

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2698

May 20, 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 immediately after the meeting.

Director's Report:

Review TMAPC Receipts for the month of April 2015

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.

1. **LC-661** (Lot-Combination) (CD 2) – Location: Southwest corner of East 81st Street South and South Florence Avenue
2. **LS-20780** (Lot-Split) (County) – Location: South of the southwest corner of West Skyline Drive and South 65th West Avenue
3. **LC-663** (Lot-Combination) (CD 2) – Location: Southwest corner of East 83rd Street South and South Lewis Avenue
4. **LC-664** (Lot-Combination) (CD 1) – Location: Northwest corner of Mohawk Boulevard and North Utica Avenue (Related to LS-20784)
5. **LS-20784** (Lot-Split) (CD 1) – Location: Northwest corner of Mohawk Boulevard and North Utica Avenue (Related to LC-664)
6. **PUD-810-1 – Kevin Vanover, P.E.**, Location: Northeast corner of South Lewis Avenue and East 12th Street South, requesting a PUD Minor Amendment to modify Development Standards to revise screening fence requirements and allow a single 20-foot recycling trailer screened from public view, **CH/IL/PUD-810**, (CD-4)

7. **PUD-817-1 – David A. Peck**, Location: Southeast corner of East 4th Street and South Madison Avenue, requesting a PUD Minor Amendment to modify Development Standards to add Use Units 12A & 20 with both uses limited to a microbrewery and uses customarily accessory thereto, **IL/PUD-817**, (CD-4)
8. **PUD-809-1 – Barnard Trace, LLC/Lindsay Perkins**, Location: West of South Lewis Avenue, between East 17th Street and East 17th Place, requesting a PUD Minor Amendment to modify Development Standards to allow a five foot fence along East 17th Place and 25 feet running north/south at the southeast and southwest corners, **RS-3/PUD-809**, (CD-4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS

(And Related Zoning Applications):

9. **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) (Continued from May 6, 2015) (Related to Z-7301/PUD-833)
10. **Z-7301 – Roy Johnsen**, Location: One half mile south of East Admiral Place, east of South 145th East Avenue, requesting rezoning form **AG to IL**, (CD-6) (Continued from May 6, 2015) (Related to CPA-33/PUD-833)
11. **PUD-833 - Roy Johnsen**, Location: One half mile south of East Admiral Place, east of South 145th East Avenue, requesting a PUD for industrial park to develop site with large warehouse buildings for light industrial uses, **AG to IL/PUD-833**, (CD-6) (Related to CPA-33/Z-7301)
12. **CPA-34 – Eller & Detrich/Lou Reynolds**, Location: Southwest corner of East 71st Street South and South Riverside Drive, requesting Amendment to the Comprehensive Plan for Land Use Designation from “Park and Open Space” to “Mixed Use Corridor” on approximately 35.89 acres (CD-2) (Related to PUD-128-E-5)
13. **PUD-128-E-5 – Eller & Detrich/Lou Reynolds**, Location: Southwest corner of East 71st Street South and South Riverside Drive, requesting a PUD Minor Amendment to reallocate floor area within Development Areas A, B and C; amend Development Area boundaries between A and B and to amend Development Standards in A, B and C, **CS/OMH/RM-2/PUD-128-E**, (CD-2) (Related to CPA-34)

PUBLIC HEARINGS:

14. **LS-20781** (Lot-Split) (CD 6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (Related to: LC-662) (**Applicant requested a continuance to June 17, 2015**)

15. **LC-662** (Lot-Combination) (CD 6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (Related to: LS-20781) (**Applicant requested a continuance to June 17, 2015**)
16. **Crosstown Learning Center** – Minor Subdivision Plat, Location: East of the northeast corner of East Archer Street and South Lewis Avenue, (CD 3) (Staff requests a continuance to June 3, 2015)
17. **Mayra's Addition** – Minor Subdivision Plat, Location: East of the northeast corner of East 21st Street South and South Memorial Drive, (CD 5) (Staff requests a continuance to June 3, 2015)
18. **Bent River** – Preliminary Plat, Location: South of the southwest corner of East 121st Street South and South Sheridan Road, (CD 8)
19. **Z-7292 – Plat Waiver**, East of the southeast corner of East 96th Place South and South 68th East Avenue, (CD 8)
20. **PUD-168-10 – Eller & Detrich/Lou Reynolds**, Location: Northeast corner of East 83rd Street South at South Harvard Avenue, requesting a PUD Minor Amendment to modify Development Standards to allow a car and light truck service facility, **CS/RS-2/PUD-168**, (CD-8)

OTHER BUSINESS

21. **Refund Request - CPA-35/AAB Engineering**, after review staff determined that the Comprehensive Plan amendment was not necessary. Staff recommends a full refund.
22. **Commissioners' Comments**

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

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

Case Number: PUD-810-1
Minor Amendment

Hearing Date: May 20, 2015

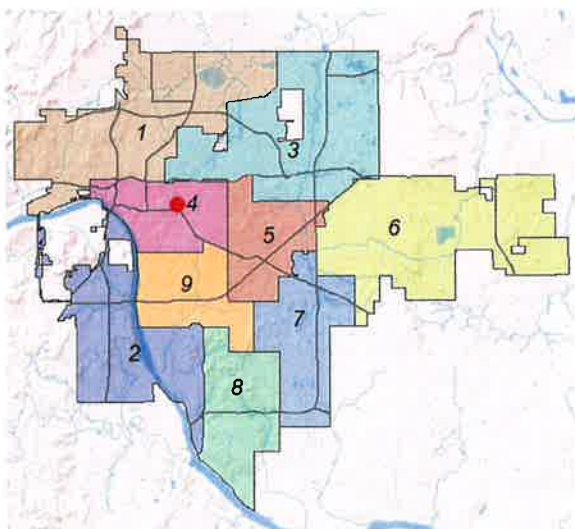
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Kevin Vanover

Property Owner: Roklahoma Properties – Glenn Hall

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify Development Standards to revise screening fence requirements and allow a single 20 ft recycling trailer screened from public view.

Gross Land Area: .48 Acres

Location: Northeast corner of South Lewis Avenue and East 12th Street South

2411 East 12th Street South

Zoning:
Existing Zoning: CH/IL/PUD-810
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Main Street
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 9308
CZM: 37
Atlas: 29

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

SECTION I: PUD-810-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: To modify Development Standards to revise the screening fence requirement and allow a single 20ft recycling trailer screened from public view.

The current Development Standards of PUD-810 require a wood screening fence with brick columns and cast stone caps approximately 8 ft on center and not less than 8 ft in height along the entire north and east boundaries and along those parts of the west and south boundaries not enclosed by the building or being driveway.

The applicant is proposing to revise the required spacing of the brick columns to 20 ft on center and to eliminate the columns on the eastern boundary.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.13 PUD Section of the City of Tulsa Zoning Code.

"Modifications to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."

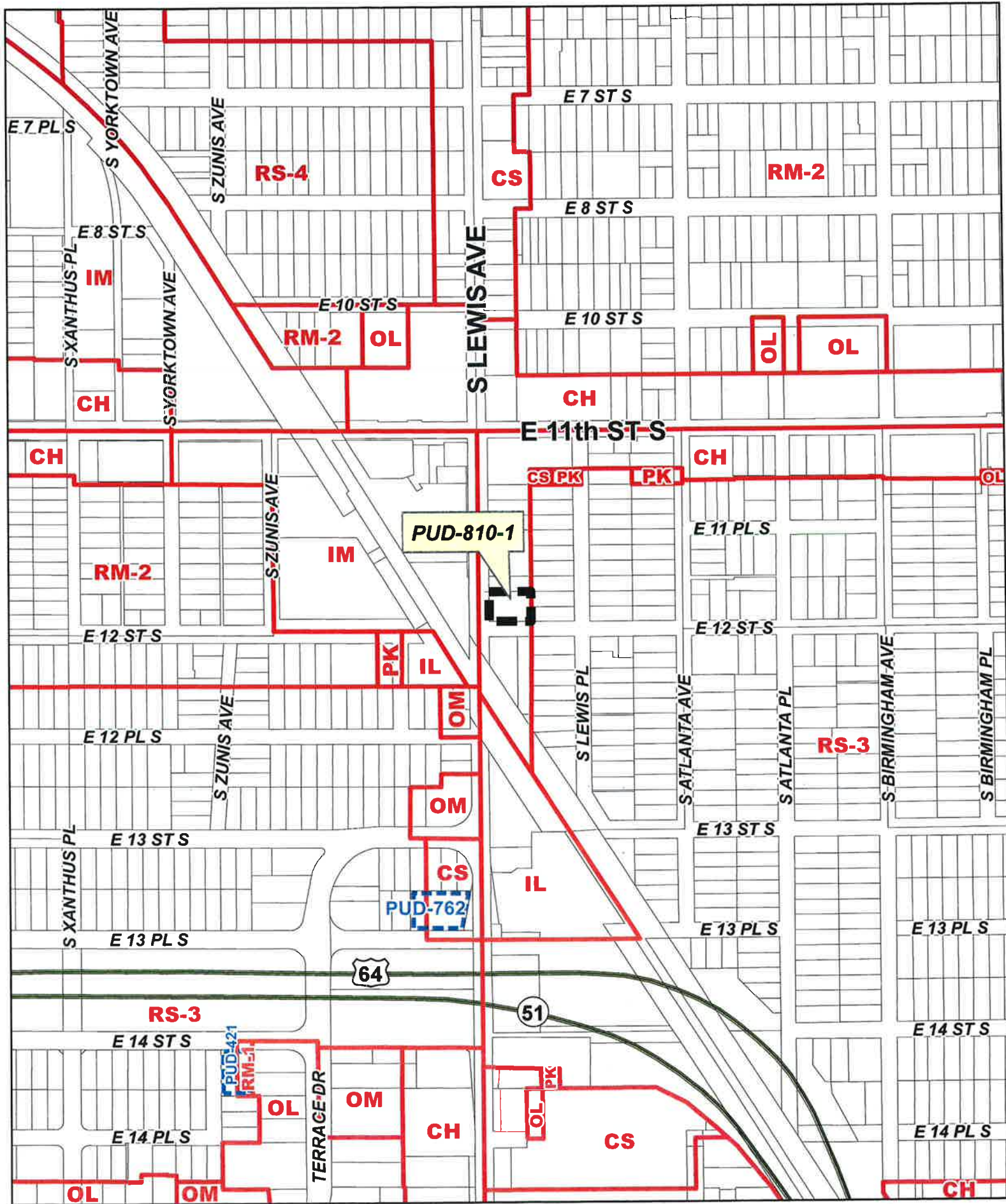
Staff has reviewed the request and determined:

- 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-810 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Site Plan

With the considerations listed above, staff recommends **APPROVAL** of the minor amendment request to revise the screening fence requirement and allow a single 20ft recycling trailer screened from public view.



PUD-810-1

19-13 08

6.3





0 Feet 200 400



Subject Tract

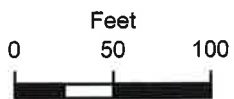
PUD-810-1

19-13 08

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

Aerial Photo Date: March 2014





Subject
Tract

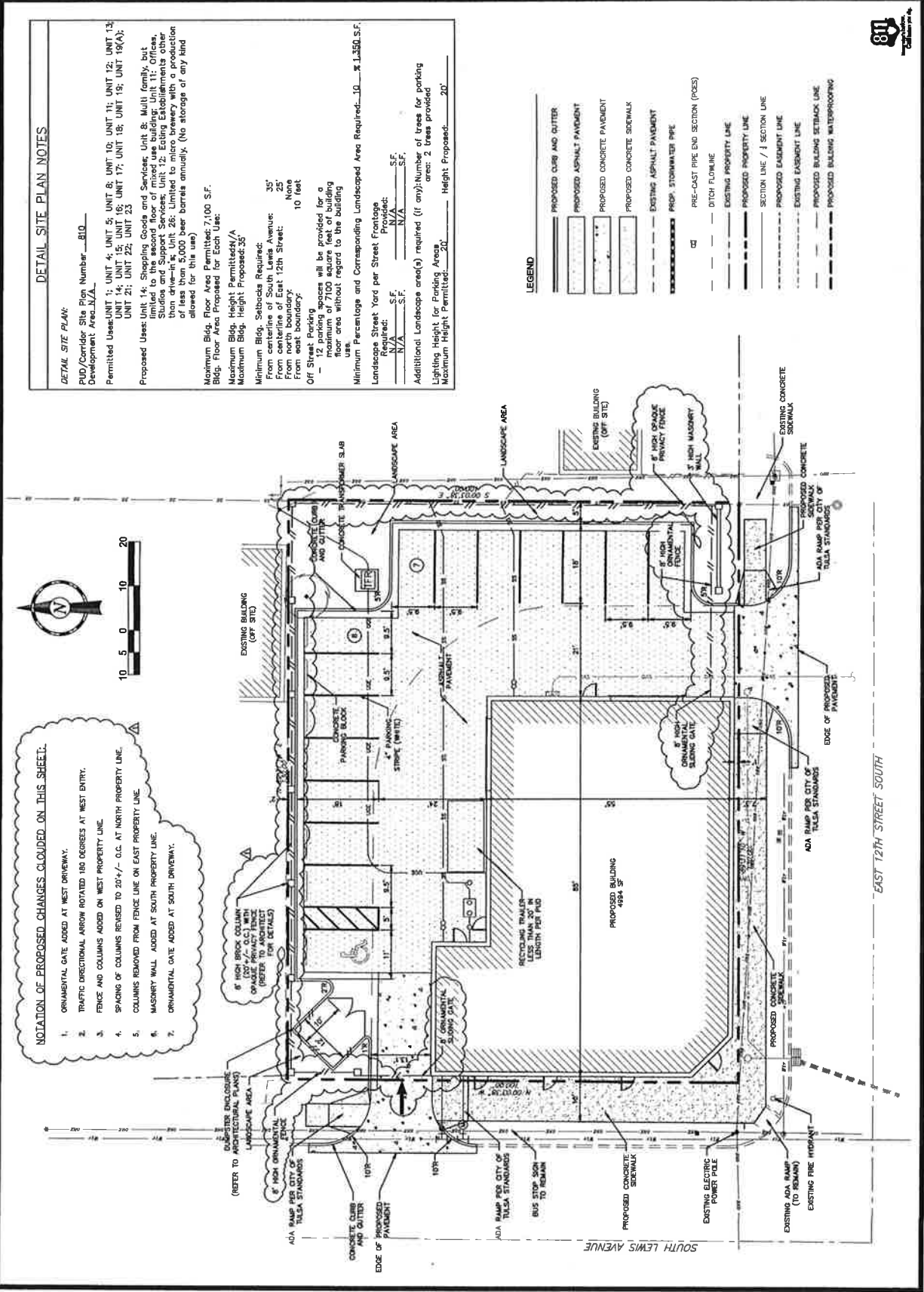
PUD-810-1

19-13 08

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

Aerial Photo Date: March 2014





6.6



Case Number: PUD-817-1
Minor Amendment

Hearing Date: May 20, 2015

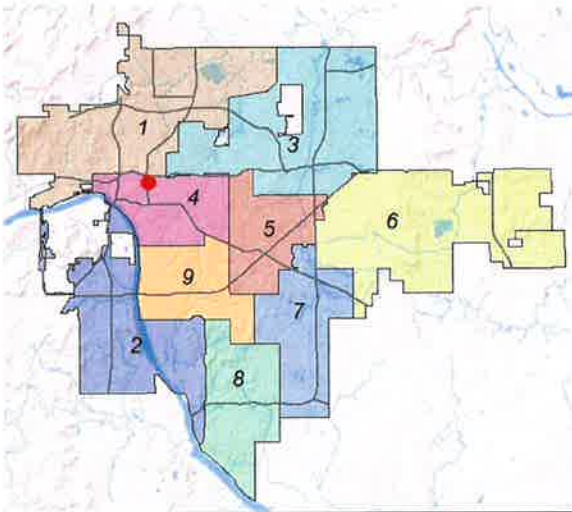
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: David A. Peck

Property Owner: 4th Street Brewery, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify Development Standards to add Use Units 12A & 20 with both uses limited to a microbrewery and uses customarily accessory thereto.

Gross Land Area: 0.5 Acres

Location: Southeast corner of East 4th Street South and South Madison Avenue

Zoning:
Existing Zoning: IL/PUD-817
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

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

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

SECTION I: PUD-817-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: To modify Development Standards to add Use Units 12A & 20 with both uses limited to a microbrewery and uses customarily accessory thereto.

The applicant has requested the addition of Use Unit 12A – Adult Entertainment Establishments and Use Unit 20 – Commercial Recreation: Intensive in order to provide a potential taproom to the brewery and to allow recreation and occasional events in an outdoor space on site. The proposed uses would be limited to those associated with the operation of a microbrewery, thereby limiting any potential development that would fall into either Use Units.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.15 PUD Section of the City of Tulsa Zoning Code.*

“Changes in an approved use to another use may be permitted, provided the underlying zoning of the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility within the present and future use of the proximate properties.”

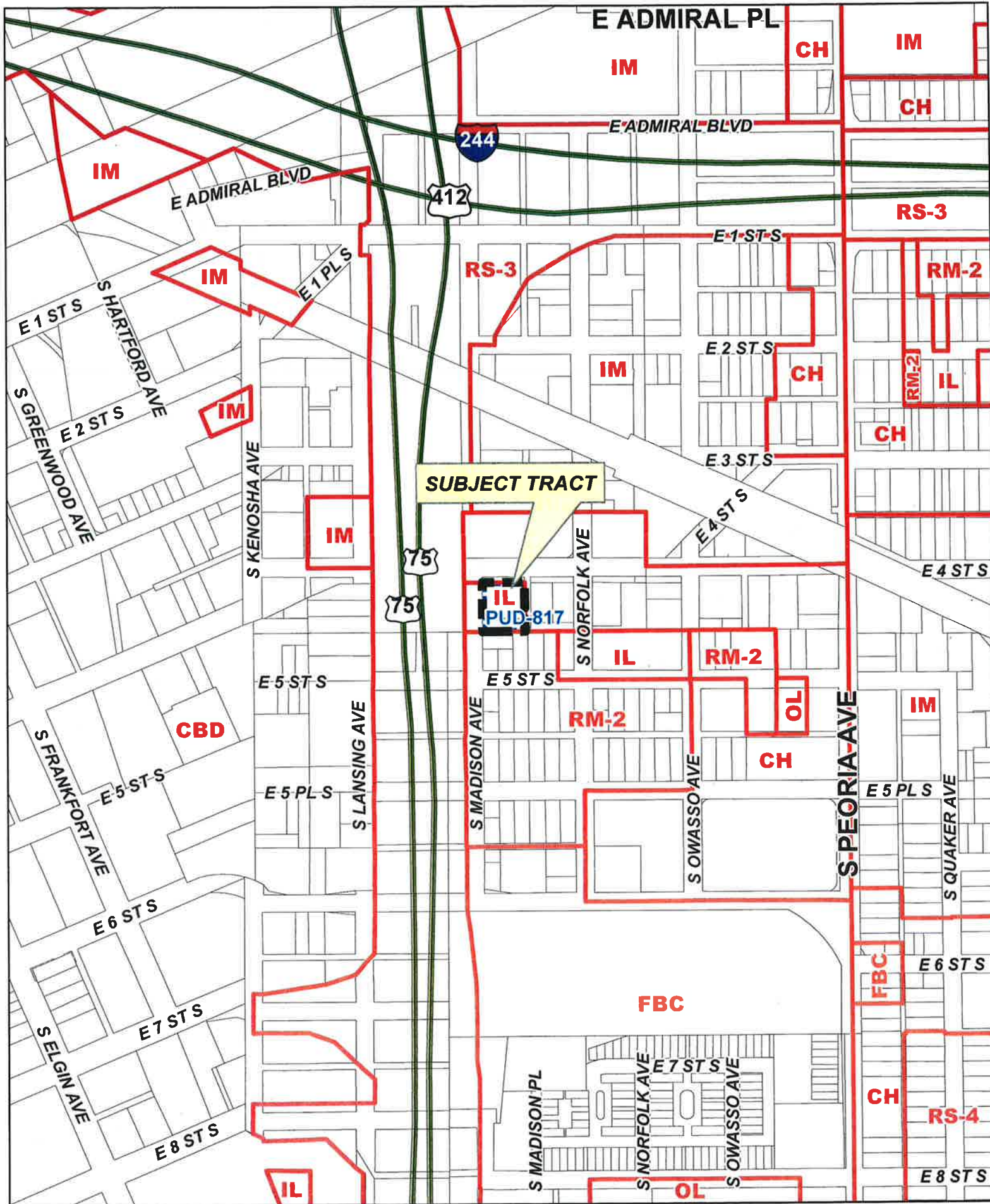
Staff has reviewed the request and determined:

- 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-817 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Minor Amendment Text
Applicant Statement of Intended Uses

With the considerations listed above, staff recommends **APPROVAL** of the minor amendment request to modify Development Standards to add Use Units 12A & 20 with both uses limited to a microbrewery and uses customarily accessory thereto.



PUD-817-1

19-12 01

7.3





0 200 400
Feet



Subject
Tract

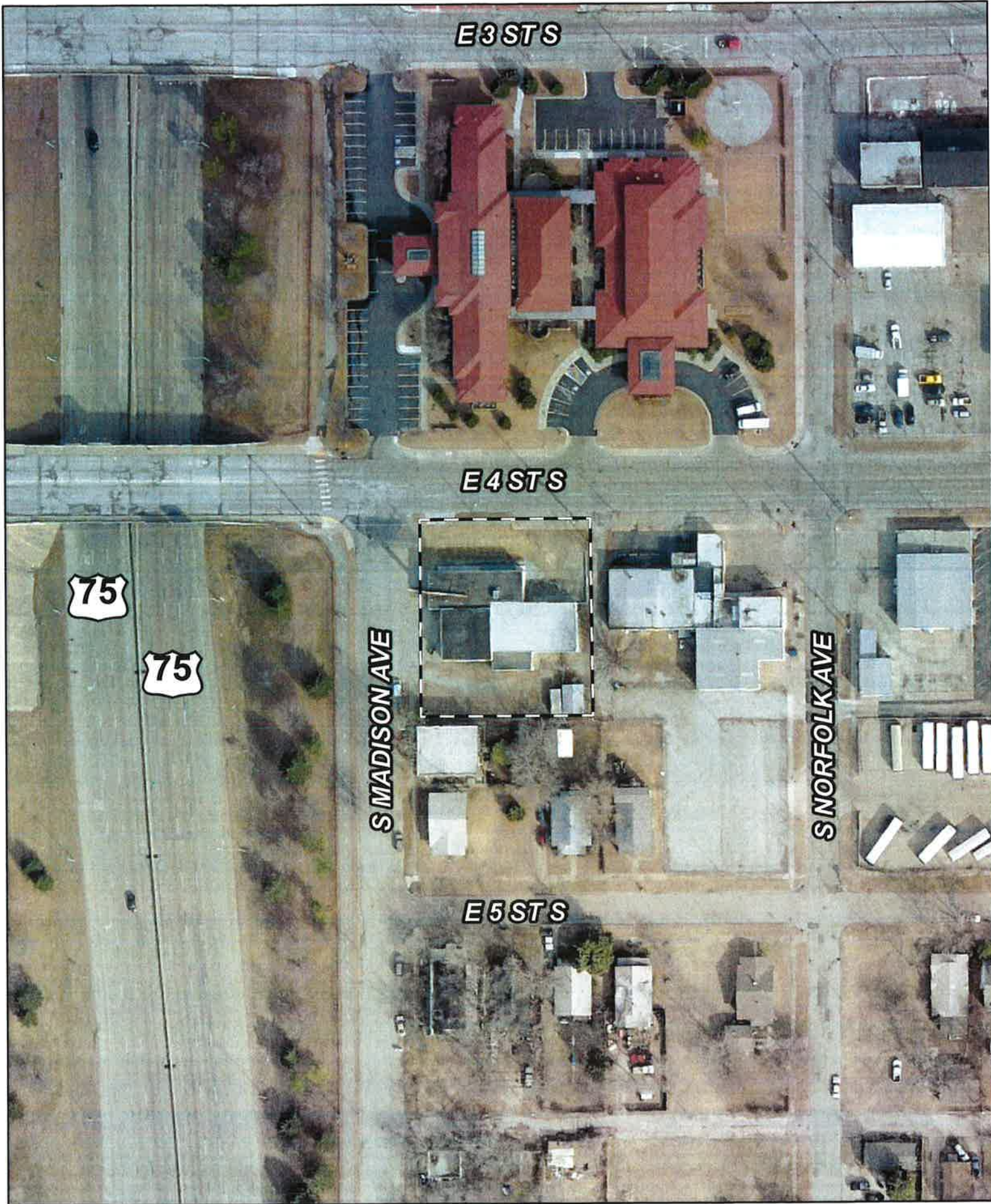
PUD-817-1

19-12 01

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

Aerial Photo Date: March 2014





E3 STS

E4 STS

E5 STS

75

75

S MADISON AVE

S NORFOLK AVE



Subject
Tract

PUD-817-1

19-12 01

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

Aerial Photo Date: March 2014



PUD-817-1 Minor Amendment

Add Use Unit 12a and 20, but with both uses limited to a microbrewery and uses customarily accessory thereto.

At the facility at 4th and Madison, we want to be a complete brewery..front to back. We want to be able to manufacture products that are then packaged and picked up by the wholesaler trucks to be distributed to all of Oklahoma and eventually the surrounding states. We also want to be able to have people come visit the brewery, tour, sample our high point beers (over 4.0 abv) and purchase merchandise. We also want to have a tap room in the front of the building. This taproom would allow customers to come in, sit down, watch a baseball game on the TV, and drink our Low-point (Under 4.0 abv) beers. This would also include purchasing kegs, growlers, 6 packs, etc...of the low-point beer to take home with them. Once the sb424 bill gets passed and signed into law, we want to be able to start selling all our products (low & high point) out of this tap room. Along with this tap room, we have a backyard on the south side of the building that is completely fenced in and now has a privacy fence on the south. We would like to use this yard on certain occasions (during events, etc) to add to the customer experience and have a biergarten of sorts back there.

Case Number: PUD-809-1
Minor Amendment

Hearing Date: May 20, 2015

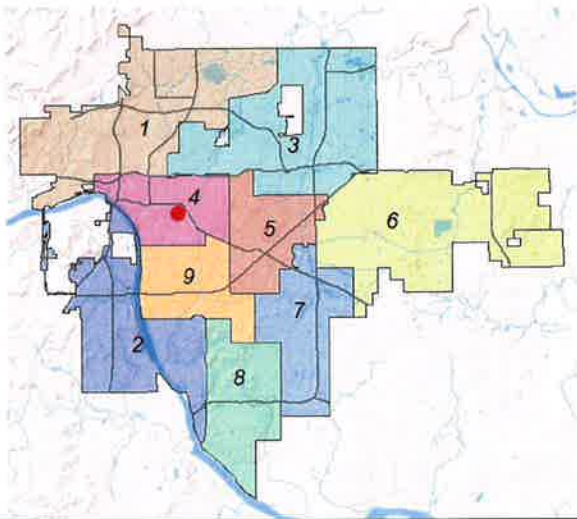
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Barnard Trace, LLC

Property Owner: Barnard Trace, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify Development Standards to allow a 5 ft fence along 17th Place and 25 ft running North/South at the SE and SW corners.

Gross Land Area: 3.96 Acres

Location: West of South Lewis Avenue, between 17th Street and 17th Place.

2411 East 12th Street South

Barnard Trace

Zoning:

Existing Zoning: RS-3/PUD-809

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Growth and Stability Map: Stability

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 9307

CZM: 37

Atlas: 13

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: PUD-809-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: To modify Development Standards to allow a 5 ft fence along 17th Place and 25 ft running North/South at the SE and SW corners.

Per the City of Tulsa Zoning Code Section 210.B.3, fences in the required front yard are limited to 4 ft in height. There is a substantial height difference between the front yards of the homes along 17th Place and the grade of the street below. Due to this height difference, the applicant is proposing to increase the height of the fence in the required front yard to 5 ft in order to provide a measure of safety.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.13 PUD Section of the City of Tulsa Zoning Code.*

"Modifications to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."

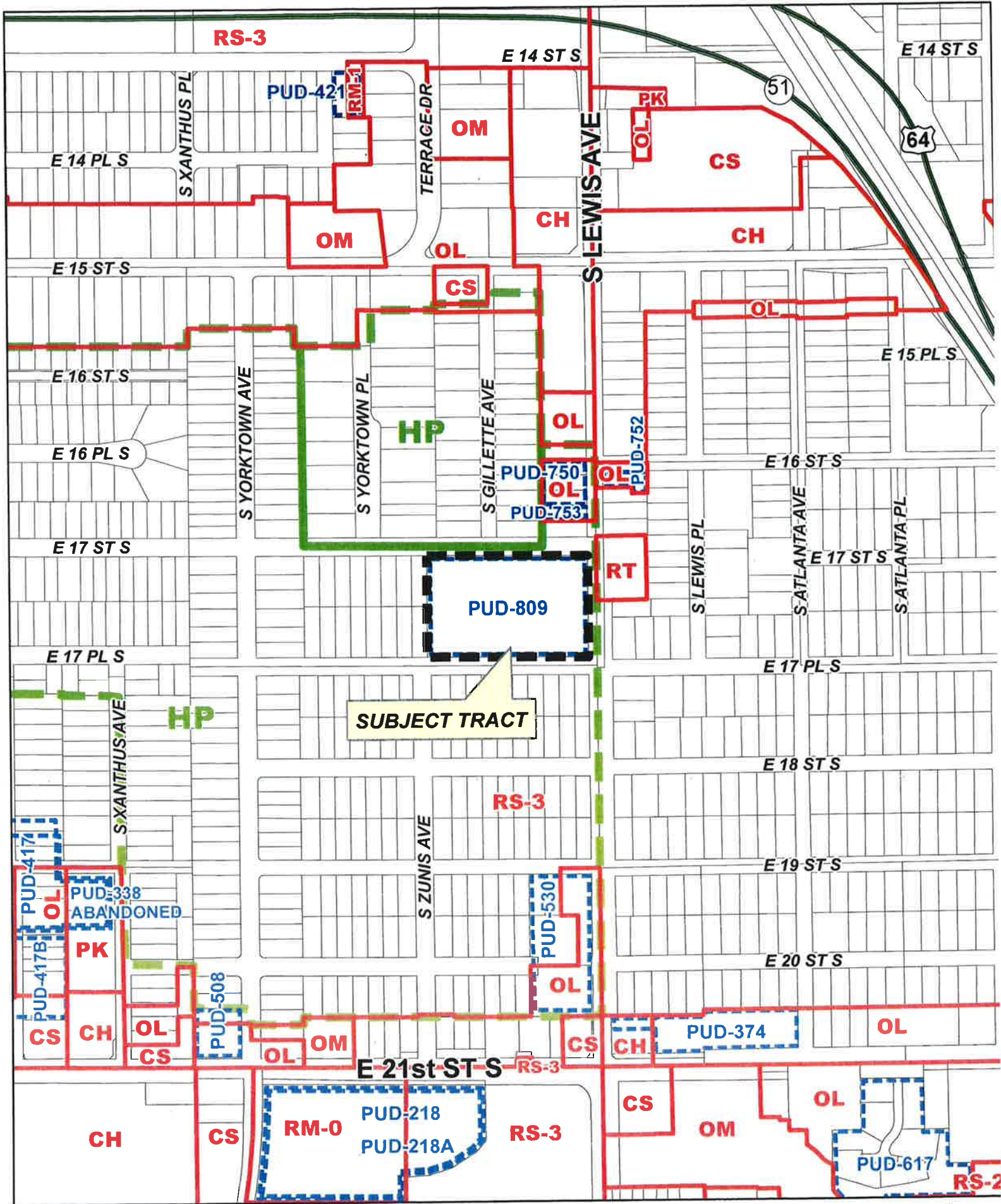
Staff has reviewed the request and determined:

- 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-809 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Minor Amendment Statement
Applicant Exhibit 'A' Plat

With the considerations listed above, staff recommends **APPROVAL** of the minor amendment request to modify the Development Standards to allow a 5 ft fence along 17th Place and 25 ft running North/South at the SE and SW corners.



PUD-809-1

19-13 07

8.3





0 200 400
Feet



Subject
Tract

PUD-809-1

19-13 07

8.4
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: March 2014



BARNARD TRACE

A PLANNED RESIDENTIAL COMMUNITY

MINOR AMENDMENT TO PLANNED UNITY DEVELOPMENT #809

Barnard Trace; a subdivision of the City of Tulsa, Oklahoma

BY: Barnard Trace, LLC, an Oklahoma Limited Liability Company

Filed: 4/28/2015

The purpose of this amendment is as follows:

The original PUD submittal did not anticipate all lots in Barnard Trace fronting on either 17th Street or 17th Place. Ultimately, to conform to Tulsa Preservation Commission requirements, the proposed plat was changed. The lots facing 17th Place all have garage access via an internal alley way, with all front elevations facing the public street (South).

For street access to these 17th Place fronting lots, and in order to preserve the WPA built historical wall along both Lewis Avenue and 17th Place, street access is being provided with minimal alteration to the wall.

Due to the grade difference between the home sites on 17th Place and the elevation of the street (over 11' at the corner of Lewis Avenue and 17th Place), after consulting with professionals on safety considerations, it was determined that a minimum 5' high safety fence should provide adequate protection for children playing and older citizens. This provision was then written into the "Private Protective Covenants" of Barnard Trace-----Paragraph 27. Fencing (please see attached "Exhibit A" = final plat of Barnard Trace).

This amendment is for permitting a 5' fence along 17th Place and for 25' running North/South at the SEC and SWC or the platted area (located along the top of the historical wall). This height will enhance safety and also is in conformity with the protective covenants.

8.5

A SUBDIVISION IN THE CITY OF TULSA, OKLAHOMA
FUD 808

C. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

- I. LIMITS OF THE ACCESS
- THE DECLARANT HEREBY REINDEMNIFIES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO SOUTH LEWIS AVENUE WITHIN THE BOUNDARY DESIGNATED AS LIMITS OF NO ACCESS (LIMITS) ON THE ACCOMPANYING PLAN, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, AND WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA.
- J. PUBLIC SIDEWALKS

BARNARD TRACE is a PLANNED UNIT DEVELOPMENT, DESIGNATED PUD-B08 PURSUANT TO THE PUD CHAPTER OF THE CITY OF TULSA ZONING CODE. PUD-B08 WAS AFFIRMATIVELY RECOMMENDED BY TULSA METROPOLITAN AREA PLANNING COMMISSION ON MAY 1, 2014, AND APPROVED BY THE TULSA CITY COUNCIL ON MAY 1, 2014. THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE CITY OF TULSA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCED BY THE CITY OF TULSA, OKLAHOMA SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND AMENDMENTS THERETO; THEREFORE, THE DECLARANT DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

Land Area (gross)	215,600 SF GR 4.04 AC
Land Area (net)	172,840 SF GR 3.98 AC
Permitted Uses	Single-Family Dwellings
Maximum Dwellings	18
Maximum Building Height	35 Feet
Maximum Building Floor Area	4,000 SF
Minimum Building Floor Area	1,600 SF
Minimum Off-Street Parking Spaces Per Dwelling Unit	4 (2 enclosed/2 open)
Build To Line(s)	
Lot 1 through 12, Block 1 (Development Area A)	
From East 17th Street South	25 Feet
From East 17th Place South	22 Feet
Lot 1 through 4, Block 2 (Development Area B)	
From East 17th Street South	25 Feet
From East 17th Place South	25 Feet
From East 17th Street East	5 Feet

- Other Bulk and Area Requirements: As provided in the RS-3 - Single Family Residential District.
- B. HISTORIC PRESERVATION OVERLAY STANDARDS
- NO RESIDENTIAL BUILDING PERMIT SHALL BE ISSUED UNTIL A CERTIFICATE OF APPROPRIATENESS IS GRANTED BY THE TULSA PRESERVATION COMMISSION. THE ARCHITECTURAL CHARACTER OF ALL STRUCTURES IN THIS SUBDIVISION SHALL MEET THE STANDARDS DEFINED IN TULSA PRESERVATION COMMISSION UNIFIED DESIGN GUIDELINES FOR RESIDENTIAL STRUCTURES. THE HISTORIC PRESERVATION CONSIDERATION OF THIS PUD SHALL BE IN CONFORMANCE WITH CHAPTER 10A OF THE TULSA ZONING CODE. THE TULSA PRESERVATION COMMISSION SHALL APPROVE EACH NEW STRUCTURE AND FUTURE MODIFICATION.

D. NEIGHBORHOOD IDENTIFICATION SIGN AND LIGHTING
ANY ANTICIPATED NEIGHBORHOOD IDENTIFICATION SIGN AT THE ENTRANCE SHALL COMPLY WITH THE TULSA ZONING CODE FOR PERMITTED SINGLE-FAMILY RESIDENTIAL SUBDIVISION SIGNAGE. NEIGHBORHOOD IDENTIFICATION SIGNAGE ON LETTERHEAD SHALL ALSO RECEIVE APPROVAL OF APPROPRIATENESS FROM THE TULSA PRESERVATION COMMISSION. ALL BUILDING IDENTIFICATION SIGN LIGHTING SHALL BE POINTED DOWN AND AWAY FROM ADJACENT PROPERTIES. PRIOR TO INSTALLATION OF ANY LIGHTING, IN ANY RESERVE AREAS CONTAINED IN THE SUBDIVISION A CERTIFICATE OF APPROPRIATENESS SHALL BE APPROVED BY THE TULSA PRESERVATION COMMISSION.

