

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2690

January 21, 2015, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work Session Report: A work session will be held on February 4, 2015, 11:00 a.m., in the 10th Floor North Conference Room to discuss the City of Tulsa Zoning Code update and the small area plan selection process.

Director's Report:

Review of TMAPC receipts for the month of December 2014

1. Minutes of December 17, 2014, Meeting No. 2688
2. Minutes of January 7, 2015, Meeting No. 2689

CONSENT AGENDA:

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

3. **LC-640** (Lot-Combination) (County), Location: North and east of the northeast corner of West 11th Street South and South 263rd West Ave
4. **LC-641** (Lot-Combination) (CD-1), Location: North of the northeast corner of East 31st Place North and North Wheeling Place
5. **Henry Orthodontics – Final Plat**, Location: South of the southeast corner of South Harvard Avenue and 41st Street South, (CD-9)
6. **PUD-819 – AAB Engineering, LLC**, Location: Northeast corner of South Garnett Road and East 11th Street South, requesting a **PUD Detail Site Plan** for a new convenience store, **CS/PUD-819**, (CD-3)

7. **AC-134 – AAB Engineering, LLC**, Location: Northeast corner of South Garnett Road and East 11th Street South, requesting an **Alternative Compliance Landscape Plan** to provide additional street yard landscaping in lieu of providing 30% in Development Area C and provide additional parking trees in lieu of providing 15% net landscape area within Development Area A, **CS/PUD-819**, (CD-3)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

8. **Open Arms – Minor Subdivision Plat**, Location: North of the northeast corner of East 51st Street South and South 177th East Avenue, (CD-6) (Continued from December 17, 2014)
9. **CZ-437 – Presley Family Ministries**, Location: Southeast corner of West 41st Street and Gilcrease Expressway, requesting a rezoning from **AG to RM-2/CG**, (County) (Related to PUD-824 and The Land Preliminary Plat)
10. **PUD-824 - Presley Family Ministries**, Location: Southeast corner of West 41st Street and Gilcrease Expressway, requesting a PUD for a mixed-use development, single-family, multifamily and mixed use community, **AG to RM-2/CG/PUD-824**, (County) (Related to CZ-437 and The Land Preliminary Plat)
11. **The Land – Preliminary Plat**, Location: Southeast corner of West 41st Street South and South 57th West Avenue/Gilcrease Expressway Alignment, (County) (Related to CZ-437 and PUD-824)
12. **Z-7292 – Carol Brown**, Location: 6818 East 96th Place, requesting a rezoning from **AG to RS-1**, (CD-8)
13. **Z-7288 – John Moody**, Location: North of the northeast corner of East 51st Street and South 177th East Avenue, requesting rezoning from **AG to RM-1**, (CD-6) (Related to PUD-825 and Brookstone Park at Lynn Lane Preliminary Plat) (Continued from 12/3/14, 12/17/14 and 1/7/15)
14. **PUD-825 - John Moody**, Location: North of the northeast corner of East 51st Street and South 177th East Avenue, requesting a **PUD, AG to RM-1/PUD**, (CD-6) (Related to Z-7288 and Brookstone Park at Lynn Lane Preliminary Plat) (Continued from 12/3/14, 12/17/14 and 1/7/15)
15. **Brookstone Park at Lynn Lane - Preliminary Plat**, Location: North of the northeast corner of East 51st Street South and South 177th East Avenue, (CD 6) (Related to Z-7288 & PUD-825) (Continued from 12/3/14, 12/17/14 and 1/7/15)

OTHER BUSINESS

16. Election of TMAPC Officers for 2015

17. 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.

TMAPC RECEIPTS
Month of December 2014

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$300.00	\$300.00	\$600.00	69	\$2,025.00	\$2,025.00	\$4,050.00
Zoning	3	1,205.00	1,205.00	2,410.00	24	11,700.00	11,700.00	23,400.00
PUDs & Plan Reviews	41	3,555.00	3,555.00	7,110.00	200	22,660.00	22,660.00	45,320.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$5,060.00</u>	<u>\$5,060.00</u>	<u>\$10,120.00</u>		<u>\$36,385.00</u>	<u>\$36,385.00</u>	<u>\$72,770.00</u>
LAND DIVISION								
Minor Subdivisions	2	\$325.00	\$325.00	\$650.00	5	\$1,630.00	\$1,630.00	\$3,260.00
Preliminary Plats	3	1,700.75	1,700.75	3,401.50	18	\$9,970.75	\$9,970.75	19,941.50
Final Plats	2	912.50	912.50	1,825.00	8	\$3,717.50	\$3,717.50	7,435.00
Plat Waivers	0	0.00	0.00	0.00	5	\$625.00	\$625.00	1,250.00
Lot Splits	6	292.50	292.50	585.00	52	\$2,656.50	\$2,656.50	5,313.00
Lot Combinations	9	450.00	450.00	900.00	48	\$2,350.00	\$2,350.00	4,700.00
Access Changes	2	50.00	50.00	100.00	2	\$150.00	\$150.00	300.00
Other		0.00	0.00	0.00	<u>0</u>	\$0.00	\$0.00	0.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>		<u>\$0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,730.75</u>	<u>\$3,730.75</u>	<u>\$7,461.50</u>		<u>\$21,099.75</u>	<u>\$21,099.75</u>	<u>\$42,199.50</u>
BOARDS OF ADJUSTMENT								
Fees	36	\$12,550.00	\$600.00	\$13,150.00	94	\$37,200.00	\$5,350.00	\$42,550.00
Refunds		0.00	0.00	\$0.00	19	(\$400.00)	(\$300.00)	(700.00)
NSF Check		0.00	0.00	\$0.00	19	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>	<u>0</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>0.00</u>
		<u>\$12,550.00</u>	<u>\$600.00</u>	<u>\$13,150.00</u>		<u>\$36,800.00</u>	<u>\$5,050.00</u>	<u>\$41,850.00</u>
TOTAL		\$21,340.75	\$9,390.75	\$30,731.50		\$94,284.75	\$62,534.75	\$156,819.50
LESS WAIVED FEES *		\$0.00		\$0.00		(\$274.28)		(\$274.28)
<hr/>								
GRAND TOTALS		\$21,340.75	\$9,390.75	\$30,731.50		\$94,010.47	\$62,534.75	\$156,545.22

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

Final Subdivision Plat

Henry Orthodontics - (CD 9)

South of the southeast corner of South Harvard Avenue and 41st Street South

This plat consists of 2 Lots, 1 Block, on .86 acres.

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

DRAFT FINAL PLAT #3

PUD 798

ENGINEER:

ENGINEERING

REGISTRATION NO. 60-7892-1

PO BOX 2138

ALLAN@AABEN

NE: (918) 514-

OWNER:

OWNERS: **W. & H. HENR**

AST 01ST S

OKLAHOMA

Tel: (918) 282-

REVEYOR:

KEYWORDS:
AND OF

ATION NO. 6

S MAIN ST.
NEW YORK 744

LASLANDC

(918)486-8

3-E

DLNA

FLOODPLAIN

FINAL PLAT

1

SITE DATA

1

DENTICS



Case Number: PUD-819
Detail Site Plan

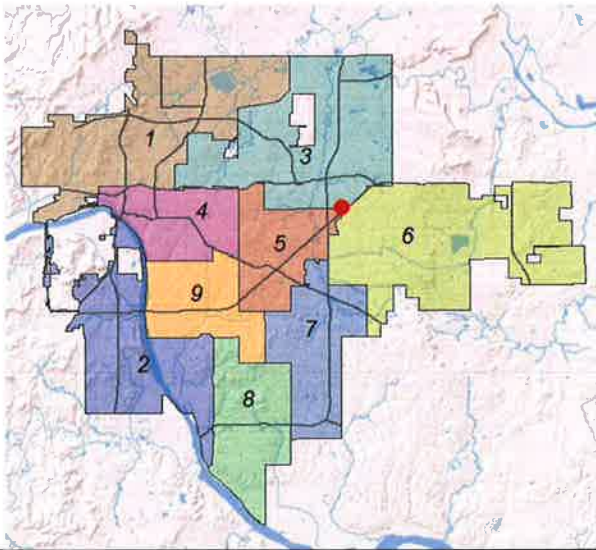
Hearing Date: January 21, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: AAB Engineering, LLC

Property Owner: Quiktrip Corporation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
Plan represents details for a new convenience store within the PUD.

Gross Land Area: 1.76 Acres

Location: Northeast corner of South Garnett Road and East 11th Street South

11315 East 11th Street South

Development Area C

Zoning:
Existing Zoning: CS/PUD-819
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **APPROVAL**.

Staff Data:
TRS: 9405
CZM: 39
Atlas: 856

City Council District: 3
Councilor Name: David Patrick

County Commission District: 1
Commissioner Name: John Smaligo

SECTION I: PUD-819 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 convenience store including one, one story building.

PERMITTED USES:

Uses permitted as a matter of right (including all uses customarily accessory thereto within the following Use Units: Use Unit 10 – Off-Street Parking, Use Unit 12 – Eating Establishments other than Drive-Ins, Use Unit 13 – Convenience Goods and Services, Use Unit 14 – Shopping Goods and Services. The convenience store 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 are provided. All lighting standards shall be constructed in a manner that prevents visibility of the light emitting element from adjacent residentially zoned properties. No lighting standard shall exceed 30 ft.

SIGNAGE:

The site plan illustrates wall and ground sign locations. 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 applicant has applied for Landscape Alternative Compliance, case AC-134. Pending approval of AC-134 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 new sidewalks along East 11th Street South and South Garnett Road. Pedestrian paths adjacent to the proposed building are shown. The PUD requires a dedicated and fully ADA compliant sidewalk connection be constructed from the western Quiktrip entrances to the newly constructed Garnett Road sidewalk. This is not shown on the site plan submitted, but is required per the PUD Development Standards.

SUMMARY:

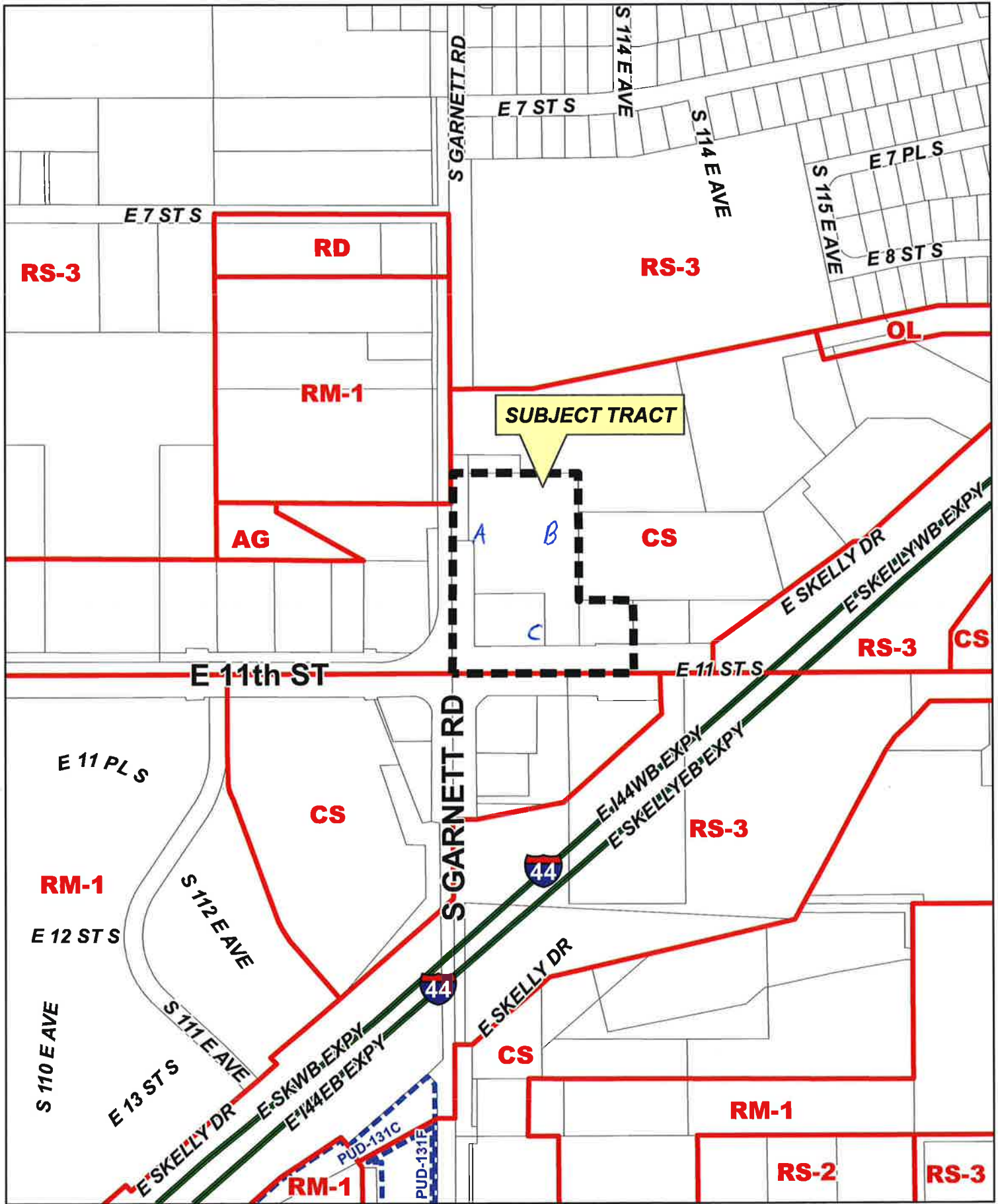
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-819**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development, with the exception of a fully ADA compliant sidewalk connection to the Quiktrip western entrances from the newly constructed Garnett Road sidewalk being required. 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 Site Plan
Applicant Site Lighting Plan
Applicant Exterior Elevations

Staff recommends **APPROVAL** of the detail site plan for the proposed new convenience store.

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



PUD-819

19-14 5

6.4



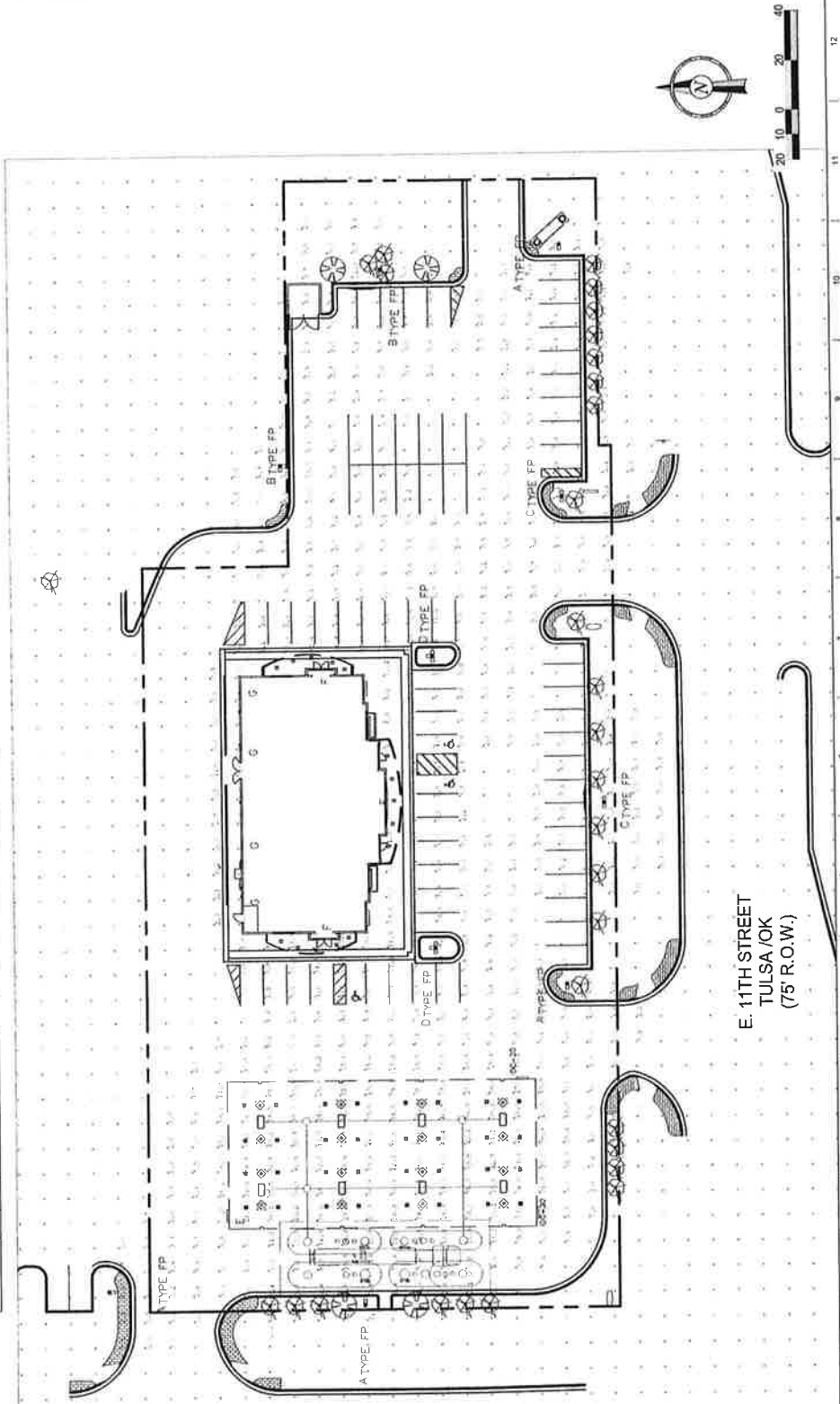
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PUD-819

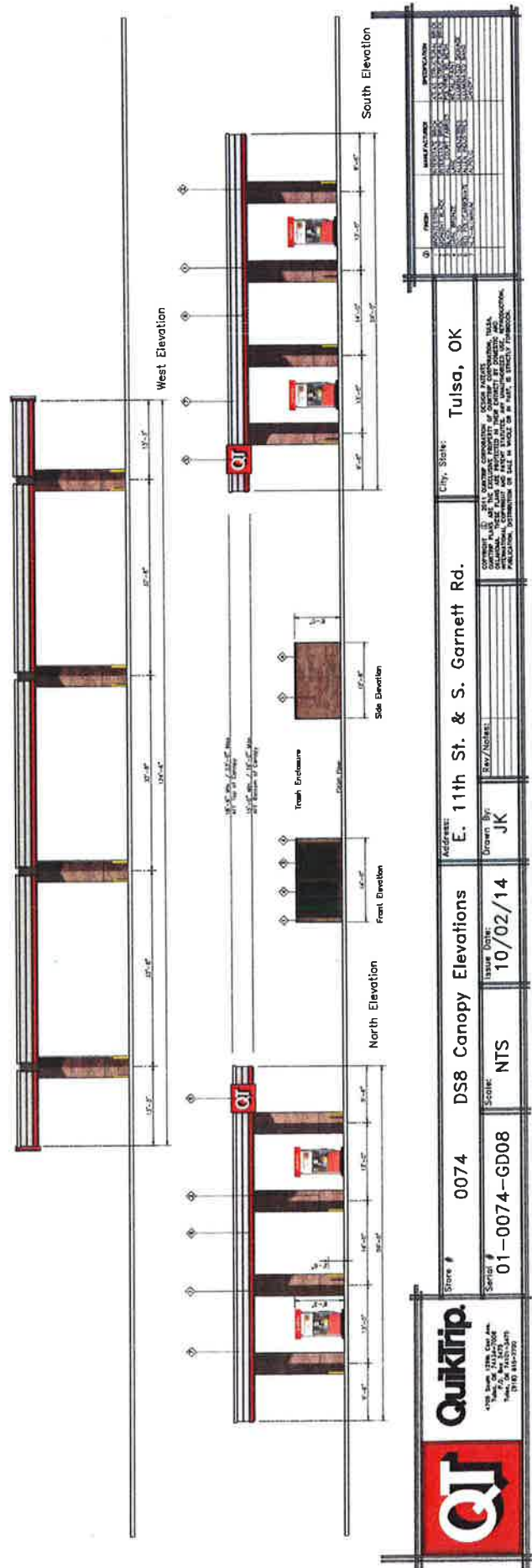
19-14 5

6.5



[illegible][illegible]

E. 11TH STREET
TULSA /OK
(75' R.O.W.)



6.9



Case #: AC-134
Alternative Compliance Landscape Plan

Hearing Date: January 21, 2015

Case Report Prepared by:

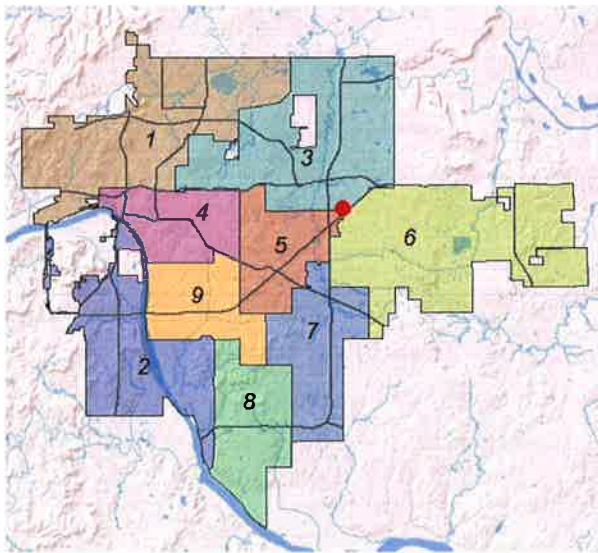
Jay Hoyt

Owner and Applicant Information:

Applicant: AAB Engineering
 Property Owner: QuikTrip Corporation

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary:
 Request for Alternative Compliance Landscape Plan to provide additional street yard landscaping in lieu of providing 30% in Development Area C and provide additional parking trees in lieu of providing 15% net landscape area within Development Area A.

Net Land Area:
 3.29 Acres

Location:
 Northeast Corner of South Garnett Road and East 11th Street South

Zoning:

Existing Zoning: CS/PUD-819
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Town Center
 Growth and Stability Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

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

Staff Data:

TRS: 9325
 CZM: 48 Atlas: 552

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

AC-134 ALTERNATIVE COMPLIANCE LANDSCAPE PLAN

SECTION I:

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a proposed new convenience store at the Northeast Corner of South Garnett Road and East 11th Street South

The landscape plan submitted does not meet the technical requirements of the PUD for the following reasons:

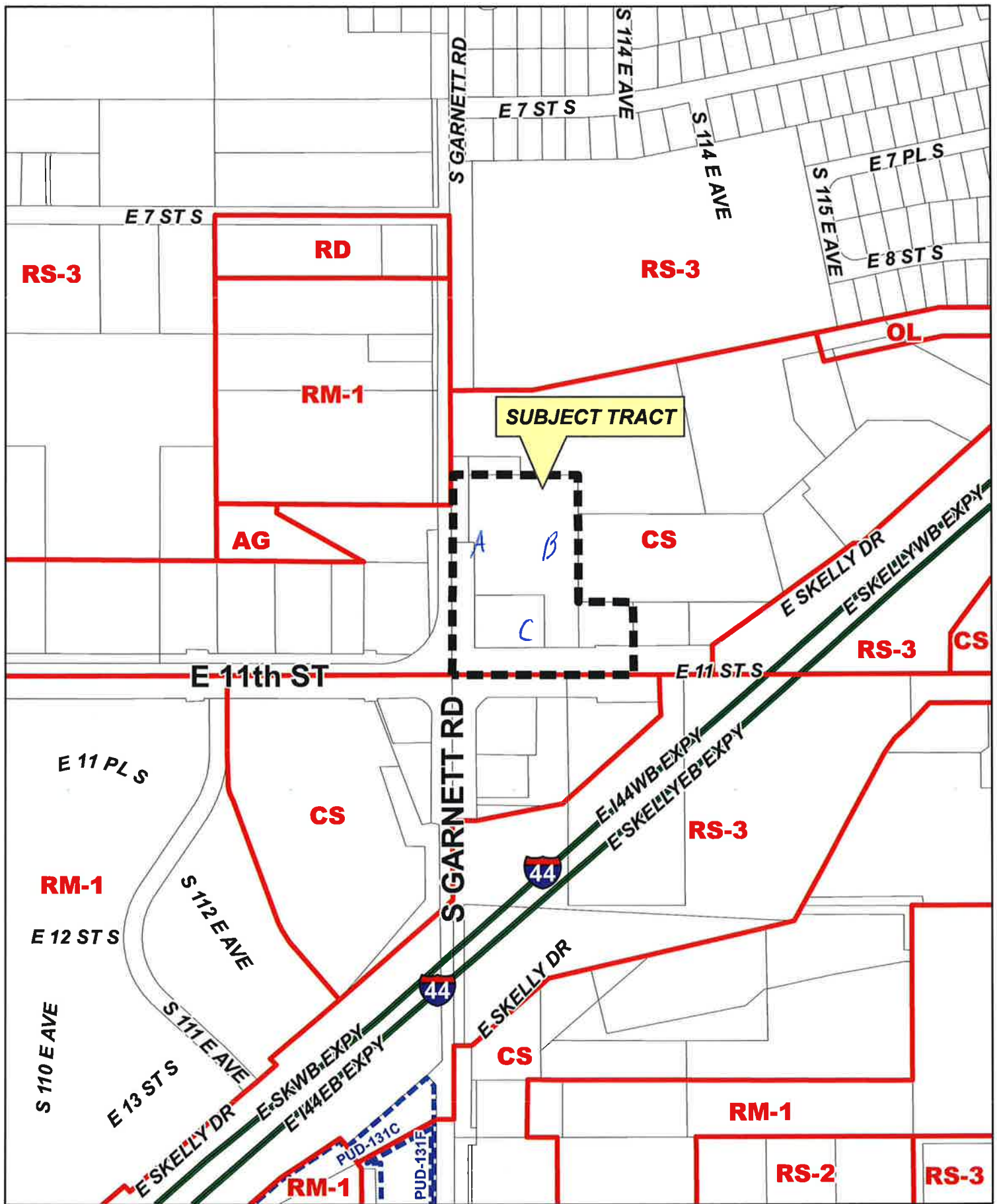
- 1) There is a typographical error in the PUD that transposed the percentages requirement with the respective street yards (i.e. it was intended that 30% be required in Development Area A and 15% within Development Area C).

If the intended numbers are used, the proposed landscape plan exceeds the requirements of the PUD with regards to Street Yards.

The applicant has stated that the Alternative Compliance has been applied for instead of a Minor Amendment to the PUD in the interests of time in regards to project schedule. The applicant will be submitting for a Minor Amendment to the PUD at a future date to correct the Development Standards to reflect the originally intended street yard percentage requirements.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of the PUD and Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-134.

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





19-14 5

7.9



QuikTrip Parcel Legal Description

Part of Lot One (1), Block One (1), CROSSROADS MALL ADDITION to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, more particularly described as follows, to-wit:

Beginning at the most Southerly Southeast corner of Lot 1, thence North along the boundary line of Lot 1, Block 1, Crossroads Mall Addition a distance of 126.15 feet (more or less) to the lot corner shown on the Plat; thence West a distance of 154.29 feet (more or less) to a point in the East line of Lot 1, Block 1, Motel 6 First, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof; thence South along the East line of Lot 1, Block 1, Motel 6 First, a distance of 131.15 feet (more or less) to the Southeast corner of Lot 1, Block 1, Motel 6 First, being in the South line of Lot 1, Block 1, Crossroads Mall Addition; thence East along the South line of Lot 1, Block 1, Crossroads Mall Addition a distance of 46.7 feet (more or less); thence North along the boundary line of Lot 1, Block 1, Crossroads Mall Addition, a distance of 5 feet (more or less); thence East along the South line of Lot 1, Block 1, Crossroads Mall Addition a distance of 107.48 feet (more or less) to the point of Beginning.

SAID TRACT OF LAND CONTAINING 3.9177 ACRES / 170,656.41 SQUARE FEET.

7.5

Alternative Compliance Summary

AAB Engineering, LLC has submitted an alternative compliance plan for QuikTrip # 0074 which is located within PUD 819. While the landscape plan provided largely conforms to the conceptual plan presented within the PUD it does not meet the text requirements regarding Street Yard in development areas A & C. This is due to a typographic error that transposed the percentages requirement within the respective street yards (i.e. it was intended that 30% be required within Development Area A and 15% within Development Area C). If intended numbers are used the proposed landscape plan exceeds the requirements of the PUD with regard to Street Yards.



Tulsa Metropolitan Area
Planning Commission

Case : Open Arms Child Development
Center
Preliminary Subdivision Plat

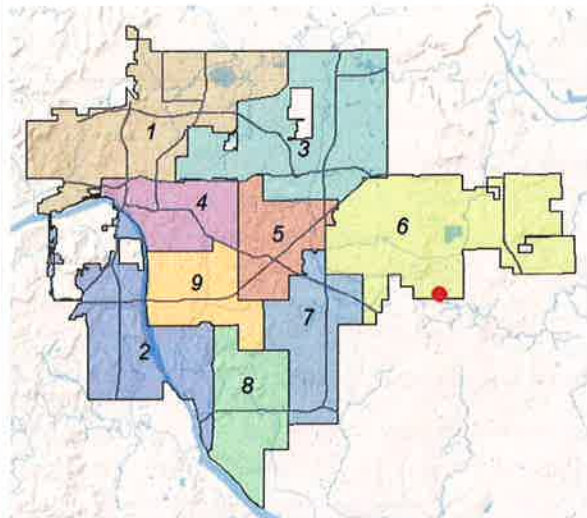
Hearing Date: January 21, 2015
(Continued from 12/17/14)

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Mark Capron, Sisemore, Weisz &
Associates

Owner: The Evangelical Lutheran Church of
Our Savior

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Subdivision Plat Approval

Tract Size: 3.7 acres

Location: North of the northeast corner of
East 51st Street South and South 177th East
Avenue

Zoning:
Existing Zoning: AG with Board of
Adjustment case 21265

Staff Recommendation:
Staff recommends **APPROVAL**.

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

EXHIBITS:

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

Subdivision Map

MINOR SUBDIVISION PLAT

Open Arms Child Development Center - (CD 6)

North of the Northeast corner of East 51st Street South and South 177th East Avenue

This plat consists of 1 Lot, 1 Block, on 3.7 acres.

The following issues were discussed December 4, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG with Board of Adjustment case 21265 including a church, child care center and recreational vehicles.
2. **Streets:** A total drive width of 40 feet will be allowed for this development (either one 40 foot wide two way drive or a one way 16 foot entry drive and a one way 24 foot exit drive). Drives need to match alignment with street across 177th Avenue. Left turn lane at drive will be required unless a warrant study proves operations on 177th will not degrade from traffic accessing the development during peak times. Sidewalks to be build as part of IDP (infrastructure development plan), not building permit. Discuss turn lane requirement with Doug Duke of Development Services.
3. **Sewer:** Since the existing sewer line in Stonegate will be utilized, a Sanitary Sewer District has to be created and the following fees will be assessed for the entire acreage: \$700/acre Broken Arrow Excess Capacity Fees, Administration fees for the City of Tulsa for 2.9% of the Broken Arrow fees, Trinity Creek Payback Contract Fees of \$640/acre, Stone Creek Farms Lift Station Use Fees of \$150/acre to be assessed during development approval.
4. **Water:** Additional easement may be required for water meter locations.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO may need additional easements.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Add north arrow to location map. Legal description does not close. (Section 333d. Distance does not match legal. Change Bearing direction to follow the direction of the legal description. Basis of Bearing needs to be identified and include Coordinate System uses. Submit data control sheet. On location map show names of pending subdivisions in mile block. In covenants Section IG3 change the first word on line 2 from By to be. Remove references to Department of Public Works. Confirm that existing Valor easement will not have superior or conflicting rights over general utility easement. **City Legal:** Language must be corrected per City Legal comments.

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.



