

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2709**

**November 4, 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:**

1. Minutes of October 7, 2015, Meeting No. 2707

**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 39<sup>th</sup> Street South and South Evanston Avenue (continued from 10/21/2015- request continuance to 11/18/15)
3. **LC-695** (Lot-Combination) (CD 4) – Location: Southeast corner of East 4<sup>th</sup> Street South and South Main Street
4. **LS-20823** (Lot-Split) (CD 9) – Location: North of the northeast corner of East 55<sup>th</sup> Street South and South Peoria Avenue
5. **LC-717** (Lot-Combination) (CD 9) – Location: North of the northwest corner of East 34<sup>th</sup> Street South and South Zunis Place
6. **LC-718** (Lot-Combination) (CD 2) – Location: West and North of the northwest corner of West 23<sup>rd</sup> Street South and Southwest Boulevard
7. **LC-719** (Lot-Combination) (CD 1) – Location: Southwest corner of West 10<sup>th</sup> Street South and South 63<sup>rd</sup> West Avenue



8. **LC-720** (Lot-Combination) (CD 9) – Location: West of the southwest corner of East 36<sup>th</sup> Place and South Utica Avenue
9. **PUD-216-7 – Kleinco Construction**, Location: South of the southwest corner of East 97<sup>th</sup> Place South and South Urbana Avenue, requesting a **PUD Minor Amendment** to reduce side yard setback from 10 feet to 4 feet and six inches, **RS-1/PUD-216**, (CD 8)

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

**COMPREHENSIVE PLAN PUBLIC HEARINGS:**

10. **CPA-39 - AAB Engineering, LLC/Alan Betchan**, Comprehensive Plan Amendment request to amend Land Use Map change from “New Neighborhood” to “Neighborhood Center” on approximately .27 acres located north of the northeast corner of East Queen Street and North Martin Luther King Jr. Boulevard, (CD 1) (Related to Z-7321/PUD-842)

**PUBLIC HEARINGS:**

11. **Z-7321 – AAB Engineering, LLC/Alan Betchan**, Location: Northeast corner of East Queen Street and North Martin Luther King Jr. Boulevard, requesting zoning from **RS-4 to CS**, (CD 1) (Related to CPA-39/PUD-842)
12. **PUD-842 - AAB Engineering, LLC/Alan Betchan**, Location: Northeast corner of East Queen Street and North Martin Luther King Jr. Boulevard, requesting a **PUD** for all uses allowed in CS zoned districts except Adult Entertainment – Use Unit 12.a, **RS-4 to CS/PUD**, (CD 1) (Related to CPA-39/Z-7321)
13. **LS-20820** (Lot-Split) (CD 9) – Location: South of the southwest corner of East 38<sup>th</sup> Street South and South Atlanta Place (Related to: LC-714 & LC-715) (**Withdrawn by applicant**)
14. **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) (Continued from October 7, 2015 and October 21, 2015 meetings) (**Staff requests a continuance to the November 18, 2015 meeting.**)
15. **QuikTrip No. 0031 – Preliminary Plat**, Location: Southwest corner of South Sheridan Road and East 51<sup>st</sup> Street South, (CD 9)
16. **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** to allow an assisted living center, **RS-3/PUD-221-D to RS-3/PUD-221-H**, (CD 6) (Continued from 9/2/15, 10/7/15 and 10/21/15)
17. **PUD 221 H – Plat Waiver**, Location: Southeast corner of South 129<sup>th</sup> East Avenue and 43<sup>rd</sup> Place South, (CD 6) (Continued from 9/2/15, 10/7/15 and 10/21/15)

## OTHER BUSINESS

### 18. 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.



**Case Number:** PUD-216-7  
**Minor Amendment**

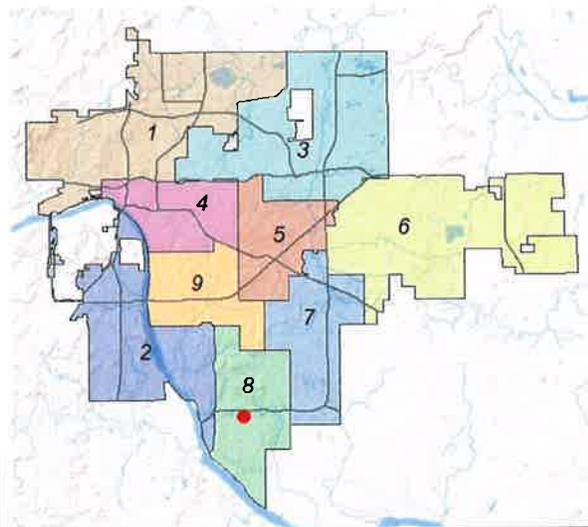
**Hearing Date:** November 4, 2015

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Kleinco Construction

Property Owner: Michael and Cara Hall

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to reduce side yard setback from 10 ft to 4 ft 6 in.

Gross Land Area: .67 acres

Location: South of the SW/c of East 97<sup>th</sup> Place South & South Urbana Avenue

9710 South Urbana Avenue

Lot 10, Block 1 Hunter's Pointe

**Zoning:**  
 Existing Zoning: RS-1/PUD-216  
 Proposed Zoning: No Change

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

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

**Staff Data:**  
 TRS: 2183  
 CZM: 56 Atlas: 2088

**City Council District: 8**  
 Councilor Name: Phil Lakin

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

**SECTION I:** PUD-216-7 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD to reduce the side yard setback from 10 ft to 4 ft 6 in.

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.”*

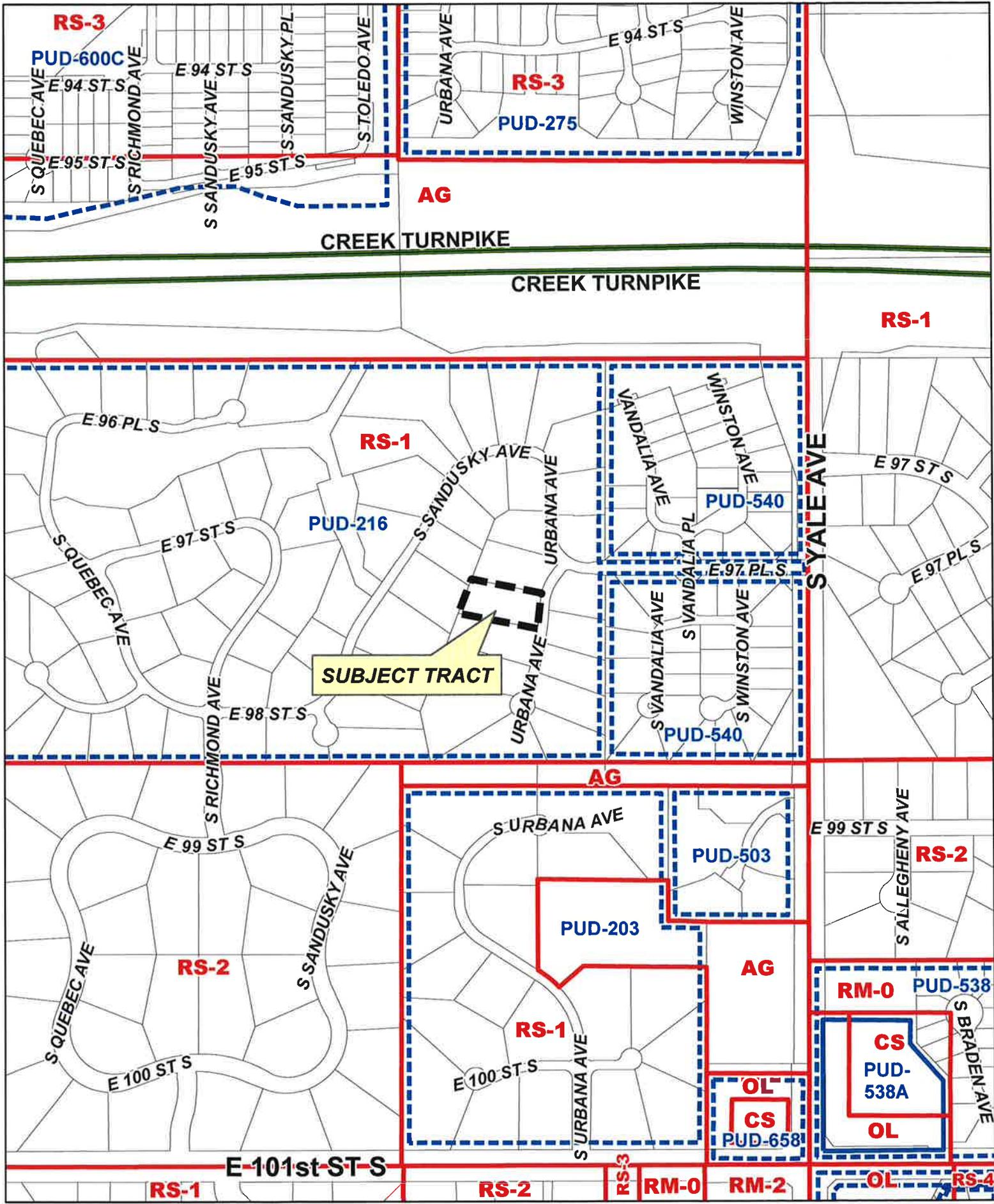
Staff has reviewed the request and determined:

- 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-216 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 Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the side yard setback from 10 ft to 4 ft 6 in.

