

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2702

July 15, 2015, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

Update on the Sector/Urban Renewal Plans for the Kendall Whittier and North Tulsa area neighborhoods, presented by Tulsa Development Authority & consultant Houseal Lavigne Associates

1. Minutes of July 1, 2015, Meeting No. 2701

CONSENT AGENDA:

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

2. **LS-20781** (Lot-Split) (CD 6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (Related to LC-662) (continued from 6/17/15)
3. **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) (continued from 6/17/15)
4. **LC-671** (Lot-Combination) (CD 4) – Location: West of the northwest corner of East 15th Street South and South Norfolk Avenue
5. **LS-20790** (Lot-Split) (CD 8) – Location: Northeast corner of East 106th Place South and South Irvington Avenue (related to LC-672)
6. **LC-672** (Lot-Combination) (CD 8) – Location: East of the northeast corner of East 106th Place South and South Irvington Avenue (related to LS-20790)

7. **LC-673** (Lot-Combination) (CD 3) – Location: Northeast corner of East King Street and North Columbia Avenue
8. **LS-20791** (Lot-Split) (CD 4) – Location: South of the southwest corner of East 6th Street South and South Birmingham Avenue (related to LC-674 and LC-675)
9. **LC-674** (Lot-Combination) (CD 4) – Location: Southwest corner of East 6th Street South and South Birmingham Avenue (related to LS-20791 & LC-675)
10. **LC-675** (Lot-Combination) (CD 4) – Location: Southwest corner of East 6th Street South and South Birmingham Avenue (related to LS-20791 & LC-674)
11. **LS-20792** (Lot-Split) (CD 4) – Location: Northwest corner of East 7th Street South and South Birmingham Avenue (related to: LC-676)
12. **LC-676** (Lot-Combination) (CD 4) – Location: West of the northwest corner of East 7th Street and South Birmingham Avenue (related to LS-20792)
13. **LS-20793** (Lot-Split) (CD 8) – West and South of the southwest corner of East 71st Street South and Highway 169
14. **LC-677** (Lot-Combination) (CD 8) – Location: North of the northeast corner of East 61st Street South and South 107th East Avenue
15. **LC-678** (Lot-Combination) (CD 4) – Location: Northwest corner of East 1st Street South and South Lewis Avenue
16. **LC-679** (Lot-Combination) (CD 4) – Location: Northeast corner of East 1st Street South and South Gillette Avenue
17. **LS-20794** (Lot-Split) (CD 4) – Location: Northeast corner of East 23rd Street South and South Delaware Place (related to: LC-680)
18. **LC-680** (Lot-Combination) (CD 4) – Location: East of the northeast corner of East 23rd Street South and South Delaware Place (related to LS-20794)
19. **LC-681** (Lot-Combination) (CD 3) – Location: Northwest corner of East Haskell Street and North Lewis Avenue
20. **LS-20795** (Lot-Split) (County) – Location: East of the southeast corner of East 171st Street South and South Harvard Avenue (related to LC-682)
21. **LC-682** (Lot-Combination) (County) – Location: East of the southeast corner of East 171st Street South and South Harvard Avenue (related to: LS-20795)

22. **LS-20796** (Lot-Split) (CD 4) – Location: North and East of the northeast corner of West 4th Street South and South Boulder Avenue (related to: LC-683)
23. **LC-683** (Lot-Combination) (CD 4) – Location: Northeast corner of West 4th Street South and South Boulder Avenue (related to: LS-20796)
24. **LS-20797** (Lot-Split) (CD 6) – Location: South of the southwest corner of East 13th Street South and South 157th East Avenue
25. **39th and Madison** – Final Plat, Location: West of South Peoria Avenue, between East 38th Place South and East 39th Street South, (CD 9)
26. **PUD-799-1 – River Parks Authority/Tulsa’s Gathering Place, LLC**, Location: South of East 26th Place on the east side of Riverside Drive, requesting a **PUD Minor Amendment** to redefine building height and building floor area, **AG/RS-3/RM-3/PUD-799**, (CD 4)
27. **PUD-521-4 – Sack & Associates, Inc./Ted Sack**, Location: Southeast corner of East 71st Street South and South 101st East Avenue, requesting a **PUD Minor Amendment** to revise Development Standards to permit a lot-split and increase allowable signage area, **CS/RM-2/PUD-521**, (CD 7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

28. **7100 Riverside Parkway Revised** – Accelerated Building Permit, Location: West of Riverside Parkway, South of 71st Street South. (Continued from 6/17/15) (CD 2) (**Applicant requests continuance to 9/16/15**)
29. **Crosstown Learning Center** – Minor Subdivision plat, Location: East of the northeast corner of East Archer Street and South Lewis Avenue (CD 3) (Continued from 5/20/15, 6/3/15, 6/17/15, and 7/1/15)(**Applicant and staff requests continuance to 8/5/15**).
30. **Z-7308 – AM Contractors, Inc.**, Location: North and west of the northwest corner of East 21st Street and South 145th East Avenue, requesting a rezoning from **CS to CG**, (CD 6) (**Staff requests a continuance to 8/5/15**)
31. **PUD-835 - AM Contractors, Inc.**, Location: North and west of the northwest corner of East 21st Street and South 145th East Avenue, requesting a PUD, (CD 6) (**Staff requests a continuance to 8/5/15**)
32. **G4 Hospitality** –Minor Subdivision Plat, Location: West of southwest corner of Interstate Hwy 44 and South 193rd West Avenue (CD 6) (**Staff requests continuance to 8/5/15**)

33. **Lock Box Storage** – Preliminary Plat, Location: 13991 North Yale Avenue, North of northwest corner of East 126th Street North and North Yale Avenue, (County)
34. **Tulsa Pine** – Preliminary Plat, Location: Southeast corner of East Pine Street and North Lewis Avenue, (CD 3)
35. **PUD-684** – Plat Waiver, Location: Southwest corner of East 83rd Street and South Lewis, (CD 2)
36. **PUD-330-A – Stuart VanDeWiele**, Location: Northwest corner of South Riverside Drive and South Denver Avenue, requesting a PUD Major Amendment to reduce building heights previously allowed, eliminate office uses and increase the number of dwelling units, **RM-3/PUD-330**, (CD 4)
37. **Z-6910-SP-3 – Eller & Detrich/Lou Reynolds**, Location: East of southeast corner of East 91st Street South and South Mingo Road, Requesting a Corridor Development Plan for a rehabilitation hospital, **CO**, (CD 7)

OTHER BUSINESS

38. 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.

Final Subdivision Plat

39th and Madison - (CD 9)

West of South Peoria Avenue, between 28th Place and East 39th Street

This plat consists of 6 Lots, 1 Block, on .9 acres.

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

25.1

7/8/15

FINAL PLAT

39th & Madison

A RESUBDIVISION OF LOTS ONE (1) AND TWO (2), BLOCK TWO (2), EDEN'S RESUBDIVISION,
A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
CBC BUILDS, LLC
4805 EAST 91ST STREET SOUTH
TULSA, OK 74137
PHONE: (918) 406-8162
ATTN: CLARK NEELY

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6316, EXP. JUNE 30, 2016
PO BOX 2139
SAND SPRINGS, OKLAHOMA 74083
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM



LEGEND	
B/L	BUILDING SETBACK LINE
BK	BOOK
L/A	LIMITS OF NO ACCESS
P/G	PAGE
P/B	POINT OF BEGINNING
P/C	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
L/E	UTILITY EASEMENT
[1013]	LOT ADDRESS



CONTACTS

MUNICIPAL AUTHORITY
CITY OF TULSA
175 EAST 2ND STREET, SUITE 600
TULSA, OK 74103

UTILITY

OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST TULSA, OK 74127 918-584-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 6TH ST TULSA, OK 74119 1.866.216.3523
TULSA WATER 175 EAST 2ND STREET, SUITE 600 TULSA, OK 74103 918.595.9511	COX COMMUNICATIONS 11811 EAST 51ST STREET TULSA, OK 74145 918.266.4856
AT&T 5305 E 71ST STREET TULSA, OK 74136 918.586.6422	

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 6 LOTS IN 1 BLOCK
BLOCK 1 6 LOTS (0.966 ACRES)

FLOODPLAIN

PROPERTY LOCATED IN FEMA ZONE 0X (SHADED 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL "40143C02051" DATED OCTOBER 16, 2012)

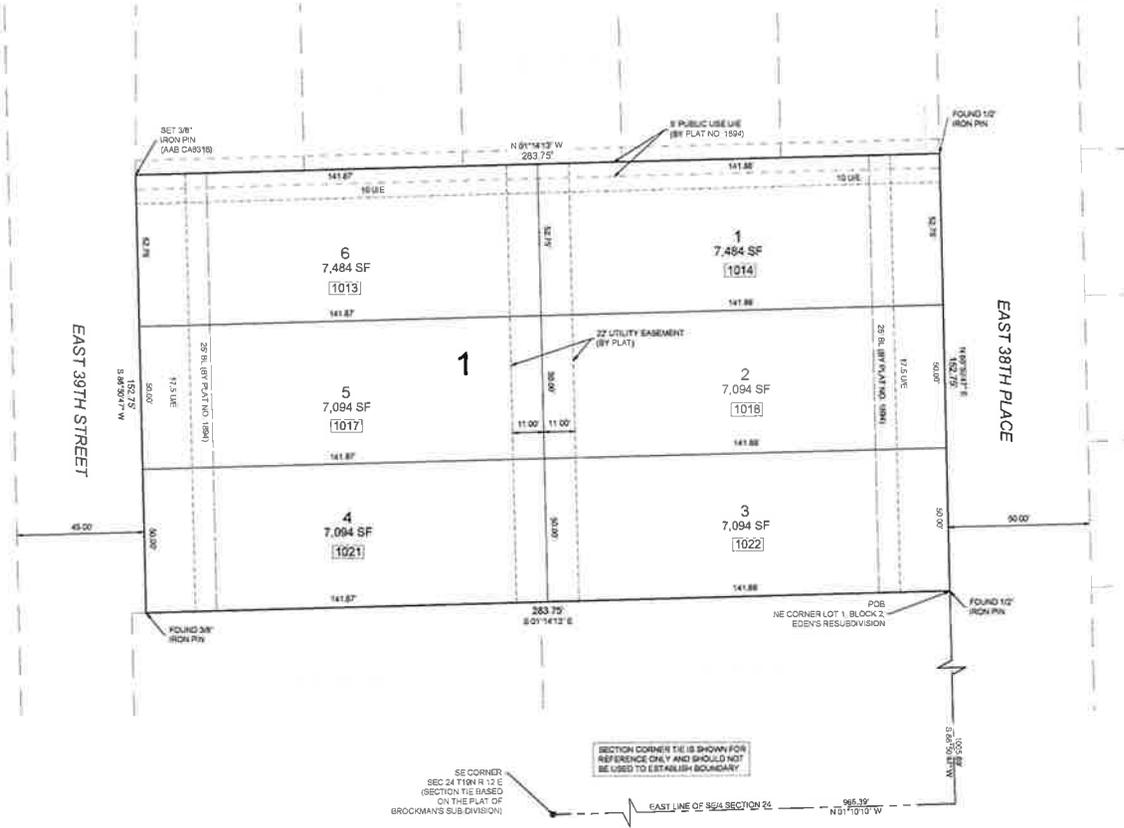
SUBDIVISION DATA

BASIS OF BEARINGS
ASSUMED BEARING OF THE EASTERLY LINE OF BLOCK 2, EDEN'S RESUBDIVISION BEING SOUTH 01°14'13" EAST

LAND AREA
43.244 SQ. FT. (0.985 ACRES)

MONUMENTATION
A 3/8" X 18" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB CABC" IS TO BE SET AT ALL LOT CORNERS. ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF CURVE, DE SACS AND CENTER OF EYESCREWS AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE.

ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.



FINAL PLAT ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

TMAP/PCOOG

CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

CHAIRMAN

MAYOR

ATTEST CITY CLERK

CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of City Council approval if not filed on the Office of the County Clerk before that date.

95.2



Case Number: PUD-799-1
Minor Amendment

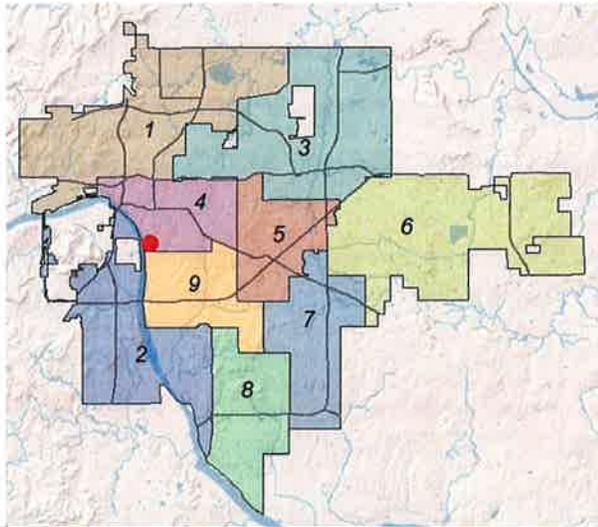
Hearing Date: July 15, 2015

Case Report Prepared by:
 Jay Hoyt

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

 Property Owner: River Parks Authority/Tulsa's Gathering Place, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to redefine Building Height and Building Floor Area.

Gross Land Area: 66.5 acres

Location: South of East 26th Place on the east side of Riverside Drive

Zoning:
 Existing Zoning: AG/RS-3/RM-3/PUD-799
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 9213/9224
 CZM: 36/46
 Atlas: 96/97/139

City Council District: 4
 Councilor Name: Blake Ewing

County Commission District: 2
 Commissioner Name: Karen Keith

SECTION I: PUD-799-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to redefine Building Height and Building Floor Area.

The Development Standards for PUD-799 established a Maximum Building Height of 45 ft and a Maximum Building Floor Area of 75,000 sf. This minor amendment proposes to redefine the Building Height and Building Floor Area due to the topography of the site and building design. The design of the buildings proposed has not changed. This redefinition and modification of allowable height and area quantities is meant to clarify how building height and area is determined given the unique aspects of the site.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.

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

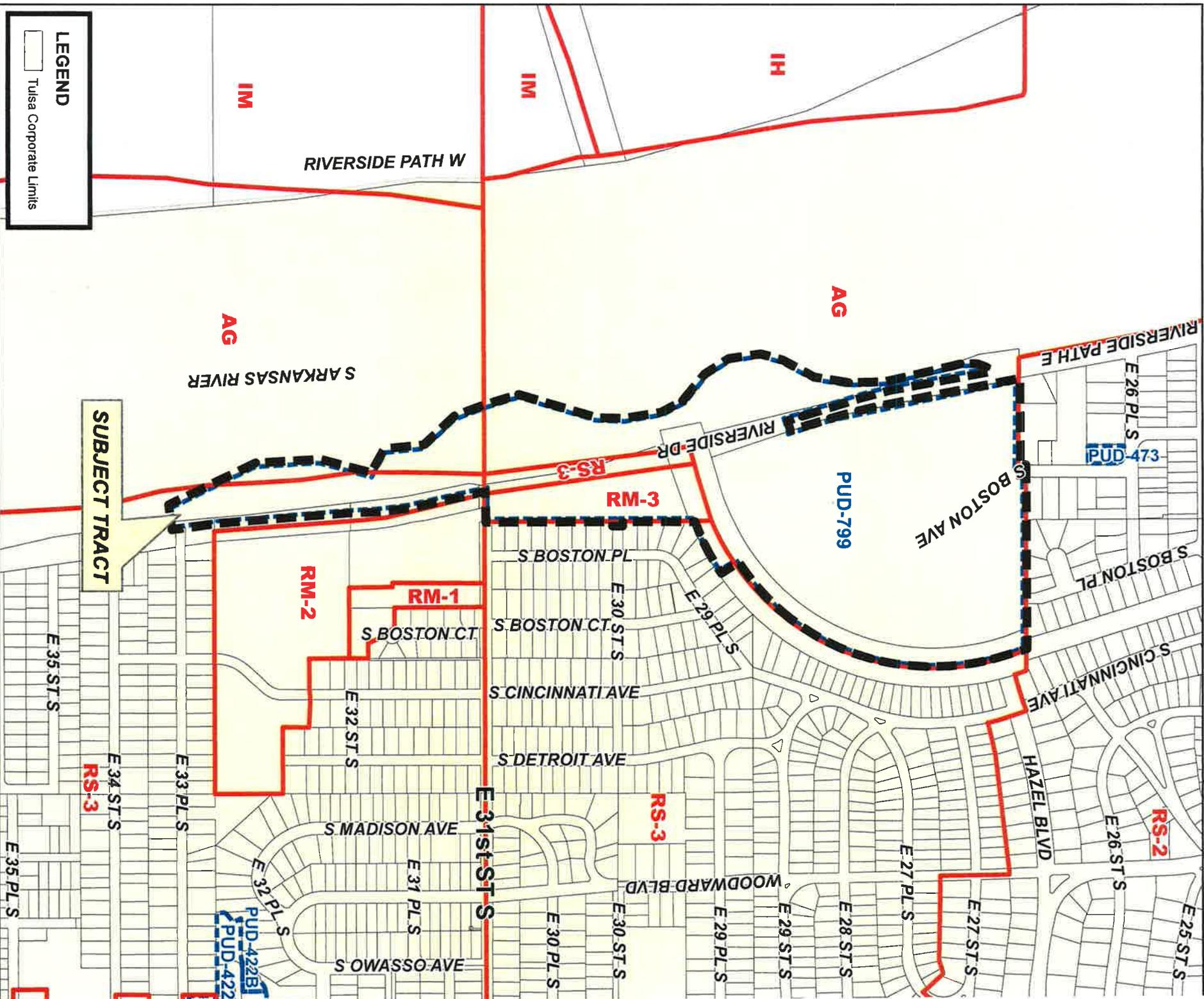
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-799 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Legal Descriptions
Minor Amendment Text

With considerations listed above, staff recommends **approval** of the minor amendment request to redefine Building Height and Building Floor Area.



LEGEND

Tulsa Corporate Limits

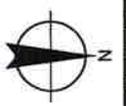


SUBJECT TRACT

PUD-799-1

19-12 13

26.3



PUD TRACT A
Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

26.5

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

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

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

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

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

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

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

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

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

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

This legal description was prepared by:

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

PUD TRACT B
Legal Description

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

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

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

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

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

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

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

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

THENCE North $88^{\circ} 50' 32''$ East, along said North line, a distance of 415.46 feet to the POINT OF BEGINNING.

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

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

This legal description was prepared by:

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

CONCEPT STATEMENT FOR PUD-799-1 MINOR AMENDMENT

The concept and building styles of The Gathering Place have not changed from the original presentation and approval. Due to the unique design of the boathouse structure and underground maintenance building the applicant has proposed the following revised dimensional standards in the PUD to remove potential conflicts with the Building Code regarding building height and floor area calculations.

PUD 799 PROPOSED CHANGES:

MAXIMUM BUILDING FLOOR AREA: 86,000 ft*.

*Includes all underground storage and maintenance facilities with or without heated and air conditioned spaces.

MAXIMUM EFFECTIVE** BUILDING HEIGHT: 60 ft.

**As measured from the highest exterior ground surface abutting any building wall to the top of any canopy, chimney or other architectural element integral to the design of a building.

All remaining development standards will remain as noted in PUD 799.



Case Number: PUD-521-4
Minor Amendment

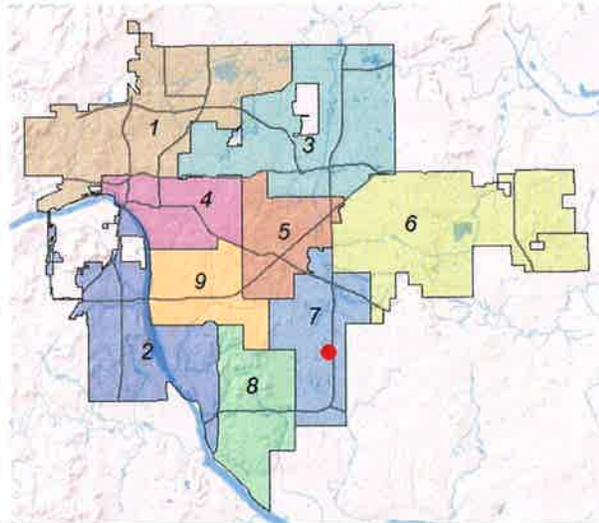
Hearing Date: July 15, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Sack and Associates, Inc.

Property Owner: Lowe's Home Centers, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise Development Standards to permit a lot split and increase allowable signage area.

Gross Land Area: 22.2 acres

Location: SE/c of East 71st Street South & South 101st East Avenue

10156 East 71st Street South

Zoning:
 Existing Zoning: CS/RM-2/PUD-521
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8407
 CZM: 54 Atlas: 1127

City Council District: 7
 Councilor Name: Anna America

County Commission District: 3
 Commissioner Name: Ron Peters

27.1

SECTION I: PUD-521-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to revise Development Standards to permit a lot split and increase allowable signage area.

Proposed Development Standard revisions are listed on the Applicant's Minor Amendment Text Exhibit. Increased signage area is intended to accommodate existing tenants as well as new tenants to be located in proposed area "A-2".

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.*

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

In addition, Section 1107.H.12

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

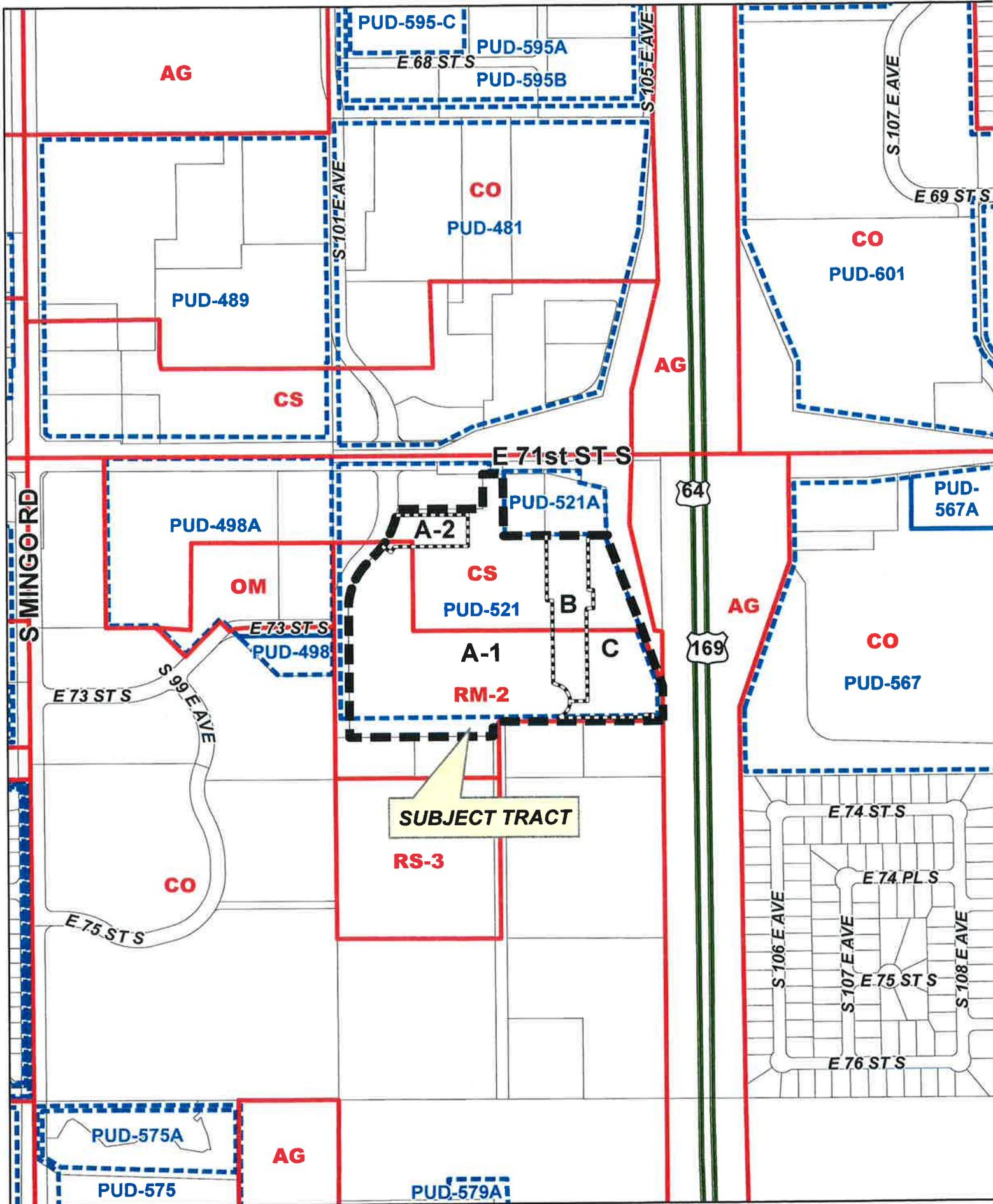
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-521 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Legal Descriptions
Applicant Plat of Tracts for Lot Split
Applicant Site Plan
Applicant Minor Amendment Text
Applicant Letter – Lowe's Parking
Applicant Photos of Existing Signage
Applicant Exhibit of Proposed Signage Layout

With considerations listed above, staff recommends **approval** of the minor amendment request to revise Development Standards to permit a lot split and increase allowable signage area.

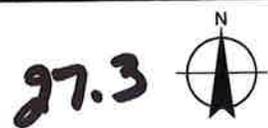


SUBJECT TRACT

PUD-521-4



18-14 07





E 63 ST S

S 105 E AVE

S 107 E AVE

E 69 ST S

S 101 E AVE

E 71st ST S

64

S MINGO RD

E 73 ST S

169

E 73 ST S

S 99 E AVE

E 74 ST S

E 74 PL S

S 106 E AVE

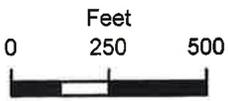
S 107 E AVE

E 75 ST S

S 108 E AVE

E 75 ST S

E 76 ST S



Subject Tract

PUD-521-4

18-14 07

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

Aerial Photo Date: March 2014



27.4

LEGAL DESCRIPTION OF TRACT "A"

A TRACT OF LAND THAT IS PART OF LOT TWO (2), IN BLOCK ONE (1) OF "VALLEY CROSSING", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT TWO (2), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT FOUR (4) IN BLOCK ONE (1); THENCE N 89°46'10" W ALONG THE NORTHERLY LINE OF LOT TWO (2) FOR 246.67' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE DUE SOUTH FOR 266.07'; THENCE DUE EAST FOR 20.00'; THENCE DUE SOUTH FOR 337.98'; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 13°50'48" AND A RADIUS OF 70.00' FOR 16.92' WITH A CHORD BEARING OF S 69°43'13" E FOR A CHORD LENGTH OF 16.88' TO A POINT OF REVERSE CURVE; THENCE CONTINUING SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 150°16'22" AND A RADIUS OF 70.00' FOR 183.59' WITH A CHORD BEARING OF S 01°30'26" E FOR A CHORD LENGTH OF 135.32'; THENCE S 89°46'10" E FOR 353.43'; THENCE N 00°13'50" E FOR 10.00'; THENCE S 89°46'10" E FOR 30.00'; THENCE S 00°09'37" E FOR 25.00' TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE AS FOLLOWS N 89°46'10" W FOR 619.17'; THENCE S 00°09'47" W FOR 25.00'; THENCE N 89°46'10" W FOR 25.00'; THENCE S 00°09'47" W FOR 35.00'; THENCE N 89°46'10" W FOR 574.17' TO THE SOUTHWEST CORNER OF LOT 2; THENCE ALONG THE WESTERLY LINE OF LOT 2 AS FOLLOWS N 00°09'54" E FOR 521.08' TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 43°40'50" AND A RADIUS OF 275.00' FOR 209.65' HAVING A CHORD BEARING OF N 22°00'19" E FOR A CHORD LENGTH OF 204.61' TO A POINT OF TANGENCY; THENCE N 43°50'44" E ALONG SAID TANGENCY FOR 45.25' TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 35°44'27" AND A RADIUS OF 340.00' FOR 212.09' TO A CORNER OF LOT 2 ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SAID BLOCK 1; THENCE S 89°46'10" E ALONG A NORTHERLY LINE OF LOT 2 AND THE SOUTHERLY LINE OF LOT 1 FOR 344.08' TO A CORNER OF LOT 2 AND THE SOUTHEAST CORNER OF LOT 1; THENCE N 00°09'47" E ALONG A WESTERLY LINE OF LOT 2 AND THE EASTERLY LINE OF LOT 1 FOR 143.19' TO A CORNER OF LOT 2 AND THE NORTHEAST CORNER OF LOT 1 AND ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 71ST STREET SOUTH; THENCE S 89°46'10" E ALONG SAID RIGHT-OF-WAY LINE AND THE NORTHERLY LINE OF LOT 2 FOR 81.83' TO A CORNER OF LOT 2 AND THE NORTHWEST CORNER OF LOT 3; THENCE S 00°09'47" W ALONG A EASTERLY LINE OF LOT 2 AND THE WESTERLY LINE OF SAID LOT 3 FOR 255.00 TO A CORNER OF LOT 2 AND THE SOUTHWEST CORNER OF LOT 3; THENCE S 89°46'10" E ALONG A NORTHERLY LINE OF LOT 2 FOR 169.22' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 705,683 SQUARE FEET OR 16.2002 ACRES.

