

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2694

March 18, 2015, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

Review TMAPC receipts for the month of February 2015

1. Minutes of March 4, 2015, Meeting No. 2693

CONSENT AGENDA:

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

2. **LS-20764** (Lot-Split) (CD 9) – Location: Northwest corner of East 49th Street South and South Columbia Place
3. **LC-647** (Lot-Combination) (CD 3) – Location: North of the northeast corner of East Pine Street and North 107th East Avenue
4. **LC-648** (Lot-Combination) (CD 7) – Location: East of the northeast corner of East 81st Street South and South Mingo Road
5. **LS-20765** (Lot-Split) (County) – Location: North of the northwest corner of East 176th Street North and North 113th East Avenue
6. **LS-20766** (Lot-Split) (County) – Location: Southeast corner of East 106th Street South and North Sheridan Road
7. **Crossbow Center II**– Final Plat, Location: Northwest corner of East 41st Street South and South Garnett Road, (CD 6)

8. **The Village of Tulsa – Final Plat**, Location: North of East 81st Street South, West of South Garnett Road, (CD 7)
9. **PUD-550-5 – Crown Neon Signs**, Location: Southwest corner of East 22nd Place and South 91st East Avenue, requesting a PUD Minor Amendment to modify the sign standards for ground signs, **IL/CS/PUD-550**, (CD-5)
10. **PUD-820-1 – Eller & Detrich/Lou Reynolds**, Location: South and east of the southeast corner of South Memorial Drive and East Admiral Place, requesting a PUD Minor Amendment to modify Development Standards for maximum building height, **CH/PUD-820**, (CD-3)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN – CAPITAL IMPROVEMENTS:

11. **Consider approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2016-2020, finding projects are consistent with the Tulsa Comprehensive Plan.**

PUBLIC HEARINGS:

12. **Z-7296 – Simon Acquisition II, LLC**, Location: Northeast corner of Highway 75 and West 61st Street, requesting rezoning from **OL/CS/CO to CO**, (CD-2) (**Applicant is requesting a continuance to April 15, 2015**)
13. **Z-7296-SP-1 - Simon Acquisition II, LLC**, Location: Northeast corner of Highway 75 and West 61st Street, requesting rezoning Corridor Development Plan , **OL/CS/CO to CO/Z-7296-SP-1**, (CD-2) (**Applicant is requesting a continuance to April 15, 2015**)
14. **Open Arms Child Development Center – Minor Subdivision Plat**, Location: North of the northeast corner of East 51st Street South and South 177th East Avenue, (CD 6) (Continued from 12/17/14, 1/21/15, 2/18/15) (**Request continuance to April 25, 2015.**)
15. **PUD-826 – AAB Engineering/CBC Builds**, Location: Northeast corner of East 23rd Street and South Delaware Place, requesting a **PUD**, (CD-4) (Continued from March 4, 2015) (**Applicant is requesting a continuance to April 1, 2015**)
16. **CZ-440 – Roy Johnsen**, Location: South of southeast corner of East 133rd Street and South Garnett Road, requesting rezoning from **AG to RE**, (County) (Continued from March 4, 2015) (Related to PUD-827/Oak Estates Preliminary Plat) (**Staff is requesting a continuance to April 1, 2015**)

17. **PUD-827 – Roy Johnsen**, Location: South of southeast corner of East 133rd Street and South Garnett Road, requesting PUD, **AG to RE/PUD**, (County) (Continued from March 4, 2015.) (Related to CZ-440/Oak Estates Preliminary Plat) (**Staff is requesting a continuance to April 1, 2015**)
18. **Oak Estates – Preliminary Plat**, Location: South of southeast corner of East 133rd Street and South Garnett Road, (County) (Continued from March 4, 2015) (Related to CZ-440/PUD-827) (**Staff is requesting a continuance to April 1, 2015**)
19. **Z-7293 – Eller & Detrich/Lou Reynolds**, Location: North of the northeast corner of South Delaware Avenue and East 15th Street, requesting a rezoning from **RS-3 to OL**, (CD-4) (**Staff is requesting a continuance to April 1, 2015**)
20. **Z-7295 – Tanner Consulting, LLC/Ricky Jones**, Location: South of the southwest corner of East 121st Street and South Sheridan Road, requesting a rezoning from **AG to RS-3**, (CD-8) (Related to PUD-828)
21. **PUD-828 - Tanner Consulting, LLC/Ricky Jones**, Location: South of the southwest corner of East 121st Street and South Sheridan Road, requesting a rezoning a PUD to support a single-residential subdivision with three car driveways, **AG to RS-3/PUD**, (CD-8) (Related to Z-7295)
22. **LS-20767** (Lot-Split) (County) – Location: East of the southeast corner of East 171st Street South and South Harvard Avenue, **AG**
23. **PUD-829 – Matt Christensen**, Location: North of East Archer Street, between North Atlanta Avenue and North Atlanta Place, requesting a PUD for a community learning center, **RM-1 to RM-1/PUD-829**, (CD-3)

OTHER BUSINESS

24. **Verification by the TMAPC regarding status of LC-131 and recorded declaration**
25. **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.

TMAPC RECEIPTS
Month of February 2015

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	7	\$200.00	\$200.00	\$400.00	89	\$2,600.00	\$2,600.00	\$5,200.00
Zoning	10	4,785.00	4,785.00	9,570.00	36	17,235.00	\$17,235.00	34,470.00
PUDs & Plan Reviews	38	3,612.50	3,612.50	7,225.00	269	29,112.50	\$29,112.50	58,225.00
Refunds		0.00	0.00	0.00	0	0.00	\$0.00	0.00
NSF		(460.00)	(460.00)	(920.00)		(460.00)	(460.00)	(920.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	\$0.00	<u>0.00</u>
		<u>\$8,137.50</u>	<u>\$8,137.50</u>	<u>\$16,275.00</u>		<u>\$48,487.50</u>	<u>\$48,487.50</u>	<u>\$96,975.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$632.60	\$632.60	\$1,265.20	6	\$2,262.60	\$2,262.60	\$4,525.20
Preliminary Plats	0	0.00	0.00	0.00	19	\$10,253.25	\$10,253.25	20,506.50
Final Plats	2	820.00	820.00	1,640.00	10	\$4,537.50	\$4,537.50	9,075.00
Plat Waivers	0	0.00	0.00	0.00	6	\$750.00	\$750.00	1,500.00
Lot Splits	7	357.50	357.50	715.00	66	\$3,374.00	\$3,374.00	6,748.00
Lot Combinations	4	200.00	200.00	400.00	55	\$2,700.00	\$2,700.00	5,400.00
Access Changes	0	0.00	0.00	0.00	2	\$150.00	\$150.00	300.00
Other		25.00	25.00	50.00	0	\$25.00	\$25.00	50.00
NSF		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00	2	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>0.00</u>
		<u>\$2,035.10</u>	<u>\$2,035.10</u>	<u>\$4,070.20</u>		<u>\$24,052.35</u>	<u>\$24,052.35</u>	<u>\$48,104.70</u>
BOARDS OF ADJUSTMENT								
Fees	17	\$4,650.00	\$1,750.00	\$6,400.00	123	\$46,500.00	\$7,400.00	\$53,900.00
Refunds		(500.00)	0.00	(\$500.00)	19	(\$900.00)	(300.00)	(1,200.00)
NSF Check		0.00	0.00	\$0.00	19	\$0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>	<u>0</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>0.00</u>
		<u>\$4,150.00</u>	<u>\$1,750.00</u>	<u>\$5,900.00</u>		<u>\$45,600.00</u>	<u>\$7,100.00</u>	<u>\$52,700.00</u>
TOTAL		\$14,322.60	\$11,922.60	\$26,245.20		\$118,139.85	\$79,639.85	\$197,779.70
LESS WAIVED FEES *		\$0.00		\$0.00		(\$676.56)		(\$676.56)
GRAND TOTALS		\$14,322.60	\$11,922.60	\$26,245.20		\$117,463.29	\$79,639.85	\$197,103.14

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

Final Subdivision Plat

Crossbow Center II - (CD 6)

Northwest corner of East 41st Street South and South Garnett Road

This plat consists of 8 Lots, 1 Block, on 17.77 acres.

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

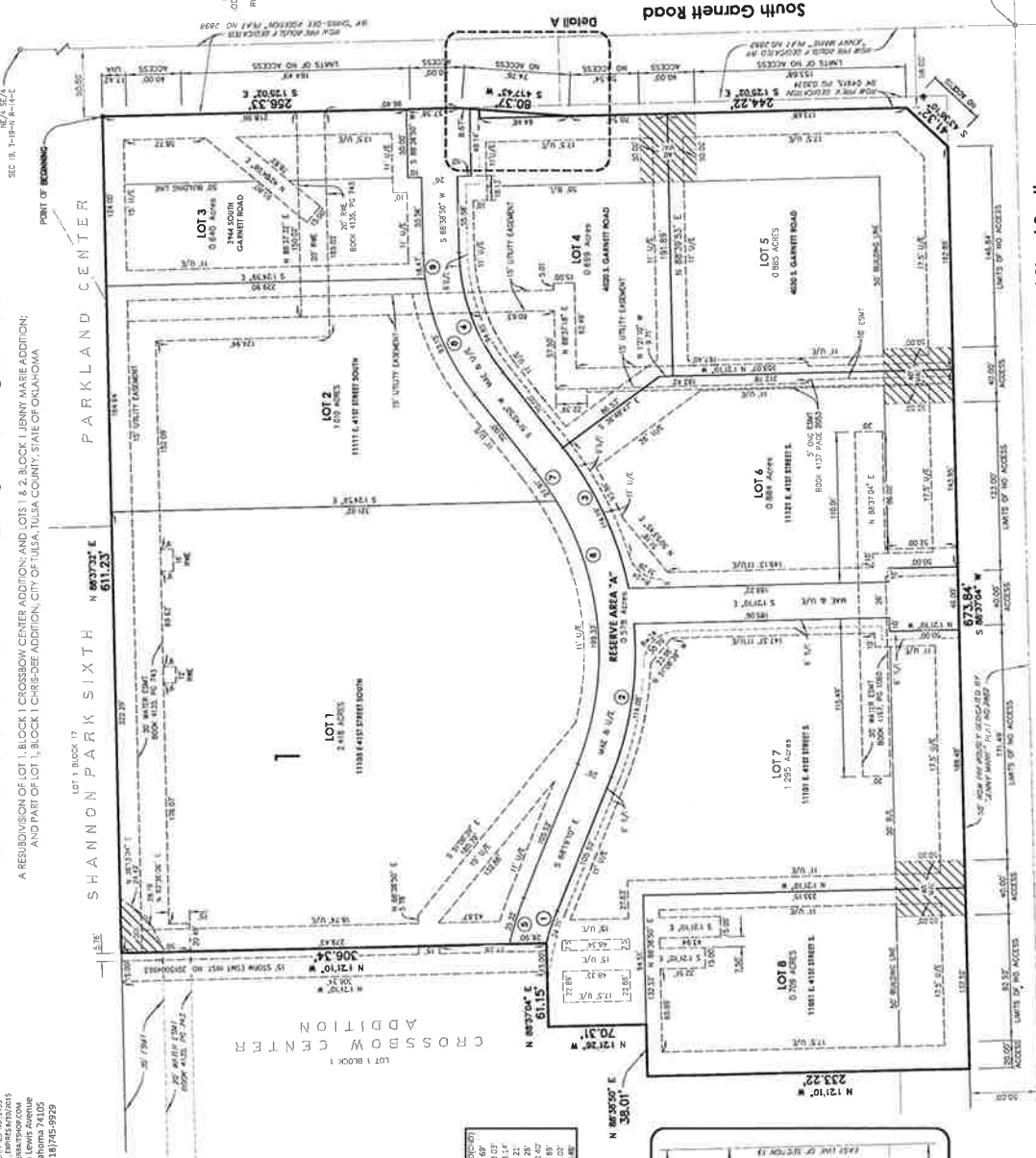
7.1

3/10/15

PUD-801

OWNER:
H W ALLEN CO., LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
4835 South Peoria Suite 20
Tulsa, Oklahoma 74105
Phone: (918)747-8700

A RESUBDIVISION OF LOT 1, BLOCK 1 CROSSBOW CENTER ADDITION; AND LOTS 1 & 2, BLOCK 1 JENNY MARIE ADDITION;
AND PART OF LOT 10, BLOCK 1 CHRIS-DEE ADDITION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RUS 435" UNLESS OTHERWISE NOTED
3. THE BOUNDARY SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83)

DATE OF PREPARATION: MARCH 08, 2015

East 41st Street South

Crossbow Center II
SHEET 1 OF 3

7.2

Final Subdivision Plat

The Village at Tulsa - (CD 7)

North of East 81st Street South, West of South Garnett Road

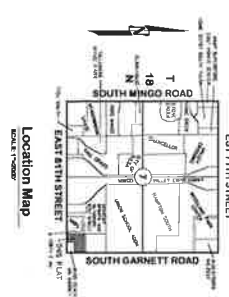
This plat consists of 2 Lots, 1 Block, on 6.9 acres.

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

8.1

3/9/15

8.2



E-mail: kangjic@khoury.net
CA No. 3751 Renewal: June 30, 2015

THE VILLAGE AT TULSA, Tulsa County
DRAFT FINAL PLAT - March 5, 2015
Sheet 1 of 2



Case Number: PUD-550-5
Minor Amendment

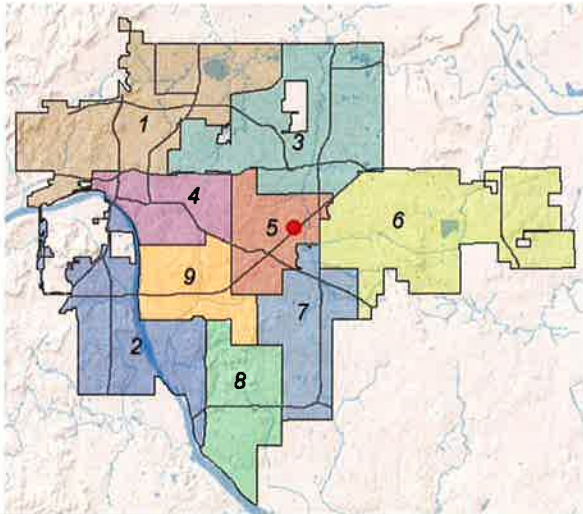
Hearing Date: March 18, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Crown Neon Signs

Property Owner: Dean's RV

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify the sign standards for ground signs.

Gross Land Area: 20.7 acres

Location: Southwest Corner of East 22nd Place and South 91st East Avenue

Lot 1, Block 1 Dean's RV Superstore

Development Area C-1

Zoning:
Existing Zoning: IL/CS/PUD-550
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Employment
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **approval** of the minor amendment as amended by staff.

Staff Data:
TRS: 9313
CZM: 38

Atlas: 544

City Council District: 5
Councilor Name: Karen Gilbert

County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-550-5 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to revise the sign standards for ground signs within Development Area C-1.

The PUD Development Standards currently allow three ground signs along I-44 frontages which do not exceed 25 ft in height nor 120 sf of display surface area each. The applicant is proposing to modify the standards to allow a sign 40 ft in height and 300 sf in display surface area.

This proposal increases the signage allowed on one sign by 250% and increases the allowed height by 60%. The applicant is also proposing to construct a 50 sf monument signs for the site, which would bring the total signage area to 350 sf, which is just 10 sf short of the total for the three signs previously allowed.

To offset the significant increase in allowable signage area, Staff recommends limiting the allowable signage for Development Area C-1 to one ground sign not to exceed 40 ft in height and 300 sf in display surface area and one ground sign not to exceed 8 ft in height and 60 sf in display surface area. This would keep the total signage area consistent with the previously approved total display surface area and remove the allowance for a third sign.

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

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD if signage is limited to the modified standards noted above.
- 2) All remaining development standards defined in PUD-550 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

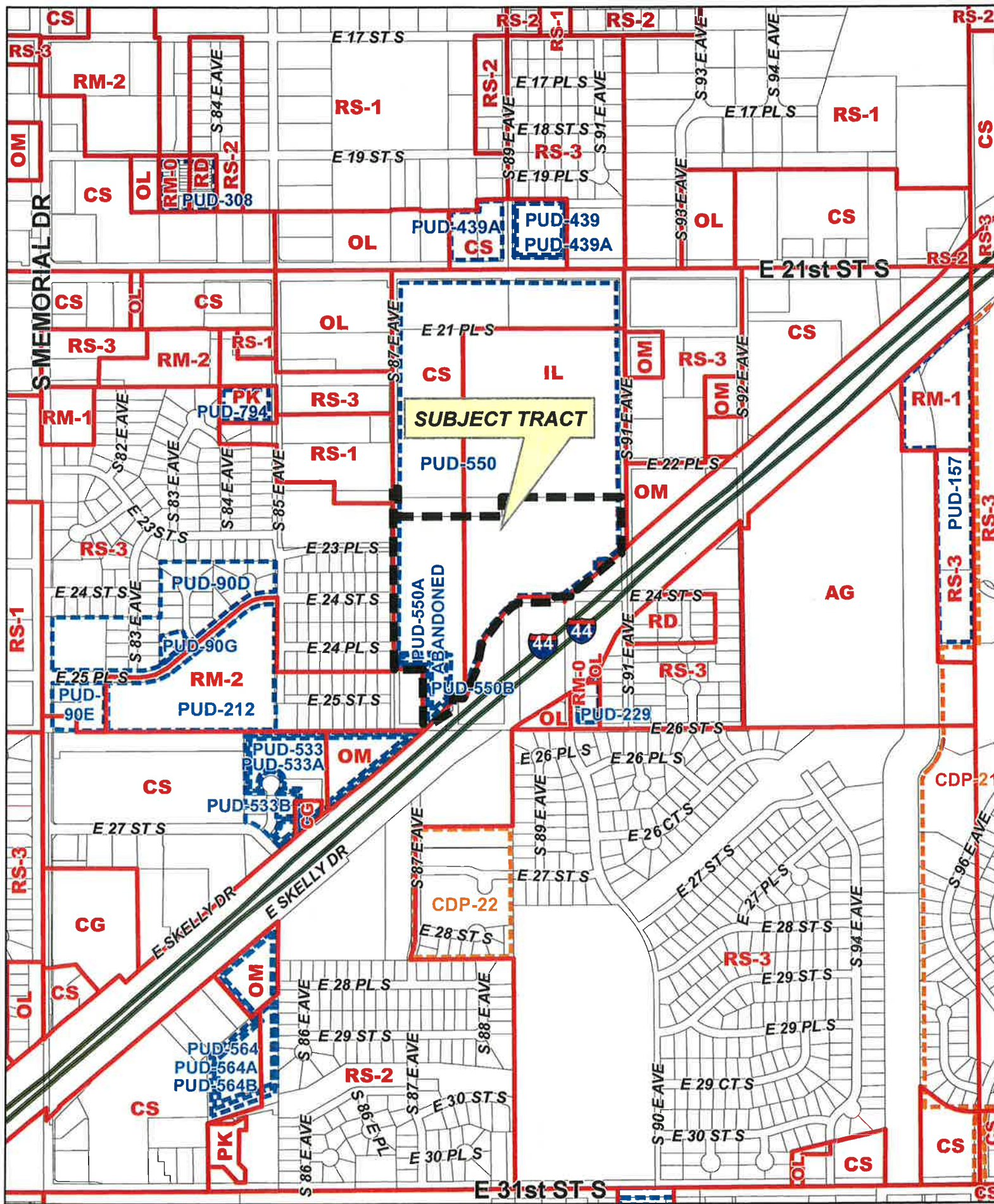
INCOG zoning case map
INCOG aerial photo
Applicant Exhibit A
Applicant Exhibit B

9.2

Applicant Site Plan

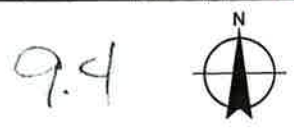
Applicant Development Area Plan

With considerations listed above, staff recommends **approval** of the minor amendment to limit ground signage for Development Area C-1 to one ground sign not to exceed 40 ft in height and 300 sf in display surface area and one ground sign not to exceed 8 ft in height and 60 sf in display surface area.



PUD-550-5

19-13 13





Feet

0 350 700



Subject
Tract

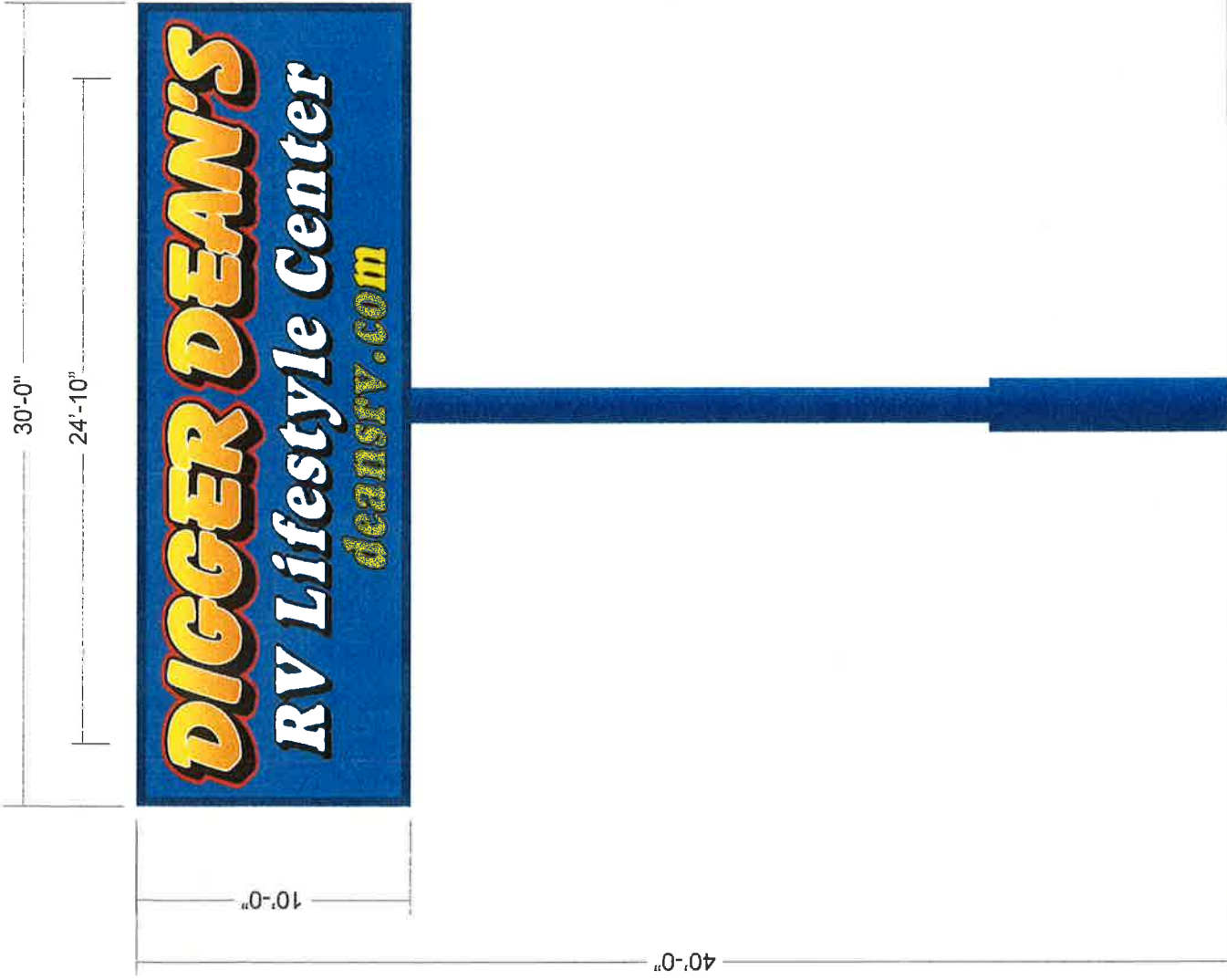
PUD-550-5

19-13 13

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

Aerial Photo Date: March 2014





3/16" = 1'

SCALE

Deans RV

CLIENT

Pole Sign

PROJECT

ADDRESS

CITY, STATE, ZIP CODE

2-18-15

DATE

021615-01

DESIGN NUMBER

Vanessa Davis

DRAWN BY

APPROVED

DATE

Revisions

△ Logo Inserted

△ Increased Upper

△

△

△

△

This is an original unpublished drawing created by Crown Neon. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion without the



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE (NEC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



www.crownneonsigns.com
5676 S. 107th E. Ave
Tulsa, OK 74146
918.872.8425 Sales
918.872.8246 Fax

PYLON SIGN - Single Pole

- * Flex face digital print with UV protection.
- * Blue cabinet & poles painted to match face.
- * Add White Internal LED illumination.