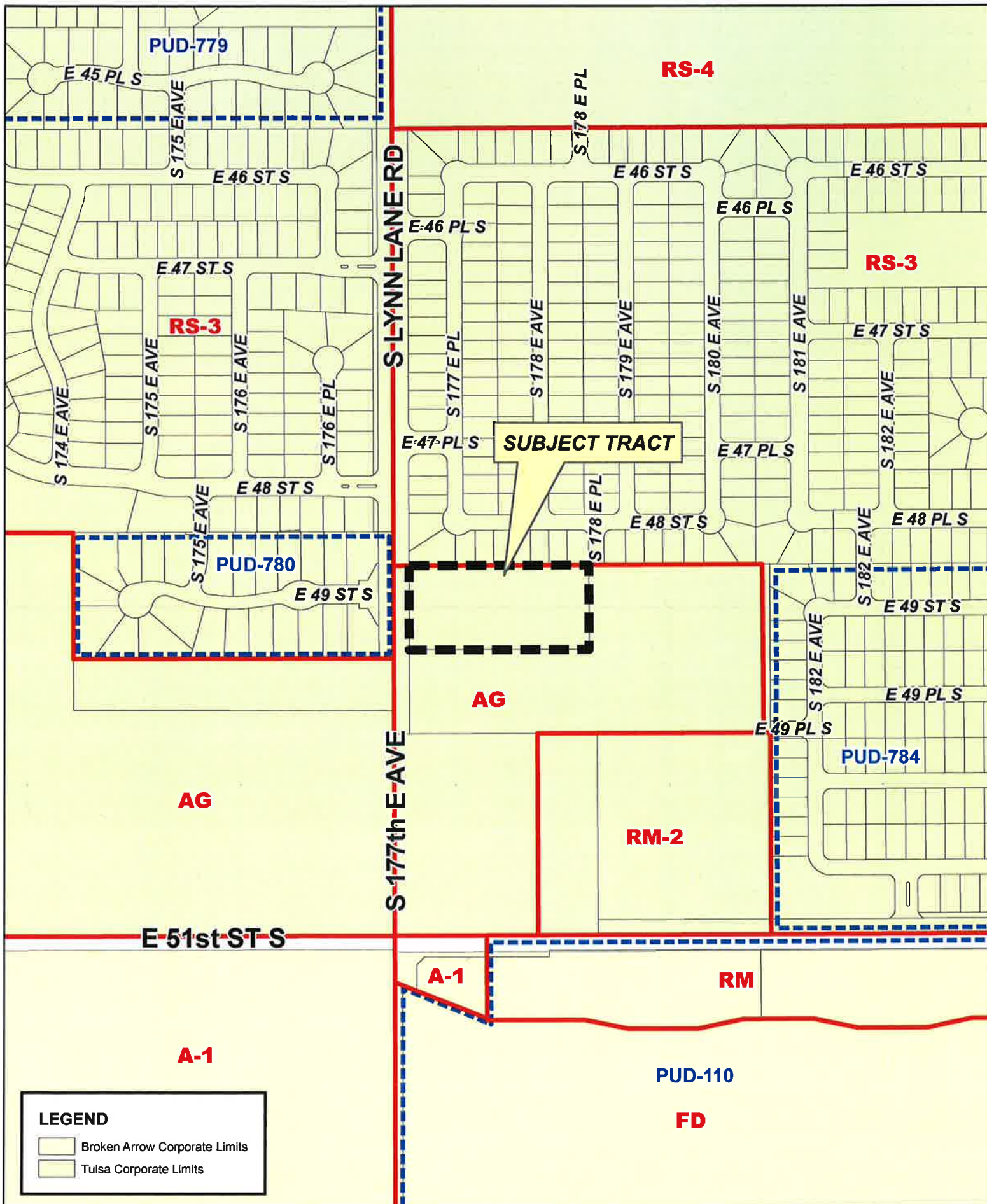
OPEN ARMS CHILD DEVELOPMENT CENTER

8.6

Aerial Photo Date: March 2014

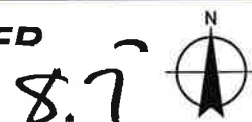
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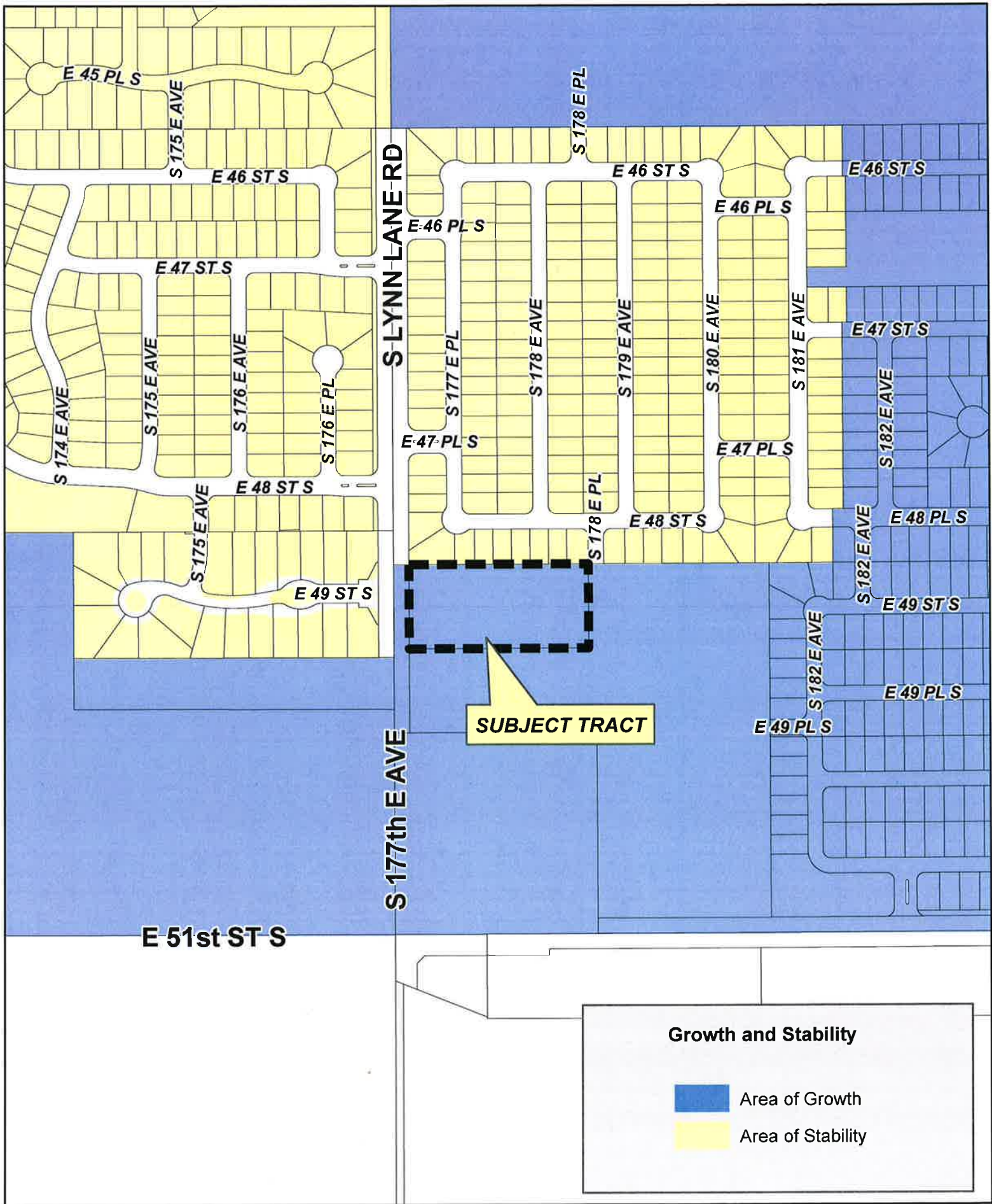
Note: Graphic overlays may not p
align with physical features on the ground.



OPEN ARMS CHILD DEVELOPMENT CENTER^{CD}

19-14 25



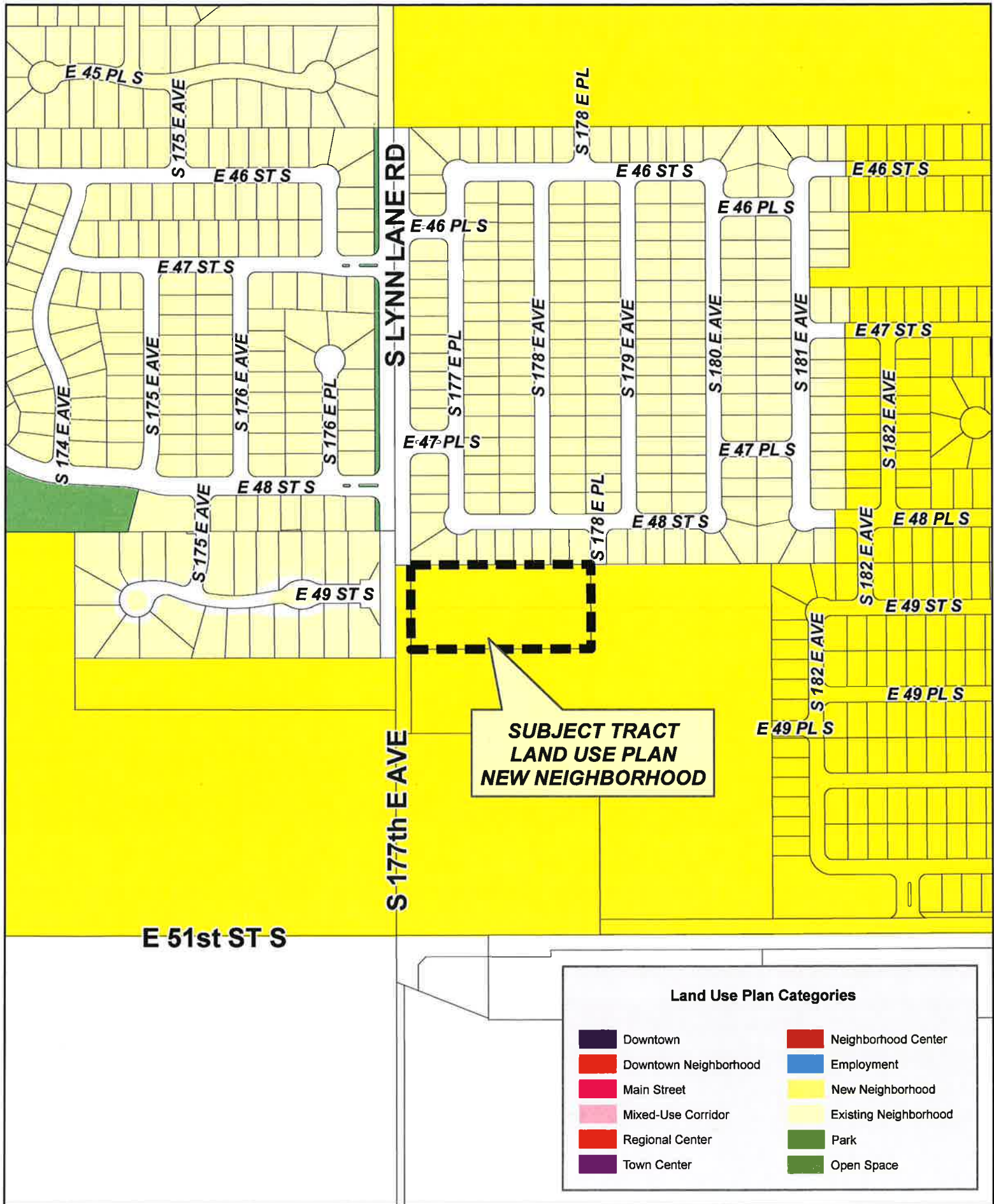


OPEN ARMS CHILD DEVELOPMENT CENTER^{ED}

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8.8





OPEN ARMS CHILD DEVELOPMENT CENTER



19-14 25

8.9





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-437

Related to PUD 824

Hearing Date: January 21, 2015

Case Report Prepared by:

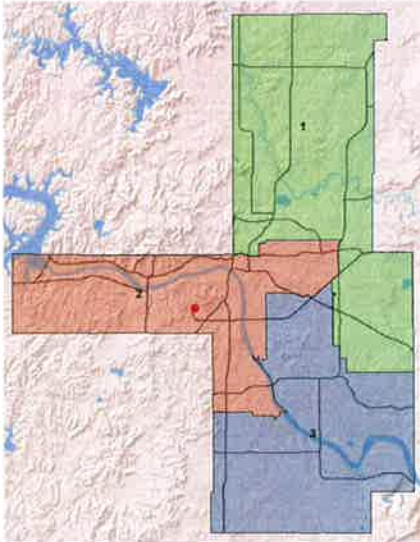
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Presley Family Ministries

Property Owner: Presley Family Ministries

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Agriculture

Proposed Use: Mixed use

Concept summary: Rezoning request to allow a mixed use development with a PUD overlay.

Tract Size: 21.5 \pm acres

Location: Southeast corner of W. 41st St. and Gilcrease Expressway

Zoning:

Existing Zoning: AG

Proposed Zoning: RM-2/ CG

Comprehensive Plan:

Vision 2000 Tulsa Metropolitan Area Comprehensive Plan. Planning District 9, Special District 6.

Staff Recommendation:

Staff recommends approval of RM-2 and CG but only in conjunction with PUD 824.

The zoning boundary is consistent with the PUD land use designations and anticipated development pattern.

Staff Data:

TRS: 9229

CZM: 45

Atlas: 0

County Commission District: 2

Commissioner Name: Karen Keith

9.1

SECTION I: CZ-437

DEVELOPMENT CONCEPT:

CZ-437 is required for the support of Planned Unit Development No. 824 comprises 21.50 acres located at the southeast corner of the Gilcrease Expressway and W. 41st Street South, at the present northerly terminus of the Gilcrease Expressway. The rezoning request will modify the underlying zoning from AG to CG and RM-2. The CG is approximately the north 1/3rd of the site with the remaining 2/3rd of the site being zoned RM-2.



Figure 1. Aerial Image of the Site and Vicinity

The Land is a mixed-use neighborhood based on a Duany Plater-Zyberk & Company (DPZ) masterplan. The existing site consists of about 21.50 acres that will be developed in 5 phases over an approximate 20 year period. A charrette was held in May 2012 to come to a consensus on the neighborhood concept and a 3-day infrastructure workshop was held in January 2013. The Land neighborhood is located at 5151 West 41st Street, on the south side of the road, and east of and adjacent to the proposed Gilcrease Freeway extension and off ramp. The Land is located in Tulsa County. There are some existing improvements to the property consisting of some office buildings, blueberry fields, ponds, sand volleyball courts, and as much as 8' of mulch fill over existing ground south of the ponds. Vacant lands exist to the south and east of the property, and single family residences to the north of 41st Street.

9.2

REVISED 1/14/2015

EXHIBITS:

INCOG Case map

INCOG Aerial

Applicant Exhibits:

Refer to PUD 824

DETAILED STAFF RECOMMENDATION:

Rezoning request CZ-437 in conjunction with PUD 824 is consistent with the existing development pattern north and east of the site and is in harmony with the light industrial uses on the south. The proposed expressway along the west border is also complementary with the anticipate mixed use project defined in the PUD and;

The Vision 2000 Tulsa Metropolitan Area Comprehensive Plan contemplated this as a light industrial area and specifically mentioned that the use should be complementary of the surrounding residential area, furthermore the Plan recommended use of a PUD as a tool for providing appropriate standards to complement surrounding neighborhood uses and;

The unusual zoning pattern is only consistent with a specific site development plan. PUD 824 accurately respects the patterns of the uses that will be allowed with these zoning descriptions. Future modifications to the PUD may require adjustments to the underlying zoning and;

The PUD is consistent with the PUD standards of the Tulsa County Zoning Code therefore;

Staff recommends Approval of CZ-437 to rezone property from AG to RM-2, CG in conjunction with PUD 824

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Land is outside the limits of the City of Tulsa Comprehensive Plan. The Vision 2000 Tulsa Metropolitan Area Comprehensive Plan defined this as a Special District inside the District 9 Planning District. The text for Special District 6 recommends that this property should be developed as an industrial area however there are specific recommendations that the industrial uses should be respectful of the adjacent residential areas. Industrial uses which have external impacts such as noise, smoke, fumes, etcshould be developed with light to medium manufacturing and should be arranged so that the more intense uses occur at the interior of the area with the least intense uses in relationship to adjoining land.

CZ-437 in conjunction with PUD-824 is respectful of the adjacent properties and existing neighborhood.

Vision 2000 suggest in section 3.6.3.2 that the PUD provisions of the Tulsa County Zoning Ordinance will be encouraged to reduce the adverse impacts upon Jane Addams School and to increase the potential for residential use of the land east and north of the school. Jane Addams School is approximately one mile southwest of this project and does not affect the school except that it may add student population when the project is completed.

Land Use Vision:

Land Use Plan map designation: None

Areas of Stability and Growth designation: None

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The Land is located in Tulsa County. There are some existing improvements to the property consisting of some office buildings, blueberry fields, ponds, sand volleyball courts, and as much as 8' of mulch fill over existing ground south of the ponds. Vacant lands exist to the south and east of the property, and single family residences to the north of 41st Street.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 41 st Street South	Secondary Arterial	100 feet	2
Gilcrease Expressway	Expressway	As required by ODOT	2

Utilities:

The subject tract has municipal water and sewer available from the City of Tulsa.

Surrounding Properties: The subject tract is abutted on the east by a Church, zoned Industrial Research (IR); on the north by single family residential, zoned RS; on the south and east is light industrial development zoned IL; and on the west by the Gilcrease Expressway.

SECTION III: Relevant Zoning History

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

Subject Property:

CBOA-2099 May 18, 2004: The Board of Adjustment **denied** a *Special Exception* to permit a temporary structural tent on previously approved church property, finding it would be difficult to enforce the code for the temporary and changeable conditions; located at 5310 W. 41st St., on property located at and also known as the subject property.

9.4

CBOA-1650: The Board of Adjustment **approved** a *Special Exception* to permit a church in the AG district, subject to activities so specified on the submitted site plan; all exterior lighting be shown as on the submitted site plan; light should be directed down and away from the north boundary; and **approved** a *Special Exception* to permit the use of a tent on a temporary basis until construction is completed (to cover construction materials), for a period not to exceed eight months, per plan submitted; located at 5310 W. 41st St., on property located at and also known as the subject property.

BOA-7563 September 21, 1972: The Board of Adjustment **approved** a *Special Exception* to operate a rodeo grounds in an AG district, subject that the property be used by a non-profit organization and that public activities be restricted to one event per month, on property located at 5520 W. 41st St. and also known as the subject property.

Surrounding Property:

CBOA-2352 November 17, 2009: The Board of Adjustment **approved** a *Special Exception* to permit a church use (Use Unit 5) in an IL district (Section 910), on property located at 5010 W. 41st St. S. and is abutting east of subject property.

CBOA-2268 June 19, 2007: The Board of Adjustment **approved** a *Special Exception* to permit a fireworks stand, a pumpkin patch, and Christmas tree sales (Use Unit 2) in a CS district; with conditions for days and hours of operation: fireworks for sale only, with no displays June 15th to July 5th, pumpkins for sale October 1st to November 5th, and Christmas trees November 23rd to December 24th; from 10a to 10p; and the approval is limited to the next three years; and **approved** the *Variance* of the paving requirement to permit a temporary gravel driving surface, finding the temporary nature of the requested use, for the dates listed in the special exception; approved for three years., on property located at 5010 W. 41st St. S. and is abutting east of subject property.

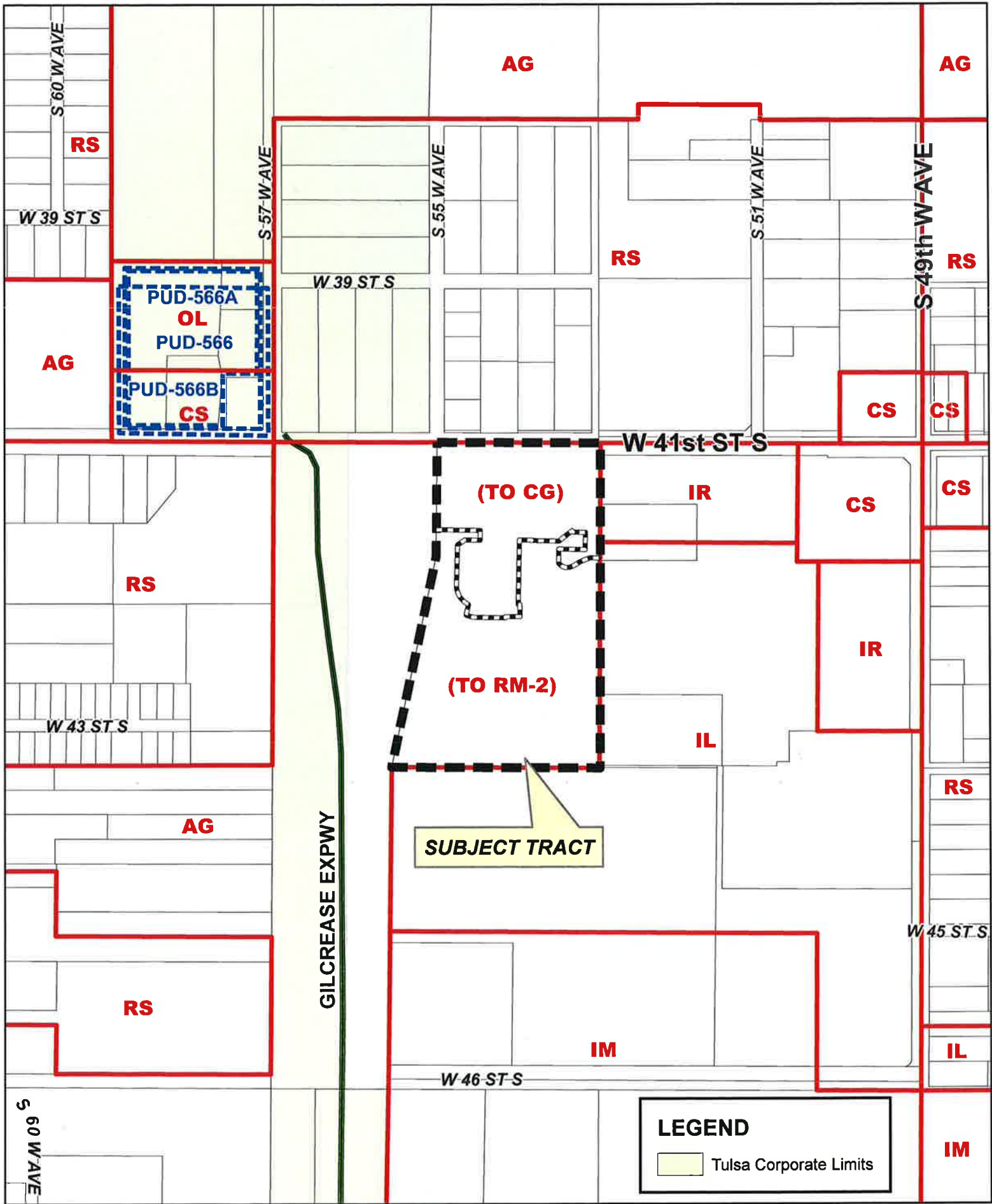
CZ-162 January 1988: All concurred in approval of a request for rezoning a 40± acre tract of land from AG to CS/ IR/ IL for commercial and light industrial, on property located on the southwest corner of W. 41st St. and S. 49th W. Ave. and abutting east of subject property.

CZ-156 May 1987: A request was made for rezoning a 80± acre tract of land from AG to OM/ IR/ IM/ CO for offices, research and industrial uses, on property located on the northwest corner of S. 49th W. Ave. and W. 46th St. S. and abutting south of subject property. All concurred in approval of excluding the west 525 ft. from application to remain AG, with the north 660 ft. of the balance being IL and the south 660 ft. being IM and IR zoning the east 400 ft.

1/7/2015 1:30 PM

9.5

REVISED 1/14/2015



CZ-437/PUD-824

19-12 29

9.4



Aerial Photo Date: March 2014

CZ-437/PUD-824

19-12 29

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

9.7





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-824
Related to CZ-437

Hearing Date: January 21, 2015

Case Report Prepared by:

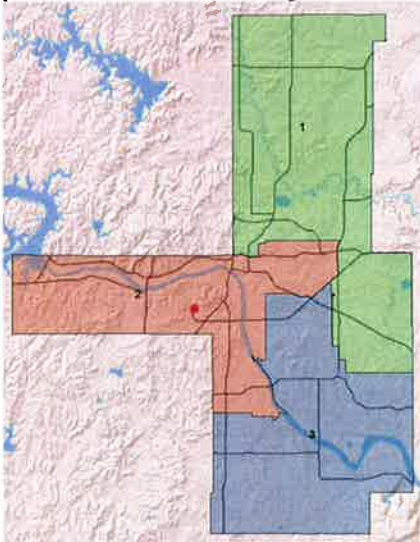
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Presley Family Ministries

Property Owner: Presley Family Ministries

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Agriculture

Proposed Use: Mixed use

Concept summary: The site will be a mixed use development with a PUD overlay. The project will be developed with low impact development standards with private streets.

Tract Size: 21.5 ± acres

Location: Southeast corner of W. 41st St. and Gilcrease Expressway

Zoning:

Existing Zoning: AG

Proposed Zoning: RM-2/ CG/ PUD-824

Comprehensive Plan:

Vision 2000 Tulsa Metropolitan Area Comprehensive Plan. Planning District 9, Special District 6.

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9229

CZM: 45

Atlas: 0

County Commission District: 2

Commissioner Name: Karen Keith

10.1

SECTION I: PUD-824

DEVELOPMENT CONCEPT:

Planned Unit Development No. 824 comprises 21.50 acres located at the southeast corner of the Gilcrease Expressway and W. 41st Street South, at the present northerly terminus of the Gilcrease Expressway.



Figure 1. Aerial Image of the Site and Vicinity

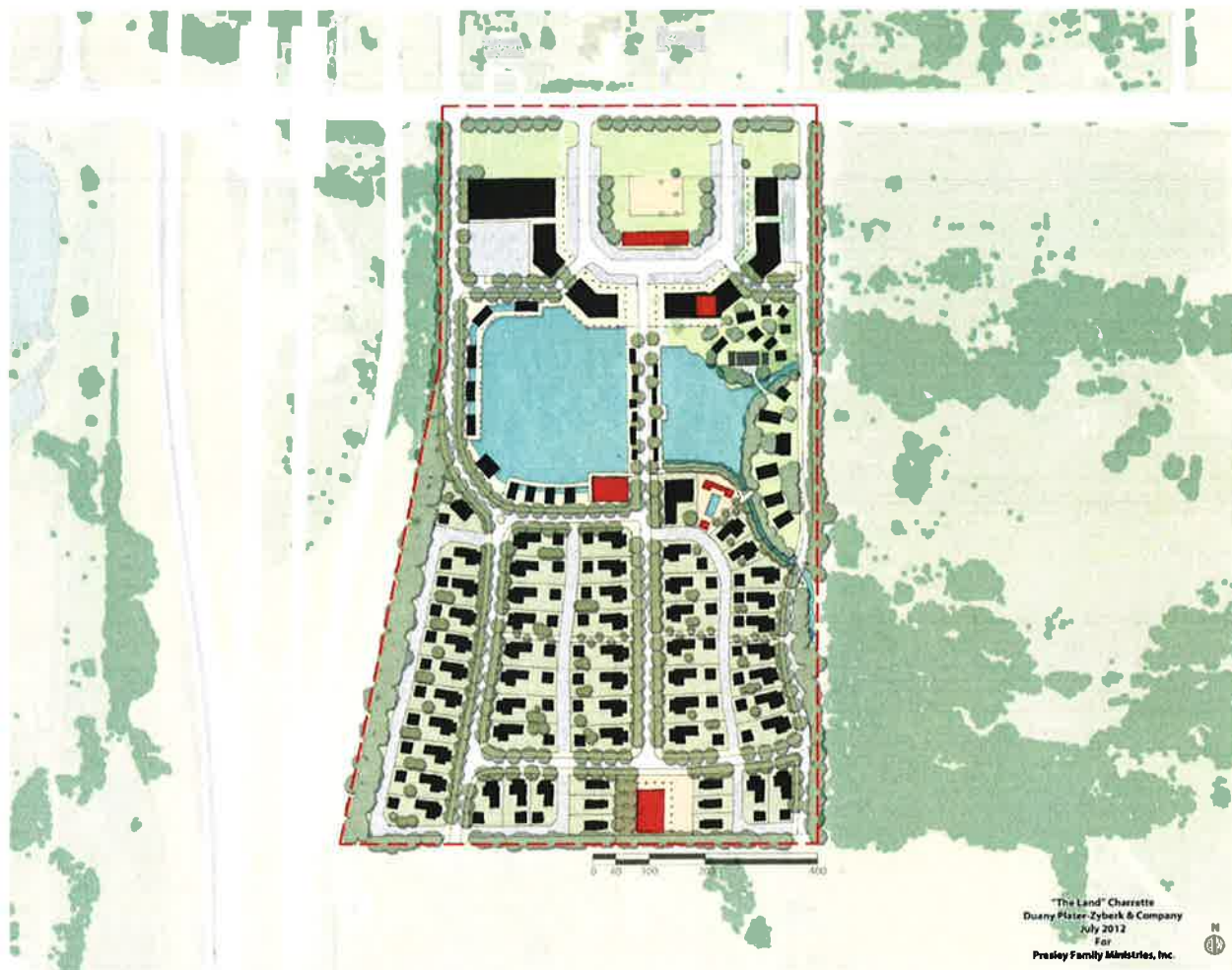
The Land is a mixed-use neighborhood based on a Duany Plater-Zyberk & Company (DPZ) masterplan. The existing site consists of about 21.50 acres that will be developed in 5 phases over an approximate 20 year period. A charrette was held in May 2012 to come to a consensus on the neighborhood concept and a 3-day infrastructure workshop was held in January 2013. The Land neighborhood is located at 5151 West 41st Street, on the south side of the road, and east of and adjacent to the proposed Gilcrease Freeway extension and off ramp. The Land is located in Tulsa County. There are some existing improvements to the property consisting of some office buildings, blueberry fields, ponds, sand volleyball courts, and as much as 8' of mulch fill over existing ground south of the ponds. Vacant lands exist to the south and east of the property, and single family residences to the north of 41st Street.

10.2

Presley Family Ministries is undertaking the development of the The Land Mixed Use Development, which is in accordance with the Tulsa County Comprehensive Plan. The Property is to be developed into a single family, multifamily and mixed use community, which will serve as a new neighborhood center. The Land is designed to include quality construction, uniform vernacular architectural styles, neighborhood amenities, and to provide mixed-income housing opportunities. The Land will be designed to achieve a mixed use, walkable neighborhood, which is pedestrian and bicycle friendly and incorporates green light imprint rainwater treatment. The Land will provide connector streets to W 41st Street, and to future streets to the east and south.

Some particular community benefits are:

- a) Could set an example for the City and County of a high quality walkable neighborhood,
- b) The proposed street network will be safe, walkable and highly aesthetic,
- c) The neighborhood will provide varieties of housing types, including market-rate affordable,
- d) The neighborhood will provide a commercial node for the surrounding neighborhoods.
- e) The neighborhood will incorporate cutting edge, yet low-tech, stormwater treatment systems.
- f) The neighborhood is oriented well for rooftop solar pv installations.



GENERAL NOTES regarding the PUD Site Plan (See Exhibit A):

- a. Building footprints are illustrative - exact building design and setbacks to be determined at final site plan review. Compliance with Environmental, Engineering, Public Works, FEMA / Floodplain, Architecture, Signage, Landscape Architecture, Building and Accessibility

Regulations are the responsibility of the architects and engineers of record.

- b. All tree locations and parking layouts are illustrative and subject to engineering refinements.
- c. Canopies and galleries supported by columns in Transect Zone 5 shall be subject to reciprocal public access easements to allow pedestrian access to the frontage sidewalks.
- d. The Transect Zones are generally defined as; T5 Urban Center- Vertical mixed use, T4 General Urban- Cottages and attached housing, T3 Sub Urban – small Detached Single Family residences. See Development Standards Tables below for more details.
- e. This will be a Planned Unit Development under the management of a property owner's association(s).

The mixed use buildings will include office and retail services for the proposed adjoining residents and neighborhood. Additionally, most of the single family and multifamily residential will consist of smaller units that will support market-rate affordability, and potential student and volunteer tenants. These affordable, market rate and student/volunteer units are to be dispersed throughout the neighborhood.

Each residential unit and commercial space will have its own mechanical equipment and toilet/ bathroom fixtures, and separate meters will be provided for each residential unit and commercial space. For the mixed use building, residential and commercial AC equipment will be located on the roof of buildings with maintenance access from the top floor. All rooftop units will be screened by a parapet to cover and minimize its visibility from the ground plane.

Land Use Table

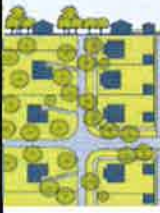
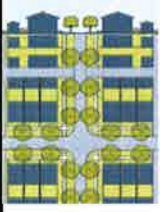
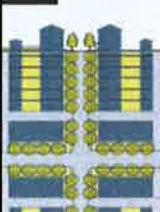
Public Access and Utility Easements (Property Owner's Association Owned and Maintained)								
Uses	Land Areas (sf)	Land Areas (%)	Number of Lots	Primary Structures	Offstreet Prkg Spcs	Accessory Dwelling Unit	Number of Dwelling Units	Non-Residential Floor Area (sf)
Streets	268,773	29%		0				
Rear Lanes	52,077	5%		0				
Pedestrian Ways	15,418	2%		0				
Sub-Total	336,248	36%	0	0	0	0	0	0
Common Areas (Property Owner's Association Owned and Maintained)								
Civic Space	124,076	14%	9	2				3,600
Parking Lots	13,075	1%	1	0	Below			
Drainage Ways	115,494	12%	2	0				
Sub-Total	252,645	27%	12	2	0	0	0	3,600
Transect Zones								
T5- Urban Center	51,312	6%	7	6	32		25	29,941
T4- General Urban	78,764	8%	13	34	15		30	3,775
T3- Sub-	217,635	23%	46	46	92	46	92	

10.4

Urban								
Sub-Total	347,711	37%	66	86	139	46	147	33,716
Site Totals								
Total	936,604	100%	78	86	139	46	147	37,316

Section II: Development Standards Tables

The following Tables are from the Smart Code Model Form-based Code v9.2, and adapted to context and urban design of The Land.

