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 September 2015

1. Minutes of September 28, 2015, TMAPC Special Meeting

CONSENT AGENDA:

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

2. **LS-20805** (Lot-Split) (CD 9) – Location: Southwest corner of East 39th Street South and South Evanston Avenue

3. **LC-710** (Lot-Combination) (CD 4) – Location: Northwest corner of East 7th Street South and South Owasso Avenue

4. **LC-711** (Lot-Combination) (County) – Location: Southwest corner of West 41st Street South and South 47th West Avenue

5. **LS-20816** (Lot-Split) (CD 9) – Location: East of the northeast corner of East 71st Street South and South Canton Avenue

6. **LC-712** (Lot-Combination) (CD 8) – Location: Southwest corner of East 64th Place South and South Oswego Avenue

7. **LS-20817** (Lot-Split) (CD 8) – Location: Southeast corner of East 119th Street South and South Norwood Avenue
8. **LS-20818 (Lot-Split) (CD 8)** – Location: West of the southwest corner of East 106th Street South and South 77th East Avenue

9. **LS-20819 (Lot-Split) (CD4)** – Location: Northeast corner of East 3rd Street South and South Greenwood Avenue

10. **LC-713 (Lot-Combination) (CD 3)** – Location: North of the northeast corner of East Admiral Place and North 121st East Avenue

11. **Cypress Creek Estates – Final Plat**, Location: West of South 193rd East Avenue, North of East 51st Street South, (CD 6)

12. **PUD-426-8 – Darren and April Rager**, Location: Northwest corner of South Knoxville Avenue and East 103rd Street South, requesting a **PUD Minor Amendment** to increase the allowable building height from 35 feet to 40 feet, (CD 8)

13. **PUD-521 – Cedar Creek Consulting/Jason Emmett**, Location: East of the southeast corner of South 101st East Avenue and East 71st Street South, Requesting a **PUD Detail Site Plan** for a new retail building with in the PUD, (CD 7)

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

**PUBLIC HEARINGS:**

14. **LS-20821 (Lot-Split) (County)** – Location: West of the northwest corner of West 25th Street South and South 65th West Avenue

15. **Meadow Creek – Preliminary Plat**, Location: South of southeast corner of East 111th Street South and 33rd West Avenue (County)

16. **Cadent Park - Minor Subdivision Plat**, Location: West of the northwest corner of East 91st Street South and South Yale Avenue, (CD 8) (Continued from October 7, 2015 meeting) *(Staff requests a continuance to the November 4, 2015 meeting.)*

17. **PUD-221-H –Michael Joyce**, Location: Southeast corner of South 129th East Avenue and East 43rd Place South, requesting a **PUD Major Amendment** to allow an assisted living center, **RS-3/PUD-221-D to RS-3/PUD-221-H**, (CD 6) (Continued from 9/2/15 and 10/7/15)

18. **PUD 221 H – Plat Waiver**, Location: Southeast corner of South 129th East Avenue and 43rd Place South, (CD 6)

19. **Z-7319 – Situs of Sound LLC/Bruce Robbins, Jr.**, Location: East and south of southeast corner of East 11th Street and South 177th East Avenue, requesting rezoning from AG to IL, (CD 6)
OTHER BUSINESS

20. 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 pagers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org email address: 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 September 2015**

<table>
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<th>ZONING</th>
<th>ITEM</th>
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|        | TOTAL RECEIVED | $7,710.00 | $7,710.00 | $15,420.00 | $19,012.50 | $19,012.50 | $38,025.00 |

| LAND DIVISION | | |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Minor Subdivisions | 1 | $325.00 | $325.00 | 1 | $325.00 | $325.00 | $650.00 |
| Preliminary Plans | 3 | 1,742.50 | 1,742.50 | 11 | 6,180.00 | 6,180.00 | 12,360.00 |
| Final Plans | 2 | 1,010.00 | 1,010.00 | 4 | 1,987.50 | 1,987.50 | 3,975.00 |
| Plat Waivers | 0 | 0.00 | 0.00 | 4 | 500.00 | 500.00 | 1,000.00 |
| Lot Splits | 11 | 597.50 | 597.50 | 23 | 1,162.50 | 1,162.50 | 2,325.00 |
| Lot Combinations | 13 | 650.00 | 650.00 | 30 | 1,500.00 | 1,500.00 | 3,000.00 |
| Access Changes | 1 | 25.00 | 25.00 | 3 | 75.00 | 75.00 | 150.00 |
| Other | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 |
| NSF Fees Waived | | 0.00 | 0.00 | | 0.00 | 0.00 | 0.00 |

| TMAPC COMP | | | | | | | | |
| Comp Plan Amendment | 1 | $200.00 | $0.00 | $200.00 | $400.00 | $0.00 | $400.00 |
| Refund | | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 | $0.00 |

| BOARDS OF ADJUSTMENT | | | | | | | | |
| Fees | 18 | $6,200.00 | $1,100.00 | $7,300.00 | 42 | $17,750.00 | $2,050.00 | $19,800.00 |
| 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 | | 0.00 | 0.00 | $0.00 | 0 | $0.00 | $0.00 | 0.00 |

| TOTAL | | | | | | | | |
| $18,460.00 | $13,160.00 | $31,620.00 | $48,892.50 | $32,792.50 | $81,685.00 |

| LESS WAIVED FEES | | | | | | | | |
| $0.00 | $0.00 | ($55.77) | ($55.77) |

| GRAND TOTALS | | | | | | | | |
| $18,460.00 | $13,160.00 | $31,620.00 | $48,836.73 | $32,792.50 | $81,629.23 |

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.
Cypress Creek Estates - (CD 6)
West of South 193rd East Avenue, North of East 51st Street South

This plat consists of 119 Lots, 8 Blocks, on 40 acres.