LEGAL DESCRIPTION OF TRACT "A-1"
(LOWE'S)

A TRACT OF LAND THAT IS PART OF LOT TWO (2), IN BLOCK ONE (1) OF "VALLEY CROSSING", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

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THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 664,967 SQUARE FEET OR 15.2655 ACRES.

LEGAL DESCRIPTION OF TRACT "A-2"
(NEW DEVELOPMENT)

A TRACT OF LAND THAT IS PART OF LOT TWO (2), IN BLOCK ONE (1) OF "VALLEY CROSSING", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT TWO (2), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT FOUR (4) IN BLOCK ONE (1); THENCE N 89°46'10" W ALONG THE NORTHERLY LINE OF LOT TWO (2) FOR 246.67'; THENCE DUE SOUTH FOR 266.07'; THENCE DUE EAST FOR 20.00'; THENCE DUE SOUTH FOR 337.98'; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 13°50'48" AND A RADIUS OF 70.00' FOR 16.92' WITH A CHORD BEARING OF S 69°43'13" E FOR A CHORD LENGTH OF 16.88' TO A POINT OF REVERSE CURVE; THENCE CONTINUING SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 150°16'22" AND A RADIUS OF 70.00' FOR 183.59' WITH A CHORD BEARING OF S 01°30'26" E FOR A CHORD LENGTH OF 135.32'; THENCE S 89°46'10" E FOR 353.43'; THENCE N 00°13'50" E FOR 10.00'; THENCE S 89°46'10" E FOR 30.00'; THENCE S 00°09'37" E FOR 25.00' TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 2; THENCE ALONG SAID SOUTHERLY LINE AS FOLLOWS N 89°46'10" W FOR 619.17'; THENCE S 00°09'47" W FOR 25.00'; THENCE N 89°46'10" W FOR 25.00'; THENCE S 00°09'47" W FOR 35.00'; THENCE N 89°46'10" W FOR 574.17' TO THE SOUTHWEST CORNER OF LOT 2; THENCE ALONG THE WESTERLY LINE OF LOT 2 AS FOLLOWS N 00°09'54" E FOR 521.08' TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 43°40'50" AND A RADIUS OF 275.00' FOR 209.65' HAVING A CHORD BEARING OF N 22°00'19" E FOR A CHORD LENGTH OF 204.61' TO A POINT OF TANGENCY; THENCE N 43°50'44" E ALONG SAID TANGENCY FOR 45.25' TO A POINT OF CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 08°45'06" AND A RADIUS OF 340.00' FOR 51.93' HAVING A CHORD BEARING OF N 39°28'11" E FOR A CHORD LENGTH OF 51.88' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 54°54'22" E FOR 42.50'; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 04°09'20" AND A RADIUS OF 382.50' HAVING A CHORD BEARING OF N 33°00'56" E FOR A CHORD LENGTH OF 27.74'; THENCE S 89°46'10" E FOR 293.39'; THENCE N 00°09'47" E FOR 129.10'; THENCE N 89°46'10" W FOR 288.62' TO A POINT ON THE WESTERLY LINE OF LOT 2; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE ON A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 23°37'55" AND A RADIUS OF 340.00' FOR 140.23' WITH A CHORD BEARING OF S 23°16'40" W FOR A CHORD LENGTH OF 139.24' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 40,716 SQUARE FEET OR 0.9347 ACRES.

LEGAL DESCRIPTION OF TRACT "B"
(STAPLES)

A TRACT OF LAND THAT IS PART OF LOT TWO (2), IN BLOCK ONE (1) OF "VALLEY CROSSING" AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

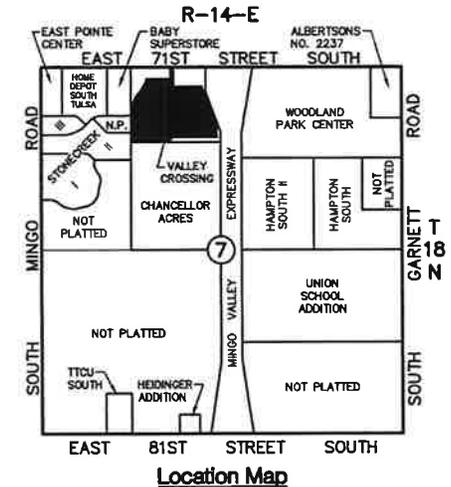
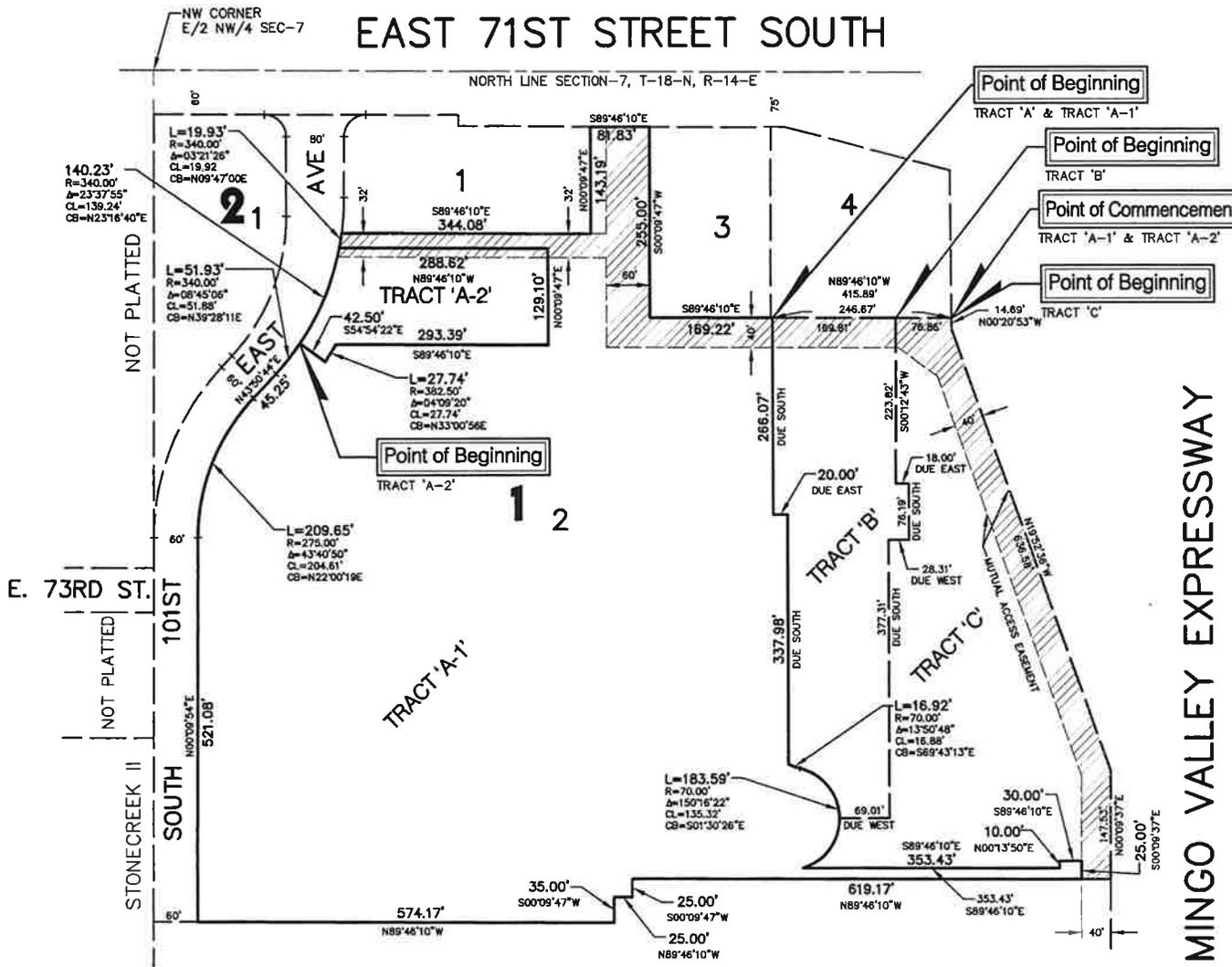
STARTING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT TWO (2), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT FOUR (4) IN BLOCK ONE (1); THENCE N 89°46'10" W ALONG THE NORTHERLY LINE OF LOT TWO (2) FOR 76.86' TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE S 00°12'43" W FOR 223.82'; THENCE DUE EAST FOR 18.00'; THENCE DUE SOUTH FOR 76.19'; THENCE DUE WEST FOR 28.31'; THENCE DUE SOUTH FOR 377.31'; THENCE DUE WEST FOR 69.01'; THENCE DUE NORTH FOR 0.00' TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 76°38'37" AND A RADIUS OF 70.00' FOR 93.64' TO A POINT OF REVERSE CURVE; THENCE CONTINUING NORTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 13°50'48" AND A RADIUS OF 70.00' FOR 16.92'; THENCE DUE NORTH FOR 337.98'; THENCE DUE WEST FOR 20.00' THENCE DUE NORTH FOR 266.07' TO A POINT ON THE NORTHERLY LINE OF LOT TWO (2); THENCE S 89°46'10" E ALONG SAID NORTHERLY LINE FOR 169.81' TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 100,000 SQUARE FEET OR 2.2957 ACRES.

LEGAL DESCRIPTION OF TRACT "C"

A TRACT OF LAND THAT IS PART OF LOT TWO (2), IN BLOCK ONE (1) OF "VALLEY CROSSING", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

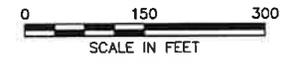
BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT TWO (2), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT FOUR (4) IN BLOCK ONE (1); THENCE N 89°46'10" W ALONG THE NORTHERLY LINE OF LOT TWO (2) FOR 76.86'; THENCE S 00°12'43" W FOR 223.82'; THENCE DUE EAST FOR 18.00'; THENCE DUE SOUTH FOR 76.19'; THENCE DUE WEST FOR 28.31'; THENCE DUE SOUTH FOR 377.31'; THENCE DUE WEST FOR 69.01'; THENCE DUE SOUTH FOR 0.00' TO A POINT OF CURVE; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 70.00' FOR 89.95'; THENCE S 89°46'10" E FOR 353.43'; THENCE N 00°13'50" E FOR 10.00'; THENCE S 89°46'10" E FOR 30.00'; THENCE S 00°09'37" W FOR 25.00'; THENCE S 89°46'10" E FOR 40.00' TO THE SOUTHEAST CORNER OF LOT 2; THENCE N 00°09'37" E ALONG THE EASTERLY LINE OF LOT TWO (2) FOR 147.53'; THENCE N 19°52'36" W CONTINUING ALONG THE EASTERLY LINE OF LOT TWO (2) FOR 636.58'; THENCE N 00°20'53" W ALONG THE EASTERLY LINE OF LOT 2 FOR 14.69' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND. THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 160,273 SQUARE FEET OR 3.6794 ACRES.

EAST 71ST STREET SOUTH



MUTUAL ACCESS EASEMENT PER PLAT

PLAT OF TRACTS
FOR THE
LOT SPLIT
OF
LOT 2 IN BLOCK 1
OF
'VALLEY CROSSING'
SECTION 7, T-18-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

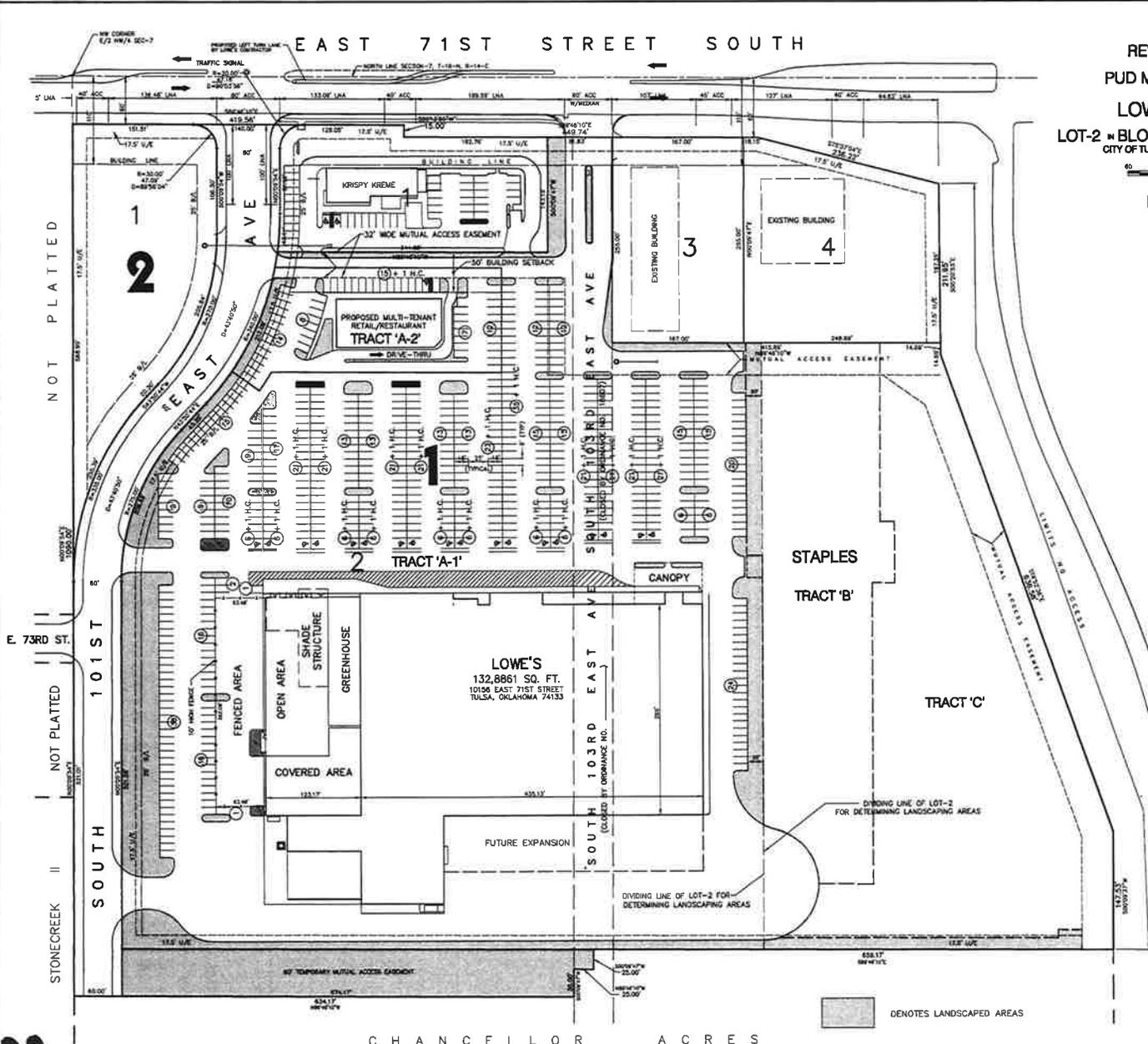


CHANCELLOR ACRES

TRACT	SQ. FT.	ACRES
TRACT 'A-1'	664,967	15.2655
TRACT 'A-2'	40,716	0.9347
TRACT 'B'	100,000	2.2957
TRACT 'C'	160,273	3.6794

8.2.8

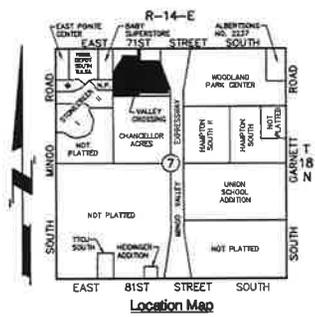
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REVISED SITE PLAN
FOR
PUD MINOR AMENDMENT
ON
LOWE'S LOT SPLIT
LOT-2 IN BLOCK-1 OF VALLEY CROSSING
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE IN FEET
0 60 120

PUD NO. 521-1
JUNE 24, 2015



TRACT A-2 SETBACK SUMMARY

BUILDING SETBACK	FROM	PREVIOUS	STATUS
50'	SOUTH LINE (LT B1)	300' LINE (LT B1)	REVISION
40'	EAST (LOT BOUNDARY)	40'	NO CHANGE
40'	SOUTH (LOT BOUNDARY)	40'	NO CHANGE
25	SOUTH 101ST EAST AVENUE	25	NO CHANGE

PARKING SUMMARY, NEW BUILDING
FOR TRACT 'A2', A PART OF TRACT A LOT-2, BLOCK 1

BUILDING AREA SQ. FT.	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
TENANT BLDG. (RETAIL)	4,600	23 (5/1000)
TENANT BLDG. (FOOD)	3,400	34 (10/1000)
TOTAL	8,000	57

REVISED PARKING SUMMARY
FOR TRACT 'A-1' AS REQUESTED BY LOWE'S

ZONING CODE		
BUILDING AREA (ZONING CODE) SQ. FT.	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
*STORE:	164,359 (225/1000) = 731	731
FOOD COURT:	1,287 (100/1000) = 13	13
TOTAL	165,655	744

*PUD #521-1

LOWE'S OPERATIONS EXPERIENCE

BUILDING AREA (GROSS HEATED FLOOR AREA) SQ. FT.	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
STORE:	132,861 (286/1000)	(A-1)-(A-2) 744-107 = 637

LANDSCAPING SUMMARY

LOT NO.	LOT AREA SQ. FT.	LANDSCAPED AREA REQ'D.	LANDSCAPED % REQ'D.	LANDSCAPE AREA PROVIDED
L2, B1 (TRACT A-1)	654,967	66,487	10.00	101,134
L2, B1 (TRACT A-2)	40,716	4,072	10.00	4,205
TOTAL	705,683	70,559	10.00	105,339

FLOOR AREA DISTRIBUTION SUMMARY

*TRACT A (EXISTING 132,861 SF LOWE'S)	230,000 SF
TRACT A-1 (BY LOT SPLIT)	221,500 SF
TRACT A-2 (BY LOT SPLIT)	8,500 SF
*TRACT B (STAPLES) NO CHANGE	25,500 SF
*TRACT C (FUTURE DEVELOPMENT) NO CHANGE	30,500 SF

*PUD #521-2

b.l.g.

SACK AND ASSOCIATES, INC.
ENGINEERING • SURVEYING • PLANNING

2600 East 2nd Street, Suite A, Tulsa, Oklahoma 74103-1010
PH: 918.582.0101 Fax: 918.582.0102 Email: info@sackandassociates.com
OS Number 1763 (01/15)

DATE: 06/24/2015
DRAWN: JAC
CHECKED: SAK
SCALE: AS SHOWN
PROJECT NAME: CHANCELLOR ACRES
PLANNED: JUNE 24, 2015 AT 10:45 AM
REVISION: 116
DATE: 06/24/2015 10:45 AM

NATURE OF AMENDMENT(S)

1. RE-ALLOCATING FLOOR AREA FOR LOT 2, BLOCK 1 (285,000 SF):

Current Floor Area Allowed

PUD 521 TRACT "A" (LOWE'S) _____ 230,000 SF
TRACT "A-1" LOWE'S (LOT SPLIT) _____ 221,500 SF
TRACT "A-2" OUTLOT (LOT SPLIT) _____ 8,500 SF

Proposed Floor Area Allocation

PUD 521 TRACT B (STAPLES) _____ 25,000 SF
PUD 521 TRACT C (FUTURE DEVELOPMENT) _____ 30,000 SF

Current Floor Area Allowed (No Change)

- 2. REVISE TRACT "A-2" FRONT BUILDING SETBACK FROM 300-FEET FROM THE SOUTH LINE OF LOT 1 BLOCK 1 TO A SETBACK OF 50 FEET.
- 3. REVISE TRACT "A-1" (LOWE'S) PARKING CRITERIA FROM ONE SPACE PER (ZONING) 225 SF OF BUILDING AREA TO LOWE'S MINIMUM ACCEPTABLE PARKING RATIO OF 286 SF OF BUILDING AREA, OR 3.5 PARKING SPACES PER 1,000 SF OF ENCLOSED HEATED AND COOLED BUILDING AREA.
- 4. REVISE EXISTING LOWER HALF OF PYLON SIGNAGE TO SERVE NEW TENANTS. ADDITIONAL AREA (FROM 400 SF TO 450 SF) REQUESTED.

27.10



Real Estate, Engineering & Construction
PO Box 7196 Auburn, CA 95604
Phone 530-885-8302

June 22, 2015

City of Tulsa
Planning and Development Department
175 E. 2nd Street, 4th Floor
Tulsa, OK 74103

RE: Lowe's Home Improvement Store
Lot 2, Block 1 of Valley Crossing, Tulsa Oklahoma

To Whom It May Concern,

Lowe's Home Centers LLC recently contracted with Aspen Acquisitions, Inc. for the sale of an approximate 0.94 acre tract of land (the "Lot Split Parcel") at the above referenced location. It is our understanding the various lots within Valley Crossing are governed by the provisions of PUD 521-1 (the "Existing PUD"). It is also our understanding the Existing PUD will need to be amended in order to develop the Lot Split Parcel.

In connection with the required PUD amendments, this letter is specifically written to confirm and acknowledge the minimum number of parking spaces required for a Lowe's Home Improvement store. Per calculations on the accompanying Site Development Criteria Plan – SP-1 attached hereto as Exhibit 1, the minimum acceptable parking ratio for a Lowe's store is 3.5 parking spaces per 1,000 SF of enclosed heated and cooled building area. This ratio also includes sufficient parking for the Garden Center and any additional areas used for outdoor sales, storage and display of merchandise.

A copy of the current approved site plan for the Lowe's facility is attached hereto as Exhibit 2. Per the approved plan, the Lowe's store contains 132,726 SF of enclosed heated and cooled building area. Utilizing the parking criteria outlined above, Lowe's would need a minimum of 465 parking spaces to satisfy its internal parking requirements.

$$132,726 \text{ SF} / 1,000 = 132.726 \times 3.5 = 464.54 \text{ or } 465 \text{ parking spaces}$$

Therefore, as long as the remaining Lowe's store tract retains a minimum of 465 parking spaces, Lowe's would have no issues or objections to amending the required parking requirements to accommodate the development of the Lot Split Parcel.

This document contains confidential and privileged information that is proprietary to Lowe's. All recipients are required to maintain the confidentiality of the information contained herein and may only disseminate it as authorized by Lowe's. All persons receiving or viewing this document shall be obligated to comply with the requirements of this policy. No reproduction or further distribution may be made without the written consent of the General Counsel of Lowe's or his designee.

27.11

Should you have any questions concerning the enclosed information, please feel free to contact me at monty.smith@lowes.com

Sincerely,



Monty Smith
Engineering & Construction
Project Manager – Lowe's

27.12

185 sq ft.

108 sq ft.

32 sq ft.

Proposed
Candlewood
Box Sign
40 SQ FT

365 ~~ft~~
400 sq ft.
allowed



LOWE'S @ 10156 E. 71ST ST.
EXISTING SIGNAGE AREAS.

27.13

6/4/2015

E 71st St
Tulsa, Oklahoma

Street View - Apr 2014

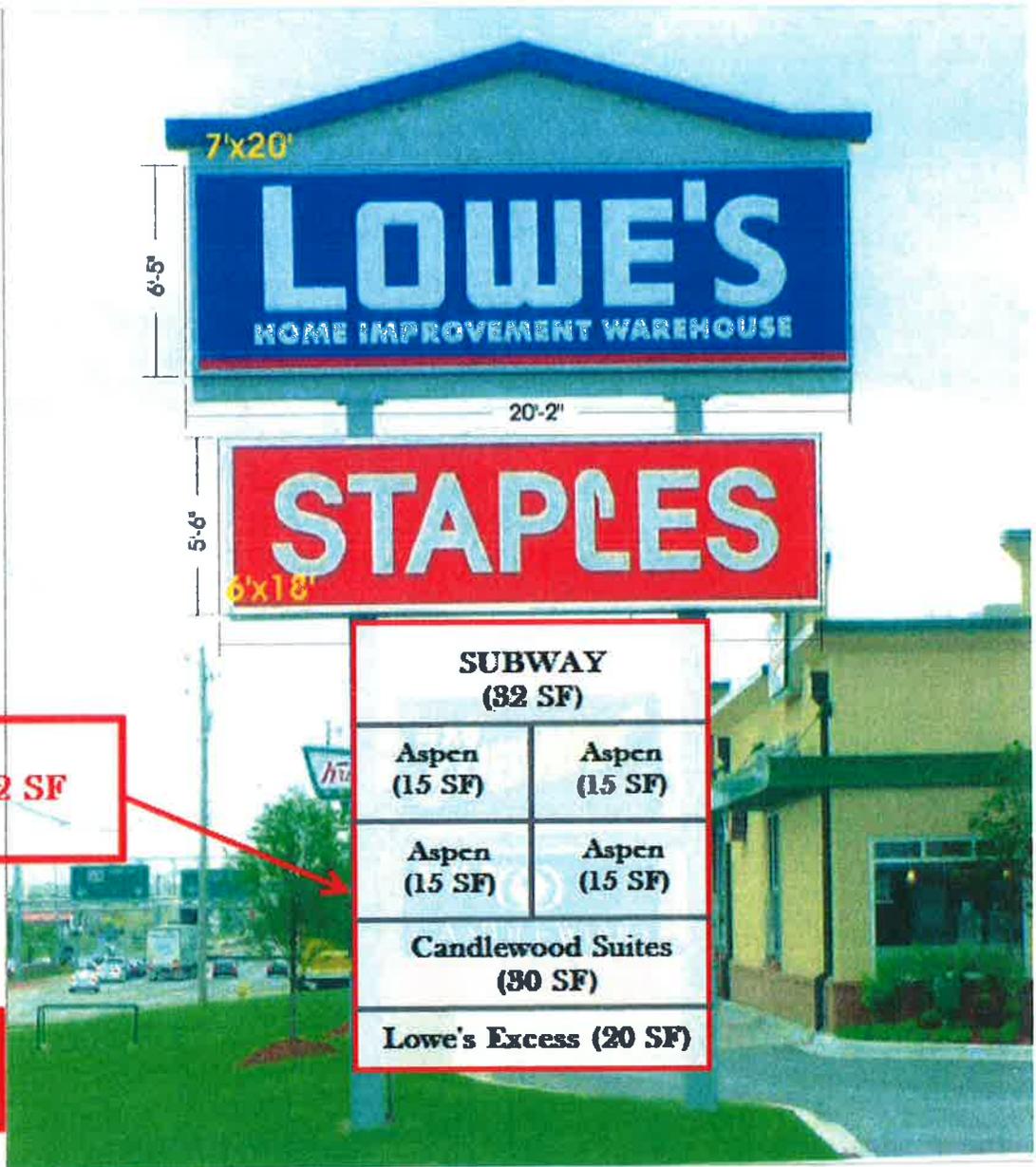


LOWE'S @ 10156 E. 71^{ST.} ST.
SITE PICTURE FOR REFERENCE.

hi. 18

185 sq ft.

108 sq ft.



