

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2697

May 6, 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:

Work Session Report: A work session will be held on May 20, 2015 to discuss Bicycle/Pedestrian Master Plan (GO Plan) and review revised TMAPC Policies & Procedures

Director's Report:

Review TMAPC Receipts for the month of March 2015

1. Minutes of April 15, 2015, Meeting No. 2696

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. **LC-294**- Termination of Declaration (CD-7) – Location: Northwest corner of East 51st Street South and South 129th East Avenue (Related to LS-20777)
3. **LS-20777** (Lot-Split) (CD-7) – Location: Northwest corner of East 51st Street South and South 129th East Avenue
4. **LS-20778** (Lot-Split) (CD-8) – Location: East of the southeast corner of East 96th Place South and South 68th East Avenue
5. **LS-20779** (Lot-Split) (County) - Location: South of the southeast corner of East 144th Street North and North Yale Avenue (Related to: LC-660)
6. **LC-659** (Lot-Combination) (CD-3) – Location: North of the northwest corner of East Marshall Street and North Yale Avenue
7. **LC-660** (Lot-Combination) (County) - Location: South of the southeast corner of East 144th Street North and North Yale Avenue (Related to: LS-20779)

8. **Change of Access** – Part of Lot 3, Block 1, Amberjack, Location: Northwest corner of East 51st Street South and South 129th East Avenue
9. **Change of Access** – Lot 1, Block 1, GoFit, Location: North of the northeast corner of East Apache Street and North 129th East Avenue
10. **PUD-342-4 – Amax Sign Co., Inc./Lori Worthington**, Location: South of the southeast corner of East 71st Street South and South Mingo Road, requesting a **PUD Minor Amendment** to modify Development Standards to increase allowable ground sign height from 20 feet to 23 feet, **CS/OL/PUD-342**, (CD-7)
11. **Z-6078-SP-5 – Dennis Hendrix**, Location: North of northeast corner of South 101st East Avenue and East 66th Street South, requesting a Corridor Detail Site Plan for Gymnasium/office/warehousing facility in a Corridor District, **CO/Z-6078-SP-5**, (CD-7)
12. **PUD-360-A – Blake A. Burks**, Location: South of the southeast corner of South 79th East Avenue and South 91st Street, requesting a PUD Detail Site Plan for a new commercial building within the PUD, **CS/PUD-360-A**, (CD-8)
13. **PUD-531-A – Sisemore Weisz & Assoc./Mark Capron**, Location: East of the northeast corner of South Mingo Road and East 81st Street South, requesting a PUD Detail Site Plan for a new office building within the PUD, **CO/CS/PUD-531-A**, (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

14. **CPA-32 – Eller & Detrich/Lou Reynolds**, Location: North of the northeast corner of South Delaware Avenue and East 15th Street South, requesting Amendment to The Comprehensive Plan for Main Street Land Use and Area of Growth designations, **RS-3 to OL**, (CD-4) (Related to Z-7293) (Continued from April 1, 2015)
15. **CPA-33 – Roy D. Johnsen**, Location: One half mile south of East Admiral Place, east of South 145th East Avenue, requesting Amendment to The Comprehensive Plan for Land Use Designation from “New Neighborhood” to “Employment” on approximately 20 acres (CD-6) (Applicant is requesting a continuance to May 20, 2015)

PUBLIC HEARINGS:

16. **Z-7293 – Eller & Detrich/Lou Reynolds**, Location: North of the northeast corner of South Delaware Avenue and East 15th Street South, requesting a rezoning from **RS-3 to OL**, (CD-4) (Related to CPA-32) (Continued from March 18, 2015 and April 1, 2015)

17. **Z-7301 – Roy Johnsen**, Location: South of southeast corner of South 145th East Avenue and East Admiral Place, requesting rezoning from **AG to IL**, (CD-6) (Related to CPA-33) (Applicant has requested a continuance to May 20, 2015)
18. **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, 3/18/15 and 4/15/15)
19. **BOA-21844/Plat Waiver – Catholic Charities**, Location: 2450 North Harvard, Lot 1, Block 1, (CD-3)
20. **LS-20775 (Lot-Split) (County)** – Location: West of the southwest corner of East 161st Street South and South 161st East Avenue
21. **Z-7299 – Coulter Law Firm, PC/Ryan Coulter**, Location: Southeast corner of South Jackson Avenue and West 37th Street, requesting rezoning from **RS-3/IL/IM to IM**, (CD-2)
22. **Z-7300 – John Sanford**, Location: West of northwest corner of East Admiral Place and North 193rd East Avenue, requesting rezoning from **RS-1/RS-3 to IL**, (CD-6)
23. **Z-7302 – 120 Development Group**, Location: Southeast corner of East 11th Street and South 145th East Avenue, requesting rezoning from **RS-3/CS to CS** (CD-6)
24. **Z-7303 – Kevin Vanover**, Location: East of northeast corner of East 91st Street and South Toledo Avenue, requesting rezoning from **RS-3 to OM**, (CD-8) (Related to PUD-831)
25. **PUD-831 – Kevin Vanover**, Location: East of northeast corner of East 91st Street and South Toledo Avenue, requesting a PUD to remove the existing single-family residential building and redevelop with a grouping of light office development, **RS-3 to OM/PUD**, (CD-8) (Related to Z-7303)

OTHER BUSINESS

26. **PUD-342-A – Amax Sign Co., Inc.** – Refund Request, after review staff determined that the minor amendment request is not necessary. Staff recommends a full refund of \$100.00.
27. **PUD-820-A – American Crating Co.** – Refund Request, Applicant withdrew the major amendment request prior to processing and staff recommends a full refund of \$2,103.00.
28. **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 March 2015

	----- Current Period -----			----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	23	\$675.00	\$675.00	\$1,350.00	112	\$3,275.00	\$3,275.00	\$6,550.00
Zoning	1	3,110.00	3,110.00	6,220.00	37	20,345.00	20,345.00	40,690.00
PUDs & Plan Reviews	18	1,487.50	1,487.50	2,975.00	287	30,600.00	30,600.00	61,200.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00		(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>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,272.50</u>	<u>\$5,272.50</u>	<u>\$10,545.00</u>		<u>\$54,220.00</u>	<u>\$54,220.00</u>	<u>\$107,520.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	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	1	467.50	467.50	935.00	11	\$5,005.00	\$5,005.00	10,010.00
Plat Waivers	0	0.00	0.00	0.00	6	\$750.00	\$750.00	1,500.00
Lot Splits	8	430.00	430.00	860.00	74	\$3,804.00	\$3,804.00	7,608.00
Lot Combinations	10	500.00	500.00	1,000.00	65	\$3,200.00	\$3,200.00	6,400.00
Access Changes	2	50.00	50.00	100.00	4	\$200.00	\$200.00	400.00
Other		0.00	0.00	0.00	0	\$25.00	\$25.00	50.00
NSF		0.00	0.00	0.00				
Refunds		(50.00)	(50.00)	(100.00)	2	(\$50.00)	(\$50.00)	(100.00)
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>\$1,397.50</u>	<u>\$1,397.50</u>	<u>\$2,795.00</u>		<u>\$25,449.85</u>	<u>\$25,449.85</u>	<u>\$50,899.70</u>
TMAPC COMP								
Comp Plan Admendment	2	<u>\$475.00</u>	<u>\$0.00</u>	<u>\$475.00</u>		\$475.00	\$0.00	\$475.00
		<u>\$475.00</u>	<u>\$0.00</u>	<u>\$475.00</u>		\$475.00	\$0.00	\$475.00
BOARDS OF ADJUSTMENT								
Fees	14	\$6,750.00	\$2,050.00	\$8,800.00	137	\$53,250.00	\$9,450.00	\$62,700.00
Refunds		0.00	0.00	\$0.00	19	(\$900.00)	(\$300.00)	(1,200.00)
NSF Check		0.00	0.00	\$0.00	<u>19</u>	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$6,750.00</u>	<u>\$2,050.00</u>	<u>\$8,800.00</u>		<u>\$52,350.00</u>	<u>\$9,150.00</u>	<u>\$61,500.00</u>
TOTAL		\$13,895.00	\$8,720.00	\$22,615.00		\$132,494.85	\$88,819.85	\$220,394.70
LESS WAIVED FEES *		(\$56.72)		(\$56.72)		(\$733.28)		(\$733.28)
GRAND TOTALS		\$13,838.28	\$8,720.00	\$22,558.28		\$131,761.57	\$88,819.85	\$219,661.42

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

MODIFICATION OF DECLARATION

WHEREAS, Sooner Land Partners 4 LLC, an Oklahoma limited liability company (hereinafter "Sooner"), is the sole owner of all interests, both legal and equitable, in the following described real property (the "Property"), to-wit:

See Exhibit A, attached hereto, and incorporated herein by reference.

WHEREAS, the Property previously was the subject of a lot combination application before the Tulsa Metropolitan Area Planning Commission ("TMAPC"), Application LC-294, approved by TMPAC on January 19, 2011; and

WHEREAS, as part of the approval of Application LC-294, Sooner executed and recorded the following instruments (collectively, the "Declaration") affecting the Property:

- a) Declaration dated February 14, 2011, and recorded February 15, 2011 as Document #2011014275 in the office of the Tulsa County Clerk;
- b) Corrected Declaration dated July 13, 2011, and recorded July 13, 2011 as Document #2011059820 in the office of the Tulsa County Clerk; and
- c) Second Corrected Declaration dated July 20, 2011, and recorded July 21, 2011 as Document #2011062353 in the office of the Tulsa County Clerk;

WHEREAS, Sooner has submitted its lot split application to TMAPC, Lot Split Application LS-20777 seeking approval to subdivide the Property, resulting in the creation of two parcels, Tract A and Tract B, as more fully described on Exhibit B, attached hereto, and incorporated herein by reference.

WHEREAS, TMAPC has approved Lot Split Application LS-20777 at its meeting held on May 6, 2015.

WHEREAS, pursuant to the terms of the Declaration, the conveyance contemplated by Sooner requires modification of the restrictions imposed by the Declaration, which modification requires approval by TMAPC and the City of Tulsa.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Sooner hereby modifies the existing Declaration as follows:

A. The restrictions contained in numbered paragraphs "1" and "2" are hereby terminated such that the subdivision of the Property into Tract A and Tract B, as approved by TMAPC, shall be valid in all respects, with each of the tracts capable of being sold, conveyed, or mortgaged separately from each other.

B. Sooner further certifies that the Tract A is currently undeveloped, and that the structures located on Tract B meet all applicable Building Code requirements or satisfy Code Equivalencies as mandated by the Declaration.

C. TMAPC and the City of Tulsa have approved this Modification of Declaration as evidenced by the signatures of its authorized representatives below.

D. Except as modified herein, the terms of the Declaration shall remain in effect as to the Property.

WHEREFORE, Sooner has caused this Modification of Declaration to be executed by its undersigned Manager as of the date set forth below.

Sooner Land Partners 4, LLC,
an Oklahoma limited liability company

By: _____
Daron G. Street, M.D., Manager

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
)
COUNTY OF TULSA) SS:

This instrument was acknowledged before me on the _____ day of April, 2015, by Daron G. Street, M.D., as Manager of Sooner Land Partners 4 LLC.

Notary Public

My Commission Expires: _____
Commission Number: _____

APPROVED:

Tulsa Metropolitan Area Planning Commission

By: _____

Chairman

Date: May 6, 2015

Secretary

APPROVED: _____, 2015

City of Tulsa,
an Oklahoma municipal corporation

By: _____

Mayor

[SEAL]

Attest"

By: _____

City Clerk

APPROVED:

Assistant City Attorney

EXHIBIT A

Part of Lots Two (2) and Three (3), in Block One (1), AMBERJACK, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract of land being more particularly described as follows, to-wit:

Beginning at a point that is the most Southerly Southeast corner of said Lot 3; thence N $89^{\circ}54'01''$ W along the Southerly line of Lot 3 for 698.76 feet to a point that is 29.14 feet Easterly of the most Southwest Southeast corner of Lot 2; thence continuing N $58^{\circ}55'14''$ W along the Northerly line of a Warranty Deed to the State of Oklahoma recorded in Book 6015, Page 1507 for 363.61 feet; thence N $66^{\circ}20'22''$ W continuing along said Northerly line for 236.59 feet to a point on the Westerly line of said Lot 2, said point being 14.94 feet Northerly of the most Westerly corner of said Lot 2; thence N $25^{\circ}32'15''$ E along said Westerly line for 967.47 feet to a Westerly corner of Lot 1 in Block 1 of "METRIS CALL CENTER," an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; thence S $10^{\circ}34'56''$ E along the Westerly line of said Lot 1 for 235.91 feet to a point of curve; thence Southeasterly along the Southwesterly line of said Lot 1 on a curve to the left with a central angle of $45^{\circ}52'49''$ and a radius of 225.00 feet for 180.17 feet to a point of tangency; thence S $56^{\circ}27'45''$ E along said tangency and along the Southwesterly line of Lot 1 for 457.44 feet to a point of curve; thence Southeasterly along the Southwesterly line of Lot 1 on a curve to the right with a central angle of $30^{\circ}52'07''$ and a radius of 350.00 feet for 188.57 feet to a point of tangency; thence S $25^{\circ}35'38''$ E along the Southwesterly line of Lot 1 and along said tangency for 61.30 to a point of curve; thence Southeasterly and Easterly along the Southerly line of Lot 1 on a curve to the left with a central angle of $64^{\circ}20'01''$ and a radius of 150.00 feet for 168.43 feet to a point of tangency; thence S $89^{\circ}55'39''$ E along said tangency and along the Southerly line of Lot 1 for 32.76 feet to the most Southerly Southeast corner of Lot 1; thence S $00^{\circ}04'14''$ W along the Easterly line of Lot 3, Block 1, AMBERJACK for 216.94 feet; thence S $45^{\circ}05'07''$ W for 39.58 feet to the Point of Beginning.

EXHIBIT B
(Legal Descriptions for Subdivided Tracts)

TRACT A

A tract of land that is part of Lot 2 and Lot 3 in Block 1 of "AMBERJACK", an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract of land being more particularly described as follows, to-wit:

"Beginning at a point" that is the most Southerly Southeast corner of said Lot 3; thence N 89°54'01" W along the southerly line of Lot 3 for 497.00 feet; thence N 00°05'59" E for 50.00 feet; thence N 89°54'01" W for 10.84 feet; thence N 00°51'48" W for 140.19 feet; thence N 25°01'37" E for 62.46 feet; thence N 07°52'11" E for 172.45 feet; thence N 20°17'22" E for 189.39 feet to a point on the Southerly line of Lot 1 in Block 1 of "METRIS CALL CENTER", an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; thence along said Southerly line as follows, to-wit: S 56°27'45" E for 126.97 feet to a point of curve; thence Southeasterly along a curve to the right with a central angle of 30°52'07" and a radius of 350.00 feet for 188.57 feet having a chord bearing of S 41°01'41" E for a chord length of 186.29 feet to a point of tangency; thence S 25°35'38" E along said tangency for 61.30 feet to a point of curve; thence Southeasterly and Easterly along a curve to the left with a central angle of 64°20'01" and a radius of 150.00 feet for 168.43 feet having a chord bearing of S 57°45'39" E for a chord length of 159.72 feet to a point of tangency; thence S 89°55'39" E along said tangency for 32.76 feet to a point on the Easterly line of Lot 3, said point also being the most Southerly Southeast corner of said Lot 1 of "METRIS CALL CENTER"; thence S 00°04'14" W along the Easterly line of Lot 3 for 216.94 feet; thence S 45°05'07" W along the Southeasterly line of Lot 3 for 39.58 feet to the "Point of Beginning" of said tract of land.

The above described tract of land contains 216,058 square feet or 4.9600 acres.

TRACT B

A tract of land that is part of Lot 2 and Lot 3 in Block 1 of "AMBERJACK", an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof, said tract of land being more particularly described as follows, to-wit:

Commencing at the most Southerly Southeast corner of said Lot 3; thence N 89°54'01" W along the Southerly line of Lot 3 for 497.00 feet to the "Point of Beginning" of said tract of land; thence continuing N 89°54'01" W along said southerly line for 201.76 feet to a point that is 29.14 feet Easterly of the Southwest corner of Lot 3, said point being on the Northerly line of a Warranty Deed to the State of Oklahoma recorded in Book 6015, Page 1507; thence N 58°55'14" W along said Northerly line for 363.61 feet; thence N 66°20'22" W continuing along said Northerly line for 236.59 feet to a point on the Westerly line of said Lot 2, said point being 14.94 feet Northerly of the most Westerly corner of said Lot 2; thence N 25°32'15" E along said Westerly line for 967.47 feet to a Westerly corner of Lot 1 in Block 1 of "METRIS CALL CENTER", an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof; thence along the Southwesterly line of said Lot 1 as follows: S 10°34'56" E for 235.91 feet to a point of curve; thence Southeasterly along a curve to the left with a central angle of 45°52'49" and a radius of 225.00 feet for 180.17 feet having a chord bearing of S 33°31'21" E with a chord length of 175.39 feet to a point of tangency; thence S 56°27'45" E along said tangency for 330.47 feet; thence departing said Southwesterly line of Lot 1 "METRIS CALL CENTER" S 20°17'22" W for 189.39 feet; thence S 07°52'11" W for 172.45 feet; thence S 25°01'37" W for 62.46 feet; thence S 00°51'48" E for 140.19 feet; thence S 89°54'01" E for 10.84 feet; thence S 00°05'59" W for 50.00 feet to the "Point of Beginning" of said tract of land.

The above described tract of land contains 488,075 square feet or 11.2047 acres.

The bearings used in the above legal descriptions are based on the recorded plat of "AMBERJACK".

The above legal descriptions were prepared by Ronnie Lee Martin, Oklahoma licensed Professional Land Surveyor No. 1203, on April 2, 2015. (CA No. 1783)

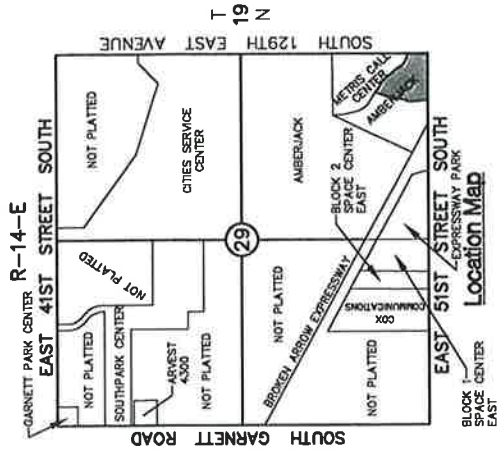
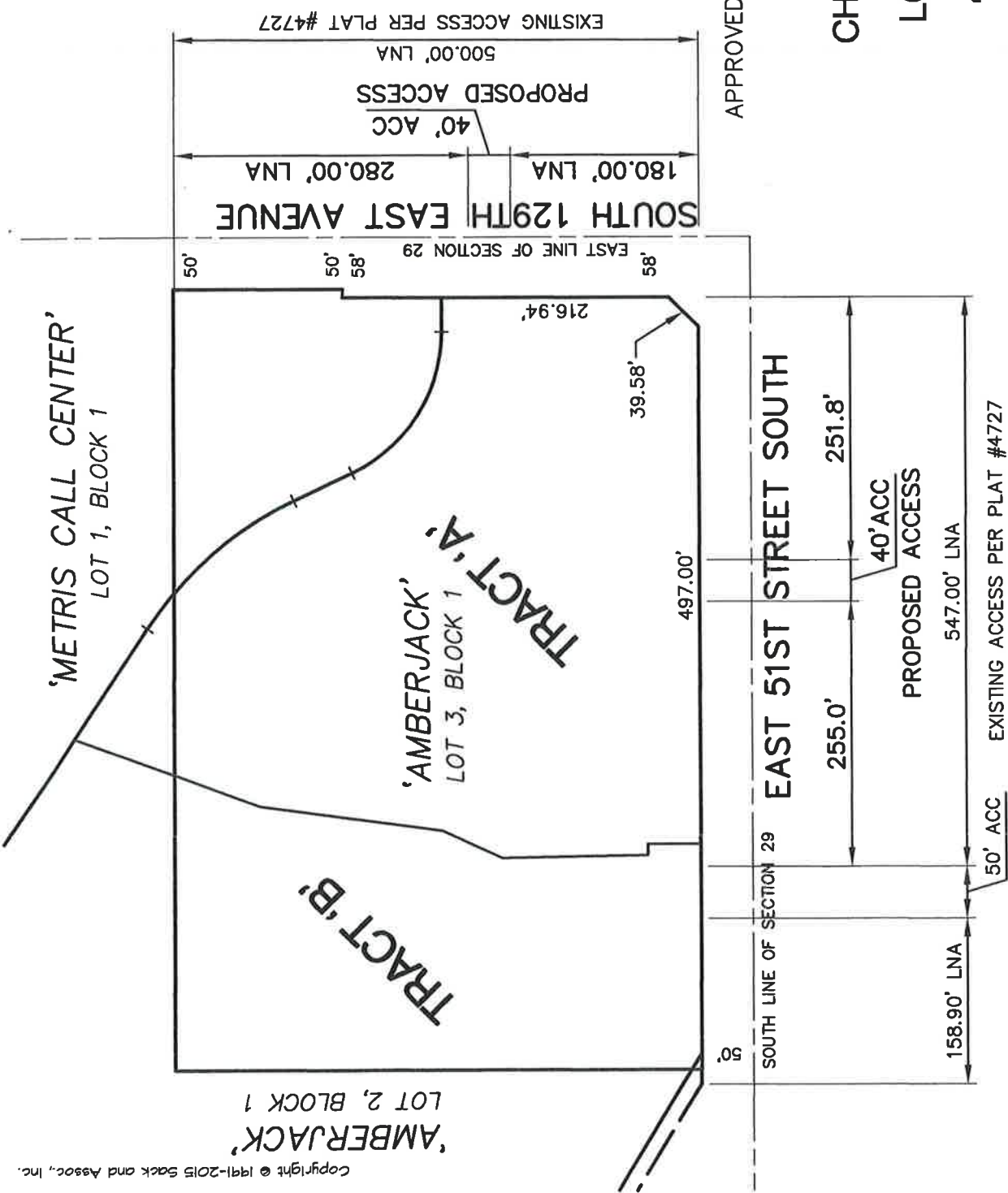
Change of Access on Recorded Plat TMAPC May 6, 2015

Lot 3, Block 1, Amberjack

This application is made to allow a change of access to add an access point on East 51st Street South to the East and to add an access point on South 129th East Avenue. The property is zoned CS & CO (Commercial Shopping Center & Corridor).

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.

8.1



South W. Ziff
 APPROVED: _____
 TRAFFIC ENGINEER

EXHIBIT 'A'
CHANGE OF ACCESS
FOR
LOT 3 IN BLOCK 1
OF

'AMBERJACK'
 SECTION 29, T-19-N, R-14-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

ACC = ACCESS PERMITTED
 LNA = LIMITS OF NO ACCESS



SACK AND ASSOCIATES, INC.
 3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
 Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sa@sackandassociates.com
 CA Number 1783 (PE/LS)
 Project: AMBERJACK B1 L2-3-A Order: 6185C Drawing: EXHIBIT A
 Drawn: LWR Order: 6185C File: 1914.29 Drawer: C
 XREFs: COPYRITE S-811RX T-SAI2
 Plotted: 14 APR 2015

2.8

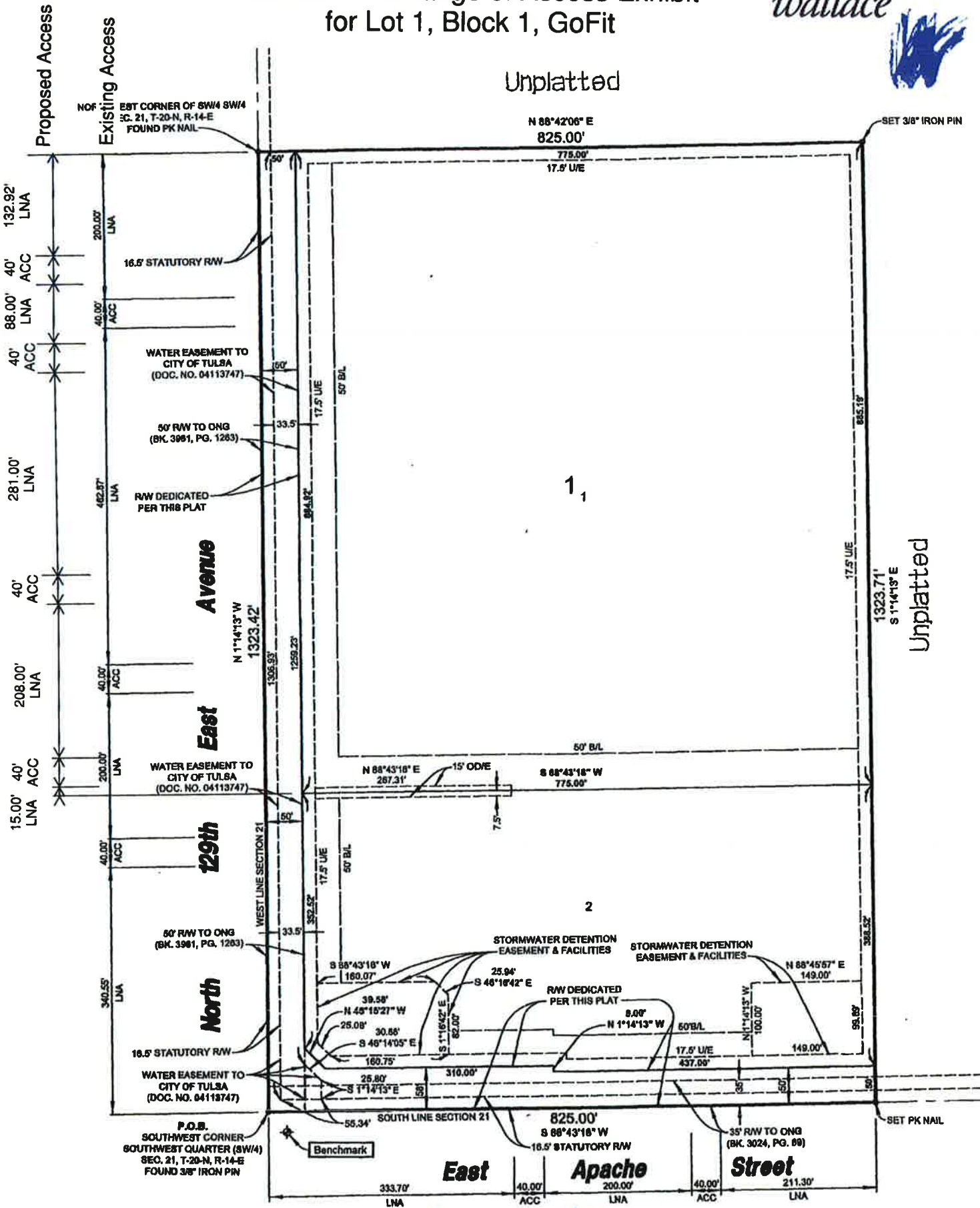
Change of Access on Recorded Plat TMAPC May 6, 2015

Lot 1, Block 1, GoFit

This application is made to allow a change of access to shift the existing access points and add three additional access points along North 129th East Avenue. The property is zoned IM (Industrial Moderate).

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.

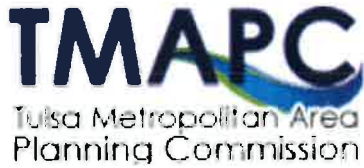
Exhibit 'A' - Change of Access Exhibit for Lot 1, Block 1, GoFit



Approved: *[Signature]*
Traffic Engineer

Wallace Engineering
Structural Consultants, Inc.
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858
www.wallacesc.com

9.2



Case Number: PUD-342-4
Minor Amendment

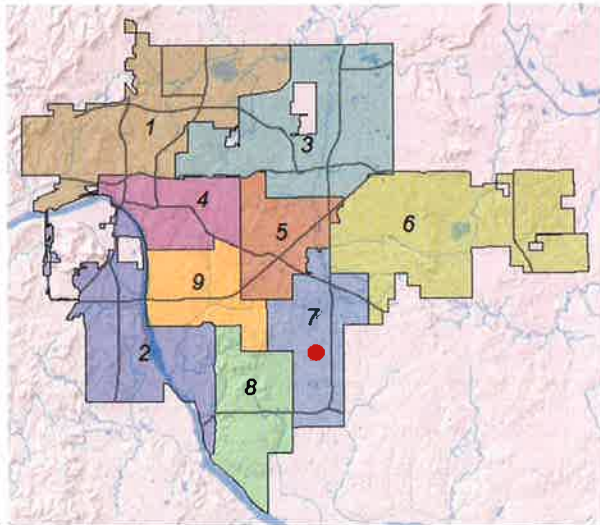
Hearing Date: May 6, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: AMAX Sign Co. Inc.

Property Owner: First Wembley, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify Development Standards to increase allowable ground sign height from 20 ft to 23 ft.

Gross Land Area: 4.7 Acres

Location: South of the Southeast Corner of East 71st Street South and South Mingo Road

7116 South Mingo Road

Zoning:
 Existing Zoning: CS/OL/PUD-342
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **APPROVAL**.

Staff Data:
 TRS: 8312
 CZM: 53 Atlas: 1128

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-342-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: To modify Development Standards to increase allowable ground sign height from 20 ft to 23 ft.

Section 1103.B.2.b.4 of the City of Tulsa Zoning Code allows ground signs and promotional business signs within a PUD a maximum of 25 ft in height, without the additional setback requirements that would be imposed if the sign were to exceed 25 ft in height.

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."

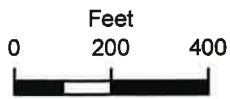
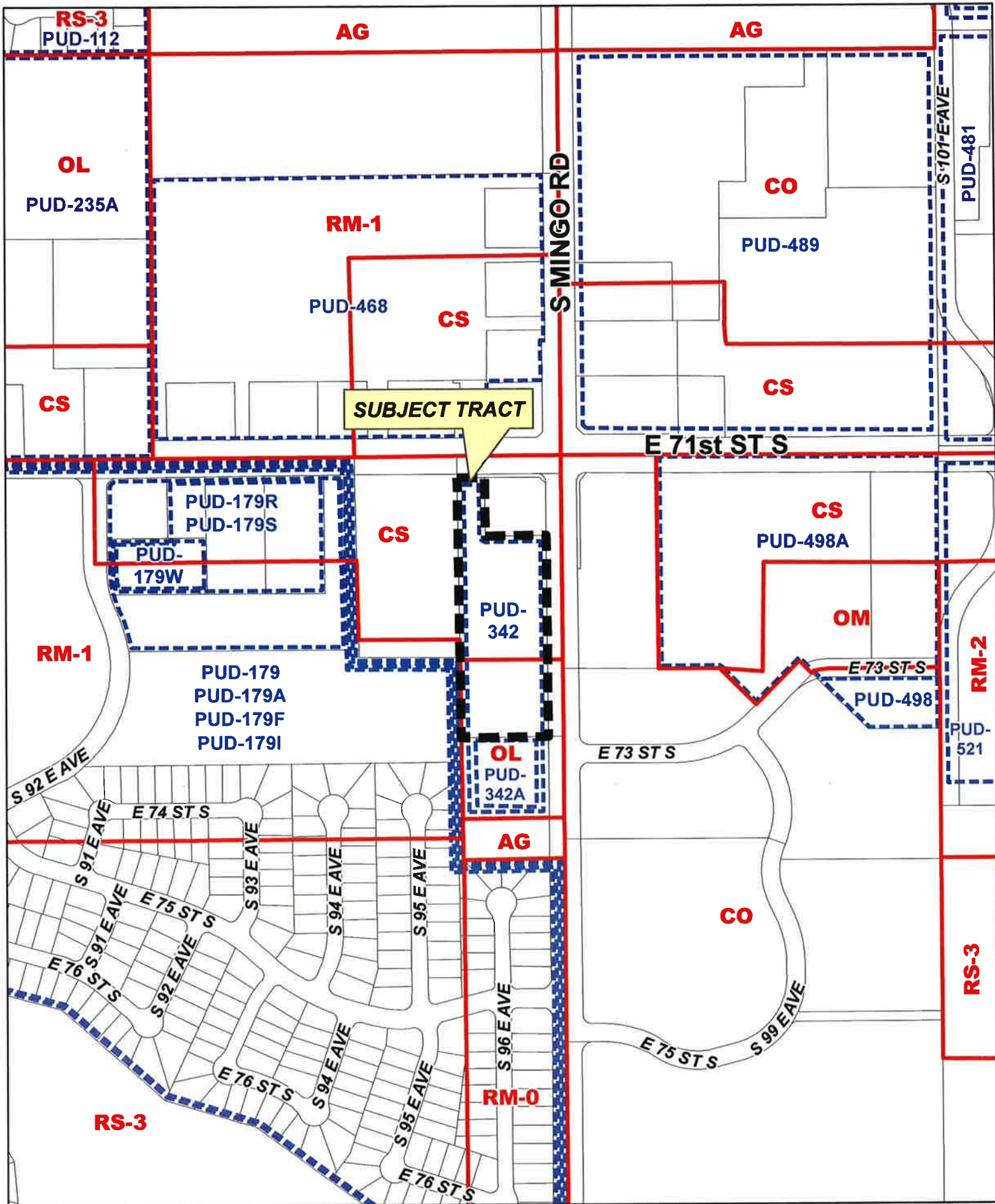
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-342 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Proposed Sign Exhibit

With the considerations listed above, staff recommends **APPROVAL** of the minor amendment request to modify the Development Standards to increase allowable ground sign height from 20 ft to 23 ft.



PUD-342-4

18-13 12

10.3





Subject
Tract

PUD-342-4

18-13 12

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

Aerial Photo Date: March 2014





PROPOSED
SCALE: 3/8" = 1'



1.1 ADD ELECTRONIC MESSAGE CENTER
SCALE: 3/4" = 1'

Remove "Wembley Center" Cabinet. Install DF LED Message Center Above Tenant Panels. Re-Install Wembley Cabinet on Top of Message Center.

6 Programmable LED Message Center

6.17' X 10.32' = 63.68 SQFT
3' X 8' = 24 SQFT
5.50' X 13.75' = 75.63 SQFT
TOTAL 163.31 SQFT

10.5

* Dimensions subject to minor change as to be created design considerations

* All Max Sign Company signs are created from aluminum. We cannot guarantee exact matches due to varying panel sizes. All signs are made from aluminum and are not painted.

* All Max Sign Company is not responsible for typographical errors.



www.amaxsign.com
8520 E. 56th Place
Tulsa, Oklahoma 74145
ph: (918) 622-0651 fax: (918) 622-0659

SCALE: 3/4" = 1'
DATE: 12-02-14
FILE NAME: MSG CNTR
SALES REP: Bruce Anderson
DRAWN BY: BB
PROJECT: Wembley Center
LOCATION: Tulsa, OK
ADDRESS: 71st & Mingo
Signs will be built to meet all specifications unless otherwise noted.
All signs are built using aluminum extrusion with Acrylic LED and V.L.C. structure.
including proper mounting and bonding.
CLIENT APPROVAL / DATE:
LANDLORD APPROVAL / DATE:
REVISIONS:
1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

SHEET NUMBER
1 of 1
DWG
12-02-14



EXISTING
SCALE: 3/8" = 1'



Case Number: Z-6078-SP-5
Detail Site Plan

Hearing Date: May 6, 2015

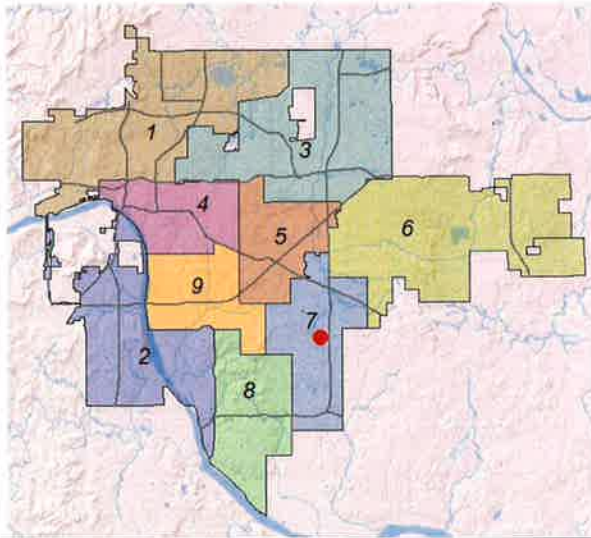
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Dennis Hendrix

Property Owner: Synergy Group – Kyong Chong

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for
Gymnasium/office/warehousing facility in a
Corridor District.

Gross Land Area: 2.36 Acres

Location: North of northeast corner S. 101st E.
Ave. and E. 66th St. South

6420 South 101st East Avenue

Zoning:

Existing Zoning: CO/Z-6078-SP-5
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center
Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 8406

CZM: 54

Atlas: 873

City Council District: 7

Councilor Name: Anna America

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: Z-6078-SP-5 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 2.36 Acre site in a Corridor District for a new Gymnasium/office/warehousing facility, including one, one story building.

PERMITTED USES:

Uses permitted as a matter of right; Use Unit 11; Offices, Studios and Support Services, Use Unit 19; Hotel, Motel and Recreation Facilities, Use Unit 23; Warehousing and Wholesaling. The facility proposed for this project is 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 Corridor Development Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Corridor Development Plan.

LIGHTING:

Site lighting plans are not provided. 35 ft maximum height for lighting in parking areas. Lighting used to illuminate an off-street parking area shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in an R District.

