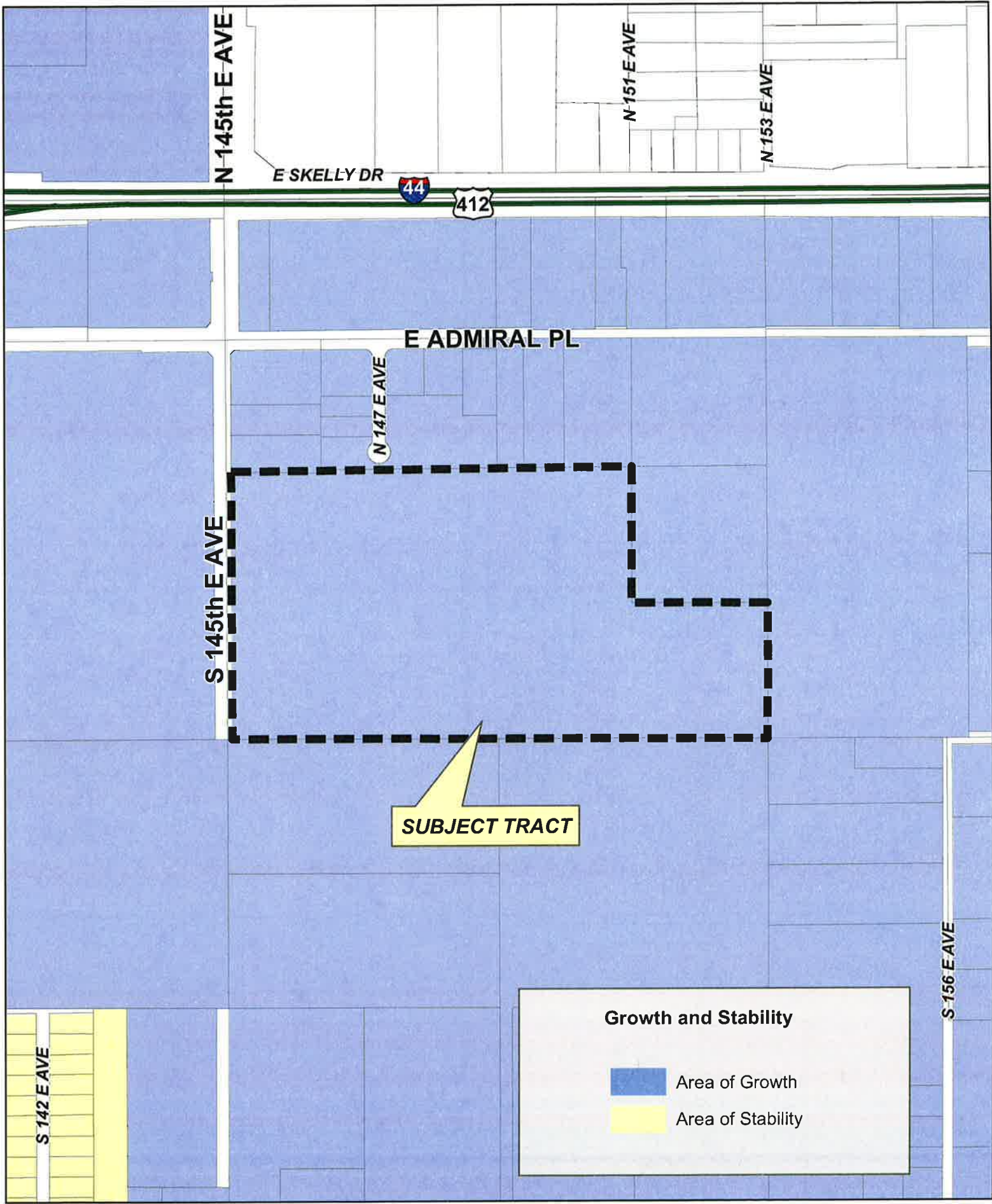


CPA-30

19-14 03

9.11





CPA-30

19-14 03

9.12



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Feet

Aerial Photo Date: March 2014

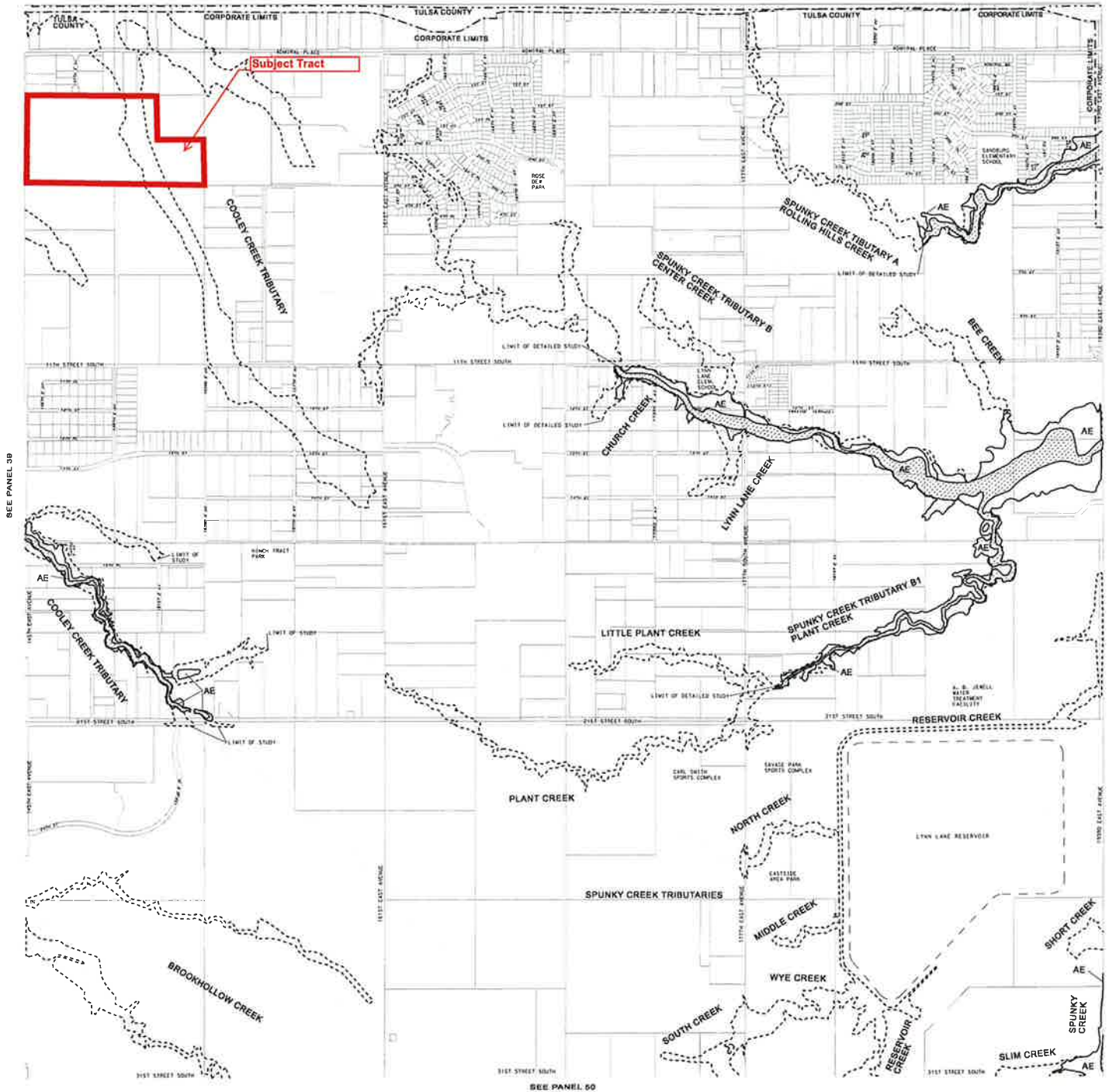
CPA-30

19-14 03

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

9.14





SEE PANEL 39

SEE PANEL 172

SEE PANEL 50

REGULATORY AND FEMA FLOODPLAINS

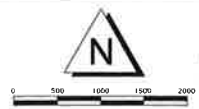


ENGINEERING SERVICES
[Signature]
 DATE: 03/24/13

DESCRIPTION	DATE	BY	CHK
ISSUED	12/12	RNG	WHR

LEGEND
 FEMA A-ZONE BOUNDARY
 FLOODWAY AREA
 A-ZONE DESIGNATION
 A-ZONE DESIGNATION BOUNDARY

REGULATORY FLOODPLAIN BOUNDARY
 SHALLOW FLOODING
 CREEK CENTERLINE



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 15027

9.15



Tulsa Metropolitan Area
Planning Commission

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

Hearing Date: December 3, 2014
(Continued from November 5, 2014)

Case Report Prepared by:

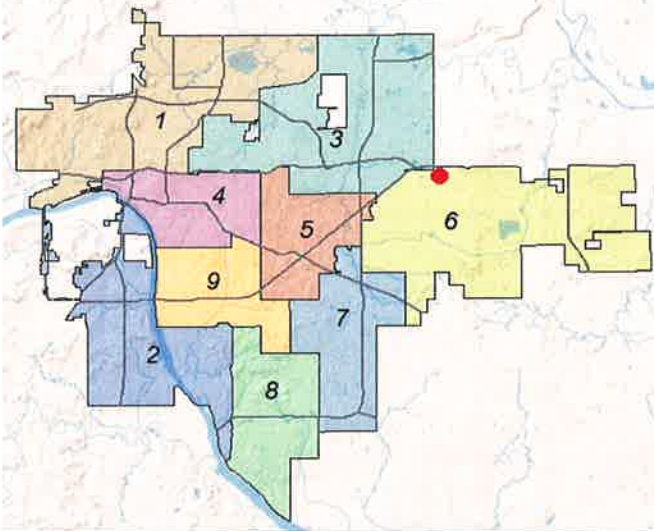
Dwayne Wilkerson

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. 145th 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 concurrently requested a 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 145th 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 RW</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.

10.4

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 th 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. 145th 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 145th 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 145th 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 145th 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 11th Street South and South 145th 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 161st East Avenue.

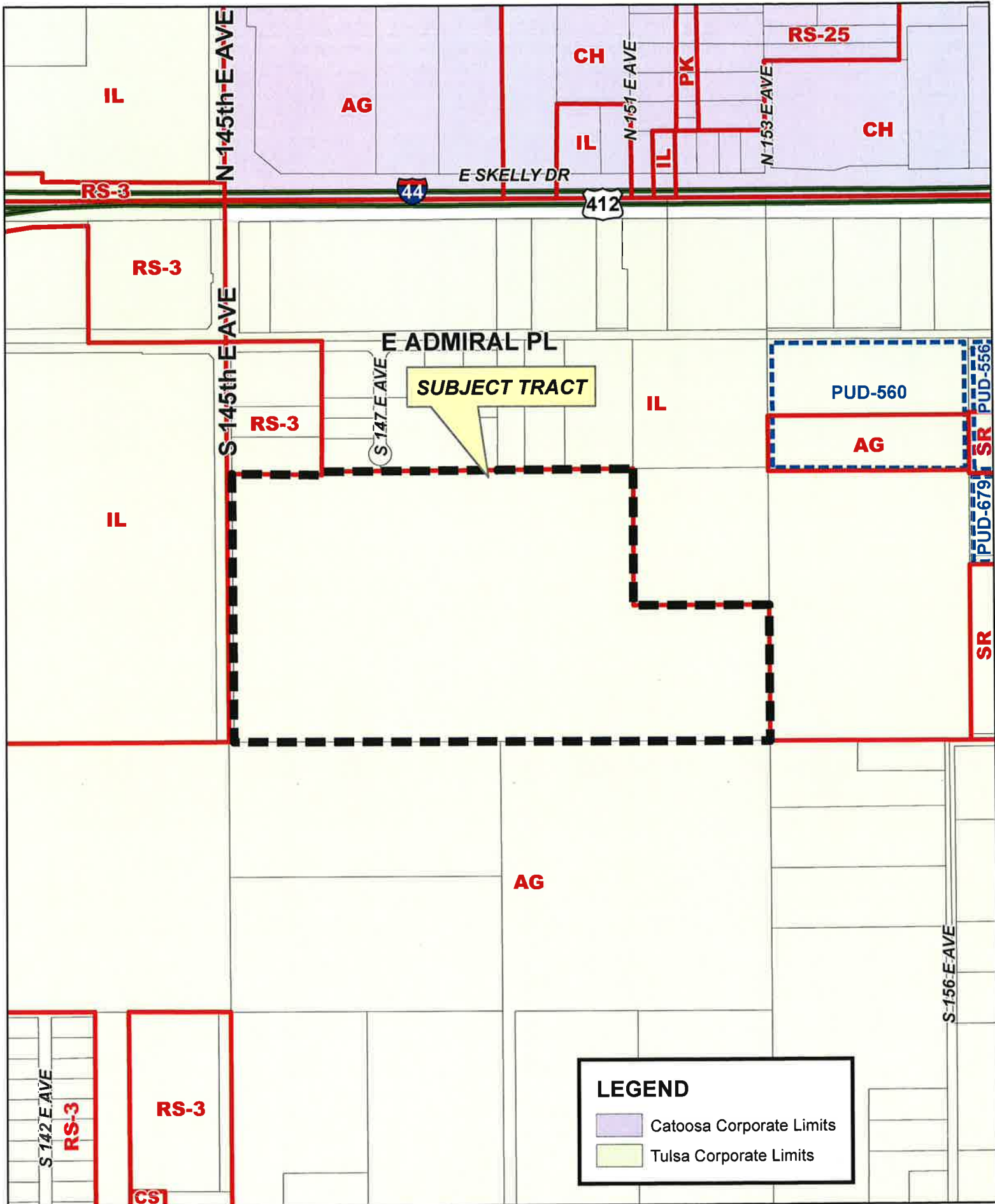
Z-6644 July 1998: All concurred in approval of a request for rezoning a 119+ acre tract from AG to IL for warehouse and distribution center located on the southwest corner of East Admiral Place and South 145th East Avenue and located west of subject property.

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 145th East Avenue.



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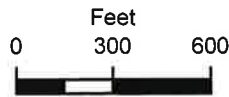
10.6

REVISED 11/25/2014



LEGEND

-  Catoosa Corporate Limits
-  Tulsa Corporate Limits



Z-7284

19-14 03





SUBJECT TRACT

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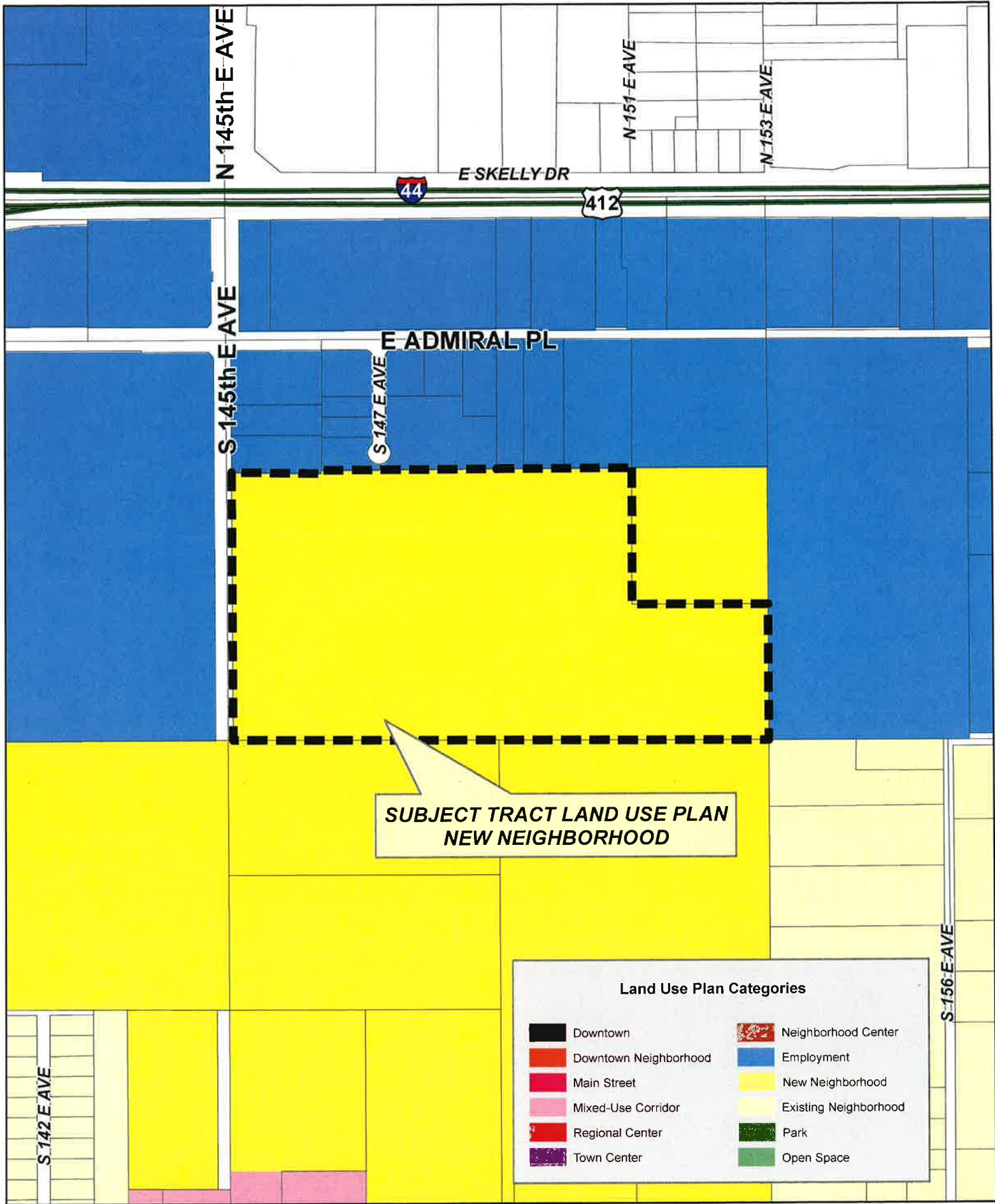
Aerial Photo Date: March 2014

Z-7284

19-14 03

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



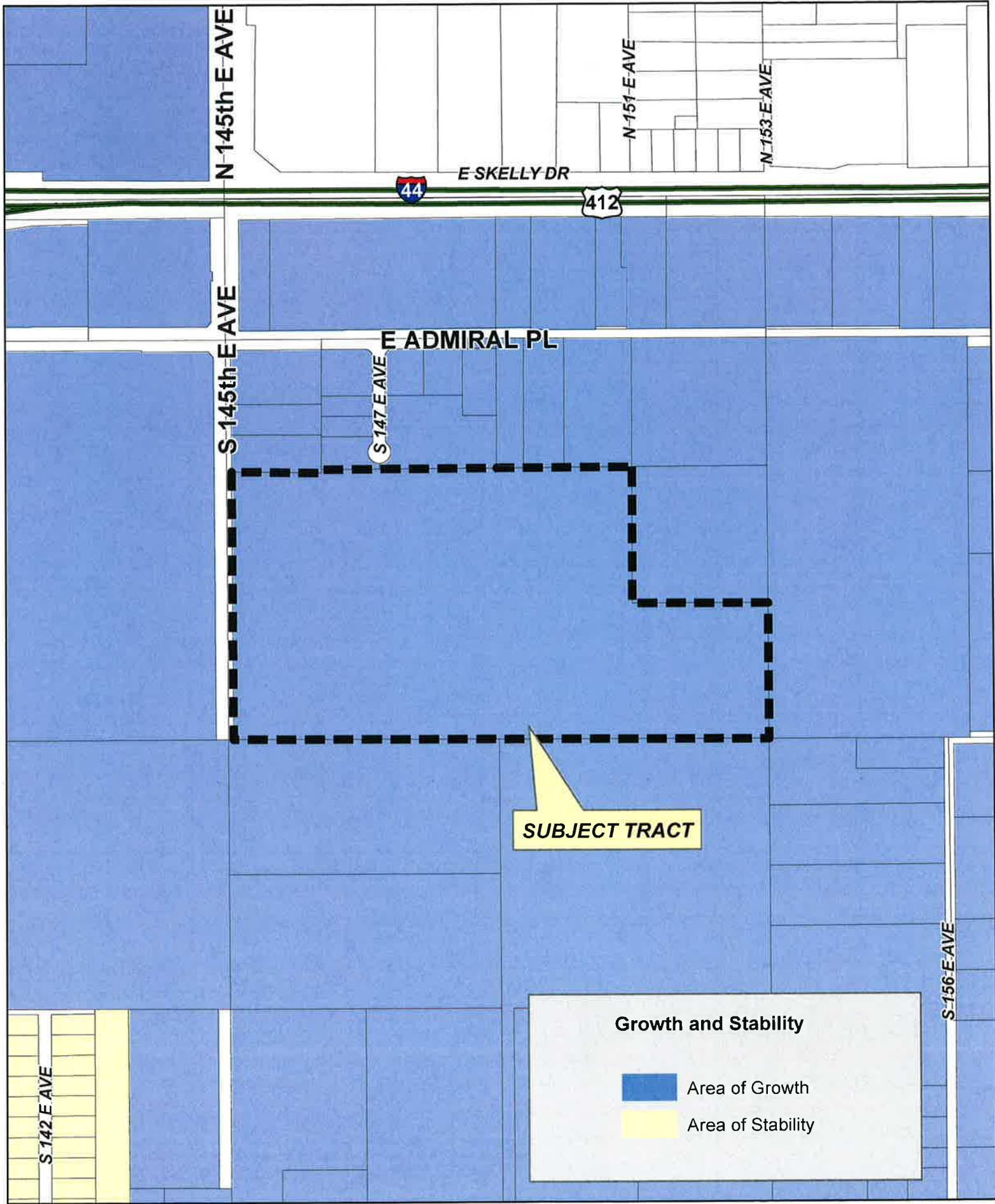


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Z-7284

19-14 03





Z-7284

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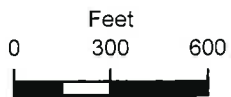
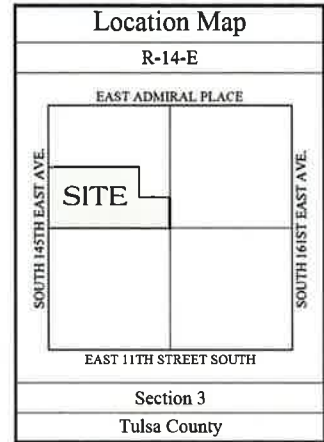
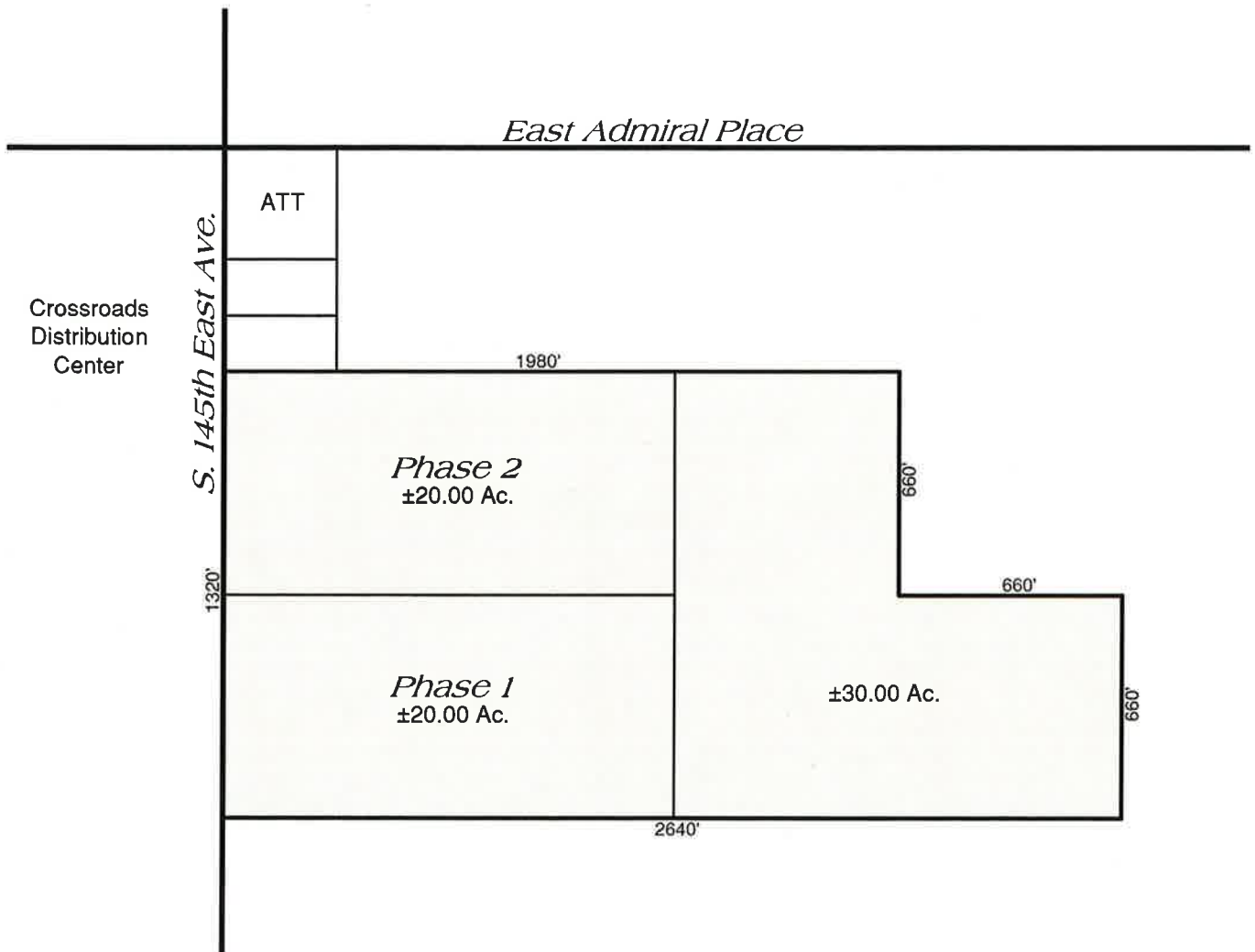


EXHIBIT 'A'



T
19
N



CONCEPTUAL PHASING PLAN



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

Certificate of Authorization No. 331 Renewal Date June 30, 2015



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

10.11

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 145th 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 145th E. Ave. and warehouse/storage in east portion of the building. This building will be designed to convey a very attractive masonry façade facing 145th E Ave., with significant landscaping located along 145th E. Ave. and around the building. Behind the building, and screened from 145th 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

10.12

Huntsinger, Barbara

From: Hoyt, Jay
Sent: Friday, November 21, 2014 10:47 AM
To: Huntsinger, Barbara
Subject: FW: Little Light House Submittal (PUD-410-B-1)

Barbara,

The applicant for Minor Amendment PUD-410-B-1 has requested that the case be continued to the 12/17 TMAPC meeting. Please see email immediately below.