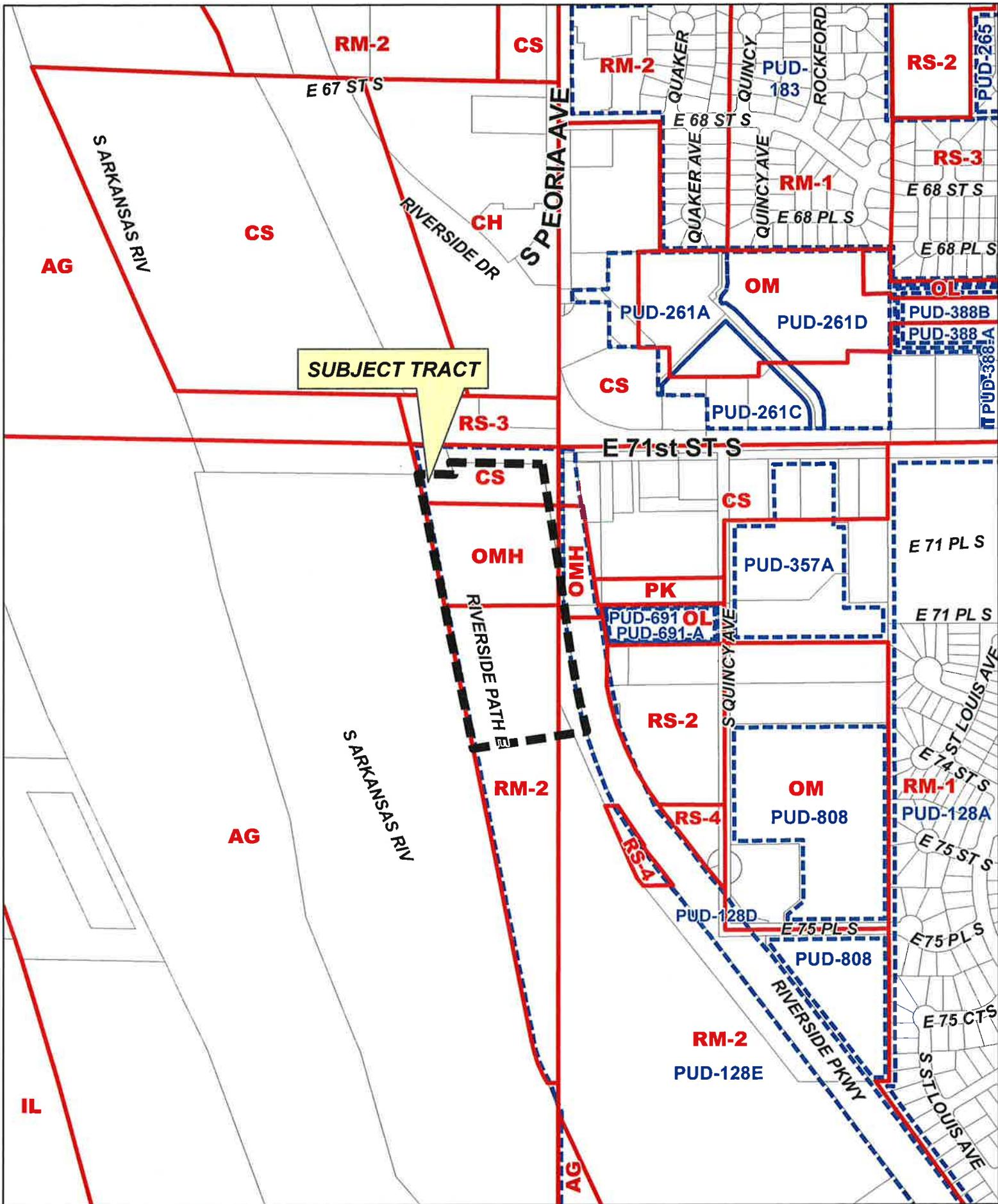
Approx - 142 SF

435 SF Total

PROPOSED SIGN PLAN

LOWE'S @ 10156 E. 71ST ST.
 PROPOSED SIGNAGE AREA
 (ADDITIONAL TENANTS)

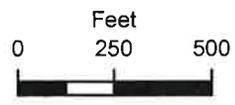
27.15



SUBJECT TRACT

7100 RIVERSIDE PARKWAY

28.1





SUBJECT TRACT

7100 RIVERSIDE PARKWAY

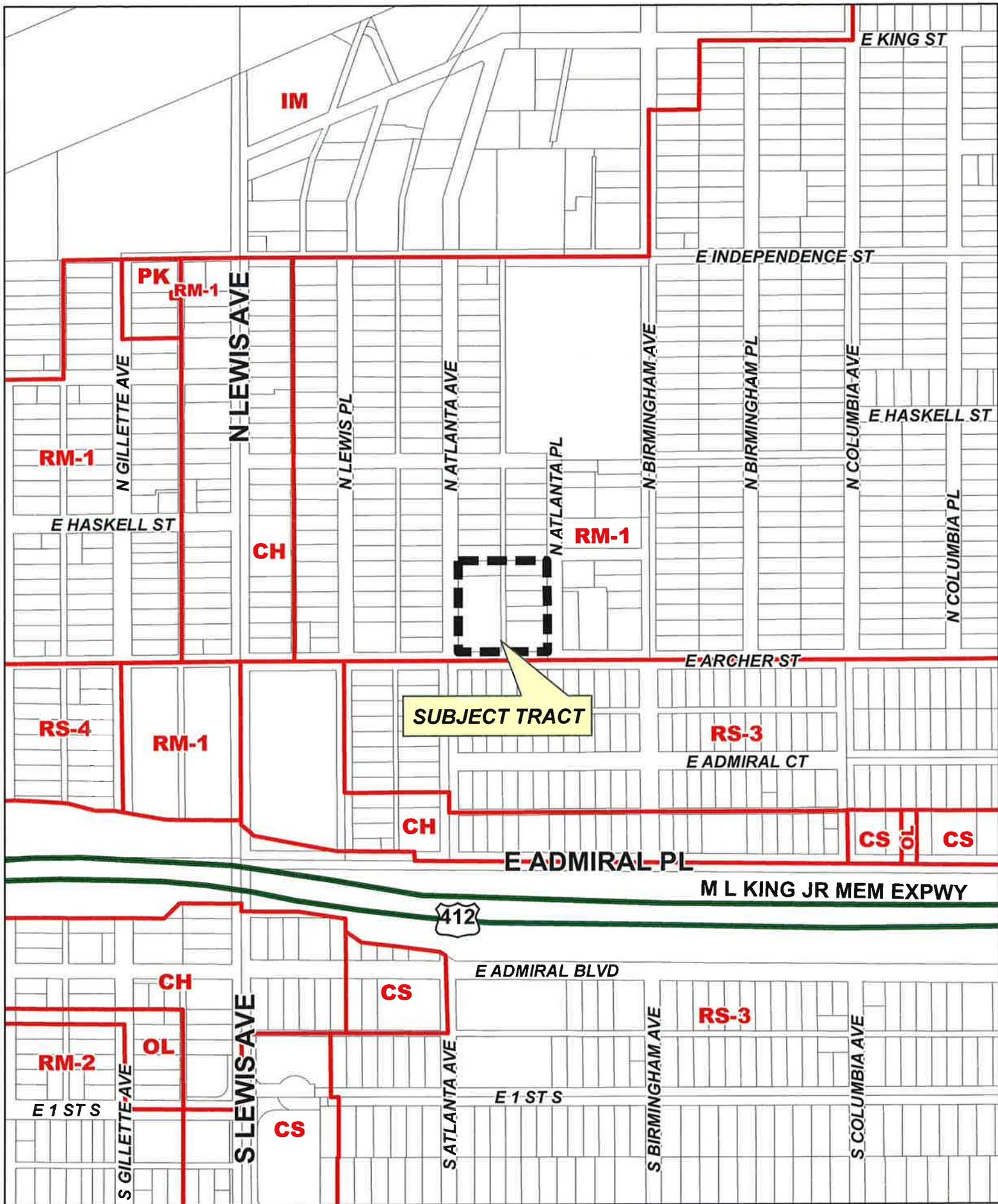
28.2



Aerial Photo Date: March 2014

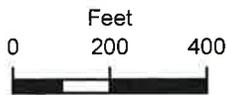
18-12 12

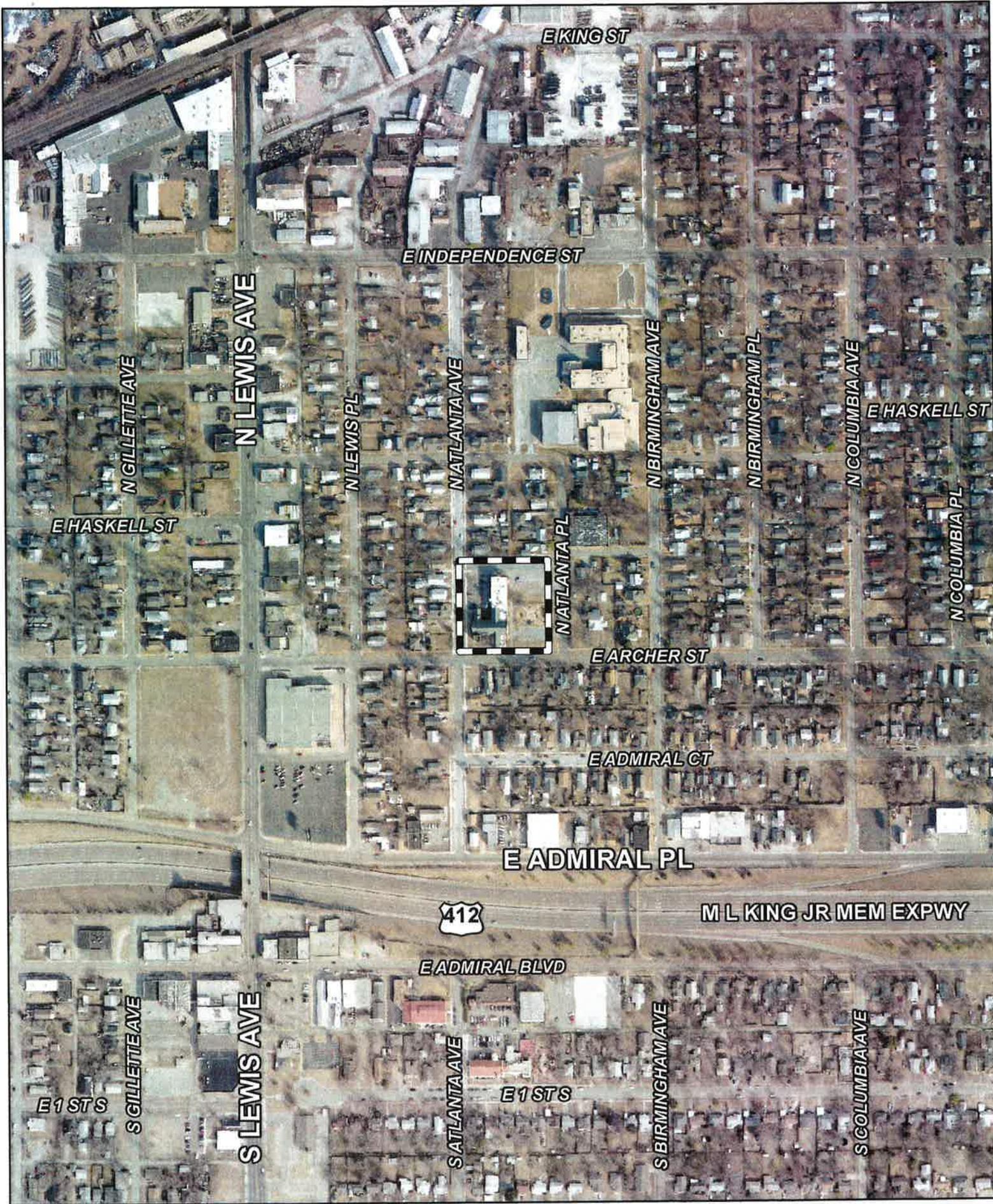
Note: Graphic overlays may not precisely align with physical features on the ground.



SUBJECT TRACT

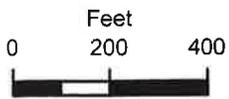
CROSTOWN LEARNING CENTER





CROSSTOWN LEARNING CENTER

29.2

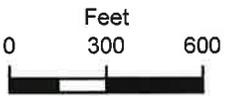
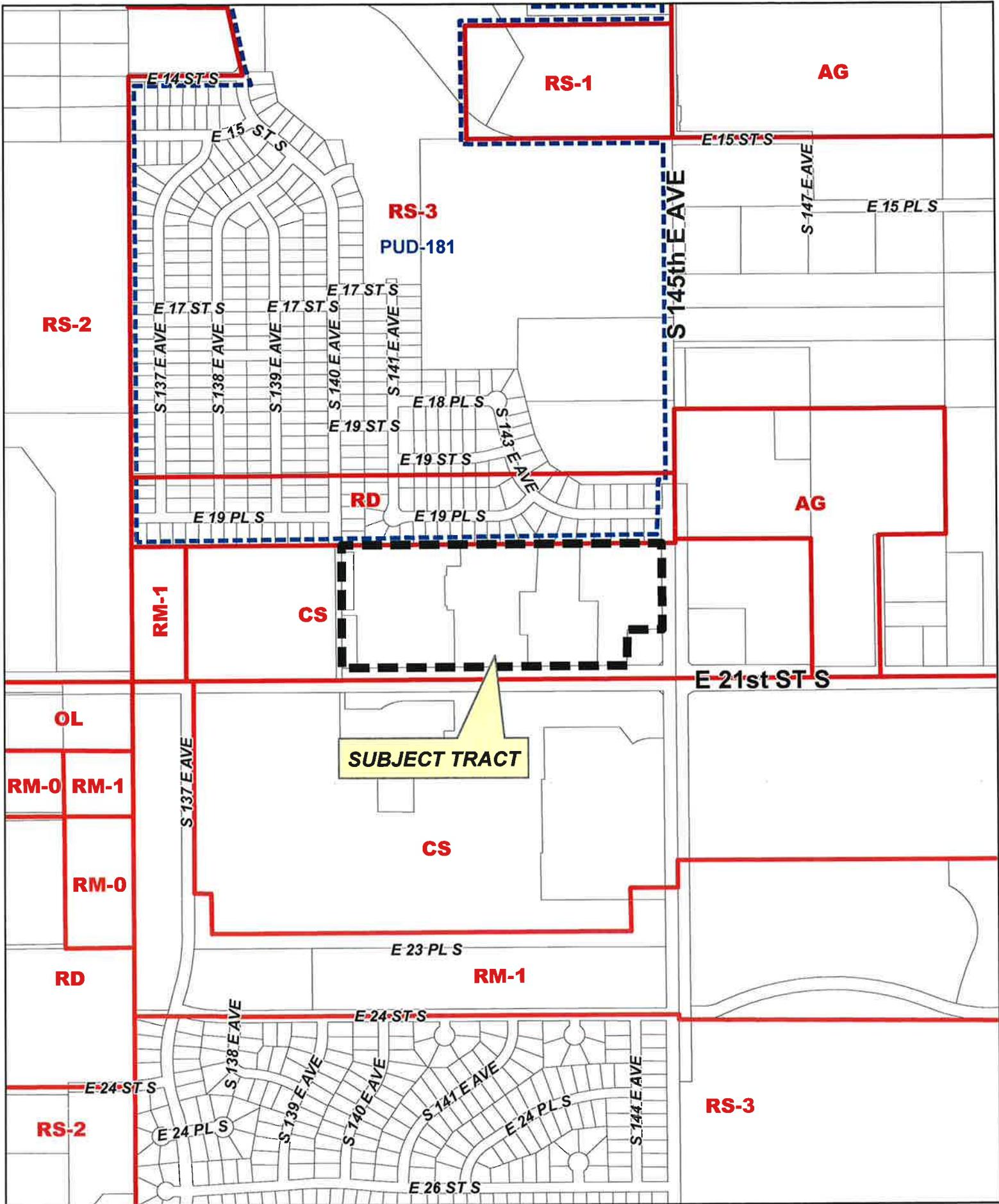


Subject Tract

20-13 32

Note: Graphic overlays mi align with physical features
Aerial Photo Date: March 2014



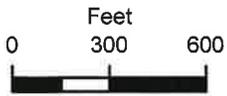
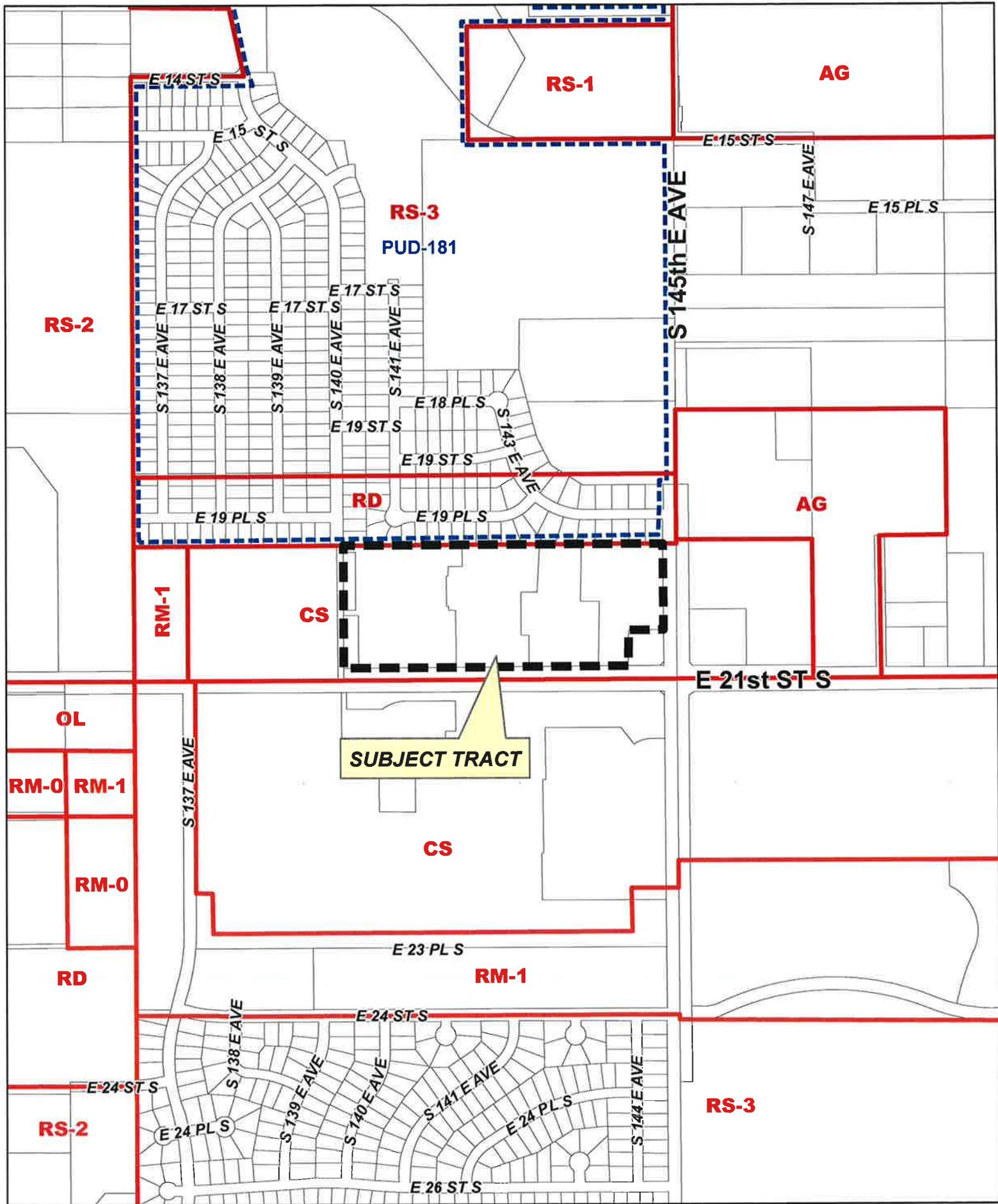


Z-7308

19-14 09

30.1





PUD-835

19-14 09

31.1



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Tuesday, July 07, 2015 5:37 PM
To: Huntsinger, Barbara
Cc: Mariboho, Mindi; Miller, Susan
Subject: Proposed Zoning Change Case Number: Z-7308/PUD-835 (Continuance Request)

Barbara,

With this email Staff is requesting a two week continuance for the reference project.

I have been in contact with the developer and at least one of the neighbors who both agree that we all need additional time to work on this request after a public meeting scheduled July 8th.

Please request the Planning Commission to grant a continuance from July 15th to August 5th.

Thanks

INCOG

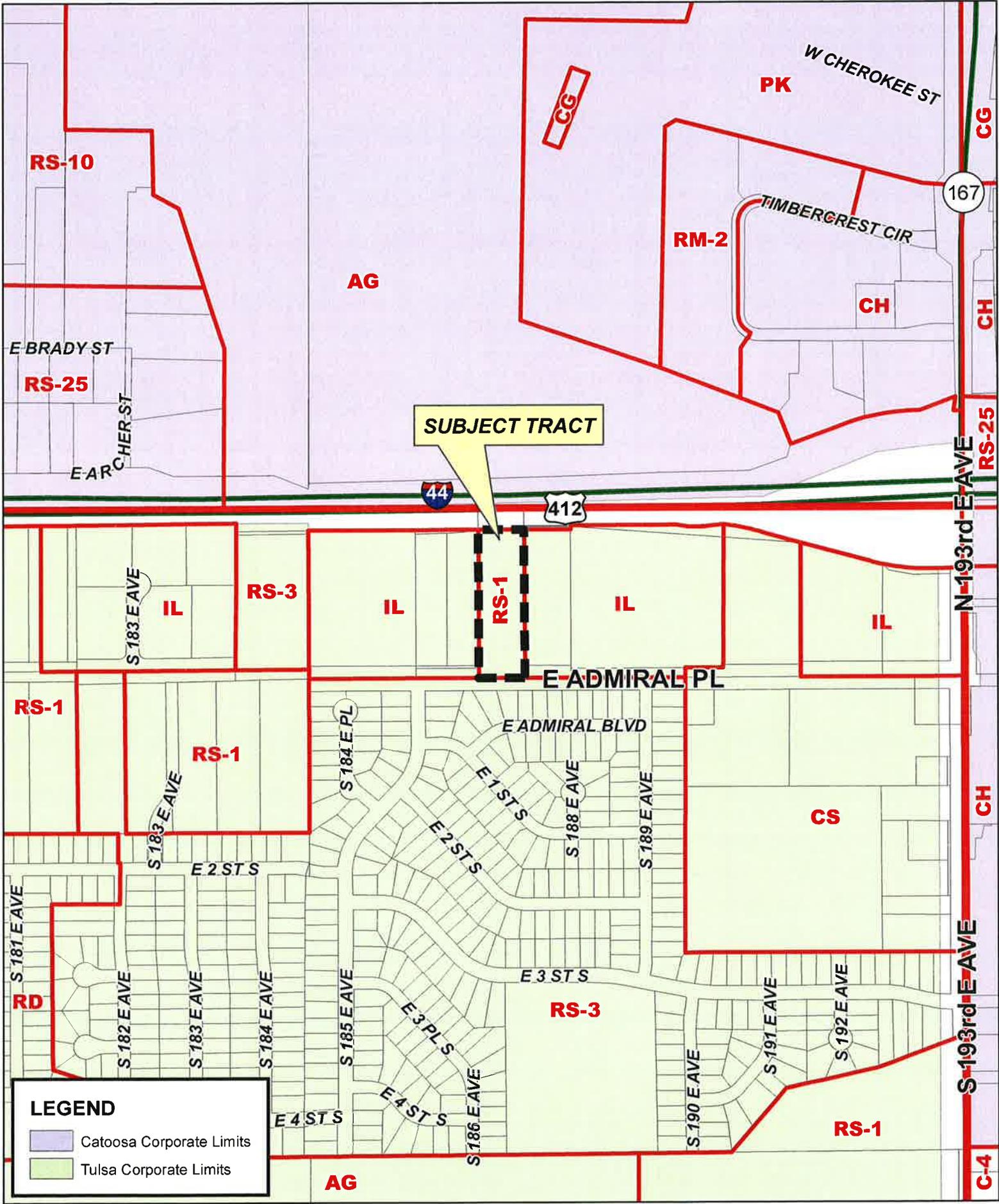
C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475

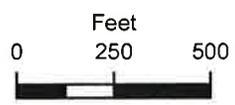
dwilkerson@incog.org



SUBJECT TRACT

LEGEND

- Catoosa Corporate Limits
- Tulsa Corporate Limits



G4 HOSPITALITY

32.1

19-14 01





Subject Tract

G4 HOSPITALITY

19-14 01

32.2
Note: Graphic overlays may not precisely align with physical features on the ground.



Aerial Photo Date: March 2014



Tulsa Metropolitan Area
Planning Commission

Case : Lock Box Storage

Preliminary Plat

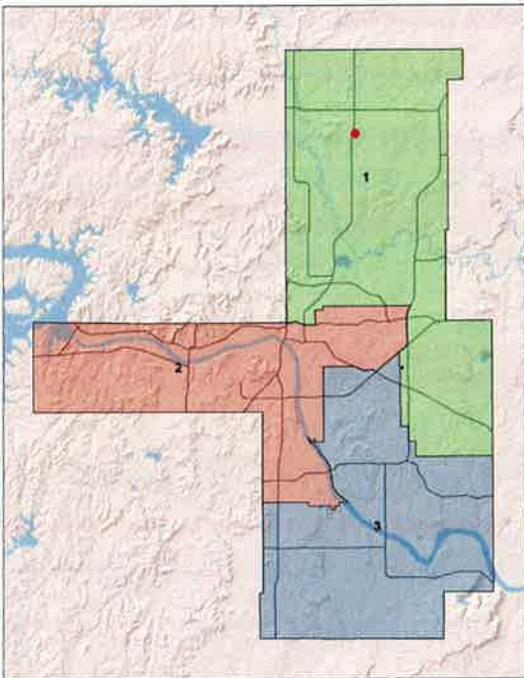
Hearing Date: July 15, 2015

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: JR Donelson

Owner: Snow Cattle Company LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Plat

Tract Size: 9 ± acres

Location: North of northwest corner of East
126th Street North and North Yale Avenue

Zoning:
Existing Zoning: PUD 821 (CG)

Staff Recommendation:
Staff recommends **approval**.

City Council District: N/A

County Commission District: 1
Commissioner Name: John Smaligo

EXHIBITS:

- INCOG Aerial
- INCOG Case Map
- Subdivision Map

PRELIMINARY SUBDIVISION PLAT

Lock Box Storage - (County)

North of northwest corner of east 136th Street North and North Yale Avenue

This plat consists of 1 Lot, 1 Block, on 9 acres.

The following issues were discussed July 2, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 821 (CG)..
2. **Streets:** No comment.
3. **Sewer:** No comment. Aerobic system will be used.
4. **Water:** Washington Rural water district # 3 will be used. A 20 foot utility easement will be needed along the west side of Yale. Standard language must be used.
5. **Storm Drainage:** Drainage plans must be approved by County Engineer..
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** City of Owasso must release plat as they will serve the site.
8. **Other: GIS:** Move location map. Label point of commencement and include bearing. Add coordinate system used. Submit control data sheet. Change boundary line widths.

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 County Engineer must be taken care of to his 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.

335

PLAT No.

PRELIMINARY PLAT LOCK BOX STORAGE

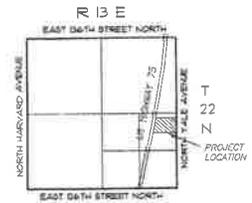
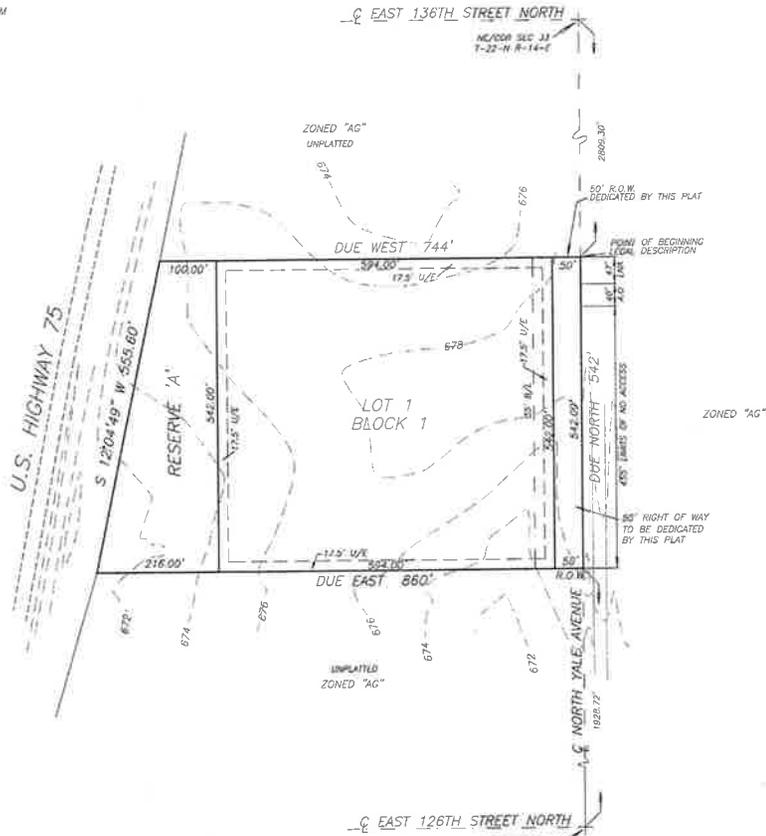
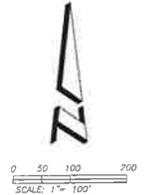
AN ADDITION SITUATED IN THE NE/4 OF THE
SE/4 IN SECTION 33, T-22-N, R-13-E,
TULSA COUNTY, STATE OF OKLAHOMA.