Table 1: Transect Zone Descriptions. This table provides descriptions of the character of each Transect Zone.			
T3 	T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.	General Character:	Lawns and landscaped yards surrounding detached single-family houses. Pedestrians are accommodated.
		Building Placement:	Large and variable front and side yard Setbacks
		Frontage Types:	Porches, fences, naturalistic tree planting
		Typical Building Height:	1- to 2-Story.
		Type of Civic Space:	Parks, Greenways
T4 	T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.	General Character:	Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings. Pedestrians are prioritized.
		Building Placement:	Shallow to medium front and side yard Setbacks
		Frontage Types:	Porches, fences, Dooryards
		Typical Building Height:	2- to 3-Story Mixed Use buildings.
		Type of Civic Space:	Squares, Greens
T5 	T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	General Character:	Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity.
		Building Placement:	Shallow Setbacks or none; buildings oriented to street defining a street wall
		Frontage Types:	Stoops, Shopfronts, Galleries
		Typical Building Height:	2- to 3-Story with some variation
		Type of Civic Space:	Parks, Plazas, and Squares, median landscaping

10.5

TABLE 7: Private Frontages. The Private Frontage is the area between the building Façade and the Lot lines.

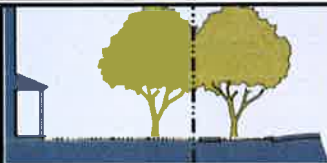
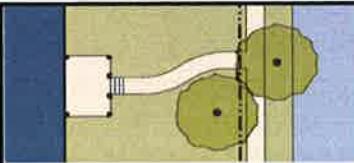

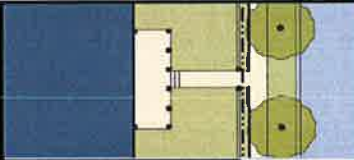
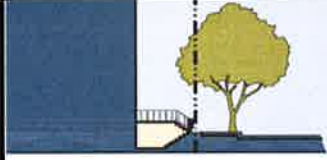
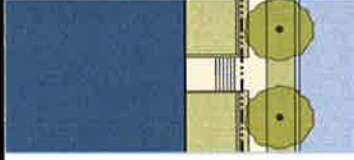
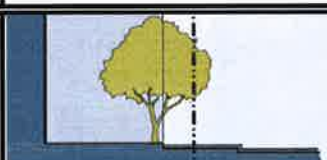
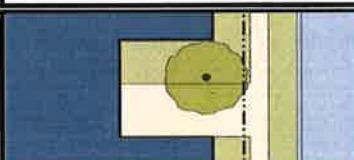
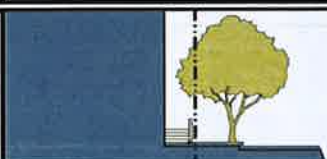

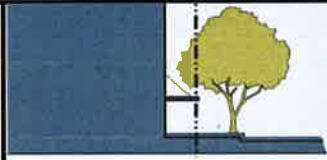

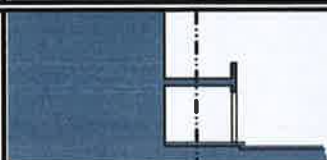
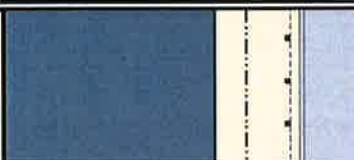
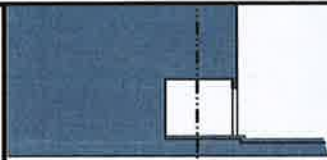

	SECTION		PLAN		
	LOT ▶	◀ R.O.W.	LOT ▶	◀ R.O.W.	
	PRIVATE ▶	◀ PUBLIC	PRIVATE ▶	◀ PUBLIC	
	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	
a. Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.					T3
b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.					T3 T4
c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard .					T4 T5
d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.					T4 T5
e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.					T4 T5
f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage .					T4 T5
g. Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.					T4 T5
h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.					T5

TABLE 9: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p>a. Edgeyard: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</p>		<div>T3</div> <div>T4</div>
<p>b. Sideyard: Specific Types - Charleston single-House, double house, zero-lot-line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p>		<div>T4</div> <div>T5</div>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-work unit, loft building, Apartment House, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		<div>T4</div> <div>T5</div>
<p>d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		<div>T5</div>
<p>e. Specialized: A building that is not subject to categorization. Civic buildings, which may express the aspirations of institutions, are included, and subject to Site Plan Review.</p>		<div>Civic</div>

TABLE 10: Building Function. This table categorizes Building functions within Transect Zones. Parking requirements are correlated to functional intensity. On street parking spaces at the lot frontage as well as onsite parking spaces are credited toward the parking space requirement.

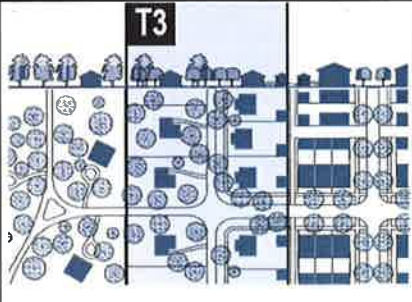
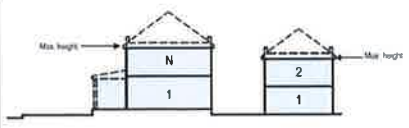
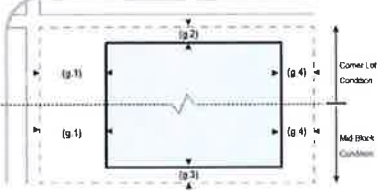
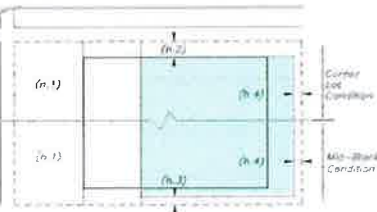
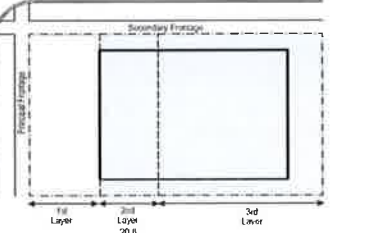
	T3	T4	T5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2 parking spaces for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio which may be reduced according to the the shared parking standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
e. CIVIC (SWIMMING POOL, VISITOR CENTER, CHAPEL)	Special Site Plan review.	Special Site Plan review.	Special Site Plan review.
f. VOLLEYBALL COURTS, PONDS, DRAINAGE, TRAILS	No parking requirements.	No parking requirements.	No parking requirements.

Table 11: Parking Calculations. The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

REQUIRED PARKING (See Table 10)				REQUIRED PARKING FACTOR			
	T2	T3	T4	T5	T6		
RESIDENTIAL	2.0 / dwelling		1.5 / dwelling		1.0 / dwelling		
LODGING	1.0 / dwelling		1.0 / dwelling		1.0 / dwelling		
OFFICE	3.0 / 1,000 sq.ft.		3.0 / 1,000 sq.ft.		2.0 / 1,000 sq.ft.		
RETAIL	4.0 / 1,000 sq.ft.		4.0 / 1,000 sq.ft.		3.0 / 1,000 sq.ft.		
CIVIC	To be determined by Warrant						
OTHER	To be determined by Warrant						

Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE		OFFICE
RETAIL		RETAIL

Table 15A. Form-based Code Graphics - T3

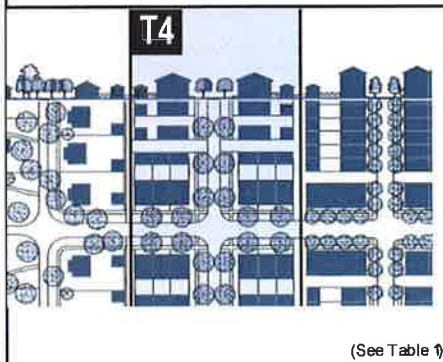
<div style="text-align: center;">  <p>(See Table 1)</p> </div>	<div style="text-align: center;"> BUILDING CONFIGURATION </div> <ol style="list-style-type: none"> Building height shall be measured in number of Stories, excluding Attics and raised basements. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet. Height shall be measured to the eave or roof deck. Porch required <div style="text-align: center;">  </div>																										
<div style="text-align: center;"> I. BUILDING FUNCTION (See Table 1) </div> <table border="1"> <tr><td>Residential</td><td>restricted use</td></tr> <tr><td>Lodging</td><td>restricted use</td></tr> <tr><td>Office</td><td>restricted use</td></tr> <tr><td>Retail</td><td>restricted use</td></tr> </table> <div style="text-align: center;"> K. BUILDING CONFIGURATION </div> <table border="1"> <tr><td>Principal Building</td><td>2 stories max.</td></tr> <tr><td>Outbuilding</td><td>2 stories max.</td></tr> </table> <div style="text-align: center;"> F. LOT OCCUPATION </div> <table border="1"> <tr><td>Lot Width</td><td>35 ft. min., 120 ft. max.</td></tr> <tr><td>Lot Coverage</td><td>60% max.</td></tr> </table>	Residential	restricted use	Lodging	restricted use	Office	restricted use	Retail	restricted use	Principal Building	2 stories max.	Outbuilding	2 stories max.	Lot Width	35 ft. min., 120 ft. max.	Lot Coverage	60% max.	<div style="text-align: center;"> SETBACKS - PRINCIPAL BLDG. </div> <ol style="list-style-type: none"> The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. Facades shall be built along the Principal Frontage to the minimum specified width in the table. <div style="text-align: center;">  </div>										
Residential	restricted use																										
Lodging	restricted use																										
Office	restricted use																										
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<div style="text-align: center;"> L. BUILDING DISPOSITION (See Table 9) </div> <table border="1"> <tr><td>Edgeyard</td><td>permitted</td></tr> <tr><td>Sideyard</td><td>permitted</td></tr> <tr><td>Rearyard</td><td>not permitted</td></tr> <tr><td>Courtyard</td><td>not permitted</td></tr> </table> <div style="text-align: center;"> G. SETBACKS - PRINCIPAL BUILDING </div> <table border="1"> <tr><td>(g.1) Front Setback Principal</td><td>8 ft. min.</td></tr> <tr><td>(g.2) Front Setback Secondary</td><td>8 ft. min.</td></tr> <tr><td>(g.3) Side Setback</td><td>5 ft. min.</td></tr> <tr><td>(g.4) Rear Setback</td><td>20 ft. min.**</td></tr> <tr><td>Frontage Buildout</td><td>40% min. at setback</td></tr> </table> <div style="text-align: center;"> H. SETBACKS - OUTBUILDING </div> <table border="1"> <tr><td>(h.1) Front Setback Principal</td><td>20 ft. min. + bldg. setback</td></tr> <tr><td>(h.2) Front Setback Secondary</td><td>8 ft. min. or 6 ft. at corner</td></tr> <tr><td>(h.3) Side Setback</td><td>3 ft. min.</td></tr> <tr><td>(h.4) Rear Setback</td><td>3 ft. min.*</td></tr> </table>	Edgeyard	permitted	Sideyard	permitted	Rearyard	not permitted	Courtyard	not permitted	(g.1) Front Setback Principal	8 ft. min.	(g.2) Front Setback Secondary	8 ft. min.	(g.3) Side Setback	5 ft. min.	(g.4) Rear Setback	20 ft. min.**	Frontage Buildout	40% min. at setback	(h.1) Front Setback Principal	20 ft. min. + bldg. setback	(h.2) Front Setback Secondary	8 ft. min. or 6 ft. at corner	(h.3) Side Setback	3 ft. min.	(h.4) Rear Setback	3 ft. min.*	<div style="text-align: center;"> SETBACKS - OUTBUILDING </div> <ol style="list-style-type: none"> The Elevations of the Outbuilding shall be distanced from the Lot lines as shown. <div style="text-align: center;">  </div>
Edgeyard	permitted																										
Sideyard	permitted																										
Rearyard	not permitted																										
Courtyard	not permitted																										
(g.1) Front Setback Principal	8 ft. min.																										
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<div style="text-align: center;"> J. PRIVATE FRONTAGES (See Table 7) </div> <table border="1"> <tr><td>Common Lawn</td><td>permitted</td></tr> <tr><td>Porch & Fence</td><td>permitted</td></tr> <tr><td>Terrace or Lightwell</td><td>not permitted</td></tr> <tr><td>Forecourt</td><td>not permitted</td></tr> <tr><td>Stoop</td><td>not permitted</td></tr> <tr><td>Shopfront & Awning</td><td>not permitted</td></tr> <tr><td>Gallery</td><td>not permitted</td></tr> <tr><td>Arcade</td><td>not permitted</td></tr> </table> <div style="text-align: center;"> PARKING PROVISIONS </div> <p>(See Table 10 & 11)</p>	Common Lawn	permitted	Porch & Fence	permitted	Terrace or Lightwell	not permitted	Forecourt	not permitted	Stoop	not permitted	Shopfront & Awning	not permitted	Gallery	not permitted	Arcade	not permitted	<div style="text-align: center;"> PARKING PLACEMENT </div> <ol style="list-style-type: none"> Uncovered parking spaces may be provided at the street frontage and/or within the second and third Layer as shown in the diagram (see Table 17d). Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Special Site Plan review. Trash containers shall be stored within the third Layer. <div style="text-align: center;">  </div>										
Common Lawn	permitted																										
Porch & Fence	permitted																										
Terrace or Lightwell	not permitted																										
Forecourt	not permitted																										
Stoop	not permitted																										
Shopfront & Awning	not permitted																										
Gallery	not permitted																										
Arcade	not permitted																										

** Attached garages with no more than one floor of habitable space above, shall be setback from lot lines in accordance with h. Setbacks - Outbuilding.

* or 15 feet from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

Table 15B. Form-based Code Graphics - T4

**I. BUILDING FUNCTION** (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

K. BUILDING CONFIGURATION (See Table 8) ***

Principal Building	3 stories max., 1 min.
Outbuilding	2 stories max.

F. LOT OCCUPATION (See Table 14f)

Lot Width	18 ft. min.,
Lot Coverage	70% max.

I. BUILDING DISPOSITION (See Table 9)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g) ***

(g.1) Front Setback Principal	3 ft. min.,
(g.2) Front Setback Secondary	3 ft. min.,
(g.3) Side Setback	3 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	Not applicable.

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback Principal	20 ft. min. + bldg. setback
(h.2) Front Setback Secondary	0 ft. min. or 3 ft. at corner
(h.3) Side Setback	0 ft. min. or 3 ft. at corner
(h.4) Rear Setback	3 ft. min. *

J. PRIVATE FRONTAGES (See Table 7)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted
	Refer to approved Site Plan.

PARKING PROVISIONS

(See Table 10 & 11)

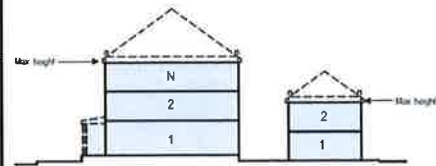
*** Multiple bldgs. on one lot shall be permitted and sited to allow a minimum separation of 6 ft. between buildings.

* or 15 feet from center line of alley

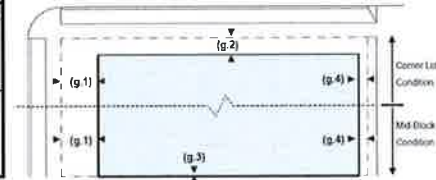
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

BUILDING CONFIGURATION

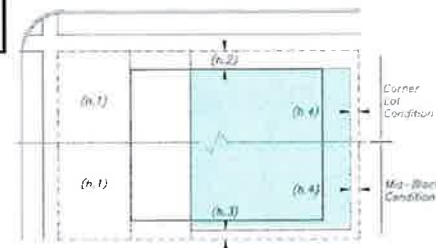
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck.

**SETBACKS - PRINCIPAL BLDG.**

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

1. Uncovered parking spaces may be provided on the street frontage and within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.

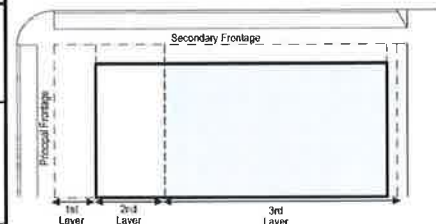
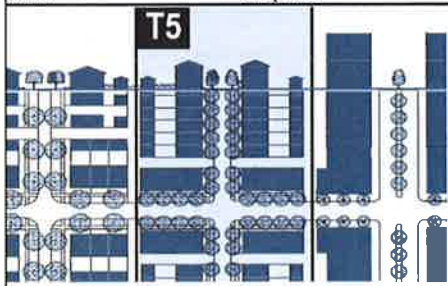


Table 15C. Form-based Code Graphics - T5



(See Table 1)

l. BUILDING FUNCTION (See Table 1)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

k. BUILDING CONFIGURATION

Principal Building	3 stories max., 2 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION

Lot Width	18 ft. min.
Lot Coverage	100% max.

i. BUILDING DISPOSITION (See Table 9)

Edgeward	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Principal	0 ft. min.
(g.2) Front Setback Secondary	0 ft. min.
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	0 ft. min.*
Frontage Buildout	60% min. at setback

h. SETBACKS - OUTBUILDING

(h.1) Front Setback Principal	40 ft. max. from rear property line
(h.2) Front Setback Secondary	0 ft. or 2 ft. at corner
(h.3) Side Setback	0 ft. or 2 ft. at corner
(h.4) Rear Setback	3 ft. min.*

j. PRIVATE FRONTAGES (See Table 7)

Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Scoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to approved Site Plan.

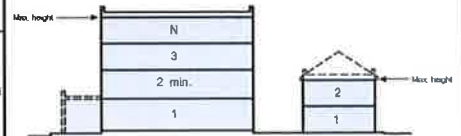
PARKING PROVISIONS

(See Table 10 & 11)

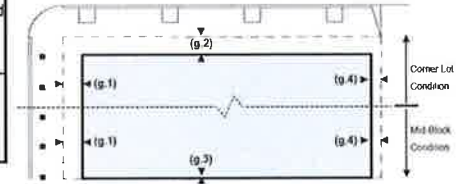
* or 15 feet from center line of alley
 "N" stands for any Stories above those shown, up to the maximum.
 Refer to metrics for exact minimums and maximums.

BUILDING CONFIGURATION

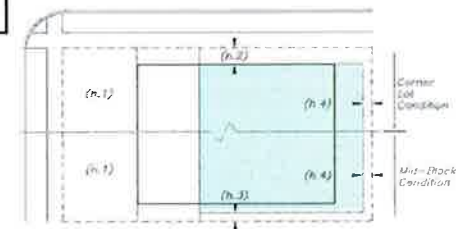
- 1 Building height shall be measured in number of Stories, excluding Attics and raised basements.
- 2 Stories may not exceed 11 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet.
- 3 Height shall be measured to the eave or roof deck.

**SETBACKS - PRINCIPAL BLDG.**

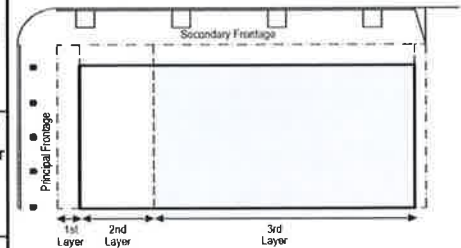
- 1 The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- 2 Facades shall be built along the Principal Frontage to the minimum specified width in the table.

**SETBACKS - OUTBUILDING**

- 1 The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

**PARKING PLACEMENT**

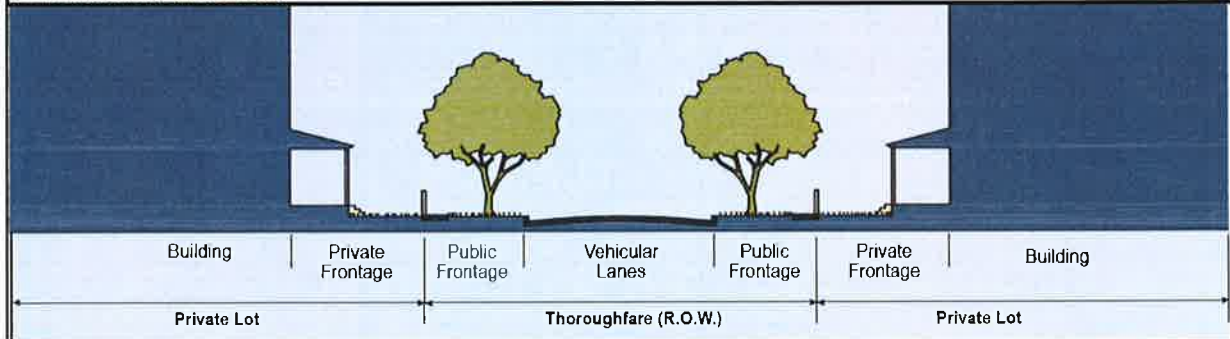
- 1 Uncovered parking spaces may be provided on the street frontage, in a shared parking lot, or within the third Layer as shown in the diagram (see Table 17d).
- 2 Covered parking shall be provided in a shared parking structure, underground, or within the third Layer as shown in the diagram (see Table 17d).
- 3 Trash containers shall be stored within the third Layer.



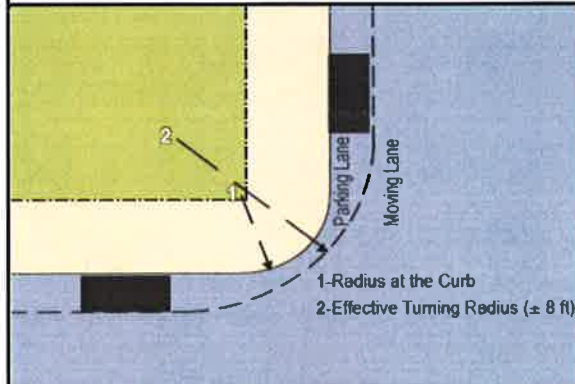
10.11

TABLE 17. DEFINITIONS ILLUSTRATED

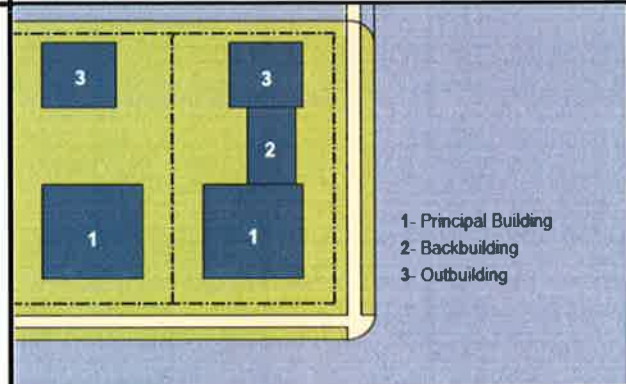
a. THOROUGHFARE & FRONTAGES



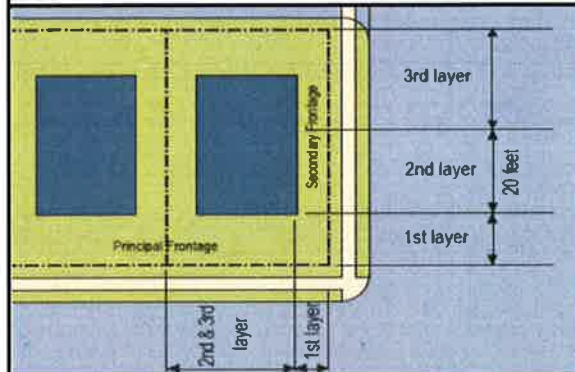
b. TURNING RADIUS



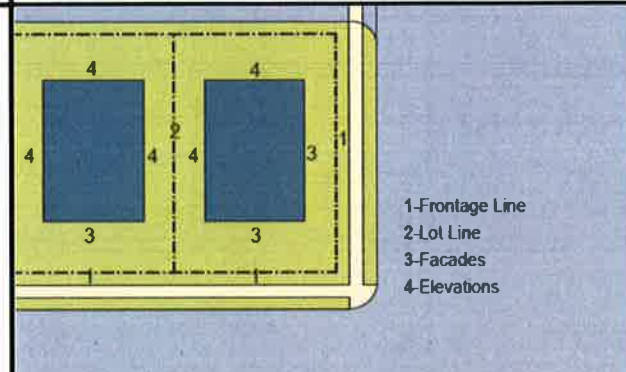
c. BUILDING DISPOSITION



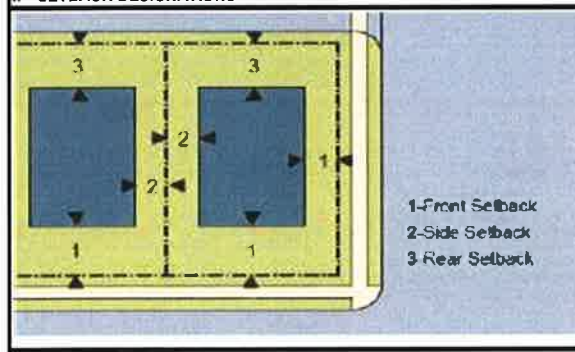
d. LOT LAYERS



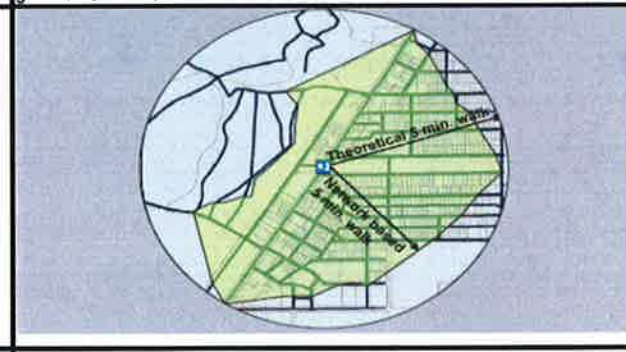
e. FRONTAGE & LOT LINES



f. SETBACK DESIGNATIONS



g. NETWORK-BASED PEDESTRIAN SHED



General Provisions and Development Standards

A. Landscaping and Fencing

Within the street yard of West 41st a minimum of one tree for each 1200 square feet shall be installed. Parallel to The Gilcrease expressway a landscape edge with a minimum width of

10.12

20 feet will be required. Within that landscape edge a minimum of one tree for each 1200 square feet shall be installed. For the purposes of determining the street yard as defined herein, the minimum setback from all street ROWs adjacent to and within the PUD Mixed Use Development shall be deemed to be that shown in the Development Standards Tables.

All trees installed in the West 41st Street front yard and in the landscape edge parallel to the Gilcrease Expressway shall be a minimum of 2" caliper and 8 feet in height and may be deciduous or evergreen

B. Parking

Shared Parking and on street parking shall be employed, and shall conform to Table 11 of the Development Standards Tables.

C. Access and Pedestrian Circulation

Access and Pedestrian Circulation shall comply with the Pedestrian Access Plan (Exhibit C) and Conceptual Street Sections (Exhibit E).

D. Lighting

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. No light fixture shall be installed in excess of 25 feet in height.

E. Signs

1. Mixed-Use Buildings:

Signs shall be limited to wall or canopy signs not exceeding 2 square feet of display surface area per lineal foot of the main building wall to which it is affixed, provided however, the aggregate length of wall signs shall not exceed 75% of the wall or canopy to which it is affixed.

2. Multi-Family Residential:

Two project signs not exceeding 8 feet in height and 64 square feet of display surface area may be located along the project roads.

F. Infrastructure (Streets, Utilities and Drainage)

Streets. The streets are designed to provide a high-quality public realm and walking experience while still accommodating the automobile and emergency vehicles. See proposed street cross-sections at Exhibit E. The u-shaped drive is of Pervious Pavers; plus head-in parking of Macadam (crushed stone). See Street Section ST-72-24 of the Conceptual Street Cross-sections exhibit. Residential Street drive lanes shall be of Pervious Pavers; parking lanes shall be Macadam (crushed stone) with a 6" wide flat curb (flush with top of pavers/ Macadam) on each side. Rear lane paving material to be Macadam or pervious pavers.

10.13

The street system does not conform to the conventional standards of the public works department and shall not be maintained by the County. The streets shall be maintained in good working order by the POA.

Stormwater Runoff. Stormwater Runoff will be handled in accordance with the Conceptual Engineering Plans. Drainage will be handled through Light Imprint methods (green streets and other green infrastructure) which act to infiltrate rainwater on site and reduce runoff to less than predevelopment levels; to help replenish groundwater; and filter out pollutants prior to entering natural streams. Fee in lieu of storm water detention is not required because the project provides onsite detention ponds, as well as innovative light imprint green streets for reduction of stormwater impacts to below the pre-development levels in terms of both peak runoff rate and stormwater volume. The streets are designed to absorb and convey runoff rather than concentrate and pipe it.

Traffic. Traffic generation for the neighborhood has been evaluated conceptually based on the Site Plan and Phasing Plan:

Peak Hour Trip Generation	Commercial SF	Peak Hour Trip Rate	Peak Hour Traffic	Residential units	Peak Hour Trip Rate	Peak Hour Traffic	Cumulative Total
Phase 1 2015	12,846	3.75/1000	48	10	1.5	15	63
Phase 2 2020	13,640	3.75/1000	51	19	1.5	28	142
Phase 3 2025	7,232	3.75/1000	27	36	1.5	54	223
Phase 4 2030		3.75/1000	0	46	1.5	69	292
Phase 5 2035		3.75/1000	0	14	1.5	21	313
Total	33,718		126	125		187	313

Water Supply. The domestic water for the project is supplied by City of Tulsa Utilities Services. There are water mains in 41st Street and parallel and a few feet east of the easterly property line. See attached Conceptual Engineering Plans.

Sanitary Waste Disposal. The site presently has a septic system for the existing uses. The project site is, however, served by City of Tulsa Utilities Services and there is a trunk main located parallel to, and just a few feet south of, the southerly property line, and the sewer lift station has the capacity to serve the project. Sewer mains will be extended into the property starting with Phase One, in order that all of the existing septic system can be abandoned, and all of the improvements will be served by the public utility. See attached Conceptual Engineering Plans.

Dry Utilities. All dry utilities are located in 41st Street, and will be extended to serve the entire project. Gas is provided by Oklahoma Gas Co and Electricity is provided by Public Service Company of Oklahoma.

G. Environmental.

10.19

Flood Hazards. The project has no 100-year Flood Zones, as confirmed by the attached DFIRM map.

Drainage. Ponds have been built on the site to help with stormwater control, and will continue to operate as stormwater control facilities. The streets are designed as green streets to infiltrate and slow down runoff rather than piping and concentrating it.

Geologic Hazards. The attached Soils Conservation Service report shows that there are no known geologic hazards at the site.

Soil Suitability. The underlying soils are predominantly clays, so will require appropriately designed roadbeds, and foundations or piers for buildings

Open Space. Over 250,000 sf (5.5+ acres) of Open and Civic Space (volleyball courts and ponds) is set aside for the public good, which far exceeds the base requirement.

Solar. The neighborhood is laid out with most lots oriented with the long axis in the east-west direction, which lends itself well to both passive solar and solar pv implementations.

H. Trash, Mechanical and Equipment Area Screening

All trash, recycling, mechanical and equipment areas, including building-mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level, provided however, that one side of the screening of a trash receptacle area may be open to permit access and gating shall not be required.

I. Site Plan Review

Development will be phased. No building permit shall be issued until a detailed site plan (including landscaping) of the proposed improvements has been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the development concept and the development standards. No certificate of occupancy shall be issued for a building until the landscaping of the applicable building site has been installed in accordance with a landscaping plan and phasing schedule submitted to and approved by the Tulsa Metropolitan Area Planning Commission.

J. Platting Requirement

The PUD Mixed Use Development will be phased. No building permit shall be issued until the development phase for which a permit is sought has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Tulsa County Commissioners, and duly filed of record, unless an accelerated release of a building permit has been approved by the Tulsa Metropolitan Area Planning Commission. The required subdivision plat shall include covenants of record implementing the development standards of the approved Planned Unit Development and Tulsa County shall be a beneficiary thereof.

K. Expected Schedule of Development

Phase I Development is expected to commence within 12 months following the award of funding and construction completed within 18 months thereafter. See Phasing Plan exhibit. The expected build out period is approximately 20 years.

10.15

EXHIBITS:

INCOG Case map
INCOG Aerial

Applicant Exhibits:

- A. PUD Site Plan.
- B. Proposed Underlying Zoning Plan.
- C. Pedestrian Access Plan.
- D. Phasing Plan.
- E. Conceptual Street Sections.

DETAILED STAFF RECOMMENDATION:

PUD 824 is consistent with the existing development pattern north and east of the site and is in harmony with the light industrial uses on the south. The proposed expressway along the west border is also complementary with the anticipate mixed use project defined in the PUD and;

The Vision 2000 Tulsa Metropolitan Area Comprehensive Plan contemplated this as a light industrial area and specifically mentioned that the use should be complementary of the surrounding residential area, furthermore the Plan recommended use of a PUD as a tool for providing appropriate standards to complement surrounding neighborhood uses and;

The PUD is consistent with the PUD standards of the Tulsa County Zoning Code therefore;

Staff recommends Approval of PUD-824 as outlined in Section I and Section II above.