1. THE USE OF RESERVE AREAS "A" AND "C" SHALL BE LIMITED TO USE FOR PRIVATE ALLEYWAYS, OPEN SPACE, LANDSCAPE FENCES AND WALLS, ENTRY FEATURES, SUBDIVISION IDENTIFICATION SIGNS AND UTILITIES; AND IS RESERVED FOR SUBSEQUENT CONVEYANCE TO THE HOMEOWNERS' ASSOCIATION TO BE FORMED PURSUANT TO SECTION II HEREOF FOR THE PURPOSES OF ADMINISTRATION AND MAINTENANCE OF THE PRIVATE ALLEYWAYS AND OTHER COMMON AREAS OF THE SUBDIVISION.

2. THE ALLEYWAYS WITHIN RESERVES "A" AND "C" AS DESIGNATED ON THE ACCOMPANYING PLAT, ARE HERIN ESTABLISHED BY GRANT OF THE DECLARANT AS PRIVATE ALLEYWAYS FOR THE COMMON USE AND BENEFIT OF THE OWNERS OF LOTS, THEIR HEIRS, AND SUCCESSORS, FOR THE PURPOSE OF PROVIDING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM THE LOTS.

3. THE DECLARANT GRANTS TO THE CITY OF TULSA, OKLAHOMA, THE UNITED STATES POSTAL SERVICE, AND ANY OTHER PUBLIC OR PRIVATE ENTITY PROVIDING UTILITY SERVICE TO THE SUBDIVISION, AND TO ANY REFUSE COLLECTION SERVICE WHICH PROVIDES SUCH SERVICE, THE RIGHT TO ENTER AND TRANSVERSE THE PRIVATE ALLEY WAYS AND TO OPERATE THEREIN WITHIN THE SUBDIVISION, AND GOVERNMENT VEHICLES INCLUDING, BUT NOT LIMITED TO, POLICE AND FIRE VEHICLES AND EQUIPMENT.

4. THE DECLARANT, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREIN COVENANTS WITH THE CITY OF TULSA, OKLAHOMA THAT THE FOLLOWING COVENANTS SHALL RUN WITH THE LAND TO:

a. CONSTRUCT AND MAINTAIN PAVED SURFACING EXTENDING THE FULL LENGTH OF THE ALLEY WAYS DEPICTED ON

b. PROHIBIT THE ERECTION OF ANY ARCH OR SKEWER STRUCTURE OVER AN ACCOMPANYING PLAT WHICH WOULD PROHIBIT ANY GOVERNMENTAL OR EMERGENCY VEHICLE, AND SPECIFICALLY ANY FIRE FIGHTING VEHICLE, FROM FREE USAGE OF THE PRIVATE ALLEYWAYS.

c. INSPECT THE PRIVATE ALLEYWAYS AND OBTAIN CERTIFICATION FROM A LICENSED PROFESSIONAL ENGINEER THAT THE PRIVATE ALLEYS WERE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SUBPARAGRAPHS A AND B OF THIS PARAGRAPH 4.

5. THE DECLARANT ACKNOWLEDGES FOR ITSELF AND ITS SUCCESSORS IN TITLE THAT THE PRIVATE ALLEY WAYS AS DEPICTED ON THE ACCOMPANYING PLAT DO NOT MEET THE CITY OF TULSA, OKLAHOMA STANDARDS AS TO WIDTH OF RIGHT-OF-WAY AND FURTHER ACKNOWLEDGES THAT THE CITY OF TULSA, OKLAHOMA SHALL HAVE NO DUTY TO MAINTAIN ANY OF THE PRIVATE ALLEY WAYS WITHIN THE SUBDIVISION, NOR HAVE ANY IMPLIED OBLIGATION TO ACCEPT ANY SUBSEQUENT TENDER OF DEDICATION OF ANY PRIVATE ALLEY WAY WITHIN THE SUBDIVISION.

- SECTION III. BARNHARD TRACE HOMEOWNERS ASSOCIATION, INC.

the subdivision, which shall be named "BARNHART TRACT HOMEOWNERS ASSOCIATION, INC." (the "association") for the GENERAL PURPOSES OF MAINTAINING THE TRAILS, LANDSCAPING, PRIVATE ALLEY WAYS, RESERVE AREAS, EXISTING ROCK WALLS AND OTHER COMMON AREAS AND TO PROVIDE FOR THE PROTECTION AND MAINTENANCE OF THE TRAILS, WALLS AND OTHER COMMON AREAS AND TO PROVIDE FOR THE PROTECTION AND MAINTENANCE OF THE TRAILS, WALLS AND OTHER COMMON AREAS. ANY LOT IN THE SUBDIVISION SHALL BE A MEMBER ("MEMBER") OF THE ASSOCIATION AND SUCH MEMBERSHIP SHALL BE AFFILIATION TO AND MAY NOT BE SEPARATED FROM OWNERSHIP OF A LOT. THE ACCEPTANCE OF A DEED TO A LOT SHALL CONSTITUTE ACCEPTANCE OF MEMBERSHIP IN THE ASSOCIATION. ALL MEMBERS OF THE ASSOCIATION SHALL BE ENTITLED TO VOTE IN THE ELECTION OF THE BOARD OF DIRECTORS. THE ASSOCIATION SHALL BE ENTITLED TO SET FORTH AND ANNUAL ASSESSMENT ("ANNUAL ASSESSMENT") ESTABLISHED BY THE ASSOCIATION AS HEREINAFTER SET FORTH, WHICH SHALL BE NO LESS THAN THE MINIMUM AMOUNT NECESSARY TO ADEQUATELY MAINTAIN AND SUPPORT ALL COMMON AREAS OF INTEREST, INCLUDING, WITHOUT LIMITATION, ALL RESERVE AREAS, TRAILS, ROCK WALLS, SIDEWALKS, ALLEYS, AND OTHER COMMON AREAS.

EACH MEMBER SHALL BE ENTITLED TO ONE VOTE FOR EACH LOT OWNED BY A MEMBER; PROVIDED, HOWEVER, WHEN TWO OR MORE PERSONS OR ENTITIES HOLD SUCH INTEREST OR INTERESTS IN ANY LOT, ALTHOUGH ALL OF SUCH PERSONS OR ENTITIES SHALL BE MEMBERS OF THE ASSOCIATION, THE VOTE FOR SUCH LOT SHALL BE EXERCISED AS THEY, AMONG THEMSELVES, MAY DETERMINE, BUT IN NO EVENT SHALL MORE THAN ONE (1) VOTE PER LOT BE CAST WITH RESPECT TO ANY LOT.

DECLARATION, or its DISSENTED, shall be IN SOLE AND COMPLETE LEGAL CONTROL OF THE ASSOCIATION FOR THE PROTECTION OF THE DECLARANT'S RIGHTS UNDER THIS SECTION B. C. TERMINATE SHALL BE REFERRED TO AS THE "TURNOVER DATE". THE FIRST TURNOVER DATE SHALL BE THE DATE OF THE DECLARANT'S ELECTION TO THE BOARD OF DIRECTORS OF THE ASSOCIATION AND ALL SUBSEQUENT BOARD OF DIRECTORS OF THE ASSOCIATION SHALL MEMBERS OF THE BOARD OF DIRECTORS OF THE ASSOCIATION SHALL TERMINATE ON THE FIRST TO OCCUR OF (A) SUCH TIME AS THE DECLARANT NO LONGER HOLDS OR CONTROLS TITLE TO ANY REAL PROPERTY INTEREST IN THE ASSOCIATION OR (B) FIFTEEN (15) YEARS FROM THE DATE OF RECOGNITION OF THE DECLARANT'S ELECTION TO TERMINATE SUCH RIGHTS. OR (C) FIFTEEN (15) YEARS FROM THE DATE OF RECOGNITION OF THE MEMBER FROM AND AFTER THE TURNOVER DATE. THE ASSOCIATION SHALL BE REQUIRED TO TURN OVER DATE ALL OF THE VOTING RIGHTS OF THE LOT OWNERS SHALL BE VESTED EXCLUSIVELY IN DECLARANT. THE LOT OWNERS, PRIOR TO THE TURNOVER DATE, SHALL HAVE NO VOTING RIGHTS IN THE HANDLING OF THE ASSOCIATION'S AFFAIRS. THE ASSOCIATION SHALL BE REQUIRED TO TURN OVER DATE TO ASSIGNEE, DECLARANT, UPON REQUEST OF A LOT OWNER, SHALL SUPPLY SUCH LOT OWNER WITH AN ANNUAL ACCOUNTING OF THE ASSOCIATION'S AFFAIRS.

ALL OWNERS OF ANY LOT BY ACCEPTANCE OF A DEED THEREFORE, WHETHER OR NOT IT SHALL BE SO EXPRESSED IN ANY SUCH DEED

1. AN ANNUAL ASSESSMENT FOR THE PURPOSE OF THE MAINTENANCE AND REPAIR OF THE RESERVE AREAS, THE COMMON AREAS, THE ADDITIONAL AREAS AND FOR SUCH OPERATING COSTS OF THE ASSOCIATION WHICH ARE RELATED TO THE OPERATION OF THE SAO AREAS AND THE GENERAL OPERATIONS OF THE ASSOCIATION SHALL BE DETERMINED AT THE ANNUAL MEETING OR AT ANY SPECIAL MEETING CALLED FOR THAT PURPOSE BY THE AFFIRMATIVE VOTE OF A MAJORITY OF THOSE LOT OWNERS WHO ARE IN ATTENDANCE (EITHER IN PERSON OR BY PROXY) AT SUCH MEETING, AND

E. ASSESSMENT DUE DATES

ANY ASSESSMENTS WHICH ARE NOT PAID ON OR BEFORE THE DUE DATE, SHALL BE DELINQUENT AND SHALL BE CONSIDERED A LIEN ON THE LOT AGAINST WHOM SUCH ASSESSMENT IS MADE. IF THE ASSESSMENT IS NOT PAID ON OR BEFORE THE DUE DATE, THE ASSESSMENT SHALL BEAR INTEREST FROM THE DATE OF DELINQUENCY AT THE RATE OF EIGHTEEN PERCENT (18%) PER ANNUM UNTIL PAID. THE ASSOCIATION MAY TAKE ANY ACTION NECESSARY TO ENFORCE AN LIEN AGAINST MEMBER'S PROPERTY AND ANY OTHER ACTIONS DESIGNATED TO OBTAIN PAYMENT FROM A FINANCIAL OBLIGATION OWED BY AN OWNER. IN TAKING THESE ACTIONS THE ASSOCIATION SHALL BE ENTITLED TO COLLECT THE COSTS IT HAS INCURRED INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEY'S FEES AND COSTS OF SUIT. SUCH OTHER EXPENSES THE ASSOCIATION REASONABLY INCURS IN PURSUANT TO THE ENFORCEMENT OF THE LIEN SHALL BE PAID BY THE DELINQUENT OWNER. NO OWNER MAY WAIVE OR OTHERWISE ESCAPE LIABILITY FOR THE ASSESSMENTS PROVIDED FOR IN THIS COVENANT.

THE LIEN OF THE ASSESSMENTS PROVIDED FOR HEREIN SHALL BE SUBORDINATE TO THE LIEN OF ANY MORTGAGE NOW OR HEREAFTER PLACED UPON ANY LOT PROVIDED, HOWEVER, THAT SUCH SUBORDINATION SHALL APPLY ONLY TO THE ASSESSMENTS OR INSTALLMENTS THEREOF WHICH HAVE BECOME DUE AND PAYABLE PRIOR TO THE SALE OF SUCH LOT PURSUANT TO A FORECLOSURE OF SUCH MORTGAGE OR TRANSFER OR CONVEYANCE IN LIEU OF SUCH FORECLOSURE. SUCH SALE OF SUCH LOT TO SATISFY SUCH FORECLOSURE OR SUCH TRANSFER OR CONVEYANCE IN LIEU OF FORECLOSURE SHALL NOT RELIEVE ANY LOT FROM LIABILITY FOR ANY ASSESSMENTS THEREOF THEREAFTER BECOMING DUE OR FROM THE LIEN OF ANY SUCH SUBSEQUENT ASSESSMENTS OR INSTALLMENTS.

THE ADDITION'S WAIVER OF THE BARNARD TRACE HOMEOWNERS ASSOCIATION, INC. (2) BY-LAWS OF THE BARNARD TRACE HOMEOWNERS ASSOCIATION, INC. (3) THIS PLAT AS FILED IN THE RECORDS OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA, (4) RESOLUTION OF THE BOARD OF DIRECTORS OF THE BARNARD TRACE HOMEOWNERS ASSOCIATION, INC. AND (5) THE ARCHITECTURAL GUIDELINES GOVERNING DOCUMENTS APPLY TO ALL LOT OWNERS AND OCCUPANTS OF THE PROPERTY WITHIN THE ADDITION AS WELL AS TO THEIR RESPECTIVE TENANTS, GUESTS AND INVITEES. IF A DWELLING ON A LOT IS LEASED, THE LEASE SHALL PROVISIONALLY INCLUDE THE FOLLOWING: (1) THE LEASED LOT IS SUBJECT TO THE BARNARD TRACE HOMEOWNERS ASSOCIATION'S ARCHITECTURAL GUIDELINES. THE TENANT AND ALL OCCUPANTS OF THE LEASED LOT ARE BOUND BY AND OBLIGATED TO COMPLY WITH ALL PROVISIONS OF THE BARNARD TRACE HOMEOWNERS ASSOCIATION'S ARCHITECTURAL GUIDELINES. (2) THE LEASED LOT IS SUBJECT TO THE BARNARD TRACE HOMEOWNERS ASSOCIATION'S BY-LAWS. (3) THE LEASED LOT IS SUBJECT TO THE BARNARD TRACE HOMEOWNERS ASSOCIATION'S RESOLUTIONS. (4) THE LEASED LOT IS SUBJECT TO THE BARNARD TRACE HOMEOWNERS ASSOCIATION'S ADDITION'S WAIVER. (5) IF ANY COURT SHOULD DETERMINE ANY PROVISION OF THE GOVERNING DOCUMENTS IS INVALID, NULL AND VOID OR INVALID AS APPLIED TO A PARTICULAR INSTANCE, SUCH DETERMINATION SHALL NOT AFFECT THE VALIDITY OF OTHER PROVISIONS ON APPLICATION.

[illegible]

J. MAINTENANCE

THE ASSOCIATION, EXCEPT AS SET FORTH IN SECTION I, PARAGRAPH K AND EXCEPT FOR THE OBLIGATION OF A LOT OWNER TO REPAIR ANY DAMAGE TO THE UTILITIES OR RESERVE ON COMMON AREAS CAUSED BY A LOT OWNER, HIS GUESTS AND INVITED GUESTS, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF IMPROVEMENTS AND LANDSCAPING WITHIN ALL RESERVE AREAS DESIGNATED BY THE ASSOCIATION.

Some areas are reserved for subsequent con-

SECTION IV. PRIVATE PROTECTIVE COVENANTS

FOR THE PURPOSE OF PROVIDING AN ORDERLY DEVELOPMENT OF THE SUBDIVISION AND FOR MAINTAINING CONFORMITY OF THE IMPROVEMENTS THEREON, THE FOLLOWING RESTRICTIONS AND COVENANTS ARE HEREBY IMPOSED UPON THE USE AND OCCUPANCY OF THE SUBDIVISION:

- OF THE LOTS WITHIN THE SUBDIVISION.
- A. DECLARANT HEREBY FORMS AN ARCHITECTURAL COMMITTEE ("ARCHITECTURAL COMMITTEE") THAT SHALL OPERATE AS FOLLOWS:
1. APPROVE ALL PLANS FOR ANY STRUCTURE TO BE BUILT ON ANY LOT;
 2. BE RESPONSIBLE FOR INTERPRETING THE DEVELOPMENT AND CONSTRUCTION STANDARDS CONTAINED HEREIN;
 3. CONSIST OF NOT LESS THAN ONE (1) OR MORE THAN THREE (3) MEMBERS TO BE APPOINTED BY DECLARANT UNTIL DECLARANT HAS BEEN SUCCESSFULLY REDEVELOPED AND TRANSFERRED TO THE SUCCESSORS; AND THE APPOINTMENT OF THE ARCHITECTURAL COMMITTEE TO THE ASSOCIATION.
 4. NO BUILDING OR IMPROVEMENTS MAY BE COMMENCED ON ANY LOT IN THE SUBDIVISION WITHOUT FIRST OBTAINING THE APPROVAL OF THE ARCHITECTURAL COMMITTEE. THE ARCHITECTURAL COMMITTEE SHALL OBTAIN THE APPROVAL OF THE TULSA PRESIDENTIAL COMMISSION. THE ARCHITECTURAL PLANS TO BE SUBMITTED AND APPROVED BY THE ARCHITECTURAL COMMITTEE SHALL BE CONSTRUCTED ON ANY LOT IN THE SUBDIVISION.

PROB TO SUBMITTAL TO 1

- d. AN ACCURATE SITE PLAN;
- e. AN ACCURATE FLOOR PLAN;
- f. ALL EXTERIOR ELEVATIONS;
- g. A LANDSCAPING PLAN, INCLUDING THE COMPOSITION, LOCATION AND HEIGHT OF FENCING;
- h. ANY OTHER PLANS OR INFORMATION REQUIRING THE APPROVAL OF THE CITY OF TULSA OR ITS REPRESENTATIVE PURSUANT TO SECTION 11. OF THIS DEED OF DEDICATION; AND

5. THE ARCHITECTURAL COMMITTEE MAY ESTABLISH ARCHITECTURAL GUIDELINES WHICH MAY CONTAIN GENERAL PROVISIONS APPLICABLE TO ALL OF THE ADDITION. THE ARCHITECTURAL COMMITTEE SHALL HAVE THE SOLE AND COMPLETE AUTHORITY TO AMEND THE ARCHITECTURAL GUIDELINES. ANY SUCH AMENDMENTS SHALL BE PROSPECTIVE ONLY AND SHALL NOT APPLY TO REQUIRE MODIFICATIONS TO OR REMOVAL OF STRUCTURES PREVIOUSLY APPROVED UNDER THE APPROVED CONSTRUCTION

- [illegible]



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-33
Comprehensive Plan Amendment
(related to Z-7301 and PUD 833)

Hearing Date: May 20, 2015
(continued from May 6, 2015)

Case Report Prepared by:

Nikita Moye, AICP

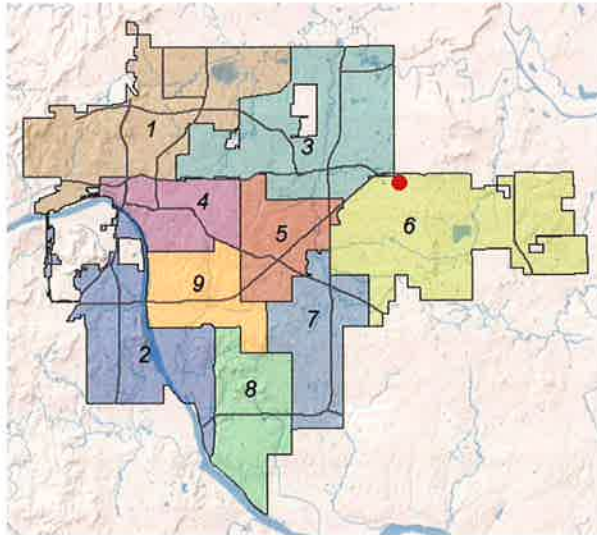
Owner and Applicant Information:

Applicant: Roy D. Johnsen

Property Owner: Pawnee Industrial III, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Land Use Map change from ***New Neighborhood*** to
Employment

Existing Use: Vacant/Undeveloped

Proposed Use: Employment/Light Industrial

Tract Size: 20 acres

Location: ½ mile south of E Admiral Pl, east of S
145th E Ave.

Staff Recommendation:

Staff recommends **denial**.

Comprehensive Plan:

Land Use Map: *New Neighborhood*

Stability and Growth Map: *Area of Growth*

Small Area Plan: *East Tulsa Neighborhood*
Detailed Implementation Plan – Phase 2 “412
Corridor”

Zoning:

Existing Zoning: AG

Proposed Zoning: IL/PUD

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

9.1

TMAPC Staff Report

CPA-33

May 20, 2015

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

½ mile south of E Admiral Pl and east of S 145th E Ave (CPA-33)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>New Neighborhood</i>
Proposed Land Use: <i>Employment</i>
Location: ½ mile south of E Admiral Pl and east of S 145th E Ave
Size: approx. 20 acres
Staff Recommendation: Denial

A. Background

The area that is subject to this Comprehensive Plan amendment application is located in eastern Tulsa where as properties in the immediate area contain undeveloped agricultural zoned land, residential, and light industrial uses. On 05.12.99 the TMAPC recommended that the City Council approve rezoning application Z-6665/PUD-605 to rezone the subject lot from AG to IL. The rezoning application Z-6665/PUD-605 was denied by the City Council on 07.08.99. The decision of the City Council was appealed and the Tulsa County District Court ruled in favor of the City.

There were two primary land uses assigned to this immediate area in the 2010 Tulsa Comprehensive Plan: an *Employment* land use designation north to I-44; and *New Neighborhood* land use designation to the south, west and east. The City Council approved a Comprehensive Plan amendment from *New Neighborhood* to *Employment* on the AEP-PSO site immediately north of the subject lot in early 2015; AEP-PSO is currently in the process of developing office space and a storage yard on the site. The site immediately north of the Pawnee Industrial site is recognized as the southern edge of the employment designation in this area.

The E Admiral Pl and S 145th E Ave corridor north of this site has had a significant amount of light industrial development since 2010; however the area still contains a significant amount of large vacant undeveloped lots. The City Regulated and FEMA

Floodplain Map dated March 31, 2013 illustrate that the southwest corner of the subject tract is located in the City Regulated Floodplain.

On March 26, 2015 the applicant submitted a rezoning application (Z-7301) from AG to IL on the 20 acre parcel to support development of a light industrial use. The applicant has also submitted PUD 833 in support of the proposal. The applicant has stated that the subject lot will be developed as the Pawnee Industrial Park. As shown on the attached conceptual plans the development will consist of two warehousing buildings and a storage yard.

B. Existing Land Use/Area of Stability and Growth Designations/Neighborhood Plan

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *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."

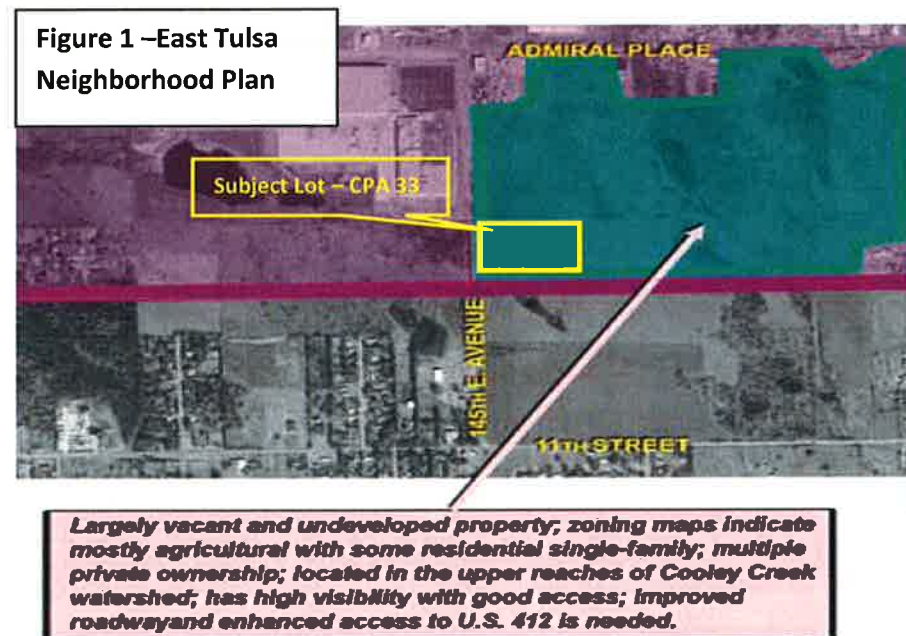
The *New Neighborhood* land use designation was assigned to the subject tract at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

*"The **New Neighborhood** Residential Building Block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land.*

These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or

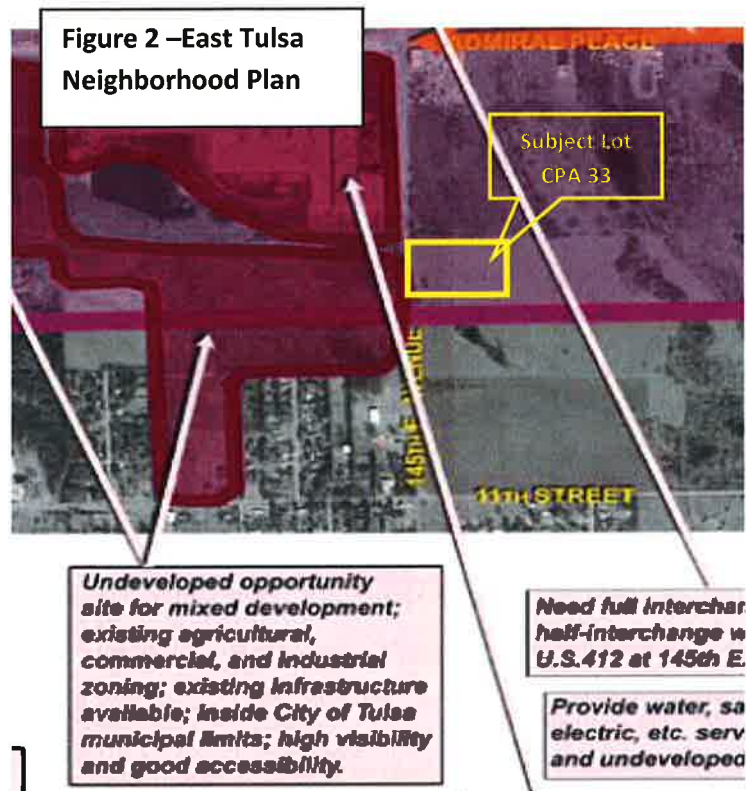
condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center."

The 2006 East Tulsa Neighborhood Detailed Implementation Plan (Phase 2) provided the following statement about the subject tract (See Figure 1): *"The largely vacant and undeveloped property; zoning maps indicate mostly agricultural with some residential single-family; multiple private ownership; located in the upper reaches on Cooley Creek watershed; has high visibility with good access; improved roadway and enhanced access to U.S. 412 is needed."*



The 2006 East Tulsa Neighborhood Plan provided the following recommendation for vacant undeveloped lots: should development of vacant and undeveloped property require new zoning, it is encouraged that the rezoning be coupled with a Planned Unit Development (PUD) when the property is adjacent to existing and planned residential neighborhoods to help ensure appropriate protection and buffering of the neighborhood.

The East Tulsa Neighborhood Plan does not provide a land use recommendation for the subject tract nor does it provide recommendations for the planning area south and west of the Pawnee Industrial site. However, the 2010 Comprehensive Plan designates the subject tract and the much of the planning area to the east, west and south as New Neighborhood.



As shown in Figure 2 the East Tulsa Neighborhood Plan indicates that the planning area immediately west of the subject tract is suitable for mixed-use development.

The proposed Pawnee Industrial Park is not compatible with the recommended development patterns for the subject lot and planning areas on the west, east and south. The proposed light industrial/employment land use designation encroaches into planned residential neighborhoods and it does not provide the step down in land use intensity necessary to buffer and protect future residential neighborhoods east and south of the Pawnee Industrial site.

C. Proposed Land Use Designations

The applicant is proposing to introduce an *Employment* land use on this site.

“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.”

9.5

“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.”

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Existing Use
North	IL	Employment	Proposed Light Industrial
South	AG	New Neighborhood	Vacant/Undeveloped
East	AG	New Neighborhood	Vacant/Undeveloped
West	AG	New Neighborhood	Vacant/Undeveloped

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; and
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 as part of their application:

“This 20 acre tract of land is proposed to be developed as an industrial park. An application to rezone the tract of land from AG to IL has been applied for concurrently with the Comprehensive Plan Amendment application.

Existing conditions in this general area have been swaying toward industrial and employment developments. A recent Comprehensive Plan Amendment was approved on the neighboring property to the north to amend the property previously identified as Neighborhood to Employment which would be consistent with industrial zoning.

Property located on the south side of Admiral is heavily industrial zoned, and now with the approval of the 40 acre tract to employment, the designation reaches this 20 acre tract. Also on the west side of 145th Street there is existing industrial developments to the half section line.

9.6

Currently there is a proposal to construct a large commercial development west of this property at Admiral and 144 that is proposed to extend from 129th East Avenue to 145th Street. Part of this commercial development shows a collector road along the half section line starting at 129th East Avenue then turns toward the south due to floodplain where it connects to 145th Street.

The proposed intersection of the collector road and 145th Street is located at this property's (Pawnee Industrial Park) south property line. It is ideal for the collector road to continue to the east at this point which would create a natural divider between employment designation and neighborhood designation.

With the development of the large proposed commercial development at Admiral and 144 with a collector street reaching to S. 145th East Avenue, the creation of a boundary between neighborhood and employment, continued industrial development along Admiral Place and existing floodplain the conditions of the area has changed and this proposal of 20 acres of industrial fit into the new boundaries of employment development that are naturally forming in this area of east Tulsa.

Industrial development will bring in new companies and jobs to this area of Tulsa. This development will also provide infrastructure extensions to the north and east that will assist in further developments. This development will also provide Right of Way for a collector street that will be required for any type of future development east into the Section."

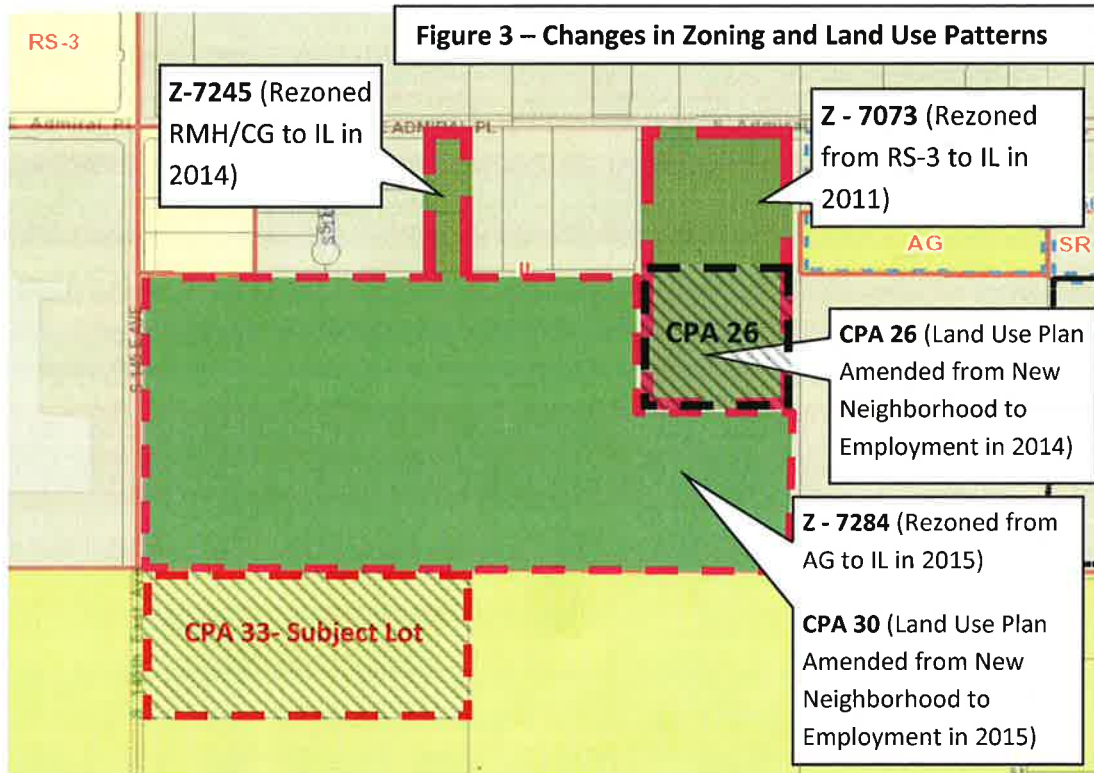
Staff Response:

The 2010 Comprehensive Plan designated the subject tract and much of the surrounding area New Neighborhood because there is a significant supply of vacant buildable land suitable for residential development; and it was compatible to the then existing residential character and surrounding zoning of the area.

In 2010 it appears that much of the land along the E Admiral Pl and S 145th E Ave corridor was undeveloped and contained a mixture of zoning districts that included AG (Agricultural), RS-3 (Residential Single-Family), IL (Light Industrial), CG (Commercial General) and RMH (Residential Manufactured Home). There have been significant changes to the surrounding land uses and zoning within the area (See Figure 3). The changes illustrated in Figure 3 were not anticipated in the adopted Comprehensive Plan and have altered the character of the area to the north of the subject site.

Today, there is a uniform pattern of *Employment* land use designation along the E Admiral Place and S 145th E Avenue corridor that extends north of E Admiral Pl and stops at the north boundary line of the subject tract (See attached Land Use Map).

9.7

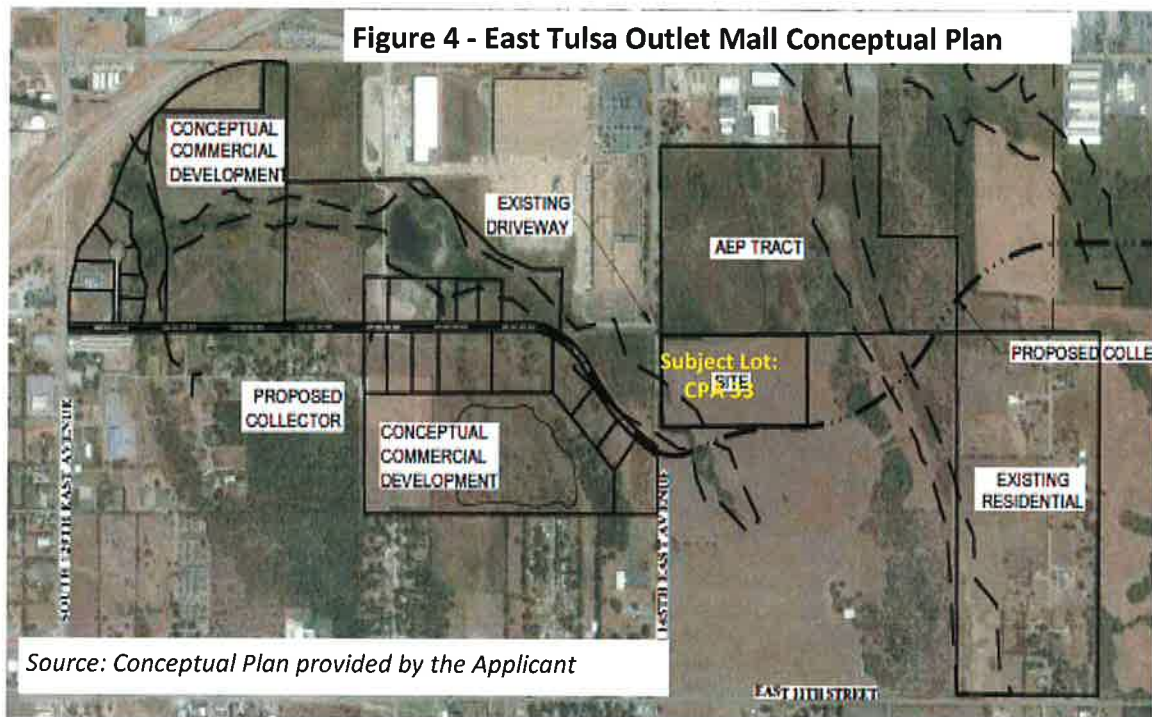


The AEP-PSO site immediately north of the subject tract was recently rezoned from AG to IL; to support the rezone the designated land use was amended from New Neighborhood to Employment. During the platting process the AEP-PSO site is required to dedicate 60 ft right-of-way for a collector road along the south boundary line of the site (north boundary line of the Pawnee Industrial Site).

The Tulsa Zoning Code establishes separation and screening requirements on industrial sites when adjacent to residential districts. These Regulations and the physical constraints of the floodplain and potential collector road along the southern boundary of the AEP-PSO site can serve as a buffer/transition between existing industrial/employment land uses on the north and anticipated residential on the subject lot (Pawnee Industrial Site) and further south.

The applicant has stated that there is a proposal to construct a collector road from the half section line starting at 129th East Avenue then turning toward the south due to the floodplain where it connects to S 145th E Ave (See Figure 4). Figure 4 illustrates that the proposed intersection of the collector road and S 145th E Ave is located at the south property line of the subject lot (Pawnee Industrial Park).

9.8



The collector road is a part of the proposed East Tulsa Outlet Mall project west of the subject lot at Admiral and I-44. The proposed collector road extends from 129th East Avenue to 145th E Ave. The applicant has utilized shifting the proposed collector road associated with the East Tulsa Outlet Mall project south of the Pawnee Industrial site as a justification for the proposed amendment (See Figure 4). However, the specific location of the collector road has not yet been determined.

The Major Street and Highway Plan shown in Figure 5 illustrates that the proposed residential collector road will intersect S 145th E Ave at the north property line of the Pawnee Industrial Park site. The residential collector street illustrated on the Major Street and Highway Plan is not the only suitable roadway route in the undeveloped areas surrounding the subject lot; however, the applicant has not provided Staff with any information showing that the City of Tulsa supports shifting the proposed collector south of the Pawnee Industrial Site. In addition, the proposed collector road location identified in Figure 4 conflicts with the location of the right-of-way (for roadway purposes) that the AEP-PSO site to the north is required to provide as a part of their project.

