

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2706

September 16, 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:

CONSENT AGENDA:

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

1. **LS-20807** (Lot-Split) (CD 8) – Location: South of the Southeast corner of East 111th Street South and South Quebec Avenue (Related to: LC-688)
2. **LC-668** (Lot-Combination) (CD 8) - Location: South of the Southeast corner of East 111th Street South and South Quebec Avenue (Related to: LS-20807)
3. **LC-698** (Lot-Combination) (County) – Location: North and East of West 6th Place and South 261st West Avenue (180 North 256th West Avenue)
4. **LC-699** (Lot-Combination) (CD 9) – Location: Southeast corner of east 51st Street South and South Columbia Place
5. **LS-20810** (Lot-Split) (CD 6) – Location: West of the Southwest corner of South 177th East Avenue and East Admiral Place (Related to: LC-700)
6. **LC-700** (Lot-Combination) (CD 6) – Location: West of the Southwest corner of South 177th East Avenue and East Admiral Place (Related to: LS-20810)
7. **LC-701** (Lot-Combination) (CD 8) – Location: South of the Southwest corner of East 111th Street South and South Quebec Avenue

8. **LC-702** (Lot Combination) (CD 4) – Location: Northwest corner of West 17th Street South and South Boulder Avenue
9. **Change of Access** – Gateway Plaza, Lot 5, Block 1 and Reserve A, North of East Pine Street and east of North Peoria
10. **Z-7140-SP-1c – Ashton Homes/Robert Brokaw**, Location: West of the southwest corner of South Olympia Avenue and West 84th Place South, requesting a Corridor Minor Amendment to reduce the side yard setback from 5 feet to 2.3 feet, **CO/Z-7140-SP-1**, (CD-2)
11. **PUD-521 – Sack & Associates, Inc./Stuart Nyander**, Location: South of the southeast corner of South 101st East Avenue and East 71st Street South, requesting a PUD Detail Site Plan for a new retail building within the PUD, **CS/RM-2/PUD-521**, (CD-7)
12. **Z-6910-SP-3 – Wallace Engineering/Jim Beach**, Location: East of southeast corner of East 91st Street South and South Mingo Road, requesting a Corridor Detail Site Plan for a new rehabilitation hospital, **CO/Z-6910-SP-3**, (CD-7)
13. **PUD-831 – Kevin Vanover, PE**, Location: East of the northeast corner of South Toledo Avenue and East 91st Street South, requesting a PUD Detail Site Plan for a new office park within the PUD, **RS-3/PUD-831**, (CD-8)
14. **Z-6054-SP-9 – Kevin Vanover, PE**, Location: West of southwest corner of East 81st Street South and South Garnett Road, requesting a Corridor Detail Site Plan for a long term senior care facility, **CO/Z-6045-SP-9**, (CD-7)
15. **PUD-804 – Craig Thurmond**, Location: West of the northwest corner of South Yale Avenue and East 121st Street South, requesting PUD Detail Site Plan for new gates and entry wall within the PUD, **RS-2/PUD-804**, (CD-8)
16. **PUD-801 – QuikTrip Corp./Carly Goodnight**, Location: Northwest corner of South Garnett Road and East 41st Street South, requesting PUD Detail Site Plan for a new QuikTrip facility within the PUD, **CS/PUD-801**, (CD-6)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

17. **Sheridan Crossing Phase III** – Preliminary Plat, Location: North of northeast corner of North Sheridan Road and East 86th Street North (County)
18. **Hudson Place** – Preliminary Plat, Location: East of northeast corner of East 101st Street South and South Yale Avenue, (CD 8)
19. **Tulsa Hills Healthcare Community** – Preliminary Plat, Location: West of northwest corner of West 71st Street South and South Elwood Avenue, (CD 2)

20. **7000 Riverside** – Preliminary Plat, Location: North of 71st Street, between Riverside Drive and South Peoria Avenue, (CD 2)
21. **7100 Riverside Parkway Revised** – Accelerated Building Permit, Location: West of Riverside Parkway, South of 71st Street South (Continued from 6/17/15, 7/15/2015) (CD 2) (**Applicant is requesting a continuance to November 4, 2015**)
22. **Z-7308/PUD-835 – AM Contractors, Inc.**, Location: North and west of the northwest corner of East 21st Street and South 145th East Avenue, requesting a rezoning and PUD, (**Applicant has withdrawn the applications.**)
23. **Z-7315 – Sally Davies**, Location: South of the southwest corner of South Boston Avenue and East 26th Place South, requesting rezoning from **RS-2 to RS-2/HP** and amendment to the Unified Design Guidelines for the Elmwood-Hurley Mansion Historic District, (CD-4)
24. **Z-7316 – Jim Smith**, Location: West of South Sheridan Road and North of East 36th Street South, requesting rezoning from **CS to CH**, (CD-5)

OTHER BUSINESS

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

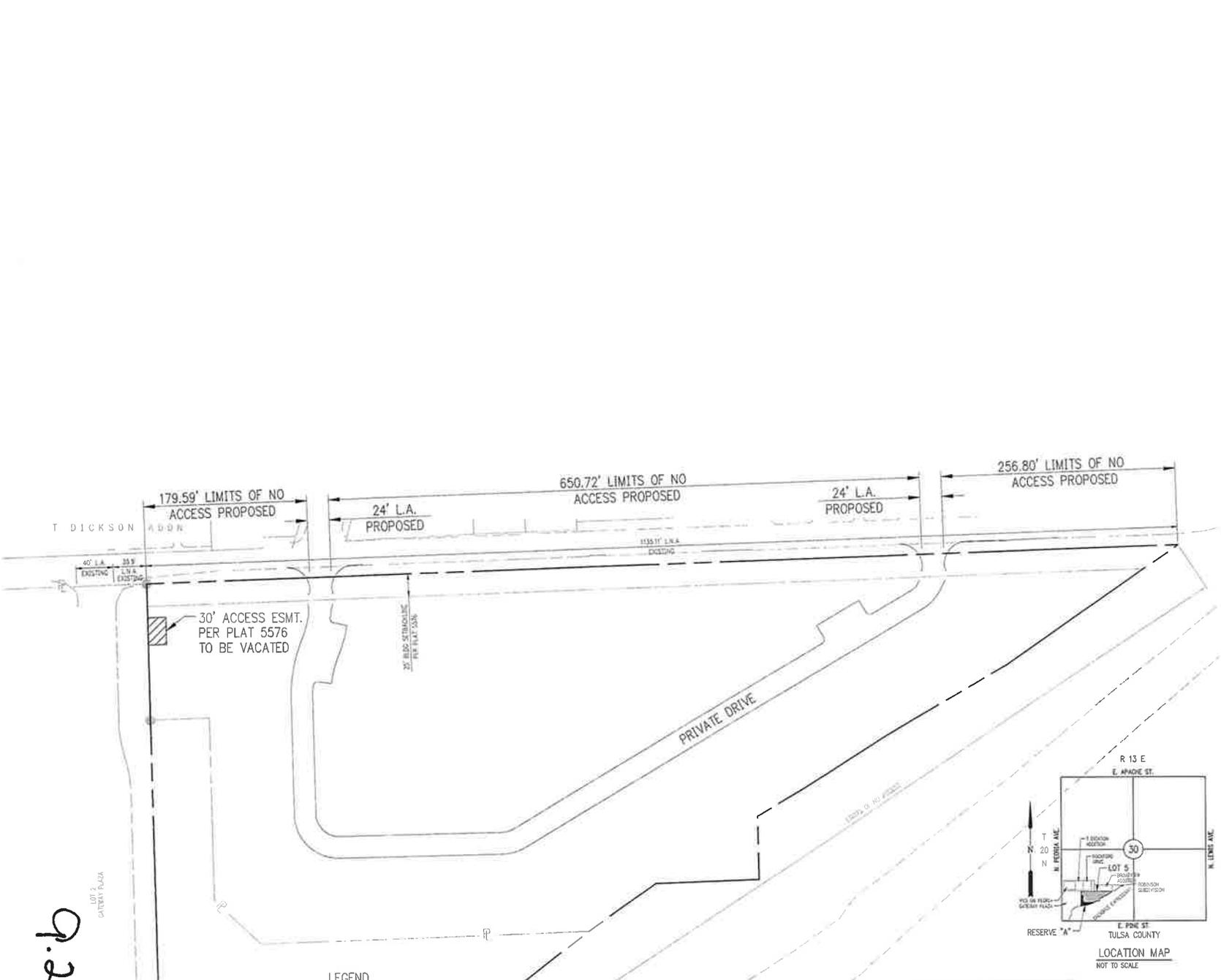
TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development 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.

**Change of Access on Recorded Plat
TMAPC September 16, 2015**

Lot 5, Block 1, and Reserve A, Gateway Plaza

This application is made to allow a change of access to delete an access easement and add access points.

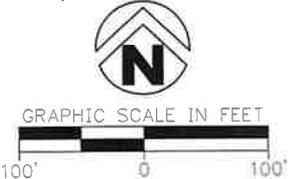
Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.



9.2

LEGEND

- L.A. LIMITS OF ACCESS
- L.N.A. LIMITS OF NO ACCESS
- VACATION OF 30' LIMITS OF ACCESS PER PLAT # 5576



<p>CHANGE OF ACCESS EASEMENT FOR LOT 5, BLOCK 1 AND RESERVE AREA 'A' OF GATEWAY PLAZA</p>		<p>Project No: 15400900 Issue Date: 7/23/2015 Contact: DAVID HENKE Checked by: _____ © 2015 Crafton Tull & Associates, Inc.</p>
<p>200 E. 8th Street Tulsa, Oklahoma 74119</p> <p>Crafton Tull architecture engineering surveying 918.584.2047 918.584.2051 f www.craftontull.com</p>	<p>EXHIBIT 'A'</p> <p>This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc. and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.</p>	
<p>DRAWING: G:\15400900_CHERMEADOW\CIV\DWG\LEASEMENT\ACCESS EXHIBIT.DWG LAYOUT: ACCESS EXHIBIT A, LAST SAVED: SA441, 9/2/2015 11:20:43 AM LAST PLOTTED BY: STEVE ADKINS, 9/2/2015 11:21:52 AM (PLOTTED BY: VALID ON HARD COPY ONLY)</p>		

APPROVED: Douglas Duke 9/3/15
DOUG DUKE, P.E.



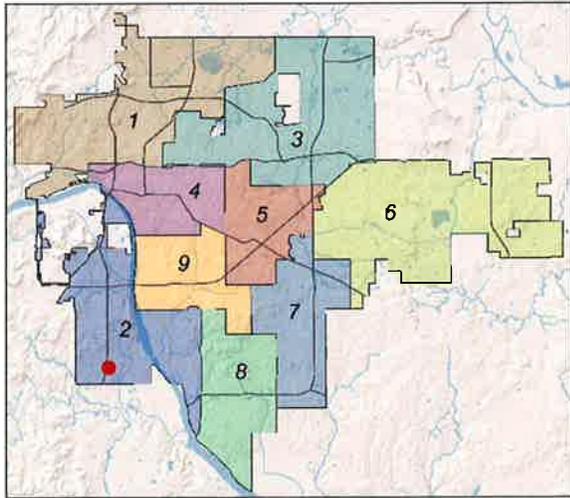
Case Number: Z-7140-SP-1c
Corridor Minor Amendment

Hearing Date: September 16, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Ashton Homes - Robert Brokaw
 Property Owner: Harry Henslick

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor Minor amendment to reduce the side yard setback from 5 ft to 2.3 ft.

Gross Land Area: 0.18 acres

Location: West of the Southwest corner of South Olympia Avenue and West 84th Place South

1110 West 84th Place South

Lot 23, Block 4 Hyde Park at Tulsa Hills

Zoning:
 Existing Zoning: CO/Z-7140-SP-1
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **APPROVAL**.

Staff Data:
 TRS: 8214
 CZM: 51 Atlas: 1584

City Council District: 2
 Councilor Name: Jeannie Cue

County Commission District: 2
 Commissioner Name: Karen Keith

SECTION I: Z-7140-SP-1c Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the Corridor Plan Development Standards to reduce the side yard setback from 5 ft to 2.3 ft.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 806.C of the Corridor District Provisions of the City of Tulsa Zoning Code.*

“Minor changes in the proposed corridor development plan may be authorized by the Planning Commission, which shall direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of this chapter. “

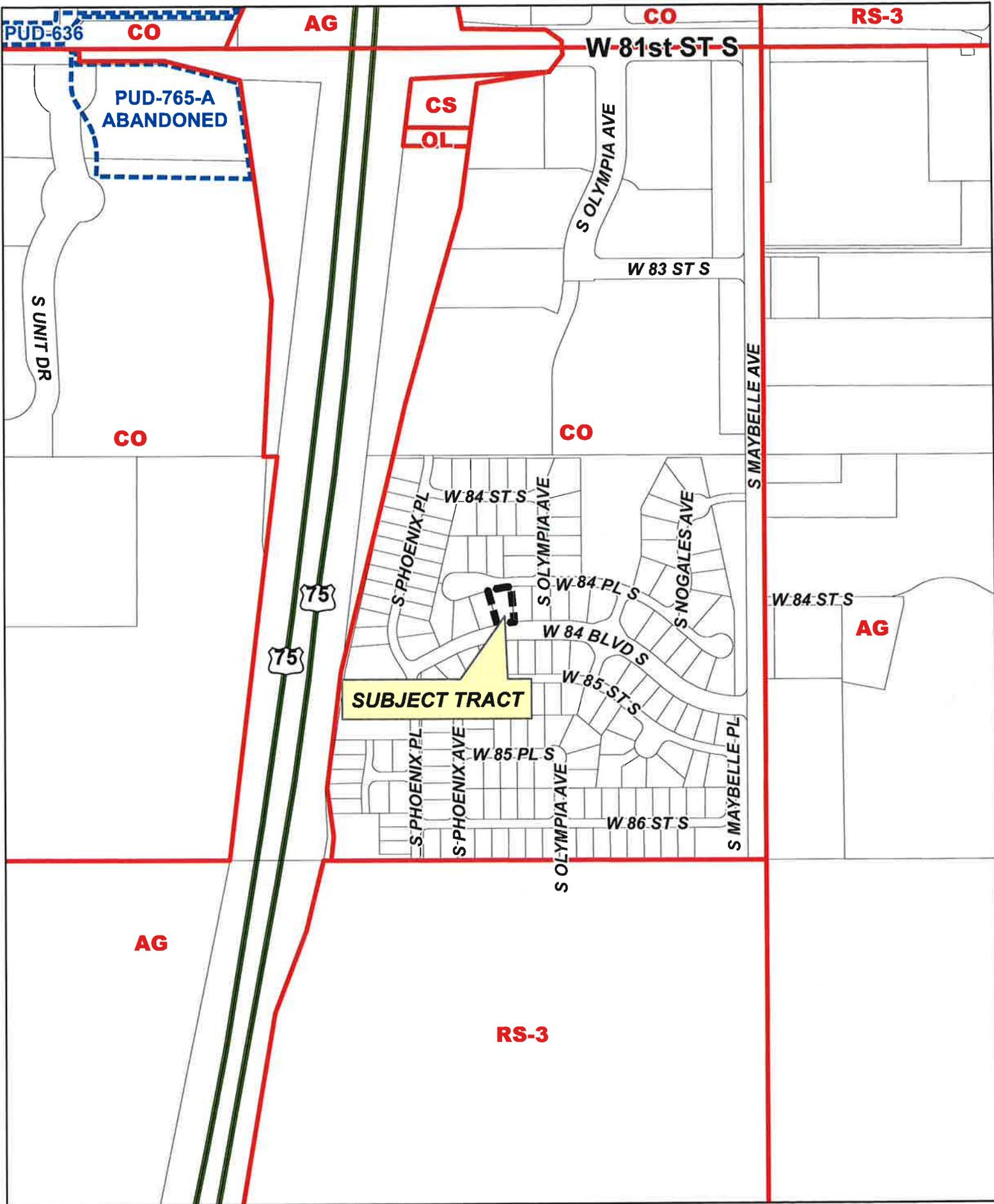
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.
- 2) All remaining development standards defined in Z-7140-SP-1 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 Plat of Survey

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the side yard setback from 5 ft to 2.3 ft.

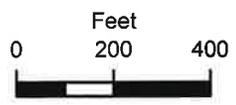


PUD-636

PUD-765-A
ABANDONED

SUBJECT TRACT

Z-7140-SP-1c



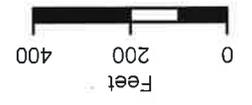
18-12 14

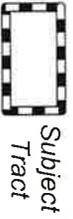
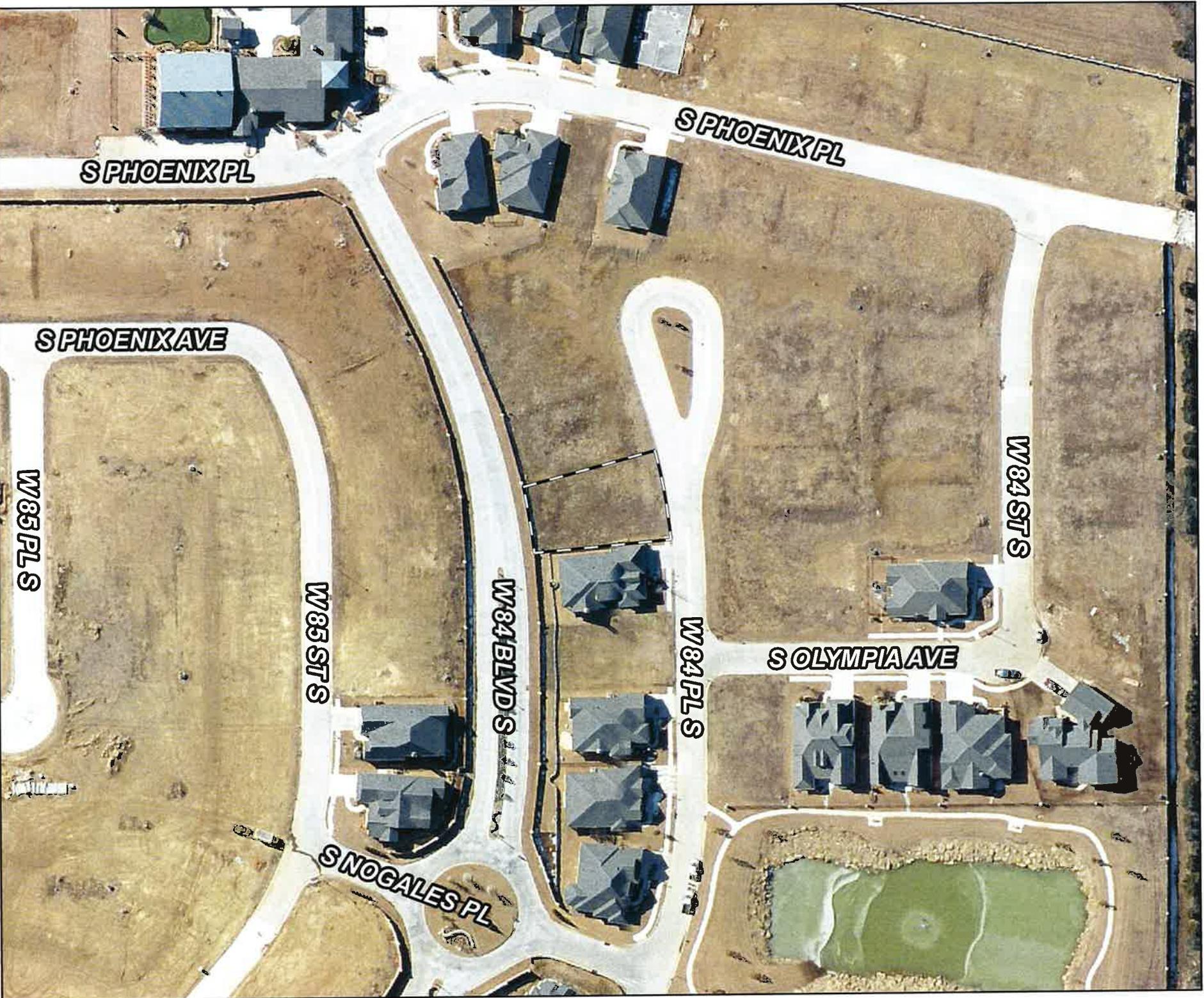
10.3



Z-7140-SP-1c

Subject Tract



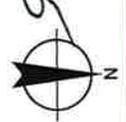


Z-7140-SP-1c

18-12 14

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

Aerial Photo Date: March 2014





1"=20'



WHITE SURVEYING COMPANY

providing land surveying services since 1940

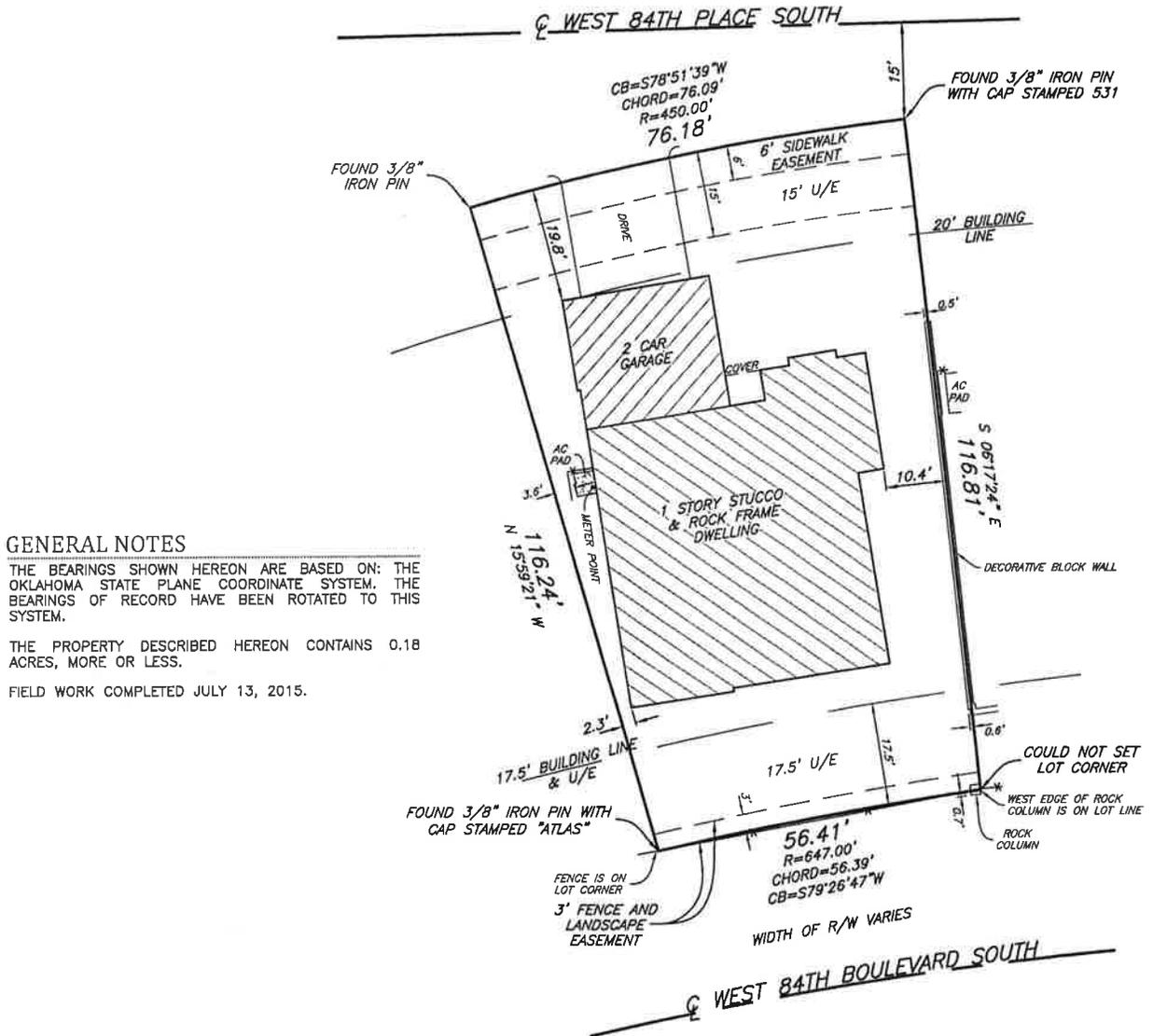
9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

PLAT OF SURVEY

INVOICE NO.: STK 15-78365
CLIENT: ASHTON HOMES

LEGEND

- FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- O/E METERING POINT
- M/P CHORD BEARING
- CB BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)



GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON: THE OKLAHOMA STATE PLANE COORDINATE SYSTEM. THE BEARINGS OF RECORD HAVE BEEN ROTATED TO THIS SYSTEM.

THE PROPERTY DESCRIBED HEREON CONTAINS 0.18 ACRES, MORE OR LESS.

FIELD WORK COMPLETED JULY 13, 2015.

LEGAL DESCRIPTION:

LOT TWENTY-THREE (23), BLOCK FOUR (4), HYDE PARK AT TULSA HILLS, A SUBDIVISION IN THE CITY OF TULSA, BEING A PART OF THE SE/4 OF THE NW/4 OF SECTION 14, TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

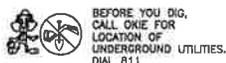
SURVEYOR'S STATEMENT

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT IN OUR PROFESSIONAL OPINION THE ABOVE PLAT OF SURVEY IS AN ACCURATE REPRESENTATION OF A CAREFUL BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, AND MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION. WE FURTHER STATE THAT THE ABOVE AND FOREGOING PLAT OF SURVEY ACCURATELY SHOWS THE LOCATION OF THE BOUNDARY CORNERS AND THEIR MONUMENTATION, THE DIMENSIONS OF THE PROPERTY, THE LOCATIONS OF ALL BUILDINGS ON PERMANENT FOUNDATIONS, ALL RECORDED PLAT EASEMENTS AND BUILDING SETBACK LINES (IF APPLICABLE), AND ALL OTHER SUCH EASEMENTS WHICH HAVE BEEN DISCLOSED BY A CURRENT TITLE OPINION OR COMMITMENT FOR TITLE INSURANCE AND COPIES THEREOF PROVIDED TO US PRIOR TO THE TIME OF THIS SURVEY; THAT UNDERGROUND OR ABOVE GROUND UTILITIES WERE NOT FIELD LOCATED AND THEREFORE ARE NOT SHOWN ON THIS PLAT OF SURVEY UNLESS SPECIFICALLY REQUESTED PRIOR TO THE TIME OF THIS SURVEY; THAT EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS FROM ADJOINING PREMISES ONTO THE PROPERTY DESCRIBED HEREON OR ONTO ADJOINING PREMISES FROM THE PROPERTY DESCRIBED HEREON BY VISIBLE PERMANENT IMPROVEMENTS; AND THAT THIS PLAT OF SURVEY IS PREPARED SOLELY FOR THE PARTIES LISTED HEREON AS OF THIS DATE AND MAY NOT BE USED FOR ANY SUBSEQUENT LOAN CLOSING, REFINANCE, OR OTHER TRANSACTION.



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO.
CA1098 (RENEWAL 6/30/2017)

DATE: 7/22/15
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052





Case Number: PUD-521
Detail Site Plan

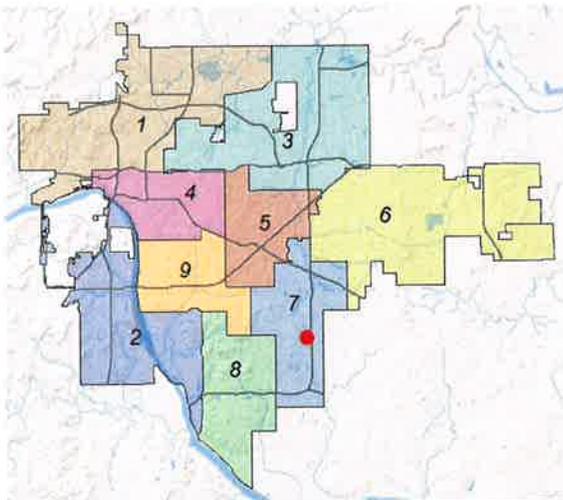
Hearing Date: September 16, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Sack and Associates

Property Owner: Lowe's Home Centers, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

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

Gross Land Area: 0.93 Acres

Location: South of the Southeast corner of South 101st East Avenue and East 71st Street South

Development Area D

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

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

Staff Recommendation:
Staff recommends **APPROVAL**.

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

City Council District: 7
Councilor Name: Anna America
County Commission District: 3
Commissioner Name: Ron Peters

11.1

SECTION I: PUD-521 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 0.93 Acre site in a Planned Unit Development for a new retail building including one, one story building.

PERMITTED USES:

Use Units 11, 12, 13, 14 and vehicular repair and service except body repair or painting and customary accessory uses. The retail building proposed for this project is allowed by right as is the proposed restaurant space referred to on the applicant's plans.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans provided. All parking lot lighting shall be directed downward and away from adjacent residential areas.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays pedestrian paths adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

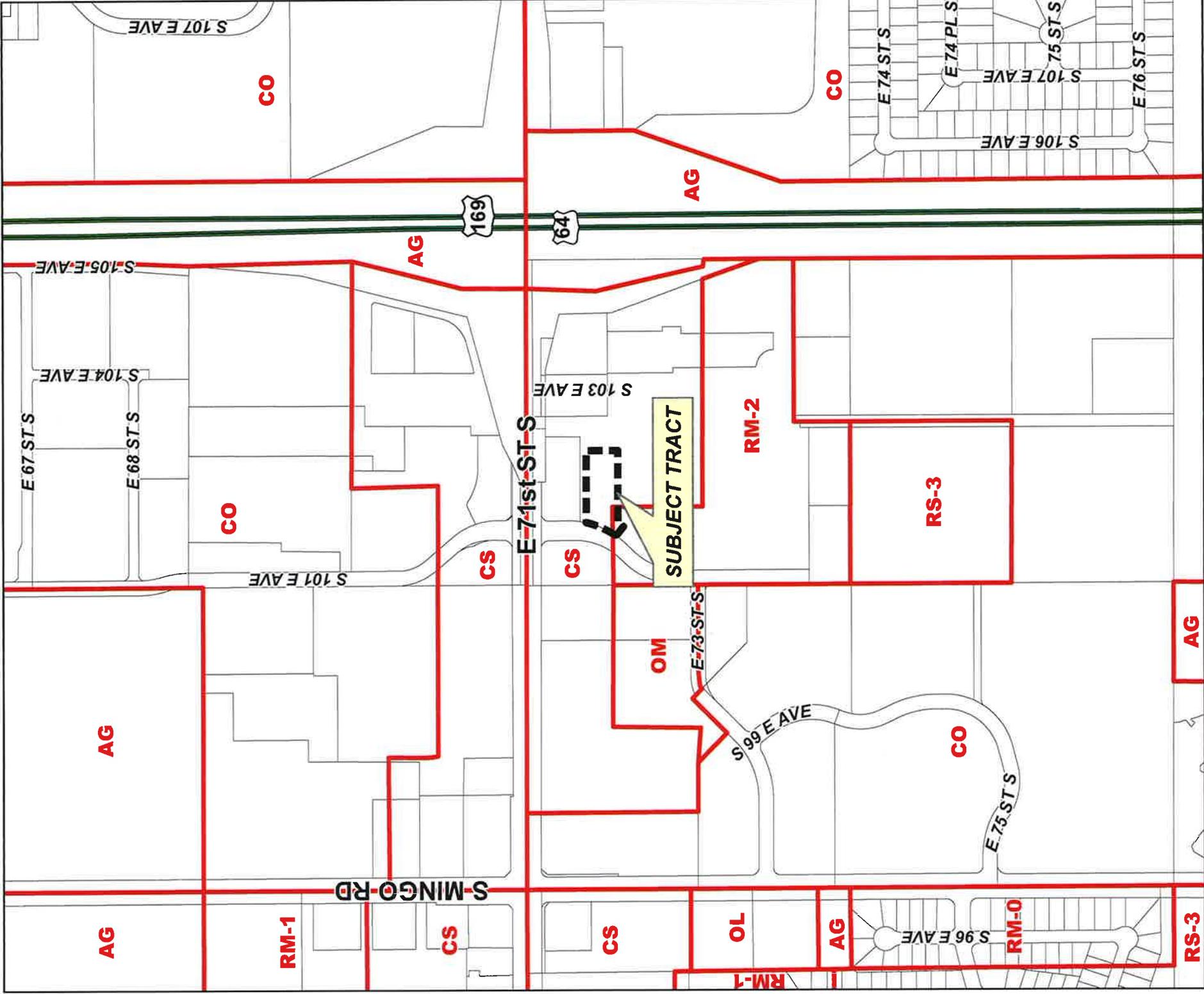
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-521**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo enlarged
- Applicant Legal Description
- Applicant Plat of Tracts
- Applicant Site Plan
- Applicant Exterior Elevations
- Applicant Site Details
- Applicant Site Lighting Plan

Staff recommends **APPROVAL** of the detail site plan for the proposed new retail building.

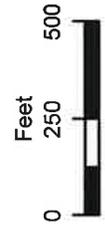
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)

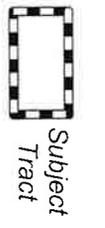
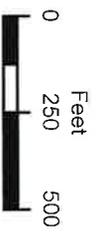
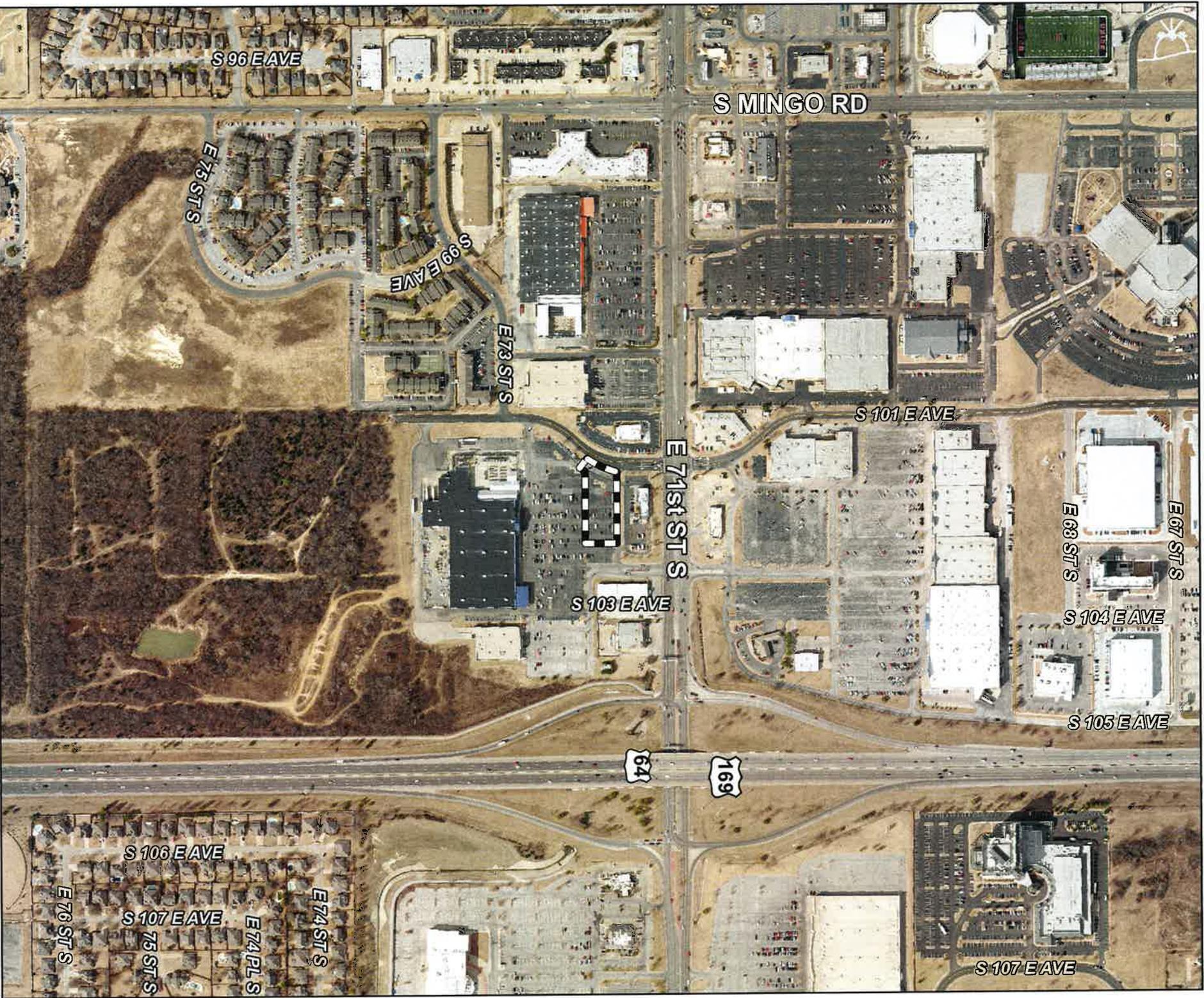


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PUD-521 DSP

18-14-07





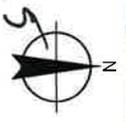
Subject Tract

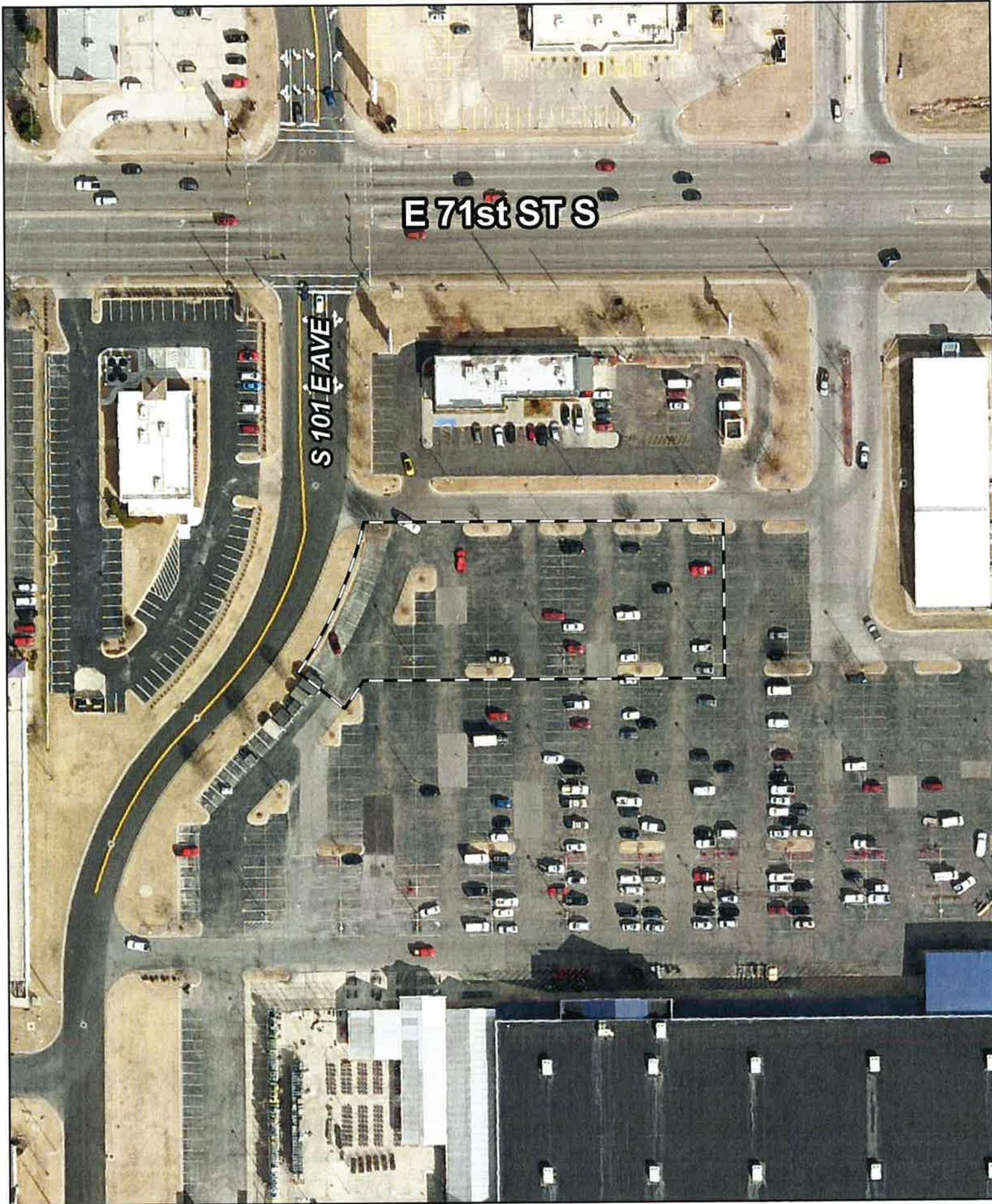
PUD-521 DSP

18-14 07

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

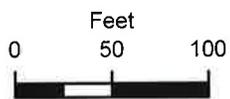
Aerial Photo Date: March 2014





E 71st ST S

S 101st AVE



**Subject
Tract**

PUD-521 DSP

18-14 07

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

Aerial Photo Date: March 2014 11.6



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

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

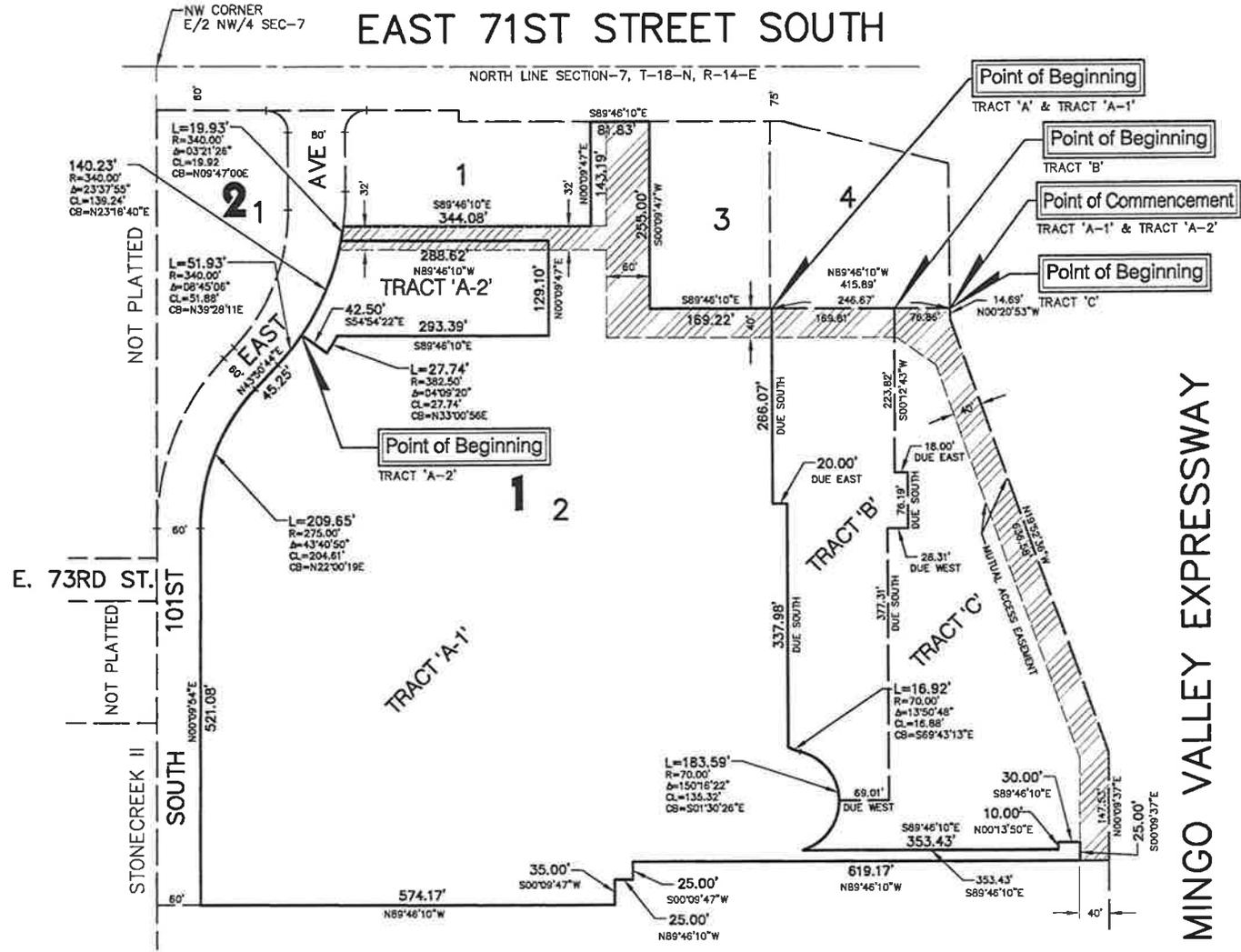
COMMENCING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT TWO (2), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT FOUR (4) IN BLOCK ONE (1); THENCE N 89°46'10" W ALONG THE NORTHERLY LINE OF LOT TWO (2) FOR 246.67'; THENCE DUE SOUTH FOR 266.07'; THENCE DUE EAST FOR 20.00'; THENCE DUE SOUTH FOR 337.98';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

11-7

NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 08°45'06" AND A RADIUS OF 340.00' FOR 51.93' HAVING A CHORD BEARING OF N 39°28'11" E FOR A CHORD LENGTH OF 51.88' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 54°54'22" E FOR 42.50'; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 04°09'20" AND A RADIUS OF 382.50' HAVING A CHORD BEARING OF N 33°00'56" E FOR A CHORD LENGTH OF 27.74'; THENCE S 89°46'10" E FOR 293.39'; THENCE N 00°09'47" E FOR 129.10'; THENCE N 89°46'10" W FOR 288.62' TO A POINT ON THE WESTERLY LINE OF LOT 2; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE ON A CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 23°37'55" AND A RADIUS OF 340.00' FOR 140.23' WITH A CHORD BEARING OF S 23°16'40" W FOR A CHORD LENGTH OF 139.24' TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 40,716 SQUARE FEET OR 0.9347 ACRES.

