TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2670

March 19, 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:
Review of the TMAPC Receipts for the month of February 2014

1. Minutes of February 19, 2014, Meeting No. 2668
2. Minutes of March 5, 2014, Meeting No. 2669

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.

3. **LS-20681** (Lot-Split) (CD-2) – Location: South of the southwest corner of East 61st Street South and South Lewis Avenue (Related to LC-568 and LC-569)

4. **LC-568** (Lot-Combination) (CD-2) – Location: South of the southwest corner of East 61st Street South and South Lewis Avenue (Related to LS-20681 and LC-569)

5. **LC-569** (Lot-Combination) (CD-2) – Location: Southwest corner of East 61st Street South and South Lewis Avenue (Related to LS-20681 and LC-568)

6. **PUD-604-2 – BMI Properties, LLC/Phil Rhees**, Location: West side of South Kingston Avenue north of intersection with East 84th Street South, Requesting a **Minor Amendment** to change maximum front yard coverage from 17% to 30% on Lot 3, Block 1 of Stonewall Estates, **RE/PUD-604,** (CD-8)

7. **PUD-628-C-1/Z-6467-SP-7a – Andrew Shank**, Location: East of South Mingo Road at East 93rd Street South, Requesting a **Minor Amendment** to change maximum building coverage from 30% to 37% on Lot 3, Block 1 of Cedar Ridge Park, **CO/PUD-628-C,** (CD-7)

8. **PUD-628-C/Z-6467-SP-7 – Andrew Shank**, Location: East of South Mingo Road at East 93rd Street South, Requesting a **Detail Site Plan** for mini-storage and associated office, **CO/PUD-628-C,** (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

9. **Consider adoption of West Highlands/Tulsa Hills Small Area Plan as an amendment to the Tulsa Comprehensive Plan.**

PUBLIC HEARINGS:

10. **Value Place –** Minor Subdivision Plat, Location: South and west of southwest corner of South Garnett Road and East 41st Street South (CD-7) (continued from 3/5/2014)

11. **Z-7258 – Rosenbaum Consulting, LLC**, Location: Southwest corner West 24th Street and Southwest Boulevard, Requesting rezoning from **CS/CH to CH**, (CD-2)

OTHER BUSINESS

12. **Consider adopting resolutions finding four downtown housing/mixed use projects within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.**

    a. Adopt resolution finding the 2 W. 6th Street project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in Conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2670:918.

    b. Adopt resolution finding the 111 W. 5th Street project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in Conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2670:919.

    c. Adopt resolution finding the 401 S. Elgin Avenue project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in Conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2670:920.

    d. Adopt resolution finding the 403 S. Cheyenne Avenue project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in Conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2670:921.

13. **Consider Initiation of Rezoning, Lot 1, Block 1, Berryhill Estates**

14. **LS-20666/ LS-20667/LC-550/LC-551** (CD-5) – Application for refund of $400.00, the applicant withdrew applications before processing.

15. **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 pagers must be turned off during the Planning Commission.

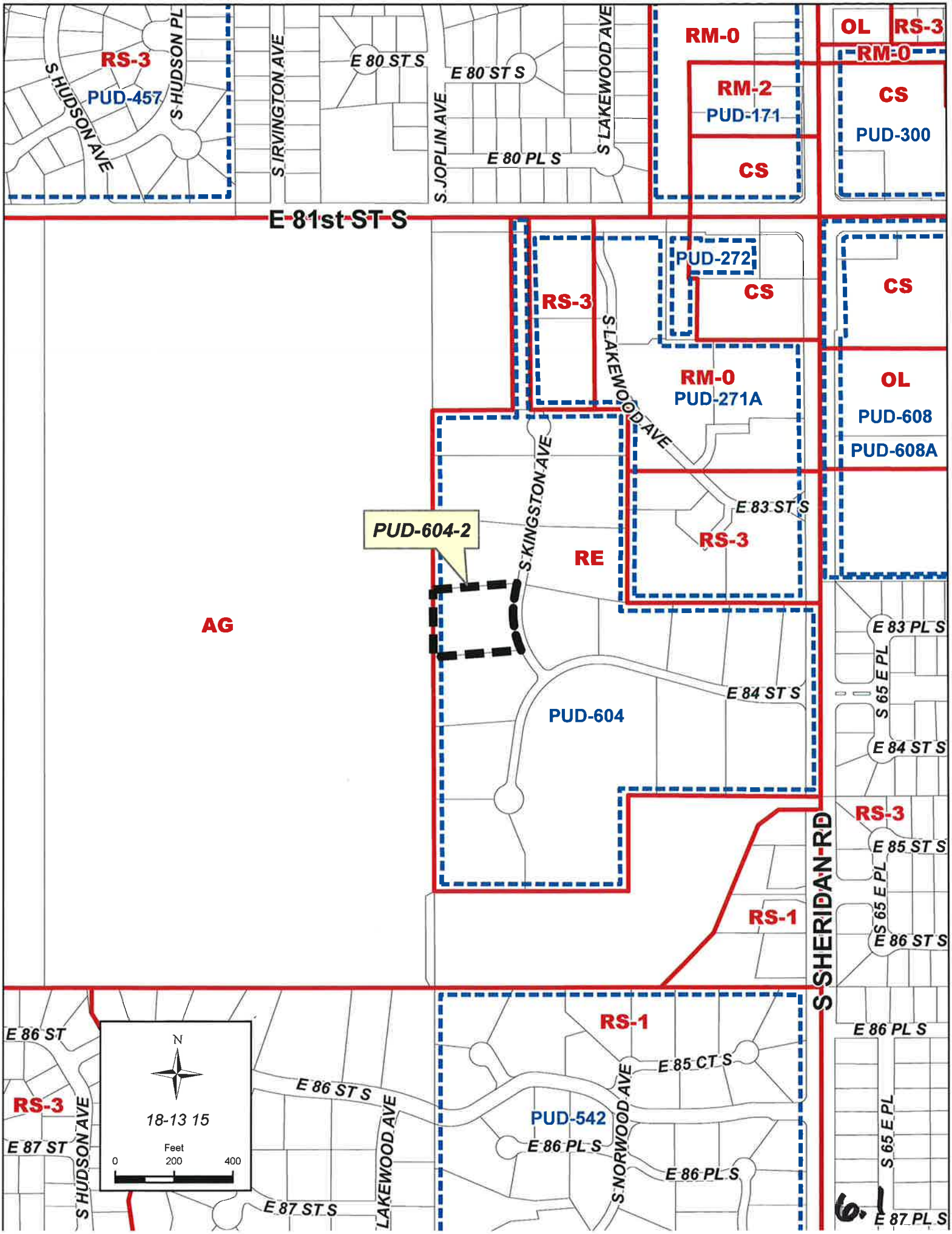
Visit our website at www.tmapc.org

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

TMAPC RECEIPTS
Month of February 2014

	Current Period				Year To Date			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	5	$250.00	$250.00	$500.00	94	$1,380.00	$1,380.00	$2,760.00
Zoning	2	945.00	945.00	1,890.00	27	14,340.00	$14,340.00	28,680.00
PUDs & Plan Reviews	35	3,220.00	3,220.00	6,440.00	223	23,769.25	$23,769.25	47,538.50
Refunds		(450.00)	(450.00)	(900.00)	0	(450.00)	($450.00)	(900.00)
Fees Waived		0.00	0.00	0.00	0	0.00	$0.00	0.00
		$3,965.00	$3,965.00	$7,930.00		$39,039.25	$39,039.25	$78,078.50
LAND DIVISION								
Minor Subdivisions	3	$650.00	$650.00	$1,300.00	9	$1,312.50	$1,312.50	$2,625.00
Preliminary Plats	3	1,515.00	1,515.00	3,030.00	29	$13,560.55	$13,560.55	27,121.10
Final Plats	2	675.00	675.00	1,350.00	13	$5,317.50	$5,317.50	10,635.00
Plat Waivers	0	0.00	0.00	0.00	3	$375.00	$375.00	750.00
Lot Splits	3	175.00	175.00	350.00	52	$2,611.25	$2,611.25	5,222.50
Lot Combinations	2	100.00	100.00	200.00	59	$2,950.00	$2,950.00	5,900.00
Access Changes	1	25.00	25.00	50.00	2	$125.00	$125.00	250.00
Other		0.00	0.00	0.00	0	$0.00	$0.00	0.00
NSF		0.00	0.00	0.00	0	$0.00	$0.00	0.00
Refunds		0.00	0.00	0.00	0	($5.00)	($5.00)	(10.00)
Fees Waived		0.00	0.00	0.00	0	$0.00	$0.00	0.00
		$3,140.00	$3,140.00	$6,280.00		$26,246.80	$26,246.80	$52,493.60
BOARDS OF ADJUSTMENT								
Fees	22	$6,650.00	$1,700.00	$8,350.00	99	$37,800.00	$7,050.00	$44,850.00
Refunds		(550.00)	0.00	($550.00)	44	($1,800.00)	0.00	(1,800.00)
NSF Check		0.00	0.00	$0.00	44	$0.00	0.00	0.00
Fees Waived		0.00	0.00	$0.00	0	$0.00	$0.00	0.00
		$6,100.00	$1,700.00	$7,800.00		$36,000.00	$7,050.00	$43,050.00
TOTAL		**$13,205.00**	**$8,805.00**	**$22,010.00**		**$101,286.05**	**$72,336.05**	**$173,622.10**
LESS WAIVED FEES *		($297.82)		($297.82)		**($818.14)**		**($818.14)**
GRAND TOTALS		**$12,907.18**	**$8,805.00**	**$21,712.18**		**$100,467.91**	**$72,336.05**	**$172,803.96**

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl Distr
Based Code & Reinstating Previous Zoning of Recently Annexed Territory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Aerial Photo Date: March 2012

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Aerial Photo Date: March 2012

March 19, 2014

STAFF RECOMMENDATION

PUD-604-2 Minor Amendment to change maximum front yard coverage from 17% to 30% in Lot 3 in Block 1 of Stonewall Estates. The site is located on the west side of South Kingston Ave north of its intersection with East 84th Street South. TRS 18-13-15; CZM 53; Atlas 1573; CD-8

Amendment Request: The underlying zoning for this parcel is RE which allows up to 17% driveway coverage in the front yard. That requirement is referenced in the Planned Unit Development. During the development of the PUD the RE standards were used for the bulk and area guidelines because of the unusually large lots designed in consideration with severe terrain and heavy tree cover.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1007.H.9 PUD Section of the City of Tulsa Zoning Code.

> *"Changes in structure heights, building setbacks, yards, open space, 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) Modification of the front yard coverage is consistent with previously constructed homes and circle drives in the neighborhood.

2) The applicant has provided support from the homeowners association for the request.

3) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

4) All remaining development standards defined in PUD 604 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to change the driveway coverage permitted on Lot 3, Block 1 of Stonewall Estates from 17% to 30% and as illustrated on the site plan attached.

6.4

STONEWALL ESTATES HOMEOWNERS ASSOCIATION
8433 S. KINGSTON AVENUE
TULSA, OKLAHOMA 74137

February 25, 2014

To: Tulsa Metro Area Planning Commission
INCOG
From: David Tippeconnic, President SEHOA

Re: 8326 S. Kingston Avenue, Lot 3, Block 1, Stonewall Estates, Tulsa, OK

This is to inform you that the SEHOA has approved the house and layout for the home to be built on Lot 3, Block 1 of Stonewall Estates. A circle driveway is a common design feature of homes already built and occupied in the subdivision. The house design with landscaping will be an attractive addition to Stonewall Estates.

6.5

JEFF S. TAYLOR
ZONING OFFICIAL
PLANS EXAMINER

TEL (918)596-7637
jstaylor@cityoftulsa.org

DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

LOD Number: 789642-1

February 24, 2014

BMI PROPERTIES LLC
10911 S MEMORIAL DR
TULSA, OK 74133-

Phone: (918)369-9669
Fax: (918)369-6388

APPLICATION NO: **337792** *(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)*
Location: **8326 S KINGSTON AV E**
Description: **NEW**

INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601.
THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.

2. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.

3. A COPY OF A "RECORD SEARCH" **[ ]IS [x]IS NOT** INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.CITYOFTULSA-BOA.ORG

Application No. 337792 | 8326 S KINGSTON AV E | February 24, 2014

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

SECTION 1106. OFF-STREET PARKING AND LOADING

Within a PUD, no modification of off-street parking and loading requirements of any applicable use units and Chapter 13 of this title shall be permitted unless a subdivision plat incorporating the provisions and requirements is submitted to and approved by the Planning Commission and the City Council and filed of record in the office of the County Clerk of the county in which the property is located, except that Subsection 1301.B and Section 1302 shall not apply. Required spaces may be provided on the lot containing the uses for which it is intended to serve or in common areas. Common parking area shall be designed and located so as to be accessible to the uses it is intended to serve. Provisions for the ownership and maintenance of common parking space as will ensure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F."

Your alternatives are as follows:

1. **Revise your plans to show that the driveway will not cover more than 17% in the required front yard.**

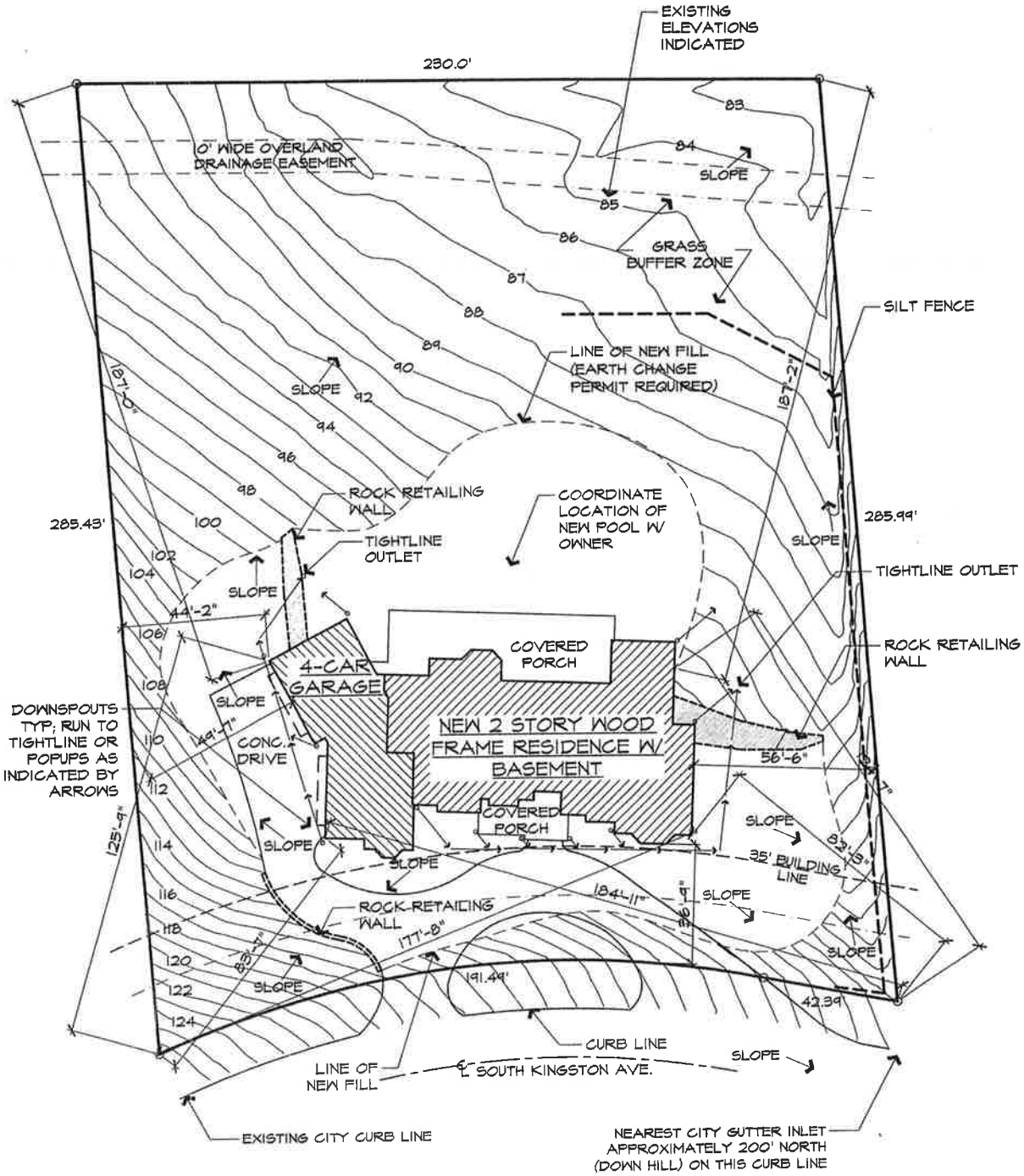
   As a reminder, revisions/additional plans should be submitted in duplicate and need to be accompanied by a revised/additional plans routing slip (see attached). Please submit revised plans directly to the City of Tulsa Permit Center, 175 E 2nd St., Ste 450, Tulsa, OK. 74103. The permit center can be reached by phone at (918) 596-9601.

2. Apply to the Tulsa Metropolitan Area Planning Commission (TMAPC) for a minor amendment to PUD604 to allow 30% coverage in the required front yard.

NOTE: Please contact Dwayne Wilkerson @ 918-584-7526 for information on Planned Unit Developments (PUD), Corridor Site Plans and Alternative Compliance Landscape plans. **It is your responsibility to keep our office advised of any action by the TMAPC affecting the status of your application for a Permit.**

NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding BOA/TMAPC application forms and fees to an INCOG representative at (918) 584-7526. It is your responsibility to send decision of any actions by the BOA or TMAPC affecting the status of your application for a Zoning Clearance Permit to our office so we may continue to process your application.