9.9



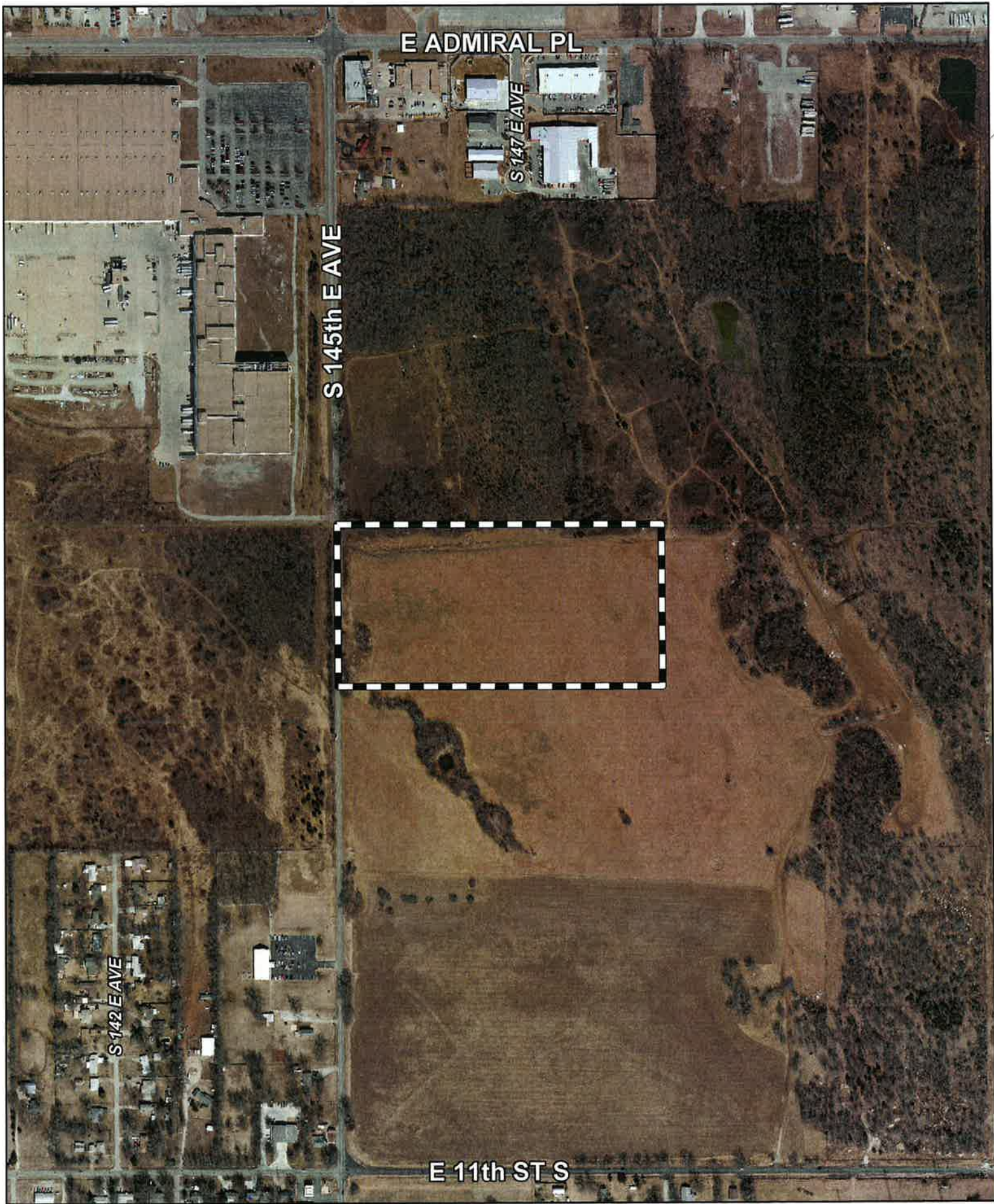
The requested land use amendment for the 20 acre parcel is consistent with the growth of the industrial/employment industry north of the site. However, the proposal does not appear to be suitable for or consistent with the larger planning area east, west and south of the Pawnee Industrial site. Current and future residential uses to the south and east could be compromised by further expansion of industrial into this area.

The subject lot is currently designated New Neighborhood by the 2010 Comprehensive Plan. The applicant has not provided sufficient justification of why the New Neighborhood designation is no longer suitable for the subject tract.

STAFF RECOMMENDATION

- Staff recommends **denial** of the *Employment* land use designation as submitted by the applicant.

9.10



E ADMIRAL PL

S 147 E AVE

S 145th E AVE

S 142 E AVE

E 11th ST S

0 Feet 250 500



Subject Tract

CPA-33

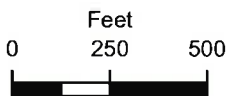
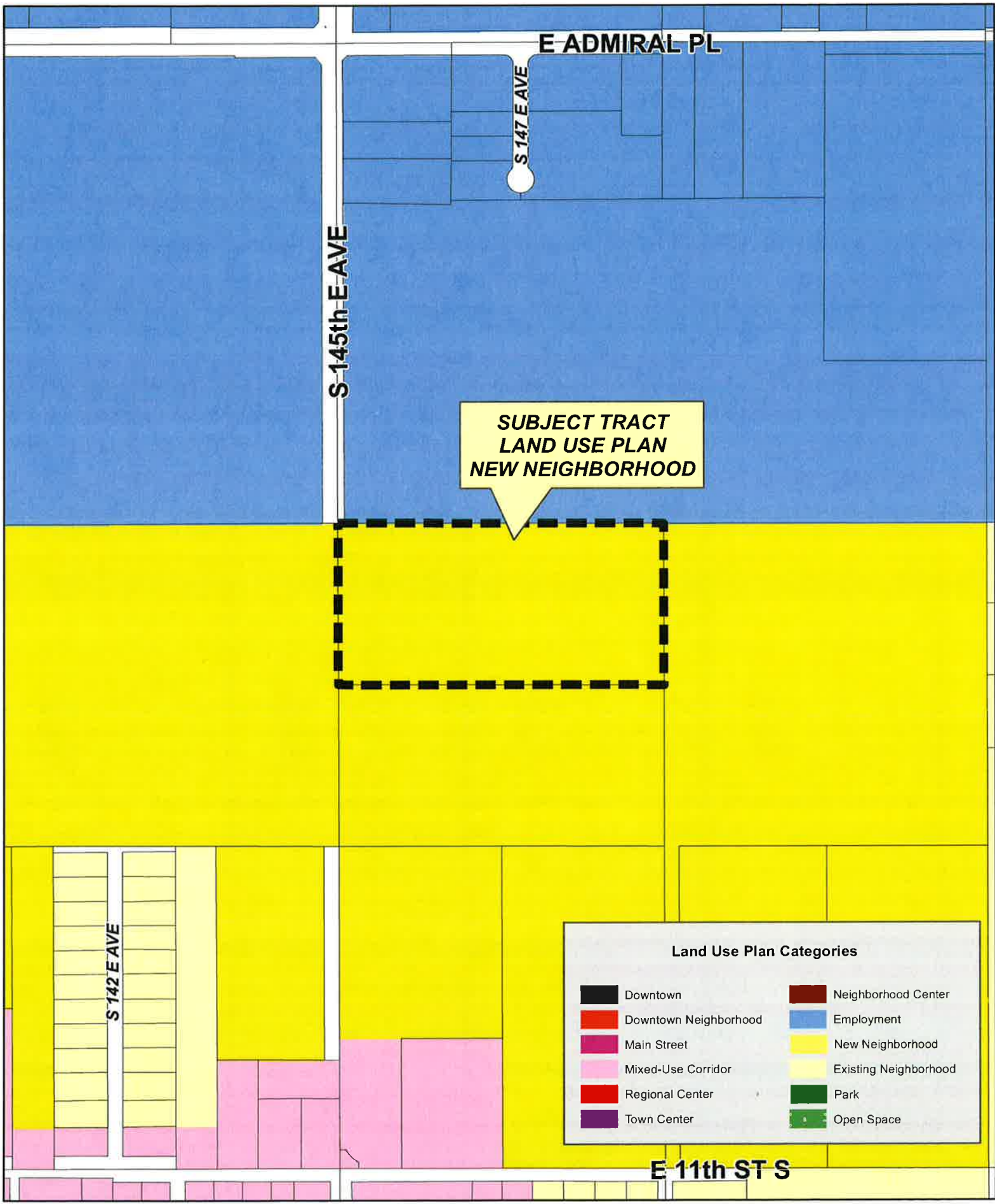
19-14 03

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

Aerial Photo Date: March 2014

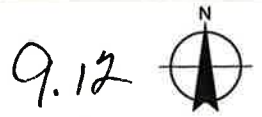
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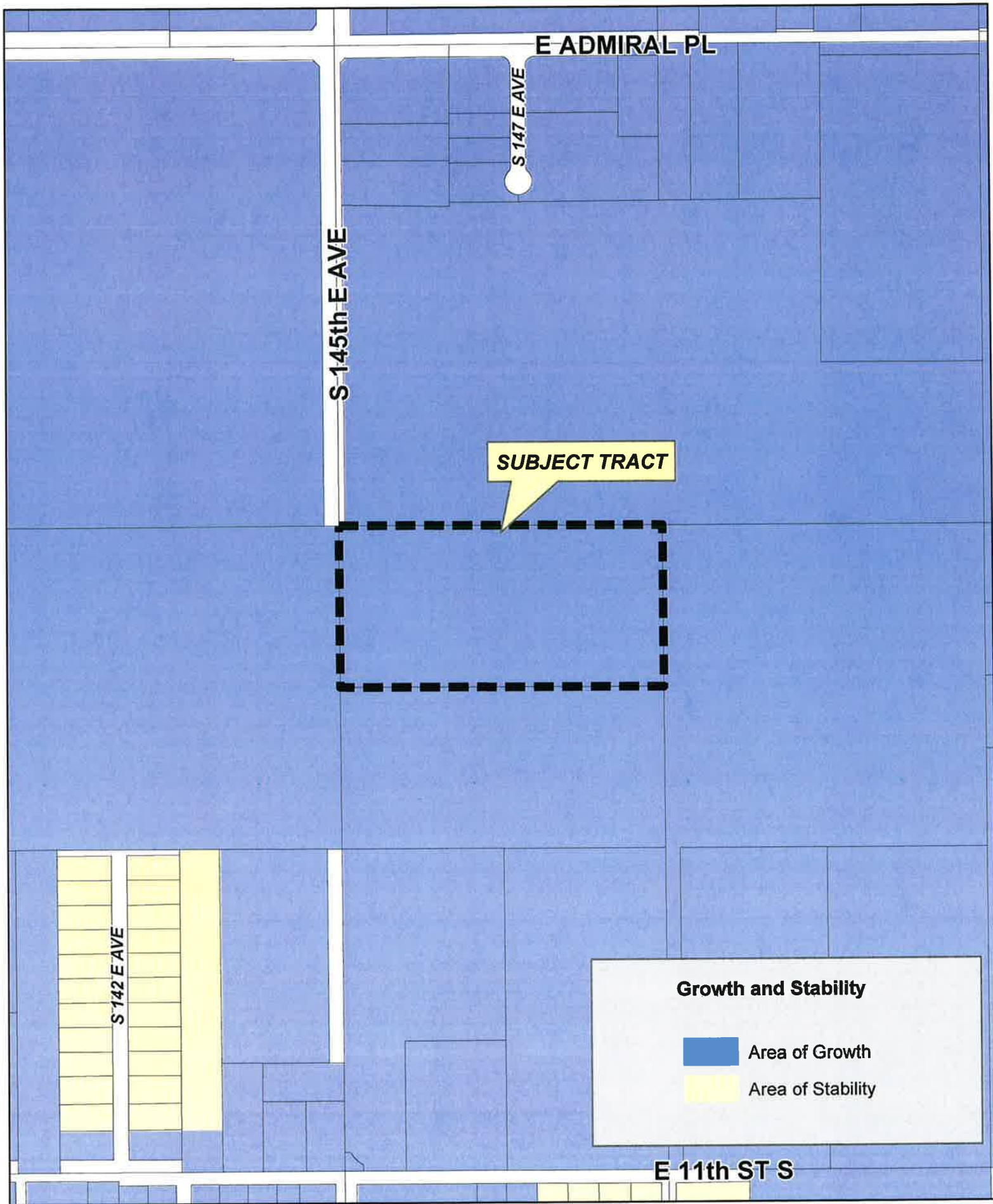




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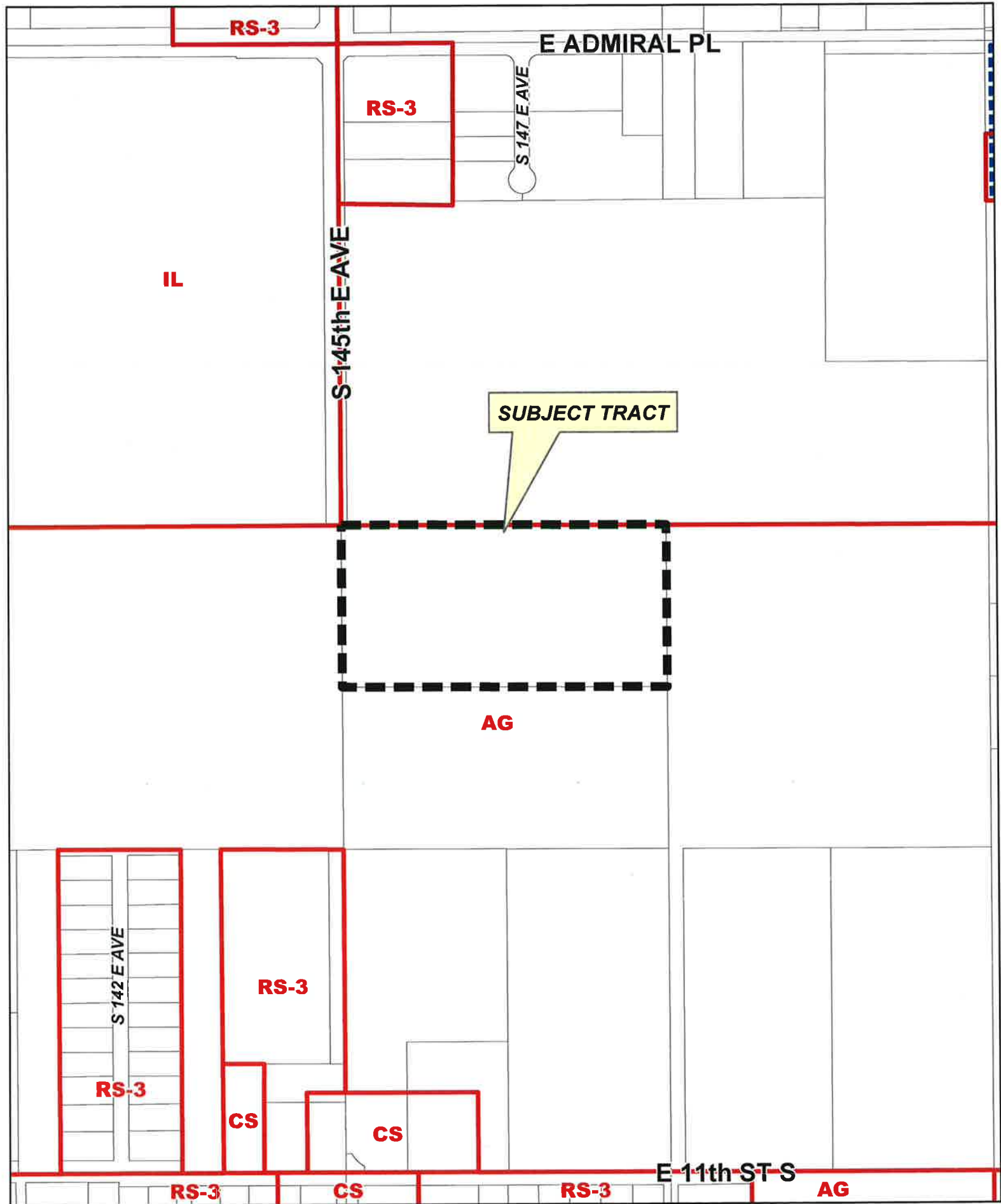
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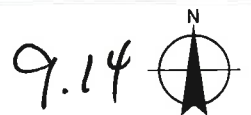
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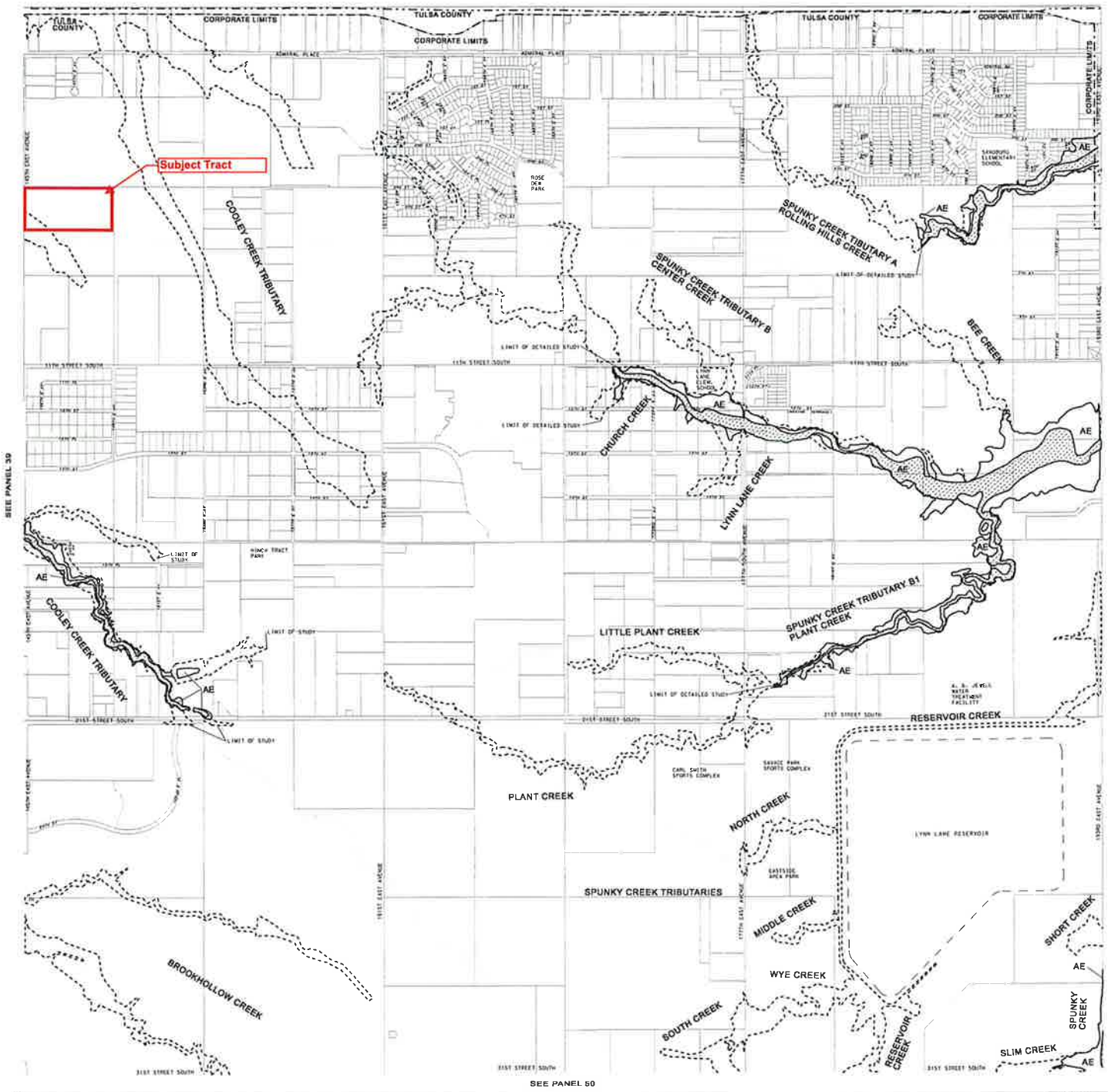




CPA-33

19-14 03





REGULATORY AND FEMA FLOODPLAINS

DESCRIPTION	DATE	BY	CHK
ISSUED	12/12	RNG	KHR

LEGEND

FEMA A-ZONE BOUNDARY

FLOODWAY AREA

A-ZONE DESIGNATION

A-ZONE DESIGNATION BOUNDARY

REGULATORY FLOODPLAIN BOUNDARY

SHALLOW FLOODING

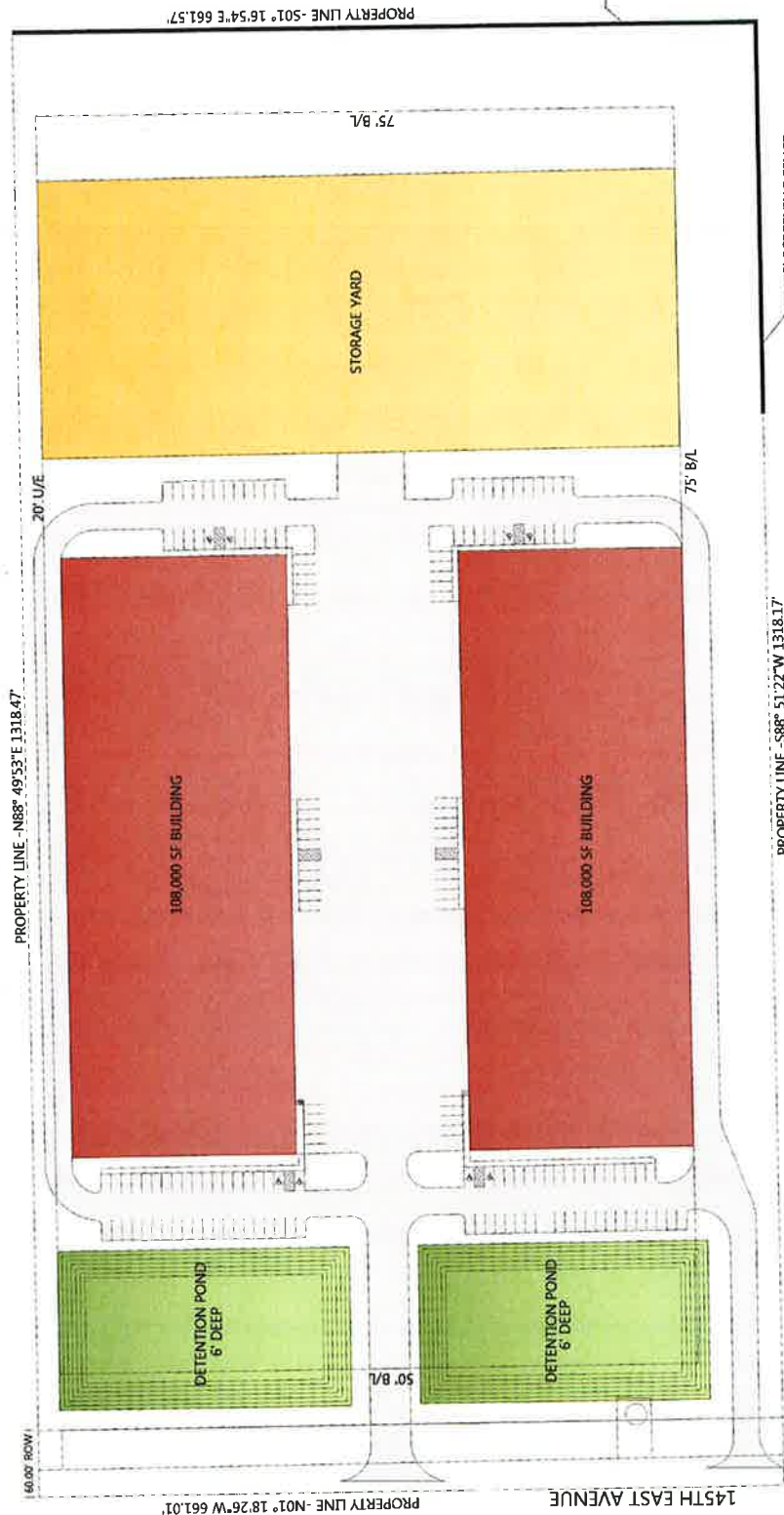
CREEK CENTERLINE

0 500 1000 1500 2000

33	34	35	36	37
4	3	2	1	6
9	10	11	12	7
16	15	14	13	18
21	22	23	24	19

9.15

9.16



KEY PLAN

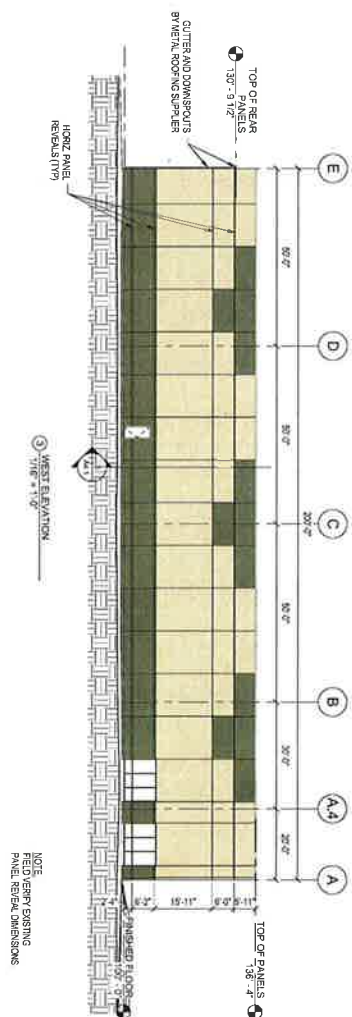
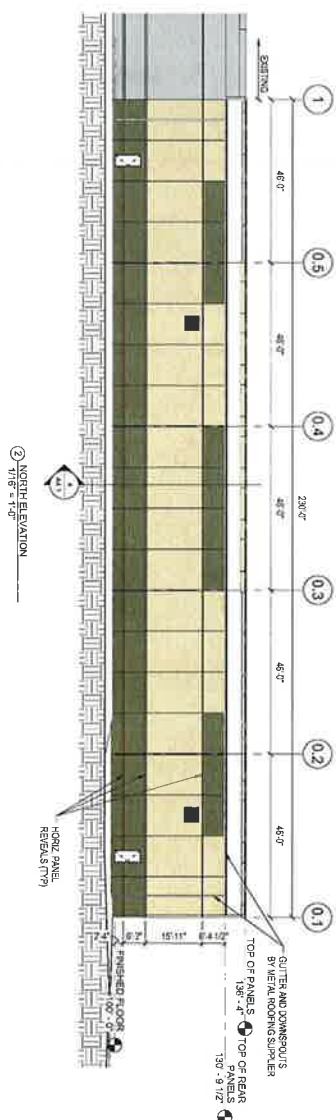
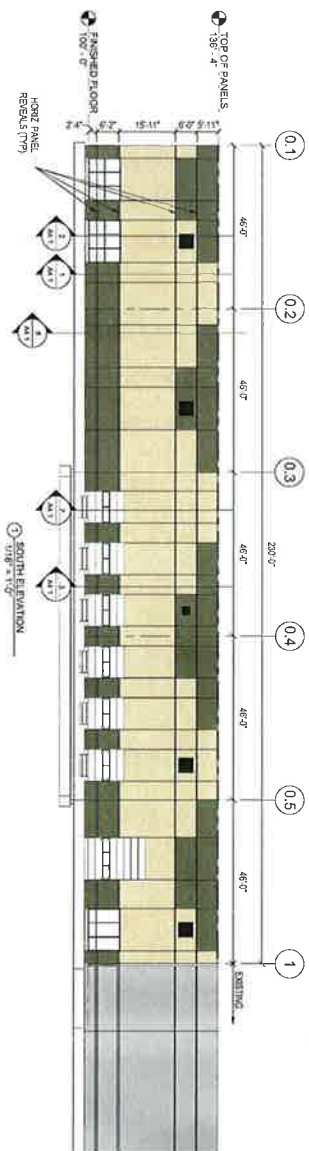
- DETENTION POND
- BUILDING
- STORAGE YARD
- 8' SCREENING FENCE

PARKING





INDUSTRIAL DEVELOPMENT CONCEPTUAL SITE PLAN

SCALE: 1:50



EXTERIOR PAINT LEGEND

NOTE:
FIELD & RAMP SPOILED PAINT COLORS
MATCH EXISTING WAREHOUSE COLORS

	SERENITY WILLIAMS PAINT® SWT 35 PAWE
	SERENITY WILLIAMS PAINT® SWT03 URBANE ENFORCE



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7301
(related to PUD-833 and CPA-33)

Hearing Date: May 20, 2015
(continued from May 6, 2015)

Case Report Prepared by:

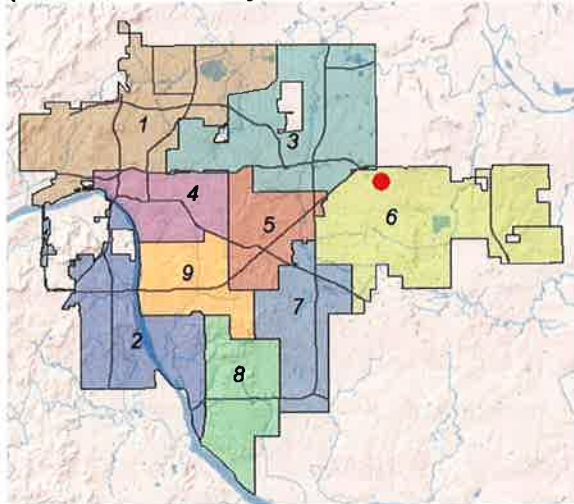
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Roy Johnsen

Property Owner: Pawnee Industrial III, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Industrial Park

Concept summary: Rezoning request to support light industrial uses in conjunction with a PUD.

Tract Size: 20 \pm acres
871,203.57 \pm sq. ft

Location: One half mile south of East Admiral Place, east of South 145th East Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: IL

Comprehensive Plan:

Existing Land Use: New Neighborhood

Proposed Land Use: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial.

The PUD and concurrent Comprehensive Plan amendment are also recommended for denial.

Staff Data:

TRS: 9403

CZM: 40

Atlas: 0

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

10.1

SECTION I: Z-7301

APPLICANTS DEVELOPMENT CONCEPT:

The zoning request did not include a development concept however the accompanying PUD concept defines the intent of the project. The following concept was provided for a description of the project.

Planned Unit Development No. ("PUD No. 833") is a new industrial development.

PUD - 833 is comprised of 20 acres.

The project is located a half mile south of E. Admiral Place on the east side of S. 145th East Avenue (the "Project").

The Conceptual Site Plan for the Project is shown on Exhibit "A".

An Aerial Photograph of the area land uses around the Project is shown on Exhibit "B".

The Project will be a new industrial park to house two (2) large tilt up office / warehouse buildings and a storage yard.

Access to the Project will be from two driveways off of S. 145th East Avenue.

The Conceptual Circulation Plan for the Project is attached hereto as Exhibit "C".

The existing zoning for the Project is shown on the Zoning Map attached hereto as Exhibit "E".

The property is currently zoned AG and an application has been submitted to rezone the property to IL in conjunction with this PUD.

Development of this PUD requires a change to the Comprehensive Plan and rezoning. Currently the site is designated as Neighborhood and zoned AG. The proposed change to the Comprehensive plan is to Employment and rezone to IL. There are many existing factors that support this change which are shown on Exhibit "D".

Currently there is heavy industrial development on the south side of E. Admiral Place to the half section line, which is the Project's north property line. The property adjacent to the north has recently been rezoned to IL to allow an AEP Service Yard project. The trend is industrial or commercial development continuing south to E. 11th Street. Also a small area plan was developed on the west side of S. 145th East Avenue which shows property to be mixed use development across for the Project.

There are developers looking at developing between 129th Street and 145th Street for commercial development. Two main factors of this development which affect this Project is the location of their proposed collector road and the City of Tulsa Regulatory Floodplain. The Master Street Plan recommends that the collector be placed at the half section line. For this section that location doesn't fit well. There is an existing driveway on the west side of S. 145th Street just north of the half section line that would be in too close proximity of the collector road. Also there is Regulatory Floodplain through this area that naturally diverts the road to the South. A conceptual site plan has been proposed reflecting the proposed alignment of the collector road.

With the collector road shifting to the South it starts to act as a natural buffer between Industrial / Employment Area and Residential / Neighborhood Area. With the Project being located on the north side of the collector road it allows this property to be considered to be rezoned with the use of this PUD.

The purpose of Planned Unit Development No. 833 is to establish the Development Standards and conditions necessary to ensure compatible development of the proposed industrial service use with the surrounding undeveloped tracts of land. The project will consist of two buildings, associated parking lot and storage yard. Development of the PUD and the location of the buildings have been designed around providing an adequate buffer to the south and east.

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

See PUD 833 for applicant exhibits

DETAILED STAFF RECOMMENDATION:

CZ-7301 request IL zoning and has been reviewed in conjunction with PUD-833 and Comprehensive Plan amendment request CPA-33. IL zoning alone is not consistent with the New Neighborhood land use designation of the Comprehensive Plan. IL zoning is the appropriate underlying zoning for PUD 833 however staff has recommended denial of that PUD, and

CZ-7301 is not compatible with the existing zoning pattern surrounding the property on the east, south and west boundaries of the request however, it is compatible with the IL zoning on the north side of the site, and

IL zoning would be injurious to the anticipated residential property east, south and west of the site therefore

Staff recommends Denial of Z-7301 to rezone property from AG/ to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing land use designation is a New Neighborhood. The proposed land use for the related Comprehensive Plan amendment (CPA-33) is Employment. The project is not consistent with the New Neighborhood vision and the concurrent Comprehensive Plan revision (CP-33) is not supported by staff. There no impact on the Transportation Vision

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be

designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

Proposed 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:

South 145th East Avenue does not have a multi modal designation. The 120 foot right of way requirement for the site will meet the transportation vision for this area if the property is developed with a residential, industrial, office or commercial use. All rezoning request will require dedication of the street right of way during the plat process.

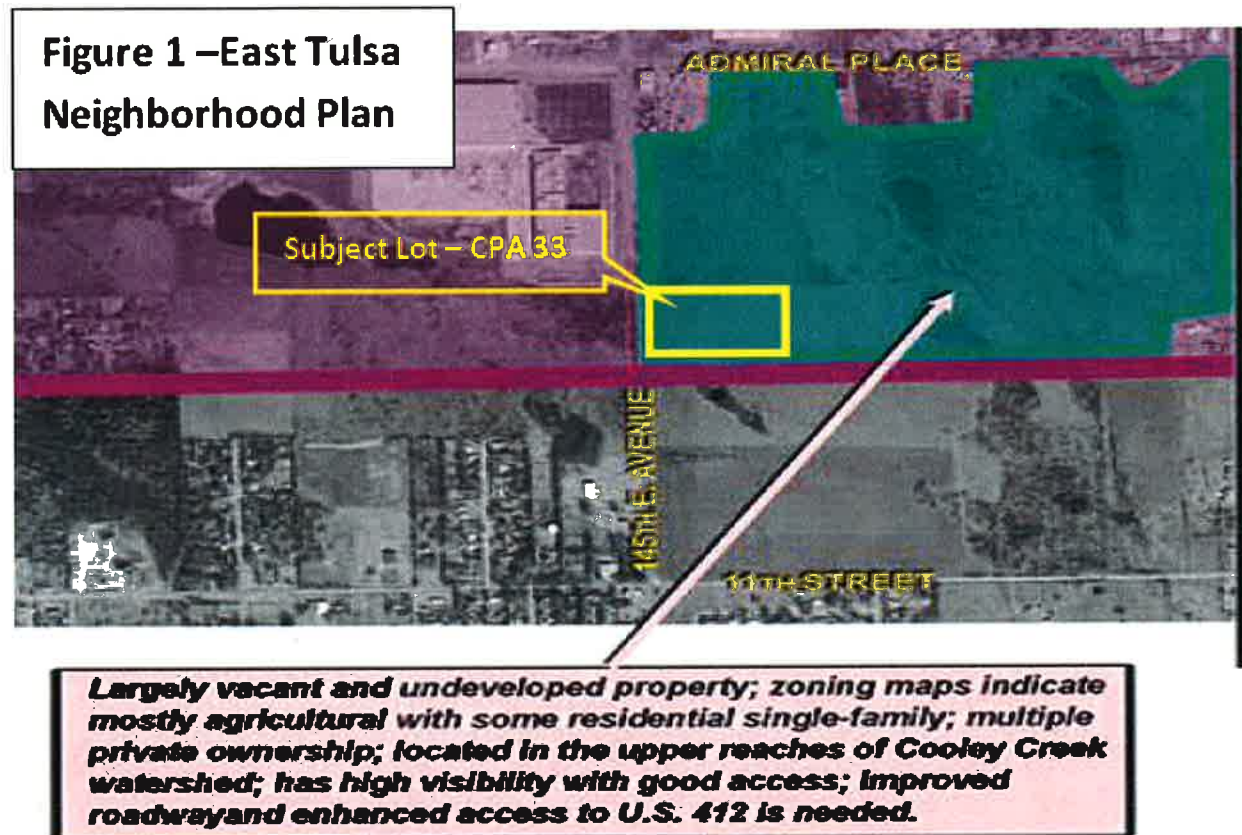
The east west collector street will be required somewhere near this location. The developers of this site must coordinate with the City and adjacent land owners to identify the location of the required collector street.

Trail System Master Plan Considerations: None

Small Area Plan: (East Tulsa Neighborhood Plan.)

The East Tulsa Neighborhood plan illustrates this site as part of a largely vacant undeveloped property with development potential. There are no recommended land uses for this site with

that plan. The recommendation for development in this area suggested that rezoning be coupled with a Planned Unit Development (PUD) when the property is adjacent to existing and planned residential neighborhoods to help ensure appropriate protection and buffering of the neighborhoods.



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is gently sloping and is suitable for large warehouse office development contemplated with this PUD. Significant environmental obstacles are not anticipated for this or any future development.

Topography:

The Project site contains a gentle slope across, sloping from 748 at the eastern boundary down to 723 on the western boundary.