Scale 3/16" = 1'

9.6



3/4" = 1'
SCALE
Deans RV
CLIENT
Monument Sign
PROJECT

ADDRESS
CITY, STATE, ZIP CODE
2-16-15
DATE
021615-01
DESIGN NUMBER
Vanessa Davis
DRAWN BY
APPROVED
DATE
Revisions
Logo Inserted
Increased Upper

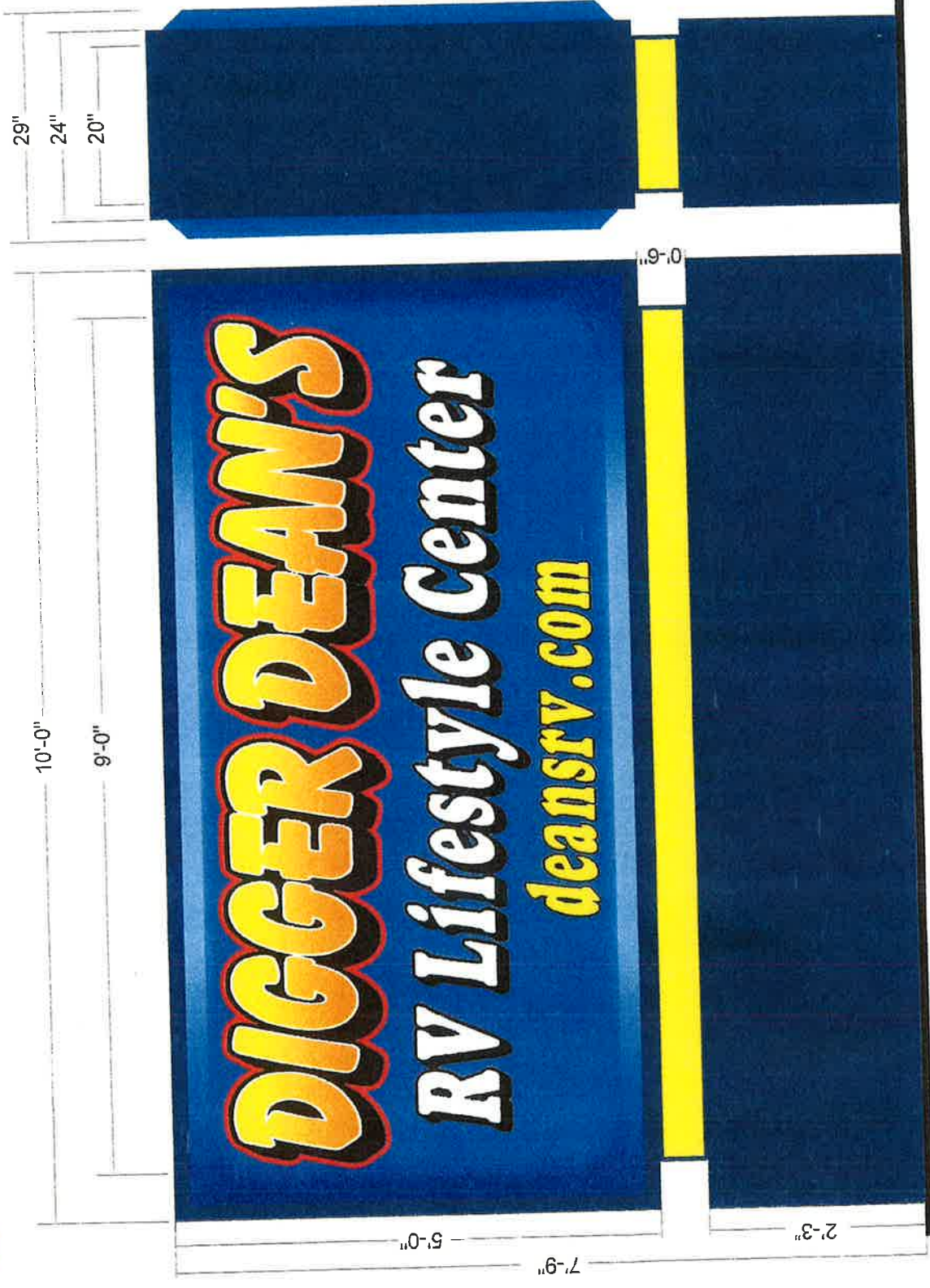
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THIS SIGN IS DESIGNED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE NATIONAL AND LOCAL ELECTRICAL CODES. THIS INCLUDES THE PROPER GROUNDING AND BONDING OF THE SIGN.



www.crownneonsigns.com
5676 S. 107th E. Ave
Tulsa, OK 74146
918.872.8425 Sales
918.872.8246 Fax



SIDE VIEW

FRONT VIEW

MONUMENT SIGN - PAN FACE TOP CABINET

- * Lexan face digital print with UV protection.
- * Blue cabinet & base .063 aluminum to match face.
- * Add White Internal LED illumination.

9.7

Scale 3/4" = 1'

DIGGER DEAN'S
RV Lifestyle Center
deansrv.com



SITE PLAN

* A, B, C are all on-premise signage
* D will be an off-premise sign and is located with 25 ft clear north longest portion of 1/2 mile

Scale 1/64" = 1'

1/64" = 1'

SCALE

Deans RV

CLIENT

Site Plan

PROJECT

ADDRESS

CITY, STATE, ZIP CODE

2-16-15

DATE

021615-01

DESIGN NUMBER

Vanessa Davis

DRAWN BY

APPROVED

DATE

Revisions

▲ Logo Inserted

▲ Increased Upper

▲

▲

▲

▲

▲

This is an original unpublished drawing created by Crown Neon. It is submitted for your personal use in conjunction with a project being planned for you. It is not to be shown to anyone outside your organization nor is it to be used, reproduced, copied or exhibited in any fashion without the

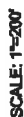


THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 605 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER BRACING AND MOUNTING OF THE SIGN.



www.crownneonsigns.com
5676 S. 107th E. Ave
Tulsa, OK 74146
918.872.8425 Sales
918.872.8246 Fax

9.8



1. PUD-550-4 DEVELOPMENT AREA "C-2" CONTAINS LAND AREA OWNED BY THE U.S. POSTAL SERVICE AND NOT ASSOCIATED WITH THE DEAN'S RV SUPERSTORE PROJECT. THUS, THIS APPROXIMATE 1.48 ACRE LAND AREA SHOULD BE CONSIDERED FOR MERGING INTO PUD-550 DEVELOPMENT AREA 400 UNDER SEPARATE APPLICATION.

3. PROPERTY BOUNDARY BEARINGS SHOWN HEREON ARE GRID BEARINGS.

Dean's RV Superstore
Adjusted PUD-550 Development
Area "B" & "C" Boundaries

DATE PREPARED: DECEMBER 4, 2013

Exhibit "A"



Stemore Welaz & Associates, Inc.
ONE EAST 32ND PLACE
TULSA, OKLAHOMA 74105
CAN. NO. 2421
PHONE: (918) 685-0000
FAX: (918) 685-0008
EOP. DATE 6/30/95

WOL# 17202.06

FILE: 1913.1300

9.9

Case Number: PUD-820-1
Minor Amendment

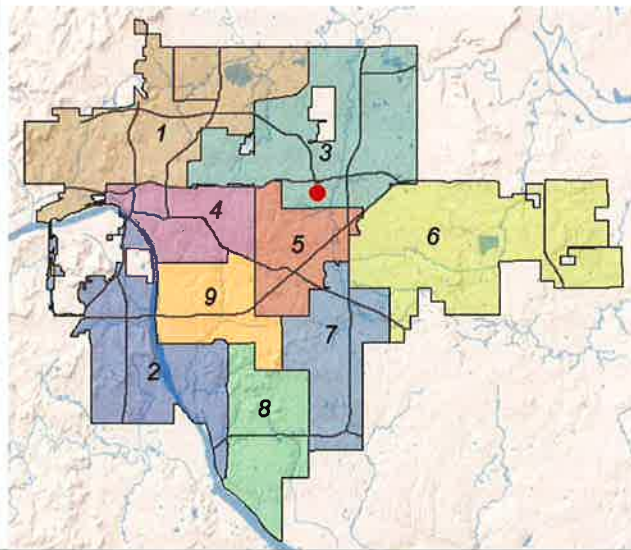
Hearing Date: March 18, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Lou Reynolds

Property Owner: Couch Holdings, LLC c/o Eller & Detrich, P.C.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify Development Standards for maximum building height.

Gross Land Area: 26+ Acres

Location: South and east of the southeast corner of South Memorial Drive and East Admiral Pl.

Zoning:
Existing Zoning: CH/PUD-820
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Employment
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 9-30-1
CZM: 38
Atlas: 451

City Council District: 3
Councilor Name: David Patrick
County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-820-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: To modify Development Standards to for maximum building height.

The original Development Standards for PUD-820 limited the maximum building height to 2-Stories/40 ft and the height of the side walls from finished grade to 28 ft.

The applicant is proposing to increase the maximum building height to 2-Stories/43 ft and the height of the side walls from finished grade as follows: East Wall – 39 ft, West Wall – 35 ft, North Wall – 37 ft, South Wall – 37 ft.

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.”

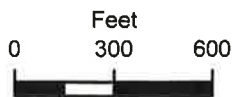
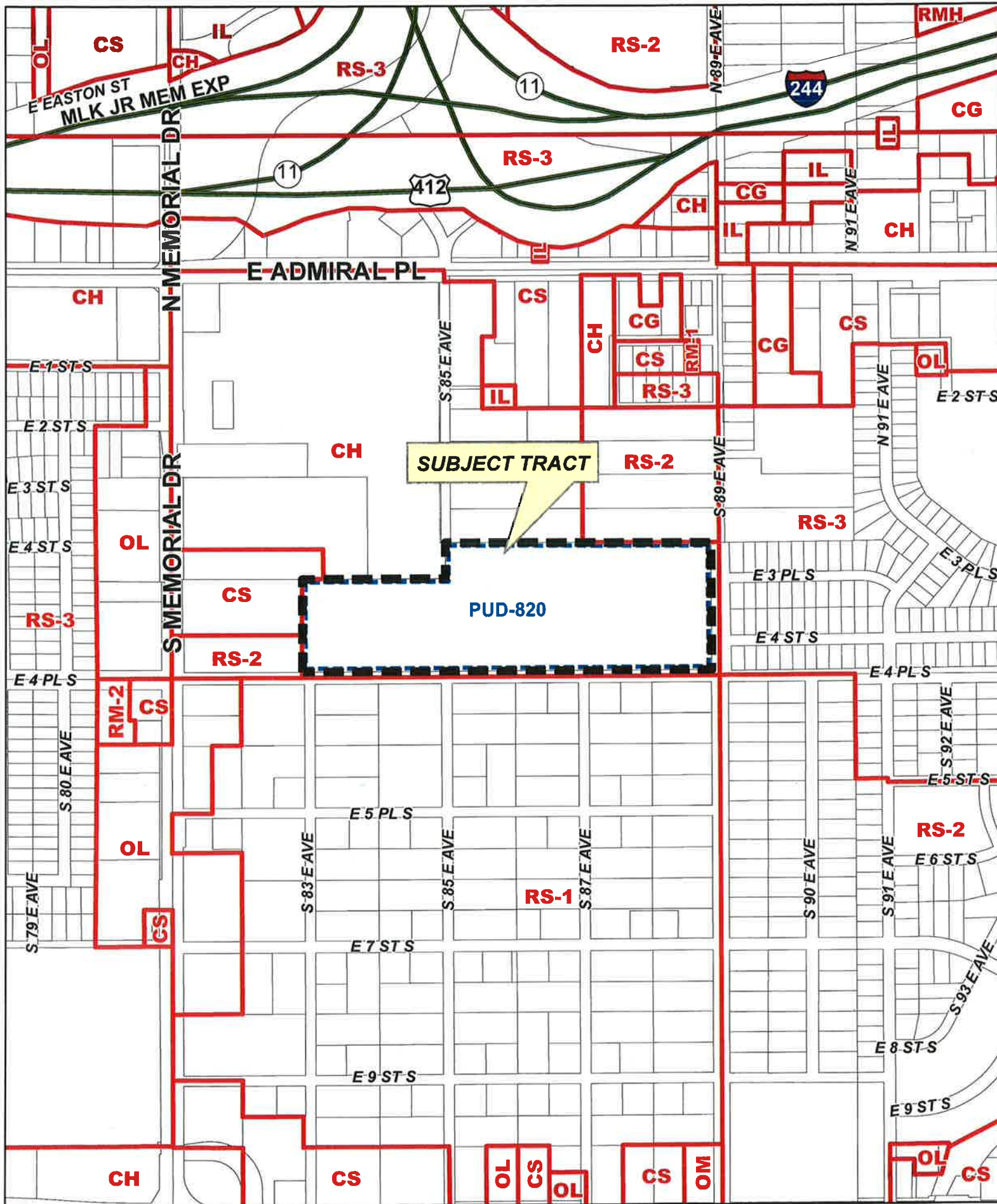
Staff has reviewed the request and determined:

- 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-820 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibit “A” Legal Description
Applicant Exhibit “B” Minor Amendment Text

With considerations listed above, staff recommends **APPROVAL** of the minor amendment request to modify the Development Standards for maximum building height.

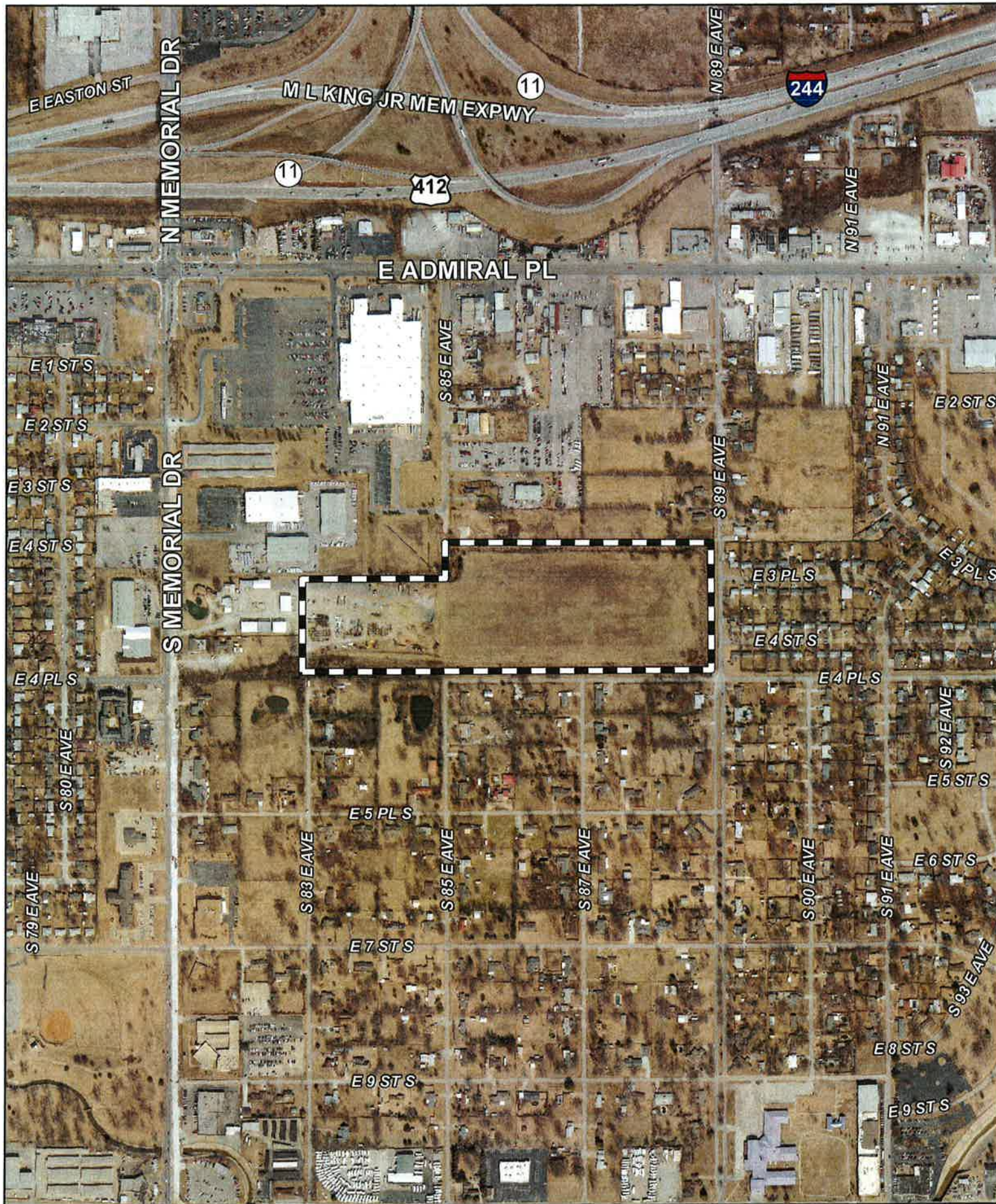


PUD-820-1

19-13 01

10.3





0 300 600
Feet



Subject
Tract

PUD-820-1

19-13 01

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

Aerial Photo Date: March 2014



EXHIBIT "A"

LEGAL DESCRIPTION

PUD 820-1

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 627.40 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW/4 OF SAID SECTION 1; THENCE NORTH 0°19'19" WEST A DISTANCE OF 456.00 FEET; THENCE NORTH 89°38'42" EAST A DISTANCE OF 699.21 FEET; THENCE NORTH 0°14'29" WEST A DISTANCE OF 173.03 FEET; THENCE NORTH 89°42'18" EAST A DISTANCE OF 1295 FEET TO THE WEST BOUNDARY OF 89TH EAST AVENUE; THENCE SOUTH 0°19'41" WEST A DISTANCE OF 630.49 FEET ALONG THE WEST BOUNDARY OF 89TH EAST AVENUE; THENCE SOUTH 89°46'37" WEST A DISTANCE OF 1987.06 FEET ALONG THE NORTH BOUNDARY OF EAST 4TH PLACE TO THE POINT OF BEGINNING.

EXHIBIT "B"

PUD MINOR AMENDMENT

PUD 820-1

PUD 820-1 is submitted to request a revision to the Development Standards for Building Height. The requested modification is as follows:

MAXIMUM BUILDING HEIGHT:

2-Stories/43 FT

With building side walls as follows:

East:	39 FT in height as measured from finished grade.
West:	35 FT in height as measured from finished grade.
North:	37 FT in height as measured from finished grade.
South:	37 FT in height as measured from finished grade.

Except as modified above, the remainder of PUD 820 Development Standards will remain the same.

TMAPC
March 18, 2015
New CIP projects, FY 2016-2020

Item: Public hearing approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2016-2020.

Background

The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character and extent by the Planning Commission.

City departments generated the list of new capital improvements in the plan. The City of Tulsa prepares an annual Capital Improvement Plan that is published with the fiscal year budget. The Planning Commission generally reviews any new additions proposed for inclusion in the proposed capital plan before the draft budget and capital plan are published.

Staff Analysis

TMAPC staff reviewed the new proposed Capital Improvement Plan projects for consistency with the City of Tulsa's Comprehensive Plan. In general, the improvements listed are consistent with the Comprehensive Plan.

A new CIP projects summary is attached. Below is a summarized list of those items, including: the name of the department, the item number(s) that correspond with the attached chart, and staff comments regarding relationship and consistency with the Comprehensive Plan.

- **Police**

- 1) 911 Facilities Renovations
- 2) Helicopter FLIR
- 3) 911 Emergency Operations Equipment
- 4) 911 MCC7500 Motorola Consolettes
- 5) 911 Mobile Dispatch and Radio Vehicle Class C RV and Equipment

Staff Comments: *The proposed Police Department projects are consistent with the Comprehensive Plan's vision for a safer community, but no specific guidance is offered.*

- **Fire**

- 6) Station Generator Replacement
- 7) Fire Station Rehabilitation

Staff Comments: *The proposed Fire Department projects focus on system upkeep and rehabilitation/maintenance of existing facilities. Although no specific guidance is*

provided in the Comprehensive Plan, the projects will contribute to public safety and maintenance of existing City facilities.

- **Gilcrease Museum**

8-14) Gilcrease Museum Facility Improvements

15) Museum Master Plan

Staff Comments: *These proposed projects represent improvements to an existing museum in the City of Tulsa and are consistent with the Plan's focus on enhancing education and improving Tulsan's quality of life.*

- **Tulsa Convention Center**

16) CBC - Vertical Transport

17-28) CBC - Facility wide improvements

29-39) BOK - Facility wide improvements

Staff Comments: *These proposed projects represent maintenance/improvements to the Cox Convention Center and BOK Center and contribute to the vision of the Comprehensive Plan and Downtown Master Plan by enhancing quality of life, economic development, educational and cultural opportunities for Tulsa's citizens.*

- **Performing Arts Center (PAC)**

40) TPAC Loading Dock and perimeter concrete repair

Staff Comments: *The proposed rehabilitation project for the Performing Arts Center (PAC) is consistent with the Downtown Master Plan and the Comprehensive Plan's understanding of the downtown core as Tulsa's "...most intense regional center of commerce, housing, culture and entertainment." (p. LU 31).*

- **Riverparks**

41) West Tulsa Sports Complex

Staff Comments: *This proposed project is consistent with the Arkansas River Corridor Master Plan, which was brought forward and included in the adoption of the new Comprehensive Plan. Therefore, this project is in conformance with the Comprehensive Plan.*

- **Water, Stormwater & Engineering Services Facilities**

42) South Side Secondary Pump Station Improvements

43) Transmission Line Condition Assessment – Citywide

44) W. 23rd St. 12" Waterline Installation

45) W. 23rd St. 16" Transmission Line Rehabilitation

46) Bell Creek Channel Repair and Improvements

- 47) Jones Creek Trib. Channel Repair and Improvements
- 48) 200 & 600 Civics Center Equipment Relocation
- 49) Police Courts Building Elevator Modernization
- 50) Replace Fire Alarm - Compstat and Police Courts building

Staff Comments: Staff Comments:

This proposed project is system maintenance/improvements and generally consistent with the Comprehensive Plan's direction on infrastructure.

- **MTTA**

- 51) Transit Buses
- 52) Utility Vehicles
- 53) Passenger Shelters

Staff Comments: *These projects further several of the Transportation Priorities listed in the Comprehensive Plan that involve maintaining and enhancing the existing transportation system through strategic investments and providing multiple transportation choices for citizens.*

- **Asset Management Department (AMD)**

- 54) Modify Maintenance Facilities to Perform CNG Repairs

Staff Comments: *This proposed project provides system upgrades for maintaining and repairing natural gas vehicles and generally consistent with the Comprehensive Plan's direction on infrastructure.*

- **Information Technology**

- 55) Radio System Upgrade

Staff Comments: *This proposed project is intended to enhance public safety and consistent with the Comprehensive Plan's vision for a safer community; however, no specific guidance is offered.*



**Capital Planning
Budget Division
FINANCE DEPARTMENT**

To: Dawn Warrick, AICP
Planning Director
City of Tulsa

Susan Miller, AICP
Land Development Services Manager
INCOG

From: Gary Hamer, AICP
Capital Planning Manager

Date: February 27th, 2015

Subject: FY 16-20 CIP Projects

Attached are the new or substantially updated FY 2016 Capital Request Forms. Also attached is a list of the above-mentioned projects. Please determine:

- If the projects will, in fact, affect the City's Comprehensive Plan, and
- If the projects are in accord with the City's Comprehensive Plan

If you have any questions, please contact me at 596-7573.