Staff has received release letters for this plat and can recommend APPROVAL of the Final Plat.
| **Case Report Prepared by:** | **Case Number:** PUD-426-8  
Minor Amendment  
**Hearing Date:** October 21, 2015  
**Owner and Applicant Information:**  
Applicant: Darren and April Rager  
Property Owner: Glen and Jennifer Russell  
**Applicant Proposal:**  
Concept summary: PUD minor amendment to increase the allowable building height from 35 feet to 40 feet  
Gross Land Area: .53 acres  
Location: Northwest corner of South Knoxville Avenue and East 103rd Street South  
Lot 3, Block 1 Estates of Chelsea Pond  
**Zoning:**  
Existing Zoning: RS-1/PUD-426  
Proposed Zoning: No Change  
**Comprehensive Plan:**  
Land Use Map: Existing Neighborhood  
Growth and Stability Map: Stability  
**Staff Recommendation:**  
Staff recommends APPROVAL.  
**City Council District:** 8  
**Commissioner Name:** Phil Lakin  
**County Commission District:** 3  
**Commissioner Name:** Ron Peters |
SECTION I: PUD-426-8 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to increase the allowable building height from 35 feet to 40 feet.

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-426 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 Exterior Elevations

With considerations listed above, staff recommends approval of the minor amendment request to increase the allowable building height from 35 feet to 40 feet.
Note: Graphic overlays may not precisely align with physical features on the ground.
Graph overlays may not precisely align with physical features on the ground.
**Case Number:** PUD-521  
**Detail Site Plan**  
**Hearing Date:** October 21, 2015

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Cedar Creek Consulting  
Property Owner: Sleep Center Properties, LLC

**Applicant Proposal:**  
Detailed Site Plan:  
Plan represents details for a new retail building within the PUD.  
Gross Land Area: 0.97 Acres  
Location: East of the Southeast corner of South 101st East Avenue and East 71st Street South  
Development Area C

**Zoning:**  
Existing Zoning: CS/PUD-521  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends APPROVAL.

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

**City Council District:** 7  
**Councilor Name:** Anna America

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

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**Location Map:**  
(Shown with City Council Districts)
SECTION I: PUD-521 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:
The applicant is requesting detailed site plan approval on a 0.97 Acre site in a Planned Unit Development for a new retail building including one, one story building.

PERMITTED USES:
Use Units 11, 12, 13, 14 and vehicular repair and service except body repair or painting and customary accessory uses. The retail building proposed for this project is allowed by right.

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

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan meets the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

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

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

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

PEDESTRIAN ACCESS AND CIRCULATION:
The plan displays pedestrian paths adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:
There are no concerns regarding the development of this area.
SUMMARY:
Staff has reviewed the applicant’s submittal of the site plan as it relates to the approved PUD-521. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Site Plan
Applicant Exterior Elevations
Applicant Site Lighting Plan
Applicant Dumpster Enclosure Details

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

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
WOOD PICKET FENCING POST (BEYOND)

DUMPSTER ENCLOSURE ELEVATION
NOT TO SCALE

CONCRETE FILLED STEEL PIPE BOLLARDS REFER 8A-001 (PAINT, COLOR AS INDICATED BY OWNER)

6' H 6" DIA GALVANIZED STEEL GATE POST (TYP OF 2)
WOOD PICKET FENCING

SEE DETAILS FOR GATE CONSTRUCTION
6' H 6" DIA PIPE BOLLARD FENCE POST (TYP OF 5)

DUMPSTER

DUMPSTER ENCLOSURE PLAN
NOT TO SCALE

2x8 CEDAR CAP COLLAR BOLTED TO POST GALV. STEEL GATE POST
1x4 CEDAR BOARDS
1x4 CEDAR TRIM BOARD COLLAR WELDED TO POST
PIVOTING GATE LATCHES FABRICATED FROM 1/2" STEEL RODS PROVIDE 3/4" 6" DEEP SLEEVES IN CONC PAVEMENT FOR LATCHES

DUMPSTER ENCLOSURE GATE
NOT TO SCALE

8" STEEL PIPE FILLED W/ CONCRETE REFER 8A-001

GATE DETAILS
NOT TO SCALE

METAL COLLAR TO FIT OVER 6" DIA POST GREASE AREA BETWEEN POST AND HINGE
3 1/2"x1 1/2"x1/2" STEEL BRACKET WELDED TO METAL COLLAR, CONNECT TO WOOD FRAME WITH 1/2"x3" LAG BOLTS.

