

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2707**

**October 7, 2015, 1:30 PM**

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

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

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Worksession Report:**

**Director's Report:**

Review TMAPC Receipts for the month of August 2015

1. Minutes of August 19, 2015, Meeting No. 2704
2. Minutes of September 2, 2015, Meeting No. 2705
3. Minutes of September 16, 2015, Meeting No. 2706

**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.**

4. **LS-20808** (Lot-Split) (County) – Location: West of the northwest corner of West 51<sup>st</sup> Street South (West Coyote Trail) and South 165<sup>th</sup> West Avenue
5. **LC-703** (Lot-Combination) (County) – Location: West of the northwest corner of West 14<sup>th</sup> Street South and South 214<sup>th</sup> West Avenue
6. **LC-704** (Lot-Combination) (CD 9) – Location: Northwest corner of East 37<sup>th</sup> Place South and South Peoria Avenue
7. **LS-20812** (Lot-Split) (CD 1) – Location: West of the Southwest corner of East 29<sup>th</sup> Street North and North Harvard Avenue (Related to LC-705)
8. **LC-705** (Lot-Combination) (CD 1) – Location: Northwest corner of E Apache Street and North Harvard Avenue (Related to LS-20812)
9. **LS-20813** (Lot-Split) (CD 7) – Location: Northwest corner of East 61<sup>st</sup> Street South and South Garnett Road (Related to LC-706)

10. **LC-706** (Lot-Combination) (CD 7) – Location: Northwest corner of East 61<sup>st</sup> Street South and South Garnett Road (Related to LS-20813)
11. **LC-707** (Lot-Combination) (CD 8) – Location: Southwest corner of East 119<sup>th</sup> Street South and South Norwood Avenue
12. **LS-20814** (Lot-Split) (County) – Location: South of the southeast corner of East 191<sup>st</sup> Street South and South Memorial Drive (Related to: LC-708)
13. **LC-708** (Lot-Combination) (County) – Location: South of the southeast corner of East 191<sup>st</sup> Street South and South Memorial Drive (Related to: LS-20814)
14. **LS-20815** (Lot-Split) (CD 2) – Location: South of the southeast corner of West 46<sup>th</sup> Street South and South Waco Avenue
15. **LC-709** (Lot-Combination) (CD 9) – Location: South of the southwest corner of East 41<sup>st</sup> Street South and South Rockford Avenue
16. **Tulsa Rehabilitation Hospital – Final Plat**, Location: South of East 91<sup>st</sup> Street South, east of South Mingo Road, (CD 7)
17. **PUD-687-2 – Eller & Detrich/Lou Reynolds**, Location: Southwest corner of South Harvard Avenue and East 71<sup>st</sup> Street, requesting a **PUD Minor Amendment** to reduce the setback from the westerly boundary from 110 feet to 93 feet, (CD 2)
18. **Z-7140-SP-1d – TEP, Inc./Tim Terral**, Location: South of the southwest corner of South Maybelle Avenue and West 81<sup>st</sup> Street South, requesting a **Corridor Minor Amendment** to revise side yard setback requirements, (CD 2)
19. **PUD-619-C – Kinslow, Keith & Todd/Nicole Watts**, Location: North of the northwest corner of South Memorial Drive and East 111<sup>th</sup> Street South, requesting a **PUD Detail Site Plan** for a new office building within the PUD, (CD 8)

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

**PUBLIC HEARINGS:**

20. **Review and make recommendation to the City Council on adoption of a new zoning code, repealing and replacing the existing Zoning Code (Title 42 TRO), and repeal the existing Form-Based Code (Title 42-B TRO).** (Continued from September 28, 2015)
21. **PUD-221-H –Michael Joyce**, Location: Southeast corner of South 129<sup>th</sup> East Avenue and East 43<sup>rd</sup> Place South, requesting a **PUD Major Amendment**, (CD) (Continued from 9/2/15) (**Applicant has requesting a continuance to 10/21/15**)

22. **LS-20811** (Lot-Split) (County) – Location: Northeast corner of east 96<sup>th</sup> Street North and North Yale Avenue
23. **Cadent Park – Minor Subdivision Plat**, Location: West of the northwest corner of East 91<sup>st</sup> Street South and South Yale Avenue, (CD 8) (Staff requests a continuance to 10/21/2015)
24. **G4 Hospitality – Minor Subdivision Plat**, Location: West of northwest corner of North 193<sup>rd</sup> East Avenue and East Admiral Place, (CD 6)
25. **Z-7314 – City Council**, Location: South of southwest corner of South Riverside Drive and East 71<sup>st</sup> Street South, requesting, requesting rezoning from **RS-4/RM-2/PUD-128-E to AG/PUD-128-I**, (CD 2) (Related to PUD-128-I) (Continued from 9/2/15)
26. **PUD-128-I – City Council**, Location: South of southwest corner of South Riverside Drive and East 71<sup>st</sup> Street South, requesting a **PUD Major Amendment** to abandon a portion of the PUD, **RS-4/RM-2/PUD-128-E**, (CD 2) (Related to Z-7314) (Continued from 9/2/15)
27. **Z-7317 – Nathan Cross**, Location: Northwest corner of South Carson Avenue and East 15<sup>th</sup> Street South, requesting rezoning from **RM-2 to CS**, (CD 4)
28. **Z-7318 – Antoine Harris**, Location: West of southwest corner of East 36<sup>th</sup> Street North and North Garrison Avenue, requesting rezoning from **AG/CS to CH**, (CD 1)
29. **Z-5620-SP-15 – Birkie Ayer, Jr.**, Location: Southeast corner of South Memorial Drive and East 92<sup>nd</sup> Street South, requesting a **Corridor Development Plan** to add Use Unit 17, Collision Center, **CO**, (CD 7)
30. **Review and provide a recommendation to the City Council regarding increasing the spacing requirement between liquor stores in the Zoning Code, Title 42 T.R.O. Section 1214.C.3.**

#### **OTHER BUSINESS**

31. **Consider adopting resolutions finding four projects within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan:**
  - a. Adopt resolution finding the 522 South Boston Avenue Project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2707-939.
  - b. Adopt resolution finding the 211 West 3<sup>rd</sup> Street Project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2707-940.

- c. Adopt resolution finding the 400 South Boston Avenue Project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2707-941.
  - d. Adopt resolution finding the 420 East Archer Street Project within Tax Incentive District Number One, City of Tulsa, Oklahoma is in conformance with the City of Tulsa Comprehensive Plan, Resolution No. 2707-942.
32. **AC-137 – Cherokee Meadows** – Location: East of the southeast corner of North Peoria Avenue and East Reading Street. The applicant withdrew this alternative compliance application before processing and is requesting a refund of \$150.00.

33. **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](http://www.tmapc.org)

email address: [esubmit@incog.org](mailto:esubmit@incog.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 August 2015**

	----- Current Period -----			----- Year To Date -----					
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED	
<b>ZONING</b>									
	Zoning Letters	13	\$400.00	\$400.00	\$800.00	23	\$675.00	\$675.00	\$1,350.00
	Zoning	4	1,610.00	1,610.00	3,220.00	17	6,460.00	6,460.00	12,920.00
	PUDs & Plan Reviews	29	2,612.50	2,612.50	5,225.00	58	5,037.50	5,037.50	10,075.00
	Refunds		(870.00)	(870.00)	(1,740.00)	0	(870.00)	(870.00)	(1,740.00)
	NSF		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>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
			<u>\$3,752.50</u>	<u>\$3,752.50</u>	<u>\$7,505.00</u>		<u>\$11,302.50</u>	<u>\$11,302.50</u>	<u>\$22,605.00</u>
<b>LAND DIVISION</b>									
	Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
	Preliminary Plats	3	1,500.00	1,500.00	3,000.00	8	4,437.50	4,437.50	8,875.00
	Final Plats	2	977.50	977.50	1,955.00	2	977.50	977.50	1,955.00
	Plat Waivers	2	250.00	250.00	500.00	4	500.00	500.00	1,000.00
	Lot Splits	3	150.00	150.00	300.00	12	565.00	565.00	1,130.00
	Lot Combinations	8	400.00	400.00	800.00	17	850.00	850.00	1,700.00
	Access Changes	0	0.00	0.00	0.00	2	50.00	50.00	100.00
	Other		0.00	0.00	0.00	0	0.00	0.00	0.00
	NSF		0.00	0.00	0.00	0	0.00	0.00	0.00
	Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
	Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	0	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
			<u>\$3,277.50</u>	<u>\$3,277.50</u>	<u>\$6,555.00</u>		<u>\$7,380.00</u>	<u>\$7,380.00</u>	<u>\$14,760.00</u>
<b>TMAPC COMP</b>									
	Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00		\$200.00	\$0.00	\$200.00
	Refund		<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>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$200.00</u>	<u>\$0.00</u>	<u>\$200.00</u>
<b>BOARDS OF ADJUSTMENT</b>									
	Fees	24	\$6,550.00	\$650.00	\$7,200.00	24	\$11,550.00	\$950.00	\$12,500.00
	Refunds		0.00	0.00	\$0.00	34	0.00	0.00	0.00
	NSF Check		0.00	0.00	\$0.00	0	0.00	0.00	0.00
	Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
			<u>\$6,550.00</u>	<u>\$650.00</u>	<u>\$7,200.00</u>		<u>\$11,550.00</u>	<u>\$950.00</u>	<u>\$12,500.00</u>
	<b>TOTAL</b>		<b>\$13,580.00</b>	<b>\$7,680.00</b>	<b>\$21,260.00</b>		<b>\$30,432.50</b>	<b>\$19,632.50</b>	<b>\$50,065.00</b>
	<b>LESS WAIVED FEES *</b>		<b>(\$110.77)</b>		<b>(\$110.77)</b>		<b>(\$55.77)</b>		<b>(\$55.77)</b>
	<b>GRAND TOTALS</b>		<b>\$13,469.23</b>	<b>\$7,680.00</b>	<b>\$21,149.23</b>		<b>\$30,376.73</b>	<b>\$19,632.50</b>	<b>\$50,009.23</b>

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



## Final Subdivision Plat

**Tulsa Rehabilitation Hospital** - (CD 7)

South of East 91<sup>st</sup> Street South, east of South Mingo Road

This plat consists of 1 Lot, 1 Block, on 4.3 acres.

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

16.1

9/23/15

DRAFT FINAL PLAT

# Tulsa Rehabilitation Hospital

CORRIDOR DISTRICT DEVELOPMENT Z-6190-SP-3

A Resubdivision of part of South Tulsa Medical Office Center  
& Stringer Nursery And Gardens Of The City Of Tulsa  
in Section 19, T-18-N, R-14-E,  
City of Tulsa, Tulsa County, State of Oklahoma.

PLAT BOUNDARY LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SOUTH TULSA MEDICAL OFFICE CENTER, AND GARDEN NURSERY AND GARDENS OF THE CITY OF TULSA, ALSO IN GOVERNMENT LOT 1 OF SECTION 19, TOWNSHIP 18 NORTH, RANGE 14 EAST OF THE IRON BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLATS THEREIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE S89°52'18"E AND ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 FOR A DISTANCE OF 815.88 FEET; THENCE S00°07'42"W A DISTANCE OF 80.00 TO THE POINT OF BEGINNING; THENCE S89°52'18"E FOR A DISTANCE OF 148.20 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 88°58'33", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S44°32'05"E FOR A DISTANCE OF 42.42 FEET; THENCE S00°07'42"W FOR A DISTANCE OF 15.57 FEET; THENCE S10°17'33"E FOR A DISTANCE OF 35.92 FEET; THENCE S00°07'42"W FOR A DISTANCE OF 128.03 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 3.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 36°32'12", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N71°41'56"E FOR A DISTANCE OF 13.81 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 87.87 FEET; THENCE S00°11'54"E FOR A DISTANCE OF 70.00 FEET; THENCE N02°32'16"W FOR A DISTANCE OF 8.48 FEET; THENCE S00°14'16"E FOR A DISTANCE OF 430.75 FEET; THENCE N89°52'18"E FOR A DISTANCE OF 304.18 FEET; THENCE N02°07'42"E FOR A DISTANCE OF 430.74 FEET; THENCE S89°52'18"E FOR A DISTANCE OF 8.48 FEET; THENCE N00°11'54"W A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINING 186,310.77 SQUARE FEET OR 4.32 ACRES, MORE OR LESS.

LEGAL DESCRIPTION WAS PREPARED ON AUGUST 5, 2018 BY CLIFF BENNETT, PLS #1815 WITH THE BEARINGS BASED ON THE NORTH LINE OF SOUTH TULSA MEDICAL OFFICE CENTER AS BEING S89°52'18"E.



Location Map  
SCALE: 1" = 2000 FEET

**OWNER**  
Mediator Tulsa Rehab, LLC  
7670 Woodway  
Suite 100  
Houston TX 77063  
torry@mediatorcorp.com

**SURVEYOR**  
BENNETT SURVEYING, INC.  
P.O. BOX 848  
Chapleau, OK 74337  
PHONE: (918) 476-7484  
FAX: (918) 478-7485  
Certificate of Authorization No. 4502  
osps@bennettsurveying.com

**ENGINEER**  
WALLACE ENGINEERING  
200 E. MATHEW BRADY ST.  
Tulsa, OK 74103  
(918) 584-5656  
Expires June 30, 2017  
Certificate of Authorization No. 1460  
rlodehaver@wallaceac.com

**MONUMENTATION**  
O DENOTES A FOUND 3/8" IRON PIN  
● DENOTES A SET 3/8" IRON PIN WITH CAP "CA 4502"

**LEGEND**  
U/E = UTILITY EASEMENT  
[TXX] = ADDRESS

**VERTICAL DATUM NOTE**  
THE VERTICAL DATUM FOR THIS PLAT IS BASED ON NAVD83 GPS DATA

**BENCHMARK NOTE**  
3/8" IRON PIN CHEELED "C" 3/8" IRON PIN  
ELEV=678.60 ELEV=677.80  
N=352512.7570 N=362324.5630 N=361812.0960  
L=259914.8910 L=259910.4700 L=259908.0750

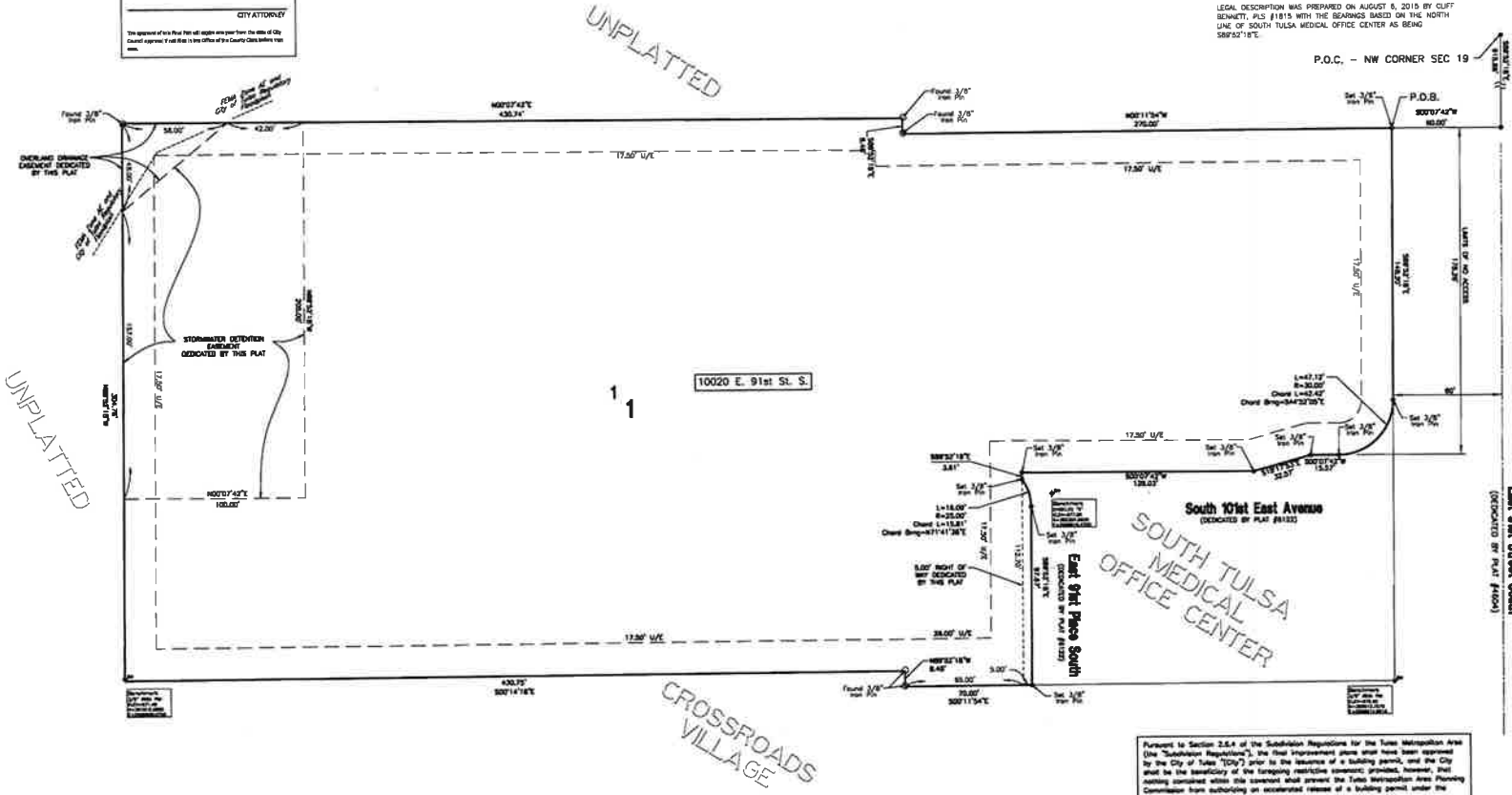
**ADDRESS DISCLAIMER NOTE:**  
ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

**BASIS OF BEARING**  
THE BEARING BASE FOR THIS SURVEY IS BASED ON THE NORTH LINE OF SOUTH TULSA MEDICAL OFFICE CENTER AS BEING S89°52'18"E.



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	_____
Approval Date: _____	_____
CITY ENGINEER	_____
Council of the City of Tulsa, Oklahoma	_____
Approval Date: _____	_____
CHAIRMAN	_____
MAYOR	_____
ATTORNEY-CITY CLERK	_____
CITY ATTORNEY	_____

The approval of this Plat will apply and pass from the date of City Council approval if not filed in the Office of the County Clerk before then.



Pursuant to Section 2.5.4 of the Subdivision Regulations for the Tulsa Metropolitan Area (the "Subdivision Regulations") the final improvement plans and fees have been approved by the City of Tulsa ("City") prior to the issuance of a building permit, and the City neither guarantees nor warrants the accuracy of the information provided, however, the applicant certifies that the information provided to the Tulsa Metropolitan Area Planning Commission from authorizing an accelerated release of a building permit under the provisions of Section 2.5 of the Subdivision Regulations.

11-16-2018 10:45:00 AM 1500225 Mediator\_Tulsa\_Rehab\_Office\_Center\_Final\_Plat.dwg

W. J. 2





**Case Number:** PUD-687-2  
**Minor Amendment**

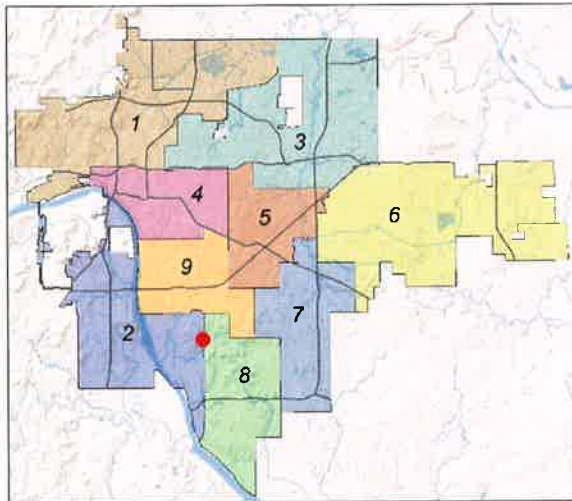
**Hearing Date:** October 7, 2015

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Lou Reynolds

Property Owner: South 71 Building, LLC c/o  
 Eller & Detrich, P.C.

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce the setback from the westerly boundary from 110 ft to 93 ft in the area indicated on applicant Exhibit A-1.

Gross Land Area: 3.39 acres

Location: Southwest corner of South Harvard Avenue and East 71<sup>st</sup> Street South

Lot 1, Block 1 Guierwood Office Park

**Zoning:**  
 Existing Zoning: OL/PUD-687  
 Proposed Zoning: No Change

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

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

**Staff Data:**  
 TRS: 8308  
 CZM: 52 Atlas: 1136

**City Council District: 2**  
*Councilor Name:* Jeannie Cue

**County Commission District: 3**  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-687-2 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD to reduce the setback from the westerly boundary from 110 ft to 93 ft in the area indicated on applicant Exhibit A-1.

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

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-687 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

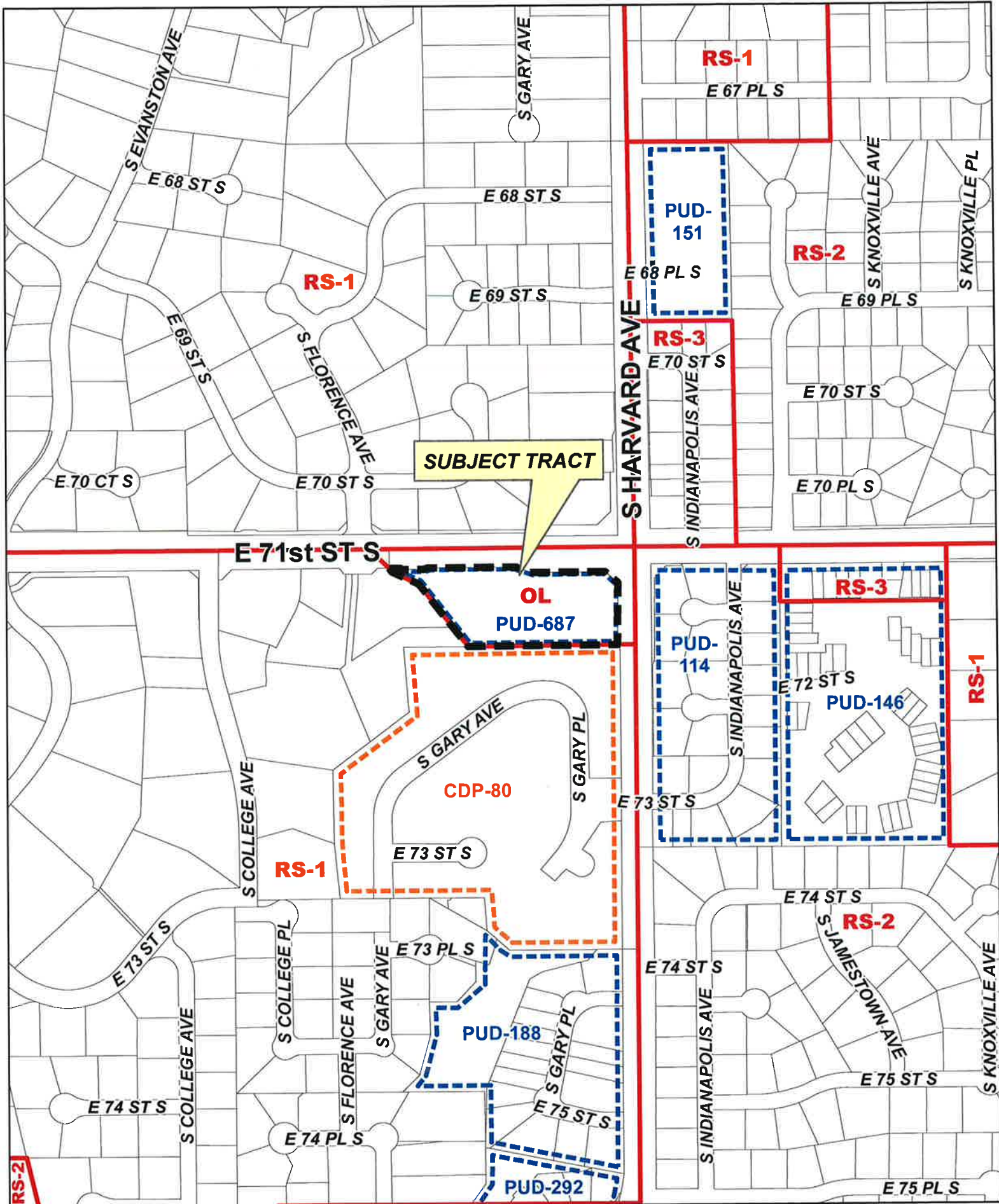
INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo enlarged  
Applicant Exhibit A – Narrative  
Applicant Exhibit A-1 – Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the setback from the westerly boundary from 110 ft to 93 ft in the area indicated on applicant Exhibit A-1.

**EXHIBIT "A"**

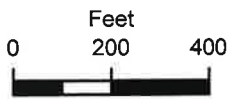
**NATURE OF AMENDMENT/DESCRIPTION OF PROPOSAL**

The purpose of this Minor Amendment is to permit the expansion of the existing dental office by reducing the westerly building setback for a corner of such building to 93 FT from 110 FT in the location shown on the Conceptual Site Plan attached hereto as Exhibit "A-1", otherwise such building setback shall remain at 110 FT.



**SUBJECT TRACT**

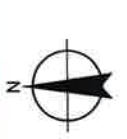
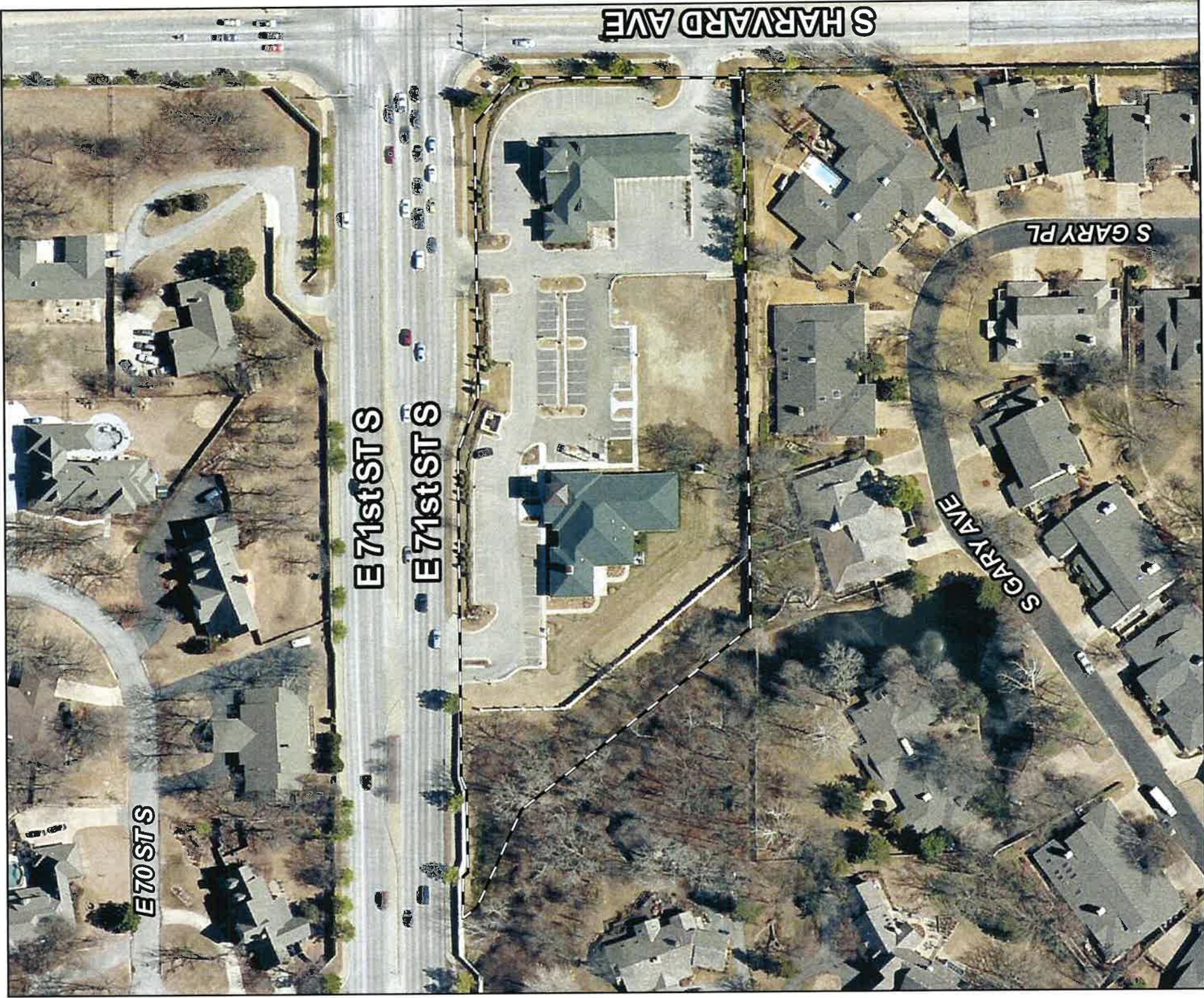
**PUD-687-2**



17.4

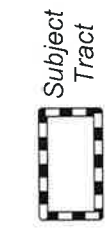






17.6  
Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2014

**PUD-687-2**



Subject  
Tract

18-13 08









**Case Number:** Z-7140-SP-1d  
**Corridor Minor Amendment**

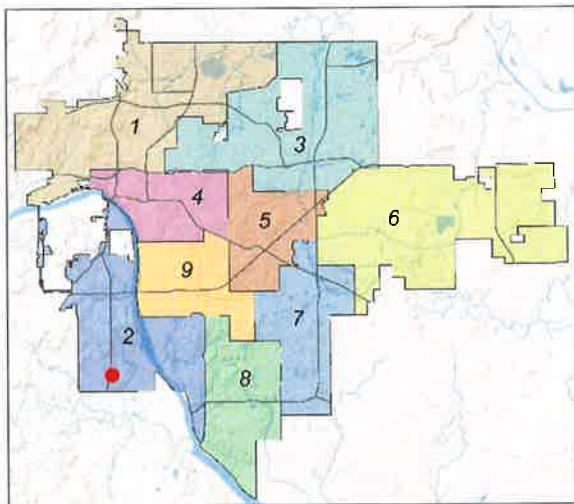
**Hearing Date:** October 7, 2015

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Tim Terral, Tulsa Engineering and Planning Associates, Inc.

Property Owner: Hyde Park, LLC

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



**Applicant Proposal:**

Concept summary: Corridor Minor amendment to revise side yard setback requirements

Gross Land Area: 41 acres

Location: South of the Southwest corner of South Maybelle Avenue and West 81<sup>st</sup> Street South

Hyde Park at Tulsa Hills

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

**Staff Recommendation:**  
 Staff recommends **APPROVAL**.

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

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

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

**SECTION I:**      Z-7140-SP-1d Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the Corridor Plan Development Standards to revise the side yard setback requirements.

Currently the side yard setback is 15 ft with no garage openings permitted to face the 15 ft setback.

The applicant proposes to revise the side yard setback to a 20 ft side yard for garage openings facing the side yard abutting a private street, with the building line remaining 15 ft for all other portions of the structure.

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

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.
- 2) All remaining development standards defined in Z-7140-SP-1 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Amendment Narrative

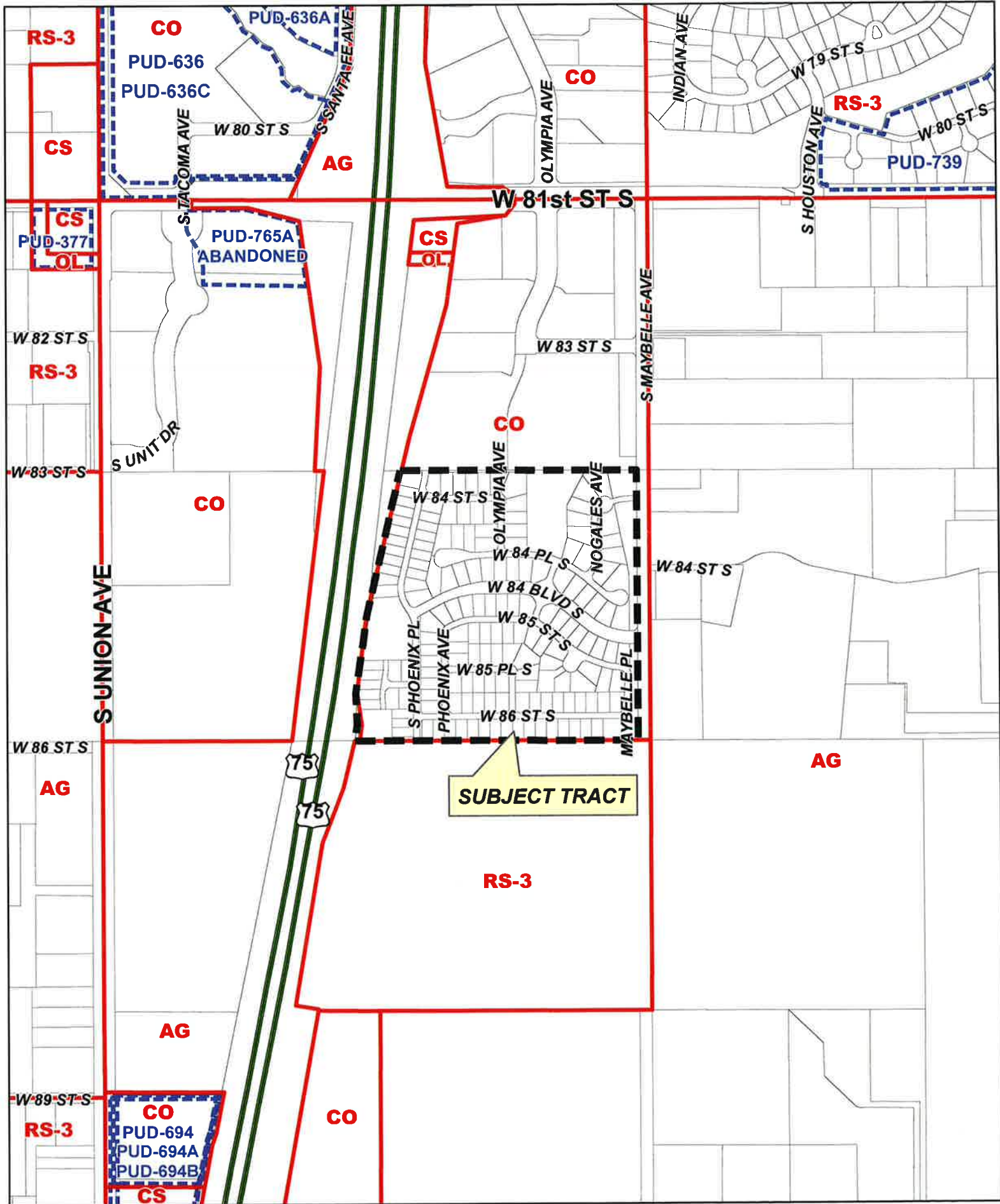
With considerations listed above, staff recommends **approval** of the minor amendment request to revise side yard setback requirements.

**Hyde Park at Tulsa Hills**  
**Minor Amendment to Corridor Site Plan (Z-7140-SP-1)**

**I. NARRATIVE**

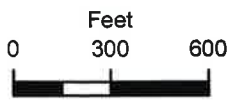
Hyde Park at Tulsa Hills (Case No. Z-7140-SP-1, Plat No. 6394) was approved by the Tulsa Metropolitan Area Planning Commission on September 23, 2009 and by the Tulsa City Council on December 3, 2009. Hyde Park at Tulsa Hills is a 41.02 acre single-family residential development located on the west side of South Maybelle Avenue West, at approximately West 84<sup>th</sup> Boulevard South.

This Minor Amendment to Z-7140-SP-1 is submitted to request that the "Minimum Side Yard Abutting a Private Street" be amended from 15 ft. with no garage openings permitted to face the 15 ft. building setback to a 20 ft. building setback for garage openings facing the side yard abutting a private street, with the building line remaining 15 ft. for all other portions of the structure.



**SUBJECT TRACT**

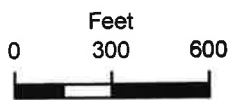
**Z-7140-SP-1d**



18-12 14

18.4





Subject Tract

Z-7140-SP-1d

18-12 14

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



18.5





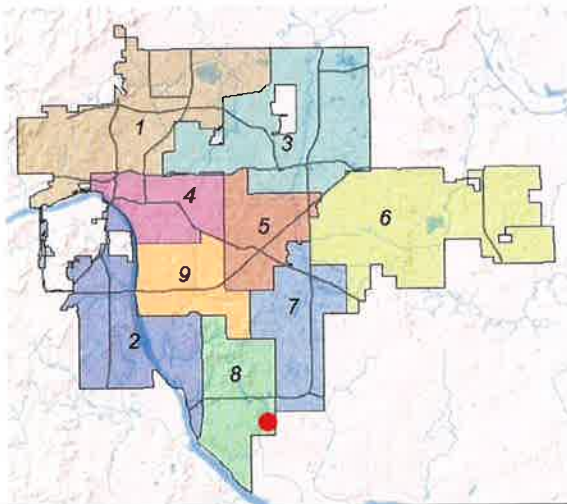
**Case Number:** PUD-619-C  
**Detail Site Plan**

**Hearing Date:** October 7, 2015

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Kinslow, Keith & Todd – Nicole Watts  
 Property Owner: 101<sup>st</sup> Copper Oaks, LLC

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



**Applicant Proposal:**

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

Gross Land Area: 2.56 Acres

Location: North of the Northwest corner of South Memorial Drive and East 111<sup>th</sup> Street South

Lot 1, Block 3 Memorial Commons

**Zoning:**  
 Existing Zoning: RS-3/PUD-619-C  
 Proposed Zoning: No Change

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

**Staff Recommendation:**  
 Staff recommends **APPROVAL**.

**Staff Data:**  
 TRS: 8326  
 CZM: 57  
 Atlas: 2673

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

**SECTION I: PUD-619-C Detailed Site Plan**

**STAFF RECOMMENDATION**

**CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval on a 2.56 Acre site in a Planned Unit Development for a new office building including one, two story building.

**PERMITTED USES:**

Uses permitted as a matter of right in the CS district, Use Unit 19, Hotel Motel and Recreation for a health club/spa and an enclosed swimming pool use only; Use Unit 20, Recreation: Intensive for an unenclosed swimming pool only; and uses customarily accessory to permitted uses but shall exclude Use Unit 12A. The office building proposed for this project is allowed by right.

**DIMENSIONAL REQUIREMENTS:**

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

**ARCHITECTURAL GUIDELINES:**

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

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

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

**LIGHTING:**

Site lighting plans not provided. The applicant has indicated that pole lights will not be provided. Light standards within 200 feet of the west boundary shall not exceed 12 feet in height. Light standards within the remainder of the planned unit development shall not exceed 25 feet in height. All lights, including building mounted, shall be hooded and directed downward and away from the west and north boundaries of the PUD. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent AG or RS zoned areas.

**SIGNAGE:**

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

**SITE SCREENING AND LANDSCAPING:**

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

**PEDESTRIAN ACCESS AND CIRCULATION:**

The plan displays pedestrian paths adjacent to the proposed building.

**MISCELLANEOUS SITE CONSIDERATIONS:**

There are no concerns regarding the development of this area.