The Topography, Conceptual Drainage and Utility Plan is shown on Exhibit "G".

Utilities:

Presently there is an existing waterline on the east side of S. 145th East Avenue.

Regarding sanitary sewer service, an existing 8" sanitary sewer line is located on the east side of S. 145th East Avenue.

Other utilities, including electric, gas, telephone and cable television, are either currently available to the site or can be readily extended to serve the Project as needed.

Drainage:

There is City of Tulsa Regulatory Floodplain on the western portion of the site which will be placed in an Overland Drainage Easement.

Presently, the entire site drains from east to west to an existing culvert under S. 145th East Avenue. All runoff associated with the Project will be collected in a storm sewer system and discharged into an on-site detention pond which will regulate the runoff to the existing culvert.

All project civil engineering plans, inclusive of storm sewer design, will require review and approval by the City.

Soils:

The site soils are comprised mostly of silty loam. Soils will be stabilized in areas of parking lot and building construction in accordance with geotechnical report recommendations.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
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 vacant land, zoned AG; on the north by undeveloped property owned by AEP/PSO, zoned IL; on the south by vacant land, zoned AG; and on the west by vacant land, zoned AG.

SECTION III: Relevant Zoning History

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

Subject Property:

Z-6665/ PUD-605 May 1999: A request was made to rezone a 20± acre tract from AG to IL and PUD for a mixed use development, on property located north of the northeast corner of East 11th Street South and South 145th East Avenue. Staff and TMAPC recommended approval subject to the PUD. City Council denied the request. Subsequent to the City Council Denial the applicant sought to enjoin the enforcement of AG zoning of the property at District Court. The District Court, in a decision that was upheld on appeal, enjoined the enforcement of AG zoning of the property and found that the City

10.6

should determine the appropriate zoning. The Comprehensive Plan in effect at that time classified the subject property as "Medium Intensive Industrial" and adjacent properties were zoned IL. The Court found that an argument could be made that the property could be zoned light industrial, commercial or office, but left the determination of the appropriate zoning district to the City.

Surrounding Property:

Z-7284 January 2015: All concurred in approval of a request for rezoning a 70± acre tract of land from AG to IL for PSO Service Center building and outdoor storage for electrical service repair and construction, on property located south of southeast corner of E. Admiral Pl. and S. 145th E. Ave.

Z-7245 January 2014: All concurred in approval of a request for rezoning a 20± acre tract of land from RMH/CG to IL for a truck freight terminal, on property located east of southeast corner of East Admiral Place and South 145th East Avenue

Z-7173 August 2011: All concurred in approval of a request for rezoning a 2.5± acre tract of land from RS-3 to IL for a church and future industrial, on property located east of southeast corner of East Admiral Place and South 145th East Avenue

Z-7027 March 2006: All concurred in approval of a request for rezoning a 10± acre tract of land from RS-3 to IL for industrial uses, on property located east of the southeast corner of East Admiral Place and South 145th East Avenue.

Z-6644 July 1998: All concurred in approval of a request for rezoning a 119± acre tract from AG to IL for warehouse and distribution center located on the southwest corner of East Admiral Place and South 145th East Avenue and located west of subject property.

Z-6587/ PUD-560 May, 1997: All concurred in approval of a request for rezoning a 12.5± acre tract of land from AG to IL/PUD-560 to allow four development areas, three for light industrial development and one for a reserve area for a 100' stormwater drainage way in Development Area 4 and buffer for properties located to the west and including, on the west side of the tract, located west of the southwest corner of East Admiral Place and South 161st East Avenue.

BOA-11255 November 6, 1980: The Board of Adjustment approved a Special Exception to permit church use and church-related activities; and permission to use property for school use for grades Kindergarten through College and school-related activities; and accessory uses to the church and school to permit bus maintenance and service facilities, with underground gasoline storage tanks, per plot plan submitted and subject to a subdivision plat, on property located abutting the subject property to the east.

5/6/2015 1:30 PM



E ADMIRAL PL

S 147 E AVE

S 145th E AVE

S 142 E AVE

E 11th ST S

0 250 500
Feet



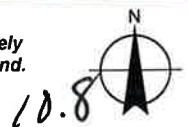
Subject
Tract

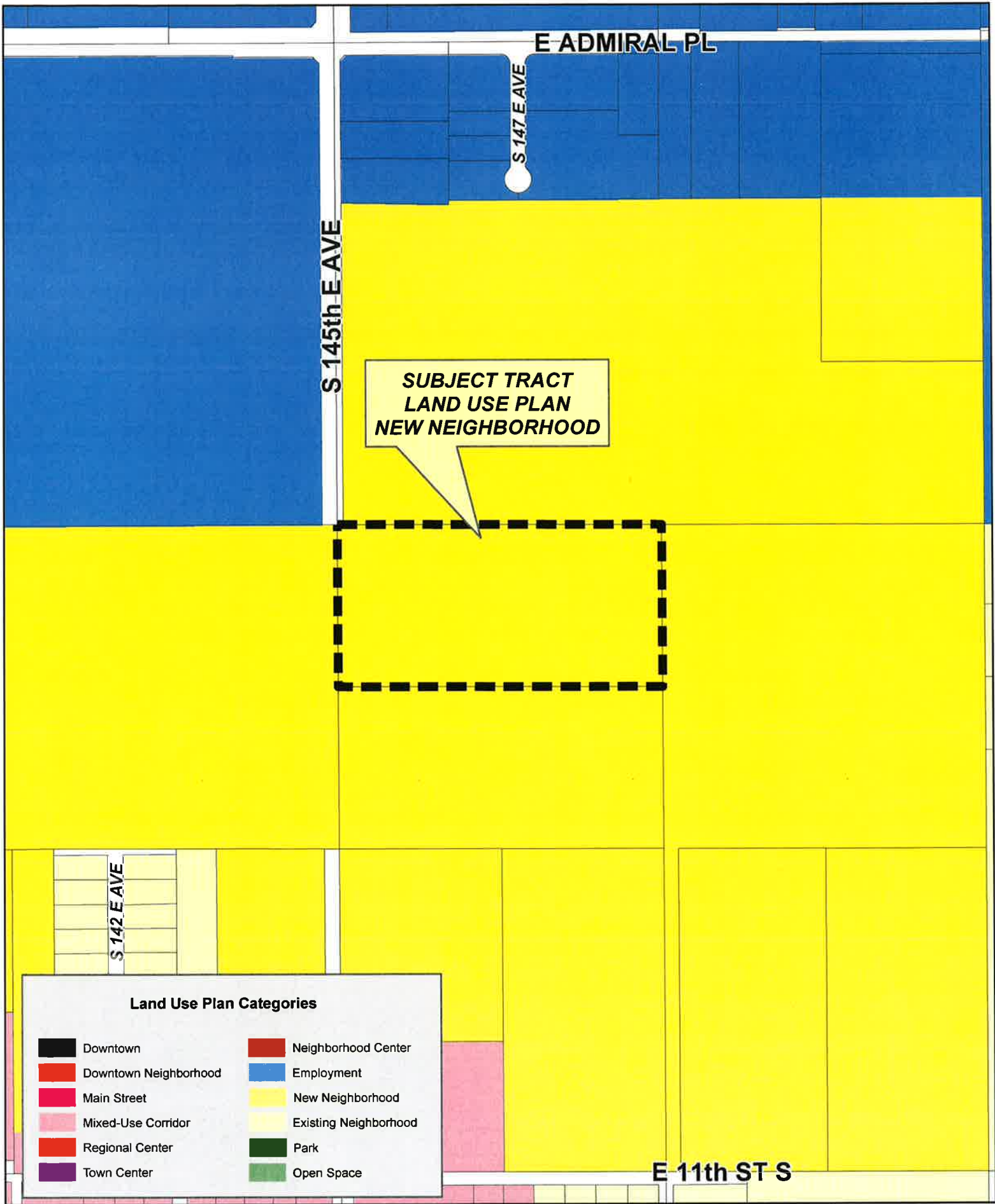
Z-7301

19-14 03

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

Aerial Photo Date: March 2014

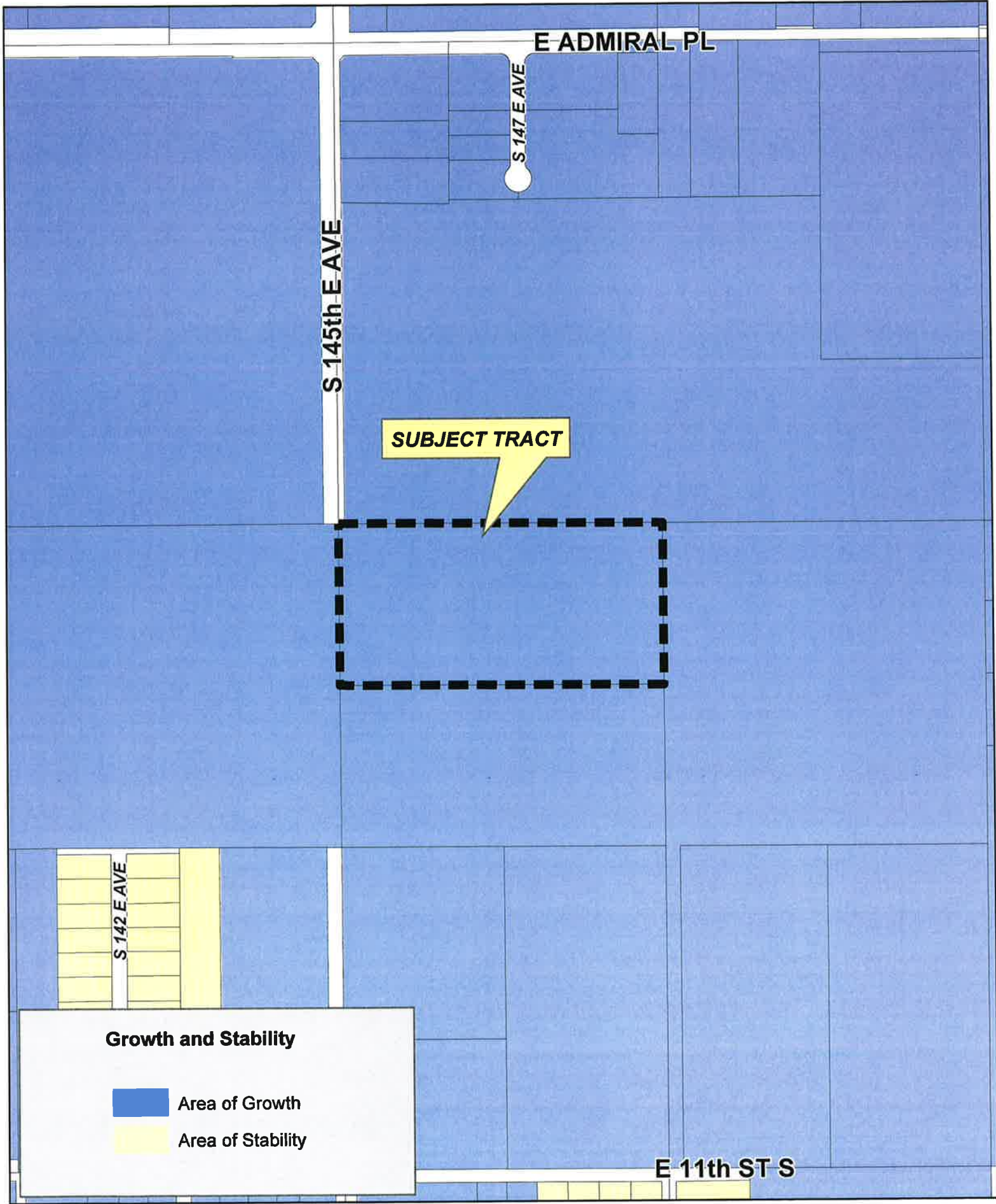




Z-7301

19-14 03





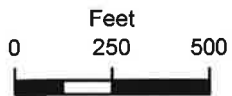
Growth and Stability



Area of Growth

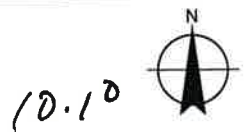


Area of Stability



Z-7301

19-14 03



We the undersigned do hereby vehemently object to TMAPC rezoning cases Z-7301 and Z-7302 knowing they negatively affect our quality of life and value of homes, plus nearby places of work or worship. Neither of these cases will provide any benefits to City of Tulsa but will severely impact our neighborhood's ongoing growth. Presently there are numerous homes being built in the area with values in the \$200k to \$500k range. One of the proposed zonings is not only in direct conflict with a District Court ruling but will be injurious to our potential as a neighborhood.

Date	Printed Name	Signature	Address
5/2	ECIL RUDDICK	Ecil Ruddick	14673 E 11th
5/2	CAROLE DANIELS	Carole Daniels	1115 S. 149th E Ave
5/2	Dennis Daniels	Dennis Daniels	1115 S. 149th E Ave
5/2	Judith Holleman	Judith Holleman	1131 S. 149 E. Ave
5/2	Gene Holleman	Gene Holleman	1131 S 149th Ave
5/2	Dollie Rapp	Dollie Rapp	1147 S. 149th E Ave
5/2	Vinh Nguyen	Vinh Nguyen	1273 S. 149 E. AVE.
5-2	NGO HUY NH		1273 S. 149 E. AVE
5-2	LINDA SMITH	Linda Smith	1228 S. 149 E Ave
5-2	IRIS MASON	Iris Mason	1244575 E 13th
5-2	Mickey Robertson	Mickey Robertson	14513 E 13th
5-2	Lisa Robertson	Lisa Robertson	14513 E 13th
5-2	Daniel McGrew	Daniel McGrew	14528 E 12th St
5-2	Barbara McGrew		
5-2	Claudia Jo Smith		
5-2	N. J. Jones Holenstein	N. J. Jones Holenstein	14327 E. 12th Pl.
5-2	Kenneth J. Bender		14322 E 12th Pl
5-2	Michael W. Bender		14322 E 12th Pl
5-2	Dana Funk	Dana Funk	14315 E. 12th Pl
5-2	Kyle Funk	Kyle Funk	14315 E. 12th Pl
5-2	Bonita Dees	Bonita Dees	14505 E 12th Pl.
5-2	Carol Stanley	Carol Stanley	14512 E 12th Pl
5-2	Kenneth Stanley	Kenneth Stanley	14512 E. 12th Pl
5/2	Andy Justice	Andy Justice	14898 E. 12th Pl
5/2	Sarah Justice	Sarah Justice	14898 E. 12th Pl
5/3	Bill W. Wilson	Bill W. Wilson	14538 E. 12th Pl.
5-6	Jennifer Weaver	Jennifer Weaver	14343 E. 12th St.

OFFICIAL RECORDS EXHIBIT A-1
ENTERED 5/16/15
MINUTES OF THE TULSA METROPC
AREA PLANNING

We the undersigned do hereby vehemently object to TMAPC rezoning cases Z-7301 and Z-7302 knowing they negatively affect our quality of life and value of homes, plus nearby places of work or worship. Neither of these cases will provide any benefits to City of Tulsa but will severely impact our neighborhood's ongoing growth. Presently there are numerous homes being built in the area with values in the \$200k to \$500k range. One of the proposed zonings is not only in direct conflict with a District Court ruling but will be injurious to our potential as a neighborhood.

Date	Printed Name	Signature	Address
5/3	Gerald Vanderpool	Gerald Vanderpool	14668 E 11th Pl
5/3	Linda Vanderpool	Linda Vanderpool	14668 E 11th Pl
5/3	Thera M Taylor	Thera M Taylor	14678 E 11th Pl
5/3	R. S. (Steve) Taylor	R. S. Taylor	14678 E 11th Pl
5/3	Gerald Minter	Gerald Minter	14659 E 11th Pl
5/3	Becky G. Bellum	Becky Bellum	14659 E 11th Pl
5/3	GERALD MINTER	Gerald Minter	14659 E 11th Pl
5/3	Brend Day	Brenda Day	14659 E 11th Pl
5/3	Trevor Jones	Trevor Jones	14659 E 11th Pl
5/3	Ann Wheeler	Ann Wheeler	14643 E 11th Place
5/3	Ernest S Keipert	Ernest S Keipert	14643 E 11th place
5/3	Aubria Cross	Aubria Cross	14650 E 11th Pl.
5/3	Afley Cross	Afley Cross	14650 E 11th Pl.
5/3	Shirley Hendrix	Shirley Hendrix	14612 E 11th Pl.
5/3	Wesley Green	Wesley Green	4371162
5/3	Mark Calvin	Mark Calvin	14552 E 12th Pl
5/3	ALAN & Toni Hall	Alan Hall	14529 E 12th Pl
5/3	VICTORIA ROMINE	Victoria S Romine	14502 E 12th Pl
5/3	Jessica Vanderpool	Jessica Vandy	1131 S 14th E Ave
5/3	Jason Vanderpool	Jason Vandy	1131 S 14th E Ave
5/5	Debbi Wade	Debbi Wade	14677 E 11th Pl
5/5	Robert Pierson	Robert Pierson	14677 E 11th Pl

OFFICIAL RECORD EXHIBIT
ENTERED IN THE
MINUTES OF THE
AREA

A METROPOLITAN
EDITION

We the undersigned do hereby vehemently object to TMAPC rezoning cases Z-7301 and Z-7302 knowing they negatively affect our quality of life and value of homes, plus nearby places of work or worship. Neither of these cases will provide any benefits to City of Tulsa but will severely impact our neighborhood's ongoing growth. Presently there are numerous homes being built in the area with values in the \$200k to \$500k range. One of the proposed zonings is not only in direct conflict with a District Court ruling but will be injurious to our potential as a neighborhood.

Date	Printed Name	Signature	Address
5-3-15	Carole A. Carner	<i>Carole A. Carner</i>	12139 E. 19 th Pl
5-3-15	Starlet Shipp	<i>Starlet Shipp</i>	1280 Oak Rd, Catawba
5-3-15	Aaron Garoutte	<i>Aaron Garoutte</i>	4309 S Redbud B.A
5-3-15	ODD CATHEY GAROUTTE	<i>Cathey Garoutte</i>	4309 S. Redbud Ave. BA
5-3-15	Gayla B. Bratcher	<i>Gayla B. Bratcher</i>	13815 E. 24 th Pl. ^{Tulsa, OK 74134}
5-3-15	George A. Goodnight	<i>George A. Goodnight</i>	6328 E. Apache St ^{Tulsa, OK 74108}
5-3-15	Sharon H. Goodnight	<i>Sharon H. Goodnight</i>	6328 E. Apache ^{Tulsa, OK}
5-3-15	Jodey Tell	<i>Jodey Tell</i>	10702 E. 65 th St Tulsa, OK
5-4-15	Joseph Carner	<i>Joseph Carner</i>	254 S. 117 th E Pl. Tulsa, OK
5-4-15	Bret Young	<i>Bret Young</i>	732 S 145 th E Pl

OFFICIAL RECORD EXHIBIT
 ENTERED IN THE
 MINUTES OF THE TULSA METROPOLITAN
 AREA PLANNING COMMISSION

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Date	Printed Name	Signature	Address
5/3/15	Jerry Wiley	Jerry Wiley	14690 E 12th St
5/3/15	L Jane Wiley	L Jane Wiley	14690 E 12 St
5-3-15	J C Miller	J C Miller	14647 E 12 St
5-3-15	Ralph Smallwood	Ralph Smallwood	14627 E 12 St
5-3-15	JAYMAS Stinking Water	Jay Stinking Water	14609 E 12 St
5-3-15	Karla Smith	Karla Smith	14518 E 12 St
5-3-15	David Conley	David Conley	14505 E 12 St
"	Kenn Conley	Kenn Conley	"
5-3-15	Flora Pallock	Flora Pallock	14335 E 12 St
5-3-15	Rebecca J Faber	REBECCA J FABER	14323 E 12 St
5-3-15	Walter Faber	Walter Faber	14323 E 12th St
5-3-15	Terry Winfrey	TERRY WINFREY	14313 E 12th St
5-3-15	PAT MOODY	PAT MOODY	14322 E 12th St
5-3-15	CINDY STEPHENS	Cindy Stephens	14628 E 12th St
5-3-15	KENT STULL	Kent Stull	14628 E 12th St
5-3-15	Rebecca L Hill	Rebecca L Hill	14658 E 12th Street
5-3-15	Allen W Hill	Allen W Hill	14658 E 12th Street
5-3-15	Sharon Noah	Sharon Noah	14824 E 12th Street
5-3-15	David Noah	David Noah	14824 E 12 St
5-3-15	Jayna Reeves	Jayna Reeves	14823 E 12 St
5-3-15	CHARLES KEEVES	Charles W Reeves	14823 E 12th St
5-3-15	JOEL PERIN	Joel Perin	14638 E 12th St
5-3-15	Jim Rouse	Jim Rouse	14821 E 12th St
5-3-15	BEDERLY ROUSE	Bederly Rouse	14821 E 12th St
5-3-15	BILL E. SALVER	Bill E. Salver	14657 E 12th St
5-3-15	Tanya Perin	Tanya Perin	14638 E 12th St
5-3-15	Kris Orman	Kris Orman	14638 E 12th St
May 3/15	Faye Y. Conklin	Faye Y. Conklin	14513 E 12th St
5-4-15	Charlotte Frazier	Charlotte Frazier	14648 E 12th St 10.14

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Date

Printed Name

Signature

Address

Jack Wadfield

Jack Wadfield

14619 E 125th

OFFICIAL RECORD EXHIBIT *
ENTERED IN THE
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION

10.15



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-833
(related to Z-7301 and CPA-33)

Hearing Date: May 20, 2015

Case Report Prepared by:

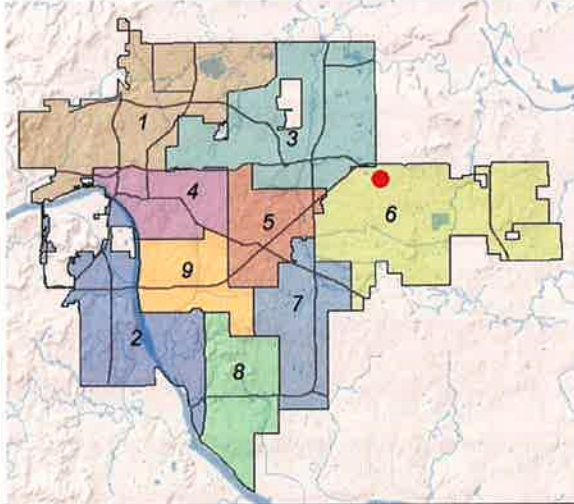
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Roy Johnsen

Property Owner: PAWNEE INDUSTRIAL III LLC

Location Map:
(shown with City Council Districts)



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Present Use: Vacant

Proposed Use: Industrial Park

Concept summary: Develop site with large warehouse buildings for light industrial uses.

Tract Size: 20 \pm acres

871,203.57 \pm sq. ft

Location: One half mile south of East Admiral Place,
east of South 145th East Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: IL/ PUD-833

Comprehensive Plan:

Existing Land Use: New Neighborhood

Proposed Land Use: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial.

The request is not consistent with the Comprehensive Plan. Staff also recommends denial of the concurrent Comprehensive plan amendment and IL zoning request.

Staff Data:

TRS: 9403

CZM: 40

Atlas: 0

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: PUD-833

APPLICANT DEVELOPMENT CONCEPT:

Planned Unit Development No. ("PUD No. 833") is a new industrial development.

PUD - 833 is comprised of 20 acres.

The project is located a half mile south of E. Admiral Place on the east side of S. 145th East Avenue (the "Project").

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Development of this PUD requires a change to the Comprehensive Plan and rezoning. Currently the site is designated as Neighborhood and zoned AG. The proposed change to the Comprehensive plan is to Employment and rezone to IL. There are many existing factors that support this change which are shown on Exhibit "D".

Currently there is heavy industrial development on the south side of E. Admiral Place to the half section line, which is the Project's north property line. The property adjacent to the north has recently been rezoned to IL to allow an AEP Service Yard project. The trend is industrial or commercial development continuing south to E. 11th Street. Also a small area plan was developed on the west side of S. 145th East Avenue which shows property to be mixed use development across for the Project.

There are developers looking at developing between 129th Street and 145th Street for commercial development. Two main factors of this development which affect this Project is the location of their proposed collector road and the City of Tulsa Regulatory Floodplain. The Master Street Plan recommends that the collector be placed at the half section line. For this section that location doesn't fit well. There is an existing driveway on the west side of S. 145th Street just north of the half section line that would be in too close proximity of the collector road. Also there is Regulatory Floodplain through this area that naturally diverts the road to the South. A conceptual site plan has been proposed reflecting the proposed alignment of the collector road.

With the collector road shifting to the South it starts to act as a natural buffer between Industrial / Employment Area and Residential / Neighborhood Area. With the Project being located on the

north side of the collector road it allows this property to be considered to be rezoned with the use of this PUD.

The purpose of Planned Unit Development No. 833 is to establish the Development Standards and conditions necessary to ensure compatible development of the proposed industrial service use with the surrounding undeveloped tracts of land. The project will consist of two buildings, associated parking lot and storage yard. Development of the PUD and the location of the buildings have been designed around providing an adequate buffer to the south and east.

SECTION II: PUD 833 DEVELOPMENT STANDARDS:

The Project will be developed in accordance with the City of Tulsa Zoning Ordinance, and the IL – Industrial Light Development Standards except as described herein.

GROSS LAND AREA: 872,142.17 SF 20.02 AC

NET LAND AREA: 794,834.54 SF 18.25 AC

PERMITTED USES:

Uses permitted by right within the IL – Industrial Light General Zoning District except:

- Use Unit 16 Mini storage
- Use Unit 17 Automobile and Allied Activities
- Use Unit 18 Drive In Restaurants
- Use Unit 21 Signs and Outdoor Advertising

MAXIMUM BUILDING FLOOR AREA: 436,071 SF (0.50 FAR)

MAXIMUM BUILDING HEIGHT:* TWO STORIES NOT TO EXCEED 40 FT

*Architectural features, such as parapets, will be permitted to exceed the maximum height at Detailed Site Plan approval.

MINIMUM OFF-STREET PARKING SPACES AND LOADING BERTHS:

Parking for the Office / Warehouse use shall be 1 space / 1500 SF. All other uses the parking shall be provided per the Tulsa Zoning Code.

MINIMUM LOT FRONTAGE: 150 FT

MINIMUM BUILDING SETBACKS:*

From North Boundary of PUD	20 FT
From East Boundary of PUD	75 FT
From Ultimate ROW of S. 145 th E. Avenue	50 FT
From South Boundary of PUD	75 FT

*No buildings or business signage, with the exception of directional signage, will be allowed within any utility easement.

11.3

SIGNS:

BUSINESS MONUMENT SIGNS:

Free standing signs will be limited to two (2) with a maximum of 150 SF of display area and 15 FT in height. No flashing, twinkling, animated or LED sign shall be allowed. All freestanding signs shall have a monument type base that covers support structures. The base of the sign shall be of the same material as the principal building on the lot. No portable signs or banners shall be placed on the lot.

All free-standing signs within the Project will be located outside of any Utility Easements and must be placed a minimum of 250 feet from the south boundary of the property.

WALL SIGNS:

Wall signs will be limited to an aggregate display surface of three (1.5) square feet per each lineal foot of the building wall to which the sign or signs are affixed. Illuminated wall signs will not be permitted.

No wall signs will be allowed on the east or south sides of any building.

LIGHTING:

Light poles shall have a maximum height of 20 FT. Light poles within fifty feet of the east and south PUD boundary shall be shielded and a 0 foot-candles will be required along the east and south boundary line. A photometric plan will be submitted with the site plan. A site lighting plan and details will be submitted as part of the Detail Site Plan package to the City for necessary approvals.

LANDSCAPED AREA:

A minimum of ten (10%) of the total net Lot Area of the Project will be landscaped open space.

The Conceptual Landscaping Plan for the Project is shown on Exhibit "F".

BUILDING FACADES:

The primary vertical exterior material of the building shall be concrete tilt up. The Proposed Building Elevations are shown on Exhibit 'I'.

PARKING:

All parking spaces shall be located on either asphalt or concrete pavement. The surface of the storage yard may be gravel.

11.4

LANDSCAPING AND SCREENING DETAILS:

The Project landscaping concept will meet or exceed the requirements of the Tulsa Zoning Ordinance for landscaped edges and parking lots and drives with additional standards defined below:

A 50FT wide landscape edge will be provided on the east boundary of the PUD.

All trees shall be a tree as defined in the Zoning Ordinance. Not less than 15% of any street yard shall be established and maintained as a landscape area. The minimum landscape edge shall not be less than 10' wide between parking, buildings, storage yard and their adjacent lot line. Along any street frontage one (1) tree shall be provided for each 1500 square feet of street yard. Along the east PUD boundary one (1) evergreen tree shall be provided for every fifty (50') feet.

As a result of the landscaping and distance between the Project improvements and the undeveloped property to the East, a screening fence will be required within the Project. An 8 foot high masonry or concrete fence shall be installed in accordance with the zoning ordinance along the east boundary and the east 285 feet of the south property line.

Parking Lot:

In the Project parking lot on the west side of the property, at least one (1) tree will be planted per 12 parking spaces, as shown on the Conceptual Plan. Trees will be medium to large two-inch caliper minimum at installation and will be on the City's approved tree list. No parking space is located more than 75 FT from a landscaped area.

Trash and Mechanical Equipment Areas:

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

Maintenance:

The landscape features within the Project will be maintained in accordance with the requirements of the Tulsa Zoning Code. Any required landscape material that fails shall be replaced in accordance with the Zoning Ordinance.

ACCESS AND CIRCULATION:

Primary vehicular access to the Project will be from South 145th East Avenue.

The full collector street right-of-way will be required along the entire length of the south property line. Half of a street right of way is prohibited with this PUD. Only one access will be permitted along the south border of the site. That access will be gated and only used for emergency access. That access will meet or exceed the minimum design determined by the Tulsa Fire department.

Sidewalks five feet in width will be installed adjacent to the street frontage and appropriate internal pedestrian circulation will be provided as required by the Building Permit Process.

11.5

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

Exhibit A: Conceptual site plan

Exhibit B: Aerial photography and Adjacent Land Use

Exhibit C: Conceptual Circulation Plan

Exhibit D: Overall Conceptual Plan for Proposed Collector

Exhibit E: Zoning Map

Exhibit F: Conceptual Landscape Plan

Exhibit G: Topography Conceptual Drainage Plan and Utility Plan

Exhibit H: Legal Descriptions (not included in staff report)

Exhibit I: Building Elevations

DETAILED STAFF RECOMMENDATION:

PUD-833 is not consistent with the anticipated future growth of the area as defined in the Comprehensive Plan. The PUD has been reviewed in context with the Comprehensive Plan Land Use map and the related Comprehensive Plan amendment (CPA-33) request. The existing land use designation is a "New Neighborhood".

The PUD does not provide creative land use design however the PUD requires innovative land development solutions for significant landscape buffers, masonry fencing, signage limitations and land use limitations that help assure compatibility with adjoining and proximate properties, and

The proposed "Employment" land use designation could support a Light Industrial office warehouse as proposed in the PUD text and exhibits. The PUD provides appropriate development standards that anticipate moderate residential development however the PUD has not limited the many objectionable uses that are allowed in Use Unit 25 Light Manufacturing, and

PUD-833 provides and preserves open space along the west edge of the project for storm water detention facilities and along the east and south edges of the site however, there are no provisions for enhancing the open space in a meaningful way, and

PUD-833 is not consistent with the expected commercial or residential development pattern on the west side of East 145th Street South, therefore

Staff recommends Denial of PUD-833 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing land use designation is a New Neighborhood. The proposed land use for the related Comprehensive Plan amendment (CPA-33) is Employment. The project is not consistent with the New Neighborhood vision and the concurrent Comprehensive Plan revision (CP-33) is not supported by staff. There no impact on the Transportation Vision

11.6

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

Proposed 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:

South 145th East Avenue does not have a multi modal designation. The 120 foot right of way requirement for the site will meet the transportation vision for this area if the property is developed with a residential, industrial, office or commercial use. All rezoning request will require dedication of the street right of way during the plat process.

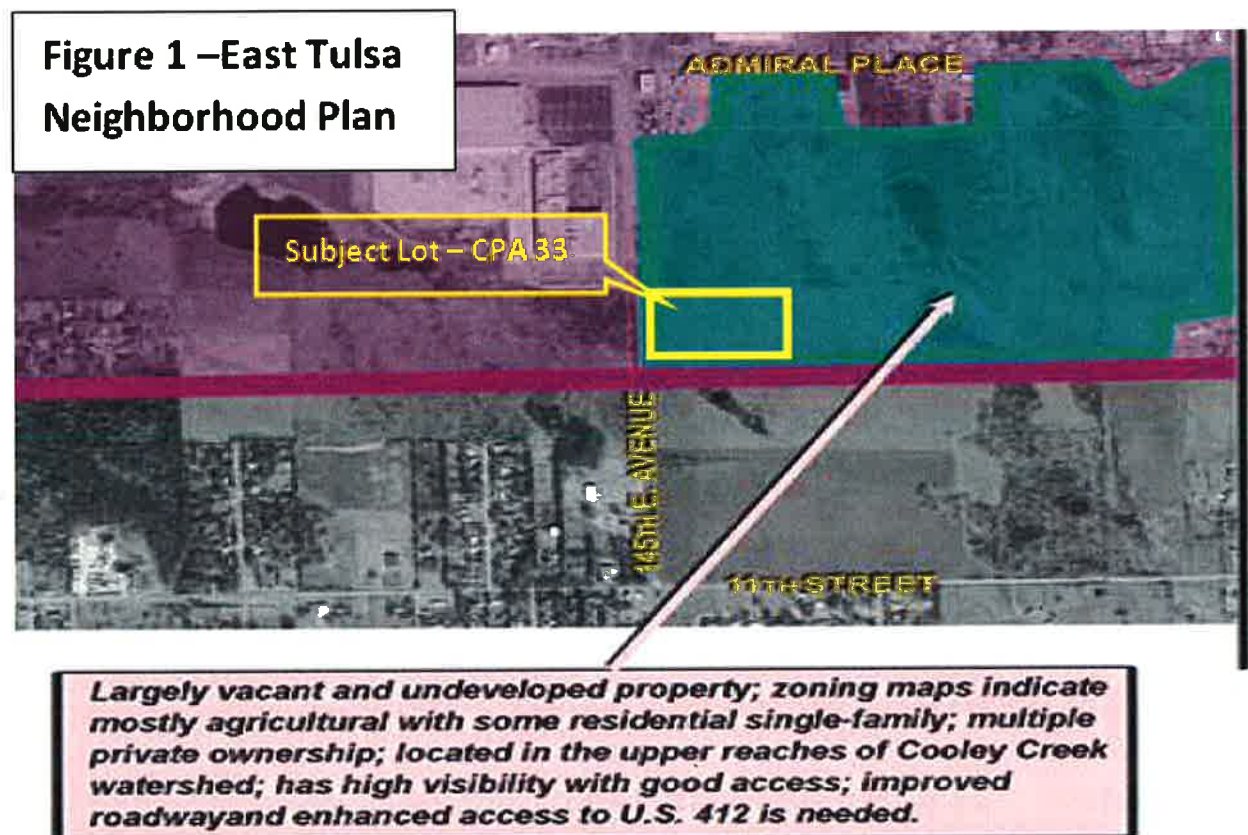
11.7

The east west collector street will be required somewhere near this location. The developers of this site must coordinate with the City and adjacent land owners to identify the location of the required collector street.

Trail System Master Plan Considerations: None

Small Area Plan: (East Tulsa Neighborhood Plan.)

The East Tulsa Neighborhood plan illustrates this site as part of a largely vacant undeveloped property with development potential. There are no recommended land uses for this site with that plan. The recommendation for development in this area suggested that rezoning be coupled with a Planned Unit Development (PUD) when the property is adjacent to existing and planned residential neighborhoods to help ensure appropriate protection and buffering of the neighborhoods.



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is gently sloping and is suitable for large warehouse office development contemplated with this PUD. Significant environmental obstacles are not anticipated for this or any future development.

11.8

Topography:

The Project site contains a gentle slope across, sloping from 748 at the eastern boundary down to 723 on the western boundary.

The Topography, Conceptual Drainage and Utility Plan is shown on Exhibit "G".

Utilities:

Presently there is an existing waterline on the east side of S. 145th East Avenue.

Regarding sanitary sewer service, an existing 8" sanitary sewer line is located on the east side of S. 145th East Avenue.

Other utilities, including electric, gas, telephone and cable television, are either currently available to the site or can be readily extended to serve the Project as needed.

Drainage:

There is City of Tulsa Regulatory Floodplain on the western portion of the site which will be placed in an Overland Drainage Easement.

Presently, the entire site drains from east to west to an existing culvert under S. 145th East Avenue. All runoff associated with the Project will be collected in a storm sewer system and discharged into an on-site detention pond which will regulate the runoff to the existing culvert.

All project civil engineering plans, inclusive of storm sewer design, will require review and approval by the City.

Soils:

The site soils are comprised mostly of silty loam. Soils will be stabilized in areas of parking lot and building construction in accordance with geotechnical report recommendations.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
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 vacant land, zoned AG; on the north by undeveloped property owned by AEP/PSO, zoned IL; on the south by vacant land, zoned AG; and on the west by vacant land, zoned AG.

11.9

SECTION III: Relevant Zoning History

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

Subject Property:

Z-6665/ PUD-605 May 1999: A request was made to rezone a 20± acre tract from AG to IL and PUD for a mixed use development, on property located north of the northeast corner of East 11th Street South and South 145th East Avenue. Staff and TMAPC recommended approval subject to the PUD. City Council denied the request. Subsequent to the City Council Denial the applicant sought to enjoin the enforcement of AG zoning of the property at District Court. The District Court, in a decision that was upheld on appeal, enjoined the enforcement of AG zoning of the property and found that the City should determine the appropriate zoning. The Comprehensive Plan in effect at that time classified the subject property as "Medium Intensive Industrial" and adjacent properties were zoned IL. The Court found that an argument could be made that the property could be zoned light industrial, commercial or office, but left the determination of the appropriate zoning district to the City.

