

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2705

September 2, 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:

Review TMAPC Receipts for the month of July 2015

1. Minutes of August 19, 2015, Meeting No. 2704

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-20807** (Lot-Split) (County) – Location: West of the northwest corner of East 130th Street North and North 91st East Avenue
3. **LC-696** (Lot-Combination) (CD 4) – Location: Southwest corner of East 15th Street South and South Atlanta Place
4. **LC-697** (Lot-Combination) (CD 4) – Location: Southwest corner of East 3rd Street and South Peoria Avenue
5. **LS-20809** (Lot-Split) (County) – Northeast corner of East 161st Street South and South 161st East Avenue
6. **CenterGate Business Park** – Final Plat, Location: North of northeast corner of East 61st Street and South 129th East Avenue, (CD 6)
7. **Luxe Cheer** – Final Plat, Location: West of South 101st East Avenue, South of East 61st Street South, (CD 7)

8. **PUD-221-F-6 – Shaw Homes**, Location: South of the southeast corner of East 129th East Avenue and East 41st Street South, requesting a PUD Minor Amendment to increase allowable front yard coverage from 30% to 50%, **RS-3/RD/PUD-221-F**, (CD 6)
9. **PUD-397-A-2 – Eller & Detrich/Andrew Shank**, Location: Southeast corner of South 90th East Avenue and East 61st Street South, requesting a PUD Minor Amendment to permit the addition of an electronic message center, **RM-1/PUD-397-A**, (CD 7)
10. **AC-136 – Steven Carroll**, Location: North of the northwest corner of South Maybelle Avenue and West 41st Street South, requesting an Alternative Compliance Landscape Plan to maintain 23 existing trees in lieu of providing 21 trees required in street yard and omit requirement for underground irrigation, **IM**, (CD 2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS:

11. **CPA-37 – Eller & Detrich/Lou Reynolds**, Location: West of the southwest corner of East 51st Street South and South 145th East Avenue, requesting Comprehensive Plan Amendment to amend designation on the Land Use Map from “Employment” to “Town Center” on approximately 74 acres, **CO**, (CD-6)

PUBLIC HEARINGS:

12. **PUD-268-D**, Plat Waiver, Location: South of East 93rd Street South, west of South Mingo Road, (CD 7)
13. **CZ-444 – CFS Properties LLC/Harlan Van Wyhe**, Location: Northwest corner of North Yale Avenue and East 96th Street North, requesting rezoning from **AG to CG**, (County)
14. **Z-7312 – Tulsa Habitat for Humanity, Inc.**, Location: Southwest corner of North Quincy Avenue and East Latimer Street, requesting rezoning from **CH to RM-1**, (CD 1)
15. **PUD-221-h –Michael Joyce**, Location: Southeast corner of South 129th East Avenue and East 43rd Place South, requesting a **PUD Major Amendment**, (CD) (**Applicant is requesting a continuance to September 16, 2015**)
16. **PUD-128-I – City Council**, Location: South of southwest corner of South Riverside Drive and East 71st Street South, requesting a **PUD Major Amendment** to abandon a portion of the PUD, (CD 2) (Related to Z-7314)
17. **Z-7314 – City Council**, Location: South of southwest corner of South Riverside Drive and East 71st Street South, requesting, requesting rezoning from **RS-4/RM-2/PUD-128-E to AG**, (CD 2) (Related to PUD-128-I)

18. **Z-7313 – Eller & Detrich/Lou Reynolds**, Location: East of the southeast corner of South Harvard Avenue and East 27th Street South, requesting rezoning from **OL to CG**, (CD 9) (Related to PUD-841)
19. **PUD-841 – Eller & Detrich/Lou Reynolds**, Location: East of the southeast corner of South Harvard Avenue and East 27th Street, requesting **PUD** to allow an indoor auto collection and provide design standards to integrate this site into Mixed-Use Corridor, **OL to CG/PUD-841** (CD 9) (Related to Z-7313)
20. **PUD-268-D – Wallace Engineering/Jim Beach**, Location: Southwest corner of South Mingo Road and East 93rd Street South, requesting a **PUD Major Amendment** to allow a two story building and significant additional floor area. Additional development standards have been added to mitigate the request, **RM-1/PUD-268-B to RM-1/PUD-268-D**, (CD 7)

OTHER BUSINESS

21. **Brief TMAPC about Crosbie Heights small area plan/Martha Schultz**
22. **Refund Request for PUD-646-5 – R.L. Keith**, PUD Minor Amendment withdrawn by the applicant and request a \$200.00 refund.
23. **Refund Request for Z-5620-SP-13a – Chad Chastain**, CO Minor Amendment withdrawn by the applicant before processing and requesting a refund of \$449.00.
24. **Proposed TMAPC 2016 Meeting Dates**
25. **Commissioners' Comments**

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

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

Barbara H

TMAPC RECEIPTS
Month of July 2015

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$275.00	\$275.00	\$550.00	10	\$275.00	\$275.00	\$550.00
Zoning	13	4,850.00	4,850.00	9,700.00	13	4,850.00	4,850.00	9,700.00
PUDs & Plan Reviews	29	2,425.00	2,425.00	4,850.00	29	2,425.00	2,425.00	4,850.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00				
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$7,550.00</u>	<u>\$7,550.00</u>	<u>\$15,100.00</u>		<u>\$7,550.00</u>	<u>\$7,550.00</u>	<u>\$15,100.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
Preliminary Plats	5	2,937.50	2,937.50	5,875.00	5	2937.50	2937.50	5875.00
Final Plats	0	0.00	0.00	0.00	0	0.00	0.00	0.00
Plat Waivers	2	250.00	250.00	500.00	2	250.00	250.00	500.00
Lot Splits	9	415.00	415.00	830.00	9	415.00	415.00	830.00
Lot Combinations	9	450.00	450.00	900.00	9	450.00	450.00	900.00
Access Changes	2	50.00	50.00	100.00	2	50.00	50.00	100.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$4,102.50</u>	<u>\$4,102.50</u>	<u>\$8,205.00</u>		<u>\$4,102.50</u>	<u>\$4,102.50</u>	<u>\$8,205.00</u>
TMAPC COMP								
Comp Plan Admendment	1	\$200.00	\$0.00	\$200.00		\$200.00	\$0.00	\$200.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		\$0.00	\$0.00	\$0.00
		<u>\$200.00</u>	<u>\$0.00</u>	<u>\$200.00</u>		\$200.00	\$0.00	\$200.00
BOARDS OF ADJUSTMENT								
Fees	10	\$5,000.00	\$300.00	\$5,300.00	0	\$5,000.00	\$300.00	\$5,300.00
Refunds		0.00	0.00	\$0.00	10	\$0.00	\$0.00	0.00
NSF Check		0.00	0.00	\$0.00	0	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>0.00</u>
		<u>\$5,000.00</u>	<u>\$300.00</u>	<u>\$5,300.00</u>		<u>\$5,000.00</u>	<u>\$300.00</u>	<u>\$5,300.00</u>
TOTAL		\$16,852.50	\$11,952.50	\$28,805.00		\$16,852.50	\$11,952.50	\$28,805.00
LESS WAIVED FEES *		\$55.00		\$55.00		\$55.00		\$55.00
GRAND TOTALS		\$16,907.50	\$11,952.50	\$28,860.00		\$16,907.50	\$11,952.50	\$28,860.00

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

Final Subdivision Plat

CenterGate (formerly CenterPointe) Business Park - (CD 6)
North of northeast corner of East 61st Street and South 129th East Avenue

This plat consists of 8 Lots, 2 Blocks, on 71 acres.

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

6.1
8/21/15

Final Subdivision Plat

Luxe Cheer - (CD 7)

West of South 101st East Avenue, South of East 61st Street South

This plat consists of 1 Lot, 1 Block, on 2.3 acres.

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

7.1
8/21/15

TULSA COUNTY CLERK - PAT KEY
 000# PAGE 1
 RECEIPT# DATE TIME
 FEE

FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission
 Approval Date _____

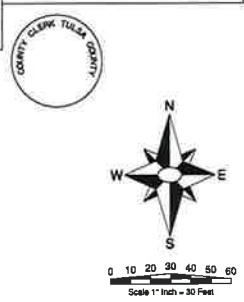
TAMP/INCOGS
 CITY ENGINEER

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 in the Office of the County Clerk before the date



DRAFT FINAL PLAT

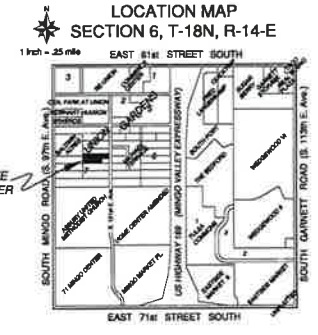
LUXE CHEER

A Subdivision in the City of Tulsa
 A Replat of a part of Lots 4 & 5 of Block 7, UNION GARDENS (Plat #971)
 being a Subdivision of the NW/4 of Section 6, T-18-N, R-14-E, Indian
 Meridian, City of Tulsa, Tulsa County, State of Oklahoma
 Corridor Development Z-6078-SP-5

Engineer
 ROGERS ENGINEERING & CONST. INC.
 8035 S. INDUSTRIAL DRIVE
 CHELSEA, OK 74016
 918.789.5039
 rogers.engineer@abcglobal.net
 CA#4369 Renewal Date June 30th 2015

Owner
 Kyong Chong, and Amber Chang,
 husband and wife
 1114 S MAGNOLIA PL
 BROKEN ARROW, OK 74012
 918.696.4612

Surveyor
 GEODECA LLC
 8028 S. 86th E. Ave. Suite 101
 Tulsa, Oklahoma 74145
 918.949.4064
 muzzka@geodeca.com
 CA # 5524 Renewal Date June 30th 2016



Benchmark
 Top of MAG Nail and Washer
 Located 3.38' East of the Northeast subdivision corner &
 1.2' West of East edge of asphalt for S 101st E Ave.
 Elevation = 719.57 NAVD 1988

Flood Zone
 Subdivision within Flood Zone X (unshaded)
 FEMA FIRM Map Number 40149C0378L
 Revised Date October 16, 2012
 Subdivision outside the Regulatory Flood
 Zone as depicted on the Tulsa Regulatory
 Flood Plain Map Atlas #54 (03/21/13)

Statistics
 Subdivision Contains One (1) Lot in One (1) Block
 Net Developable Area = 102,738 Square Feet or 2.3577 Acres

Monumentation
 Corners Monumented with a
 #3 Rebar with an Orange Plastic Cap
 or a Spike with Steel Washer,
 stamped "GEODECA CASS524"
 Unless Monument Found

Address
 6420 S 101st E Ave, Tulsa, OK 74133
 (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)

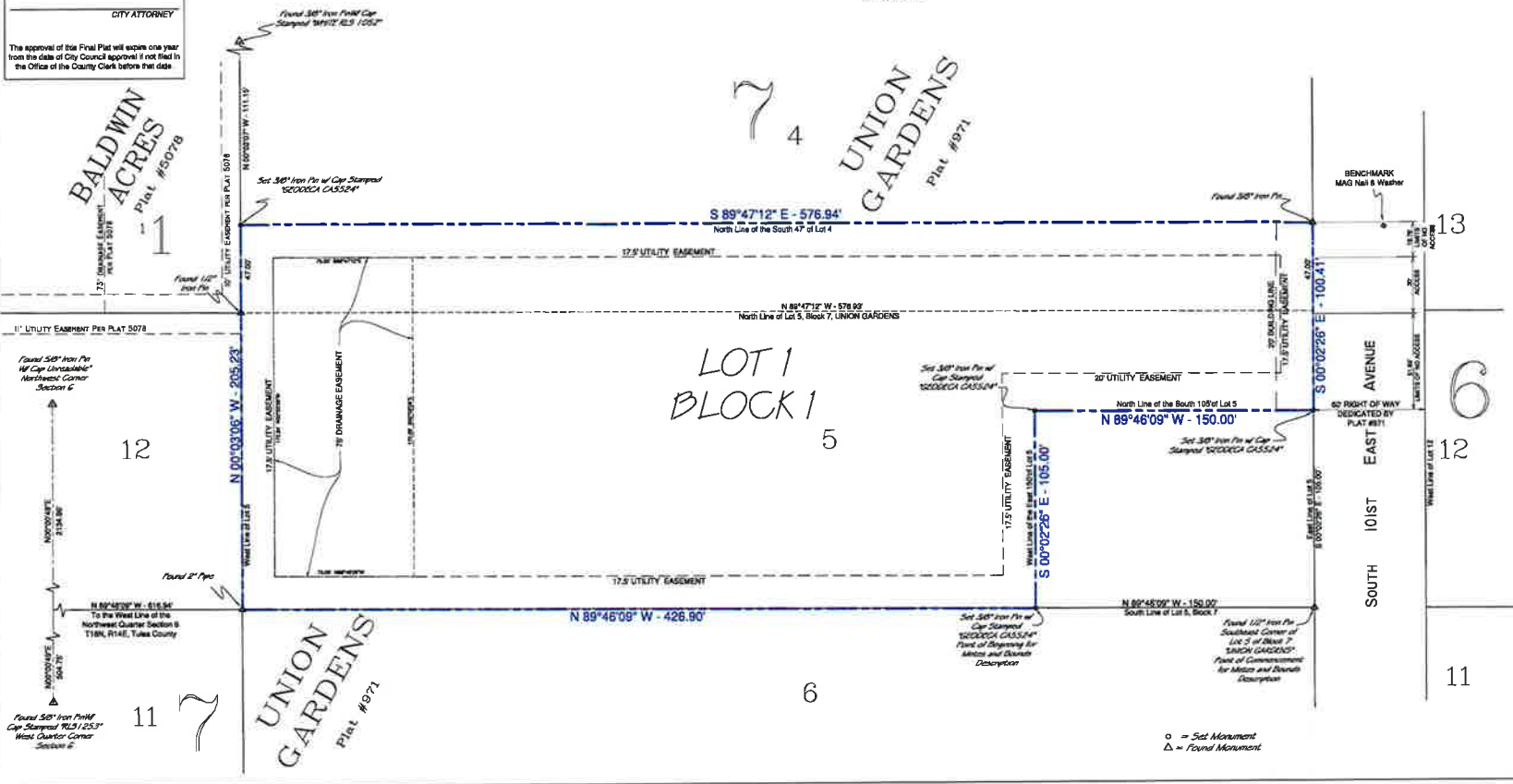
Legal Description
 The South 47 feet of Lot Four (4), and All of Lot Five (5),
 Less the South 105 feet of the East 150 feet of Lot Five (5),
 Block Seven (7), UNION GARDENS, a Subdivision in Tulsa
 County, Oklahoma, according to the recorded Plat thereof.

Basis of Bearing
 Bearings shown are based on the West line of the Northwest
 Quarter of Section 6, T18N, R14E, Tulsa County, being a
 non-astronomical assumed bearing of N00°00'49"E

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 in the
 amount of \$ _____ per fraction received so
 to be applied to 20 _____ taxes. This certificate is NOT to
 be construed as payment of 20 _____ taxes in full but is
 given in order that the plat may be filed on record. 20
 _____ taxes may exceed the amount of security deposit.

Dated _____
 Tulsa County Treasurer
 By: Deputy



○ = Set Monument
 △ = Found Monument



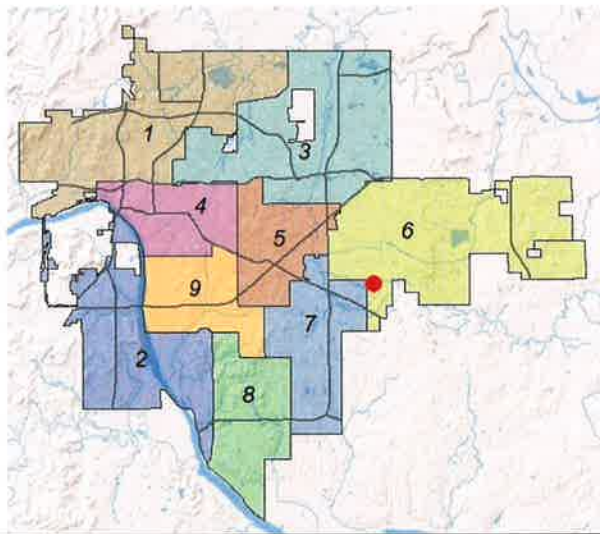
Case Number: PUD-221-F-6
Minor Amendment

Hearing Date: September 2, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Shaw Homes
 Property Owner: Shaw Homes

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

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

Gross Land Area: 9.2 acres

Location: South of the SE/c of E. 129th E. Ave. & E. 41st St. S.

Zoning:
 Existing Zoning: RS-3//RDPUD-221-F
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

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

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

8.1

SECTION I: PUD-221-F-6 Minor Amendment

STAFF RECOMMENDATION

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

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

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-221-F and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

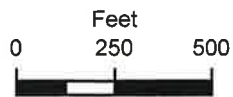
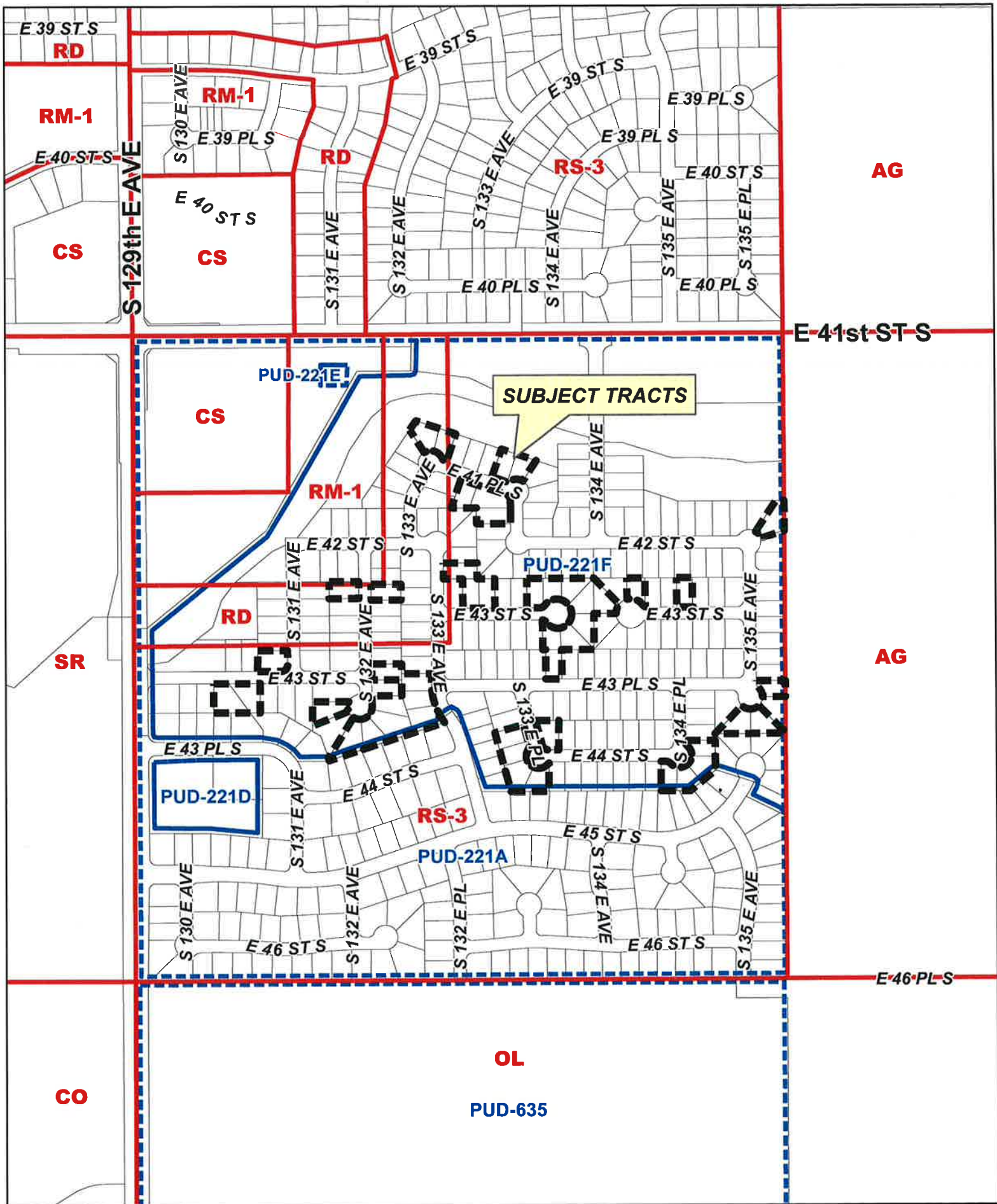
INCOG zoning case map

INCOG aerial photo

Applicant List of Subject Lots

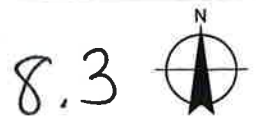
Applicant Illustration of Previously approved and currently requested lots

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



PUD-221-F-6

19-14 28





E 39 ST S

E 40 ST S

E 41st ST S

S 129th EAVE

E 46 PLS



PUD-221-F-6

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

19-14 28

Aerial Photo Date: March 2014



8.4

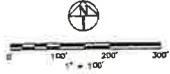
Lot	Block	Address
3	1	13437 E. 42nd St.
11	2	13325 E. 41st Pl.
12	2	13321 E. 41st Pl.
16	2	13305 E. 41st Pl.
17	2	13301 E. 41st Pl.
18	3	4106 S. 133rd E. Pl.
19	3	4102 S. 133rd E. Pl.
20	3	13306 E. 41st Pl.
27	3	4209 S. 133rd E. Ave.
29	3	13305 E. 43rd St.
30	3	13309 E. 43rd St.
33	3	13321 E.43rd St.
34	3	13325 E. 43rd St.
35	3	13329 E. 43rd St.
36	3	13333 E. 43rd St.
37	3	13334 E. 43rd St.
38	3	13330 E. 43rd St.
39	3	13326 E. 43rd St.
52	3	13325 E. 43rd Pl.
73	3	13401 E. 43rd St.
75	3	13409 E. 43rd St.
78	3	13421 E. 43rd St.
9	4	13301 E. 44th St.
7	5	4321 S. 135th E. Ave.
9	5	4329 S. 135th E. Ave.
16	5	4330 S. 135th E. Ave.
21	5	4313 S. 134th E. Pl.
22	5	4317 S. 134th E. Pl.
23	5	13418 E. 44th St.
24	5	13414 E. 44th St.
32	5	13302 E. 44th St.

33	5	4318 S. 133rd E. Pl.
34	5	4314 S. 133rd E. Pl.
35	5	4310 S. 133rd E. Pl.
1	6	4326 S. 133rd E. Ave.
2	6	4322 S. 133rd E. Ave.
3	6	4318 S. 133rd E. Ave.
13	6	4209 S. 132nd E. Ave.
18	6	4229 S. 132nd E. Ave.
20	6	4305 S. 132nd E. Ave.
21	6	4309 S. 132nd E. Ave.
22	6	4313 S. 132nd E. Ave.
23	6	4314 S. 132nd E. Ave.
25	6	4306 S. 132nd E. Ave.
30	6	13006 E. 43rd St.
31	6	13002 E. 43rd St.
5	7	4210 S. 132nd E. Ave.
3	8	4220 S. 131st E. Ave.

Tulsa County Clerk - BARBARA WILSON
 0413725
 152419 09/20/04 14:37:55

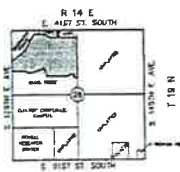
- PUD-221-F-6 (REQUESTED)
- PUD-221-F-5 (APPROVED)
- PUD-221-F-4 (APPROVED)
- PUD-221-F-3 (APPROVED)

CRYSTAL CREEK
 A PART OF THE NW/4, SECTION 28,
 T 19 N, R 14E, TULSA COUNTY, OKLAHOMA
 PUD 221-F-1



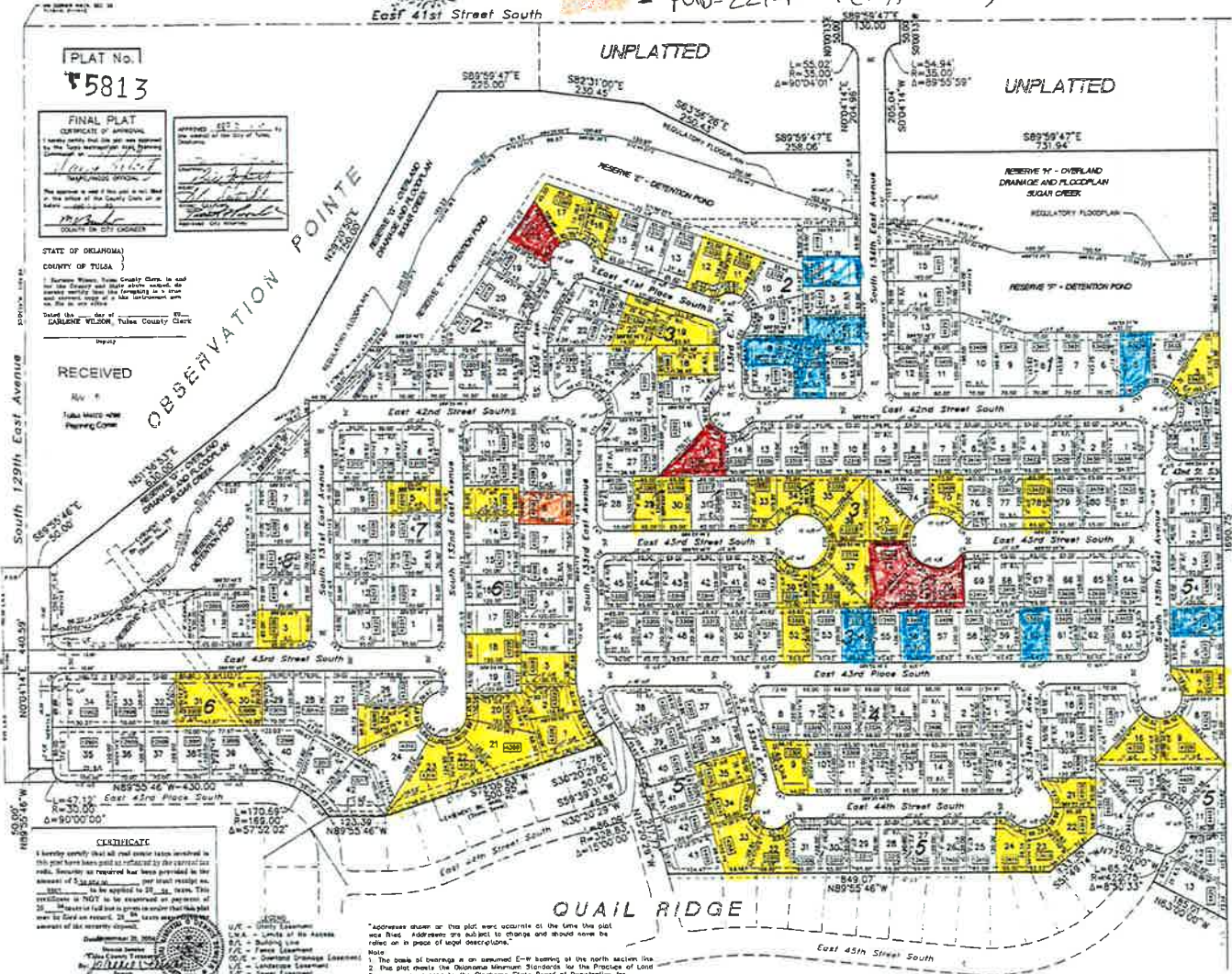
OWNER
 BATTLE CREEK LAND
 DEVELOPMENT, INC.
 P.O. BOX 7
 OWASSO, OKLAHOMA 74055
 PHONE: 918/272-1263

ENGINEER/SURVEYOR
 LEWIS ENGINEERING, P.L.L.C.
 5879 S CARNETT
 TULSA, OKLAHOMA 74146
 PHONE: 918/224-4586
 C.L. NO. 3480 EXP. 6-30-05



LOCATION MAP
 AREA-B1 00 AC
 NO. LOTS-242

UNPLATTED



PLAT No.
5813

FINAL PLAT
 CERTIFICATE OF APPROVAL
 I hereby certify that the plat was approved by the Tulsa Board of Equalization, Planning, Zoning and Land Use Commission on the date shown below.

APPROVED SEP 20 2004
 BARBARA WILSON, County Clerk

STATE OF OKLAHOMA
 COUNTY OF TULSA
 BARBARA WILSON, County Clerk

RECEIVED

South 129th East Avenue

CERTIFICATE
 I hereby certify that all real estate herein described in this plat has been paid as reflected by the printed tax rolls. However, no required tax has been provided in the amount of \$3,348.00, per tract received on 9/20/04. This amount is to be provided on or before 9/20/04. If not provided, the amount of this security deposit may be used on record. 28

Barbara Wilson, County Clerk

U/E - Utility Easement
 C.M.A. - Limits of All Address
 B.S. - Building Line
 F.C. - Fence Line
 C.C. - Common Charge Easement
 L.C. - Landscape Easement
 S.E. - Sewer Easement
 S.A. - Street Address

*Addresses shown on this plat were accurate at the time the plat was filed. Addresses are subject to change and should never be relied on in place of legal descriptions.
 Note:
 1. The books of bearings in an assumed E-W bearing of the north section line.
 2. This plat meets the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
1+00.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
1+225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
1+450.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
1+675.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
1+900.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
2+125.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
2+350.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
2+575.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
2+800.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
3+025.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
3+250.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
3+475.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
3+700.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
3+925.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
4+150.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
4+375.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
4+600.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
4+825.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
5+050.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
5+275.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
5+500.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
5+725.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
5+950.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
6+175.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
6+400.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
6+625.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
6+850.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
7+075.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
7+300.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
7+525.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
7+750.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
7+975.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
8+200.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
8+425.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
8+650.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
8+875.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
9+100.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
9+325.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
9+550.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
9+775.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00
10+000.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00	S 89° 59' 47" E	225.00

L-8



Case Number: PUD-397-A-2
Minor Amendment

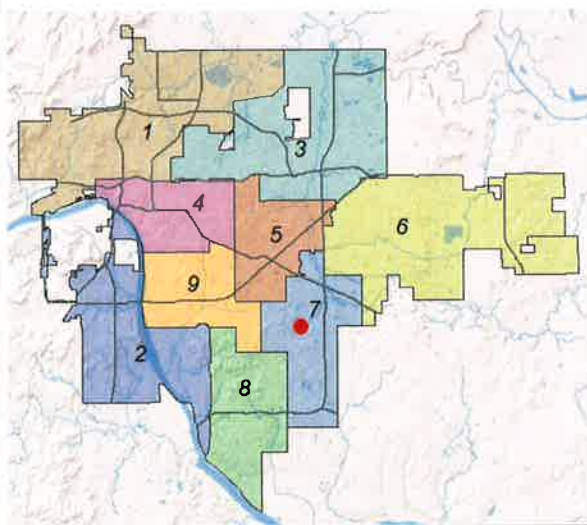
Hearing Date: September 2, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Andrew Shank

Property Owner: ONB Bank & Trust c/o Eller & Detrich, P.C.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to permit the addition of an electronic message center

Gross Land Area: 1.63 acres

Location: Southeast corner of South 90th East Avenue and East 61st Street South

9004 East 61st Street South

Lot 1, Block 1 Community Place

Zoning:
 Existing Zoning: RM-1/PUD-397-A
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**

Staff Data:
 TRS: 8301
 CZM: 53 Atlas: 759

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-397-A-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to permit the addition of an electronic message center.

Minor Amendment PUD-397-A-1 established the current allowable display area for ground signs for the subject lot, but did not permit the use of an electronic message center. The applicant is proposing to amend the PUD so that electronic message centers be allowed. To the west of the subject lot is a credit union and to the east is an undeveloped lot, zoned RM-1.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 1107.H.12 PUD Section of the City of Tulsa Zoning Code.

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

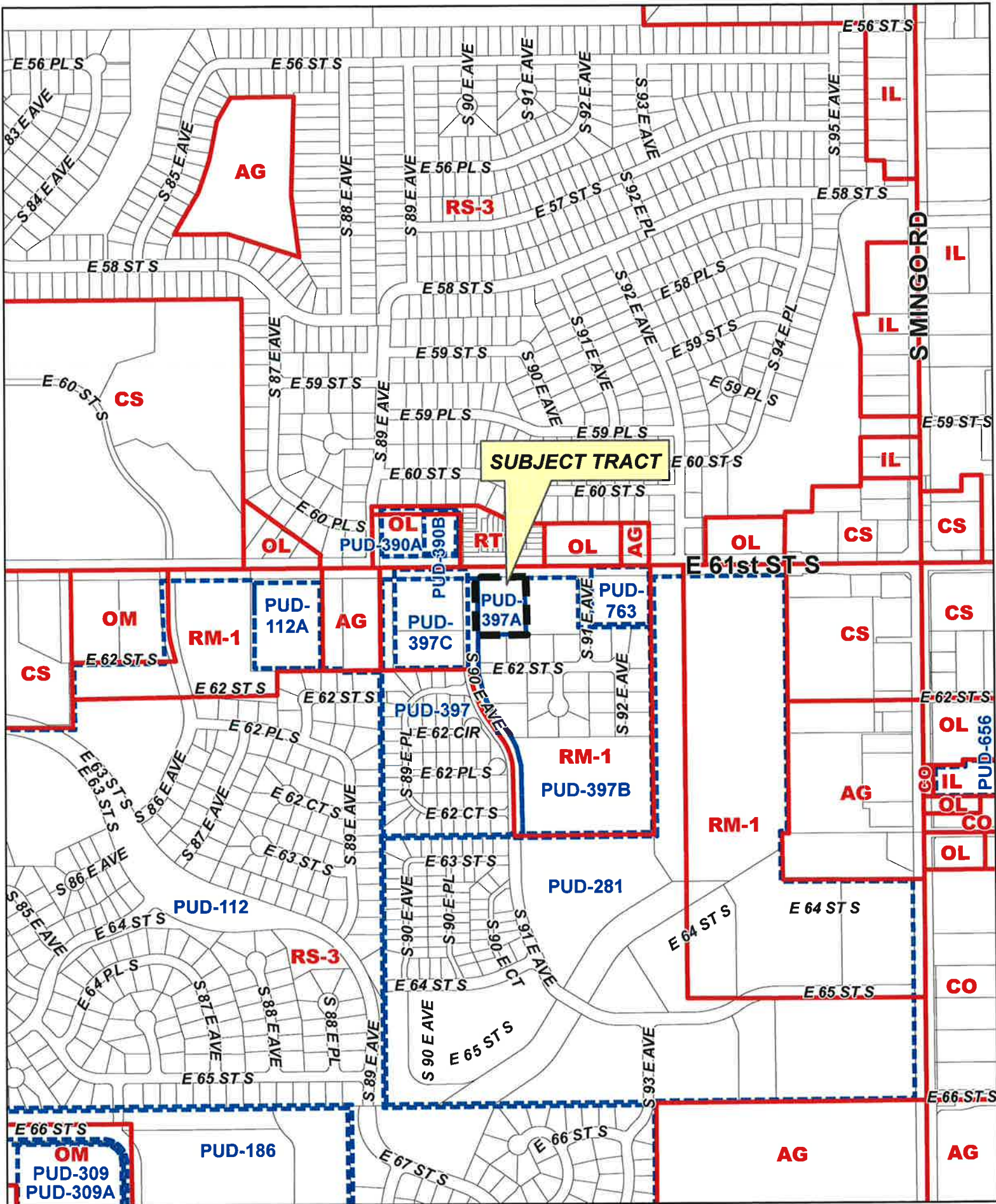
Staff has reviewed the request and determined:

- 1) The requested amendment represents a significant departure from the approved development standards in the PUD.
- 2) If approved, all remaining development standards defined in PUD-397-A and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

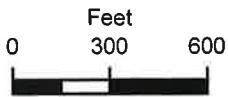
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Exhibit B
Applicant Exhibit B1

With considerations listed above, staff recommends **approval** of the minor amendment request to allow the addition of an electronic message center.