Attachments

cc: Jarrod Moore
cc: Barbara Huntsinger

11.4

FY16 - 20 NEW CIP PROJECTS

CITY OF TULSA

REFERENCE	TITLE	DEPARTMENT	PURPOSE
1	911 Facilities Renovations	Police	Repair and replace various elements of the 911 Facility. \$30,000 - Additional security cameras and fencing. \$30,000 - Build unisex bathroom behind call center floor. \$50,000 - Breakroom renovations. \$32,000 - Kitchen renovations \$86,700 - Building Interior/Construction/Furniture \$7,200 - Workout room \$22,500 - Building exterior \$55,000 - Training lab/Classroom
2	Helicopter FLIR	Police	Purchase FLIRS for both helicopters. Recommend in the future to add the cost in when purchasing the helicopter and putting it into service.
3	911 Emergency Operations Equipment	Police	Repair and replace various equipment used for operation of the 911 Center. \$38,000 - Replace UPS \$35,000 - EOC, CADS, VMWARE, VLAN \$21,000 - Laptops/Desktops for EOC to run CADS \$2,000 - Monitors \$128,000 - Portable radios \$125,000 - Underground fiber replacement \$320,000 - Mobile dispatch & radio vehicle and transport van
4	911 MCC7500 Motorola Consolettes	Police	The equipment requested is required for the day-to-day operations of the 911 dispatch operator. The MCC7500 Motorola Console System is an upgrade to the current Motorola Gold Elite Consoles. The Gold Elite Consoles are at end-of-life and maintenance and support is no longer available. The 911-Dispatch System works in conjunction with the Motorola 7.14 Core-Radio System. Both are proprietary Motorola systems which are tightly integrated. The City has a substantial hardware and software investment in the Motorola Radio and Dispatching systems. The MCC7500 consoles will be required in order to work with the new Motorola P25 Radio System upgrade, which is targeted for implementation and cutover in 9 months The purpose of this CIP request is to setup a mobile 911 dispatch center to be used for emergency operations in the event of an disaster. The RV will be equipped with laptops, radio consolettes and wireless communications equipment in order to provide emergency radio dispatching for police, fire, and medical services.
5	911 Mobile Dispatch and Radio Vehicle Class C RV and Equipment	Police	The unit would be utilized in the event of a catastrophic disaster. Other potential uses include, police tactical channel drills, police and fire academy drills, and rental to other public safety agencies for training and tactical drills.
6	Station Generator Replacement	Fire	Replacement of station emergency power generators to support the entire operation of fire stations that have inadequately sized or inoperable generators.
7	Fire Station Rehabilitation	Fire	Rehabilitate fire stations on a schedule to repair and maintain the facilities to reduce the risk of system or component failure and to increase operational efficiency.

165

REFERENCE	TITLE	DEPARTMENT	PURPOSE
8-14	Gilcrease Museum Facility Improvements	Gilcrease	Provide for the repair/replacement/upgrade of various elements of the Gilcrease Museum, including: exterior panels, parking garage and access road, remodeling office space, LED lighting, DAS Cellular Reception, electric steam boilers, and air handlers.
15	Museum Master Plan	Gilcrease	Explore preliminary design options, engage architectural services and design expansion of the museum building.
16	CBC - Vertical Transport	Tulsa Convention Center	Replace various vertical transport vehicles (elevators) within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
17-28	CBC - Facility wide improvements	Tulsa Convention Center	Provide for the repair/replacement/upgrade of various elements of the Cox Business Center, including: security, plumbing, mechanical, IT/AV/Tel-Comm, general building and maintenance, food and beverage equipment, fire/life safety equipment, furniture, fixtures, exterior building improvements, event related equipment, electrical repairs and ADA improvements. All improvements are currently listed in 5 year detail of SMG's 30 Year Maintenance Plan.
29-39	BOK - Facility wide improvements	Tulsa Convention Center	Provide for the repair/replacement/upgrade of various elements of the Bank of Oklahoma Event Center, including: specialty systems, telecommunications improvements, security, plumbing, life & fire/safety, general building repairs, food & beverage equipment, electric repairs, furniture and fixtures replacement, HVAC/Mechanical improvements, and audio/visual improvements. All improvements are currently listed in 5 year detail of SMG's 30 Year Maintenance Plan.
40	TPAC Loading Dock and perimeter concrete repair	Performing Arts Center	To repair aging concrete infrastructure that is failing. The loading dock driveway must be resurfaced and altered to allow the receipt of tractor trailers without damaging the trailer and the drive way. Various concrete steps used by the public are crumbling and failing.
41	West Tulsa Sports Complex	Riverparks	Facilities upgrades to accommodate expanded youth and adult league activities.
42	South Side Secondary Pump Station Improvements	Water	Improvements to South Side Secondary Pump Station's pumps and drives; the addition of a pump (east station); and adding an emergency generator.
43	Transmission Line Condition Assessment - Citywide	Water	Monitor and evaluate transmission lines citywide. Funding may also be used to modify and improve entry for testing and monitoring.
44	W. 23rd St. 12" Waterline Installation	Water	Install 2,200 LF 12-inch waterline along W. 23rd St. S. between S. Jackson Ave and Southwest Boulevard.
45	W. 23rd St. 16" Transmission Line Rehabilitation	Water	Rehabilitate 3,100 LF of 16-inch transmission along W. 23rd St between S. Jackson Ave and S. Rosedale Ave.
46	Bell Creek Channel Repair and Improvements	Stormwater	Repair deterioration of existing concrete lined channel to protect private businesses and thier parking.
47	Jones Creek Trib. Channel Repair and Improvements	Stormwater	Remove existing eroded CGMP which is causing failures in private parking lot and eroding property line.
48	200 & 600 Civics Center Equipment Relocation	Facilities	To relocate mechanical and electrical equipment that supports the Police Courts Building from the basement of the Aloft Hotel to the Police Courts Building so we can stop paying rent for the operation of the equipment in its present location.

REFERENCE	TITLE	DEPARTMENT	PURPOSE
49	Police Courts Building Elevator Modernization	Facilities	Traction Elevators-Providing new micro processor control systems including a new drive system, updating the door operation systems with closed loop motors, new car and hall signal fixtures, providing new hoistway and machine room wiring. New A/C motors will be provided and the existing machines will be refurbished. Motor generators will be removed providing a cleaner environment generators will no longer have to be rebuilt. Hydraulic Elevators- provide new micro processor controllers, a new power unit consisting of a new pump, valve, motor and oil tank, updating the door operator systems with new closed loop operators, new car and hall fixtures, and providing new hoistway and machine room wiring.
50	Replace Fire Alarm - Compstat and Police Courts building	Facilities	The existing fire alarm has passed it's useful life cycle, and although still currently functioning, it is becoming more and more unlikely staff will be able to purchase replacement parts to repair existing alarm. Therefore it is recommended to replace the existing fire alarm with a newer model.
51	Transit Buses	MTTA	Purchase of six (6) additional full size transit buses for service expansion.
52	Utility Vehicles	MTTA	Purchase of twenty (20) replacement utility vehicles.
53	Passenger Shelters	MTTA	Purchase and placement of up to sixty (60) passenger shelters throughout the metropolitan Tulsa Area.
54	Modify Maintenance Facilities to Perform CNG Repairs	AMD	Modify maintenance facilities at West 23rd Street to meet the code and safety requirements for maintaining and repairing natural gas vehicles.
55	Radio System Upgrade	IT	Replace aging system components of the City of Tulsa 800 MHz Two-Way Radio System infrastructure at the two Transmitter/Receiver sites with current, supported technology.

Project Title	911 Facilities Renovations
Category	Facilities
Requesting Dept	Police
Project Purpose	\$30,000 - Additional security cameras and fencing. \$30,000 - Build unisex bathroom behind call center floor. \$50,000 - Breakroom renovations. \$32,000 - Kitchen renovations \$86,700 - Building Interior/Construction/Furniture \$7,200 - Workout room \$22,500 - Building exterior \$55,000 - Training lab/Classroom
Project Class	Expansion
Reason for Class	New equipment
Est Use Life	10 years
Address Location	801 E Oklahoma Street, #12 Tulsa, OK 74106-5941
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	
Relationship Other Projects	None
Coordinating Agencies	Facilities maintenance
Request Date	
Plan Or Study	
Contact Person	Belinda McGhie
Dept Priority	
Contact Email	bmcghie@cityoftulsa.org
Funded	

11.8

Project Title	Helicopter FLIR
Category	Facilities
Requesting Dept	Police
Project Purpose	Purchase FLIRS for both helicopters. Recommend in the future to add the cost in when purchasing the helicopter and putting it into service.
Project Class	Replacement
Reason for Class	Replace existing equipment
Est Use Life	10 years
Address Location	1211 W 36th St N Tulsa, OK 74127
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	
Relationship Other Projects	Helicopter replacement
Coordinating Agencies	
Request Date	12/1/2014 0:00
Plan Or Study	
Contact Person	Sgt. Nick Cory
Dept Priority	
Contact Email	ncory@cityoftulsa.org
Funded	No

11.9

Project Title	911 Emergency Operations Equipment
Category	Facilities
Requesting Dept	Police
Project Purpose	\$38,000 - Replace UPS \$35,000 - EOC, CADS, VMWARE, VLAN \$21,000 - Laptops/Desktops for EOC to run CADS \$2,000 - Monitors \$128,000 - Portable radios \$125,000 - Underground fiber replacement \$320,000 - Mobile dispatch & radio vehicle and transport van
Project Class	-----
Reason for Class	
Est Use Life	
Address Location	
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	
Relationship Other Projects	
Coordinating Agencies	
Request Date	
Plan Or Study	
Contact Person	Belinda McGhie
Dept Priority	
Contact Email	bmcghie@cityoftulsa.org
Funded	No

11.10

Project Title	911 MCC7500 Motorola Consolettes
Category	Facilities
Requesting Dept	Police
Project Purpose	<p>The equipment requested is required for the day-to-day operations of the 911 dispatch operator. The MCC7500 Motorola Console System is an upgrade to the current Motorola Gold Elite Consoles. The Gold Elite Consoles are at end-of-life and maintenance and support is no longer available.</p> <p>The 911-Dispatch System works in conjunction with the Motorola 7.14 Core-Radio System. Both are proprietary Motorola systems which are tightly integrated. The City has a substantial hardware and software investment in the Motorola Radio and Dispatching systems.</p> <p>The MCC7500 consoles will be required in order to work with the new Motorola P25 Radio System upgrade, which is targeted for implementation and cutover in 9 months</p>
Project Class	Replacement
Reason for Class	
Est Use Life	
Address Location	801 E Oklahoma St, #12 Tulsa, OK 74106-5941
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	
Relationship Other Projects	
Coordinating Agencies	
Request Date	
Plan Or Study	
Contact Person	Belinda McGhie
Dept Priority	
Contact Email	bmcghie@cityoftulsa.org
Funded	No

11/11

Project Title	911 Mobile Dispatch and Radio Vehicle
	Class C RV and Equipment
Category	Facilities
Requesting Dept	Police
Project Purpose	
Project Class	-----
Reason for Class	
Est Use Life	
Address Location	801 E Oklahoma St, #12 Tulsa, OK 74106-5941
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	
Relationship Other Projects	
Coordinating Agencies	
Request Date	
Plan Or Study	
Contact Person	Belinda McGhie
Dept Priority	
Contact Email	bmcghie@cityoftulsa.org
Funded	No

11.12

Project Title	Station Generator Replacement
Category	-----
Requesting Dept	Fire
Project Purpose	Replacement of station emergency power generators to support the entire operation of fire stations that have inadequately sized or inoperable generators.
Project Class	Replacement
Reason for Class	The absence of electrical power at fire stations adversely impacts the Fire Department's ability to deliver emergency services to the community. The electrical power is essential for communications, management of the building, support of battery powered equipment and general management of equipment in a constant state of readiness.
Est Use Life	Greater than 20 years
Address Location	The replacement of inadequate or inoperable fire station generators impact the entire City.
General Comments	All of the generators will be powered by natural gas.
ROI	-----
ROI Desc	Many of the fire station emergency generators are inadequate or inoperable. The new generators will be reliable and designed to support the entire station, systems, apparatus and resources that are essential to the dispatch, response to and recovery from fires and other related emergencies.
Link Lev Descr	The replacement of the station generators is not known to be related to any other capitabl projects.
Rel To Outcome Desc	The replacment of inadquate or inoperable fire station generators will ensure that the Fire Department will be in a constant state of readiness for response to fires and other related emergencies regardless of the availability of service provided electricity.
Time Required	1
Relationship Other Projects	There are no other known capital projects that interact with the fire station generator replacment project
Coordinating Agencies	City Engineering for the design, construction and inspection of new generators. EMD fire garage and Facility Maintenance in the care and maintenance of the installed units.
Request Date	12/13/2013 0:00
Plan Or Study	The need is demonstrated during each power outage and was most recognized during the 2007 ice storm. The absence of electrical power adversely impacts communications, record managemet, overhead door operation, HVAC management of the facility, management of medications used in the delivery of emergency medical services, maintenance of batteries used in the delivery of various emergency services, etc.
Contact Person	Mike Mallory
Dept Priority	High
Contact Email	mmallory@cityoftulsa.org
Funded	

11.13

Project Title	Fire Station Rehabilitation
Category	-----
Requesting Dept	Fire
Project Purpose	Rehabilitate fire stations on a schedule to repair and maintain the facilities to reduce the risk of system or component failure and to increase operational efficiency.
Project Class	Rehab
Reason for Class	Many of the fire stations are highly inefficient with glass overhead doors, single pane windows, poorly sealed windows and doors, wood rot, inefficient lights, inefficient HVAC and other detrimental conditions or systems that contribute to elevated costs in maintenance.
Est Use Life	15 years
Address Location	This project will be used to support and refresh all fire stations.
General Comments	----
ROI	-----
ROI Desc	The creation of routine maintenance of the facilities and related systems will result in reductions in maintenance, energy costs, and operational reliability.
Link Lev Descr	There are no known relationships with other capital projects.
Rel To Outcome Desc	Improved operational costs and performance will extend the service life of the various stations and facilities. Extended life should produce additional savings through the elimination to replace existing stations.
Time Required	15
Relationship Other Projects	There are no know relationships with other capital projects.
Coordinating Agencies	Engineering and Facilities Maintenance
Request Date	12/13/2013 0:00
Plan Or Study	Routine inspections from Fire Department personnel, periodic inspections from Facilities Maintenance, maintenance records, energy records and operational experiences.
Contact Person	Mike Mallory
Dept Priority	High
Contact Email	mmallory@cityoftulsa.org
Funded	

11.14

Project Title	Exterior Plaster Panels/Retrofit with new stainless steel anchors/paint panels and dormers
Category	-----
Requesting Dept	Gilcrease
Project Purpose	The panels are falling off the exterior of the building due to deteriorating anchors. Secure exterior panels around rooftop and dormers and paint to match.
Project Class	New
Reason for Class	This is a safety issue. The panels are heavy and can cause injury to people or property when the panels fall.
Est Use Life	20
Address Location	Gilcrease Museum - plaster panels surrounding the top of the building.
General Comments	Received quote 10/29/14
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	1/21/2015 0:00
Plan Or Study	
Contact Person	Susan Neal
Dept Priority	Requires Immediate Attention
Contact Email	sandi-freeman@utulsa.edu
Funded	No

11.15

Project Title	Parking Garage and Access Road	
Category	-----	
Requesting Dept	Gilcrease	
Project Purpose	Design and construct a 300 space (20,000 sq ft) parking garage and access road on the grounds at Gilcrease Museum.	
Project Class	New	
Reason for Class	Additional vehicular parking is needed for visitors and events at the museum.	
Est Use Life		50
Address Location	Gilcrease Museum	
General Comments		
ROI		
ROI Desc		
Link Lev Descr		
Rel To Outcome Desc		
Time Required		2
Relationship Other Projects		
Coordinating Agencies		
Request Date		1/21/2015 0:00
Plan Or Study		
Contact Person	Susan Neal	
Dept Priority	Medium	
Contact Email	<u>sandi-freeman@utulsa.edu</u>	
Funded	No	

11.14

Project Title	Remodeling Office Space	
Category	-----	
Requesting Dept	Gilcrease	
Project Purpose	Design and remodel office space on the second and third levels, including constructing walls to create offices.	
Project Class	New	
Reason for Class	Additional office spaces are required for the professional staff and curators.	
Est Use Life		50
Address Location	Gilcrease Museum	
General Comments		
ROI		
ROI Desc		
Link Lev Descr		
Rel To Outcome Desc		
Time Required		1
Relationship Other Projects		
Coordinating Agencies		
Request Date		1/21/2015 0:00
Plan Or Study		
Contact Person	Susan Neal	
Dept Priority	High	
Contact Email	<u>sandi-freeman@utulsa.edu</u>	
Funded	No	

11.17

Project Title	LED Lighting Upgrade	
Category	-----	
Requesting Dept	Gilcrease	
Project Purpose	Upgrade the remaining museum gallery and office lighting systems to LED lights (approximately 1,200 units, including 600 gallery lights).	
Project Class	Replacement	
Reason for Class	LED lights are more cost and energy efficient to operate and the bulbs have a longer life expectancy.	
Est Use Life		30
Address Location	Gilcrease Museum	
General Comments		
ROI		
ROI Desc		
Link Lev Descr		
Rel To Outcome Desc		
Time Required		1
Relationship Other Projects		
Coordinating Agencies		
Request Date		1/21/2015 0:00
Plan Or Study		
Contact Person	Susan Neal	
Dept Priority	Medium	
Contact Email	<u>sandi-freeman@utulsa.edu</u>	
Funded	No	
Attachments		

11.18

Project Title	Install DAS Cellular Reception Booster	
Category	-----	
Requesting Dept	Gilcrease	
Project Purpose	Install distributed antenna system to boost cellular reception in the interior of the building. Two to three DAS units will be required.	
Project Class	New	
Reason for Class	Wireless and cellular reception weak or non-existent in the building. With the increase in the use of technology in education, programming, and exhibitions - reliable and strong wireless and cellular reception is required.	
Est Use Life		10
Address Location	Gilcrease Museum	
General Comments		
ROI		
ROI Desc		
Link Lev Descr		
Rel To Outcome Desc		
Time Required		1
Relationship Other Projects		
Coordinating Agencies		
Request Date		1/21/2015 0:00
Plan Or Study		
Contact Person	Susan Neal	
Dept Priority	High	
Contact Email	sandi-freeman@utulsa.edu	
Funded	No	

11.19

Project Title	911 Mobile Dispatch and Radio Vehicle
	Class C RV and Equipment
Category	Facilities
Requesting Dept	Police
Project Purpose	<p>The purpose of this CIP request is to setup a mobile 911 dispatch center to be used for emergency operations in the event of an disaster. The RV will be equipped with laptops, radio consolettes and wireless communications equipment in order to provide emergency radio dispatching for police, fire, and medical services.</p> <p>The unit would be utilized in the event of a catastrophic disaster. Other potential uses include, police tactical channel drills, police and fire academy drills, and rental to other public safety agencies for training and tactical drills.</p>
Project Class	
Reason for Class	
Est Use Life	
Address Location	801 E Oklahoma St, #12
	Tulsa, OK 74106-5941
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	
Relationship Other Projects	
Coordinating Agencies	
Request Date	
Plan Or Study	
Contact Person	Belinda McGhie
Dept Priority	
Contact Email	bmcghie@cityoftulsa.org
Funded	No

11.20

Project Title	Replace Air handler Unit #10 at Gilcrease Museum	
Category	-----	
Requesting Dept	Gilcrease	
Project Purpose	Replace the AHU #10 installed in 1987. The unit services the administration offices.	
Project Class	Replacement	
Reason for Class	The unit is deteriorating due to age.	
Est Use Life		30
Address Location	Gilcrease Museum	
General Comments		
ROI		
ROI Desc		
Link Lev Descr		
Rel To Outcome Desc		
Time Required		1
Relationship Other Projects		
Coordinating Agencies		
Request Date		1/21/2015 0:00
Plan Or Study		
Contact Person	Sandi Freeman	
Dept Priority	medium	
Contact Email	<u>sandi-freeman@utulsa.edu</u>	
Funded	No	

11.21

Project Title	Museum Master Plan	
Category	-----	
Requesting Dept	Gilcrease	
Project Purpose	Explore preliminary design options, engage architectural services and design expansion of the museum building.	
Project Class	New	
Reason for Class	Future expansion of the museum to accommodate additional galleries, education classrooms, special events, and office spaces.	
Est Use Life		50
Address Location	Gilcrease Museum	
General Comments		
ROI		
ROI Desc		
Link Lev Descr		
Rel To Outcome Desc		
Time Required		5
Relationship Other Projects		
Coordinating Agencies		
Request Date		1/21/2015 0:00
Plan Or Study		
Contact Person	Susan Neal	
Dept Priority	Deferrable	
Contact Email	sandi-freeman@utulsa.edu	
Funded	No	

11.22

Project Title	CBC - Vertical Transport
Category	*****
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace various vertical transport vehicles (elevators) within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace various vertical transport vehicles (elevators) within the CBC.
Est Use Life	15
Address Location	Cox Business Center
General Comments	Elevator - (3 Passenger - Installed 1984, 2 Freight - Installed 1964, 2 Freight - Installed 1984, 1 Freight Installed 2010) - \$2,640,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/18/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	High
Contact Email	jdodd@smgtulsa.com
Funded	No

11.23

Project Title	CBC - Security System Improvements
Category	
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the security systems within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace/upgrade/refurbish various components of the security systems within the CBC.
Est Use Life	10
Address Location	Cox Business Center
General Comments	Cameras - \$235,000 DVR - \$10,000 Monitoring Equipment - \$16,000 Software - \$14,000 Access Control System - \$9,000 Card Readers - \$39,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/18/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.24

Project Title	CBC - Plumbing Improvements
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the plumbing systems within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace/upgrade/refurbish various components of the plumbing systems within the CBC.
Est Use Life	20-Oct
Address Location	Cox Business Center
General Comments	Fixtures & Piping - ! (Pipes are cast iron and over 75% still have asbestos covering) ! - \$520,000 Restroom Renovations - \$117,500 Storm Drain System - \$5,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	2
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/18/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	High
Contact Email	jdodd@smgtulsa.com

11-25

Project Title	CBC - Mechanical Improvements
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of various Mechanical systems within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace/upgrade/refurbish various components of the mechanical systems within the CBC.
Est Use Life	20-Oct
Address Location	Cox Business Center
General Comments	<p>Air Handler Units - ! (All Units are at end of life and original to the different areas of construction.) ! - \$1,040,000</p> <p>Building Automation System - \$110,000</p> <p>Controls - ! (End of Life with Air Handlers) ! - \$1,540,000</p> <p>Cooling Tower(s) - Removal - \$500,000</p> <p>Ice Floor & Chiller - Removal - \$150,000</p> <p>VFD - \$5,000</p> <p>Water Treatment - \$5,000</p> <p>5% contingency</p>
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	2
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/18/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	High
Contact Email	jdodd@smgtulsa.com
Funded	No

11.26

Project Title	CBC - IT/AV/Tel-Com Improvements	
Category		
Requesting Dept	Tulsa Convention Center	
Project Purpose	Replace and upgrade various components of the IT/AV/Tel-Com systems within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.	
Project Class	Replacement	
Reason for Class	Project will replace/upgrade/refurbish various components of the IT/AV/Tel-Com systems within the CBC.	
Est Use Life		10
Address Location	Cox Business Center	
General Comments	Clear Comm - \$43,000 Computer System - \$126,000 Computer Software - \$200,000 Sound System - \$1,031,000 Telephone System - \$43,000 5% contingency	
ROI		
ROI Desc		
Link Lev Descr		
Rel To Outcome Desc		
Time Required		2
Relationship Other Projects		
Coordinating Agencies		
Request Date		2/18/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan	
Contact Person	John Dodd	
Dept Priority	Medium	
Contact Email	jdodd@smgtulsa.com	
Funded	No	