PUD 821

ENGINEER/SURVEYOR:
JR DONELSON, INC.
12820 SO. MEMORIAL DRIVE
OFFICE 100
DIXIE, OKLAHOMA 74208
PHONE: 918-394-3030
C.A. NO. 5811 EXP. 6-30-2017
EMAIL: JRDON@TULSACOMM.COM

OWNER:
LOCK BOX STORAGE, L.L.C.
5108 S. HICKORY AVE.
BROKEN ARROW, OK 74011
CONTACT: JERRY SNOW
918-376-1729
EMAIL: J.SNOW1002@GMAIL.COM

PREPARED BY ARCHITECTS OF ARCHITECTURE
I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____
SWAP/INOC
This plat was prepared by me or under my supervision and I am a duly licensed Professional Engineer or Surveyor in the State of Oklahoma.
County Clerk



DATE: 5/05/2015
LOTS: 1
BLOCKS: 1
RESERVES: 1
ACRES: 0.36 AC
FILE: LOCK-BOX-STORAGE-FP.DWG

SITE ADDRESS:
13001 N. YALE AVENUE

LEGEND

U/E	UTILITY EASEMENT
B/L	BUILDING LINE
IPF	IRON PIN FOUND
AO	ACCESS OPENING
LNA	LIMITS OF NO ACCESS
LS	LANDSCAPE BUFFER
640	EXISTING CONTOURS
R.O.W.	RIGHT OF WAY

THE BASIS OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE EAST LINE OF SAID SECTION 33, N 00°00'00\"/>

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 SURVEYORS.

NOTE: ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY TULSA COUNTY AND WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN LIEU OF LEGAL DESCRIPTIONS

CERTIFICATE

STATE OF OKLAHOMA } SS
COUNTY OF TULSA }
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of a plat as shown on file in my office.
Dated the _____ day of _____, 2015.
Tulsa County Clerk
Digitally signed by _____

LOCK BOX STORAGE
PREPARATION DATE:
MAY 5, 2015
Sheet # of 2



Subject
Tract

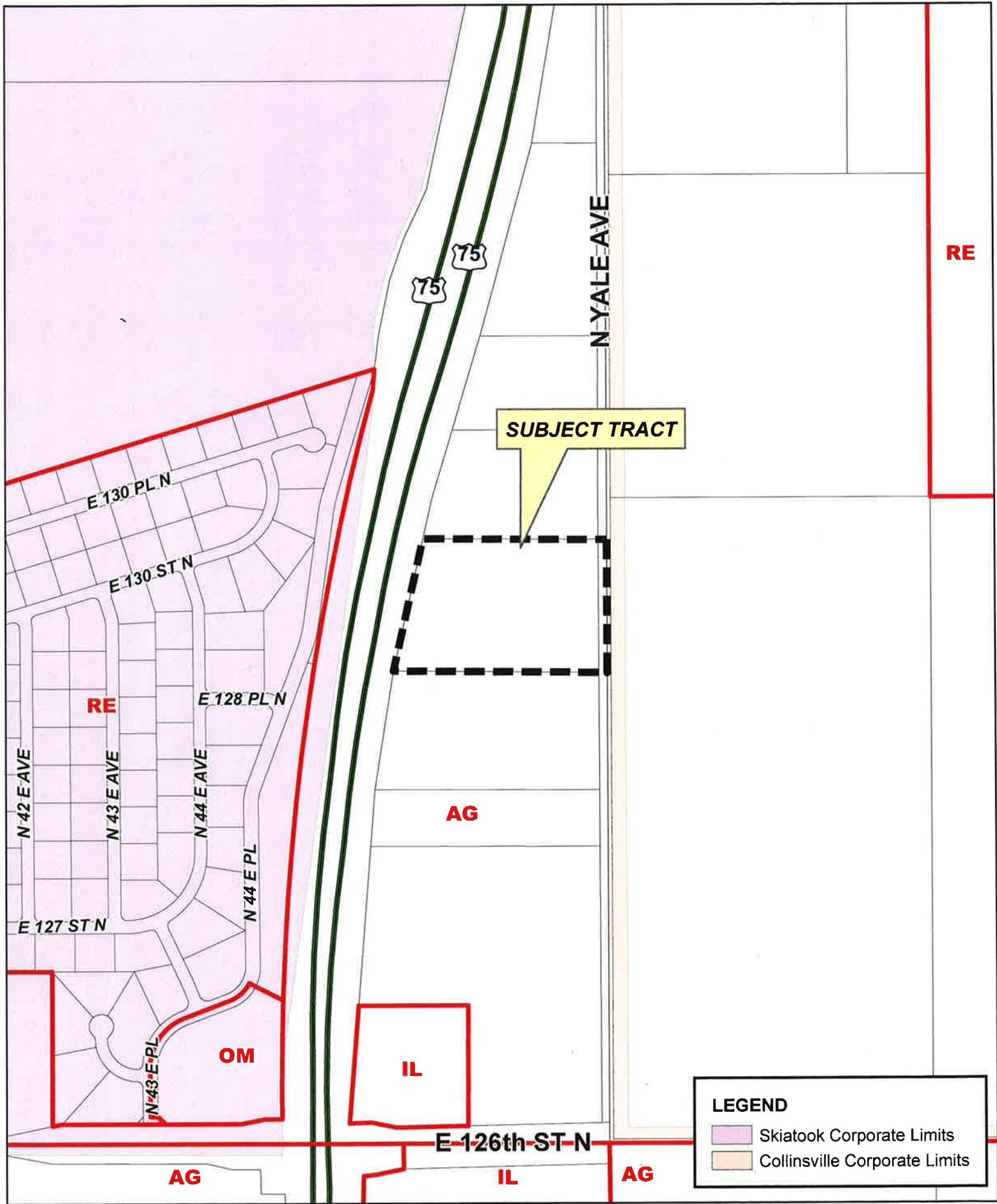
LOCK BOX STORAGE

22-13 33

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

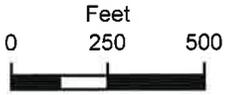
Aerial Photo Date: March 2014





LEGEND

- Skiatook Corporate Limits
- Collinsville Corporate Limits



LOCK BOX STORAGE

33.7





Tulsa Metropolitan Area
Planning Commission

Case : Tulsa Pine

Preliminary Plat

Hearing Date: July 15, 2015

Case Report Prepared by:

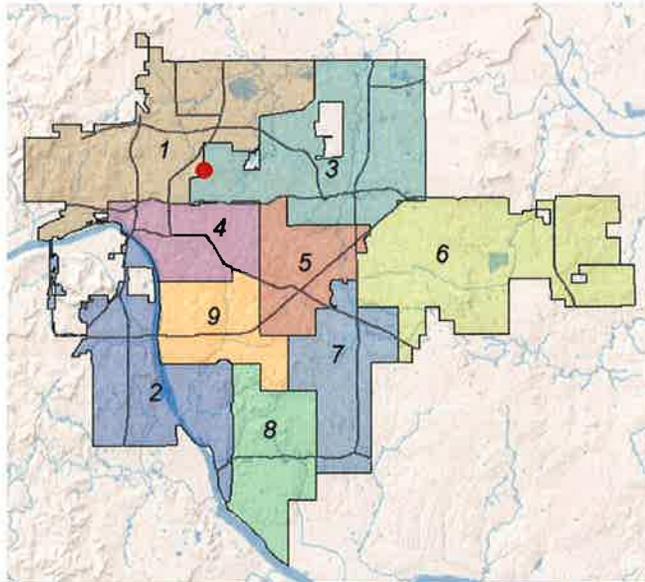
Diane Fernandez

Owner and Applicant Information:

Applicant: John Libby, Route 66 Surveying

Owner: Tulsa Pine, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat Approval

Tract Size: .76 ± acres

Location: Southeast corner of East Pine Street and North Lewis Avenue

Zoning:

Existing Zoning: CS (commercial shopping)

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
- Subdivision Map
- Growth and Stability Map
- Land Use Map

34.1

PRELIMINARY SUBDIVISION PLAT

Tulsa Pine - (CD 3)

Southeast corner of East Pine Street and North Lewis Avenue

This plat consists of 1 Lot, 1 Block, on .76 acres.

The following issues were discussed July 2, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS (commercial shopping).
2. **Streets:** Maximum access opening is 40 feet, and 65 feet along Pine, and 75 feet along Lewis will not be allowed. Corner clip at the intersection of Pine and Lewis Place should be 35.35. Lewis Place has existing 50 foot right of way available. There is no need to dedicate additional 5 feet right of way along Lewis Place.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Correct section, township and range in location map. Complete location map. Correct legal description. Submit control data sheet. Reduce line weight of boundary line. Label street directions. Point of commencement should come from the northwest section corner of T20 R13E S32. A minimum 11.5 foot dedicated perimeter easement is required. Remove building setback lines from plat. If a permanent landscape buffer is desired in any location, a dedicated conservation easement is required. The affected portion of the existing Bellevue Heights plat must be vacated.

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:

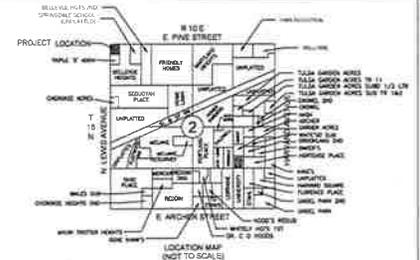
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved 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.

MINOR SUBDIVISION PLAT OF TULSA PINE SUBDIVISION

A RESUBDIVISION OF LOTS 1,2,3,22,23 AND 24, BLOCK 2 OF
BELLEVUE HEIGHTS
IN THE N2 OF THE NW4 OF THE NW4 OF SECTION 32, T-20-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA



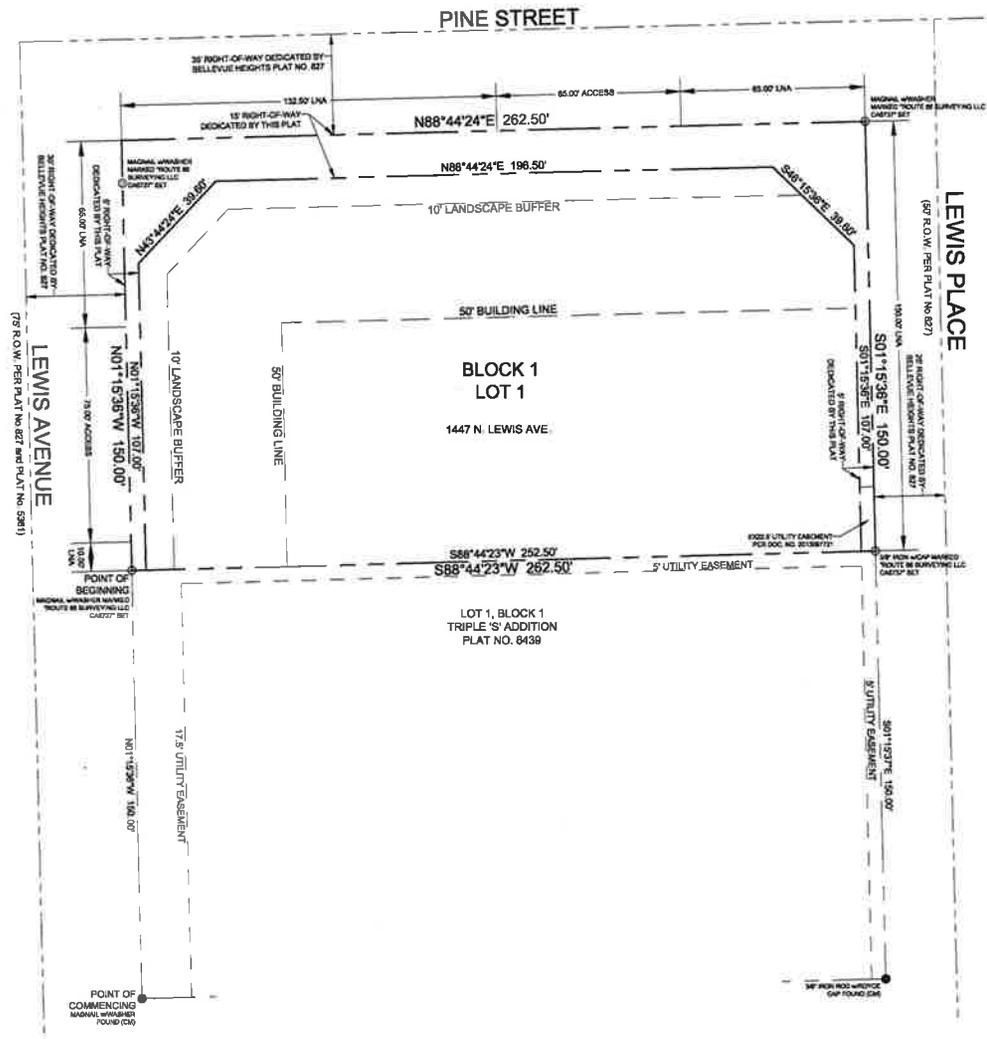
CERTIFICATE
I HEREBY CERTIFY THAT ALL REAL ESTATE TAXES INVOLVED IN THIS PLAT HAVE BEEN PAID AS REFLECTED BY THE CURRENT TAX ROLLS SECURITY AS REQUIRED HAS BEEN PROVIDED TO THE AMOUNT OF \$ _____ PER TRUST RECEIPT.
NO _____ TO BE APPLIED TO _____ TAXES THIS CERTIFICATE IS NOT TO BE CONSTRUED AS PAYMENT OF TAXES IN FULL BUT IS GIVEN IN ORDER THAT THIS PLAT MAY BE FILED ON RECORD _____ TAXES COULD EXCEED THE AMOUNT OF THE SECURITY DEPOSIT.
DATED _____ DENNIS BENLER
TULSA COUNTY TREASURER
BY _____ DEPUTY

PLAT NO.
MINOR SUBDIVISION PLAT CERTIFICATE OF APPROVAL ISSUED EVERY DAY THIS PLAT WAS APPROVED BY THE TULSA COUNTY REGISTER OF DEEDS PLANNING COMMISSION ON _____
TAXPAYER SPECIAL
THIS APPROVAL IS VOID IF THIS PLAT IS NOT FILED IN THE OFFICE OF THE CITY CLERK OF TULSA ON _____
DATE ENROLLMENT
APPROVED BY THE CITY OF TULSA, OKLAHOMA
COMMISSIONER
MAYOR
APPROVED CITY ATTORNEY

ADDRESS NOTE
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

BEVCHMARK
FOUND MAGNAIL WITH WASHER IN CONCRETE AT SOUTHWEST CORNER OF LOT 1, BLOCK 1, TRIPLE 'S' ADDITION
NORTHING: 434488.26
EASTING: 257101.34
ELEV: 738.00

MONUMENTATION
PROPERTY MONUMENTS SHALL BE 6" MP IRON ROD WITH CAP MARKED "ROUTE 66 SURVEYING CA-6673" OR MAGNAIL WITH STEEL WASHER MARKED "ROUTE 66 SURVEYING CA-6673"



OWNER/SURVEYOR
TULSA PINE LLC
1211 S WHITE CHAPEL BLVD
SOUTH-LAKE, TX 75082
(817) 912-0222

SURVEYOR
ROUTE 66 SURVEYING, LLC
3223 E 31st ST, STE 107
TULSA, OK 74105
(918) 845-6833
info@route66surveying.com
C.A. No. 8737
EXPIRES 03/30/2017

ENGINEER
GRANTON TULL
214 E MAIN ST
OKLAHOMA CITY, OK 73104
(405) 787-8270
serv@granton-tull.com
C.A. No. 8737
EXPIRES 03/30/2016

LOT AREA
0.7843 ACRES

BASIS OF BEARINGS
BASIS OF BEARINGS TO OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD 83 1993)
ELEVATIONS ARE BASED ON CITY OF TULSA BENCHMARKS AND ARE ESTABLISHED BY ADJACENT DATA SERVICES.

FLOOD ZONE
THE SUBJECT TRACT DESCRIBED HEREON LIES WITHIN ZONE V UNHAZARDOUS AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
FIRM MAP PANEL 40140C0240
EFFECTIVE DATE: OCTOBER 16, 2012

THE SUBJECT TRACT DOES NOT LIE WITHIN THE CITY OF TULSA REGULATORY FLOODPLAIN.

LEGEND
ACC = ACCESS PERMITTED
LNA = LIMITS OF NO ACCESS



ROUTE 66 SURVEYING, LLC
3223 E 31ST ST, SUITE 107
TULSA, OK 74105
(918) 845-6833



34.5



E TECUMSEH ST

E TECUMSEH ST

E SEMINOLE ST

E SEMINOLE ST

E READING ST

E READING ST

N YORKTOWN AVE

YORKTOWN PL

N LEWIS AVE

N LEWIS PL

N ATLANTA AVE

N ATLANTA PL

N ATLANTA CT

N BIRMINGHAM AVE

N BIRMINGHAM PL

N ZUNIS AVE

E QUEEN ST

N YORKTOWN AVE

E OKLAHOMA PL

E PINE ST

E OKLAHOMA PL

E OKLAHOMA ST

N LEWIS PL

N ATLANTA AVE

N ATLANTA PL

N BIRMINGHAM PL

E NEWTON PL

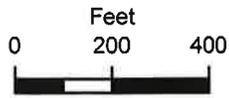
E NEWTON PL

E NEWTON ST

E MARSHALL ST

TULSA PINE SUBDIVISION

39.4

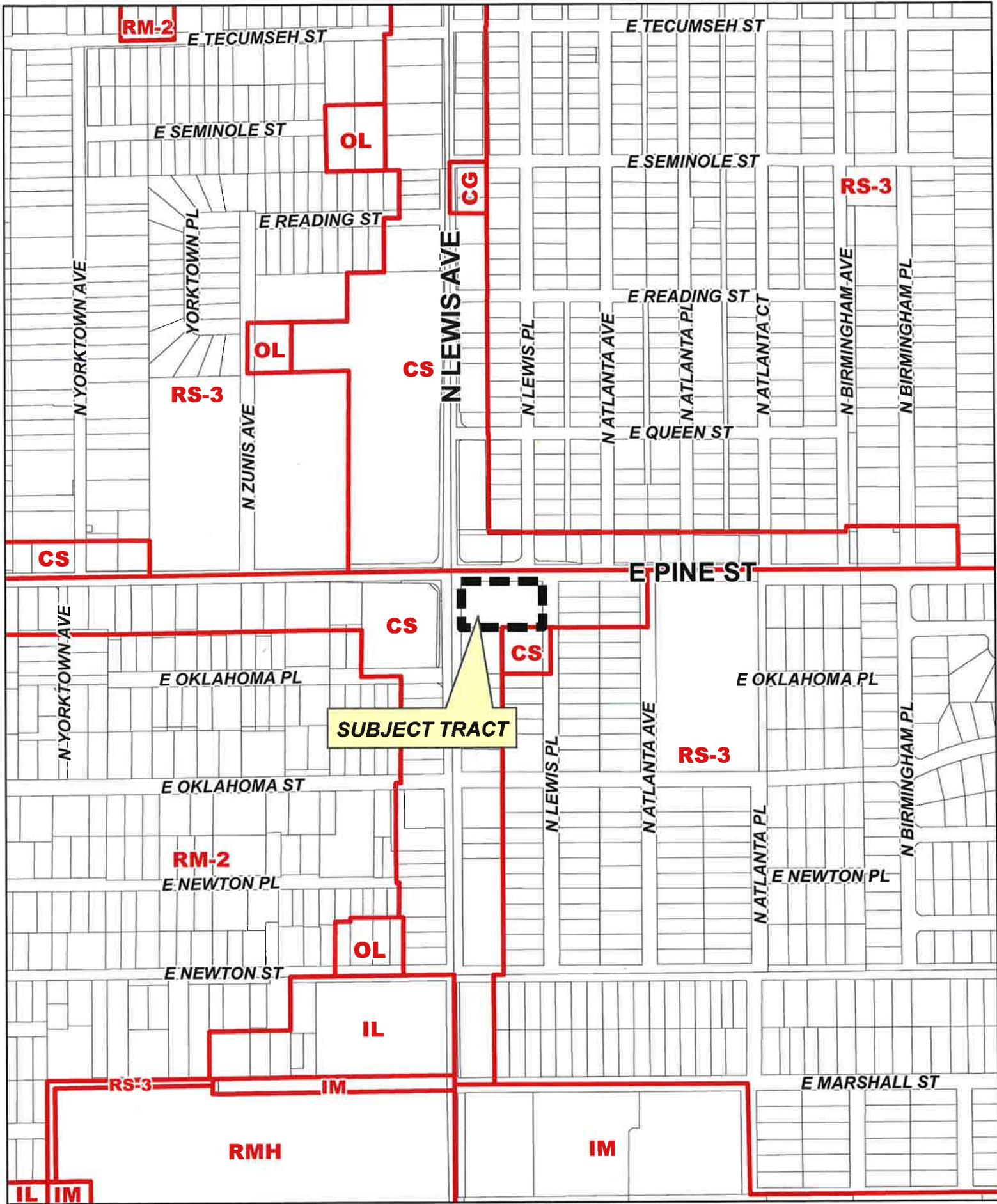


Subject Tract

20-13 32

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

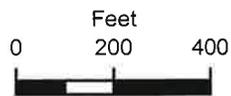
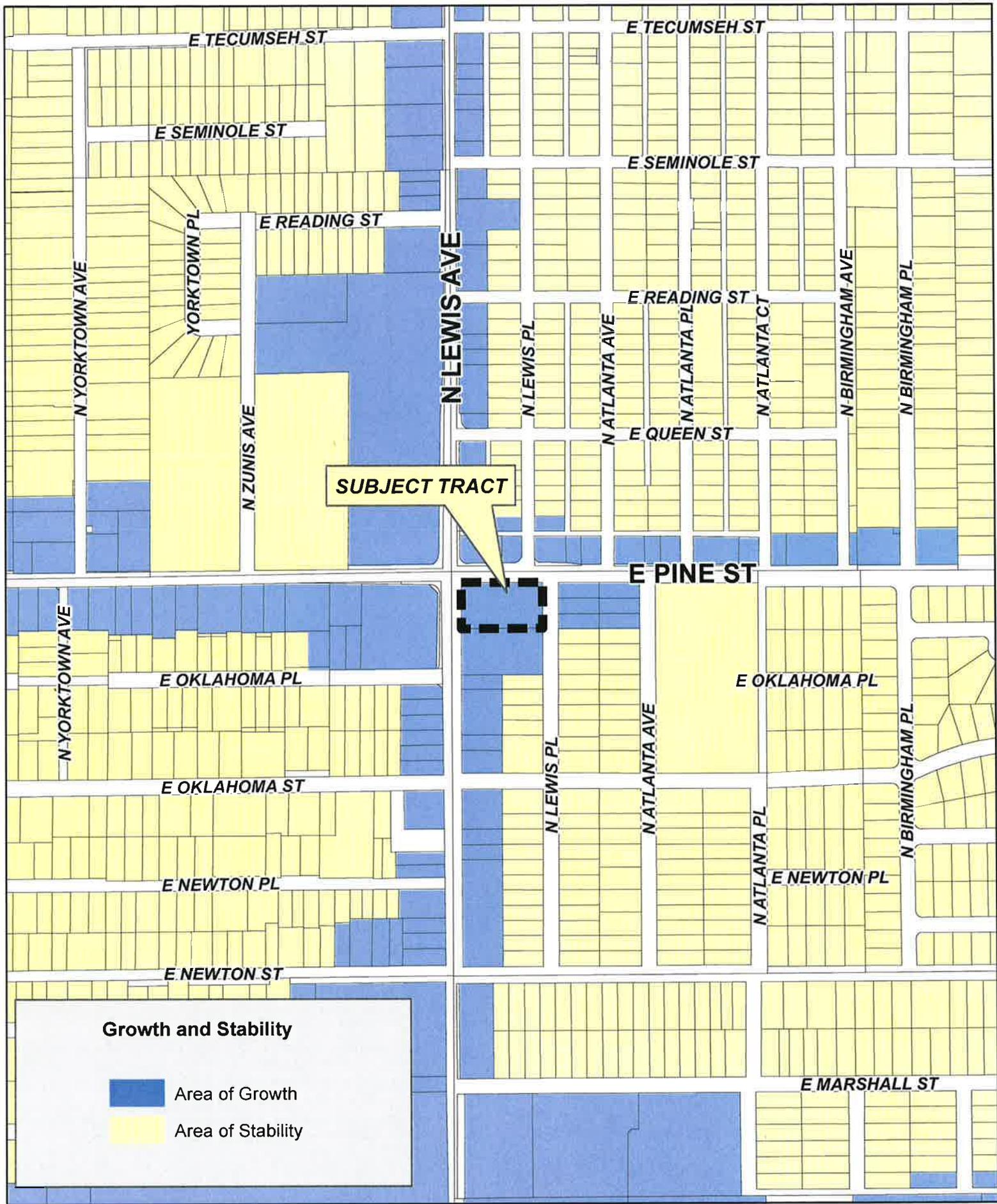




TULSA PINE SUBDIVISION

34.7



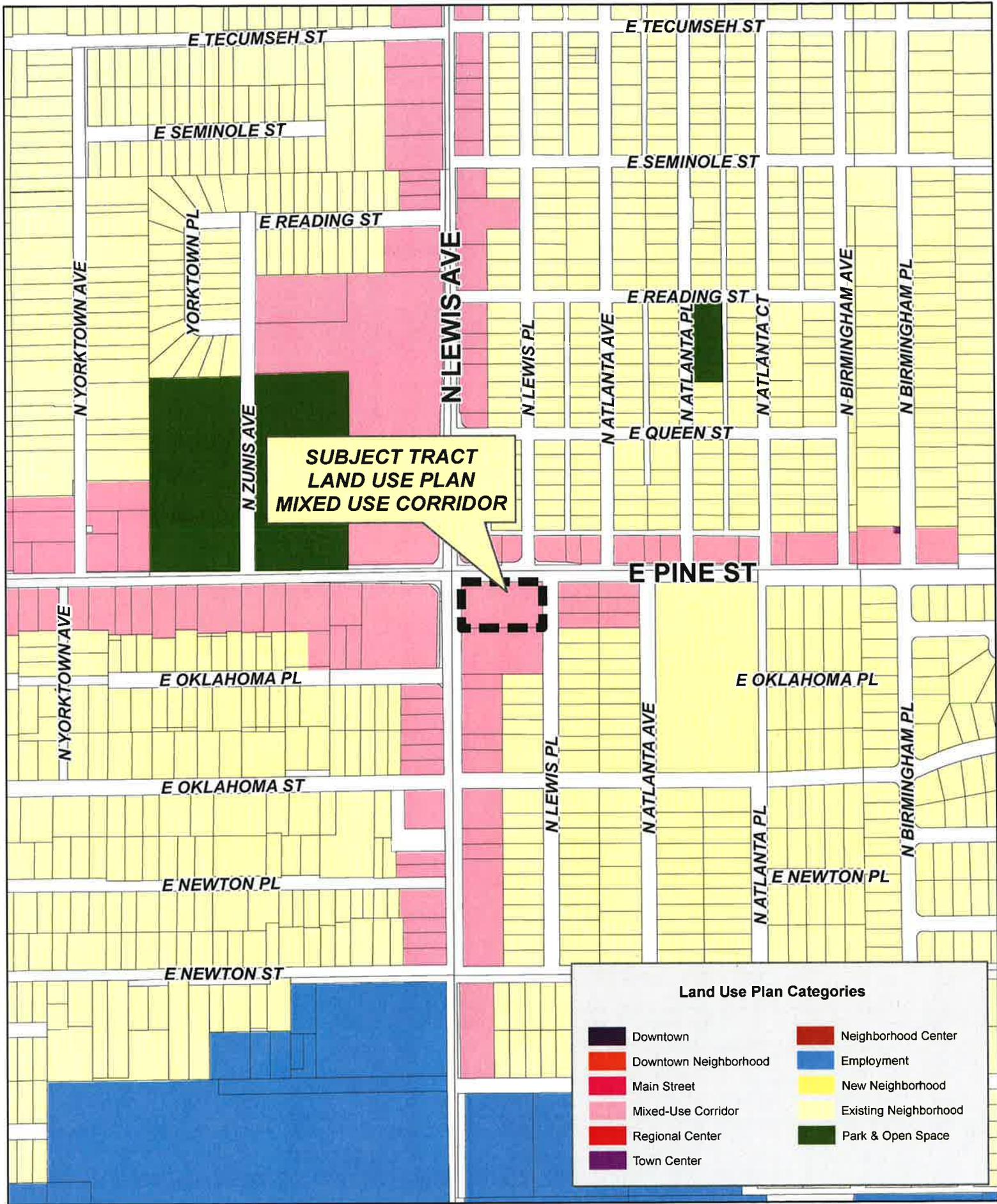


TULSA PINE SUBDIVISION

20-13 32

34.8





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



TULSA PINE SUBDIVISION

349



PLAT WAIVER

July 15, 2015

PUD 684- Southeast corner of East 83rd Street and South Lewis

The platting requirement is being triggered by a previous major amendment to the PUD

Staff provides the following information from TAC for their July 15, 2015 meeting:

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

STREETS: Sidewalks are required. A corner radius of 25 feet is required.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

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

City of Tulsa staff cannot support this request for a plat waiver. The plat will concisely clarify all conditions of the Village at Riverbend while defining and illustrating all dedicated easements in one document. The affected portions of the existing plat for the Riverbend Addition must be vacated to eliminate confusion for the newly proposed conditions for the Village at Riverbend . A platting requirement is established when the intensification of land use is changed and the character of the previous development or previous plat in this case, is substantially altered pursuant to Section 21.3 Platting Requirement Zoning Code of the City of Tulsa, Title 42. Sidewalks shall be constructed along all streets with a dedicated easement or within the right-of-way with a minimum of five feet in width, and constructed in accordance with the specifications and standards of the City of Tulsa Public Works and Development Departments pursuant to Section 4.3 Sidewalks Subdivision Regulations. Separate instrument dedications would be incorporated into the plat.