SUBJECT TRACT

PUD-397-A-2



9.3





Subject Tract

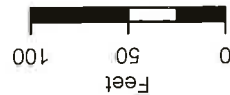
PUD-397-A-2

18-13 01

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

Aerial Photo Date: March 2014





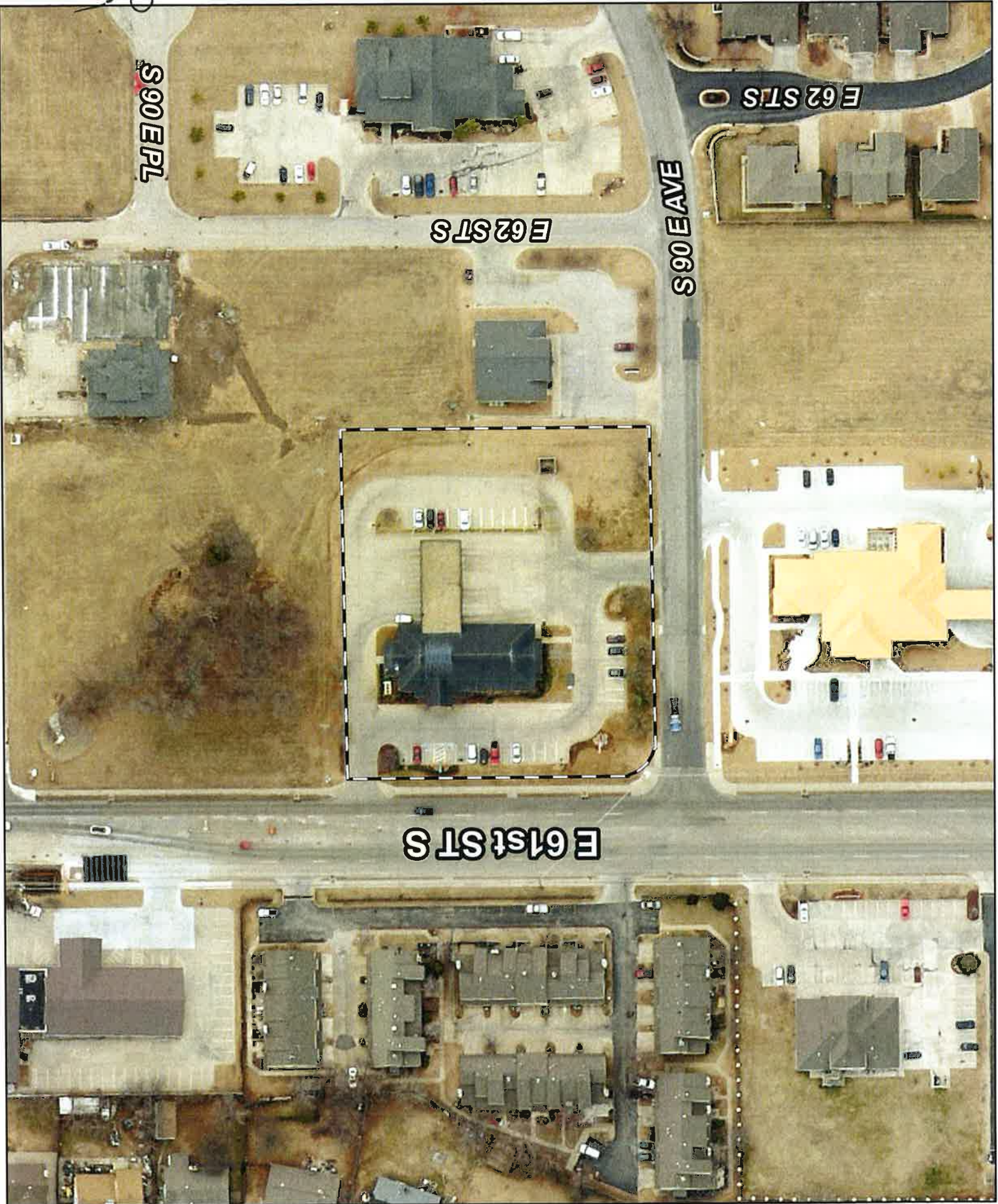
Subject Tract

18-13 01

Aerial Photo Date: March 2014

PUD-397-A-2

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



S 90th Ave

E 62nd St

S 90th Ave

E 62nd St

E 61st St

9.5

EXHIBIT "B"

CASE NARRATIVE

The Applicant requests a Minor Amendment to PUD 397-A to allow for the addition of a 25.86 SF electronic message center to the existing ONB business sign as depicted on the Sign Plan attached hereto as Exhibit "B-1". The existing sign contains 49.5 SF of static display. The updated sign will contain approximately 75 SF of display surface area, well under the total permissible display surface area available to the Bank under the Tulsa Zoning Code and the PUD Development Standards. A Minor Amendment is appropriate in this case because the request will not substantially alter the size, location, number or character of approved signage in the PUD. Further, TMAPC previously approved a similar request for Minor Amendment in Case No. PUD 397-B-1.



NOTES:
 -POLE SIZE = 8 5/8" DIAMETER, 16'-4" HEIGHT.

Elevation View - Scale: 3/8" = 1'-0"

-Reface existing double sided pole sign with new routed aluminum sign cabinet. Remove flat cut-outs from brick base. Install (2x) single sided Daktronics Galaxy 3550 LED message displays to brick base.

Routed aluminum sign cabinet painted PMS 343C (semi-gloss with white acrylic copy and illuminated with White LED's.

(2x) Single sided, Daktronics Galaxy 3550, 20mm, RGB, LED message displays.



Existing Sign - Scale: 1/4" = 1'-0"

Client:
 Central Bank of Oklahoma
Job Location:
 9004 E. 61st St
 Tulsa, OK 74133
Sales Rep:
 Mir K
Designer:
 Dallas B.

Drawing No:
 042215-02

File Name:
 CENTRALB-PS-02A.cdr

Date:
 4-22-2015

Scale:
 Noted

Approved By:

Date Approved:

Color Swatches
 May vary from actual color
 Verify with customer



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L.b



Case #: AC-136
Alternative Compliance Landscape Plan

Hearing Date: September 2, 2015

Case Report Prepared by:

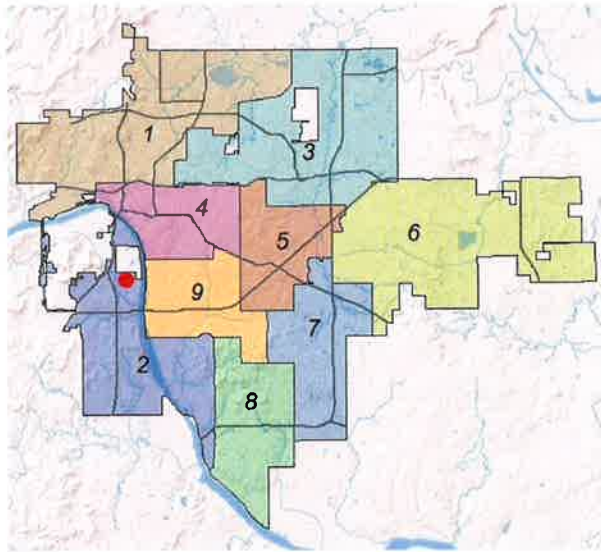
Jay Hoyt

Owner and Applicant Information:

Applicant: Steven Carroll
 Property Owner: Steven Carroll

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary:
 Request for Alternative Compliance Landscape Plan to maintain 23 existing trees in lieu of providing 21 trees required in street yard and omit requirement for underground irrigation

Net Land Area:
 2 Acres

Location:
 North of the NW/c South Maybelle Avenue and West 41st Street South

Zoning:

Existing Zoning: IM
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment
 Growth and Stability Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

The request provides satisfactory alternative plans for the landscape standards of Chapter 10 of the Tulsa Zoning Code

Staff Data:

TRS: 9223
 CZM: 46 Atlas: 251

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

AC-136 ALTERNATIVE COMPLIANCE LANDSCAPE PLAN

SECTION I:

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a property located North of the Northwest Corner of South Maybelle Avenue and West 41st Street South.

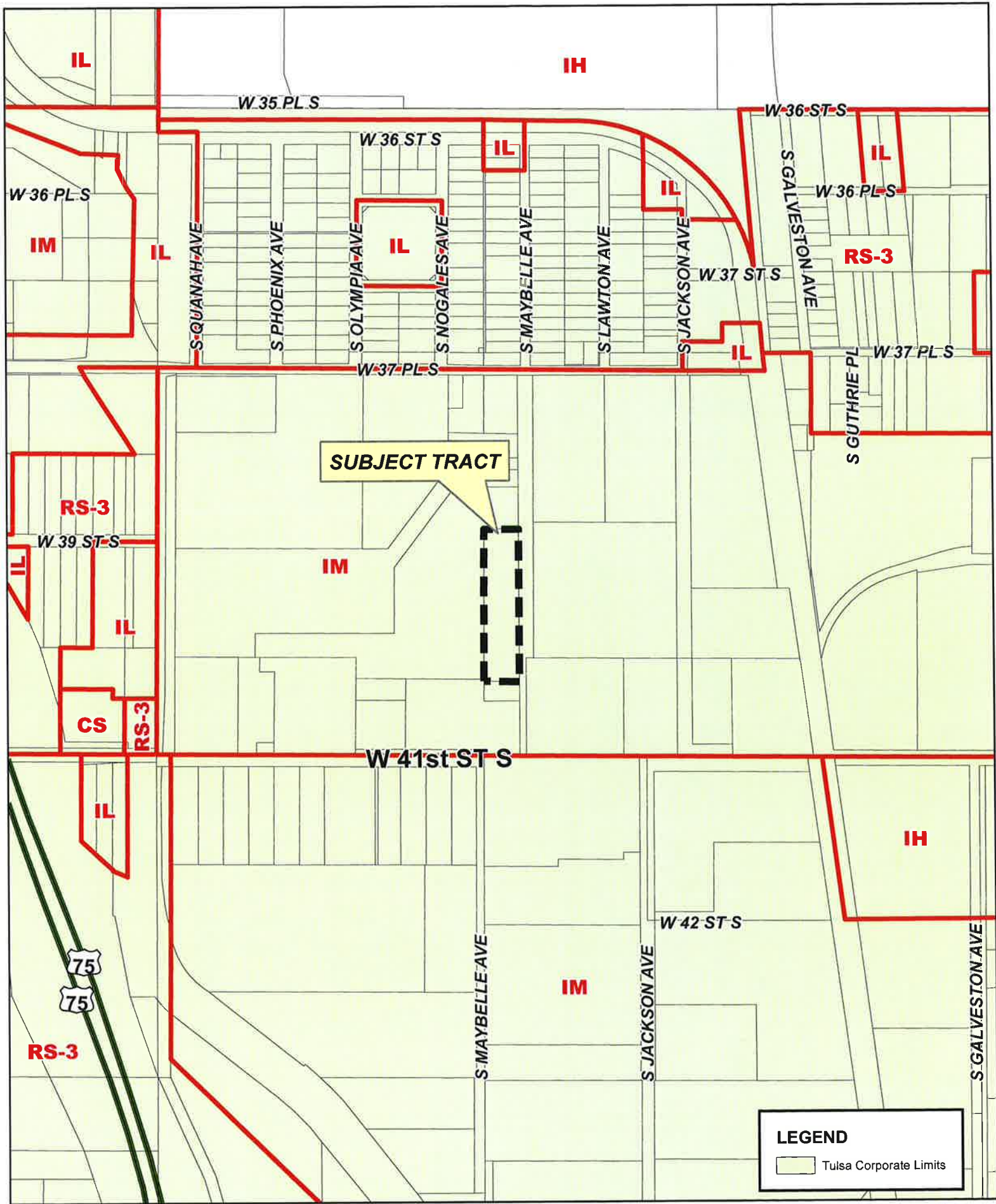
The landscape plan submitted does not meet the technical requirements of the Chapter 10 of the code for the following reasons:

- 1) The number of street trees provided does not meet the minimum amount required per section 1002.C.1.
- 2) An underground irrigation system is not provided as required per section 1002.D.2.

The applicant has stated that 23 existing mature trees will remain on site, with 8 of these trees located in the required street yard. The applicant has also stated that the existing canopy has thrived without the use of underground irrigation. The number of existing trees to remain exceeds the number of street trees that would be required.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-136.

SECTION II: Applicants landscape plan is included as an attachment.

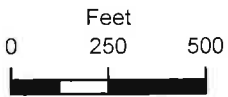


AC-136

19-12 23

10.3





Subject
Tract

AC-136

19-12 23

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 29014



10.4

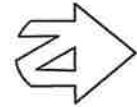
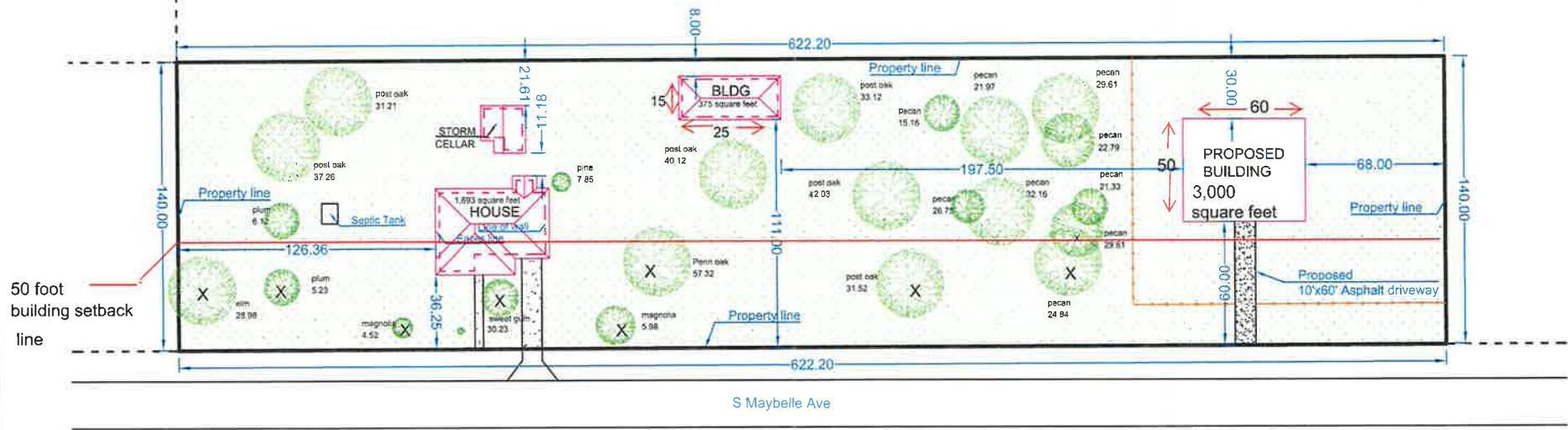


EXHIBIT FOR ALTERNATIVE COMPLIANCE LANDSCAPE PLAN



street yard calculation
 $622.20 \times 50 = 31,110$
 square feet.
 Trees required :
 $31,110 / 15000 = 20.74$
 trees.
 The 8 existing trees in
 street yard will be
 preserved.

NOTE :

All existing trees illustrated on plot plan will not be disturbed. The entire street yard will be preserved except where existing house and proposed driveway are shown on the property.

TREE KEY

X = street yard tree to be preserved
 generic name
 caliper measurement

Property Address:
 3942 S MAYBELLE AVE.
 TULSA OK, 74107-5734
 County Name: TULSA
 Assessor Parcel Number:
 99223922317570
 Assessor Legal Description:
 BEG 305N SWC SW SE TH
 N622.28 E140 S622.28
 W140 POB SEC 23 19 12
 Use Code Description:
 Single Family Residence
 Zoned County Code: IM
 Finished Square Feet Total: 1 693
 Lot Size: 87,120 SF
 Scale 1"=50'

10.5



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-37
Comprehensive Plan Amendment

Hearing Date: September 2, 2015

Case Report Prepared by:

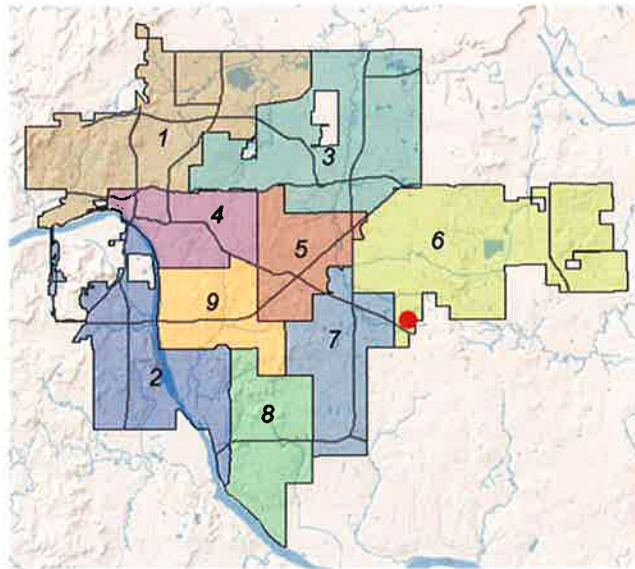
Nikita Moye, AICP

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: First Stuart Corp., et al.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Land Use Map change from **Employment** to **Town Center**

Existing Use: Vacant/Undeveloped

Proposed Use: Mixed-Use

Tract Size: 74 acres

Location: West of the southwest corner of E 51st St S and S 145th E Ave.

Staff Recommendation:

Staff recommends **approval** of the *Town Center* designation.

Comprehensive Plan:

Land Use Map:

Existing: *Employment*

Proposed: *Town Center*

Stability and Growth Map:

Existing: *Area of Growth*

Zoning:

Existing Zoning: CO (Corridor District)

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

W of the SW/c of E 51st St S and S 145 E Ave (CPA-37)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Employment</i> Existing Stability and Growth designation: <i>Area of Growth</i>
Proposed Land Use: <i>Town Center</i>
Location: W of the SW/c of E 51 st St S and S 145 E Ave
Size: 74 acres

A. Background

The site that is subject to this Comprehensive Plan amendment application is located in southeast Tulsa, north of the Broken Arrow Expressway and abuts the Broken Arrow city limits on the east. The area is experiencing a considerable amount of residential and commercial development; however the surrounding area still contains a significant amount of vacant/undeveloped land. There is a mixture of land uses in the immediate area including multi-family residential, single family residential and commercial/retail. In a written statement provided with the application, the applicant has expressed intent to develop a mixed use area on the site including residential, retail, dining and commercial.

The land immediately east of the subject lot within the City of Broken Arrow is designated as *Level 6 Regional Employment/Commercial* and *Level 3 Transition Area*. The area immediately south of the site within the within the City of Broken Arrow is designated as *Level 6 Regional Employment/Commercial*. The City Regulated and FEMA Floodplain Map dated January 22, 2015 illustrates that a portion of the subject tract is located in the City Regulated Floodplain.

B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan)

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *Area of Growth*:

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

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

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

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

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

C. Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing a *Town Center* use designation on the subject site.

“**Town Centers** are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.”

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-1/PUD-669	<i>Town Center</i>	Growth	undeveloped & multi-family residential
South	Broken Arrow City Limits - AG & CH	<i>Level 6 –Regional Employment Commercial (Broken Arrow Comprehensive Plan)</i>	NA	Broken Arrow Expressway & commercial/retail
East	Broken Arrow City Limits - RM/PUD 177, CH/PUD-124, A-CH	<i>Level 3- Transition Area & Level 6 – Regional Employment Commercial (Broken Arrow Comprehensive Plan)</i>	NA	undeveloped, single-family residential & commercial/retail, multi-family residential in the process of being constructed
West	AG & CO	<i>Employment</i>	Growth	single family residential & undeveloped

E. Applicant’s Justification:

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

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

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

"How Conditions of the Subject Area and Surrounding Property have changed

The Property is comprised of 74 acres of vacant land. The property is part of a nearly triangular shaped area bounded on the north by East 51st Street, the east by the City of Broken Arrow, and the south and west by the Broken Arrow Expressway and South 129th E Avenue. When the Property was planned as "Employment" by the Comprehensive Plan, this area was undergoing a transition and at that time most of the growth and development in the area would have been more accurately characterized as "Town Center". During the planning process for the Comprehensive Plan and immediately thereafter, most of the recent activity in both the City of Tulsa and adjacent Broken Arrow resulted in projects being zoned and/or develop for residential use. One such project was recently developed on the north side of E 51st St and another east of the Property in Broken Arrow. The completion of these projects evidence desirability and visibility of the "Town Center" designation in this area.

How those Changes have Impacted the Subject Area to Warrant the Proposed Amendment

The subject area is designated as "Employment" when most of the growth during the planning process for the Comprehensive Plan and immediately thereafter within the area has been more supportive of a land use designation of "Town Center" based on the development of residential projects around the subject property.

How the Proposed Change Will Enhance the Surrounding Area and the City of Tulsa

The request for a "Town Center" planning designation is a further evolution of the Comprehensive Plan, is minor in nature, and will enhance the surrounding area and the City of Tulsa by planning for sufficient densities of mixed use area and related housing to support the services and infrastructure necessary to maintain them.

Additionally, this request near the border of the City of Broken Arrow will provide a more compact development pattern which supports the growth of the area and the City of Tulsa in a more suitable manner. Moreover, a "Town Center" designation in addition to providing employment opportunities also provides for a range of housing options that also support a mix of uses including retail, dining and services resulting in fewer and shorter automobile trips, reducing road maintenance which would also add to the City of Tulsa's revenue base and reduce the City's expenses."

F. Staff Summary:

How conditions on the subject site have changed, as well as those on adjacent properties and immediate area

The 74 acre subject site and the much of the area to the west were designated as *Employment* when the Comprehensive Plan was adopted in 2010. The subject site is abutted by *Town Center*, *Existing Neighborhood* and *Employment* land use designations on the north. Since 2010 there have been no noted changes in zoning and land use designations in the area surrounding the subject site. Much of the recent development surrounding the subject site appears to be multi-family residential on the north and commercial care sales and a commercial storage facility on the southeast. In addition, east of the subject lot a multi-family residential development is in the early phase of construction.

How changes have impacted the Subject Area to Warrant the Proposed Amendment

A priority of the Tulsa Comprehensive Plan (p.79) states: *"Integrate and balance land uses, so they complement the surrounding area"*. The existing land use designation *Employment* contains office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. *Employment* areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. The *Employment* designation may no longer be suitable for the planning area as it appears that much of the recent development in the surrounding area consist of multi-family (high density) residential and commercial/retail.

The proposed *Town Center* designation on the site would be an extension of the existing *Town Center* land use designation immediately north of the subject lot. The emerging growth of multi-family residential in the surrounding area stimulates a need for community grocery stores, dining, employment and other amenities within a short drive, walk, or bike ride of these residences.

Town Centers, as stated in the Comprehensive Plan are intended to serve neighborhoods with retail, dining, and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges; a *Town Center* also may contain offices that employ nearby residents. The *Town Center* land use designation would be consistent and compatible with the emerging growth of and development patterns of the surrounding area.

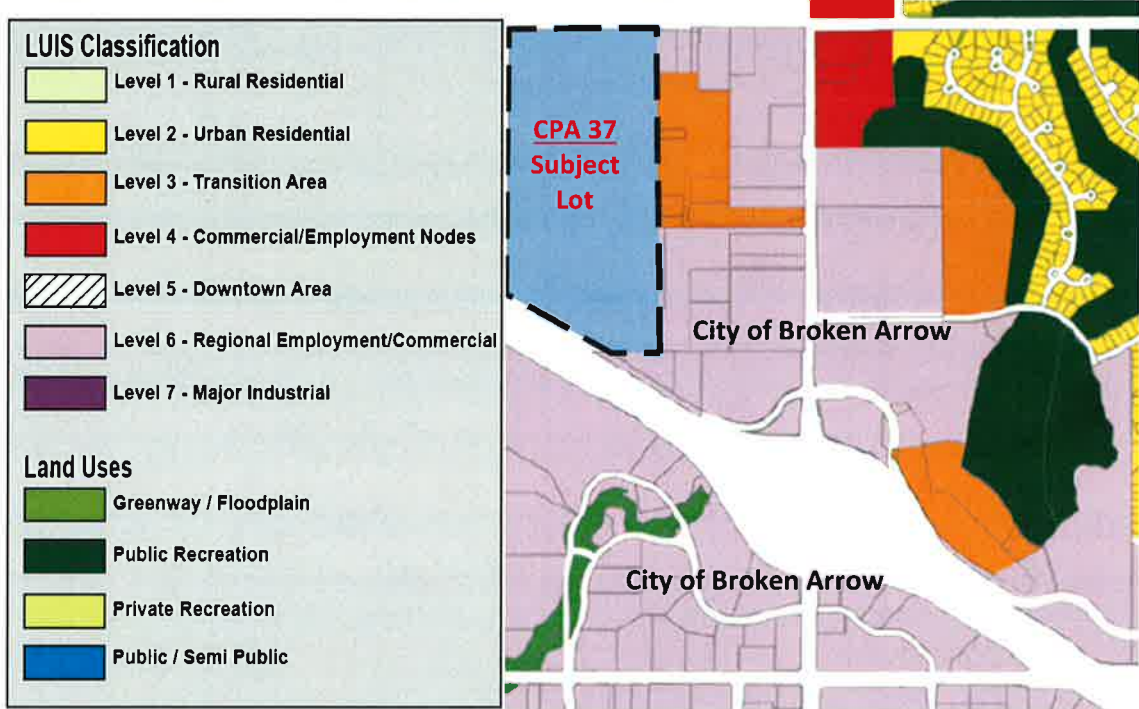
How the Proposed Change will enhance the Surrounding Area and the City of Tulsa

In this particular instance attention must be paid to maintaining compatible land use patterns between the City of Tulsa and the City of Broken Arrow abutting the subject lot on the east and southeast. As shown in **Figure 1**, a *Level 6-Regional Employment/Commercial* land use designation is assigned to the area immediately east and south on the subject lot within Broken Arrow. There is a small area designated as *Level 3- Transition Area* immediately east of the subject lot within Broken Arrow.

The Broken Arrow Comprehensive Plan states the following: ***Level 6 – Regional Employment/Commercial*** represents an opportunity to develop regionally significant and highway oriented-commercial and employment nodes in Broken Arrow. The Level 6 classification is for a mixture of medium to high intensity commercial and employment uses in the vicinity of a major transportation corridor...Typical uses could include large shopping centers, nib box retailers, commercial, automotive, and office/employment centers. ***Level 3 – Transition Area*** represents a transition zone from strictly residential development to strictly non-residential development. As such, the primary uses for level 3 are high density residential uses and lower density employment uses. This level of intensity should be located adjacent to an arterial street. The principal uses in this district would be single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and planned office parks.”

The proposed *Town Center* designation is consistent with the defined *Level 6 – Regional Employment/Commercial* and *Level 3 – Transition Area* in its promotion of mixed-used areas that encouragement a mixture of shopping, commercial/employment centers alongside single-family and multi-family residential. The City of Broken Arrow land use recommendations for the areas immediately east and southeast of the subject site appear to be compatible with the proposed *Town Center* designation.

Figure 1 - Broken Arrow Comprehensive Plan



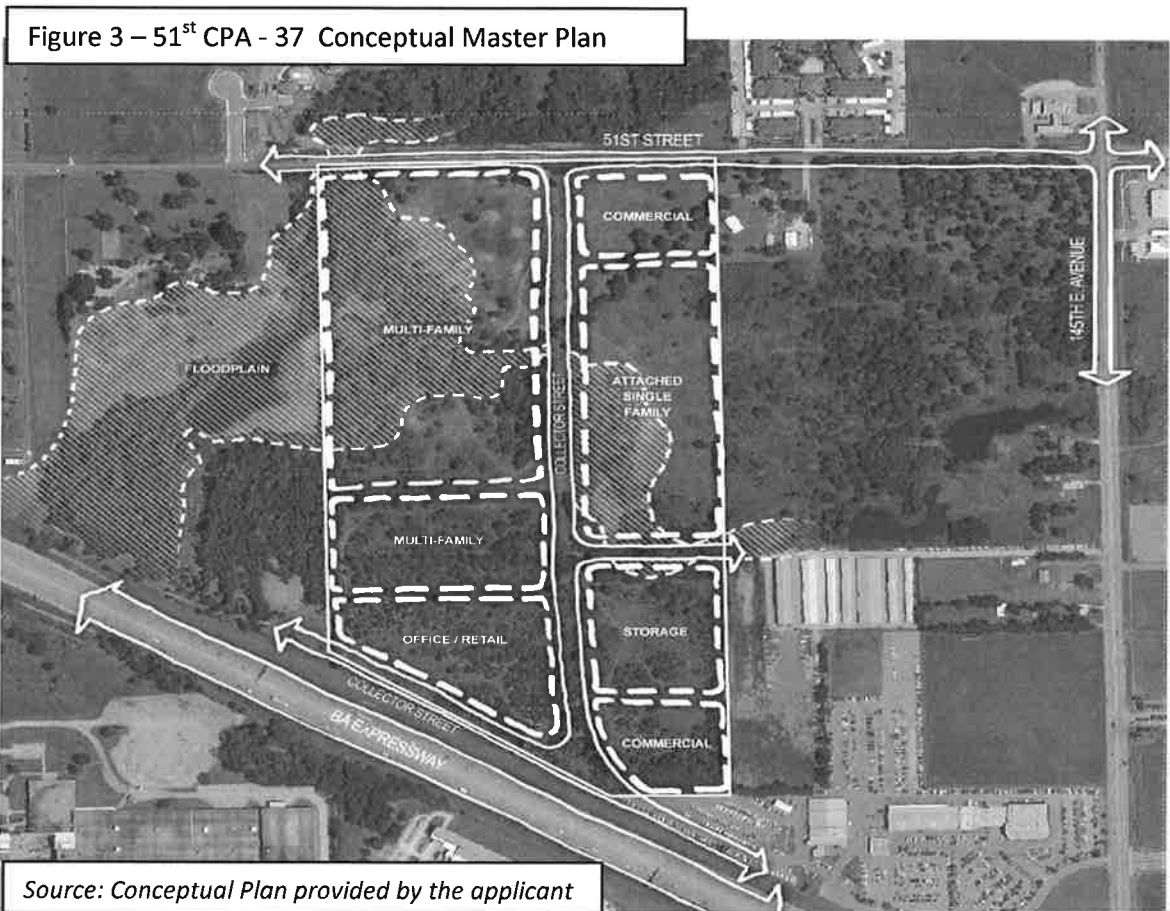
With such a large tract of land there is a desire to assure proper accessibility, traffic circulation and compatibility with properties abutting the proposed mixed-use development. The Major Street and Highway Plan shown in **Figure 2** proposes a collector along the western boundary of the subject site providing a connection between E 51st St S and N Aspen Ave.



11.8

The submitted conceptual plan proposes a collector street connecting and E 51st St S and N Aspen Ave on the east; the proposed plan also provides a connection from E 51st St S and W Fargo St an existing right-of-way on the southeast.

As shown in **Figure 3** development along the eastern border of the subject tracts includes attached single family (e.g., townhouse, duplex) commercial and storage; anticipated development along the western boundary of the site includes multi-family and office/retail. It appears that the proposed land uses on the subject site are compatible with the existing land use and the emerging growth and development patterns of the surrounding area.



Structures constructed within the floodplain will be required to develop per the City's development regulations which are consistent with, the local building code and other adopted regulatory agency codes that govern construction and development in the floodplain.

As stated by the Comprehensive Plan a major goal of the surrounding area, an *Area of Growth*, is to increase economic activity in the area to benefit existing residents and businesses. The proposed change is likely to stimulate economic activity on the site by promoting development of commercial/retail, dining, employment and other amenities that support and benefit the existing residents and businesses in the area.

STAFF RECOMMENDATION

- Staff recommends **Approval** of the *Town Center* designation as submitted by the applicant.



E 51st ST S

S 136 E AVE

S 145th E AVE

51

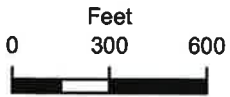
BROKEN ARROW EXPWY

N ASPEN AVE

W FARGO ST

N HEMLOCK CIR

N HEMLOCK CT



Subject Tract

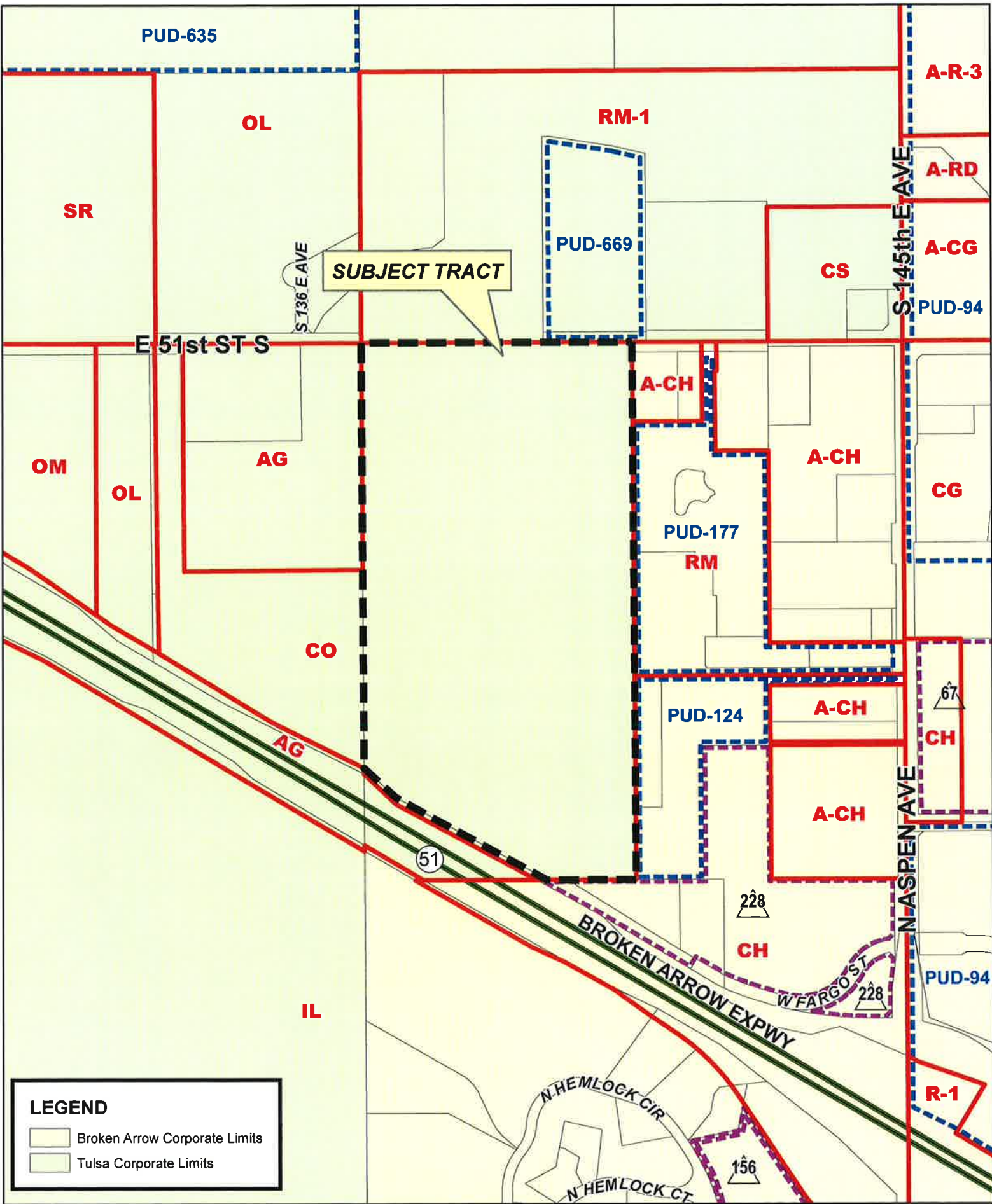
CPA-37

19-14 33

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

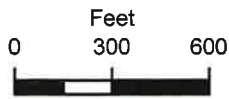
Aerial Photo Date: March 2014 11.11





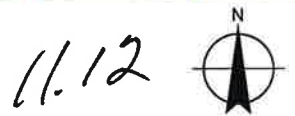
LEGEND

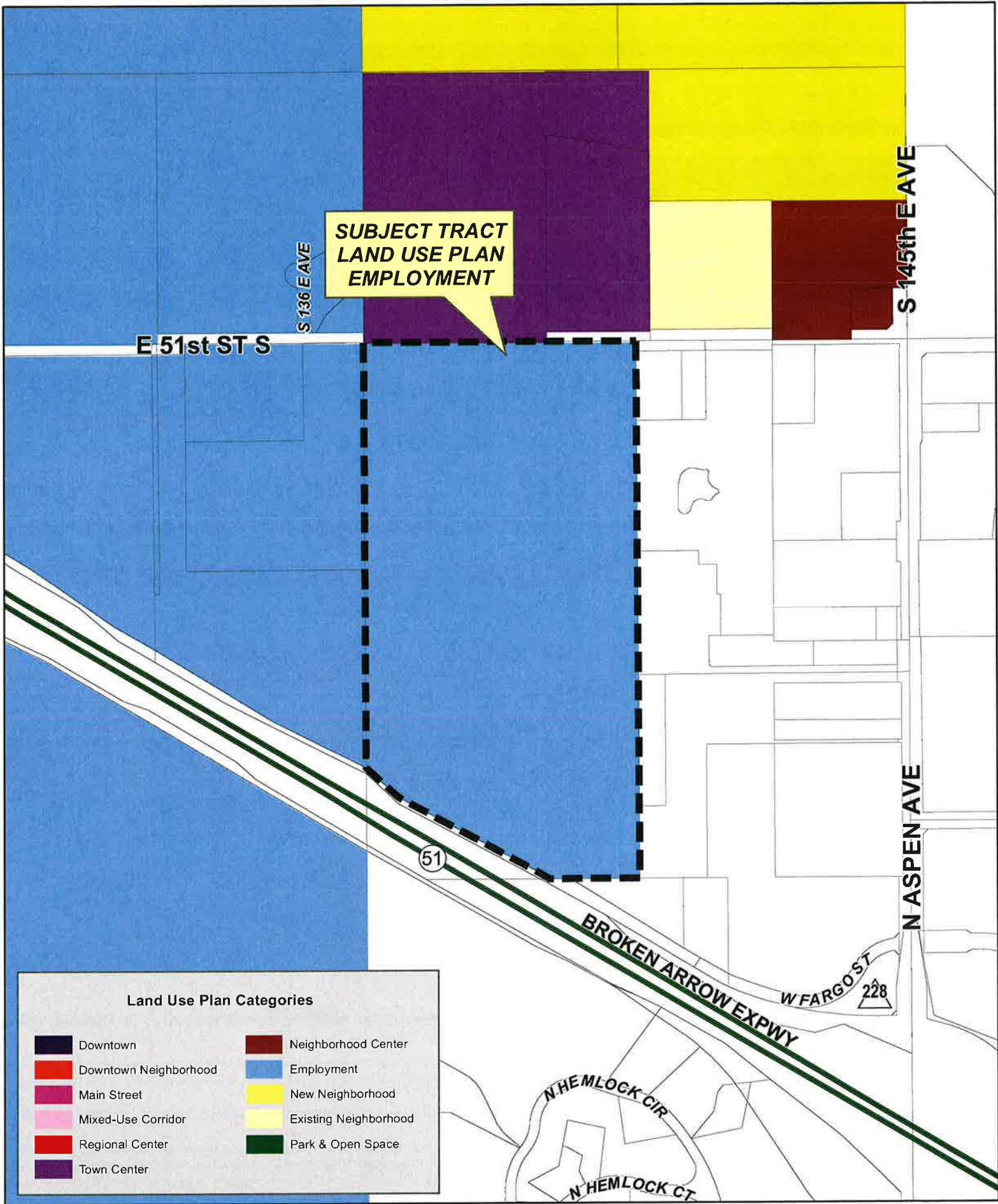
- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