19.2



**SUMMARY:**

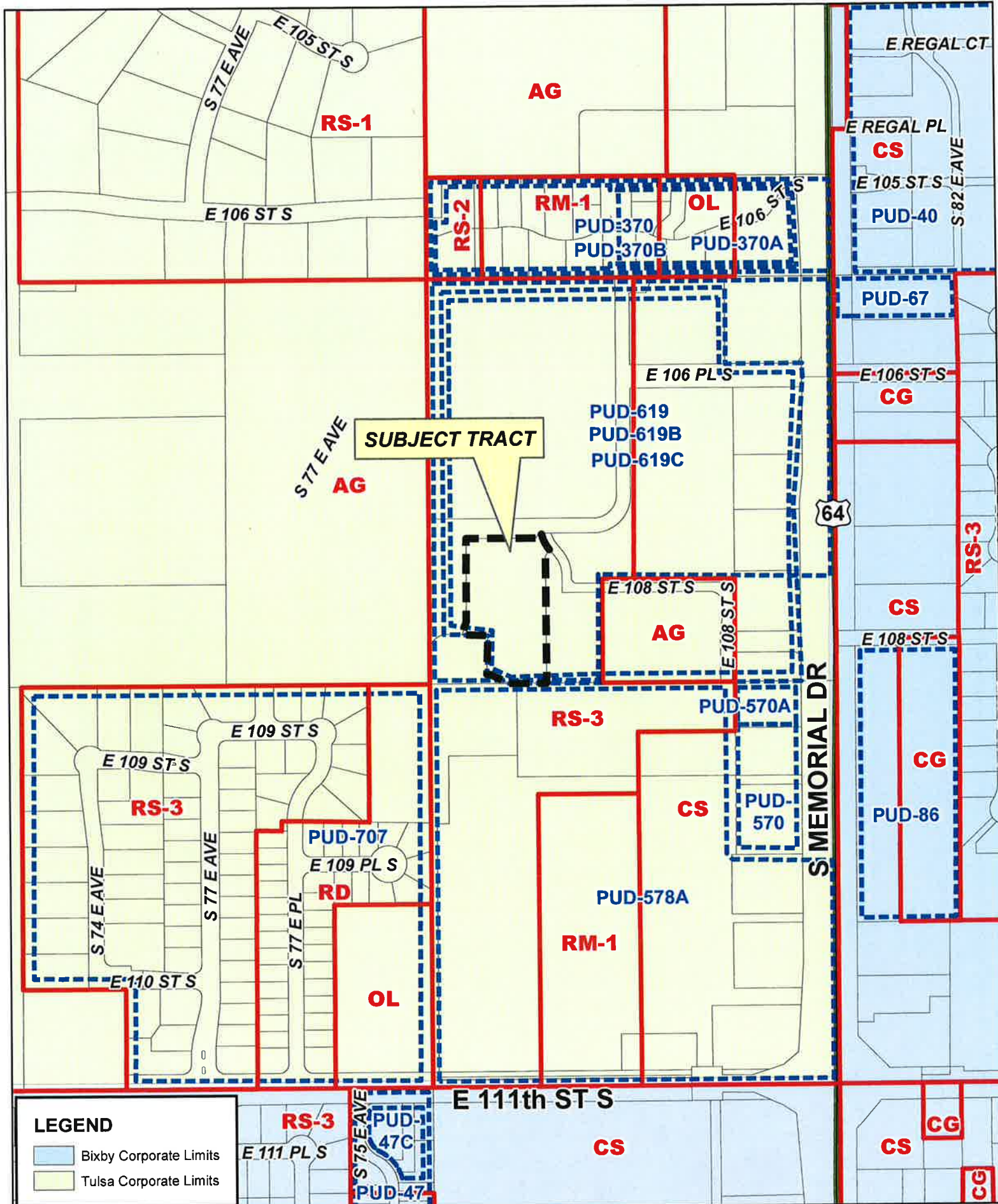
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-619-C**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
Applicant Site Plan  
Applicant Exterior Elevations  
Applicant Trash Enclosure Details

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

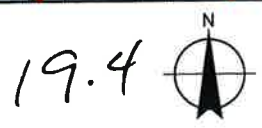
*(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)*



# PUD-619-C DSP



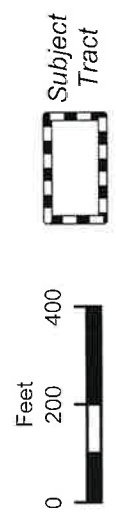
18-13 26





19.5

# PUD-619-C DSP



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

18-13 26





**GENERAL NOTES**

- REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, IDENTIFICATION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
- EXTERIOR PAINT COLORS TO BE APPROVED BY OWNER PRIOR TO COMMENCEMENT OF WORK.
- G.C. TO PROVIDE A MOCK-UP AREA ON EXTERIOR OF BUILDING FOR OWNER'S APPROVAL OF FINISHES AT EACH FINISH LOCATION.
- ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT, RE: SPECIFICATIONS.
- ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN, G.C. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
- OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
- G.C. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DEDICATED BUILD BASIS. DOWNSPOUTS TO BE CONNECTED TO THE UNDERGROUND STEAM SEWER, NO CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO BE SELECTED BY OWNER.
- ALL ROOF FLASHING TO MATCH ADJACENT ROOFING FINISH.

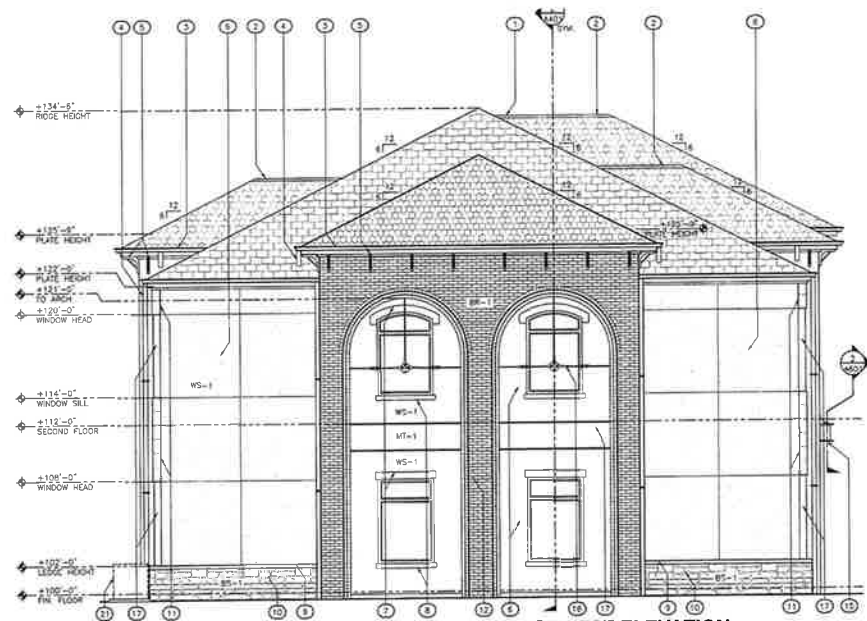
**KEYNOTES**

- NOTE: NOT ALL KEYNOTES MAY BE USED ON THIS SHEET.
- COMPOSITE ROOF SHINGLES OVER 7/16" SOLARBORD
  - ROOF VENT: RE: AIRR
  - PRE-FINISHED GUTTER, OWNER TO SELECT PROFILE AND COLOR
  - PRE-FINISHED DOWNSPOUT, OWNER TO SELECT PROFILE AND COLOR
  - STAINLESS STEEL GAVE BRACKETS
  - MINIMUM 7/8" THICK, 3-COAT STUCCO SYSTEM
  - STUCCO WINDOW CORNICE
  - STUCCO WINDOW SILL
  - PRECAST CONCRETE SILL MOLDING
  - 4" NATURAL BLENDED STONE
  - 12" H x 34" W CULTURED STONE PANELS
  - MODULAR BRICK, 7.58" L x 2.14" H x 3.56" D; 18" GROUT
  - MODULAR BRICK BOWLOCK COURSE
  - STEEL GANTRY
  - 16 TIE ROD WITH TURNBUCKLE FOR MASONRY ARCH REINFORCEMENT, RE: 3A31
  - BRAKE METAL WALL PANEL
  - STRUCTURAL STEEL COLUMN, WITH DECORATIVE BANDING AND RICHED BRACKS
  - EXTERIOR CONCRETE FILLED METAL PAIN BRASS STAIR
  - UNDER STAIR CASE DETECTION RAILING
  - HVAC CONDENSER LOCATION, VERIFY WITH MECHANICAL CONTRACTOR
  - 3X TIMBER HEADCR

**EXTERIOR FINISH LEGEND**

MATERIAL	COLOR	MANUF. / MODEL	REMARKS
BR-1	MODULAR BRICK	CHYZ	TBD / 7.58" L x 2.14" H x 3.56" D
BR-2	BUILDING STONE	BY OWNER	TBD / 8" DEPTH
CS-1	CULTURED STONE	BY OWNER	TBD / 12" H x 34" W
WS-1	7/8" 3-COAT STUCCO	BY OWNER	OWNER SELECTED
MT-1	BRAKE METAL	BY OWNER	OWNER SELECTED

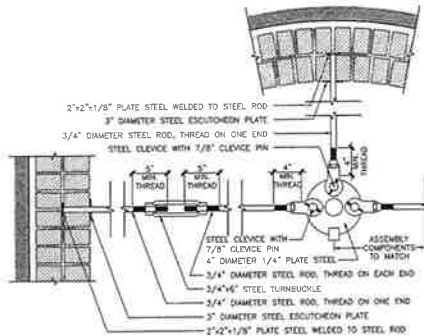
NOTE: ALL EXTERIOR GLASS TO BE 1" INSULATED; COLOR AND MODEL TO BE SELECTED BY OWNER.



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 TIE ROD WITH TURNBUCKLE**  
SCALE: 1 - 1/2" = 1'-0"  
TYPICAL



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Tulsa, OK 74120  
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Fax: 918.794.6602  
www.wdesignsite.com



PROJECT:

**VINEYARD OFFICE BUILDING**

PROJECT # 14137

7806 E 108TH ST  
TULSA, OK  
74133

CONSULTANT:

REVISIONS:

ISSUE DATE:

8.28.2015

SHEET NAME:

**EXTERIOR ELEVATIONS**

SHEET #:

**A301**

DRAWN BY: RM/EL

19.7

**GENERAL NOTES**

- REFER TO SPECIFICATIONS FOR DETAILED PRODUCT INFORMATION SUCH AS SUBMITTAL REQUIREMENTS, SUBSTITUTION PROCEDURES, ACCEPTABLE MANUFACTURERS, SPECIFIC INSTALLATION REQUIREMENTS AND WARRANTY REQUIREMENTS.
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- ALL EXTERIOR BUILDING MATERIALS TO MATCH MANUFACTURER, MODEL AND COLOR AS SHOWN ON THE EXTERIOR FINISH SCHEDULE. A SAMPLE OF ALL SUBSTITUTIONS TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCUREMENT. SEE SPECIFICATIONS.
- ALL EXTERIOR PAINT TO HAVE EGGSHELL SHEEN. G.E. TO VERIFY WITH OWNER PRIOR TO PROCUREMENT.
- OWNER TO APPROVE WINDOW AND DOOR STYLES PRIOR TO PROCUREMENT.
- G.E. TO PROVIDE GUTTER AND DOWNSPOUTS ON A DESIGN-BUILD BASIS. DOWNSPOUTS TO BE CONNECTED TO THE UNDERGROUND STORM SEWER. RE: CIVIL DRAWINGS. GUTTER AND DOWNSPOUT LOCATIONS TO BE APPROVED BY OWNER. FINISH TO BE SELECTED BY OWNER.
- ALL ROOF FLASHINGS TO MATCH ADJACENT ROOFING FINISH.

**KEYNOTES** ○ NOTE: NOT ALL KEYNOTER MAY BE USED ON THIS SHEET.

- COMPOSITE ROOF SHINGLES OVER 7/16" ROLABORD
- RIDGE VENT; RE: AIRS
- PRE-FINISHED GUTTER, OWNER TO SELECT PROFILE AND COLOR
- PRE-FINISHED DOWNSPOUT, OWNER TO SELECT PROFILE AND COLOR
- STAINLESS STEEL SAVE BRACKETS
- MINIMUM 3/8" THICK 3-COAT STUCCO SYSTEM
- STUCCO WINDOW COXNICE
- STUCCO WINDOW BILL
- PRECAST CONCRETE SILL MOLDING
- 4" NATURAL BUILDING STONE
- 12" H x 24" W CULTURED STONE PANELS
- MODULAR BRICK, 7-5/8" x 2-1/4" H x 3-5/8" D; 3/8" GROUT
- MODULAR BRICK BOWLOCK COURSE
- MODULAR BRICK BOWLOCK COURSE
- STEEL CANOPY
- TIE ROD WITH TURNBUCKLE FOR MASONRY ARCH REINFORCEMENT, RE: 2A221
- BRAKE METAL WALL PANEL
- STRUCTURAL STEEL COLUMN, WITH DECORATIVE BRACING AND ARCHED BRACING
- EXTERIOR CONCRETE FILLED METAL PAN EGRESS STAIR
- UNDER STAIR GASE DETECTION RAILING
- HVAC CONDENSER LOCATION, VERIFY WITH MECHANICAL CONTRACTOR
- 2x TIMBER HEADER

**EXTERIOR FINISH LEGEND**

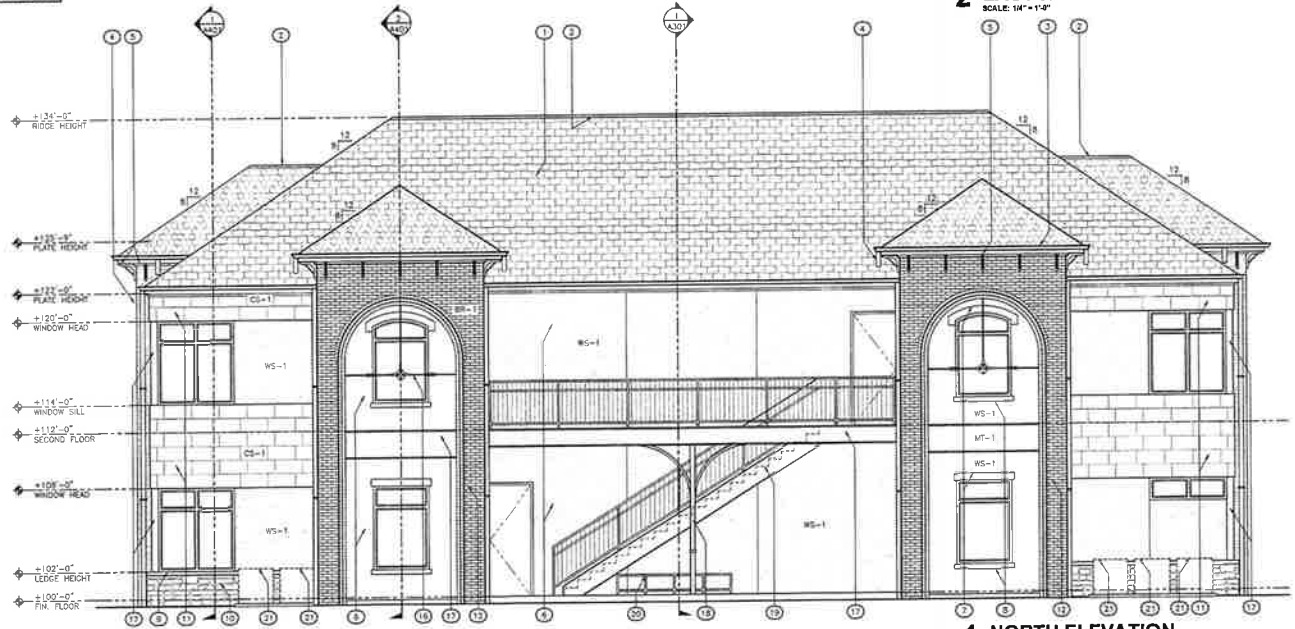
MARK	MATERIAL	COLOR	MASSIF / MODEL	REMARKS
BR-1	MODULAR BRICK	GRAY	180 / 7.5/8" x 2-1/4" H x 3-5/8" D	VERIFY COLOR W/ OWNER
BS-1	BUILDING STONE	BY OWNER	TBD / 6" DEPTH	VERIFY COLOR W/ OWNER
CS-1	CULTURED STONE	BY OWNER	TBD / 12" H x 24" W	VERIFY COLOR W/ OWNER
WS-1	7/8" 3-COAT STUCCO	BY OWNER	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR
MT-1	BRAKE METAL	BY OWNER	OWNER SELECTED	OWNER TO SELECT MODEL & COLOR

NOTE: ALL EXTERIOR GLASS TO BE 1" INSULATED; COLOR AND MODEL TO BE SELECTED BY OWNER.



**2 EAST ELEVATION**

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



**1 NORTH ELEVATION**

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



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815 E. 3rd Street, Suite C  
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Office: 918.794.6616  
Fax: 918.794.6602  
www.wdesignsite.com

SEAL:



PROJECT:

**VINEYARD OFFICE BUILDING**

PROJECT #  
14137

7806 E 108TH ST  
TULSA, OK  
74133

CONSULTANT:

REVISIONS:

ISSUE DATE:

8.28.2015

SHEET NAME:

**EXTERIOR ELEVATIONS**

SHEET #:

**A302**

DRAWN BY: RMJEL

19.8



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 Tulsa, OK 74120  
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 Fax: 918.794.6602  
 www.wdesignsllc.com



PROJECT:

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 BUILDING**

**PROJECT #  
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ISSUE DATE:

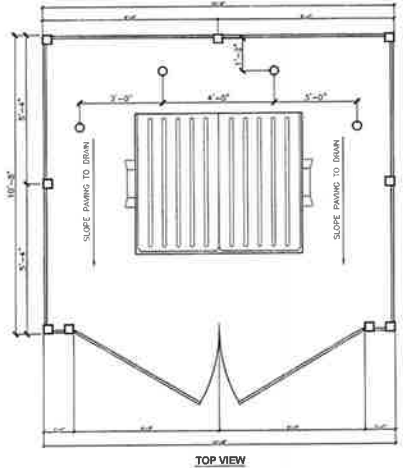
8.28.2015

SHEET NAME:  
**ENLARGED  
 TRASH  
 ENCLOSURE**

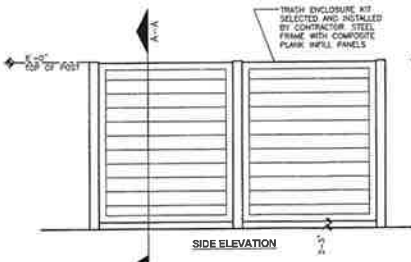
SHEET #:

**A204**

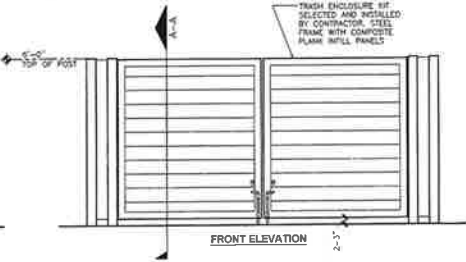
DRAWN BY: EM/BL



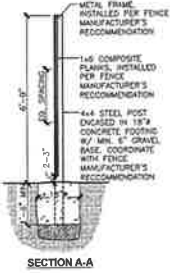
TOP VIEW



SIDE ELEVATION



FRONT ELEVATION



SECTION A-A

**1 ENLARGED TRASH ENCLOSURE DETAIL**

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

199

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## Issues and Questions Raised by Commissioners at 9-28-2015 TMAPC Public Hearing

### 1. How is “the overlay” established?

Overlays are established in the same way that any other zoning district is established. The process is initiated either by (1) the TMPAC or city council or (2) the property owners who wish to be a part of the overlay. See the following relevant provisions in the public hearing draft zoning code (proposed changes shown as redline):

#### **20.010-D Procedure**

The following procedures apply to the establishment of all overlay districts unless otherwise expressly stated.

1. Overlay district regulations must be established in accordance with the zoning code text amendment procedures of Section 70.020.
2. Zoning map amendments establishing, expanding or reducing the boundaries of an overlay district must be established in accordance with the zoning map amendment procedures of Section 70.030.

#### **20.030-E Establishment or Amendment of NC Overlay Districts**

1. Proposals to establish or amend NC overlay district regulations must be processed in the same manner as all other zoning code text and map amendments.

#### **Section 70.030 Zoning Map Amendments (Rezoning)**

##### **70.030-A Authority to File**

Amendments to the zoning map may be initiated only by the city council, the planning commission, the owner of the real property that is the subject of the proposed zoning map amendment or by the property owner’s authorized agent.

##### **70.010-C Applications and Fees**

###### **1. Owner-initiated Applications**

Whenever the provisions of this zoning code allow the filing of an application by the owner of the subject property, that application ~~may~~ must be filed by any person or legal entity having a legal or equitable interest in the real property that is the subject of the application or. ~~Applications may also be filed by~~ the property owner’s authorized agent.

Note: for privately initiated applications affecting multiple properties, all owners would need to be signatories to the overlay zoning application.

### 2. How can we better define or describe the planning and public involvement activities that must precede establishment of an overlay?

The public hearing draft zoning code attempts to address this question in Sec. 20.030-E.2. One option for consideration would be to amend that section as follows (proposed changes shown as redline):

#### **20.030-E Establishment or Amendment of NC Overlay Districts**

1. Proposals to establish or amend NC overlay district regulations must be processed in the same manner as all other zoning code text and map amendments.

2. A pre-application meeting is required before the filing of any owner-initiated overlay district application (see §70.010-C.2).
- ~~2-3.~~ Proposed regulations and overlay district boundaries must be based on an adopted plan or be prepared following an inclusive, transparent, and equitable planning and public involvement process that includes opportunities for affected property owners and residents to participate in the formulation of the district regulations or otherwise offer recommendations and provide input and citizen participation.
4. At the time of the public hearing to consider adoption of an overlay district, the applicant must document the public involvement process used in preparing the proposed regulations and district boundaries, by providing at least the following information:
  - a. The opportunities provided for participation and input;
  - b. The types of information disseminated to affected residents, businesses and property owners and the methods of dissemination;
  - c. The level of participation by affected residents, businesses and property owners in meetings and discussions; and
  - d. The level of support shown by affected residents, businesses and property owners for the proposed regulations and overlay district boundaries.

See §20.010-D for additional procedures and requirements governing establishment or amendment of NC overlay districts.

## **TMAPC Staff Report**

**October 7, 2015**

(Continued from September 28, 2015)

### **Zoning Code Update**

---

**Item:** Public hearing to provide a recommendation to the City Council regarding adoption of a new Zoning Code for the City of Tulsa.

#### **A. Background**

The current Zoning Code for the City of Tulsa was adopted in 1970 and has been amended approximately 130 times over the past 35 years. The current Zoning Code does not provide adequate tools to deal with modern development scenarios or implement the vision as expressed in the 2010 Comprehensive Plan update – *PLANITULSA*.

Kirk Bishop, with Duncan & Associates, Inc. was contracted to work with the City of Tulsa and its citizens to develop a new Zoning Code. After several years of drafts, review and a lengthy process, the final draft of the new Zoning Code is ready to proceed through the public hearing process. As a final step before the Planning Commission public hearing, TMAPC staff reviewed the draft for consistency with the City of Tulsa's Comprehensive Plan. Rather than reviewing chapter by chapter or item by item, staff identified the **eight key concepts** introduced in the Zoning Code. This staff report lists and summarizes those concepts, cites relevant priorities, goals and policies in the Comprehensive Plan and provides an analysis of the relationship and conformance to the Comprehensive Plan. The staff recommendation is provided on page 23 of this report.

#### **B. Key Concepts**

##### **1) User-Friendly Document:**

The Zoning Code update is primarily structured for electronic viewing and searching, containing many hyperlinks throughout the electronic version of the code. References to other sections will easily connect with those hyperlinks making it much easier for property owners, designers, reviewing authorities, and code enforcement to work with the code. The convenience of the electronic version will also create less demand for paper copies and paper updates which is a more sustainable solution than providing paper copies for all users of the code.

Land owners and property developers, especially those working in areas where infill and redevelopment opportunities are available, have many new development opportunities that are clearly defined in text and with appropriate graphics and diagrams. New options for urbanized redevelopment will eliminate or simplify many of the obstacles that were created with the suburban style development requirements of the 1970 code.

The organizational structure of the new code has been updated to more accurately reflect the typical design process for Planners, Engineers, Architects and Landscape Architects. The new code provides opportunities for limited administrative approvals for minor applications that previously required Planning Commission or Board of Adjustment approval. The structure of the code removes some of the ambiguity in dimensional standards and with lighting and signage standards. The added detail strengthens the enforcement team position in many code non-compliance complaints.

➤ Relevant Comprehensive Plan priorities, goals & policies:

**TULSA COMPREHENSIVE PLAN**

**Concept statement from Part VI: Managing the Plan**

*Zoning Code:*

*Proposed strategies listed in the comprehensive plan include “Step 1-Revise the Zoning Code... Overall, the zoning code should be a user-friendly document that clearly and logically explains how the regulations meet the plan’s goals. A developer should be able to determine easily how to develop a piece of property.....”*

*Zoning Code Structure and form:*

*“Zoning codes have evolved since their inception in the early 20th century and separate-use Euclidean zoning has given way to a more balanced approach that recognizes the benefits of mixing some uses in urban environments. Codes have become more usable by incorporating drawings and diagrams to illustrate how the regulations should be applied. The most modern codes have moved off the printed page and onto the Internet. These are less costly to maintain, but more importantly, are easier for the general public to access, and can take advantage of advanced mapping, display and communication capabilities. An easily searchable and understandable zoning code that is accessible on the Internet should be a long term goal of the City’s planning department”.*

➤ Staff analysis:

The Comprehensive Plan does not include specific goals for the implementation of a new zoning code however; many places in the Plan identify the importance of the internet accessibility and referencing easier access to the general public.

Relevant diagrams and process charts are important for clear representation of concepts. The new code uses graphics liberally to express design and process concepts.

The New Zoning Code is structured to meet the general standards for user friendliness identified in the Comprehensive Plan and will be primarily available to all public users electronically. Therefore, the user friendly format of the new code conforms to the concepts expressed in the Comprehensive Plan.

## 2) Residential Options:

The Zoning Code update introduces a new residential zoning district, RS-5, which will allow for significantly smaller lots than in the current Zoning Code. Two residential building types are introduced, cottage house and multi-unit house, and are allowed in the RS-5 use category as well as in RM districts. Under the current Zoning Code, the creation of smaller residential lots and alternative housing types are typically only realized through the use of a discretionary zoning district, such as a Planned Unit Development (PUD) district. The creation of the new RS-5 zoning district and residential building types allows residents more flexibility through the use of straight zoning districts and removes the need for discretionary zoning to achieve these development types. Patio homes are also introduced as a new residential building type and allow for zero lot line home development. In addition, mixed use options (housing above office and retail) are expanded through the new Mixed-use zoning district.

### ➤ Relevant Comprehensive Plan priorities, goals & policies:

#### **TULSA COMPREHENSIVE PLAN**

**LAND USE PRIORITY 2** - Put procedures, processes and tools in place to effectively and equitably implement PLANiTULSA.

**Land Use Goal 5**—Tulsa’s regulatory programs support desired growth, economic development, housing, a variety of transportation modes and quality of life priorities.

**Policy 5.1** Review and revise the zoning code to ensure that a diverse range of uses and building types can be produced by the market place.

- Analyze the current zoning code to determine deficiencies and needed amendments. This analysis should include a recommendation on the extent of amendments needed to implement the plan.

**Policy 5.2** - Establish clear and objective standards for land use planning decision and implementation strategies.

- Minimize the use of Planned Developments by establishing clear build-by-right zoning standards for preferred uses.

**HOUSING PRIORITY 1** – Promote balanced housing across Tulsa.

**Housing Goal 1**— A robust mix of housing types and sizes are developed and provided in all parts of the city.

**Policy 1.1** Establish land use and zoning designations that permit the creation of single-family homes on small and medium sized lots, attached townhomes, and cottage or courtyard style housing. These housing types should be permitted in new and existing residential neighborhoods where appropriate.

**Policy 1.2** Establish land use and zoning designations that permit the construction of mixed-use condominiums, apartments, and live-work lofts along corridors, downtown, and in new centers.

**Policy 1.3** Establish land use and zoning designations that permit higher density mixed-use housing along transit lines and near station areas.

**Policy 1.4** Work with the development community and other stakeholders to plan, design and build one or more catalytic mixed-use projects based on the PLANiTULSA innovative building model prototypes.

**Policy 1.5** Encourage adaptive reuse of historic buildings as a key strategy to ensure a diverse housing mix.

**HOUSING PRIORITY 2** – Ensure housing affordability for all residents.

**Housing Goal 7** - Low-income and workforce affordable housing is available in neighborhoods across the city.

**Policy 7.2** Ensure that land use and zoning regulations allow a mix of housing types, including single family homes, cottage homes, townhomes, condominiums and apartments that serve people at a variety of income levels.

**HOUSING PRIORITY 3**- Encourage energy-efficient housing across Tulsa.

**Housing Goal 10**— Housing planning is coordinated with transportation planning to maximize the benefits of transportation investments.

**Policy 10.2** Work with developers to create transit-oriented projects in prime areas that include key corridors and the downtown.

➤ Staff analysis:

The new residential category and building types allow for increased diversity of housing types and affordable housing opportunities. The new residential options allow for increased by-right development in straight zoning districts, eliminating the need for a discretionary zoning district. In addition, available tools for mixed-use and density are expanded. Therefore, the new residential options presented in the Zoning Code update are in conformance with the Comprehensive Plan.

**3) Mixed-Use Zoning Districts:**

The mixed use provisions of the new Zoning Code are a new concept except for the recent addition of chapter 7a in the current Zoning Code which added Mixed-use Institutional (MX-I) in 2014. Chapter 7a was adopted as a result of the Utica Corridor Small Area Plan process and included many of the predictable design concepts that were contemplated in the Comprehensive Plan. Only medical and educational institutions are allowed to use that section of the current code.

The Zoning Code update provides several mixed use designations: Neighborhood Mixed-use, Community Mixed-use and Regional Mixed-use. Each of those Mixed-use districts will also integrate a character and height designation which will allow the creation of finely

tuned context sensitive zoning districts. The respective use, character and height designations may be established or amended only through the zoning map amendment procedures.

➤ Relevant Comprehensive Plan priorities, goals & policies:

**TULSA COMPREHENSIVE PLAN**

**Concept statement** from Part VI Managing the Plan, Land Use Chapter:

*“The comprehensive plan is a statement of policy about the desired future form and function of the City. The implementation instrument of the city’s land use policy is the zoning code, which applies rules and regulations to property developments. Modern zoning codes are more than just prescriptive documents. They describe the types of places that should be built with images and diagrams. They convey to the developer or architect how a building should relate to the street, while still allowing creativity in design”.*

**LAND USE PRIORITY 1-** Make land use decisions that contribute to Tulsa’s fiscal stability and move the city towards the citizen’s vision

**Land Use Goal 3**—New development is consistent with the PLANiTULSA building blocks.

**Policy 3.2** Encourage a balance of land uses within walking distance of each other.

- Integrate and balance land uses, so they complement the surrounding area.
- Support the creation of higher density mixed use areas at major centers served by transit.
- Transform commercial strips along Multi-modal Corridors into mixed-use boulevards.
- Create pedestrian-oriented, mixed-use campus areas that will serve student populations, faculty, and surrounding neighborhoods.
- Support ground floor retail along main streets along with upper story housing and offices.

**Policy 3.5** Place buildings adjacent to the street with generous sidewalks; sidewalk cafes, attractive landscaping and pedestrian areas.

- Mass buildings with common parking lots rather than situated individually surrounded by private lots.
- Provide ground floor retail, professional service, and/or professional office storefronts on parking lots that front the street.
- Enhance parking structure facades when ground floor uses cannot be provided.
- Provide building entrances and windows to offer “eyes on the street,” improving security and pedestrian access.
- Place parking lots, garage doors, loading zones and mechanical equipment away from streets.

**LAND USE PRIORITY 2 -** Put procedures, processes and tools in place to effectively and equitably implement PLANiTULSA.

**Land Use Goal 5**—Tulsa’s regulatory programs support desired growth, economic development, housing, a variety of transportation modes and quality of life priorities.

**Policy 5.1** Review and revise the zoning code to ensure that a diverse range of uses and building types can be produced by the market place.

- Analyze the current zoning code to determine deficiencies and needed amendments. This analysis should include a recommendation on the extent of amendments needed to implement the plan.
- At a minimum, create mixed use districts that allow the PLANiTULSA building prototypes to be developed, by right, and bring parking standards up to current best practices.
- Establish off-street parking and design standards to reflect actual parking demand.
- Revise set-back standards to allow buildings to be built along the sidewalk, rather than pushed to the rear of the lot with parking in front.
- Establish parking minimums based on best practices and allow the marketplace a role in estimating maximum parking needs.

**Policy 5.2** - Establish clear and objective standards for land use planning decision and implementation strategies.

- Minimize the use of Planned Developments by establishing clear build-by-right zoning standards for preferred uses.

**LAND USE PRIORITY 4** - Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live.

**Land Use Goal 12** - Residents in established neighborhoods have access to multiple modes of transportation.

**Policy 12.2** Leverage the benefits of urban design to create walking and biking transportation options in neighborhoods.

- Develop urban design guidelines for small area and neighborhood planning that encourage walkable mixed-use centers or main streets.
- Use Context Sensitive Solutions process to ensure that centers and corridors are designed to support transit riders.

**LAND USE PRIORITY 5** - Ensure that areas of growth benefit from high quality sustainable development

**Land Use Goal 16**— Tulsa is known for its built and natural beauty.

**Policy 16.1** Establish Urban Design Standards.

- Formulate place-making design standards.
- Standards should encourage pedestrian friendly, highly accessible environments that create and enhance lively urban villages and a vibrant downtown.
- Standards should include setback, height, bulk and frontage requirements but should not be overly prescriptive.

**TRANSPORTATION PRIORITY 4** – Provide multiple transportation choices to all Tulsans.

**Transportation Goal 12** - Tulsans can rely on a variety of transit options to take them to jobs, shopping and entertainment.

**Policy 12.5** Develop a transit-oriented development program incentives, including: promotion of shared parking; creation of new zone districts and/or overlays that allow for reduced parking requirements and support a mix of transit supportive



*land uses; and development of dedicated funding to “land bank” key land parcels near stations to preserve future development opportunities.*

**ECONOMIC DEVELOPMENT PRIORITY 4** - *Support aggregation of employers downtown, neighborhood and regional centers, and existing industrial areas.*

**Economic Development Goal 5**— *New development supports vibrant, sustainable, transit-oriented communities.*

**Policy 5.1** *Revise City code to encourage infill development, and provide developers with guidelines and design prototypes for attractive, quality, infill development. Examples include adding mixed-use zoning districts, and creating a parking overlay district (in combination with reduced parking requirements).*

➤ Staff analysis:

The Comprehensive Plan includes many specific goals for the implementation of a new zoning code. Some of those goals and policies are outlined above. Beyond the outlined goals included in the Plan many broad concepts are outlined in the general text which identifies the importance of a mixed-use development options. Staff is confident that the Mixed-use district standards identified in the new code will add predictability to the rezoning process for mixed-use development and remove perceived obstacles that are currently only modified through discretionary processes, such as for Planned Unit Developments and Special Exceptions.

The Mixed-use districts will provide for redevelopment opportunities in areas of Tulsa that were developed with suburban development standards implemented in the current (1970) Zoning Code. The Mixed-use districts will also provide new development opportunities in the areas of Tulsa developed prior to the current Zoning Code. The Mixed-use district provisions of the new code will open many new development opportunities and provide predictable outcomes important to developers and surrounding property owners.

The Mixed-use district provides new opportunities for a vibrant and dynamic economy, including new development that attract and retain young people. Mixed-use districts will encourage effective transportation alternatives, provide housing choices, and provide sustainable solutions that encourage a more efficient use our existing infrastructure. Therefore, the Mixed-use district is in conformance with the Comprehensive Plan.

#### 4) **Neighborhood Character (NC) Overlay:**

The Neighborhood Character (NC) Overlay provides a tool for areas, commercial or residential, to ensure that uses and development occur in their desired fashion. An overlay is customized through a public process and can be used to maintain an established character of an area or to proactively define the future development character of an area. An overlay can be used to protect unique development, building or land use patterns and help implement small area plans and studies.

#### ➤ Relevant Comprehensive Plan priorities, goals & policies:

##### **TULSA COMPREHENSIVE PLAN**

**LAND USE PRIORITY 2** - Put procedures, processes and tools in place to effectively and equitably implement PLANiTULSA.

**Land Use Goal 5**—Tulsa’s regulatory programs support desired growth, economic development, housing, a variety of transportation modes and quality of life priorities.

**Policy 5.1** Review and revise the zoning code to ensure that a diverse range of uses and building types can be produced by the market place.

- Analyze the current zoning code to determine deficiencies and needed amendments. This analysis should include a recommendation on the extent of amendments needed to implement the plan.
- At a minimum, create mixed use districts that allow the PLANiTULSA building prototypes to be developed, by right, and bring parking standards up to current best practices.
- Establish off-street parking and design standards to reflect actual parking demand.
- Create a shared parking district overlay to be used in conjunction with a shared parking analysis to estimate actual parking needs.
- Address off site parking requirements for historic buildings.
- Revise set-back standards to allow buildings to be built along the sidewalk, rather than pushed to the rear of the lot with parking in front.
- Establish parking minimums based on best practices and allow the marketplace a role in estimating maximum parking needs.
- Improve flexibility in permitted uses for re-use of historic buildings.

**Policy 5.2** Establish clear and objective standards for land use planning decision and implementation strategies.

- Minimize the use of Planned Developments by establishing clear build-by-right zoning standards for preferred uses.

**LAND USE PRIORITY 4** - Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live.

**Land Use Goal 12** - Residents in established neighborhoods have access to multiple modes of transportation.

**Policy 12.2** Leverage the benefits of urban design to create walking and biking transportation options in neighborhoods.

- *Develop urban design guidelines for small area and neighborhood planning that encourage walkable mixed-use centers or main streets.*
- *Use Context Sensitive Solutions process to ensure that centers and corridors are designed to support transit riders.*

**LAND USE PRIORITY 5** - *Ensure that areas of growth benefit from high quality sustainable development*

**Land Use Goal 16**— *Tulsa is known for its built and natural beauty.*

**Policy 16.1** *Establish Urban Design Standards.*

- *Formulate place-making design standards.*
- *Standards should encourage pedestrian friendly, highly accessible environments that create and enhance lively urban villages and a vibrant downtown.*
- *Standards should include setback, height, bulk and frontage requirements but should not be overly prescriptive.*

**TRANSPORTATION PRIORITY 3** - *Ensure that transportation investments enhance the land uses they serve.*

**Transportation Goal 7**— *Transportation facilities fit their physical setting and preserve scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility.*

**Policy 7.1** *Enhance transportation Tulsa’s right-of-ways so they both serve as great public places and promote multi-modal travel.*

- *Enhance current roadways with a combination of light fixtures, signs, and sidewalks to make the city’s roads unique, and to help residents and visitors recognize that they are in Tulsa.*
- *Provide comfortable and attractive pedestrian and bicycle facilities within existing and new developments.*
- *Build upon the connectivity concepts in INCOG’s 2030 Bicycle and Pedestrian Plan by expanding the scope of Public Works’ current ADA Transition plan to address studying and prioritizing the need for connections to off street trails from neighborhoods and regional destinations.*
- *Correlate a mixed use land use development strategy to minimize auto trips and roadway congestion through internal capture of vehicular trips.*
- *Prioritize sidewalk, curb ramp and crosswalk rehabilitation and construction projects according to ranking that takes into account concentrations of persons with disabilities, public facilities, mixed use development and transit stop locations.*

**TRANSPORTATION PRIORITY 4** – *Provide multiple transportation choices to all Tulsans.*

**Transportation Goal 12** - *Tulsans can rely on a variety of transit options to take them to jobs, shopping and entertainment.*

**Policy 12.5** *Develop a transit-oriented development program incentives, including: promotion of shared parking; creation of new zone districts and/or overlays that allow for reduced parking requirements and support a mix of transit*

*supportive land uses; and development of dedicated funding to “land bank” key land parcels near stations to preserve future development opportunities.*

**ECONOMIC DEVELOPMENT PRIORITY 1** - *Spur and support entrepreneurial ventures and small businesses.*

**Economic Development Goal 1**—*Businesses have easy access to a full range of economic development assistance.*

**Policy 1.3** *Streamline the permitting process to improve efficiency of doing business with the City. Businesses looking to relocate, or expand in Tulsa, and entrepreneurs interested in starting a new business must overcome a number of hurdles. The City should examine the wide range of services provided to businesses and entrepreneurs (design review, licenses, etc.) to ensure the process is as efficient and user friendly as possible.*

**ECONOMIC DEVELOPMENT PRIORITY 4** - *Support aggregation of employers downtown, neighborhood and regional centers, and existing industrial areas.*

**Economic Development Goal 5**— *New development supports vibrant, sustainable, transit-oriented communities.*

**Policy 5.1** *Revise City code to encourage infill development, and provide developers with guidelines and design prototypes for attractive, quality, infill development. Examples include adding mixed-use zoning districts, and creating a parking overlay district (in combination with reduced parking requirements).*

**HOUSING PRIORITY 1** – *Promote balanced housing across Tulsa.*

**Housing Goal 5**—*Tulsa’s existing housing inventory is revitalized, preserved and maintained.*

**Policy 5.6** *Create and encourage the use of an infill and revitalization toolkit to help facilitate housing development in existing residential neighborhoods where appropriate and desired.*

**PARKS, TRAILS AND OPEN SPACE PRIORITY 1** - *Ensure a clean and healthy Arkansas River.*

**Parks, Trails and Open Space Goal 1**—*Stormwater is captured and cleaned through landscape design, downspout disconnection, and other environmentally-friendly techniques.*

**Policy 1.5** *Identify areas critical for regional groundwater recharge and consider the use of overlay zoning to limit the types of uses and activities, as well as require better treatment of stormwater in these areas.*

**Parks, Trails and Open Space Goal 2**— *Non-point pollution is reduced through low impact development principles, creative building practices, and smart site design that can retain and treat stormwater generated on-site.*

**Policy 2.2** *Transform redevelopment and infrastructure projects into opportunities to improve watershed conditions through creative building and site design and use of innovative materials and techniques.*

**PARKS, TRAILS AND OPEN SPACE PRIORITY 2 - Strengthen connections to the Arkansas River**  
**Parks, Trails and Open Space Goal 3— Maintain a strong connection between the city and the Arkansas River.**

**Policy 3.1** Support implementation of the Arkansas River Corridor Master Plan to establish better connections with the riverfront area.