SECTION III: Supporting Documentation**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

Staff Summary: The Land is outside the limits of the Tulsa Comprehensive Plan. The Vision 2000 Comprehensive Plan defined this a Special District inside the District 9 Planning District. The text for Special District 6 recommends that this property should be developed as an industrial area however there are specific recommendations that the industrial uses should be respectful of the adjacent residential areas. Industrial uses which have external impacts such as noise, smoke, fumes, etcshould be developed with light to medium manufacturing and should be arranged so that the more intense uses occur at the interior of the area with the least intense uses in relationship to adjoining land.

PUD-824 is respectful of the adjacent properties and existing neighborhood.

Vision 2000 suggest in 3.6.3.2 suggest that the PUD provisions of the Tulsa County Zoning Ordinance will be encouraged to reduce the adverse impacts upon Jane Addams School and to increase the potential for residential use of the land east and north of the school. Jane Addams school is approximately one mile southwest of this project and does not affect the school except that it may add student population when the project is completed.

10.14

Land Use Vision:

Land Use Plan map designation: None

Areas of Stability and Growth designation: None

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The Land is located in Tulsa County. There are some existing improvements to the property consisting of some office buildings, blueberry fields, ponds, sand volleyball courts, and as much as 8' of mulch fill over existing ground south of the ponds. Vacant lands exist to the south and east of the property, and single family residences to the north of 41st Street.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 41 st Street South	Secondary Arterial	100 feet	2
Gilcrease Expressway	Expressway	As required by ODOT	2

Utilities:

The subject tract has municipal water and sewer available from the City of Tulsa.

Surrounding Properties: The subject tract is abutted on the east by a Church, zoned Industrial Research (IR); on the north by single family residential, zoned RS; on the south and east is light industrial development zoned IL; and on the west by the Gilcrease Expressway.

SECTION III: Relevant Zoning History

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

Subject Property:

CBOA-2099 May 18, 2004: The Board of Adjustment **denied** a *Special Exception* to permit a temporary structural tent on previously approved church property, finding it would be difficult to enforce the code for the temporary and changeable conditions; located at 5310 W. 41st St., on property located at and also known as the subject property.

10.17

CBOA-1650: The Board of Adjustment **approved** a *Special Exception* to permit a church in the AG district, subject to activities so specified on the submitted site plan; all exterior lighting be shown as on the submitted site plan; light should be directed down and away from the north boundary; and **approved** a *Special Exception* to permit the use of a tent on a temporary basis until construction is completed (to cover construction materials), for a period not to exceed eight months, per plan submitted; located at 5310 W. 41st St., on property located at and also known as the subject property.

BOA-7563 September 21, 1972: The Board of Adjustment **approved** a *Special Exception* to operate a rodeo grounds in an AG district, subject that the property be used by a non-profit organization and that public activities be restricted to one event per month, on property located at 5520 W. 41st St. and also known as the subject property.

Surrounding Property:

CBOA-2352 November 17, 2009: The Board of Adjustment **approved** a *Special Exception* to permit a church use (Use Unit 5) in an IL district (Section 910), on property located at 5010 W. 41st St. S. and is abutting east of subject property.

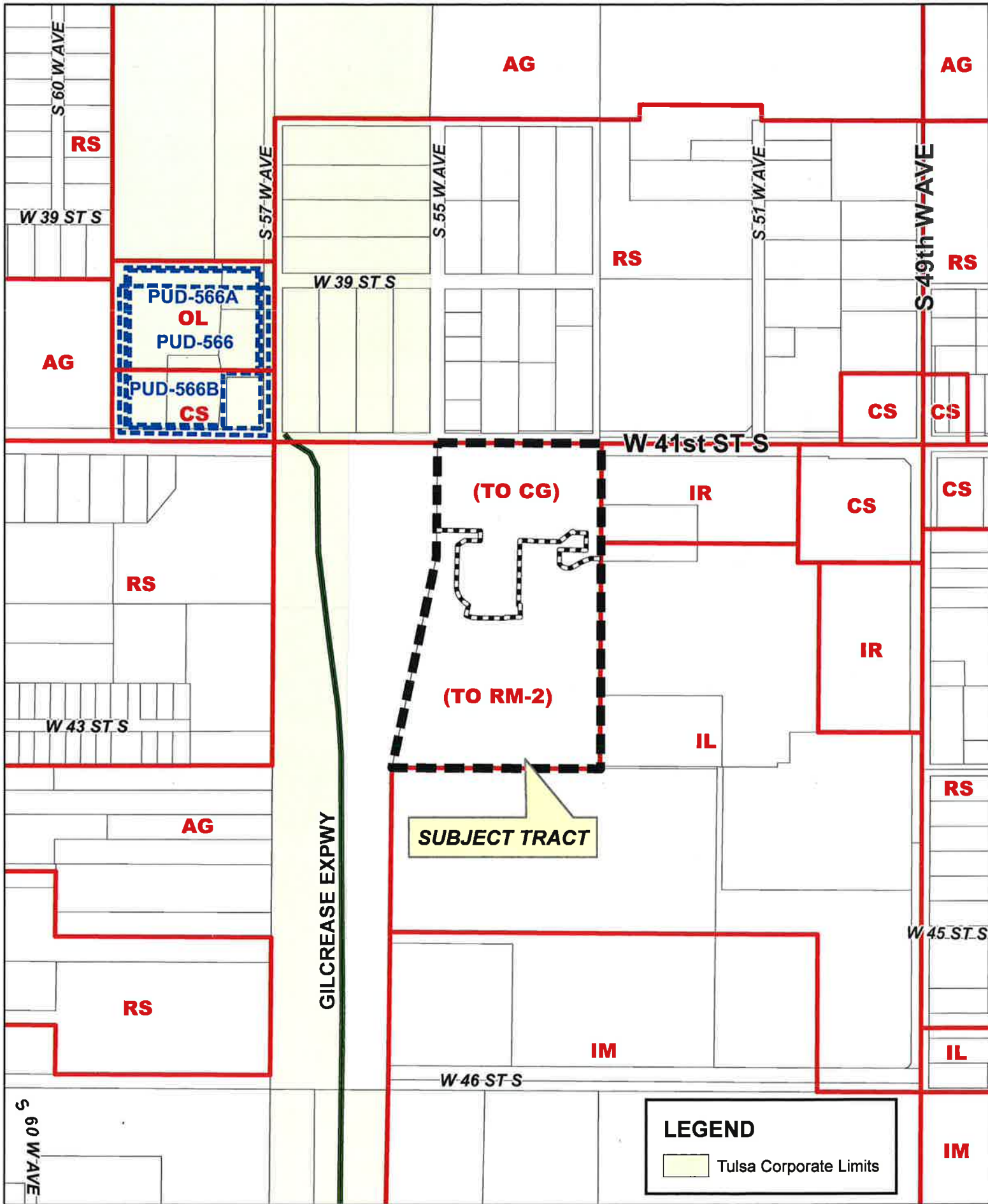
CBOA-2268 June 19, 2007: The Board of Adjustment **approved** a *Special Exception* to permit a fireworks stand, a pumpkin patch, and Christmas tree sales (Use Unit 2) in a CS district; with conditions for days and hours of operation: fireworks for sale only, with no displays June 15th to July 5th, pumpkins for sale October 1st to November 5th, and Christmas trees November 23rd to December 24th; from 10a to 10p; and the approval is limited to the next three years; and **approved** the *Variance* of the paving requirement to permit a temporary gravel driving surface, finding the temporary nature of the requested use, for the dates listed in the special exception; approved for three years., on property located at 5010 W. 41st St. S. and is abutting east of subject property.

CZ-162 January 1988: All concurred in approval of a request for rezoning a 40± acre tract of land from AG to CS/ IR/ IL for commercial and light industrial, on property located on the southwest corner of W. 41st St. and S. 49th W. Ave. and abutting east of subject property.

CZ-156 May 1987: A request was made for rezoning a 80± acre tract of land from AG to OM/ IR/ IM/ CO for offices, research and industrial uses, on property located on the northwest corner of S. 49th W. Ave. and W. 46th St. S. and abutting south of subject property. All concurred in approval of excluding the west 525 ft. from application to remain AG, with the north 660 ft. of the balance being IL and the south 660 ft. being IM and IR zoning the east 400 ft.

1/7/2015 1:30 PM

10.18



PUD-824

19-12 29

10.19





Aerial Photo Date: March 2014

PUD-824

19-12 29

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

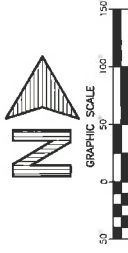
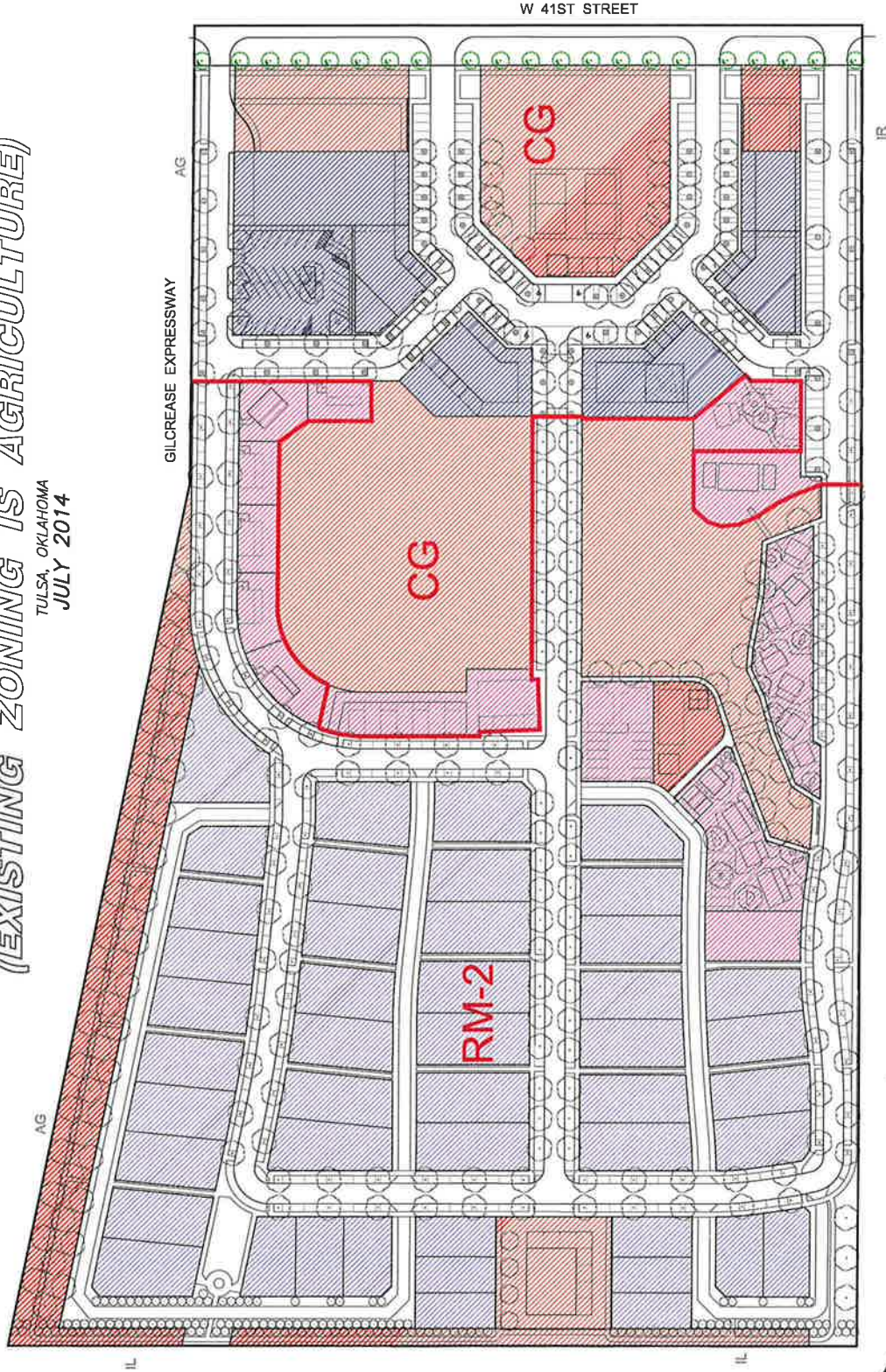
10.20



THE LAND

PROPOSED UNDERLYING ZONING PLAN (EXISTING ZONING IS AGRICULTURE)

TULSA, OKLAHOMA
JULY 2014



LEGEND

EXISTING ZONING	
AG	AGRICULTURE DISTRICT
RS	RESIDENTIAL SINGLE-FAMILY DISTRICT
IR	INDUSTRIAL RESEARCH AND DEVELOPMENT DISTRICT
IL	INDUSTRIAL LIGHT DISTRICT
PROPOSED UNDERLYING ZONING	
RM-2	RESIDENTIAL MEDIUM DENSITY DISTRICT (14.28 GROSS ACRES)
CG	COMMERCIAL GENERAL DISTRICT (7.22 GROSS ACRES)

PROPOSED PUD ZONING	
T3	THREE
T4	FOUR
T5	FIVE
CS	CIVIC SPACE

DESIGNED BY:

DPZ

Design Planning Systems & Company
1001 N. W. 10th Ave.
Tulsa, Oklahoma 74103
Tel: (918) 438-1234
Fax: (918) 438-1235

PREPARED BY:

CRABTREE GROUP, INC.
ENGINEERING & ARCHITECTURE
332 S. E. 10th Ave.
Tulsa, Oklahoma 74103
Tel: (918) 438-1234
Fax: (918) 438-1235
CERTIFICATE OF AUTHORIZATION NO. 1872

10.22

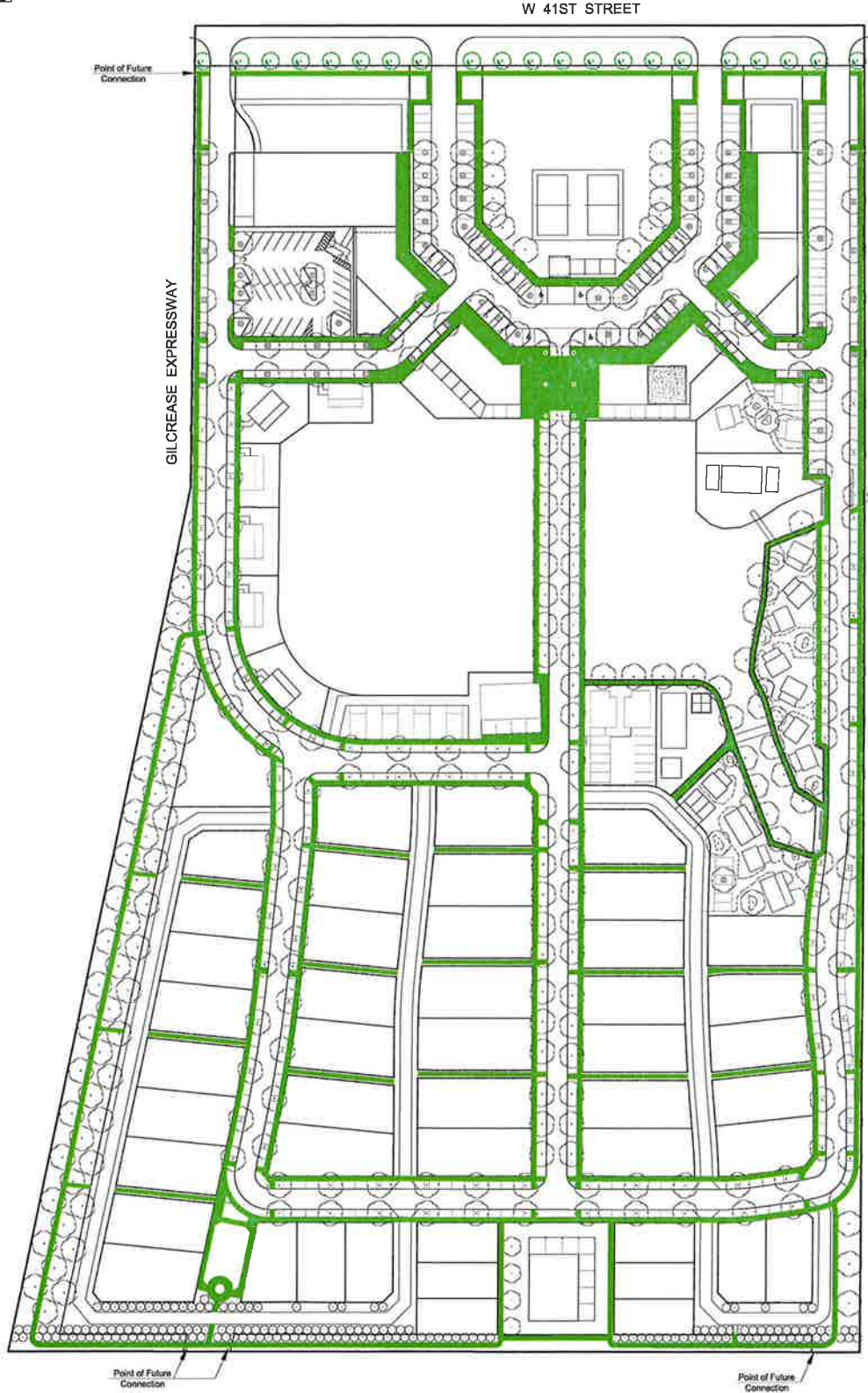
THE LAND

P.U.D. PEDESTRIAN ACCESS PLAN

TULSA, OKLAHOMA
JULY 2014



LEGEND
Pedestrian Pathway



DESIGNED BY:
DPZ
DIARY FLETCHER ZIMMER & COMPANY
1001 W. 21ST AVE
TULSA, OK 74103
PH 918.444.1853

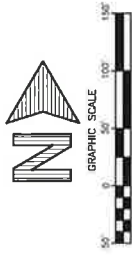
PREPARED BY:
CRABTREE GROUP INC.
ENGINEERING & PLANNING
1001 W. 21ST AVE
TULSA, OK 74103
PH 918.444.1853
FAX 918.444.1853
CERTIFICATE OF AUTHORIZATION No. 6879

10.23

THE LAND

P.U.D. PHASING PLAN

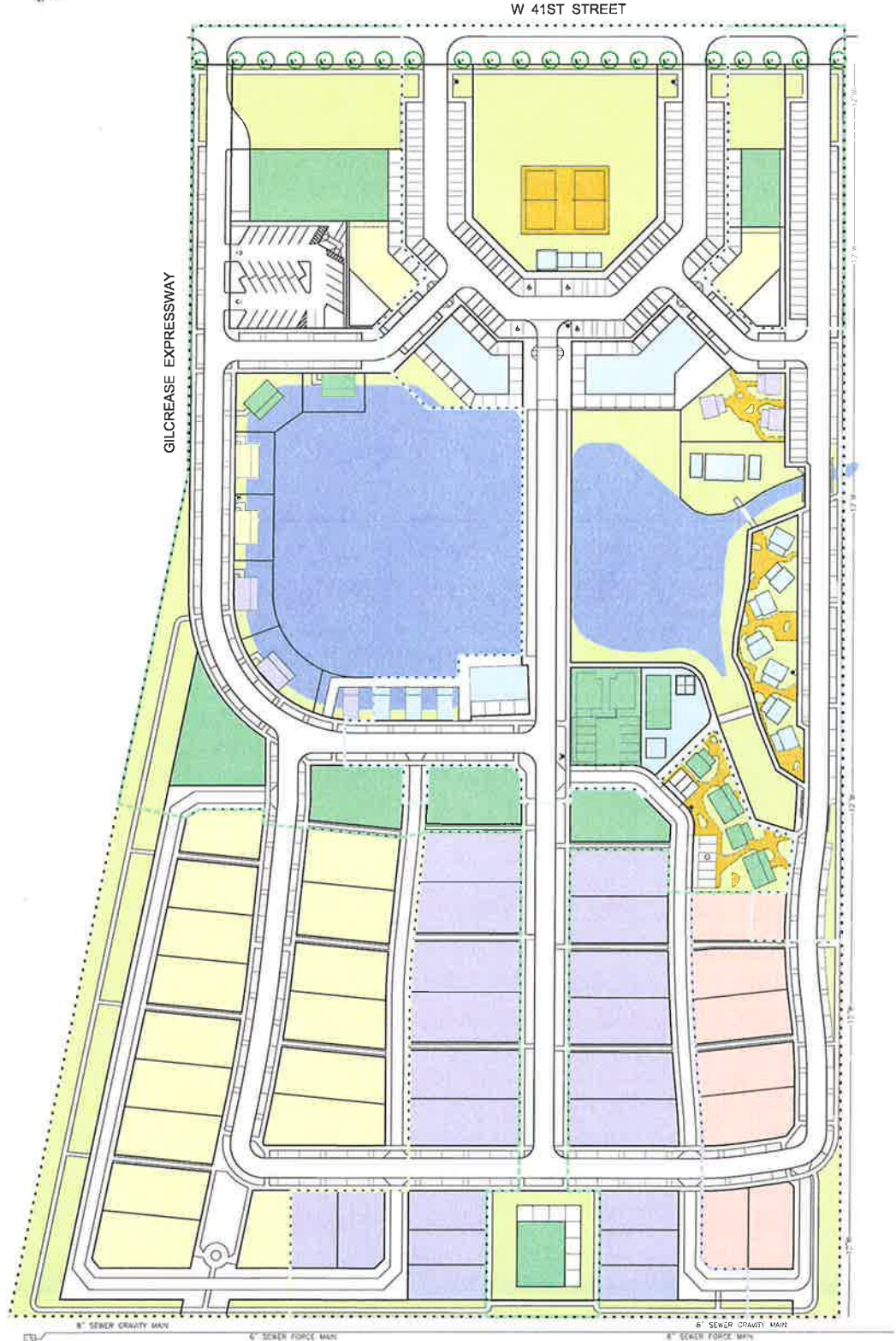
TULSA, OKLAHOMA
JULY 2014



- LEGEND**
- (2018) PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4
 - PHASE 5
 - WATER
 - GRASS
 - SAND

DESIGNED BY:
DPZ
DYNAMIC PLANNING & DESIGN
10111 E. 15TH AVENUE
SUITE 100
TULSA, OKLAHOMA 74116

PREPARED BY:
CRABTREE GROUP, INC.
ENGINEERING SMART GROWTH™
www.crabtreegroup.net
410 S. W. 15TH AVENUE, SUITE 100
TULSA, OKLAHOMA 74101
TEL: 918-484-1000
FAX: 918-484-1001
CERTIFICATE OF AUTHORIZATION No. 68578



10.24

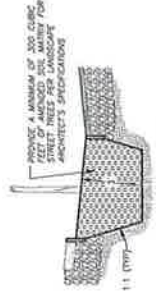
THE LAND

CONCEPTUAL STREET SECTIONS

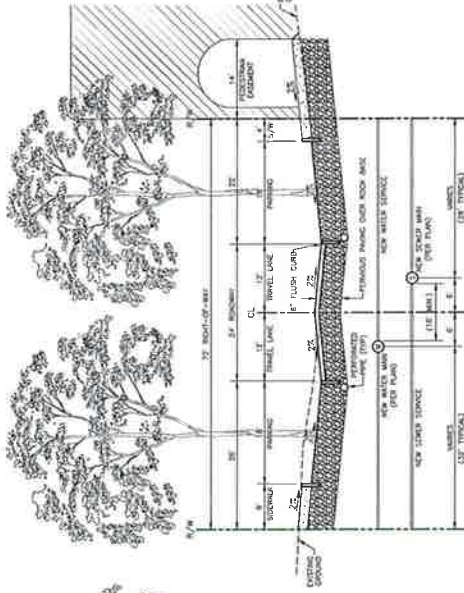
TULSA, OKLAHOMA
JULY 2014



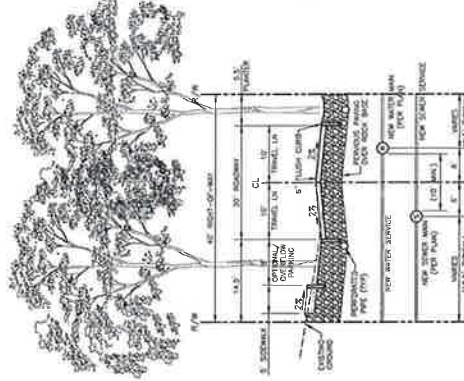
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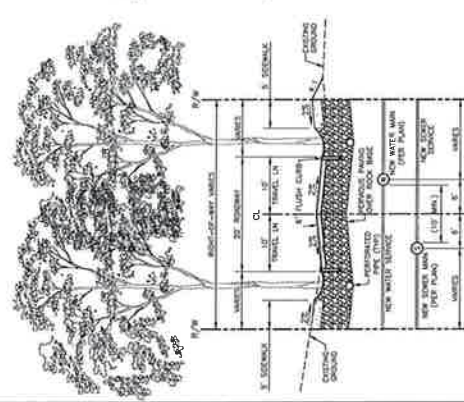
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PLANTING DETAIL TREE
PL-6
(NO SCALE)



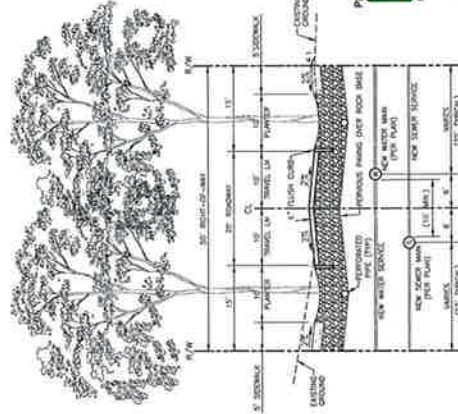
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CS-72-24
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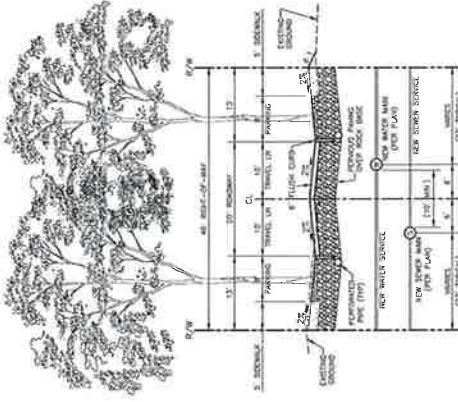
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CS-40-20
(NO SCALE)



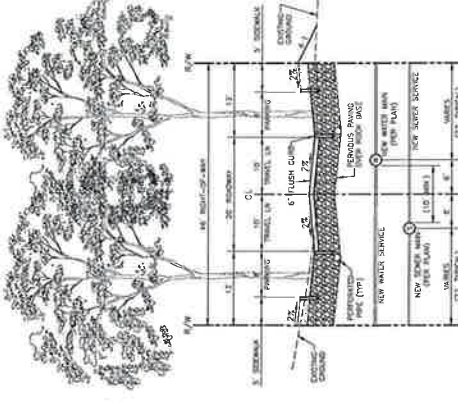
TYPICAL SECTION
ST-VARIES-20
(NO SCALE)



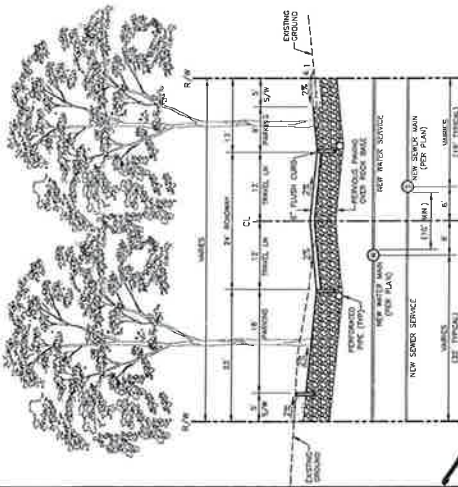
TYPICAL SECTION
RS-52-12
(NO SCALE)



TYPICAL SECTION
CS-60-20
(NO SCALE)



TYPICAL SECTION
CS-60-20
(NO SCALE)



TYPICAL SECTION
CS-60-20
(NO SCALE)

DESIGNED BY
DPZ

DPZ ENGINEERING & ARCHITECTURE
1111 N. LINCOLN
TULSA, OK 74103
918.462.1111

PREPARED BY
CRABTREE GROUP, INC.
ENGINEERING SMART GROWTH™
1111 N. LINCOLN
TULSA, OK 74103
918.462.1111

CERTIFICATE OF AUTHORIZATION NO. 0078

10.25



Tulsa Metropolitan Area
Planning Commission

Case : The Land Plat

Preliminary Plat Approval

Hearing Date: January 21, 2015

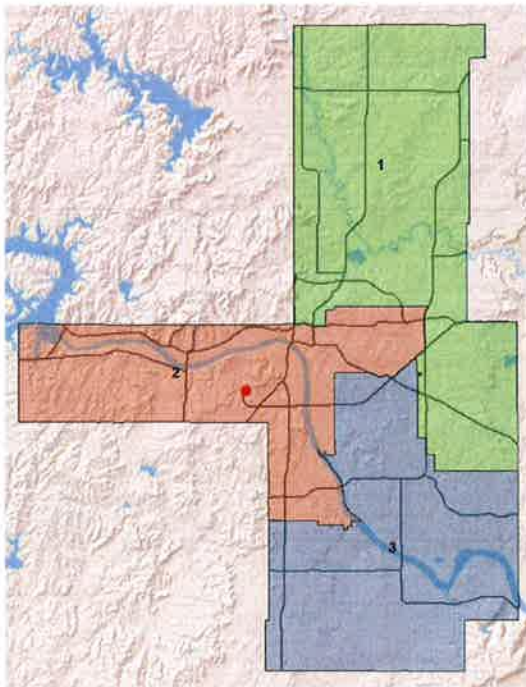
Case Report Prepared by:

Diane Fernandez

Owner and Applicant Information:

Applicant: Paul Crabtree, Crabtree Group
Owner: Presley Family Ministries

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Preliminary Plat Approval

Tract Size: 21.5 ± acres

Location: South of West 41st Street and
East of Gilcrease Expressway Alignment
and South 57th West Avenue

Zoning:

Existing Zoning: AG (agricultural) with
pending rezonings to CG & RM-2 and
Planned Unit Development 824

Staff Recommendation:

Staff recommends **approval**.

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

INCOG Aerials
Subdivision Map
INCOG Case Map

11.1

PRELIMINARY SUBDIVISION PLAT

The Land - (County)

Southeast corner of West 41st Street South and South 57th West Avenue/Gilcrease Expressway Alignment

This plat consists of 87 Lots, 9 Blocks, on 21.50 acres.

The following issues were discussed November 20, 2014, and January 7, 2015 at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG (agricultural) with Planned Unit Development 824 pending.
2. **Streets:** Outside of City of Tulsa limits. Streets are not in conformance with typical standards for City of Tulsa or subdivision regulations but per Planned Unit Development standards may be acceptable.
3. **Sewer:** The infrastructure phasing plan is not acceptable. All platted lots are required to have access to a sanitary sewer main for service. According to record drawings for the USPC1 Lift Station and sanitary sewer there is an existing 25 foot sanitary sewer easement adjacent to your south boundary line of the plat. Show this easement on the face of the plat and provide the document number where it is filed of record. In the covenants Section I C, the City of Tulsa will be responsible for all matters concerning the sanitary sewer system. All sanitary sewer lines under paved driving surfaces must be constructed using ductile iron pipe.
4. **Water:** The PUE designation on the plat should be denoted as U/E (utility easement) which matches the covenant language for allowing the installation and maintenance of the water main line. All proposed water main lines are installed on the south and east side of the roadways in green areas; 8 feet off of the property line or roadway right of way. A minimum of 20 feet is required for the proposed waterline look at the area of Block 9, Lot 7.
5. **Storm Drainage:** There are no drainage easements shown. If there are no drainage easements then remove the reference from the legend and from the covenants. Section IH, implies that Civic and access reserves are only used for storm water runoff. Recommend they be combined and referred to as Reserves.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** The utilities expressed concern about the placement of their lines and if they would be located in alleys with pavers in them and with the connections to main lines. They agreed that there would have to be several meetings to coordinate these important issue especially with City of Tulsa water and sewer service with their lines.

7. **Other: Fire:** Out of City Limits. No comment. Contact Sand Springs fire department for comments. It should be taken into consideration that this may be annexed into the Tulsa City Limits and would be required to meet the code requirements at that time.
8. **Other: GIS:** Complete and clarify location map. Show monuments, date of preparation, clarify legal description, submit control data sheet. Change last sentence of section IC3 needs to be changed. Reserve areas need to be called Reserve areas (not some other name). **County Engineer:** Provisions for maintenance of the private streets need to be shown in covenants, drainage studies and drainage plan will need to be approved by the County Engineer. Lots are disconnected by reserves and numbering needs to be fixed. The purpose of the existing ponds regarding detention needs to be clarified and additional overland drainage easements shown. The County plans to widen 41st Street so those plans should be considered and reviewed. Drainage easements must be shown.

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 need to 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.)

11.4

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.

NOTES:
THIS PROPERTY IS NOT LOCATED WITHIN
A FEMA-DESIGNATED FLOODPLAIN.