CPA-37

19-14 33





**SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT**

E 51st ST S

S 136 E AVE

S 145th E AVE

N ASPEN AVE

BROKEN ARROW EXPWY

W FARGO ST

N HEMLOCK CIR

N HEMLOCK CT

51

228

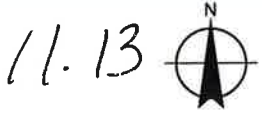
Land Use Plan Categories

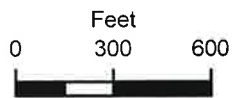
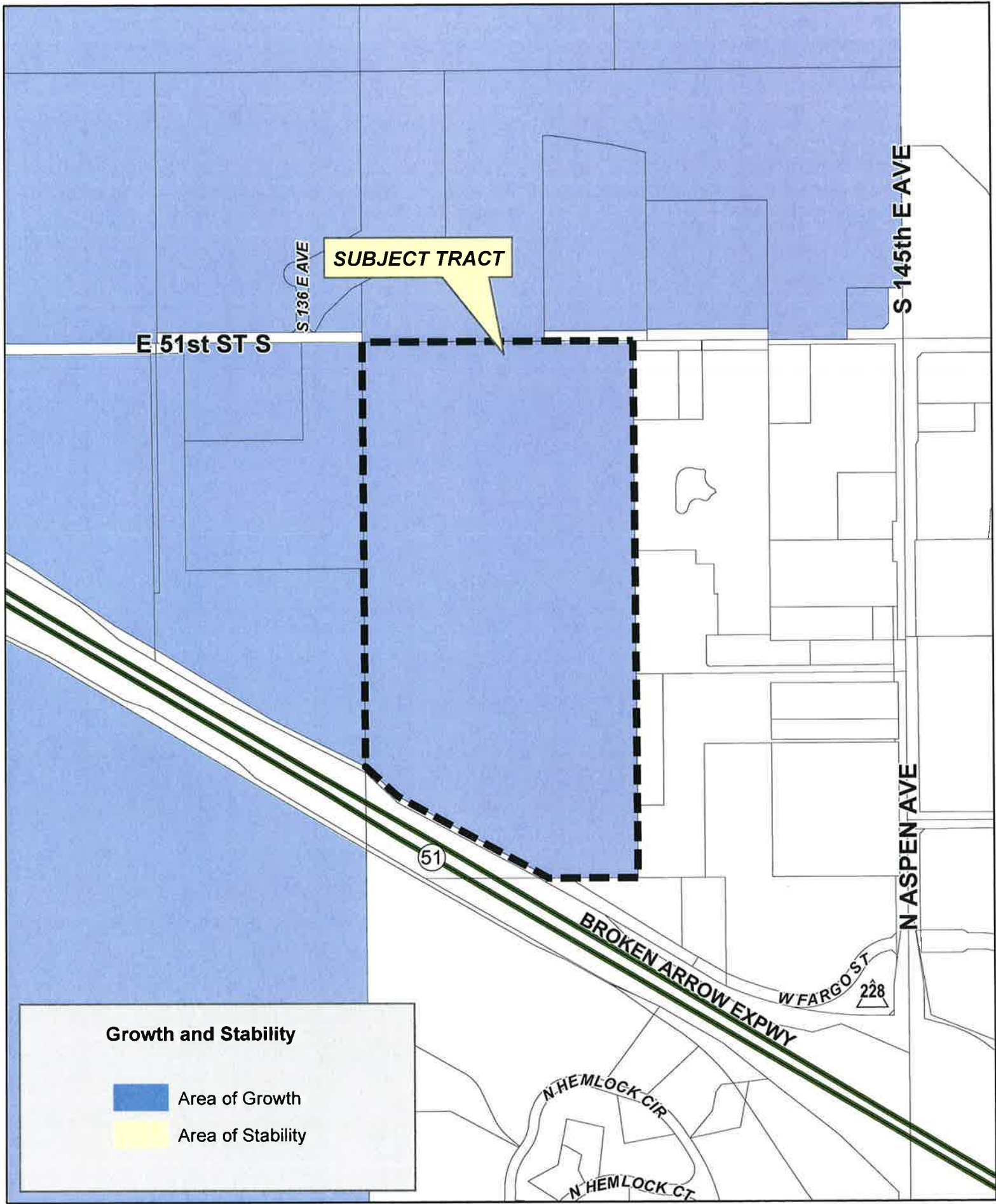
- | | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park & Open Space |
|  Town Center | |



CPA-37

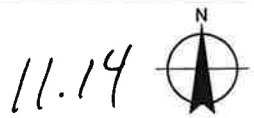
19-14 33

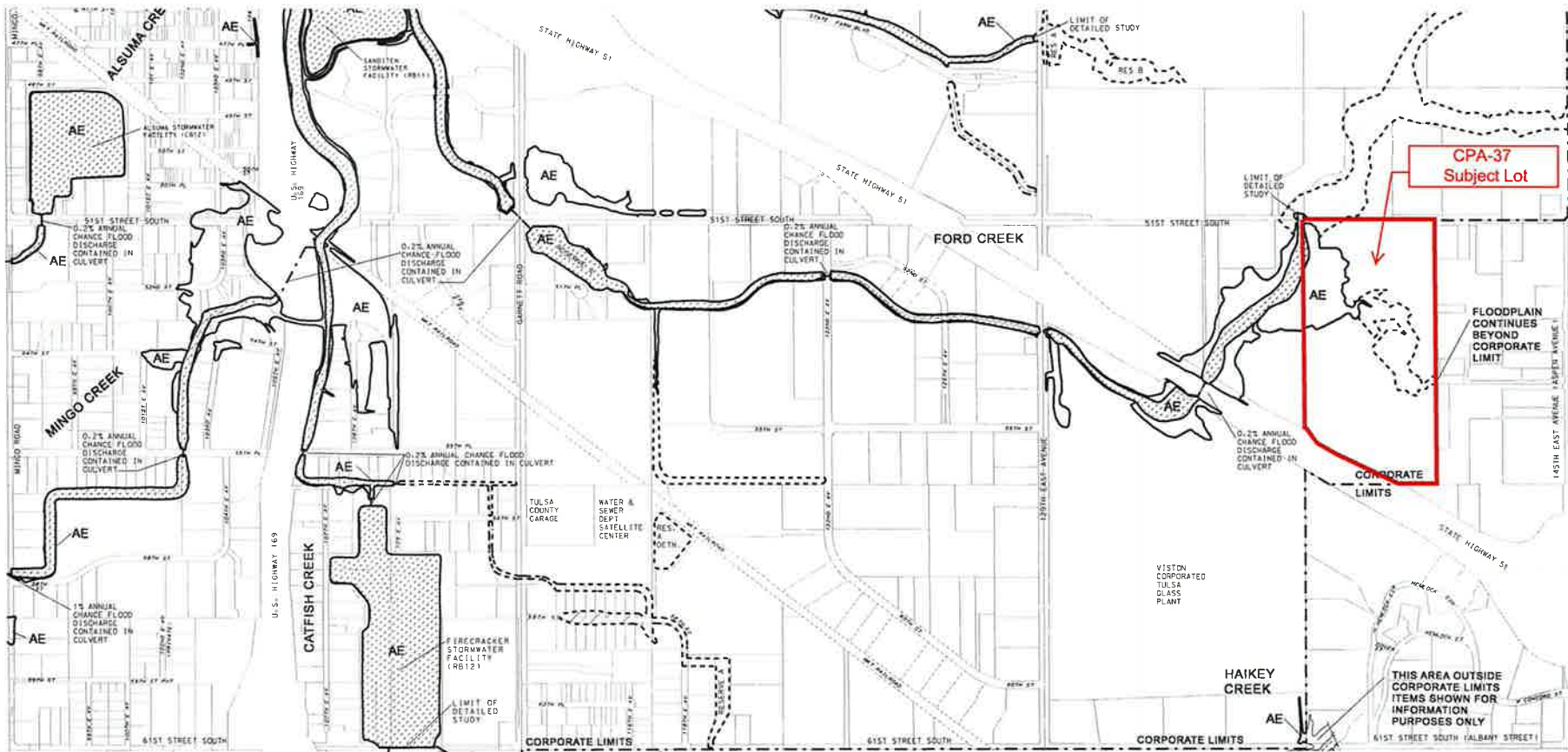




CPA-37

19-14 33





SEE PANEL 54

REGULATORY AND FEMA FLOODPLAINS

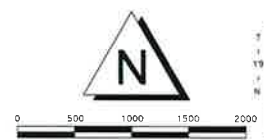


CITY OF TULSA
ENGINEERING SERVICES
 APPROVED: *[Signature]*
 DATE: 1/22/15

DESCRIPTION	DATE	BY	CHK
ISSUED	1/2015	RC	BR

- FEMA A-ZONE BOUNDARY
- FLOODWAY AREA
- A-ZONE DESIGNATION
- A-ZONE DESIGNATION BOUNDARY

- LEGEND**
- REGULATORY FLOODPLAIN BOUNDARY
 - SHALLOW FLOODING
 - CREEK CENTERLINE
 - CONDUIT



B - 14 - E

13	18	17	16	15
24	19	20	21	22
25	30	29	28	27
36	31	32	33	34
1	6	5	4	3

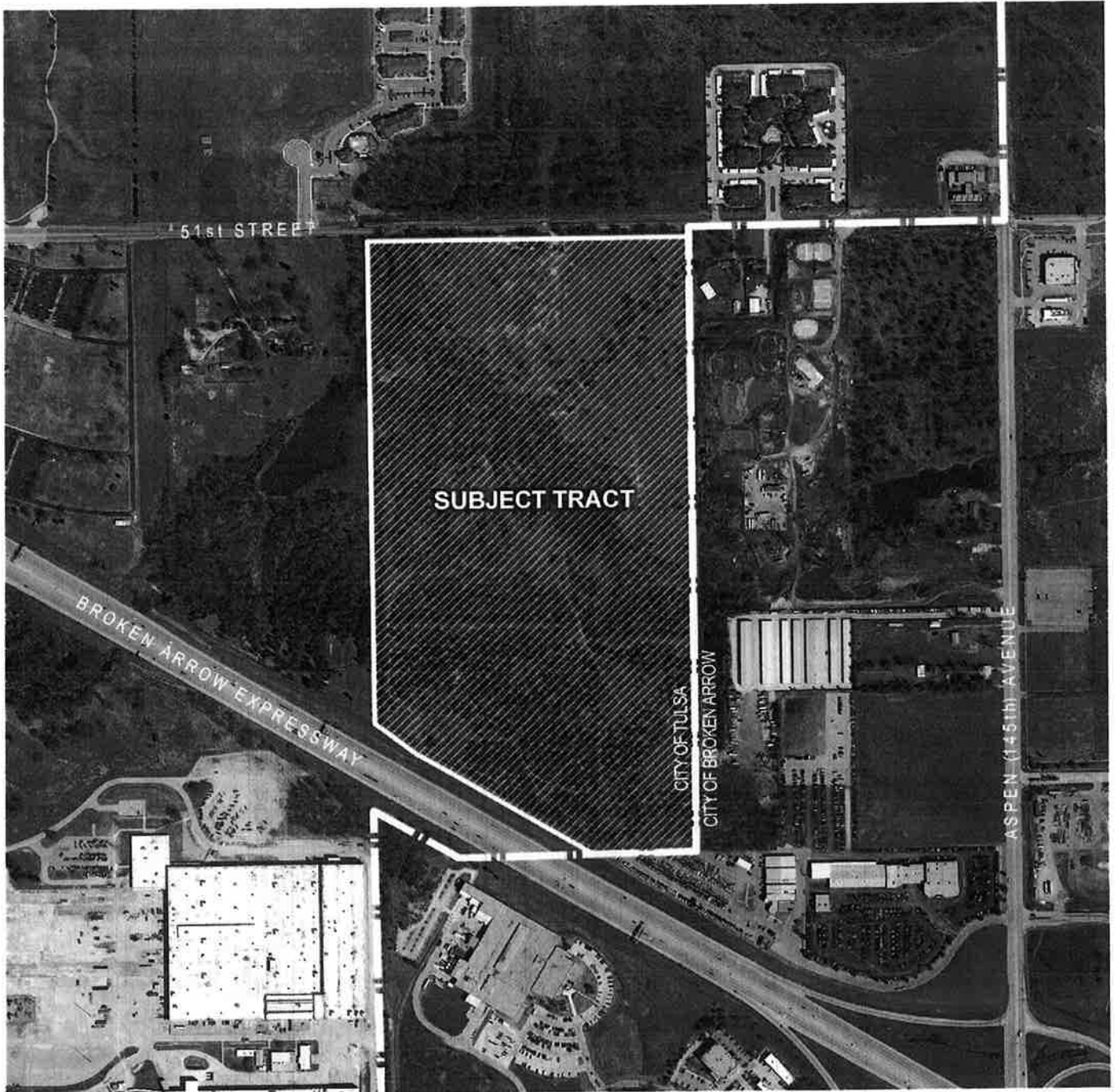
PANEL INDEX

1117

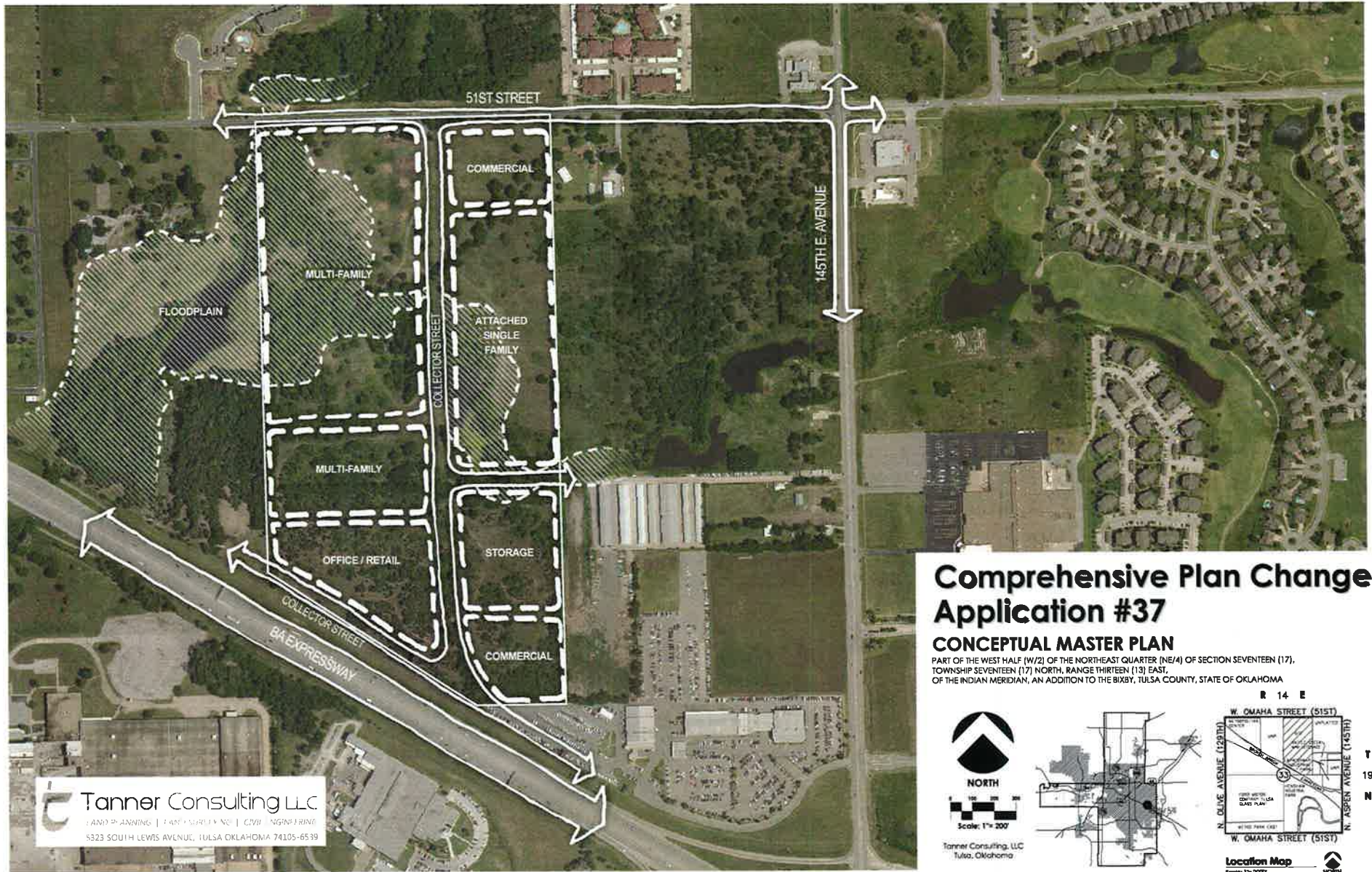
Comprehensive Plan Change App. 37

EXHIBIT A

AERIAL PHOTOGRAPHY
WITH TRACT BOUNDARY DEPICTED



11.17



Tanner Consulting LLC
 LAND PLANNING | LAND SURVEYING | CIVIL ENGINEERING
 5323 SOUTH LEWIS AVENUE, TULSA, OKLAHOMA 74105-6539

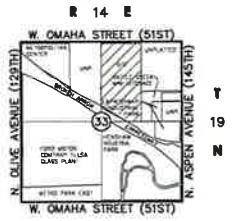
Comprehensive Plan Change Application #37

CONCEPTUAL MASTER PLAN

PART OF THE WEST HALF (W/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN, AN ADDITION TO THE BIXBY, TULSA COUNTY, STATE OF OKLAHOMA



Tanner Consulting, LLC
Tulsa, Oklahoma



Location Map
Scale: 1" = 200'

PLAT WAIVER

September 2, 2015

PUD 268 D- South of East 93rd Street South, West of South Mingo Road, (CD 7)

The platting requirement is being triggered by a major amendment to PUD 268 D.

Staff provides the following information from TAC for their August 20, 2015 meeting:

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

STREETS: No comment.

SEWER: No comment.

WATER: No comment..

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff can recommend **APPROVAL** of the plat waiver,

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

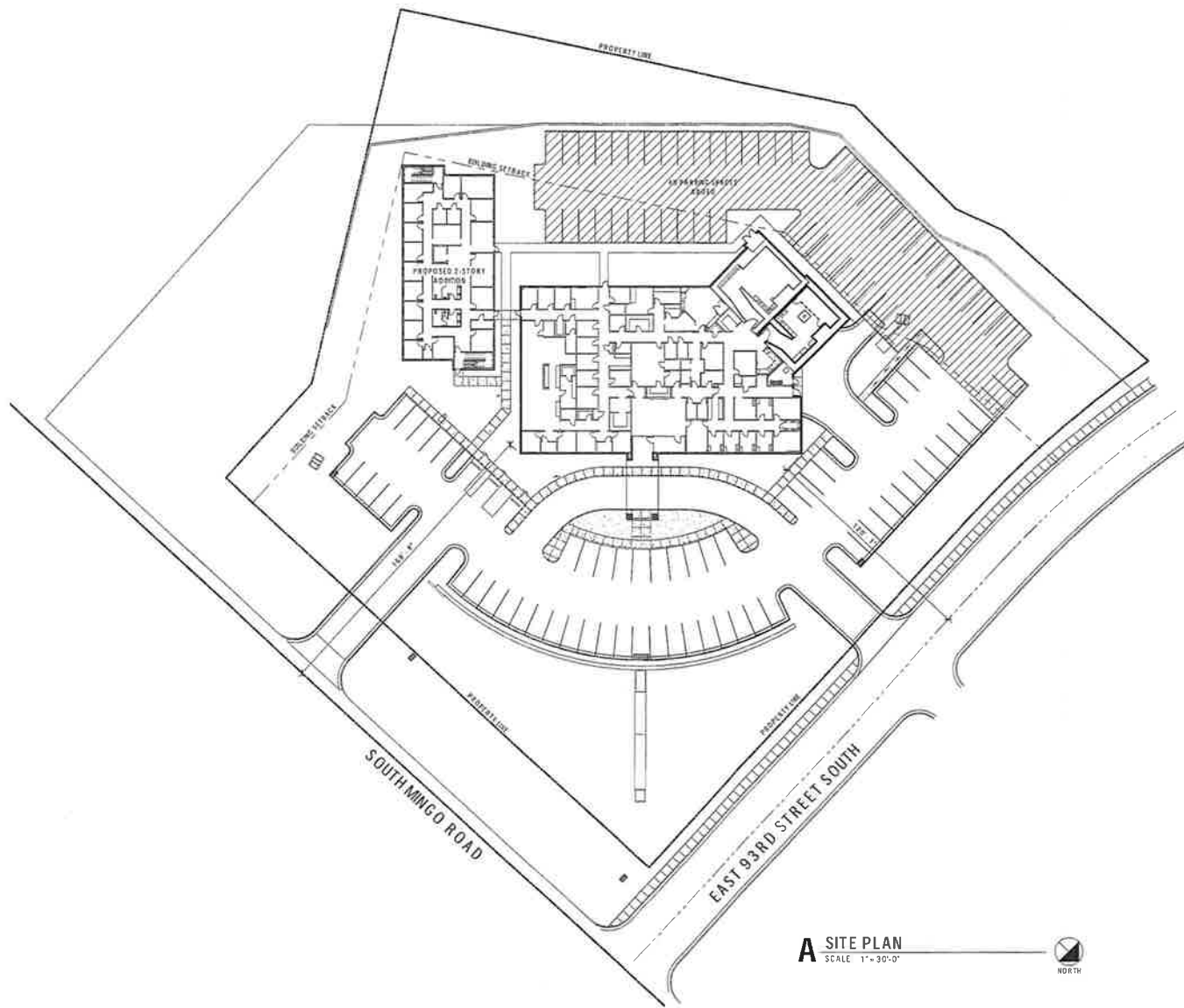
	Yes	NO
1. Has Property previously been platted?	X	
2. Are there restrictive covenants contained in a previously filed plat?	X	
3. Is property adequately described by surrounding platted properties or street right-of-way?	X	

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

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

- | | | |
|---|---|---|
| ii. Is an internal system or fire line required? | | X |
| iii. Are additional easements required? | | X |
| b) Sanitary Sewer | | |
| i. Is a main line extension required? | | X |
| ii. Is an internal system required? | | X |
| iii. Are additional easements required? | | X |
| c) Storm Sewer | | |
| i. Is a P.F.P.I. required? | | X |
| ii. Is an Overland Drainage Easement required? | | X |
| iii. Is on site detention required? | | X |
| iv. Are additional easements required? | | X |
| 7. Floodplain | | |
| 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 SITE PLAN
SCALE 1" = 30'-0"



**ADVANCED PAIN SPECIALISTS
BUILDING EXPANSION**

7.23.15

FRITZ BAILY, P.C.
1856 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3993
Fax: 918.495.3984
Web: www.fritzbailey.com
E-Mail: info@ritzbailey.com

ARCHITECTS
PLANNERS
DESIGNERS

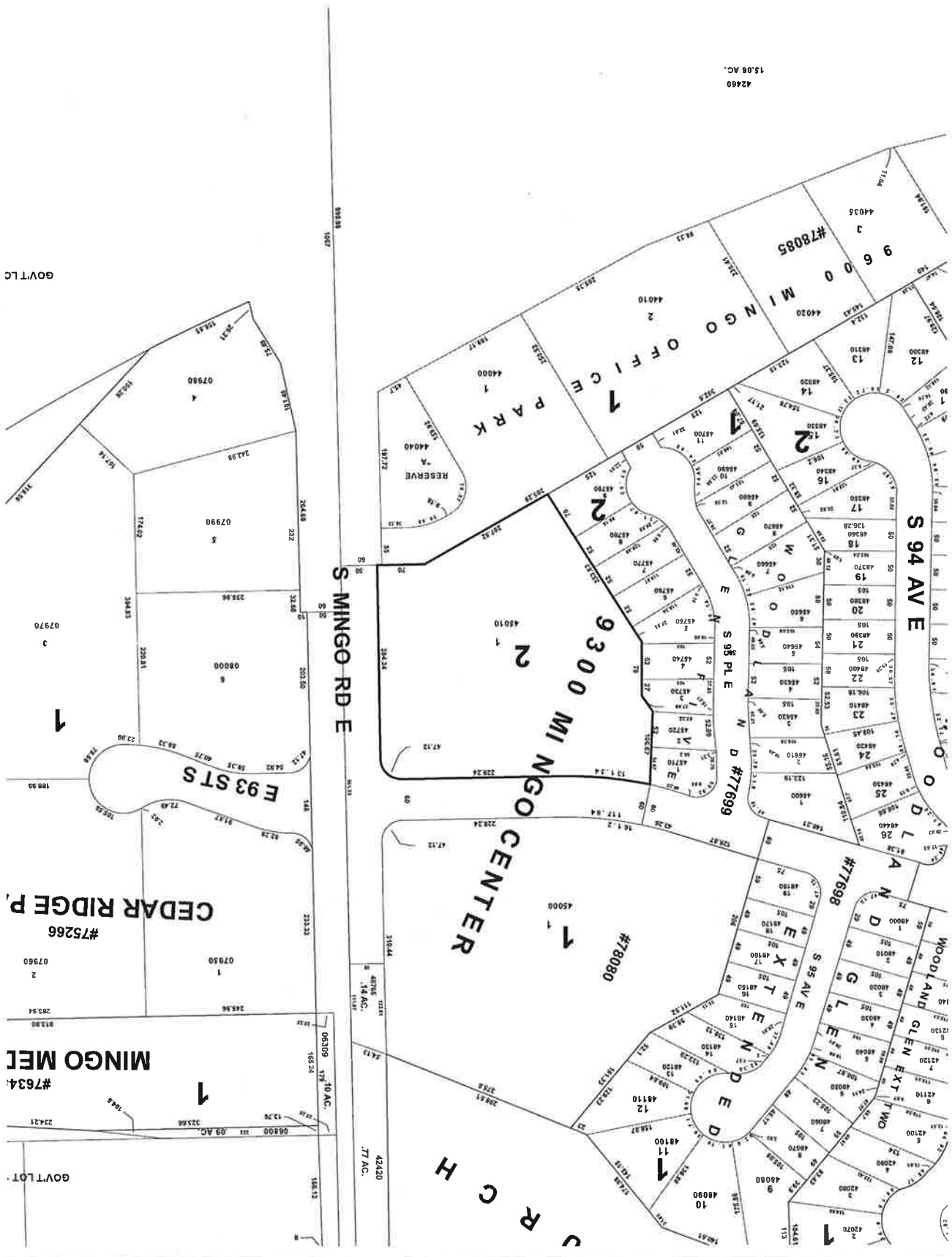


12.3

FRITZ BAILY, P.C. 1856 SOUTH BALTIMORE TULSA, OKLAHOMA 74119
 PROJECT: ADVANCED PAIN SPECIALISTS BUILDING EXPANSION
 DATE: 7.23.15

Ken Yazel
Tulsa County Assessor

1 inch = 200'



12.4



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-444

Hearing Date: September 2, 2015

Case Report Prepared by:

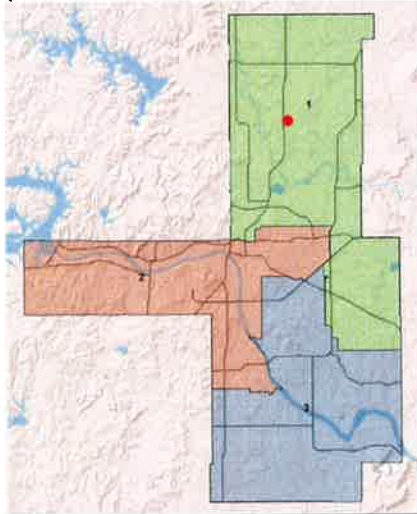
Jay Hoyt

Owner and Applicant Information:

Applicant: CFS Properties LLC/ Harlan Van Wyhe

Property Owner: Kenneth Allen West Trust

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



Applicant Proposal:

Present Use: Vacant

Proposed Use: Mini-storage

Concept summary: Rezone to CG to permit a mini-storage facility

Tract Size: 14.74 ± acres
642077.03 ± sq. ft

Location: Northwest corner of N. Yale Ave. and E. 96th St. N.

Zoning:

Existing Zoning: AG

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Corridor (North Tulsa County Comprehensive Plan)

Stability and Growth Map: n/a

Staff Recommendation:

Staff recommends denial of CG zoning

Staff recommends approval of CS zoning

Staff Data:

TRS: 1316

CZM: 10

Atlas: 0

County Commission District: 1

Commissioner Name: John Smaligo

13.1

SECTION I: CZ-444

DEVELOPMENT CONCEPT:

The applicant has requested CG zoning to allow for a mini-storage facility.

EXHIBITS:

INCOG Case map
INCOG Aerial
Applicant Exhibits:
Site Plan

DETAILED STAFF RECOMMENDATION:

The requested CG zoning is not compatible with the existing surrounding zoning. CS zoning, however does exist nearby and would be more consistent with the surrounding uses and intensities. The uses allowed by right in the CS zone are less intense than those allowed in the CG zone.

With CS zoning, the applicant would be required to receive Special Exception approval from the County Board of Adjustment in order for mini-storage to be allowed.

Staff recommends **denial** of CZ-444 request to rezone property from AG to CG and **approval** to rezone property from AG to CS.

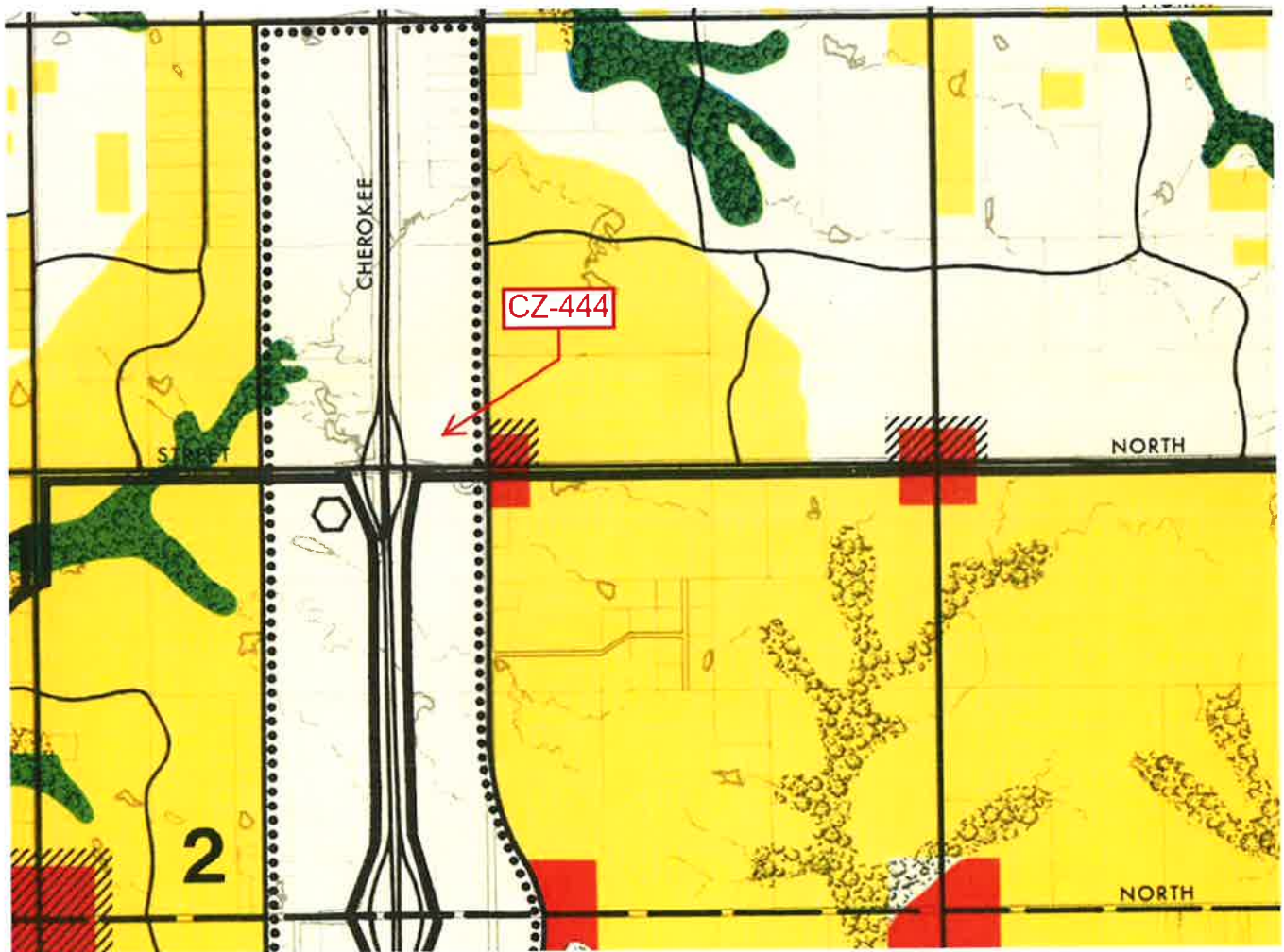
SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

No current comprehensive plan contains a designation for CZ-444 however it is designated as Corridor in the North Tulsa County Comprehensive Plan 1980-2000.

Corridors are defined as specific areas located along expressways and are to contain major employment and region serving functions in concert with a relatively high residential use.



LAND USE PLAN 1980-2000
NORTH TULSA COUNTY COMPREHENSIVE PLAN

HIGH	RESIDENTIAL	EXISTING	PROPOSED EXPRESSWAY
MEDIUM	COMMERCIAL - OFFICE	PARK	PRIMARY ARTERIAL
LOW	INDUSTRIAL	ELEMENTARY SCHOOL	SECONDARY ARTERIAL
RURAL RESIDENTIAL	RECREATION-OPEN SPACE	SECONDARY SCHOOL	COLLECTOR
DEVELOPMENT SENSITIVE	PUBLIC & QUASI-PUBLIC	FIRE STATION	RAILWAY
SPECIAL DISTRICT	AGRICULTURE	OTHER	
CORRIDOR	PLANNING AREA BOUNDARY		

Transportation Vision:

Major Street and Highway Plan: North Yale Avenue and East 96th Street North are both designated as secondary arterials.

Trail System Master Plan Considerations: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is located on East 96th Street North between Highway 75 and North Yale Avenue. The site is currently vacant farmland.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Yale Avenue	Secondary Arterial	100 feet	2
East 96 th Street North	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water. A state approved septic system is anticipated for this site.

