TULSA METROPOLITAN AREA PLANNING
COMMISSION
Meeting No. 2680
August 20, 2014, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of July 23, 2014, Meeting No. 2678
2. Minutes for August 6, 2014, Meeting No. 2679

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. LC-596 (Lot-Combination) (CD-4) – Location: East of the southeast corner of East 91st Street South and South Quincy Avenue

4. LS-20706 (Lot-Split) (CD-8) – Location: South of the southwest corner of East 91st Street South and South Sheridan Road

5. PUD-206-17 – Tanner Consulting, LLC, Location: South of southwest corner of East 91st Street and South Sheridan Road, requesting a PUD Minor Amendment to allocate floor area for a lot-split, RM-1/CS/PUD-206, (CD-8)

6. PUD-757-2 – Wallace Engineering/Jim Beach, Location: North of the northwest corner of East 15th Street and South Norfolk Avenue, requesting a PUD Minor Amendment to reduce the setback from South Norfolk Avenue to ten feet from the property line, RT/PUD-757, (CD-4)

7. Z-6503-SP-2 – Wallace Engineering/Jim Beach, Location: Northeast corner of East 91st Place and South 102nd East Avenue, requesting a PUD Detail Site Plan for a new medical facility, CO/Z-6503-SP-2, (CD-7)
CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS:

8. Consider adoption of amendments to the Major Street and Highway Plan, a functional plan of the Tulsa Comprehensive Plan

9. Consider adoption of Housekeeping Amendments to the Tulsa Comprehensive Plan

PUBLIC HEARINGS:

10. Cypress Creek Estates – Preliminary Plat, Location: West of South 193rd East Avenue, north of East 51st Street South (CD-6)

11. BlueFlame 47 Addition: Preliminary Plat, Location: East of South Garnett Road, south of East 171st Street South, (County)

12. Plat Waiver Z-7008-SP-6: Location: East of Olympia Avenue, south of West 71st Street, Tulsa Hills, (CD-2)

13. Z-7264 – CBC Builds, LLC/Harry D. Grande Sr., Location: East of South Madison Avenue between 38th Place and East 39th Street, Requesting rezoning from RS-3 to RS-4, (CD-9) (Continued from 5/21/14 and 6/18/14) (Applicant is requesting a continuance to December 3, 2014 in order to allow time for the pending legal process to conclude)

14. 39th and Madison – Preliminary Plat, Location: West of South Peoria Avenue, between 38th Place and East 39th Street, (CD 9) (Request continuance to December 3, 2014 in coordination with rezoning approval.)

15. CZ-434 – Joseph Watt, Location: Northeast corner of East 86th Street North and North Yale Avenue, requesting a rezoning from RE/CS to CS, (CD-1)

16. Z-7277 – Khoury Engineering, Inc., Location: Southeast corner of East 4th Street South and South Madison Avenue, requesting a rezoning from CH to IL, (CD-4)

17. PUD-817 – Khoury Engineering, Inc., Location: Southeast corner of East 4th Street South and South Madison Avenue, requesting a PUD for uses allowed in a CH district and Use Unit 26, but limited to a microbrewery, CH to IL/PUD, (CD-4)

18. PUD-816 – Sisemore Weisz & Associates/Mark Capron, Location: South of southeast corner of South 177th East Avenue and East 41st Street South, Requesting PUD to increase the maximum front yard coverage for surface parking from 36% in RS-4 zoned property to 45%, a large common area has been provided to mitigate this request, RS-3/RS-4 to RS-3/RS-4/PUD-816, (CD-6) (Continued from 7/23/14)
19. **PUD-683-A – Eller & Detrich/Andrew A. Shank.** Location: Southwest corner of North Yale Avenue and East 136th Street North, Requesting a PUD Abandonment to allow construction of an outdoor advertising sign on an IL property, **IL/PUD-683 to IL/PUD-683-A**, (County), (Continued from 7/23/14 and 8/6/14)

**OTHER BUSINESS**

20. **PUD-206-C-3, Claude Neon Federal Signs, Robert Dail, Refund Request:** During review of the applicant’s request Staff determined that the minor amendment is not necessary. Some work had already commenced and therefore staff recommends a partial refund in the amount of $200.00.

21. **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](http://www.tmapc.org)

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
**Case #:** PUD-206-17  
**Minor Amendment**

**Hearing Date:** August 20, 2014

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Tanner Consulting, LLC  
Property Owner: Waterford II, LLC

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

**Applicant Proposal:**  
Concept summary: PUD minor amendment to allocate floor area for a lot split  
Gross Land Area: 1.89 Acres  
Location: South of the SW corner of East 91st Street and South Sheridan Road

**Zoning:**  
Existing Zoning: RM-1/CS/PUD-206  
Proposed Zoning: No Change

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

**Staff Data:**  
TRS: 8322  
CZM: 57  
Atlas: 1907

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

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

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
August 20, 2014

SECTION I: PUD-206-17 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allocate floor area for a lot split.

Within the current Development Standards, the Maximum Building Floor Area is 30,900 SF. The subject property contains three separate buildings. The intent is to split the existing Lot 1 Block 1 Boatman’s Bank into three separate lots, one for each existing building.

The proposed revised standards are: Tract A (28,688 SF Land Area) - 10,375 SF Maximum Building Floor Area. Tract B - 26,664 SF Land Area - 10,375 SF Maximum Building Floor Area. Tract C - 27,096 SF Land Area - 10,150 SF Maximum Building Floor Area.

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

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

Staff has reviewed the request and determined:

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

2) All remaining development standards defined in PUD-206 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Minor Amendment Information

With considerations listed above, staff recommends approval of the minor amendment request to allocate floor area for a lot split.
Minor Amendment PUD 206-17

PUD 206-17 is a minor amendment to allocate floor area to permit Lot Split number LS-16794 and create three (3) separate lots for an existing development. Currently Lot 1 Block 1 Boatman’s Bank I contains three separate buildings and the intent is to split into three (3) lots and allocate floor area between the new lots. No new construction is anticipated at this time.

Previous approved Minor Amendment PUD 206-14 permitted Lot Split LS-19390 in 2002. A deed was stamped and released for the north lot but never for the south lot. It is the opinion of INCOG that a new lot split should be processed for the entire tract which is remains under one ownership.

Below is an allocation of the maximum 30,900 square feet of building floor area to permit the lot split:

**Tract ‘A’**

<table>
<thead>
<tr>
<th>Land Area (net):</th>
<th>28,688 S.F. (0.659 acres)</th>
</tr>
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<tbody>
<tr>
<td>Maximum Building Floor Area:</td>
<td>10,375 S.F.</td>
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</table>
### Case Report Prepared by:
Jay Hoyt

### Owner and Applicant Information:
**Applicant:** Wallace Engineering
**Property Owner:** Landmark Real Estate

### Location Map:
(Shown with City Council Districts)

### Applicant Proposal:
- Concept summary: PUD minor amendment to reduce the setback from South Norfolk Avenue to 10 ft from property line
- **Gross Land Area:** 0.43 Acres
- **Location:** North of the NW corner of East 15th Street and South Norfolk Avenue
- 1440 South Norfolk Avenue

### Zoning:
- **Existing Zoning:** RT/PUD-757
- **Proposed Zoning:** No Change

### Comprehensive Plan:
- **Land Use Map:** New Neighborhood
- **Growth and Stability Map:** Growth

### Staff Data:
- **TRS:** 9212
- **CZM:** 36
- **Atlas:** 15

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

### City Council District:
- **District:** 4
- **Councilor Name:** Blake Ewing

### County Commission District:
- **District:** 2
- **Commissioner Name:** Karen Keith
SECTION I: PUD-757-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the setback from South Norfolk Avenue to 10 ft from the property line.

Within the current Development Standards, the Minimum Building Setback is 50 ft from the centerline of South Norfolk Avenue.

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

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

Staff has reviewed the request and determined:

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

2) All remaining development standards defined in PUD-757 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Minor Legal Description
Applicant Preliminary Subdivision Plat

With considerations listed above, staff recommends approval of the minor amendment request to reduce the setback from South Norfolk Avenue to 10 ft from the property line.
A TRACT OF LAND THAT IS PART OF LOTS ONE (1), TWO (2), THREE (3) AND A PORTION OF THE EAST HALF OF A 20' WIDE ALLEY, BLOCK THIRTEEN (13) OF "BROADMOOR ADDITION" TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT THEREOF, SAME BEING THAT TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED IN BOOK 6655, PAGE 2137 OF THE DEED RECORDS OF SAID TULSA COUNTY AND THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED ON BOOK 5590, PAGE 840 OF SAID DEED RECORDS.