**Policy 3.2** Expand, maintain, and enhance an interconnected system of parks, trails, and open spaces along the Arkansas River and nearby watersheds.

**Policy 3.3** Provide ample, safe connections for pedestrians and bicyclists between neighborhoods and the water's edge.

**Policy 3.4** Using a variety of tools over time, develop a continuous trail along both sides of the Arkansas River that complements the existing and planned riverfront uses and recognizes the vital contribution to Tulsa's economy made by industries located along the river.

**Policy 3.5** Integrate the results of INCOG's Arkansas River Corridor Master Plan discussion into a river plan and corresponding greenway ordinances to protect public access, recreational uses and provide a natural buffer between development and the riverfront.

**Parks, Trails and Open Space Goal 4—Promote the Arkansas River as a centerpiece of life in Tulsa.**

**Policy 4.1** Orient new development within riverfront areas towards the river.

**Policy 4.2** Act to enhance the Arkansas River as Tulsa's centerpiece by shaping the city's urban form, industrial development, environmental health, public spaces, river communities, and neighborhoods towards the river.

**Policy 4.3** Consider the history and special qualities of the Arkansas River when designing buildings, landscaping, streets, parks, and public art in waterfront districts.

**Policy 4.4** Create and enhance community gathering places such as parks, residential districts, or retail districts near the Arkansas River.

**Policy 4.6** Develop a comprehensive plan package that includes plans for riverfront communities, a river greenway plan, design guidelines, and recommendations for natural resource restoration.

**ARKANSAS RIVER CORRIDOR PLAN**

**Policy and Project Recommendations**

**Pages 13-14, Community Development Opportunities**

- Over the long term, maximize the effect of appropriate land uses along the river. If the Arkansas River is viewed as a valuable public resource, then the land uses that line the shores have intrinsic value. The existing land uses should be examined on a "highest and best use" basis, given their location. Property rights must be respected, so this recommendation will be accomplished in the long-term, not the short-term.
  
- Because of their obvious importance, the land uses adjacent to the river crossings receive a great amount of emphasis in the Vision Plan. Because of this, the land uses at these intersections must be able to add to the urban vibrancy and commercial potential. That is particularly true of those close to the Tulsa downtown area.

- *Promoting access to the water's edge is important to the sense of place. People should be able to reach the water's edge whether it be in a continuous fashion such as boardwalks or promenades, or in an overlook fashion such as the overlooks by the Pedestrian Bridge or north of the 21st Street Bridge by the River's Edge Café.*
  
- *Promenades are a site-specific design solution, and are often a key element in riverside developments. Design Guidelines for the river corridor should address how promenades for retail/entertainment or mixed use developments front onto the river, in terms of spatial relationships to the river and to development, lighting, materials, and other design respects. Key design considerations are the uses that front onto the promenades, the view from and setting of the promenade, and the character or theme created by the improvements. Overlooks should be placed where grand views along the river corridor can be seen.*

**Page 20, River Oriented Activities**

*Examples of specific tasks where interagency cooperation will be required include:*

- ❖ *The local governments along the river corridor should adopt Regional River Corridor Design Guidelines in order to raise the quality and value of the entire river corridor, and make the development process more predictable.*

*Examples of Projects for the Short Term (1 – 5 years):*

- *Creation of Design Guidelines for the entire river corridor*

**DOWNTOWN TULSA MASTER PLAN**

**Volume 1 "The Plan"**

**Page 27, Urban Design**

*Additionally, the following urban design guidelines listed for development in downtown Tulsa are included. These design themes have been compiled from various plans and adopted by the community. Other more detailed guidelines may already be in place for select portions of the downtown area, for example the Brady Village area (at the time of preparation of this plan the Brady Village plan is under-going an update). Guidelines for this and other areas are intended to continue in effect.*

**Volume 2 Appendices "The Cookbook" including implementation details**

**Appendix 5 – Top Ten Policy Issues for Downtown Tulsa**

- ✓ *We should require enhanced design review for all new construction downtown to insure proper orientation, rhythm, scale and proportion for new projects.*

➤ Staff analysis:

Overlays can implement goals and policies in the Tulsa Comprehensive Plan, Arkansas River Corridor Plan and Downtown Master Plan through:

- Shared district parking overlays to estimate and consolidate actual parking needs for an area and established reduced parking requirements;
- Minimizing the use of Planned Developments by establishing clear build-by-right standards for preferred uses in an area;
- Development of urban design guidelines that implement small area plans;
- Use of context sensitive standards to ensure that areas and corridors at strategic locations support transit riders and transit-oriented development;
- Establishment of urban design standards to foster a sense of place, create pedestrian environments and a vibrant downtown;
- Creation of objective design review standards to provide predictability for businesses;
- Maintain/preserve neighborhood character by defining appropriate standards for infill development;
- Promoting the Arkansas River as a centerpiece of life in Tulsa by limiting uses, orienting uses towards the river, establishing urban design standards and enhancing connections to the river and throughout the corridor; and
- Requiring enhanced design review for new construction downtown to ensure proper orientation, rhythm, scale and proportion.

As outlined above, overlays can be used in various ways to implement Comprehensive Plan goals and policies. The overlay tool should be flexible to use for a variety of desired development scenarios supported by the Plan. The current draft of the Zoning Code update does not allow for the prohibition of residential uses and building types; however in some instances, lower density residential uses may not be appropriate, such as in areas identified for higher densities, like transit-oriented developments. The River Design Steering Committee, currently working to draft a river design overlay for areas along the Arkansas River, has recommended that low density residential uses, like single family, not be allowed in strategic locations targeted for active uses, such as recreation and retail, along the river. Staff recommends removing the provision to not allow the prohibition of residential uses and building types through an overlay.

Both the Comprehensive Plan and the Downtown Master Plan mention further design guidelines in downtown; however, the current draft does not allow overlays to be used in areas zoned Central Business District (CBD). The importance of a downtown to a region is dependent on attributes that could be achieved through an overlay, such as building form, the pedestrian environment, parking, etc., and that idea is fully supported by the Comprehensive Plan and the Downtown Master Plan. Staff recommends that the overlays be allowed in CBD zoning districts.

Also, because of the wide array of overlay possibilities described by the Comprehensive Plan, the name "Neighborhood Character Overlay" is not appropriately descriptive. Overlays can be used for residential neighborhoods, business corridors, river corridors, etc. Therefore, a more

appropriate name would be "Special Area Overlay." Staff recommends that the name be adjusted to more adequately reflect how the overlay can be applied.

With these recommended changes to the draft, the proposed overlay is in conformance with the Comprehensive Plan.

**5) Master Planned Development (MPD)/Planned Unit Development (PUD) as a Legacy District:**

Master Plan Developments will replace the Planned Unit Development process. In many instances MPD's will also be used in lieu of the Corridor Development Plan process that currently exists. The primary advantage of a Master Plan Development is that there is no underlying zoning district. The MPD will be its own base zoning and identify all of the development standards required for development on that parcel.

New PUDs will be prohibited; however, existing PUDs will remain in place and may be modified through the major amendment process which will be required to proceed through City Council and documented with an ordinance or minor amendment process which generally stops at the Planning Commission.

➤ Relevant Comprehensive Plan priorities, goals & policies:

**TULSA COMPREHENSIVE PLAN**

*"The Vision" outlines the Proposed Strategies defines "Step 1-Revise the Zoning Code: Realigning the city's zoning code with the new comprehensive plan is a critically important step.....the code should be easy to use and allow more diverse building types. Generally, Tulsa's current zoning code prohibits mixed-use developments by right, except downtown, along corridors and in special discretionary planned development zones. These special zones require approval, and provide no certainty for developers or neighbors. In short, the current system has it backward.....Expanding the range of possible building types will be crucial to meeting the city's economic development and housing goals as defined in the vision."*

**LAND USE PRIORITY 5** - *Ensure that areas of growth benefit from high quality sustainable development*

**Land Use Goal 16** - *Tulsa is known for its built and natural beauty. Policies to support this goal include:*

**Policy 16.1** *Establish Urban Design Standards.*

- *Formulate place-making design standards.*
- *Standards should encourage pedestrian friendly, highly accessible environments that create and enhance lively urban villages and a vibrant downtown.*
- *Standards should include setback, height, bulk and frontage requirements but should not be overly prescriptive.*



**LAND USE PRIORITY 6 - Preserve and enhance environmental assets**

**Land Use Goal 17 - Tulsa's natural and sensitive areas are protected and conserved.**

**Policy 17.1 Establish sensitive area criteria/establish areas of conservation.**

- Establish a system of designating specific areas as ecologically sensitive areas worthy of protection.

**Land Use Goal 18: Development on impacted sites or areas is regulated to protect sensitive areas.**

**Policy 18.2 Preserve undeveloped floodplain areas for storm water conveyance.**

**Policy 18.3 Investigate compensation programs or zoning measures to allow transfer of development rights from environmentally constrained areas to unconstrained areas.**

➤ Staff analysis:

The general idea of providing a predictable solution to mixed use development without discretionary approvals will reduce the amount of discretionary zoning requests. The Master Plan Development (MPD) will still be available when a project requires additional level of detail to integrate a project into a surrounding neighborhood. The MPD will also provide maximum flexibility when preservation of the natural or manmade character is an important consideration beyond what is allowed by all of the other zoning categories.

The Comprehensive Plan supports citywide goals to support protection of sensitive areas. In many land development projects, important sensitive areas are only recognized and addressed during the development plan phase. The MPD will provide detailed standards for development density, implementation of complete design standards, and encourage preservation of natural resources. Amendments to existing PUD's and existing Corridor Development Plans also provide detailed analysis of sites that will help establish details to protect sensitive development areas.

The PUD overlay concept often misrepresents the type of development allowed when looking at a zoning map and the PUD is easily modified. If for no other reason, the MPD as a base zoning will remove the underlying zoning on our maps and require the user to research the actual document for a greater understanding of development opportunities at that location. Based on the above, the introduction of the MPD district and the assignment of PUD as a legacy district is in conformance with the Comprehensive Plan.

## 6) Parking:

Overall, there is greater flexibility in one's ability to provide required parking in the Zoning Code update. Minimum parking requirements have been reduced across the board, with the most significant reductions in the core of the city. There continues to be no parking requirements in the Central Business District (CBD) or Historic Preservation (HP) Overlay Districts. There are substantial reductions in minimum parking requirements for Commercial High (CH) and proposed Mixed-Use (MX) zoning districts. Parking requirements for vehicles can also be reduced by providing motorcycle, scooter and long term bicycle parking. Other parking credit options are available to be applied toward minimum parking requirements – such as car-share and bike-share service, close proximity to public parking and on-street parking. Maximum parking ratios are introduced for large retail uses (requiring more than 225 spaces).

### ➤ Relevant Comprehensive Plan priorities, goals & policies:

#### **TULSA COMPREHENSIVE PLAN**

**LAND USE PRIORITY 1-** *Make land use decisions that contribute to Tulsa's fiscal stability and move the city towards the citizen's vision*

**Land Use Goal 4** - *The development environment allows Comprehensive Plan implementation to occur through market development.*

**Policy 4.1** *Promote redevelopment through reductions of parking standards and the expansion of shared parking systems and other parking management tools.*

**LAND USE PRIORITY 2** - *Put procedures, processes and tools in place to effectively and equitably implement PLANiTULSA.*

**Land Use Goal 5**—*Tulsa's regulatory programs support desired growth, economic development, housing, a variety of transportation modes and quality of life priorities.*

**Policy 5.1** *Review and revise the zoning code to ensure that a diverse range of uses and building types can be produced by the market place.*

- *Analyze the current zoning code to determine deficiencies and needed amendments. This analysis should include a recommendation on the extent of amendments needed to implement the plan.*

- *At a minimum, create mixed use districts that allow the PLANiTULSA building prototypes to be developed, by right, and bring parking standards up to current best practices.*

- *Establish off-street parking and design standards to reflect actual parking demand.*

- *Address off-site parking requirements for historic buildings.*

- *Establish parking minimums based on best practices and allow the marketplace a role in estimating maximum parking needs.*

**LAND USE PRIORITY 4** - *Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live.*

**Land Use Goal 14**—*The city's historic resources are protected and programs promote the reuse of this important cultural resource.*

**Policy 14.3** Incorporate amendments that support the preservation of historic resources into the zoning and building code.

**TRANSPORTATION PRIORITY 2** - Maintain and enhance Tulsa's existing transportation system through strategic investments.

**Transportation Goal 6**—The amount of taxable land is increased and the burden of providing parking on a parcel by parcel basis is reduced.

**Policy 6.1** Establish off-street parking standards to reflect actual parking demand.

- Evaluate parking requirements for each land development zoning classification to take into account mixed-uses, transit availability (or future services), and other factors that mitigate on-site parking demand.
- Create a shared parking district overlay to be used in conjunction with a shared parking analysis to estimate actual parking needs. For redeveloping areas, investigate the availability of parking and seek means to provide new parking through on-street or public parking lots.

**TRANSPORTATION PRIORITY 4** – Provide multiple transportation choices to all Tulsans.

**Transportation Goal 12** - Tulsans can rely on a variety of transit options to take them to jobs, shopping and entertainment.

**Policy 12.5** Develop a transit-oriented development program incentives, including: promotion of shared parking; creation of new zone districts and/or overlays that allow for reduced parking requirements and support a mix of transit supportive land uses; and development of dedicated funding to “land bank” key land parcels near stations to preserve future development opportunities.

**Transportation Goal 14**—Tulsans safely and efficiently use bicycles to go to work, shop and recreation areas.

**Policy 14.1** Develop a Bicycle Master Plan and revise the Trails Master Plan as necessary to focus on connecting neighborhoods with destinations, such as employment, shopping and recreation. The master plan should include priorities to:

- Review of private and public development projects to ensure adequate bicycle parking and access. Amend Tulsa's zoning ordinance to require bicycle parking in new development, based on a review of best practices. The number of bike parking spaces required by the ordinance should be determined based on the total off-street parking spaces required. Specific rules and regulations governing the dimensions and design of bicycle parking should be adopted.

**ECONOMIC DEVELOPMENT PRIORITY 1** - Spur and support entrepreneurial ventures and small businesses.

**Economic Development Goal 1**—Businesses have easy access to a full range of economic development assistance.

**Policy 1.5** Eliminate existing barriers to small business development found in the zoning code. These barriers include high parking requirements in dense urban areas, which limit the utility of the land and prevent reuse of existing storefronts and business space by small entrepreneur with limited time and resources.

**ECONOMIC DEVELOPMENT PRIORITY 4** - Support aggregation of employers downtown, neighborhood and regional centers, and existing industrial areas.

**Economic Development Goal 5**— New development supports vibrant, sustainable, transit-oriented communities.

**Policy 5.1** Revise City code to encourage infill development, and provide developers with guidelines and design prototypes for attractive, quality, infill development. Examples include adding mixed-use zoning districts, and creating a parking overlay district (in combination with reduced parking requirements).

**PARKS, TRAILS AND OPEN SPACE PRIORITY 1** - Ensure a Clean and Healthy Arkansas River.

**Parks, Trails and Open Space Goal 1**—Stormwater is captured and cleaned through landscape design, downspout disconnection, and other environmentally-friendly techniques.

**Policy 1.12** Consider shared parking and other parking reduction strategies to more effectively minimize paved areas.

➤ Staff analysis:

There are numerous references to reduced parking standards in the Comprehensive Plan. The Zoning Code update incorporates lower minimum parking standards, as well as other alternatives to meet parking demands. These tools not only allow for more ease in business development, but also increase the potential for preservation and re-use of historic buildings, infill development and a more attractive and functional built environment. Therefore, the changes to parking requirements proposed in the Zoning Code update are in conformance with the Comprehensive Plan.

**7) Landscaping/Sustainability:**

The landscape, screening and lighting standards have been grouped together. Improved landscape provisions are referenced in many places throughout the Comprehensive Plan. The only specific set of landscape goals and policies are included in the Parks Trails and Open Space Chapter.

Minor changes to the landscape character of public spaces and new development have been included in the code. Larger green space around required trees has been provided. Shrub planting requirements have been added where surface parking is within 25 feet of the street right-of-way and adjacent to residential districts.

Provisions for stormwater quality improvements have been added to the landscape chapter of the new code. The code will allow administratively approved options for low impact development standards when designed and submitted by qualified professionals.

The street yard areas adjacent to public street right-of-way have been significantly reduced in commercial areas to encourage building construction closer to the street. As a result, a slight increase in the number and size of trees will be required in the street yard.

The screening provisions for dumpsters, mechanical equipment and other uses have been clarified.

Parking lot lighting and building lighting is not required; however, when it is provided the Kennebunkport formula standards in the current Zoning Code have been eliminated and replaced with a simpler standard to design and enforce. An option to allow photometric design with specific design results has been included in the new code.

➤ Relevant Comprehensive Plan priorities, goals & policies:

**TULSA COMPREHENSIVE PLAN**

**PARKS, TRAILS AND OPEN SPACE PRIORITY 1 - Ensure a Clean and Healthy Arkansas River.**

**Parks, Trails and Open Space Goal 1—***Stormwater is captured and cleaned through landscape design, downspout disconnection, and other environmentally-friendly techniques.*

**Policy 1.3** Implement a program to implement green infrastructure improvements, starting with problematic streets that contribute the most runoff volume and pollutants to the stormwater system.

**Policy 1.9** Develop landscaping standards to appropriately manage run-off created by impervious services.

**Policy 1.11** Promote low impact development strategies and designs as a way to manage stormwater runoff, including techniques such as vegetated swales, biofilters, eco-roofs, green streets, pervious pavement and other methods that mimic natural processes.

**Parks, Trails and Open Space Goal 2:** *Non-point pollution is reduced through low impact development principles, creative building practices, and smart site design that can retain and treat stormwater generated on-site.*

**Policy 2.4** *Promote the use of alternative landscaping that is native or climate tolerant and erosion resistant.*

**PARKS, TRAILS AND OPEN SPACE PRIORITY 3: Increase Tulsa's Tree Canopy**

**Parks, Trails and Open Space Goal 6:** *A healthy and diverse tree canopy is protected and restored to enhance neighborhood livability, provide habitat for wildlife, and improve air and water quality. Policies to support this goal include:*

**Policy 6.1** Develop an Urban Forestry Master Plan to guide overall management and preservation of the tree canopy throughout the city. This plan will include a Street Tree Master Plan to guide planting trees during development and redevelopment and to designate appropriate trees for plantings along major roads and corridors.

Among other things mentioned in the Plan the street tree master plan should include:

- A methodology to implement the Street Tree Master Plan.
- Standards for public streets, planting strip width and design.
- Standards for the level of development or redevelopment that would trigger compliance with the plan.

➤ Staff analysis:

Concept recommendations for improved landscape standards are scattered throughout the Comprehensive Plan. Specifically the Land Use and Transportation Chapters provide multiple references recognizing the importance of street trees and landscaped medians which create attractive routes for pedestrian, bicycles and vehicular modes of transportation. The Comprehensive Plan also recognizes the environmental value of increased landscape standards as a tool to absorb pollutants improving local air quality and reducing the urban heat island effect of urbanization.

The landscape section of the new code provides some small improvements for visual screening and eliminates some code obstructions to allow more sustainable solutions for site development. Those solutions can be administratively approved when provided by creative and qualified design professionals.

Protection and preservation of existing residential areas is a key component of the Comprehensive Plan. The lighting and screening provisions in these concepts offer improved standards that will lighten the visual impact of new development especially near existing residential areas.

The new code does not implement the overall improvements for increased streetscape standards, stormwater water quality improvements or improvements to the urban tree canopy that is recognized throughout the Comprehensive Plan. Further work to expand landscaping standards is anticipated following adoption of the new code to ensure integration of Comprehensive Plan concepts.

The Landscape, screening and lighting section of the new code are integrated into a user-friendly format and are in conformance with provisions outlined in the Comprehensive Plan.

## 8) Process/Administration:

The Zoning Code update clarifies and streamlines the zoning process. The document itself has a consolidated and uniform chapter for review and approval procedures as opposed to the current Zoning Code which has procedures scattered throughout the document. There is also a new streamlined administrative adjustment process for several minor items that currently require either Planning Commission or Board of Adjustment approval. The new code includes clearly defined expectations for TMAPC/BOA staff and applicant communications with neighbors and neighborhoods during the public hearing process.

### ➤ Relevant Comprehensive Plan priorities, goals & policies:

#### **TULSA COMPREHENSIVE PLAN**

**LAND USE PRIORITY 1-** *Make land use decisions that contribute to Tulsa's fiscal stability and move the city towards the citizen's vision*

**Land Use Goal 4 -** *The development environment allows Comprehensive Plan implementation to occur through market development.*

**Policy 4.4** *Maximize coordination and streamlining of development related activities.*

**LAND USE PRIORITY 2 -** *Put procedures, processes and tools in place to effectively and equitably implement PLANiTULSA.*

**Land Use Goal 5—***Tulsa's regulatory programs support desired growth, economic development, housing, a variety of transportation modes and quality of life priorities.*

**Policy 5.1** *Review and revise the zoning code to ensure that a diverse range of uses and building types can be produced by the market place.*

- *Analyze the current zoning code to determine deficiencies and needed amendments. This analysis should include a recommendation on the extent of amendments needed to implement the plan.*

**Policy 5.2 -** *Establish clear and objective standards for land use planning decision and implementation strategies.*

- *Develop clear and objective standards for making land use planning decisions, including the application of the Zoning Code.*

- *Minimize the use of Planned Developments by establishing clear build-by-right zoning standards for preferred uses.*

- *Incorporate an administrative approval process for evaluating proposed land use changes that will enable the Planning Director to authorize appropriate levels of decisions in cases where the impact from development does not warrant legislative action by the Planning Commission or City Council.*

**LAND USE PRIORITY 4 -** *Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live.*

**Land Use Goal 13 -** *Existing neighborhoods are stable and infill development revitalizes, preserves and enhances these urban areas.*

**Policy 13.2** *Promote communication with neighborhood associations.*

- *Facilitate communication between neighborhood associations, other organized groups and the City to expand public involvement and provide easy access to information for all residents.*
- *Encourage applicants for zoning changes to meet with neighborhood organizations prior to the zoning review process.*

**ECONOMIC DEVELOPMENT PRIORITY 1** - *Spur and support entrepreneurial ventures and small businesses.*

**Economic Development Goal 1**—*Businesses have easy access to a full range of economic development assistance.*

**Policy 1.3** *Streamline the permitting process to improve efficiency of doing business with the City. Businesses looking to relocate, or expand in Tulsa, and entrepreneurs interested in starting a new business must overcome a number of hurdles. The City should examine the wide range of services provided to businesses and entrepreneurs (design review, licenses, etc.) to ensure the process is as efficient and user friendly as possible.*

➤ Staff analysis:

The Zoning Code update incorporates several changes to existing processes that allow for a faster and more predictable process by applicants. It also clarifies the roles of the Land Use Administrator (INCOG Land Development Services) and the Development Administrator (City of Tulsa Development Services) so that applicants have a clearer understanding of who can assist them with their development project. The clarity and organization of the Zoning Code update also will contribute to clearer administration by the City and INCOG staff, as well as a more understandable process for all users.

Land Use Policy 13.1 is implemented through a “Neighborhood Communications” section added to the Public Hearing Notice section of the new code to provide direction to the application regarding communications with neighborhoods. To further implement that policy, language should be added in that section to reflect the additional notification efforts that are currently practiced by TMAPC and BOA staff, including notifying relevant neighborhood associations, posting notices in city hall or other government buildings and publishing on the appropriate websites.

The modifications to process and administration in the new code meet several of the provisions in the Land Use and Economic Development Chapters of the Comprehensive Plan. With the recommended change, the adjustments pertaining to process and administration in the new code are fully in conformance with the Comprehensive Plan.



### C. Staff Recommendation

Staff recommends **approval** of the adoption of the Zoning Code update with the following modifications:

- 1) Section 20.030 NC, Neighborhood Character Overlays
  - a. Change name from ~~Neighborhood Character Overlay~~ to Special Area Overlay throughout the section.
  - b. 20.030-B - Delete 3.a "~~Prohibit residential uses or building types allowed under base zoning.~~"
  - c. 20.030-C – Modify as follows: "NC overlays may be approved in areas classified in any residential or nonresidential base zoning district, ~~except the CB district. NC overlays may not be applied in combination with CB zoning.~~"

#### 2) Section 70.010-F, Public Hearing Notice

##### a. Add:

##### 6. Courtesy Notices of Public Hearings

- a. In addition to otherwise required notices of public hearings, the land use administrator will endeavor to provide one or more of the following forms of additional notice of public hearings required under this zoning ordinance:
  - (1) mailing notices to registered neighborhood and resident organizations whose boundaries include or are abutting the subject property;
  - (2) posting notices in city hall or in other government buildings; or
  - (3) publishing notice on the city and or planning commission website.
- b. Failure to provide any form of courtesy notice that is not required by this zoning code or any defect in such courtesy notice does not invalidate, impair, or otherwise affect any application, public hearing or decision rendered in respect to the matter under consideration.

#### 3) General formatting

Correct page numbers in Chapter 55, Parking, and ensure that page numbers and references are correct throughout the document.



## Huntsinger, Barbara

---

**From:** Wilkerson, Dwayne  
**Sent:** Tuesday, September 29, 2015 10:44 AM  
**To:** mjoyce@joycelawok.com; Huntsinger, Barbara  
**Cc:** Fernandez, Diane; Randy Westbrook  
**Subject:** RE: PUD 221H - Request for Continuance from 10/7 to 10/21 Meeting Date

Thanks Michael,

Barbara,

As requested by the applicant, please forward this request to the Planning Commission. Staff supports the request for a continuance to the 10/21/2015 planning commission meeting.

Thanks

### INCOG

C. Dwayne Wilkerson  
Assistant Director Land Development Services

2 West Second Street  
Suite 800  
Tulsa, OK 74103

918-579-9475  
[dwilkerson@incog.org](mailto:dwilkerson@incog.org)

---

**From:** [mjoyce@joycelawok.com](mailto:mjoyce@joycelawok.com) [<mailto:mjoyce@joycelawok.com>]  
**Sent:** Tuesday, September 29, 2015 9:51 AM  
**To:** Wilkerson, Dwayne  
**Cc:** Fernandez, Diane; Randy Westbrook  
**Subject:** PUD 221H - Request for Continuance from 10/7 to 10/21 Meeting Date  
**Importance:** High

Dwayne,

To confirm our conversation from yesterday, the applicant is requesting an additional continuance on its application for Major PUD Amendment (221H) and related application for plat waiver from the 10/7 TMAPC meeting to the TMAPC 10/21 meeting. Please confirm and let me know if you have questions or comments.

Following our neighborhood meeting this evening, we will let you know of any additional changes to the proposed concept plans.

All the best,

Michael Joyce  
The Michael Joyce Law Firm, PLLC  
P.O. Box 52248  
Tulsa, Oklahoma 74152-0248  
(918) 742-7411 - Office

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This message is sent by The Michael Joyce Law Firm, a law firm, and may contain information that is privileged or confidential. If you received this transmission in error, please notify the sender by reply e-mail and delete the message and any attachments.



**LOT-SPLIT**

**October 7, 2015**

**LS-20811**

**Eric Wilson, (1315) (AG) (County)**

**Northeast corner of East 96<sup>th</sup> Street North and North Yale Avenue  
(9803 North Yale Avenue)**

The Lot-Split proposal is to split an existing AG (Agriculture) tract into two tracts. One of the resulting tracts (Tract 1) will meet the Bulk and Area Requirements of the Tulsa County Zoning Code. The other tract (Tract 2) will exceed the Bulk and Area requirements of the Tulsa County Zoning Code.

Technical Advisory Committee met on September 17, 2015. The County Engineer is requiring 50 feet of right-of way on both East 96<sup>th</sup> Street North and North Yale Avenue. Washington County Rural water district # 3 stated that water service is available for Tract 1, pending application for service by the land owner. At such time as water service is requested for Tract 2, a field audit will be done and requirements of the district must be met.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

22.1

## White, Nikki

---

**From:** Harry Creech [hcreech@tulsacounty.org]  
**Sent:** Wednesday, September 16, 2015 9:58 AM  
**To:** White, Nikki  
**Cc:** Terry West; Tom Rains  
**Subject:** RE: LS-20811

Nikki—

I did the minimum amount of research of the TC Assessor's database and found the data necessary, combined with personal communication with Terry West of the TC Inspections Office, to arrive at an informed conclusion. The existing lots in question appear to represent previous splits from the original 80-acre tract. I presume that those initially occurred as 4 separate splits, as demarked by parent tract separations. The recipients of 3 of those then further divided to the lot configuration we see today.

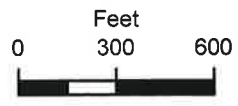
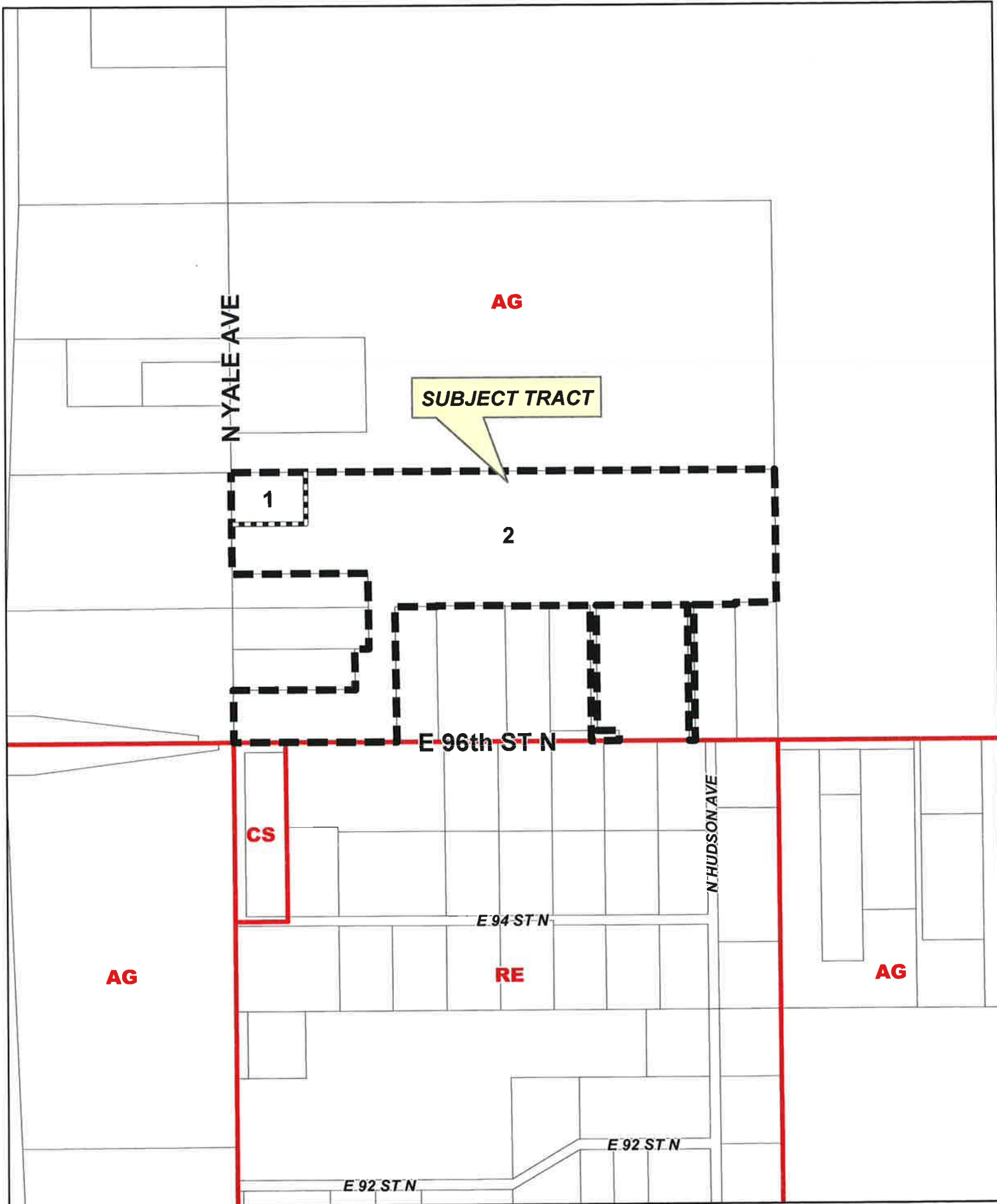
Homes built upon the split tracts date from 1958 to 1970 (representing the oldest in a given "subdivision"). Terry informed me that the 4-split maximum rule was not implemented until sometime in 1970 (if memory serves). Therefore, all of the splits are "grandfathered" and are not subject to restrictions retroactively. My understanding is that 5-acre-or-more splits are not subject to the restrictions. So, for the parent parcel, this split and 2 others between 2.1 and 5.0 acres is allowed, along with any number of 5-acre tracts, as long as they have access from a County-maintained road.

Finally, my discussion with Terry revealed that the lot size for this split is measured to the section line, regardless of the nature of the public dedication for roadway, as long as the legal describes the tract as a boundary with the easement or ROW "lessed". You very likely know all or most of this, but it was good education for me. Thanks!

Regards,

Harry E. Creech  
Asst. County Engineer  
Tulsa County  
Ray Jordan Admin. Bldg.  
500 S. Denver  
Tulsa, OK 74103  
P: 918.596.5737  
F: 918.596.5743

22.2



**LS-20811**

21-13 15

22.3





N YALE AVE

1

2

E 96th ST N

N HUDSON AVE

E 94 ST N

E 92 ST N

E 92 ST N



Feet

0

300

600

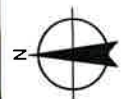


Subject Tract

LS-20811

21-13 15

02.1

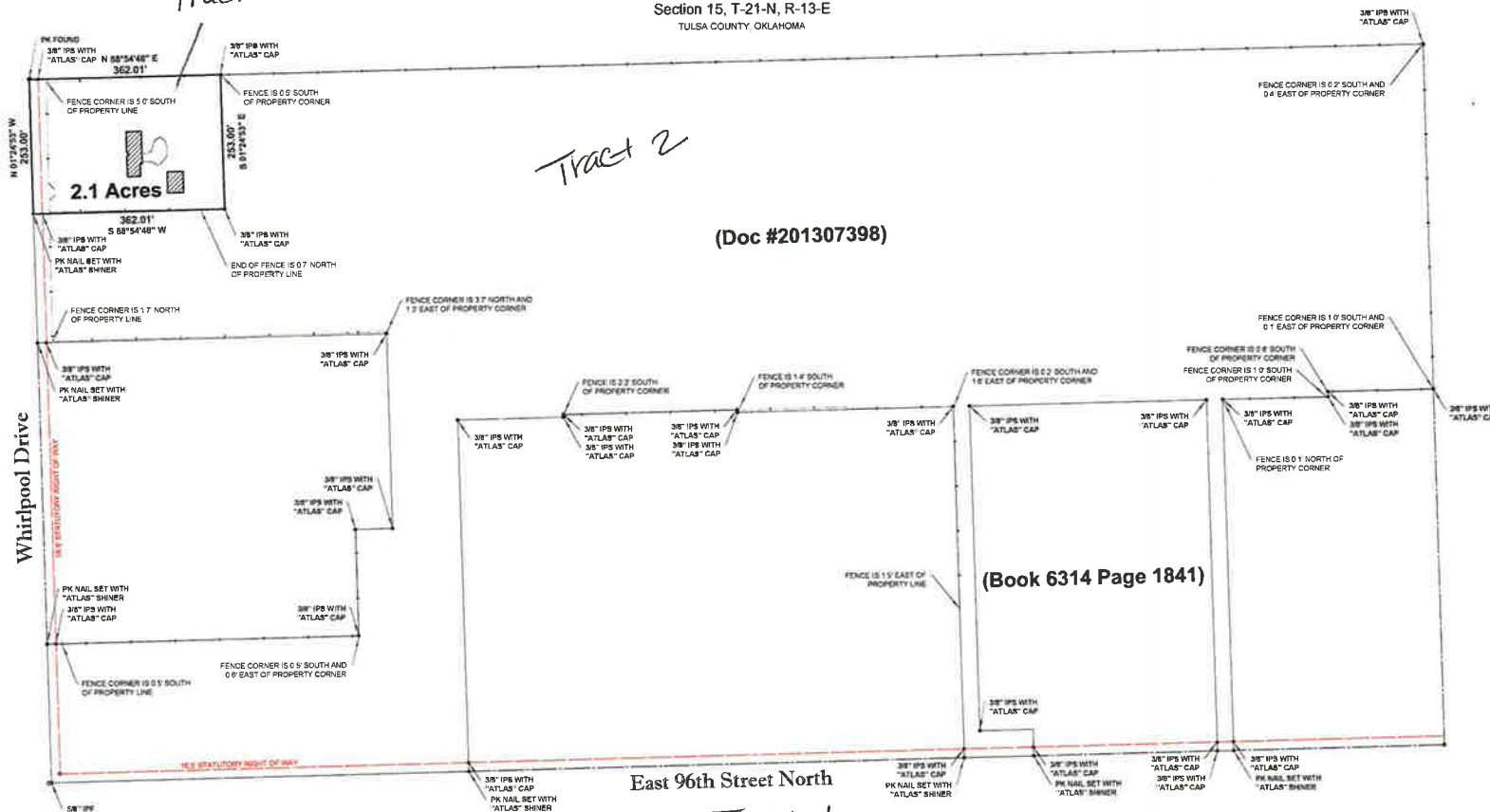


Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014



PLAT OF SURVEY  
OF A PART OF  
Section 15, T-21-N, R-13-E  
TULSA COUNTY, OKLAHOMA



(Doc #201307398)

(Book 6314 Page 1841)



Location Map  
SCALE 1:1000

Legal Description (Existing Legal)

DOCUMENT #201307398  
THE NORTH 253.00 FEET OF THE WEST 362.01 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, THENCE N 89° 54' 48" E, ALONG THE NORTH LINE, CAP SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4), A DISTANCE OF 362.01 FEET; THENCE S 89° 54' 48" E, A DISTANCE OF 253.00 FEET; THENCE S 89° 54' 48" W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 362.01 FEET; TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4), THENCE N 01° 26' 34" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4), A DISTANCE OF 253.00 FEET; TO THE POINT OF BEGINNING.

LESS  
BOOK 6314 PAGE 1841  
THE EAST 200 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW/4 SW/4 SW/4) IN SECTION 15, TOWNSHIP 21 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; LESS THE SOUTH 80 FEET OF THE WEST 101 FEET AND THE WEST 230 FEET OF THE SE/4 OF THE SE/4 OF THE SW/4 OF SAID SECTION 15.

Legal Description (2.1 Acre Tract)

THE NORTH 253.00 FEET OF THE WEST 362.00 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, THENCE N 89° 54' 48" E, ALONG THE NORTH LINE, CAP SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4), A DISTANCE OF 362.01 FEET; THENCE S 89° 54' 48" E, A DISTANCE OF 253.00 FEET; THENCE S 89° 54' 48" W, PARALLEL WITH SAID NORTH LINE, A DISTANCE OF 362.01 FEET; TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4), THENCE N 01° 26' 34" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4), A DISTANCE OF 253.00 FEET; TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 2.1026 ACRES / 91,591.50 SQUARE FEET

THE BASIS OF BEARINGS FOR SAID TRACT IS N 01° 26' 34" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 SW/4) OF SECTION FIFTEEN (15), TOWNSHIP TWENTY-ONE (21) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Notes

ABSTRACT OF TITLE OR ATTORNEY'S TITLE OPINION NOT AVAILABLE TO SURVEYOR AT DATE OF SURVEY.  
THIS FIRM WAS NOT CONTRACTED TO RESEARCH EASEMENTS OR ENCUMBRANCES OF RECORD NO ATTEMPT TO RESEARCH THE COUNTY RECORDS OR OTHER RECORD OFFICES WAS PERFORMED BY THIS FIRM. THEREFORE EASEMENTS MAY AFFECT THE SUBJECT TRACT THAT ARE NOT REFLECTED BY THIS PLAT.

Surveyor's Statement

I, ALBERT JONES II, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY STATE THAT THE ABOVE MAP REPRESENTS A SURVEY PERFORMED IN THE FIELD UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THIS DATE. THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR SURVEYING IN THE STATE OF OKLAHOMA AS SET FORTH BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE.