Surrounding Property:

Z-7284 January 2015: All concurred in approval of a request for rezoning a 70± acre tract of land from AG to IL for PSO Service Center building and outdoor storage for electrical service repair and construction, on property located south of southeast corner of E. Admiral Pl. and S. 145th E. Ave.

Z-7245 January 2014: All concurred in approval of a request for rezoning a 20± acre tract of land from RMH/CG to IL for a truck freight terminal, on property located east of southeast corner of East Admiral Place and South 145th East Avenue

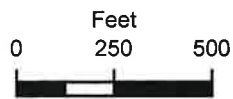
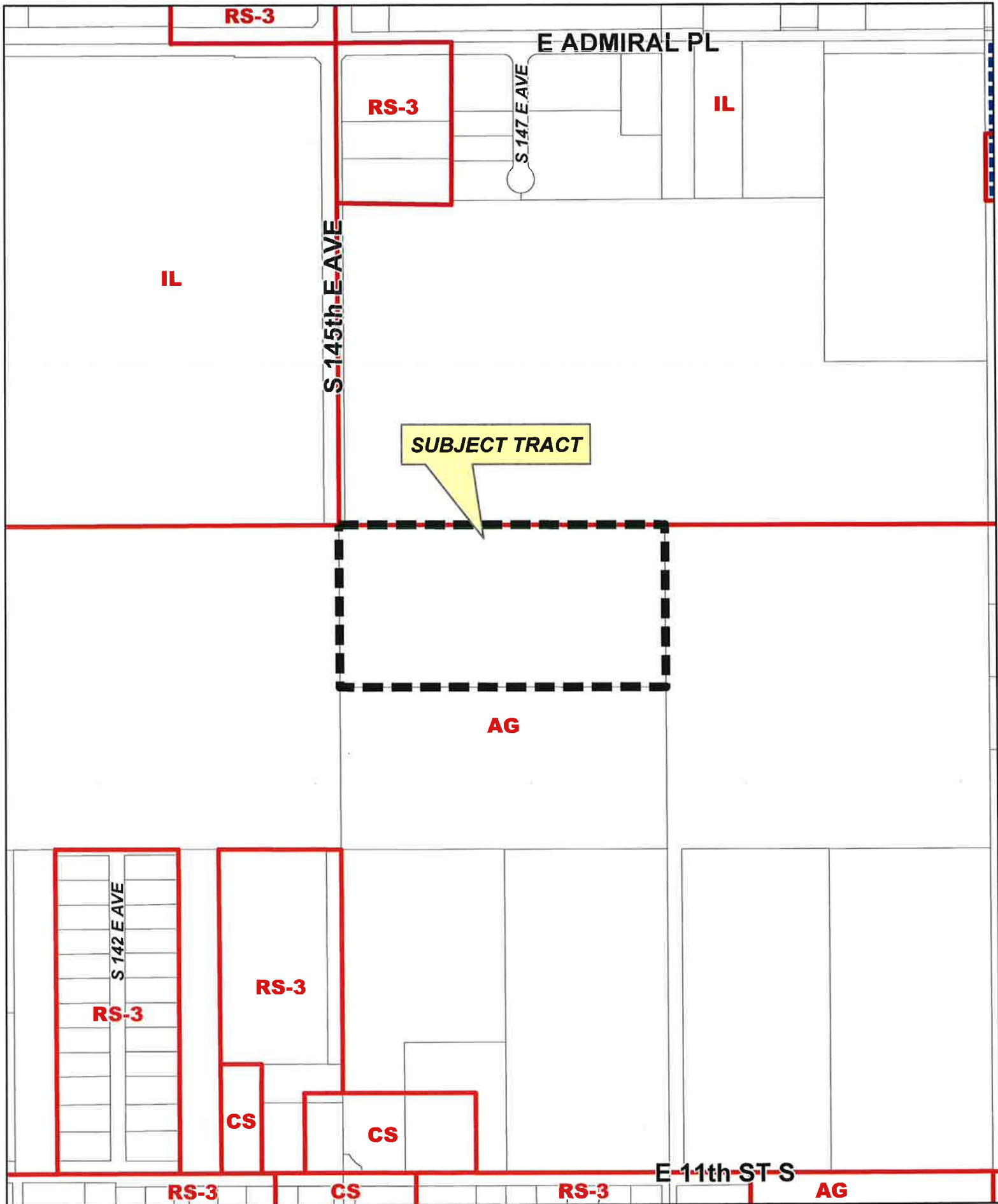
Z-7173 August 2011: All concurred in approval of a request for rezoning a 2.5± acre tract of land from RS-3 to IL for a church and future industrial, on property located east of southeast corner of East Admiral Place and South 145th East Avenue

Z-7027 March 2006: All concurred in approval of a request for rezoning a 10± acre tract of land from RS-3 to IL for industrial uses, on property located east of the southeast corner of East Admiral Place and South 145th East Avenue.

Z-6644 July 1998: All concurred in approval of a request for rezoning a 119± acre tract from AG to IL for warehouse and distribution center located on the southwest corner of East Admiral Place and South 145th East Avenue and located west of subject property.

Z-6587/ PUD-560 May, 1997: All concurred in approval of a request for rezoning a 12.5± acre tract of land from AG to IL/PUD-560 to allow four development areas, three for light industrial development and one for a reserve area for a 100' stormwater drainage way in Development Area 4 and buffer for properties located to the west and including, on the west side of the tract, located west of the southwest corner of East Admiral Place and South 161st East Avenue.

BOA-11255 November 6, 1980: The Board of Adjustment approved a Special Exception to permit church use and church-related activities; and permission to use property for school use for grades Kindergarten through College and school-related activities; and accessory uses to the church and school to permit bus maintenance and service facilities, with underground gasoline storage tanks, per plot plan submitted and subject to a subdivision plat, on property located abutting the subject property to the east.

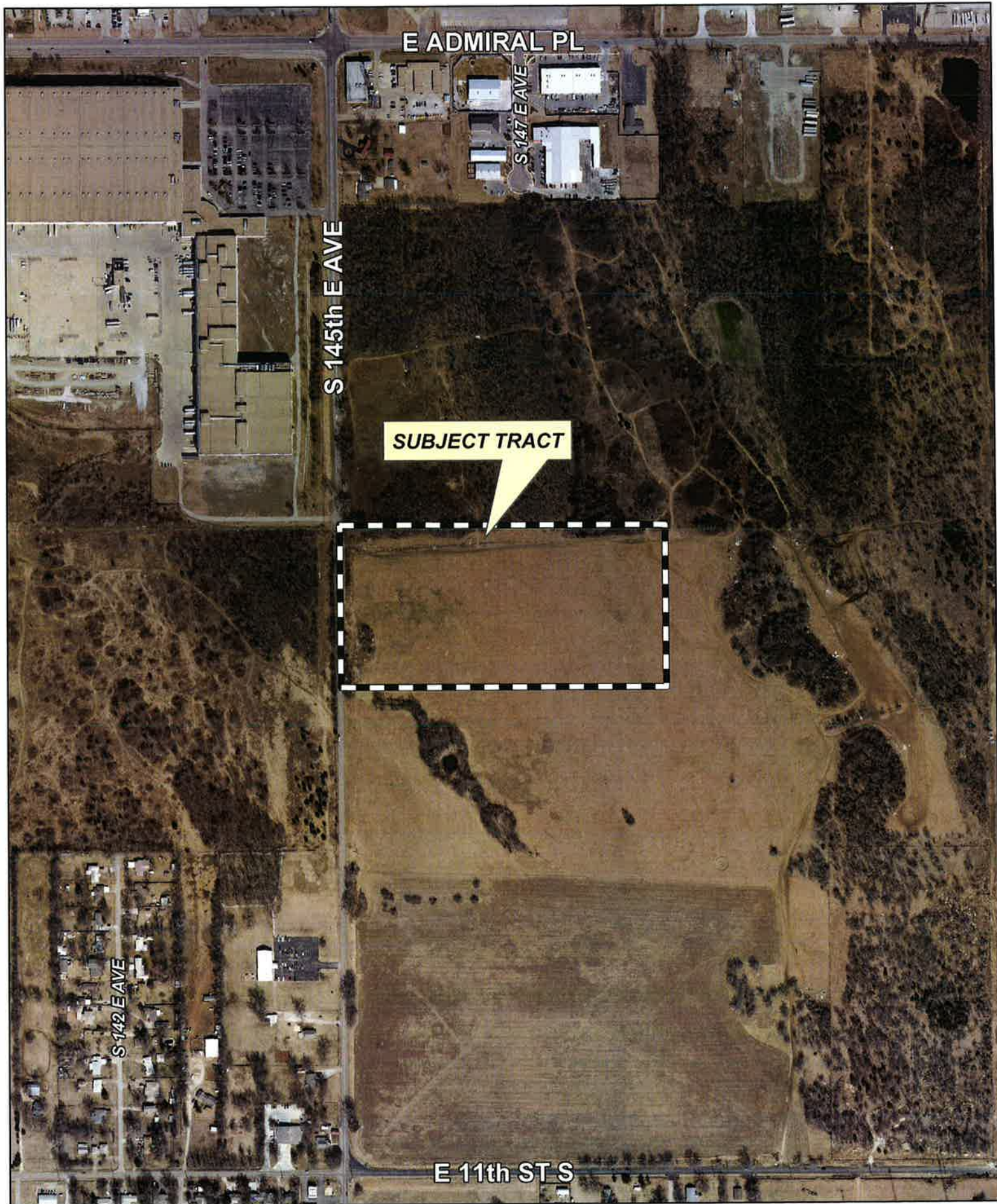


PUD-833

19-14 03

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Feet



Subject
Tract

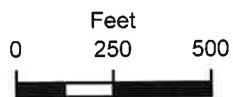
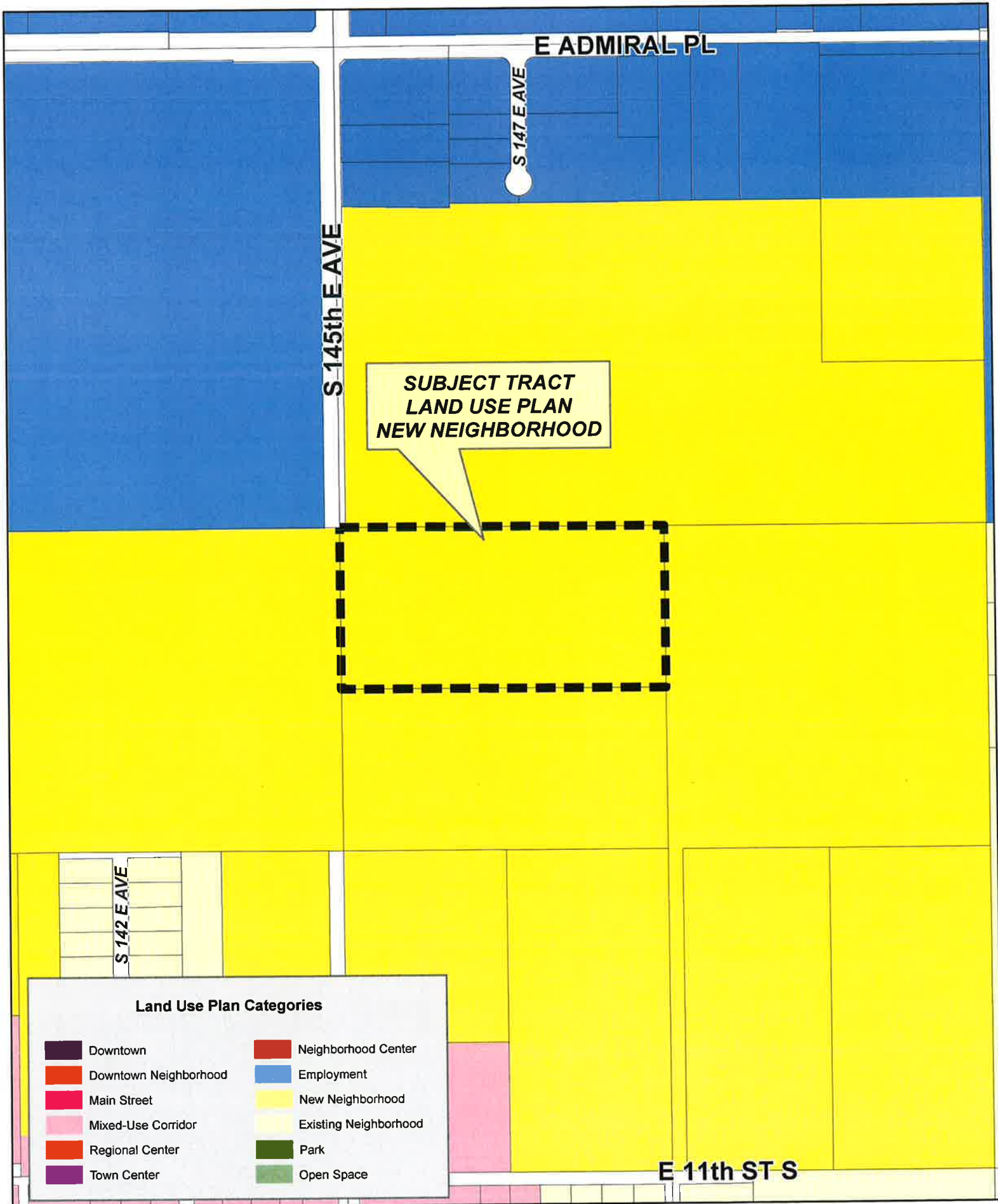
PUD-833

19-14 03

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

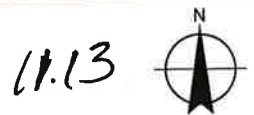
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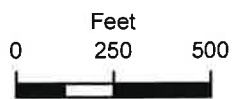
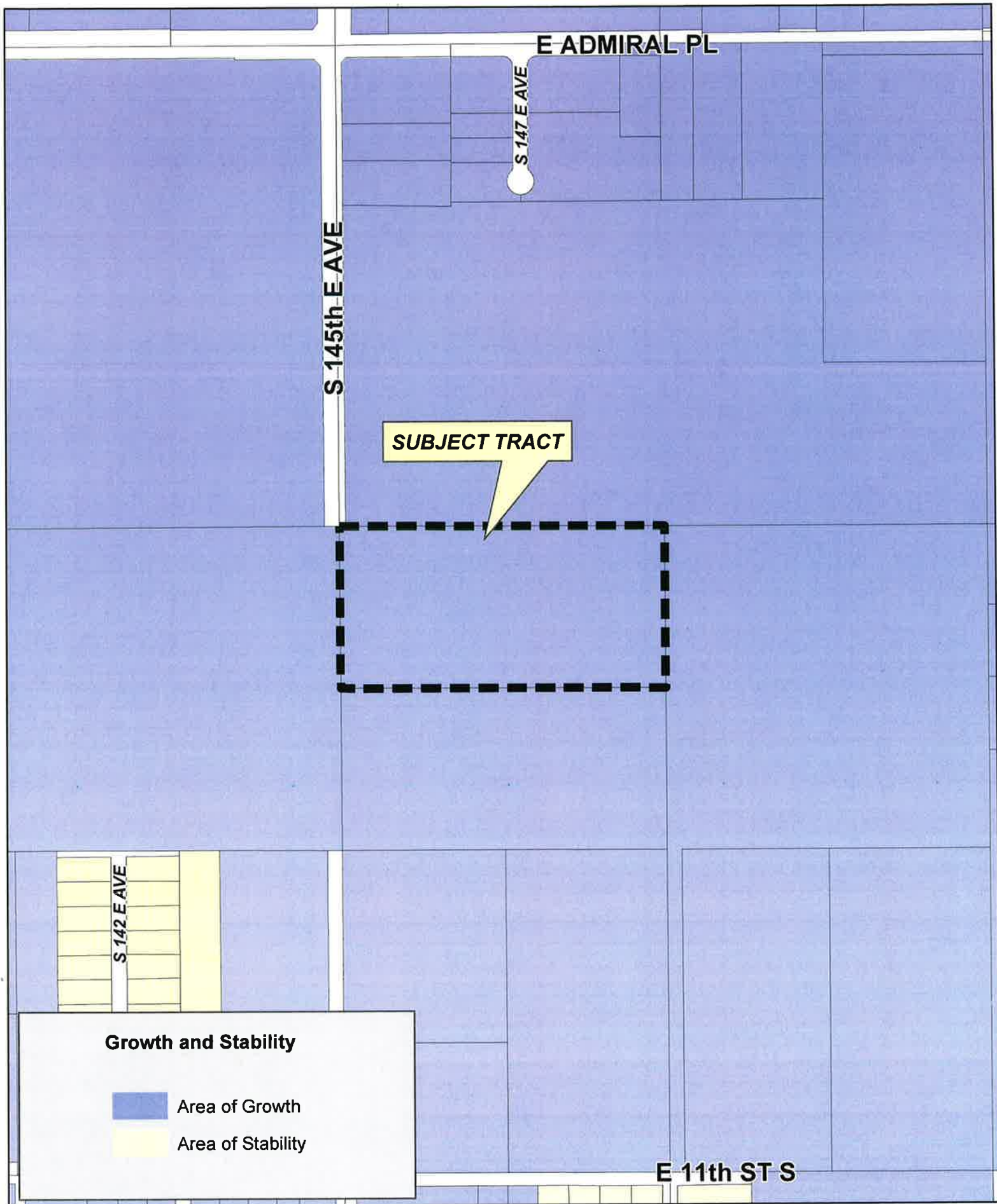




PUD-833

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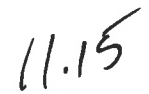


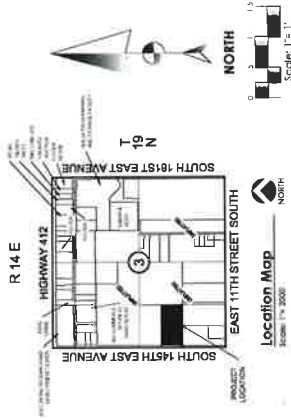
PUD-833

19-14 03

11.14







ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.T. 2009 EDITION)

**PAWNEE
INDUSTRIAL III**

425 S. 145TH EAST AVENUE
TULSA, OKLAHOMA

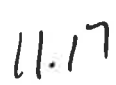


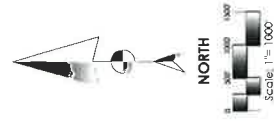
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ATLAS PAGE NO	
MANAGER	ANW
DRAWN BY	JES
DATE	04/23/2015

**AERIAL
PHOTOGRAPHY AND
ADJACENT LAND USE
EXHIBIT B**



11.16





— CITY OF TULSA REGULATORY FLOODPLAIN



kinslow, keith & todd, inc.
 architecture | interiors | engineering
 tel 918.744.4270
 fax 918.744.7849
 2200 south ulca place, suite 200
 tulsa, oklahoma 74114
 www.kktarchitects.com
 CERTIFICATE OF AUTHORIZATION
 NO. CA 5365 EXP. 06/30/2015



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
 WITH CURRENT CITY OF TULSA STANDARDS AND
 SPECIFICATIONS (INCLUDING ODOT 2008 EDITION)

PUD #

**PAWNEE
 INDUSTRIAL III**

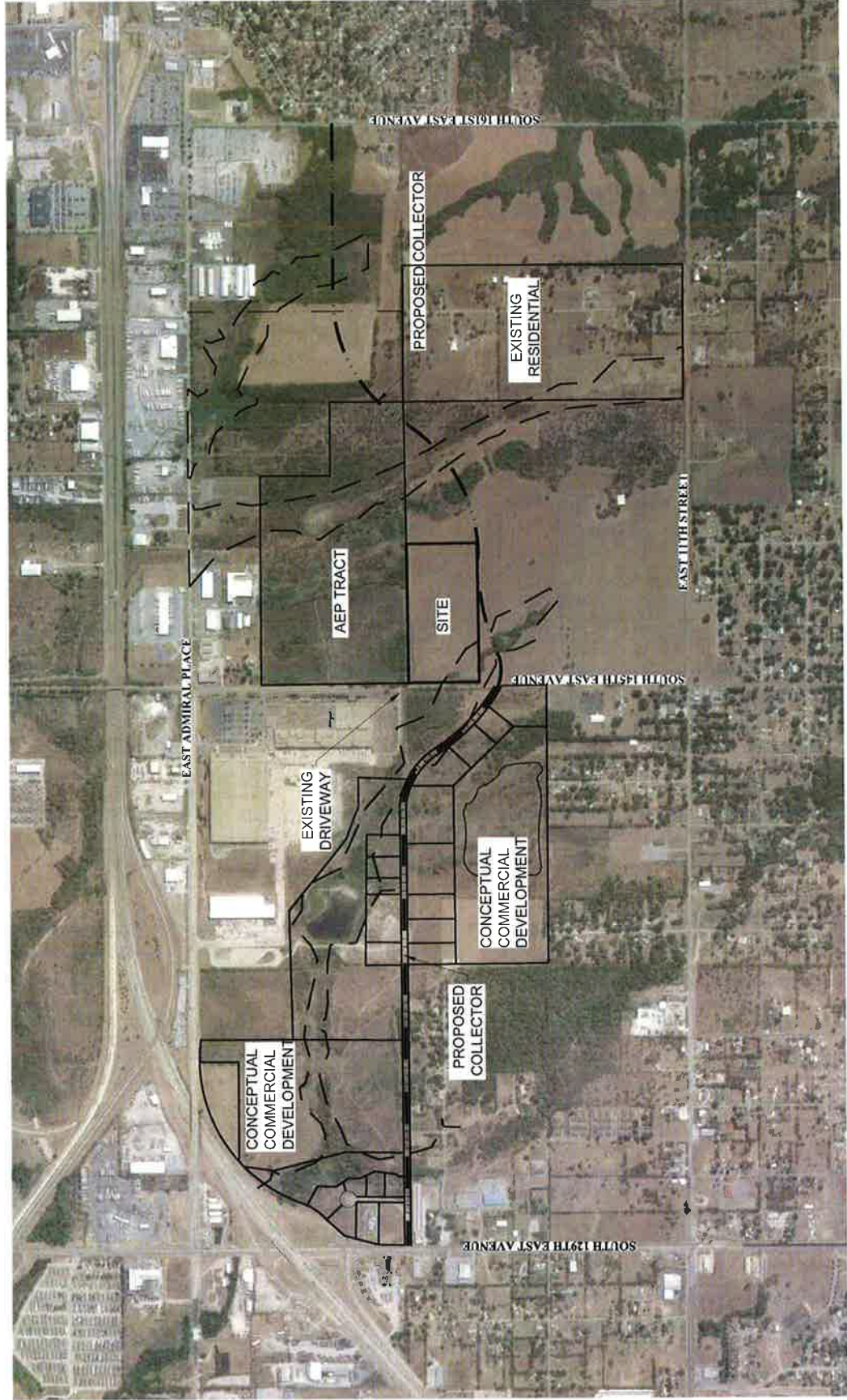
425 S. 145TH EAST AVENUE
 TULSA, OKLAHOMA



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DRAWN BY	JES
CHECKED BY	AKW
MANAGER	
APPROVED BY	
PROJECT NO.	

OVERALL
 CONCEPTUAL PLAN

EXHIBIT - D



11-18



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fax **918.744.7849**
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tulsa, oklahoma 74114

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PUD #

**PAWNEE
INDUSTRIAL III**

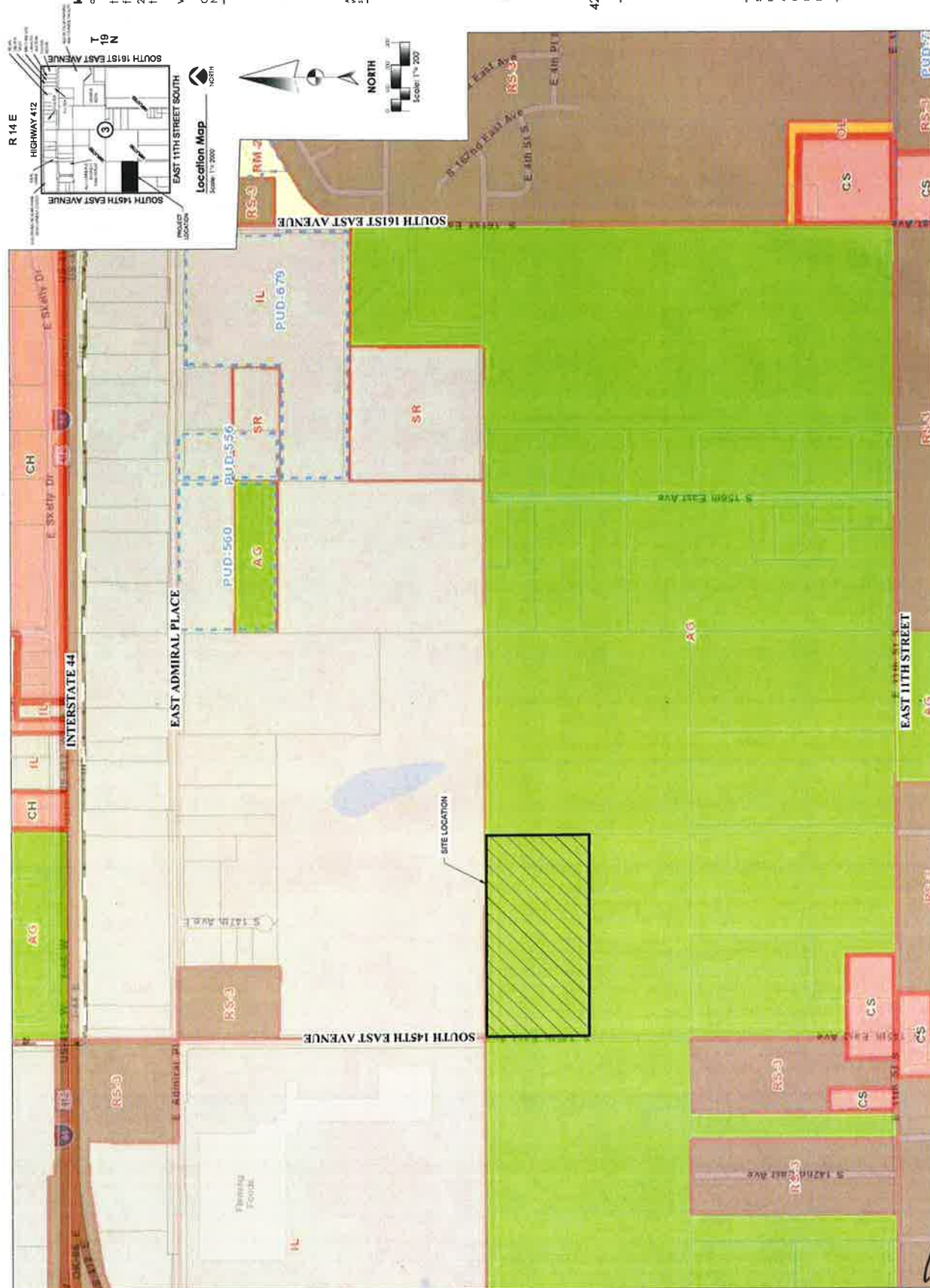
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TULSA, OKLAHOMA



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IDP NO	
ATLAS PAGE NO	
MANAGER	ANW
DRAWN BY	JES
DATE	04/23/2015

ZONING MAP

EXHIBIT E



11.19



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CERTIFICATE OF AUTHORIZATION
NO. CA 5305
EXP. 04/30/2015



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH THE CITY OF TULSA SPECIFICATIONS AND
SPECIFICATIONS INCLUDING C.O.D. 2009 EDITION

PUD #

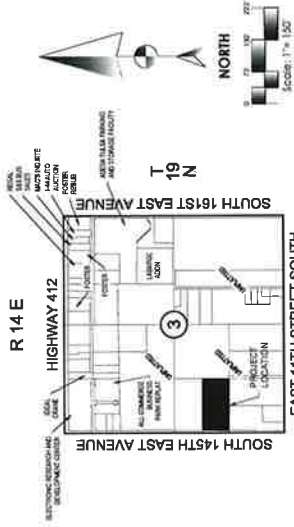
PAWNEE INDUSTRIAL III

425 S. 145TH EAST AVENUE
TULSA, OKLAHOMA

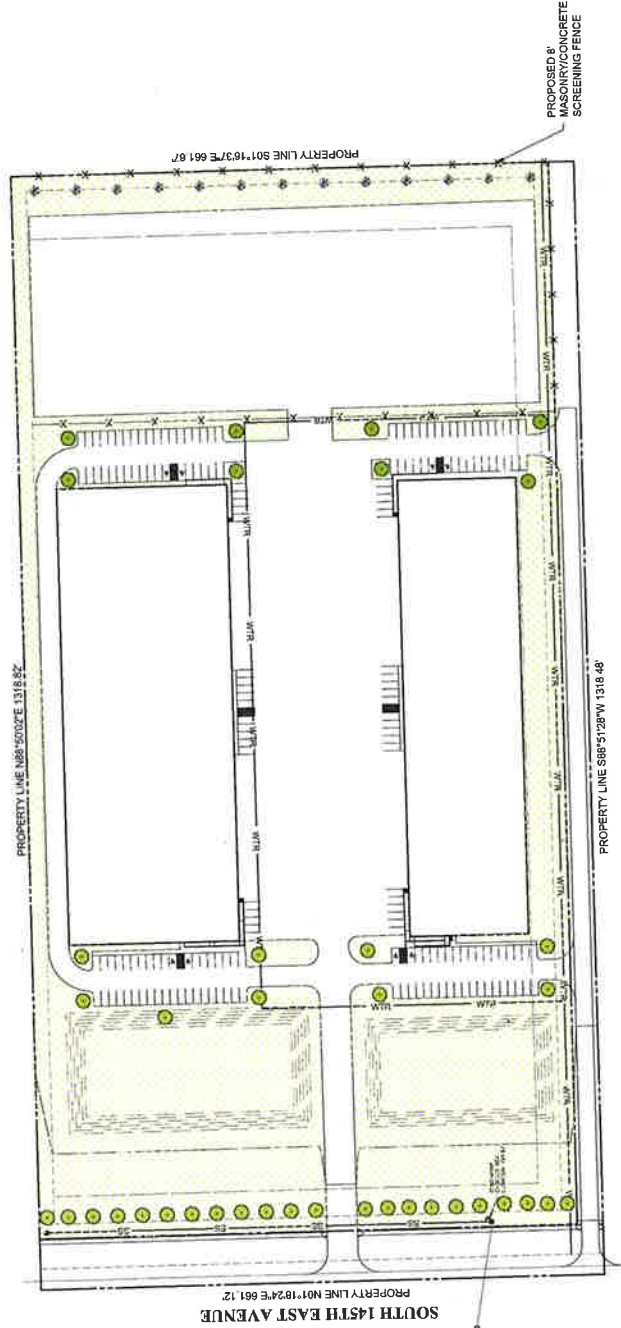


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DRAWN BY	JES
DATE	04/23/2015

CONCEPTUAL
LANDSCAPE
PLAN
EXHIBIT F



Location Map
Scale: 1" = 150'



11.20

11.21



kinslow, keith & todd, inc.
architecture | interiors | engineering

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2200 south ulica place, suite 200
tulsa, oklahoma 74114

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CERTIFICATE OF AUTHORIZATION
NO. CA 3305 EXP. 06/30/2015



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE OKLAHOMA BOARD OF PROFESSIONAL ENGINEERS

PUD #

PAWNEE INDUSTRIAL III

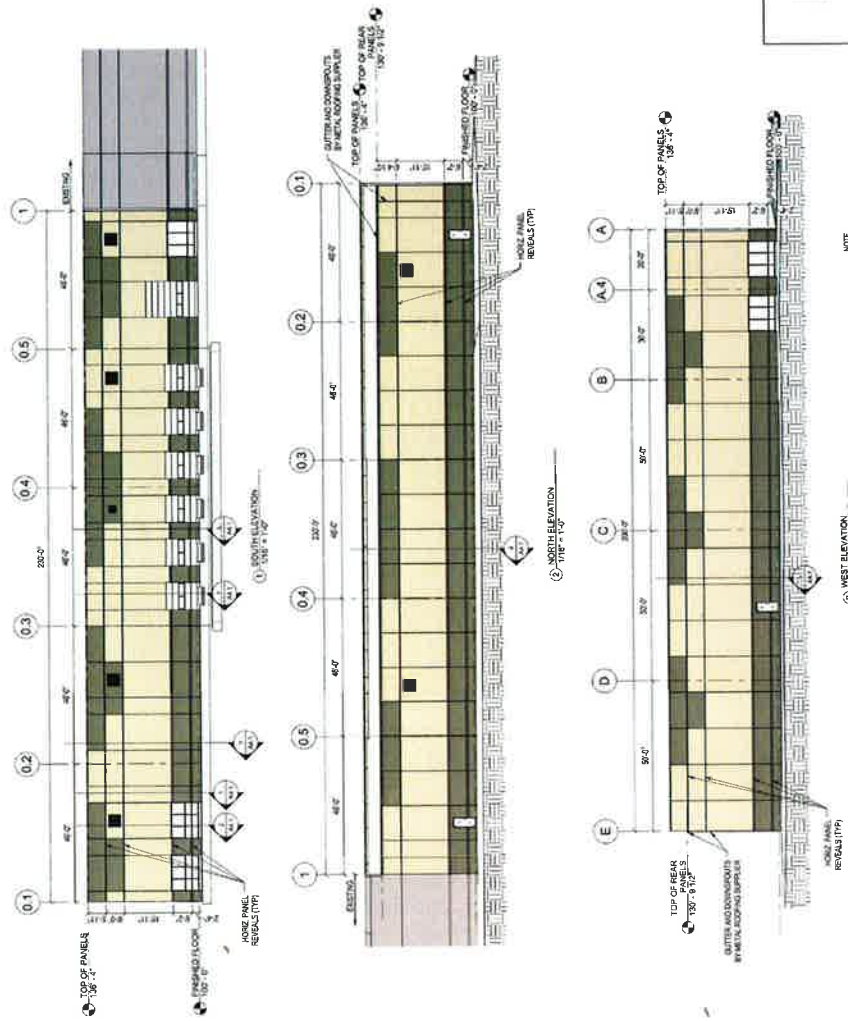
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TULSA, OKLAHOMA



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DATE	04/23/2015
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ATTACH PAGE NO.	
PROJECT NO.	

BUILDING ELEVATION

EXHIBIT I



11.22



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-34
Comprehensive Plan Amendment
(related to PUD 128-E minor amendment)

Hearing Date: May 20, 2015

Case Report Prepared by:

Susan Miller, AICP

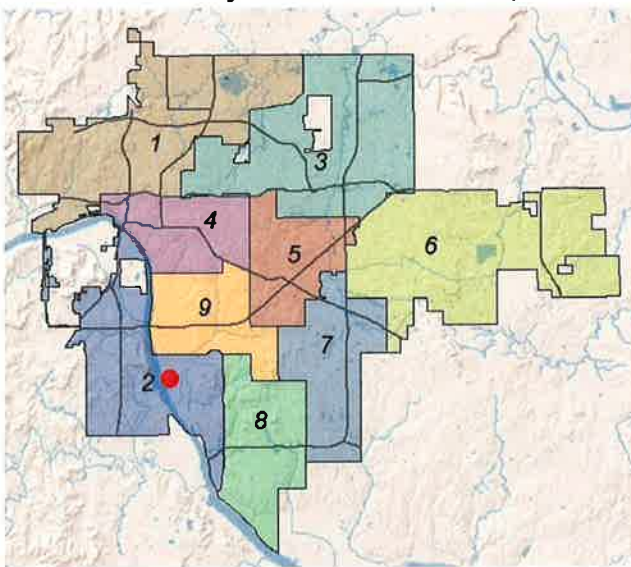
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Tulsa Public Facilities
Authority

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Land Use Map change from ***Park and Open Space*** to ***Mixed-Use Corridor***

Stability and Growth Map change from ***Area of Stability*** to an ***Area of Growth***

Existing Use: sand volleyball courts, vacant
vacant land & RiverPark trails

Proposed Use: retail and recreation uses &
RiverPark trails

Tract Size: 35.89 acres

Location: Southwest corner of E. 71st Street
South and South Riverside Drive

Comprehensive Plan:

Land Use Map: *Park and Open Space*

Stability and Growth Map: *Area of Stability*

Arkansas River Corridor Master Plan:

Special Development Zone

Staff Recommendation:

Staff recommends **approval** of the *Mixed-Use Corridor* land use and *Area of Growth* designations.

Zoning:

Existing Zoning: PUD 128-E; CS/OMH/RM-2

Proposed Zoning: minor PUD amendment

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

SW corner of E. 71st St. S. and S. Riverside Dr (CPA-34)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Park & Open Space</i> Existing Stability and Growth designation: <i>Area of Stability</i>
Proposed Land Use: <i>Mixed-Use Corridor</i> Proposed Stability and Growth designation: <i>Area of Growth</i>
Location: SW corner of E. 71st St. S. and S. Riverside Dr.
Size: 35.89 acres

A. Background

The area subject to this Comprehensive Plan amendment application is located on the southwest corner of E. 71st Street South and South Riverside Drive, an area bordering the east side of the Arkansas River. The subject site has significant development potential per the underlying zoning (RM-2, ES-4, OMH, CS) and PUD-128, both of which were approved in 1972. Subsequent amendments to the PUD occurred since that time; however, the site was never developed. In 1991, a public-private land acquisition transpired and the site is currently known as Helmerich Park, owned by the Tulsa Public Facilities Authority and part of the City of Tulsa Park system.