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3, SAME BEING THE SOUTHEAST CORNER OF THE SECOND REFERENCED TRACT OF LAND; THENCE SOUTH 88° 28' 13" WEST (PREVIOUSLY DESCRIBED AS WEST), ALONG THE SOUTHERLY LINE OF SAID LOT 3, PASSING AT 140.00 FEET THE WESTERLY LINE THEREOF, IN ALL A DISTANCE OF 150.00 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED EAST HALF OF A 20' WIDE ALLEY, SAME BEING THE SOUTHWEST CORNER OF THE FIRST REFERENCED TRACT OF LAND. THENCE NORTH 01° 26' 10" WEST (PREVIOUSLY DESCRIBED AS NORTH), ALONG SAID WESTERLY LINE, A DISTANCE OF 78.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE BROKEN ARROW EXPRESSWAY; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO CALLS: NORTH 54°47'13" EAST A DISTANCE OF 129.93 FEET; NORTH 88° 32'59" EAST (PREVIOUSLY DESCRIBED AS EAST) A DISTANCE OF 42.00 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED LOT 1, THENCE SOUTH 01° 26' 10", ALONG THE EASTERLY LINE OF SAID LOTS 1, 2, AND 3, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.
Preliminary Subdivision Plat
Maple Terrace
A part of Block 13, Boardmoor Addition
in Section 12, T-19-N, R-12-E, of the L.B. & M.
City of Tulsa, Tulsa County, State of Oklahoma.
Addition has 3 Lots in 1 Block
and contains 0.43 acres, more or less,

June 12, 2014
SHEET 1 OF 2
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Wallace Engineering</td>
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<tr>
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<td>Property Owner: GSI MOB LLC</td>
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**Location Map:**
(Shown with City Council Districts)

**Applicant Proposal:**
Detailed Site Plan:
Plan represents details for a new medical facility.

- Gross Land Area: 3.14 Acres
- Location: NE Corner of East 91st Place and South 102nd East Avenue
- Lots 2, 3 and 4 Block 1, Crossroads Village

**Zoning:**
Existing Zoning: CO/Z-6503-SP-2
Proposed Zoning: No Change

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

**Staff Data:**
- TRS: 18-14-19
- CZM: 57
- Atlas: 1902

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 7
- Councilor Name: Arianna Moore

**County Commission District:** 3
- Commissioner Name: Ron Peters
SECTION I: Z-6503-SP-2 Detailed Site Plan

August 20, 2014

STAFF RECOMMENDATION

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval on a 3.14 Acre site in a Corridor District for a new medical facility including one, two story building.

PERMITTED USES:
Use Units 11, 12, 13, 14, 19 and 21 and those uses customary and accessory thereto. The proposed medical facility is permitted as a matter of right.

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

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

LIGHTING:
Site lighting plans are provided. Exterior light standards shall not exceed 25 feet in height and shall be hooded and directed downward and away from the boundaries of the Corridor District. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas.

SIGNAGE:
The site plan illustrates a new wall signage. Any new signage will require a separate permit. All signage will be required to meet the Corridor Development Plan Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.
SITE SCREENING AND LANDSCAPING:
The open space, landscape area and screening are consistent with the Corridor Development Plan requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:
The plan displays existing sidewalks along South 102\textsuperscript{nd} East Avenue. Internal circulation pathways are also shown to be provided on the site.

MISCELLANEOUS SITE CONSIDERATIONS:
There are no concerns regarding the development of this area.

SUMMARY:
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Z-6503-SP-2. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Exhibits included with staff recommendation:

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

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

*(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)*
Development Standards - Corridor Site Plan Z-6503-SP-2

Permitted Uses:

Use Units 11, 12, 13, 14, 15, and 16, and those associated with and for the use of these
Permitted Uses.

Proposed Use:

Use Unit 12, Medical Facility

Development Area:

Lot 2, 3, and 4, Cresswind Village; 216,662 SF

Building Floor Area Proposed:

1,046 SF

2 Stories: 13,315 First, 14,610 Second

Maximum Land Coverage of Buildings:

30%

Proposed Land Coverage of Buildings:

11.4%

Maximum Floor Area Ratio:

.55

Floor Area Ratio Proposed:

.2

Minimum Building Setbacks Required:

East 91st Street Right-of-Way

South 91st Street Right-of-Way

East Boundary of Corridor Development

50 feet

25 feet

50 feet

Maximum Building Height Allowed:

No Maximum

Minimum Off-Street Parking Required:

122 spaces at 1 space per 250 SF of floor area

Parking Provided:

130 Spaces

Minimum Lot Landscaped Open Space:

10%

Net Lot Landscaped Open Space Provided:

25%

Street Yard:

10,156 SF

Landscaped Street Yard Required:

19% or 1,985 SF

Additional Landscape Area Required:

As required by City of Tulsa Zoning Code

Lighting Height for Parking Areas:

25' minimum; fixtures must be headed and directed downward and away from the
boundaries of the Corridor Development.
A. **Item:** Major Street and Highway Plan Amendments

B. **Background:** The Major Street & Highway Plan is a functional plan, adopted as part of the Comprehensive Plan and provides for a hierarchical street classification system that distinguishes streets based on their ability to move automobile traffic. It identifies roadways based on their functional classification, which serves as the official basis for determining right-of-way requirements and numbers of traffic lanes. This map was last amended in 2011.

INCOG Transportation Technical Advisory Committee has recommended the following minor changes to the Tulsa Metropolitan Area Major Street and Highway Plan, based on the input from sponsoring entity engineers.

1. Remove North 145th East Ave between 156th Street North and 165th Street North. Originally shown as a Secondary Arterial (Tulsa County)

2. Remove 66th Street North between Garnett Road and Mingo Road. Originally shown as a Secondary Arterial. (Tulsa County)

3. Change the 21st Street linkage that begins at 21st Street and terminates at the Riverside Drive from Secondary Arterial to a Residential Collector. (City of Tulsa)

C. **Staff Recommendation:** Adopt proposed amendments to the Major Street and Highway Plan.
A. **Item:** Annual Housekeeping Amendments to the Comprehensive Plan.

B. **Background:** The Tulsa Comprehensive Plan was adopted in July, 2010 and the first housekeeping amendments were adopted in 2013. There were a substantial amount of amendments adopted, all relating to the *Land Use Map* and the *Areas of Stability and Growth Map* of the Comprehensive Plan. This year, staff is proposing four map amendments and a series of text amendments.

As the Plan is used on a daily basis to guide development decisions in Tulsa (both public and private), a consequence of implementation is finding certain areas and/or parcels of land do not have the most appropriate map designations. Some of these are discovered through review of development applications, some by the need to proactively designate lands for future activity and some areas or parcels simply did not receive the most appropriate map designation when the Plan was adopted.

The Comprehensive Plan states that the Land Use Plan and Areas of Stability and Growth Map “should be updated at five year intervals with projections toward the future. Housekeeping updates and maintenance to reflect development approvals should be made annually.” (p. LU-75)

The Policies and Procedures and Code of Ethics of the Tulsa Metropolitan Area Planning Commission were amended in January, 2013 to include a specific process as to how to proceed with housekeeping amendments. The document states: “TMAPC staff will establish a system to track all housekeeping amendments needed to reflect development approvals and present a comprehensive plan amendment to TMAPC annually, generally in July. These annual amendments will include updates to the Land Use Plan and, if necessary, changes to the Growth and Stability Maps.”

There are three areas and/or parcels that have been identified as proposed map amendments to the Comprehensive Plan, in addition to a citywide consolidation of two land use designations (*Park* and *Open Space*) and a series of text amendments. The attachments to this report contain information on each of these, including general information, justification for the change, and supporting maps.

C. **Staff Recommendation:** Adopt 2014 Comprehensive Plan housekeeping amendments.
ATTACHMENT 1

Comprehensive Plan Amendment (CPA-10)
Change of Land Use and Area of Stability & Growth Designations

**Location:** Southwest Boulevard to 71st Street South along the Arkansas River (River Parks)

**Size:** 800+ Acres  
**Zoning District:** mixture  
**Existing Use:** Parks

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<tr>
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<th>Land Use Designation</th>
<th>Stability &amp; Growth Designation</th>
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<td></td>
<td>Primarily unassigned</td>
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<tr>
<td>Proposed</td>
<td>Park and Open Space</td>
<td>Area of Growth</td>
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**Development Approval History:**
- **2010: Tulsa Downtown Area Master Plan:** This plan designates several areas on both sides of the Arkansas River from Southwest Boulevard down to the Pedestrian Bridge as Parks and Open Space.
- **2010: Tulsa Parks and Master Recreation Master Plan:** The Tulsa Parks Department has designated multiple parks along the east and west banks of the Arkansas River, as well as other parks throughout the entire city of Tulsa.
- **2013: Eugene Field Small Area Plan:** This plan assigns a Park land use of the land along the west side of the Arkansas River between Southwest Blvd and W 25th Street

**Justification:** At the time of adoption of the Comprehensive Plan in 2010, the majority of River Parks was not given a land use designation or Areas of Growth and Stability designation. Other parks located within the City of Tulsa have been designated as Park or Open Space and an Area of Stability, but River Parks was primarily not addressed.

In 2013, a proposed Comprehensive Plan housekeeping amendment was brought forward for River Parks; however, there was no definition for Parks in the Comprehensive Plan, especially one that could capture the regional and dynamic nature of River Parks. Therefore, this item was withdrawn from consideration.

The proposed addition of a Parks and Open Space land use designation as defined in proposed CPA-29 includes an ideal description of River Parks. Consistent with the definition, an Area of Growth designation is also recommended for this area since a major goal of an Area of Growth is “to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.” (Tulsa Comprehensive Plan, LU p. 55).

**Staff Recommendation:** Staff recommends changing River Parks in this area to the Parks and Open Space land use designation and an Area of Growth.
ATTACHMENT 2

Comprehensive Plan Amendment (CPA-11)
Change of Land Use and Area of Stability & Growth Designations

**Location:** Along Riverside Drive from E. 26th Street South to E. 33rd Place (Gathering Place)
**Size:** 66.5 Acres  **Zoning District:** PUD  **Existing Use:** vacant / riverfront

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Stability &amp; Growth Designation</th>
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</thead>
<tbody>
<tr>
<td>Existing</td>
<td>Area of Growth / Area of Stability</td>
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<td>Existing Neighborhood / Mixed-Use Corridor</td>
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<td>Proposed</td>
<td>Area of Growth</td>
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<td>Park and Open Space</td>
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**Development Approval History:**
- **2010: Downtown Master Plan:** This plan designates several areas on both sides of the Arkansas River from Southwest Boulevard down to the Pedestrian Bridge as Parks and Open Space.
- **2013: PUD-799:** Application approved to transform land donated by the George Kaiser Family Foundation along the Arkansas Riverfront into a park, complete with 2 land bridges over Riverside Drive, playgrounds, gardens, a lake, and other outdoor facilities.