ALBERT JONES II  
PROFESSIONAL LAND SURVEYOR  
OKLAHOMA NO. 1580



PREPARED FOR: MR. ERIC WILSON	SCALE: 1"=100'	DATE: 08/13/2013
CHECKED BY: [Signature]	DRAFTED BY: JOHNNY R. WOOD	FILE NUMBER: 2113.1000
SURVEY DATE: 08/27/15	BOOK/PAGE: 6314/1841	

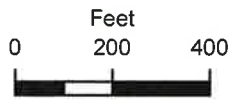
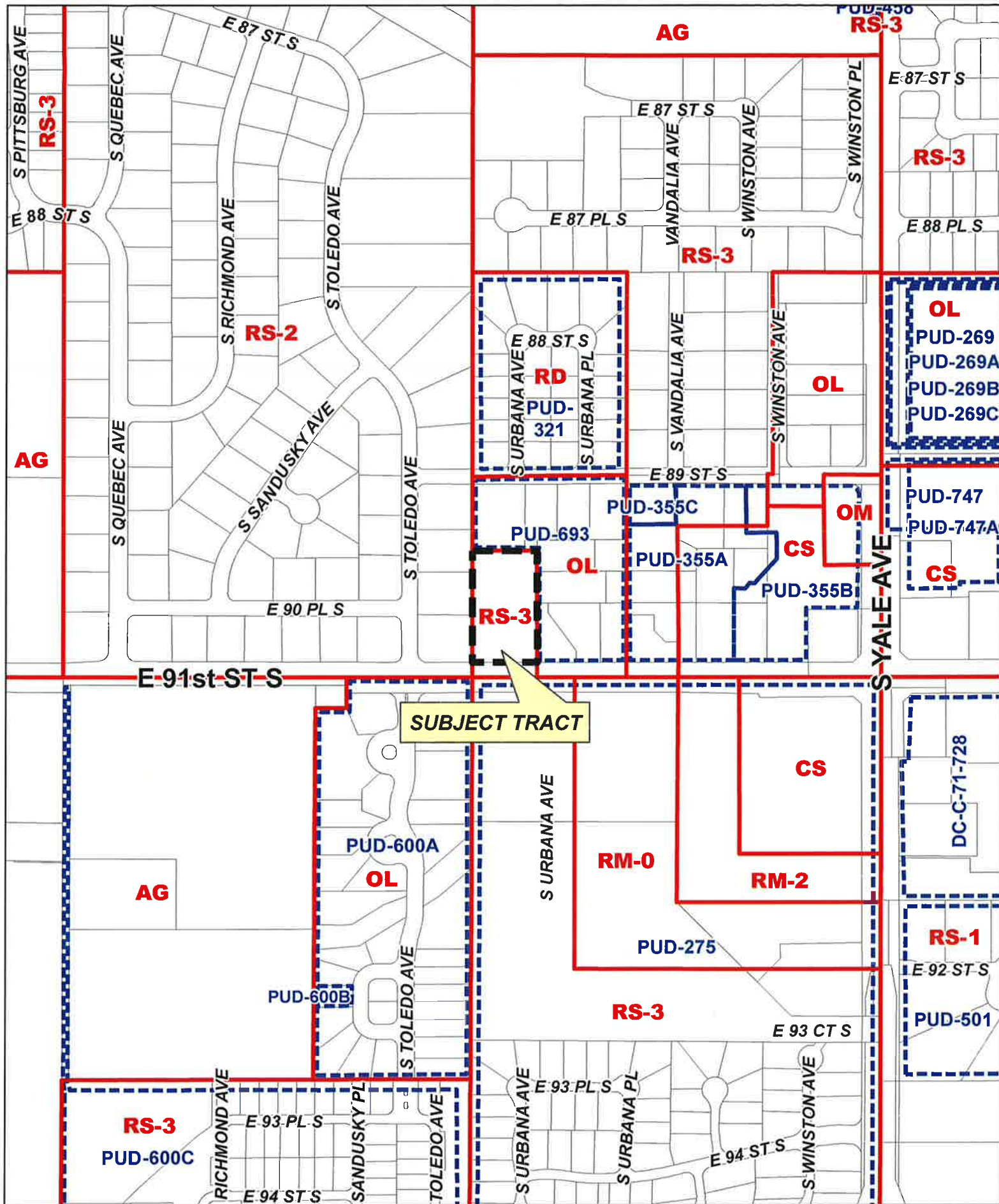


ALL CORNER MARKS AND BOUNDARY MARKS SHOWN ON THIS MAP ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. THE SURVEYOR ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS MAP OR THE INFORMATION CONTAINED THEREIN.

RECORD YOURS  
1-800-522-6543  
TULSA COUNTY RECORDS  
1000 S. WILSON ST.  
TULSA, OK 74106

g.ell

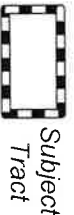




# CADENT PARK

23.1





# CADENT PARK

18-13 16

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

Aerial Photo Date: March 2014





Tulsa Metropolitan Area  
Planning Commission

**Case :** G4 Hospitality

**Minor Subdivision Plat**

**Hearing Date:** October 7, 2015

**Case Report Prepared by:**

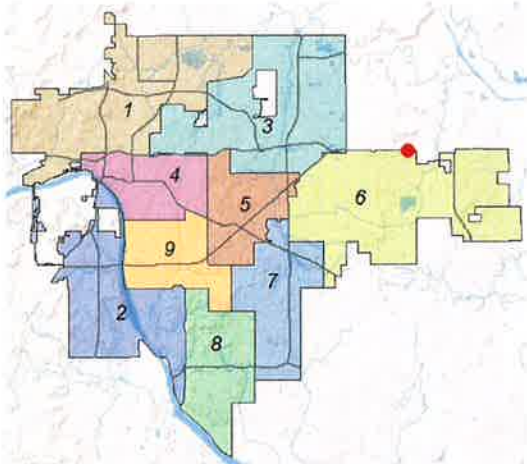
Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* Bill Lewis, Lewis Engineering

*Owner:* G4 LLC & Bhanumati LLC.

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



**Applicant Proposal:**

Approval of Minor Subdivision Plat

*Tract Size:* 2.6 ± acres

*Location:* West of northwest corner of North 193<sup>rd</sup> East Avenue and East Admiral Place

**Zoning:**

*Existing Zoning:* IL (industrial light)

**Staff Recommendation:**

Staff recommends Approval.

**City Council District:** 6

*Councilor Name:* Connie Dodson

**County Commission District:** 1

*Commissioner Name:* John Smaligo

**EXHIBITS:**

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

24.1

## MINOR SUBDIVISION PLAT

### G4 Hospitality - (CD 6)

West of northwest corner of North 193<sup>rd</sup> East Avenue and East Admiral Place

This plat consists of 1 Lot, 1 Block, on 2.6 acres.

The following issues were discussed June 18, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** The property extends north into the existing highway. ROW in this area needs to be dedicated to State of Oklahoma. Modify sidewalk covenant language to reflect one lot, one block and no adjoining minor streets.
3. **Sewer:** On the utility plan, locate the proposed sanitary sewer line 12.5 feet from the east property line within the 17.5 foot utility easement. Maintain adequate separation between the water line and the sanitary sewer line. What appears to be a permanent structure for the trash enclosure, will not be allowed within the existing 20 foot utility easement. The abbreviation FO is not included in the legend.
4. **Water:** Atlas page 540 – The proposed water service line can't be installed inside the 17.5 foot utility easement.
5. **Storm Drainage:** The 45 foot x 45 foot easement may not be large enough for the tank system.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Add point of commencement. Submit control data sheet. Identify all subdivisions in location map. Add date of preparation. Add email addresses for owner and engineer/surveyor. Clarify graphics. **City Legal:** Comments must be addressed.

24.2

Staff can recommend **Approval** of the Minor Subdivision plat as release letters have been received.

**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

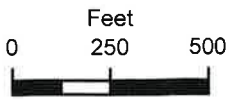
24.3

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

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







Subject Tract

# G4 HOSPITALITY

19-14 01

24.6  
Note: Graphic overlays may not precisely align with physical features on the ground.

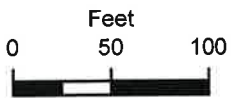
Aerial Photo Date: March 2014





**E ADMIRAL PL**

**S 185 E AVE**



*Subject Tract*

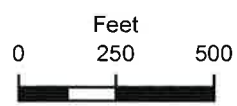
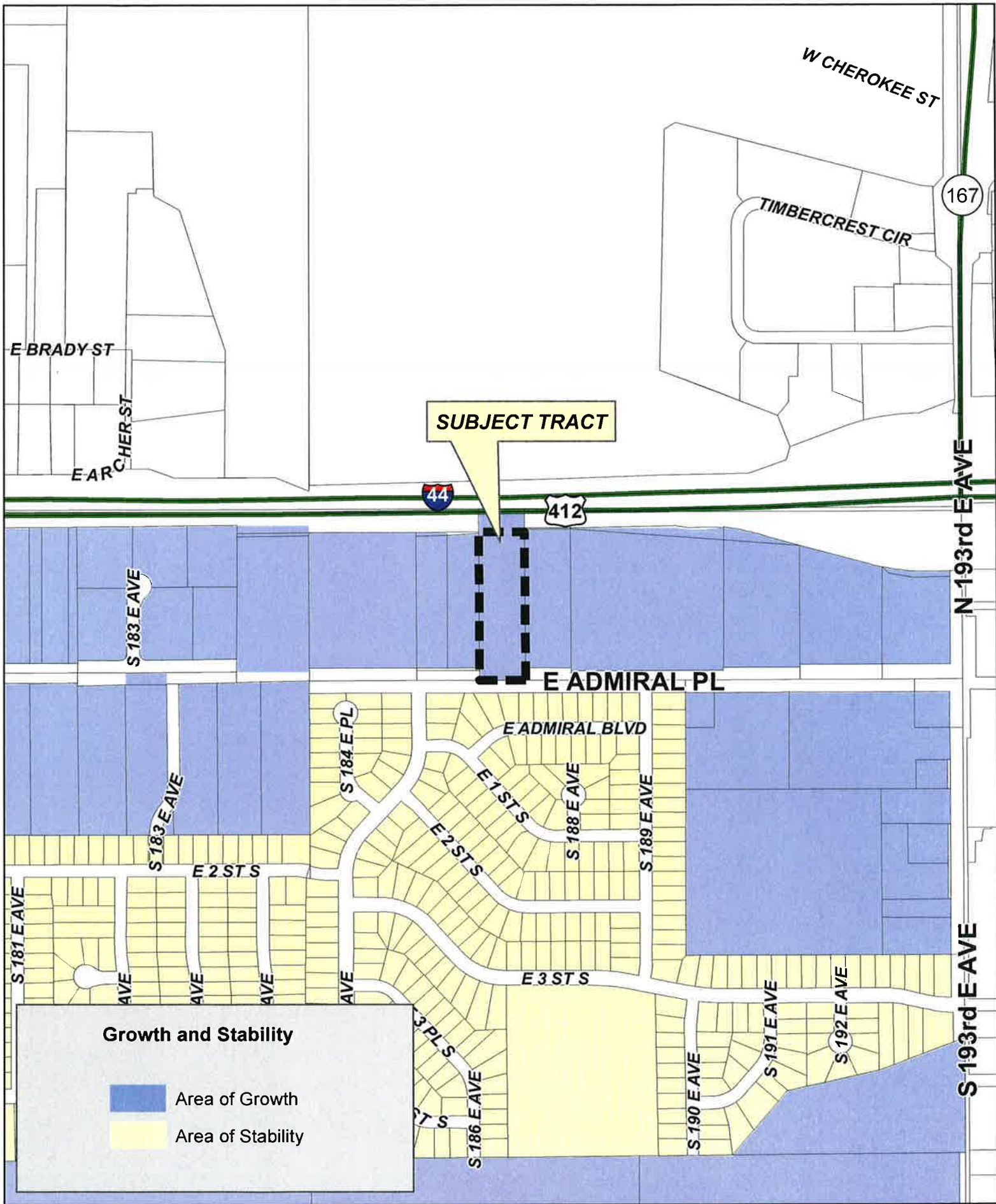
# G4 HOSPITALITY

19-14 01

*24.7*  
Note: Graphic overlays may align with physical features on the ground.

Aerial Photo Date: March 2014

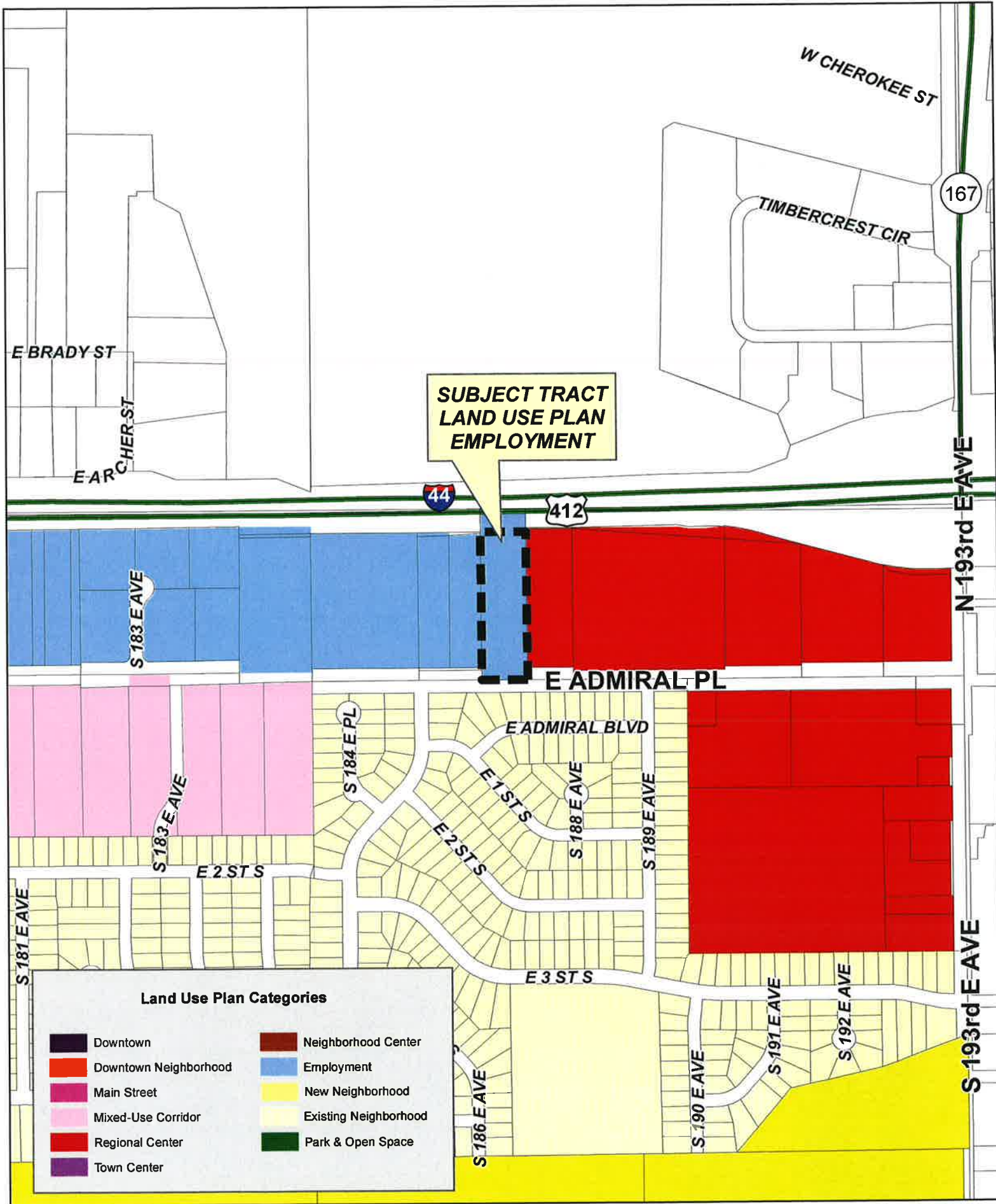




**G4 HOSPITALITY**

24.8

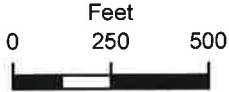


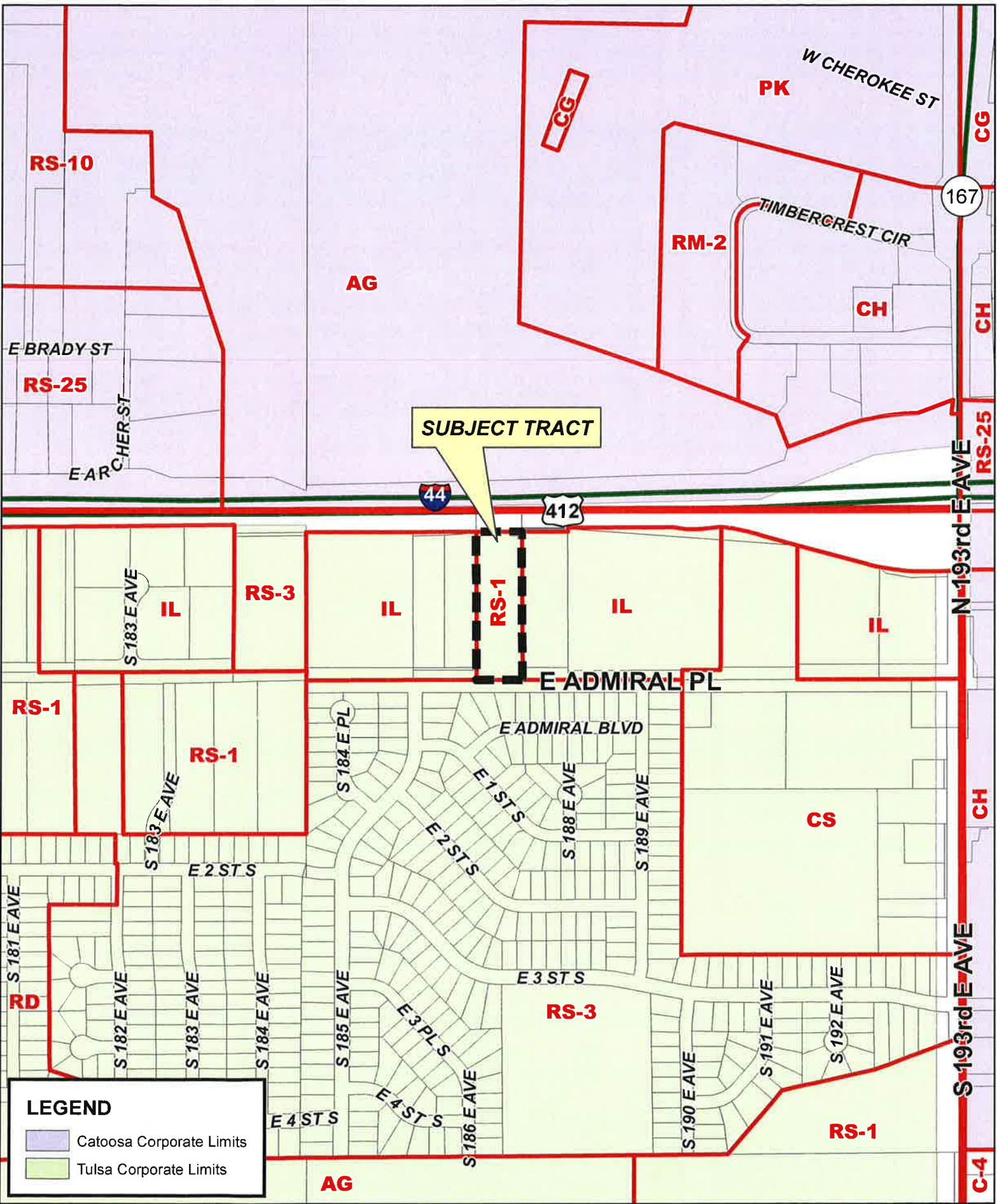


**SUBJECT TRACT  
LAND USE PLAN  
EMPLOYMENT**

**G4 HOSPITALITY**

24.9

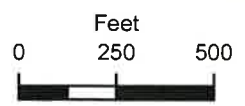




**SUBJECT TRACT**

**LEGEND**

- Catoosa Corporate Limits
- Tulsa Corporate Limits



**G4 HOSPITALITY**

24.10





Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7314**

(Related to PUD 128-I which will abandon part of PUD 128-E)

**Hearing Date: October 7, 2015**

(Continued from September 2, 2015)

**Case Report Prepared by:**

Dwayne Wilkerson

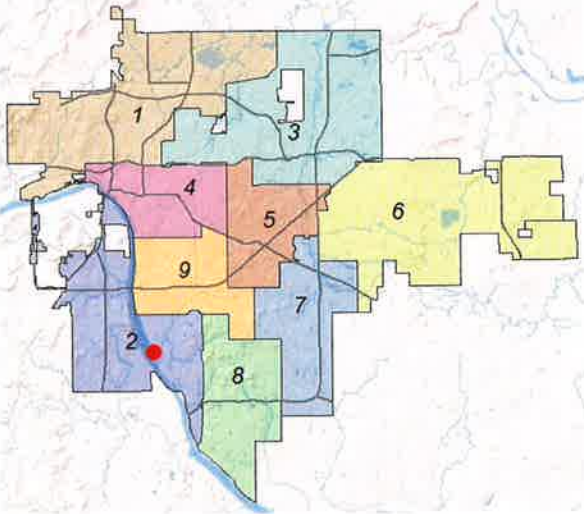
**Owner and Applicant Information:**

*Applicant:* Tulsa City Council

*Property Owner:* Tulsa Public Facilities Authority

**Location Map:**

(shown with City Council Districts)



**Applicant Proposal:**

*Present Use:* Helmerich park/playground and open space

*Proposed Use:* None

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

*Tract Size:* 54.98 ± acres

*Location:* South of southwest corner of S. Riverside Drive and E. 71<sup>st</sup> Street South

**Zoning:**

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

*Proposed Zoning:* AG/ PUD-128-I

**Comprehensive Plan:**

*Land Use Map:* Park and Open Space

*Stability and Growth Map:* Area of Stability

**Staff Recommendation:**

Staff recommends **APPROVAL** or rezoning from RM-2 and RS-4 to AG

**Staff Data:**

TRS: 8307

CZM: 52, 51

Atlas: 1139/ 1278/ 1425

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

25.1

## SECTION I: Z-7314

### DEVELOPMENT CONCEPT:

#### EXHIBITS:

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

### DETAILED STAFF RECOMMENDATION:

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

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

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

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

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

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

**Tulsa Public Facilities Authority (TPFA) Recommendation:** At the September 24, 2015, TPFA meeting, the TPFA made a motion to concur with the changes proposed in PUD-128-1 and Z-7314 and to initiate a Special Exception to allow for a park use once the rezoning actions become effective.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

### Land Use Vision: Park and Open Space

This building block designates Tulsa's park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or

25.2



open space exist alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

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

#### Destination and cultural parks:

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

#### Local parks

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

#### Open space:

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

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

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

25.3

designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

*Major Street and Highway Plan:* Parkway / Multi Modal corridor

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

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

*Trail System Master Plan Considerations:*

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

Small Area Plan: None

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

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Public Park and Open Space

Environmental Considerations: None that would affect redevelopment opportunities.

Streets:

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

Utilities:

The subject tract has municipal water and sewer available.

25.4

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

### **SECTION III: Relevant Zoning History**

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

#### ***Subject Property:***

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

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

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

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

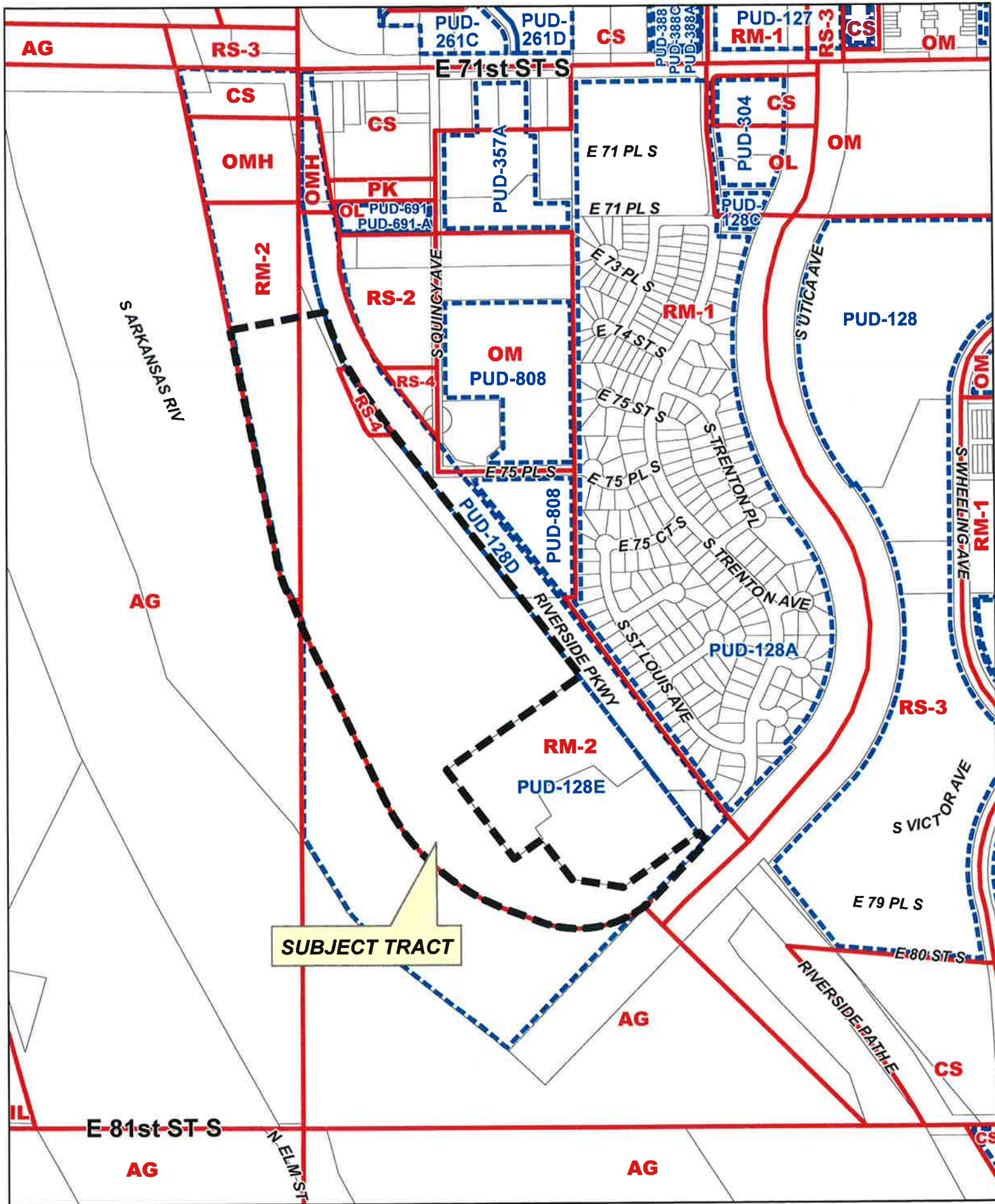
**Z-5598 October 1981:** All concurred in **approval** of a request for rezoning a tract of land from AG to RM-2 on property located on the southeast corner of East 75<sup>th</sup> Place and Riverside Drive and is also a part of the subject property.

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

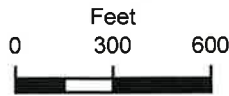
**Z-4245 October 1972:** All concurred in **approval** of a request for rezoning a 348± acre tract of land from AG to RS-3/ RM-1/ RM-2 on property located between 71<sup>st</sup> St. to 81<sup>st</sup> St. and from Lewis Ave. to the east boundary of the Arkansas River and a part of the subject property.

#### ***Surrounding Property:***

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



**SUBJECT TRACT**



**Z-7314**

18-12 12 & 18-13 07

25.6



E 71 ST S

S QUINCY AVE

E 71 PL S

E 71 PL S

E 73 PL S

E 74 ST S

E 75 ST S

E 75 PL S

E 75 CT S

S TRENTON PL

S TRENTON AVE

S ST LOUIS AVE

S UTICA AVE

S UTICA AVE

S VICTOR

S UTICA

E 79

54.98 Acre Tract

RIVERSIDE PKWY

S ARKANSAS RIV



25.7



Tulsa Metropolitan Area  
Planning Commission

**Case Number: PUD-128-I**

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

**Hearing Date: October 7, 2015**

(Continued from September 2, 2015)

**Case Report Prepared by:**

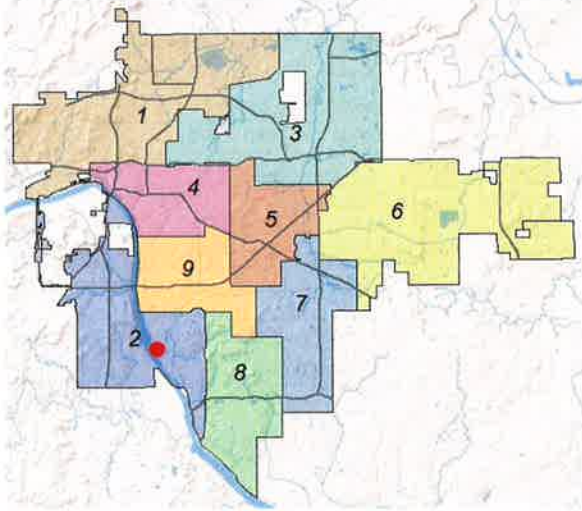
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Tulsa City Council

*Property Owner:* Tulsa Public Facilities Authority

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



**Applicant Proposal:**

*Present Use:* Helmerich park/playground and open space

*Proposed Use:* None

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

*Tract Size:* 54.98 ± acres

*Location:* South of southwest corner of S. Riverside Drive and East 71<sup>st</sup> Street South.

**Zoning:**

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

*Proposed Zoning:* AG/ PUD-128-I

**Comprehensive Plan:**

*Land Use Map:* Park and Open Space

*Stability and Growth Map:* Area of Stability

**Staff Recommendation:**

**Staff recommends approval** which will result in the abandonment of previous PUD action on the described property location. Staff will not recommend approval of this action without the concurrent rezoning request to AG.

**Staff Data:**

TRS: 8307  
CZM: 52, 51

Atlas: 1139/ 1278/ 1425

**City Council District: 2**

*Councilor Name:* Jeannie Cue

**County Commission District: 2**

*Commissioner Name:* Karen Keith

26.1

## SECTION I: PUD-128-I

### DEVELOPMENT CONCEPT:

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

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

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

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

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

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

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

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

### EXHIBITS:

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

### DETAILED STAFF RECOMMENDATION:

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

26.2

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

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

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

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

**Tulsa Public Facilities Authority (TPFA) Recommendation:** At the September 24, 2015, TPFA meeting, the TPFA made a motion to concur with the changes proposed in PUD-128-1 and Z-7314 and to initiate a Special Exception to allow for a park use once the rezoning actions become effective.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

### Land Use Vision: Park and Open Space

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

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

#### Destination and cultural parks

These areas include Turkey Mountain Urban Wilderness Area, Woodward Park, RiverParks, the Gathering Place, Mohawk Park & Zoo, LaFortune Park and similar places. These parks offer a range of amenities over a large, contiguous area. Amenities at these parks include not only outdoor facilities, but also events spaces, museums, club houses, zoos, and park-complementing retail and service establishments which do not egregiously encroach into protected natural areas. These parks draw visitors from around the metro area, and have the

26.3



highest tourism potential. Ensuring public access (and appropriate infrastructure investments) is a major facet of planning for these establishments. Destination and cultural parks are large scale, dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.

#### Local parks

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

#### Open space

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

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

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

#### Transportation Vision:

#### *Major Street and Highway Plan: Parkway / Multi Modal corridor*

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

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

Trail System Master Plan Considerations:

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

Small Area Plan: None

Special District Considerations: Arkansas River Corridor

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Public Park and Open Space

Environmental Considerations: None that would affect redevelopment opportunities.

Streets:

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

Utilities:

The subject tract has municipal water and sewer available.

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

**SECTION III: Relevant Zoning History**

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

**Subject Property:**

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

26.5

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

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

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

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

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

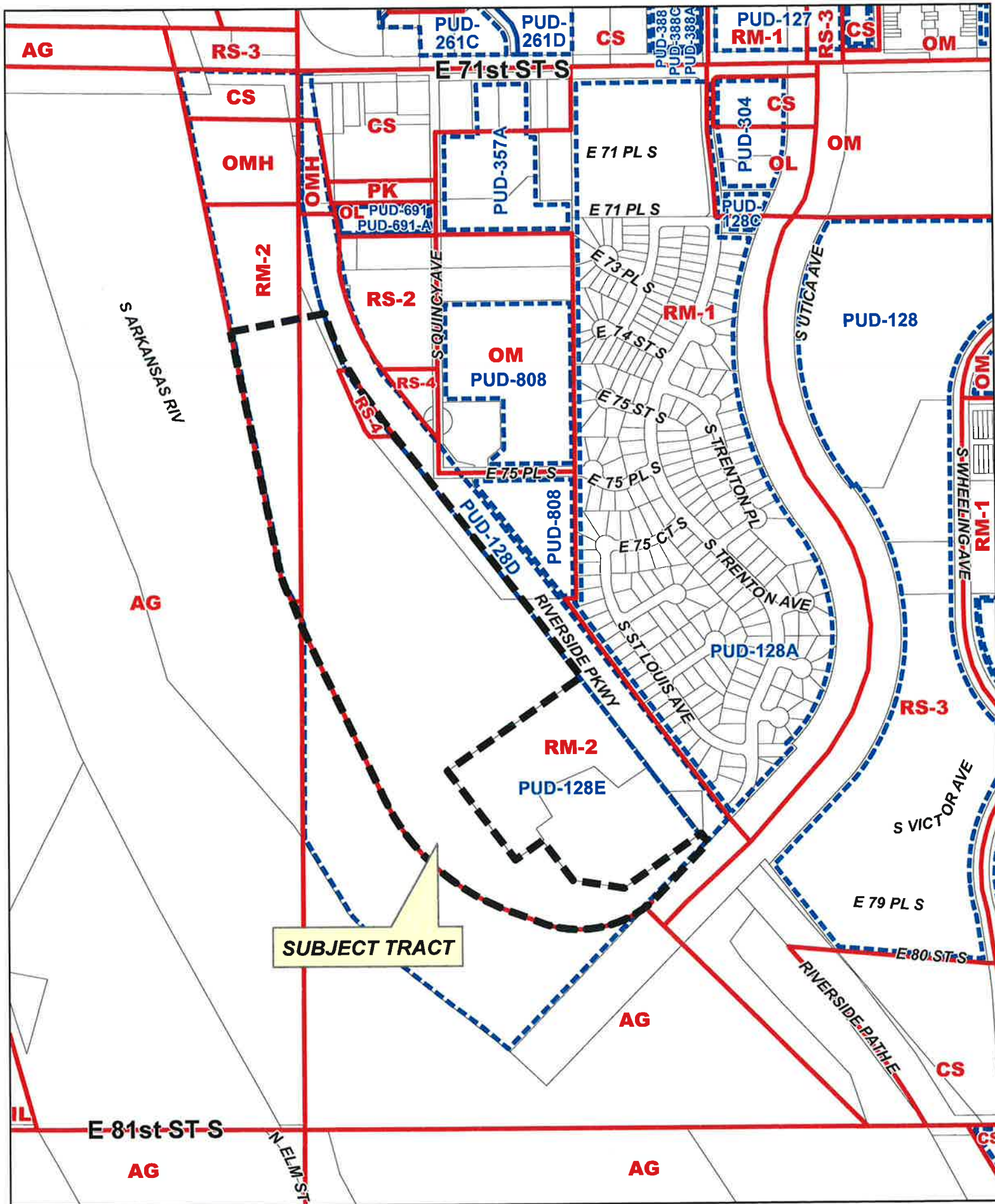
**Z-4245 October 1972:** All concurred in **approval** of a request for rezoning a 348± acre tract of land from AG to RS-3/ RM-1/ RM-2 on property located between 71<sup>st</sup> St. to 81<sup>st</sup> St. and from Lewis Ave. to the east boundary of the Arkansas River and a part of the subject property.

***Surrounding Property:***

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

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26.6



**SUBJECT TRACT**



# PUD-128-I ABANDONMENT

18-12 12 & 18-13 07

26.7





**PUD-128-1  
ABANDONMENT**

18-12-12 & 18-13-07

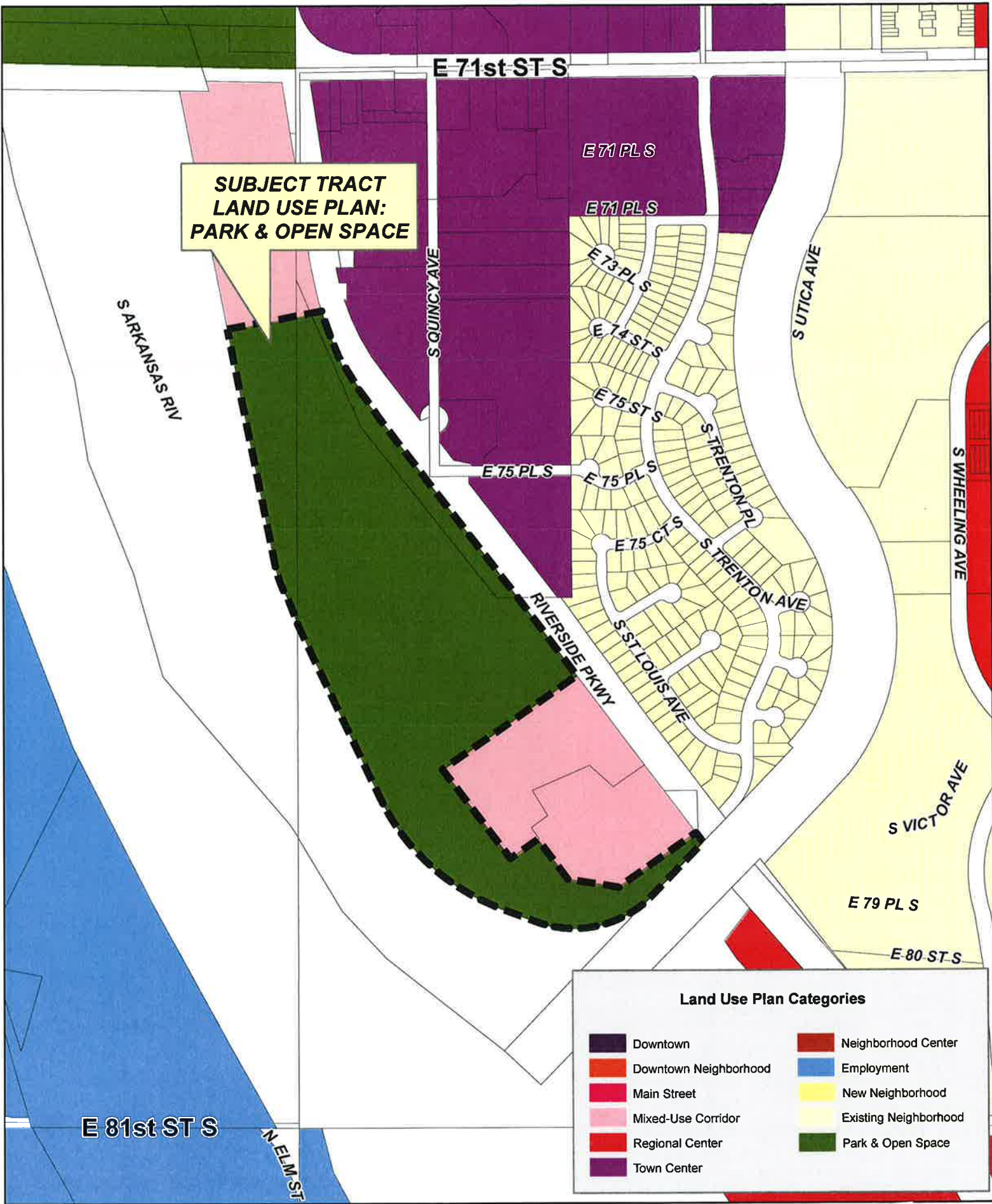
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*26.8*

Aerial Photo Date: March 2014

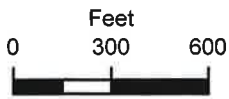


**SUBJECT TRACT  
LAND USE PLAN:  
PARK & OPEN SPACE**



**Land Use Plan Categories**

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

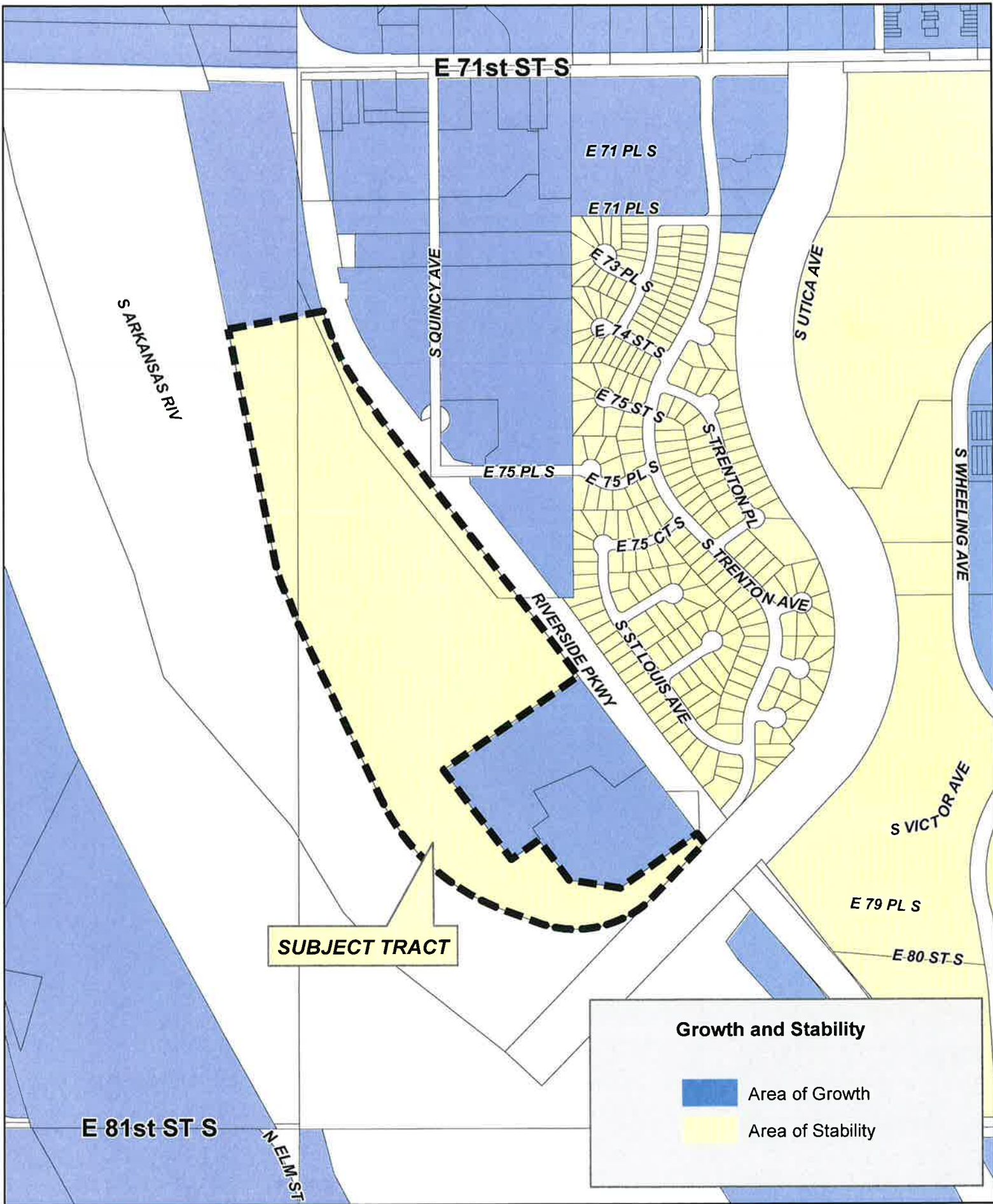


**PUD-128-I ABANDONMENT**

26.9

18-12 12 & 18-13 07

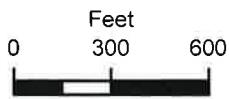




**SUBJECT TRACT**

**Growth and Stability**

- Area of Growth
- Area of Stability



**PUD-128-I ABANDONMENT**

18-12 12 & 18-13 07

26.10

**To:** Tulsa City Councilors

**From:** Susan Miller, AICP 

**cc:** Janine VanValkenburgh, City Attorney's Office

**Date:** July 6, 2015

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

---

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

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

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

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







Tulsa Metropolitan Area Planning Commission

**Case Number: Z-7317**

**Hearing Date: October 7, 2015**

**Case Report Prepared by:**

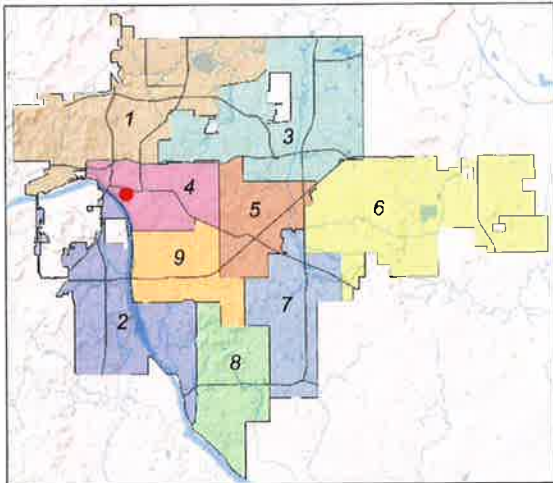
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Nathan Cross

*Property Owner:* NICKS, JOHN B AND LINDA G

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



**Applicant Proposal:**

*Present Use:* Residential

*Proposed Use:* The Escape Tulsa Recreation Facility

*Concept summary:* Applicant request CS zoning to allow a recreation facility.