11.27

Project Title	CBC - General Building and Maintenance Improvements
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the general building and maintenance systems within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Rehab
Reason for Class	Project will replace/upgrade/refurbish various components of the general building and maintenance systems within the CBC.
Est Use Life	10
Address Location	Cox Business Center
General Comments	Asthetic Improvements - \$35,000 Box Office Improvements - \$60,000 Wayfinding Signage - \$25,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	2
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/18/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.28

Project Title	CBC - Food & Beverage Improvements
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the food and beverage systems within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace/upgrade various components of the food and beverage systems within the CBC.
Est Use Life	10
Address Location	Cox Business Center
General Comments	Ballroom Kitchen Staging Area Expansion - \$6,040,000 POS Software, Hardware, & Menu Boards - \$350,000 Equipment - (Ice Machines, Fryers, Convection Ovens, Holding Units, Dishwasher, Garabage Disposal, Tilt Skillets, Vent Hoods, Walk-In Refrigerators, Walk-In Freezers, Range) - \$609,500 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/18/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.29

Project Title	CBC - Fire/Life Safety Improvements
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the Fire and Life Safety systems within the Cox Business Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will upgrade/refurbish various components of the Fire and Life Safety systems within the Cox Business Center.
Est Use Life	10
Address Location	Cox Business Center
General Comments	Emergency Generator - \$11,000 Fire Alarm System - \$50,000 Fire Sprinkler System - \$5,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/18/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	High
Contact Email	jdodd@smgtulsa.com
Funded	No

11.30

Project Title	CBC - Furniture, Fixtures, and Equipment Improvements
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the furniture, fixtures, and equipment systems within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace/upgrade/refurbish various components of the FF&E systems within the CBC.
Est Use Life	10 years
Address Location	Cox Business Center
General Comments	Chairs - \$120,000 Staging / Risers - \$30,000 Tables - \$25,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/17/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

/1.31

Project Title	CBC - Exterior Improvements
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the exterior of the facility at the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Rehabilitation
Reason for Class	Project will replace/upgrade/refurbish various components of the exterior of the CBC.
Est Use Life	10 years
Address Location	Cox Business Center
General Comments	Exterior Skin - Cleaning, Patching, and Reinforcement - \$340,000 Landscaping - 300,000 Marquee - \$160,000 Parking Lot Areas - Restriping - \$7,000 Roof (Current Roof is original to 1984 Construction) - \$1,720,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	2 years
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/17/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No


11.32

Project Title	CBC - Event Related Improvements
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the event related systems within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace/upgrade/refurbish various components of the event related systems within the CBC.
Est Use Life	10
Address Location	Cox Business Center
General Comments	Fall Protection System - \$125,000 Fixed Seating - \$470,000 Rigging Schemes - \$30,000 Scoreboard System - \$12,500 Seating Risers / Retractable - \$530,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/17/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.33

Project Title	CBC - Electrical	
Category		
Requesting Dept	Tulsa Convention Center	
Project Purpose	Replace and upgrade various components of the electrical systems within the Cox Business Center (CBC). As listed in 5 year detail of 30 Year Maintenance Plan.	
Project Class	Replacement	
Reason for Class	Project will replace/upgrade/refurbish various components of the electrical systems within the CBC.	
Est Use Life		10
Address Location	Cox Business Center	
General Comments	Lighting Repairs - \$525,000 Engery Reduction Program - LED Lighting in Building, Lutron System upgrade - \$1,555,000 Main Electrical Systems - \$360,000 Show Power - \$270,000 5% contingency	
ROI		
ROI Desc		
Link Lev Descr		
Rel To Outcome Desc		
Time Required		1
Relationship Other Projects		
Coordinating Agencies		
Request Date		2/17/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan	
Contact Person	John Dodd	
Dept Priority	Medium	
Contact Email	jdodd@smgtulsa.com	
Funded	No	

11.34

 Project Title	CBC - ADA Improvements
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the facility within the Cox Business Center to address necessary ADA compliance issues. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Rehabilitation
Reason for Class	Project will upgrade/refurbish various components of the facility within the Cox Business Center to address necessary ADA compliance issues.
Est Use Life	
Address Location	Cox Business Center
General Comments	ADA Improvements - \$37,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	2
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/17/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	High
Contact Email	jdodd@smgtulsa.com
Funded	No

11.35

Project Title	BOK - Specialty Systems
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various specialty components used by the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace various specialty components used by the BOK Center.
Est Use Life	5-10 Years
Address Location	BOK Center
General Comments	Advertising Signage - for Naming Rights - \$1,200,000 Advertising Signage - for Founding Partners - \$2,000,000 Advertising Signage - for General - \$28,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/12/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.36

Project Title	BOK - Telecommunications
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the telecommunications systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace/upgrade various components of the telecommunications systems within the BOK Center.
Est Use Life	5-10 years
Address Location	BOK Center
General Comments	Computer System - Desktop Equip. - \$75,000 Computer System - Software (Processing, Firewall, Server) - \$15,000 Computer System - WAN / LAN - \$56,000 Radios - Two-way - \$50,000 Telephone System - Handheld Units - \$15,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/12/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.37

Project Title	BOK - Security
Category	
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the security systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	New
Reason for Class	Project will upgrade various components of the security systems within the BOK Center.
Est Use Life	5 years
Address Location	BOK Center
General Comments	Surveillance - Cameras - \$20,000 Surveillance - CCTV System - \$20,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Relationship Other Projects	1
Coordinating Agencies	
Request Date	2/12/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.38

Project Title	BOK - Plumbing
Category	
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the plumbing systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace various components of the plumbing systems within the BOK Center.
Est Use Life	10 years
Address Location	BOK Center
General Comments	Drain Traps - \$500,000 Irrigation - Exterior - \$500,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/12/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.39

Project Title	BOK - Life & Safety/Fire
Category	
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of life safety/ fire systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	New
Reason for Class	Project will upgrade various components of life safety/fire systems within the BOK Center.
Est Use Life	10 years
Address Location	BOK Center
General Comments	Fall Protection System - \$15,000 Fire Alarm System - \$500,000 Fire Suppression System - \$10,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/11/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.40

Project Title	BOK - General Building
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the general building within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace various components of the general building within the BOK Center.
Est Use Life	10 Years
Address Location	BOK Center
General Comments	Expansion Joints - \$150,000 Flooring - Carpeting - \$1,000,000 Glazing / Windows - Gasket - \$130,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/11/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.41

Project Title	BOK - Food & Beverage
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the Food & Beverage systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Rehabilitation
Reason for Class	Project will refurbish various components of the food & beverage systems within the BOK Center.
Est Use Life	5-10 years
Address Location	BOK Center
General Comments	Grease Interceptors - \$20,000 Portable Carts - \$250,000 Smallwares - \$150,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/11/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.42

Project Title	BOK - Electrical
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the Electrical systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace various components of the electrical systems within the BOK Center.
Est Use Life	10-25 years
Address Location	BOK Center
General Comments	Emergency Generator - \$15,000 Lighting System - Controls - \$1,000,000 Lighting System - Fixtures - \$750,000 Transformers - \$50,000 UPS System - \$500,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/11/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.43

Project Title	BOK - Furniture, facilities & Equipment
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of Furniture, facilities & Equipment systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace various components of the Furniture, facilities & Equipment systems within the BOK Center.
Est Use Life	10-25 years
Address Location	BOK Center
General Comments	Crowd Control Equip. (Bike Racks, Stanchions, etc.) - \$25,000 Furniture - Admin - \$250,000 Furniture - Locker / Dressing Rooms - \$50,000 Furniture - Premium Areas - \$2,500,000 Furniture - Suites - \$300,000 Staging / Risers - \$300,000 Tables - Folding - \$150,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/11/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	

11.44

Project Title	BOK - HVAC/Mechanical
Category	
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the HVAC/Mechanical systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Rehabilitation
Reason for Class	Project will upgrade/refurbish various components of the HVAC/Mechanical systems within the BOK Center.
Est Use Life	20-May
Address Location	BOK Center
General Comments	Building Automation System - \$15,000 Chilled Water Pump(s) - \$25,000 Steam / Hot Water Pump(s) - \$500,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/11/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	John Dodd
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.45

Project Title	BOK - Audio/Visual
Category	-----
Requesting Dept	Tulsa Convention Center
Project Purpose	Replace and upgrade various components of the audio/visual systems within the BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
Project Class	Replacement
Reason for Class	Project will replace/upgrade/refurbish various components of the audio/visual systems within the BOK Center.
Est Use Life	10-20 years
Address Location	BOK Center
General Comments	Ribbon Boards - Front End Equip. - \$100,000 Ribbon Boards - Structure - \$750,000 Ribbon Boards - LED Modules (Lower Level) - \$1,000,000 Ribbon Boards - LED Modules (Upper Level) - \$1,000,000 Scoreboard - Front End Equip. - \$1,000,000 Scoreboard - Hoist - \$250,000 Scoreboard - Structure - \$1,000,000 Scoreboard - Video Boards - \$3,000,000 Sound System - Amplifiers & Speakers - \$1,000,000 Wi-Fi - \$750,000 5% contingency
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	2/11/2015 0:00
Plan Or Study	SMG 30 Year Maintenance Plan
Contact Person	
Dept Priority	Medium
Contact Email	jdodd@smgtulsa.com
Funded	No

11.46

Project Title	TPAC Loading Dock and perimeter concrete repair
Category	
Requesting Dept	PAC
Project Purpose	To repair aging concrete infrastructure that is failing. The loading dock driveway must be resurfaced and altered to allow the receipt of tractor trailers without damaging the trailer and the drive way. Various concrete steps used by the public are crumbling and failing.
Project Class	Rehabilitation
Reason for Class	The 35 plus year old concrete is failing, and ground changes/shifts have created damaged areas that need to be addressed.
Est Use Life	50
Address Location	TPAC
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	
Relationship Other Projects	
Coordinating Agencies	
Request Date	11/7/2014 10:40
Plan Or Study	
Contact Person	Bryan Clemons
Dept Priority	High
Contact Email	bclemons@cityoftulsa.org
Funded	No

11.47

Project Title	West Tulsa Sports Complex
Category	-----
Requesting Dept	River Parks Authority
Project Purpose	Facilities upgrades to accommodate expanded youth and adult league activities.
Project Class	New
Reason for Class	
Est Use Life	
Address Location	
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	2
Relationship Other Projects	
Coordinating Agencies	
Request Date	1/23/2015 0:00
Plan Or Study	
Contact Person	Janet Kendall
Dept Priority	Medium
Contact Email	jkendall@riverparks.org
Funded	No

11.48

Project Title	South Side Secondary Pump Station Improvements
Category	Water
Requesting Dept	Public Works
Project Purpose	Improvements to South Side Secondary Pump Station's pumps and drives; the addition of a pump (east station); and adding an emergency generator.
Project Class	Rehabilitation
Reason for Class	South Side Secondary Pump Station improvements are needed to provide redundancy during peak usage conditions and to maintain system pressures in the event of power outage to the secondary system.
Est Use Life	20
Address Location	E. 61st St. and S. Sheridan Rd. at
General Comments	NA
ROI	0
ROI Desc	NA
Link Lev Descr	NA
Rel To Outcome Desc	NA
Time Required	1
Relationship Other Projects	NA
Coordinating Agencies	NA
Request Date	11/19/2014 0:00
Plan Or Study	Plan
Contact Person	Anthony Wilkins
Dept Priority	High
Contact Email	awilkins@cityoftulsa.org
Funded	No

11.49

Project Title	Transmission Line Condition Assessment - Citywide	
Category	Water	
Requesting Dept	Public Works	
Project Purpose	Monitor and evaluate transmission lines citywide. Funding may also be used to modify and improve entry for testing and monitoring.	
Project Class	New	
Reason for Class	Provides service to monitor status of transmission lines. Lines must be inventoried and scheduled for repairs based on level of service and maintenance history.	
Est Use Life		50
Address Location	Citywide	
General Comments	NA	
ROI		0
ROI Desc	NA	
Link Lev Descr	NA	
Rel To Outcome Desc	NA	
Time Required	NA	
Relationship Other Projects	Design and construction projects will follow.	
Coordinating Agencies	ODEQ	
Request Date		11/19/2014 0:00
Plan Or Study	Study	
Contact Person	Anthony Wilkins	
Dept Priority	High	
Contact Email	awilkins@cityoftulsa.org	
Funded	No	

11.50

Project Title	W. 23rd St. 12" Waterline Installation	
Category	Water	
Requesting Dept	Public Works	
Project Purpose	Install 2,200 LF 12-inch waterline along W. 23rd St. S. between S. Jackson Ave and Southwest Boulevard.	
Project Class	New	
Reason for Class	This project will allow for customers to be removed off the transmission line and be placed on the new distribution line which will allow for a reliable water service delivery and improve the water system hydraulics in the area.	
Est Use Life		50
Address Location	W. 23rd St. S. between S. Jackson Ave and Southwest Boulevard.	
General Comments	NA	
ROI		0
ROI Desc	NA	
Link Lev Descr	NA	
Rel To Outcome Desc	NA	
Time Required		2
Relationship Other Projects	Coordinate project with (NEW) W. 23rd St. 16" Transmission Line Rehabilitation.	
Coordinating Agencies	ODEQ	
Request Date		11/19/2014 0:00
Plan Or Study	Plan	
Contact Person	Anthony Wilkins	
Dept Priority	High	
Contact Email	awilkins@cityoftulsa.org	
Funded	No	

11.51

Project Title	W. 23rd St. 16" Transmission Line Rehabilitation
Category	Water
Requesting Dept	Public Works
Project Purpose	Rehabilitate 3,100 LF of 16-inch transmission along W. 23rd St between S. Jackson Ave and S. Rosedale Ave.
Project Class	Rehabilitation
Reason for Class	This line has reached the end of it's useful service life.
Est Use Life	50
Address Location	W. 23rd St between S. Jackson Ave and S. Rosedale Ave.
General Comments	NA
ROI	0
ROI Desc	NA
Link Lev Descr	NA
Rel To Outcome Desc	NA
Time Required	2
Relationship Other Projects	Coordinate project with (NEW) W. 23rd St. 12" Waterline Installation
Coordinating Agencies	ODEQ
Request Date	11/19/2014 0:00
Plan Or Study	Plan
Contact Person	Anthony Wilkins
Dept Priority	High
Contact Email	awilkins@cityoftulsa.org
Funded	No

11.52

Project Title	Bell Creek Channel Repair and Improvements
Category	Flood Control/Storm Water
Requesting Dept	Public Works
Project Purpose	Repair deterioration of existing concrete lined channel to protect private businesses and thier parking.
Project Class	Rehabilitation
Reason for Class	Repairs to existing concrete lined channel
Est Use Life	50 years
Address Location	Behind 8532 E. 41st Street. Just upstream of 41st Street.
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	2 years
Relationship Other Projects	
Coordinating Agencies	USACE, FEMA
Request Date	12/8/2014 13:00
Plan Or Study	
Contact Person	Deborah Stowers
Dept Priority	Medium
Contact Email	dstowers@cityoftulsa.org
Funded	No

11.53

Project Title	Jones Creek Trib. Channel Repair and Improvements
Category	Flood Control/Storm Water
Requesting Dept	Public Works
Project Purpose	Remove existing eroded CGMP which is causing failures in private parking lot and eroding property line.
Project Class	Replacement
Reason for Class	Replacing CGMP with open channel and retaining wall.
Est Use Life	50 years
Address Location	Behind 8145 E. 16th Street
General Comments	Badly deteriorated corrugated metal pipe is causing erosion of channel bank
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	2 years
Relationship Other Projects	Sanitary sewer is directly beneath CGMP to be replaced.
Coordinating Agencies	Wastewater Design, USACE, FEMA
Request Date	12/8/2014 13:00
Plan Or Study	
Contact Person	Deborah Stowers
Dept Priority	Medium
Contact Email	dstowers@cityoftulsa.org
Funded	No

11.54

Project Title	200 & 600 Civics Center Equipment Relocation
Category	Facilities
Requesting Dept	Public Works
Project Purpose	To relocate mechanical and electrical equipment that supports the Police Courts Building from the basement of the Aloft Hotel to the Police Courts Building so we can stop paying rent for the operation of the equipment in its present location.
Project Class	New
Reason for Class	To provide a City of Tulsa location for the equipment the serves the Police Courts and Compstat buildings.
Est Use Life	20
Address Location	Equipment in question is presently located in the basement of the Aloft Hotel 200 Civic Center it would be moved to 600 Civic Center since the equipment supports the operation of the Police Courts Building.
General Comments	This needs to be done ASAP so that our equipment is located in the facility that it supports.
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	6months to a year
Relationship Other Projects	
Coordinating Agencies	Facilities Maintenance
Request Date	10/26/2014 0:00
Plan Or Study	None at present time
Contact Person	Thomas Chandler
Dept Priority	High
Contact Email	tchandler@cityoftulsa.org
Funded	No

11.55

Project Title	Police Courts Building Elevator Modernization
Category	Facilities
Requesting Dept	Public Works
Project Purpose	Traction Elevators-Providing new micro processor control systems including a new drive system, updating the door operation systems with closed loop motors, new car and hall signal fixtures, providing new hoistway and machine room wiring. New A/C motors will be provided and the existing machines will be refurbished. Motor generators will be removed providing a cleaner environment generators will no longer have to be rebuilt. Hydraulic Elevators- provide new micro processor controllers, a new power unit consisting of a new pump, valve, motor and oil tank, updating the door operator systems with new closed loop operators, new car and hall fixtures, and providing new hoistway and machine room wiring.
Project Class	Rehabilitation
Reason for Class	Moderization of the 5 elevators in the Police Courts Building.
Est Use Life	
Address Location	
General Comments	Units presently in use are outside of their life cycle and need to be modernized to improve the function of these elevators. improving functionality for the occupant and the public. A 5% cost escalation of the estimated cost should be added for every year the project is not funded.
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	
Relationship Other Projects	
Coordinating Agencies	Facilities Maintenance
Request Date	
Plan Or Study	Thyssenkrupp provided modernization plan for the units in question.
Contact Person	Thomas Chandler
Dept Priority	high
Contact Email	
Funded	No

11.54

Project Title	Replace Fire Alarm - Compstat and Police Courts building
Category	Facilities
Requesting Dept	Public Works
Project Purpose	The existing fire alarm has passed its useful life cycle, and although still currently functioning, it is becoming more and more unlikely staff will be able to purchase replacement parts to repair existing alarm. Therefore it is recommended to replace the existing fire alarm with a newer model.
Project Class	New
Reason for Class	This project will replace an existing asset.
Est Use Life	10
Address Location	Police Courts and Compstat Building
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	1
Relationship Other Projects	
Coordinating Agencies	
Request Date	11/4/2014 0:00
Plan Or Study	
Contact Person	Thomas Chandler
Dept Priority	High
Contact Email	tchandler@cityoftulsa.org
Funded	No

11.57

Project Title	Transit Buses	
Category	-----	
Requesting Dept	MTTA	
Project Purpose	Purchase of six (6) additional full size transit buses for service expansion.	
Project Class	New	
Reason for Class	Additional buses will become necessary as route service and hours are expanded in future years.	
Est Use Life		10
Address Location		
General Comments		
ROI		
ROI Desc		
Link Lev Descr		
Rel To Outcome Desc		
Time Required		1
Relationship Other Projects		
Coordinating Agencies		
Request Date		1/29/2015 0:00
Plan Or Study		
Contact Person	Bill Cartwright	
Dept Priority	High	
Contact Email	bcartwright@tulsatransit.org	
Funded	No	

11.58

Project Title	Utility Vehicles
Category	-----
Requesting Dept	MTTA
Project Purpose	Purchase of twenty (20) replacement utility vehicles.
Project Class	Expansion
Reason for Class	Necessary to ensure on time performance of buses, access to accidents, and keeping operating costs for maintenance at a minimum.
Est Use Life	4
Address Location	Tulsa metropolitan area.
General Comments	Capital Costs shown are 20% of total project cost. FTA funds 80% of the project bringing the total combined project cost to \$400,000
ROI	0
ROI Desc	N/A
Link Lev Descr	N/A
Rel To Outcome Desc	N/A
Time Required	1
Relationship Other Projects	Provides necessary equipment for staff and supervisors.
Coordinating Agencies	INCOG
Request Date	10/27/2008 0:00
Plan Or Study	-----
Contact Person	Bill Cartwright
Dept Priority	High
Contact Email	bcartwright@tulsatransit.org
Funded	

11.59

Project Title	Passenger Shelters
Category	
Requesting Dept	MTTA
Project Purpose	Purchase and placement of up to sixty (60) passenger shelters throughout the metropolitan Tulsa Area.
Project Class	Expansion
Reason for Class	Provides protection for transit customers from the weather elements as they wait on their bus for work, medical, and other transportation purposes.
Est Use Life	20
Address Location	Tulsa metropolitan area
General Comments	Cost estimates shown reflect only the local match of 20% of total cost. The FTA funds 80% bringing the total combined cost to \$800,000
ROI	0
ROI Desc	N/A
Link Lev Descr	N/A
Rel To Outcome Desc	N/A
Time Required	1
Relationship Other Projects	Provides necessary passenger amenities to our customers.
Coordinating Agencies	INCOG
Request Date	10/27/2008 0:00
Plan Or Study	
Contact Person	Bill Cartwright
Dept Priority	High
Contact Email	bcartwright@tulsatransit.org
Funded	

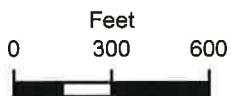
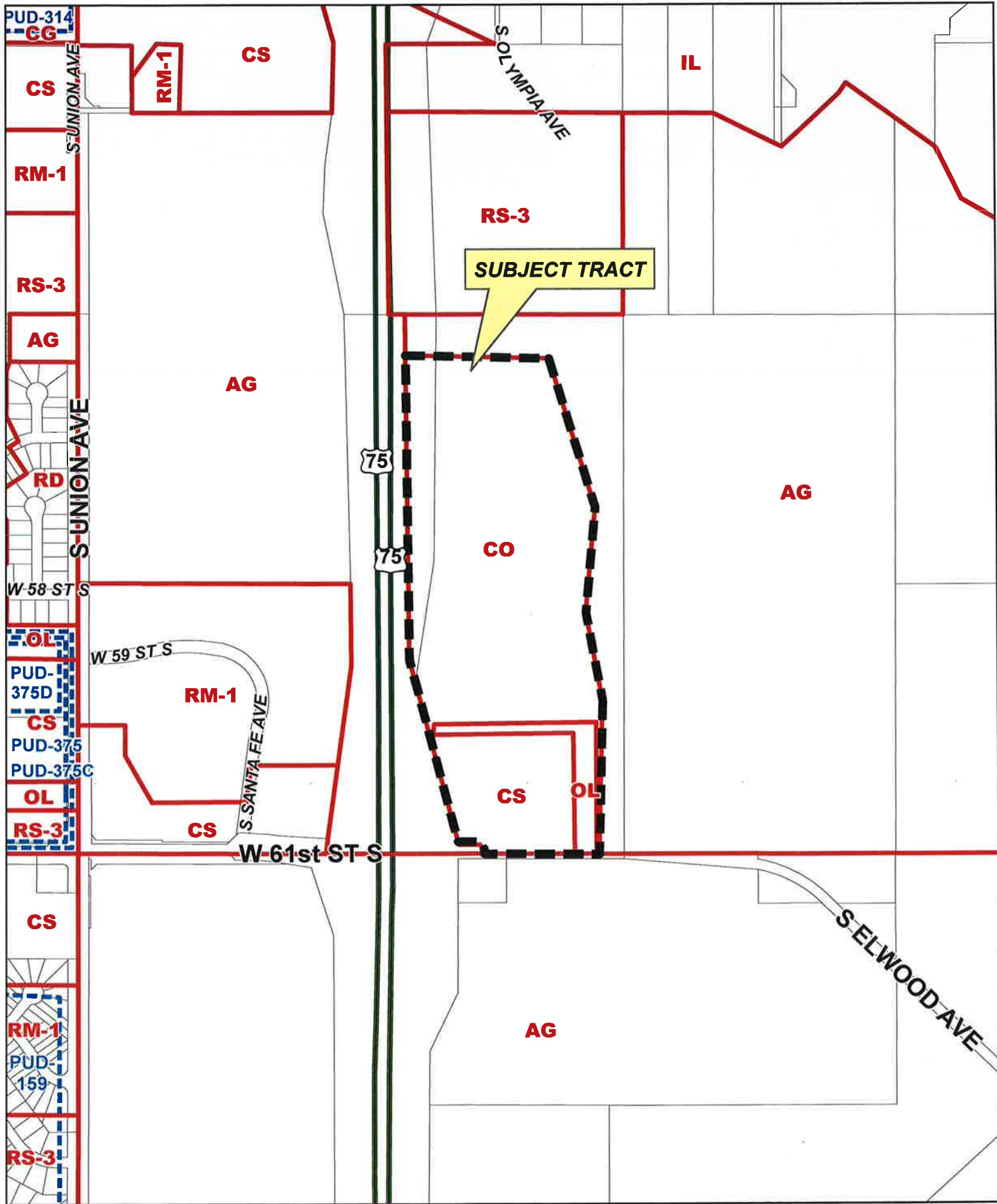
11.60