Thank you,

Jay Hoyt
Land Development Planner

INCOG

2 West 2nd Street
Suite 800
Tulsa, OK 74103

918.579.9476 phone

918.579.9576 fax

jhoyt@incog.org

From: Mark Capron [<mailto:mcapron@sw-assoc.com>]
Sent: Friday, November 21, 2014 10:44 AM
To: Hoyt, Jay
Cc: Colin Lamb (colin@mharch.net); Wayne Spears; Greg Weisz; mike@mharch.net; Wilkerson, Dwayne
Subject: RE: Little Light House Submittal

Jay, Please continue the minor amendment and the associated detail site plan for 12.17.14. We would like to meet to discuss lighting the first week of December. Please let us know what times work for you.

Mark B. Capron, LLA

SW&A 918.665.3600

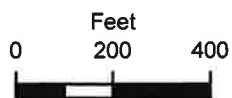
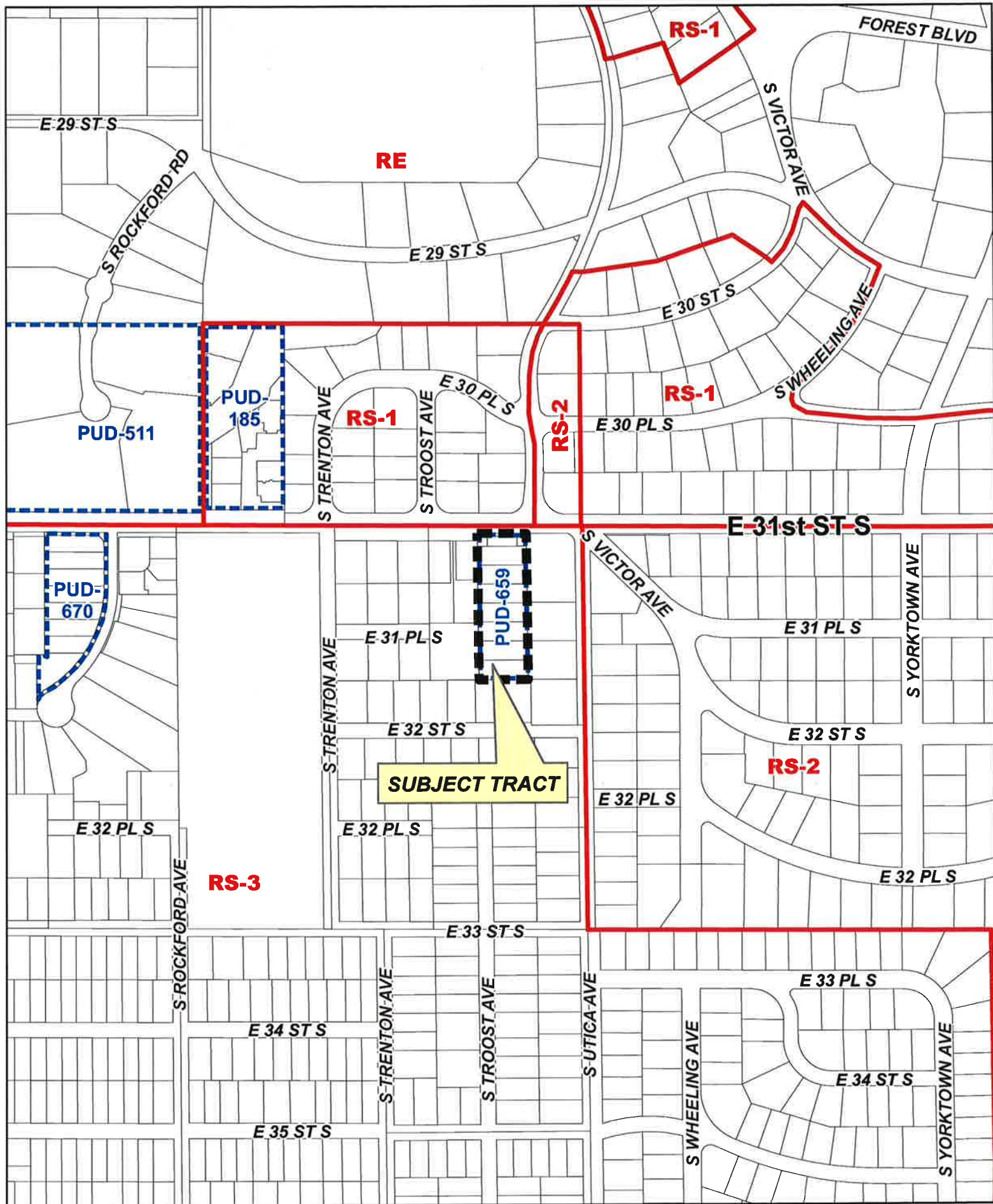
From: Hoyt, Jay [<mailto:JHoyt@incog.org>]
Sent: Friday, November 21, 2014 9:41 AM
To: Mark Capron
Cc: Colin Lamb (colin@mharch.net); Wayne Spears; Greg Weisz; mike@mharch.net; Wilkerson, Dwayne
Subject: RE: Little Light House Submittal

Mark,

Next week will be difficult for us. The first week of December would be too late, if you still want to make the 12/3 meeting. If you'd be willing to continue to the next meeting (12/17), then we could talk the first week of December.

Thank you,

Jay Hoyt



PUD-659-5

19-13 19

13.1



Huntsinger, Barbara

From: Hoyt, Jay
Sent: Tuesday, November 25, 2014 10:46 AM
To: Huntsinger, Barbara
Subject: FW: PUD-659-5 - Minor Amendment - Village on Utica

Barbara,

The applicant for Minor Amendment Case PUD-659-5 has requested a continuance to the 12/17 TMAPC meeting.

Thank you,

Jay Hoyt

-----Original Message-----

From: Jeff Lower [<mailto:jlower@kivell.com>]
Sent: Tuesday, November 25, 2014 10:30 AM
To: Hoyt, Jay
Subject: Re: PUD-659-5 - Minor Amendment - Village on Utica

Yes. Thank you. Let me know if you need anything further from me. Jeff

Sent from my iPhone

On Nov 25, 2014, at 10:24 AM, Hoyt, Jay <JHoyt@incog.org<<mailto:JHoyt@incog.org>>> wrote:

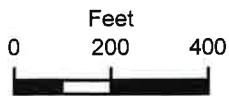
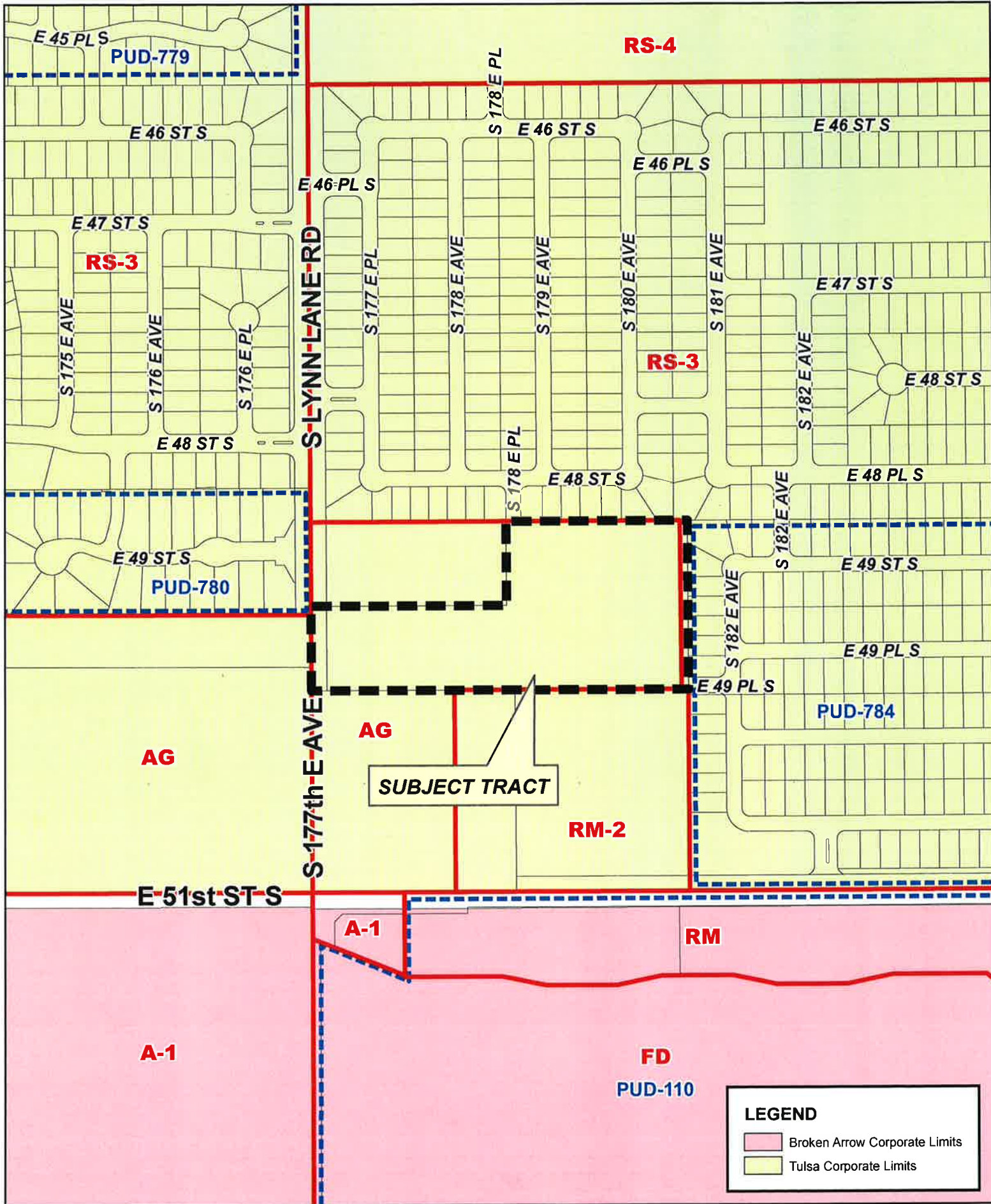
Jeff,

Dwayne let me know you wanted to continue this case to the 12/17 TMAPC meeting. Can you respond to this email to confirm that this is the date you wish to continue this case to?

Thank you,

Jay Hoyt
Land Development Planner
INCOG
2 West 2nd Street
Suite 800
Tulsa, OK 74103

918.579.9476 phone
918.579.9576 fax
jhoyt@incog.org<<mailto:jhoyt@incog.org>>



Z-7288/PUD-825

19-14 25

14.1



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Tuesday, November 25, 2014 4:11 PM
To: John W Moody
Cc: Huntsinger, Barbara
Subject: PUD 825 and Z-7288

Good afternoon John,

As we discussed last Friday I can no longer meet the deadline for preparation of a staff recommendation for the revised PUD and zoning case referenced above.

With this email I will ask the Planning Commission to continue both of your applications to December 17th, 2014. There are items from the TAC meeting plus the issues that we have discussed which have not been addressed. I also know you had a neighborhood meeting scheduled yesterday but have not been informed of any changes that need to be made from your original application.

Please submit your revised PUD with a "word" document and updated exhibits by the end of the day December 8th to stay on schedule for the December 17th Planning commission.

Respectfully

INCOG

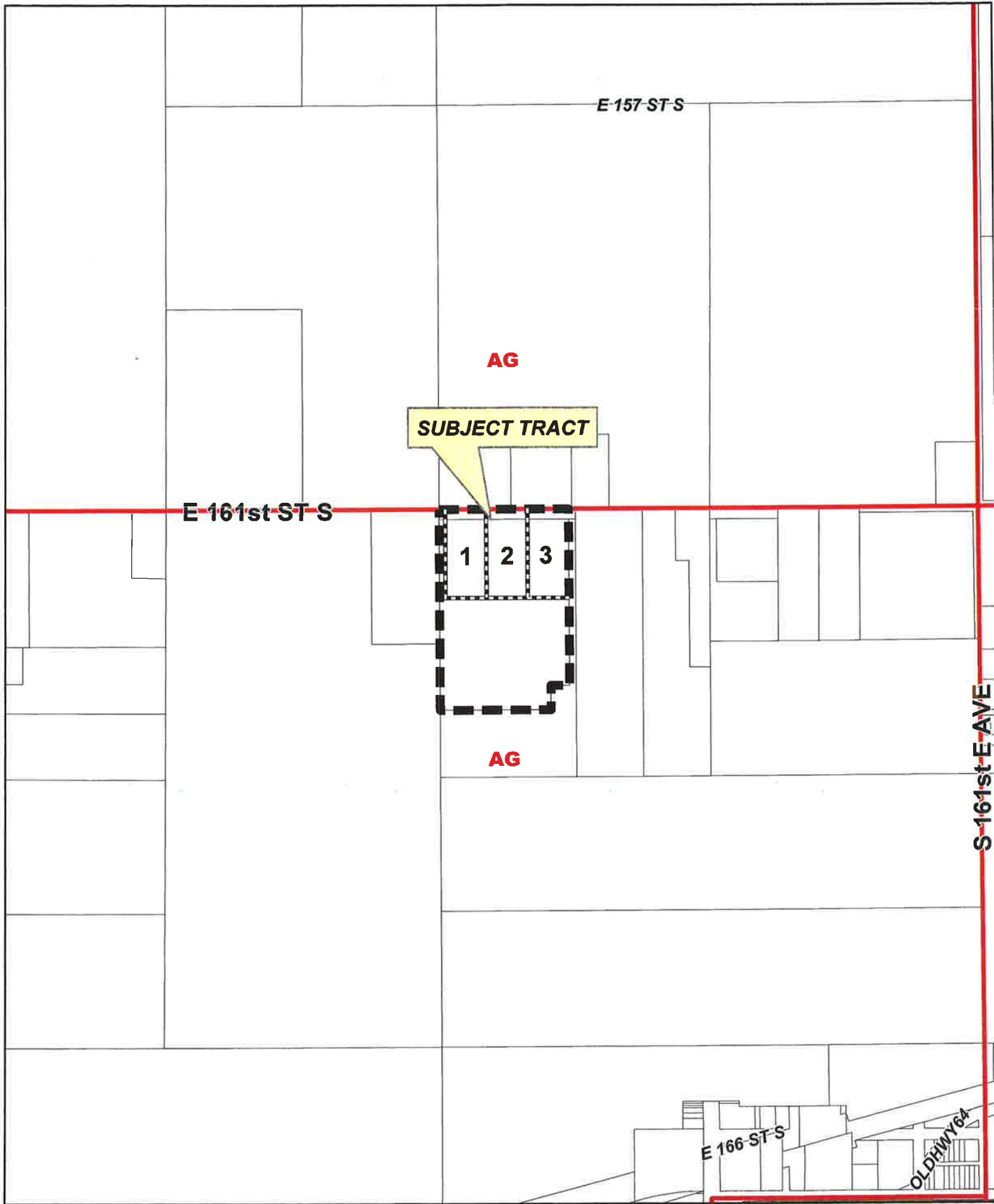
C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475

dwilkerson@incog.org



E 157 ST S

AG

SUBJECT TRACT

E 161st ST S

1 2 3

AG

S 161st E AVE

E 166 ST S

OLD HWY 64



LS-20733

17-14 27

16.1





SUBJECT TRACT

1 2 3

E 157 ST S

E 161st ST S

S 161st E AVE

E 166 ST S

OLD HWY 64



Aerial Photo Date: March 2014

LS-20733

17-14 27

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

16.2



LOT-SPLIT

December 3 , 2014

LS-20733

Dennis Kelly, (7427) (AG) (County)

West of the southwest corner of East 161st Street South and South 161st East Avenue

The Lot-Split proposal is to split an existing AG (Agriculture) tract into four tracts. Three of the resulting tracts will meet the Bulk and Area Requirements of the Tulsa County Zoning Code. The fourth tract will exceed the Bulk and Area requirements of the Tulsa County Zoning Code.

Technical Advisory Committee met on November 6, 2014. The County Engineer stated the smaller three tracts were only two acres and should be 2.1 acres per the zoning code. The applicant made appropriate changes to increase the tract sizes.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7287

Hearing Date: December 3, 2014

Case Report Prepared by:

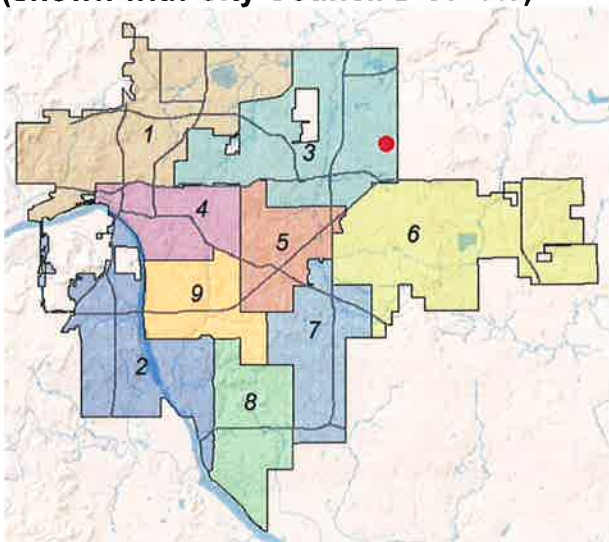
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: City of Tulsa / Scott Vanloo

Property Owner: City of Tulsa

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Green waste and abandoned concrete pipe manufacturing site

Proposed Use: City of Tulsa Green waste facility

Concept summary: City of Tulsa will use the site for mulching, green waste disposal; fill low areas with appropriate soil and street construction debris anticipating future industrial re-development.

Tract Size: : 393 ± acres

Location: Northwest corner of E. Pine St. & N. 145th E. Ave.

Zoning:

Existing Zoning: AG/ CH/ IH

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Rezoning request is consistent with the Tulsa Comprehensive Plan and surrounding land uses.

Staff Data:

TRS: 0428

CZM: 31

Atlas: 0/ 1238

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

17.1

REVISED 11/26/2014

SECTION I: Z-7287

DEVELOPMENT CONCEPT:

The site is owned by the City of Tulsa and will be used for mulching and green waste disposal. The City will also initiate land reclamation from the previous mining and manufacturing site by placing appropriate soil and street construction debris in low areas. The site will reshape the land anticipating a long term future industrial redevelopment. This site will satisfy the City needs for clean road construction disposal and green waste for several decades.

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:
 - ALTA/ACSM Land Title Survey

DETAILED STAFF RECOMMENDATION:

Rezoning request to IL is consistent with the Employment land use designation and with the Area of Growth vision of the Tulsa Comprehensive Plan, and

The north boundary of the site is defined by the existing railroad. The rail system can provide additional transportation and industrial distribution options for future large scale industrial uses at this location. IL zoning will support a higher intensity of uses to take advantage of the existing infrastructure, and

IL zoning is consistent with the expected development pattern for the area, and

The requested rezoning is not injurious to surrounding properties, therefore

Staff recommends **Approval** of Z-7287 to rezone property from AG/ CH/ IH to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:** This site is a large tract completely included in an Employment and Area of Growth and is consistent with the Comprehensive Plan. The expected evolution of this project includes a long term vision for restoration which would allow a heavier employment use than is planned by the City of Tulsa. The multimodal component of the transportation vision of the Comprehensive Plan will not be implemented for many years. The restoration and rezoning of this site will not provide any obstacles to that concept.*

Subdivision regulations will require a plat or plat waiver request for this site. The street right of way will be dedicated during that process as recommended in the Major Street and Highway 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:

North 129th East Avenue is considered a secondary arterial with a multi modal overlay. The multimodal component of the plan is summarized in the Comprehensive Plan as follows:

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.

Rail Considerations:

The north boundary of the site is abutted by an existing railroad. This site is large enough to support a rail spur similar to other large industrial uses north and east of this site.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: 1943 aerial photos of this site indicate limestone extraction uses. Additionally concrete pipe manufacturing has been part of this site. The site has some natural re-vegetation and uneven and unnatural terrain due to the manufacturing and mining process.



Aerial Photo from 1943
Z-7287 Zoning Request from AG/CH/IH to IL

Environmental Considerations: The site will require significant stormwater management controls through the evolution of this site. In many ways the City of Tulsa is more likely to provide water quality protection and dust control than surrounding private industry

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North 145th East Ave.	Primary Arterial	120 feet	2
East Pine St.	Secondary Arterial	100 feet	2
North 129th East Ave.	Secondary Arterial with Multimodal Overlay	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by the City of Catoosa and is zoned with a variety of industrial and high intensity commercial uses; on the north by undeveloped property with, zoned AG; on the south by a variety of light industrial uses, zoned IL with a small parcel of AG; and on the west by a small strip of single family and industrial uses, zoned RS-3 and IL.

SNIPPET OF RS-3 Zoned property at southwest corner of Z-7287:

The north and east portion of the property abutting the southwest corner of the site is zoned RS-3 however the site is being used for industrial purposes. The comprehensive plan does not anticipate single family residential uses at this location. IL zoning will not adversely affect adjacent properties at this location.



Aerial view of detail where existing industrial uses are part of the adjoining RS-3 area abutting the southwest corner of Z-7287:



SECTION III: Relevant Zoning History

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

Surrounding Property:

Z-7248 February 2014: All concurred in approval of a request for rezoning a 3.5± acre tract of land from AG to IL for warehouse and shop on property located west of southwest corner East Pine Street and North 145th East Avenue.

Z-7171 August 2011: All concurred in approval of a request for rezoning a 10± acre tract of land from AG to IL for future industrial use, on property located north of northeast corner of East Pine Street and North 129th East Avenue.