*Tract Size:* 0.16 ± acres  
6899.93 ± sq. ft

*Location:* Northwest corner of S. Carson Ave. and E. 15<sup>th</sup> St. S.

**Zoning:**

*Existing Zoning:* RM-2

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Downtown Neighborhood

*Stability and Growth Map:* Stability

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 9212

CZM: 36

Atlas: 16

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

27.1

## SECTION I: Z-7317

### DEVELOPMENT CONCEPT:

The applicant is proposing to rezone a property that is currently in RM-2 zone to CS zone. This request is to bring the existing structure into compliance with the zoning code. This facility is classified as Use Unit 19 – Hotel, Motel and Recreational Facilities. Use Unit 19 is not allowed in the RM-2 zone. Requested CS zoning is the least intense zone that would allow Use Unit 19. The structure has been used for commercial purposes for more than thirty years. The Escape Tulsa moved into the existing structure last year.

### EXHIBITS:

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

### DETAILED STAFF RECOMMENDATION:

Z-7317 requesting CS as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

CS zoning is harmonious with existing surrounding property; and

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

Staff recommends **Approval** of Z-7317 to rezone property from RM-2 to CS.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* Z-7317 is included in Downtown Neighborhood and an Area of Growth. The rezoning request will complement the vision identified.

### Land Use Vision:

*Land Use Plan map designation:* Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well

27.2

connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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

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

Transportation Vision:

*Major Street and Highway Plan: Urban Arterial*

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The existing structure is formerly a residence, but has been in commercial use for more than 30 years. The Escape Tulsa is currently located here.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Carson Avenue	No Designation	50 feet	2
East 15 <sup>th</sup> Street South	Urban Arterial	70 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single-family residences and a vacant lot, zoned RM-2; on the north by single-family residence, zoned RM-2; on the south by single-family residence, zoned RM-2; and on the west by a Quiktrip, zoned CS.

27.3

### SECTION III: Relevant Zoning History

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

#### ***Subject Property:***

**BOA-12325 December 16, 1982:** The Board of Adjustment **approved** a *Special Exception* to allow an office use in an RM-2 district; at 1448 S. Carson Ave. and also known as the subject property.

**Z-5359 February 1980:** Staff recommended denial of a request for *rezoning* a 6800± square foot tract of land from RM-2 to CS to convert a home for a beauty salon, and approval of OM, on property located on the northwest corner of S. Carson Ave. and E. 15<sup>th</sup> St. S. and also known as the subject property. The TMAPC recommended denial and the applicant appealed it to City Council. The City Council **denied** the request for OM zoning.

#### ***Surrounding Property:***

**Z-6311 July 1991:** All concurred in **approval** of a request for *rezoning* a 1.6± acre tract of land from OL/ CH to CS for a convenience store, QuikTrip, on property located on the northeast corner of S. Denver Ave. and E. 15<sup>th</sup> St. S. and abutting west of subject property.

**BOA-20161 December 13, 2005:** The Board of Adjustment **approved** a *Special Exception* to permit an office use (Use Unit 11) in an RM-2 district (Section 401), on property located at 1444 S. Carson Ave. W.

**BOA-19881 July 27, 2004:** The Board of Adjustment **approved** a *Special Exception* to permit a home occupation (hair salon) in an RM-2 district; and a *Variance* of home occupation guidelines to permit one employee, with conditions for one customer at a time; days/hours of operation Tuesday through Saturday, 10am to 8pm, thirty minutes between clients; and the conditions listed in the neighborhood association letter, which are the zoning code home occupation guidelines, except to allow one employee; located at 1515 S. Carson Ave.

**BOA-19765 February 24, 2004:** The Board of Adjustment **approved** a *Special Exception* to allow office use (Use Unit 11) in an RM zoned district, finding the building will be in substantial conformance to the conceptual plan submitted today; and the uses will be in compliance with the desirable uses that have been submitted; located at 1513 S. Carson Ave.

**BOA-19660 August 26, 2003:** The Board of Adjustment **approved** a *Special Exception* to permit an office in an RM-2 district, with the following conditions: the days and hours of operation be limited to 8:00a to 6:00p Monday through Friday, and 8a to 12p on Saturdays; and that bail bond business not be permitted on this subject property described as: 240 W. 15<sup>th</sup> St.

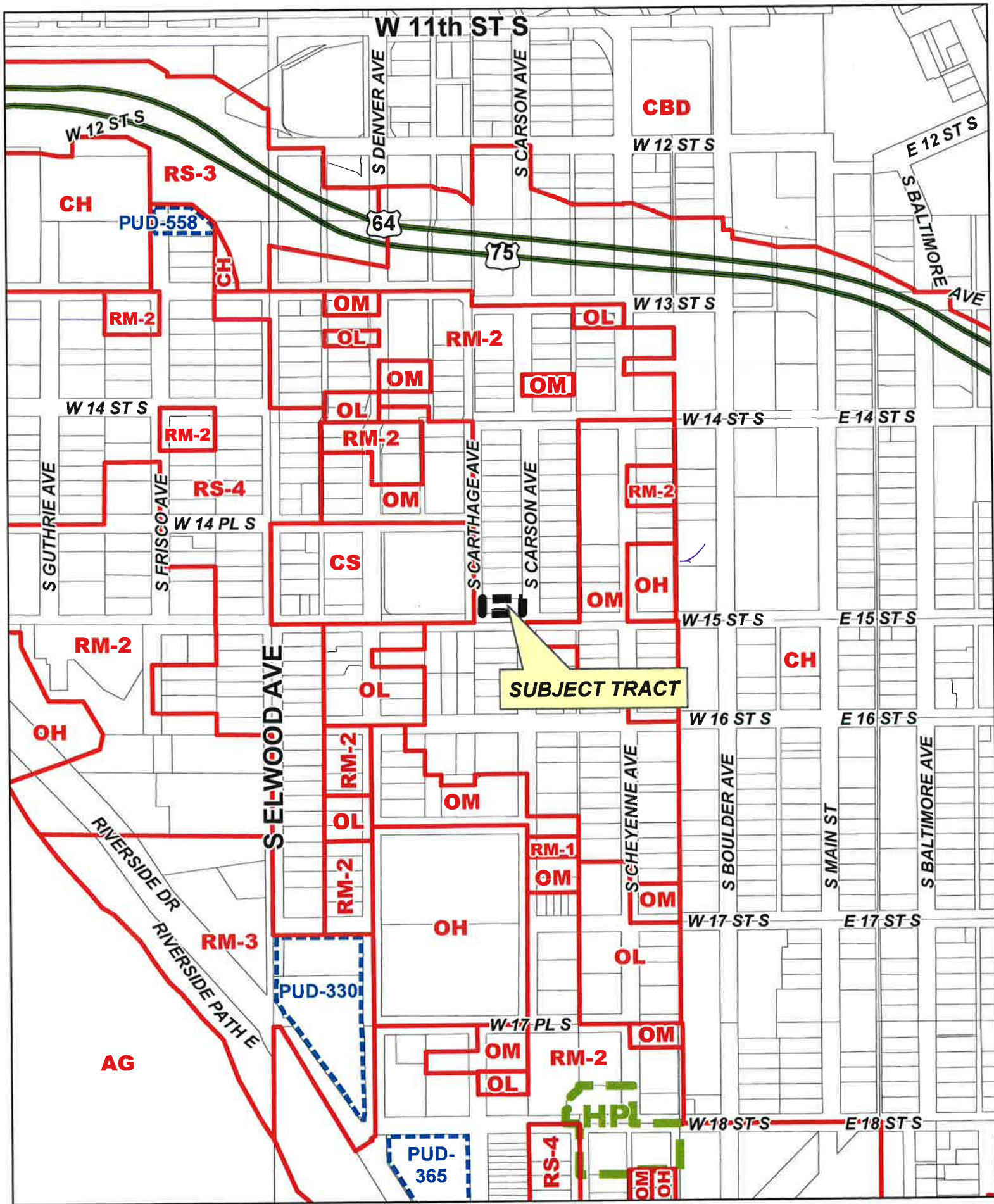
**BOA-15399 March 15, 1990:** The Board of Adjustment **approved** a *Special Exception* to permit office use in an RM-2 district; and **approved** a *Variance* to waive the screening requirements on the west and south boundary lines; subject to the structure retaining its residential character, and the principal building only being used for office space; subject to screening being installed on the north boundary; and subject to signage being limited to one unlighted sign 2' by 4'; finding that office use is existing in the area; and finding that screening on the front portion of the lot would destroy the residential character of the neighborhood; and finding that the granting of the requests, per imposed conditions, will not alter the residential character of the neighborhood; located at 1441 S. Carson Ave.

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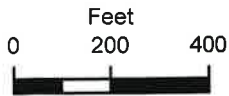
**BOA-13120 May 17, 1984:** The Board of Adjustment **approved** a *Special Exception* to permit office use in an RM-2 district; and a *Variance* of the required setback from an abutting R district on the N, S, and W for 10' to 8.1', 2.2', and 3', respectively, and a *Special Exception* to waive the screening requirement except at the parking lot; located S of the SW/c of 15<sup>th</sup> and Carson Ave.

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27.5



**SUBJECT TRACT**

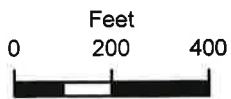
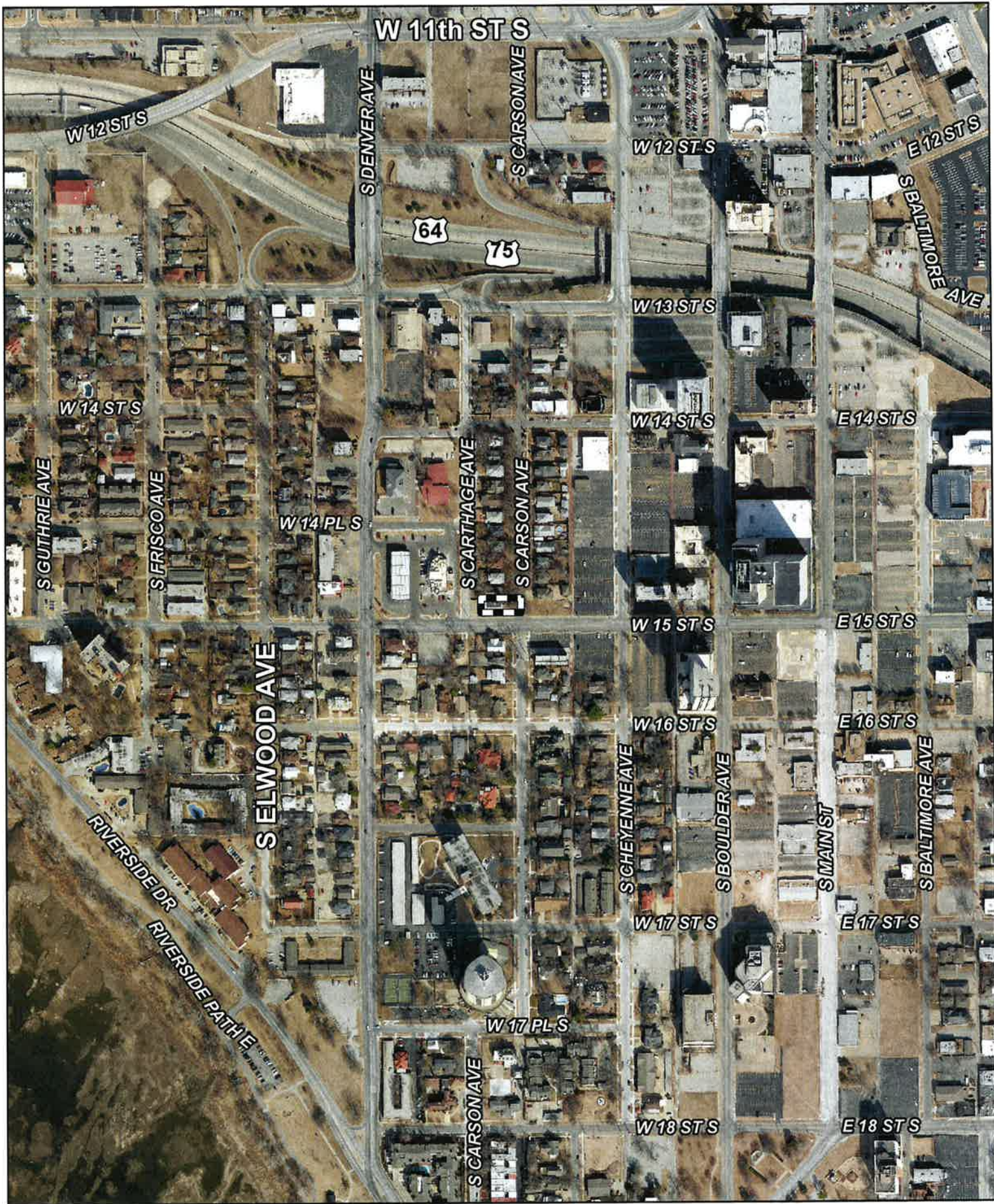


**Z-7317**

19-12-12

27.6





Subject  
Tract

**Z-7317**

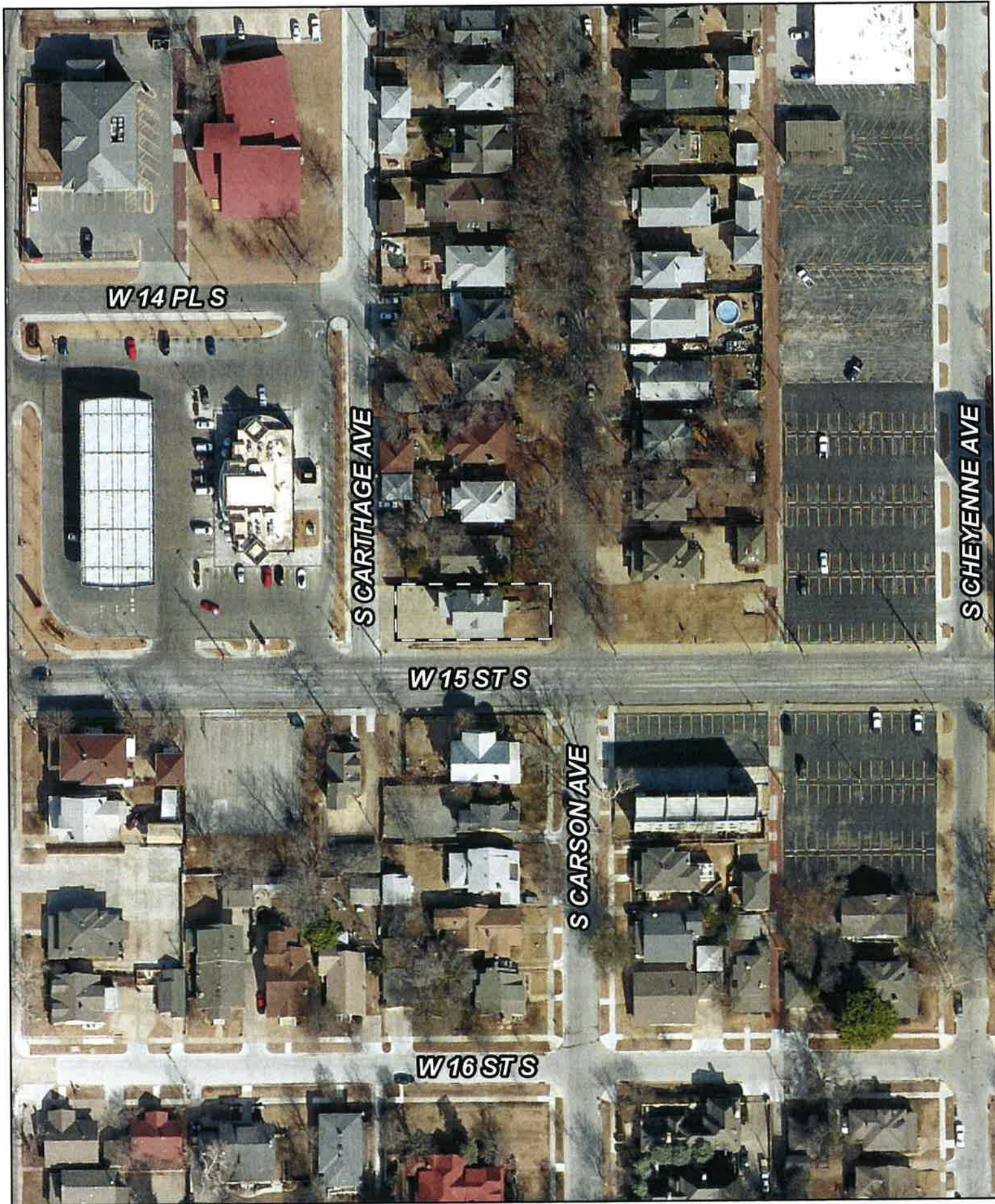
19-12-12

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

Aerial Photo Date: March 2014







W 14 PLS

S CARTHAGE AVE

S CHEYENNE AVE

W 15 STS

S CARSON AVE

W 16 STS

**Z-7317**

19-12-12

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

Aerial Photo Date: March 2014

27.8



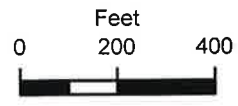
Subject Tract



**SUBJECT TRACT  
LAND USE PLAN  
DOWNTOWN NEIGHBORHOOD**

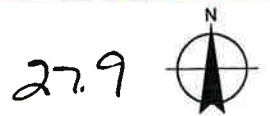
**Land Use Plan Categories**

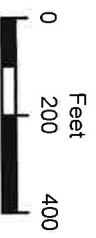
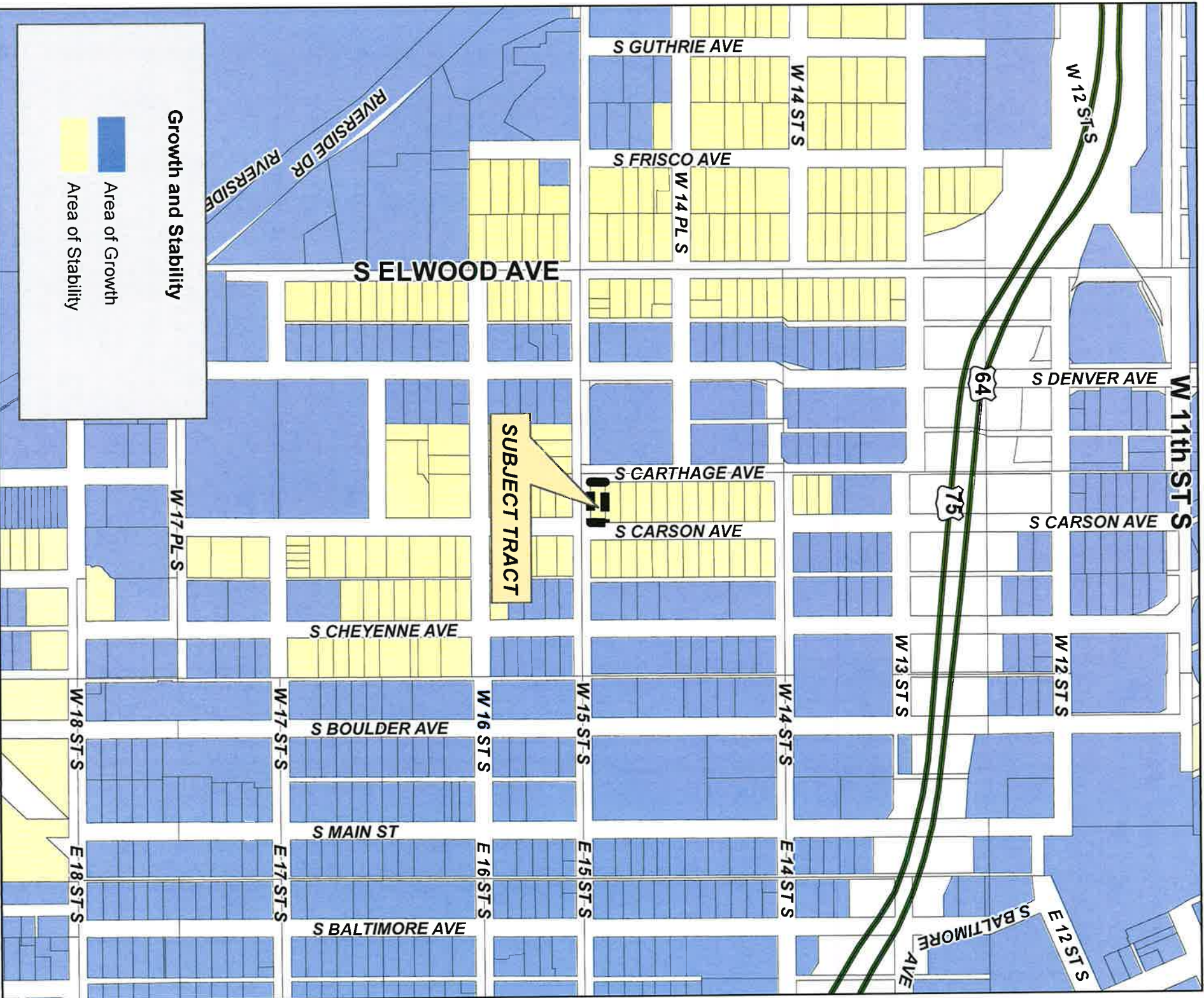
- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center   |
|  Downtown Neighborhood |  Employment            |
|  Main Street           |  New Neighborhood      |
|  Mixed-Use Corridor    |  Existing Neighborhood |
|  Regional Center       |  Park & Open Space     |
|  Town Center      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



**Z-7317**

19-12-12





**Growth and Stability**

- Area of Growth
- Area of Stability

**SUBJECT TRACT**

**Z-7317**

19-12-12



27.10

## Exhibit "A"

### Concept:

The Escape Tulsa is a novel concept not seen before in the City of Tulsa wherein 2-6 individuals are given one (1) hour to solve multiple complex puzzles that will show them the way to unlock one of the three (3) rooms that guest can choose to be confined within. The concept was developed by Andrew Gipson. Mr. Gipson also has locations in Oklahoma City and Omaha, Nebraska. The Escape Tulsa staffs two (2) employees at a time at their facility located at 1448 S. Carson Ave and primary business hours for corporate teambuilding are Monday- Thursday 8am to 4pm. Primary business hours for public teambuilding are Thursday-Sunday 11am to 10pm. More information can be found by visiting <http://theescapetulsa.com>.

### Background of Property:

The property at issue in this case (the "Subject Parcel") is located at 1448 S. Carson Avenue. The current configuration of the Subject Parcel is a two-story structure with front (east facing) and rear (west facing) entries with a paved parking lot containing ten (10) striped parking spaces. There are no plans to change the configuration of the structure or the parking lot or to add parking. Ingress and egress are facilitated through South Carthage Avenue on the west side of the Subject Parcel and through a curb cut off of 15th street on the south side of the Subject Parcel.

From and since at least 1980, the Subject Parcel has been used exclusively for office or other commercial use. At some point during that time, a majority of the greenspace on the lot was paved to accommodate the ten (10) parking spaces now on site. Since the Subject Parcel has been used a commercial structure for more than 30 years, it has been divided up and reconfigured repeatedly. As such, retrofitting it back into a single-family home with yard would be a expensive and difficult task that would require large-scale demolition and reconstruction.

### Current Use:

The Escape Tulsa moved into the Subject Parcel last year with the intention of bringing the novel escape concept to Tulsa. Because of the limited space in the structure and the design of the concept, The Escape Tulsa cannot have any more than twenty-four (24) guests and two (2) staff members in the structure at any given moment. The average is sixteen (16) at the Oklahoma City location. Currently, The Escape staff are parking on the Carson Avenue and the entire parking lot (ten (10) spaces) is being left open for guest use. All visits are by appointment and

The Escape Tulsa staff notifies all guests in advance that they are only allowed to park in the lot on the Subject Parcel. The Escape Tulsa staff plans to continue to police parking and make every effort to ensure that parking is limited to the Subject Parcel.

**Request for Re-Zoning:**

Pursuant to the letter of deficiency from the City of Tulsa that Mr. Gipson received on June 5, 2015, The Escape Tulsa concept has been classified under Use Unit 19 as a "Hotel, Motel, or Recreation Facility". The current City of Tulsa Zoning Code (the "Code") does not allow Use Unit 19 in RM-2 districts. As such, Mr. Gipson is seeking to re-zone the Subject Parcel from RM-2 to CS. CS was selected because it is the least intensive zoning district that would allow a Use Unit 19 facility. Mr. Gipson has chosen this strategy to lessen the impact of the rezoning on the surrounding neighborhood. The property housing the QuikTrip immediately west of the Subject Parcel is also zoned commercial and the properties on the north and east sides of the Subject Parcel currently house commercial operations. As stated above, the Subject Parcel has been a commercial building for more than thirty (30) years. As such, rezoning the Subject Parcel to accommodate such use would not be out of character with its current use or with the surrounding properties.

**Conclusion:**

This process is being undertaken solely to bring the existing structure into compliance with the City of Tulsa Zoning Code. Mr. Gipson has no plans to make any structural changes to the existing structure nor does he intend to add parking. The effect of this action, if successful, would be to ensure that The Escape Tulsa is being the best neighbor possibly by following all of the requirements of the City of Tulsa.



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7318**

**Hearing Date: October 7, 2015**

**Case Report Prepared by:**

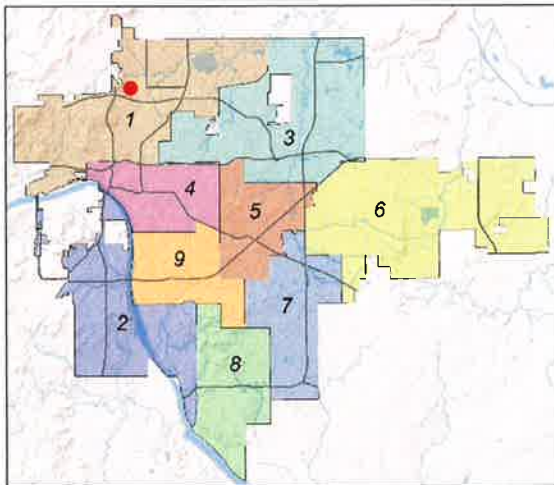
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Antoine Harris

*Property Owner:* Alfresco CDC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Mixed-Use development

*Concept summary:* Applicant proposes CH zoning. A four story mixed-Use facility is proposed to be constructed.

*Tract Size:* 2.18 ± acres

*Location:* West of the southwest corner of E. 36<sup>th</sup> St. N. and N. Garrison Ave.

**Zoning:**

*Existing Zoning:* AG/ CS

*Proposed Zoning:* CH

**Comprehensive Plan:**

*Land Use Map:* Main Street

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0224

CZM: 28

Atlas: 430

**City Council District: 1**

*Councilor Name:* Jack Henderson

**County Commission District: 1**

*Commissioner Name:* John Smaligo

28.1

## SECTION I: Z-7318

### DEVELOPMENT CONCEPT:

The applicant is proposing to rezone a property that is currently in AG/CS zones to CH zone. A four story mixed-use facility is proposed with retail and office uses for the main level and housing above. CH zoning is desired to allow the building to be located adjacent to East 36<sup>th</sup> Street North.

### EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Site Study
  - Location of Utilities
  - Section

### DETAILED STAFF RECOMMENDATION:

Z-7318 requesting CH as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

CH zoning is harmonious with existing surrounding property; and

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

Staff recommends **Approval** of Z-7318 to rezone property from AG/CS to CH.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* Z-7318 is included in Main Street and an Area of Growth. The rezoning request will complement the vision identified. Unfortunately CH zoning does not require building placement adjacent to the ultimate street right of way however the current proposal supports the main street vision.

### Land Use Vision:

*Land Use Plan map designation:* Main Street

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

28.2

Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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

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

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

Transportation Vision:

*Major Street and Highway Plan: Secondary Arterial*

*Trail System Master Plan Considerations:*

This site is within one half mile of Osage Trail.

Small Area Plan: 36<sup>th</sup> Street North Corridor

Staff Summary: Rezoning the site from AG/CS to CH is consistent with the vision of the 36<sup>th</sup> Street North Corridor Small Area Plan adopted by City Council in December 2013.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently a vacant lot.*

Environmental Considerations: None

Immediately south of the site a steep hillside will provide significant buffer to the existing single family residential home and any future residential development. A north facing and heavily wooded hillside provides screening from the existing home to the proposed CH development. The existing home floor elevation is over 50 feet above the ground surface at the shared property line with the zoning request. The comprehensive plan illustrates the property south of this site as new neighborhood however it is unlikely that any residential development will be any closer than 150 feet from the shared lot line because of the terrain.

28.3



An existing private drive for the home south of Z-7318 is adjacent to the west property line.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 36 <sup>th</sup> Street North	Secondary Arterial	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a convenience store, zoned RM-1; on the north by a shopping center, zoned CH; on the south by a single-family residence, zoned AG; and on the west by a vacant commercial building, zoned CS.

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

***Subject Property:***

n/a

***Surrounding Property:***

**BOA-21247 April 12, 2011:** The Board of Adjustment **approved** the *Special Exception* to permit automotive sales (Use Unit 17) in the CS district (Section 701); and a *Variance* to permit open air storage and display of merchandise offered for sale within 300 ft. of an adjoining R district (Section 1217.C.2). Regarding the special exception for automotive sales, there are no automotive sales uses within any near distance of this particular location, and the land is zoned CS but it is surrounded by other CS, AG and CH districts, and the nearest R district is actually hidden from view of this particular location. Regarding the open air storage and display of merchandise offered for sale, this will be closest to the residential area to the northwest, which is actually not even in view of this property because of the elevation difference. The conditions being there will be no outside repair services of any kind at this particular location. All of the existing concrete surfaces will be patched so they are in serviceable condition, on property located at 502 E. 36<sup>th</sup> St. N. and west of subject property.

**BOA-17176 September 12, 1995:** The Board of Adjustment **approved** a *Special Exception* to permit a paint and body shop in a CS district, subject to the principal use being automobile repair, with painting as an accessory use, on property located at 502 E. 36<sup>th</sup> St. N. and west of subject property.

**BOA-14542 July 23, 1987:** The Board of Adjustment approved a *Variance* to permit a convenience store in an RM-1 district; and a *Variance* of the required screening along the west boundary, on property located at 558 E. 36<sup>th</sup> St. N. and abutting east of subject property.

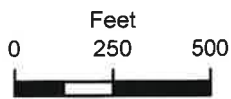
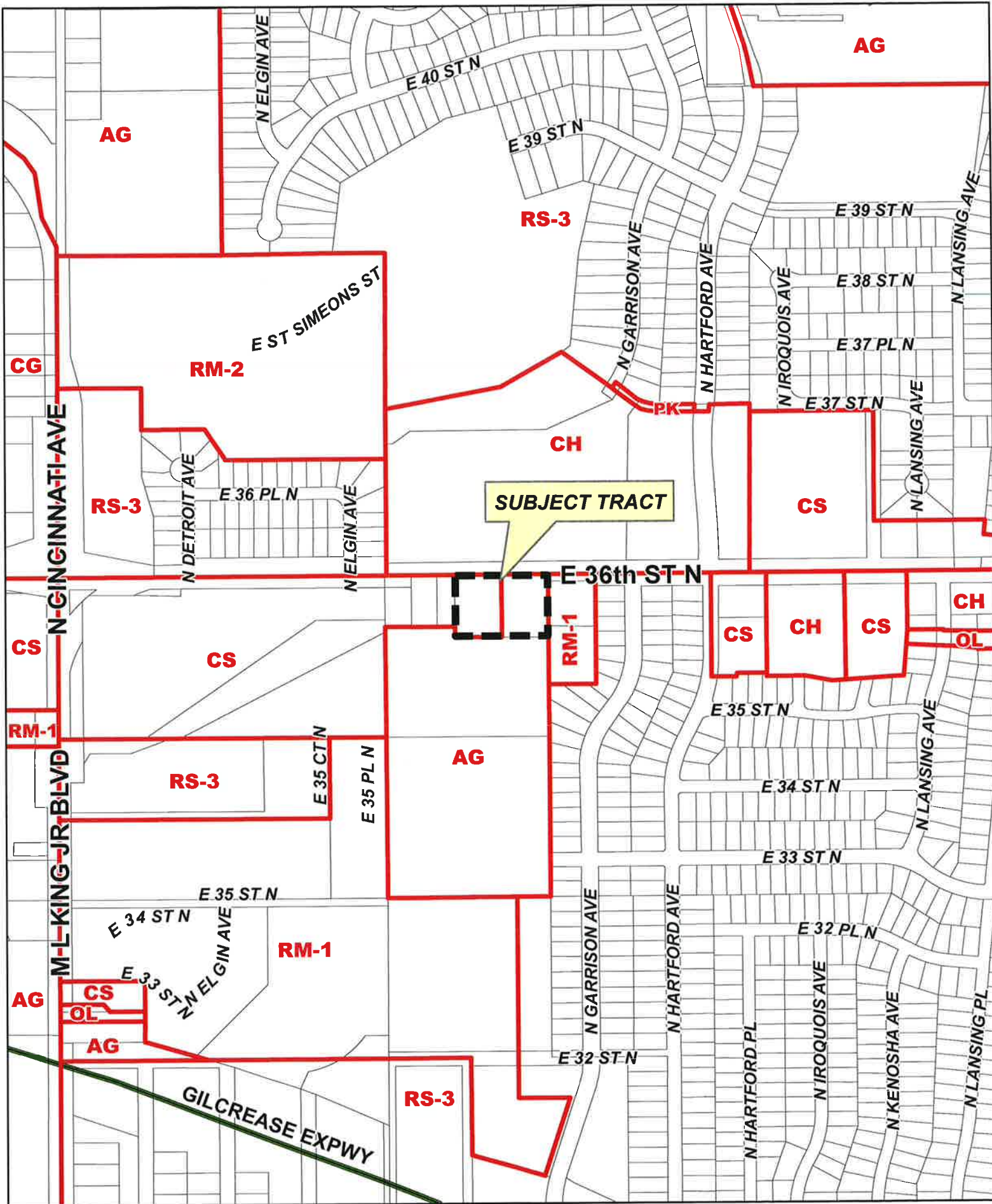
**BOA-7460 May 18, 1972:** The Board of Adjustment made an Interpretation that the proposed use was within Use Unit 5, and approved a *Special Exception* to permit using the property for a nonprofit educational corporation for the training of persons engaged in the field of household employment in order to further the education and improve the working conditions of these persons, on property located at 506 E. 36<sup>th</sup> St. N. and abutting south of subject property.

28.4

**BOA-2963 July 10, 1957:** The Board of Adjustment approved a Special Exception for church use, on property located at 520 E. 36<sup>th</sup> St. N. and abutting south of subject property.