Surrounding Properties: The subject tract is abutted on the east by single-family residences, zoned AG; on the north by farmland, zoned AG; on the south by vacant land, zoned AG; and on the west by Highway 75, zoned AG.

SECTION III: Relevant Zoning History

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

CZ-357/ PUD-715 July 2005: All concurred in **approval** of a request for rezoning a 9.6± acre tract of land from AG to RE/CS and a proposed Planned Unit Development for mechanical and plumbing business and single-family use, on property located west of the southwest corner East 96th Street North and Highway 75 North.

CBOA-1841 April 17, 2001: The Board of Adjustment **approved** a *Special Exception* to permit a mini-storage in a CS district; and a *Special Exception* to permit a dwelling unit in a CS district to provide security for the mini-storage, with condition to provide low intensity lighting and away from residential area, on property located on the northwest corner of East 96th Street North and Highway 75 North, also known as 4335 E. 96th St. N.

CZ-276 December 2000: A request to rezone a 31± acre tract from AG to CS was **withdrawn** by the applicant prior to public hearing, on property located on the southeast corner of East 96th Street North and High 75 North.

CZ-264 May 2000: A request was made to rezone a 3.8± acre tract from RS to CS, for a mini-storage facility, on property located on the northwest corner of East 96th Street North and Highway 75 North. TMAPC recommended **approval** of CS zoning on south 150' of the tract and denial of the balance.

13.4

CZ-205 August 1993: All concurred in **approval** of a request to rezone a 4+ acre tract from CS to RS for residential development, on property located on the northwest corner of East 96th Street North and Highway 75 North.

CBOA-560 June 18, 1985: The Board of Adjustment **approved** a *Special Exception* to permit church use; subject to plat and stipulating ingress and egress to the property and returning to the Board with a plot plan showing location of proposed building, septic system and parking area; and a *Variance* of the all-weather material for a parking surface to be gravel; for a time limit of one year, on property located on the southwest corner of 96th St. N. and Highway 75.

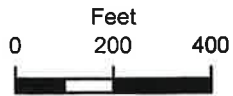
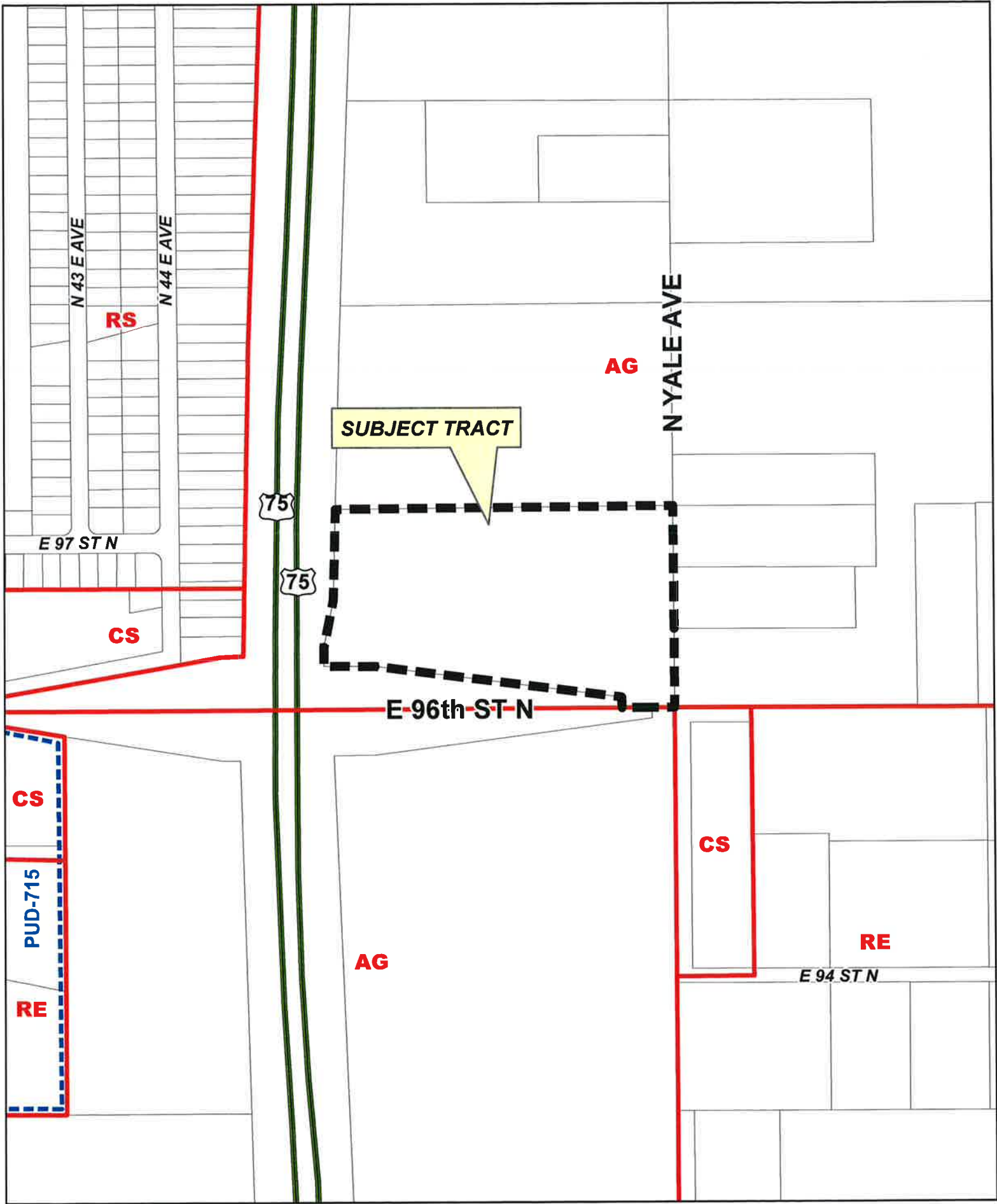
CZ-56 August 1982: A request to rezone a 60+ acre tract located in the northwest corner of East 96th Street North and U. S. Highway 75 North and including the north half of the subject tract, from RE and CS to RMH was filed. The applicant amended the request by re-advertising for a change from RE and CS to RS. All concurred in **approval** of the requested RS zoning, leaving the CS portion of the tract.

CZ-29 August 1981: A request to rezone 60+ acres from RE to CG and RMH on property located north and west of East 96th Street North and U. S. Highway 75 North. All concurred in **approval** of rezoning the 10 acres at the immediate intersection on the southeast corner of the tract to CS and denial of the balance.

CZ-7 February 1981: All concurred in **denial** of a request for rezoning a 5+ acre tract of land from RE to IM for a concrete ready mix plant, on property located on the northwest corner of 96th St. N. and Highway 75 North.

9/2/2015 1:30 PM

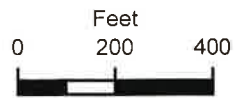
13.5



CZ-444

21-13 16





Subject Tract

CZ-444

21-13 16

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

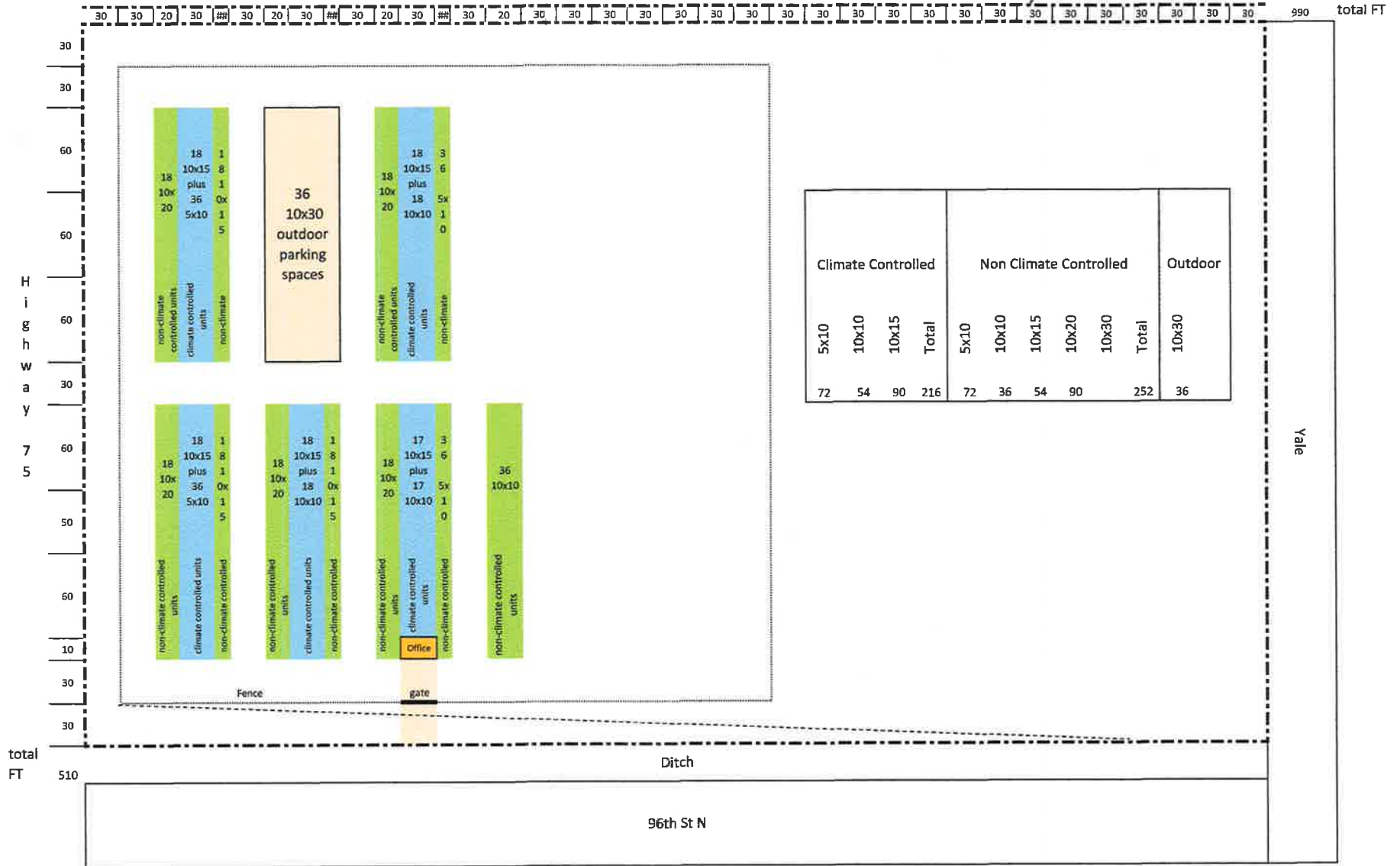
Aerial Photo Date: March 2014



13.7

Rick Yorman 918-724-2879

ryorman@sbcglobal.net



13.8



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7312

Hearing Date: September 2, 2015

Case Report Prepared by:

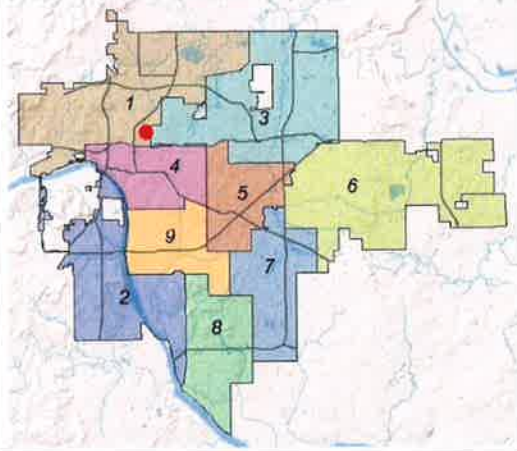
Jay Hoyt

Owner and Applicant Information:

Applicant: Tulsa Habitat For Humanity, Inc

Property Owner: TULSA HABITAT FOR HUMANITY INC

Location Map:
(shown with Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-family residential

Concept summary: Rezone to RM-1 to permit 6 single-family dwellings

Tract Size: 0.91 ± acres
39713.81 ± sq. ft

Location: Southwest corner of N. Quincy Ave. and E. Latimer St.

Zoning:

Existing Zoning: CH

Proposed Zoning: RM-1

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0331

CZM: 29

Atlas: 78

City Council District: 1

Councilor Name: Jack Henderson

County Commission District: 1

Commissioner Name: John Smaligo

14.1

SECTION I: Z-7312

DEVELOPMENT CONCEPT:

The applicant is proposing to rezone a property that is currently in CH zone to RM-1 zone. The applicant proposes to construct 6 single-family houses at this location.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:

Z-7312 requesting RM-1 (Residential Multifamily) as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

RM-1 zoning is harmonious with existing surrounding property; and

RM-1 zoning is consistent with the expected future development pattern of the proximate properties; therefore

Staff recommends **APPROVAL** of Z-7312 for the rezoning from CH to RM-1

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7312 is included in Downtown Neighborhood and an Area of Growth. The rezoning request will complement the vision identified. The RM-1 zoning designation will provide the opportunity for neighborhood development and allow density to match the long term vision for the area.

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: Residential Collector

Residential collector streets strengthen neighborhood cohesion, promote alternative transportation, calm traffic and connect recreational destinations. They typically can be applied in two instances: in new residential neighborhoods or as retrofits in existing residential or downtown streets that may be wide, but not provide sufficient parking, bicycle and pedestrian accommodations or traffic calming measures.

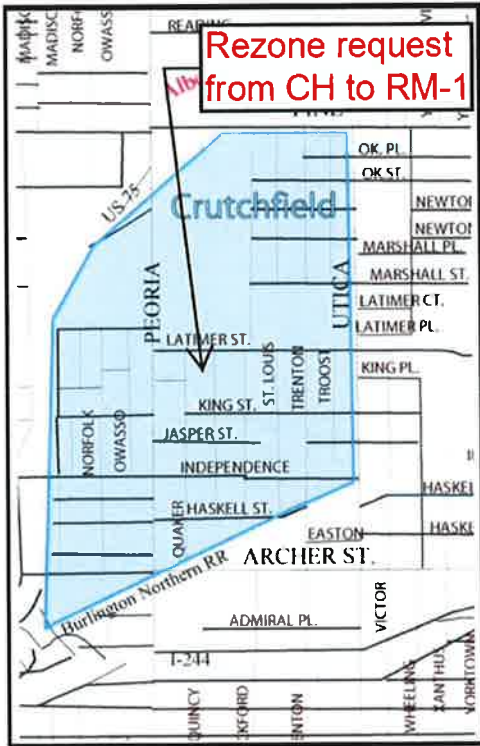
In both cases residential collector streets tend to be more pedestrian oriented than commuter streets, giving higher priority to landscaped medians, tree lawns, sidewalks, on-street parking and bicycle lanes than to the number of travel lanes.

Residential collector streets consist of two to four travel lanes and place a much higher priority on pedestrian and bicycle accessibility than on auto mobility.

Trail System Master Plan Considerations: None

Small Area Plan: Crutchfield Neighborhood

Staff Summary: Rezoning the site from CH to RM-1 is consistent with the vision of the Crutchfield Neighborhood Small Plan adopted by City Council in July 2004.



The Crutchfield Neighborhood

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is primarily vacant with a portion being used for parking trucks for a local moving company

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

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Quincy Avenue	No Designation	50 feet	2
East Latimer Place	Residential Collector	60 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single family-residences, zoned RM-1; on the north by a disused industrial site, zoned IM; on the south by a moving company, zoned CH; and on the west by single-family residences, zoned CH.

14.4

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18520 dated July 27, 1995, established zoning for the subject property.

Subject Property:

Z-6492 July 1995: All concurred in approval of a request for rezoning a 1.44± acre tract of land from OL to CH for a moving company use, on property located on the southwest corner of E. Latimer St. N. and N. Quincy Ave.

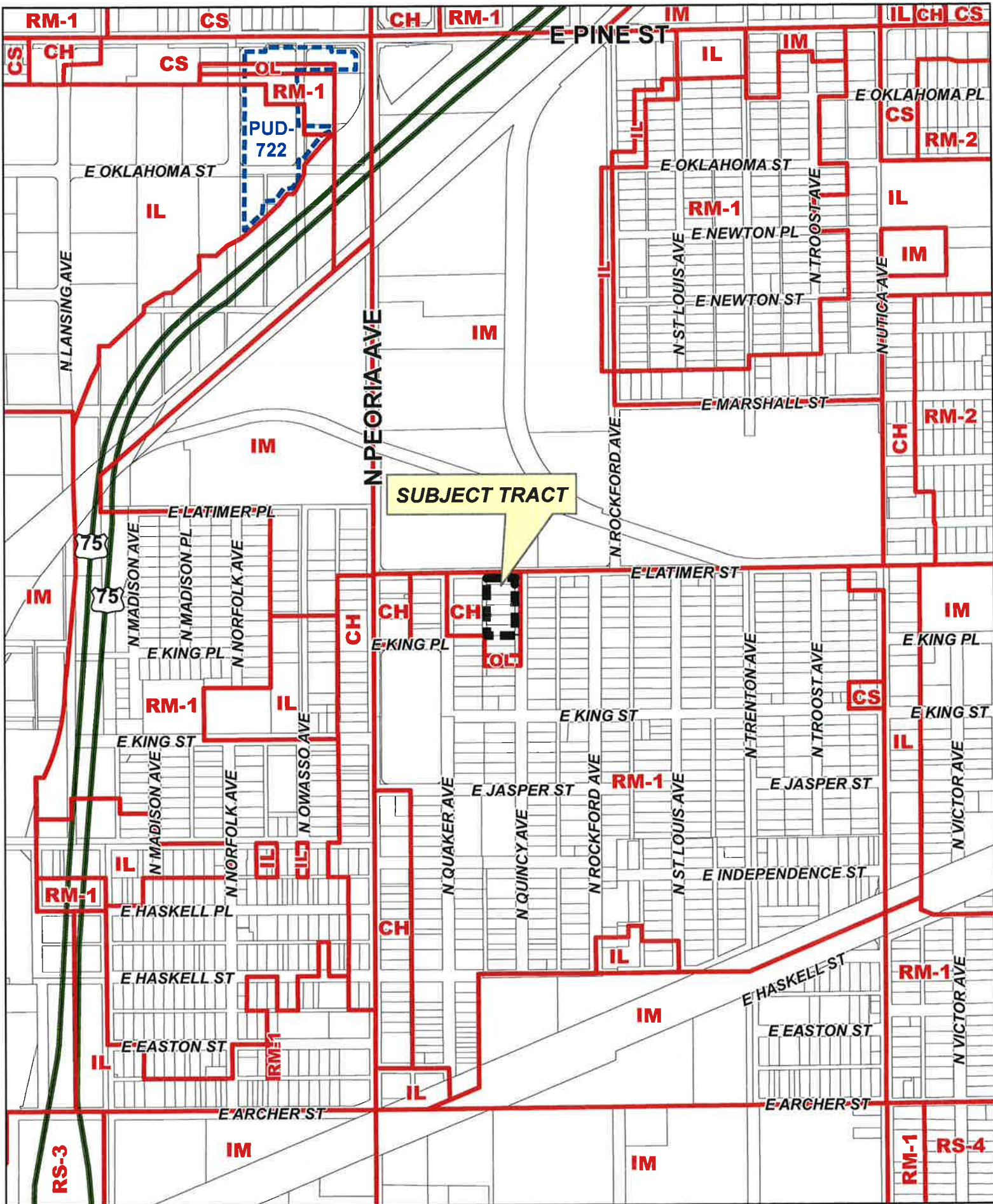
Surrounding Property:

BOA-20188 January 24, 2006: The Board of Adjustment **approved** a *Special Exception* to permit a community center (Use Unit 5) (Section 401); a *Variance* of 35 ft building height to 45 ft; and a *Variance* of structure height to 50 ft for ropes course structures in an RM-1 district, on property located south of the southeast corner of N. Peoria Ave. and E. Latimer St., also known as 1006 North Quaker Avenue.

BOA-18526 October 12, 1999: The Board of Adjustment **approved** a *Special Exception* to allow for one single-family dwelling per lot in a CH district, the houses must meet the RS-4 yard requirements, on property located at south of the southeast corner of E. Latimer St. and N. Quaker Ave.

9/2/2015 1:30 PM

14.5



SUBJECT TRACT



Z-7312

20-13 31

14.6





E PINE ST

E OKLAHOMA PL

E OKLAHOMA ST

E OKLAHOMA ST

E NEWTON PL

E NEWTON ST

E MARSHALL ST

E LATIMER ST

E KING PL

E KING ST

E JASPER ST

E JASPER ST

E INDEPENDENCE ST

E HASKELL PL

E HASKELL ST

E EASTON ST

E ARCHER ST

E HASKELL ST

E EASTON ST

E ARCHER ST

N LANSING AVE

N PEORIA AVE

N ROCKFORD AVE

N MADISON AVE

N MADISON PL

N NORFOLK AVE

N MADISON AVE

N NORFOLK AVE

N OWASSO AVE

N QUAKER AVE

N QUINCY AVE

N ROCKFORD AVE

N ST LOUIS AVE

N TRENTON AVE

N TROOST AVE

N VICTOR AVE

N VICTOR AVE

75

75

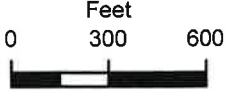
Z-7312

20-13 31

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

Aerial Photo Date: March 2014

14.7



Subject Tract



E LATIMER ST

N QUAKER AVE

N QUINCY AVE

E KING PL



Subject Tract

Z-7312

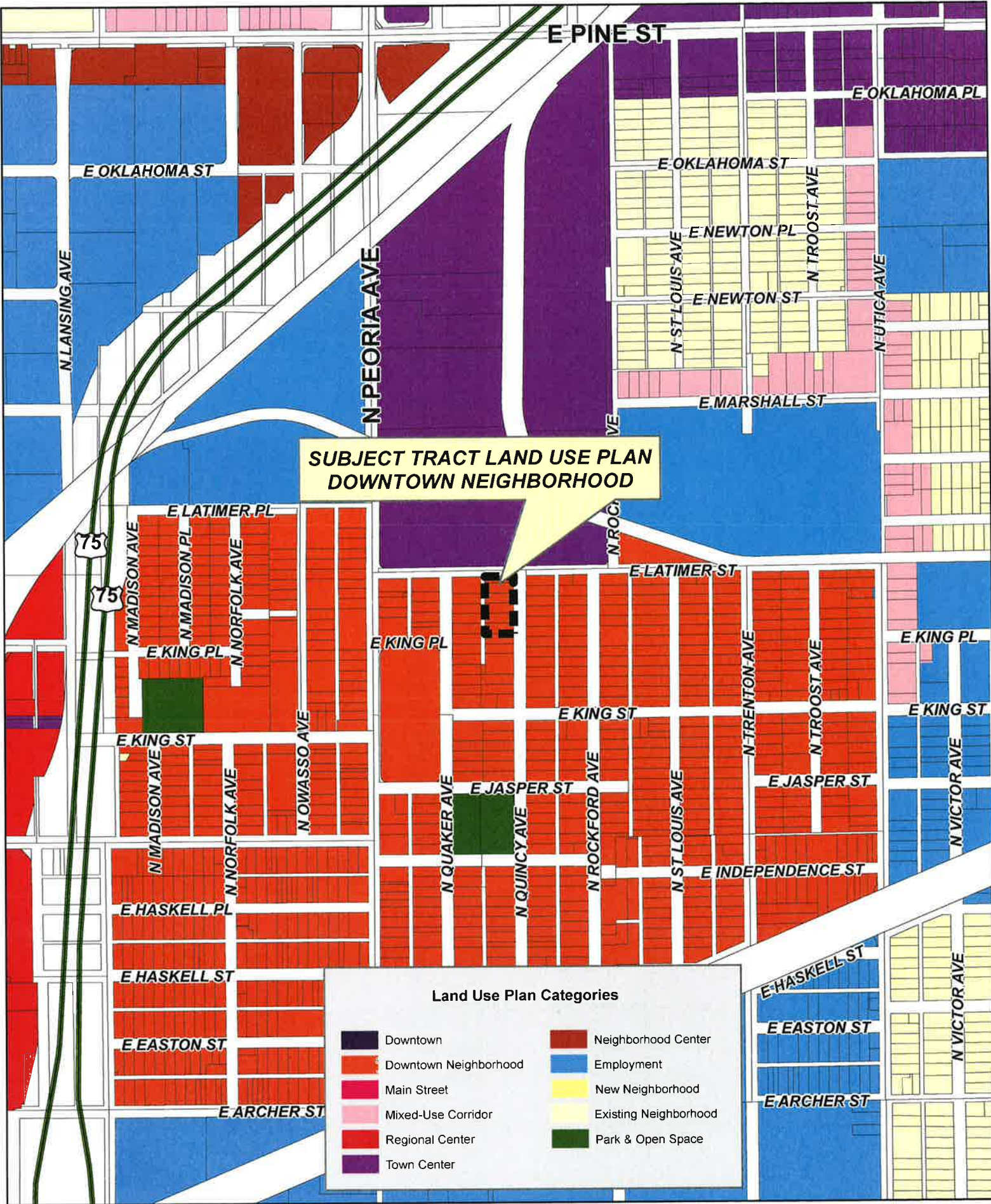
20-13 31

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

Aerial Photo Date: March 2014

14.8

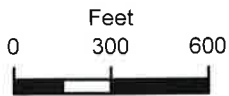




**SUBJECT TRACT LAND USE PLAN
DOWNTOWN NEIGHBORHOOD**

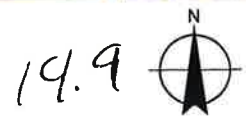
Land Use Plan Categories

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



Z-7312

20-13 31

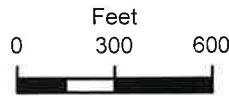




SUBJECT TRACT

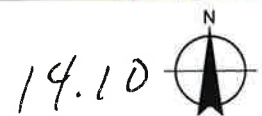
Growth and Stability

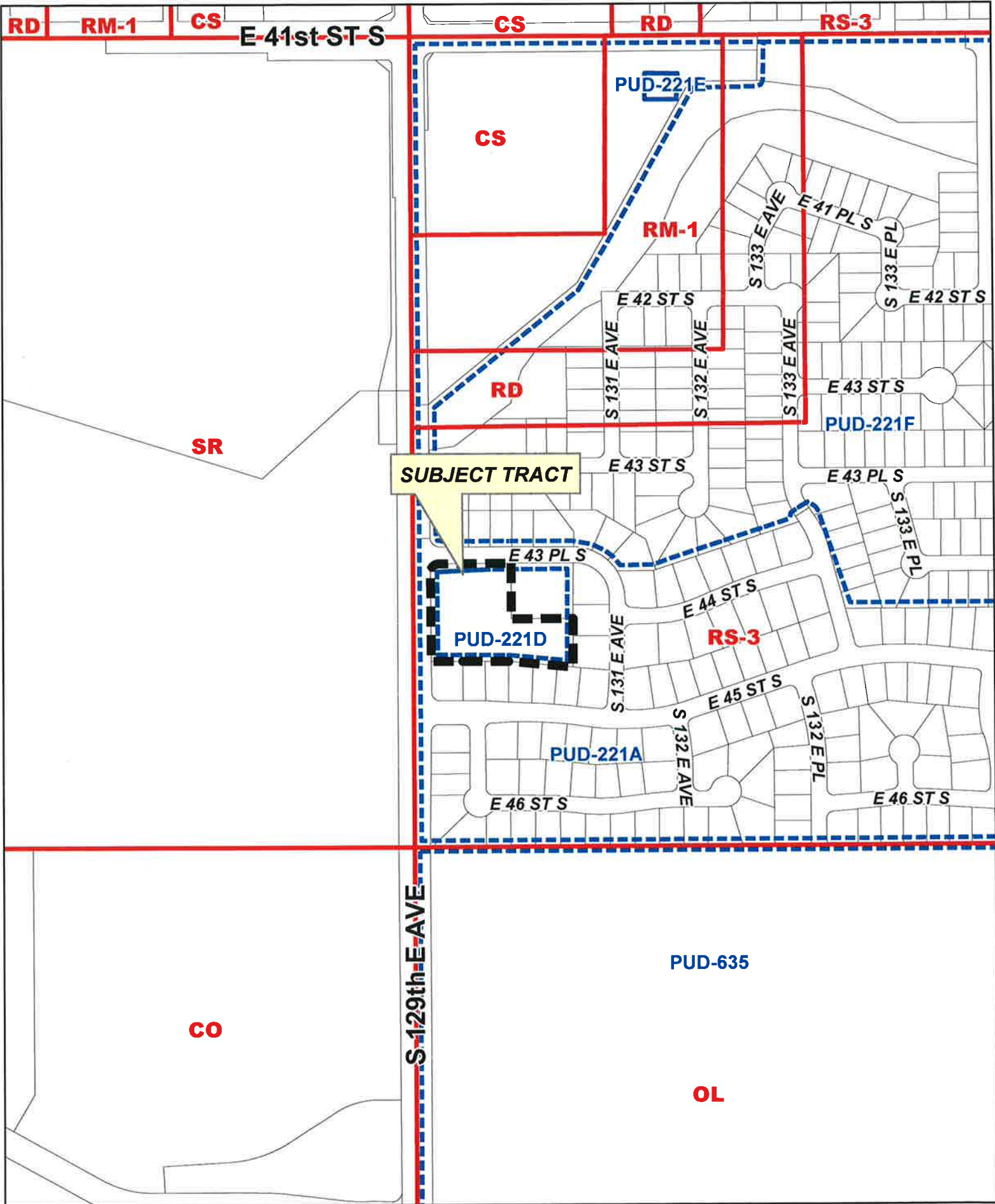
- Area of Growth
- Area of Stability



Z-7312

20-13 31





SUBJECT TRACT

PUD-221-H

19-14 28

15.1



From: Mike Joyce [mailto:mjoyce@joycelawok.com]

Sent: Tuesday, August 25, 2015 10:21 AM

To: Wilkerson, Dwayne

Cc: Randy Westbrook; Mike Joyce

Subject: Re: PUD 221H - 129th and 43rd Place - Request for Continuance - Notice of Intent to Amend Application

Dwayne,

Thank you for the follow-up. Very much appreciated.

I will coordinate the handling of the easement with my client and with Randy. We will update drawings to indicate the easement, but not as a part of the PUD. I'll also ask Randy to get you street elevations of the proposed masonry wall to the south and east boundaries of the PUD site. This will confirm that we are requesting a continuance to the 9-16-2015 hearing date. I'll also send you a separate confirmation of the same.

Let me know if you have questions or comments. Thanks again.

All the best,

Mike Joyce

Sent from my iPhone



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-128-I

(Related to Z-7314 to rezone from RM-2/RS-4/PUD 128-H to AG)

Hearing Date: September 2, 2015

Case Report Prepared by:

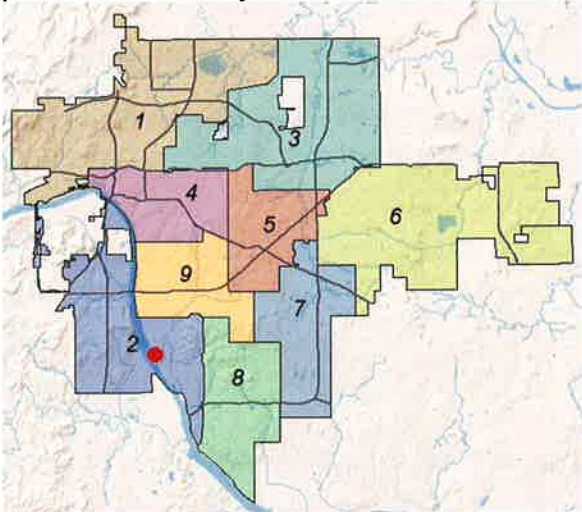
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owner: TULSA PUBLIC FACILITIES

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



Applicant Proposal:

Present Use: Helmerich park/playground and open space

Proposed Use: None

Concept summary: PUD 128-E was approved in 1987 and is no longer relevant to the vision and anticipated development pattern for this property. This amendment request will abandoned a portion of the PUD. A concurrent rezoning request has been submitted to change the underlying zoning from RM-2 and RS-4 to AG.

Tract Size: 54.98 ± acres

Location: South of southwest corner of S. Riverside Dr. and East 71st Street South.

Zoning:

Existing Zoning: RS-4/ RM-2/ PUD-128E

Proposed Zoning: AG/ PUD-128-I

Comprehensive Plan:

Land Use Map: Park and Open Space

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8307

CZM: 52, 51

Atlas: 1139/ 1278/ 1425

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

16.1

SECTION I: PUD-128-I

DEVELOPMENT CONCEPT:

PUD 128-E was originally a 92 acre site that was approved in 1987 for a large office, commercial, multifamily mixed use project and divided into eight development areas.

Development Area A:	Office and Retail
Development Area B:	Office
Development Area C and D:	Office and Retail
Development Area E:	Office
Development Area F&G:	Multi family with accessory commercial
Development Area H:	Open Space

In summary the original PUD permits more than 1,900,000 square feet of office space, approximately 85,000 square feet of retail commercial development and 552 multi-family dwelling units. The multi family area was limited to Areas F and G which has been combined to a single development area with a minor amendment PUD-128-E-1 in 1994.

Two additional minor amendments PUD-128-E-2 (1994) and PUD-128-E-3(1995) were approved regarding signage in the combined development areas F and G where the apartments are now located.

Minor amendment PUD-128-E-4 (1997) was approved to allow a public park and related facilities on 67.29 acres in Development Areas A, B, C, D, E and H. Development Area F/G was excluded from that use.

Abandonment of PUD 128-E Development Areas C, D, E and H will not have an effect on the previous approvals except the existing Helmerich Park which will become a legally non-conforming use.

Development Areas A and B on the north side of the project were approved 2015 and are excluded from this abandonment request.

The area that is included in the abandonment request includes a 55 acre +/- tract that includes a portion of PUD 128-E including Development areas currently known as Development Areas C, D, E and H.

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

DETAILED STAFF RECOMMENDATION:

The existing PUD 128-E as defined in development areas C,D,E is not consistent with the Tulsa Comprehensive Plan and is not consistent with the expected development pattern for the site; and

16.2

Abandonment of a portion of PUD 128-E will allow redevelopment possibilities that may be consistent with the Tulsa Comprehensive Plan and will require that all redevelopment approvals will be routed through the City Council except where special exceptions may allow some uses through the Board of Adjustment ; and

Abandonment of a portion of PUD 128-E is non injurious to the surrounding properties; and

Abandonment of a portion of PUD 128-E will remove the park approval for Helmerich Park near Riverside on the north side of the existing apartment project leaving the site as a legally non conforming use. Staff recommends a follow up with the City of Tulsa Board of Adjustment to request a special exception for Use Unit 5 requesting approval for the park use on the remainder of the 55 acre tract that will be abandoned with PUD 128-I.

Staff recommends Approval of PUD-128-I which will abandon development areas C, D, E and H within PUD 128-E.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The abandonment of the existing PUD is supported by the Tulsa Comprehensive plan. The Tulsa Comprehensive Plan currently illustrates this area as an area of stability and a Park and Open Space area.

Land Use Vision: Park and Open Space

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

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Destination and cultural parks

These areas include Turkey Mountain Urban Wilderness Area, Woodward Park, RiverParks, the Gathering Place, Mohawk Park & Zoo, LaFortune Park and similar places. These parks offer a range of amenities over a large, contiguous area. Amenities at these parks include not only outdoor facilities, but also events spaces, museums, club houses, zoos, and park-complementing retail and service establishments which do not egregiously encroach into protected natural areas. These parks draw visitors from around the metro area, and have the highest tourism potential. Ensuring public access (and appropriate infrastructure investments) is a major facet of planning for these establishments. Destination and cultural parks are large scale, dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.

16.3

Local parks

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Open space

Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city's natural systems. Open space tends to have limited access points, and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare, and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: Parkway / Multi Modal corridor

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

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

Trail System Master Plan Considerations:

16-4

The existing trail will be an integral part of the trail system along the banks of the Arkansas River. Abandonment of the PUD will allow future redevelopment considerations that were not part of the considerations in the 1980's. Future development will be encouraged and can provide an opportunity to integrate stronger design components that consider the river, the trail system and the transportation system into any redevelopment plan.

Small Area Plan: None

Special District Considerations: Arkansas River Corridor

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Open Space

Environmental Considerations: None that would affect redevelopment opportunities.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Riverside Parkway	Parkway	150 feet	4+

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by Riverside Parkway, east of the Parkway a wide mix of commercial, office, medical, community services and residential properties zoned CS, OL, RS-2, RS-4, OM and RM-1; on the north by a commercial development in development area A and B that will remain in PUD 128-E, zoned RM-2, CS and OMH; on the south by an apartment project in development area F/G of 128-E, zoned RM-2; and on the west by the Arkansas River.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17523 dated June 27, 1991 (RS-4), and 16898 dated October 2, 1987 (PUD-128-E), and 16521 dated December 23, 1985 (RM-2), and 15154 dated October 6, 1981 (RM-2), and 12614 dated October 18, 1972 (RM-2) established zoning for the subject property.