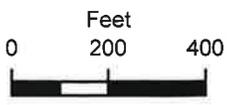


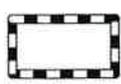
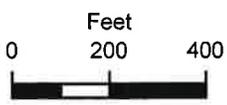
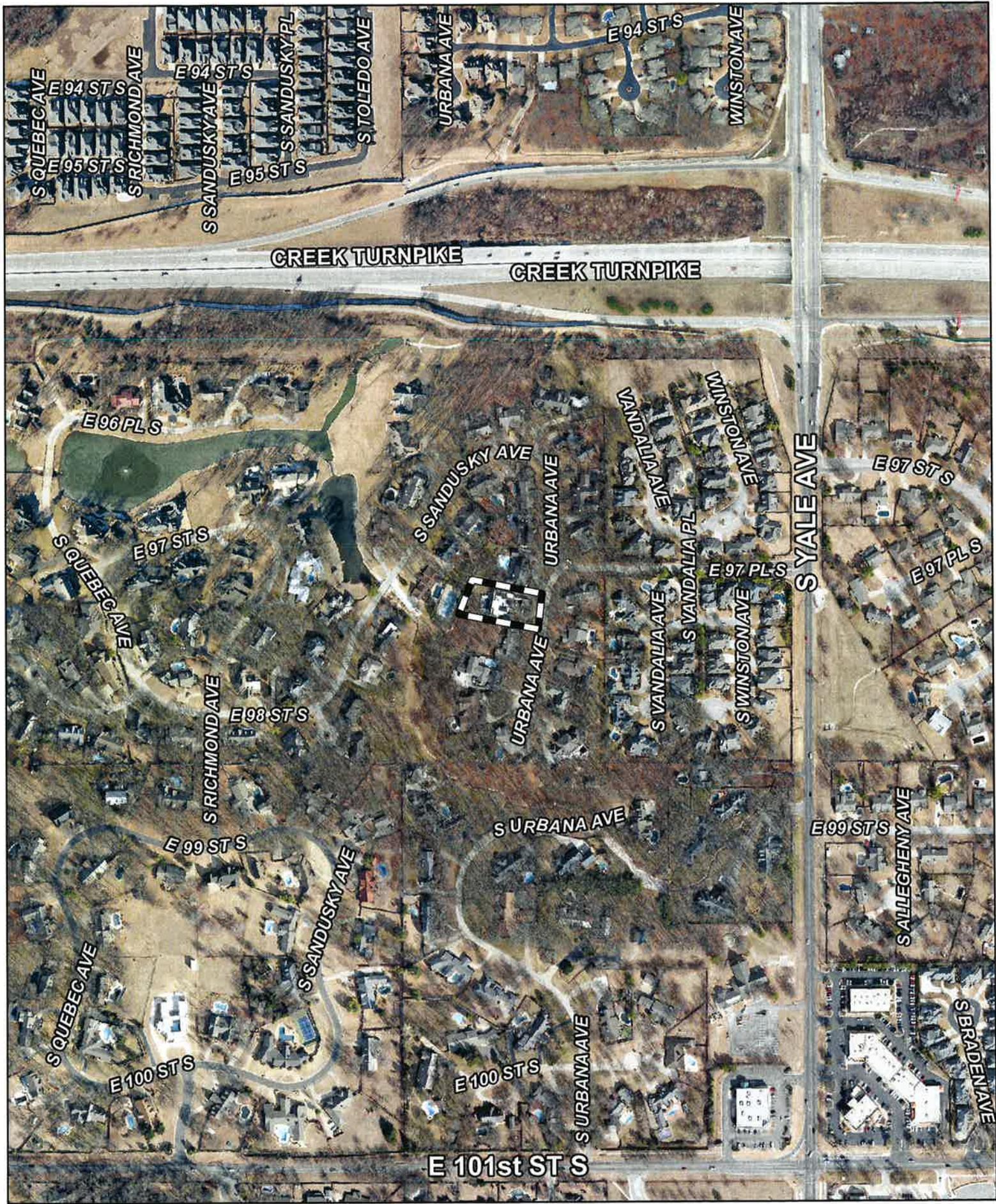
**SUBJECT TRACT**

**PUD-216-7**

18-13 21

9.3





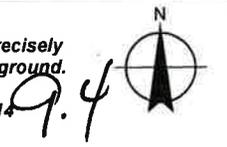
Subject Tract

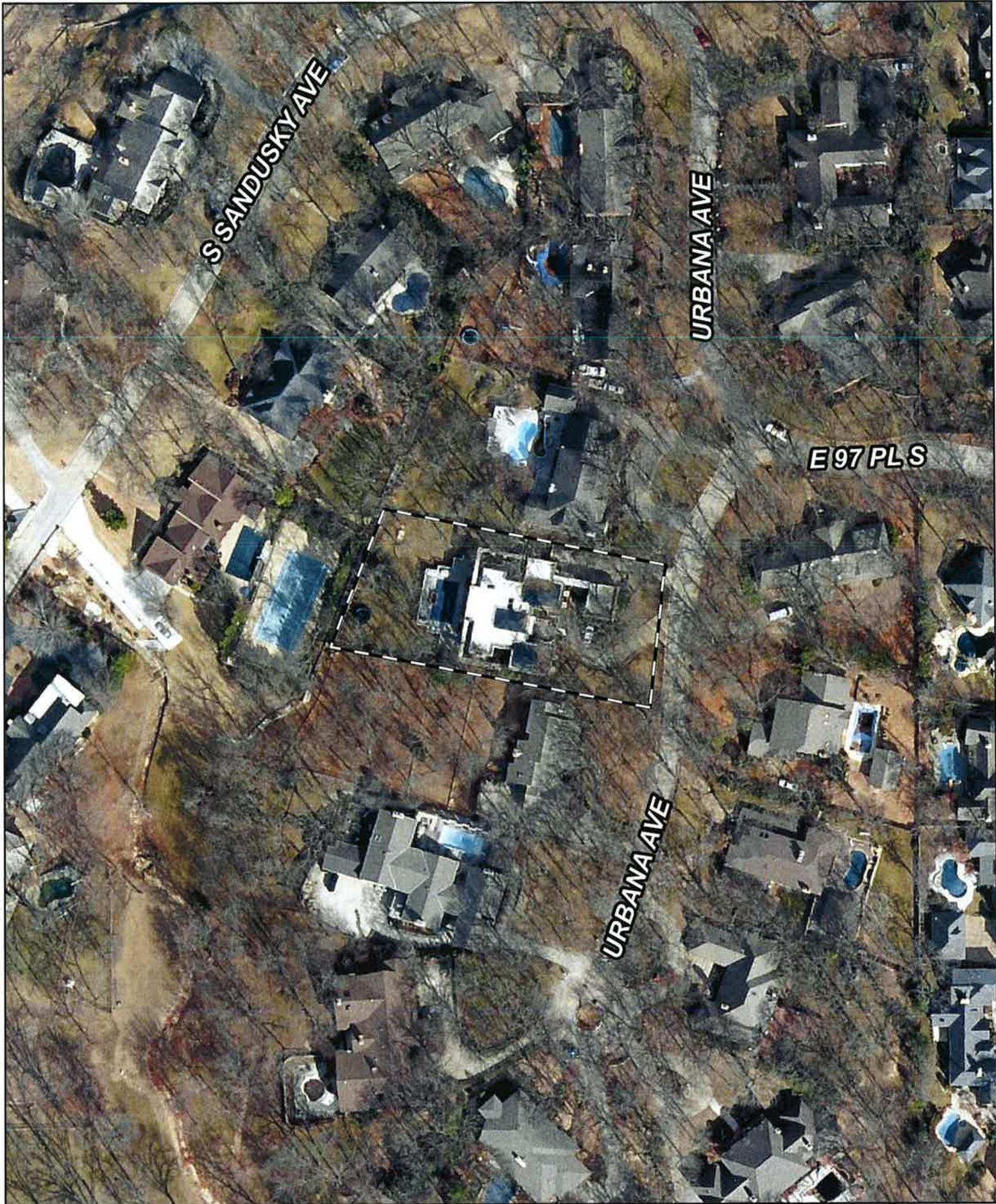
# PUD-216-7

18-13 21

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

Aerial Photo Date: March 2014





S SANDUSKY AVE

URBANA AVE

E 97 PLS

URBANA AVE



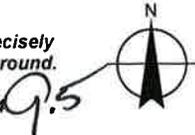
Subject Tract

**PUD-216-7**

18-13 21

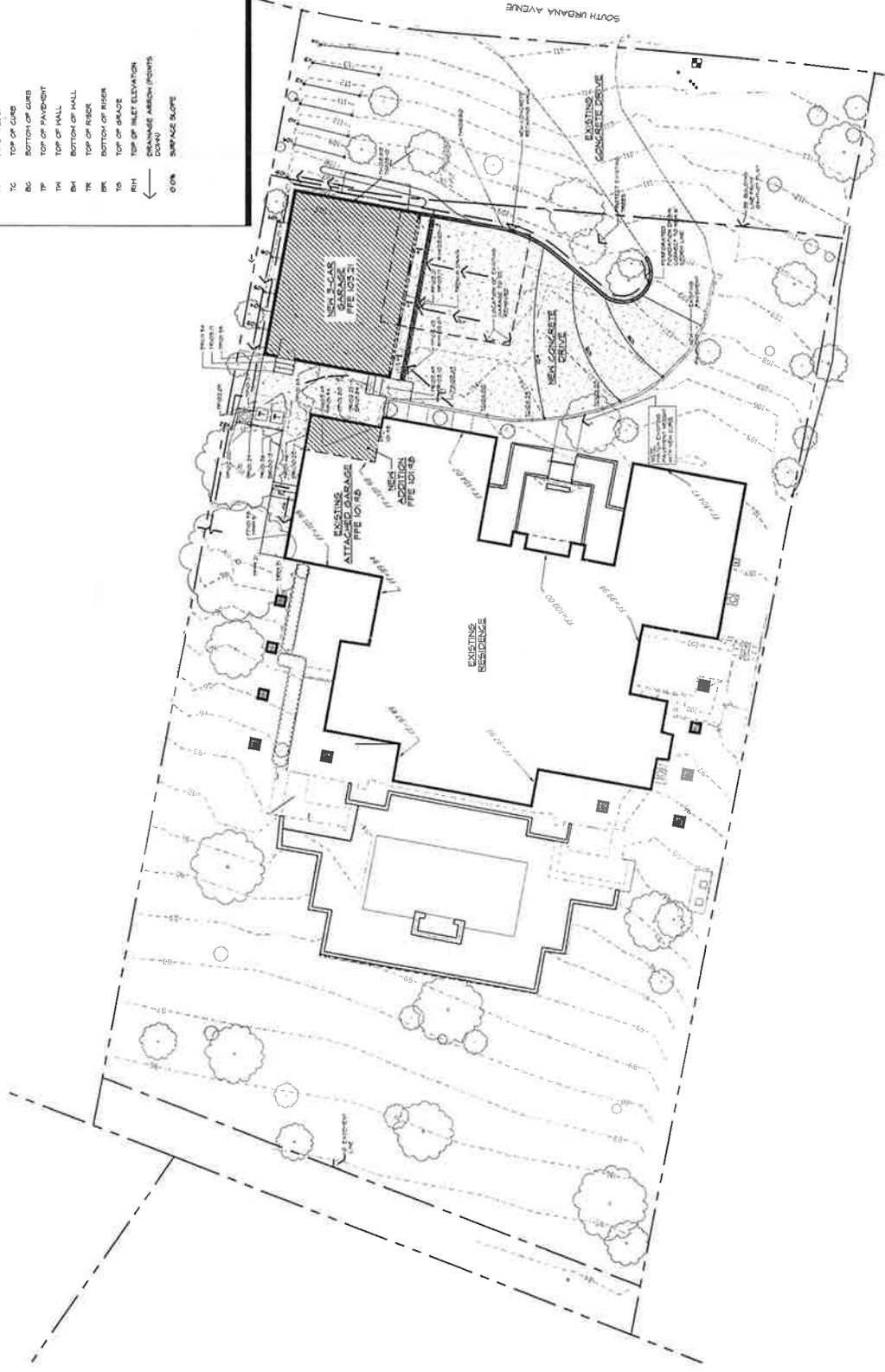
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014