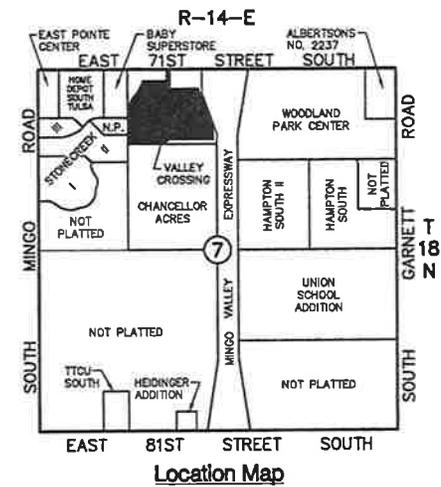
EAST 71ST STREET SOUTH



NOT PLATTED
E. 73RD ST.
NOT PLATTED
STONECREEK II
SOUTH
101ST
521.08'

CHANCELLOR ACRES

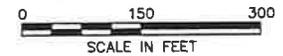
TRACT	SQ. FT.	ACRES
TRACT 'A-1'	664,967	15.2655
TRACT 'A-2'	40,716	0.9347
TRACT 'B'	100,000	2.2957
TRACT 'C'	160,273	3.6794



MUTUAL ACCESS EASEMENT PER PLAT

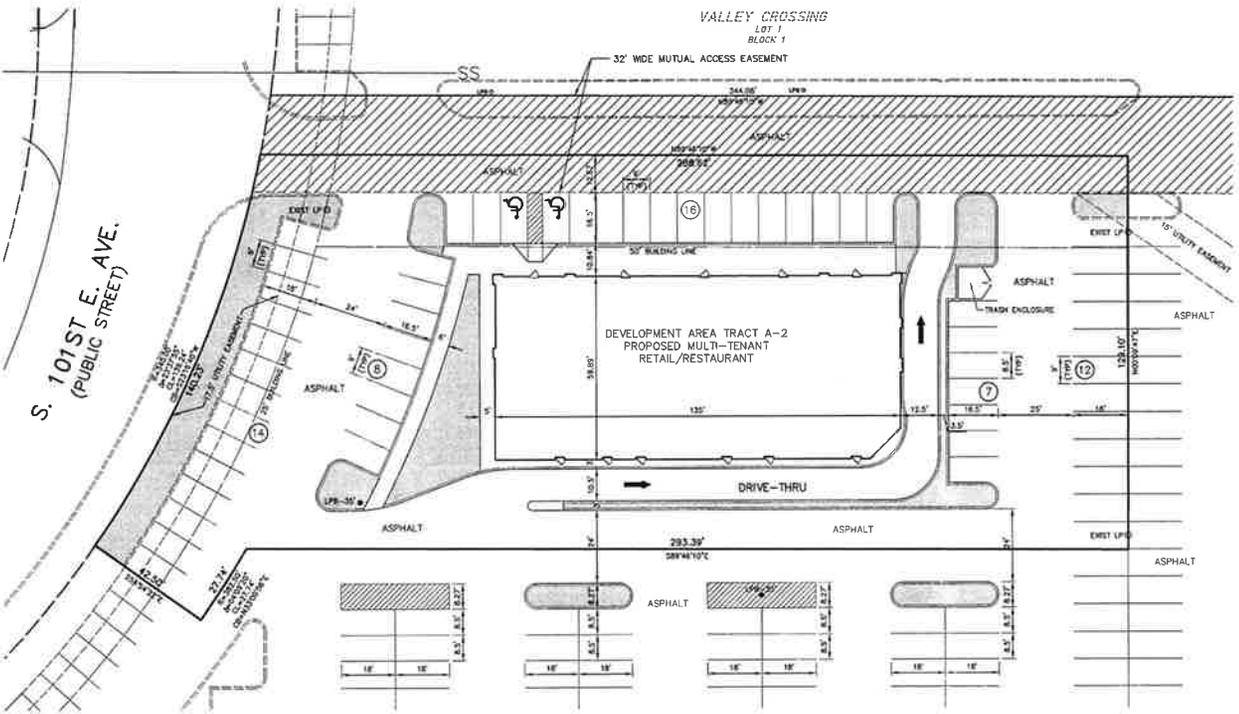
LS: 20793 (6/11/15)

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



11/

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S. 101ST E. AVE.
(PUBLIC STREET)

DETAILED SITE PLAN
 FOR
SHOPPES @ VALLEY CROSSING
 (LOWE'S LOT SPLIT #20793 07/15/15)
 (A PORTION OF PUD #521-4)
 ORIGINALLY A PORTION OF
LOT 2 IN BLOCK 1 OF 'VALLEY CROSSING'
 SECTION 7, T-18-N, R-14-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE IN FEET



Site Plan Statistics

DEVELOPMENT AREA TRACT A-2

PUD/CORRIDOR SITE PLAN NUMBER: 521-4
 PERMITTED USES: CS/RM-2/PUD 521
 PROPOSED USES: USES PERMITTED BY PUD

TRACT 'A-2' (LOT SPLIT #20793) 0.83 ACRES (40,716 SF)

BUILDINGS:

FLOOR AREA DISTRIBUTION SUMMARY:
 TRACT 'A-2' BY LOT SPLIT 8,500 SF. (PER PUD #521-4)

BLDG. FLOOR AREA PROPOSED:

RETAIL 4,800 SQ. FT.
 RESTAURANT 3,400 SQ. FT.
 TOTAL 8,000 SQ. FT.

MAXIMUM BLDG. HEIGHT PERMITTED:
 RETAIL/RESTAURANT 35 FEET (PER PUD)

MAXIMUM BLDG. HEIGHT PROVIDED:
 RETAIL/RESTAURANT 33.5 FEET, ONE STORY

MINIMUM BLDG. SETBACKS REQUIRED:

NORTH: 50' FROM SOUTH LINE (L181) (PUD)
 SOUTH: 0' FROM LOT BOUNDARY (PUD)
 EAST: 0' FROM LOT BOUNDARY (PUD)
 WEST: 25' FROM SOUTH 101ST EAST AVENUE (PLAT)

PARKING SUMMARY (NEW BUILDING)

PARKING SPACES REQUIRED (TRACT 'A-2'):

RETAIL	4,800 SF	5/1000 (PUD)	= 23 SPACES
RESTAURANT	3,400 SF	10/1000 (CODE)	= 34 SPACES
TOTAL	8,000 SF		= 57 SPACES
TOTAL PARKING SPACES PROVIDED			57 SPACES

LIGHTING

MAXIMUM LIGHTING HEIGHT PERMITTED: 35 FEET

LANDSCAPE AREA

TRACT 'A-2' 40,716 SF
 LANDSCAPE AREA REQUIRED 4,072 SF (10%)
 LANDSCAPE AREA PROVIDED 4,221 SF (10.37%)

SIGNAGE Pylon (E 71ST ST. S. & S 101ST E. AVE.)
 INCREASE LOWER HALF (PUD #521-4) FROM 400 TO 450 SF TOTAL

■ DENOTES LANDSCAPE AREA
 ▨ DENOTES MUTUAL ACCESS EASEMENT

LPB-35' ● DENOTES PROPOSED 35' HIGH LIGHT POLE
 EXIST LP ○ DENOTES EXISTING LIGHT POLE

SACK AND ASSOCIATES, INC.

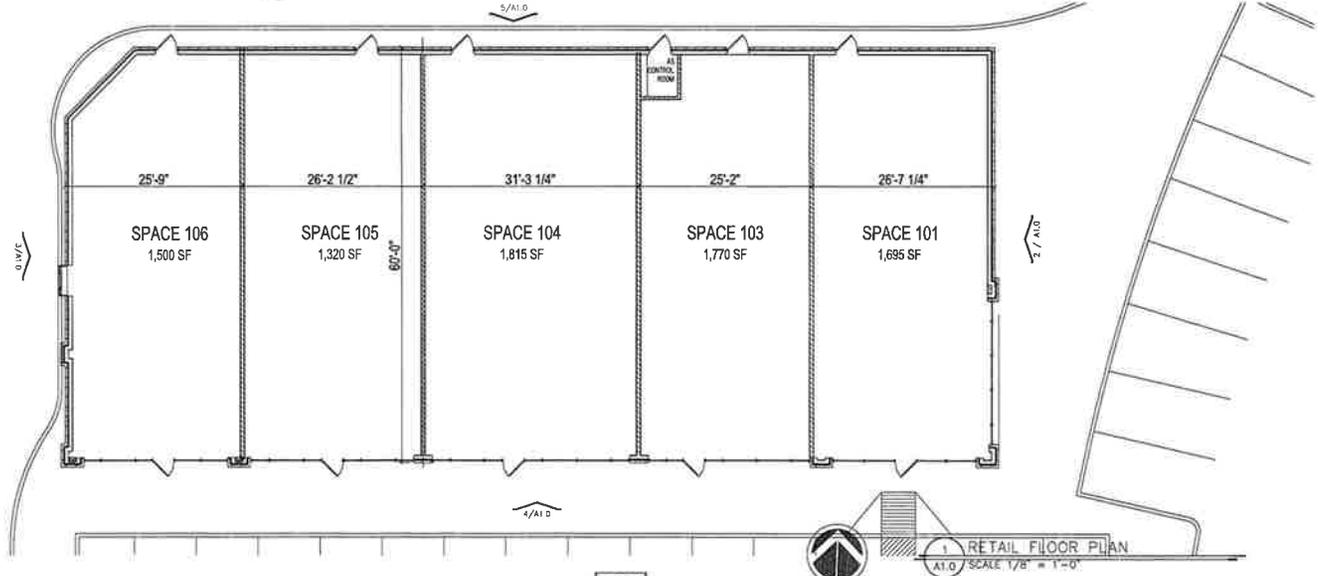
• ENGINEERING • SURVEYING • PLANNING •
 2330 East 21st Street, Suite A, Tulsa, Oklahoma 74105-1518
 Ph: 918-582-4111 Fax: 918-582-4239 E-mail: info@sackandassociates.com
 CA Number 1783 (P.C.A.S.)

DRAWN	LWR	DESIGNED	SAH	OPEN	F022F	FILE	1814.07
PROJECT NAME	VALLEY CROSSING BL. 1, 2 & 3			DATE	8/17/2015		
PLANTING	JANUARY 15, 2016 AT 1:30 PM			DRAWN	LWR		
WORKS	COPY/ITE_S-2214 SITE/RSQ/IA.T-S&A			DATE	1.1.15		

11.10



EXTERIOR FINISH EXISTING		
ST	ARRISCRRAFT STONE RENAISSANCE COLOR: MERLOT	ARRISCRRAFT
ST2	CMU TO MATCH ARRISCRRAFT COLOR: MERLOT	TBD
MT	3'-0" X 7'-0" ALUMINUM DOOR AND HARDWARE COLOR: CLEAR ALUM	KAWNEER
MT2	ALUMINUM STOREFRONT SYSTEM W/ 1" CLEAR INSULATED GLAZING COLOR: CLEAR ALUM	KAWNEER
MT3	STANDING SEAM METAL ROOF 16" O.C RIBS COLOR: ZINC GREY	AMP SPAN
EF1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: BENJAMIN MOORE #935 BABY TURTLE	DRYVIT
EF2	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: BENJAMIN MOORE #1035 STONE HOUSE	DRYVIT
EF3	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: BENJAMIN MOORE #988 DUNE WHITE	DRYVIT
EF4	EXTERIOR INSULATION AND FINISH SYSTEM COLOR: BENJAMIN MOORE #989 RUSTIC TAUPE	DRYVIT
EW	8' HIGH MASONRY SCREEN WALL TO MATCH BUILDING FINISH	-
SI	SIGNAGE PROVIDED BY TENANT PROVIDE 3/4" PLYWOOD BACKING	-
PT	PAINT COLOR: BENJAMIN MOORE #988 DUNE WHITE	BENJAMIN MOORE
AW	AWNING BY TENANT W/ APPROVAL BY UL	-
LF	RECREATIVE LIGHT FIXTURE TBD	-



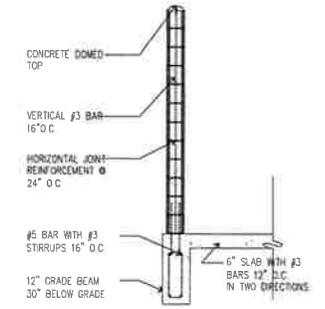
1 RETAIL FLOOR PLAN
A1.0 SCALE 1/8" = 1'-0"

Shoppes at VALLEY CROSSING - Tulsa, OK

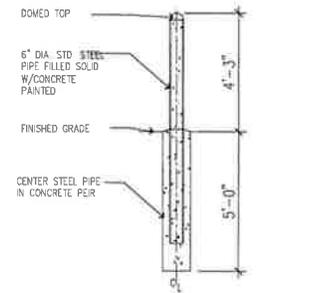
HS HENRY S QUIGG
ARCHITECTURE & PLANNING
13305 STEVENSON FRENCH, STE. 317, DALLAS, TEXAS 75244
PHONE: 972.484.8377 - FAX: 972.484.8341 - HQ@HSQ-ARCH.COM

PROJECT #	PLOT SCALE	DWG. FILE	DATE	FLOOR PLAN
2227	1:1	2227-retail.bas	05.18.15	A1.0

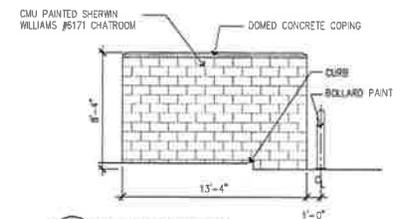
11.11



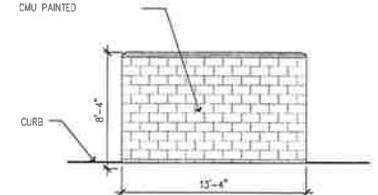
5 WALL SECTION
A1.1 SCALE 1/2" = 1'-0"



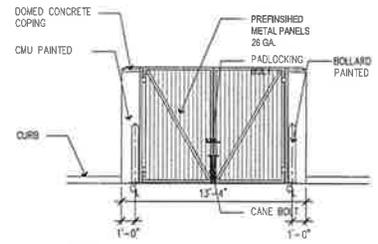
4 BOLLARD DET.
A1.1 SCALE 1/2" = 1'-0"



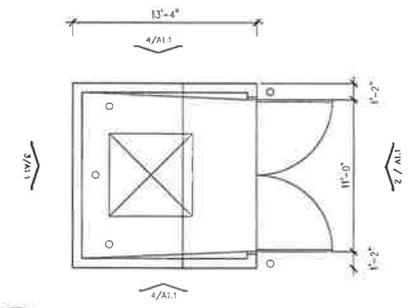
4 WEST ELEVATION
A1.1 SCALE 1/4" = 1'-0"



3 SOUTH/NORTH ELEVATION
A1.1 SCALE 1/4" = 1'-0"



2 EAST ELEVATION
A1.1 SCALE 1/4" = 1'-0"



1 DUMPSTER PLAN
A1.1 SCALE 1/4" = 1'-0"

All drawings and specifications shall conform to the latest editions of the Uniform Code of Building Regulations, unless otherwise specified.

Shoppes at VALLEY CROSSING - Tulsa, OK



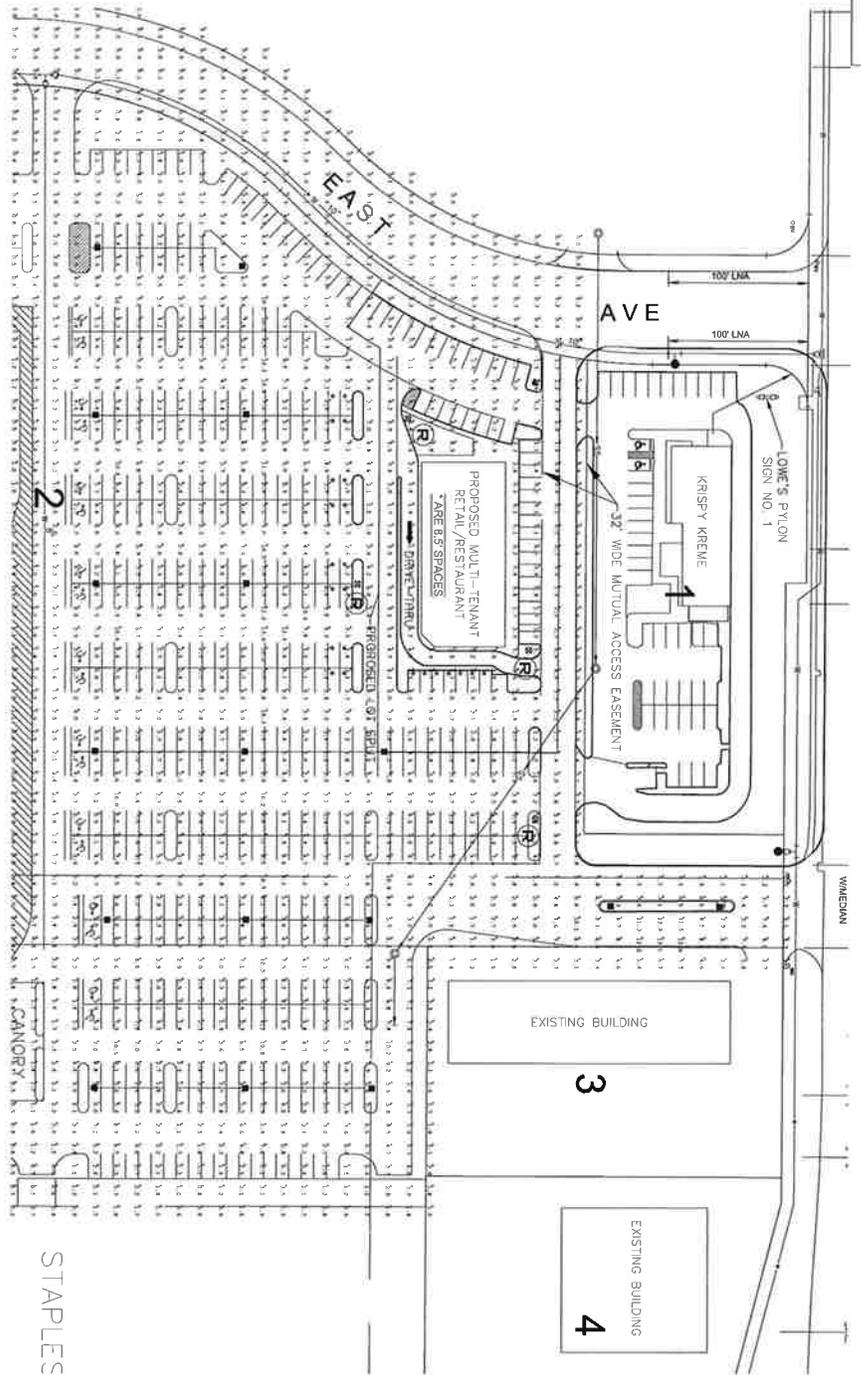
HENRY S QUIGG ARCHITECTURE & PLANNING
12200 STEINBOCKS FRIEDMAN SITE 517, DALLAS, TEXAS 75244
PHONE: 972.484.1971 - FAX: 972.454.8641 - HQ@HQ-ARCH.COM



PROJECT #	PLOT SCALE	ISSUE FILE	DATE	DUMPSTER
2007	1:1	2007 final issue	08.16.10	A1.1

11.12

REVISIONS		
REV #	DATE	BY:
1	8/19/15	TD



Ⓡ RELOCATED POLE

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT SHALL BE RESPONSIBLE FOR THE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.
THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM THE ASSUMPTIONS AND METHODS LISTED ON THIS DRAWING. ILLUMINATION LEVELS ARE BASED ON THE ASSUMPTIONS AND METHODS LISTED ON THIS DRAWING. ACTUAL PERFORMANCE OF ANY LUMINAIRE IN VARIOUS WEATHER AND OTHER VARIABLE FIELD CONDITIONS.

Calculation Summary		UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	RENDER	PERCENT
RETAIL PARKING DRIVEWAY	FE	3.54	9.5	9.1	35.40	95.00	18		33

Luminaire Schedule		WINDSOR, OK	WINDSOR, OK	WINDSOR, OK	WINDSOR, OK
Symbol	Qty	Height	Beam	Classification	Notes
1	1	32000	0.700	EXISTING TYPE 3 600W BY OTHERS	35' POLE 2" BASE
2	1	110000	0.700	EXISTING TYPE 3 1800W BY OTHERS	35' POLE 2" BASE
3	4	110000	0.700	RELOCATED EXISTING TYPE 3 1800W BY OTHERS	35' POLE 2" BASE

SHOPS @ VALLEY CROSSING
TULSA, OK

WLS LIGHTING SYSTEMS

Consider the Impact!

1919 WINDSOR PLACE
FORT WORTH, TX 76110
WWW.WLSLIGHTING.COM

1/13



Case Number: Z-6910-SP-3
Detail Site Plan

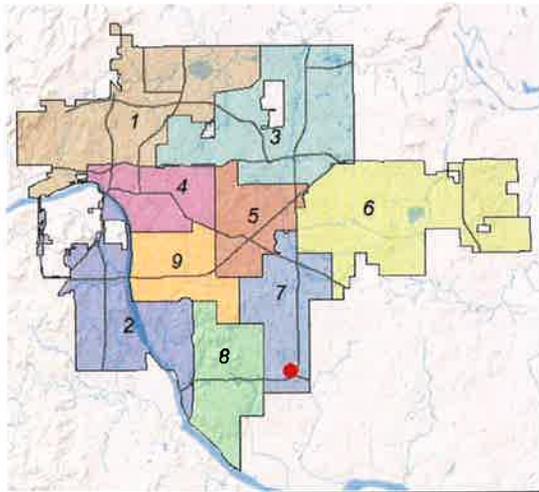
Hearing Date: September 16, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Wallace Engineering

Property Owner: Medistar Tulsa Rehab, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new rehabilitation hospital in a Corridor District.

Gross Land Area: 3.68 Acres

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

Zoning:
 Existing Zoning: CO/Z-6910-SP-3
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **APPROVAL**.

Staff Data:
 TRS: 8419
 CZM: 58 Atlas: 1902

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: Z-6910-SP-3 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 3.68 Acre site in a Corridor District for a new rehabilitation hospital including one, two story building.

PERMITTED USES:

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

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. Site lighting plan meets the minimum requirements of the Tulsa Zoning Code and the Corridor Development Plan.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along South 101st East Avenue and East 91st Street South, as well as internal pedestrian paths from parking areas and adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

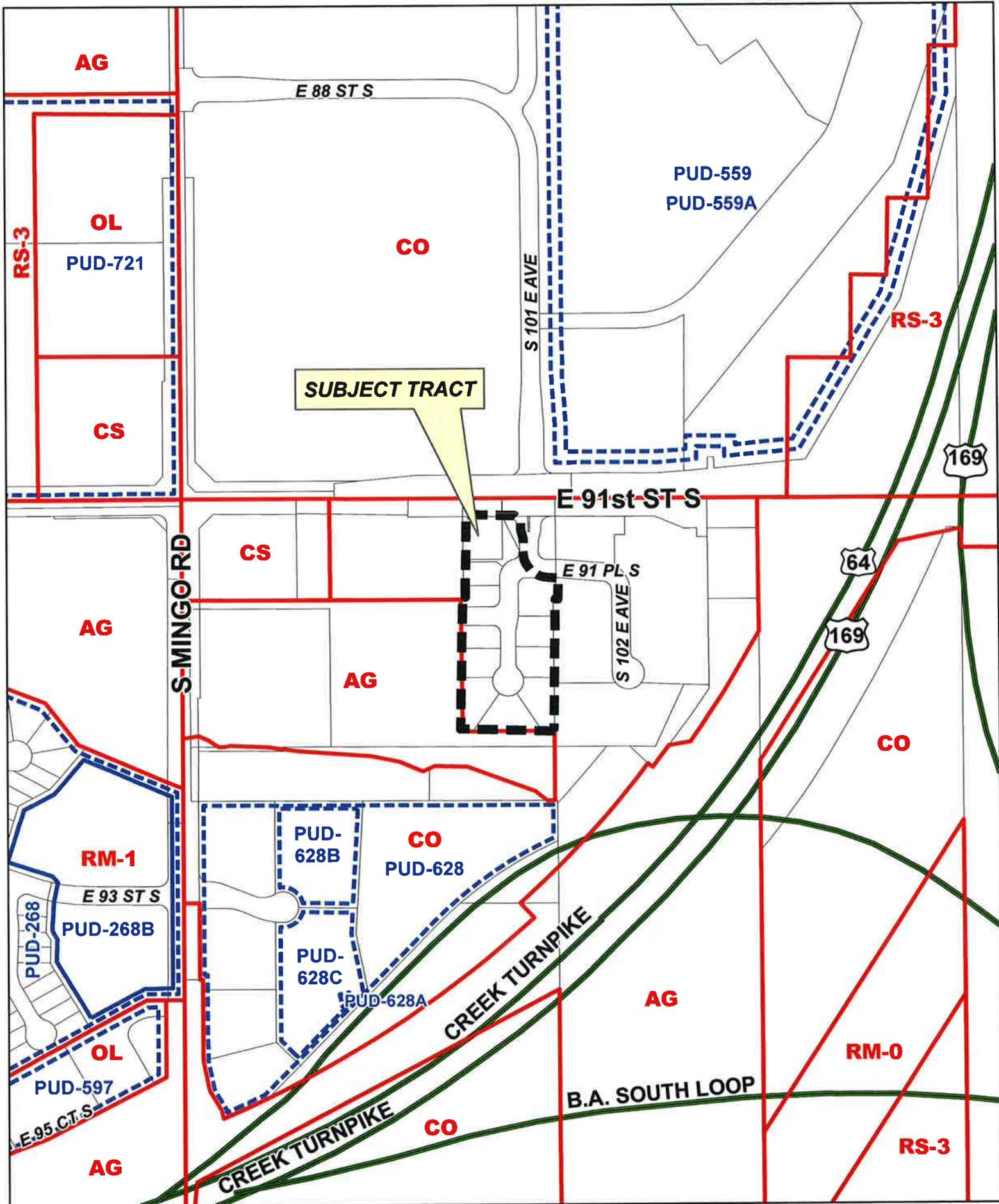
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6910-SP-3**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Exhibits included with staff recommendation:

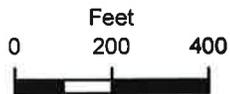
- INCOG zoning case map
- INCOG aerial photo
- Applicant Legal Description
- Applicant Site Plan
- Applicant Exterior Elevations
- Applicant Site Lighting Plan
- Applicant Site Light Detail

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

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

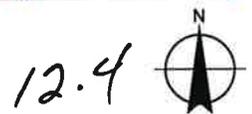


SUBJECT TRACT



Z-6910-SP-3

18-14 19





E 88 ST S

S 101 EAVE

E 91st ST S

E 91 PL S

S 102 EAVE

S MINGO RD

E 93 ST S

E 95 ST S

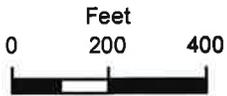
CREEK TURNPIKE

B.A. SOUTH LOOP

169

64

169



Subject Tract

Z-6910-SP-3

18-14 19

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

Aerial Photo Date: March 2014

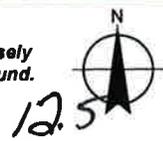




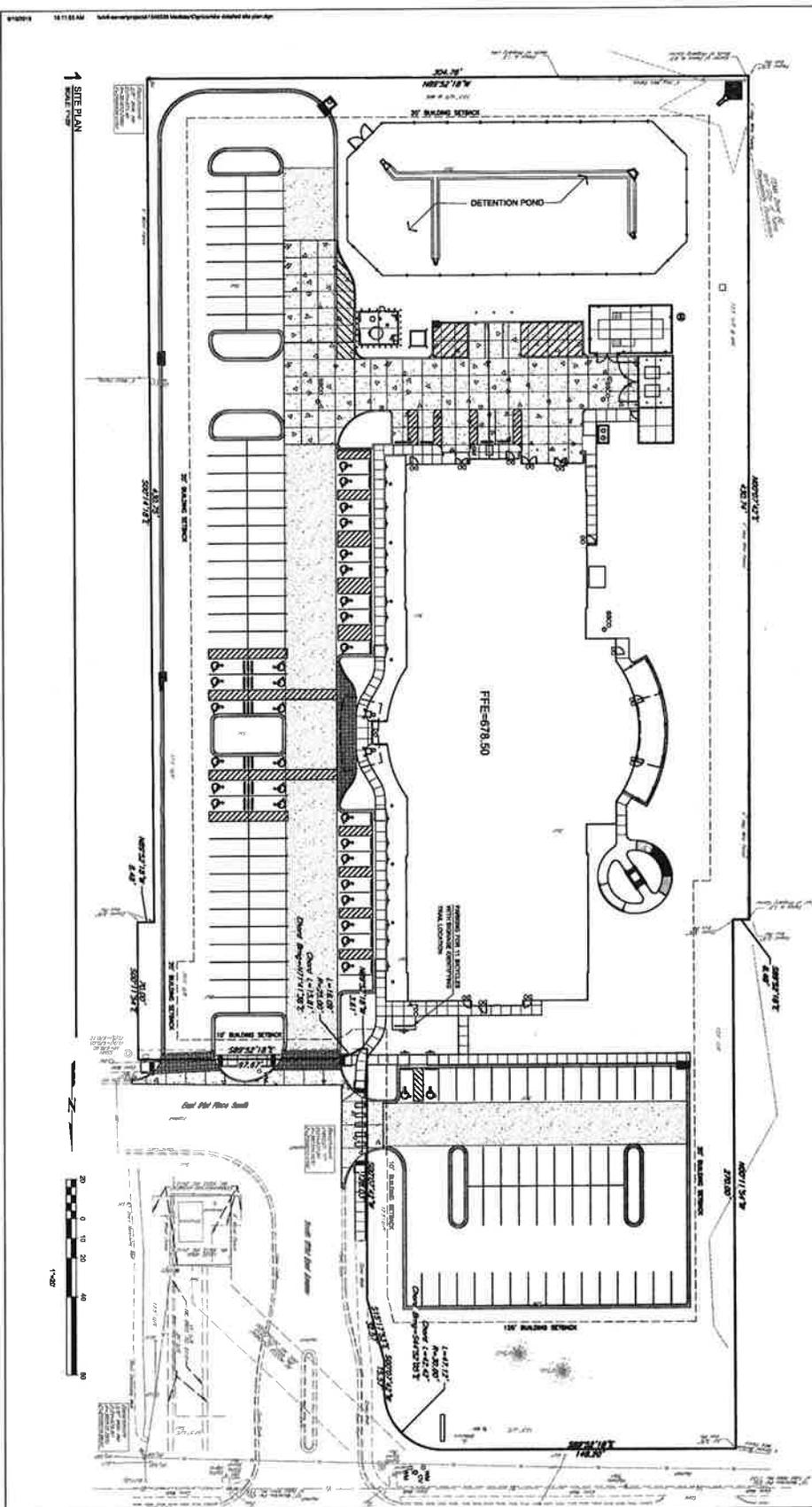
EXHIBIT "A"
LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SOUTH TULSA MEDICAL OFFICE CENTER, AND STRINGER NURSERY AND GARDENS OF THE CITY OF TULSA, ALSO IN GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLATS THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

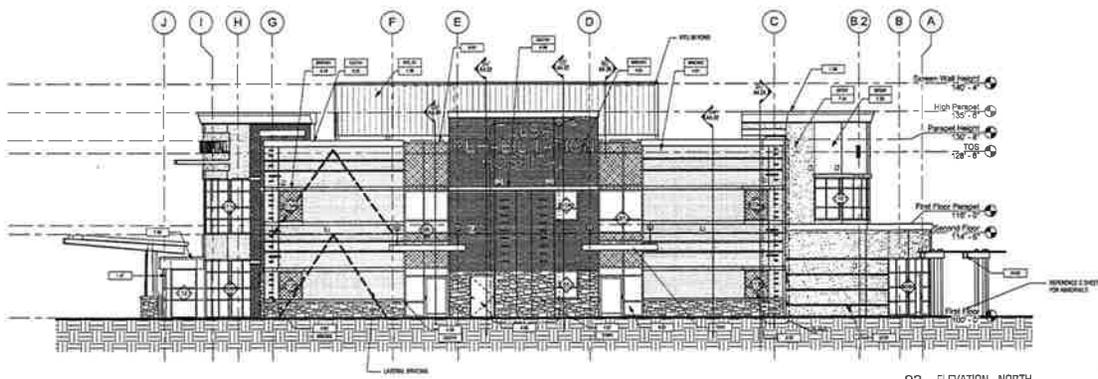
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S89°52'18"E AND ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 915.86 FEET; THENCE S00°07'42"W A DISTANCE OF 60.00 TO THE **POINT OF BEGINNING**; THENCE S89°52'18"E FOR A DISTANCE OF 148.20 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°59'33", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S44°52'05"E FOR A DISTANCE OF 42.42 FEET; THENCE S00°07'42"W FOR A DISTANCE OF 15.57 FEET; THENCE S15°17'53"E FOR A DISTANCE OF 32.57 FEET; THENCE S00°07'42"W FOR A DISTANCE OF 128.03 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 3.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36°52'12", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N71°41'36"E FOR A DISTANCE OF 15.81 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 97.67 FEET; THENCE S00°11'54"E FOR A DISTANCE OF 70.00 FEET; THENCE N89°52'18"W FOR A DISTANCE OF 8.48 FEET; THENCE S00°14'18"E FOR A DISTANCE OF 430.75 FEET; THENCE N89°52'18"W FOR A DISTANCE OF 304.76 FEET; THENCE N00°07'42"E FOR A DISTANCE OF 430.74 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 8.48 FEET; THENCE N00°11'54"W A DISTANCE OF 270.00 FEET TO THE **POINT OF BEGINNING**; SAID TRACT CONTAINING 188,310.77 SQUARE FEET OR 4.32 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON AUGUST 6, 2015 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE NORTH LINE OF SOUTH TULSA MEDICAL OFFICE CENTER AS BEING S89°52'18"E.

12.7



Category	Item	Quantity	Unit
General Building	1st Floor	20,000	SF
	2nd Floor	20,000	SF
	3rd Floor	20,000	SF
	4th Floor	20,000	SF
	5th Floor	20,000	SF
	6th Floor	20,000	SF
	7th Floor	20,000	SF
	8th Floor	20,000	SF
	9th Floor	20,000	SF
	10th Floor	20,000	SF
Mechanical	1st Floor	20,000	SF
	2nd Floor	20,000	SF
	3rd Floor	20,000	SF
	4th Floor	20,000	SF
	5th Floor	20,000	SF
	6th Floor	20,000	SF
	7th Floor	20,000	SF
	8th Floor	20,000	SF
	9th Floor	20,000	SF
	10th Floor	20,000	SF
Electrical	1st Floor	20,000	SF
	2nd Floor	20,000	SF
	3rd Floor	20,000	SF
	4th Floor	20,000	SF
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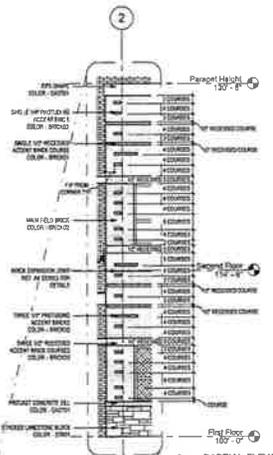


02 ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

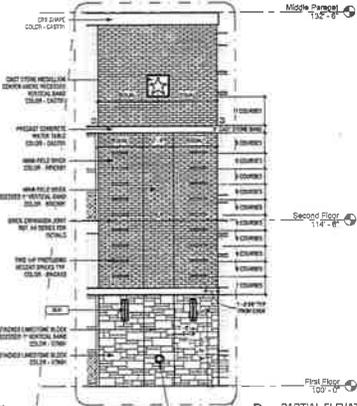
EXTERIOR MATERIAL COLOR LEGEND

[Symbol]	BRICK (SEE SPEC)
[Symbol]	CONCRETE (SEE SPEC)
[Symbol]	GLASS (SEE SPEC)
[Symbol]	PAINT (SEE SPEC)
[Symbol]	STONE (SEE SPEC)
[Symbol]	WOOD (SEE SPEC)
[Symbol]	... (Other materials listed in the legend)

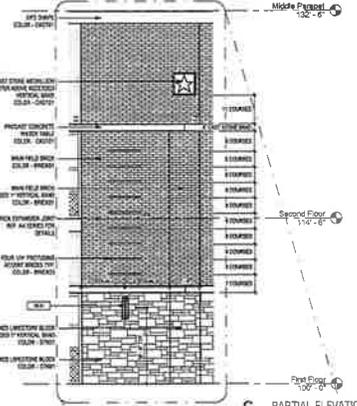
NO.	DESCRIPTION
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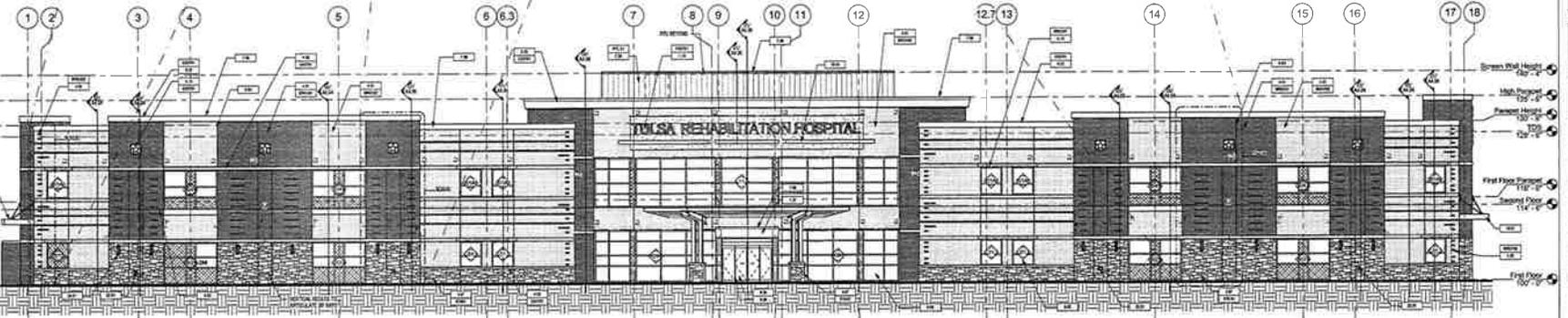
A PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"



B PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"



C PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"



01 ELEVATION - EAST (FRONT)
SCALE: 1/8" = 1'-0"

Ascension Group Architects LLP
Architecture Planning Interior Design
320 E. Commerce Ave. Suite 900
Tulsa, Oklahoma 74103
Tel: 918.238.2222
Fax: 918.238.2222
www.ascensiongroup.com

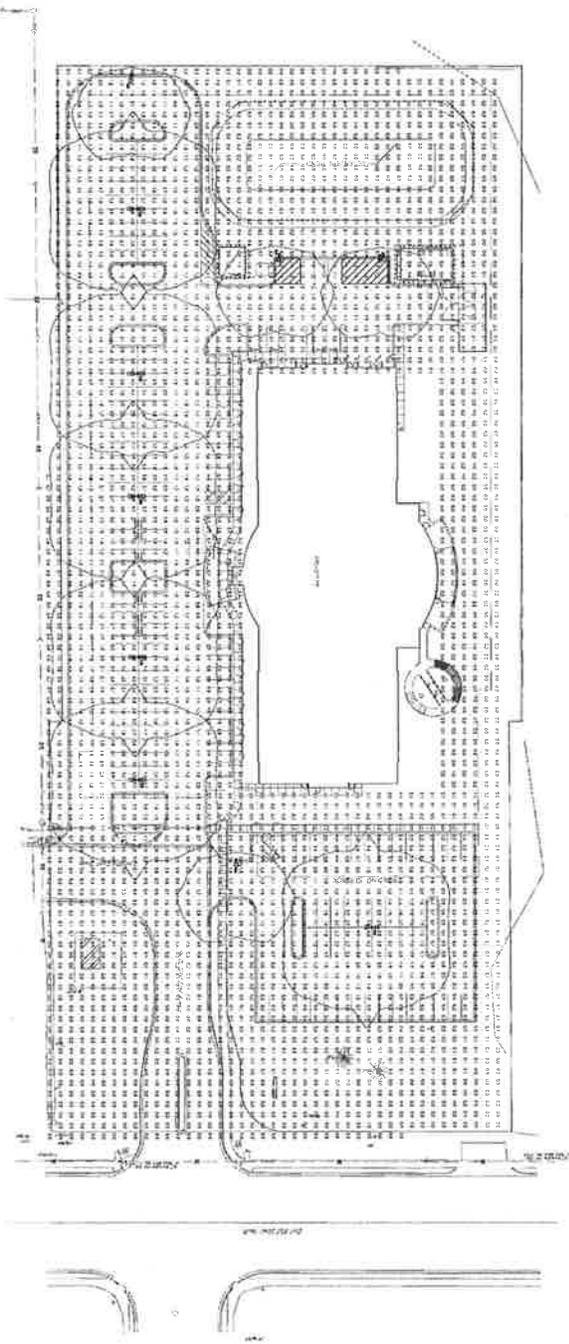
POST-ACUTE MEDICAL REHABILITATION HOSPITAL OF TULSA
MEDSTAR
TULSA, OKLAHOMA
INTERSECTION OF E 91st ST & S 101st AVE.

Author: _____
Date: _____
Scale: _____
Sheet No.: _____
Project No.: _____
Revision: _____

CORRIDOR DETAIL SITE PLAN

12.8

12.10



01 Site Plan - Photometrics
SCALE: 1" = 25'-0"

D-Series LED Luminaire

Specifications

Model	DL-1
Length	24"
Width	12"
Height	4"
Weight	1.5 lbs

Photometrics

Beam Angle	Beam Diameter (ft)	Beam Area (sq ft)	Footcandle (fc)	Footcandle (lux)
15°	3.0	28.3	84.8	978
30°	6.0	113.1	21.2	245
45°	9.0	254.3	9.8	112
60°	12.0	452.4	5.5	63
75°	15.0	706.9	3.6	41
90°	18.0	1017.0	2.6	30

Installation

The maximum height of the D-Series luminaire above the mounting surface is 10 feet. The luminaire should be installed in a location that provides uniform illumination of the area. The luminaire should be installed in a location that is accessible for maintenance.

STATISTICS

Parameter	Value
Number of Luminaires	10
Number of Fixtures	10
Number of Lumens	10,000
Number of Watts	1,000
Number of Hours	1,000
Number of Days	100
Number of Weeks	10
Number of Months	1
Number of Years	0.1



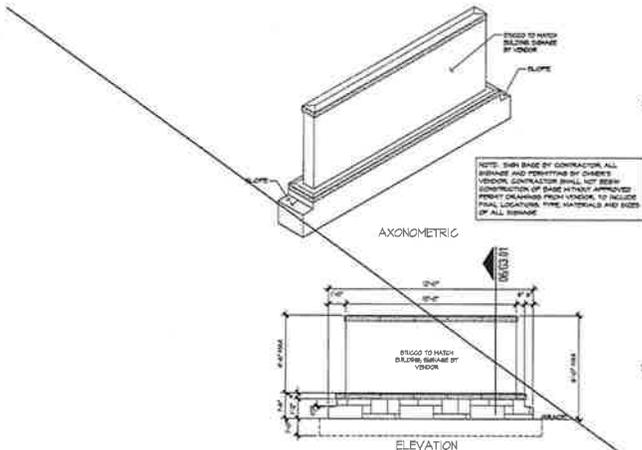
POST ACUTE MEDICAL
REHABILITATION HOSPITAL of TULSA
INTERSECTION OF EB1ST ST. & S101ST E AVE. TULSA, OKLAHOMA

COORDINATOR

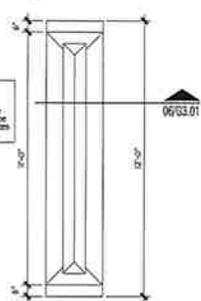
DETAIL

SITE PLAN

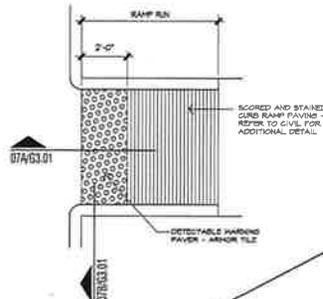
Project No.	12345
Client	POST ACUTE MEDICAL
Location	TULSA, OKLAHOMA
Scale	1" = 25'-0"
Date	12.10



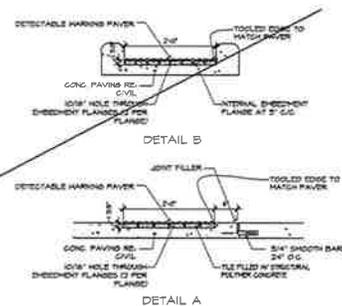
10 MONUMENT SIGN ELEV/AXON
 G3.01 SCALE 3/4" = 1'-0" NTC



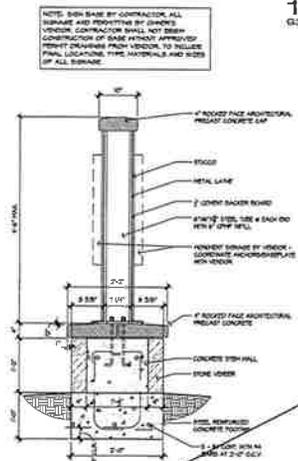
09 MONUMENT SIGN PLAN
 G3.01 SCALE 1/2" = 1'-0" NTC



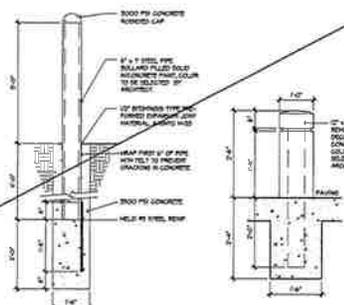
08 DETECTABLE WARNING DTL
 G3.01 SCALE 1" = 1'-0"



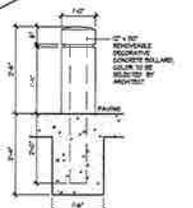
07 DETECTABLE WARNING DTL
 G3.01 SCALE 1" = 1'-0"



06 MONUMENT SIGN SECTION
 G3.01 SCALE 1" = 1'-0"



05 STEEL BOLLARD
 G3.01 SCALE 3/4" = 1'-0"

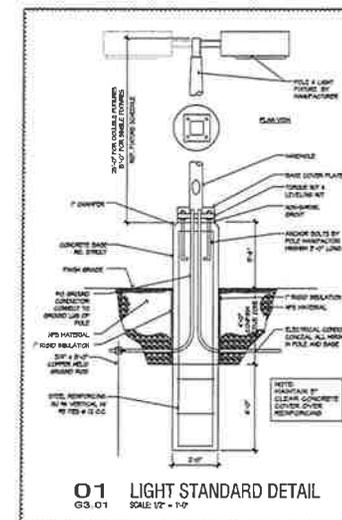


04 DECORATIVE BOLLARD
 G3.01 SCALE 3/4" = 1'-0"



03 PARKING SIGN DTL
 G3.01 SCALE 3/4" = 1'-0"

02 NOT USED
 G3.01 SCALE 1/2" = 1'-0"



01 LIGHT STANDARD DETAIL
 G3.01 SCALE 1/2" = 1'-0"

12.11



Case Number: PUD-831
Detail Site Plan

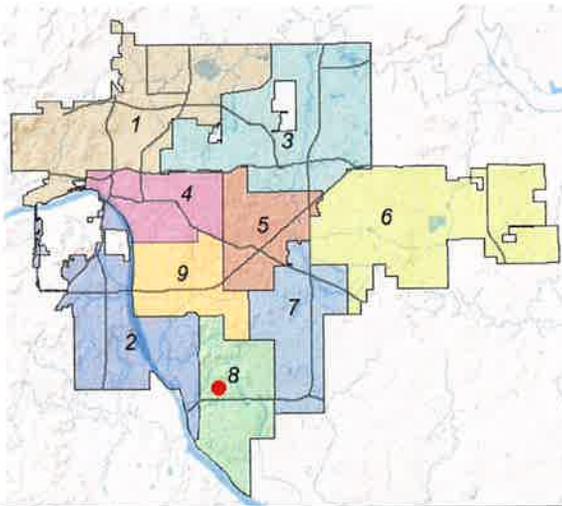
Hearing Date: September 16, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Kevin Vanover, PE

Property Owner: Cadence Capital Advisors

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

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

Gross Land Area: 1.76 Acres

Location: East of the Northeast corner of South Toledo Avenue and East 91st Street South

4511 East 91st Street South

Zoning:
 Existing Zoning: RS-3/PUD-831
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **APPROVAL**.