ALL STREETS, ALLEYS, PEDESTRIAN WAYS,
DETENTION PONDS AND DRAINAGE
CHANNELS IN RESERVES ARE PRIVATELY
OWNED AND MAINTAINED BY THE
PROPERTY OWNERS ASSOCIATION.

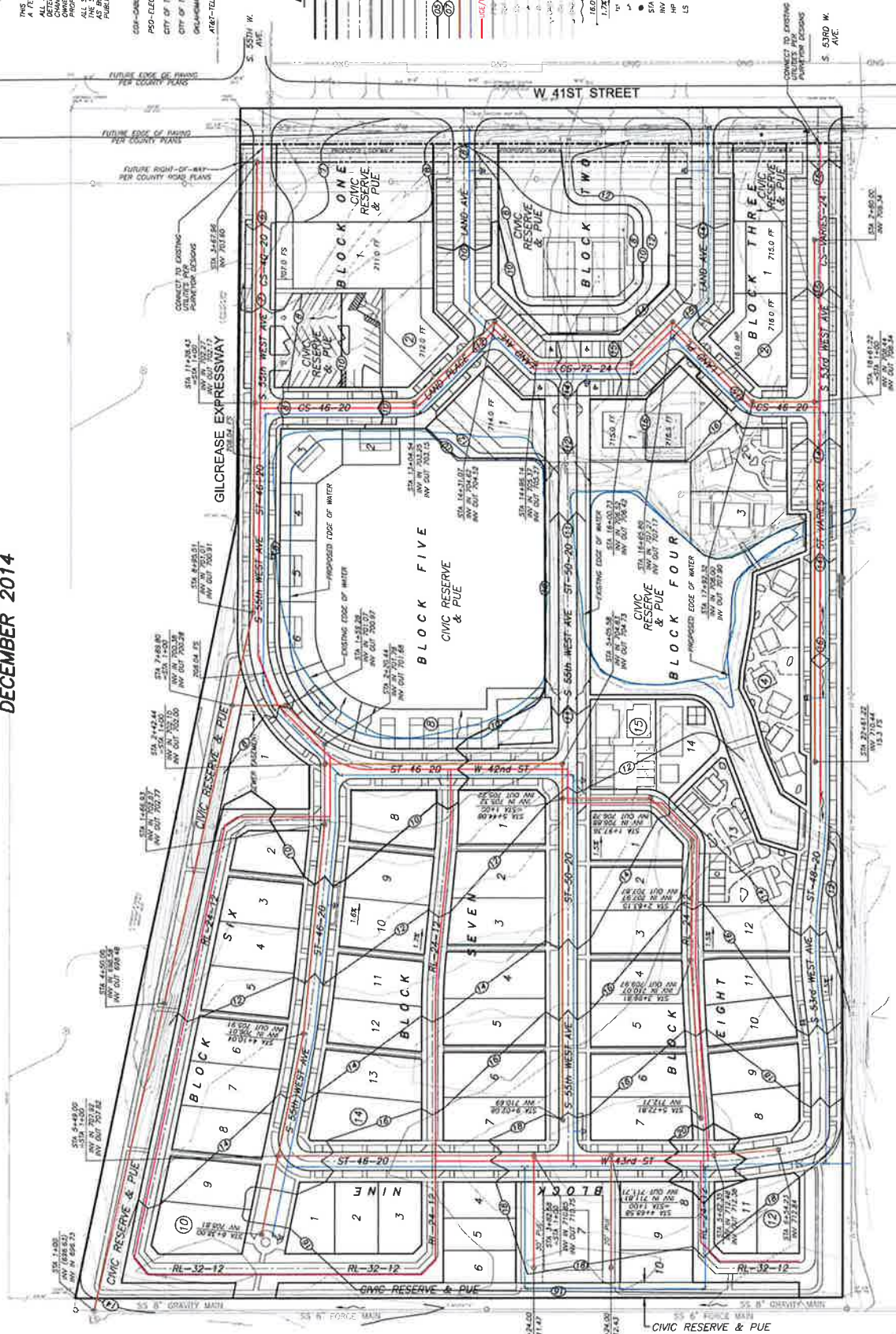
ALL STREETS AND ALLEYS WITHIN
THE SITE IN QUESTION WILL SERVE
AS BOTH ACCESS RESERVES AND
PUBLIC UTILITY EASEMENTS (PUE'S).

CBL-CABLE TV AND INTERACT: 1-866-456-8044
 P50-ELECTRIC: 1-800-700-6109
 CITY OF TULSA-WASTEWATER: 1-918-596-9264
 CITY OF TULSA-WATER: 1-918-596-9251
 OKLAHOMA GAS COMPANY-GAS: 1-918-640-1592
 AT&T-TELEPHONE: 1-918-622-0358

LEGEND

- [illegible]

SHEET 2 OF 4



11.7

THE LAND

INFRASTRUCTURE PHASING PLAN

TULSA, OKLAHOMA
DECEMBER 2014



- LEGEND**
- VERTICAL CONSTRUCTION**
(2018) PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
- OPEN/COMMON SPACE**
WATER
GRASS
SAND
- INFRASTRUCTURE**
PHASE LINE
PH 1 SEWER MAIN
PH 1 WATER MAIN
PH 1 UNDERGROUND GAS, ELECTRIC, TELEPHONE

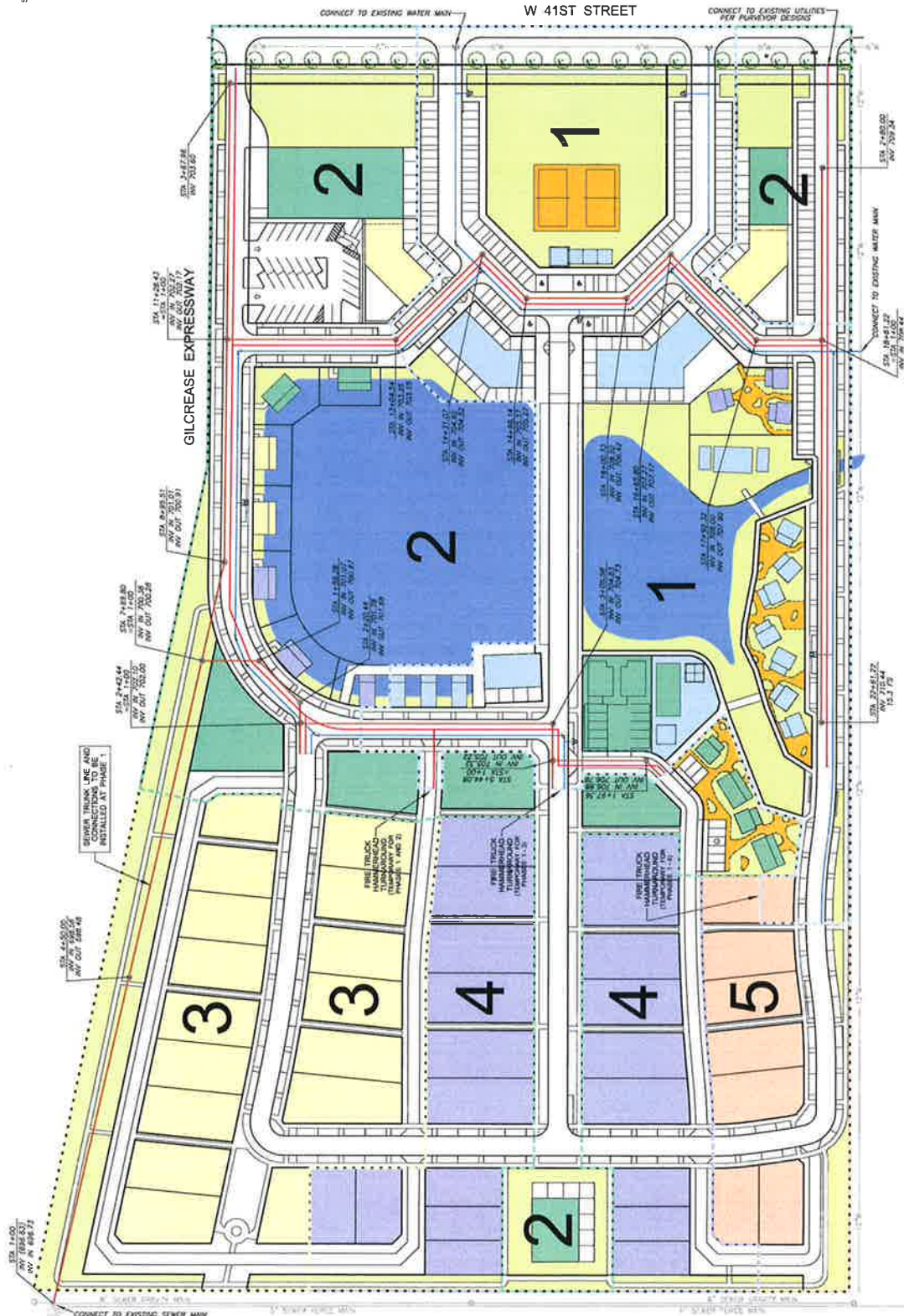
INFRASTRUCTURE NOTES

1. CONSTRUCT STREETS AND ALLEYS PER TYPICAL SECTIONS ON SHEET 4, TO LIMITS DEPICTED BY THIS PLAN.
2. SETS UTILITIES FOR FUTURE CONNECTION, AS SHOWN ON PLAN.
3. WATER, SEWER AND GRY UTILITIES SHOWN ONLY FOR PHASE 1. SET CONCEPTUAL IMPROVEMENTS PLAN FOR UTILITY EXTENSIONS TO OTHER PHASES.

DESIGNED BY:

DPZ

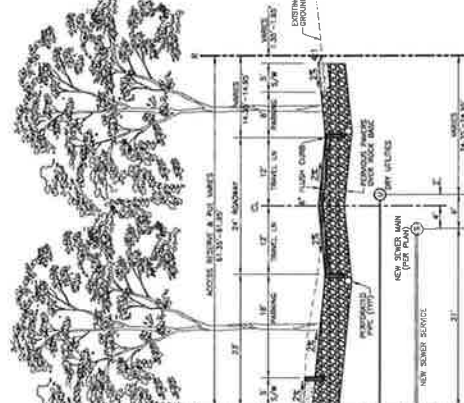
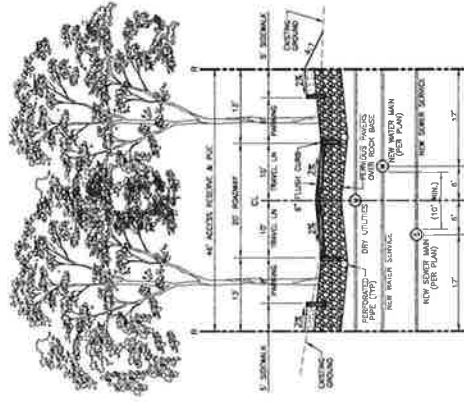
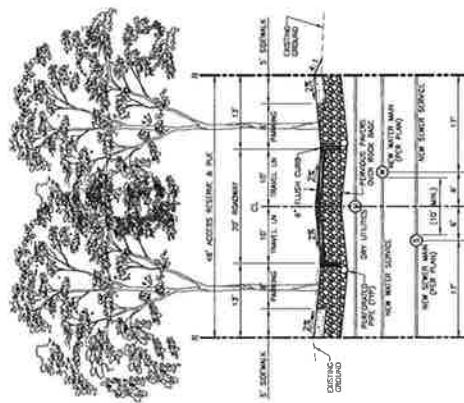
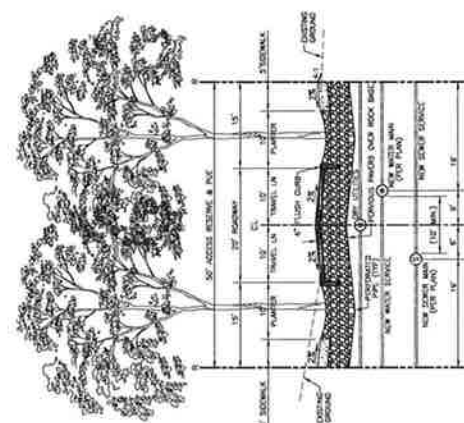
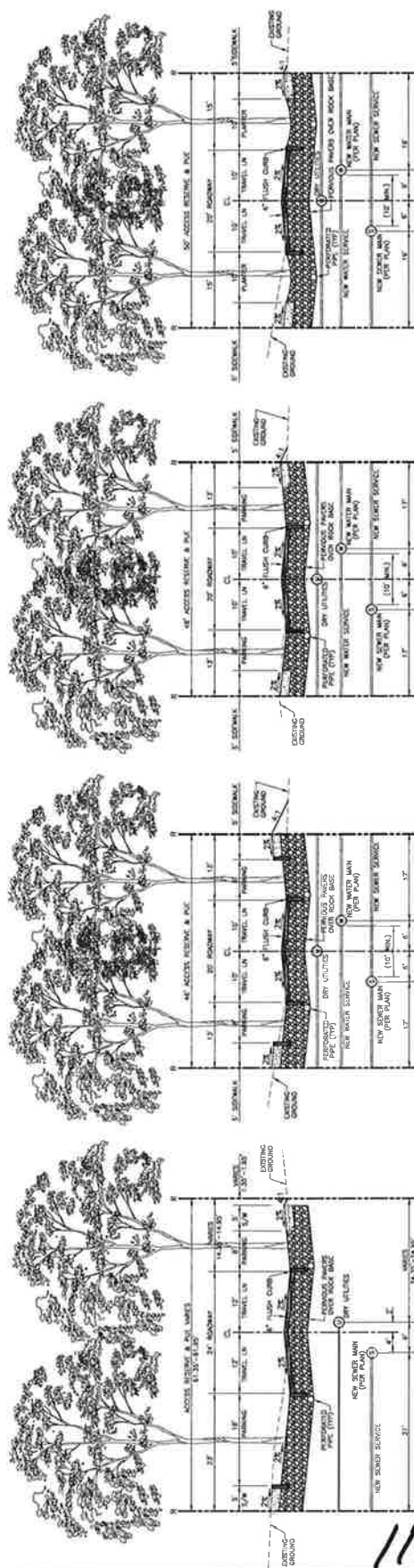
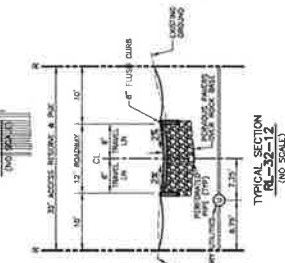
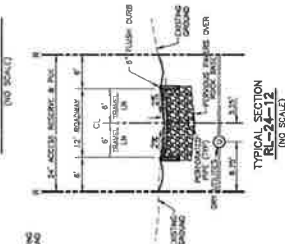
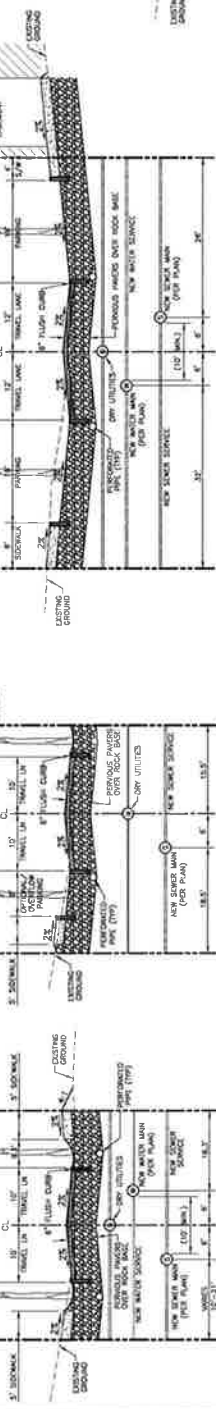
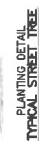
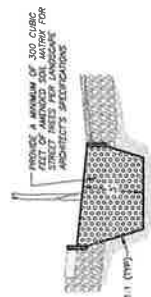
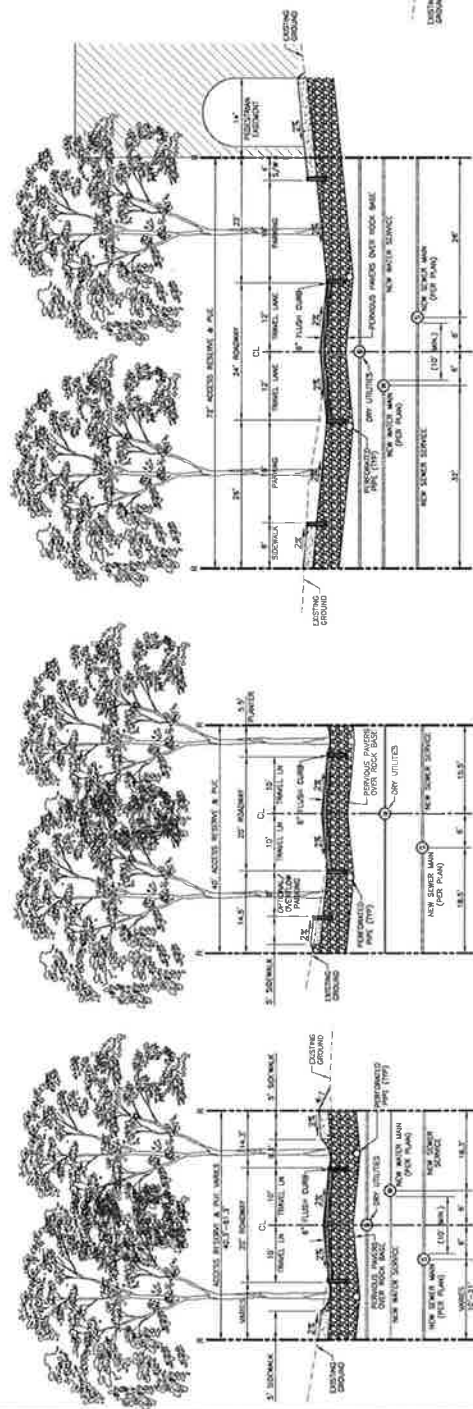
DIANE PLATTENBERG & COMPANY
1000 S. W. 10TH AVE.
TULSA, OKLAHOMA 74106
PH (918) 244-1111



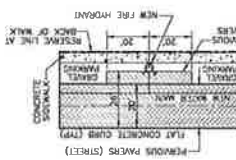
11.8

**TULSA, OKLAHOMA
DECEMBER 2014**

**TULSA, OKLAHOMA
DECEMBER 2014**



NOTE:
PREVIOUS PAVING
REQUIRED TO 1
WIDE (IN FRONT
FIRE HYDRANTS
20- FEET EACH
(AS SHOWN)



**DETAIL
FIRE HYDRANT PAVERS**
(NO SCALE)



Aerial Photo Date: March 2014

THE LAND

19-12 29

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



THE LAND PRELIMINARY PLAT

TULSA, OKLAHOMA
DECEMBER 2014

OWNER/APPLICANT:
PRESLEY FAMILY, MINISTRIES
3111 S.W. 10th Ave., Apt. 101
Tulsa, Oklahoma 74107
Contact: Dr. Richard Presley
richard@presleyministries.com

CIVIL ENGINEER:
CHAD S. GROUP, INC.
3111 S.W. 10th Ave., Apt. 101
Tulsa, Oklahoma 74107
Contact: Chad S. Group
chad@chadsgroup.com

LAND SURVEYOR:
WHITE SURVEYING COMPANY
9501 East 15th Place
Tulsa, Oklahoma 74116
Contact: Tom Haynes
thaynes@whitecompany.com

LOT AREA TABLE

LOT	AREA (SQ. FT.)	AREA (AC.)
1	1,153.38	0.0262
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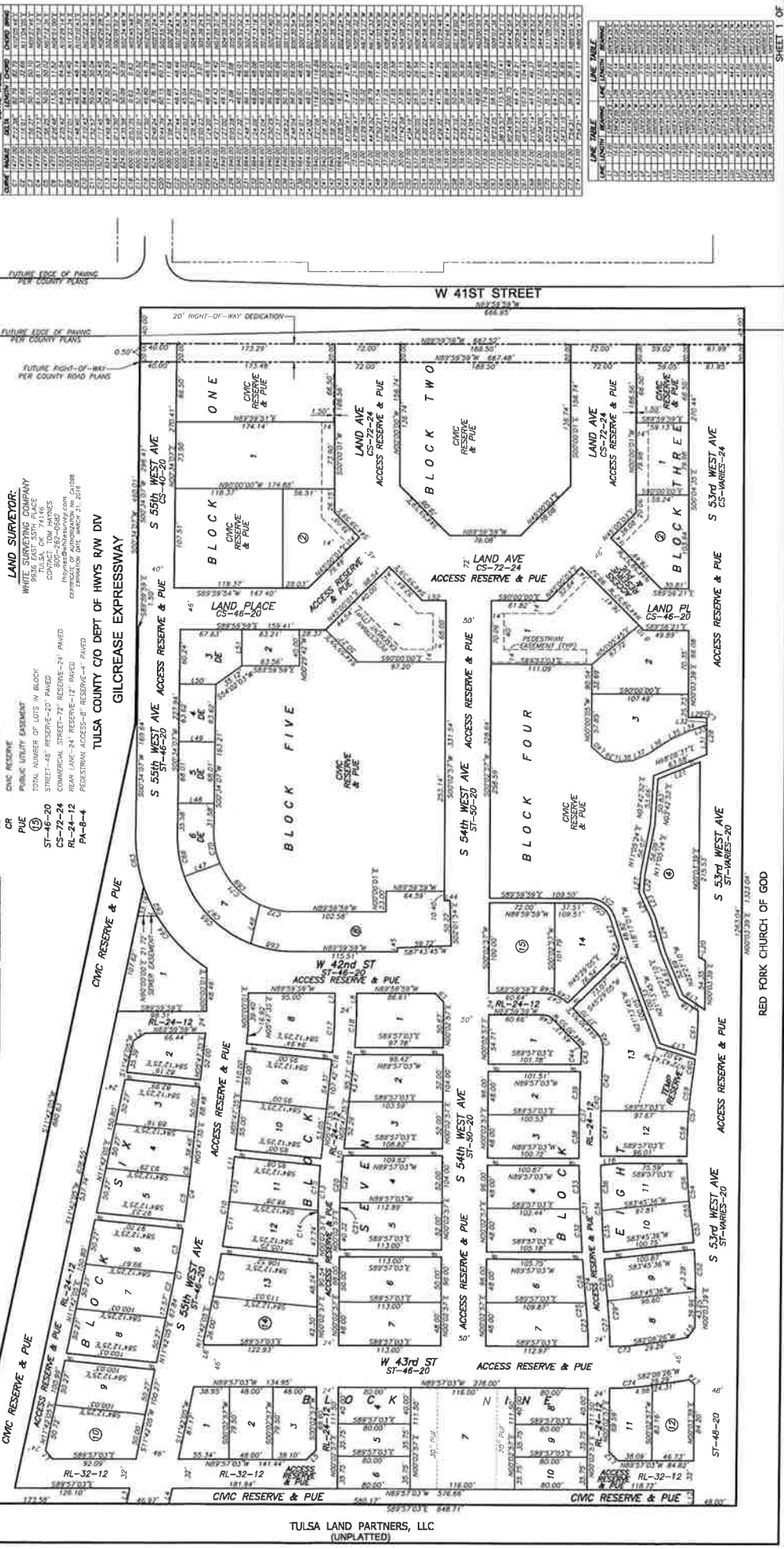
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LOT AREA TABLE

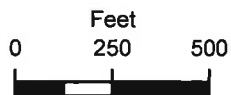
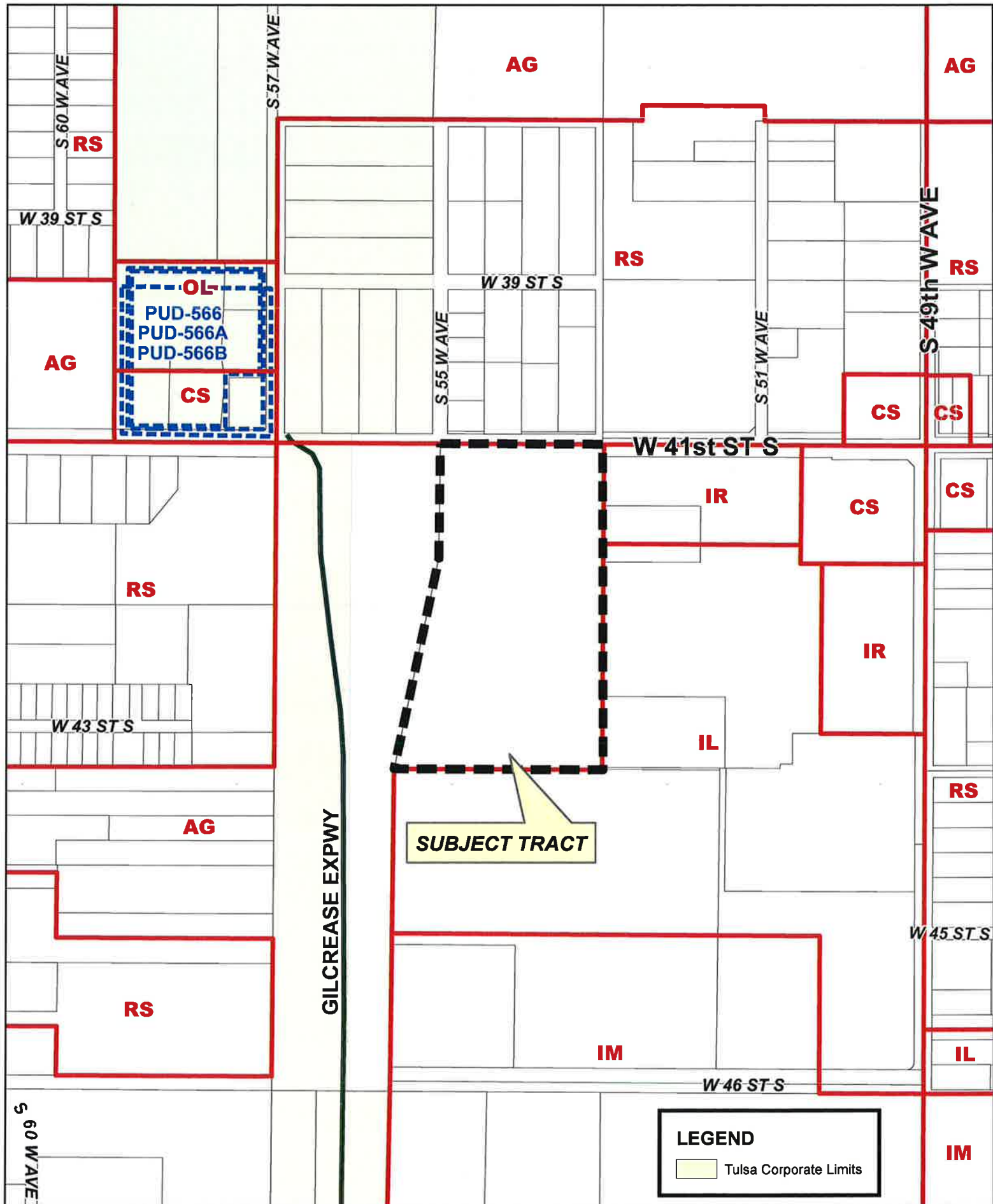
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NOTES:
THIS PROPERTY IS LOCATED WITHIN A FEMA-DESIGNATED FLOODPLAIN. ALL STREETS AND ALLEYS WITHIN THE SITE IN QUESTION WILL SERVE AS DRAINAGE CHANNELS AND SHALL BE MAINTAINED AS SUCH. THE PROPERTY OWNER ASSUMES RESPONSIBILITY FOR OBTAINING NECESSARY PERMITS FROM THE TULSA COUNTY DEPARTMENT OF PUBLIC WORKS AND UTILITIES.



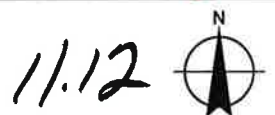
TULSA LAND PARTNERS, LLC
(UNPLATTED)

111



THE LAND

19-12 29





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7292

Hearing Date: January 21, 2015

Case Report Prepared by:

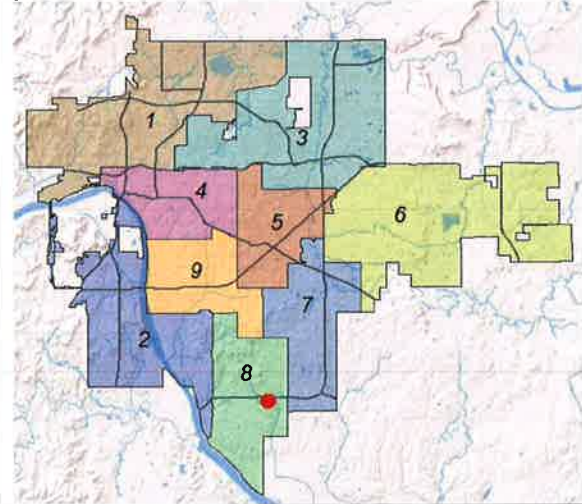
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Carol Brown

Property Owner: Dvorakova, Jana & Vojetch Dvorak

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Residential

Concept summary: Rezoning request from AG to RS-1 for possible future lot split. Rezoning will require plat or plat waiver and possible construction of a connecting street through the site.

Tract Size: 2.6 ± acres

Location: 6818 E 96 PL S

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-1

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of rezoning from AG to RS-1.

Future construction will require a subdivision plat or request a plat waiver as outlined in the Tulsa Zoning Code.

Staff Data:

TRS: 8323

CZM: 57

Atlas: 2085/ 2272

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

12.1

SECTION I: Z-7292

DEVELOPMENT CONCEPT:

The applicant has requested RS-1 rezoning to allow future lots splits and subdivision development of the property. Anticipated lot layout has not been provided.

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 Provided

DETAILED STAFF RECOMMENDATION:

RS-1 request will only allow large lot development that is consistent with the lot sizes west of the boundary of Z-7292 and larger than the lots in the subdivision east of the site. The rezoning and infill is not injurious to the surrounding properties and;

Infill may be supported in this area however there are several stub streets that ultimately need to be connected to complete the street network that was contemplated during the previous subdivision designs. Staff will not support redevelopment without completing the street network and removing the temporary cul-de-sac at the west end of East 97th Street South which dead ends at the east side of the boundary of CZ-7292 and;

The possible infill is consistent with the Tulsa Comprehensive Plan vision for a New Neighborhood and an Area of Growth therefore;

Staff recommends Approval of Z-7292 to rezone property from AG/ to RS-1.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Rezoning is consistent with the Land Use map and Growth designation of the Comprehensive plan. This property is a critical link to complete the street network in this neighborhood. Future redevelopment will require and east-west street connection between the two subdivision abutting the property.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

12.2

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: None that affect this site.

Trail System Master Plan Considerations: This site is very close to the multipurpose trail system on the south side of the Creek Turnpike. Connections to the trail system with future subdivision on vacant property northeast of this site will be required.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing property is occupied by one residence. The residential access is provided from the north side of the site. Existing stub streets stop at the west border of the property and on the east border of the property. Northeast of the site is a large undeveloped tract south of the Creek Turnpike.

Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 96 th Place South	None	50 feet	2
East 97 th Street South	None	50 feet	2

12.3

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the west, north and east by single family residential development zoned RS-3; on the south by horse stables, zoned AG.