**Justification:** The purpose of this proposed amendment is to recognize the Planned Unit Development (PUD-799) approved for this site in 2013. The Gathering Place will introduce active amenities along the riverfront area and will be an enormous asset to the River Parks and the City of Tulsa. As it begins to develop and function as a park, *Existing Neighborhood* and *Mixed-Use Corridor* plan categories will no longer be appropriate. The *Parks and Open Space* plan category as defined in proposed CPA-29 is more appropriate.

In 2013, a proposed amendment was brought forward for the Gathering Place; however, there was no definition for Parks in the Comprehensive Plan, especially one that could capture the regional and dynamic nature of the Gathering Place. Therefore, this item was withdrawn from consideration.

The proposed addition of a *Parks and Open Space* land use designation as defined in proposed CPA-29 includes an ideal description of the Gathering Place. Similar to River Parks, an *Area of Growth* designation is recommended here since this area will continue to grow and evolve over time into a significant recreation amenity, resulting in an improved economic health for the community.

**Staff Recommendation:** Staff recommends changing the subject area to the *Parks and Open Space* land use designation and an *Area of Growth*.
CPA-11
Proposed Parks and Open Space

Comprehensive Plan Amendment (CPA-11)
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Parks & Open Space

Map Prepared by INCOG
June 2014
Comprehensive Plan Amendment (CPA-11)

Growth and Stability

- Area of Growth
- Area of Stability

CPA-11 Proposed Area of Growth

Map Prepared by INCOG
June 2014
ATTACHMENT 3
Comprehensive Plan Amendment (CPA-26)
Change of Land Use Designation

**Location:** Southeast of the southeast corner of East Admiral Place and South 145th East Avenue

**Size:** 20 Acres  **Zoning District:** IL  **Existing Use:** Vacant

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<tr>
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<td><strong>Proposed</strong></td>
<td><strong>Employment</strong></td>
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<td><strong>Area of Growth</strong></td>
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**Development Approval History:**
- **2013: Z-7245** - rezoning to IL to allow the Paul Trucking headquarters to develop on the existing IL parcel to the north, as well as this site.

**Justification:** This is an area of east Tulsa anticipated for future growth. This site is adjacent to an Employment land use designation to the north and east. A rezoning to IL was adopted in December, 2013, to facilitate the development of Paul Trucking on the existing approximate 20 acre IL parcel to the north and this 20 acre site (formerly zoned AG). Although the current land use designation is New Neighborhood, there are no existing residential neighbors south or west that will be adversely affected by expansion of the Employment land use designation at this location and it will not have an adverse impact on expected future residential development south and west of this site.

**Staff Recommendation:** Staff recommends changing the subject area to an Employment land use designation.
ATTACHMENT 4
Comprehensive Plan Amendment (CPA-28)
Create a consolidated Park and Open Space land use designation on the Land Use Map

Justification: The Comprehensive Plan was adopted in 2010 with a separate Parks land use designation and Open Space land use designation, although neither was specifically described in the text of the Plan. Since the differences in the categories are not clear and lines are often blurred between these two land uses, staff proposes a consolidated Parks and Open Space be created. This amendment (CPA-28) proposes to consolidate these categories on the Land Use Map. The next amendment (CPA-29) provides a detailed description of the proposed consolidated Parks and Open Space land use designation.

Staff Recommendation: Staff recommends consolidating the Parks land use designation and the Open Space land use designation into one land use designation (Parks and Open Space) on the Land Use Map of the Comprehensive Plan as shown on the following page.
ATTACHMENT 5
Comprehensive Plan Amendment (CPA-29)
Text Amendments to the Land Use Chapter of the Comprehensive Plan

Justification: There have been no changes to the text of the Comprehensive Plan since its adoption in July, 2010. Over the four years of implementation of the Plan, several text items in need of change have been identified:

1) Modification to the description of a Mixed-Use Corridor to better define the land uses in this plan category intended to surround the thoroughfares;
2) Addition of a description of a consolidated Parks and Open Space land use designation since one currently does not exist; and
3) Clarification that Land Use Plan amendments can only be initiated by City Council, Planning Commission or affected property owners.

Staff Recommendation: Staff recommends the adding/modifying the text of the Land Use Chapter of the Comprehensive Plan as shown below.

Proposed Text Amendments

1) Page LU-32, Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding are-Tulsa’s modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

2) Page LU-33 (add to end of descriptions of plan categories), Parks and Open Space

This building block designates Tulsa’s park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone; they should be understood as

08.20.14 2014 Comprehensive Plan Housekeeping Amendments TMAPC
forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

Destination and cultural parks

These areas include Turkey Mountain Urban Wilderness Area, Woodward Park, RiverParks, the Gathering Place, Mohawk Park & Zoo, LaFortune Park and similar places. These parks offer a range of amenities over a large, contiguous area. Amenities at these parks include not only outdoor facilities, but also events spaces, museums, club houses, zoos, and park-complementing retail and service establishments which do not egregiously encroach into protected natural areas. These parks draw visitors from around the metro area, and have the highest tourism potential. Ensuring public access (and appropriate infrastructure investments) is a major facet of planning for these establishments. Destination and cultural parks are large scale, dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.

Local parks

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Open space

Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city’s natural systems. Open space tends to have limited access points, and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare, and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.
3) Page LU-75, 2.5 The Land Use Plan:

- Is adopted by TMAPC and approved by City Council;

- Is amended by TMAPC and approved by City Council. Amendments can be initiated by landowners of affected property, the Planning Commission, or the City Council;

- Should be amended to conform to zoning and plan changes;

- Should be updated at five year intervals with projections toward the future;

- Housekeeping updates and maintenance to reflect development approvals should be made annually.
**Case Number:** Cypress Creek Estates

**Preliminary Subdivision Plat Approval**

**Hearing Date:** August 20, 2014

**Case Report Prepared by:**
Diane Fernandez

**Owner and Applicant Information:**
**Applicant:** HROAK, INC.

**Owner:** Cypress Creek Residential Development, LLC

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

![Location Map](image)

**Applicant Proposal:**
Preliminary Subdivision Plat Approval

- **Tract Size:** 20.73 ± acres
- **Location:** West of South 193rd East Avenue, North of East 51st Street South

**Zoning:**
*Existing Zoning:* RS-4 (residential single family 4)

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 6
**Councilor Name:** Byron Steele

**County Commission District:** 1
**Commissioner Name:** John Smaligo

**EXHIBITS:**
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Growth and Stability Map
- Land Use Map
- Zoning Map
- Subdivision Map
PRELIMINARY SUBDIVISION PLAT

**Cypress Creek Estates Addition - (CD 6)**
West of South 193rd East Avenue, North of East 51st Street South

This plat consists of 119 Lots, 8 Blocks, on 20.73 acres.

The following issues were discussed August 7, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS-4.

2. **Streets:** No comment.

3. **Sewer:** Lot 9, Block 6 shows a 17.5 foot perimeter utility easement where it appears it should be a 15 foot utility easement, as shown in Lot 5, Block 6. Section 1 – C-2. Omit the words “In Excess of 3 feet. Section 1-C-3 & 4 refers to “The Lift Station” and “Reserve Area F”. However, I didn’t find these on the face of the plat. Center the sewer pipe within the easement between Lots 3 & 5 Block 3. The developer will be required to pay Broken Arrow Excess Capacity Fees of $700.00/acre; City of Tulsa Lift Station Relief Fees of $150.00/acre; & Trinity Creek Sanitary Sewer payback contract of $640.00/acre.

4. **Water:** Add a note that conduits for residential future service lines Std. 302 and residential dual long services lines Std. 301 and 303. Must have special approval from Director. Reference City of Tulsa Ordinance Title 11-C Chapter 2 Section 204. Service Connections. Follow City of Tulsa standards for line separations, fire protection, hydrant locations, etc. The director must approve dual services. The waterline must be a minimum of 3 feet behind the curb? At the cul-de-sac on the east side of the subdivision the roadway and proposed waterline appears to be in the platted lot over the right-of-way. Please verify the right-of-way limits. Install the proposed water main line inside a shown platted 15 foot utility easement on Lot 10, Block 3. On block 1, lot 1 extends the proposed water main line 15 feet beyond the east property line along the property frontage; this will shorten the dead-end line issue.

5. **Storm Drainage:** Remove the section on roof drains. Each building permit will be reviewed for the need to tight line. In Section IF 2 remove the allowance of trees in the Overland Drainage Easement. Along East 45th Street South the proposed storm sewer appears to connect to a sanitary sewer.

6. **Utilities:** **Telephone, Electric, Gas, Cable, Pipeline, Others:** Provision for overhead power lines need to be made. Cox Cable may need additional easements.