Staff Data:
 TRS: 8316
 CZM: 52/56
 Atlas: 1909

City Council District: 8
 Councilor Name: Phil Lakin

County Commission District: 3
 Commissioner Name: Ron Peters

SECTION I: PUD-831 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 1.76 Acre site in a Planned Unit Development for a new office park development including two, one story buildings and one, three story building.

PERMITTED USES:

Uses permitted in Use Unit 1, Area-Wide Uses by Right; limited to Stormwater Detention Facility, Open Space and Landscaping Buffer; and Use Unit 11, Office, Studios and Support Services. The office park development proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans not provided. Within the western 40 feet of the project, light standards, non-building mounted, shall not exceed 16 foot in height. Within the remainder of the project, light standards shall not exceed 25 foot in height. All light standards including building mounted shall be hooded (full cut-off) lenses and directed downward and away from the western boundary of the project. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at a ground level in adjacent residential areas. Light levels are not to exceed four (4) foot-candles at the western boundary of the project. Consideration of topography must be considered in such calculations.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays pedestrian paths adjacent to the proposed buildings.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

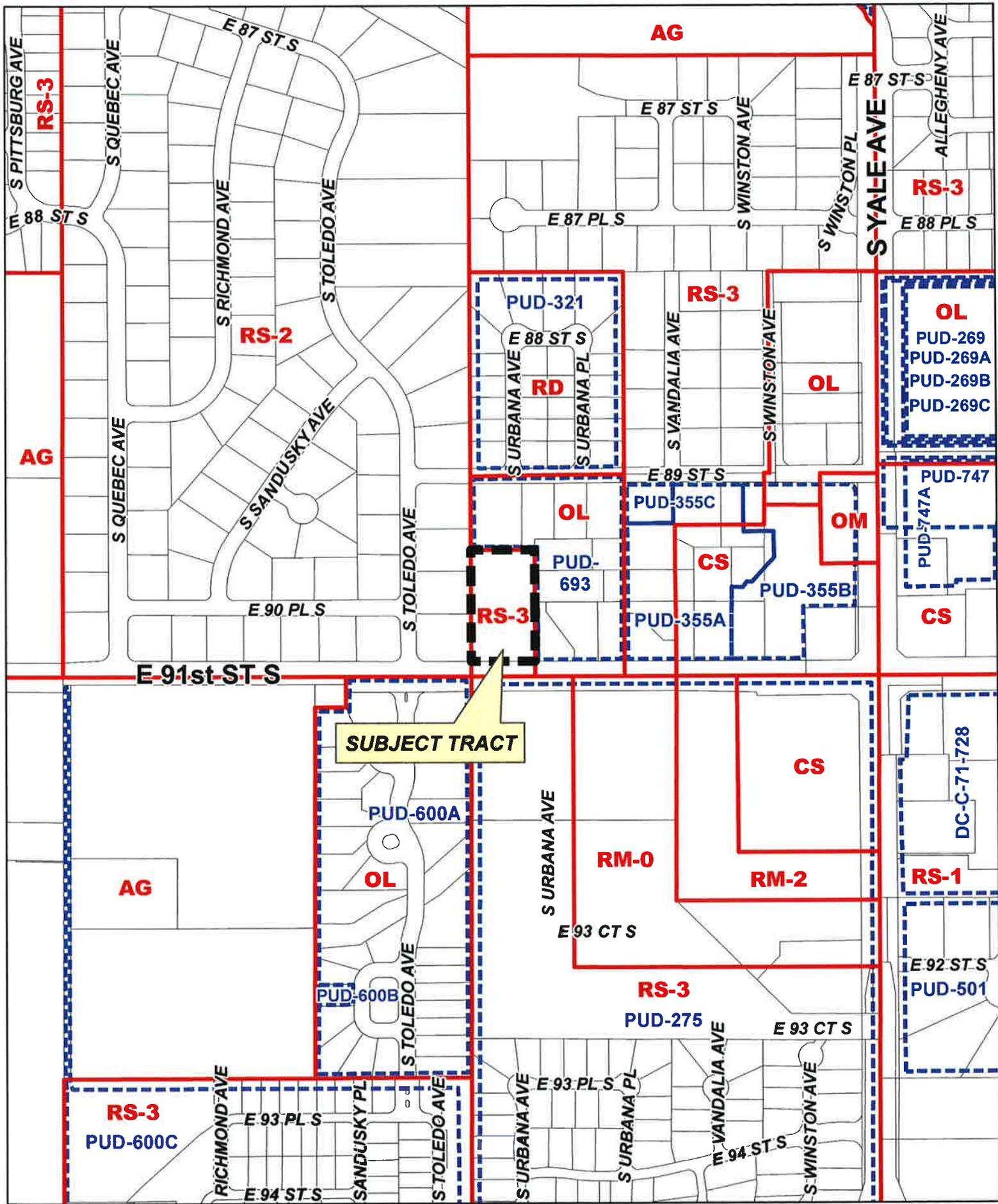
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-831**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

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

Staff recommends **APPROVAL** of the detail site plan for the proposed new office park development.

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



SUBJECT TRACT

PUD-831



13.4



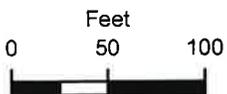


E 89 ST S

STOLEDO AVE

E 91st ST S

S URBANA AVE



Subject Tract

PUD-831

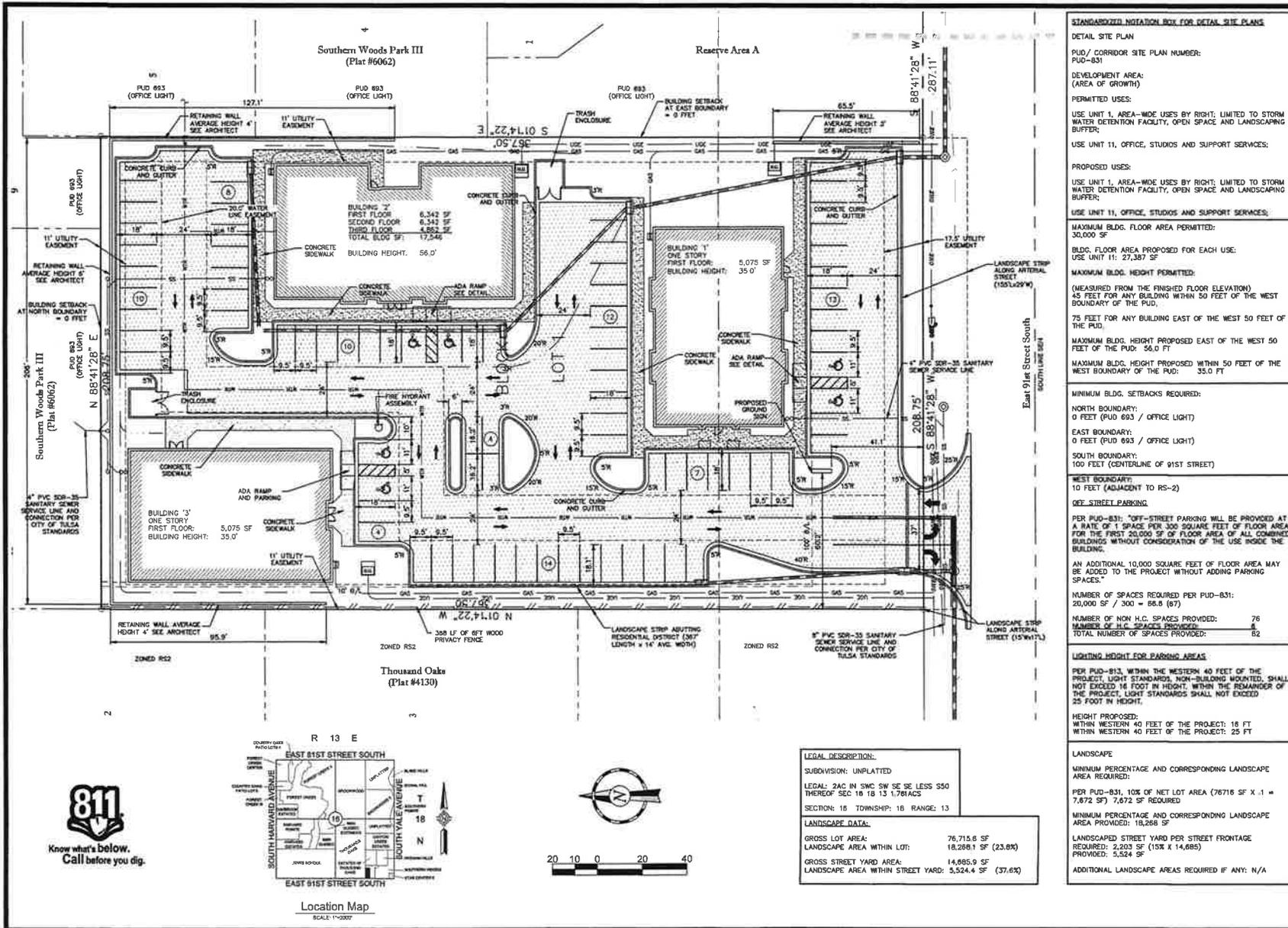
18-13 16

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

Aerial Photo Date: March 2014 13.6



13.7



STANDARDIZED NOTATION BOX FOR DETAIL SITE PLANS

DETAIL SITE PLAN
 PUD / CORRIDOR SITE PLAN NUMBER:
 PUD-831

DEVELOPMENT AREA:
 (AREA OF GROWTH)

PERMITTED USES:
 USE UNIT 1, AREA-WIDE USES BY RIGHT; LIMITED TO STORM WATER DETENTION FACILITY, OPEN SPACE AND LANDSCAPING BUFFER;
 USE UNIT 11, OFFICE, STUDIOS AND SUPPORT SERVICES;

PROPOSED USES:
 USE UNIT 1, AREA-WIDE USES BY RIGHT; LIMITED TO STORM WATER DETENTION FACILITY, OPEN SPACE AND LANDSCAPING BUFFER;
 USE UNIT 11, OFFICE, STUDIOS AND SUPPORT SERVICES;

MAXIMUM BLDG. FLOOR AREA PERMITTED:
 30,000 SF

BLDG. FLOOR AREA PROPOSED FOR EACH USE:
 USE UNIT 11: 27,387 SF

MAXIMUM BLDG. HEIGHT PERMITTED:
 (MEASURED FROM THE FINISHED FLOOR ELEVATION)
 45 FEET FOR ANY BUILDING WITHIN 50 FEET OF THE WEST BOUNDARY OF THE PUD.
 75 FEET FOR ANY BUILDING EAST OF THE WEST 50 FEET OF THE PUD.
 MAXIMUM BLDG. HEIGHT PROPOSED EAST OF THE WEST 50 FEET OF THE PUD: 56.0 FT
 MAXIMUM BLDG. HEIGHT PROPOSED WITHIN 50 FEET OF THE WEST BOUNDARY OF THE PUD: 35.0 FT

MINIMUM BLDG. SETBACKS REQUIRED:
 NORTH BOUNDARY:
 0 FEET (PUD 693 / OFFICE LIGHT)
 EAST BOUNDARY:
 0 FEET (PUD 693 / OFFICE LIGHT)
 SOUTH BOUNDARY:
 100 FEET (CENTERLINE OF 91ST STREET)
 WEST BOUNDARY:
 10 FEET (ADJACENT TO RS-2)

OFF-STREET PARKING:
 PER PUD-831: "OFF-STREET PARKING WILL BE PROVIDED AT A RATE OF 1 SPACE PER 300 SQUARE FEET OF FLOOR AREA FOR THE FIRST 20,000 SF OF FLOOR AREA OF ALL COMBINED BUILDINGS WITHOUT CONSIDERATION OF THE USE INSIDE THE BUILDING.
 AN ADDITIONAL 10,000 SQUARE FEET OF FLOOR AREA MAY BE ADDED TO THE PROJECT WITHOUT ADDING PARKING SPACES."
 NUMBER OF SPACES REQUIRED PER PUD-831:
 20,000 SF / 300 = 66.6 (67)
 NUMBER OF NON H.C. SPACES PROVIDED: 76
 NUMBER OF H.C. SPACES PROVIDED: 6
 TOTAL NUMBER OF SPACES PROVIDED: 82

LIGHTING HEIGHT FOR PARKING AREAS
 PER PUD-831, WITHIN THE WESTERN 40 FEET OF THE PROJECT, LIGHT STANDARDS, NON-BUILDING MOUNTED, SHALL NOT EXCEED 16 FOOT IN HEIGHT. WITHIN THE REMAINDER OF THE PROJECT, LIGHT STANDARDS SHALL NOT EXCEED 25 FOOT IN HEIGHT.
 HEIGHT PROPOSED:
 WITHIN WESTERN 40 FEET OF THE PROJECT: 16 FT
 WITHIN WESTERN 40 FEET OF THE PROJECT: 25 FT

LANDSCAPE
 MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPE AREA REQUIRED:
 PER PUD-831, 10% OF NET LOT AREA (76716 SF x .1 = 7,672 SF) 7,672 SF REQUIRED
 MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPE AREA PROVIDED: 18,268 SF
 LANDSCAPED STREET YARD PER STREET FRONTAGE REQUIRED: 2,203 SF (15X X 14,685)
 PROVIDED: 5,524 SF
 ADDITIONAL LANDSCAPE AREAS REQUIRED IF ANY: N/A

Impact Engineering & Planning, P.L.C.
 4900 West 10th Avenue, Suite 100
 Tulsa, Oklahoma 74107
 Phone: 918.438.1111
 Fax: 918.438.1112
 Email: info@impacteng.com
 Website: www.impacteng.com

This document, and the ideas and designs incorporated herein, are an invention of intellectual property, the property of Impact Engineering and Planning, P.L.C. and it is not to be used, in whole or in part, for any other project without the written authorization of Impact Engineering and Planning, P.L.C.

IMPACT
 Engineering & Planning

SITE PLAN
100% CONSTRUCTION DOCUMENTS

PROJECT NO: 14765
 DATE: 06/20/2015
 SCALE: 1"=200'

C-103

6/28/2015

CADENT PARK - 4511 E 91st STREET, TULSA

E
D
C
B
A

Cadent Park BUILDING ONE
 91st and S Yale Ave

SCALE:

NOT FOR CONSTRUCTION

ALL RIGHTS RESERVED. REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MILES ASSOCIATES IS PROHIBITED.

DATE: 2015/04/22
 PROJECT NUMBER: 2015010
 EXTENSION ELEVATIONS

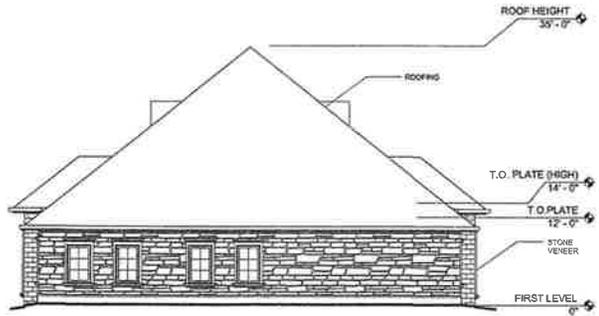
SHEET NUMBER
A-201



4 South Elevation
 1/8" = 1'-0"



3 East Elevation
 1/8" = 1'-0"



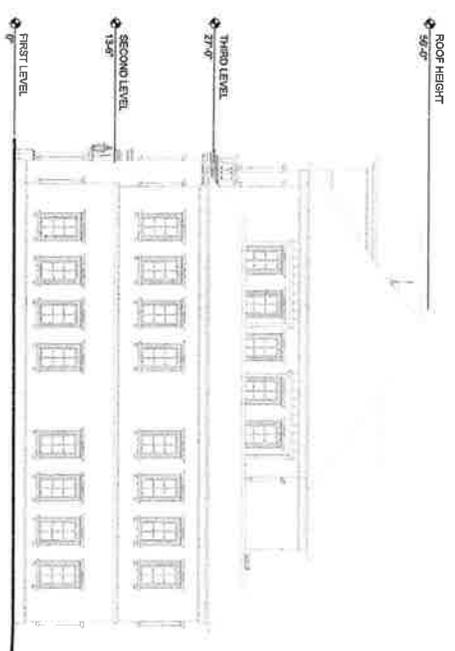
2 North Elevation
 1/8" = 1'-0"



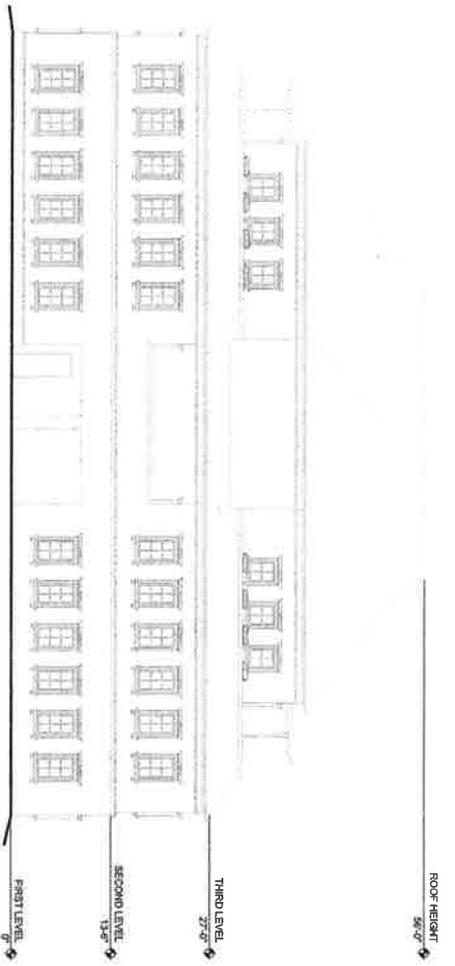
1 West Elevation
 1/8" = 1'-0"

13.8

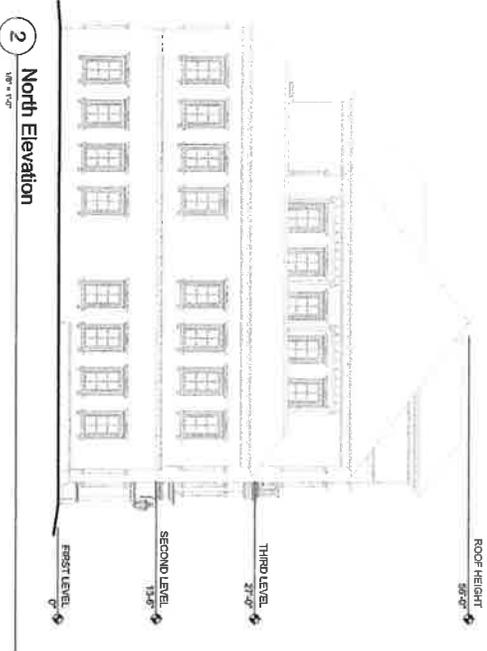
13.9



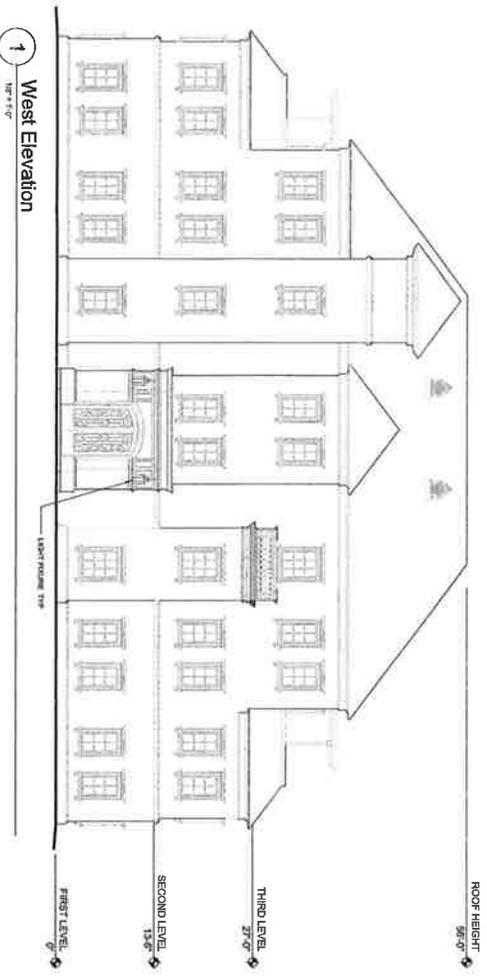
4 South Elevation
1/8" = 1'-0"



3 East Elevation
1/8" = 1'-0"



2 North Elevation
1/8" = 1'-0"



1 West Elevation
1/8" = 1'-0"

MILES 1 ASSOCIATES
 ARCHITECTS
 1000 N. 10TH ST., SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.MILES1.COM

Cadent Park
BUILDING TWO
 91st and S Yale Ave

NOT FOR CONSTRUCTION

DATE: 08/11/2010
 TIME: 10:00 AM
 PROJECT NUMBER: 201001
 SHEET NUMBER: A_2011

A_2011

Cadent Park
BUILDING THREE
 91st and S Yale Ave

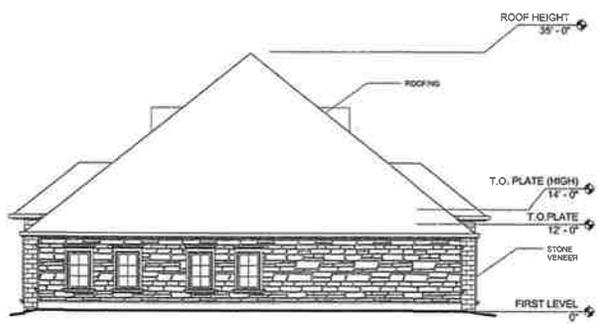
E
D
C
B
A



4 West Elevation
 18' x 11'



3 South Elevation
 18' x 11'



2 East Elevation
 18' x 11'



1 North Elevation
 18' x 11'

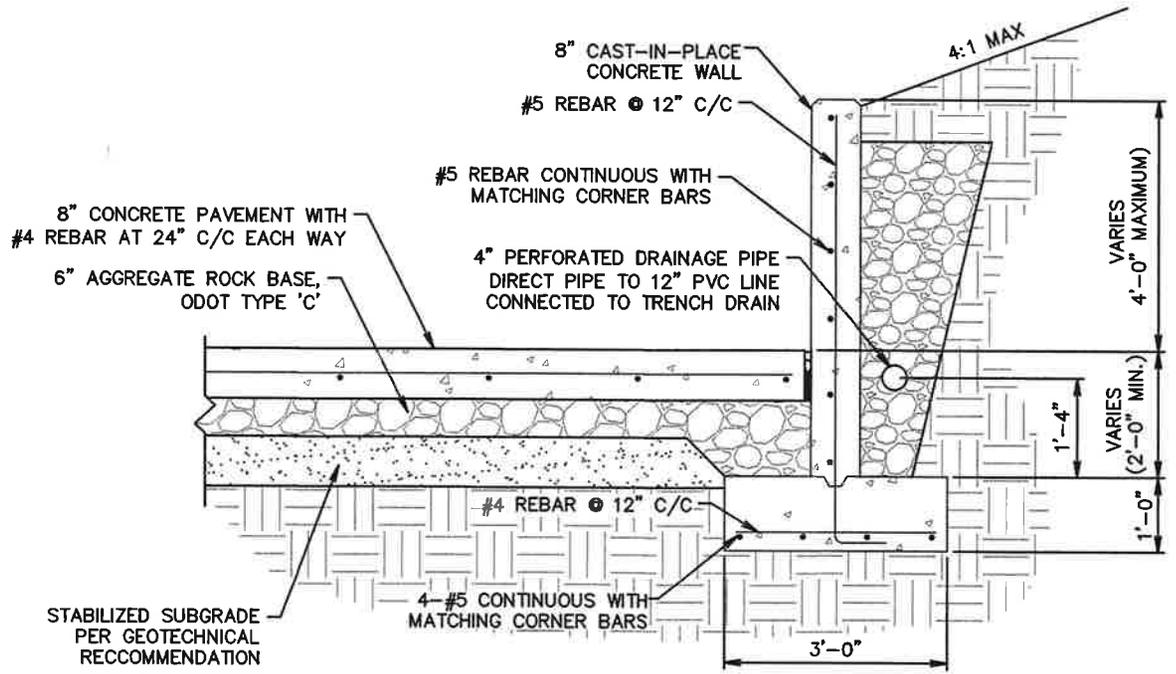
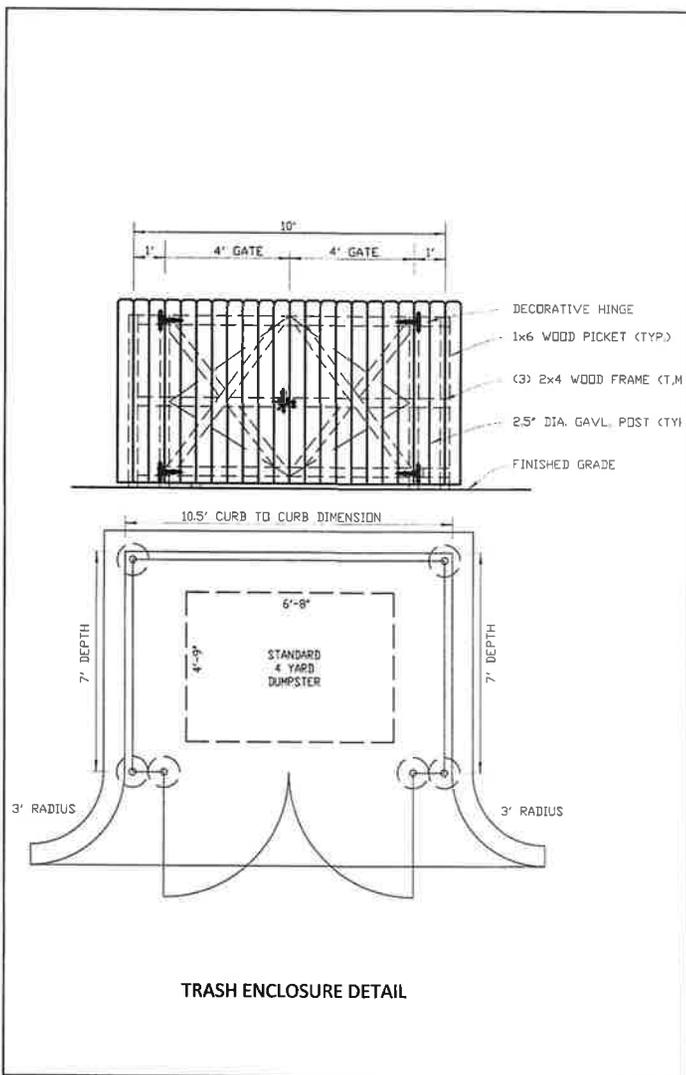
SEAL

NOT FOR CONSTRUCTION

BY: [Signature] DATE: 04/22/2019

PROJECT NUMBER: 20190422
 EXTERIOR ELEVATIONS

13.10



CAST-IN-PLACE CONCRETE SITE WALL
SCALE: NTS

CADENT PARK DETAILED SITE PLAN REVIEW

13.11



Case Number: Z-6054-SP-9
Detail Site Plan

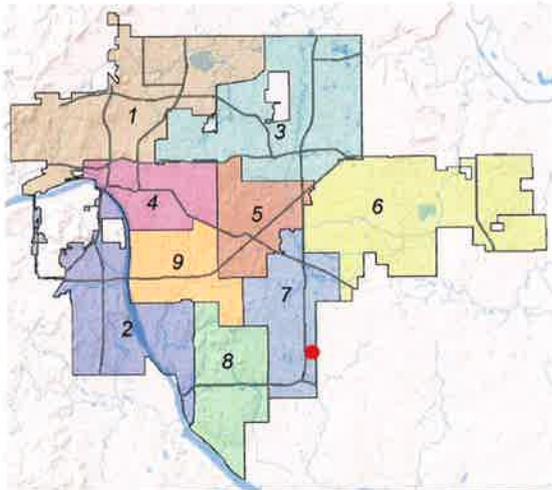
Hearing Date: September 16, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Kevin Vanover, PE

Property Owner: Columbia Pacific Advisors

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new long term senior care facility in a Corridor District.

Gross Land Area: 5.2 Acres

Location: West of southwest corner of E. 81st St. S. and S. Garnett Rd.

Development Area A

Zoning:
 Existing Zoning: CO/Z-6054-SP-9
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **APPROVAL**.

Staff Data:
 TRS: 8418
 CZM: 54 Atlas: 1412

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: Z-6054-SP-9 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 5.2 Acre site in a Corridor District for a new long term senior care facility including one, two story building.

PERMITTED USES:

Uses permitted in Use Unit 1, Area-Wide Uses by Right; limited to Stormwater Detention Facility, Open Space and Landscaping Buffer; Use Unit 8, Multifamily Dwelling and Similar Uses; limited to Assisted Living Facility, Elderly/Retirement Housing, and Life Care Retirement Center. The long term senior care facility proposed is allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. Site lighting plan meets the minimum requirements of the Tulsa Zoning Code and the Corridor Development Plan.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks from the site connection to existing sidewalks along East 81st Street South, as well as internal pedestrian paths adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

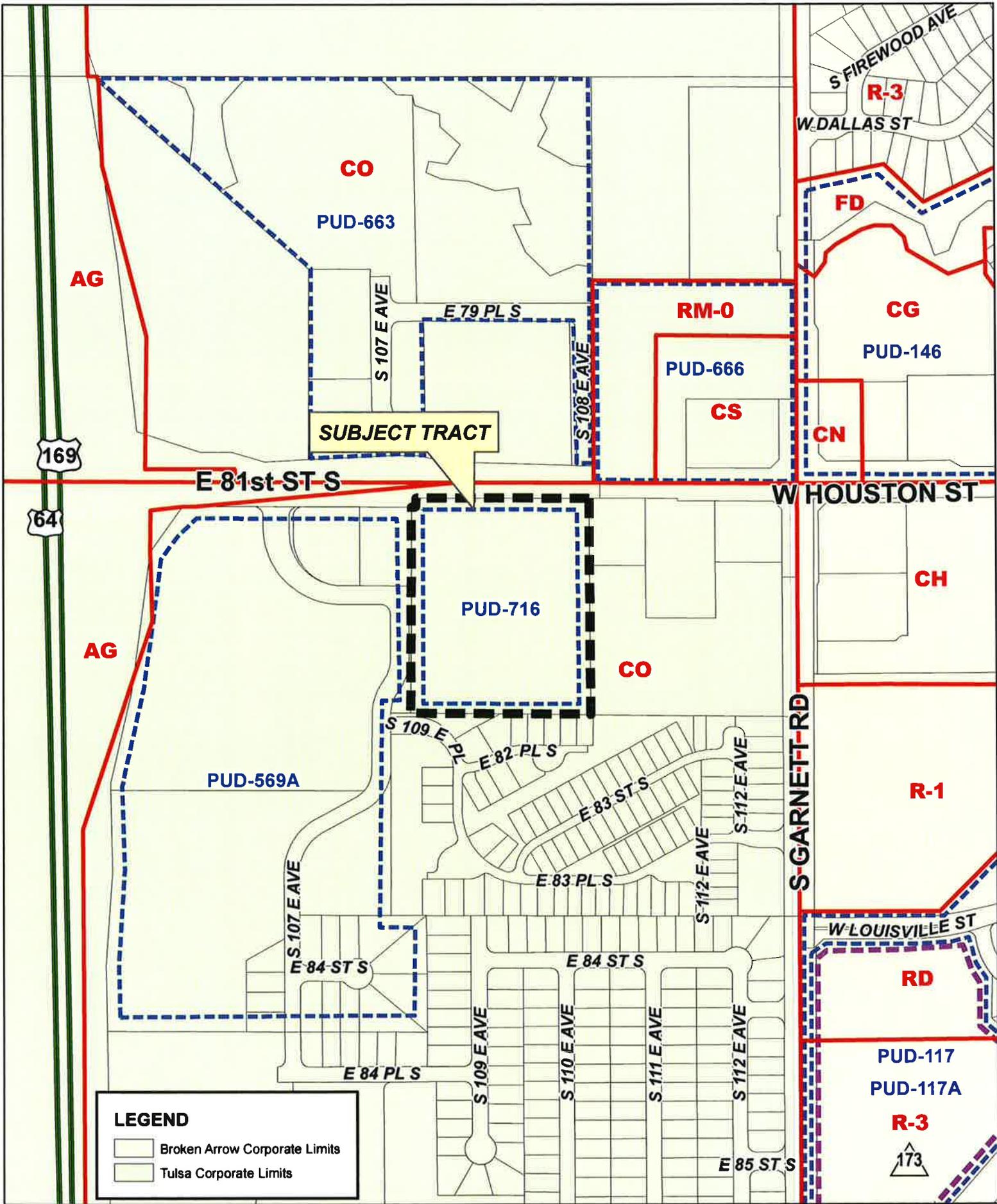
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Z-6054-SP-9**. The site plan submittal meets or exceeds the minimum requirements of the Corridor Development Plan. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Corridor Development Plan section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case map
- INCOG aerial photo
- Applicant Legal Description
- Applicant Site Plan
- Applicant Exterior Elevations
- Applicant Site Lighting Plan
- Applicant Trash Enclosure Details

Staff recommends **APPROVAL** of the detail site plan for the proposed long term senior care facility.

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



CO
PUD-663

AG

S FIREWOOD AVE
R-3
W DALLAS ST

FD

RM-0

CG

PUD-666

PUD-146

CS

CN

SUBJECT TRACT

E 81st ST S

W HOUSTON ST

PUD-716

CH

AG

CO

PUD-569A

R-1

S 109 E PL
E 82 PL S

E 83 ST S

E 83 PL S

S GARNETT RD

S 107 E AVE

S 112 E AVE

W LOUISVILLE ST

RD

E 84 ST S

E 84 ST S

PUD-117
PUD-117A

E 84 PL S

S 109 E AVE

S 110 E AVE

S 111 E AVE

S 112 E AVE

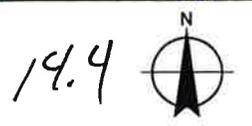
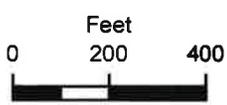
R-3

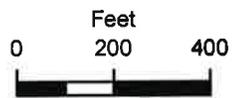
E 85 ST S

LEGEND

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits

Z-6054-SP-9





Subject Tract

Z-6054-SP-9

18-14 18

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

Aerial Photo Date: March 2014



14.5

ATTACHMENT

CORRIDOR SITE DEVELOPMENT PLAN

TULSA SENIOR CENTER

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

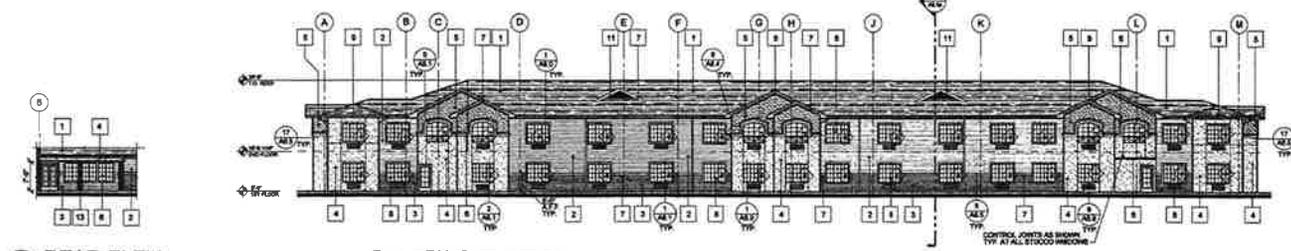
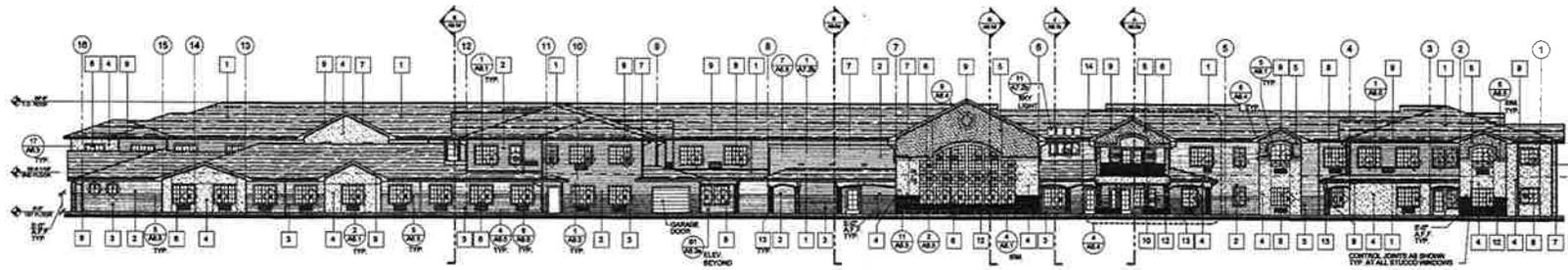
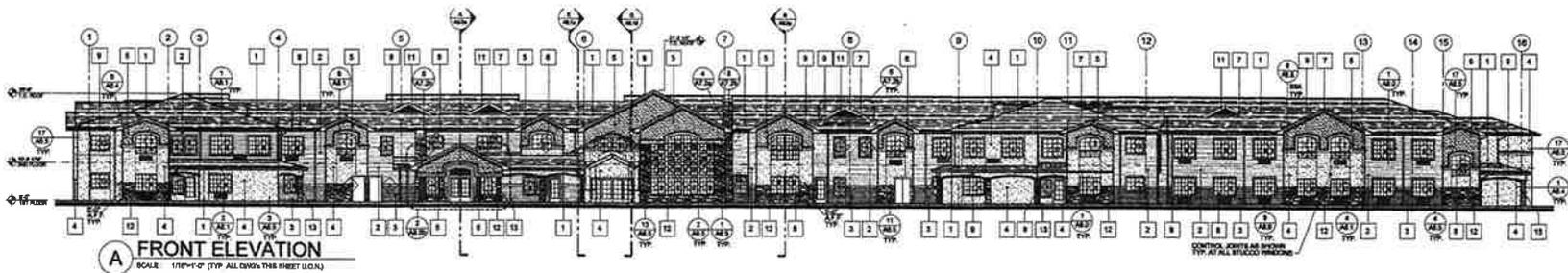
THE NORTH 5.2 ACRES OF THE FOLLOWING DESCRIBED PROPOERTY:

A TRACT OF LAND THAT IS PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN NORTH (T18N), RANGE FOURTEEN EAST (R14E) OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, BEING DESCRIBED AS FOLLOWS, TO-WIT:

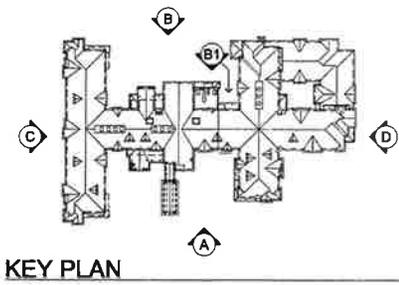
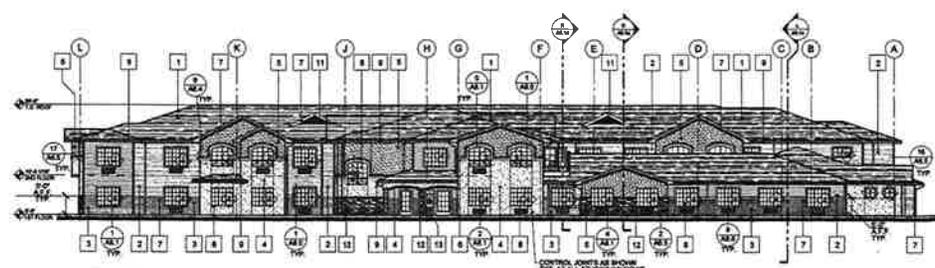
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION EIGHTEEN (18);

THENCE S 89°04'29" W ALONG THE NORTHERLY LINE OF SAID SECTION EIGHTEEN (18) FOR 674.32 FEET; THENCE S 00°55'31" E FOR 50.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE S 01°16'37" E PARALLEL WITH THE EASTERLY LINE OF SECTION EIGHTEEN (18) FOR 705.01 FEET; THENCE S 89°04'29" W PARALLEL WITH THE NORTHERLY LINE OF SECTION EIGHTEEN (18) FOR 580.40 FEET; THENCE N 01°16'37" W PARALLEL WITH THE EASTERLY LINE OF SECTION EIGHTEEN (18) FOR 675.01 FEET; THENCE N 89°04'29" E FOR 15.79 FEET; THENCE N 00°55'31" W FOR 30.00 FEET; THENCE N 89°04' 29" E PARALLEL WITH AND 50.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SECTION EIGHTEEN (18) FOR 564.43 FEET TO THE POINT OF BEGINNING.

14.6



B1 REAR ELEV.
SCALE: 1/8"=1'-0"



- KEY NOTES/COLORS**
- 1 ARCH COMP. ST. VTL. COLOR: TRD
 - 2 CEMENT BOARD BRICK (HORIZ. - F) INFO: JAMES HARDIE COLOR: TRD
 - 3 CEMENT BOARD BRICK (HORIZ. - F) INFO: JAMES HARDIE COLOR: TRD
 - 4 STUCCO BRICK (COLOR: 1) INFO: PER APPROVED MANUFACTURER COLOR: TRD
 - 5 STUCCO BRICK (COLOR: 2) INFO: PER APPROVED MANUFACTURER COLOR: TRD
 - 6 STUCCO TRIM (COLOR: 3) INFO: PER APPROVED MANUFACTURER COLOR: TRD SEE DETAIL #1 (A6.4)
 - 7 TRIM BOARD INFO: JAMES HARDIE COLOR: TRD
 - 8 VINYL FRAMED INSULATED WINDOWS WITH COLOR: TRD
 - 9 FASCIA W/OUT. GUTTER INFO: JAMES HARDIE COLOR: TRD
 - 10 PRE-MANUFACTURED ALUMINUM RAILING COLOR: TRD
 - 11 CORNER CABLE VENT/ROOF FEATURE COLOR: TRD
 - 12 STONE VENER CORNER/COT. STACKED (LIMITED) COLOR: TRD
 - 13 1" (63.5) SQUARE STONE COLUMN INFO: CONCRETE COLOR: TRD
 - 14 SQUARE STUCCO COLUMN INFO: PER APPROVED MANUFACTURER COLOR: TRD

NOTE: ALL JAMES HARDIE FIBER CEMENT PRODUCTS TO INCLUDE COLORPLUS BAKED-ON FINISH AS APPLIED BY MANUFACTURER.

NOTE: SEE FLOOR PLANS FOR LOCATION OF INTERIOR STONE VENER FEATURE WALL / FIREPLACE WALL. MATCH EXTERIOR STONE VENER.

NOTE: WRAP ENTIRE EXTERIOR OF BUILDING WITH BUILDING WRAP PER MANUFACTURER'S RECOMMENDATIONS. ALL JOINTS TO BE LAPPED AND TAPED PER REQUIREMENTS OF BUILDING WRAP MANUFACTURER. SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH MANUF. INSTALLATION INSTRUCTIONS TO PROVIDE 10 YR. WARRANTY TO GENERAL CONTRACTOR.

NOTE: SEE SHEET A6.8 FOR ALL HARDIE TRIM AT CORNERS AND WALL TRANSITIONS

NOTE: BRICK AND/OR STONE TRANSITIONS TO HARDIE BOARD AND/OR STUCCO FINISHES SHALL OCCUR AT INSIDE CORNERS. TYPICAL.

NOTE: CONTROL JOINTS SHALL BE INCORPORATED INTO ALL STUCCO SURFACES PER SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS



lenity architecture
1433 S.W. 20th St., Suite 100
Tulsa, Oklahoma 74106
Phone: 918.462.1111

Columbia Pacific Advisors
1907 Parkside Blvd., Suite 200
Tulsa, Oklahoma 74106
Phone: 918.462.1111

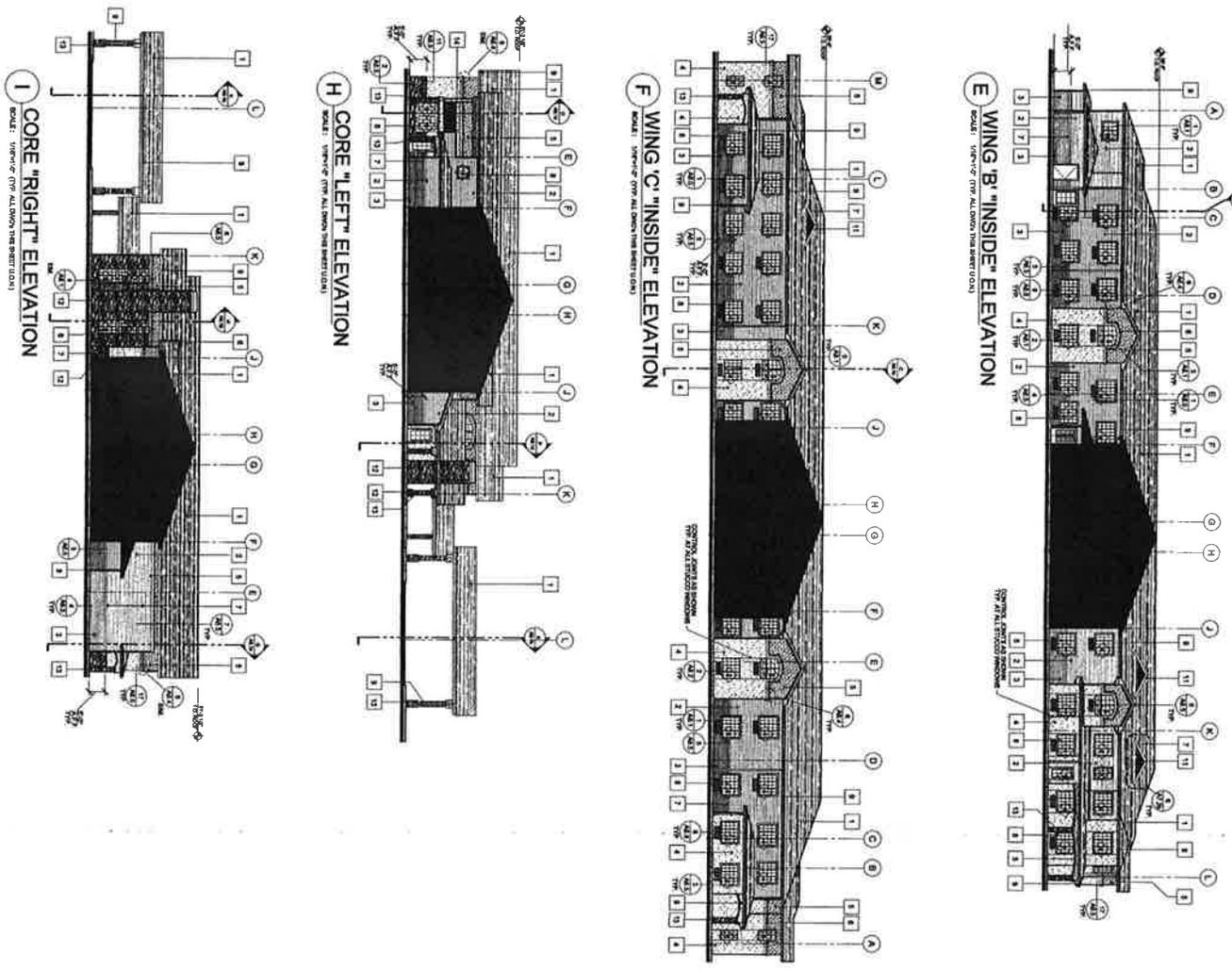
TULSA SENIOR LIVING
10724 E. 81st St.
Tulsa, OK 74133

EXTERIOR BUILDING ELEVATIONS

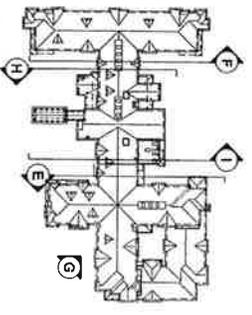
DATE: 5/22/15
REVISED DATE:
SHEET: A6.3a

14.8

5.6.1



KEY PLAN



NOTE: SEE FLOOR PLANS FOR LOCATION OF INTERIOR STUCCO FINISHES AND FIREPLACE WALL MATCH EXTENDED STONE VENEER.