Currently the subject site makes up approximately 36 acres of the 60 acres of Helmerich Park. The subject site contains sand volleyball courts, RiverParks trails, as well as vacant land, and sits on the west side of Riverside Drive in an area with a mixture of commercial, office and residential uses. The City of Tulsa issued a Request for Proposals (RFP) in 2014 to obtain proposals from developers seeking to develop retail/recreation venues for either a portion or all of Helmerich Park. The entirety of Helmerich Park is designated as *Park & Open Space* and an *Area of Stability* in the Tulsa Comprehensive Plan.

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.”

The Tulsa Comprehensive Plan assigns a *Parks & Open Space land use designation* on the subject site:

“This building block designates Tulsa’s **park and open space** assets. These are areas to be protected and promoted through the targeted investments, public private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.”

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

The applicant is proposing an *Area of Growth* and *Mixed Use Corridor* 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.”

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

D. Arkansas River Corridor Master Plan

In addition to the land use designations assigned in the Tulsa Comprehensive Plan, the area was also part of the 2005 Arkansas River Corridor Master Plan. The Master Plan designated the intersection of E. 71st St. S. & S. Riverside Dr. as a “Special Development Zone” and introduces waterfront/mixed-use development into the Helmerich Park area.

For Helmerich Park, the Master Plan discusses the need to balance the preservation of open space with river-oriented development. A concept sketch in the Master Plan illustrates recreational and retail uses similar to those proposed at this time:



Portion of Figure 8.6-3, 71st Street Riverfront Concept Plan, Arkansas River Corridor Development Plan: Phase II Master Plan

E. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	None, then <i>Park & Open Space</i>	Growth	East 71 st Street South, then RiverParks
South	RM-2/PUD-128E	<i>Park & Open Space</i>	Stability	Helmerich Park
East	RS-2, RS-4, OL/PUD-691, OM/PUD-808, PK, CS	<i>Town Center</i>	Growth	Varied commercial, office & residential uses
West	AG	None	None	Arkansas River

F. 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 owner of the Property, the Tulsa Public Facilities Authority ("TPFA"), has, for several years, sought to cause the development of this underutilized Property. These efforts culminated, about 18 months ago, in the TPFA issuing a RFP seeking proposals for ground leasing the Property from the TPFA. TPFA did not receive any responsive proposals to the RFP. However, TPFA has continued to seek proposals for the development of the Property and is entertaining leasing the Property to an affiliate of UCR Development Services for development purposes. In furtherance of this plan and prior to requesting any proposals, the City of Tulsa, Park and Recreation Board, was advised of the TPFA's plans for the development of the southwest corner of South Riverside Parkway and East 71st Street South. The Park Board and the City discussed a conceptual illustration of a possible development scenario for the Property.*

Additionally, the City has plans to relocate the existing volleyball facilities on the Property and improve them at another location.

- 2. "Unusually, the Property is zoned PUD 128-E and the underlying zoning of the Property is CS, Commercial Shopping District, OMH Office Medium Heavy District, and RM-2, Residential Multi-Family Medium District. This zoning permits the Property to be used for over a million square feet of office space with building heights up to 154 feet and over 60,000 square feet of commercial floor area by right with PUD site plan approval. In light of the intensity of the existing zoning, the proposed development of the Property for commercial purposes and the relocation of the volleyball courts warrant the proposed amendment to the Comprehensive Plan."*
- 3. "The proposed change will enhance the surrounding area and the City of Tulsa by permitting the underutilized Property to be put to a commercial use under the conditions of a Planned Unit Development. This will permit the Property to be developed and integrated into the trail system, the Arkansas River and the Riverside Drive corridor. The major change in this area is the development opportunity presented to the City of Tulsa by the leasing of the long underutilized Property for commercial purposes. This project is adjacent to and surrounded by areas of growth and because the Property is subject to a PUD, with generous setbacks and landscaping requirements and PUD detail site plan approval, the City of Tulsa can be assured of growth that is not only consistent with the trail system, the Arkansas River and the Riverside Drive corridor, but that it will enhance these assets for this area and our City."*

G. Staff Response:

The history of this site is unique in that it contains a significant amount of development potential, per the zoning, that was never utilized. And, because of the 1991 public-private land acquisition and its incorporation into the City of Tulsa's park system as Helmerich Park, the site received a *Parks* land use designation at the time of adoption of the Tulsa Comprehensive Plan in 2010.

The proposed use of the site – retail and recreation – will be complementary to the vision as outlined in the 2005 Arkansas River Corridor Master Plan. The RiverParks trail system will remain and efforts are being made through the PUD minor amendment (PUD-128E) process to ensure that the development both respects and enhances the trail experience.

Although this area has not changed significantly since the adoption of the 2010 Comprehensive Plan, there is increased attention on current and future river development. In several instances, it appears that the land uses in the Arkansas River corridor were not closely examined or aligned with the 2005 Arkansas River Corridor

Master Plan during the adoption of the 2010 Comprehensive Plan. For example, RiverParks from Southwest Boulevard to E. 71st Street South was not assigned any land use designation. Therefore, that area was assigned a *Parks and Open Space* land use designation as part of the 2014 Housekeeping amendments.

An evaluation is currently in progress for the land uses surrounding the remainder of the Arkansas River corridor within the City limits of Tulsa. The intent of this study is to make recommendations for further land use amendments, consistent with the Arkansas River Corridor Master Plan and the work of the River Design Corridor Steering Committee that is currently underway.

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. An *Area of Growth* designation is consistent with that recently assigned to the RiverParks between Southwest Boulevard and E. 71st Street South. The intent of this area, like RiverParks, is that it is a dynamic, active and utilized amenity for the City of Tulsa. The City wishes to move forward with development of this underutilized area, while continuing to provide the recreational facilities (sand volleyball courts) currently at the park, either further south on Helmerich Park or at another nearby park. As evidenced by the Gathering Place to the north and numerous commercial ventures further south, this is clearly an area undergoing positive change which is expected to continue. Also, a mix of uses – retail and recreational- on

this site at E. 71st Street South and S. Riverside Drive allows the City to implement a portion of the Arkansas River Corridor Master Plan.

STAFF RECOMMENDATION

- Staff recommends **Approval** of the *Mixed-Use Corridor and Area of Growth* designations.



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400



Subject
Tract

CPA-34

18-13 7 & 18-12 12

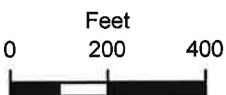
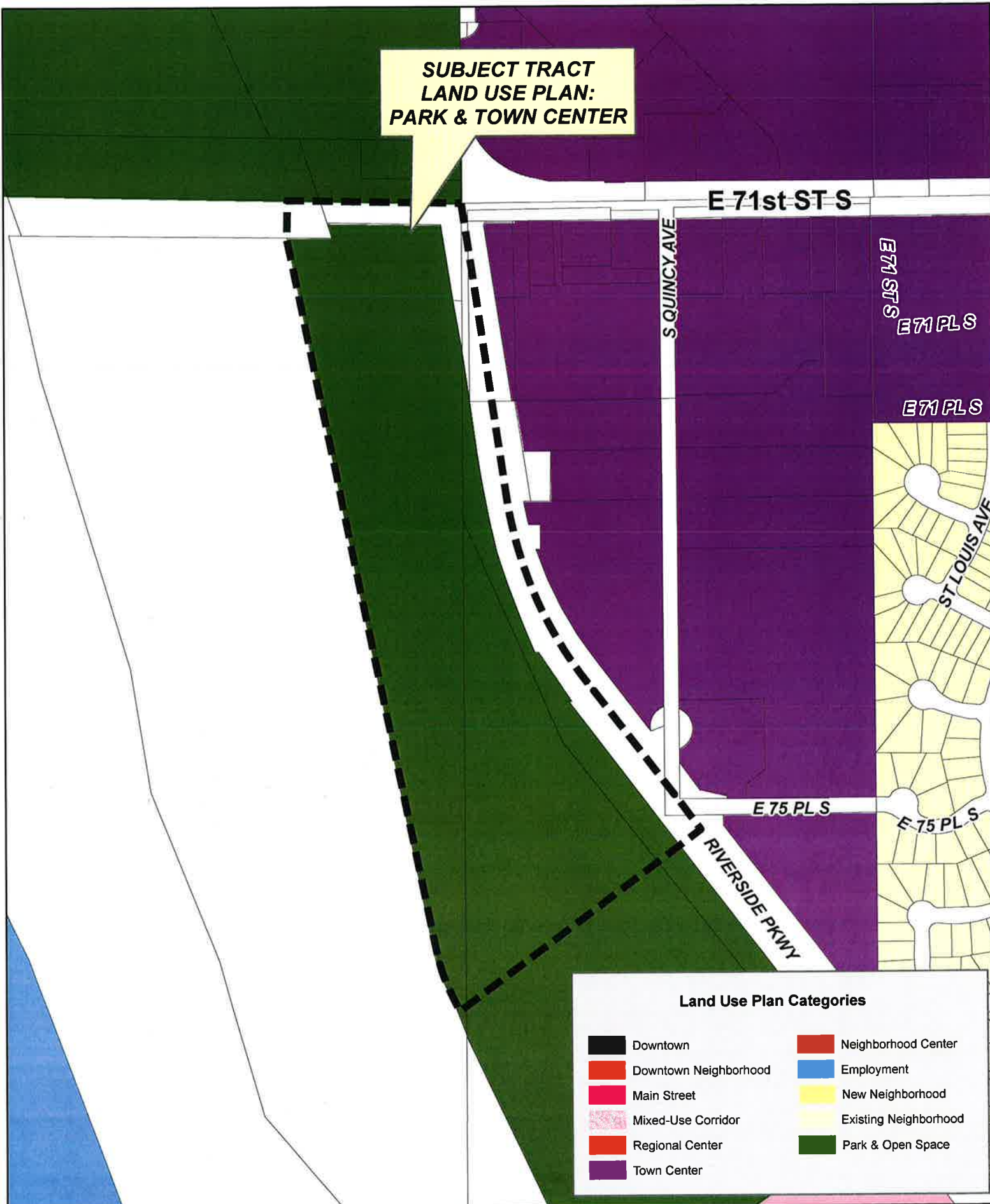
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align with physical features on the ground.

Aerial Photo Date: March 2014



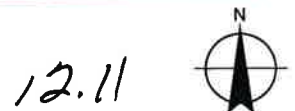
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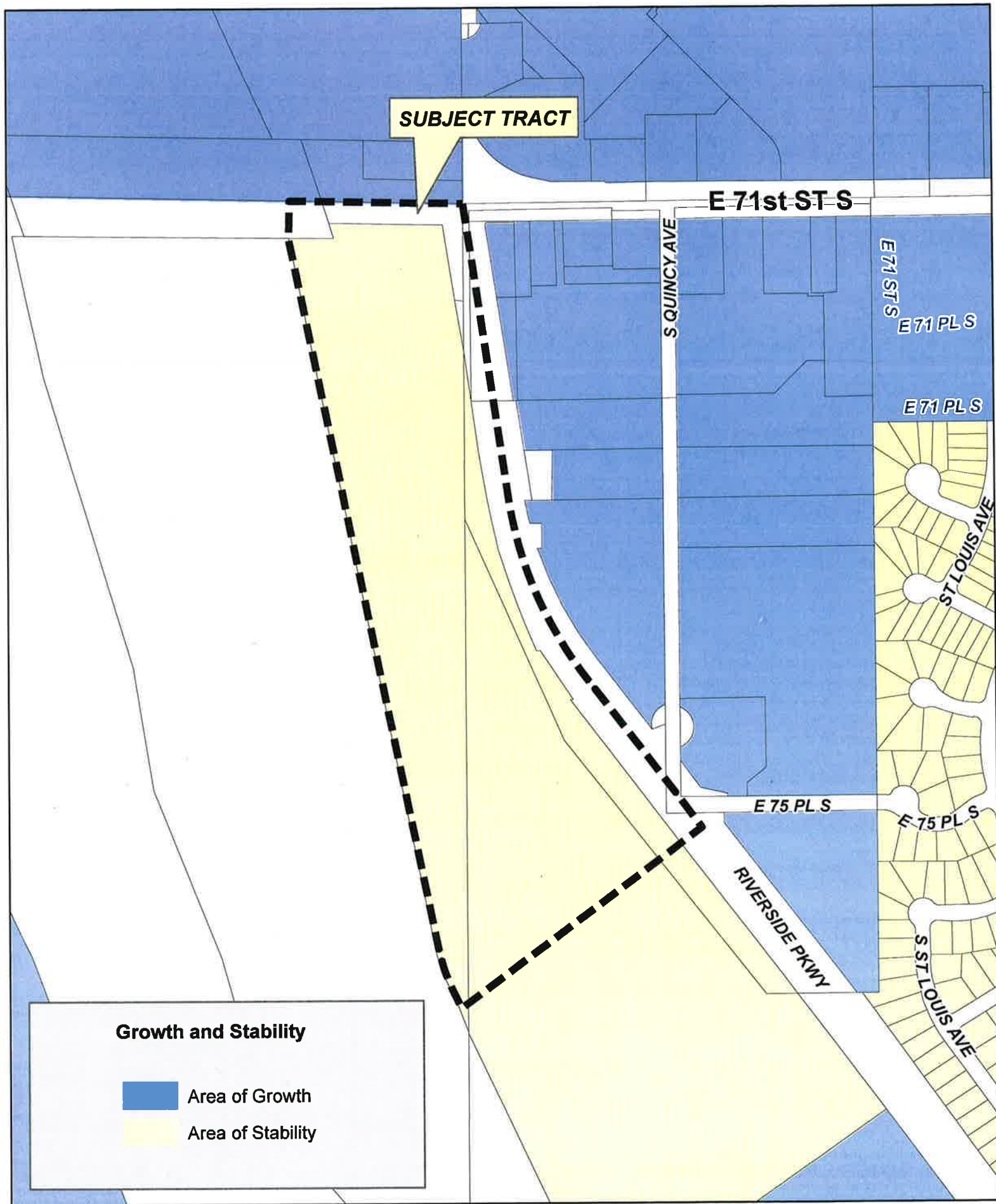
**SUBJECT TRACT
LAND USE PLAN:
PARK & TOWN CENTER**



CPA-34

18-13 7 & 18-12 12





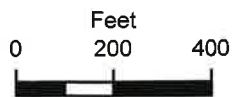
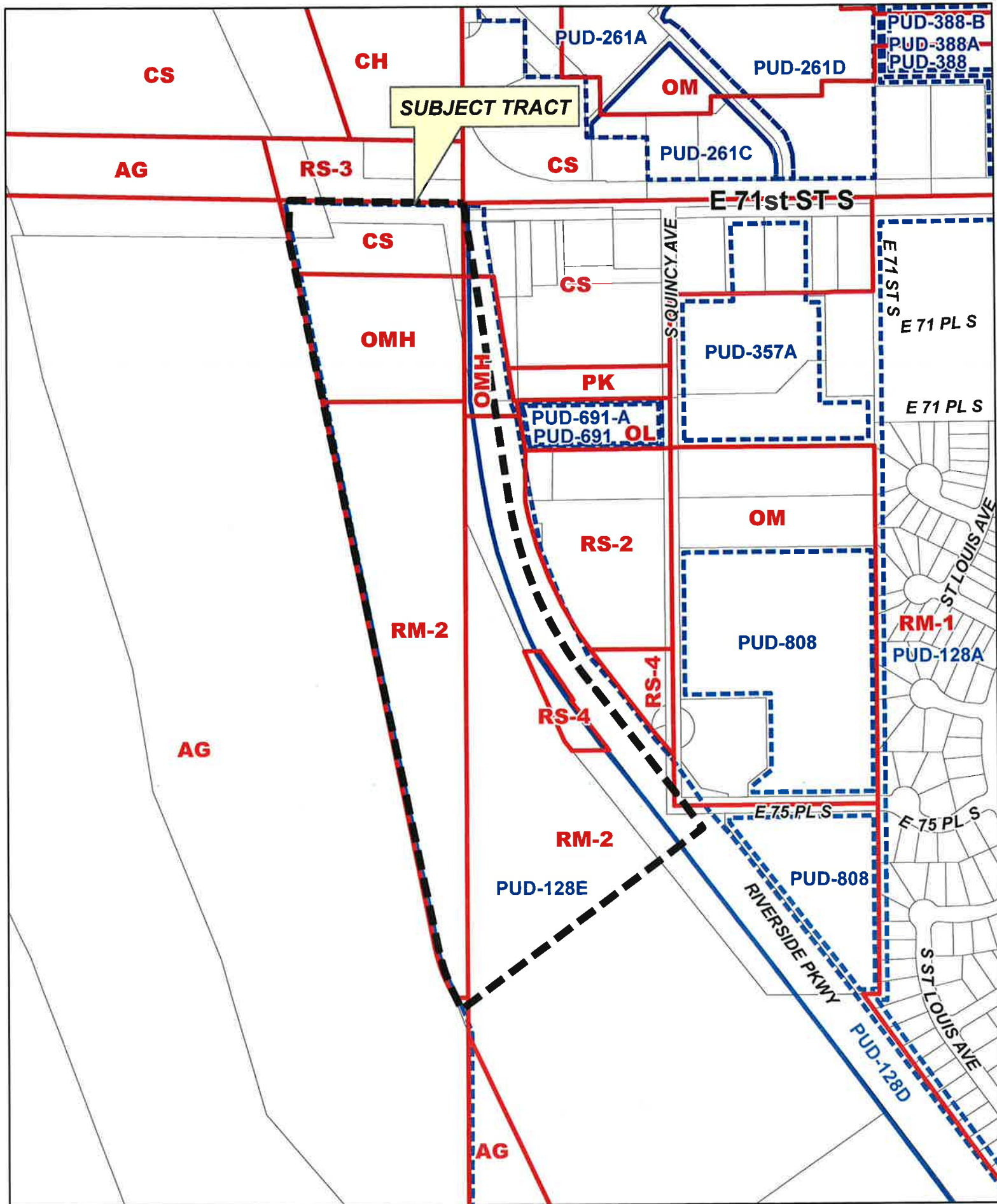
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CPA-34

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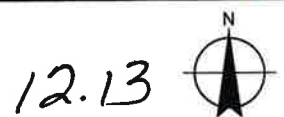
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CPA-34

18-13 7 & 18-12 12





Case Number: PUD-128-E-5
Minor Amendment
(related to CPA-34)

Hearing Date: May 20, 2015

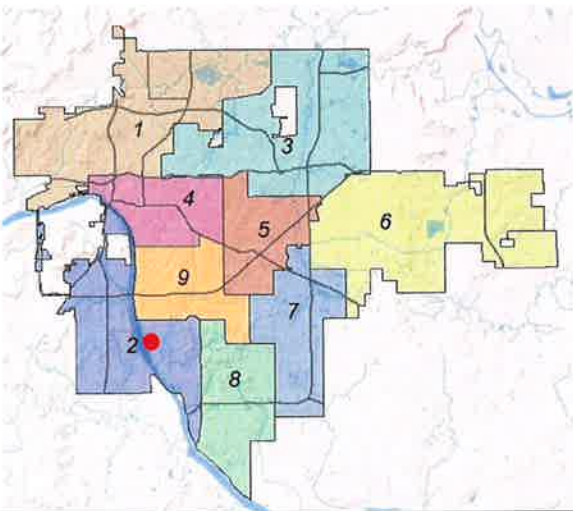
Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Tulsa Public Facilities Authority

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reallocate floor area within Development Areas A, B and C; amend Development Area boundaries between A and B and to amend Development Standards in A, B and C

Gross Land Area: 35.89 Acres

Location: Southwest corner of East 71st Street
South and South Riverside Drive

Zoning:

Existing Zoning: CS/OMH/RM-2/PUD-128-E

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Park and Open Space

Proposed: Mixed-Use Corridor

Growth and Stability Map: Stability

Proposed: Growth

Related Case: CPA-34

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 8212/8213

CZM: 52

Atlas: 1139

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: PUD-128-E-5 Minor Amendment

Amendment Request: To reallocate floor area within Development Areas A, B and C; amend Development Area boundaries between A and B and to amend Development Standards in A, B and C.

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

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

As well as Section 1107.H.9

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

DEVELOPMENT CONCEPT

PUD Minor Amendment 128-E-5 ("PUD 128-E-5") is located at the southwest corner of East 71st Street South and South Riverside Parkway. PUD 128-E is comprised of 92 acres and this Minor Amendment is comprised of the northerly 35.89 acres thereof. See the Aerial Photo – Land Uses Plan attached hereto as Exhibit "A".

The purpose of PUD 128-E-5 is to reallocate floor area within Development Areas "A", "B" and "C" and amend the boundaries between Development Areas "A" and "B" of PUD 128-E in order to establish the Development Standards for the development of "new" Development Area "A" for commercial purposes.

Except for the reallocation of the floor area, the only other Development Standards amended within Development Areas "B" and "C" are the removal of the commercial uses from the Permitted Uses of Development Area "C" as a result of the reallocation of the commercial floor area to "new" Development Area "A" from Development Area "C". Otherwise, there are not any amendments to the Development Standards of Development Areas "B" and "C".

As shown on the Conceptual Site Plan (Exhibit "B"), the proposed commercial center will create a sense of place, space and community between South Riverside Parkway, East 71st Street South, the River Parks trail and the Arkansas River.

Using sophisticated design with a "lifestyle" feel, the Project will tie in to the River Parks trail, the Arkansas River and the arterial streets through building design, articulation, massing, and generous landscaping. Along the River Parks trail, where hard architectural lines meet the trail, special attention to landscaping details will help soften the experience. Even without including Reserve Area A and Reserve Area B, the landscaping within the Project will exceed 15%.

The Project will be anchored by a ± 27,000 square foot hiking, biking and outdoor store while accommodating smaller uses in an adjacent building and another building on the hard corner of East 71st Street South and South Riverside Parkway. The building will have direct access to the River Parks trail and at its northwest corner such building has windows and other inviting architectural features to welcome visitors from the River Parks trail to the Project. Conceptual Building Elevations of the outdoor store are attached hereto as Exhibit "C".

Finally, the Project seeks to further embrace its location by allowing for the development of a restaurant with an indoor/outdoor musical venue enjoying the view of as well as the views from the River Parks trail and Arkansas River.

Throughout the Project, pedestrian pathways allow for easy access to and from one building to another, as well as the River Parks trail. Bicycle storage will be provided in several locations within the Project.

The Project's design, landscaping and tenant mix seek to create a sense of community as a hub in Tulsa's trail system. The Project will provide additional parking that is well connected to both the Project and the River Parks trail which enhances the connectivity to both the center and the adjacent trail.

No rezoning is necessary to support PUD 128-E-5 and all the proposed uses are Permitted Uses within the underlying CS, OMH and RM2 Zoning Districts. See the Area Zoning Map attached hereto as Exhibit "D".

DEVELOPMENT STANDARDS

"NEW" DEVELOPMENT AREA "A"

LAND AREA:

GROSS:	668,440	SF	15.35	AC
NET:	536,357	SF	12.31	AC

PERMITTED USES:

Uses permitted as a matter of right in the OM – Office Medium District and accessory uses customarily incident to a principal use permitted in the OM District, restaurants, barber shops and beauty and convenience goods and services, and shopping goods and services and restaurant and music concert, indoor and outdoor commercial, with accessory bar as permitted in Use Units 12, 13, 14 and 20. Restaurants, private clubs, barber and beauty shops which are located within a building having offices as its principal use shall be considered as permitted accessory uses if such restaurants and clubs do not occupy more than 5% of the gross floor area of the principal building in which it is located.

MAXIMUM BUILDING FLOOR AREA:

OFFICE AND COMMERCIAL:

Office	270,750	SF
Commercial	<u>63,250</u>	SF

13.3

Total

334,000 SF

MINIMUM BUILDING SETBACKS:

From the centerline of South Riverside Parkway	120	FT
From the centerline of East 71 st Street South	120	FT
From the boundary of Development Area "B"	-0-	FT
From the west boundary	Per approved Detail Site Plan	

SIGNS:

Signs within "new" Development Area "A" shall be as follows:

(a) 71ST STREET PROJECT SIGNS.

Ground signs shall be permitted as follows: Two (2) ground signs on East 71st Street South. The westerly sign shall not exceed 20 FT in height and 100 SF of surface display area. The easterly sign shall not exceed 10 FT in height and 36 SF of surface display area.

(b) RIVERSIDE PARKWAY PROJECT SIGNS.

Two (2) project signs shall be permitted on South Riverside Parkway. The northerly sign shall not exceed 20 FT in height and 100 SF of surface display area. The southerly sign shall not exceed 10 FT in height and 24 SF of surface display area.

The approximate locations of the Project Signs are shown on the Conceptual Site Plan attached hereto as Exhibit "B".

(c) WALL SIGNS.

Wall signs shall be permitted not to exceed 2.0 SF of surface display area per linear foot of building wall to which attached. The length of a wall sign shall not exceed 75% of the frontage of the building.

(d) DIRECTIONAL SIGNS.

Directional signs within the interior of "new" Development Area "A" which are intended to inform the visitor as to the location within the Project of tenants may be freestanding if not exceeding 4 FT in height and 4 SF of surface display area.

Directional signage that provide information to trail access locations must meet the standards defined in the Riverparks Authority Design Guidelines adopted by the RPA Board of Trustees in December 2008. Those signs will not be counted against the sign budget defined in the PUD.

LANDSCAPED AREA:*

13.4

A minimum of 15% of the net land area of "new" Development Area "A" shall be improved as internal landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

For the determination of the street yard the setback from right-of-way will be calculated using 50 FT for both East 71st Street South and South Riverside Parkway.

"NEW" DEVELOPMENT AREA "B"

LAND AREA:

GROSS:	395,826	SF	9.09	AC
NET:	384,851	SF	8.84	AC

MAXIMUM BUILDING FLOOR AREA:

OFFICE:	364,000	SF
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LANDSCAPED AREA:*

A minimum of 15% of the net land area of "new" Development Area "A" shall be improved as internal landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

For the determination of the street yard the setback from right-of-way will be calculated using 50 FT for both East 71st Street South and South Riverside Parkway.

DEVELOPMENT AREA "C"*

LAND AREA:

GROSS:	499,198	SF	11.46	AC
NET:	456,167	SF	10.47	AC

*Neither the boundary nor the land area of Development Area "C" are amended as a result of PUD-128-E-5.

PERMITTED USES:

Uses permitted as a matter of right in the OM – Office Medium District and accessory uses customarily incident to a principal use permitted in the OM District, restaurants and private clubs, barber and beauty shops. Restaurants and clubs which are located within a building having offices as its principal use shall be considered as permitted accessory uses if such restaurants and clubs do not occupy more than 5% of the gross floor area of the principal building in which it is located.

13.5

MAXIMUM BUILDING FLOOR AREA:

OFFICE:

453,250 SF

MISCELLANEOUS

BUILDING TRANSPARENCY:

Transparency is considered the percentage of a River/Trail facing building façade that must be covered by transparent windows and or doors. The transparency will only be required within 125 feet of the pavement edge on the trail

BUILDING WALLS FACING THE ARKANSAS RIVER AND TRAIL SYSTEM

Development Area A:

A minimum transparency of 15 % is required along the northern 75 feet of the building façade measured between 3 feet and 15 feet above the trail elevation.

Development Area B and C:

A minimum transparency of 40% is required along the length of the building façade measured between 3 feet and 8 feet above the trail elevation.

VEHICULAR ACCESS AND CIRCULATION:

Vehicular Access to the Project will be provided by East 71st Street South and South Riverside Parkway.

The Project will have four (4) points of vehicular access: One (1) to East 71st Street South and three (3) to South Riverside Parkway together with an internal drive system running throughout the length of the Project. The internal drive system will also provide access to the south for future development.

The Access and Circulation Plan for the Project is attached hereto Exhibit "E".

Pedestrian and Bicycle circulation paths will be integrated into the existing trail and sidewalk system.

PARKING:

Vehicular parking for public access to the Trail and Riverparks shall be encouraged. Limitations on the location and amount of public access parking will not be allowed.

Bicycle parking areas will be conveniently located near the main entrance of any building within a Development Area.

An aggregate total of storage/parking areas for a minimum of 20 bicycles will be provided in each Development Area. Smaller groupings of storage areas are allowed near each building entrance

Specific design details will be shown on the detailed site plan.

13.6

LANDSCAPING:

In addition to the required landscaping as defined in the Tulsa Zoning Code a minimum 10 foot wide green space adjacent to the street right-of-way for Riverside Drive and 71st Street will be provided. Within the 10 foot green space, shrubs with sufficient density and height will be installed and maintained to provide a 3' tall effective visual screen from Riverside and 71st street within a three year growing cycle.

Along the trail system a large tree will be installed with a quantity calculation assuming a maximum spacing of 30 feet measured along the trail edge through the entire lot. The trees may be equally spaced or grouped. The minimum size at planting will be a 3" caliper and 12' height. Those trees will be within 10 feet of the edge of the trail and are not calculated as part of the Landscape Standards defined in the Zoning Code.

During detailed site plan review the applicant will be required to make a reasonable effort to save existing large healthy trees on the site. Tree protection plans and standards will be provided as part of the detailed site plan and the landscape plan. Utility trenches will not be allowed under the drip line of trees that will be saved.

*Because of the age of PUD-128-E, internal landscape open space was amended to be consistent with the Tulsa Zoning Code.

UTILITIES:

All utilities are available at the site except sanitary sewer which will be extended to the site from the south. The storm sewer system for the Project will not create any new penetrations to the Arkansas River bank.

See the Site Map, Topography, Existing and Proposed Utilities and FEMA Floodplain Map attached hereto as Exhibit "E".

ZONING:

See the Zoning Map attached hereto as Exhibit "F".

LEGAL DESCRIPTIONS:

The Legal Descriptions of "new" Development Area "A" and "new" Development Area "B" and existing Development Area "C" are attached hereto, respectively, as Exhibit "G", Exhibit "H", and Exhibit "I".

STAFF RECOMMENDATION

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-128-E and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map

INCOG aerial photo

Applicant Legal Description

Applicant Minor Amendment Proposal

Applicant Exhibit A – Aerial Photo / Land Uses Plan

Applicant Exhibit B – Conceptual Site Plan

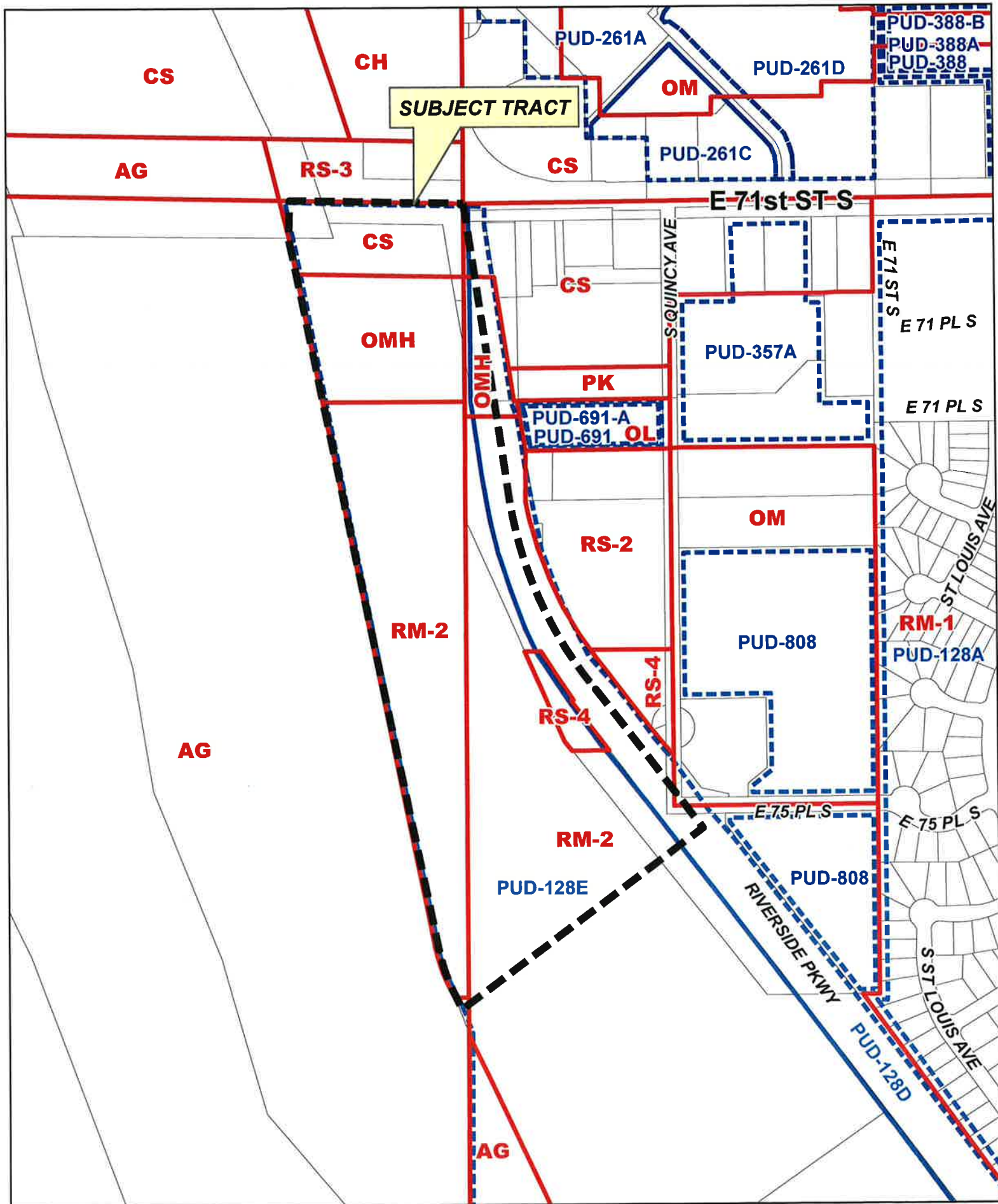
Applicant Exhibit C – Conceptual Building Elevations

Applicant Exhibit D – Area Zoning Map

Applicant Exhibit E – Proposed Utilities

With the considerations listed above, staff recommends **APPROVAL** of the minor amendment request to:

- 1) Reallocate floor area within Development Areas A, B and C
- 2) Development Area boundaries between A and B and
- 3) Amend Development Standards in A, B and C.



0 Feet 200 400

PUD-128-E-5

18-13 7 & 18-12 12

13.9





0 Feet
200
400



Subject
Tract

PUD-128-E-5

18-13 7 & 18-12 12

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

Aerial Photo Date: March 2014



13.10

The Project will be anchored by a ± 27,000 square foot hiking, biking and outdoor store while accommodating smaller uses in an adjacent building and another building on the hard corner of East 71st Street South and South Riverside Parkway. The building will have direct access to the River Parks trail and at its northwest corner such building has windows and other inviting architectural features to welcome visitors from the River Parks trail to the Project. Conceptual Building Elevations of the outdoor store are attached hereto as Exhibit "C".

Finally, the Project seeks to further embrace its location by allowing for the development of a restaurant with an indoor/outdoor musical venue enjoying the view of as well as the views from the River Parks trail and Arkansas River.

Throughout the Project, pedestrian pathways allow for easy access to and from one building to another, as well as the River Parks trail. Bicycle storage will be provided in several locations within the Project.

The Project's design, landscaping and tenant mix seek to create a sense of community as a hub in Tulsa's trail system. The Project will provide additional parking that is well connected to both the Project and the River Parks trail which enhances the connectivity to both the center and the adjacent trail.

No rezoning is necessary to support PUD 128-E-5 and all the proposed uses are Permitted Uses within the underlying CS, OMH and RM2 Zoning Districts. See the Area Zoning Map attached hereto as Exhibit "D".