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28.5



Z-7318

20-12 24

28.6





287

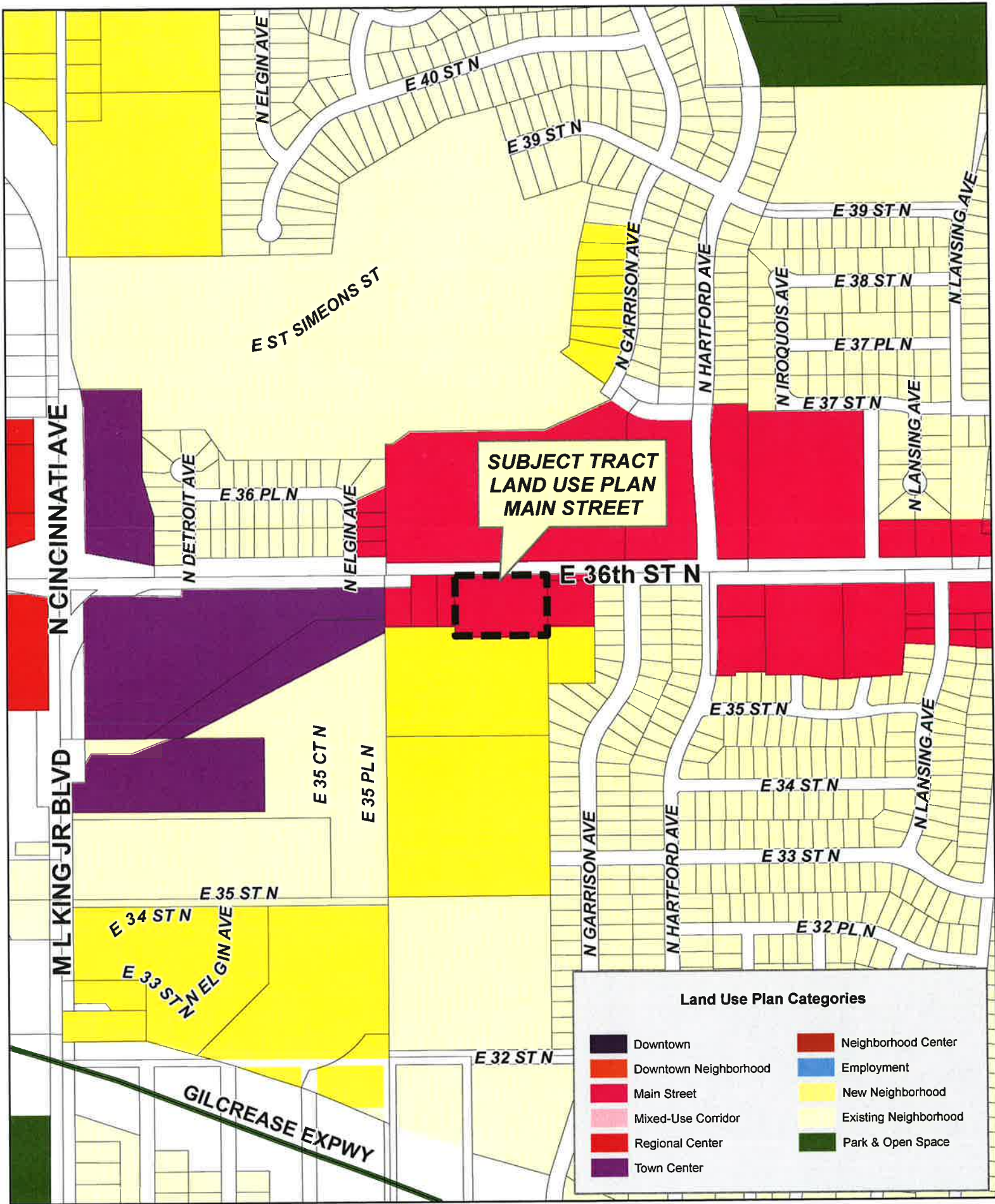
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Aerial Photo Date: March 2014

**Z-7318**

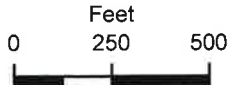
20-12 2-4



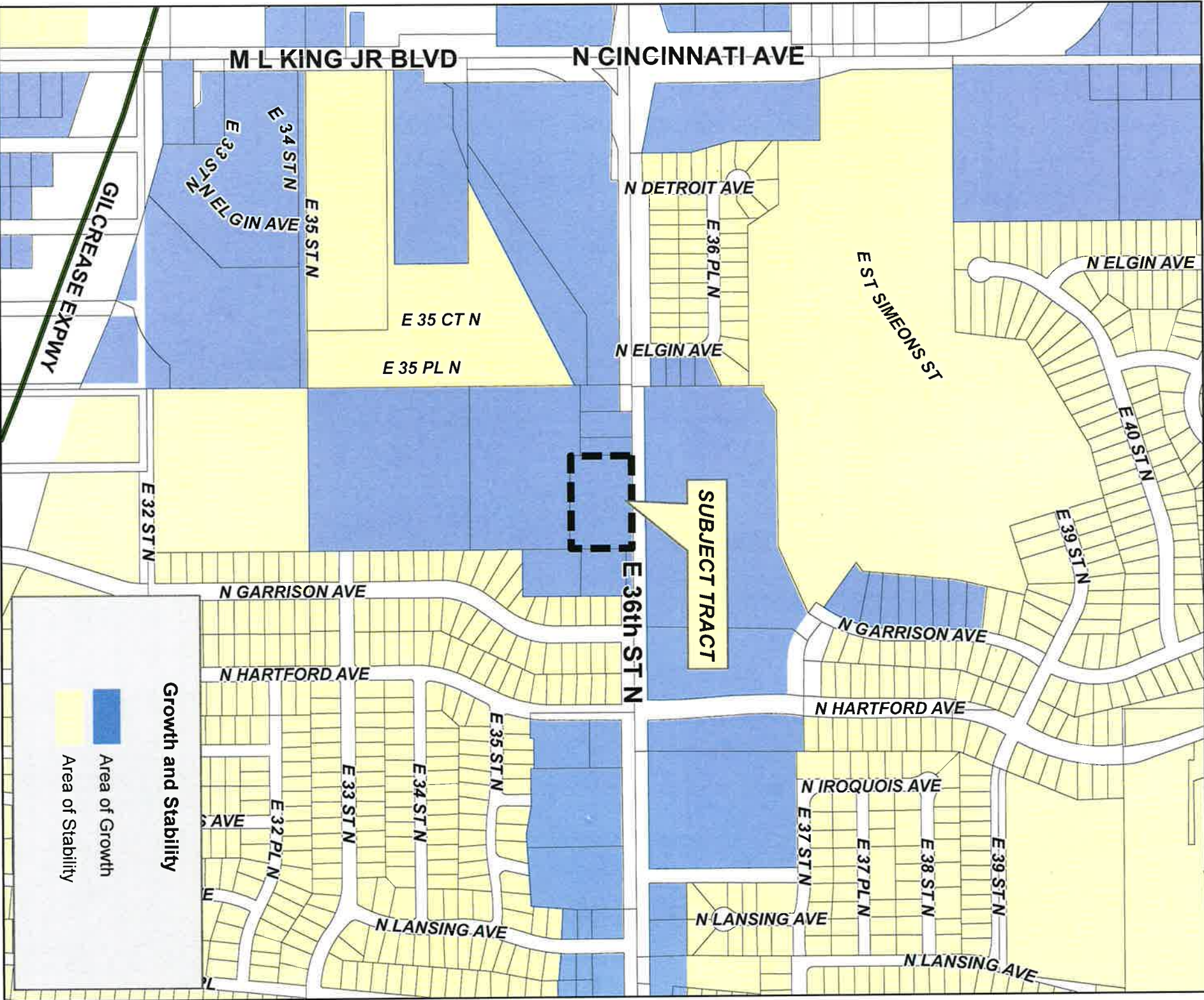


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20-12 24



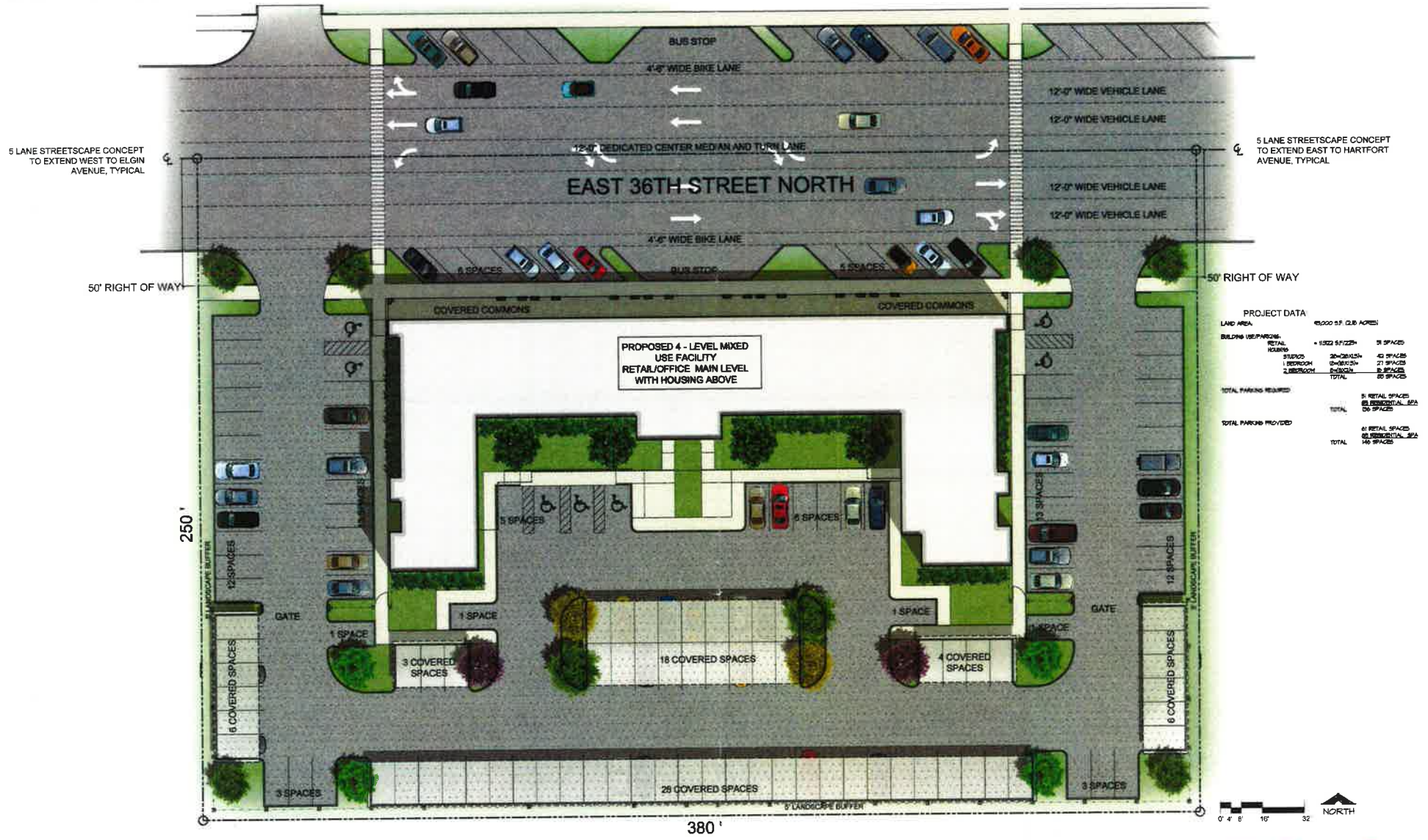
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**Growth and Stability**  
 ■ Area of Growth  
 ■ Area of Stability

28.9

# JOURNEY SITE STUDY

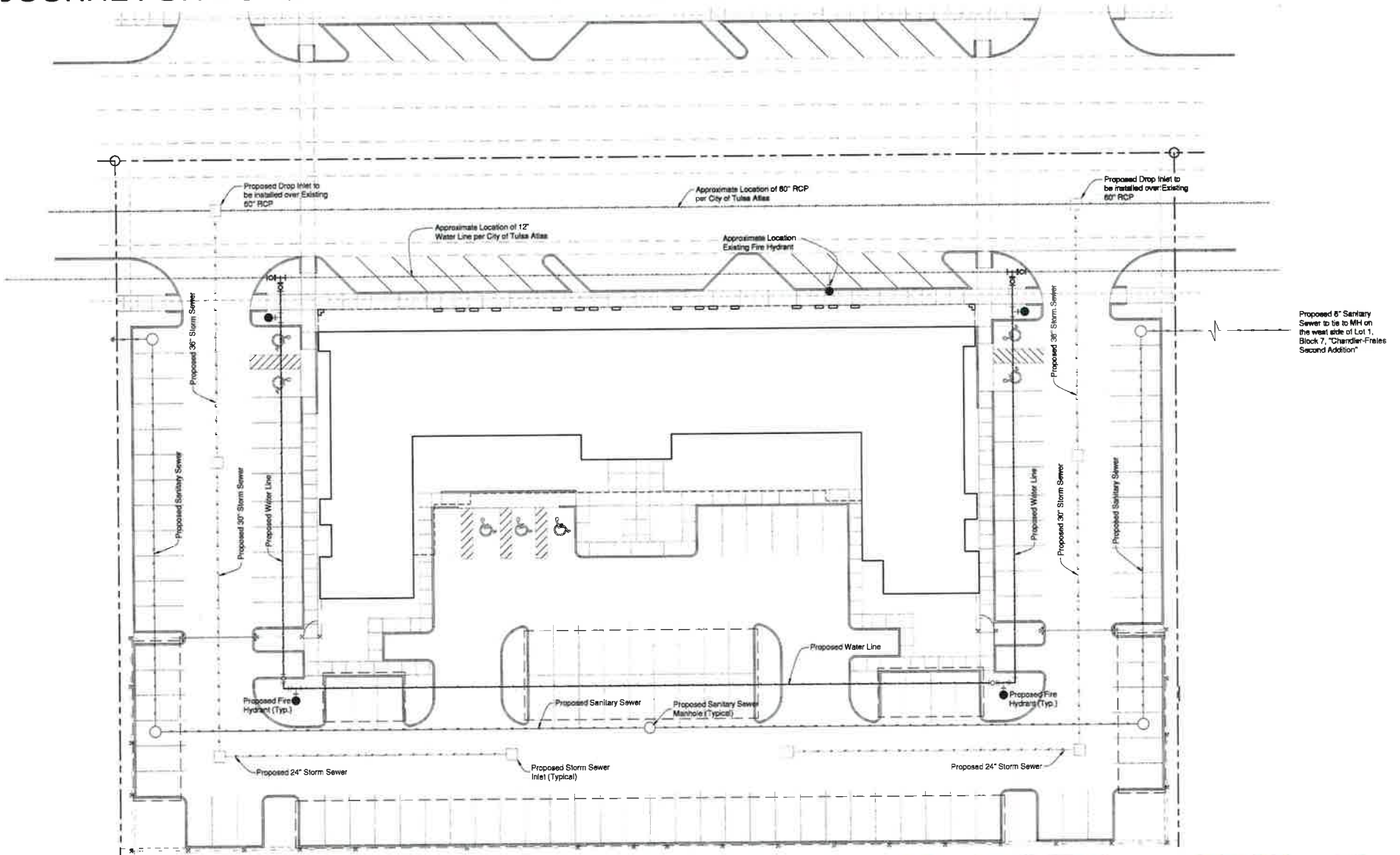


**36<sup>TH</sup> STREET NORTH CORRIDOR TOWN CENTER**  
TULSA, OKLAHOMA  
FEBRUARY 10, 2015



*28*

# JOURNEY SITE STUDY - LOCATION OF UTILITIES



36<sup>TH</sup> STREET NORTH CORRIDOR TOWN CENTER  
 TULSA, OKLAHOMA  
 FEBRUARY 10, 2015

**JOURNEY**  
 DEVELOPMENT

**ACC**  
 Alfresco Community  
 Development Corporation

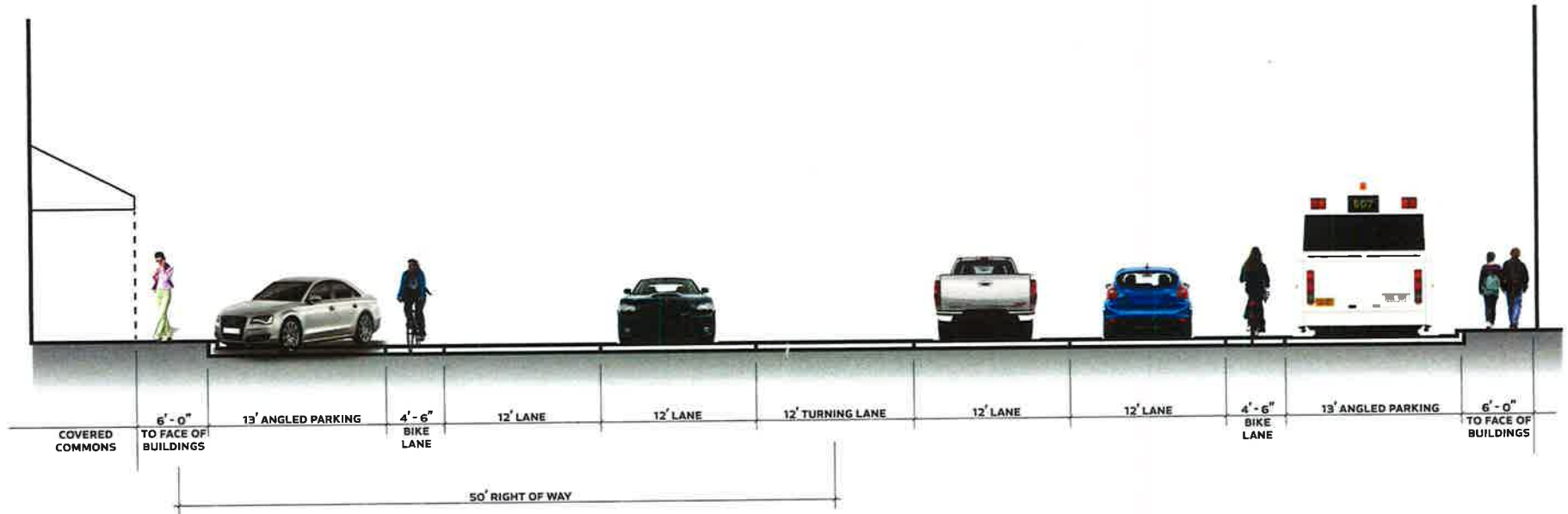
**INC**

28.11



# SECTION THROUGH WEST END OF 36<sup>TH</sup> STREET NORTH

SCALE 1" = 8'-0"



**36<sup>TH</sup> STREET NORTH CORRIDOR TOWN CENTER**  
TULSA, OKLAHOMA  
FEBRUARY 0, 20 3

**JOURNEY**  
DEVELOPMENT

**ACDC**  
Alfresco Community  
Development Corporation

**INC**

28.12



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-5620-SP-15

**Hearing Date:** October 7, 2015

**Case Report Prepared by:**

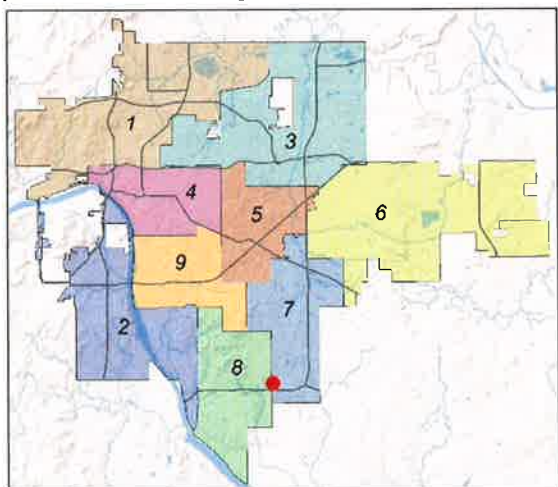
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Birkie Ayer, Jr.

*Property Owner:* GROUP 1 REALTY INC

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



**Applicant Proposal:**

*Present Use:* Automotive Rental Agency

*Proposed Use:* Collision Center (Use Unit 17)

*Concept summary:* Currently the development standards for this site do not allow collision centers. This Development Plan adds this use and modifies development standards.

*Tract Size:* 3 ± acres

*Location:* SE/c South Memorial Drive and East 92<sup>nd</sup> Street South

Lot 1, Block 1 State Farm Center Revised

**Zoning:**

*Existing Zoning:* CO

*Proposed Zoning:* CO

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

Staff recommends **approval**.

**Staff Data:**

TRS: 8324

CZM: 57

Atlas: 1904

**City Council District: 7**

*Councilor Name:* Anna America

**County Commission District: 3**

*Commissioner Name:* Ron Peters

29.1

## SECTION I: Z-5620-SP-15

### DEVELOPMENT CONCEPT:

The previous development plan for this site allowed Use Unit 17 (Automobile and Allied Activities) uses, however limited the use to car and light truck leasing and rental, light maintenance activities similar to windshield chip repair and minor door ding repair is allowed. Collision repair and heavy mechanic work were prohibited. This proposed development plan will establish Use Unit 17 as unrestricted in order to allow a collision center to be constructed.

### DEVELOPMENT STANDARDS:

#### Land Area:

The development standards in effect prior to this application were divided into two development areas labeled as "A" for the western 1.94 acres and "B" for the eastern 1.06 acres. Because the site is now proposed to be fully developed, this application and the included development standards are intended to apply to the entire property. The land area is 130,680 sf or 3.00 acres.

#### Permitted Uses:

UU 17 – Automotive and allied activities (unrestricted) and uses as allowed by previous development plans.

#### Maximum Floor Area:

The maximum land coverage of buildings shall be 30%.

#### Maximum Building Height:

The building height to the top of the parapet will not exceed 30 feet.

#### Minimum Parking Spaces:

1 space per 500 sf of shop or warehouse space  
1 space per 300 sf of office space  
Up to 20% of spaces may be "double stack" spaces

#### Minimum Building Setbacks:

From Centerline of S. Memorial  
From North Boundary  
From South Boundary  
From East Boundary

150 feet (same as existing)  
15 feet (existing is 22 ft)  
29 feet (same as existing)  
15 feet (existing is 118 ft)

29.2

Signs:

Ground Sign:

Limited to one freestanding sign with a maximum of 160 SF of Display Surface Area and 25' Tall.

Wall Signs:

Permitted not to exceed 1.5 SF of Display Surface Area per Lineal Foot of Building Wall to which attached

Internal Directional Signs

Limited to a maximum of 10 SF of Display Surface Area and 8' Tall.

Screening:

A 6' tall privacy fence shall be maintained along the southern boundary. In addition to the fence an evergreen tree buffer shall be established along that portion of the southern boundary line that corresponds to the proposed building addition. This buffer shall be begin approximately 180' from the west boundary and extend to the eastern boundary. The nominal width of the buffer shall be 10', and the approximate length of the buffer shall be 400'.

To the extent compatible with the proposed site plan, existing trees shall be maintained. Trees within proposed parking lot tree islands and along the southern boundary, except where otherwise stated, are not required to be evergreen.

Roof top equipment shall be screened to minimize visual impact with a parapet height of 24 feet on the multi-family side.

No outdoor public address (PA) system will be permitted.

Parking Lot and Site Lighting:

All parking lot lighting shall be constructed in such a manner as to direct light downward and away from abutting multifamily residential development.

Full cut-off fixtures shall be provided.

No wall pack lighting will be added on the multifamily (southern) side of the building.

Maximum pole heights for parking lot lighting shall not exceed 20' within 100 feet of the southern boundary and shall not exceed 25' within the remainder of the site.

29.3

Hours of Operation:	Restricted to Monday through Saturday from 7 am to 7 pm. Closed on Sundays except for deliveries.
Trash Receptacles:	Dumpsters shall be enclosed in masonry enclosure with gates. Gates shall be metal panel on steel frames.
Automotive Repair & Painting:	<p>All maintenance, vehicle preparation, repair and painting operations shall take place only inside the building.</p> <p>In order to mitigate potential nuisance odors from the automotive painting operations, all paint booth equipment shall be required to meet the National Emission Standards for Hazardous Air Pollutants (NESHAP) CFR 40: Chapter 1: Subchapter C: Part 63 and shall be maintained in fully operational condition based on manufacture's recommendations.</p> <p>Doors along the southern side of the building, abutting the multifamily development, shall be normally closed. Doors shall only be open when a vehicle is entering or exiting the building.</p> <p>"Junked" cars will not be stored onsite for long periods. No wrecked, damaged or inoperable vehicles will be stored outside onsite for longer than 30 consecutive days.</p>
Fencing:	<p>Portions of the parking lot may be secured with fencing and or gates for security. All gates shall be equipped with Knox boxes to allow access for the fire department.</p> <p>The existing 6 ft fence along the southern boundary shall be extended to the western boundary.</p>

**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:
  - Development Standards
  - Survey
  - Conceptual Plan
  - Floor Plan

29.4

## **VEHICULAR ACCESS AND CIRCULATION:**

This project is a redevelopment of a commercial property at the corner of East 92<sup>nd</sup> Street South and South Memorial Drive and is adjacent to East 92<sup>nd</sup> Street South and South Memorial Drive. The vehicular access will continue to be from those two arterial streets. Access is currently from East 92<sup>nd</sup> Street South via and access in the western portion of the site. A new access from East 92<sup>nd</sup> Street South, located in the eastern portion of the site, is proposed. East 92<sup>nd</sup> Street South is a private street and is a dedicated mutual access.

## **PEDESTRIAN ACCESS:**

The site will require a plat or plat waiver and sidewalks will be required along South Memorial Drive as part of this redevelopment. The conceptual plan illustrates the new sidewalk location. Internal sidewalks are shown along the existing building and at the south and east sides of the proposed addition.

## **PLATTING REQUIREMENT:**

The property has been platted and staff will support a plat waiver if all the standards for a plat waiver are met. Part of the plat waiver request will require sidewalk construction in the public right of way.

## **EXPECTED SCHEDULE OF DEVELOPMENT:**

Development of the Project is expected to begin after approval of this Development Plan, Detailed Site Plan approval and amendment and/or re-platting of the Project.

## **DETAILED STAFF RECOMMENDATION:**

The Corridor Development Plan is compatible with the existing site and all surrounding properties. The approval of unrestricted Use Unit 17 is only compatible with the proposed improvements to help mitigate any negative impacts associated with the type of work being proposed.

Z-5620-SP-15 is consistent with the Tulsa Comprehensive Plan.

Staff recommends **Approval** of Z-5620-SP-15 as outlined in Section I above.

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* The addition to and remodeling of the existing building and adding the proposed use is consistent with the Comprehensive Plan designation of this area.

### Land Use Vision:

Land Use Plan map designation: Town Center

29.5

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

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

This is an Area of Growth which identifies area 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 has been implemented with the exception of sidewalks. This Corridor Development Plan will add sidewalks to this section of Memorial and connect to existing sidewalks immediately north of this building.

*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 subject property is approximately 3± acres in size and is located at the southeast corner of S. Memorial Dr. and E. 92<sup>nd</sup> St. The property is utilized as an automobile rental agency and is zoned CO.

Environmental Considerations: Paint booth equipment is required to meet National Emission Standards for Hazardous Air Pollutants (NESHAP) CFR 40: Chapter 1: Subchapter C: Part 63.

29.6

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial Commuter Street	120 feet	4+

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by vacant land, zoned CO and PUD-704; on the north by a large used car dealership, zoned PUD-704; on the south by multifamily residential, zoned CO; and on the west by large car dealerships, zoned PUD-405C and PUD-405H.

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 15232 dated December 16, 1981, established zoning for the subject property.

***Subject Property:***

**Z-5620-SP-5 October 1984:** All concurred in approval of a request for a Corridor Landscape Plan on a 3± acre tract of land for the automobile insurance office in Development Area A, including screening on the south boundary that abuts the existing multi-family development, on property located south of the southeast corner of S. Memorial Dr. and E. 91<sup>st</sup> St. S. and also known as the subject property.

**Z-5620-SP-4 December 1984:** All concurred in approval of a request for a Corridor Development Plan on a 3± acre tract of land for an automobile insurance claims adjustment office with an evaluation area in Development Area A, B was still undeveloped, on property located south of the southeast corner of S. Memorial Dr. and E. 91<sup>st</sup> St. S. and also known as the subject property.

***Surrounding Property:***

**PUD-704/Z-5620-SP-12 May 2004:** All concurred in approval of a proposed Planned Unit Development and Corridor Development Plan on a 12± acre tract of land for an automobile dealership (Use Unit 17), as well as Use Units 10, 11, 12, 13, and 14, on property located on the east side of S. Memorial Dr. and south of E. 91<sup>st</sup> St. and abutting north and east of subject property.

**PUD-405-H June 2000:** All concurred in approval of a request for a Major Amendment to PUD-405 to add 16,000 square feet of allowable floor area to the existing automobile dealership on Lot 5 to expand the business on the adjoining Lot 6, on property located on the northeast corner of East 92<sup>nd</sup> Street and South 78<sup>th</sup> East Avenue.

**Z-5620-SP-1 through 8.** The subject Corridor Site Plans have been approved for a 1,056-unit apartment complex, a service station, car wash and convenience store, a drive-in restaurant, offices, automotive parts retail store, and an outdoor advertising sign and have all been established with site plans.

29.7



**Z-5620 December 1981:** A request to rezone a 96+ acre tract, which included the subject tract, and property located between East 91<sup>st</sup> Street and the Creek Turnpike from RS-3/ RM-0/ CS and to CO. All concurred in approval of CO except the east 1,400 feet that remained RS-3.

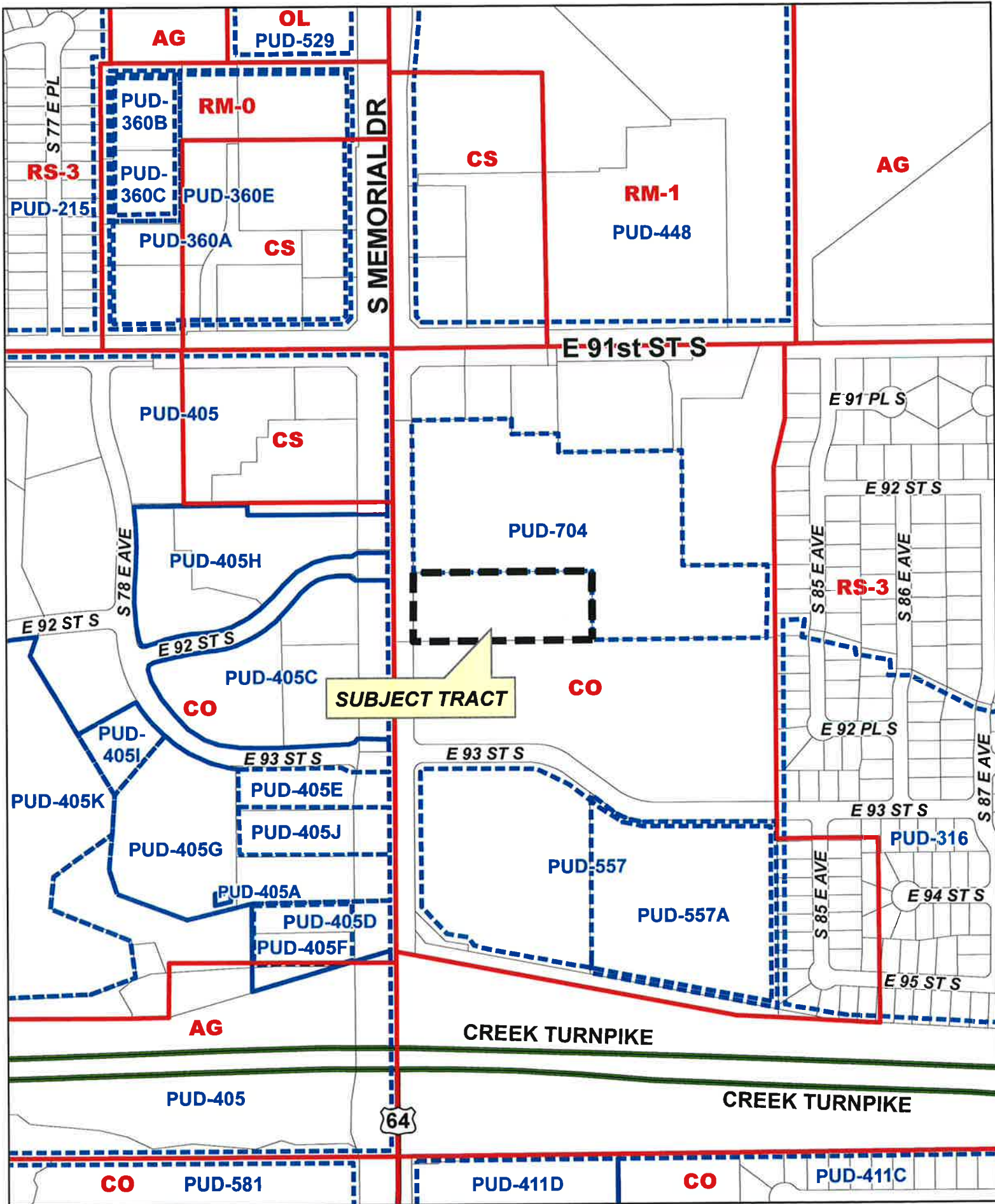
**PUD-557-A November 2000:** All concurred in approval of a proposed Major Amendment to PUD on an 8+ acre tract of land, Development Area B, to add public library and outdoor advertising sign use to permitted uses, on property located east of the southeast corner of E. 93<sup>rd</sup> St. and S. Memorial Dr.

**PUD-557 May 1997:** All concurred in approval of a proposed Planned Unit Development on a 16+ acre tract of land, dividing it into two Development Areas A with office, commercial and automobile sales, service and repair use; and Development Area B with multifamily dwelling use, on property located on the southeast corner of E. 93<sup>rd</sup> St. and S. Memorial Dr.

**PUD-405-C April 1994:** All concurred in approval of a proposed Planned Unit Development on a 5+ acre tract of land to add automobile and light truck sales and service uses to permitted uses in Development Area 1-F, on property located at the northwest corner of E. 93<sup>rd</sup> St. and S. Memorial Dr.

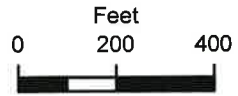
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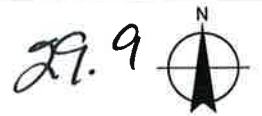


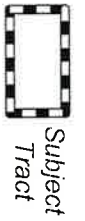
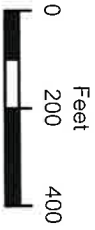
**SUBJECT TRACT**

**Z-5620-SP-15**



18-13 24





Subject  
Tract

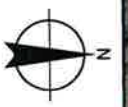
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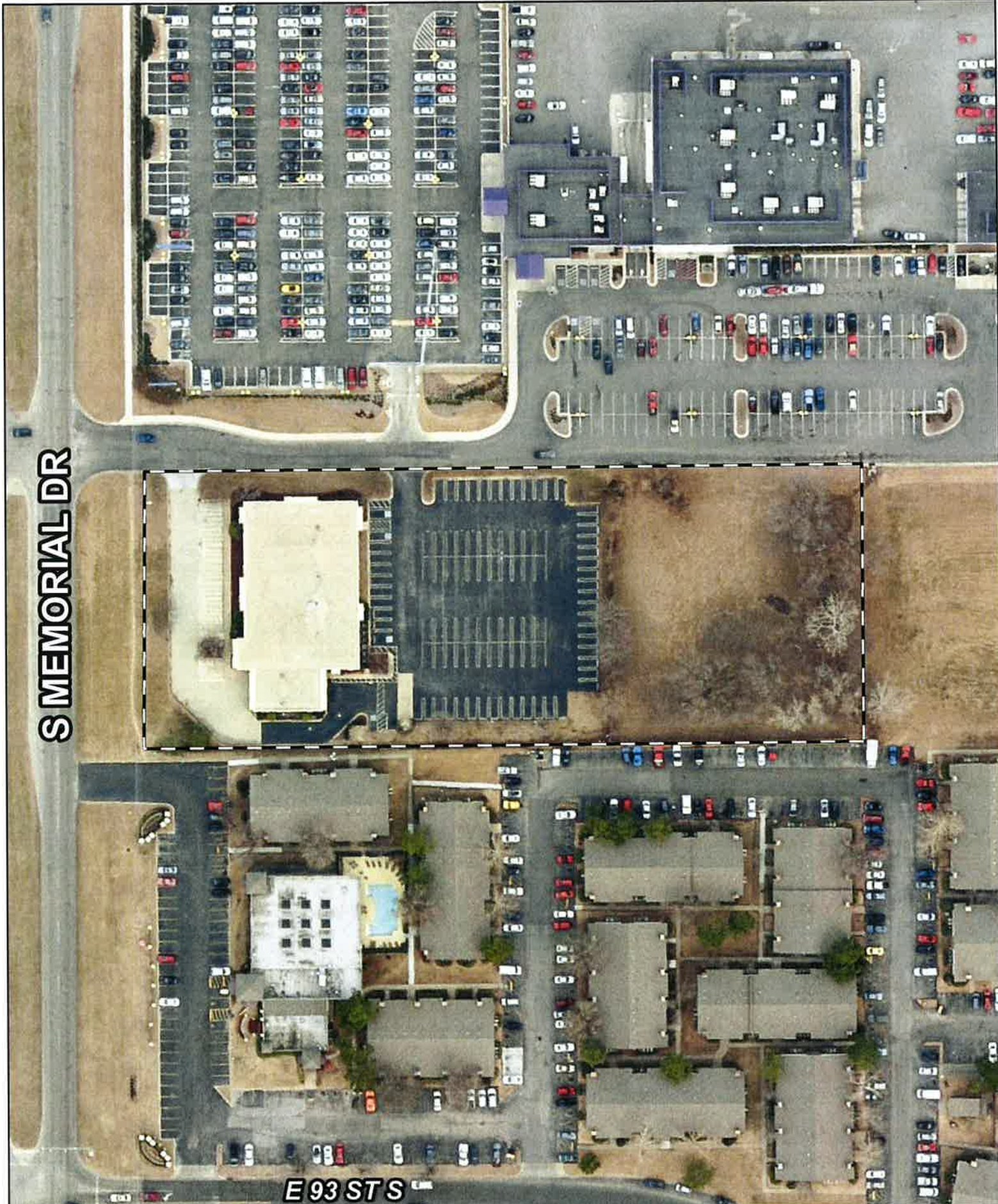
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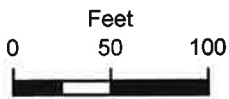
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S MEMORIAL DR

E 93 STS



Subject Tract

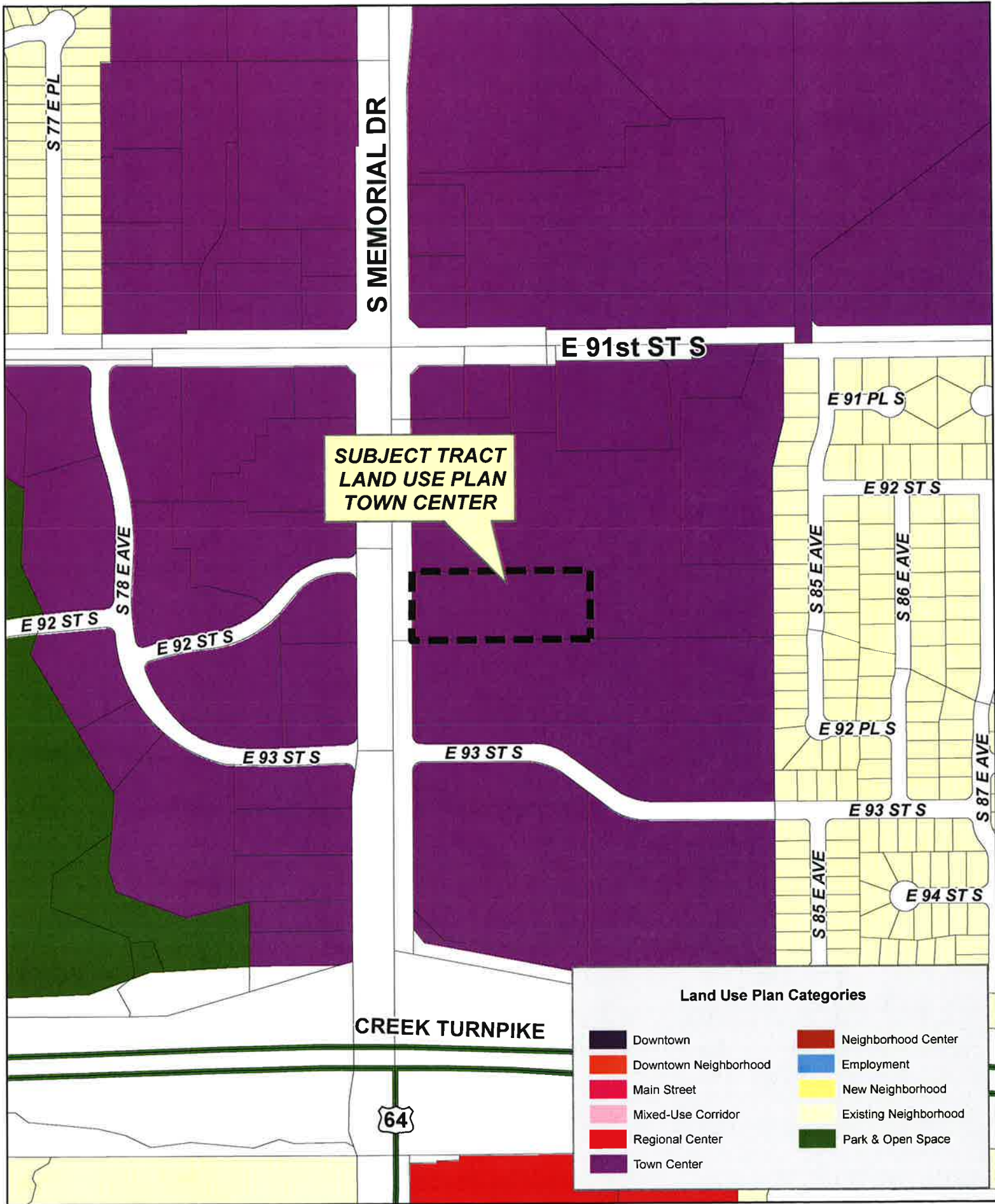
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*29.11*  
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014

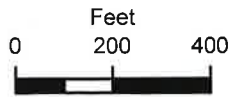




**SUBJECT TRACT  
LAND USE PLAN  
TOWN CENTER**

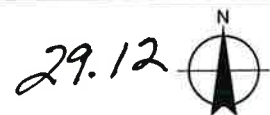
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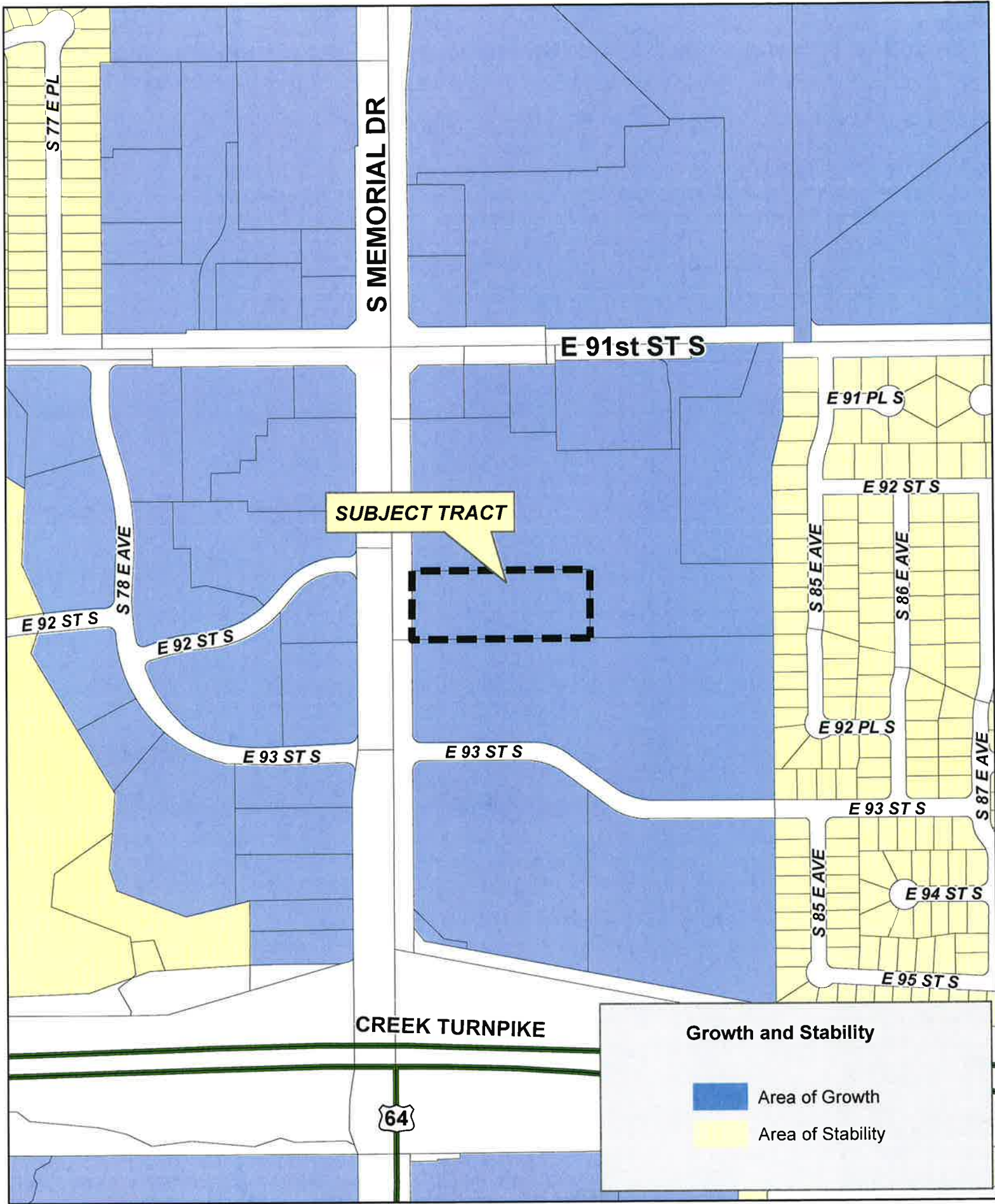
- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center   |
|  Downtown Neighborhood |  Employment            |
|  Main Street           |  New Neighborhood      |
|  Mixed-Use Corridor    |  Existing Neighborhood |
|  Regional Center       |  Park & Open Space     |
|  Town Center      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



**Z-5620-SP-15**

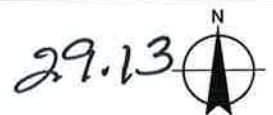
18-13 24





**Z-5620-SP-15**

18-13 24





## **AMENDMENT TO CORRIDOR DISTRICT DEVELOPMENT STANDARDS**

Revision Date: September 28, 2015

### **PROPERTY DESCRIPTION:**

9233 South Memorial Drive  
Tulsa Oklahoma, 74133

Lot One (1), Block One (1), revised plat of State Farm Service Center, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, According to the recorded plat No. 4639.

