

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2701**

**July 1, 2015, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Worksession Report:**

**Director's Report:**

Review TMAPC Receipts for the month of May 2015.

1. Minutes of June 3, 2015, Meeting No. 2699
2. Minutes of June 17, 2015, Meeting No. 2700

**CONSENT AGENDA:**

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

3. **LS-20788** (Lot-Split) (CD 3) – Location: East of the northeast corner of East Admiral Place and South Memorial Drive (related to LC-669)
4. **LC-669** (Lot-Combination) (CD 3) – Location: East of the northeast corner of East Admiral Place and South Memorial Drive (related to LS-20788)
5. **LC-670** (Lot-Combination) (CD 7) – Location: Southwest corner of East 56<sup>th</sup> Street South and South Garnett Road
6. **LS-20789** (Lot-Split) (CD 6) – Location: west and South of the southwest corner of East Admiral Place and South 193<sup>rd</sup> East Avenue
7. **Change of Access** - Lot 1, Block 3, Riverbend Addition, Location: West of South Lewis Avenue and South of East 61<sup>st</sup> Street South (CD 2)
8. **PUD-821 – J.R. Donelson**, Location: North of the northwest corner of North Yale Avenue (Whirlpool Drive) and East 126<sup>th</sup> Street North, requesting a PUD Detail Site Plan for a new mini-storage facility, **CG/PUD-821**, (County)

## **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

### **PUBLIC HEARINGS:**

9. **Crosstown Learning Center** – Minor Subdivision Plat, Location: East of the northeast corner of East Archer Street and South Lewis Avenue (CD 3) (Continued from May 20, 2015, June 3, 2015 and June 17, 2015.) (**Continuance request to July 15, 2015**)
10. **Mayra's Addition** – Minor Subdivision Plat, Location: East of the northeast corner of East 21<sup>st</sup> Street South and South Memorial Drive, (CD 5) (Continued from May 20, 2015, June 3, 2015, and June 17, 2015) (Plat will be revised and resubmitted.)
11. **71 at Tulsa Hills** – Preliminary Plat, Location: South of southwest corner of West 71<sup>st</sup> Street South and South Elwood Avenue, (CD 2) (Continued from June 17, 2015)
12. **QuikTrip 0007** – Preliminary Plat, Location: Northeast corner of East Admiral Place and North Yale Avenue, **CH/OM/CS/RS-2**, (CD 3) (Continued from June 17, 2015),
13. **Z-7307 – Julio Bejarano**, Location: North of East Mohawk Boulevard, between North Birmingham Avenue and North Columbia Avenue, requesting rezoning from **RMH to AG**, (CD-1)
14. **PUD-834 – Kinslow, Keith & Todd/Nicole Watts**, Location: North of the northwest corner of South Lewis Avenue and East 1<sup>st</sup> Street South, Requesting a PUD for commercial use and to set development standards, **OL/CH**, (CD-4)

### **OTHER BUSINESS**

15. **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.**

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

**TMAPC RECEIPTS**  
**Month of May 2015**

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	15	\$462.50	\$462.50	\$925.00	133	\$3,937.50	\$3,937.50	\$7,875.00
Zoning	8	3,320.00	3,320.00	6,640.00	50	26,005.00	26,005.00	52,010.00
PUDs & Plan Reviews	27	2,500.00	2,500.00	5,000.00	343	35,600.00	35,600.00	71,200.00
Refunds		(800.00)	(800.00)	(1,600.00)	0	(800.00)	(800.00)	(1,600.00)
NSF		0.00	0.00	0.00		(460.00)	(460.00)	(920.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,482.50</u>	<u>\$5,482.50</u>	<u>\$10,965.00</u>		<u>\$64,742.50</u>	<u>\$64,742.50</u>	<u>\$128,565.00</u>
<b>LAND DIVISION</b>								
Minor Subdivisions	1	\$470.00	\$470.00	\$940.00	9	\$3,382.60	\$3,382.60	\$6,765.20
Preliminary Plats	6	3,020.00	3,020.00	6,040.00	26	\$13,950.75	\$13,950.75	27,901.50
Final Plats	2	875.00	875.00	1,750.00	14	\$6,337.50	\$6,337.50	12,675.00
Plat Waivers	4	500.00	500.00	1,000.00	11	\$1,375.00	\$1,375.00	2,750.00
Lot Splits	5	317.50	317.50	635.00	85	\$4,459.00	\$4,459.00	8,918.00
Lot Combinations	6	300.00	300.00	600.00	75	\$3,700.00	\$3,700.00	7,400.00
Access Changes	0	0.00	0.00	0.00	2	\$250.00	\$250.00	500.00
Other		0.00	0.00	0.00	0	\$25.00	\$25.00	50.00
NSF		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00	0	(\$50.00)	(\$50.00)	(100.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,482.50</u>	<u>\$5,482.50</u>	<u>\$10,965.00</u>		<u>\$33,429.85</u>	<u>\$33,429.85</u>	<u>\$66,859.70</u>
<b>TMAPC COMP</b>								
Comp Plan Admendment	2	\$400.00	\$0.00	\$400.00		\$1,075.00	\$0.00	\$1,075.00
Refund		(\$200.00)		(\$200.00)		(\$200.00)	\$0.00	(\$200.00)
		<u>\$200.00</u>	<u>\$0.00</u>	<u>\$200.00</u>		<u>\$875.00</u>	<u>\$0.00</u>	<u>\$875.00</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	21	\$5,296.00	\$1,000.00	\$6,296.00	182	\$65,796.00	\$12,900.00	\$78,696.00
Refunds		(220.00)	0.00	(\$220.00)	19	(\$1,120.00)	(\$300.00)	(1,420.00)
NSF Check		0.00	0.00	\$0.00	<u>0</u>	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,076.00</u>	<u>\$1,000.00</u>	<u>\$6,076.00</u>		<u>\$64,676.00</u>	<u>\$12,600.00</u>	<u>\$77,276.00</u>
<b>TOTAL</b>		<b>\$16,241.00</b>	<b>\$11,965.00</b>	<b>\$28,206.00</b>		<b>\$163,723.35</b>	<b>\$110,772.35</b>	<b>\$273,575.70</b>
<b>LESS WAIVED FEES *</b>		<b>\$0.00</b>		<b>\$0.00</b>		<b>(\$733.28)</b>		<b>(\$733.28)</b>
<b>GRAND TOTALS</b>		<b>\$16,241.00</b>	<b>\$11,965.00</b>	<b>\$28,206.00</b>		<b>\$162,990.07</b>	<b>\$110,772.35</b>	<b>\$272,842.42</b>

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



## **Change of Access on Recorded Plat TMAPC July 1, 2015**

### **Lot 1, Block 3, Riverbend Addition**

This application is made to allow a change of access to shift one access along South Lewis Avenue. The property is zoned PUD 684.

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





**Case Number:** PUD-821  
**Detail Site Plan**

**Hearing Date:** July 1, 2015

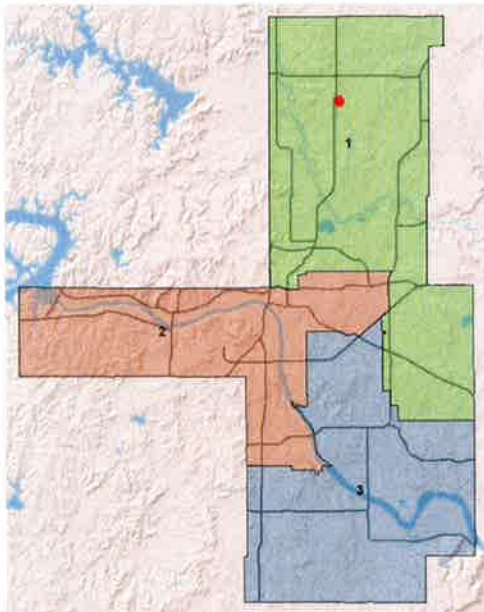
**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**

Applicant: JR Donelson

Property Owner: Snow Cattle Company, LLC.

**Location Map:**  
(shown with County Commission Districts)



**Applicant Proposal:**

Detailed Site Plan:  
Plan represents details for a new mini-storage facility within the PUD.

Gross Land Area: 9.67 Acres

Location: North of the northwest corner of N. Yale Ave. (Whirlpool Drive) and E. 126<sup>th</sup> St. N.

**Zoning:**

Existing Zoning: CG/PUD-821  
Proposed Zoning: No Change

**Comprehensive Plan:**

North Tulsa County Comprehensive Plan

**Staff Recommendation:**

Staff recommends **APPROVAL**.

Sidewalks are to be constructed and maintained within the North Yale Avenue right of way.

**Staff Data:**

TRS: 2333

CZM: 6

Atlas: 0

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**SECTION I: PUD-821 Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 9.67 Acre site in a Planned Unit Development for a new mini-storage facility.

**PERMITTED USES:**

Use Unit 16 – Mini-Storage and accessory uses.

**DIMENSIONAL REQUIREMENTS:**

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

**ARCHITECTURAL GUIDELINES:**

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

**OFF-STREET PARKING AND VEHICULAR CIRCULATION:**

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

**LIGHTING:**

Site lighting plans not provided. Lighting used to illuminate the Site shall be so arranged as to shield and direct the light away from adjacent properties. Building-mounted lights will not exceed 12 feet in height and shall also be arranged and mounted to direct the light down and away from adjacent properties. Pole Lighting will be limited to a maximum height of 20 feet and will be directed down and away from the adjacent properties.

**SIGNAGE:**

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

**SITE SCREENING AND LANDSCAPING:**

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

**PEDESTRIAN ACCESS AND CIRCULATION:**

The plan does not display a sidewalk along North Yale Avenue as required by the approved Development Standards. Sidewalks are to be constructed and maintained within the North Yale Avenue right of way as required by the Tulsa County design standards.

**MISCELLANEOUS SITE CONSIDERATIONS:**

There are no concerns regarding the development of this area.

**SUMMARY:**

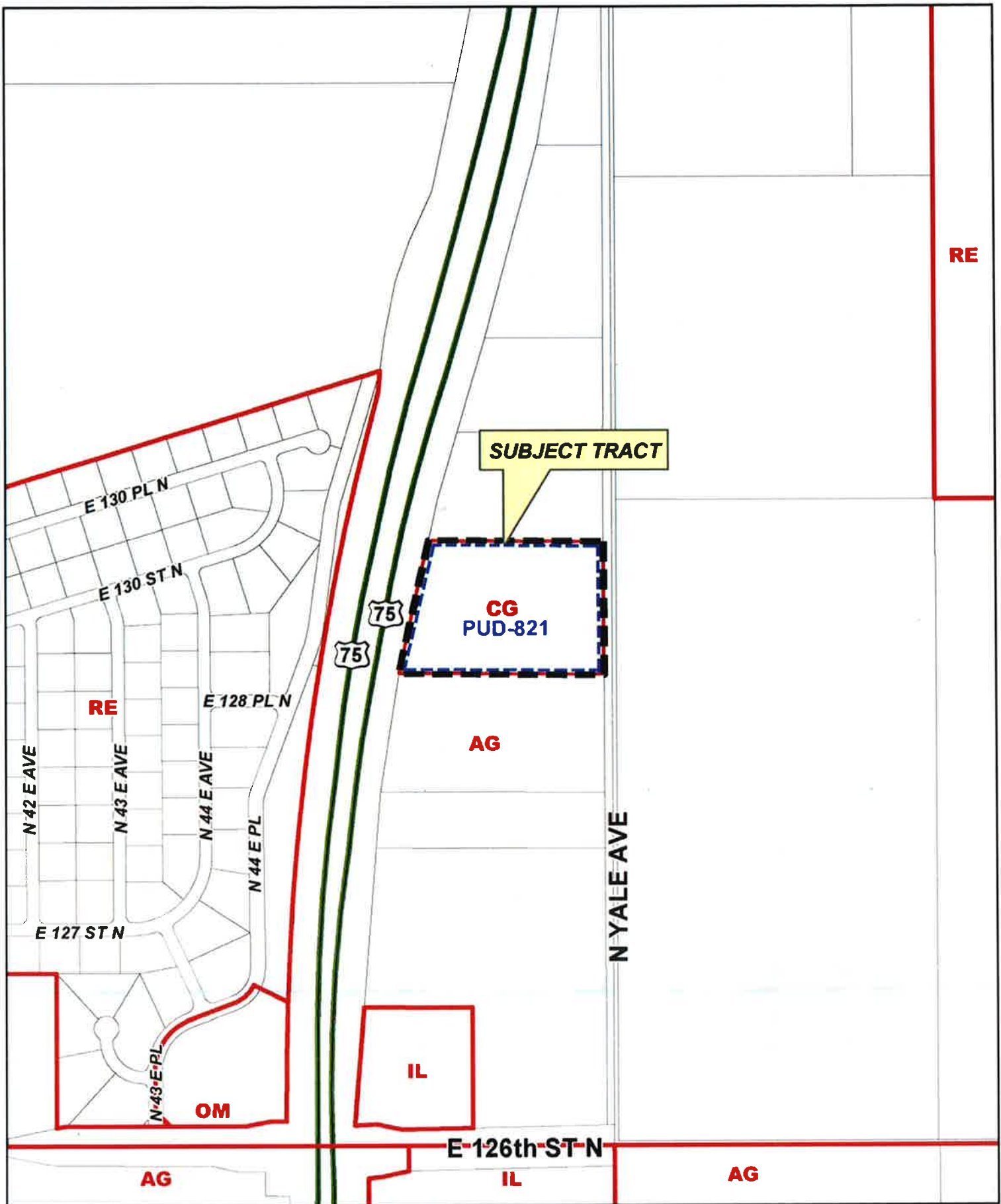
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-821**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development with the exception that sidewalks are to be constructed and maintained within the North Yale Avenue right of way. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Legal Description  
Applicant Site Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed new mini-storage facility and notes that sidewalks are required to be constructed and maintained within the North Yale Avenue right of way.

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



**PUD-821**

22-13 33

8.4



0 250 500  
Feet

Aerial Photo Date: March 2014

**PUD-821**

22-13 33

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





***Total Site Legal Description***

A tract of land situated in the east half of Section 33, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government survey thereof;

Beginning 2809.3 feet South of the Northeast corner of said Section 33; thence West 744 feet to the eastern right of way of U.S. Highway 75; thence southwesterly along the Eastern right of way of U.S. Highway 75 a distance of 555.60 feet; thence East a distance of 860 feet; thence North a distance of 542.00 feet to the point of beginning, less the East 30 feet thereof.

***Development Area A***

A tract of land situated in the east half of Section 33, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government survey thereof;

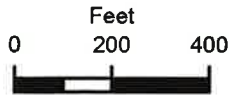
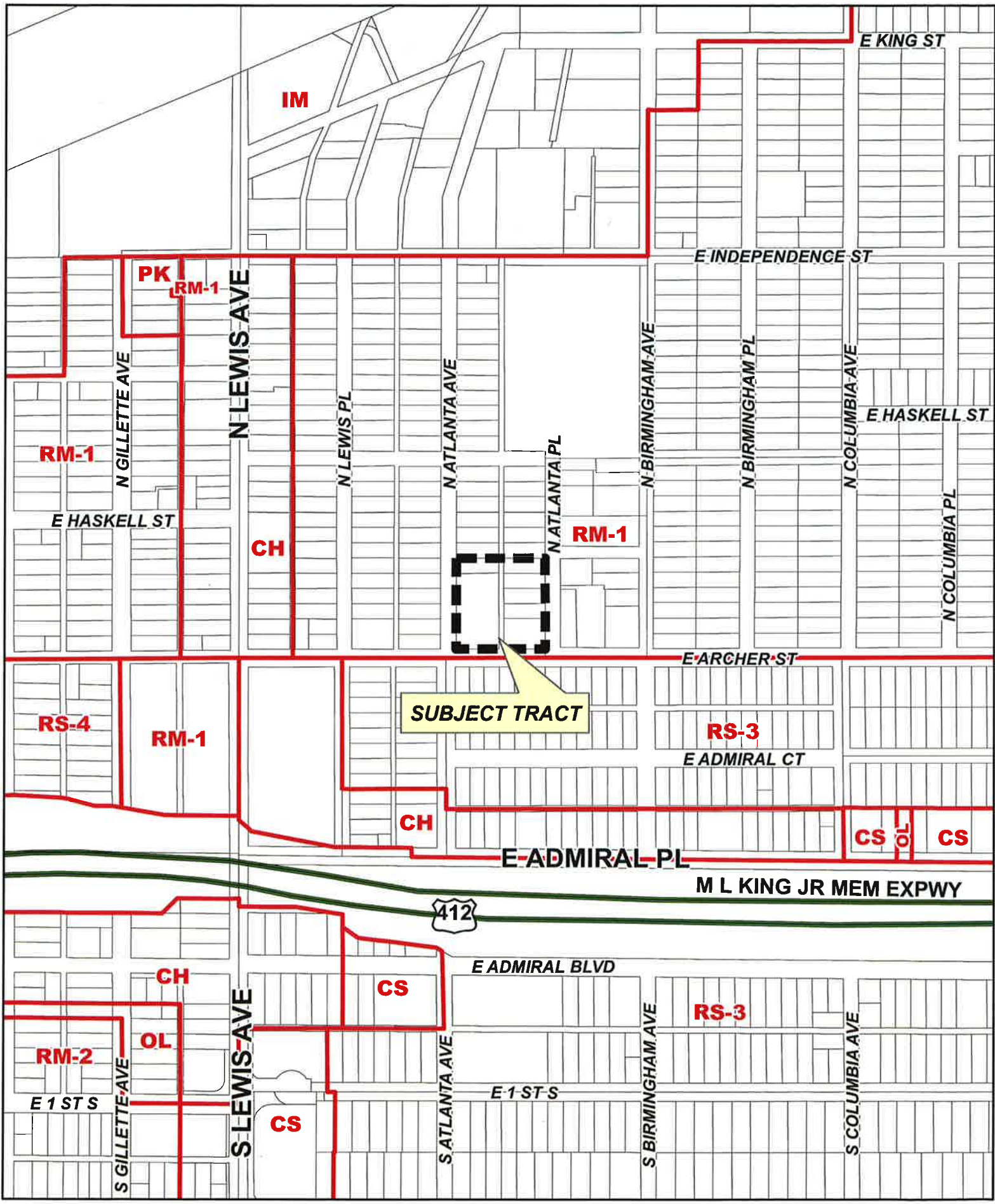
Beginning 2809.3 feet South of the Northeast corner of said Section 33; thence West 644 feet; thence South a distance of 542 feet; thence East a distance of 644 feet; thence North a distance of 542.00 feet to the point of beginning, less the East 30 feet thereof.