NOTE: SEE SHEET A6.6 FOR ALL HARDIE TRIM AT CORNERS AND WALL TRANSITIONS.

NOTE: CONTROL JANTS SHALL BE INSTALLED AT ALL STUCCO SURFACES PER SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.

NOTE: INTERIOR STONE TRANSITIONS TO HARDIE BOARD AND/OR STUCCO FINISHES SHALL OCCUR AT INSIDE CORNERS, TYPICAL.

NOTE: ALL JAMES HARDIE FIBER CEMENT PRODUCTS TO BE BASED ON LOCAL SUPPLIES BY MANUFACTURER.

NO.	DESCRIPTION
1	EXTERIOR STONE
2	EXTERIOR STUCCO
3	EXTERIOR STUCCO FINISHES
4	EXTERIOR STUCCO FINISHES
5	EXTERIOR STUCCO FINISHES
6	EXTERIOR STUCCO FINISHES
7	EXTERIOR STUCCO FINISHES
8	EXTERIOR STUCCO FINISHES
9	EXTERIOR STUCCO FINISHES
10	EXTERIOR STUCCO FINISHES
11	EXTERIOR STUCCO FINISHES
12	EXTERIOR STUCCO FINISHES
13	EXTERIOR STUCCO FINISHES
14	EXTERIOR STUCCO FINISHES

DATE	5/22/15
REVISION DATE	
SHEET	A6.3b

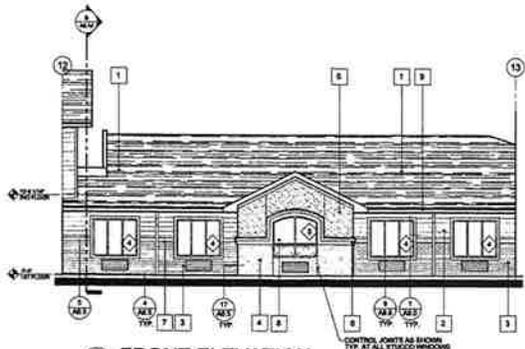
EXTERIOR BUILDING ELEVATIONS

TULSA SENIOR LIVING
10704 E 81st
TULSA, OK 74133

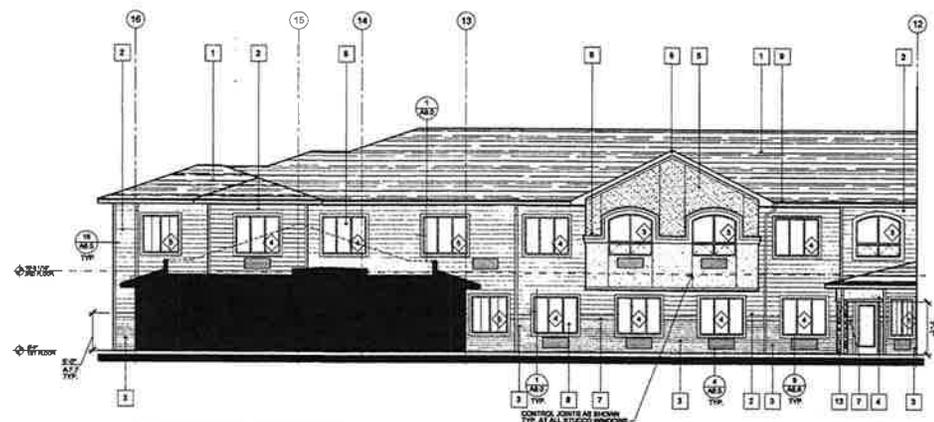
Columbia Pacific Advisors
1910 Polkway Ave E, Suite 200
Buckley, WA 98012

lenity architecture
2550 Valley Creek SE, Suite 8700
OKLAHOMA CITY, OK 73106
#403 889 9000 #402 889 0002 www.lenityarch.com

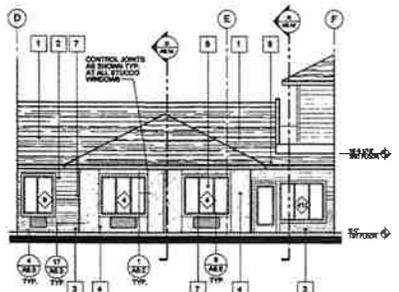
DANIEL ROACH
REGISTERED ARCHITECT
No. 6297



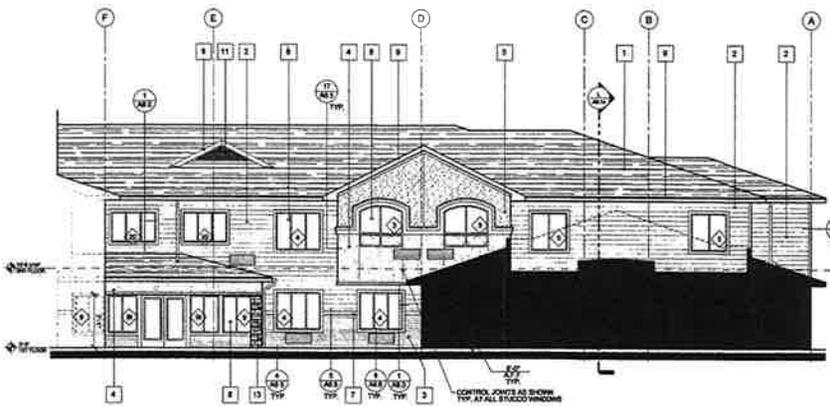
A FRONT ELEVATION
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET U.O.R.)



B REAR ELEVATION
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET U.O.R.)



C LEFT ELEVATION
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET U.O.R.)



D RIGHT ELEVATION
SCALE: 1/8"=1'-0" (TYP. ALL DIMS THIS SHEET U.O.R.)

KEY NOTES/COLORS

1	ARCH COMP. 25 YL COLOR: TBO
2	CEMENT BOARD BROWN (HORIZ - F) MFG. JAMES HARDIE COLOR: TBO
3	CEMENT BOARD BROWN (HORIZ - F) MFG. JAMES HARDIE COLOR: TBO
4	STUCCO BROWN (COLOR 1) MFG. PER APPROVED MANUFACTURER COLOR: TBO
5	STUCCO BROWN (COLOR 2) MFG. PER APPROVED MANUFACTURER COLOR: TBO
6	STUCCO TRIM (COLOR 3) MFG. PER APPROVED MANUFACTURER COLOR: TBO
7	TRIM BOARD MFG. JAMES HARDIE COLOR: TBO
8	VENT. FRAMES INSULATED WINDOWS WITH COLOR: TBO
9	FARGO WOOD, OUTER MFG. JAMES HARDIE COLOR: TBO
10	PRE-FABRICATED ALUMINUM RAILING COLOR: TBO
11	DORMER GABLE VENTROOF FEATURE COLOR: TBO
12	STONE VENEER CORNER/DO - STACKEO (LIMESTONE) COLOR: TBO
13	1" (2) SQUARE STONE COLUMN MFG. CONCRETE COLOR: TBO
14	SQUARE STUCCO COLUMN MFG. PER APPROVED MANUFACTURER COLOR: TBO

NOTE: BRICK AND/OR STONE TRANSITIONS TO HARDIE BOARD AND/OR STUCCO FINISHES SHALL OCCUR AT INSIDE CORNERS. TYPICAL.

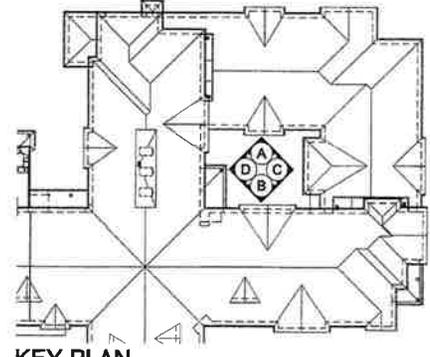
NOTE: ALL JAMES HARDIE FIBER CEMENT PRODUCTS TO INCLUDE COLORPLUS BAKED-ON FINISH AS APPLIED BY MANUFACTURER.

NOTE: SEE FLOOR PLANS FOR LOCATION OF INTERIOR STONE VENEER FEATURE WALL / FIREPLACE WALL. MATCH EXTERIOR STONE VENEER.

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NOTE: CONTROL JOINTS SHALL BE INCORPORATED INTO ALL STUCCO SURFACES PER SPECIFICATIONS AND MANUFACTURER RECOMMENDATIONS.



KEY PLAN
N.T.S.



lenty architecture
1425 W. 10th St. Suite 100
Tulsa, Oklahoma 74106
918.466.1111

Columbia Pacific Advisors
1910 S. Delaware Ave. Suite 200
Tulsa, Oklahoma 74119
918.466.1111

TULSA SENIOR LIVING
1074 E. 81st St.
Tulsa, OK 74118

COURTYARD ELEVATIONS

DATE: 5/22/15
REVISED DATE:
SHEET
A6.3c

14.1b



lenity
architecture
1117 W. 11th St., Suite 100
Tulsa, Oklahoma 74106
Phone: 918.438.1111
Fax: 918.438.1112

Columbia Pacific
Advisors
110 Parkside Ave., Suite 200
Tulsa, Oklahoma 74102

TULSA
SENIOR LIVING
18704 E 91st
TULSA, OK 74133

SITE LIGHTING
PHOTOMETRIC
PLAN

DATE
5/22/15
REVISED DATE

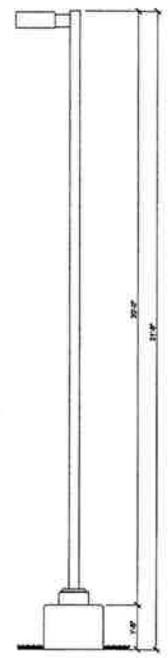
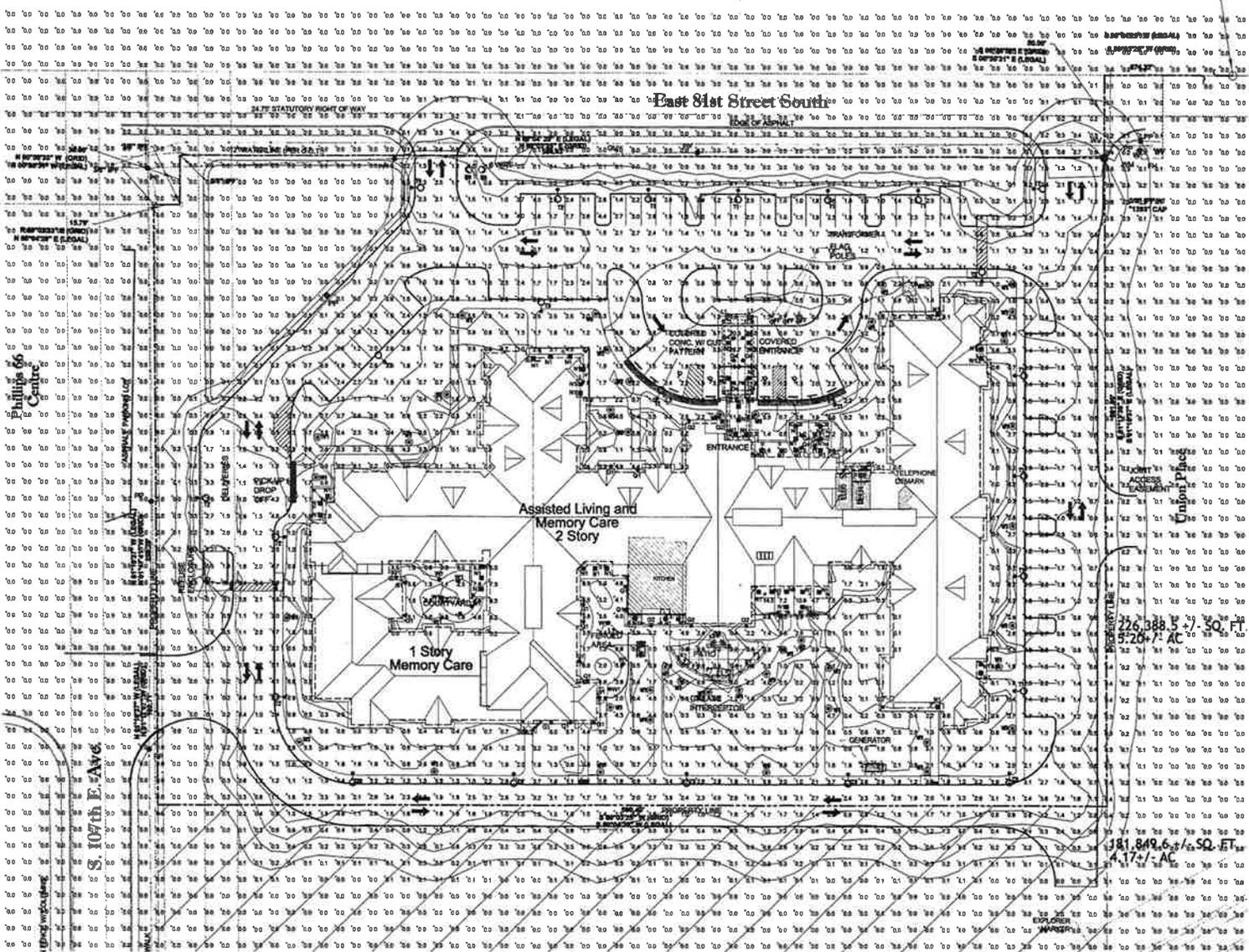
SHEET
E.1.2

SEE A1.1 FOR ADDITIONAL REQUIREMENTS.

SEE E2.1 FOR LIGHT FIXTURE SPECIFICATIONS.

+ REPRINT FOOTCANDLE MEASUREMENT AT 16' SPACING

POINT OF COMMENCEMENT
NE CORNER SEC. 16, T19N, R14E



TYPE T1/T2/T3
PARKING LOT LIGHTING
150 WATT METAL HALIDE
• T1 - TYPE 4 DISTRIBUTION
• T2 - TYPE 3 DISTRIBUTION
WITH HOUSE SIDE SHIELD
• T3 - TYPE 3 DISTRIBUTION

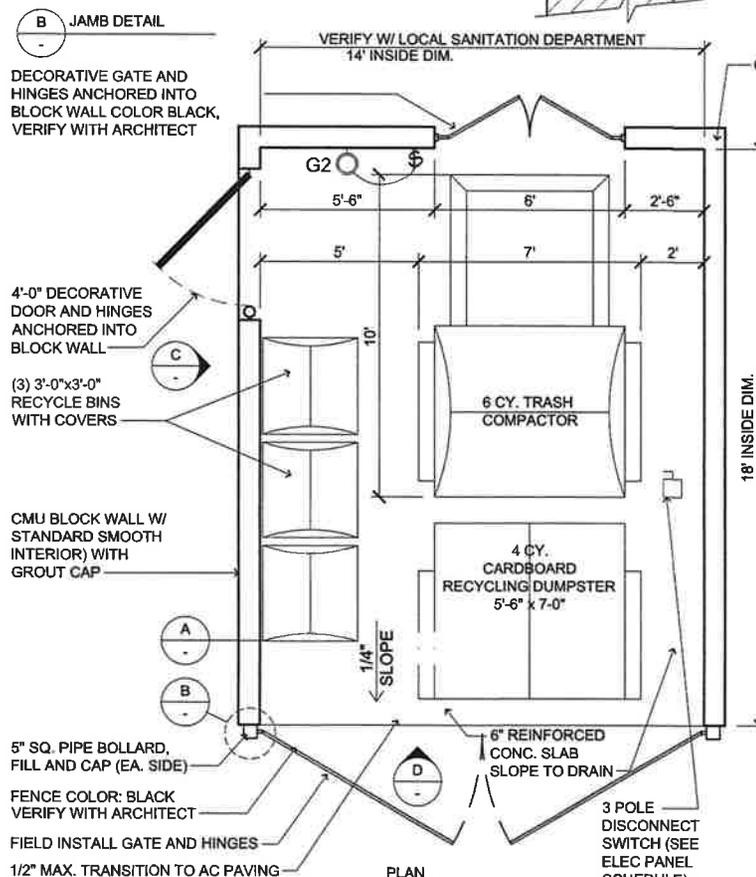
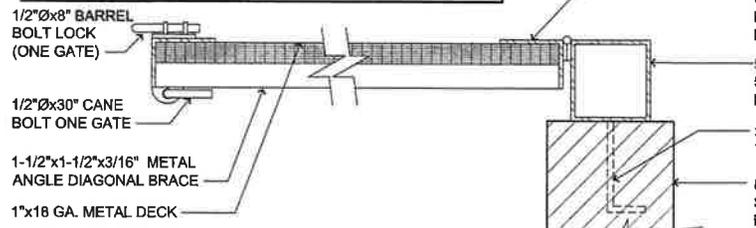
TYPE W1
WALKWAY LIGHTING

SITE LIGHTING
1
PHOTOMETRIC PLAN
E.1.2 SCALE 1" = 30'

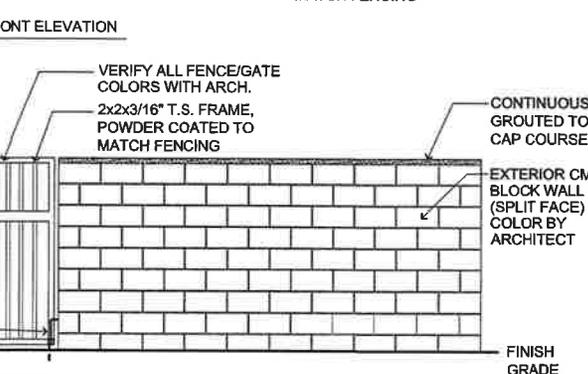
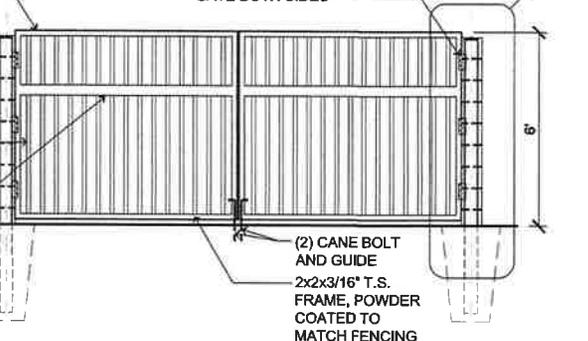
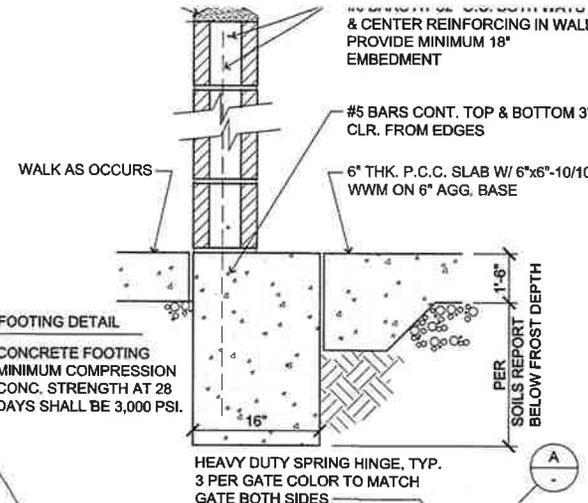
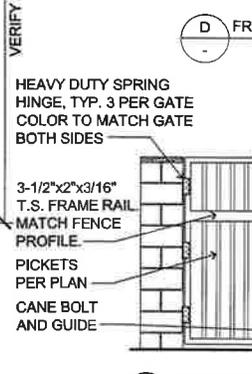
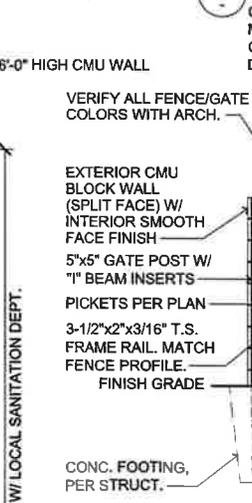
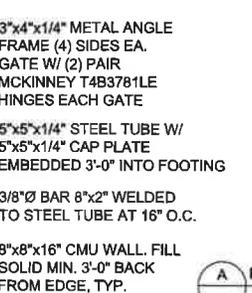


11/11

ARCHITECT FOR APPROVAL
 DECORATIVE GATE AND HINGES ANCHORED INTO BLOCK WALL COLOR BLACK, VERIFY WITH ARCHITECT
 ALL BINS AND DUMPSTERS TO HAVE COVERS
 ENCLOSURE COULD BE MIRRORED OR FLIPPED, VERIFY WITH SITE PLAN



5" SQ. PIPE BOLLARD, FILL AND CAP (EA. SIDE)
 FENCE COLOR: BLACK VERIFY WITH ARCHITECT
 FIELD INSTALL GATE AND HINGES
 1/2" MAX. TRANSITION TO AC PAVING



5

TRASH AND RECYCLING ENCLOSURE

SCALE: 1/4" = 1'-0"

14.12



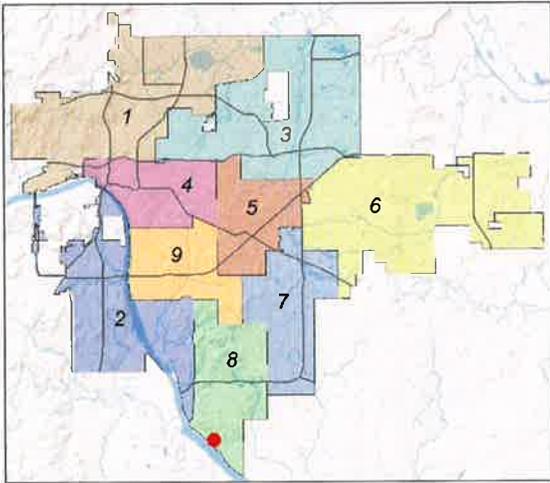
Case Number: PUD-804
Detail Site Plan

Hearing Date: September 16, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Craig Thurmond
Property Owner: Alan Staah

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for new gates and entry wall within the PUD.

Gross Land Area: 20.1 Acres

Location: West of the Northwest corner of South Yale Avenue and East 121st Street South

Zoning:
Existing Zoning: RS-2/PUD-804
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 8333
CZM: 56
Atlas: 3577

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

SECTION I: PUD-804 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 20.1 Acre site in a Planned Unit Development for new gates and entry wall along 121st Street. PUD-804 required that any entry gates or guardhouses receive detail site plan approval.

PERMITTED USES:

Uses permitted as a matter of right in RS-2 zoning district in the City of Tulsa Zoning Code, including landscaped features and secured entrances and recreational facilities and uses customarily accessory to permitted uses. The gates and entry wall proposed for this project are allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable dimensional standards of the Planned Unit Development. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The new gates and wall meet all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The proposed gates and wall do not require off-street parking. The gates are provided at the two vehicular points of access to the development.

LIGHTING:

Site lighting not required. Lighting for entries and wall provided by flood/bullet lights as illustrated on the applicants detail drawing D-2.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays a sidewalk along 121st Street as well as pedestrian paths leading into the development and passing through pedestrian gates.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

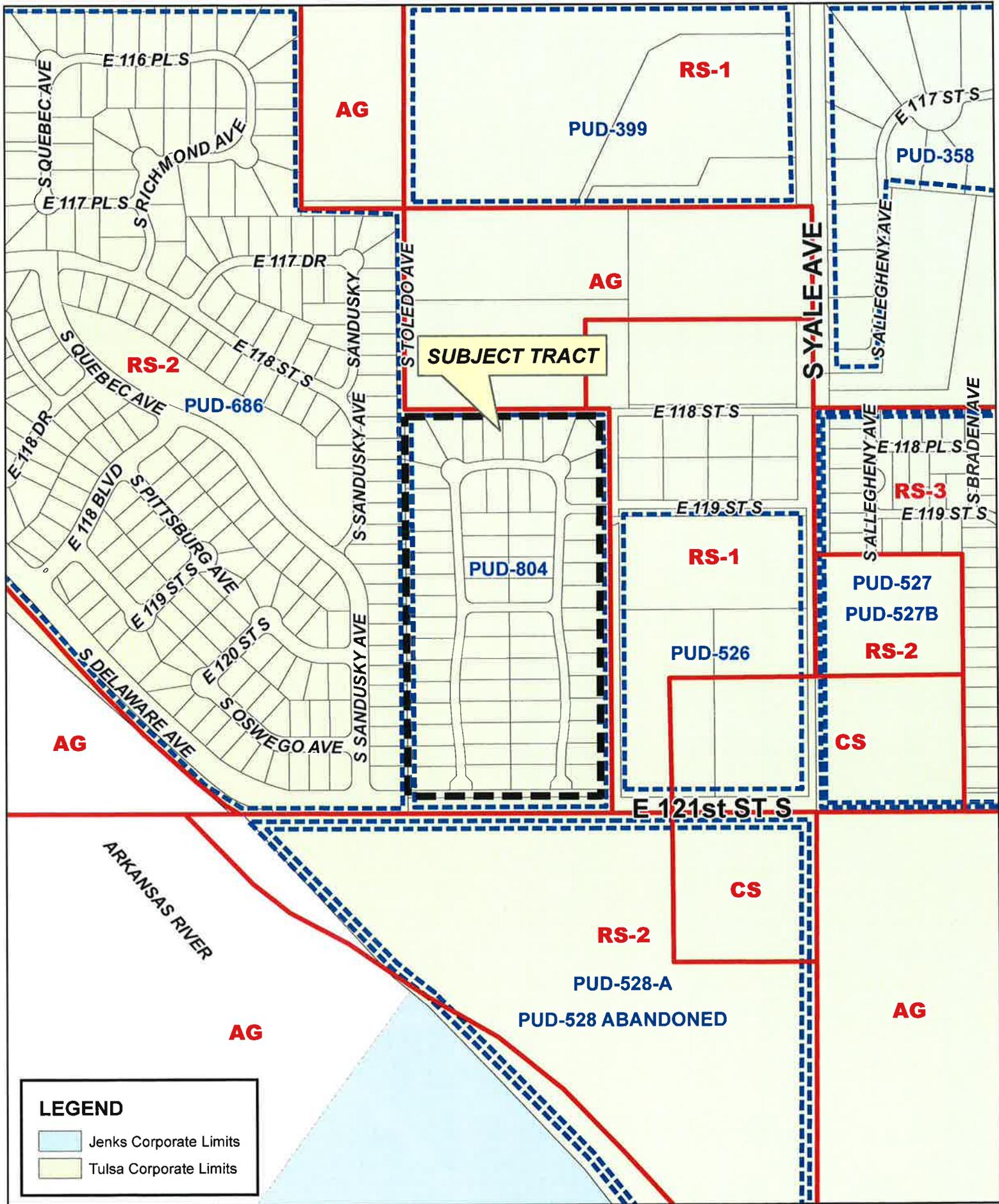
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-804**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

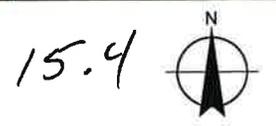
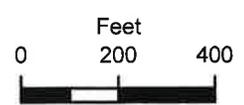
INCOG zoning case map
INCOG aerial photo
Applicant Cover Sheet
Applicant Site Plan
Applicant Site Plan Detail
Applicant Site Details

Staff recommends **APPROVAL** of the detail site plan for the proposed gates and entry wall.

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



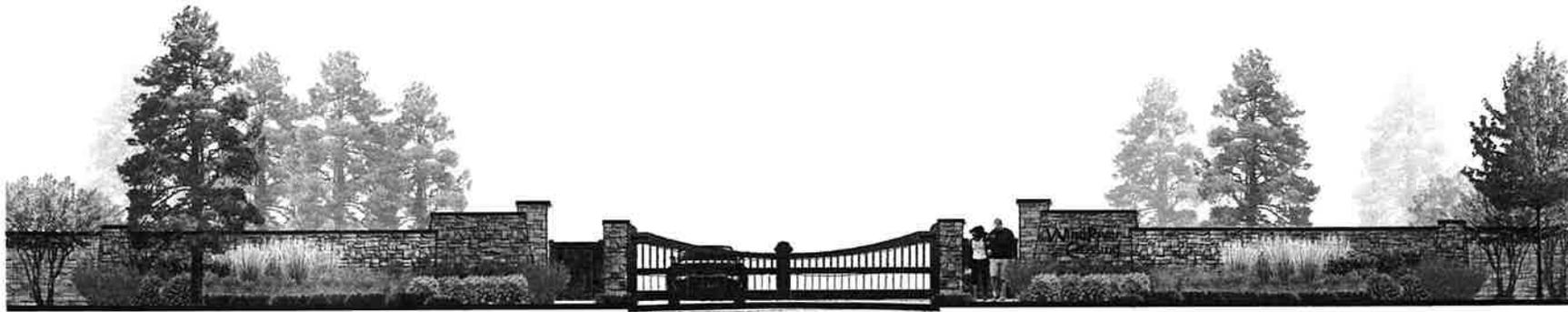
PUD-804 DSP



LANDSCAPE ARCHITECTURAL PACKAGE

WIND RIVER CROSSING

TULSA, OKLAHOMA



EAST 121ST STREET

PROJECT SHEET INDEX

COVER SHEET	F
SITE PLAN	S-1
LAYOUT AND LANDSCAPE PLAN	L-1
STRUCTURAL DETAILS	D-1
DETAILS SHEET	D-2

OWNER:

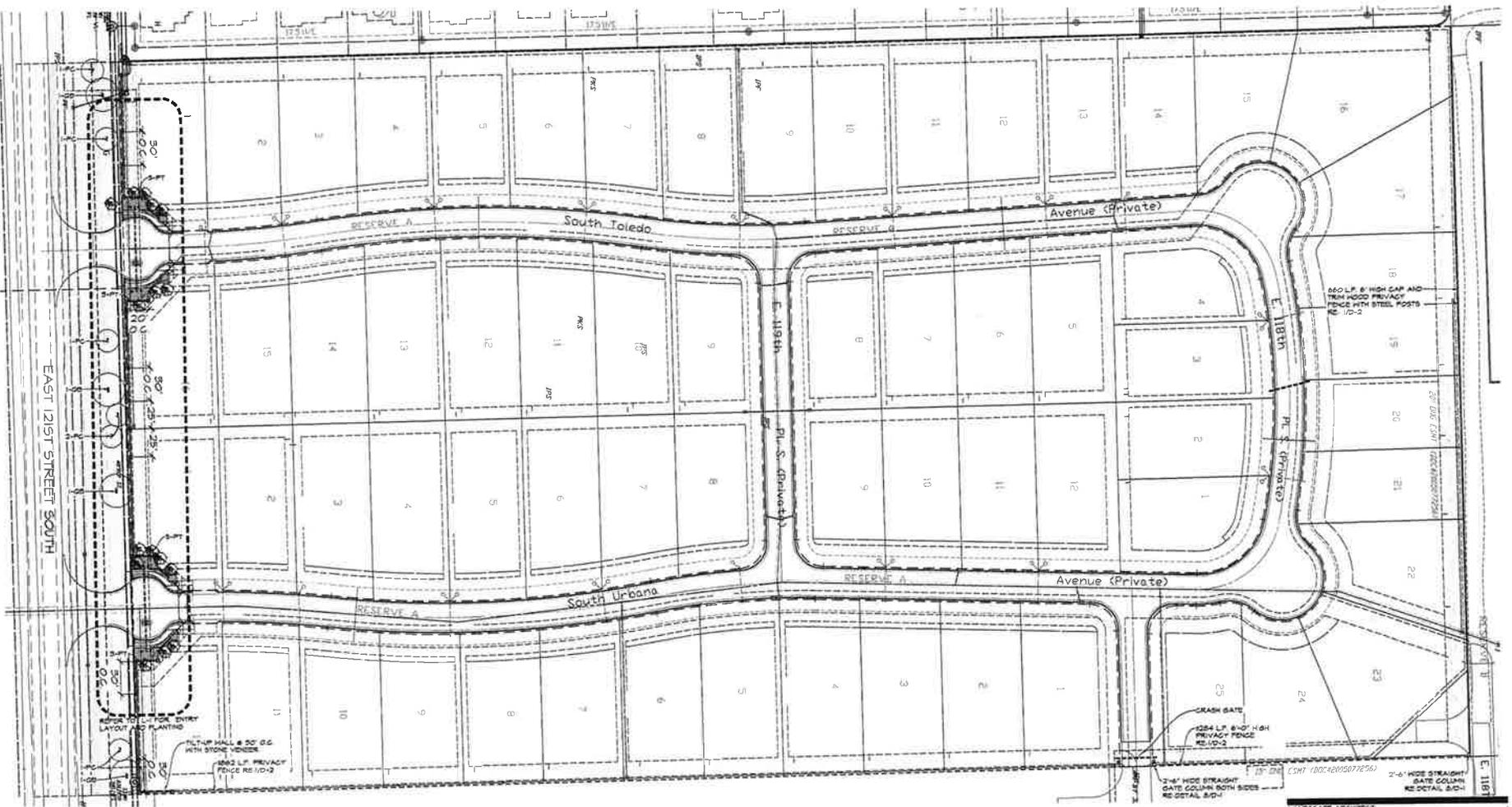
WIND RIVER CROSSING
 ALAN STAAB
 2502 E. 21ST STREET SUITE D
 TULSA, OK 74114

REGISTERED LANDSCAPE ARCHITECT OF RECORD
 PLANNING DESIGN GROUP
 JIM C. CROSBY, ASLA

PLANNING DESIGN GROUP
 Landscape Architecture / Land Planning / Recreational Design
 8914 South Yale, Suite 110 Tulsa, Oklahoma 74126
 Phone: (918)-628-1238 Fax: (918)-628-1239



15.4



EAST 121ST STREET SOUTH



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BASE INFORMATION
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LANDSCAPE ARCHITECT
PLANNING DESIGN GROUP
 Landscape Architecture, Land Planning, Reclamation, Design
 5314 South Yale Ave. Suite 110, Tulsa, Oklahoma 74129
 Phone: (918)-628-2338 Fax: (918)-628-1284

PROJECT:
WIND RIVER CROSSING
 ENTRY WALL LAYOUT AND DETAILS

ISSUE REVISIONS	
NO.	DATE

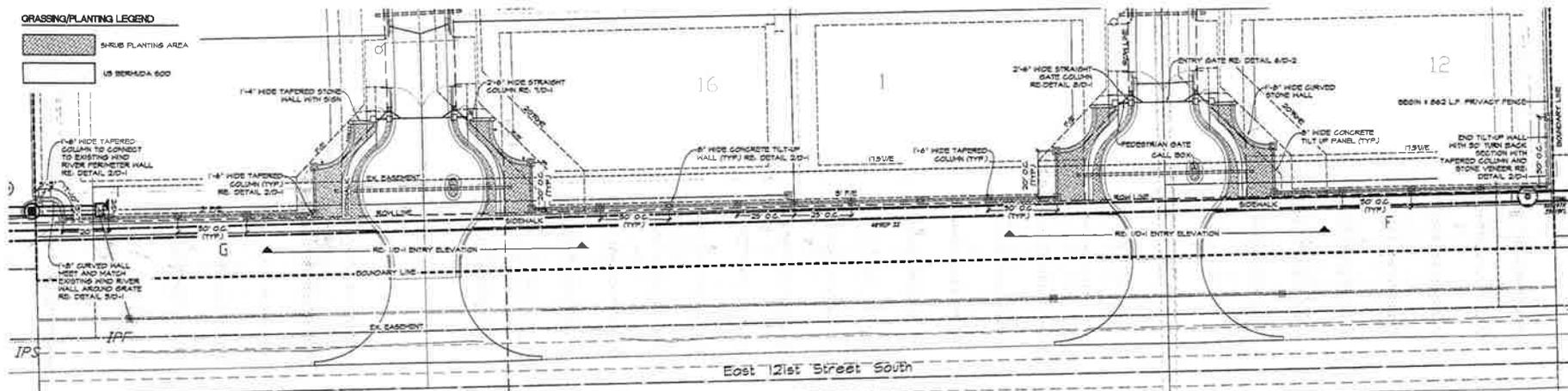
PROJECT INFORMATION	
PROJECT ADDRESS:	
PROJECT NO.	158-214
DATE	10-8-2014
DRAWN BY	JCM
CHECKED BY	JC

ENTRY WALL LAYOUT AND DETAIL
S-1
 SITE PLAN

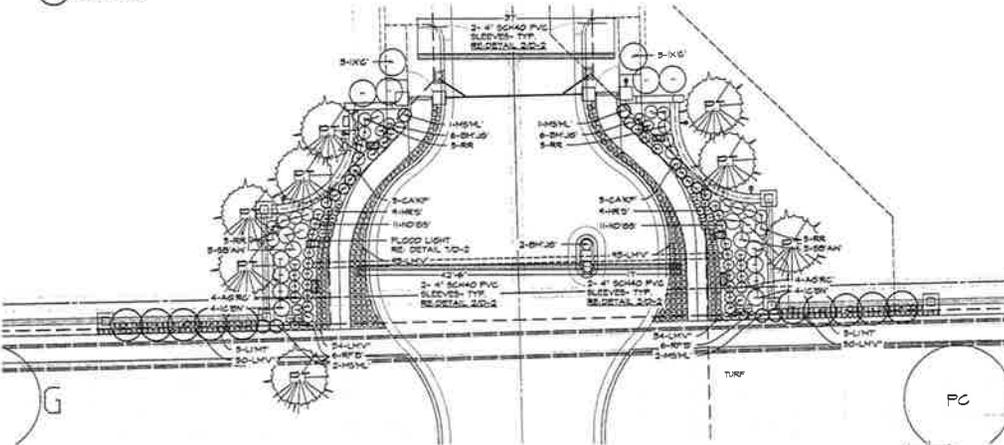
15.7

GRASSING/PLANTING LEGEND

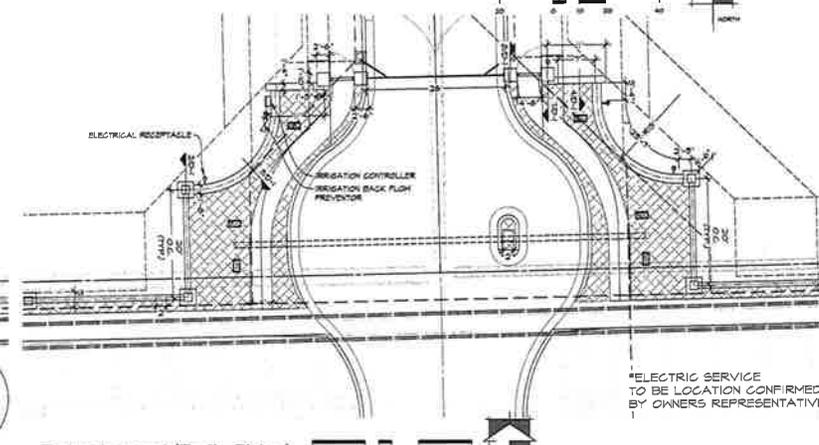
- SHRUB PLANTING AREA
- US BERBERA 500



1 Entry Layout
SCALE 1" = 20'-0"



2 Entry Planting (Both Sides)
SCALE 1" = 10'-0"



3 Entry Layout (Both Sides)
SCALE 1" = 10'-0"

HIND RIVER CROSSING LANDSCAPE MATERIAL LIST

KEY	QTY	MATERIAL NAME	SIZE/DEPTH	TYPE
APRC	16	Atala 2' graniflora Rose Green	2'-0" H	3 GAL
BHRS	28	Burns Blueberry	24" D.C.	3 GAL
CAVIF	20	Chamaecyparis nodosula, Vase Form	24" D.C.	1 GAL
ICNV	56	Iceberg Spruce	24" D.C.	3 GAL
LVG	13	Low Ground	2'-0" H	3 GAL
LMT	20	Low Ground	2'-0" H	3 GAL
LNF	20	Low Ground	2'-0" H	3 GAL
LNV	100	Low Ground	2'-0" H	3 GAL
NSHL	12	Norfolk Island	24" D.C.	1 GAL
NSWB	44	Norfolk Island	24" D.C.	3 GAL
PC	6	Planting Container	2'-0" H	3 GAL
PT	16	Planting Container	2'-0" H	3 GAL
SB	4	Soil Bed	2'-0" H	3 GAL
ST	24	Stem	2'-0" H	3 GAL
RFV	40	River Birch	24" D.C.	3 GAL
SBAN	12	Siberian Birch	24" D.C.	3 GAL

SODDING NOTES

1. SODDING CONTRACTOR TO PROVIDE PAVING AND FINISH GRASS WITH PROPER SEEDING AND SOIL PREPARATION AS REQUIRED TO MATCH EXISTING ADJACENT PAVING AND FINISH GRASS.
2. SODDING CONTRACTOR TO PROVIDE PAVING AND FINISH GRASS WITH PROPER SEEDING AND SOIL PREPARATION AS REQUIRED TO MATCH EXISTING ADJACENT PAVING AND FINISH GRASS.

PLANTING NOTES

1. SODDING CONTRACTOR TO PROVIDE PAVING AND FINISH GRASS WITH PROPER SEEDING AND SOIL PREPARATION AS REQUIRED TO MATCH EXISTING ADJACENT PAVING AND FINISH GRASS.
2. SODDING CONTRACTOR TO PROVIDE PAVING AND FINISH GRASS WITH PROPER SEEDING AND SOIL PREPARATION AS REQUIRED TO MATCH EXISTING ADJACENT PAVING AND FINISH GRASS.