SIGNAGE:

The site plan illustrates wall sign locations. Any new signage will require a separate permit. All signage will be required to meet the Corridor Development Plan Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along South 101st East Avenue.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

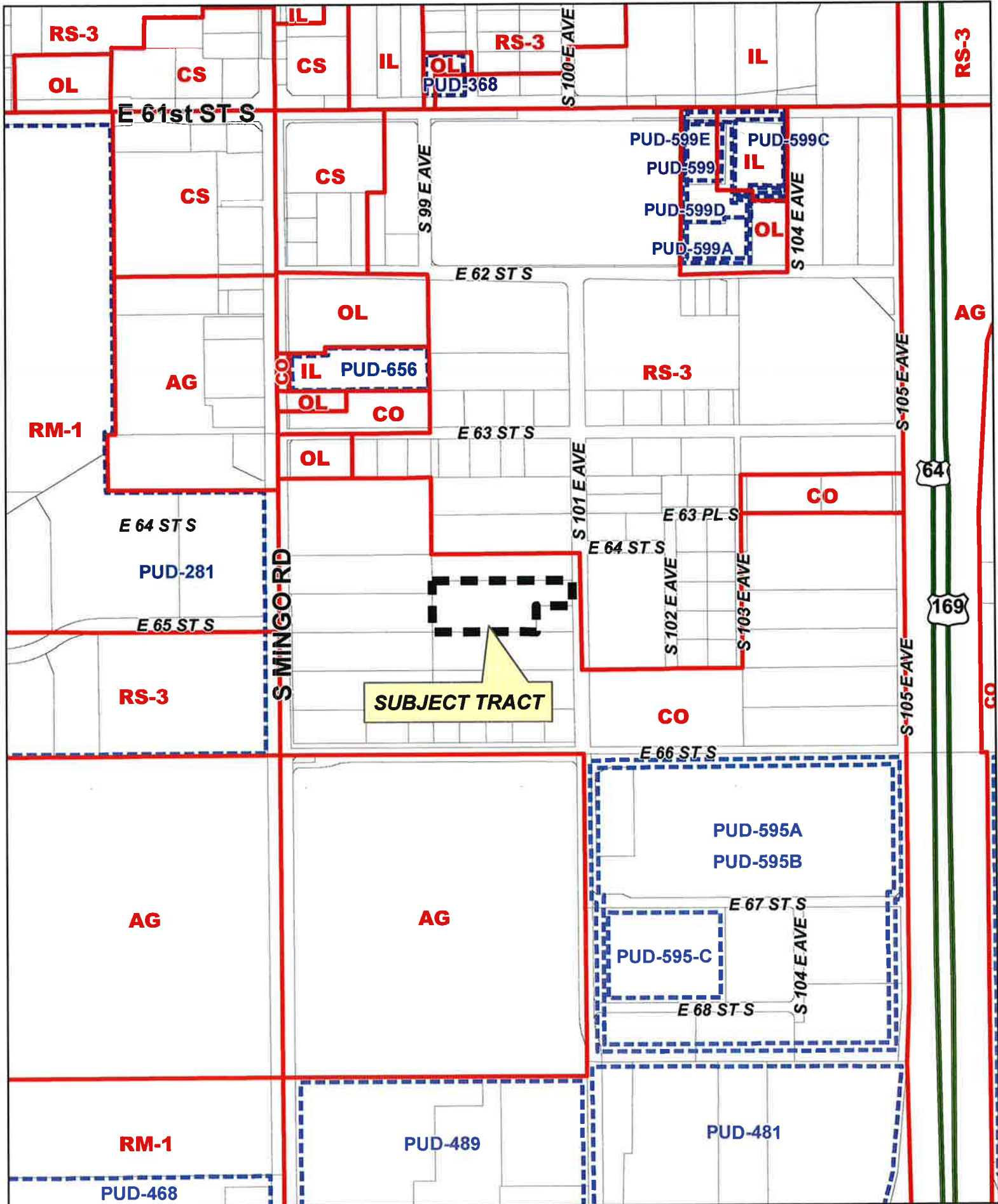
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6078-SP-5**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Site Plan
Applicant Exterior Elevations
Applicant IDP Site Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed facility.

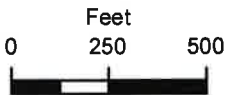
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)



SUBJECT TRACT

Z-6078-SP-5

11.4





Aerial Photo Date: March 2014

Z-6078-SP-5

18-14 06

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

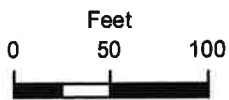
11.5





E 64 ST S

S 101 E AVE



Aerial Photo Date: March 2014

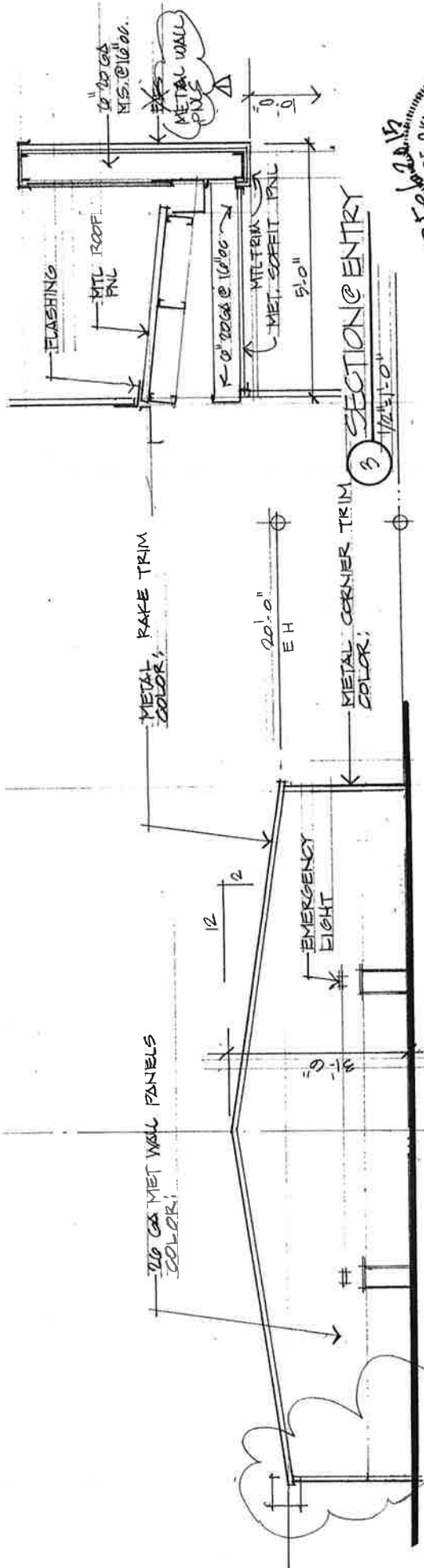
Z-6078-SP-5

18-14 06

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

11.6



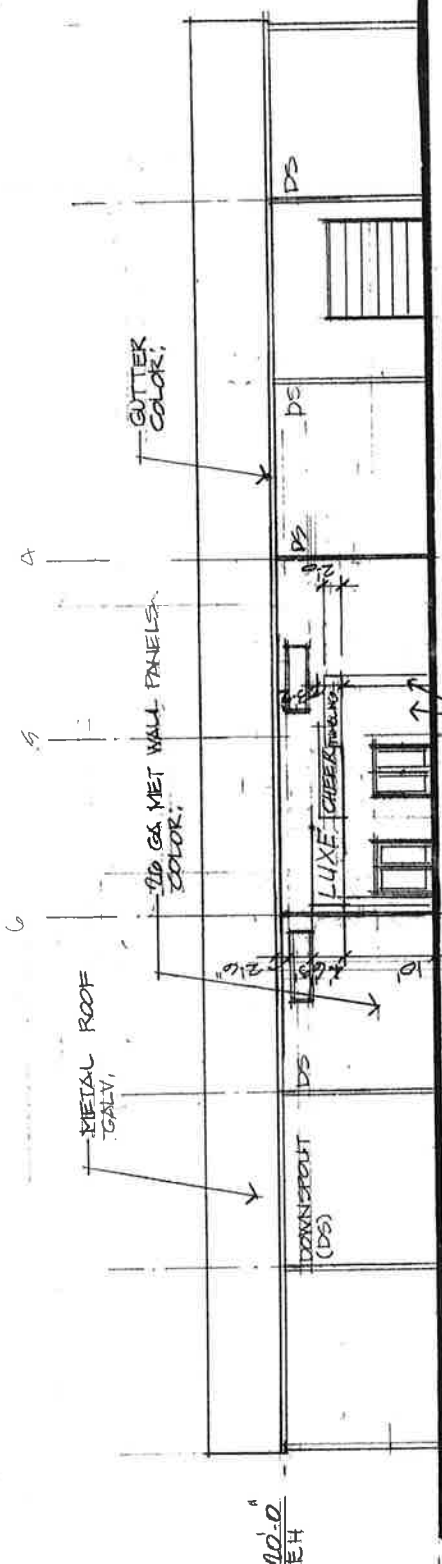


rob coday
 architect
 p. o. box 128
 keiser, ok 74041
 918 636 0574
 robcodayarch@vaaloo.com

construction associates unlimited
 6906 east skelly drive
 tulsa, oklahoma 74120
 918 665 6802
 constrau@aai.com

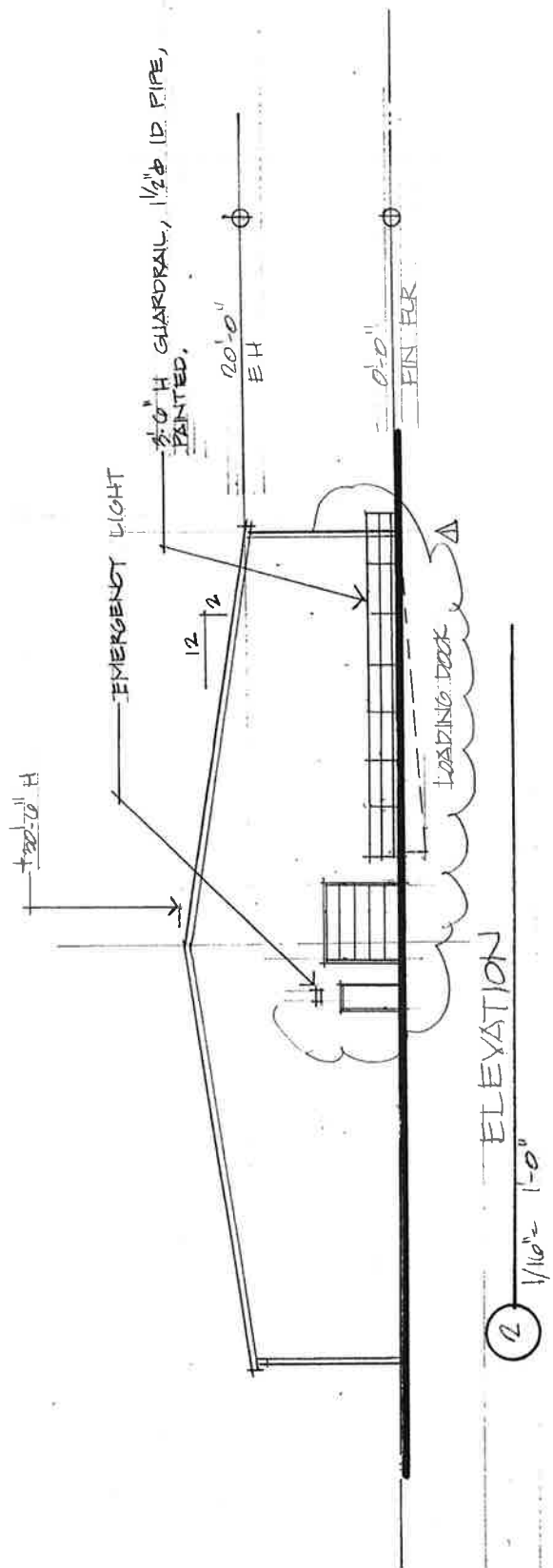
**new gymnastics space with
 spec space
 for
 luxe**
 6420 south 101st east avenue
 tulsa, oklahoma
 23 february 2015

A200



02 APRIL 2015

11.8

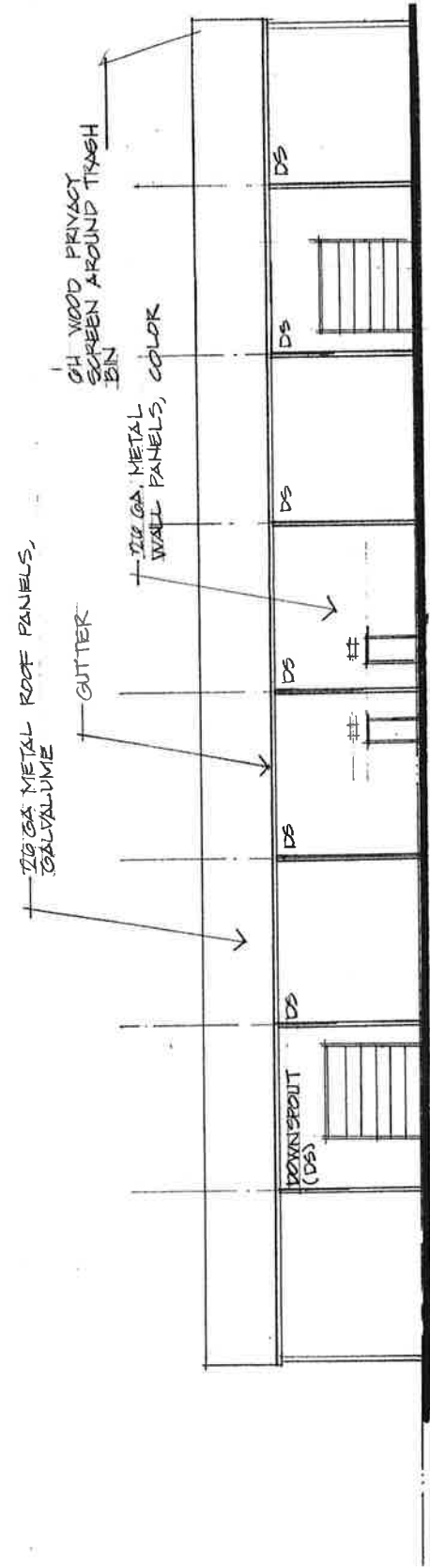


rob coday
 architect
 p.o. box 128
 keifer, ok 74041
 918 638 0574
rcodayarch@yahoo.com

construction associates unlimited
 896 east skelly drive
 Tulsa, Oklahoma 74129
 918 665 0902
constrai@aol.com

new gymnastics space with spec space for LUXE
 6420 south 101st east avenue
 tulsa, oklahoma
 23 february 2015

A201



△ 02 APRIL 2013

② SOUTH ELEVATION
 1/16" = 1'-0"

11.9

NEW CONSTRUCTION LUXE CHEER FACILITY

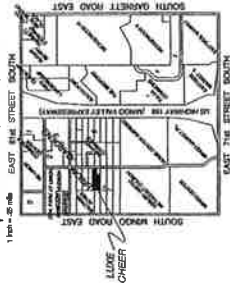
IDP #7790
SITE PLAN

6420 S 101ST E AVE

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS



LOCATION MAP
SECTION 6, T-18N, R-14E



DEVELOPER/OWNER
ROGERS ENGINEERING & CONST., INC.
8085 S. INDUSTRIAL DRIVE
CHELSEA, OK 74016
PH: 918-498-9899
FAX: 918-498-9898
EMAIL: rogers_engineering@global.net

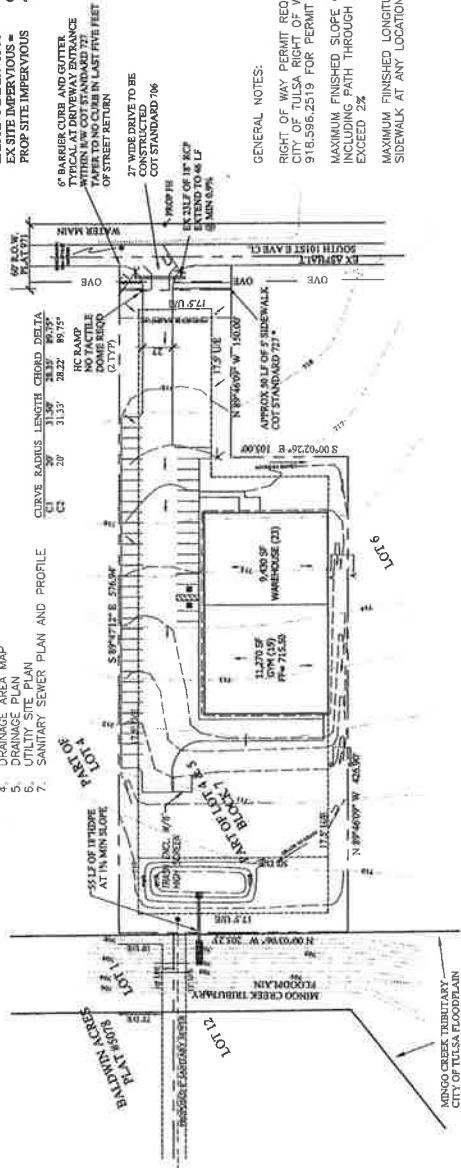
ENGINEER
ROGERS ENGINEERING & CONST., INC.
8085 S. INDUSTRIAL DRIVE
CHELSEA, OK 74016
PH: 918-498-9899
FAX: 918-498-9898
EMAIL: rogers_engineering@global.net

SURVEYOR
GEODECA LAND SURVEYING
P.O. BOX 300081
BROOKER AVE., OK 74108
PH: 918-948-4084
CITY: OKLAHOMA CITY, OK
EXPIRES: 9/30/2016



TOTAL DRAINAGE AREA = 118,351 SF (2.72 AC)
DISTURBED AREA = 102,703 (2.36 AC)
EXISTING SITE AREA = 102,703 (2.36 AC)
OFFSITE AREA = 15,648 SF (0.36 AC)
EXISTING IMPERVIOUS = 0 SF (0.00 AC)
EX SITE IMPERVIOUS = 0 SF (0.00 AC)
PROP. SITE IMPERVIOUS = 49,625 SF (1.14 AC)

- SHEET INDEX**
- COVER SHEET/SITE PLAN
 - GRADING AND EROSION CONTROL
 - GRADING/EROSION CONTROL
 - DRAINAGE AREA MAP
 - DRAINAGE PLAN
 - UTILITY SITE PLAN
 - SANITARY SEWER PLAN AND PROFILE



- THE IDP CONSISTS OF:**
- GRADING AND EROSION CONTROL
 - DRAINAGE AREA MAP
 - DETENTION PLAN AND DETAILS
 - UTILITY SITE PLAN
 - SANITARY SEWER EXTENSION
 - PUBLIC RW PAVING AT ENTRY
 - PUBLIC SIDEWALK WITH R/C RAMPS



GENERAL NOTES:

- RIGHT OF WAY PERMIT REQUIRED FOR ALL WORK IN THIS PROJECT. CONTACT THE CITY OF TULSA AT 918.596.2519 FOR PERMIT INFORMATION.
- MAXIMUM FINISHED SLOPE OF SIDEWALK ANYWHERE INCLUDING PATH THROUGH DRIVEWAY CANNOT EXCEED 2%.
- MAXIMUM FINISHED LONGITUDINAL SLOPE OF SIDEWALK AT ANY LOCATION CANNOT EXCEED 5%.

APPROVED FOR IDP PERMIT ONLY

PROJECT: LUXE CHEER
SHEET TITLE: COVER SHEET/SITE PLAN
PROJECT NUMBER: IDP 7790

GEO
GEOLOGICAL CONSULTANTS, INC.
1015 INDUSTRIAL DRIVE
TULSA, OK 74108
PHONE: 918-764-9911
FAX: 918-764-9911
CITY: OKLAHOMA CITY, OK 74108
STATE: OKLAHOMA
ATTORNEY NO.: 481
EXPIRES: 9/30/2016

- CITY OF TULSA, PUBLISHED STANDARDS (MAY 2005) - INDEX**
- SILT FENCE AND CONSTRUCTION ENTRANCE - 126
 - COMMERCIAL DRIVEWAY - 706
 - PARKING LOTS - 709
 - STANDARD PAVEMENT STANDARD DETAILS FOR RESIDENTIAL AND COLLECTOR STREETS - 726
 - CONCRETE PAVEMENT STANDARD DETAILS FOR RESIDENTIAL AND COLLECTOR STREETS - 727
 - STANDARD PAVEMENT REHABILITATION FOR UTILITY CONSTRUCTION - 733
 - STANDARD LOW-FLOW CONCRETE CHANNEL - 782
 - STANDARD SIDEWALK RAMP - 790
 - *ODOT STANDARD SPECIFICATION SECTION 610 T BE USED FOR SIDEWALK
 - *ODOT STANDARD DETAIL CET4-S T BE USED FOR CET END SECTION
- BORE/OPEN CUT CONDUIT DETAIL - 367**
- FIRE HYDRANT DETAIL - 309
 - PVC FLEXIBLE SANITARY SEWER PIPE - 351
 - FRAME AND LID FOR 4\"/>

11.10



Case Number: PUD-360-A
Detail Site Plan

Hearing Date: May 6, 2015

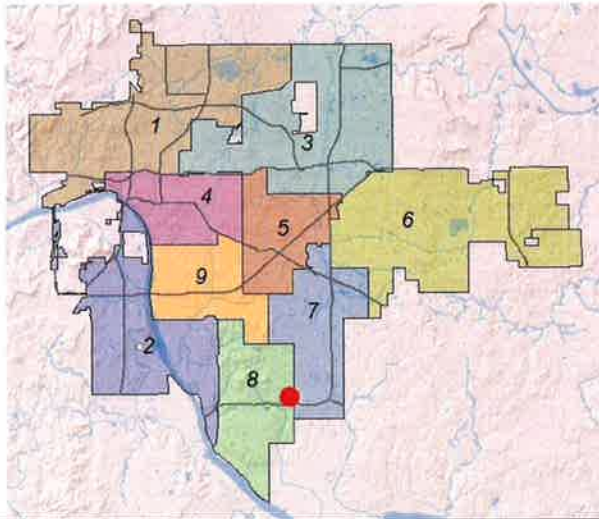
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Blake A. Burks

Property Owner: Golden Dragon Taekwondo, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new commercial building within the PUD.

Gross Land Area: 1.22 Acres

Location: South of the Southeast corner of South 79th East Avenue and South 91st Street

7807 East 91st Street

Zoning:

Existing Zoning: CS/PUD-360-A
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Town Center
Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 8314

CZM: 53

Atlas: 1905

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

12.1

SECTION I: PUD-360-A Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1.22 Acre site in a Planned Unit Development for a new Commercial Building including one, one story building.

PERMITTED USES:

As permitted within the CS district. The Commercial Building proposed for this project is 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. Lighting used to illuminate an off-street parking area shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in an R District.

SIGNAGE:

The site plan does not illustrate signage. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the 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 pedestrian paths adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

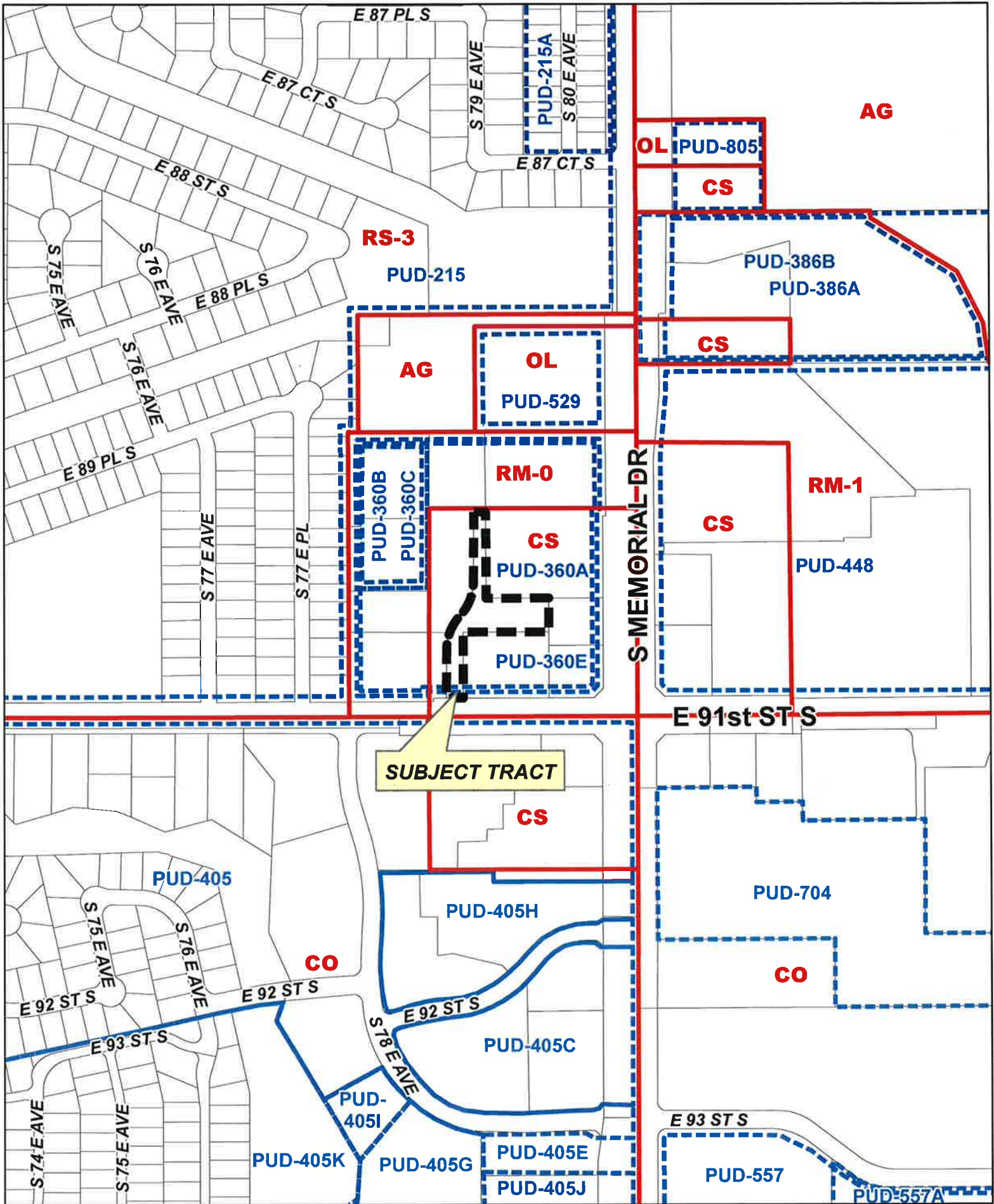
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-360-A**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

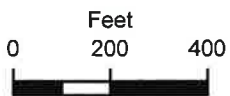
- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo enlarged
- Applicant Exhibit A
- Applicant Exhibit B Legal Description
- Applicant Site Plans
- Applicant Site Lighting Plan
- Applicant Exterior Elevations

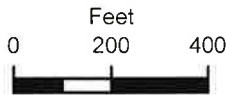
Staff recommends **APPROVAL** of the detail site plan for the proposed new Commercial Building.

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



PUD-360-A DSP





Subject Tract

PUD-360-A DSP

18-13 14

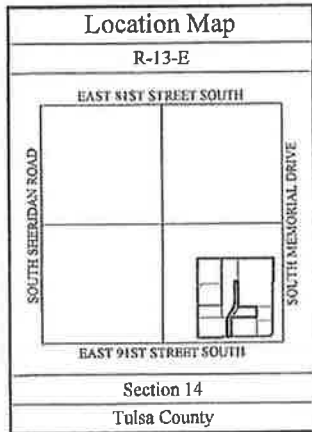
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014

12.5



Exhibit "A"



Southeast Corner of Section 14
T18N, R13E, Tulsa County,
State of Oklahoma

UNDIVIDED TRACT SPECIAL WARRANTY DEED (DOC # 2006070660)



Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-250-4566



Job No: 14-001.00
Scale: 1" = 200'
Date: 01/22/2014

Certificate of Authorization No. 531 Renewal Date, June 30, 2015

Page 1 of 3

Exhibit "B"
Legal Description
for
UNDIVIDED TRACT

A tract of land located in Lot 2, Block 1, "Homeland No. 0102", a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 4779, as filed in the records of the Tulsa County Clerk's office, more particularly described as follows:

BEGINNING at the Southwest Corner of Lot 1, Block 1, "Homeland No. 0102"; Thence due East and along the South line of Lot 1, a distance of 204.60 feet to the Northwest Corner of Lot 3; Thence due South and along the West line of Lot 3 a distance of 115.00 feet to a point; Thence due West a distance of 278.90 feet to a point; Thence along a curve to the right having a central angle of $14^{\circ}36'47''$, a radius of 130.00 feet and curve distance of 33.16 feet, said curve having a chord bearing of North $32^{\circ}52'47''$ East and a distance of 33.07 feet to a point; Thence North $40^{\circ}11'11''$ East a distance of 45.84 feet to a point of curve; Thence along a curve to the left having a central angle of $26^{\circ}04'59''$, a radius of 130.00 feet and a curve distance of 59.18 feet, said curve having a chord bearing of North $27^{\circ}08'41''$ East and a distance of 58.67 feet to the POINT OF BEGINNING.

Together with:

COMMENCING at the Southeast Corner of Lot 2, Block 1, "Homeland No. 0102"; Thence due West and along the North right-of-way line of East 91st Street South a distance of 278.90 feet to the POINT OF BEGINNING; Thence continuing along the North right-of-way of East 91st Street South a distance of 48.33 feet; Thence due North a distance of 158.33 feet to a point of curve; Thence along a curve to the right having a central angle of $41^{\circ}59'29''$, a radius of 166.75 feet, and a curve of 122.21 feet, said curve having a chord bearing of N $20^{\circ}59'45''$ E and a distance of 119.49 feet to a point of reverse curve; Thence along a curve to the left having a central angle of $41^{\circ}59'29''$, a radius of 166.75 feet and a curve distance of 122.21 feet, said curve having a chord bearing of N $20^{\circ}59'45''$ E and a distance of 119.49 feet to a point; Thence due North a distance of 229.80 feet to a point; Thence due East a distance of 33.35 feet to a point; Thence due South a distance of 0.35 feet; Thence due East a distance of 3.65 feet to a point on the West line of Lot 1; Thence due South along the West line of Lot 1 a distance of 280.90 feet to the Southwest Corner of Lot 1, Block 1, "Homeland No. 0102"; Thence along a curve to the right having a central angle of $26^{\circ}04'59''$, a radius of 130.00 feet and a curve distance of 59.18 feet, said curve having a chord bearing of S $27^{\circ}08'41''$ W and a distance of 58.67 feet to a point; Thence South $40^{\circ}11'11''$ West a distance of 45.84 feet to a point of curve; Thence along a curve to the left having a central angle of $14^{\circ}36'47''$, a radius of 130.00 feet, and a curve distance of 33.16 feet, said curve having a chord bearing of S $32^{\circ}52'47''$ W and a distance of 33.07 feet to a point; Thence due South a distance of 215.00 feet to the POINT OF BEGINNING.

...Continued on Page 3 of 3



Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-250-4566



Job No: 14-001.00
Scale: N/A
Date: 01/22/14

Certificate of Authorization No. 531 Renewal Date June 30, 2015

Page 2 of 3

Exhibit "B"
Legal Description
for
UNDIVIDED TRACT

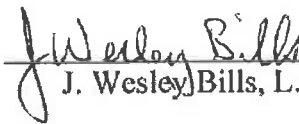
Continued from Page 2 of 3...

Said tract contains 53,280 square feet or 1.2231 acres

The non-astronomic bearings for said tract are based on a recorded plat bearing of N 90°00'00"W along the south line of Lot 2, Block 1, "Homeland No. 0102", a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the official recorded plat thereof, Plat No. 4779, as filed in the records of the Tulsa County Clerk's office.

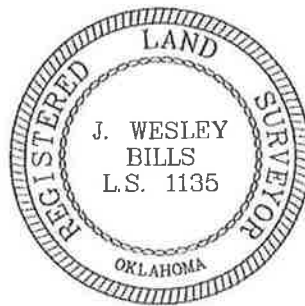
CERTIFICATE

I, J. Wesley Bills, of Tulsa Engineering & Planning Associates, Inc. and a Professional Land Surveyor registered in the State of Oklahoma, hereby certify that the foregoing legal description closes in accord with existing records and is a true representation of the real property as described and meets or exceeds the "Minimum Standards for Property Descriptions" as adopted by the Oklahoma State Board of Licensure for Professional Engineers and Land Surveyors.



J. Wesley Bills, L.S. 1135

01-22-2014
Date



Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, Oklahoma 74146
Phone: 918-252-9621 Fax: 918-250-4566



Job No: 14-001.00
Scale: N/A
Date: 01/22/14

Certificate of Authorization No. 731 Renewal Date June 30, 2015

Page 3 of 3



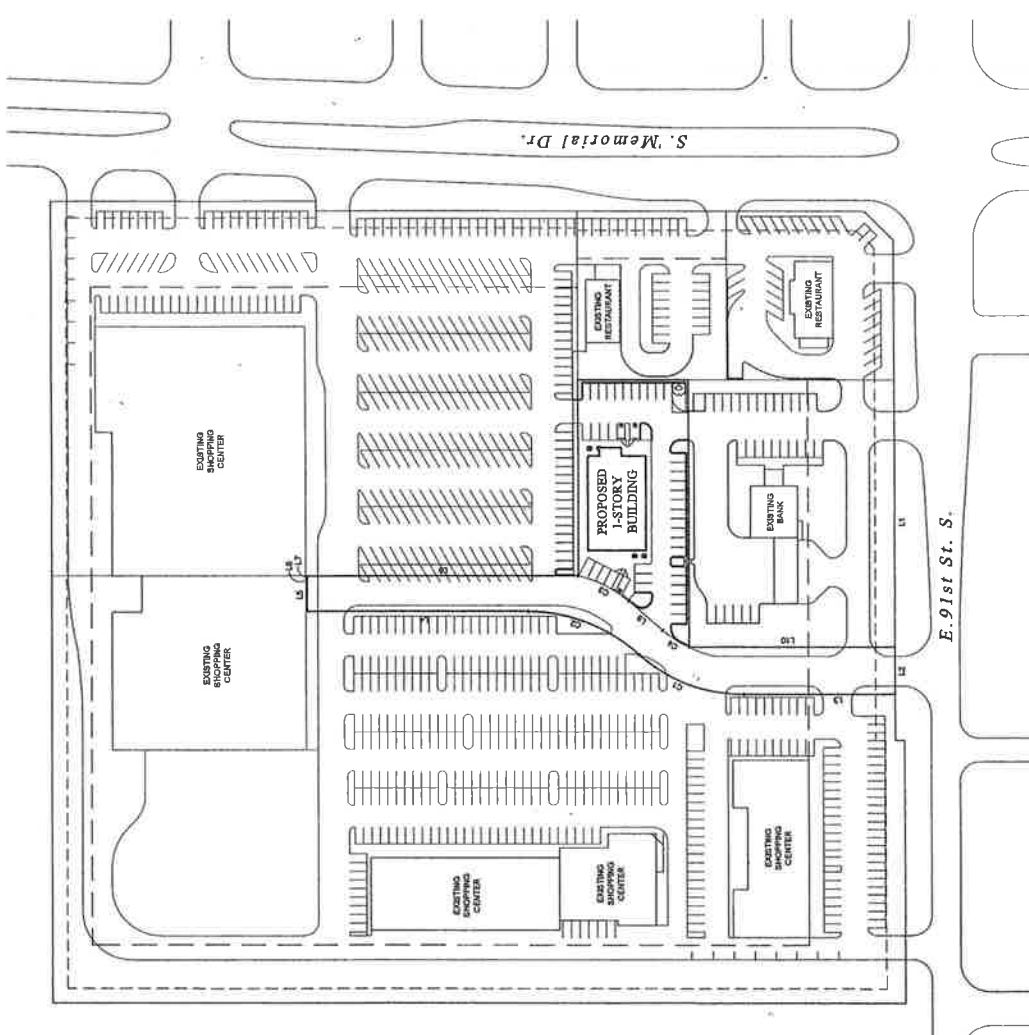
BLAKE A. BURKS
 Architect
 7731 E 78TH STREET, SUITE 100
 TULSA, OKLAHOMA 74125
 TEL: (918) 483-3300
 FAX: (918) 483-3360



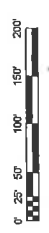
CONTRACT NUMBER: 14-18-13-E
 PROJECT NAME: COMMERCIAL BUILDING
 PROJECT ADDRESS: SECTION 14, T-18-N, R-13-E
 CITY: TULSA, OKLAHOMA

Commercial Building
 7707 E 81ST ST
 TULSA, OK 74125

CONTRACTOR: []
 ARCHITECT: []
 ENGINEER: []
 DATE: []



DETAIL SITE PLAN
 FOR
 COMMERCIAL BUILDING
 IN PART OF THE
 SE/4 OF THE SE/4
 OF
 SECTION 14, T-18-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA



12.9

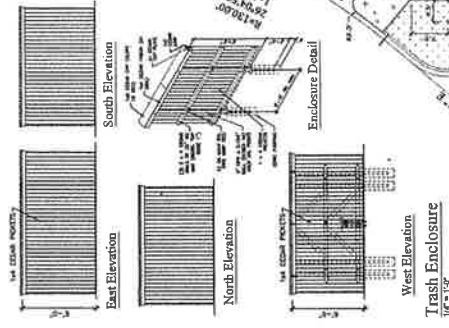
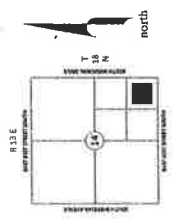
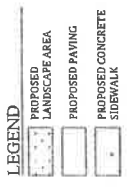
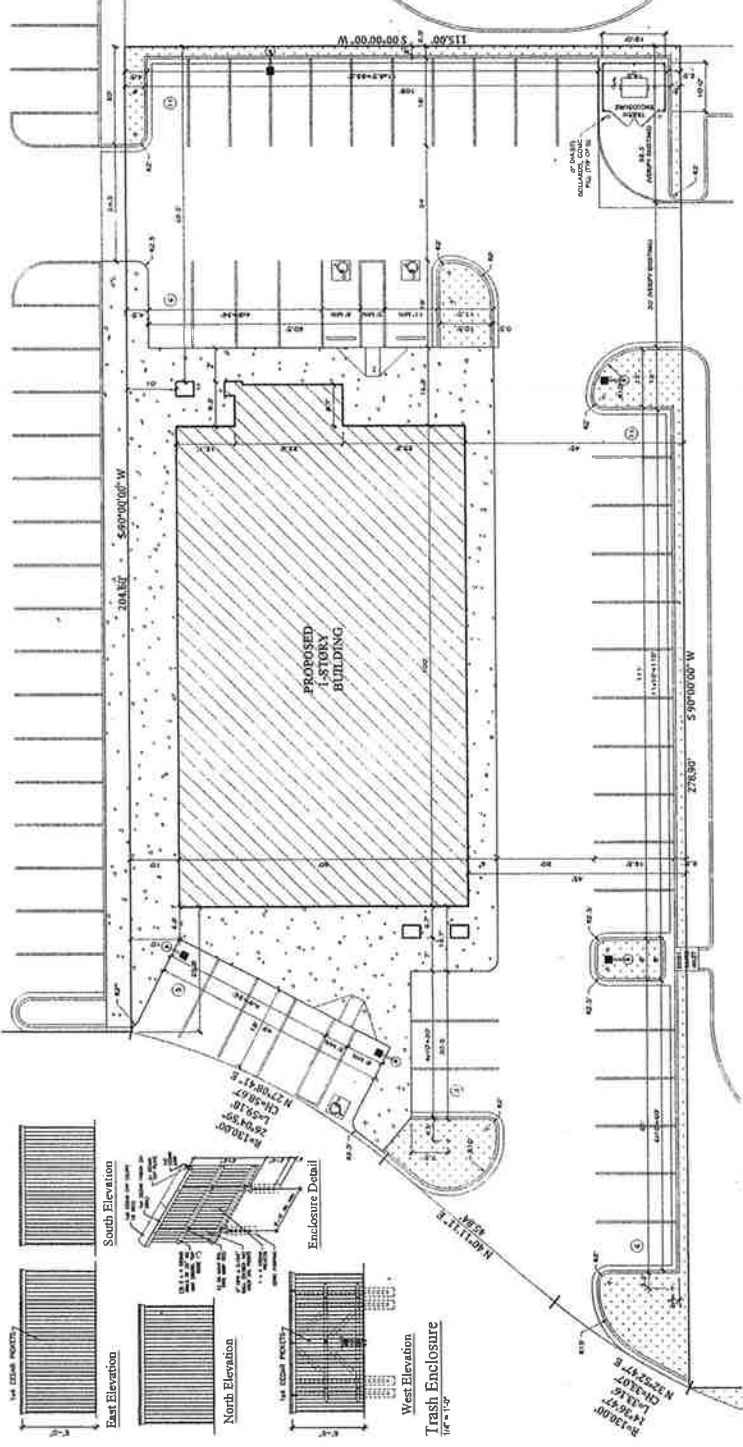


CONTRACT NUMBER: 14115
PROJECT: 14115
DATE: 04-11-2019

Commercial Building

700 E BENT ST
TULSA, OK 74103

Project No.	0019
Client No.	0019
Contract No.	0019
Date	04-11-2019



PUD/Corridor Site Plan Number: PUD-350
Development Area: NA

Zoning: CS SHOPPING CENTER DISTRICT

Permitted Uses: USE UNIT 1, SHOPPING GOODS AND SERVICES AND USES CUSTOMARILY ACCESSORY THERETO.