6.7



NORTH

REGISTERED PROFESSIONAL ARCHITECT JOHN M. DUVALL 8591 OKLAHOMA 12-17-13

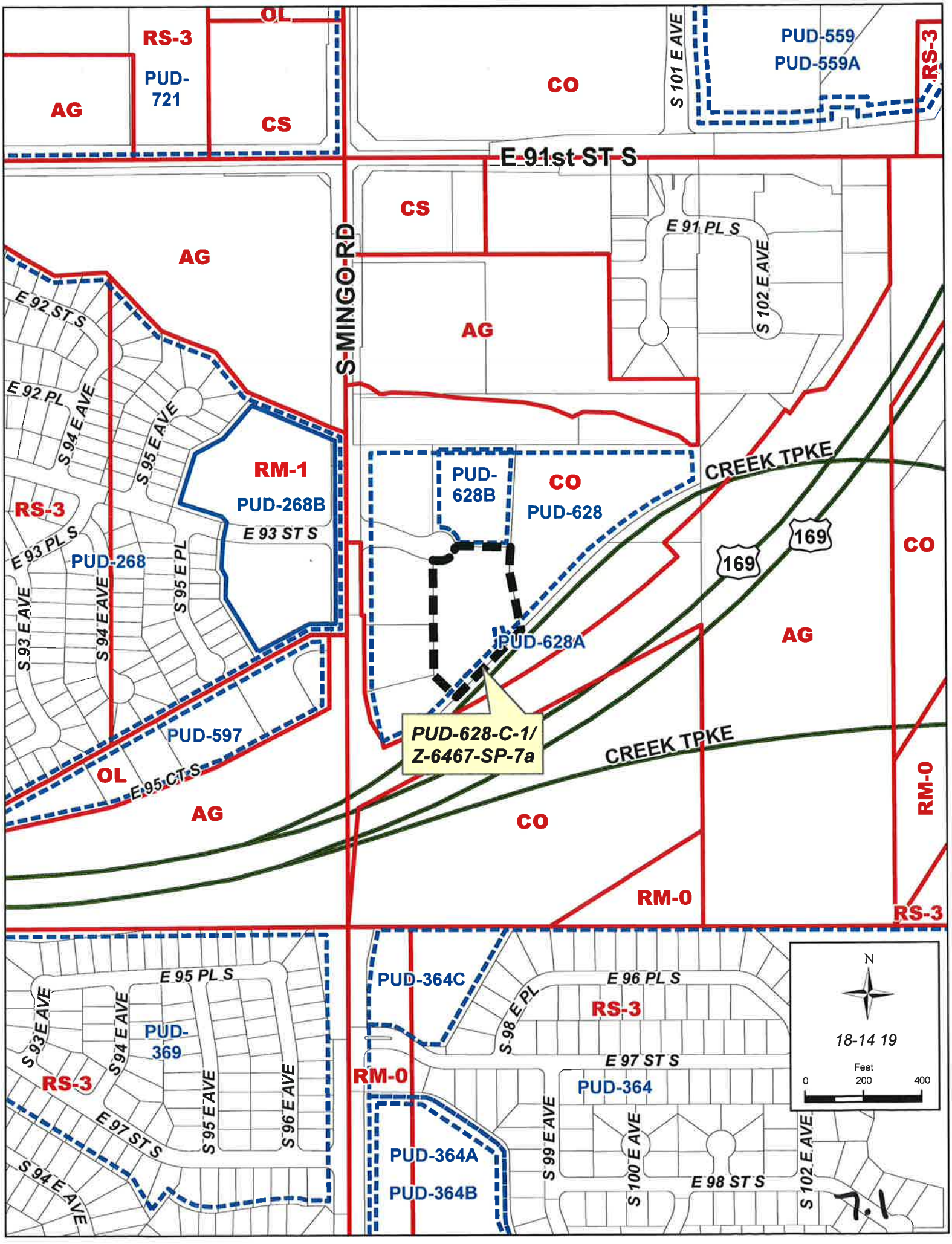
6.8

LOT 5, BLOCK 1, STONEWALL ESTATES, AN ADDITION TO THE CITY OF TULSA

BMI - Next Generation Homes
10911 S. Memorial Dr.
Tulsa, OK 74133

SP-01	SITE PLAN W/ EROSION CONTROL SCALE: 1"=30'	ARCHITECTURE & INTERIORS 2504 E. 21ST STREET, STE B TULSA, OK 74114 918-592-1225
DECEMBER 13, 2013	LORTON RESIDENCE	duvall

Map Prepared by INCOG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Aerial Photo Date: March 2012

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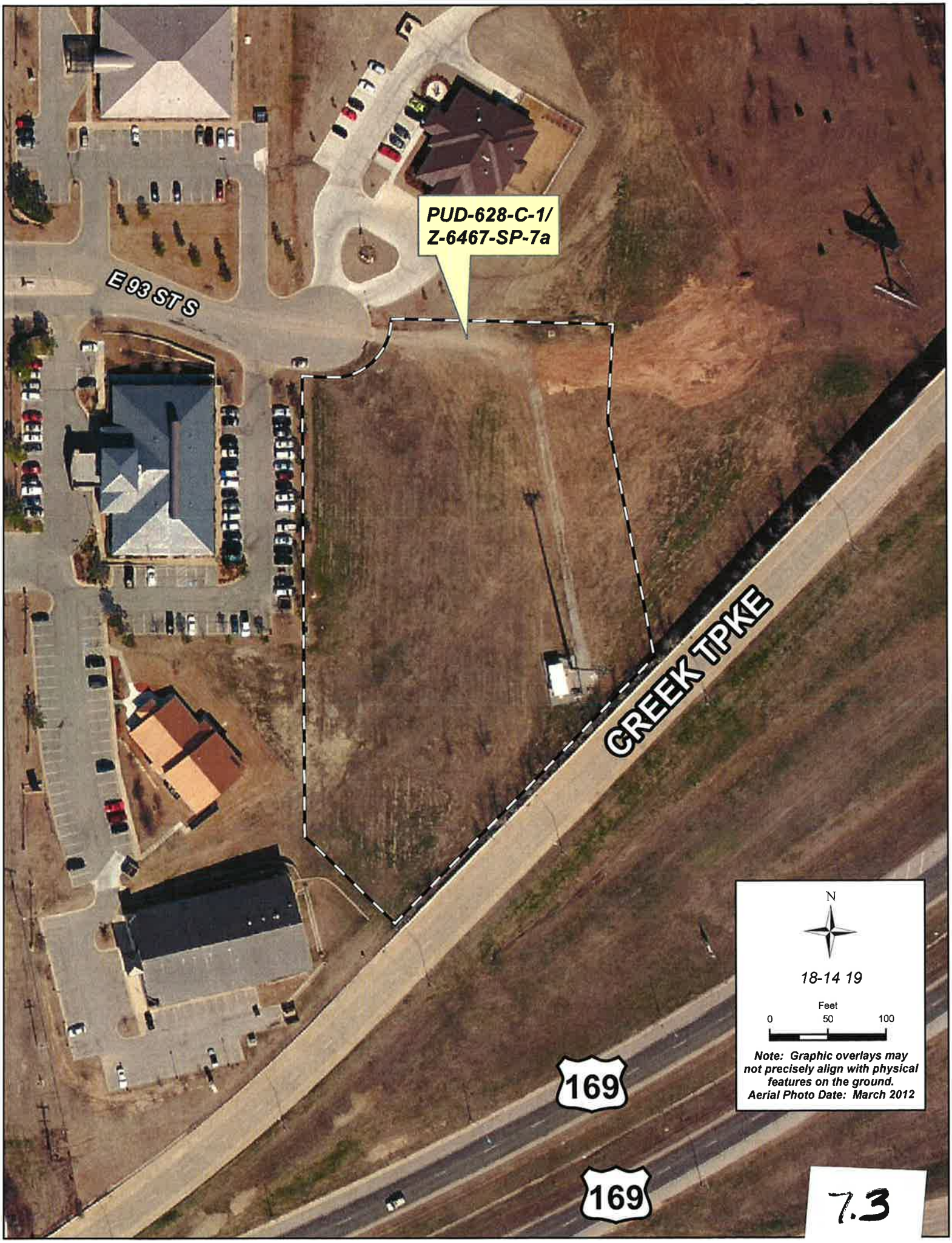
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Aerial Photo Date: March 2012

March 19, 2014

STAFF RECOMMENDATION

PUD-628-C-1 Minor Amendment to change maximum building coverage from 30% to 37% in Lot 3 in Block 1 of Cedar Ridge Park. The site is located East of South Mingo Road at East 93rd Street South. TRS 18-14-19; CZM 58; Atlas 2087; CD-7

Amendment Request: The underlying zoning for this parcel is CO (Z-6467-SP-7a) which allows up to 30% building coverage. The minor amendment request is for an increase of allowable building coverage up to 37% of the site.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1007.H.9 PUD Section of the City of Tulsa Zoning Code.

> *"Changes in structure heights, building setbacks, yards, open space, 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."*

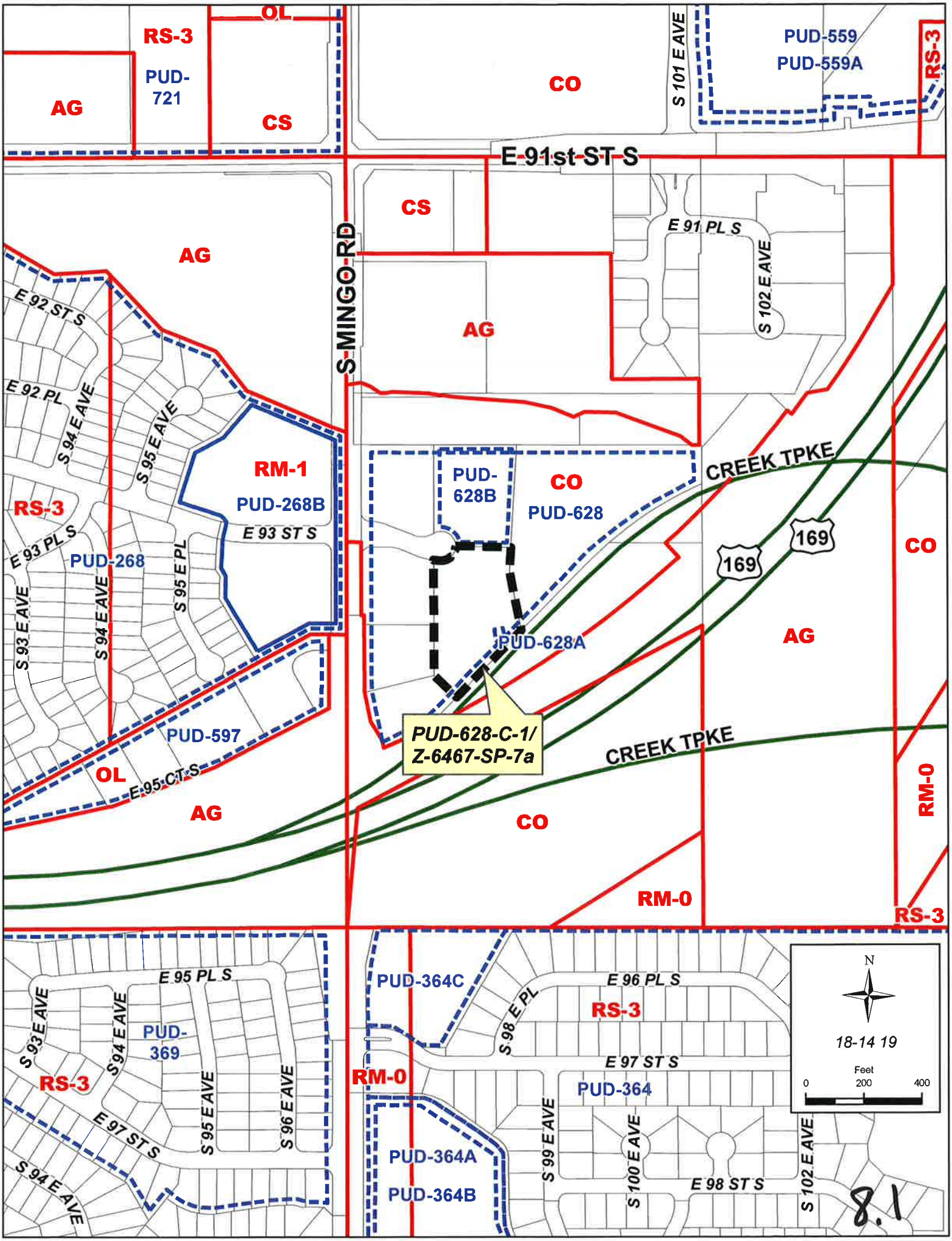
Staff has reviewed the request and determined:

1) Modification of the building coverage is not injurious to the other properties in the Planned Unit Development. The additional building coverage request does not affect the required landscape area or parking requirements within this project.

2) The requested amendment does not represent a significant departure from the approved development standards in the original PUD or the previous amendments.

3) All remaining development standards defined in PUD 628-C-1 shall remain in effect.

With considerations listed above, staff recommends **approval** of the minor amendment request to increase building coverage on Lot 3, Block 1 of Cedar Ridge Park from 30% to 37%.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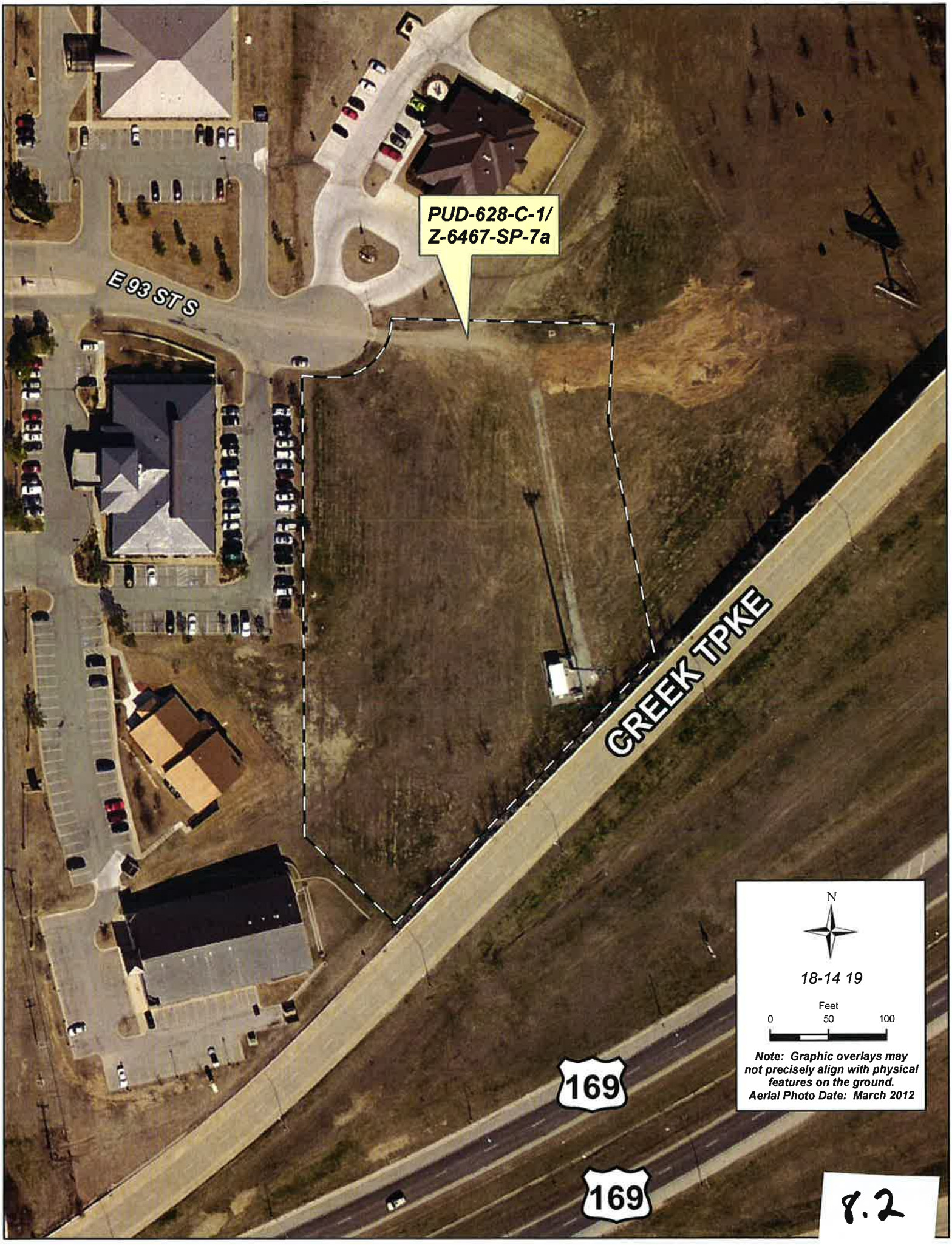
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March 19, 2014

STAFF RECOMMENDATION

PUD-628-C (DSP): **PUD Detailed Site Plan** – Mini Storage and associated office in Lot 3 in Block 1 of Cedar Ridge Park. The site is located East of South Mingo Road at East 93rd Street South. TRS 18-14-19; CZM 58; Atlas 2087; CD-7

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval for a proposed mini storage facility and associated office building as allowed in PUD 628-C. The site plan illustrates a building coverage of 37% which is being considered concurrently at the March 19, 2014 Planning Commission meeting. If for any reason the minor amendment is denied or postponed the site plan cannot be approved as submitted.

PERMITTED USES:
The allowed use defined in PUD 628-C is to permit Use Unit 16, Mini Storage. The mini storage use proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:
The submitted site plans meets all applicable building height, floor area, and setback limitations. With the assumption that the amendment request to allow 37% coverage is approved the site meets the bulk and area requirements outlined in the PUD and subsequent amendments.

ARCHITECTURAL GUIDELINES:
The PUD requires "architectural design elements consistent with the existing masonry, stone or brick provided in previous development in Cedar Ridge Business Park, including, without limitation, exterior wall design features along the eastern and southern portions of the facility visible to the traffic traveling along US Highway 169." Brick will be placed as illustrated on the plans and elevations helping to provide architectural consistency with the existing buildings in the PUD.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:
Site lighting will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code and shall be pointed down and away from the expressway traffic.

PEDESTRIAN ACCESS AND CIRCULATION:
The majority of the mini storage site is paved leaving little opportunity for pedestrian access however adequate pedestrian access is provided for visitors and customers in the office portion of the facility.

MISCELLANEOUS SITE CONSIDERATIONS:
A significant consideration of the PUD use approval was to provide heavy landscaping along the highway right of way and along the east property line. The site plan provides ample opportunity for landscaping considerations defined in the PUD.

Along the east property line an existing gravel drive to access the communications tower site will be removed. This area will be covered with sod, irrigation will be provided and trees planted similar to the concept shown.

SUMMARY:
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-628-C**. The site plan submittal will meet or exceed the minimum requirements of the PUD only if minor amendment PUD-628-C-1 is approved.

Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed mini storage facility with prior approval of PUD-628-C-1.

CEDAR RIDGE PARK
P.U.D. #628

PERMITTED USES: CORRIDOR - OFFICE / WAREHOUSE
PROPOSED USE: WAREHOUSE (MINI STORAGE) & OFFICE

MAX BLDG. FLOOR AREA PERMITTED:
144,372 (LOT AREA X 1.25)
FLOOR AREA PROPOSED:
2,457 S.F. OFFICE + 40,143 S.F. WAREHOUSE = 42,600 SF TOTAL
GROUND COVERAGE 42,600 S.F. / 115,497.67 S.F. LOT = 36.88%

MAX BLDG. HEIGHT PERMITTED: N/A
BLDGS HEIGHT PROPOSED: 30'-0"

MINIMUM BLDG. SETBACK LINES: 25' FROM PROP. LINE

OFF STREET PARKING:
RATIO PER USE
OFFICE 1 PER 300 SF
WAREHOUSE 1 PER 5000 SF
NUMBER OF SPACES REQ.
OFFICE 2,457 SF / 300 = 8.19 SPACES
WAREHOUSE 40,143 SF / 5000 = 8.03 SPACE
TOTAL REQUIRED: 17 SPACES
TOTAL PROPOSED: 21 SPACES

LOT AREA 115,497.67 SQUARE FEET
LANDSCAPE AREA REQUIRED: N/A
LANDSCAPE AREA PROVIDED: 13,279.78 S.F. (11.49%)

STREET YARD AREA PER STREET FRONTAGE:
E 93RD STREET S (25' SETBACK) 4,153 SF.

LANDSCAPE AREA REQ'D PER STREET YARD: 15% * 4,153 = 623 SF.
LANDSCAPE AREA PROVIDED PER STREET YARD: 2,268 SF. (54.6%)

NUMBER OF TREES REQ'D PER STREET YARD: 3 (4,153 / 1,500)
NUMBER OF TREES PROVIDED PER STREET YARD: 3 NEW TREES
NUMBER OF TREES FOR PARKING AREAS:

REQUIRED: 2 (11 SPACES / 12)
PROVIDED: 5 NEW TREES

LIGHTING HEIGHT FOR PARKING AREA: N/A

OVERLAND DRAINAGE EASEMENT
BOOK 5708, PAGE 1757

S12°12'14"E - 205.63'

OVERLAND DRAINAGE EASEMENT
BOOK 5708, PAGE 1757
ALSO U/E

U.S. HIGHWAY NO. 169

BUILDING #1

BUILDING #2

BUILDING #3

NEW CONCRETE PAVING

BRICK

6' HIGH FENCE

10' U.E.

128.94'

PARKING AT ALLERGY CLINIC OF TULSA

1 CONCEPTUAL SITE PLAN
1" = 20'-0"

R 14 E
CROSSROADS VILLAGE
E. 91st ST. SO.
SOUTH TULSA MEDICAL CENTER
MINGO MEDICAL CENTER
CEDAR RIDGE PARK
HIGHWAY 64
UNPLATTED
CREEK TURNPIKE
FLENIX PLACE II
UNION ELEMENTARY NO. 18
WOODSIDE
GRACE FELLOWSHIP CHURCH AND SCHOOL
HILLCREST CROSSING
CEDAR RIDGE HEIGHTS
UNPL
MD FIRST ON MINGO
BREWERS MINGO RD
SO. MINGO ROAD
SO. GARNETT ROAD
E. 101st ST. SO.
T 18 N
SECTION 19

LOCATION MAP

DANNY R. MITCHELL, ARCHITECT, P.C.
5110 SOUTH YALE, SUITE 510
TULSA, OKLAHOMA 74135-7401
(918) 523-0040 TEL.
(918) 523-0252 FAX.

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OKLAHOMA LICENSE NO. 2103
CORPORATION AUTHORITY NO. CA835

USE OF THIS DOCUMENT WITHOUT KNOWLEDGE AND WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

CEDAR RIDGE MINI STORAGE

CITY, COUNTY, STATE

ADDRESS

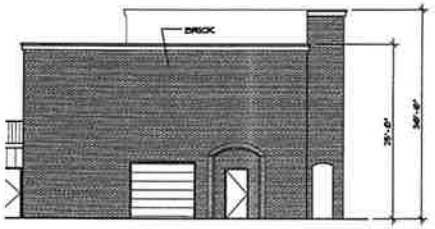
SITE PLAN

DATE: MARCH 7, 2014
PROJ. NO.: 2012-01
REVISIONS:

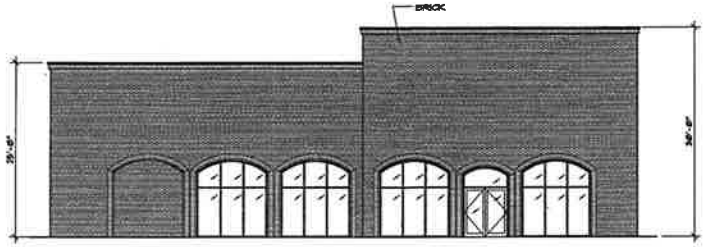
CHECKSET
NOT FOR CONSTRUCTION

SHEET NO. C1 OF SHEETS

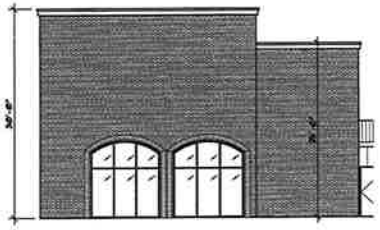
5.8



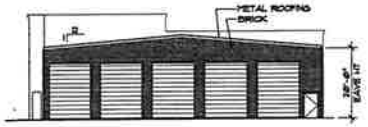
6 ENLARGED EAST TOWER
1/8" = 1'-0"



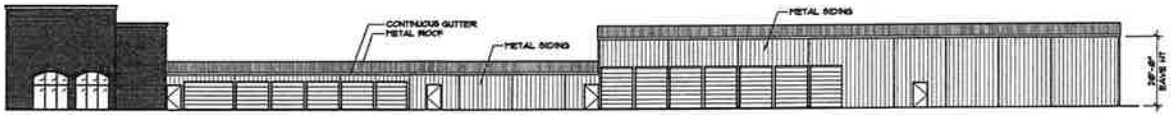
5 CONCEPTUAL NORTH ELEVATION
1/8" = 1'-0"



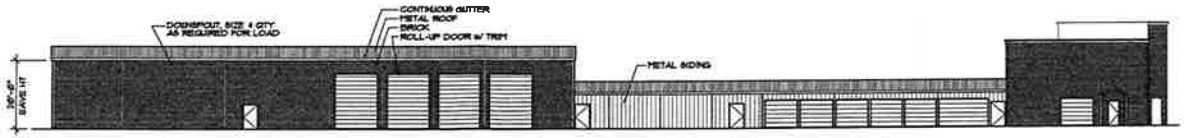
4 ENLARGED WEST TOWER
1/8" = 1'-0"



3 CONCEPTUAL SOUTH ELEVATION
1/16" = 1'-0"



2 CONCEPTUAL WEST ELEVATION
1/16" = 1'-0"



1 CONCEPTUAL EAST ELEVATION
1/16" = 1'-0"

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CEDAR RIDGE MINI STORAGE
CITY, COUNTY, STATE
ADDRESS

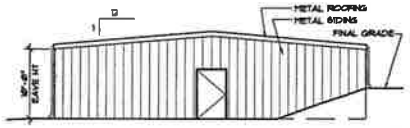
BUILDING 1 ELEVATIONS

DATE: FEBRUARY 26, 2014
PROJ. NO.: 2013-09
REVISIONS:

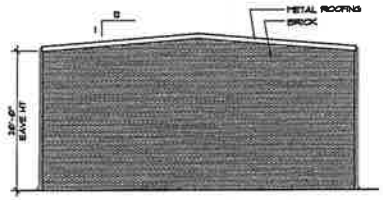
CHECKSET
NOT FOR CONSTRUCTION

SHEET NO.
A2.1
OF SHEETS

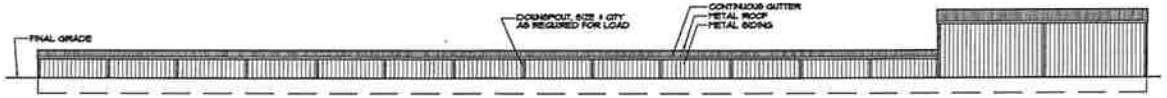
8.8



4 CONCEPTUAL NORTH ELEVATION
1/8" = 1'-0"



3 CONCEPTUAL SOUTH ELEVATION
1/8" = 1'-0"



2 CONCEPTUAL WEST ELEVATION
1/16" = 1'-0"

1 CONCEPTUAL EAST ELEVATION
1/16" = 1'-0"

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CEDAR RIDGE MINI STORAGE
CITY, COUNTY, STATE
ADDRESS

BUILDING 2 ELEVATIONS

DATE: FEBRUARY 26, 2014
PROJ. NO.: 2012-011
REVISIONS:

CHECKSET
NOT FOR CONSTRUCTION

SHEET NO.
A2.2
OF SHEETS

L'8

TMAPC Staff Report
March 19, 2014
West Highlands/Tulsa Hills Small Area Plan

Item for consideration: Adoption of the "West Highlands/Tulsa Hills Small Area Plan as an amendment to the Tulsa Comprehensive Plan

The 6.1 square mile area addressed in the West Highlands/Tulsa Hills Small Area Plan is generally located between 61st Street South and 91st Street South, and Elwood Avenue and 33rd West Avenue. It is described as beginning at the center of Elwood Avenue and 91st Street South; thence west along the center line of 91st Street south to 33rd West Avenue; thence north along the center line of 33rd West Avenue to 61st Street South; thence east along the center line of 61st Street South and continuing on the center line as 61st Street South turns southeast into Elwood Avenue, and continuing on the center of Elwood Avenue to the center of 71st Street South; thence east approximately 600 feet; thence south and parallel to Elwood Avenue to the center of 81st Street South; thence east along the center line of approximately 1410 feet; thence south approximately 80 feet to the center of the storm water drainage channel for Hager Creek; thence along that channel to the intersection of Elwood Avenue; thence continuing down the center of Elwood Avenue to the point of beginning.

Related Plans: The Southwest Tulsa Plan, adopted by the Tulsa Metropolitan Area Planning Commission in 2009 covers the City west of the Arkansas River. The Tulsa Comprehensive Plan covers this area and will be amended with the adoption of the West Highlands/Tulsa Hills Small Area Plan.

Background: The small area planning process as recommended in the Tulsa Comprehensive Plan, began with City Council resolution No. 7903 in June 2011 (and amended in April 2012 to have current boundaries). This resolution officially sanctioned the development of the West Highlands/Tulsa Hills Small Area Plan.

Process: The West Highlands/Tulsa Hills Small Area Plan Citizens Advisory Team (CAT) consisted of 20 members who were invited to serve by District 2 City Counselor Jeannie Cue. Local landmark institutions such as Inland Realty/C.B. Richard Ellis of Oklahoma (represents Tulsa Hills), R.L. Jones Airport, Case & Associates, the Tulsa Spine and Specialty Hospital and Page Belcher Golf Course were also involved in and/or contacted during the planning process. Meetings were held on the major concerns of the 240 different stakeholders who attended. A SWOT (strengths, weaknesses, opportunities and threats) analysis for the area was accomplished. Presentations by planning staff on demographics, land use issues and historical development trends were made. Analysis, research and inventory of local existing conditions were presented and discussed. Visioning workshops were held. This plan

was drafted by the City of Tulsa Planning Department with the assistance of the Citizen Advisory Team.

Conformance with the Tulsa Comprehensive Plan:

1) **Land Use Plan Map**

The West Highlands/Tulsa Hills Small Area Plan area in the **Tulsa Comprehensive Plan Land Use Map** includes several land use plan categories: "Neighborhood Center"; "Town Center"; "Mixed Use Corridor"; "Regional Center"; "Existing Neighborhood"; "New Neighborhood"; "Employment".

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These should be pedestrian oriented and served by transit.

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

Mixed Use Corridors pair high capacity transportation facilities with housing, commercial and employment uses. Mixed Use Corridors usually have four or more travel lanes, and sometimes addition lanes dedicated for transit and bicycle use. Buildings along Mixes Use Corridors include windows and storefronts along the sidewalk.

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.

Existing Neighborhood category is intended to preserve and enhance existing 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.

New 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.

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Big-box retail or warehouse are sometimes found in these areas. Employment areas require access to major arterials or interstates. Screening and buffering is therefore important.

Staff comments: There were minor changes proposed to the Comprehensive Plan. There are several areas where the Mixed Use Corridor is extended including along the western side of US 75. Areas for park use and open space were also extended to include land that was largely a flood zone. Existing residential uses are shown to be more protected in the small area plan.

2) **Areas of Stability and Growth Map**

The West Highlands/Tulsa Hills Small Area Plan area in the **Tulsa Comprehensive Plan** includes "Areas of Stability" and "Areas of Growth".

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 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.

Staff comments: The Comprehensive Plan states that "ensuring that (growth area) residents will not be displaced is a high priority". Two-thirds of the plan area are Areas of Growth and may concern residents who fear "density". Plan recommendations have tried to consider how growth can occur and the areas' rural character is maintained. Areas of existing residential uses are shown to be more stable in the small area plan, as shown by an expanded Area of Stability designation. The plan states that new development in stable areas should take "deliberate and explicit measures to integrate with the existing context".

3) Land Use Priorities

The West Highlands/Tulsa Hills Small Area Plan area contains a large variety of land uses: working farms, extensive suburban style retail developments, parking lots and dense residential subdivisions. The planning challenge is to mitigate conflict and friction between these diverse land-use types, and to ensure that they develop and coexist in an orderly manner.

Stakeholders are concerned with the side effects of population and building density, yet large parts of the plan area (and its major population centers) are already dense. The question then becomes how to organize population/building growth.

Staff comments: The citizen team has expressed concern about maintaining the rural residential character of the planning area while encouraging economic development including attracting grocery stores and retail establishments.

Development concepts are included in this plan to encourage context-compatible aesthetics and promote good design. Trails and connectivity are encouraged. These types of planning tools will help to integrate the rural and denser sections of the planning area.

4) **Priorities, Recommendations, and Implementation Matrix**

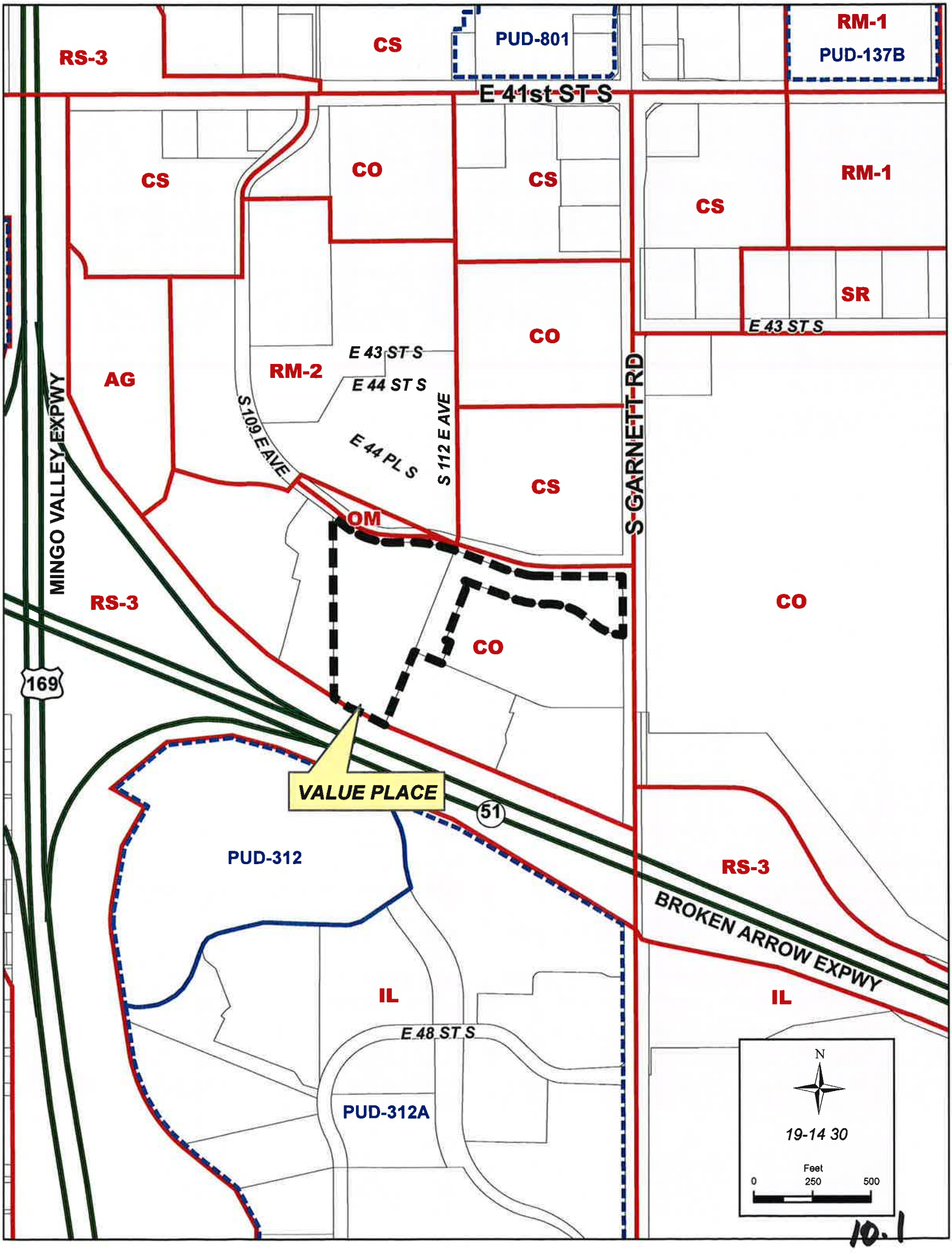
This small area plan has a list of detailed priorities for the area. There are recommendations from staff and the citizen committee and an implementation matrix of targeted steps toward the goals for the planning area including such details as encouraging buffering through Planned Unit Developments and within Corridor districts, and encouraging more intense development to be located to the eastern sector of the small area plan site.