SECTION III: Relevant Zoning History

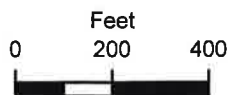
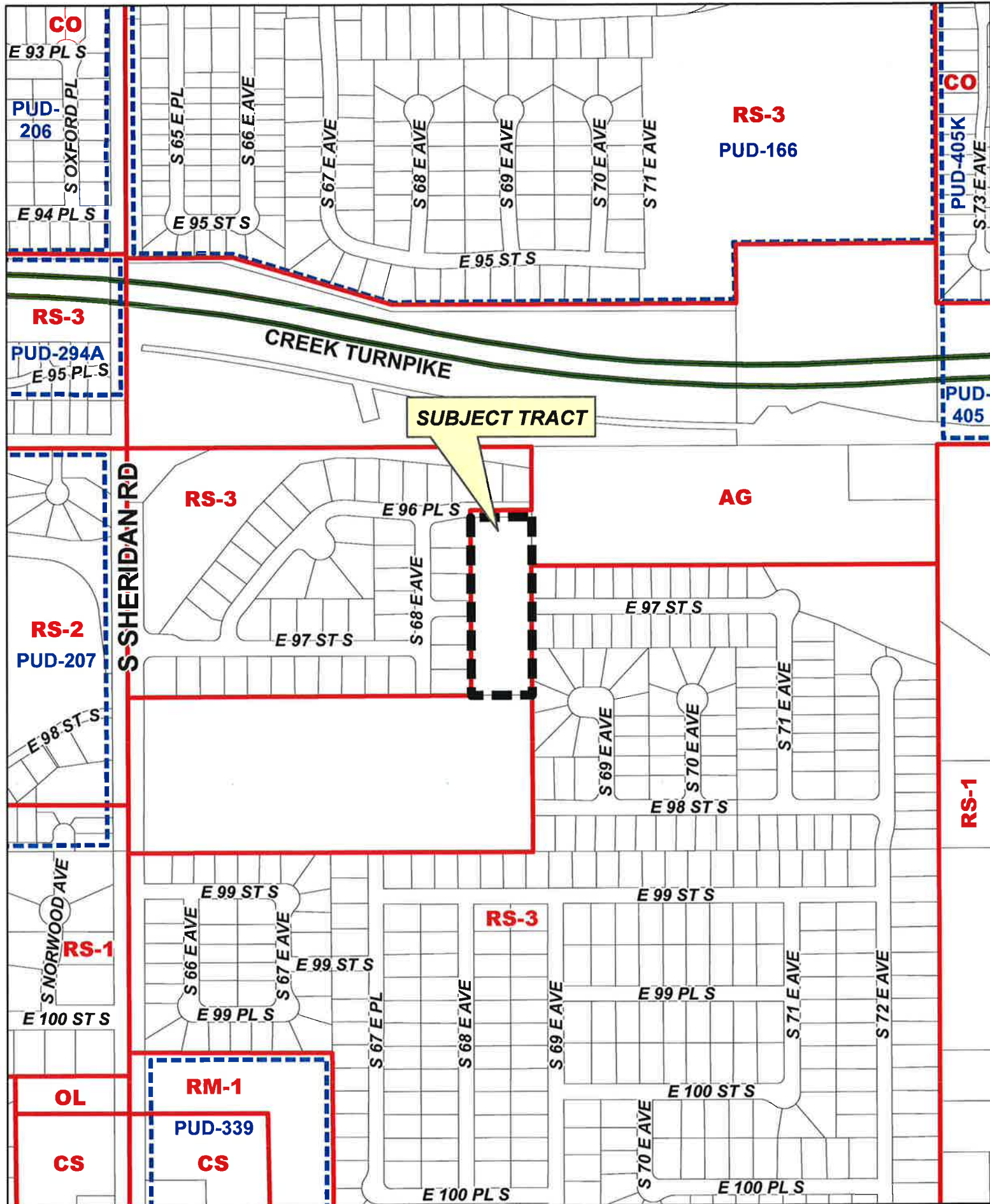
ZONING ORDINANCE: Ordinance number 11813 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-6377 January 1993: All concurred in approval of a request for rezoning a 22+ acre tract of land from AG to RS-3 for a residential subdivision, on property located on the east side of S. Sheridan Rd. at E. 97th St. and abutting west of subject property.

1/21/2015 1:30 PM

12.4



Z-7292

18-13 23

12.5





Aerial Photo Date: March 2014

Z-7292

18-13 23

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

12.6





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Aerial Photo Date: March 2014

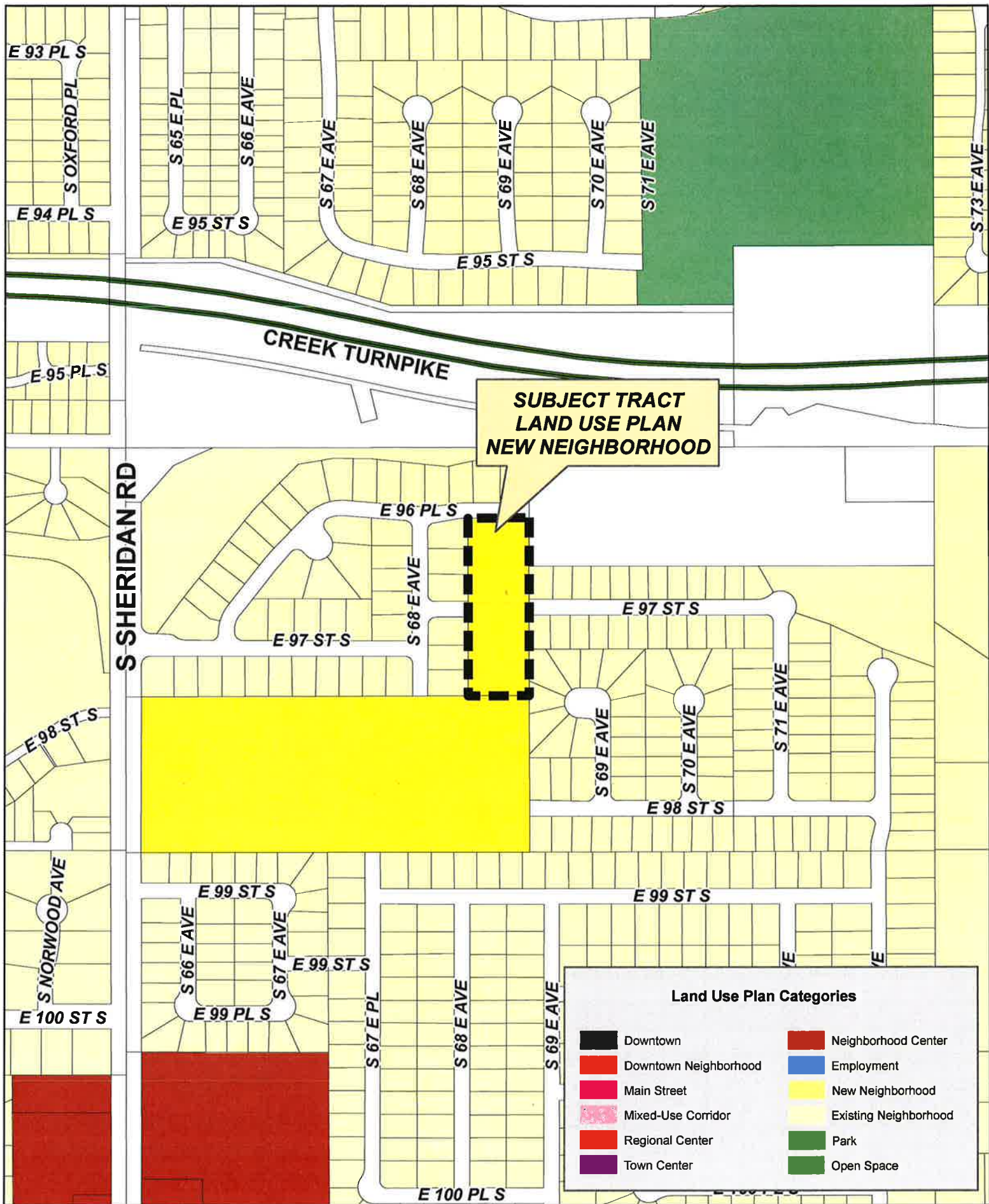
Z-7292

18-13 23

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

12.7





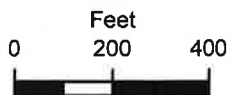
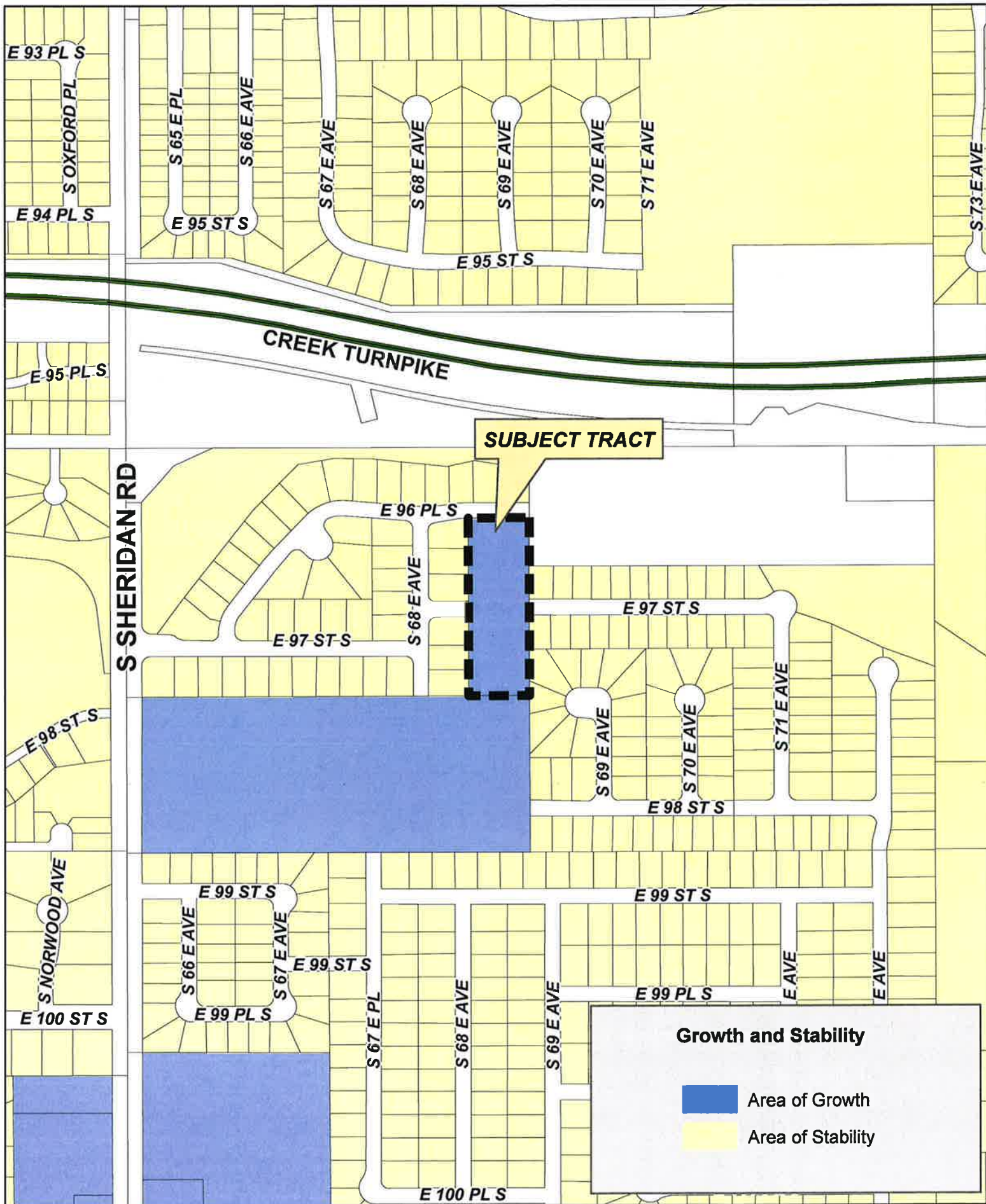
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Z-7292

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Z-7292

18-13 23

12.9





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7288

Related to PUD-825

Hearing Date: January 21, 2015

(Continued from 12/3/14, 12/17/14 & 1/7/15)

Case Report Prepared by:

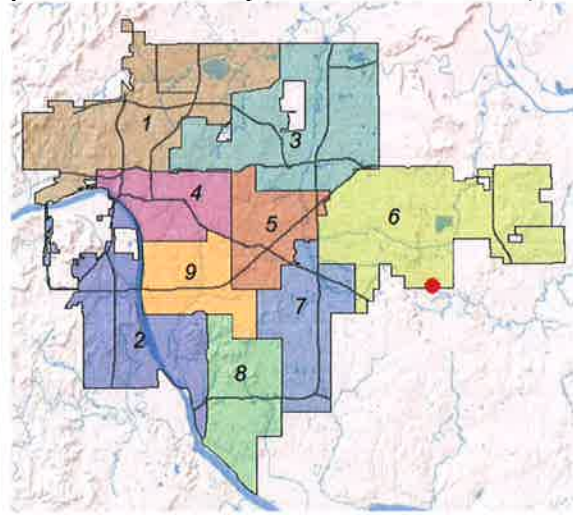
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: John Moody

Property Owner: JIREH, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Rezoning to multifamily residential

Concept summary: Rezoning to support PUD overlay required for the construction of multifamily project with approximately 180 dwelling units in two and three story buildings.

Tract Size: 11.477 acres

Location: North of the northeast corner E. 51st St. & S. 177th E. Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RM-1

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval but only in conjunction with PUD-825 which will provide necessary development standards to integrate this project into the New Neighborhood vision of the Comprehensive Plan.

Staff Data:

TRS: 9425

CZM: 50

Atlas: 0

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

13.1

SECTION I: Z-7288

DEVELOPMENT CONCEPT:

The rezoning request to change the zoning from AG to RM-1 is required to support PUD 825 for a multifamily residential development. The zoning code does not provide adequate transition standards to integrate this project into the existing and developing surrounding neighborhood. RM-1 zoning alone is not appropriate however when standards defined in PUD 825 are added to the project the multifamily project is appropriate for this area.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - See PUD 825

DETAILED STAFF RECOMMENDATION:

The proposed use presented for this site is consistent with the New Neighborhood vision of the Comprehensive Plan; and

RM-1 zoning without a PUD overlay does not provide appropriate transition and screening adjacent to the existing and proposed residential development; and

RM-1 zoning allows a density and development standards that are not appropriate for the long term vision of new neighborhood development at this location without a PUD overlay; therefore

Staff recommends approval of Z-7288 to rezone property from AG to RM-1. But only in conjunction with PUD-825

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The request for RM-1 zoning is consistent with the vision of a New Neighborhood which may include "low-rise apartments or condominiums". However, The RM-1 zoning does not provide adequate provisions for screening and vehicular setbacks from the adjacent single family residential neighborhood.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

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:

The Major Street and Highway Plan illustrates South 177th East Avenue as a secondary collector without a multi modal consideration. The Major Street and Highway Plan illustrates a 4 lane street with sidewalks on both sides of the street.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is at the south and west end of stub streets that are shown on the conceptual plan. Provisions of the PUD will require connections to the north and provide options for a pedestrian connection to the east. The existing stub street will be removed and integrated into the existing subdivision. The Comprehensive Plan suggests connectivity for vehicular and pedestrian circulation. The applicant should anticipate some connectivity requirement to those streets during the plat process.

Environmental Considerations: There are no environmental concerns regarding steep terrain, flood plain or other sensitive development considerations that would affect this site or its site plan.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 177 th East Avenue	Secondary Arterial	100 feet	2
South 178 th East Place	None	50 feet	2
East 49 th Place 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 single family residential subdivision, zoned RS-3; on the north by a single family residential subdivision and undeveloped property, zoned RS-3 and AG respectively; on the south by a senior living center that has been approved but not constructed, zoned RM-2; and on the west by undeveloped property, zoned AG.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11826 dated June 26, 1970, established zoning for the subject property.

Surrounding Property:

Z-7273 September 2014: All concurred in approval of a request for rezoning a 11± acre tract of land from AG to RM-2 for assisted/independent living, on property located east of northeast corner of E. 51st St. and S. 177th E. Ave.

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Z-6945 August 2004: All concurred in approval of a request to rezone a on a 126.5± acre tract from AG to RS-3, on property located north and east of the northeast corner of East 51st Street and South 177th East Avenue.

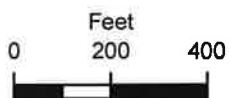
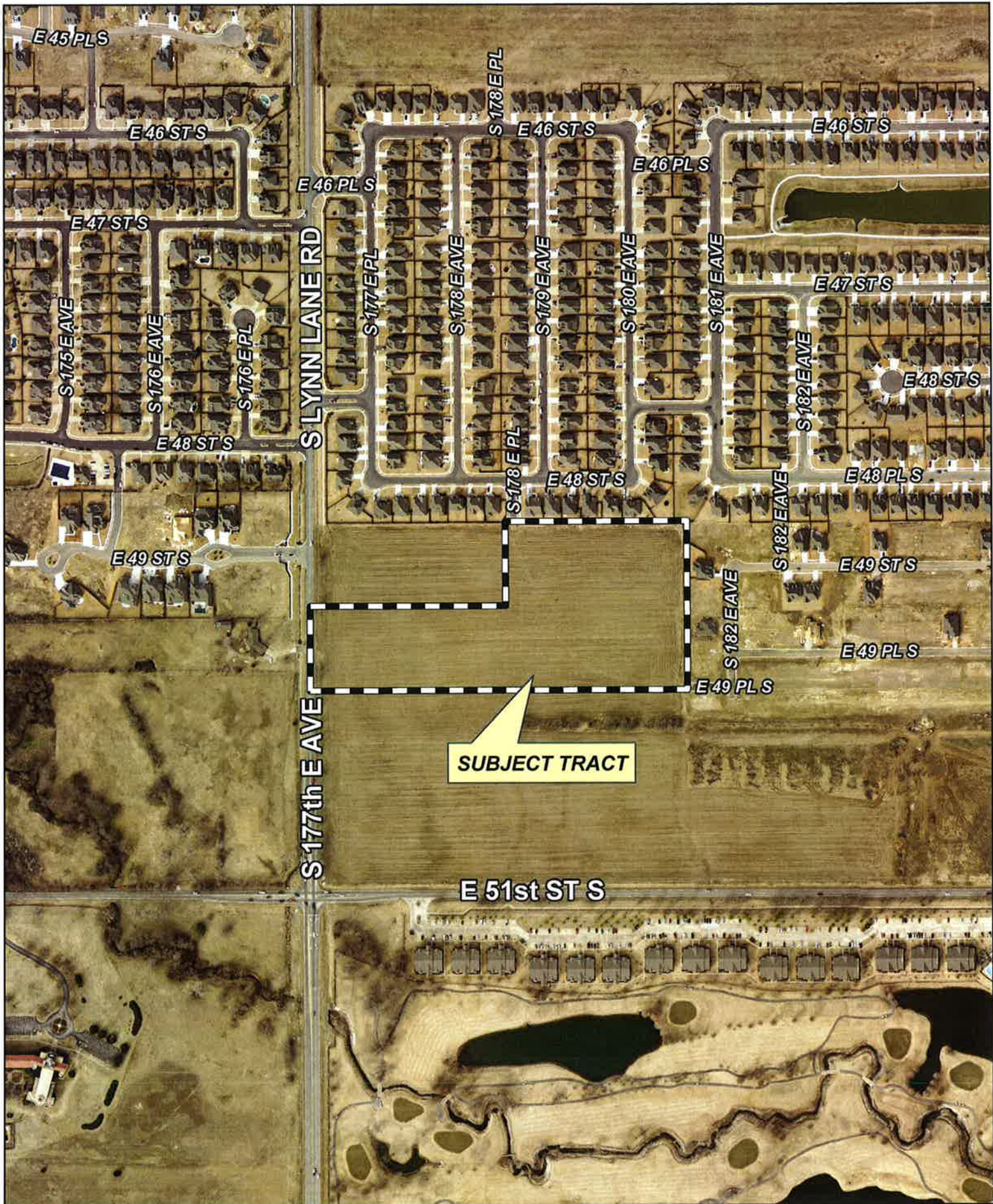
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Z-6834 October 2001: All concurred in approval of a request to rezone a 10± acre tract from AG to RS-3 on a property located north of the northwest corner of East 51st Street South and South 177th East Avenue.

BOA-21256 May 24, 2011: The Board of Adjustment **approved** a *Variance* of the maximum amount of required front yard permitted to be covered with an all-weather surface in the RS-3 district from 34% to 45% to permit three car wide driveways in front of three car garages (Section 1303.D), subject to the Council approving the PUD (PUD-784) which has been recommended, on property located east of the northeast corner of E. 51st St. and S. 177th E. Ave.

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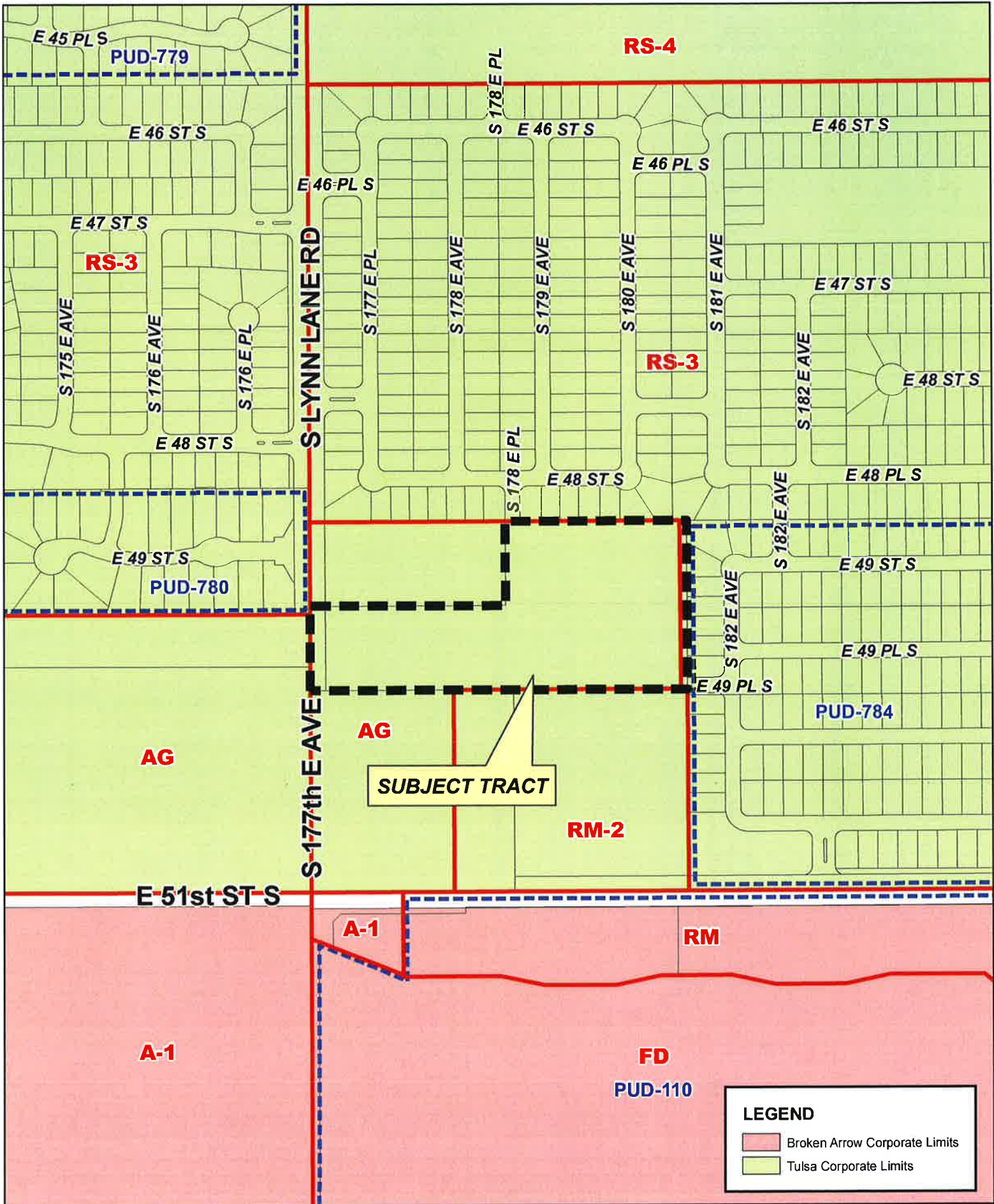


Z-7288/PUD-825

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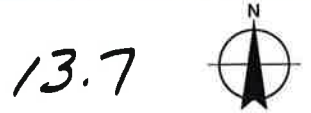
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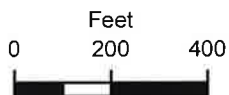
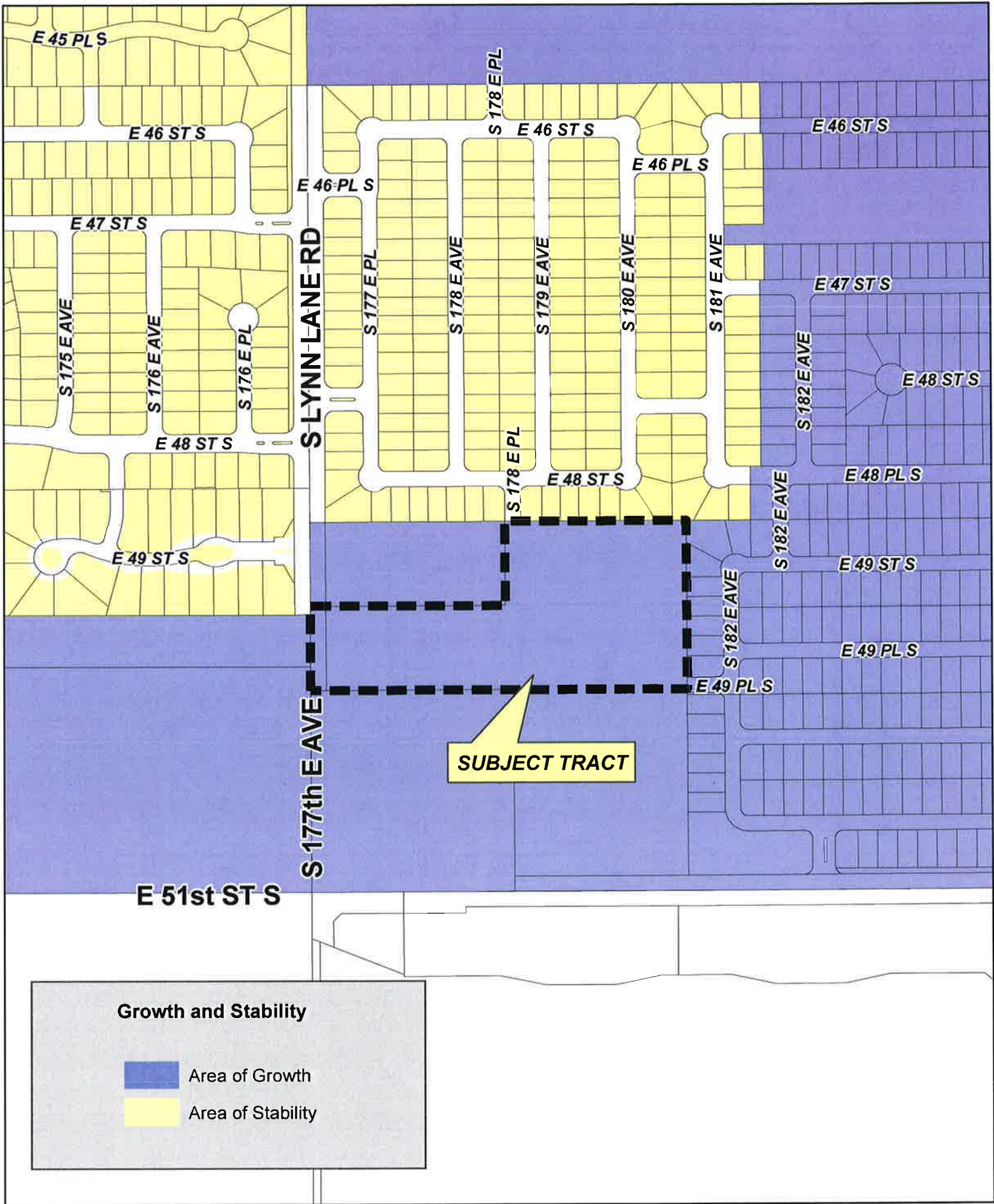




Z-7288/PUD-825

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Z-7288/PUD-825

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Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-825

Related to Z-7288 for RM-1 underlying zoning

Hearing Date: January 21, 2015

(Continued from 12/3/14, 12/17/14 & 1/7/15)

Case Report Prepared by:

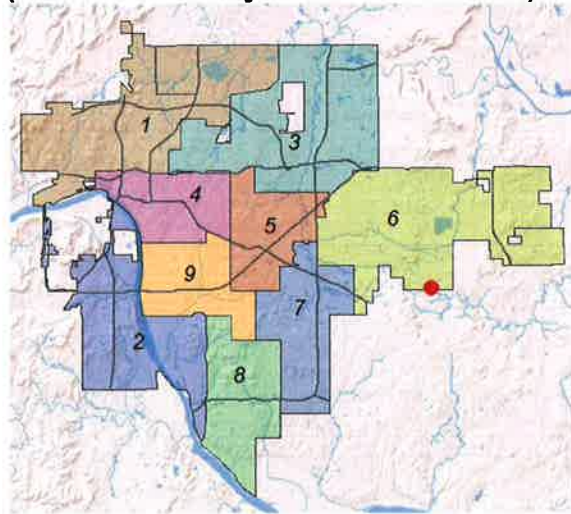
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: John Moody

Property Owner: JIREH, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Brookstone Park at Lynn Lane multifamily community

Concept summary: The proposed project is a multi family development with up to 180 dwelling units and a maximum 3 story building construction, a clubhouse, pool and playground.

Tract Size: 11.48 ± acres

Location: North of the northeast corner E. 51st St. & S. 177th E. Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RM-1/ PUD-825

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of PUD 825 with the underlying zoning RM-1 category.

Staff Data:

TRS: 9425

CZM: 50

Atlas: 0

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

14.1

SECTION I: PUD-825

APPLICANTS DEVELOPMENT CONCEPT:

The design concept for BrookStone is governed by several extrinsic factors - established development, market values, street systems and zoning.

Established Development:

The zoning and development of the area is now predominantly multi-family on the south side of BrookStone and church use and single family on the north, east and west sides of BrookStone.

Street Systems and Pedestrian Access:

South Lynn Lane (S. 177th E. Ave.) is a secondary arterial street. E. 51st St. to the south is a secondary arterial street. Two residential streets stub or dead end into BrookStone from StoneGate Addition on the north and from Stonegate III Addition on the east.

The primary vehicular entrance to BrookStone will be through the large entry on the west boundary of the property on S. Lynn Lane as shown the Exhibit B attached. The Developer will also install a left turn only lane on S. 177th E. Ave. (S. Lynn Lane) similar to the detail shown on the attached Exhibit B-1 and as approved by the City of Tulsa Development Services department.

S. 178th E. Pl. that dead ends into BrookStone from Stonegate Addition will not be extended for normal vehicular circulation, but will be reserved for emergency access only. A locked gate for emergency vehicle access only shall be installed on S. 178th E. Pl. to prevent public access onto S. 178th E. Pl. The type and design of the gate shall be submitted to and approved by the City of Tulsa Fire Department and other emergency services prior to installation and will also be shown on the detailed site plan that is presented to the Planning Commission..

E. 49th Pl. South stubs into BrookStone on its east side from StoneGate III Addition. It is proposed to close this stub street, remove the pavement and vacate the street right of way so that the vacated stub street can be added to the small open space area on the south side of the street. This will allow pedestrian access and making usable open space area that will be owned and maintained by the homeowners association for StoneGate III.

South access may be provided but only if the City of Tulsa requires the owner of the property abutting the Project on its south boundary to provide a street or mutual access provision that would provide vehicular and or pedestrian access from the Project to East 51st Street South. The Applicant will connect the parking and drive on its southern boundary to the access road at such time as the construction of the access road is completed and the Applicant or its successors in title are granted the legal right to use such access road for ingress and egress from the Project to East 51st Street South. This condition shall not be in force and effect unless and until such right of access is required by the City of Tulsa and provided by the owner of the abutting property. Nothing contained in this PUD shall or may be construed as requiring or

imposing a condition on the Applicant to acquire any easement or right-of-way, construct or pay for any such access road.

Pedestrian Access will be provided to the proposed day care center adjacent to the north boundary on the western end of the Project and to the existing street right of way on the north and east sides of the property.

Zoning:

The proposed RM-1 Zoning and the proposed use are consistent with the uses and zoning of the properties in the surrounding area and the designation of the Comprehensive Plan as residential growth area.

Storm Water Drainage and Detention:

On site storm water detention will be provided in the northeast portion of the property as shown on the Conceptual Site Plan and the Utility Plan and Drainage Plan attached hereto as Exhibit F. The storm sewer system is designed to drain the property to the northeast into the storm water detention facility and open space area located along the northern side of the property and into the existing storm sewer system in compliance with the policies of the City of Tulsa. The maximum finished floor elevations of the apartment buildings shall be as shown on Exhibit F. The final engineering and design will be completed as part of the final plat approval by the Tulsa Metropolitan Area Planning Commission.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Exhibit "A" Conceptual Site Plan Illustration
 - Exhibit "B" Conceptual Access and Circulation Plan
 - Exhibit "C" Landscape Requirement Illustration
 - Exhibit "D" PUD Area Zoning Exhibit
 - Exhibit "E" Surrounding Land Use Exhibit
 - Exhibit "F" Existing Topography, Utilities and Vegetation Analysis
 - Exhibit "G" PUD Aerial Photograph Exhibit

PUD-825 DEVELOPMENT STANDARDS:

Gross Area	11.477 Acres
Permitted Uses	Use Unit 8, Multi-Family Dwellings and Accessory Uses, including leasing office and recreation facility
Maximum Dwelling Units	180

Minimum Lot Size	479,160 sq. ft.
Minimum Land Area Per Dwelling Unit	1,700 sq. ft.
Minimum Livability Space Per Dwelling Unit	900 sq. ft.

Landscaping and Screening:

Minimum Open Landscape Area 149,986 sq. ft. (30%) of Lot Area

In addition to the landscape and screening standards defined in the Tulsa Zoning Code the following shall apply:

A minimum of 30% of the Lot Area will be landscaped open space provided throughout the project as shown on Exhibit C. The Developer will construct and maintain a six feet "tilt up" masonry wall with a minimum height of 6 feet and a maximum height of 8 feet as measured from the existing ground at the property line. The wall will be constructed on the north and east boundaries of the project that abut the single-family homes. The wall will be solid and will prevent any lights from cars that would shine through a wood, screening fence. A six (6) feet high wood screening fence will be erected on the north boundary adjacent to the church/day care property on S. 177th.