LIGHTING LEGEND

□ METAL HALIDE (FLUORESCENT)

□ METAL HALIDE (FLUORESCENT)

LIGHTING NOTES

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DUTY OF COOPERATION

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LANDSCAPE ARCHITECT
PLANNING DESIGN GROUP
Landscape Architecture/Land Planning/Neurological Design
2214 South Vista Ave. Suite 100, Tulsa, Oklahoma 74109
Phone: (918)-628-1255 Fax: (918)-628-1256

PROJECT
WIND RIVER CROSSING
ENTRY WALL LAYOUT AND DETAILS

JAMES C. CROSBY, A.S.A.
LANDSCAPE ARCHITECT OF RECORD

REVISION	DATE	BY	CHKD BY

PROJECT INFORMATION

PROJECT ADDRESS: _____

PROJECT NO: 15-824

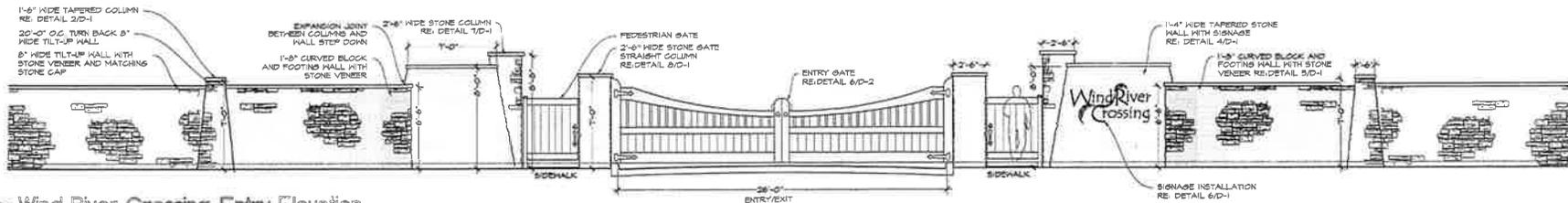
DATE: 12-1-2014

DRAWN BY: JC

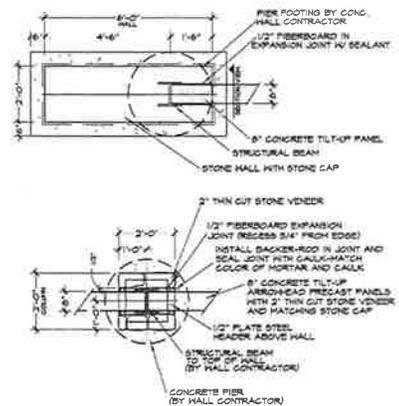
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ENTRY WALL PLAN AND DETAIL
L-1
LAYOUT PLAN

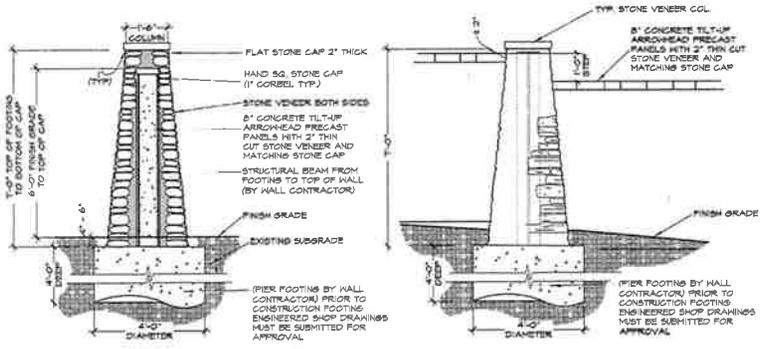
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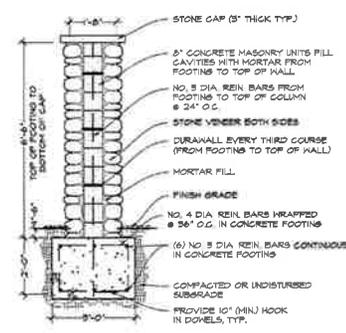
① Wind River Crossing-Entry Elevation
SCALE 1/4" = 1'-0"



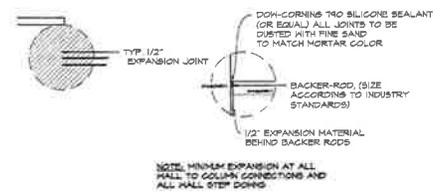
② 8\"/>



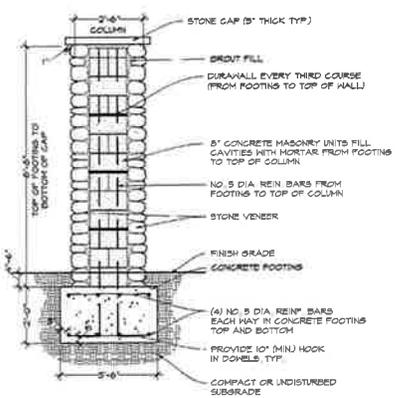
③ 1'-8\"/>



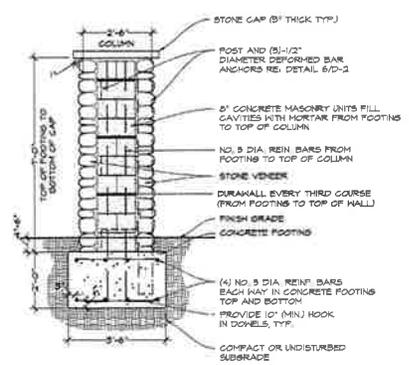
④ 1'-4\"/>



⑤ 1/2\"/>



⑦ 2'-6\"/>



⑧ 2'-6\"/>

⑥ Signage on Wall-Section
NOT TO SCALE

DUTY OF COOPERATION
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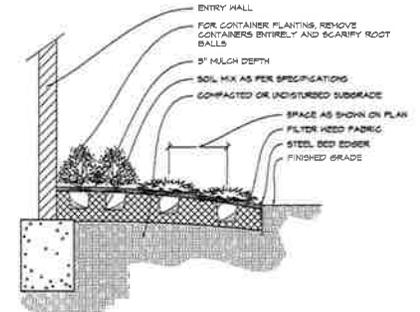
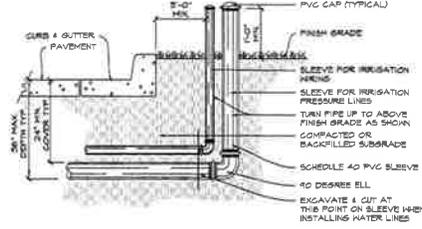
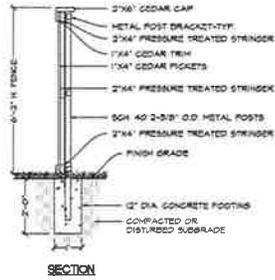
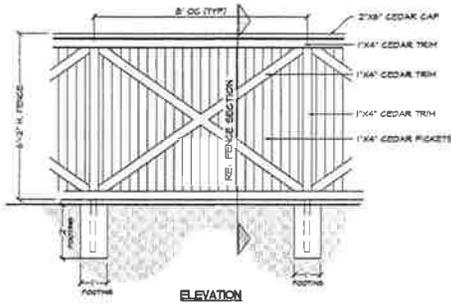
PROJECT: **WIND RIVER CROSSING**
ENTRY WALL LAYOUT AND DETAILS



ISSUE/REVISIONS		PROJECT INFORMATION	
NO.	DESCRIPTION	PROJECT NO.	158-2014
		DATE	10-9-2014
		DRAWN BY	JOM
		CHECKED BY	JC

ENTRY WALL
 PLAN AND DETAIL
D-1
 TYPICAL DETAILS

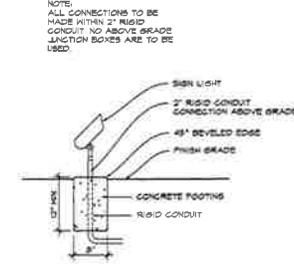
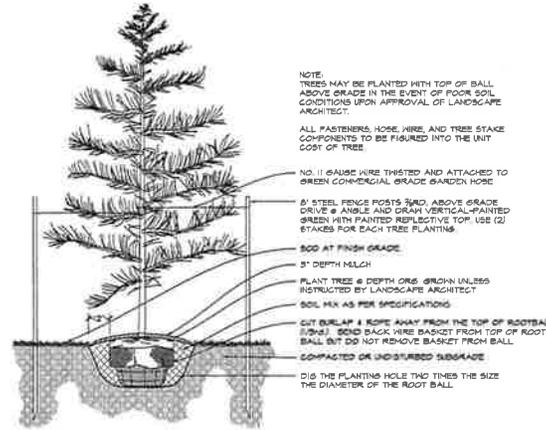
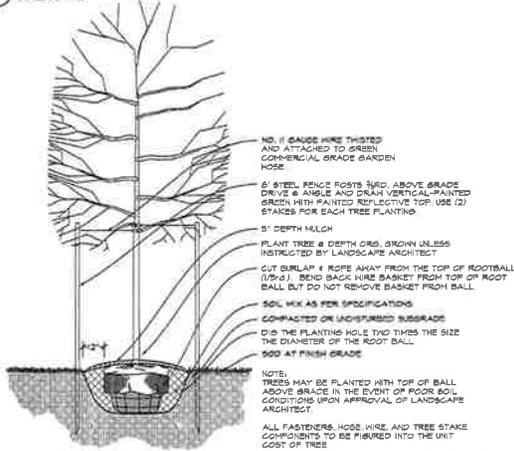
15.9



① 6'-2" HIGH FENCE-DETAIL
SCALE 1/2" = 1'-0"

② SLEEVE AND CONDUIT ASSEMBLY
SCALE 1/2" = 1'-0"

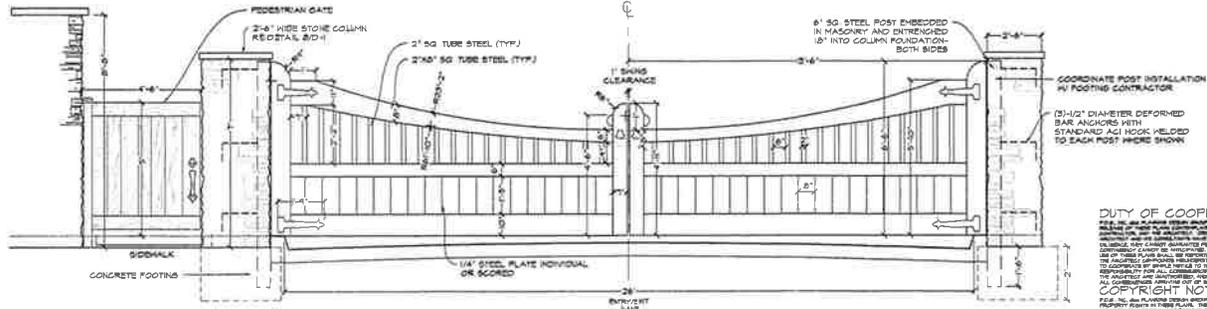
③ SHRUB PLANTING - TYPICAL SECTION
NOT TO SCALE



④ DECIDUOUS TREE PLANTING - TYPICAL SECTION
NOT TO SCALE

⑤ CONIFEROUS TREE PLANTING - TYPICAL SECTION
NOT TO SCALE

⑦ FLOOD/ BULLET LIGHT - DETAIL
NOT TO SCALE



⑥ ENTRY GATE-DETAIL
NOT TO SCALE

DUTY OF COOPERATION
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PLANNING DESIGN GROUP
 Landscape Architecture/Land Planning/Recreation Design
 3314 South Yale Ave. Suite 110, Tulsa, Oklahoma 74129
 Phone: (416)-628-1235 Fax: (416)-628-1236

PROJECT:
WIND RIVER CROSSING
 ENTRY WALL LAYOUT AND DETAILS

REVISION	DATE	BY	CHKD BY

PROJECT ADDRESS:
 PROJECT NO.:
 DATE: 10-8-2014
 DRAWN BY: JMW
 CHECKED BY: JC

ENTRY WALL PLAN AND DETAIL D-2
 TYPICAL DETAILS

15.10



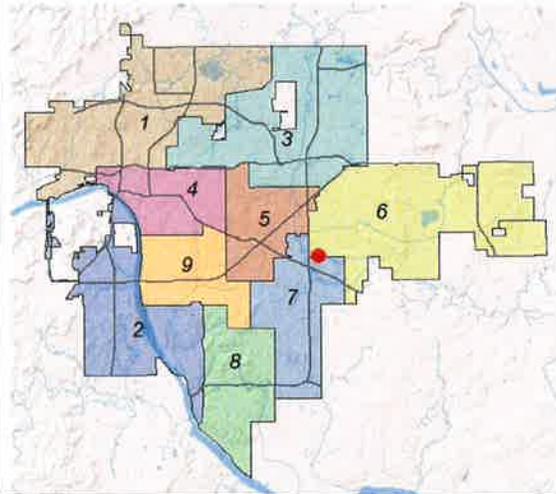
Case Number: PUD-801
Detail Site Plan

Hearing Date: September 16, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Quiktrip Corporation
 Property Owner: Venture Properties

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new Quiktrip facility within the PUD.

Gross Land Area: 2.47 Acres

Location: Northwest corner of South Garnett Road and East 41st Street South

Zoning:
 Existing Zoning: CS/PUD-801
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **APPROVAL**.

Staff Data:
 TRS: 9419
 CZM: 49 Atlas: 751

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

16.1

SECTION I: PUD-801 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 2.47 Acre site in a Planned Unit Development for a new Quiktrip facility including one, one story building.

PERMITTED USES:

Uses permitted as a matter of right and special exception in the CS district, except Use Unit 12a, and uses of a nature customarily accessory thereto. The proposed Quiktrip facility is allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans provided. All light standards including building mounted shall be hooded and directed downward and away from the boundaries of the center. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in an adjacent residential area.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays sidewalks along South Garnett Road, East 41st Street South and the Center access drive from South Garnett Road. Pedestrian paths are shown adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

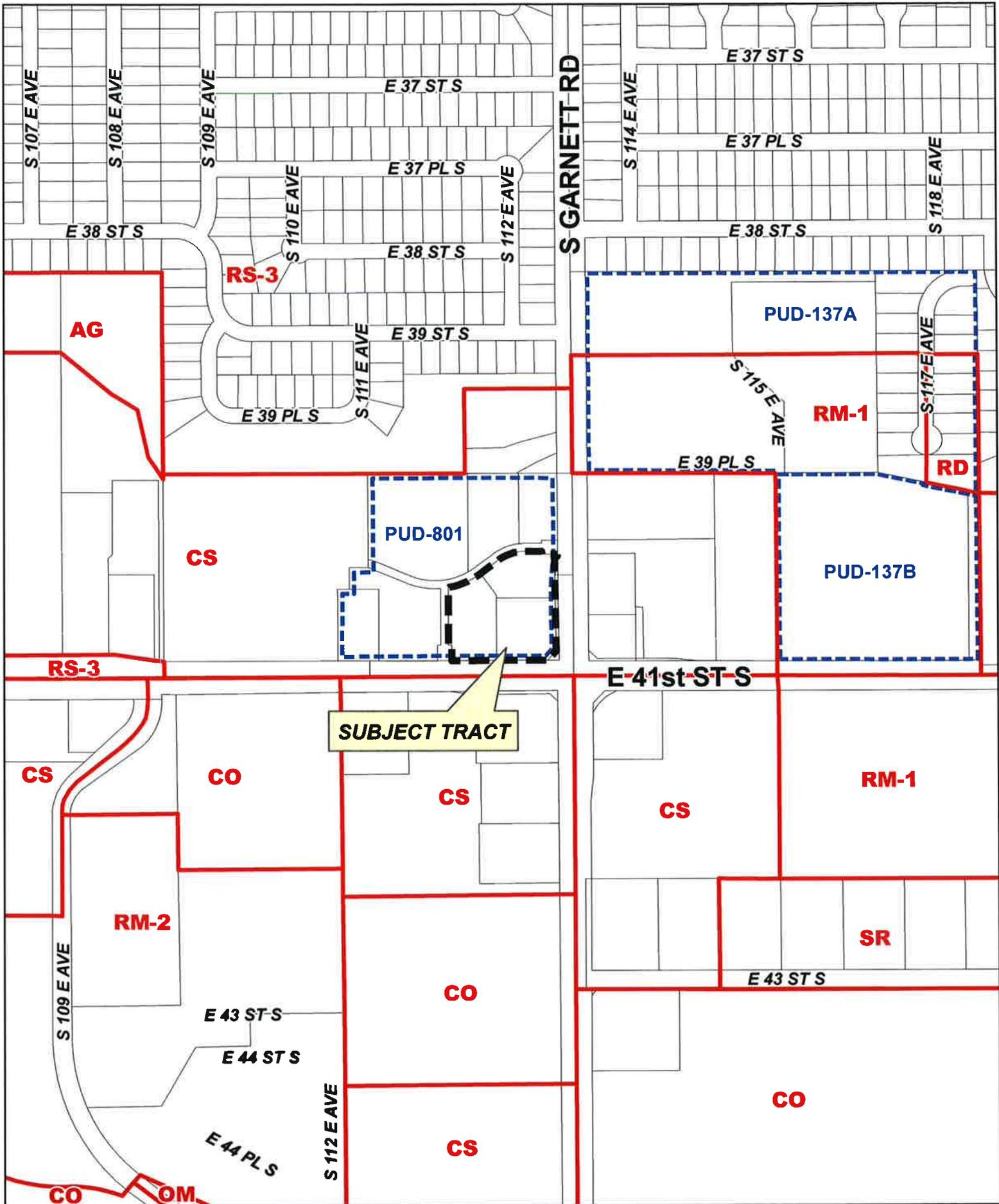
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-801**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

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

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

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



SUBJECT TRACT

PUD-801

PUD-137A

RM-1

RD

PUD-137B

E 41st ST S

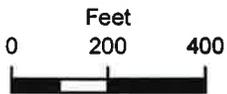
RM-1

SR

E 43 ST S

CO

PUD-801



19-14 19

16.4





Subject Tract

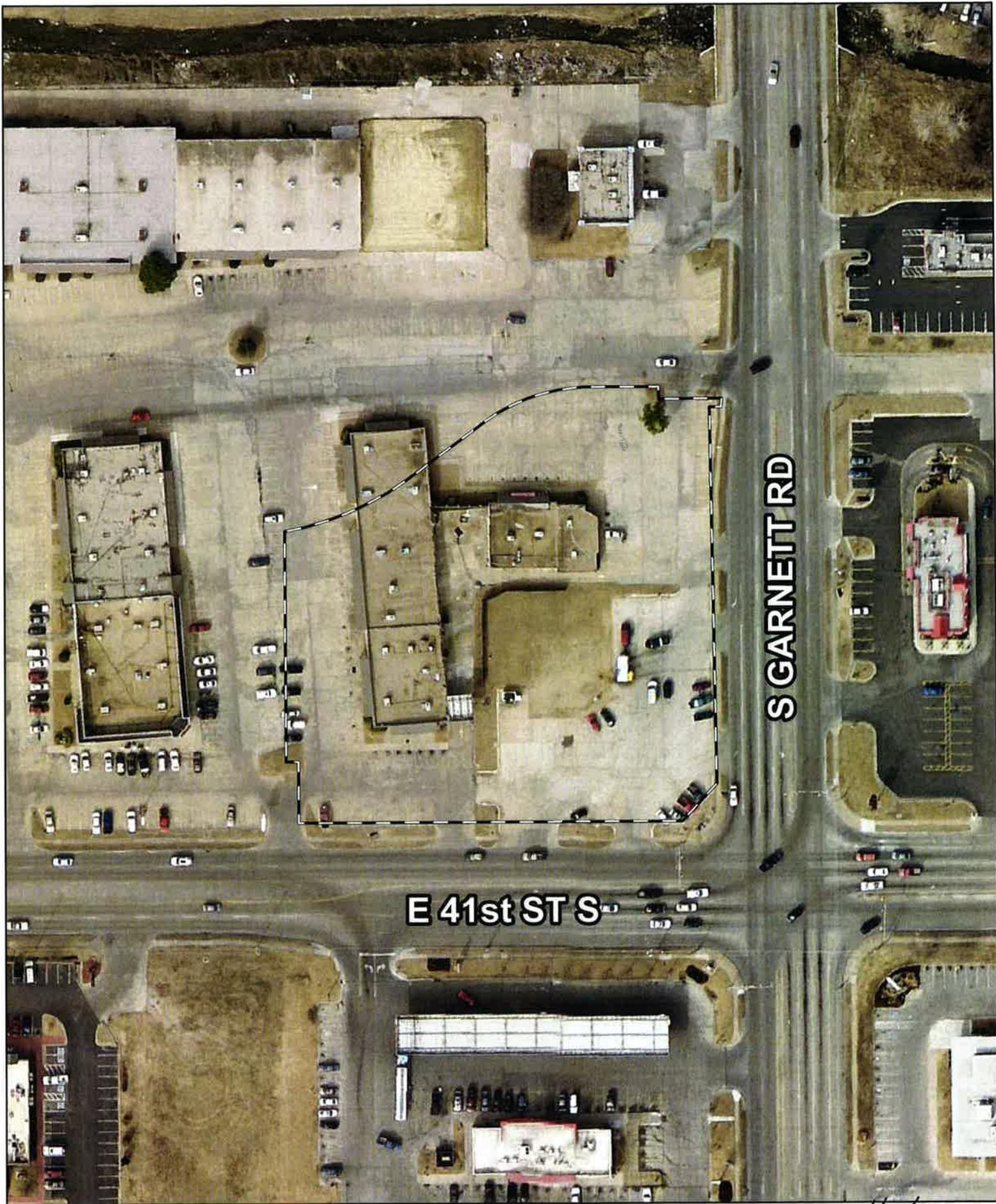
PUD-801

19-14 19

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

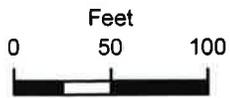
Aerial Photo Date: March 2014





E 41st ST S

S GARNETT RD



Subject Tract

PUD-801

19-14 19

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

Aerial Photo Date: March 2014



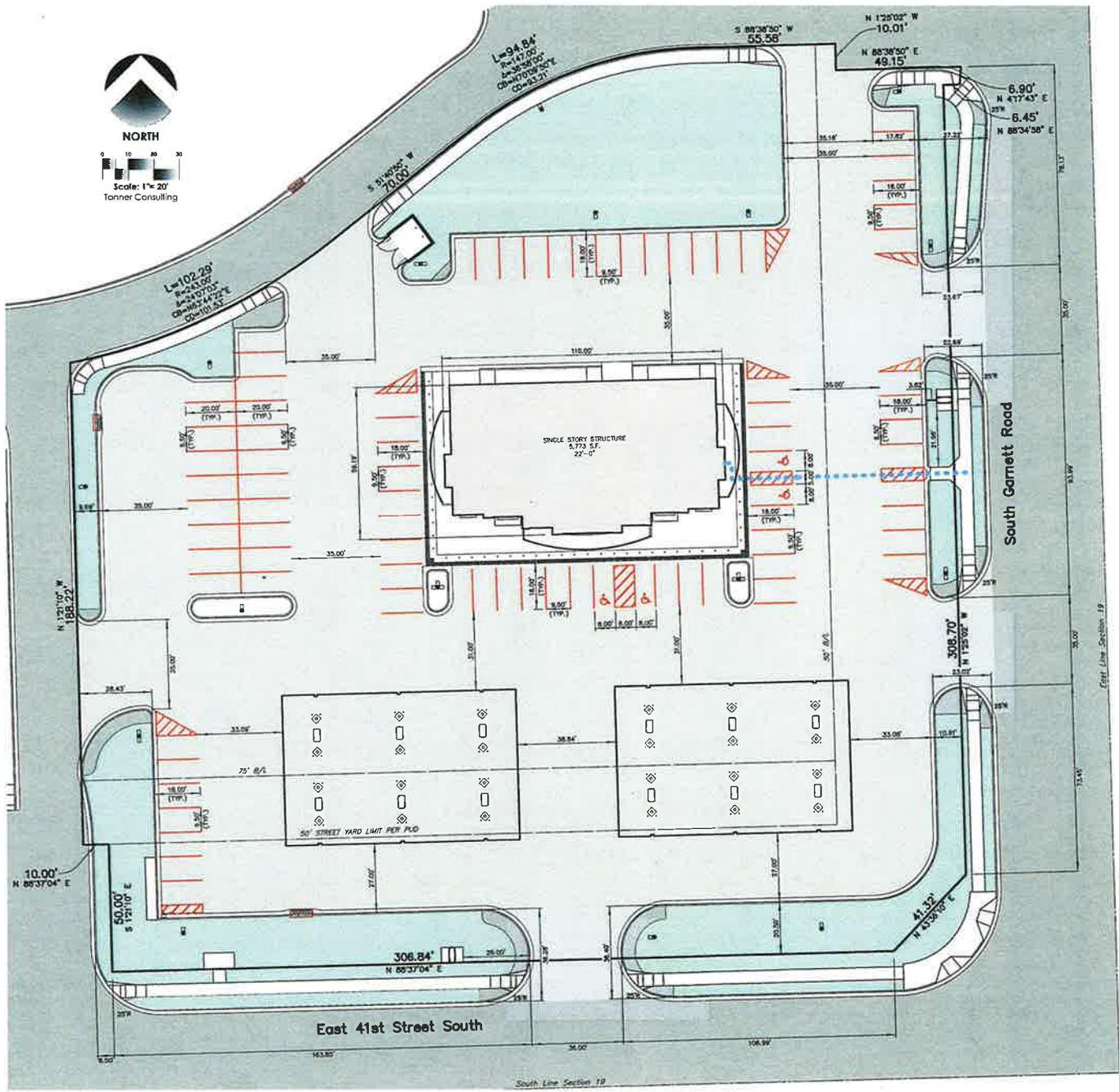
16.6

R 14 E



NORTH

Scale: 1" = 20'
 Tanner Consulting



PUD-801 Development Standards

NET LOT AREA	107,505 SF 2.47 AC
PERMITTED USES:	USES PERMITTED AS A MATTER OF RIGHT AND SPECIAL EXCEPTION IN THE COMMERCIAL SHOPPING DISTRICT, EXCEPT USE 12a, ADULT ENTERTAINMENT ESTABLISHMENT, AND USES OF A NATURE CUSTOMARILY ACCESSORY THERETO.
PROPOSED USES:	USE UNIT 14 (SHOPPING GOODS & SERVICES) 5,773 S.F.
MAXIMUM PERMITTED BUILDING AREA	53,752 S.F.
MAXIMUM BUILDING AREA SHOWN	5,773 S.F.
FLOOR TO LOT AREA RATIO	0.05 FAR
MAXIMUM BUILDING HEIGHT / PROPOSED BUILDING HEIGHT	35'0"/22'0"
MINIMUM BUILDING SETBACKS:	
FROM NORTH PROPERTY LINE	0 FT
FROM SOUTH PROPERTY LINE	75 FT
FROM EAST PROPERTY LINE	50 FT
FROM WEST PROPERTY LINE	0 FT
TOTAL REQUIRED PARKING SPACES:	12 SPACES
USE UNIT 14 (SHOPPING GOODS & SERVICES)	(1,500) 12 SPACES
TOTAL PROVIDED PARKING SPACES	83 SPACES
REQUIRED HANDICAP PARKING SPACES	4 SPACES
PROVIDED HANDICAP PARKING SPACES	4 SPACES
REQUIRED LANDSCAPED AREA:	
STREET YARD ALONG GARNETT AVE	15% 2,542 S.F.
STREET YARD ALONG EAST 41ST ST	15% 2,456 S.F.
TOTAL NET SITE	15% 16,126 S.F.
PROVIDED LANDSCAPED AREA:	
STREET YARD ALONG GARNETT AVE	17% 2,916 S.F.
STREET YARD ALONG EAST 41ST ST	38% 6,148 S.F.
TOTAL NET SITE	17% 17,884 S.F.

PUD-801

Detail Site Plan
Crossbow II
Lots 4, 5, & 6

Part of the SE/4 SE/4 Section 19, T 19 N, R 14 E
 City of Tulsa, Tulsa County, Oklahoma

OWNER:
QuikTrip Corporation
 CONTACT: MIKE WARD
 4705 South 129th East Avenue
 Tulsa, Oklahoma 74134
 Phone: (918)488-9995

ENGINEER:
Tanner Consulting, L.L.C
 JUSTIN P. MORGAN, P.E. NO. 23885
 OK CA NO. 2661, EXPIRES 6/30/2017
 5323 South Lewis Avenue
 Tulsa, Oklahoma 74105
 Phone: (918)745-9929



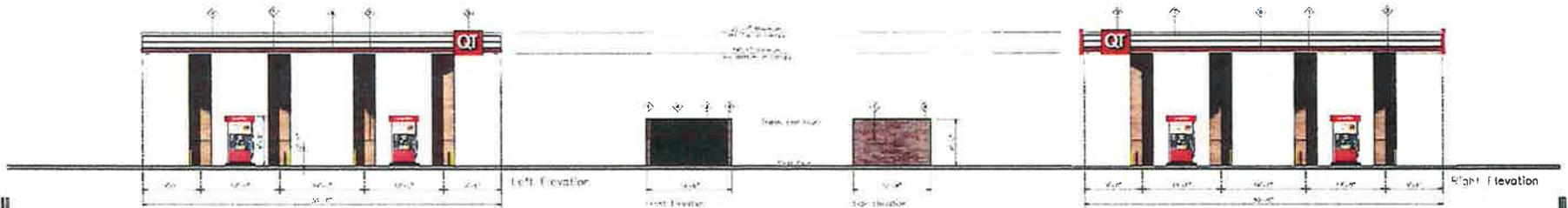
16.7



16.8



Front Elevation



Left Elevation

Front Elevation

Right Elevation

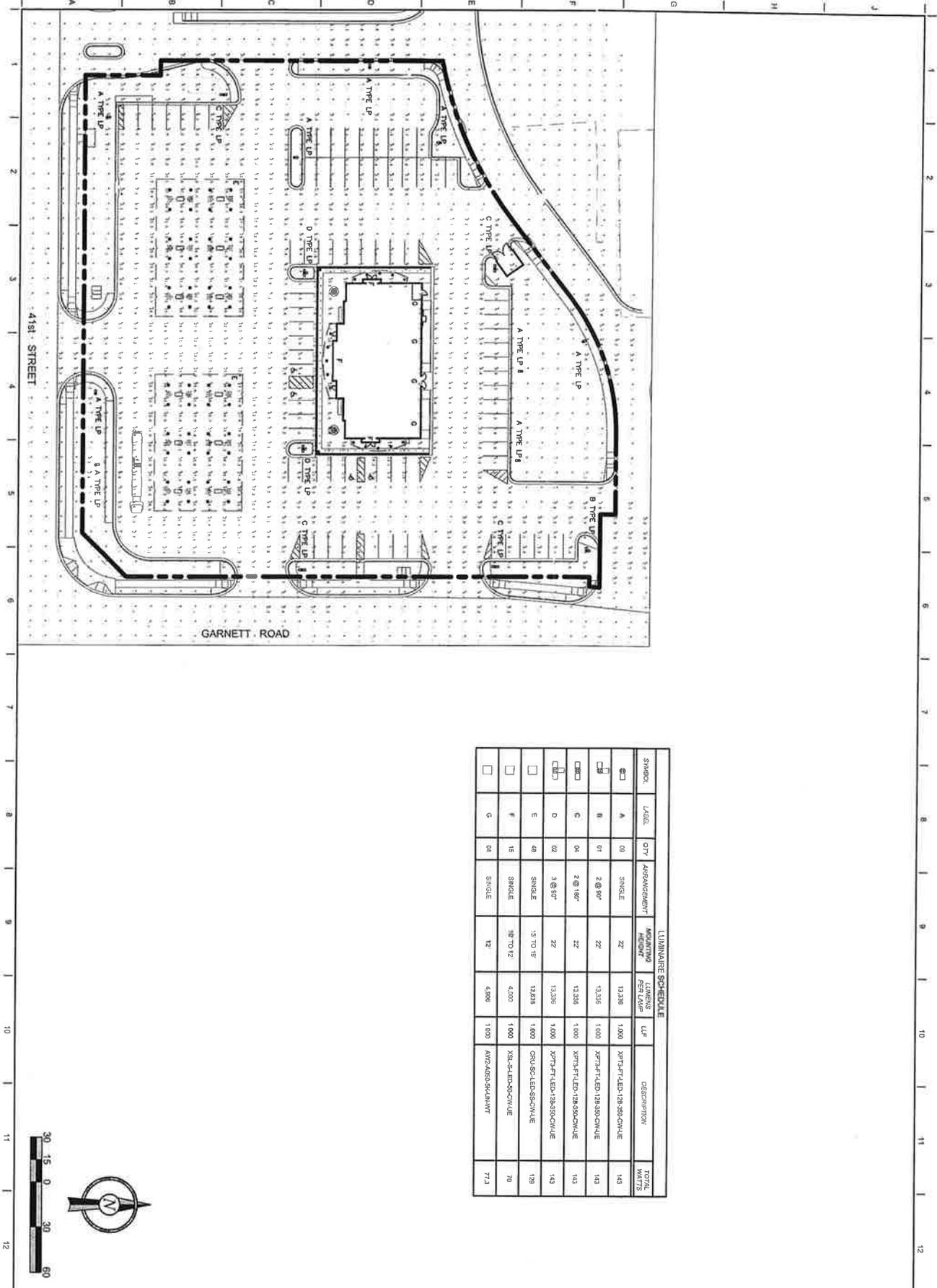
Right Elevation

 QuikTrip. <small>1701 South 129th East Ave. Tulsa, OK 74134-7008 P.O. Box 2475 Tulsa, OK 74101-2475 (918) 618-7200</small>	Store #	0084	Double Stack 12 Split Canopy	Address:	41st and Garnett	City, State:	Tulsa, OK	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> <tr> <td>10</td> <td></td> <td></td> </tr> <tr> <td>11</td> <td></td> <td></td> </tr> <tr> <td>12</td> <td></td> <td></td> </tr> <tr> <td>13</td> <td></td> <td></td> </tr> <tr> <td>14</td> <td></td> <td></td> </tr> <tr> <td>15</td> <td></td> <td></td> </tr> <tr> <td>16</td> <td></td> <td></td> </tr> <tr> <td>17</td> <td></td> <td></td> </tr> <tr> <td>18</td> <td></td> <td></td> </tr> <tr> <td>19</td> <td></td> <td></td> </tr> <tr> <td>20</td> <td></td> <td></td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	1			2			3			4			5			6			7			8			9			10			11			12			13			14			15			16			17			18			19			20		
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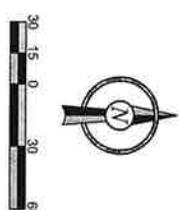
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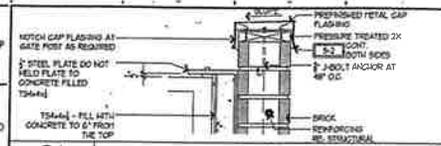
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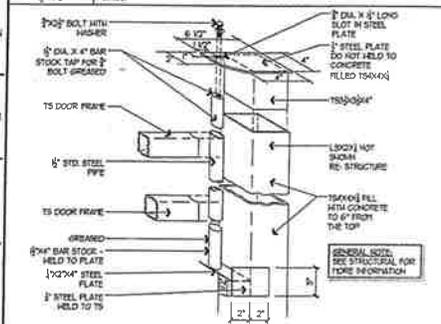
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⊙	B	01	2 @ 90°	22'		13.335	1,000	XPT3-FT-LED-128350CWUE	143
⊙	C	04	2 @ 180°	22'		13.335	1,000	XPT3-FT-LED-128350CWUE	143
⊙	D	02	3 @ 57°	22'		13.335	1,000	XPT3-FT-LED-128350CWUE	143
⊙	E	49	SINGLE	15 TO 19'		13.833	1,000	GRUSC-LED-SSCWUE	129
⊙	F	15	SINGLE	18 TO 22'		4.200	1,000	XSR-S-LED-90CWUE	70
⊙	G	04	SINGLE	12'		4.986	1,000	AWZ-ABSQRKANVAT	77.2



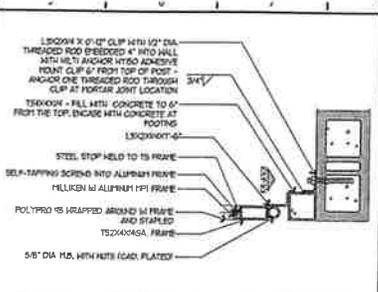
<p>1</p>	<p>PHOTOMETRIC SITE PLAN</p>	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	REV	DATE	DESCRIPTION					<p>STORE NO.: 0084</p> <p>41ST AND GARNETT TULSA, OK</p>	<p>ORIGINAL ISSUE DATE: 08/10/15</p>
REV	DATE	DESCRIPTION									



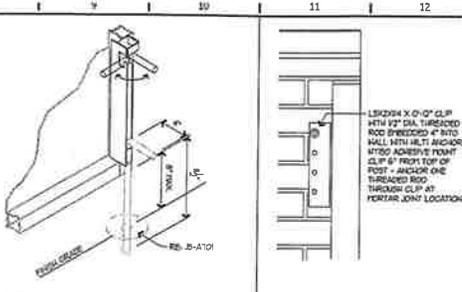
O1 FLASHING DETAIL
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 A1.01.A1.01



J1 GATE POST JAMB
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 A1.01.A1.01



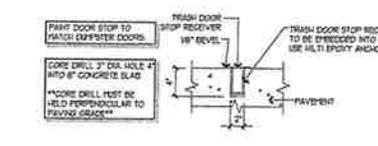
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 A1.01.A1.01



M9 DOOR HOLD OPEN DETAIL
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 A1.01.A1.01

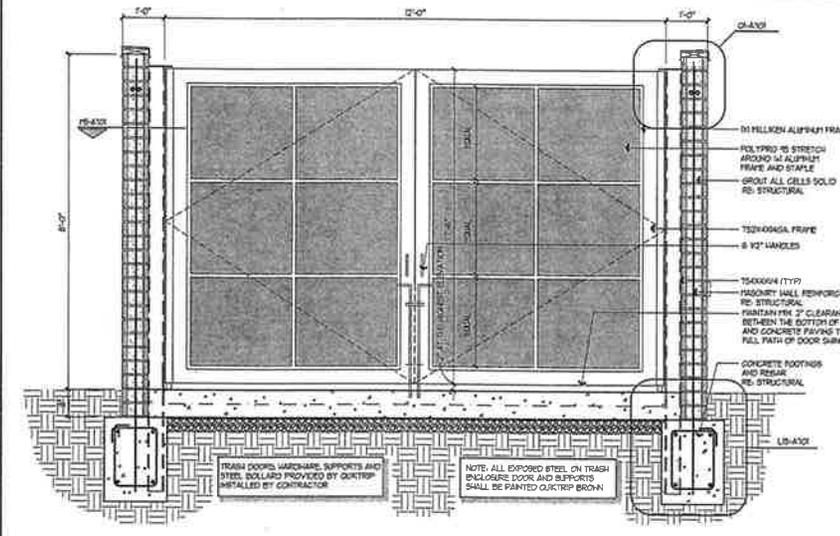


M11 ELEVATION
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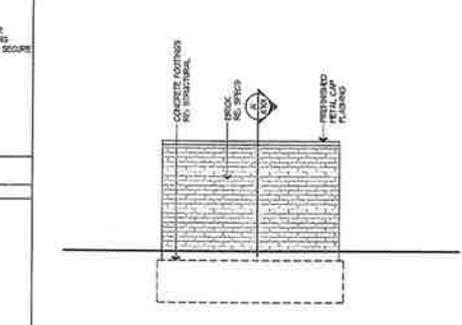


J5 DOOR HOLD OPEN DETAIL
 1/2" = 1'-0"
 A1.01.A1.01

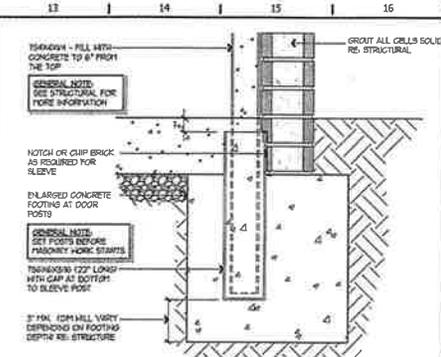
NOTES:
 FLASHING FOR NON-LOC. NON-VERTICAL SEAL, PROF. HD. COP. MANUFACTURED BY NON-VERTICAL, INC. DIMENSION AT 8\"/>



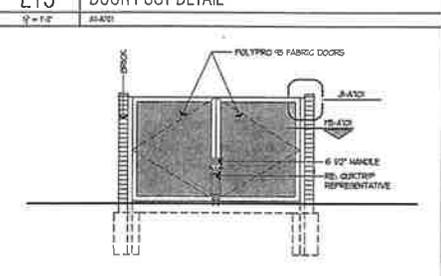
A1 TRASH ENCLOSURE SECTION
 1/2" = 1'-0"
 A1.01.A1.01.A1.01



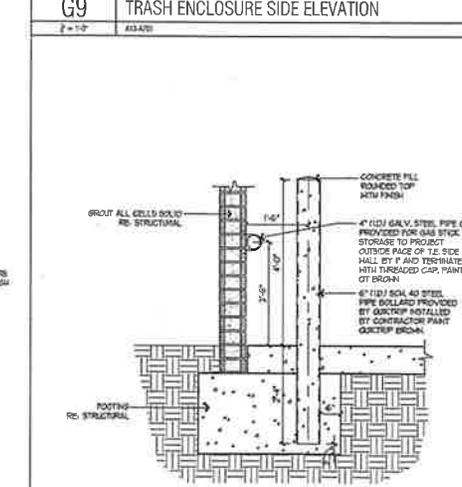
G9 TRASH ENCLOSURE SIDE ELEVATION
 1/2" = 1'-0"
 A1.01.A1.01



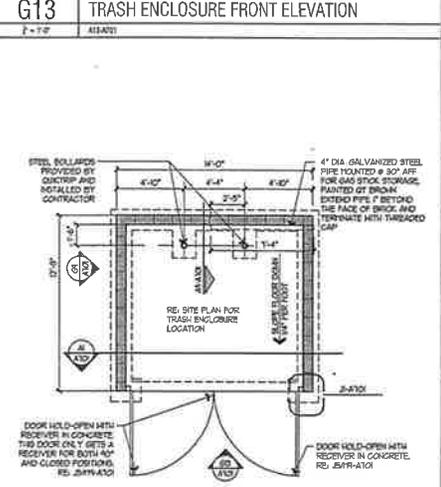
L13 DOOR POST-DETAIL
 1/2" = 1'-0"
 A1.01.A1.01



G13 TRASH ENCLOSURE FRONT ELEVATION
 1/2" = 1'-0"
 A1.01.A1.01



A9 BOLLARD DETAIL
 1/2" = 1'-0"
 A1.01.A1.01



A13 TRASH ENCLOSURE PLAN
 1/2" = 1'-0"
 A1.01.A1.01



QuikTrip No. 0084RR
 NORTHWEST CORNER OF 41ST AND GARNETT
 TULSA, OKLAHOMA



NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

SHEET TITLE:
 TRASH ENCLOSURE

SHEET NUMBER:
 A701

16.11



Tulsa Metropolitan Area
Planning Commission

Case : Sheridan Crossing III

Preliminary Plat

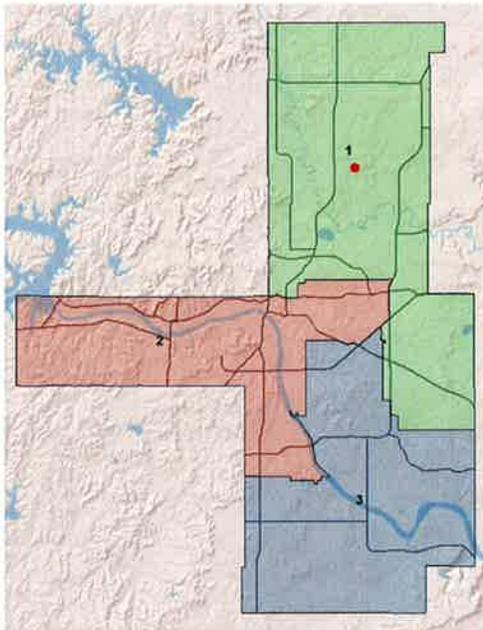
Hearing Date: September 16, 2015

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Harley Swan, Kellogg Engineering

Owner: 86th Properties LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

Tract Size: 35 acres

Location: North of northeast corner of North
Sheridan Road and East 86th Street North

Zoning: RE (residential estate pending)

Staff Recommendation:
Staff recommends Approval

City Council District:

Councilor Name: N/A

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

- INCOG Aerials
- INCOG Case Map
- Subdivision Map

17.1

PRELIMINARY SUBDIVISION PLAT

Sheridan Crossing Phase III - (County)

North of northeast corner of North Sheridan Road and East 86th Street North

The plat consists of 45 Lots, 4 Blocks, on 35 acres.

The following issues were discussed September 3, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE (residential estate pending). A stub street access to the north may be required. Label and define all reserves.
2. **Streets:** Outside City of Tulsa. No review performed. **County Engineer:** The position of the west entrance will need to be lined up with the Vintage Oaks addition and approved by the County Engineer. A stub street to the north is appropriate for future through-flow.
3. **Sewer:** Outside City of Tulsa. No review performed.
4. **Water:** Outside City of Tulsa. No review performed.
5. **Storm Drainage:** Outside City of Tulsa. No review performed. **County Engineer:** Drainage will be approved through County Engineer after review of appropriate drainage studies.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Contact Owasso Fire Marshall for comments and release letter.
8. **Other: GIS :** Remove parcel lines in the location map. Show only the platted subdivisions. Label areas "unplatted" in location map. Add Sheridan Crossing Phase I in the location map. Submit control date sheet. Provide individual lot addresses with final plat. Correct legal description. Define basis of bearing. Label land to north as "unplatted". Provide names of the streets within the subdivision.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the County Engineer must be taken care of to his satisfaction.

Standard Conditions:

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

ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

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

PRELIMINARY PLAT SHERIDAN CROSSING PHASE III

PART OF THE SW/4 OF SECTION 23, T-22-N, R-13-E I.B.&M.
TULSA COUNTY, OKLAHOMA

ZONED: RR
ADDITION HAS 45 LOTS IN 4 BLOCKS AND 2 RESERVES
ALL CONTAINED IN 35.81 ACRES MORE OR LESS

LEGEND

	PROPOSED BOUNDARY
	PROPOSED EASE
	PROPOSED LOT LINE
	PROPOSED BULKING LINE
	PROPOSED DRAINAGE
	ADJACENT LOT LINE
	PROPOSED CENTER LINE
	EXISTING CONCRETE

SITE DATA

EXISTING ZONING	- RR
PROPOSED USE	- SINGLE FAMILY RESIDENTIAL
EXISTING LOT LINE	- UNPLATTED
TOTAL ACRES	- 35.81 ACRES
NUMBER OF LOTS	- 45 LOTS
DENSITY	- 1.13 LOTS/ACRE
AVERAGE LOT SIZE	- 262.00 SF
SMALLEST LOT SIZE	- 12,200 SF
LARGEST LOT SIZE	- 48,679 SF
OVER SPACE	- 2 SPACES

LEGAL DESCRIPTION:
A PORTION OF LAND THAT IS LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWENTY-TWO, TOWNSHIP TWENTY-TWO NORTH AND RANGE TWENTY EAST OF THE SECOND RANGE AND MERIDIAN (S24), TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY METHOD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SEC. 23, TOWNSHIP 22 NORTH, RANGE 13 EAST, 24 N.W. THENCE S 07°20' W ALONG THE WEST LINE OF SAID SECTION 23 A DISTANCE OF 1,620.00 FEET; THENCE S 89°21' E A DISTANCE OF 140.70 FEET; THENCE S 07°20' W A DISTANCE OF 10.00 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 30°00', A CHORD LENGTH OF 100.00 FEET, A CHORD BEARING OF S 72°25'00" W, A DISTANCE OF 1,620.00 FEET; THENCE S 07°20' W A DISTANCE OF 280.70 FEET; THENCE S 07°20' W A DISTANCE OF 84.15 FEET; THENCE S 07°20' W A DISTANCE OF 77.25'00" W, A DISTANCE OF 1,620.00 FEET; THENCE S 07°20' W A DISTANCE OF 280.70 FEET; THENCE S 89°21' E A DISTANCE OF 140.70 FEET; THENCE S 07°20' W A DISTANCE OF 10.00 FEET; THENCE S 89°21' E A DISTANCE OF 140.70 FEET; THENCE S 07°20' W A DISTANCE OF 1,620.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 35.81 ACRES, MORE OR LESS.

BASED ON BEARING TO THE POINT OF BEGINNING AND CONTAINING 35.81 ACRES, MORE OR LESS.

BASED ON BEARING TO THE POINT OF BEGINNING AND CONTAINING 35.81 ACRES, MORE OR LESS.

BASED ON BEARING TO THE POINT OF BEGINNING AND CONTAINING 35.81 ACRES, MORE OR LESS.

BASED ON BEARING TO THE POINT OF BEGINNING AND CONTAINING 35.81 ACRES, MORE OR LESS.

ZONED: RR
SUBDIVISION CONTAINS 45 LOTS
IN 4 BLOCKS AND 2 RESERVES
TOTAL AREA 35.81 ACRES
ZONING DISTRICT (OKLAHOMA STATE PLANE COORDINATES)

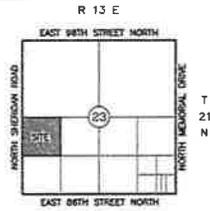
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

THE CURVATURE NOTATIONS REPRESENT THE MINIMUM SIZE OF SMOOTH HDPE PIPES OR SMOOTH PVC PIPES OR SMOOTH STEEL PIPES REQUIRED FOR PROPER DRAINAGE.

THE RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SEWERAGE ACROSS THE FRONT OF THE LOT AS REQUIRED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS.

- GENERAL NOTES:**
1. WATER SERVICE: POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO. 3, WASHINGTON COUNTY.
 2. SANITARY SEWER DISPOSAL: SEWAGE SHALL BE DISPOSAL OF BY INDIVIDUAL ON-SITE DEC APPROVED SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.
 3. STORMWATER DETENTION: DETENTION PROVIDED ON-SITE DETENTION FACILITY.