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 | |

35.1

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		
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.?		X
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

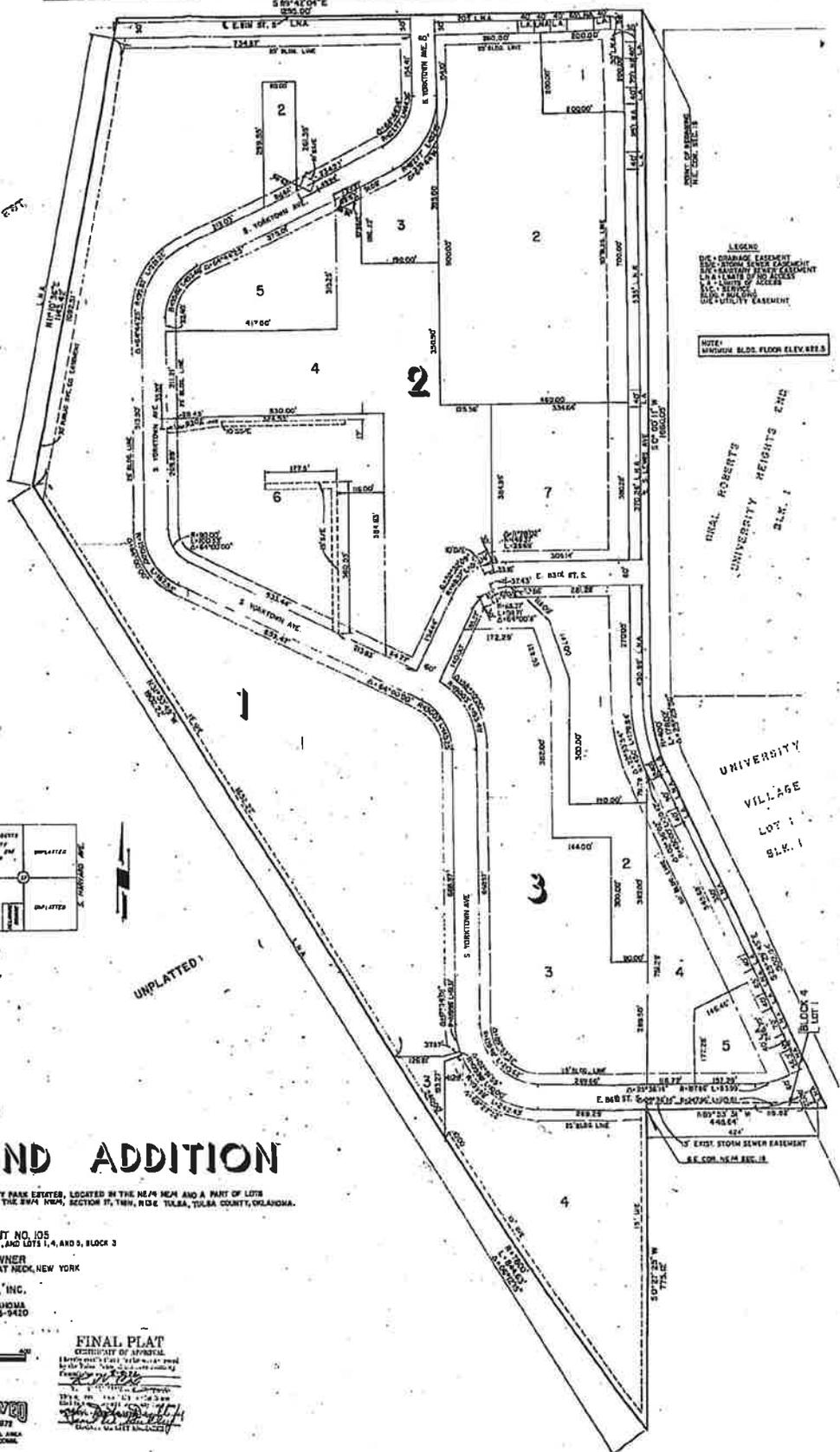
Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

*A corner radius of 25 feet is required. Sidewalks are required along all streets.

** Submitted to City per applicant.

*** Submitted to City per applicant.
**** Existing, Submitted to City per applicant.
***** Completed.

UNIVERSITY PARK EST.

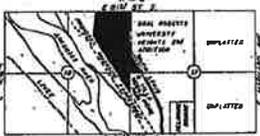


LEGEND
 D.E. - DRAINAGE EASEMENT
 U.E. - UTILITY EASEMENT
 S.E. - SEWER EASEMENT
 L.E. - LOT EASEMENT
 A.E. - AREA EASEMENT
 C.E. - CURB EASEMENT
 S.E. - SEWER EASEMENT

NOTE:
 MINIMUM BLDG. FLOOR ELEVATIONS

RICAL ROBERTS
 UNIVERSITY HEIGHTS ENG.
 S.H. I.

UNIVERSITY VILLAGE
 LOT 1
 S.H. I.



RIVERBEND ADDITION

A REZONATION, PART OF UNIVERSITY PARK ESTATE, LOCATED IN THE NE 1/4 NE 1/4 AND A PART OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, TULSA COUNTY, OKLAHOMA.

PLANNED UNIT DEVELOPMENT NO. 105
 EXCLUDING LOTS 1, 2, AND 3, BLOCK 2, AND LOTS 1, 4, AND 5, BLOCK 3

HERBERT N. SOMEKH - OWNER
 340 GREAT NECK ROAD GREAT NECK, NEW YORK
 AREA CODE 516-468-3150

MANSUR-STEEL-WILLIAMS, INC.
 CONSULTING ENGINEERS
 845 S. BOSTON TULSA, OKLAHOMA
 93 JULY 27, 1977 REG. NO. 72-TRHS-9420
 AREA CODE 918-584-0267

SCALE: 1" = 100'

FINAL PLAT
 CERTIFICATE OF APPROVAL
 RECEIVED
 OCT 11 1977
 TULSA METRO AREA
 PLANNING COM.

PLAT NO.
 3337
 PAGE
 1 OF 2

35.4

The Village At Riverbend

PUD 484-2 September 17, 2014 ID# 7772

PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION EIGHTEEN (18) TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN TULSA COUNTY, STATE OF OKLAHOMA.

General Notes

- 1.1 TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS PROVIDED BY TANNER CONSULTING, LLC.
- 1.2 ALL GRADES ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83).
- 1.3 WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONSEQUENTLY BE DEEMED TO MEAN THE CITY OF TULSA, OKLAHOMA UNLESS THE CONTEXT CLEARLY INDICATES OTHERWISE.
- 1.4 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
- 1.5 THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- 1.6 ONE-TIME CONSTRUCTION STAKES SHALL BE PROVIDED BY THE OWNER, ANY RE-STAKING WILL BE REQUESTED AND PAID FOR BY THE CONTRACTOR.
- 1.7 RIGHT-OF-WAY PERMIT IS REQUIRED FOR ALL WORK IN CITY OF TULSA RIGHT-OF-WAY. PLEASE CALL 918-596-2519 FOR PERMIT INFORMATION.

Project Description

A TRACT OF LAND THAT IS A PART OF LOTS ONE (1), TWO (2), AND THREE (3), BLOCK THREE (3), "RIVERBEND ADDITION", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 1387), AND A PART OF SOUTH YORKTOWN AVENUE RIGHT-OF-WAY CLOSED BY CITY ORDINANCE #1841.

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (8303), NORTH AMERICAN DATUM 1988 (NAVD83).

IDP Description

THIS IDP CONSISTS OF STORM SEWER, SANITARY SEWER AND WATERLINE TO SERVE THE SUBJECT PROPERTY, ALSO INCLUDING PAVING, SIDEWALKS, ACCESS RAMPS AND CURB AND GUTTER IN CITY OF TULSA RIGHT-OF-WAY. ALL CONSTRUCTION RELATED TO THE IDP TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS.

Companion Applications

- SUBJECT TO:
- RIGHT-OF-WAY DEDICATION
 - OVERHEAD DRAINAGE EASEMENT
 - WATER LINE EASEMENT
 - SANITARY SEWER EASEMENT

Impervious Areas

TOTAL LOT AREA	(3.344 ACRES) 453,797 SF
EXISTING IMPERVIOUS AREA	(1.379) 8,234 SF
PROPOSED IMPERVIOUS AREA	(46.492) 650,485 SF
INCREASE IN IMPERVIOUS AREA	(46.344) 652,705 SF

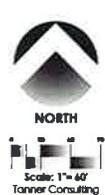
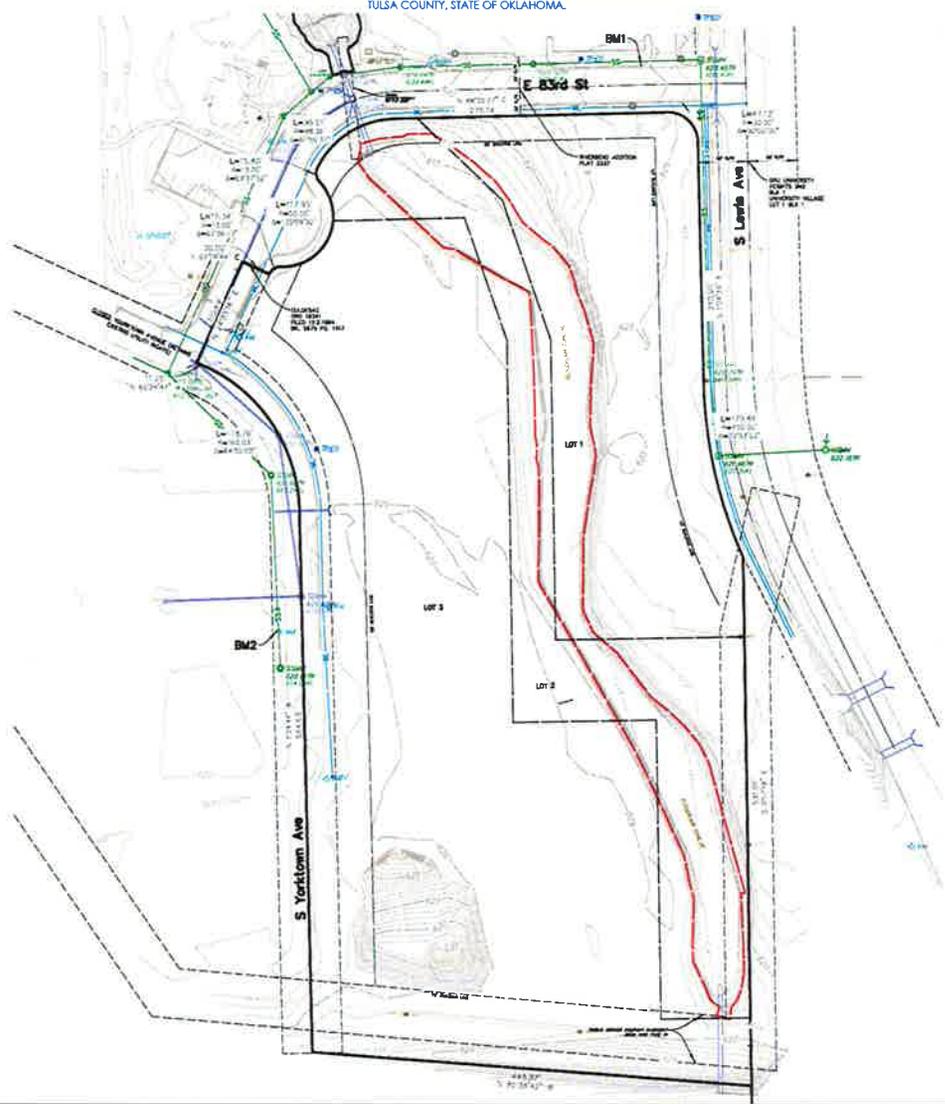
*ON-SITE DETENTION PREVIOUSLY PROVIDED BY RIVERBEND DETENTION FACILITY

Contact List

TANNER CONSULTING, LLC KRYNN HICKORY 5323 SOUTH LEWIS STREET TULSA, OK 74120 PHONE: (918) 745-9929	OKLAHOMA NATURAL GAS 80077 GARDEN - NEW SERVICE 5848 EAST 23TH STREET TULSA, OK 74112 PHONE: (918) 833-4386
CITY OF TULSA DOUG DUNE 179 EAST SECOND STREET TULSA, OK 74120 PHONE: (918) 598-7344	AT&T AL NICHOLES 5305 EAST 21ST STREET TULSA, OK 74136 PHONE: (918) 598-4237
AEP/PSO KATHY BLOOMER 212 S 46TH STREET TULSA, OK 74120 PHONE: (918) 599-4088	COX COMMUNICATIONS ROBERT DREW 11813 EAST 51ST STREET TULSA, OK 74145 PHONE: (918) 286-4857

Legend

PHO	POWER POLE WITH DIP
PVC	POLYVINYL CHLORIDE PIPE
BUILD	BUILDING
RM	REINFORCED CONCRETE PIPE
RL	RESTRICTED WATERLINE ESMT
CHBS	CHEELED BOX SET
CL	CENTERLINE
CO	SEWER CLEAN-OUT
CONC	CONCRETE
COB	CORNER
DIP	DUCTILE IRON PIPE
EPED	ELECTRIC PEDIESTAL
ESMT	EASEMENT
FH	FIRE HYDRANT
FL	FLOORLINE
FT	FLOORLINE, THROAT
FRIC	FENCE
FRD	FLOORING
G	GUTTER
GRV	GRV ANCHOR
H2P	HORIZONTAL ELLIPTICAL PIPE
IP	IRON PIPE
IP	IRON PNL, ROUND
IPN	IRON PNL, SET
MAE	MUTUAL ACCESS ESMT
OE	OVERHEAD ELECTRIC
PE	PIPE FLAG, ELECTRIC
PPT	PIPE FLAG, TELEPHONE
PP	POWER POLE
RCP	REINFORCED CONCRETE PIPE
RM	RESTRICTED WATERLINE ESMT
R/W	RIGHT-OF-WAY
SD	STORM DRAIN
SDS	STORM DRAIN END SECTION
SDHW	STORM DRAIN HEADBALL
SDW	STORM DRAIN INLET
SDWH	STORM DRAIN MANHOLE
SF	SQUARE FEET
SSWH	SANITARY SEWER
SSWH	SANITARY SEWER MANHOLE
SSW	SQUARE WARD
TC	TOP OF CURB
TG	TOP OF GRANITE
TP	TOP OF PAVING
TRD	TELEPHONE PEDIESTAL
TR	TOP OF IRON
WL	WATERLINE
WM	WATER METER
WMH	WATER MANHOLE
WV	WATER VALVE
UG	UNDERGROUND GAS LINE
UE	UNDERGROUND ELECTRIC
UL	UNDERGROUND TELEPHONE
UT	UTILITY EASEMENT
TRF	TRANSFORMER



Benchmark 1 +
CHEELED BOX SET ON THE NORTH CURB OF EAST 83RD STREET SOUTH, APPROX. 30.0' WESTERLY FROM THE CENTERLINE OF LEWIS AVE.
ELEVATION = 625.77' (NAVD 83)

Benchmark 2 +
CHEELED BOX SET ON THE NORTHWEST CORNER OF A CONCRETE WATER VAULT, APPROX. 24.0' WESTERLY FROM THE CENTERLINE OF YORKTOWN AVE AND 62.0' SOUTHERLY FROM THE CENTERLINE OF EAST 83RD CT.
ELEVATION = 622.07' (NAVD 83)

OWNER:
RIVERBEND DEVELOPMENT ASSOCIATES LIMITED PARTNERSHIP, A NEW YORK LIMITED PARTNERSHIP
2240 East 49th Street, Suite 100
Tulsa, Oklahoma 74105-9772
Phone: (918)743-2100
Contact: Edward B. Leinbach

BY MY SIGNATURE ON THESE CONSTRUCTION DOCUMENTS, I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ADOPTED ORDINANCES AND REGULATIONS OF THE CITY OF TULSA GOVERNING DRAINAGE, DETENTION AND EARTH CHANGE; THAT THESE PLANS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION; THAT THE ABOVE AND FOREGOING DRAINAGE PLANS COMPLY WITH ALL GOVERNING ORDINANCES AND THE ADOPTED STANDARDS OF THE CITY OF TULSA PERTAINING TO DRAINAGE, DETENTION AND EARTH CHANGE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

- Full Set Index**
- SHEET NUMBER - NAME
 - GE01 - BOUNDARY & EXISTING TOPOGRAPHY
 - GE02 - DIMENSIONED SITE PLAN (NORTH)
 - GE03 - DIMENSIONED SITE PLAN (CENTER)
 - GE04 - DIMENSIONED SITE PLAN (SOUTH)
 - GE05 - GRADING & EROSION CONTROL PLAN (NORTH)
 - GE06 - GRADING & EROSION CONTROL PLAN (CENTER)
 - GE07 - GRADING & EROSION CONTROL PLAN (SOUTH)
 - GE08 - GRADING & EROSION CONTROL NOTES & DETAILS
 - GE09 - WALL DETAIL
 - SW10 - DRAINAGE AREA MAP
 - SW11 - STORM SEWER PLAN
 - SW12 - STORM SEWER PROFILES
 - SW14 - SANITARY SEWER PLAN
 - SW15 - SANITARY SEWER PROFILES & ALGOR DETAILS
 - WL05 - WATER LINE PLAN
 - WL07 - WATER LINE PROFILES
 - WL08 - WATER RESTRAINED JOINT DETAILS
 - OT13 - DETAILS
 - SD20 - SURVEY DATA

- THE FOLLOWING STANDARD DRAWINGS FROM THE CITY OF TULSA PUBLIC WORKS DEPARTMENT AND ODOT WILL BE REQUIRED:
- 126 STD SILT FENCE, & CONSTRUCTION ENTRANCE
 - 304 BIDDING DETAIL - RIGID PIPE
 - 305 BIDDING DETAIL - SOFT RIGID PIPE
 - 307 PIPE HYDRANT
 - 311 VALVE BOX
 - 314 MANHOLE STEPS
 - 315 THURST BLOCKS AND TRENCH CONDITIONS
 - 353 FRAME AND LID FOR 42" SANITARY MANHOLE
 - 358 SANITARY SEWER PRE-CAST MANHOLES
 - 361 IN-LINE TEES FOR SERVICE CONNECTION
 - 364 MANHOLE STEP LOCATION AND INVERT DETAILS
 - 708 COMMERCIAL DRIVEWAY
 - 728 ASPHALT PAVEMENT STANDARD DETAILS
 - 731 PIPE BIDDING DETAIL FOR STORM SEWER
 - 732 FRAME AND LID FOR STORMWATER MANHOLES
 - 733 FRAME AND LID FOR 42" AND 54" STORMWATER MANHOLE
 - 734 FRAME AND LID FOR 6" AND 8" STORMWATER MANHOLE AND JUNCTION BOXES
 - 735 CONFIGURATIONS OF CAST IRON CURB INLETS
 - 764 STANDARD REINFORCED CONCRETE STORMWATER INLETS
 - 765 STANDARD STORMWATER FRAMES
 - 766 STANDARD STORMWATER GRATES
 - 767 STANDARD CAST IRON CURB
 - 770 STANDARD DRIP INLET 1.5" 1.5" 2"
 - 772 STANDARD THREE WAY DROP INLET 48" PIPE
 - 775 STANDARD PRECAST CONCRETE STORMWATER MANHOLE
 - 790 STANDARD SIDEWALK RAMP

APPROVED FOR IDP PERMIT ONLY
DOUG DUNE, PE DATE
INFRASTRUCTURE DEVELOPMENT MANAGER
CITY OF TULSA



Tanner Consulting, LLC
KRYNN HICKORY
5323 SOUTH LEWIS AVENUE
TULSA, OKLAHOMA 74120-9919
PHONE: (918) 745-9929
www.tannerconsulting.com
CERTIFICATE OF AUTHORIZATION NO. CE 04280 EXP. 4/30/2015



THIS PLAN AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF TANNER CONSULTING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TANNER CONSULTING, LLC.

NO.	DATE

ALL DIMENSIONS TO BE IN FEET UNLESS OTHERWISE NOTED.
PROVIDING EXACT JOB DETAILS

The Village at Riverbend
8336 South Lewis Ave.
Tulsa, Oklahoma

PROJECT: 13057
SHEET NO.: 1/16/2015
SHEET TITLE: 885

SCALE: 1"=60'
N/A

Boundary & Existing Topography
GE01

36.5



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-330-A

Hearing Date: July 15, 2015

Case Report Prepared by:

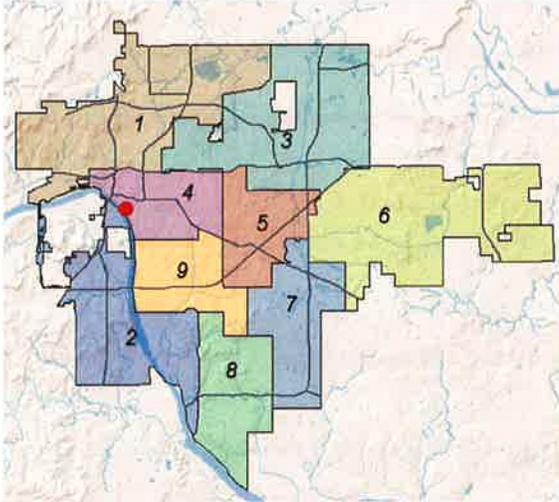
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Stuart VanDeWiele

Property Owner: TWENTY FIRST PROPERTIES INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Major amendment to reduce building heights previously allowed, eliminate office uses and increase the number of dwelling units

Concept summary: Major amendment to the PUD for a multi family residential project

Tract Size: 2.84 +/- acres net land area
4.07 +/- acres gross land area

Location: Northwest corner of S. Riverside Dr. and S. Denver Ave.

Zoning:

Existing Zoning: RM-3/ PUD-330

Proposed Zoning: RM-3/ PUD-330-A

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

The proposed multifamily project is consistent with all of the current Comprehensive Plan concepts and Master Plan studies have been implemented in this area of Tulsa.

Staff Data:

TRS: 9212

CZM: 36

Atlas: 16/ 35

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

36.1

SECTION I: PUD-330-A

APPLICANTS DEVELOPMENT CONCEPT:

This Major Amendment, PUD No. 330-A, proposes new development standards for the property set forth within PUD No. 330. Upon approval of the new development standards set forth in PUD No. 330-A, the development standards of PUD No. 330 shall be deemed terminated.

The existing underlying zoning district (RM-3) will permit the planned dwelling units within the requested PUD No. 330-A, and no change of the existing underlying zoning district is proposed.

The site is generally located on the Northwest corner of Riverside Drive and Denver Avenue and lies along the Northeast side of Riverside Drive (the site is depicted on Exhibit A). The site currently has approximately (i) 486 feet of frontage on Riverside Drive; (ii) 597 feet of frontage on Denver Avenue; and (iii) 300 feet of frontage on West 17th Street. The site is currently vacant land as the apartment facilities previously located on the site have been demolished.

The planned project, known as the Cosmopolitan Apartments, is an infill development of new construction of upscale apartments and related accessory uses and amenities planned to take advantage of the walk-ability and bike-ability to downtown and current and planned neighboring recreational areas along Riverside Drive (the conceptual site plan is depicted on Exhibit B). Although the conceptual site plans depict the general massing and architectural style currently contemplated by the architect, the final project may vary from the conceptual site plans.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Exhibit A: Aerial Photograph and Surrounding Context
 - Exhibit B: Conceptual Site Plan
 - Exhibit C: Topography Depiction
 - Exhibit D: Current Zoning Map
 - Exhibit E: Comprehensive Plan Map

SECTION II: PUD-330-A DEVELOPMENT STANDARDS:

Gross Land Area:	4.069 acres
Net Land Area:	2.842 acres
Permitted Uses:	Multifamily dwellings as set forth within Use Unit 8, and customary accessory uses
Maximum Number of Dwelling Units:	280 Dwelling Units
Maximum Building Height:	80 feet, as measured from the highest elevation on the property line near the northeast corner of the subject property

36.2

Minimum Building Setbacks from Abutting Street Right of Way:

From Riverside Drive	0 feet
From Denver Avenue	0 feet
From West 17 th Street	0 feet
From West Property Line	0 feet

Minimum Parking (Vehicle)	1.5 parking spaces per Dwelling Unit
Minimum Parking (Bicycle)	Parking capacity for at least forty (40) bicycles located within the parking structure
Other Bulk and Area Requirements	As established within a RM-3 District

General Provisions and Development Standards

A. Building Transparency

A minimum transparency (in the form of windows, other glass features or open areas) required along the length of the street facing building façade measured between 3' and 8' above the nearest curb as follows:

From Riverside Drive	10%
From Denver Avenue	10%
From West 17 th Street	10%

B. Rooftop Development

Although not current planned or included in the current architectural plans, the building may include customary multifamily amenities on the rooftop portions of the building, including but not limited to decks, gardens, swimming pools or other common areas. Shade structures that may be part of those amenities are not included in the overall building height limitations however; they may not be greater than 20 feet above the top parapet of the building.

Any utility equipment to be located on the rooftop will be centrally located so that such equipment is visually screened from adjoining properties when viewed from the adjoining street level.

C. Landscaping, Streetscaping and Screening

As the development will have a zero foot (0') setback around its perimeter, the development will not be subject to any specific landscaping requirements or standards (including those set forth in Section 10 of the Tulsa Zoning Code). However, during final Detailed Site Plan review, the developer will work closely with the City of Tulsa to develop, implement and install scenic and attractive landscape plantings and streetscape features, which may include curbside or streetside trees, shrubs, grass, or other plantings or features.

Streetscape features will be identified and detailed during the site plan and landscape plan approval process but cannot be specifically identified until construction documents and all underground facilities have been identified.

36.3

Trash collection will be provided inside the parking structure or will be screened with a masonry enclosure of sufficient height to screen the dumpster from public view. The screening structure if required will not be less than 6'. The doors of the trash enclosure will be constructed with a solid metal or other durable product complimentary with the exterior design of the building.

D. Access and Circulation

Vehicular access to the development will be located from Riverside Drive, Denver Avenue and West 17th Street as approved by Detailed Site Plan review.

Pedestrian access within the development shall be facilitated with the construction of a sidewalk system on site and in the street right of way. Defined pedestrian crossing will be provided on Riverside Drive. Pedestrian access to the residence portions of the building will be facilitated from multiple access points along Riverside Drive and Denver Avenue.

Both vehicular and pedestrian access shall be reviewed and approved by Detailed Site Plan review.

E. Drainage and Utilities

The majority of storm water runoff will be directed to existing storm water inlets or inlets to be constructed as a part of the required permitting process.

Public water, sanitary sewer, natural gas, electric, telephone and cable are currently available to the site by either existing facilities or customary extensions or modifications of the same.

F. Environmental Analysis and Topography

The site generally slopes from Northeast to Southwest toward the Arkansas River and has a maximum grade change of approximately 35 feet (see Exhibit C). The existing soils are not a significant constraint on development. A recent Phase I Environmental Site Assessment revealed no significant constraints on development. A recent survey of the subject property revealed that the property does not lie within the 100 year flood plain. The maximum building height will be measured from the highest elevation on the property line near the northeast corner of the site.

G. Signage

The project may include two (2) projecting signs, to be located either (i) along the Denver Avenue frontage, (ii) along the Riverside Drive frontage or (iii) extending from the southern tip of the building (in the general direction of the intersection of Riverside Drive and Denver Avenue). To the extent such projecting signs are illuminated, they shall be internally lit (including neon). Additionally, such projecting signs shall meet the following development standards:

Minimum height from finished grade to bottom of sign	12 feet
Maximum height from finished grade to top of sign	30 feet
Maximum projection from building façade	5 feet
Maximum square footage	65 square feet

Other signage for the project shall comply with the residential accessory uses set forth in Section 402 B 4 of the Tulsa Zoning Code.

36.4

H. Lighting

Building mounted exterior lighting must be pointed down and away from any adjacent property line.

Interior parking garage lighting must be screened so the light emitting element cannot be seen from Riverside Drive or West 17th Street South.

Pole lighting may be allowed with a maximum height of 20 feet above ground level at the pole location and shall be pointed down in all instances.