Proposed Uses: LEASE SPACE IN SCHOOL OR HEALTH CLUB; USE UNIT 13, OFFICE, STUDIOS, AND SUPPORT SERVICES OR USE UNIT 19, HOTEL, MOTEL AND RECREATION FACILITIES (SEE 1319 ZONING CODE); USE UNIT 14, SHOPPING GOODS AND SERVICES AND USES CUSTOMARILY ACCESSORY THERETO; AND SUPPORT SERVICES OR USE UNIT 13, CONVENIENCE GOODS AND SERVICES, USE UNIT 14, SHOPPING GOODS AND SERVICES, USE UNIT 15, OTHER TRACES AND SERVICES OR USE UNIT 19, HOTEL, MOTEL AND VICTS, 1311, 1313, 1314, 1315 OR 1319 ZONING CODE.

Maximum Bldg. Floor Area Permitted: 148,500 S.F. (PUD 350, CS SF A.1, SECT. 20) ZONING CODE

8ldg. Floor Area Proposed for Each Use:
LEASE SPACE "A" = 4,696 S.F.
LEASE SPACE "B" = 1,150 S.F.
TOTAL AREA = 5,846 S.F.

Maximum Bldg. Height Permitted: 35 FT., 2-STORIES (PUD-350), NA ZONING CODE

Minimum Bldg. Height Proposed: 25 FT., 2-STORY

Minimum Bldg. Setbacks (Required): 90 FT. (PUD-350), 50 FT. (ZONING CODE) (from centerline of adjacent streets) and PUD and/or Development Area boundaries

Off Street Parking:
Ratio Per Use: 1:150 (LEASE SPACE "A"), 1:150 (LEASE SPACE "B")
Number of Spaces Required Per Use: 31 (LEASE SPACE "A"), 70 (LEASE SPACE "B")
Total Number of Spaces Required: 101
Total Number of Spaces Proposed: 42

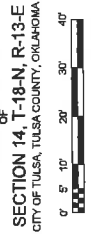
Minimum Percentage and Corresponding Landscaped Area Required: 10% (S328 S.F.)
Minimum Percentage and Corresponding Landscaped Area Provided: 22% (6337 S.F.)
Landscaped Street Yrd per Street Frontage: Required: 933 S.F. Provided: 914 S.F.

Additional Landscaped Area(s) required (if any): NONE REQUIRED

Lighting Height for Parking Areas: Minimum: NONE REQUIRED
Height Permitted: 35 FT. **Height Proposed:** 20 FT.

DETAIL SITE PLAN

FOR
COMMERCIAL BUILDING
IN PART OF THE
SE1/4 OF THE SE1/4
OF
SECTION 14, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



12.10



THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA AND THE OKLAHOMA DEPARTMENT OF REVENUE AND FINANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA AND THE OKLAHOMA DEPARTMENT OF REVENUE AND FINANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA AND THE OKLAHOMA DEPARTMENT OF REVENUE AND FINANCE.

Commercial Building
 7800 STREET
 TULSA, OK 74120

GENERAL NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL MATERIALS SHALL BE AS SHOWN OR OF EQUAL OR BETTER QUALITY. 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TULSA SPECIFICATIONS AND THE OKLAHOMA DEPARTMENT OF REVENUE AND FINANCE REGULATIONS. 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA AND THE OKLAHOMA DEPARTMENT OF REVENUE AND FINANCE.

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/15/14
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Ecolume and Decolume
 Area: Floor and Wall Finish

Area	Material	Quantity	Unit
Floor	Concrete	1000	Sq. Ft.
Wall	Block	2000	Sq. Ft.
Wall	Finish	2000	Sq. Ft.
Wall	Paint	2000	Sq. Ft.
Wall	Trim	2000	Sq. Ft.
Wall	Door	2000	Sq. Ft.
Wall	Window	2000	Sq. Ft.
Wall	Stair	2000	Sq. Ft.
Wall	Elevator	2000	Sq. Ft.
Wall	Other	2000	Sq. Ft.

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 Area: Floor and Wall Finish

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Wall	Other	2000	Sq. Ft.

Ecolume and Decolume
 Area: Floor and Wall Finish

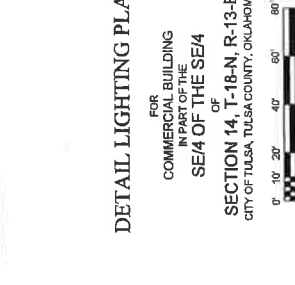
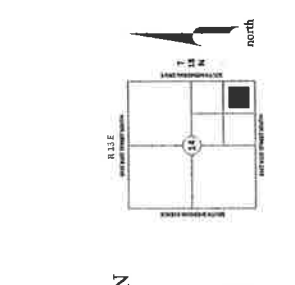
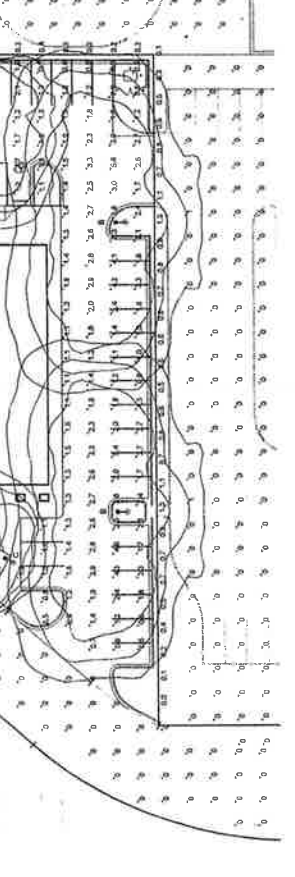
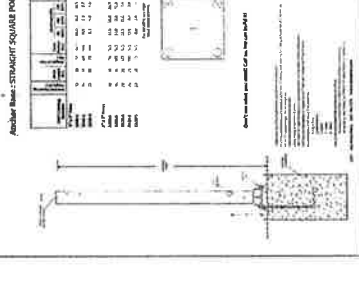
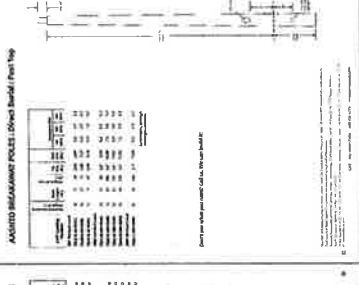
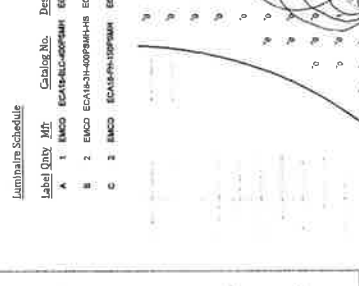
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Floor	Concrete	1000	Sq. Ft.
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Wall	Window	2000	Sq. Ft.
Wall	Stair	2000	Sq. Ft.
Wall	Elevator	2000	Sq. Ft.
Wall	Other	2000	Sq. Ft.

Luminaire Schedule

Label	Qty	MF	Catalog No.	Description	Lamp Type	No. Lamps	Light Loss Factor	Wattage
A	1	EMCO	ECAS-18-14-00P/18-H	ECOLUME	HORIZONTAL	1	0.75	452
B	2	EMCO	ECAS-18-14-00P/18-H	ECOLUME	CEILING	1	0.75	452
C	2	EMCO	ECAS-18-14-00P/18-H	ECOLUME	HORIZONTAL	1	0.75	165

Luminaire Locations

Label	Height	Orientation	Tile
A	22'	0°	0°
B	22'	0°	0°
C	16'	30°	0°
C	16'	30°	0°



DETAIL LIGHTING PLAN
 FOR
 COMMERCIAL BUILDING
 IN PART OF THE
 SE/4 OF THE SE/4
 OF
 SECTION 14, T-18-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

0' 10' 20' 40' 60' 80'

12.11

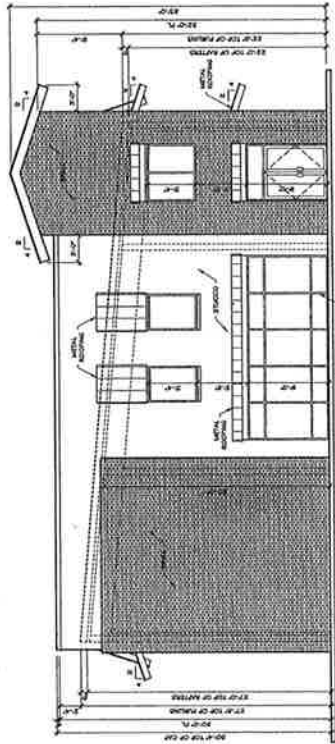
BLAKE A. BURES
 ARCHITECT
 1000 W. GARDNER BLVD.
 TULSA, OKLAHOMA 74104
 TEL: (918) 840-3353
 FAX: (918) 486-3328



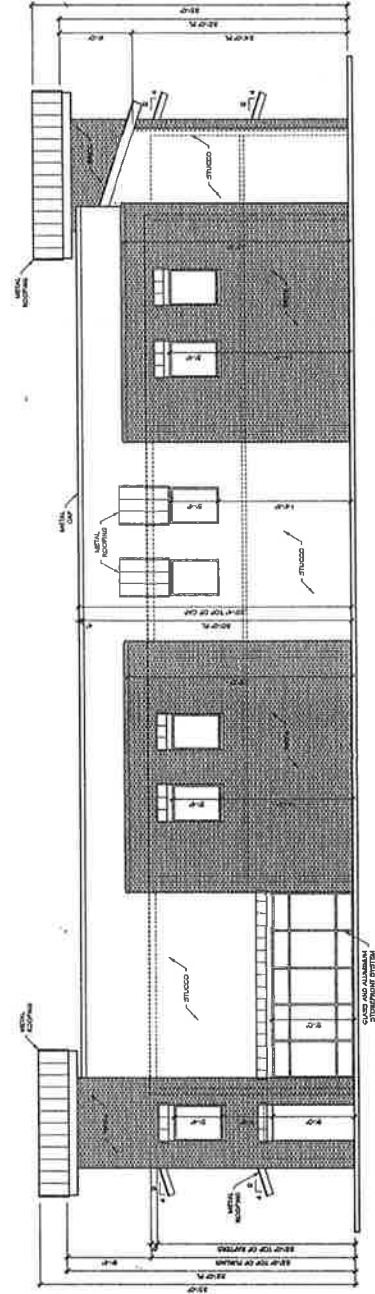
FOR THE PURPOSES OF THE ARCHITECTURE CONTRACT, THE ARCHITECT HAS BEEN ENGAGED BY THE CLIENT TO PROVIDE ARCHITECTURAL SERVICES FOR THE PROJECT. THE ARCHITECT'S SERVICES ARE LIMITED TO THE DESIGN AND PREPARATION OF ARCHITECTURAL DRAWINGS AND SPECIFICATIONS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR FOR THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECTURAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S SERVICES ARE PROVIDED ON AN "AS IS" BASIS AND WITHOUT WARRANTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECTURAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S SERVICES ARE PROVIDED ON AN "AS IS" BASIS AND WITHOUT WARRANTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE ARCHITECTURAL SERVICES PROVIDED AND DOES NOT EXTEND TO ANY OTHER MATTER.

Commercial Building

WEST ELEVATION
 TULSA, OK, 74103



WEST ELEVATION



SOUTH ELEVATION

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Case Number: PUD-531-A
Detail Site Plan

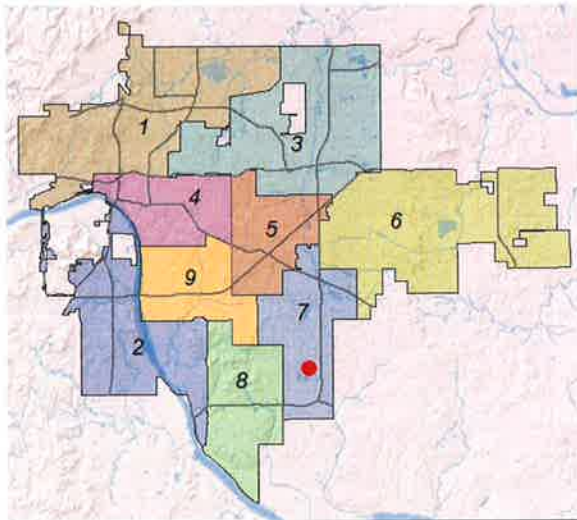
Hearing Date: May 6, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Sisemore Weisz & Assoc. – Mark Capron

Property Owner: TCCU The Credit Union, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new office building within the PUD.

Gross Land Area: 6.521 Acres

Location: East of the Northeast corner of South Mingo Road and East 81st Street South

9815 East 81st Street South

Zoning:
 Existing Zoning: CO/CS/PUD-531-A
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **APPROVAL**.

Staff Data:
 TRS: 1814
 CZM: 54
 Atlas: 1413

City Council District: 7
 Councilor Name: Anna America

County Commission District: 3
 Commissioner Name: Ron Peters

SECTION I: PUD-531-A Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 6.521 Acre site in a Planned Unit Development for a new Office Building including one, six story building.

PERMITTED USES:

As permitted within the CS district. The Office Building proposed for this project is 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. Lighting used to illuminate an off-street parking area shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in an R District.

SIGNAGE:

The site plan illustrates wall signage. Any new signage will require a separate permit. All signage will be required to meet the Planned Unit Development Standards. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the 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 an existing sidewalk along East 81st Street South as well as a pedestrian connection from 81st Street and pedestrian paths adjacent to the proposed building.

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-531-A**. 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 Exterior Elevations
- Applicant Site Lighting Plan
- Applicant Lighting Elevations

Staff recommends **APPROVAL** of the detail site plan for the proposed new Office Building.

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

TTCU Detail Site Plan
PUD 531-A

TRACT "A" LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK ONE (1), MEADOWBROOK CHASE, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, MEADOWBROOK CHASE; THENCE SOUTH 89°03'26" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 156.75 FEET; THENCE NORTH 00°56'34" WEST FOR 257.00 FEET; THENCE SOUTH 89°03'26" WEST FOR 324.41 FEET; THENCE NORTH 00°56'36" WEST FOR 245.00 FEET; THENCE NORTH 18°50'52" EAST FOR 64.07 FEET; THENCE NORTH 00°56'36" WEST FOR 38.49 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 3; THENCE NORTH 89°03'26" EAST ALONG SAID NORTHERLY LINE FOR 386.14 FEET TO THE MOST NORTHERLY NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 46°03'59" EAST ALONG THE NORTHERLY LINE OF SAID LOT 3 FOR 100.32 FEET TO THE MOST SOUTHERLY NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01°11'02" EAST ALONG THE EASTERLY LINE OF SAID LOT 3 FOR 530.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 200,945 SQUARE FEET OR 4.613 ACRES, MORE OR LESS.

AND

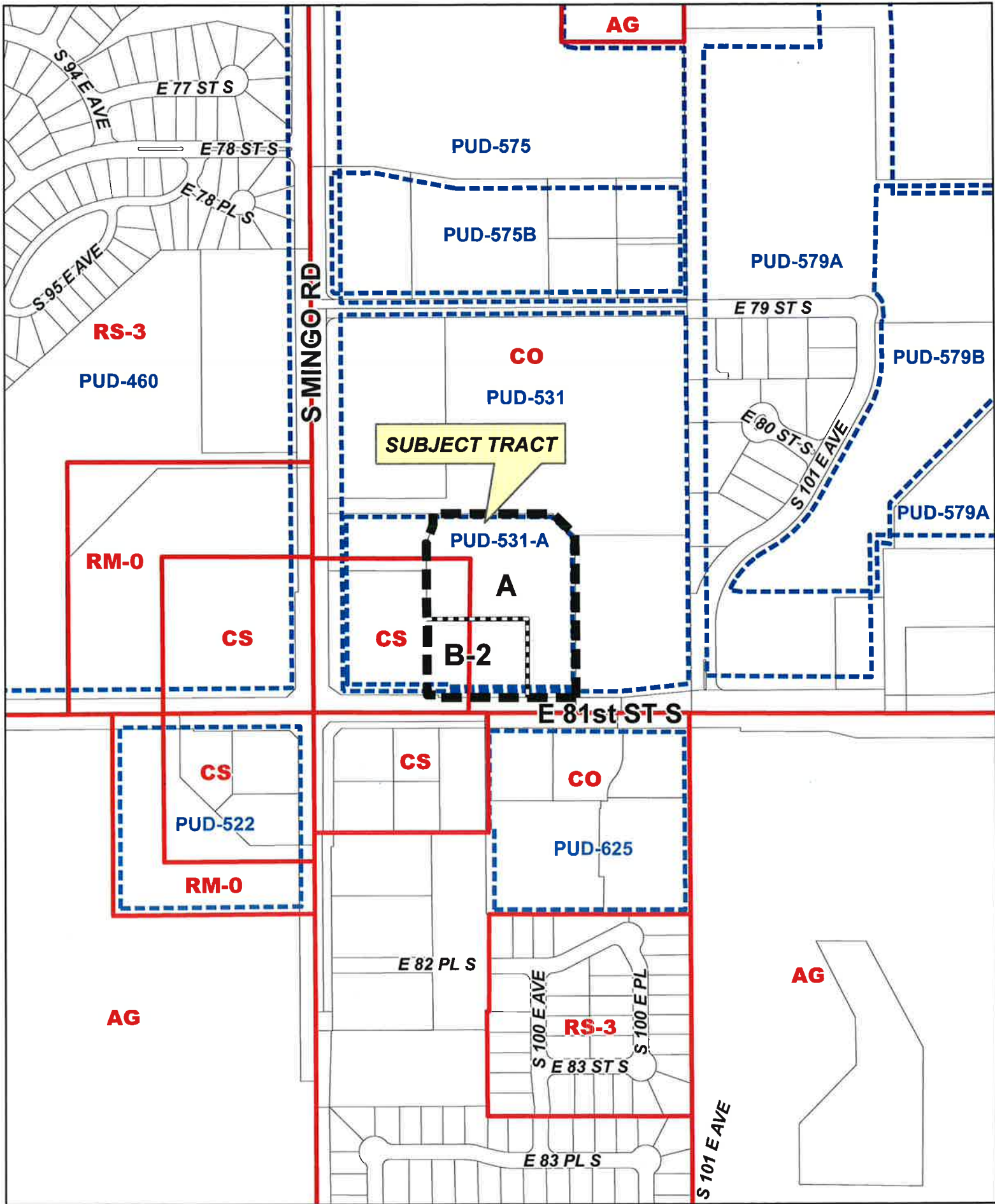
TRACT "B-2" LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF LOT THREE (3), BLOCK ONE (1), MEADOWBROOK CHASE, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 3, BLOCK 1, MEADOWBROOK CHASE; THENCE SOUTH 89°03'26" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 FOR 156.75 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING SOUTH 89°03'26" WEST ALONG SAID SOUTHERLY LINE FOR 289.67 FEET; THENCE NORTH 00°56'35" WEST ALONG SAID SOUTHERLY LINE FOR 8.00 FEET; THENCE SOUTH 89°03'26" WEST ALONG SAID SOUTHERLY LINE FOR 34.73 FEET; THENCE NORTH 00°56'36" WEST FOR 249.00 FEET; THENCE NORTH 89°03'26" EAST FOR 324.41 FEET; THENCE SOUTH 00°56'34" EAST FOR 257.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 83,094 SQUARE FEET OR 1.908 ACRES, MORE OR LESS.

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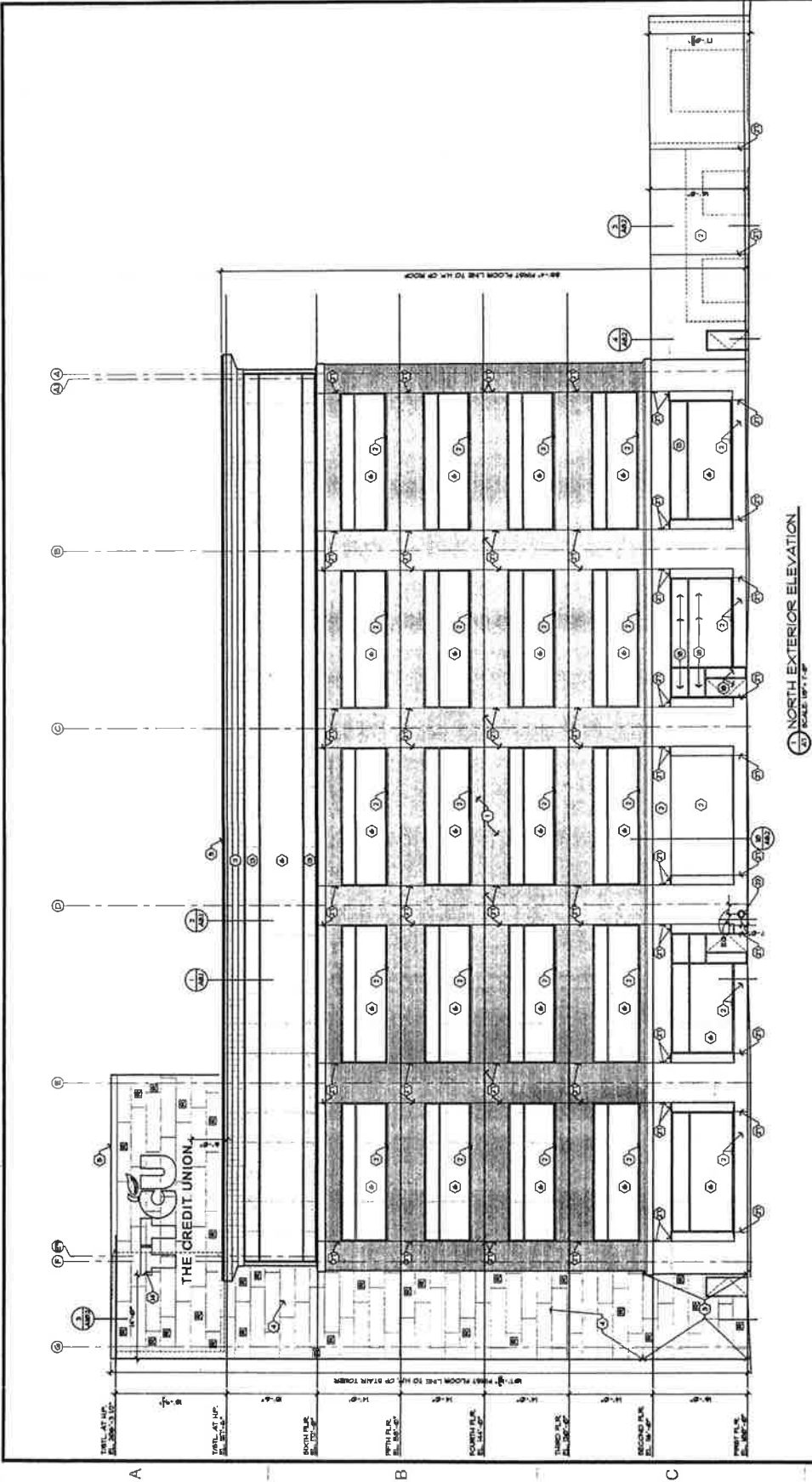
SUBJECT TRACT

A
B-2

PUD-531-A DSP

13.5





1 NORTH EXTERIOR ELEVATION
 SCALE 1/8" = 1'-0"

LEGEND

- NOTE MANHOLE PANEL 10'
- KEYED NOTES
- 1. FACE BRICK FACED PRECAST CONCRETE PANEL
 - 2. PRECAST CONCRETE PANEL
 - 3. COMPOSITE RAINSCREEN WALL PANEL - CLOSED JOINT SYSTEM
 - 4. PRECAST CONCRETE PANEL - OPEN JOINT SYSTEM
 - 5. PRECAST CONCRETE PANEL
 - 6. 2'-0" X 8'-0" ALUMINUM DOOR
 - 7. 2'-0" X 8'-0" ALUMINUM WINDOW
 - 8. 2'-0" X 8'-0" ALUMINUM WINDOW WITH INSULATING GLASS
 - 9. 3'-0" X 8'-0" ALUMINUM WINDOW WITH INSULATING GLASS
 - 10. 3'-0" X 8'-0" ALUMINUM WINDOW WITH INSULATING GLASS
 - 11. 3'-0" X 8'-0" ALUMINUM WINDOW WITH INSULATING GLASS
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1 PARTIAL WEST ELEVATION AT ROOF
 SCALE 1/8" = 1'-0"

13.10

ARCHITECT	THOMAS D. AMY, AIA, ARCHITECT 1000 N. UNIVERSITY TULSA, OKLAHOMA 74106 405.462.1234
CONSULTANTS	NEWGROUND 1000 N. UNIVERSITY TULSA, OKLAHOMA 74106 405.462.1234



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DATE	04-12-2015
DESIGNED BY	K. SCHWEDER
CHECKED BY	T. HARRIS
PROJECT NO.	201504
TITLE	PHOTOMETRIC PLAN

SP 1

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	1000 LUMENS	1000	LM	1000 LUMENS
2	1500 LUMENS	1500	LM	1500 LUMENS
3	2000 LUMENS	2000	LM	2000 LUMENS
4	3000 LUMENS	3000	LM	3000 LUMENS
5	4000 LUMENS	4000	LM	4000 LUMENS
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11	10000 LUMENS	10000	LM	10000 LUMENS
12	1100 LUMENS	1100	LM	1100 LUMENS

NOTES:
1. ALL LIGHT FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE LIGHT FIXTURE SCHEDULE.
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11	10000 LUMENS	10000	LM	10000 LUMENS
12	1100 LUMENS	1100	LM	1100 LUMENS



1 SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1"=40'-0"

HENDERSON ENGINEERS
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TULSA, OKLAHOMA 74106
405.462.1234
www.hendersoneng.com

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 Thomas D. New, AIA, RCAP
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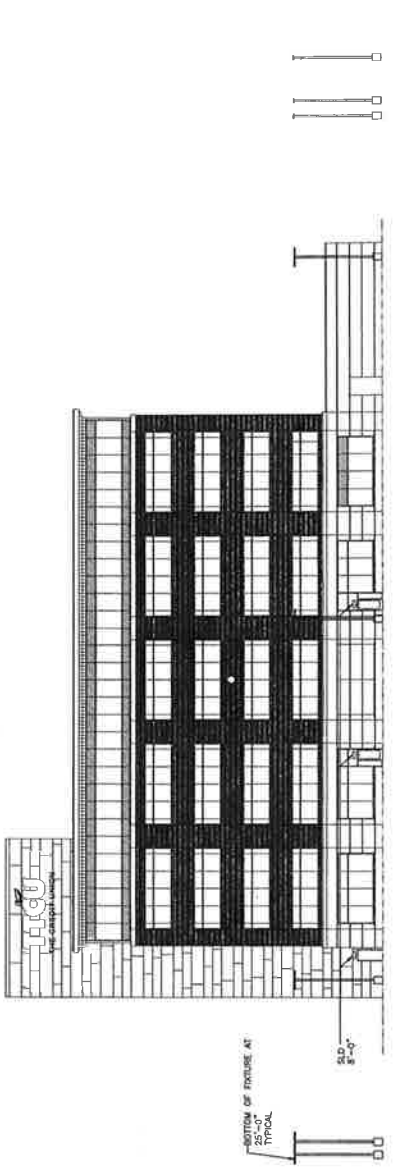


DATE: 04-27-2015
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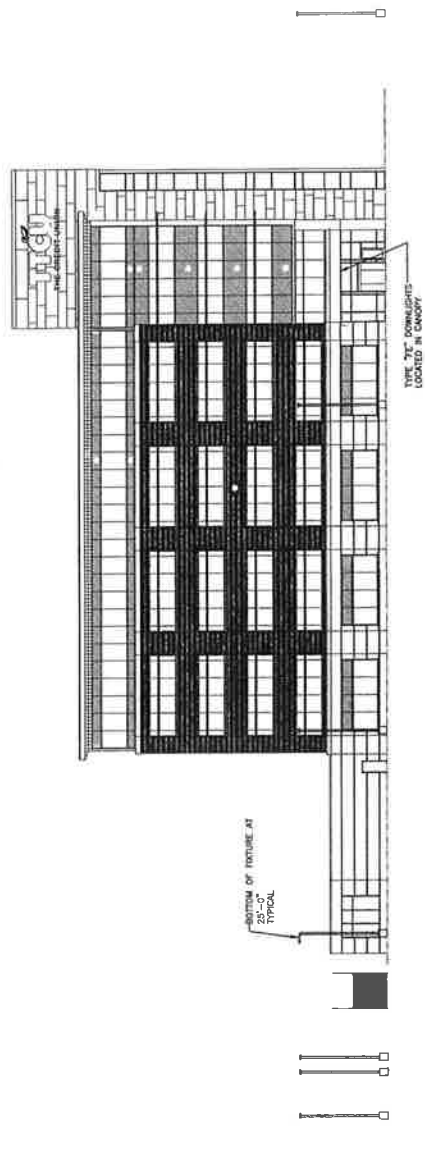
TTCU THE CREDIT UNION
 9815 EAST 81st STREET SOUTH
 TULSA, OKLAHOMA

Project No.	15-0000
Sheet No.	SP 2
Issue Date:	04-27-2015
Architect:	T. D. NEW
Owner:	TTCU
Contract No.:	15-0000
Project Name:	TTCU THE CREDIT UNION 9815 EAST 81st STREET SOUTH TULSA, OKLAHOMA

SP 2



1 NORTH ELEVATION
 BUILDING AND SITE LIGHTING
 SCALE: 1/8"=1'-0"



2 SOUTH ELEVATION
 BUILDING AND SITE LIGHTING
 SCALE: 1/8"=1'-0"

HENDERSON
ENGINEERS
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 WWW.HENDERSONENR.COM

13.12



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-32
Comprehensive Plan Amendment
(related to Z-7293)

Hearing Date: May 6, 2015
(Continued from April 1, 2015)

Case Report Prepared by:

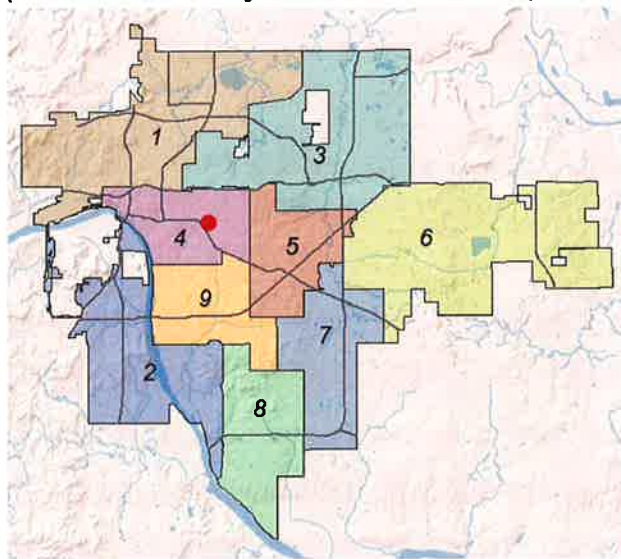
Susan Miller, AICP

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Kavi Holdings, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Duplex

Proposed Use: Parking to support medical
office use to the south

Tract Size: .24 acre

Location: North of northeast corner of S.
Delaware Ave. and E. 15th St. S.

Comprehensive Plan:

Land Use Map:

Existing: *Existing Neighborhood*

Proposed: *Main Street*

Stability and Growth Map:

Existing: *Area of Stability*

Proposed: *Area of Growth*

Zoning:

Existing Zoning: RS-3

Proposed Zoning: OL

Staff Recommendation:

Staff recommends **approval** of the *Main Street* and *Area of Growth* designations.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

N of NE/c of S. Delaware Ave. and E. 15th St. S (CPA-32)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Existing Neighborhood</i> Existing Stability and Growth designation: <i>Area of Stability</i>
Proposed Land Use: <i>Main Street</i> Proposed Stability and Growth designation: <i>Area of Growth</i>
Location: N of NE/c of S. Delaware Ave. and E. 15th St. S
Size: .24 acre

A. Background

The area that is subject to this Comprehensive Plan amendment application is located along E. 15th Street South, an area characterized by a fairly narrow strip of commercially designated property surrounded by single family residential neighborhoods. Currently the subject site contains a duplex and is surrounded by established residential neighborhoods to the north and west and commercially designated property to the south. This site and area immediately north and west were designated as a *New Neighborhood* and an *Area of Stability* when the Comprehensive Plan was adopted in 2010. The commercially designated area immediately south was designated as a *Main Street* and an *Area of Growth*.

B. Existing Land Use/Area of Stability and Growth Designations (Tulsa Comprehensive Plan)

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, this area was designated as an *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. 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.”

An *Existing Neighborhood* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“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.

C. Proposed Land Use/Area of Stability and Growth Designations (Tulsa Comprehensive Plan)

The applicant is proposing an *Area of Growth* and *Main Street* land use designation on the subject site.

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

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of

the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

“**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.”

“**Main streets** represent some of Tulsa’s most interesting and lively streetscapes today, and will continue in the future. They will serve surrounding neighborhoods, and also will attract visitors to cafes, shops and eateries — lending each main street its own unique flavor and vibe. Traffic travels slower on main streets than on arterials, and they will have fewer lanes. It will be easy to park once on the street or in a shared parking lot, then walk to destinations. The walking environment will be pleasant, with wide sidewalks, street trees, benches, and other pedestrian amenities. In older parts of the city, main streets will serve as linear neighborhood centers, where grocery stores, restaurants, and other local-serving businesses are located. Because they also tend to specialize in different types of businesses, such as dining, galleries, or apparel, they will continue to attract visitors from around the region. Buildings along main streets will typically be built up to the sidewalk, and generally range from one- to three-stories in height, but can be taller, depending on the urban design plans for an area.”