17.5



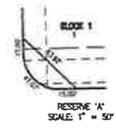
LOCATION MAP
SCALE: 1" = 2000'



BENCHMARK:
TOP OF ROUND BRASS CAP AT THE SW CORNER OF SECTION 23, T-22-N, R-13-E, QUAD 1043.00
ELEVATION = 688.18

CURVE TABLE

CURVE NUMBER	L	R	Ch	Ch	B
C-1	138.20'	138.20'	S 72°25'00" W	100.00'	32°11'00" W



OWNER/DEVELOPER:
86TH PROPERTIES LLC
3420 N. PLAINVIEW AVE.
FAYETTEVILLE, AR 72703
PHONE: (918) 342-0840
EMAIL: bjgreen347@msn.com

ENGINEER:
KELLOGG ENGINEERING, INC.
6755 SOUTH 4060 ROAD
TALALA, OKLAHOMA 74080
PHONE: (918) 275-4080
FAX: (918) 275-7171
EMAIL: kelloggengineering@telcsl.com
CERT. OF AUTHORIZATION NO. 2788
RENEWAL DATE: JUNE 30, 2017

SURVEYOR:
BENCHMARK SURVEYING
AND LAND SERVICES, INC.
P.O. BOX 1078
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-9081
FAX: (918) 274-0807
EMAIL: benchmark@telcsl.com
CERT. OF AUTHORIZATION NO. 2235
RENEWAL DATE: JUNE 30, 2016



AG

SUBJECT TRACT

AG

RE

N-SHERIDAN RD

E 88 ST N

N 65 E PL

N 66 E AVE

E 88 ST N

N 67 E AVE

E 87 ST N

E 86 PL N

RE

E-86th-ST-N

AG

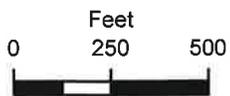
RE

E 85 ST N

N 72 E AVE

LEGEND

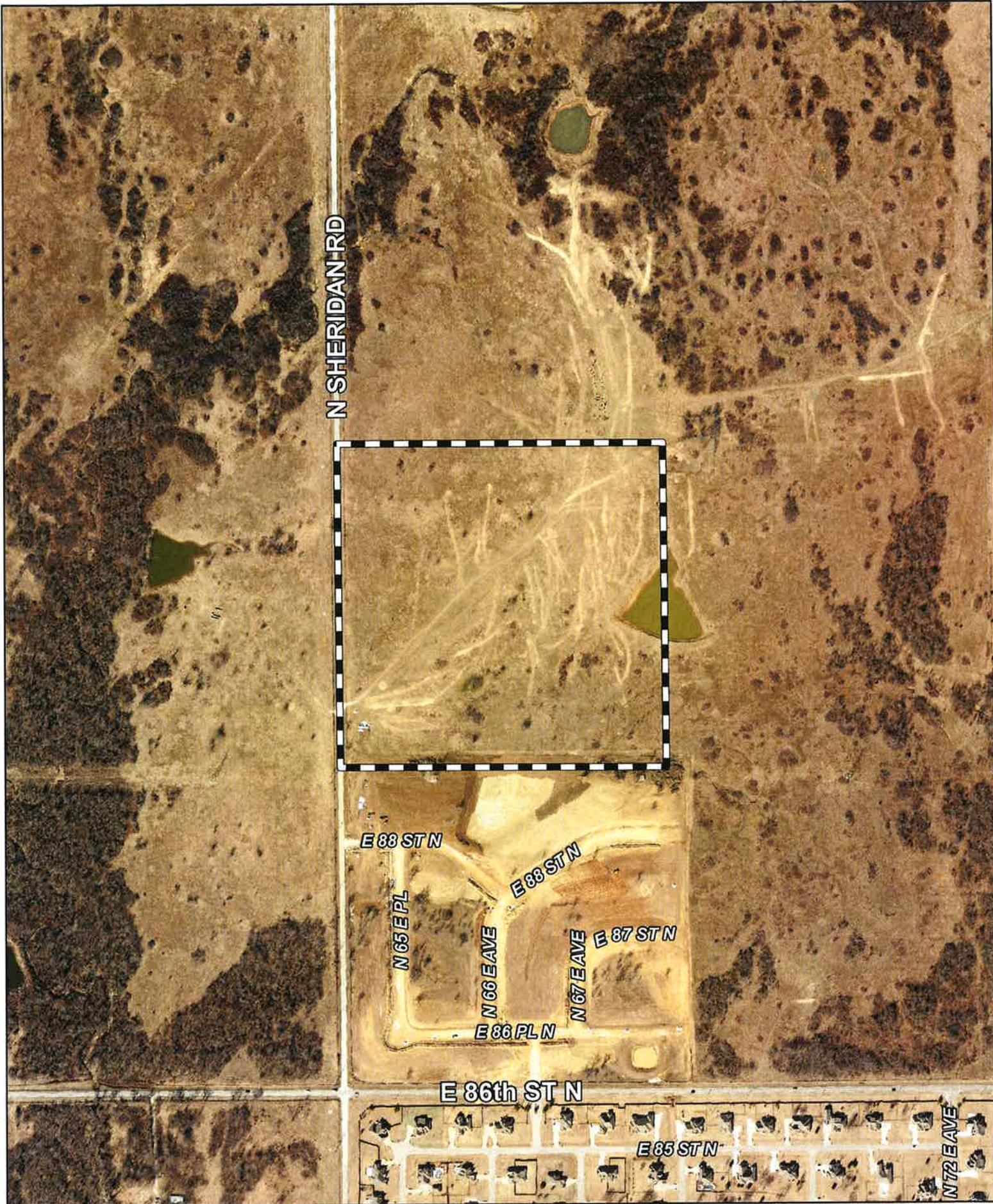
Owasso Fence Line



SHERIDAN CROSSING PHASE III

21-13 23





N SHERIDAN RD



E 88 ST N

E 88 ST N

N 65 E PL

N 66 E AVE

N 67 E AVE

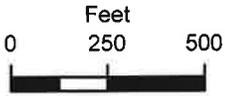
E 87 ST N

E 86 PL N

E 86th ST N

E 85 ST N

N 72 E AVE



SHERIDAN CROSSING PHASE III

17.7



Subject Tract

21-13 23

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





Tulsa Metropolitan Area
Planning Commission

Case : Hudson Place

Preliminary Plat

Hearing Date: September 16, 2015

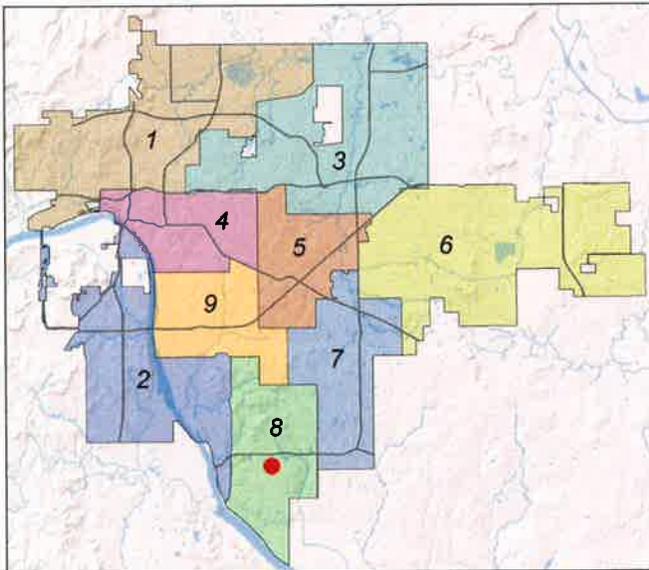
Case Report Prepared by:

Owner and Applicant Information:

Applicant: Tanner Engineering

Owner: Rick Dodson

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat Approval

Tract Size: 20 acres

Location: East of northeast corner of East 101st Street South and South Yale Avenue

Zoning: PUD 836

Staff Recommendation:

Staff recommends Approval

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

- INCOG Aerials
- INCOG Case Map
- Subdivision Map
- Growth and Stability Map
- Land Use Map

PRELIMINARY SUBDIVISION PLAT

Hudson Place - (CD 8)

East of northeast corner of East 101st Street South and South Yale Avenue

The plat consists of 63 Lots, 3 Block, on 20 acres.

The following issues were discussed September 3, 2015, at the Technical Advisory Committee (TAC) meeting:

- 1. Zoning:** The property is zoned Planned Unit Development 836 (RS-2 underlying zoning). The development will be gated with private streets. A release letter will be required for the pipeline easement. Additional access per existing surrounding development would be difficult. The gate to the west will be emergency access only.
- 2. Streets:** Provide street names on face of plat. Is the connection between this property and the church to the west a mutual access easement? If so, label as such and provide mutual access section in covenants. Modigy section 1.8 of covenant. Remove reference to 101st Street. Use standard sidewalk language. If the intent is to use sidewalk easements then show the easement on the face of the plat.
- 3. Sewer:** Reserve Areas B & C need to provide for utility access within the reserve area. On the conceptual plan, how are Lots 27 and 28, Block 2 being served by sanitary sewer? Will they connect to the existing sewer line? If so, then why not do the same thing for Lots 1 and 2, Block 1?
- 4. Water:** Survey/engineer CA number expired. Provide consent agreement for waterline crossing and installed inside the existing 40 foot Wil-Tel easement. Twenty feet of waterline easement off-site will be required for the northwest connection of the proposed water mainline. On the conceptual plan sheet show fire hydrants and gate valves. City of Tulsa preference to install waterlines on either the east or south side of the street. Stay on one side of the street: do not flip flop as your preliminary plan shows. Fire Hydrant to be installed on same side of street as waterline. City of Tulsa preference to install waterline within green area behind curb and with sufficient distance from R/W line, 8 foot preference from R/W.
- 5. Storm Drainage:** Provide a consent agreement for all utilities crossing the existing 40 foot pipeline easement. Provide a drainage easement between lot 5 and lot 6 in Block 2. Provide information indicating that there will be shared responsibility of the Home Owners Association to maintain the detention pond on the adjacent church property to the west. The platting and development of this subdivision is predicated on off-site detention improvements involving a neighboring property. No evidence of coordination

or approval with neighbor has been provided. No IDP (infrastructure development permit) will be issued until this is resolved. Make detention easement larger.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T needs additional easements.
7. **Other: Fire:** Will require an emergency access agreement for the secondary access.
8. **Other: GIS:** Surveyor/Engineer CA number has expired. Submit subdivision control data sheet. Provide individual lot addresses. Correct legal description. Better define basis of bearing. Provide the names of streets within the subdivision.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

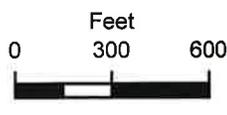
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under

3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



Subject Tract

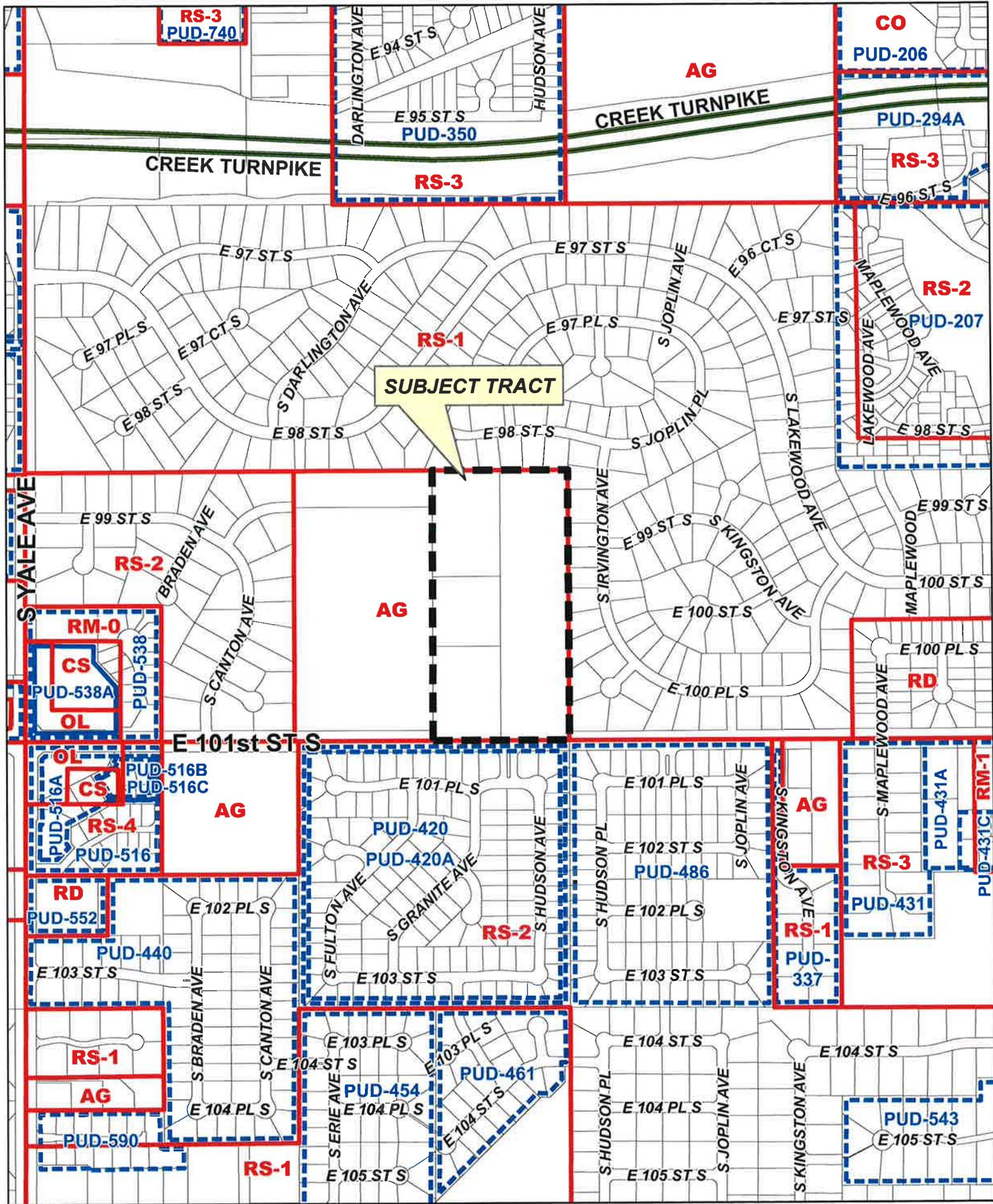
HUDSON PLACE

18.7

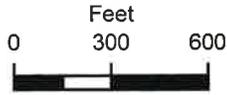
18-13 22

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





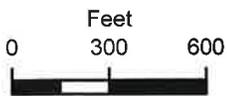
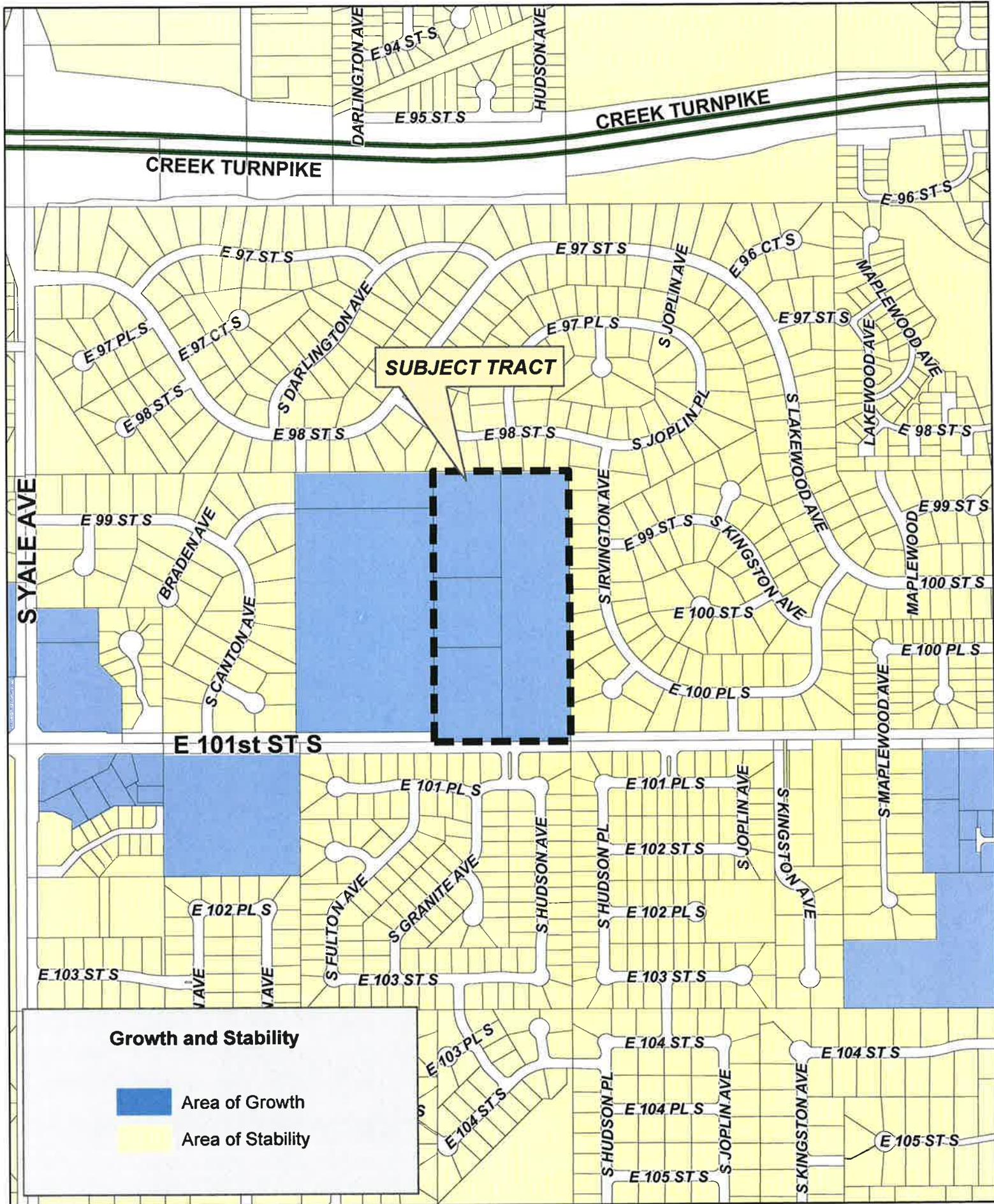
HUDSON PLACE



18-13 22

18.8





18-13 22





Tulsa Metropolitan Area
Planning Commission

Case : Tulsa Hills Healthcare Community

Preliminary Plat

Hearing Date: September 16, 2015

Case Report Prepared by:

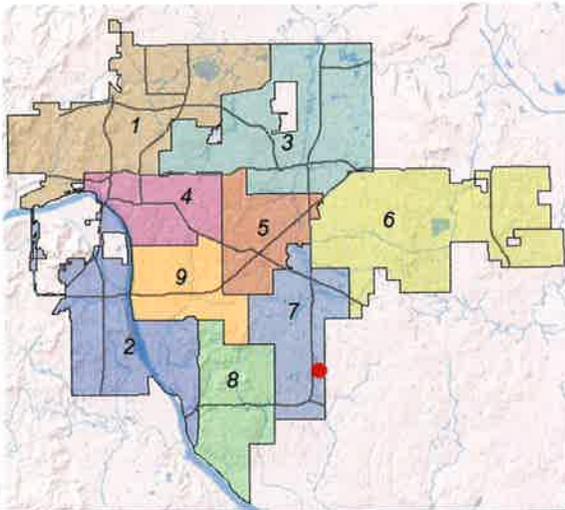
Diane Fernandez

Owner and Applicant Information:

Applicant: Kevin Vanover, Impact Engineering

Owner: The McGonigal Family Trust

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Tract Size: 10 acres

Location: West of northwest corner of West 71st Street South and South Elwood Avenue

Zoning: PUD 832

Staff Recommendation:

Staff recommends Approval

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

- INCOG Aerials
- INCOG Case Map
- Subdivision Map
- Growth and Stability Map
- Land Use Map City Limits Map

PRELIMINARY SUBDIVISION PLAT

Tulsa Hills Healthcare Community - (CD 2)

West of northwest corner of West 71st Street South and South Elwood Avenue

The plat consists of 3 Lots, 1 Block, on 10.96 acres.

The following issues were discussed September 3, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 832 (CS,OL).
2. **Streets:** Clarify right of way dedication.
3. **Sewer:** Provide a 17.5 foot utility easement along the south property line. If the 20 foot utility easement adjacent to Lot 2 is existing, then provide the document number. If not, then dedicate per plat. The existing 11 foot utility easement is not wide enough for a sanitary sewer system and other utilities to share. If there is an existing 11 foot easement on the east side of the property line, then show it on the plat. If not, then we will need one by separate instrument or increase existing easement to 17.5 feet with the sanitary sewer pipe located 12.5 feet from the property line. Excess capacity fees of \$1090.00 per acre will be assessed for SSID 3003 E sanitary sewer project.
4. **Water: Required** waterline easement width is 20 foot. A 10 foot waterline easement adjacent to a 17.5 foot utility easement on the same lot can be allowed. All water main lines are to be centered inside the easement. On the conceptual plan show proposed fire hydrants and gate valves locations.

Preference to have waterline in a 20 foot restricted waterline easement or a 10 foot restricted waterline easement that is adjoined to another easement. Area is undeveloped so crews will require access easements to access the future waterline easements.
5. **Storm Drainage:** Drainage easements required for off-site water along the west border. The reserve area for detention needs to be properly sized. Provide stormsewer easements for all upstream lots to discharge through the lower lots. Add a City of Tulsa regulatory floodplain easement in the northeast corner.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T may need additional easements.
7. **Other: Fire:** Mutual access will require an approved turnaround, Lots 2 and 3 may require a secondary access if the structures built meet the requirement of IFC 2009 section D104.
8. **Other: GIS :** Submit control data sheet. Provide lot addresses. Define the basis of bearing between two known points. Add missing subdivisions in the location map and correct road names, etc. Show all pins found and set for plat. Add first paragraph of legal to sub title of plat.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

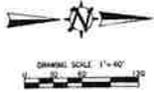
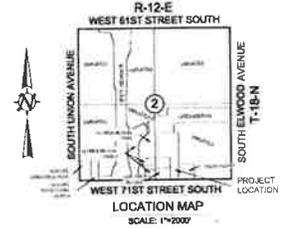
PRELIMINARY PLAT

Tulsa Hills Healthcare Community

PUD 832

OWNER:
EMBREE ASSET GROUP, INC.
 4747 WILLIAMS DRIVE
 GEORGETOWN, TX 78633
 PHONE: (512) 818-4700
 EMAIL: EMBREE@EMBREGROUP.COM

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
 CERTIFICATE OF AUTHORIZATION NO. 8318, EXP. JUNE 30, 2016
 PO BOX 2136
 SAND SPRINGS, OKLAHOMA 74063
 PHONE: (818) 614-4283
 EMAIL: ALAN@AABENG.COM



CONTACTS

MUNICIPAL AUTHORITY
 CITY OF TULSA
 175 EAST 2ND STREET, SUITE 600
 TULSA, OK 74102

UTILITY

OKLAHOMA NATURAL GAS COMPANY
 2219 W. EDISON ST
 TULSA, OK 74127
 918-834-8000

PUBLIC SERVICE COMPANY
 OF OKLAHOMA
 212 E. 6TH ST
 TULSA, OK 74119
 1-888-216-3623

TULSA WATER
 175 EAST 2ND STREET, SUITE 600
 TULSA, OK 74102
 918-586-6611

COX COMMUNICATIONS
 1181 EAST 41ST STREET
 TULSA, OK 74143
 918-246-4658

AT&T
 5302 E. 71ST STREET
 TULSA, OK 74139
 918-866-8422

SUBDIVISION STATISTICS
 SUBDIVISION CONTAINS 3 LOTS IN 1 BLOCK
 BLOCK 1 3 LOTS (10.86 ACRES)

FLOODPLAIN
 THE ENTIRE PROPERTY IS NOT LOCATED WITHIN ANY FEDERALLY DESIGNATED FEMA FLOODPLAIN PER FIRM PANEL NO. 40149C0342, DATED 10/16/2012 AND FIRM PANEL 40149C0341, DATED 10/16/2012 WHICH INDICATES ZONES AE AND UNSHADED ZONE X

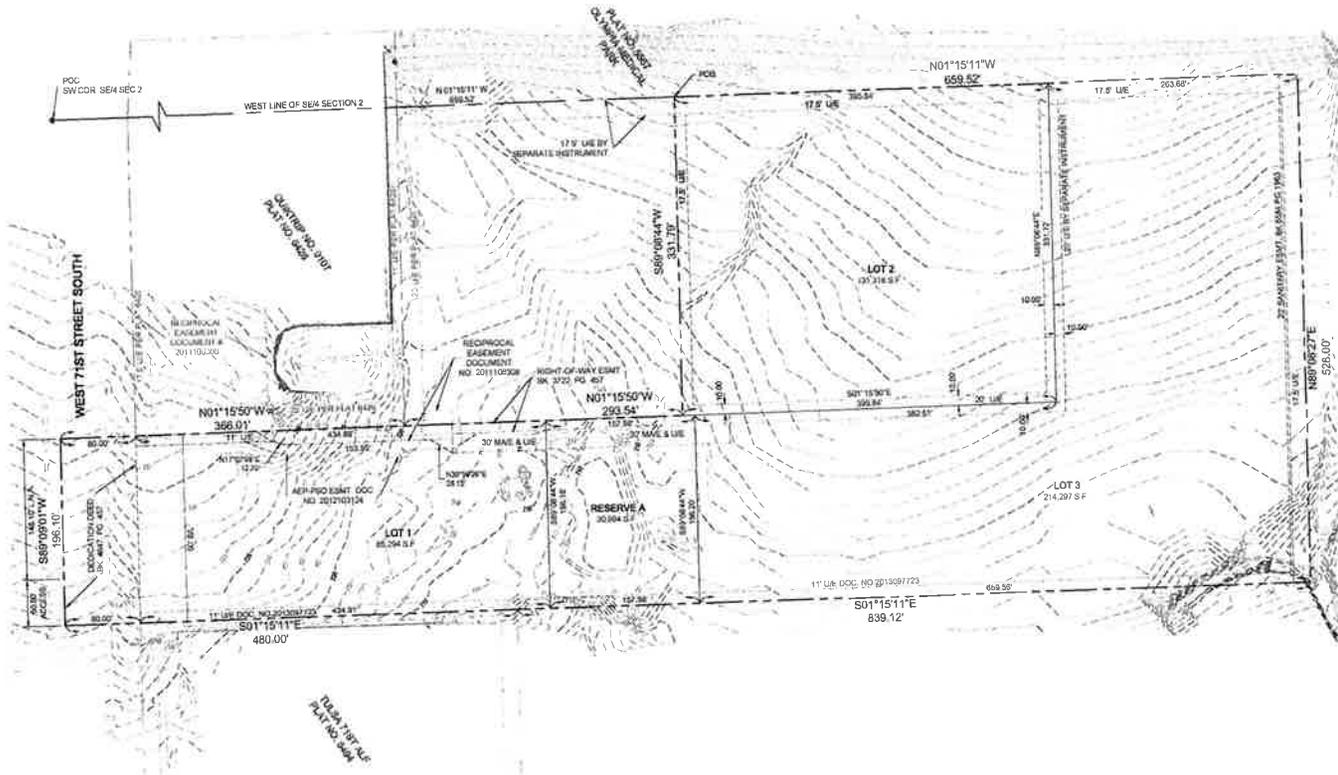
SUBDIVISION DATA

BASIS OF BEARINGS
 AND BEARING OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM - ZONE 5501

LAND AREA
 477,506 SF / 10.86 ACRES

MONUMENTATION
 A 3/4" X 1/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "AAB" CAPS TO BE SET AT ALL CORNERS, ALL STREET CENTERLINE INTERSECTIONS, POINTS OF CURVE, POINTS OF TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE CURVE, CENTER OF GRADE ANGLES AND CENTER OF INTERSECTIONS, AFTER COMPLETION OF IMPROVEMENTS, UNLESS NOTED OTHERWISE

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



LEGEND

BL	BUILDING SETBACK LINE
BK	BOOK
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
UE	UTILITY EASEMENT
MAE	MUTUAL ACCESS EASEMENT

FINAL PLAT
 ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

 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 that date.

19.46



75

75

S OLYMPIA AVE

W 67 ST S

SHOUSTON AVE

W 63 ST S

W 71st ST S

S JACKSON AVE



Subject Tract

TULSA HILLS HEALTHCARE COMMUNITY

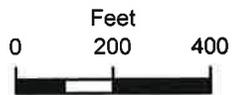
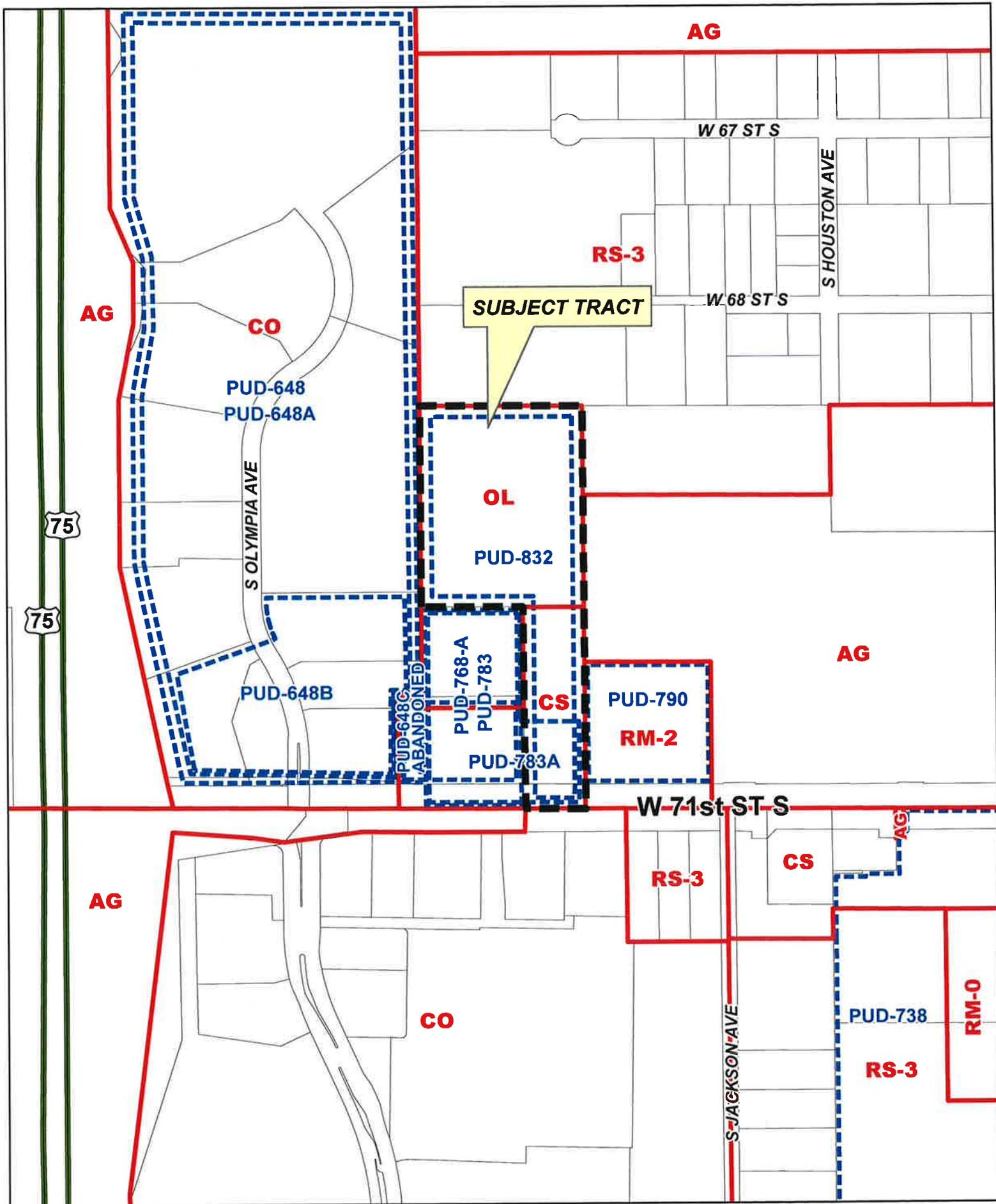
18-12 02

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

Aerial Photo Date: March 2014

19.7



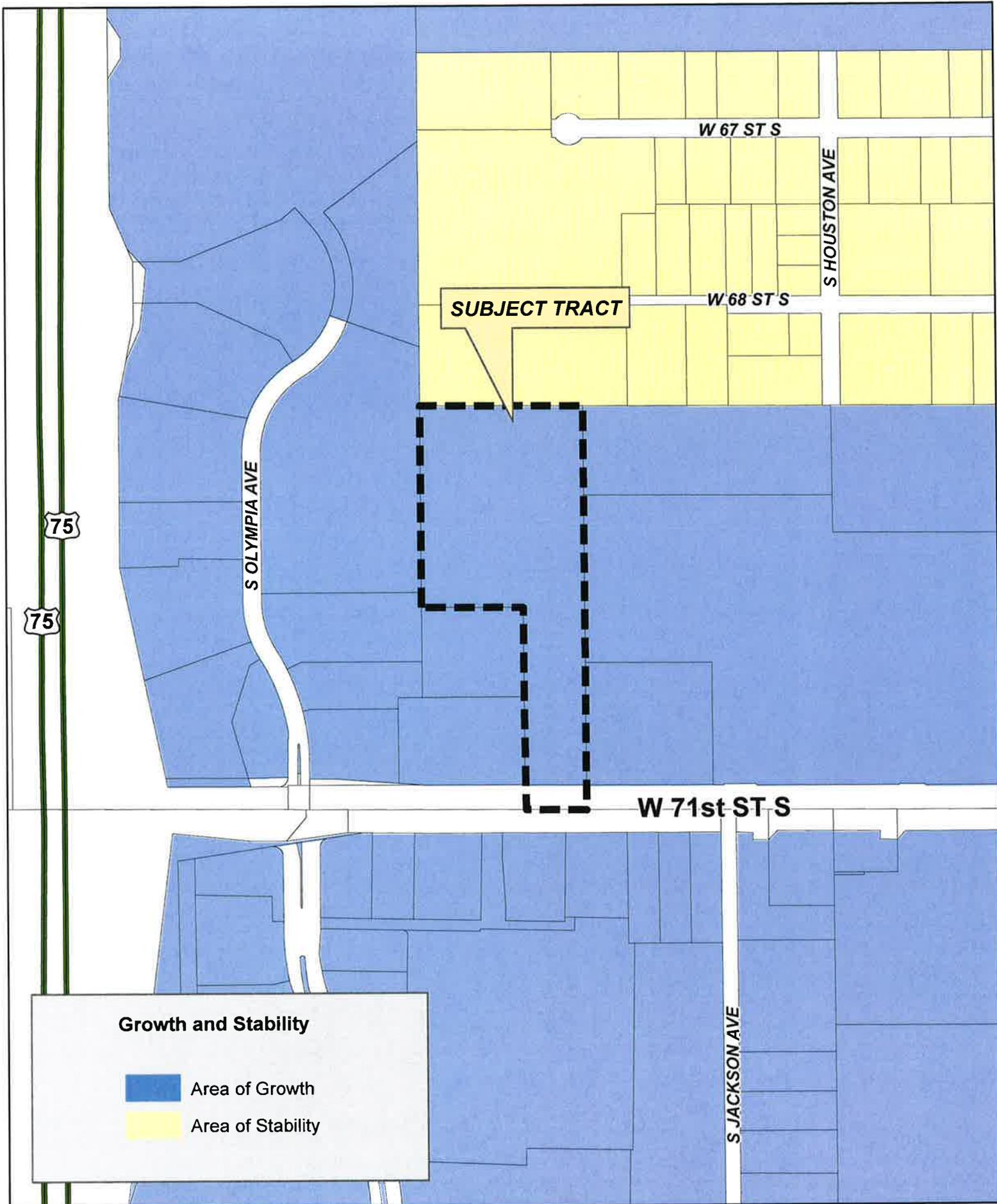


**TULSA HILLS
HEALTHCARE COMMUNITY**

18-12 02

19.8





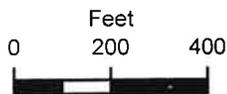
Growth and Stability

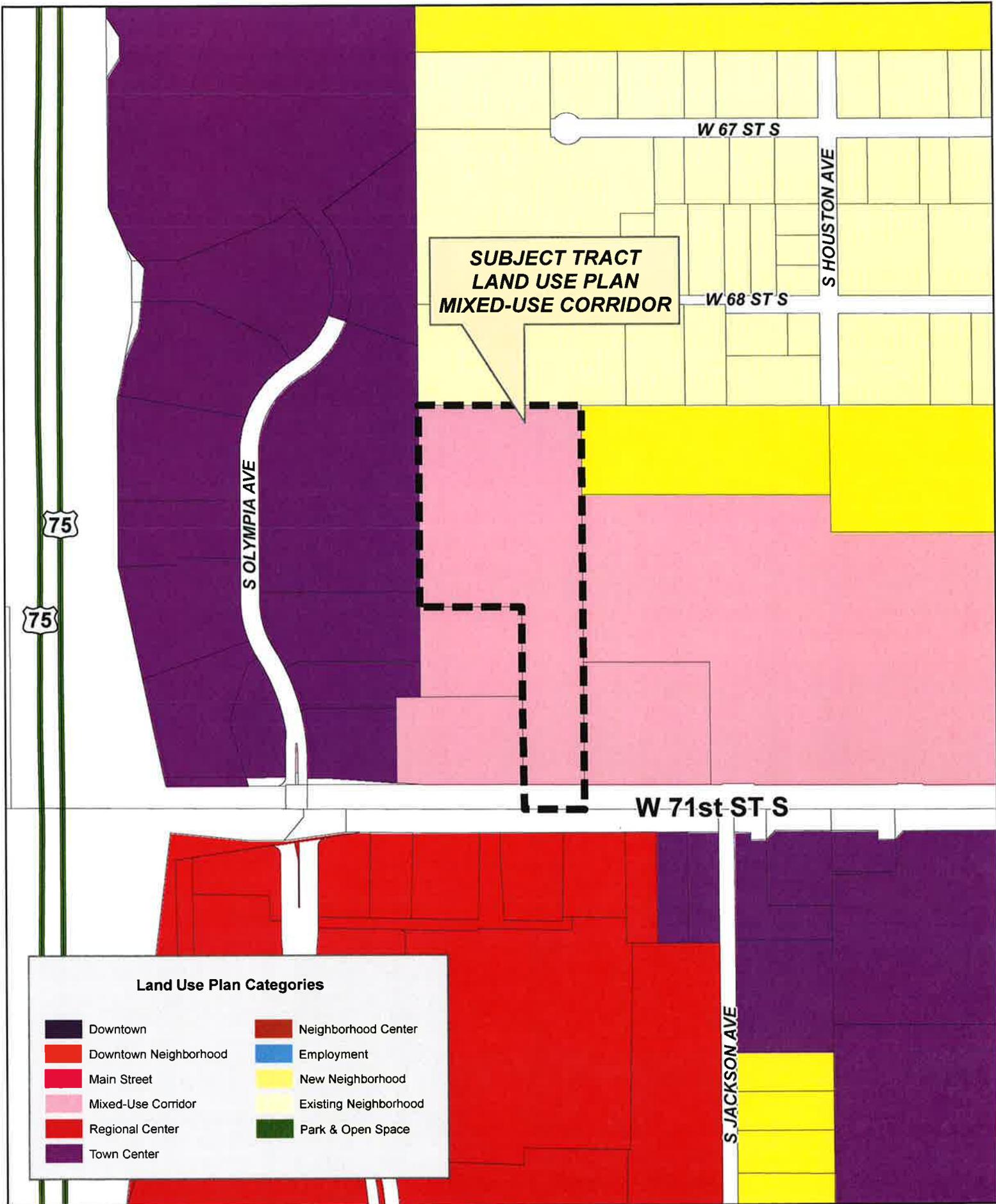
-  Area of Growth
-  Area of Stability

**TULSA HILLS
HEALTHCARE COMMUNITY**

18-12 02

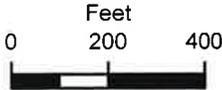
19.9 





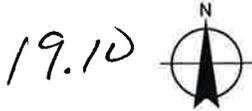
Land Use Plan Categories

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



**TULSA HILLS
HEALTHCARE COMMUNITY**

18-12 02





Tulsa Metropolitan Area
Planning Commission

Case : 7000 Riverside
Preliminary Plat

Hearing Date: September 16, 2015

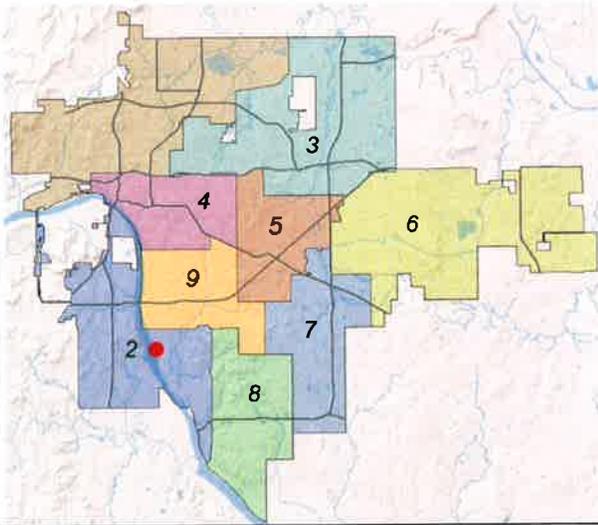
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Alan Betchan, AAB Engineering

Owner: MBR Land Development LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Tract Size: 7 acres

Location: North of 71st Street, between
Riverside Drive and South Peoria Avenue

Zoning: CH (commercial heavy)

Staff Recommendation:
Staff recommends Approval

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

- INCOG Aerials
- INCOG Case Map
- Subdivision Map
- Growth and Stability Map
- Land Use Map

PRELIMINARY SUBDIVISION PLAT

7000 Riverside - (CD 2)

North of 71st Street, between Riverside Drive and South Peoria Avenue

The plat consists of 6 Lots, 1 Block, on 7.69 acres.

The following issues were discussed September 3, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CH (commercial heavy). Concern was expressed about the river development design guidelines that are being developed and that this site should adhere to those guidelines.
2. **Streets:** Show right of way for Riverside and include reference such as a plat number. Provide reference for Peoria right of way such as plat number of book/page number. Covenants refers to right of way dedication, show this on the face of plat. Accesses located between two lots should also be designated as a mutual access easement. Include section on mutual access in covenants.
3. **Sewer:** Continue the proposed sanitary sewer 22 foot utility easement all the way to South Peoria Avenue.
4. **Water:** On the face of plat remove the water and sewer servicesline note. Complete the location map by adding 71st Street and Peoria Avenue. Show book, page and width of right of way along Peoria Avenue and Riverside Drive abutting and off the site. On the conceptual sheet denote existing and proposed right of way widths that water mains are to be installed in. Waterlines along Arterials shall be ductile Iron and shall have fire hydrants with isolation and in-line valves.
5. **Storm Drainage:** The access points on Peoria shall align with 68th Street and drives into the commercial development across the street shall also not be situated on water main tees. Provide access to Lot 3. Provide a 17.5 foot utility easement on the south side of Lot 2.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T will need more easements.
7. **Other: Fire:** Mutual access to Lincoln Oaks subdivision will be required on lot 6.

8. **Other: GIS :** Submit control data sheet. Provide lot addresses with caveat. Correct legal description. Define the basis of bearing. Label streets properly. Show all pins found and set for plat. Provide curve data table. Access easements need to be dedicated within plat, not by separate instrument and indicated within the deed of dedication. Add SD to legend.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
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9. All curve data, including corner radii, shall be shown on final plat as

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21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by

same prior to issuance of any building permits in the subdivision.

PRELIMINARY PLAT

7000 Riverside

AN ADDITION TO THE CITY OF TULSA, BEING A TRACT OF LAND LYING IN SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

OWNER:
MBR LAND DEVELOPERS, LLC
 13900 NORTH PORTLAND, SUITE 100
 OKLAHOMA CITY, OK 73134
 PHONE: 405-808-0100
 ATTN: JAMES WILLIAMS

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
 CERTIFICATE OF AUTHORIZATION NO. 8318, EXP. JUNE 30, 2016
 PO BOX 2136
 SAND SPRINGS, OKLAHOMA 74063
 PHONE: (918) 814-4283
 EMAIL: ALAN@AABENG.COM



SUBDIVISION STATISTICS

SUBDIVISION CONTAINS 6 LOTS IN 1 BLOCK
 BLOCK 1, 6 LOTS (7.69 ACRES)

SUBDIVISION DATA

BENCHMARK
 SOUTHEAST BASE BOLT ON TRAFFIC LIGHT POLE
 ELEV: 4026.47 (NAVD 88)

BASIS OF BEARINGS
 EAST LINE OF THE SOUTHEAST QUARTER (SQ/4)
 SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH,
 RANGE TWELVE (12) EAST BEING N0°00'01"W

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

FLOODPLAIN

ALL OF THE PROPERTY IS CONTAINED IN FEMA ZONE
 X (UNSHADED) (AREAS DETERMINED TO BE OUTSIDE
 THE 1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN
 ON FIRM PANEL "40143220353," DATED OCTOBER 16,
 2012 AS WELL AS OUT OF THE CITY OF TULSA
 REGULATORY FLOODPLAIN.

WATER AND SEWER

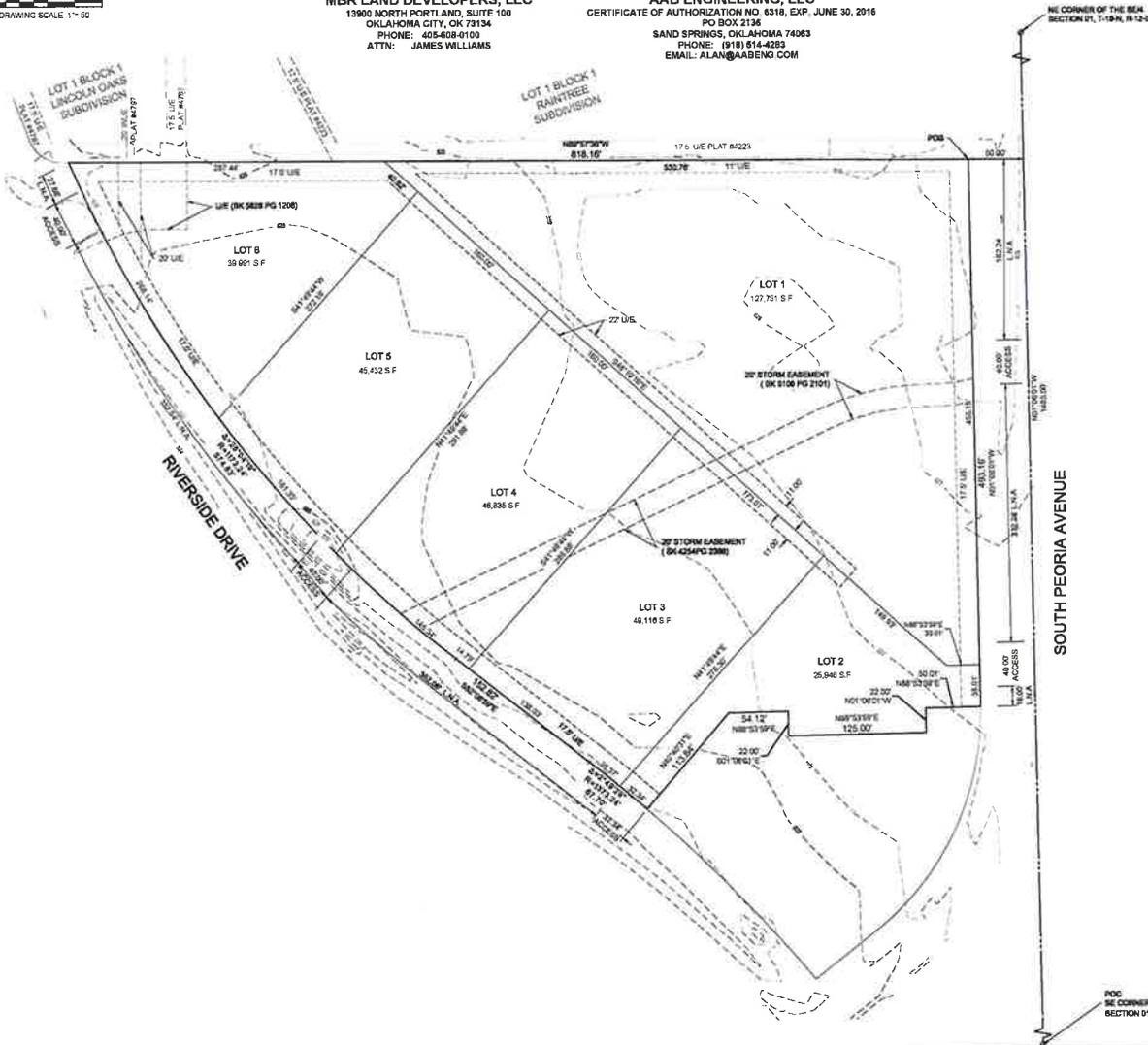
ALL WATER AND SANITARY SEWER SERVICES WILL
 BE SUPPLIED AND MAINTAINED BY THE CITY OF
 TULSA, OKLAHOMA.

