

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2696

April 15, 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:

Report on Zoning Code Update – Kirk Bishop

1. Minutes of April 1, 2015, Meeting No. 2695

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-20772** (Lot-Split) (County) – Location: South of the southeast corner of East 171st Street South and South Sheridan Road (Related to LC-652)
3. **LC-652** (Lot-Combination) (County) - Location: South of the southeast corner of East 171st Street South and South Sheridan Road (Related to LS-20772)
4. **LS-20773** (Lot-Split) (County) - Location: South of the southeast corner of East 171st Street South and South Sheridan Road (Related to LC-651)
5. **LC-651** (Lot-Combination) (County) – Location: South of the southeast corner of East 171st Street South and South Sheridan Road (Related to LS-20773)
6. **LC-653** (Lot-Combination) (County) – Location: North of the northwest corner of West 8th Street South and South 176th West Avenue
7. **LS-20774** (Lot-Split) (County) – Location: South of the southeast corner of East 139th Street North and North Yorktown Avenue

8. **LC-654** (Lot-Combination) (CD-9) – Location: North of the northeast corner of East 36th Street South and South Florence Place
9. **LC-655** (Lot-Combination) (CD-2) – Location: East of the northeast corner of West 47th Street South and South Santa Fe Avenue
10. **LC-656** (Lot-Combination) (CD-7) – Location: Northeast corner of East 51st Street South and South 87th East Avenue
11. **LC-657** (Lot-Combination) (CD-4) – Location: Northwest corner of West 6th Street South and South Cheyenne Avenue
12. **LC-658** (Lot-Combination) (County) – Location: Northeast corner of West 59th Street South and South 66th West Avenue
13. **LS-20776** (Lot-Split) (CD-8) – Location: Northeast corner of East 101st Street South and South 74th East Avenue
14. **Lot 3, Lot 1, Meadowbrook Chase, Lot 1, Block 1, TTCU South – Change of Access**, Location: East of northeast corner of South Mingo Road and East 81st Street South, (CD-7)
15. **Wind River Crossing** – Final Plat, Location: West of the northwest corner of East 121st Street South and South Yale Avenue, (CD 8)
16. **PUD-221-F-4 – Shaw Homes**, Location: Northwest corner of East 129th East Avenue and East 43rd Street South, requesting a **PUD Minor Amendment** to increase allowable front yard coverage from 30% to 50%, **RD/PUD-221-F**, (CD-6)
17. **PUD-151-1 – Four Season's Sunrooms/Jana McBride**, Location: 3305 East 68th Place South, requesting a **PUD Minor Amendment** to modify Development Standards to allow solarium to be constructed on Lot 3, **RS-2/PUD-151**, (CD-8) (Continued from 4/1/15)
18. **PUD-799 – River Parks Authority/Tulsa's Gathering Place**, Location: North of the Intersection of South 31st Street and Riverside Drive, requesting a **PUD Detail Site Plan** for a new park and accessory buildings within the PUD, **CO/PUD-799**, (CD-4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

19. **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 and 3/18/15) (**Applicant requests continuance to 5/6/2015**)

20. **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) (Continued from 3/18/15) (**Applicant is requesting a continuance to June 17, 2015**)
21. **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) (Continued from 3/18/15) (**Applicant is requesting a continuance to June 17, 2015**)
22. **LS-20775** (lot-Split) (County) – Location: West of the southwest corner of East 161st Street South and South 161st East Avenue
23. **Z-7298 – Eller & Detrich/Lou Reynolds**, Location: West of northwest corner of South Peoria Avenue and East 37th Place, requesting a rezoning from **RS-3 to PK**, (CD-9) (Continued from April 1, 2015)
24. **PUD-826 – AAB Engineering/CBC Builds**, Location: Northeast corner of East 23rd Street and South Delaware Place, requesting a **PUD** to split two large lots into four lots for single-family residential use, **RS-2/PUD-826**, (CD-4) (Continued from March 4, 2015, March 18, 2015 and April 1, 2015)

OTHER BUSINESS

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.

**Change of Access on Recorded Plat
TMAPC April 15, 2015**

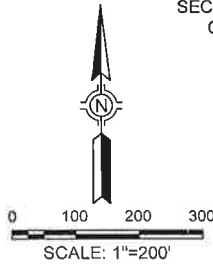
Lot 3, Block 1, Meadowbrook Chase, and Lot 1, Block 1, TTCU South

This application is made to allow a change of access to shift two access points along East 81st Street South. The property is zoned CO/PUD 531.

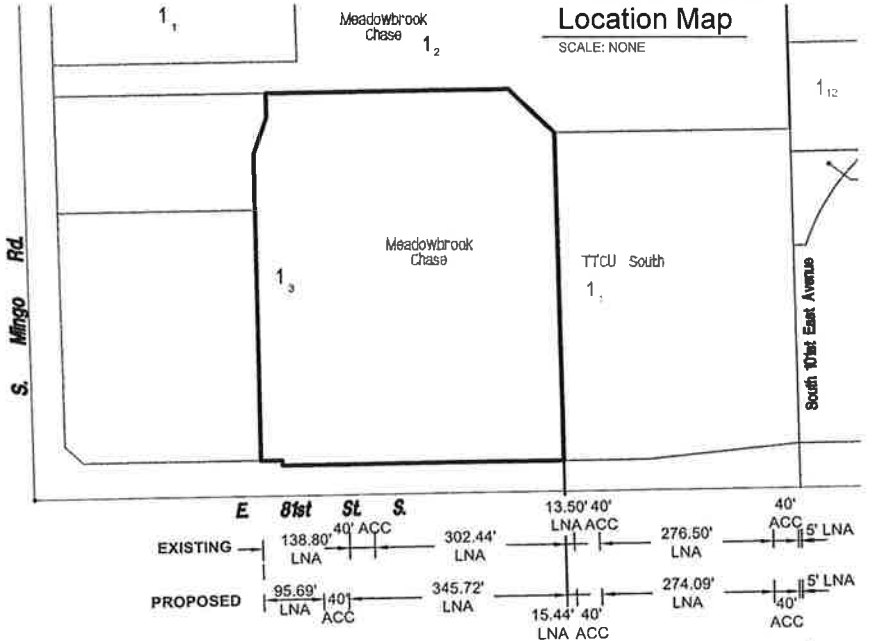
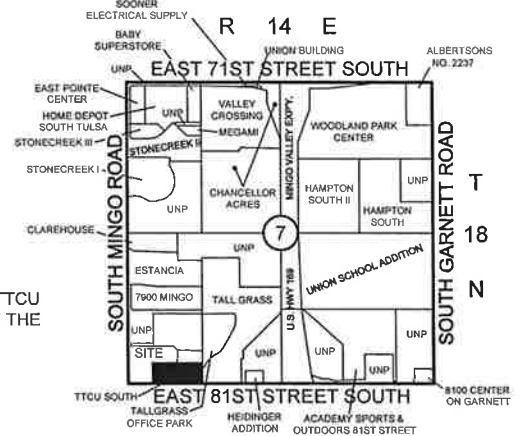
Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.

Exhibit "A"
Change of Access Exhibit
 for
Lot 3, Block 1,
Meadowbrook Chase
 and
Lot 1, Block 1,
TTCU South

SECTION 7, TOWNSHIP 18 NORTH, RANGE 14 EAST,
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA



NOTE: THE EXISTING WESTERN ACCESS TO TTCU SOUTH IS TO BE CLOSED WITHIN 30 DAYS OF THE OPENING OF THE ACCESS TO THE WEST.



Legend

ACC = ACCESS
 LNA = LIMITS OF NO ACCESS

DATE: 3/19/2015
 WO# 16806.21

S&A Sisemore Weisz & Associates, Inc.
 281 EAST 30th PLACE
 TULSA, OKLAHOMA 74106
 CA. NO. 1421
 PHONE (918) 995-9600
 FAX (918) 995-9608
 EXP. DATE 6/30/16

K:\16806.21\Engineering\Exhibit\16806.21ACCESS.dwg Layout1 Mar 20, 2015 - 10:05:31am SISEMORE WEISZ & ASSOCIATES, INC., 2013

14.2

Final Subdivision Plat

Wind River Crossing - (CD 8)

West of the northwest corner of East 121st Street South and South Yale Avenue

This plat consists of 65 Lots, 4 Blocks, on 18.9 acres.

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

Case Number: PUD-221F-4
Minor Amendment

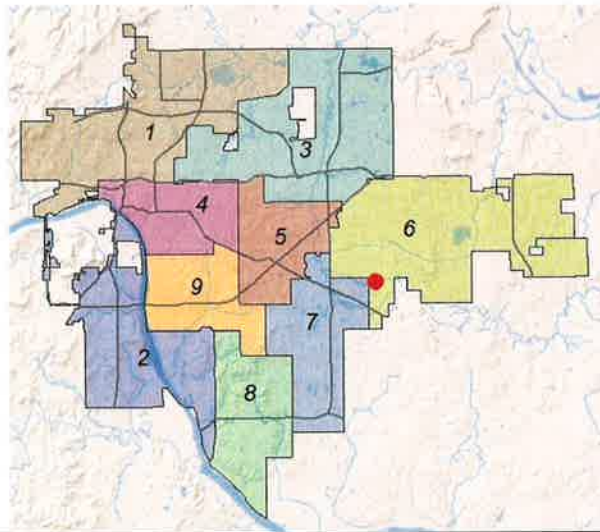
Hearing Date: April 15, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Shaw Homes

Property Owner: Shaw Homes

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase allowable front yard coverage from 30% to 50%

Gross Land Area: 0.19 acres

Location: Northwest corner of E. 129th E. Ave. & E. 43rd St. S.

4210 South 133rd East Avenue

Lot 8, Block 6 Crystal Creek

Zoning:
Existing Zoning: RD/PUD-221F
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 9428
CZM: 49
Atlas: 1115

City Council District: 6
Councilor Name: Connie Dodson

County Commission District: 1
Commissioner Name: John Smaligo

SECTION I: PUD-221F-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to increase the allowable front yard coverage of the subject lot from 30% to 50%

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."

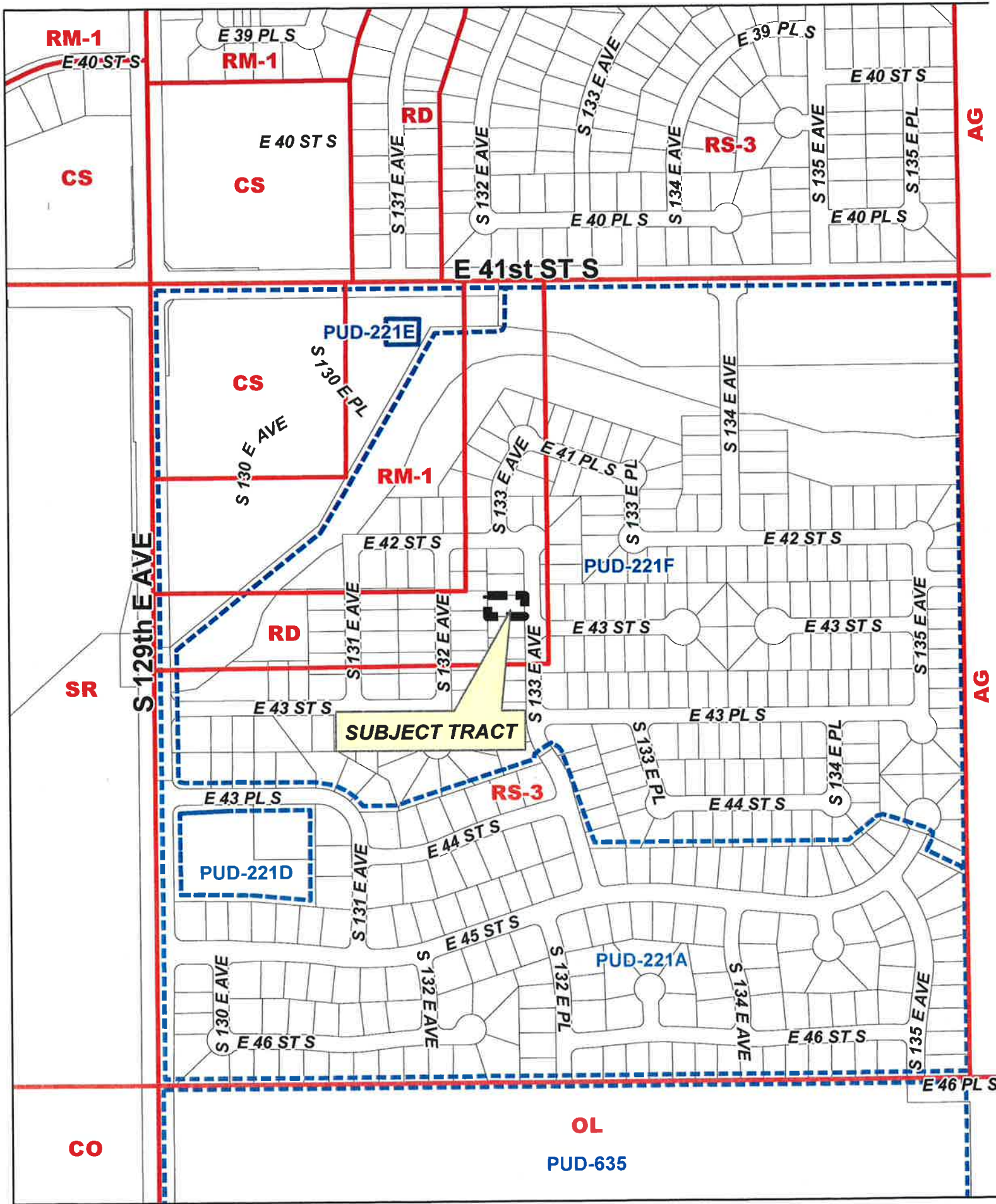
Staff has reviewed the request and determined:

- 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-221F and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable front yard coverage of the subject lot from 30% to 50%.



PUD-221-F-4

19-14 28

16.3





0 200 400
Feet



Subject
Tract

PUD-221-F-4

19-14 28

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

Aerial Photo Date: March 2014





0 50 100
Feet



Subject
Tract

PUD-221-F-4

19-14 28

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

Aerial Photo Date: March 2014



Case Number: PUD-151-1
Minor Amendment

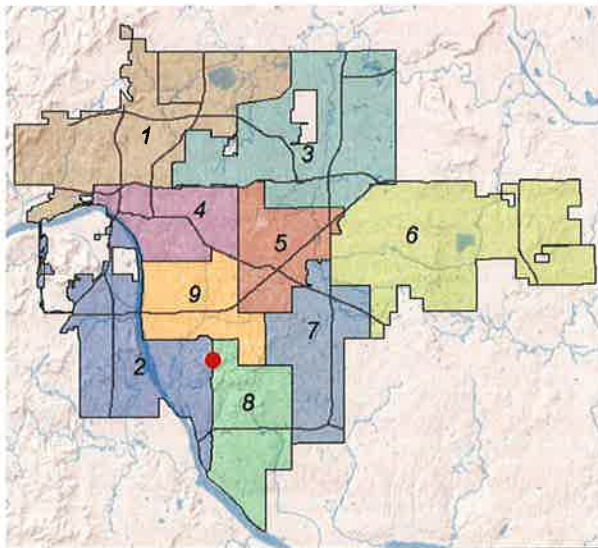
Hearing Date: April 15, 2015
(Continued from April 1, 2015)

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Four Seasons Sunrooms – Jana McBride

Property Owner: Linda Lusk

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify Development Standards to allow solarium to be constructed on Lot 3.

Gross Land Area: 4.3 Acres

Location: North of the Northeast corner of South Harvard Avenue and East 71st Street South.

3305 E. 68th Place

Unit 8, Lot 5, Block 1, The Drawbridge

Zoning:
Existing Zoning: RS-2/PUD-151
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 8304
CZM: 52
Atlas: 1004

City Council District: 8
Councilor Name: Phil Lakin
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-151-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: To modify Development Standards to allow a solarium to be constructed on Lot 3.

PUD-151 limited Lot 3 to open space recreational use only. The applicant is proposing to add a solarium to Unit 8, located on Lot 5, with the solarium extending into Lot 3. The applicant has provided a letter from the Drawbridge Home Owner's Association, stating that they approve of the applicant's proposed addition.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.1 PUD Section of the City of Tulsa Zoning Code.

"Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered."

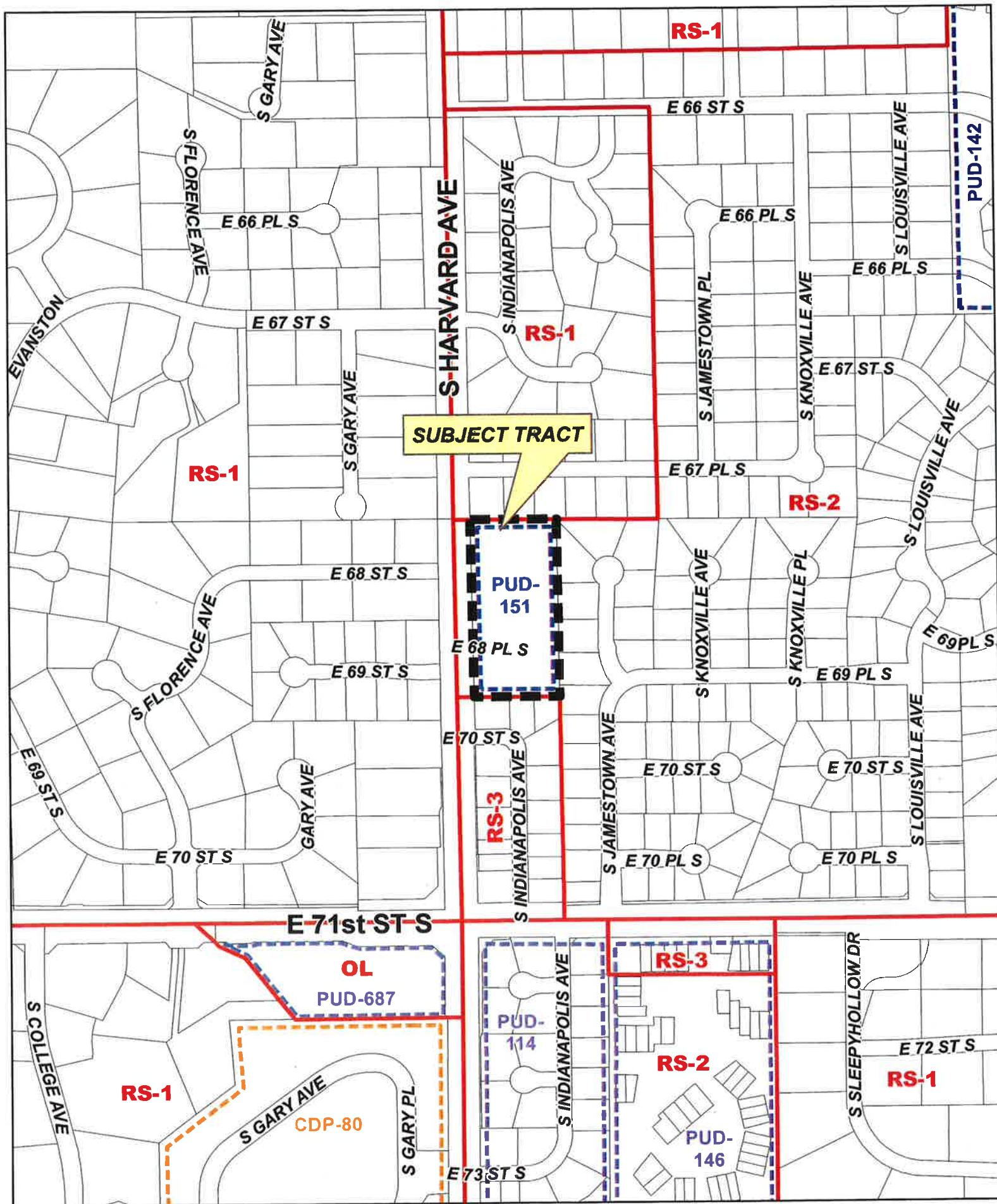
Staff has reviewed the request and determined:

- 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-151 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Legal Description and site plan
Applicant Solarium Plans
Applicant Photos of Existing Conditions
Applicant Homeowners Association Letter of Approval

With considerations listed above, staff recommends **APPROVAL** of the minor amendment request to modify the Development Standards to allow a solarium to be constructed on Lot 3.