Staff comments: The Implementation Matrix is a planning tool that should have careful consideration as it will help to establish the steps to implement the goals of the citizen team for the West Highlands/Tulsa Hills Small Area Plan.

Conclusion: After reviewing the proposed West Highlands/Tulsa Hills Small Area Plan for conformance with the Tulsa Comprehensive Plan, TMAPC Staff finds that the recommendations contained in the proposed plan are consistent with and will further the vision of the Tulsa Comprehensive Plan.

Staff Recommendation: Staff recommends that TMAPC adopt and include the West Highlands/Tulsa Hills Small Area Plan as an amendment to the Tulsa Comprehensive Plan.

Note: The latest version of the Plan is linked to the TMAPC agenda online at: http://www.tmapc.org/current_agenda.html


RS-3
CS
PUD-801
RM-1
PUD-137B
E 41st ST S
CS
CO
CS
CS
RM-1
SR
E 43 ST S
CO
AG
RM-2
E 43 ST S
E 44 ST S
E 44 PL S
S 109 E AVE
S 112 E AVE
CS
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Dat

10.2

MINOR SUBDIVISION PLAT

Value Place - (CD 7)
South and West of Southwest corner of South Garnett Road and East 41st Street South

This plat consists of 2 Lots, 1 Block, on 10 acres.

The following issues were discussed February 20, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Corridor 5636SP3. The CO district plan was changed recently to allow a hotel.

2. **Streets:** North side of 40 foot access on Garnett should match MAE. Provide 25 foot radius at the intersection of 45th and Garnett. Include sidewalk section as follows: "Sidewalks shall be constructed and maintained along streets designated by and in accordance with the subdivision regulations. The developer shall construct the sidewalks in conformance with the standards of the City of Tulsa, Oklahoma." Show sidewalk along 45th Street.

3. **Sewer:** No comment.

4. **Water:** A 20 foot waterline easement is required for water main extensions. A 10 foot waterline easement can be allowed when adjacent to other public utility easements with 15 feet or more. A water main extension is required.

5. **Storm Drainage:** The note "Zone (AE), outside the 100 year flood" is incorrect nomenclature and must be removed (even if it appears on an existing plat). Delete section IE. Runoff and storm sewers crossing lot lines become public requiring collection, conveyance, and appropriate easements. Mutual access easement is needed for the maintenance channel.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Define KAMO in legend.

7. **Other: Fire:** A secondary access will be required per IFC 2009 Appendix D104.1.

8. **Other: GIS:** Scale is slightly off. Scale east line (310.03 not correct). Basis of Bearing should not be assumed since the basis of bearing is the line between two known monuments or corners which serve as the reference and is the basis for the survey. The legal description should be for the plat boundary being platted by metes and bounds. Identify all subdivisions on location map. Submit subdivision data control sheet.

   Legal: The 26 foot mutual access easement depicted on the face of the plat should be revised to show recording information for the original mutual access easement (book 4490, page 1551) as well as the recording information for the First Amendment to Mutual Access Easement (book 4672, page 590). The introductory language in the DOD should be revised

as follows: BROKEN ARROW LAND DEVELOPMENT, LLC, an Oklahoma limited liability company (the "Owner") is the owner of the following described land in the City of Tulsa, Tulsa County, State of Oklahoma (the subject property), to wit:

In the language following the legal description, "Owner have" appearing in the first and second times should be corrected to read "Owner has". Section I, subsection A, first line should read "the owner hereby dedicates to the public" rather than "dedicate for public use". Section I, subsection A. 6th from the last line, delete "respective". Section I, subsection C, include standard references to storm sewer service. The phrase "in the judgment of the City of Tulsa" must be added to the next to the last line in paragraph 2 of subsection C, with the line to read "any construction activity which, in the judgment of the City of Tulsa, would interfere with..."In the title of Section I, subsection E, the phrase "and Lot Grading Restriction" should be deleted. Section I, subsection, Paving and Landscaping with easements, second line should be revised so that the language reads: "damage to landscaping and paving occasioned by the installation or necessary maintenance of ..." Section I, subsection I, mutual access easement should be deleted. The mutual access easement depicted on the face of the plat was established by a separate instrument and amendment and the terms of the MAE are set forth in those instruments and should not be restated or interpreted in this DOD. Section II, second paragraph introductory language – blanks should be completed. Section II, third paragraph introductory language – "planned unit development" appearing in the first and last lines should be corrected to read "Corridor District". Section II, fourth and fifth paragraphs introductory language : "Owners desire" should be corrected to read "Owner desires", "Owners impose" should be corrected to read "Owner imposes"; "binding upon Owners" should be "binding upon Owner"; and "their respective " should be replaced with "its". Section II, subsection A should be revised to read: The development of Value Pace shall be subject to the terms of Corridor Development Plan Z-5636-SP-3 and the Corridor District provisions of the Tulsa Zoning Code. Section II, subsection Development Standards – Development Area A (Lot 1), should be revised in the following particulars: the title "Architectural Standards" should be revised to read "Architectural Standards and Building Materials" and should read as follows: the building within Lot 1 shall be constructed in conformance with the conceptual elevations included in the minutes of the February 6, 2014 meeting of the Tulsa City Council. In the section on Lighting, the language in the Corridor District Development Plan that was affirmatively recommended by the TMAPC states that building mounted lighting shall not exceed 30 feet in height. This language is not included in the Deed of Dedication, The elevations approved by the City Council depict building mounted lights that may be higher than 30 feet, and it could be determined that the Corridor Development Plan as approved by the City council makes the 30 foot limitation in the plan as recommended by the TMAPC moot. Dwayne Wilkerson at INCOG should be consulted to confirm that this would be his interpretation. In the section on Signs, the word "accessories" should be corrected to read "accessory". Section II, subsection C Development Standards – Development Area B (Lot 2), should be revised in the following particulars:

In the section on Lighting, the language in the Corridor District Development Plan that was affirmatively recommended by the TMAPC states that building mounted lighting shall not exceed 30 feet in height. This language is not

included in the Deed of Dedication. In the case of Lot 2, there is no building currently proposed, and no elevations were approved by the City Council. As it now stands, there is a 30 foot limitation on building mounted lighting, and this provision should be included in the DOD. In the section on signs, the word "accessories" should be corrected to read "accessory". Section III, subsection A, first and second lines, "Owners and their respective successors" should be corrected to read "Owner and its successors". The same correction should be made in two places in lines 7 and 8. Section A.III, subsection A, 6th line, "Corridor Development provisions" should be corrected to read "Corridor District provisions." Section III, subsection A, 3rd from the last line, reference to section III should be deleted. Section III, subsection C, 3rd from the last line , the phrase "processed in accordance with the provisions of Subsection H of Section 1107 of the Tulsa Zoning Code should be deleted, and the language revised to read "pursuant to its review of a minor amendment of the Corridor Development Plan, and the filing..." Last line of the DOD should read "Owner has executed" rather than "Owners have executed". Follow requirements of Section 2.6 for Final Construction Plans of the subdivision regulations.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

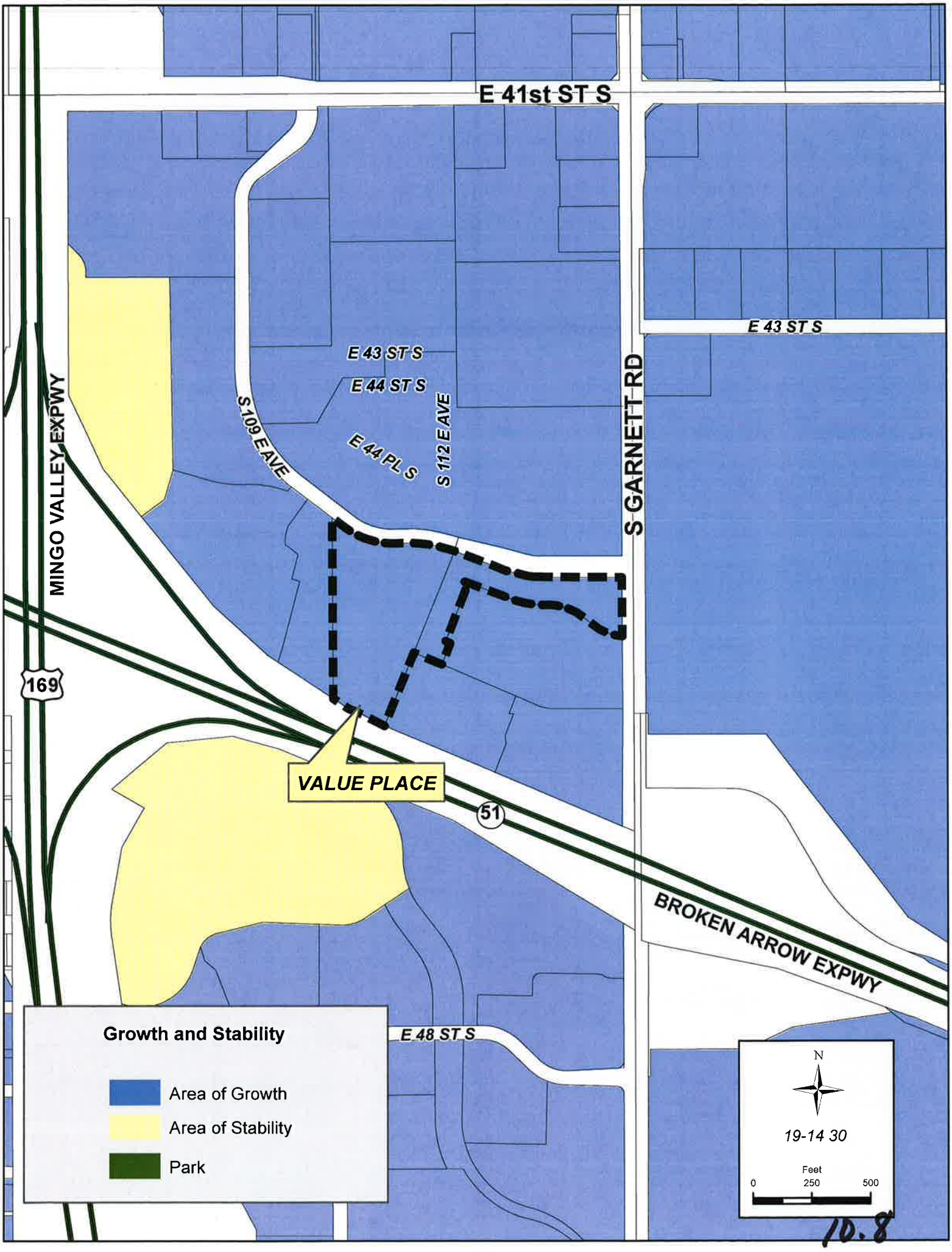
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.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VALUE PLACE
BROKEN ARROW EXPWY
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Growth and Stability
Area of Growth
Area of Stability
Park
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19-14 30
Feet
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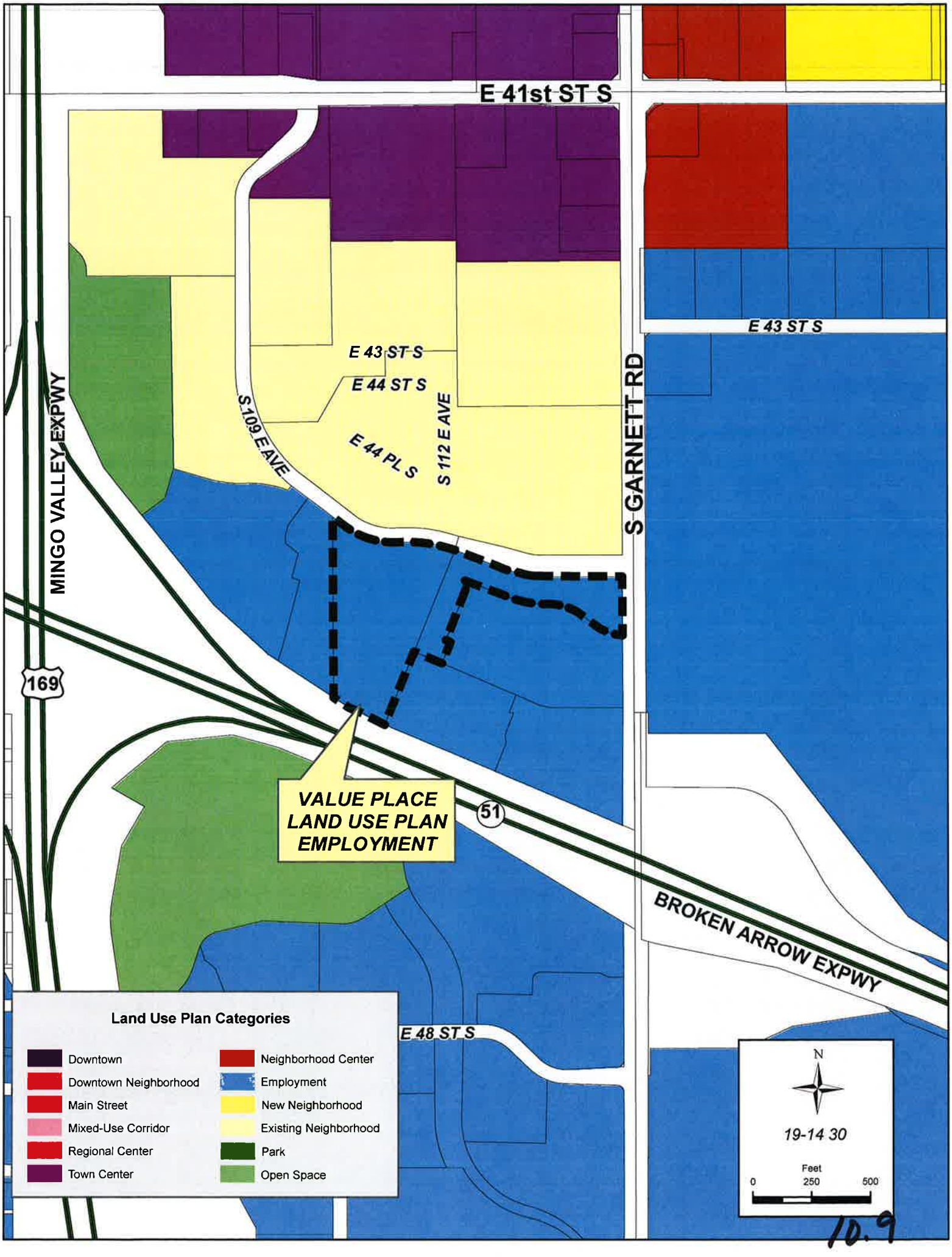
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S GARNETT RD
MINGO VALLEY EXPWY
169
51
BROKEN ARROW EXPWY
E 48 ST S
VALUE PLACE
LAND USE PLAN
EMPLOYMENT
Land Use Plan Categories
Downtown
Downtown Neighborhood
Main Street
Mixed-Use Corridor
Regional Center
Town Center
Neighborhood Center
Employment
New Neighborhood
Existing Neighborhood
Park
Open Space
N
19-14 30
Feet
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250
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10.9

Minor Subdivision Plat

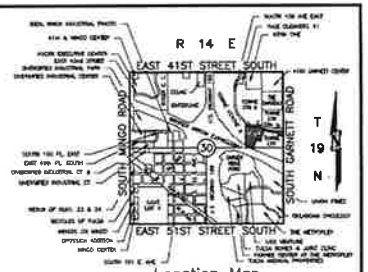
VALUE PLACE

A Replat of Lot 1, Block 2, TOWNE CENTRE II, a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, and
A Replat of part of Lot 1, Block 2, TOWNE CENTRE, a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma.
A tract of land in the East half (E/2) of Section Thirty (30), Township Nineteen (19) North, Range Fourteen (14) East
This Subdivision contains Two (2) Lots in One (1) Block.