Z-7108 October 2008: All concurred in approval of a request for rezoning a 10± acre tract of land from AG to IH for heavy industrial on property located north of northwest corner of East Pine Street and North 145th East Avenue

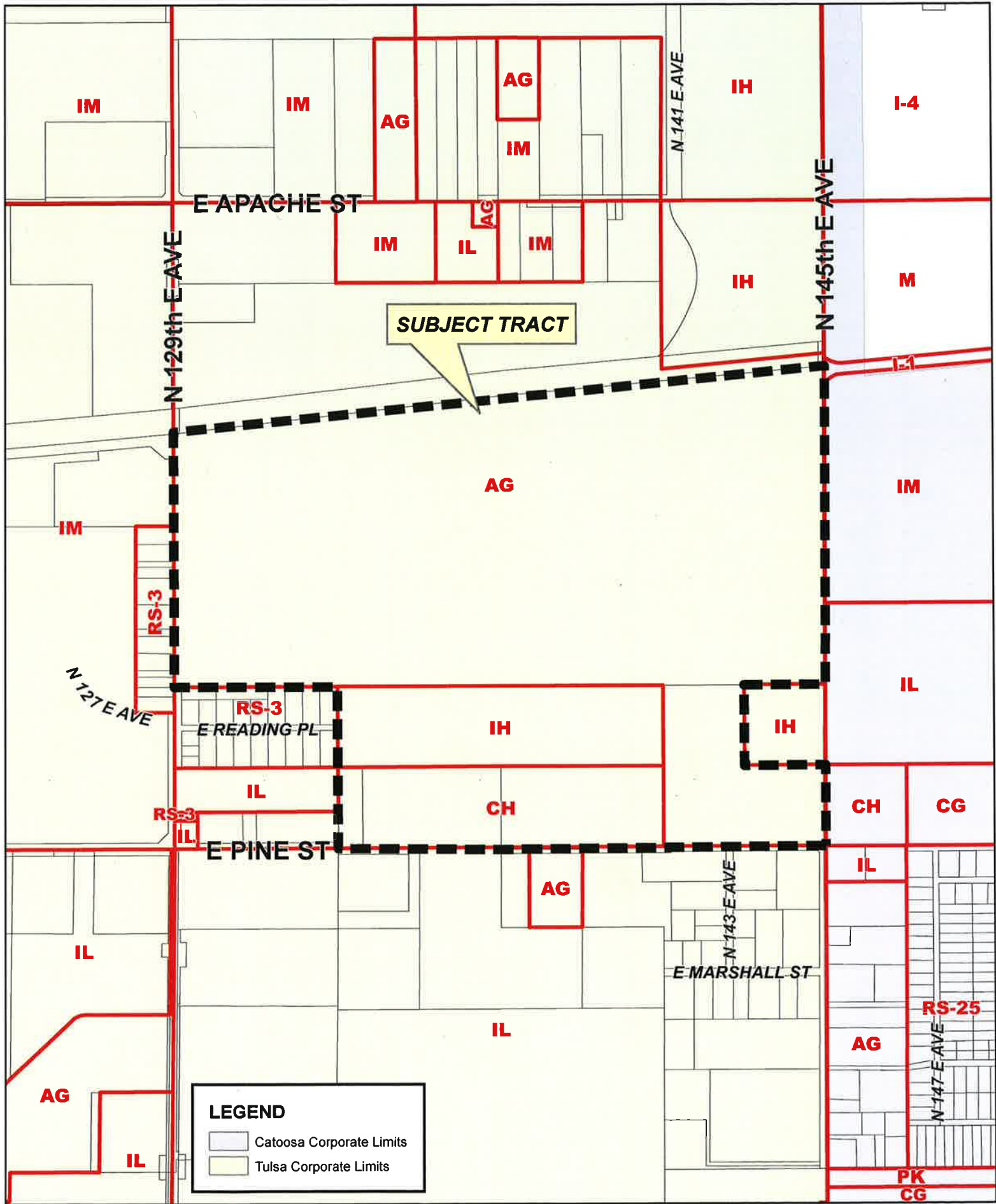
Z-6885 April 2003: All concurred in approval of a request for rezoning a .77± acre tract of land from RS-3 to IL for customizing autos, on property located on the northeast corner of East Pine Street and North 129th East Avenue.

BOA-19161 August 14, 2001: The Board of Adjustment **DENIED** a *Special Exception* to permit mining and quarry in an AG district, on property located at south of the southeast corner of E. Apache St. and N. 129th E. Ave. and just north of the subject property.

Z-6388 February 1993: All concurred in approval of a request for rezoning a 3± acre tract of land from AG to IL for a trucking company, on property located east of the southeast corner of East Pine Street and South 129th East Avenue.

Z-6280 February 1990: An application was filed requesting the rezoning a 19± acre tract from AG to IH for an asphalt batch plant, on property located east of the southeast corner of East Apache Street and North 129th East Avenue. Staff and TMAPC recommended denial of IH and recommended restricting the IM zoning to the westerly portion to protect the residential use on the northeast, and to recommend IL zoning on the east 300'. The City Commission concurred in approval per TMAPC and staff recommendation.

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Z-7287

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Aerial Photo Date: March 2014

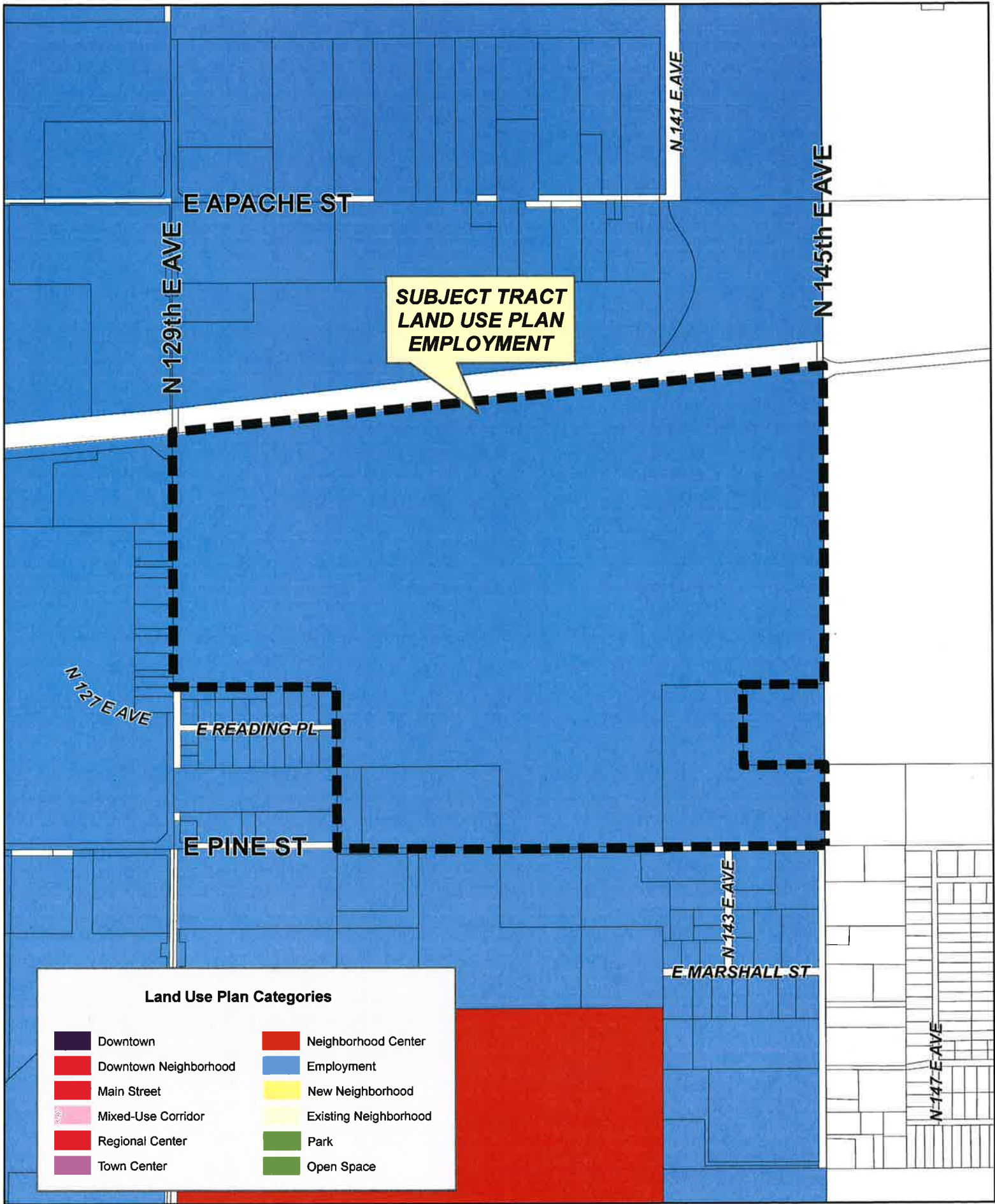
Z-7287

20-14 28

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

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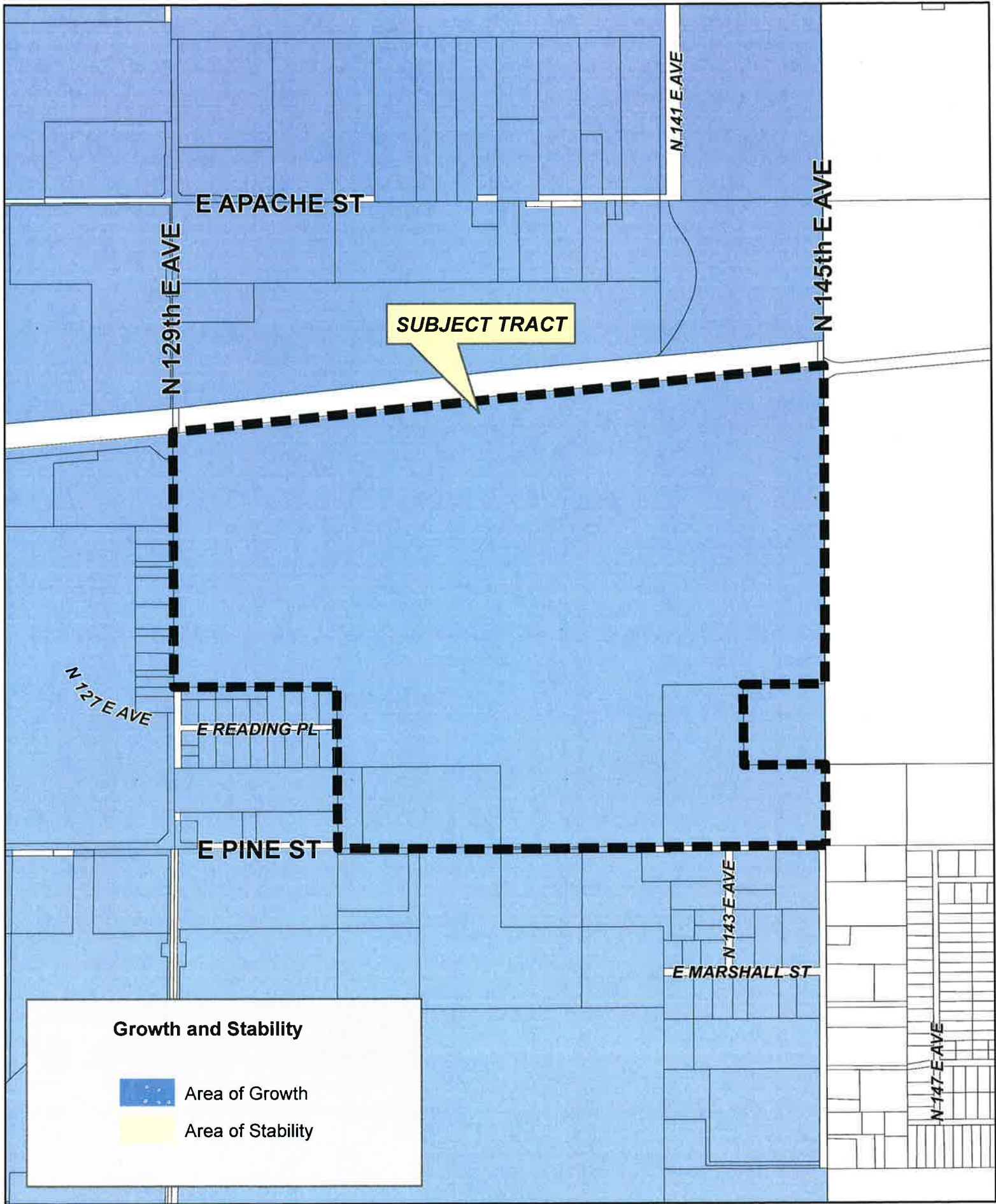




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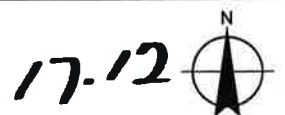
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Z-7287

20-14 28





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7289
(In conjunction with PUD 728-B)

Hearing Date: December 3, 2014

Case Report Prepared by:

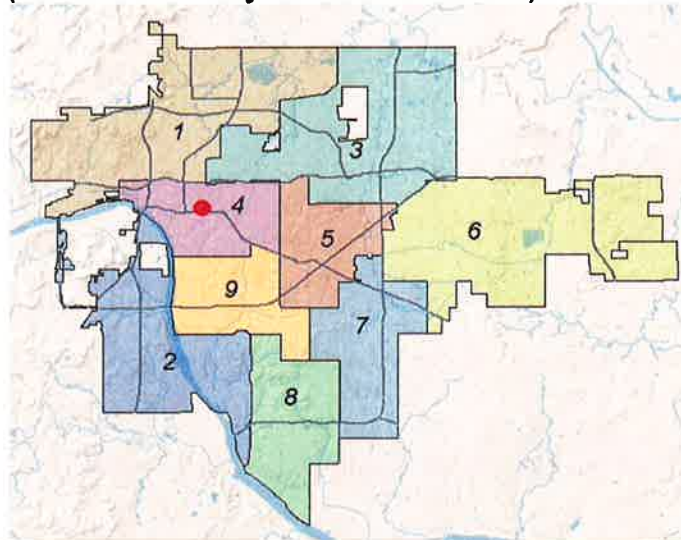
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Roy Johnsen

Property Owner: TULSA PSYCHIATRIC CENTER

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Mental health programs

Proposed Use: Rezoning to Office Medium-High intensity

Concept summary: Rezoning request in conjunction with PUD 728-B. New building construction and demolition of existing structures.

Tract Size: 69,025.46 \pm sq. ft, 1.58 \pm acres

Location: Northeast corner of S. Trenton Ave. & E. 13th St. Immediately south of Hillcrest Medical Center.

Zoning:

Existing Zoning: RM-2/ PUD-728

Proposed Zoning: OMH/ PUD-728-B

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of Z-7289 in conjunction with PUD 728-B.

In the event that the PUD is abandoned staff recommends that the remaining OMH zoning be changed to an appropriate zoning district at that time.

Staff Data:

TRS: 9307

CZM: 37

Atlas: 3

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

18.1

SECTION I: Z-7289

DEVELOPMENT CONCEPT:

The applicant has submitted a rezoning request for part of PUD 728-B. The request will provide the appropriate zoning area required for the floor area proposed as part of a new facility for Parkside. The rezoning does not include all of the existing Parkside PUD and will not include all of the proposed PUD 728-B amendment.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - None provided but reference PUD 728-B.

DETAILED STAFF RECOMMENDATION:

This analysis has been provided in conjunction with PUD 728-B. OMH zoning without a PUD overlay is not consistent with the Tulsa Comprehensive Plan or with the vision of the Utica Midtown Corridor Small area Plan, however

In conjunction with PUD 728-A the zoning request in case Z-7289 is consistent with the applicable small area plans, and

Z-7289 in conjunction with PUD 728-A is consistent with the anticipated surrounding development in the area, and

Staff recommends Approval of Z-7289 to rezone property from RM-2/PUD-728 to OMH/PUD-728.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The rezoning request to change the underlying zoning to OMH is not completely consistent with the Comprehensive Plan primarily because of the unlimited height that is allowed with straight zoning.

Office Medium-High intensity District (OMH) allows some uses by Special Exception including Use Unit 16, (Mini storage) and Use Unit 19 (Hotel, Motel and Recreational Facilities) that are not consistent with the vision of the Comprehensive Plan. Use Unit 10 (Off Street Parking Areas) as a principal use is allowed by right however that is not part of the vision of the comprehensive plan.

The small area plan recommends a maximum height of 8 stories and the accompanying PUD will provide height limitations that are within that standard. The PUD will also provide use limitations that complement the Tulsa Comprehensive Plan and the Utica Midtown Corridor Small Area Plan.

18.2

The Small Area Plan recognizes this site as a mixed use infill area which should include store front and active pedestrian realm provisions that are outlined in the MX-I zoning district. OMH zoning does not provide that sense of space in the public realm. The PUD is not likely to provide that design standard for the proposed new building.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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.

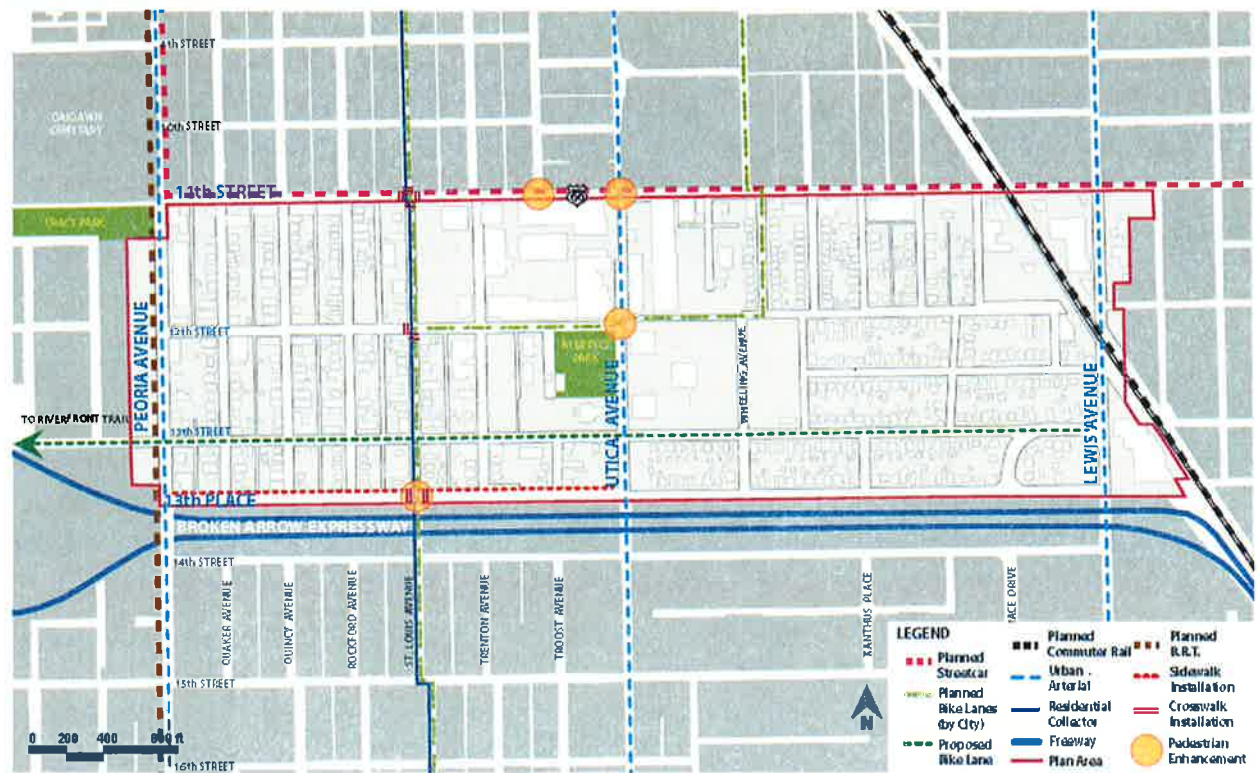
Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations:

The Utica Midtown Corridor Small Area Plan includes the following map that recognizes future locations for on street trail systems with recommended locations for pedestrian enhancements.

FIG. N-5.9. UMC-NORTH TRANSPORTATION PLAN



UTICA MIDTOWN CORRIDOR SMALL AREA PLAN

2013

117

Small Area Plan: Utica Midtown Corridor Small Area Plan

The site is included in the Utica Midtown Corridor Small Area Plan and is very briefly summarized as follows in the plan:

“The UMC-North area is a special place, one ripe with opportunities due to its location and existing assets. One way to enhance these assets is through urban design. Good urban design includes aesthetic considerations of both public and private property in order to achieve a distinctive sense of place. A sense of place is achieved over time through incremental and consistent changes to the built environment.....essential urban design elements that can help UMC-North to reinforce its sense of place include”:

- Transparency and Active Uses
- Shade
- Lighting
- Streetscape
- Open Spaces
- Signage
- Parking Lot Location
- Buffering and Screening

The small area plan recommends the following components as part of this infill project.

- Recommends a mixed use development strategy with a building height limit of up to 8 floors at this location.

18.4
REVISED 11/26/2014

- On-street bike trail is planned on north side of site along East 12th Street South
- Street trees suggested in all locations but specifically identified on both sides of East 12th Street south and on South St. Louis Street.
- Pedestrian Scale lighting is recommended.
- Multiple bus route connections are already in place. Provide secure and easily access to those existing connection points. Access can be provided for vehicular connections, bike ways and pedestrian paths.

Z-7289 and PUD 728-B are both in the north part of the Utica Midtown Corridor Small Area Plan:

FIG. N-1.2. UMC-NORTH PLAN AREA BOUNDARY

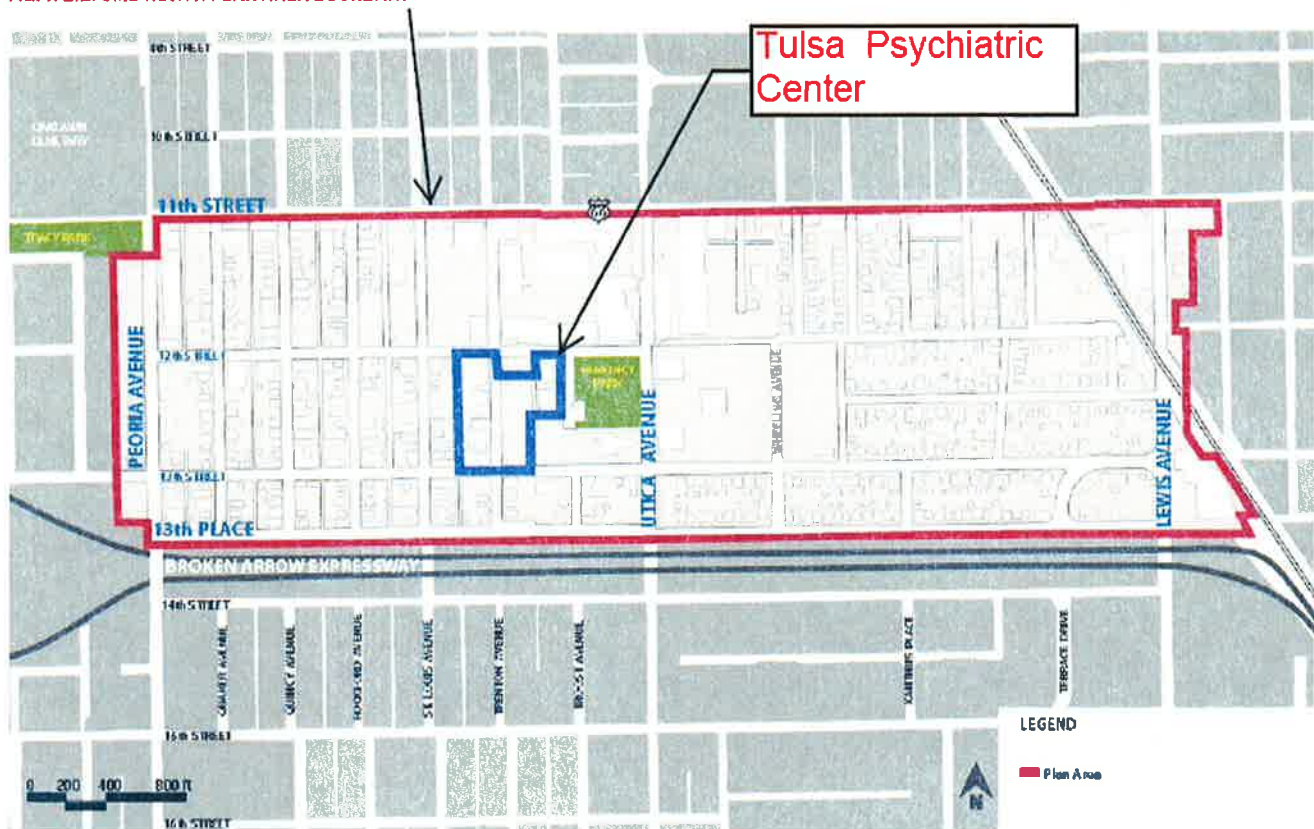
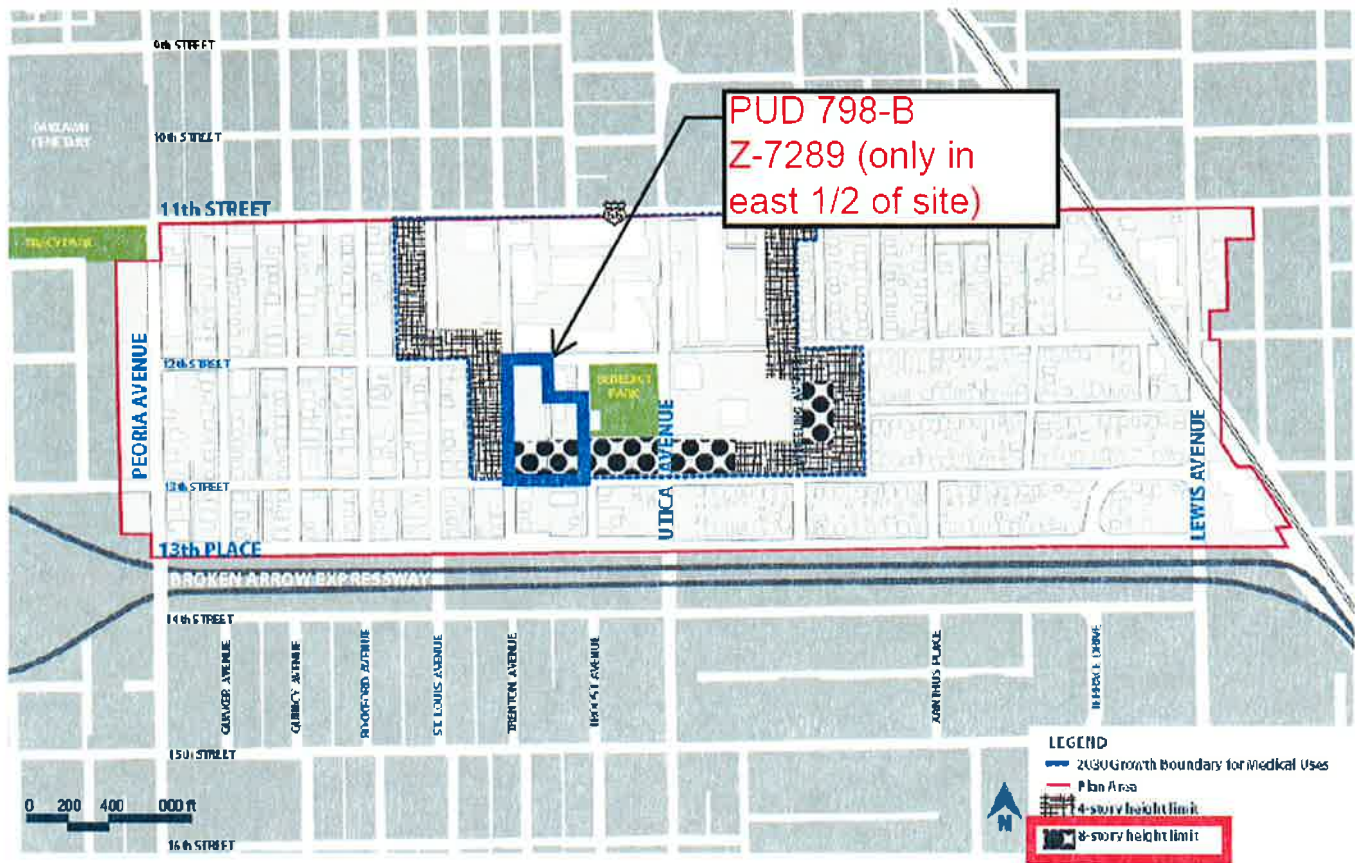


FIG. N-5.7. UMC-NORTH 2030 GROWTH BOUNDARY MAP FOR MEDICAL USES



Special District Considerations: None except as noted in the Small Area Plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site for Z-7289 is primarily vacant with surface parking on the north end of the site. There are no known existing conditions that would affect future development.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Trenton Avenue	No Designation	50 feet	2
East 13 th Street	No Designation	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by existing hospital uses, surface parking and a public park, zoned RM-2; on the north Hillcrest Hospital Complex zoned OMH, OH and CH; on the south by single family residential and multifamily residential that has been recently removed, zoned RM-2; and on the west by a mix of single family and multifamily, zoned RM-2

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22319 dated November 8, 2010 and 11815, dated June 26, 1970, established zoning for the subject property.