7. **Other:** **Fire:** Fire hydrants placement shall meet the spacing requirements of International Fire Code Section 507.
8. **Other: GIS:** On the location map identify all subdivisions or show the property as unplatted. Remove property owners names. Section 3.3.3 (c). Need point of commencement and point of beginning Section 3.3.3 (d) and submit subdivision data control sheet section 3.3.3 (r). Addresses are required to be shown on the final plat.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

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

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

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

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

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

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

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

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

9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

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

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

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

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

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

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

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

18. The key or location map shall be complete.

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

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

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

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

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

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

Cypress Creek Estates

A SUBDIVISION IN THE NORTH-EAST QUARTER, NORTH AND THE SOUTHEAST QUARTER OF SECTOR TWENTY-FIVE (25), TOWNSHIP TWENTY-NINE (29) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Legend

- Lot
- Building Setback
- Street
- Street Acreages
- Street Names
- Lot Numbers

Notes

- All streets depicted are intended as general layout only.
- All streets, driveways, and sidewalks shown are to be constructed per the approved plan.
- All utilities and on-site sewage services will be provided and maintained by the developer.

Basis of Bearings

The north orientation of this plat is based on the 1983 North American Datum of 1983 (NAD 83). The parcel lines are based on these coordinates placed in the City of Tulsa, Tulsa County, State of Oklahoma.

ADS Benchmark

The ADS benchmark in the Northwest corner of the plat is the point of the NW corner of the plat. The ADS benchmark is located at 35° 14' 19.46" north, 96° 18' 35.43" west, and 332.28 feet above mean sea level.

Site Benchmark

The site benchmark is located at 35° 14' 19.46" north, 96° 18' 35.43" west, and 332.28 feet above mean sea level.
<table>
<thead>
<tr>
<th><strong>Case Number:</strong></th>
<th>BlueFlame 47 Plat</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Preliminary Subdivision Plat Approval</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Hearing Date:</strong></td>
<td>August 20, 2014</td>
</tr>
</tbody>
</table>

**Case Report Prepared by:**
Diane Fernandez

**Owner and Applicant Information:**
**Applicant:** JR Donelson

**Owner:** Blueflame 47, Inc.

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

**Applicant Proposal:**
Preliminary Subdivision Plat Approval

**Tract Size:** 37.87 ± acres

**Location:** East of South Garnett Road, South of East 171st Street South

**Zoning:**
Existing Zoning: AG (agricultural)

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** N/A

**Councilor Name:** N/A

**County Commission District:** 3

**Commissioner Name:** Ron Peters

**EXHIBITS:**
- INCOG Aerial (large scale)
- Zoning Case Map
- Subdivision Map
PRELIMINARY SUBDIVISION PLAT

BlueFlame 47 Addition - (County)
East of South Garnett Road, South of East 171st Street South

This plat consists of 1 Lot, 1 Block, on 37.97 acres.

The following issues were discussed August 7, 2014, at the Technical Advisory Committee (TAC) meeting:

1. Zoning: The property is zoned AG (agricultural) with a Special Exception (CBOA 02497) to allow a church use. Lot splits will be needed as this plat is for a parcel in the entire tract.

2. Streets: Right-of-way width varies and should be called out at both east and west property line. Provide reference for the right-of-way dedication.

3. Sewer: No comment.


5. Storm Drainage: Floodplains should be placed in an overland drainage easement. Any additional runoff directed to the ODOT right-of-way will need to be coordinated with them. Recommend that scenario be avoided. A LOMR (floodplain letter of Map Revision) will be required. (Entire parcel is susceptible to floodwater.)

6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.

7. Other: Fire: This is outside the City of Tulsa. Responding fire department will need to release site for service.

8. Other: GIS: Scale is off slightly. Show all highways in Section 3.3.3. Need addresses for all lots Section 3.3.3. Need subdivision data control sheet Section 3.3.3.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the County Engineer must be taken care of to his 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.
<table>
<thead>
<tr>
<th><strong>TMAPC</strong></th>
<th><strong>Case Number:</strong> Plat Waiver Z-7008-SP-6</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearing Date:</strong> August 20, 2014</td>
<td><strong>Owner and Applicant Information:</strong></td>
</tr>
<tr>
<td><strong>Case Report Prepared by:</strong></td>
<td><strong>Applicant:</strong> Jonathan Hake, Cross Engineering</td>
</tr>
<tr>
<td>Diane Fernandez</td>
<td><strong>Owner:</strong> Christian Brothers Automotive</td>
</tr>
<tr>
<td><strong>Location Map:</strong> (shown with City Council Districts)</td>
<td><strong>Applicant Proposal:</strong></td>
</tr>
<tr>
<td></td>
<td>Plat Waiver</td>
</tr>
<tr>
<td></td>
<td>Lot 19, Block 2, Tulsa Hills</td>
</tr>
<tr>
<td></td>
<td><strong>Location:</strong> East of Olympia Avenue, South of West 71st Street</td>
</tr>
<tr>
<td><strong>Zoning:</strong></td>
<td><strong>Staff Recommendation:</strong></td>
</tr>
<tr>
<td><strong>Existing Zoning:</strong> Corridor</td>
<td>Staff recommends approval.</td>
</tr>
<tr>
<td><strong>City Council District:</strong> 2</td>
<td><strong>County Commission District:</strong> 2</td>
</tr>
<tr>
<td><strong>Councilor Name:</strong> Jeannie Cue</td>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
</tr>
</tbody>
</table>

**EXHIBITS:**
INCOG Zoning Map
PLAT WAIVER

August 20, 2014

Z-7008-SP-6 – East of Olympia Avenue, South of West 71st Street, Tulsa Hills Addition (CD 2)

The platting requirement is being triggered by a corridor revision plan.

Staff provides the following information from TAC for their August 7, 2014 meeting:

ZONING:
- TMAPC Staff: The site is located in the Tulsa Hills plat.

STREETS: No comment.

SEWER:
- Sanitary sewer is available to the property.

WATER:
- Will the existing retaining walls adversely impact the site from obtaining water services from the 8 inch or 12 inch water main lines?

STORMWATER:
- No issue with the waiver. However, drainage will need to be discussed with Development Services staff early in the design phase.

FIRE:
No comment.

UTILITIES:
No comment.

Staff recommends **APPROVAL** of the plat waiver for the property for the previously platted property.

A **YES** answer to the following 3 questions would generally be **FAVORABLE** to a plat waiver:

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Has Property previously been platted?</td>
<td>X</td>
</tr>
<tr>
<td>2. Are there restrictive covenants contained in a previously filed plat?</td>
<td>X</td>
</tr>
<tr>
<td>3. Is property adequately described by surrounding platted</td>
<td>X</td>
</tr>
</tbody>
</table>
properties or street right-of-way?

A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

4. Is right-of-way dedication required to comply with Major Street and Highway Plan?  
   X

5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?  
   X

6. Infrastructure requirements:  
   a) Water
      i. Is a main line water extension required?  
         X
      ii. Is an internal system or fire line required?  
          X
      iii. Are additional easements required?  
          X
   b) Sanitary Sewer
      i. Is a main line extension required?  
         X
      ii. Is an internal system required?  
          X
      iii. Are additional easements required?  
          X
   c) Storm Sewer
      i. Is a P.F.P.I. required?  
         X
      ii. Is an Overland Drainage Easement required?  
          X
      iii. Is on site detention required?  
          X
      iv. Are additional easements required?  
          X

7. Floodplain  
   a) Does the property contain a City of Tulsa (Regulatory) Floodplain?  
      X
   b) Does the property contain a F.E.M.A. (Federal) Floodplain?  
      X

8. Change of Access  
   a) Are revisions to existing access locations necessary?  
      X

9. Is the property in a P.U.D.?  
   a) If yes, was plat recorded for the original P.U.D.  
      X

10. Is this a Major Amendment to a P.U.D.?  
    a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?  
       X

11. Are mutual access easements needed to assure adequate access to the site?  
    X

12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?  
    X

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk’s office by the applicant.
**TMAPC**

**Tulsa Metropolitan Area Planning Commission**

**Case Number:** CZ-434

**Hearing Date:** August 20, 2014

**Case Report Prepared by:**

Jay Hoyt

**Owner and Applicant Information:**

Applicant: Joseph Watt

Property Owner: Carl Sensistaffer

**Location Map:**

*Shown with County Commission Districts*

![Location Map Image]

**Applicant Proposal:**

*Existing Use:* Vacant

*Proposed Use:* Mini-storage and retail

*Concept summary:* Rezone parts of the north and east portion of a parcel from RE to CS

*Tract Size:* 12 ± acres

*Location:* Northeast corner of East 86th Street North and North Yale Ave.

**Zoning:**

*Existing Zoning:* RE/CS

*Proposed Zoning:* CS

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

TRS: 1322

CZM: 17

Atlas: 0

**County Commission District:** 1

*Commissioner Name:* John Smaligo
SECTION I: CZ-434

CONCEPT STATEMENT:

The total parcel of land is approximately 12 acres. Portions of the parcel, along the north and east boundaries are currently zoned RE, with the remaining area zoned CS. This rezoning request reduces the amount of RE zoned area on this site, but does not request it to be removed completely. The expanded CS zoned area is intended to be used for mini-storage and retail space.

SECTION I: Detailed Staff Recommendation

CZ-434 is adjacent to existing CS zoned sites to the West and Southwest, and:

Expanded CS zoning is harmonious with the existing and expected development on the site and the existing surrounding properties, and;

The site is currently primarily zoned CS with this request expanding the CS zone 70 feet north and 40 feet west, therefore;

Staff recommends APPROVAL of CZ-434 for the rezoning from RE to CS

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This site is outside the limits of the Comprehensive Plan in the City of Tulsa and was not included in the Tulsa Metropolitan Area Comprehensive Plan.