***Development Area B***

A tract of land situated in the east half of Section 33, Township 22 North, Range 13 East of the Indian Base and Meridian, Tulsa County, Oklahoma, according to the U.S. Government survey thereof;

Commencing 2809.3 feet South of the Northeast corner of said Section 33; thence West 644 feet to the point of beginning; thence West 100 feet to the eastern right of way of U.S. Highway 75; thence southwesterly along the Eastern right of way of U.S. Highway 75 a distance of 555.60 feet; thence East a distance of 216 feet; thence North a distance of 542.00 feet to the point of beginning.

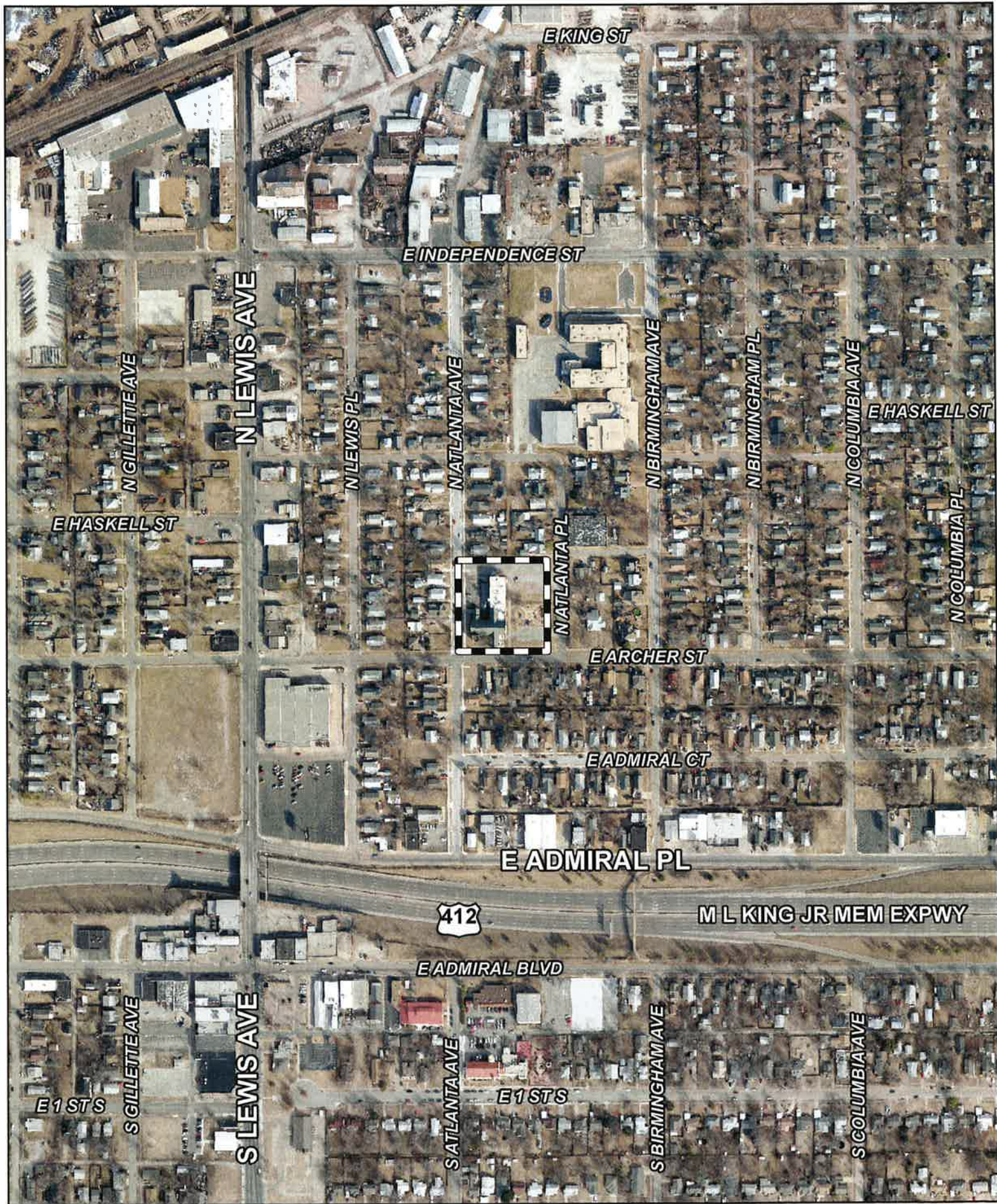




**CROSTOWN LEARNING CENTER**

9.1





## CROSSTOWN LEARNING CENTER

9.2

0 200 400  
Feet

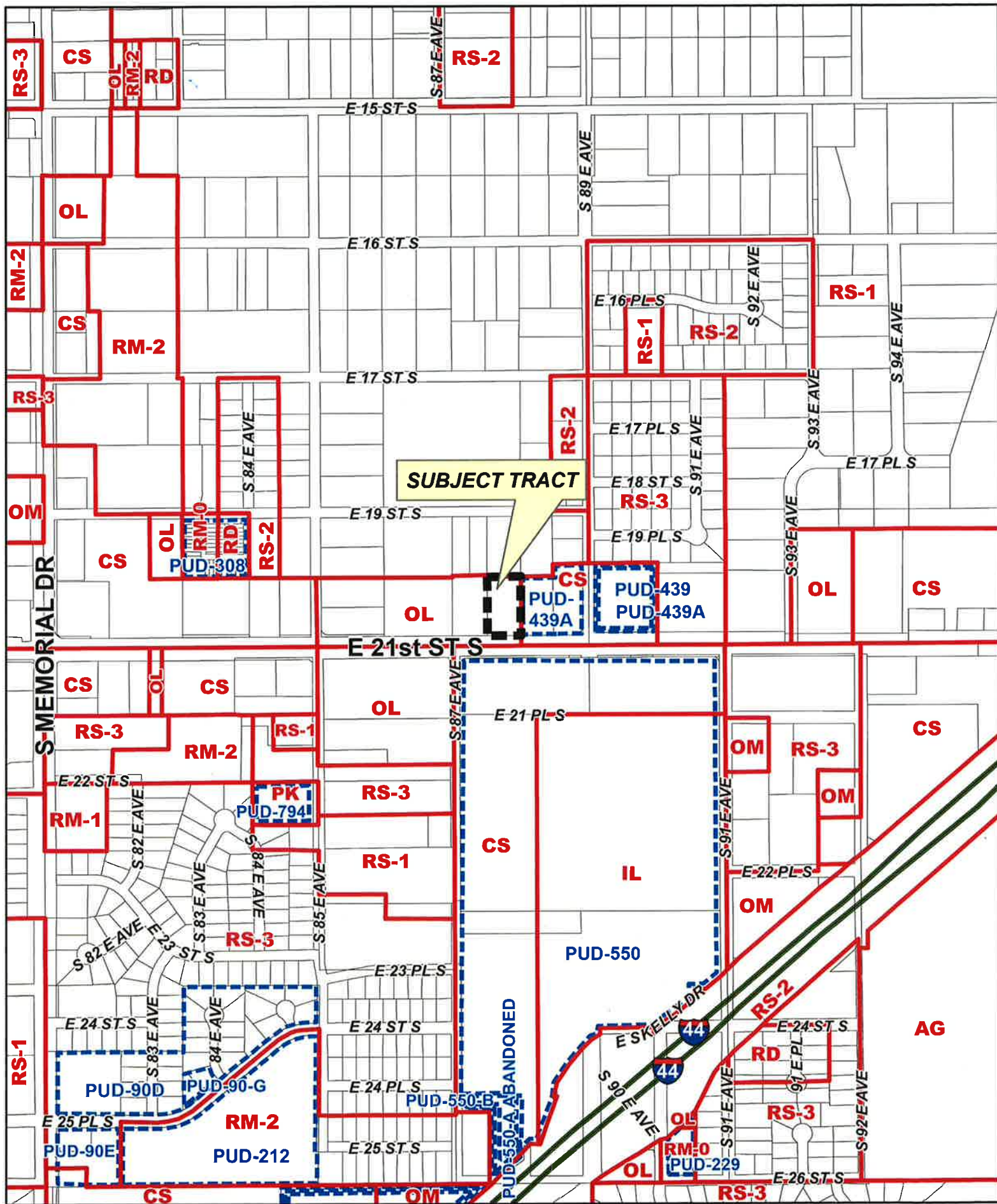


Subject  
Tract

20-13 32

Note: Graphic overlays m  
align with physical feature  
Aerial Photo Date: 10/1/2011





# MAYRA'S ADDITION

10.1



E 19 ST S

S 89 E AVE

E 21st ST S

S 87 E AVE

10.2

# MAYRA'S ADDITION

0 50 100  
Feet



Subject  
Tract

19-13 12

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





Tulsa Metropolitan Area  
Planning Commission

**Case : 71 at Tulsa Hills**

**Preliminary Plat**

**Hearing Date: July 1, 2015**

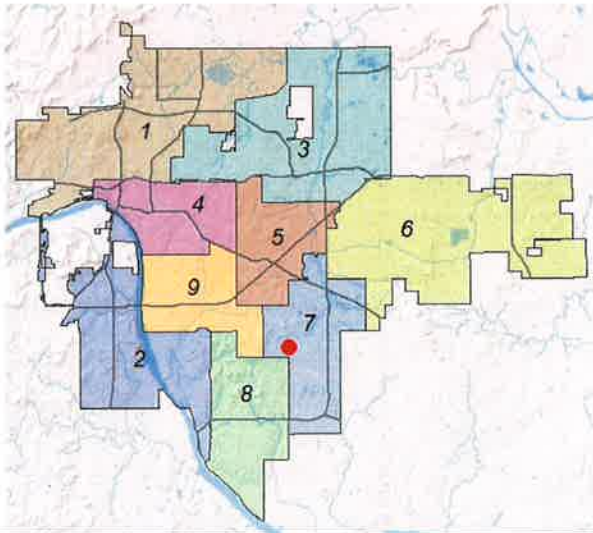
**Case Report Prepared by:**  
Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* Ricky Jones, Tanner Consulting

*Owner:* 71 at Tulsa Hills Apartments LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

Plat Waiver Approval

*Tract Size:* 22 ± acres

*Location:* South of southwest corner of West 71<sup>st</sup> Street South and South Elwood Avenue

**Zoning:**  
*Existing Zoning:* Planned Unit  
Development 738

**Staff Recommendation:**  
Staff recommends **approval**.

**City Council District: 2**  
*Councilor Name:* Jeannie Cue  
**County Commission District: 2**  
*Commissioner Name:* Karen Keith

**EXHIBITS:**

INCOG Aerial  
INCOG Case Map  
Plat Map  
Growth and Stability Map  
Land Use Map

## PRELIMINARY SUBDIVISION PLAT

### 71 at Tulsa Hills - (CD 2)

South of southwest corner of West 71<sup>st</sup> Street South and South Elwood Avenue

This plat consists of 1 Lot, 1 Block, on 22 acres.

The following issues were discussed June 4, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 738.
2. **Streets:** Modify sidewalk language in covenants to reflect one lot, one block not multiple lots.
3. **Sewer:** No comment.
4. **Water:** Along the northeast corner of the property 17.5-foot utility easement will be required instead of 5-foot utility easement. Show bearings and distances on the proposed waterline and utility easements. Label the watercourse Hager Creek within the site. Show FEMA and City of Tulsa regulatory floodways. Show building set back lines. Show contours and bench mark. Provide data closure form.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO transmission line may be affected with elevation changes. Right of way agents will do a survey and assess charges. Access will be needed to maintain poles. Building clearance will be important.
7. **Other: Fire:** A 20 foot mutual access easement will be required for the north access if this access is going to be used to meet the remoteness for the second access. Please feel free to contact Rick Bruder for questions.
8. **Other: GIS:** Provide addresses in plat. Show bearing and distance offsets for all easements. Submit data control sheet. Define basis of bearing. Show all subdivisions in location map. Provide email address with owner information. **Airport:** An aviation easement will be needed and an air study will be needed.

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

### **Waivers of Subdivision Regulations:**

1. None requested.

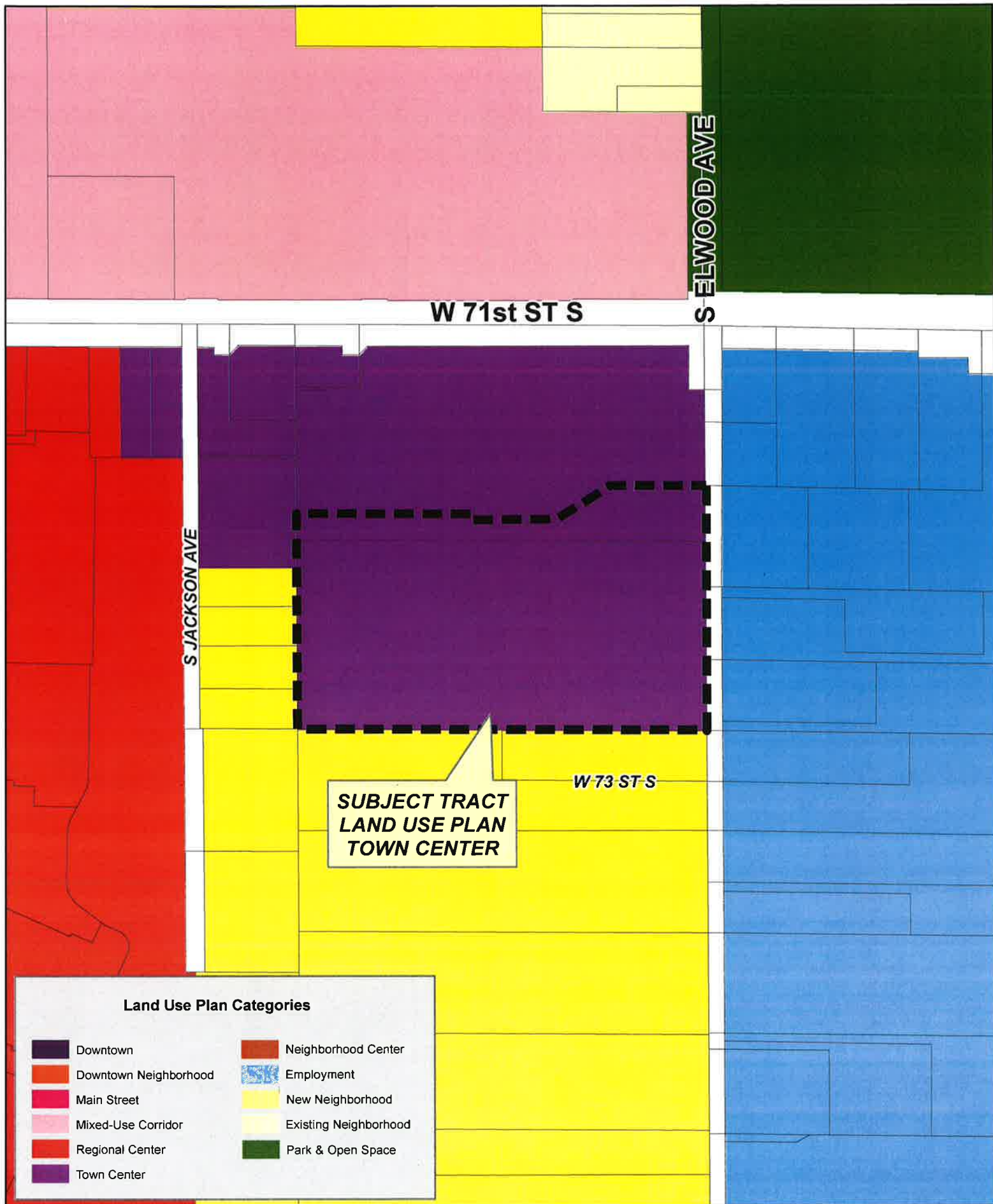
**Special Conditions:**

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

**Standard Conditions:**

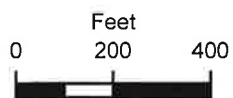
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
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.