Project Title	Modify Maintenance Facilities to Perform CNG Repairs
Category	Facilities
Requesting Dept	Equipment Management
Project Purpose	Modify maintenance facilities at West 23rd Street to meet the code and safety requirements for maintaining and repairing natural gas vehicles.
Project Class	New
Reason for Class	According to the Natural Gas Vehicle Institute (NGVi), even if routine maintenance is being performed on a a natural gas powered vehicle, such as an oil change or tire rotation, the maintenance facility must be able to safely accomodate the lighter-than-air fuel. One or more bays at West 23rd Street must be modified to ensure compliance with all applicable federal, state, and local codes and regulations. Facility modifications may involve enclosing one or more bays; and, modifying the ventilation system, heating system, lighting system, electrical system, and mechanical system.
Est Use Life	20 Years
Address Location	470, 480, 490 West 23rd Street
General Comments	Tulsa Transit modified their maintenance facilities to meet CNG code requirements. According to District Chief Jeremy Moore of the Tulsa Fire Department, EMD facilities need to be modified to meet CNG code requirements. The City's CNG fleet is growing, and one or more bays must be modified to meet code and safety requirements.
ROI	TBD
ROI Desc	TBD
Link Lev Descr	TBD
Rel To Outcome Desc	TBD
Time Required	2 Years
Relationship Other Projects	\$1.8 million is funded in the FYs 15-19 Third Penny Sales Tax for 1-2 additional CNG public/private stations
Coordinating Agencies	Mayor, City Council, Engineering, Planning, Finance, Fire
Request Date	11/19/2014 0:00
Plan Or Study	
Contact Person	Mike Wallace
Dept Priority	High
Contact Email	mwallace@cityoftulsa.org
Funded	No

11.61

Project Title	Radio System Upgrade
Category	Facilities
Requesting Dept	Information Technology
Project Purpose	Replace aging system components of the City of Tulsa 800 MHz Two-Way Radio System infrastructure at the two Transmitter/Receiver sites with current, supported technology.
Project Class	Replacement
Reason for Class	Key site components, such as the (4) Site Controllers, (56) Base Stations, and (56) Receivers located at each of the two sites have been in service over 15 years and have not been supported by the manufacturer since 2009. New replacement components must be compatible with the existing Radio System Core deployed in 2011.
Est Use Life	15 years
Address Location	BOK Building Site - 101 East 2nd Street 61st & Sheridan Site - 6650 E. 61st Street
General Comments	The City of Tulsa's current Motorola 800 MHz Radio System Infrastructure has been in service since 1989, providing two-way radio communications critical to Tulsa Police, Fire and 911 operations. The City of Tulsa's Radio System also serves as the central point of control over the Oklahoma Wireless Information Network (OKWIN), which provides radio communications interoperability to over 345 municipal, county, and state public safety agencies, which include paying customers operating directly on the City of Tulsa radio system.
ROI	N/A
ROI Desc	The Radio System Upgrade will fully restore the integrity of the system and allow the City of Tulsa to continue providing reliable two-way radio communications, which can continue to support City of Tulsa Public Safety and Public Service operations and the OKWIN system into the future.
Link Lev Descr	N/A
Rel To Outcome Desc	N/A
Time Required	9-12 Months
Relationship Other Projects	None
Coordinating Agencies	State Department of Public Safety
Request Date	2/23/2015
Plan Or Study	
Contact Person	Chris Berg
Dept Priority	HIGH
Contact Email	cberg@cityoftulsa.org
Funded	No

11.62



Z-7296

19-12 35

12.1



Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
James C. Hodges
Shanann Pinkham Passley
Daniel C. Cupps
Andrew A. Shank
Mac D. Finlayson
Steven P. Flowers
Joshua M. Tietsort
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Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Writer's E-Mail
rlreynolds@ellerdetrich.com

March 12, 2015

VIA EMAIL: dwilkerson@incog.org

Tulsa Metropolitan Area Planning Commission
c/o Indian Nations Council of Governments
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

Attention: Mr. Dwayne Wilkerson

Re: TMAPC Case No. Z-7296 and
TMAPC Case No. Z-7296-SP-11

Dear Commissioners:

In connection with the above referenced matters, I am writing to request that the Tulsa Metropolitan Area Planning Commission continue the hearing date to April 15, 2015, from March 18, 2015. This should allow us time to continue our dialogue with interested parties in an effort to address as many issues as we can prior to the TMAPC hearing.



Tulsa Metropolitan Area Planning Commission
c/o Indian Nations Council of Governments
March 12, 2015
Page 2

Should you have any questions, please do not hesitate to call.

Sincerely,

ELLER & DETRICH
A Professional Corporation

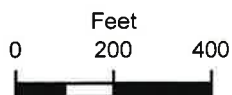
A handwritten signature in blue ink, appearing to be "R. Louis Reynolds".

R. Louis Reynolds

RLR:rea

cc: Mr. George M. Stock
Via email: gstock@stockassoc.com

12.3



OPEN ARMS CHILD DEVELOPMENT CENTER

Aerial Photo Date: March 2014

19-14 25

Note: Graphic overlays may not p
align with physical features on the s.....

14.1)

Fernandez, Diane

From: Mark Capron <mcapron@sw-assoc.com>
Sent: Monday, March 09, 2015 7:45 AM
To: Fernandez, Diane
Subject: RE: open arms plat

The engineering has been running behind on this project. In hindsight obviously I should have waited submitted the plat later.

Now, the City Council has rejected the PUD for Brookstone apartment project. This changes the engineering for the road widening, sanitary sewer, and storm sewer. Therefore, all these designs will need to be revamped and submitted to Development Services.

Therefore, we request a continuance to April 15, 2015. This should give us and the city time to get the release letters.

Mark

Mark B. Capron, LLA
SW&A 918.665.3600

From: Fernandez, Diane [<mailto:dfernandez@incog.org>]
Sent: Friday, March 06, 2015 3:31 PM
To: Mark Capron
Subject: open arms plat

Mark – I am going to have to prepare the agenda for tmapc next week for the 3/18 meeting. You really should have this ready to go as the pc members were questioning all the continuances last time. Thanks.



PUD-826

19-13 17

15.1

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Thursday, March 12, 2015 8:27 AM
To: Huntsinger, Barbara
Cc: Alan Betchan
Subject: FW: PUD 826

Barbara

Please forward the applicants request to the Planning Commission for a continuance to the April 1st meeting.

Staff supports the request

Respectfully,

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

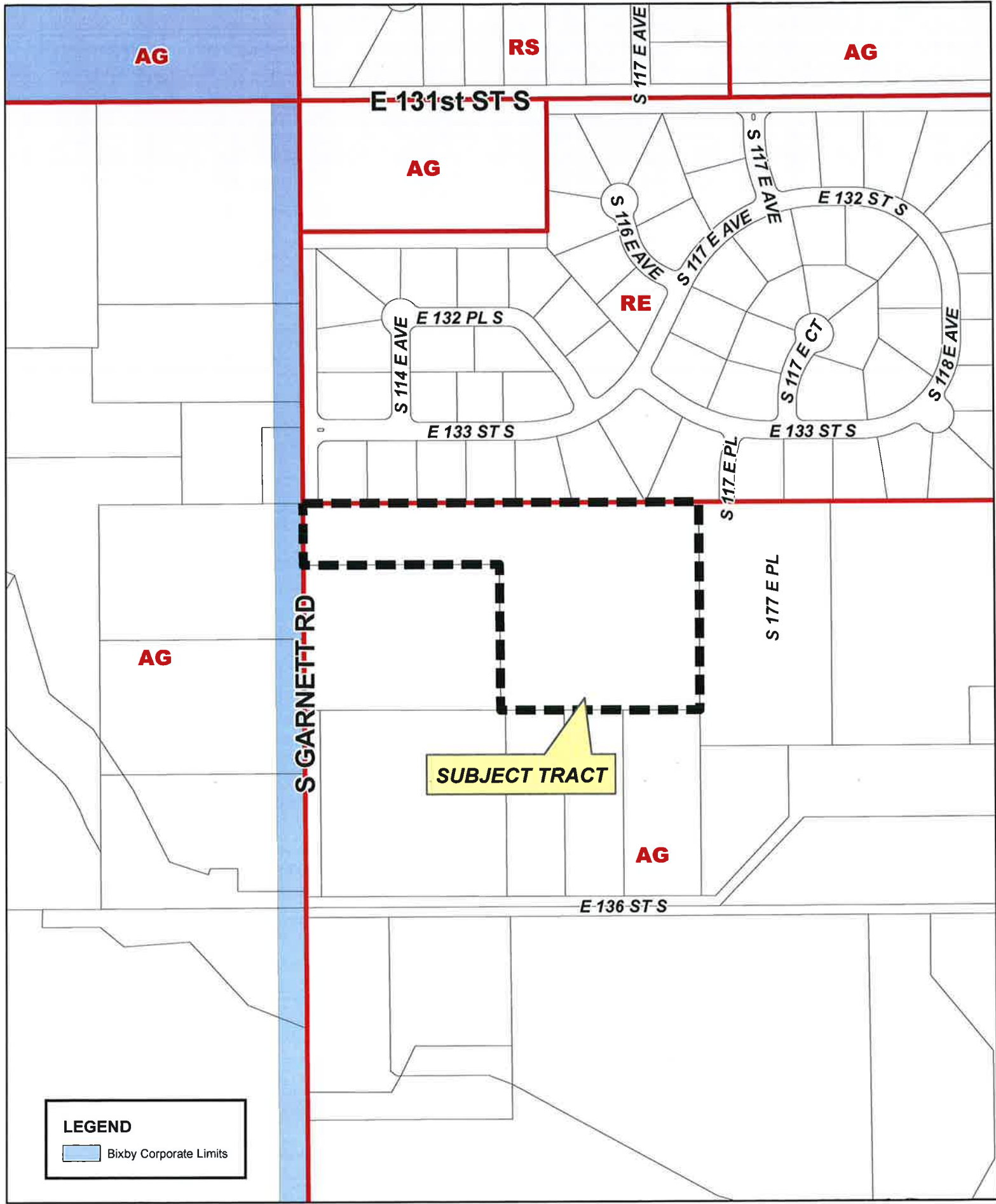
2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Alan Betchan [<mailto:alan@aabeng.com>]
Sent: Thursday, March 12, 2015 5:05 AM
To: Wilkerson, Dwayne
Subject: RE: PUD 826

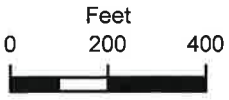
The liability space is an issue i need to go over with the client. We'd like to continue it if you would support the request.

Thanks,
Alan



LEGEND

 Bixby Corporate Limits

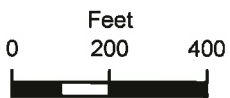
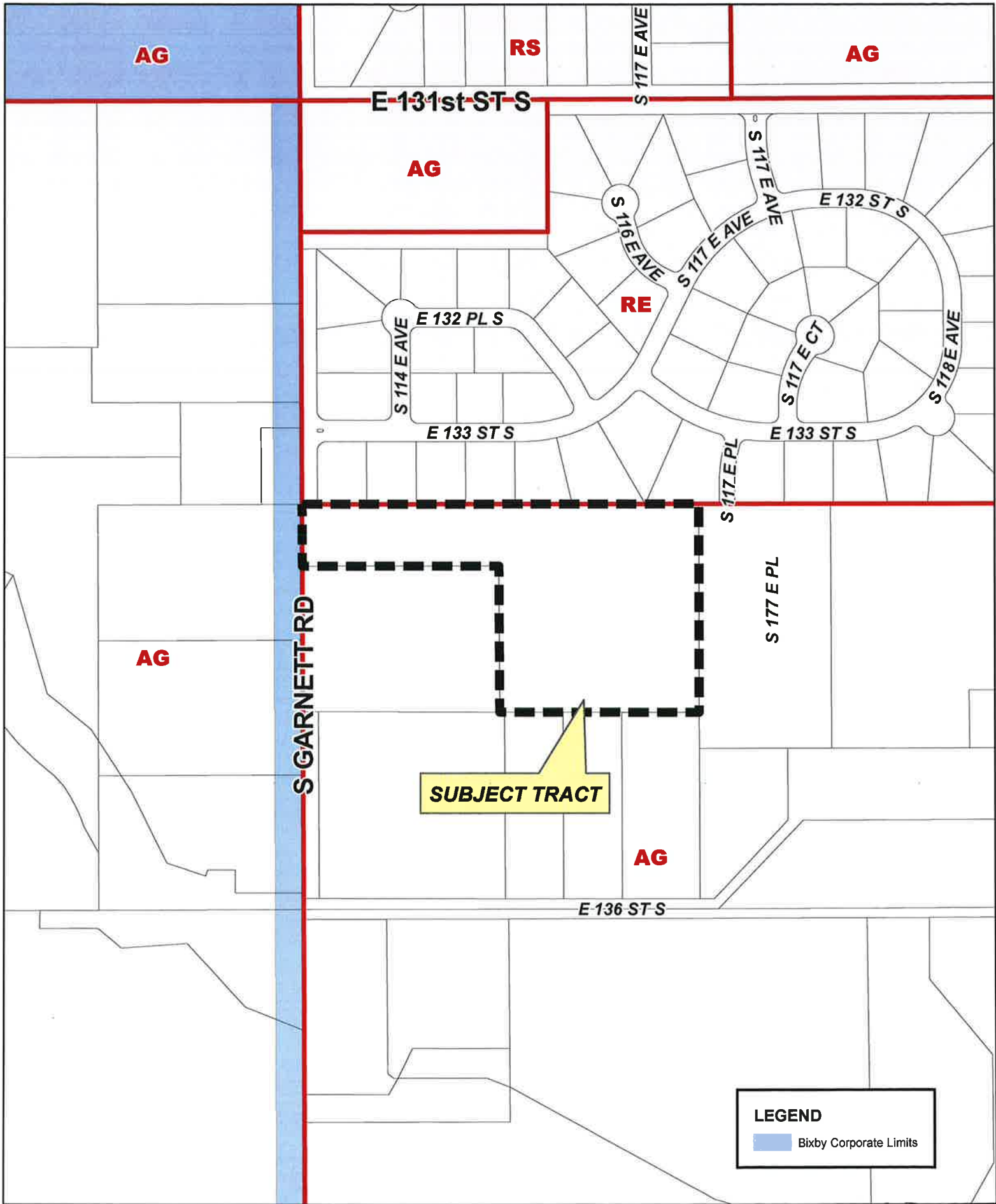


CZ-440

17-14 08

16.1





PUD-827

17-14 08

17.1

LEGEND

 Bixby Corporate Limits



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Tuesday, March 10, 2015 3:55 PM
To: Huntsinger, Barbara
Cc: Roy Johnsen (rdj@rjohnsenlaw.com); THURMONDCO1@aol.com; Barrick Rosenbaum, P.E., CFM; Ryan McCarty
Subject: CZ-440 and PUD-827

Barbara,

Staff is requesting another continuance to move this project to the April 1st planning commission. The City of Broken Arrow and the development team are considering a possible annexation opportunity. We need additional time for adequate review of that option.

I have discussed the zoning and PUD schedule with the applicant and they support our request.

Respectfully

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



0 Feet 300 600



Subject Tract

OAK ESTATES

17-14 08

Note: Graphic overlays may not prec align with physical features on the gr

Aerial Photo Date: March 2014



18.1



Z-7293

19-13 08

19.1



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Tuesday, March 10, 2015 5:03 PM
To: Huntsinger, Barbara
Cc: Miller, Susan; R. Louis Reynolds
Subject: Z-7293 (E 15th at S Delaware request from RS-3 to OL)

Barbara,

Please forward this request from staff requesting a continuance for the Z-7293 rezoning request to the April 1, 2015 meeting.

Staff requested a revision to the land use designation in the Comprehensive Plan. The request, if successful, will change the parcel from Existing Neighborhood to Main Street. The applicant has submitted a Comprehensive plan amendment to change the parcel from Existing Neighborhood to Main Street and agreed with the continuance.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7295

Related to PUD 828

Hearing Date: March 18, 2015

Case Report Prepared by:

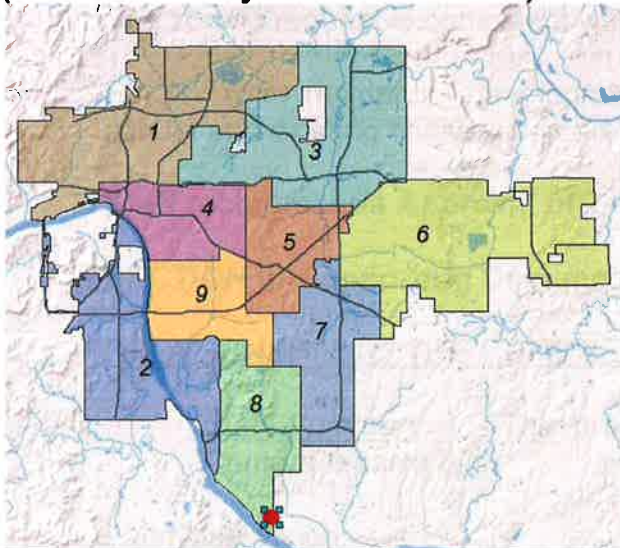
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ricky Jones

Property Owner: Stone Horse Development

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-Family Residential

Concept summary: Rezone to support single family residential subdivision development.

Tract Size: 30 \pm acres

Location: South of southwest corner of E. 121st St. and S. Sheridan Rd.

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-3

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7303

CZM: 62

Atlas: 0

City Council District: 8

Councilor Name: Phil Lakin

County Commission District:

Commissioner Name: Ron Peters

20.1

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 Sheridan Road is a secondary arterial street without any special considerations for multi modal traffic. Bicycle and pedestrian routes at this location should be a consideration for the possible connections to the multimodal trail system planned near the Arkansas river and in the City of Bixby.

Trail System Master Plan Considerations:

This site is near the multipurpose trail system planned along the Arkansas River and should also recognize the potential connection with the trail system in Bixby. Pedestrian connectivity through this site should be a significant component of the site design during the plat process and include connections to the proposed Bixby School site west of the project and the trail systems in the area.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is flat non wooded site and near the Arkansas River Flood Plain. There are no significant features that affect the development of this site.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by Bixby and a single family residential subdivision, zoned RS-4; on the north by undeveloped property, zoned AG; on the south in the City of Tulsa by a single family residential project that is in the construction and design phase, zoned RS-3; and on the west by an undeveloped property that has been designated as a future development site for Bixby 7th Grade Center, zoned AG.

20.3

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11838 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

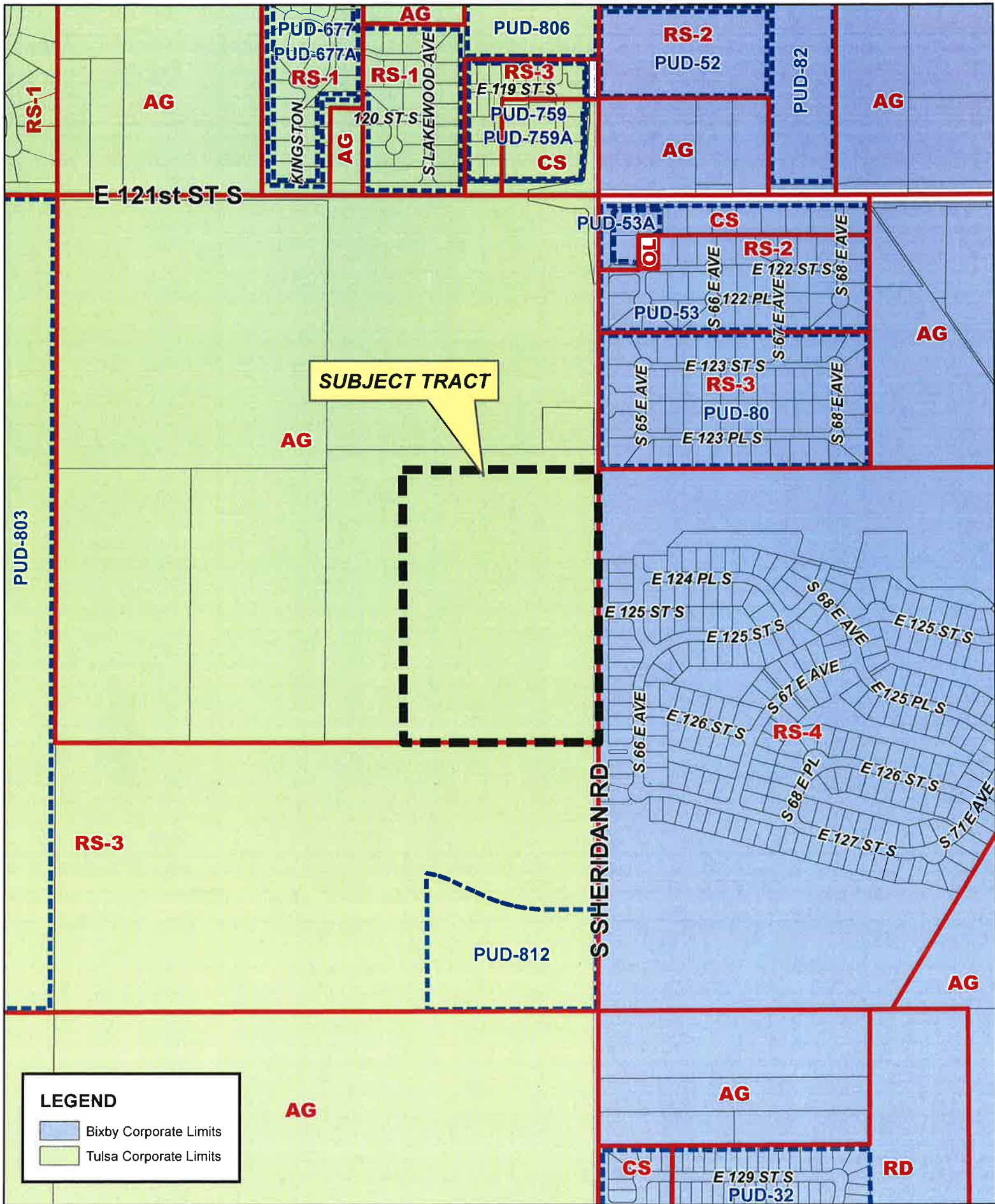
PUD-812 July 2014: All concurred in approval of a proposed Planned Unit Development on a 10± acre tract of land for residential single-family development, on property located north of northwest corner of E. 131st St. and S. Sheridan Rd.

Z-7257 April 2014: All concurred in approval of a request for rezoning an 80± acre tract of land from AG to RS-3 for residential single-family development, on property located north of the northwest corner of E. 131st St. and S. Sheridan Rd. and is abutting south of the subject property.

Z-7243/ PUD-803 January 2014: All concurred in approval of a request for rezoning a 121± acre tract of land from AG to RS-3 and a proposed Planned Unit Development for on property located east of southeast corner of East 121st Street and South Yale Avenue.