CONTACTS

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

UTILITY

OKLAHOMA NATURAL GAS COMPANY 2219 W. GARDEN ST TULSA, OK 74127 918-834-8021	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E. 8TH ST TULSA, OK 74119 1-800-216-3923
AT&T 1403 S. LEWIS TULSA, OK 74104 918-712-1823	COX COMMUNICATIONS 11811 EAST 31ST STREET TULSA, OK 74145 918-256-4658



LEGEND

- | | |
|-----|---------------------|
| BL | BUILDING LINE |
| LHA | LIMITS OF NO ACCESS |
| POB | POINT OF BEGINNING |
| ROW | RIGHT OF WAY |
| UE | UTILITY EASEMENT |
| OK | BOOK |
| PG | PAGE |
| IFP | IRON PIN FOUND |

**FINAL PLAT
 ENDORSEMENT OF APPROVAL**

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

 TMAPC/MCOG

CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

 CHAIRMAN

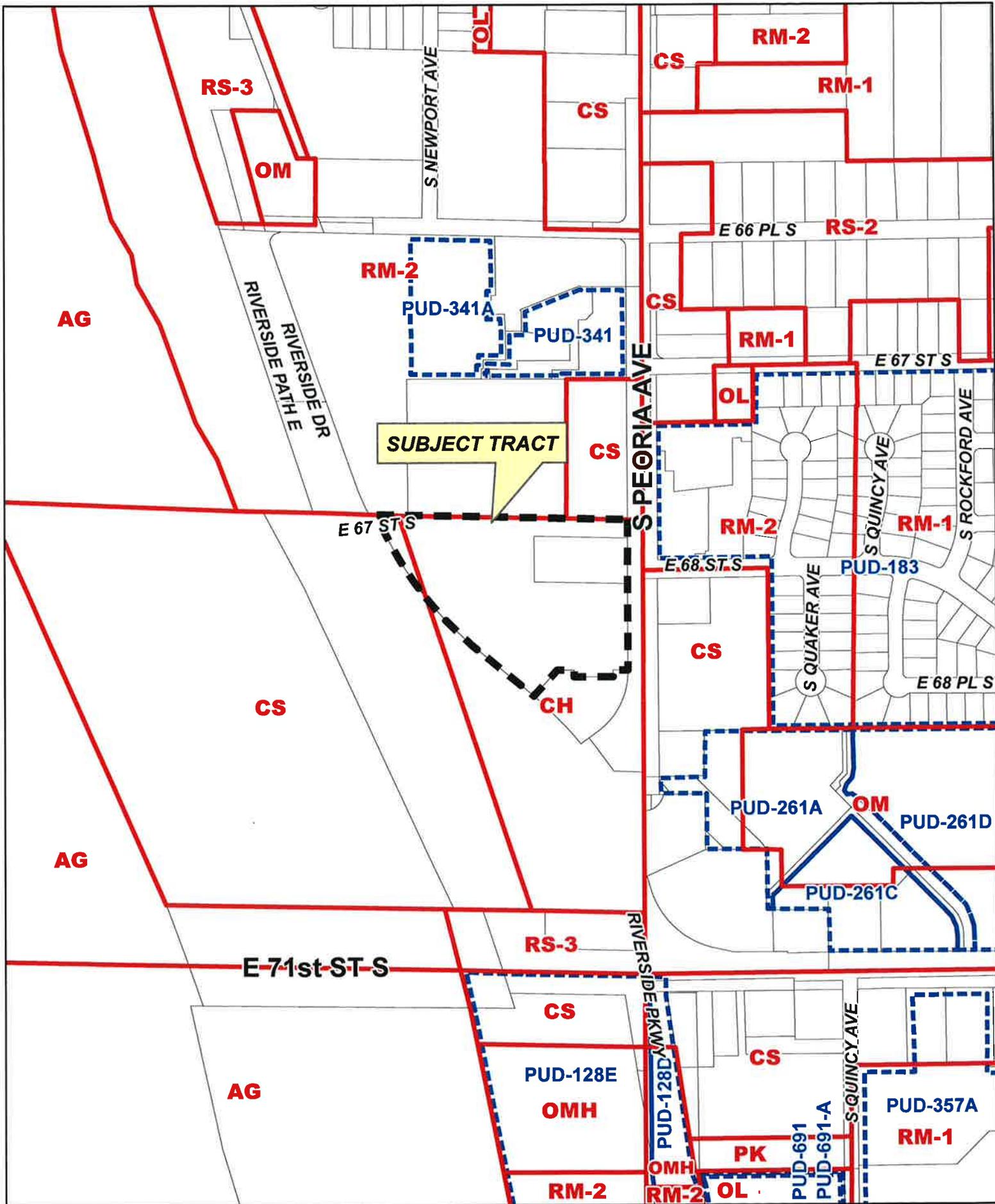
 MAYOR

 ATTEST CITY CLERK

 CITY ATTORNEY

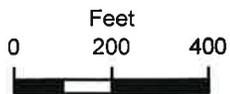
The approval of the Final Plat will expire one year
 from the date of City Council approval if not filed
 in the Office of the County Clerk before that date.





SUBJECT TRACT

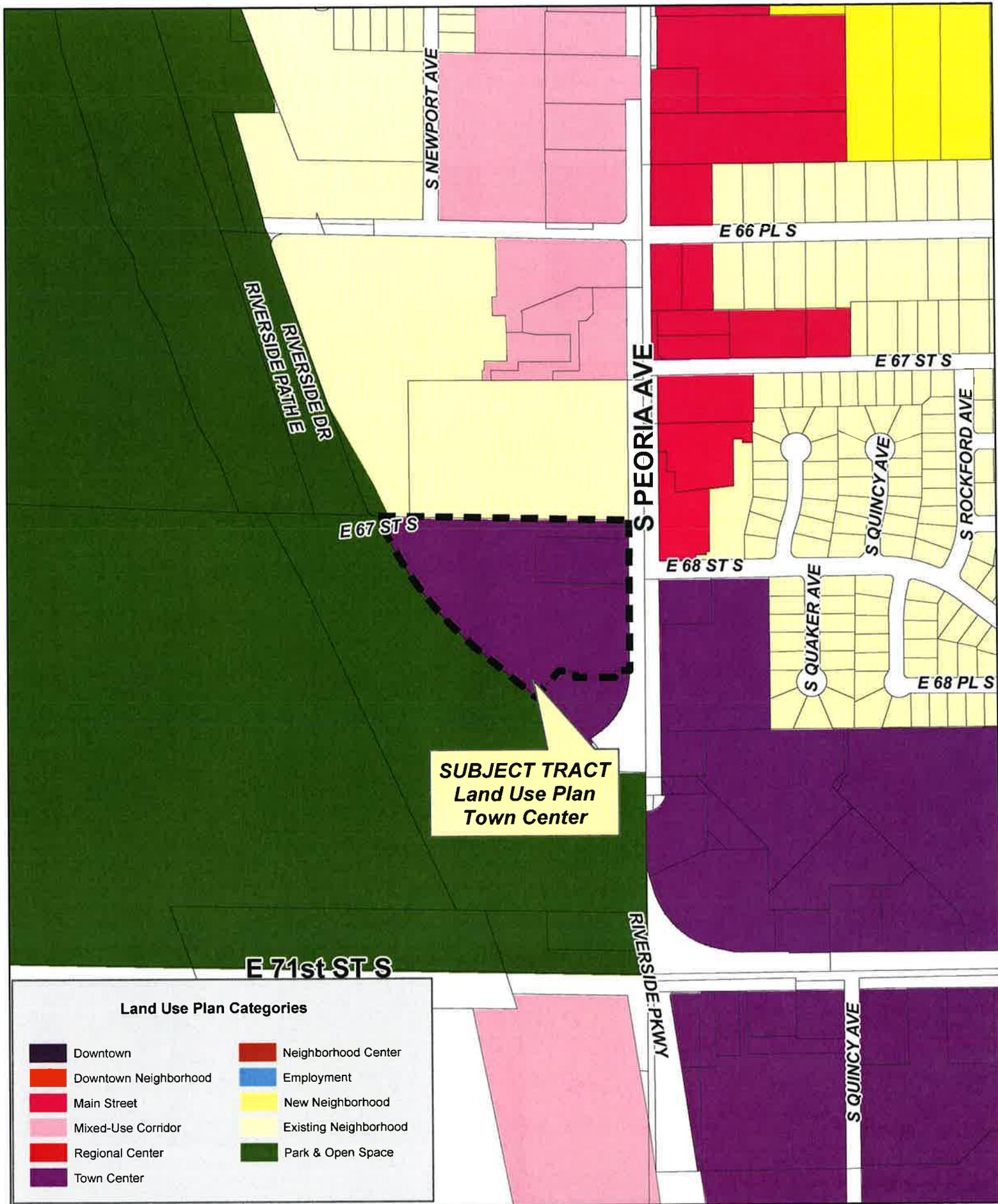
7000 RIVERSIDE



18-12 01

20.7





SUBJECT TRACT
 Land Use Plan
 Town Center

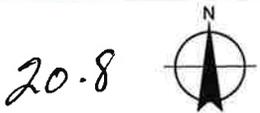
Land Use Plan Categories

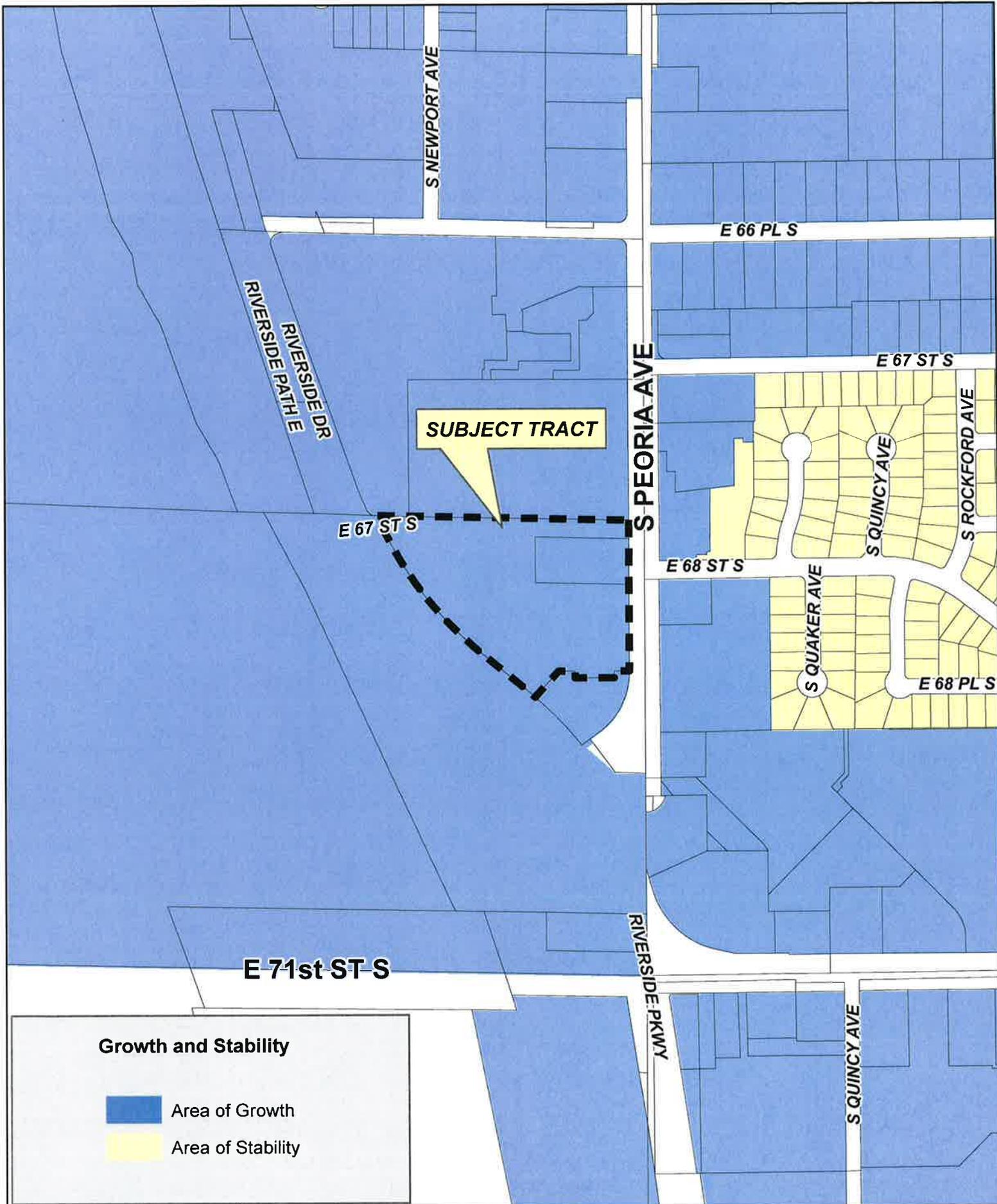
- | | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park & Open Space |
|  Town Center | |



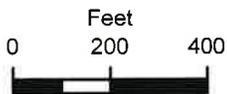
7000 RIVERSIDE

18-12 01

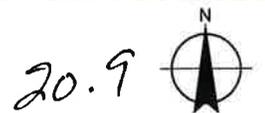


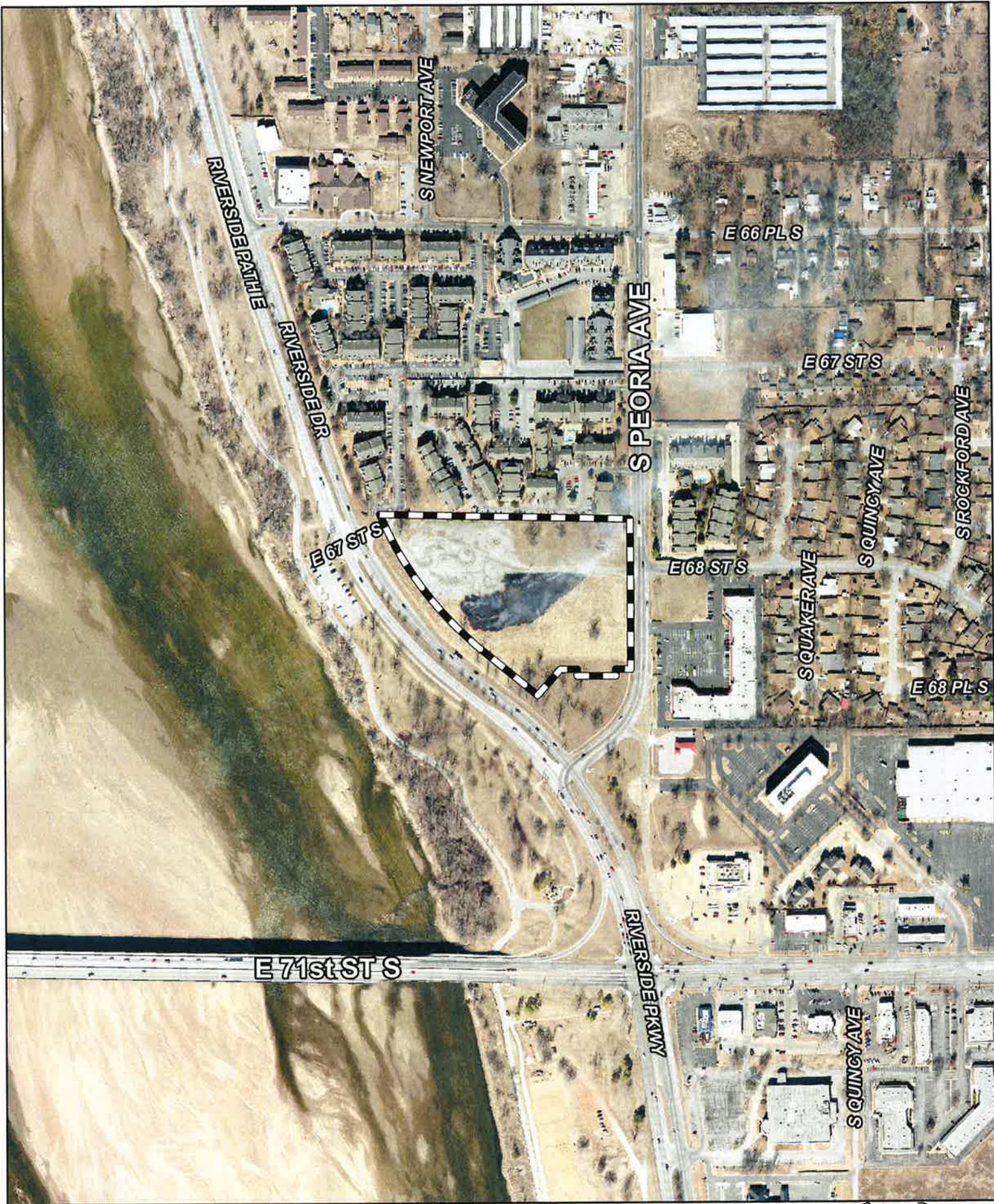


7000 RIVERSIDE



18-12 01





Subject Tract

7000 RIVERSIDE

18-12 01

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

Aerial Photo Date: March 2014



20.10



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7315

Hearing Date: September 16, 2015

Case Report Prepared by:

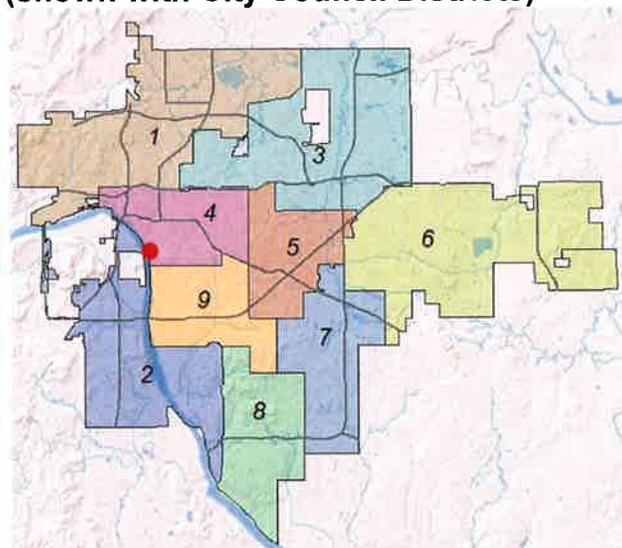
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Sally Davies

Property Owner: DAVIES, F LUBBOCK III AND

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Historic Home

Concept summary: Property owner has requested an HP overlay for future preservation considerations of a historic residence adjacent to the north boundary of The Gathering Place on Riverside Drive.

Tract Size: 1.63 ± acres

Location: South of the southwest corner of S. Boston Ave. and E. 26th Pl. S.

Zoning:

Existing Zoning: RS-2

Proposed Zoning: RS-2/ HP

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends the following:

- 1) HP overlay zoning request
- 2) Approval of an amendment to the Unified Design Guidelines for the Elmwood-Hurley Mansion Historic District.

Staff Data:

TRS: 9213

CZM: 36

Atlas: 62/ 97

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

23.1

SECTION I: Z-7315

DEVELOPMENT CONCEPT:

August 25th, 2015 the Tulsa Preservation Commission considered the following request as submitted by the current property owner:

- 1) Request for a HP Zoning Map Amendment to establish a HP Overlay Zoning District at 2700 South Boston Ave, Elmwood-Hurley Mansion Historic Zoning District
- 2) Proposed amendment to the Unified Design Guidelines for the Elmwood-Hurley Mansion Historic Zoning District.

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
Tulsa Preservation Commission Exhibits:
Elmwood-Hurley Mansion Historic Zoning District Report to TMAPC (9.8.2015)
Staff Report for HP Zoning Map amendment:
Property owner application

DETAILED STAFF RECOMMENDATION:

The historic overlay request along with the amendment to the Unified Design Guidelines is consistent with the Existing Neighborhood land use designation of the Comprehensive Plan, and

The amendments to the Unified Design Guidelines provided by the Tulsa Preservation Commission, as defined in Section VI of the Preservation Commission report, do not conflict with the Tulsa Zoning Code, and

The amendments to the Unified Design Guidelines provided by the Preservation Commission provide an additional level of architectural detail consideration that protects the character of the historic single family residential structure beyond what is currently considered in typical building permit process, and

The HP overlay request along with the recommended amendments to the Unified Design Guidelines for the Hurley House, J. Hurley Mansion are non injurious to the surrounding neighborhood, therefore

Staff recommends Approval of Z-7315 to rezone property from RS-2 to RS-2/ HP.

Staff recommends Approval of the amendment to the existing resolution for Unified Design Guidelines as outlined in Section VI of the attached Elmwood-Hurley Mansion Historic Zoning District report to TMAPC.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

23.2

Staff Summary: The Tulsa Comprehensive plan recognizes the importance of the original single-family neighborhoods throughout the plan document. The Comprehensive Plan states that the original single family neighborhoods will continue to be among its most vital assets. This HP overlay request supports the preservation of the historic structure at this location.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

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.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Refer to the Tulsa Preservation Commission Staff Report for a summary of existing conditions and appropriate historical references.

Environmental Considerations: None that would affect this zoning overlay or any of the Unified Design Guidelines. For the purposes of the Historic Preservation overlay, the front yard is considered to be facing Riverside Drive.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Boston Avenue	None	50 feet	2
Riverside Drive	Parkway	150 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the north and east by single family residential properties zoned RS-2; on the south the Gathering Place is a large public/private park under construction and zoned PUD-799; the west by Riverside Parkway and the Arkansas River.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-13801 November 7, 1985: The Board of Adjustment **approved** a *Variance* of the maximum permitted 750 sq. ft. for a detached accessory building to 1976 sq. ft.; and a *Variance* of the 60 ft. setback from the centerline of Boston Avenue to 50 ft.; and a *Variance* for the required 3 ft. setback from an interior lot line for a detached structure to 2.3 Ft. to allow an existing structure; per plot plan, on property located at 2672 S. Boston Ave. and also known as a part of the subject property.

Surrounding Property:

PUD-799 September 2013: All concurred in **approval** of a proposed Planned Unit Development on a 66.5± acre tract of land for The Gathering Place, a park, on property located along Riverside Drive between E. 26th Pl. and E. 34th St.

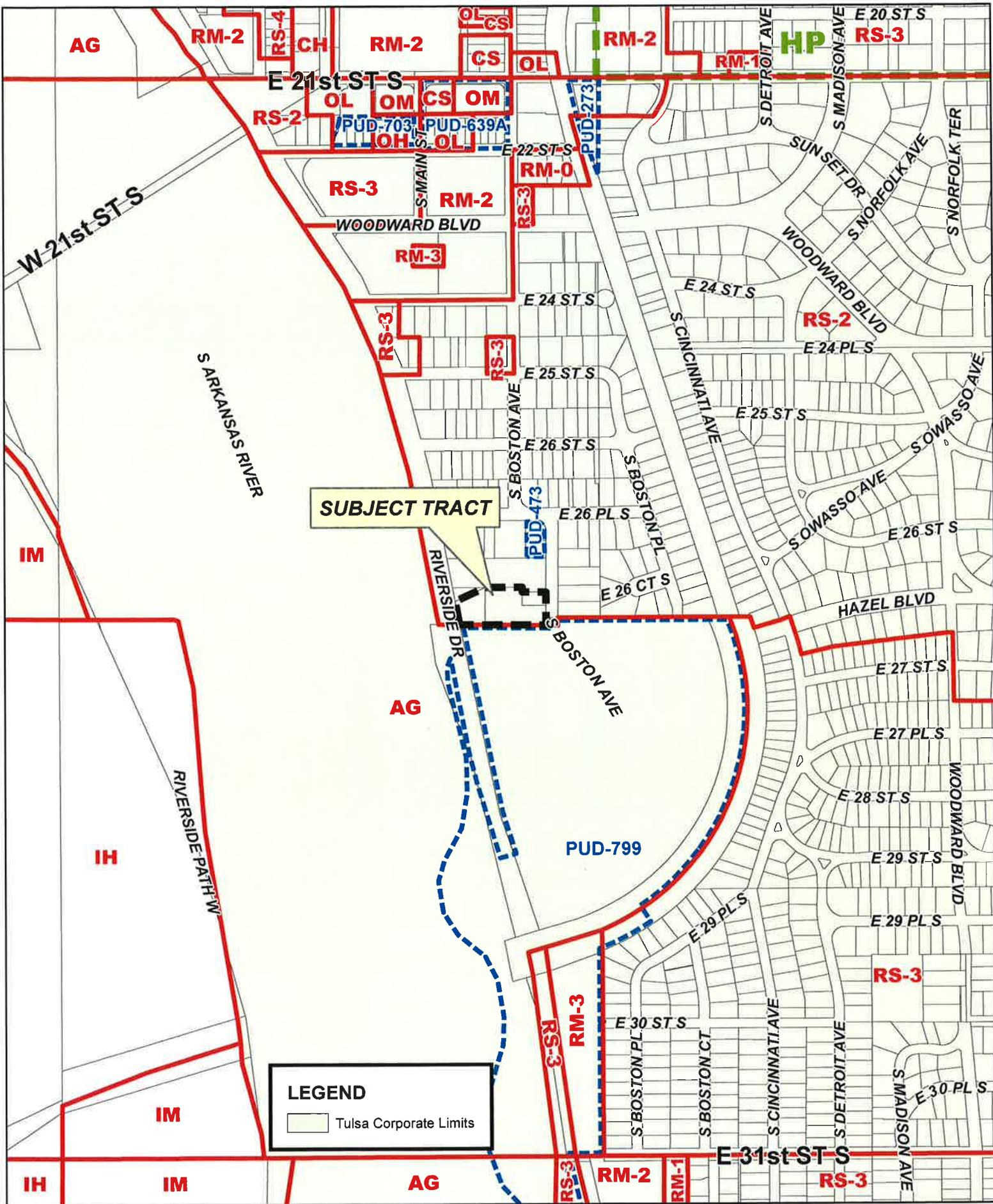
Z-6775 June 2000: All concurred in **denial** of a request for rezoning a 55± acre tract of land from RS-2/RM-2 with an HP overlay zoning, on property located between East 21st Street South and East 24th Place South; Midland Valley railroad/jogging trail on the west to South Peoria Avenue on the east.

Z-6378 April 1993: All concurred in **approval** of a request, by The North Maple Ridge property owners for rezoning a tract of land from various zonings to include an overlay zoning of Historic Preservation (HP), on property located on an area bounded by East 15th Street on the north to East 21st Street South on the south, South Peoria Avenue on the east to the right-of-way of the Midland Valley Railroad on the west.

PUD-473 December 1991: All concurred in **approval** of a proposed Planned Unit Development on a .4± acre tract of land for a two-lot, two-dwelling unit residential development, with conditions, on property located on the southwest corner of East 26th Place and South Boston.

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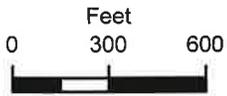
23.4



SUBJECT TRACT

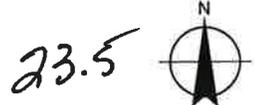
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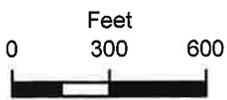
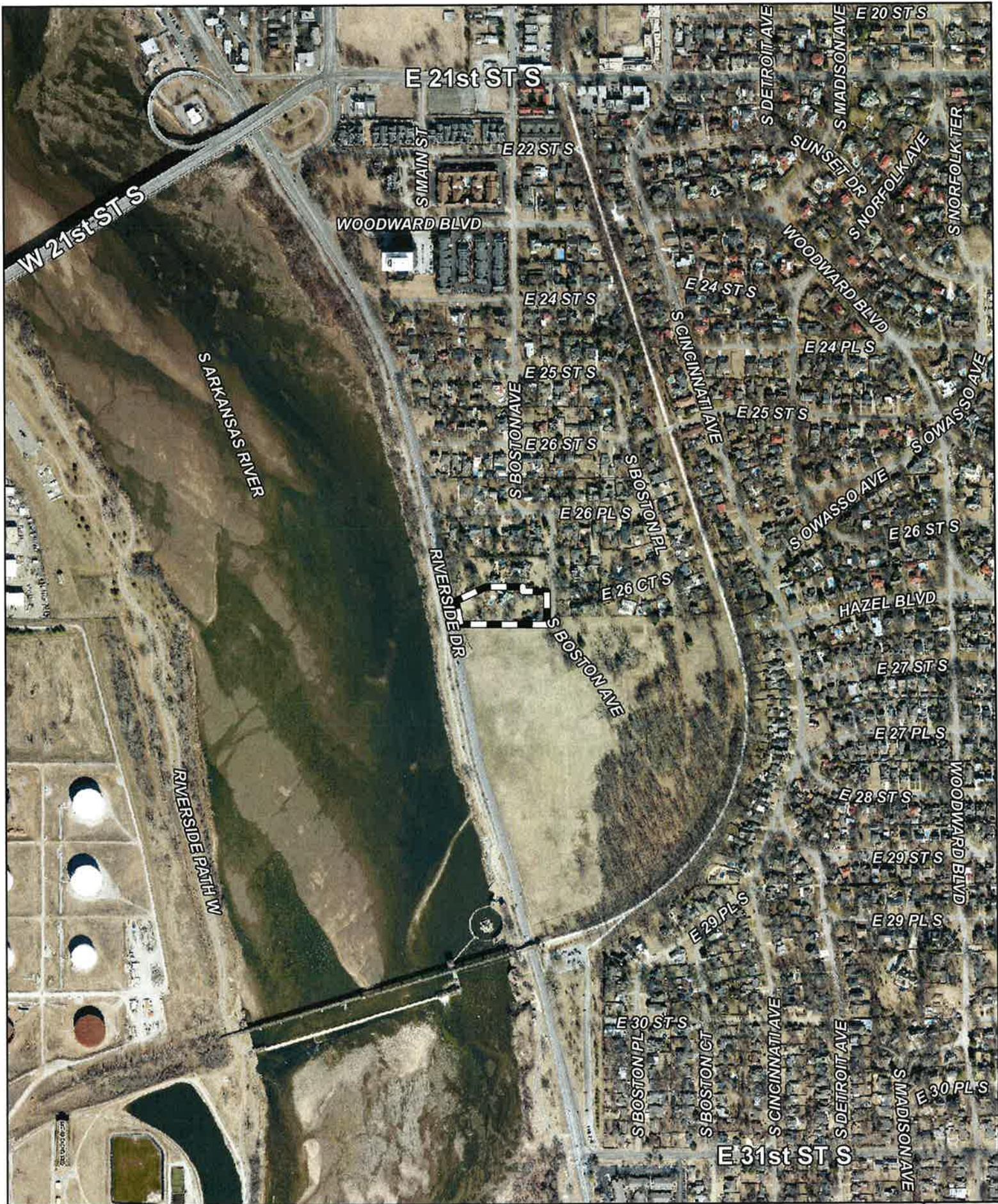
Tulsa Corporate Limits



Z-7315

19-12 13





Subject Tract

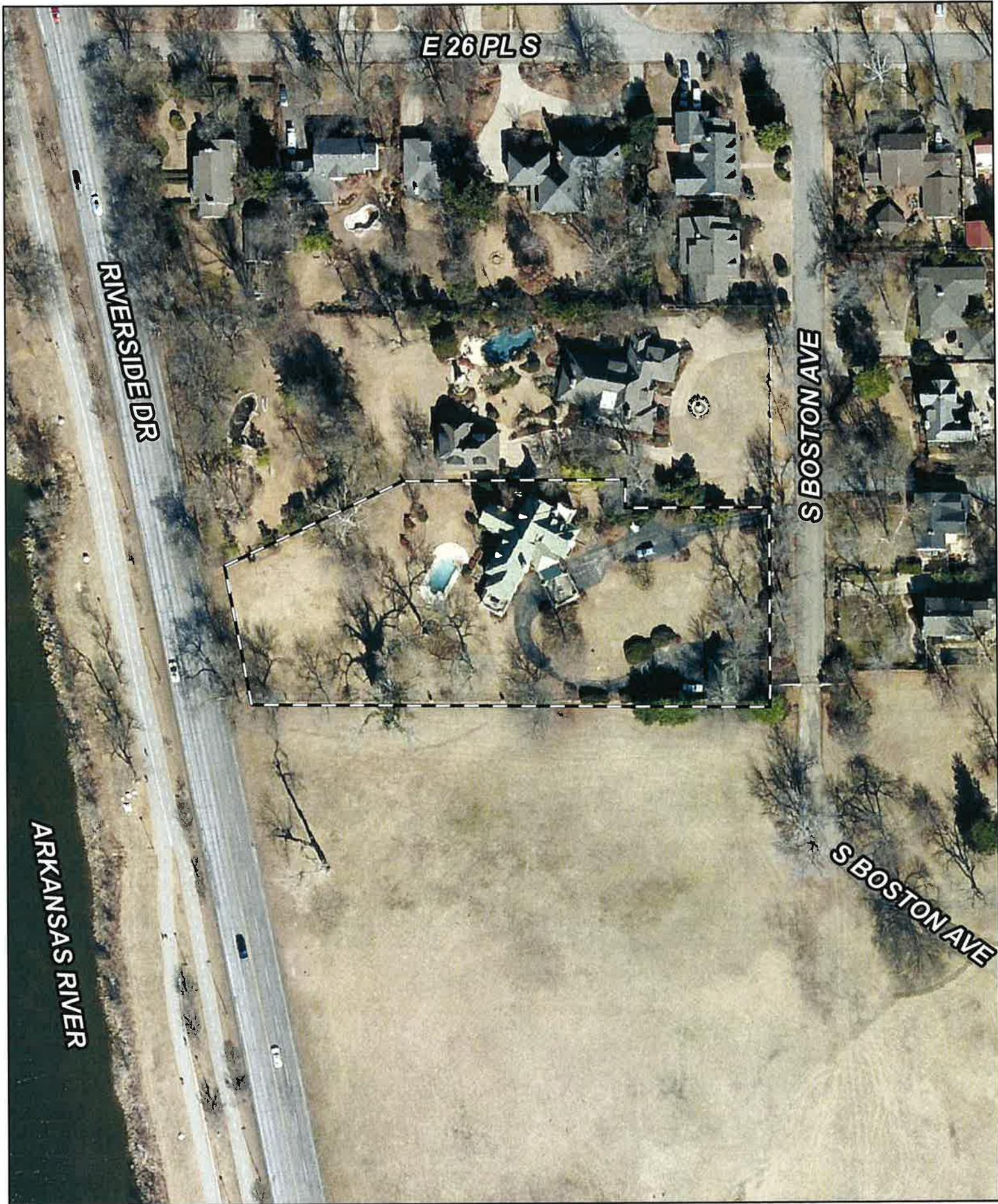
Z-7315

19-12 13

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

Aerial Photo Date: March 2014





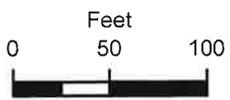
E 26 PLS

RIVERSIDE DR

S BOSTON AVE

S BOSTON AVE

ARKANSAS RIVER



Subject Tract

Z-7315

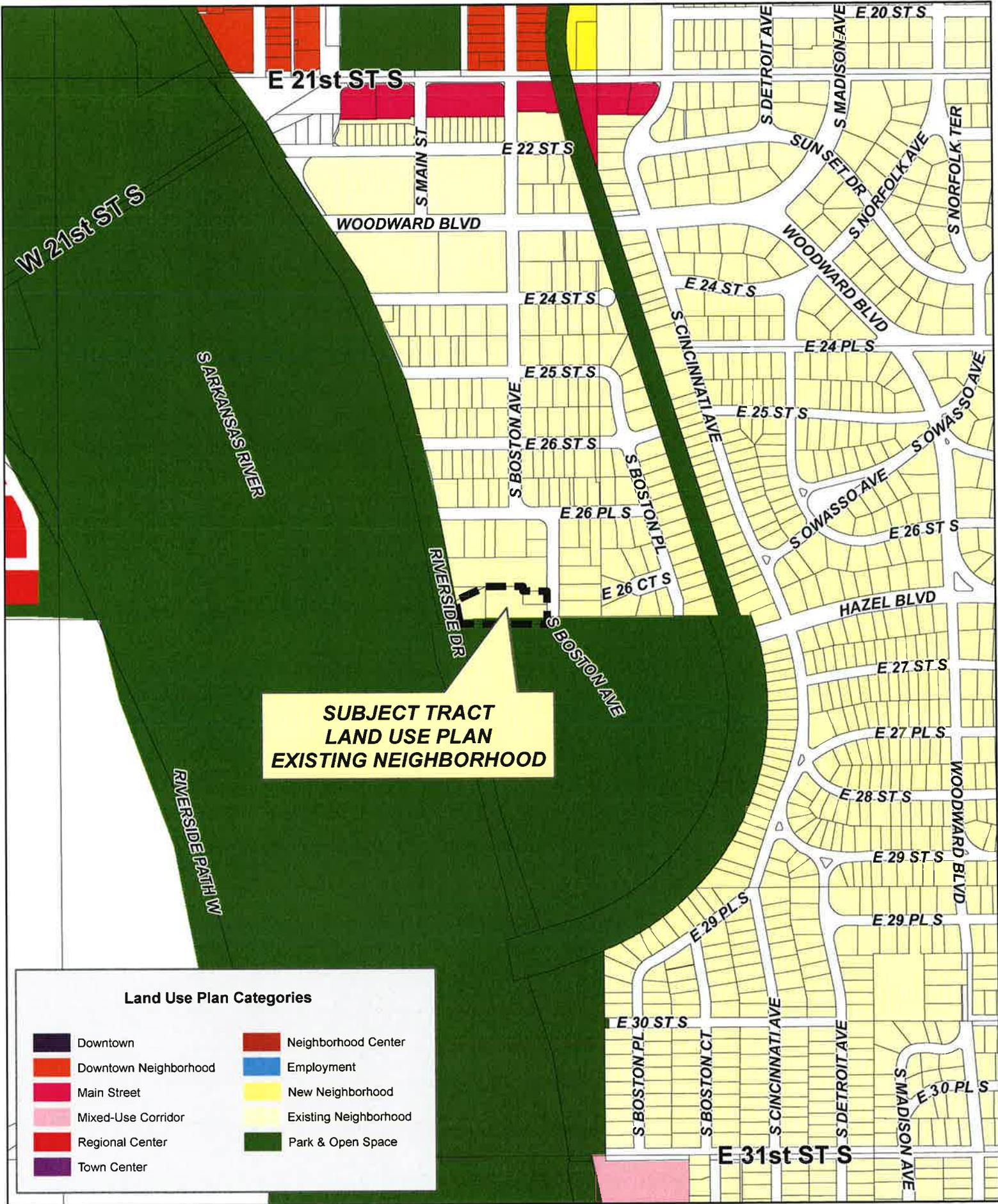
19-12 13

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

Aerial Photo Date: March 2014

23.7

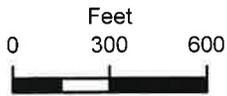




**SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD**

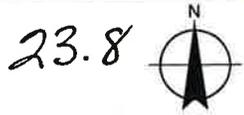
Land Use Plan Categories

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



Z-7315

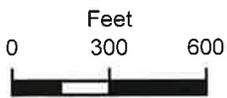
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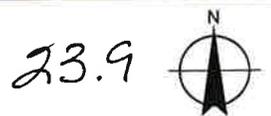
Growth and Stability

- Area of Growth
- Area of Stability



Z-7315

19-12 13



ELMWOOD- HURLEY MANSION HISTORIC ZONING DISTRICT

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I. INTRODUCTION

The Tulsa Preservation Commission hereby transmits to the Tulsa Metropolitan Area Planning Commission its report and recommendation for the proposed Historic Preservation Zoning Overlay District designation for Elmwood, Hurley Mansion. The report consists primarily of the information provided by the applicant, Sally Davies and the 2007 Nomination of the Riverside Historic District for the National Register of Historic Places.

II. RECOMMENDATION

The Preservation Commission finds that the designation of Elmwood, Hurley Mansion property is consistent with the criteria for Historic Preservation Zoning Overlay District designation specified in Chapter 10A §1054(B). Specifically the proposed HP Zoning Overlay District for the Elmwood, Hurley Mansion District is an area, which contains one primary residence over fifty years old and has significant character, interest, or value as part of the historical development, history, or cultural heritage of the city, state, or nation. The property is associated with a person, who played a significant role in the historical development, history or cultural heritage of the city, state, nation, and the Elmwood property contains an embodiment of distinguishing character, design, details, materials or craftsmanship which represent an historically significant architectural or engineering innovation, type, style or specimen. Lastly, the property is a contributing property to the Riverside Historic District listed on the National Register of Historic Places (NRIS 04000937).

The Preservation Commission recommends:

- Elmwood, Hurley Mansion property be approved as a Historic Preservation Zoning Overlay;
- The boundaries for this Historic Preservation District defined in Section III of this report and as shown on the attached map be adopted without modification; and
- The submitted Unified Design Guideline amendments be accepted and forwarded to the Tulsa Metropolitan Area Planning Commission and City Council for adoption.

ELMWOOD- HURLEY MANSION HISTORIC ZONING DISTRICT

III. LOCATION AND BOUNDARIES OF THE PROPOSED HISTORIC PRESERVATION ZONING DISTRICT OF ELMWOOD

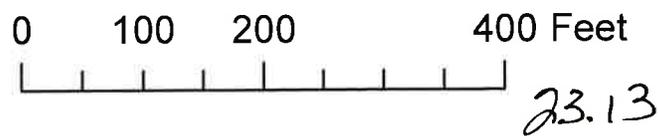
The Elmwood, Patrick J. Hurley Mansion property is located at 2700 South Boston Avenue in southwest corner of the Riverside Historic District. The property consists of three parcels with its legal described as:

PRT BLK 17 BEG SWC TH NW87.57 NE159.58 S180 W123.41 NW25 POB; PRT BLK 17 BEG SECR TH S25 W300 N180 E180 S87 E120 S68 POB; PRT BLK 17 BEG 68N SECR TH W120 N67.86 E120 S66.54 POB, RIVERSIDE DRIVE ADDN THIRD AMD



2700 SOUTH BOSTON AVENUE

Legend
[Red Outline] 2700 S. Boston Ave.



ELMWOOD- HURLEY MANSION HISTORIC ZONING DISTRICT

IV. SIGNIFICANCE OF THE DISTRICT

Historical Significance

Patrick J. Hurley was born January 8, 1883, in Choctaw Nation, Indian Territory to Irish immigrant parents, Pierce and Mary Kelly Hurley. Hurley was homeschooled with his eight siblings until the age of eleven when he began to work at the coal mines. Hurley attempted to enlist during the Spanish-American War when only fifteen years old. Since he was underage, he was denied enlistment and took a job as a cowboy with the Lazy S Ranch near Muskogee. In 1901, he secured a job caring for horses at the nearby Indian College (later Bacone College) in order to attend school there and graduated in 1905. Hurley earned two law degrees from the National University of Law in 1908 and from George Washington University in 1913. After graduation, he came to Tulsa and established a prominent legal practice in town. From 1912 to 1917, Hurley served as a national attorney for the Choctaw Indians. He later served as a member of the Oklahoma National Guard from 1914-1917 and during World War I as a member of the American Expeditionary Force, rising to the rank of Lieutenant Colonel.

When Hurley returned from his service abroad, he married his sweetheart, Ruth Wilson, whom he met before the war while on business in Washington D.C. Together; they began planning their new home and neighborhood. In 1920, Hurley and his wife had the surrounding area platted for large estates naming it the Riverside Drive Addition and simultaneously began the process of having their own French Eclectic style home designed and built, Elmwood. The residence was the first new construction completed south of 21st Street and west of the Midland Valley Railroad, which overlooked the Arkansas River. After the completion of their home, Hurley formed a partnership with E.P. Harwell and others to promote the area from 21st Street through a stretch of road called Memorial Drive (now Riverside Drive).

Hurley became a successful businessman, lawyer, speculator, and politician. He became Vice President of the Gilliland Oil Company and was joined by John H. Markham, Jr. and Waite Phillips as co-receivers. They spent seven years building the firm until 1927 when they sold the company. After Gilliland Oil Company was sold, Hurley accepted the positions of President of the First Trust and Savings Bank and Director of the First National Bank in Tulsa.

Among his other ventures was his partnership with Robert R. Park to build a new hotel, the Ambassador. The Ambassador was designed by Nelle Elizabeth Peters and would be one of the first "extended stay" hotels. The hotel was designed to provide temporary housing to oil barons and their families until their mansions were built, but

ELMWOOD- HURLEY MANSION HISTORIC ZONING DISTRICT

the Ambassador would house Hurley and his family from 1929 to 1930 while they prepared to move to Washington D.C.

Hurley prospered by strengthening his political position within the Republican Party although Oklahoma was dominated by the Democratic Party. Hurley and his wife resided at Elmwood during his participation in the campaign to elect Herbert Hoover in 1928, which led to his appointment as Assistant Secretary of War then Secretary of War in 1929. Hurley subsequently served as Minister to New Zealand under President Hoover's successor, President Franklin Delano Roosevelt. Hurley's tenure in New Zealand ended in 1942, due to his reappointment to be a special representative to the Soviet Union. Then in 1944, he was appointed US Ambassador to China.

Another notable figure who resided at Elmwood is Patrick J. Hurley's son, Wilson Hurley. Hurley and wife bore three of their four children at Elmwood, and Wilson Hurley was born on April 11, 1924. Wilson, like his father, had several careers throughout his lifetime, but his most notable was as an artist. Wilson Hurley is known for his artistic depiction of the West, and several of his paintings are featured in museums and galleries throughout the Southwest. Wilson Hurley was inducted into the Oklahoma Hall of Fame in 1996, into the Tulsa Historical Society Hall of Fame in 2001, recognized as an Oklahoma Cultural Treasure in 2002, and declared the Albuquerque Museum Foundation's Second Notable New Mexican.

Architectural Significance

Built in 1920, the house is significant as an early example of the French Eclectic Style, which was popular with servicemen returning from Europe after World War I. The two-and-a-half story building features an asymmetrical plan with a porte-cochere on the south and east façades. The walls display stucco on all sides. The west façade features three wood French doors with eight panes per door and transom fanlights. The east entry, which is adjacent to the east porte-cochere, features a twelve-pane wood door. The residence has a variety of wood windows, including those with eight-over-eight and six-over-six panes, double-hung windows, and casement windows. Two second-story windows have Juliet balconies with decorative iron railing, commonly found in the early twentieth-century French Eclectic Style. The steep hipped roof with multiple gable dormers, flared eave overhangs, and green glazed tiles are hallmarks of this style. The exposed rafter tails are not typical of the style but were popular features during the early twentieth century. There are three gable dormer windows on the west façade, two on the north façade, and one on the east façade. A larger gable dormer on the north façade and one on the east façade create a space for the third floor bedrooms. There is a shed dormer window on the east façade as well. Two

ELMWOOD- HURLEY MANSION HISTORIC ZONING DISTRICT

massive towering chimneys with decorative copper caps are found on the east façade.