I. Site Plan Review

Development areas may be developed in phases and no building permit (other than utility installation, site work, and retaining wall permits) shall be issued until a Detailed Site Plan and Landscape Plan of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept and the development standards. No certificate of occupancy shall issue for a building until the landscaping of the applicable phase of development has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

J. Platting Requirement

No building permit (other than utility installation, site work, and retaining wall permits) shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Council of the City of Tulsa, and duly filed of record. The required subdivision plat shall include covenants of record implementing the development standards of the approved planned unit development and the City of Tulsa shall be a beneficiary thereof.

K. Expected Schedule of Development

Development of the project is expected to commence within nine (9) months of approval of PUD No. 330-A and to be completed within twenty four (24) months after commencement of construction.

DETAILED STAFF RECOMMENDATION:

PUD 330-A is consistent with the vision of the Tulsa Comprehensive Plan at this location. The Downtown Neighborhood land use designation and Area of Growth all support this type of development; and

PUD 330-A is also consistent with the gateway vision and land use considerations identified in the Downtown Area Master Plan and the Arkansas River Corridor Study; and

PUD 330-A is harmonious with the existing and expected development of the surrounding areas; and

PUD 330-A provides a unified treatment of the development possibilities of the project site; and

34.5

PUD 330-A is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

Staff recommends Approval of PUD-330-A as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Cosmopolitan PUD 330-A is consistent with the Land Use designation identified in the Comprehensive Plan, the Arkansas River Corridor Plan and the Downtown Master Plan. The proposed design features identified in the renderings create an opportunity to provide a gateway and landmark for entry into the Downtown area from Riverside Drive.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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:

Denver is an Urban Arterial and Riverside Drive at this location is a Secondary Arterial. There are no provisions in the major street and highway plan for multi modal considerations.

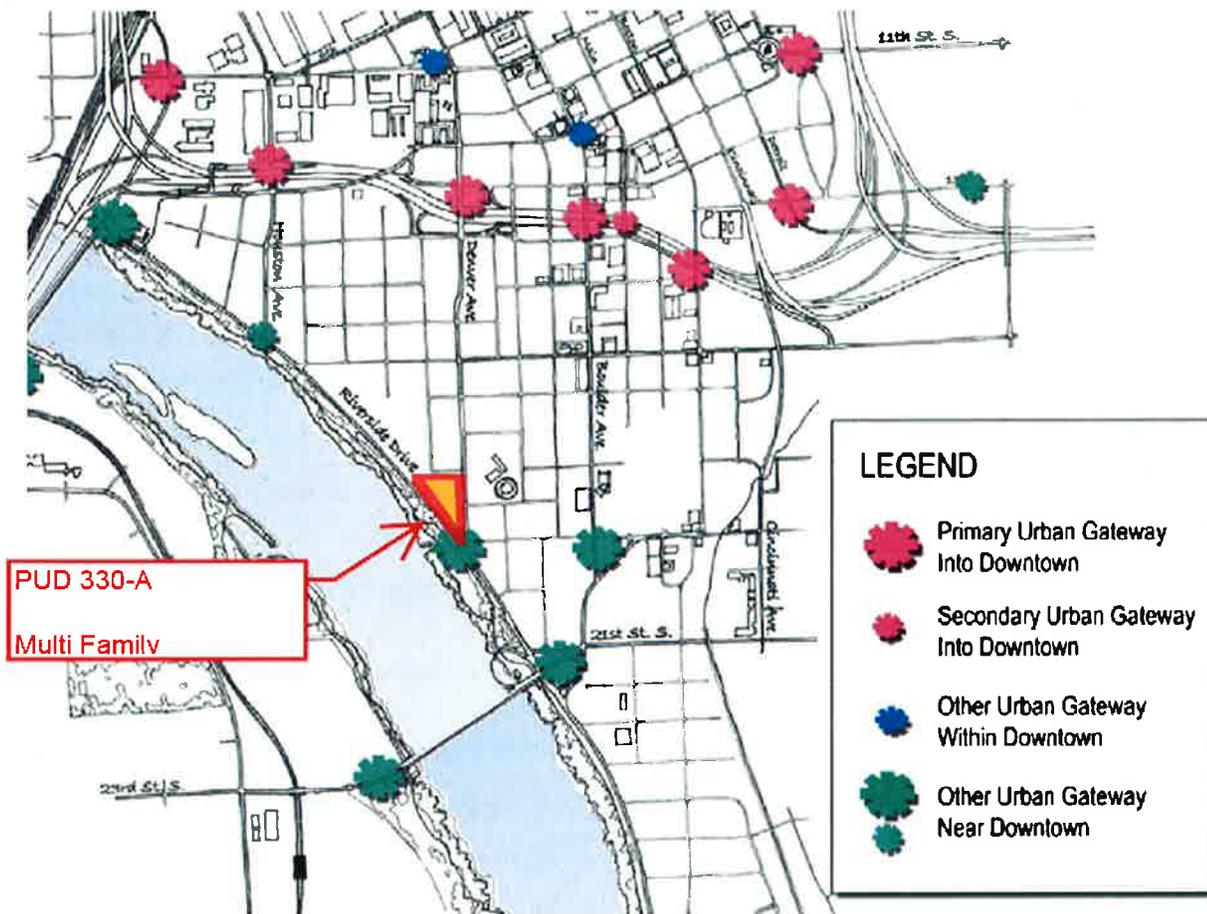
36.4

Trail System Master Plan Considerations:

This site is adjacent to Riverside Drive which defines the east boundary of River Parks and its associated trail system. The development of this site will include appropriate bicycle and pedestrian connections to the parks and trail system. The additional population will increase the use of this valuable trail system.

Small Area Plan: Downtown Area Master Plan

The Downtown Area Master Plan illustrates this area as a gateway opportunity to Downtown. The proposed site will identify that gateway and provide increased use for the significant infrastructure improvements that continue to be implemented at Riverparks across.



Special District Considerations: Arkansas River Corridor Master Plan:

The Arkansas River Corridor Master plan illustrates this area as a gateway and a location for Mixed Use Development with Water Front Views.

The Cosmopolitan Multi Family project proposed in PUD 330-A will help provide a significant gateway opportunity as illustrated in the conceptual building elevation attached to the staff report.

The Arkansas River Corridor Master Plan illustrates street trees at this location. In Combination with the building design, pedestrian improvements and addition of street trees this site will help identify the gateway concept identified at this location.



Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is partially vacant. The north portion of the project includes an existing multifamily building. Several years ago the south portion of the multi family project was destroyed by fire. Remaining retaining walls, parking and buildings will be removed as part of the redevelopment. Several large trees are located along the west perimeter of the site. Where possible, staff will encourage tree protection during the design and construction phase.

Environmental Considerations: The site is on a hillside that has approximately 35 feet of terrain change between the northeast corner of the site and Riverside Drive. The design challenges for this terrain are not a significant consideration for the construction of the facility however the height of the building has been identified from the high point on the site to avoid any confusion regarding the building height limitations.

The underlying zoning is RM-3 and does not have a building height limitation. As a result there are no concerns regarding potential conflicts with any building height limitations.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Riverside Drive	Secondary Arterial	100 feet	2+
South Denver Avenue	Urban Arterial	75 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east, across South Denver Avenue, by multifamily residential, zoned OH and RM-2, on the north, across West 17th Street South by office and single family residential, zoned RM-2 and RS-4; on the south and west by Riverside Drive and Riverparks.

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15835 dated October 27, 1983 (PUD-330), and 15421 dated July 27, 1983 (Z-5703), established zoning for the subject property.

Subject Property:

PUD-330 October 1983: All concurred in approval of a proposed Planned Unit Development on a 3.8± acre tract of land for two 12-story buildings, one for 158,580 square feet of office use and the other for 115 residential units, with an underground parking structure, with conditions, on property located on the northwest corner of S. Denver Ave. and Riverside Dr. and also known as the subject property.

Surrounding Property:

BOA-20134 October 25, 2005: The Board of Adjustment a **approved** a *Special Exception* to permit an office use in an RM-2 district (Section 401); and *Variances:* of required parking from 11 to 6 (Sec 1211.D); of screening requirements on the north, west, and south sides (Sec 1211.C/1303.E); and of the required parking lot setback from the centerline of an abutting street (1302.B), per plan, on property located at 1646 S. Denver Ave.

BOA-20065 July 12, 2005: The Board of Adjustment **approved** a *Special Exception* to allow Use Unit 11 in an RM-2 district; and a *Variance* of the required number of parking spaces for an office from 9 to 6 spaces finding the extraordinary conditions or circumstances peculiar to this particular land and the structure, the literal enforcement of the terms of the code would result in an unnecessary hardship; on property located at 1632 S. Denver Ave.

BOA-17543 October 22, 1996: The Board of Adjustment **approved** *Special Exception* to permit restaurant and accessory uses as an accessory to the River Parks per plan submitted; subject to confining the operation to the 50' x 100' area which is indicated on the site plan and limiting the operation to the existing building, and to the hours of 10:30 a.m. to 10:30 pm., on property located at.

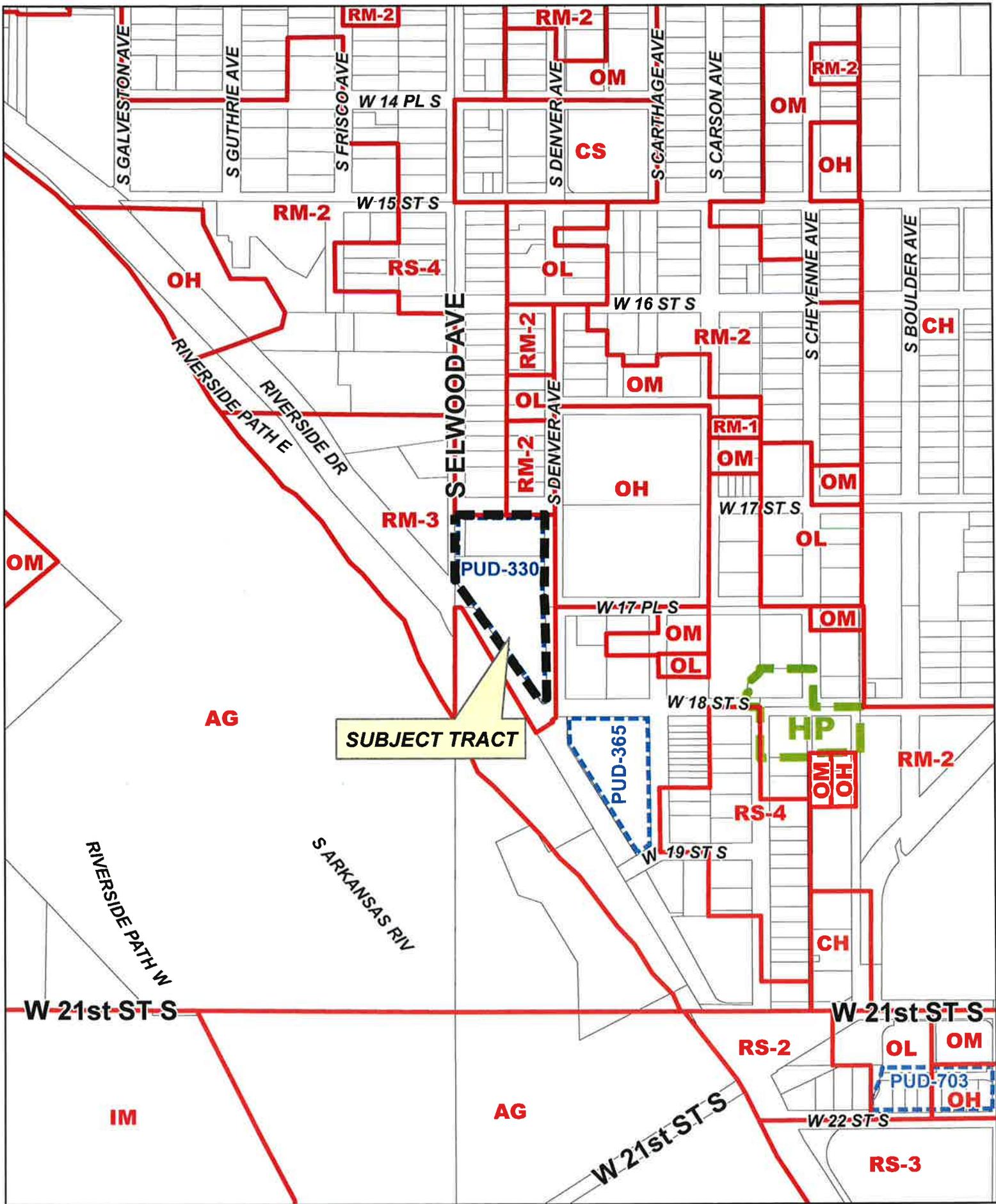
BOA-16600 March 8, 1994: The Board of Adjustment **approved** a *Special Exception* to permit office use in an RM-2 district (Section 401), per plan submitted; subject to days and hours of operation being Monday through Saturday, 9 a.m. to 5 p.m.; to the removal of the existing garage; and to the office use being limited to 800 sq. ft. of floor space, on property located at 1634 S. Denver Ave.

BOA-15287 November 2, 1989: The Board of Adjustment **approved** a *Special Exception* to allow office use in an RM-2 district; a *Variance* of the screening when abutting an R district; and a *Variance* of the required 6 parking spaces to 4, on property located at 1638 S. Denver.

PUD-365 October 1984: All concurred in **approval** of a proposed *Planned Unit Development* on a 1.8± acre tract of land for a 104 multifamily unit development with 3-levels plus basement parking, on property located on the northeast corner of W. 19th St. and Riverside Dr.

BOA-9055 May 20, 1976: The Board of Adjustment **approved** a *Special Exception* to permit a public park in an RM-2 district, on property located at the 21st St. Bridge and Riverside Dr.

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SUBJECT TRACT

PUD-330-A

36.11



19-12 12





HOUSTON AVE

S GALVESTON AVE

S GUTHRIE AVE

S FRISCO AVE

W 14 PL S

W 15 ST S

S CARTHAGE AVE

RIVERSIDE PATH E
RIVERSIDE DR

S ELWOOD AVE

S DENVER AVE

W 16 ST S

S CARSON AVE

S CHEYENNE AVE

S BOULDER AVE

W 16 PL S

W 17 ST S

W 17 PL S

W 18 ST S

S CARSON AVE

W 19 ST S

S BOULDER AVE

W 21st ST S

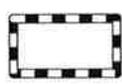
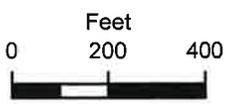
RIVERSIDE PATH W

S ARKANSAS RIVER

W 21st ST S

W 21st ST S

W 22 ST S



Subject Tract

PUD-330-A

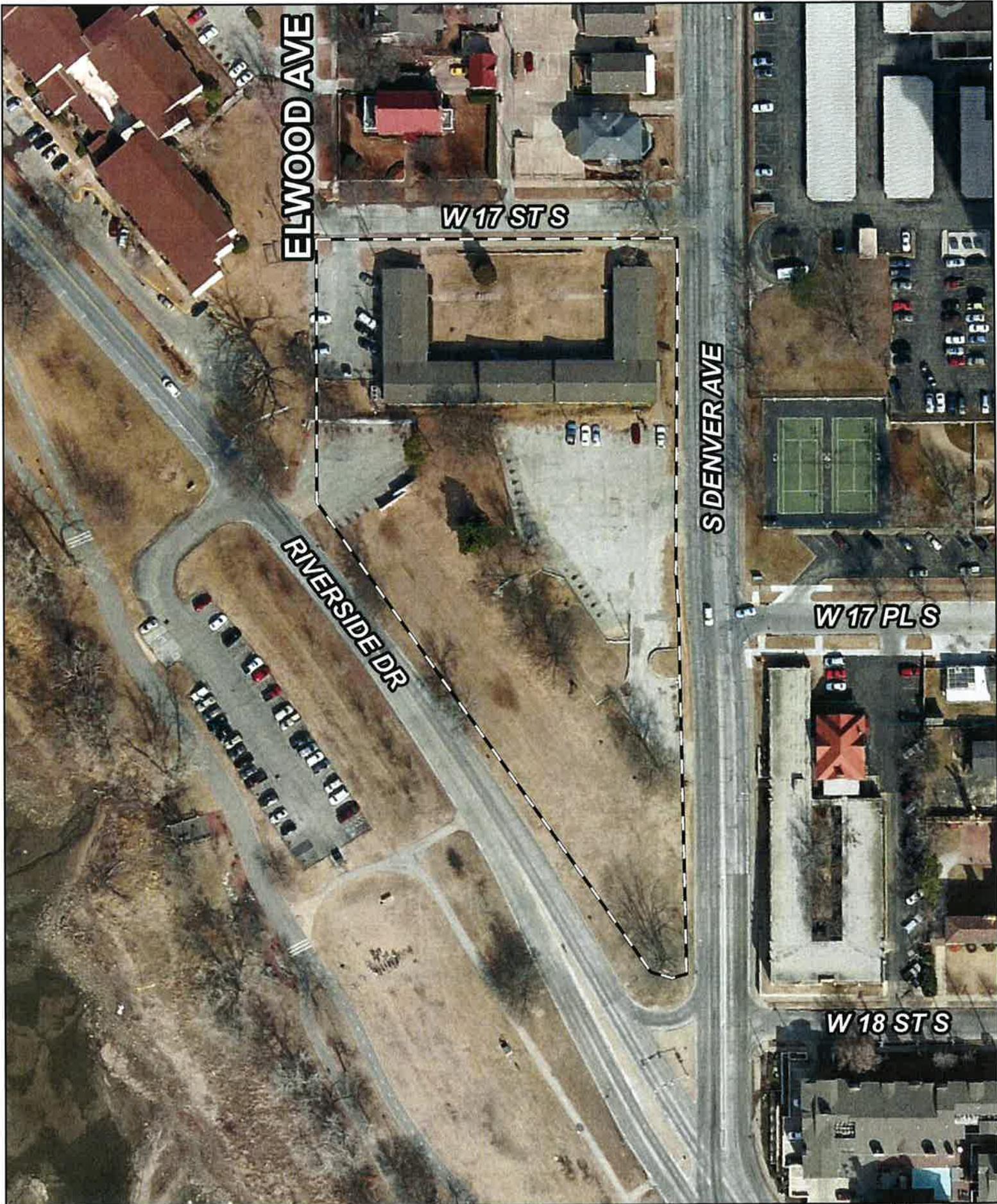
19-12 12

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

Aerial Photo Date: March 2014

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ELWOOD AVE

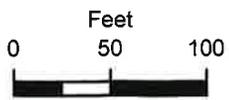
W 17 ST S

S DENVER AVE

RIVERSIDE DR

W 17 PL S

W 18 ST S



Subject Tract

PUD-330-A

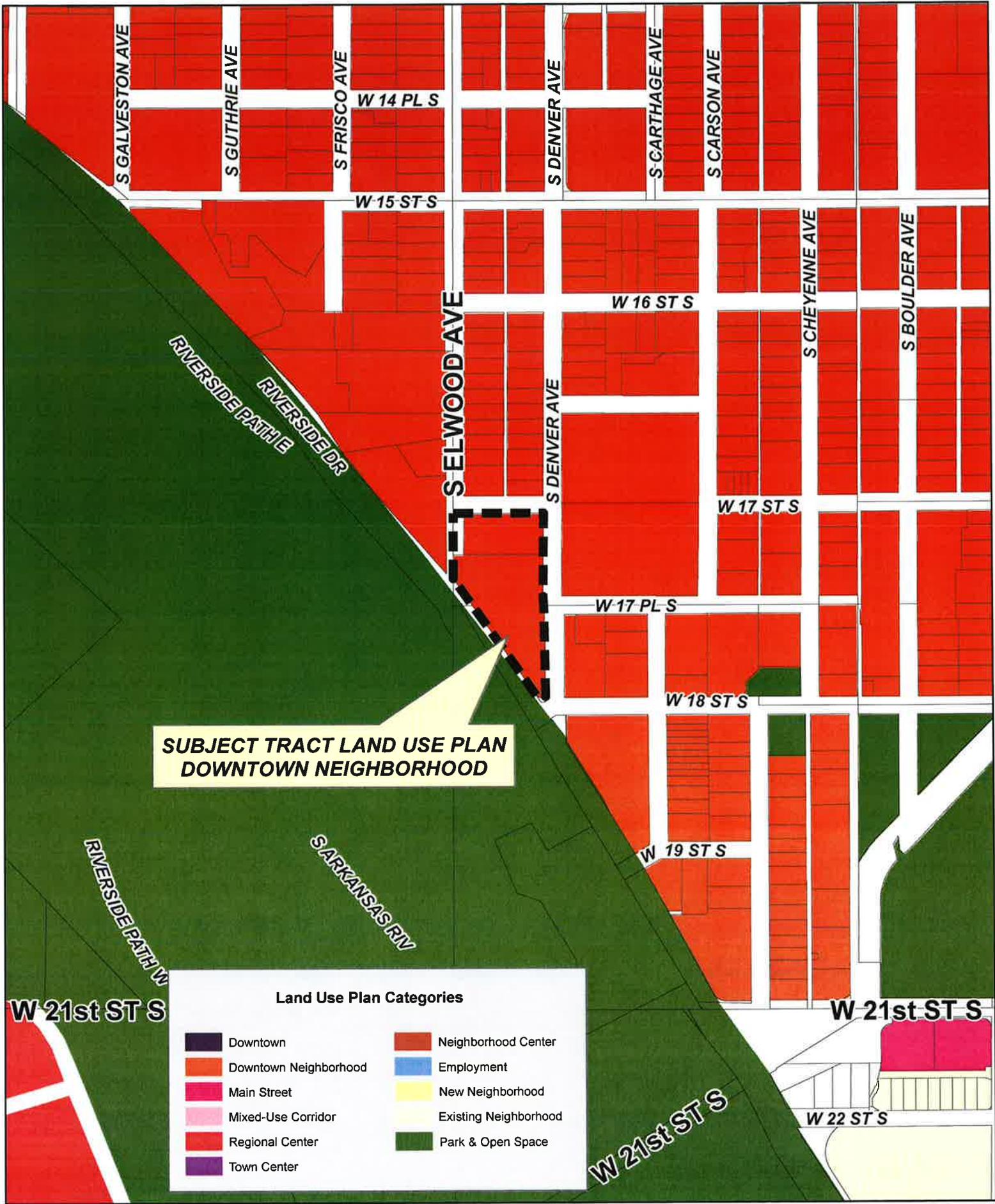
19-12 12

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

Aerial Photo Date: March 2014

36.13





**SUBJECT TRACT LAND USE PLAN
DOWNTOWN NEIGHBORHOOD**

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		



PUD-330-A

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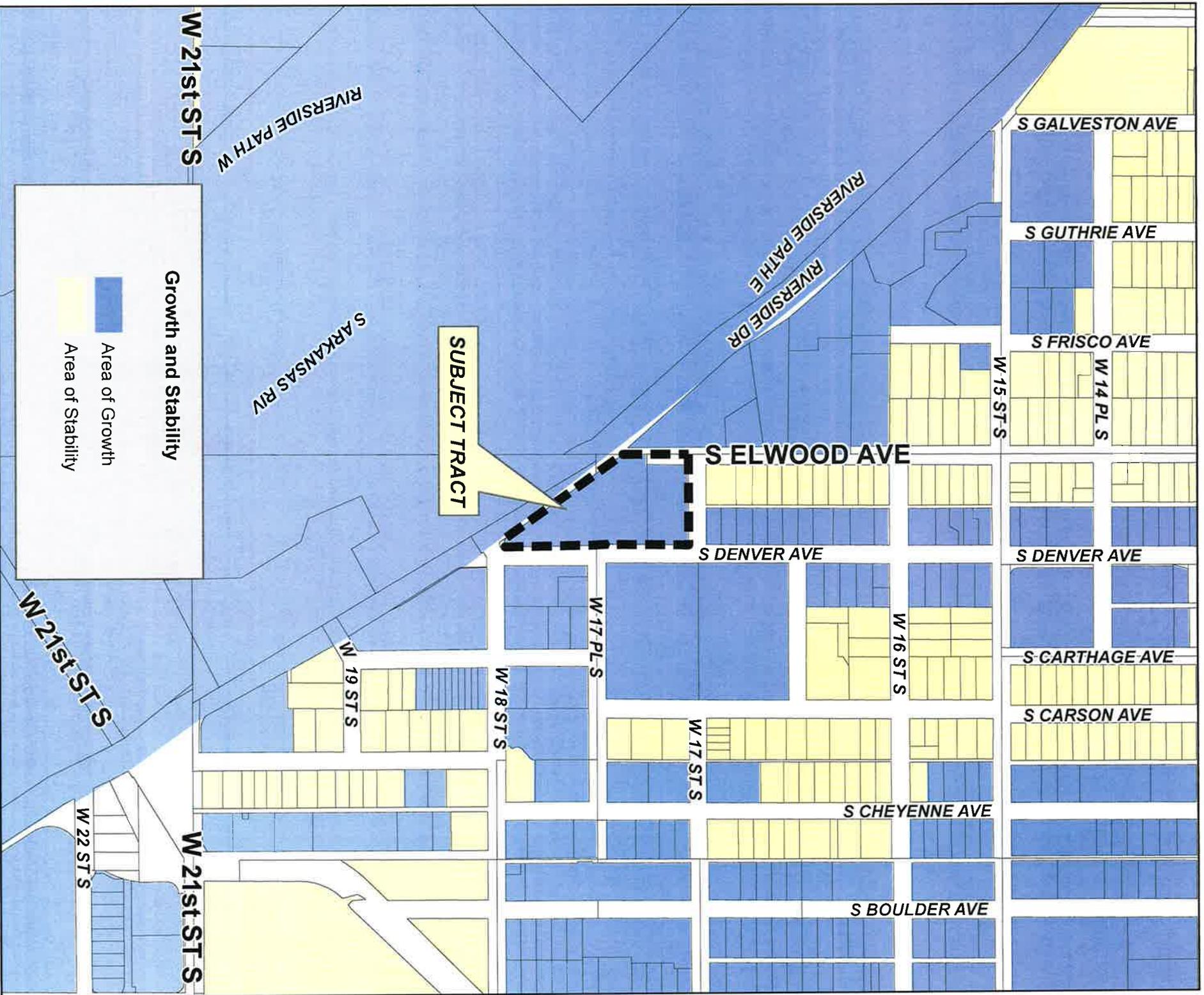