3/18/2015 1:30 PM

20.4



Z-7295

17-13 03



Feet
0 300 600



Subject
Tract

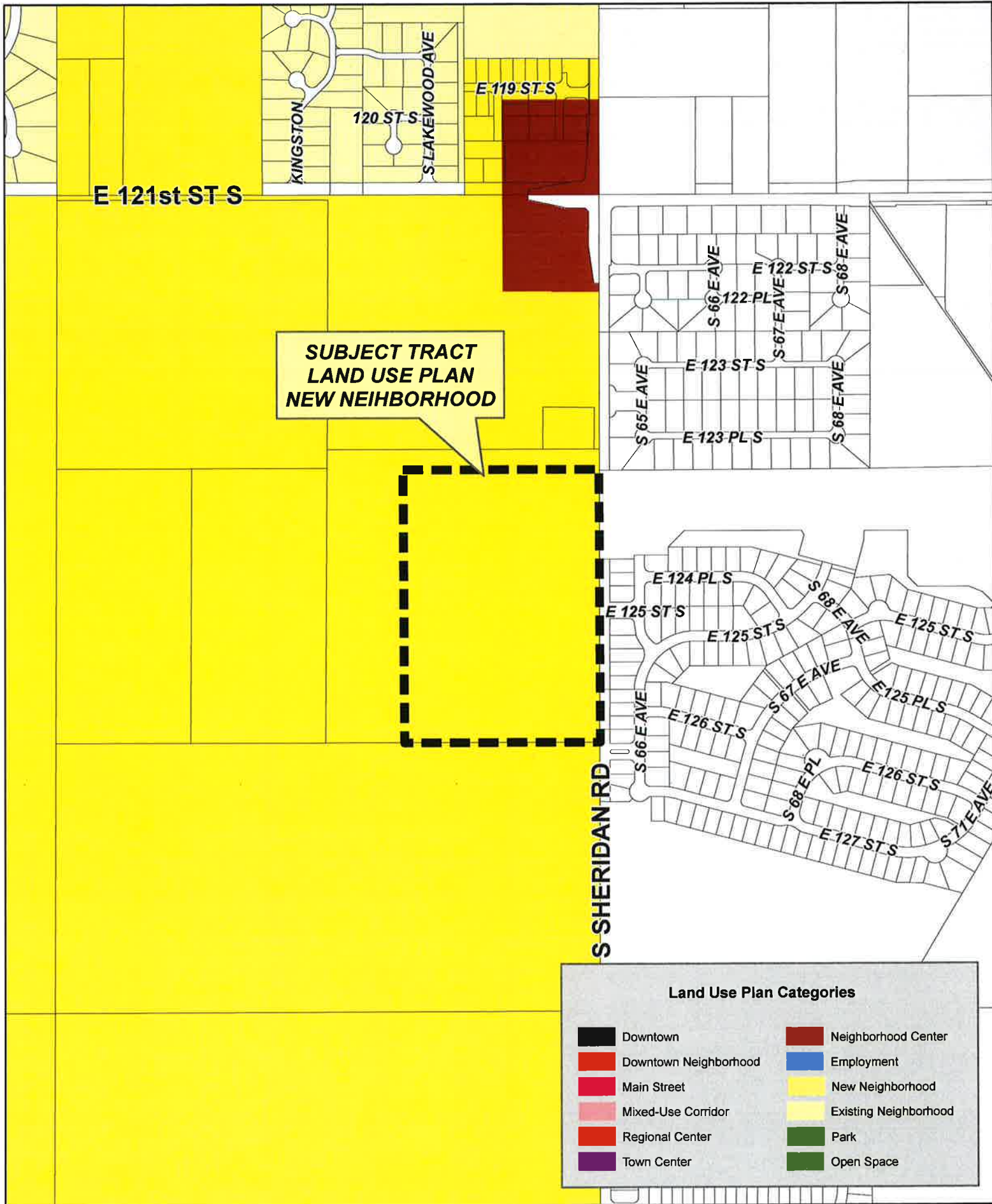
Z-7295

17-13 03

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

Aerial Photo Date: March 2014



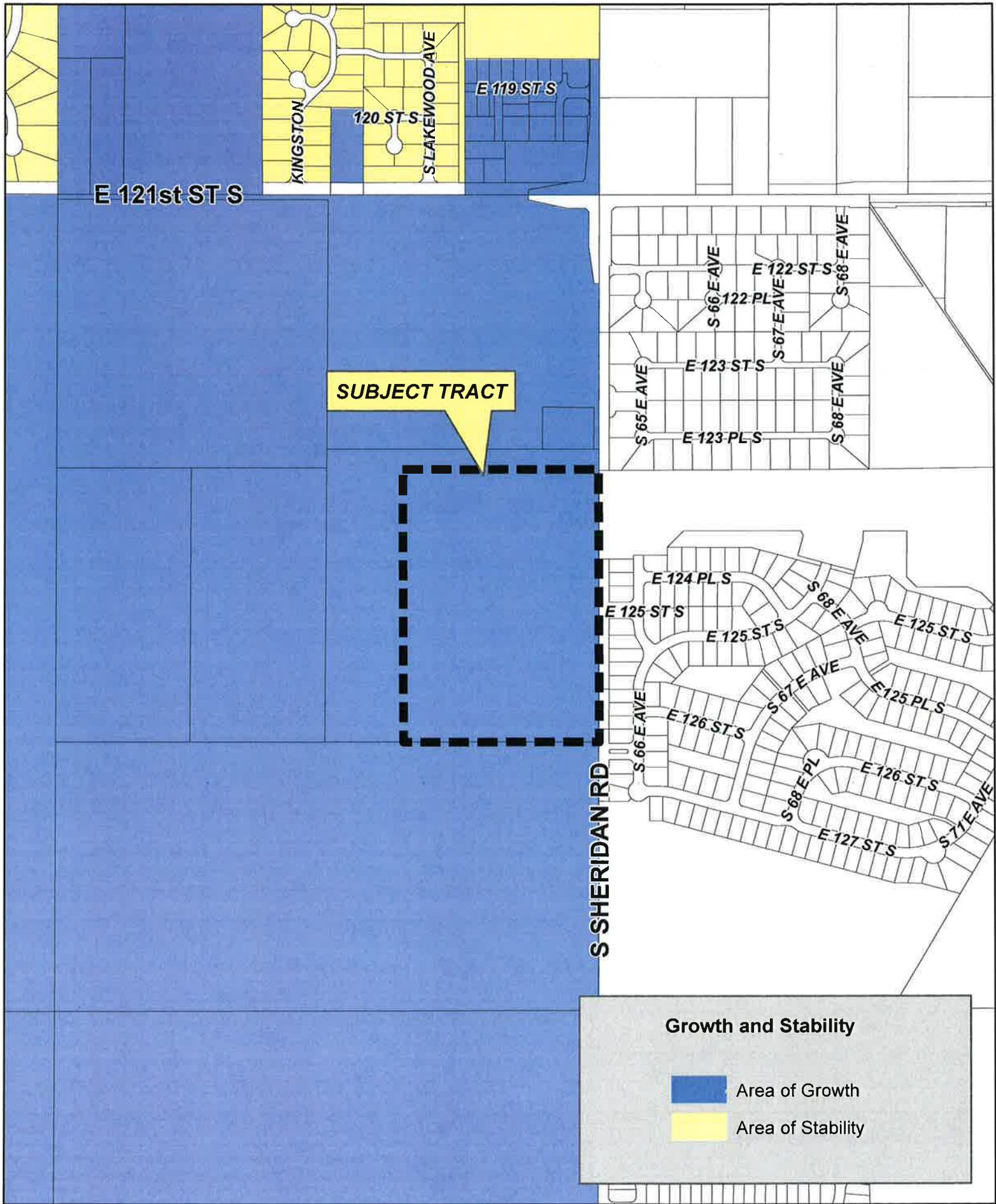


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Z-7295

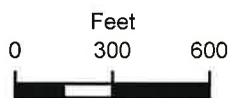
17-13 03

20.7



Growth and Stability

-  Area of Growth
-  Area of Stability



Z-7295

17-13 03

20.8





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-828

Related to Z-7295

Hearing Date: March 18, 2015

Case Report Prepared by:

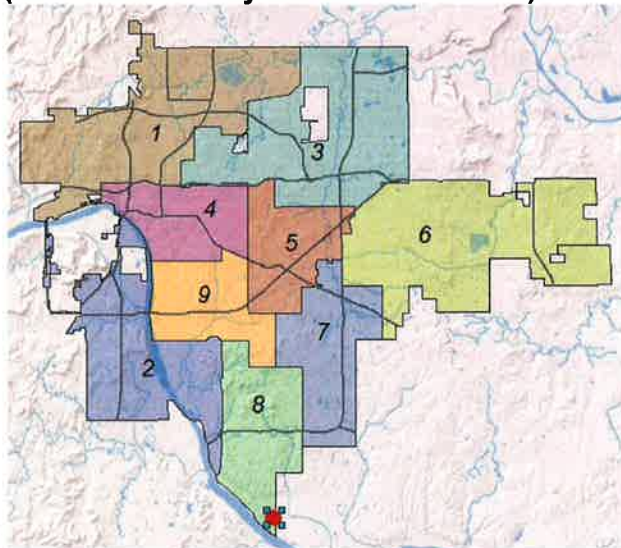
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ricky Jones

Property Owner: Stone Horse Development

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-Family Residential

Concept summary: Rezone and develop a PUD to support a single residential subdivision with three car driveway.

Tract Size: 30 ± acres

Location: South of southwest corner of E. 121st St. and S. Sheridan Rd.

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-3 / PUD-828

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

The conceptual plan is not expected to be the final plat configuration due to changes in pedestrian connections and storm water detention refinements.

Staff Data:

TRS: 7303

CZM: 62

Atlas: 0

City Council District: 8

Councilor Name: Phil Lakin

County Commission District:

Commissioner Name: Ron Peters

21.1

SECTION I: PUD-828

APPLICANTS DEVELOPMENT CONCEPT:

The proposed Planned Unit Development to be known as "Bent River" is comprised of 30.38 acres located south of the Southwest corner at East 121st Street South and South Sheridan Road. This document proposed an exciting new residential development within close proximity to many of South Tulsa's newly planned developments, including the proposed Bixby public school and possible realignment of 121st Street. This project proposes a maximum of 140 detached single family lots, which will integrate into an overall master plan, known as "The preserve". Anticipated lot sizes are 55 feet in width, with a lot area over 6,000 square feet. A portion of the required livability space for a lot may be contained within the common areas of the development.

Bent River is in accordance with the assigned PlaniTulsa designation "New Neighborhood" and the proposed zoning class to RS-3 (Residential Single-Family). This subject property, as well as some of the adjacent tracts, is currently undergoing plat approval. Subdivision design standards will meet high standards of internal and external connectivity, as outlined by the PlaniTulsa comprehensive plan text and as briefly described in the attached PUD exhibits. To accommodate connectivity, several locations for passive recreation and trails have been planned in the area.

Primary access to the development will be located off of South Sheridan Road. A secondary access point will be provided off of a proposed public street that is part of the pending "The Preserve" subdivision plat to the south. Bent River will be served by public streets within the development.

Bent River will provide another price point development in the rapidly growing 121st & Sheridan area.

EXHIBITS:

- INCOG Case map

- INCOG Aerial (small scale)

- INCOG Aerial (large scale)

- Tulsa Comprehensive Plan Land Use Map

- Tulsa Comprehensive Plan Areas of Stability and Growth Map

- Applicant Exhibits:

 - Exhibit A: Aerial Photography and Surrounding Context

 - Exhibit A.1 Legal Description

 - Exhibit B: Conceptual Site Plan

 - Exhibit C: Current Zoning Map

 - Exhibit D: Proposed Zoning Map

 - Exhibit E: Comprehensive Plan Land Use Map

 - Exhibit F: Environmental Analysis and Topography

 - Exhibit G: Connectivity Exhibit

SECTION II: PUD-828 DEVELOPMENT STANDARDS:

Gross Land Area:	1,323,337	sq.ft.	30.38	acres
Net Land Area:	1,243,463	sq.ft.	28.55	acres
Permitted Uses: Uses permitted as a matter of right in RS-3, zoning district in the City of Tulsa Zoning Code, including landscaped features and recreational facilities and uses customarily accessory to permitted uses.				
Maximum Number of Lots:	140	lots		
Minimum Lot Width: *	50	ft.		
Minimum Lot Size:	5,000	sq.ft.		
Minimum Livability Space Required (per lot): **	4,000	sq.ft.		
Minimum Building Setbacks				
Front yard:	20	ft.		
Minimum Side Yard: ***	5 ft. & 5 ft.			
Side yard abutting a street: ****	15	ft.		
Rear Yard (includes rear yard abutting an arterial street right of way):	20	ft.		
Maximum Building Height: *****	2 Stories	35 ft.		
Maximum Front Yard Coverage by Parking:	50	%		
Off Street Parking:	Minimum two (2) enclosed off-street parking spaces per dwelling unit.			
Signage:	One (1) along each public street frontage, not to exceed 32 square feet each in size.			

* Measured as the lot width at the building line, except on pie shaped lots which shall have a minimum average lot width of 50 feet.

** Per Section 1104-C of the Tulsa Zoning Code, livability space for lots may be contained within common open space located within the PUD. The final plat will require a summary of the minimum allowed livability space for each lot unless the storm water detention facility illustrated on Exhibit B is completely eliminated. If the detention facility is eliminated each individual lot will meet the minimum livability standards defined in the PUD.

*** Provided that a minimum of 10 ft. is maintained between dwelling structures, excluding overhangs. Provided that no side yard shall be less than the width of any utility easement located within the lot along a side lot line.

**** Garages which access this street shall be setback a minimum of 20 feet.

21.3

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

LANDSCAPING & SCREENING

In the case of double-frontage lots between the development and adjacent public streets, space for landscaping and screening will be provided via fence easements or reserve areas.

ACCESS AND CIRCULATION

Bent River will have two access points off of public streets. Traffic will primarily enter and leave from South Sheridan Road. A second point of ingress and egress will be from the residential collector street to the south that will eventually connect to 121st Street South. All roads within the development shall be public and maintained by the City of Tulsa.

Pedestrian access will be required through the subdivision to the Bixby School proposed west of the project site. Details for that access will be provided during the plat process.

DRAINAGE & UTILITIES

The subject tract gently slopes from west to east with elevations that fluctuate only a few feet across the property. Existing drainage patterns indicate that water generally flows to the east, but may have a tendency to pond on site. This relatively flat site is well suited for an RS-3 development of medium density lots. Storm water runoff will be drained to an off-site compensatory storage area that is planned to be excavated before construction.

All other major utilities, including sanitary sewer and water service, are in proximity to the site, which will be served by the City of Tulsa.

ENVIRONMENTAL ANALYSIS & SOILS

A portion of the tract is located within an area designated by FEMA to be in floodplain zone "AE". Throughout the development process, the entire tract will be elevated above the FEMA Base Flood Elevation (BFE). Proposed grading will not negatively inhibit overland drainage patterns.

A USDA soils report indicates that the tract is composed of "Choska very fine", "Wynona silty clay loam soils and a small portion of "Latanier clay" soils. A geotechnical report will be prepared prior to construction and used in the design of streets and infrastructure.

EXISTING ZONING AND LAND USE

The property is currently zoned AG (Agricultural) and is abutted to the north and west by similar AG zoned property. A Bixby Public School (7th Grade Center) is planned for the property to the west. The property abutting the subject tract to the south was recently rezoned to RS-3 (Residential Single-Family High Density). A similar lot size development, The Cottages at the Preserve (PUD-812) was approved on an approximate 10

acre tract within The Preserve (see Exhibit "E" Current Zoning Map). Property located on the east side of South Sheridan is located within the City of Bixby, zoned RS-4 and contains the Seven Lakes subdivisions.

The PlaniTULSA land use map designates the subject tract as "New Neighborhood".

DETAILED SITE PLAN REVIEW

The subdivision plat filed with the Tulsa County Clerk's office shall serve as the PUD Detail Site as required by the City of Tulsa Zoning Code.

PLATTING REQUIREMENT

In accordance with Section 213 of the City of Tulsa Zoning Code, no building permit or occupancy permit shall be issued until a subdivision plat or plat waiver has been approved by the TMAPC.

EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence and be completed as market conditions permit.

DETAILED STAFF RECOMMENDATION:

The zoning and PUD request is consistent with the Tulsa Comprehensive Plan and;

Single family residential development is occurring surrounding this property. The anticipated future school and existing construction are consistent with the PUD request and;

The PUD is consistent with the PUD chapter of the Tulsa Zoning Code therefore:

Staff recommends Approval of PUD-828 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed single family residential site is consistent with the Tulsa Comprehensive plan land use and growth and stability map.

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.

21.5

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan:

South Sheridan Road is a secondary arterial street without any special considerations for multi modal traffic. Bicycle and pedestrian routes at this location should be a consideration for the possible connections to the multimodal trail system planned near the Arkansas river and in the City of Bixby.

Trail System Master Plan Considerations:

This site is near the multipurpose trail system planned along the Arkansas River and should also recognize the potential connection with the trail system in Bixby. Pedestrian connectivity through this site should be a significant component of the site design during the plat process and include connections to the proposed Bixby School site west of the project and the trail systems in the area.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is flat non wooded site and near the Arkansas River Flood Plain. There are no significant features that affect the development of this site.*

Environmental Considerations: None

Streets:

21.6

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

The subject tract is abutted on the east by Bixby and a single family residential subdivision, zoned RS-4; on the north by undeveloped property, zoned AG; on the south in the City of Tulsa by a single family residential project that is in the construction and design phase, zoned RS-3; and on the west by an undeveloped property that has been designated as a future development site for Bixby 7th Grade Center, zoned AG.

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11838 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

PUD-812 July 2014: All concurred in approval of a proposed Planned Unit Development on a 10± acre tract of land for residential single-family development, on property located north of northwest corner of E. 131st St. and S. Sheridan Rd.

Z-7257 April 2014: All concurred in approval of a request for rezoning an 80± acre tract of land from AG to RS-3 for residential single-family development, on property located north of the northwest corner of E. 131st St. and S. Sheridan Rd. and is abutting south of the subject property.

Z-7243/ PUD-803 January 2014: All concurred in approval of a request for rezoning a 121± acre tract of land from AG to RS-3 and a proposed Planned Unit Development for on property located east of southeast corner of East 121st Street and South Yale Avenue.

3/18/2015 1:30 PM

21.7



Feet
0 300 600



Subject
Tract

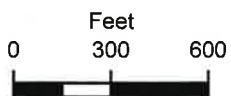
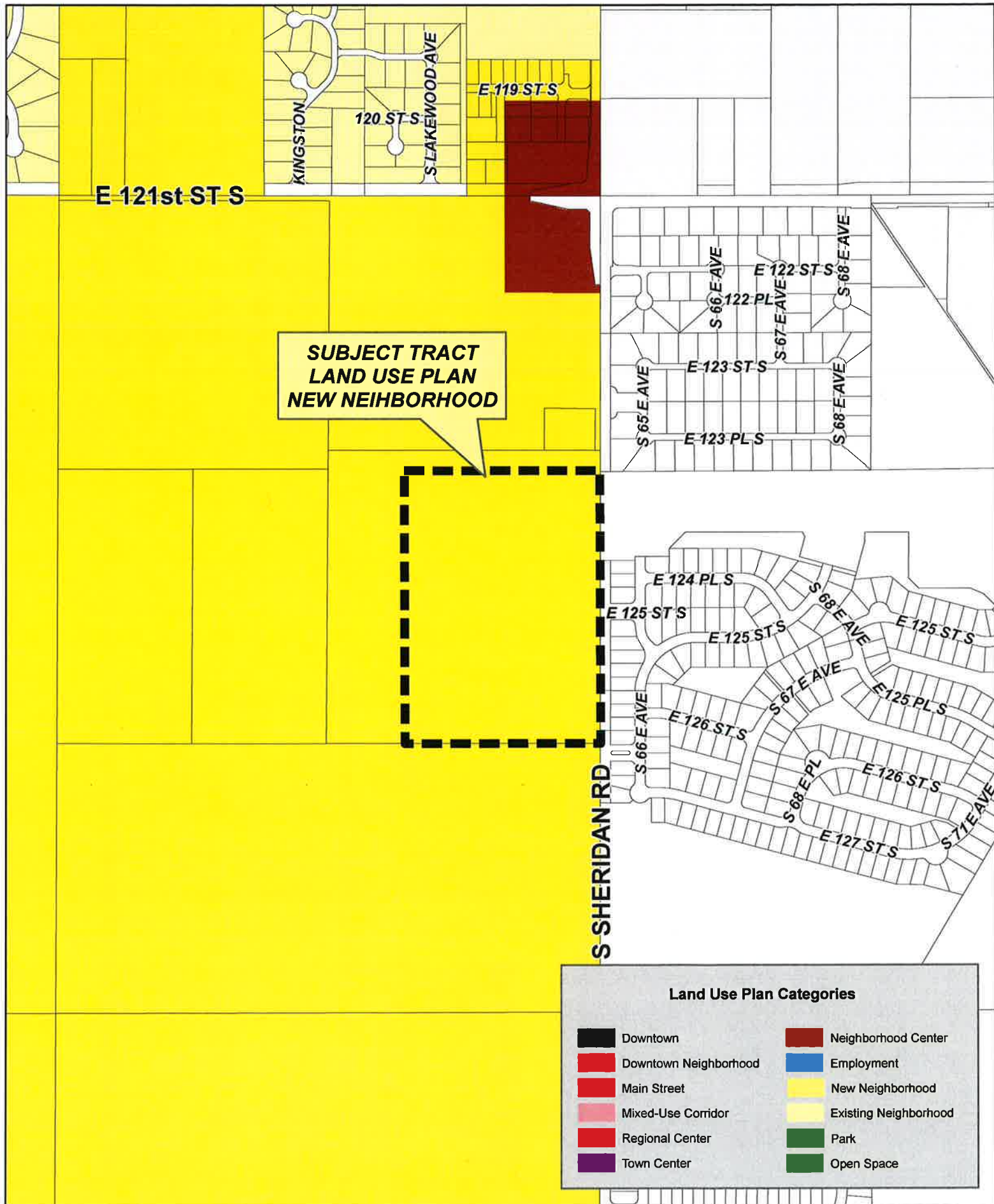
PUD-828

