

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 3rd 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 paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

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



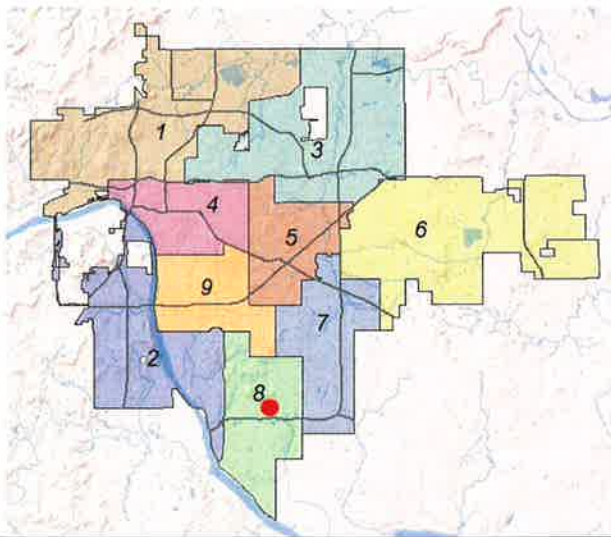
Case #: PUD-206-17
Minor Amendment

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 Recommendation:
 Staff recommends **approval**.

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

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."

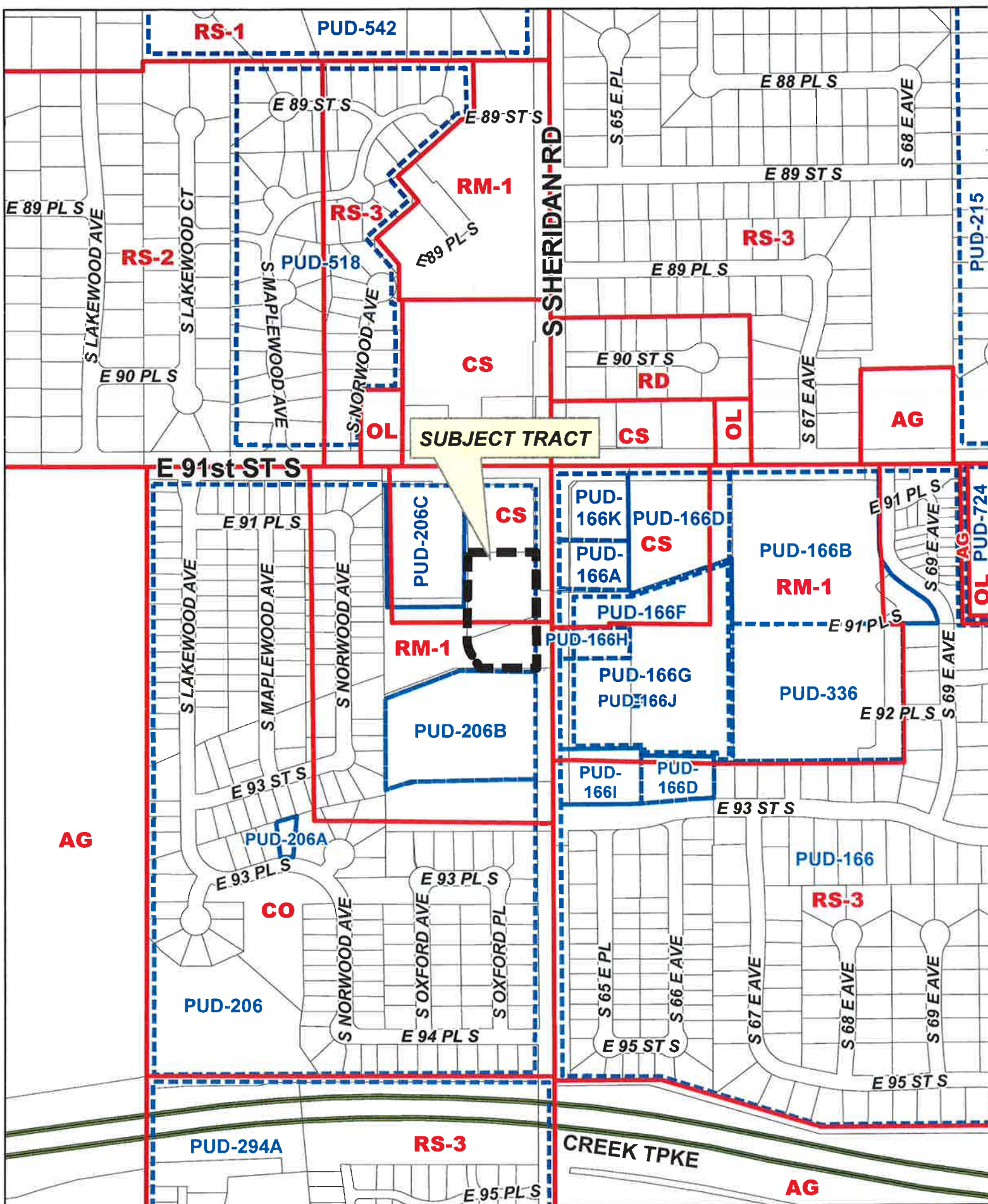
Staff has reviewed the request and determined:

- 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.



PUD-206-17

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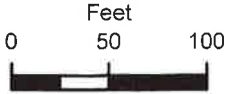




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SUBJECT TRACT

S SHERIDAN RD



Aerial Photo Date: March 2014

PUD-206-17

18-13 22

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

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Minor Amendment PUD 206-17

PUD 206-17 is a minor amendment to allocate floor area to permit Lot Split number LS-~~16102~~¹⁶¹⁰² 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'

Land Area (net):	28,688 S.F. (0.659 acres)
Maximum Building Floor Area:	10,375 S.F.

Tract 'B'

Land Area (net):	26,664 S.F. (0.612 acres)
Maximum Building Floor Area:	10,375 S.F.

Tract 'C'

Land Area (net):	27,096 S.F. (0.622 acres)
Maximum Building Floor Area:	10,150 S.F.



Case #: PUD-757-2
Minor Amendment

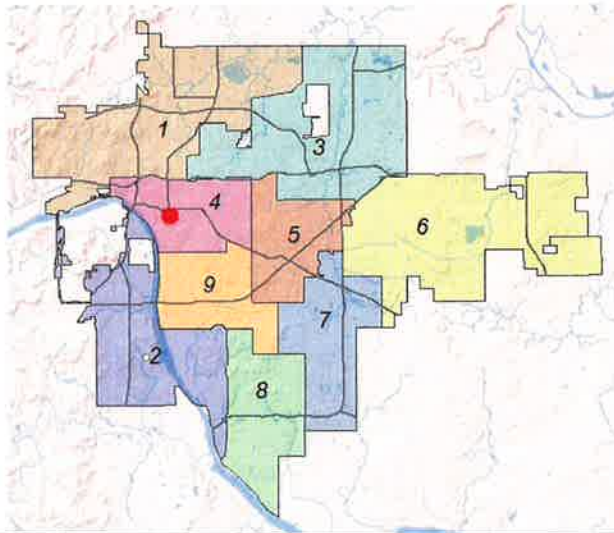
Hearing Date: August 20, 2014

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 Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 9212
 CZM: 36 Atlas: 15

City Council District: 4
Councilor Name: Blake Ewing

County Commission District: 2
Commissioner Name: Karen Keith

August 20, 2014

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:

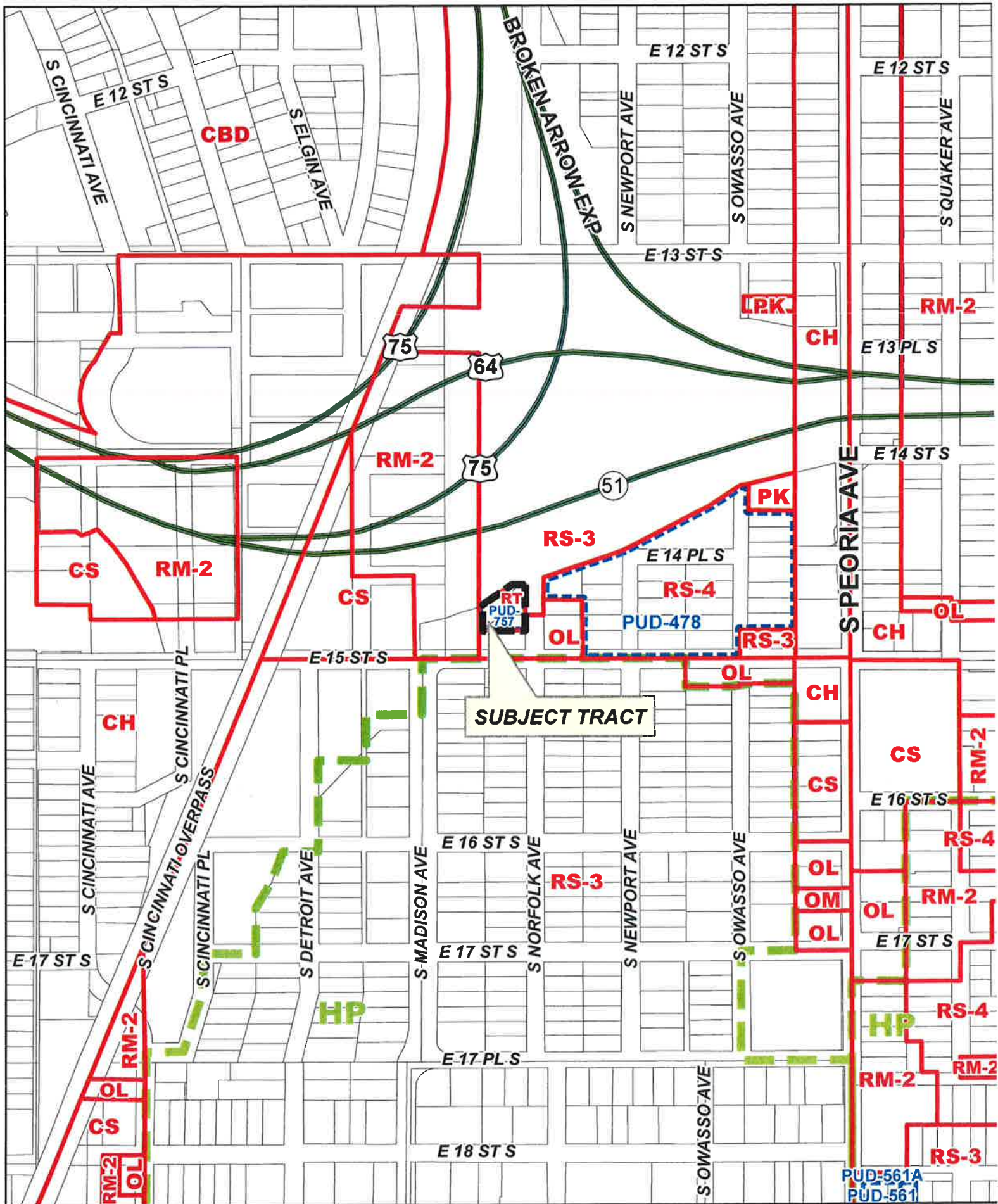
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-757 and subsequent amendments shall remain in effect.

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.

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PUD-757-2

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SUBJECT TRACT

PUD-757-2

Aerial Photo Date: March 2014

19-12 12

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

6.4





SUBJECT TRACT

E 15 ST S

S MADISON AVE

S NORFOLK AVE



Aerial Photo Date: March 2014

PUD-757-2

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

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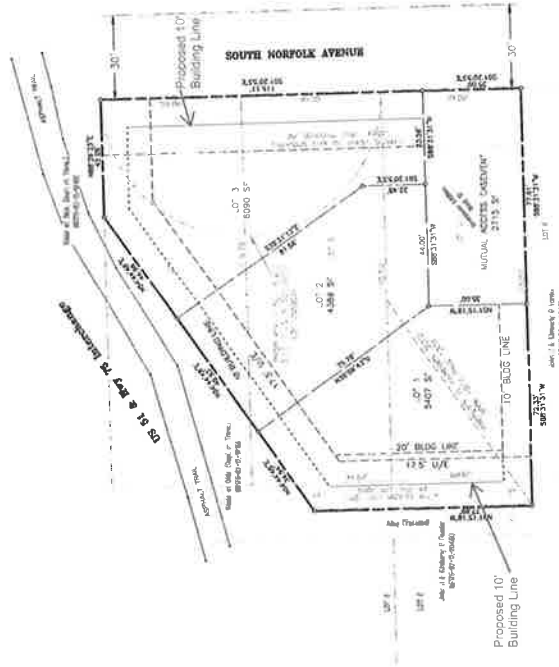
PUD-757-2 Legal Description

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 $88^{\circ} 28' 13''$ 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 $01^{\circ} 26' 10''$ 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 $54^{\circ} 47' 13''$ EAST A DISTANCE OF 129.93 FEET; NORTH $88^{\circ} 32' 59''$ EAST (PREVIOUSLY DESCRIBED AS EAST) A DISTANCE OF 42.00 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED LOT 1, THENCE SOUTH $01^{\circ} 26' 10''$, ALONG THE EASTERLY LINE OF SAID LOTS 1, 2, AND 3, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

A part of Block 13, Boardmoor Addition in Section 12, T-19-N, R-12-E, of the I.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,



STATE OF OKLAHOMA))
) SS
COUNTY OF TULSA)

I, EARLENE WILSON, TULSA COUNTY CLERK IN AND FOR THE COUNTY AND STATE ABOVE NAMED, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A LIKE INSTRUMENT NOW ON FILE IN MY OFFICE.

EARLENE WILSON, TULSA COUNTY CLERK	DEPUTY
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I HEREBY CERTIFY THAT ALL REAL ESTATE TAXES INVOLVED IN THIS
SLAT HAVE BEEN PAID AS REFLECTED BY THE CURRENT TAX ROLLS
SECURITY AS REQUIRED AND RECEIVED IN THE AMOUNT OF
\$_____ PER TAXES. THIS CERTIFICATE IS MADE TO BE
APPLIED TO 20 _____ TAXES IN FULL. IT IS GIVEN
IN ORDER THAT THIS SLAT MAY BE PAID ON RECORD 20_____
TAXES COULD EXCEED THE AMOUNT OF THE SECURITY DEPOSIT
20_____
DATED THE _____ DAY OF _____
JENNIFER SEWELL, ALASKA COUNTY TREASURER

ENGINEER
WALLACE ENGINEERING
200 E. Broadway
Chicago, IL 60601
(312) 581-2858
CA 1265 OF 212 6/30/11

BASIS OF BEARING

U/E = UTILITY EASEMENT
A/E = MUTUAL ACCESS EASEMENT

VERTICAL DATUM NOTE
THE VERTICAL DATUM FOR THIS PLAT IS
BASED ON NAVD88 GPS DATA

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

6.7



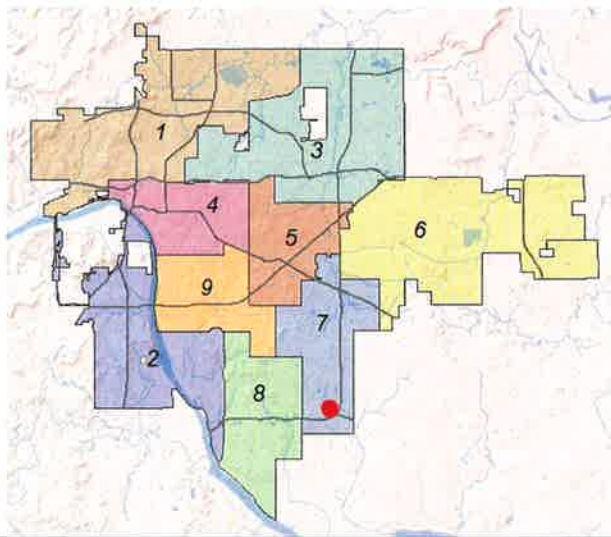
Case #: Z-6503-SP-2
Detail Site Plan

Hearing Date: August 20, 2014

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Wallace Engineering
 Property Owner: GSI MOB LLC

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 Recommendation:
 Staff recommends **approval**.

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

City Council District: 7
Councilor Name: Arianna Moore
County Commission District: 3
Commissioner Name: Ron Peters

August 20, 2014

SECTION I: Z-6503-SP-2 Detailed Site Plan

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 102nd 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:

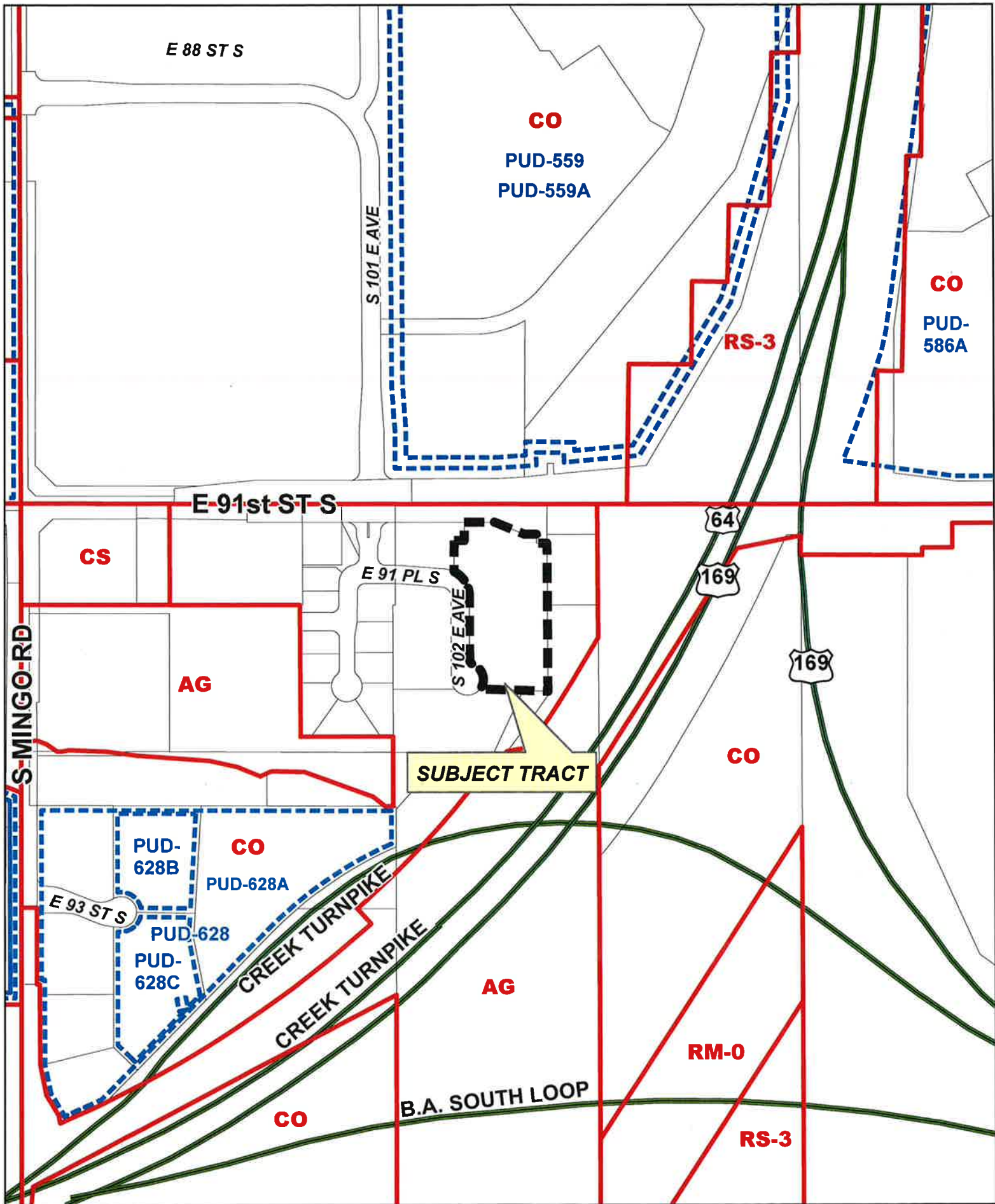
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6503-SP-2**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the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

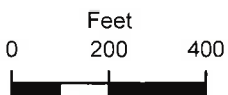


Z-6503-SP-2

18-14 19

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Aerial Photo Date: March 2014

Z-6503-SP-2

18-14 19

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

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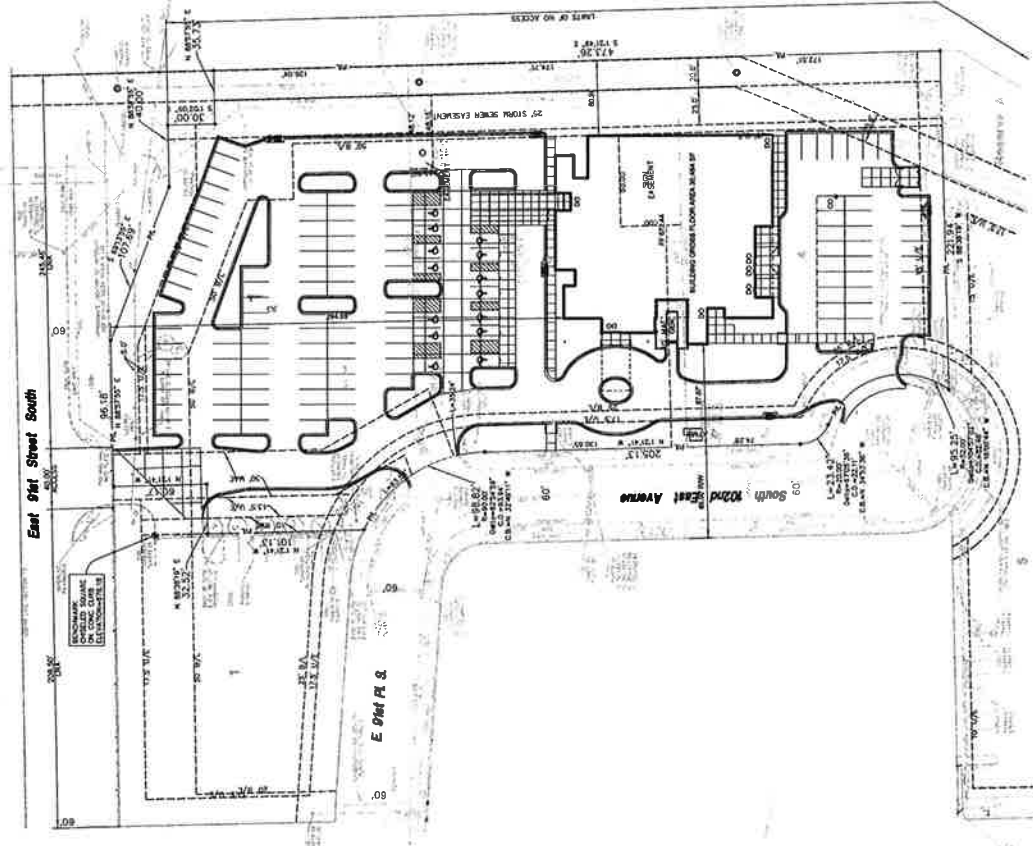
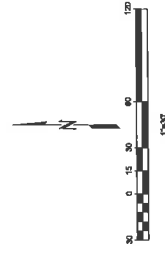
Wallace
1000 WEST 10TH AVENUE
TULSA, OKLAHOMA 74106
918.437.7777



THE AMBULATORY
BUILDING
1000 WEST 10TH AVENUE
TULSA, OKLAHOMA 74106
ISSUE 01
18 JULY 2024
RCS 111
AT
CONSTRUCTION
SITE PLAN

Development Standards - Corridor Site Plan Z-6503-SP-2

Permitted Uses:	Use Units 11, 12, 13, 14, 19, and 21 and those uses customary and accessory thereto
Proposed Uses:	Use Unit 11, Medical Facility
Development Area:	Lots 2, 3 and 4, Crossroads Village: 136,662 SF or 3.14 acres
Building Floor Area Proposed:	30,464 SF
Maximum Land Coverage of Buildings:	2 Stories: 15,215 First, 14,919 Second
Proposed Land Coverage of Buildings:	30%
Maximum Floor Area Ratio:	11.4%
Floor Area Ratio Proposed:	.65
Minimum Building Setbacks Required:	.22
East 91st Street Right-of-Way	50 feet
East 102nd E Ave Right-of-Way	25 feet
East Boundary of Corridor Development	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:	126 Spaces
Minimum Net Lot Landscaped Open Space:	10%
Net Lot Landscaped Open Space Provided:	23%
Street Yard:	10,566 SF
Landscaped Street Yard Required:	15% or 1,585 SF
Additional Landscape Areas Required:	As required by City of Tulsa Zoning Code
Lighting Height for Parking Areas:	25' maximum; fixtures must be hooded and directed downward and away from the boundaries of the Corridor Development