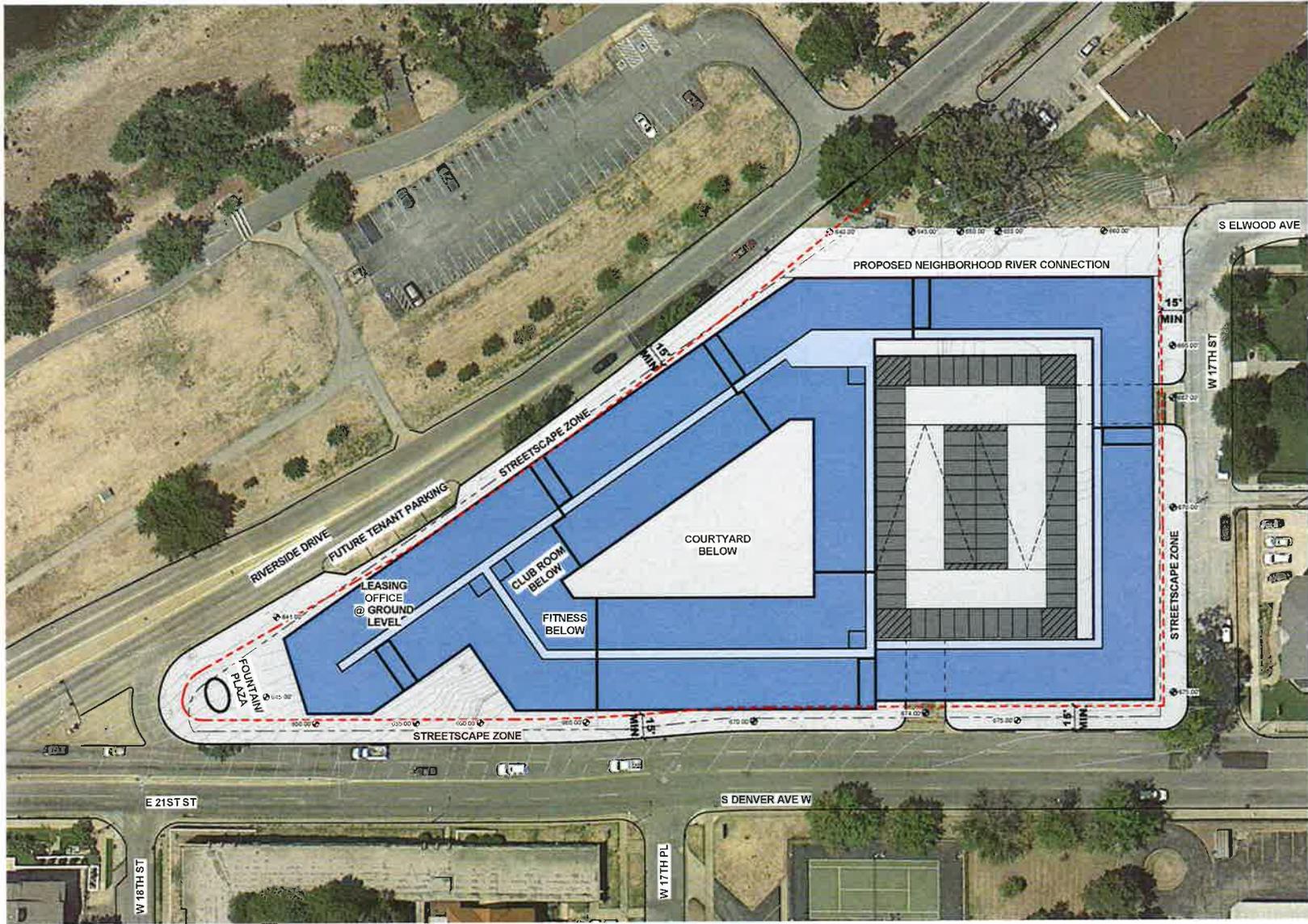


PUD-330-A

19-12 12

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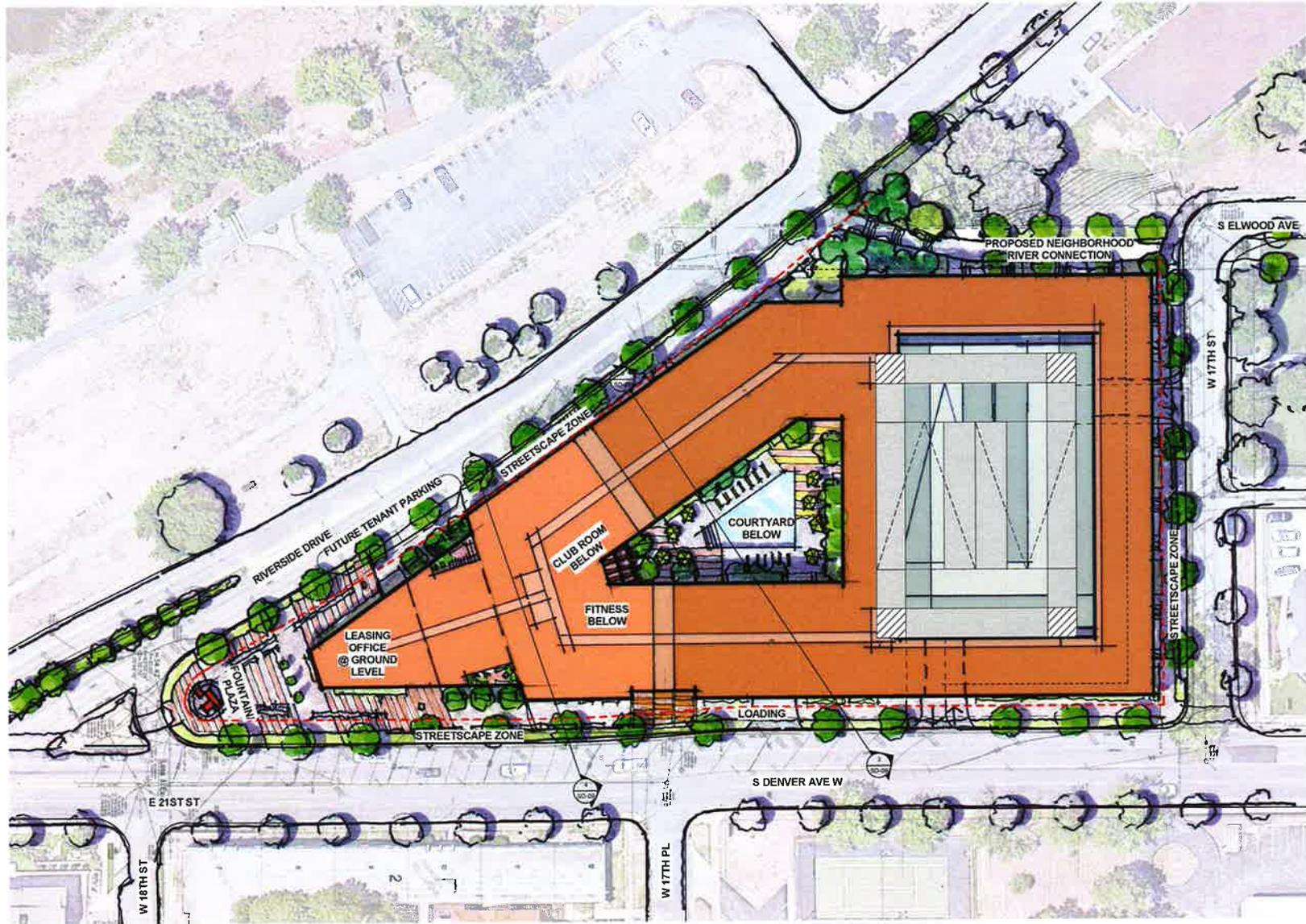


36.17

TULSA RIVERSIDE

project: 10522-00 PREPARED FOR BOMASADA BY LORD AECK SARGENT

Riverside Dr and S Denver Ave



LORD
AECK
SARGENT

BOMASADA

The New Standard in Multifamily Development

SITE DIAGRAM

02/06/2015



LORD
AECK
SARGENT

BOMASADA
The New Standard in Multifamily Development

LORD
AECK
SARGENT

36.18

TULSA RIVERSIDE

PROJECT: 10522-00 Prepared for Bomasada by Lord Aeck Sargent

Conceptual View

02.05.15



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-6910-SP-3

Hearing Date: July 15, 2015

Case Report Prepared by:

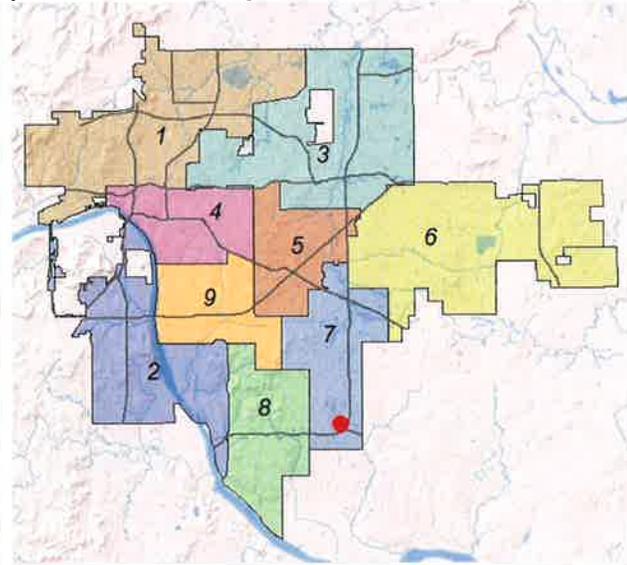
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: 10020 LAND LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Rehabilitation hospital

Concept summary: Applicant has provided a new corridor development plan to support a proposed Rehabilitation Hospital. This development plan replaces previous Corridor Development Plan standards for small lots anticipated for office uses.

Tract Size: 3.68 ± acres

Location: East of southeast corner of E. 91st St. S. and S. Mingo Rd.

Zoning:

Existing Zoning: CO

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval as outlined in Section II below.

Staff Data:

TRS: 8419

CZM: 58

Atlas: 1902

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

37.1

SECTION I: Z-6910-SP-3

APPLICANTS DEVELOPMENT CONCEPT:

Corridor District Site Plan Z-6910-SP-3 is an amendment to the previously approved Corridor District Site Plan to permit a Rehabilitation Hospital.

Z-6910-SP-3 is comprised of approximately 4.36 acres.

The Project is located south of the intersection of East 91st Street South and South 101st East Avenue, across the street from the Hillcrest South Hospital campus.

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

An Aerial Photograph of the area land uses around the Project is attached hereto as Exhibit "B".

The Project will enhance the health care services in the City of Tulsa and the metropolitan area by providing a rehabilitation hospital in the proximity of the Hillcrest South Hospital campus and the St. Francis South Hospital campus.

Access to the Project will be from South 101st East Avenue and East 91st Place South. The Project will not have direct access to East 91st Street South.

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

The Project is currently zoned CO – Corridor District and no rezoning is necessary to support the Corridor District Site Plan Z-6910-SP-3.

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

Water, sanitary sewer, electric, gas, telephone and cable television are either currently available on the site or can be readily extended as needed. Runoff from the Project will be drained into a detention pond at the southwest corner of the Project.

The Utilities and Drainage Plan for the Project are attached hereto as Exhibit "E".

The Plat of Stringer Nursery and Gardens Addition will be vacated and the Plat of South Tulsa Medical Office Center Addition will be partially vacated as to that portion of the Project located within South Tulsa Medical Office Center Addition and thereafter the Project will be replatted as Tulsa Rehabilitation Hospital Addition.

The Building Elevations for the Tulsa Rehabilitation Hospital are attached hereto as Exhibit "F".

The Legal Description of the Project is attached hereto as Exhibit "G".

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

37.2

- Exhibit B: Proximity Aerial Photograph
- Exhibit C: Access and Circulation Plan
- Exhibit D: Utilities and Drainage
- Exhibit E: Zoning Map
- Exhibit F: Building Elevations
- Exhibit G: Legal Descriptions

SECTION II: Z-6910-SP-3 DEVELOPMENT STANDARDS:

NET LAND AREA: 189,921.6 SF

PERMITTED USES:

Uses permitted as a matter of right in Use Unit 1, Area-Wide Uses by Right; Use Unit 5, Community Services & Similar Uses, limited to Hospital; Use Unit 10, Off-Street Parking Areas; Use Unit 11, Offices, Studios and Support Services; Use Unit 21, Business Signs and Outdoor Advertising Signs, limited to Business Signs identifying the Project and businesses and tenants within the Project; and Uses customarily accessory to the Permitted Uses.

MAXIMUM BUILDING FLOOR AREA: 237,402 SF

MAXIMUM LAND COVERAGE OF BUILDINGS: 30%

MAXIMUM BUILDING HEIGHT: 45 FT*

*Architectural elements and business logos may exceed maximum building height with Corridor Site Plan approval.

OFF-STREET PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code; unless otherwise modified through the Corridor Development Plan amendment process defined in the Zoning Code. Use Unit 10 "Off Street Parking" has been included to encourage possible shared parking facilities for future development within this Corridor District.

Provide space for a minimum of 10 bicycles with directional signage at the bike rack to the trail network.

MINIMUM BUILDING SETBACKS:

From the centerline of East 91 st Street South	125 FT
From the westerly boundary	20 FT
From the southerly boundary	20 FT
From the easterly boundary	20 FT
From the right-of-way line of South 101 st East Avenue	10 FT
From the right-of-way line of East 91 st Place South	10 FT

Internal lot side yards to be established by Plat or Corridor Site Plan.

37.3

LANDSCAPE AREA:

A minimum of fifteen percent (15%) of the net land area shall be improved as internal landscape open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code.

SIGNAGE:

GROUND SIGNS:

Signs within the Project shall be permitted as follows:

A. East 91st Street:

One (1) ground sign on East 91st Street South with a maximum of 200 SF of surface display area and 25 FT in height for such sign.

B. East 91st Place South:

One (1) business monument sign on the East 91st Place South with a maximum of 100 SF of surface display area and 15 FT in height for such sign.

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 the wall sign shall not exceed seventy-five percent (75%) of the frontage of the building.

DIRECTIONAL SIGNS:

Directional signs for wayfinding purposes within the Project may be freestanding if not exceeding 4 SF of surface display area and 4 FT in height.

Provide a minimum of one directional sign not exceeding 4 square feet of display surface area and not more than 4 feet in height will be required providing access directions to the Mingo Valley Trail network.

ACCESS:

Vehicular Access to the Project will be provided by South 101st East Avenue. The Project will not have direct access to East 91st Street South except through South 101st East Avenue.

Pedestrian and Bicycle access will be provided to the Street Sidewalk system along East 91st, South, South 101st East Avenue and East 91st Place South.

SITE PLAN REVIEW

No building permits shall be issued for any building within the Project until a Corridor Site Plan and Detail Landscape Plan have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the Corridor District Site Plan.

During detailed site plan review pedestrian and bicycle access to the Mingo Valley Trail will be provided and detailed as necessary.

SCHEDULE OF DEVELOPMENT

Initial development of the Project is expected to begin in the Fall of 2015, after approval of the Corridor Site Plan and the platting of the Property in accordance with this Corridor District Site Plan.

DETAILED STAFF RECOMMENDATION:

The proposed development plan is consistent with the existing development pattern in the proximate properties; and

Z-6910-SP-3 is consistent with the Corridor Development Plan Standards of the Tulsa Zoning Code; and

Z-6910-SP-3 is consistent with the Corridor Chapter of the Tulsa Zoning Code; and

Z-6910-SP-3 encourages connections to the existing trail system and provides additional service opportunities to the future Multi Modal component of the transportation vision anticipated along East 91st Street; therefore

Staff recommends Approval of Z-6910-SP-3 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is consistent with the Regional Center land use designation of the Comprehensive Plan. This site is very close to the trail network adjacent to the expressway and staff will require a strong connection to the trail system during the site plan phase of the project.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

37.5

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

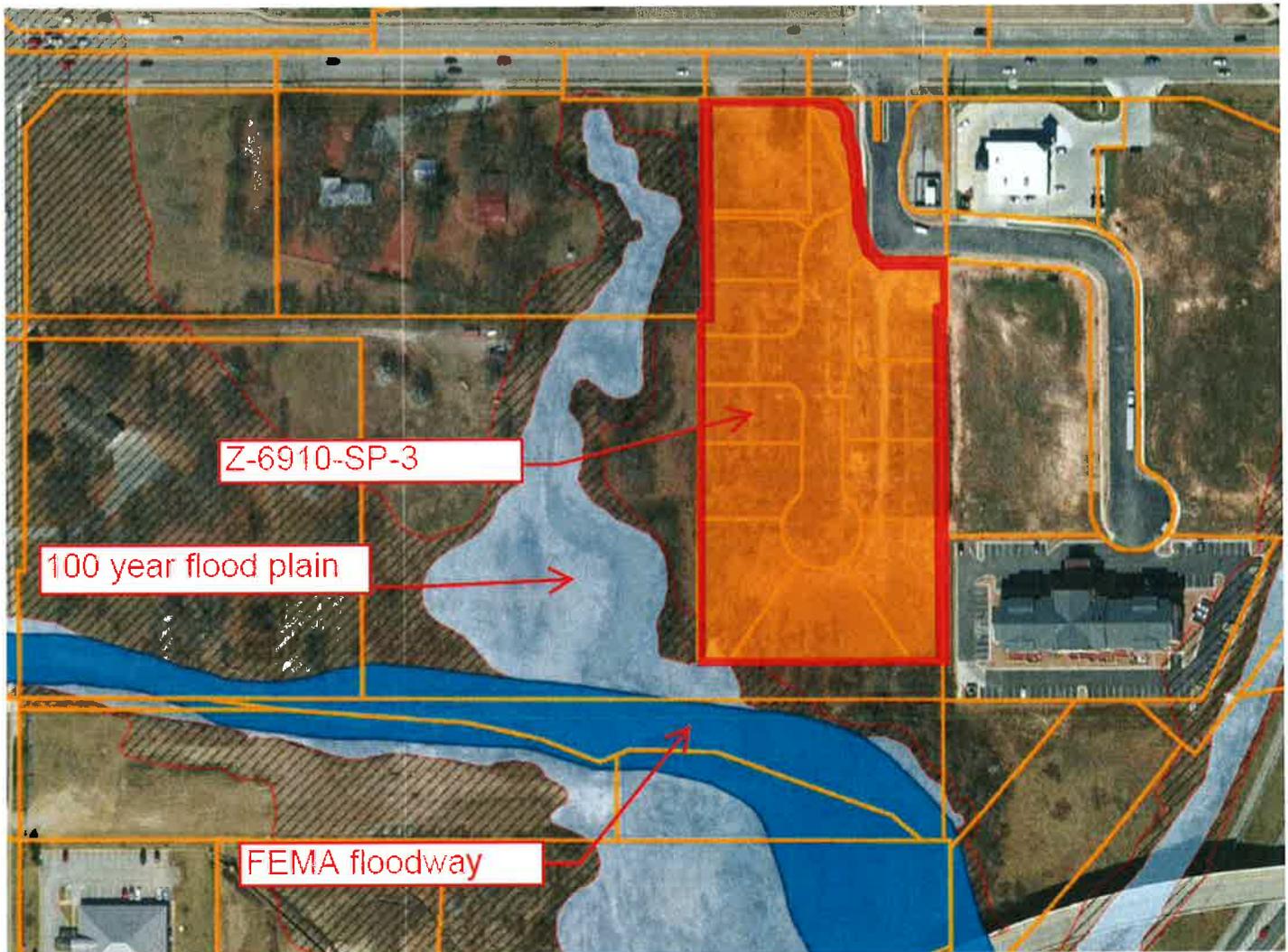
Major Street and Highway Plan:

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

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

Normal site considerations for Corridor Zoning would require a stub street to the west of this site as illustrated in the underlying plat however in this instance a significant flood plain and limited development opportunities between this site and South 91st Street make this extension impractical and unlikely in the future development of this area. Staff supports omitting that requirement in this circumstance.

The following illustration shows the original planned stub street and the existing flood plain area immediately west of the site.



Trail System Master Plan Considerations:

The site is very close to the Mingo Trail. This site should consider the strongest possible connection to the trail system and eliminate as many physical barriers as possible to that trail network. The aerial photo below illustrates the proximity of this site to the Trail Network.

The exhibit below illustrates the proximity of the site to the trail system. During detailed site plan review the applicant will be required to provide access route to the trail network.



Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site was previously platted however the street network was never installed. The development of this property as proposed will require a new plat and vacation of the existing street right of way.

Environmental Considerations: Staff is not aware of environmental considerations that significantly affect the development of the site however the floodplain mentioned previously will significantly limit future development opportunities west Z-6910-SP-3.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 91 st Street South	Secondary Arterial with Multi Modal Overlay	100 feet	5
South 101 st East Avenue	Not defined	50	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by mixed use development, zoned CO; on the north across East 91st Street South by a medical office building and hospital, zoned CO PUD-559 and PUD-559-A; on the west and south by undeveloped property primarily in a flood plain, zoned AG.

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20729 dated November 6, 2003, established zoning for the subject property.

Subject Property:

Z-6910-SP-2 April 2006: All concurred in approval of a proposed Corridor Site Plan on a 4.45+ acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development, on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-6910-SP-1 December 2003: All concurred for approval of the proposed Corridor Site plan on a 4.5+ acre tract for a 4-story bank and medical office building located east of the southeast corner of East 91st Street and South Mingo Road.

Z-6910 November 2003: All concurred in approval of a request for rezoning a 4.5+ acre tract from AG to CO, for office and bank use, on property located east of the southeast corner of East 91st Street and South Mingo Road.

BOA-19101 June 12, 2001: The Board of Adjustment approved a Special Exception to construct an 80 foot monopole cellular transmission tower on property zoned AG, per plan submitted on property located east of southeast corner of East 91st Street South and South Mingo Road.

Surrounding Property:

Z-6503-SP-2 May 2007: All concurred in approval of a proposed Corridor Site Plan on an 8.67± acre tract of land for new commercial and office development, on property located east of the southeast corner of East 91st Street South and South Mingo Road, abutting west of the Mingo Valley Expressway and located south of subject property across East 91st Street South.

Z-6538-SP-2 August 1999: All concurred in approval of a Corridor Site (Development) Plan on a 3+ acre tract of land for a three-story, 42,500 square foot medical and general office building, on property located south of the southeast corner of South Mingo Road and East 91st Street.

37.9

PUD-559-A/Z-5888-SP-3 May 1999: All concurred in approval of a proposed Major Amendment to Planned Unit Development and a Corridor Site Plan on a 58.4± acre tract of land to allow two outdoor advertising signs within Development Area A of the original PUD-559 that was approved for South Crest Hospital facilities, on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway.

PUD-559/Z-5888-SP-1 November 1997: All concurred in approval of a proposed Planned Unit Development and Corridor Site Plan on a 60.9± acre tract of land for multi-use development including apartments, offices, colleges and universities was approved on property located on the northwest corner of East 91st Street and South Mingo Valley Expressway.

Z-6523 March 1996: All concurred in approval of a request for rezoning a .87± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road.

Z-6503-SP-1 March 1996: All concurred in approval of a proposed Corridor Site Plan on a 10.6± acre tract of land for an outdoor advertising sign subject to the requirements of Section 1221.F of the Tulsa Zoning Code, on property located south of southwest corner of East 91st Street South and South Highway 169.

Z-6503 October 1995: All concurred in approval of a request for rezoning a 10.6± acre tract of land from AG to CO on property located east of southeast corner of East 91st Street South and South Mingo Road.

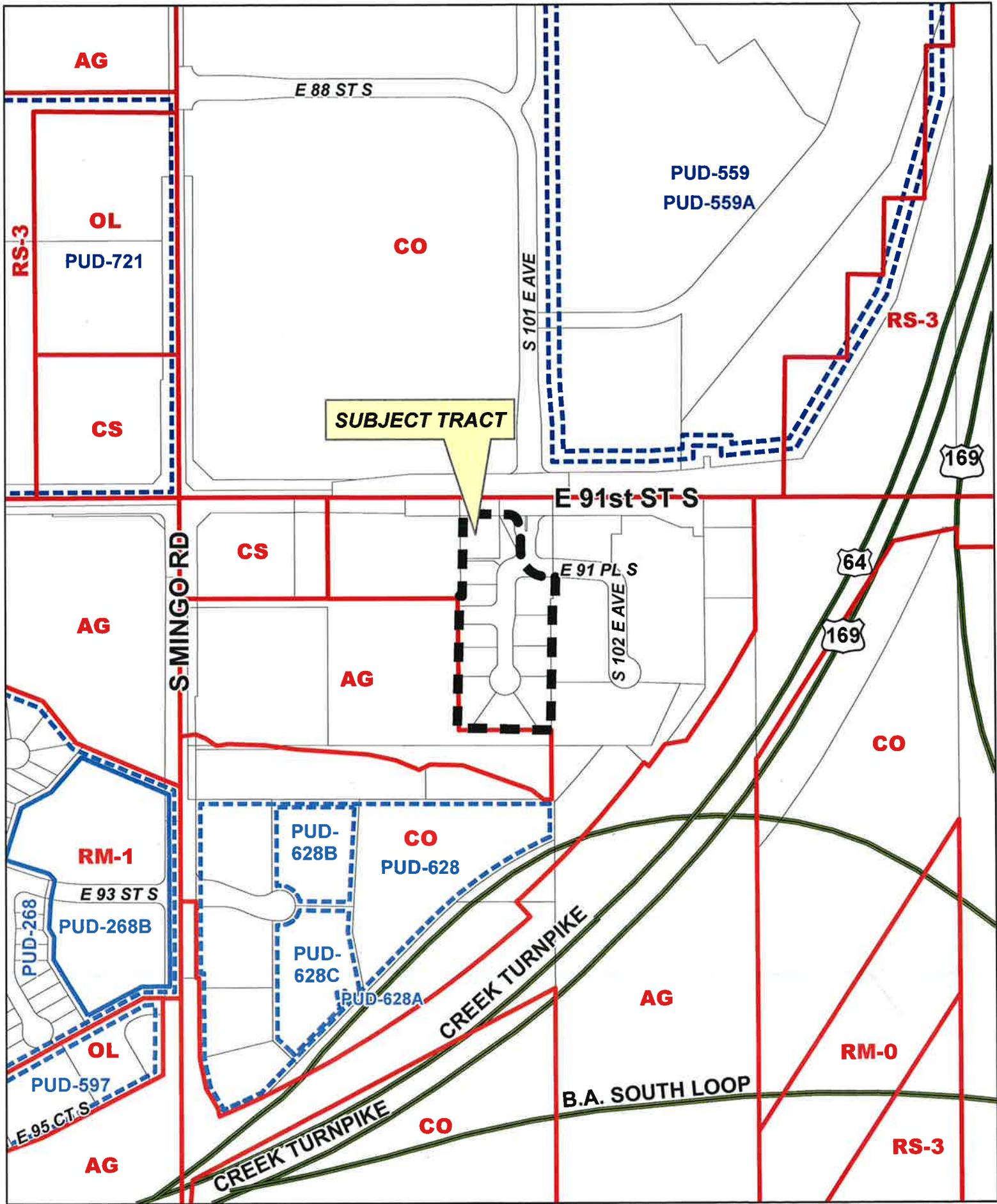
Z-6194 July 1988: All concurred in approval of a request to rezone a 4± acre tract from CS to CO, on property located east of the southeast corner of East 91st Street and South Mingo Road.

Z-6014-SP-1 May 1985: All concurred in approval of a request for a Corridor Development Plan on a .6± acre tract of land for Stringer's Horticultural Nursery with retail sales, on property located east of the southeast of S. Mingo Rd.

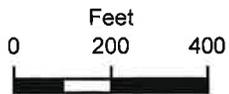
Z-6014 March 1985: All concurred in approval of a request for rezoning a .6± acre tract of land from AG to CO on property located east of the southeast of S. Mingo Rd.