**Land Use Plan Categories**

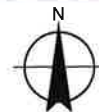
- |   |   |
|---|---|
|  Downtown              |  Neighborhood Center   |
|  Downtown Neighborhood |  Employment            |
|  Main Street           |  New Neighborhood      |
|  Mixed-Use Corridor    |  Existing Neighborhood |
|  Regional Center       |  Park & Open Space     |
|  Town Center    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

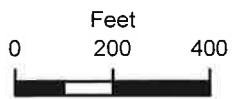
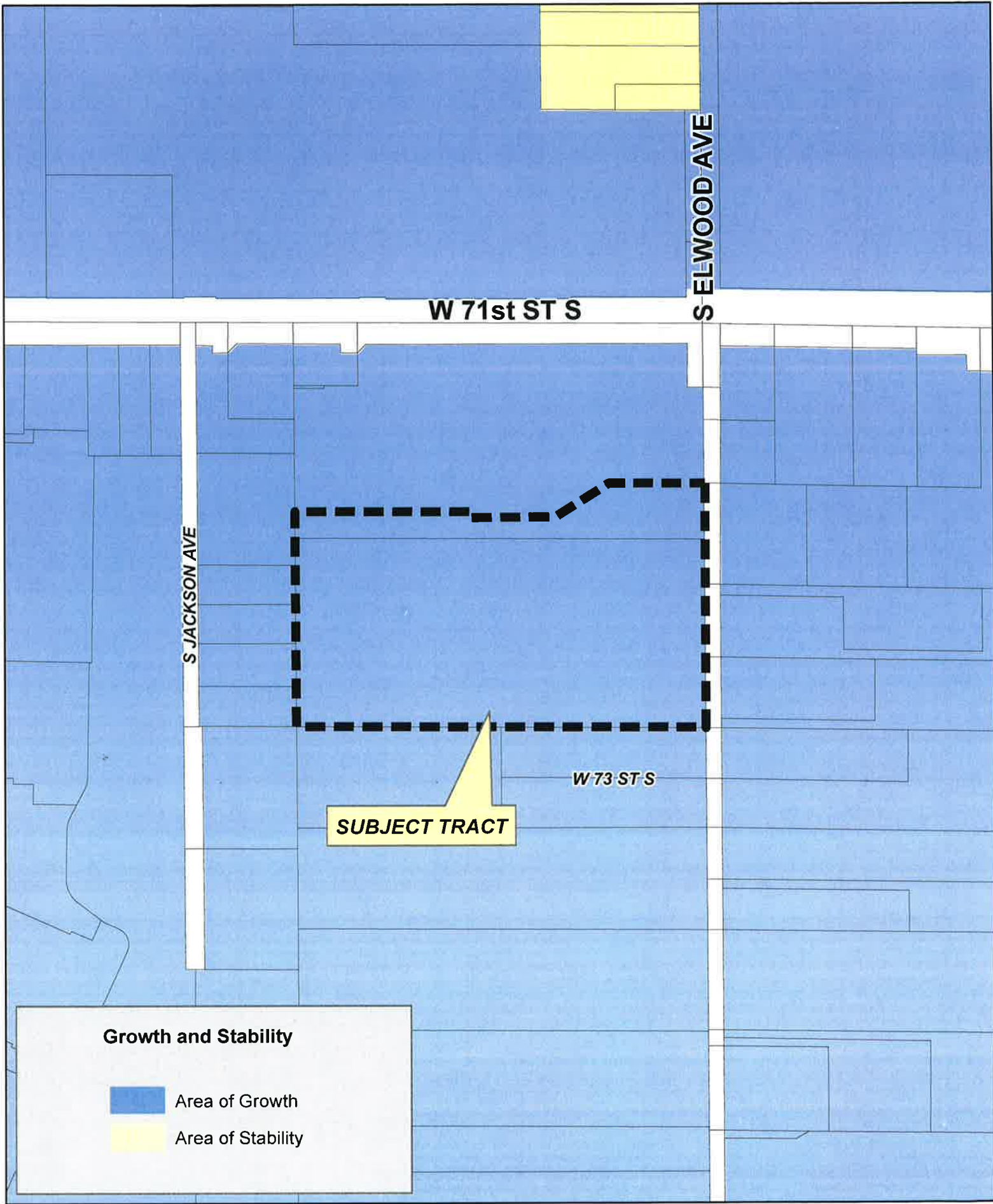


**71 AT TULSA HILLS**

18-12 11

11.5





**71 AT TULSA HILLS**

18-12 11

11.6





W 71st ST S

S JACKSON AVE

W 73rd ST S

S ELWOOD AVE

# 71 AT TULSA HILLS

0 Feet 200 400



Subject Tract

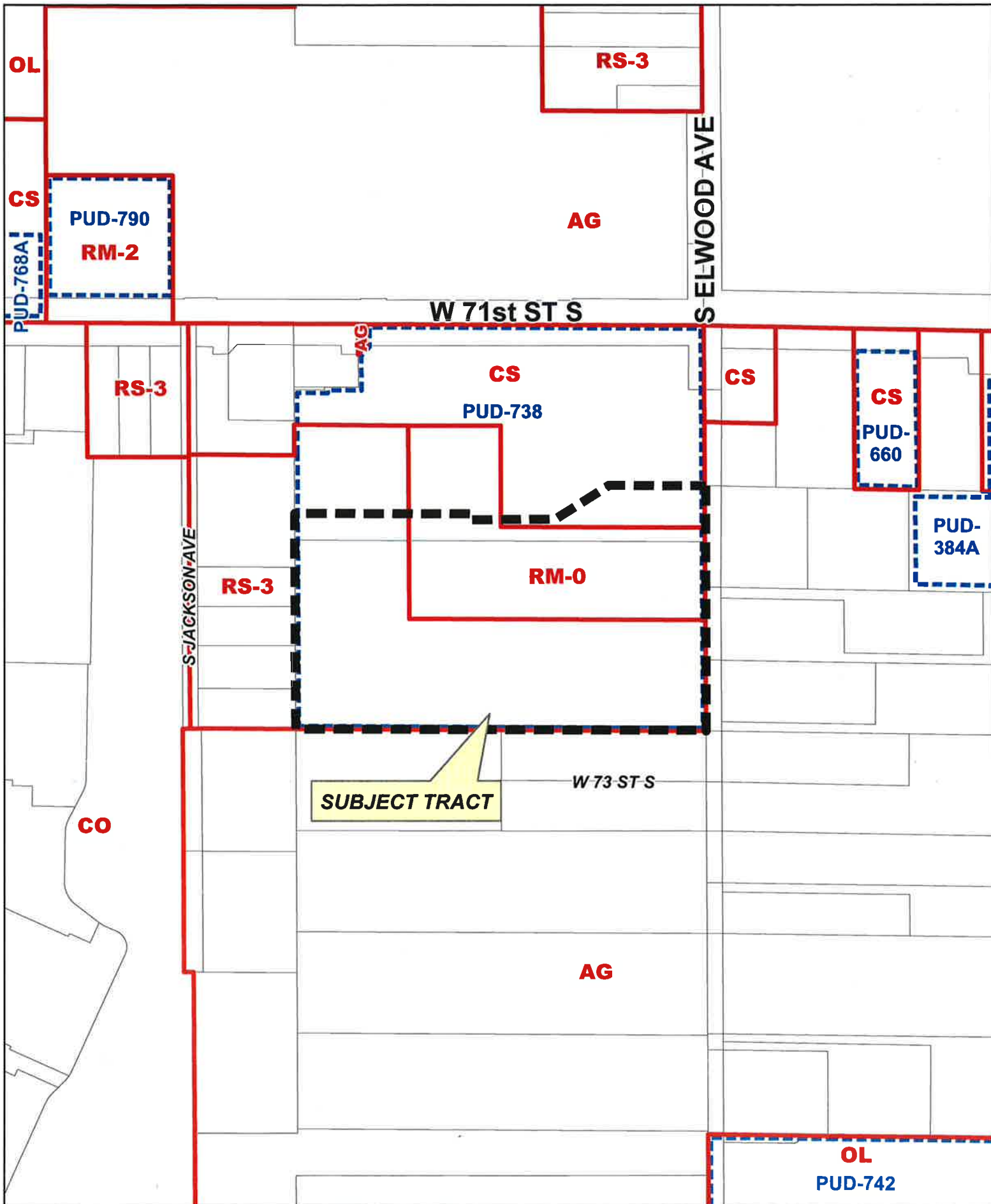
18-12 11

Note: Graphic overlaid align with physical feature  
Aerial Photo Date: March 2014

11-7







71 AT TULSA HILLS

18-12 11







Tulsa Metropolitan Area  
Planning Commission

**Case :** QuikTrip 0007

**Preliminary Plat**

**Hearing Date:** July 1, 2015

**Case Report Prepared by:**

Diane Fernandez

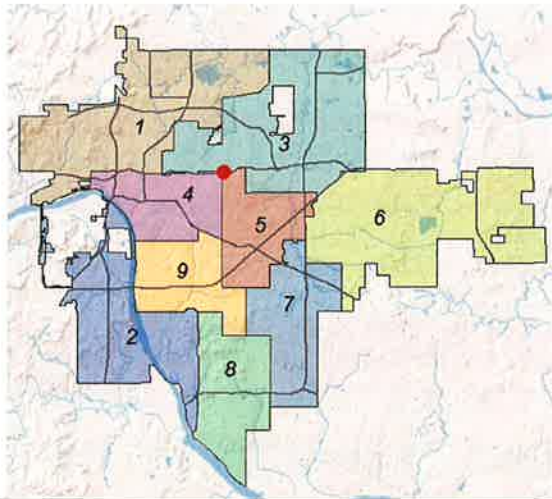
**Owner and Applicant Information:**

*Applicant:* Mike Ward, QuikTrip

*Owner:* QuikTrip Corporation

**Location Map:**

**(shown with City Council Districts)**



**Applicant Proposal:**

Plat Waiver Approval

*Tract Size:* 3.9 ± acres

*Location:* Northeast corner of East Admiral Place and North Yale Avenue

**Zoning:**

*Existing Zoning:* CH (commercial heavy), pending, OM (office medium), CS (commercial shopping) and RS-2 (residential single family)

**Staff Recommendation:**

Staff recommends **approval**.

**City Council District:** 3

*Councilor Name:* David Patrick

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:**

INCOG Aerial  
INCOG Case Map  
Plat Map  
Growth and Stability Map  
Land Use Map

12.1

## PRELIMINARY SUBDIVISION PLAT

### QuikTrip 0007 - (CD-3)

Northeast corner of East Admiral Place and North Yale Avenue

This plat consists of 2 Lots, 1 Block, on 3.9 acres.

The following issues were discussed May 21, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** *The plat has been revised to show the boundary per the rezoning modification as recommended by the planning commission.* The property is zoned CH (commercial heavy) (pending) and OM (office medium), CS (commercial shopping) and RS-2 (residential single family 2)
2. **Streets:** Admiral Place is a secondary arterial with 50 feet of right of way required from center line. Additional right of way dedication required. Corner radius of 25 feet is required at the intersection of Alleghany and Admiral Place and Admiral Blvd. Since right of way dedication is required, include dedication language in covenants. No median island on East Admiral concerned with left turn movement out of the west drive. The median stops half way through the drive on Yale and this could create left turn problems at the location. Suggest traffic delineation through the use of raised curbs.
3. **Sewer:** Northeast corner of Admiral Boulevard and Yale Avenue. Before sanitary sewer easement can be abandoned service to areas outside of the proposed plat area must have their service maintained.
4. **Water:** No comment.
5. **Storm Drainage:** Underground detention may be required, that is adequate to accommodate the increase runoff. The outfall from the detention will need to connect to the storm pipe on the northeast corner of Admiral and Yale, Are there any proposed walls around the adjacent Sonic property required to be installed for grading or drainage. Easements may be required as site design develops.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Show all subdivisions on location map. Show the addresses and address caveat. Move scale and scale bar for clarity. Submit control data sheet. Clarify legal description. Tie plat to northwest section corner of T19N R13E S3 (East Archer Street and North Yale). Change boundary line weight for clarity.

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

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

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

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
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.





Feet  
0 200 400



Subject  
Tract

**QUICK TRIP NO. 0007**

19-13 03

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

12.4





**E ADMIRAL PL**

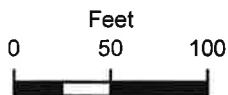
**N YALE AVE**

**N ALLEGHENY AVE**

**E ADMIRAL BLVD**

**M L KING JR MEM EXPWY**

**412**



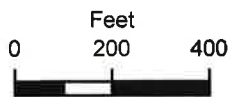
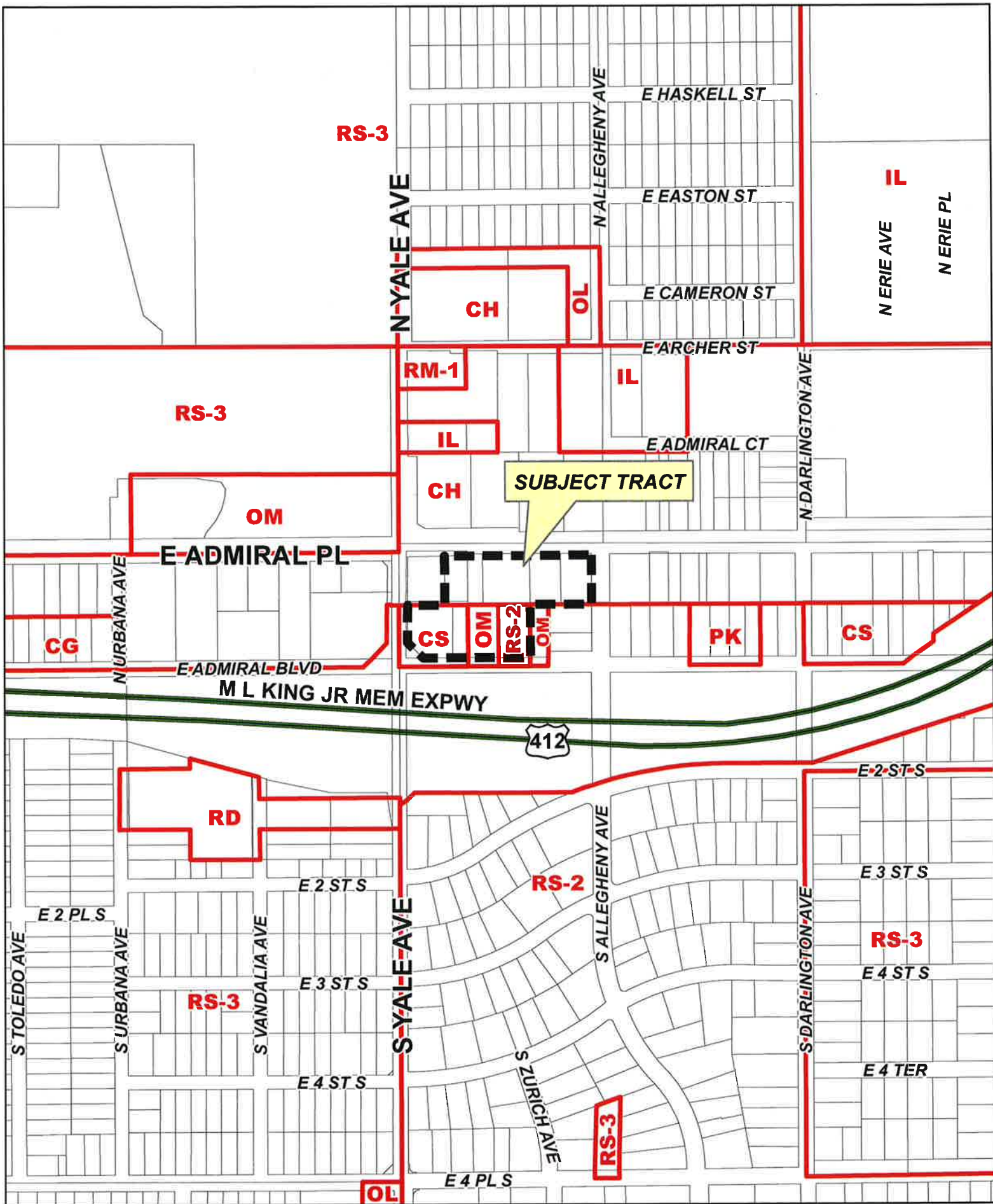
**Subject  
Tract**

**QUIK TRIP NO. 0007**

19-13 03

**12.7**  
Note: Graphic overlays may not precisely  
align with physical features on the ground.  
Aerial Photo Date: March 2014