Parcel # 73404-83-24-06220

Property contains 130,680 sf or 3.00 acres

### **DEVELOPMENT STANDARDS:**

#### Land Area:

The development standards in effect prior to this application were divided into two development areas labeled as "A" for the western 1.94 acres and "B" for the eastern 1.06 acres. Because the site is now proposed to be fully developed, this application and the included development standards are intended to apply to the entire property. The land area is 130,680 sf or 3.00 acres.

#### Existing Permitted Uses:

UU 17 is currently allowed but with the restriction that collision repair and heavy mechanic work is prohibited.

UU 11 is currently allowed.

#### Proposed Permitted Uses:

As defined in the Zoning Code of the City of Tulsa, Title 42:

- Offices, Studios, and Support Services (UU 11)
- Automotive and Allied Activities (UU 17 Unrestricted)

29.14

Maximum Floor Area:

The maximum land coverage of buildings shall be 30% as defined in Chapter 18 of the Zoning Code. This is an increase of 13.7% from the current land coverage.

Existing Maximum Building Height:

The existing building height 21 feet.

Proposed Maximum Building Height:

The building height to the top of the parapet will not exceed 30 feet.

Existing Minimum Parking Spaces:

- 75 spaces

Proposed Minimum Parking Spaces:

- 1 space per 500 sf of shop or warehouse space
- 1 space per 300 sf of office space
- Up to 20% of spaces may be "double stack" spaces

Minimum Building Setbacks:

- From Centerline of S. Memorial 150 feet (same as existing)
- From North Boundary 15 feet (existing is 22 ft)
- From South Boundary 29 feet (same as existing)
- From East Boundary 15 feet (existing is 118 ft)

Existing Signs:

Limited to one (1) 20 foot sign no taller than 18 feet

Proposed Signs:

- Ground Sign: Limited to one freestanding sign with a maximum of 160 SF of Display Surface Area and 25' Tall.
- Wall Signs: Permitted not to exceed 1.5 SF of Display Surface Area per Lineal Foot of Building Wall to which attached.
- Internal Directional Signs Limited to a maximum of 10 SF of Display Surface Area and 8' Tall.



Proposed Screening:

- New standards. Screening is not currently addressed in the existing CO Development Plan.
- A 6' tall privacy fence shall be maintained along the southern boundary. In addition to the fence an evergreen tree buffer shall be established along that portion of the southern boundary line that corresponds to the proposed building addition. This buffer shall begin approximately 180' from the west boundary and extend to the eastern boundary. The nominal width of the buffer shall be 10', and the approximate length of the buffer shall be 400'.
- To the extent compatible with the proposed site plan, existing trees shall be maintained. Trees within proposed parking lot tree islands, even along the southern boundary, are not required to be evergreen.
- Roof top equipment shall be screened to minimize visual impact with a parapet height of 24 feet on the multi-family side.
- No outdoor public address (PA) system will be permitted.

Parking Lot and Site Lighting:

- (Existing Standard) All parking lot lighting shall be constructed in such a manner as to direct light downward and away from abutting multifamily residential development.
- Full cut-off fixtures shall be provided. (New standard)
- No wall pack lighting will be added on the multifamily (southern) side of the building. (New Standard)
- Maximum pole heights for parking lot lighting shall not exceed 20' within 100 feet of the southern boundary and shall not exceed 25' within the remainder of the site. (New Standard)

Hours of Operation (New Standard):

Restricted to Monday through Saturday from 7 am to 7 pm. Closed on Sundays except for deliveries.

Trash Receptacles (New Standard):

Dumpsters shall be enclosed in masonry enclosure with gates. Gates shall be metal panel on steel frames.

Automotive Repair & Painting New Standard):

- All maintenance, vehicle preparation, repair and painting operations shall take place only inside the building.
- In order to mitigate potential nuisance odors from the automotive painting operations, all paint booth equipment shall be required to meet the National Emission Standards for Hazardous Air Pollutants (NESHAP) CFR 40: Chapter 1: Subchapter C: Part 63 and shall be maintained in fully operational condition based on manufacture's recommendations.
- Doors along the southern side of the building, abutting the multifamily development, shall be normally closed.
- "Junked" cars will not be stored onsite for long periods. No wrecked, damaged or inoperable vehicles will be stored outside onsite for longer than 30 consecutive days.

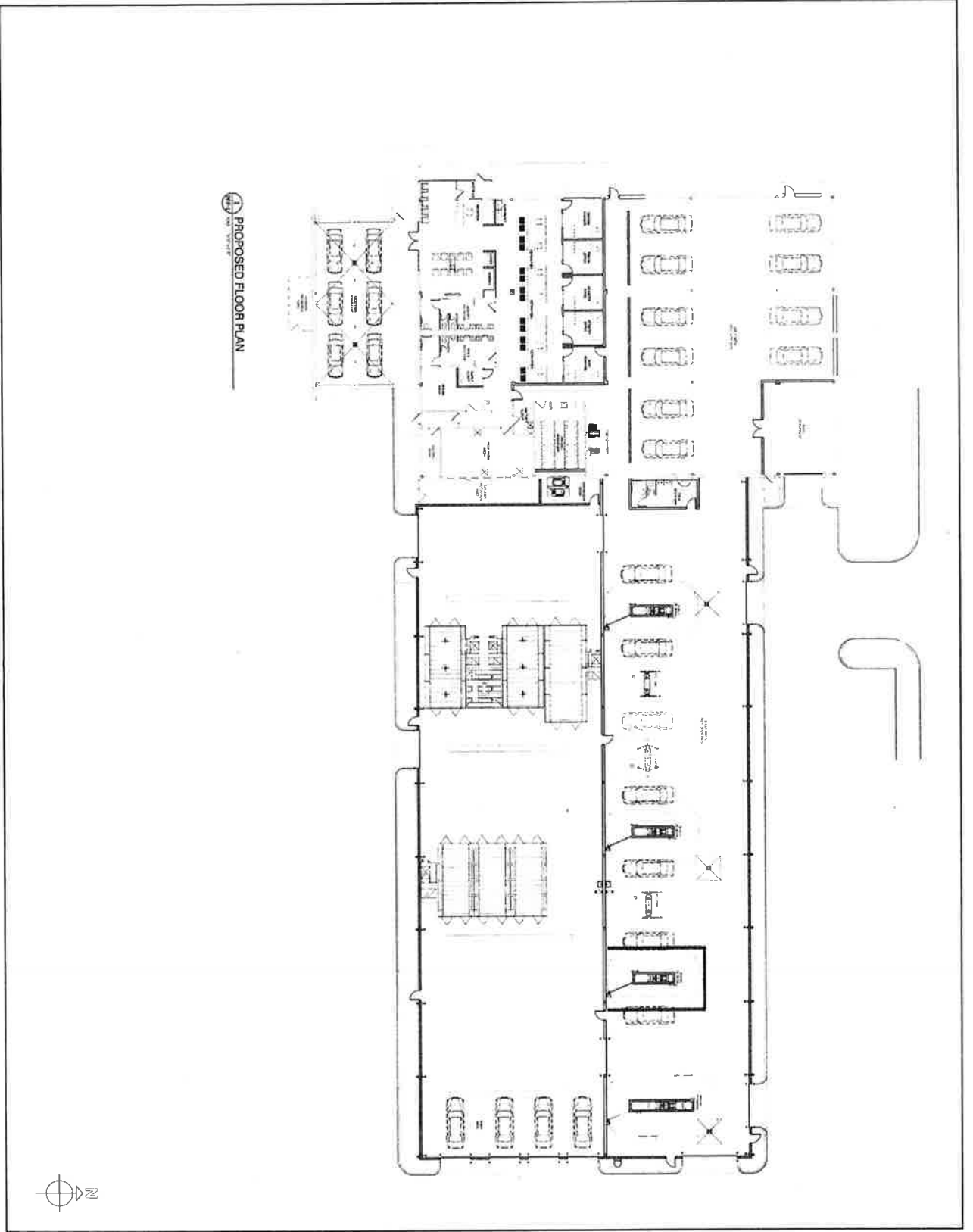
Fencing (New Standard):

Portions of the parking lot may be secured with fencing and or gates for security. All gates shall be equipped with Knox boxes to allow access for the fire department.





29.22



PROPOSED FLOOR PLAN



 <b>architectural</b> <b>DESIGN</b> <small>1000 N. W. 10th St., Suite 100        Oklahoma City, OK 73106        Phone: 405.233.2222</small>	<b>TULSA</b> <b>COLLISION</b> <b>CENTER</b> <small>5221 S. WAGON WHEEL DRIVE        TULSA, OK 74105</small>	<small>DATE: 08/11/11        DRAWN BY: JLD        CHECKED BY: JLD        PROJECT NO: 11-0001        SHEET NO: PFP-1</small>	<b>PFP-1</b>
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**TMAPC Staff Report**  
**October 7, 2015**  
**Liquor Store Spacing**

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**Item:** Review and provide a recommendation to the City Council regarding increasing the spacing requirement between liquor stores in the Zoning Code, Title 42 T.R.O. Section 1214.C.3.

**A. Background**

On July 16, 2015, the City Council voted to direct Planning Commission to provide a recommendation regarding increasing the spacing requirement between liquor stores in the Zoning Code. This agenda item was sponsored by District 1 Councilor Henderson. At the Council committee meeting, Councilor Henderson mentioned potential concerns over the concentration of liquor stores and asked that the TMAPC look into the issues and provide a recommendation to Council regarding if the current separation distance in the Zoning Code is adequate or should be increased.

The current spacing requirement in the Zoning Code is found in Section 1214.C.3:

*"Blood banks, plasma centers, day labor hiring centers, **liquor stores**, bail bond offices (except when located within a CBD zoned district), and pawn shops shall be spaced a **minimum of 300 feet from each other**. After July 1, 2001, the distance between these uses shall be measured in a straight line from the nearest perimeter wall of the portion of the building of one applicable use to the nearest perimeter wall of the portion of the building of any other applicable use. However, for any such use which has been in operation or has been issued a building permit for such use on or before July 1, 2001, the distance between these uses shall be measured in a straight line from the nearest public entrance door of one applicable use to the nearest public entrance door of any other applicable use."*

There are additional regulations regarding the distance separation between liquor stores (a.k.a. retail package stores) and schools and churches found in Oklahoma State Statutes, 37-518.3:

*"It shall be unlawful for any mixed beverage establishment, beer and wine establishment, or bottle club which has been licensed by the Alcoholic Beverage Laws Enforcement Commission and which has as its main purpose the selling or serving of alcoholic beverages for consumption on the premises, or **retail package store**, to be located **within three hundred (300) feet of any public or private school or church property primarily and regularly used for worship services and religion activities**, however, a college or university located within an improvement district created pursuant to Section 39-103.1 of Title 11 of the Oklahoma Statutes may waive the three-hundred-foot requirement by providing written notice to the establishment seeking the license and to the Alcoholic Beverage Laws Enforcement Commission."*

## **B. Comparing Jurisdictions**

TMAPC staff researched liquor store spacing requirements in other Oklahoma jurisdictions and found that most of their Zoning Codes did not have specific spacing requirements between liquor stores. Rather, most jurisdictions defer their liquor store spacing laws to the state of Oklahoma's 300 foot spacing requirement from a church or school.

Staff also researched several other jurisdictions outside of Oklahoma, including Kansas City, Missouri. The Kansas City, Missouri Zoning Code has a complex and unique approach for liquor store distribution and spacing. Their code states that two (2) liquor stores can be located within census blocks with a population of 0-1,500; however, an additional liquor store can be licensed as the population increases within the boundaries of the census block by another 1,500 people. There is also a 300 foot spacing requirement from schools and churches.

Because of the differences in liquor laws across the country, it is hard to directly compare many of these jurisdictions with those in Oklahoma. For example, Missouri and most other states allow liquor to be sold at retailers other than just liquor stores. Therefore, even though the liquor store spacing may seem stringent in some instances, the opportunities to purchase liquor at other locations are increased.

## **C. Liquors Store Density and Community Health**

Health Departments across the country often consider the density of liquor stores as a factor in assessing the health outcomes of a community. In some instances, there are correlations between high concentrations of liquor stores, high crime rates and poor health outcomes. Therefore, several communities have studied density of liquor stores and their impact on the health of their communities. For example, Baltimore, Maryland, has struggled with over one-hundred non-conforming liquor stores located in some of its older traditional neighborhoods. The Mayor and city health commissioner identified the numerous neighborhood liquor stores as a contributing factor to crime and poor health in impoverished areas.

The Tulsa Health Department and INCOG collaboratively conducted an analysis for the City of Tulsa (see attached report). Of the 65 liquor stores currently located within the City of Tulsa, over half (81) of 134 census tracts currently do not contain a liquor store, 42 census tracts contain only one liquor store, 10 census tracts contain two and only one census tract contains three liquor stores. Therefore, current liquor store density in the City of Tulsa is low, which most likely contributes to the conclusions of the attached report, which state:

*"If there was an association between liquor store density and crime rates or health outcomes, we would expect to see high rates of crime and mortality, and lower life expectancy in south Tulsa. This is not the case..."*

**D. Staff Recommendation**

Based on the above mentioned research and the analysis contained in the attached report, **staff recommends no change** in the current liquor store spacing requirements in the City of Tulsa Zoning Code.





## Liquor Store Density, Crime Rates, and Health Outcomes Project

September 23, 2015

*This report was created by the Tulsa Health Department Health Data & Evaluation Division and INCOG.*

### *Overview*

The project aims to look at potential relationships between liquor store density, crime rates, and specific health outcomes. It also shows liquor store locations in relation to schools, churches, and parks to determine where they fall within 1,000 feet of one of these properties. This information can be used to make decisions regarding liquor store laws and how they may influence the health and/or crime rates for City of Tulsa residents.

### *Methodology*

Liquor store density was calculated as a rate per 100,000 population for each census tract in the City of Tulsa. Liquor store addresses were obtained from the Oklahoma ABLE Commission. Please note that this does not include all off-premise alcohol outlets (e.g. gas stations, grocery stores, etc.). Crime data was obtained from Tulsa Police Department, and includes all crimes from 2012. Health outcome data was obtained from the Tulsa Health Department for the years 2011 – 2013. Mortality data is shown as a rate per 100,000 population. Each dot indicates a specified number of deaths (either 1 or 10, as stated by the legend) as part of the mortality rate. For example, if ZIP code 74103 has an overall mortality rate of 1,720 deaths per 100,000 population, there are 172 dots in this ZIP code on the map. These dots are randomly placed within the ZIP code and are not based on actual location of the individual who died. American Community Survey 5-year estimates were used to determine rates.

Liquor store density and crime rates are provided at a census tract level. Health outcome data is at a ZIP code level. ZIP codes were chosen for the health outcomes data because ZIP codes with less than five indicator deaths over a time period cannot be shown due to confidentiality concerns.

### *Results*

As shown in the following maps, the highest liquor store densities appear to be concentrated in south and midtown Tulsa. High crime rates appear to be concentrated in census tracts in downtown Tulsa, north Tulsa, and east Tulsa. High rates of mortality from all causes and homicide, as well as low life expectancies, were concentrated in north Tulsa. Deaths from liver disease were lowest in south Tulsa.

Additionally, 12 percent of schools, eight percent of church properties, and seven percent of park properties were within 1,000 feet of a liquor store. The largest occurrence of this for schools and churches was in downtown and midtown Tulsa.

### *Conclusion*

**If there was an association between liquor store density and crime rates or health outcomes, we would expect to see high rates of crime and mortality, and lower life expectancy in south Tulsa. This is not the case.** There may be other factors that influence alcohol-related health outcomes that are not explored in this study. For example, gas stations that sell alcoholic beverages were not included in this study. Different parts of the city of Tulsa may have different alcohol buying habits (gas station versus liquor store) and that could potentially highlight different associations. There could also be varying

degrees of quantity or type of alcohol bought that could again contribute to different associations between health outcomes and alcohol.

### **Map 1. Liquor Store Locations and the relationship to Schools, Churches, and Parks in the City of Tulsa**

This map shows the location of each liquor store in the City of Tulsa with a 1,000 foot buffer to identify areas where this overlaps with schools, churches, and/or parks. There are a total of 65 liquor stores in the City of Tulsa. As shown in table 1, 19 schools, 38 churches, and 16 parks fell within 1,000 feet of a liquor store. This accounted for 12 percent of all schools, 8 percent of all churches, and 7 percent of all parks. Additionally, the largest number of liquor stores were within 1,000 feet of either schools or churches in ZIP code 74133 (3 schools and 3 churches). ***The largest number of liquor stores were located within 1,000 feet of schools, churches, or parks in the downtown/midtown Tulsa area. This includes more than one ZIP code.***

### **Map 2. Liquor Store Density and Crime Rates by Census Tract within the City of Tulsa**

The striped census tracts indicate the top five liquor store densities (red) and top five crime rates (blue). ***There is no overlap between these census tracts and no association between these two indicators.*** Census tracts with high rates of crime appear to be concentrated in downtown Tulsa, north Tulsa, and east Tulsa. In contrast, the census tracts with the highest liquor store densities are in south Tulsa and midtown Tulsa.

### **Map 3. Liquor Store Density and the Relationship to All Deaths by ZIP Code in the City of Tulsa**

***No consistent association between deaths and liquor store density can be drawn, as illustrated by map 3.*** High liquor store density in south Tulsa does not appear to be associated with a higher mortality from all causes. However, mortality from all causes is highest in the downtown Tulsa area. Liquor store density is also higher than average in this area. Additionally, mortality from all causes is higher in north Tulsa. There does not seem to be an increase in liquor store density in this area.

### **Map 4. Liquor Store Density and the Relationship to Deaths by Homicide by ZIP Code in the City of Tulsa**

Mortality rates from homicide are higher in north Tulsa. Again, there does not seem to be an increase in liquor store density in this area. ***There was no reported rate of homicide mortality in the ZIP code that includes the census tracts with the highest liquor store densities (74133).*** In general, homicide deaths are low and therefore it is difficult to determine a relationship between this indicator and liquor store density. In order to evaluate a potential relationship, it would be necessary to include a broader time frame in order to calculate homicide death rates for more ZIP codes.

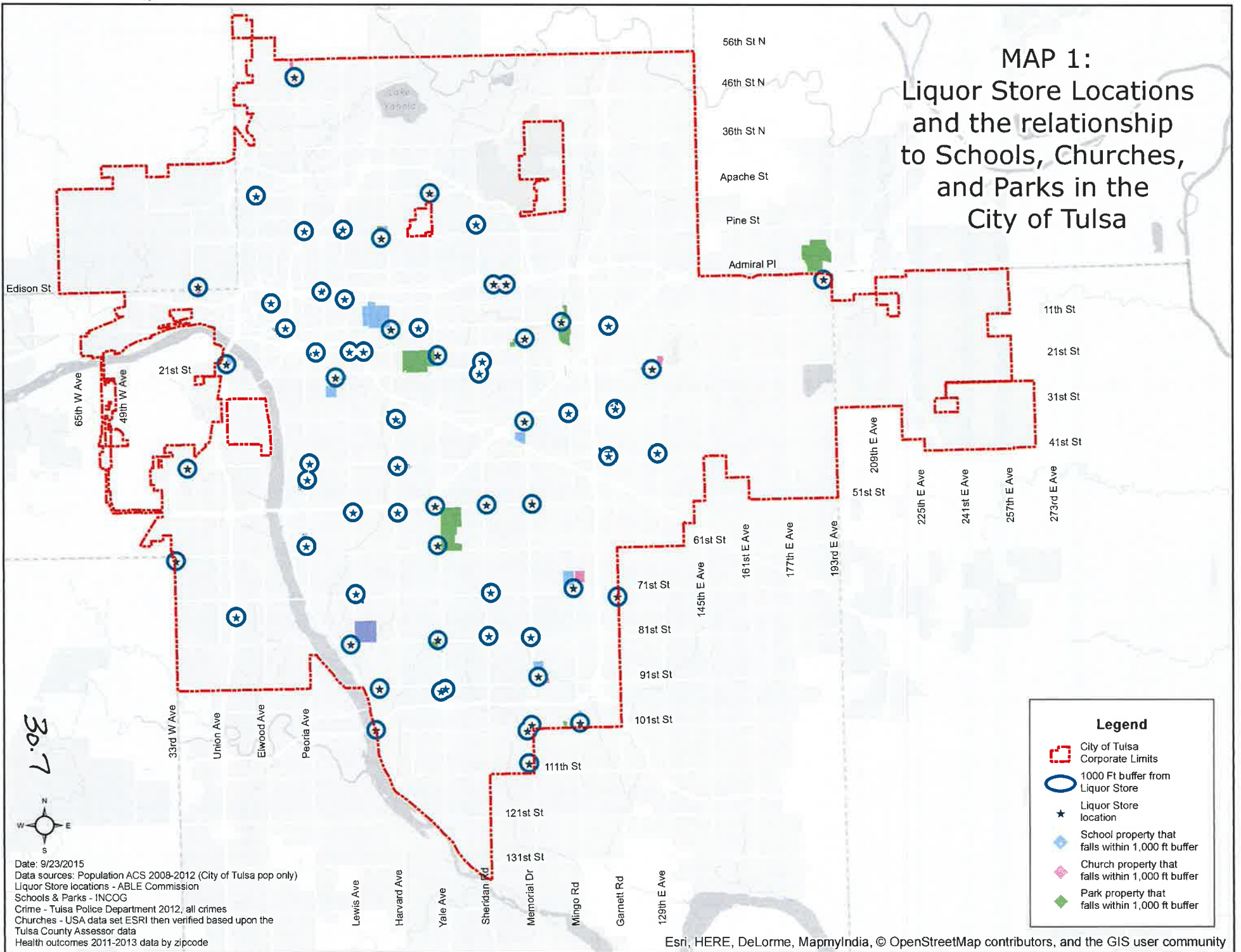
### **Map 5. Liquor Store Density and the Relationship to Deaths from Liver Disease by ZIP Code in the City of Tulsa**

Mortality rates from chronic liver disease and cirrhosis were low in areas that had high liquor store densities. Similarly, areas with high deaths from chronic liver disease had low liquor store densities. ***Therefore, no correlation can be drawn between these two variables without consideration of other factors.***

### **Map 6. Liquor Store Density and the Relationship to Life Expectancy by ZIP Code in the City of Tulsa**

Life expectancy is generally higher in south Tulsa and lower in north Tulsa. ***There does not appear to be an association between life expectancy and alcohol outlet density.***

# MAP 1: Liquor Store Locations and the relationship to Schools, Churches, and Parks in the City of Tulsa



**Legend**

- City of Tulsa Corporate Limits
- 1000 Ft buffer from Liquor Store
- Liquor Store location
- School property that falls within 1,000 ft buffer
- Church property that falls within 1,000 ft buffer
- Park property that falls within 1,000 ft buffer

**TABLE 1. PROPERTIES THAT FALL WITHIN THE 1,000 FT BUFFER OF LIQUOR STORES**

<b>SCHOOLS</b>			
<b>SCHOOL NAME</b>	<b>SCHOOL DISTRICT</b>	<b>ADDRESS</b>	<b>ZIP CODE</b>
CASCIA HALL SCHOOL	Private	2520 S YORKTOWN	74114
CEDAR RIDGE ELEMENTARY SCHOOL	Union	9817 S MINGO ROAD	74133
CELIA CLINTON ELEMENTARY SCHOOL	Tulsa	1740 N HARVARD AVE	74115
COLLEGIATE HALL CHARTER SCHOOL	Tulsa	1142 E 56TH STREET	74105
DEBORAH BROWN COMMUNITY SCHOOL	Tulsa	111 EAST 1ST ST	74103
MARQUETTE SCHOOL	Private	1519 S QUINCY AVE	74120
MARSHALL ELEMENTARY SCHOOL	Tulsa	1142 E 56TH STREET	74105
MONTE CASSINO SCHOOL	Private	2206 S LEWIS AVE	74114
ORAL ROBERTS UNIVERSITY	Higher Education	7777 S LEWIS Ave	74136
OSU CENTER FOR HEALTH SCIENCES	Higher Education	1111 W 17TH ST	74107
PATRICK HENRY ELEMENTARY SCHOOL	Tulsa	3820 E 41ST STREET	74135
REGENT PREPATORY SCHOOL	Private	8621 S Memorial Drive	74133
SAN MIGUEL SCHOOL	Private	2444 E Admiral Blvd	74110
TULSA COMMUNITY COLLEGE METRO CAMPUS	Higher Education	909 S BOSTON Ave	74119
TULSA TECHNOLOGY CTR (LEMLEY CAMPUS)	Higher Education	3420 S Memorial Drive	74145
UNION HIGH SCHOOL	Union	6636 S MINGO RD	74133
UNIVERSITY OF TULSA	Higher Education	800 S Tucker Dr	74104
UNIVERSITY SCHOOL	Private	326 S College Ave	74104
WRIGHT ELEMENTARY SCHOOL	Tulsa	1110 E 45TH PLACE	74105

19 out of 162 schools (12%)

308

**CHURCHES**

<b>CHURCH NAME</b>	<b>ADDRESS</b>	<b>ZIP CODE</b>
ASBURY UNITED METHODIST CHURCH	6767 S MINGO RD E	74133
CALVARY BAPTIST CHURCH	7216 E ADMIRAL PL S	74115
CALVARY BIBLE CHURCH INC	8555 E 91 ST S	74133
CHRIST THE REDEEMER LUTHERAN CHURCH	2550 E 71 ST S	74136
CHURCH OF GOD	2122 W EDISON ST N	74127
CHURCH OF HOLISTIC SCIENCE INC	1401 E 15 ST S	74120
COMMUNITY BAPTIST CHURCH	2805 S GARNETT RD E	74129
DAWSON GENERAL ASSEMBLY AND CHURCH OF THE FIRSTBORN	2465 N YALE AV E	74115
EASTLAND ASSEMBLY OF GOD CHURCH, INC	12310 E 21 ST S	74129
EASTLAND BAPTIST CHURCH	1919 S 129 AV E	74108
EASTWOOD BAPTIST CHURCH	949 S 91 AV E	74112
FELLOWSHIP CONGREGATIONAL CHURCH	2900 S HARVARD AV E	74114
FELLOWSHIP LUTHERAN CHURCH OF TULSA	6727 S SHERIDAN RD E	74133
GOOD SAMARITAN CHURCH THE	222 E APACHE ST N	74106
GOSPEL TABERNACLE CHURCH OF GOD IN CHRIST INC	1832 N LEWIS AV E	74110
GRACE APOSTOLIC TEMPLE INC.	1010 E 56 ST N	74126
IGLESIA DEL DIOS VIVO COLUMNA Y APOYO DE LA VERDAD LA LUZ DEL MUNDO	1623 N MAPLEWOOD AV E	74115
IN THE SPIRIT MINISTRIES	1020 S GARNETT RD E	74128
LIFELINE OUTREACH MINISTRIES	2708 N MARTIN LUTHER KING JR BV E	74106
MEMORIAL DRIVE UNITED METHODIST CHURCH INC	7903 E 15 ST S	74112
NEW HOPE COMMUNITY CHURCH	1210 E 52 ST N	74106
NORTH CINCINNATI ASSEMBLY OF GOD CHURCH	2930 S GARNETT RD E	74129
OUTREACH MINISTRY OF LOVE CHURCH, INC	1217 E 50 PL N	74126
RANCH ACRES BAPTIST CHURCH	3143 S JAMESTOWN AV E	74135
RED FORK BAPTIST CHURCH	2821 W 40 ST S	74107
ROBERTS, ORAL UNIVERSITY	7777 S LEWIS AV E	74136
SANDUSKY AVENUE CHRISTIAN CHURCH, INC	1101 S SANDUSKY AV E	74112
SHERIDAN AVENUE UNITED METHODIST CHURCH	1621 N SHERIDAN RD E	74115
SOUTHEAST BAPTIST CHURCH INC	1402 S MEMORIAL DR E	74112
SOUTHPARK COMMUNITY CHURCH	10811 E 41 ST S	74146
SPRINGDALE BAPTIST CHURCH	1511 N LEWIS AV E	74110
ST FRANCIS XAVIER CHURCH	2515 E 1 ST S	74104
TEMPLE ISRAEL INCORP	2004 E 22 PL S	74114
THOMASCO LLC	4932 S 83 AV E	74145
TULSA DIOCESE ROMAN CATHOLIC CHURCH	1519 S QUINCY AV E	74120
WESLEY UNITED METHODIST CHURCH	2750 N MARTIN LUTHER KING JR BV E	74106
WEST TULSA UNITED METHODIST CHURCH	1923 S PHOENIX AV W	74107
WISDOM MINISTRIES INC	2748 E 15 ST S	74104

38 out of 494  
properties  
(8%)

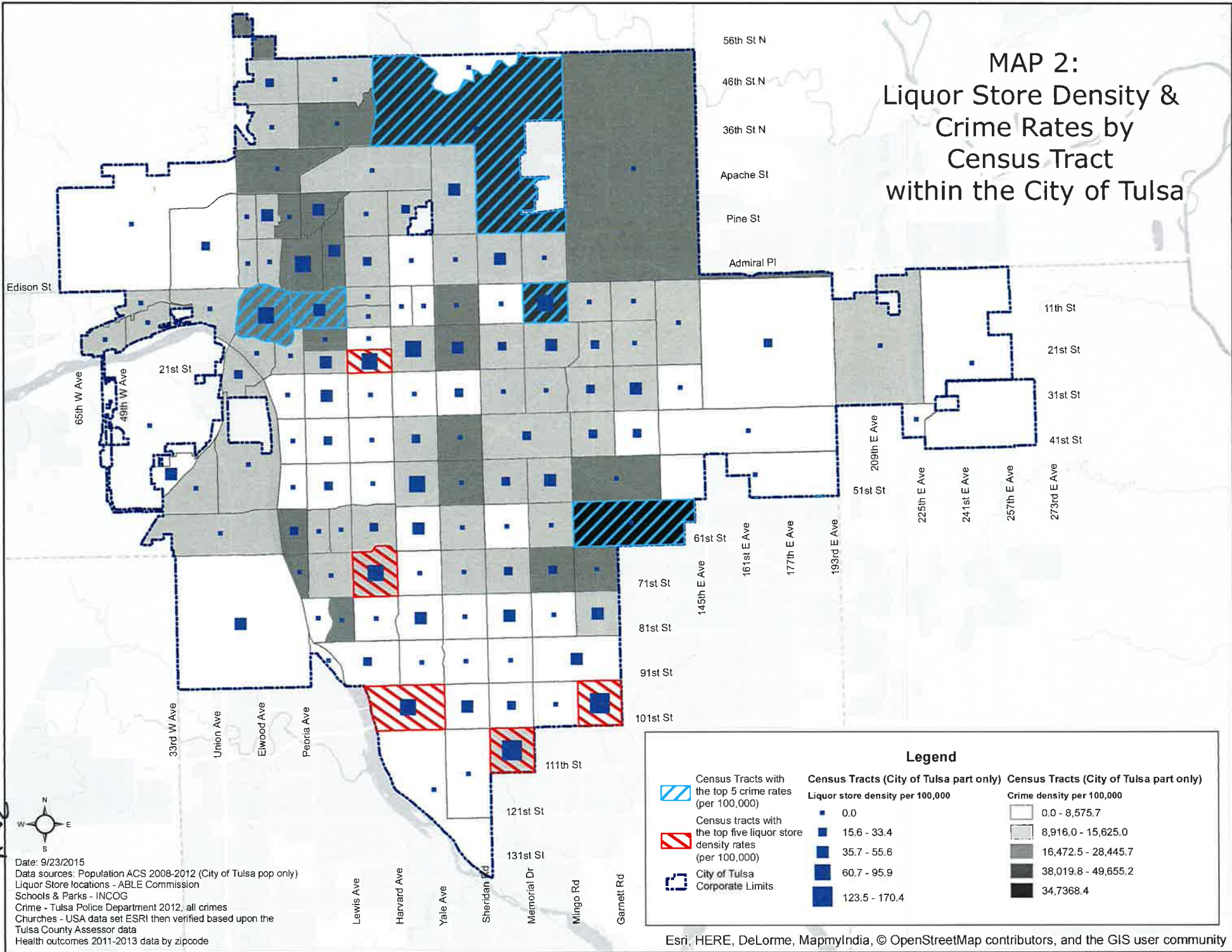
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**PARKS**

<b>PARK NAME</b>	<b>JURISDICTION</b>	<b>ADDRESS</b>	<b>ZIP CODE</b>	
Adams	Tulsa	1627 N ATLANTA PL		16 out of 219 properties (7%)
Admiral Park	Tulsa	29 N VICTOR AVE		
Brookwood	Tulsa	4814 E 81ST STREET		
Carol Williams	Tulsa	702 S MINGO RD		
Cherokee Hills Golf Course	Private			
Chittom/Clinton	Tulsa	3121 E QUEEN STREET		
Gary	Tulsa	1225 S GARY PLACE		
Gunboat North	Tulsa	1122 S FRANKFORT AVE		
Jones Detention Pond	Tulsa	1200 S 79TH E AVE		
LaFortune Park & Golf Course	Tulsa County			
Metcalfe	Tulsa	9701 E 15TH ST S		
Riggs	Tulsa	9207 S 101ST STREET		
Shannon II	Tulsa	10902 E 39TH PLACE		
Spingdale	Tulsa	2223 E PINE STREET		
Tulsa Baseball Inc.	Tulsa	4600 E 15TH STREET		
Tulsa County Fairgrounds	Tulsa County			

30.10

# MAP 2: Liquor Store Density & Crime Rates by Census Tract within the City of Tulsa



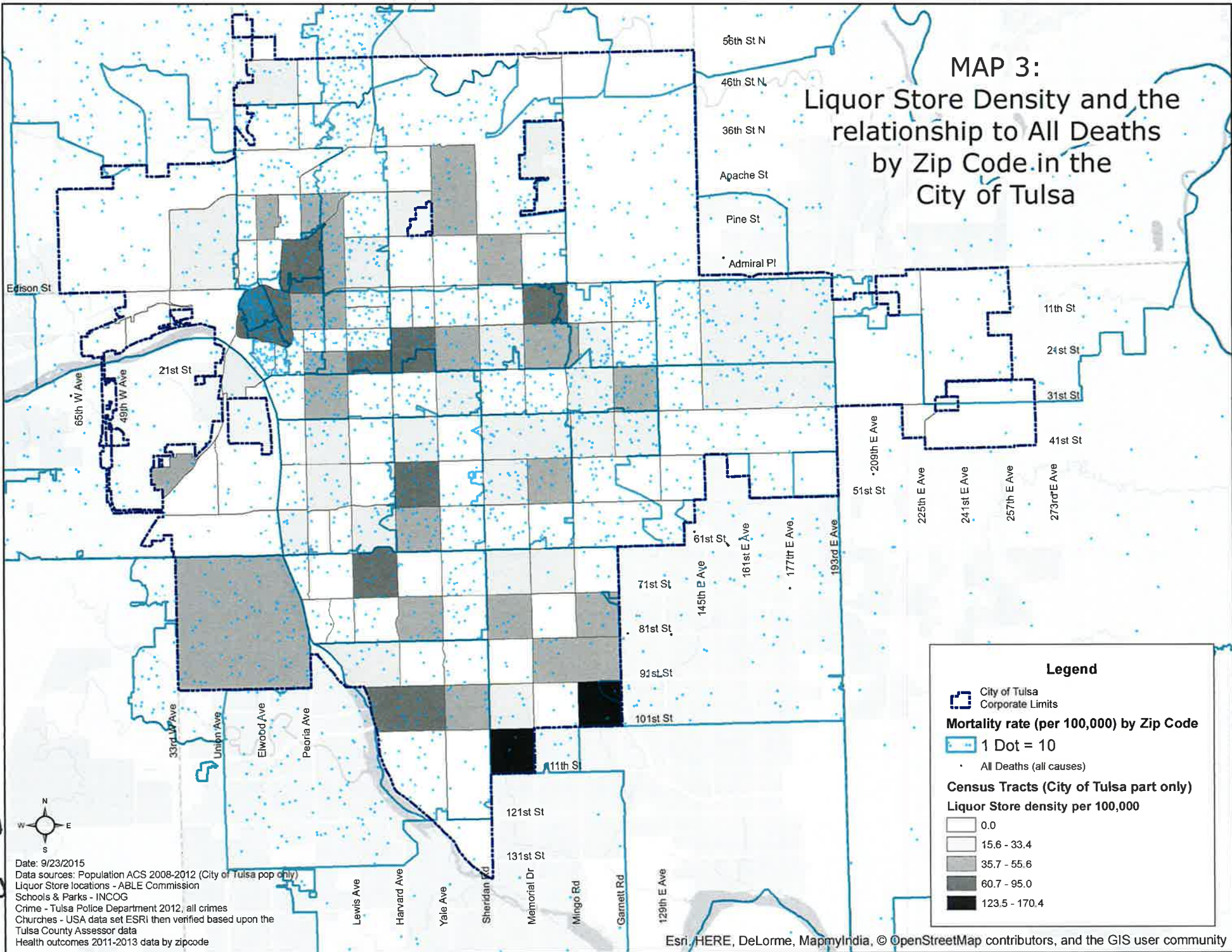
30.11



Date: 9/23/2015  
 Data sources: Population ACS 2008-2012 (City of Tulsa pop only)  
 Liquor Store locations - ABLE Commission  
 Schools & Parks - INCOG  
 Crime - Tulsa Police Department 2012, all crimes  
 Churches - USA data set ESRI then verified based upon the Tulsa County Assessor data  
 Health outcomes 2011-2013 data by zipcode