PUD-151-1

18-13 04

17.3



Subject
Tract

PUD-151-1

18-13 04

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

Aerial Photo Date: March 2014





Subject
Tract

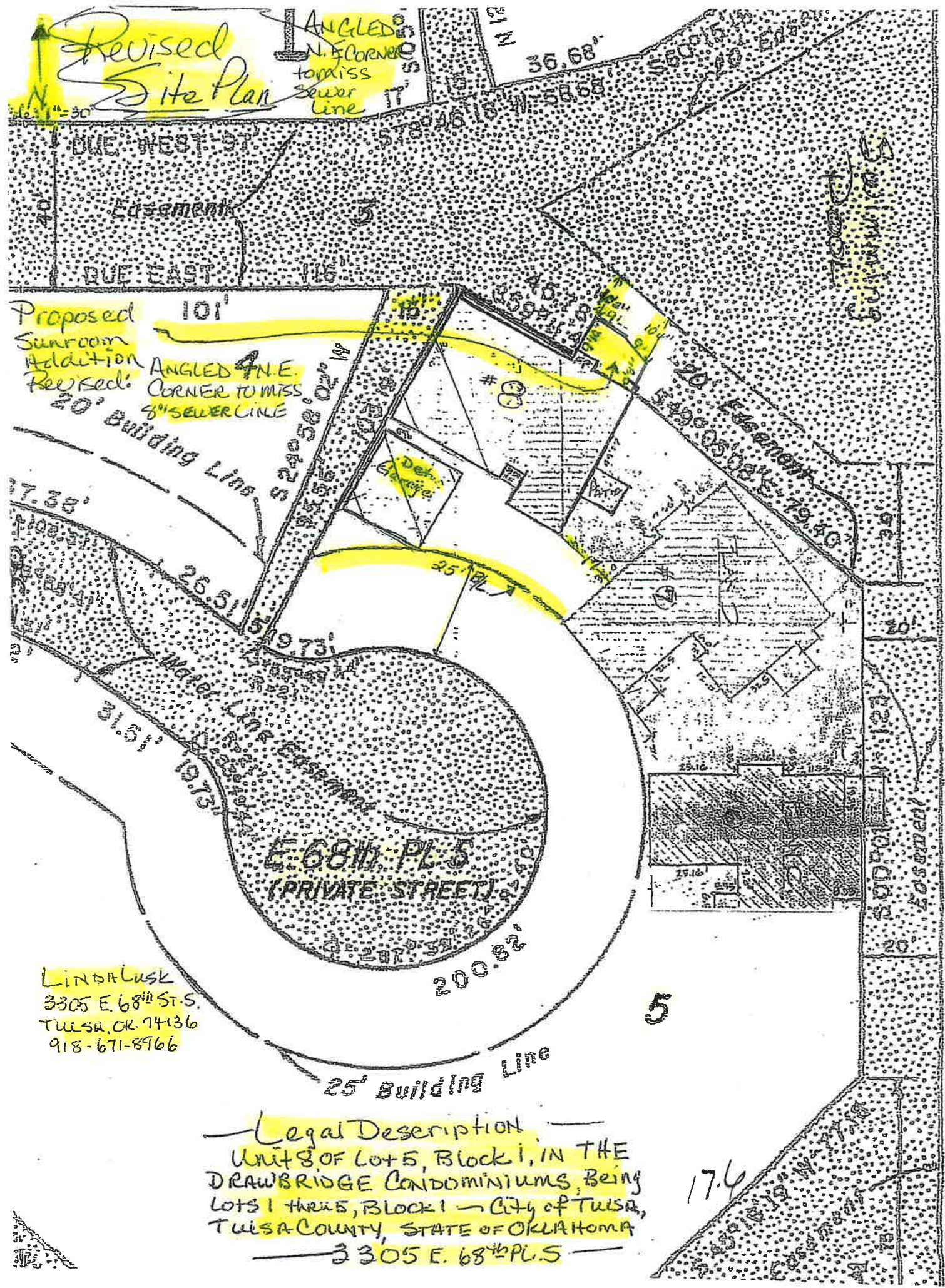
PUD-151-1

18-13 04

17.5
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: March 2014





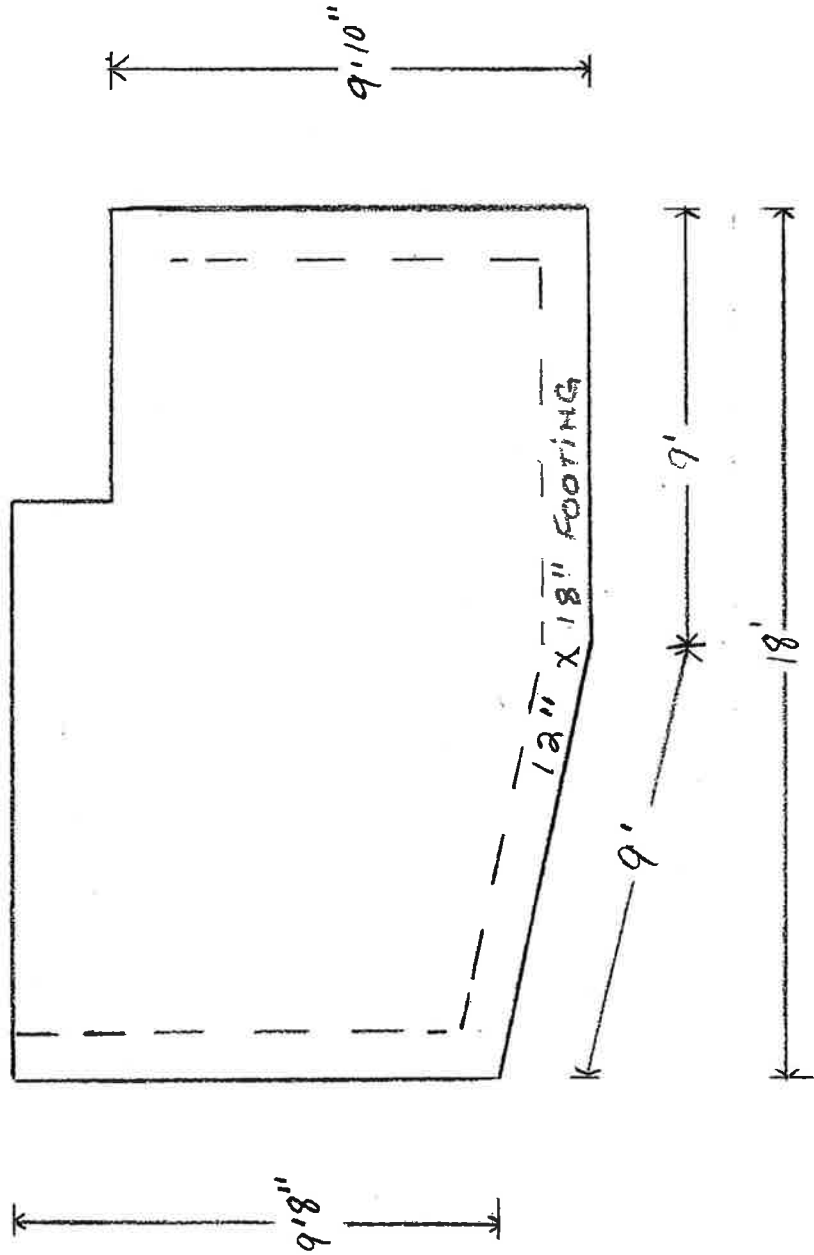
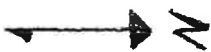
Legal Description
Unit 8 of Lot 5, Block 1, in the
DRAWBRIDGE CONDOMINIUMS, BEING
LOTS 1 THRU 5, BLOCK 1 — CITY OF TULSA,
TULSA COUNTY, STATE OF OKLAHOMA
— 3305 E. 68th PL. 5 —

LINDA Lusk
3305 E. 68th St. S.
Tulsa, OK. 74136
918-671-8966

LINDA Lusk
 3305 E 68th PL S.
 TULSA, OK 74136
 918-671-8966
 Scale: 1/4" = 1'

FOUNDATION PLAN

FRONT WALL ANGLED
 to miss
 sewerline * *revised*



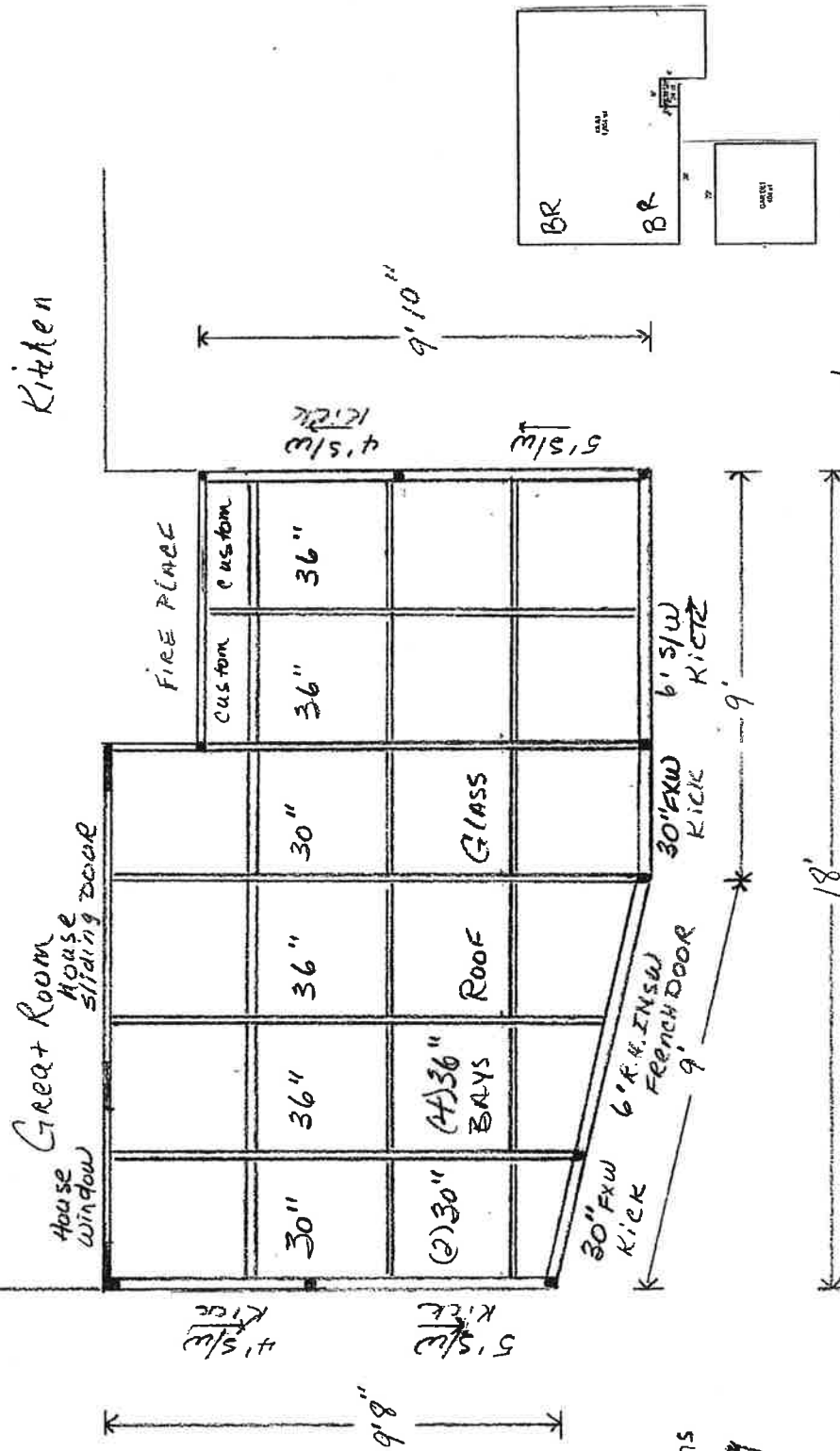
17.7



LINDA Lusk
3305 E 68th PL. S.
TULSA, OK 74136
918-671-8966
Scale: 1/4" = 1'

FRONT WALL ANGLED
to miss *
sewer line

FLOOR PLAN

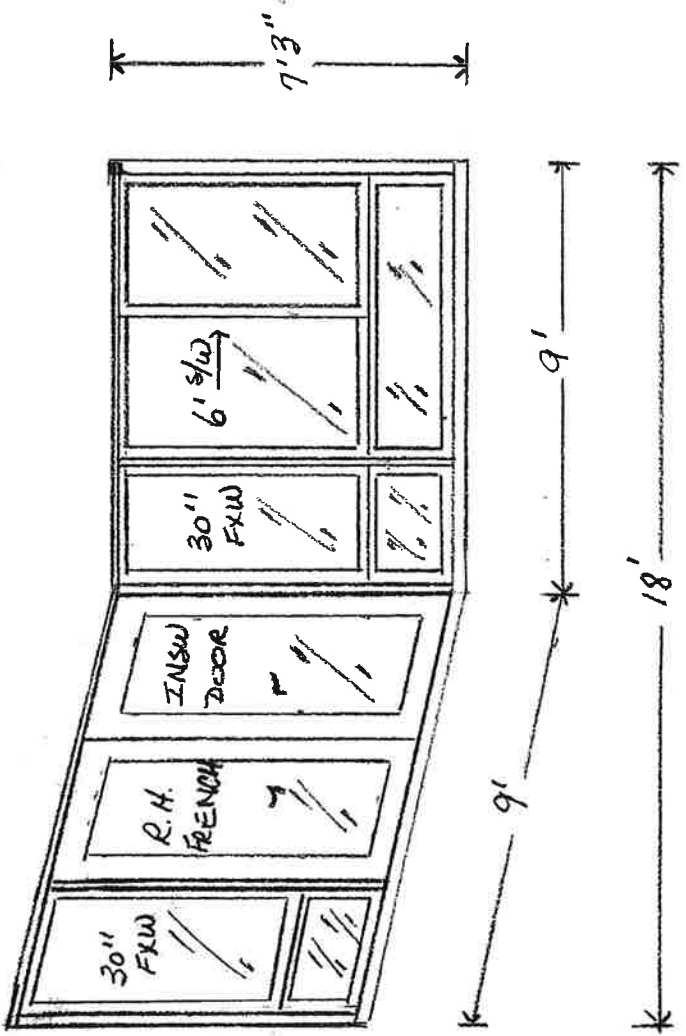


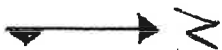
All materials are
thermally broken
aluminum extrusions
w/tempered safety
glass

Homeowner has installed a
Carbon Monoxide Alarm in
existing bedroom area

LINDA Lusk
3305

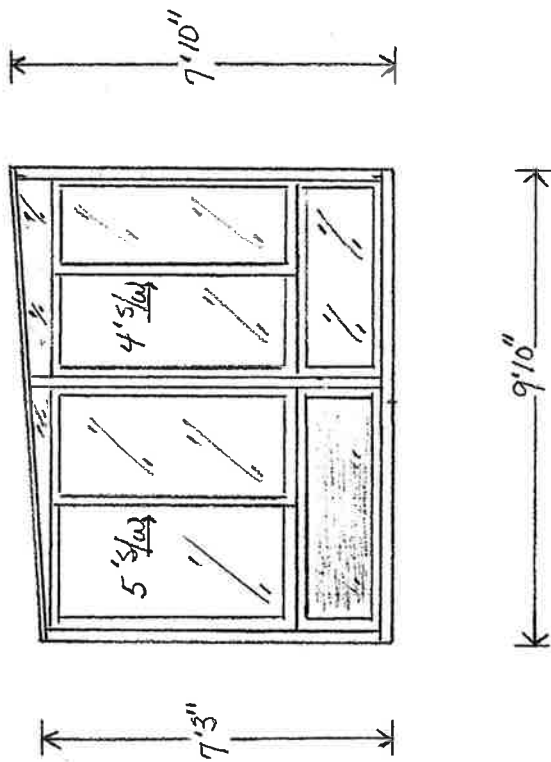
FRONT WALL ANGLED
to miss.
Sewer line for
NORTH ELEVATION

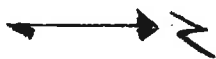




WEST ELEVATION

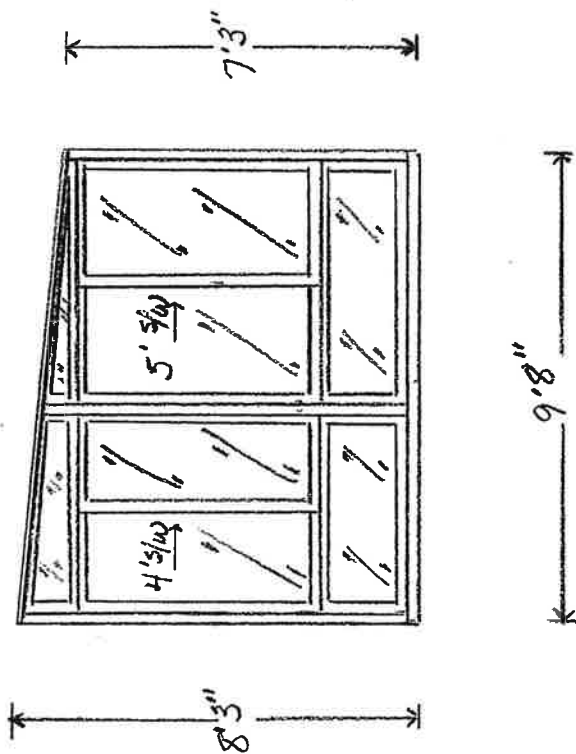
LINDA Lusk
3305 E. 68th Pl. S
Tulsa, OK, 74136
918-671-8966
Scale: 1/4" = 1'





EAST WALL
 Shortened to $4' 9\frac{1}{2}"$
 Miss sewerline

LINDA Lusk
 3305 E. 68th Pl. S.
 Tulsa, OK. 74136
 918-671-8966
 Scale: $\frac{1}{4}" = 1'$



LINDA LUSK
3305 E 68TH BLVD.
THE DRAW BRIDGE

8" Spaced Lumber

17/12

8"11
Sewer
line

LINDA LUSK
3305 E. 68th PLS
THE DRAW BRIDGE

17.13



8" sewer line

LINDA WSK
3306 E 68th PL
The Drawbridge

17.14

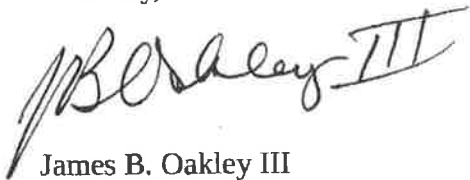
27 March 2015

Ms. Linda Lusk
3305 East 68 Place
Tulsa, OK 74136

Linda,

In accordance with the by-laws of the Drawbridge Homeowners Association, the Board of Administrators approved your request to add a sunroom to the back of your house on 14 January 2015. Please give the Board a copy of the Building Permit as required by the by-laws.

Sincerely,

A handwritten signature in cursive script, reading "James B. Oakley III". The signature is written in dark ink and is positioned above the printed name and title.

James B. Oakley III
Secretary, Board of Administrators
Drawbridge Homeowners Association
c/o 3309 E. 68 Pl.
Tulsa, OK 74136

Case Number: PUD-799
Detail Site Plan

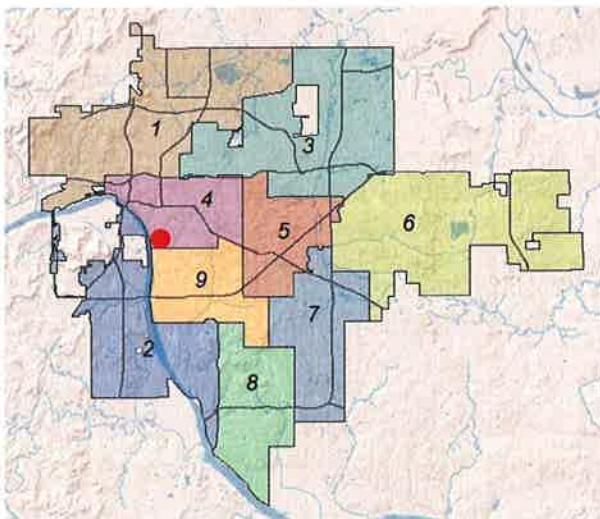
Hearing Date: April 15, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: River Parks Authority / Tulsa's
Gathering Place, LLC.

Property Owner: Same

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for a new park and
accessory buildings within the PUD.

Gross Land Area: 66.5 Acres

Location: North of the Intersection of South 31st
Street and Riverside Drive

Zoning:
Existing Zoning: CO/PUD-799
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Park and Open Space
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 19/12/13 &24
CZM: 36/46 Atlas: 96/97/139

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

SECTION I: PUD-799 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 66.5 Acre site in a Planned Unit Development for a new park including one, two story lodge, one, one story cabana, one, two story boathouse, one, one story maintenance facility and one, one story comfort station.

PERMITTED USES:

Park use as permitted within Use Unit 5, Community Services & Similar Uses and customary accessory uses including but not limited to museums, restaurants, maintenance buildings and educational facilities. The park and accessory buildings proposed for this project are allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans provided. General purpose pole-mounted exterior lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties.

SIGNAGE:

The site plan illustrates some examples of directional signage. Signs shall be limited to park identification and signs identifying destinations within the site. Only small tasteful signs that are consistent with the neighborhood and provided park identification and direction will be proposed.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays extensive pedestrian pathways throughout the site. Pedestrian pathways are also shown along Riverside Drive. Land bridges are shown, providing pedestrian access to the park on the east side of Riverside Drive as well as the west.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

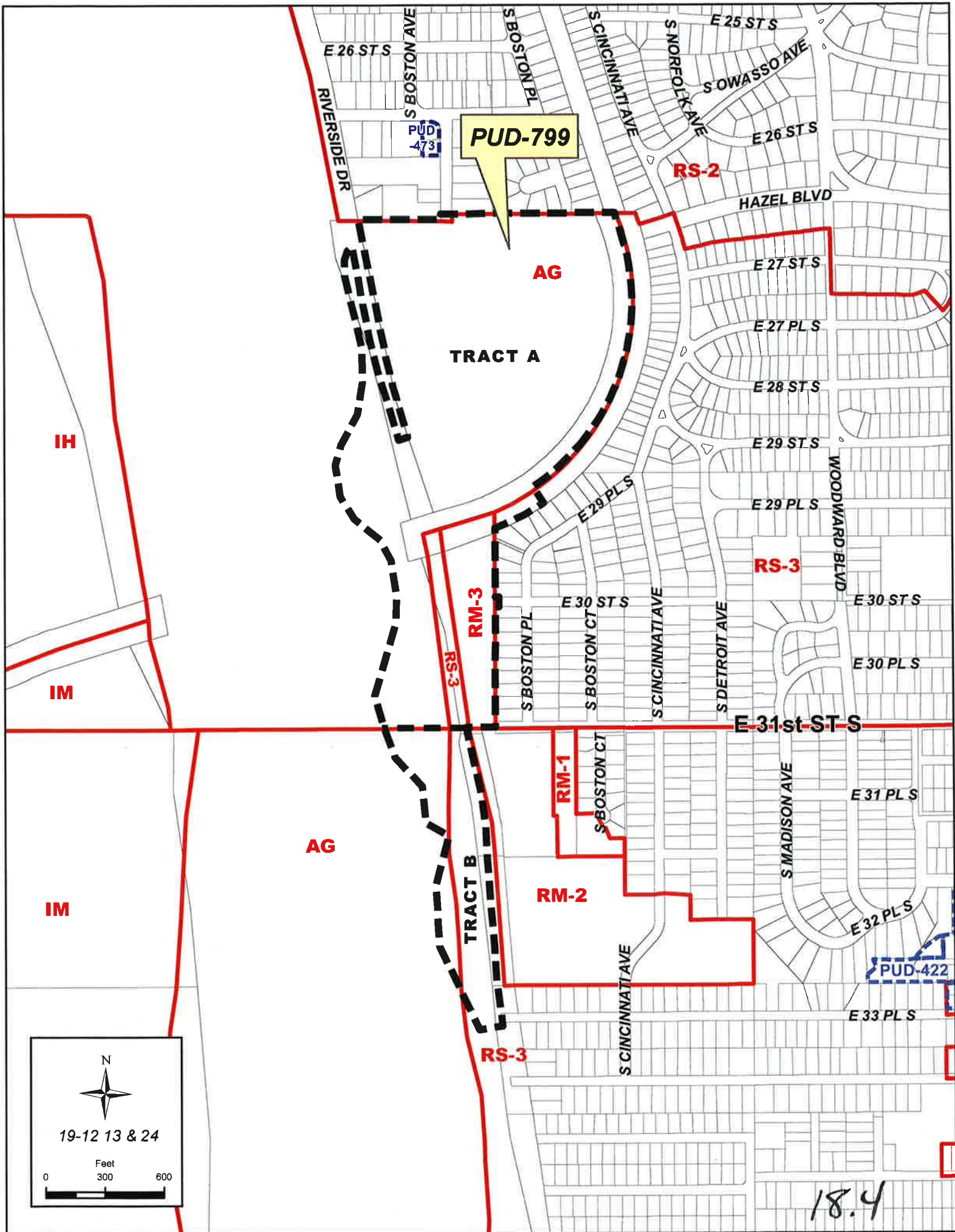
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-799**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Legal Description
Applicant Site Plan
Applicant Section
Applicant Exterior Elevations
Applicant Signage Details

Staff recommends **APPROVAL** of the detail site plan for the proposed new park and accessory buildings.