HYDRAULIC GREASE FITTING. DRILL & TAP HOLE (TYP 4 PLACES)

PRESSURE TREATED FRAME
2x4 PRESSURE TREATED FRAME
2x4 KICKER TO SWAY BRACE

1/2" PLYWOOD GUSSET PLATE (TYP) GLUE & NAIL TO FRAME
LOT-SPLIT

October 21, 2015

LS-20821
Jennifer Hake & Heath Comstock, (9218) (RS) (County)
West of the northwest corner of West 25th Street South and South 65th
West Avenue (6733 West 25th Street South)

The Lot-Split proposal is to split an existing RS (Residential Single Family) tract into two tracts. Both of the resulting tracts exceed the Bulk and Area requirements of the Tulsa County Zoning Code.

Technical Advisory Committee met on September 30, 2015. The County Engineer is requiring 30 feet of right-of-way on West 25th Street South.

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.
Subject Tract

19-12 18

Aerial Photo Date: March 2014

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

**Preliminary Plat**

**Hearing Date:** October 21, 2015

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Diane Fernandez</td>
<td><strong>Applicant:</strong> Tanner Consulting LLC</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Jenks Land LLC</td>
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</table>

**Location Map:**

(shown with City Council Districts)

[Map showing city council districts]

**Applicant Proposal:**

**Tract Size:** 5 acres

**Location:** South of southeast corner of East 111th Street South and 33rd West Avenue

**Zoning:** Planned Unit Development 839 (pending), (AG existing)

**Staff Recommendation:**

Staff recommends Approval with conditions.

**City Council District:**

**Councilor Name:** N/A

**County Commission District:** 2

**Commissioner Name:** Karen Keith

**EXHIBITS:**

- INCOG Aerials
- INCOG Case Map
- Subdivision Map
PRELIMINARY SUBDIVISION PLAT

Meadow Creek - (County)
South of southeast corner of East 111th Street South and 33rd West Avenue

The plat consists of 8 Lots, 1 Block, on 5 acres.

The following issues were discussed October 1, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 839 (pending) (AG existing). The County Inspector will need to be shown schematics of site plans for development.

2. **Streets:** City – no comment. County Engineer will need to see proof of adequate access through previous lot split. Cul-de-sac design will need to be approved through County Engineer. Creek County will accept some right-of-way dedication. Right of way dedication documents will need to be provided to County Engineer.

3. **Sewer:** City – out of service area – no comment.

4. **Water:** City – no comment. Inside RWD #2 service area. An 8 inch water line will need to be looped.

5. **Storm Drainage:** The County Engineer will require a drainage study and will need to approve drainage plans.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others:

7. **Other:** Fire: City – out of City Limits. A release letter from fire department serving site will be required. This is believed to be the Sapulpa fire department.

8. **Other:** GIS: Identify all subdivisions on location map. Provide owner surveyor/engineer email addresses. Need addresses caveat. Provide all boundary line dimensions. Need addresses for all lots. Submit control data sheet. Show area of plat in 100 year floodplain area. Correct legal description. Show site in location map. Correct street names in location map. Define basis of bearing between two known points. Provide bearing from point of commencement to point of beginning. Provide symbol for pins set for
Staff recommends APPROVAL of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

**Waivers of Subdivision Regulations:**
1. None requested.

**Special Conditions:**
1. The concerns of the County Engineer must be taken care of to his satisfaction.

**Standard Conditions:**
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on...
plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
Meadow Creek

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, NORTHEASTERLY OF SECTION Thirty-four (34), TOWNSHIP EIGHT (8) NORTHERLY, RANGE TWELVE (12), EAGLE, OF THE INDIAN MERIDIAN, AN ADDITION TO TULSA COUNTY, STATE OF OKLAHOMA

UNPLATTED

OWNERS:

Jenks Land, L.L.C.

SURVEYOR/ENGINEER:

Tanner Consulting, L.L.C.

LOCATION MAP

SCALE: 7" = 1,000'

SURFACE CONTROL:

107 N 1550

SURVEY CONTROLS:

107 N 1550

SURVEY CONTROLS:

107 N 1550

SCALE: 7" = 1,000'

ADDENDUM:

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SURVEYOR/ENGINEER:

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Jenks Land, L.L.C.

SURVEYOR/ENGINEER:

Tanner Consulting, L.L.C.

LOCATION MAP

SCALE: 7" = 1,000'

SURFACE CONTROL:

107 N 1550

SURVEY CONTROLS:

107 N 1550

SURVEY CONTROLS:

107 N 1550

SCALE: 7" = 1,000'

ADDENDUM:

OWNER:

Jenks Land, L.L.C.

SURVEYOR/ENGINEER:

Tanner Consulting, L.L.C.