**LEGEND**

1'-00/00	EXISTING ELEVATION TO REMAIN
1'-00/00	NEW ELEVATION
FF	FINISH FLOOR
TC	TOP OF CURB
BC	BOTTOM OF CURB
TP	TOP OF PAVEMENT
TH	TOP OF HALL
BH	BOTTOM OF HALL
TR	TOP OF RISER
TS	BOTTOM OF RISER
TH	TOP OF HOLEY ELEVATION
DR	DRAINAGE AREAS (POINTS DOWN)
0.0%	SURFACE SLOPE



9.6



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-39  
**Comprehensive Plan Amendment**  
**(related to Z-7321 & PUD-842)**

**Hearing Date:** November 4, 2015

**Case Report Prepared by:**

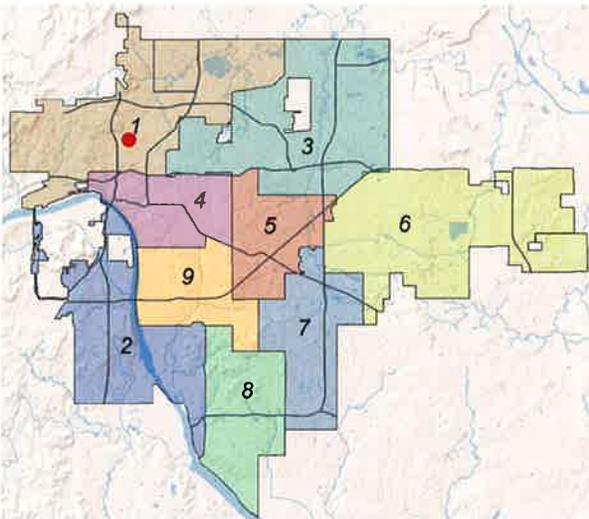
Susan Miller, AICP

**Owner and Applicant Information:**

Applicant: Alan Betchan, AAB Engineering, LLC

Property Owner: Tulsa Development Authority

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



**Applicant Proposal:**

Land Use Map change from ***New Neighborhood***  
to ***Neighborhood Center***

Existing Use: vacant

Proposed Use: retail development

Tract Size: 0.27 acre

Location: North of the northeast corner of E. Queen  
Street and N. Martin Luther King Jr. Boulevard

**Comprehensive Plan:**

Land Use Map:

Existing: *Existing Neighborhood*

Proposed: *Neighborhood Center*

Stability and Growth Map:

*Area of Growth*

**Zoning:**

Existing Zoning: RS-4

Proposed Zoning: CS/PUD-842

**Staff Recommendation:**

Staff recommends **denial** of the ***Neighborhood Center*** designation.

**City Council District: 1**

*Councilor Name:* Jack Henderson

**County Commission District: 1**

*Commissioner Name:* John Smaligo

**COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST**

N of NE/c of E. Queen St. & N. Martin Luther King Jr. Blvd. (CPA-39)

**I. PROPERTY INFORMATION AND LAND USE REQUEST**

<b>Existing Land Use:</b> <i>Existing Neighborhood</i> <b>Existing Stability and Growth designation:</b> <i>Area of Growth</i>
<b>Proposed Land Use:</b> <i>Neighborhood Center</i>
<b>Location:</b> N of NE/c of E. Queen St. & N. Martin Luther King Jr. Blvd.
<b>Size:</b> 0.27 acre

**A. Background**

The site that is subject to this Comprehensive Plan amendment application is a vacant residential lot, located in north Tulsa, approximately 900 feet north of the northeast corner of the intersection of N. Martin Luther King Jr. Boulevard and E. Pine Street. The northeast corner of this intersection has been developed with a commercial center (North Pointe) and a Family Dollar store located immediately to the east.

This site, as well as a significant amount of other residential lots north along Martin Luther King Jr. Boulevard and scattered in adjacent neighborhoods are owned by the Tulsa Development Authority (TDA). The applicant proposes to combine the subject site with the three vacant residential lots to the south in order to develop a 10,000 square foot retail use (Dollar General).

This block, located to the north of North Pointe commercial center, north of E. Queen Street, is zoned residential and characterized by single family homes. The neighborhood has experienced significant reinvestment and stabilization over the past 20 years. Many of the lots in the immediate area have been developed with new homes (see Attachment 1, showing year built of surrounding residential and non-residential structures).

## B. Existing Land Use/Area Growth Designation (Tulsa Comprehensive Plan)

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

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

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

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

“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.”

### C. Proposed Land Use Designation (Tulsa Comprehensive Plan)

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

“Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.” (See Attachment 2, City of Tulsa Planning staff review)

### D. Sector Plan

The subject site is also within a Tulsa Development Authority (TDA) Sector Plan (Amendments to Neighborhood Development Program Area (ND-401) for the Extension & Moton Sector, approved by City Council in 2005). This site is designated for a residential use on the Land Use and Street Plan in this document. TDA is currently engaging a consultant to update the Sector Plans.

The Sector Plan contains several objectives regarding “rehabilitating residential properties” and “encouraging moderate to higher cost single family structures” to ensure a healthy mix of housing in the area. Other objectives for residential areas include:

1. To preserve and enhance the predominate single family residential character of the neighborhood;
2. To bring about the rehabilitation of all suitably located repairable structures;
3. To remove those structures that are no longer feasible to rehabilitate or which are inappropriately located, and to replace them where appropriate with moderate to higher cost housing units of such style, type, and size, as will complement adjacent housing units;
4. To provide for adequate traffic circulation and minimize disruptive effects of through traffic by redesigning the existing patterns of right-of-way to best serve the proposed land uses. Whenever necessary, streets, alleys and easements will be closed, widened, opened, or relocated pursuant to this objective;
5. To provide adequate park and open space areas to meet the needs of the neighborhood and surrounding community;
6. To provide a limited amount of land for convenience commercial shopping and business areas to meet the needs of neighborhood residents and adjacent areas residents;
7. To provide adequate water, stormsewer, and sanitary sewer systems to the entire neighborhood sufficient for domestic uses and designed to a capacity for adequate

- health and safety protection. Whenever necessary the location type and size of utilities may be altered pursuant to this objective;
8. To provide adequate service of all other utilities necessary to serve the needs of the various proposed land uses;
  9. To provide adequate facilities for the health and education of area residents;
  10. To enhance the value of property and improve the living conditions of existing low and moderate income residents by removal of substandard structures and other blighting influences, and by encouraging new market rate residential development on cleared land where appropriate;
  11. To increase the home ownership rate in the sectors; and
  12. To increase the number, value, and marketability of homes in the sectors.

**E. Zoning and Surrounding Uses:**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-4	<i>New Neighborhood</i>	Growth	single family residential
South	RS-4	<i>Neighborhood Center</i>	Growth	vacant
East	RS-4	<i>New Neighborhood</i>	Growth	single family residential
West	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential

**F. Applicant's Justification:**

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

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

The applicant provided the following justification:

*"AAB Engineering has applied for a Planned Unit Development overlay of a tract of land located on the northeast corner of Martin Luther King Jr Boulevard and East Queen Street as depicted on the attached exhibit. The Comprehensive Plan designates the northern portion of the tract as New Neighborhood and the southern portion as Neighborhood Center. The tract is proposed to have underlying CS zoning with a PUD overlay. As part of the proposed PUD development planning staff has requested that we apply for a*

*comprehensive plan amendment changing the portion of the property designated as New Neighborhood to Neighborhood Center. This will bring the plan into conformance with the proposed property zoning and the intended development of the PUD.*

*The comprehensive plan designates the western portion of this city block as an area of growth. The land use plan designates the northern half of the block as New Neighborhood and the southern portion as Neighborhood Center. The majority of the area designated as New Neighborhood has been developed/redeveloped into single family housing. The existing development leaves a limited space designated as New Neighborhood and with that space being oriented toward M.L.K. Jr Boulevard. These characteristics make it impractical for residential development of the New Neighborhood portion of the property. With the majority of the undeveloped property designated as Neighborhood Center the logical development pattern would be an extension of the Neighborhood Center designation to the whole of the undeveloped tract.*

*The development of this tract as contemplated in the proposed PUD preserves the character of the existing neighborhood while allowing much needed retail services. The proposed Land Use Designation is an extension of the designation and development that has occurred to the south. We believe the change of designations requested represents the highest and best use of the property.”*

**G. Staff Summary:**

The subject site is a vacant residential lot with a *New Neighborhood* land use designation, immediately north of three vacant residential lots that were assigned a *Neighborhood Center* land use designation when the Comprehensive Plan was adopted in 2010. The applicant is requesting to expand the *Neighborhood Center* land use designation to include this site in order to develop 10,000 square feet of retail. As with all of the land use designations introduced in the Comprehensive Plan, they are broad categories, intended to be further defined based on the context of the surrounding environment.