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





PUD-799

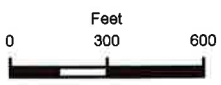
TRACT A

TRACT B

E 26 ST S
S BOSTON AVE
S BOSTON PL
S CINCINNATI AVE
S NORFOLK AVE
SOWASSO AVE
E 25 ST S
E 26 ST S
HAZEL BLVD
E 27 ST S
E 27 PL S
E 28 ST S
E 29 ST S
E 29 PL S
WOODWARD BLVD
E 30 ST S
E 30 PL S
E 31st ST S
E 31 PL S
E 32 PL S
E 33 PL S
S BOSTON PL
S BOSTON CT
S CINCINNATI AVE
S DETROIT AVE
S MADISON AVE
RIVERSIDE DR



19-12 13 & 24



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

18.5

PUD TRACT A
Legal Description

A tract of land lying in the South Half (S/2) of Section Thirteen (13) Township Nineteen (19) North, Range Twelve (12) East of the Indian Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

BEGINNING at a point that is the Southeast Corner of Block 17, RIVERSIDE DRIVE ADDITION, an Addition in the City of Tulsa, according to the recorded plat thereof;

THENCE North 88° 49' 03" East, along the southerly line of said RIVERSIDE DRIVE ADDITION and RIVERSIDE VIEW ADDITION, an Addition in the City of Tulsa, according to the plat recorded thereof, a distance of 886.90 feet to a point on the centerline of the vacated Midland Valley Railroad right-of-way;

THENCE South 18° 20' 25" East, along said centerline, a distance of 115.43 feet to a non-tangent curve;

THENCE Southwesterly, continuing along said railroad centerline and along said non-tangent curve turning to the right, having a radius of 1146.28 feet (said curve being sub-tended by a chord bearing South 18° 31' 11" West a chord distance of 1376.87 feet) an arc length of 1476.93 feet;

THENCE South 34° 34' 08" East a distance of 100.00 feet to a radial point on the easterly right-of-way line of the above mentioned vacated Midland Valley Railroad;

THENCE Southwesterly, along a curve to the right and along said easterly right-of-way line, having a radius of 1246.28 feet (said curve being sub-tended by a chord bearing South 61° 54' 09" West a chord distance of 280.92 feet) an arc length of 281.52 feet to a point on the East line of Government Lot Seven (7), according to the original United States Government Survey thereof and the West line of TRAVIS PARK ADDITION, according to the recorded plat thereof;

THENCE South 01° 10' 36" East, along said East line, a distance of 354.12 feet to the Southwest corner of Lot Fourteen (14), Block One (1), TRAVIS PARK ADDITION;

THENCE North 89° 00' 48" East, along the South line of said Lot 14, a distance of 20.00 feet;

THENCE South 01° 10' 36" East, parallel with the East line of said Government Lot 7, a distance of 50.00 feet to a point on the North line of Lot One (1), Block Eleven (11), TRAVIS PARK ADDITION;

THENCE South 89° 00' 49" West, along said North line of Lot 1, a distance of 20.00 feet to a point on the East line of the above mentioned Government Lot 7;

THENCE South 01° 10' 36" East, along said East line, a distance of 618.56 feet to the Southeast Corner of said Government Lot 7 and a point on the South line of said Section 13;

THENCE South 88° 50' 32" West, along said South line, a distance of 564.58 feet to a point lying in the Arkansas River, said point being the Westerly limits for construction of a proposed Planned Unit Development ;

THENCE Northwesterly, along said Westerly limits and within the Arkansas River banks, the following Sixteen (16) Courses:

1. North 17° 37' 45" West a distance of 176.75 feet;
2. North 15° 23' 01" East a distance of 397.62 feet;
3. North 00° 46' 08" East a distance of 133.91 feet;
4. North 10° 41' 03" West a distance of 182.62 feet;
5. North 28° 40' 00" West a distance of 118.87 feet;
6. North 51° 44' 15" West a distance of 169.22 feet;
7. North 33° 23' 08" West a distance of 138.73 feet;

8. North 09° 31' 59" West a distance of 158.32 feet;
9. North 14° 33' 54" East a distance of 111.31 feet;
10. North 27° 04' 54" East a distance of 176.94 feet;
11. North 08° 11' 00" East a distance of 170.60 feet;
12. North 02° 32' 43" West a distance of 176.18 feet;
13. North 14° 26' 27" West a distance of 378.60 feet;
14. North 02° 14' 31" West a distance of 81.36 feet;
15. North 19° 42' 45" East a distance of 48.00 feet;
16. North 40° 01' 19" East a distance of 34.12 feet to a point on the back- of-curb for the westerly side of Riverside Drive;

THENCE Southeasterly, along said back-of-curb, the following Five (5) Courses;

1. South 11° 51' 29" East a distance of 306.02 feet;
2. South 11° 42' 26" East a distance of 192.90 feet;
3. South 15° 06' 00" East a distance of 151.86 feet;
4. South 18° 02' 24" East a distance of 300.02 feet;
5. South 17° 52' 26" East a distance of 74.65 feet;

THENCE North 72° 40' 25" East, perpendicular to the easterly right-of-way line for Riverside Drive, a distance of 48.69 feet to a point on the easterly right-of-way line for Riverside Drive;

THENCE Northwesterly, along said easterly right-of-way line, the following Three (3) Courses:

1. THENCE North 17° 19' 35" West a distance of 204.11 feet to a tangent curve;
2. Said curve turning to the right, having a radius of 3123.77 feet (said curve have a chord direction North 14° 42' 46" West a chord distance of 284.88 feet;
3. THENCE North 12° 05' 57" West a distance of 656.99 feet to a point 25.00 feet South of the southerly line of RIVERSIDE DRIVE ADDITION extended;

THENCE North 88° 49' 03" East, parallel with and 25.00 feet South of said RIVERSIDE DRIVE ADDITION, a distance of 423.41 feet;

THENCE North 01° 06' 58" West a distance of 25.00 feet to the POINT OF BEGINNING;

Said tract of land contains an area of 2,539,186 square feet or 58.2917 acres, more or less.

The Basis of Bearing used for this legal description is the Oklahoma State-Plane Coordinate North Zone grid system.

This legal description was prepared by:

Taylor Denniston, PLS No. 1787
July 10, 2013
Bearing Tree Land Surveying
4201 N. Barnes Avenue
Oklahoma City, OK 73112
(405) 605-1081

PUD TRACT B
Legal Description

A tract of land lying in the North Half (N/2) of Section Twenty-four (24), Township Nineteen (19) North, Range Twelve (12) East of the Indian Meridian, Tulsa County, Oklahoma, being more particularly described as follows:

COMMENCING at the Northeast Corner of Government Lot One (1), according to the Original United States Government Survey thereof and the north line of said Section 24;

THENCE South 88° 50' 32" West, along the north line of said Section 24, a distance of 149.12 feet a point on the back- of-curb for the westerly side of Riverside Drive and the POINT OF BEGINNING;

THENCE Southeasterly, along said back-of-curb, the following Six (6) Courses;

1. South 13° 17' 47" East a distance of 381.00 feet;
2. South 08° 07' 59" East a distance of 137.83 feet;
3. South 03° 55' 31" East a distance of 162.93 feet;
4. South 05° 36' 37" East a distance of 472.77 feet;
5. South 05° 27' 37" East a distance of 164.73 feet;
6. South 08° 33' 59" East a distance of 231.59 feet;

THENCE South 80° 32' 15" West a distance of 120.00 feet to a point lying on the east bank of the Arkansas River, said point being the Westerly limits for construction of a proposed Planned Unit Development ;

THENCE Northwesterly, along said Westerly limits and within the Arkansas River banks, the following Seven (7) Courses:

1. North 26° 18' 52" West a distance of 472.72 feet;
2. North 04° 13' 20" West a distance of 318.67 feet;
3. North 13° 59' 40" East a distance of 257.62 feet;
4. North 61° 48' 31" West a distance of 132.79 feet;
5. North 06° 46' 55" West a distance of 191.91 feet;
6. North 43° 49' 52" West a distance of 204.87 feet;
7. North 21° 20' 07" West a distance of 163.20 feet to a point on the North line of said Section 24;

THENCE North 88° 50' 32" East, along said North line, a distance of 415.46 feet to the POINT OF BEGINNING.

Said tract of land contains an area of 410,108 square feet or 9.4148 acres, more or less.

The Basis of Bearing used for this legal description is the Oklahoma State-Plane Coordinate North Zone grid system.

This legal description was prepared by:

Taylor Denniston, PLS No. 1787
June 28, 2013
Bearing Tree Land Surveying
4201 N. Barnes Avenue
Oklahoma City, OK 73112
(405) 605-1081

18.8

[illegible]

PROBATION

JOB NUMBER 1100202 SHEET NO. 05
DATE JULY 2016
SCALE 1"=50'-0"
DRAWN BY MWA
CHECKED BY MWA

W

A GATHERING PLACE FOR TULSA

Tulsa, OK

OWNER
 Tulsa Parks Authority / Tulsa Community Park, LLC
 1000 South 10th Avenue, Suite 600
 Tulsa, OK 74106
DESIGNER
 TULSA LANDSCAPE ARCHITECTS (TULSA LAND)
 1000 South 10th Avenue, Suite 600
 Tulsa, OK 74106

DESIGN TEAM
 TULSA LANDSCAPE ARCHITECTS (TULSA LAND)
 1000 South 10th Avenue, Suite 600
 Tulsa, OK 74106

NOT FOR CONSTRUCTION
 THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF TULSA LANDSCAPE ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TULSA LANDSCAPE ARCHITECTS.

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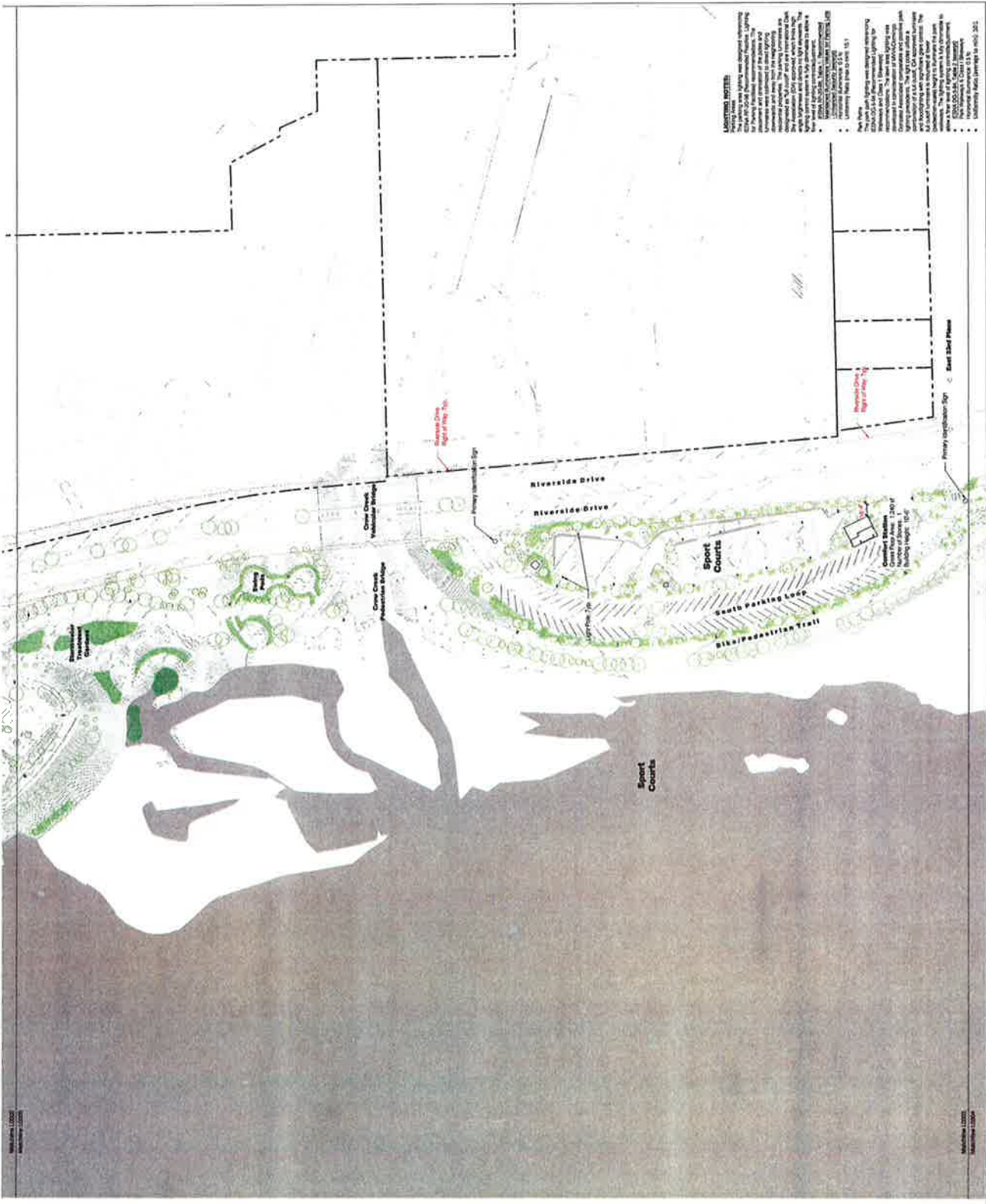
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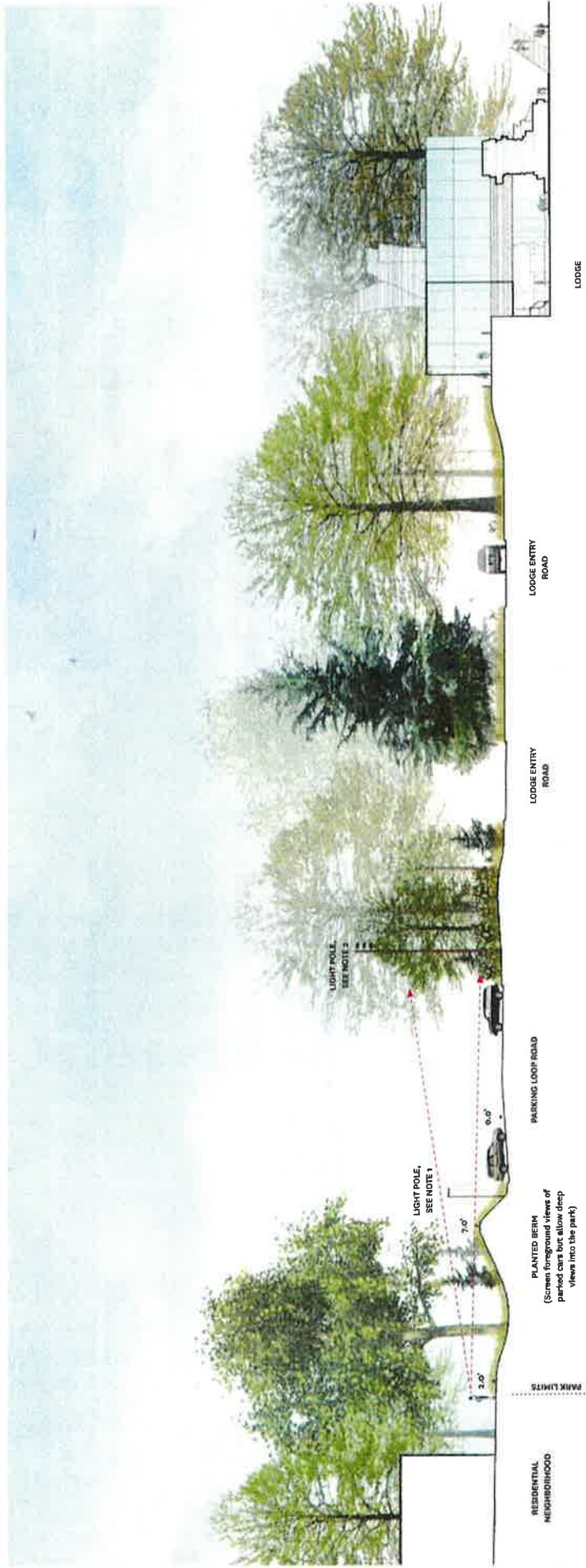
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TYPICAL SECTION @ NORTHERN PARK EDGE



- NOTE:**
- The wooden light poles located along the northernmost edge of the parking loop are 18' in height. The full cut-off light fixture is aimed towards the park and away from the adjacent residential properties to eliminate light trespass. The average distance from these poles to the property line is approximately 58'. Using a shorter light pole, 12' for instance, would require 40% more poles and fixtures to achieve the required light levels.
 - The wooden poles within the park vary in height from 18' to 45'. The taller poles are spaced at approximately 140' on center and provide a soft glow (moonlight) effect rather than highlighting individual pathways. The full cut-off fixtures are aimed towards the park and away from the adjacent residential properties to eliminate light trespass. The average distance of the taller poles shown above from the northern property line is approximately 125'.

A GATHERING PLACE FOR TULSA

PUD #799 - 3/31/2015

George Kaiser Family Foundation +
Michael Van Valkenburgh Associates, Inc. +
Mack Scogin Merrill Elam Architects

18.14

LODGE - North Elevation



A GATHERING PLACE FOR TULSA
PUD #799 - 3/31/2015

George Kaiser Family Foundation +
Michael Van Valkenburgh Associates, Inc. +
Mack Scogin Merrill Elam Architects

18.15

BOATHOUSE - South Elevation



A GATHERING PLACE FOR TULSA
PUD #799 - 3/31/2015

George Kaiser Family Foundation +
 Michael Van Valkenburgh Associates, Inc. +
 Mack Scogin Merrill Elam Architects

18.17

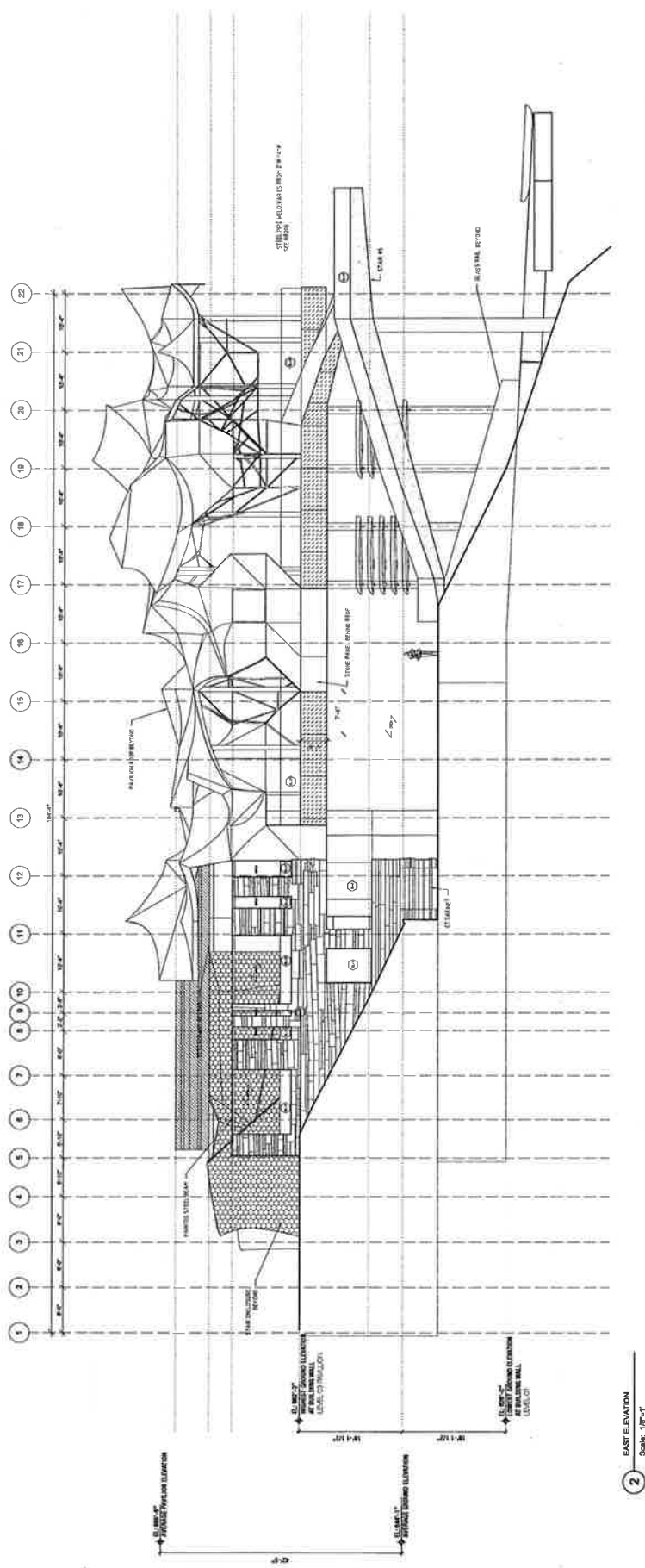
BOATHOUSE - View Looking Southwest



A GATHERING PLACE FOR TULSA
PUD #799 - 3/31/2015

George Kaiser Family Foundation +
Michael Van Valkenburgh Associates, Inc. +
Mack Scogin Merrill Elam Architects

BOATHOUSE - Building Height



Boathouse:
Highest ground elevation at the building wall: 667'-3"
Lowest ground elevation at the building wall: 626'-0"
Average ground elevation at the building wall as defined as mid-point: 644'-1"
Average

Highest horizontal point of the structure: The fabric roofing plane above the pavilion slab is an exterior space. The structure supporting this is a continuously shaped and sloping series of forms. The lowest point of the pavilion plane is 674'-1"; the highest point is 699'-3". The average of this is 686'-6". If this is to be used as the horizontal point of the structure then the overall building height is 42'-5".

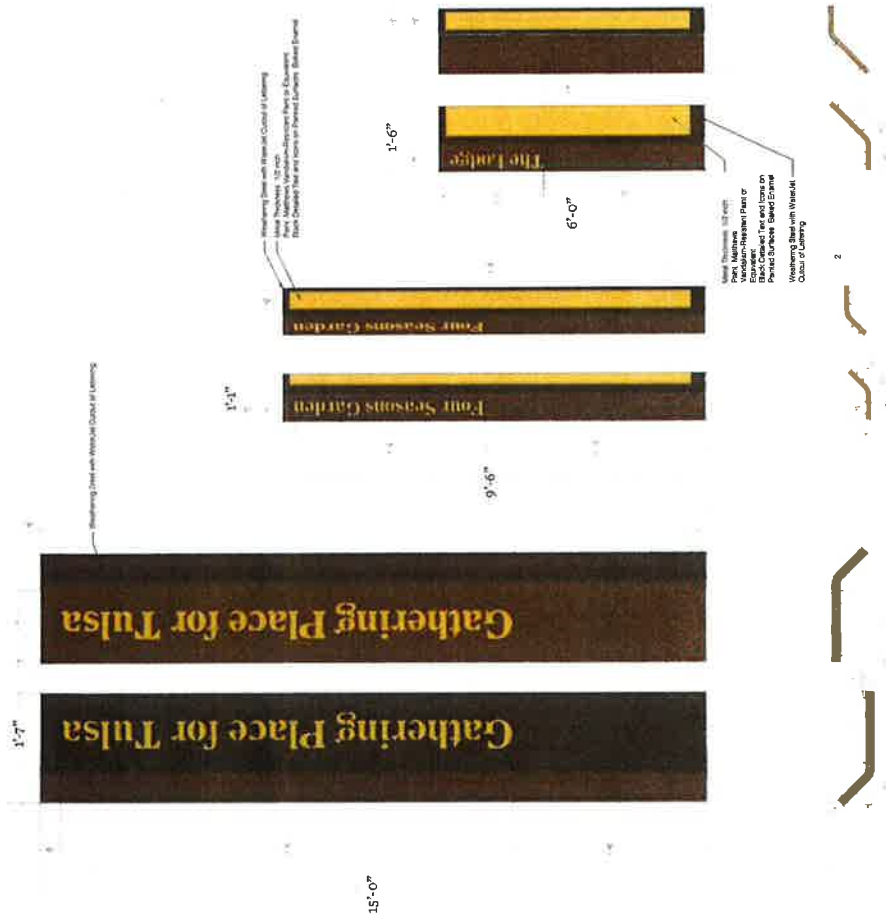
A GATHERING PLACE FOR TULSA

PUD #799 - 3/31/2015

**George Kaiser Family Foundation +
Michael Van Valkenburgh Associates, Inc. +
Mack Scogin Merrill Elam Architects**

18.19

SIGNAGE DETAILS



PRIMARY IDENTIFICATION SIGN

Primary identification signs mark the northern and southern park limits. They are located near park entries and meant to be seen from Riverside Drive. See site plans for locations.

SECONDARY IDENTIFICATION SIGN

SECONDARY IDENTIFICATION SIGNS
Secondary identification signs mark major zones within the park and are located along the major park pathways. They are not visible from adjacent residential neighborhoods.

DIRECTIONAL SIGN

DIRECTIONAL SIGNS
Directional signs are located along major and minor park pathways and guide visitors through the park. They may also provide additional information related to playground rules, hours, etc. They are not visible from adjacent residential neighborhoods.