LOCATION MAP

SCALE: 7" = 1,000'

SURFACE CONTROL:

107 N 1550

SURVEY CONTROLS:

107 N 1550

SURVEY CONTROLS:

107 N 1550

SCALE: 7" = 1,000'

ADDENDUM:

OWNER:

Jenks Land, L.L.C.

SURVEYOR/ENGINEER:

Tanner Consulting, L.L.C.

LOCATION MAP

SCALE: 7" = 1,000'

SURFACE CONTROL:

107 N 1550

SURVEY CONTROLS:

107 N 1550

SURVEY CONTROLS:

107 N 1550

SCALE: 7" = 1,000'
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
Applicant: Michael Joyce
Property Owner: SCHWERS, JIM COMPANY INC

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

**Applicant Proposal:**
Present Use: Vacant
Proposed Use: Multifamily - Assisted Living and Life Care Retirement

Concept summary: Existing PUD 221-D allows office uses. Amend the PUD to allow an assisted care living center.

Tract Size: 2.58 ± acres
112407.04 ± sq. ft

Location: Southeast corner of S. 129th E. Ave. and E. 43rd Pl. S.

**Zoning:**
Existing Zoning: RS-3/ PUD-221-D
Proposed Zoning: RS-3/ PUD-221-H

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

**Staff Recommendation:**
Staff recommends approval.
The PUD will permit an assisted care living center with significant development standards that are established to integrate the site into an existing neighborhood.

**Staff Data:**
TRS: 9428
CZM: 49
Atlas: 1115/1116

**City Council District:** 6
Councilor Name: Connie Dodson

**County Commission District:** 1
Commissioner Name: John Smaligo
SECTION I: PUD-221-H

DEVELOPMENT CONCEPT

The Applicant is seeking a major amendment to PUD 221-D Quail ridge, Development Area B (Balance of Lot 11, Block 9) hereinafter the 'Senior Living Site, but excluding Development Area A (Day Care Lot) of Lot 11, block 9. Approval of this application is sought in order to allow for the construction of a new assisted living and memory care center with a maximum height of 3 stories and a maximum of 120 dwelling units.

The PUD major amendment will add Use Unit 8: Multifamily dwelling and similar use for assisted living and life care retirement center. The PUD if approved will allow an increase in the maximum land coverage for the building upon on the site not to exceed 42,000 square feet on the ground level allowing for a building three stories in height but not to exceed fifty five feet at its highest point. The total floor area of the building will not exceed 105,000 square feet.

In order to buffer the adjoining day care and single family residential properties from the proposed facilities, the applicant will heavily landscape the south and east boundaries that exceeds the current landscape requirements of the Tulsa Zoning Code.

The property is currently part of a subdivision plat. Any new PUD requires a new plat or plat waiver. In this instance the applicant is expected to request a plat waiver.

Section 1104.1 of the Tulsa Zoning Code provides a method of calculation that provides a maximum dwelling unit count for residential density. The original PUD is a large overlay with CS, RM-1 and RD zoning districts. The original PUD 221 density was based on RM-1 and RM-2 multi family density standards. The dwelling unit capacity of the original PUD was limited to 890. 400 dwelling units were constructed in 1981 in the PUD area. Also a large open space has been provided in the PUD for the community to share. Ample open space can be found to supplement the livability space requirements for this new site in a large open space containing greater than 12 acres of land set aside for drainage and a pedestrian path. The green space is less than 300 feet from the north side of this project.

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:

  Conceptual Site plan
  Conceptual Grading and drainage
  Exterior concept with birds eye view
  ALTA Survey
  Neighborhood meeting Notes (September 29th, 2015)

SECTION II PUD-221-H DEVELOPMENT STANDARDS:

PERMITTED USES:

Those uses permitted by right within Section 1208, Use Unit 8 of the Zoning Code of the City of Tulsa, Title 42 (the “Code”), including customary accessory uses, but specifically excluding “Apartment”, “Community Group Home”, “Convent, Monastery, Novitiate”, “Fraternity or Sorority
House”, “Multifamily Dwelling”, and “Rooming/Boarding House” as specified in Use Unit 8, with the primary intended uses being “Assisted Living Facility”, Elderly/Retirement Housing”, and/or “Life Care Retirement Center” as specified in Use Unit 8 of the Code.

TOTAL PROJECT LAND AREA:

113,013 square feet (Gross)

Maximum Dwelling Unit:

Maximum dwelling units allowed 120

MAXIMUM PERMITTED BUILDING FLOOR AREA WITHIN THE PROJECT:

105,000 SF (TOTAL)

MAXIMUM LOT COVERAGE RATIO FOR PROJECT BUILDING:

45% of gross land area

BUILDING SETBACKS FROM:

Centerline of South 129th East Avenue 100 feet
Centerline of East 43rd Place South 100 feet
South Boundary of the PUD 50 feet
East Boundary South of the Southeast Corner of Day Care lot* 50 feet
East Boundary North of the Southwest Corner of Day Care lot* 20 feet
North Boundary East of the Southwest Corner of Day Care lot* 12 feet

*The day care lot is lot 11 block 9 Quail Ridge

MAXIMUM BUILDING HEIGHT:

Three (3) stories (not to exceed 55′) for the portion of the Building located on that portion of the Project being located to the North of an East/West line running parallel to East 43rd Place South and being located 225′ to the South of the C/L of East 43rd Place South (the “Project Division Line”); and two (2) stories (not to exceed 40′) for that portion of the Building located on that portion of the Project being located to the South of the Project Division Line.