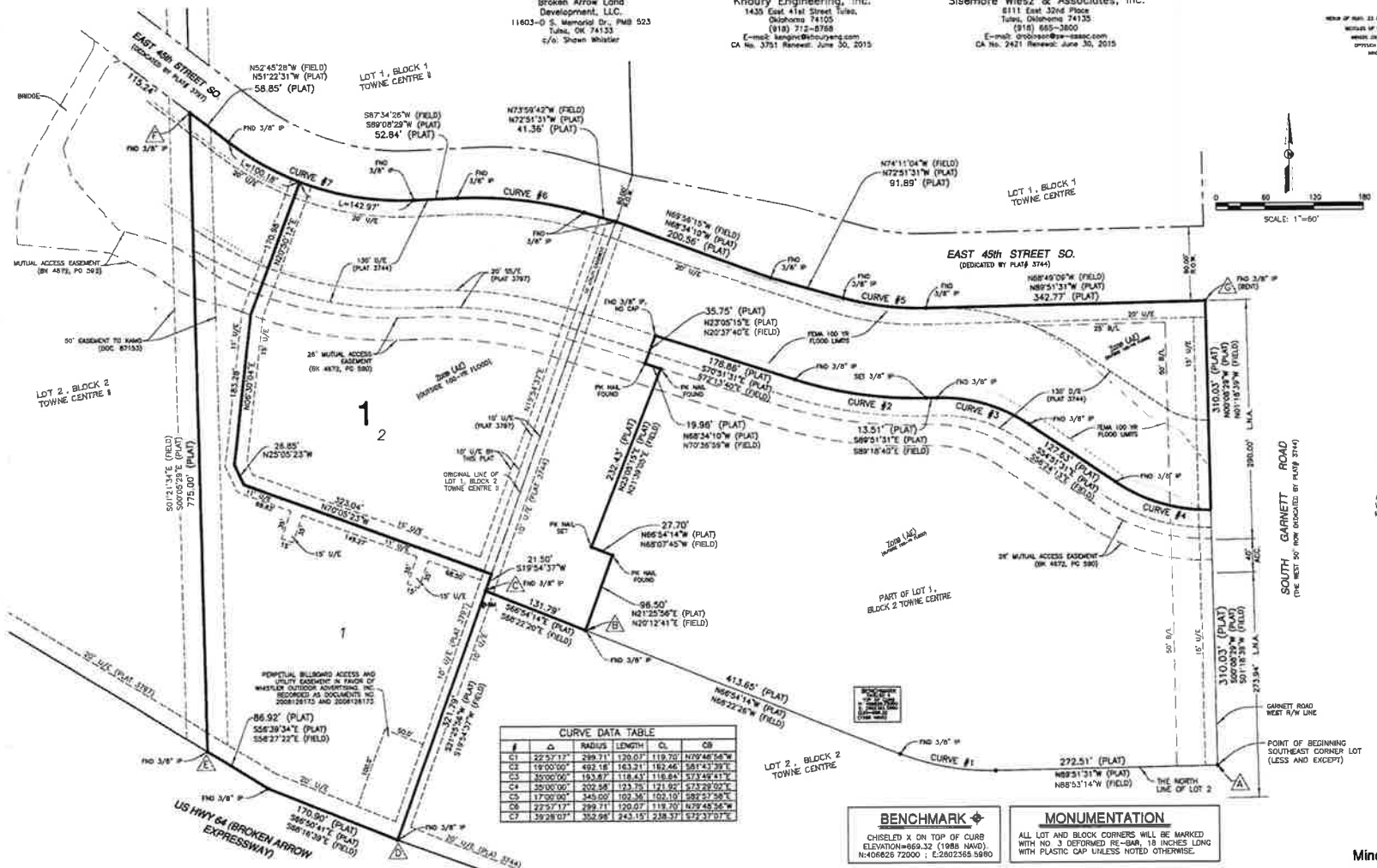
OWNER
Broken Arrow Land Development, LLC.
11603-D S. Memorial Dr., PMB 523
Tulsa, OK 74133
c/o: Shawn Whistler

ENGINEER
Khoury Engineering, Inc.
1435 East 41st Street Tulsa, Oklahoma 74105
(918) 712-8768
E-mail: kengineer@khouryeng.com
CA No. 3751 Renewal: June 30, 2015

SURVEYOR
Sisemore Wiesz & Associates, Inc.
8111 East 32nd Place
Tulsa, Oklahoma 74135
(918) 665-3600
E-mail: gregbrown@sw-assoc.com
CA No. 2421 Renewal: June 30, 2015



Location Map
SCALE: 1"=2000'



CURVE DATA TABLE					
#	Δ	RADIUS	LENGTH	CL	CB
C1	22°57'17"	299.71'	120.07'	119.70'	N79°46'56"W
C2	19°00'00"	492.18'	163.21'	162.46'	S81°43'39"E
C3	35°00'00"	193.87'	118.43'	116.64'	S73°49'41"E
C4	35°00'00"	202.58'	123.75'	121.92'	S73°29'02"E
C5	17°00'00"	345.00'	102.36'	102.10'	S82°27'58"E
C6	22°57'17"	299.71'	120.07'	119.70'	N79°46'56"W
C7	39°28'07"	352.96'	243.15'	238.37'	S72°37'07"E

BENCHMARK
CHISELED X ON TOP OF CURB
ELEVATION=669.32 (1988 NAVD).
N:406626.72000 ; E:2602365.5980

MONUMENTATION
ALL LOT AND BLOCK CORNERS WILL BE MARKED WITH NO. 3 DEFORMED RE-BAR, 18 INCHES LONG WITH PLASTIC CAP UNLESS NOTED OTHERWISE.

MINOR SUBDIVISION PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____, 2014

_____
TMAPC / INCOG OFFICIAL

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

_____
CITY ENGINEER

the Council of the City of Tulsa, Oklahoma, APPROVED _____ by

_____
Chairman

_____
Mayor

_____
Attest: City Clerk

_____
Approved: City Attorney

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS ASSUMED USING THE GRID BEARING BASE OKLAHOMA NORTH ZONE 3501.

FLOOD NOTE

A PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA MAP 40143C0376L, EFFECTIVE DATE OCTOBER 16, 2012.

LEGEND

U/E	= UTILITY EASEMENT
B/L	= BUILDING SETBACK LINE
MA/E	= MUTUAL ACCESS EASEMENT
L.N.A	= LIMITS OF NO ACCESS
ACC.	= LIMITS OF ACCESS
SS/E	= SANITARY SEWER EASEMENT
D/E	= DRAINAGE EASEMENT
POB	= POINT OF BEGINNING
BM	= BENCHMARK
CL	= CHORD LENGTH
CB	= CHORD BEARING

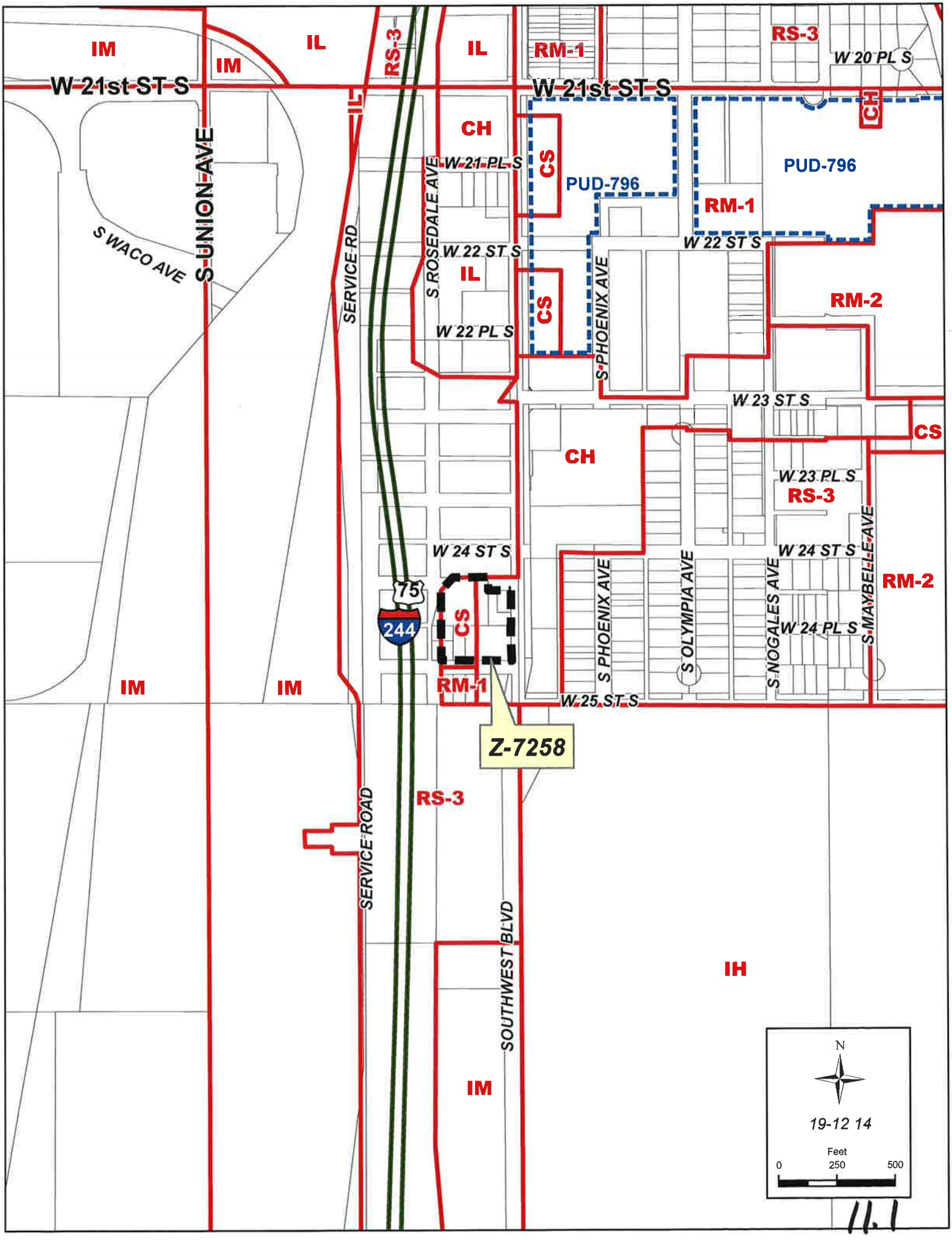
LOT AREA

Lot 1:	137684.3197 SF (3.161 AC)
Lot 2:	302045.7174 SF (6.934 AC)

STATE PLANE COORDINATES

	Northing	Easting
A	406426.8240	2603263.0155
B	406595.0114	2602490.9884
C	406643.5874	2602368.4714
D	406341.0300	2602258.8900
E	406448.6300	2602026.2800
F	407224.1480	2602007.9000
G	406980.8178	2603252.1109

VALUE PLACE, Tulsa County
Minor Subdivision Plat - January 30, 2014
Sheet 1 of 2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RM-1
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S WACO AVE
SERVICE RD
S ROSEDALE AVE
W 21 PL S
CS
PUD-796
RM-1
W 22 ST S
IL
RM-2
W 22 PL S
S PHOENIX AVE
W 23 ST S
CS
CH
W 23 PL S
RS-3
W 24 ST S
S OLYMPIA AVE
S NOGALES AVE
S MAYBELLE AVE
RM-2
W 24 PL S
75
244
RM-1
W 25 ST S
Z-7258
SERVICE ROAD
SOUTHWEST BLVD
IH
N
19-12 14
Feet
0
250
500


W 21st ST S
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W 20 PL S
S UNION AVE
S WACO AVE
SERVICE RD
S ROSEDALE AVE
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Z-7258
SERVICE ROAD
SOUTHWEST BLVD
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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

11.2


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Z-7258
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SOUTHWEST BLVD
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Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2012

TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT

APPLICATION: Z-7258

TRS 9214 **Atlas** 64/ 99

CZM 36 **CD-2**

TMAPC Hearing Date: March 19, 2014

Applicant: Rosenbaum Consulting, LLC/ Barrick Rosenbaum **Tract Size**: 2.31± acres

ADDRESS/GENERAL LOCATION: Southwest corner West 24th Street and Southwest Boulevard

PRESENT ZONING:	**CS/ CH**	**PRESENT USE:**	**Bank parking**
PROPOSED ZONING:	**CH**	**PROPOSED USE:**	**Bank facility**

ZONING ORDINANCE: Ordinance number 13966 dated October 28, 1977, and 11814 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

No relevant history.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2± acres in size and is located Southwest corner West 24th Street and Southwest Boulevard. The property is partially developed with a bank and is zoned CS/CH. The purpose of this rezoning request is to rezone the entire site to CH.

SURROUNDING AREA: The subject tract is abutted on the east by an existing bank facility, zoned CH; on the north by an expressway on and off ramp further north across the ramp a large mix of light industry, zoned IL; on the south by a single family residence, zoned RM-1; and on the west by Highway 75. Further west across the highway is a large industrial complex, zoned IM.

UTILITIES: The subject tract has municipal water and sewer available.

TRANSPORTATION VISION:
The Comprehensive Plan designates Southwest Boulevard as a Secondary Arterial however there are no multimodal components associated with this section of Southwest Boulevard.

Rezoning will require a new subdivision plat and normally additional right of way would be required to meet the minimum right of way standards defined in the Major Street and Highway

Plan. An existing bank building is constructed within 5 feet of the existing Southwest Boulevard right of way. The property owner is expanding the bank facility with no plans to remove the existing building.

During the Technical Advisory Meeting the concept was discussed and it was determined that additional right of way requirements was not essential to maintain the current functional requirements of Southwest Boulevard at this location.

STREETS:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
Southwest Boulevard	Secondary Arterial	100 feet	4+
West 24th Street	NA	50 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

Z-7258 is included in a Town Center and an Area of Growth. The rezoning request will complement the vision identified and remove future barriers to expanding development on this site. The CH zoning designation will provide many future opportunities for development and allow density to match the long term vision for the area.

Land Use Designation: (Town Center)

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

Growth and Stability Map: (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 agreements 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.

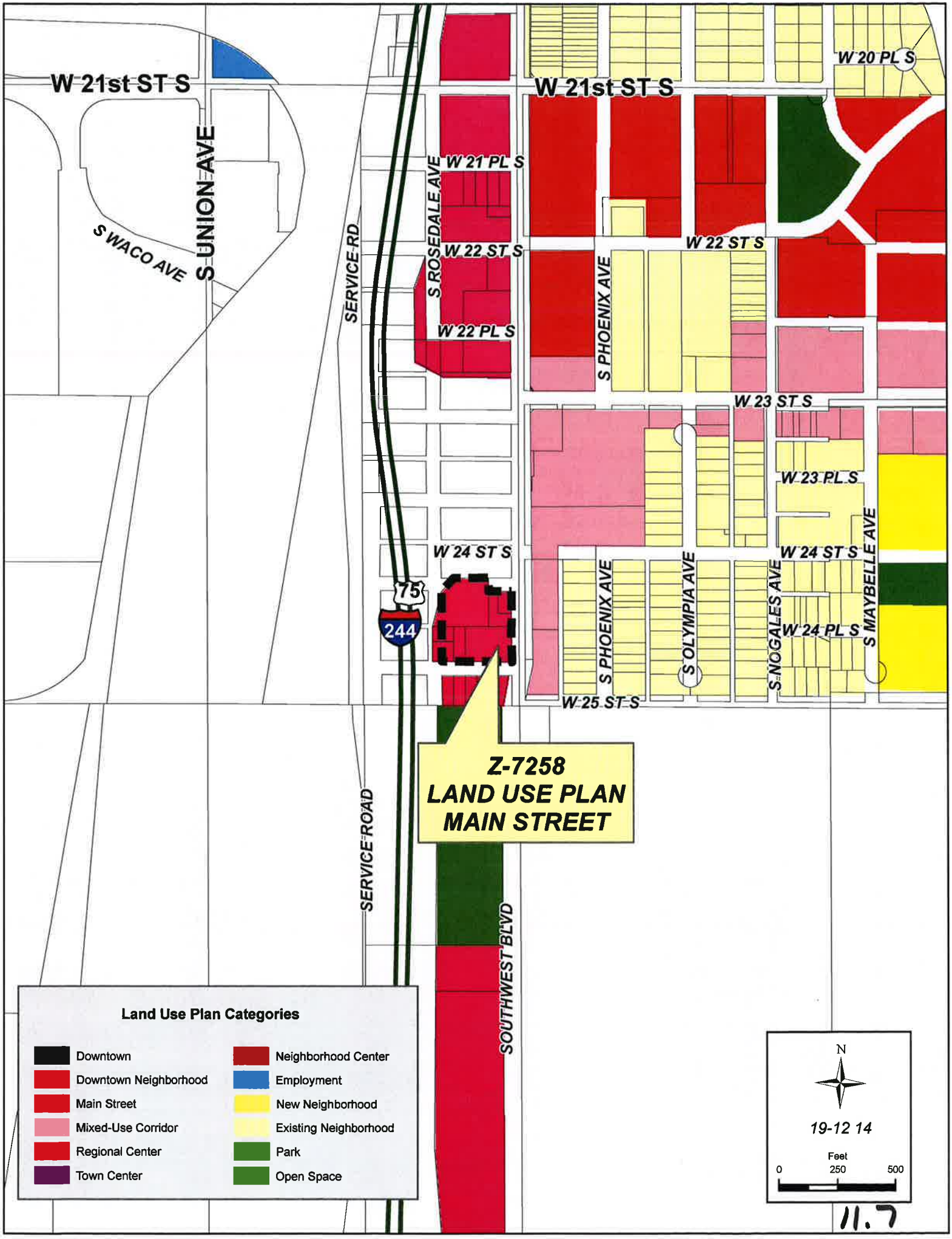
STAFF RECOMMENDATION:

Requested CH zoning is consistent with the vision identified in the Tulsa Comprehensive Plan and the expected development pattern in the area.

The requested CH zoning is harmonious with the existing development on the site and the existing surrounding properties.

Therefore **staff recommends APPROVAL** of Z-7258 for the rezoning from CS to CH.

03/19/14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Z-7258
LAND USE PLAN
MAIN STREET
SERVICE ROAD
SOUTHWEST BLVD
Land Use Plan Categories
Downtown
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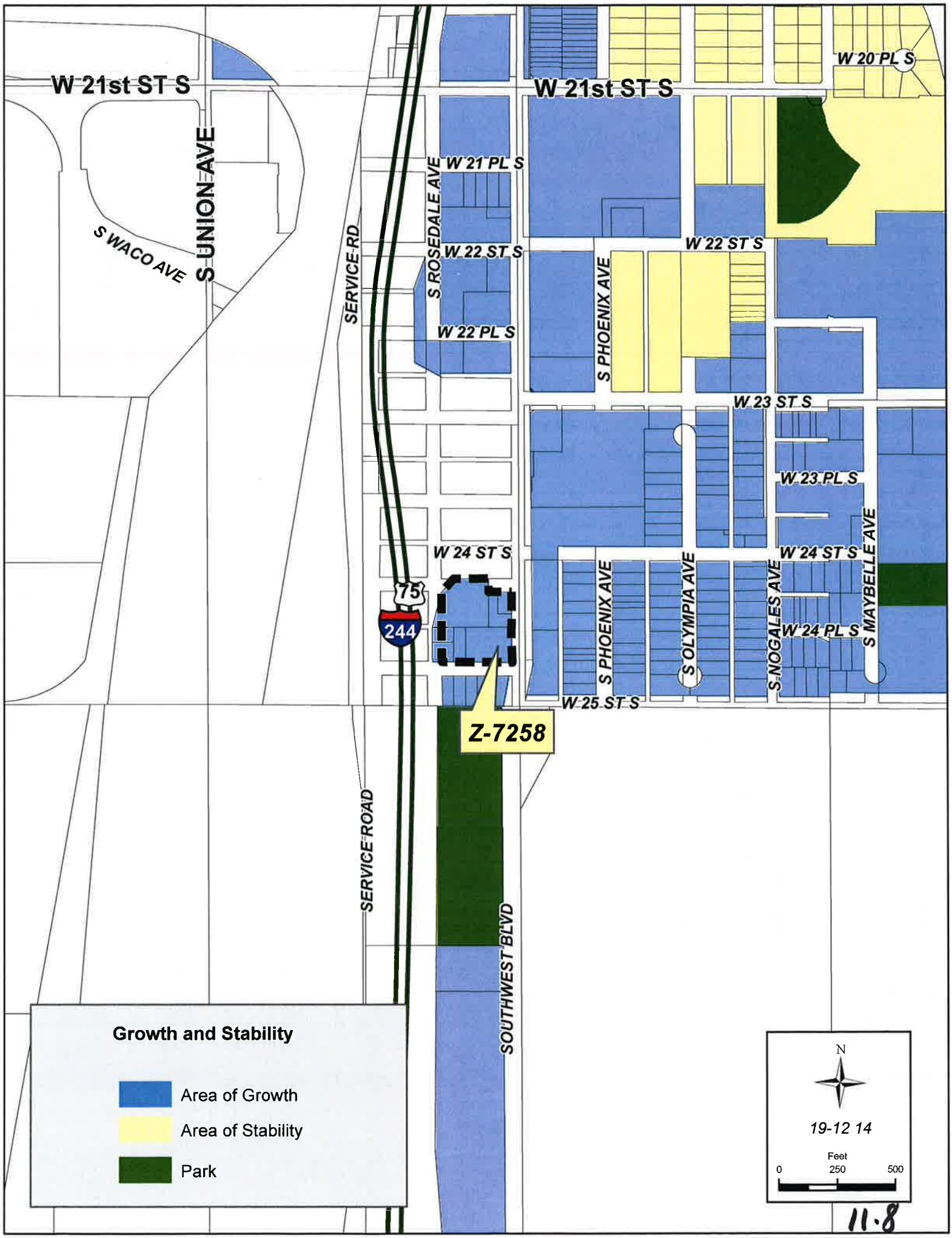
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244
Z-7258
SERVICE ROAD
SOUTHWEST BLVD
Growth and Stability
Area of Growth
Area of Stability
Park
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Feet
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TMAPC Staff Report
March 19, 2014
City of Tulsa Tax Incentive District Projects

Item for consideration: Resolutions finding four downtown housing/mixed use projects within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.