Subject Property:

Z-6313 June 1991: All concurred in **approval** of a request for rezoning a 5.25± acre tract of land from RS-2 to RS-4, for single-family use, on property located north of the northeast corner of E. 75th Pl. and S. Quincy Ave.

PUD-128-E September 1987: All concurred in **approval** for a Major Amendment to PUD-128-D to reallocate floor area, revise development areas, and redistribute uses; uses including office and retail, office, multifamily with accessory commercial and open space. On a 96± acre tract located on the southwest corner of East 71st Street and Riverside Parkway.

16.5

Z-6079/ PUD-128-D December 1985: All concurred in **approval** of a request for rezoning a 91± acre tract of land from AG/ RM-2/ FD to RM-1/ OMH/ CS and a Major Amendment to PUD to add property and to redefine Development Areas and Development standards, on property located on the southwest corner of E. 71st St. and the proposed Riverside Parkway.

PUD-128-A December 1979: All concurred in **approval** of a proposed Major Amendment to PUD on a 160± acre tract of land to exclude 6± acres and reallocate the permitted residential densities on property located south of 71st St. and west of Joe Creak Channel.

Z-5598 October 1981: All concurred in **approval** of a request for rezoning a tract of land from AG to RM-2 on property located on the southeast corner of East 75th Place and Riverside Drive and is also a part of the subject property.

PUD-128 October 1972: All concurred in **approval** of a proposed PUD allowing a total of 4,441 residential units on a 278+ acre tract located between Lewis Avenue and the Arkansas River and between 71st Street and 81st Street.

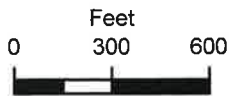
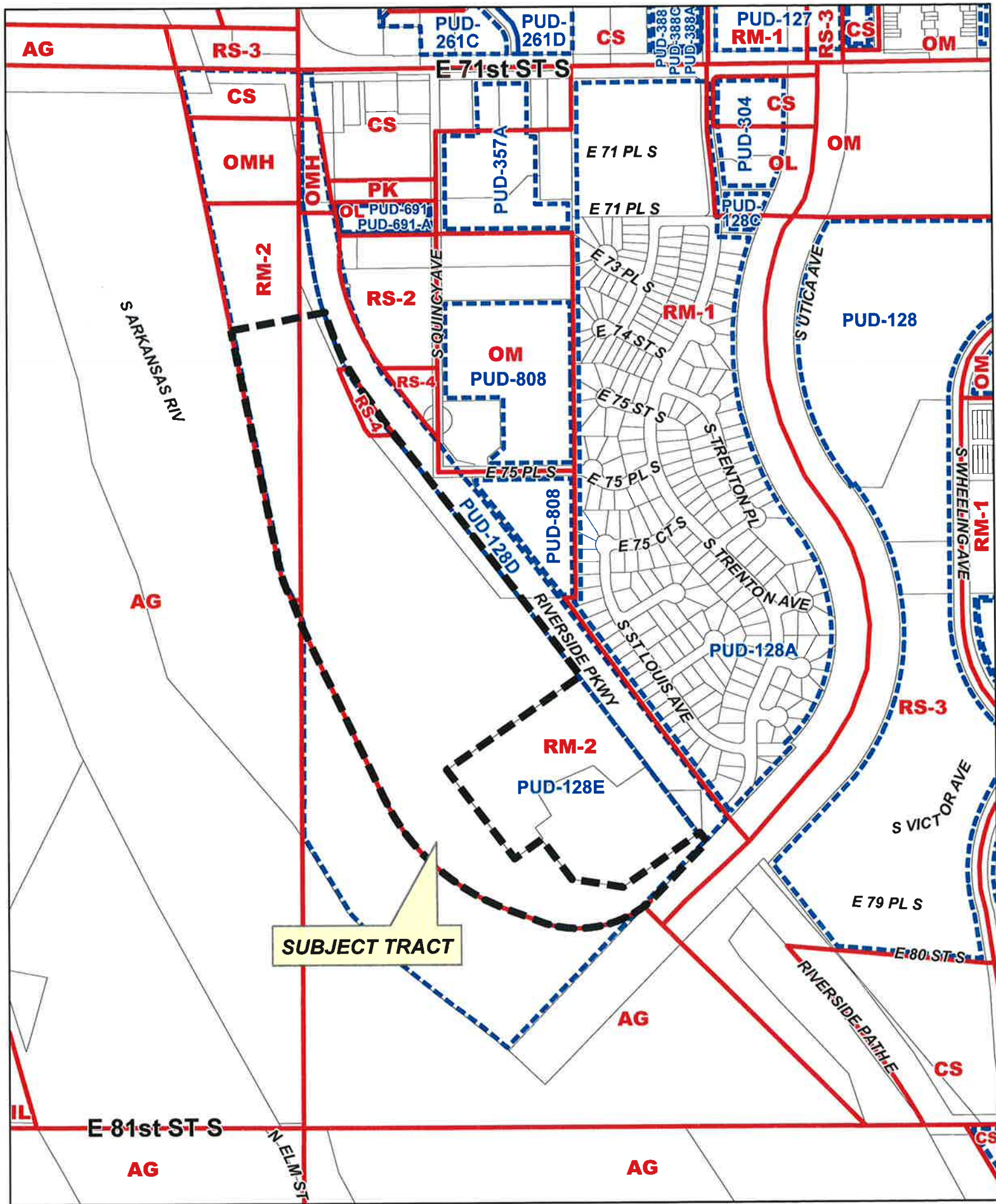
Z-4245 October 1972: All concurred in **approval** of a request for rezoning a 348± acre tract of land from AG to RS-3/ RM-1/ RM-2 on property located between 71st St. to 81st St. and from Lewis Ave. to the east boundary of the Arkansas River and a part of the subject property.

Surrounding Property:

PUD-128-E-5 May 20, 2015: All concurred in **approval** of a proposed Minor Amendment to PUD on a 36± acre tract of land to reallocate floor area within Development Areas A, B and C; amend Development area boundaries between A and B and to amend the standards in A, B and C, subject to the detail site plan returning to TMAPC for approval, and that transparency is greater than 15% along the River/Trail sides of the building in the north 75 ft. of the west wall, and subject to the three amendments submitted by Mr. Reynolds (Exhibit B-1) on property located on the southwest corner of E. 71st St. and Riverside Drive.

9/2/2015 1:30 PM

16.4



PUD-128-I ABANDONMENT

18-12 12 & 18-13 07

16.7





E 71st ST S

E 71 PL S

E 71 PL S

E 73 PL S

E 74 ST S

E 75 ST S

E 75 PLS

E 75 PLS

E 75 ST S

S TRENTON PL

S TRENTON AVE

S ST LOUIS AVE

RIVERSIDE PKWY

S UTICA AVE

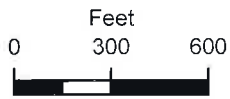
S WHEELING AVE

E 79 PL S

E 80 ST S

E 81st ST S

N ELM ST



Subject Tract

PUD-128-I ABANDONMENT

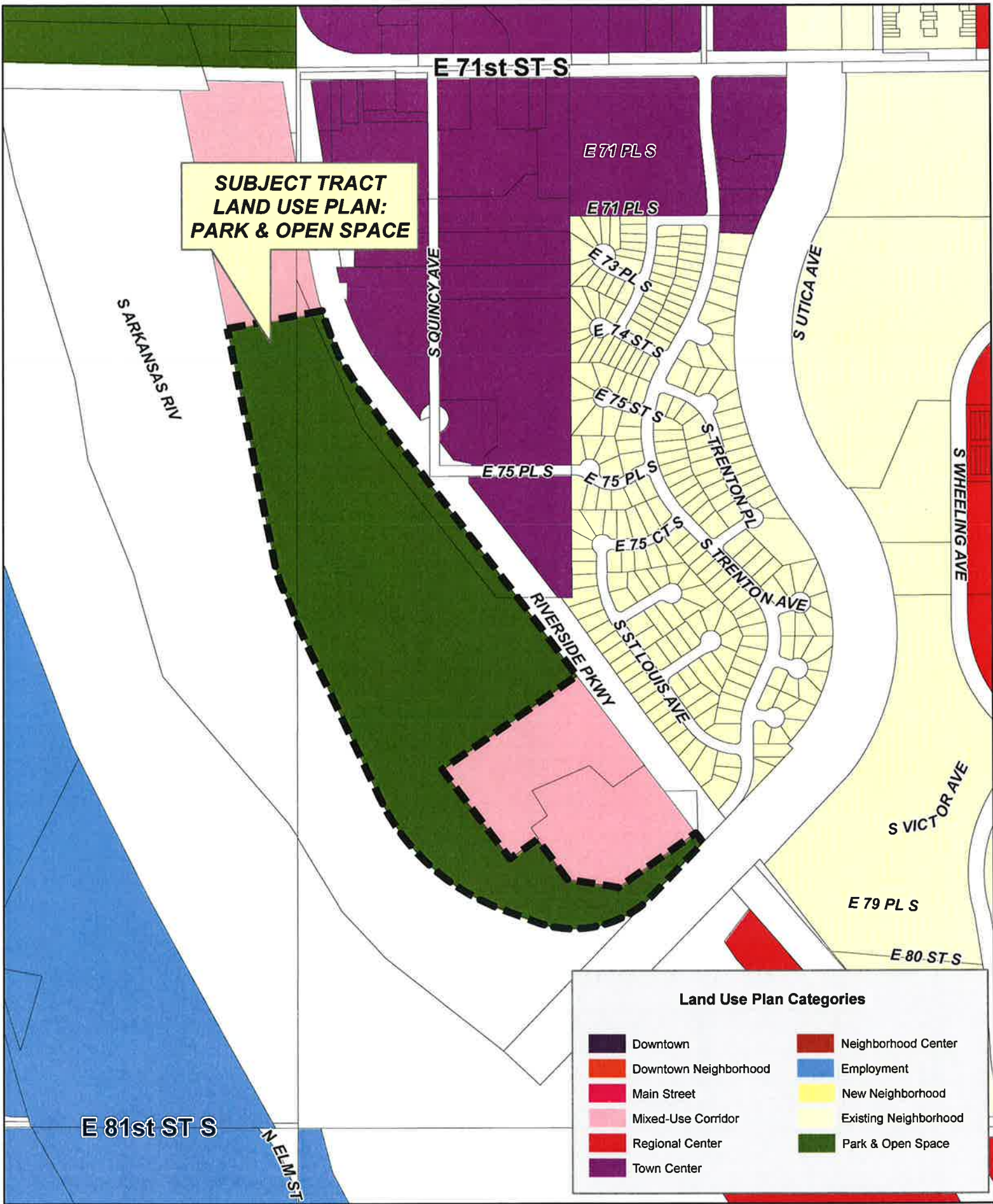
18-12 12 & 18-13 07

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

Aerial Photo Date: March 2014

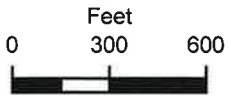


16.8



**SUBJECT TRACT
LAND USE PLAN:
PARK & OPEN SPACE**

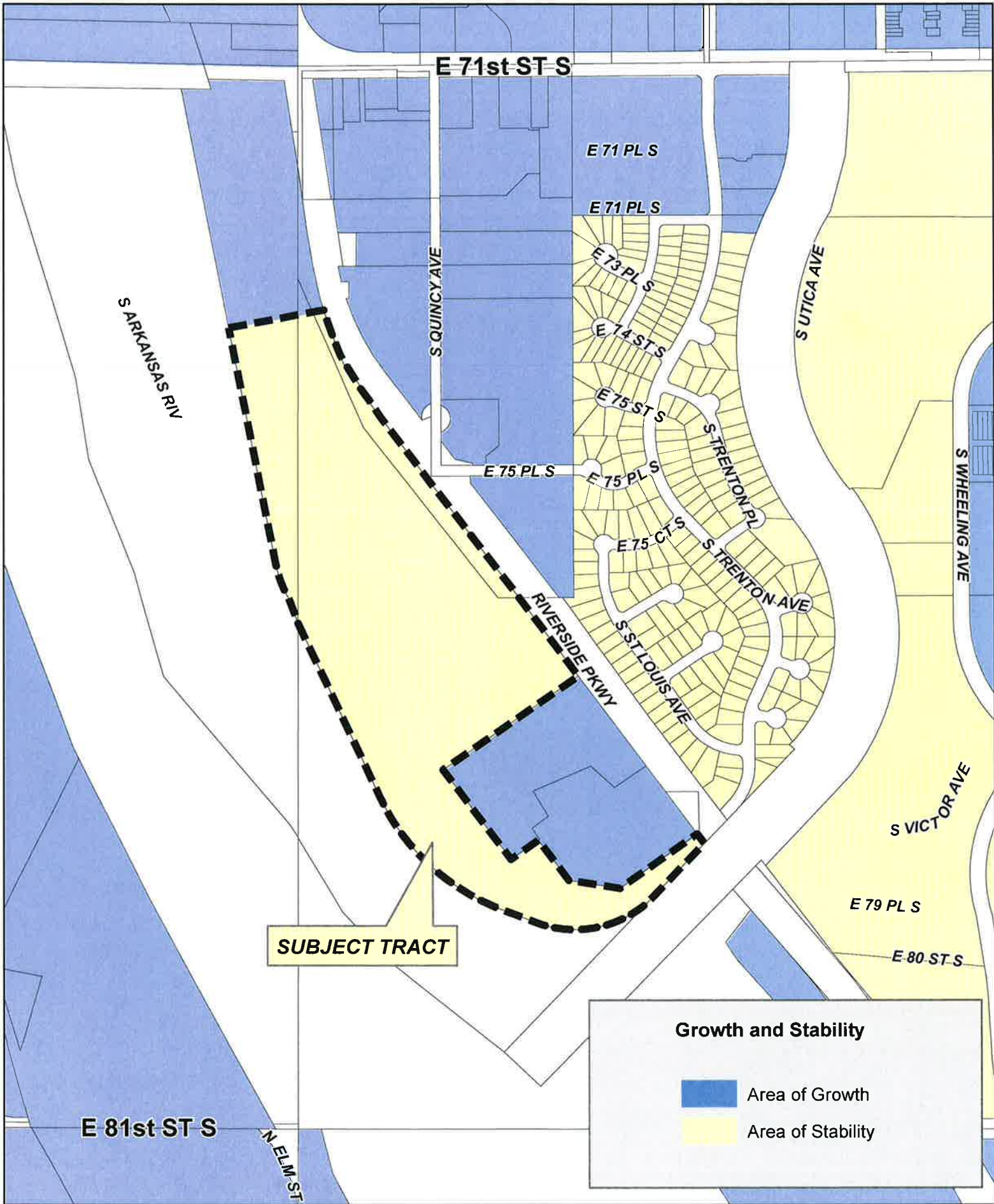
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park & Open Space
	Town Center		



PUD-128-I ABANDONMENT

16.9





PUD-128-I ABANDONMENT

18-12 12 & 18-13 07

16.10



To: Tulsa City Councilors

From: Susan Miller, AICP 

cc: Janine VanValkenburgh, City Attorney's Office

Date: July 6, 2015

Re: City Council direction to Planning Commission to hold a public hearing of a proposed map amendment

At the June 18 City Council Urban and Economic Development Committee meeting, the Council asked that TMAPC staff coordinate with Council staff to place an item on a future agenda to address the rezoning of a 54.98 acre property as described by the attached legal description and map. The property that is the subject of this request comprises the majority of Helmerich Park. The remainder of the park (approximately 12 acres at the southwest corner of 71st and Riverside) is planned for commercial development in accordance with a recently approved minor amendment to PUD-128-E (PUD-128-E-5).

The Council discussed the desire to initiate a rezoning request to abandon PUD-128-E on the remainder of Helmerich Park (south of PUD-128-E-5) and rezone from RM-2 to AG.

Section 1703.B of the City of Tulsa Zoning Code outlines the process by which map amendments are initiated by Planning Commission/City Council: "In any instance, the Planning Commission, upon its own motion may, or on the written request of any person may, or at the direction of the City Council shall, hold a public hearing, giving notice thereof, of a proposed map amendment. After holding the public hearing, the Planning Commission shall within 15 days transmit its report and recommendation to the City Council."

For the Council to put this request in action, a motion would need to be made to direct Planning Commission to hold a public hearing to consider abandonment of PUD 128-E and rezoning from RM-2 to AG on the subject property.



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7314

(Related to PUD 128-H to vacate part of PUD 128-E)

Hearing Date: September 2, 2015

Case Report Prepared by:

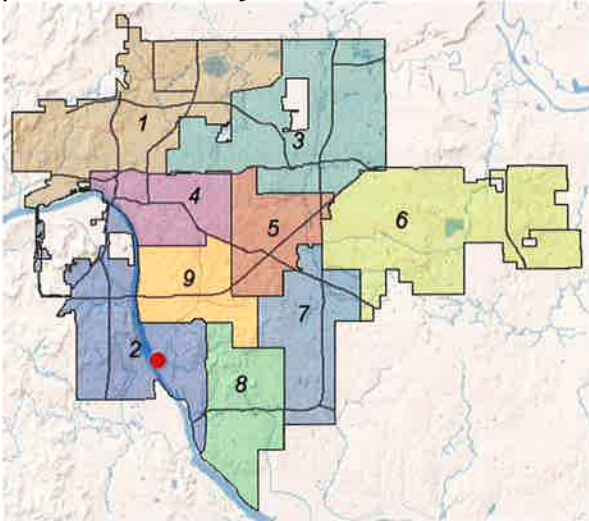
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owner: TULSA PUBLIC FACILITIES

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Helmerich park/playground and open space

Proposed Use: None

Concept summary: This rezoning request is in conjunction with PUD 128-I which will vacate a portion of PUD 128-E. The PUD was approved in 1987 and is no longer relevant to the vision and anticipated development pattern for this property. Rezone from multifamily zoning (RM-2) and single family zoning (RS-4) to AG.

Tract Size: 54.98 ± acres

Location: South of southwest corner of S. Riverside Dr. and E. 71st St.

Zoning:

Existing Zoning: RS-4/ RM-2/ PUD-128E

Proposed Zoning: AG/ PUD-128-I

Comprehensive Plan:

Land Use Map: Park and Open Space

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8307

CZM: 52, 51

Atlas: 1139/ 1278/ 1425

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

17.1

SECTION I: Z-7314

DEVELOPMENT CONCEPT:

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map

DETAILED STAFF RECOMMENDATION:

The existing PUD 128-E and its underlying residential zoning as defined in development areas C,D,E is not consistent with the Tulsa Comprehensive Plan; and

The existing PUD 128-E with RS-4 and RM-2 single family zoning is not consistent with the expected development pattern for the site; and

Rezoning request from RS-4 and RM-2 to AG in conjunction with the abandonment of PUD 128-E will allow redevelopment possibilities that may be consistent with the Tulsa Comprehensive Plan; and

Rezoning request from RS-4 and RM-2 to AG in conjunction with the abandonment of PUD 128-E is non injurious to the surrounding properties; and

Abandonment of PUD 128-I will remove the park approval for Helmerich Park near Riverside on the north side of the existing apartment project leaving the site as a legally non conforming use. Staff recommends a follow up with the City of Tulsa Board of Adjustment to request a special exception for Use Unit 5 requesting approval for the park use on the remainder of the 55 acre tract that will be abandoned with PUD 128-I; therefore

Staff recommends Approval of Z-7314 to rezone property from RM-2, RS-4/ to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The abandonment of the existing PUD is supported by the Tulsa Comprehensive plan. The Tulsa Comprehensive Plan currently illustrates this area as an area of stability and a Park and Open Space area.

Land Use Vision: Park and Open Space

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

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Destination and cultural parks:

These areas include Turkey Mountain Urban Wilderness Area, Woodward Park, RiverParks, the Gathering Place, Mohawk Park & Zoo, LaFortune Park and similar places. These parks offer a range of amenities over a large, contiguous area. Amenities at these parks include not only outdoor facilities, but also events spaces, museums, club houses, zoos, and park-complementing retail and service establishments which do not egregiously encroach into protected natural areas. These parks draw visitors from around the metro area, and have the highest tourism potential. Ensuring public access (and appropriate infrastructure investments) is a major facet of planning for these establishments. Destination and cultural parks are large scale, dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.

Local parks

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Open space:

Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city's natural systems. Open space tends to have limited access points, and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare, and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: Parkway / Multi Modal corridor

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

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

Trail System Master Plan Considerations:

The existing trail will is an integral part of the trail system along the banks of the Arkansas River. Abandonment of the PUD and rezoning will allow future redevelopment considerations that were not part of the considerations in the 1980's approval process. Future development will be encouraged and can provide an opportunity to integrate stronger design components that consider the river, the trail system and the transportation system into any redevelopment plan.

Small Area Plan: None

Special District Considerations: Arkansas River Corridor master plan illustrates this area as a Park. Rezoning to AG and abandoning the PUD will not adversely impact the vision identified in the Arkansas River Corridor plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Open Space

Environmental Considerations: None that would affect redevelopment opportunities.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Riverside Parkway	Parkway	150 feet	4+

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by Riverside Parkway, east of the Parkway a wide mix of commercial, office, medical, community services and residential properties zoned CS, OL, RS-2, RS-4, OM and RM-1; on the north by a commercial development in development

area A and B that will remain in PUD 128-E, zoned RM-2, CS and OMH; on the south by an apartment project in development area F/G of 128-E, zoned RM-2; and on the west by the Arkansas River.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17523 dated June 27, 1991 (RS-4), and 16898 dated October 2, 1987 (PUD-128-E), and 16521 dated December 23, 1985 (RM-2), and 15154 dated October 6, 1981 (RM-2), and 12614 dated October 18, 1972 (RM-2) established zoning for the subject property.

Subject Property:

Z-6313 June 1991: All concurred in **approval** of a request for rezoning a 5.25± acre tract of land from RS-2 to RS-4, for single-family use, on property located north of the northeast corner of E. 75th Pl. and S. Quincy Ave.

PUD-128-E September 1987: All concurred in **approval** for a Major Amendment to PUD-128-D to reallocate floor area, revise development areas, and redistribute uses; uses including office and retail, office, multifamily with accessory commercial and open space. On a 96± acre tract located on the southwest corner of East 71st Street and Riverside Parkway.

Z-6079/ PUD-128-D December 1985: All concurred in **approval** of a request for rezoning a 91± acre tract of land from AG/ RM-2/ FD to RM-1/ OMH/ CS and a Major Amendment to PUD to add property and to redefine Development Areas and Development standards, on property located on the southwest corner of E. 71st St. and the proposed Riverside Parkway.

PUD-128-A December 1979: All concurred in **approval** of a proposed Major Amendment to PUD on a 160± acre tract of land to exclude 6± acres and reallocate the permitted residential densities on property located south of 71st St. and west of Joe Creak Channel.

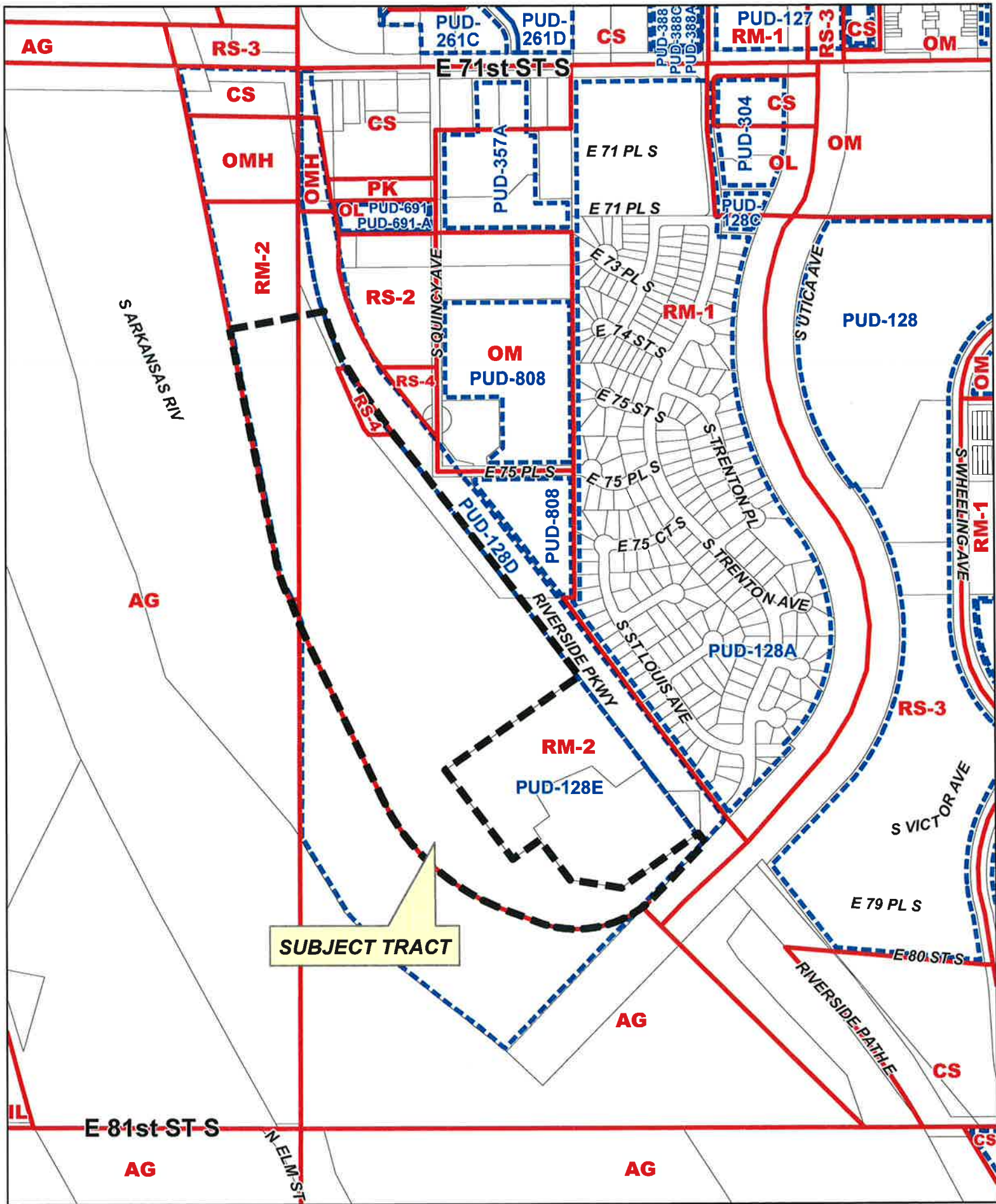
Z-5598 October 1981: All concurred in **approval** of a request for rezoning a tract of land from AG to RM-2 on property located on the southeast corner of East 75th Place and Riverside Drive and is also a part of the subject property.

PUD-128 October 1972: All concurred in **approval** of a proposed PUD allowing a total of 4,441 residential units on a 278+ acre tract located between Lewis Avenue and the Arkansas River and between 71st Street and 81st Street.

Z-4245 October 1972: All concurred in **approval** of a request for rezoning a 348± acre tract of land from AG to RS-3/ RM-1/ RM-2 on property located between 71st St. to 81st St. and from Lewis Ave. to the east boundary of the Arkansas River and a part of the subject property.

Surrounding Property:

PUD-128-E-5 May 20, 2015: All concurred in **approval** of a proposed Minor Amendment to PUD on a 36± acre tract of land to reallocate floor area within Development Areas A, B and C; amend Development area boundaries between A and B and to amend the standards in A, B and C, subject to the detail site plan returning to TMAPC for approval, and that transparency is greater than 15% along the River/Trail sides of the building in the north 75 ft. of the west wall, and subject to the three amendments submitted by Mr. Reynolds (Exhibit B-1) on property located on the southwest corner of E. 71st St. and Riverside Drive.



SUBJECT TRACT



Z-7314

18-12 12 & 18-13 07

17.6



E 71 ST S

S QUINCY AVE

E 71 PLS

E 71 PLS

E 73 PLS

E 74 ST S

E 75 ST S

E 75 PLS

E 75 CT S

S TRENTON PL

S TRENTON AVE

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S VICTOR

S UTICA

E 79

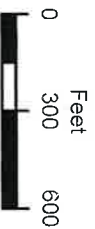
S ARKANSAS RIV

RIVERSIDE PKWY

54.98 Acre Tract



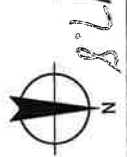
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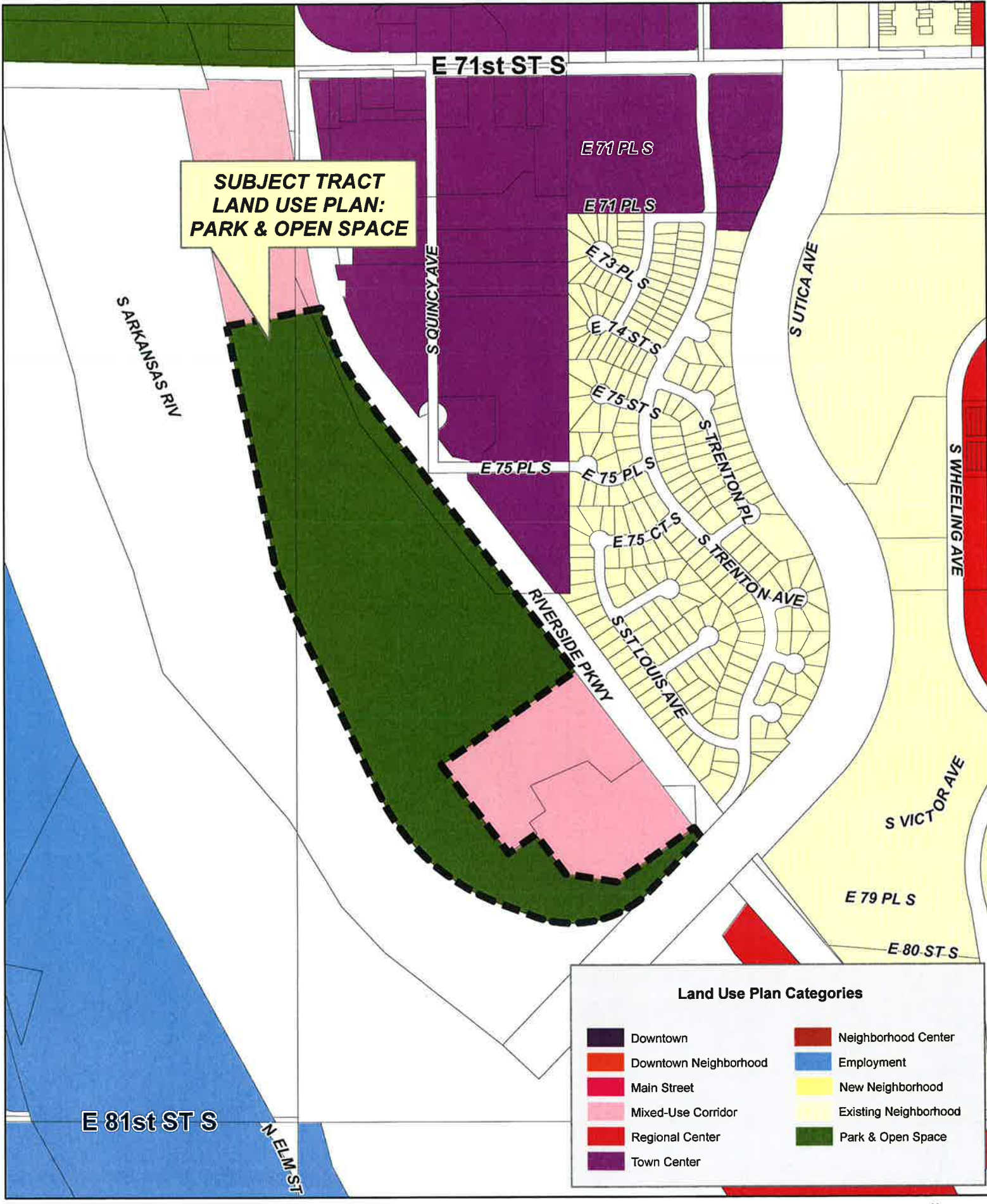
Subject Tract

Z-7314
18-12 12 & 18-13 07

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

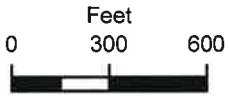


**SUBJECT TRACT
LAND USE PLAN:
PARK & OPEN SPACE**



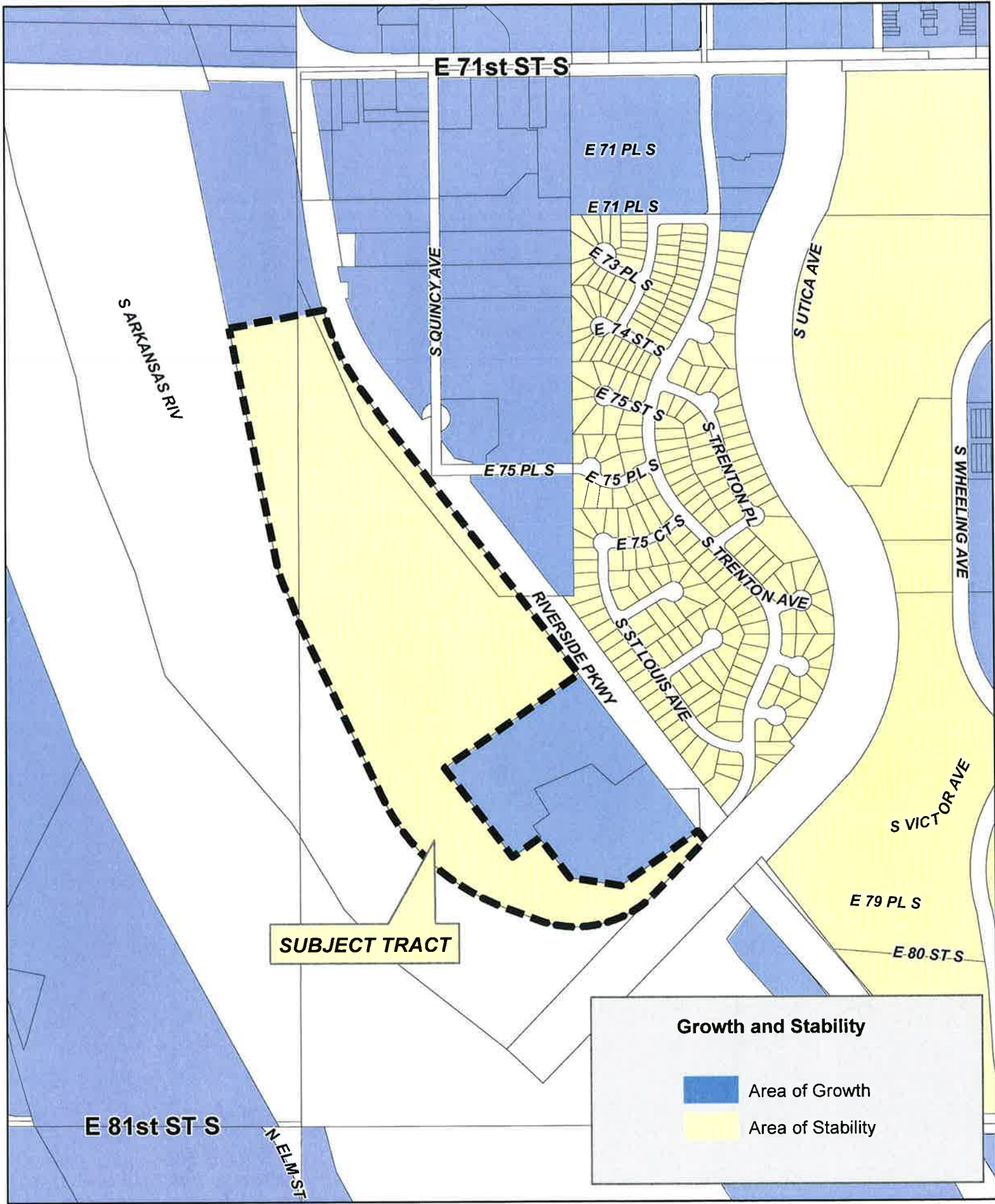
Land Use Plan Categories

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



Z-7314
18-12 12 & 18-13 07

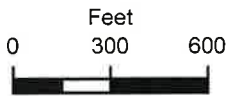




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



Z-7314
18-12 12 & 18-13 07

17.10



LEGAL DESCRIPTION: Helmerich Park, July 6, 2015

A PART OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN AND A PART OF SECTION TWELVE (12), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE NORTH 89°58'40" WEST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 63.51 FEET TO A POINT;
THENCE SOUTH 0°01'20" WEST PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE RIVERSIDE PARKWAY, SAID POINT BEING THE POINT OF BEGINNING.
THENCE SOUTH 9°27'33" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 914.16 FEET TO A POINT;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 29° 20' 00", A RADIUS OF 1,348.24 FEET, FOR AN ARC DISTANCE OF 690.25 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 1° 01' 18", A RADIUS OF 44,789.56 FEET, FOR AN ARC DISTANCE OF 798.66 FEET TO A POINT;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY South 37° 46' 15" East A DISTANCE OF 924.29 FEET TO A POINT;
THENCE South 52° 13' 45" W, A DISTANCE OF 798.66 FEET TO A POINT;
THENCE South 37° 46' 15" East, A DISTANCE OF 550.00 FEET TO A POINT;
THENCE North 52° 13' 45" East, A DISTANCE OF 162.06 FEET TO A POINT;
THENCE South 37° 46' 15" East, A DISTANCE OF 248.40 FEET TO A POINT;
THENCE South 82° 46' 15" East, A DISTANCE OF 242.68.00 FEET TO A POINT;
THENCE North 52° 13' 45" East, A DISTANCE OF 465.00 FEET TO A POINT
ON THE WEST RIGHT-OF-WAY OF RIVERSIDE PARKWAY;
THENCE CONTINUING South 37° 46' 15" East ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 53.88 FEET TO A POINT ON THE NORTHERLY LINE OF BLOCK 20, "KENSINGTON" AN ADDITON TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE OFFICIAL RECORDED PLAT THEREOF;
THENCE South 41° 06' 06" West ALONG SIAD NORTHERLY LINE OF BLOCK 20, A DISTANCE OF 359.52 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 69° 00' 00", A RADIUS OF 521.28 FEET, FOR AN ARC DISTANCE OF 627.77 FEET TO A POINT;
THENCE North 69° 53' 54" West A DISTANCE OF 157.40 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43° 30' 00", A RADIUS OF 1,100 FEET, FOR AN ARC DISTANCE OF 835.14 FEET TO A POINT;
THENCE NORTH 26° 23' 54" West A DISTANCE OF 1,157.22 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13° 49' 13", A RADIUS OF 599.98 FEET, FOR AN ARC DISTANCE OF 144.72 FEET TO A POINT;
THENCE North 12° 34' 41" West A DISTANCE OF 2,376.43 FEET TO A POINT, SAID POINT BEING 125.00 FEET SOUTH AND PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 12;
THENCE South 89° 58' 40" East PARALLEL TO SAID NORTH LINE, A DISTANCE OF 149.05 FEET TO A POINT;
THENCE North 19° 17' 04" West A DISTANCE OF 52.98 FEET TO A POINT;
THENCE South 89° 58' 40" East PARALLEL TO SAID NORTH LINE OF SECTION 12, A DISTANCE OF 370.21 FEET TO THE POINT OF BEGINNING;


LESS AND EXCEPT A TRACT OF LAND CONTAININIG 12.3131 ACRES (PUD 128-E-5 MINOR AMENDMENT) DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE NORTH 89°58'40" WEST ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 63.51 FEET TO A POINT;
THENCE SOUTH 0°01'20" WEST PERPENDICULAR TO SAID NORTH LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF THE RIVERSIDE PARKWAY, SAID POINT BEING THE POINT OF BEGINNING.
THENCE SOUTH 9°27'33" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 914.16 FEET TO A POINT;
THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 08°13'31", A RADIUS OF 1,348.24 FEET, FOR AN ARC DISTANCE OF 193.55 FEET WITH A CHORD BEARING OF SOUTH 13°34'19" EAST FOR A CHORD DISTANCE OF 193.39 FEET TO A POINT;
THENCE SOUTH 80°32'27" WEST A DISTANCE OF 454.86 FEET TO A POINT;
THENCE NORTH 12°34'41" WEST A DISTANCE OF 1142.07 FEET TO A POINT, SAID POINT BEING 125.00 FEET SOUTH AND PERPENDICULAR TO THE NORTH LINE OF SAID SECTION 12;
THENCE SOUTH 89°58'40" EAST PARALLEL TO SAID NORTH LINE, A DISTANCE OF 149.05 FEET TO A POINT;
THENCE NORTH 19°17'04" WEST A DISTANCE OF 52.98 FEET TO A POINT;
THENCE SOUTH 89°58'40" EAST PARALLEL TO SAID NORTH LINE OF SECTION 12, A DISTANCE OF 370.21 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 2,341,048 SQUARE FEET OR 54.98 ACRES, MORE OR LESS.