II. DEVELOPMENT STANDARDS

"NEW" DEVELOPMENT AREA "A"

LAND AREA:

GROSS:	668,440	SF	15.35	AC
NET:	536,357	SF	12.31	AC

PERMITTED USES:

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MAXIMUM BUILDING FLOOR AREA:

OFFICE AND COMMERCIAL:



7100 Riverside Parkway Aerial Photo-Land Uses Plan EXHIBIT 'A'

Planned Unit Development Number 128-E-5



Good Plans & Form Architecture
 1000 N. 10th St.
 Suite 100
 Phoenix, AZ 85004
 Phone: 602.955.1111
 Fax: 602.955.1112
 Email: info@gfi.com

SACK AND ASSOCIATES, INC.
 2000 N. 10th St.
 Suite 100
 Phoenix, AZ 85004
 Phone: 602.955.1111
 Fax: 602.955.1112
 Email: info@sackandassociates.com



Location Map

Area Summary

LOT 1 = 5.2002 ACRES (228,521 SF)
 LOT 2 = 3.5601 ACRES (155,077 SF)
 RESERVE 'A' = 2.2530 ACRES (98,141 SF)
 RESERVE 'B' = 1.2898 ACRES (56,618 SF)
 TOTAL AREA = 12.3131 ACRES (536,357 SF)

Signs

- #1 24.0 SF MULTI-TENANT SIGN (10' HEIGHT)
- #2 100.0 SF MULTI-TENANT SIGN (20' HEIGHT)
- #3 36.0 SF MULTI-TENANT SIGN (10' HEIGHT)
- #4 100.0 SF MULTI-TENANT SIGN (20' HEIGHT)



NOT PLATTED

7100 Riverside Parkway

Conceptual Site Plan

EXHIBIT 'B'

Planned Unit Development Number 128-E-5



Good Felson & Farnell Architects
 2000 10th Avenue
 Suite 100
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 Email: info@gff.com

SACK AND ASSOCIATES, INC.
 2000 10th Avenue
 Suite 100
 Denver, CO 80202
 Phone: 303.733.1111
 Fax: 303.733.1112
 Email: info@sackandassociates.com



7100 Riverside Parkway
 Conceptual Building Elevations
EXHIBIT 'C'

Planned Unit Development Number 128-E-5

Good Felson & Farnell Architects
 1000 West 10th Street
 Suite 100
 Lincoln, NE 68502
 Phone: 402.441.1111
 Fax: 402.441.1112
 Email: info@goodfelson.com

SACK AND ASSOCIATES, INC.
 200 West 10th Street, Suite 100
 Lincoln, NE 68502
 Phone: 402.441.1111
 Fax: 402.441.1112
 Email: info@sackandassociates.com

13.14



7100 Riverside Parkway

Area Zoning Map

EXHIBIT 'D'

Planned Unit Development Number 128-E-5

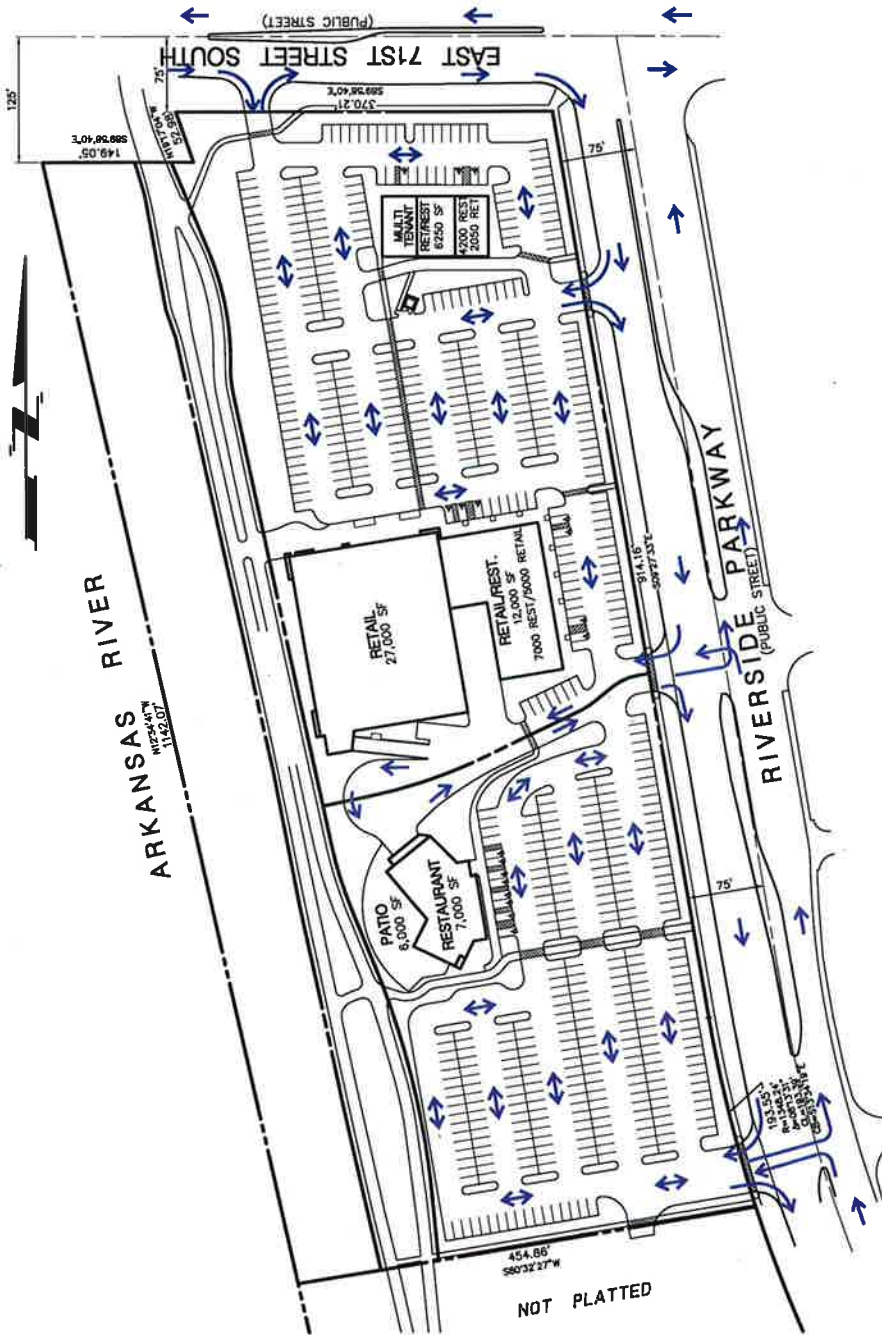
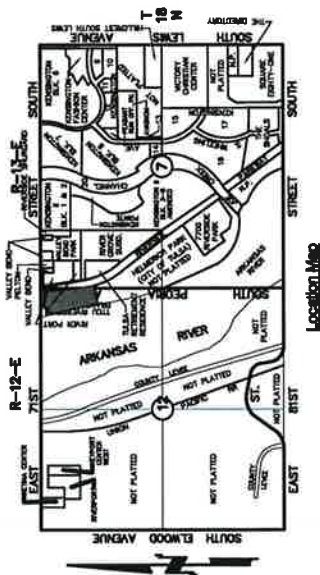
Good Helen & Thelma Architects

24,000,000/yr
24,000,000/yr
24,000,000/yr
24,000,000/yr

SACK AND ASSOCIATES, INC.

24,000,000/yr
24,000,000/yr
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24,000,000/yr

13.15



7100 Riverside Parkway Circulation and Access Plan EXHIBIT 'E'

Planned Unit Development Number 128-E-5

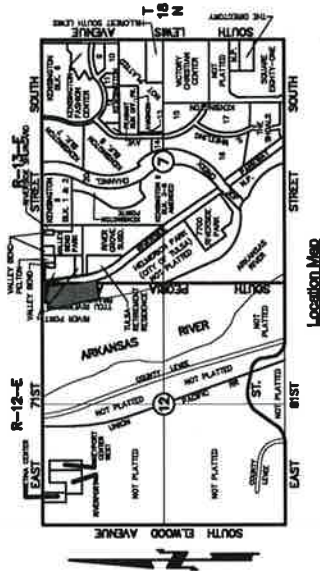


gff

Grand Follies & Fernal Architects
 2500 East 10th Street
 Suite 100
 Tulsa, Oklahoma 74104
 Phone: (918) 438-1111
 Fax: (918) 438-1112
 Email: info@gff.com

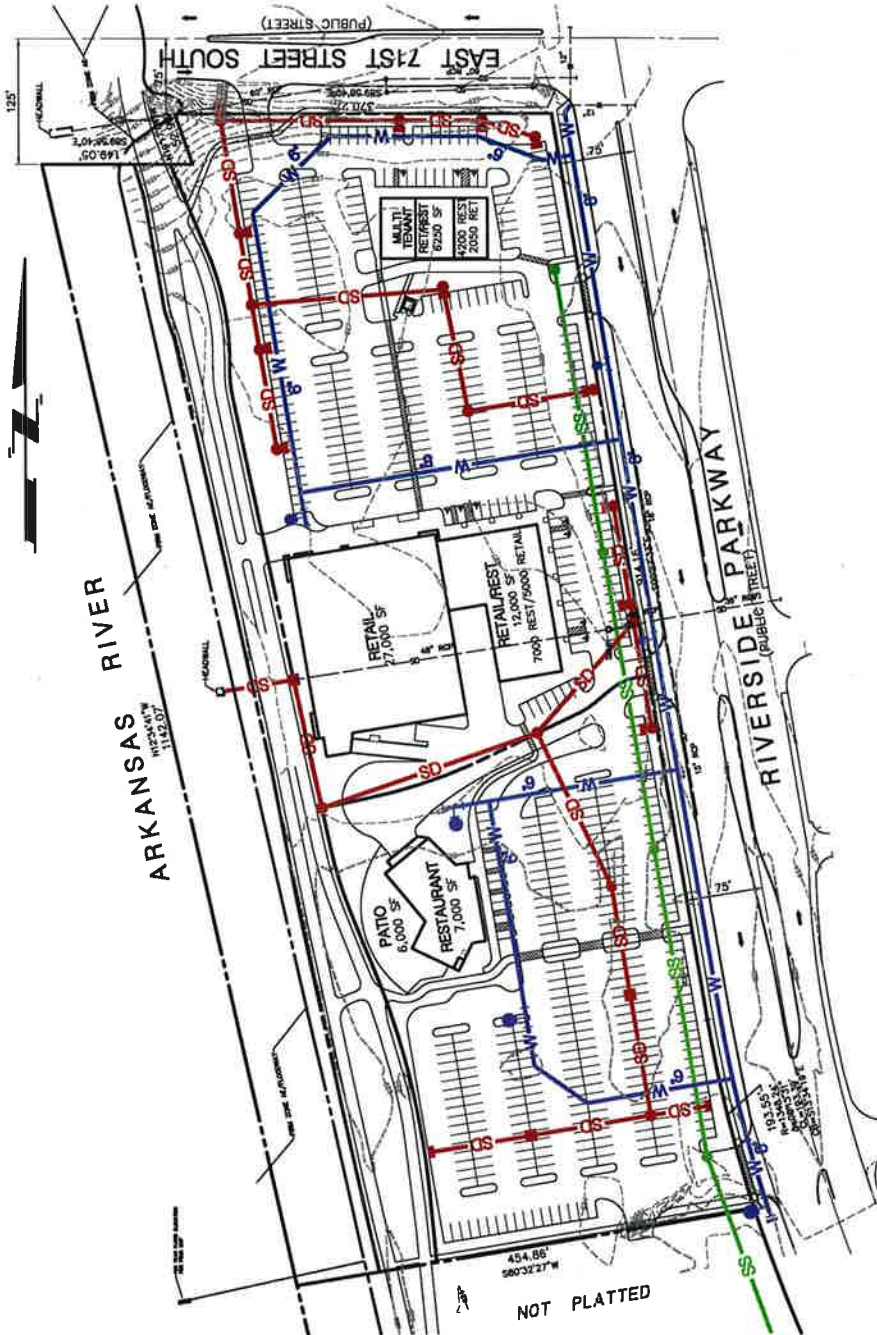
SACK AND ASSOCIATES, INC.
 3000 East 10th Street, Suite 100
 Tulsa, Oklahoma 74104
 Phone: (918) 438-1111
 Fax: (918) 438-1112
 Email: info@sackandassociates.com

13.16



Legend

- PROPOSED WATERLINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED STORM SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATERLINE
- EXISTING STORM SEWER



7100 Riverside Parkway

Site Map, Topography, Existing
and Proposed Utilities
and FEMA Floodplain Map
EXHIBIT 'F'

Planned Unit Development Number 128-E-5



SACK AND ASSOCIATES, INC.
3000 East 2nd Street, Suite 200, Tulsa, Oklahoma 74106-1000
Phone: (918) 438-1111 Fax: (918) 438-1112
Project: 7100 AND RIVERSIDE PARKWAY
Drawn: LUK Other: CMG Date: 08/06/10

Good Planners & Farmers Architects
2007 Main Street, Suite 100, Tulsa, Oklahoma 74103
Phone: (918) 438-1111 Fax: (918) 438-1112
Project: 7100 AND RIVERSIDE PARKWAY
Drawn: LUK Other: CMG Date: 08/06/10

eff

NOT PLATTED

13.17

White, Nikki

From: Dave Stacy [stacyrealty@gmail.com]
Sent: Thursday, May 14, 2015 10:49 AM
To: White, Nikki
Cc: 'Dave Stacy'
Subject: RE: Development Services comments

Hello

I would like to ask for an extension on this app of about 30 days if I could

LS-20781/1C-662

Thanks

Dave Stacy

I have spoke to Mr. Holman and I think I need more time to get something's taken care of

From: White, Nikki [mailto:NWhite@incog.org]
Sent: Monday, May 11, 2015 4:10 PM
To: Dave Stacy
Subject: RE: Development Services comments

Development Services contacts: <https://www.cityoftulsa.org/our-city/doing-business-with-the-city/permits-and-licensing/contact-development-services.aspx>

Comment 1: Allen Holdman
Comment 2: Evonna Garner
Comment 3: Michael Ling
Comment 4: Nahid Egan
Comment 5: Lloyd Payne

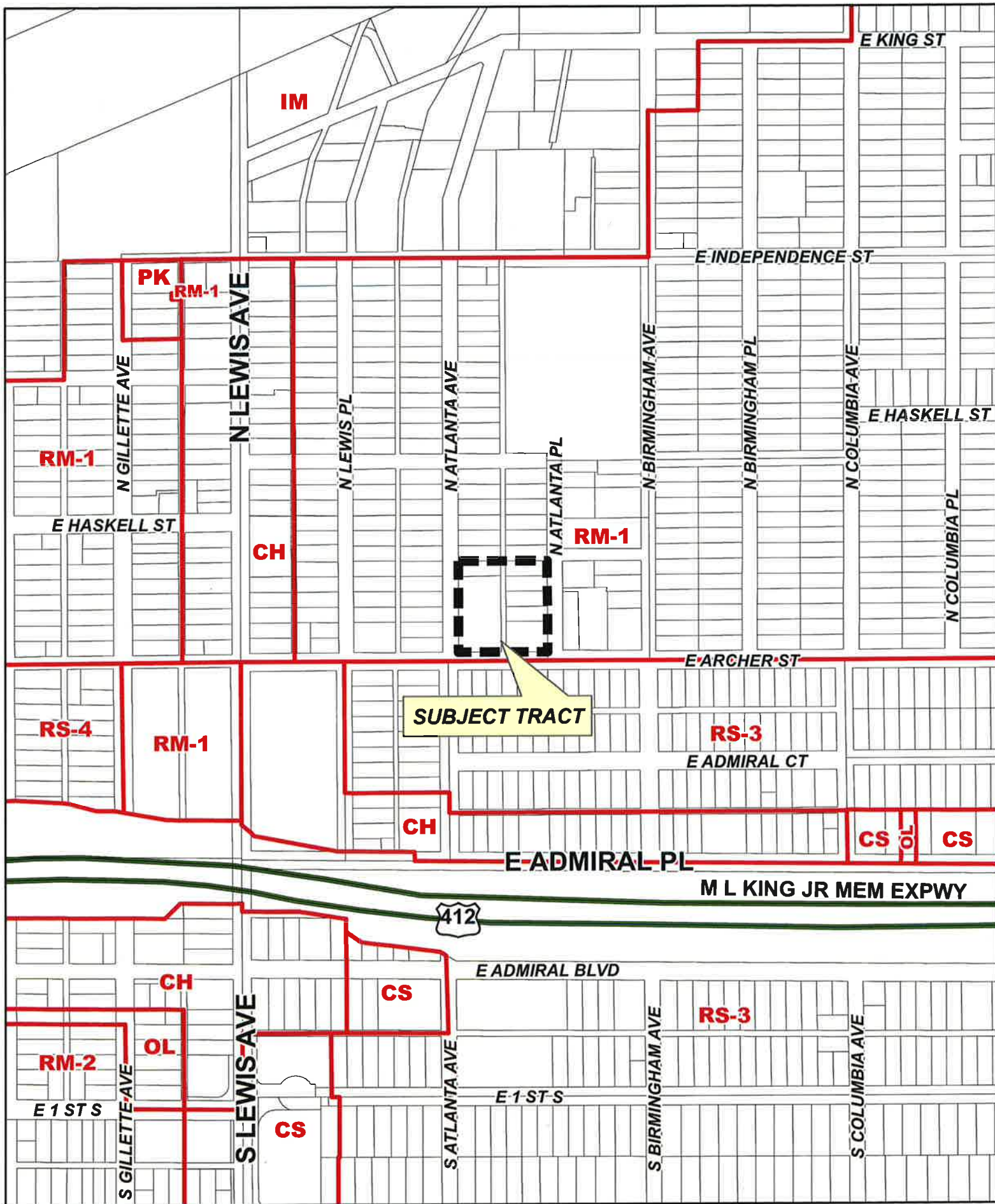
Nikki White | Land Regulation Specialist
INCOG | Land Development Services
2 West 2nd Street Ste. 800 | Tulsa OK 74103
ph: 918.579.9471 | fax: 918.579.9571
web: www.incog.org | email: nwhite@incog.org

From: Dave Stacy [mailto:stacyrealty@gmail.com]
Sent: Monday, May 11, 2015 3:15 PM
To: White, Nikki
Subject: RE: Development Services comments

Please call Me at 918-230-8559

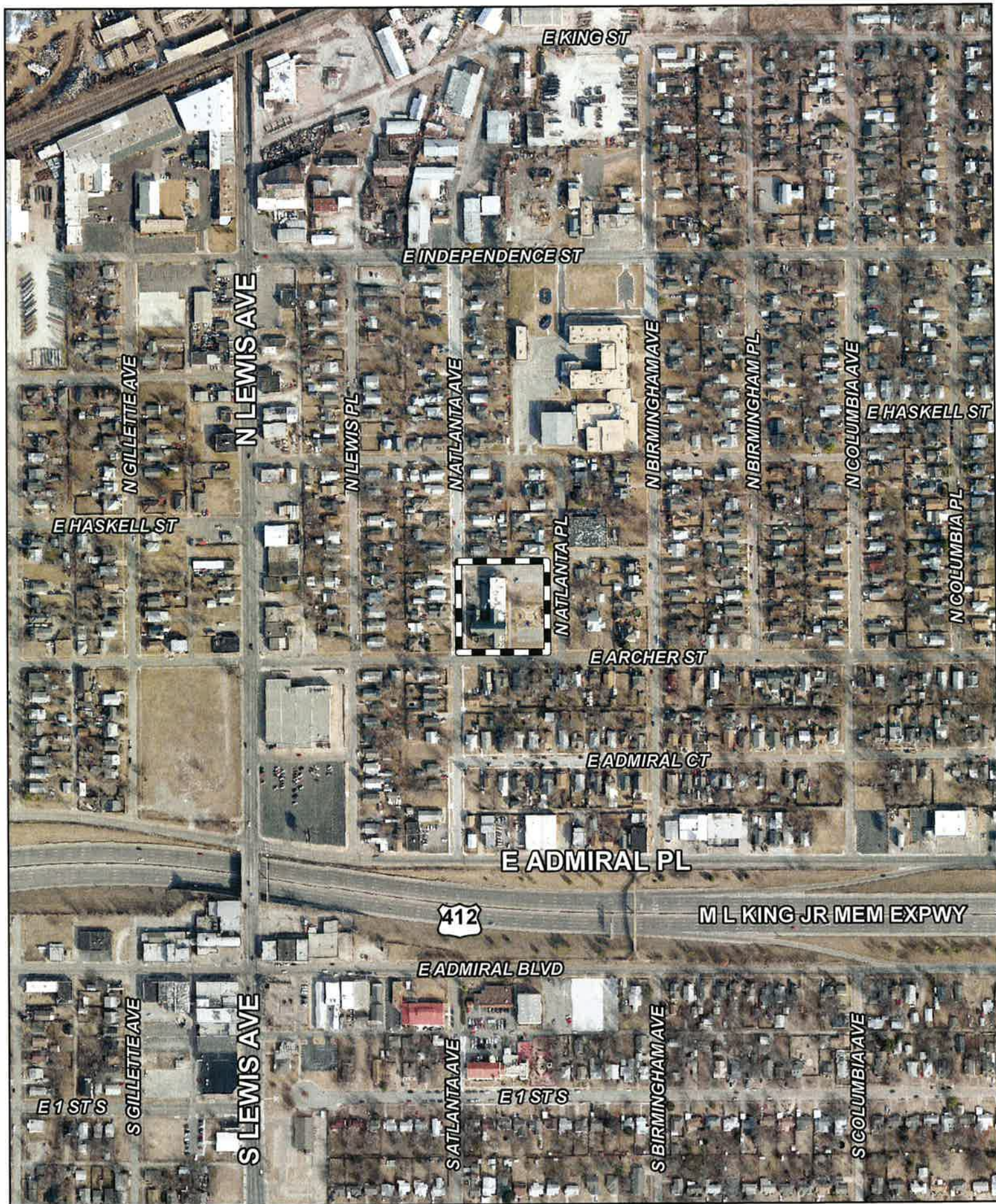
Thanks

Dave Stacy



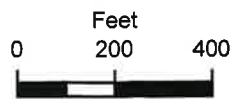
CROSTOWN LEARNING CENTER





CROSSTOWN LEARNING CENTER

16.2

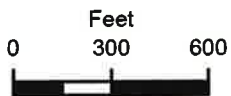
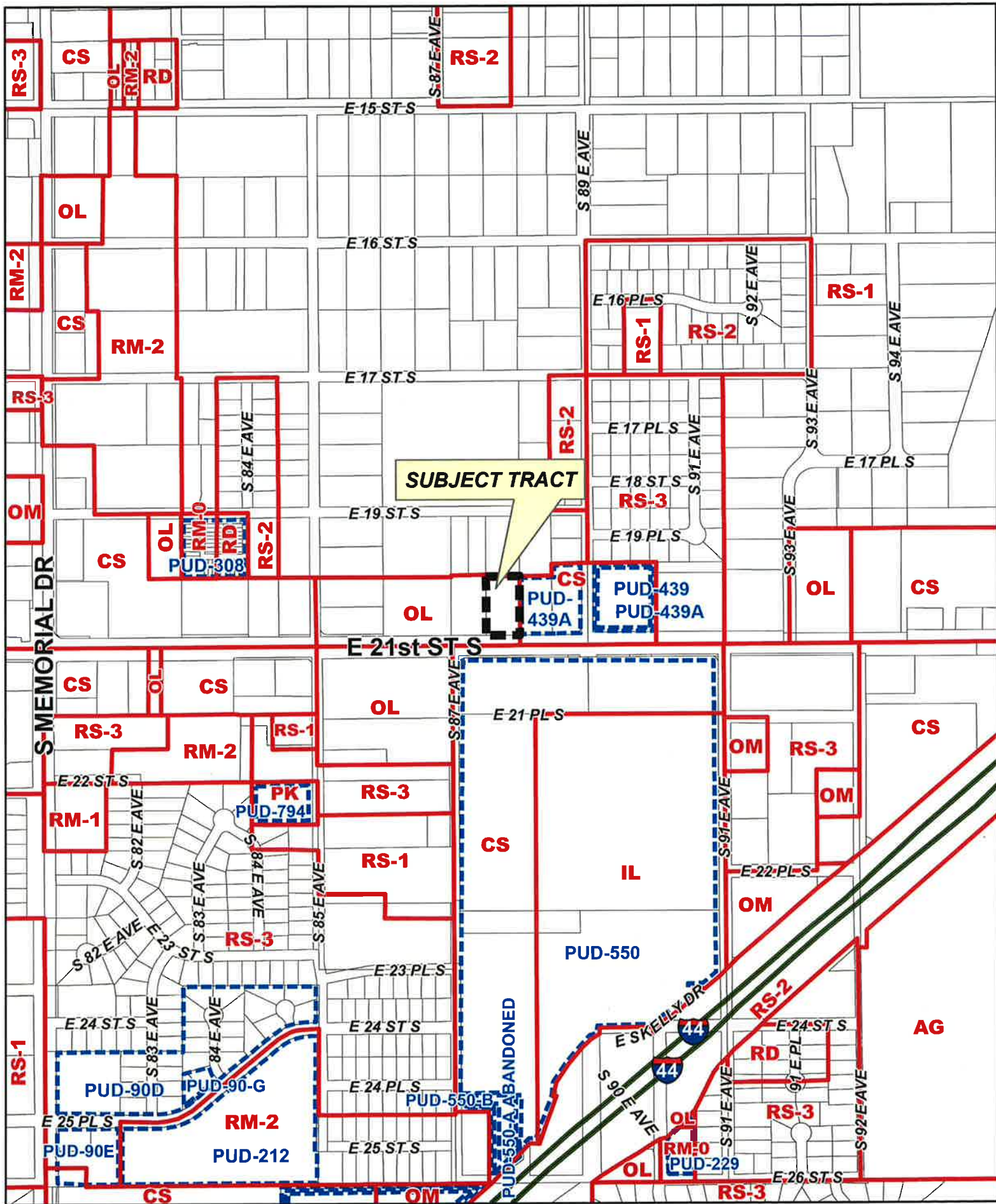


Subject
Tract

20-13 32

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014





MAYRA'S ADDITION

19-13 12

17.1



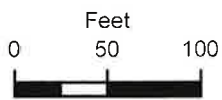


E 19th ST S

S 89th AVE

E 21st ST S

S 87th AVE



Subject
Tract

MAYRA'S ADDITION

19-13 12

Note: Graphic overlays may not precisely
align with physical features on the ground.
Aerial Photo Date: March 2014

17.2





Tulsa Metropolitan Area
Planning Commission

Case : Bent River

Preliminary Plat

Hearing Date: May 20, 2015

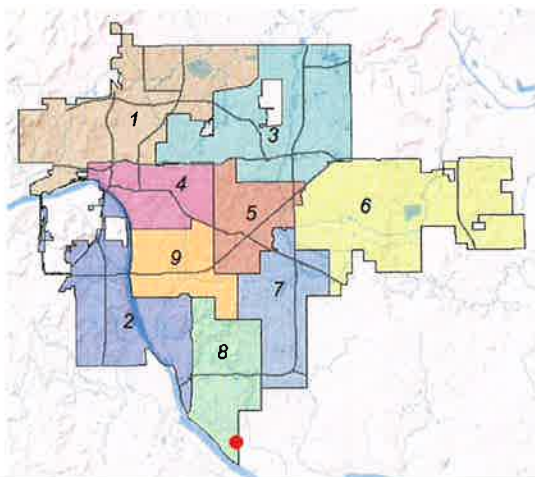
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Ricky Jones, Tanner Consulting

Owner: Stone Horse Development LLC

Location Map:
(shown with City Council Districts)



Preliminary Plat Approval Requested

Tract Size: 30 \pm acres

Location: South of the southwest corner of
East 121st Street South and South Sheridan
Road

Zoning:

Existing Zoning: Planned Unit
Development 828

Staff Recommendation:

Staff recommends **approval**.

City Council District: 8

Councilor Name: Phil Lakin, Jr.

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

INCOG Aerial
INCOG Case Map
Growth and Stability Maps
Subdivision Plat Map

PRELIMINARY SUBDIVISION PLAT

Bent River - (CD 8)

South of the southwest corner of East 121st Street South and South Sheridan Road

This plat consists of 103 Lots, 5 Blocks, on 30 acres.

The following issues were discussed May 7, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 828.
2. **Streets:** Provide street names. Provide existing right of way width along East 126th Street with document number. In the Deed of Dedication, Section 1.7 Sidewalks, modify to read "provide along all streets" not just S. Sheridan. Include standard sidewalk language for residential subdivision plats.
3. **Sewer:** Indicate what the reserve areas are specifically for, within in covenants. If sanitary sewer is located in reserves a, c and e, and easement is required and reserve language in covenants. Between lot 13 and 14 indicate maintain adequate separation for sanitary sewer. 15 foot minimum width with pipe centered in easement. Provide contours on conceptual utility plan.
4. **Water:** Install proposed waterline on the south side of roadway. Install valves and hydrants.
5. **Storm Drainage:** Storm drainage easement required across lot 4 and lot 5, block 1, and lot 11 and lot 12, block 1.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Fire hydrant spacing will need to meet the requirement of IFC 2009 Section 507. This includes the adjacent Sheridan Road and 126th Street along the developed area.
8. **Other: GIS:** Show addresses of individual lots in plat, submit subdivision data control sheet with final plat, state and define basis of bearing and identify street names.

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

Waivers of Subdivision Regulations:

1. None requested.

18.2

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.

PUD-828

BENT RIVER

PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION THREE (3)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



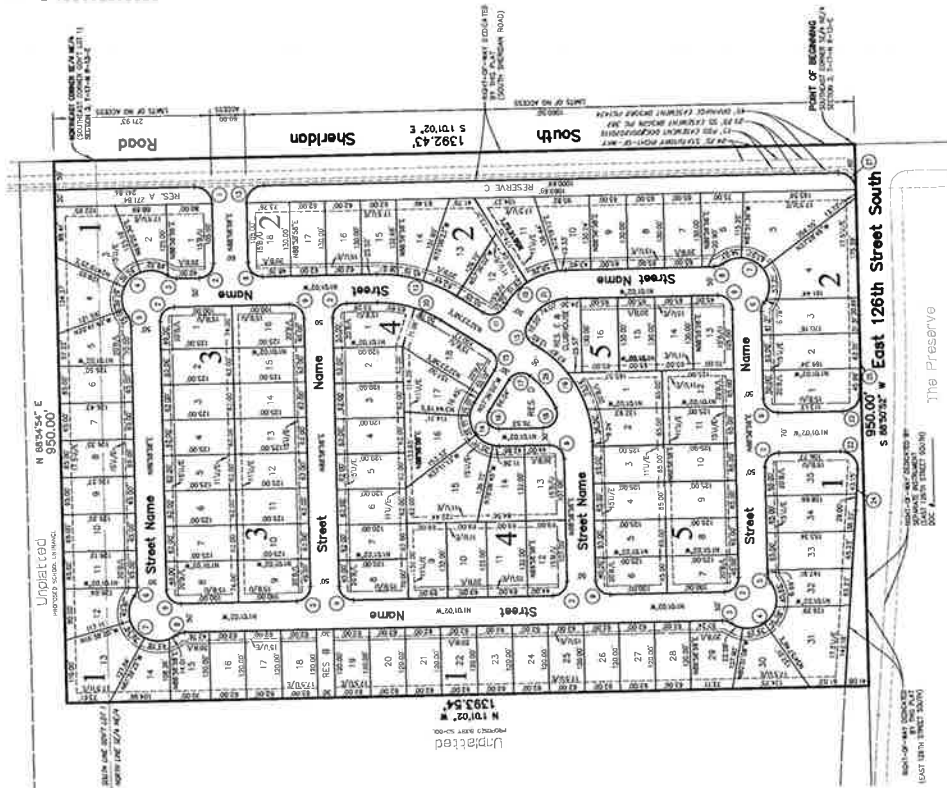
Location Map

Scale: 1" = 2000'

SUJUDIVISION CONTAINS
ONE HUNDRED & THREE (103) LOTS IN FIVE (5)
BLOCKS AND FIVE (5) RESERVE AREAS.

[illegible]

Curve Table									
	CUMULATIVE			50			55		
	1	2	3	4	5	6	7	8	9
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88	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
89	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
90	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
91	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
92	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
93	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
94	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
95	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
96	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
97	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
98	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
99	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750
100	41.32	21.00	10.0000	5.0000	3.0000	1.8750	1.1250	0.6250	0.3750



LEGEND:

ACC	ACCESS
BL	BUILDING LINE
UL	BUILDING LINE & UTILITY EASEMENT
CB	CHORD BEARING
CD	CHORD DISTANCE
DOC	DOCUMENT
EASE	EASEMENT
GOVT	GOVERNMENT
NA	POINTS OF NO ACCESS
GB	POINT OF BEGINNING
CC	POINT OF COMMENCEMENT
VE	UTILITY EASEMENT

FINAL PLAN (ENDORSEMENT OF APPROVAL)	
Tulsa Metropolitan Area Planning Commission	
Approval Date: _____	1/14/2002
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date: _____	
CHAIRMAN	
MAJOR	
ATTY: CITY CLERK	
CITY ATTORNEY	
The approval of this Final Plan will expire one year from the date of City Council approval. If not renewed by the City of Tulsa, the City Council shall have the right to modify the Final Plan at any time.	

OWNER:
Stone Horse Development, LLC.

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2651, EXPIRES 6/30/2015
EMAIL: DAN@TANNERBATSHOP.COM
5123 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

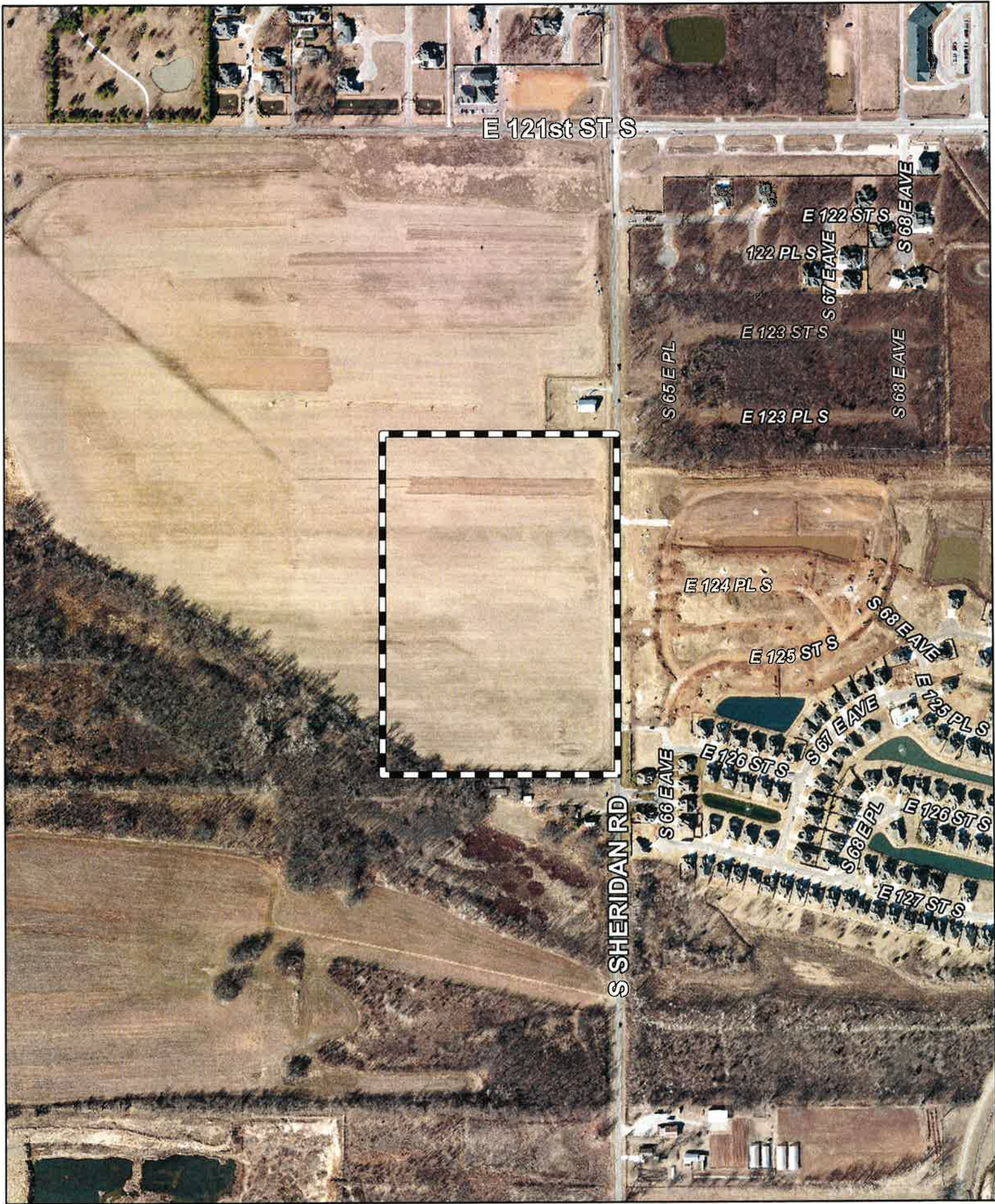
Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