“**Main streets** serve the highest intensity retail and mixed land uses in Tulsa’s areas such as downtown and in regional and neighborhood centers. Like multimodal streets, main streets are designed to promote walking, bicycling, and transit within an attractive landscaped corridor. Generally, main street activities are concentrated along a two to eight block area, but may extend further depending on the type of adjacent land uses and the area served. “

“**Main streets** can be designed with two to four travel lanes, although typically have only two lanes. On street parking usually is provided to serve adjacent land uses. Unlike typical strip commercial developments, main streets offer the ability

to park-once and walk amongst various destinations, thus reducing arterial trip making. The key is to create convenient parking that is on-street or provided in a shared public parking lot. In order to ensure the walkability of a main street, careful consideration must be made to the design elements and amount of parking lots. To further create a pedestrian friendly atmosphere, main streets have wide sidewalks, street furniture, outdoor cafes, plazas, and other public spaces.”

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential
South	CH	<i>Main Street</i>	Growth	medical office & associated parking
East	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential
West	RS-3	<i>Existing Neighborhood</i>	Stability	S. Delaware Ave., then single family residential

E. Applicant’s Justification:

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. how conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. how changes have impacted the subject site to warrant the proposed amendment; and
3. how the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification addressing the above as part of their application:

1. *“The subject property is subject to a pending rezoning to the OL District in TMAPC Case No. 7293. The purpose of the OL zoning is to provide for the expansion of a recently repurposed medical facility owned by Drs. Jayen and Nicole Patel. The Patels recently acquired the former Carpet City property on the northeast corner of East 15th Street and South Delaware Avenue and repurposed the carpet showroom into a state of the art medical facility. The Patels desire to continue to expand their medical facility and redevelop the remainder of the former Carpet City property which consists of a two (2) story warehouse that was used to manufacture and*

store carpet dating back to the 1940's. To expand their medical facility, the Patels intend to raze the two (2) story warehouse and the existing duplex to the north thereof (which property is the subject of the rezoning) in order to expand their medical building to the north along Delaware and to provide for the necessary parking. The Patels' redevelopment of the Carpet City showroom has been the catalyst for new development in this area as evidenced by the recent razing of several "far gone" buildings on the west side of Delaware Avenue, all of which has enhanced the redevelopment prospects for this area.

- 2. The subject area is designated as "Existing Neighborhood" when most of the post Comprehensive Plan growth in the immediate area has been more supportive of a land use designation of "Main Street" based upon the continued redevelopment of the commercial zoned property around the subject property.*
- 3. The Comprehensive Plan did little if anything to, in fact, plan this area for either growth or stability. Instead, the Comprehensive Plan merely followed the then existing development pattern in this area and "planned" the residentially zoned area as an "Existing Neighborhood" and the commercially zoned area as a "Main Street".*

At the time of the Comprehensive Plan, 15th and Delaware was the location of mostly dated and decaying commercial structures and facilities along with the usual occupants. Despite this area's proximity to the economic vibrance of TU and Cherry Street, such economic vibrance has, until recently, like the Comprehensive Plan, overlooked 15th and Delaware.

The vitality of the Existing Neighborhood is directly related to the vitality of the Main Street. Likewise, the vitality of the Main Street is directly related to the vitality of the Existing Neighborhood.

The Comprehensive Plan failed to recognize this relationship in this area and thus failed to designate any additional area of growth necessary to rejuvenate and permit redevelopment of the Main Street area.

The change in land use designation to Main Street from Existing Neighborhood to permit the expansion of the Patels' medical facility will replace dilapidated structures with modern facilities and will enhance the relationship between the existing neighborhood and the adjacent office and commercial uses as well as enhance the employment and development opportunities within the surrounding area and provide growth and economic development for the City of Tulsa."

F. Staff Response:

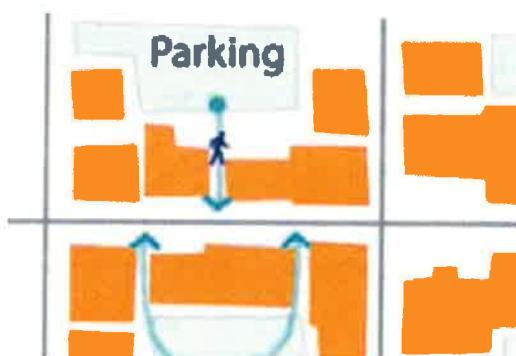
Requests to the amend land use in an *Existing Neighborhood* for expansion of an adjacent commercial use are challenging, however, the Comprehensive Plan provides some guidance in considering such applications.

First, a Guiding Principle of the Comprehensive Plan (p. 6) states: “*Business owners are able to easily find adequate and attractive space for expanding businesses into downtown, along main streets, or in employment centers.*”

This particular lot currently contains a duplex and is directly adjacent to an existing commercial use and *Main Street* land use designation to the south. It appears that the *Main Street* land use designation was assigned to this segment of E. 15th Street South to reflect existing conditions. When examining the depth of other *Main Street* land use designations in other locations around the City, several others appear to be of slightly greater depth, therefore better accommodating future development potential.

In evaluating if an increase depth of the *Main Street* land use designation at this location would be appropriate, consideration is given to the immediately surrounding area. There are unique physical circumstances that help to support a land use change on this parcel. The subject site faces west, and across S. Delaware Ave. (a 4 lane Residential Collector) is a residence that faces north. Therefore, there is not a direct relationship with the existing duplex to the residential area to the west and expansion of the *Main Street* designation could be appropriate here. Screening would be required between a future non-residential use on the subject site and the residential use to the north.

Parking is proposed on the subject site to support the expansion of the medical office use to the south. The Comprehensive Plan (p. 30) supports the concept of shared parking located behind buildings in *Main Street* land use designations.



In addition to on-street parking, shared lots in centers and main streets can be located behind buildings.

This request also includes a change to the Areas of Stability and Growth Map. The Plan provides criteria for areas of growth and for selecting additional areas of growth in the future: (p LU 57)

“The following criteria were used to select the Areas of Growth in the plan.

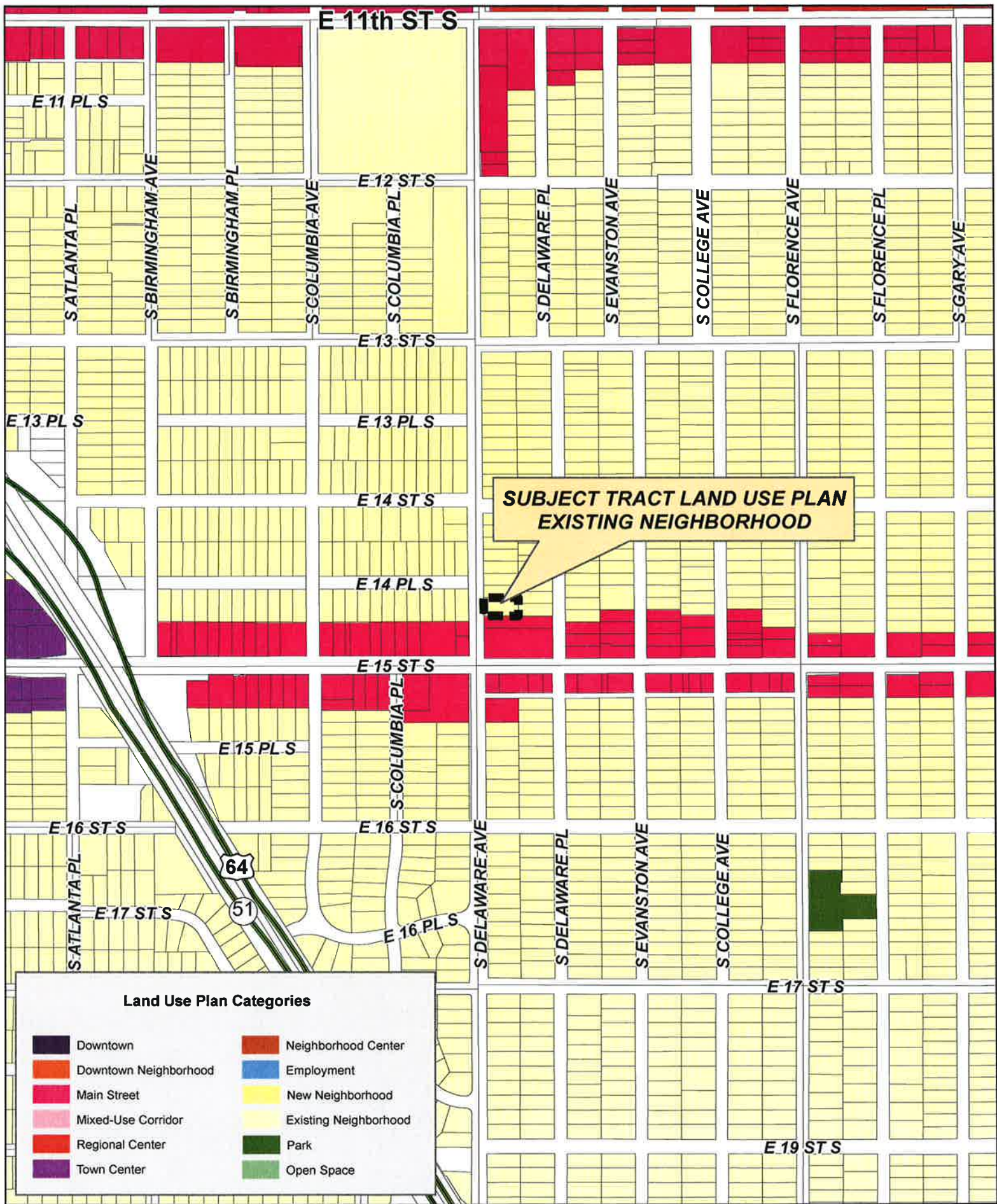
After the plan is adopted, new or revised Areas of Growth can be proposed based on these same criteria.

- *Underutilized land, especially surface parking lots or vacant buildings downtown or along corridors*
- *Areas already undergoing positive change which is expected to continue*
- *Areas adjacent to transit and around transit stations, existing and planned*
- *Areas along corridors with frequent bus service that can accommodate development on underutilized land*
- *Locations where appropriate infill development will promote shorter and less frequent trips*
- *Areas with special opportunities such as where major public or private investments are planned”*

This proposal meets several of the criteria. For instance, E. 15th Street S. in this area is experiencing positive change that is expected to continue. There are other revitalization efforts in this area, most significantly on the site to the west - on the northwest corner of Delaware Ave. and E. 15th Street S. Parking has been an ongoing constraint in the redevelopment of this corridor and there have been some discussions between business/homeowners and the City to allow for on-street parking along E. 15th Street S. In response to transit provision, a bus route that runs every 45 minutes on E. 15th Street S. serves this site.

II. STAFF RECOMMENDATION

- Staff recommends **Approval** of the *Main Street and Area of Growth* designations as submitted by the applicant.



CPA-32

19-13 08

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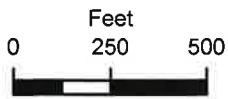
Growth and Stability



Area of Growth



Area of Stability

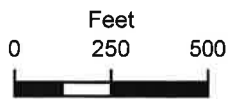


CPA-32

19-13 08

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Subject Tract

CPA-32

19-13 08

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

Aerial Photo Date: March 2014





Subject
Tract

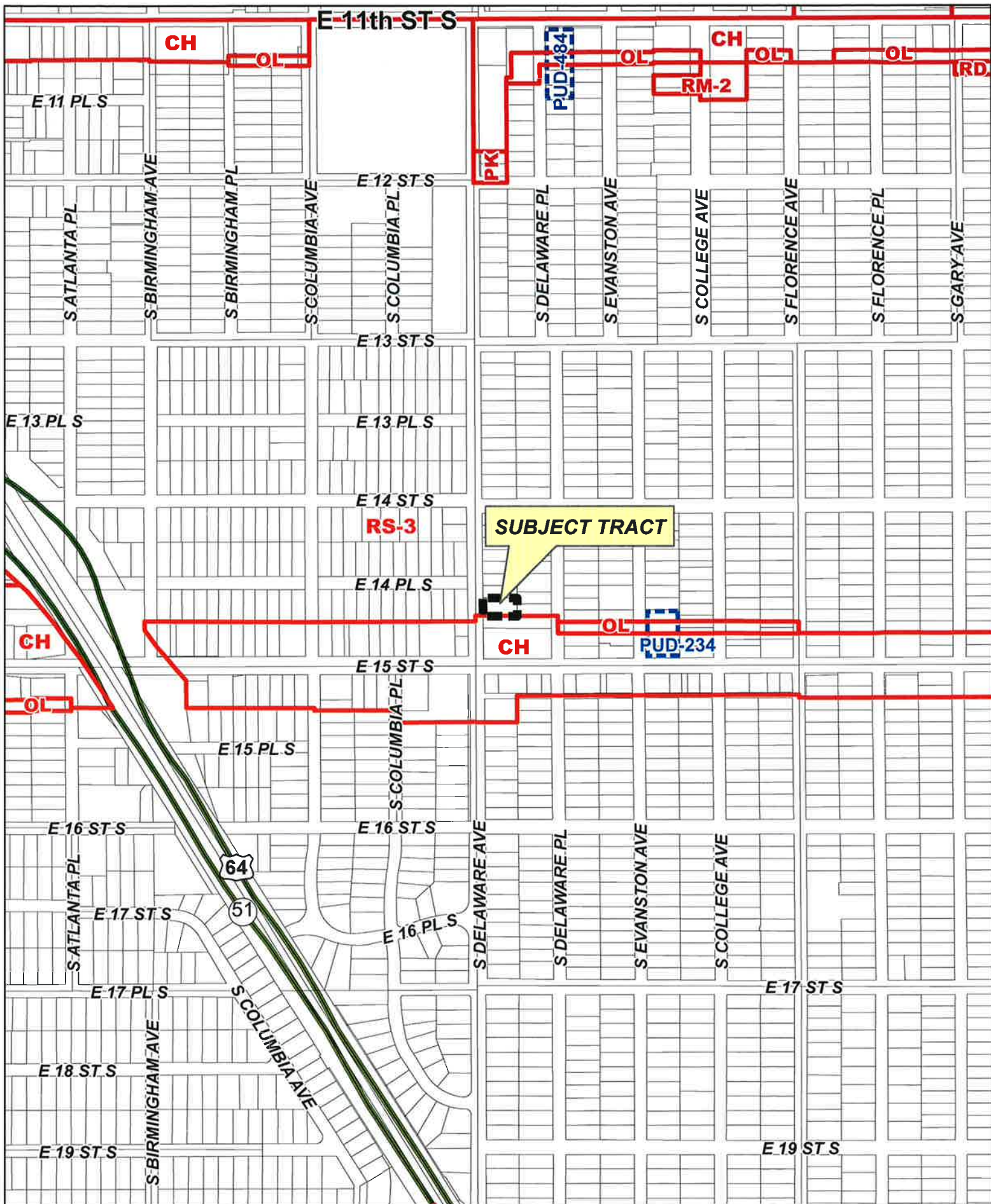
CPA-32

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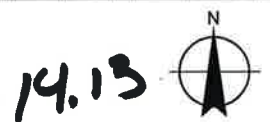
Aerial Photo Date: March 2014





CPA-32

19-13 08



RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No.: 2697:932

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; AMENDING THE TULSA COMPREHENSIVE PLAN BY ADOPTING AMENDMENTS (CPA-32) TO THE LAND USE MAP AND AREAS OF STABILITY AND GROWTH MAP OF THE TULSA COMPREHENSIVE PLAN.

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

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

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

WHEREAS, on March 9, 2015, the owner of property identified on the attached maps as CPA-32 applied for an amendment of the Tulsa Comprehensive Plan to change the designations of such property on the Land Use Map and Areas of Stability and Growth Map; and

WHEREAS, a public hearing was held on May 6, 2015 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt amendments to the Tulsa Comprehensive Plan, as hereafter described.

CPA-32: Amend Land Use designation from "Existing Neighborhood" to "Main Street" and Areas of Stability and Growth designation from "Area of Stability" to "Area of Growth" on approximately .24 acres located north of northeast corner of South Delaware Avenue and East 15th Street South

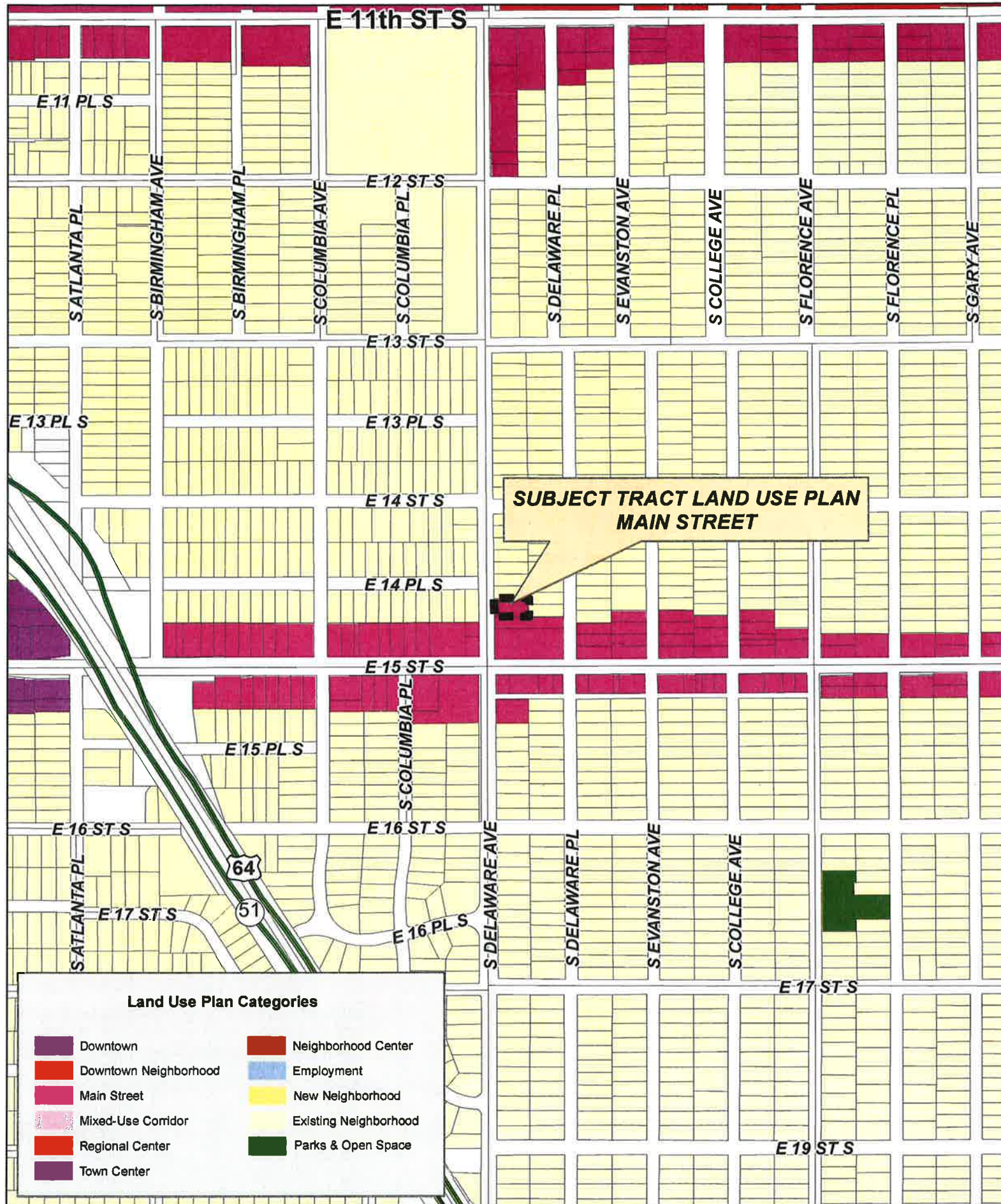
NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That the Tulsa Comprehensive Plan, as adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010 and as amended from time to time, shall be and is hereby amended, to include the amendments as described above.

Section 2. That a true and correct copy of the pertinent portion of the Land Use Map and Areas of Stability and Growth Map, showing the amendments, is attached to this Resolution.









Section 3. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

Section 4. That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Tulsa Comprehensive Plan within forty-five (45) days of its submission, it shall be deemed approved with the status of an official plan and immediately have full force and effect.



**SUBJECT TRACT LAND USE PLAN
MAIN STREET**

Land Use Plan Categories

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

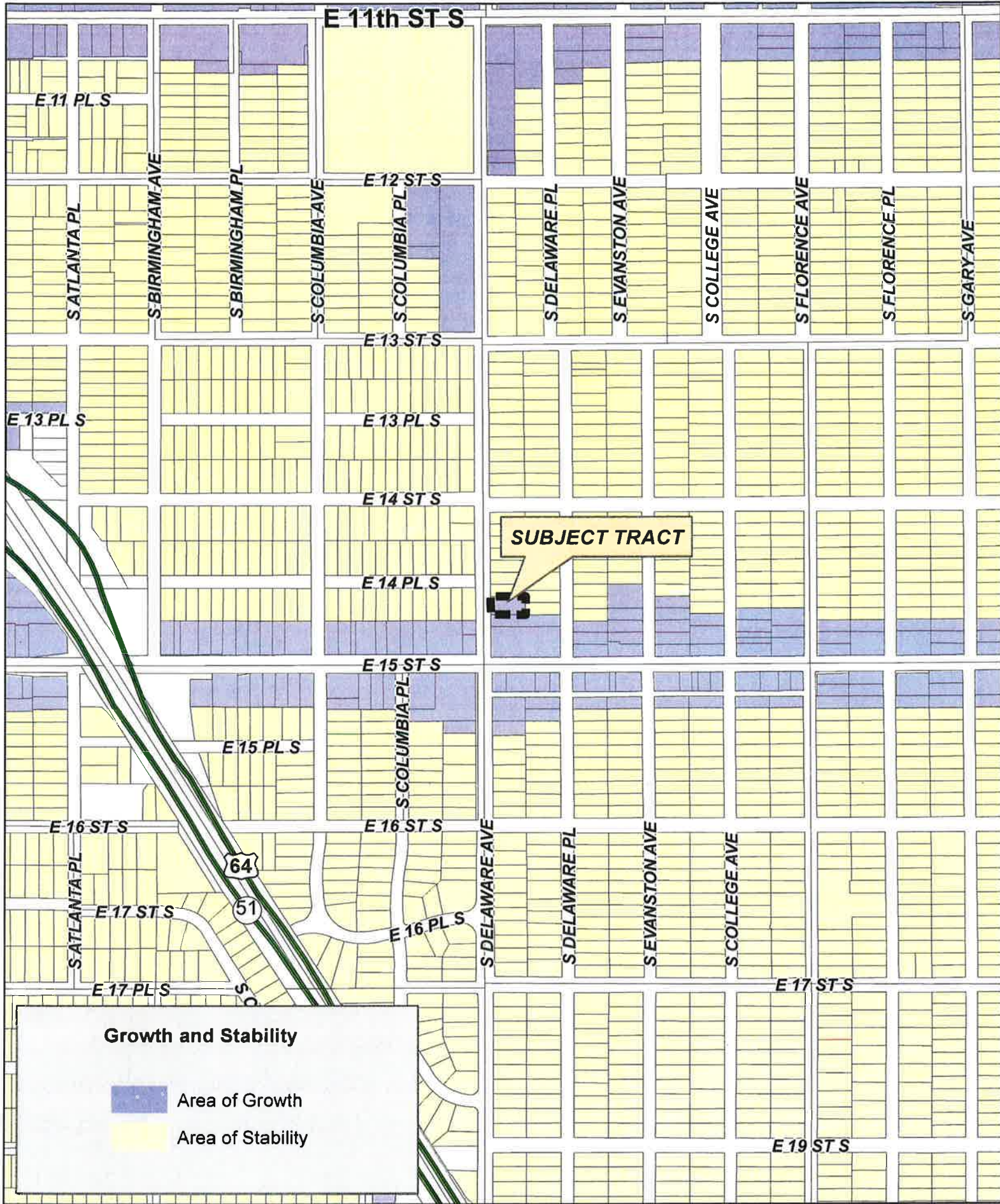


CPA-32

19-13 08

19.18





CPA-32

19-13 08

14.19





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7293
(related to Comprehensive Plan Amendment
CPA-32)

Hearing Date: May 6, 2015
(continued from March 18, and April 1, 2015)

Case Report Prepared by:

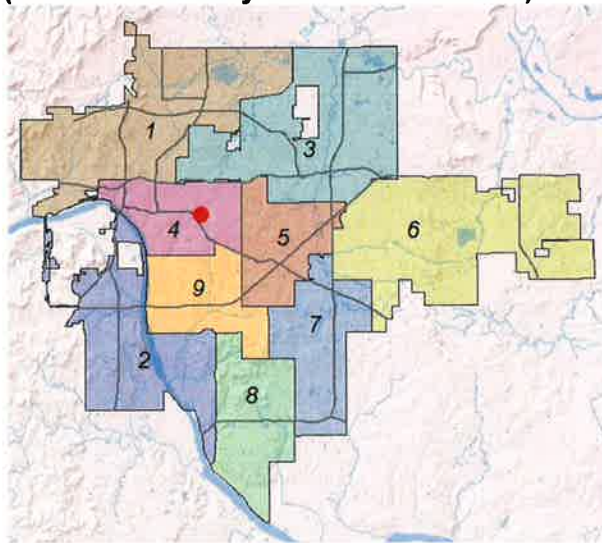
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Kavi Holdings, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Duplex

Proposed Use: Parking to support medical office
use to the south

Concept summary: Applicant is requesting OL
zoning to support expansion of a medical office
clinic and its associated parking.

Tract Size: 0.24 ± acres

10498 ± sq. ft

Location: North of northeast corner of S. Delaware
Ave. and E. 15th St. S.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Existing Neighborhood with
concurrent request to change to Main Street

Stability and Growth Map: Area of Stability
(applicant is requesting Main Street and Area
of Growth to support request)

Staff Data:

TRS: 9308

CZM: 37

Atlas: 55

Staff Recommendation:

Staff recommends Approval.

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

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

16.1

SECTION I: Z-7293

DEVELOPMENT CONCEPT:

The applicant is requesting a rezoning from RS-3 to OL. The OL zoning will support an expansion of the existing medical clinic immediately south of Z-7293. In conjunction with this zoning request the applicant has requested a Comprehensive Plan amendment to change the site from Existing Neighborhood to Main Street designation. The site is north of East 15th Street on the east side of South Delaware Ave.

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:
 - Neighborhood letters of support

DETAILED STAFF RECOMMENDATION:

The rezoning request from RS-3 to OL is consistent with the historic character of zoning buffers between high intensity development and residential areas and;

OL is consistent with the expected development plan for this particular user. Future development in an OL district would still be compatible with the expected development pattern for this area and;

OL is consistent with the anticipated Comprehensive Plan revision that is being presented in conjunction with this application and:

OL is consistent with the existing proximate properties, therefore;

Staff recommends Approval of Z-7293 to rezone property from RS-3 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed zoning has been prepared in conjunction with the anticipated Comprehensive Plan Land Use and Growth and Stability modifications outlined in CPA-32. The proposed OL zoning pattern has been used in other locations along 15th street as a transition between CH and residential uses. The Comprehensive Plan at this location did not recognize the potential growth pattern that would be associated with a vibrant Main Street land use. Staff has recommended approval for the Comprehensive Plan amendment and this report has been prepared with the assumption that the plan will be amended as outlined below.

Land Use Vision:

Land Use Plan map designation: Main Street

“Main streets represent some of Tulsa’s most interesting and lively streetscapes today, and will continue in the future. They will serve surrounding neighborhoods, and also will attract visitors to cafes, shops and eateries — lending each main street its own unique flavor and vibe. Traffic travels slower on main streets than on arterials, and they will have fewer lanes. It will be easy to park once on the street or in a shared parking lot, then walk to destinations. The walking environment will be pleasant, with wide sidewalks, street trees, benches, and other pedestrian amenities. In older parts of the city, main streets will serve as linear neighborhood centers, where grocery stores, restaurants, and other local-serving businesses are located. Because they also tend to specialize in different types of businesses, such as dining, galleries, or apparel, they will continue to attract visitors from around the region. Buildings along main streets will typically be built up to the sidewalk, and generally range from one- to three-stories in height, but can be taller, depending on the urban design plans for an area.”

“Main streets serve the highest intensity retail and mixed land uses in Tulsa’s areas such as downtown and in regional and neighborhood centers. Like multimodal streets, main streets are designed to promote walking, bicycling, and transit within an attractive landscaped corridor. Generally, main street activities are concentrated along a two to eight block area, but may extend further depending on the type of adjacent land uses and the area served. “

“Main streets can be designed with two to four travel lanes, although typically have only two lanes. On street parking usually is provided to serve adjacent land uses. Unlike typical strip commercial developments, main streets offer the ability to park-once and walk amongst various destinations, thus reducing arterial trip making. The key is to create convenient parking that is on-street or provided in a shared public parking lot. In order to ensure the walkability of a main street, careful consideration must be made to the design elements and amount of parking lots. To further create a pedestrian friendly atmosphere, main streets have wide sidewalks, street furniture, outdoor cafes, plazas, and other public spaces.”

Areas of Stability and Growth designation: Area of Growth

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

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near

downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.”

Transportation Vision:

Major Street and Highway Plan:

15th Street is considered an Urban Arterial with a Main Street designation. Delaware is considered a Residential Collector at this location but not considered a Main Street. Ultimately both streets anticipate the following:

15th Street anticipates 2 lanes of through traffic with on-street parking on both sides with sidewalks and buildings close to the ultimate right of way line.

Delaware anticipates 2 lanes of through traffic and sidewalks without on-street parking.

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 existing site is a duplex that will be removed to accommodate growth potential for the existing business on 15th Street. There are no existing conditions that would complicate development of this site. The north line of the rezoning request would require screening fencing between OL and residential.

Environmental Considerations: Immediately south of this site an existing abandoned building will be demolished to allow expansion of the medical facility at the corner of 15th and Delaware. There are no obvious or known environmental considerations that affect the redevelopment of this site. Reconstruction adjacent to an existing neighborhood is always sensitive and the developer will be encouraged to work with the neighbors and minimize the impact on the neighborhood during that process. Standard screening fencing as required by the Zoning Code will be required between the OL and Residential areas north and east of the Z-7293 boundary.

Streets:

South Delaware Ave. is fully developed meeting the ultimate build potential recognized in the major street and highway plan.

East 15th Street is one lot south. The East 15th Street vision includes on street parking and two lanes of vehicular travel. This project will not adversely affect that plan.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Delaware Ave.	Residential Collector	60 feet	4
East 15 th Street South	Urban Arterial with Main Street Overlay	70 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Zoning and Surrounding Uses:

The surrounding property has previously been platted and developed as outlined in the following summary.

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential
South	CH	<i>Main Street</i>	Growth	medical office & associated parking
East	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential
West	RS-3	<i>Existing Neighborhood</i>	Stability	S. Delaware Ave., then single family residential

SECTION III: Relevant Zoning History

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

Subject Property:

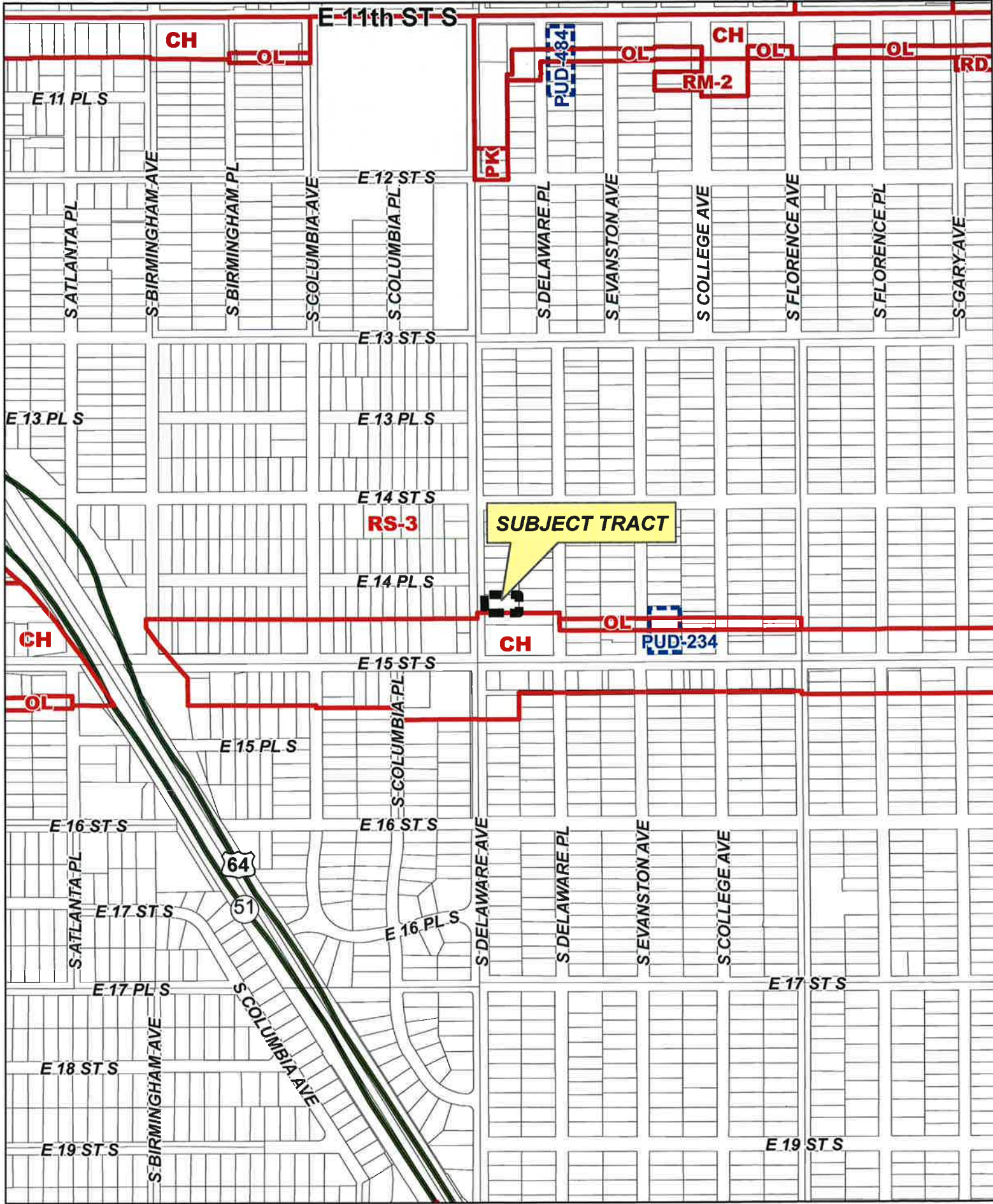
BOA-2392 December 10, 1952: The Board of Adjustment approved a Special Exception to permit a duplex on Lots 32, 33 and 34 Block 5, Rosemont Heights, on property located at 1431 S. Delaware Ave.

Surrounding Property:

PUD-234 July 1980: All concurred in approval of a proposed Planned Unit Development on a 28,000± square foot tract of land for an auto body repair shop and permitting uses as a matter of right in the CH district and off-street parking, on property located on the northeast corner of E. 15th St. and S. Evanston Ave.