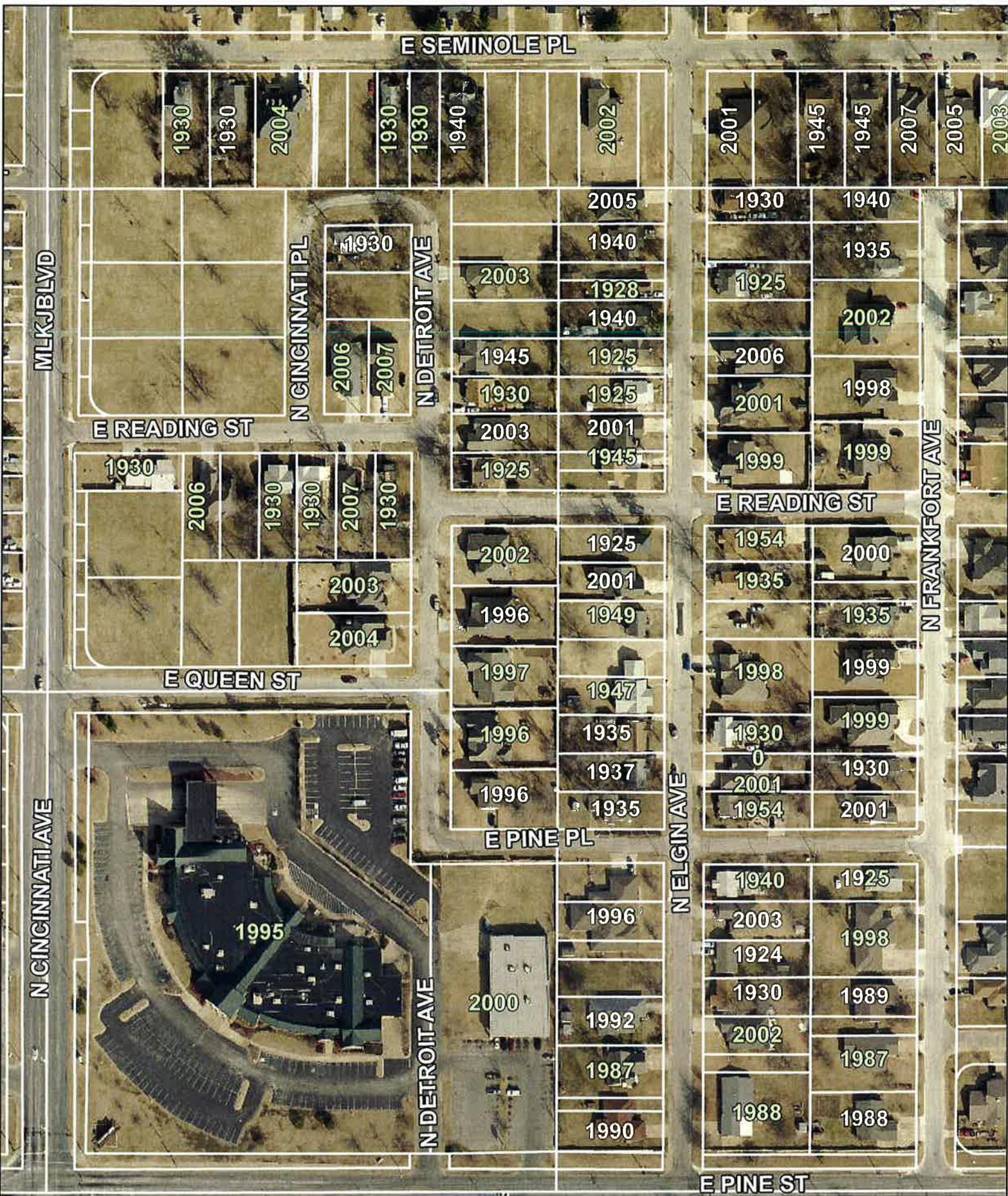
Retail, as proposed in Z-7321 and PUD-842, is not the transitional use that is intended in *Neighborhood Centers* so integral to the neighborhood, such as this one. The existing *Neighborhood Center* designation to the south is on the edge of the larger commercial area at the intersection. The North Pointe commercial center to the south has a 6 foot screening fence along the northern property line that provides a barrier to the residential block north of E. Queen Street.



Given its location on an existing and stable neighborhood block, the *Neighborhood Center* edge land use scenario is appropriate as described in the Comprehensive Plan: “They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges.” The subject site could be part of this development scenario with the existing *New Neighborhood* land use designation. The proposed retail use would be an encroachment into a neighborhood that is experiencing reinvestment and stability and it would not serve as an appropriate transition between the commercial center to the south and the neighborhood.

**II. STAFF RECOMMENDATION**

- Staff recommends Denial of the *Neighborhood Center* land use designation as submitted by the applicant.



Year Built Map  
 Prepared by INCOG  
 October 2015



Attachment 1

10.8

Attachment 2  
City of Tulsa Planning staff review

POTENTIAL DEVELOPMENT ASSESSMENT  
NORTHEAST CORNER OF N. CINCINNATI AVENUE & E. QUEEN STREET

AREA ZONING:

Base Zoning RS-4; Ord. 22465

PUD/SD: Planned Unit Development (PUD-743) Abandoned; Ord. 22467.

COMPREHENSIVE PLAN DESIGNATION:

A Neighborhood Center is defined within the Tulsa Comprehensive Plan as follows:

**“Neighborhood Centers**

“Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. **They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges.** These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.”

The Plan indicates in “Visualizing Building Blocks for Plan Categories” that such centers have an average 5 households per acre and 12 jobs per acre.

The Plan also indicates that such centers are projected to provide 5% of new future housing units and 5% of new future jobs for the Plan’s “Build-Out Capacity”. It is anticipated that Neighborhood Centers include residential uses and particularly at the outer edges of such Centers.

The Sector Plan (“Amendments to Neighborhood Development Program Area (ND-401) for the Extension & Moton Sector”) for this area was amended by TDA June 9, 2004, TMAPC July 7, 2004 and Tulsa City Council May 26, 2005 and it expires June 2, 2014. It and other area Sector Plans are currently under study for updating and renewal as appropriate. No information from the on-going study is currently available.

It has been noted that property located at the northeast corner of N. Cincinnati Avenue and NE. Pine Street was designated by the Land Use and Street Plan planned for residential use until it was amended in 2005 to accommodate a proposed office development. That proposed use did not come to fruition.

Conceptual uses which would be consistent with the 2010 Tulsa Comprehensive Plan (the Plan) are depicted in the attached exhibit and include four different uses consistent and in context with Plan designation of a Neighborhood Center. These four concepts include an office, townhouses and single-family development. As the Plan sets forth, such uses would provide an appropriate transition between commercial/retail development at the North Pointe shopping center and the adjoining Existing Neighborhoods. Such uses would support achievement of The Plan’s Land Use Goal 13 and policy 13.1 which state:

*“Goal 13 - Existing neighborhoods are stable and infill development revitalizes, preserves and enhances these urban areas. Policies to support this goal include:*

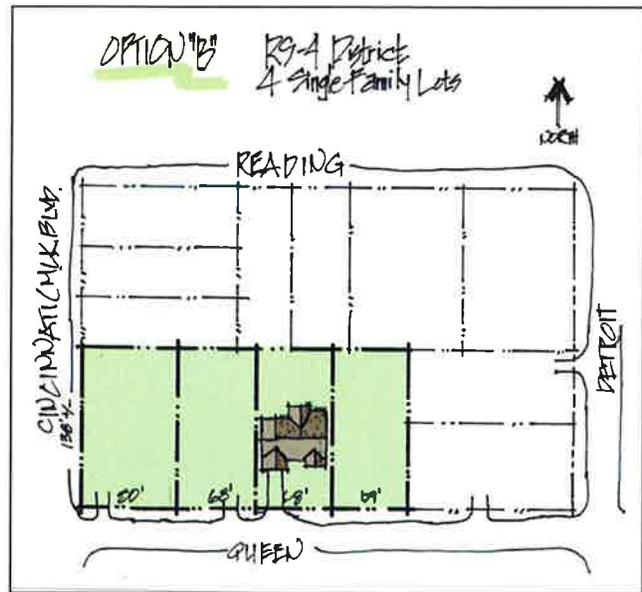
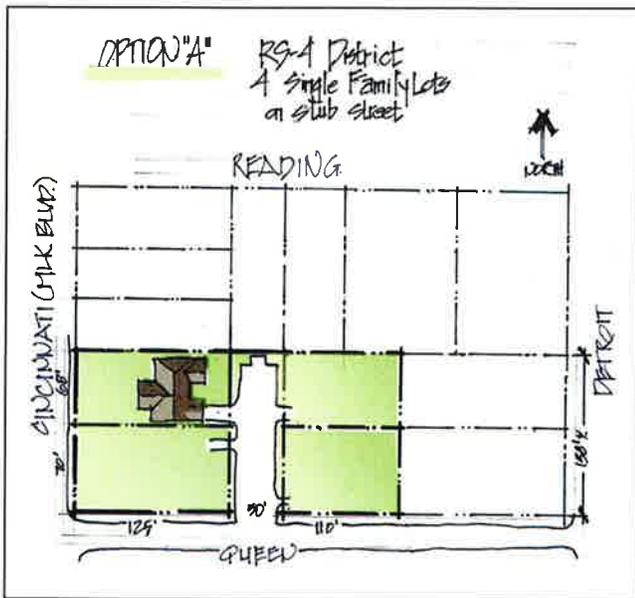
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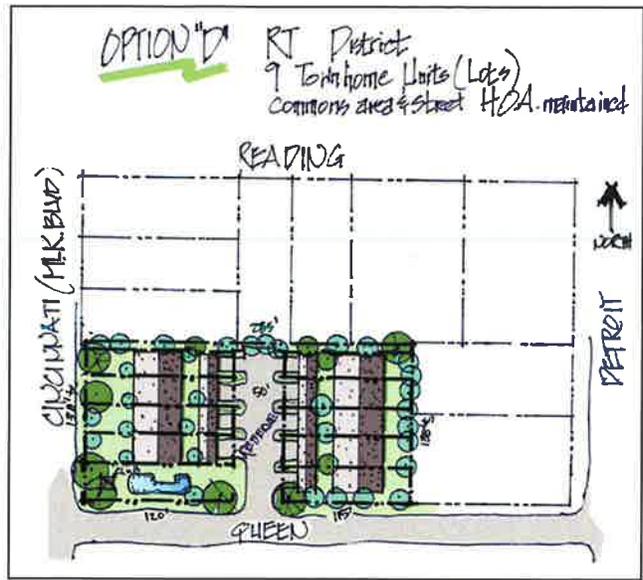
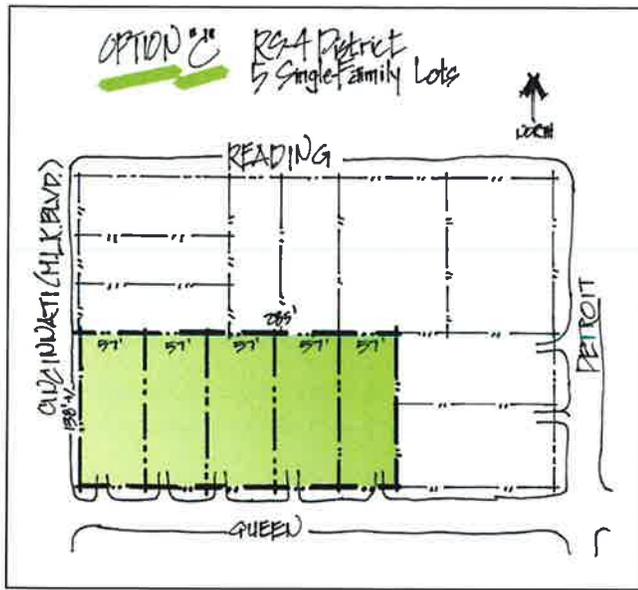
“13.1 Promote the unique characteristics of existing neighborhoods as key to the city’s long-term health and vitality.