Subject Property:

PUD-728-A November 2010: All concurred in approval of a proposed Major Amendment to PUD on a 1± acre tract of land to add hospital use (Use Unit 5) within Area One of PUD-728 on property located on the southwest corner of East 12th Street and South Trenton Avenue.

PUD-728 May 2006: All concurred in approval of a proposed Planned Unit Development on a 4.03± acre tract of land for office, hospital, residential treatment center and transitional living center and off-street parking uses, on property located east and west sides of South Trenton Avenue between East 12th Street and East 13th Street and a part of the subject property.

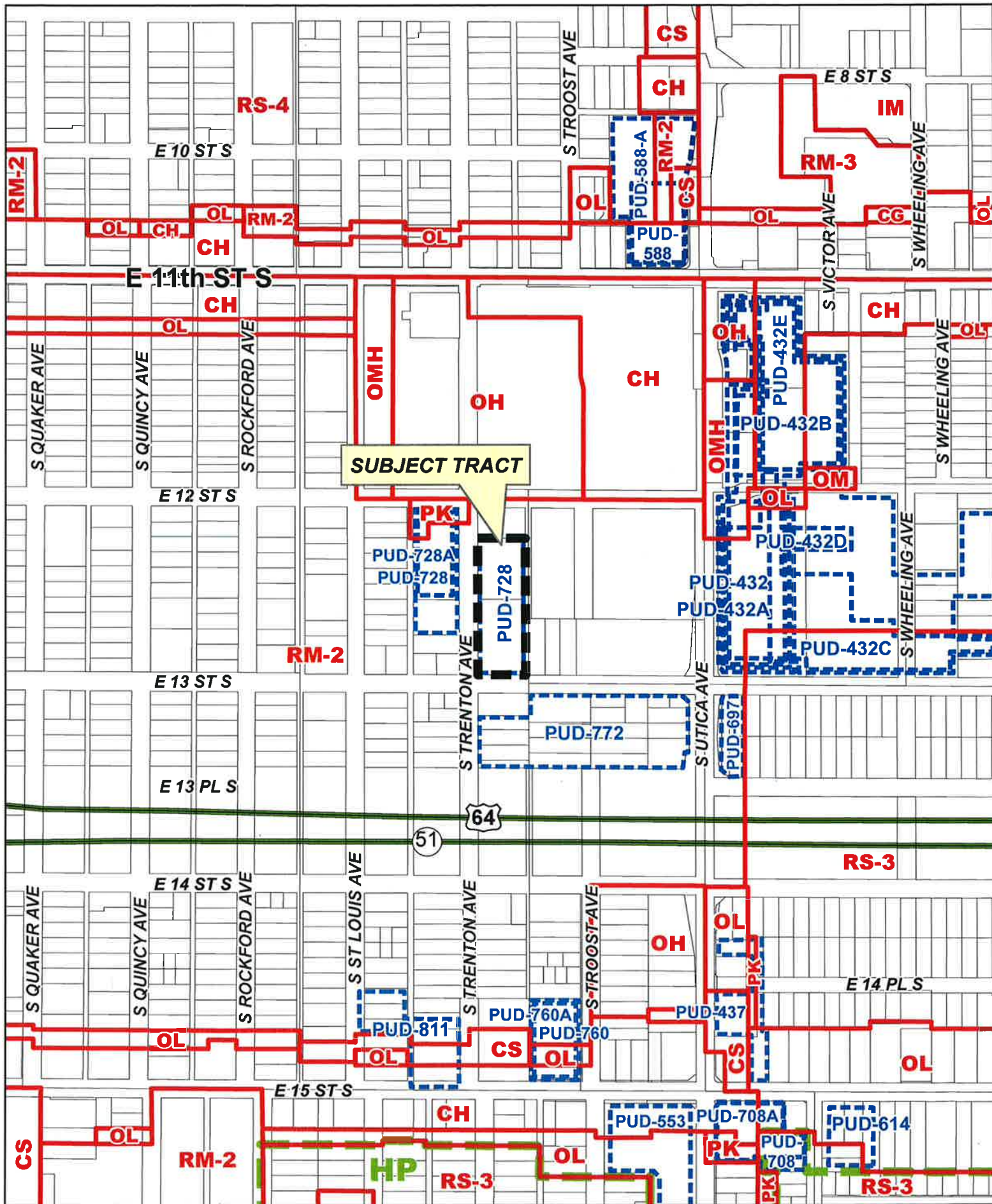
BOA-20198 February 2006: The Board of Adjustment denied multiple requests for Special Exceptions to permit off-street parking, residential treatment & transitional living center and to have those uses within ½ mile of other such facilities AND multiple requests for Variances of setbacks, screening, minimum lot size, of minimum frontage requirements all to permit the expansion of the existing facility. The Board denied these requests finding that this was not the correct venue and that a PUD should be required on subject property.

Surrounding Property:

PUD-772 October 2009: All concurred in approval of a proposed Planned Unit Development on a 4.81± acre tract of land for a three-story, 129 unit elder/retirement housing, assisted living and memory care development, on property located between East 13th Street and East 13th Place and between South Trenton Avenue and South Utica Avenue.

BOA-12021 June 1982: The Board approved a *Variance* of the setback of 25' from abutting R districts and of the floor area ratio of .5; and a *Variance* of the height restriction and the side yard requirement; and a *Variance* for off-site parking and loading berths, to be approved as requested, per plot plan, and as advertised, and only applying to the area shown on the plot plan, and that the lot in question on St. Louis Avenue marked as future parking lot would be presented to the Board at a later time before any action is taken on that lot; located at 1620 East 12th Street.

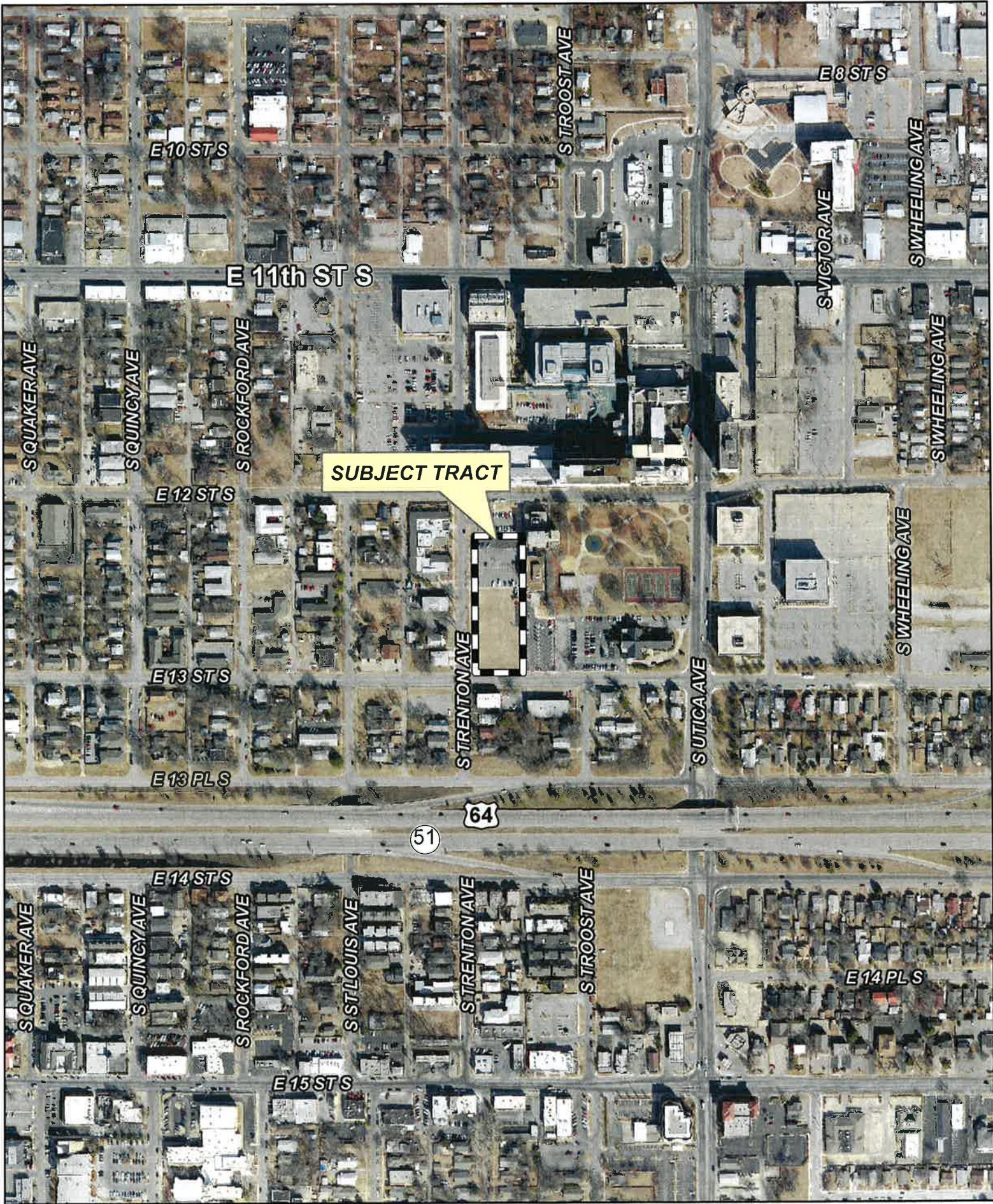
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Z-7289

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Aerial Photo Date: March 2014

Z-7289

19-13 07

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

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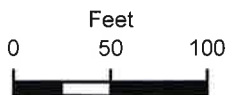
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SUBJECT TRACT

STRENTON AVE

E 13 ST S

STROOST AVE



Aerial Photo Date: March 2014

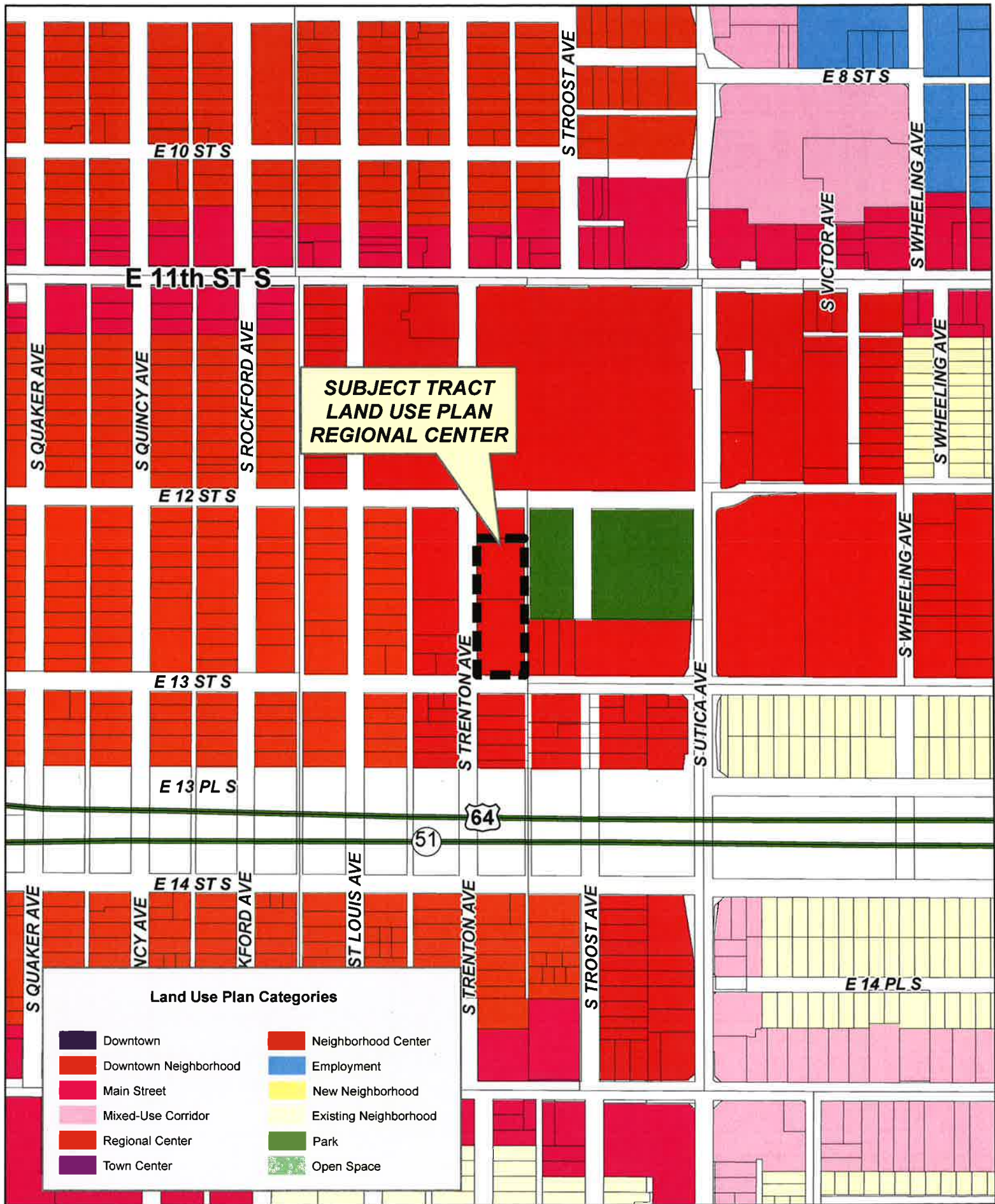
Z-7289

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

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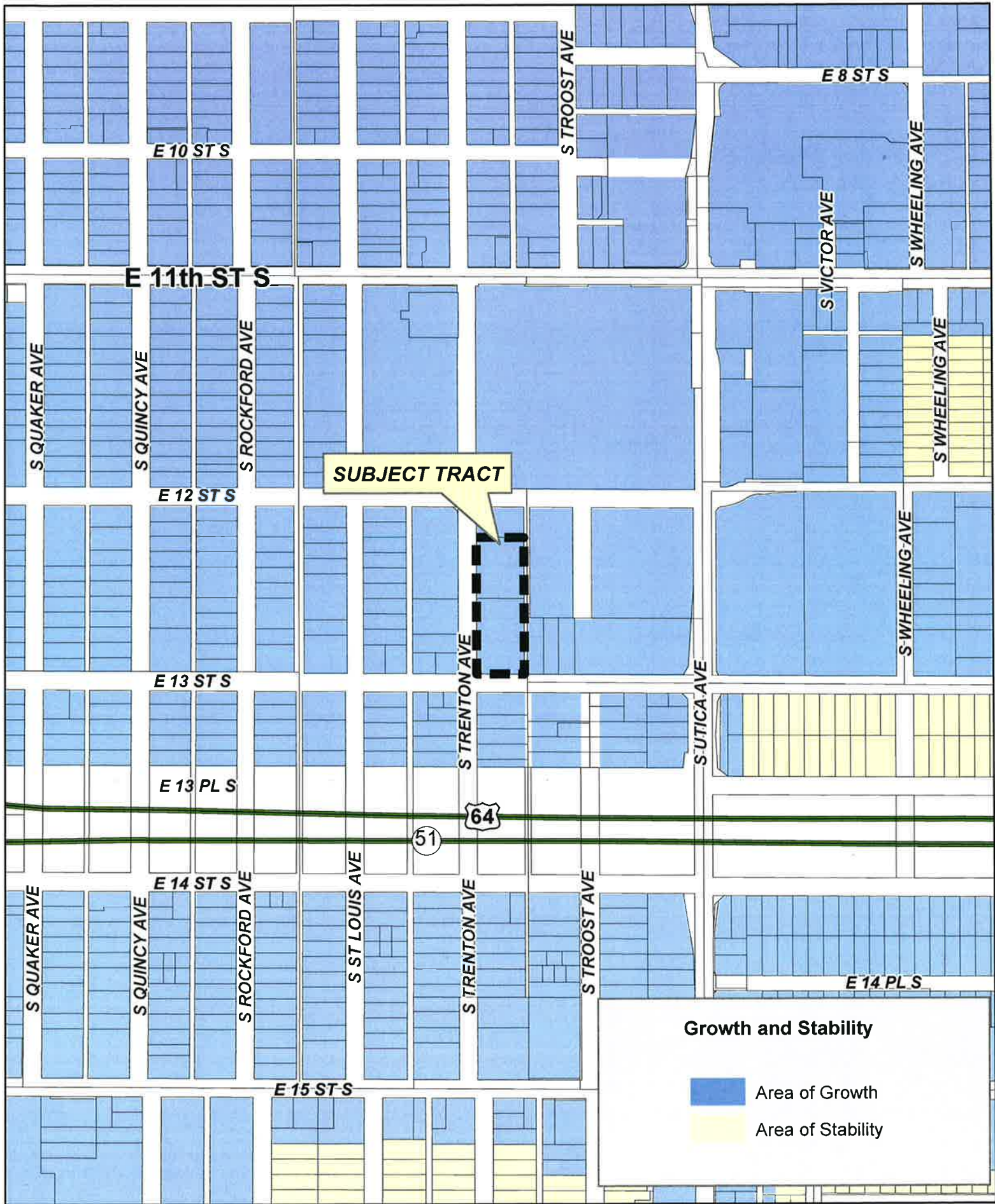
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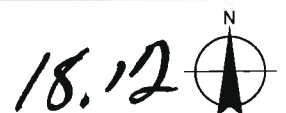
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Z-7289

19-13 07





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-728-B
(related to Z-7289)

Hearing Date: December 3, 2014

Case Report Prepared by:

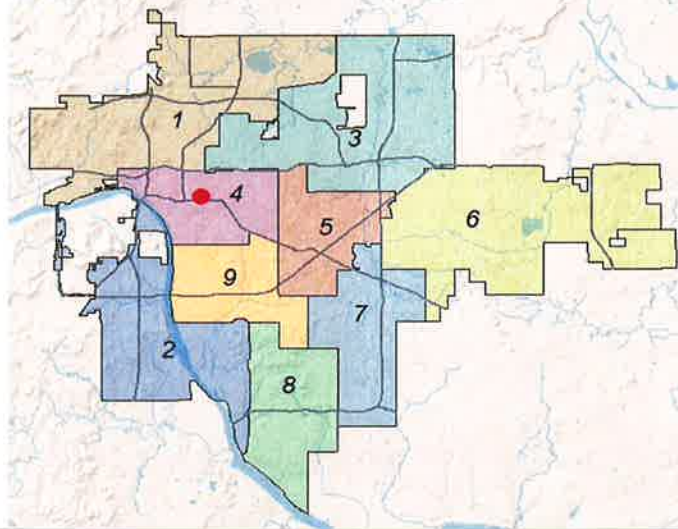
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Roy Johnsen

Property Owner: TULSA PSYCHIATRIC CENTER

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Mental health programs

Proposed Use: New hospital for Parkside (Tulsa)
Psychiatric Center

Concept summary: The PUD will support new
hospital
construction and demolition of existing structures,
pedestrian and parking improvements.

Tract Size: : (150,365.38 ± sq. ft) 3.45 ± acres

Location: East and west of S. Trenton Ave. north of
E. 13th St.

Zoning:

Existing Zoning: RM-2/ PK/ PUD-728/
PUD-728A

Proposed Zoning: RM-2/ PK/ OMH/
PUD-728-B

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for PUD 728-B

Staff Data:

TRS: 9307

CZM: 37

Atlas: 3

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

19.1

REVISED 11/26/2014

SECTION I: PUD-728-B

DEVELOPMENT CONCEPT AND PROJECT HISTORY:

The Tulsa Psychiatric Center owns and Parkside operates numerous significant mental health programs in Tulsa.

In 1993, the City of Tulsa Board of Adjustment in Case No. 16435, approved the use of a then existing building at 1220 South Trenton for the Tulsa Center for Children and Adolescent Residential Treatment.

In 2006, the need for additional space resulted in the subsequent filing of Planned Use Development No. 728 ("PUD 728") to permit the expansion of the existing building at 1220 South Trenton to permit an increase of patient capacity from 16 beds to 40 beds.

PUD 728 was recommended by the Tulsa Metropolitan Area Planning Commission on April 5, 2006, and approved by the Tulsa City Council on April 27, 2006.

The Tulsa Psychiatric Center, pursuant to the approved PUD 728, proceeded with the required platting of the property which was dedicated as "Parkside" and was recorded in the Tulsa County Clerk's Office on August 29, 2006 (the Parkside Plat is attached within Exhibit 2). Within the Deed of Dedication of the Parkside Plat, two development areas were established as Block 1 setting forth Lot 1 and Lot 2 (west of Trenton) and Block 2 setting forth Lot 1 and Lot 2 (east of Trenton). Development Standards for Lot 1, Block 1 included:

Permitted Uses

Use permitted as a matter of right in the OM – Office Medium District, Use Unit 2, Residential Treatment Center and Transitional Living Center only, Use Unit 11, Off-Street Parking and uses customarily accessory to permitted uses shall be permitted.

As demand increased for hospital use within the Residential Treatment Center and Transitional Living Center located within Lot 1 Block 1 Parkside, PUD 728-A was filed July 29, 2010 and sought that hospital use be permitted within Lot 1, Block 1, which upon hearing was recommended by the Tulsa Metropolitan Area Planning Commission on September 7, 2010 and approved by the Tulsa City Council on October 14, 2010 and reads as follows:

Permitted Uses

Principal uses permitted as a matter of right in the OM District, Use Unit 2, Residential Treatment Center and Transitional Living Center only, Use Unit 5, Hospital only, Use Unit 11, Off-Street Parking and uses customarily accessory to permitted uses.

Demand has substantially increased for additional hospital space and PUD 728-B has been submitted to provide for additional building space (within Lot 1 and Lot 2, Block 2 Parkside, and to add additional land to the existing Parkside development in order to achieve sufficient parking and landscaping. The Conceptual Site Plan is attached as Exhibit 1.