DESCRIPTION OF EXISTING CONDITIONS:

Site Analysis: The subject property is approximately 12+ acres in size and is located at the northeast corner of East 86th Street North and North Yale Avenue. The property appears to be vacant and is zoned RE/CS.

Surrounding Properties: The subject tract is abutted on the east by farm land, zoned RE; on the north by a single-family residence, zoned RE; on the south by a church, zoned AG/RE; and on the west by a single-family residence, zoned AG and vacant land, zoned CS.

STREETS:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Yale Avenue</td>
<td>Secondary Arterial</td>
<td>100'</td>
<td>2</td>
</tr>
<tr>
<td>East 86th Street North</td>
<td>Primary Arterial</td>
<td>120'</td>
<td>2</td>
</tr>
</tbody>
</table>

UTILITIES:

The subject tract does not have municipal water and sewer available.
EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
Applicant Proposed Zoning Plan
Applicant Existing Zoning Plan
Applicant Conceptual Site Plan

SECTION III: Relevant Zoning History:

ZONING RESOLUTION: Resolution number 108292 dated December 10, 1984, established zoning for the subject property.

Subject Property:

CZ-120 December 1984: All concurred in approval of a request for rezoning an 80+ acre tract of land from AG to 5 acres to CS and the remainder 75 acres to RE, for residential and commercial use, on property located on the northeast corner of E. 86th St. N. and N. Yale Ave., and also includes the subject property.

Surrounding Property:

CZ-306 May 2002: All concurred in rezoning a property from AG to CS for commercial use, on property located on the northwest corner of Highway 75 and E. 86th St. N.

CZ-296 February 2002: All concurred in approval of a request to rezone a 15+ acre tract from AG to CS for commercial use, on property located south of southwest corner E. 86th St. and N. Yale Ave.

CBOA-1321 January 19, 1995: The Board of Adjustment approved a Special Exception to permit mini-storage use in a CS district, per plan submitted, subject to platting and building permit and subject to the installation of a 6' screening fence, on property located on the northwest corner of E. 86th St. N. and N. Yale Ave. and abutting across N. Yale Ave. from the subject property.

CZ-214 July 1994: A request to rezone a 4+ acre tract of land from AG to CG for mini-storage use, on property located on the northwest corner of East 86th Street North and North Yale Avenue. All concurred in approval of rezoning to CS in the alternative.

CZ-174 July 1989: All concurred in approval of a request for rezoning a 254+ acre tract of land from AG to RE for residential use, on property between E. 76th St. N. and E. 86th St. N. on both sides of U.S. Highway 75 and at the southeast corner of N. Yale Ave and E. 86th St. N.

CZ-158 June 1987: All concurred in approval of a request for rezoning a 12+ acre tract of land from AG to CS for commercial use, on property located southwest corner of E. 86th St. N. and N. Yale Ave.
PROPOSED CS

Legal Description
PROPOSED CS Zoning Area

Beginning at the Southwest corner of the Southwest Quarter (SW ¼) of Section 22, Township 21 North, Range 13 East;
Thence Due North a distance of 628.00 feet; Thence N88°52'54"E a distance of 540.25 feet;
Thence S01°19'36"E a distance of 628.18 feet; Thence N89°49'21"W a distance of 540.36 feet to the point of beginning, said tract containing 339,409.66 square feet or 7.791 acres, more or less.

Legal Description
PROPOSED RE Zoning Area

Commencing at the Southwest corner of the Southwest Quarter (SW ¼) of Section 22, Township 21 North, Range 13 East; Thence Due North a distance of 628.00 feet to the Point of Beginning for the RE zoned area;
Thence Due North a distance of 500.00 feet; Thence S89°49'21"E a distance of 545.00 feet; Thence Due South a distance of 17.99 feet;
Thence S89°49'21"E a distance of 45.20 feet; Thence S89°06'31"E a distance of 650.01 feet; Thence N89°49'21"W a distance of 50.00 feet; Thence N01°19'36"W a distance of 628.18 feet; Thence N88°52'54"E a distance of 540.22 feet to the Point of Beginning, said tract containing 60,101.66 square feet or 1.379 acres, more or less.
Legal Description
Existing CS Zoning Area

Beginning at the Southwest corner of the Southwest Quarter (SW ¼) of Section 22, Township 21 North, Range 13 East;

Thence Due North a distance of 557.83 feet;
Thence N88°52'54"E a distance of 300.25 feet;
Thence S01°19'36"E a distance of 558.00 feet;
Thence N89°49'21"W a distance of 590.38 feet to the point of Beginning, said tract containing 279,223.45 square feet or 6.41 acres, more or less.

Legal Description
Existing RE Zoning Area

Commencing at the Southwest corner of the Southwest Quarter (SW ¼) of Section 22, Township 21 North, Range 13 East; Thence Due North a distance of 557.83 feet to the Point of Beginning for the RE zoned area;
Thence Due North a distance of 120.00 feet;
Thence S89°49'21"E a distance of 545.00 feet;
Thence Due South a distance of 17.99 feet;
Thence S89°49'21"E a distance of 45.20 feet;
Thence N01°03'51"W a distance of 560.01 feet;
Thence N89°49'21"W a distance of 90.00 feet;
Thence N01°19'36"E a distance of 538.00 feet;
Thence N88°52'54"E a distance of 590.25 feet to the Point of Beginning, said tract containing 120,233.59 square feet or 2.76 acres, more or less.
**Case Number:** Z-7277  
In conjunction with PUD 817

**Hearing Date:** August 20, 2014

**Case Report Prepared by:**  
Dwayne Wilkerson

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

**Owner and Applicant Information:**  
**Applicant:** Khoury Engineering, Inc.  
**Property Owner:** Midwestern Motor Rebuilders, Inc.

**Applicant Proposal:**  
**Present Use:** Vacant Building  
**Proposed Use:** Uses allowed in a CH district and Use Unit 26 but limited to a microbrewery through PUD 817  
**Concept summary:** Rezone to IL with a PUD overlay and provide future redevelopment opportunities for an existing building.  
**Tract Size:** 0.5+ acres  
**Location:** Southeast corner of East 4th St. South & South Madison Ave.

**Zoning:**  
**Present Zoning:** CH  
**Proposed Zoning:** IL

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

**Staff Data:**  
TRS: 9201  
CZM: 36  
Atlas: 8

**Staff Recommendation:**  
**Staff recommends approval.**  
IL zoning is only appropriate with a PUD overlay.  
In the event that the associated PUD 817 is abandoned, the underlying IL zoning is not appropriate.

**City Council District:** 4  
**Councilor Name:** Blake Ewing

**County Commission District:** 2  
**Commissioner Name:** Karen Keith
SECTION I: Z-7277

DEVELOPMENT CONCEPT:

The site is approximately 0.5 acre parcel of land located 1004 E. 4th Street South and includes an existing building. The subject tract is zoned CH with an existing building that will contain microbrewery operations. The existing zoning code only allows a brewery (use unit 26) in industrial areas and only contemplated large industrial scale breweries.

The site has approximately 140 feet of street frontage along E. 4th Street and 154 feet of street frontage on S. Madison Avenue. A zoning designation for IL without a PUD overlay allows uses that are objectionable to the neighborhood and are not completely consistent with the Downtown Neighborhood Vision of the Tulsa Comprehensive Plan. The only IL use allowed in the associated PUD is Use Unit 26 (Moderate Manufacturing) but limited to micro-brewery is consistent with the Comprehensive Plan for the area. The associated PUD will define a micro-brewery with a maximum output of 5,000 beer barrels annually. Any increase in production will require a PUD major amendment.

DETAILED STAFF RECOMMENDATION:

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant’s proposal is consistent with the goals of The 6th Street Infill (Pearl District) Small Area Plan and;

The IL zoning with the associated PUD development standards are consistent with the anticipated growth and future uses in this area, and;

The IL zoning with development standards identified in the associated PUD are non-injurious to the existing proximate neighborhood, therefore;

Staff recommends Approval of Z-7277 to rezone property from CH to IL with a PUD overlay.

SECTION II: Supporting Documentation

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits: none
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** The rezoning with a PUD overlay request is consistent with the Land Use and Growth and Stability vision identified for this area in the Tulsa Comprehensive Plan. The Downtown neighborhood vision anticipated former warehousing and manufacturing areas that are evolving into areas where people both live and work. The IL zoning with a PUD overlay will allow that to happen by continuing to provide uses allowed in the original CH zoning district while adding a microbrewery use to the location. The PUD will allow single family, townhouse, multifamily and many office, business dining and shopping opportunities. The underlying IL zoning request would not be appropriate without the PUD overlay.

**Land Use Vision:**

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

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

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

**Major Street and Highway Plan:** East 4th Street South is a Commercial CBD collector with 4 lanes of traffic. The anticipated vision of this type street could include on street parking.

**Trail System Master Plan Considerations:** There are no special considerations necessary for this site.

**Small Area Plan:** (The 6th Street Infill/Pearl District Small Area Plan)

*Staff Comment:* The anticipated development for this site includes a re-use of an existing building. The associated PUD removes future redevelopment obstacles such as building setbacks, excessive parking requirements and provides opportunities for future building expansions that are consistent with the vision for The 6th Street Infill (Pearl District) Small Area plan. During future redevelopment staff will have the opportunity to encourage that style of development during detailed site plan review.

The 6th Street Infill (Pearl District) Small Area Plan. The Small Area Plan considers this area a redevelopment subarea and is north of a planned flood control area. The vision for the Small Area Plan includes high-quality new development successfully integrated into the neighborhood. The goals include high density housing, mixed use development and complements and enhances the existing neighborhood. Infill development in these kinds of neighborhoods needs to reflect those traits.
Special District Considerations: There are no special district considerations for this site.