17-13 03

21.9
Note: Graphic overlays may not precisely
align with physical features on the ground.

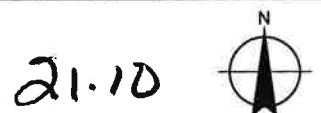
Aerial Photo Date: March 2014

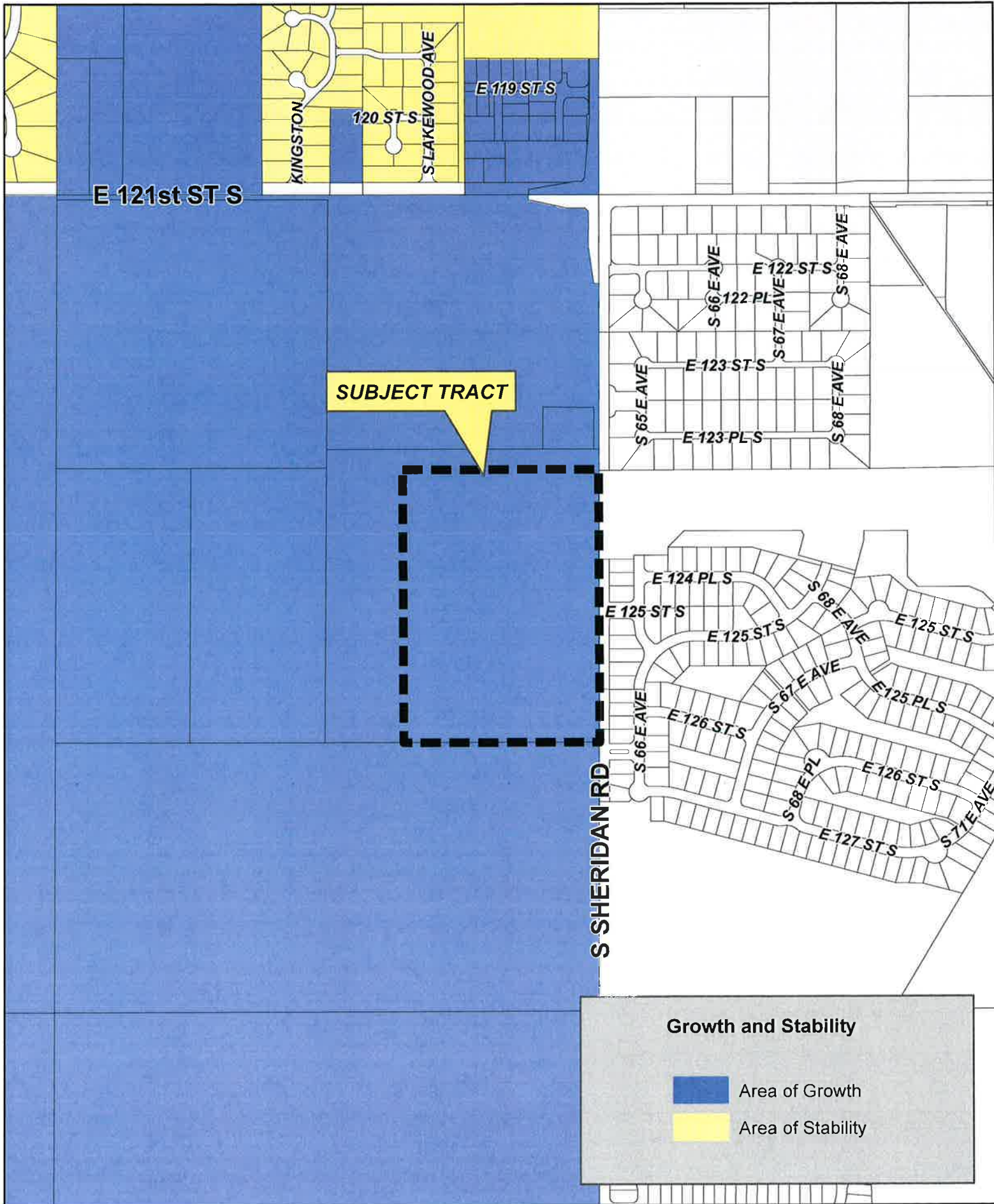




PUD-828

17-13 03





PUD-828

17-13 03

21.11



BENT RIVER

EXHIBIT A

AERIAL PHOTOGRAPHY & SURROUNDING CONTEXT
PHOTOGRAPHY FROM GOOGLE EARTH, ACCESSED 01/27/2014
BOUNDARY INFORMATION OBTAINED FROM SURVEY, JANUARY 2015



Exhibit "A.1"
126th & Sheridan
Bixby School Surplus Property
Description

Description

A TRACT OF LAND THAT IS A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NE/4; THENCE SOUTH 88°50'52" WEST AND ALONG THE SOUTH LINE OF THE NE/4, FOR A DISTANCE OF 950.00 FEET TO A POINT; THENCE NORTH 1°01'02" WEST AND PARALLEL WITH THE EAST LINE OF THE NE/4, FOR A DISTANCE OF 1,393.54 FEET TO A POINT; THENCE NORTH 88°54'54" EAST FOR A DISTANCE OF 950.00 FEET TO A POINT ON THE EAST LINE OF THE NE/4; THENCE SOUTH 1°01'02" EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 1,392.43 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 1,323,337 SQUARE FEET OR 30.380 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

Real Property Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/15

1.23.2015

DATE

21.13
 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

PUD NO. ____

BENT RIVER

EXHIBIT B

CONCEPTUAL SITE PLAN
LATEST SITE PLAN AS OF 02/05/2015 SHOWN



21.14

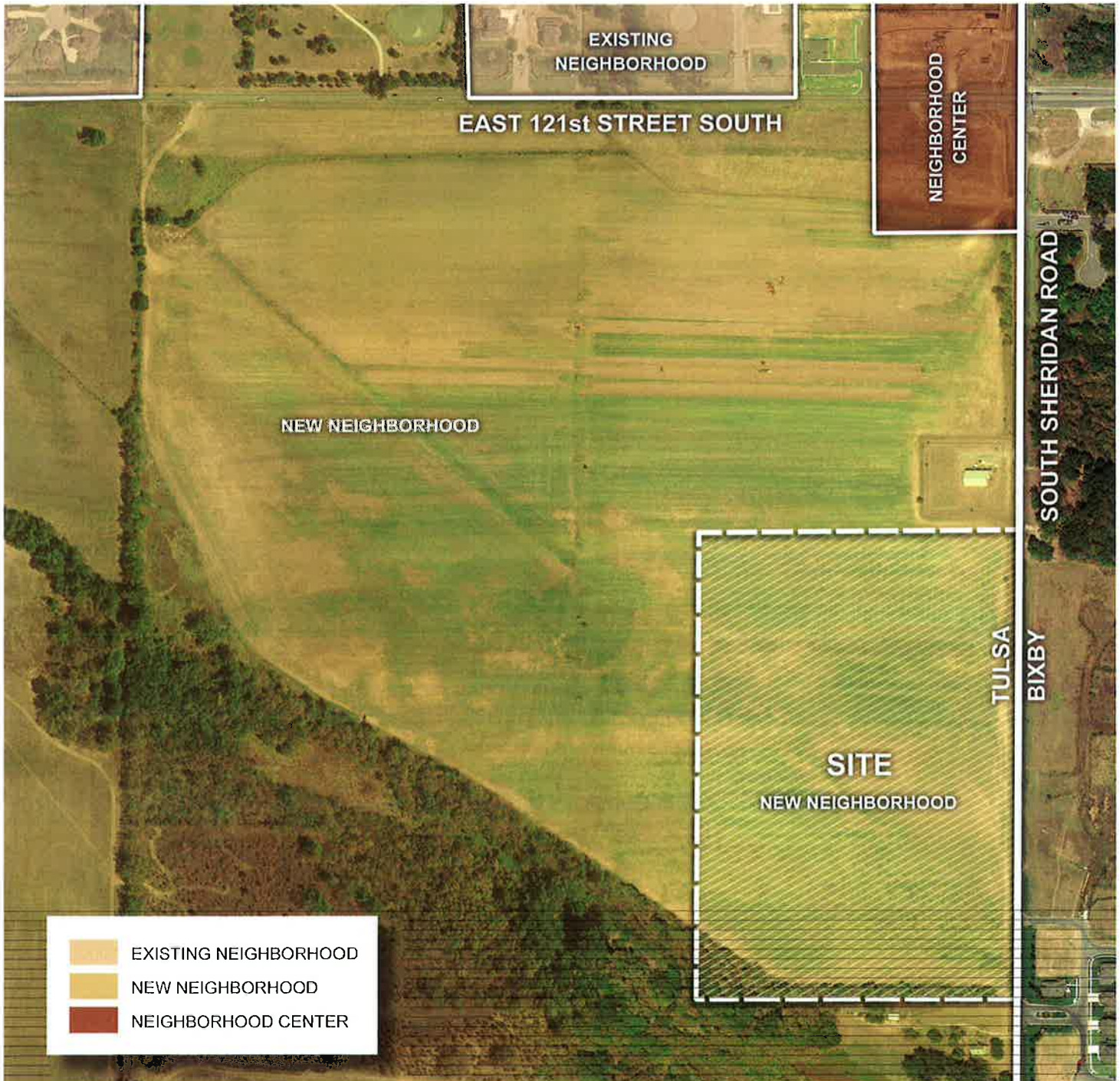


PUD NO. ____

BENT RIVER

EXHIBIT E

COMPREHENSIVE PLAN MAP
PLANITULSA LAND USE MAP 2010



21.15



BENT RIVER

EXHIBIT F

ENVIRONMENTAL ANALYSIS
TOPOGRAPHIC INFORMATION FROM SURVEY DECEMBER 2014

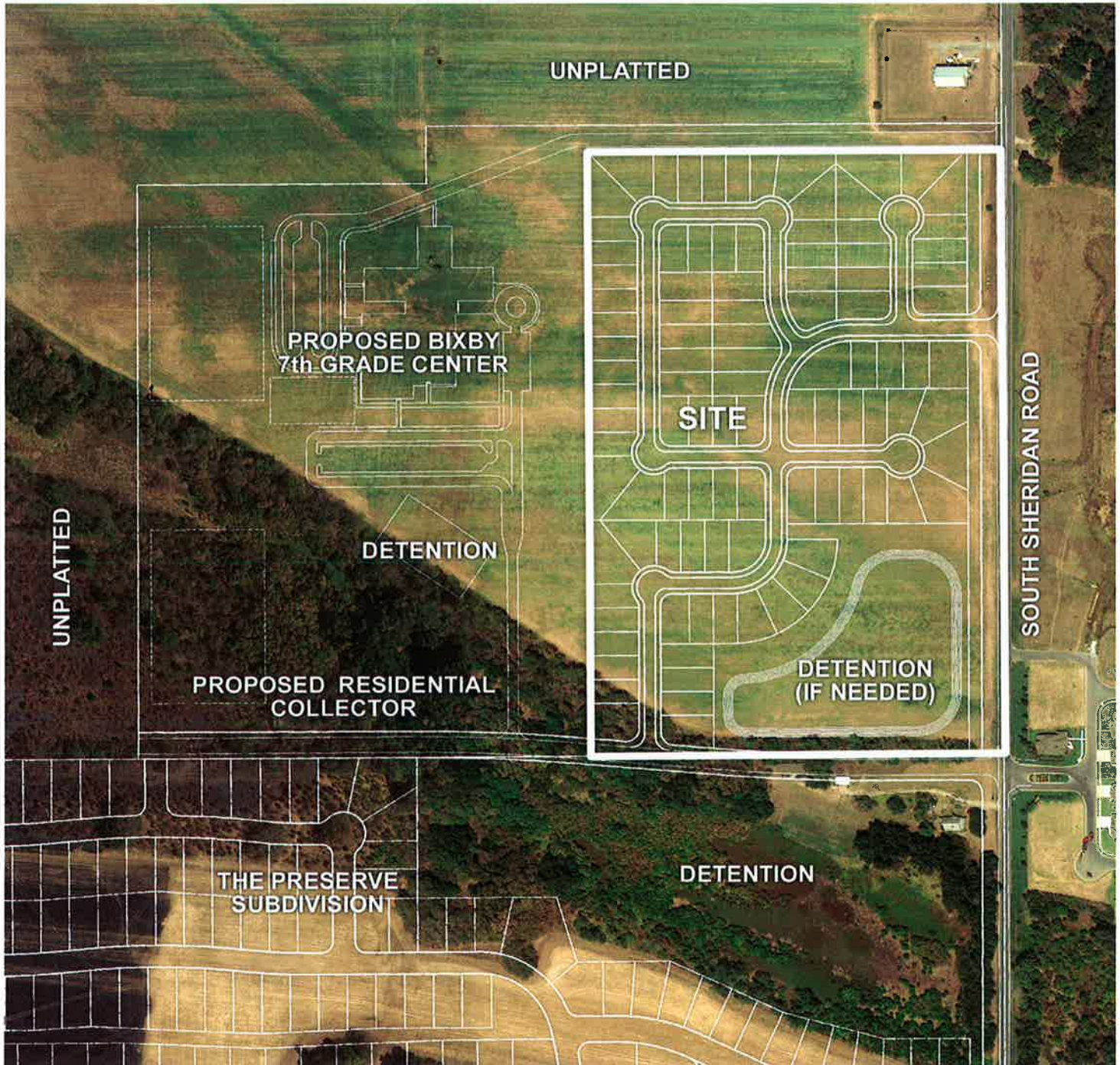


21.14



BENT RIVER

EXHIBIT G CONNECTIVITY EXHIBIT



SHARVARD AVE

AG

AG

E 171st ST S

1

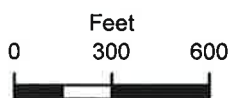
2

AG

SUBJECT TRACT

AG

E 175 ST S



LS-20767

17-13 33

22.1





0 Feet 300 600



Subject Tract

LS-20767

17-13 33

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

Aerial Photo Date: March 2014



LOT-SPLIT

March 18, 2015

LS-20767

K.S. Collins – Collins Land Surveying, (7333) (AG) (County)

East of the southeast corner of East 171st Street South and South Harvard Avenue

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

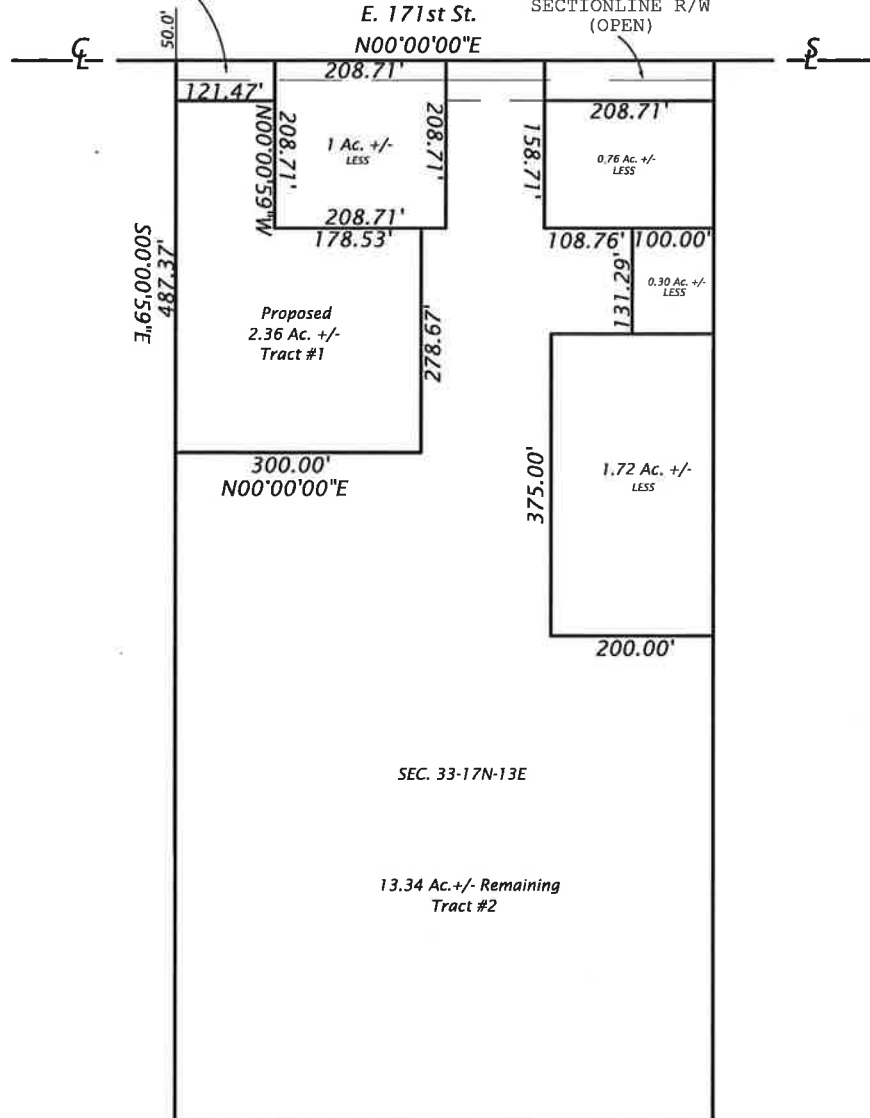
Technical Advisory Committee met on March 5, 2015. The County Engineer is requesting a 50' right of way Easement. The original survey showed a Lot with 121.47' of width. The applicant submitted a new survey with the appropriate width. The two lots now exceed the Bulk and Area requirements of the Tulsa County Zoning Code.

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

SCALE: 1"=150'
↑ NORTH

Less the North 50'
for dedicated public R/W

24.75' STATUTORY
SECTIONLINE R/W
(OPEN)



COLLINS LAND SURVEYING, INC.

3340 W. 161st ST. S. - P.O. Box 250

KIEFER, OK. 74041

OFFICE (918)321-9400 FAX (918)321-9404

CA#2656 EXPIRES: 06/30/2016

Proposed Lot Split

Performed For:

Lee Gibson

J.O. NO. 14-12-089

DATE: 02/20/2016

22.4



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-829

Hearing Date: March 18, 2015

Case Report Prepared by:

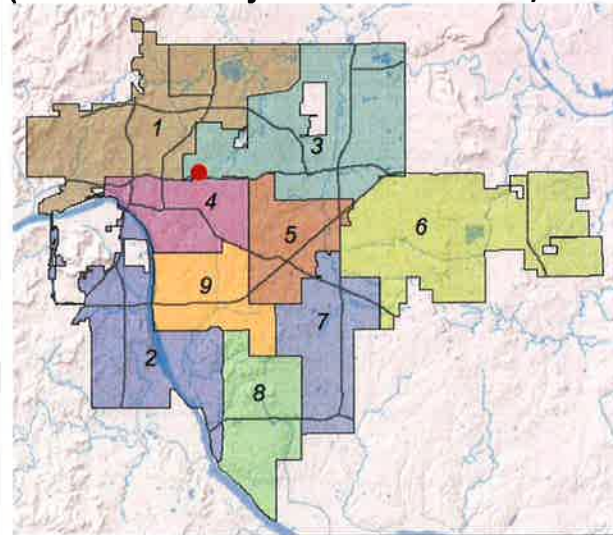
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Matt Christensen

Property Owner: CROSSTOWN LEARNING
CENTER INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: School

Proposed Use: Community Learning Center

Concept summary: Remove existing church and
construct new Community Learning Center

Tract Size: 1.96 ± acres

Location: North of E. Archer St. between N. Atlanta
Ave. and N. Atlanta Pl.

Zoning:

Existing Zoning: RM-1

Proposed Zoning: PUD-829

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0332

CZM: 29

Atlas: 49

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

23.1

SECTION I: PUD-829

APPLICANTS DEVELOPMENT CONCEPT:

The Applicant, Crosstown Learning Center, Inc., proposes the construction of a new school and community center to replace its existing facility located at 2501 East Archer Street in the Kendall Whittier neighborhood. Crosstown Learning Center has been providing services to students in Tulsa for over fifty years. It has been at located at the current facility during the past ten years. The Center was the first nationally accredited child care center located in north Tulsa.

The Center plans to build a new facility to meet the needs of its students today and in the future, so it can continue to provide this valuable service to the citizens of Tulsa. Additionally, there will be a dedicated space for use as a community center by area residents for neighborhood meetings and other events.

The proposed Planned Unit Development is located in the Kendall Whittier Neighborhood bounded along the East by North Atlanta Place, along the South by East Archer Street, and along the West by North Atlanta Avenue. The aerial photo attached as Exhibit A shows that the surrounding uses consist primarily of residential properties.

The Project site is zoned RM-1 and the proposed use of school (Use Unit 5) is available by special exception within the RM-1 district.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Exhibit A: Aerial Photo
 - Exhibit B: Circulation Diagram
 - Exhibit C: Alley Closure Diagram
 - Exhibit D: Vehicular Access Easement Diagram
 - Exhibit E: Conceptual Site Plan
 - Exhibit F: Survey illustrating Existing Structure

SECTION II PUD-829 DEVELOPMENT STANDARDS:

PERMITTED USES:

Use Unit 5 (Community Center and School, Public or Private and all uses accessory thereto, including playground).

GROSS LAND AREA:	110,220 Square Feet	2.53 Acres
------------------	---------------------	------------

NET LAND AREA:	85,500 Square Feet	1.96 Acres
----------------	--------------------	------------

MAXIMUM BUILDING FLOOR AREA:

Proposed New Structure:	30,000 Square Feet
Existing Structure:	31,000 Square Feet

23.2

Except as noted below, the Project shall comply with the landscape and screening requirements of the zoning code, including requirements for parking lot areas and street yard trees.

In addition to the minimum landscape standards the following will apply:

- 1) An evergreen shrub edge will be planted and maintained between the west lot line and the parking lot parallel to North Atlanta Avenue. The shrub planting will be a minimum of 3' height when installed and of sufficient density to provide immediate screening. The shrubs will be allowed to grow into a single hedge form and maintained with a minimum height of 3 feet as measured from the top of curb on the adjoining parking lot.
- 2) Parallel to the street right of way and not further than 10 feet from the right of way line a shade tree will be installed and maintained with a maximum spacing of 25 feet. Each tree will be a minimum 2" caliper and 12' height.

TRASH SETBACKS AND SCREENING:

Trash containers will be enclosed with a masonry enclosure matching the character of the building. The minimum height shall be 6 feet or of sufficient height to screen the dumpster. The door will be steel frame construction with wood or other opaque screening.

The dumpster and its associated enclosure will be set back a minimum of 50 feet from the north property line.

LIGHTING:

Exterior lighting shall be limited to fixtures designed to direct light away from residential properties. Light shall be designed in a manner such that the lighting elements and the 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.

Maximum height of any light fixture whether building mounted or parking lot lighting shall not exceed 20 feet.

SIGNAGE:

One (1) existing ground identification sign will remain and is located in the Southwest corner of the proposed development area. The existing sign is shown in the image below.

A maximum of one ground sign will be permitted and must be placed within 50 feet of the Archer Right of Way.

Modifications of the existing sign will only be allowed through the PUD sign permit process.

The maximum height of any ground sign shall not exceed eight (8) feet.

The maximum display surface area shall not exceed forty eight (48) square feet.

Except as noted above all signage will conform to the Tulsa Zoning Code standards and provisions of the RM-1 district.

23.4



ACCESS AND CIRCULATION:

Vehicles shall access the property by drives located along North Atlanta Avenue as depicted on the Circulation Diagram attached hereto as Exhibit B. The existing alley will be closed in the area where the proposed building is anticipated however in its place the PUD recommends an easement that will protect vehicular and pedestrian access through the block and connect to North Atlanta Avenue..

Pedestrian access improvements along North Atlanta Avenue, East Archer Street and North Atlanta Place shall be required during detailed site plan review. Sidewalk construction will be required within North Atlanta Place right of way for the entire length of the PUD.

LOT COMBINATION:

The subject property consists of multiple, contiguous lots divided by an existing platted alleyway. Applicant has filed an application with the City of Tulsa to close the alley. Following the closure and subsequent vacation, Applicant intends to combine all of the lots. See the Closure Diagram attached as Exhibit C. As a part of the closure and vacation process, the Center will grant an easement for the benefit of the properties to the north to access the remaining alley as shown on Exhibit D.

SITE PLAN AND LANDSCAPE PLAN REVIEW

No building permit shall be issued for the Project until a Detail Site Plan and Detail Landscape Plan has been submitted to and approved by the Tulsa Metropolitan Area Planning Commission or staff as required in the Tulsa Zoning Code..

23.5

UTILITIES:

At present all necessary utilities to serve the Project are either available on-site or within close proximity.

PLATTING REQUIREMENT:

It is anticipated that the Project will be included within a subdivision plat consisting of one lot and one block to be 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:

Development is expected to begin in the Summer of 2015 after final approval of the Planned Unit Development, platting of the property and Detail Site Plan approval. Upon issuance of a building permit, construction of the new structure will be begin and is expected to take nine months to complete. A conceptual site plan of the proposed new structure is attached hereto as Exhibit E. Upon completion of the new structure, the existing building will be razed and the operations of the Center will transition to the new structure over the next month. A survey of the existing structure is attached hereto as Exhibit F. During this transition period, applicant plans to provide offsite parking at the elementary school located less than 500' north of the existing structure. Applicant is in the process of obtaining an agreement with Tulsa Public Schools for this parking arrangement. Children will be dropped off along North Atlanta Place through a temporary access entrance. The final stage of development consisting of landscaping and parking lot construction is estimated to take three months.

DETAILED STAFF RECOMMENDATION:

The proposed school use and PUD is consistent with the Existing Neighborhood land use designation for the comprehensive plan and;

The PUD has provided appropriate development guidelines to integrate this project into the surrounding neighborhood and;

The PUD is consistent with the anticipated development pattern in the area and;

PUD 829 is consistent with the Planned Unit Development chapter of the Tulsa Zoning Code therefore;

Staff recommends Approval of PUD-829 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The school improvements and reconstruction are consistent with the anticipated redevelopment of an existing neighborhood. The existing church building is not protected by a historic preservation overlay. The school will continue to provide an important community focal point with or without the existing structure.