Concurrently, an application has been filed to rezone Lot 1 and Lot 2, Block 2 (70,021 square feet of land owned by the Tulsa Psychiatric Center) from RM-2 Residential Multifamily District to OMH Office

19.2

Medium-High Intensity District which will permit the required floor area within PUD 728-B as intended for the development of the new hospital (70,021 sq.ft. x Floor Area Ratio of 2.0 = 140,042 sq.ft.)

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Exhibit 1: Conceptual Site Plan
 - Exhibit 2: Parkside Plat
 - Exhibit 3: Site Proximity Aerial Photograph
 - Exhibit 4: Hospital Building Elevation

PUD-728-B DEVELOPMENT STANDARDS:

1. The existing Administration Building (9300 sq.ft.) within Lot 2, Block 1, will be removed and parking and landscaping will comprise the permitted uses within Lot 2.
2. Additional land (0.44 acres) has been acquired and extends from the south boundary of Lot 2 to 13th St. and parking and landscaping will comprise the permitted uses within the additional land.

	<u>PUD 728</u>	<u>PUD 728-B</u>
3. Maximum Floor Area	52,500 sq.ft.	120,000 sq.ft.
4. Maximum Building Height	60 ft.	80 ft.
5. Building Setbacks		
South Boundary – Lot 1	10 ft.	-0-
North Boundary – Lot 2	3 ft.	-0-
East 13 th St. – Lot 2	20 ft.	10 ft.
6. Parking – PUD 728		

PUD 728 sets forth the following provision pertaining to required parking: "Off-Street Parking shall be provided as required by the applicable Use Unit of the Tulsa Zoning Code".

7. Parking – PUD 728-B

After in house and project architects studies, including actual counts of existing parking use, and review of future parking needs based on expected additional staff and patients, Parkside Inc. has determined that 215 spaces is a reasonable minimum parking requirement. The proposed spaces are depicted within the Conceptual Site Plan. As an alternative, if additional spaces should subsequently be needed, it is proposed that the landscaped area depicted within Lot 2, Block 1, and the acquired land (0.44 acres) adjoining Lot 2, Block 1 may be reduced

19-3

subject to compliance with the landscaping provisions of the Tulsa Zoning Code and subject to detailed site plan approval.

Parking that is accessory to the hospital use may be located on any lot within the boundary of the PUD and all of the buildings occupied Tulsa Psychiatric Center may use parking anywhere in the PUD.

Bicycle parking will be provided to support 6 bicycles with appropriate storage and locking opportunities. Bicycle storage may occupy one

8. Development Standards of PUD 728 and PUD 728-A shall remain effective, excepting the modifications approved within PUD 728-B.

Landscaping:

All landscaping will meet or exceed the minimum standards identified in the Landscape Chapter of the Tulsa Zoning Code.

In addition to the standards identified in the Landscape Chapter of the Tulsa Zoning Code, trees will be planted adjacent to all public street right of ways and adjacent to all alleys. Trees will be planted within 12 feet of the street right of way or alley. The minimum tree size at planting will be 12' tall with a minimum caliper of 2.5 inches.

The tree quantity will be calculated based on the frontage of the public street right of way. One tree will be placed for each 40 feet of frontage. The trees may be equally spaced or grouped.

VEHICULAR ACCESS AND CIRCULATION:

Vehicular access will be provided through the existing neighborhood street network. The Alleys will also be used for access to the proposed new hospital and the existing offices inside the campus.

PEDESTRIAN ACCESS:

Improvements to the pedestrian system will be provided throughout the PUD area. The conceptual plan illustrates the sidewalk improvements. New sidewalks will be constructed and improvements will be made to provide ADA compliance and improved access to existing bus routes.

PLATTING REQUIREMENT:

Major amendments to the PUD require a plat or plat waiver.

EXPECTED SCHEDULE OF DEVELOPMENT:

Construction is expected to begin within the first quarter of 2015. The building permit office may require completion of the plat or a lot combination where a new building is crossing an existing lot line.

NEIGHBORHOOD IDENTIFICATION SIGN AND LIGHTING:

All lighting shall be directed down and/or away from adjacent properties. The maximum height of any exterior fixture shall not exceed 20 feet from the ground below the fixture whether building mounted or pole mounted.

19.4

DETAILED STAFF RECOMMENDATION:

The requested PUD is consistent with the Tulsa Comprehensive plan vision of a Regional Center however it is not completely consistent with the Utica Midtown Corridor Small area plan with respect to the MXI-1 district recommendation. The PUD amendment provides some design components recommended in the small area plan including street tree placement, lighting standards, sidewalk improvements, and parking lot location, and

PUD 728-B is consistent with the stated purposes of the PUD chapter of the Tulsa Zoning Code, and

PUD 728-B is consistent with the expected development of surrounding properties, and

The proposed expansion of Tulsa Psychiatric Hospital outlined in PUD 728-B is consistent with the anticipated development pattern in the neighborhood, therefore

Staff recommends Approval of PUD-728-B as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The land use and bulk and area requirements included in the requested PUD 728-B is generally consistent with the comprehensive plan and the small area plan.

The small area plan recommends a maximum height of 8 stories and the accompanying PUD will provide height limitations that are within that standard. The PUD will also provide use limitations that complement the Tulsa Comprehensive Plan and the Utica Midtown Corridor Small Area Plan. The underlying zoning includes RM-2, PK and OMH. Office Medium-High intensity District (OMH) allows some uses by Special Exception including Use Unit 16, (Mini storage) and Use Unit 19 (Hotel, Motel and Recreational Facilities) that are not consistent with the vision of the Comprehensive Plan. Use Unit 10 (Off Street Parking Areas) as a principal use is allowed by right however that is not part of the vision of the Comprehensive Plan and will not be part of this project. Only surface parking as an assessor use the Hospital will be allowed.

The Small Area Plan recognizes this site as a mixed use infill area which should include store front and active pedestrian realm provisions that are outlined in the MX-I zoning district. OMH zoning does not provide that sense of space in the public realm. The PUD does not prohibit that type of development however the user is not likely to provide that design standard for the proposed new building.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

19.5

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: None

Trail System Master Plan Considerations:

The Utica Midtown Corridor Small Area Plan includes the following map that recognizes future locations for on street trail systems with recommended locations for pedestrian enhancements.

FIG. N-5.9. UMC-NORTH TRANSPORTATION PLAN



Small Area Plan: Utica Midtown Corridor Small Area Plan

The site is included in the Utica Midtown Corridor Small Area Plan and is very briefly summarized as follows in the plan:

“The UMC-North area is a special place, one ripe with opportunities due to its location and existing assets. One way to enhance these assets is through urban design. Good urban design includes aesthetic considerations of both public and private property in order to achieve a distinctive sense of place. A sense of place is achieved over time through incremental and consistent changes to the built environment.....essential urban design elements that can help UMC-North to reinforce its sense of place include”:

- Transparency and Active Uses
- Shade
- Lighting
- Streetscape
- Open Spaces
- Signage
- Parking Lot Location
- Buffering and Screening

The small area plan recommends the following components as part of this infill project.

- Recommends a mixed use development strategy with a building height limit of up to 8 floors at this location.
- On-street bike trail is planned on north side of site along East 12th Street South
- Street trees suggested in all locations but specifically identified on both sides of East 12th Street south and on South St. Louis Street.
- Pedestrian Scale lighting is recommended.
- Multiple bus route connections are already in place. Provide secure and easily access to those existing connection points. Access can be provided for vehicular connections, bike ways and pedestrian paths.

Z-7289 and PUD 728-B are both in the north part of the Utica Midtown Corridor Small Area Plan:

FIG. N-1.2. UMC-NORTH PLAN AREA BOUNDARY

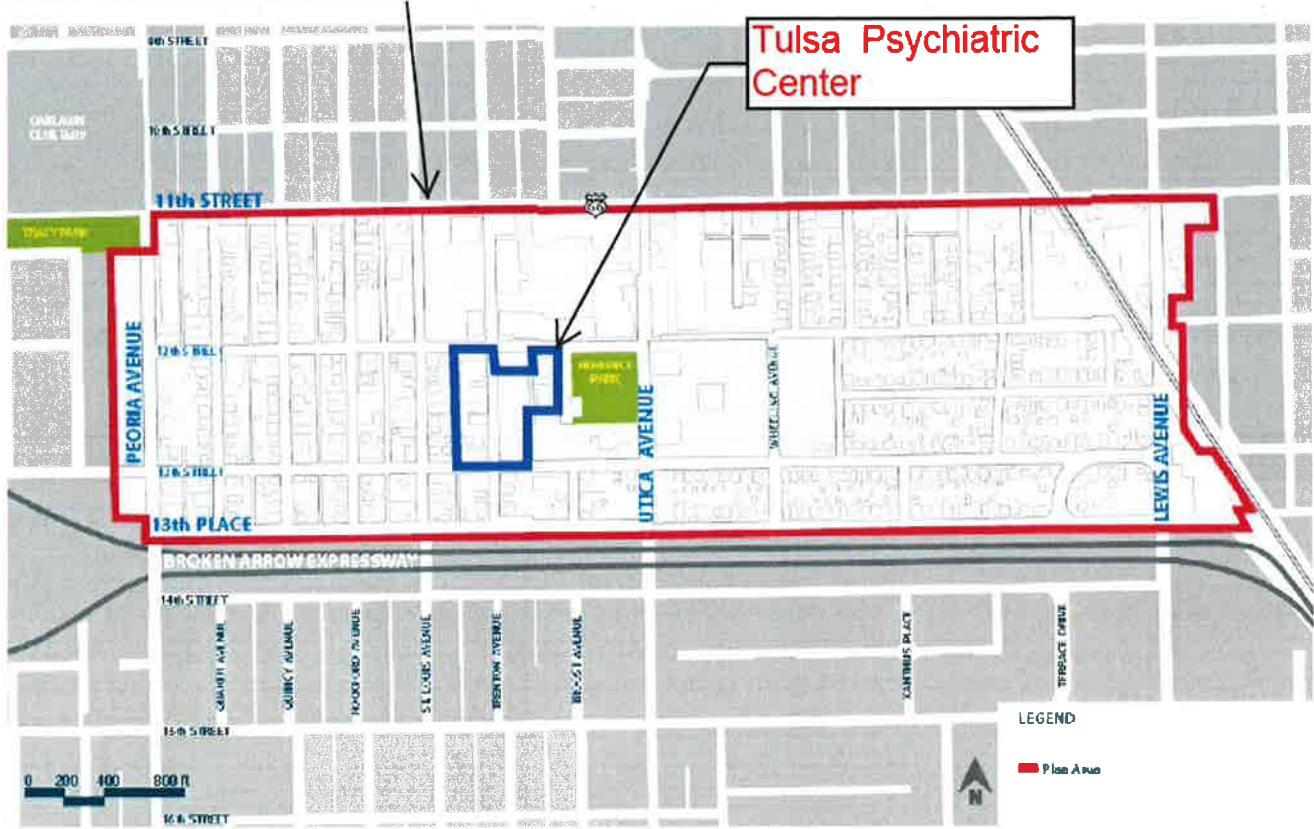
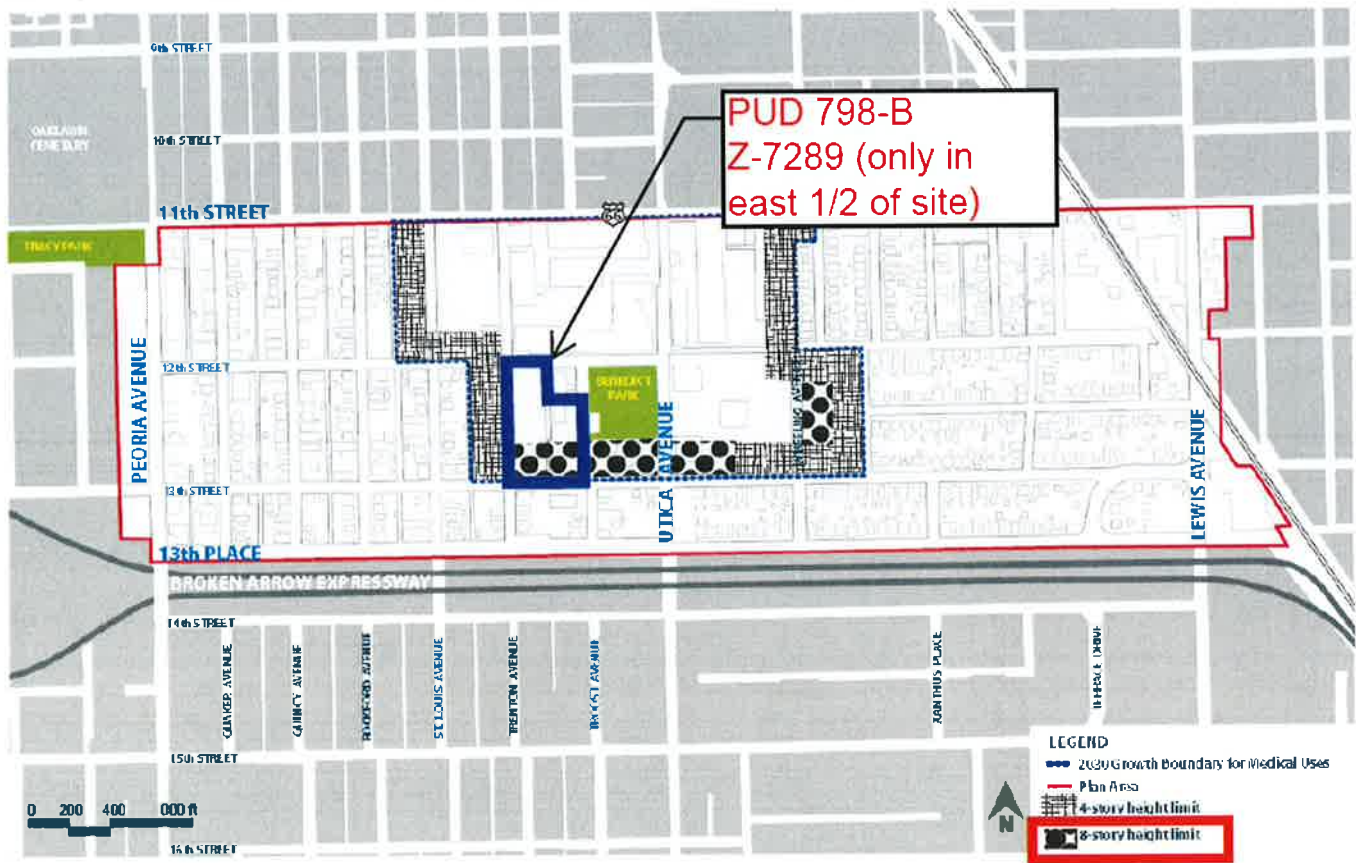


FIG. N-5.7. UMC-NORTH 2030 GROWTH BOUNDARY MAP FOR MEDICAL USES



Special District Considerations: None except as noted in the Small Area Plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

***Staff Summary:** The existing site for PUD 798-B includes vacant property, surface parking and buildings that will be demolished as part of the new facility. There are no known existing conditions that would affect future land development.*

Environmental Considerations: None

Streets:

Exist. Access	MSHP Design	MSHP RW	Exist. # Lanes
South Trenton Avenue	No Designation	50 feet	2
East 13 th Street	No Designation	50 feet	2

Alley:

Part of the alley between South Trenton and Utica has been vacated however the plan will keep the existing alley and surface parking east of the new hospital will provide a connection to that alley.

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by existing hospital uses, surface parking and a public park, zoned RM-2; on the north Hillcrest Hospital Complex zoned OMH, OH and CH; on the south by single family residential and multifamily residential that has been recently removed, zoned RM-2; and on the west by a mix of single family and multifamily, zoned RM-2

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22319 dated November 8, 2010 and 11815, dated June 26, 1970, established zoning for the subject property.

Subject Property:

PUD-728-A November 2010: All concurred in approval of a proposed Major Amendment to PUD on a 1± acre tract of land to add hospital use (Use Unit 5) within Area One of PUD-728 on property located on the southwest corner of East 12th Street and South Trenton Avenue.

PUD-728 May 2006: All concurred in approval of a proposed Planned Unit Development on a 4.03+ acre tract of land for office, hospital, residential treatment center and transitional living center and off-street parking uses, on property located east and west sides of South Trenton Avenue between East 12th Street and East 13th Street and a part of the subject property.

BOA-20198 February 2006: The Board of Adjustment denied multiple requests for Special Exceptions to permit off-street parking, residential treatment & transitional living center and to have those uses within ½ mile of other such facilities AND multiple requests for Variances of setbacks, screening, minimum lot size, of minimum frontage requirements all to permit the expansion of the existing facility. The Board denied these requests finding that this was not the correct venue and that a PUD should be required on subject property.

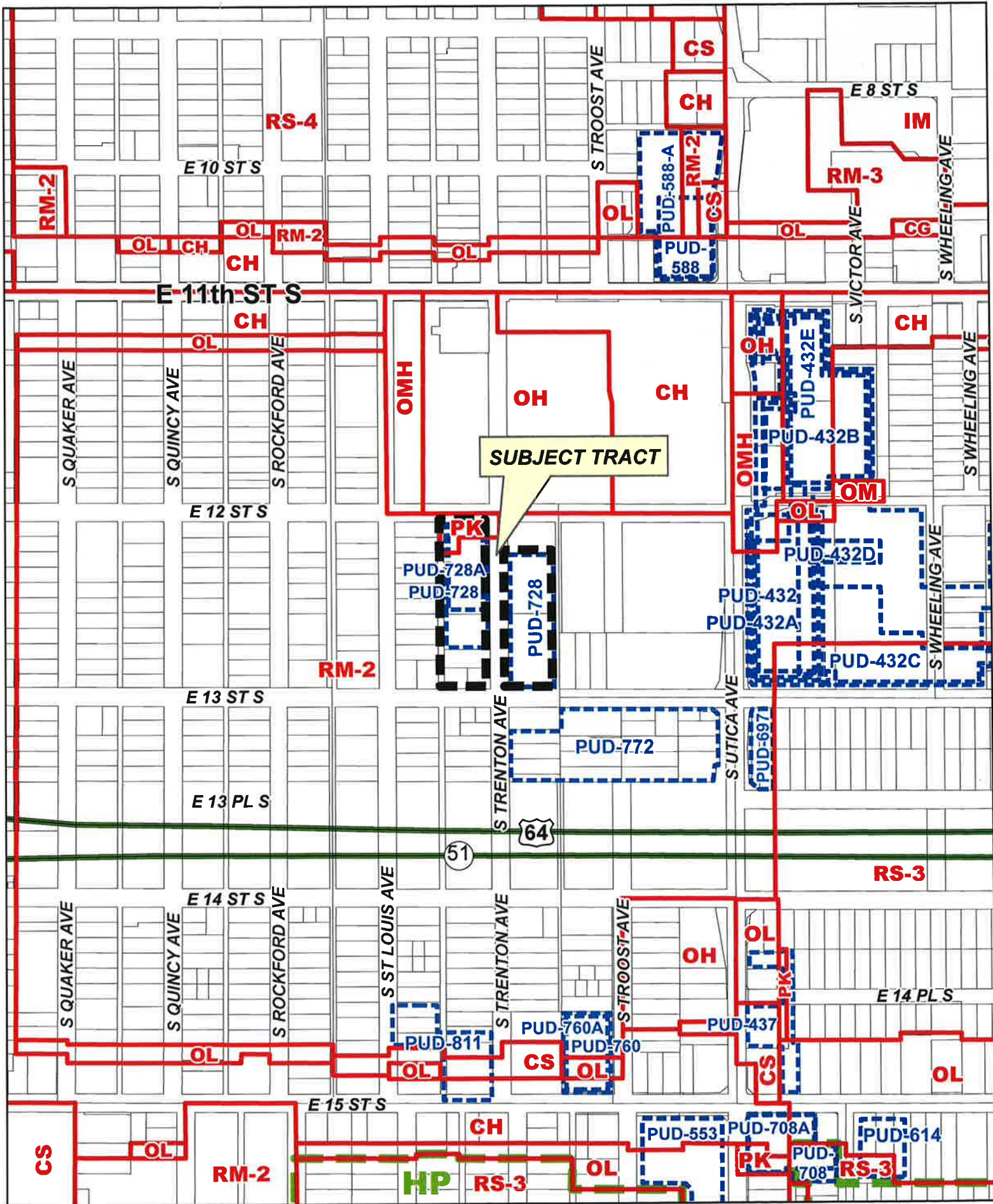
Surrounding Property:

PUD-772 October 2009: All concurred in approval of a proposed Planned Unit Development on a 4.81± acre tract of land for a three-story, 129 unit elder/retirement housing, assisted living and memory care development, on property located between East 13th Street and East 13th Place and between South Trenton Avenue and South Utica Avenue.

BOA-12021 June 1982: The Board approved a *Variance* of the setback of 25' from abutting R districts and of the floor area ratio of .5; and a *Variance* of the height restriction and the side yard requirement; and a *Variance* for off-site parking and loading berths, to be approved as requested, per plot plan, and as advertised, and only applying to the area shown on the plot plan, and that the lot in question on St. Louis Avenue marked as future parking lot would be presented to the Board at a later time before any action is taken on that lot; located at 1620 East 12th Street.

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19.10

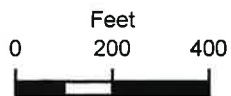
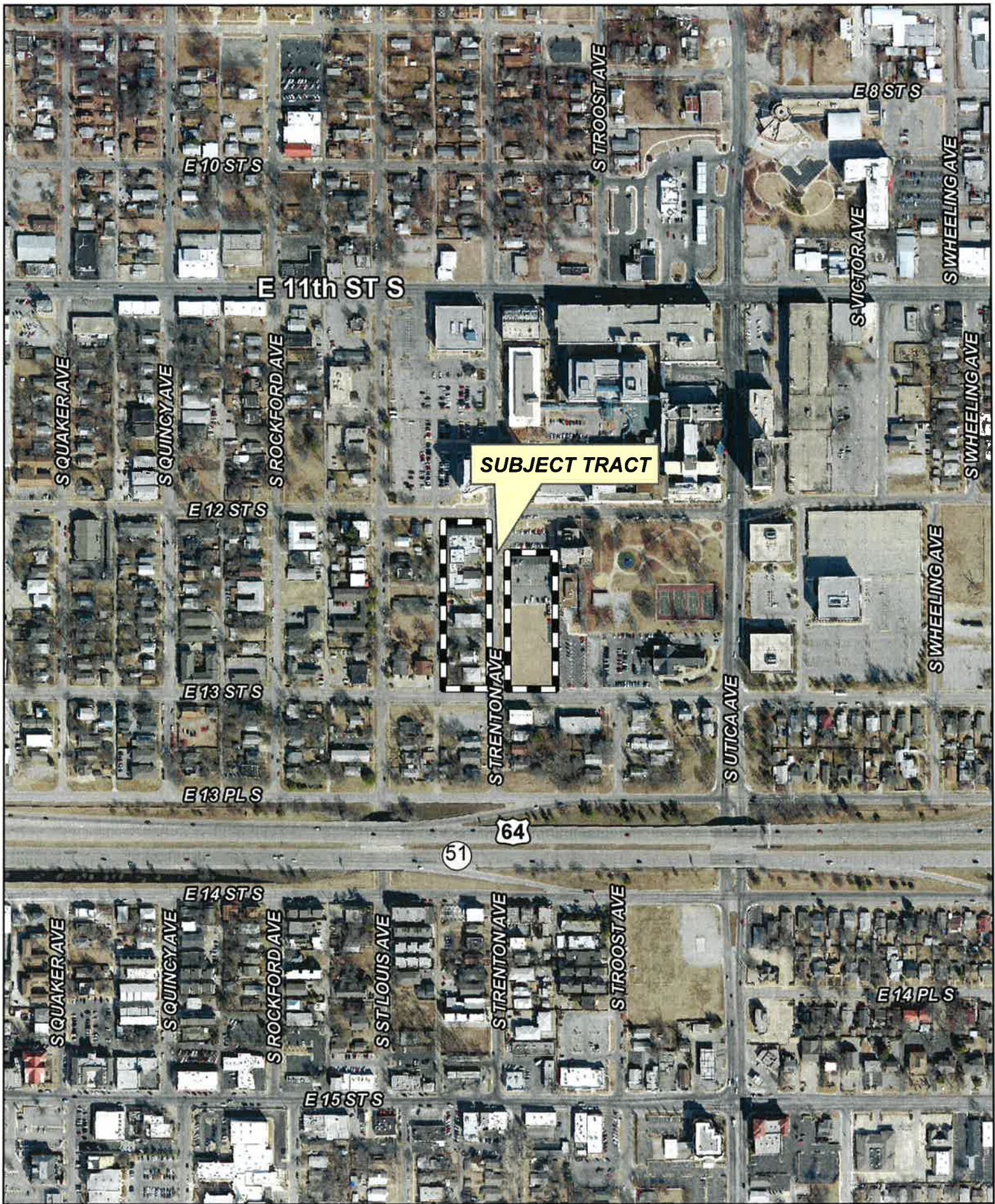