3/18/2015 1:30 PM

16.6

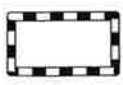
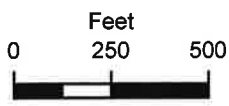


Z-7293

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Subject Tract

Z-7293

19-13 08

Note: Graphic overlays may not precisely align with physical features on t

Aerial Photo Date: March

16.8





E 14 STS

E 14 PLS

S DELAWARE AVE

S DELAWARE PL

E 15 STS

Z-7293

19-13 08

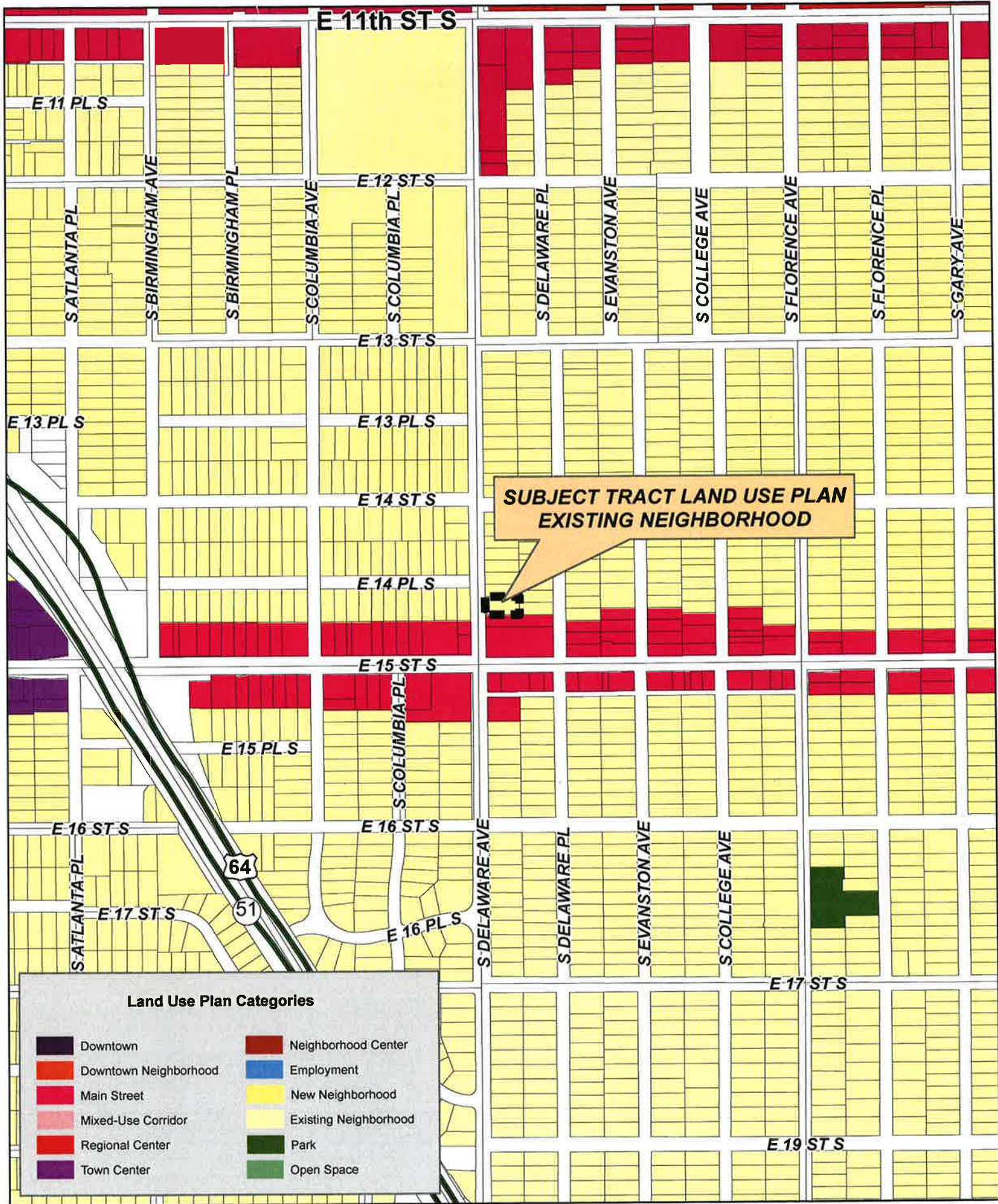
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 16.9



Subject Tract





**SUBJECT TRACT LAND USE PLAN
EXISTING NEIGHBORHOOD**

Land Use Plan Categories

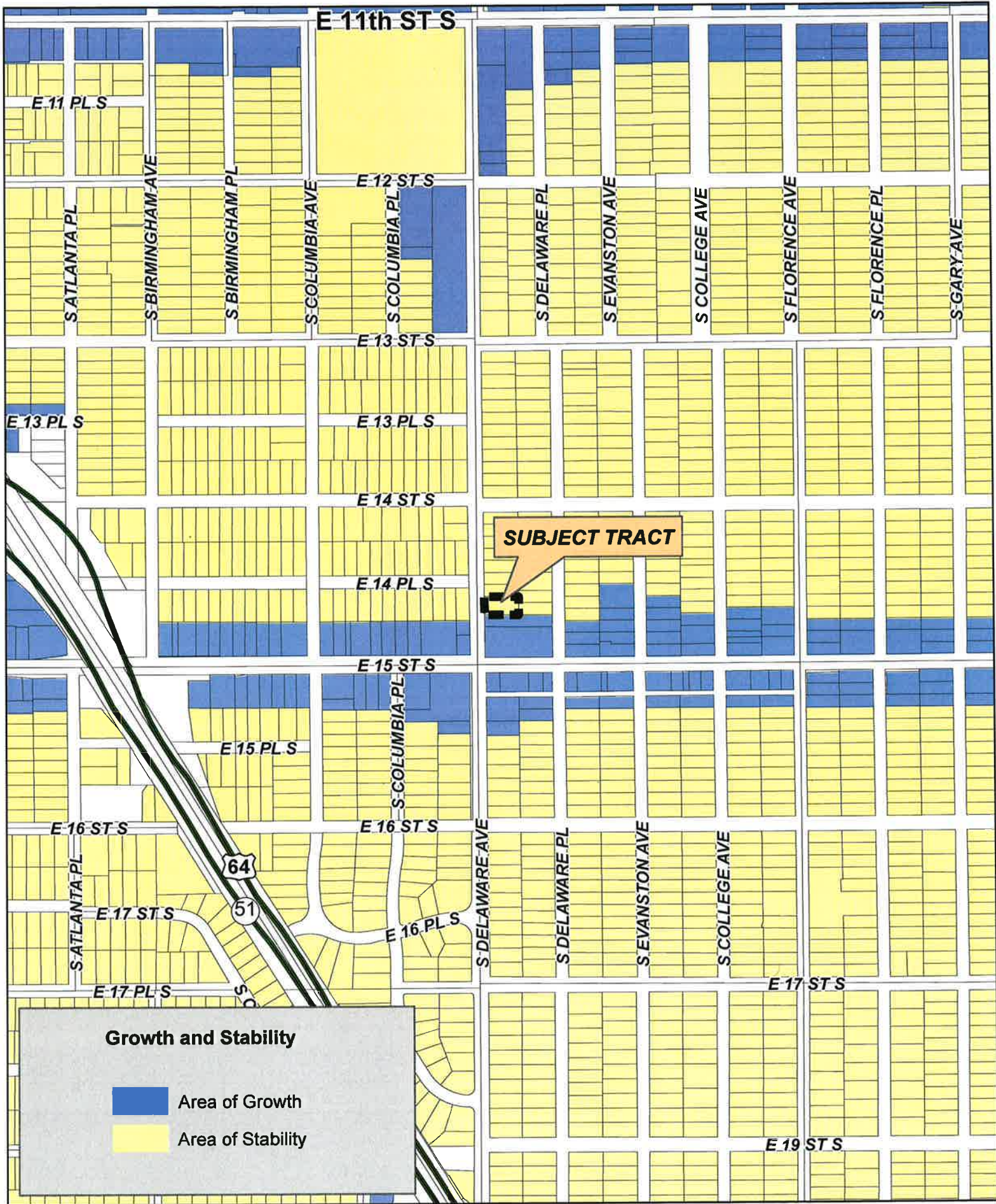
- | | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |



Z-7293

19-13 08

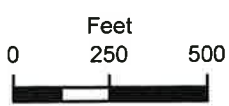




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



Z-7293

16.11



Renaissance Neighborhood Association

February 20, 2015

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-7293
1431 South Delaware Avenue

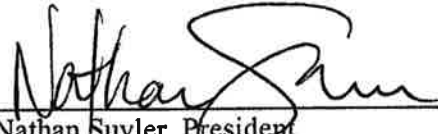
Dear Members of the Commission:

I am writing to you on behalf of the Renaissance Neighborhood Association. I have met with the owner of the property, Dr. Patel, and discussed his plans for the property. Based on these discussions and Dr. Patel's previous improvements to the old Carpet City showroom, I am pleased to let you know that the Association supports the rezoning of this property to Office Light.

Sincerely,

Renaissance Neighborhood Association

By:


Nathan Suyler, President

16.12

ELIZABETH LETCHER
1434 S. Delaware Place
Tulsa, OK 74104

February 20, 2015


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

Re: TMAPC Case No. Z-7293
1431 South Delaware Avenue

Dear Members of the Commission:

I am writing to let you know that I own the property immediately to the east of the subject property. I am familiar with Dr. Patel's plans for this area and am supportive of the request to rezone the subject property to Office Light.

Sincerely,


Elizabeth Letcher

16.13

**SUZANNE BESSETTE
1430 S. DELAWARE PL.
TULSA, OK 74104**

February 20, 2015

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

Re: TMAPC Case No. Z-7293
1431 South Delaware Avenue

Dear Members of the Commission:

I am writing to let you know that I live in the property immediately to the east of the subject property. I am very familiar with Dr. Patel's plans for this area. I support his plans of the request to rezone the subject property to Office Light. I believe that this will help our neighborhood.

Sincerely,



Suzanne Bessette

16.14

**RAVEN ARNOLD
2736 E. 13TH PL.
TULSA, OK 74104**

February 20, 2015

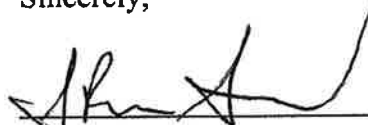
Tulsa Metropolitan Area Planning Commission
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

Re: TMAPC Case No. Z-7293
1431 South Delaware Avenue

Dear Members of the Commission:

I am writing to let you know that I own a property in the subject's neighborhood. We completely understand Dr. Patel's plans for our neighborhood and support his plans to rezone the subject property to Office Light.

Sincerely,



Raven Arnold

16.15

**CALLIE EMBRY
1433 S. DELAWARE AVE.
TULSA, OK 74104**

February 20, 2015

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

CC:
Dr. Jayen Patel and Dr. Nicole Patel
2811 E. 15th St. Ste 102
Tulsa, OK 74104

Re: TMAPC Case No. Z-7293
1431 South Delaware Avenue

Dear Members of the Commission:

I am writing to let you know that I manage a property directly north of the subject's property. I am very aware of Dr. Patel's plans for the neighborhood and fully support the request to rezone the subject property to Office Light. His clinic on the corner of 15th and Delaware has already made a very positive impact on our neighborhood.

Sincerely,



Callie Embry

16.14

Huntsinger, Barbara

From: Tom Neal [tdlneal@gmail.com]
Sent: Wednesday, April 01, 2015 12:54 PM
To: Huntsinger, Barbara; Glenn Hall; Bucky Cordray; Carla Robinson; Lee Hurst
Subject: Fraudulent letter from Renaissance Neighborhood Association.....

Dear Ms. Huntsinger,

On behalf of the board of Renaissance Neighborhood Association, we need to advise you that the letter of 2/20 signed by Nathan Shuyler, our former president, is fraudulent.

It represents Mr. Shuyler's personal opinion and directly contradicts two separate votes by the board not to support this zoning application. One vote was via email and the other was in person at the Campbell Hotel in an emergency board meeting immediately after Mr. Shuyler's resignation.

We strongly urge you to advice both INCOG staff and TMAPC members that the current RNA position is opposed to this zoning application.

Thank you.

Tom Neal, past president, RNA

cc: Glenn Hall, treasurer
Bucky Cordray, president

--
~ Live simply. Love generously. Care deeply. Speak kindly. ~

RS-3

E ADMIRAL PL

RS-3

IL

S 147 E AVE

IL

S 145th E AVE

SUBJECT TRACT

AG

S 142 E AVE

RS-3

RS-3

CS

CS

E 11th ST S

RS-3

CS

RS-3

AG



Z-7301

19-14 03

17.1



Moye, Nikita

From: Nicole Watts [Nicole.Watts@kktarchitects.com]
Sent: Thursday, April 30, 2015 9:22 AM
To: Moye, Nikita
Cc: Roy Johnsen; Wilkerson, Dwayne
Subject: Comp Plan Amendment 33 and Z-7301

Nikita-

We request a continuance for the above referenced cases to the May 20, 2015 meeting to allow them to be heard with the PUD.

Thank you!

Nicole

A. Nicole Watts, P.E., CFM
Director of Civil Engineering

kinslow, keith & todd, inc.

architecture | interiors | engineering
2200 South Utica Place, Suite 200
Tulsa, Oklahoma 74114
(t) 918.744.4270 (f) 918.744.7849 (cell) 918.520.0404

Nicole.Watts@kktarchitects.com

Please visit our website for updates...

www.kktarchitects.com

Follow us on facebook

www.facebook.com/kinslowkeithandtodd



Tulsa Metropolitan Area
Planning Commission

Case : Open Arms Child Development
Center

Minor Subdivision Plat

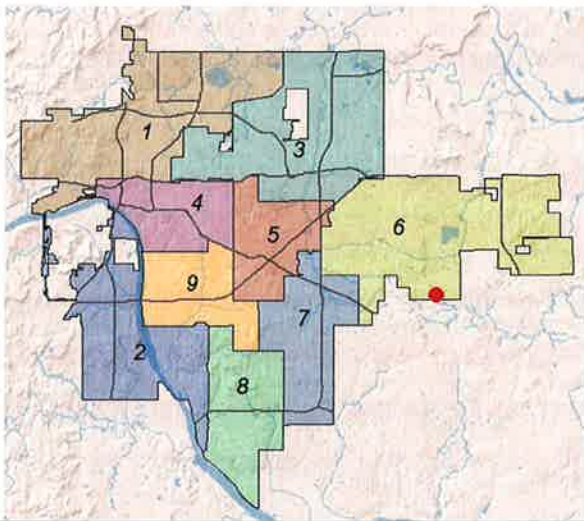
Hearing Date: April 15, 2015 (Continued
from 12/17/14, 1/21/15, 2/18/15, 3/18/15,
4/15/15)

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Mark Capron, Sisemore, Weisz &
Associates

Owner: The Evangelical Lutheran Church of
Our Savior

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Subdivision Plat Approval

Tract Size: 3.7 acres

Location: North of the northeast corner of
East 51st Street South and South 177th East
Avenue

Zoning:
Existing Zoning: AG with Board of
Adjustment case 21265

Staff Recommendation:
Staff recommends **APPROVAL.**

City Council District: 6
City Councilor: Connie Dodson
County Commission District: 1
Commissioner Name: John Smaligo

EXHIBITS:

- INCOG Aerial
- Zoning Case Map
- Land Use Map
- Growth and Stability Map

Subdivision Map

18.1

MINOR SUBDIVISION PLAT

Open Arms Child Development Center - (CD 6)

North of the Northeast corner of East 51st Street South and South 177th East Avenue

This plat consists of 1 Lot, 1 Block, on 3.7 acres.

The following issues were discussed December 4, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG with Board of Adjustment case 21265 including a church, child care center and recreational vehicles.
2. **Streets:** A total drive width of 40 feet will be allowed for this development (either one 40 foot wide two way drive or a one way 16 foot entry drive and a one way 24 foot exit drive). Drives need to match alignment with street across 177th Avenue. Left turn lane at drive will be required unless a warrant study proves operations on 177th will not degrade from traffic accessing the development during peak times. Sidewalks to be build as part of IDP (infrastructure development plan), not building permit. Discuss turn lane requirement with Doug Duke of Development Services.
3. **Sewer:** Since the existing sewer line in Stonegate will be utilized, a Sanitary Sewer District has to be created and the following fees will be assessed for the entire acreage: \$700/acre Broken Arrow Excess Capacity Fees, Administration fees for the City of Tulsa for 2.9% of the Broken Arrow fees, Trinity Creek Payback Contract Fees of \$640/acre, Stone Creek Farms Lift Station Use Fees of \$150/acre to be assessed during development approval.
4. **Water:** Additional easement may be required for water meter locations.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO may need additional easements.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Add north arrow to location map. Legal description does not close. (Section333d. Distance does not match legal. Change Bearing direction to follow the direction of the legal description. Basis of Bearing needs to be identified and include Coordinate System uses. Submit data control sheet. On location map show names of pending subdivisions in mile block. In covenants Section IG3 change the first word on line 2 from By to be. Remove references to Department of Public Works. Confirm that existing Valor easement will not have superior or conflicting rights over general utility easement. **City Legal:** Language must be corrected per City Legal comments.

18.2

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

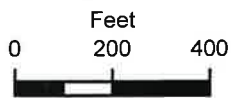
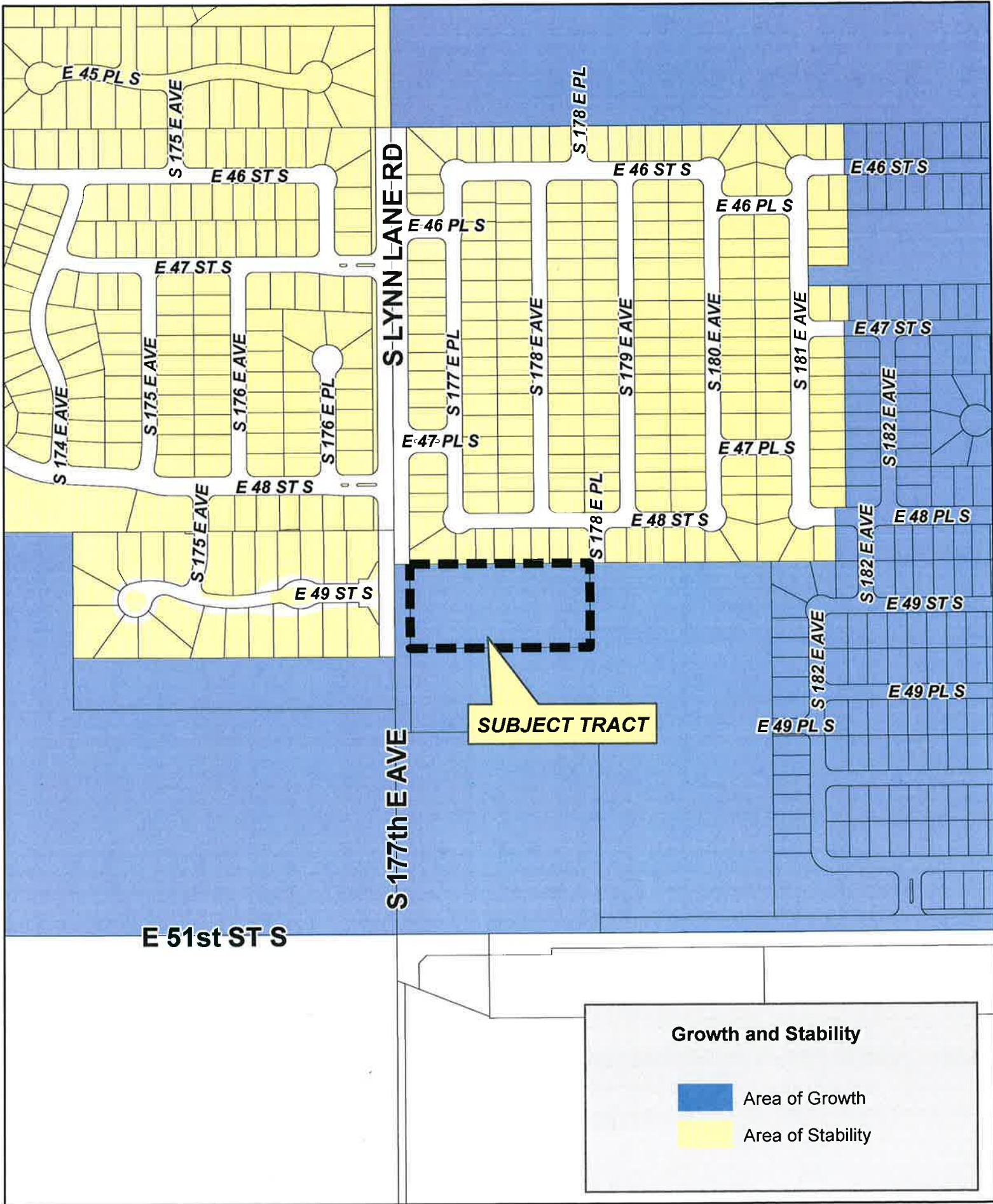
Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works

Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

18.4

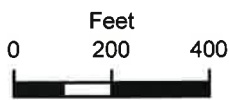
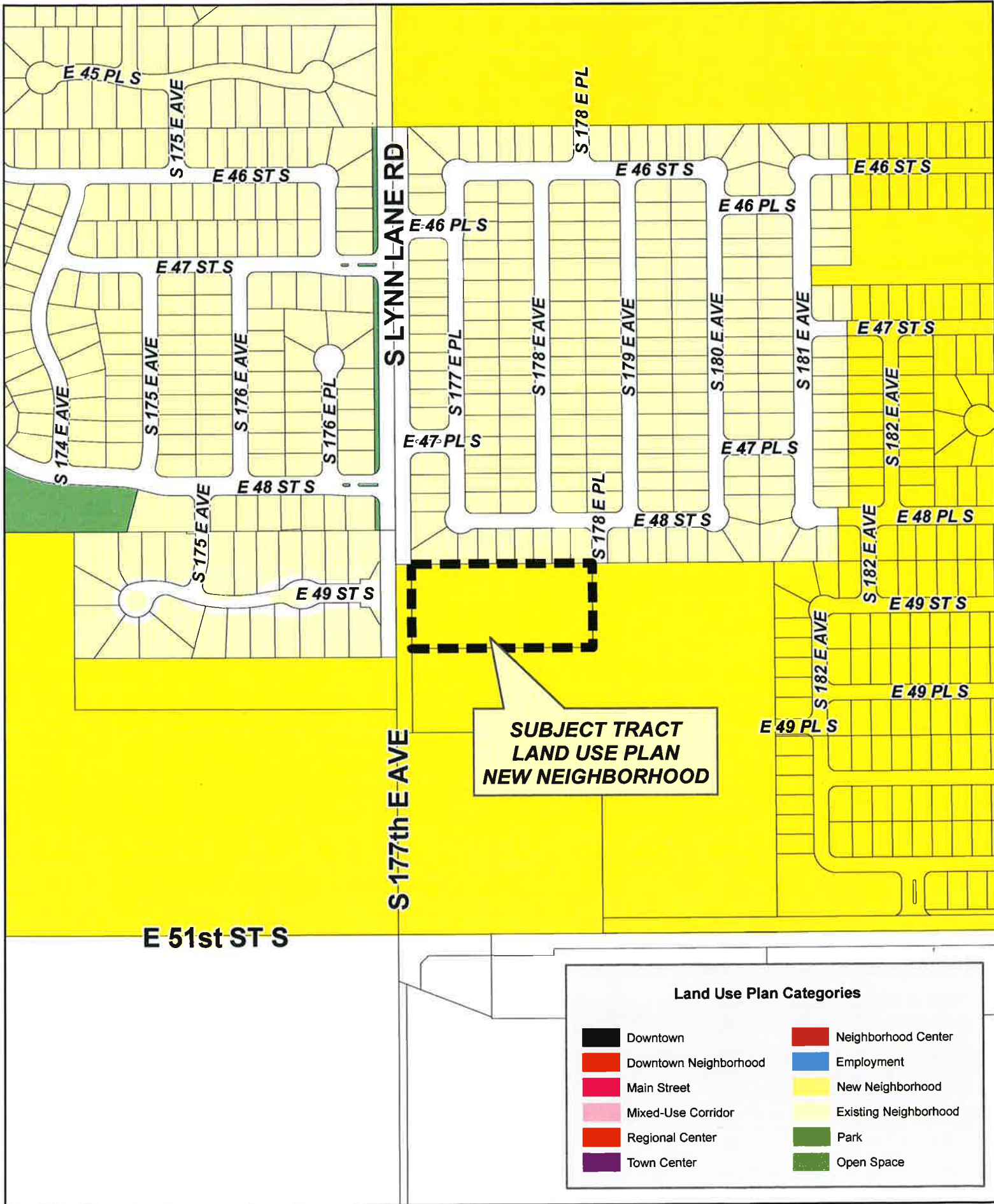


OPEN ARMS CHILD DEVELOPMENT CENTER^{TD}

19-14 25

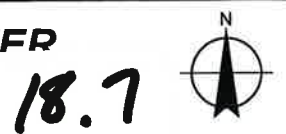
18.6





OPEN ARMS CHILD DEVELOPMENT CENTER

19-14 25





Tulsa Metropolitan Area
Planning Commission

Case : BOA-21844

Plat Waiver

Hearing Date: May 6, 2015

Case Report Prepared by:

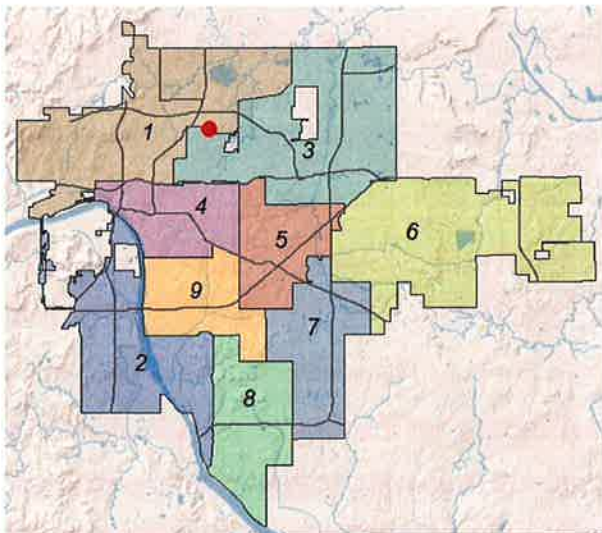
Diane Fernandez

Owner and Applicant Information:

Applicant: Jim Beach, Wallace Engineering

Owner: Catholic Charities

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Tract Size: 15 ± acres

Location: 2450 North Harvard, Lot 1, Block 1

South of southwest corner of East Apache Street and North Harvard Drive

Zoning:

Existing Zoning: IM (industrial medium) with BOA 21844

Staff Recommendation:

Staff recommends **APPROVAL.**

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

- INCOG Aerial
- INCOG Case Map

19.1

PLAT WAIVER

May 6, 2015

BOA 21844 – 2450 North Harvard (CD 3)

The platting requirement is being triggered by Board of Adjustment case BOA 21844 to allow a hospice use.

Staff provides the following information from TAC for their April 16, 2015 meeting:

ZONING: TMAPC Staff: The property has been previously platted.

STREETS: No comment.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

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

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

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

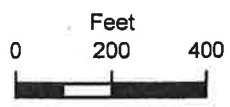
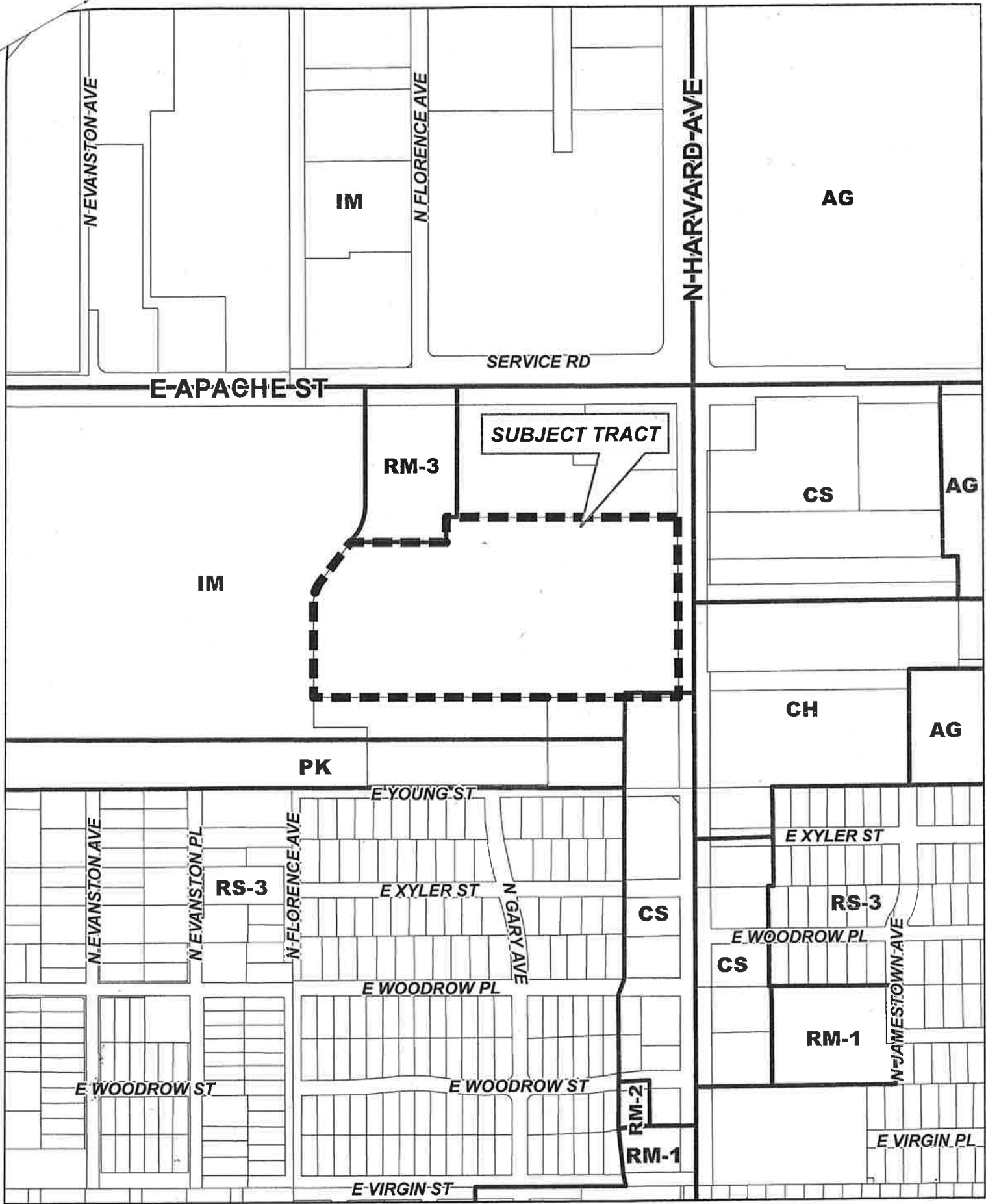
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements: a) Water		X

19.2

- | | |
|---|---|
| i. Is a main line water extension required? | X |
| ii. Is an internal system or fire line required? | X |
| iii. Are additional easements required? | |
| b) Sanitary Sewer | |
| i. Is a main line extension required? | X |
| ii. Is an internal system required? | X |
| iii. Are additional easements required? | X |
| c) Storm Sewer | |
| i. Is a P.F.P.I. required? | X |
| ii. Is an Overland Drainage Easement required? | X |
| iii. Is on site detention required? | X |
| iv. Are additional easements required? | |
| 7. Floodplain | X |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | X |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | X |
| 8. Change of Access | |
| a) Are revisions to existing access locations necessary? | X |
| 9. Is the property in a P.U.D.? | X |
| a) If yes, was plat recorded for the original P.U.D.? | |
| 10. Is this a Major Amendment to a P.U.D.? | X |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | |
| 11. Are mutual access easements needed to assure adequate access to the site? | X |
| 12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | X |

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

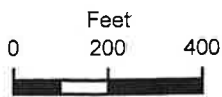
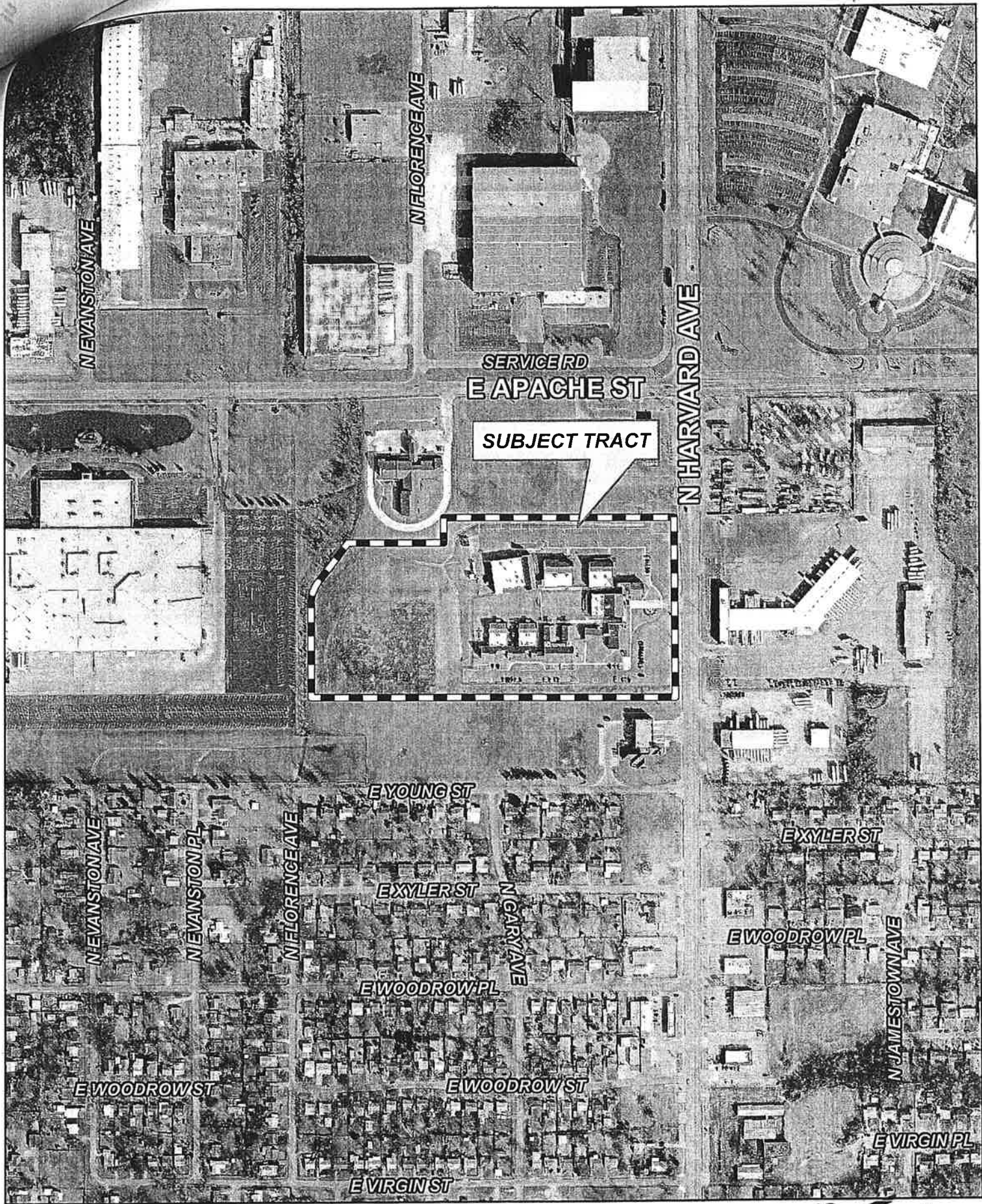


BOA-21844

20-13 29



19.4



Aerial Photo Date: March 2014

BOA-21844

20-13 29

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

19.5



LOT-SPLIT

May 6, 2015

LS-20775

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

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

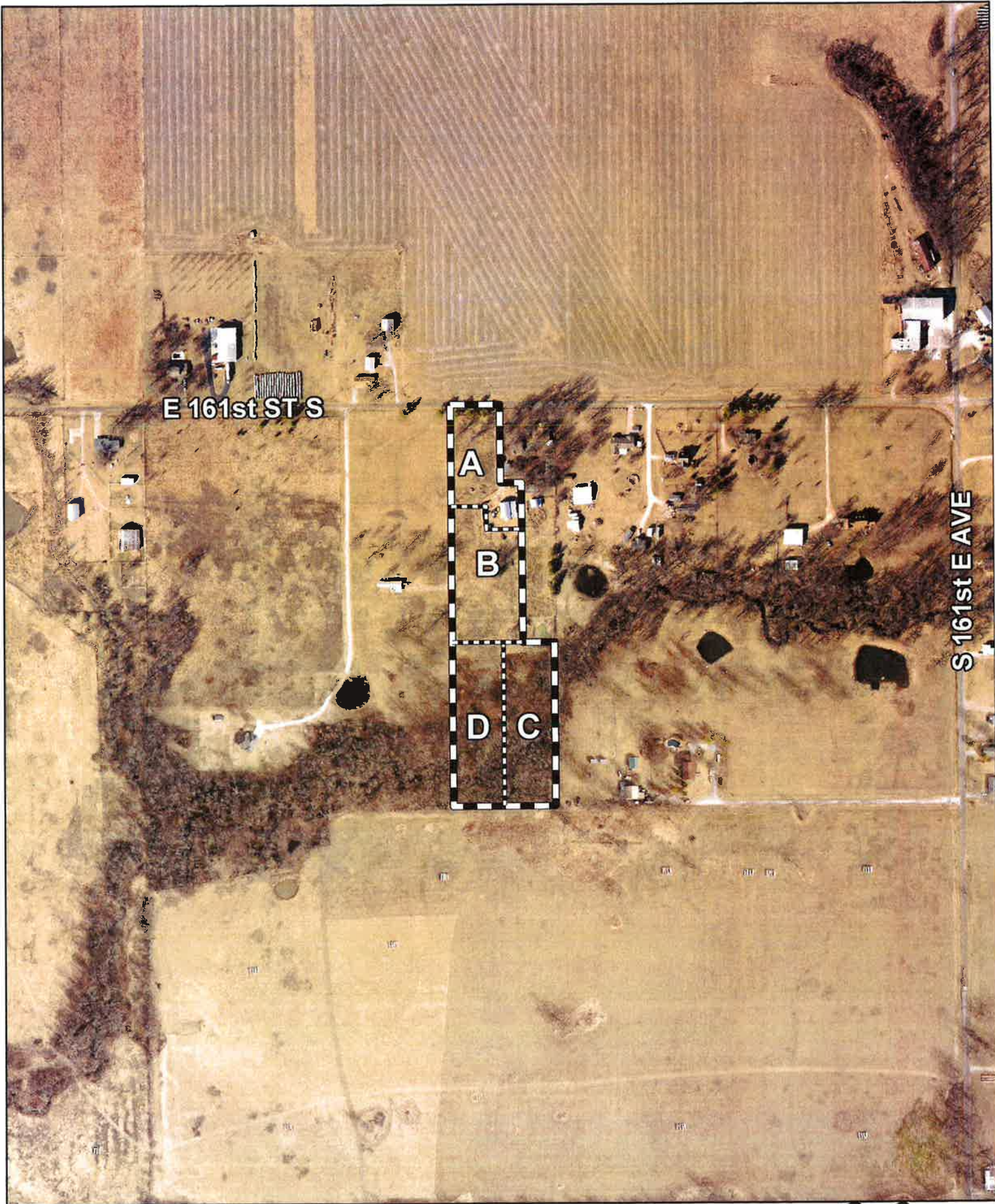
This item was heard and approved by the Planning Commission at the April 15 hearing. Subsequently, it was determined that notice was insufficient and the Planning Commission did not have the jurisdiction to consider, deeming the approval ineffective. New notice was provided and the item is back on the agenda for consideration.

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).