17.11

To: Tulsa City Councilors

From: Susan Miller, AICP 

cc: Janine VanValkenburgh, City Attorney's Office

Date: July 6, 2015

Re: City Council direction to Planning Commission to hold a public hearing of a proposed map amendment

At the June 18 City Council Urban and Economic Development Committee meeting, the Council asked that TMAPC staff coordinate with Council staff to place an item on a future agenda to address the rezoning of a 54.98 acre property as described by the attached legal description and map. The property that is the subject of this request comprises the majority of Helmerich Park. The remainder of the park (approximately 12 acres at the southwest corner of 71st and Riverside) is planned for commercial development in accordance with a recently approved minor amendment to PUD-128-E (PUD-128-E-5).

The Council discussed the desire to initiate a rezoning request to abandon PUD-128-E on the remainder of Helmerich Park (south of PUD-128-E-5) and rezone from RM-2 to AG.

Section 1703.B of the City of Tulsa Zoning Code outlines the process by which map amendments are initiated by Planning Commission/City Council: "In any instance, the Planning Commission, upon its own motion may, or on the written request of any person may, or at the direction of the City Council shall, hold a public hearing, giving notice thereof, of a proposed map amendment. After holding the public hearing, the Planning Commission shall within 15 days transmit its report and recommendation to the City Council."

For the Council to put this request in action, a motion would need to be made to direct Planning Commission to hold a public hearing to consider abandonment of PUD 128-E and rezoning from RM-2 to AG on the subject property.



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7313

(Related to Case # PUD-841 limiting uses to Indoor Auto Collection)

Hearing Date: September 2, 2015

Case Report Prepared by:

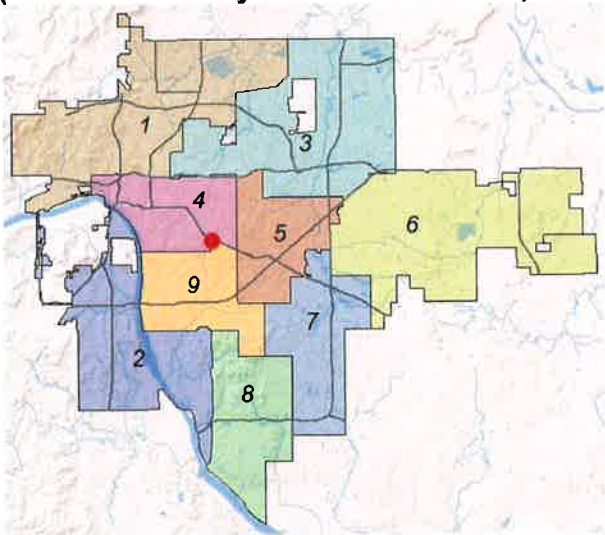
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Phil Burns

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



Applicant Proposal:

Present Use: Vacant

Proposed Use: Indoor Auto Collection

Concept summary:

Rezone residential property with a PUD overlay to allow an indoor auto collection and provide design standards to integrate this site into a Mixed Use Corridor.

Tract Size: 0.34 ± acres

Location: East of the southeast corner of S. Harvard Ave. and E. 27th St. S.

Zoning:

Existing Zoning: OL

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval but only in conjunction with PUD 841.

In the event that PUD 841 is ever abandoned CG zoning should also be revised to meet the existing conditions and the comprehensive plan at that time. CG zoning is not currently appropriate at this location and can be supported only in conjunction with this PUD.

Staff Data:

TRS: 9316

CZM: 37

Atlas: 91

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

18.1

SECTION I: Z-7313

DEVELOPMENT CONCEPT:

The requested CG zoning is only appropriate with the associated Planned Unit Development No. 841 ("PUD 841") and is limited to permit a private automobile collection to be stored indoors.

The Project is located east of the intersection of South Harvard Avenue and East 27th Street. The building will be designed to accommodate a private automobile collection and will include a small office, restroom and storage area, while blending into the residential neighborhood to the east. The building will be designed with a rural residential theme with barnlike garage doors and dormer windows on its north face. There will be no vehicular entrances on the south, east or west sides of the building.

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:
 - Reference Applicant Exhibits in PUD 841

DETAILED STAFF RECOMMENDATION:

Z-7313 requesting CG zoning is consistent with the Tulsa Comprehensive Plan however CG zoning is not consistent with the existing surrounding properties on the north and east side of the site; and

Z-7313 requesting CG zoning in conjunction with PUD 841 provides use limitations and development standards that are harmonious with the existing and expected development of the surrounding areas; and

Z-7313 in conjunction with PUD 841 is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

Staff recommends Approval of Z-7313 to rezone property from OL/ to CG, but only in conjunction with PUD-841.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The lots facing this street are considered part of a Mixed Use Corridor and a Town Center on the north side of East 27th Street South. Future development along this street is expected to evolve from a residential street to a mix of uses because of the direct connection to Harvard and the Expressway. The development of this site is the beginning of that land use change.

Land Use Vision:

18.2

Land Use Plan map designation: Mixed-Use Corridor

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is a gently sloping vacant site on a street that ties Harvard to the Broken Arrow Expressway. The existing lot contains several existing trees. Some of those

18.3

trees will be saved during the construction of this project and is adjacent to the back side of a commercial PUD facing Harvard.

Environmental Considerations: None that affect development of this site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 27 th Street South	None	50 feet	2

Utilities:

Water:

A six inch City of Tulsa water line is located on the north side of the Project.

Sanitary Sewer:

An eight inch City of Tulsa sanitary sewer is located to the south of the Project.

Other Utilities:

Other utilities, including electric, gas, telephone and cable television are currently available at or on the site.

Surrounding Properties: The subject tract is abutted on the east by single family residential property, zoned RS-3; on the north by office and single family residential, zoned OL and RS-3; on the south and west by commercial property, zoned PUD-621/OL/PK.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22647 dated March 26, 2012, established zoning for the subject property.

Subject Property:

Z-7194 March 2012 : All concurred in approval of a request for rezoning a 14,810± square foot tract of land from RS-3 to OL for office use, on property located East of southeast corner of East 27th Street and South Harvard Avenue and also known as the subject property.

Surrounding Property:

Z-7145 January 2010: All concurred in approval of a request for rezoning a 7,500± square foot tract of land from RS-3 to OL for a small office on property located east of northeast corner of South Harvard Avenue and East 27th Street.

Z-6925 February 2004: All concurred in approval of a request for rezoning a 7,500± square foot tract of land from RS-3 to OL for a beauty shop on property located east of the southeast corner of East 27th Place South and South Harvard Avenue.

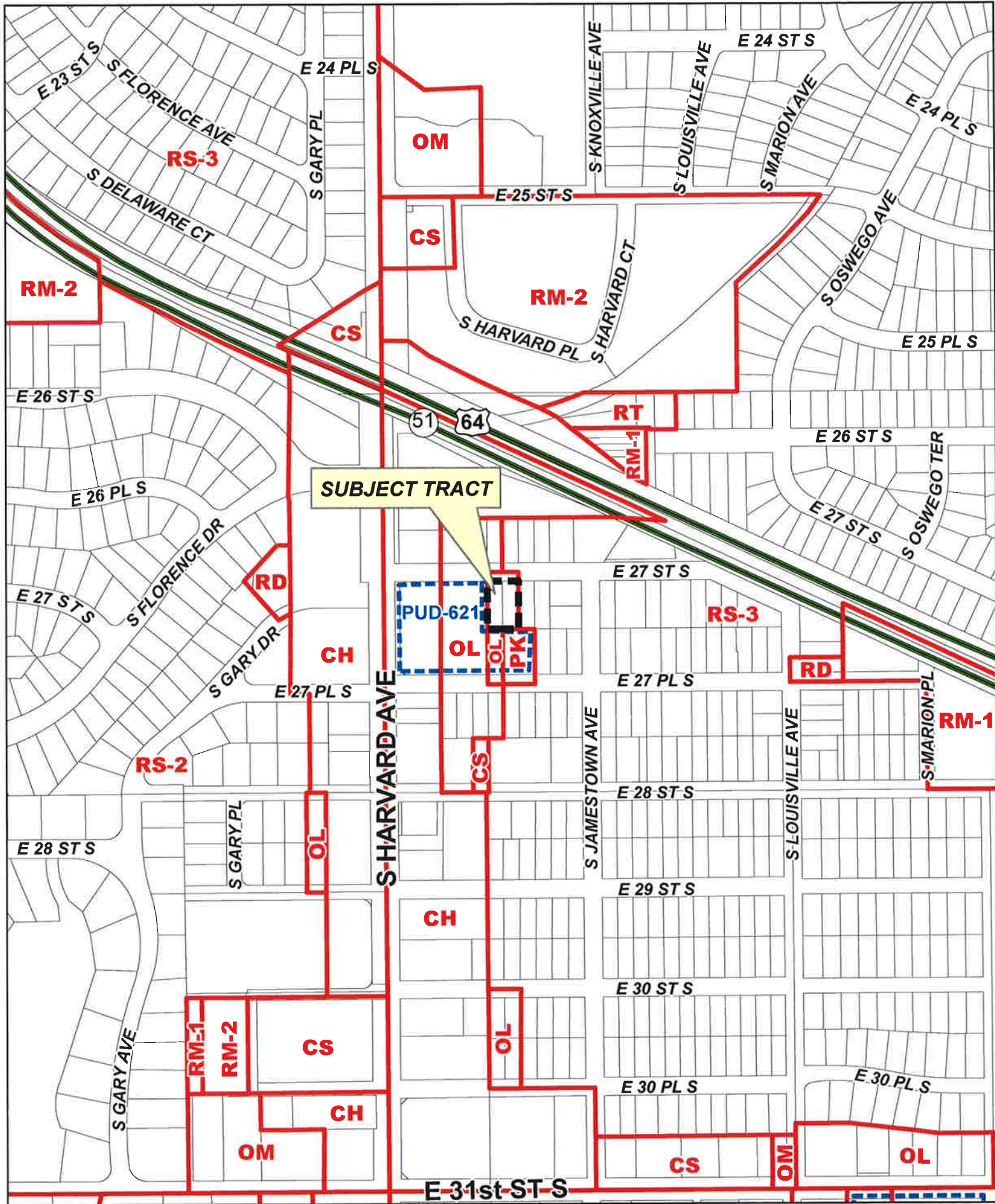
BOA-18904 November 14, 2000: The Board of Adjustment approved a Special Exception to permit an auto painting shop within 150 ft. of an R district, on conditions that all painting and related activities be conducted within the building, all permits, licenses and inspections be obtained, and all access

from Harvard Ave., on property located north of the northeast corner of S. Harvard Ave. and E. 27th St., also known as 2615 S. Harvard.

PUD-621 November 1999: All concurred in approval of a proposed Planned Unit Development on a 2.5+ acre tract of land for office and commercial development on property located on the southeast corner of East 27th Street South and South Harvard Avenue and abutting west of subject property.

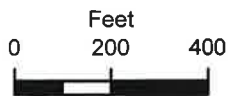
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18.5



SUBJECT TRACT

PUD-621
OL
OL
PK



Z-7313

19-13 16

18.4





Subject
Tract

Z-7313

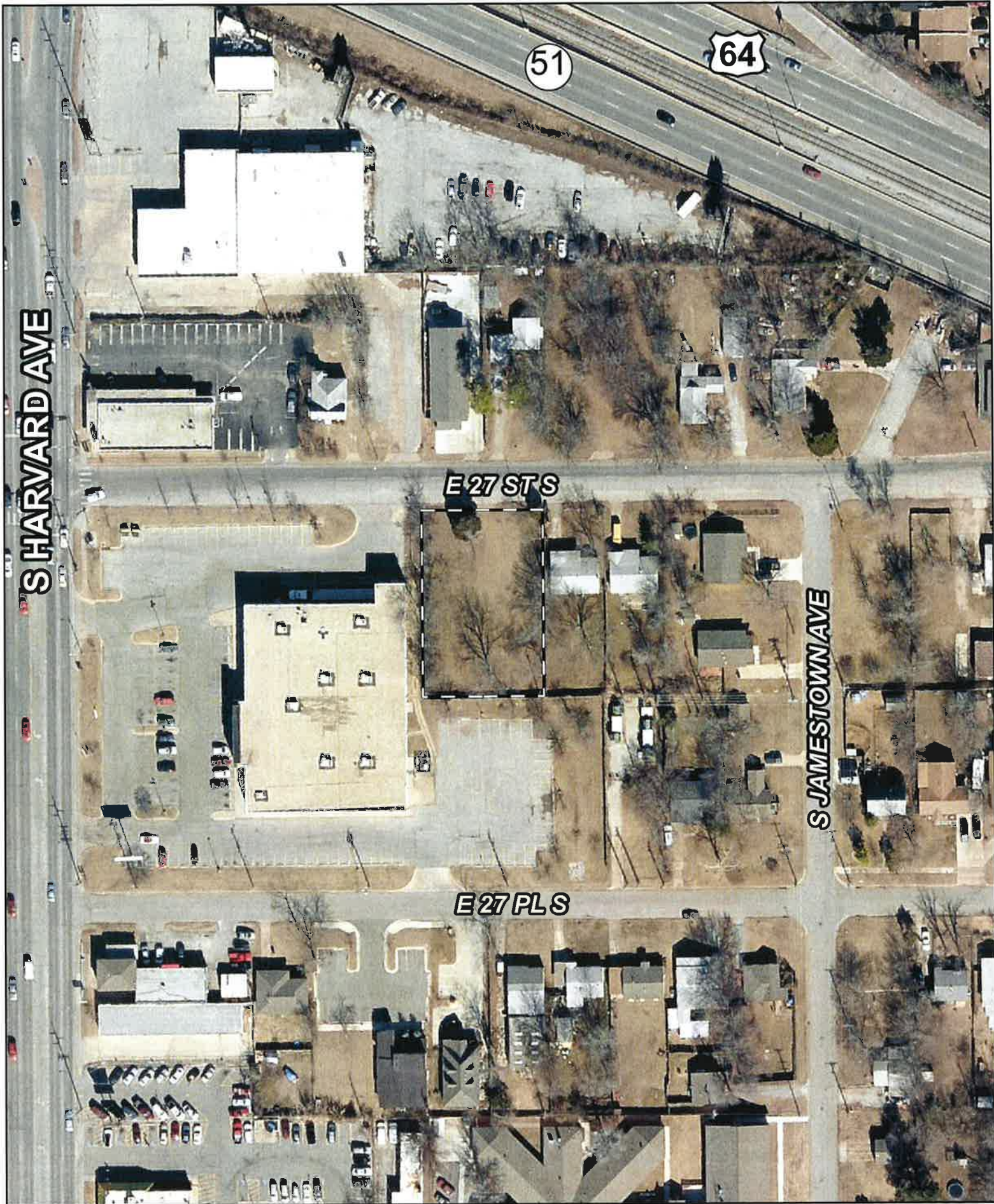
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014

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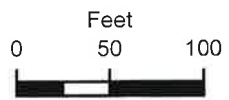


S HARVARD AVE

E 27 ST S

S JAMESTOWN AVE

E 27 PLS



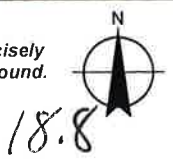
 Subject Tract

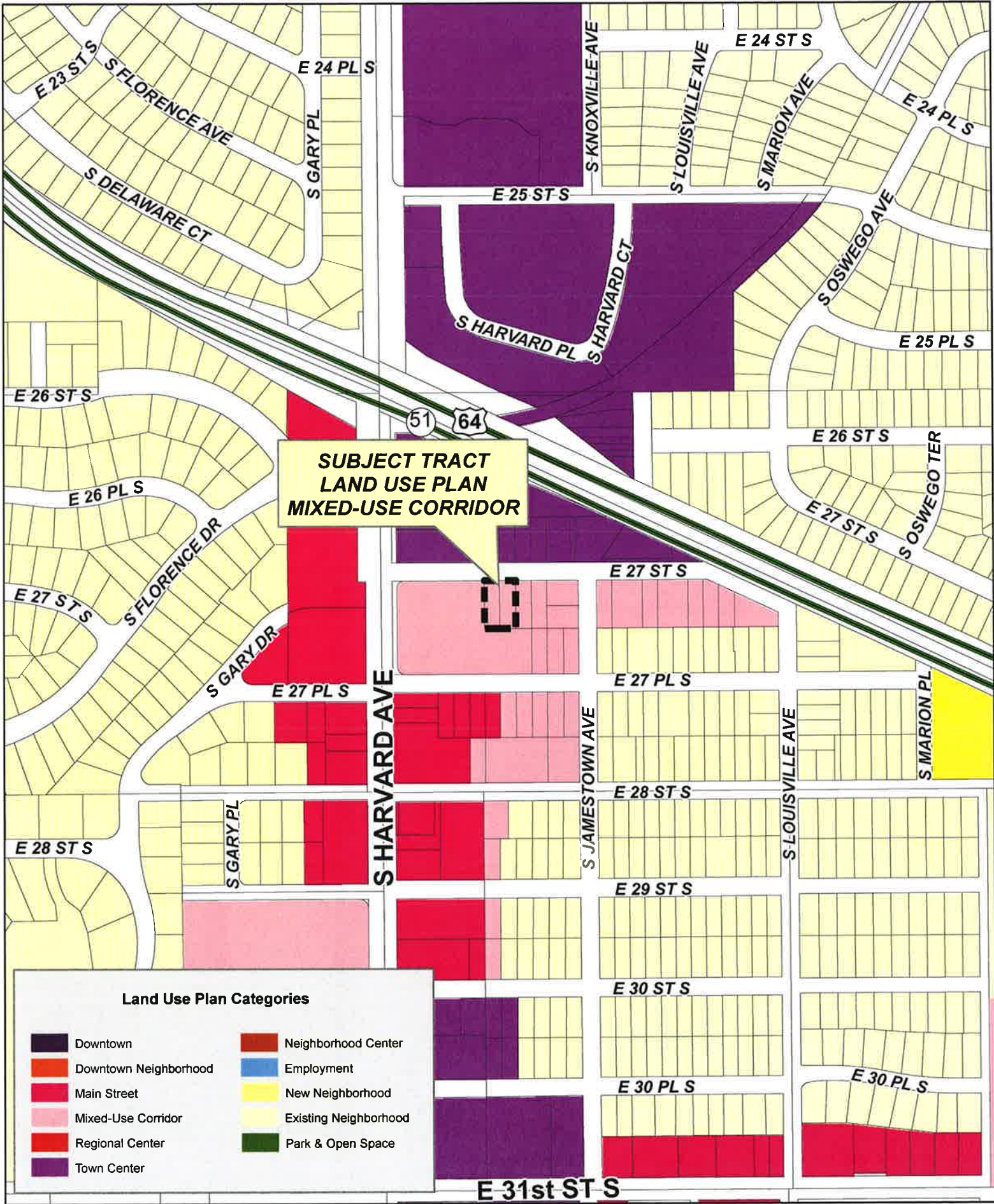
Z-7313

19-13 16

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

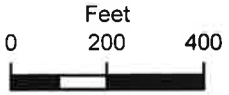
Aerial Photo Date: March 2014



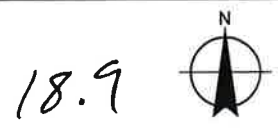


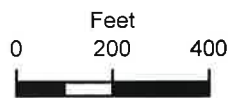
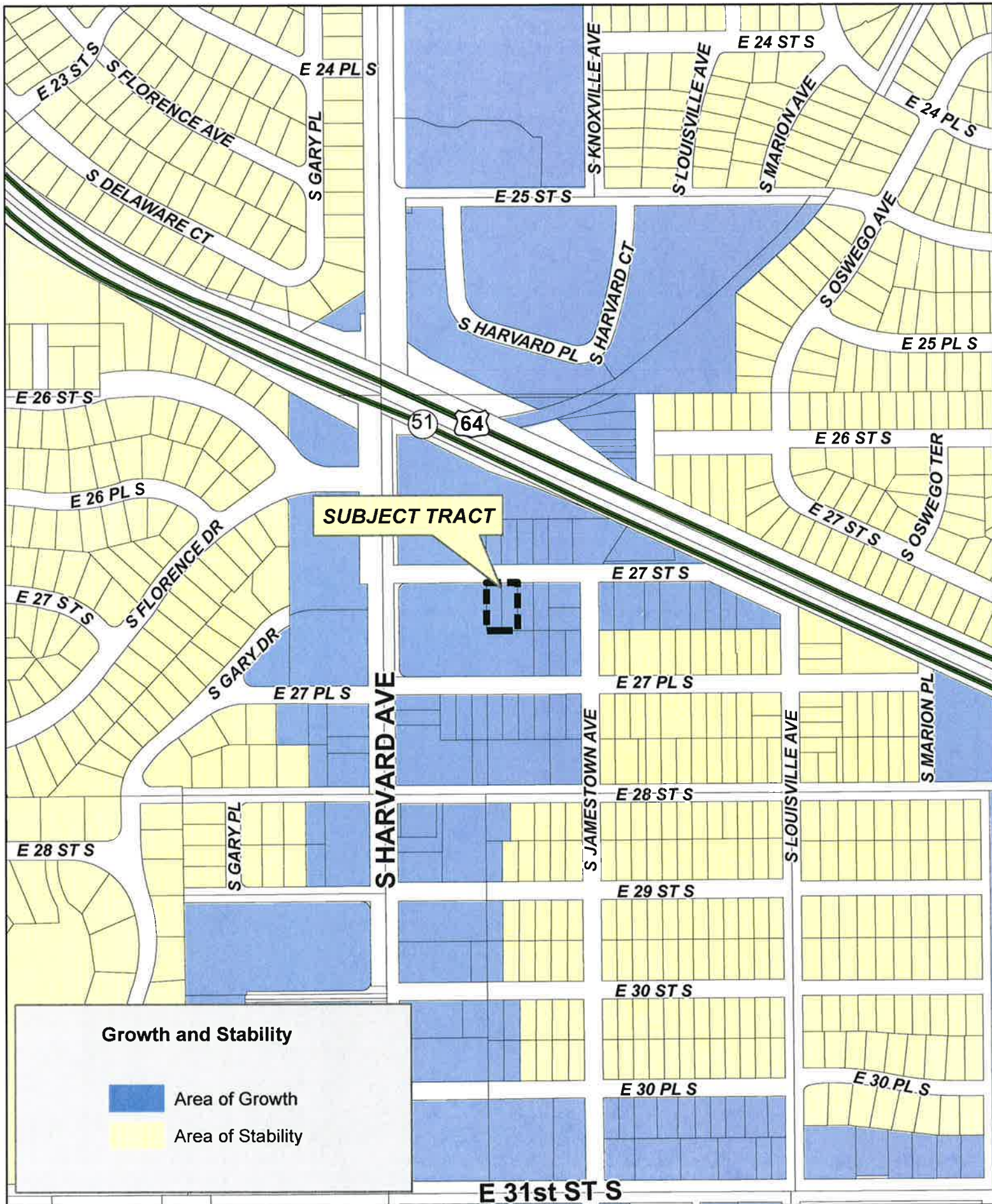
**SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR**

Z-7313



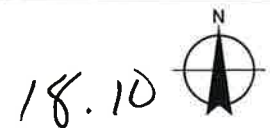
19-13 16





Z-7313

19-13 16





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-841

(Related to Case # Z-7313 rezoning from RS-3 to CG)

Hearing Date: September 2, 2015

Case Report Prepared by:

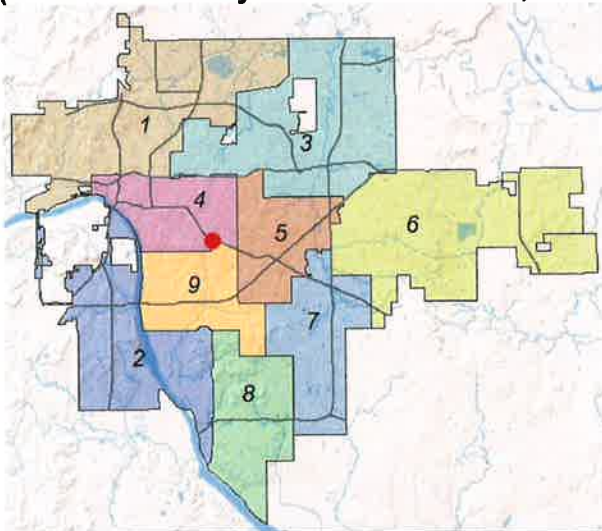
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Phil Burns

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Indoor auto collection

Concept summary: Rezone residential property with a PUD overlay to allow an indoor auto collection and provide design standards to integrate this site into a Mixed Use Corridor.

Tract Size: 0.34 ± acres

Location: East of the southeast corner of S. Harvard Ave. and E. 27th St. S.

Zoning:

Existing Zoning: OL

Proposed Zoning: CG/ PUD-841

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

In the event that this PUD is ever abandoned the CG zoning should also be revised to meet the existing conditions and the comprehensive plan at that time. CG zoning is not currently appropriate at this location and can be supported only in conjunction with this PUD.

Staff Data:

TRS: 9316

CZM: 37

Atlas: 91

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

19.1

SECTION I: PUD-841

APPLIANTS DEVELOPMENT CONCEPT:

Planned Unit Development No. 841 ("PUD 841") is to permit a private automobile collection to be stored indoors.

The Project is located east of the intersection of South Harvard Avenue and East 27th Street. The building will be designed to accommodate a private automobile collection and will include a small office, restroom and storage area, while blending into the residential neighborhood to the east. The building will be designed with a rural residential theme with barnlike garage doors and dormer windows on its north face. There will be no vehicular entrances on the south, east or west sides of the building. The building will have a pitched roof with metal paneling that will be burnt red brick in color.

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".

Access to the Project will be from East 27th Street. The Project will not have any access into properties to the east, south or west thereof.

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

The Project is located within an "Area of Growth" and is designated in the Land Use Plan Category as "Mixed-Use Corridor". Thus, the Project is consistent with and complies with the Comprehensive Plan.

The Project is currently zoned OL – Office Light and will need to be rezoned to CG – Commercial General in order to support PUD 841.

The existing zoning for the Project is shown on the City of Tulsa 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.

Storm water runoff from the Project will run mostly east and then south into a dry detention facility at the southeast corner of the Project. Storm water from the roof of the building will be collected in gutters and piped underground to the detention facility.

No fee in lieu of detention is necessary for the Project.

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

The Legal Description for the Project is attached hereto as Exhibit "F".

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

19.2

Applicant Exhibits:

<u>Exhibit "A":</u>	Conceptual Site Plan
<u>Exhibit "B":</u>	Aerial Photograph
<u>Exhibit "C":</u>	Conceptual Access and Circulation Plan
<u>Exhibit "D":</u>	City of Tulsa Zoning Map
<u>Exhibit "E":</u>	Conceptual Utility and Drainage Plan
<u>Exhibit "F":</u>	Legal Description
<u>Exhibit "G":</u>	Conceptual Landscaping and Screening Plan
<u>Exhibit "H":</u>	Conceptual Grading Plan with Topography

SECTION II: PUD-841 DEVELOPMENT STANDARDS:

NET LAND AREA: 15,000 SF

PERMITTED USES:

Uses permitted Use Unit 23, Warehousing and Wholesaling, limited to Indoor Storage and Maintenance of Collectible Automobiles and no body work or painting of such vehicles will be permitted; and Uses customarily accessory to the Permitted Uses.

Outdoor storage of any kind is prohibited.

MAXIMUM BUILDING FLOOR AREA: 6400 SF

MINIMUM LOT FRONTAGE: 100 FT

MAXIMUM BUILDING HEIGHT: 35 FT*

*Architectural elements such as cupolas and weathervanes may exceed 35 FT with Detail Site Plan approval.

MINIMUM BUILDING SETBACKS:

From the centerline of East 27 th Street	50 FT
From the east boundary	15 FT
From the south boundary	15 FT
From the west boundary	5 FT

TRASH DUMPSTER AND OUTDOOR STORAGE:

Trash dumpsters and related appurtenances shall be stored inside the building.

PARKING:

As required by the applicable Use Unit of the Tulsa Zoning Code; unless otherwise modified pursuant to Chapter 11 thereof. Because the Project will not be operated as a commercial enterprise, no loading docks will be provided.

19.3

MINIMUM LANDSCAPED AREA:

Thirty percent (30%) of the net area.

SCREENING AND BUFFERING:

A minimum fifteen foot (15 FT) wide landscape buffer and six foot (6 FT) wooden screening fence will be required on the east and south boundaries of the Project. A gated entry with a six foot (6 FT) steel fence will be located approximately twenty-five feet (25 FT) south of the north boundary of the Planned Unit Development.

LIGHTING:

Building mounted lighting shall not exceed ten feet (10 FT) in height and all building mounted lighting on the east side of the building will be operated by motion sensors. The shielding of the building mounted lighting will be designed to architecturally match the rural residential theme of the building.

The all building lighting will be pointed down and away from adjacent property boundary. The light producing element of the fixture shall not exceed 100 watts of an incandescent bulb or its equivalent.

The parking area will be lit with low level bollard lighting not to exceed three feet (3 FT) in height.

All light standards shall be hooded and directed downward and away from the boundary of the Planned Unit Development.

VEHICULAR AND PEDESTRIAN ACCESS AND CIRCULATION:

The Project will have one access point to East 27th Street and sidewalks will be provided along East 27th Street.

MECHANICAL EQUIPMENT AREAS:

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

LANDSCAPING AND SCREENING DETAILS:

Landscaping within the Project, as proposed, will substantially exceed the requirements of the Landscaping and Planned Unit Development Chapters of the Tulsa Zoning Code and where appropriate, will incorporate healthy existing trees and natural vegetation and shall be designed to achieve an attractive streetscape and appropriate buffering from the adjacent residential areas.

The Project landscaping and screening details will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and will establish a minimum fifteen foot (15 FT) wide landscape buffer separating the east and south boundary of the PUD from the adjacent property. (See Exhibit "G" -- Conceptual Landscaping and Screening Plan.)

19.4

A six foot (6 FT) wooden screening fence will be constructed along the east, south and west boundaries of the PUD.

Because of the proximity of the residential use to the east of the Project, landscaping along the east boundary will be between eight feet (8 FT) and ten feet (10 FT) in height at the time of planting and will be planted and maintained as shown on the Conceptual Landscaping and Screening Plan attached hereto as Exhibit "G".

ACCESS AND CIRCULATION

Access to the Project will be from East 27th Street. The Project will not have any direct access into properties to the east, south or west thereof. A copy of the Conceptual Access and Circulation Plan is attached hereto as Exhibit "C".

DETAILED STAFF RECOMMENDATION:

The PUD is consistent with the Tulsa Comprehensive Plan; and

PUD 841 provides development standards that are harmonious with the existing and expected development of the surrounding areas; and

PUD 841 provides a unified treatment of the development possibilities of the project site; and

PUD 841 is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

Staff recommends Approval of PUD-841 as outlined in Section II above.

SECTION III: SUPPORTING DOCUMENTATION

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The lots facing this street are considered part of a Mixed Use Corridor and a Town Center on the north side of East 27th Street South. Future development along this street is expected to evolve from a residential street to a mix of uses because of the direct connection to Harvard and the Expressway. The development of this site is the beginning of that land use change.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is a gently sloping vacant site on a street that ties Harvard to the Broken Arrow Expressway. The existing lot contains several existing trees. Some of those trees will be saved during the construction of this project and is adjacent to the back side of a commercial PUD facing Harvard.

Environmental Considerations: None that affect development of this site.

The Project topography is shown on Exhibit "H" -- Conceptual Grading and Topography Plan. The site falls generally from northwest to southeast.

The site topography slopes from approximately 767 FT above mean sea level at the highest point to approximately 762 FT above mean seal level at the southeast corner. The

19.4

topography is gently sloping and does not provide significant challenges to the impact of the adjacent properties.

Storm water drainage from the roof will be collected and piped underground to the dry detention pond in the southeast corner of the Project. The proposed and existing drainage is shown on Exhibit "C" -- Conceptual Utility and Drainage Plan

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 27 th Street South	None	50 feet	2

Utilities:

Water:

A six inch City of Tulsa water line is located on the north side of the Project.

Sanitary Sewer:

An eight inch City of Tulsa sanitary sewer is located to the south of the Project.

Other Utilities:

Other utilities, including electric, gas, telephone and cable television are currently available at or on the site.

The existing utilities are shown on Exhibit "C" -- Conceptual Utility and Drainage Plan.