Historic Preservation Overlay: This site is not part of a Historic Preservation Overlay.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing single story metal building was formerly an automotive repair facility and can be reused for a micro brewery. The surrounding properties are a wide variety of residential, commercial and community service facilities. The site is within the freeway corridor and an existing outdoor advertising site is located above the existing building.

Environmental Considerations: There are no environmental considerations beyond the flood considerations that are part of The 6th Street Infill (Pearl District) Small Area Plan.
Streets:

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<thead>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by commercial property, zoned CH; on the north by Youth Services, zoned CH with a Special Exception granted by the Board of Adjustment; on the south by single family residential, zoned RM-2; and on the west by Highway 75 with an underlying zoning of RS-3.

SECTION III: Relevant Zoning History:

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

Subject Property:

BOA-13654 July 11, 1985: The Board of Adjustment denied a Variance of the 1200' spacing between outdoor advertising signs to 960' to permit an existing sign in a CH district; finding that the applicant did not demonstrate a hardship, on property located at 1004 E. 4<sup>th</sup> St. and also known as the subject property. The case was appealed to District Court and was overturned by the judge (CJ8-5-4884).

Surrounding Property:

BOA-18040 May 26, 1998: The Board of Adjustment approved a Special Exception to permit an emergency and protective shelter, Youth Services of Tulsa, in a CH and IM district, on property located on the southeast corner of E. 3<sup>rd</sup> St. and S. Madison Ave.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Location Map:</strong></th>
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<tr>
<td>Dwayne Wilkerson</td>
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<td>Council Districts)</td>
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**Case Number:** PUD-817

**Hearing Date:** August 20, 2014

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<td><strong>Applicant:</strong> Khoury Engineering, Inc.</td>
<td><strong>Present Use:</strong> Vacant Building</td>
</tr>
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<td><strong>Property Owner:</strong> Midwestern Motor Rebuilders, Inc.</td>
<td><strong>Proposed Use:</strong> Uses allowed in a CH district and Use Unit 26 but limited to a microbrewery</td>
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**Concept summary:** Rezone with a PUD overlay and provide future redevelopment opportunities for an existing building.

**Tract Size:** 0.5+ acres

**Location:** Southeast corner of East 4th St. South & South Madison Ave.

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<td><strong>Proposed Zoning:</strong> IL / PUD 817</td>
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**Comprehensive Plan:**

**Land Use Map:** Downtown Neighborhood

**Stability and Growth Map:** Growth

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<tr>
<th><strong>Commissioner Name:</strong></th>
<th><strong>REVISED 8/15/2014</strong></th>
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</table>
SECTION I: PUD-817

DEVELOPMENT CONCEPT:

Construct a Micro-Brewery. The site is approximately 0.5 acre parcel of land located 1004 E. 4th Street and includes an existing building. The subject tract is zoned CH with an existing building that will contain the brewery operations. The existing zoning code only allows a brewery (use unit 26) in industrial areas and only contemplated large industrial scale breweries.

The site has approximately 140 feet of street frontage along East 4th Street South and 154 feet of street frontage on South Madison Avenue. The only IL use allowed in this PUD is Use Unit 26 limited to micro-brewery only. For the purpose of this PUD a micro-brewery is considered a brewery with a maximum output of 5,000 beer barrels annually. Any increase in production will require a PUD major amendment.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
    Conceptual site plan

PUD-817 DEVELOPMENT STANDARDS:
This PUD shall be governed by the use and development regulations of the IL Districts of the Tulsa Zoning Code except as follows:

Development Area A

Gross Land Area: 33,030 s.f. (Incl. 30' ROW on Madison Ave. & 40' ROW on E. 4th Street)

Net Land Area: 21,601 s.f. (No ROW included)

Permitted Use: All uses allowed by right within the CH district, and Use Unit 26 but limited to a micro-brewery with a production of less than 5,000 beer barrels annually. No outside storage of any kind allowed.

Net Development Area 0.50 Acres (21,602 s.f.)

Maximum Building Floor Area Not Applicable: Refer to height, building setback, landscape and parking standards.

Minimum Building Setbacks: From existing street right of way on South Madison Ave. 10 feet
From existing street right of way on East 4th Street South
10 feet

From South Boundary of the PUD
5 feet

From the east lot lines of 4,5 and the south 30 feet of Lot 6 block 15 Hodge addition. (PUD east edge)
0 feet

Maximum Building Height: 55 feet

Vehicular Parking: 9 parking spaces will be provided for the existing building of 7,200 sf.; A total of 15 parking spaces will be provided for a maximum of 10,000 square feet of building floor area without regard to the building use. Additional building expansion over 10,000 square feet is not anticipated however if expansion exceeds that size no additional parking is required by this PUD.

LANDSCAPING & SCREENING:
A minimum of ten percent (10%) of the land area shall be improved as internal landscape open space. Landscape standards shall meet or exceed the minimum standards outlined in Landscape Chapter of the Tulsa Zoning Code.

The existing 6 foot tall chain link fence shall be replaced with a 6 foot tall wood screening fence along the entire length of the south property line.

LIGHTING:
Parking area light standards shall not exceed 20 feet in height and shall be equipped with deflector directing the light downward and away from the south boundary of the property. Lighting shall be designed so that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way.

TRASH CONTAINERS:
Outside trash containers shall be screened from the view from the residential area and roadways. The enclosure shall be constructed with wood, masonry, or a combination with a sufficient height to exceed the trash container. The door or doors to the enclosure shall be a steel frame with covering achieving opacity of 95%.

SIGNS:
Any signage within this PUD shall be limited as follows:
1. The existing billboard sign is subject to the use conditions for outdoor advertising signs in section 1221.F and section 804 of the Tulsa Zoning Code.

2. The name of the building or development will be attractively displayed in a horizontal fashion across the north, west or east face of the building.

3. Wall signs shall not exceed 15 square feet of display surface with a maximum of 3 wall signs allowed.

4. Projecting signs from the building toward the street are not allowed.

5. Neon signage, if desired, will be static and will not be used for any other purpose except for the Brewery.

6. Storefront windows may contain signs indicating: The name of the business or a logo, description of services or goods, and the hours of operation. Such signs will not contain in excess of twelve words plus the hour of operation, and the lettering size shall be at least 4" and not more than 6" in height.

7. No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that lot has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

8. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs with movement shall be prohibited.

9. No signage of any kind is allowed on the south side of the building.

DETAIL SITE PLAN REVIEW:
A Detailed Site Plan shall be approved by TMAPC prior to the issuance of a Building Permit. The applicant shall submit the Site Plan to INCOG and supply all information required.

A single standard sized truck or smaller (20' or less) may be parked in the PUD for the purpose of removing recyclable materials as long as either is concealed from either street by the privacy fencing.

ACCESS AND CIRCULATION:
Ingress and egress to the site will be from E. 4th Street South and South Madison Avenue.

PEDESTRIAN ACCESS:
Existing sidewalks along East 4th Street South and South Madison Avenue frontages shall be preserved, or reinstalled if damaged.
PLATTING REQUIREMENTS:
No building permit or zoning clearance permit shall be issued until that portion of
the tract on which the permit is sought has been included within a subdivision plat,
or plat waiver is submitted to and approved by the Planning Commission, and filed
of record in the office of the County Clerk where the property is situated.

EXPECTED SCHEDULE OF DEVELOPMENT:
No building permit shall be issued until the platting requirements of Section 1107F
of the Zoning Code have been satisfied or a plat waiver shall be approved by the
TMAPC.

No zoning clearance permit shall be issued until a detail site plan for the lot, which
includes all buildings, parking and landscaping areas, has been submitted to the
TMAPC and approved as being in compliance with the approved PUD
development standards.

DETAILED STAFF RECOMMENDATION:
The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of
the Tulsa Zoning Code, and;

The PUD development standards are consistent with the anticipated growth and
future uses in this area, and;

The applicant's proposal is consistent with the goals of The 6th Street Infill (Pearl
District) Small Area Plan and;

The development standards identified in this PUD are non-injurious to the existing
proximate neighborhood, therefore;

Staff recommends Approval of PUD-817 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD request is consistent with the Land Use and Growth
and Stability vision identified for this area in the Tulsa Comprehensive Plan.
The Downtown neighborhood vision anticipated former warehousing and
manufacturing areas that are evolving into areas where people both live and
work. This PUD will allow that to happen by continuing to provide uses
allowed in the original CH zoning district while adding a microbrewery use to
the location. The PUD will allow single family, townhouse, multifamily and
various office, business dining and shopping opportunities. The underlying IL
zoning request would not be appropriate without the PUD overlay.
Land Use Vision:

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

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

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

Transportation Vision:

Major Street and Highway Plan: East 4th Street South is a Commercial CBD collector with 4 lanes of traffic. The anticipated vision of this type street could include on street parking.

Trail System Master Plan Considerations: There are no special considerations necessary for this site.

Small Area Plan: (The 6th Street Infill/Pearl District Small Area Plan)

Staff Comment: The anticipated development for this site includes a re-use of an existing building. The PUD removes future redevelopment obstacles such as building setbacks, excessive parking requirements and provides opportunities for future building expansions that are consistent with the vision for The 6th Street Infill (Pearl District) Small Area plan.
During future redevelopment staff will have the opportunity to encourage that style of development during detailed site plan review.