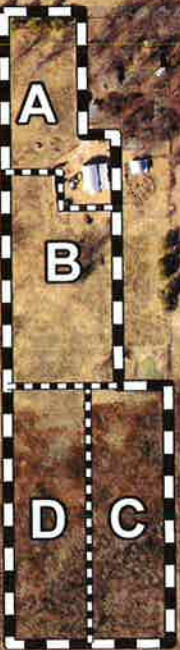
Technical Advisory Committee met on April 2, 2015. The County Engineer is requesting a 50' right of way Easement along East 161st Street South.

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.



E 161st ST S

S 161st E AVE



A

B

D

C



Subject Tract

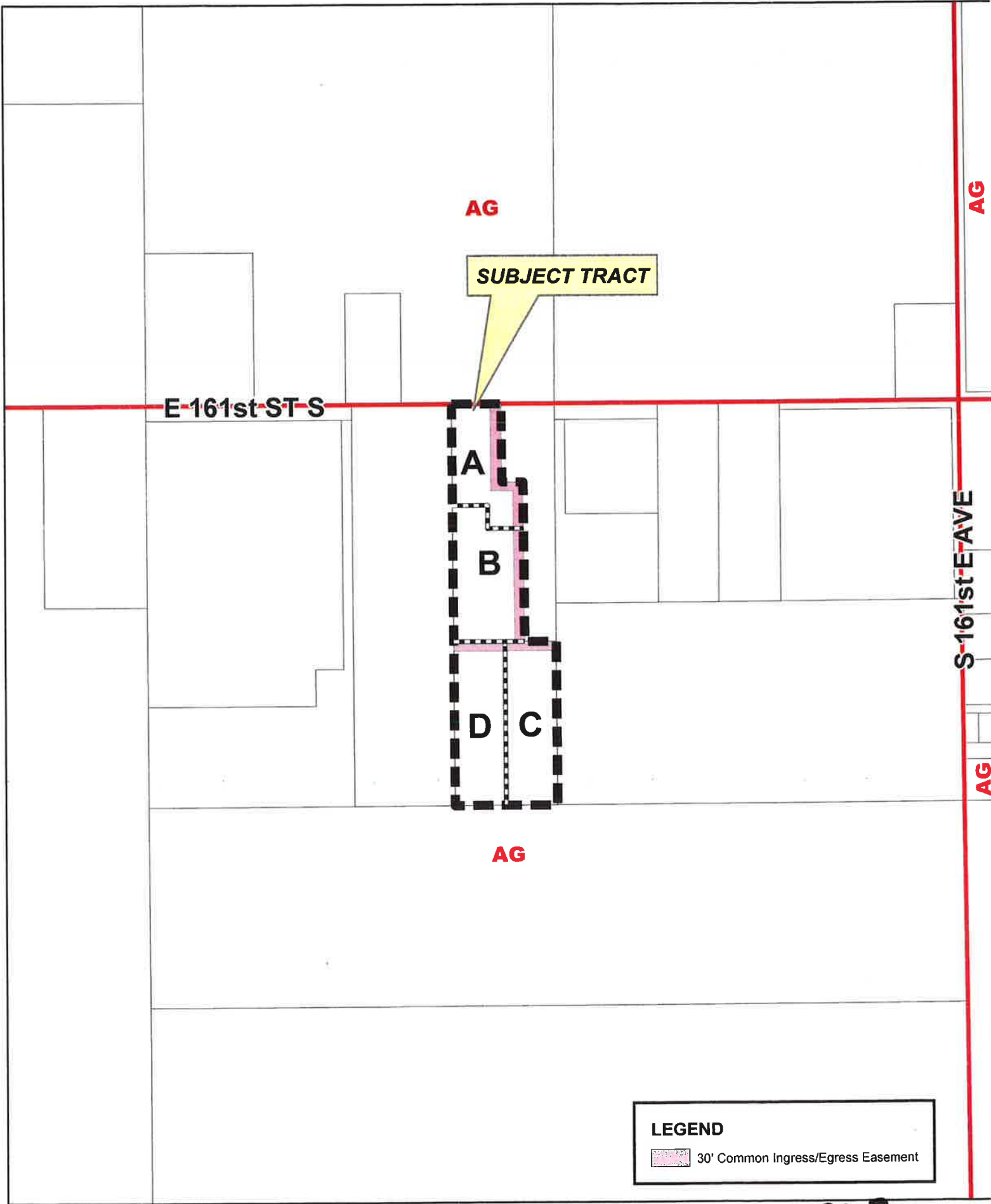
LS-20775

17-14 27

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

Aerial Photo Date: March 2014

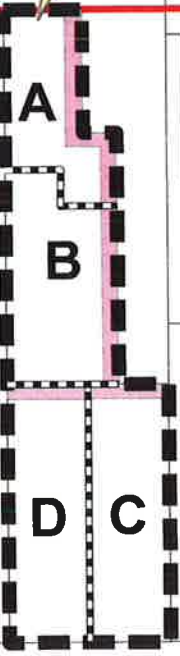




AG

SUBJECT TRACT

E-161st ST S



AG

S-161st E AVE

AG

AG

LEGEND
30' Common Ingress/Egress Easement



LS-20775

17-14 27

20.3





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7299

Hearing Date: May 6, 2015

Case Report Prepared by:

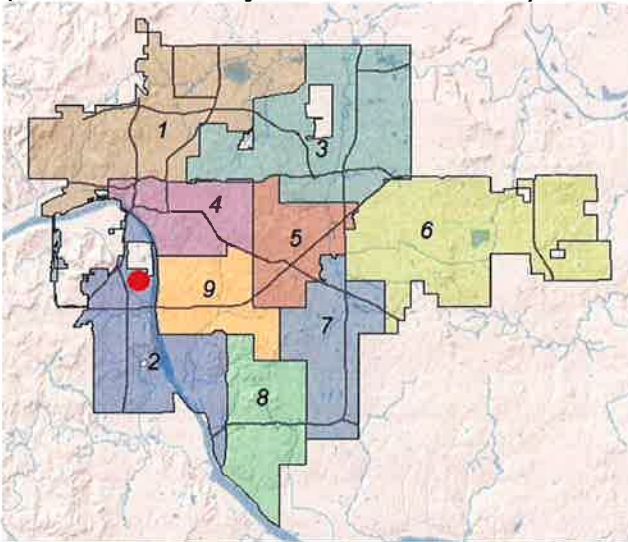
Jay Hoyt

Owner and Applicant Information:

Applicant: Ryan Coulter

Property Owner: Miller Investments and Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Storage yard

Proposed Use: Office warehouse

Concept summary: Rezoning request from RS-3/IL to IM to allow proposed office and warehouse.

Tract Size: 1.87 ± acres

Location: Southeast corner of S. Jackson Ave. and W. 37th St.

Zoning:

Existing Zoning: RS-3/IL

Proposed Zoning: IM

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9223

CZM: 46

Atlas: 251

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

21.1

SECTION I: Z-7299

DEVELOPMENT CONCEPT:

The applicant is proposing to rezone a property that is currently in RS-3 and IL zones to IM zone. The applicant proposes to construct office and warehouse space at this location.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Survey

DETAILED STAFF RECOMMENDATION:

Z-7299 requesting IM (Industrial Moderate) as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

IM zoning is harmonious with existing surrounding property; and

IM zoning is consistent with the expected future development pattern of the proximate properties; therefore

Staff recommends **APPROVAL** of Z-7299 for the rezoning from RS-3/IL to IM

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7299 is included in an Employment and an Area of Growth. The rezoning request will complement the vision identified. The IM zoning designation will provide many future opportunities for development and allow density to match the long term vision for the area.

Land Use Vision:

Land Use Plan map designation: Employment

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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: None

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 is currently being utilized as an outside equipment storage area with a gravel surface.

Environmental Considerations: No known environmental considerations that would affect the redevelopment opportunity for this site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 37 th Place	No Designation	50 feet	2
South Jackson Avenue	No Designation	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single-family houses, zoned RS-3 and vacant land, zoned IM; on the north by vacant, zoned RS-3; on the south by outside equipment storage, zoned IM; and on the west by single-family houses, zoned RS-3.

21.3

SECTION III: Relevant Zoning History

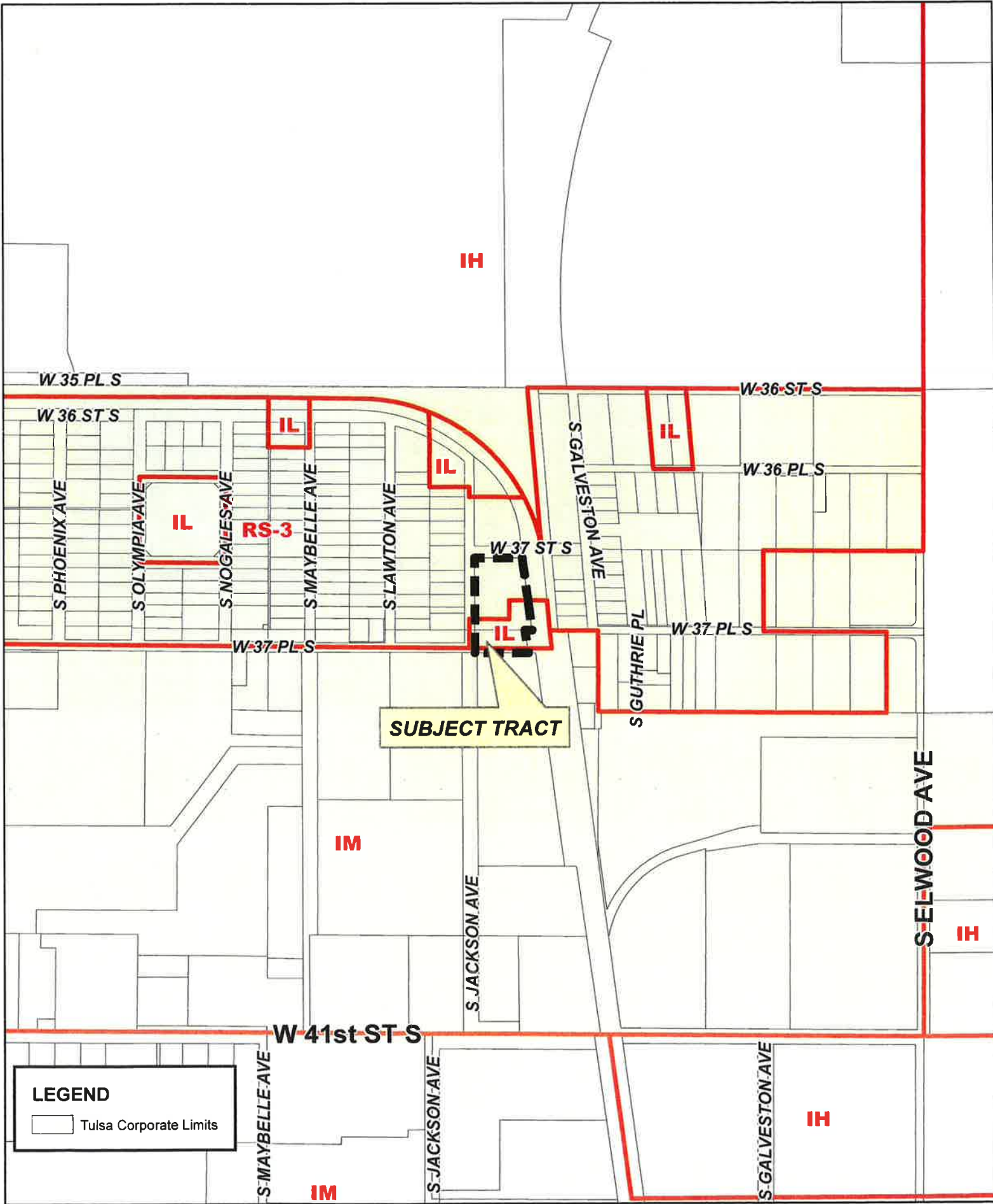
ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, and number 12489 dated June 8, 1972, established zoning for the subject property.

Surrounding Property:

Z-7217 March 2013: All concurred in approval of a request for rezoning a 2± acre tract of land from RS-3 to IL for use units 10, 11 and 25, on property located on the northeast corner of S. Olympia Ave. and W. 37th St.

4/15/2015 1:30 PM

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SUBJECT TRACT

LEGEND
 [] Tulsa Corporate Limits



Z-7299

19-12 23

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 Subject Tract

Z-7299

19-12 23

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

Aerial Photo Date: March 2014



21.6



Z-7299

19-12 23

21.8



Growth and Stability

- Area of Growth
- Area of Stability



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7300

Hearing Date: May 6, 2015

Case Report Prepared by:

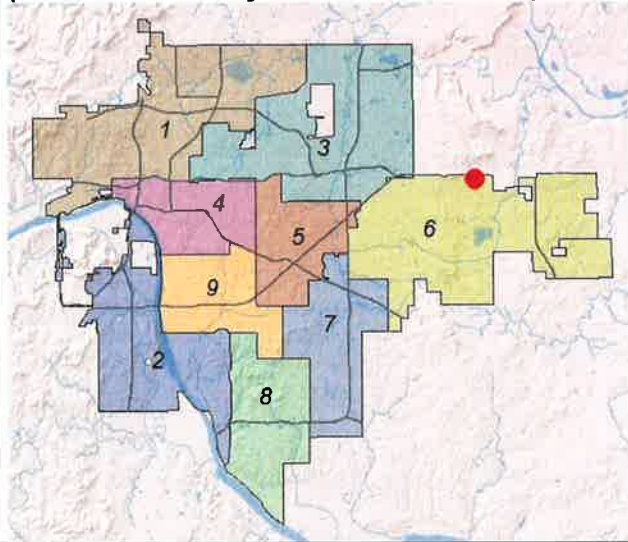
Jay Hoyt

Owner and Applicant Information:

Applicant: John Sanford

Property Owner: BURNS, PHILLIP VAUGHN AND JOSEPHINE COYNE TRUSTEES

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Hotel

Concept summary: Rezoning request from Residential zones to IL to allow a hotel pending special exception from Board of Adjustment

Tract Size: 2.44 ± acres

Location: West of northwest corner of E. Admiral Pl. & N. 193rd E. Ave.

Zoning:

Existing Zoning: RS-1/ RS-3

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9401

CZM: 40

Atlas: 2230

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

22.1

SECTION I: Z-7300

DEVELOPMENT CONCEPT:

The applicant is proposing to rezone a property that is currently in RS-1 and RS-3 zones to IL zone. The applicant proposes to construct a hotel at this location.

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 Site Plan

DETAILED STAFF RECOMMENDATION:

Z-7300 requesting IL (Industrial Light) as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan as well as the East Tulsa Phase II plan; and

IL zoning is harmonious with existing surrounding property; and

IL zoning is consistent with the expected future development pattern of the proximate properties; therefore

The proposed Hotel, Use Unit 19, is allowed by special exception the IL zone. The applicant has indicated that they intend to apply for a special exception with the Board of Adjustment.

Staff recommends **APPROVAL** of Z-7300 for the rezoning from RS-1//RS-3 to IL

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7300 is included in an Employment and an Area of Growth. The rezoning request will complement the vision identified. The IL zoning designation will provide many future opportunities for development and allow density to match the long term vision for the area.

Land Use Vision:

Land Use Plan map designation: Employment

Employment Areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts,

22.2

attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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: East Admiral Place – Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: East Tulsa Phase II

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single-family home

Environmental Considerations: No known environmental considerations that would affect the redevelopment opportunity for this site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Admiral Place	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 a hotel, zoned IL; on the north by I-44, zoned RS-3; on the south by single-family residences, zoned RS-3; and on the west by a dental supply company, zoned IL.

SECTION III: Relevant Zoning History

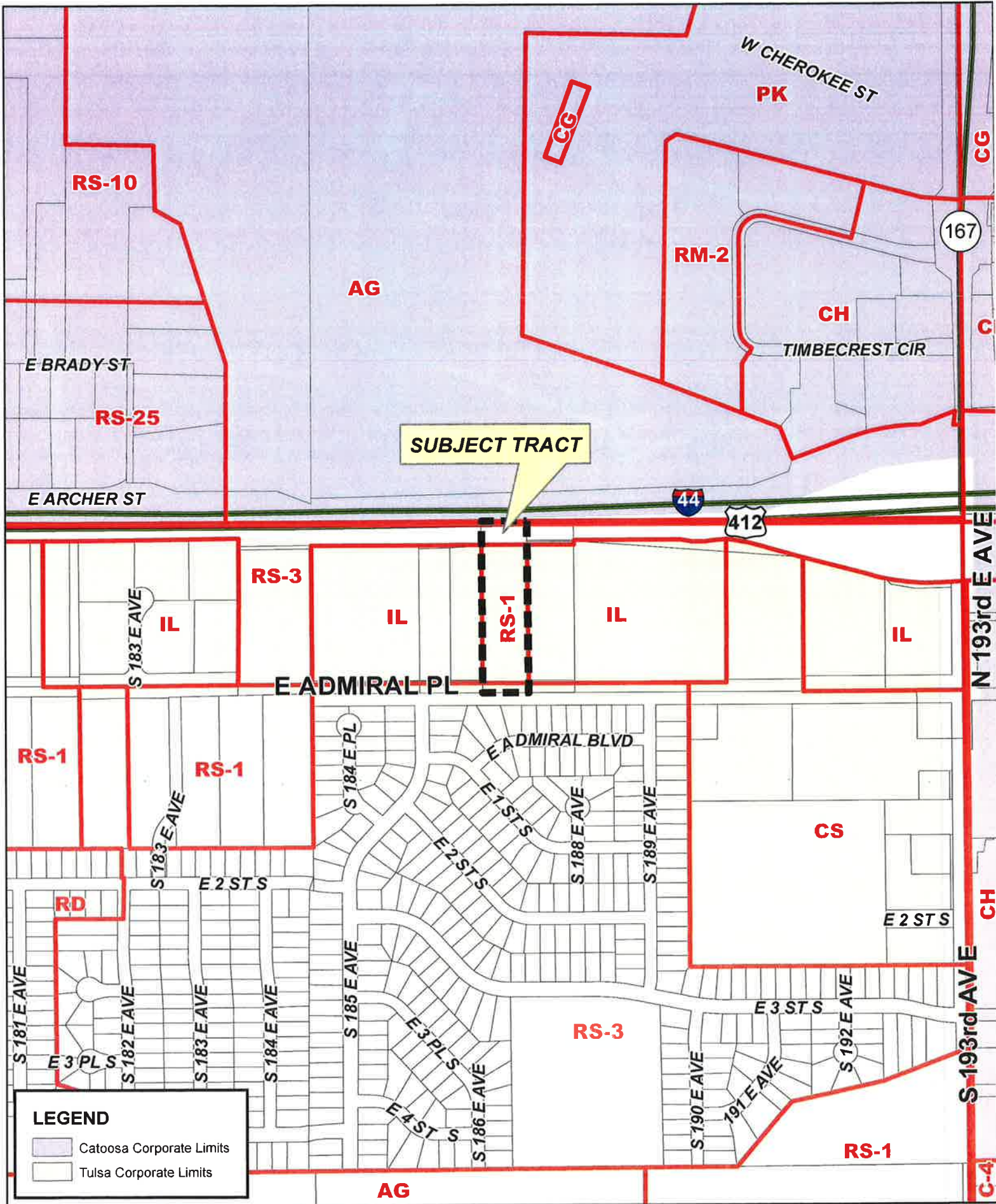
ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

BOA-19793 April 13, 2004: The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 19, hotel/motel use, in an IL district; and a *Variance* of the required 75' setback to 25', per plan, finding this is a commercial use rather than industrial use; the parking is located on the east side of the property instead of adjacent to the existing residential use, on property located at 18701 E. Admiral Pl. and abutting subject property to the east.

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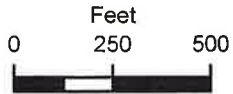
22.4



SUBJECT TRACT

LEGEND

- Catoosa Corporate Limits
- Tulsa Corporate Limits



Z-7300

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167

N 193rd E AVE

44
412

E ADMIRAL PL



Z-7300

19-14 01

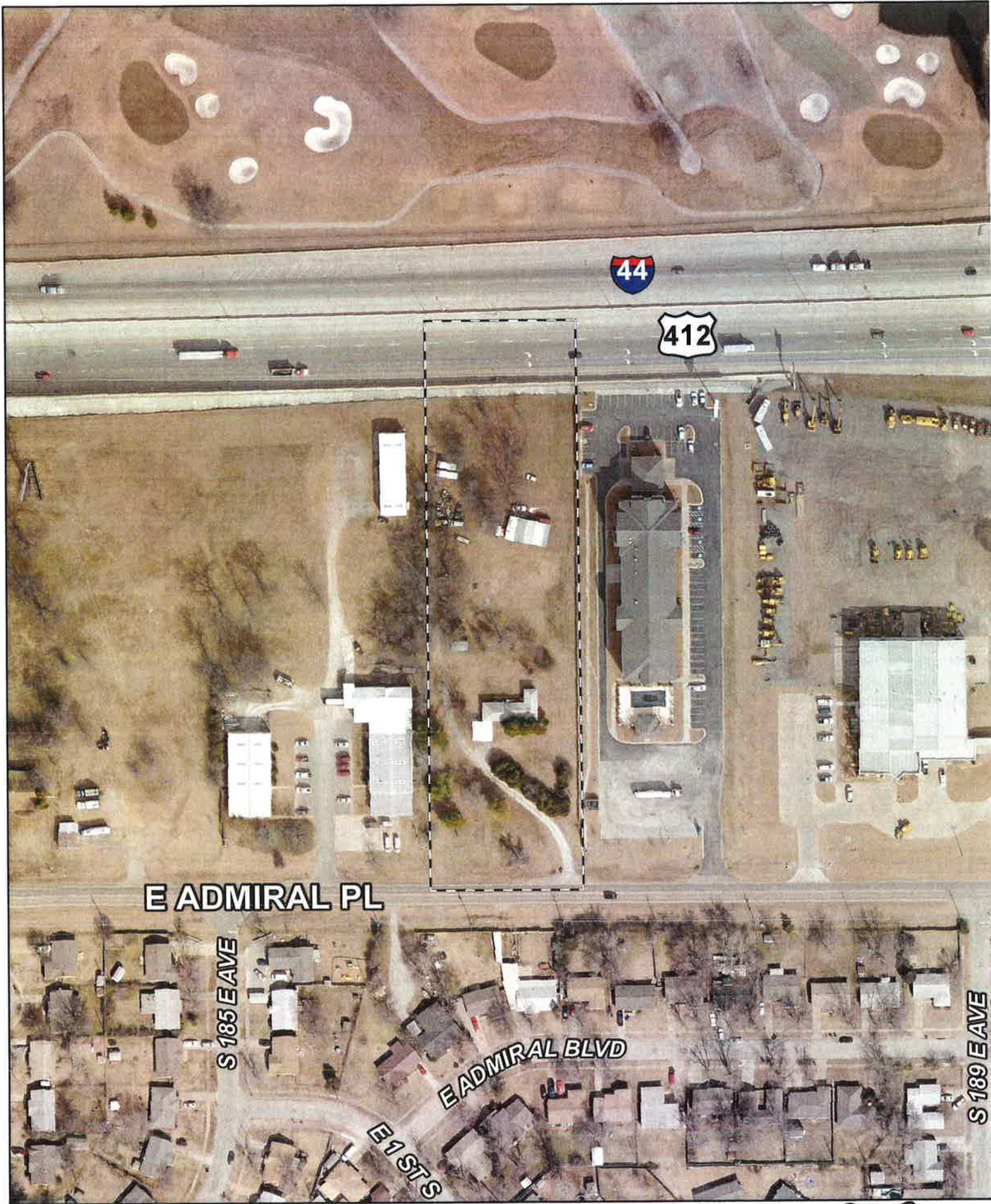
Note: Graphic overlays may not necessarily align with physical features on the ground.

Aerial Photo Date: March 2014

22.4



Subject Tract



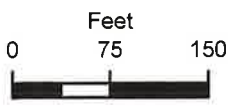
E ADMIRAL PL

S 185 E AVE

E ADMIRAL BLVD

E 1 STS

S 189 E AVE



 **Subject Tract**

Z-7300

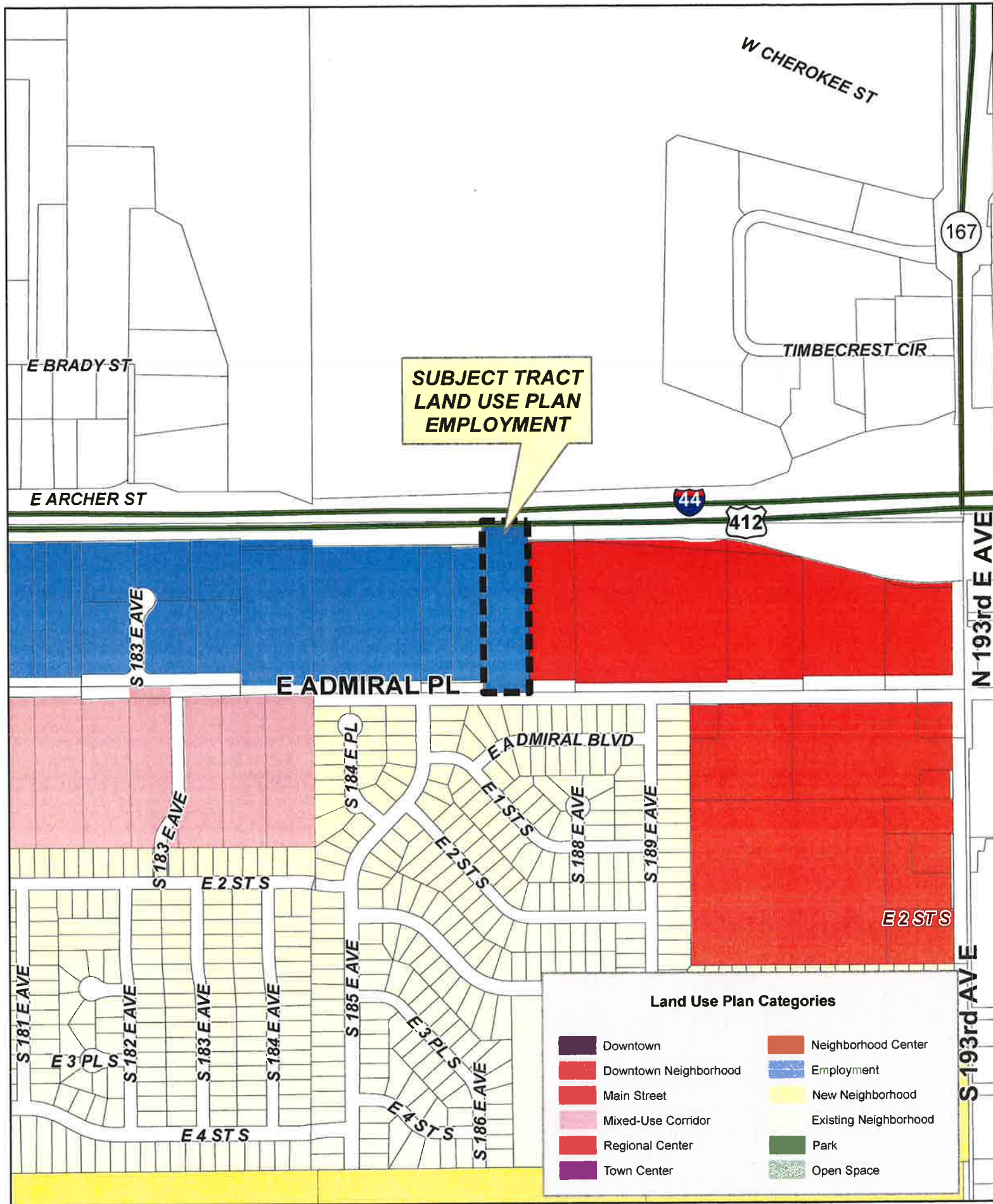
19-14 01

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

Aerial Photo Date: March 2014

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**SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT**

Z-7300

22.8



19-14 01





Z-7300

19-14 01

22.9





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7302

Hearing Date: May 6, 2015

Case Report Prepared by:

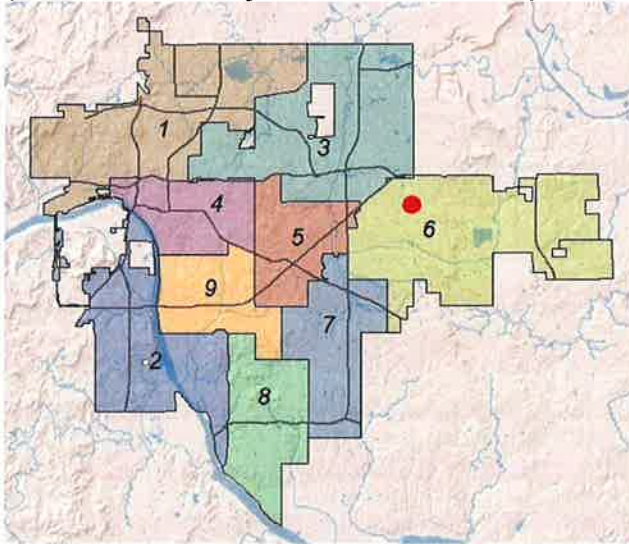
Jay Hoyt

Owner and Applicant Information:

Applicant: 120 Development Group

Property Owner: SHARP MORTGAGE COMPANY LP

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial

Concept summary: Rezoning of RS-3 zoned portions of the subject lot to CS.

Tract Size: 3.33 ± acres

Location: Southeast corner of E. 11th St. and S. 145th East Ave.

Zoning:

Existing Zoning: RS-3/ CS

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9410

CZM: 40

Atlas: 1389

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

23.1

SECTION I: Z-7302

DEVELOPMENT CONCEPT:

The applicant is proposing to rezone a property that is currently in RS-3 and CS zones to a CS zone. The portions of the subject property currently zoned RS-3 had been previously zoned CS, but were rezoned in March 2006.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:

Z-7302 requesting CS (Shopping Center) as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

CS zoning is harmonious with existing surrounding property; and

CS zoning is consistent with the expected future development pattern of the proximate properties; therefore

Staff recommends **APPROVAL** of Z-7302 for the rezoning from RS-3/CS to CS

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7302 is included in a Mixed-Use Corridor and an Area of Growth. The rezoning request will complement the vision identified. The CS zoning designation will provide many future opportunities for development and allow density to match the long term vision for the area.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

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: East 11th Street – Secondary Arterial, South 145th East Avenue – Primary Arterial

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 is currently vacant*

Environmental Considerations: No known environmental considerations that would affect the redevelopment opportunity for this site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 11 th Street	Secondary Arterial	100 feet	2
South 145 th East Avenue	Primary Arterial	120 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single-family residences, zoned RS-3; on the north by vacant land, zoned CS; on the south by single-family residences, zoned RS-3;

and on the west by a service station and car sales, zoned CS and single family residences, zoned RS-3.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21252 dated March 13, 2006 (RS-3), and 11818, dated June 26, 1970 (CS), established zoning for the subject property.

Subject Property:

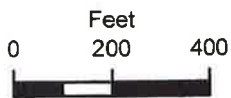
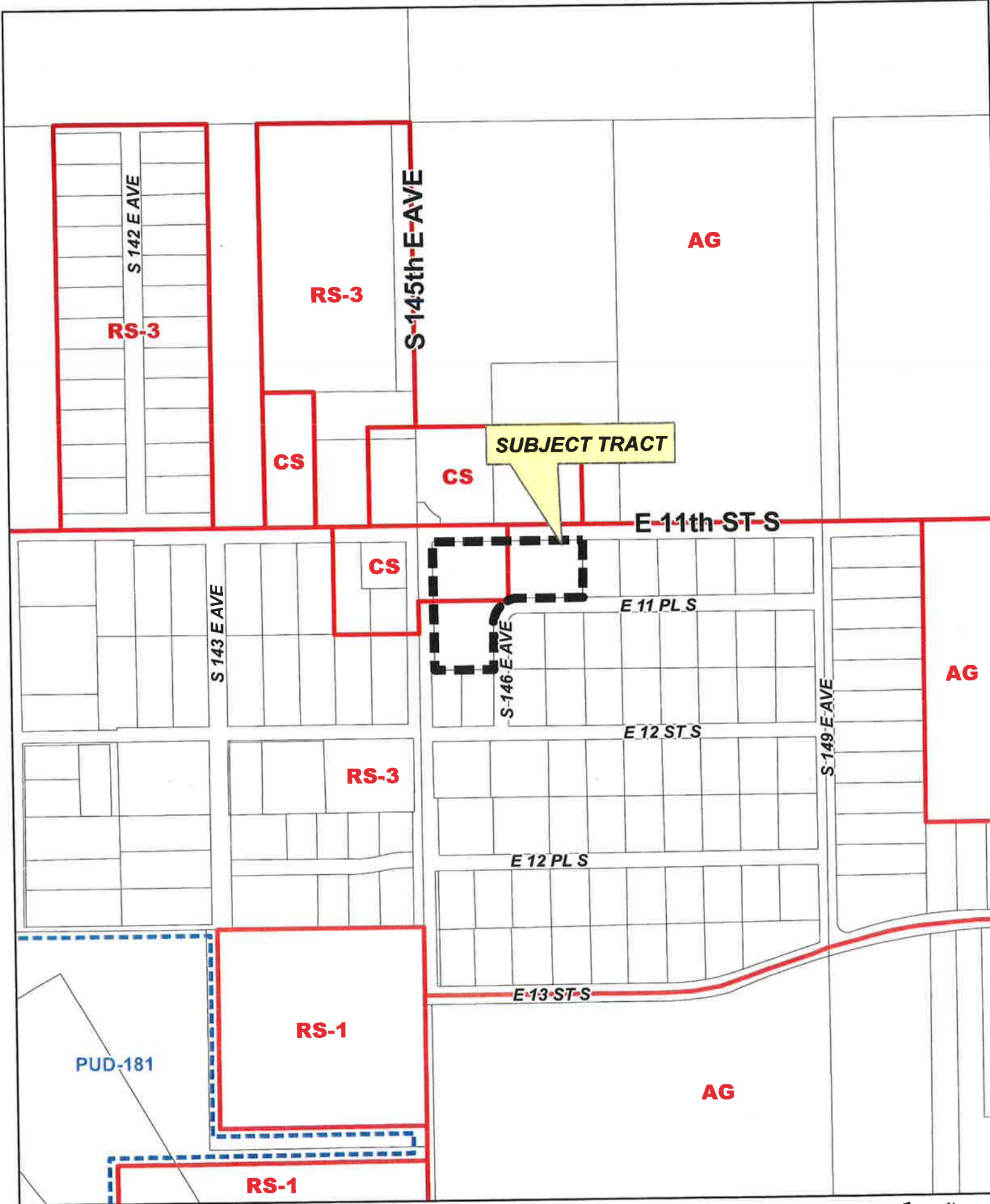
Z-7014 March 2006: All concurred in approval of a request for rezoning a 2± acre tract of land from CS to RS-3 for housing, on property located south and east of the southeast corner of E. 11th St. and S. 145th Ave. and a part of the subject property.

Surrounding Property:

Z-6661 January 1999: A request for rezoning a 20± acre tract from AG to CS/IL was recommended for denial by staff. The commission, staff and applicant, however, all concurred in the approval of rezoning a 4± acre tract from AG to CS for commercial use located on the northeast corner of East 11th Street South and South 145th East Avenue.