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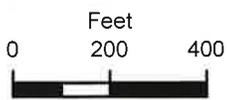
SUBJECT TRACT



Z-6910-SP-3

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Subject Tract

Z-6910-SP-3

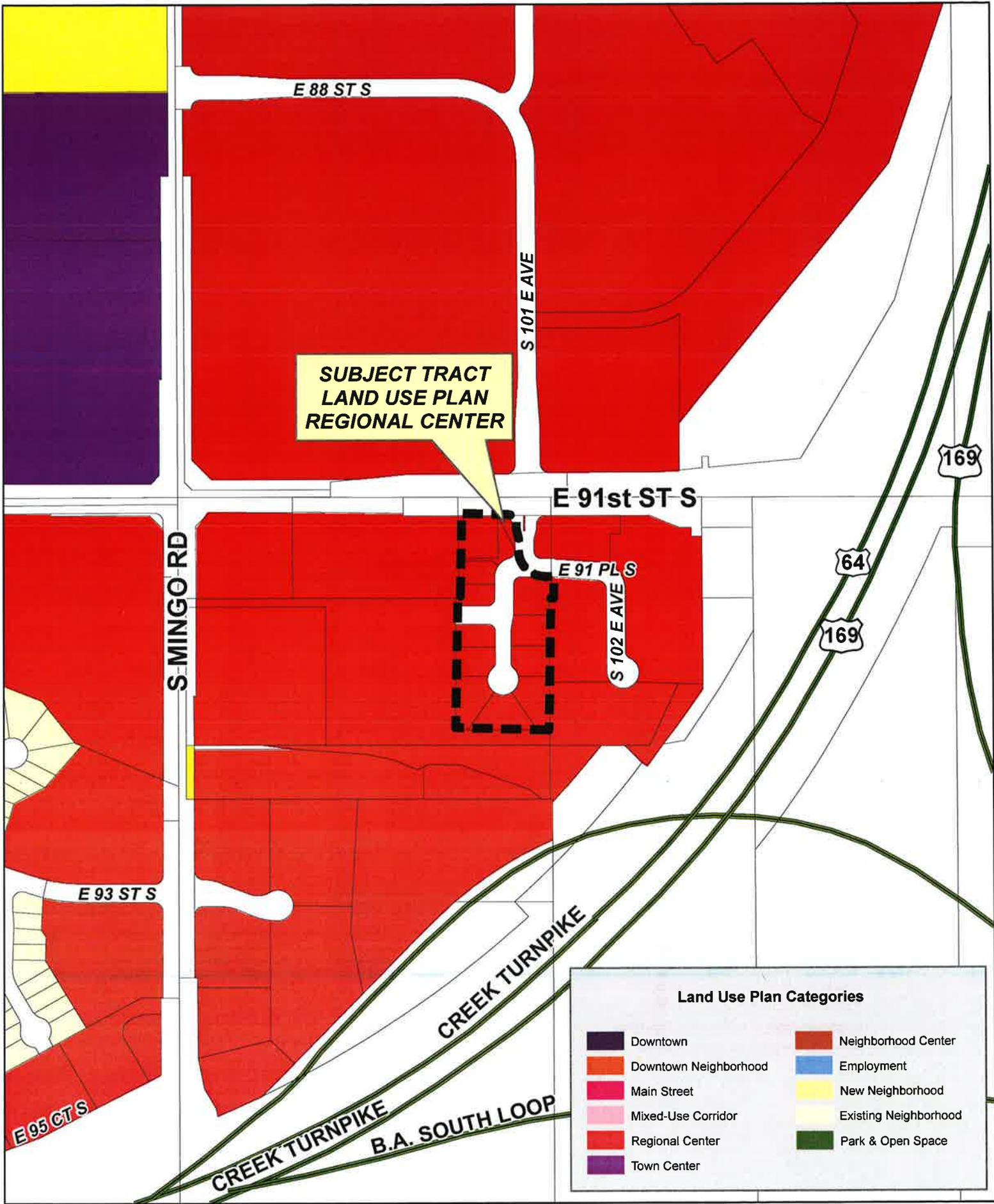
18-14 19

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

Aerial Photo Date: March 2014

3712



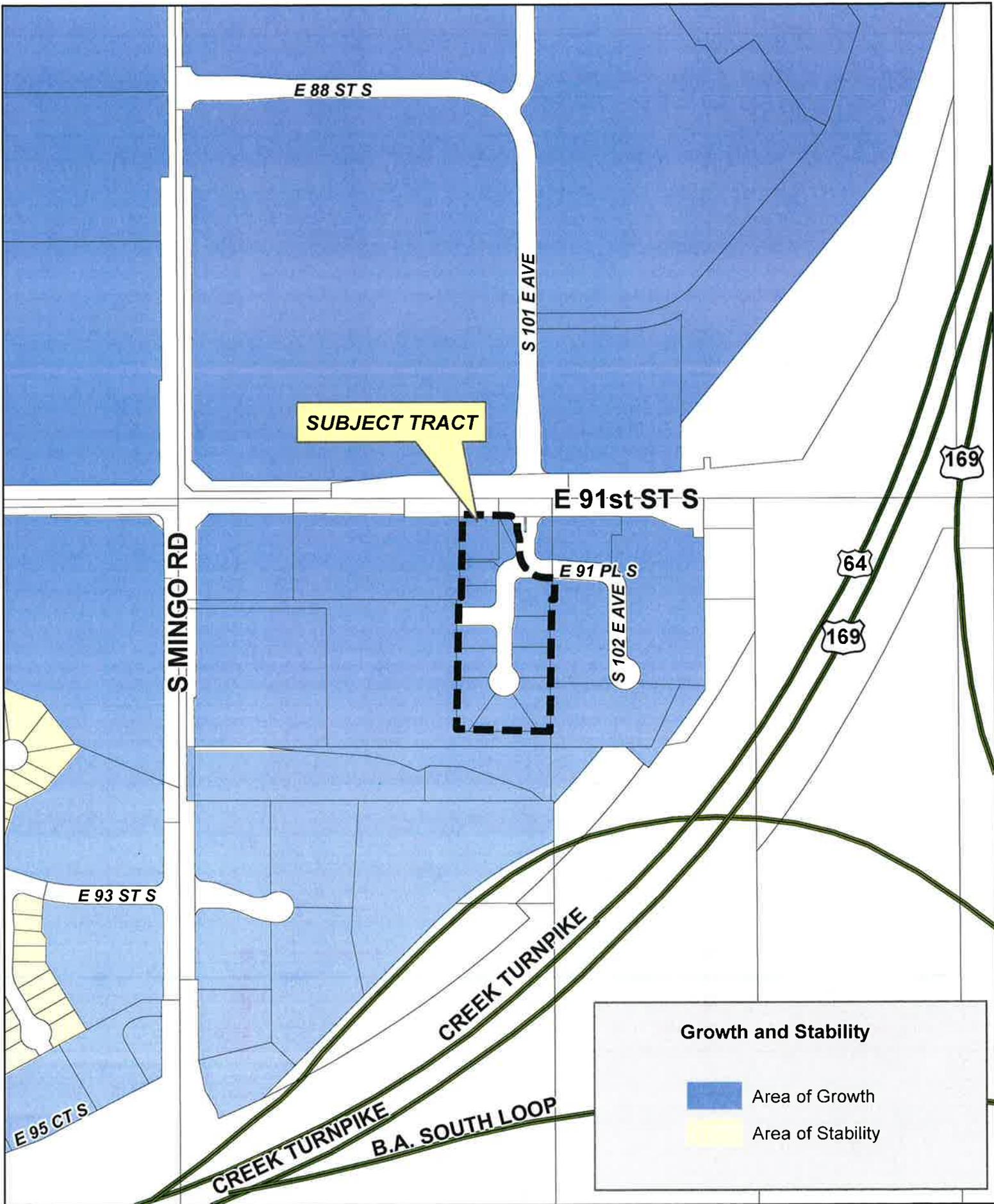


Z-6910-SP-3

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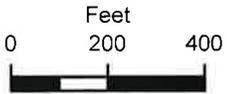




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



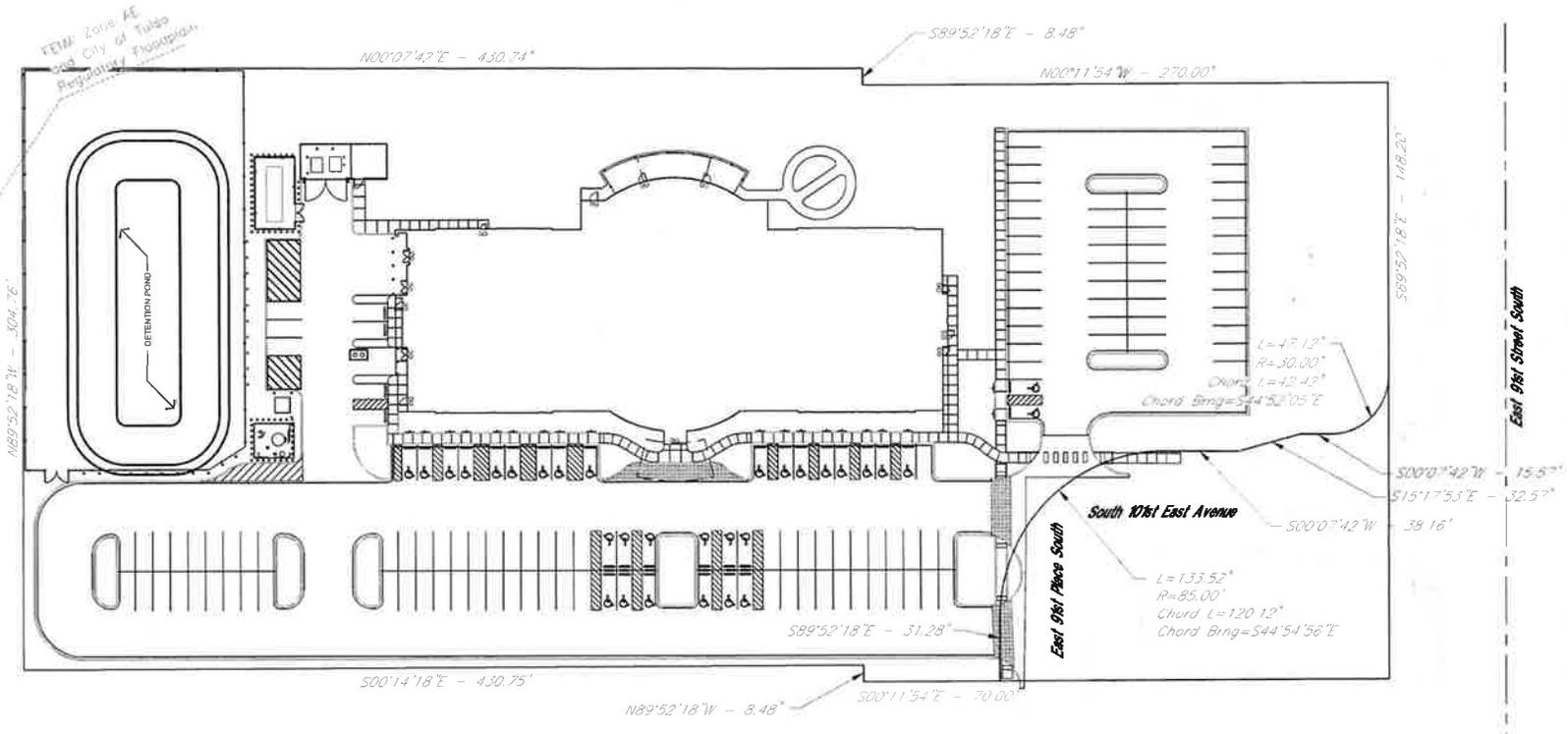
Z-6910-SP-3

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EXHIBIT A - CONCEPTUAL SITE PLAN TULSA REHABILITATION HOSPITAL



wallace

Wallace Engineering
Structural and Civil Consultants



Ascension Group
Architects

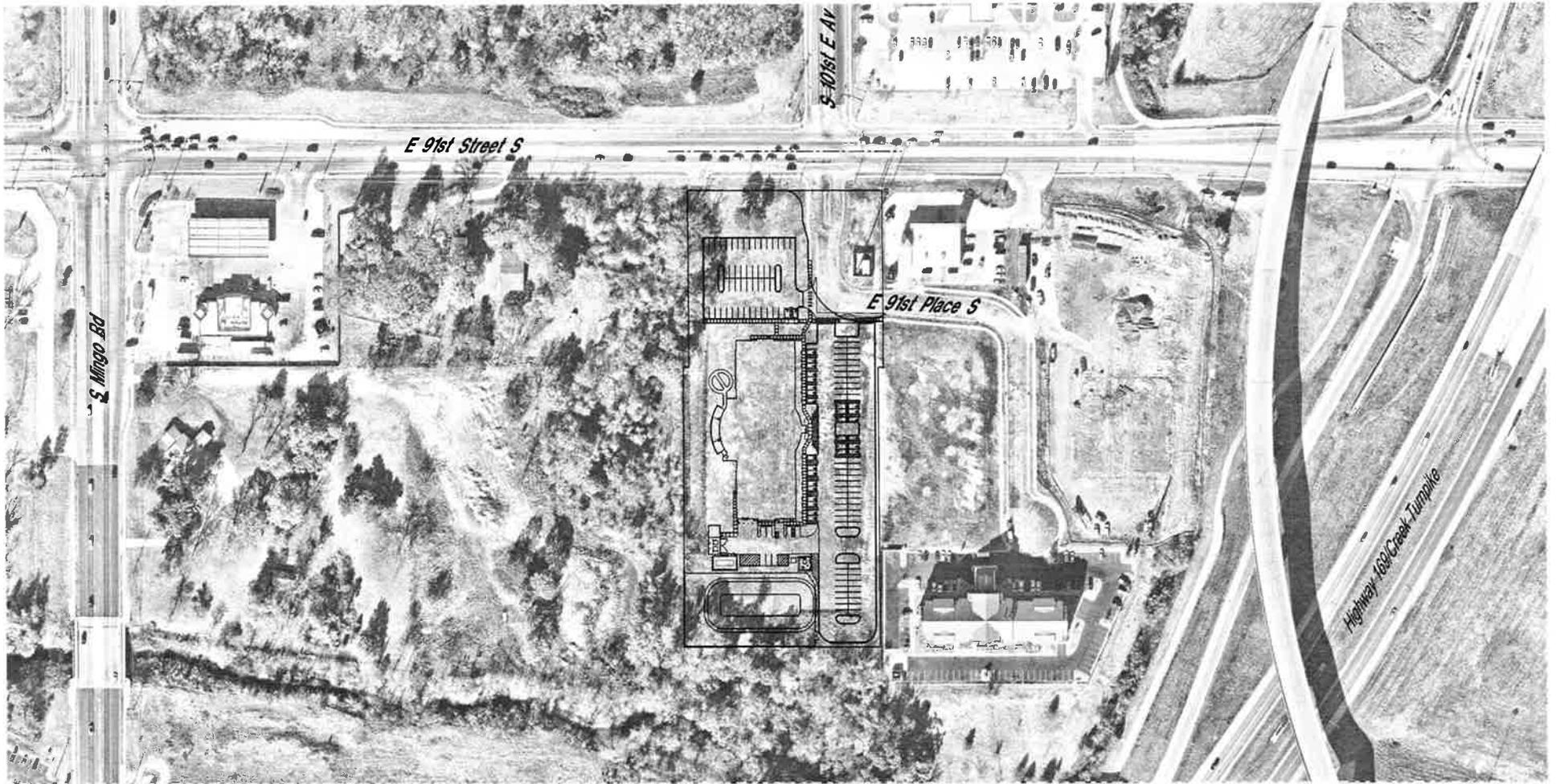


EXHIBIT B - PROXIMITY AERIAL PHOTOGRAPH
TULSA REHABILITATION HOSPITAL

37.16



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Wallace Engineering
Structural and Civil Consultants



Ascension Group
Architects

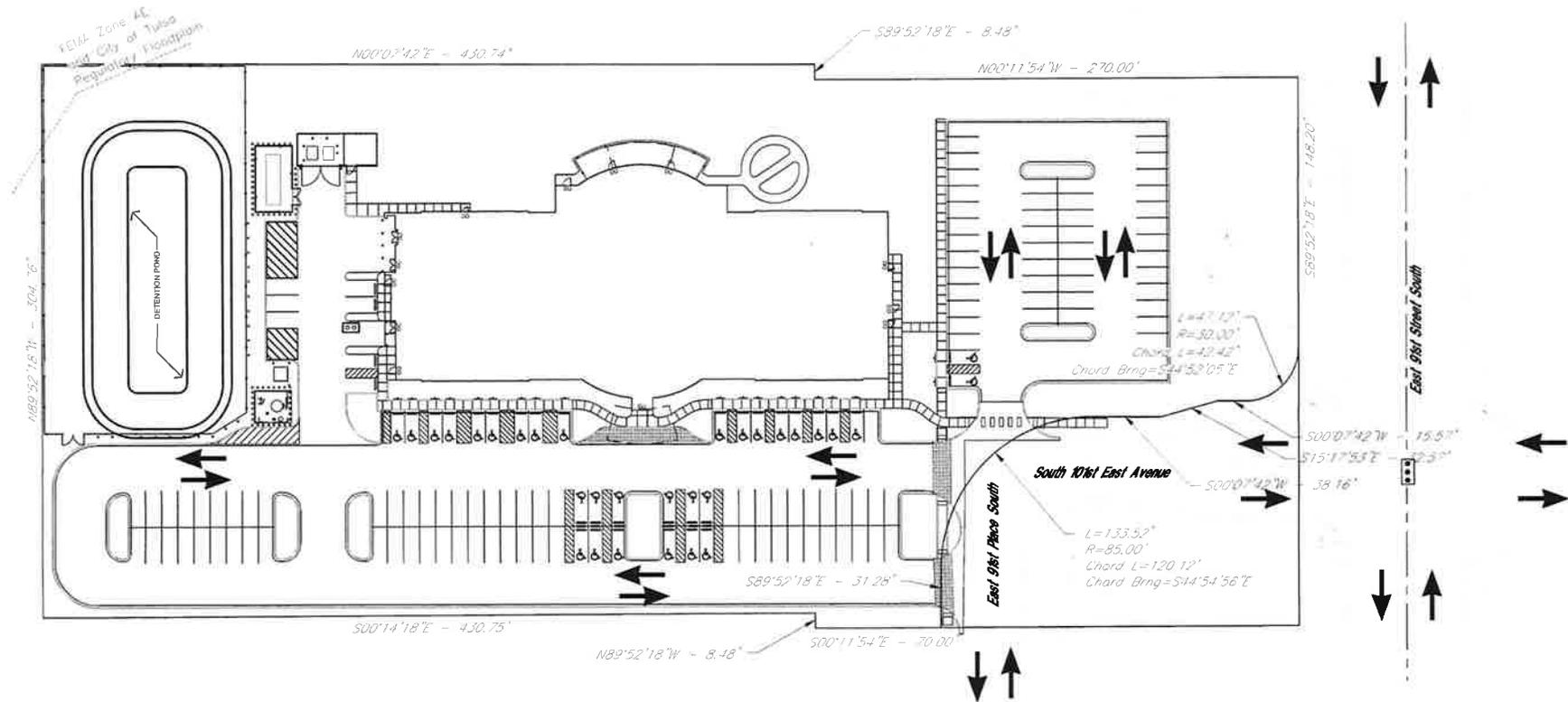


EXHIBIT C - ACCESS AND CIRCULATION PLAN
TULSA REHABILITATION HOSPITAL

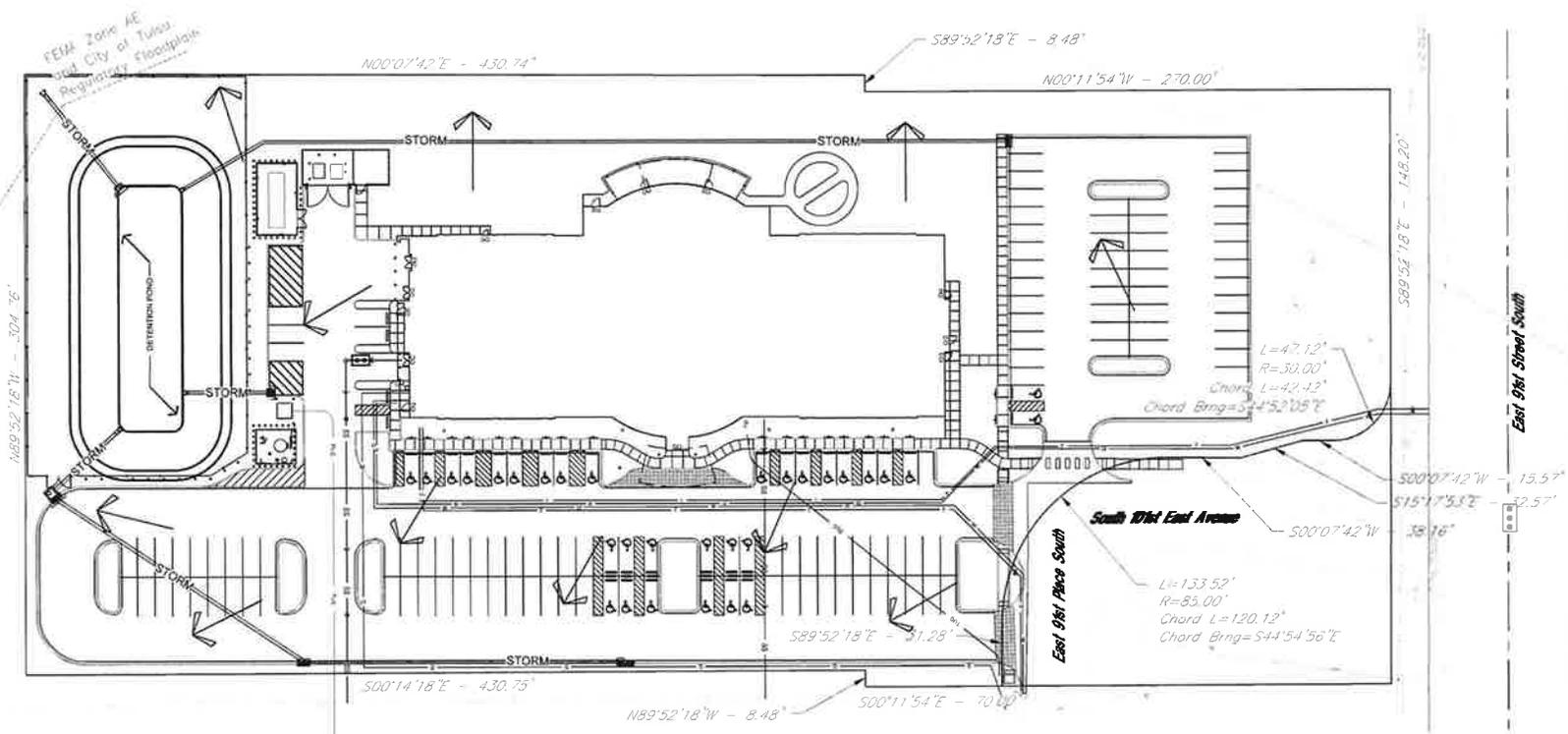


wallace

Wallace Engineering
Structural and Civil Consultants

Ascension Group
Architects

37.17



-  DRAINAGE
-  SANITARY
-  POWER UNDERGROUND
-  GAS
-  TELEPHONE UNDERGROUND
-  FIRE LINE
-  DOMESTIC WATER



EXHIBIT D - UTILITIES AND DRAINAGE
TULSA REHABILITATION HOSPITAL

37.18

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Wallace Engineering
 Structural and Civil Consultants



Ascension Group
 Architects



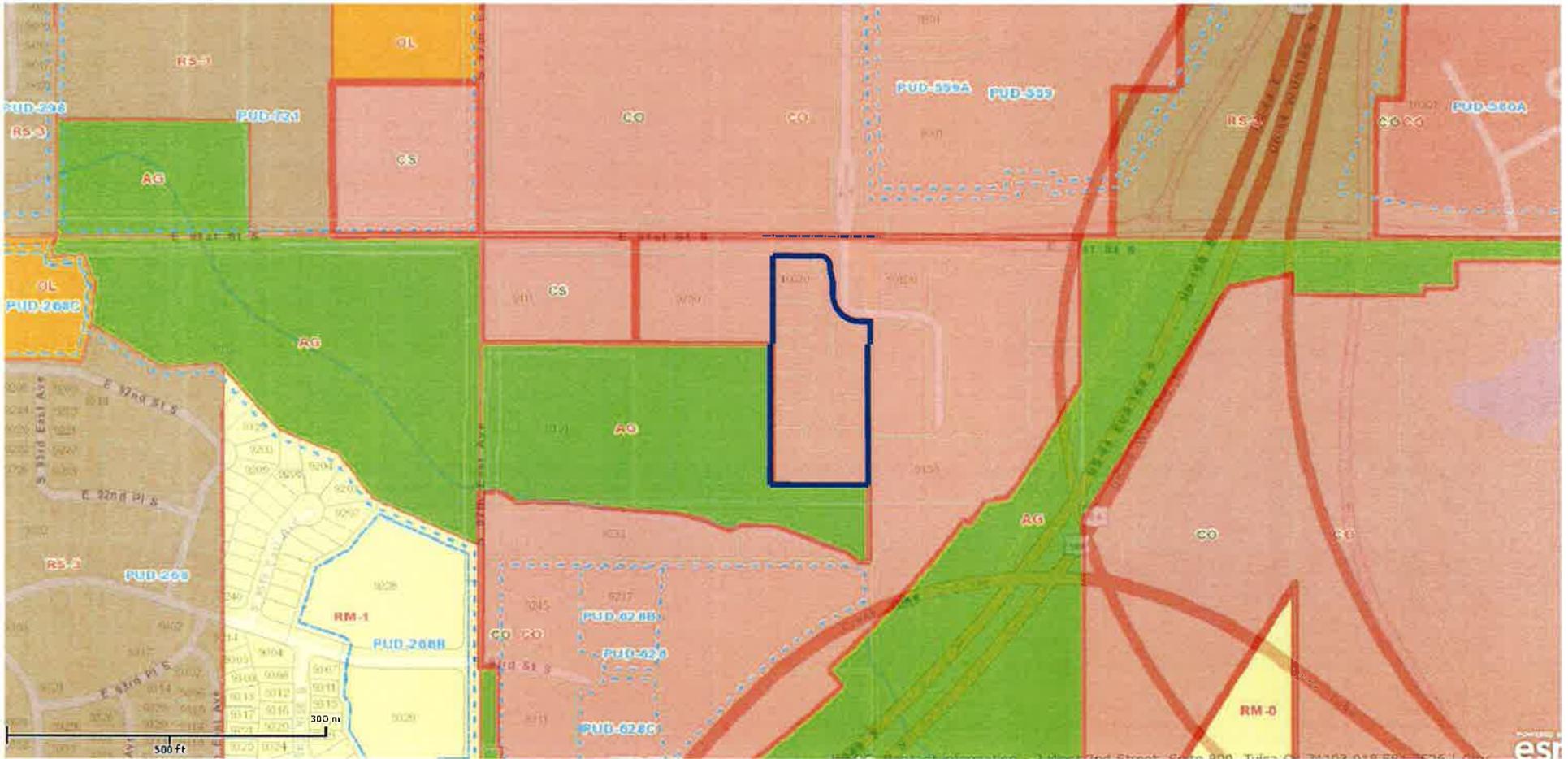


EXHIBIT E - ZONING MAP
 TULSA REHABILITATION HOSPITAL

37.19



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 Structural and Civil Consultants



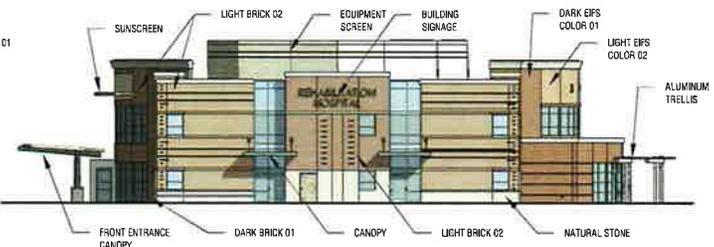
Ascension Group
 Architects





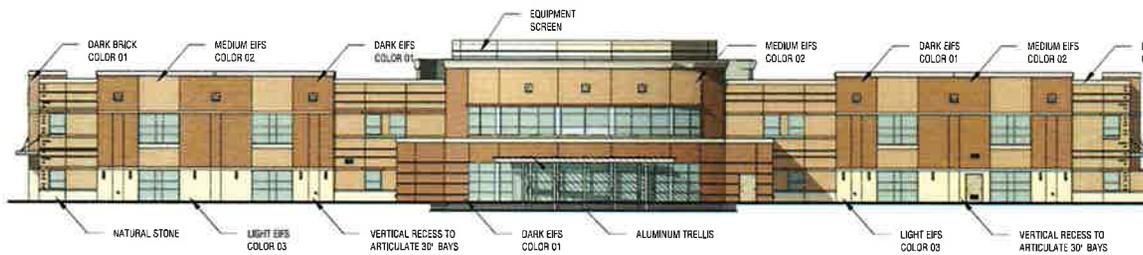
04 EAST ELEVATION

PRES1.2 SCALE: 1" = 30'-0"



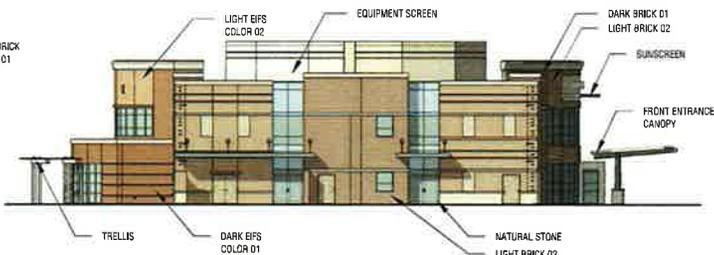
03 NORTH ELEVATION

PRES1.2 SCALE: 1" = 30'-0"



02 WEST ELEVATION

PRES1.2 SCALE: 1" = 30'-0"



01 SOUTH ELEVATION

PRES1.2 SCALE: 1" = 30'-0"

37.20

EXHIBIT F - ELEVATIONS
TULSA REHABILITATION HOSPITAL

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EXHIBIT "G"

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SOUTH TULSA MEDICAL OFFICE CENTER, AND STRINGER NURSERY AND GARDENS OF THE CITY OF TULSA, TULSA COUNTY STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLATS THEREOF.

BEGINNING AT THE SOUTHEAST CORNER OF LOT FOUR (4), BLOCK TWO (2) OF SAID SOUTH TULSA MEDICAL OFFICE CENTER; THENCE N89°52'18"W AND ALONG THE SOUTH LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 304.76 FEET; THENCE N00°07'42"E AND ALONG THE WEST LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 430.74 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 8.48 FEET; THENCE N00°11'54"W AND ALONG THE WEST LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 270.00 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 148.20 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°59'33", HAVING A RADIUS OF 30.00 FEET, A LENGTH OF 47.12 FEET AND WHOSE LONG CHORD BEARS S44°52'05"E FOR A DISTANCE OF 42.42 FEET; THENCE S00°07'42"W FOR A DISTANCE OF 15.57 FEET; THENCE S15°17'53"E FOR A DISTANCE OF 32.57 FEET; THENCE S00°07'42"W FOR A DISTANCE OF 38.16 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 89°54'44", HAVING A RADIUS OF 85.00 FEET, A LENGTH OF 133.52 FEET AND WHOSE LONG CHORD BEARS S44°54'56"E FOR A DISTANCE OF 120.12 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 31.28 FEET; THENCE S00°11'54"E AND ALONG THE EAST LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 70.00 FEET; THENCE N89°52'18"W FOR A DISTANCE OF 8.48 FEET; THENCE S00°14'18"E AND ALONG THE EAST LINE OF SAID SOUTH TULSA MEDICAL OFFICE CENTER FOR A DISTANCE OF 430.75 FEET TO THE POINT OF BEGINNING; SAID TRACT CONTAINING 4.36 ACRES MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON APRIL 20, 2015 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE NORTH LINE OF SOUTH TULSA MEDICAL OFFICE CENTER AS BEING S89°52'18"E.