PUD-728-B



19-13 07



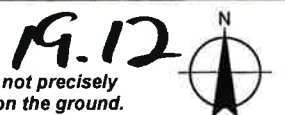


Aerial Photo Date: March 2014

PUD-728-B

19-13 07

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





SUBJECT TRACT

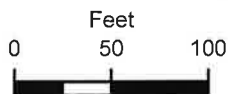
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SUBJECT TRACT

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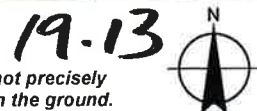


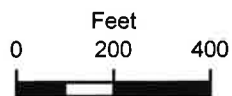
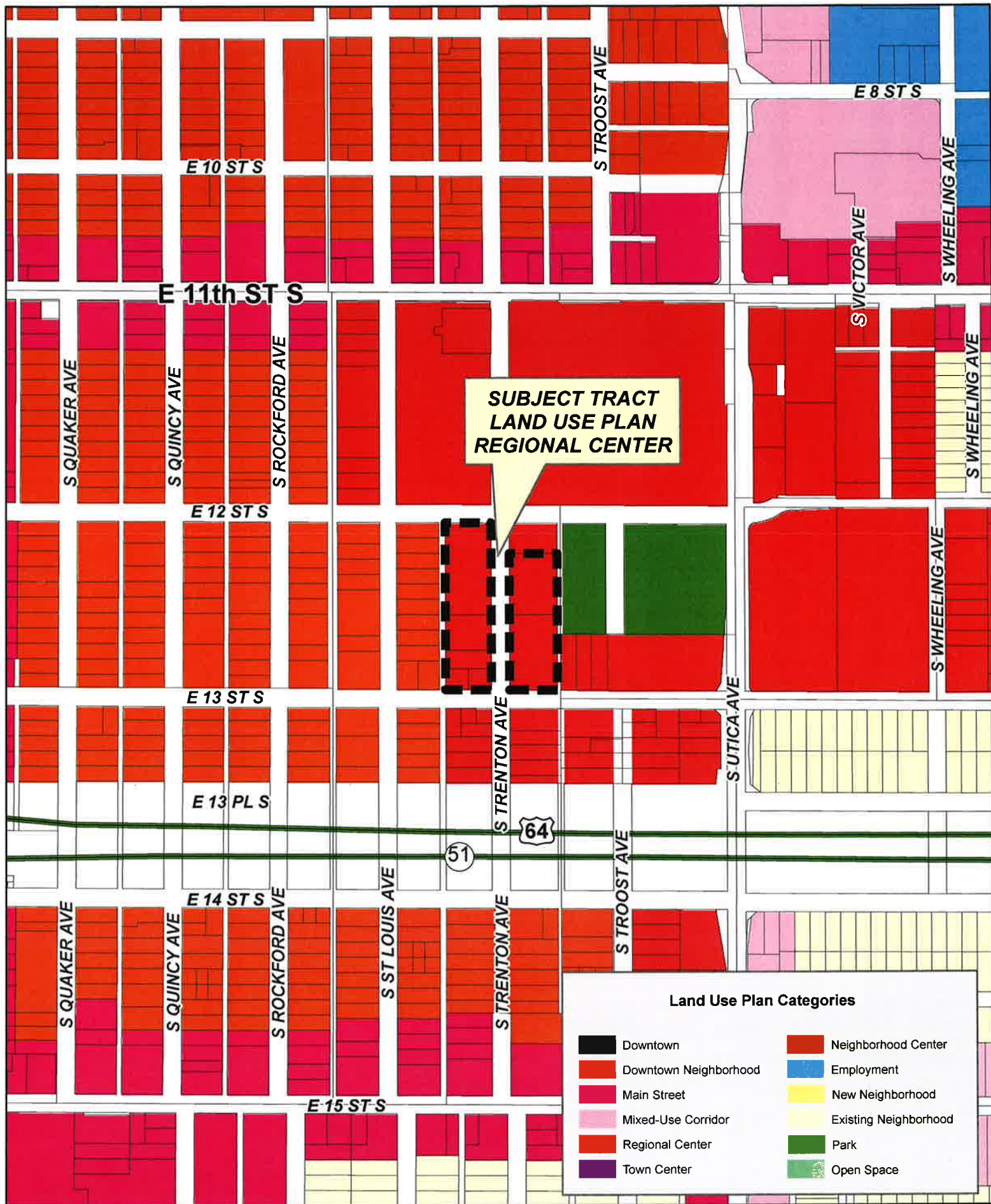
Aerial Photo Date: March 2014

PUD-728-B

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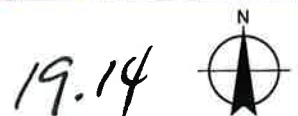
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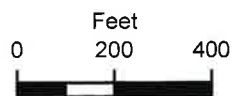
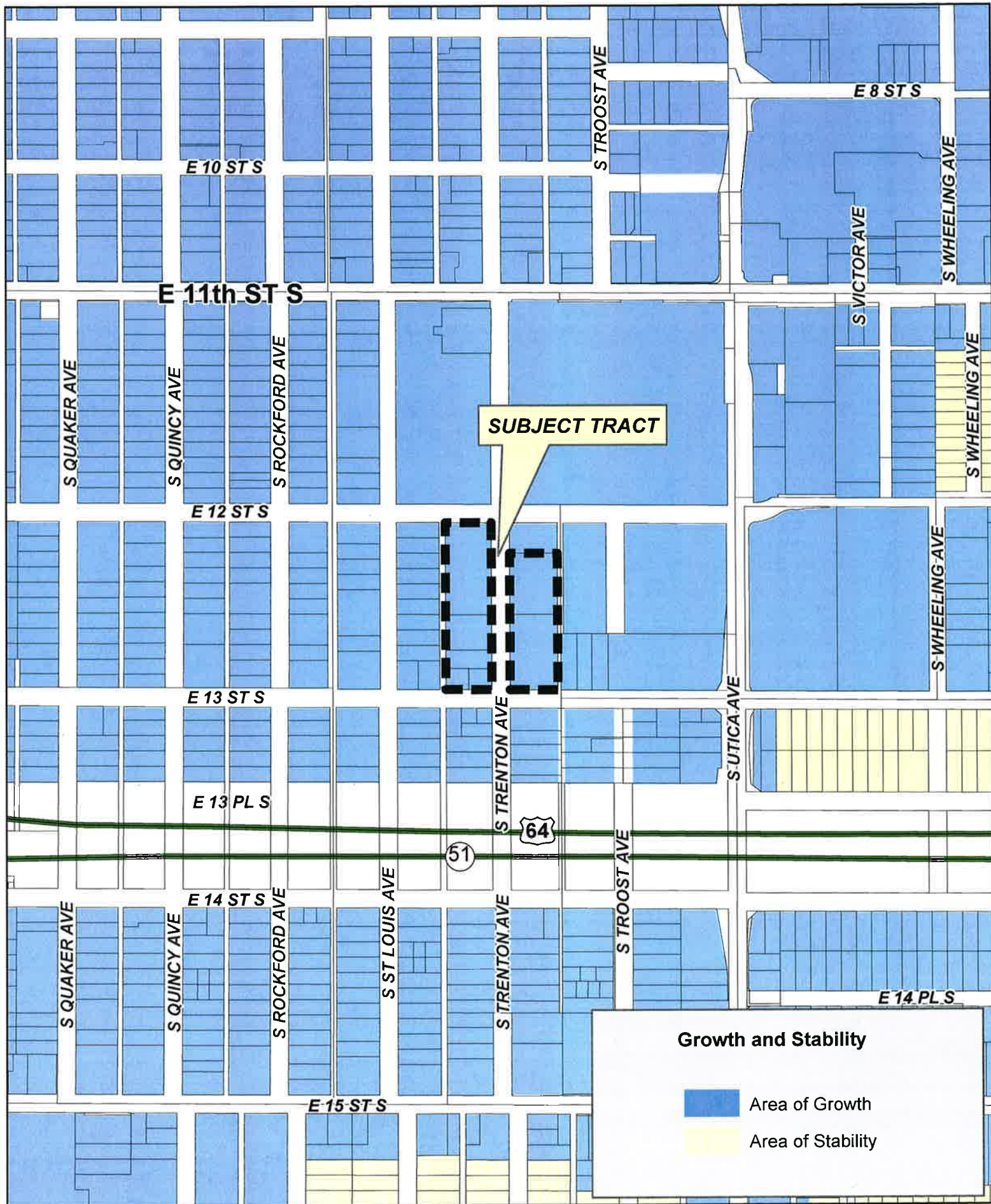




PUD-728-B

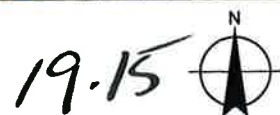
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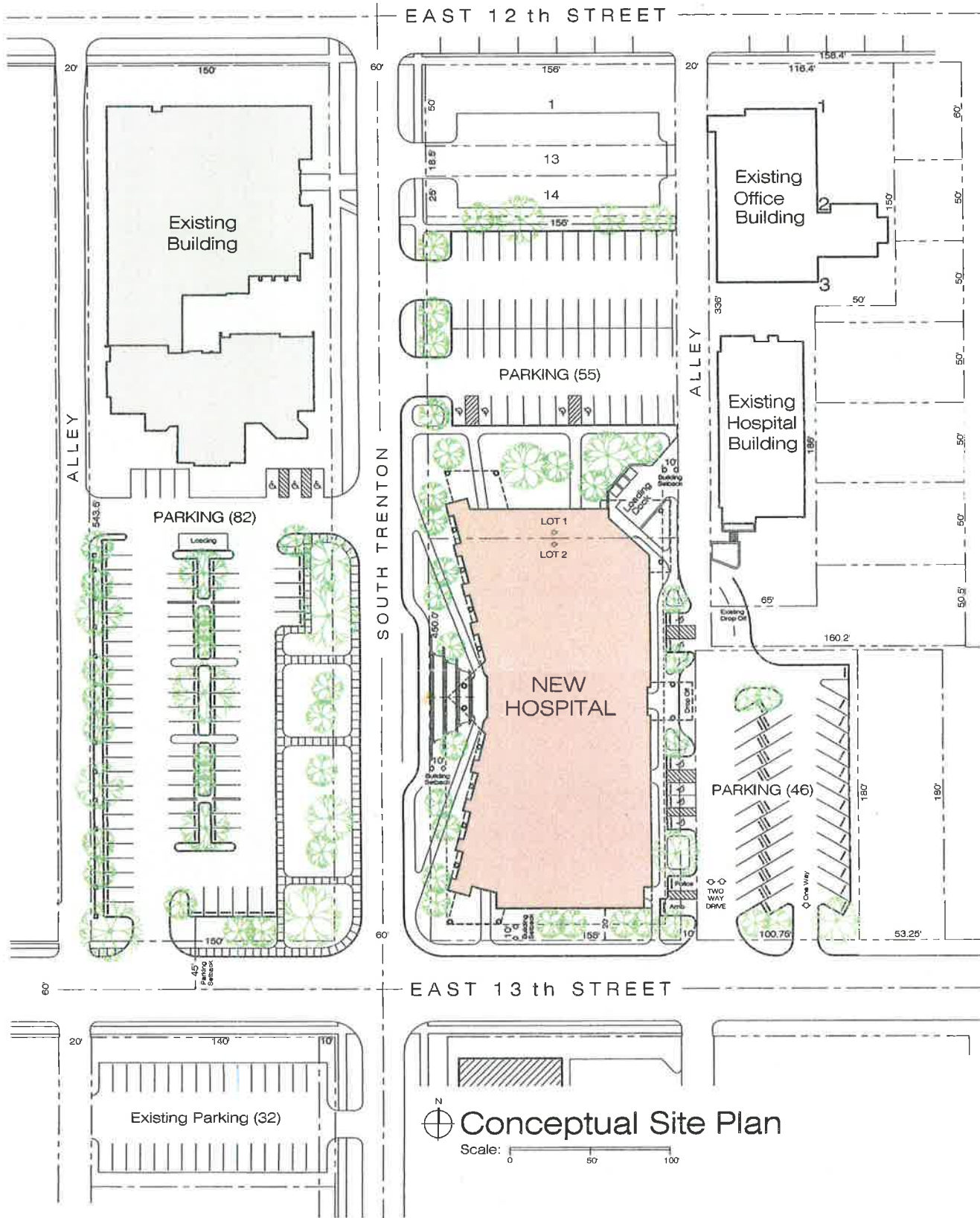




PUD-728-B

19-13 07







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100
200

PUD-728-B

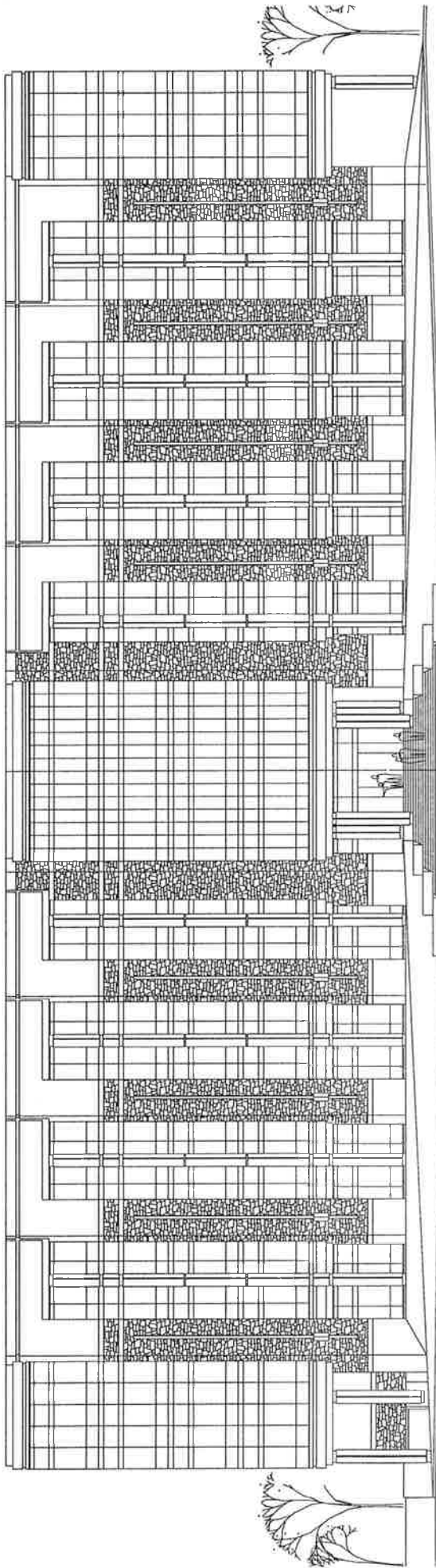
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Exhibit 3

Site Proximity Aerial Photograph

19-18

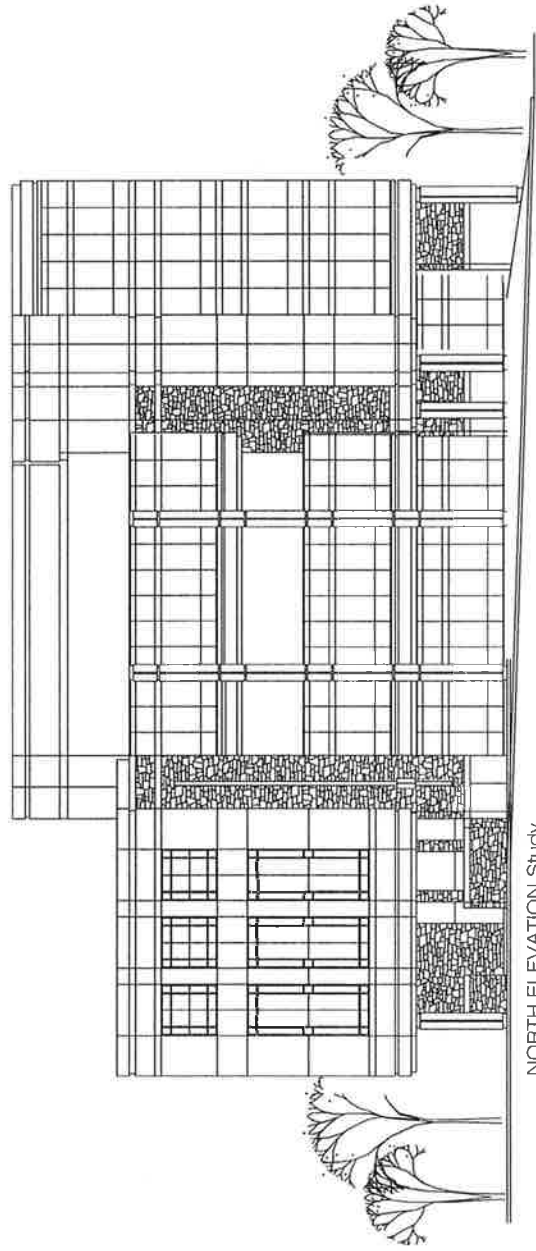




WEST ELEVATION Study

Scale 0 10 20 100'

PARKSIDE INC.
TULSA, OKLAHOMA



NORTH ELEVATION Study

Scale 0 10 20 100'

Exhibit 4
Hospital Building Elevation

19.19



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7290

Hearing Date: December 3, 2014

Case Report Prepared by:

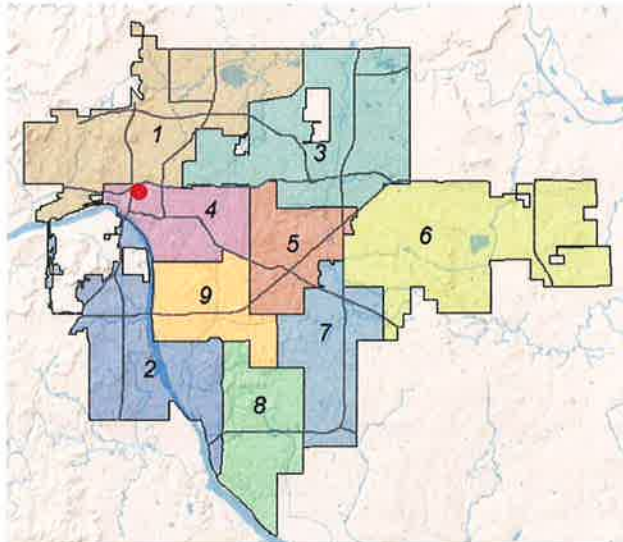
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Matt King

Property Owner: NIXON PROPERTIES INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Mini-storage or office

Concept summary: Central Business district property redevelopment opportunity requires rezoning from IL to CBD.

Tract Size: 0.14 ± acres

Location: East of northeast corner of W. Archer St. and N. Denver Ave.

Zoning:

Existing Zoning: IL

Proposed Zoning: CBD

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9202

CZM: 36

Atlas: 20

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

20.1

SECTION I: Z-7290

DEVELOPMENT CONCEPT:

The applicant has requested a rezoning from IL to CBD for redevelopment of an existing building for a retrofit of an existing building. This lot is surrounded by CBD in all directions.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

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

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

Staff recommends Approval of Z-7290 to rezone property from IL to CBD.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

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

20.2

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:

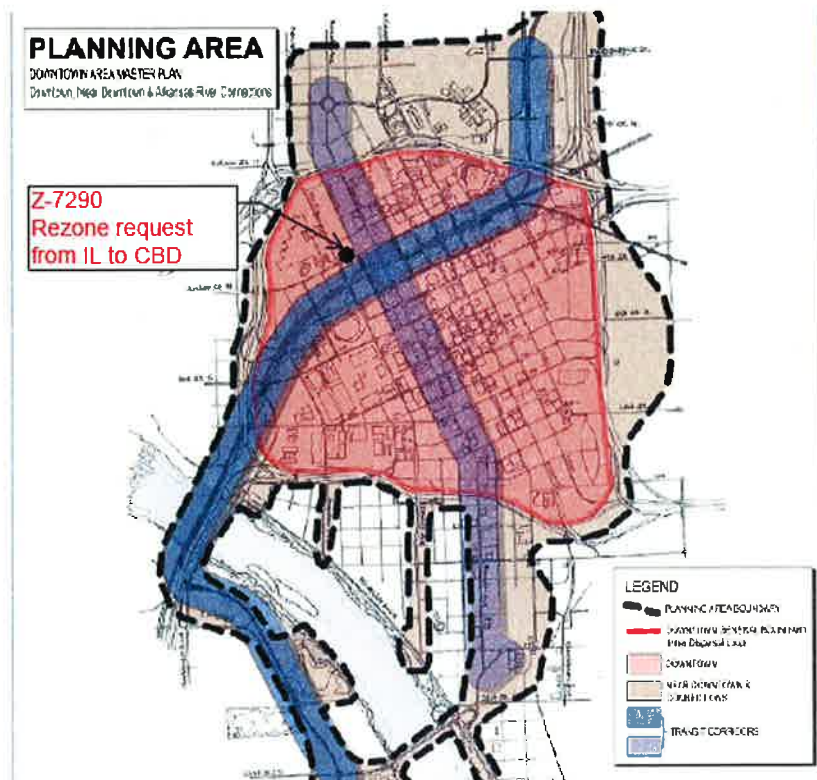
Major Street and Highway Plan:

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

Trail System Master Plan Considerations: None

Small Area Plan: Downtown Master Plan

Staff Summary: Rezoning the site from IL to CBD is consistent with the vision of the Downtown Master Plan adopted by City Council in July 2010.



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

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

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

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West Archer Street	Downtown Collector	Existing 80'	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on all sides by property zoned Central Business District (CBD) except one very small IL parcel south across Archer Street.

20.4

SECTION III: Relevant Zoning History

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

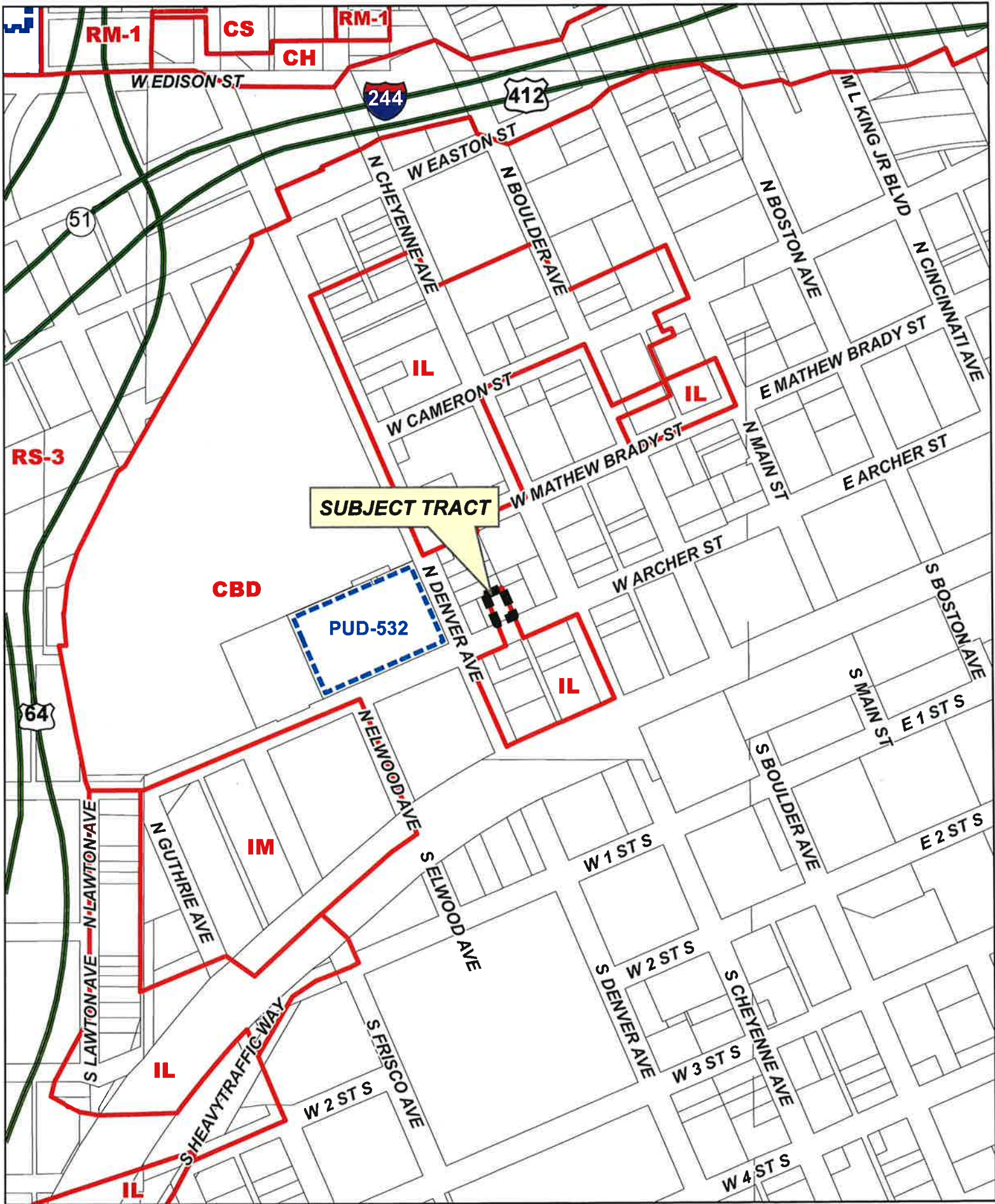
Surrounding Property:

Many rezoning actions in the downtown area since 1980 have involved rezoning to the CBD designation.