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23.4

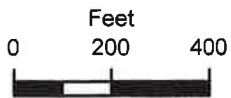


Z-7302

19-14 10

235





Subject Tract

Z-7302

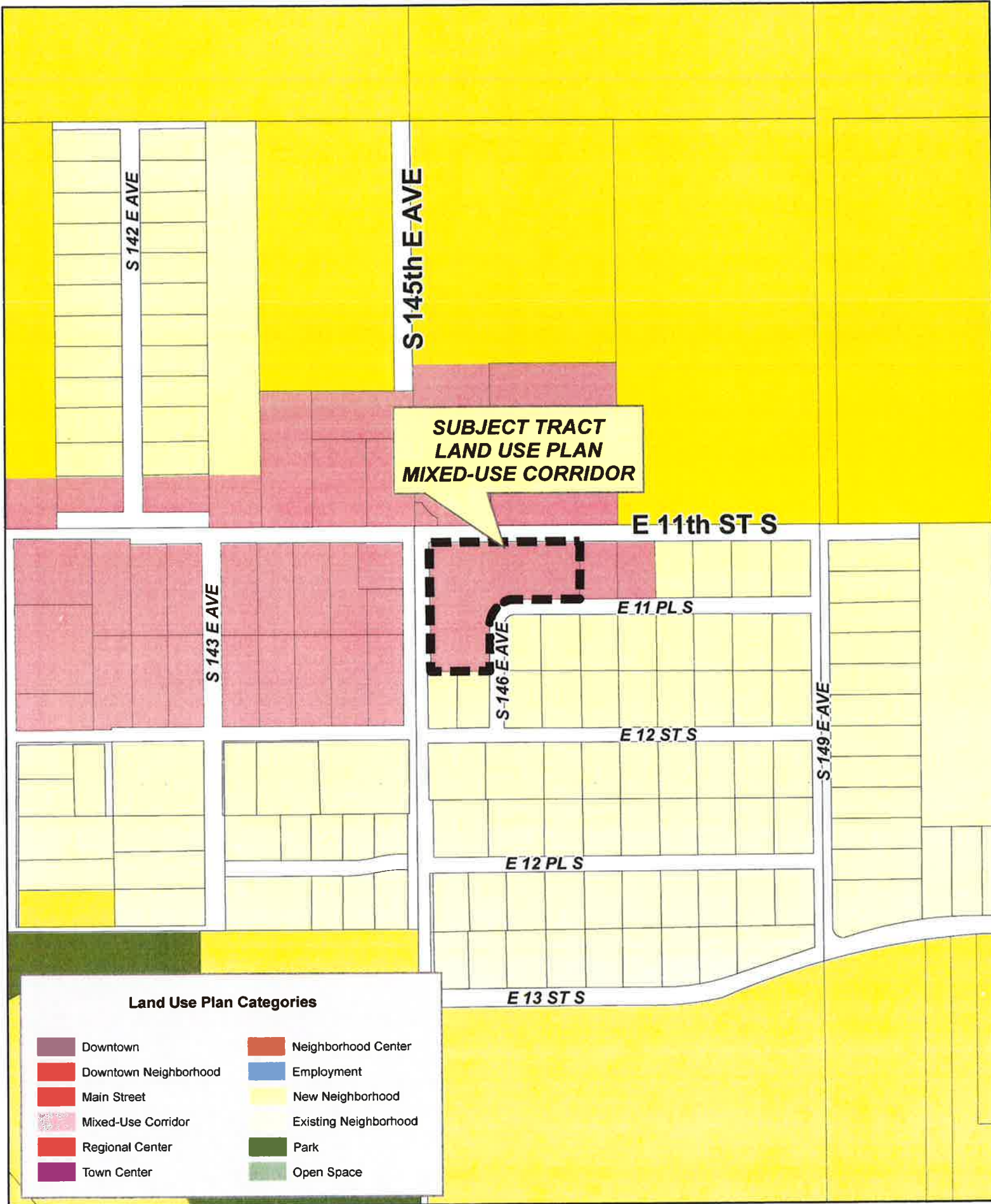
19-14 10

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

234

Aerial Photo Date: March 2014





**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR**

E 11th ST S

E 11 PL S

E 12 ST S

E 12 PL S

E 13 ST S

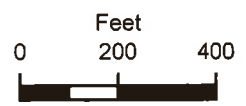
S 142 E AVE

S 145th E AVE

S 143 E AVE

S-146 E AVE

S 149 E AVE

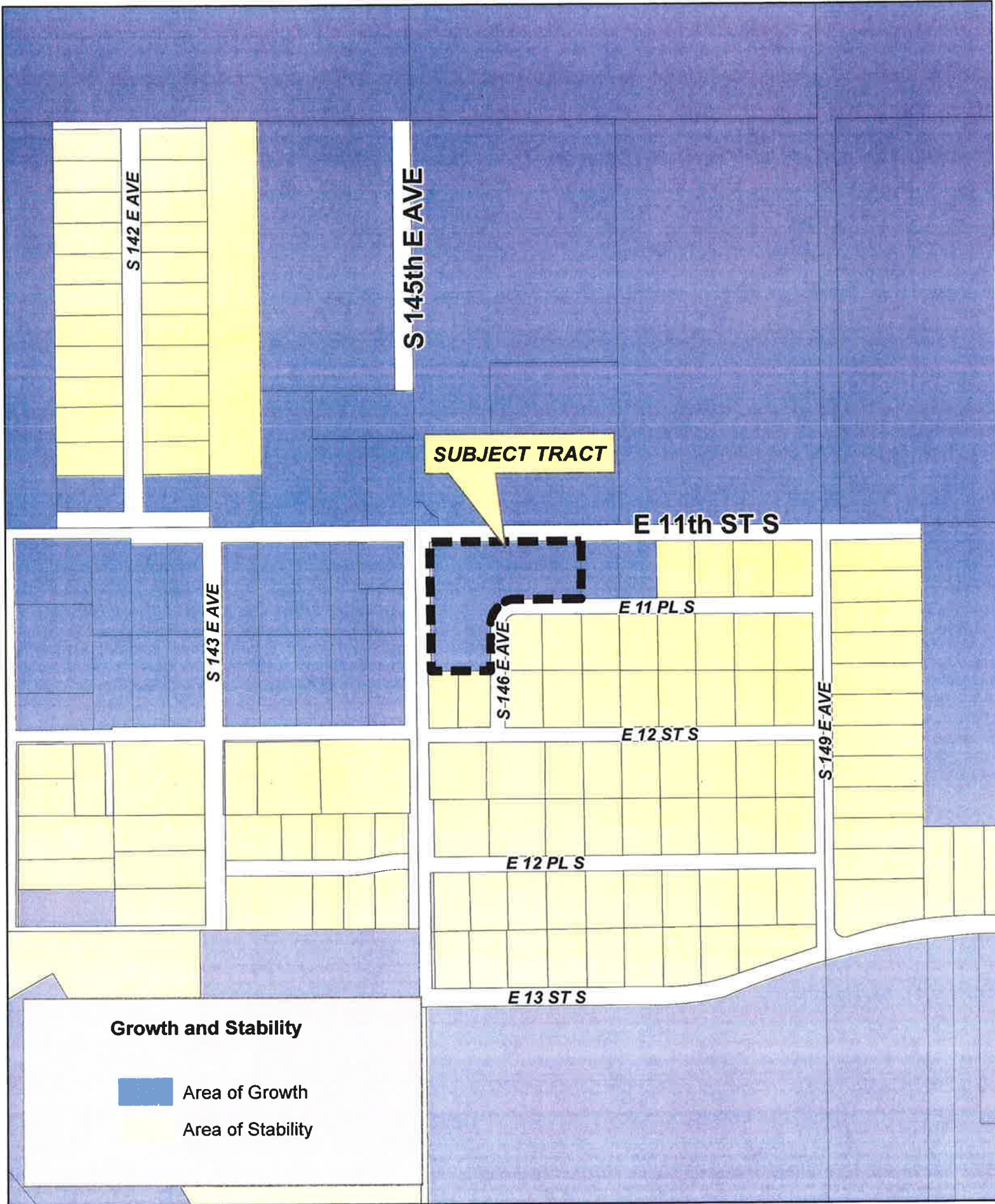


Z-7302

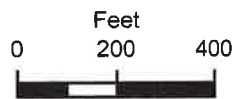
19-14 10

23.7





SUBJECT TRACT



Z-7302

19-14 10

23.8





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7303
(Related to PUD-831)

Hearing Date: May 6, 2015

Case Report Prepared by:

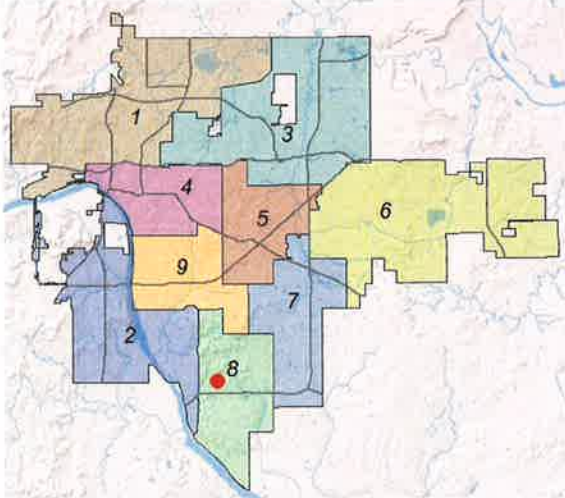
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Kevin Vanover

Property Owner: Philip A. Mooberry/ Cadence
Capital Advisors

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Office Use

Concept summary: Remove the existing single family residential building and redevelop with a grouping of light office development.

Tract Size: 1.76 ± acres

Location: East of northeast corner of E. 91st St.
and S. Toledo Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: OM

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval in conjunction with PUD 831.

Provisions in the PUD for signage, architectural standards, lighting and landscaping will encourage appropriate infill that is non-injurious to the adjacent residential properties west and south of the site.

Staff Data:

TRS: 8316

CZM: 52

Atlas: 1909

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

24.1

SECTION I: Z-7303

DEVELOPMENT CONCEPT:

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:
See PUD 831

DETAILED STAFF RECOMMENDATION:

In conjunction with PUD 831, Z-7303 is consistent with the Comprehensive Plan; and

In conjunction with PUD 831, Z-7303 is compatible with the existing development pattern surrounding the property; and

OM zoning is not compatible with adjacent existing development without the PUD overlay; and

Z-7303 is compatible with the transportation vision for the area. The increased density of land use is an effective infill opportunity increasing the multi modal demand along this street corridor; therefore

Staff recommends Approval of Z-7303 to rezone property from RS-3 to OM in conjunction with PUD 831.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The western edge of the site will be similar in size and scale to residential development adjacent to that side of the project. The eastern area in the PUD allows a building height consistent with the development pattern of the office project adjacent to the east edge of the site.

Neighborhood Centers do not include office development in the ideal vision statement however small businesses play a critical role in Tulsa's economy and support neighborhood commercial districts contribute to the City quality of life, and create vibrant neighborhoods where people want to live and work. This infill project is consistent with the Economic Development goals for small business development supported in the Comprehensive Plan

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

24.2

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:

East 91st Street South is considered a Secondary Arterial with a Multi Modal overlay. Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

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 was a large single family residential lot that has never been included in a redevelopment area so it has been surrounded by single family and office development. The home will be removed and the site will be redeveloped. Terrain considerations will be important to the site designer and will be detailed during the site plan approval process. American Disability Act guidelines and Fire Department access considerations will require

24.3

significant grading on the site. At this time it is anticipated that the building floor elevations will be close to the existing ground surface however retaining walls and or tall stem wall construction may be required as part of the final site design. Without a PUD none of the environmental or existing conditions would be part of the site design. Detailed site considerations as part of the associated PUD will help insure appropriate infill development.

Environmental Considerations:

The site slopes from north to south with a collection of large trees. Many of the trees will be destroyed during construction however during detailed site plan approval the developer will be required to illustrate how the trees that may be saved will be protected.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 91 st Street	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 and the north by an office project with multiple buildings, zoned OL/PUD-693; on the south by a single family residential condominium development, zoned RS-3, RM-0 / PUD 275; and on the west by single family residential homes, zoned RS-2.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11828 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-6915/ PUD-693 December 2003: All concurred in approval of a request for rezoning a 5± acre tract of land from RS-3/ RD to OL with a Planned Unit Development for office use, on property located west of the northwest corner of E. 91st St. and S. Yale Ave.

PUD-600-A August 2000: All concurred in approval of a Major Amendment to PUD-600 to allow a barber and beauty shop on a lot within Development Area A, on property located south of E. 91st St. at S. Toledo Ave.

Z-6670/ PUD-600 December 1998: A request to rezone a 34± acre tract from AG to OL on 13.5 acres and RS-3 on 20.5 acres for offices and residential townhouse development. All concurred in approval of the rezoning request as submitted subject to standards and conditions of the PUD, on property located south of E. 91st St. at S. Toledo Ave.

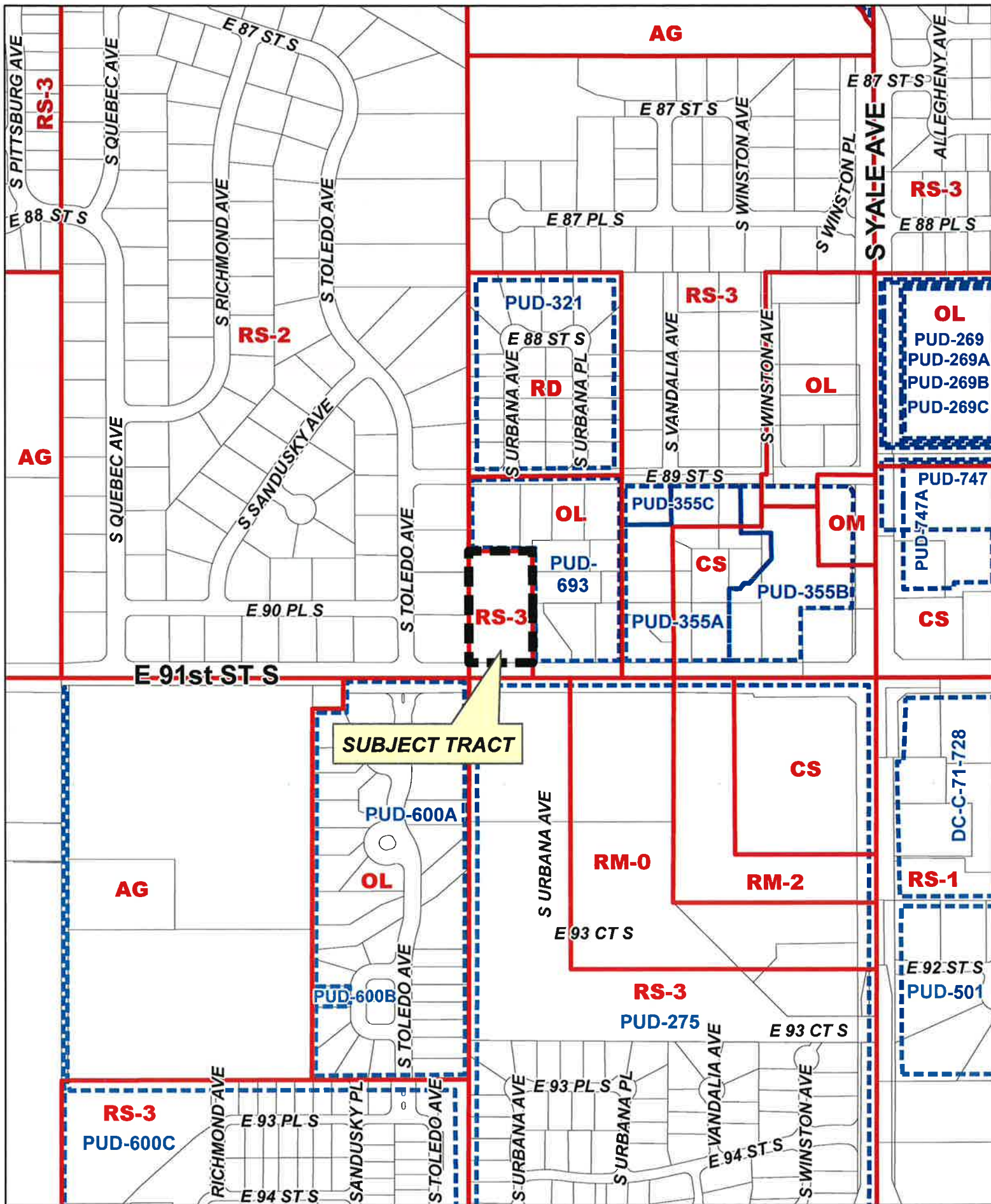
PUD-275 January 1982: All concurred in approval of a request for a Planned Unit Development on a 60± acre tract, zoned RS-3/ RM-0/ RM-2/ CS, for a two Development Area project. Development Area A allowed for commercial and office uses and Development Area B allowed for residential

condominium dwelling units and accessory uses; and later in a Minor Amendment allowed for single-family dwellings on the south portion of the PUD, located on the southwest corner of E. 91st St. and S. Yale Ave.

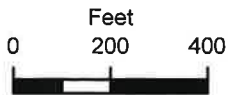
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24.5

REVISED 4/29/2015



SUBJECT TRACT

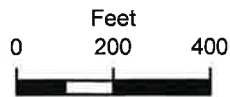


Z-7303

18-13 16

24.6





 Subject Tract

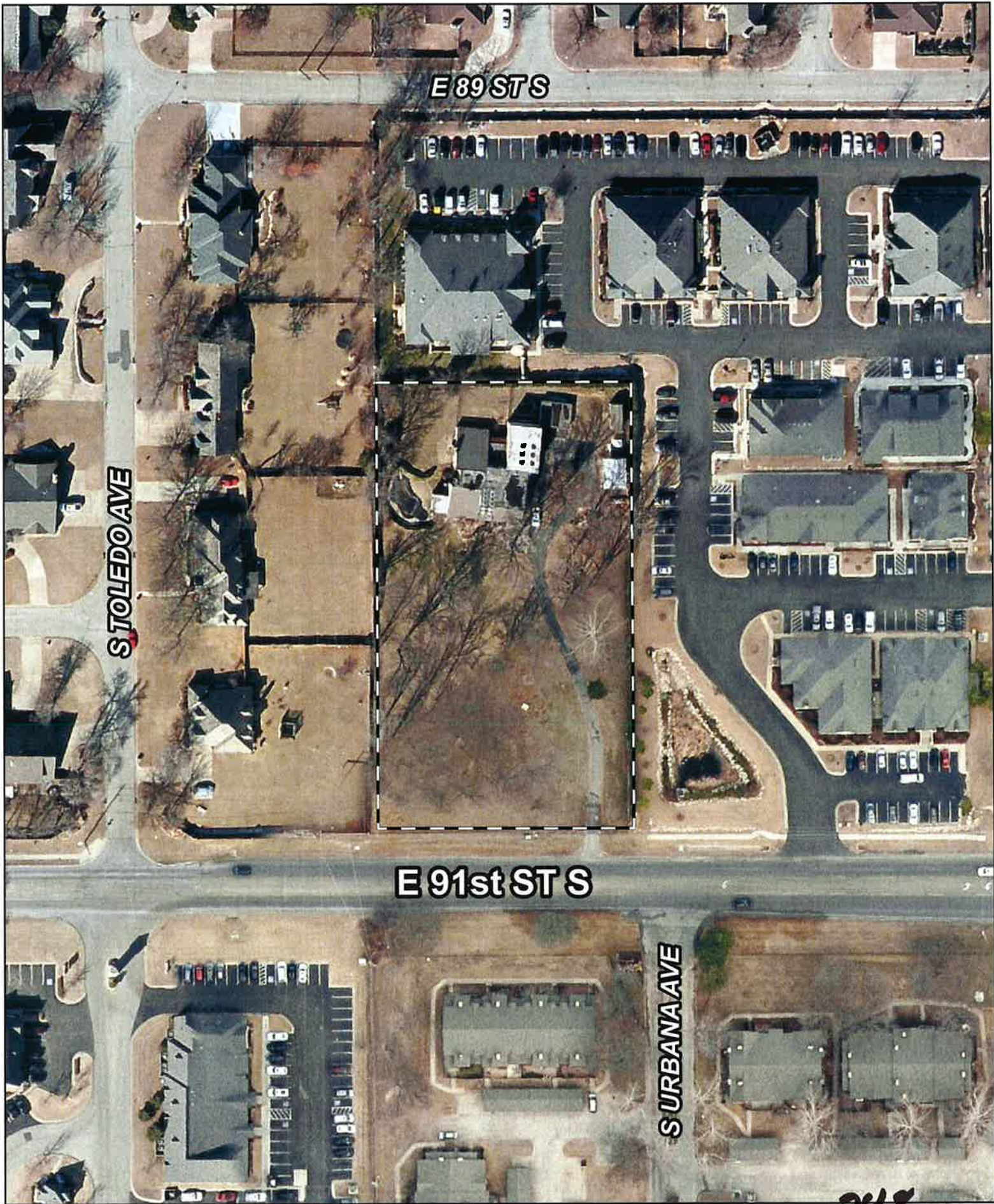
Z-7303

18-13 16

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

Aerial Photo Date: March 2014





E 89 ST S

STOLEDO AVE

E 91st ST S

S URBANA AVE

24.8



 Subject Tract

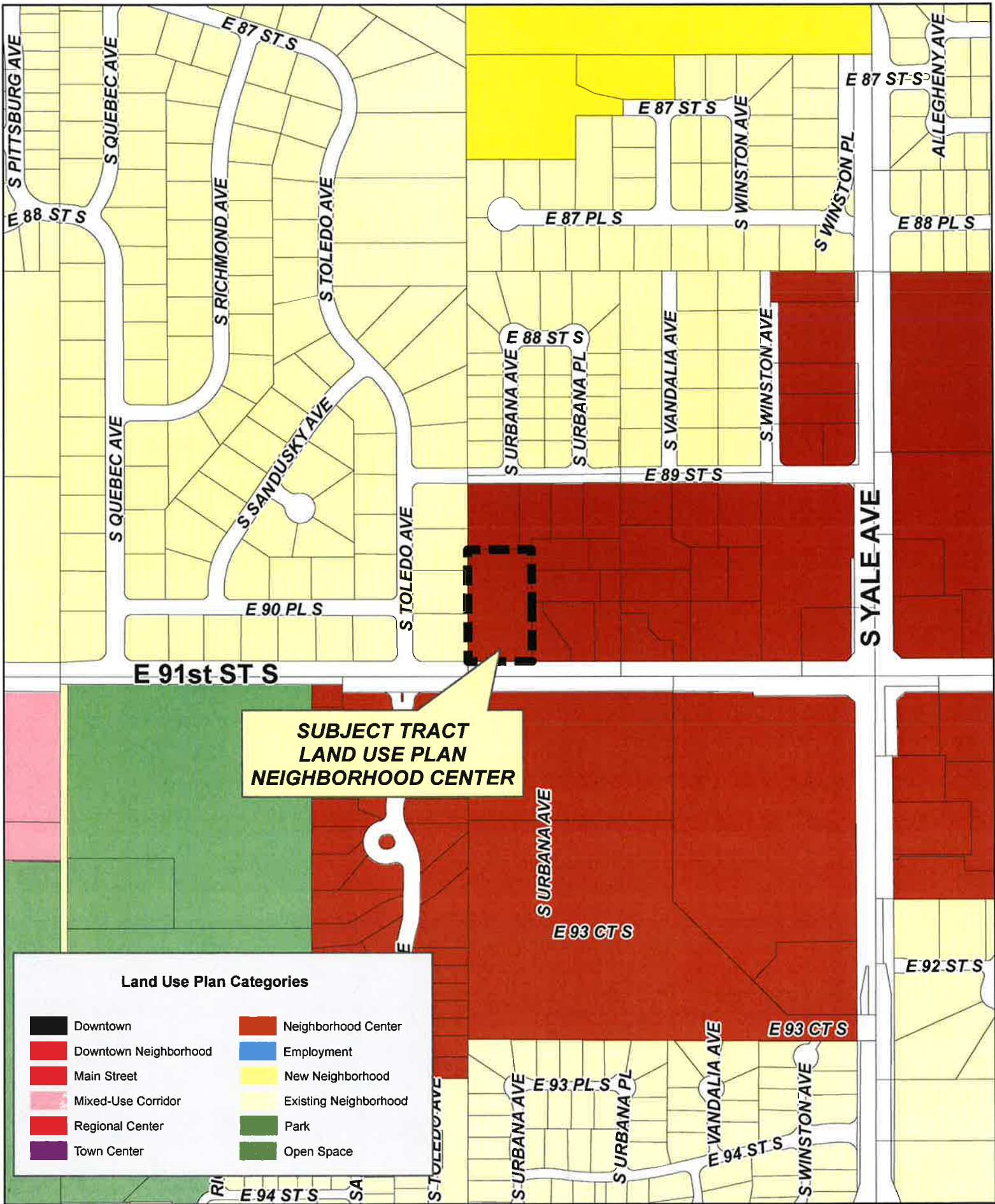
Z-7303

18-13 16

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

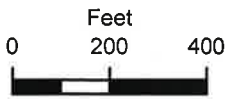
Aerial Photo Date: March 2014





**SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER**

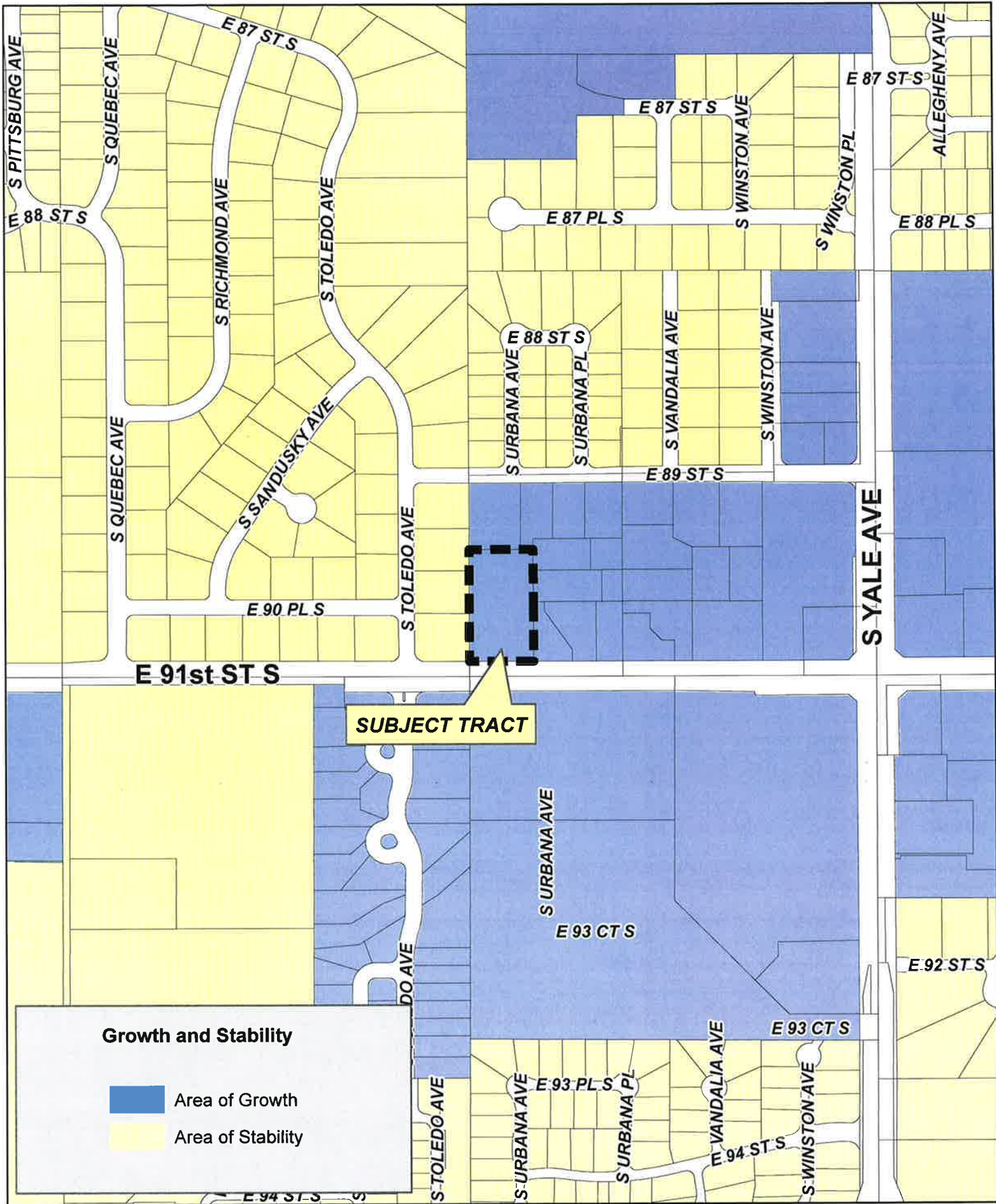
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park
	Town Center		Open Space



Z-7303

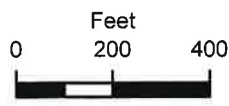
24.9





Growth and Stability

- Area of Growth
- Area of Stability



Z-7303





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-831
(Related to Z-7303)

Hearing Date: May 6, 2015

Case Report Prepared by:

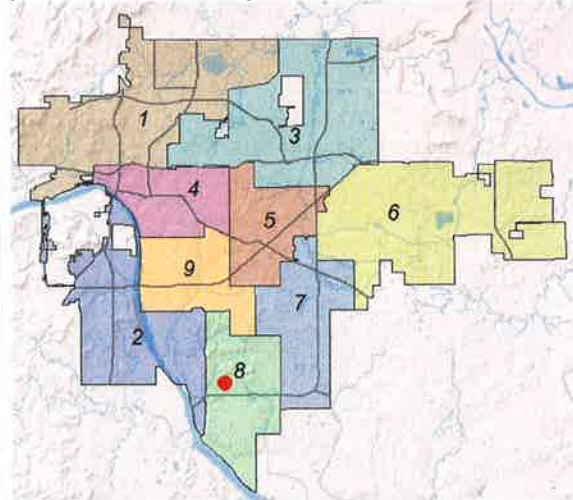
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Kevin Vanover

Property Owner: Philip A. Mooberry/ Cadence
Capital Advisors

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Office Use

Concept summary: Remove the existing single family residential building and redevelop with a grouping of light office development.

Tract Size: 1.76 ± acres

Location: East of northeast corner of E. 91st St. and S. Toledo Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: OM/ PUD-831

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval with development standards outlined in Section II of the following staff report.

Staff Data:

TRS: 8316
CZM: 52/ 56

Atlas: 1909

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

25.1

SECTION I: PUD-831

DEVELOPMENT CONCEPT:

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: Conceptual Plan
- Exhibit B.1, B.2 and B.3: Conceptual Exterior Building Elevations
- Exhibit C: Aerial View
- Exhibit D: Access and Circulation Plan
- Exhibit E: Existing Topography Plan
- Exhibit F: Utility Plan
- Exhibit G: Drainage Plan
- Exhibit H: Zoning Map

SECTION II PUD-831 DEVELOPMENT STANDARDS:

Development Standards

Land Area

Gross:	1.76 acres	76,716 S.F.
Net Land Area:	1.76 acres	76,716 S.F.

Permitted Uses

Uses permitted in **Use Unit 1, Area-Wide Uses by Right**; limited to Stormwater Detention Facility, Open Space and Landscaping Buffer; and **Use Unit 11, Office, Studios and Support Services**;

Minimum Building Setbacks

North Boundary	0 Feet (PUD 693 / Office Light)
East Boundary	0 Feet (PUD 693 / Office Light)
South Boundary	100 Feet (Centerline of 91 st Street)
West Boundary	10 Feet (Adjacent to RS-2)

Off-Street Parking

Off-Street parking will be provided at a rate of 1 space per 300 square feet of floor area for the first 20,000 SF of floor area of all combined buildings without consideration of the use inside the building.

An additional 10,000 square feet of floor area may be added to the project without adding parking spaces.

25.2

No vendor or loading zone parking is required however consideration will be given for circulation in the event of parcel deliveries.

Maximum Building Floor Area: 30,000 S.F.

Maximum Building Height: (Measured from the finished floor elevation)

- 45 feet for any building within 50 feet of the west boundary of the PUD.
- 75 feet for any building east of the west 50 feet of the PUD.

Landscape Buffer and Screening:

A minimum of 10% of the net lot area shall be improved as internal landscape open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

Existing mature trees may be used to reduce the required tree requirements per Section 1002.C.4. Detailed site and landscape plan will illustrate the tree preservation methods to be implemented during the construction phase of the project.

Provide a minimum 10 Foot wide landscape screening buffer along the south and western boundary of the PUD. The minimum concept for tree plantings in those landscape edges is shown on Exhibit 'A'. In addition to the normally required landscaping an attempt to keep the existing trees will be made along the western boundary.

In addition to the landscape strip illustrated in Exhibit A, a minimum 6 foot wooden screening fence will be located along the entire western boundary of the project prior to the release of any occupancy permit for building on the site.

The landscaping features within the project will exceed the minimum standards and maintained in the accordance with the requirements of the Landscape Chapter of the Tulsa Zoning Code.

The landscape and screening concept will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and establish a landscaped buffer separating the project from the residences along the western boundary.

Signage

Business Signs

One (1) ground mounted monument sign shall be permitted along East 91st Street South with a maximum display area of 250 S.F. and a maximum height of 25 Feet. The sign shall be located no closer than 10 feet from the western boundary of the PUD.

All business signage will be subject to the provisions of the provisions of Section 1221.C of the Tulsa Zoning Code and the PUD Chapter of the Zoning Code except as noted below.

25.3

No flashing signs, digital signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be allowed on any ground mounted or wall mounted sign in the PUD.

Wall Signs

Each Building may install signs on the fascia or canopies with the total sign area not to exceed 2 S.F. per linear foot of building along the wall the sign is to be attached.

West or south mounted wall signage will not be illuminated from internal or external sources except that one south mounted wall sign may be installed with internally illumination and placed on the building closest to the east property line as illustrated on the conceptual plan. No illuminated wall sign will be allowed within 150 feet of the south boundary of the PUD. The internally illuminated wall sign will be constant light.

Building Mounted Plaque Signs

Plaque style signage may be mounted to the building facade near the main entrance. Each building plaque sign shall be no larger than 7 S.F.

Ground Mounted Tenant Signs

Each building will be allowed a single ground mounted sign to list the tenant located in each individual office building. Each sign shall be no more than 12 S.F. and no taller than 3 feet from the surrounding grade and must be located in the open space between parking/drive aisles and the building wall.

Building Features

All exterior walls, openings and roofing shall primarily consist of like materials and appearance. The exterior walls of each Office Building shall include a stone or brick veneer with the inclusion of stucco or EIFS. The exterior materials and appearance for the rear and side walls of any building shall be similar to and compatible with the front of the building. Architectural features may include metal or fabric awnings and wood accents. Conceptual building elevations have been included as Exhibit B.1, B.2 and B.3.

Lighting

Within the western 40 feet of the project, light standards, non-building mounted, shall not exceed 16 foot in height. Within the remainder of the project, light standards shall not exceed 25 foot in height.

All light standards including building mounted shall be hooded (full cut-off) lenses and directed downward and away from the western boundary of the project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at a ground level in adjacent residential areas. Consideration of topography must be considered in such calculations.

25.4

Additionally as part of the Detail Site Plan review, an accurate lighting plan illustrating light poles and fixtures with a Photometric Plan will be provided illustrating height and fixtures facing down and away from the residential area to the west. The lighting plan will show that the lighting from the project does not exceed four (4) foot-candles at the western boundary of the project.

Trash and Mechanical Areas

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or other equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Trash dumpster areas shall be screened using construction materials similar to the materials used to construct the main project structures. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity on the gate frames.

Dumpster enclosures shall be placed similar to the locations shown on Exhibit A however in no instance will they be allowed closer than 50 feet to the western boundary of the project.

Outside Storage

There shall be no outside storage or recycling material, trash or similar materials outside of a screened receptacle. Nor shall trucks or trailer trucks be parked unless they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage.

Vehicular Access and Circulation

Cadent Park is located a half mile north of the Creek Turnpike on E. 91st Street S. between Yale Avenue and Harvard Avenue. The site is served by a single drive that feeds into the site from E. 91st Street S. and provides access to the three proposed office units. The internal circulation is sufficient for all fire apparatus and meets the IFC 2009 requirements for access to all three buildings. A Circulation Plan has been included as Exhibit D.

Pedestrian Access

Sidewalks will be constructed or installed to provide pedestrian access from E. 91st Street S. Internal circulation will likewise be provided connecting all buildings on site.

Sidewalks are required within the East 91st Street right of way along the entire frontage of PUD 831 and shall be constructed to meet or exceed City of Tulsa standards for public sidewalks.

Platting Requirement

The project will require that a Subdivision Plat be created and filed with Tulsa County prior to release of a building permit. Building permits for any retaining wall is not subject to this requirement.

Site Plan Review

25.5

No individual building permit will be issued for any building within Cadent Park until a Planned Unit Development Detail Site Plan and Detail Landscape Plan has been submitted for each individual building (or buildings) to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved Planned Unit Development standards.

Schedule of Development

It is anticipated the development within Cadent Park will begin within the second half of 2015, or early 2016, after final approval of the Planned Unit Development, Detail Site Plan approval and the Platting of the Property.

DETAILED STAFF RECOMMENDATION:

The proposed office development is consistent with the Comprehensive Plan; and

PUD 831 is consistent with the stated provisions of the PUD chapter of the Tulsa Zoning Code; and

PUD 831 is compatible with the existing development pattern surrounding the property; and

This project is compatible with the transportation vision for the area. The increased density of land use is an effective infill opportunity increasing the multi modal opportunities along this street corridor; and

The PUD provides a unified treatment of the development possibilities of the site; therefore

Staff recommends Approval of PUD-831 as outlined in Section II above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The western edge of the site will be similar in size and scale to residential development adjacent to that side of the project. The eastern area in the PUD allows a building height consistent with the development pattern of the office project adjacent to the east edge of the site.

Neighborhood Centers do not include office development in the ideal vision statement however small businesses play a critical role in Tulsa's economy and support neighborhood commercial districts contribute to the City quality of life, and create vibrant neighborhoods where people want to live and work. This infill project is consistent with the Economic Development goals for small business development supported in the Comprehensive Plan

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

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

25.4

pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

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:

East 91st Street South is considered a Secondary Arterial with a Multi Modal overlay. Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

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 was a large single family residential lot that has never been included in a redevelopment area so it has been surrounded by single family and office development. The home will be removed and the site will be redeveloped. Terrain considerations will be

important to the site designer and will be detailed during the site plan approval process. American Disability Act guidelines and Fire Department access considerations will require significant grading on the site. At this time it is anticipated that the building floor elevations will be close to the existing ground surface however retaining walls and or tall stem wall construction may be required as part of the final site design.

Environmental Considerations:

The site slopes from north to south with a collection of large trees. Many of the trees will be destroyed during construction however during detailed site plan approval the developer will be required to illustrate how the trees that may be saved will be protected.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 91 st Street	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 and the north by an office project with multiple buildings, zoned OL/PUD-693; on the south by a single family residential condominium development, zoned RS-3, RM-0 / PUD 275; and on the west by single family residential homes, zoned RS-2.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11828 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-6915/ PUD-693 December 2003: All concurred in approval of a request for rezoning a 5+ acre tract of land from RS-3/ RD to OL with a Planned Unit Development for office use, on property located west of the northwest corner of E. 91st St. and S. Yale Ave.