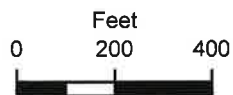
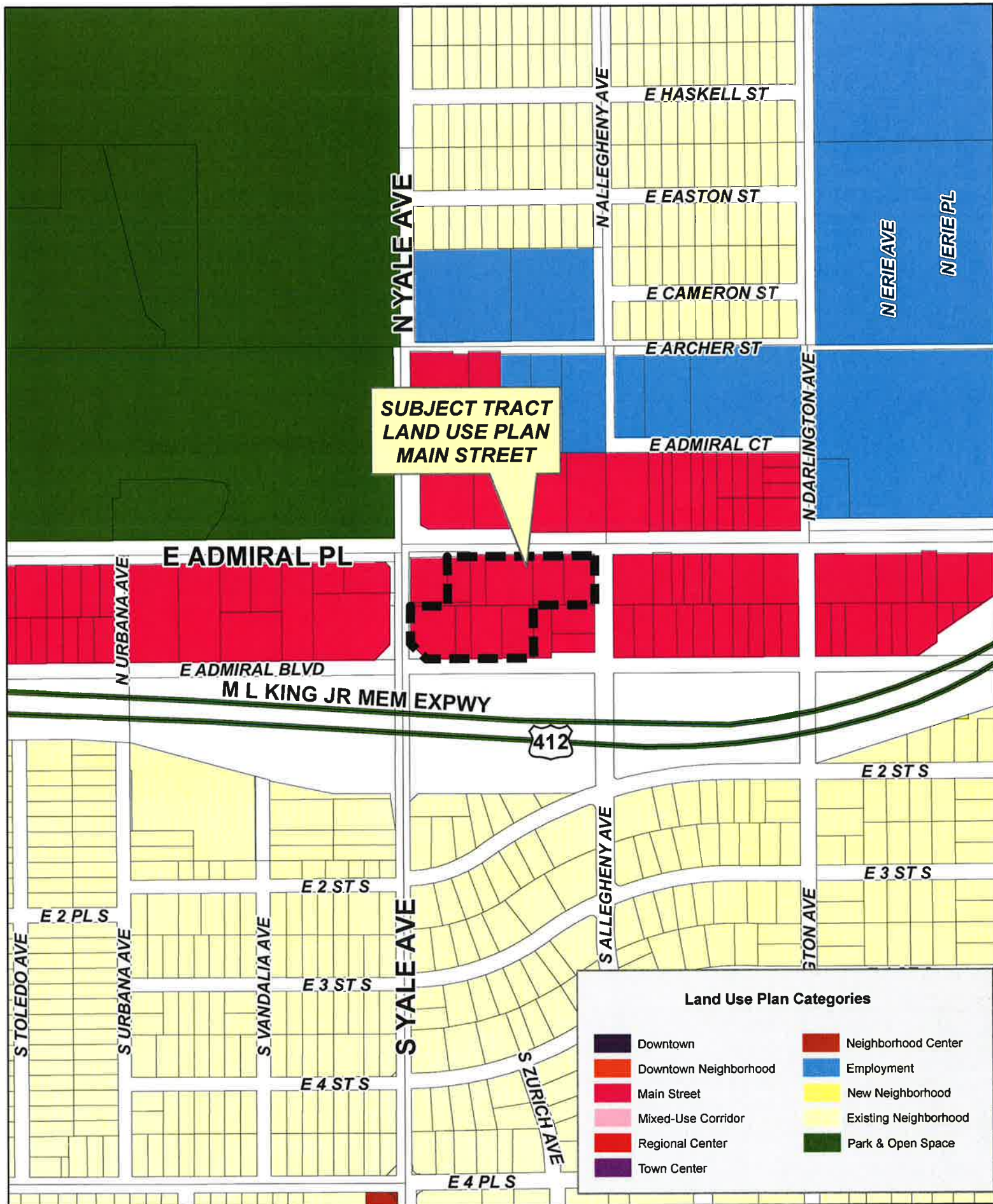


QUIK TRIP NO. 0007

19-13 03

12.8



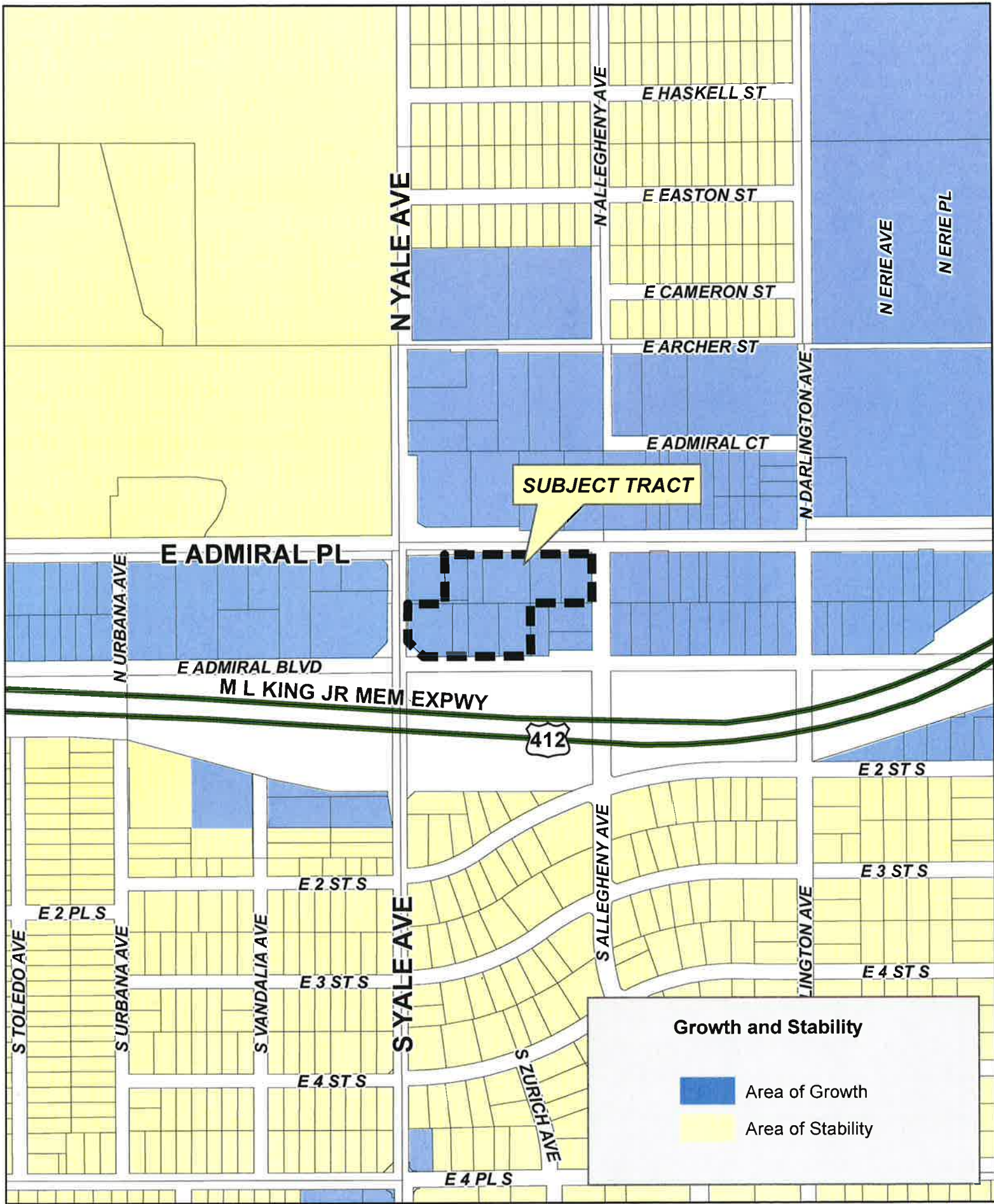


**QUIK TRIP NO. 0007**

19-13 03

**12.9**





**QUIK TRIP NO. 0007**

19-13 03





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7307

**Hearing Date:** July 1, 2015

**Case Report Prepared by:**

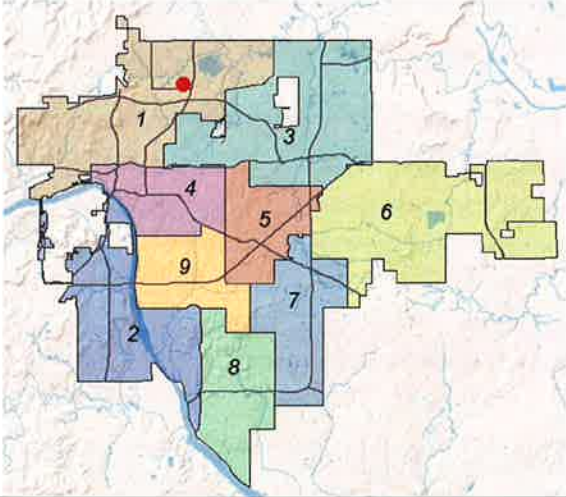
Susan Miller, AICP

**Owner and Applicant Information:**

*Applicant:* Julio Bejarano

*Property Owner:* Eujenio & Maria & Julio Bejarano

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Agriculture use

*Concept summary:* Rezone from Residential  
Manufactured Home (RMH) to Agricultural (AG).

*Tract Size:* 11.21  $\pm$  acres  
488348.8  $\pm$  sq. ft

*Location:* North of E. Mohawk Blvd. between N.  
Birmingham Ave. and N. Columbia Ave

**Zoning:**

*Existing Zoning:* RMH

*Proposed Zoning:* AG

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0317

CZM: 22

Atlas: 521

**City Council District:** 1

*Councilor Name:* Jack Henderson

**County Commission District:** 1

*Commissioner Name:* John Smaligo

13.1

## SECTION I: Z-7307

### DEVELOPMENT CONCEPT:

The applicant is requesting a change from Residential Manufactured Home (RMH) rezoning of the property to operate an agricultural use the site.

### EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

None

### DETAILED STAFF RECOMMENDATION:

The “Existing Neighborhood” land use designation is assigned to the broader surrounding area to the east, west and north; however, the area is primarily comprised of large vacant tracts of land, with a few scattered residences and some existing agricultural uses;

Staff recognizes that the “Existing Neighborhood” designation does not accurately reflect the existing development pattern on this site and that the future development pattern of this area has not been established; and

An agricultural use on this site is consistent with the surrounding area and the AG zoning district typically serves as a holding zone pending a transition to more urban development in the area; therefore:

**Staff recommends Approval of Z-7307 to rezone property from RMH to AG.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The existing RMH zoning is not an “Existing Neighborhood” as described by the Comprehensive Plan. In fact, the broader area surrounding the site to the east, west and north also has this designation and is primarily made up of large tracts of land, some vacant, some with scattered homes with occasional agricultural uses, clearly not meeting the description of an “Existing Neighborhood.” This is also in conflict with the “area of Growth” designation on the site. The Comprehensive Plan designations for this area need to be reevaluated at some point in the future to reflect a more accurate situation.*

### Land Use Vision:

*Land Use Plan map designation:* Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa’s existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a mix of RD, and CG properties. The CG area is developed but unoccupied, the north is a single family residence & agricultural use zoned AG; on the south, across Mohawk Boulevard, by an office/storage/light manufacturing complex, zoned IL; and on the west, across N. Birmingham Ave., by Mohawk Manor Apartments, zoned RM-1.

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11802 dated June 26, 1970, established zoning for the subject property.

***Subject Property:***

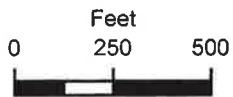
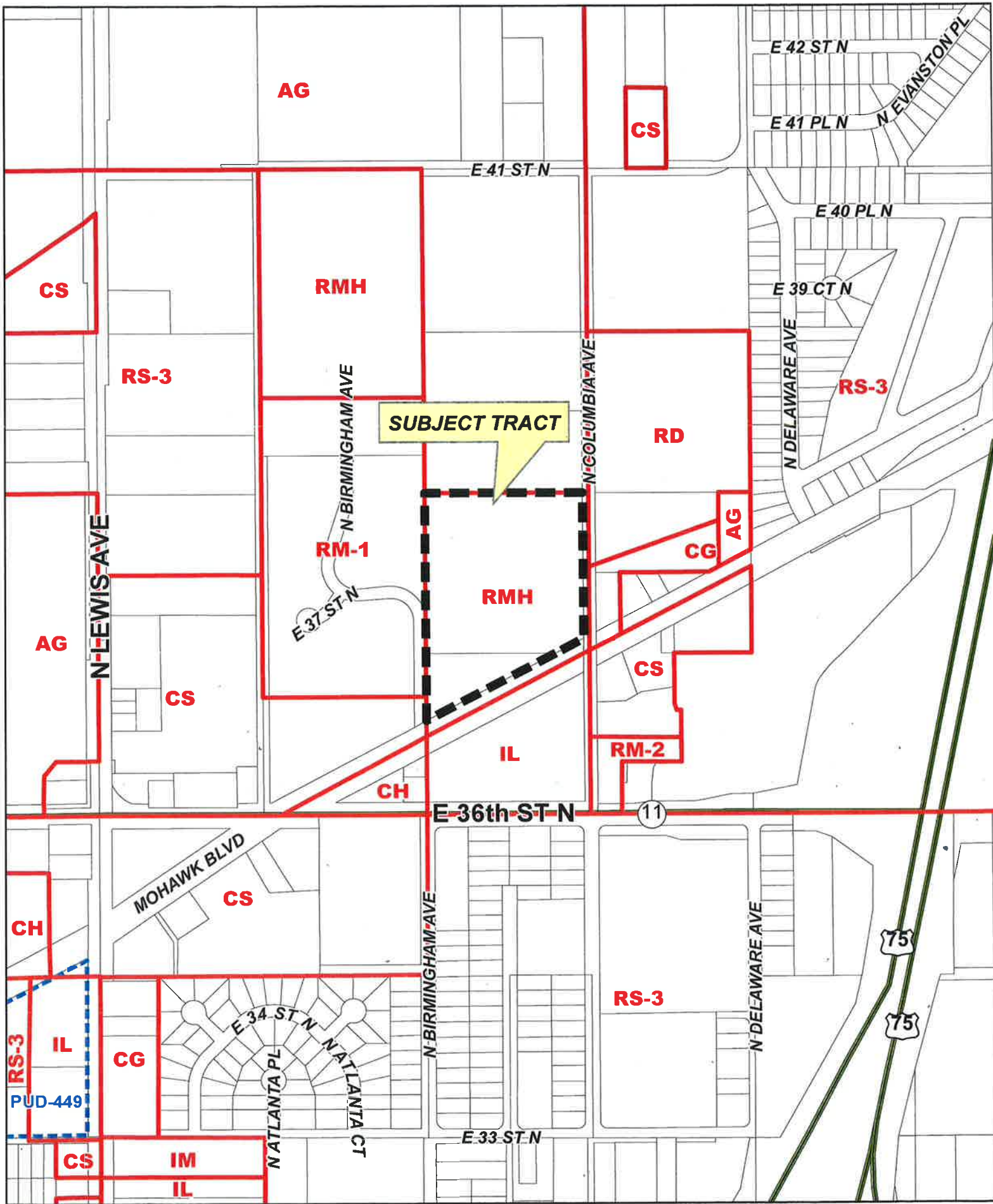
**BOA-6562/CDP-79 February 3, 1970:** The Board of Adjustment approved a Community Development Project, for a mobile home park, subject to conditions, on property located at the northwest corner of N. Columbia Ave. and E. Mohawk Blvd. and also known as the subject property. This CDP is expired.