SIGNS:

Signs accessory to the allowed uses shall be permitted and shall comply with the restrictions applicable to permitted uses within Use Unit 8 of the Code. All signs shall be in compliance with TMAPC approved Detail Sign Plans for the Project (to be submitted at a later date).

MINIMUM OFF-STREET PARKING:

Off street parking shall be based on a ratio per dwelling unit. On site parking shall provide a minimum of 0.45 parking spaces per dwelling unit.

PROJECT STREET ACCESS POINTS:

REVISED 10/15/2015
There shall be no more than two (2) vehicular access points (driveway/curb cuts) onto the Project site from and along South 129th East Avenue. There shall be no more than one (1) vehicular access point (driveway/curb cut) onto the Project site from and along East 43rd Place South. All street vehicular access points (driveway/curb cuts) shall be in compliance with applicable Limits of No Access and in accordance with TMAPC approved Detail Site Plans.

CROSS ACCESS EASEMENT:

The fire code requires access from the south east corner of the site.

A perpetual easement from the owner of Lot 5, Block 9 Quail Ridge Addition will be granted to satisfy that requirement. The access will not be a public access and will require a locked gate with emergency access only for Fire, ambulance, and police and secured with a Knox Box system. Temporary construction access to the building site will be prohibited.

The gate is required at the south boundary of the PUD unless provided off site similar to the site plan exhibit provided.

SCREENING REQUIREMENTS:

A masonry screening wall (stucco, concrete, concrete block, brick, stone or combination thereof) of not less than 6' in height shall be constructed and maintained along the South and East boundaries of the Project (excepting point of access to the Lot 5 cross access easement which shall be a metal gate of same height) as well as the North boundary of the Project abutting the Day Care Lot.

LANDSCAPE STANDARDS:

A landscaped edge with a minimum width of ten(10) feet shall be installed and maintained along the South 129th East Avenue and East 43rd Place South street frontages (excepting points of access) this in addition to the South Project boundary (excepting point of access to the Lot 5 cross access easement), the East Project boundary running South from the Southeast Corner of the Day Care Lot and the North Project boundary abutting the South boundary of the Day Care Lot.

In addition to the required landscaping as defined in the Tulsa Zoning Code a minimum 10 foot wide green space adjacent to the street right-of-way for South 129th East Avenue and East 43rd Place South will be provided. Within the 10 foot green space, shrubs with sufficient density and height will be installed and maintained to provide a 3' tall effective visual screen from South 129th East Avenue and East 43rd Place South within a three year growing cycle. A berm with a minimum height of 3 feet may be used in lieu of shrubs however the berm may not be used for more than 30% of the street frontage length.

Adjacent to the east 200 feet of the north, and the south and east edge of the PUD trees must be planted and maintained with a maximum spacing of 25 feet and within 15 feet of the edge of the PUD. Trees must be a minimum 2.5 caliper height with a minimum height of 12 feet when planted.

PARKING LOT AND EXTERIOR BUILDING LIGHTING:

Exterior lighting shall be in conformance with the applicable provisions of the Code for Use Unit 8 except that light poles shall not exceed 20' in height and the parking lot lighting shall be directed downward and shielding of such lighting shall be designed so as to prevent the light-
producing element of the light fixtures from being visible to a person standing in the abutting property or street right of way.

TRASH ENCLOSURES:

All trash enclosures, mechanical and equipment areas shall be screened from public view and shall be constructed and maintained in accordance with TMAPC approved Detail Site Plans (to be submitted at a future date). The trash enclosure shall be masonry construction with a minimum height or 6 feet or taller as required to screen the dumpster from view at ground level and gated. Location of the trash enclosure will be limited to the location illustrated on the conceptual site plan and will face west or away from the single family residential homes north of East 43rd Street South.

PERMITS:

No Zoning Clearance Permit shall be issued for development with the Project site until a Detail Site Plan for the Project, which includes all buildings and required parking, has been submitted to the TMAPC and approved as being in compliance with the approved PUD 221-H Development Standards.

DETAILED STAFF RECOMMENDATION:

The development standards and proposed assisted care center are consistent with the Existing Neighborhood infill land use visions contemplated in the Tulsa Comprehensive Plan and,

PUD 221-H and its development standards are consistent with the expected development pattern in the area and,

The use and development standards identified in the PUD are compatible with the existing development pattern and,

PUD 221-H is consistent with the PUD chapter of the Tulsa Zoning Code and the original PUD that was approved in 1979 and subsequently amended therefore,

Staff recommends Approval of PUD-221-H as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed use and the development standards are consistent with the Tulsa Comprehensive Plan. This infill project provides clear and objective setback, height and design standards that will help integrate this site into the edge of this existing neighborhood. This infill project will provide a more efficient use of existing street and utility infrastructure.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

**Areas of Stability and Growth designation: Area of 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:** East 129th is a Secondary Arterial and has been fully developed. Some modification to the existing street striping may be required during the engineering design process for this project.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** This site is vacant grass covered site that has never been developed. The site slopes from a high point on the east side of the site down toward the southwest corner of the site. Approximately 9 feet of elevation change will be integrated into the site plan. The conceptual grading plan illustrates a building finished floor elevation that is compatible with the adjacent residential neighborhood on the south side of the site. The north east edge of the site adjacent to the existing day care will require a retaining wall or part of the building may be partially buried into the edge of the slope.