A GATHERING PLACE FOR TULSA
PUD #799 - 3/31/2015

**George Kaiser Family Foundation +
Michael Van Valkenburgh Associates, Inc. +
Mack Scogin Merrill Elam Architects**

18.20



OPEN ARMS CHILD DEVELOPMENT CENTER

0 200 400
Feet

Aerial Photo Date: March 2014

19-14 25

Note: Graphic overlays may not align with physical features on th

19.1

Huntsinger, Barbara

From: Fernandez, Diane
Sent: Monday, April 06, 2015 5:05 PM
To: Huntsinger, Barbara; Miller, Susan
Subject: FW: Open Arms plat

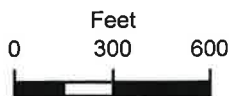
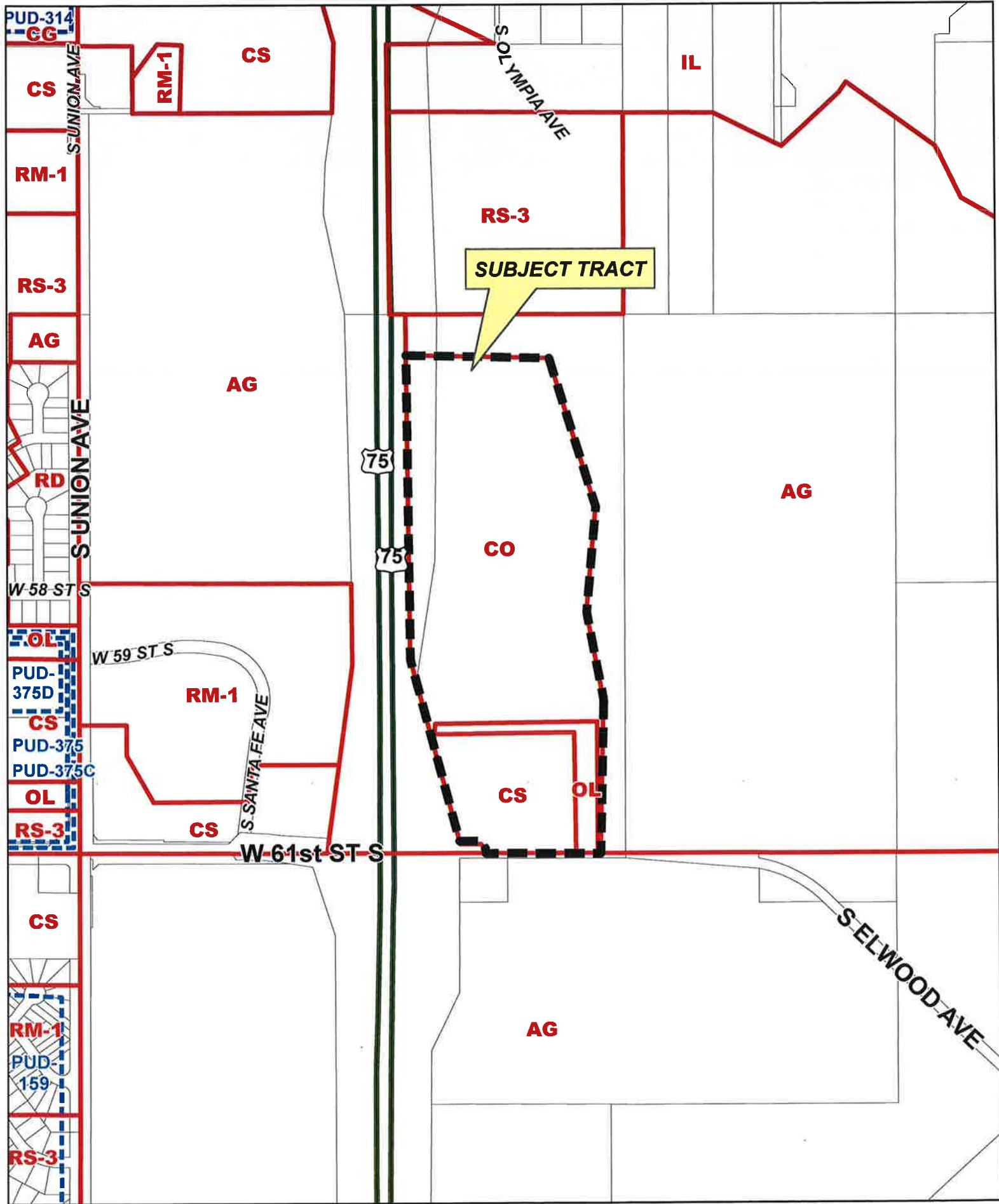
From: Mark Capron [<mailto:mcapron@sw-assoc.com>]
Sent: Monday, April 06, 2015 3:51 PM
To: Fernandez, Diane
Cc: Greg Weisz
Subject: RE: Open Arms plat

Diane, The IDP has been submitted but just recently. Therefore, we do not have release letters. We request to continue to the 5.6.15 meeting.

Mark B. Capron, LLA
SW&A 918.665.3600

From: Fernandez, Diane [<mailto:dfernandez@incog.org>]
Sent: Monday, April 06, 2015 10:32 AM
To: Mark Capron
Subject: Open Arms plat

Mark – I am working on the next agenda so I need to know status on this plat as soon as possible. Thanks.



Z-7296

19-12 35

20.1



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
Heidi L. Shadid

Of Counsel
Donald L. Detrich
Katherine Saunders, PLC
Jerry M. Snider
John H. Lieber

Telephone
(918) 747-8900

Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Writer's E-Mail
rlreynolds@ellerdetrich.com

March 27, 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:

On behalf of the Applicant, I am writing to request that the TMAPC continue the hearing date to June 17, 2015, from April 15, 2015. The Applicant believes this additional time will facilitate the process to the benefit all of the parties involved.



Tulsa Metropolitan Area Planning Commission
c/o Indian Nations Council of Governments
March 27, 2015
Page 2

Please let me know if you have any questions.

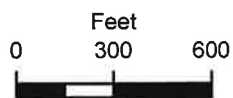
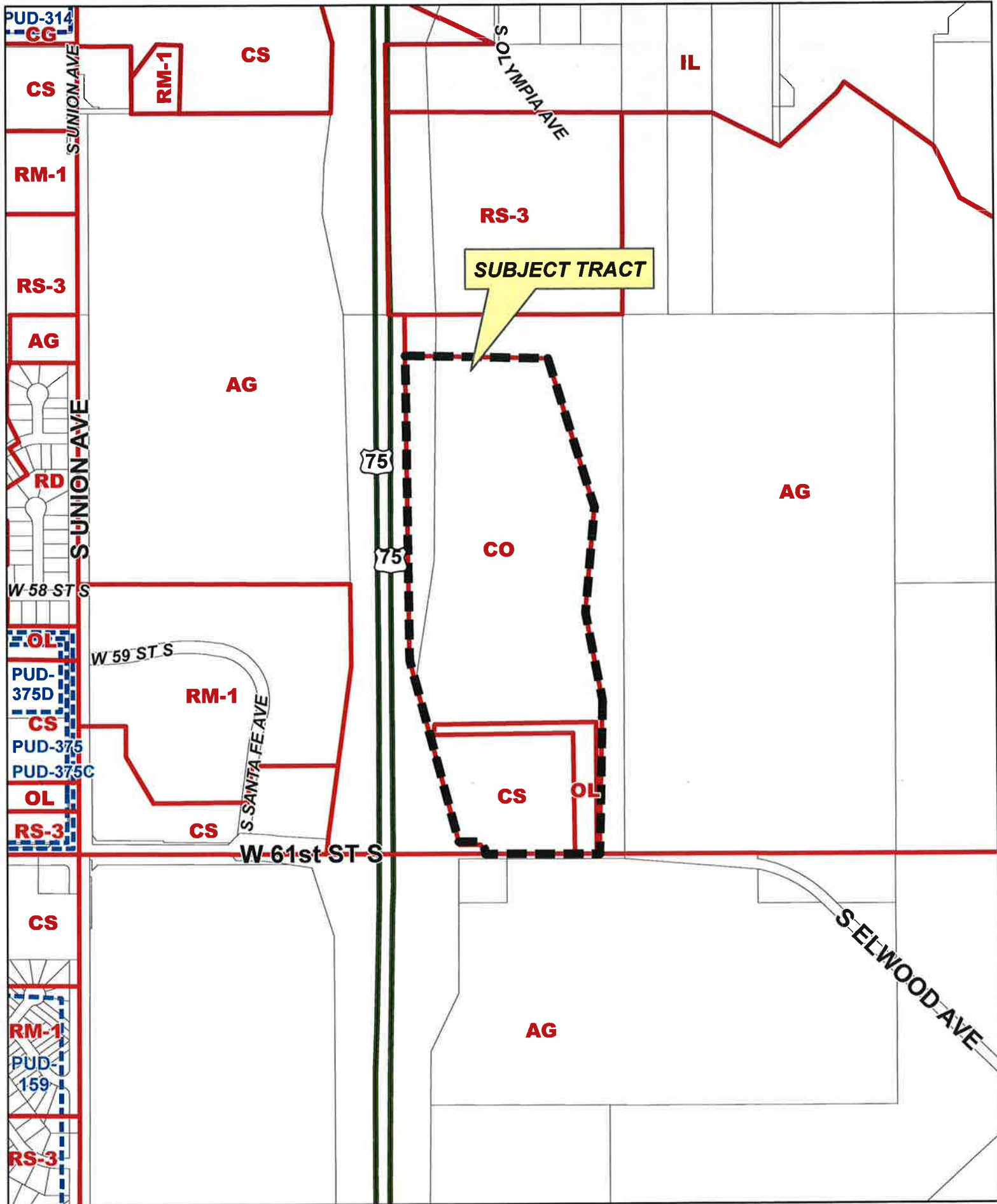
Sincerely,

ELLER & DETRICH
A Professional Corporation

R. Louis Reynolds

RLR:rea

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



Z-7296-SP-1

19-12 35

21.1



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
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Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Writer's E-Mail
rlreynolds@ellerdetrich.com

March 27, 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:

On behalf of the Applicant, I am writing to request that the TMAPC continue the hearing date to June 17, 2015, from April 15, 2015. The Applicant believes this additional time will facilitate the process to the benefit all of the parties involved.



Tulsa Metropolitan Area Planning Commission
c/o Indian Nations Council of Governments
March 27, 2015
Page 2

Please let me know if you have any questions.

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

LOT-SPLIT

April 15, 2015

LS-20775

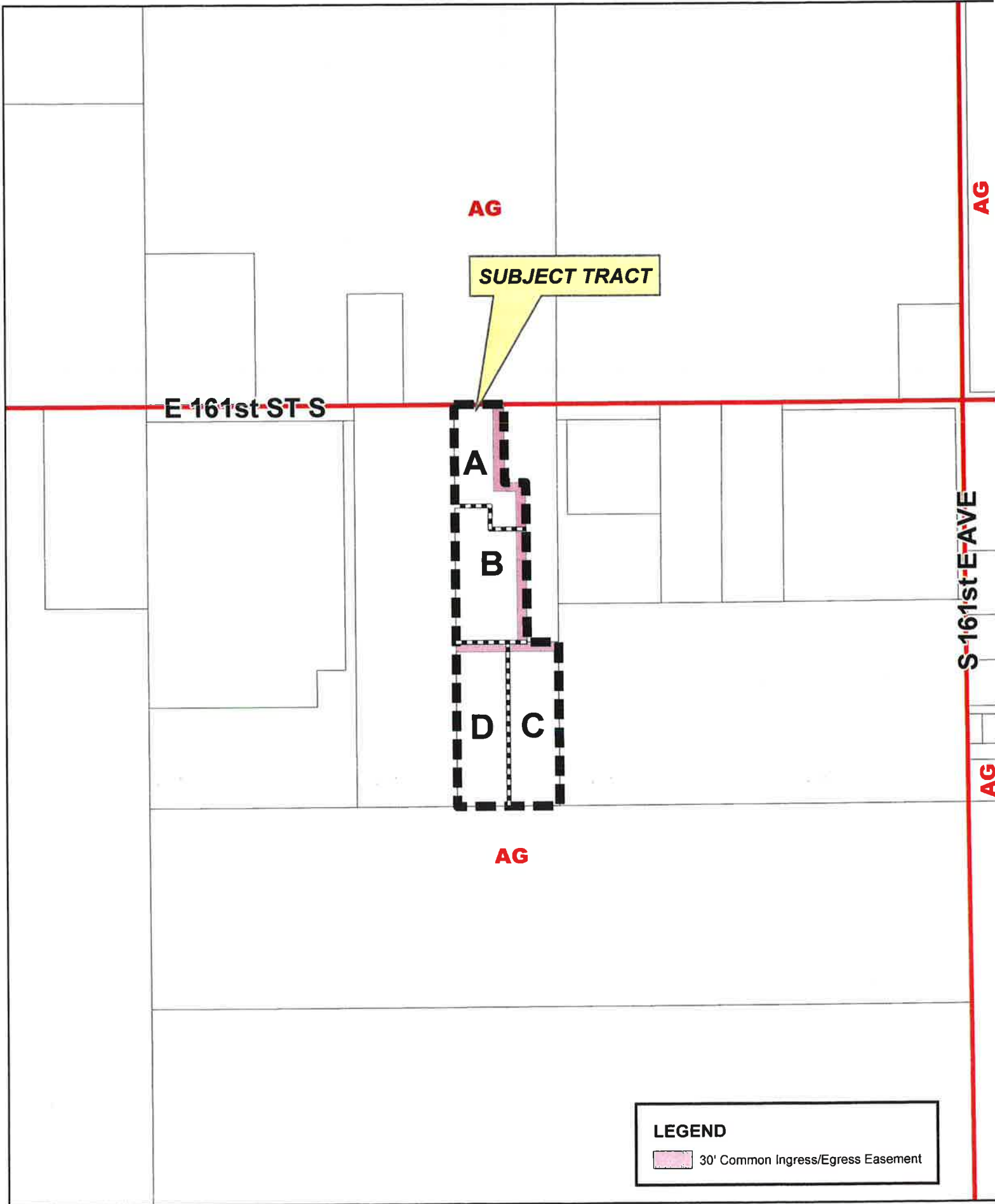
Fred Kerr, (7427) (AG) (County)

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

The Lot-Split proposal is to split an existing AG (Agriculture) tract into four tracts. The following relief was granted by the County Board of Adjustment on March 17, 2015: Variance of the minimum required frontage on a public street from 30' to 0' to permit Tracts B, C and D; Variance of the minimum lot area requirement in an AG district to permit Tract A (1.55 acres); Variance of the required land area per dwelling unit from 2.1 acres to allow Tract A (1.55 acres), Tract C (2.06 acres) and Tract D (2.06 acres).

Technical Advisory Committee met on April 2, 2015. The County Engineer is requesting a 50' right of way Easement along East 161st Street South.

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.

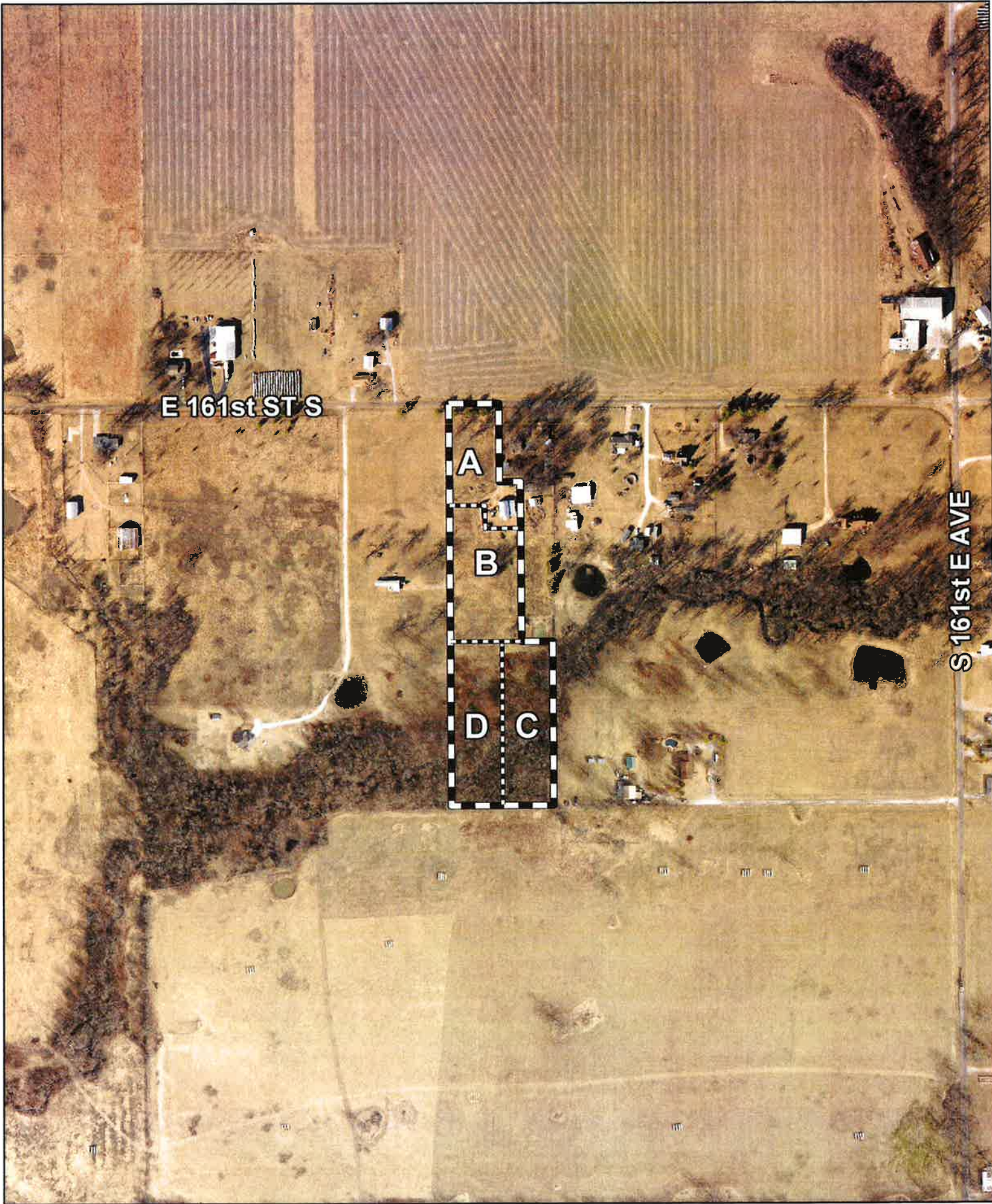


LS-20775

17-14 27

222





E 161st ST S

S 161st E AVE

A

B

D

C

0 200 400
Feet



Subject
Tract

LS-20775

17-14 27

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

Aerial Photo Date: March 2014



22.3



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7298

Hearing Date: April 15, 2015
(Continued from April 1, 2015)

Case Report Prepared by:

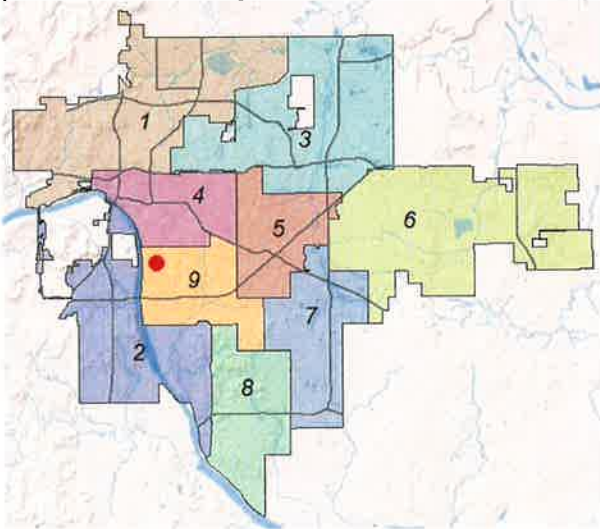
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Brookland North, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Parking to support commercial property expansion east of the site.

Concept summary: The entire block adjacent to Peoria from East 37th Street to East 37th Place South is being redeveloped. The parking expansion into the neighborhood west of Peoria is necessary to support the anticipated uses.

Tract Size: 0.19 ± acres

Location: West of the northwest corner of S. Peoria Ave. and E. 37th Pl.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: PK

Comprehensive Plan:

Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval

No additional information provided after April 1st continuance.

Staff Data:

TRS: 9224

CZM: 46

Atlas: 249

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

23.1

SECTION I: Z-7298

DEVELOPMENT CONCEPT:

Redevelopment plans for property abutting South Peoria require additional parking. The buildings abutting South Peoria between East 37th Street South and East 37th Place will all be demolished for new commercial development and reconstructed with a larger parking area west of the new buildings. Property immediately north and south of this proposal are already zoned PK establishing a similar zoning pattern in this block.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

PK zoning is consistent with the Main Street designation of the Tulsa Comprehensive Plan at this location and;

PK zoning is consistent with the existing zoning pattern north and south of the site and necessary for the continued re-development of the Main Street vision along South Peoria and;

The protection of the adjacent single family residential areas for significant screening fences, landscaping and lighting details mentioned in the Brookside Infill Plan cannot be required without a PUD however, the general concept of parking behind the main street area is consistent with that therefore;

Staff recommends Approval of Z-7298 to rezone property from RS-3 to PK.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This zoning request supports the vision of the Tulsa Comprehensive Plan and the Brookside Infill Development Plan. The details of the Brookside plan cannot be required without a Planned Unit Development through our current Zoning Code. In this instance a PUD was not requested and the adjacent PK zoning was previously established in anticipation of parking expansion at this location.

Land Use Vision:

Land Use Plan map designation: Main Street

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street

trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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.

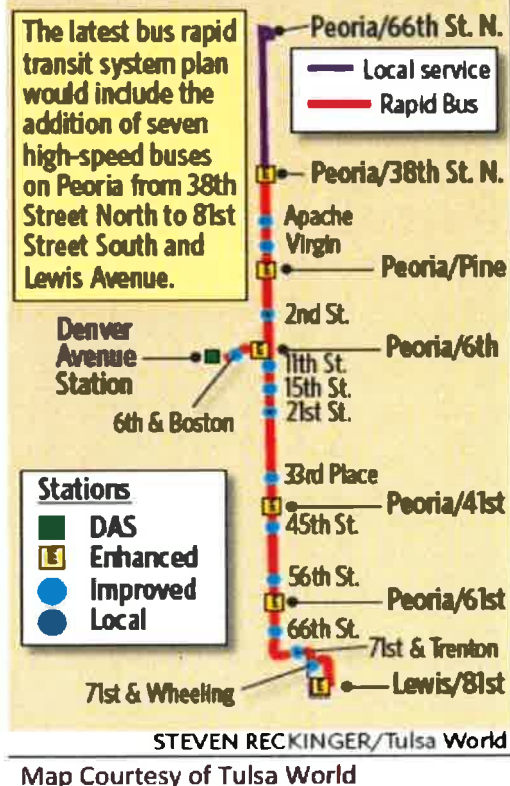
Transportation Vision:

Major Street and Highway Plan: South Peoria is classified as an Urban Arterial with a Main Street Overlay and a planned Bus Rapid Transit System.

Bus Rapid Summary Exhibit: (See Next Page)

The Peoria BRT Project is an effort to begin the modernization of public transportation in Tulsa. It would replace buses on Peoria with a new, fresh, branded service that would transform the perception and reliability of the service. The Peoria BRT would include 36 substantially updated stations designed to operate more like rail stations. Service frequency would be doubled to every 15 minutes to provide reliable, efficient service. Economic development around station areas would be encouraged through revised land use policy to encourage transit-oriented development.