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

The Local Development Act requires that the Tulsa Metropolitan Area Planning Commission (TMAPC) review proposed project plans, make recommendations, and certify to the City of Tulsa as to the conformity of any proposed Project Plans to the City of Tulsa.

On February 27, 2014, the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the proposed projects be approved and adopted:

- 2 W. 6th Street
- 111 W. 5th Street
- 401 S. Elgin Avenue
- 403 S. Cheyenne Avenue

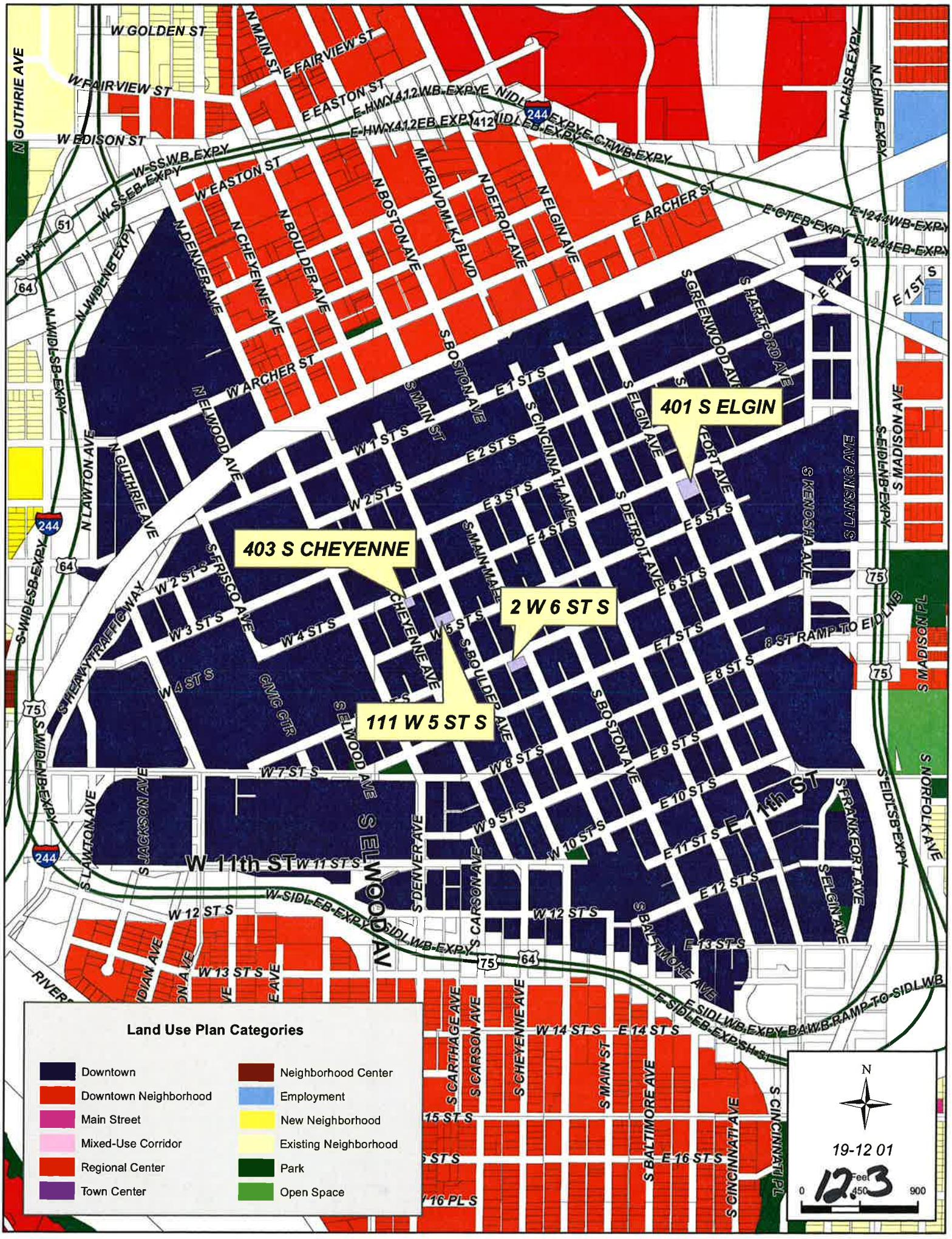
Prior to submittal to City Council, the TMAPC is asked to review the proposed projects and adopt a resolution stating that the proposed projects are in conformance with the adopted Tulsa Comprehensive Plan.

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

> "Downtown Tulsa is a unique area, the centerpiece of the city and region with the highest intensity of uses. Many uses are attracted to the centralized location – government entities, major employers, regional entertainment venues, unique restaurants, specialty stores, nightclubs, cultural entertainment and hotels. Downtown is a significant employment center. Downtown also is a unique and eclectic neighborhood offering a special variety of housing for people who prefer to live in the midst of the activity and amenities."
>
> "Downtown Core is Tulsa's most intense regional center of commerce, housing, culture and entertainment. It is an urban environment of primarily high density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism and educational institutions. Downtown core is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To support downtown's lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots."

The proposed projects will contribute to the variety of housing opportunities and pedestrian nature of *Downtown*, as described above. A major component of the four proposed projects is the reuse and rehabilitation of important historic structures to the City of Tulsa. These rehabilitation initiatives support the *Downtown* land use designation, as well as multiple goals in the Land Use, Economic Development and Housing sections of the Tulsa Comprehensive Plan.

Staff recommendation: *Staff recommends that TMAPC adopt the resolutions finding the downtown housing/mixed use projects within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.*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S HARTFORD AVE
S LANSING AVE
S KENOSHA AVE
S MADISON AVE
S FRANKFORT AVE
S CHEYENNE AVE
S BOULDER AVE
S ELWOOD AVE
S DENVER AVE
S CARSON AVE
S BALTIMORE AVE
S CARTHAGE AVE
S NORFOLK AVE
S JACKSON AVE
S FRISCO AVE
E 1 PL S
E 1 ST S
W 1 ST S
E 2 ST S
W 2 ST S
E 3 ST S
E 4 ST S
W 4 ST S
E 5 ST S
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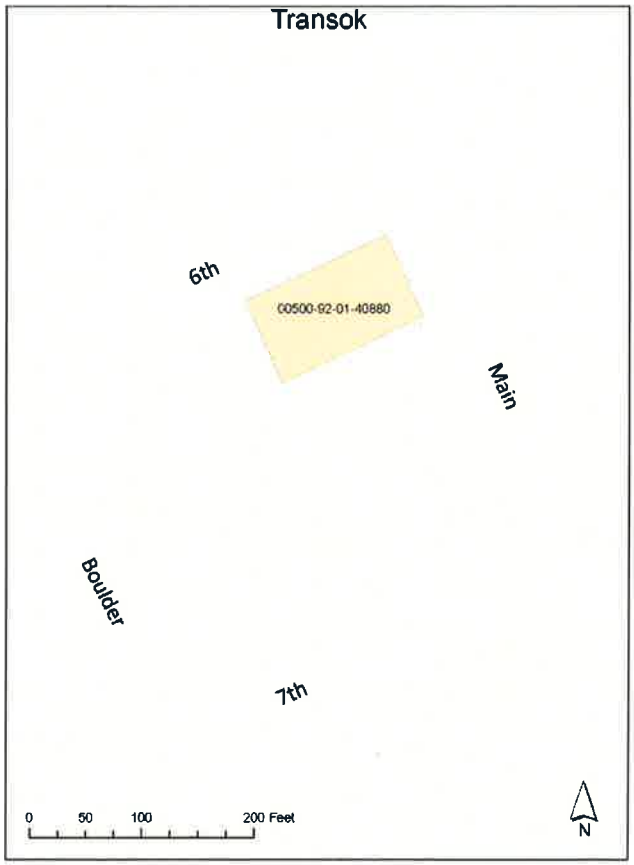
E 15 ST S
E 16 ST S
E 16 PL S
8 ST RAMP TO EIDLNB
E-HWY 412 WB EXPY
E-HWY 412 EB EXPY
E-C-T WB EXPY
E-C-T EB EXPY
E-I 244 WB EXPY
E-I 244 EB EXPY
N-CHSB EXPY
N-CHNB EXPY
S-EIDL NB EXPY
S-EIDL SB EXPY
N-WIDL NB EXPY
N-WIDL SB EXPY
S-WIDL SB EXPY
S-WIDL NB EXPY
W-SSWB EXPY
W-SSEB EXPY
W-SIDL EB EXPY
W-SIDL WB EXPY
E-SIDL WB EXPY-BAWB RAMP TO SIDL WB
E-SIDL EB EXPY-SH-9
S HEAVY TRAFFIC WAY
GMIC CTR
RIVER
SH-9
SH-51
SH-64
I-244
I-75
Land Use Plan Categories
Downtown
Downtown Neighborhood
Main Street
Mixed-Use Corridor
Regional Center
Town Center
Neighborhood Center
Employment
New Neighborhood
Existing Neighborhood
Park
Open Space
N
19-12 01
0
450
900
Feet

Transok Building

APPLICANT: John Price – Art Deco Lofts and Apartments, LLC
PROPERTY LOCATION: 2 W 6th Street
NARRATIVE DESCRIPTION: CONVERSION OF HISTORIC DOWNTOWN ART DECO OFFICE BUILDING INTO 37 APARTMENT UNITS WITH FIRST FLOOR COMMERCIAL SPACE.

TOTAL PROJECT COST: $4,950,000

SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	$788,500	$4,950,000
Annual Ad Valorem	$11,095	$69,652.44
Abatement: $69,652 – $11,095 = $58,557 @ 6 years = $351,344		



CITY OF Tulsa
A New Kind of Energy.

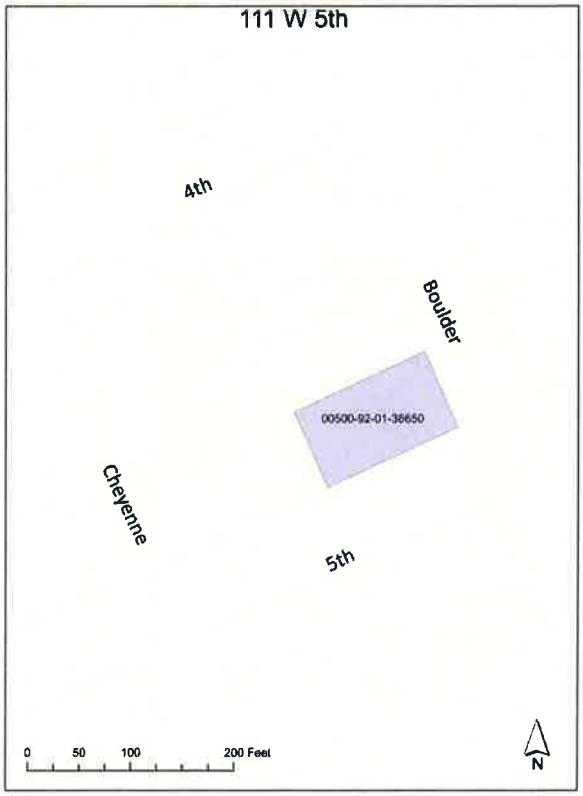
12.4

111 W 5th St

APPLICANT: John Price – Art Deco Lofts and Apartments, LLC
PROPERTY LOCATION: 111 W 5th Street
NARRATIVE DESCRIPTION: CONVERSION OF HISTORIC DOWNTOWN ART DECO OFFICE BUILDING INTO 90 APARTMENT UNITS.

TOTAL PROJECT COST: $7,350,000

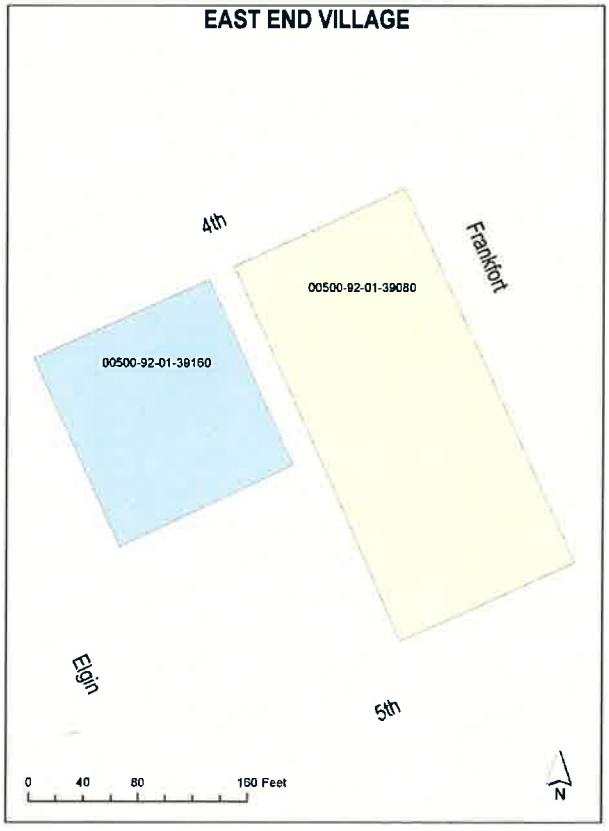
SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	$1,900,000	$7,350,000
Annual Ad Valorem	$26,666	$103,423
Abatement: $103,423 – $26,666 = $76,757 @ 6 years = $460,543		



CITY OF Tulsa
A New Kind of Energy.

East End Village

APPLICANT: East End Village, LLC
PROPERTY LOCATION: 401 S Elgin
NARRATIVE DESCRIPTION: HISTORIC REHABILITATION OF OVER 76,076 SQUARE FEET REDEVELOPED INTO RESIDENTIAL MULTI-FAMILY APARTMENTS (83) WITH MODERN AMENITIES AND TWO COMMERCIAL SPACES. APPROVED FOR $1 MILLION IN DOWNTOWN HOUSING FUNDS.
76,076 GROSS SQ/FT – BUILDING
67,215 RENTABLE SQ/FT – RESIDENTIAL PORTION
TOTAL PROJECT COST: $13,545,503.

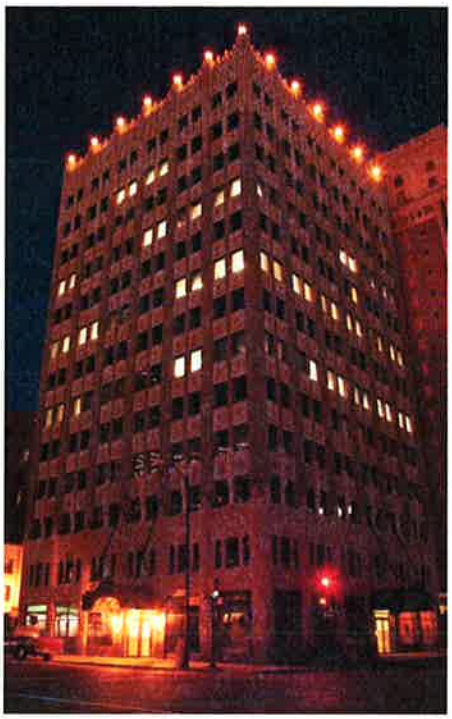


SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	$1,071,000	$9,536,062
Annual Ad Valorem	$13,601	$133,827
Abatement: $133,827 – $13,601 = $120,226 @ 6 years = $721,357		

CITY OF Tulsa
A New Kind of Energy

12.4

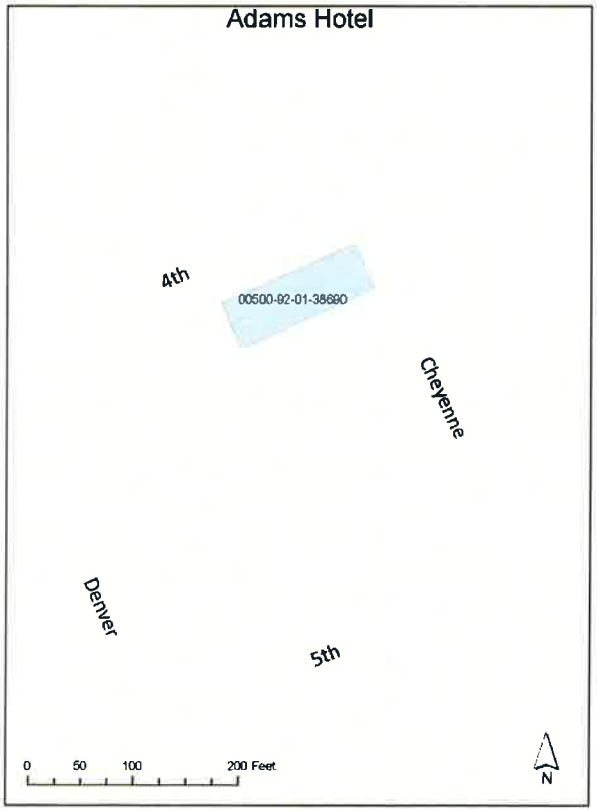
Adams Hotel



APPLICANT: John Price – Art Deco Lofts and Apartments, LLC
PROPERTY LOCATION: 403 S Cheyenne
NARRATIVE DESCRIPTION: CONVERSION OF HISTORIC DOWNTOWN ART DECO OFFICE BUILDING INTO 56 APARTMENT UNITS.