**Environmental Considerations:** None that would affect site development

**Streets:**

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<th>MSHP Design</th>
<th>MSHP R/W</th>
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REVISED 10/15/2015
Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single family residential and a day care, zoned RS-3, PUD 221-D and 221-E; on the north by single family residential and day care, zoned RS-3, PUD 221-D and 221-E; on the south by single family residential uses, zoned RS-3 and PUD 221-D; and on the west by a large corporate structure, zoned Scientific Research (SR).

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17317 dated May 15, 1990 (PUD-221-D) and 13313 dated November 14, 1974 (Z-4712), established zoning for the subject property.

Subject Property:

PUD-221-D May 1990: All concurred in approval of a request for a Major Amendment to PUD, on a 180’ x 200’ tract, to allow a day care center in Development Area A, and office use in Development Area B, located on the southeast corner of East 43rd Place South and South 129th East Avenue and also known as the subject property.

PUD-221-C October 1985: All concurred in denial for a request for a Major Amendment to PUD to develop a 3.2± acre tract, for office and commercial uses, on property located on the southeast corner of East 43rd Place South and South 129th East Avenue and also known as the subject property.

PUD-221-A December 1981: All concurred in approval of a Major Amendment to PUD convert the commercial portion of the CS floor area to multifamily purposes on a tract located on the southeast corner of East 41st Street South and South 129th East Avenue and also known as the subject property.

PUD-221 October 1979: All concurred in approval of a proposed Planned Unit Development, on a 160± acre tract of land, to develop for commercial, office, multifamily, single-family and industrial uses, in multiple Development Areas, subject to conditions, located at the southeast corner of East 41st Street and South 129th East Avenue and including the subject tract.

Z-4712 November 1974: All concurred in approval of a request for rezoning a 160± acre tract of land from AG to 10 acres to CS; 15 acres to RM-1, 13 acres to RD and RS-3 on the remainder, on property located on the southeast corner of E. 41st St. and S. 129th E. Ave. and also known as a part of the subject property.

Surrounding Property:

BOA-21259 May 24, 2011: The Board of Adjustment approved a Special Exception to permit a college use (Use Unit 5) in an SR district; per plan on page 9.5, on property located at 4500 S. 129th E. Ave. and abutting across S. 129th E. Ave. to the west.

PUD-221-F May 1999: All concurred in approval of a proposed Major Amendment to PUD on a 38± acre tract of land, to add church, school and accessory uses; to amend development standards and to reallocate floor area in development areas, on property located south and east of the southeast corner of East 41st Street and South 129th East Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT LAND USE PLAN EXISTING NEIGHBORHOOD

PUD-221-H
19-14 28
NOTE: This wall occurs along the property line at all adjacent residential properties and day care center.
NOTE: All storm water management on the site will comply with the City of Tulsa Storm Water Management criteria.

DETAILED SITE PLAN

PROJECT AREA ALLOCATIONS

3 STORY BUILDING AREAS

RESIDENT UNITS

PARKING CALCULATIONS

LEGAL DESCRIPTION

NOTE: This wall occurs along the property line at all adjacent residential properties and day care center.

PRIVACY WALL ELEVATION

SCALE: 1/4" = 1'-0"
The Spring Valley Senior Living Community features a Mediterranean Villa style architecture. Exterior materials include stucco, sandstone, and cast stone.
September 29, 2015
6:00 PM Neighborhood Meeting

NEIGHBORHOOD MEETING NOTES
SPRING VALLEY SENIOR LIVING

Those present:
1. Mike Joyce Attorney
2. Randy Westbrook KSQ Architects
3. Billie Stafford 12905 E. 45th St T.P Creations@aol.com
4. Brandi McGuire 13032 E. 46th St colorfulone23@aol.com
5. Cliff Slater 4516 S. 130th East Ave CSLater@cox.net
6. Robert Stage 4505 S. 132nd East Ave Robertstage1@gmail.com
7. Roberta Schackt 4603 S. 134th East Ave CASRLS@cox.net
8. Glenda Hawkins 13015 E. 45th 1greatda@cox.net
9. Gloria Easton 13227 E. 45th St geaston579@cox.net
10. Jane Green 13233 E. 435th St jgreenwrite@gmail.com
11. Cathey Luckenbach 13007 E. 46th St catluck@gmail.com
12. Ron Arnold 13433 E. 43rd Pl rla@tulsacoxmail.com
13. Frank Ostrowski 13210 E. 46th St f.ostrowski@cox.net
14. C.W. Bill Frampton 13003 E 45th St Frampton@valornet.com
15. Tanya Renond 4541 S. 135th East Ave bigtrenownd@yahoo.com
16. Sean Renond 4541 S. 135th East Ave bigtrenownd@yahoo.com
17. Vernon Hawkins 13015 E. 45th St vhawkinsa1@gmail.com
18. Virginia Self 4519 s. 132 E. Pl
19. Darrel May 4507 S. 132nd E. Place darrelmay@windstream.net