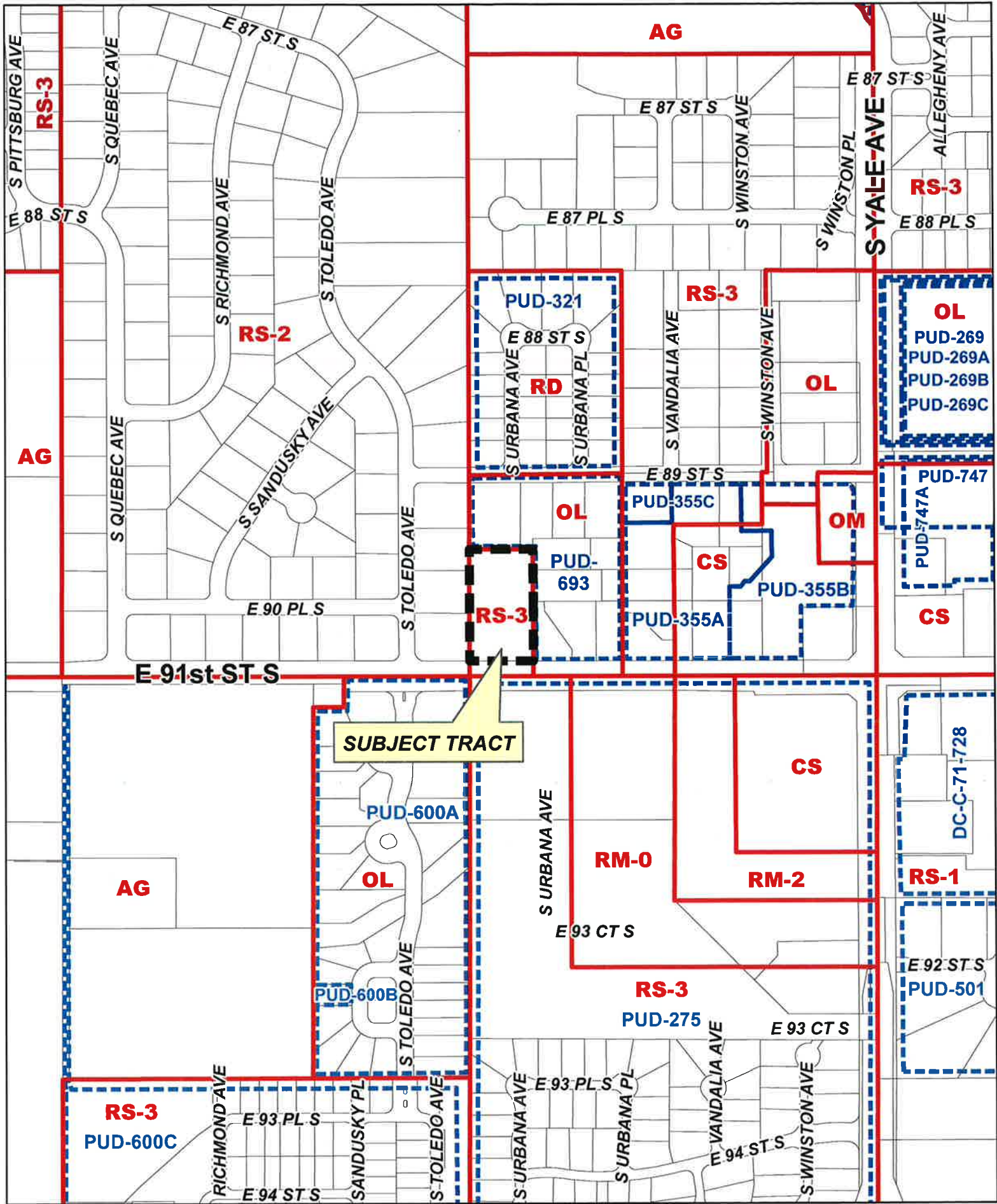
PUD-600-A August 2000: All concurred in approval of a Major Amendment to PUD-600 to allow a barber and beauty shop on a lot within Development Area A, on property located south of E. 91st St. at S. Toledo Ave.

Z-6670/ PUD-600 December 1998: A request to rezone a 34+ acre tract from AG to OL on 13.5 acres and RS-3 on 20.5 acres for offices and residential townhouse development. All concurred in approval of the rezoning request as submitted subject to standards and conditions of the PUD, on property located south of E. 91st St. at S. Toledo Ave.

PUD-275 January 1982: All concurred in approval of a request for a Planned Unit Development on a 60+ acre tract, zoned RS-3/ RM-0/ RM-2/ CS, for a two Development Area project. Development Area A allowed for commercial and office uses and Development Area B allowed for residential condominium dwelling units and accessory uses; and later in a Minor Amendment allowed for single-

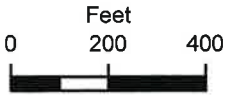
family dwellings on the south portion of the PUD, located on the southwest corner of E. 91st St. and S. Yale Ave.

5/6/2015 1:30 PM



SUBJECT TRACT

PUD-831





PUD-831

18-13 16

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

Aerial Photo Date: March 2014





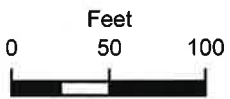
E 89 ST S

STOLEDO AVE

E 91st ST S

SURBANA AVE

25.12



Subject Tract

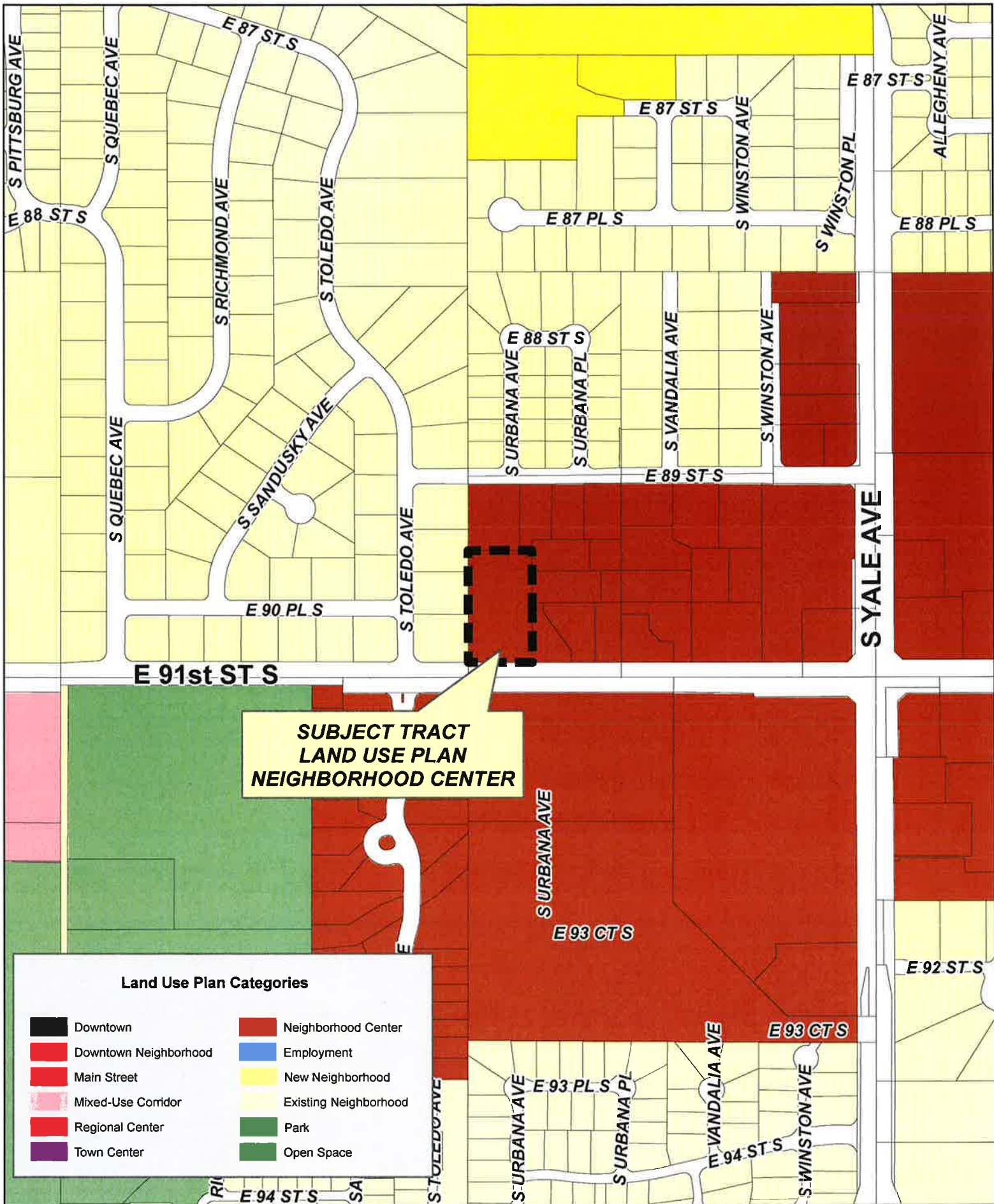
PUD-831

18-13 16













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

Aerial Photo Date: March 2014

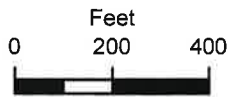




Land Use Plan Categories

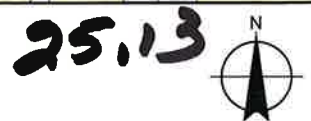
- | | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |

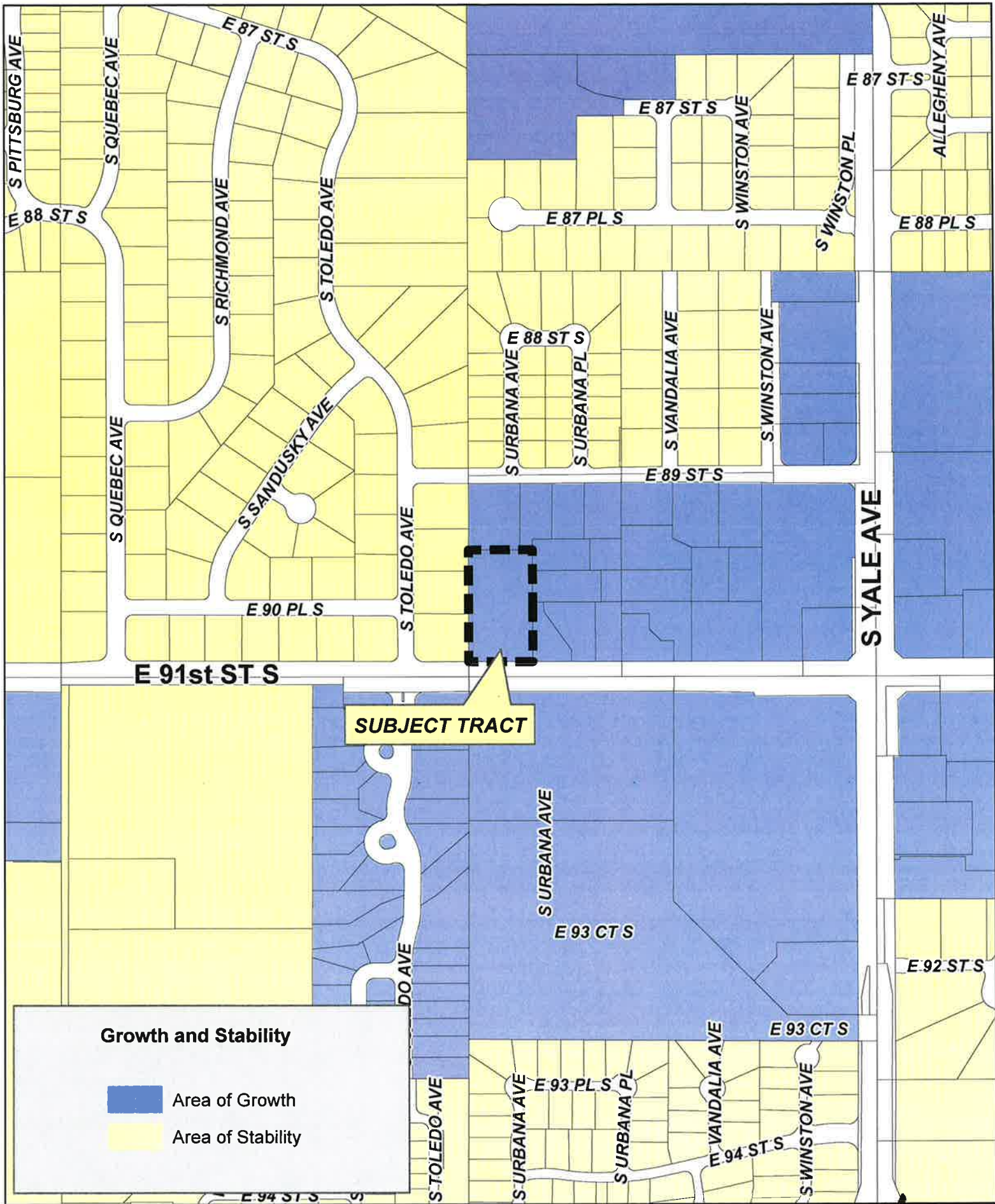
**SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER**



PUD-831

18-13 16

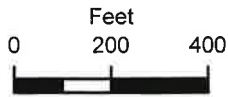




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



PUD-831

25.14





20 10 0 20 30 40

1

2

3
 Thousand Oaks
 (Plat #4130)

4

10

Southern Woods Park III
 (Plat #6062)

9

5

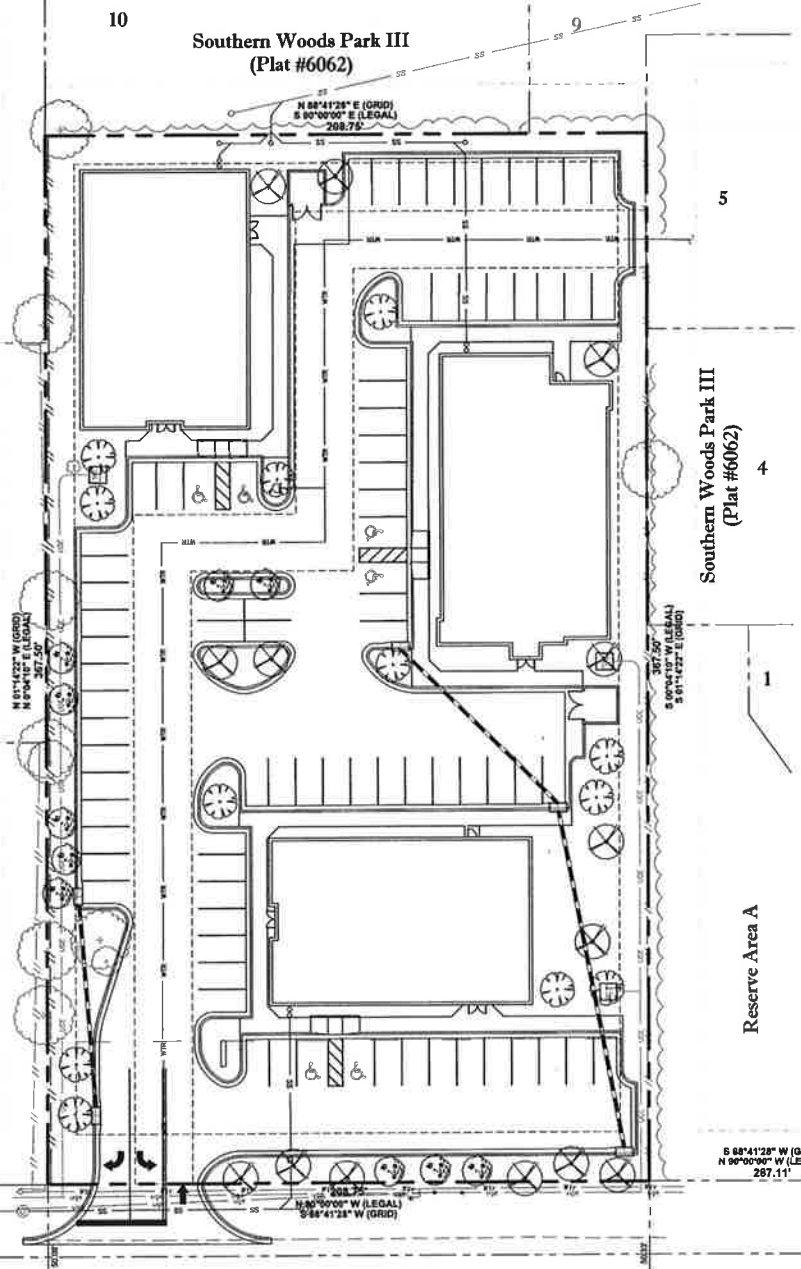
Southern Woods Park III
 (Plat #6062)

Reserve Area A

S 68°41'28" W (OF
 N 00°00'00" W (LEG)
 287.11'

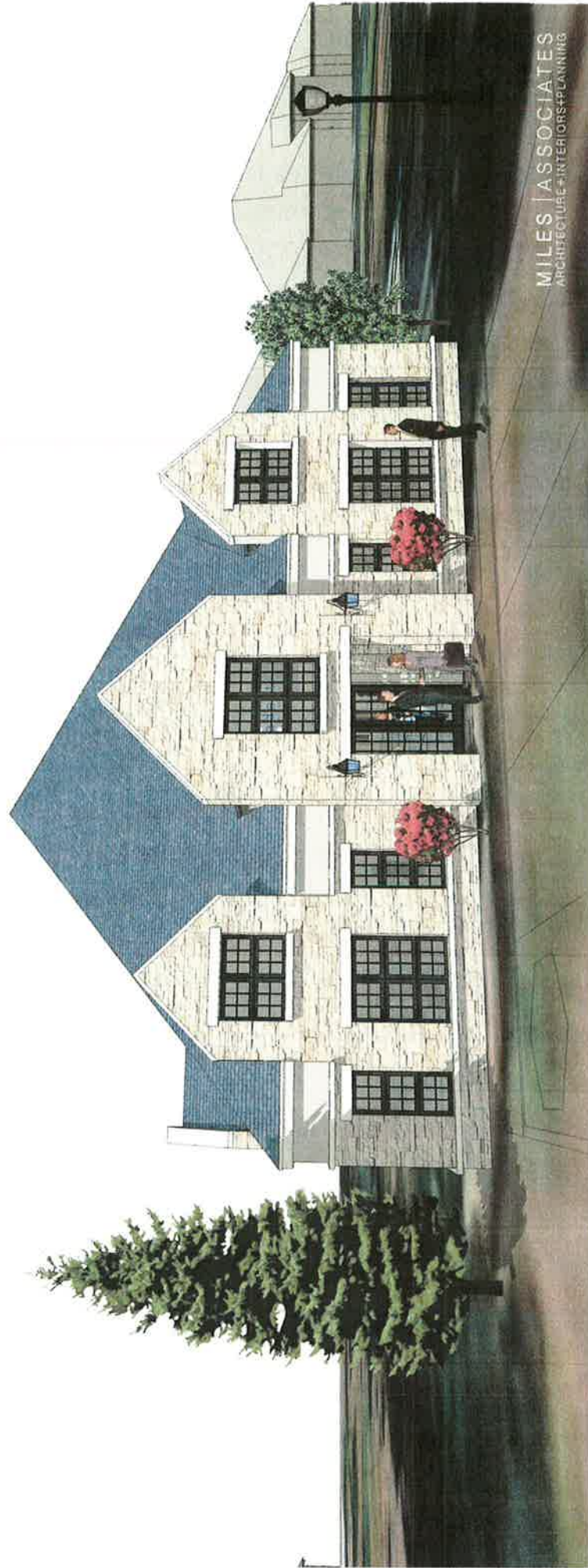
East 91st Street South
 SOUTH LINE BEA

CADENT PARK - EXHIBIT 'A' CONCEPT SITE PLAN



25.15

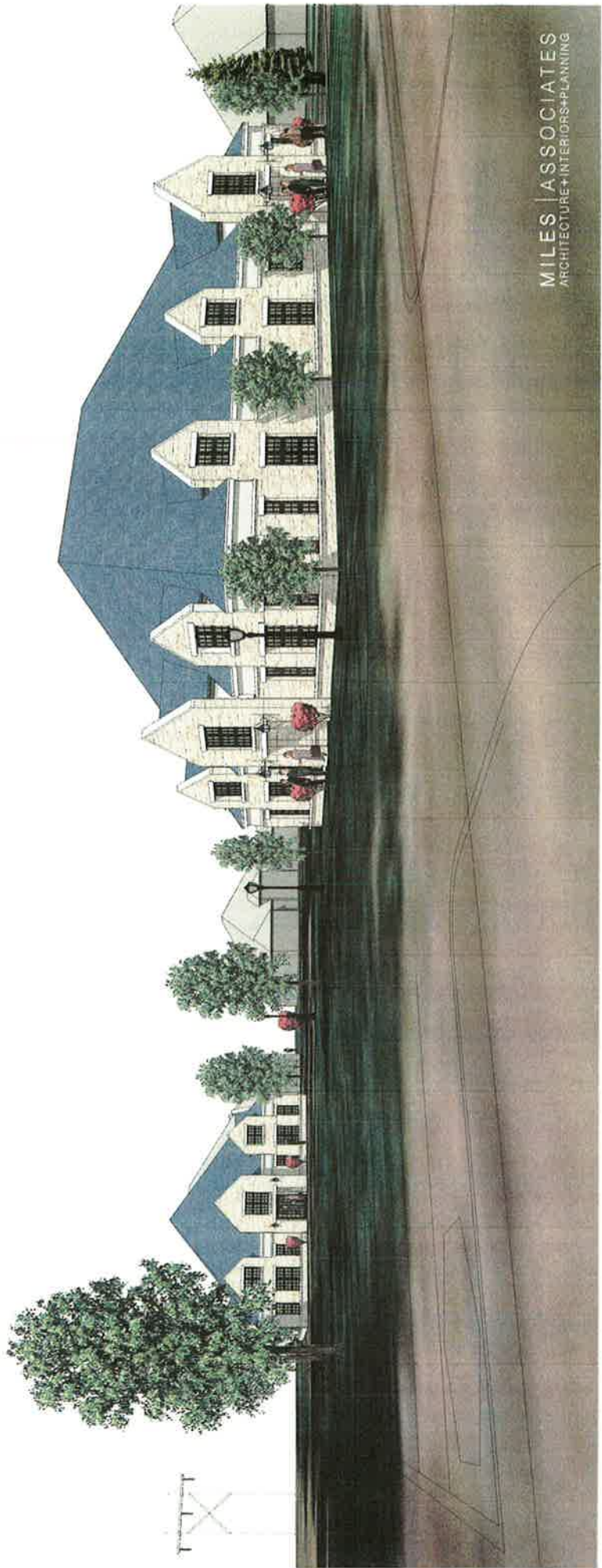
EXHIBIT B.1
CONCEPTUAL EXTERIOR ELEVATIONS
MATERIALS, COLOR AND SCALE MAY VARY.



MILES | ASSOCIATES
ARCHITECTURE • INTERIORS • PLANNING

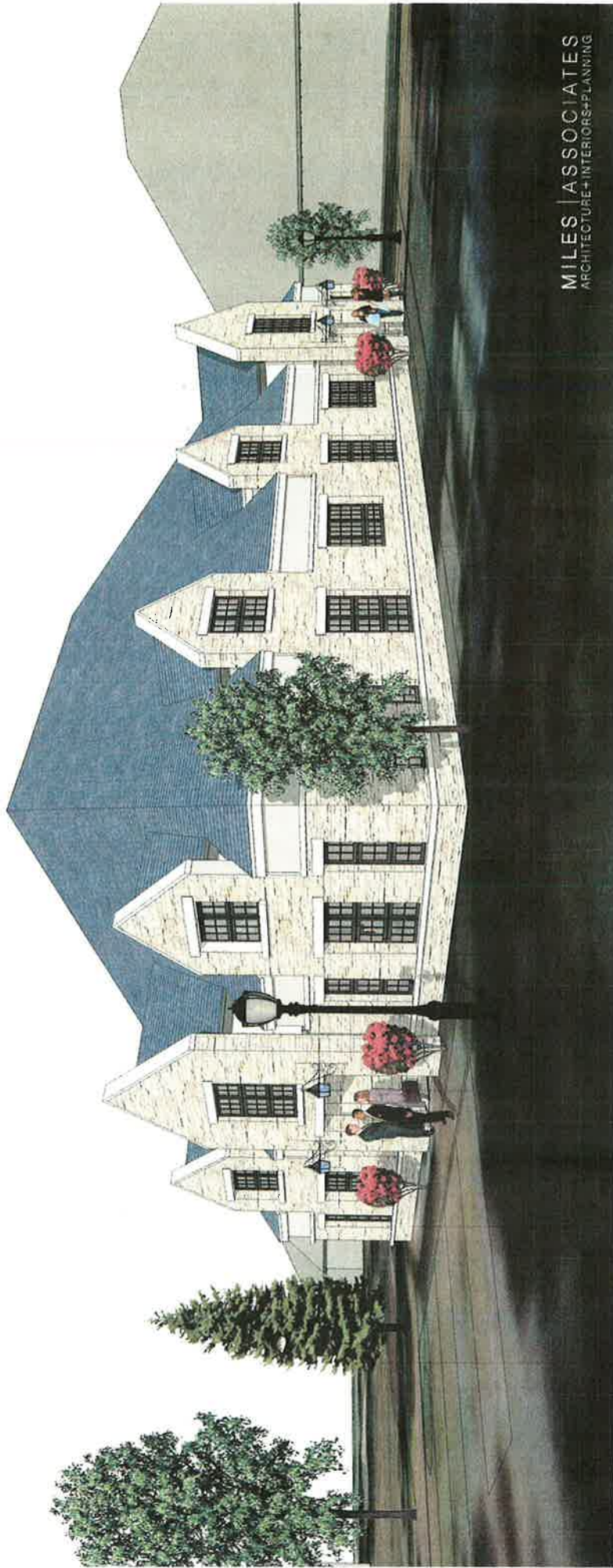
25.14

EXHIBIT B.2
ENTRY APPROACH RENDERING
MATERIALS, COLOR AND SCALE MAY VARY.



25.17

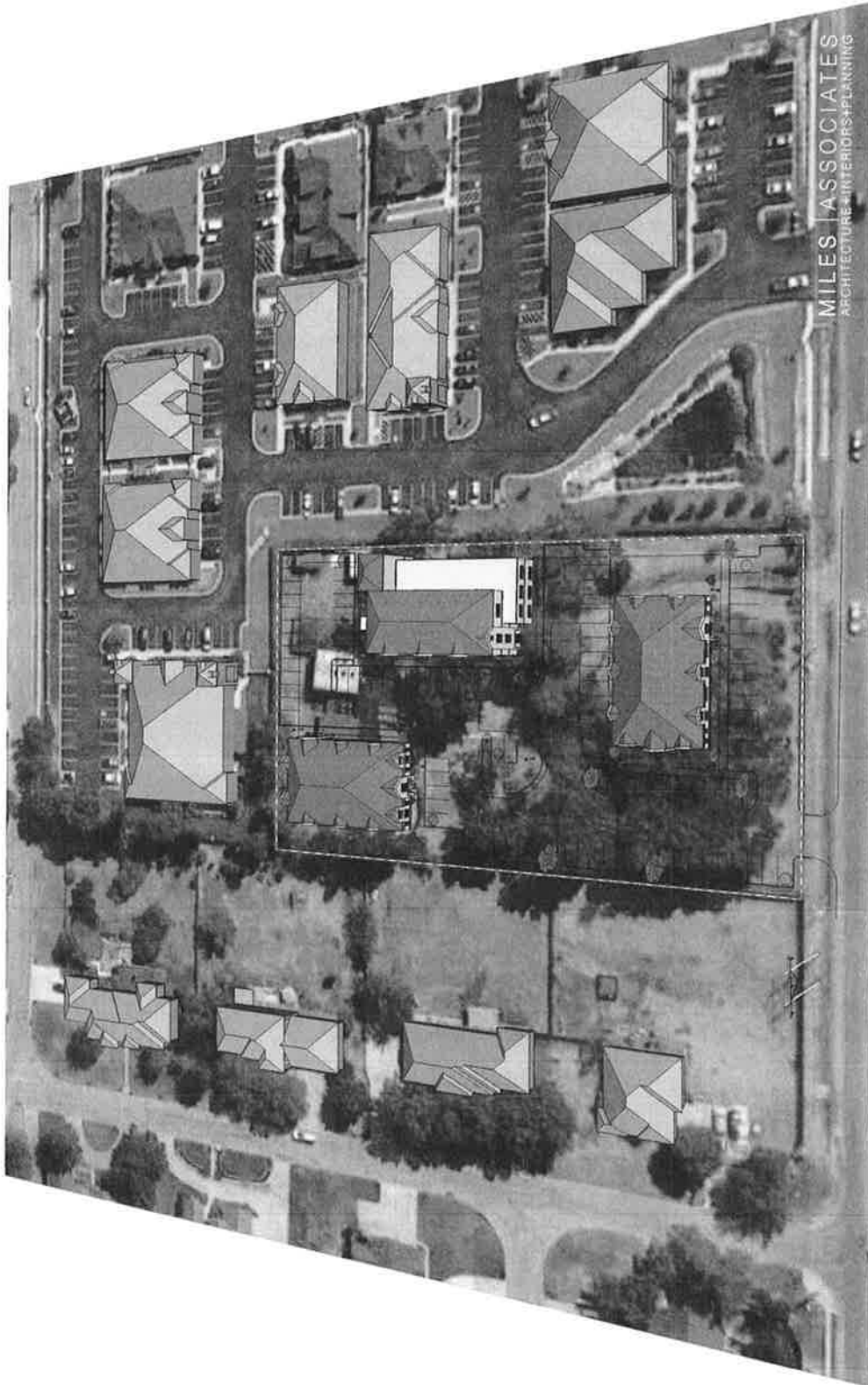
EXHIBIT B
SOUTH EAST EXTERIOR RENDERING
MATERIALS, COLOR AND SCALE MAY VARY.



MILES ASSOCIATES
ARCHITECTURE+INTERIORS+PLANNING

25.18

EXHIBIT C
AERIAL VIEW



25.19



1

2

10

9

Southern Woods Park III
 (Plat #6062)

N 88°41'28" E (GRID)
 S 90°00'00" E (LEGAL)
 288.75'

5

3
 Thousand Oaks
 (Plat #4130)

4
 Southern Woods Park III
 (Plat #6062)

N 88°41'28" W (GRID)
 N 89°41'00" E (LEGAL)
 367.50'

367.50'
 S 89°41'28" W (LEGAL)
 S 91°14'28" E (GRID)

4

*New
 Sidewalk
 Construction*

Reserve Area A

S 88°41'28" W (GR
 N 90°00'00" W (LE
 287.11'

1206.75'
 N 88°41'28" W (LEGAL)
 S 88°41'28" W (GRID)

East 91st Street South

SOUTH LANE 104

CADENT PARK - EXHIBIT 'D' ACCESS AND CIRCULATION PLAN

Impact Engineering & Planning, LLC
10000 West 10th Avenue, Suite 200
Denver, CO 80202
303.755.0000
www.impacteng.com



1

10

Southern Woods Park III
(Plat #6062)

9



2

5

3
Thousand Oaks
(Plat #4130)

Southern Woods Park III
(Plat #6062)

4

4

Reserve Area A

1

CADENT PARK - EXHIBIT 'F' UTILITY PLAN

25.22



3
 Thousand Oaks
 (Plat #4130)

10
 Southern Woods Park III
 (Plat #6062)

5
 Southern Woods Park III
 (Plat #6062)

4
 Reserve Area A

East 91st Street South
 SOUTH LINE 654

CADENT PARK - EXHIBIT 'G' DRAINAGE PLAN

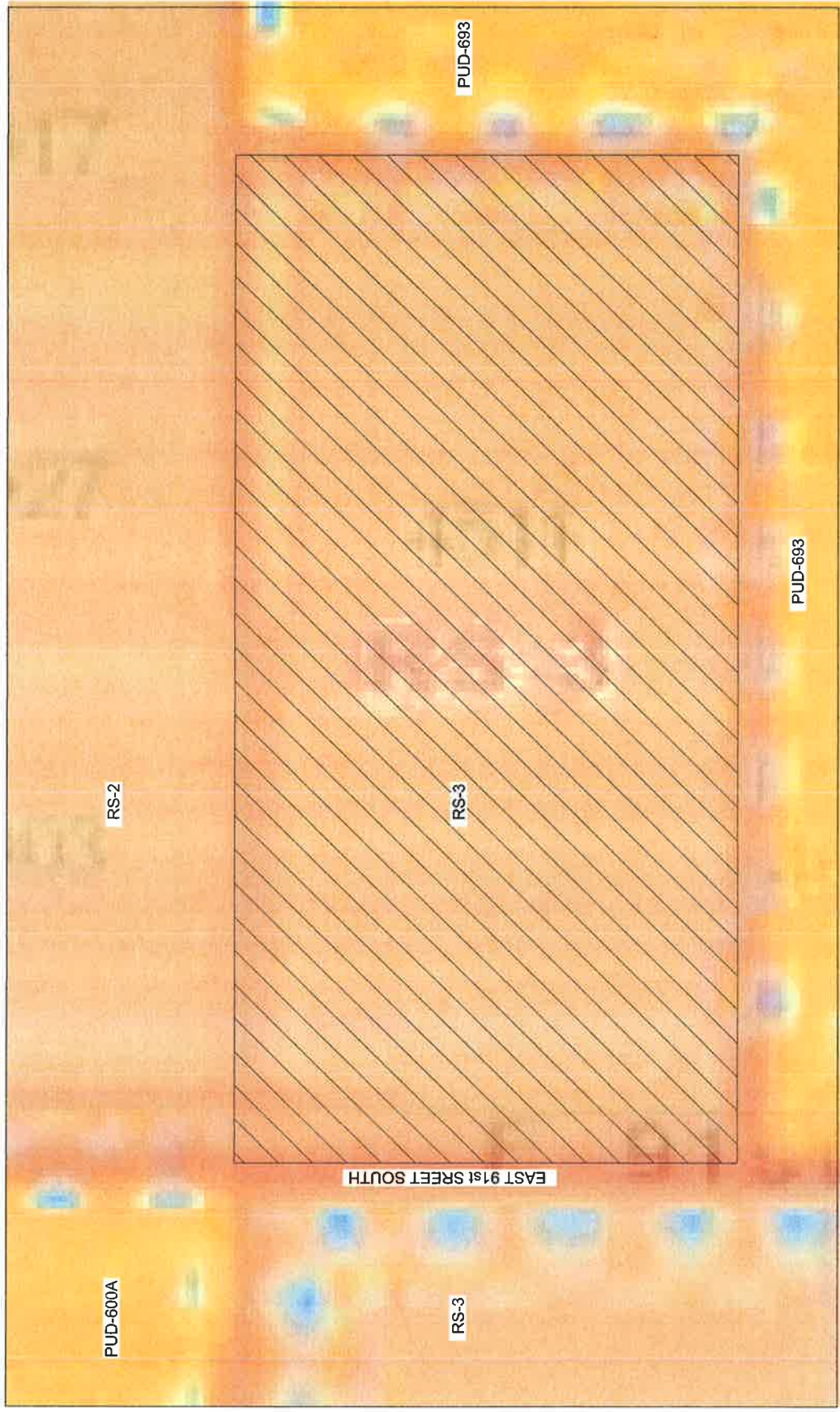
N 01°14'02" W (GRID)
 N 0°44'10" E (LEGAL)
 307.50'

N 90°00'00" W (LEGAL)
 S 88°41'28" W (GRID)
 208.75'

S 00°41'07" W (LEGAL)
 S 01°14'23" E (GRID)

S 88°41'28" W (OF)
 N 90°00'00" W (LEG)
 287.11'

25.23



CADENT PARK - EXHIBIT 'H' ZONING MAP

25.24

MEMORANDUM

TO: Troy Wilborn

FROM: Susan Miller

DATE: 5/6/15

SUBJECT: Refund for Minor Amendment PUD-342-4

The Accounting Department is authorized to issue a warrant to refund \$100.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant: Amax Sign Co., Inc.
9520 E 55th Place
Tulsa, OK 74145

Amount: \$100.00

Reason for Refund: After review staff determined that the Minor Amendment request is not necessary.

Thank you for your attention to this matter.

Manager, Land Development Services

Receipt Nos.: 226909
Deposit No.: T-2390

26.1

26.2

MEMORANDUM

TO: Troy Wilborn

FROM: Susan Miller

DATE: 5/6/15

SUBJECT: Refund for Major Amendment PUD-820-A

The Accounting Department is authorized to issue a warrant to refund \$2,103.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant: American Crating Co.
c/o David Pearce
1325 E 15th St, Suite 205
Tulsa, OK 74120

Amount: \$2,103.00

Reason for Refund: Applicant withdrew his request. Staff hadn't started the process and therefore, staff recommends a full refund.

Thank you for your attention to this matter.

Manager, Land Development Services

Receipt Nos.: 226896
Deposit No.: T-2389

27.1

Huntsinger, Barbara

From: Hoyt, Jay
Sent: Tuesday, April 14, 2015 2:09 PM
To: Huntsinger, Barbara
Subject: FW: PUD - 820 Amendment

From: David Pearce [<mailto:dppearce@tulsacoxmail.com>]
Sent: Tuesday, April 14, 2015 2:04 PM
To: Hoyt, Jay
Cc: 'Sean Hood'
Subject: PUD - 820 Amendment

Jay,

The Developer has decided to withdraw his application for the Amendment, because of the required delay for the initial PUD - 820 to be platted and approved. They are looking to purchase a different property at this time.

What steps do I need to take to withdraw this amendment? If he does withdraw is the application fee returned, partially, or not at all?

Thanks for your help in this matter.

Regards,

David Pearce, PE
Hood Construction Services, PLLC
1325 E 15th Street, Suite 205
Tulsa, OK 74120
dppearce@tulsacoxmail.com
(918) 743-6500 office
(918) 743-6501 fax