Bent River

DATE OF PREPARATION: APRIL 22 2015

18.5



E 121st ST S

E 122 ST S

122 PL S

E 123 ST S

E 123 PL S

E 124 PL S

E 125 ST S

E 126 ST S

E 126 ST S

E 127 ST S

S SHERIDAN RD

S 66 E AVE

S 67 E AVE

S 68 E AVE

S 68 E PL

S 68 E AVE

S 65 E PL

0 Feet 250 500



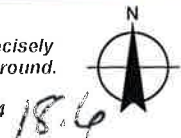
Subject Tract

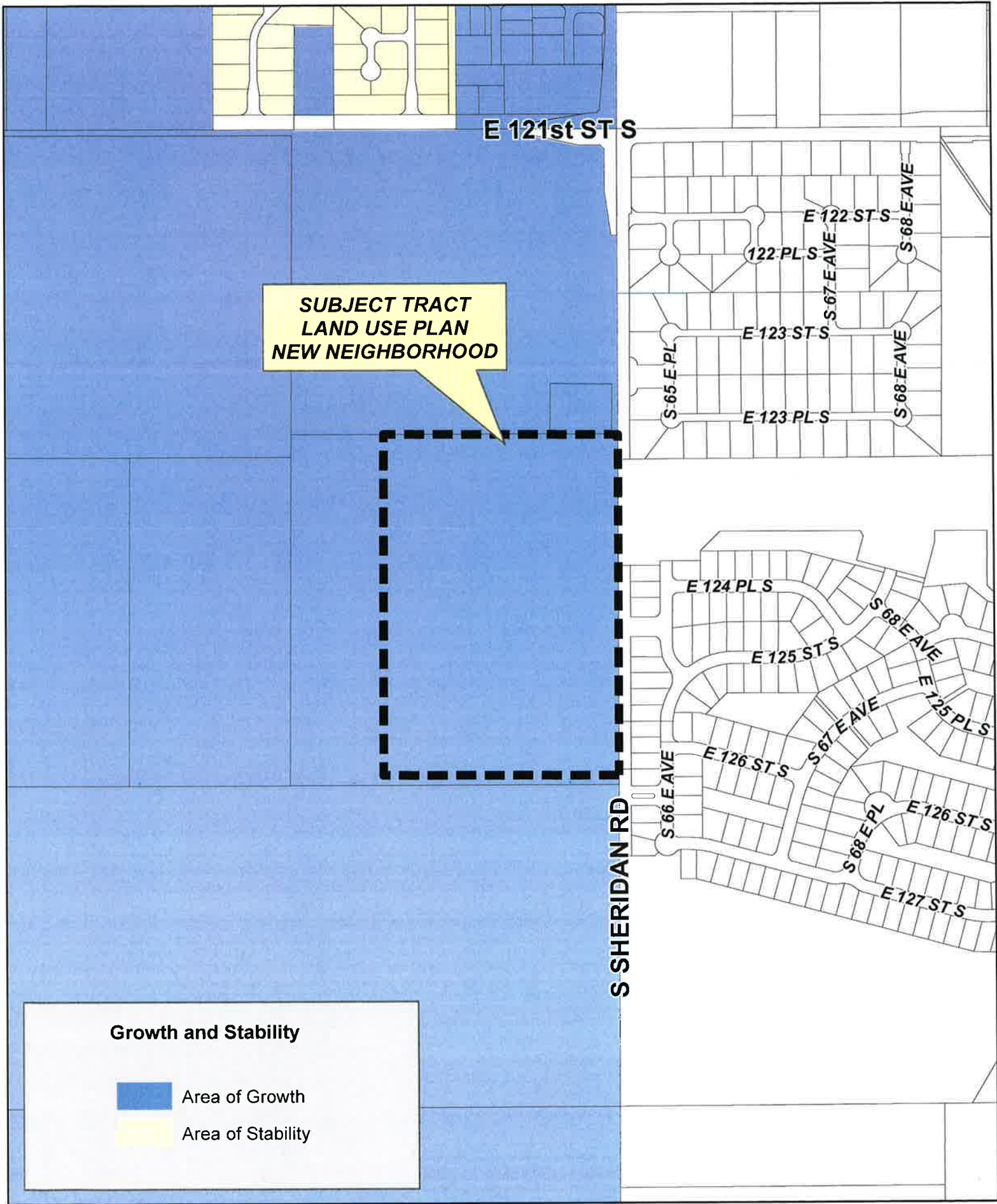
BENT RIVER

17-13 03

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

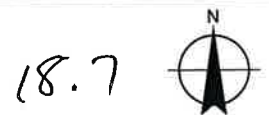
Aerial Photo Date: March 2014

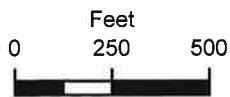
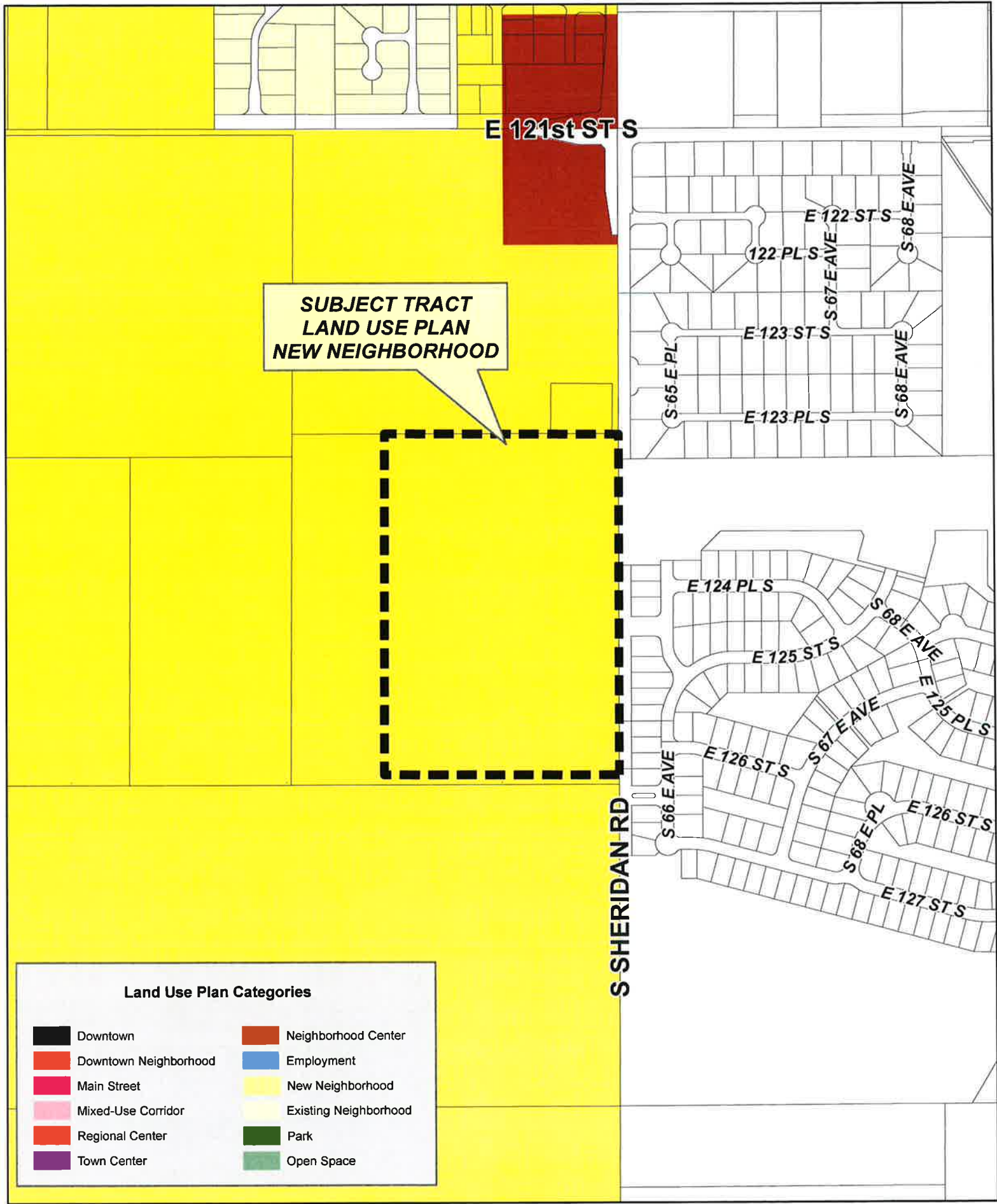




BENT RIVER

17-13 03



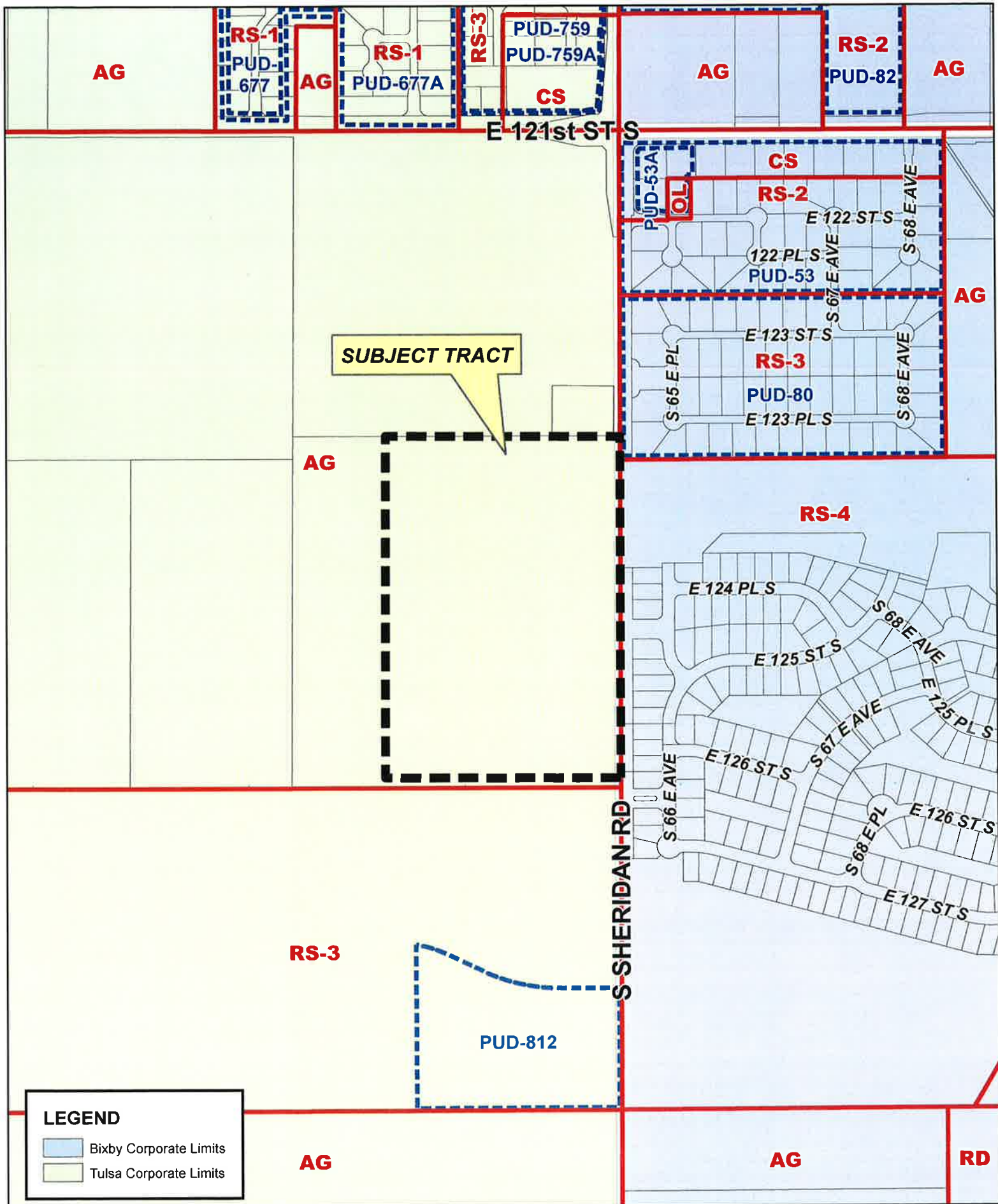


BENT RIVER

17-13 03

18.8





PLAT WAIVER

May 20, 2015

Z-7292 – East of the southwest corner of East 96th Place South and South 68th West Avenue (CD 8)

The platting requirement is being triggered by a rezoning from AG to RS-1. A lot split may be used for the site in the future.

Staff provides the following information from TAC for their May 7, 2015 meeting:

ZONING: TMAPC Staff: The property has been recently rezoned and is in an area that is surrounded by residential subdivision.

STREETS: There needs to be a right-of-way dedication, not mutual access easement. Show "to be dedicated by separate instrument". There needs to be a 10 foot utility easement access not to be part of dedicated street. Indicate the existing easements for Spring Valley and Saddlebrook subdivision lots.

SEWER: No comment

WATER: A water main line extension installed inside a dedicated right-of-way of East 97th Street South is required before the lot split (LS 20778) can have deeds released.

STORMWATER: No comment.

FIRE: If either lot constructs building then fire hydrants will be required to meet IFC 2009 section 507.

UTILITIES: No comment.

Staff can recommend **APPROVAL** of the plat waiver for the property with conditions. This is an unusual site as it is a site that is small and undeveloped in an area of mostly developed residential area.

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

*Right of way dedication required.





Aerial Photo Date: March 2014

Z-7292

18-13 23

Note: Graphic overlays n
align with physical featur

19.4





SUBJECT TRACT

E 96 PL S

S 68 E AVE

E 97 ST S

E 97 ST S

E 97 ST S

S 69 E AVE



Z-7292

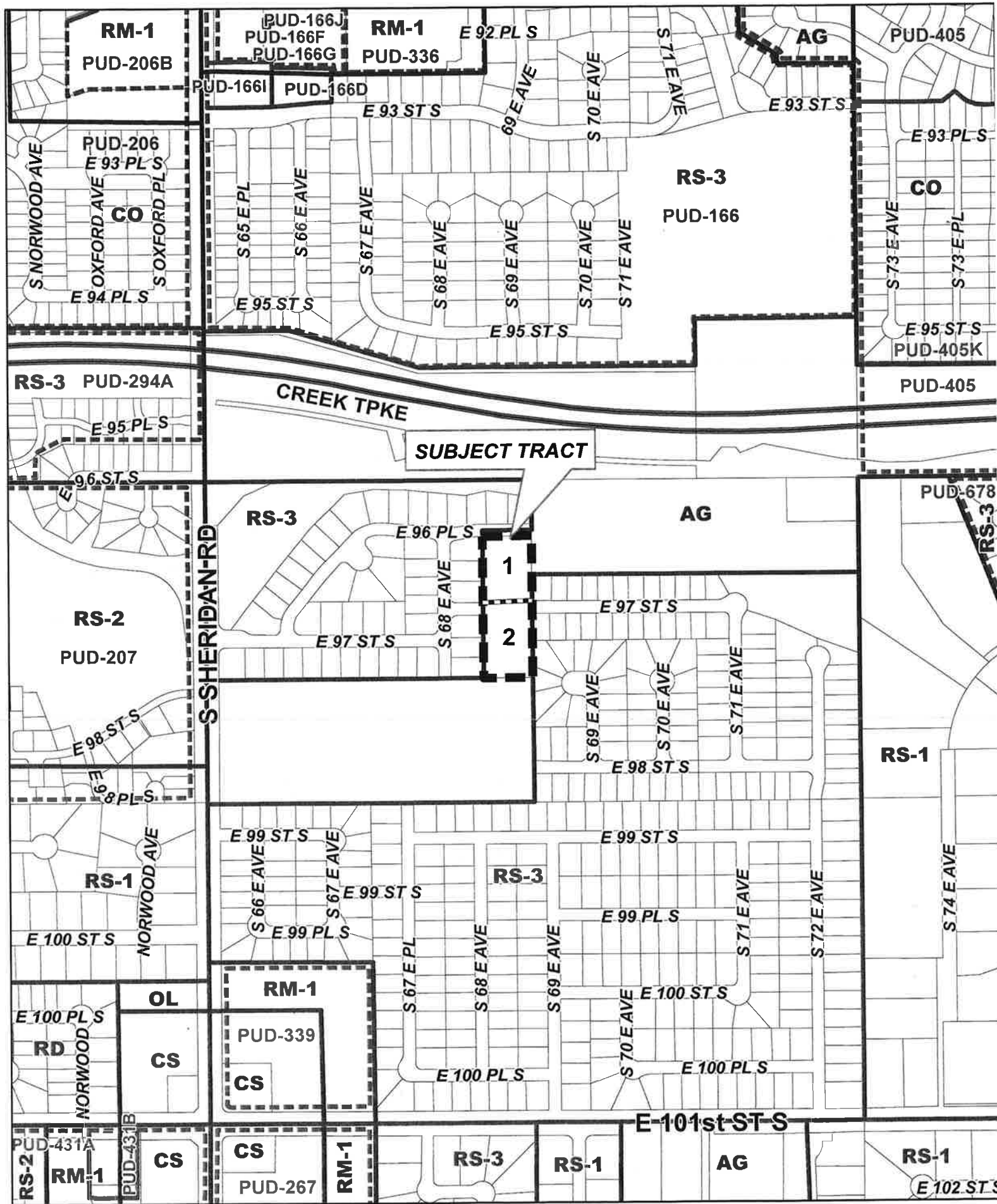
Aerial Photo Date: March 2014

18-13 23

Note: Graphic overlays align with physical featu

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LS-20778

18-13 23

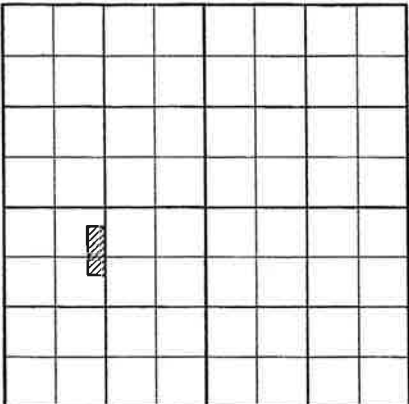
19.6



A 10x10 grid with a shaded 1x1 square in the 3rd column and 6th row.

FILE NAME
Mar 17, 2015 - 8:53am
S:\CAD - Amanda\acad\HEARTLAND\3-HEARTLAND\WO1112-lot-split.dwg

19.7



LOCATION MAP

SEC. 23 T 18 N, R 13 E

SCALE: 1" = 80.0'

● = IRON PIN

—x— = FENCE



LEGAL DESCRIPTION PROVIDED:

BEGINNING 230.00 FEET SOUTH OF THE NE CORNER OF THE NW1/4 OF THE SW1/4, THENCE SOUTH 582.95 FEET; THENCE WEST 200.00 FEET; THENCE NORTH 582.94 FEET; THENCE EAST 200.00 FEET TO THE POINT OF BEGINNING. SECTION 23, T18N, R13E, OF THE I.B.&M., TULSA COUNTY, STATE OF OKLAHOMA. CONTAINING 2.68 ACRES, MORE OR LESS.



8-13-08

Edward R. Seaton

EDWARD R. SEATON, LAND SURVEYOR NO. 1353

Heartland Surveying & Mapping, PLLC

CA #4849 (expires 6/30/2009)

600 Emporia St., Ste. "C"
Muskogee, Oklahoma 74401

(918) 682-7796

FOR: AL DVORAK

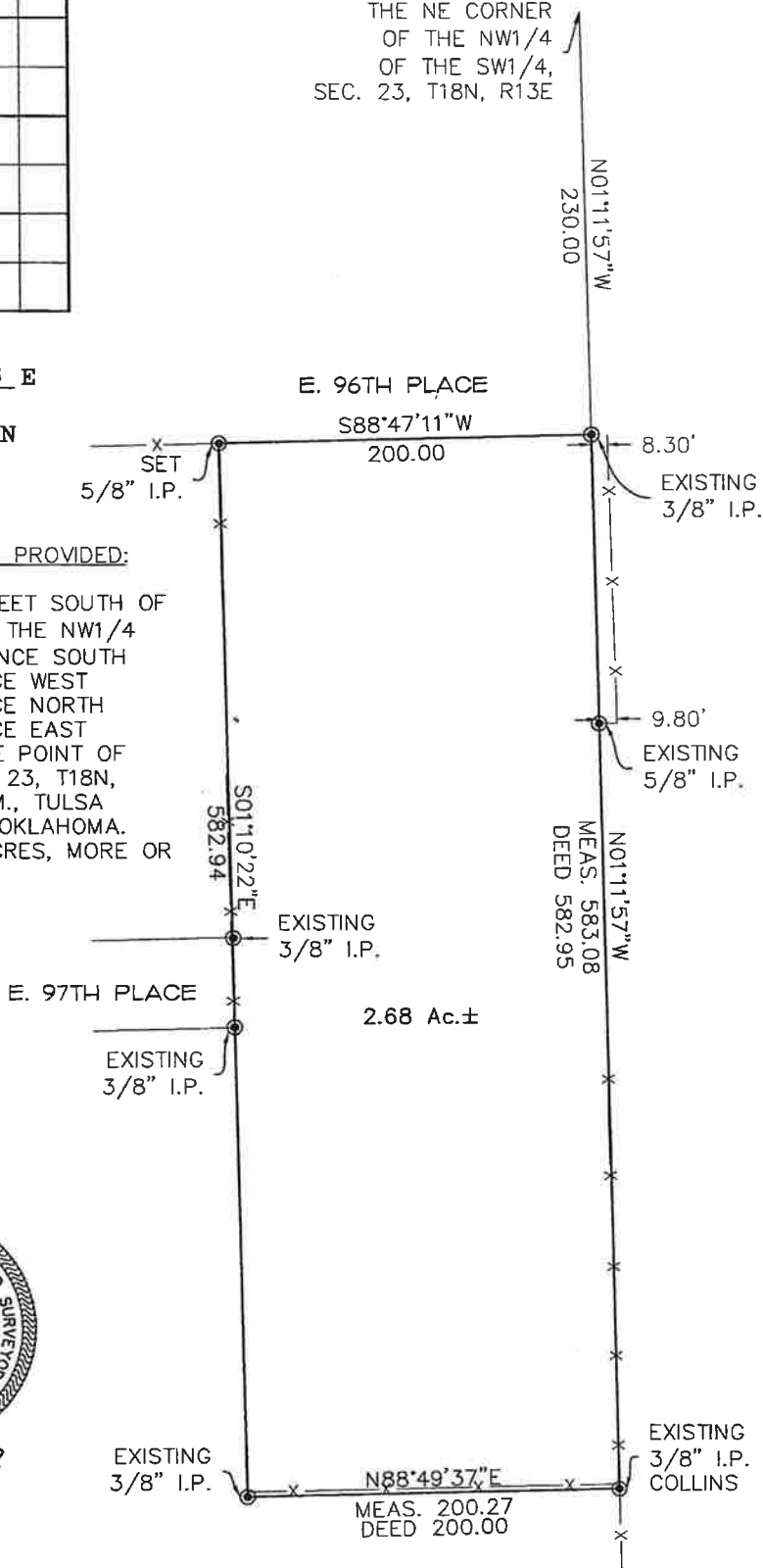
6818 E. 96th Place, Tulsa, OK 74133

DATE: 8/13/08

THIS SURVEY MEETS MINIMUM TECHNICAL SURVEY STANDARDS.

PLAT OF SURVEY

THE NE CORNER
OF THE NW1/4
OF THE SW1/4,
SEC. 23, T18N, R13E



BEARINGS ARE BASED ON NAD 83(93)
OKLAHOMA STATE PLANE COORDINATE
SYSTEM, NORTH ZONE.

W.O.# 1112

SURVEYED BY: WG/CB

DRAWN BY: R.F.C.

Last Site Visit: 8/7/08

FILE NAME
Aug 13, 2008 - 11:42am
X:\ocad-HEARTLAND\W01112.dwg

19.8



Case Number: PUD-168-10
Minor Amendment

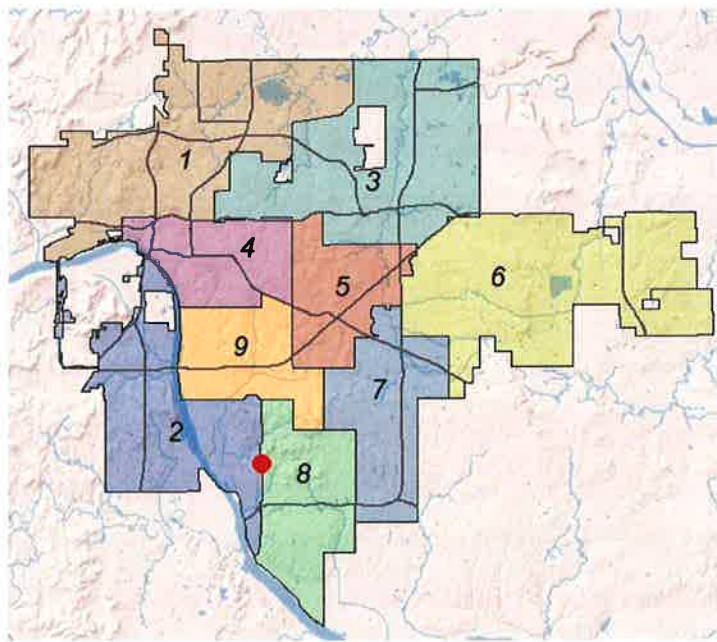
Hearing Date: May 20, 2015

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Lou Reynolds

Property Owner: Walnut Creek Partners, LLC
c/o Eller & Detrick attn. Lou Reynolds

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD amendment to modify Development Standards to allow a car and light truck service facility at the southwest corner of the PUD. Add additional landscape and screening standards on south edge of site adjacent to proposed use. Reduce the number of required parking spaces, by 20, to accommodate additional landscape and screening provisions.

Gross Land Area:
Development Area A 7.44 acres

Location:
Northeast Corner of East 83rd Street South
at South Harvard Avenue

Zoning:
Existing Zoning: CS/RS-2/PUD168
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 9308
CZM: 52
Atlas: 156

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

20.1

May 20, 2015

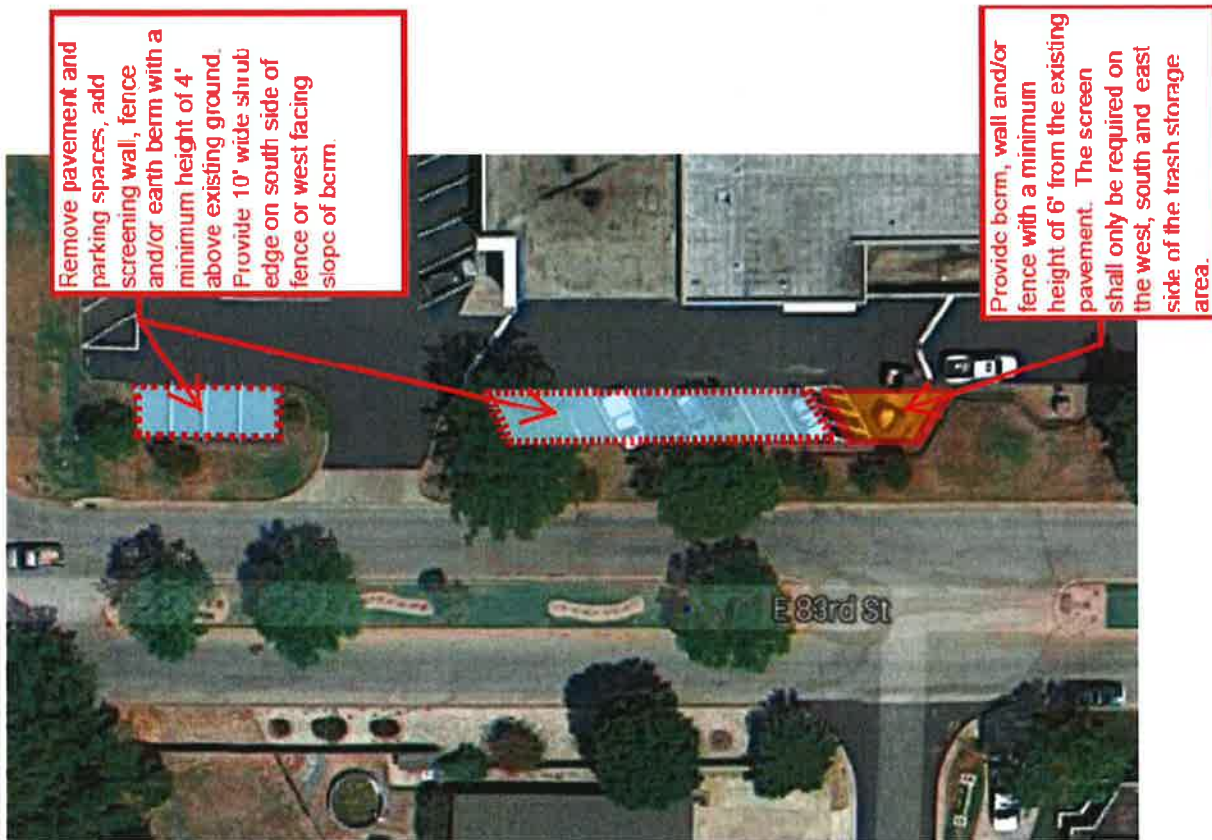
SECTION I: PUD-810-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request:

1. Allow Use Unit 17 for but limited to a remodel of a portion of the existing building for a car care center as illustrated on the Concept Illustration Exhibit B-1. The maximum floor area for this use and car care center in Development Area A shall not exceed 10,000 square feet of floor area.
2. Provide Landscape and screening plan meeting or exceeding the minimum standards outlined in the Site Exhibit below. Street yard trees will be installed and maintained as shown on exhibit "B-1" Trees will be spaced with a maximum 30 feet spacing measured from each tree trunk. The minimum install size will be 2.5 inch caliper and 12 foot height. Twenty parking spaces may be removed from the minimum required by the code in Development Area to accommodate additional landscaping.
3. Reduce the minimum number of parking spaces required in Development Area A, by 20, to allow additional landscape and screening standards.
4. Automobiles and light trucks will be the only vehicles serviced at this location.
5. Hours of operation will be limited to 7:00 am to 6:00 pm Monday through Saturday.
6. All work will be performed inside the building
7. All vehicles left overnight will be parked inside the premises.
8. All merchandise will be stored and displayed inside the building.
9. All vehicle service doors will face west toward South Harvard Avenue.

Concept illustration identifying area of parking removal and additional landscaping screening area on following page:



Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.15 PUD Section of the City of Tulsa Zoning Code.*

"Changes in an approved use to another use may be permitted, provided the underlying zoning of the particular site within the PUD would otherwise permit such use by right and the proposed use will not result in any increase of incompatibility within the present and future use of the proximate properties."

Staff has reviewed the request and determined:

- 1) This business is an appropriate repurpose of the existing facility. However significant site improvements are required to mitigate the potential adverse impacts of a car care center at this location.
- 2) The underlying zoning in development Tract A includes CS zoning which allows Use Unit 17 by special exception. Uses in a special exception are permitted through the PUD process as

20.3

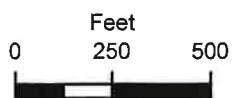
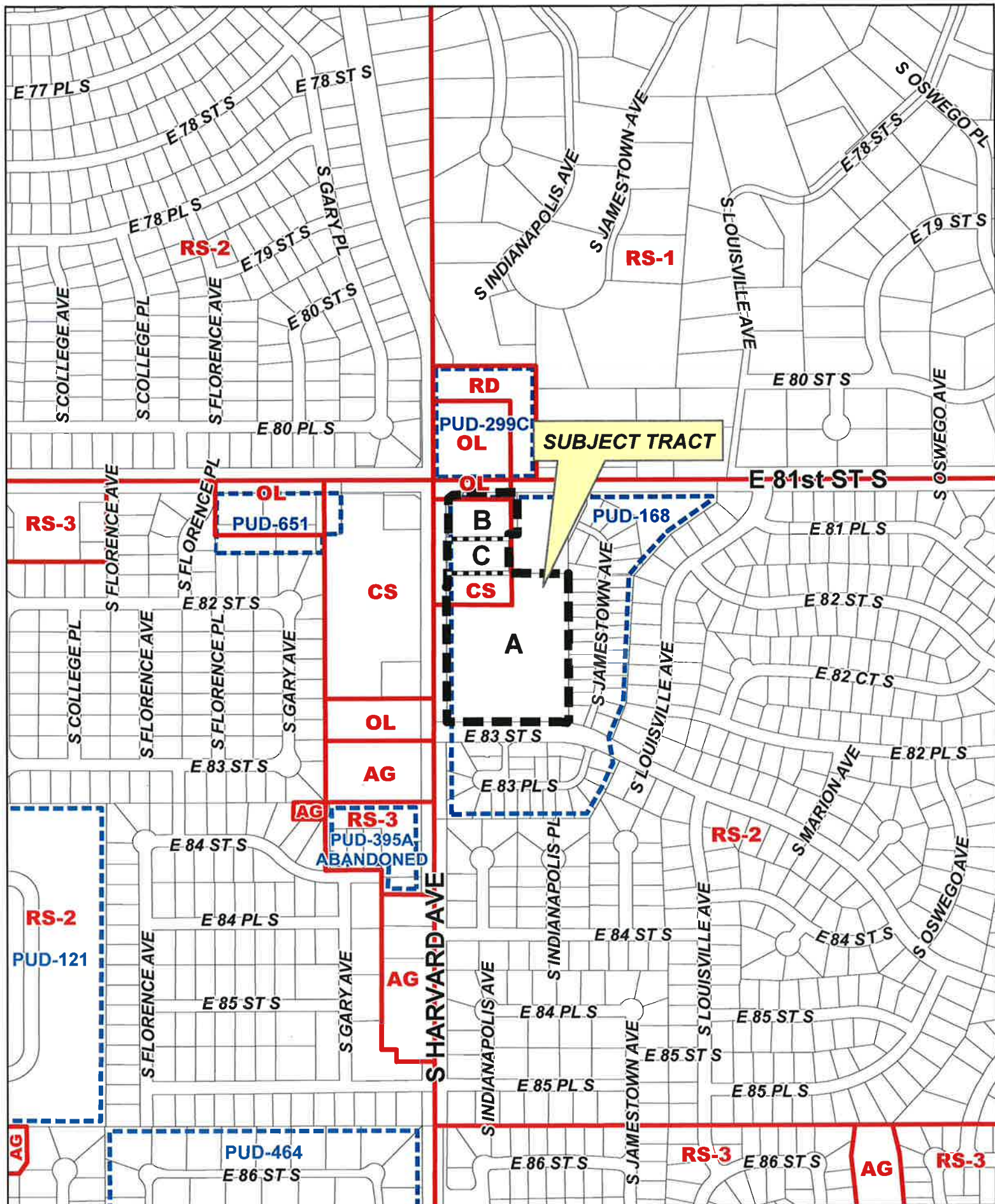
defined in Section 1103 (Uses Permitted in a Planned Unit Development) of the Tulsa Zoning Code and can therefore be considered a use by right.

- 3) The requested amendment does not represent a significant departure from the approved development standards in the PUD except that additional screening and landscape standards have been added provide a more pleasing streetscape along South Harvard and East 83rd Street South. The landscape and screening buffer provides a more compatible edge with the existing single family residential development on the south side of the street.
- 4) All remaining development standards defined in PUD-168 and all previous amendments shall remain in effect.

Exhibits included with staff recommendation:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo enlarged
- Applicant Exhibit
 - Aerial Photo
 - Site Exhibit "B-1"

With the considerations listed above, staff recommends **APPROVAL** of PUD-168-10 to allow Use Unit 17 but limited to a car and light truck care facility in the specific location defined on Site Exhibit "B-1" and to provide additional screening and landscape buffer standards as shown in the text and exhibits included in the minor amendment.



PUD-168-10

18-13 16

20.5





0 250 500
Feet



Subject
Tract

PUD-168-10

18-13 16

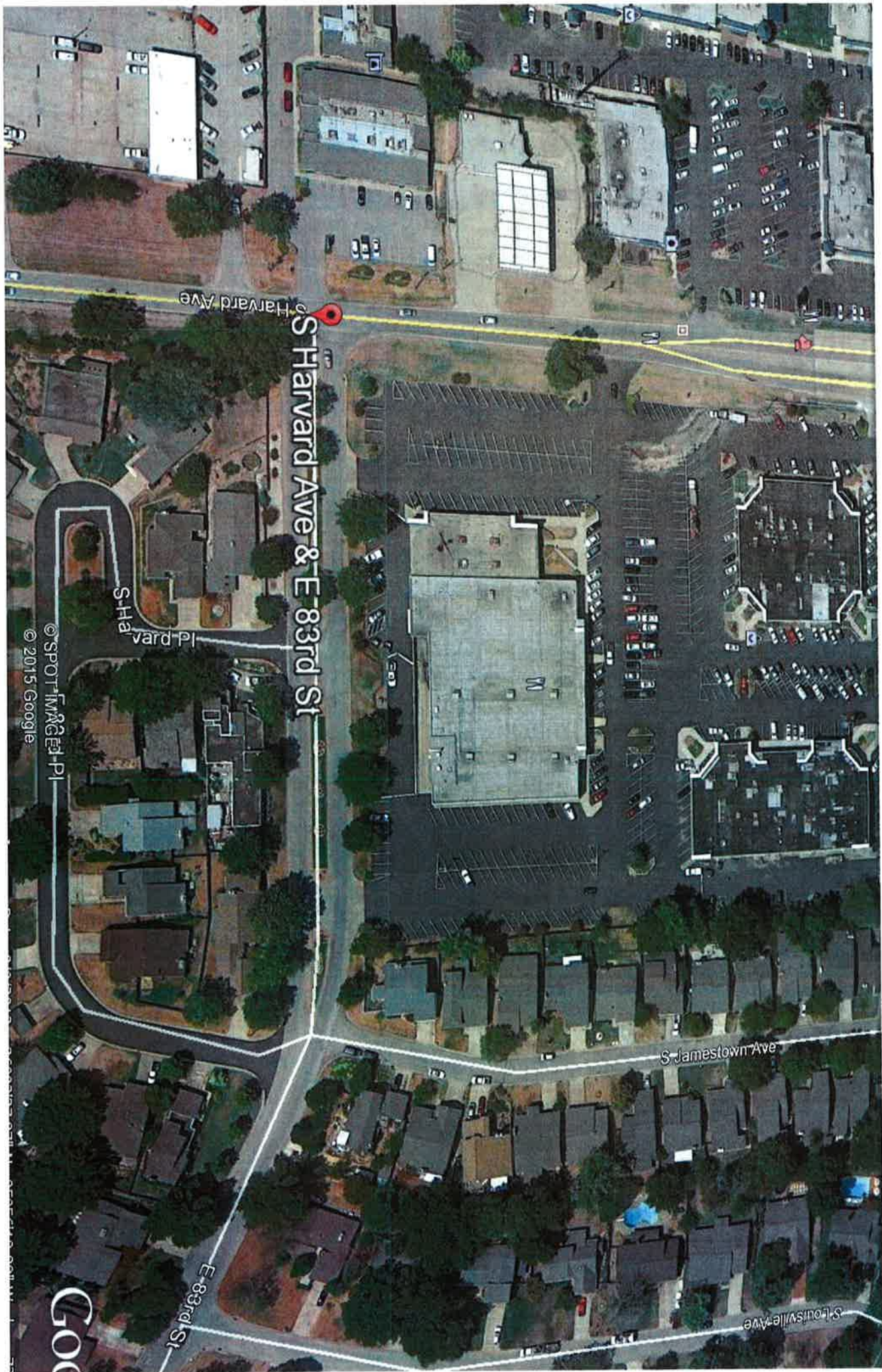
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014

20.6







20.8

DRAFT

MEMORANDUM

TO: Troy Wilborn

FROM: Susan Miller

DATE: 5-20-15

SUBJECT: Refund for Comprehensive Plan Amendment

The Accounting Department is authorized to issue a warrant to refund \$275.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant: AAB Engineering
PO Box 2136
Sand Springs, OK 74063

Amount: \$275.00

Reason for Refund: After review staff determined that the Comprehensive Plan amendment was not necessary because the map was already modified during the West Highlands/Tulsa Hills Small Area Plan process.

Thank you for your attention to this matter.

Manager, Land Development Services

Receipt Nos.: 227014
Deposit No.: T-2394

21.1