Surrounding Properties: The subject tract is abutted on the east by single family residential property, zoned RS-3; on the north by office and single family residential, zoned OL and RS-3; on the south and west by commercial property, zoned PUD-621/OL/PK.

SECTION IV: RELEVANT ZONING HISTORY

ZONING ORDINANCE: Ordinance number 22647 dated March 26, 2012, established zoning for the subject property.

Subject Property:

Z-7194 March 2012 : All concurred in approval of a request for rezoning a 14,810± square foot tract of land from RS-3 to OL for office use, on property located East of southeast corner of East 27th Street and South Harvard Avenue and also known as the subject property.

Surrounding Property:

Z-7145 January 2010: All concurred in approval of a request for rezoning a 7,500± square foot tract of land from RS-3 to OL for a small office on property located east of northeast corner of South Harvard Avenue and East 27th Street.

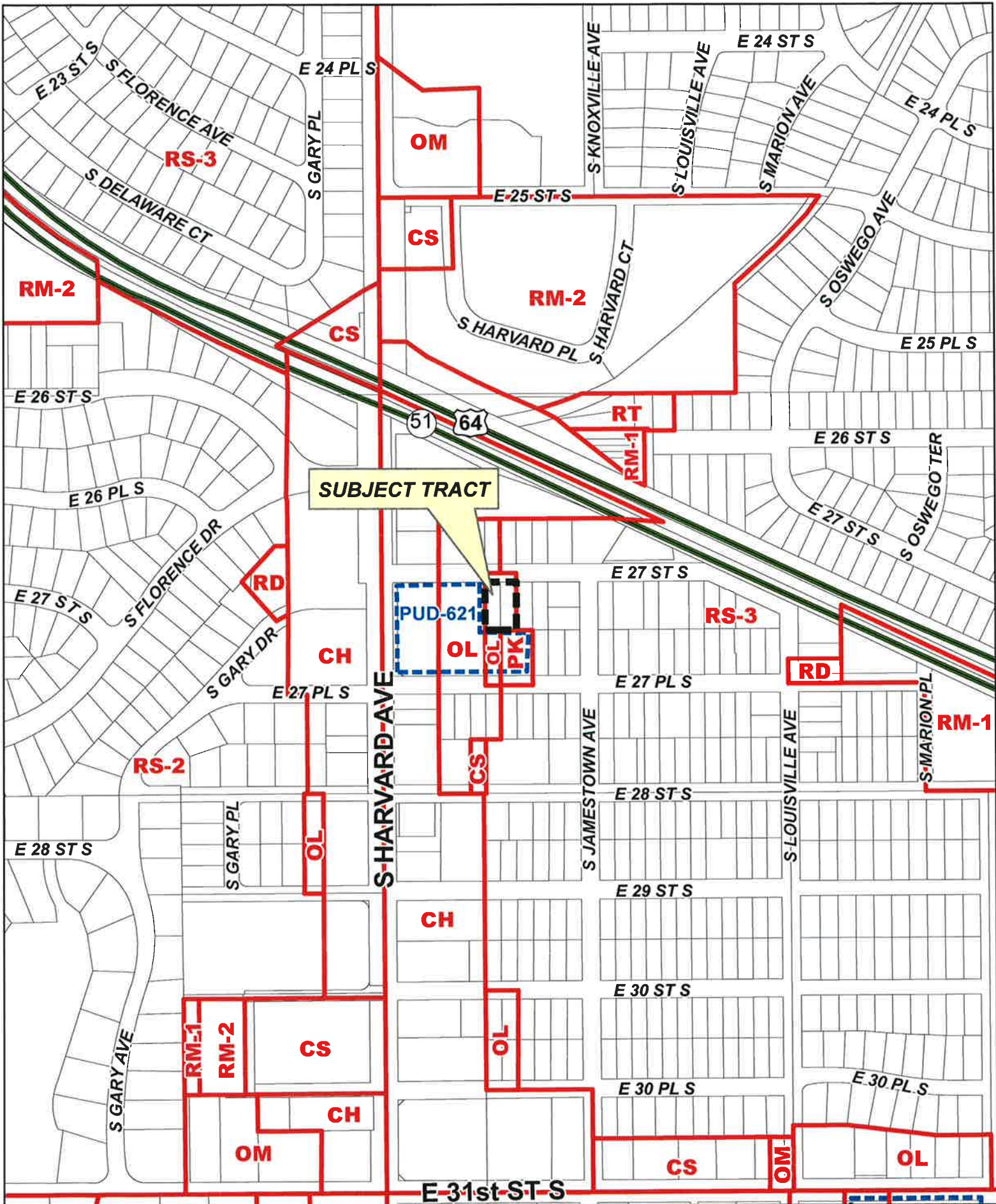
19.7

Z-6925 February 2004: All concurred in approval of a request for rezoning a 7,500± square foot tract of land from RS-3 to OL for a beauty shop on property located east of the southeast corner of East 27th Place South and South Harvard Avenue.

BOA-18904 November 14, 2000: The Board of Adjustment approved a Special Exception to permit an auto painting shop within 150 ft. of an R district, on conditions that all painting and related activities be conducted within the building, all permits, licenses and inspections be obtained, and all access from Harvard Ave., on property located north of the northeast corner of S. Harvard Ave. and E. 27th St., also known as 2615 S. Harvard.

PUD-621 November 1999: All concurred in approval of a proposed Planned Unit Development on a 2.5± acre tract of land for office and commercial development on property located on the southeast corner of East 27th Street South and South Harvard Avenue and abutting west of subject property.

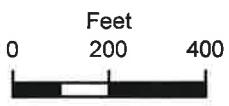
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SUBJECT TRACT

PUD-621
OL OL PK

PUD-841



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Subject Tract

PUD-841

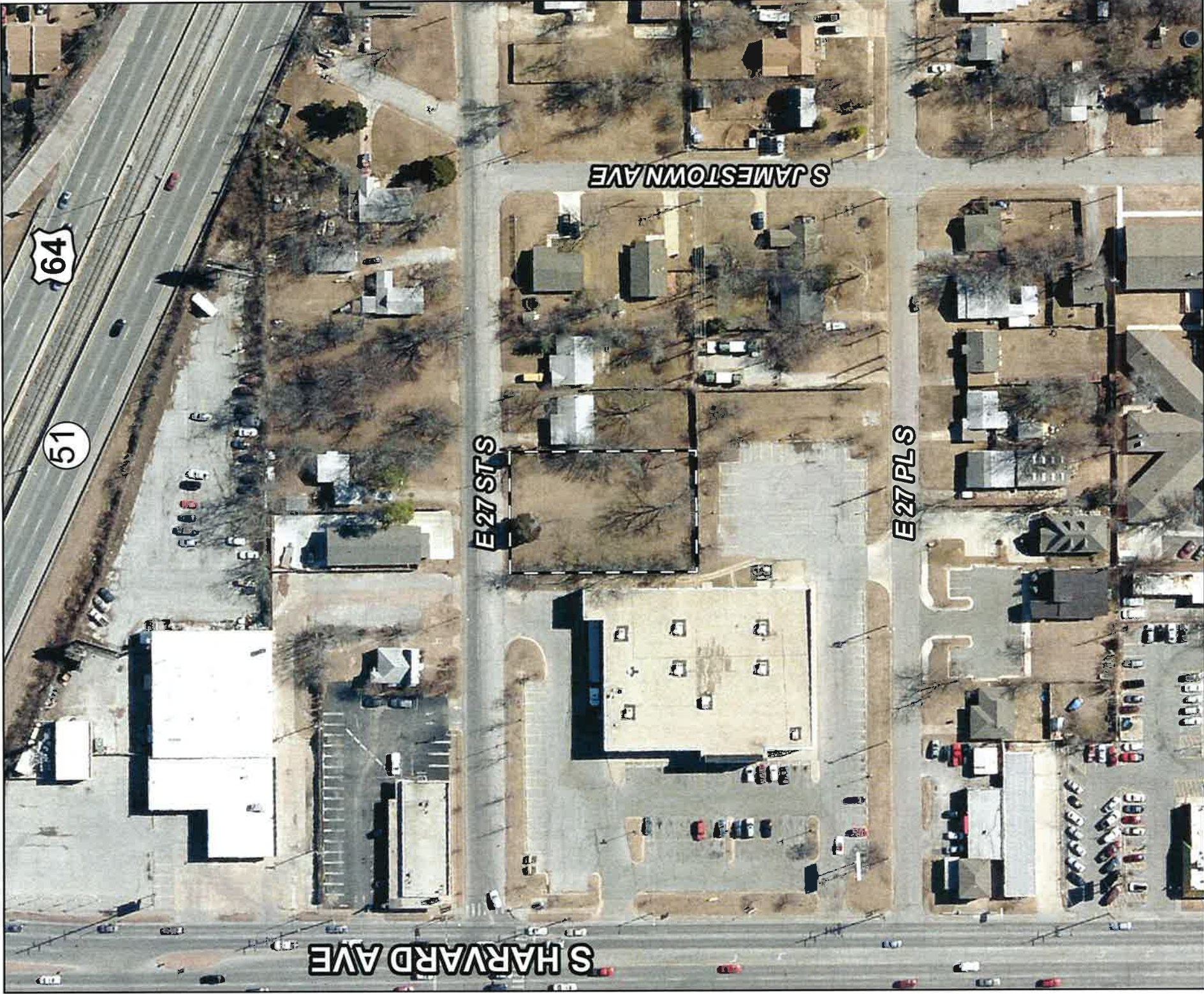
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014



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PUD-841

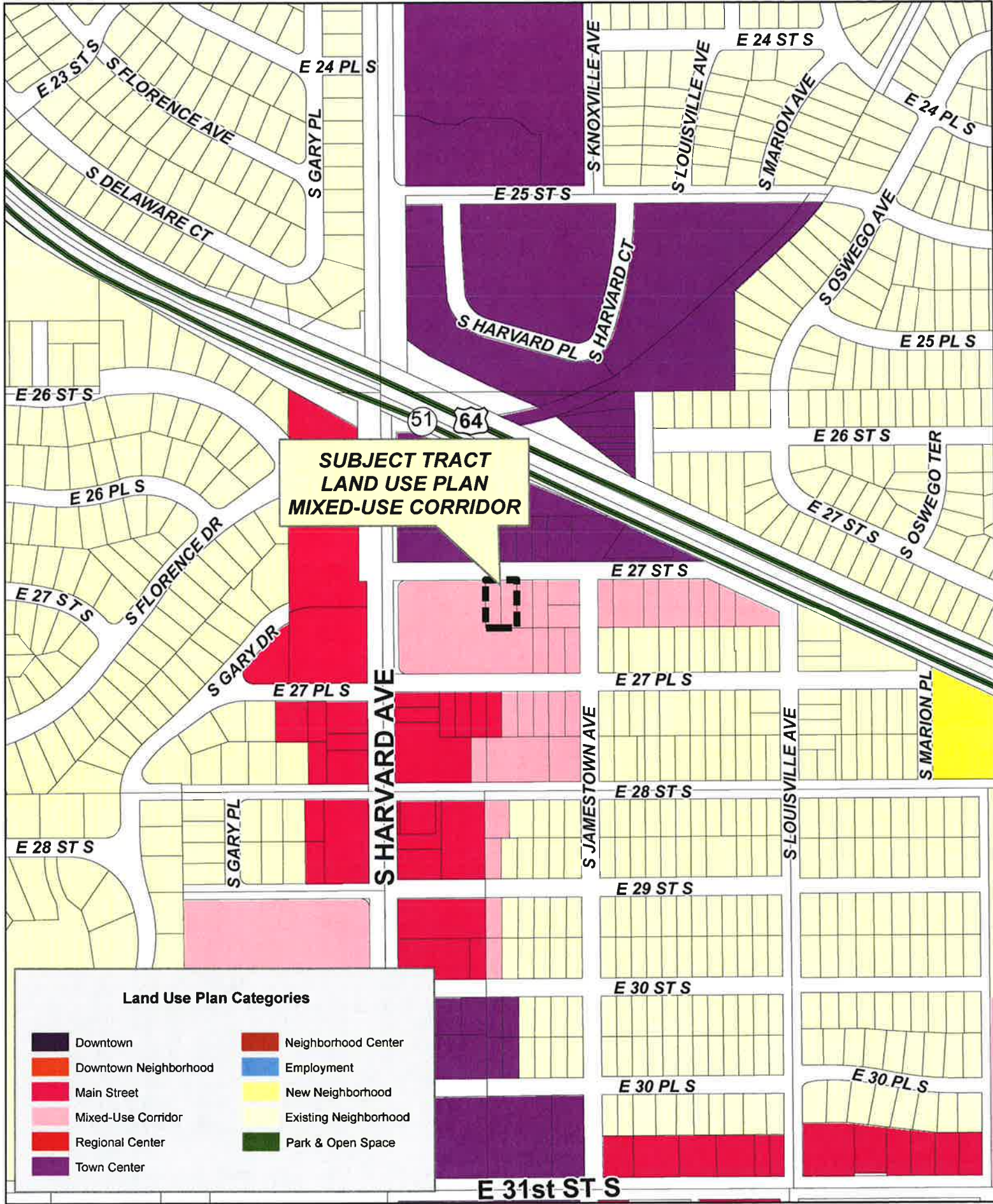
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Note: Graphic overlays may not precisely align with physical features on the ground.

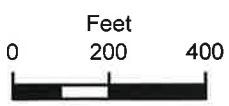
Aerial Photo Date: March 2014

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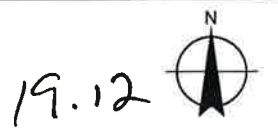




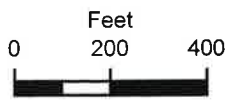
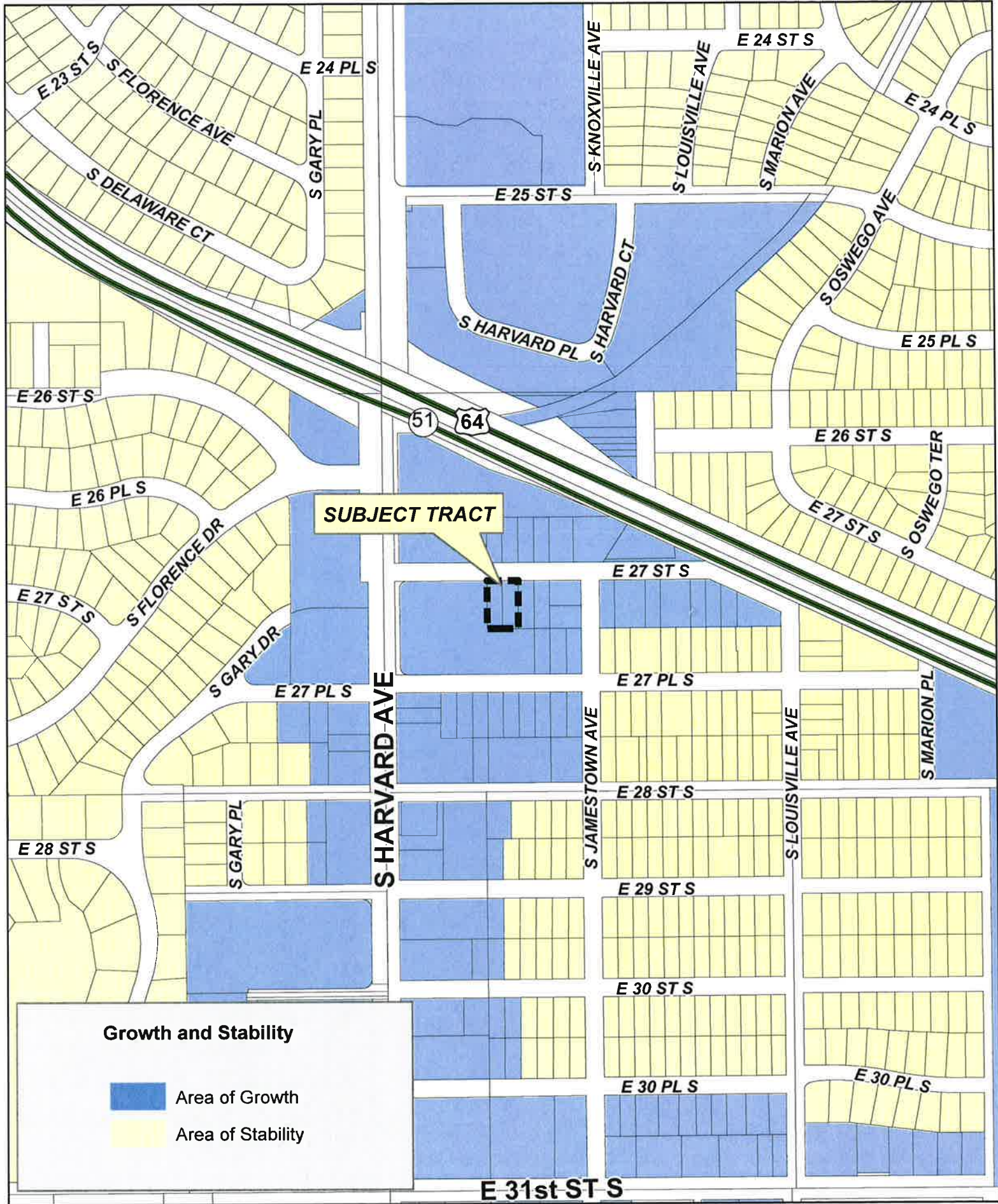
PUD-841



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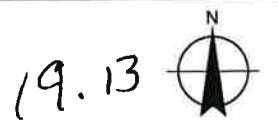


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PUD-841

19-13 16



h1.51

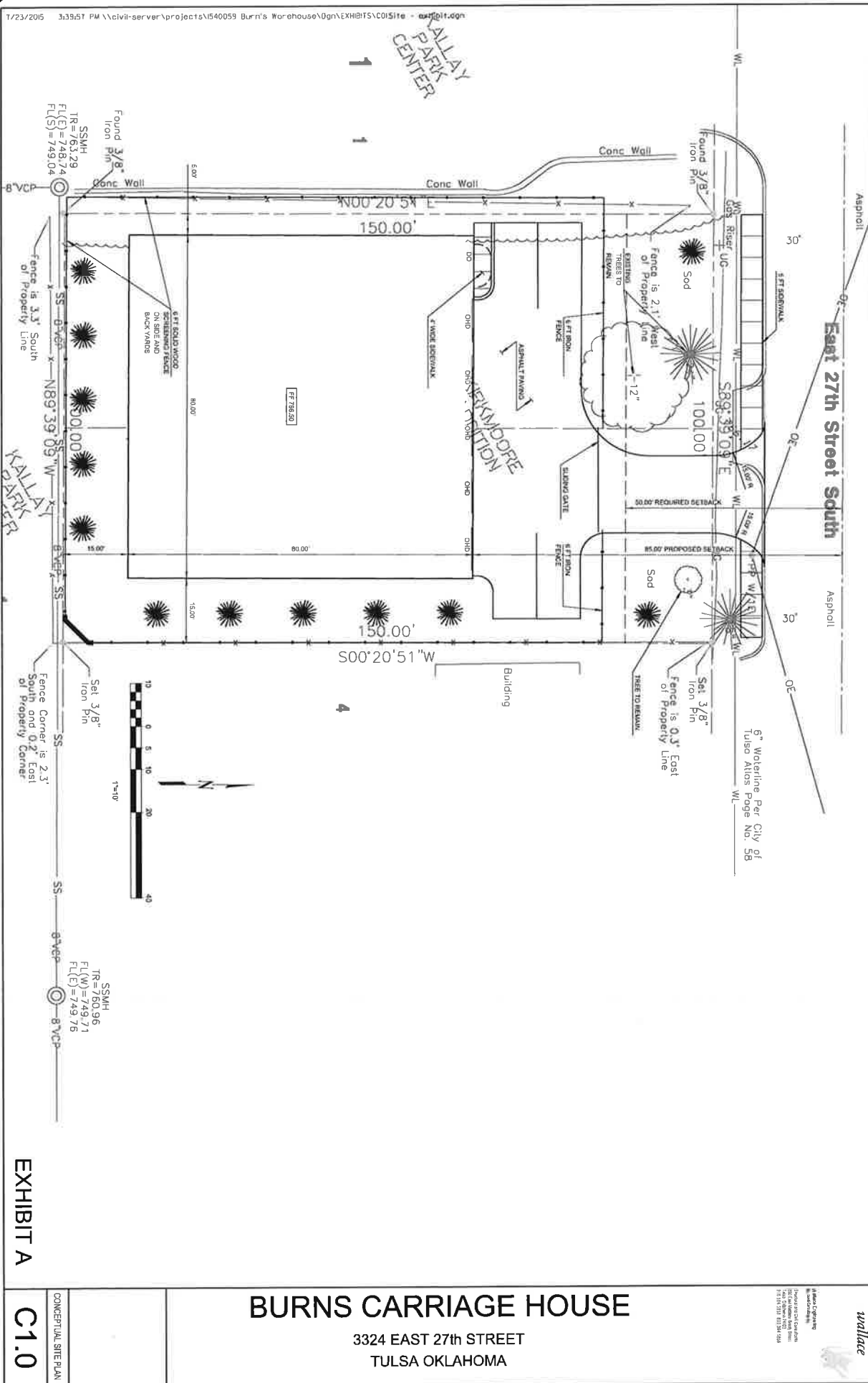


EXHIBIT A

C1.0

CONCEPTUAL SITE PLAN

BURNS CARRIAGE HOUSE

3324 EAST 27th STREET
TULSA OKLAHOMA

Project: Burns Carriage House
Location: 3324 East 27th Street, Tulsa, Oklahoma
Date: 7/23/2015 10:34:58 AM





Burn's Carriage House – Wallace Engineering Job #1540059
Minor Subdivision Plat, Rezone, and PUD Detailed Site Plan
Exhibit B – Aerial Photo at 300 ft. (Source: Google Earth Pro)
July 2015

19.15

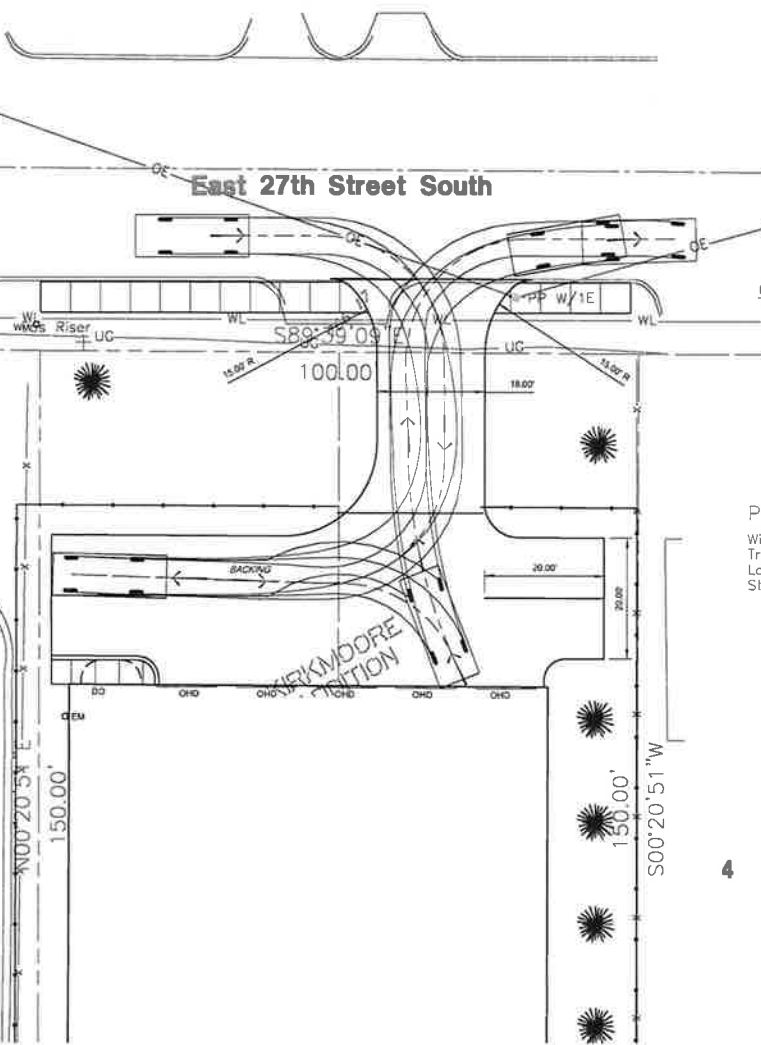
Wallace Engineering
3000 S. 10th Street, Suite 100
Tulsa, Oklahoma 74106
Tel: (918) 438-1111
Fax: (918) 438-1112



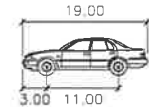
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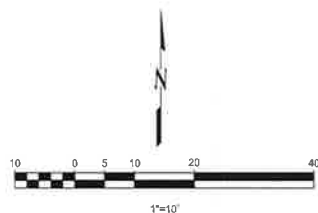
1 1
ALLAY
PARK
CENTER



6" Waterline Per City of Tulsa Atlas Page No. 58



P	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6



wallace

Wallace Design Pro
300 East Anthony Street
Tulsa, Oklahoma 74102
918 584 5855 FAX 918 584 5854

BURNS CARRIAGE HOUSE
3324 EAST 27th STREET
TULSA OKLAHOMA

CONCEPTUAL ACCESS AND CIRCULATION PLAN

C2.0

EXHIBIT C



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Burn's Carriage House – Wallace Engineering Job #1540059
 Minor Subdivision Plat, Rezone, and PUD Detailed Site Plan
Exhibit D – City of Tulsa Zoning Map
 July 2015

Wallace Engineering
 1000 N. Lincoln Ave., Suite 100
 Tulsa, Oklahoma 74103
 (918) 438-1111



19.18

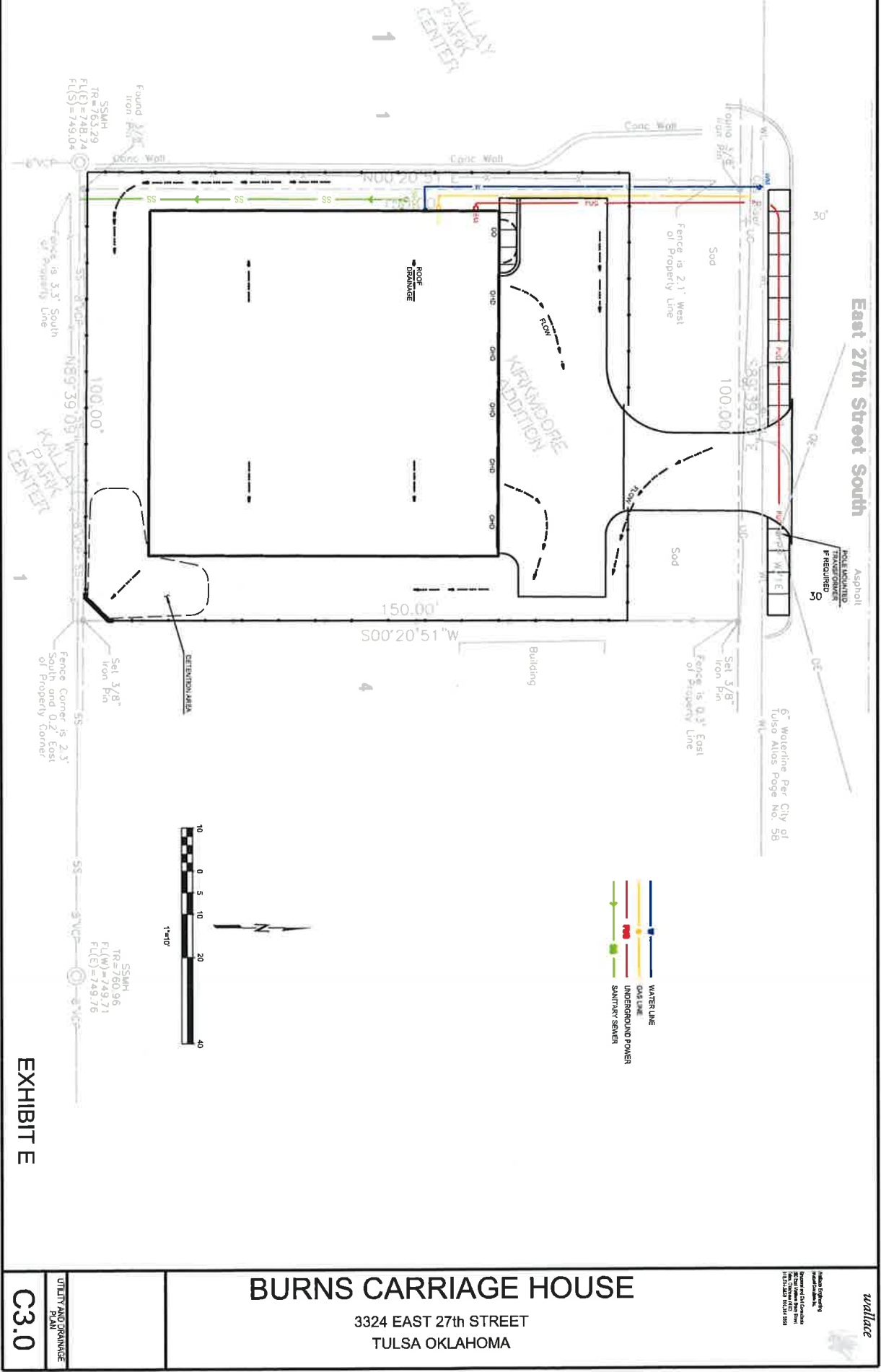


EXHIBIT E

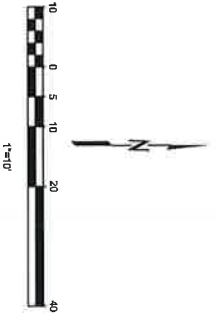
C3.0

BURNS CARRIAGE HOUSE

3324 EAST 27th STREET
TULSA OKLAHOMA

Wallace
Professional Engineering
11232 N.W. 11th Street
Tulsa, Oklahoma 74107
Phone: (918) 485-8899
Fax: (918) 485-8898

- WATER LINE
- GAS LINE
- UNDERGROUND POWER
- SANITARY SEWER



East 27th Street South

KIRK'S MIDDLE ADDITION

500'20'51" W

KALLAY PARK CENTER

Found Iron Pin
SSM# TR=763.29
FL(E)=748.74
FL(S)=749.04

Set 3/8" Iron Pin
Fence Corner is 2.3' South and 0.2' East of Property Corner

SSM# TR=360.96
FL(W)=294.71
FL(E)=749.76

Asphalt Paved
Paved
Fence is 2.1' West of Property Line

6" Waterline Per City of Tulsa Atlas Page No. 56

Set 3/8" Iron Pin
Fence is 0.3' East of Property Line

Conc Wall

Conc Wall

Conc Wall

Conc Wall

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Conc Wall

LOT FIVE (5), BLOCK EIGHT (8), KIRKMOORE
ADDITION TO TULSA, TULSA COUNTY, STATE OF
OKLAHOMA, ACCORDING TO THE RECORDED
PLAT THEREOF.

AND

LOT SIX (6), BLOCK EIGHT (8), KIRKMOORE
ADDITION TO TULSA, TULSA COUNTY, STATE OF
OKLAHOMA, ACCORDING TO THE RECORDED
PLAT THEREOF.

Burn's Carriage House – Wallace Engineering Job #1540059
Minor Subdivision Plat, Rezone, and PUD Detailed Site Plan
Exhibit F – Legal Description
July 2015

19.19

Wallace Engineering
11111
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wallace



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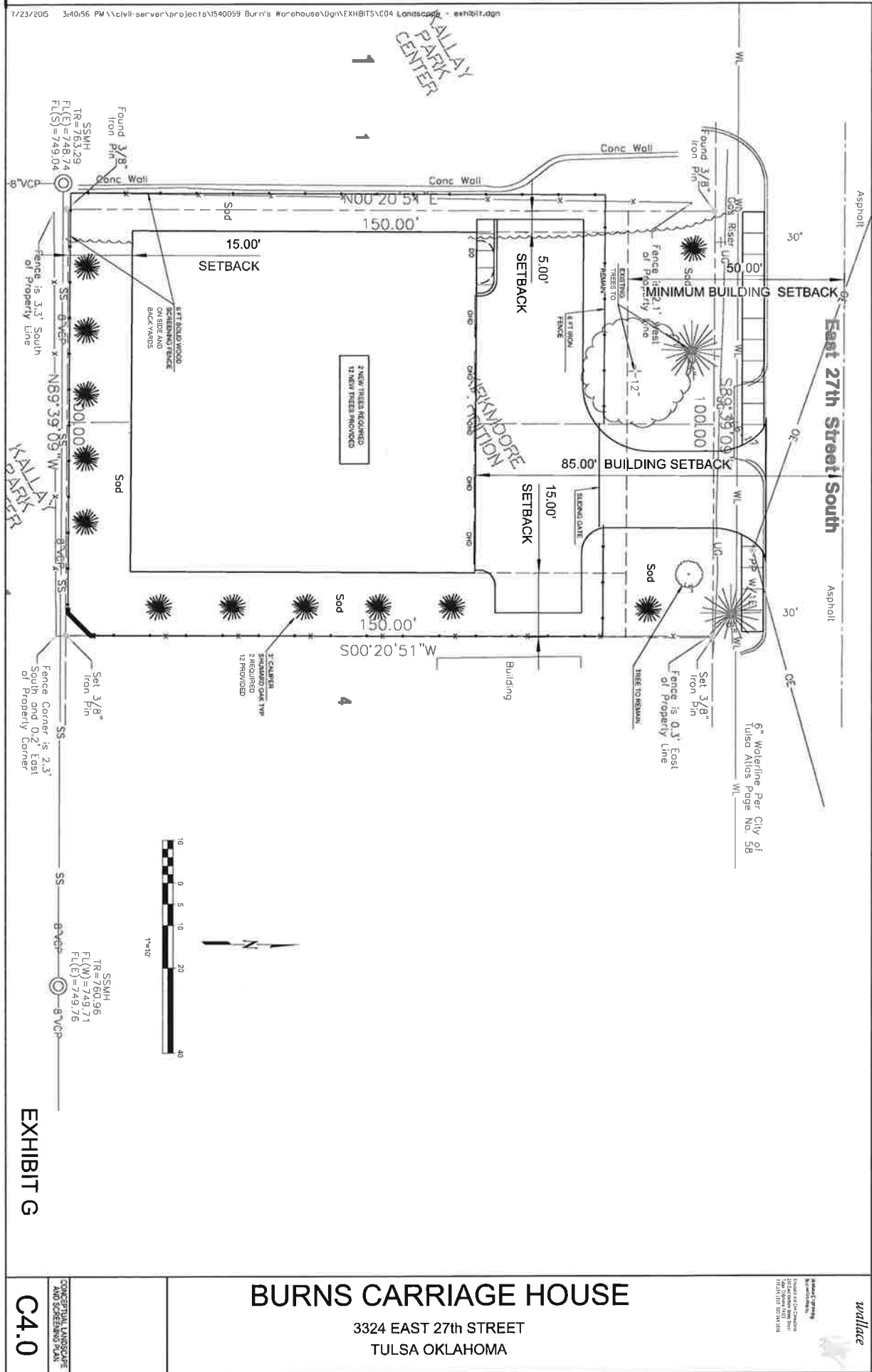


EXHIBIT G

C4.0

BURNS CARRIAGE HOUSE

3324 EAST 27th STREET
TULSA OKLAHOMA

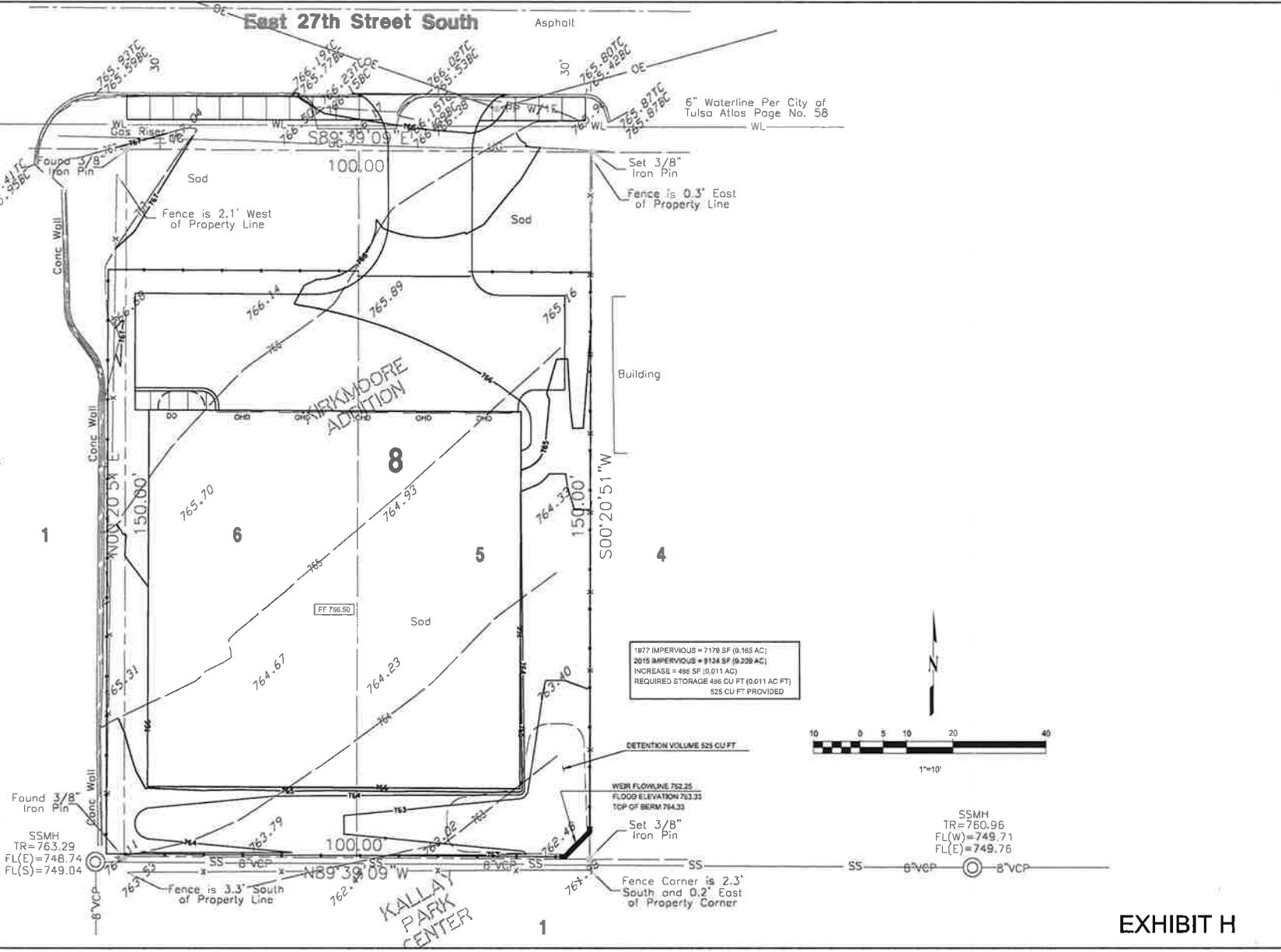
wallace

Prepared by:
Site Architect:
Site Engineer:
Site Planner:
Site Designer:
Site Developer:
Site Contractor:
Site Owner:
Site Manager:
Site Supervisor:
Site Inspector:
Site Safety Officer:
Site Security Officer:
Site Maintenance Officer:
Site Cleaning Officer:
Site Waste Management Officer:
Site Environmental Officer:
Site Health Officer:
Site Safety Officer:
Site Security Officer:
Site Maintenance Officer:
Site Cleaning Officer:
Site Waste Management Officer:
Site Environmental Officer:
Site Health Officer:

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1/23/2005 3:45:15 PM \\c:\h\server\projects\15160059 Burns Warehouse\DWG\EXHIBITS\VD05 Grading - exhibit.dwg

KALLAY PARK CENTER



KALLAY PARK CENTER

wallace

Wallace Engineering
 Structural Engineers, Inc.
 230 Cal. Walker Avenue Street
 Tulsa, Oklahoma 74107
 918.584.1311 918.584.1304

BURNS CARRIAGE HOUSE
 3324 EAST 27th STREET
 TULSA OKLAHOMA

EXHIBIT H

C5.0



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-268-D

Hearing Date: 9/2/2015 1:30 PM

Case Report Prepared by:

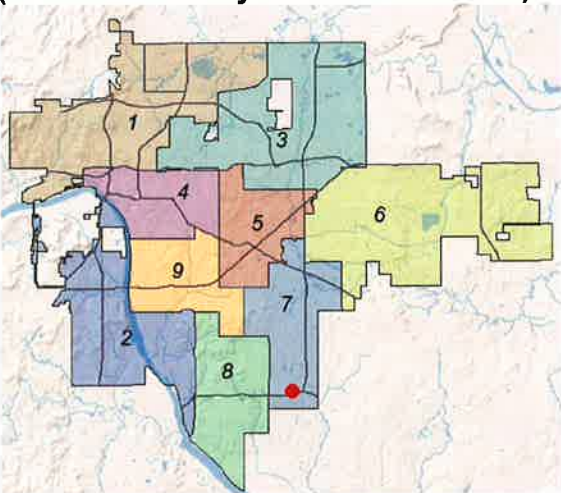
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jim Beach

Property Owner: Advanced Pain Specialists of
Tulsa

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Medical office

Proposed Use: Medical office

Concept summary: The applicant requested a major amendment to allow a two story building and significant additional floor area. Additional development standards have been added to mitigate the request.