23.4

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: All streets surrounding the proposed school are residential character and the street right of way meets the major street and highway plan standards.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is developed with a church building that has been converted to a school. The surrounding uses are primarily a single family residential neighborhood. There are no significant drainage, topography or site development restrictions. The property was originally platted with an alley that will be closed at this location however an access easement will be provided and included as part of the PUD and re-plat requirements.

Environmental Considerations:

Staff is not aware of any environmental considerations that will affect redevelopment of the property.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E. Archer St.	Residential Collector	60 feet	2
N. Atlanta Ave.	NA	50 feet	2
N. Atlanta Pl.	NA	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

The west, north and east properties abutting the property are all zoned RM-1 however the primary uses are single family residential and duplex.

The property on the south side of Archer is zoned RS-3 and is also single family residential property.

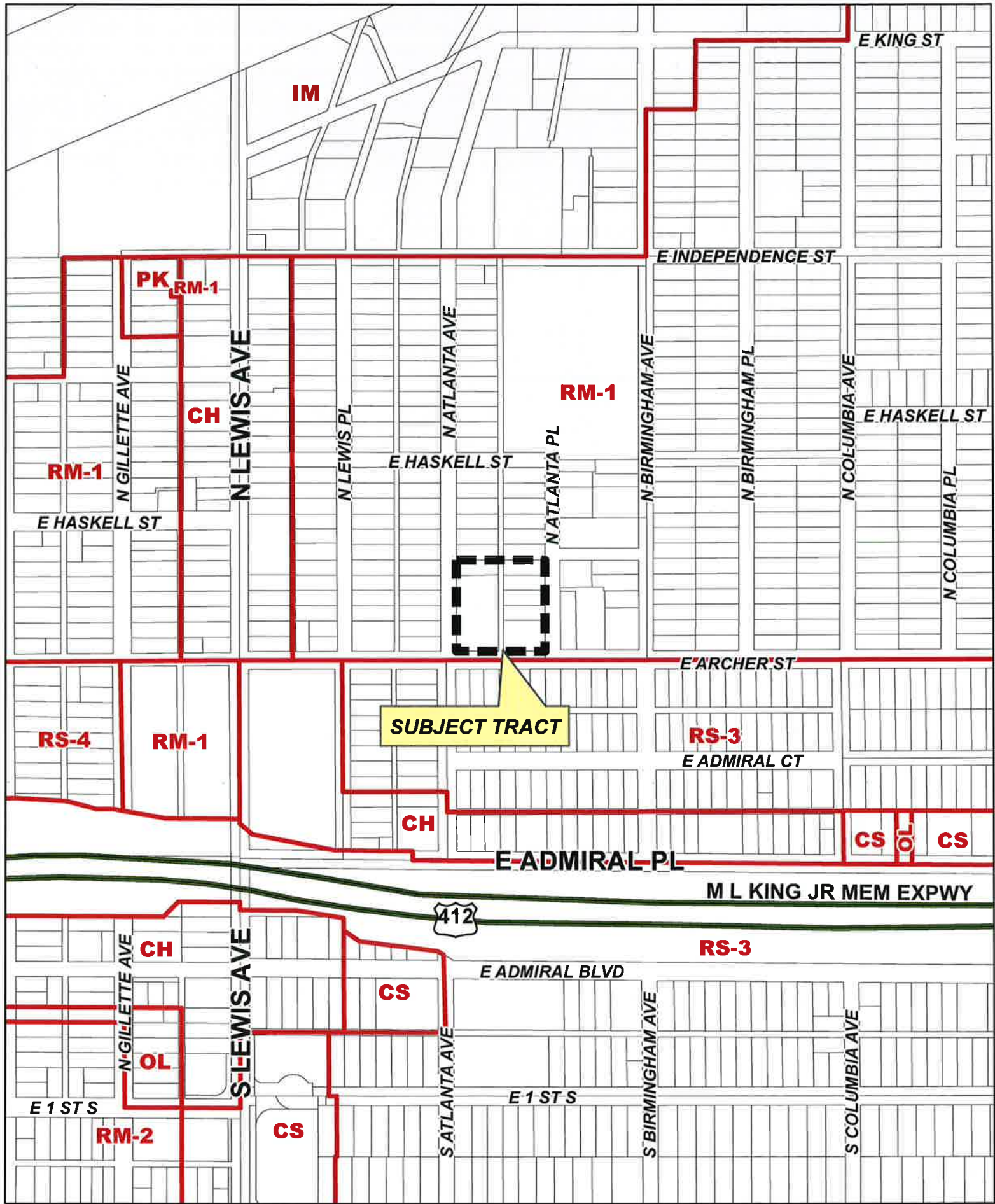
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970, established zoning for the subject property.

Subject Property:

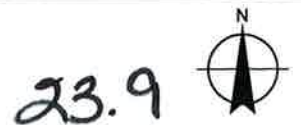
BOA-20064 June 14, 2005: The Board of Adjustment approved a *Special Exception* to permit a child care, school (community center) - Use Unit 5 in an RM-1 district (Section 401); and a *Special Exception* to permit required parking on a lot other than the lot containing the principal use (Section 1301.D), on property located at 112 N. Atlanta Pl. and also known as the subject property.

3/18/2015 1:30 PM



PUD-829

20-13 32





0 200 400
Feet



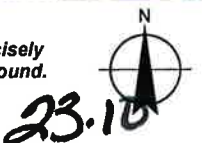
Subject
Tract

PUD-829

20-13 32

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

Aerial Photo Date: March 2014





N ATLANTA AVE

E EASTON ST

N ATLANTA PL

E ARCHER ST

0 50 100
Feet



Subject
Tract

PUD-829

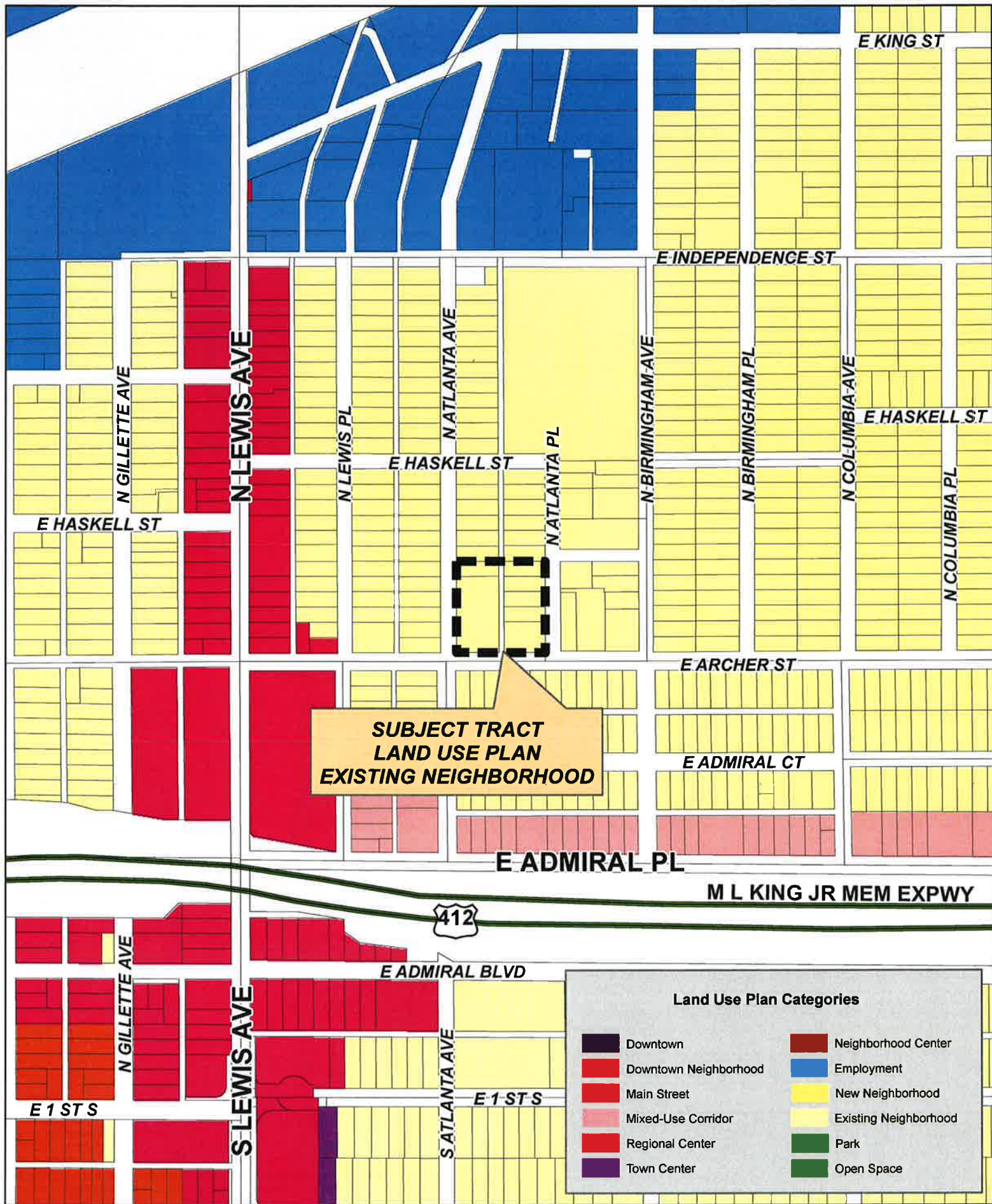
20-13 32

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

Aerial Photo Date: March 2014

2311





PUD-829

20-13 32

23.12



PUD-829

20-13 32

23.13

EXHIBIT A

(LEGAL DESCRIPTION)

Lots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 of Block 6 all in
OHIO PLACE ADDITION, City of Tulsa, Tulsa County,
Oklahoma.

3324375v1

23.14



Google earth

Imagery Date: 8/9/2012 36:09:45:93 N 95:57:19:47 W elev 754 ft eye alt 2224 ft

tabbles

EXHIBIT

23.15

A

GH2

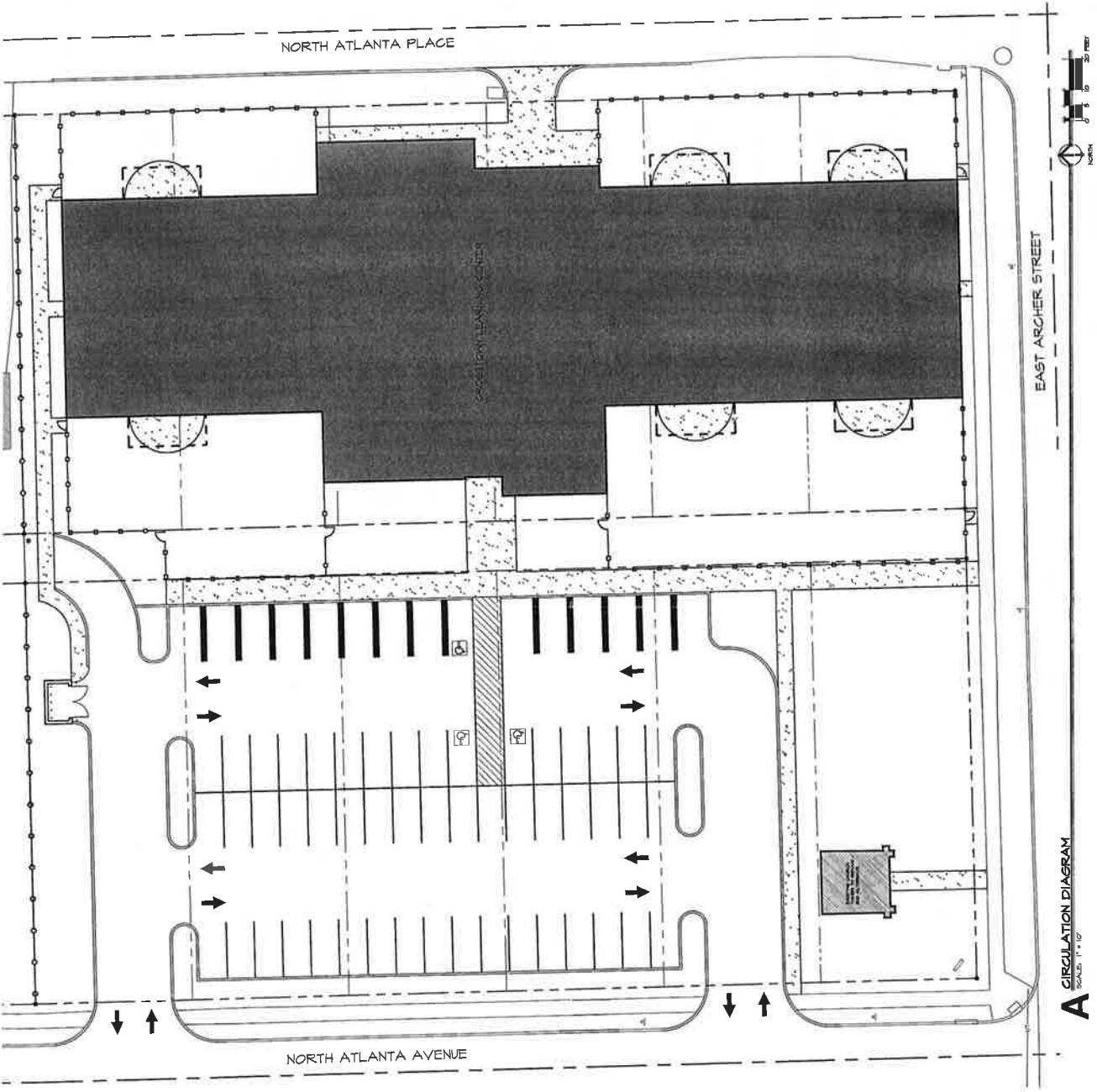
Grossman Learning Center
2501 E Archer St, Tulsa, OK 74110
GIRCUATION DIAGRAM

INTERIM REVIEW
ONLY
DO NOT SCALE OR COPY
FOR CONSTRUCTION

EXHIBIT

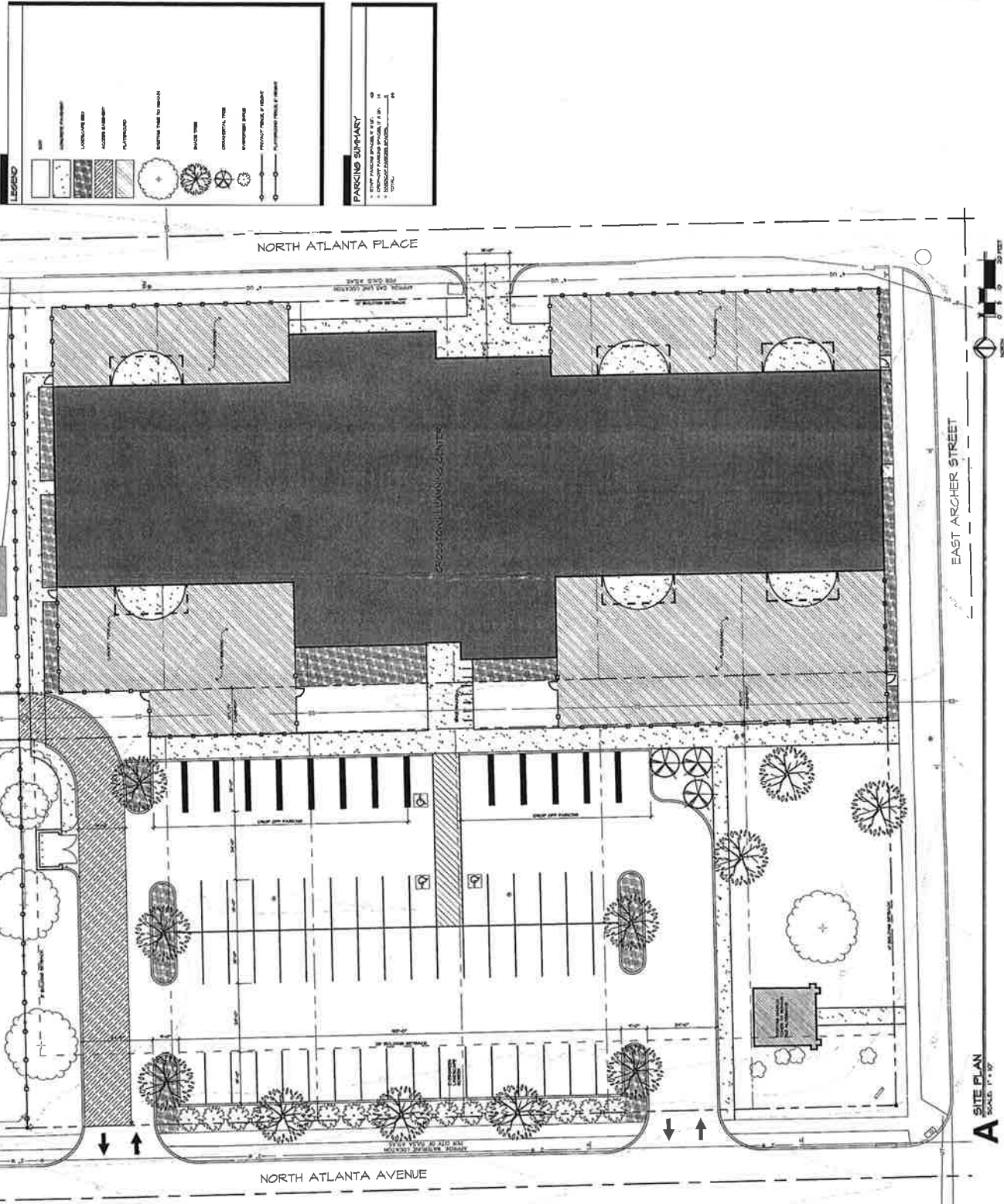
B

L003



PRINTED: 02/20/15 9:40 AM

2316





March 18, 2015

RE: Lot Combination (LC-131)

Dear Stuart H and Paula Lyn Wright:

In reviewing the documentation of a lot combination application (LC-131), the Planning Commission finds the following to be true:

On October 9, 2008, a lot combination application (LC-131) was submitted to the Tulsa Metropolitan Area Planning Commission (TMAPC) staff for review, scheduled to be heard at the November 5, 2008 TMAPC meeting;

Prior to the November 5, 2008, a stamped declaration was received by the applicant in anticipation of approval by the TMAPC and inadvertently filed with the Tulsa County Clerk on October 31, 2008;

The minutes of the November 5, 2008 TMAPC meeting indicate that LC-131 was withdrawn by the applicant; and

Therefore, LC-131 was not approved by the TMAPC and the declaration was filed in error.

Based on the above facts, on this 18th day of March, 2015, the TMAPC confirms that the recorded lot combination declaration is of no force and effect.

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

Ryon Stirling, Secretary
Tulsa Metropolitan Area Planning Commission

24.1

Ladner & Eldredge

ATTORNEYS

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February 6, 2015

By Hand

Tulsa Metropolitan Area Planning Commission
2 West Second Street, Suite 800
Tulsa, OK 74103

Re: LC-131

Ladies and Gentlemen:

This firm represents Stuart H. and Paula Lyn Wright, who are the owners of the land described in the attached Declaration which was processed in 2008 as part of Lot Combination Application 131.

That Lot Combination Application was to be heard by the TMAPC on November 5, 2008, but was withdrawn, as reflected by the attached Minutes.

Because of some now unidentifiable mistake or omission, the Declaration was executed and recorded even though the Lot Combination Application was actually withdrawn.

In order to resolve certain title issues, the Wrights now request that the TMAPC declare that the Lot Combination Application was withdrawn and that the Declaration was filed in error and is of no force and effect.

Very truly yours,

Roger K. Eldredge

24.2



DECLARATION

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

Stuart H. Wright and Paula Lyn Wright, husband and wife, the undersigned, being the sole owner(s) of all interests, both legal and equitable, in the following described property, to-wit:

All of Lots 18, 19 and 20, less and except the Northerly 29.25' thereof, and the Northerly 100.00' of lots 35, 36, and 37 all in Rodger's Heights Re-Subdivision of lots 1, 2, 3, 4, 5, 16, 17, 18, 19 & 20, Block 1; and Lot 1, Block 2 of Rodgers Heights Subdivision, City of Tulsa, Tulsa County, State of Oklahoma

and

All of Lot 21, Less and except the Northerly 29.25' Thereof in the Re-Subdivision of Lots 1, 2, 3, 4, 5, 16, 17, 18, 19 & 20, Block 1; and Lot 1, Block 2 of Rodger's Heights Subdivision, City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

and

All of lots 124 and 125 of the Re-Subdivision of Lots 2, 3, 4, 5, 6, 7, 8, 9 and 10 Block 2; of Rodgers Heights Subdivision, City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

hereinafter the "Combined Parcel", declare and covenant as follows:

1. The properties in the Combined Parcel shall not be sold, conveyed or mortgaged separate and apart from any of the other properties within the Combined Parcel; and
2. Any attempted sale, conveyance or mortgage of the properties within the Combined Parcel, separate and apart from any of the other properties within the Combined Parcel shall be void.

The covenants of this Declaration shall run with the land within the Combined Parcel and shall be binding on all parties or successors in interest having or acquiring any right, title or interest in any part thereof.

This Declaration is for the benefit of the City of Tulsa, Oklahoma which has standing to enforce its terms and may not be amended or terminated without approval from the Tulsa Metropolitan Area Planning Commission, or its successor agency, which shall include a finding that post-amendment/termination, then existing structures on the property meet all application Building Code requirements or satisfy Code Equivalencies.

It is further declared that the above described properties, for regulation purposes, shall be governed by the Building and Zoning Codes of the City of Tulsa or Tulsa County, Oklahoma, as applicable, and the Subdivision Regulations adopted by the Tulsa Metropolitan Area Planning Commission

Signed and delivered this 31 day of October, 2008.

Stuart H. Wright Paula Lyn Wright
Stuart H. Wright Paula Lyn Wright

STATE OF OKLAHOMA)
COUNTY OF TULSA) SS

INDIVIDUAL ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 31 day of October, 2008, personally appeared Stuart H. Wright and Paula Lyn Wright, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the purposes therein set forth.



9-8-2011
#03011546

Richard L. Sinker
Notary Public

LC-131

Lot Combination LC-131 approved
in accordance with TMAPC Resolution
2415:870, approves this conveyance
Date 11/6/08 by Adde
TMAPC Official
10/24/08

Requirement No. 9

010

24.3

Mr. Ard announced that the following items are withdrawn, stricken or have requested a continuance:

5. LC-131 - Roger Eldredge (0493)/Lot-Combination (PD-3) (CD-4)
Southwest Corner of North Sandusky Avenue and East Admiral Place
North, 4172 East Admiral Place North

This application has been withdrawn by the applicant.

WITHDRAWN.

11:05:08:2531(2)

Mr. Alberty reported that the video conference that is being held today at INCOG at 3:00 p.m. will also be available on CD and staff will schedule a training session in the future for the Planning Commission to view the CD.

Mr. Alberty reported that the TMAPC receipts for the month of September are down from this time in 2007.

* * * * *

Minutes:

Approval of the minutes of October 15, 2008 Meeting No. 2529

On **MOTION** of **CARNES**, the TMAPC voted 6-0-0 (Ard, Carnes, Marshall, Shivel, Walker, Wright "aye"; no "nays"; none "abstaining"; Cantrell, McArtor, Midget, Smaligo, Sparks "absent") to **APPROVE** the minutes of the meeting of October 15, 2008, Meeting No. 2529.

Minutes:

Approval of the minutes of October 22, 2008 Meeting No. 2530

On **MOTION** of **CARNES**, the TMAPC voted 5-0-1 (Ard, Carnes, Marshall, Shivel, Walker "aye"; no "nays"; Wright "abstaining"; Cantrell, McArtor, Midget, Smaligo, Sparks "absent") to **APPROVE** the minutes of the meeting of October 22, 2008, Meeting No. 2530.

* * * * *

Per Ms. Wright, Mr. Ard announced that there will be a meeting tomorrow, November 6, 2008, at 3:00 p.m., in the City Council Chambers for the Subcommittee Task Force on Planning Commission. Councilor Christiansen's subcommittee is meeting tomorrow.

* * * * *

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