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

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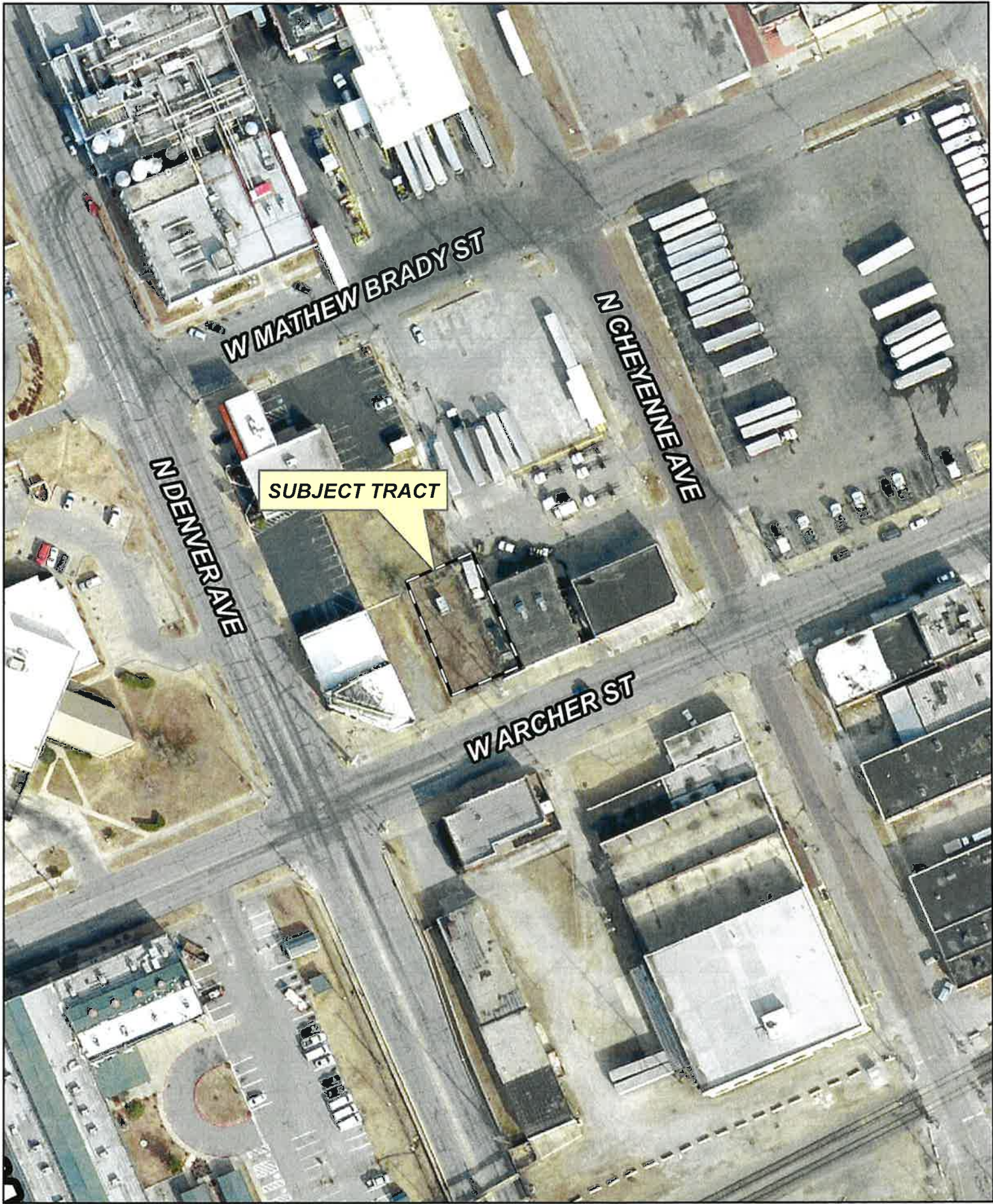
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Z-7290

19-12 02





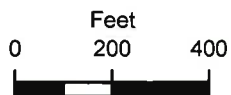
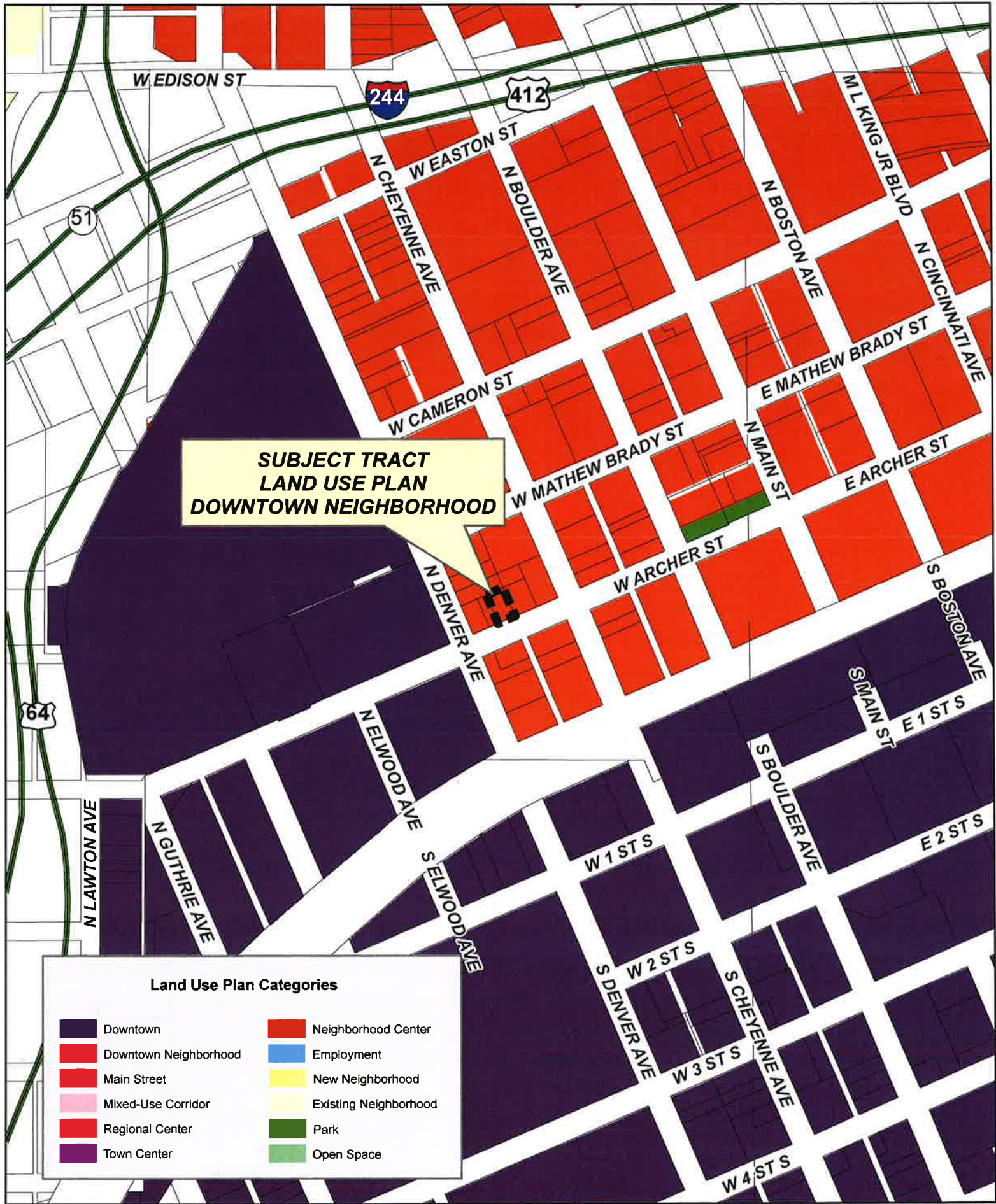
Aerial Photo Date: March 2014

Z-7290

19-12 02

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

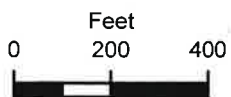
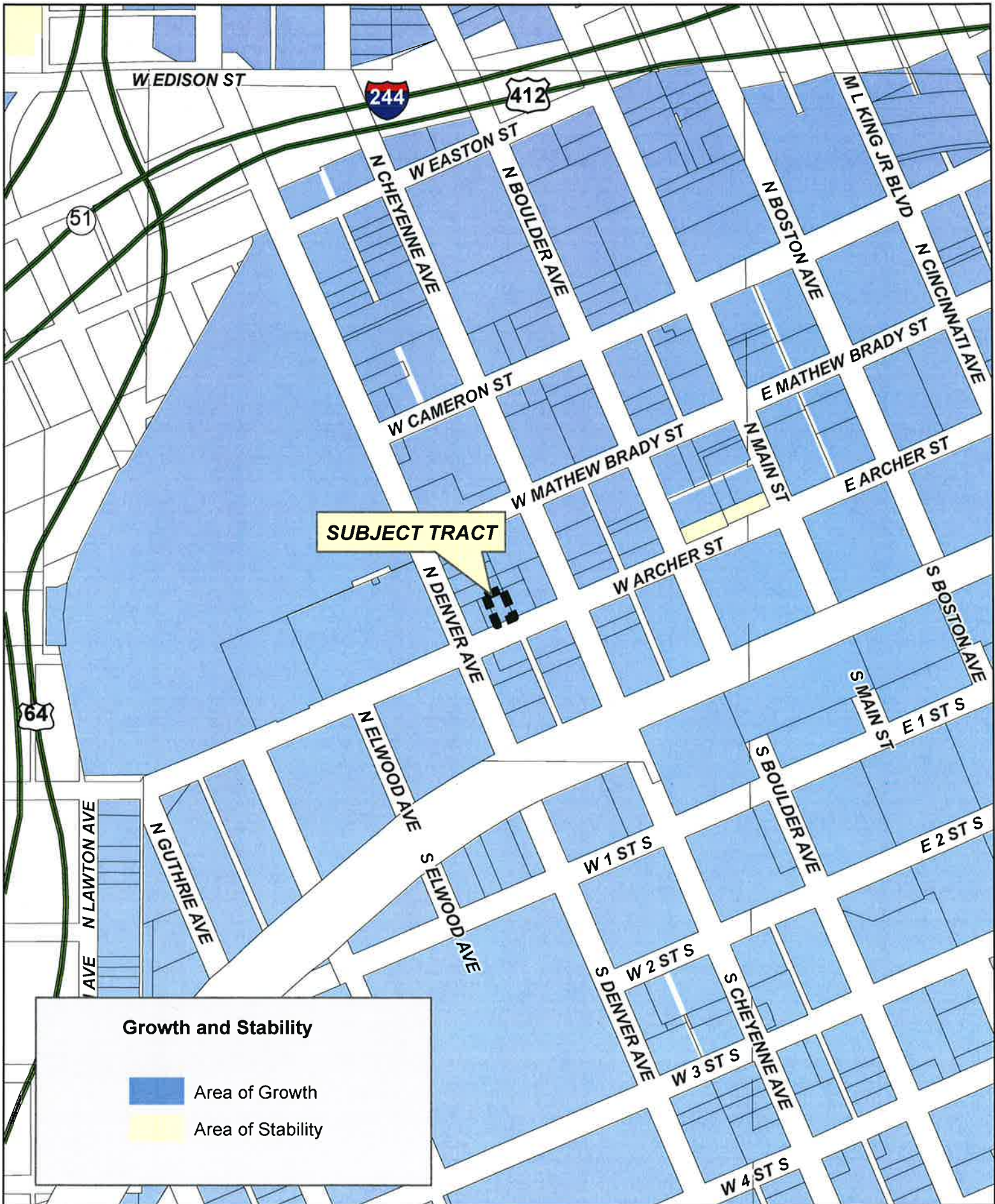




Z-7290

19-12 02





Z-7290

19-12 02





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7264

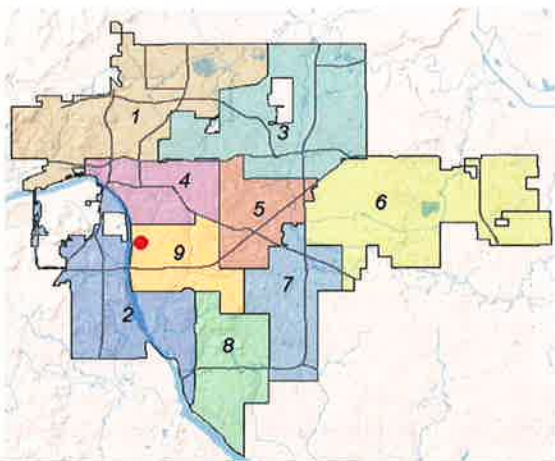
Hearing Date: December 3, 2014
(Continued from 5/21/14, 6/18/14 and
8/20/14)

Case Report Prepared by:
Susan Miller, AICP

Owner and Applicant Information:
Applicant: CBC Builds, LLC

Property Owner: Harry D. Grande, Sr.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Vacant

Proposed Use: Residential

Concept summary: The applicant intends to develop 6 single family homes on 50' wide lots.

Tract Size: 1± acre

Location: East of S. Madison Ave between
E. 38th Pl. and E. 39th St.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RS-4

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Areas of Stability and Growth Map:
Stability

Staff Recommendation:

Staff recommends **approval**.

The lawsuit previously discussed is still pending and the City of Tulsa Legal Department is researching whether TMAPC has the ability to hear this case given the legal status.

Staff Data:

TRS: 9224

CZM: 46

Atlas: 249

City Council District: 9

Councilor Name: G. T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

21.1

SECTION I: Z- 7264

DEVELOPMENT CONCEPT: The applicant has requested a rezoning from RS-3 to RS-4 in order to develop 6 single family lots on this site. The applicant intends to develop 50' wide lots, which is consistent with the pattern of the residential lot sizes in the surrounding area. The proposed single family lots will be oriented towards and face existing homes in the neighborhood.

DETAILED STAFF RECOMMENDATION:

The requested RS-4 zoning is consistent with the development pattern of the surrounding properties.

RS-4 zoning is non-injurious to proximate properties and will utilize an area where infrastructure already exists.

The requested RS-4 zoning is consistent with the vision of the Comprehensive Plan.

Therefore, staff recommends Approval of Z-7264 to rezone the property from RS-3 to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The requested zoning is consistent with the vision identified in the Comprehensive Plan for Existing Neighborhood and Area of Stability. It is envisioned that small scale infill will occur in these areas.

Land Use Vision:

Land Use Plan map designation:

The site has an *Existing Neighborhood* land use designation.

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

Areas of Stability and Growth designation:

The site is located in an *Area of Stability*.

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation,

improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan:

East 38th Place and East 39th Street are considered residential streets. There are no provisions in the Major Street and Highway Plan for these streets or future street improvements.

Trail System Master Plan Considerations:

An existing multi-purpose trail system that extends across the region exists in RiverParks, which is less than one half mile from the site.

Small Area Plan:

The site is located within the Brookside Infill Neighborhood Plan area that was adopted in 2002. The Brookside Infill Development Design Recommendations (a component of the Brookside Infill Neighborhood Plan) predominately addresses recommendations for public improvements and commercial portions of Brookside. Exhibit 3 on page 8 of the document illustrates appropriate vs. inappropriate infill development in residential areas (see attached).

Since this is not a Planned Unit Development, there is no mechanism to regulate specific design features of future residential dwellings. However, existing zoning standards for RS-4 zoning will ensure appropriate height and setbacks for the district.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject site is currently vacant and surrounded by 1950's era single family homes. A single family home existed on the subject site that was destroyed by fire several years ago.

The existing RS-3 zoning district, which requires a minimum of 60' wide lots, is prevalent in the surrounding area; however, the vast majority of the lots in the neighborhood do not meet this minimum and are non-conforming (see attached map showing surrounding lot sizes).

Site Analysis: The subject property is approximately 1± acres in size and is located east of S. Madison Ave between E. 38th Pl. and E. 39th St. The property is vacant and zoned RS-3.

Surrounding Properties: The subject tract is abutted on the east by north, south, east and west by single family homes, zoned RS-3.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 38 th Place	None	50 feet	2
East 39 th Street	None	50 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

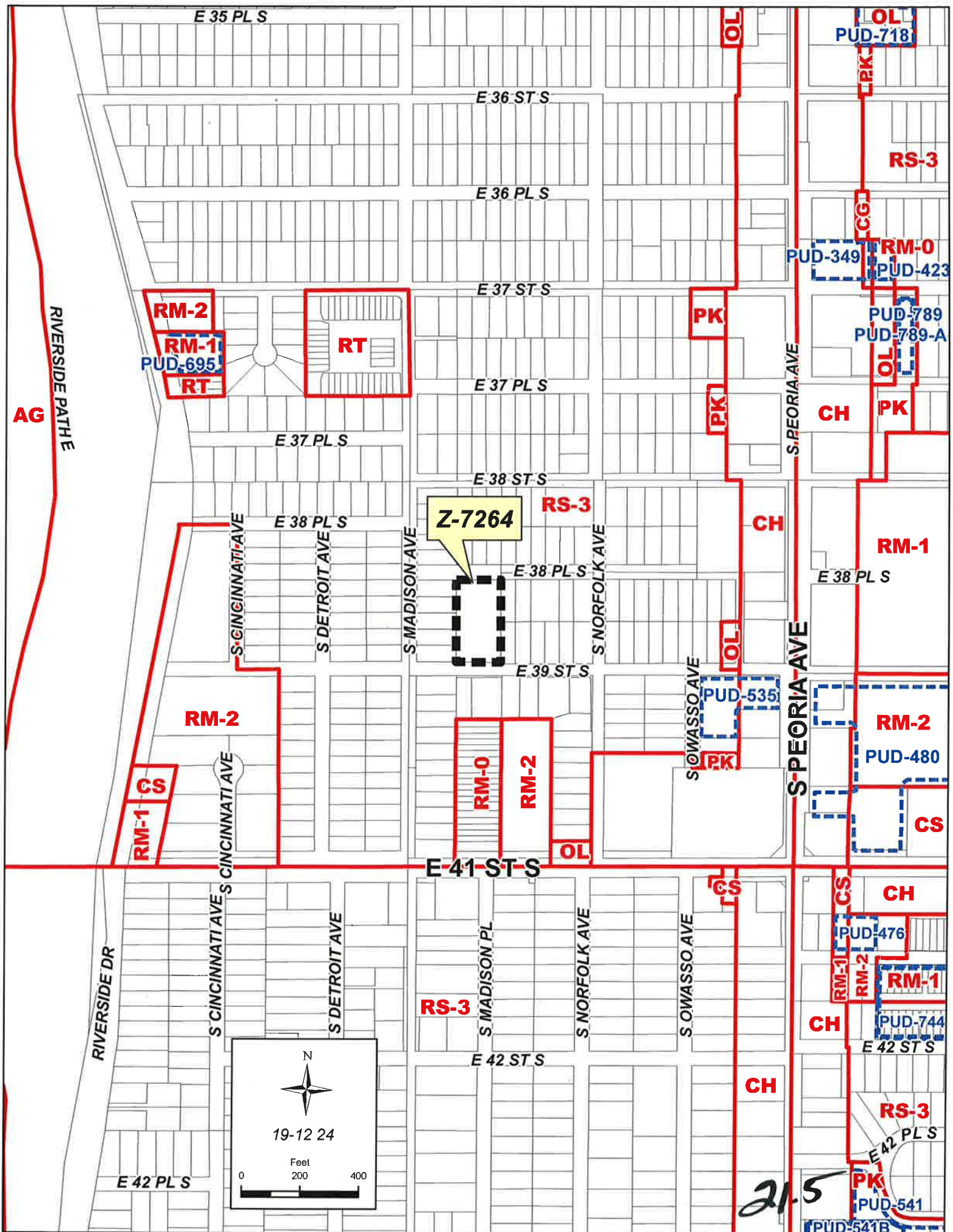
EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Map showing surrounding lots sizes
- Excerpt from Brookside Infill Neighborhood Detailed Implementation Plan

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

BOA-16607 May 10, 1994: The Board of Adjustment **DENIED** a *Special Exception* to permit duplex dwelling finding that duplex use is comparable to spot zoning in this instance and is not compatible with the established residential neighborhood, on property located east of the southeast corner of E. 38th Pl. and S. Madison Ave. and also known as the subject property.



E 35 PL S

E 36 ST S

E 36 PL S

E 37 ST S

E 37 PL S

E 37 PL S

E 38 ST S

E 38 PL S

E 38 PL S

E 38 PL S

Z-7264

E 39 ST S

E 41 ST S

E 42 ST S

E 42 PL S

RIVERSIDE PATH E

RIVERSIDE DR

S CINCINNATI AVE

S DETROIT AVE

S MADISON AVE

S NORFOLK AVE

S OWASSO AVE

S PEORIA AVE

S CINCINNATI AVE

S DETROIT AVE

S MADISON PL

S NORFOLK AVE

S OWASSO AVE



19-12 24

0 200 400
Feet

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



E 38 ST S

E 38 PLS

E 38 PLS

S MADISON AVE

E 39 ST S

Z-7264



19-12-24

0 50 100
Feet

Note: Graphic overlays may not be precise. Aerial Photo

21-7

E 35 PL S

E 36 ST S

E 36 PL S

E 37 ST S

E 37 PL S

E 37 PL S

E 38 ST S

E 38 PL S

E 38 PL S

E 39 ST S

E 38 PL S

**Z-7264 LAND USE PLAN
EXISTING NEIGHBORHOOD**

E 41 ST S

E 42 ST S

E 42 PL S

RIVERSIDE PATH E

RIVERSIDE DR

S CINCINNATI AVE

S DETROIT AVE

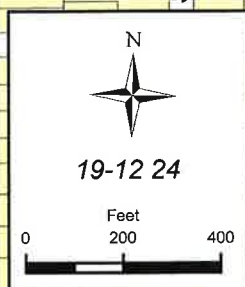
S MADISON AVE

S MADISON PL

DRFOLK AVE

SOWASSO AVE

S PEORIA AVE



Land Use Plan Categories

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

21.8

PUD-541B

E 35 PL S

E 36 ST S

E 36 PL S

E 37 ST S

E 37 PL S

E 37 PL S

E 38 ST S

E 38 PL S

E 38 PL S

E 38 PL S

E 39 ST S

Z-7264

E 41 ST S

E 42 ST S

E 42 PL S

RIVERSIDE PATH E

RIVERSIDE DR

S CINCINNATI AVE

S CINCINNATI AVE

S DETROIT AVE

S DETROIT AVE

S MADISON AVE

S MADISON PL

S NORFOLK AVE

NORFOLK AVE

S OWASSO AVE

WASSO AVE

S PEORIA AVE



19-12 24

Feet

0 200 400

Growth and Stability

- Area of Growth
- Area of Stability
- Park

21.9

PUD-541B

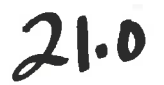
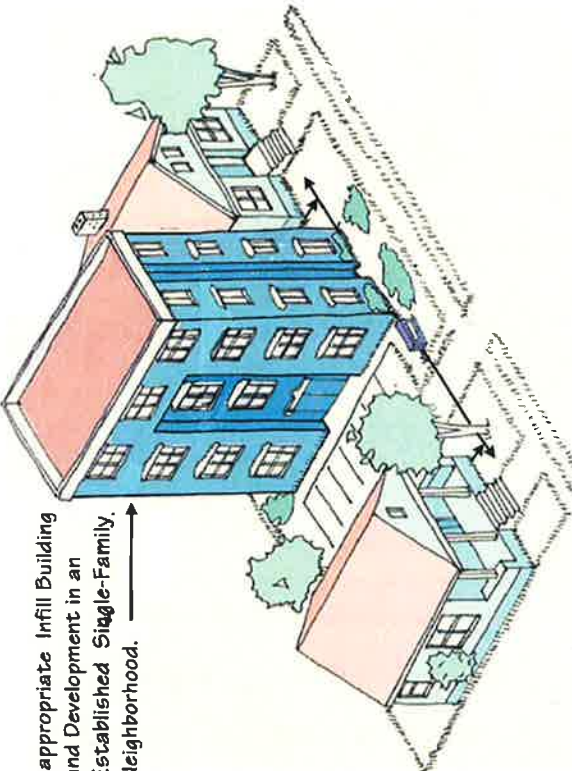


EXHIBIT 3 - RESIDENTIAL INFILL DEVELOPMENT

RESIDENTIAL INFILL DEVELOPMENT

INAPPROPRIATE INFILL BUILDING and Development in an Established Single-Family Neighborhood.