Bus rapid transit system



Major destinations connected

- Downtown
- Cherry Street
- Brookside
- Pearl District
- BOK Center
- Tulsa Tech Peoria Campus
- Gateway Market
- Shoppes on Peoria
- Oral Roberts Univ.
- Cityplex Towers
- Woodward Park
- Centennial Park
- Denver Ave. Station

Trail System Master Plan Considerations:

None however this area is one of the significant pedestrian destinations in Tulsa. Sidewalk reconstruction and sidewalk extensions into the neighborhood are anticipated.

Small Area Plan: Brookside Infill Development Plan (Effective November 2002)

Z-7298 is on the west side of South Peoria and included in the Sub Area from Crow Creek to 38th Street illustrated on the following page:

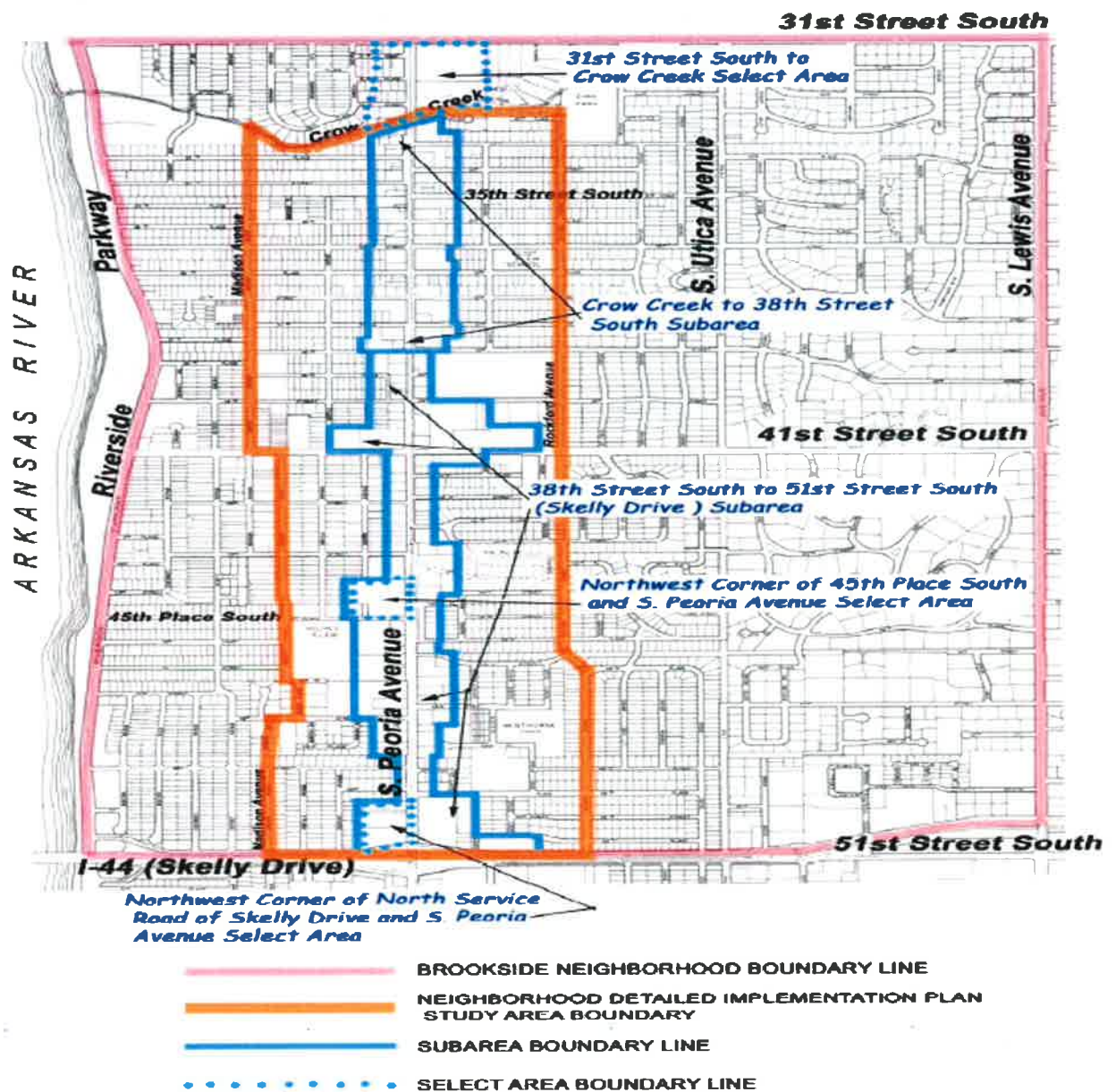
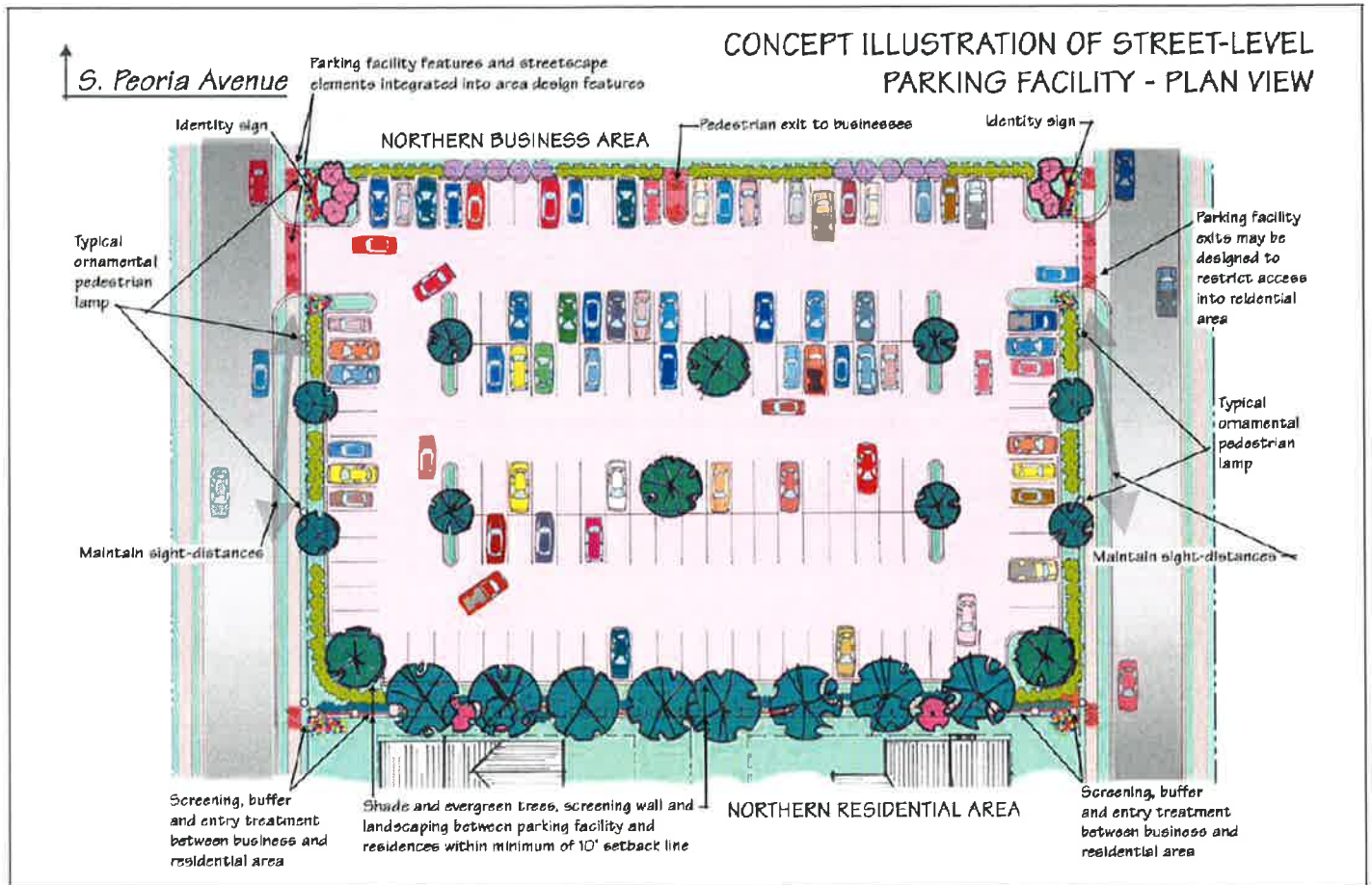


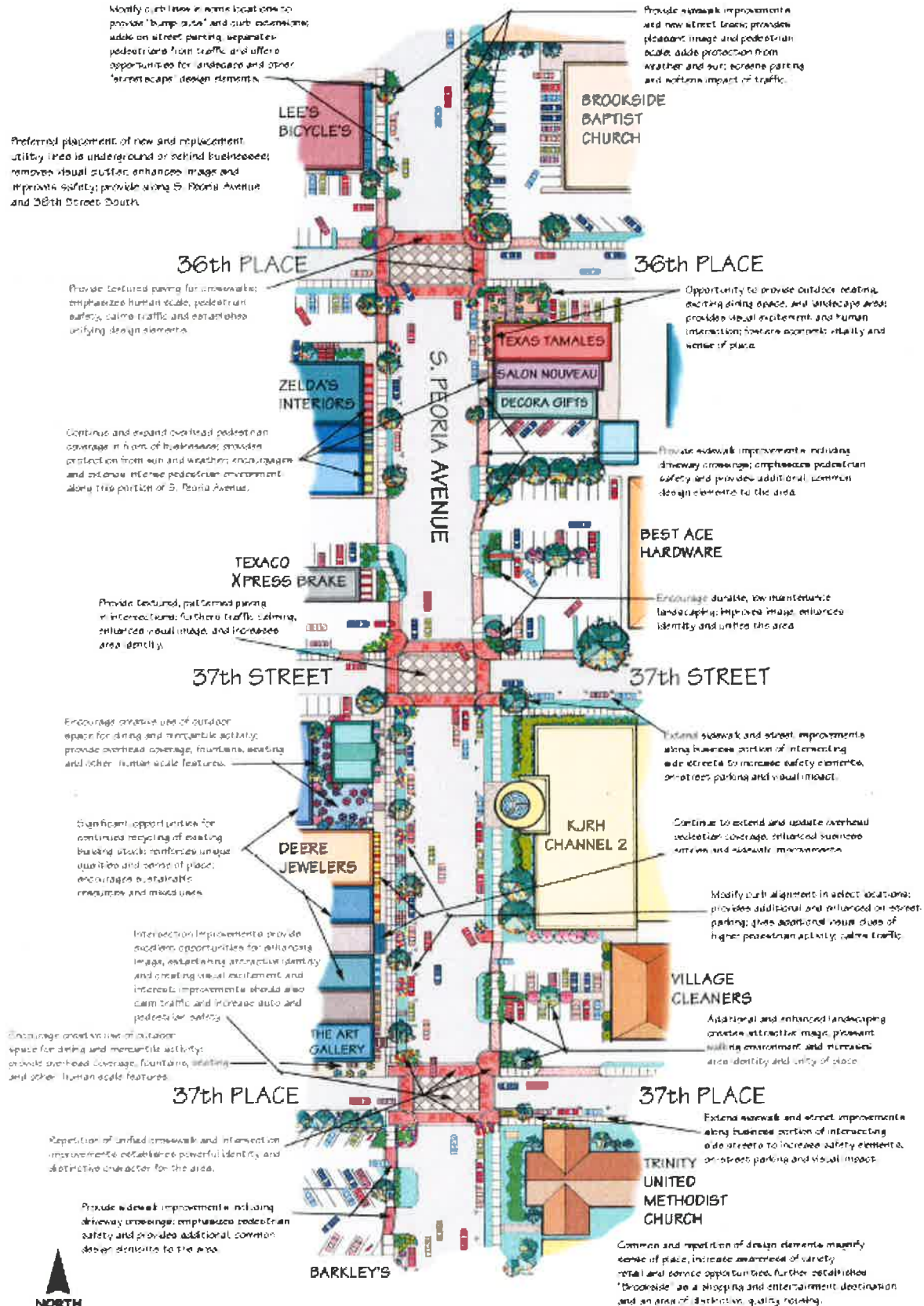
EXHIBIT 28 - CONCEPT ILLUSTRATION OF STREET-LEVEL PARKING FACILITY - PLAN VIEW



CONCEPT DEVELOPMENT PLAN VENUE

36TH PLACE SOUTH TO 37TH PLACE SOUTH

BROOKSIDE INFILL NEIGHBORHOOD DETAILED IMPLEMENTATION PLAN



Special District Considerations:

The existing buildings east of this request were considered significant opportunities for establishing unique qualities and providing a sense of place during the analysis for the infill plan. Those buildings have been recently demolished. The PK zoning requires screening adjacent to the residential areas however there are no special provisions than can be applied without a Planned Unit Development were developed for this site.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is a single family residential lot. The removal of that residence will be required for parking lot construction. PK zoning will require a minimum 6 foot screening fence adjacent to the residential development.*

Environmental Considerations: None that would affect the redevelopment of this site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 37 th Place South	Residential	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a mix of small business that are scheduled to be demolished prior to approval of this project, zoned CH; on the north by vacant land, zoned PK; on the south by a parking lot, zoned PK; and on the west by single family residential properties, zoned RS-3.

SECTION III: Relevant Zoning History

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

Surrounding Property:

Z-7107 October 2008: All concurred in approval of a request for rezoning a .5± acre tract of land from RS-3 to PK for parking lot, on property located west of southwest corner of E. 37th St. and S. Peoria Ave.

Z-6992 July 2005: All concurred in approval of a request for rezoning a 50' x 138' tract of land from RS-3 to PK for parking, on property located south of the southeast corner of S. Owasso Ave. and E. 39th St., also known as 3921 S. Owasso Ave.

Z-6886 April 2003: All concurred in approval of a request to rezone a 50' x 144' lot, from RS-3 to OL, for office use, on property located west of the northwest corner of East 39th Street and South Peoria Avenue and north of the subject property.

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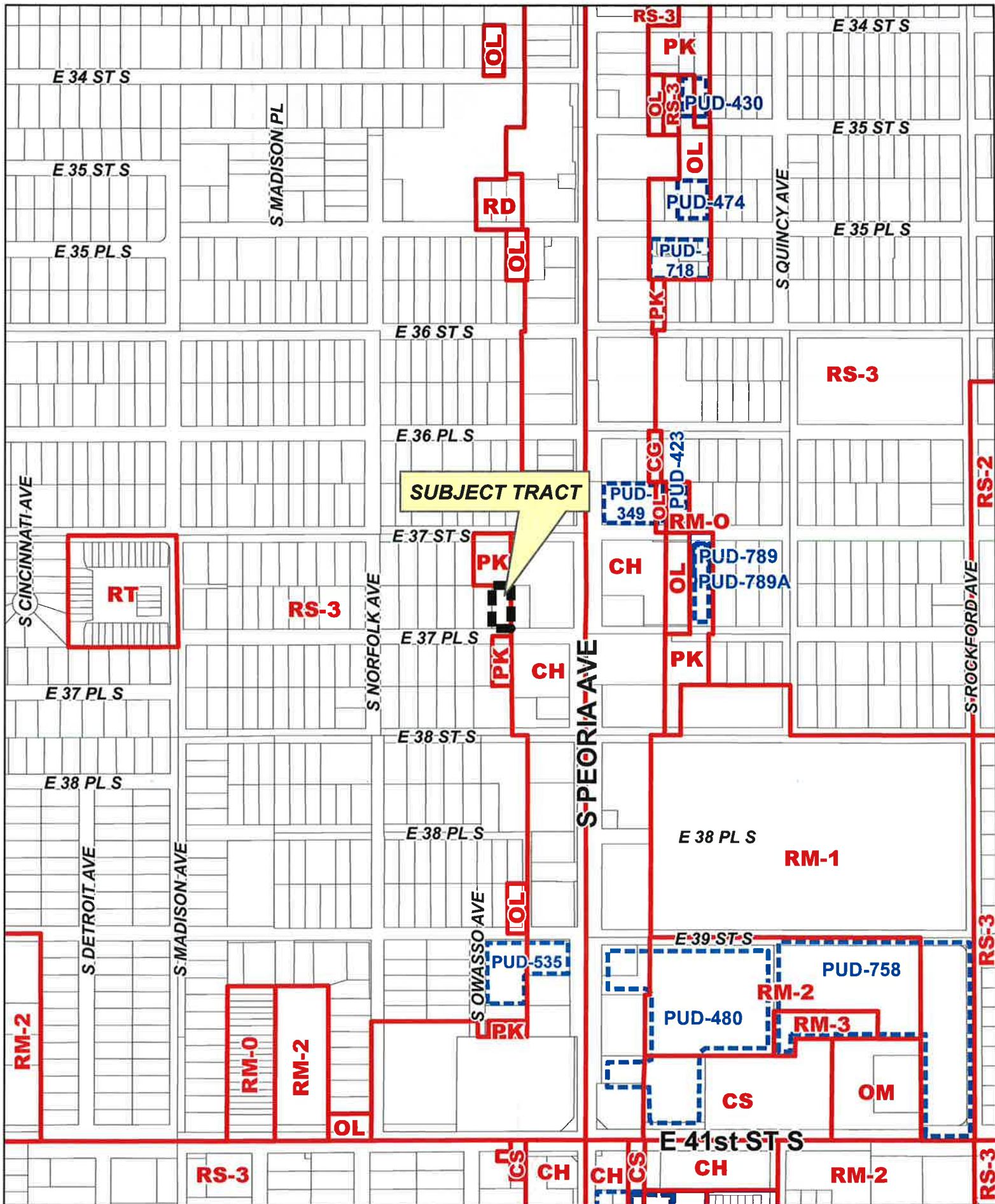
Z-6749 March 2000: All concurred in approval of a request for rezoning a .457+ acre tract of land from RS-3/RM-1 to PK for parking on property located east of northeast corner of S. Peoria Ave. and E. 38th St. S.

Z-6597 August 1997: All concurred in approval of a request to rezone a .19+ acre tract of land from RS-3 to PK for a parking lot, located west of the southwest corner of E. 37th Pl. and S. Peoria Ave. and south of subject property.

PUD-535 June 1995: All concurred in approval of a request for a Planned Unit Development, on 1+ acre tract from CH and RS-3 to PUD-535 and to abandon the existing PUD-491, subject to no parking on the north side of the buildings, no access to South Owasso or East 39th Street from the PUD within 175 feet east of the centerline of South Owasso Avenue, on property located on the southwest corner of E. 39th St. and S. Peoria Ave. between S. Owasso and S. Peoria.

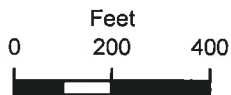
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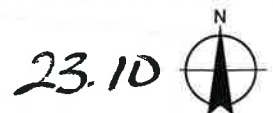


SUBJECT TRACT

Z-7298



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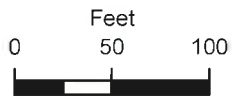


E 37 ST S

E 37 PLS

E 38 ST S

S PEORIA AVE



Subject
Tract

Z-7298

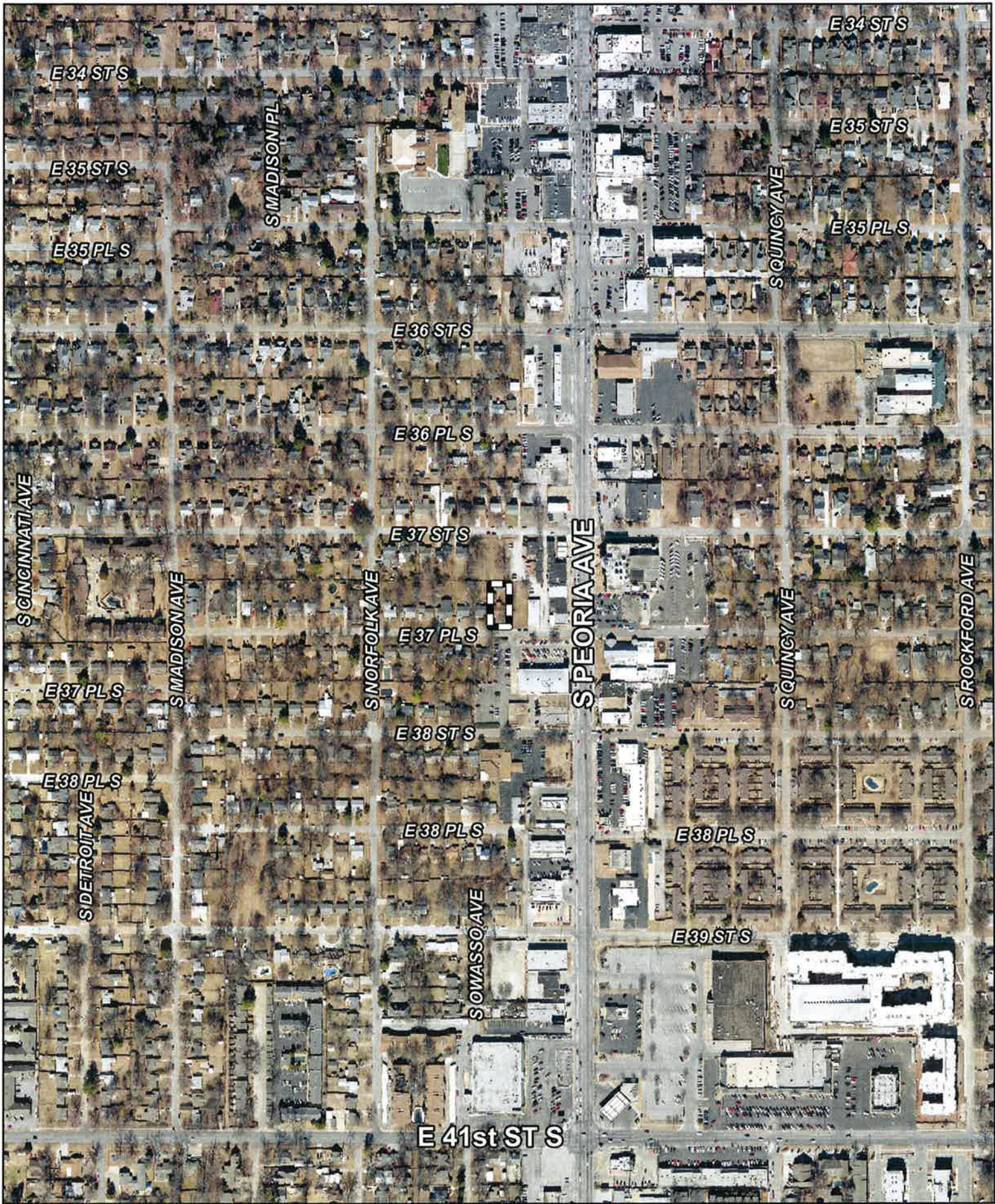
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Subject
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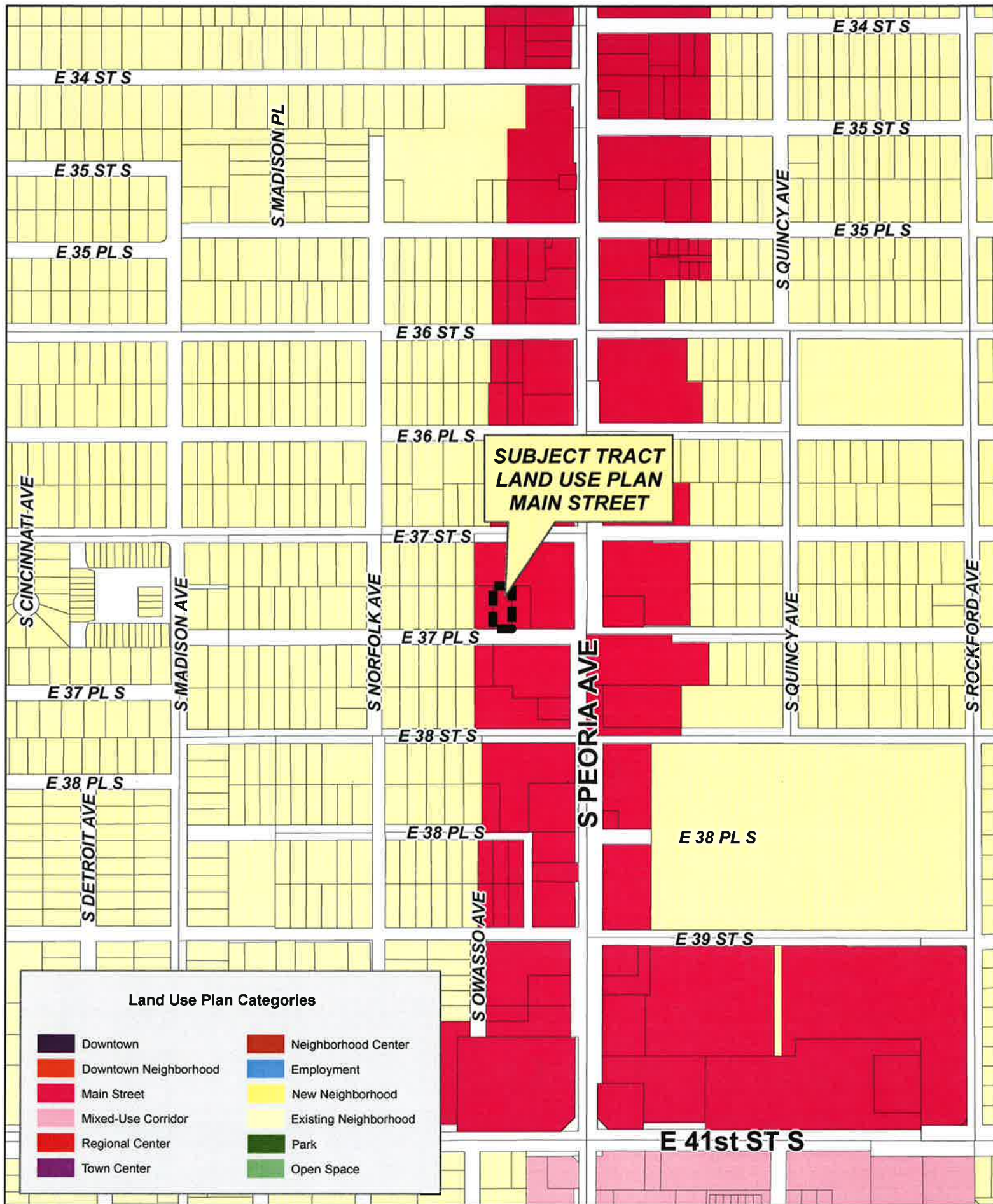
Z-7298