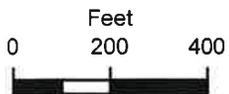
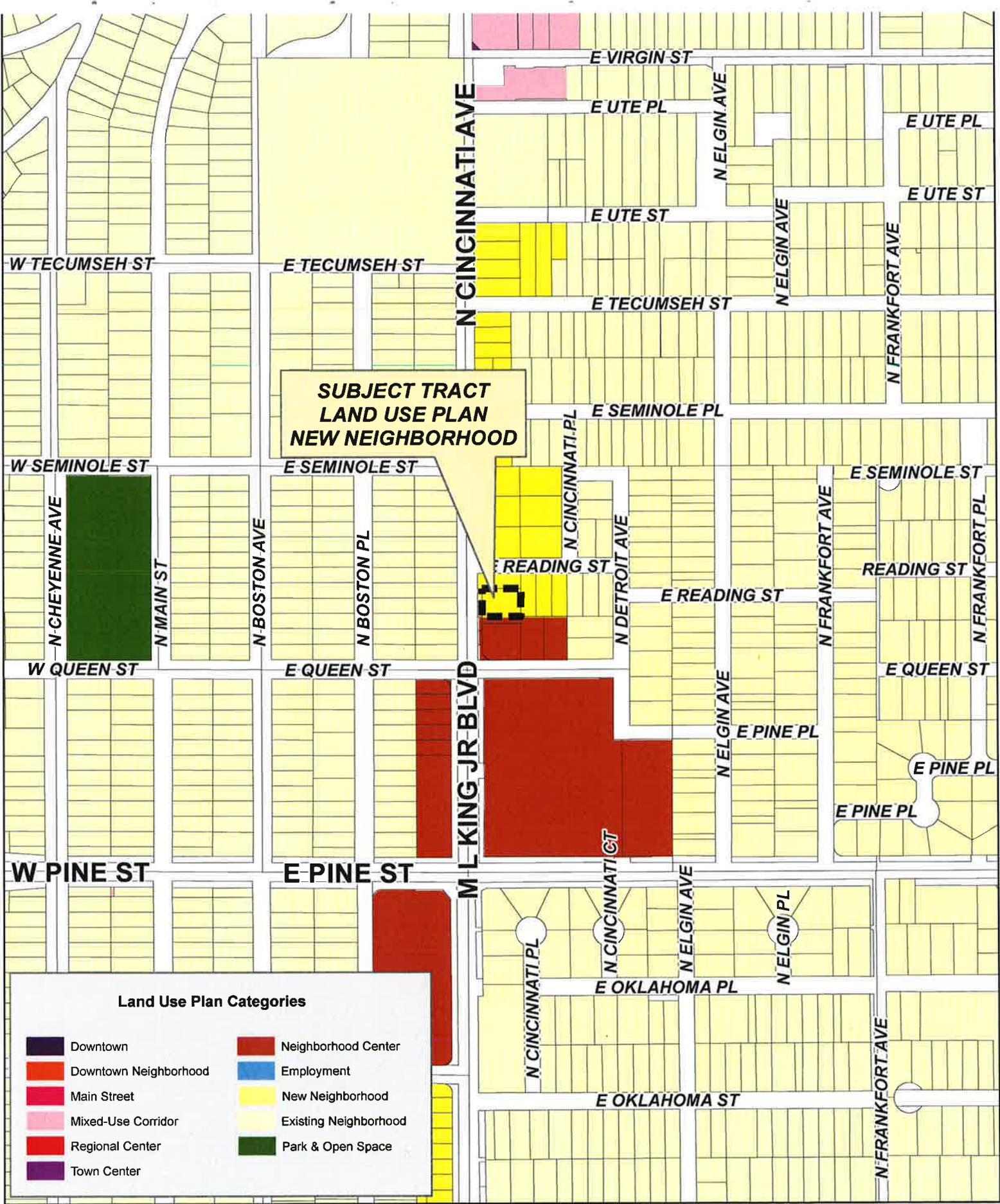
- Provide appropriate transitions between nonresidential uses and neighborhoods to protect stability and quality of life.”

The addition of added commercial/retail zoning and land use at this location would not provide a suitable transition between area uses and could destabilize a Plan designated Existing Neighborhood. This could introduce traffic patterns that could conflict with that of area residential uses.

ILLUSTRATIVE DEVELOPMENT CONCEPTS :

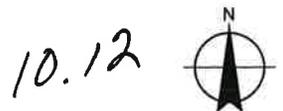


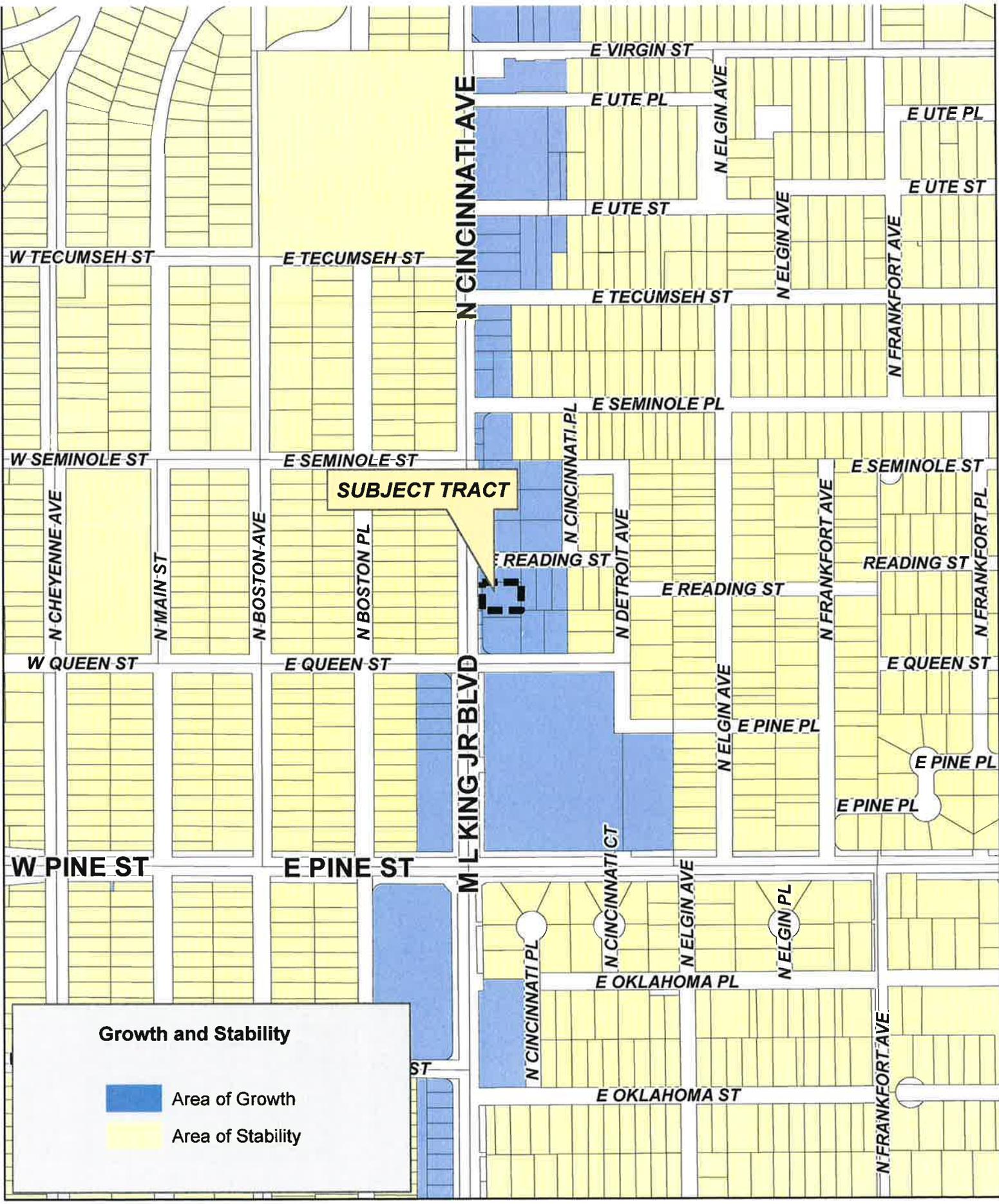




**CPA-39**

20-12 25

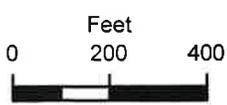




**SUBJECT TRACT**

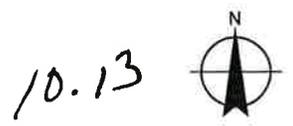
**Growth and Stability**

- Area of Growth
- Area of Stability



**CPA-39**

20-12 25





E SEMINOLE ST

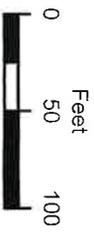
M L KING JR BLVD N CINCINNATI AVE

E READING ST

E QUEEN ST

N CINCINNATI PL

N DETROIT AVE



Subject Tract

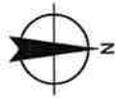
**CPA-39**

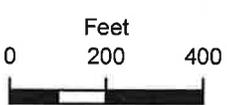
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: March 2014