The 6th Street Infill (Pearl District) Small Area Plan. The Small Area Plan considers this area a redevelopment sub area and is north of a planned flood control area. The vision for the Small Area Plan includes high-quality new development successfully integrated into the neighborhood. The goals include high density housing, mixed use development and complements and enhances the existing neighborhood. Infill development in these kinds of neighborhoods needs to reflect those traits.

**Special District Considerations:** There are no special district considerations for this site.

**Historic Preservation Overlay:** This site is not part of a Historic Preservation Overlay.

**DESCRIPTION OF EXISTING CONDITIONS:**

Staff Summary: The existing single story metal building was formerly an automotive repair facility and can be reused for a micro brewery. The
surrounding properties are a wide variety of residential, commercial and community service facilities. The site is within the freeway corridor and an existing outdoor advertising site is located above the existing building.

Environmental Considerations: There are no environmental considerations beyond the flood considerations that are part of The 6th Street Infill (Pearl District) Small Area Plan.

Streets:

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<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>South Madison Avenue</td>
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<td>50 feet</td>
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<tr>
<td>East 4th Street South</td>
<td>Commercial/CBD</td>
<td>80 feet</td>
<td>4</td>
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<tr>
<td>Collector</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by commercial property, zoned CH; on the north by Youth Services, zoned CH with a Special Exception granted by the Board of Adjustment; on the south by single family residential, zoned RM-2; and on the west by Highway 75 with an underlying zoning of RS-3.

SECTION III: Relevant Zoning History:

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

Subject Property:
BOA-13654 July 11, 1985: The Board of Adjustment denied a Variance of the 1200' spacing between outdoor advertising signs to 960' to permit an existing sign in a CH district; finding that the applicant did not demonstrate a hardship, on property located at 1004 E. 4th St. and also known as the subject property. The case was appealed to District Court and was overturned by the judge (CJ8-5-4884).

Surrounding Property:
BOA-18040 May 26, 1998: The Board of Adjustment approved a Special Exception to permit an emergency and protective shelter, Youth Services of Tulsa, in a CH and IM district, on property located on the southeast corner of E. 3rd St. and S. Madison Ave.
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
**Applicant:** Sisemore Weisz & Associates, Inc.
**Property Owner:** Jireh, LLC

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

![Location Map Image]

**Applicant Proposal:**
**Present Use:** Vacant
**Proposed Use:** New neighborhood
**Concept summary:** The purpose of the PUD is primarily to increase the maximum front yard coverage for surface parking from 36% in RS-4 zoned property to 45%. A large common area has been provided to mitigate this request.
**Tract Size:** 82 ± acres
**Location:** South of southeast corner South 177th E. Ave. & East 41st St. South

**Zoning:**
**Existing Zoning:** RS-3/ RS-4
**Proposed Zoning:** RS-3/ RS-4/PUD-816

**Comprehensive Plan:**
**Land Use Map:** Existing Neighborhood,
**Stability and Growth Map:** Area of Growth

**Staff Data:**
**TRS:** 9425
**CZM:** 50
**Atlas:** 0

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

**City Council District:** 6
**Councilor Name:** Skip Steele

**County Commission District:** 1
**Commissioner Name:** John Smaligo

[Page Number: 18]
SECTION I: PUD-816

DEVELOPMENT CONCEPT:

Cypress Creek West is a proposed single-family subdivision in east Tulsa, situated approximately ¼ mile south of E. 41st St. S. on the east side of S. 177th Ave. E. (S. Lynn Lane Rd.). Immediately south of the subject property are the developed, RS-3 zoned single-family subdivisions of Stonegate I & II, while developed, RS-3 and RS-4 zoned subdivisions of Oak Ridge Park and Cypress Creek are immediately north and east of the subject property. Exhibit “A” within this report illustrates the location of Cypress Creek West relative to the surrounding subdivisions cited above.

Cypress Creek West proposes development of approximately 308 single-family homes on RS-4 zoned lots, with development to occur in two phases upon the overall approximate 80-acre site, as conceptually illustrated on Exhibit “B” of this report. As is the case with several other previously approved and developed single-family subdivisions in this area, a PUD application is proposed for the primary purpose of allowing a greater percentage of the front yard area to be covered with an all-weather surface material, versus current zoning code allowances. With approval of this PUD application, current market demands of 3-car garages with supporting additional-width driveways can be met for many of the proposed homes within the development, which greatly reduces the need for on-street parking throughout the subdivision. To offset the front-yard coverage increase request, a minimum 5% of the net land area within the overall two-phase subdivision will be utilized and dedicated for common-area use, as conceptually presented upon Exhibit “C” of this report, which shall benefit the overall development community.

Utilities:
Regarding utility services for the Cypress Creek West development project, all necessary utilities are either presently upon or adjacent to the subject site. Extension of required utilities to serve each of the proposed lots within the subdivision shall occur, and shall be closely coordinated with city staff and all franchise utility service providers during subdivision platting efforts of the property.

With approval of this PUD application, a desirable new residential community shall be designed and constructed to meet the needs of an expanding population in this easterly region of the City of Tulsa.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
  Cypress Creek West Surrounding Zoning and Development Projects
  Cypress Creek West Conceptual Site Development Plan
  Cypress Creek West Common Area / Open Space Exhibit

PUD-816 DEVELOPMENT STANDARDS:

LAND AREA (GROSS): 82.767 Acres (3,605,343 SF +/-)

LAND AREA (NET): 81.140 Acres (3,534,465 SF +/-)

EXISTING ZONING: RS-4

PROPOSED ZONING: PUD 816 / RS-4

18.2

REVISED 8/14/2014
PERMITTED USES: Uses permitted as a matter of right in RS-4 zoning districts, including customary accessory uses allowed per the City of Tulsa zoning code.

MAXIMUM NUMBER OF LOTS ALLOWED (LOT YIELD, WITH PUD): 534

MAXIMUM NUMBER OF LOTS PROPOSED: 327

MINIMUM LOT WIDTH: 50 feet (See note 1 below)

MINIMUM LOT AREA: 5,500 square feet

MINIMUM LIVABILITY SPACE REQUIRED (PER LOT): 2,000 square feet

MINIMUM BUILDING SETBACKS:
Front yard abutting a public street: 20 feet
Rear yard abutting a public street: 25 feet
Rear yard not abutting a public street: 20 feet
Side yard abutting a public street: 15 feet (See note 2 below)
Side yards not abutting a public street: 5 feet

MAXIMUM BUILDING HEIGHT: 35 Feet (See note 3 below)

MAXIMUM FRONT YARD COVERAGE BY PARKING: 45%

OTHER BULK AND AREA REQUIREMENTS: Per City of Tulsa zoning code standards.

NOTES:
1. As measured from the building setback line for lots fronting cul-de-sacs, eyebrows, courts, or other nonlinear street frontages. All other lots shall maintain a minimum 35 feet of lot frontage at the street right-of-way limit.

2. For side yard areas which abut a public street, a minimum 20’ building setback shall be required for such side yards in which a garage shall be accessed from.

3. Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.

4. The subdivision and lot area boundaries shown on the exhibits within this report are conceptual in nature and minor reconfiguration of such boundaries shall be permitted during the subdivision platting and approval process.

Access and Circulation:

Regarding site accessibility and circulation, the principle vehicular entrance into the subdivision shall be from S. 177th Ave. E. (S. Lynn Lane Ave.), with street connectivity to existing stub streets within the abutting Stonegate I & II subdivisions to the south, and Oak Ridge Park to the north. Installation of sidewalks along the full S. 177th Ave. E frontage of the property shall also occur during the Phase I build-out of the subdivision, and each lot builder is required to construct sidewalks along the full street frontage(s) of each respective lot within the proposed Phase I & II subdivision developments.

PEDESTRIAN ACCESS:

Sidewalks will be provided throughout the subdivision. Sidewalks are required on both sides of the public streets. Sidewalks will be constructed by the developer adjacent to any Reserve Areas and in the street right of way along South Lynn Lane (South 177th east avenue). The developer may
construct sidewalks elsewhere or each lot builder may construct sidewalks meeting City of Tulsa standards on all street frontages prior to receipt of an occupancy permit.

PLATTING REQUIREMENT:

The overall project site shall be included within a subdivision plat, or plats, submitted to and approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa City Council, and duly filed of record in the Tulsa County Clerk’s office.

EXPECTED SCHEDULE OF DEVELOPMENT:

It is the intent of the owner / developer to commence initial site grading activity for the Phase I development area following zoning and preliminary plat approvals and acquisition of an Earthchange Permit. Following receipt of other required project plan and permit approvals from the city, and recording of the required subdivision plat, it is anticipated that the Phase I construction efforts will commence in Fall, 2014. Phase II subdivision platting and development efforts are anticipated to occur within one to two years following full approvals of the Phase I development, subject to Phase I build-out and prevailing market conditions.

NEIGHBORHOOD IDENTIFICATION SIGN, FENCING AND LIGHTING:

One identification sign may be erected on the arterial street frontage (S.177th East Avenue). The sign shall not exceed two tenths (2/10) of a square foot of display surface area per lineal foot of arterial street (S. 177th East Avenue) frontage; provided that in no event shall the sign be restricted to less than thirty-two (32) square feet nor permitted to exceed one hundred fifty (150) square feet of display surface area. The sign shall not exceed twenty (20) feet in height and illumination if any shall be by constant light.

Sign plan approval is required through the Planning Commission staff. A public hearing is not required for sign plan approval.

Fencing or screening walls for all lots abutting the street right of way on South 177th East Avenue will be maintained by a homeowners association and will be located in a fence easement or reserve area.