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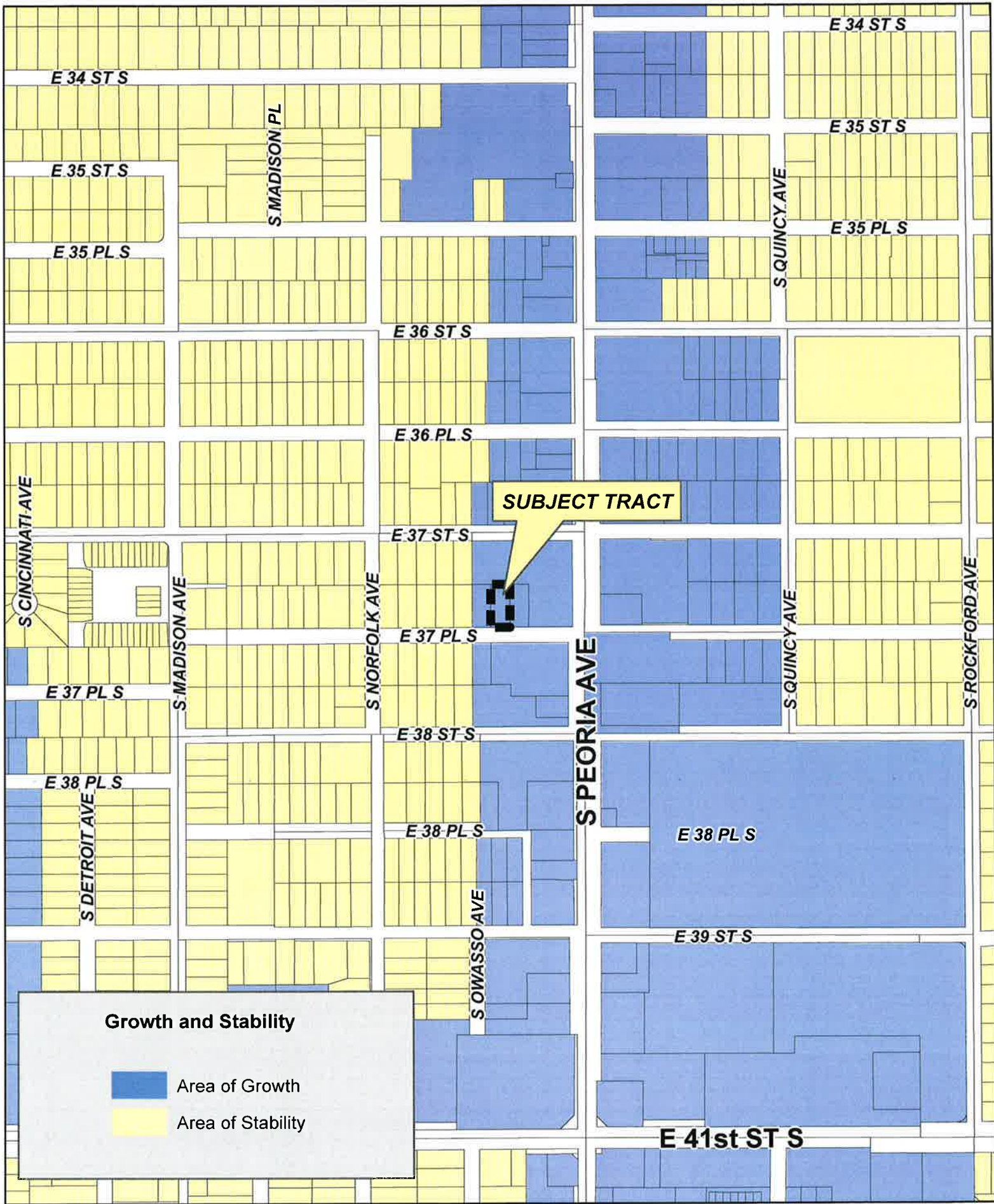


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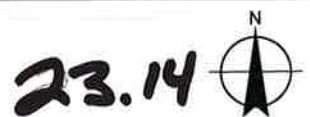
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Z-7298

19-12 24





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-826

Hearing Date: April 15, 2015

(Continued from March 4, March 18, and April 1
2015)

Case Report Prepared by:

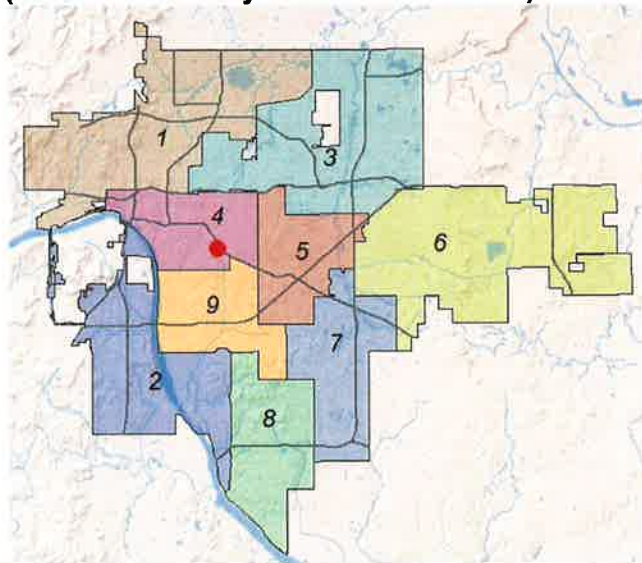
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: AAB Engineering/ CBC Builds

Property Owner: BOUDREAU, STEVEN R TRUST

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Single-family

Proposed Use: Single-family residential

Concept summary: Split two large lots into 4 lots through a PUD process. The underlying zoning will not change.

Tract Size: 0.76 ± acres

33001.19 ± sq. ft.

Location: Northeast corner of East 23rd Street and
South Delaware Place

Zoning:

Existing Zoning: RS-2

Proposed Zoning: RS-2/ PUD-826

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends Approval.

Quality infill that respects the neighborhood character is supported by the Comprehensive Plan. Straight zoning will not provide adequate standards for site redevelopment supporting the anticipated neighborhood character.

No additional information has been provided since the April 1st continuance.

Staff Data:

TRS: 9317

CZM: 37

Atlas: 57

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

24.1

SECTION I: PUD-826

DEVELOPMENT CONCEPT:

PUD 826 is a Planned Unit Development overlay of an existing RS-2 zoned parcel (see Exhibit A for existing zoning map) located on north of E 23rd Street South between Delaware Place and Evanston Avenue. The developers plan to subdivide the two existing lots into 4 lots all facing 23rd Street South. With this configuration, the lots fall short of the bulk and area requirements strictly set out in the RS-2 zoning district. The developers considered splitting the tract into 3 lots but were unable to create a buildable pad due to the existing overhead utilities running north-south between the current lots. This PUD sets out the modified bulk and area requirements that will apply to this development. The conceptual site plan for the project can be seen in the attached Exhibit B.

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: Existing Zoning Map

Exhibit B: Conceptual Site Plan (illustrating concept with all lots facing East 23rd)

Exhibit C: Existing Topography

Exhibit D: Surrounding Area

Neighborhood Exhibits:

Protest Petition

INCOG mapping verification with 89% land area opposition within 300 feet

March 9, 2015 Neighborhood Formal Protest Letter

March 9, 2015 Minutes of Meeting from neighborhood

March 7, 2015 CBC Builds letter to neighborhood notifying TMAPC meeting date change

March 2, 2015 CBC Builds letter to neighborhood.

SECTION II: PUD-826 DEVELOPMENT STANDARDS:

This PUD will consist of one development area subject to the development restrictions of the RS-2 zoning classification with the following exceptions:

Permitted uses: Single-Family Detached Dwellings

Land Area:

Net	0.76 acres
Gross	1.09 acres

Maximum number of dwelling units 4

Minimum Lot Width 70 feet

Minimum lot size 7000 square feet

24.2

Minimum Building Setbacks*

**The owner of a corner lot may select the front yard. The other yard abutting the public street shall not be less than 15 feet; provided that the garages which access this street shall be setback a minimum of 20 feet.*

Front Yard 25 feet from the lot line.

Interior Side Yards 5 feet one side
10 feet the other side

Rear Yard: ** 20 feet.

*** In this PUD the rear yard will always be on the north side of the PUD even in the instance when the owner chooses to use the east and west facing lots as the front yard.*

Building Architecture

Due to the eclectic nature of the existing neighborhood and nature of the developer's custom home construction business few architectural restrictions are proposed for the property. In keeping with the existing building patterns in the neighborhood all garage entrances shall be a minimum 5 feet further from the street than the front door of the home.

Topography and Drainage

The site slopes approximately 16 feet from the highpoint near the southwest corner of the site toward a low point at the northeast corner of the site. An existing City of Tulsa storm sewer system collects water from the intersection of East 23rd Street at Evanston and drains north under Evanston. It is anticipated that this project will connect to that storm sewer system.

All roof drain downspouts will be piped to the curb line.

The attached Exhibit C depicts an aerial of the existing site as well as topography.

Utilities

Water service is provided to the site by an existing 6" waterline along the south side of E 23rd Street. An 8" sanitary sewer line extends north to south within the ROW of Evanston Ave and will be extended to serve the PUD. These lines will be tapped to provide service for the property.

Other utility services are currently provided to the site and will continue to be provided via underground services.

Schedule of Development

Development of the project is expected to begin in the summer of 2015.

VEHICULAR ACCESS AND CIRCULATION:

24.3

Additional street construction is not required for this project. Driveway connections to East 23rd Street South are not permitted on the west and east lots. Those lots must be accessed from South Delaware Place or South Evanston Ave.

The center two lots may provide driveways to East 23rd Street.

The maximum width of all driveways, regardless of the garage configuration, shall not exceed 26 feet between the curb and the lot line. The maximum driveway width at the garage door will not exceed 30 feet.

PEDESTRIAN ACCESS:

The existing pedestrian access through this neighborhood is nonexistent except when walking in the street. Subdivision regulations require sidewalks and they will be required as part of the approval of this PUD and the subsequent plat process. Sidewalks will be constructed as part of the Infrastructure Development Plan (IDP) process.

PLATTING REQUIREMENT:

A Subdivision Plat that has been approved through City Council and filed and the Tulsa County Courthouse will be required prior to release of any building permit.

NEIGHBORHOOD IDENTIFICATION SIGN AND LIGHTING:

Neighborhood identification signage will not be allowed.

Lighting mounted on a residential structure or landscape lighting is the only lighting allowed. All lighting shall be directed down and away from adjacent lots or adjacent street right of way.

DETAILED STAFF RECOMMENDATION:

The Comprehensive Plan supports redevelopment and small infill opportunities in existing neighborhoods. This project is a small infill opportunity that can only be in context with the existing neighborhood through requirements in a PUD process and;

PUD 826 is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code and;

The original character of the neighborhood included large lots with homes that are large and small by today's standards. Infill development has already happened along the East 23rd Street corridor west of this site without a PUD. That corridor has re-developed with lot splits and lot combinations that essentially have reduced the lot sizes to meet the standards of the RS-2 zoning district. The existing re-development trend along East 23rd Street provides large homes on RS-2 minimum lots. Generally the configuration of this project is similar to the redevelopment pattern along East 23rd Street although it is not consistent with the existing home construction on this individual block and;

The PUD standards provide adequate detail to ensure that this infill project represents a contextual solution that is anticipated by the Comprehensive Plan therefore;

Staff recommends Approval of PUD-826 as outlined in Section II above.

SECTION III: Supporting Documentation

29.4

NEIGHBORHOOD PARTICIPATION:

Staff Summary: The neighborhood has been in contact with TMAPC staff and directly involved with this project from the beginning of the mailing and sign posting. The developer has met with the neighbors and continued to modify his request after the initial submittal.

The neighborhood has met with the developer, home builder, engineer and TMAPC staff. The neighborhood opposes the infill with 4 lots. One of the neighborhood spokesmen has organized a petition for the land owners within the 300 foot radius and has already received 89% of the land owners in opposition. INCOG staff has checked and confirmed his work. The opposition meets the threshold that exceeds the supermajority vote requirement at the City Council.

Section 1703.E of the Tulsa code states that "50% or more of the area of the lots within a 300 foot radius of the exterior boundary of the territory included in a proposed change, such amendment shall not become effective except by the favorable vote of 3/4th of all the members of the City Council."

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Throughout the Comprehensive Plan the existing residential neighborhood is referenced as one of Tulsa's greatest assets. The plan mentions a commitment to provide development opportunities that should be limited to 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. The PUD is the only method available in our code to provide development standards that protect the character of the existing neighborhood with appropriate infill development. New infill projects should create a sense of place by encouraging development of buildings structures and landscapes that are in harmony with the character of the neighborhoods and are appropriate to the context of the location in form, rhythm, scale and proportion. Facing East 23rd Street, this project will accomplish those broad goals and concepts.

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

24.5

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:

The streets surrounding this site are residential streets. There are no Major Street and Highway Plan concepts that would be affected by this project.

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 site slopes from west to east which will affect the construction style of the proposed homes. The existing home left on the site was built with a crawl space or stem wall construction that did not affect the natural ground surface. The surrounding properties are much larger than the minimum lot sizes required by the existing RS-2 zoning on the site.

Environmental Considerations:

The significant environmental consideration for this site is the existing ground surface and slopes that will be needed to be considered as part of the design.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
E. 23 rd St.	Residential	50 feet	2
S. Delaware Pl.	Residential	50 feet	2
S. Evanston Ave.	Residential	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted by single-family residential development on all sides. All of the surrounding property is zoned RS-2 with the following dimensional requirements.

- The minimum lot size required in RS-2 zoning is 9,000 square feet.
- Required livability per lot is livability area of 4,000 square feet.

24.6

- Front yard building setback lines are 55 feet from the center of the abutting street right-of-way
- Side yard setbacks are 5 and 10 feet.
- Rear Yard setbacks are 20 feet.

SECTION III: Relevant Zoning History

ZONING ORDINANCE:

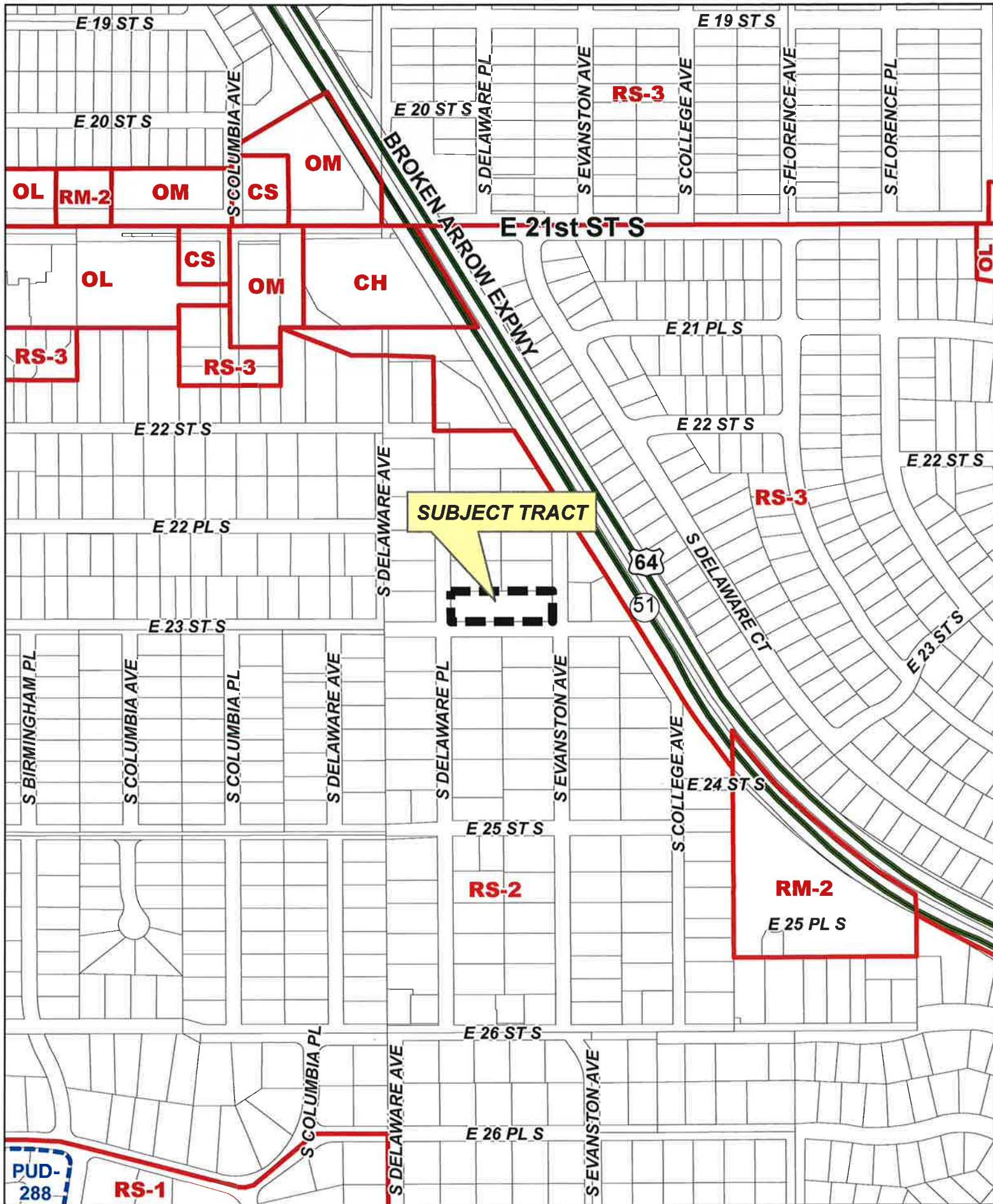
Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

No relevant history.