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Subject Tract

**CPA-39**

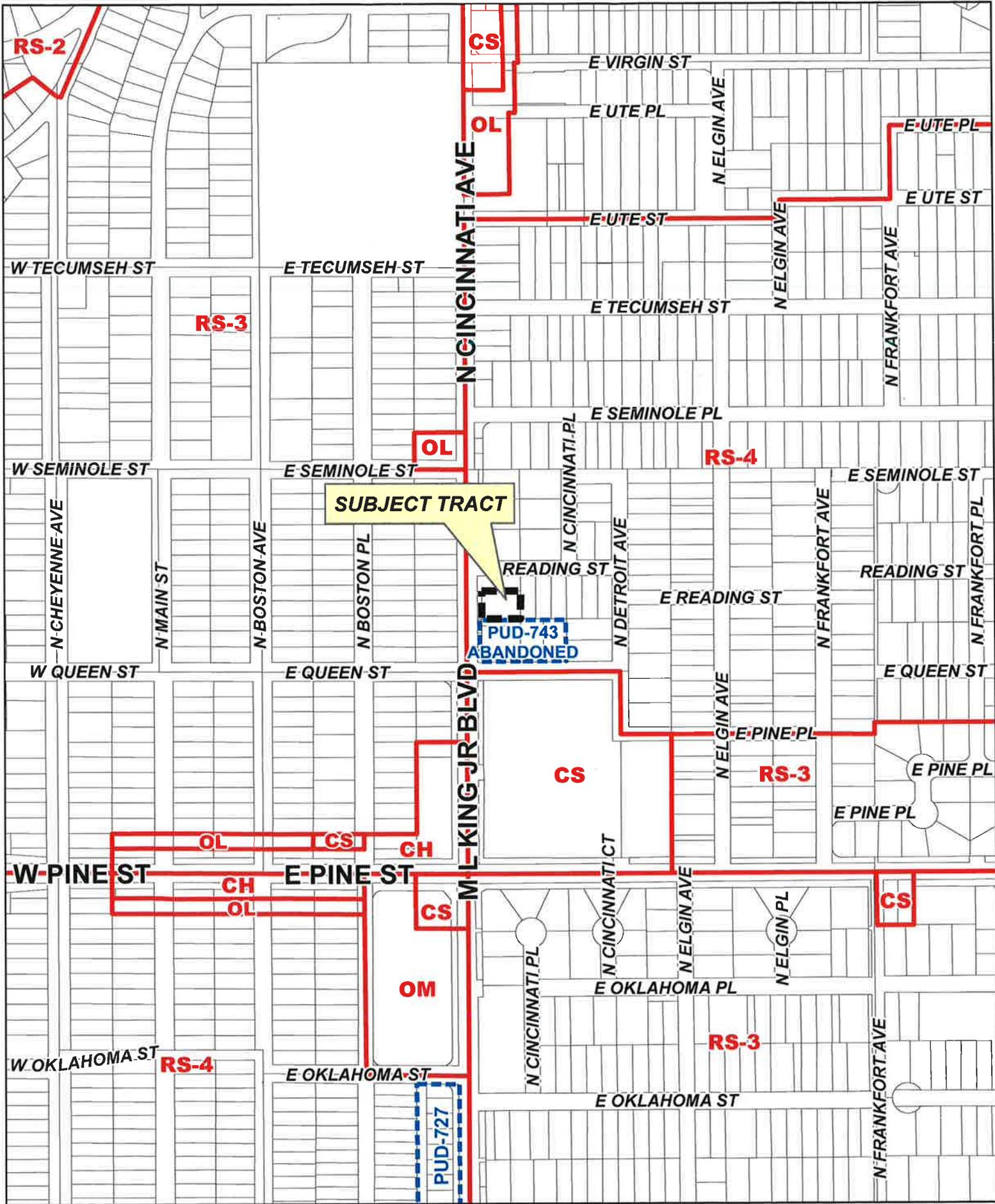
20-12 25

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

Aerial Photo Date: March 2014

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**SUBJECT TRACT**

**PUD-743  
ABANDONED**

**PUD-727**

**CPA-39**

20-12 25

10.16





Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7321**

Related to PUD 842 and CPA-39

**Hearing Date: November 4, 2015**

**Case Report Prepared by:**

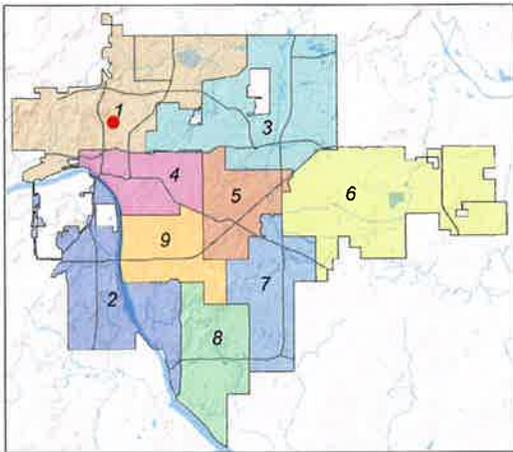
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Alan Betchan

*Property Owner:* TULSA DEVELOPMENT  
AUTHORITY

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Use Unit 14

*Concept summary:* Rezone property concurrent with a PUD overlay to support commercial redevelopment.

*Tract Size:* 1.11 ± acres 48399.71 ± sq. ft

*Location:* Northeast corner of E. Queen Street. and N. Martin Luther King Jr. Blvd.

**Zoning:**

*Existing Zoning:* RS-4

*Proposed Zoning:* CS

**Comprehensive Plan:**

*Land Use Map:* Neighborhood Center/ New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends denial.**

CS zoning without a PUD overlay is not compatible with the neighborhood redevelopment. Infill redevelopment meeting the vision of the Neighborhood Center identified in the Comprehensive Plan can only be implemented with a Planned Unit Development overlay. The PUD submitted in conjunction with this zoning request does not meet the expectations of a Neighborhood Center identified in the Comprehensive Plan.

**Staff Data:**

TRS: 0225

CZM: 28

Atlas: 162

**City Council District: 1**

*Councilor Name:* Jack Henderson

**County Commission District: 1**

*Commissioner Name:* John Smaligo

11.

## SECTION I: Z-7321

### 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  
City of Tulsa Planning Department Staff Analysis  
Applicant Exhibits: None (see PUD 842)

#### DETAILED STAFF RECOMMENDATION:

Rezoning request from RS-4 to CS is not consistent with the Tulsa Comprehensive Plan which identifies this area as a New Neighborhood and Neighborhood Center and,

The rezoning request is not consistent with the Tulsa Development Authority Sector Plan which also recommends this site as a residential and commercial area and,

CS zoning is not compatible with the anticipated and recent redevelopment of the single family residential neighborhood and,

CS zoning with a Planned Unit Development overlay provides some use limitations and architectural standards that may help integrate this site into the neighborhood however the concept for a commercial use on the edge of a Neighborhood Center is not consistent with the Comprehensive Plan therefore,

**Staff recommends Denial of Z-7321 to rezone property from RS-4 to CS.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The Tulsa Comprehensive plan and the Tulsa Development Authority Sector Redevelopment Plan illustrate that this site is on the edge of commercial and residential development. The Neighborhood Center concept identified in the Tulsa Comprehensive Plan recognizes that this area can be a small scale one to three story mixed use area intended to serve nearby neighborhoods with retail, dining, and services. The edges are typically recognized as areas with apartment's condominiums and townhouse with small lot single family homes on the edges. CS zoning allows residential uses and could be supported by the Comprehensive plan when developed in context with the neighborhood. In context with the concurrent PUD the vision of the Neighborhood Center within the Comprehensive Plan is not satisfied.*

#### Land Use Vision:

*Land Use Plan map designation:* Neighborhood Center, New Neighborhood

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments,

11-2

condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

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:*

Martin Luther King Jr. Blvd is a fully developed secondary arterial street with 4 lanes of traffic. Redevelopment of this site, with any of the anticipated uses that commercial or residential zoning would allow, will increase traffic on existing street infrastructure. Existing street infrastructure can easily support small scale commercial or any residential zoning use in this area.

Part of the street system should include sidewalks. Along Martin Luther King Jr. Blvd a sidewalk has been constructed however no sidewalks are currently located on East Queen Street. Sidewalks will support the neighborhood center concept and will be required as part of the PUD and replat process.