Originally, the front cross gable extended from the main building about five feet creating an entry vestibule. The 1929 addition designed by John Duncan Forsyth extended another twenty feet providing space for a library with a guest suite above. It features a central eighteen pane wood door with a segmental stone archway, common in the French Eclectic Style. On either side of the entry door is a single, tall eight-pane steel casement window. The second story features four, eight-pane steel casement windows with a small, six-pane wood attic window above. On the south side, there is a two-story, semi-hexagonal bay. The stacked bay windows, popular in the Tudor Revival style, feature four, eight-pane steel casement windows on each story.

The one-and-a-half story garage apartment is detached at the rear of the property. The garage features stucco construction with a rectangular floor plan. The garage entry features three, three-paneled garage doors with four transom lights. The roof features a steep hipped roof with matching green glazed tiles as the primary structure. A single dormer with shed roof is located on each side of the roof and features three, four-pane casement windows with a two-pane transom above each window. There are gable dormer windows on each end of the building. The roofline eave has a slight flare and rafter tails are exposed. The garage has an association with the house in materials, age, and appearance.

V. PLANNING CONTEXT

The Elmwood, Patrick J. Hurley Mansion property is located at 2700 South Boston Avenue in the southwest corner of the Riverside Historic District. The property stretches along the northern border of the Gathering Place between Riverside Drive and South Boston Avenue. The Riverside Historic District was listed on the National Register of Historic Places for under Criterion A for community planning and development and Criterion C for architecture.

Designation of the Historic Preservation Zoning Overlay is consistent with local and statewide objectives. In the Tulsa Comprehensive Plan Part VIII, Policy 14.3 states a goal for historic preservation include incorporating “amendments that support the preservation of historic resources into the zoning and building code.” In the Oklahoma State Historic Preservation Plan (2015), the Oklahoma State Historic Preservation Office identified several goals including Goal 6 that requests incorporation of archeological and historic resources in the public and private sector planning and decision-making process. A sub point to this goal is to “incorporate the

ELMWOOD- HURLEY MANSION HISTORIC ZONING DISTRICT

preservation of historic districts and landmarks into local government planning efforts.”

Moreover, this designation addresses the criteria identified in Chapter 10-A, Section B, of Title 42 – Zoning and Property Restrictions of the Tulsa Code of Ordinances. As noted in the Recommendation in Section II, this site possesses the significance of character, interest, and value as part of the cultural heritage of the City of Tulsa, the State of Oklahoma, and the United States of America and is associated with a person who played a significant role in our history. This piece of architecture likewise addresses these criteria as it embodies the distinctive character of a style.

VI. UNIFIED DESIGN GUIDELINES AMENDMENT

Within the application, four amendments to the Unified Design Guidelines are proposed by the applicant and are recommended by the Tulsa Preservation Commission for approval by the TMAPC and City Council. The Based on research completed by the applicant the front of the house historically faced the river and Riverside Drive and the back of the house faced Boston. For purposes of the Design Guidelines and the Zoning Code, the front of the Elmwood is considered to be the façade that faces Riverside.

The applicant requests the following underlined amendments/additions to the Unified Guidelines for Residential Structures.

SECTION A – GUIDELINES FOR REHABILITATION OF EXISTING STRUCTURES

A.4 Windows and Window Trim

A.4.5 If replacement of deteriorated windows is necessary, match the original historic windows in sash design, size, shape, muntin pattern, location, glazing area and tint. Insulated glass (double pane) windows may be used. Exterior muntins are required on simulated divided light windows.

.1 Brady Heights – Match the original historic window material.

.2 Elmwood – Match the original historic window material.

A.5 Roofs

A.5.3 If replacement of deteriorated architectural roof features is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic roof features.

.1 Elmwood – Match the original historic roof material.

ELMWOOD- HURLEY MANSION HISTORIC ZONING DISTRICT

SECTION B – GUIDELINES FOR ADDITIONS TO EXISTING STRUCTURES

B.2 Building Site

B.2.4 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the front yard lot area.

.1 Elmwood – no more than 25% of front yard lot area.

SECTION G – GUIDELINES FOR LANDSCAPE FEATURES, PAVING AND SIGNAGE

G.1 Landscape Features

G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

.1 Elmwood – dry stack retaining walls are not allowed.



TULSA PRESERVATION COMMISSION

STAFF REPORT

Tuesday, August 25, 2015
HP ZONING MAP AMENDMENT

HISTORIC NAME: Elmwood

OTHER NAME: Hurley House, Patrick J. Hurley Mansion

PROPERTY ADDRESS: 2700 S. BOSTON AVE.

APPLICANT: FRANK L. DAVIES III & SALLY DAVIES

DATE OF CONSTRUCTION: C. 1920

NATIONAL REGISTER LISTING: RIVERSIDE HISTORIC DISTRICT: 2005

CONTRIBUTING STRUCTURE: YES

A. CASE ITEMS FOR CONSIDERATION

1. Request for a HP Zoning Map Amendment to establish a HP Overlay Zoning District at 2700 S. Boston Ave., Elmwood- Hurley Mansion Historic Zoning District.
2. Proposed amendment to the *Unified Design Guidelines* for the Elmwood-Hurley Mansion Historic Zoning District.

B. BACKGROUND

The applicant has filed a request for an HP Zoning Map Amendment on their property located at 2700 S. Boston Ave with the Tulsa Metropolitan Area Planning Commission (TMAPC). The applicant has provided a description of the buildings and its relationship to the historical development, history, or cultural heritage of the City of Tulsa, a statement of the criteria felt to have been met, and photographs and publications about the subject buildings and area. (See Attached)

C. ISSUES AND CONSIDERATIONS

1. Request for a HP Zoning Map Amendment to establish a HP Overlay Zoning District at 2700 S. Boston Ave., Elmwood- Hurley Mansion Historic Zoning District.

The Preservation Commission shall prepare, or cause to be prepared, a report and recommendation concerning a proposed HP zoning map amendment. The report and recommendation shall include specific findings as to whether the proposed amendment is consistent with the criteria for designation seen below. Based on the submittal, the applicant and staff believe that the building and site, which is over 50 years old, meets Criterion 1, 3, 4, and 8.

Chapter 10A §1054 (B) - Criteria for Historic Preservation Zoning

A building, structure, site or area containing buildings, structures or sites which are 50 years or older and meet at least one (1) of the following criteria:

1. That it has significant character, interest, or value as part of the historical development, history or cultural heritage of the City, state, or nation; or
2. That it has significance as the site of an historic event in the past of the City, state or nation; or
3. That it is associated with a person, or group of persons, who played a significant role in the historical development, history or cultural heritage of the City, state, or nation; or
4. That it is the embodiment of distinguishing characteristics, design, details, materials or craftsmanship which represent an historically significant architectural or engineering innovation, type, style or specimen; or
5. That it portrays the environment in an era of history characterized by a distinctive architectural, engineering, or construction style; or
6. That it represents a significant and distinguishable entity of historical importance whose components may lack individual distinction; or
7. That it has yielded, or is likely to yield, information important in prehistory or history; or
8. That it meets the criteria for listing on the National Register of Historic Places.

Elmwood, the historic name for the Patrick J. Hurley Mansion was built around 1920-21. Patrick J. and Ruth Hurley platted the Riverside Drive addition in 1920, which included the land for their home at 2700 South Boston Ave. The house and garage are currently listed as contributing structures to the Riverside National Register Historic District. In the description from the NR District Nomination, the house is listed as a Tudor Revival. It describes the structure:

"This two-story stucco house with a steep hipped roof with multiple gables, some overlapping, both hipped and side and gable dormers. The house has an irregular plan with porte cochere at the entry. The roof is green glazed tile with a slight eave flare, and the wood windows are double-hung, six-over-six. Windows are found in groups; many are tall and narrow. The entry door is a glazed wood panel and there are three slope chimneys of stucco. Decorative details include a metal railing crowning the segmentally arched porte cochere, and brick chimney caps. The unboxed eaves rafter ends and there are brackets in steeply gabled roof cornices. There are louvered shutters at windows."

Born in Choctaw Nation, Indian Territory, Oklahoma in 1883, Patrick Hurley became a prominent attorney and developer in Tulsa. He lived in the house from 1920-1929, during which he President of the First Trust Savings and Bank, Director of the First National Bank of Tulsa and partner in the development of the Ambassador Hotel and other developments. After 1929, Hurley moved to Washington D.C. to begin his government career and serve as the Assistant to Secretary of War under President Hoover.

2. Proposed amendment to the *Unified Design Guidelines* for the Elmwood-Hurley Mansion Historic Zoning District.

Based on research completed by the applicant the front of the house historically faced the river and Riverside Drive and the back of the house faced Boston. The applicant is requesting that the "front" for purposes of the design guidelines be the side facing Riverside. In addition, the applicant requests the following underlined amendments/additions to the *Unified Guidelines for Residential Structures*.

A.4 Windows and Window Trim

A.4.5 If replacement of deteriorated windows is necessary, match the original historic windows in sash design, size, shape, muntin pattern, location, glazing area and tint. Insulated glass (double pane) windows may be used. Exterior muntins are required on simulated divided light windows.

.1 Brady Heights – Match the original historic window material.

.2 Elmwood – Match the original historic window material.

A.5 Roofs

A.5.3 If replacement of deteriorated architectural roof features is necessary, use materials that maintain the character of the structure and the size, shape, pattern, texture, dimensions, and directional orientation of the original historic roof features.

.1 Elmwood – Match the original historic roof material.

B.2 Building Site

B.2.4 On interior lots, limit the surface area of driveways and sidewalks to no more than 50% of the front yard lot area.

.1 Elmwood – no more than 25% of front yard lot area.

G.1 Landscape Features

G.1.5 Use wall materials that are consistent with the historic walls found along the same street and within the district. Cinder block, segmental retaining wall systems, corrugated metal, and railroad ties are not allowed. Historically styled cast concrete block will be considered on a case-by-case basis.

.1 Elmwood – dry stack retaining walls are not allowed.



HISTORIC PRESERVATION ZONING APPLICATION FORM

STAFF USE ONLY

Date App Completed: _____

Date TPC Approved: _____

Date TMAPC Approved: _____

Date Council Approved: _____

HP Zoning Steps:

1. Person having legal or equitable interest on the subject property submits an application to TMAPC and TPC. (Contact INCOG for required application.)

2. Preservation Commission reviews the request at a public hearing and makes a recommendation to the Planning Commission.

3. The Planning Commission sends a public notice out 20 days prior to the hearing date.

4. Planning Commission reviews the request at a public hearing and makes a recommendation to the City Council.

5. City Council reviews the request at a public hearing and approves, modifies, or denies the application.

For more information see Title 42 Chapter 10a §1054 of the City Zoning Code.

I. APPLICANT INFORMATION

Name of Applicant: FRANK L. DAVIES III Phone: 918 744 7390 *SALLY DAVIES*

Mailing Address: 2700 S. BOSTON AVE. TULSA, OK 74114

E-mail: SH.DAVIES2502@HOTMAIL.COM

II. PROPOSED HP ZONING DISTRICT INFORMATION

Proposed District/Property Name: ELM WOOD, THE PATRICK J. HURLEY MANSION

Briefly describe the purpose for HP Zoning request: SEE ATTACHED

III. SUBMITTAL MATERIALS

- Copy of TMAPC Application
- Description of history and development of the district or property
- List of applicable criteria for eligibility (Chapter 10A Section 1054.B) *#1,3,4*
- Boundary map with verbal description (no larger than 24x36)
- Architectural description of each building
- Survey photos of each building, structure, or site
- N/A* Identify contributing/non-contributing structures
- Copy of any historical photographs
- Historic publications related to proposed district

IV. ACKNOWLEDGEMENT OF RESPONSIBILITY

I (we) understand and have included in this application all required documents I need to proceed. I (we) certify that the statements and showings made in any paper or plans submitted herewith are true to the best of my (our) knowledge. I understand if I have not turned in all submittal materials and other information as deemed necessary by the Historic Preservation Staff, I (we) will be notified and no further action on the application will be taken until the required information is submitted.

APPLICANT SIGNATURE: *Frank L. Davies III* *Sally H. Davies*

PRINTED NAME FRANK L. DAVIES III DATE: 8-9-15

Sally H. Davies

**Elmwood, the Patrick J. Hurley Mansion
Request for Historic Preservation Zoning**

Like many Tulsans we had admired this stately French style house overlooking the Arkansas River for years. Not until we moved in and a friend dropped off a copy of Patrick J. Hurley by Lohbeck did we realize what an historic treasure we had bought and the extent of Hurley's contributions to Tulsa's early development. As the house approaches its 100th birthday, we feel that Historic Preservation Zoning is the best way to insure that this house, with its' historic past and iconic placement on Riverside Drive will remain intact and continue to be a Tulsa landmark for future generations.

Elmwood, The Patrick J. Hurley Mansion
History of Neighborhood Development

The district is composed of two additions. Patrick and Ruth Hurley had the Riverside Drive Addition platted in 1920 (see map). The gray area is excluded in the Riverside Historic Residential District. The Hurley's amended the plat again in 1920 and the amendment moved South Boston Avenue slightly to the east at East 26th Place, and extended it to 2800 South Boston Avenue. They also further divided blocks 15 through 18 to provide more land for the Hurley's home at 2700 South Boston Avenue, in lot 17. The amendment also provided medium lots in block 15 and eliminated block 18. In 1923 the addition was sold to Farmer and Duran, an insurance, real estate and brokerage company, and was then amended a second time the same year to expand lots in block 5, re-subdivided blocks 12, 13, and 15 into smaller lots, and reconfigured block 14 to make larger lots. The third amendment in 1924, reconfigured blocks 5, 8, and 9 into larger lots. Today, lots 5 and 8 have multi-family dwellings that are outside the district.

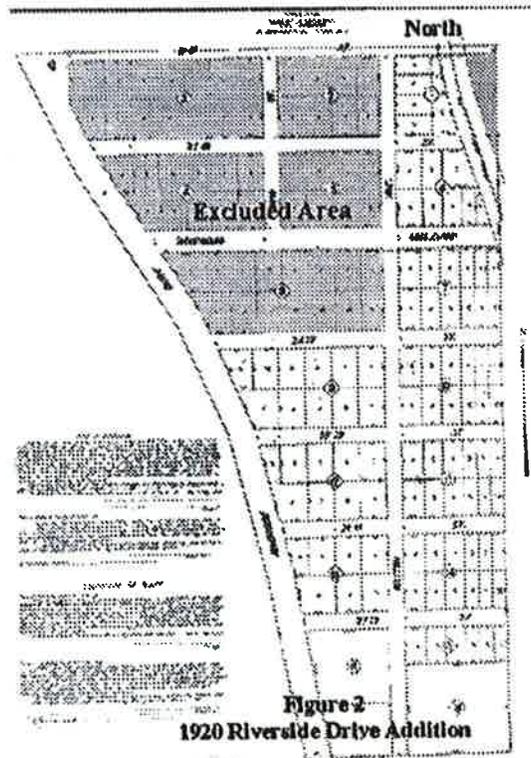
While Hurley and his wife had begun the developing process for populating the Riverside area with mostly large and expensive homes such as their own, it appears that Farmer and Duran changed tactics to sell more lots or perhaps they wished to receive a larger or quicker return on their investment. They were competing with other emerging elite neighborhoods such as the Maple Ridge area parts of which were platted in the late nineteen-teens and continued during the same time period as Riverside Drive Addition.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section I Page I

Riverside Historic Residential District
Tulsa County, OK



There are also fifty-one structures in the neighborhood of which fifty are detached garages; one is an entrance gate to a garden apartment complex. Of these structures, thirty-seven are contributing and fourteen are non-contributing. The non-contributing are garages that have been replaced or modified so that they no longer have a strong association with a residence in age, appearance and materials.

The district is composed of two additions. Patrick J. and Ruth Hurley platted Riverside Drive in 1920 (see Figure 2, the original plat. The gray area is excluded in the Riverside Historic Residential District). The Hurleys amended the plat later again in 1920 and the amendment moved South Boston Avenue slightly to the east at East 26th Place, and extended it to 2800 South Boston Avenue. They also further divided blocks 15 through 18 to provide more land for the Hurley's home at 2700 South Boston Avenue, in lot 17.³ The

³ Plats 402 and 442. Land Office, Tulsa County Court House, Tulsa, OK.

Elmwood, The Patrick J. Hurley Mansion
List of Applicable Criteria for Eligibility Chapter 10A Section 1054.B

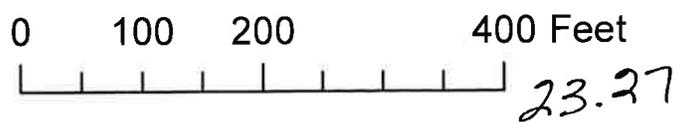
1. That it has significant character, interest, or value as part of the historical development, history or cultural heritage of the City, state, or nation; or
3. That it is associated with a person, or group of persons, who played a significant role in the historical development, history or cultural heritage of the City, state, or nation; or
4. That it is the embodiment of distinguishing characteristics, design, details, materials or craftsmanship which represent an historically significant architectural or engineering innovation, type, style or specimen; or
9. That it meets the criteria for listing on the National Register of Historic Places.



2700 SOUTH BOSTON AVENUE

Legend

 2700 S. Boston Ave.



LEGAL DESCRIPTION

2700 South Boston Avenue

Tulsa, Oklahoma 74114

SUBDIVISION: RIVERSIDE DRIVE ADDN THIRD AMD

PRT BLK 17 BEG SWC TH NW87.57 NE159.58 S180 W123.41 NW25 POB; PRT BLK 17

BEG SECR TH S25 W300 N180 E180 S87 E120 S68 POB; PRT BLK 17 BEG 68N SECR TH

W120 N67.86 E120 S66.54 POB

SECTION: 13 TOWNSHIP: 19 RANGE: 12

23.28

Elmwood, The Patrick J. Hurley Mansion
Statement of Historic Significance

Patrick J. Hurley built his French Eclectic style home, Elmwood, shortly after his return from France post WWI. It is significant for being the first house completed in the area south of 21st street and west of the Midland Valley Railroad overlooking the Arkansas River. In 1920 Hurley and his wife, Ruth, had this area platted for large estate lots naming it the Riverside Drive Addition and simultaneously began the process of having their own home designed and built. After completion of their home, Elmwood, they formed a partnership with Mr. E.P. Harwell and others to promote this area accessed only from 21st Street and the then unpaved river road, Memorial Drive. The house contributes to The Riverside Historic Residential District that was listed in the National Register of Historic Places on March 31, 2005 under Criterion A for community planning and development and under Criterion C for architectural significance.

The house is associated with the life of a person significant to Tulsa's history and to Oklahoma's Republican Party politics. Nationally Hurley served two presidents of the United States. Serving Hebert Hoover (1920-1933), he was Assistant Secretary of War and Secretary of War. Serving Franklin Delano Roosevelt (1933-1945) he was Minister to New Zealand briefly in 1942, and later in 1942, Roosevelt appointed him to be a special representative to the Soviet Union. In 1944, he became Ambassador to China. The years from 1920 to 1929 in Tulsa, however, made it possible for him to strengthen his own political position in the Oklahoma Republican party, and build a financial empire that secured his fiscal independence. He and his wife, Ruth, resided in the house until he became Secretary of War in 1929. In Tulsa's 1920's boomtown era, Hurley was a lawyer, businessman, and landowner and speculator. In Oklahoma at the time politics were dominated by the Democratic party, but Hurley became a successful Republican party member with political capital. His participation in the nomination of Herbert Hoover as the Republican presidential candidate in 1928 set the stage for his national appointments in service to the federal government and two presidents.

Patrick Jay Hurley was born January 8, 1883, in Choctaw Nation, Indian Territory, Oklahoma to Irish immigrant parents, Pierce and Mary Kelly Hurley. He and his eight siblings were home schooled and Pat began working the local coalmines at the age of eleven.

At the age of 15 he tried to enlist in the Spanish-American War, but he was underage. Hurley then took a job as a cowboy with the Lazy S Ranch near Muskogee. In 1901, he secured a job caring for horses at the nearby Indian College (later Bacone College) in order to go to school there and graduated in 1905. Hurley earned law degrees from the National University of Law (1908) and from George Washington University in Washington D.C. (1913). After graduation he came to Tulsa and soon built one of the most prominent legal practices in town. In 1920, Hurley became, along with John H. Markham, Jr. and Waite Philips, a co-receiver and Vice President of Gilliland Oil Company. Hurley spent seven years turning the firm around and in 1927 they sold the company. After this he was president of the First Trust and Savings Bank in Tulsa and director of the First National Bank of Tulsa. He served as national attorney for the Choctaw Indians from 1912-1917. Hurley was a member of the Oklahoma National Guard (1914-1917) and served in WWI as a member of the American Expeditionary Force, rising to the rank of lieutenant colonel. Once back home Hurley turned his attention to domestic life and quickly married his sweetheart, Ruth Wilson, whom he had met before the war while on business in Washington D.C. From his new home, Elmwood, Patrick Hurley directed a group of war veterans in helping to restore order following the devastating 1921 Tulsa race riot.

Between 1926-1930 Hurley hired John Duncan Forsyth to design three duplexes on South Boston Place. Aside from his activities in platting and promoting development in the new Riverside Drive Addition, he began other property speculation forming a partnership with Robert R. Park to build a new hotel, the Ambassador, designed by Nelle Elizabeth Peters. One of the first "extended stay" hotels it was created to provide upscale temporary housing for oil barons and their families while their own mansions were built. The Hurley's moved into the Ambassador during 1929-1930 while preparing to move to Washington D.C.

Patrick was not the only Oklahoma born Hurley to achieve national significance. Three of the four children born to Patrick and Ruth Hurley were born while they were living at Elmwood. Wilson Hurley born on April 11, 1924 had several careers before deciding to pursue his true passion fulltime and now his paintings hang in museum galleries throughout the South West. He is best known for his western landscapes. Wilson Hurley was inducted into the Oklahoma Hall of Fame in 1996 and the Tulsa Historical Society Hall of Fame in 2001 and declared an Oklahoma cultural treasure in 2002. That same year he became the Albuquerque Museum Foundation's second notable New Mexican.

Elmwood, The Patrick Hurley Mansion
2700 South Boston Avenue
Statement of Architectural Significance

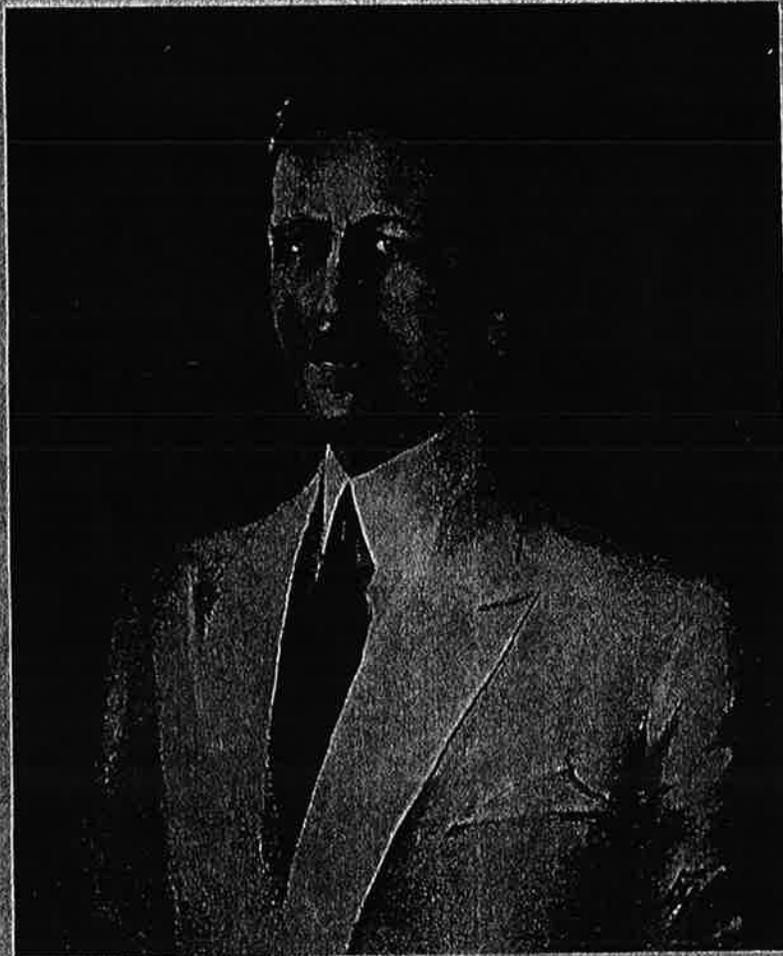
The house built during 1920 is significant as an early example of the French Eclectic style as the popularity of the style is attributed to the return of servicemen from Europe post WWI. The two and a half story building features an asymmetrical plan with a porte-cochere on the south side and another on the east side of the structure. The exterior walls are stucco on all sides. The façade features three wood French doors with eight panes per door and transom fanlights. The east side entry found under the covered porch adjacent to the east porte-cochere is a twelve-pane wood door. The building features wood windows including eight-over-eight and six-over-six double-hung windows and various casement window sizes. Two second story windows have decorative iron Juliet balconies, found normally in early 20th century French Eclectic. The steep hipped roof with multiple gable dormers, flared eave overhang and green glazed tile are hallmark features of the French Eclectic style. The exposed rafter tails are not typical of the style but were popular features during the early 1900's. There are three gabled dormer windows on the west façade, two on the north side and one on the east side. A larger gabled dormer on the north side and one on the east side create space for the third floor bedrooms. There is a shed dormer window on the east side as well. Two massive towering chimneys are found on the north side, with decorative copper caps, and two massive towering chimneys are found on the east side with decorative copper caps.

Originally the front cross gable extended from the main building about five feet thus creating an entry vestibule. The 1929 addition designed by John Duncan Forsyth extended another twenty feet providing space for a library with a guest suite above. It features a central eighteen-pane wood door with segmental stone archway, common in French Eclectic. On either side of the entry door is a single, tall eight-pane steel casement window. The second story features four eight-pane steel casement windows with a small, six-pane wood attic window above. On the south side, there is a two-story, semi-hexagonal bay. The stacked bay windows, popular in the Tudor Revival style, feature four, eight-pane steel casement windows on each story.

The one and a half story garage apartment is detached at the rear of the property. The garage is stucco construction with a rectangular floor plan. The garage entry features three three-paneled garage doors with four transom lights. The roof features a steep hipped roof with matching green glazed tiles as the primary structure. A single dormer with shed roof is located on each side of the roof and features three, four-pane casement window with a two-pane transom above each window. There are gabled dormer windows on the ends of the building. The roofline eave has a slight flare and rafter tails are exposed. The garage has an association with the house in materials, age and appearance.

TIME

The Weekly Newsmagazine



Volume XVIII

THE SECRETARY OF WAR

I've been mighty fortunate with my countryfolk.

(See NATIONAL AWARDS)

Number 11

23.32

✓ **Son in the Hurley Home.**

Mr. and Mrs. Patrick Jay Hurley of Twenty-seventh street and South Boston avenue, announce the birth of a son, who arrived on Friday, April 11.

Evening of Dancing.

Mr. and Mrs. D. Claude Richardson, jr., had about sixteen of their

TULSA'S FUTURE

Tulsa has a most beautiful natural situation for a great city.

She has spread over her seven hills and many handsome residence sections have been built up.

But Tulsa is still young, and her future is sure to be greater than her past or her present.

Tulsa's most beautiful residence section can be but in one place—RIVERSIDE DRIVE. The hilltops command the finest river view to be found in this section. The lower sites front the beautiful Riverside Drive, which skirts the curving river bank, which is bordered with immense trees.

Pretty ravines at Twenty-first and Twenty-eighth streets are nature's own boundary lines, which set this beautiful addition off from the rest of the city. The high restrictions and large sites insure beautiful homes.

Many of Tulsa's most prominent and successful citizens, men who helped to build the city and who believe in its future, have already invested in large home sites in RIVERSIDE DRIVE

THERE IS A SITE LEFT FOR YOU.

Dan J. Davisson

218 Palace Bldg.
Phone: Osage 1750

Adams & Walker

520 Kennedy Bldg.
Phone: Cedar 900

STREETS ARE GRADED. DRIVE TO THE END OF THE SOUTH BOSTON RAVING.

RIVERSIDE DRIVE

Sale of Lots Begins Tomorrow Morning

SALESMEN ON THE PROPERTY

LOCATION

Eighty acres, highly restricted, situated just south of Stonebraker Heights; the most beautiful residence section of Tulsa.

IMPROVEMENTS

Arrangements are being made for the immediate improvement of Riverside.

**—LOOK TODAY—
BUY TOMORROW**

Dan J. Davisson

218 Palace Bldg.

Osage 1750

PRICES

The owner has agreed to prices which are 50 per cent less than any other high class residence vacant, with an equivalent restriction and environment. The demand will justify an almost immediate raise in all of our prices. Buy early.

TERMS

Attractive terms can be arranged at time of purchase. Deferred payments will draw 8 per cent interest.

Look Today—Buy Tomorrow

RESTRICTIONS

A large proportion of this property will be held in large tracts and restricted to \$25,000 homes, also a careful building line will be observed so as to insure against any irregularities.

ACCESSIBILITY

Riverside is only 15 blocks from the business section. The main entrances will be the River Boulevard and Cheyenne. Boston and Cheyenne are now paved to this property.

Adams & Walker

320 Kennedy Bldg.

Cedar 900

23.35

STUPENDOUS SUCCESS

RIVERSIDE DRIVE IS AN ASSURED SUCCESS,

This addition will be the most handsome residence section in the entire state. Homes that cannot be matched in the southwest will be built here.

You can have the advantage of these splendid surroundings together with a location which commands the prettiest view in or around Tulsa. There are many good sites, of varying size, both on the hilltops and along the river boulevard, yet to be sold. Call for an appointment and select yours today. Salesmen on the ground evenings.

PRICES ARE REASONABLE—TERMS ARE ATTRACTIVE

DAN J. DAVISSON
ADAMS & WALKER

Joint Agents.

Streets Are Graded—Drive Out South Boston Today



23.37



23.38



23.39



23.40



131

23.41



23.42



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7316

Hearing Date: September 16, 2015

Case Report Prepared by:

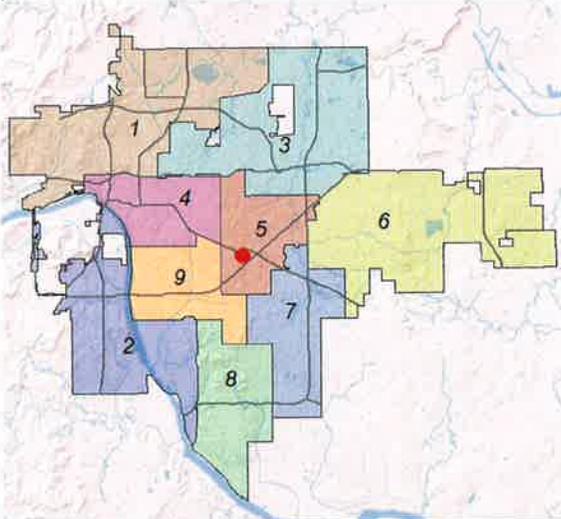
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Smith Jim

Property Owner: MATHIS BROS TULSA LLC

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



Applicant Proposal:

Present Use: Furniture store

Proposed Use: Mini-storage and U-haul truck rental

Concept summary: Applicant request CH zoning to allow a broader set of uses on the property than is currently allowed without being injurious to the surrounding adjacent property.

Tract Size: 6.34 ± acres

Location: West of S. Sheridan Rd. and north of E. 36th St. S.

Zoning:

Existing Zoning: CS

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9322

CZM: 48

Atlas: 240

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

24.1

SECTION I: Z-7316

DEVELOPMENT CONCEPT:

The requested rezoning request is to allow a larger variety of business and redevelopment opportunities along an arterial street that is between two Expressways (I-44 and the Broken Arrow Expressway). The property is also adjacent to an active rail line, two public streets and a nursing home on the west side of the site.

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:
None

DETAILED STAFF RECOMMENDATION:

Z-7316 requesting CH (Commercial High Intensity District) as identified in the Tulsa Zoning Code is consistent with the Regional Center vision identified in the Comprehensive Plan; and

CH zoning is harmonious with existing surrounding property; and

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

Staff recommends **APPROVAL** of Z-7316 for the rezoning from CS to CH.

Staff recommends Approval of Z-7316 to rezone property from CS to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning allows a wide variety of uses that are supported by the Regional Center Vision in the Comprehensive Plan.

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.

29.2

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: 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: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

24.3

Staff Summary: *The existing site is a vacant building that has historically been a large box furniture store but is now vacant. The site high point is on the west side of the site and slopes*

east toward Sheridan and the railroad track. There is no known environmental or existing condition that would affect the redevelopment of the site with a CH district. Neither CS nor CH zoning classifications are limited with a building height. The CS does require some level of setback consideration with the height above 15 feet requiring two feet of building setback for each 1 foot of building height over 15 feet. High intensity CH zoning could impact the adjacent multifamily residential property on the west side with redevelopment of a tall building without any setback however this is consistent with the expected development pattern of a regional center.

Environmental Considerations: None that affect the redevelopment of the site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial	100 feet	4
East 36 th Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a large industrial area with multiple uses, zoned IL (light industrial); on the north across the rail road right of way a large car lot, zoned IL (light industrial); on the south across East 36th Street South by commercial and multi-family, zoned CS and RM-1; and on the west by a senior care center, zoned RM-2.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-18180 September 22, 1998: The Board of Adjustment **approved** a *Variance* of the required parking of 489 spaces to 409 spaces to permit an addition to a furniture store in RM-1/ RM-2/ CS districts, per plan finding that the furniture store does not require the normal amount of parking spaces, on property located at 6225 E. 36th St. S. and also known as a part of the subject property.

BOA-15381 March 1, 1990: The Board of Adjustment **approved** a *Variance* of the required number of parking spaces from 258 to 241, per plot plan submitted, for the existing furniture showroom use only; finding that the number of customers will not be increased by the additional showroom space, on property located at 6225 E. 36th St. S.

BOA-7998 August 16, 1973: The Board of Adjustment **approved** a *Special Exception* to operate a new and used automobile sales and maintenance department in a CS district, on property located at 3502 S. Sheridan Rd. and also known as a part of the subject property.

BOA-7168 September 16, 1971: The Board of Adjustment **approved** a *Variance* of the maximum floor area ratio maximum of 50%; per plan submitted and restricting the additional building area over

24.4

50% to furniture sales and storage only, on property located at 6211 E. 36th St. and also known as a part of the subject property.

BOA-7068 June 17, 1971: The Board of Adjustment **reversed** the decision of the Building Inspector and *determined* that the use is a retail store with accessory warehousing for the storage of goods, on property located at 6211 E. 36th St. and also known as a part of the subject property.

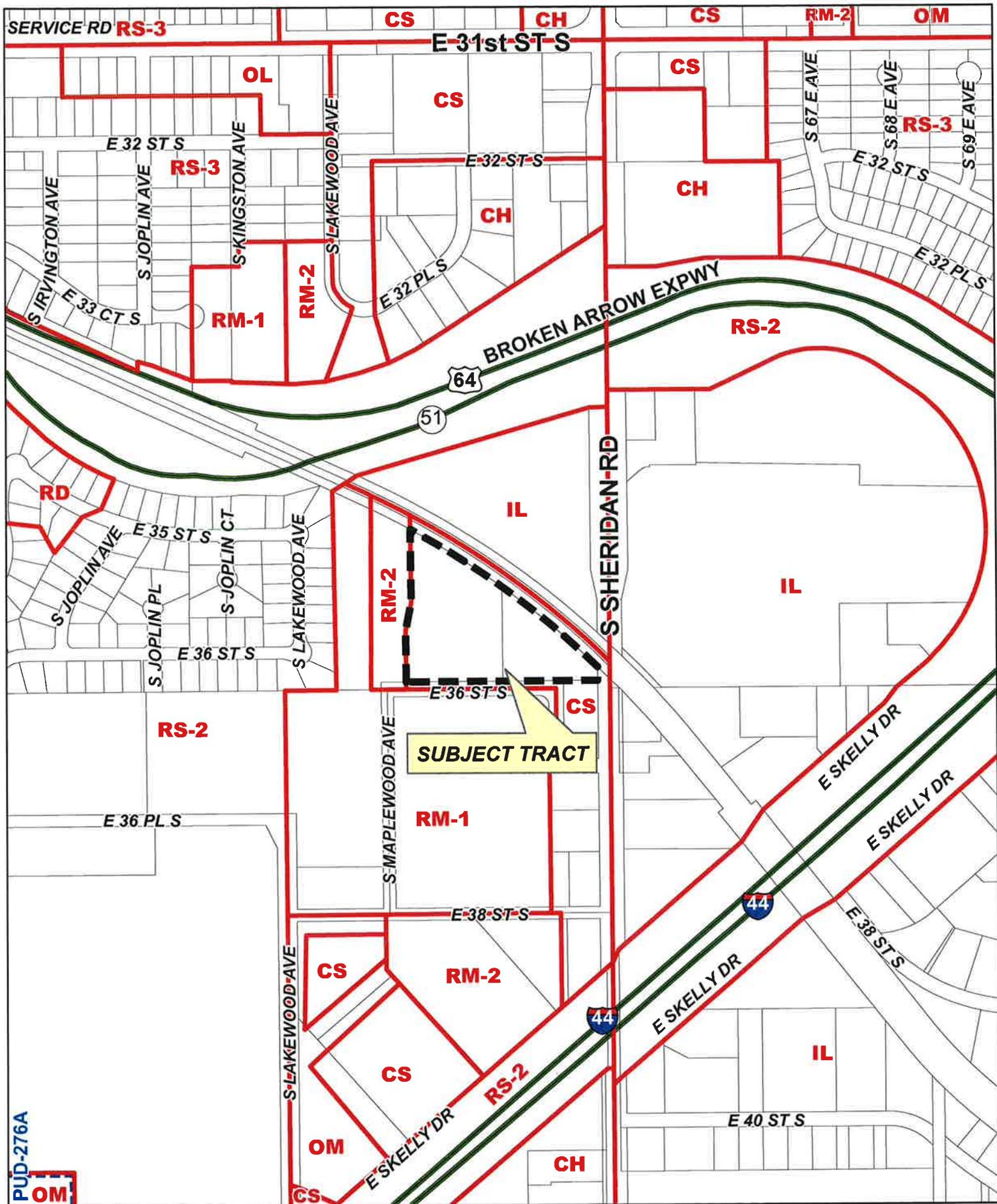
Surrounding Property:

BOA-16892 December 27, 1994: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales in a CS district, on property located at 3508 S. Sheridan Rd.

BOA-5151 August 10, 1966: The Board of Adjustment **approved** a *Special Exception* to permit the construction of a convalescent hospital and a home for the aged in a U-2B district (RM-2), on property located at on Lot 3, Block 2 Wilmot Addition and abutting west of subject property.

9/16/2015 1:30 PM

24.5



PUD-276A
OM



Z-7316

19-13 22

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 Subject Tract

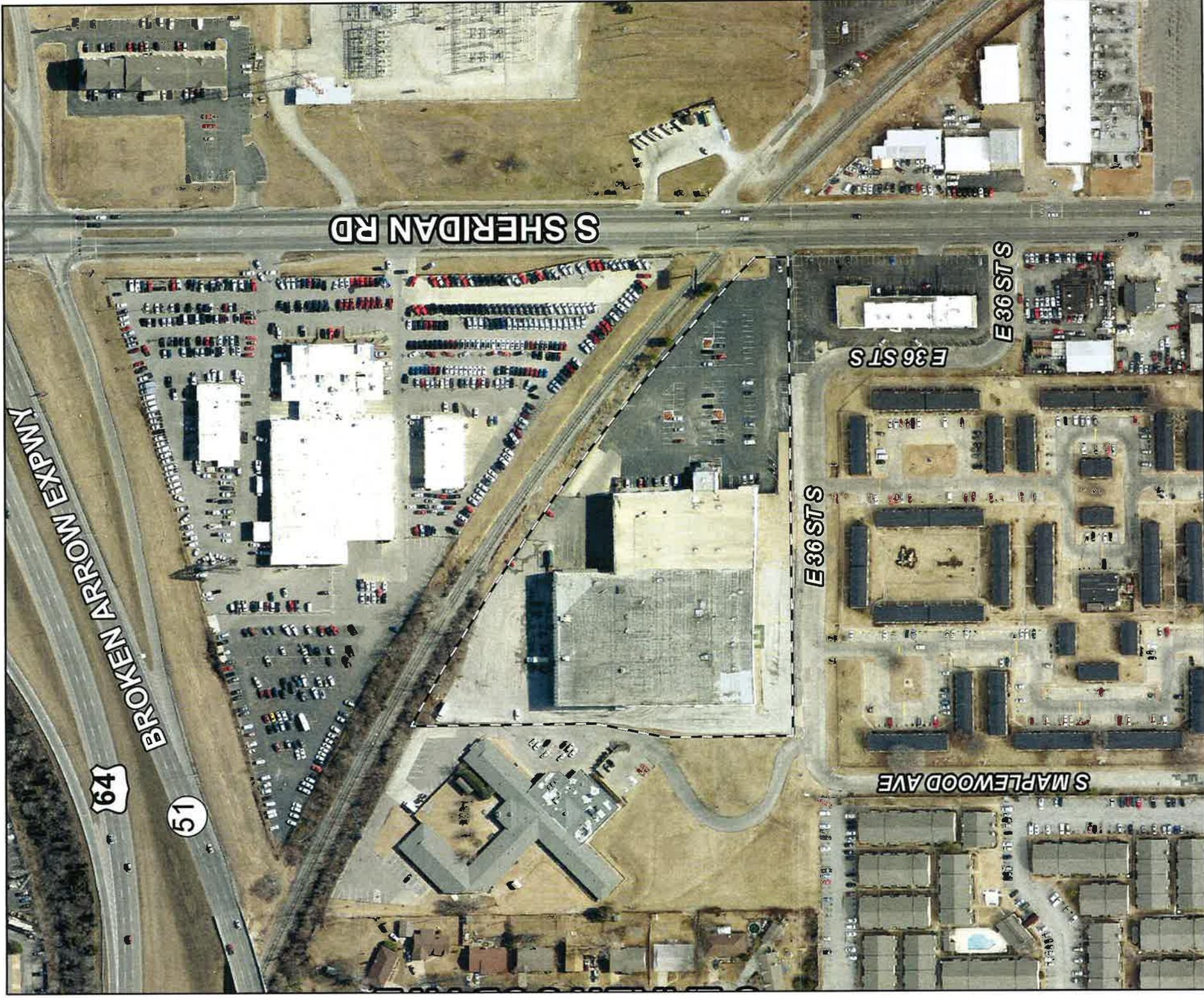
Z-7316

19-13 22

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

Aerial Photo Date: March 2014





BROKEN ARROW EXPY

64

51

S SHERIDAN RD

E 36 STS

E 36 STS

E 36 STS

S MAPLEWOOD AVE



Feet

0

100

200



Subject Tract

Z-7316

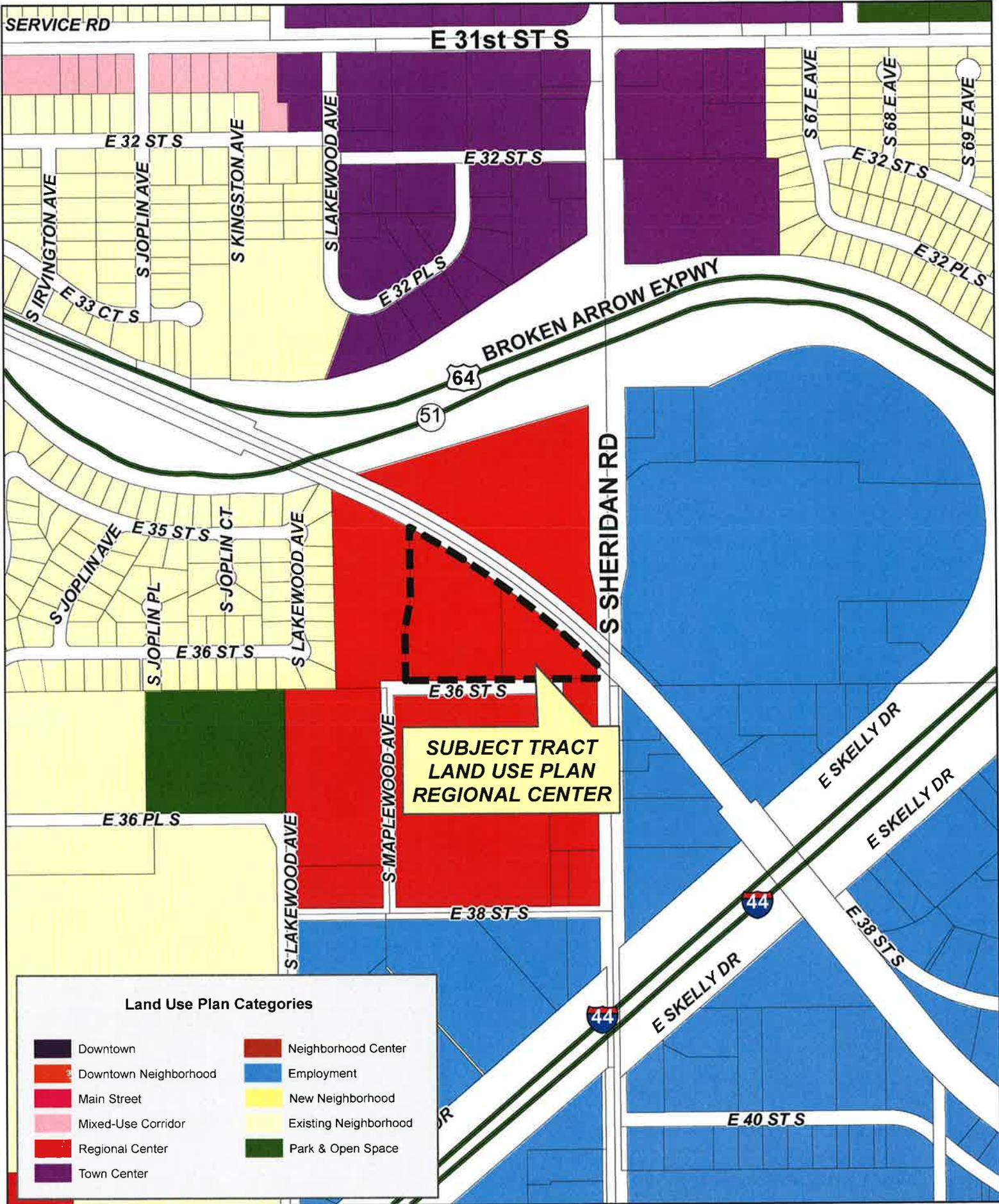
19-13 22

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

Aerial Photo Date: March 2014



21.8



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-7316

19-13 22