Double fencing should be avoided and the developer will remove existing fences on the adjacent residential lots. However, in the event that the home owner on the adjacent lot refuses to allow the existing wood fence to be removed the developer may leave the existing wood fence.

The parking lot on the east side of the project adjacent to the single-family homes will be set back a minimum of ten (10) feet from the property line. This 10 feet area will be landscaped and there will be oak or maple trees installed on approximately 20 feet centers to create a natural visual barrier in addition to the solid wall.

Within the street yard on South Lynn Lane a minimum of one tree for each 750 square feet will be installed and maintained.

Along the south and southwest border of the stormwater detention facility a 20 foot wide landscape area will be maintained with a double row of trees installed on approximately 20 foot centers to create a natural visual barrier between the drive and parking area and the single family residential areas north of the site.

A detail landscape plan shall be submitted to and approved by the Planning Commission staff in accordance with the Planned Unit Development and the Landscape Standards of the Tulsa Zoning Code.

Building Standards:

Minimum Building Setback from 85 feet
the section line in the S. Lynn Lane right-of-way.

Minimum Building Setback from the East Boundary Adjacent to Stonegate III Addition 80 feet

Minimum Building Setback from the North Boundary of the East 590 feet Adjacent to Stonegate Addition 90 feet

Minimum Building Setback from the North boundary of the west 635 feet of the Property adjacent to Church Property 17.5 feet

Minimum Building Setback from the South Boundary 17.5 feet

Maximum Building Height:
3 Story Buildings 45 feet
2 Story Buildings 35 feet

Windows and balconies are prohibited on the north sides of any of the three (3) story buildings located closest to the north property line abutting the single family lots.

Minimum Internal Setback between Buildings 10 feet

Lighting:

Lights will be will be shielded, located and restricted in height so that no light can shine into the adjacent single family homes on the north and south boundaries. Under no circumstances will pole or wall lights exceed 20 feet in height.

Trash Containers and Enclosure:

Neighborhood trash collection devices of any kind must be a minimum of 150 feet from any adjacent single family residential area. .

Enclosures shall be of sufficient height to screen the container from view and will be masonry construction. The minimum height allowed will be 6 feet. The doors will be the full height of the masonry enclosure and will be steel frame construction with metal screen providing a minimum opacity of 80%.

Vehicular and Bicycle Parking:

Vehicular parking and drive aisles will meet or exceed the minimum dimensional standards defined in the Tulsa Zoning Code. The parking will also meet or exceed the minimum parking ratio defined in the Tulsa Zoning Code.

Bicycle racks will be provided at each common area such as the club house, pool and play ground area. A rack with a minimum storage for 6 bicycles will be required at each of those locations and the rack will be surrounded with a hard pavement surface where the bicycles are stored.

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Each covered parking area will also include a minimum of one bicycle rack under the covered parking area with a minimum storage area for 4 bicycles. In the event that the covered parking is not constructed the bicycle parking will still be required for each area illustrated as covered parking on the conceptual plan.

All other development standards and bulk and area requirements will conform to the requirements outlined in the RM-1 District of the Tulsa Zoning Code.

VEHICULAR ACCESS AND CIRCULATION:

Street Improvements to East 177th East Avenue will be constructed by the Developer as required by the Director of Development Services at the City of Tulsa.

PEDESTRIAN ACCESS:

Full pedestrian access will be required through this site for all adjacent single family subdivisions, the church and day care site north and west of the PUD.

PLATTING REQUIREMENT:

A subdivision Plat will be required meeting all relevant requirements in the City of Tulsa.

EXPECTED SCHEDULE OF DEVELOPMENT:

Project construction is expected to begin in 2015 as soon as zoning process, subdivision plat and construction drawings are completed.

DETAILED STAFF RECOMMENDATION:

The proposed PUD presented for this site is consistent with the New Neighborhood vision of the Comprehensive Plan; and

RM-1 zoning without a PUD overlay does not provide appropriate transition and screening adjacent to the existing and proposed residential development; and

PUD-825 provides adequate architectural and site planning standards to provide appropriate transition areas between this site and the adjacent single family residential areas; and

PUD-825 is consistent with the provision of the PUD chapter of the Tulsa Zoning Code.

The proposed multifamily project is consistent with the anticipated future and existing development patterns in this part of Tulsa therefore.

Staff recommends Approval of PUD-825 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The request for RM-1 zoning with a PUD overlay is consistent with the vision for a New Neighborhood which may include "low-rise apartments or condominiums".

Land Use Plan map designation: New Neighborhood

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

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Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

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14.7

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Streets:

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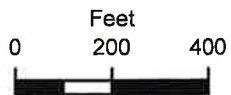
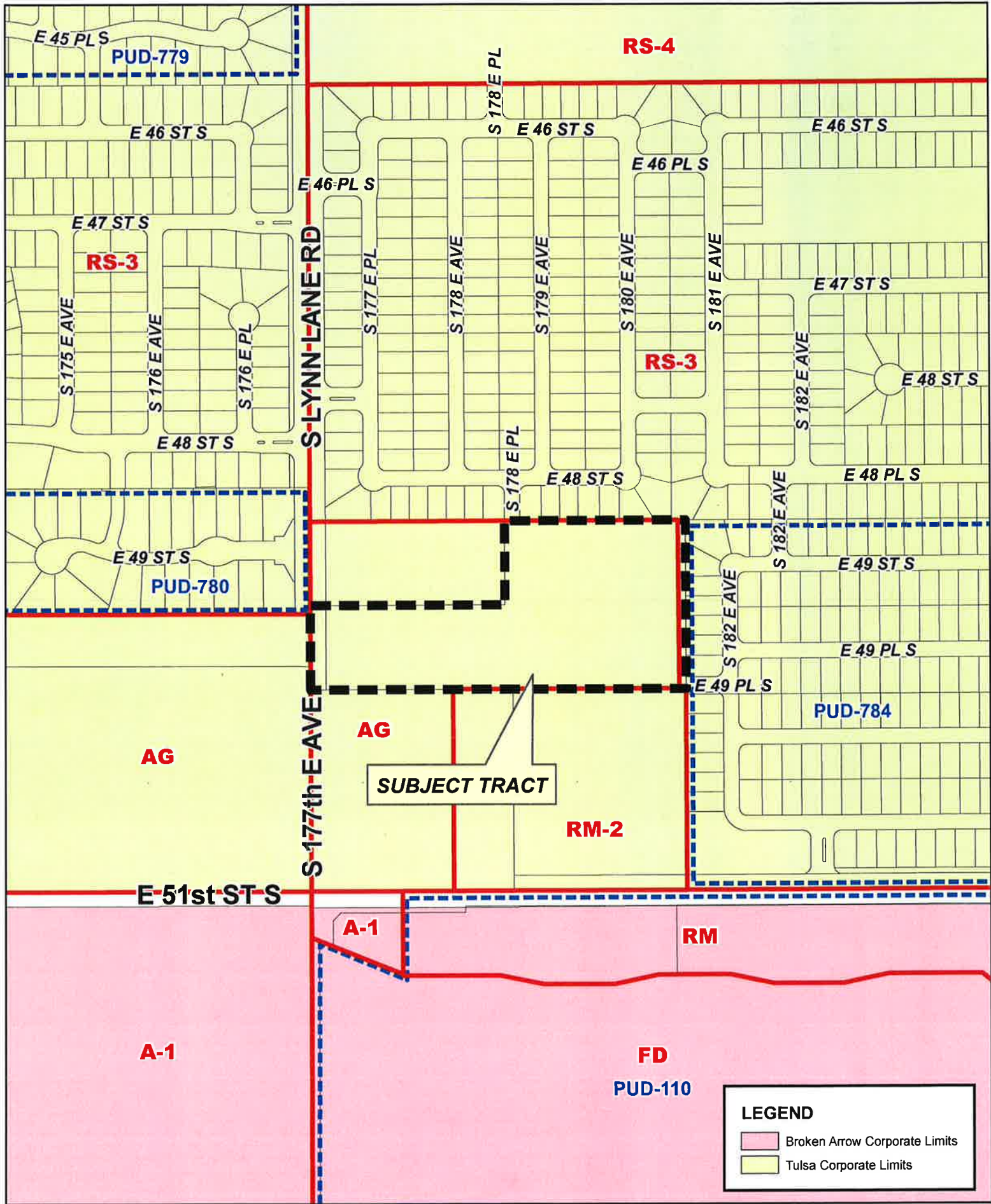
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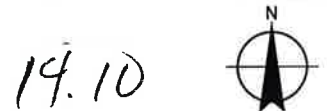
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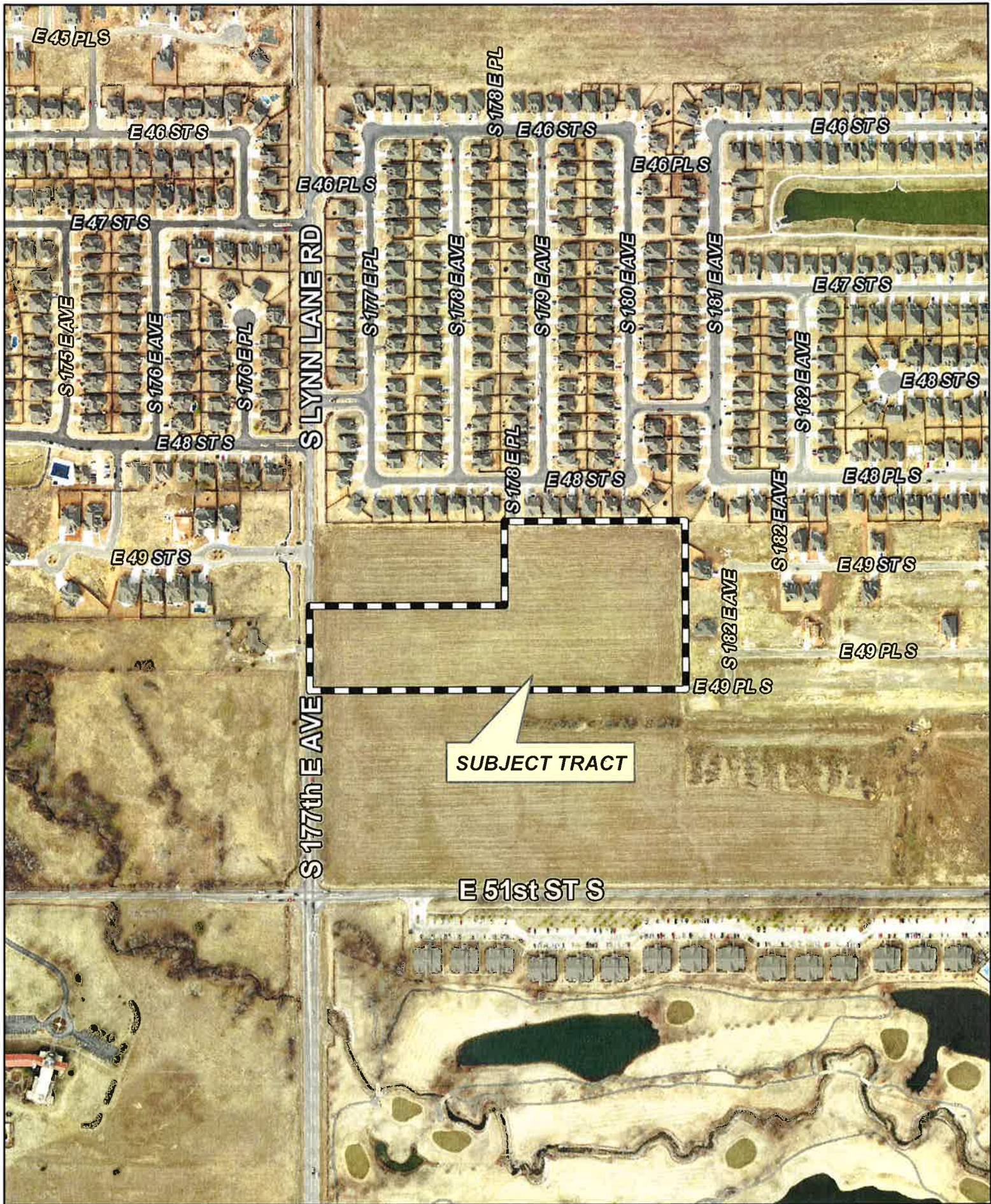
REVISED 1/14/2015



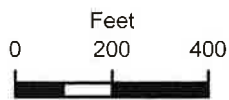
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SUBJECT TRACT

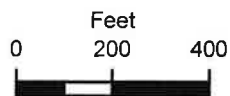
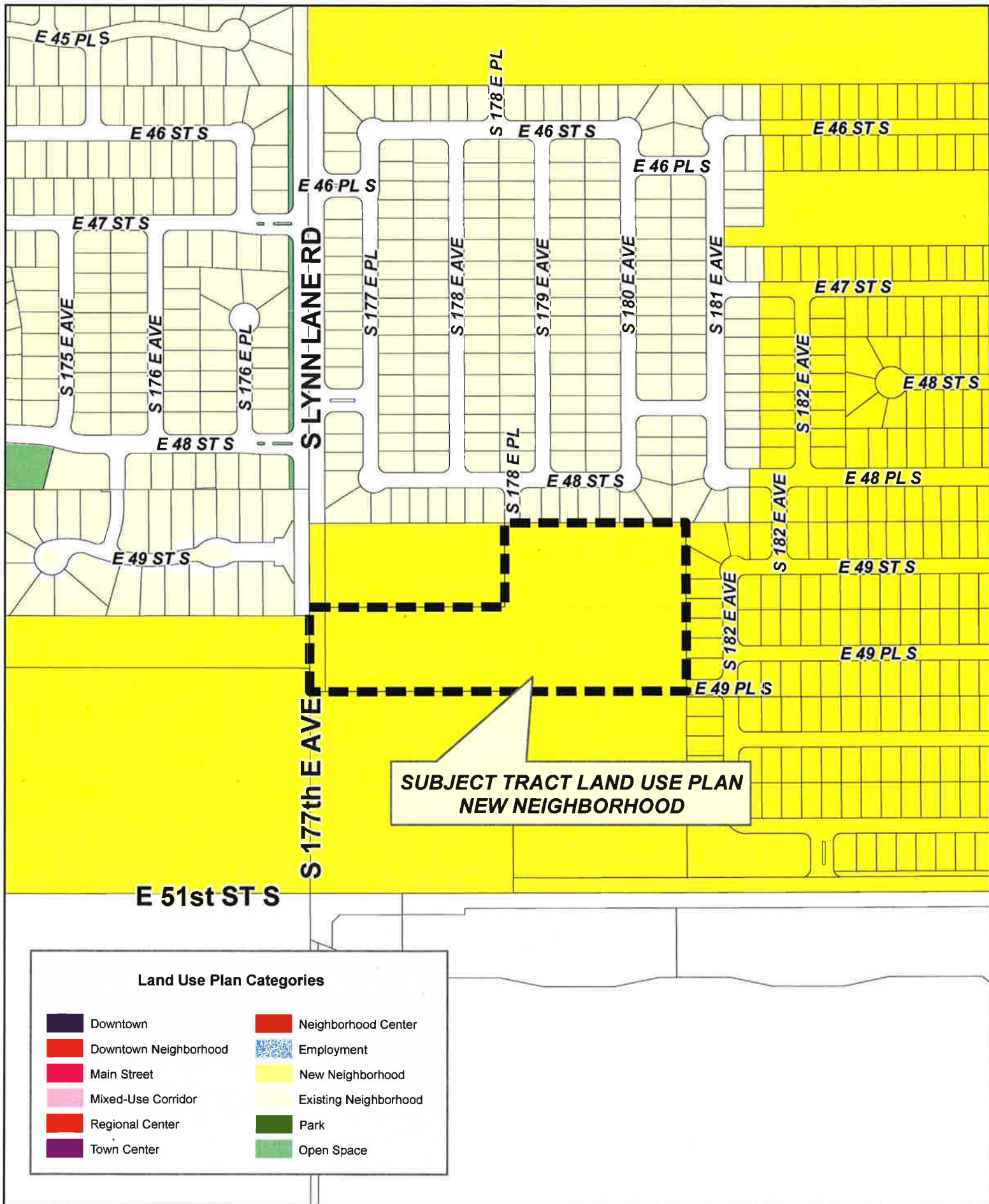


Z-7288/PUD-825

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Z-7288/PUD-825

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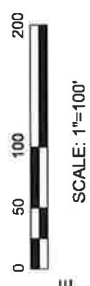
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B
BROOKSTONE PARK
AT LYNN LANE

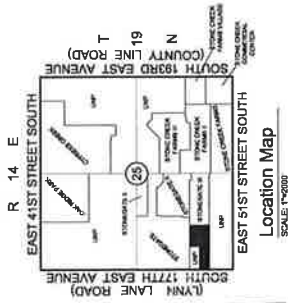
PUD
Conceptual Site Plan Illustration
EXHIBIT 'A'
Date: January 13, 2015

- SITE PLAN DESIGN STATISTICS**
 11.477 ACRES
 499,952 SQUARE FEET
 18 BUILDINGS TOTAL
 9 TWO-STORY
 9 THREE-STORY
 180 DWELLING UNITS
 361 PARKING SPACES
 198 COVERED SPACES
 11 ACCESSIBLE SPACES
 ALL DRIVE ISLES ARE 26' WIDE
 DRIVE ISLE INSIDE RADIUS ARE 28'
 ALL 3-STORY BUILDINGS ARE
 WITHIN 30' OF FIRE LANE

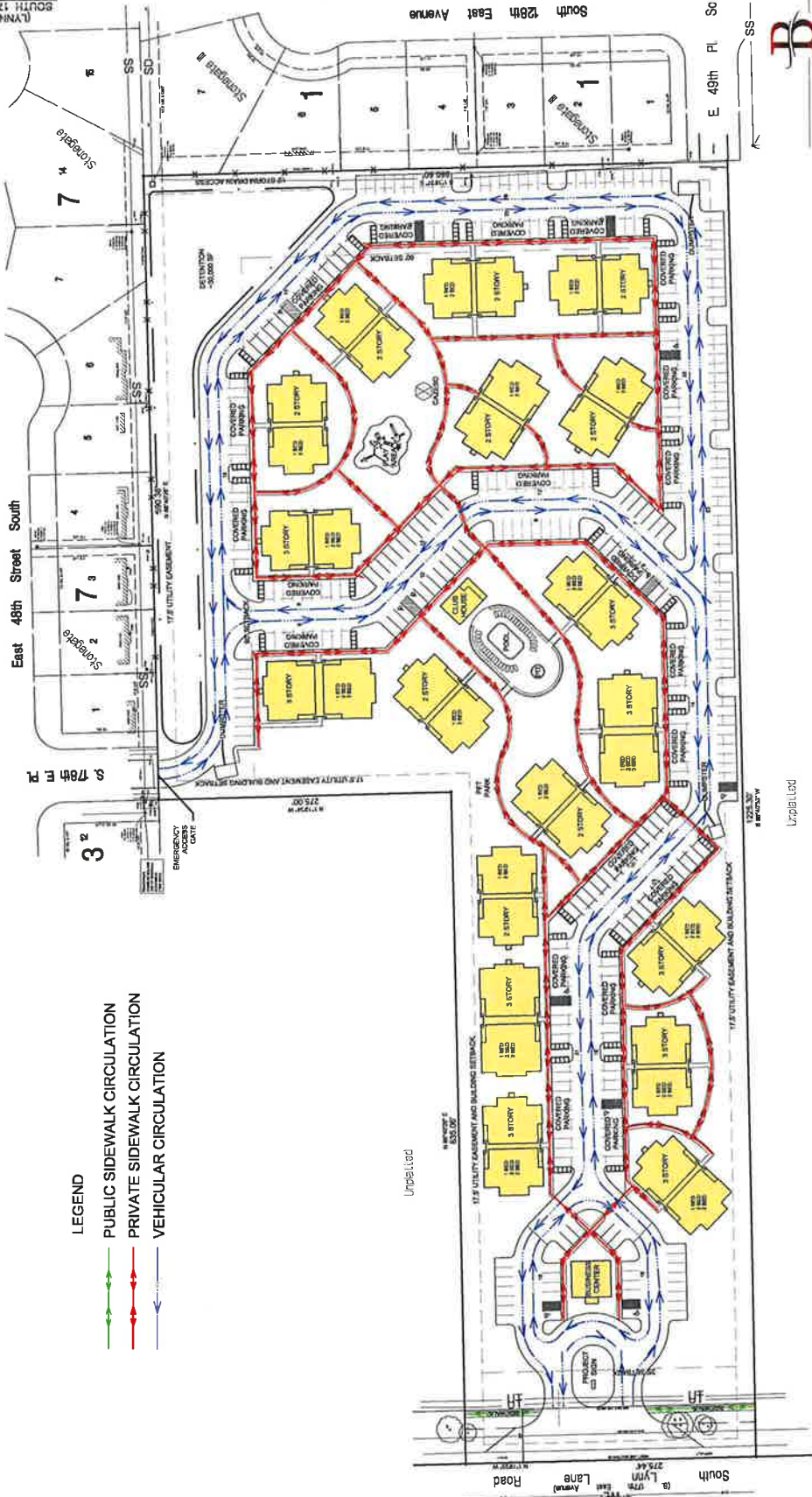
NOTE: SITE DESIGN IS CONCEPTUAL IN NATURE AND SUBJECT TO REVISIONS AND CITY APPROVALS INCLUDING THE FIRE MARSHAL AND CITY ENGINEER.

Sisemore Weisz & Associates, Inc.
 800 EAST 204th PL, SUITE 200
 TULSA, OKLAHOMA 74135
 CA. NO. 2421
 PHONE (918) 465-3000
 FAX (918) 465-4000
 EXP. DATE 6/30/16

14.14



SCALE: 1"=100'



LEGEND

- PUBLIC SIDEWALK CIRCULATION
- PRIVATE SIDEWALK CIRCULATION
- VEHICULAR CIRCULATION

B
BROOKSTONE PARK
AT LYNN LANE

PUD

Conceptual Access and Circulation Plan
EXHIBIT 'B'

Sisemore Weisz & Associates, Inc.
8111 EAST 32nd PLACE
DENVER, COLORADO 80231
PHONE: (303) 655-8600
FAX: (303) 655-8600
E-MAIL: info@swa.com
E-DATE: 6/30/15



51.15



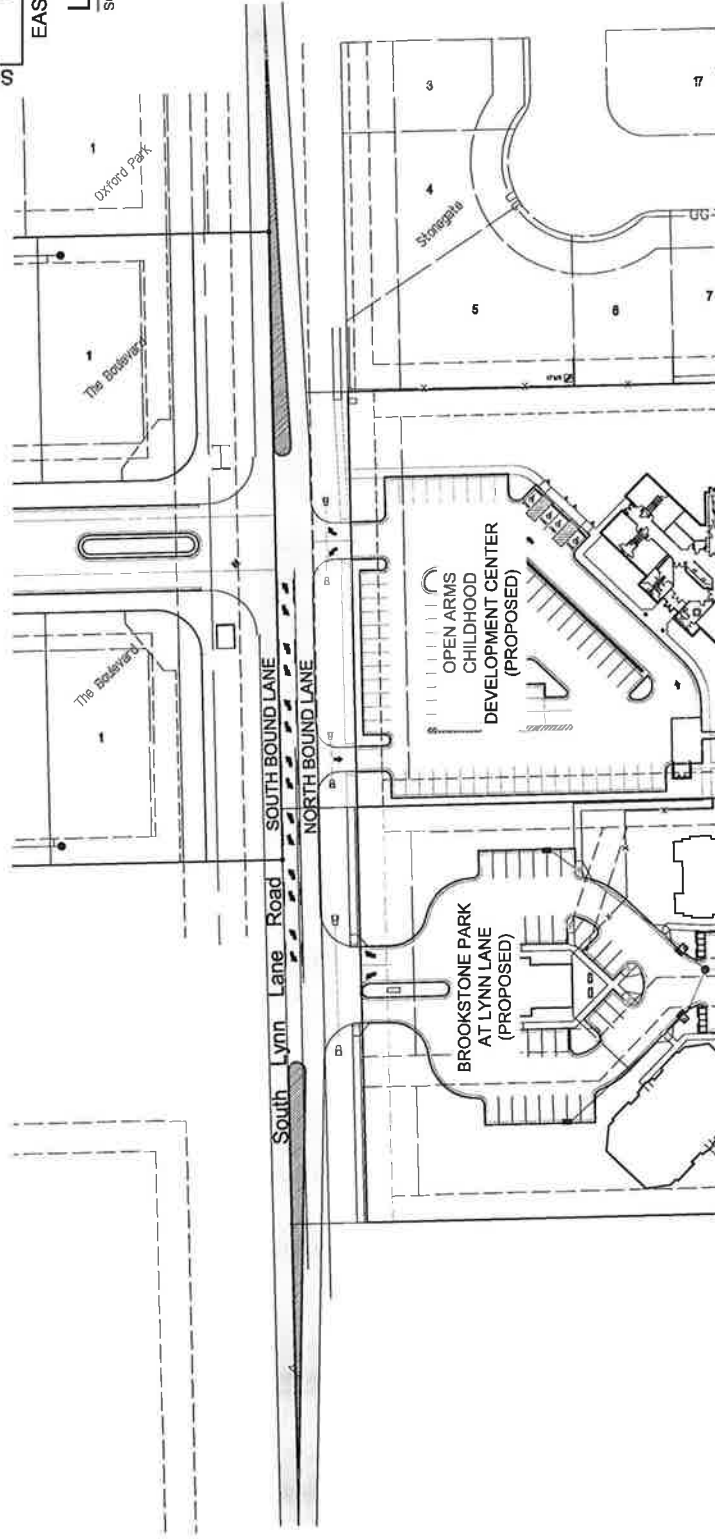
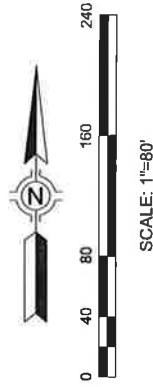
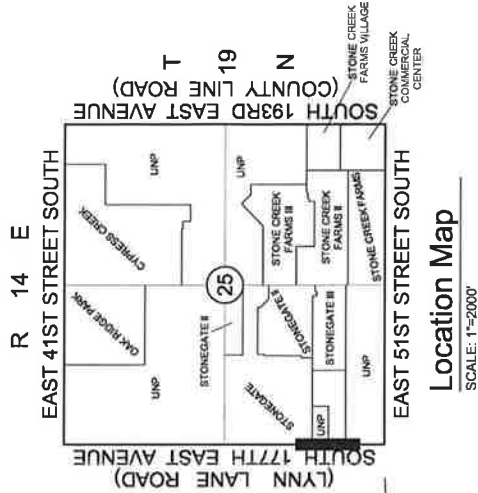
Sisamore Weisz & Associates, Inc.
 10000 35th Place
 TULSA, OKLAHOMA 74125
 CA NO. 2421
 PHONE (918) 465-3300
 FAX (918) 465-8668
 BOP DATE 6/30/16

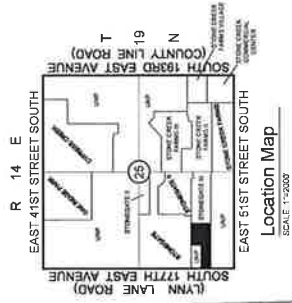
NOTE: SITE DESIGN IS CONCEPTUAL IN NATURE AND SUBJECT TO REVISIONS AND CITY APPROVALS INCLUDING THE FIRE MARSHAL AND CITY ENGINEER.

Lynn Lane Street Improvements PUD

Conceptual Site Plan Illustration EXHIBIT 'B-1'

Date: January 13, 2015





SCALE: 1"=100'



Legend

- DECIDUOUS TREES
- FLOWERING TREES
- EVERGREEN TREES



BROOKSTONE PARK
AT LYNN LANE

PUD

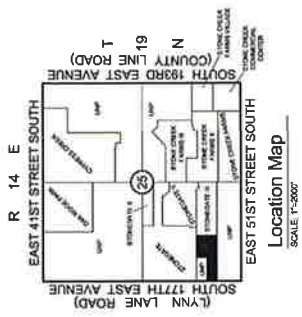
Landscape Requirement Illustration
EXHIBIT 'C'

Sisemore Weisz & Associates, Inc.