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations:

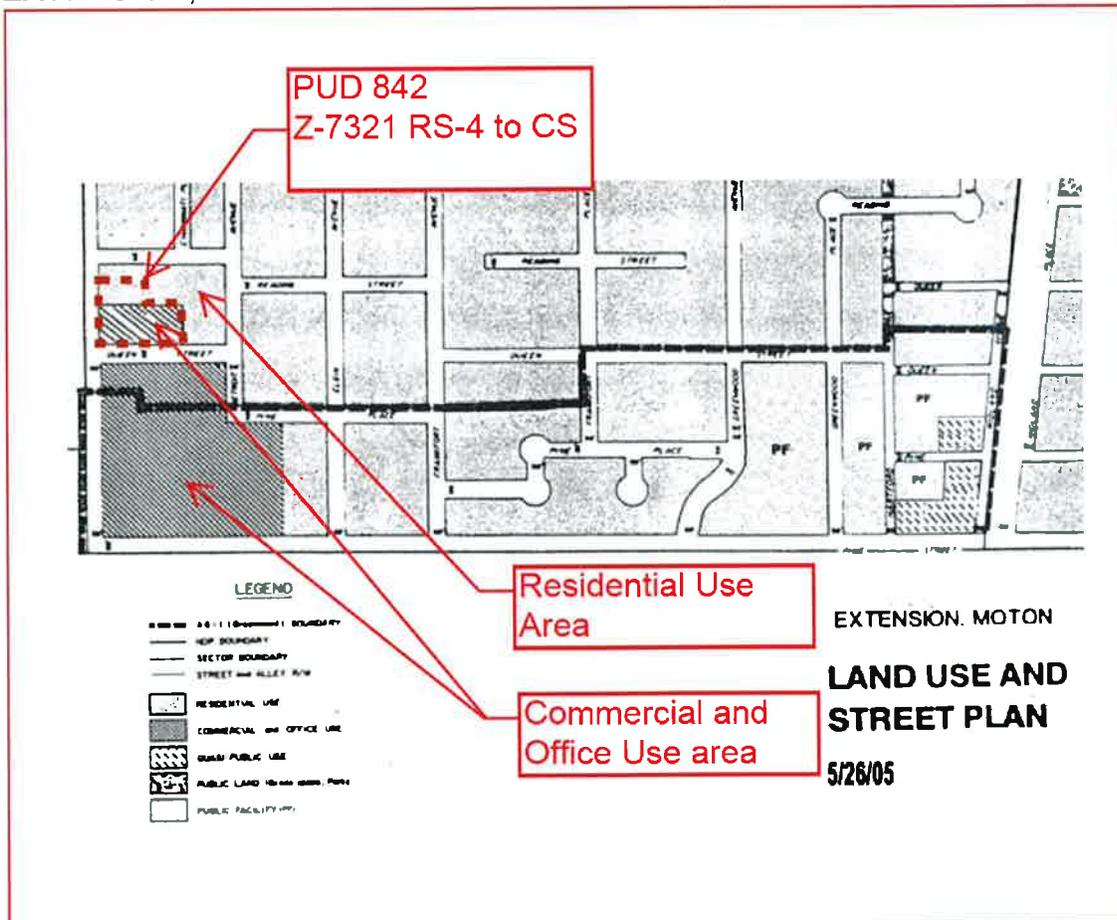
Tulsa Development Authority Sector Plan for the Extension and Moton Sector:

Many development standards for Commercial shopping areas are recommended in the sector plan but none of those standards can be implemented without a PUD overlay. The PUD submitted with the zoning application provides many of the opportunities for implementing standards outlined in the Sector Plan for this area.

The following list defines a few of the sector plan standards that are recommended:

- 1) Yard areas and other open spaces shall be landscaped and maintained in a neat condition.
- 2) A minimum of one parking space per each 225 square feet of building area
- 3) Off street loading facilities shall be provided for each commercial establishment where a loading dock is necessary shall be located so as not to interfere with offsite and or on site pedestrian and vehicular traffic and shall be screened from view of any residential district.
- 4) No building shall cover more than twenty five percent of the lot area
- 5) All outdoor mechanical refuse and other storage areas shall be visually screened from adjacent structures
- 6) No building or structure shall exceed one story in height
- 7) No building or other structure including advertising signs paving curbing decorative and protective walls or landscaping shall be constructed or reconstructed before plan for such construction have been submitted to the Tulsa Development Authority of approval.
- 8) Ingress and egress will be from arterial streets and not residential or collector streets

EXTENSION, MOTON SECTOR LAND USE MAP:



11.4

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Existing site conditions are suitable for redevelopment opportunities. Existing utility infrastructure may conflict with redevelopment plans and may require relocation of underground and overhead utilities. The site is gently sloping and should not affect redevelopment plans.

Environmental Considerations: None that would affect redevelopment opportunities for residential or commercial development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Martin Luther King Blvd.	Secondary arterial	100'	4
East Queen Street South*	None	50'	2

\*The existing street right of way is 60 feet and exceeds the minimum standards for a street that is not classified on the major street and highway plan

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single-family residential uses, zoned RS-4; on the north by single-family residential and vacant residential uses, zoned RS-4; on the south by the North Pointe office/retail center, zoned CS; and on the west by single-family, zoned RS-3.

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 22465 (Z-7169) and 22467 (PUD-743-A) dated July 14, 2011, established zoning for the subject property.

**Subject Property:**

**Z-7169 July 2011:** All concurred in **approval** of a request for *rezoning* a 39,857± square foot tract of land from OL/ PUD-743 to RS-4, for single-family homes, on property located on the northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.

**PUD-743-A July 2011:** All concurred in **approval** of a proposed *Major Amendment to Abandon* a PUD on a 39,857± square foot tract of land for future single-family home development, on property located on the northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.

**Z-7068/PUD-743 October 2007:** All concurred in **approval** of a request for *rezoning* a 37,800± square feet tract of land from RS-4 to OL/PUD-743 for dental offices, clinics, laboratories and related dental research facilities on property located northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.

11.5

**Z-7057 June 2007:** All concurred in **denial** of a request for *rezoning* a 37,900± square feet tract of land from RS-4 to OM on property located northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.

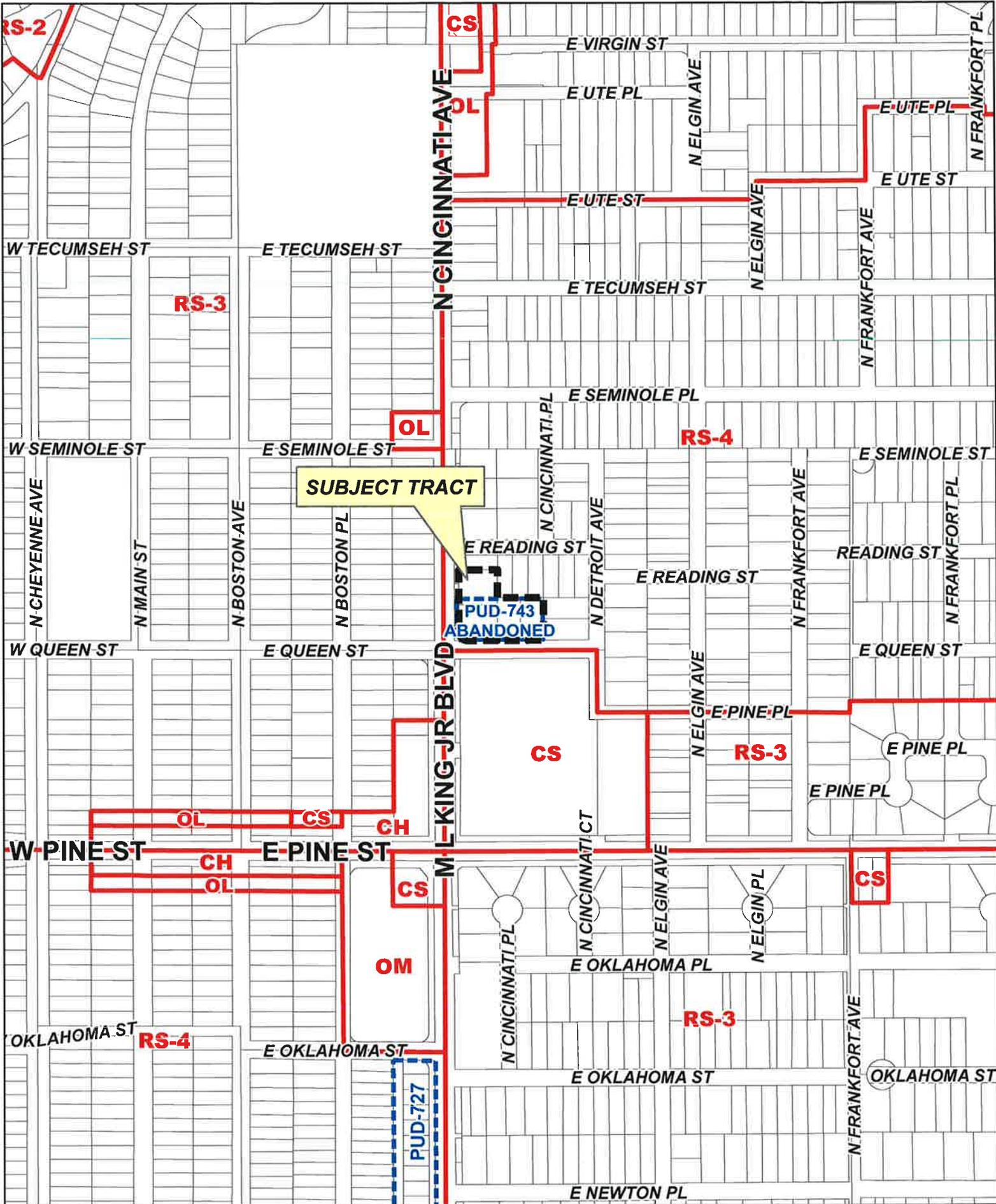
**Z-6428 January 1994:** All concurred in **approval** of a “blanket *rezoning*” on lots lying between N. Cincinnati Ave. and the Missouri-Pacific Railroad right-of-way; from E. Ute Pl. on the north to E. Pine Pl. on the south, from RM-1 to RS-4. The subject property was included in this action.

***Surrounding Property:***

**Z-5893 March 1984:** All concurred in **approval** of a request for *rezoning* a large tract of land on property located between N. Peoria Ave. and N. Cincinnati Ave., E. Apache St. and E. Archer St., from RS-3/ RM-1/ CS/ IM/ IL to RS-3/ RM-1/ RM-2/ OM/ CS/ CH/ IL for rehabilitation of housing and businesses. This rezoning case zoned the property abutting south, across E. Queen St. from the subject property, to CS zoning.