***Surrounding Property:***

*No relevant history for the surrounding property.*

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**Z-7307**

20-13 17





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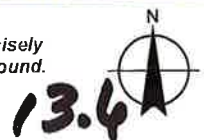
Subject  
Tract

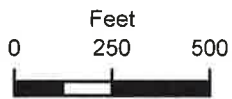
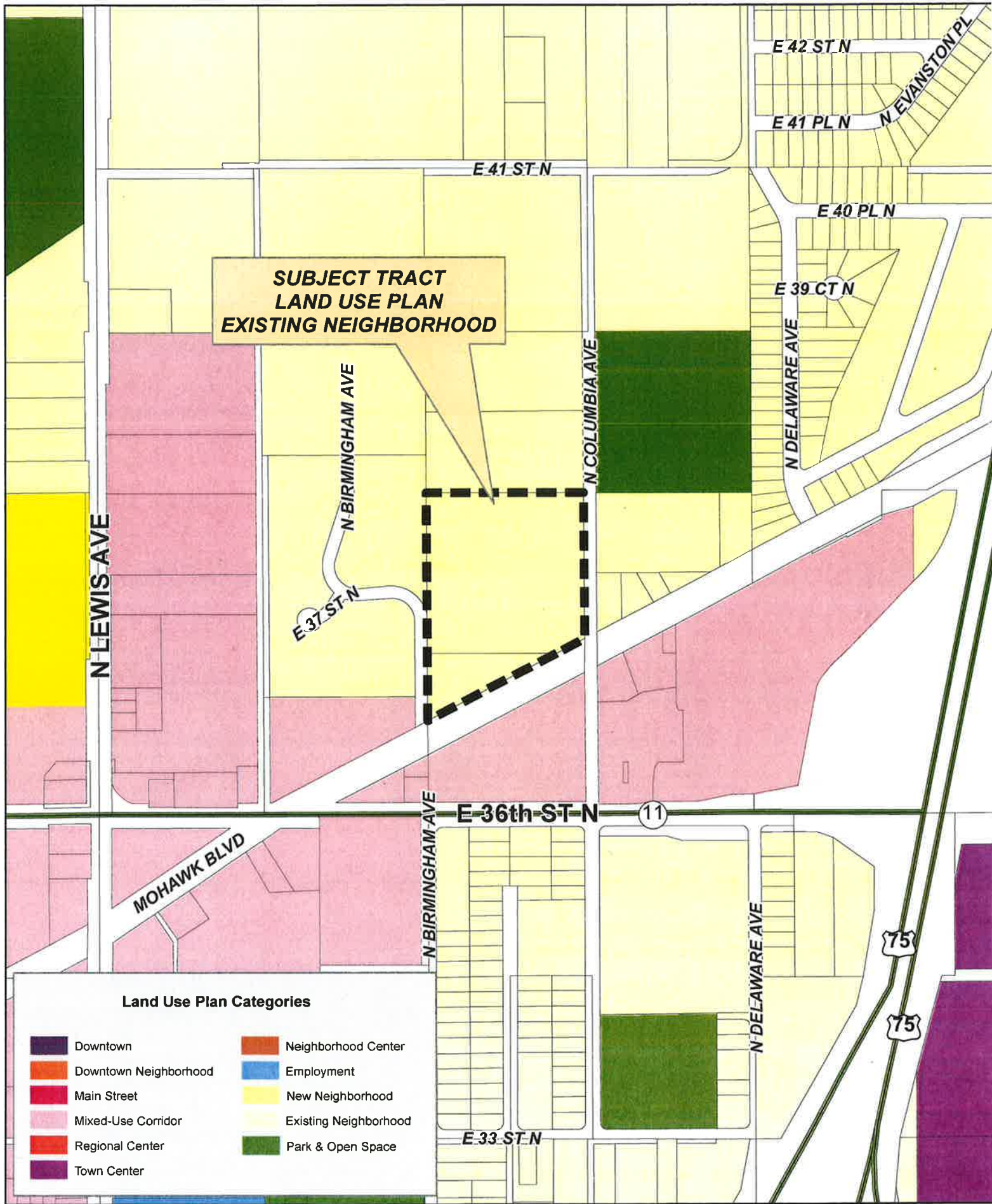
**Z-7307**

20-13 17

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

Aerial Photo Date: March 2014



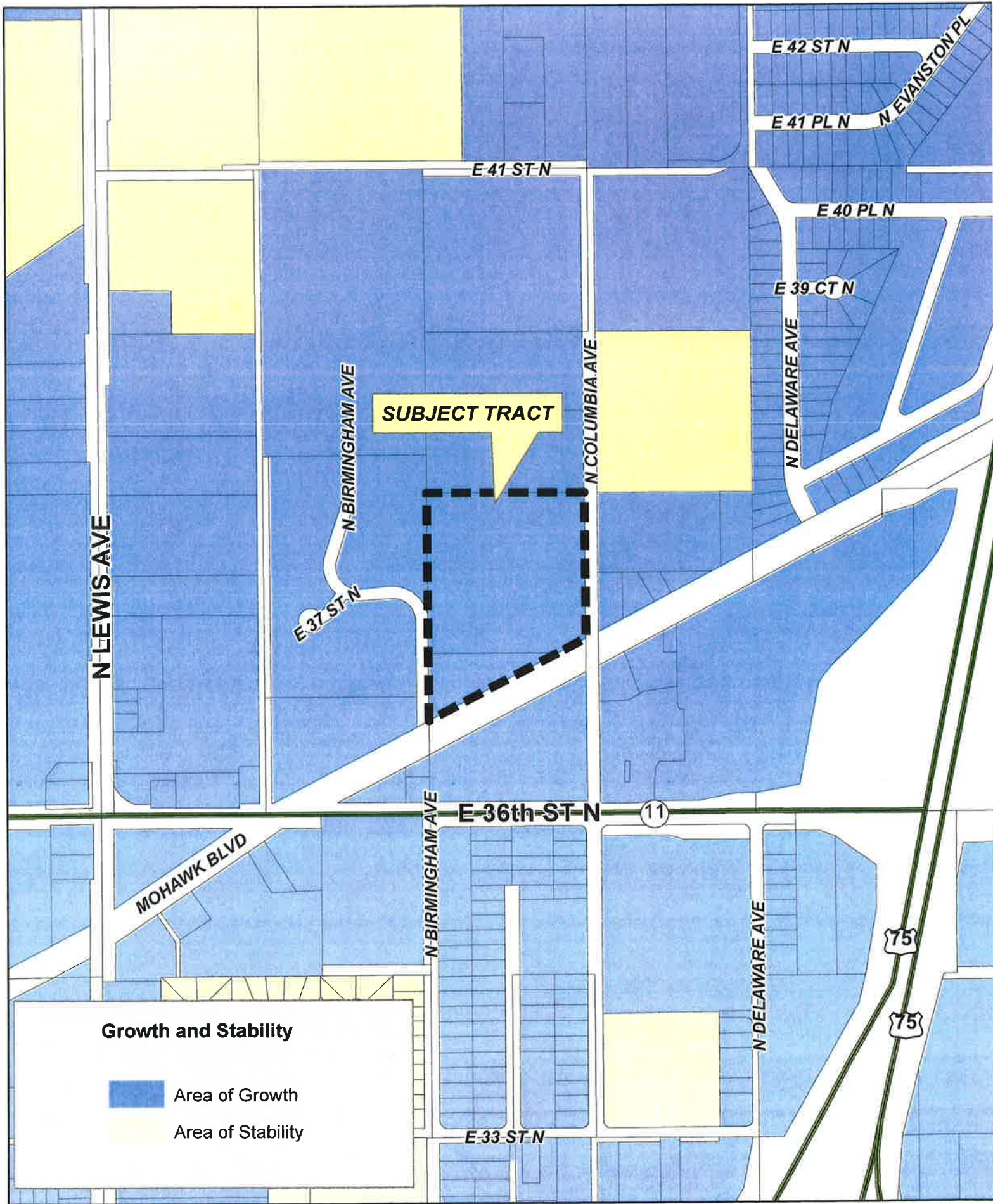


**Z-7307**

20-13 17

**13.7**







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-834

**Hearing Date:** July 1, 2015

**Case Report Prepared by:**

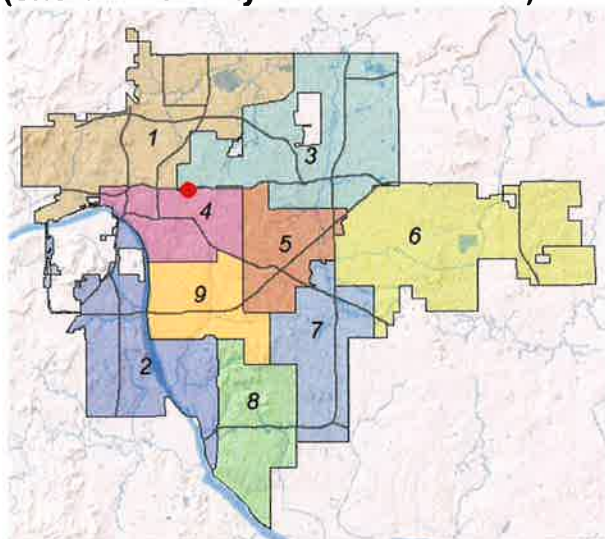
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Kinslow Keith & Todd

*Property Owner:* SWINNEY'S WHITTIER LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Retail

*Proposed Use:* Commercial

*Concept summary:*

*Tract Size:* 1.38  $\pm$  acres

60060.77  $\pm$  sq. ft

*Location:* North of northwest corner of S. Lewis Ave. and E. 1<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* OL/ CH

*Proposed Zoning:* OL/ CH/ PUD-834

**Comprehensive Plan:**

*Land Use Map:* Main Street

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9306

CZM: 37

Atlas: 25/ 26

**City Council District:** 4

*Councilor Name:* Blake Ewing

**County Commission District:** 2

*Commissioner Name:* Karen Keith

14.1

## SECTION I: PUD-834

### DEVELOPMENT CONCEPT:

Planned Unit Development (PUD No. 834) is a historic preservation of two existing buildings, commonly known as Swinney Hardware and Anaya, converting them to multi-function spaces. The process of the building restorations and applications to the National Parks Service as part of the National Register of Historic Places Program is outside of the PUD Process.

These two buildings are a contributing resource to the Whittier Square Historic District, listed in the National Register in 2012. Whittier Square, at the intersection of Admiral Boulevard and South Lewis Street, developed as Tulsa's first suburban commercial area in the 1920's in response to growing population and residential expansion that followed the oil booms of the previous decade. Street car service, starting in 1909, made travel between Whittier Square and downtown Tulsa convenient. The commercial district grew to provide a variety of services required by the growing residential neighborhood that surrounded the commercial hub. The designation of Lewis Avenue as part of Route 66 in 1926 enhanced commercial development of the area.

The archival record for the Lewis Avenue Buildings is limited. The first building was construction around 1939 and later remodeled for department store TG&Y in 1965. It appears on Sanborn Maps in 1962 with roughly the same footprint as today. Portions of the building operated as the Swinney Hardware Store from 1944 until 2004. Since then it has set vacant. The second building was constructed around 1948 and was occupied by the post office sub-station for a number of years. The nomination states that Communication Workers of America erected the building and utilized the upper floor for their offices.

The buildings retain many features that reflect their historic commercial functions. Most importantly they anchor a key intersection in the Whittier Square commercial district and provide continuous street wall along both Lewis Avenue and 1<sup>st</sup> Street.

PUD-834 is comprised of 1.282 acres.

The project is located on the northwest corner of East 1<sup>st</sup> Street and South Lewis 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 converted to multi-function spaces that can allow office or retail uses in two (2) existing buildings with existing and new parking lots across an existing alley.

Access to the parking lot is off of South Gillette Avenue with street parking available with the front of the buildings off of South Lewis Avenue and East 1<sup>st</sup> Street.

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 "D".

The property is currently zoned CH (the buildings) and OL (the parking lots).

14.2

The purpose of the Planned Unit Development - is to establish the Development Standards and conditions necessary to ensure compatible development of the proposed multi-function use with the surrounding tracts of land. Development of the PUD and the location of the parking lot has been designed around providing an adequate buffer to the west and south and staying within the development guidelines of a historic preservation in fill project.

#### **EXHIBITS:**

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits:  
    Exhibit A: Conceptual Site Plan  
    Exhibit B: Aerial Photograph and Adjacent Land Use  
    Exhibit C: Conceptual Circulation Plan  
    Exhibit D: Zoning Map  
    Exhibit E: Conceptual Landscaping Plan  
    Exhibit F: Topography, Conceptual Drainage and Utility Plan  
    Exhibit G: PUD Legal Description

#### **SECTION II: PUD-834 DEVELOPMENT STANDARDS:**

The Project will be developed in accordance with the City of Tulsa Zoning Ordinance, and the CH – Commercial Heavy and OL- Office Light Development Standards except as described herein.

GROSS LAND AREA: 55,857.80 SF 1.282 AC

NET LAND AREA: 55,057.80 SF 1.264 AC

#### **PERMITTED USES:**

Uses permitted by right within the CH – Commercial Heavy and OL – Office Light General Zoning District

MAXIMUM BUILDING FLOOR AREA: 43,104 (0.783 FAR)

MAXIMUM BUILDING HEIGHT:\* TWO STORIES NOT TO EXCEED 30 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:**

In an effort to support the concept of a Main Street Vision provided in the Comprehensive plan there are no off-street parking requirements for this PUD. The applicant's concept for this redevelopment illustrates surface parking west of the alley. The landscape and screening standards will limit the amount of surface parking allowed by requiring abundant landscape edges.

14.3

Vehicular access to any parking area east of Gillette will be limited to a maximum of three driveway connections to South Gillette Street which will be determined during the detailed site plan phase of the project. All other vehicular access will be from the existing Alley.

**MINIMUM LOT FRONTAGE:**

50 FT

**MINIMUM BUILDING SETBACKS:\***

From North Boundary of PUD	0 FT
From East Boundary of PUD / ROW of S. Lewis Avenue	0 FT
From South Boundary of PUD / ROW of East 1 <sup>st</sup> Street	0 FT
From West Boundary of PUD/ adjacent to South Gillette	15 FT

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

**SIGNS:**

Wall signs will be limited to an aggregate display surface of three (3) square feet per each lineal foot of the building wall to which the sign or signs are affixed.

Fin or projecting signs shall be allowed as to be determined historically appropriate by the National Park Service.

**LIGHTING:**

Existing light poles in the parking lot will be removed. New lighting may be added to the parking lot and they shall have a maximum height of 16 FT. All lighting shall be pointed down and away from the south and west boundary line. A photometric plan will be submitted for the new lighting. No light trespass will be allowed at the west and south property line. Wall mount lighting on the west side of any building will not be allowed unless pointed down and will not be mounted greater than 25 feet in height.

**LANDSCAPED AREA:**

A minimum of 10% of the west lots of the PUD will be landscaped. During the Landscape Plan approval process the minimum landscape standard area may include low impact drainage solutions and permeable paving options as part of that minimum landscaped area.

**BUILDING FACADES:**

The primary vertical exterior material of the any building construction shall be complimentary of the existing brick and canopies on the face of the building facing South Lewis and 1<sup>st</sup> Street. The existing buildings will be refurbished and maintained as part of this project. Demolition of any portion of the existing buildings east of the alley will require specific approval during the detailed site plan approval.

**VEHICULAR AND BICYCLE PARKING:**

All parking spaces shall be located on either asphalt or concrete pavement unless alternative low impact development solutions are provided during the detailed site plan and landscape portion of the project.

14.9

Bicycle parking and storage racks will be required for a minimum of 8 bicycles. The location of the bike racks will be determined during the detailed site plan approval.

#### LANDSCAPING STANDARDS:

The west side of the PUD the developer will provide a landscape edge with a minimum width of 10 feet adjacent to the Gillette Avenue right of way. Within that edge trees will be installed and maintained meeting or exceeding the minimum standards of the landscape section of the code with a maximum spacing of 25 feet between trees. Appropriate size trees will be required under the power lines. Crape Myrtle will not be allowed as a tree alternative however they are not prohibited as part of the overall landscape plan

The south side of the PUD west of the Alley the developer will provide a landscape edge with a minimum width of 15 feet adjacent to the 1<sup>st</sup> Street right of way. Within that edge trees will be installed and maintained meeting or exceeding the minimum standards of the Landscape Section of the Code with a maximum spacing of 25 feet between trees.

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

There is an existing streetscape along South Lewis Avenue and a portion of East 1<sup>st</sup> Street which contains trees and plantings that will remain.

#### TRASH AND MECHANICAL AREAS:

All trash and mechanical equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers) are existing and are not screened now and with this project they will be continue to not be screened from public view. Trash storage will not be allowed within 150 feet of the west property line unless a masonry enclosure is constructed. Trash pickup service will only be allowed from the Alley side of the PUD.

#### MAINTENANCE:

The landscape features within the Project will be maintained by the lot owner. Any required plant material that fails or is damaged shall be replaced with a similar plant.

#### ACCESS AND CIRCULATION:

Access to the Project's parking lots will be off of South Gillette Avenue. Access shall be in accordance with the zoning ordinance and this PUD.

There are existing sidewalks along the street frontages. A maximum of one driveway access will be allowed along Gillette. The existing drives and sidewalks will be removed and repaired as necessary. Those details will be illustrated on the detailed site and landscape plan.

#### ENVIRONMENTAL ANALYSIS:

##### Topography:

The Project site contains a gentle slope across, sloping from 642 at the northeastern boundary down to 638 on the southwestern boundary.

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

Utilities:

Presently there is an existing waterline on the east side of South Gillette Street.

Regarding sanitary sewer service, an existing 8" sanitary sewer line is located in the alley between South Gillette Road and South Lewis 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:

Presently, the site drains from the northeast to the southwest to existing inlets that drain to an existing storm sewer system. The site will continue to drain as existing conditions show.

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.

Existing area zoning is shown on Exhibit "D" – Zoning Map.

**SITE PLAN REVIEW:**

No building permit will be issued for any building within the Project until a Planned Unit Development Detailed Site Plan and Detailed Landscape Plan have been submitted to the City of Tulsa and approved as being in compliance with the Approved Planned Unit Development Standards.

**PLAT:**

In accordance with the zoning ordinance, property shall be platted and the plat recorded within two years of approved by the City Council. Two one year extensions may be considered per the zoning ordinance. This property has already been platted and a Plat Waiver will be applied for in association with this project.

**SCHEDULE OF DEVELOPMENT:**

The anticipated construction start date for the Swinney Hardware and Anaya Buildings is July 2015.