Comments:
1. The TMAPC meeting will be on October 21 at 1:30 PM in the City Hall building.
2. Do you have to bring fire trucks through the neighborhood?
   Yes, the fire department needs access to the east end of the building. The access through the residential lot will only be used in the case of a fire which we hope will never happen since the building is non-combustible and we will have a fire sprinkler system. All other emergency vehicles will use the front entrance off of 129th East Avenue.
3. Will the exterior lighting in the parking areas be high on poles and shine light directly into the windows of the adjacent residential properties?
   No, we will locate the exterior lighting in a way that we will not shine light directly into the windows of the adjacent residential properties.
4. Discuss the location of the wall and gate on the residential lot. The stucco wall can either extend out to the south property line, on the building setback at 35' back from the south property line, on the north property line or anywhere in between. Mike stated that the final location is up to the neighbors. There was discussion to locate the wall some distance north of the 35' building setback line. We will coordinate the final location with the adjacent neighbors.

5. Explain what types of care will be offered at Spring Valley Senior Living. We will offer private pay Assisted Living and Memory Care. The AL units will have small kitchenettes with a dormitory sized refrigerator, micro wave and small sink, no cook top or dishwasher. The AL residents will be offered a variety of care options including help with daily activities like dressing, bathing, etc. Many of the AL residents will use a walker or scooter. None of the AL residents drive. The Memory Care units will have no kitchenette. These residents have various levels or dementia and memory impairment.

6. Who in the neighborhood received the project announcement letter? The city sent the letter to neighbors whose property is within 300' of the project.

7. What kind of landscape will be provided at the residential lot? We will provide trees and landscaping on the inside and the outside of the new wall. We will also provide an automatic irrigation system for the entire site.

8. Will the city restripe 129th East Avenue? Yes there will be new striping to show the proper turning lanes.

9. Would Jim Schwers consider paying for a new entry feature to the neighborhood? We will discuss with Jim.

10. What will happen to all of the overhead utilities in the area? We don't know.

11. How long will it take for construction? About 18 months.

12. How many people will work there? The staff tending to the residents will be 13 plus food service and housekeeping.

13. What will happen to the site if the project goes bankrupt? We will write the PUD amendment so the property must be used for assisted living and memory care.

14. Who will manage the facility?
We are currently talking with two national senior living management companies that have national experience in successfully managing senior living communities.

END OF MEETING
PLAT WAIVER

August 19, 2015

PUD 221 H- Southeast corner of South 129th East Avenue and 43rd Place South, (CD 6)

The platting requirement is being triggered by a major amendment to PUD 221 H.

Staff provides the following information from TAC for their August 6, 2015 meeting:

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

STREETS: Limits of No Access along 129th East Avenue need to be modified. Sidewalks required per subdivision regulations. Sidewalks shall be constructed along South 43rd Place and South 129th East Avenue within a dedicated easement or within the right of way, with a minimum of five feet in width, and constructed in accordance with City of Tulsa standards.

SEWER: No comment.

WATER: No comment.

STORMWATER: On-site stormwater detention easement will be required. Stormwater discharge must be directed to 129th Street and may exceed the street drainage criteria, if it does interception of runoff will be required before discharging to the street. Contact Michael Holmes, Senior Hydrologist, COT (City of Tulsa) Development Services.

FIRE: No comment.

UTILITIES: No comment.

Staff can recommend APPROVAL of the plat waiver as most requirements have been met for the platted property.

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

1. Has Property previously been platted? X
2. Are there restrictive covenants contained in a previously filed plat? X
3. Is property adequately described by surrounding platted properties or street right-of-way?
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

4. Is right-of-way dedication required to comply with Major Street and Highway Plan?  **YES**  **NO**  
   5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?  **X**  
   6. Infrastructure requirements:
   a) Water
      i. Is a main line water extension required?  **X**  
      ii. Is an internal system or fire line required?  **X**  
      iii. Are additional easements required?  **X**  
   b) Sanitary Sewer
      i. Is a main line extension required?  **X**  
      ii. Is an internal system required?  **X**  
      iii. Are additional easements required?  **X**  
   c) Storm Sewer
      i. Is a P.F.P.I. required?  **X**  
      ii. Is an Overland Drainage Easement required?  **X**  
      iii. Is on site detention required?  **X**  
      iv. Are additional easements required?  **X**  
   7. Floodplain
      a) Does the property contain a City of Tulsa (Regulatory) Floodplain?  **X**  
      b) Does the property contain a F.E.M.A. (Federal) Floodplain?  **X**  
   8. Change of Access
      a) Are revisions to existing access locations necessary?  **X**  
   9. Is the property in a P.U.D.?  **X**  
      a) If yes, was plat recorded for the original P.U.D.  **X**  
   10. Is this a Major Amendment to a P.U.D.?  **X**  
       a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?  **X**  
   11. Are mutual access easements needed to assure adequate access to the site?  **X**  
   12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?  **X**  

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

**Owner and Applicant Information:**
Applicant: Situs of Sound LLC/ Bruce Robbins Jr.
Property Owner: United Contracting Services Inc.