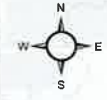
# MAP 3: Liquor Store Density and the relationship to All Deaths by Zip Code in the City of Tulsa



**Legend**

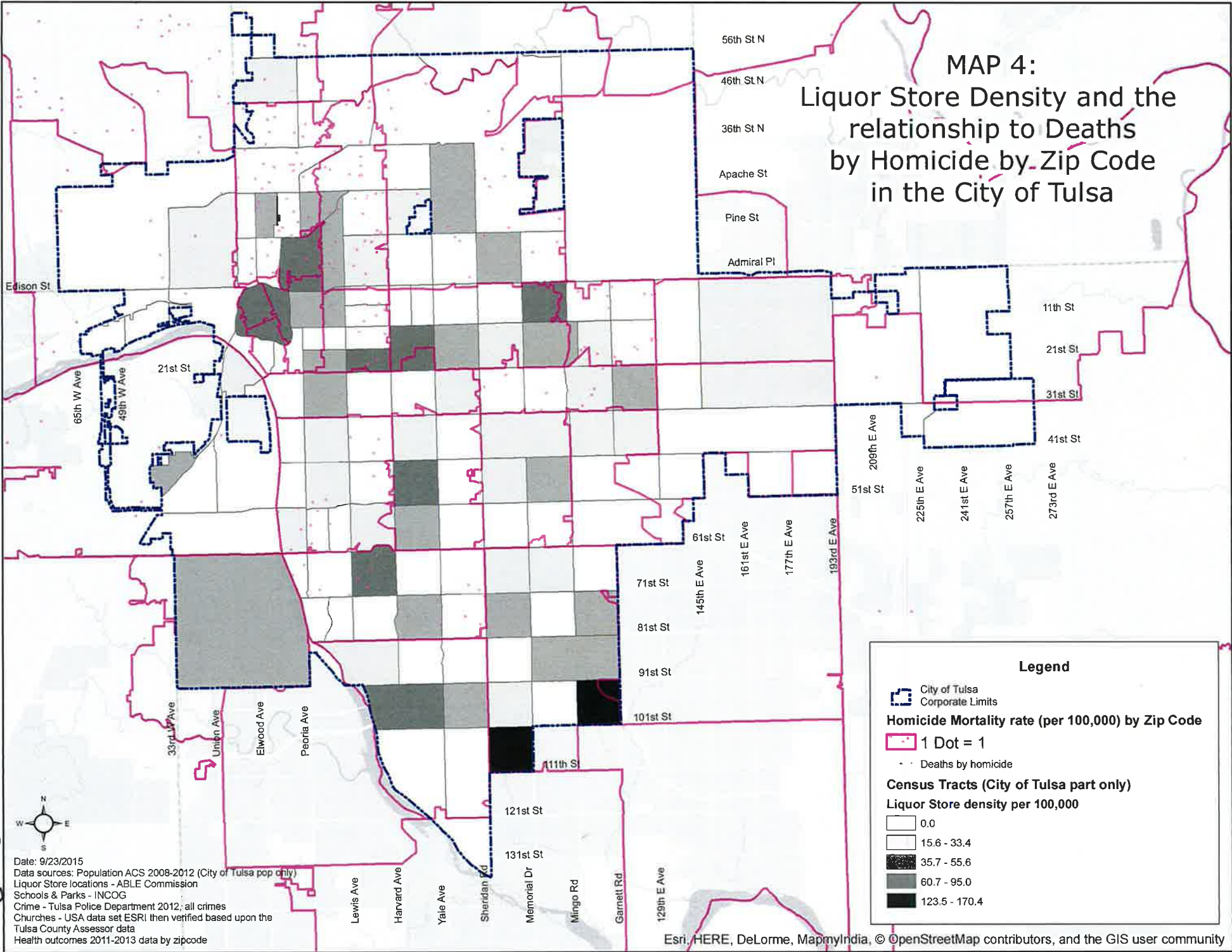
- City of Tulsa Corporate Limits
- Mortality rate (per 100,000) by Zip Code
  - 1 Dot = 10
  - All Deaths (all causes)
- Census Tracts (City of Tulsa part only)
  - Liquor Store density per 100,000
    - 0.0
    - 15.6 - 33.4
    - 35.7 - 55.6
    - 60.7 - 95.0
    - 123.5 - 170.4

30.12



Date: 9/23/2015  
 Data sources: Population ACS 2008-2012 (City of Tulsa pop only)  
 Liquor Store locations - ABLE Commission  
 Schools & Parks - INCOG  
 Crime - Tulsa Police Department 2012, all crimes  
 Churches - USA data set ESRI then verified based upon the  
 Tulsa County Assessor data  
 Health outcomes 2011-2013 data by zipcode

# MAP 4: Liquor Store Density and the relationship to Deaths by Homicide by Zip Code in the City of Tulsa



**Legend**

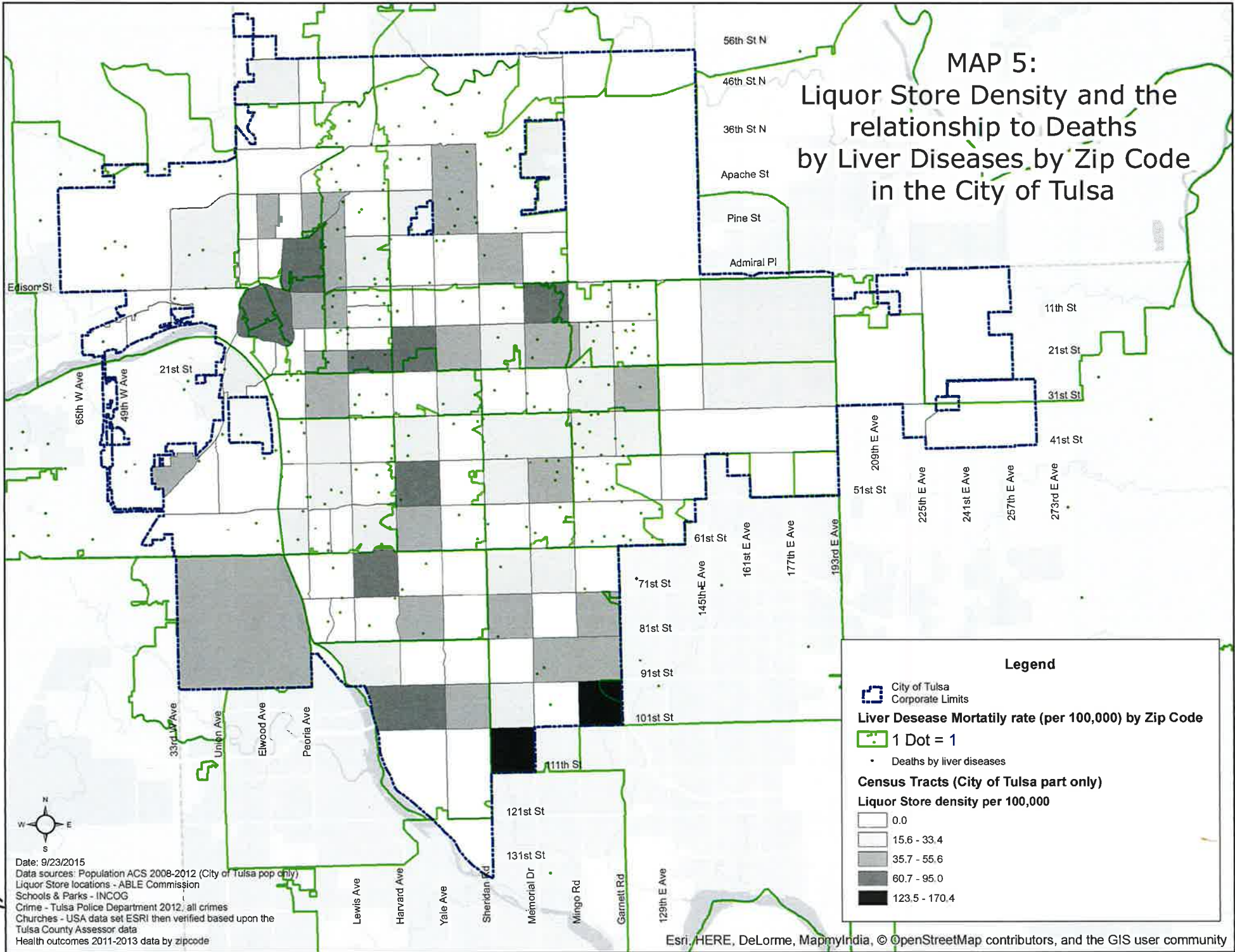
- City of Tulsa Corporate Limits
- Homicide Mortality rate (per 100,000) by Zip Code
  - 1 Dot = 1
  - Deaths by homicide
- Census Tracts (City of Tulsa part only)
  - Liquor Store density per 100,000
    - 0.0
    - 15.6 - 33.4
    - 35.7 - 55.6
    - 60.7 - 95.0
    - 123.5 - 170.4



Date: 9/23/2015  
 Data sources: Population ACS 2008-2012 (City of Tulsa pop only)  
 Liquor Store locations - ABLE Commission  
 Schools & Parks - INCOG  
 Crime - Tulsa Police Department 2012; all crimes  
 Churches - USA data set ESRI then verified based upon the  
 Tulsa County Assessor data  
 Health outcomes 2011-2013 data by zipcode

30.13

# MAP 5: Liquor Store Density and the relationship to Deaths by Liver Diseases by Zip Code in the City of Tulsa



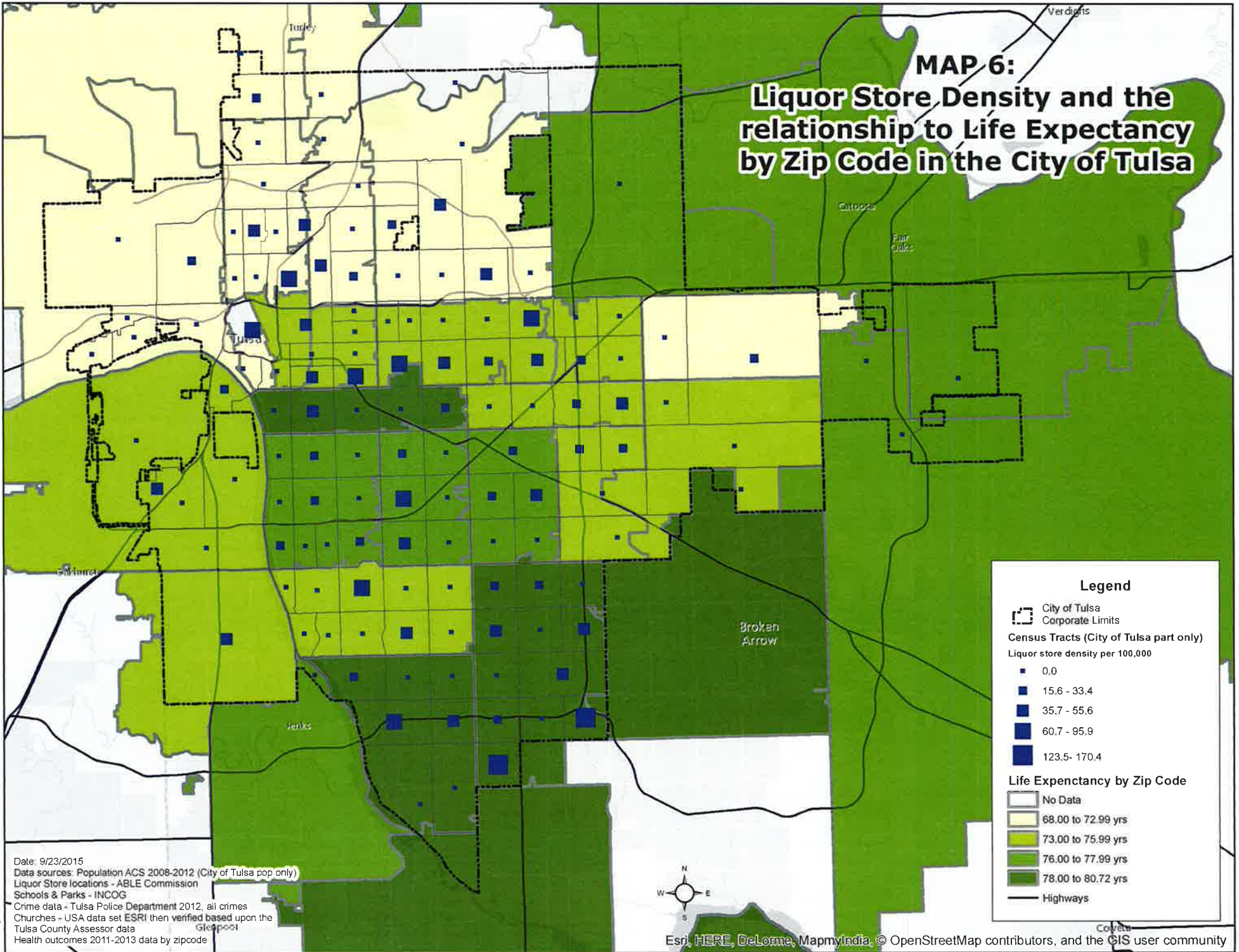
**Legend**

- City of Tulsa Corporate Limits
- Liver Disease Mortality rate (per 100,000) by Zip Code**
- 1 Dot = 1
  - Deaths by liver diseases
- Census Tracts (City of Tulsa part only)**
- Liquor Store density per 100,000**
- 0.0
- 15.6 - 33.4
- 35.7 - 55.6
- 60.7 - 95.0
- 123.5 - 170.4

Date: 9/23/2015  
 Data sources: Population ACS 2008-2012 (City of Tulsa pop only)  
 Liquor Store locations - ABLE Commission  
 Schools & Parks - INCOG  
 Crime - Tulsa Police Department 2012, all crimes  
 Churches - USA data set ESRI then verified based upon the  
 Tulsa County Assessor data  
 Health outcomes 2011-2013 data by zipcode

30.14

# MAP 6: Liquor Store Density and the relationship to Life Expectancy by Zip Code in the City of Tulsa



**Legend**

- City of Tulsa Corporate Limits
- Census Tracts (City of Tulsa part only)**
- Liquor store density per 100,000**
- 0.0
- 15.6 - 33.4
- 35.7 - 55.6
- 60.7 - 95.9
- 123.5 - 170.4
- Life Expectancy by Zip Code**
- No Data
- 68.00 to 72.99 yrs
- 73.00 to 75.99 yrs
- 76.00 to 77.99 yrs
- 78.00 to 80.72 yrs
- Highways

Date: 9/23/2015  
 Data sources: Population ACS 2008-2012 (City of Tulsa pop only)  
 Liquor Store locations - ABLE Commission  
 Schools & Parks - INCOG  
 Crime data - Tulsa Police Department 2012, all crimes  
 Churches - USA data set ESRI then verified based upon the  
 Tulsa County Assessor data  
 Health outcomes 2011-2013 data by zipcode



30.15



**TMAPC Staff Report**  
**October 7, 2015**  
**City of Tulsa Tax Incentive District Projects**

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**Item for consideration:** Resolutions finding four downtown projects within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.

**Background:** In Resolution No. 19509 published Feb. 21, 2014, the City of Tulsa established the Local Development Act Review Committee in accordance with the Local Development Act, 62 O.S. Supp. 1992, § 851 et seq. The Local Development Act provides a significant economic development tool for local governments. Cities and Counties are able to create incentive districts to stimulate economic activity which the City of Tulsa did by the creation of Tax Incentive District No. 1 in 1993 (Amended 1997). This incentive, commonly referred to as an abatement, provides for a full or partial exemption of ad valorem taxes to the owner on the new investment made within the designated district for a period of 5 years, or 6 years (if located within an enterprise zone). Per Title 62, this incentive is not available for retail development or the retail portions of mixed use developments. Currently, the only approved area for this incentive within the City of Tulsa is properties generally located in downtown (inside the Inner Dispersal Loop). The value of the rehabilitation must be at least 50% of the current market value of the building as contained on the most recent Tulsa County assessment rolls. This incentive has been approved in the past for projects including the Mayo Hotel, Mayo 420 building, Atlas Life building, Ambassador Hotel, GreenArch (new residential), Coliseum building, Hartford Commons (new residential) and the Palace building.

The Local Development Act requires that the Tulsa Metropolitan Area Planning Commission (TMAPC) review proposed project plans, make recommendations, and certify to the City of Tulsa as to the conformity of any proposed project plans to the City of Tulsa. The TMAPC reviewed a total of eight downtown projects in 2014 and 2015 and found them to be in conformance with the Tulsa Comprehensive Plan.

On September 17, 2015, the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the following four additional proposed projects be approved and adopted:

- 400 S. Boston Avenue (400 S. Boston Building)
- 211 W. 3<sup>rd</sup> Street (Hampton Inn & Suites)
- 522 S. Boston Avenue (The Meridia)
- 420 E. Archer Street (Woodland Park Associates)

Prior to submittal to City Council, the TMAPC is asked to review the proposed projects and adopt resolutions stating that the proposed projects are in conformance with the adopted Tulsa Comprehensive Plan.

**Summary:** The proposed projects are located in the *Downtown* land use designation in the Tulsa Comprehensive Plan, described as:

“Downtown Tulsa is a unique area, the centerpiece of the city and region with the highest intensity of uses. Many uses are attracted to the centralized location – government entities, major employers, regional entertainment venues, unique restaurants, specialty stores, nightclubs, cultural entertainment and hotels. Downtown is a significant employment center. Downtown also is a unique and eclectic neighborhood offering a special variety of housing for people who prefer to live in the midst of the activity and amenities.”

“Downtown Core is Tulsa’s most intense regional center of commerce, housing, culture and entertainment. It is an urban environment of primarily high density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism and educational institutions. Downtown core is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To support downtown’s lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.”

The **400 S. Boston Building** currently contains 63,991 square feet of vacant office space. This projects includes conversion of that space into 61,541 square feet of boutique hotel (90 rooms) and 2,450 square feet of renovated commercial retail space on the first floor for a restaurant.

The **Hampton Inn & Suites** project will be a new 85,496 square feet building with 9 stories and 125 rooms.

The **Meridia** is an existing building downtown that will convert 140,000 square feet into 104,000 square feet of apartments and 9,100 square feet of renovated commercial space on the first floor. There will be a total of 70 residential units, with a majority having patio balconies.

The **Woodland Park Associates** project is a new mixed use building – consisting of 203 units, a 5-story parking garage and 13,000 square feet of commercial retail on the ground floor.

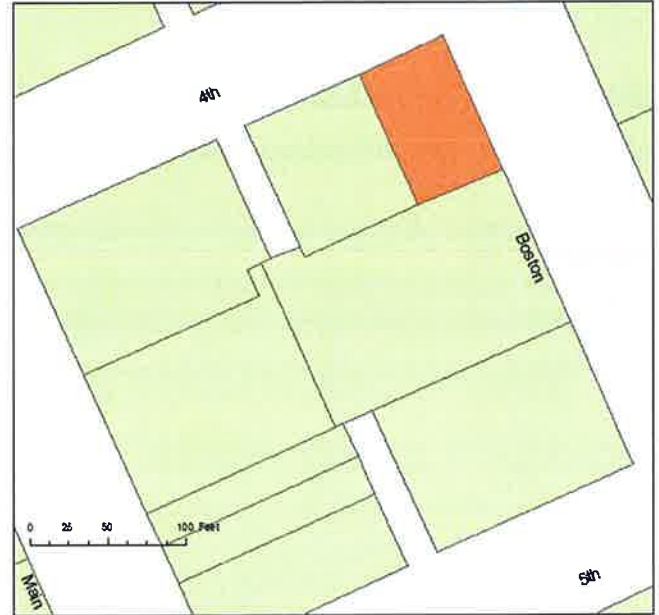
All of these projects will contribute to the variety of housing/mixed use opportunities and pedestrian nature of *Downtown*, as described above. Two of these projects involve the reuse and rehabilitation of existing underutilized buildings. The projects support the *Downtown* land

use designation, as well as multiple goals in the Land Use, Economic Development and Housing sections of the Tulsa Comprehensive Plan and are also in conformance with the Downtown Area Master Plan. The addition of residential units and hotel rooms downtown will contribute to the vitality of the downtown beyond the hours of Monday-Friday 8:00 am-5:00 pm.

**Staff recommendation:** *Staff recommends that TMAPC adopt the resolutions finding the four projects within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.*



# 400 S Boston Building



400 S Boston - 400 S Boston Ave

Subdivision: Tulsa - Original Town  
 Legal: N90 E90 & N5 S10 E60 LT 1 BLK 136,  
 SECTION 01, TOWNSHIP 19, RANGE 12

City of Tulsa - Mayor's Office of Economic Development  
 September 2015

**APPLICANT:** 400 S. BOSTON, LLC

**PROPERTY LOCATION:** 400 S Boston Ave

**NARRATIVE DESCRIPTION:** CONVERSION OF 63,991 SQUARE FEET OF VACANT OFFICE SPACE IN DOWNTOWN TULSA'S DECO DISTRICT INTO 61,541 SQUARE FEET BOUTIQUE HOTEL, PLUS 2,450 SQUARE FEET OF RENOVATED COMMERCIAL RETAIL SPACE ON FIRST FLOOR FOR RESTAURANT. THE HOTEL WILL HAVE 90 ROOMS.

63,991 SF RESIDENTIAL, 2,450 SF COMMERCIAL/RETAIL

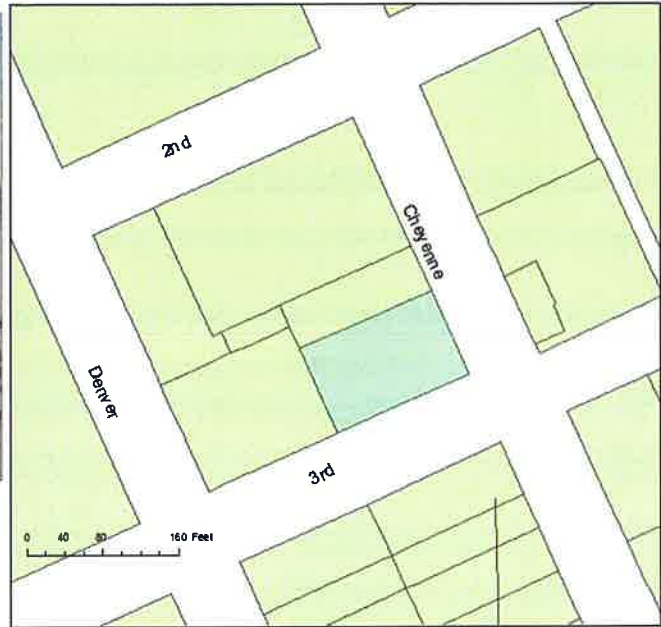
**TOTAL PROJECT COST:** \$16,810,000.

SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	\$670,900	\$9,600,000
Annual Ad Valorem	\$9,831.50	\$140,680.32
Abatement: $\$140,680.32 - (\$9,831.50 + \text{Retail Increase of } 2,872.22) =$ $\$127,976.59 @ 6 \text{ years} = \$767,859.56$		



**CITY OF Tulsa**  
 A New Kind of Energy.

# One Place Investments (Hampton Inn & Suites)



One Place Investments  
 Subdivision: Tulsa - Original Town  
 Legal: LT 4 & E 10 VAC ALLEY ADJ ON W BLK 102  
 SECTION 01, TOWNSHIP 19, RANGE 12

City of Tulsa - Mayor's Office of Economic Development  
 August 2015

**APPLICANT:** ONE PLACE INVESTMENT, LLC

**PROPERTY LOCATION:** 211 W 3<sup>rd</sup> Street

**NARRATIVE DESCRIPTION:** THIS PROJECT IS A NEW CONSTRUCTION OF A NATIONALLY BRANDED, HAMPTON INN & SUITES. THE BUILDING WILL BE 9 STORIES AND FEATURE 125 ROOMS. THE NEW BUILDING WILL BE 85,496 SF. THE HOTEL WILL BE MANAGED BY PROMISE HOTELS.

85,496 SF COMMERCIAL ONLY

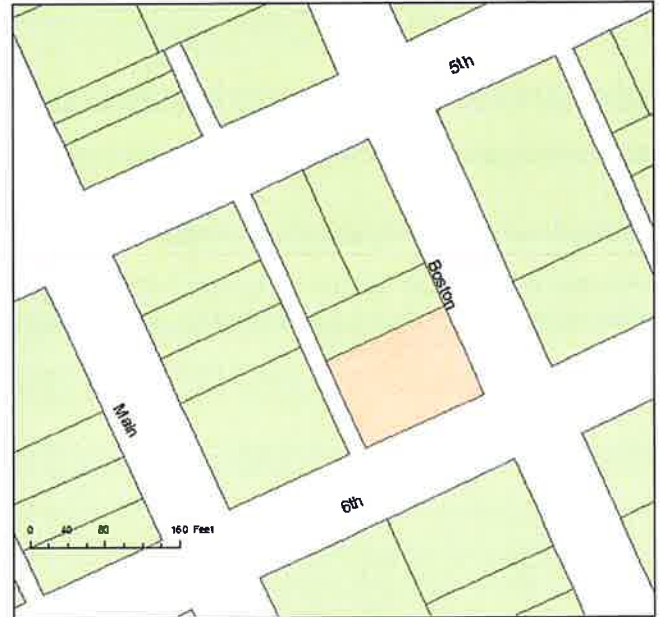
**TOTAL PROJECT COST:** \$14,224,319.

SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	\$506,000.00	\$14,224,319.00
Annual Ad Valorem	\$7,415.03	\$158,704.99
Abatement: \$158,704.99 – \$7,415.03 = \$151,289.96 @ 6 years = \$907,739.76		



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# The Meridia



The Meridia - 522 S Boston Ave

Subdivision: Tulsa - Original Town  
 Legal: S30 LT 3 & ALL LT 4 BLK 148  
 SECTION 01, TOWNSHIP 19, RANGE 12

City of Tulsa - Mayor's Office of Economic Development  
 August 2015

**APPLICANT:** THE MERIDIA, LLC

**PROPERTY LOCATION:** 522 S Boston Ave

**NARRATIVE DESCRIPTION:** THE MERIDIA BUILDING WILL BE CONVERTED TO 70 RESIDENTIAL UNITS WITH A MAJORITY HAVING PATIO BALCONIES. THE PROJECT WILL CONVERT 140,000 SQUARE FEET INTO 104,000 SQUARE FEET OF APARTMENTS, PLUS 9,100 SQUARE FEET OF RENOVATED COMMERCIAL SPACE ON THE FIRST FLOOR.

104,000 SF RESIDENTIAL, 9,100 SF COMMERCIAL/RETAIL

**TOTAL PROJECT COST:** \$14,000,000.

SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	\$735,400	\$12,200,000
Annual Ad Valorem	\$10,776.70	\$178,781.24
Abatement: $\$178,781.24 - (\$10,776.70 + \text{Retail Increase of } 14,384.81) =$ $\$153,619.73 @ 6 \text{ years} = \$921,718.38$		



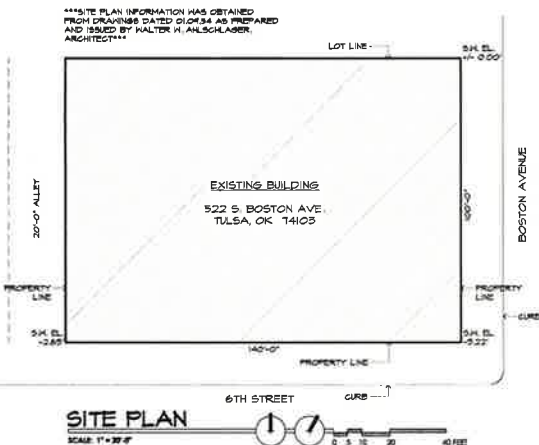
**CITY OF Tulsa**  
 A New Kind of Energy.

31.6



# 70% Design Review Documents

## 03.20.2015



### DRAWING SHEET INDEX

- ARCHITECTURAL**  
 CS COVER SHEET  
 A1.0 BASEMENT & 1st FLR. CODE PLAN  
 A1.1 2nd & 3rd FLOOR CODE PLAN  
 A1.2 4th - 9th FLOOR CODE PLAN  
 A2.0 BASEMENT PLAN  
 A2.1 1st FLOOR PLAN  
 A2.2 2nd FLOOR PLAN  
 A2.3 3rd FLOOR PLAN  
 A2.4 4th - 9th FLOOR PLANS  
 A2.5 ROOF PLAN  
 A3.1 1st FLOOR REFLECTED CEILING PLAN  
 A3.2 2nd FLOOR REFLECTED CEILING PLAN  
 A3.3 3rd FLOOR REFLECTED CEILING PLAN  
 A3.4 4th - 9th FLOOR REFLECTED CEILING PLAN  
 A4.0 ENLARGED PLANS, ELEVATIONS & DETAILS  
 A4.1 ENLARGED PLANS - UNIT A AND UNIT C  
 A4.2 ENLARGED PLANS - UNITS B, D, F & G  
 A4.3 ENLARGED PLANS - UNIT H & I

- A5.0 PARTITION TYPES  
 A5.1 DOOR TYPES & SCHEDULES  
 A5.2 WINDOW TYPES & DETAILS  
 A6.1 ELEVATIONS  
 A6.2 WALL SECTION/DETAIL  
**STRUCTURAL**  
 S1 GENERAL NOTES AND DETAILS  
 S2 FIRST FLOOR PLAN STRUCTURAL  
 S3 TYPICAL FLOOR PLAN STRUCTURAL  
 S7 STRUCTURAL DETAILS  
**MECHANICAL**  
 M0.1 HVAC LEGEND AND GENERAL NOTES  
 M1.0 BASEMENT HVAC PLAN  
 M1.1 FIRST FLOOR HVAC PLAN  
 M1.2 SECOND FLOOR HVAC PLAN  
 M1.3 THIRD FLOOR HVAC PLAN  
 M1.4 FOURTH-NINTH FLOOR HVAC PLAN  
 M1.5 ROOF HVAC PLAN  
 M2.0 HVAC RISERS

- ~~M3.0 HVAC DETAILS  
 M4.0 HVAC SCHEDULES  
 M5.0 HVAC CONTROLS~~  
**PLUMBING**  
 P0.1 PLUMBING LEGEND AND GENERAL NOTES  
 P1.0 BASEMENT PLUMBING PLAN  
 P1.1 FIRST FLOOR PLUMBING PLAN  
 P1.2 SECOND FLOOR PLUMBING PLAN  
 P1.3 THIRD FLOOR PLUMBING PLAN  
 P1.4 FOURTH-NINTH FLOOR PLUMBING PLAN  
 P1.5 ROOF PLUMBING PLAN  
 P2.0 ENLARGED PLUMBING PLANS  
 P2.1 ENLARGED PLUMBING PLANS  
 P2.2 ENLARGED PLUMBING PLANS  
 P10) PLUMBING PLAN  
 P501 PLUMBING DETAILS  
 P601 PLUMBING SCHEDULES

- ~~**ELECTRICAL**  
 E0.1 ELECTRICAL LEGEND AND GENERAL NOTES  
 E1.0 BASEMENT LIGHTING PLAN  
 E1.1 1ST FLOOR LIGHTING PLAN  
 E1.2 2ND FLOOR LIGHTING PLAN  
 E1.3 3RD FLOOR LIGHTING PLAN  
 E1.4 4TH-9TH FLOOR LIGHTING PLAN  
 E2.0 BASEMENT POWER PLAN  
 E2.1 1ST FLOOR POWER PLAN  
 E2.2 2ND FLOOR POWER PLAN  
 E2.3 3RD FLOOR POWER PLAN  
 E2.4 4TH-9TH FLOOR POWER PLAN  
 E2.5 ROOF POWER PLAN  
 E3.0 ELECTRICAL DETAILS  
 E4.0 ELECTRICAL RISER DIAGRAM  
 E5.0 ELECTRICAL SCHEDULES  
 E5.1 ELECTRICAL PANEL SCHEDULES~~

### PROJECT TEAM

**OWNER**  
 RIVER CITY DEVELOPMENT  
 427 South Boston, Suite 915  
 Tulsa, Oklahoma 74103  
 phone: (918) 584-0331  
 www.rcd.tulsa.com

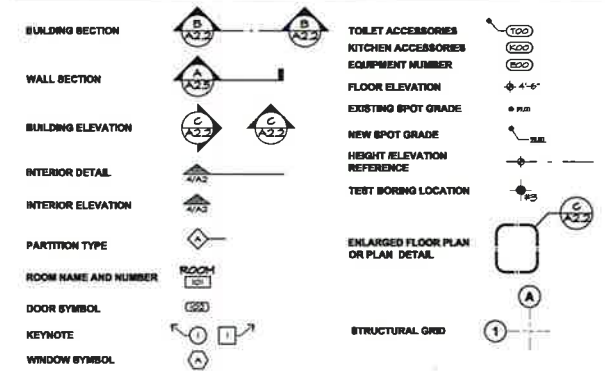
**ARCHITECT**  
 SQD ARCHITECTS  
 9726 E 42nd Street, Suite 212  
 Tulsa, OK 74146  
 phone: (918) 877-0320  
 www.sqdarchitects.com

**STRUCTURAL ENGINEER**  
 WALLACE ENGINEERING  
 200 E Mathew Brady St.  
 Tulsa, OK 74103  
 phone: (918) 584-5858  
 www.wallacesc.com

**MECHANICAL/ELECTRICAL ENGINEERS**  
 Godfrey Engineering, LLC  
 Tulsa, OK 74146  
 phone: (918) 521-6669  
 www.richard\_godfrey@cox.net

**GENERAL CONTRACTOR**  
 MANHATTAN CONSTRUCTION GROUP  
 5601 South 122nd East Avenue  
 Tulsa, OK 74146  
 phone: (918) 583-6900  
 www.manhattanconstructiongroup.com

### DRAWING SYMBOLS



### DRAWING ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	EQUIP	EQUIPMENT	NA	NOT APPLICABLE
A.F.F.	ABOVE FINISH FLOOR	EWG	ELECTRIC WATER COOLER	N.T.S.	NOT TO SCALE
ADD	ADDITION	EXT.	EXISTING	O.D.	OUTSIDE DIAMETER
ADJ	ADJACENT	EXT.	EXTERIOR	O.S.	ON CENTER
AHU	AIR HANDLING UNIT	FD	FLOOR DRAIN	PL	PLASTIC LAMINATE
ALUM	ALUMINUM	FE	FIRE EXTINGUISHER	PLMB	PLUMBING
APPROX	APPROXIMATELY	F.F.E.	FINISH FLOOR ELEVATION	PLYWD	PLYWOOD
ARCH	ARCHITECTURAL	FLOOR	FLOOR	PT.	PRESSURE TREATED
BRG.	BEARING	FRS.	FIRE TREATED	PTIS	MOISTURE RESISTANT
BUILD	BUILDING	FT.	FOOTING	PS	GYPSUM HALL BOARD
BLK	BLOCKING	GA.	GAUGE	RD	ROOF DRAIN
CL	CONTROL JOINT	GR.	GRADE	REQD.	REQUIRED
CL	CENTERLINE	GRV.	GALVANIZED	RH	ROOM
CLB	CEILING	GRV.	GALVANIZED	RHTU	ROOF TOP UNIT
CMU	CONCRETE MASONRY UNIT	GWB	GYPSUM HALL BOARD	SCHED	SCHEDULE
C.O.	CLEAN OUT	H.M.	HOLLOW METAL	SH	SIMILAR
CONT.	CONTINUOUS	HDR.	HARDWARE	SH	SIMILAR
CORR.	CORROSION	HORIZ.	HORIZONTAL	SPEC	SPECIFICATIONS
CORR.	CORROSION	H.V.	HEATING VENTILATING, AIR	STRUCT.	STRUCTURAL
CT	CERAMIC TILE	HVAC	HEATING VENTILATING, AIR	SUPP.	SUSPENDED
CT	CERAMIC TILE	COND.	CONDITIONING	THC	THICKNESS
DEM.	DEMOLITION	HH	HOT WATER	TYP.	TYPICAL
D.F.	DRINKING FOUNTAIN	I.D.	INSIDE DIAMETER	U.C.	UNDERCOUNTER
DIA	DIAMETER	INT.B.	INTERIOR	U.S.	UNDERWATERS LABORATORY
D.H.	DRAINAGE	J.B.	JUNCTION BOX	UN.G.	UNLESS NOTED OTHERWISE
DN	DOWN	J.	JOINT	V.C.T.	VINYL COMPOSITION TILE
DWG.	DRAWING	J.D.	JOCK DOWN	VERT.	VERTICAL
ELEC.	ELECTRICAL	LAV.	LAVATORY	VEST.	VERTICAL
ELEV.	ELEVATION	HAK.	HANDRAIL	W.C.	WATER
ENL.	ENLARGED	MAN.	MANUFACTURER	W.C.	WATER CLOSET
E.J.	EXPANSION JOINT	MAN.	MANUFACTURER	W.C.	WATER CLOSET
EQ.	EQUAL	MISC.	MISCELLANEOUS	WELDED	WELDED



**sqd architects**  
 9726 E. 42nd Street, Suite 212  
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 918.877.0320  
 www.sqdarchitects.com

DOCUMENT INCOMPLETE  
 DO NOT USE FOR CONSTRUCTION, BIDDING, OR PERMITTING

THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF SQD ARCHITECTS, P.C. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF SQD ARCHITECTS, P.C.

DATE: 03/20/15  
 70% Design Review Document

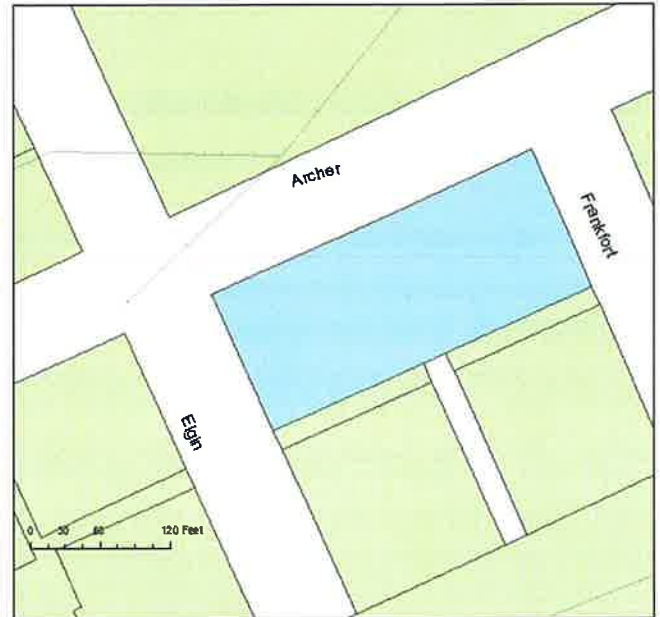
**Merilda**  
 Tulsa, Oklahoma  
 70% Design Review  
 Cover Sheet

03/20/15  
 70% Design Review Document



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# Woodland Park Associates (Former Thorco Building)



Woodland Park Assoc (Thorco)

Subdivision: Tulsa - Original Town  
 Legal: LTS 1 & 2 & N12 LTS 2 & 3 & VAC ALLEY BEG NWC LT 1 TH S132 W20 N132 E20 POB BLK 55,  
 SECTION 01, TOWNSHIP 15, RANGE 12

City of Tulsa - Mayor's Office of Economic Development  
 August 2015

**APPLICANT: WOODLAND PARK ASSOCIATES**

**PROPERTY LOCATION: 420 E Archer Street**

**NARRATIVE DESCRIPTION:** NEW CONSTRUCTION OF AN APARTMENT COMPLEX CONSISTING OF 203 MARKET-RATE UNITS, 5 STORY STRUCTURED PARKING, AND VARIOUS AMENITIES SUCH AS CLUB LOUNGE AND ROOFTOP POOL. PROJECT WILL ALSO INCLUDE 13,000 SQUARE FEET COMMERCIAL RETAIL SPACE ON GROUND FLOOR.

191,476 SF RESIDENTIAL, 13,326 SF COMMERCIAL/RETAIL

**TOTAL PROJECT COST: \$40,129,000.**

SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	\$3,000,000	\$30,879,000
Annual Ad Valorem	\$43,962.60	\$452,507.04
Abatement: \$452,507.04 - (\$43,962.60 + Retail Increase of 25,498.05) = \$383,046.39 @ 6 years = \$2,298,278.34		



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## MEMORANDUM

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TO: Troy Wilborn

FROM: Susan Miller

DATE: 10-07-15

SUBJECT: AC-137 Refund request for Alternative Landscape Compliance

The Accounting Department is authorized to issue a warrant to refund \$150.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant: Carland Group,  
RE: Cherokee Meadows  
Address: 11032 Quail Creek Rd. #108  
Oklahoma City, OK 73120

Amount: \$150.00

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

Thank you for your attention to this matter.

---

Manager, Land Development Services

Receipt Nos.: 227442  
Deposit No.: T-2413