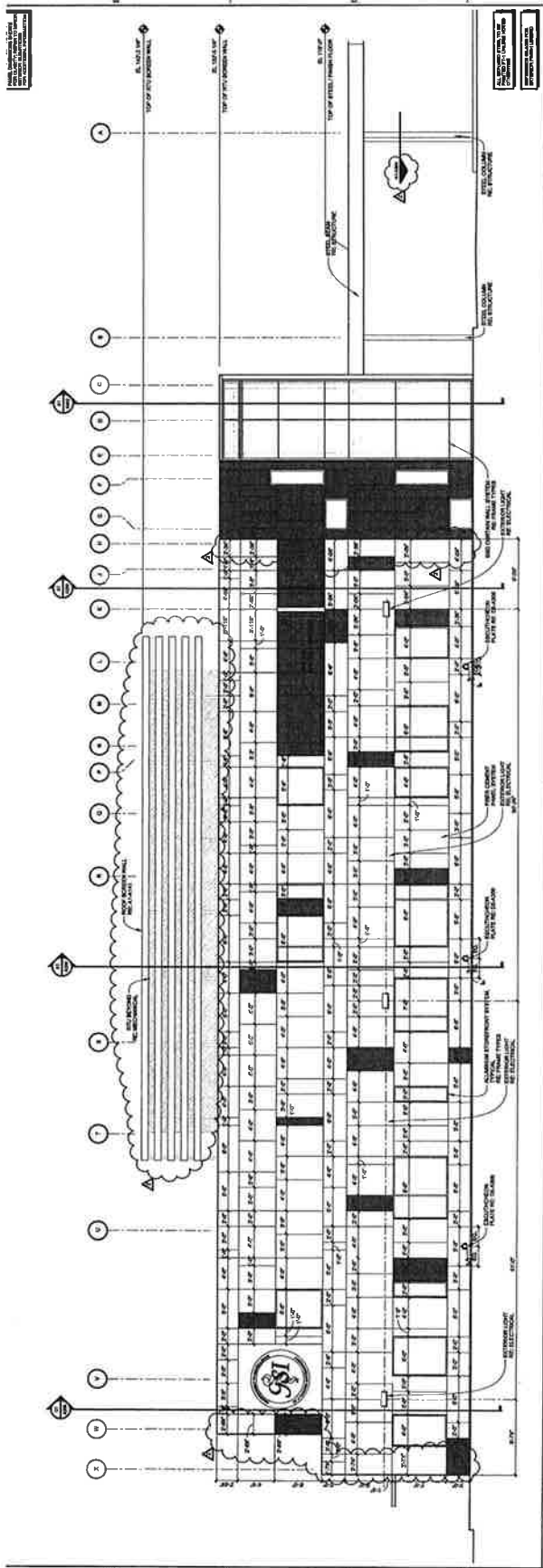
A1 CORRIDOR DETAIL SITE PLAN
1" = 30' 0"

7.4



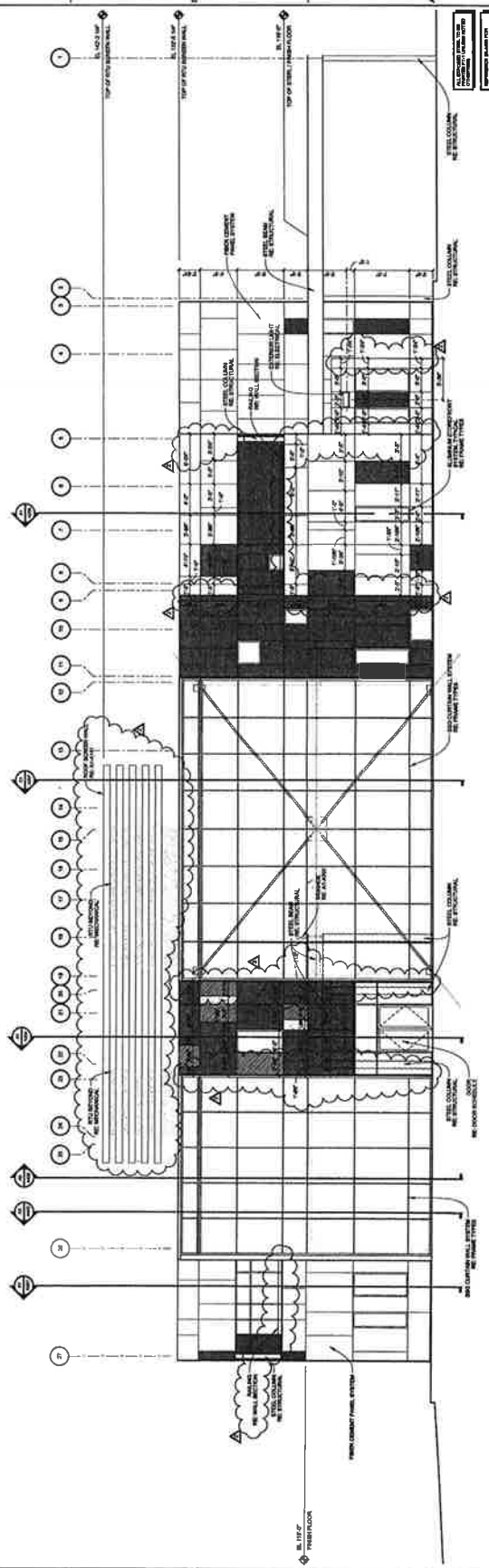
001 AMBULATORY SURGERY CENTER 1020 EAST 400 STREET SOUTH TULSA, OK 74103	01	01 AUGUST 2014	PROJECTED R13.111	ISSUED BY SANDC/BS	APPROVED BY SAMP	ISSUED FOR EXTERIOR ELEVATIONS
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A201



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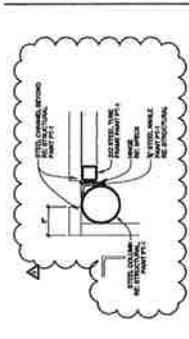
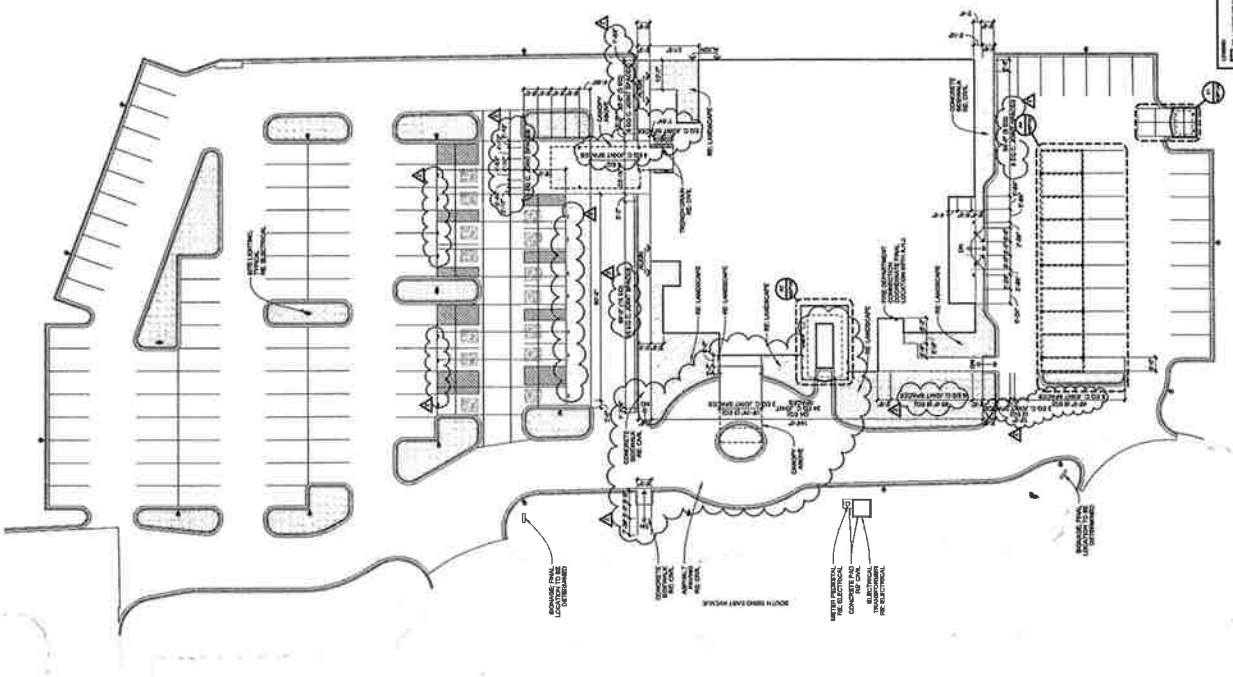
A1-A101; A1-A103



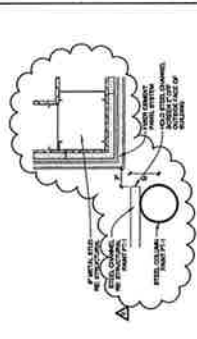
A1 FRONT (NORTH) ELEVATION

T-A101; A1-A103

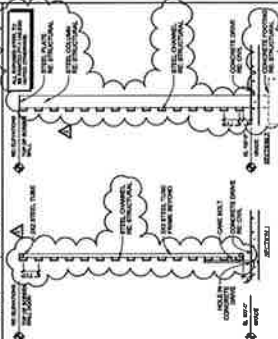
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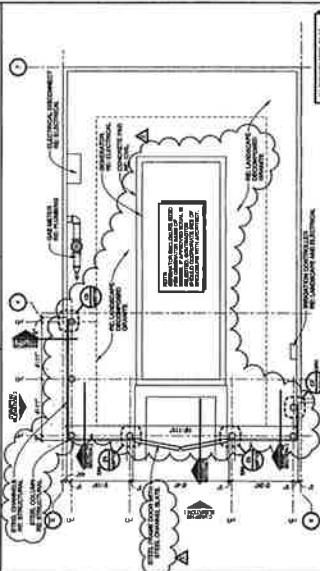
E3	ENLARGED DETAIL
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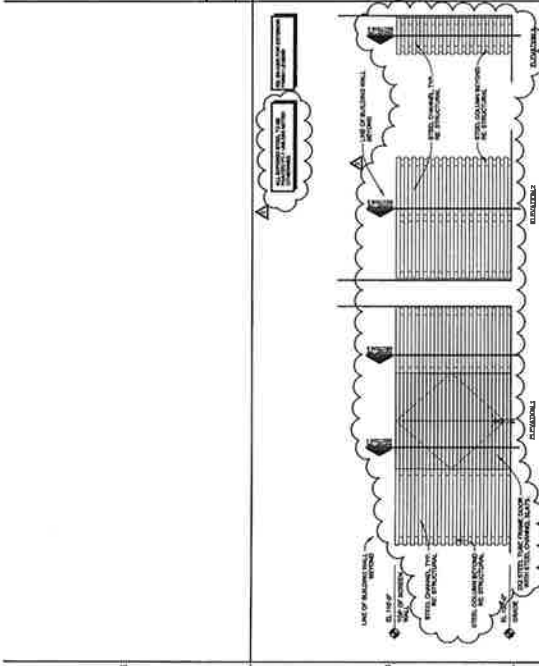
C3	ENLARGED DETAIL
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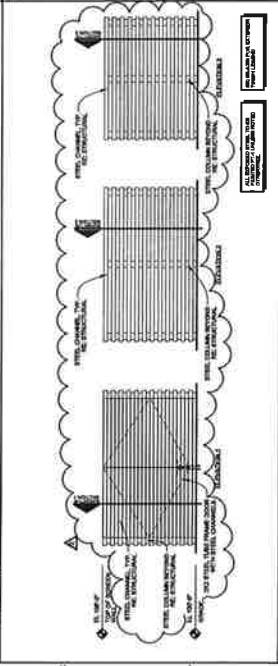
B3 ENCLOSURE SECTIONS



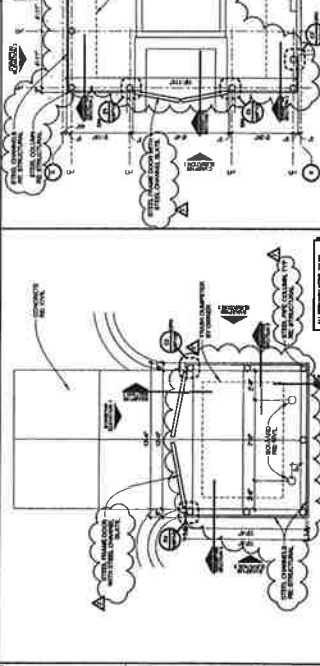
A2	GENERATOR ENCLOSURE PLAN	
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C1	GENERATOR ENCLOSURE ELEVATIONS
5/10/2014-01-01	ADD 4-2014-0-01



B1	TRASH ENCLOSURE ELEVATIONS
1/4"=1'-0"	A1-A&B2100



A1	TRASH ENCLOSURE PLAN		A2	GENERATOR EN
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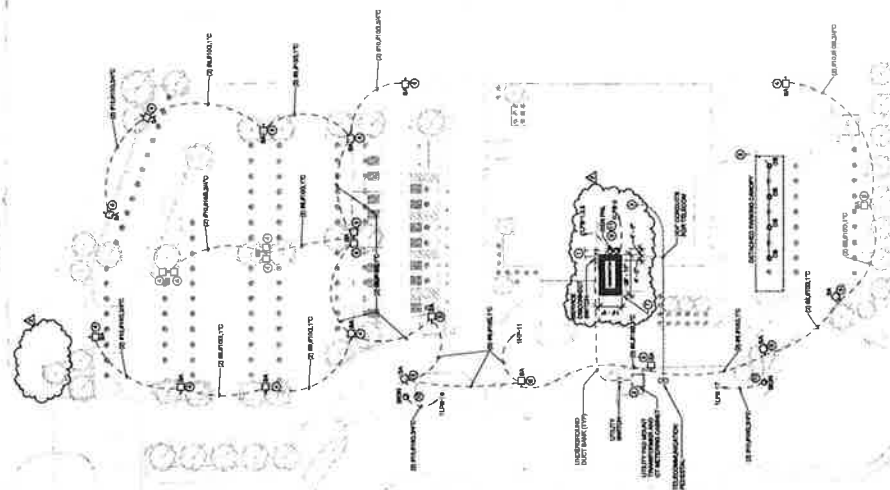


GENERAL NOTES

1. EXISTING ELECTRICAL SYSTEMS SHALL BE MAINTAINED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
3. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
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9. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.

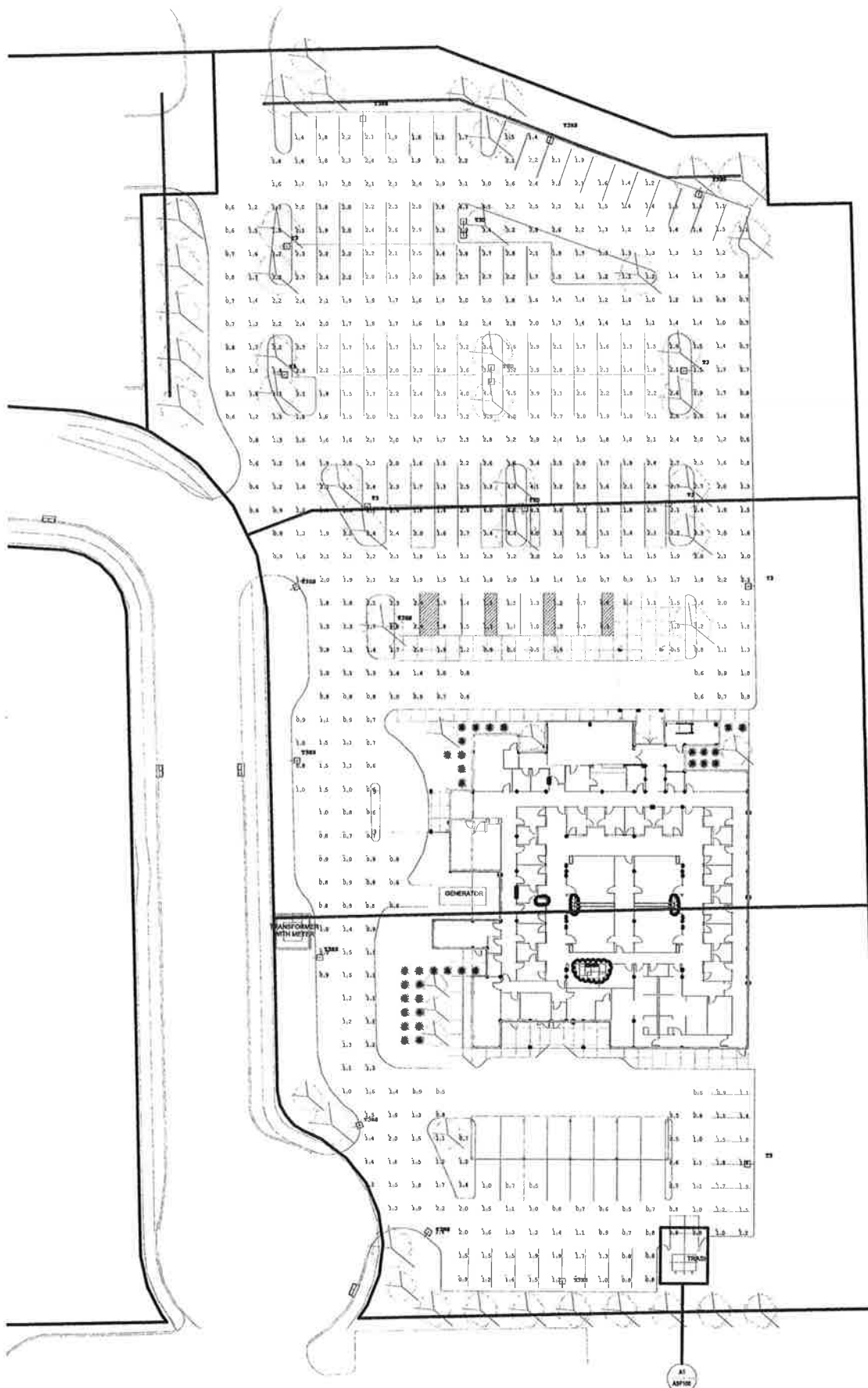
KEYED NOTES

1. EXISTING ELECTRICAL SYSTEMS SHALL BE MAINTAINED AND NOT REMOVED UNLESS SPECIFICALLY NOTED OTHERWISE.
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.
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10. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL LOCAL ORDINANCES.



1 Site Electrical Power Plan

10/10/14



Summary Schedule					
Qty	Label	Arrangement	Total Lamp Count	Watt	Description
1	0111-2-411A-ON	100W	1	100	0111-2-411A-ON
1	0111-2-411A-ON	100W	1	100	0111-2-411A-ON
1	0111-2-411A-ON	100W	1	100	0111-2-411A-ON
1	0111-2-411A-ON	100W	1	100	0111-2-411A-ON

Calculation Summary					
Label	CalcType	CalcVal	Unit	Watt	Watt/Sec

7.11

TMAPC

August 20, 2014

Major Street and Highway Plan Amendments

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.

Major Street and Highway Plan Classification

- Freeway
- Parkway
- Special Trafficway
- Primary Arterial
- Secondary Arterial
- Urban Arterial
- Residential Collector
- Commercial/Industrial Collector
- Commercial/CBD/Industrial Collector
- Non-Classified Streets
- City of Tulsa Street Designation
 - Main Street
 - Multi-Modal Street
 - Commuter Street
- Other Features
 - Railroads
 - Bodies of Water
 - TMAPC Jurisdiction
 - County Boundaries
 - Transportation Management Area Boundary

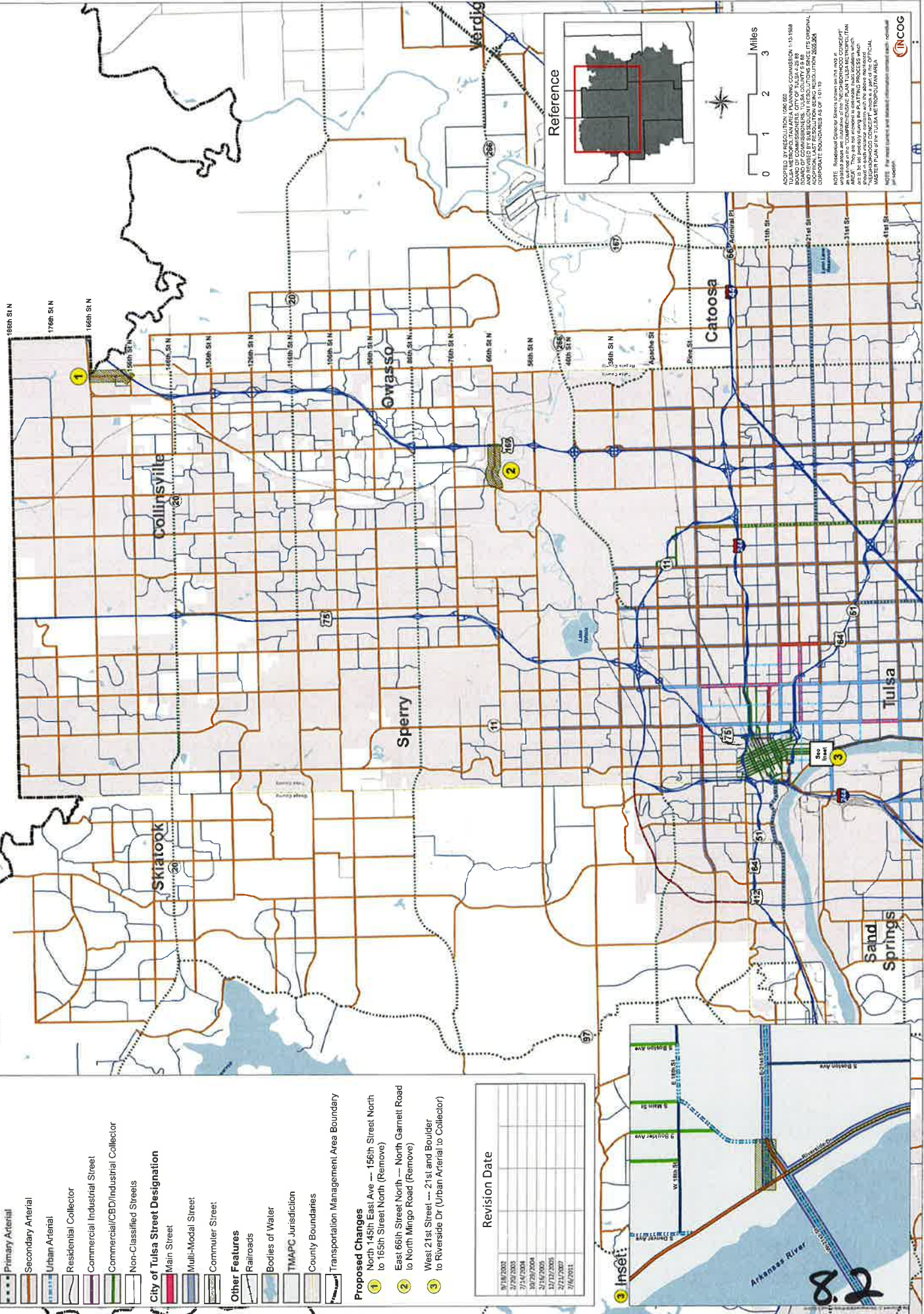
Proposed Changes

- North 145th East Ave — 156th Street North to 165th Street North (Remove)
- East 66th Street North — North Garnett Road to North Mingo Road (Remove)
- West 21st Street — 21st and Boulder to Riverside Dr (Urban Arterial to Collector)

Revision Date

9/18/2003	
2/7/2003	
7/14/2004	
10/26/2004	
2/16/2005	
12/12/2005	
2/21/2007	
7/6/2011	

Tulsa Metropolitan Area Major Street and Highway Plan



ADOPTED BY RESOLUTION 106-852
TULSA METROPOLITAN AREA
BOARD OF COMMISSIONERS, CITY OF TULSA, 11-13-1988
TULSA METROPOLITAN AREA
BOARD OF COMMISSIONERS, CITY OF TULSA, 12-29-89
TULSA METROPOLITAN AREA
BOARD OF COMMISSIONERS, CITY OF TULSA, 12-15-93
ADOPTION, LAST RESOLUTION BEING RESOLUTION 266-324
CONSENT TO BE AMENDED BY RESOLUTION 101-11

NOTE: Resolved Council Session on this and
as set forth in the COMPREHENSIVE PLAN TULSA METROPOLITAN
AREA, 1988, and as amended by the TULSA METROPOLITAN
AREA BOARD OF COMMISSIONERS, CITY OF TULSA, 12-29-89
and 12-15-93, and as amended by the TULSA METROPOLITAN
AREA BOARD OF COMMISSIONERS, CITY OF TULSA, 12-15-93
MASTER PLAN OF THE TULSA METROPOLITAN AREA

NOTE: For street layout and related information contact the
Planning Department



8.2

TMAPC

August 20, 2014

2014 Comprehensive Plan Housekeeping Map Amendments

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

	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
<u>Existing</u>	<i>Primarily unassigned</i>	<i>Primarily unassigned</i>
<u>Proposed</u>	<i>Park and Open Space</i>	<i>Area of Growth</i>

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.