**DETAILED STAFF RECOMMENDATION:**

14.6

PUD 834 is consistent with the Comprehensive Plan and the Kendal Whittier Square plans and provides ample opportunity for further expansion of the Main Street Vision for this area; and

The development standards identified in PUD 834 are harmonious with the existing surrounding neighborhood; and

The PUD provides a unified treatment of the development possibilities of the project; and

The PUD is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

**Staff recommends Approval of PUD-834 as outlined in Section II above.**

### **SECTION III: Supporting Documentation**

#### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: Preservation of the existing structure is a primary goal of this project and the Kendall Whittier small area plan. In addition to the preservation of the existing structure the PUD allows relief of the required parking standards outlined in the Tulsa Zoning Code. The goal in the PUD and small area plan provide design standards for the street edge and to allow the property owner to maximize his land use with building coverage and determine how best to serve his customers for surface or structured vehicular parking*

#### **Land Use Vision:**

*Land Use Plan map designation: Main Street*

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

*Areas of Stability and Growth designation: Area of Growth*

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

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

areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

*Major Street and Highway Plan:* None

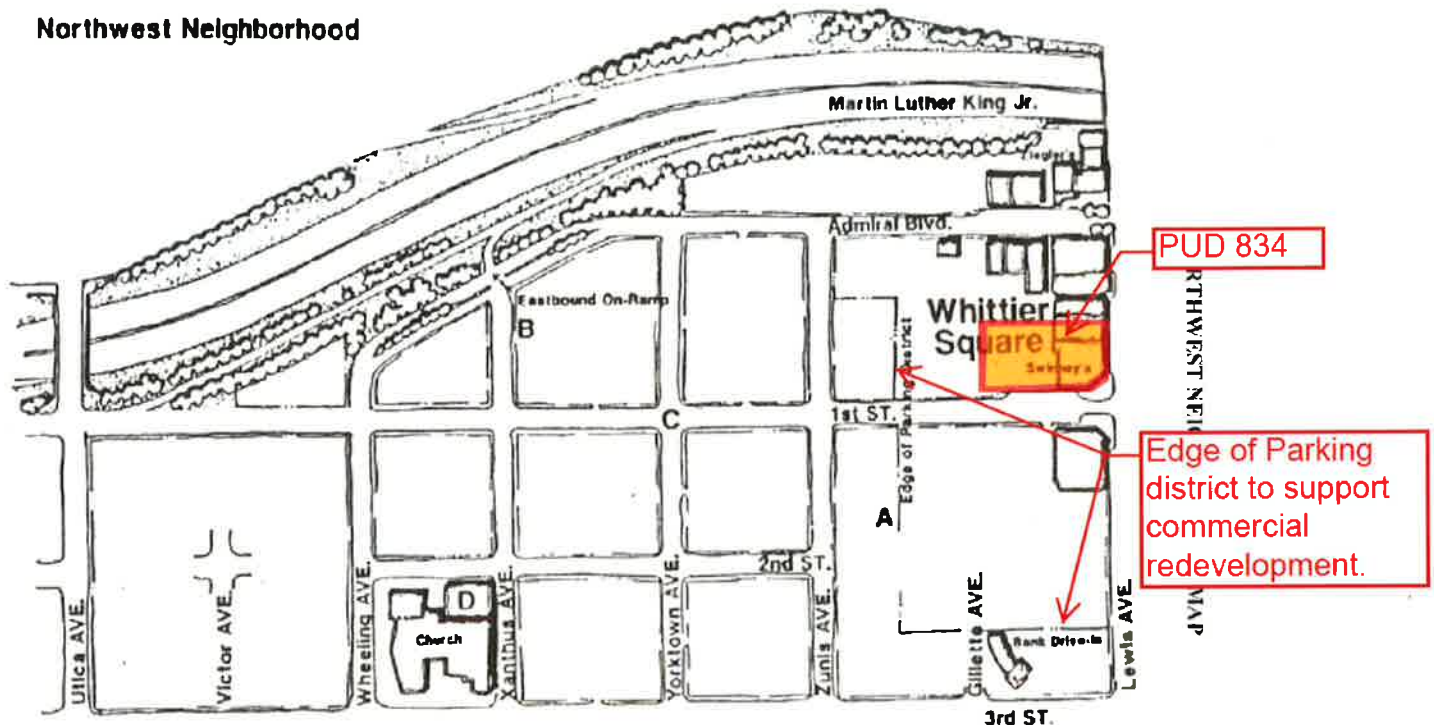
*Trail System Master Plan Considerations:* None

Small Area Plan: Kendall-Whittier Neighborhood Master Plan (Tulsa Development Authority 1991)

This site is located at the northwest corner of South Lewis and 1<sup>st</sup> Street and is at the center of the Primary Study Area included in the Plan. Several of the components of the plan apply directly to this site and are outlined below:

- 1) Revitalize the retail center at Whittier Square. The PUD site is a significant component of that retail center.
- 2) Develop a new school as a result of merging three facilities. The new Kendall-Whittier school accomplished that goal.
- 3) Encourage the continuation and growth of employment in the area.
- 4) Remove blight, improve the neighborhoods landscaping and concentrate on making the outside areas accessible to the large population of the aging and handicapped.

**Northwest Neighborhood**



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The proposal consists of two existing buildings, commonly known as Swinney Hardware and Anaya, located in Whittier Square*

Environmental Considerations: There are no environmental considerations.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Lewis Avenue	Urban Arterial	70 feet	4
East 1 <sup>st</sup> Street	Residential	50 feet	2
South Gillette Avenue	Residential	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a library, zoned CS; on the north by a theater, zoned CS; on the south by a church, zoned CS/RM-2; and on the west by single family residences, zoned RM-2.

**SECTION III: Relevant Zoning History**

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

**Subject Property:**

**BOA-19861 July 13, 2004:** The Board of Adjustment **approved** a *Special Exception* to permit required off-street parking on a lot other than the lot containing the principal use; a *Variance* of the required number of parking spaces from 152 to 30, on conditions: received a letter of support from Mr. Ziegler and upon receipt of a letter of support from Mr. Swinney, finding the sum of those parking spaces plus those owned by the applicants would meet the parking requirements; and there seems to be plenty of parking in the area that would be available, as this business would be operating at a time other than when most businesses are open; and the planned Bistro would be an accessory use to the theatre; located at 10 S. Lewis Ave.

**Surrounding Property:**

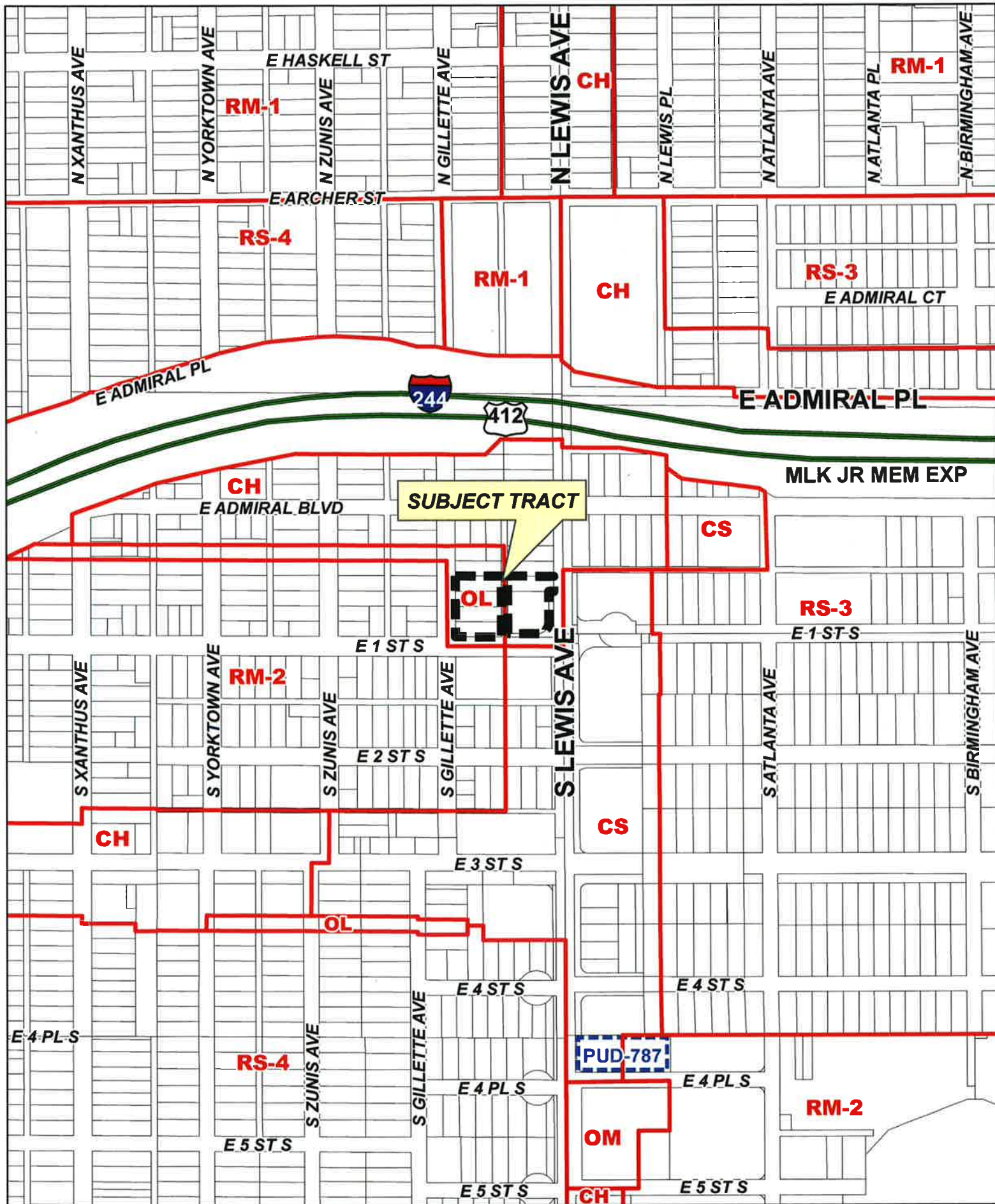
**PUD-787 November 2011:** All concurred in approval of a proposed Planned Unit Development on a 1± acre tract of land for a 3-story mixed use building including retail, office and apartments and parking to the east, on property located on the northeast corner of E. 4<sup>th</sup> Pl. and S. Lewis Ave.

**BOA-20619 January 8, 2008:** Requests were made for a *Special Exception* to permit church and church accessory use in the RM-2 district; a *Variance* of the parking requirement for a church; and a *Variance* of the building setback requirement from S. Lewis Ave.

The Board of Adjustment **approved** a Variance of the parking requirement for a church (Section 1205.C); and a Variance of the building setback requirement from S. Lewis Av. (Section 703); (noting the Board is taking no action on the advertised Special Exception to permit church and church accessory use in the RM-2 district (Section 401) as action is not needed); Approval is subject to submitting a lot combination to INCOG staff; approval is per plan with the exception of the number of parking spaces (twenty to twenty-seven spaces will be provided), which cannot be determined at this time and is subject to determination of space needed for storm-water management; all parking and driving surfaces shall be concrete or asphalt; screening on the south side of the new building will consist of approximately six Bradford Pear trees or similar trees; finding by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, partially because of the excessive water run-off on a portion of the lot, making the literal enforcement of the terms of the Code would result in unnecessary hardship, on property located at 102 S. Lewis Ave.