TOTAL PROJECT COST: $3,900,000

SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	$826,300	$3,900,000
Annual Ad Valorem	$11,627	$54,877
Abatement: $54,877 – $11,627 = $43,250 @ 6 years = $259,504		



CITY OF Tulsa
A New Kind of Energy.

RESOLUTION: 2670-918

A RESOLUTION FINDING THE 2 WEST 6TH STREET PROJECT WITHIN TAX INCENTIVE DISTRICT NUMBER ONE, CITY OF TULSA, OKLAHOMA IS IN CONFORMANCE WITH THE TULSA COMPREHENSIVE PLAN

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

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

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

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

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

WHEREAS, on February 27, 2014 the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the 2 West 6th Street project (in the location depicted on Exhibit A) be approved and adopted; and,

WHEREAS, said 2 West 6th Street project has been submitted to the Tulsa Metropolitan Area Planning Commission for review;

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

The proposed 2 West 6th Street project, within Tax Incentive District Number One, City of Tulsa, Oklahoma is hereby found to be in conformity with the Tulsa Comprehensive Plan.

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

12.9

APPROVED AND ADOPTED THIS 19th day of March, 2014 by the Tulsa Metropolitan Area Planning Commission.

_____

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

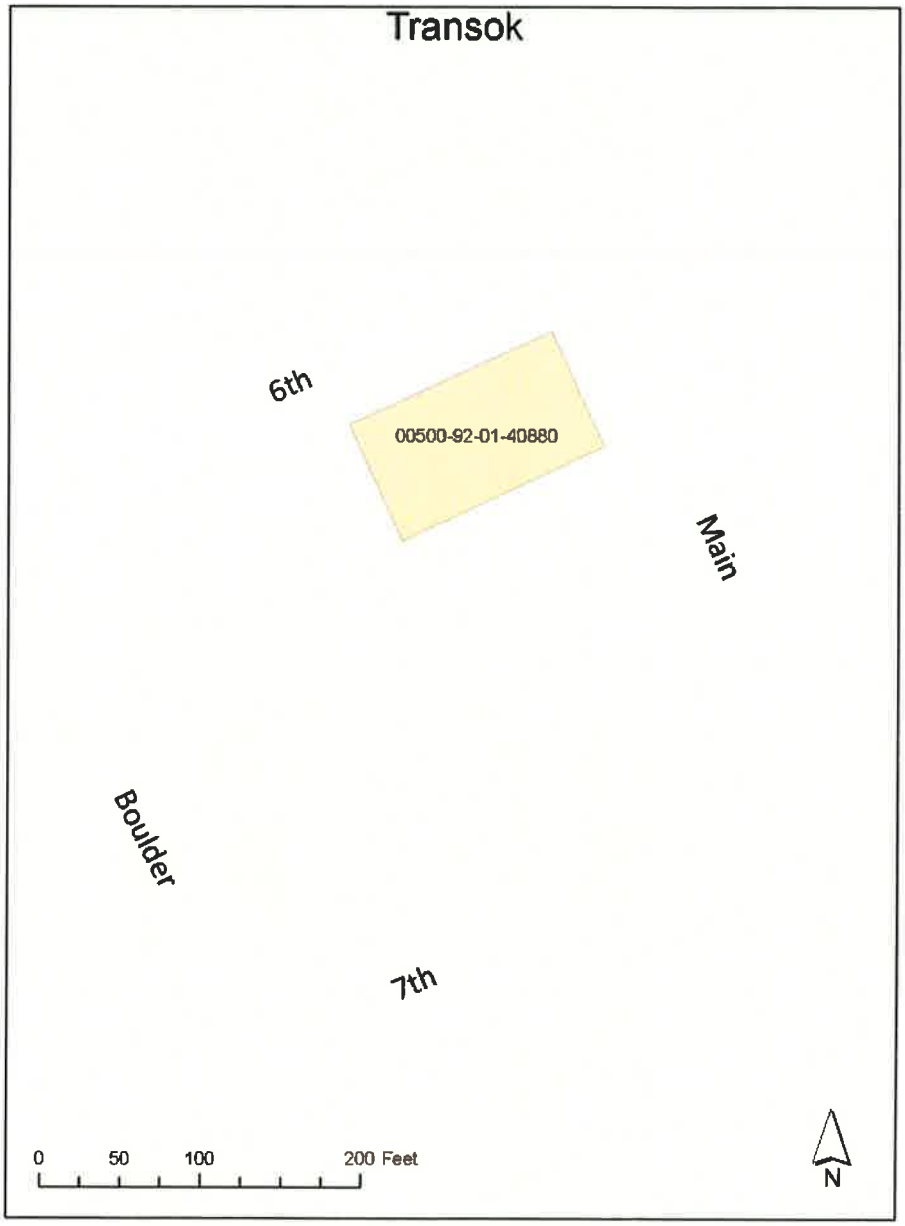
_____

Ryon Stirling, Secretary
Tulsa Metropolitan Area Planning Commission

12.10

Exhibit A

2 W 6th Street



Parcel 00500-92-01-40880

Legal Description N80 OF LT 1 BLK 162 TULSA-ORIGINAL TOWN

12.11

12.12

RESOLUTION 2670:919

A RESOLUTION FINDING THE 111 W. 5th Street PROJECT WITHIN TAX INCENTIVE DISTRICT NUMBER ONE, CITY OF TULSA, OKLAHOMA IS IN CONFORMANCE WITH THE TULSA COMPREHENSIVE PLAN

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

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

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

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

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

WHEREAS, on February 27, 2014 the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the 111 West 5th Street project (in the location depicted on Exhibit A) be approved and adopted; and,

WHEREAS, said 111 W. 5th Street project has been submitted to the Tulsa Metropolitan Area Planning Commission for review;

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

The proposed 111 W. 5th Street project, within Tax Incentive District Number One, City of Tulsa, Oklahoma is hereby found to be in conformity with the Tulsa Comprehensive Plan.

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

12.13

APPROVED AND ADOPTED THIS 19th day of March, 2014 by the Tulsa Metropolitan Area Planning Commission.

_____

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

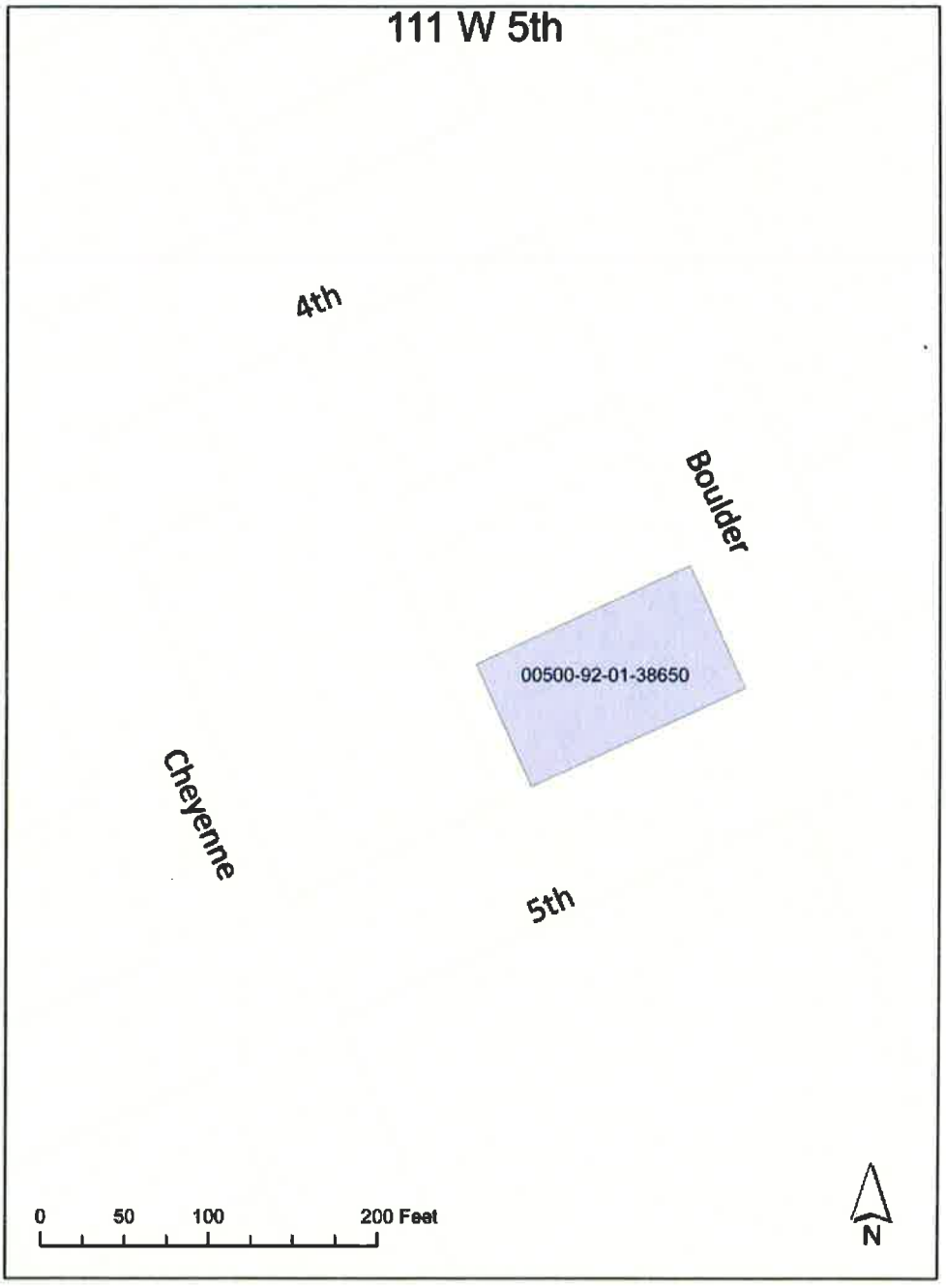
ATTEST:

_____

Ryon Stirling, Secretary
Tulsa Metropolitan Area Planning Commission

12.14

Exhibit A



Parcel: 00500-92-01-38650

Legal Description: S77.5 LT 4 BLK 134, TULSA-ORIGINAL TOWN

12.15

12.14

RESOLUTION 2670:920

A RESOLUTION FINDING THE 401 S. ELGIN AVENUE PROJECT WITHIN TAX INCENTIVE DISTRICT NUMBER ONE, CITY OF TULSA, OKLAHOMA IS IN CONFORMANCE WITH THE TULSA COMPREHENSIVE PLAN

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

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

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

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

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

WHEREAS, on February 27, 2014 the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the 401 S. Elgin Avenue project (in the location depicted on Exhibit A) be approved and adopted; and,

WHEREAS, said 401 S. Elgin Avenue project has been submitted to the Tulsa Metropolitan Area Planning Commission for review;

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

The proposed 401 S. Elgin Avenue project, within Tax Incentive District Number One, City of Tulsa, Oklahoma is hereby found to be in conformity with the Tulsa Comprehensive Plan.

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

12.17

APPROVED AND ADOPTED THIS 19th day of March, 2014 by the Tulsa Metropolitan Area Planning Commission.

_____

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

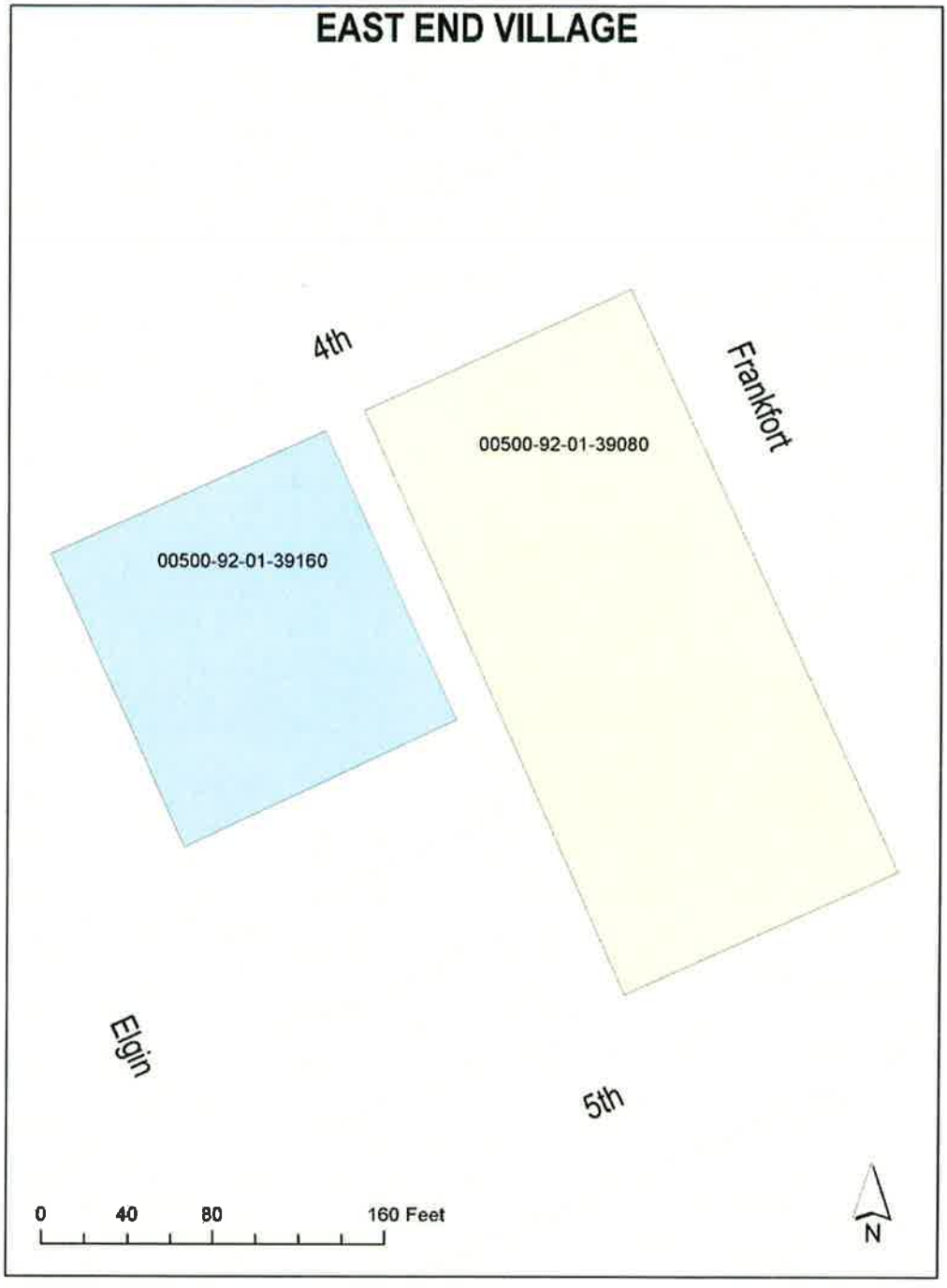
_____

Ryon Stirling, Secretary
Tulsa Metropolitan Area Planning Commission

12.18

Exhibit A

401 S Elgin Avenue



Parcel 00500-92-01-39160, Legal Description N50 LT 5 & ALL LT 6 BLK 140 TULSA-ORIGINAL TOWN

Parcel 00500-92-01-39080, Legal Description LTS 1 THRU 3 BLK 140 TULSA-ORIGINAL TOWN

12.19

12.20

RESOLUTION 2670:921

A RESOLUTION FINDING THE 403 S. CHEYENNE AVENUE PROJECT WITHIN TAX INCENTIVE DISTRICT NUMBER ONE, CITY OF TULSA, OKLAHOMA IS IN CONFORMANCE WITH THE TULSA COMPREHENSIVE PLAN

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

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

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

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

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

WHEREAS, on February 27, 2014 the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the 403 S. Cheyenne Avenue project (in the location depicted on Exhibit A) be approved and adopted; and,

WHEREAS, said 403 S. Cheyenne Avenue project has been submitted to the Tulsa Metropolitan Area Planning Commission for review;

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

The proposed 403 S. Cheyenne Avenue project, within Tax Incentive District Number One, City of Tulsa, Oklahoma is hereby found to be in conformity with the Tulsa Comprehensive Plan.

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

12.21

APPROVED AND ADOPTED THIS 19th day of March, 2014 by the Tulsa Metropolitan Area Planning Commission.