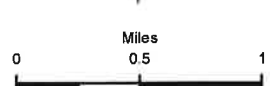
In 2013, a proposed Comprehensive Plan housekeeping amendment was brought forward for River Parks; however, there was no definition for Parks in the Comprehensive Plan, especially one that could capture the regional and dynamic nature of River Parks. Therefore, this item was withdrawn from consideration.

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*.



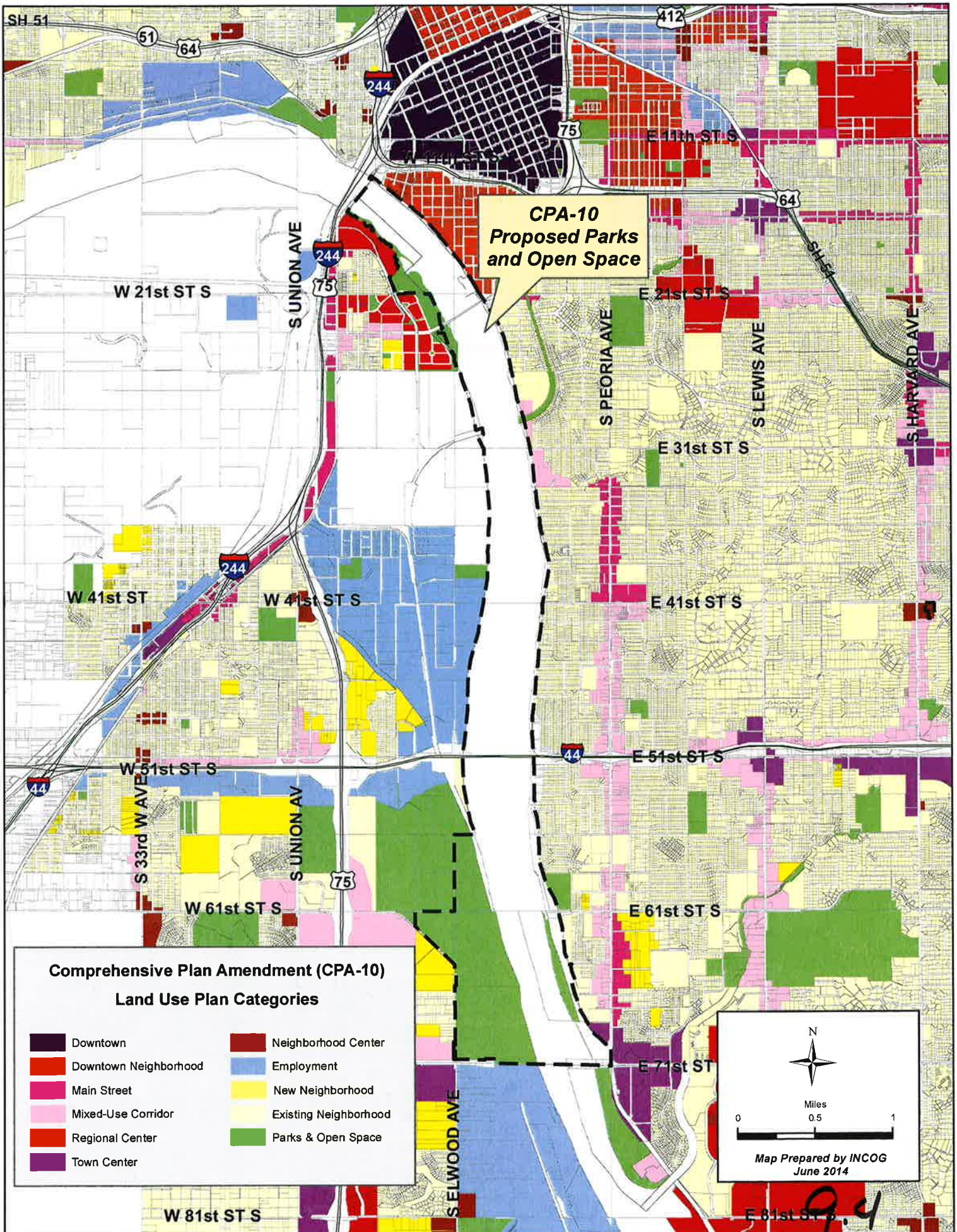
**Comprehensive Plan
Amendment CPA-10**

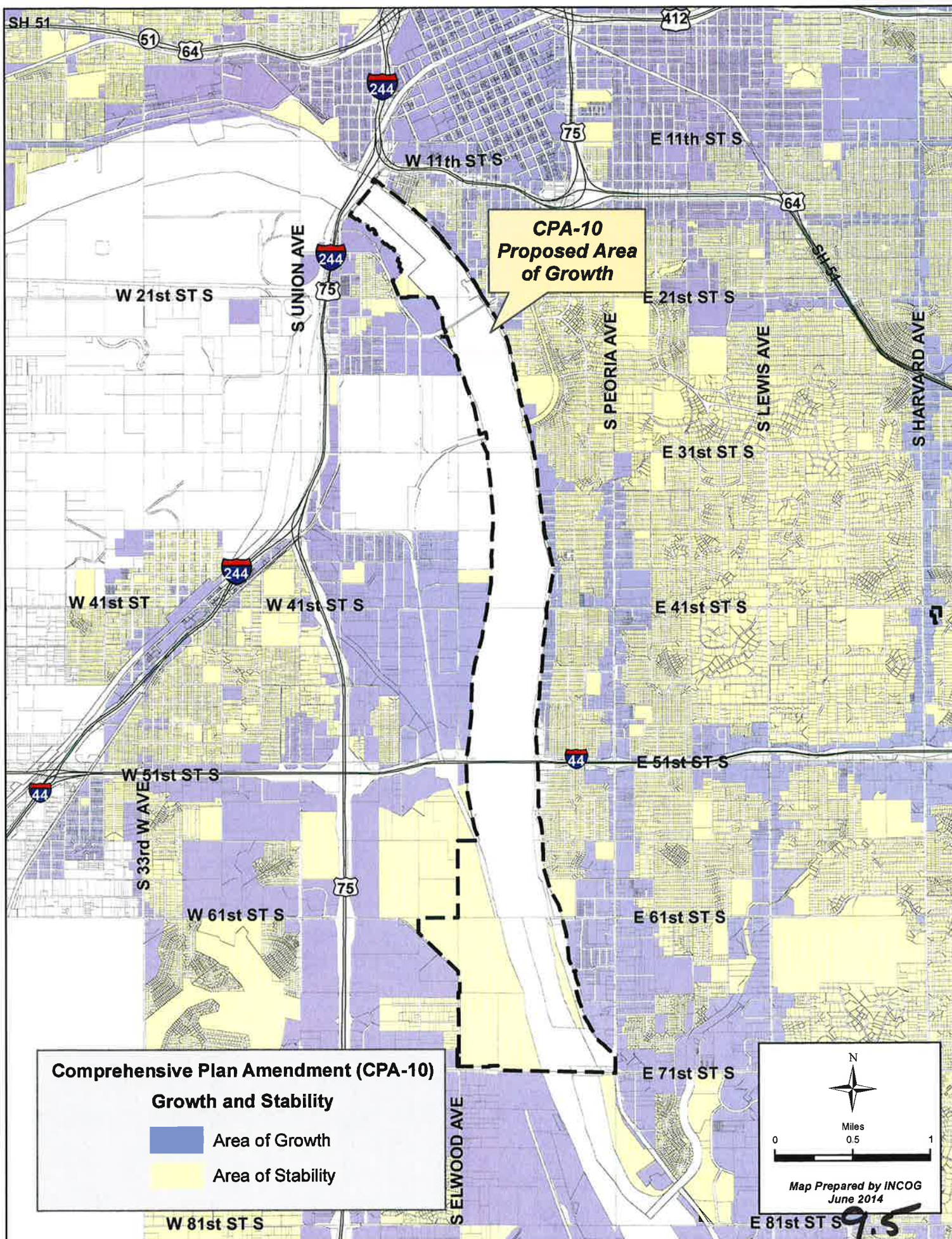


Aerial Photo Date: March 2014

Map Prepared by INCOG
June 2014

93





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

	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
<u>Existing</u>	<i>Existing Neighborhood / Mixed-Use Corridor</i>	<i>Area of Growth / Area of Stability</i>
<u>Proposed</u>	<i>Park and Open Space</i>	<i>Area of Growth</i>

Development Approval History:

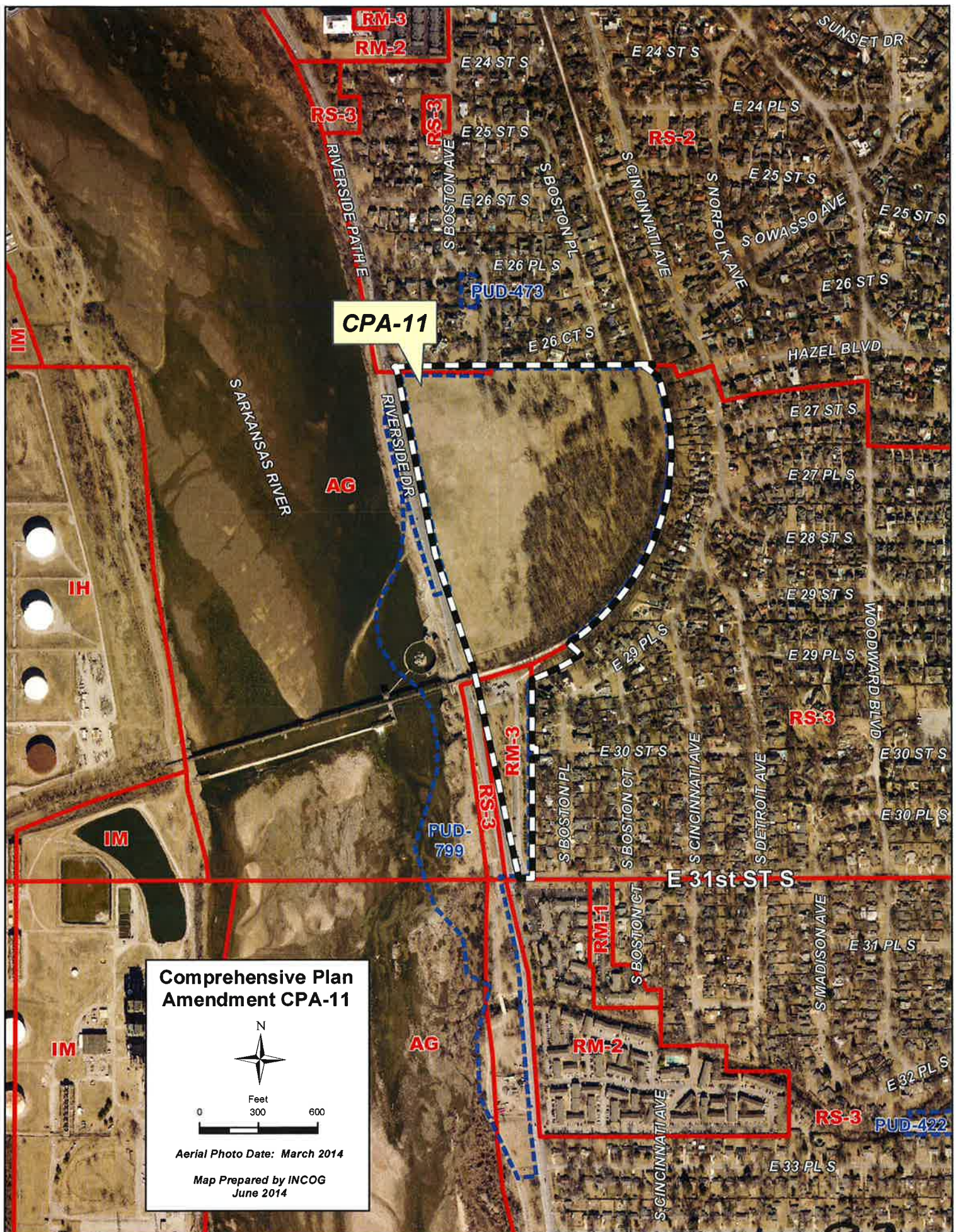
- **2010: Downtown Master Plan:** This plan designates several areas on both sides of the Arkansas River from Southwest Boulevard down to the Pedestrian Bridge as Parks and Open Space.
- **2013: PUD-799:** Application approved to transform land donated by the George Kaiser Family Foundation along the Arkansas Riverfront into a park, complete with 2 land bridges over Riverside Drive, playgrounds, gardens, a lake, and other outdoor facilities.

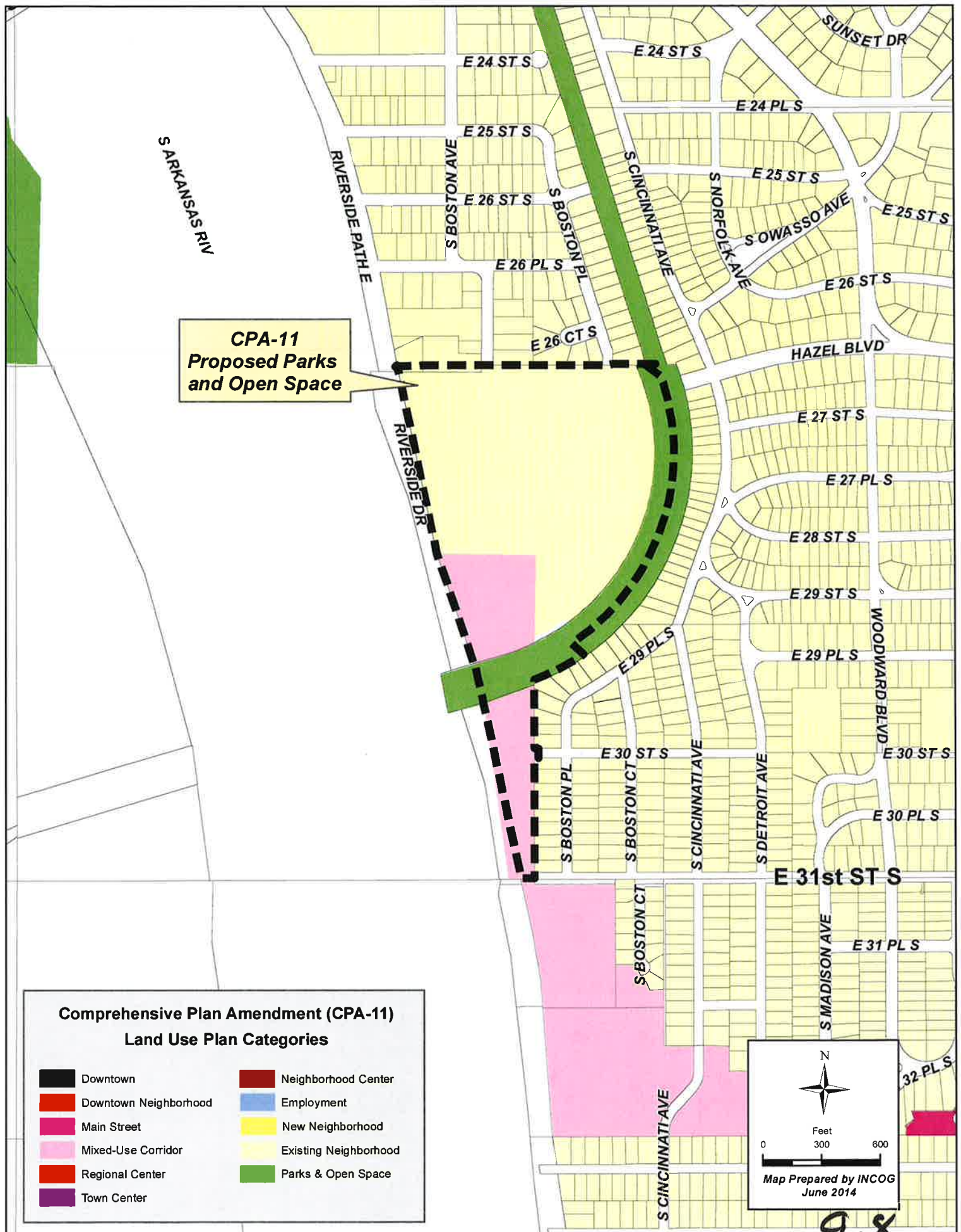
Justification: The purpose of this proposed amendment is to recognize the Planned Unit Development (PUD-799) approved for this site in 2013. The Gathering Place will introduce active amenities along the riverfront area and will be an enormous asset to the River Parks and the City of Tulsa. As it begins 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.

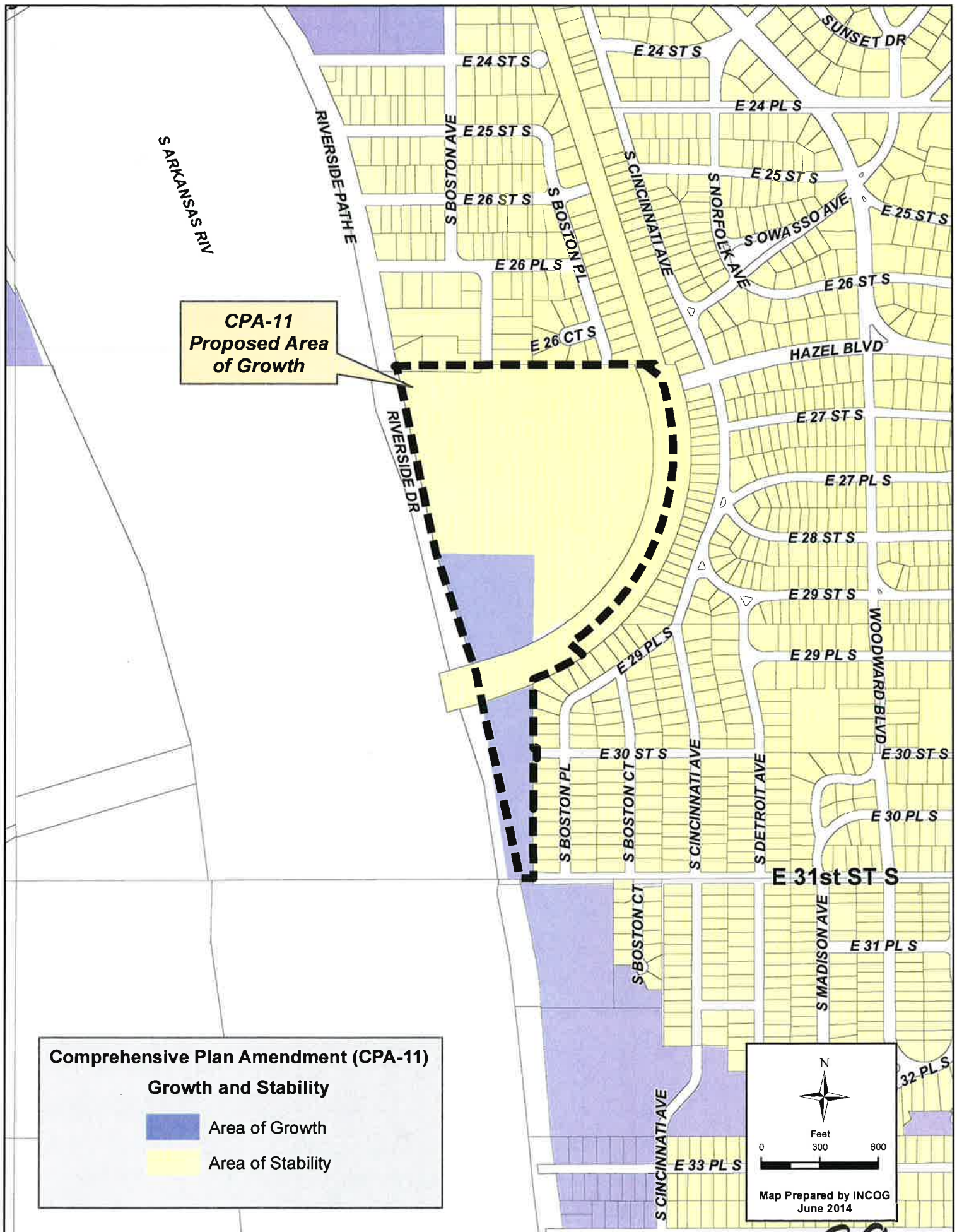
In 2013, a proposed amendment was brought forward for the Gathering Place; however, there was no definition for Parks in the Comprehensive Plan, especially one that could capture the regional and dynamic nature of the Gathering Place. Therefore, this item was withdrawn from consideration.

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*.







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

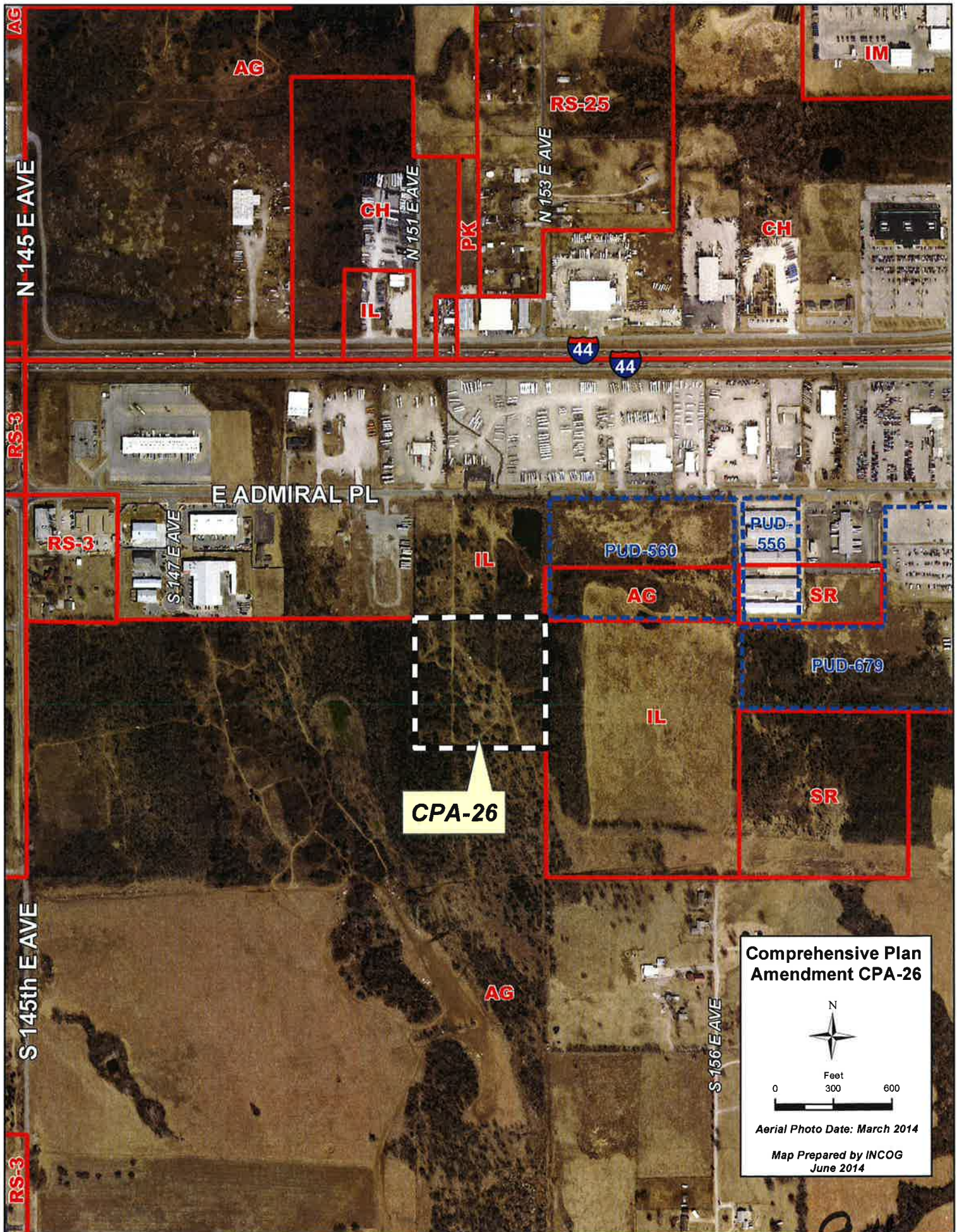
	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
<u>Existing</u>	<i>New Neighborhood</i>	<i>Area of Growth</i>
<u>Proposed</u>	<i>Employment</i>	<i>Area of Growth</i>