7/1/2015 1:30 PM

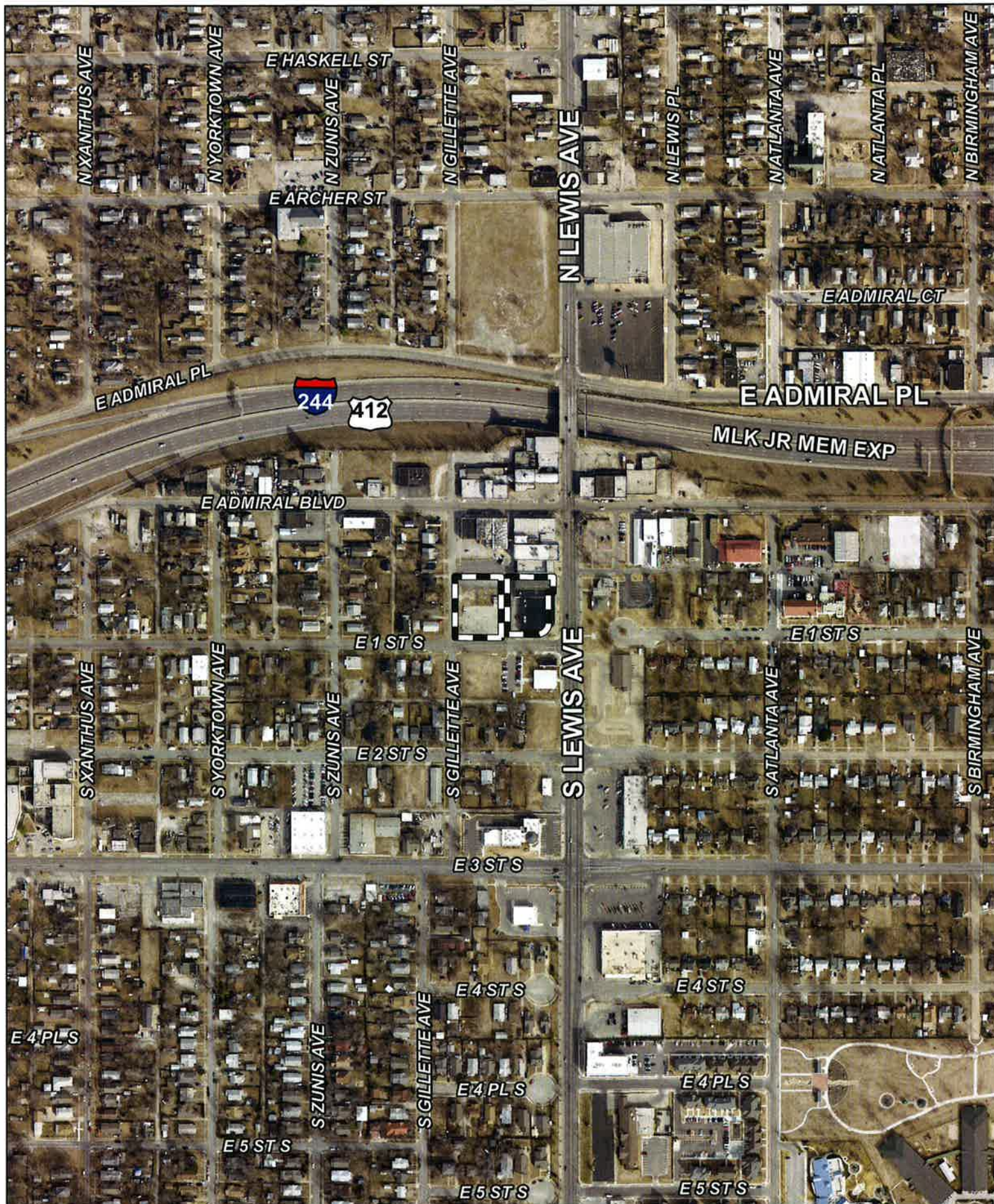
14.10



PUD-834

19-13 06





0 200 400  
Feet



Subject  
Tract

**PUD-834**

19-13 06

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

Aerial Photo Date: March 2014





0 50 100  
Feet



Subject  
Tract

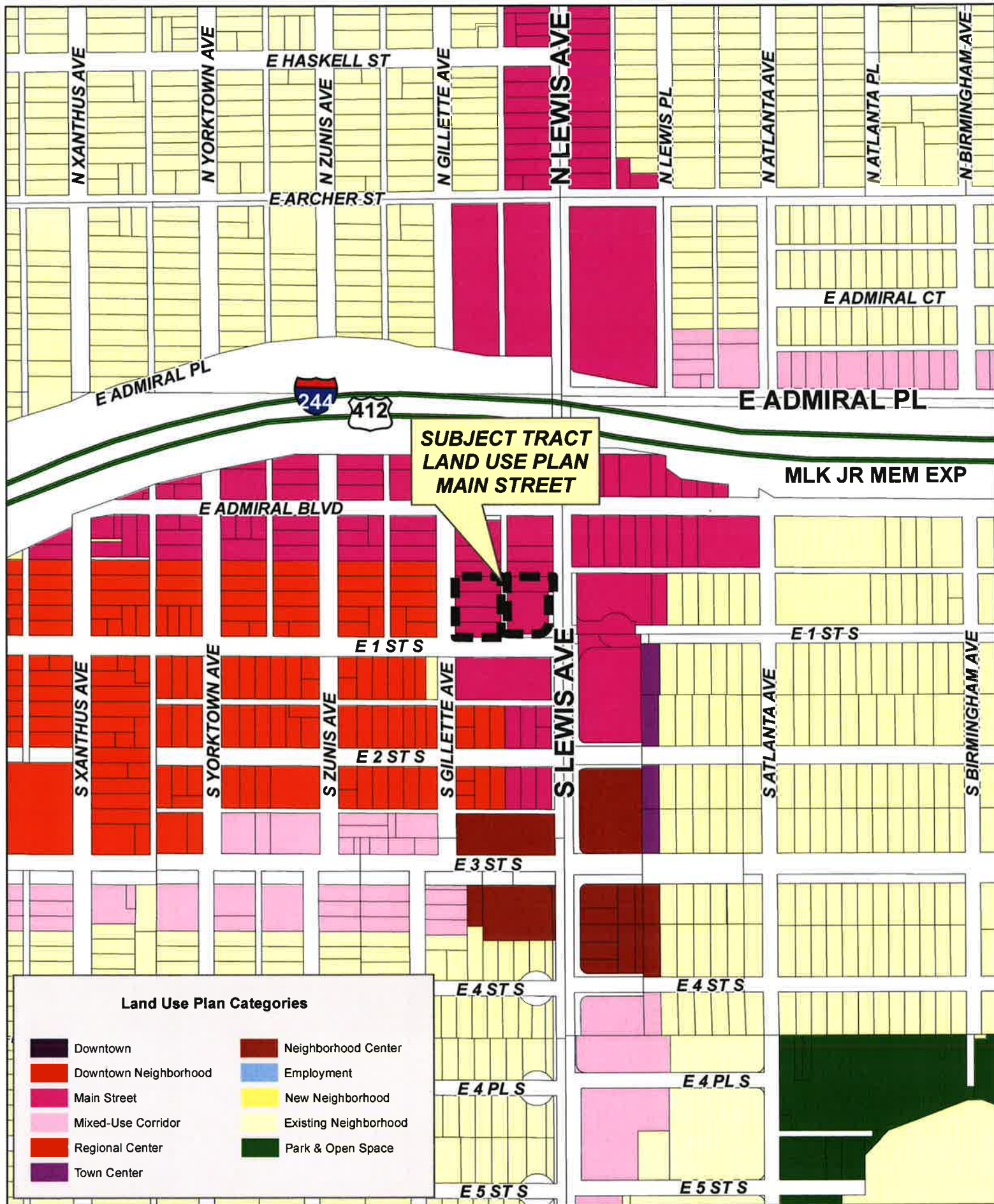
**PUD-834**

19-13 06

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

Aerial Photo Date: March 2014



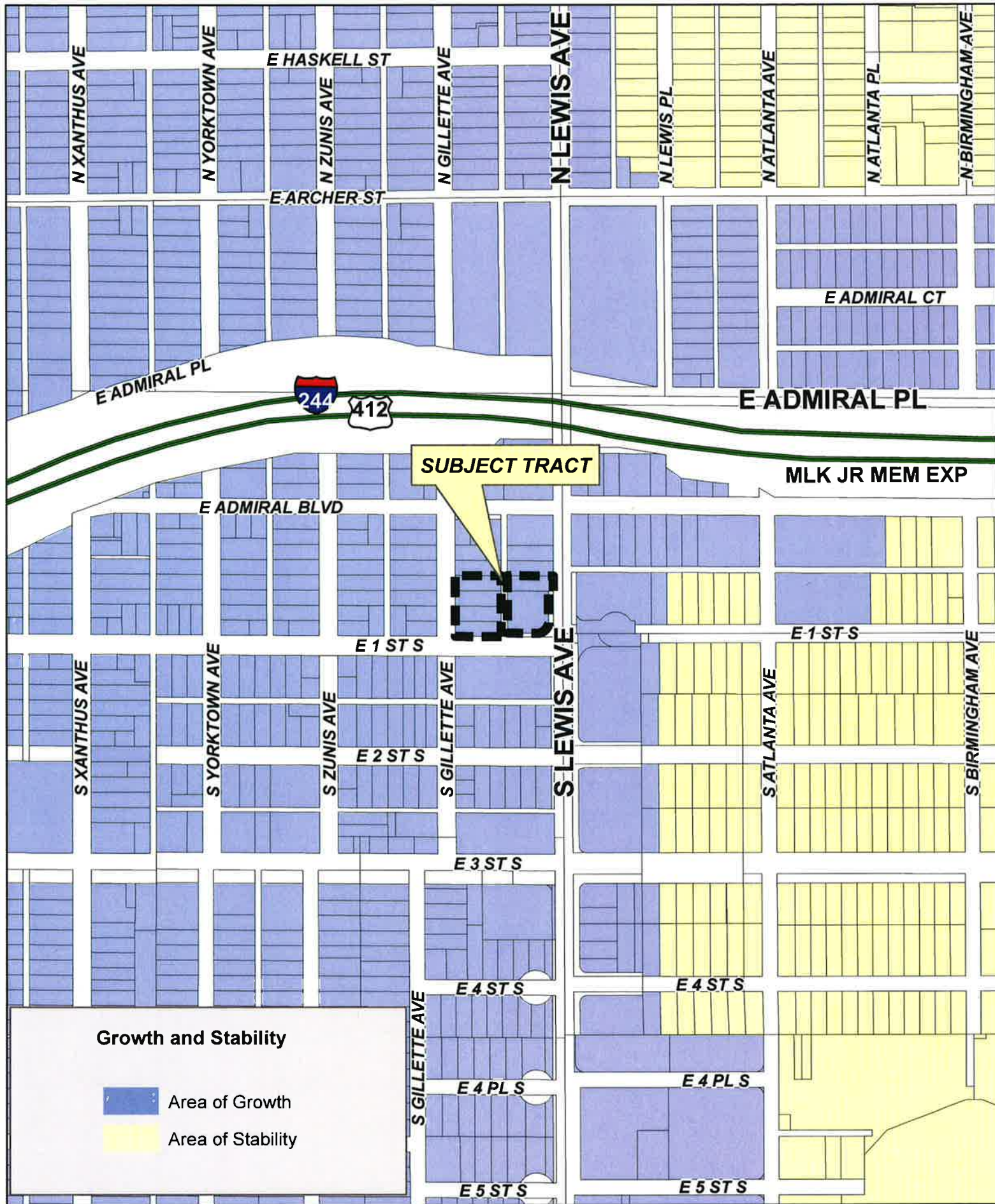


Feet  
0 200 400

**PUD-834**

19-13 06





Feet  
0 200 400

**PUD-834**

19-13 06



R 13 E

ARCHER STREET



Location Map  
Scale: 1" = 200'



Scale: 1" = 20'



Kinslow, Keith & Todd, Inc.

Architecture | Interiors | Engineering

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Fax: 918.744.7349

2200 South Ulca Place, Suite 200

Tulsa, Oklahoma 74114

www.kktarchitects.com

CERTIFICATE OF AUTHORIZATION

NO. CA 5565 EX 09/30/2015



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE TULSA COUNTY ZONING ORDINANCES AND THE TULSA COUNTY SUBDIVISION ACT.

PUD -

SWINNEY  
HARDWARE  
&

ANAYA  
BUILDINGS

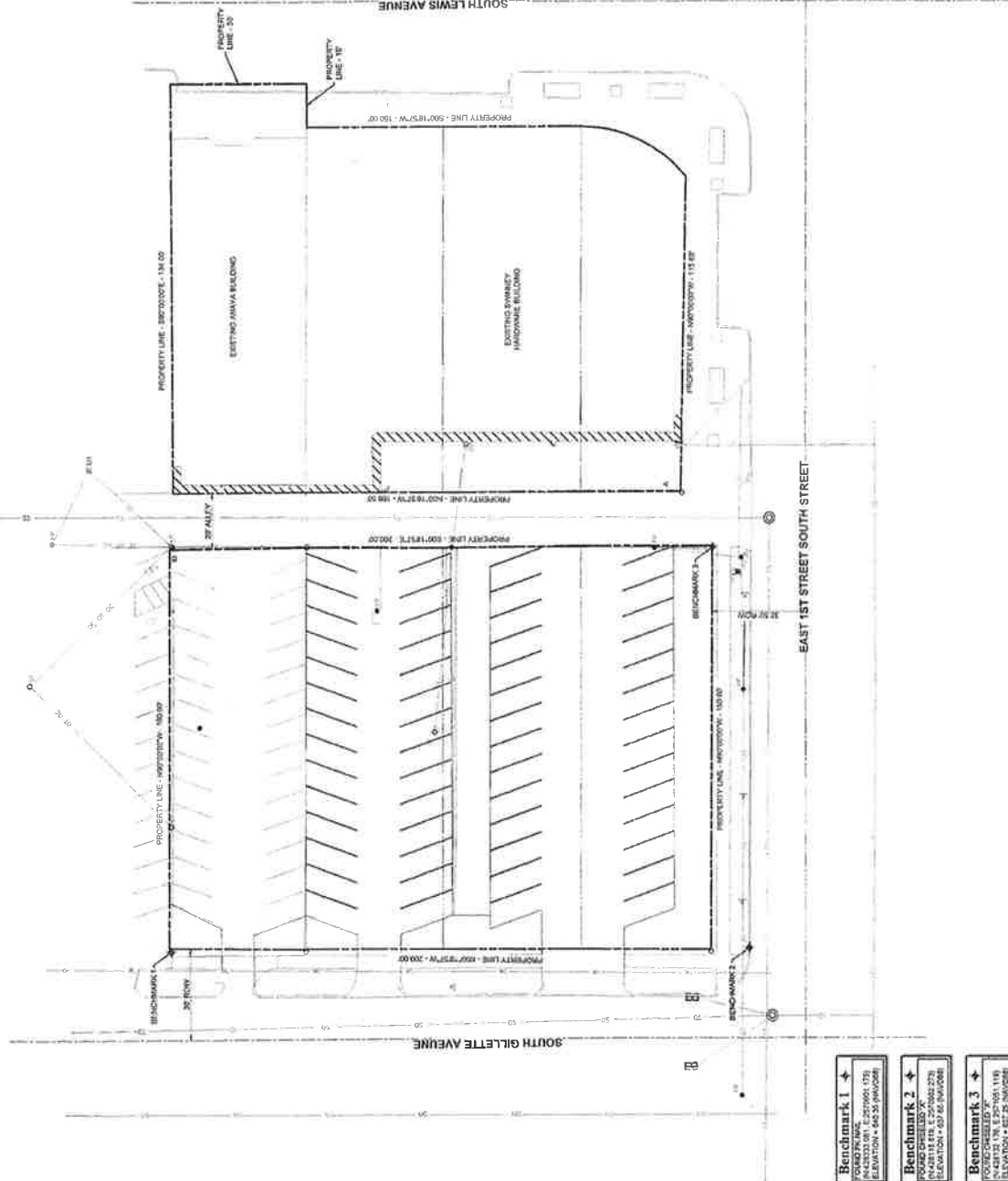
TULSA,  
OKLAHOMA



SCALE	1" = 20'
EP NO.	
ATLAS PAGE NO.	
MANAGER	AWW
DRAWN BY	JES
DATE	09/22/2015

CONCEPTUAL  
SITE PLAN

EXHIBIT A



<b>Benchmark 1</b>	<b>Benchmark 2</b>	<b>Benchmark 3</b>
ROAD CORNER N 42° 11' 11" E, L 250' 00" 00" ELEVATION = 545.35 (MADISE)	POUND CHIEF'S OFFICE N 42° 11' 11" E, L 250' 00" 00" ELEVATION = 545.35 (MADISE)	POUND CHIEF'S OFFICE N 42° 11' 11" E, L 250' 00" 00" ELEVATION = 545.35 (MADISE)

14.16



**Kinslow, Keith & Todd, Inc.**  
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tulsa, oklahoma 74114  
www.kktarchitects.com  
CERTIFICATE OF AUTHORIZATION  
NO. CA 5305 EXP. 06/30/2015



ALL CONSTRUCTION TO BE IN ACCORDANCE  
WITH CURRENT CITY OF TULSA STANDARDS AND  
SPECIFICATIONS INCLUDING CDDA 200 EDITION

**PUD -**

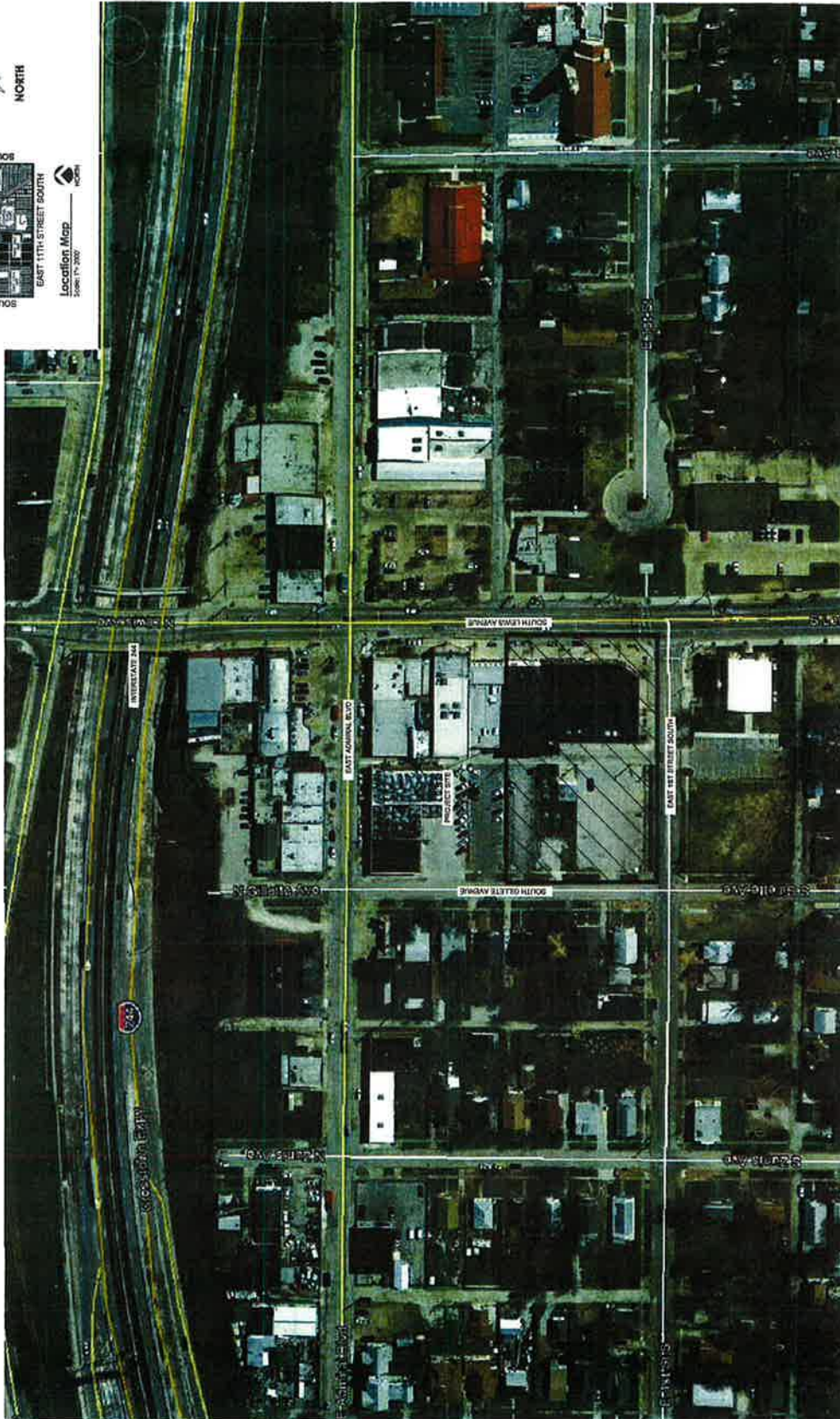
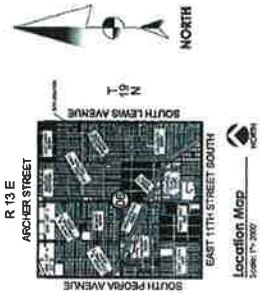
**SWINNEY  
&  
ANAYA  
BUILDINGS**  
TULSA,  
OKLAHOMA



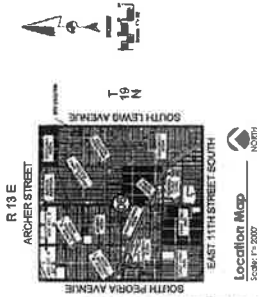
SCALE	ITS
DP NO.	
PROJECT NO.	
PROJECT NAME	
COUNTY	
DATE	08/20/2015

AERIAL PHOTOGRAPH  
AND ADJACENT  
LAND USE

**EXHIBIT B**



14.17



**Kinslow, Keith & Todd, Inc.**  
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 fax 918.744.7849  
 2200 south ulfca place, suite 200  
 tulsa, oklahoma 74114  
 www.kktarchitects.com  
 CERTIFICATE OF AUTHORIZATION  
 NO. CA 5305 EXP. 06/30/2015



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE  
 WITH THE SPECIFICATIONS AND STANDARDS  
 SPECIFICATIONS (INCLUDING C.O.D. 1.2007 EDITION)