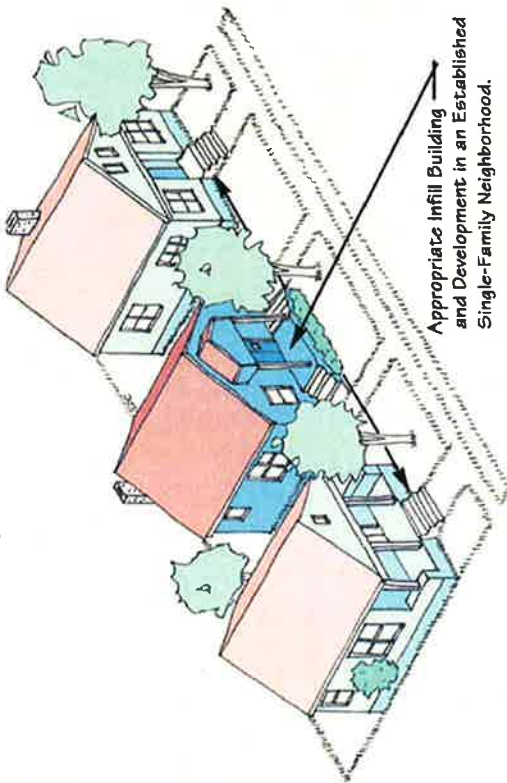


INAPPROPRIATE INFILL DEVELOPMENT

- SCALE** - Avoid buildings that in height, width or massing violate the scale of the area.
- HEIGHT** - Avoid new construction that varies greatly in height and number of stories.
- SETBACK** - Avoid violating the existing setback patterns in the area.
- MASSING** - Avoid monolithic forms or forms which dramatically dominate space.
- RHYTHM** - Avoid disrupting or violating general visual patterns.

APPROPRIATE INFILL DEVELOPMENT

- SCALE** - Relate size and proportions of new infill construction to adjacent buildings.
- HEIGHT** - Relate overall height and typical number of stories.
- SETBACK** - Conform to existing patterns of setback.
- RHYTHM** - Some variety of wall areas with doors, windows, cornices and architectural features is appropriate when in character with area buildings.
- MASSING** - Conform general to size and amount of space consumed by adjacent buildings.



Appropriate Infill Building and Development in an Established Single-Family Neighborhood.

21.11



Tulsa Metropolitan Area
Planning Commission

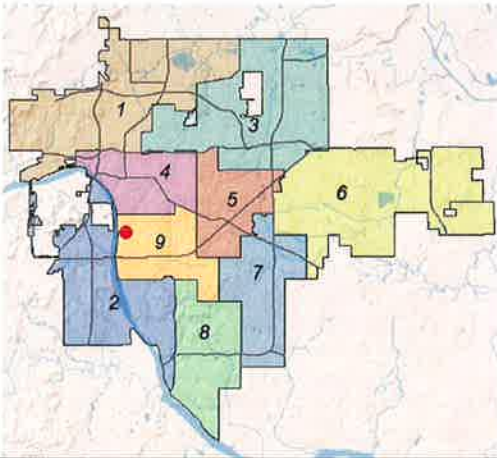
Case: 39th and Madison
Preliminary Subdivision Plat

Hearing Date: December 3, 2014

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Alan Betchan, AAB Engineering

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Subdivision Plat Approval

Tract Size: 6 acres

Location: East of S. Madison Ave between
E. 38th Pl. and E. 39th St.

Zoning:
Existing Zoning: RS-3, Pending RS-4

Staff Recommendation:
Staff recommends **approval**.

The lawsuit previously discussed is still pending and the City of Tulsa Legal Department is researching whether TMAPC has the ability to hear this case given the legal status.

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

County Commission District: 2
Commissioner Name: Karen Keith

EXHIBITS:

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

Subdivision Map

PRELIMINARY SUBDIVISION PLAT

39th and Madison - (CD 9)

West of South Peoria Avenue, Between 38th Place and East 39th Street

This plat consists of 6 Lots, 1 Block, on .9 acres.

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

1. **Zoning:** The property is zoned RS-3 with RS-4 zoning pending.
2. **Streets:** Provide reference for existing right-of-way to centerline of 38th Place such as plat number, and book and page number. Dedicate 25 feet of right-of-way to centerline of 39th Street. (It is unclear how much right-of-way is current available along 39th Street.)
3. **Sewer:** Provide an 11 foot back to back utility easement (total 22 feet) along the back lot line of the 6 lots. Also, add another 5 foot utility easement along the west property line of Lots 1 and 6.
4. **Water:** The 2 inch water main lines shown along East 38th Place and East 39th Street South have been upgraded to 6 inches. Reference City project TMUA-W-10-37.
5. **Storm Drainage:** Replace the last sentence of Section I H with the standard language.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO requires additional easement and specific language about height of structures especially as concerning setbacks of at least 10 feet near conductors in the pending PUD so that clearance per OSHA rules can be met. AT&T and other utilities may need additional easements.

Other: Fire: No comment.
8. **Other: GIS:** Do not show contours on face of plat. Remove leader overstrike on project leader on project location map. Label unplatted areas. Label E 41st Street to E 41st Street South on Location Map. Label E 39th Street and E 38th Place to E 39th Street South and East 38th Place South. Label point of beginning. Show regulatory floodplain. Submit data control sheet.

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

Waivers of Subdivision Regulations:

1. None requested.

22.2

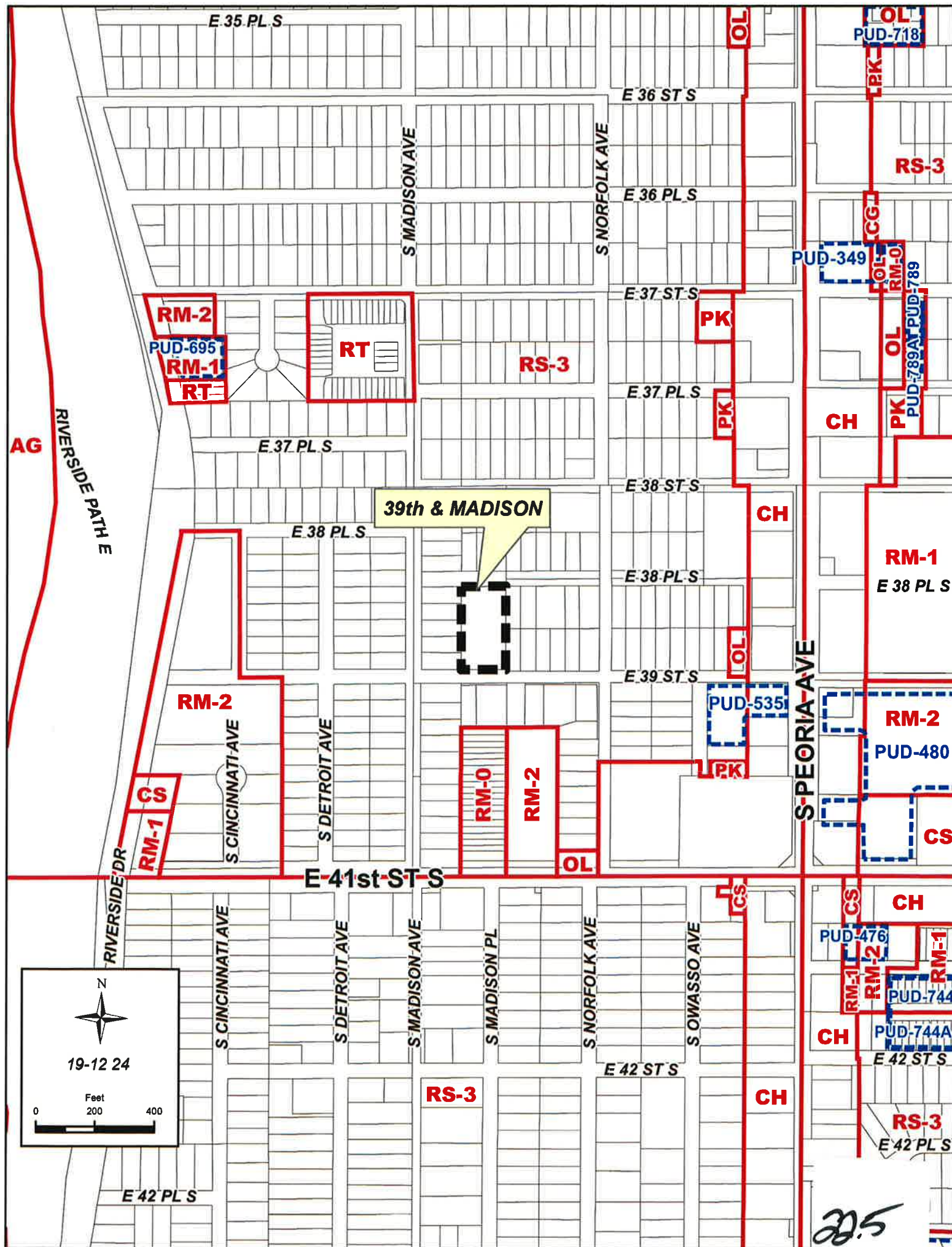
Special Conditions:

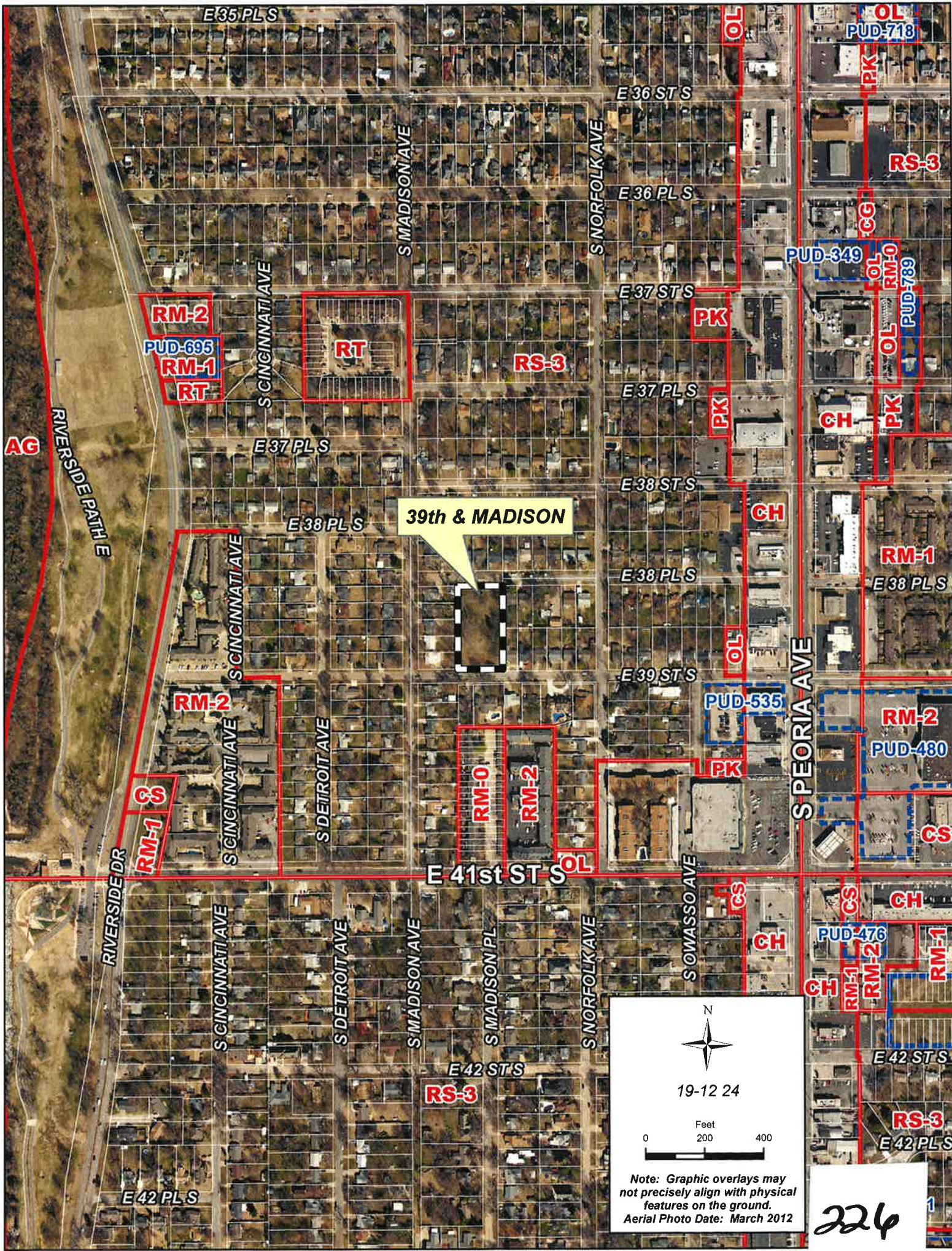
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

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.





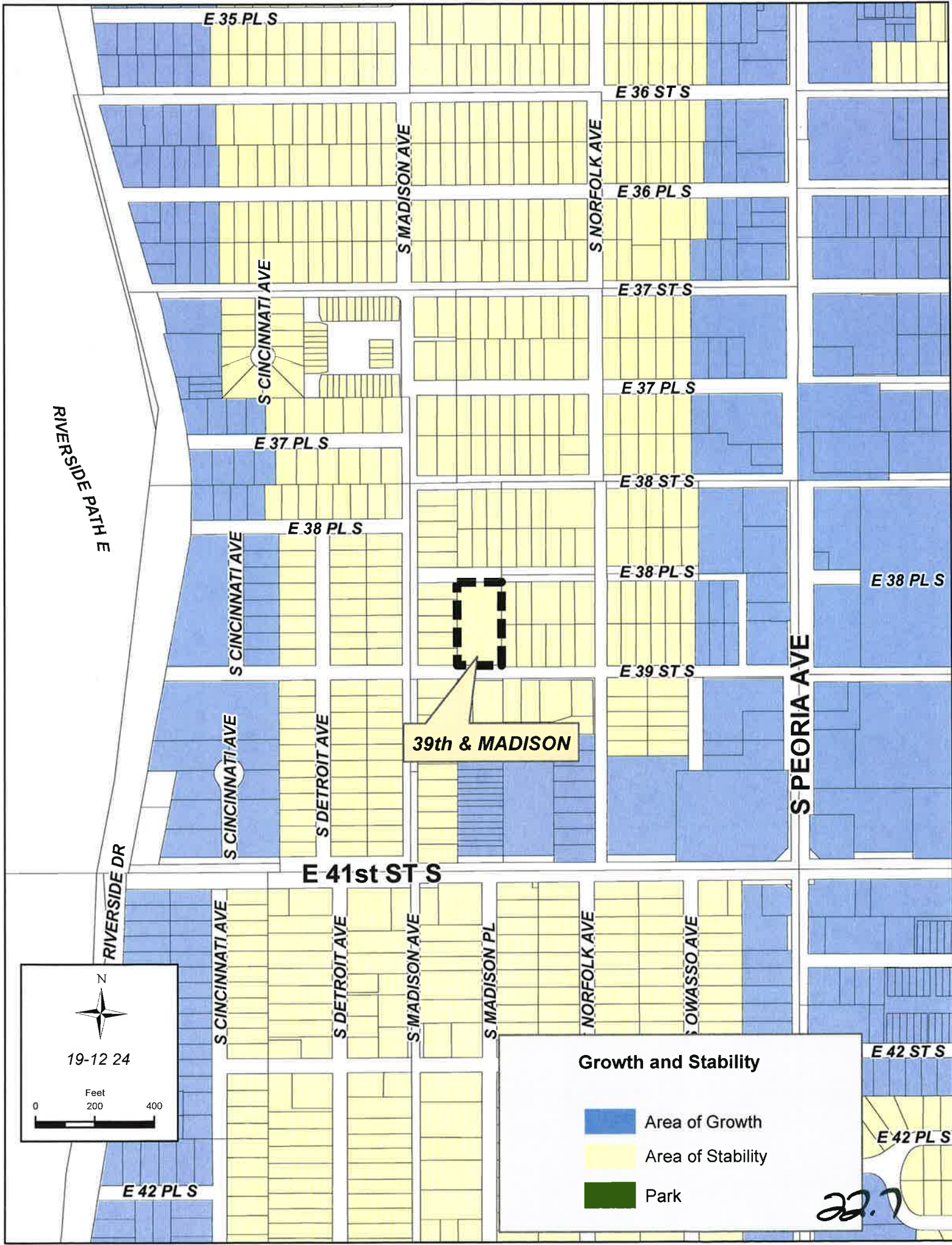
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Feet
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

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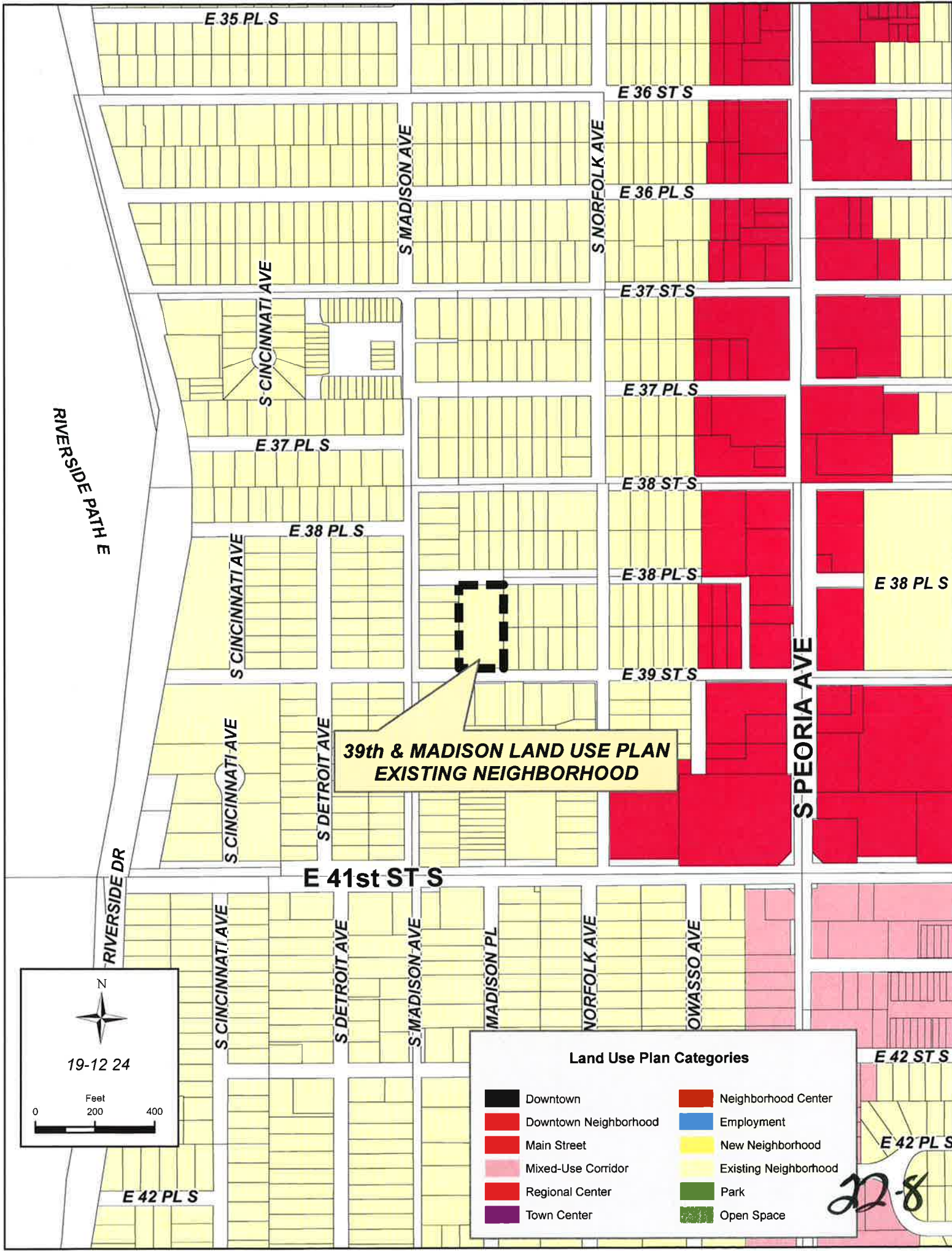


39th & MADISON

Growth and Stability

- Area of Growth
- Area of Stability
- Park

22.7



E 35 PL S

E 36 ST S

E 36 PL S

E 37 ST S

E 37 PL S

E 38 ST S

E 38 PL S

E 39 ST S

E 38 PL S

E 37 PL S

E 38 PL S

E 41st ST S

E 42 PL S

E 42 ST S

E 42 PL S

S MADISON AVE

S NORFOLK AVE

S CINCINNATI AVE

S CINCINNATI AVE

S CINCINNATI AVE

S DETROIT AVE

S MADISON AVE

MADISON PL

NORFOLK AVE

OWASSO AVE

SPEORIA AVE

RIVERSIDE PATH E

RIVERSIDE DR

39th & MADISON LAND USE PLAN
EXISTING NEIGHBORHOOD

Land Use Plan Categories

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



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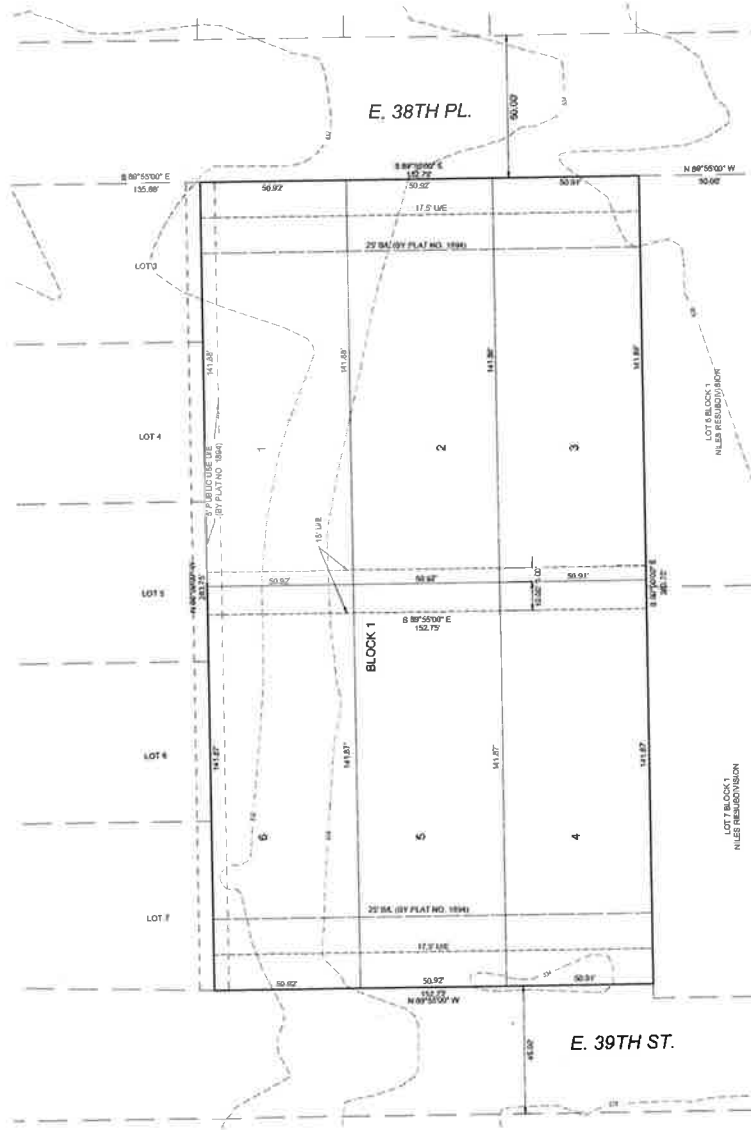
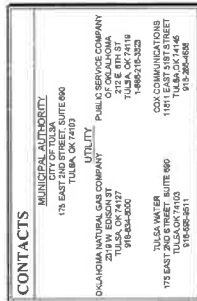
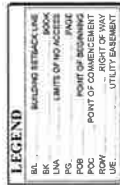
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22-8

39th & Madison

SURVEYOR:
TULSA LAND SURVEYING LLC
CERTIFICATE OF AUTHORIZATION NO. 8036, EXP. JUNE 30, 2016
1803 SOUTH BOSTON AVENUE
TULSA, OKLAHOMA 74119
PHONE: (839) 864-0539
EMAIL: JOHN@TULSASURVEYING.COM



SUBDIVISION DATA

BASIS OF BEARINGS
ASSUMED BEARING OF THE EASTERLY LINE OF BLOCK 2 EDENVS
RE SUBDIVISION BEING SOUTH 00°00'00" EAST

LAND AREA

MONUMENTATION

CASE NO. TO BE SET AT ALL LOT CORNERS. ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF FIVE-PIECE CURVE, CENTER OF CUL-DE-SACS AND CENTER OF EYEBOARS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED.

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

SUBDIVISION STATISTICS

SUBSCRIPTION CONTAINS 6 ISSUES IN 1 BOX

39TH & MADISON
Suite 1072
Date Prepared: April 28, 2014