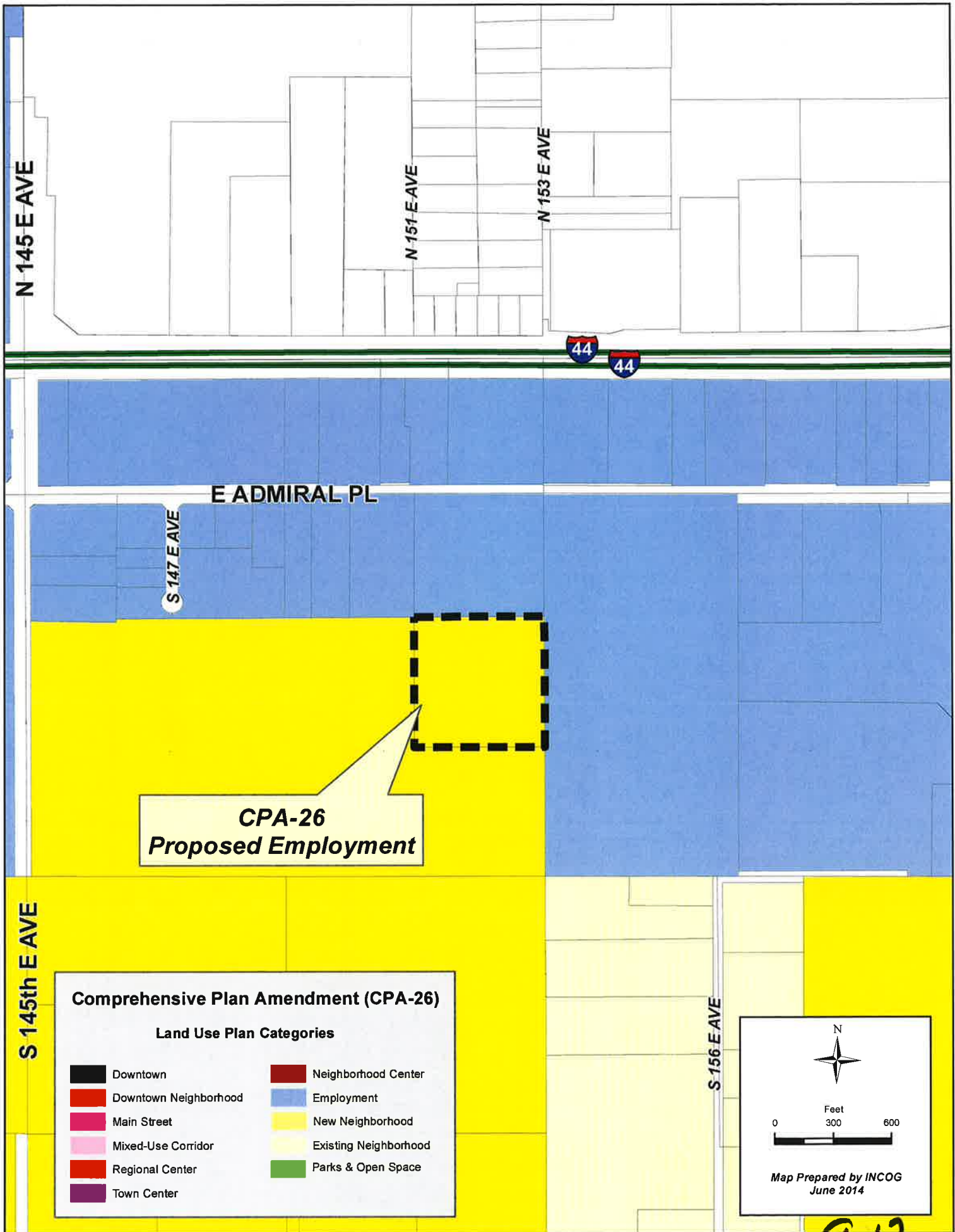
Development Approval History:

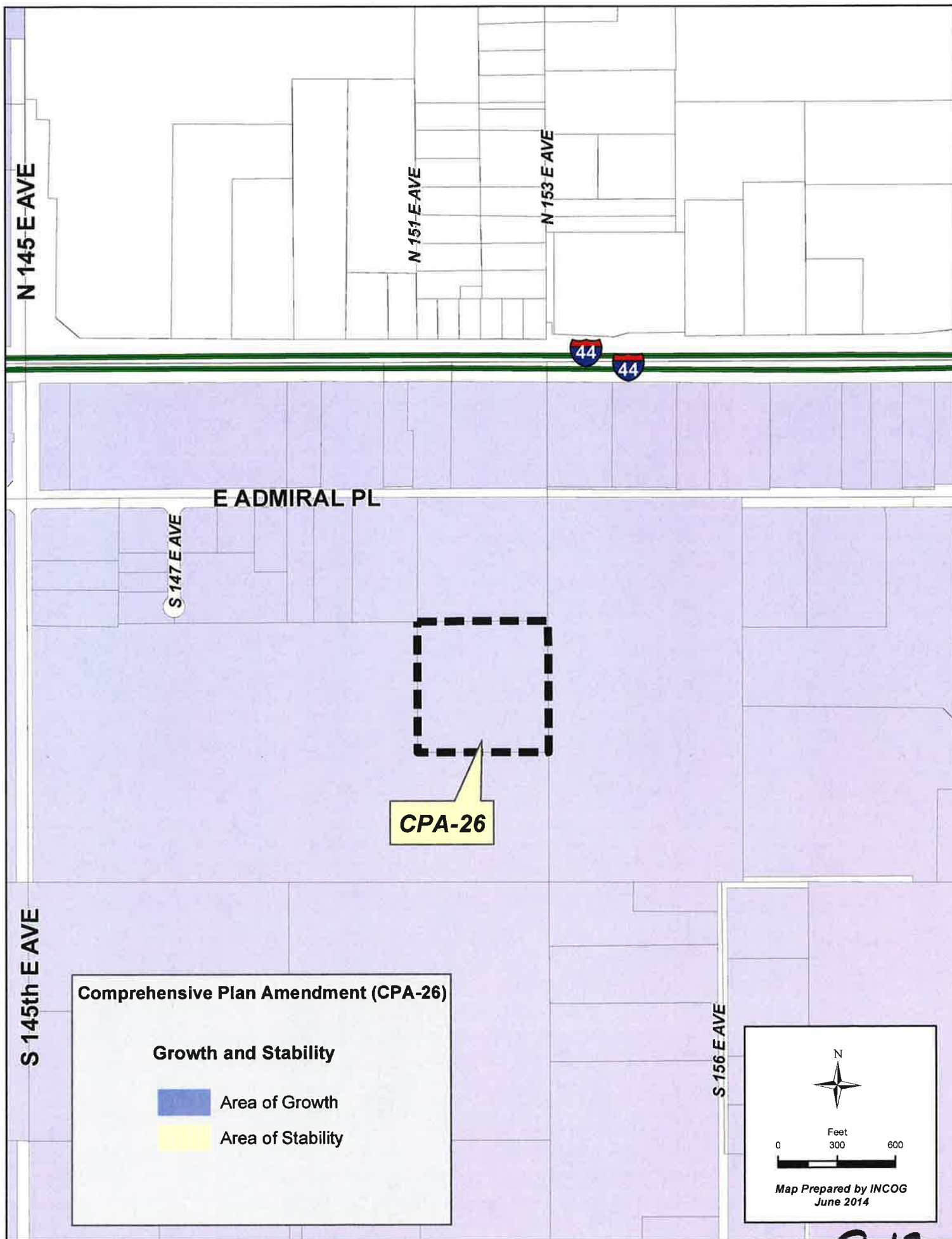
- **2013: Z-7245** -rezoning to IL to allow the Paul Trucking headquarters to develop on the existing IL parcel to the north, as well as this site.

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.







9.13

ATTACHMENT 4

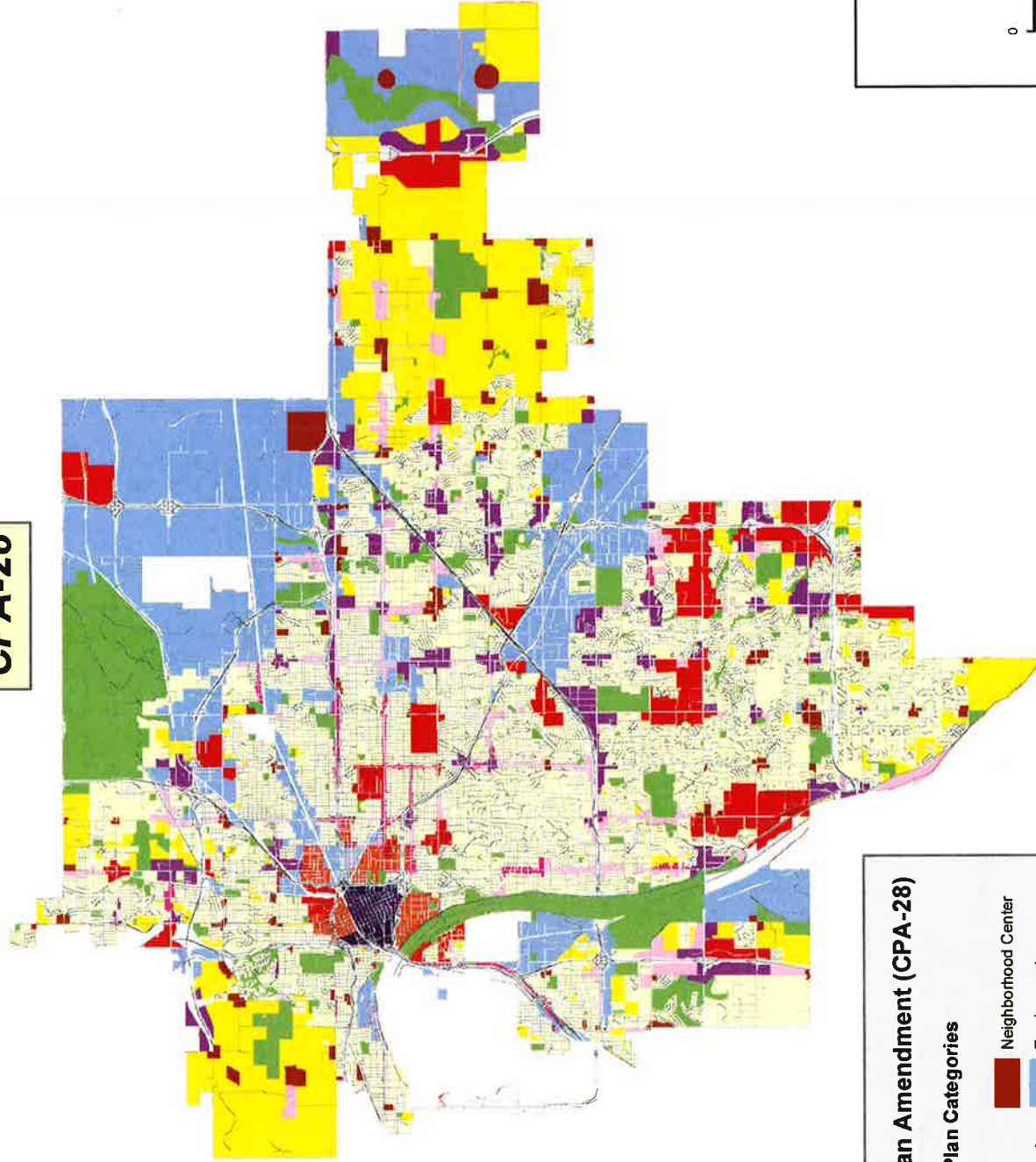
Comprehensive Plan Amendment (CPA-28)

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.

CPA-28



Comprehensive Plan Amendment (CPA-28)

Land Use Plan Categories

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



Map Prepared by INCOG
June 2014

9.15

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

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.



Tulsa Metropolitan Area
Planning Commission

Case Number: Cypress Creek Estates

Preliminary Subdivision Plat Approval

Hearing Date: August 20, 2014

Case Report Prepared by:

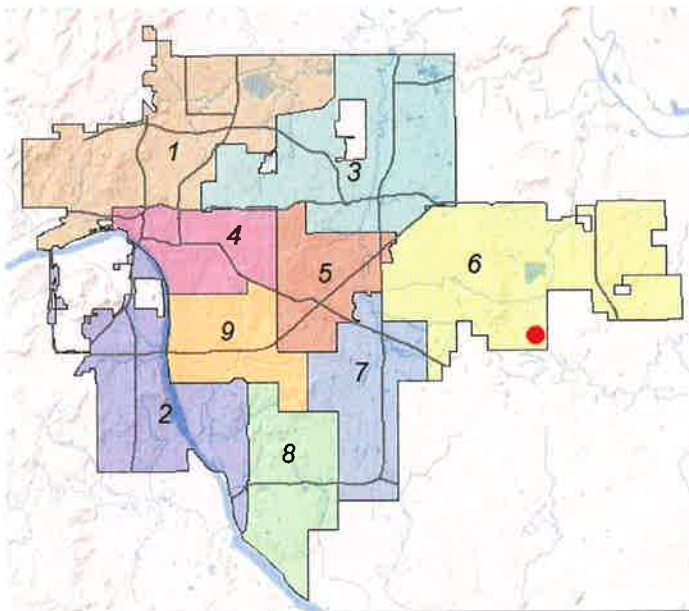
Diane Fernandez

Owner and Applicant Information:

Applicant: HROAK, INC.

Owner: Cypress Creek Residential
Development, LLC

Location Map:
(shown with City Council Districts)



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

10.1

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.
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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.)
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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.

Owner / Developer
 CYPRESS CREEK RESIDENTIAL DEVELOPMENT LLC
 200 WEST OGDEN, SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73102
 PHONE: (405) 451-1414
 EMAIL: STEVEN@CYPRESSCREEK.COM
 CONTACT: MR. STEVE BROWN

Engineer / Surveyor
 HRACK INC.
 103 WEST OGDEN, SUITE 200
 OKLAHOMA CITY, OKLAHOMA 73102
 PHONE: (405) 252-2787
 EMAIL: INFO@HRACK.COM
 CA 9004 EXPIRES JUNE 30, 2018

Preliminary Plat Cypress Creek Estates

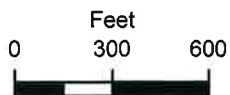
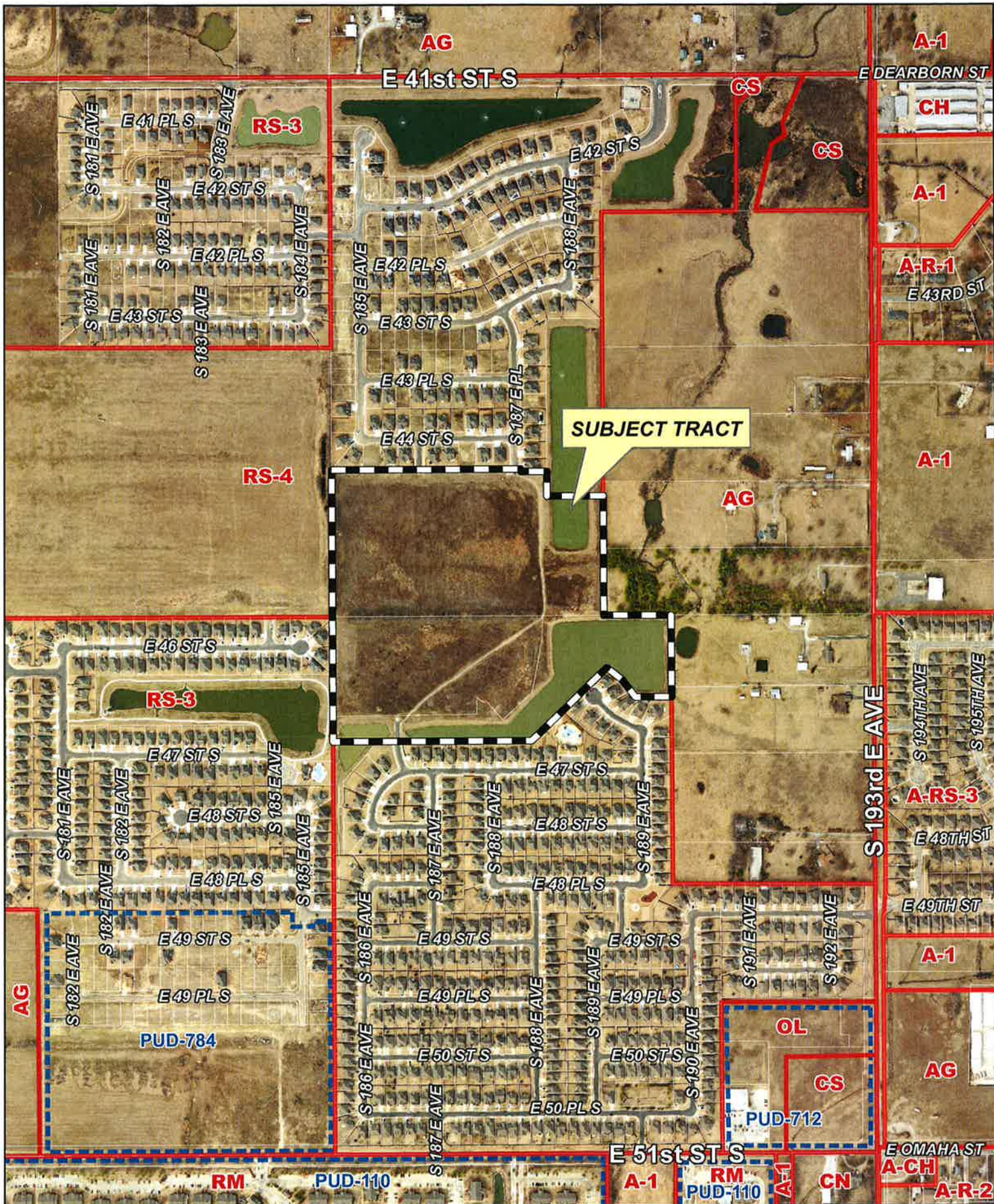
A SUBDIVISION IN THE NORTHEAST QUARTER (NE¼) AND THE
 SOUTHEAST QUARTER (SE¼) OF SECTION TWENTY-FIVE (25),
 TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE
 INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF
 OKLAHOMA



CYPRESS CREEK
 Plat No. 6097

LOT AREA TABLE			
LOT NO.	ACRES	SQ. FT.	ACRES
BLOCK 1			
1	0.10	6,912.00	0.10
2	0.10	6,912.00	0.10
3	0.10	6,912.00	0.10
4	0.10	6,912.00	0.10
5	0.10	6,912.00	0.10
6	0.10	6,912.00	0.10
7	0.10	6,912.00	0.10
8	0.10	6,912.00	0.10
9	0.10	6,912.00	0.10
10	0.10	6,912.00	0.10
11	0.10	6,912.00	0.10
12	0.10	6,912.00	0.10
13	0.10	6,912.00	0.10
14	0.10	6,912.00	0.10
15	0.10	6,912.00	0.10
16	0.10	6,912.00	0.10
17	0.10	6,912.00	0.10
18	0.10	6,912.00	0.10
19	0.10	6,912.00	0.10
20	0.10	6,912.00	0.10
21	0.10	6,912.00	0.10
22	0.10	6,912.00	0.10
23	0.10	6,912.00	0.10
24	0.10	6,912.00	0.10
25	0.10	6,912.00	0.10
26	0.10	6,912.00	0.10
27	0.10	6,912.00	0.10
28	0.10	6,912.00	0.10
29	0.10	6,912.00	0.10
30	0.10	6,912.00	0.10
31	0.10	6,912.00	0.10
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49	0.10	6,912.00	0.10
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64	0.10	6,912.00	0.10
65	0.10	6,912.00	0.10
66	0.10	6,912.00	0.10
67	0.10	6,912.00	0.10
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69	0.10	6,912.00	0.10
70	0.10	6,912.00	0.10
71	0.10	6,912.00	0.10
72	0.10	6,912.00	0.10
73	0.10	6,912.00	0.10
74	0.10	6,912.00	0.10
75	0.10	6,912.00	0.10
76	0.10	6,912.00	0.10
77	0.10	6,912.00	0.10
78	0.10	6,912.00	0.10
79	0.10	6,912.00	0.10
80	0.10	6,912.00	0.10
81	0.10	6,912.00	0.10
82	0.10	6,912.00	0.10
83	0.10	6,912.00	0.10
84	0.10	6,912.00	0.10
85	0.10	6,912.00	0.10
86	0.10	6,912.00	0.10
87	0.10	6,912.00	0.10
88	0.10	6,912.00	0.10
89	0.10	6,912.00	0.10
90	0.10	6,912.00	0.10
91	0.10	6,912.00	0.10
92	0.10	6,912.00	0.10
93	0.10	6,912.00	0.10
94	0.10	6,912.00	0.10
95	0.10	6,912.00	0.10
96	0.10	6,912.00	0.10
97	0.10	6,912.00	0.10
98	0.10	6,912.00	0.10
99	0.10	6,912.00	0.10
100	0.10	6,912.00	0.10

CURVE TABLE			
STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH
1+00.00	N 89° 59' 59" E	100.00	100.00
1+10.00	N 89° 59' 59" E	100.00	100.00
1+20.00	N 89° 59' 59" E	100.00	100.00
1+30.00	N 89° 59' 59" E	100.00	100.00
1+40.00	N 89° 59' 59" E	100.00	100.00
1+50.00	N 89° 59' 59" E	100.00	100.00
1+60.00	N 89° 59' 59" E	100.00	100.00
1+70.00	N 89° 59' 59" E	100.00	100.00
1+80.00	N 89° 59' 59" E	100.00	100.00
1+90.00	N 89° 59' 59" E	100.00	100.00
2+00.00	N 89° 59' 59" E	100.00	100.00
2+10.00	N 89° 59' 59" E	100.00	100.00
2+20.00	N 89° 59' 59" E	100.00	100.00
2+30.00	N 89° 59' 59" E	100.00	100.00
2+40.00	N 89° 59' 59" E	100.00	100.00
2+50.00	N 89° 59' 59" E	100.00	100.00
2+60.00	N 89° 59' 59" E	100.00	100.00
2+70.00	N 89° 59' 59" E	100.00	100.00
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5+80.00	N 89° 59' 59" E	100.00	100.00
5+90.00	N 89° 59' 59" E	100.00	100.00
6+00.00	N 89° 59' 59" E	100.00	100.00
6+10.00	N 89° 59' 59" E	100.00	100.00
6+20.00	N 89° 59' 59" E	100.00	100.00
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7+00.00	N 89° 59' 59" E	100.00	100.00
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9+90.00	N 89° 59' 59" E	100.00	100.00
10+00.00	N 89° 59' 59" E	100.00	100.00
10+10.00	N 89° 59' 59" E	100.00	100.00
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12+90.00	N 89° 59' 59" E	100.00	100.00
13+00.00	N 89° 59' 59" E	100.00	100.00
13+10.00	N 89° 59' 59" E		