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PUD-826

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Subject
Tract

PUD-826

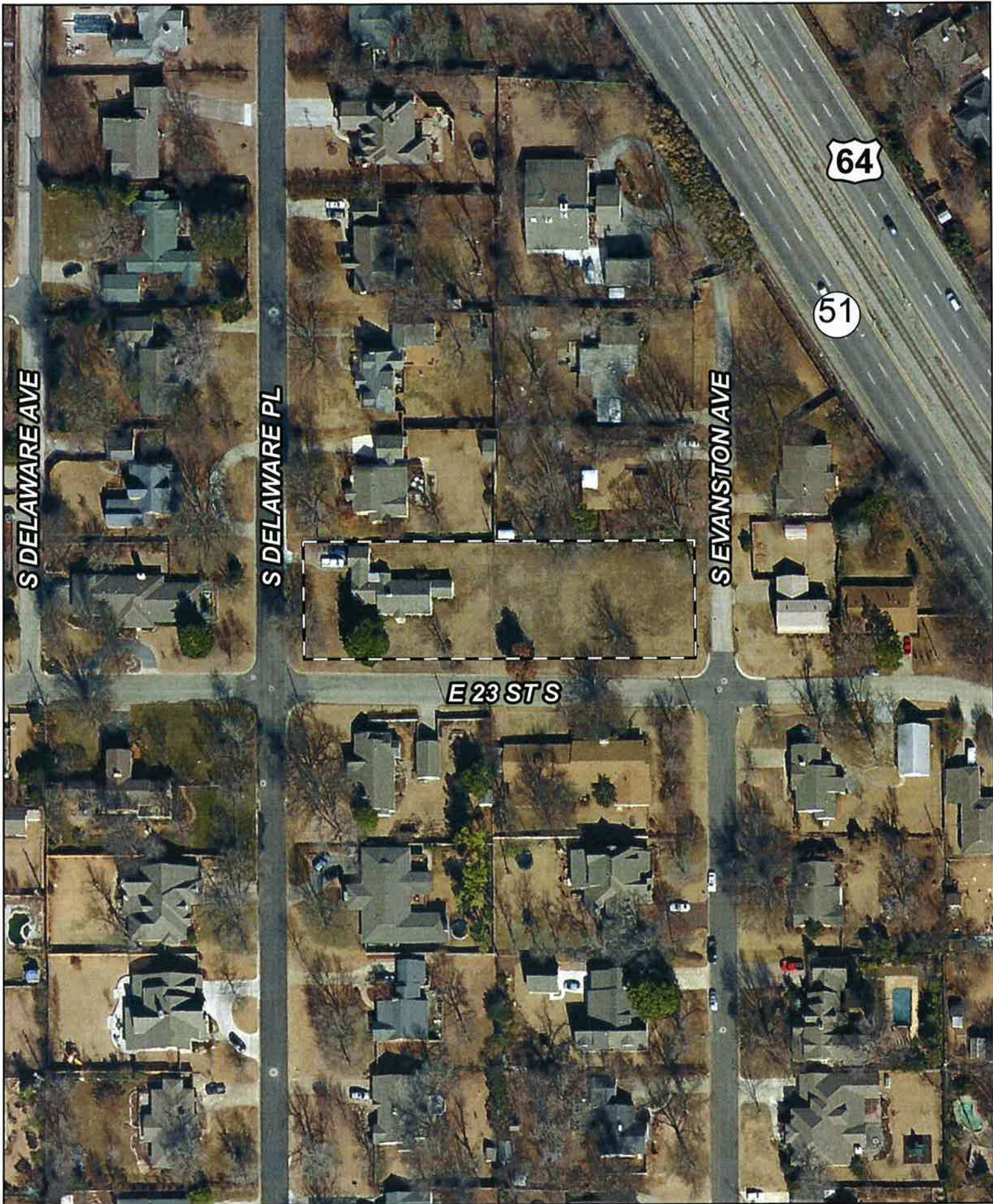
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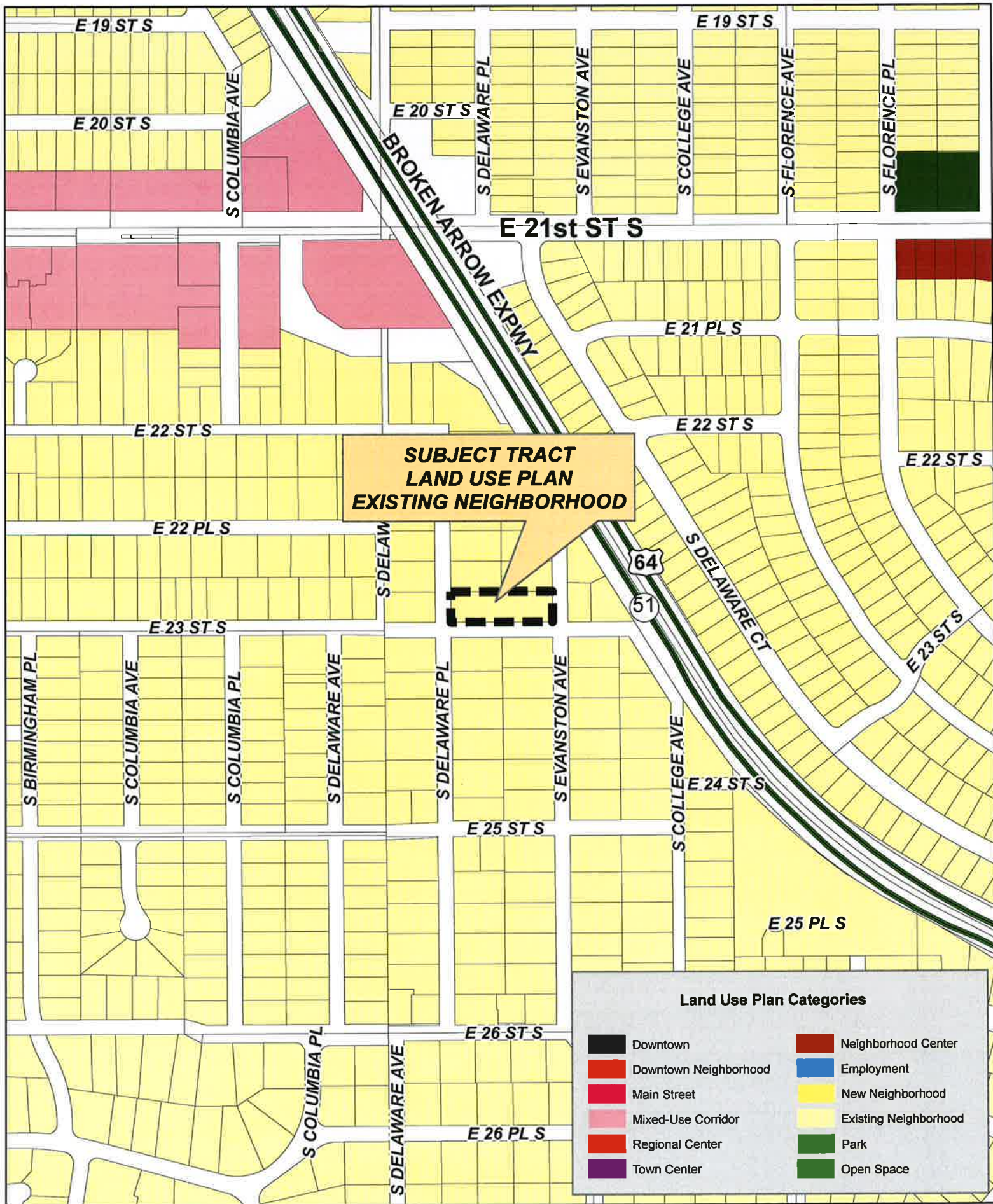
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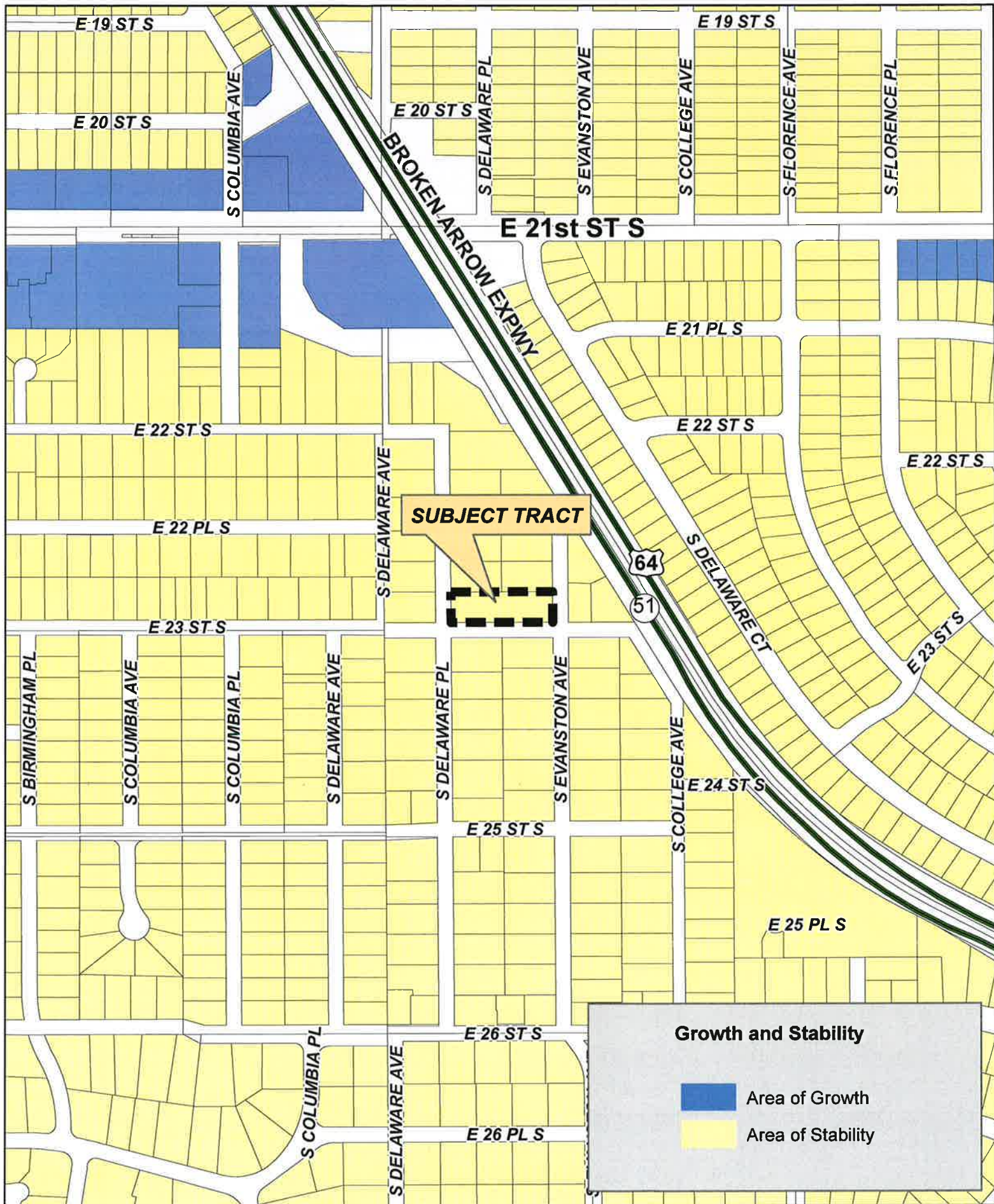
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PUD-826

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PUD-826

19-13 17

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Exhibit A

Existing Zoning Map
for

23rd St. & Delaware Pl.

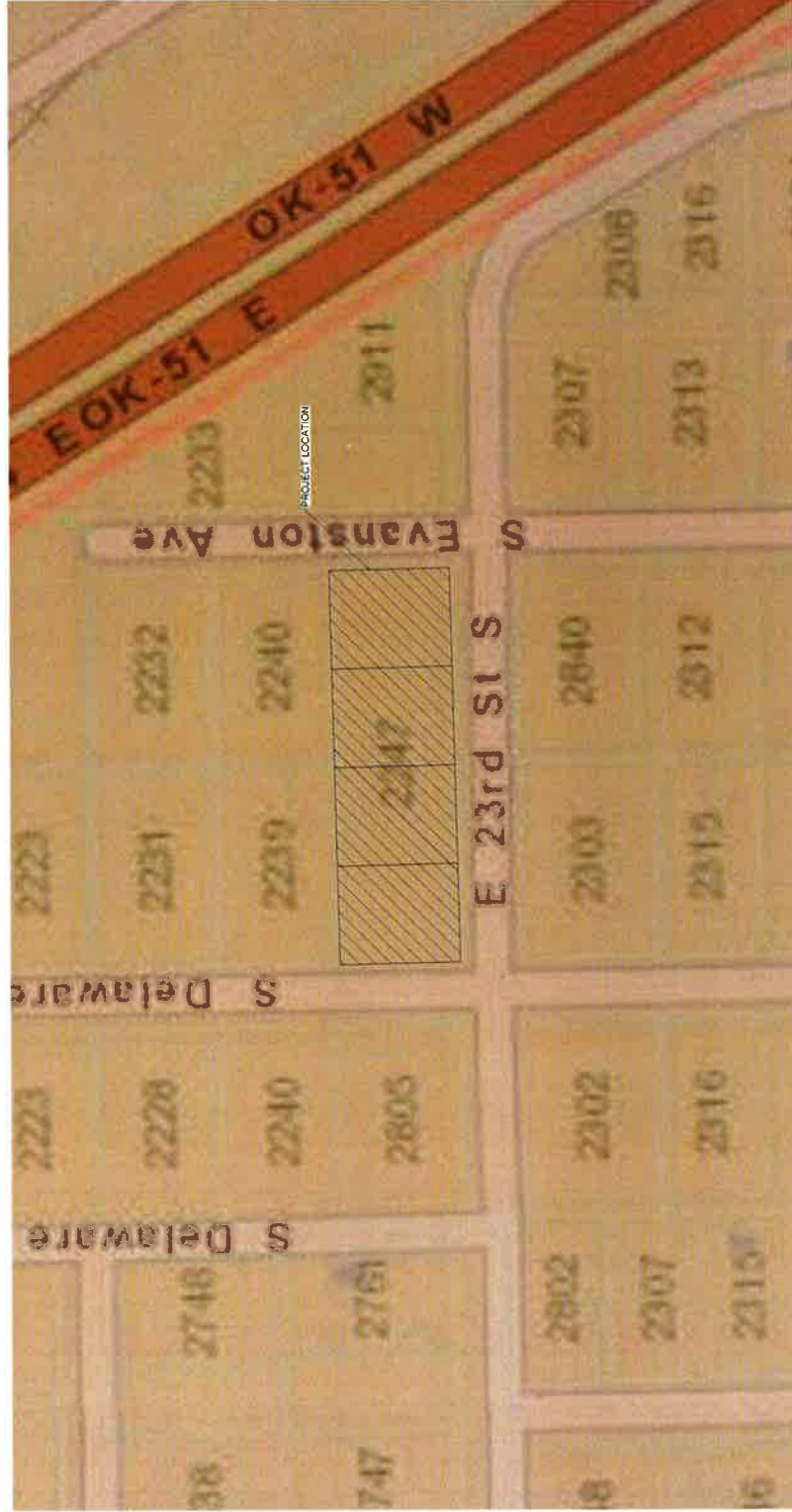
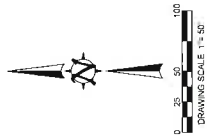
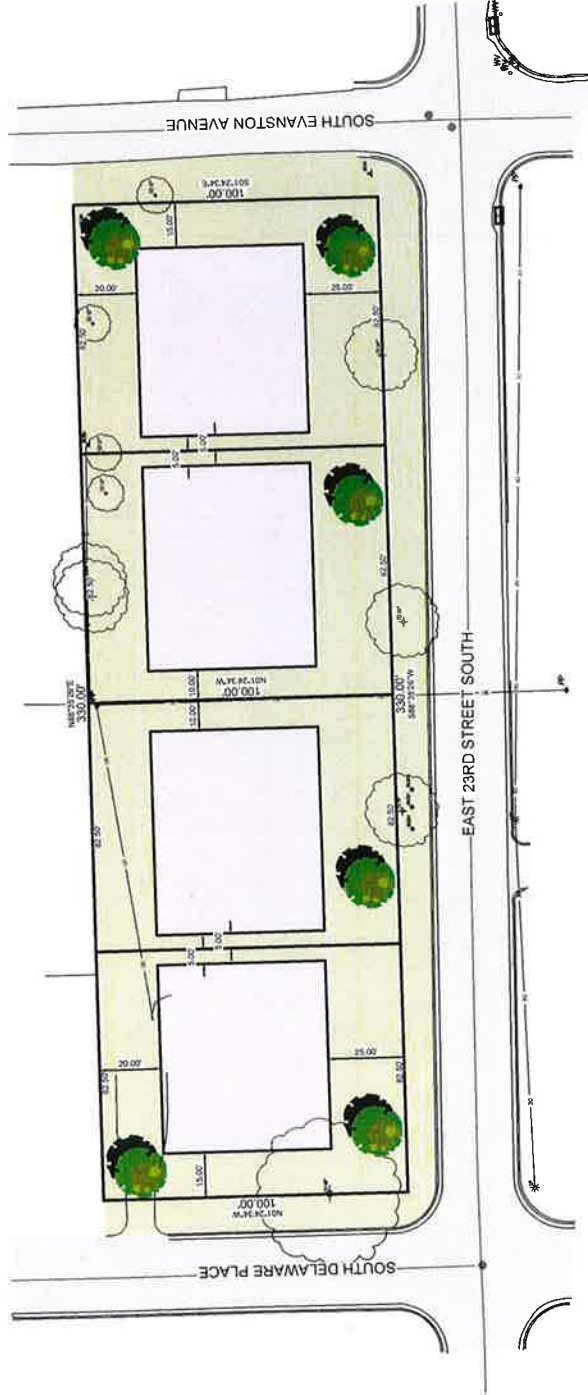
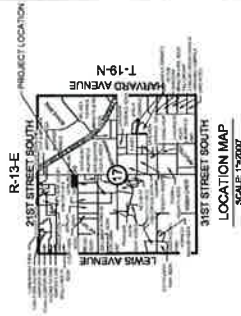




Exhibit B
Conceptual Site Plan
for
23rd St. & Delaware Pl.



24.14



Existing Topography for

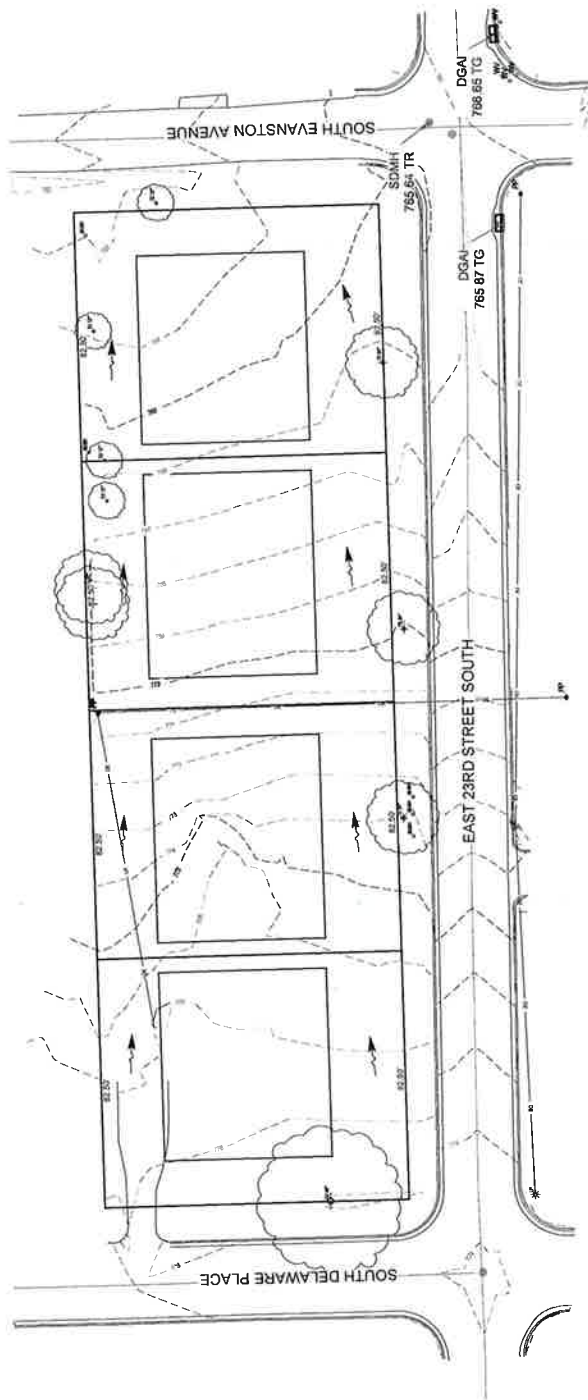
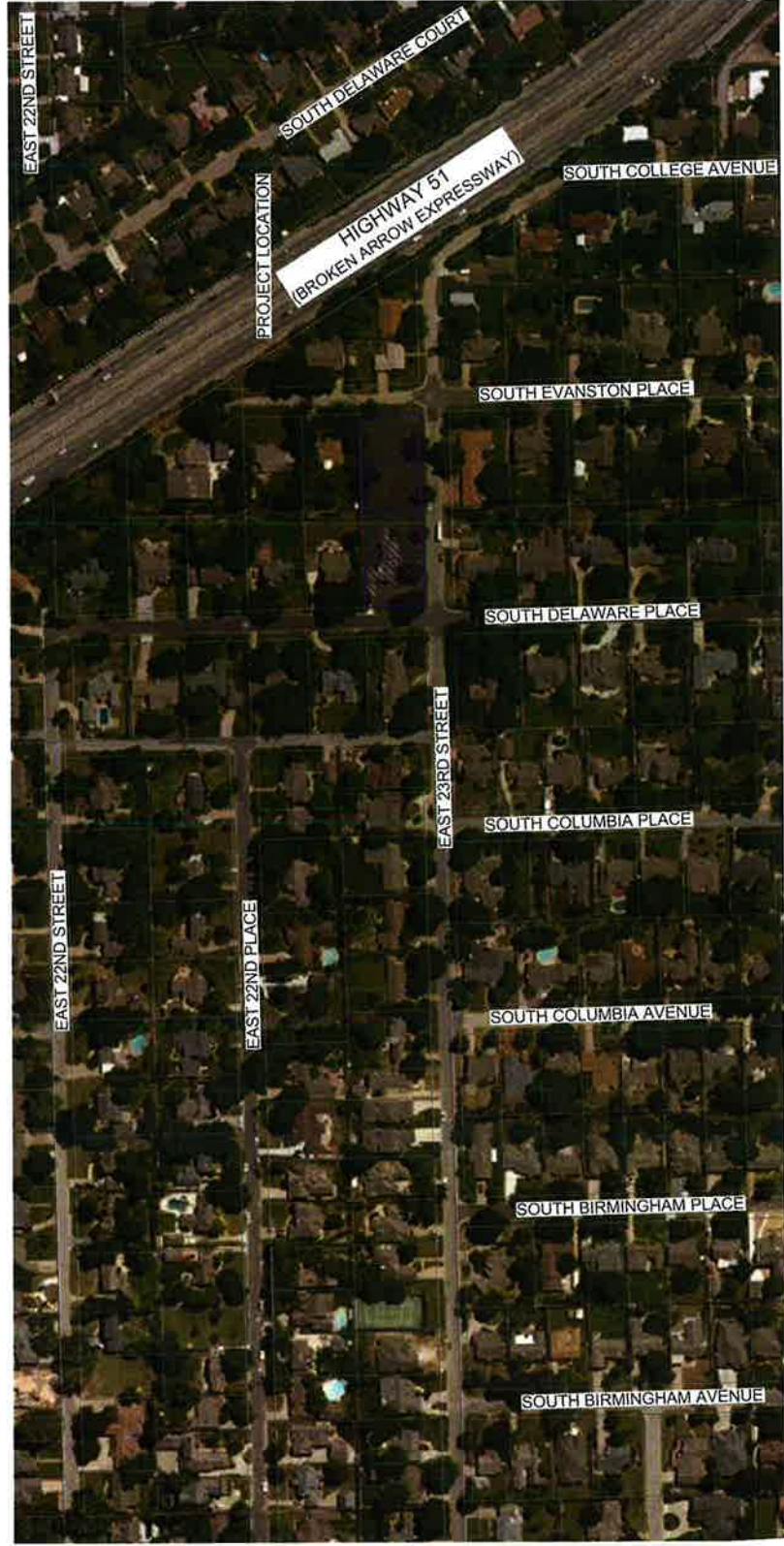
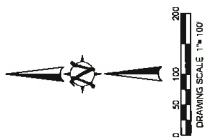
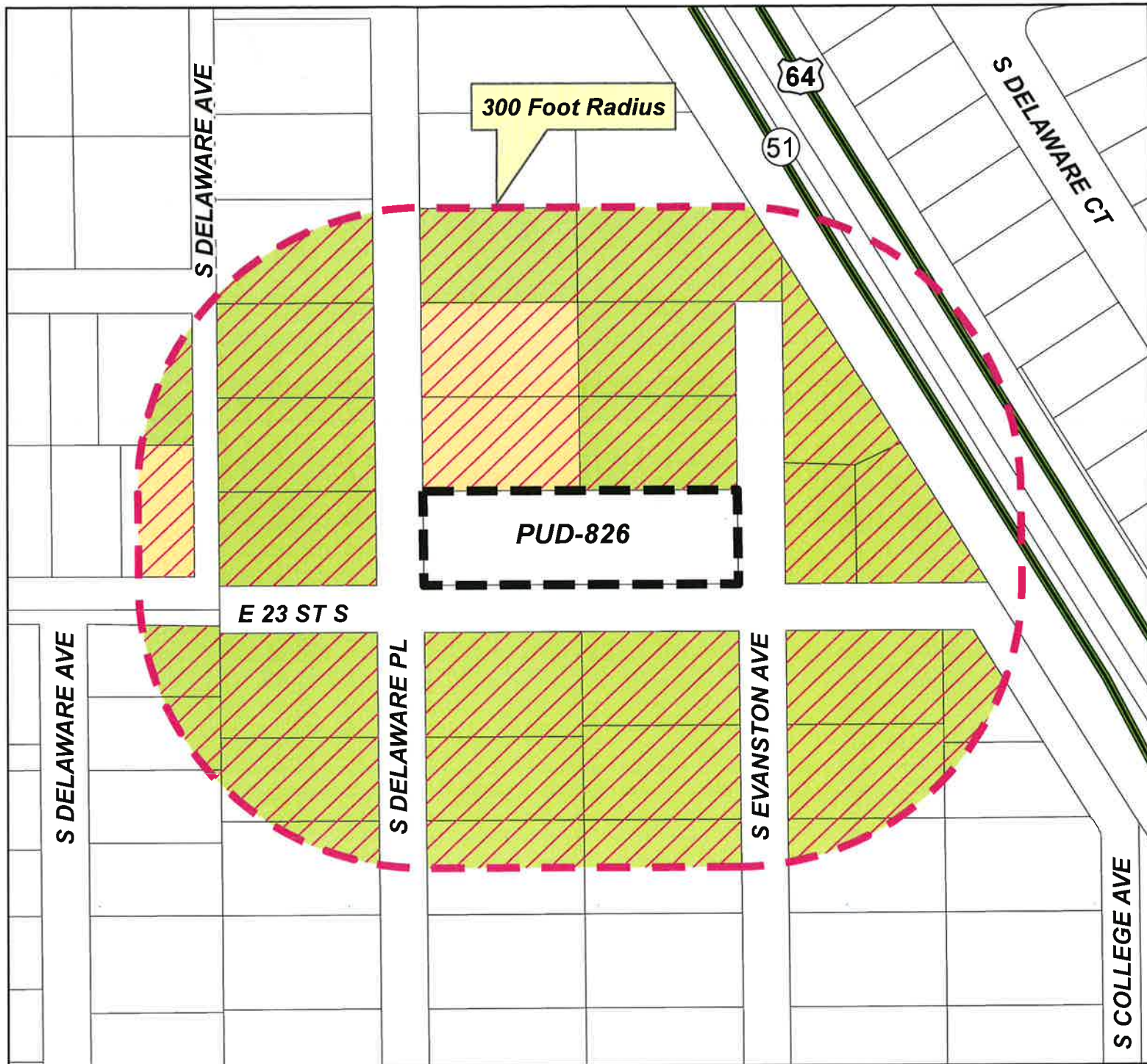





Exhibit D Surrounding Area for 23rd St. & Delaware Pl.