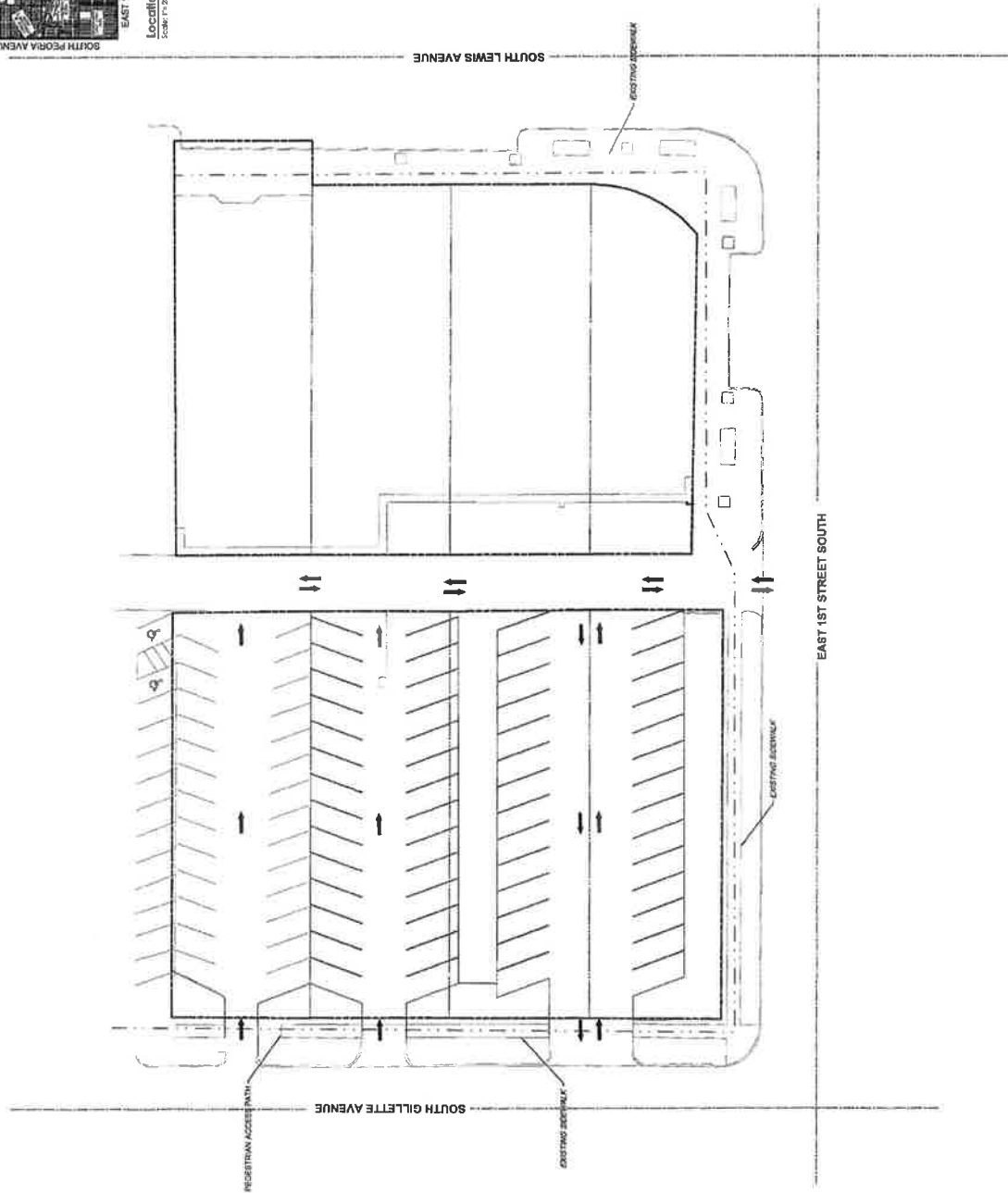
**PUD -**  
**SWINNEY**  
**HARDWARE**  
**&**  
**ANAYA**  
**BUILDINGS**  
**TULSA,**  
**OKLAHOMA**



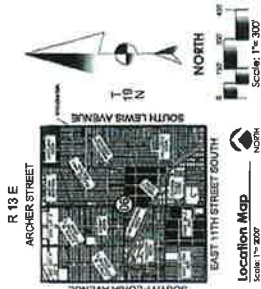
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DP NO.	
ATLAS PAGE NO.	
MANAGER	ANW
DRAWN BY	JES
DATE	06/20/2015

**CONCEPTUAL**  
**CIRCULATION**  
**PLAN**

**EXHIBIT C**



14.18



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 tulsa, oklahoma 74114  
 www.kktarchitects.com

CERTIFICATE OF AUTHORIZATION  
 NO. CA 5305 EXP. 06/30/2015



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITION OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IMC).

**PUD -**

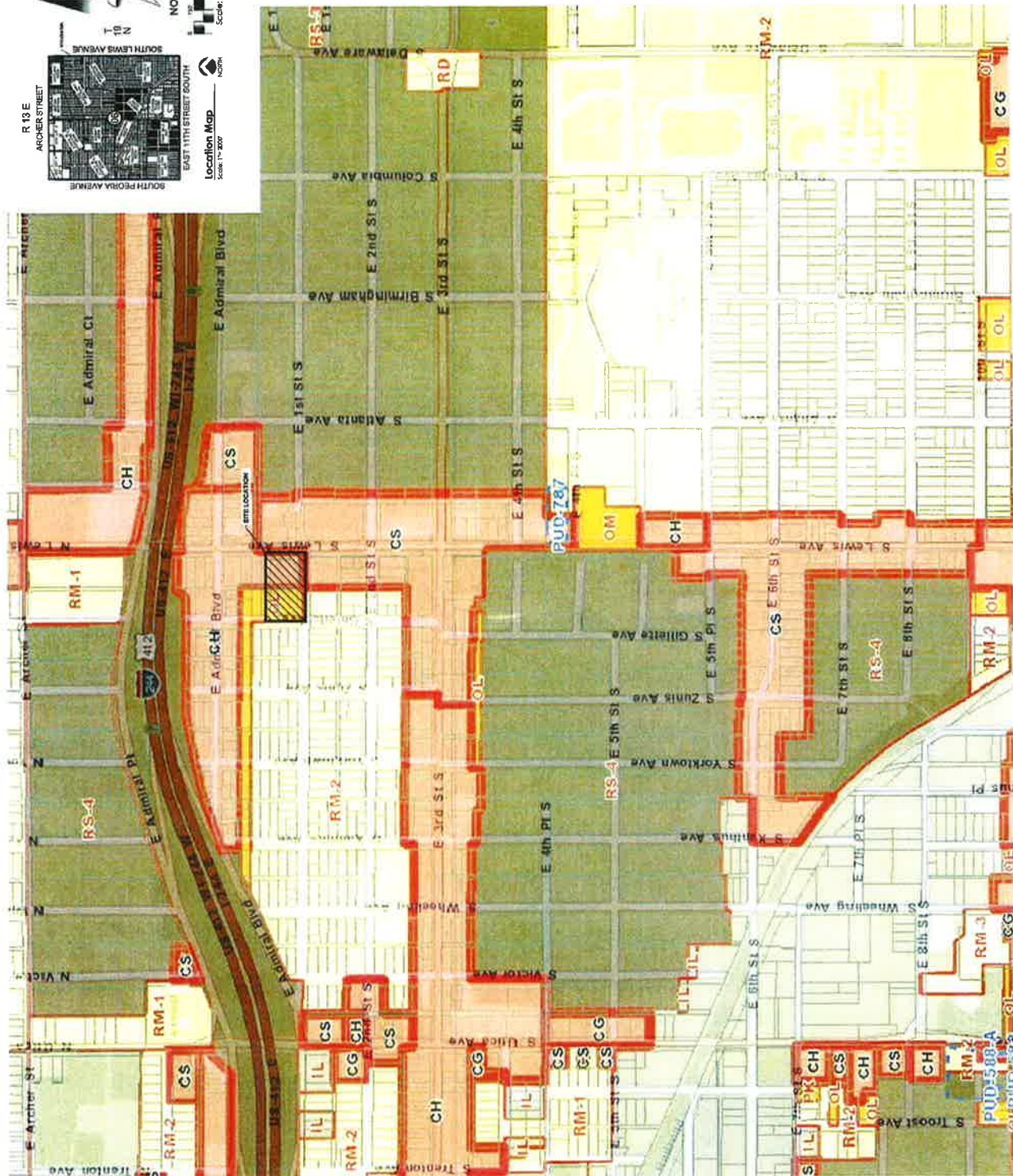
**SWINNEY  
 &  
 ANAYA  
 BUILDINGS  
 TULSA,  
 OKLAHOMA**



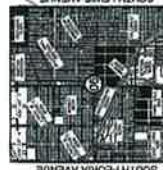
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DATE	06/20/2015
DESIGNED BY	AK
CHECKED BY	AK
APPROVED BY	AK
DRAWN BY	AK

**ZONING MAP**

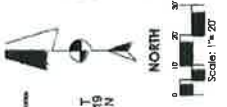
**EXHIBIT D**



14.19



Location Map  
Scale: 1" = 200'



**Kinslow, Keith & Todd, Inc.**  
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tel 918.744.4270  
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2200 south urica place, suite 200  
tulsa, oklahoma 74114  
www.kktarchitects.com

CERTIFICATE OF AUTHORIZATION  
NO. CA 5305 EXP. 06/30/2013



ALL CONTRIBUTION TO BE IN STRICT ACCORDANCE  
WITH CURRENT CITY OF TULSA STANDARDS AND  
PROCEDURES FOR PUBLIC UTILITIES DIVISION

PUD -

**SWINNEY  
HARDWARE  
&  
ANAYA  
BUILDINGS**  
TULSA,  
OKLAHOMA

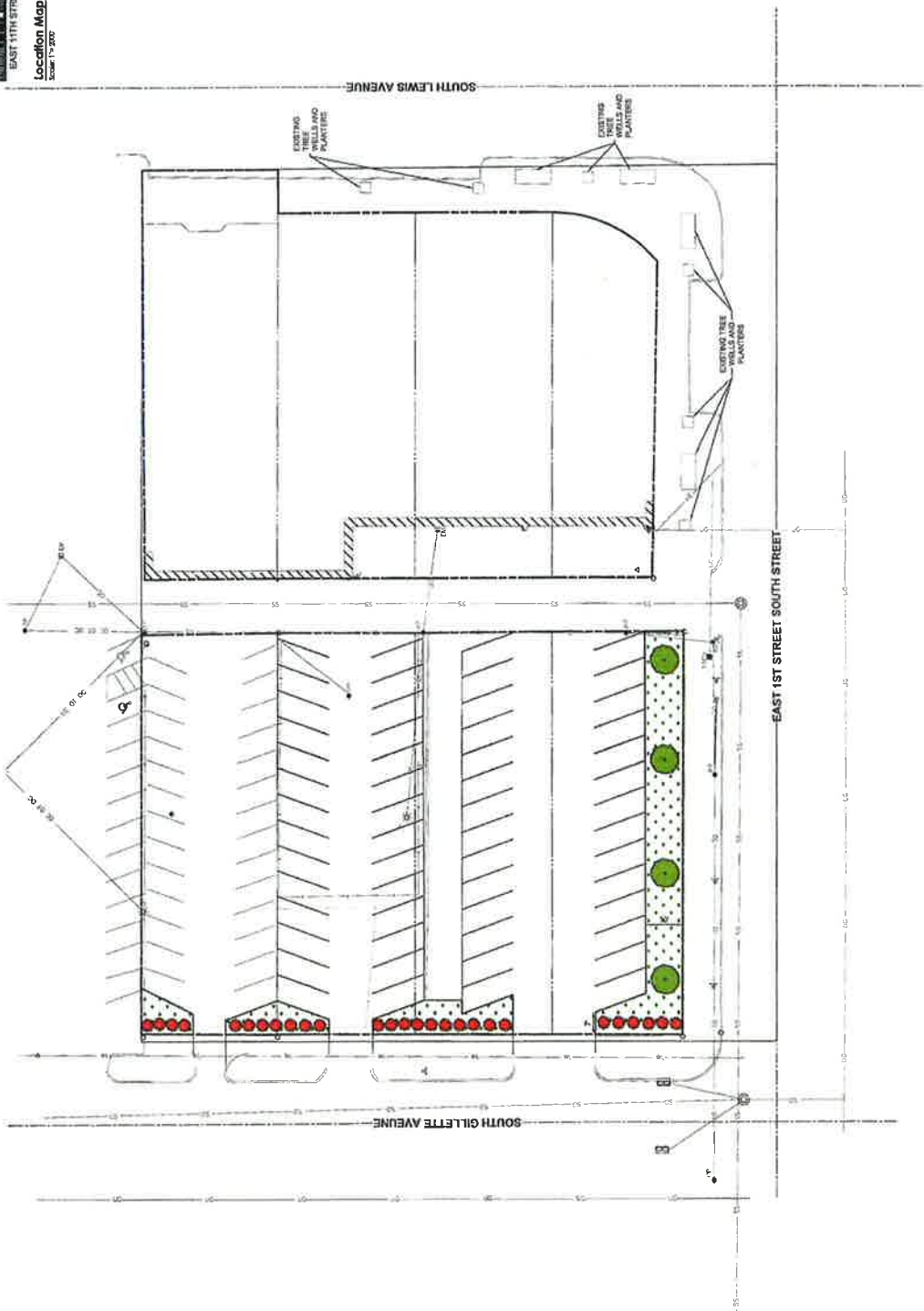


SCALE	1" = 20'
DATE	02/20/2015
DESIGNED BY	AK
CHECKED BY	AK
APPROVED BY	AK
MANAGER	AK
SEAL NO.	10419
EXPIRATION DATE	06/30/2015

LEGEND

- DECIDUOUS TREE
- PERENNIAL PLANT
- SHRUB

CONCEPTUAL  
LANDSCAPE PLAN  
**EXHIBIT E**



14.20



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

**PUD -**

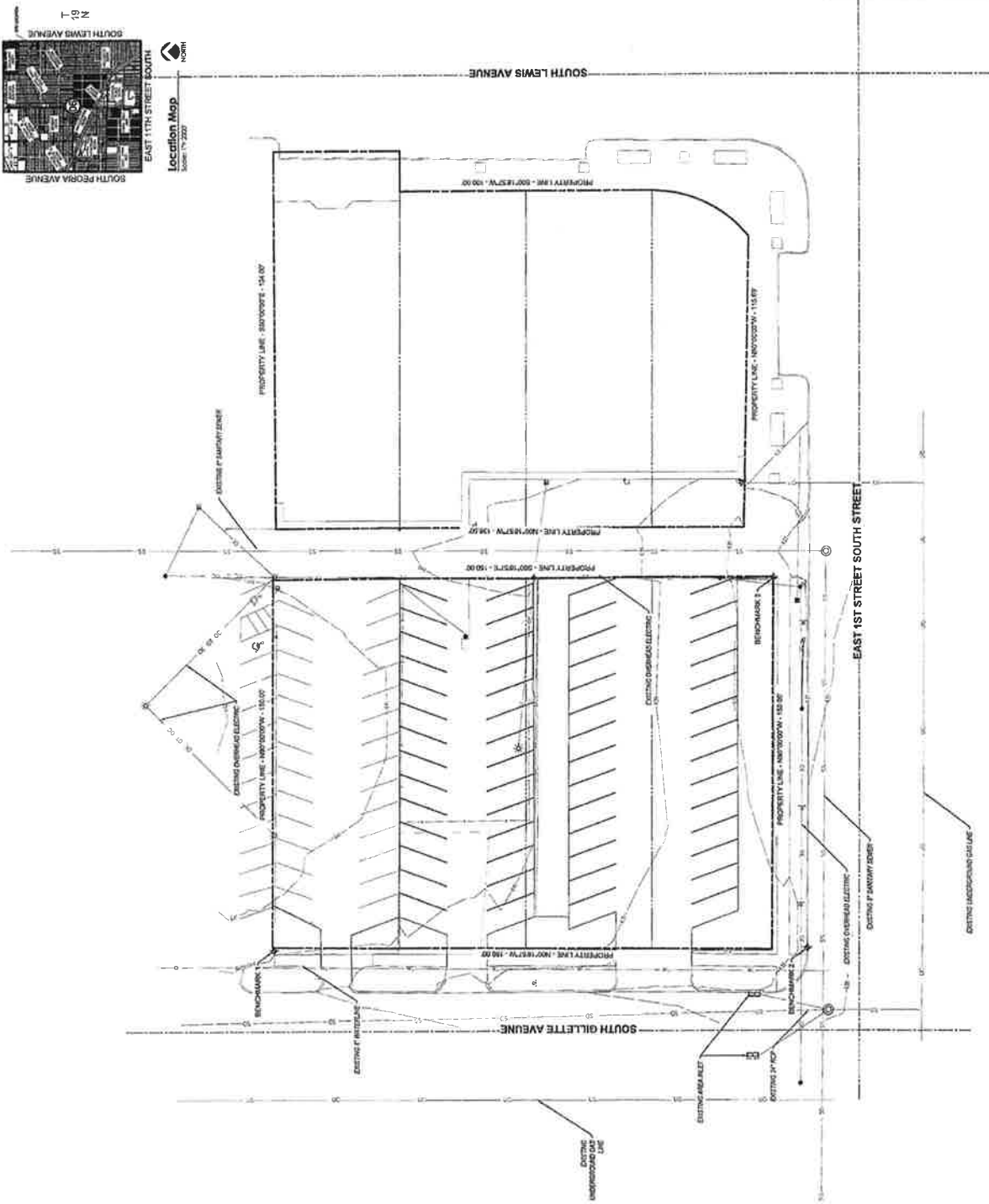
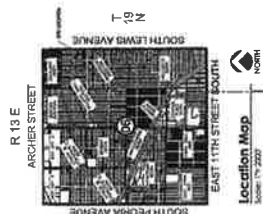
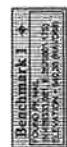
**SWINNEY  
HARDWARE  
&  
ANAYA  
BUILDINGS**  
TULSA,  
OKLAHOMA



SCALE	1"=40'
DRAWN BY	ANW
DATE	JES
MANAGER	06/20/2015
ALUS PAGE NO.	

TOPOGRAPHY,  
CONCEPTUAL DRAINAGE,  
AND UTILITY PLAN

# EXHIBIT F



14.21

## EXHIBIT G

### LEGAL DESCRIPTION:

LOTS 5, 6, 7, 9, 10, 11, 12 AND A PART OF LOT 8, BLOCK 22, GILLETTE AND HALL'S ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID PART BEING ALL OF LOT 8, LESS AND EXCEPT A PARCEL DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, THENCE EAST 150 FEET; THENCE NORTH 150; THENCE WEST 16 FEET; THENCE SOUTH 100 FEET CURVING TO THE RIGHT TO A POINT 11.50 FEET NORTH OF THE SOUTH LINE OF SAID LOT 8; THENCE WEST TO THE WEST LINE OF SAID LOT 8; THENCE SOUTH 11.50 FEET TO THE POINT OF BEGINNING.