CYPRESS CREEK ESTATES

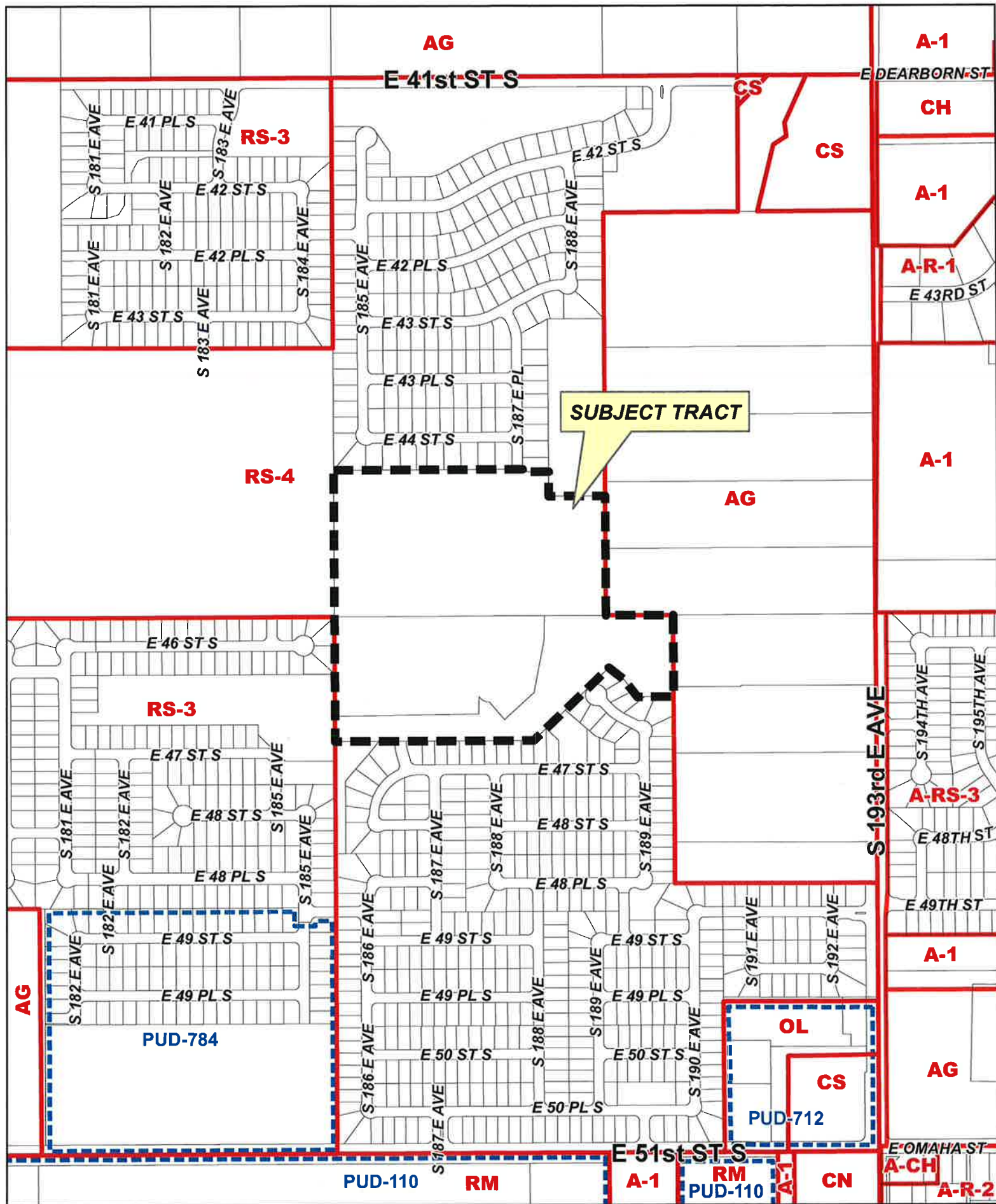
10.6

Aerial Photo Date: March 2014

19-14 25

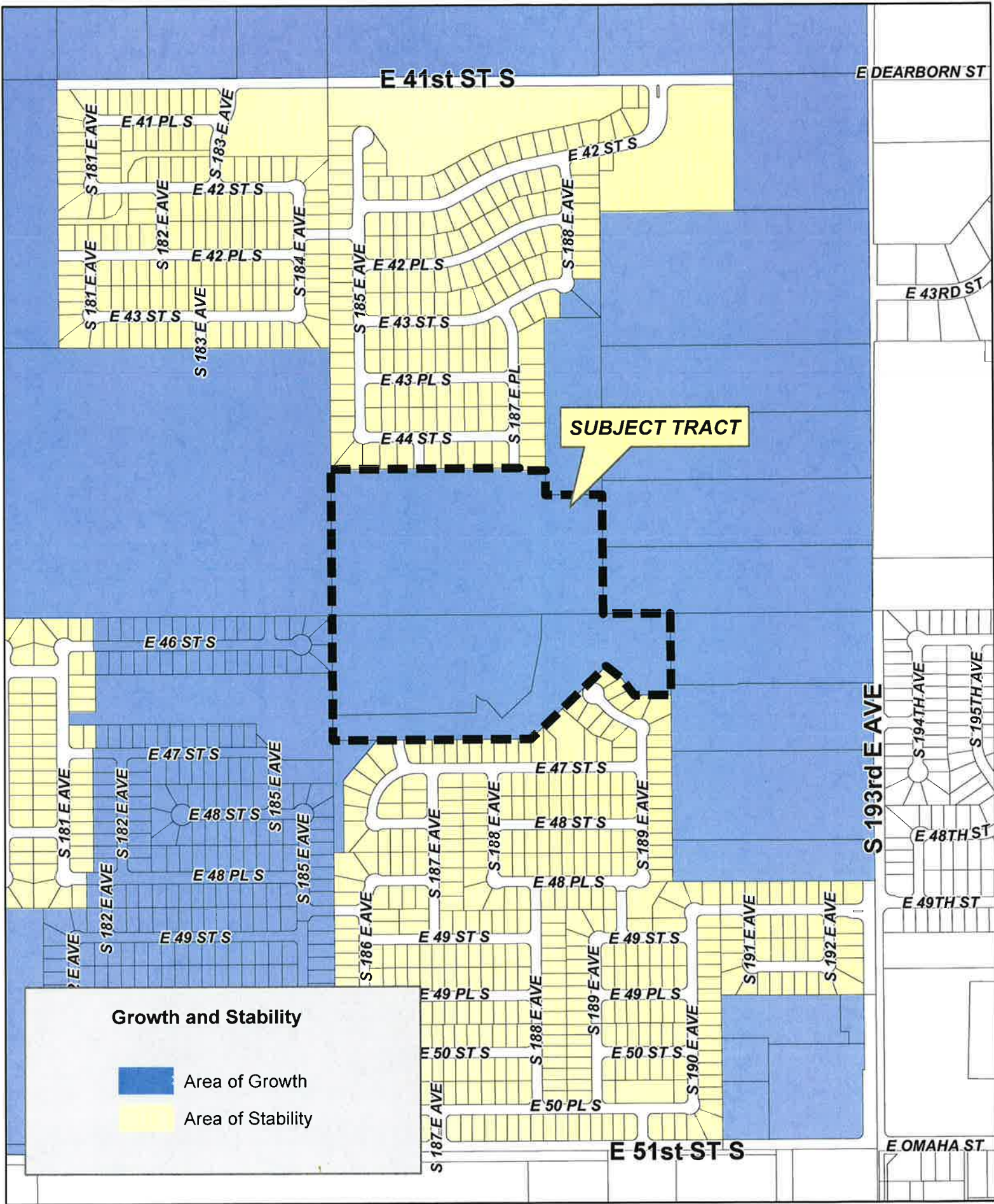
Note: Graphic overlays may not precisely align with physical features on the ground.





CYPRESS CREEK ESTATES

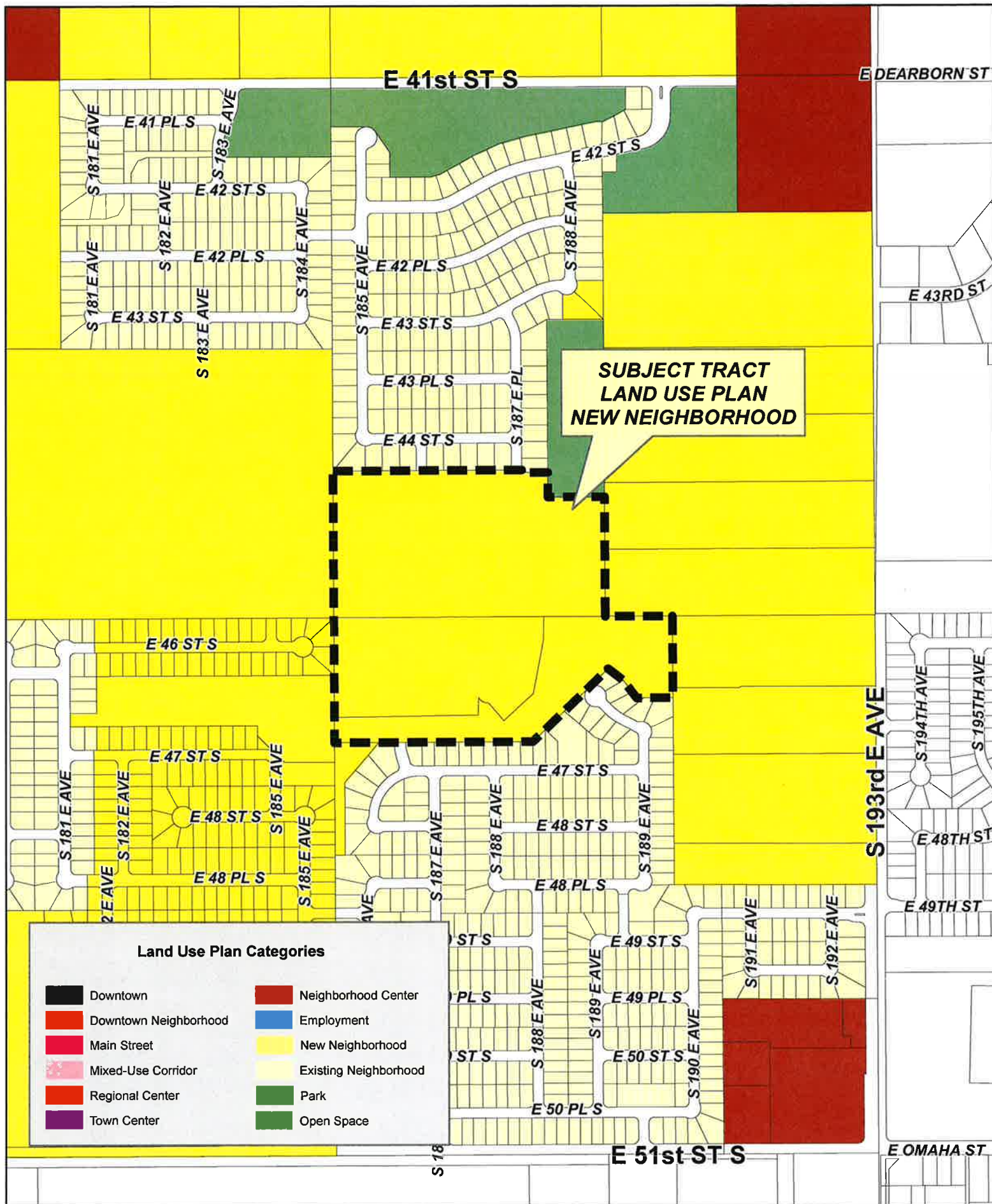
10.7



CYPRESS CREEK ESTATES

10.8





CYPRESS CREEK ESTATES

19-14 25

10.9





Tulsa Metropolitan Area
Planning Commission

Case Number: BlueFlame 47 Plat

Preliminary Subdivision Plat Approval

Hearing Date: August 20, 2014

Case Report Prepared by:

Diane Fernandez

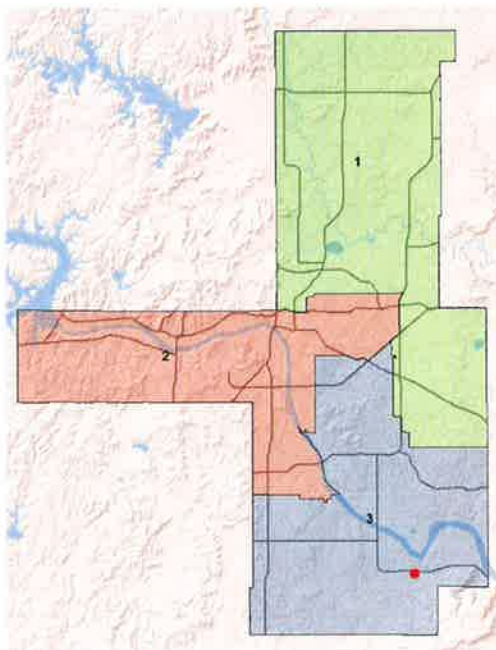
Owner and Applicant Information:

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.
4. **Water:** 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:

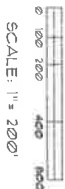
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved 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.
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OWNER:
BLUEFLAME41, INC
1500 E. 56TH STREET
TULSA, OKLAHOMA 74133
EMAIL: TAV@BLUEFLAME41.COM
CONTACT: CHANCE WEBER

PRELIMINARY PLAT
BLUE-FLAME 47 ADDITION
A SUBDIVISION SITUATED IN THE NE 1/4 OF THE

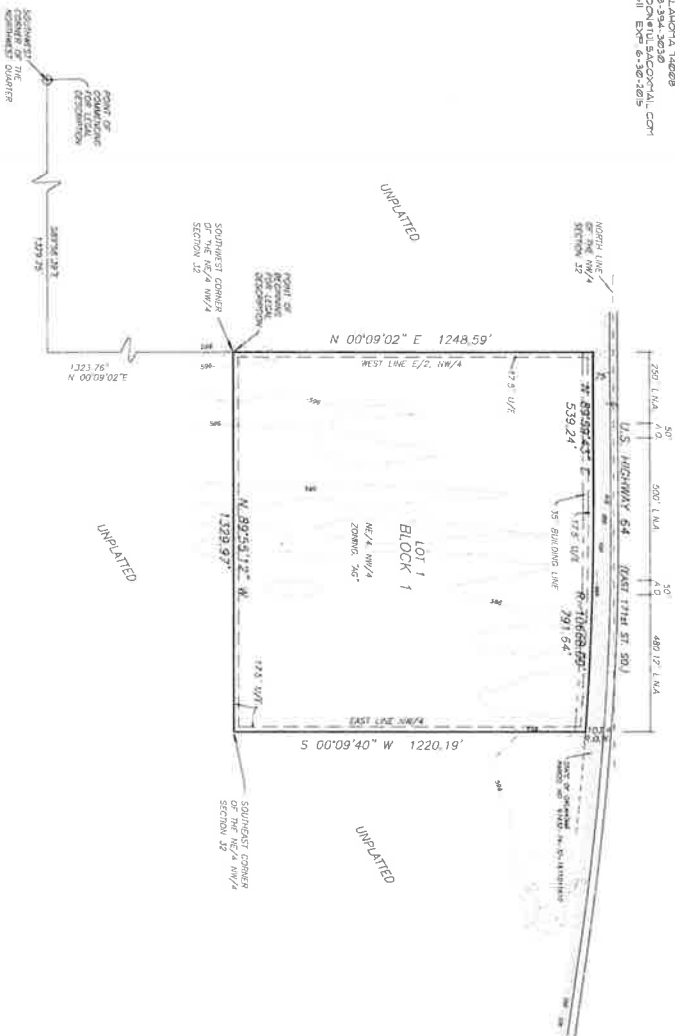
ENGINEER/SURVEYOR:
JR DONELSON, INC
12820 SO MEMORIAL DR OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
EMAIL: JRDON@UL5ACOMXIAL.COM
CA NO 5611 EXP 6-30-2015



SCALE: 1" = 200'

LEGEND

- | | |
|---------|---------------------|
| B/L | BUILDING LINE |
| I/P | IRON PIN |
| ± | CENTER LINE |
| U/E | UTILITY EASEMENT |
| P.O.B. | EAST OF BEGINNING |
| E/MT | EASTMENT |
| N/E/4 | NORTHEAST QUARTER |
| N/4 | NORTHWEST QUARTER |
| N.A. | LIMITS OF NO ACCESS |
| A.O. | ACCESS OPENING |
| R. | RADIUS |
| ADDRESS | ADDRESS |

TULSA COUNTY
SECTION 32

SCALE 1"=2000'
SUBMISSION CONTAINS:
NO LOTS 1, NO. BLOCKS 1
AREA 57.97 ACRES 1653,973 SF
FILE: C:\MORTGAGE\DLG\BLUEFLAME063014
DATE PREPARED JUNE 1, 2014

CERTIFICATE

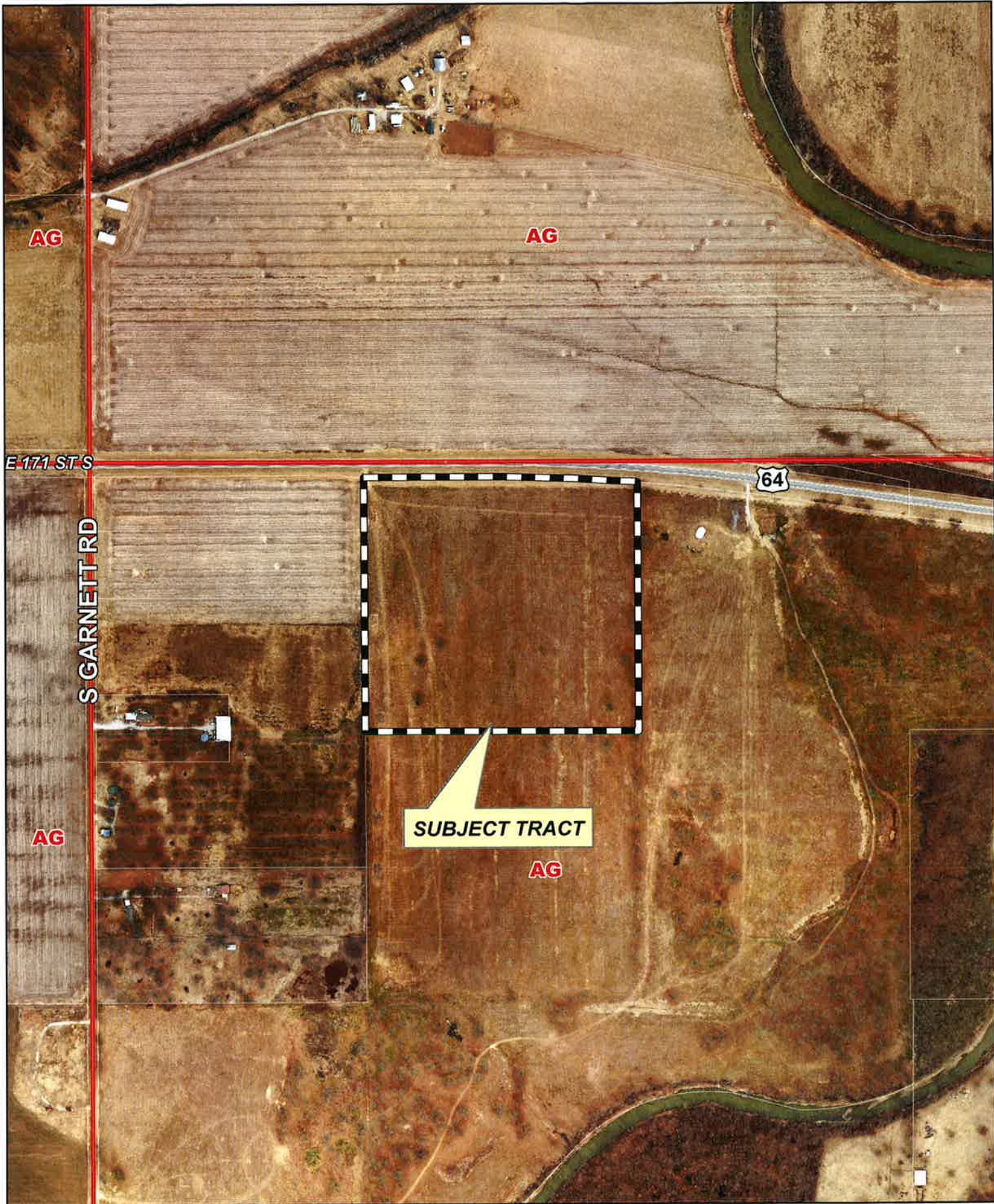
STATE OF OKLAHOMA }
COUNTY OF TULSA } SS
I, _____, Tulsa County Clerk, in and
for the County and State of Oklahoma above
named, do hereby certify that the foregoing is
a true and correct copy of a lien instrument
now on file in my office
Dated the _____ day of _____
Tulsa County Clerk

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE WEST LINE OF THE EAST HALF (E/2) OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 32, N. 00° 09' 02" E.

7EMA FIRM MAP 40143C045L
DATED, OCTOBER 16, 2012
FLOOD ZONE AE
BASE FLOOD ELEVATION: 602.0

[illegible]

BLUEPAGE 47
PREPARATION DATE JUNE 1, 2014



0 Feet 300 600

Aerial Photo Date: March 2014

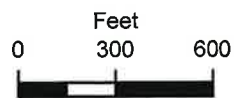
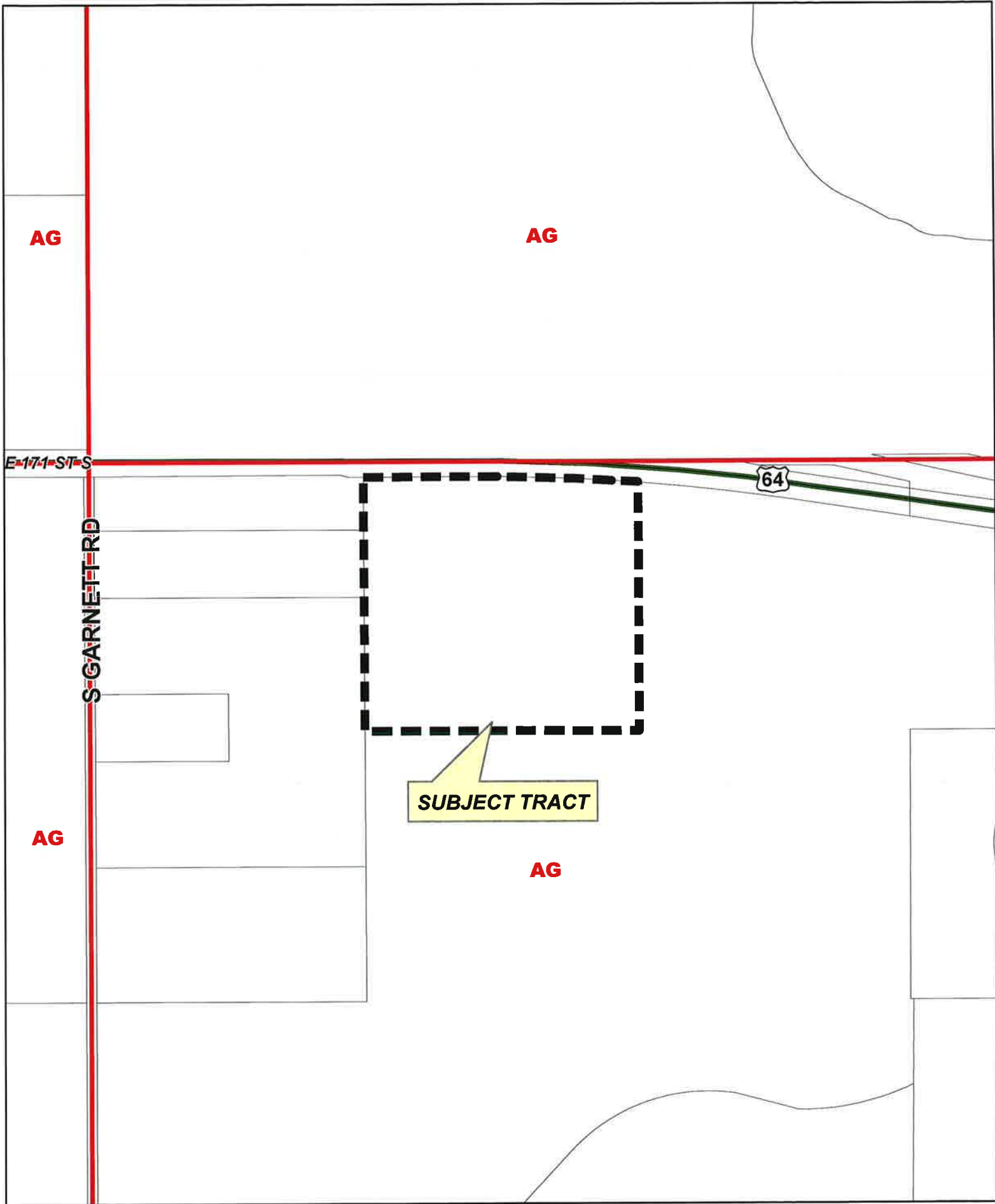
17-14 32

BLUEFLAME 47 ADDN

11.6

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





BLUEFLAME 47 ADDN

11.7





Tulsa Metropolitan Area
Planning Commission

Case Number: Plat Waiver Z-7008-SP-6

Hearing Date: August 20, 2014

Case Report Prepared by:

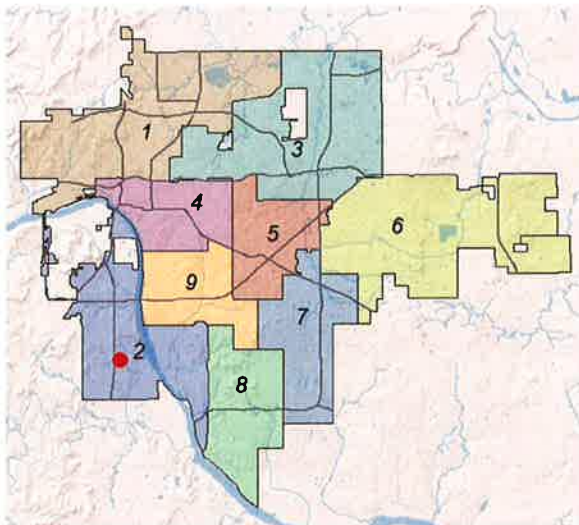
Diane Fernandez

Owner and Applicant Information:

Applicant: Jonathan Hake, Cross
Engineering

Owner: Christian Brothers Automotive

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Lot 19, Block 2, Tulsa Hills

Location: East of Olympia Avenue, South of
West 71st Street

Zoning:

Existing Zoning: Corridor

Staff Recommendation:

Staff recommends **approval**.

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

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:

- | | Yes | NO |
|--|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted | X | |

12.2

properties or street right-of-way?

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

	YES	NO
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.?		X
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
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.