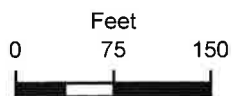


24.16





	Area (Square Feet)	Percent
 Signed Petition	340,519	89%
 Did Not Sign Petition	41,126	11%
<hr/>		
 Lots Within 300 Foot Radius	381,645	100%



PUD-826

19-13 17

Map and calculations prepared by INCOG
March 20th, 2015

24.171



Signed				
22ND PLACE	2748	Don & Megan Zetik	(75)	Mervell + David Margaret Raybold Miller
				(22)
				2753
				(25)
				2761

77483

79	Mervell + David	2753	2761
	Margaret Raybold	2753	2761
	Miller	2753	2761

2) Gabrielle
2222 Platan-Landship

Patricia
Eagler

2802 Jackie Westfield 72
Eric + Lauren 12
Jason + Debra 3
2315 Jason + Debra 3
2307 Lauren Goddard 3
2308 Jason + Debra 3
2309 Jason + Debra 3
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Bailey L.
Word

2316
O'Leary +
11/17
Garcia

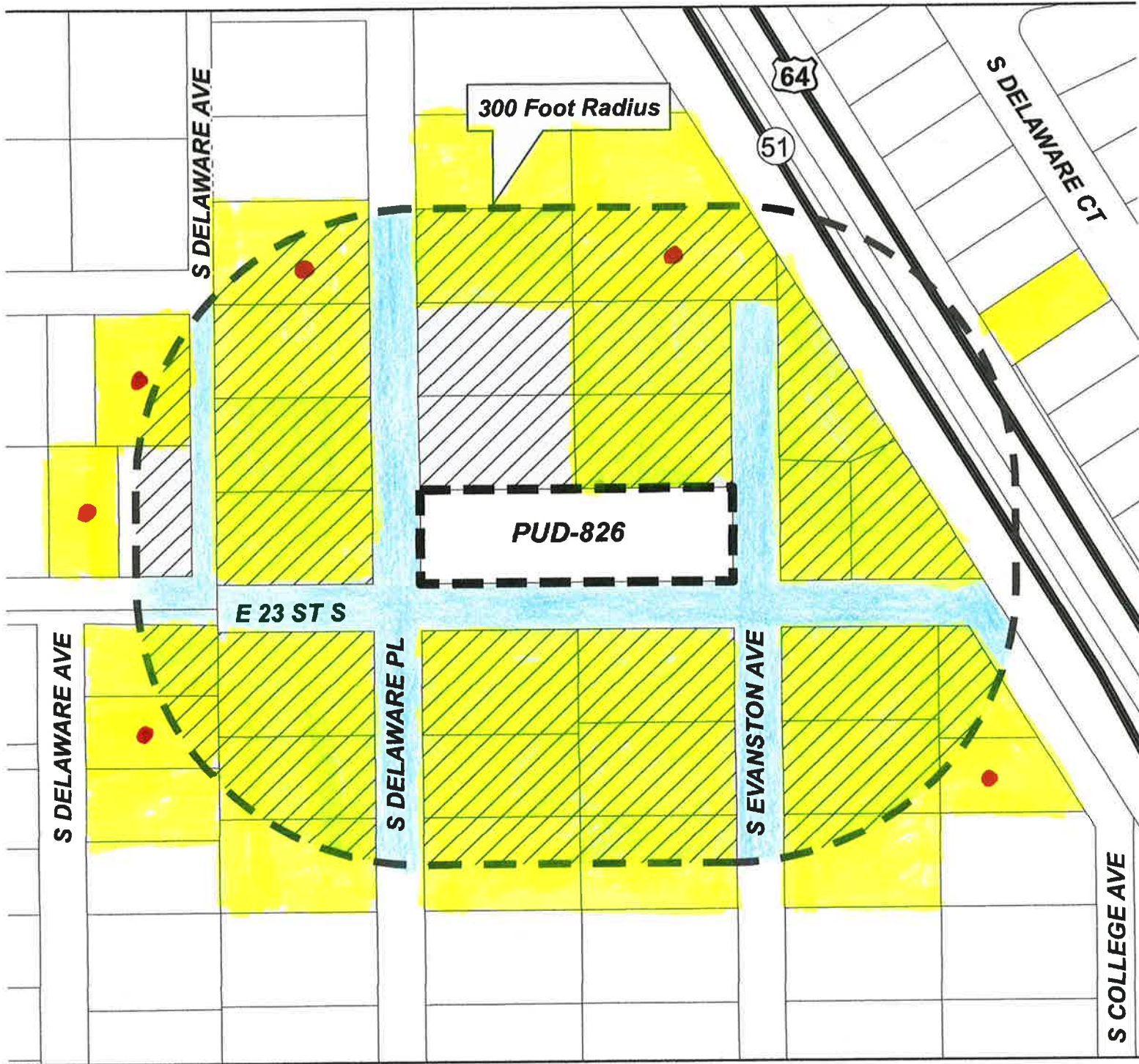
Tracy +
Damon
Lee

PETITION




SIGNERS


R 9 MAR. 15

24.18



 Streets

	Area (Square Feet)	Percent	NEW REVISED Percent
 Signed Petition <i>Originally Submitted Feb. 18</i>	276,402	72%	89%
 Did Not Sign Petition	105,243	28%	11%
 Lots Within 300 Foot Radius	381,645	100%	

 Signed after Feb. 18



PUD-826

19-13 17



SHT. 1/7

PROTEST PETITION
CASE NUMBER: PUD-826

We, the neighbors and land owners effected by the proposed 23rd and Delaware Place Planned Unit Development (PUD-826) request TMAPC and Tulsa City Council to not permit the lot size area encroachments as proposed which would quadruple the population density. The issues of concern are property values, increased traffic, safety, esthetics as well as encroachments to the green space and increased demands on utilities.

We want the developer to respect the existing lot sizes of the Delaware Place to Evanston Avenue corridor.

We respectfully request TMAPC and Tulsa City Council deny PUD-826 as written with four separate lots.

OWNERS OF RECORD within 300' of Subject Tract per TMAPC

Printed Name	Address	Signature
22. X Margaret A Miller X Merrell A Miller Kutler	2753 E 23 rd St.	Margaret A Miller Merrell Miller Kutler
Ramona Gerkin	2911 E 23 rd Street	Ramona Gerkin
Ruth Wimberly	2911 E 23 rd Street	Ruth Wimberly
X Lois FOLZANSKI	2840 E. 23 rd St.	Lois F. Olzowski
X Thomas A. Olzowski	2840 E. 23 rd St	Thomas A. Olzowski
X Greg Baehler	2224 S. Delaware Ct.	Greg Baehler
X Janice K. Baehler	2224 S. Delaware Ct.	Janice K. Baehler
X MICHAEL E RYAN	2313 S. EVANSTON AVE	Michael E. Ryan
X Mark Forbes Trustees	2312 S. Evanston Ave	Mark Forbes
X Karen Forbes	2312 S. Evanston Ave	Karen Forbes
Judith Rogers	2307 S. Evanston	Judith Rogers

24.20

7
1/2

PROTEST PETITION
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OWNERS OF RECORD within 300' of Subject Tract per TMAPC

Printed Name	Address	Signature
X Lauren Gebhard	2307 S. Delaware Ave.	Lauren Gebhard
X Eric F. Gebhard	Tulsa, OK 74114	Eric F. Gebhard
Donald F Zetik	2748 E. 22nd Pl Tulsa 74114	[Signature]
Megan E. Zetik	2748 E. 22nd Pl 74114	Megan E Zetik


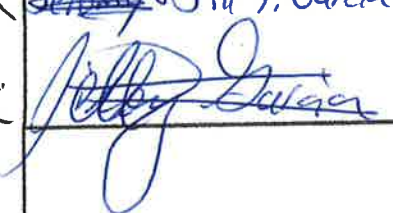



PROTEST PETITION **CASE NUMBER: PUD-826**

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OWNERS OF RECORD within 300' of Subject Tract per TMAPC

	Printed Name	Address	Signature
X	Jerome Jill S. Garcia	2316 S. Delaware Place Tulsa, OK 74114	
X	 Jeromy Garcia	2316 S. Delaware Pl. Tulsa, OK 74114	
	Stephyn R. Ward	2228 S. Delaware Ave, Tulsa, OK 74114	Stephyn R. Ward
	WALTER GARY	2323 S. Delaware Pl Tulsa, OK 74114	
X	WILSON LEMA	2212 S. EVANSTON AVE TULSA OK 74114	
X	Danielle CapLema		Danielle CapLema
X	PATRICK J RYAN	2316 S. COLLEGE AVE TULSA, OK 74114	Patrick J. Ryan
X	Gala J Ryan		Gala J Ryan
X	Gabrielle S Blankenship	2223 S. Delaware Ave Tulsa 74114	Gabrielle S Blankenship

24.22



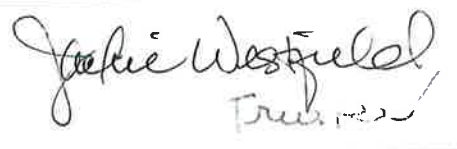
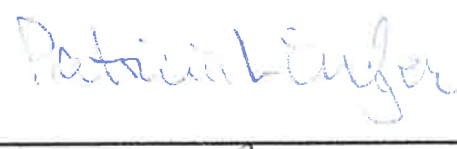

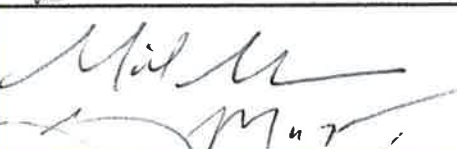
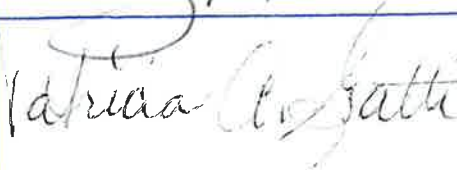
PROTEST PETITION
CASE NUMBER: PUD-826

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We respectfully request TMAPC and Tulsa City Council deny PUD-826 as written with four separate lots.

OWNERS OF RECORD within 300' of Subject Tract per TMAPC

Printed Name	Address	Signature
Mike Clemens	2903 E 23 RD. ST. TULSA, OK. 74114	
Terri Rhodes Toliver	2903 E. 23 RD. ST TULSA, OK. 74114	
JACKIE WESTFIELD	2802 EAST 23 RD ST. TULSA, OK 74114	
Patricia L. Engler	2240 S. Delaware Pl Tulsa, OK	
JASON B. BRUBAKER Debi K. Brubaker	2315 S. DELAWARE 9186-078644	
Michael P. Mason (Christa Mason)	2232 S. EVANSTON AVE Tulsa, OK 74114	
Patricia A. Gatti Patricia A. Gatti	2233 S. EVANSTON Tulsa, OK 74114	

2423

64 (4)

PROTEST PETITION
CASE NUMBER: PUD-826

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We respectfully request TMAPC and Tulsa City Council deny PUD-826 as written with four separate lots.

OWNERS OF RECORD within 300' of Subject Tract per TMAPC

Printed Name	Address	Signature
Paul G. Landis Trustee Sharyl M. Landis Trustee	2303 S. Delaware Place Tulsa, OK. 74114	Paul G. Landis Sharyl M. Landis
Allen N Smith Trustee	2805 E 23 rd Tulsa OK 74114	Allen N. Smith
L. BAILEY WORD, TRUSTEE	2302 S. DELAWARE PL. TULSA, OK 74114	Bailey Word
Tracy Lynne Lee	2322 S. Delaware Pl. Tulsa, OK 74114	Tracy Lee
Damon Sidres Lee	2322 S. Delaware Pl. Tulsa OK 74114	Damon Lee
Jennifer Foster	2315 S. Delaware Pl. Tulsa OK 74114	Jennifer Foster
Charles Foster Charles F. Foster III	2315 S. Delaware Pl. Tulsa, OK 74114	Charles Foster

24.24

PROTEST PETITION
CASE NUMBER: PUD-826

We, the neighbors and land owners effected by the proposed 23rd and Delaware Place Planned Unit Development (PUD-826) request TMAPC and Tulsa City Council to not permit the lot size area encroachments as proposed which would quadruple the population density. The issues of concern are property values, increased traffic, safety, esthetics as well as encroachments to the green space and increased demands on utilities.

We want the developer to respect the existing lot sizes of the Delaware Place to Evanston Avenue corridor.

We respectfully request TMAPC and Tulsa City Council deny PUD-826 as written with four separate lots.

OWNERS OF RECORD within 300' of Subject Tract per TMAPC

Printed Name	Address	Signature
Mysha Hillman	2322 S. Evanston Ave Tulsa, OK 74114	Mysha Hillman PT
Jonathan Hillman	2322 S. Evanston Ave Tulsa, OK 74114	Jonathan Hillman
Blake Murry	2323 S. Evanston Ave Tulsa, 74114	Blake Murry
Morgan Meister Murry	2323 S. Evanston Ave Tulsa, 74114	Morgan Meister
Ruth Ellen Lee	2566 S Gary Pl Tulsa, OK 74114	Ruth Ellen Lee
Anne M. Johnson Michael A. Johnson	2240 S. Evanston Ave Tulsa, OK 74114	Anne M. Johnson Michael A. Johnson
Stephanie Ann Horton Travis D. Horton	2223 S. Delaware Pl. Tulsa, OK 74114	Stephanie Ann Horton Travis D. Horton


PROTEST PETITION
CASE NUMBER: PUD-826

We, the neighbors and land owners effected by the proposed 23rd and Delaware Place Planned Unit Development (PUD-826) request TMAPC and Tulsa City Council to not permit the lot size area encroachments as proposed which would quadruple the population density. The issues of concern are property values, increased traffic, safety, esthetics as well as encroachments to the green space and increased demands on utilities.

We want the developer to respect the existing lot sizes of the Delaware Place to Evanston Avenue corridor.

We respectfully request TMAPC and Tulsa City Council deny PUD-826 as written with four separate lots.

OWNERS OF RECORD within 300' of Subject Tract per TMAPC

Printed Name	Address	Signature
Estate of Kimberly Crabtree By: Greta E. Solomon, Executor	2215 S. Delaware Place Tulsa, OK (address of property)	
	c/o Atty Erin Donovan 1921 S Boston Ave Tulsa, OK 74119 (mailing address of estate)	

24.24

Paul Landis
2303 South Delaware Place
Tulsa, Oklahoma 74114

March 9, 2015

TMAPC Recording Secretary
2 West Second Street, Suite 800
Tulsa, OK 74103

Reference: **CASE NUMBER PUD-826**

To: TMAPC Recording Secretary:

This is written notice of our neighborhood's formal protest concerning Case Number PUD-826.

The attached Protest Petition (with highlighted map) was circulated and signed by the land owners of record as identified by TMAPC to be within 300' of the subject tract. 96% of all land owners that were contacted signed the Protest Petition. The only land owner that refused to sign the Petition did so based on a dispute he had with neighbors at another location. His neighbors hired an attorney to try and force him to stop building his home in the manner he was constructing. Based on this experience only, he refused to sign the Petition. The only other non-signee was never at home. The Protest Petition reads as follows:

We, the neighbors and land owners affected by the proposed 23rd and Delaware Place Planned Unit Development (PUD-826) request TMAPC and Tulsa City Council to not permit the lot size area encroachments as proposed which would quadruple the population density. The issues of concern are property values, increased traffic, safety, esthetics as well as encroachments to the green space and increased demands on utilities.

We want the developer to respect the existing lot sizes of the Delaware Place to Evanston Avenue corridor.

We respectfully request TMAPC deny PUD-826 as written with four separate lots.

It is our understanding that verification of this formal protest (based on 50% of the land owned within 300' of the proposed development) will invoke a three-fourth (3/4) super majority requirement for approval of a Zoning Map Amendment as detailed in Title 42 Tulsa Revised Ordinances, Section 1703.E.

See attached signed Protest Petitions.

Sincerely,



Paul Landis

Attached: PUD-826 Revised Calculation sheet & PUD-826 Petition Signers Map *by (17) Petition Signers
(32) Land Owners*
24.27

MOM – Minutes of Meeting & Comments - CBC & Neighborhood

Place: (late change) Polo Grill – Wine Cellar

Date: 9 March 2015

Time: 6 to 7:30 pm

Subject: PUD-826

- 1) CBC Builds – Bob David, Marketing Specialist and Clark Neely, Builder led the meeting. Mr. David started by apologizing for setting up the meeting at Einstein Bros. Bagels since the Bagel shop closed at 4 pm. **(Post Meeting Neighborhood comment – CBC failed to check with Einstein Bros. Bagels to make sure they were open or if they would host a meeting.)**
- 2) CBC plans to purchase the (2) lots by 3/31 for over \$400,000 (no contingency).
- 3) CBC stated three equal lots are not possible due to high expense of moving PSO feeder line – it would cost hundreds of thousands of dollars to move the lines (upon neighborhood questioning, CBC had not discussed this with PSO),
- 4) CBC stated house building cost = \$175 / ft² – they repeated story from CBC letter dated March 2, 2015. This letter states it is not possible to build two large homes that fit into the neighborhood from an architectural perspective. This letter also states that they want to build four smaller homes (3000 to 3500 sq. ft) - all facing 23rd St. as per the PUD. **(Post Meeting Neighborhood comment – the four homes will not fit into the neighborhood because they do not meet RS-2 requirements or the neighborhood setbacks. The four homes will all face 23rd Street which does not match Delaware Place or Evanston Avenue home orientations. Per CBC letter's second paragraph, CBC is not able to build homes that fit the neighborhood's architectural style and meet RS-2 requirements. CBC is relying on TMAPC, INCOG, City Council and the neighborhood to re-zone this property from RS-2 to RS-4 in order to maximize their revenues and profits.)**
- 5) CBC stated only deviation from RS-2 zoning was lot area (8250 sq. ft. versus 9000 sq. ft.). The neighborhood informed CBC there were numerous other deviations being requested in PUD-826 (such as livability area - 3000 vs. 5000, front setback - 25 vs. 30 and rear setback - 20 vs. 25).
- 6) CBC indicated they would only do what INCOG forced them to do
- 7) Bailey Word stated the neighborhood would not accept 4 lots. CBC stated they would move forward regardless with their plan for 4 lots and 4 houses.
- 8) 300' Neighborhood Attendees: Gabrielle Blankenship, Karen Forbes, Brewster Gary, Paul & Sharyl Landis, Tom & Lois Olzawski, Judith Royster, Al and Judy Smith, Jackie Westfield, Bailey and Janet Word, Michael Ryan and Ruth Lee.
- 9) Other Attendees: Kathryn Lyons, Vince Chapman, George Pierson, John Voegelé, Gail VanGlabeek and Bob Sober.

24.28

CBC Builds, LLC
4605 East 91st
Tulsa, Oklahoma 74137

Meeting Time Changed to 6:00pm

Dear Bryn-Mawr Neighbors,

This letter is sent to provide our perspective on the request for a PUD on the property along 23rd Street between Delaware and Evanston. We regret not making contact with you sooner but we have not been able to fully complete our PUD document due to not reaching agreement with INCOG staff. We are continuing our request for approval of our PUD to allow for more time to fully inform the neighbors of our plans for the property. We now anticipate that our presentation to the planning commission will occur on March 18th.

Our request for approval of our PUD centers on the desire to not build large homes on these lots. Due to the market demand to live in midtown, prices on lots have escalated substantially the past 2 to 3 years. As prices increase on larger lots it follows that larger homes need to be constructed to justify the cost of the lot. We do not want to construct large 5,000 square foot, \$750,000 homes on these lots and affect the neighborhood from an architectural perspective. We prefer to have smaller 3000 to 3300 square foot houses that are more in keeping with the integrity of the neighborhood. This is the strategy for requesting 4 lots instead of the original 2 lots.

By zoning 4 smaller lots we can build 4 of the smaller sized homes and still make sense of the cost of the original 2 lots. Our intention is to be able to build homes and sell them for as close to \$500,000 as possible which makes it possible for younger families to move into the neighborhood. If our PUD request is turned down we will be faced with building larger more expensive houses that don't fit the neighborhood as well.

We would like to schedule a meeting to discuss this situation with the neighbors and show you what other homes we have built in your neighborhood. We will be available Monday evening March 9th at 5:30 at Einstein Bagels if any of the homeowners would like to meet and discuss our PUD request. We are trying to be respectful of the neighborhood and are asking for your support in our zoning request. If anyone has any questions you can call me at your convenience.

Bob David
McGraw Realtors, Leadership Team
Marketing Specialist for CBC Builds, LLC
918-808-6792

- Read March 7
- Called Bob David @ 1:15 PM on
March 9 to ask if he got
permission from Einstein Bros.
Bagel to stay open past 4pm
closing time - Answer No.
24.29

CBC Builds, LLC
4605 East 91st
Tulsa, Oklahoma 74137

Rec'd
March 3

March 2, 2015

Dear Bryn-Mawr Neighbors,

This letter is sent to provide to the neighbors our perspective on the request for a PUD on the property along 23rd Street between Delaware and Evanston. We regret not making contact with you sooner but we have not been able to fully complete our PUD document due to lingering questions with INCOG staff. We are continuing our request for approval of our PUD to allow for more time to fully inform the neighbors of our plans for the property. We now anticipate that our presentation to the planning commission will occur on March 18th.

Our PUD centers on the desire to not build very large homes on these lots. Due to the market demand to live in midtown, prices on lots have escalated substantially the past 2 to 3 years. As prices increase on larger lots it follows that larger homes need to be constructed to justify the cost of the lot. We do not want to construct large 5,000 square foot, \$750,000 homes on these lots and affect the neighborhood from an architectural perspective. We prefer to have smaller 3000 to 3500 square foot houses that are more in keeping with the integrity of the neighborhood. This is the strategy for requesting 4 lots instead of the original 2 lots.

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Bob David
McGraw Realtors, Leadership Team
Marketing Specialist for CBC Builds, LLC
918-808-6792

6 PM

24.30