DETAILED STAFF RECOMMENDATION:

PUD 813 is consistent with the PUD chapter of the Zoning Code, and;

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

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

The staff recommendation is not an endorsement of the conceptual plan, and the final plat will satisfy the detailed site plan requirements in a single family residential PUD, therefore;

Staff recommends Approval of PUD-816 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
Staff Summary: This area is one of the primary Single Family Residential opportunities available for development in Tulsa. The water and sewer systems are available to the site however most of the arterial street infrastructure is still two lane unimproved streets. Continued suburban style development in this area will add pressure to the City of Tulsa to provide additional vehicular street capacity. The Comprehensive Plan clearly defines future street construction in this area to be a Secondary Arterial street. It may be years before this street system is completed to the standards defined in the Comprehensive Plan.

The internal street system is provided throughout the subdivision in a classic grid system similar to the examples in the comprehensive plan however the long straight streets may present a potential speeding problem. Alternate street alignments will be considered in the plat process and will not require PUD revisions if changes are made to the plan contained in this report.

The connectivity is limited on the north and south to match existing stub streets. On the east side of the subdivision there is only one feasible stub street that will connect to future development.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

Areas of Stability and Growth map designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: South 177th East Avenue is a secondary arterial street. There are no multi-modal overlays for the street at this location.

REVISED 8/14/2014
Trail System Master Plan Considerations: There are no trail system considerations at this location.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is surrounded by single family residential development in all directions except half of the north side of the project. That portion of the surrounding property is zoned RS-3 but not yet developed.

Environmental Considerations: None that will affect site development with the exception that storm water detention will require significant green space that is planned to be part of the green space for the neighborhood.

Utilities:

The subject tract has municipal water and sewer available.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>South 177th East Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
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Surrounding Properties: The subject tract is abutted on all sides by RS-3 single family residential property. The east property is also abutted by RS-4 single family residential zoned but undeveloped property.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 21229 dated January 30, 2006, established zoning for the subject property.

Subject Property:

Z-7006 January 2006: All concurred in approval of a request to rezone an 80+ acre tract from RS-3 to RS-4 for residential purposes located south of the southeast corner of East 41st Street South and South 177th East Avenue and also known as the subject property.

Surrounding Property:

PUD-779 November 2010: All concurred in approval of a proposed Planned Unit Development on a 57+ acre tract of land for a single-family development that allows for 28 foot driveways in the required front yard, subject to the approval of the Board of Adjustment, on property located south of southwest corner of East 41st Street and South 177th East Avenue.

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

Z-7028 August 2006: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-3 on property located south of southwest corner of East 41st Street and South 177th East Avenue.
**Z-6999 September 2005:** All concurred in approval of a request to rezone a ninety-acre tract abutting the subject property on the east from RS-3, AG, OL and CS to RS-4 for single-family development.

**Z-6945 August 2004:** All concurred in approval of a request to rezone a 126.5+ acre tract from AG to RS-3, on property located north and east of the northeast corner of East 51st Street and South 177th East Avenue.

8/20/2014 1:30 PM
Cypress Creek West
Common Area/Open Space Exhibit
DATE PREPARED: JULY 9, 2014
Exhibit "C"

Legend
U/E = UTILITY EASEMENT
SS/E = SANITARY SEWER EASEMENT
B/L = BUILDING SETBACK LINE
R/W = RIGHT-OF-WAY

COMMON AREA (TOTALS APPROX. 7.37 ACRES OR 321,121 SQ. FT.)

FILE: 1914.2547   WOR: 17391
| **TMAPC**  
Tulsa Metropolitan Area Planning Commission | **Case Number:** PUD-683-A Abandonment |
<table>
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<tbody>
<tr>
<td><strong>Hearing Date:</strong> August 20, 2014</td>
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<tr>
<td><strong>Case Report Prepared by:</strong> Dwayne Wilkerson</td>
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<td><strong>Owner and Applicant Information:</strong></td>
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<td><strong>Applicant:</strong> Andrew A. Shank</td>
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<td><strong>Property Owner:</strong> Ralston Farmers Fuel &amp; Oil, Inc.</td>
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<td><strong>Location Map:</strong> (shown with County Commission Districts)</td>
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<td><strong>Applicant Proposal:</strong></td>
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<td><strong>Existing Use:</strong> Industrial with a PUD overlay</td>
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<td><strong>Proposed Use:</strong> Industrial</td>
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<tr>
<td><strong>Concept summary:</strong> Abandon the PUD overlay to allow construction of an outdoor advertising sign on an IL property.</td>
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<tr>
<td><strong>Tract Size:</strong> 1.5+ acres</td>
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<tr>
<td><strong>Location:</strong> Southwest corner of North Yale Ave. and East 136th St. North</td>
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<tr>
<td><strong>Zoning:</strong></td>
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<td><strong>Existing Zoning:</strong> IL/ PUD-683</td>
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<td><strong>Proposed Zoning:</strong> IL/ PUD-683-A</td>
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<td><strong>Comprehensive Plan:</strong></td>
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<tr>
<td><strong>North Tulsa County Comprehensive Plan 1980-2000</strong></td>
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<tr>
<td><strong>Staff Recommendation:</strong></td>
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<tr>
<td>Staff recommends denial.</td>
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<td><strong>Staff Data:</strong></td>
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<td>TRS: 2333</td>
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<tr>
<td>CZM: 6</td>
<td>Atlas: 0</td>
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<td><strong>County Commission District:</strong> 1</td>
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<tr>
<td><strong>Commissioner Name:</strong> John Smaligo</td>
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</table>
SECTION I: PUD-683-A Abandonment

DEVELOPMENT CONCEPT:

The Tulsa County Zoning Code does not allow outdoor advertising in a PUD. Reference section 1130.2.B.1 which specifically prohibits outdoor advertising signs. The applicant has requested abandonment of the PUD to allow outdoor advertising in an IL district.

Abandonment of the PUD will allow the existing propane distribution facility to continue its operation.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Applicant Exhibits:
Existing Site Plan / Survey

Detailed Staff Recommendation:

PUD 683 was prepared to allow IL zoning but limit the uses to a propane facility to serve the surrounding agricultural area, and;

PUD 683 included several development considerations including significant landscaping, berms, parking with a paved surface, and an office building. The property has not been maintained or developed to be consistent with the development standards that were implemented, and;

When the site was originally rezoned from AG the applicant requested IL zoning. Planning Commission staff recommended denial of IL zoning but proposed IL with a PUD overlay, and;

The allowed uses including outdoor advertising are not compatible with the anticipated development pattern or the existing uses in the surrounding the property, therefore;

Staff recommends Denial of PUD-683-A as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is in Tulsa County and outside the jurisdiction of any current comprehensive plan. The existing development pattern east of the site is single family residential. The site is included in the North Tulsa Comprehensive Plan 1980-2000. The development pattern was expected to be residential.

The PUD was prepared to allow the propane storage and distribution, with an office and was originally considered appropriate for several significant reasons. 1) The tract was small and it would not be likely to develop into a large industrial use. 2) The original
concept included dedicating street right of way which would make the usable tract smaller and reducing the likely hood that a larger industrial use would be placed on this site. 3) The propane facility was surrounded by large agricultural tract and was appropriate with the existing development pattern at the time.

Land Use Vision:

Land Use Plan map designation:

The 1980-2000 North Tulsa Comprehensive Plan illustrates the area as residential as shown below.

DESCRIPTION OF EXISTING CONDITIONS:

**Staff Summary:** The existing site includes a building, gravel parking and propane storage facilities. The required paved parking facilities and landscape standards have not been installed or maintained.
Site Analysis: The subject property is approximately 1.5± acres in size and is located southwest corner of N. Yale Ave. and E. 136th St. N. The property appears to be used as a propane distribution facility and is zoned IL/ PUD-683.

Surrounding Properties: The subject tract is surrounded by AG land. Approximately one half mile east of the property there are several residential subdivisions that are beginning to develop in this area.

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UTILITIES:

The subject tract is served with water from Washington County RWD #2 and is not served by sewer.

SECTION III: Relevant Zoning History:

ZONING RESOLUTION: Resolution number 189782 dated August 6, 2003, established zoning for the subject property.

CZ-322/ PUD-683 August 2003: Staff recommended denial of a request for rezoning a 1± acre tract of land from AG to IL and a proposed Planned Unit Development, for propane distribution facility on property located southwest corner East 136th Street North and North Yale Avenue. TMAPC and County Commissioners concurred in approval of the applications.
GENERAL NOTES

BASIS OF Bearings: OKLAHOMA STATE Plane COORDINATE System.

The property described herein contains 1.434 acres, more or less.

FIELD work completed May 29, 2014.

LEGAL DESCRIPTION:

A tract of land that is a part of the northeast quarter (NE/4) of section thirty-three (33), township twenty-two (22) north, range thirteen (13) east of the indians base and meridian, Tulsa county, Oklahoma, said tract of land being described as follows: Beginning at the northeast corner of said section 33; thence south 01°07'58" east along the easterly line of said section 33 for 498.00 feet; thence south 88°31'31" west for 161.34 feet to the easterly right-of-way line of state highway 75; thence north 07°49'37" east along said right-of-way line for 0.00 feet to a point of curve; thence along said right-of-way line along a curve to the left having a radius of 10,973.00 feet and a central angle of 02°39'16" for 503.71 feet to the northerly line of said section 33; thence north 88°31'31" east along said northerly line for 133.00 feet to the point of beginning of said tract of land.

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. CA1098
(Renewal 6/30/2015)

TOM A. HAYNES
L.S. 1052
Oklahoma

REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1052

Date 6/17/2014

19.9