E 38 ST S

E 38 PLS

39th & MADISON

E 38 PLS

S MADISON AVE

E 39 ST S

S MADISON PL



19-12 24

0 50 100
Feet

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

14.1



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-434

Hearing Date: August 20, 2014

Case Report Prepared by:

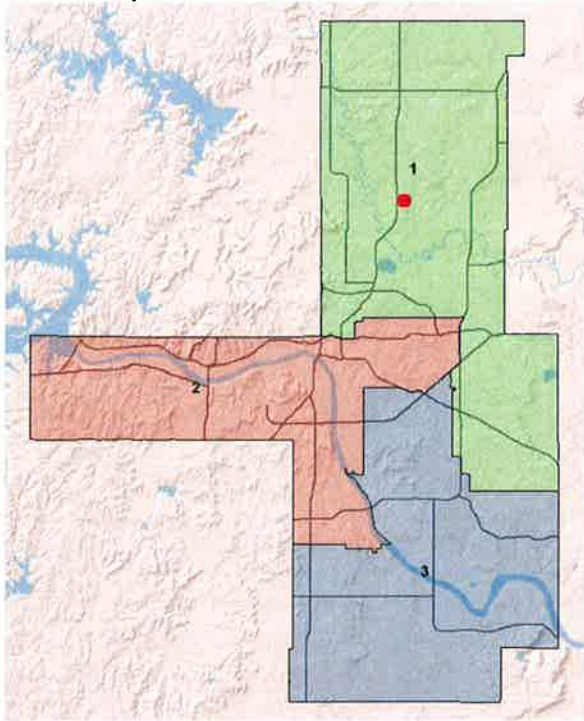
Jay Hoyt

Owner and Applicant Information:

Applicant: Joseph Watt

Property Owner: Carl Sensistaffer

Location Map:
(shown with County Commission
Districts)



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

15.1

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:

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

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.

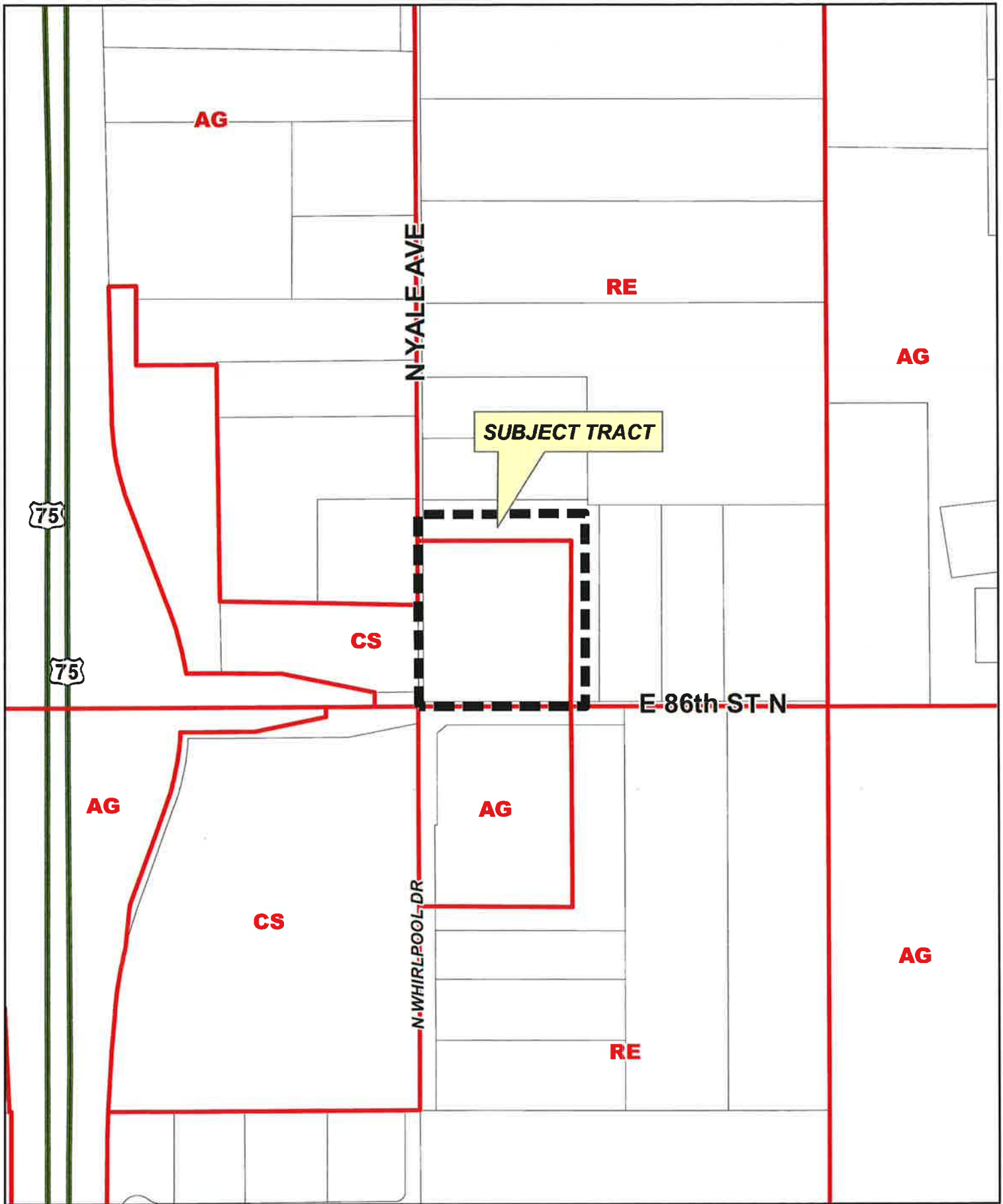
CZ-296 February 2002: All concurred in approval of a request to rezone a 15± acre tract from AG to CS for commercial use, on property located south of southwest corner E. 86th St. and N. Yale Ave.

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.



CZ-434

21-13 22

15.4



0 Feet 200 400

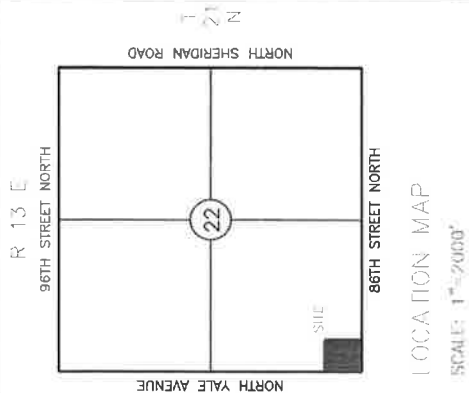
Aerial Photo Date: March 2014

CZ-434

21-13 22

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





**Legal Description
Existing CS Zoning Area**

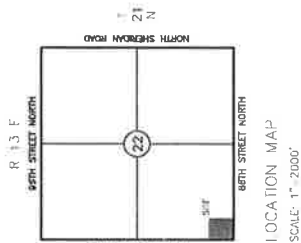
Beginning at the Southwest corner of the Southwest Quarter (SW 1/4) of Section 22, Township 21 North, Range 13 East;

Thence Due North a distance of 557.83 feet;
 Thence N88°52'54"E a distance of 500.25 feet;
 Thence S01°19'36"E a distance of 558.00 feet;
 Thence N89°49'21"W a distance of 500.38 feet to the point of Beginning, said tract containing 279,223.45 square feet or 6.41 acres, more or less.

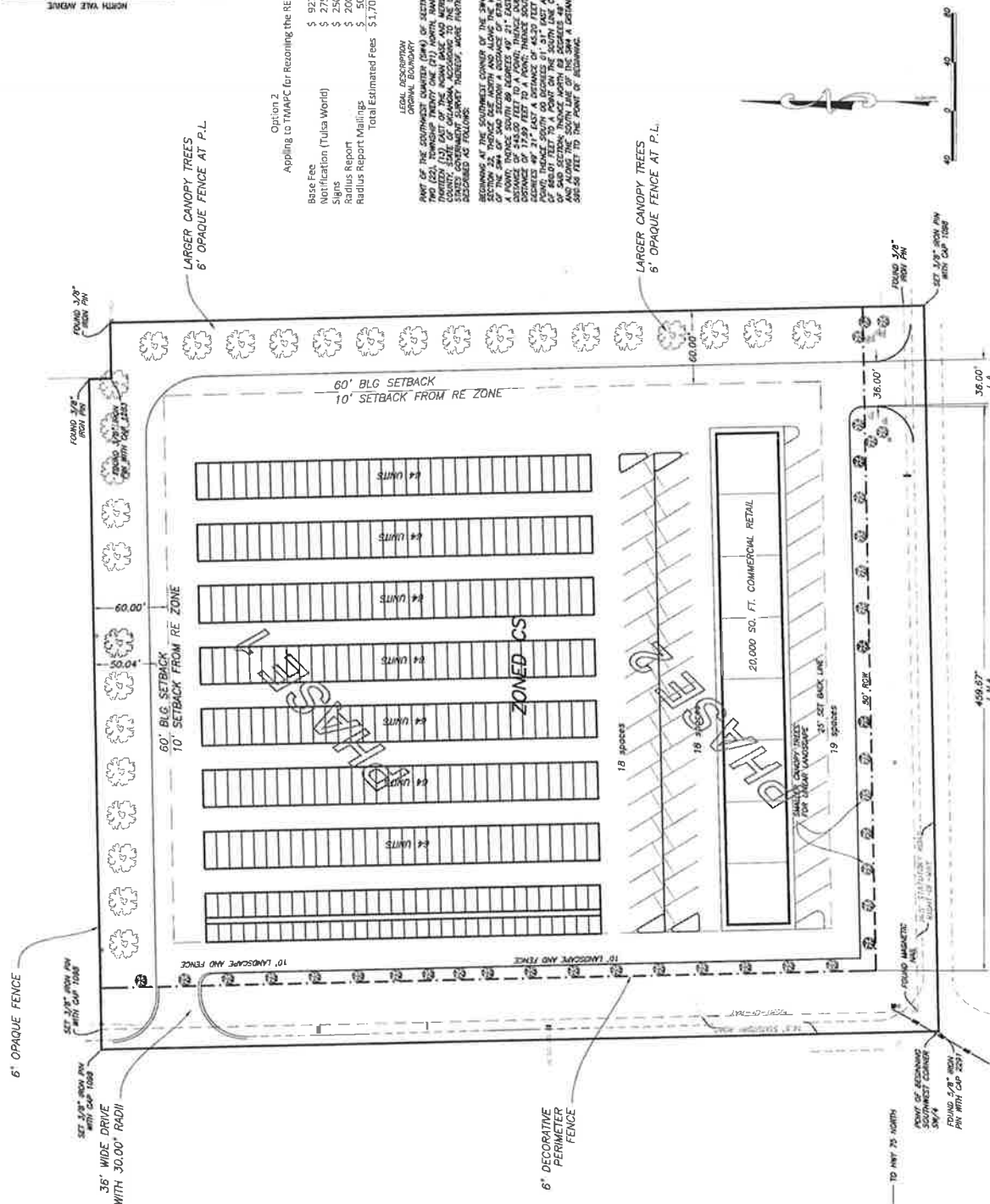
**Legal Description
Existing RE Zoning Area**

Commencing at the Southwest corner of the Southwest Quarter (SW 1/4) 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 S00°01'51"E a distance of 660.01 feet;
 Thence N89°49'21"W a distance of 90.00 feet;
 Thence N01°19'36"E a distance of 558.00 feet;
 Thence N88°52'54"E a distance of 500.25 feet to the Point of Beginning, said tract containing 120,233.59 square feet or 2.76 acres, more or less.





Option 2	
Applying to TMAPC for Rezoning the RE areas	
Base Fee	\$ 927.60
Notification (Tulsa World)	\$ 275.00
Signs	\$ 250.00
Radius Report	\$ 200.00
Radius Report Mailings	\$ 50.00
Total Estimated Fees	\$1,702.60

[illegible]



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7277

In conjunction with PUD 817

Hearing Date: August 20, 2014

Case Report Prepared by:

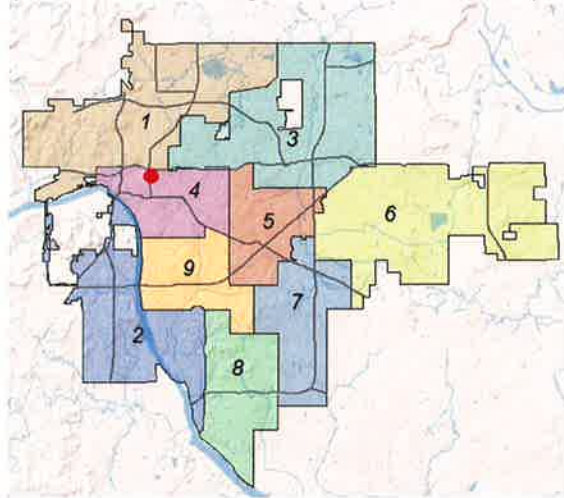
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Khoury Engineering, Inc.

Property Owner: Midwestern Motor Rebuilders, Inc.

Location Map:
(shown with City Council Districts)



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 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.

Staff Data:

TRS: 9201

CZM: 36

Atlas: 8

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

16.1

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

16.2

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.

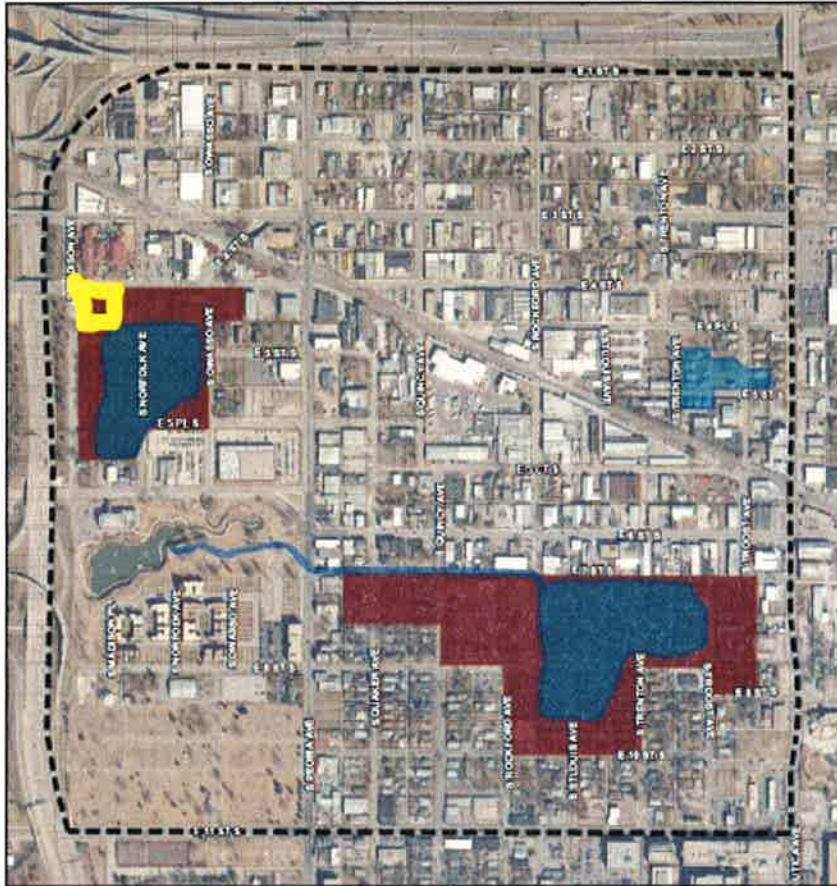
Trail System Master Plan Considerations: There are no special considerations necessary for this site.

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.

16.6. Redevelopment Subareas



Around the new flood control parks and in the vicinity of the Metropolitan Tulsa Transit “bus barn” area at 5th Place and Quincy Avenue, there are extraordinary opportunities for higher density redevelopment. The 6th Street Task Force would like to see high-quality new development successfully integrated into this neighborhood.

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

16.5

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Madison Avenue	None	50 feet	2
East 4 th Street South	Commercial/CBD Collector	80 feet	4

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:

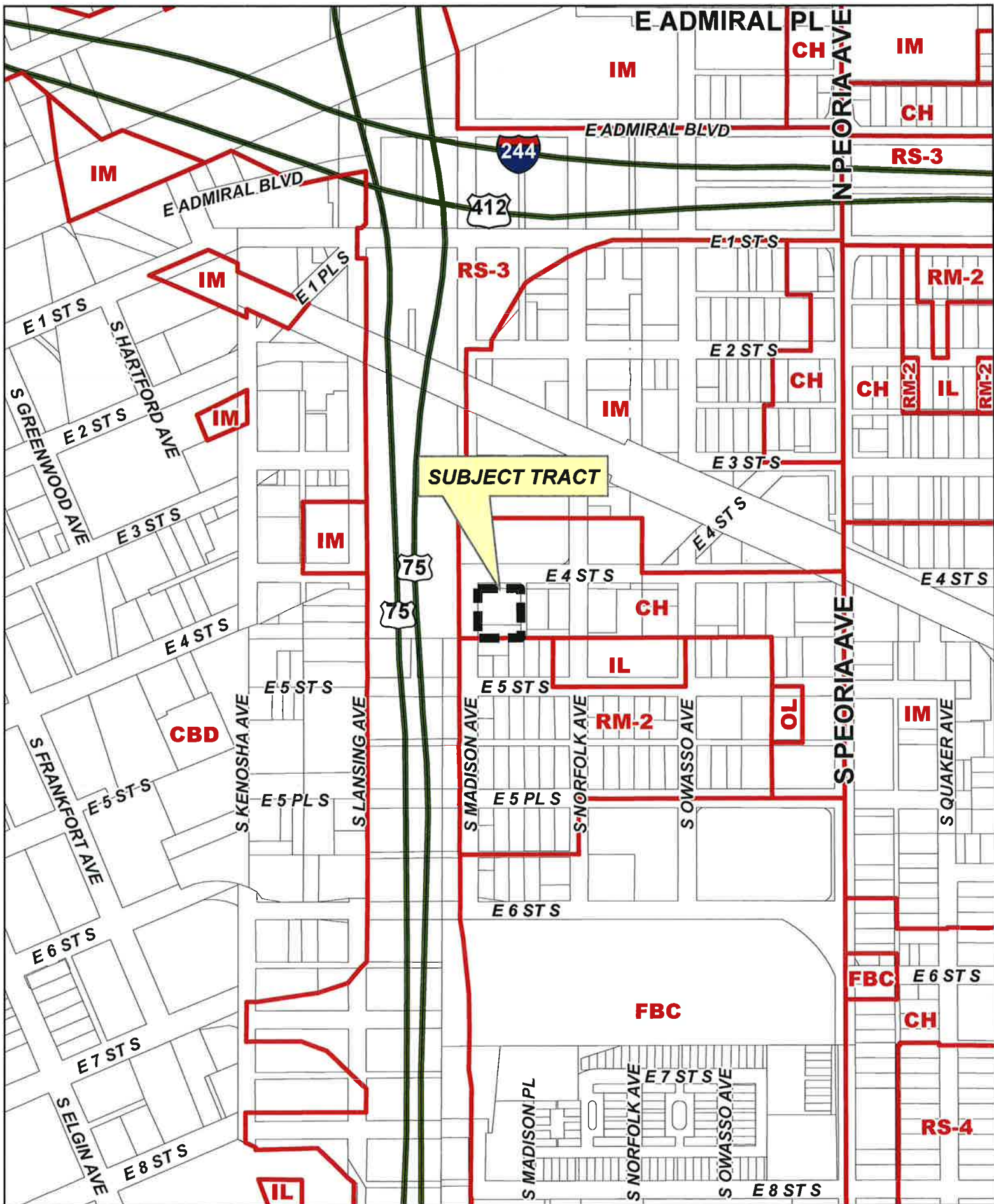
ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

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:

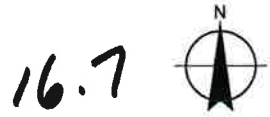
BOA-18040 May 26, 1998: The Board of Adjustment approved a Special Exception to permit an emergency and protective shelter, Youth Services of Tulsa, in a CH and IM district, on property located on the southeast corner of E. 3rd St. and S. Madison Ave.

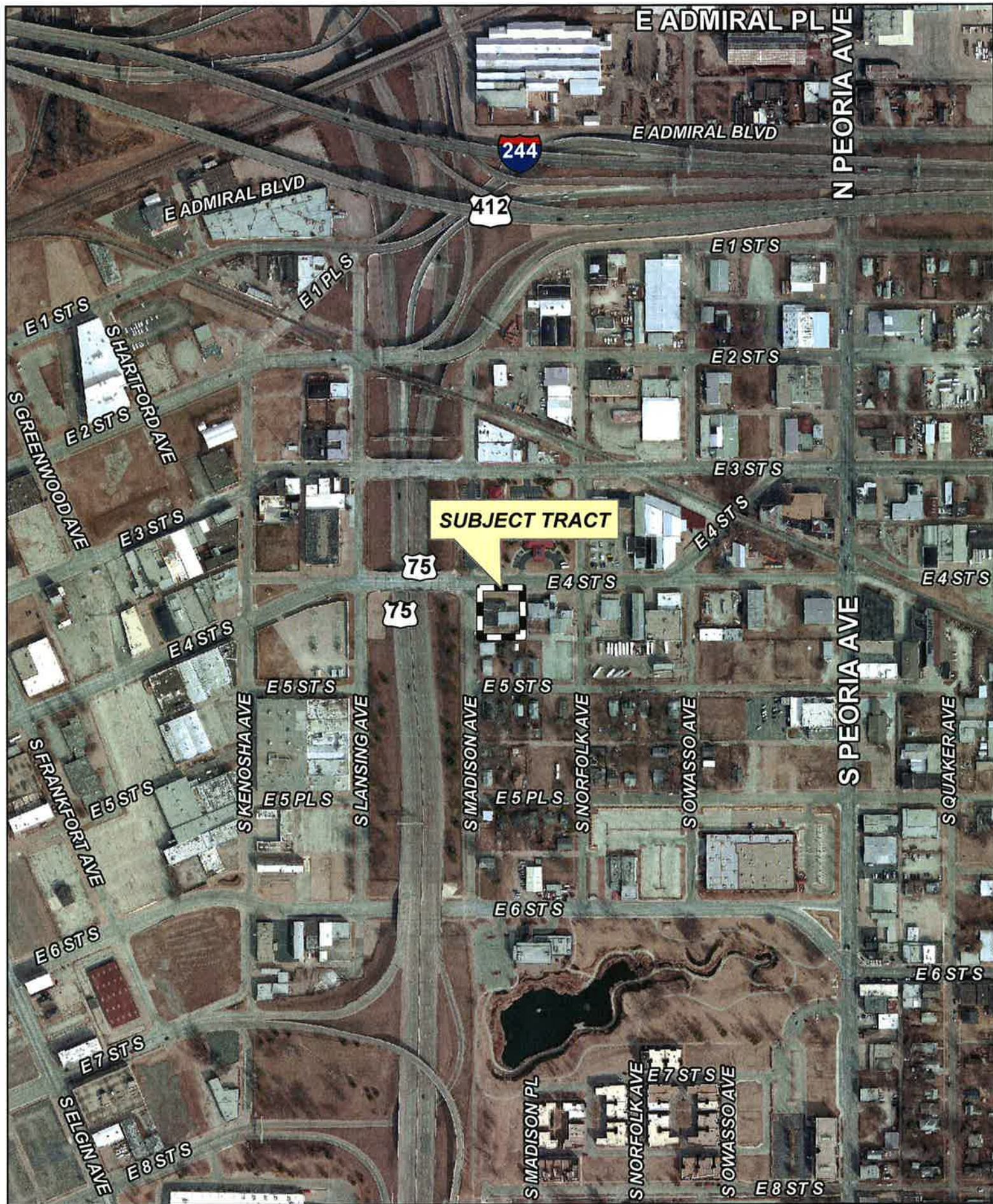


SUBJECT TRACT

Z-7277

19-12 01





Aerial Photo Date: March 2014

Z-7277

19-12 01

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

16.8





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Feet

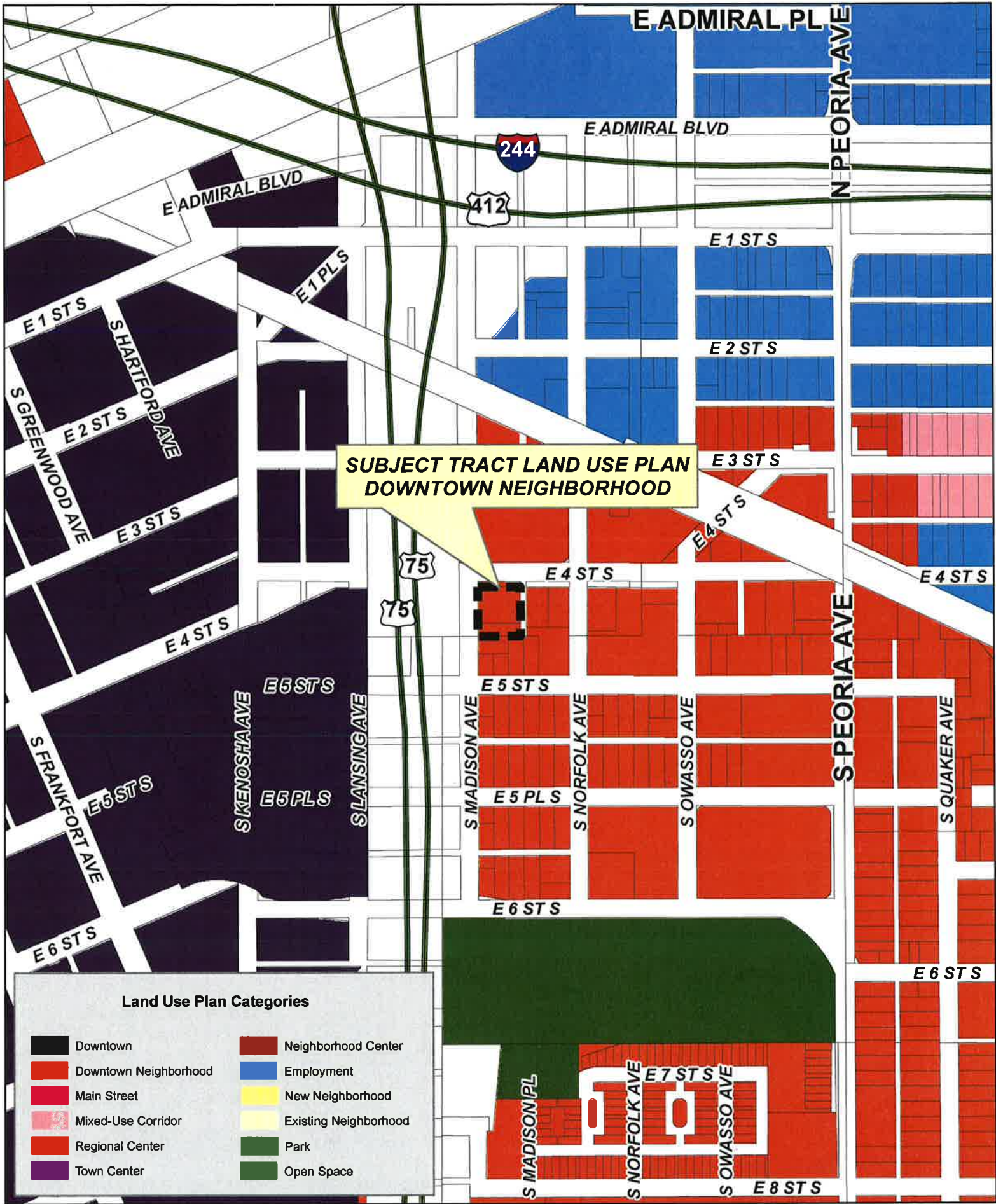
Aerial Photo Date: March 2014

Z-7277

19-12 01

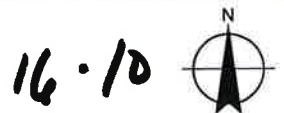
16.9
Note: Graphic overlays may not precisely align with physical features on the ground.