2011 EAST 51ST STREET SOUTH
TULSA, OKLAHOMA 74105
C.A. NO. 2421
PHONE: (918) 485-3500
FAX: (918) 485-3608
E-MAIL: info@swa-inc.com
WWW.SWA-INC.COM

14.17

14.18

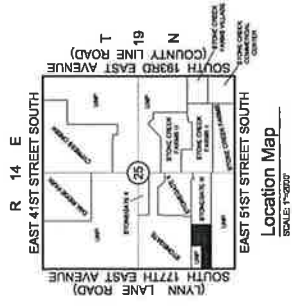
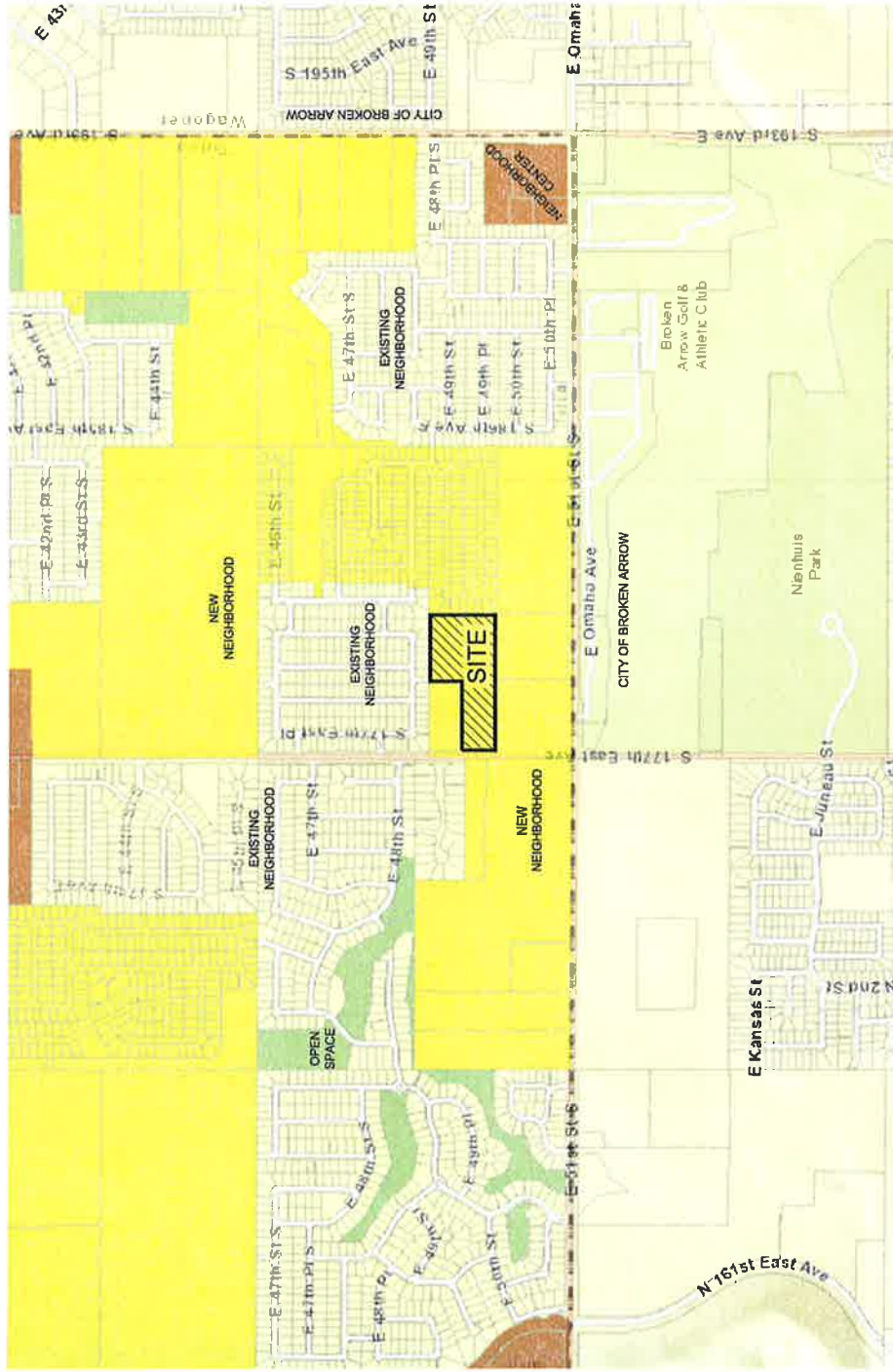


SCALE: 1"=1000'



BROOKSTONE PARK
— AT LYNN LANE —

PUD
Area Zoning Exhibit
EXHIBIT 'D'



SCALE: 1"=1000'

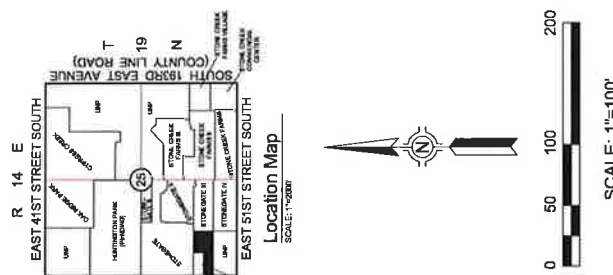
B
BROOKSTONE PARK
AT LYNN LANE

PUD

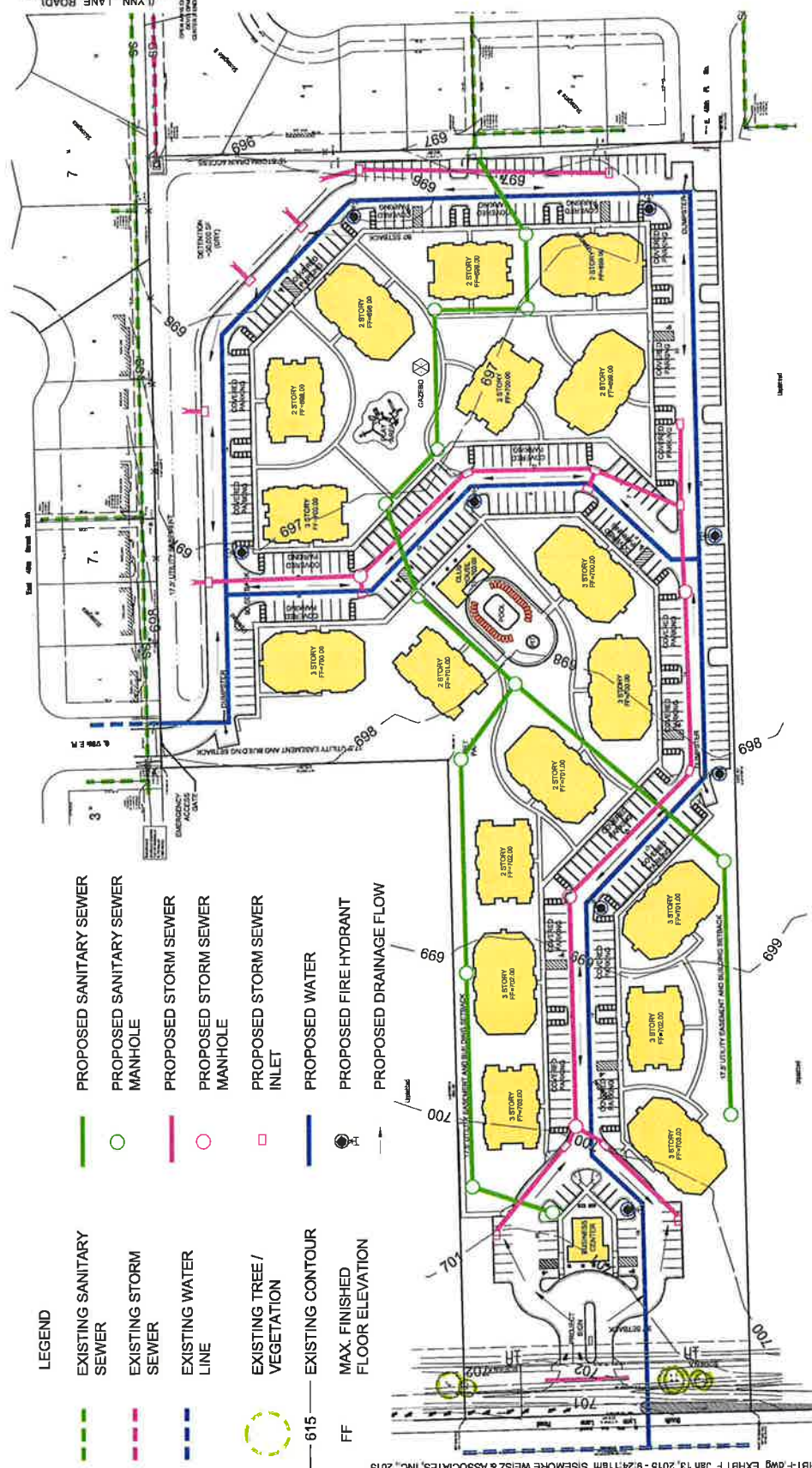
Surrounding Land Use Plan
EXHIBIT 'E'

Sisemore Weisz & Associates, Inc.
101 EAST 3RD PLACE
TULSA, OKLAHOMA 74103
CA NO. 5421
PHONE (918) 585-3800
FAX (918) 585-8888
B/S DATE 6/30/15

14.19



- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - EXISTING WATER LINE
 - EXISTING TREE / VEGETATION
 - EXISTING CONTOUR
 - MAX. FINISHED FLOOR ELEVATION
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM SEWER
 - PROPOSED STORM SEWER MANHOLE
 - PROPOSED STORM SEWER INLET
 - PROPOSED WATER
 - PROPOSED FIRE HYDRANT
 - PROPOSED DRAINAGE FLOW



B
 BROOKSTONE PARK
 AT LYNN LANE
 PUD

Existing Topography, Utilities & Vegetation Analysis
 Conceptual Proposed Utilities & Conceptual Drainage Design
EXHIBIT 'F'
 Date: January 13, 2015

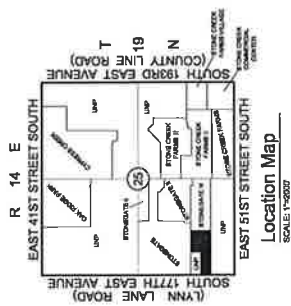
NOTE: DESIGN SHOWN HEREON IS DIAGRAMMATIC AND CONCEPTUAL IN NATURE. DESIGNS ARE SUBJECT TO REVIEW AND APPROVAL OF CITY DEPARTMENTS. DESIGN SHOWN, INCLUDING FINISH FLOOR ELEVATIONS ARE SUBJECT TO REVISION.

Siemore Weisz & Associates, Inc.
 100 EAST 28TH PLACE
 SUITE 400
 ANAHEIM, CALIFORNIA 92805
 PHONE (951) 855-8600
 FAX (951) 855-8608
 EXP. DATE 6/30/15



14.20

14.21



SCALE: 1"=1000'



BROOKSTONE PARK
AT LYNN LANE

PUD
AERIAL EXHIBIT
EXHIBIT 'G'

14.22

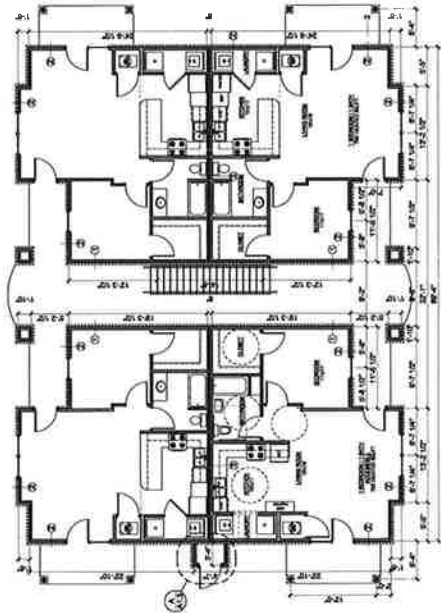
SHEET
A1.3

ONE BEDROOM FLOOR
PLAN, ROOF & BUILDING
ELEVATIONS

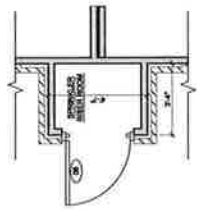
DATE
01/14/15

PO BOX 43 | FORT SMITH, AR 72203 | 501.656.2222 | info@scottbranton.com
scott branton
architect, PLLC

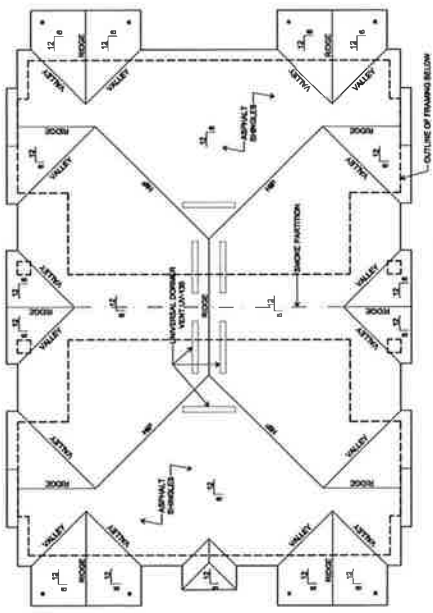
180 UNIT APARTMENT COMPLEX
BROOKSTONE PARK AT MEADOW LANE
TULSA, OKLAHOMA
TULSA COUNTY



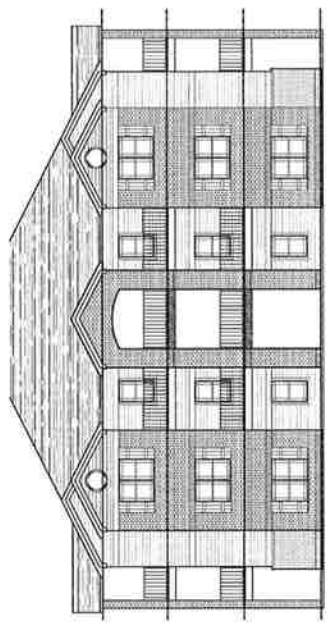
2 ONE BEDROOM FLOOR PLAN
SCALE: 1/8" = 1'-0"



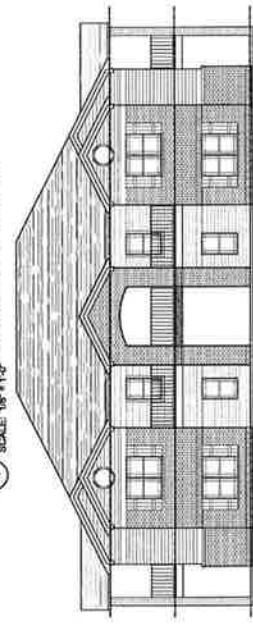
A SPRINKLER RISER ROOM
SCALE: 3/8" = 1'-0"



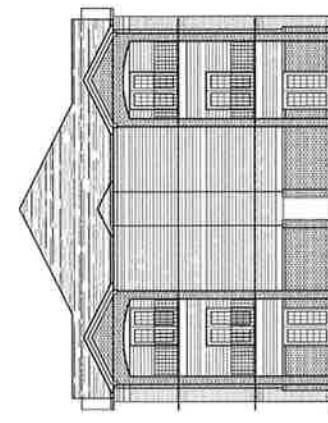
1 ROOF PLAN
SCALE: 1/8" = 1'-0"



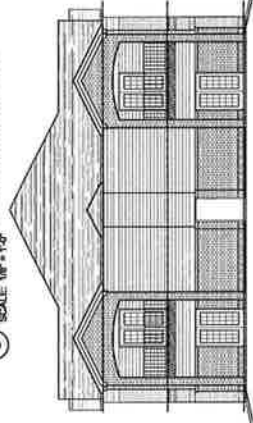
4 TYP. 3 STORY ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



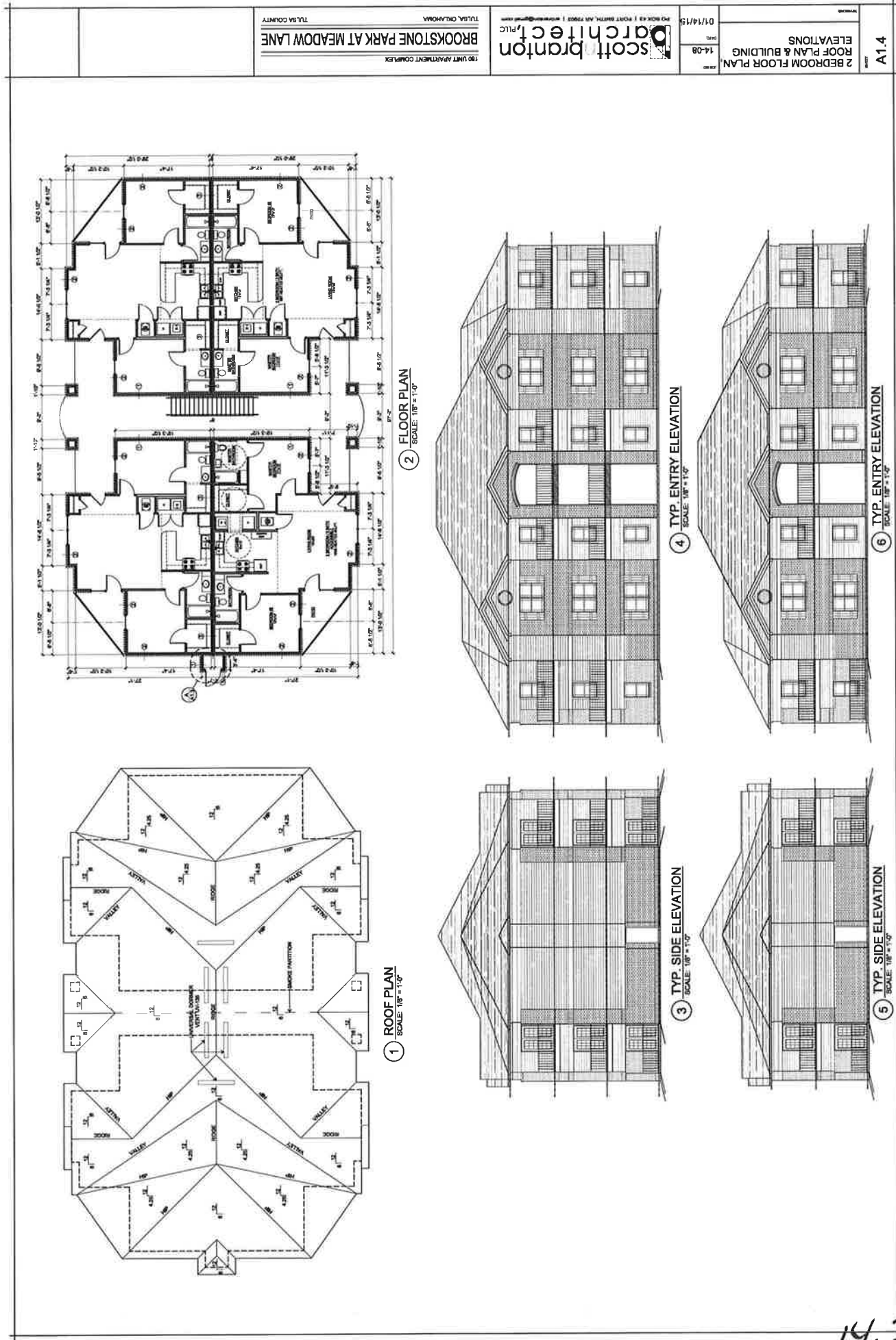
6 TYP. 2 STORY ENTRY ELEVATION
SCALE: 1/8" = 1'-0"



3 TYP. 3 STORY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



5 TYP. 2 STORY SIDE ELEVATION
SCALE: 1/8" = 1'-0"



scott brampton
architect, PLLC

190 UNIT APARTMENT COMPLEX
TULSA, OKLAHOMA
BROOKSTONE PARK AT MEADOW LANE
TULSA COUNTY

2 BEDROOM FLOOR PLAN
ELEVATIONS
ROOF PLAN & BUILDING
14-08
01/14/15
A1.4

Huntsinger, Barbara

From: Keith Mullings [keith.mullings@techsico.com]
Sent: Wednesday, December 03, 2014 10:08 AM
To: esubmit
Cc: 'keith mullings'
Subject: PUD825

Importance: High

To whom it may concern,

In reference to PUD825 which I believe is a plan review case for a new apartment complex located at approx. 51st Street S and Lynn Lane or 177th E Ave. I do not have the proposed complex name but I believe it is to consist of between 15 and 20 - 2 and 3 story multi family dwelling units oriented next to Stonegate neighborhood additions 2, 3 and 4. We were told that by way of this email address we could have our opinion heard as to our **disapproval** of any pedestrian access from the new apartment complex into our neighborhoods. We were also told by the property owners attorney at the neighborhood meeting on the 24th of last month that there would be no vehicle access to our areas but were encouraged to explore the cities website to become involved with this process. Instead the connector streets leading from the complex into the neighborhoods are supposed to be gated only to be used by emergency vehicles.

With that being the plan, our concern is foot traffic. I understand that the meeting today at 1pm is to ask for a continuation

for hearing on the 17th of this month. Please let me know if there is anything else we can do to have our voices heard other

than attending the meeting later this month and potentially participating in discussions or voting.

Thank you,

Keith Mullings
Stonegate Resident/Property Owner

December 2, 2014

To: Tulsa Metropolitan Area Planning Commission

From: Stonegate Homeowners Association

Re: PUD-825

I am writing you today on behalf of the Stonegate Homeowners Association located near 51st Street and 177th E Ave, RS-3 & PUD-784. We have been informed of an apartment complex that is being developed at PUD-825. While we are not opposed to the development as a whole, we do have concerns that we would like to see addressed:

1. Traffic along Lynn Lane is already quite substantial. During morning rush-hour times the south bound lane will back up for at least a half mile. The added congestion of 180 apartment units will make the traffic intolerable; we also feel that this may be a detriment to safety as apartment residents trying to leave their complex in the worst part of this traffic congestion may cause accidents. Is there a plan in place to widen Lynn Lane between 51st Street and 41st Street to five lanes?
2. There are two streets in the Stonegate neighborhood that will dead end into the apartment complex. We have been informed that someone on the planning commissions requested one of these streets be left open to allow pedestrian access between our neighborhood and the apartment complex. We are vehemently opposed to any vehicle or pedestrian traffic between the Stonegate additions and the apartment complex. The neighborhood has too many problems with theft already; we feel that pedestrian access from our neighborhood to the apartment complex would only add an easy escape route for would be thieves.

We ask that you please take these items into serious consideration. We value the safety and peace of our neighborhood, and that is why people buy houses here. We simply ask that you help us to maintain the enjoyment that our residents take in their home and their community.

Thank you



Kyle Lott
Stonegate HOA Manager



www.stonegatehoatulsa.com

stonegatehoatulsa@gmail.com

Stonegate HOA, Inc.

14.25

800.563.0311
PO Box 140546
Broken Arrow, OK 74014



Tulsa Metropolitan Area
Planning Commission

Case : Brookstone Park at Lynn Lane
Addition

Preliminary Subdivision Plat

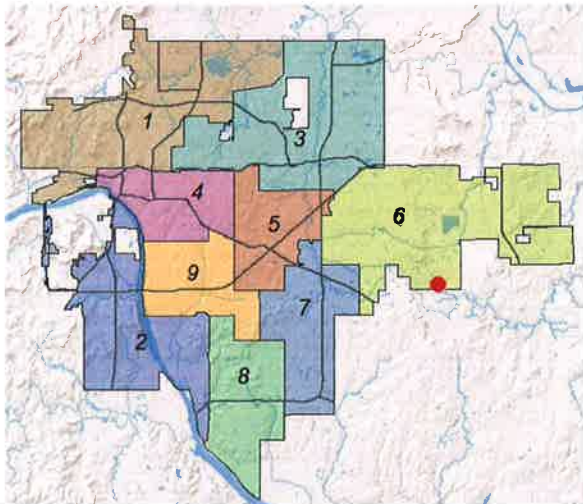
Hearing Date: January 21, 2015
(Continued from 12/3/14, 12/17/14 and
1/7/15)

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Mark Capron, Sisemore Weis &
Associates

Owner: Brookstone Park at Lynn Lane LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Subdivision Plat Approval

Tract Size: 11.15 acres

Location: North of the northeast corner of
East 51st Street South and South 177th East
Avenue

Zoning:
Existing Zoning: AG with pending RM-1
and PUD 825

Staff Recommendation:
Staff recommends **APPROVAL**.

City Council District: 6
Councilor Name: Connie Dodson

County Commission District: 1
Commissioner Name: John Smaligo

EXHIBITS:

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

Subdivision Map

15.1

PRELIMINARY SUBDIVISION PLAT

Brookstone Park at Lynn Lane - (CD 6)

North of the northeast corner of East 51st Street South and South 177th East Avenue

This plat consists of 1 Lot, 1 Block, on 11.7 acres.

The following issues were discussed December 4, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG with RM-1 (residential multi-family) with Planned Unit Development 825 pending.
2. **Streets:** Drive entrance will need to be reworked to 40 feet maximum width or 50 foot width with middle island, which should be placed to accommodate ultimate widening of 177th. Delete section on mutual access easement in the covenants if there are none platted. Revise sidewalk section in covenants to reflect actual conditions. Are there any "abutting lots having access to minor streets..", etc? Sidewalks to be built as part of Infrastructure Development Plan if applicable. Left turn lane at drive will be required unless a warrant study proves operations on 277th will not degrade from traffic accessing the development during peak times. Any orphan street stubs will need to be vacated prior to final plat approval unless not practical or feasible.
3. **Sewer:** Sanitary sewer will not flow into the Stone Creek Farms Lift Station. Therefore the project will be assessed the \$700/acre Broken Arrow fees, City of Tulsa Administration fees, and the Trinity Creek Payback fees. To be assessed during development approval.
4. **Water:** Additional easement may be required for water meter locations. Water service meter must be installed inside a green space not in the pavement.
5. **Storm Drainage:** The covenants need to address detention.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Add north arrow to the location map. Correct misspelling of Arkansas. Submit data control sheet. Show pending subdivisions on location map. Remove Section IG in covenants. Check street names for typos.

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.

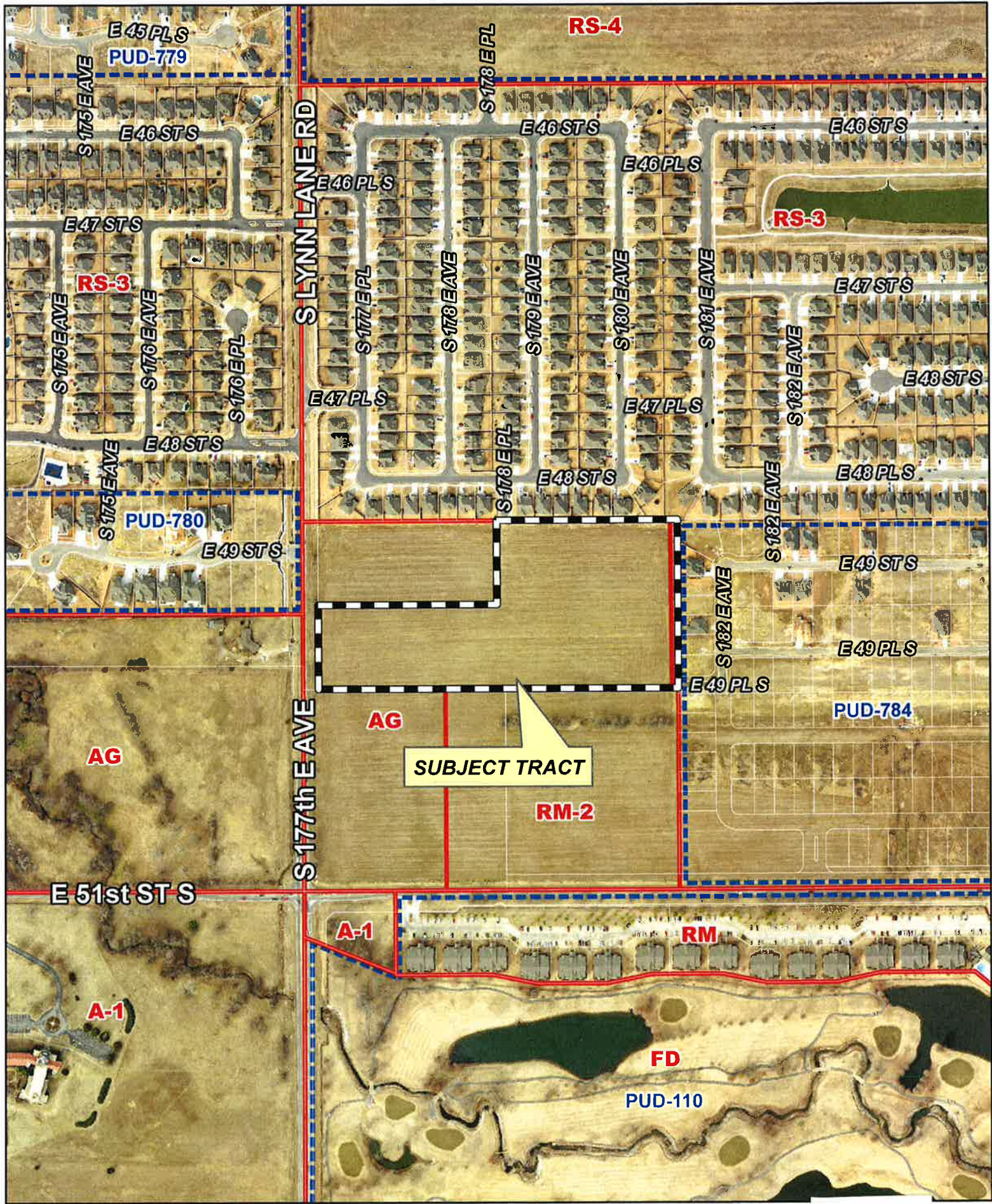
Special Conditions:

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.



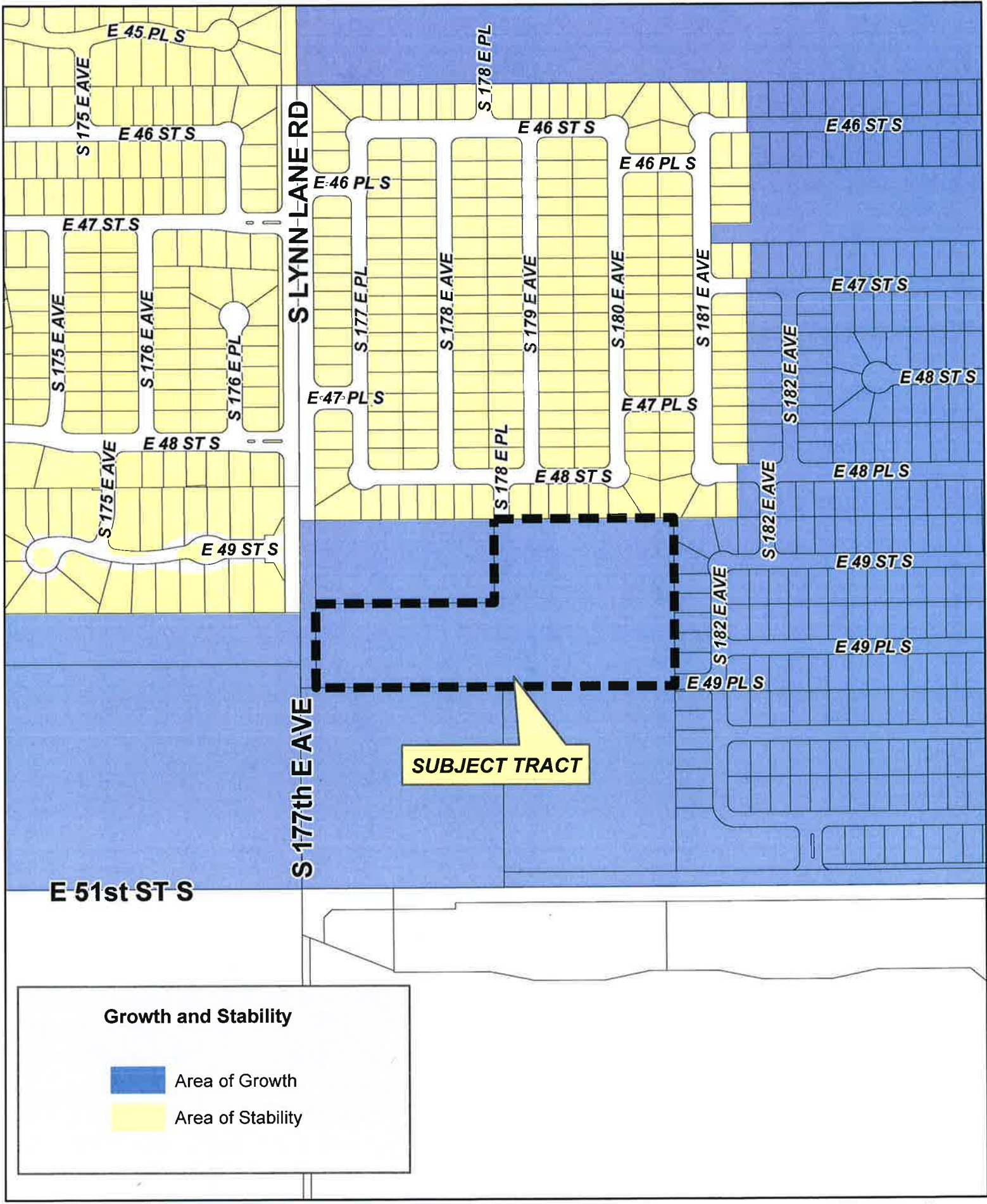
BROOKSTONE PARK AT LYNN LANE 15.6

Aerial Photo Date: March 2014



19-14 25

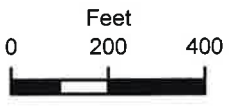
Note: Graphic overlays may not precisely align with physical features on the ground.





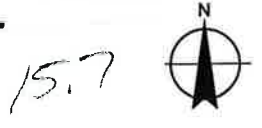
Growth and Stability

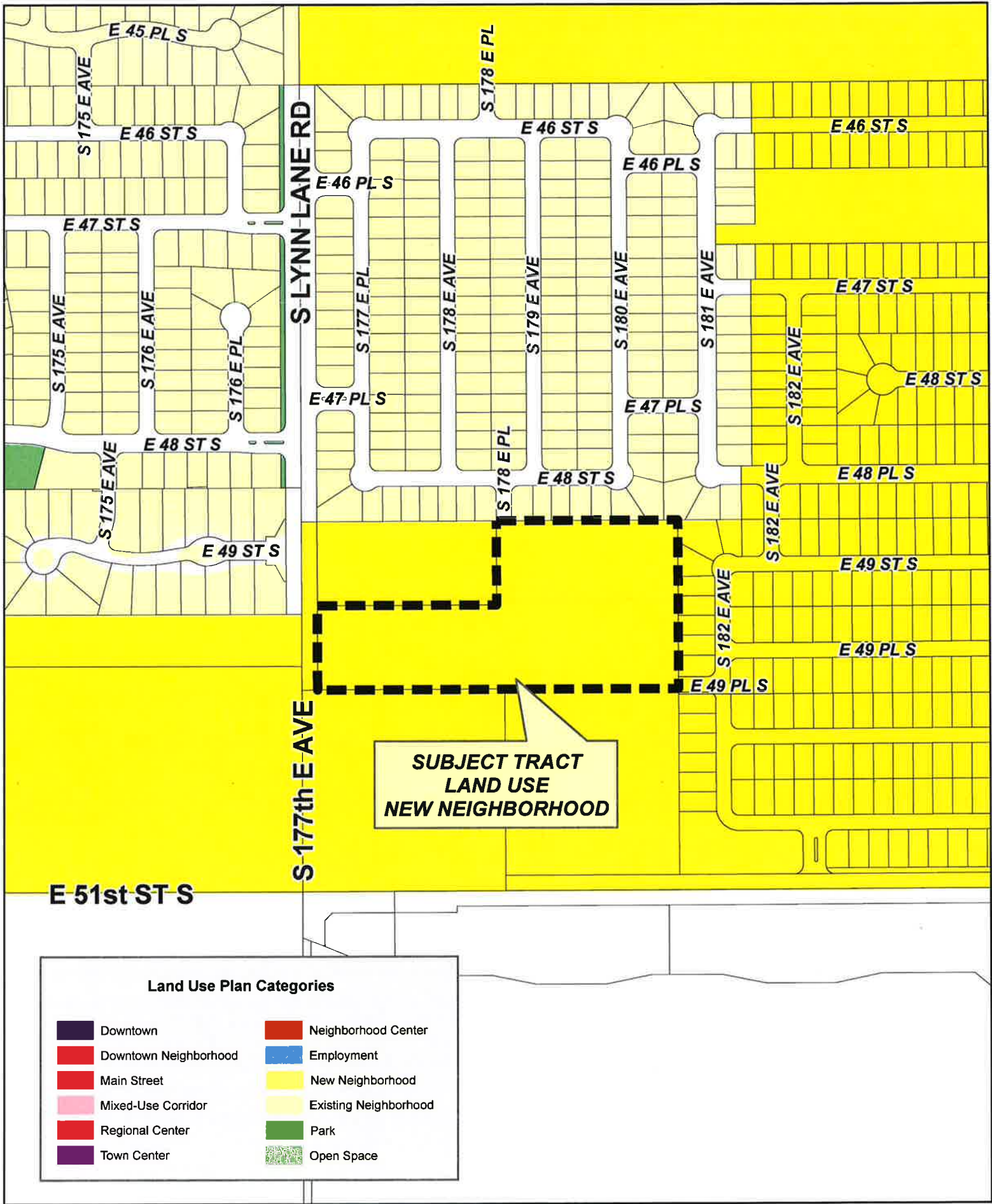
-  Area of Growth
-  Area of Stability



BROOKSTONE PARK AT LYNN LANE

19-14 25





BROOKSTONE PARK AT LYNN LANE

19-14 25

15.8