Tract Size: 2.96 ± acres

Location: Southwest corner of S. Mingo Rd. and E. 93rd St. S.

Zoning:

Existing Zoning: RM-1/ PUD-268-B

Proposed Zoning: RM-1/ PUD-268-D

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8324

CZM: 57

Atlas: 2082

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

20.1

SECTION I: PUD-268-D

APPLICANTS DEVELOPMENT CONCEPT:

PUD 268-D is an amendment to Development Area B of the previously approved PUD 268-B to increase allowable floor area and building height to permit an addition to the existing building.

The project is located on the west side of South Mingo Road, the south side of East 93rd Street South and just north of U.S. 169. It is the former home of Cancer Care and is near the Hillcrest South Hospital campus, St. Francis South Hospital campus, and several other medical facilities of significant size, either existing or under construction.

The Conceptual Site Plan for the project, an aerial photograph of the site and immediate context, and an artist's rendering of the proposed addition are attached.

Development Area B is comprised of approximately 2.96 acres (128,937.6 square feet) net land area.

The previous major amendment, PUD 268-B established the maximum floor area at 20,000 square feet and maximum building height at one story.

The underlying zoning is RM-1 and allows office floor area in accordance with the OL District bulk and area requirements. The floor area ratio in OL is .10, or up to .40 by special exception from the Board of Adjustment.

The resulting allowable floor area for this 2.96 acre site would be at least 36,684 square feet.

The existing building is approximately 15,600 square feet.

The proposed addition is two stories with approximately 6,000 square feet per floor. The total floor area after the addition will be approximately 27,600 square feet. While the additional story may be approved by minor amendment, the increased floor area exceeds the 15% maximum for a minor amendment. Advanced Pain Specialist of Tulsa request approval of both items under this major amendment application.

Placement of the addition is on the southeast end of the existing building, away from abutting single-family residences. The site sits considerably lower than the single family residences. A retaining wall will be constructed around the west side of the property to accommodate an additional parking lot. The horizontal separation and vertical elevation difference between the residences and the addition will minimize any impact of the second story.

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: Site Plan

Exhibit B: Expansion Rendering

Exhibit C: Aerial photo

20.2

SECTION II: PUD-268-D DEVELOPMENT STANDARDS

LOT AREA: 2.96 acres (128,937.6 SF) net land area.

PERMITTED USES: Use Unit 11, Offices, Studios and Support Services and customary accessory uses

MAXIMUM BUILDING FLOOR AREA 30,000 SF

MAXIMUM LAND COVERAGE OF BUILDINGS: 22%

MAXIMUM BUILDING HEIGHT: Two Stories
(Excluding Mechanical Floor)

OFF-STREET PARKING REQUIRED: (1 space per 300 square feet)

BICYCLE PARKING REQUIRED: A bike rack or multiple racks capable of securing 8 bicycles shall be placed near the front entrance of the front door.

A ground sign not greater than 4 square feet of display surface area with directions or a map illustrating how to access the trail is required but not counted as part of the ground signage allowed.

MINIMUM BUILDING SETBACKS:

From the centerline of South Mingo Road	100 FT
From East 93 rd Street South	55 FT
From the west boundary of the PUD	75 FT
From the south boundary of the PUD	20 FT

LIGHTING WEST OF BUILDINGS:

Maximum height permitted whether pole mounted or wall mounted: 16 FT

All lighting shall be pointed down and away from the adjacent residential properties.

LANDSCAPING:

Landscaping for the entire PUD 268-D shall conform to the Current Standards of the Tulsa Zoning Code. Landscape plan submittal will include the entire site illustrating existing and proposed landscaping.

In addition to the landscape standards defined in the code additional shade trees shall be installed along the west and southwest boundary of the site to provide a vegetative buffer between the proposed retaining wall, the proposed building and the residential boundary west of the site.

The density of trees in that area shall be calculated as follows:

20.3

One(1) two inch(2") caliper tree or larger must be planted and maintained for each 1200 square feet of area measured between the west boundary and the 75 foot building setback line defined in the PUD.

Minimum Landscape area: 20% of net land area

SITE PLAN REVIEW:

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

SUBDIVISION PLAT:

A subdivision plat or plat waiver is required after a major amendment to a PUD. A plat waiver may be an acceptable option however significant additional public easements required during the building permit review process could make a new subdivision plat more feasible.

DETAILED STAFF RECOMMENDATION:

The PUD major amendment is consistent with the Tulsa Comprehensive Plan; and

Major amendment PUD 268-D provides development standards that are harmonious with the existing and expected development of the surrounding areas; and

Major amendment PUD 268-D provides a unified treatment of the development possibilities of the project site; and

Major amendment PUD 268-D is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code; therefore

Staff recommends Approval of PUD-268-D as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: PUD-268 is consistent with the Regional Center land use designation.

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.

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: None that affect development of this site. Ultimate street right-of-way as designated by the Major Street and Highway plan was previously dedicated by the underlying plat.

Trail System Master Plan Considerations: This site is very close to the Creek Turnpike Trail System however the only route to access that trail is north on South Mingo then east on East 91st Street South to the trail. A complete sidewalk system provides access all the way to the trail. The site should recognize the trail system access.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site slopes from the west to the east. The existing building on the site is approximately 10 feet below the west boundary of the PUD. It is anticipated that the first floor of the new building and new parking area will be constructed near the finished floor of the existing building. As a result, the second story of the new building should be at approximately the same height as the finished floor of the adjacent homes west of the site. The impact of the second story of the new building would be similar to single family residential construction at the same location. The increased impact of the new parking lot and second story is mitigated by the short lighting height, the anticipated retaining wall construction near the west property line and the significant tree requirement along the west property line.

Environmental Considerations: None that will adversely affect development on this site. The site is adjacent to an existing single family residential development on the west side of the property and the elevation of the site on the west side is higher than the existing building, proposed building and future parking construction.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Mingo Road	Secondary Arterial	100 feet	4
East 93 rd Street South	None	50 feet	2

Utilities:

20.5

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east across South Mingo by a mixed use office development, zoned CO/PUD 628; on the north by another Medical Building, zoned PUD 268-B; on the south by office uses, zoned OL/PUD-597; and on the west by single family residential zoned RM-1/PUD 268.

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19026 dated June 19, 1997 (PUD-268-B), and 15296 dated January 26, 1982 (RM-1), established zoning for the subject property.

Subject Property:

PUD-268-B June 1997: All concurred in **approval** of a request for a Major Amendment on a portion of the PUD-268 to allow medical and general office use on that portion of the PUD previously approved for multifamily development, on property located south of the southwest corner of East 91st Street South and South Mingo Road and a part of the subject property.

Z-5618/ PUD-268 October 1981: All concurred in denial of a request to rezone 15+ acres from RS-3 to RM-2 and **approval** of RM-1 with a Planned Unit Development for a single-family, duplex and condominium development, on property located in the southwest corner of East 91st Street South and South Mingo Road and a part of the subject property.

Surrounding Property:

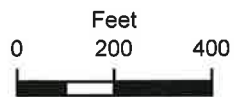
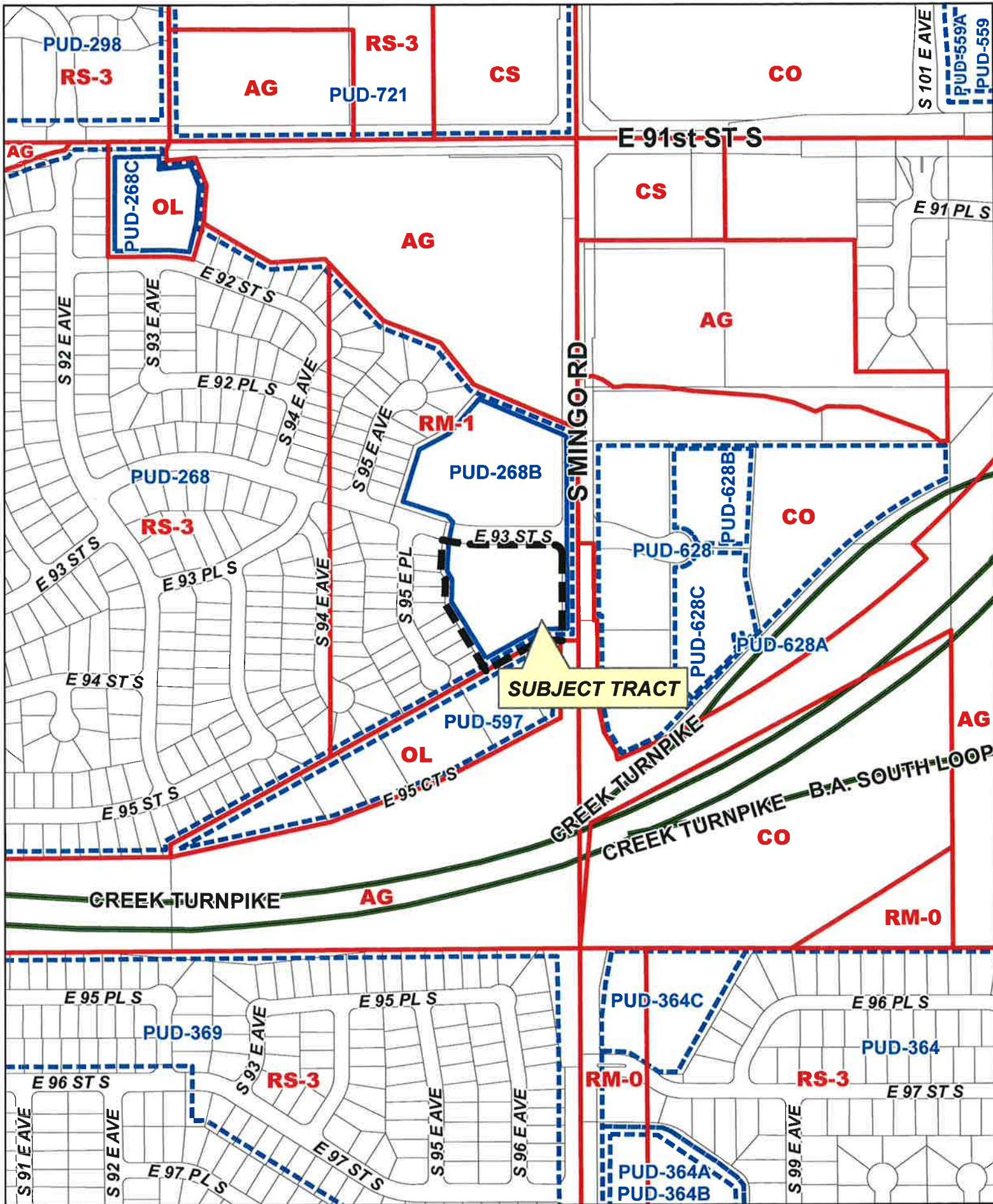
PUD-628/Z-6467-SP-4 March 2000: All concurred in approval for a proposed Planned Unit Development and Corridor Site Plan on a 15.8+ acre tract of land, for an assisted living, elderly and retirement facility. Office uses were approved on the southern end of the tract that had originally been approved for a golf pro shop and teaching building on property located in the northeast corner of South Mingo Road and the Mingo Valley Expressway. Through a few Major Amendments they added communications tower, veterinarian clinic, and mini-storage to permitted uses.

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.

Z-6667/ PUD-597 January 1999: All concurred in approval of a request for rezoning and a Planned Unit Development from AG to OL/PUD for an office park on a 6.1+ acre tract located on the northwest corner of South Mingo Road and Highway 169 per staff recommendation.

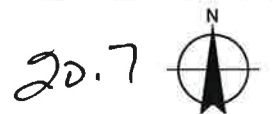
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20.4



PUD-268-D

18-13 24





Subject
Tract

PUD-268-D

18-13 24

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

Aerial Photo Date: March 2014



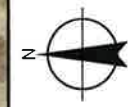
20.8



S MINGO RD

E 93 STS

S 95 E PL



20.9

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

Aerial Photo Date: March 2014

PUD-268-D

18-13 24

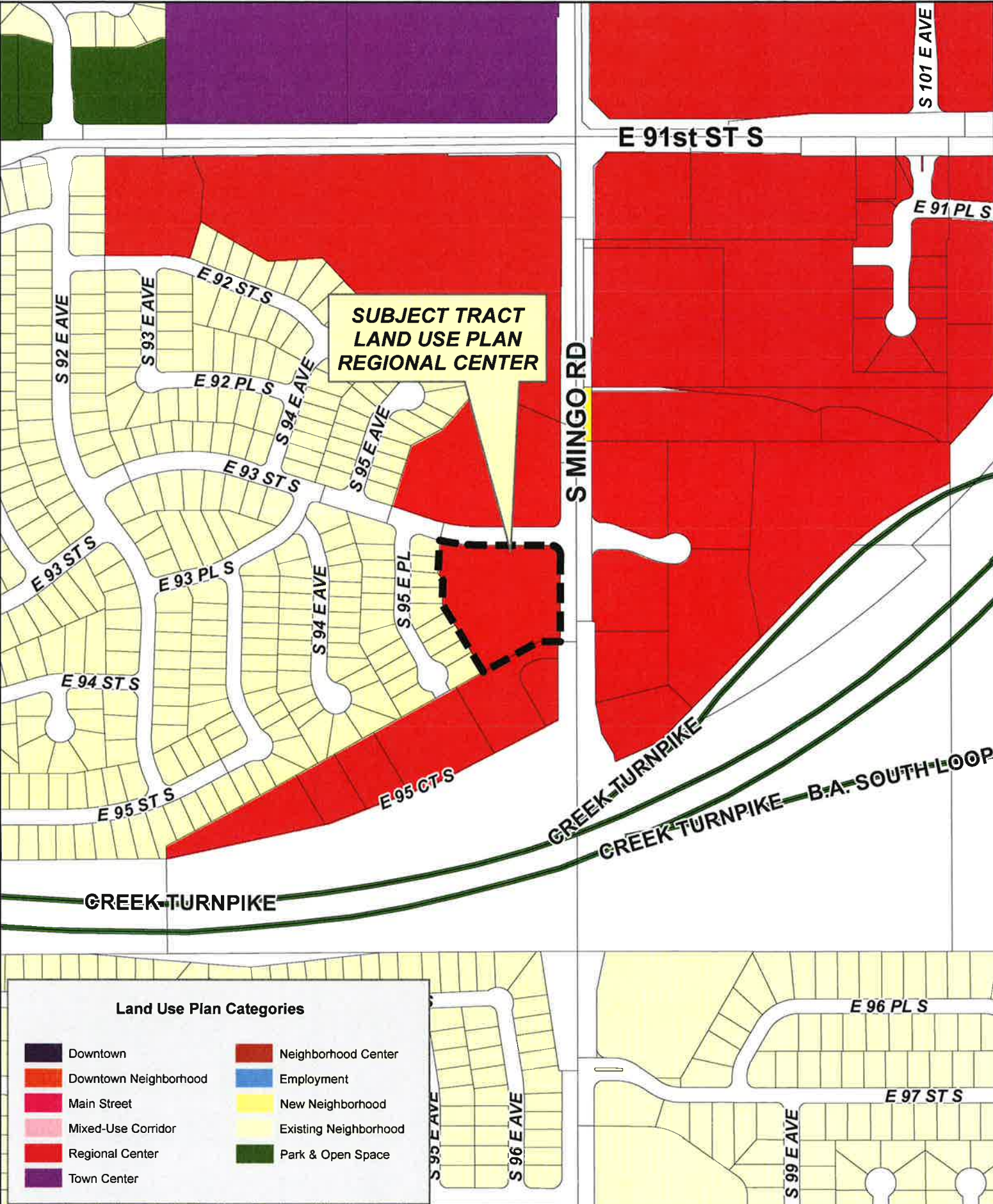


Feet

0

50

100

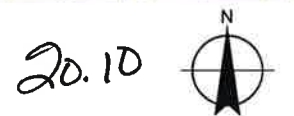


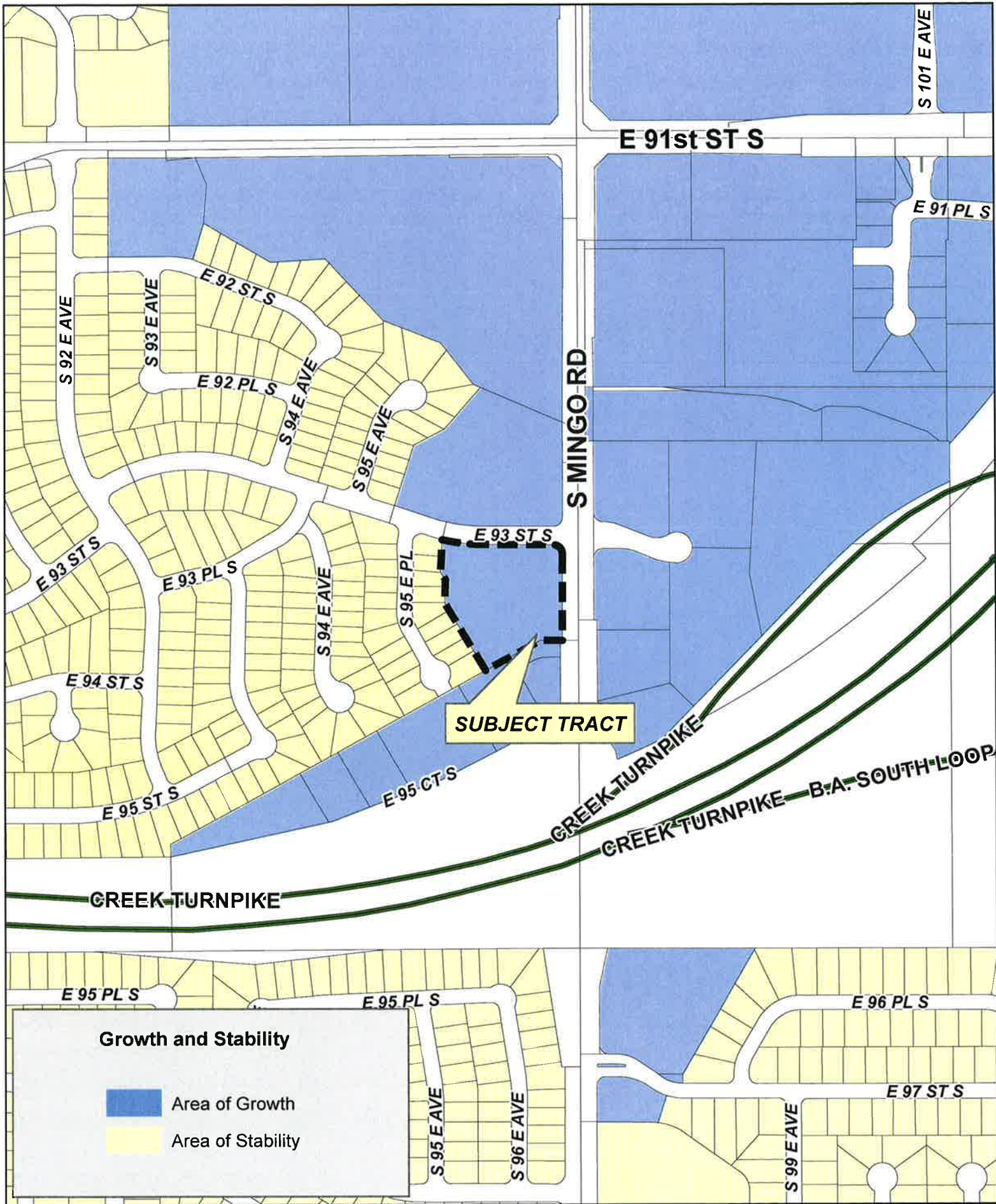
**SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER**



PUD-268-D

18-13 24





SUBJECT TRACT

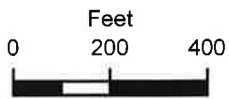
Growth and Stability



Area of Growth

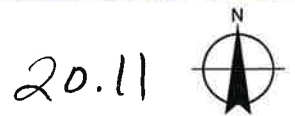


Area of Stability



PUD-268-D

18-13 24





S 95th East Pl

E 93rd St S

E 95th Ct

S 97th East Ave

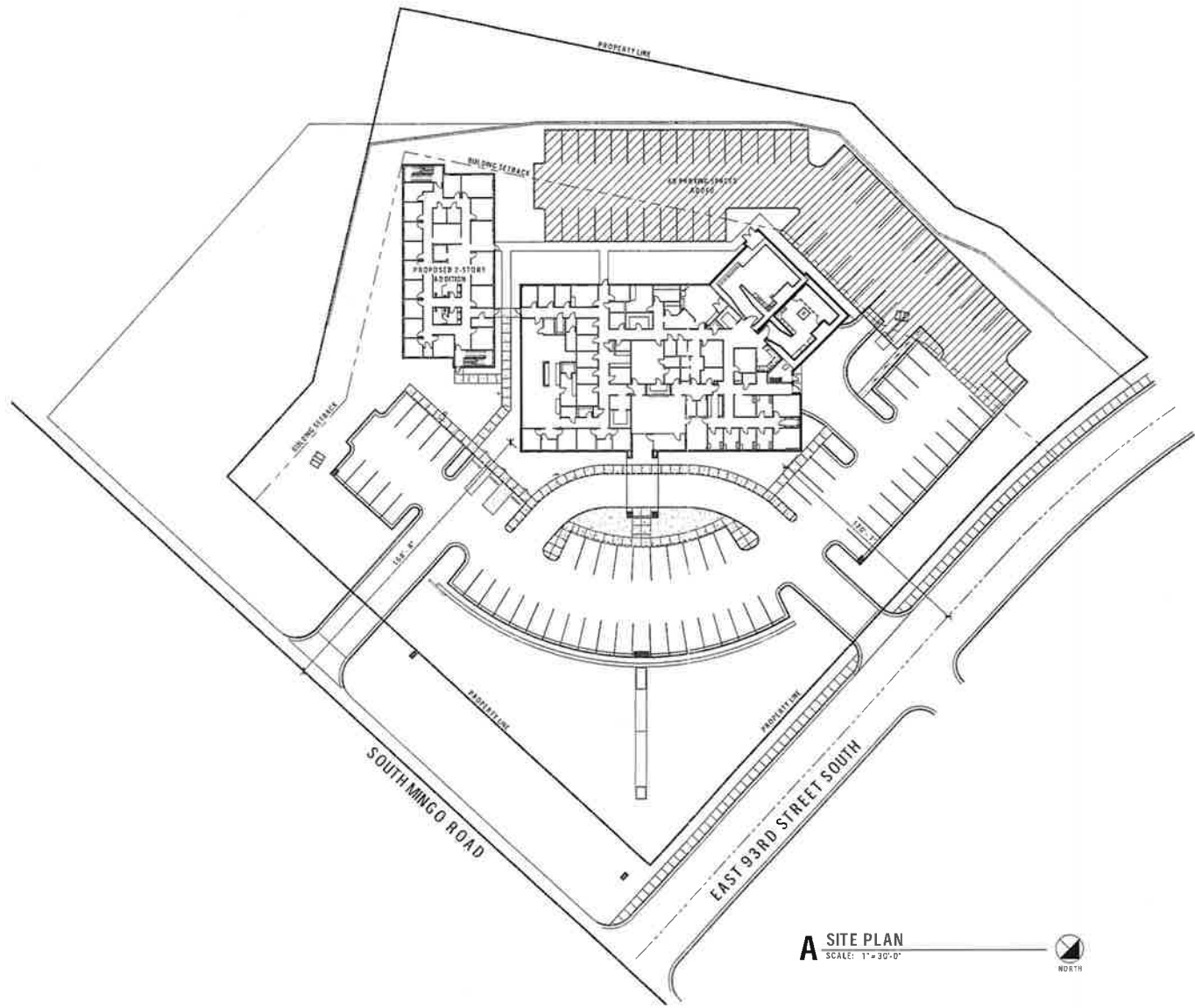
S Mingo Rd

20.12

Bing
EXIT
50 FE



20.13



A SITE PLAN
SCALE: 1" = 30'-0"

**ADVANCED PAIN SPECIALISTS
BUILDING EXPANSION**

7.22.15

FRITZ BAILY, P.C.
1838 SOUTH BALTIMORE
TULSA, OKLAHOMA 74119
Phone: 918.495.3933
Fax: 918.495.3994
Web: www.fritzbailey.com
E-Mail: info@fritzbailey.com

ARCHITECTS
PLANNERS
DESIGNERS



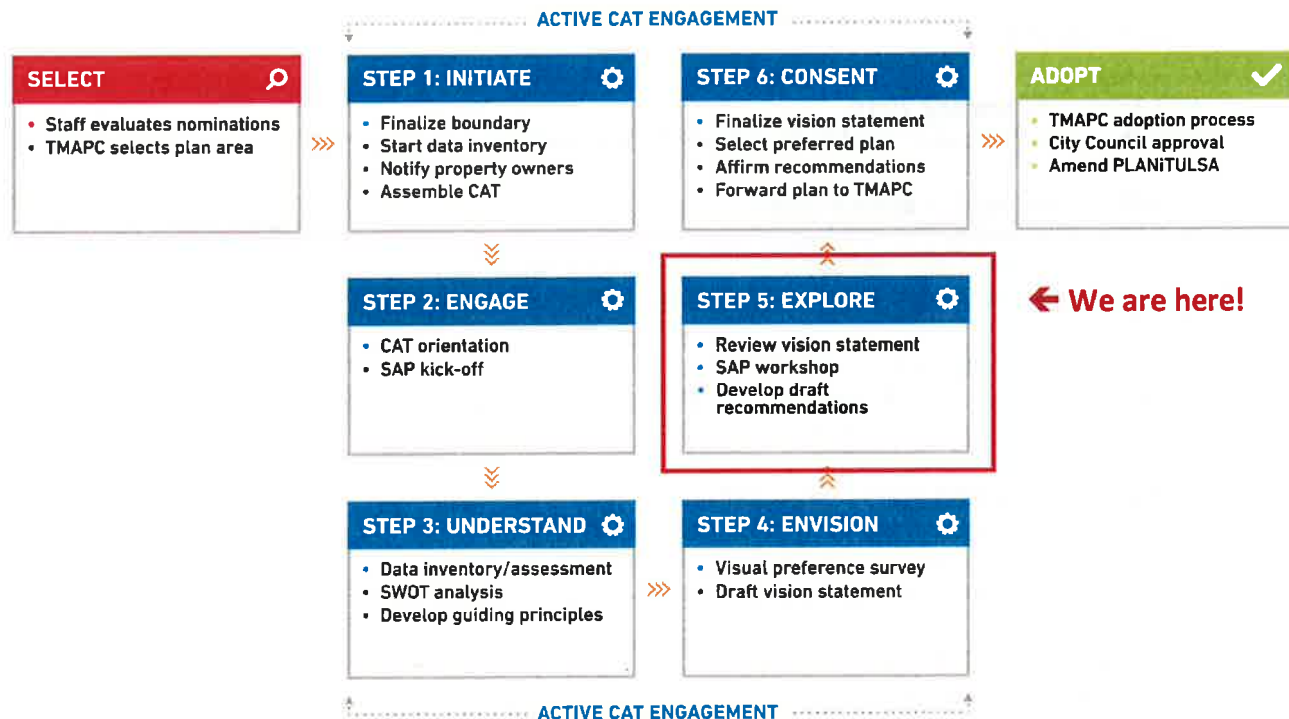
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20.14

Briefing – Crosbie Heights Small Area Plan

Topic: Progress and status of the Crosbie Heights Small Plan

By: Martha M. Schultz, Planner III, Project Manager
 City of Tulsa, Planning & Development Department, Planning Division



SMALL AREA PLAN SUMMARY TO DATE

- 12 CAT members
- Plan Area: .36 square miles
- 2014 Population: 1,330 (+104 since 2010)
- PLANiTULSA Building Blocks: Mostly residential
- Current Zoning: Mostly residential (RM-2 and RS-3)
- Identified assets:
 - Diversity in housing types, price points and people
 - Location along the River, near downtown
 - Access to trails and River Parks, highways
 - Conducive to walking and bicycling
 - Historic character
- Identified issues:
 - Traffic safety on Charles Page Boulevard, which bisects the neighborhood
 - Absentee, negligent landlords
 - Neglected infrastructure
 - Unpredictable encroachment by homeless populations

All data, maps, meeting materials, and notes are posted online.

<https://www.cityoftulsa.org/community-programs/planning/small-area-and-neighborhood-revitalization-planning/crosbie-heights-small-area-plan---in-process.aspx>

PROCESS SUMMARY:

- **SELECT – February 2015**
TMAPC selects Crosbie Heights from field of 9 nominations.
- **STEP 1: INITIATE – March 2015**
*Boundary finalized by Council Resolution
Owners of approximately 500 parcels notified by U.S. Mail
CAT Members invited to serve by City Councilor Blake Ewing, District 4*
- **STEP 2: ENGAGE – April 2015**
*Public outreach for kick-off meeting: Survey, media advisory, door-to-door, web, social media
Kick-off Meeting: 80+ attendees*
- **STEP 3: UNDERSTAND – May 2015**
*Inventory of existing conditions, data research and mapping
SWOT Analysis: Strengths, Weaknesses, Opportunities, Threats
Introduction of Guiding Principles and Vision Statement*
- **STEP 4: ENVISION – June 2015**
*Data gathering continued
Guiding Principles and Vision Statement discussions continued
Interactive Visual Preference Survey
Interactive exercise to prioritize SWOTs*
- **STEP 5: EXPLORE – August through September 2015**
 - 5.1 Visioning Workshop: August 1 from 9am to 4pm
*Guest Speaker Shane Hampton, Institute for Quality Communities, OU-Norman
Volunteer designers - American Institute of Architects Eastern Oklahoma Chapter
Volunteer planning students – OU-Tulsa Urban Design Studio*
 - 5.2 CAT-focused Meeting: August 25
*Guiding Principles, refined
Vision Statement, 90% complete*
 - 5.3 CAT Meeting – Late September
*Staff drafts narrative, starts recommendations
"Big Ideas" concepts presented to CAT by AIA for CAT*
- **STEP 6: CONSENT – October through November**
*"Big Ideas" refined by CAT and displayed for public comment
Plan draft distributed for Technical Review by other agencies
Final draft prepared for TMAPC consideration*
- **ADOPT – November/December 2015 (target)**

MEMORANDUM

TO: Troy Wilborn
FROM: Susan Miller
DATE: 09/02/15
SUBJECT: PUD-646-5 Refund for Minor Amendment

The Accounting Department is authorized to issue a warrant to refund \$200.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant: RL Keith
Address: 8315-H E. 111th
Bixby, OK 74008

Amount: \$200.00

Reason for Refund: Applicant withdrew this application and requested a refund.

Thank you for your attention to this matter.

Manager, Land Development Services

Receipt Nos.: 227324
Deposit No.: T-2408

MEMORANDUM

TO: Troy Wilborn

FROM: Susan Miller

DATE: 09/02/15

SUBJECT: Z-5620-SP-13a Refund for Corridor Minor Amendment

The Accounting Department is authorized to issue a warrant to refund \$449.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant: Ayer Design Group,
c/o Chad Chastain
Address: 215 Johnston St
Rock Hill, SC 29730

Amount: \$449.00

Reason for Refund: Applicant withdrew this application before processing and has requested a refund.

Thank you for your attention to this matter.

Manager, Land Development Services

Receipt Nos.: 227338
Deposit No.: T-2408

2016 SCHEDULE

Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:30 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

**Work sessions of the TMAPC are held, as necessary, either prior to or following regular TMAPC business in the One Technology Center, 175 E. 2nd Street, in a room location to be announced at the time the agenda is posted.

JANUARY	FEBRUARY	MARCH
6 th	3 rd	2 nd
20 th	17 th	16 th
APRIL	MAY	JUNE
6 th	4 th	1 st
20 th	18 th	15 th
JULY	AUGUST	SEPTEMBER
6 th	3 rd	7 th
20 th	17 th	21 st
OCTOBER	NOVEMBER	DECEMBER
5 th	2 nd	7 th
19 th	16 th	21 st

09/02/15

24.1