Z-7277

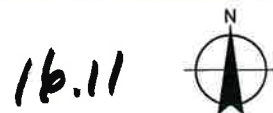
19-12 01





Z-7277

19-12 01





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-817

Hearing Date: August 20, 2014

Case Report Prepared by:

Dwayne Wilkerson

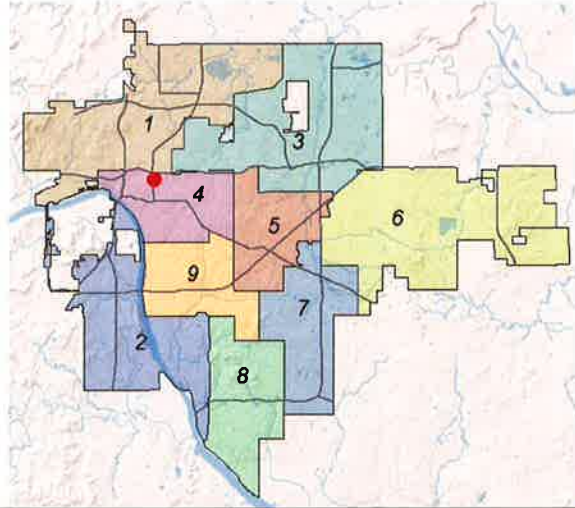
Owner and Applicant Information:

Applicant: Khoury Engineering, Inc.

Property Owner: Midwestern Motor Rebuilders, Inc.

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant Building

Proposed Use: Uses allowed in a CH district and Use Unit 26 but limited to a microbrewery

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.

Zoning:

Present Zoning: CH

Proposed Zoning: IL / PUD 817

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends **approval**.

In the event that the associated PUD 817 is abandoned, the underlying IL zoning may not be appropriate and a suitable zoning district should be considered at that time.

Staff Data:

TRS: 9201

CZM: 36

Atlas: 8

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

17.1

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. 4 th 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

17.2

From existing street right of way on East 4 th 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 deflectors 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:

17.3

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.

17.5

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.

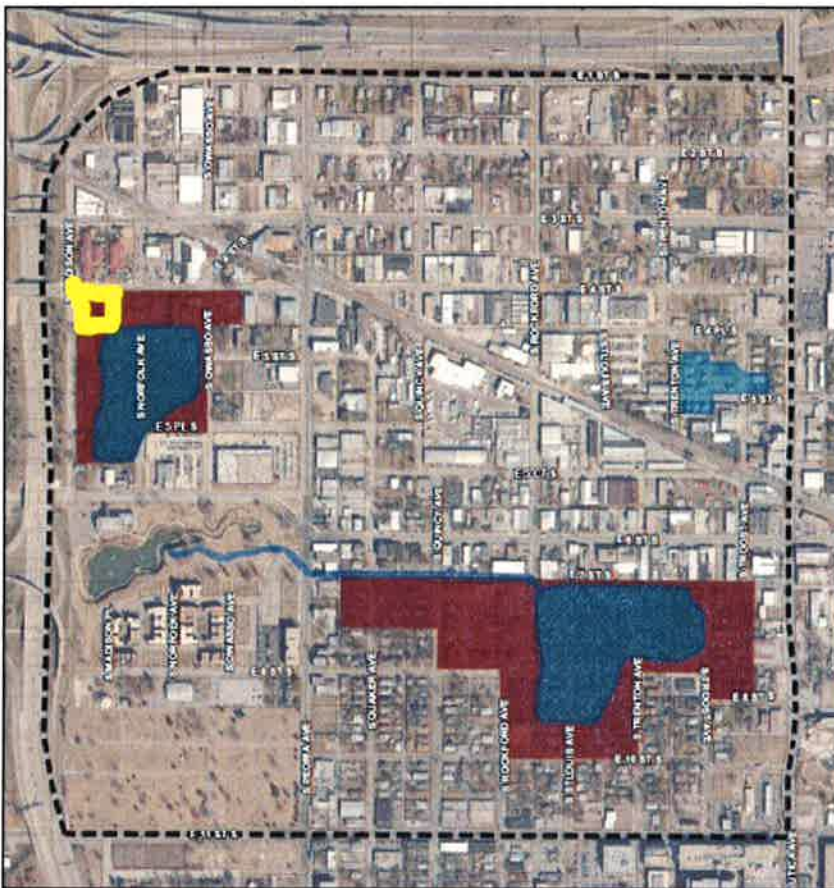
Small Area Plan: (The 6th Street Infill/Pearl District Small Area Plan)

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.

16.6. Redevelopment Subareas



Around the new flood control parks and in the vicinity of the Metropolitan Tulsa Transit “bus barn” area at 5th Place and Quincy Avenue, there are extraordinary opportunities for higher density redevelopment. The 6th Street Task Force would like to see high-quality new development successfully integrated into this neighborhood.

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:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Madison Avenue	None	50 feet	2
East 4 th Street South	Commercial/CBD Collector	80 feet	4

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.

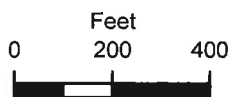
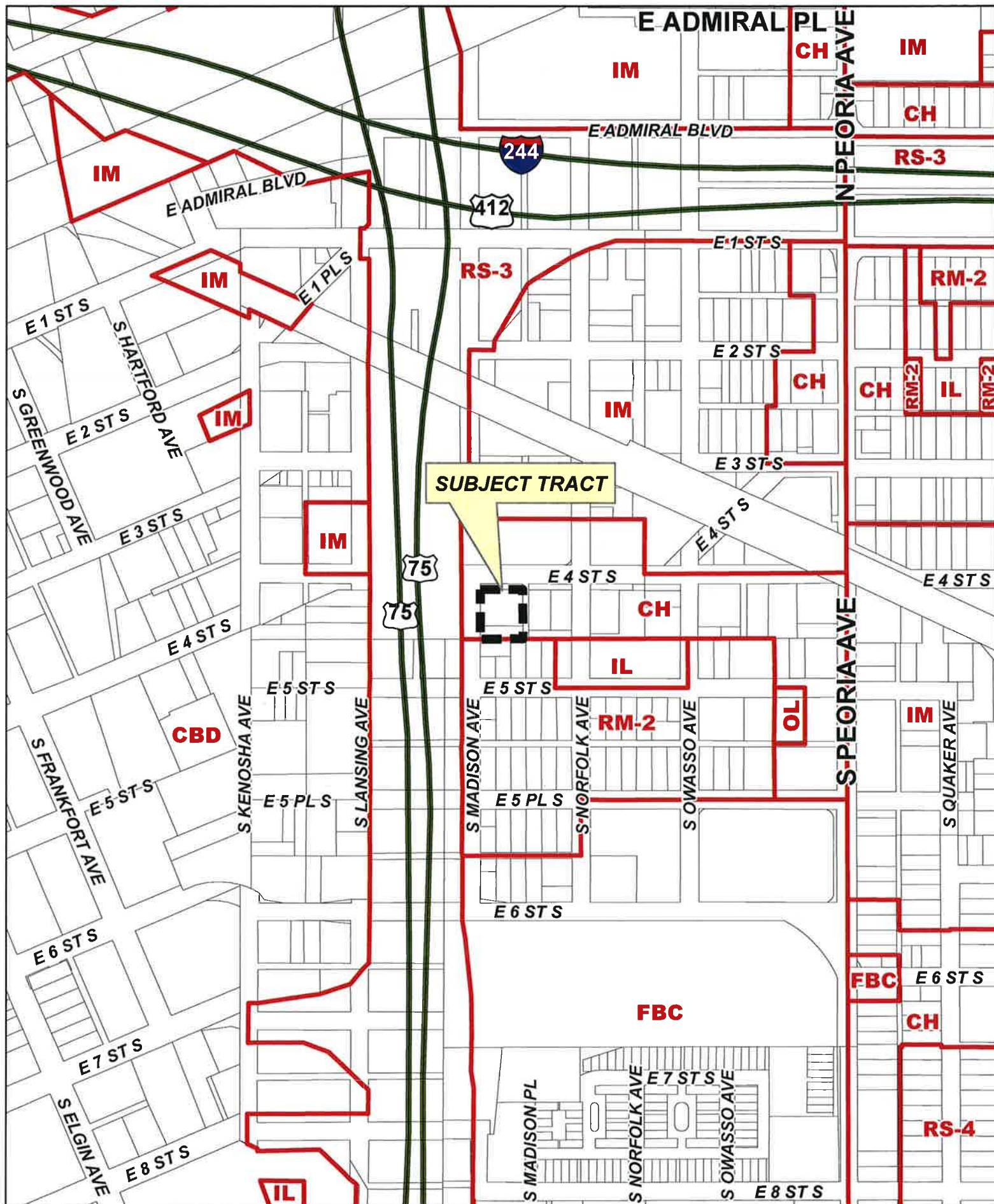
Subject Property:

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:

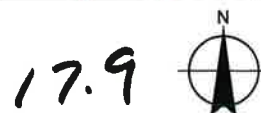
BOA-18040 May 26, 1998: The Board of Adjustment approved a Special Exception to permit an emergency and protective shelter, Youth Services of Tulsa, in a CH and IM district, on property located on the southeast corner of E. 3rd St. and S. Madison Ave.

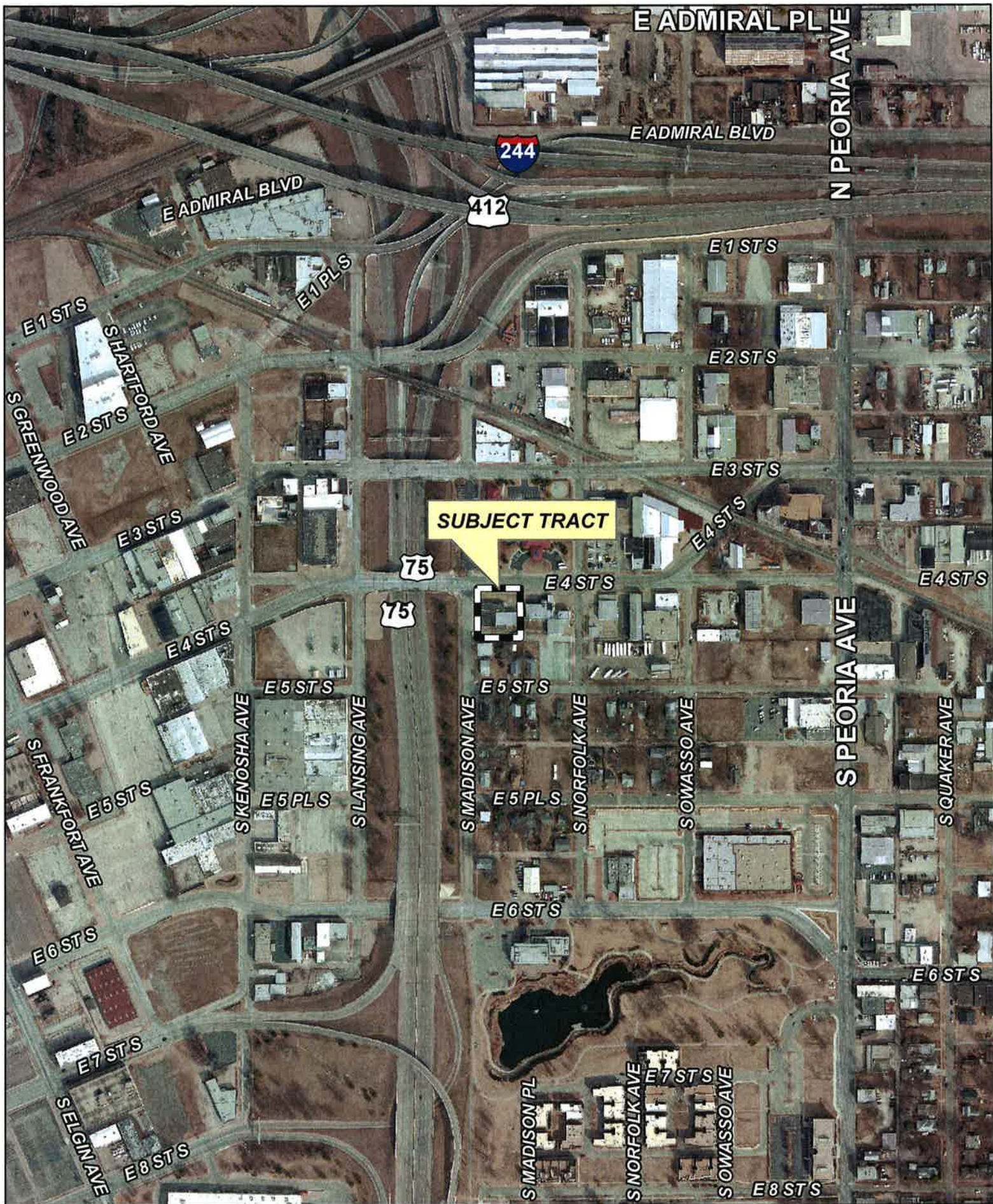
17.8



PUD-817

19-12 01





0 200 400
Feet

Aerial Photo Date: March 2014

PUD-817

19-12 01

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

17.10





Aerial Photo Date: March 2014

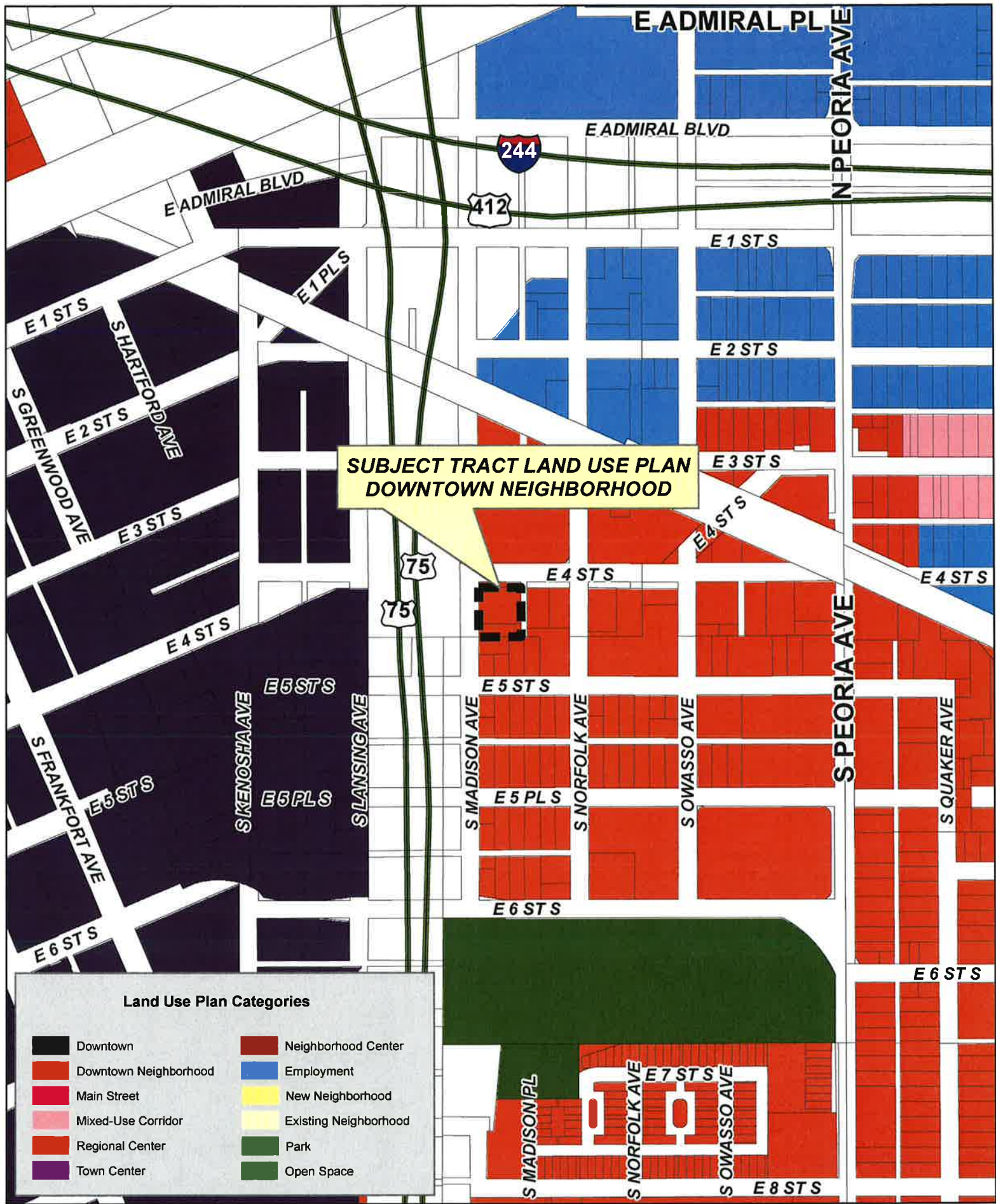
PUD-817

19-12 01

17.11

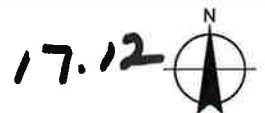
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PUD-817

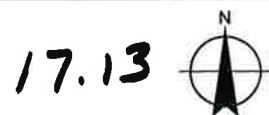
19-12 01





PUD-817

19-12 01





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-816

Hearing Date: August 20, 2014

Case Report Prepared by:

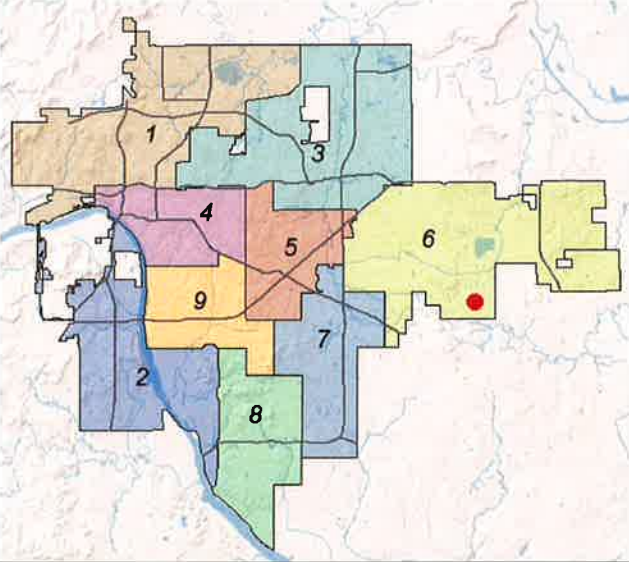
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Sisemore Weisz & Associates, Inc.

Property Owner: Jireh, LLC

Location Map:
(shown with City Council Districts)



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 Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9425

CZM: 50

Atlas: 0

City Council District: 6

Councilor Name: Skip Steele

County Commission District: 1

Commissioner Name: John Smaligo

18.1

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

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.

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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 177 th East Avenue	Secondary Arterial	100 feet	2

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 on 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.