_____

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

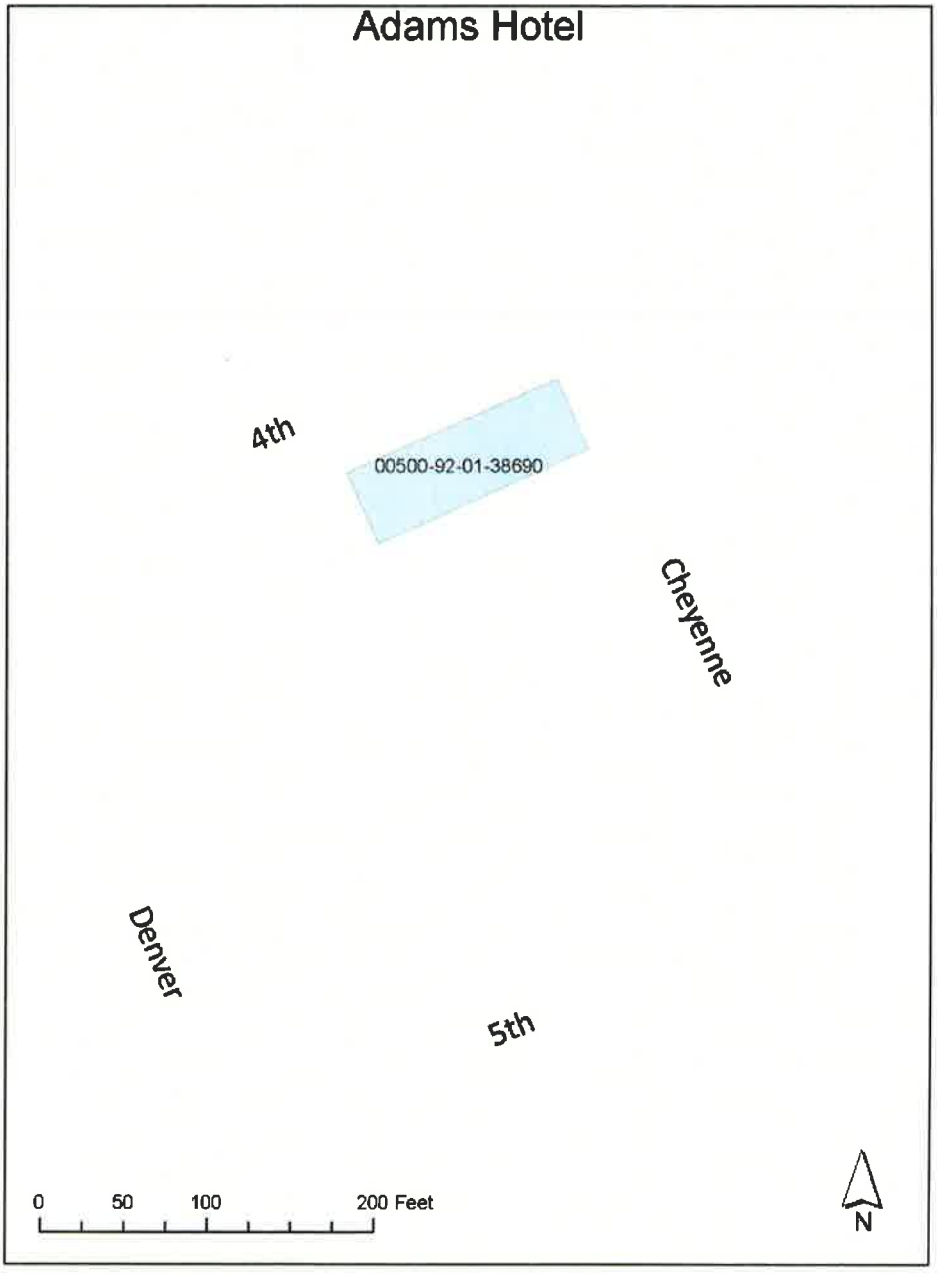
_____

Ryon Stirling, Secretary
Tulsa Metropolitan Area Planning Commission

12.22

Exhibit A

403 S Cheyenne Avenue



Parcel 00500-92-01-38690

Legal Description W70 LT 8 BLK 134 TULSA-ORIGINAL TOWN

12.23

12.24

TO: TMAPC Members

FROM: Diane Fernandez, Senior Planner DF

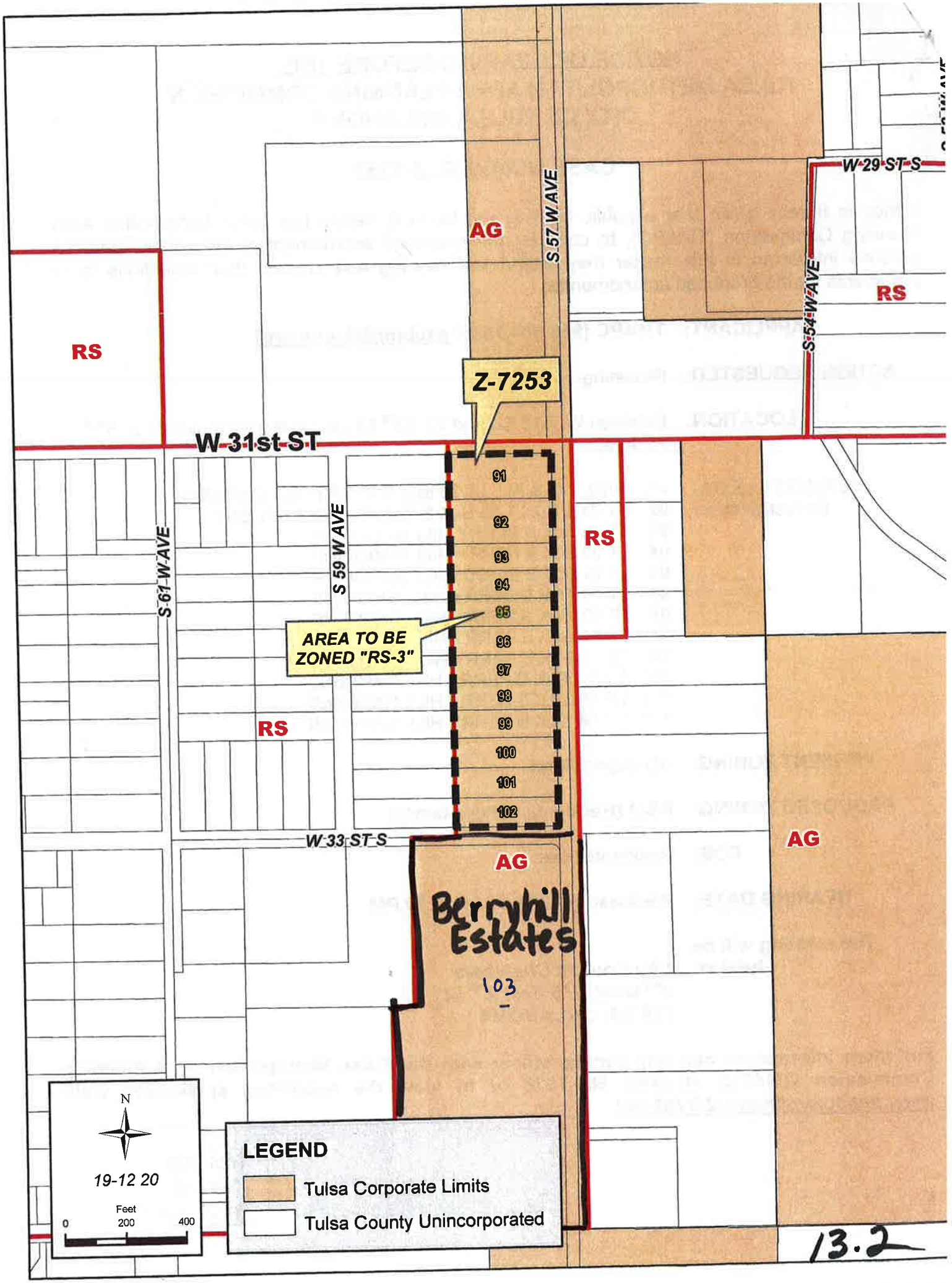
RE: Initiation of Rezoning for Lot 1, Block 1, Berryhill Estates

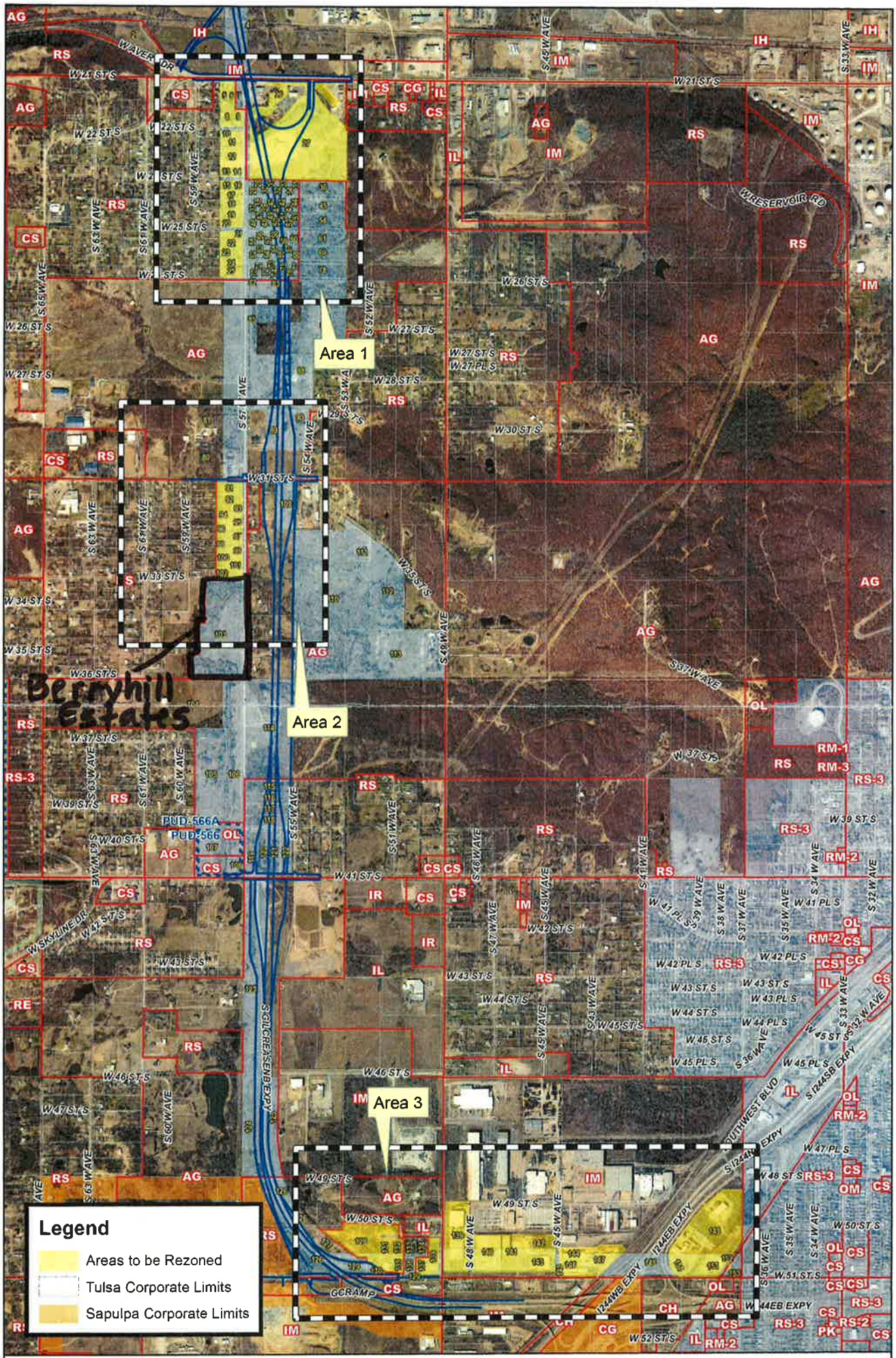
DATE: March 10, 2014

At the February 19, 2014 planning commission meeting the rezoning for the Berryhill annexation area, Z-7253, as recommended for approval by staff was recommended for approval by the commission. At that meeting the fact that parcel # 103 should be considered for rezoning was discussed. This parcel is vacant at this time but was previously zoned RS (residential single family) in the County. It also has been platted as the Berryhill Estates addition.

The parcel map for the Berryhill annexation study showed the site as one large parcel because there has been no construction on the site. Through staff site visits the property was visibly vacant and undeveloped property. Due to these conditions, the parcel was recommended originally to remain AG (agricultural) zoning after its annexation. Staff has since discovered that Berryhill Estates was platted in 2004 and consists of 4 Lots, in 1 Block, on 29 acres. It is designed for large lot residential sites.

As the property was RS zoning before the annexation, and has been properly platted, it therefore should be considered for the appropriate RS-3 zoning in the City Limits. Staff recommends that the commission initiate the rezoning for this parcel from AG (agricultural) to RS-3 (residential single family) as an additional part of the Berryhill rezoning study.


AG
S 57 W AVE
W 29 ST S
S 54 W AVE
RS
RS
Z-7253
W 31st ST
91
92
93
94
95
96
97
98
99
100
101
102
S 61 W AVE
S 59 W AVE
AREA TO BE ZONED "RS-3"
RS
RS
W 33 ST S
AG
AG
Berryhill Estates
103
N
19-12 20
Feet
0
200
400
LEGEND
Tulsa Corporate Limits
Tulsa County Unincorporated
13.2



Proposed Berryhill Rezoning Areas

13.3

Tulsa County Clerk - EARLENE WILSON
Deed 04105633 Bk 1
Document # 748787 08/31/04 14:57:41
Fee 30.00

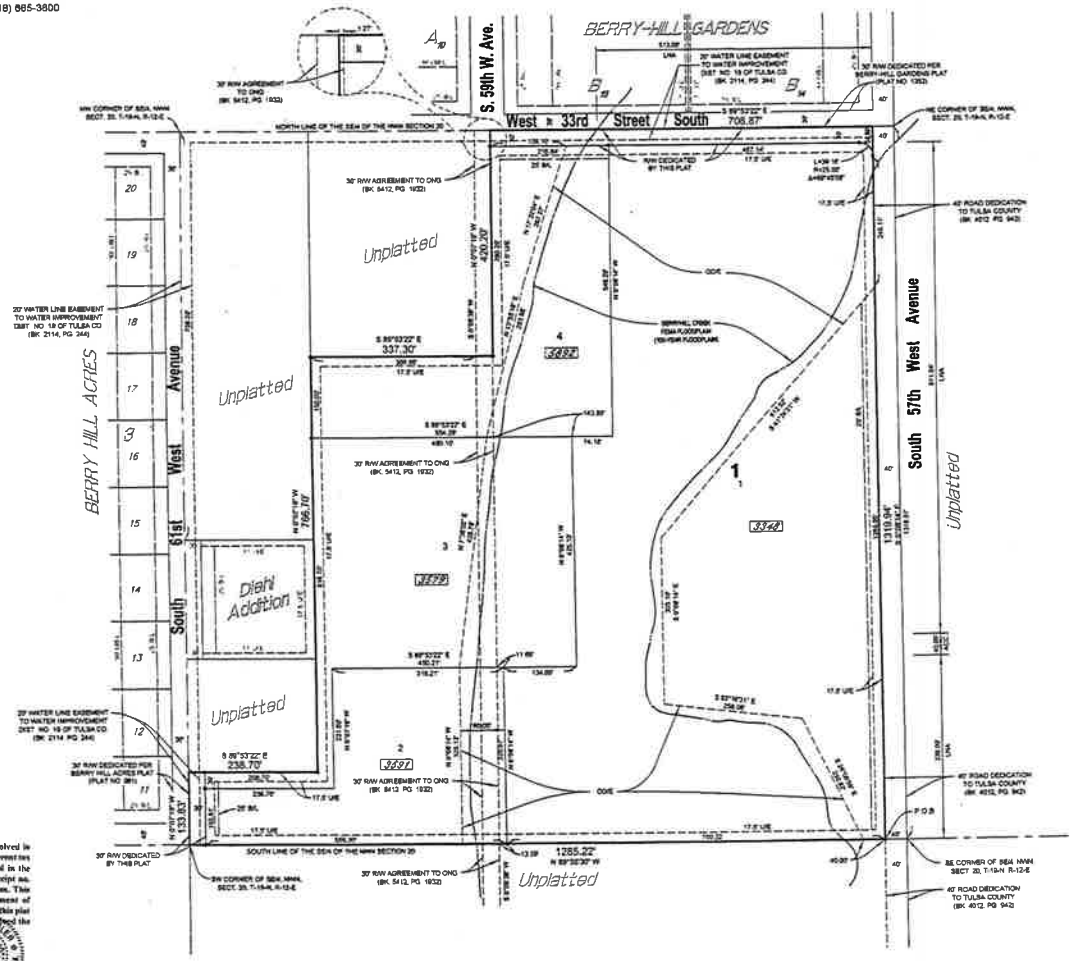
PLAT No.
5804

Berryhill Estates

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE/4) OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY (20), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

Owner/Developer:
Lot 1
Gary Craig Herman
3203 S. Bermuda Avenue
Sand Springs, Oklahoma 74063
Phone: (918) 857-3074
and
Lot 2
Timothy Brummett and Dana Brummett
P.O. Box 9918
Tulsa, Oklahoma 74157
Phone: (918) 292-2766
and
Lot 3
Eddy Boujaoude and Margaret Boujaoude
336 E. 40th Street
Sand Springs, Oklahoma 74063
Phone: (918) 241-2211
and
Lot 4
Larry O. Miller and Phyllis A. Miller
5104 E. 97th Court
Tulsa, Oklahoma 74137
Phone: (918) 299-1698

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2005
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600



R 12 E

Location Map

SCALE: 1"=100'

SUBDIVISION STATISTICS:

SUBDIVISION CONTAINS FOUR (4) LOTS IN ONE (1) BLOCK

SUBDIVISION CONTAINS 29.183 TOTAL ACRES

R/W DEDICATED BY THIS PLAT CONTAINS 0.583 ACRES

Legend:

UE	=	UTILITY EASEMENT
BL	=	BUILDING SETBACK LINE
ACC	=	ACCESS
LNA	=	LIMITS OF NO ACCESS
OBL	=	OUTBUILDING SETBACK LINE
ODE	=	OVERLAND DRAINAGE EASEMENT
P.O.B.	=	POINT OF BEGINNING
R/W	=	RIGHT-OF-WAY
4747	=	STREET ADDRESS

Note:

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.

Monumentation:

1/2" x 18" REBAR WITH CAP STAMPED RPLS 1146 TO BE SET AT THE EXTERIOR BOUNDARY CORNERS

3/8" x 18" REBAR WITH CAP STAMPED RPLS 1146 TO BE SET AT THE INTERIOR LOT CORNERS

Basis of Bearing:

THE BEARINGS DESCRIBED HEREIN ARE BASED ON THE EAST LINE OF THE WEST HALF (W/2) OF SECTION TWENTY (20) WHICH IS ASSUMED TO BE NORTH 00°08'14" WEST

Benchmark:

P.K. NAIL AND WASHER SET AT NORTHEAST CORNER OF THE INTERSECTION OF WEST 31ST STREET SOUTH AND SOUTH 65TH WEST AVENUE
NGVD 1929
ELEVATION= 697.50

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on AUG 3 4 [illegible]

CHAIRMAN

This approval is void if this plat is not filed in the Office of the County Clerk on or before AUG 3 4 [illegible]

Attest: COUNTY ENGINEER

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

I, Earlene Wilson, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a like instrument now on file in my office.

Dated this ___ day of ___, 20__
Earlene Wilson, Tulsa County Clerk

By _____ Deputy

RECEIVED
AUG 09
Tulsa Metro. Area Planning Comm.

CERTIFICATE

I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of $ 1,184.00 per trust receipt no. 5897 to be applied to 20 04 taxes. This certificate is NOT to be construed as payment of 20__ taxes in full but is given in order that this plat may be filed on record. 20__ taxes must be paid on the amount of the security deposit.

Dated August 27, 2004
Dennis Semler
Tulsa County Treasurer
By [signature] Deputy

PLAT NO.	PAGE
5804	1 of 2

1.3.1