**Applicant Proposal:**
Present Use: Vacant
Proposed Use: Industrial
Concept summary:
Tract Size: 8.1 ± acres
Location: East and south of the southeast corner of E. 11th St. and S. 177th E. Ave.

**Zoning:**
Existing Zoning: AG
Proposed Zoning: IL

**Comprehensive Plan:**
Land Use Map: New Neighborhood, Employment
Stability and Growth Map: Area of Growth

**Staff Recommendation:**
Staff recommends approval for IL zoning north of the floodplain. (Approximately 4.8 acres)
Staff recommends denial for IL zoning in the area south of the north edge of the mapped floodplain. (Approximately 3.3 acres)

**City Council District:** 6
Councilor Name: Connie Dodson

**County Commission District:** 1
Commissioner Name: John Smaligo
SECTION I: Z-7319

DEVELOPMENT CONCEPT:

The property defined in Z-7319 is owned by the same entity that owns land immediately east of this site. The east parcel is zoned IL and the owner is currently working through the site engineering and design process for a new industrial fabrication facility.

It has been determined that the fire code requires a secondary point of access to serve that facility. An existing stub street (East 12th Street South) is available at the west end of the site and would satisfy that requirement. The rezoning request anticipates future expansion opportunities for the property owner.

The connection to the stub street will be gated and locked with a locking system approved by the fire department. The adjacent property east of this site provides normal business access to East 11th Street.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits: None Provided

DETAILED STAFF RECOMMENDATION:

IL zoning is consistent with the comprehensive plan on portion of the application north of an existing flood plain area and included in an Employment land use designation in the Comprehensive Plan and,

The south portion of the requested area is considered a New Neighborhood. The comprehensive plan recognizes the flood plain as a buffer area between Employment Areas and New Neighborhood Land Use designations. Rezoning the area south of the floodplain into the New Neighborhood area is not consistent with the comprehensive plan and,

Generally this part of Tulsa is undeveloped except for large lot residential, agricultural and small business. The expected development pattern has not been established except in the comprehensive plan land use designation therefore,

Staff recommends Approval of Z-7319 to rezone property from AG to IL but limited to the land area north of the currently mapped 100 year FEMA floodplain.

Staff recommends Denial of IL zoning south of the north edge of the 100 year FEMA floodplain boundary.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

REVISED 10/14/2015
Staff Summary:
The portion of the property north of the floodplain is included in the Employment Area land use designation of the comprehensive plan. Approximately 4.8 acres of land is north of the flood plan and is illustrated below.

Land Use Vision:

Land Use Plan map designation: New Neighborhood, Employment,

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

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.
The New Neighborhood is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None
Trail System Master Plan Considerations: None
Small Area Plan: None
Special District Considerations: None
Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is gently sloping grassland with some wooded area. The wooded area is concentrated around the flood plain area that bisects the southern part of site. Vehicular and pedestrian access is limited to the existing street right of way that ends at the west edge of the property being considered in this application. The floodplain area includes a floodway that can only be modified through the FEMA process.

The image below is a street view image illustrating the proposed fire code connection point at the east end of East 12th Street South. The view is facing east.
Environmental Considerations:

Floodplain designations previously discussed provide a natural edge between the land use categories in the Comprehensive Plan. The zoning boundary should be respectful of that edge which is reflected in the Land Use Plan. This area is well known for shallow limestone deposits. Those deposits are a consideration for future development but do not prohibit new construction activities.

Streets:

<table>
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<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP RAW</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>East 12th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water service. Sanitary sewer is not available at this time. A private septic system will be required.

Surrounding Properties: The subject tract is abutted on the east by undeveloped property, zoned IL; on the north by undeveloped property, zoned AG; on the south by undeveloped property, zoned AG; and on the west by large lot single family residential property, zoned RS-1.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Subject Property:
n/a

**Surrounding Property:**

**Z-7250 October 2014:** All concurred in approval of a request for rezoning a 13+ acre tract of land from AG to IL for a fabrication shop, on property located east and south of southeast corner of East 11th Street and South 177th East Avenue and abutting east of the subject property.

10/21/2015 1:30 PM
SUBJECT TRACT LAND USE PLAN
EMPLOYMENT & NEW NEIGHBORHOOD

Land Use Plan Categories

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

Z-7319
19-14 12
SUBJECT TRACT

Area of Growth
Area of Stability

500 Feet
250

Growth and Stability

Area of Growth
Area of Stability

Z-7319
19-14 12