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Feet

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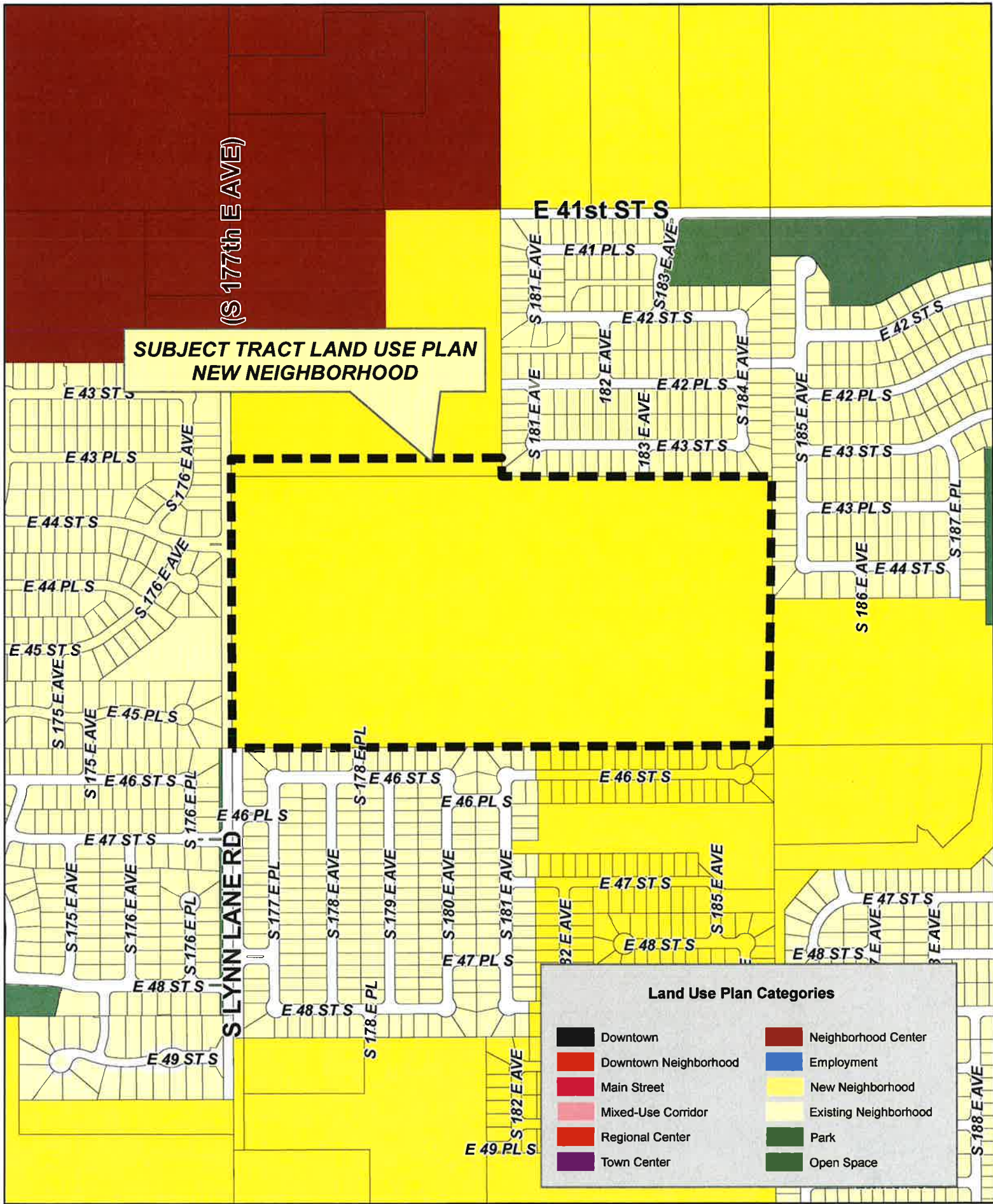
Aerial Photo Date: March 2014

PUD-816

19-14 25

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

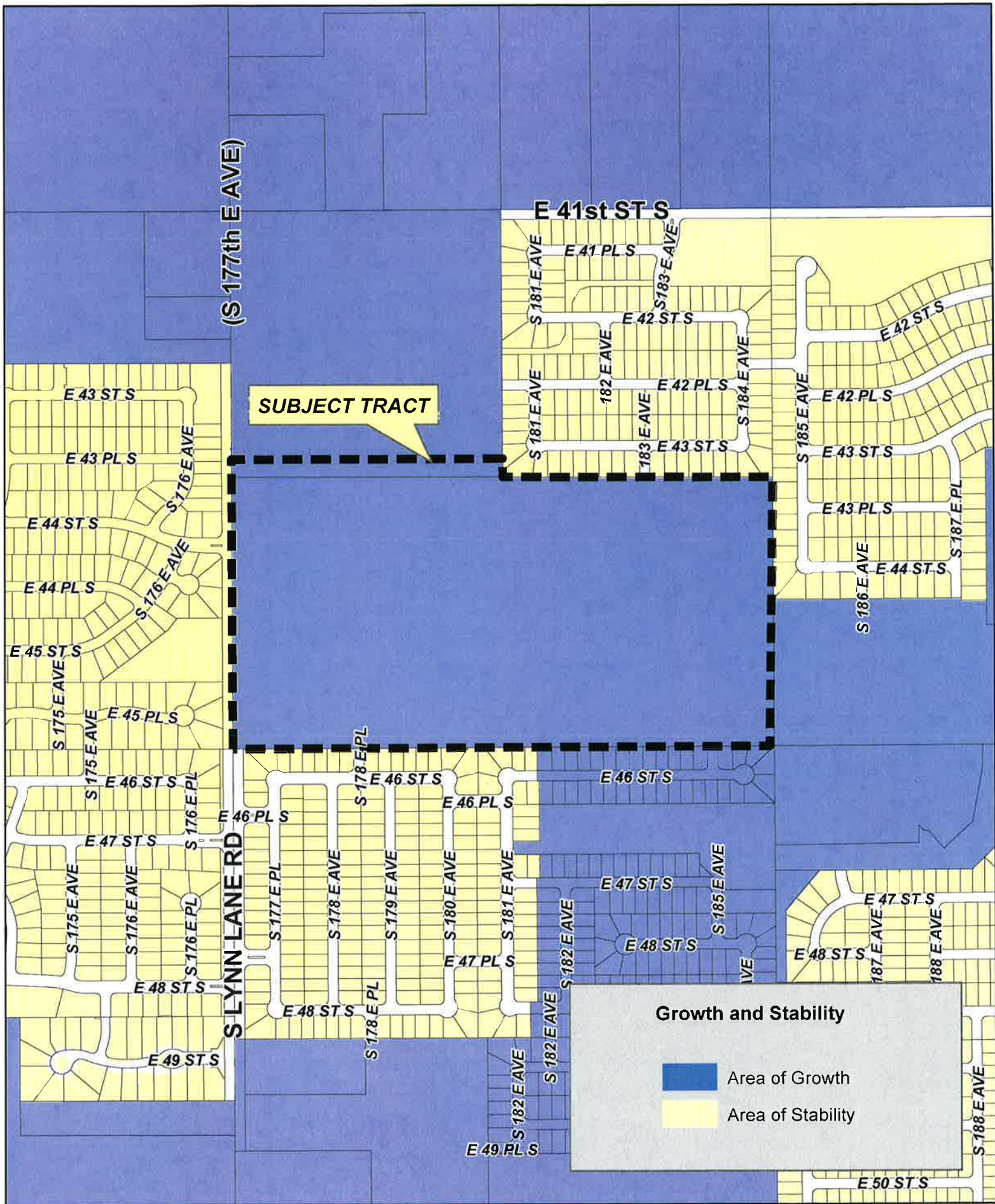




PUD-816

19-14 25



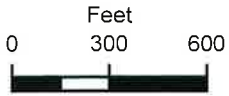


(S 177th E AVE)

SUBJECT TRACT

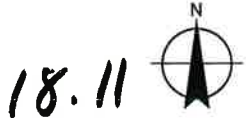
Growth and Stability

- Area of Growth
- Area of Stability



PUD-816

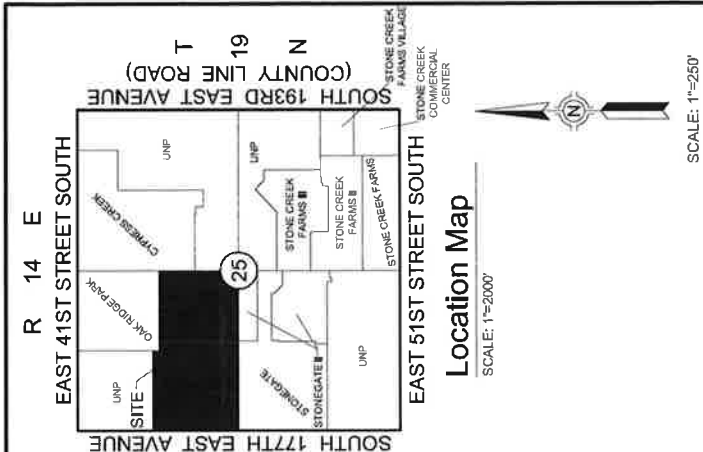
19-14 25



Cypress Creek West

DATE PREPARED: JULY 9, 2014

Exhibit "B"



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



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-683-A Abandonment

Hearing Date: August 20, 2014

Case Report Prepared by:

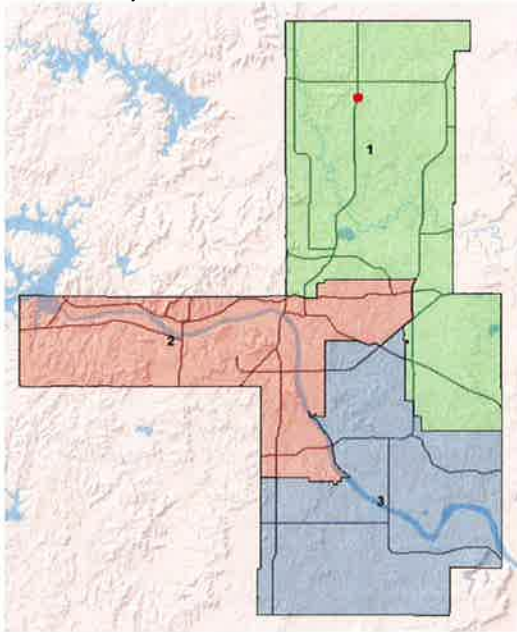
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Andrew A. Shank

Property Owner: Ralston Farmers Fuel & Oil, Inc.

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Existing Use: Industrial with a PUD overlay

Proposed Use: Industrial

Concept summary: Abandon the PUD overlay to allow construction of an outdoor advertising sign on an IL property.

Tract Size: 1.5± acres

Location: Southwest corner of North Yale Ave. and East 136th St. North

Zoning:

Existing Zoning: IL/ PUD-683

Proposed Zoning: IL/ PUD-683-A

Comprehensive Plan:

*North Tulsa County Comprehensive Plan
1980-2000*

Staff Recommendation:

Staff recommends **denial**.

Staff Data:

TRS: 2333
CZM: 6

Atlas: 0

County Commission District: 1

Commissioner Name: John Smaligo

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.

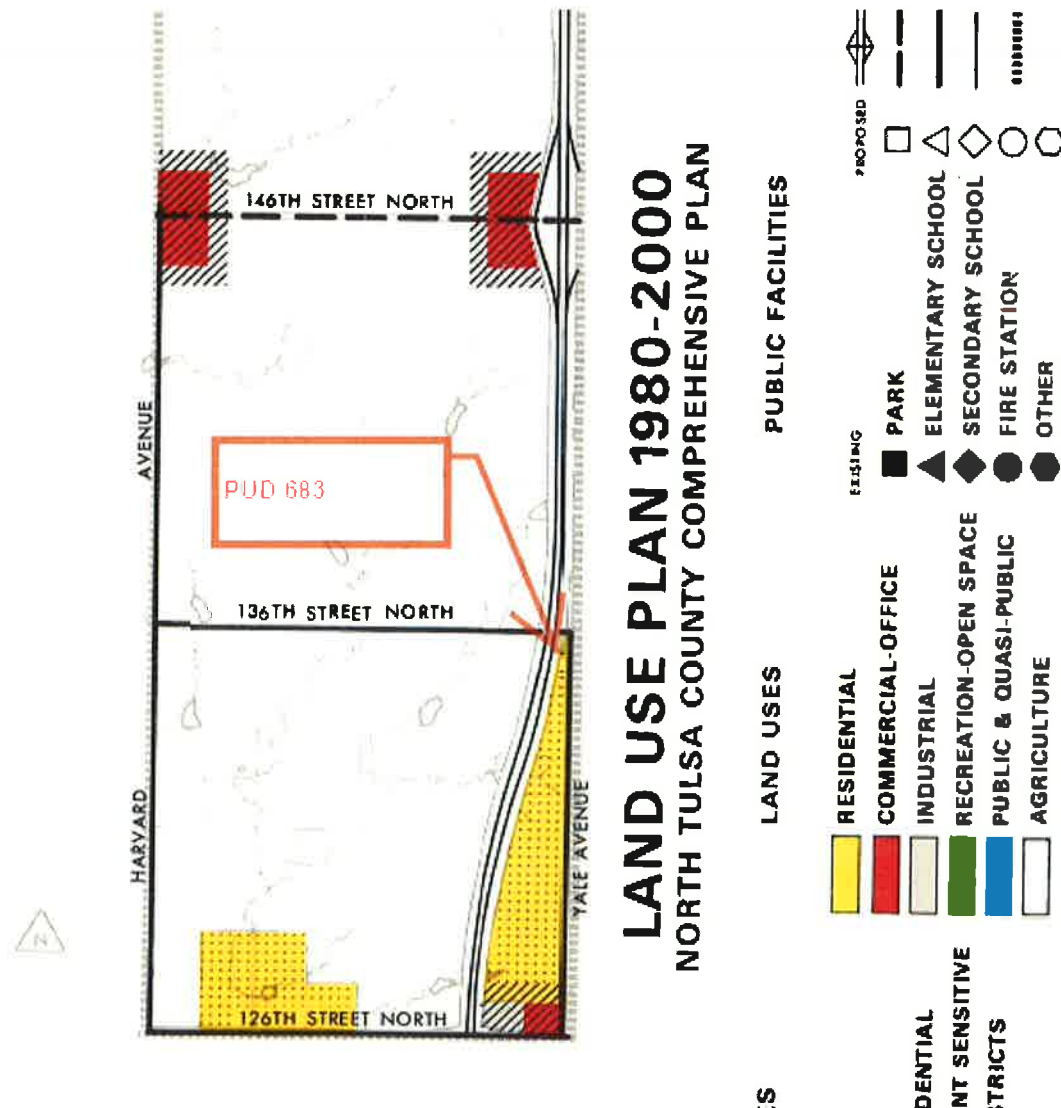
The PUD was prepared to allow the propane storage and distribution, with an office and was originally considered appropriate for several significant reasons. 1) The tract was small and it would not be likely to develop into a large industrial use. 2) The original

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.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Yale Avenue	Secondary Arterial	100 feet	2
East 136 th Street North	None		none

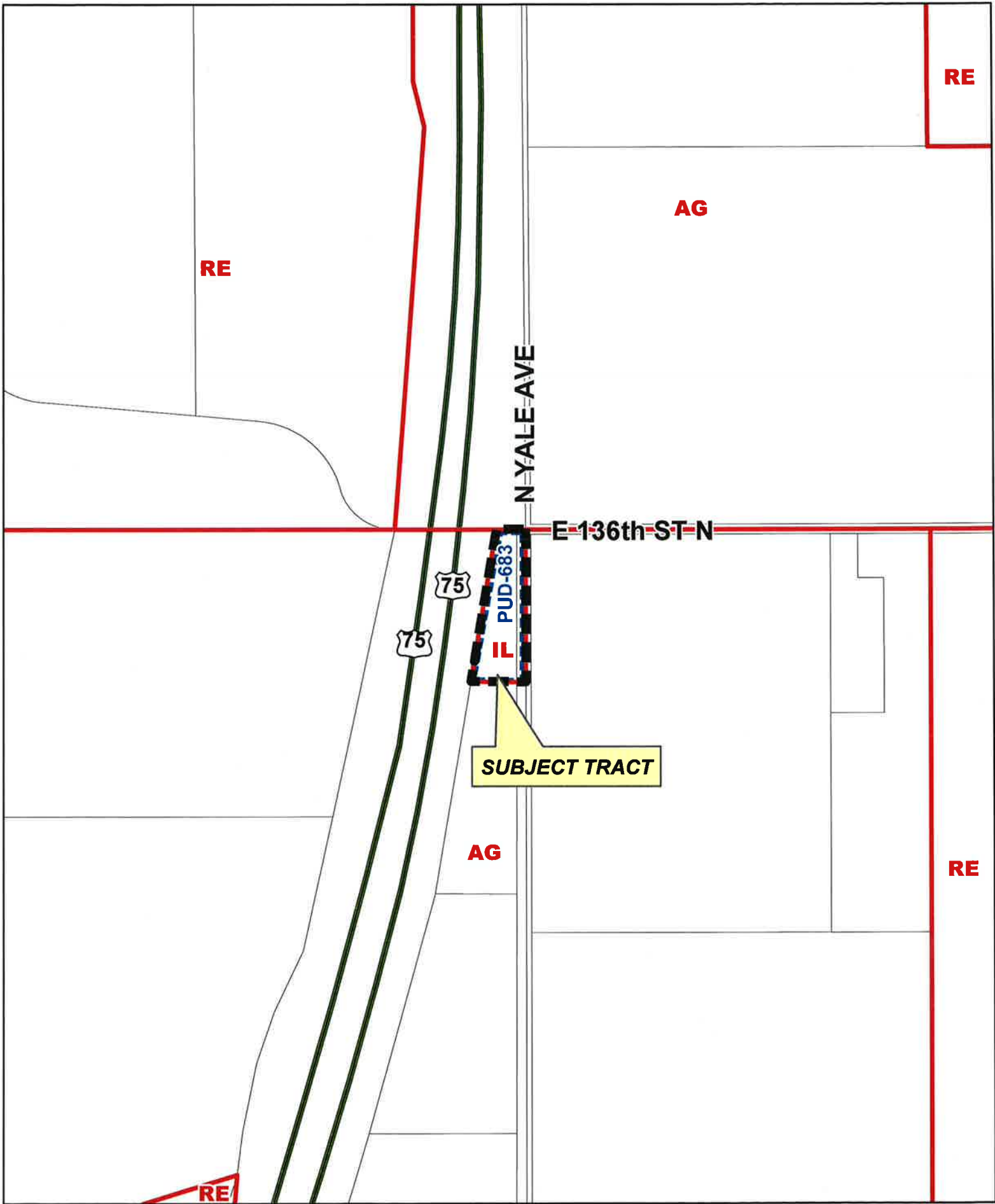
UTILITIES:

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

SECTION III: Relevant Zoning History:

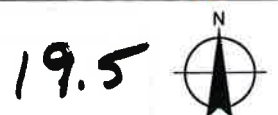
ZONING RESOLUTION: Resolution number 189782 dated August 6, 2003, established zoning for the subject property.

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.



PUD-683-A Abandonment

22-13 33





PUD-683-A Abandonment

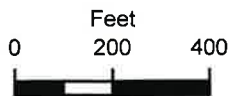
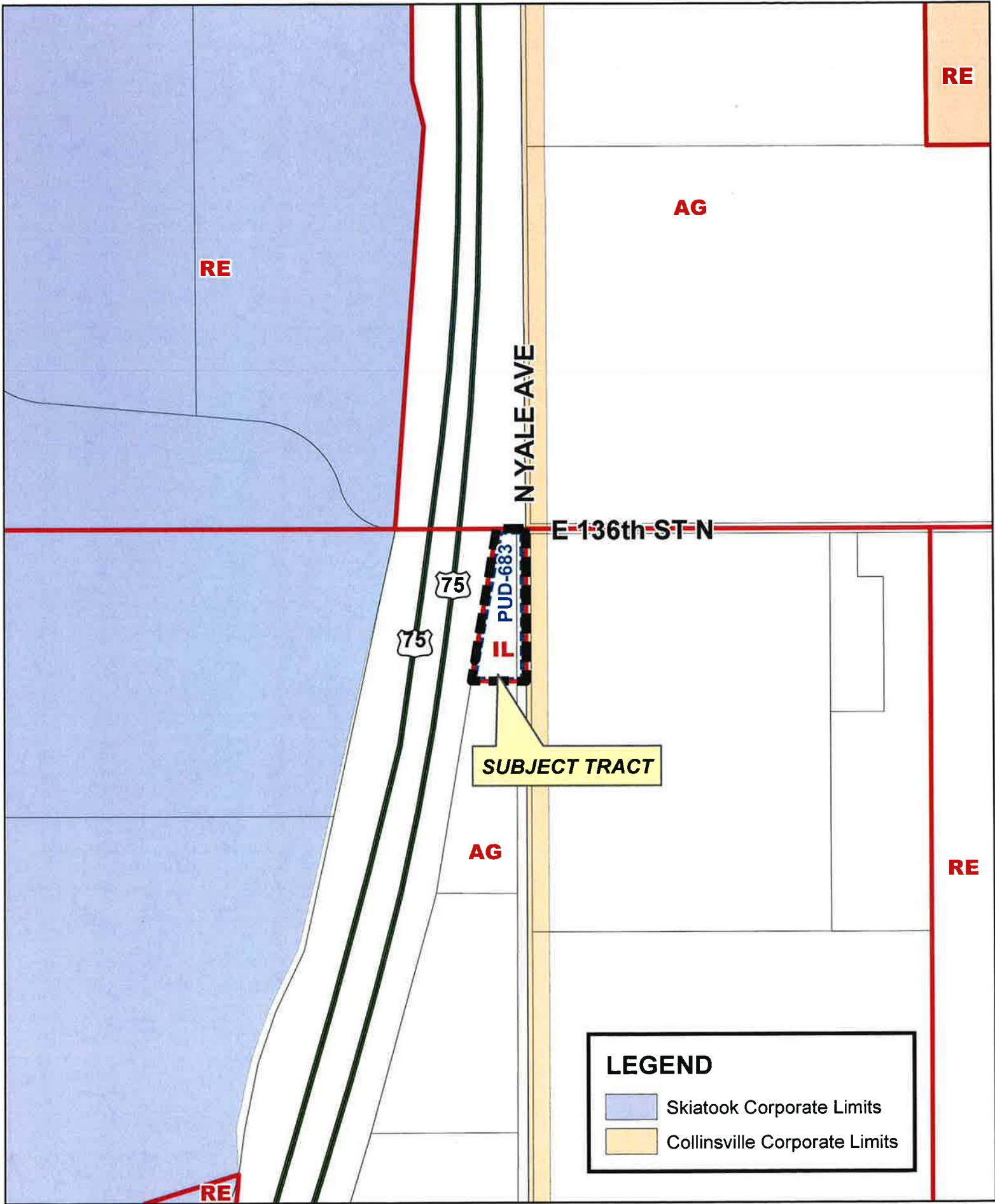
19.6

Aerial Photo Date: March 2014

22-13 33

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





PUD-683-A Abandonment

19.7

22-13 33





0 Feet 200 400

PUD-683-A Abandonment

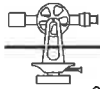
Aerial Photo Date: March 2014

22-13 33

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

19.8



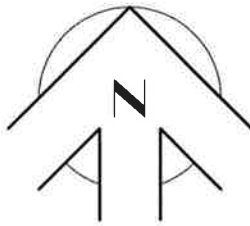


WHITE SURVEYING COMPANY

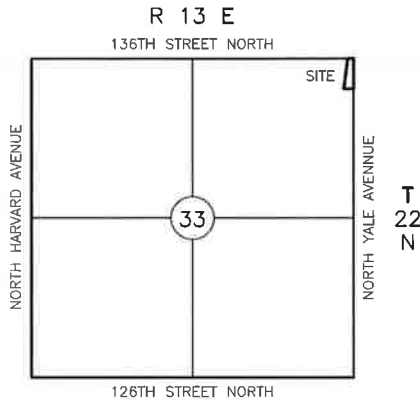
providing land surveying services since 1940

9936 E. 55th Place • Tulsa, OK 74146 • 800.262.0682 • 918.663.6924 • 918.664.8366 fax

SITE PLAN



1"=40'



LOCATION MAP

SCALE: 1"=2000'

GENERAL NOTES

BASIS OF BEARINGS: OKLAHOMA STATE PLANE COORDINATE SYSTEM.

THE PROPERTY DESCRIBED HEREON CONTAINS 1.434 ACRES, MORE OR LESS.

FIELD WORK COMPLETED MAY 29, 2014.

INVOICE NO.: STK 14-72112

CLIENT: ELLER AND DETRICH

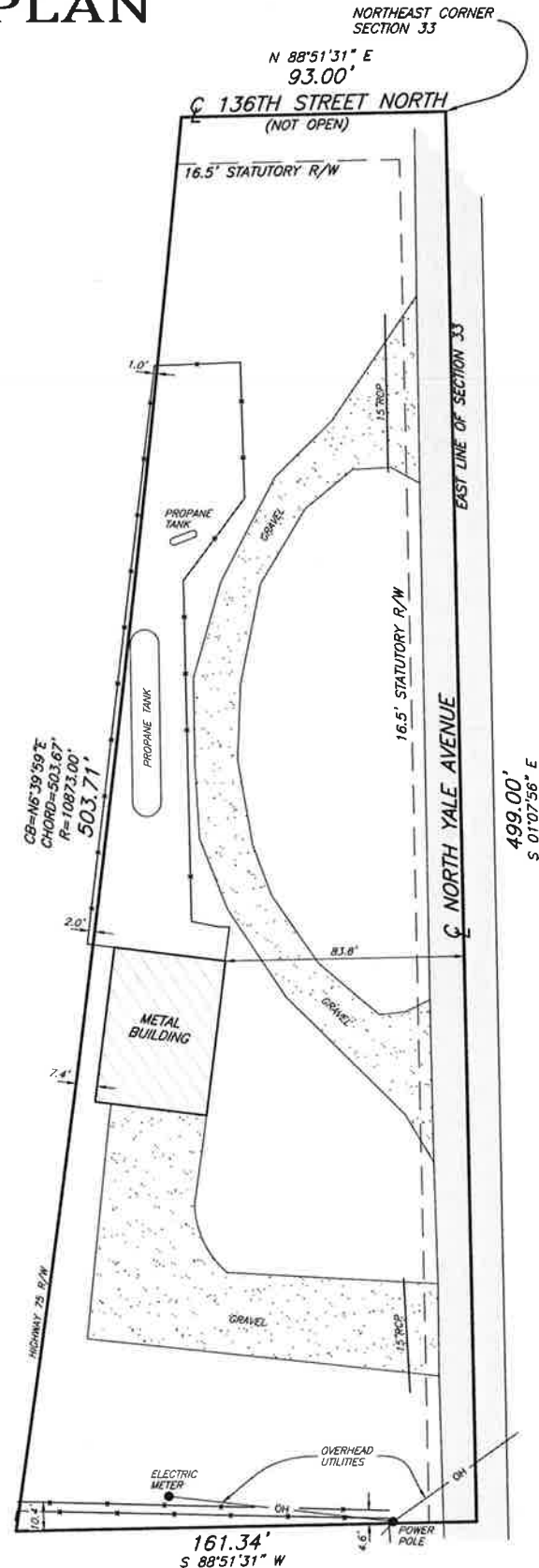
LEGAL DESCRIPTION:

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 INDIAN 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°07'56" EAST ALONG THE EASTERLY LINE OF SAID SECTION 33 FOR 499.00 FEET; THENCE SOUTH 88°51'31" WEST FOR 161.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 75; THENCE NORTH 07°59'37" 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 10,873.00 FEET AND A CENTRAL ANGLE OF 02°39'16" FOR 503.71 FEET TO THE NORTHERLY LINE OF SAID SECTION 33; THENCE NORTH 88°51'31" EAST ALONG SAID NORTHERLY LINE FOR 93.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.



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

BY: DATE: 6/17/2014
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052



19.9