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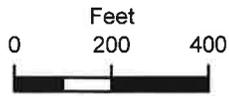
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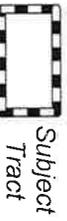
**PUD-743  
ABANDONED**

**Z-7321**

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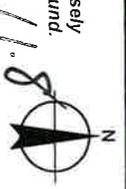


Z-7321

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

Aerial Photo Date: March 2014





N GINCINNATI PL

N DETROIT AVE

E READING ST

E QUEEN ST

N GINCINNATI AVE

M L KING JR BLVD



0 50 100

Feet



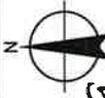
Subject Tract

Z-7321

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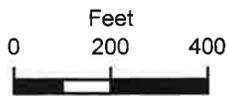
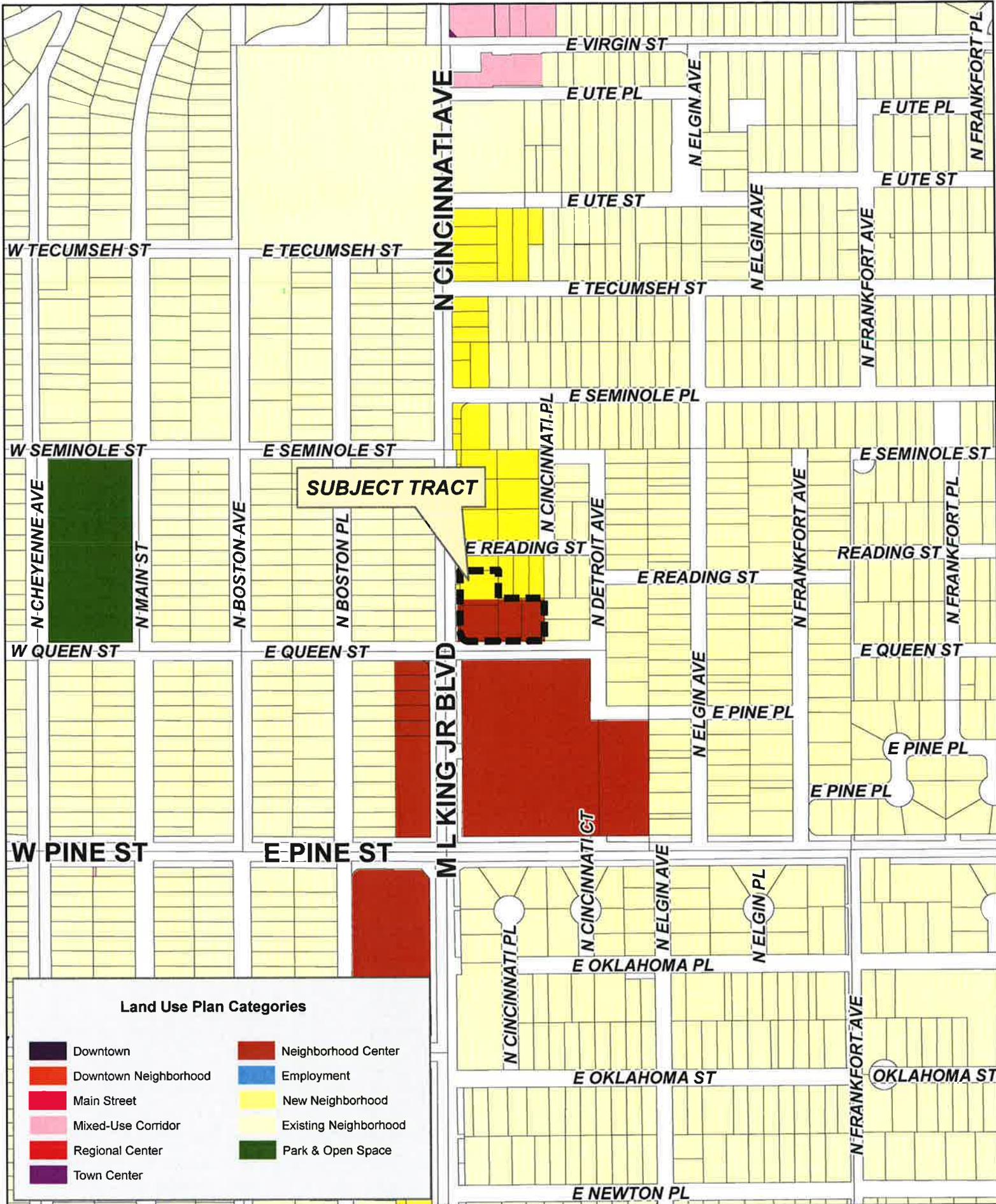
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Aerial Photo Date: March 2014



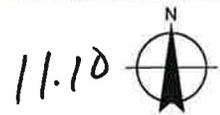
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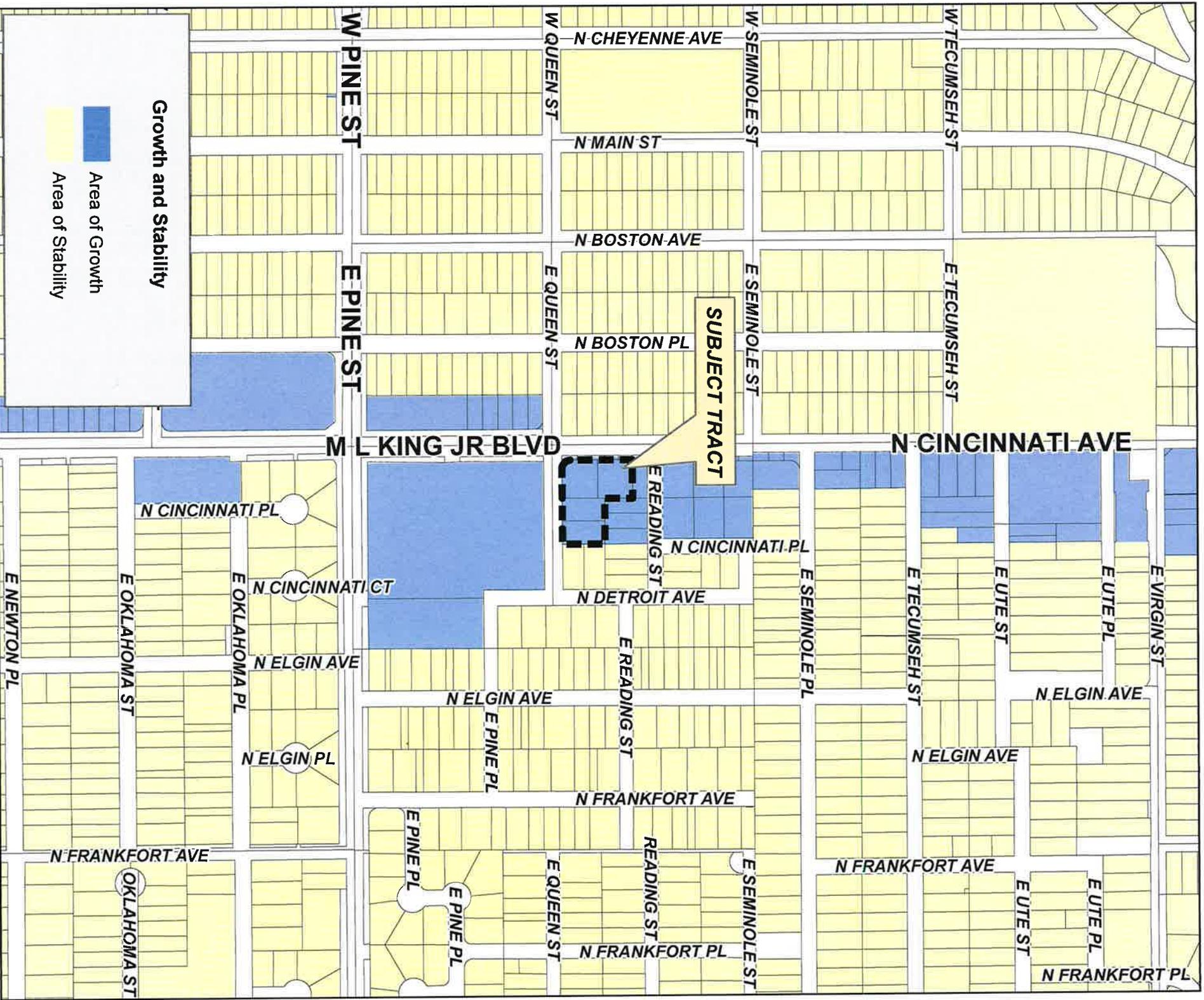
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**Z-7321**

20-12 25





**Growth and Stability**

- Area of Growth
- Area of Stability



**Z-7321**

20-12 25



**W PINE ST**  
**W QUEEN ST**  
**W SEMINOLE ST**  
**W TECUMSEH ST**  
**N CHEYENNE AVE**  
**N MAIN ST**  
**N BOSTON AVE**  
**N BOSTON PL**  
**N CINCINNATI AVE**  
**N CINCINNATI PL**  
**N CINCINNATI CT**  
**N ELGIN AVE**  
**N ELGIN PL**  
**N FRANKFORT AVE**  
**M L KING JR BLVD**  
**E PINE ST**  
**E QUEEN ST**  
**E SEMINOLE ST**  
**E TECUMSEH ST**  
**E UTE ST**  
**E VIRGIN ST**  
**E UTE PL**  
**E SEMINOLE PL**  
**E OKLAHOMA ST**  
**E OKLAHOMA PL**  
**E NEWTON PL**  
**E PINE PL**  
**E PINE PL**  
**E QUEEN ST**  
**READING ST**  
**N FRANKFORT PL**  
**N FRANKFORT AVE**  
**N FRANKFORT AVE**  
**N FRANKFORT PL**  
**N FRANKFORT PL**

**SUBJECT TRACT**

POTENTIAL DEVELOPMENT ASSESSMENT  
NORTHEAST CORNER OF N. CINCINNATI AVENUE & E. QUEEN STREET

AREA ZONING:

Base Zoning RS-4; Ord. 22465

PUD/SD: Planned Unit Development (PUD-743) Abandoned; Ord. 22467.

COMPREHENSIVE PLAN DESIGNATION:

A Neighborhood Center is defined within the Tulsa Comprehensive Plan as follows:

**“Neighborhood Centers**

“Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.”

The Plan indicates in “Visualizing Building Blocks for Plan Categories” that such centers have an average 5 households per acre and 12 jobs per acre.

The Plan also indicates that such centers are projected to provide 5% of new future housing units and 5% of new future jobs for the Plan’s “Build-Out Capacity”. It is anticipated that Neighborhood Centers include residential uses and particularly at the outer edges of such Centers.

The Sector Plan (“Amendments to Neighborhood Development Program Area (ND-401) for the Extension & Moton Sector”) for this area was amended by TDA June 9, 2004, TMAPC July 7, 2004 and Tulsa City Council May 26, 2005 and it expires June 2, 2014. It and other area Sector Plans are currently under study for updating and renewal as appropriate. No information from the on-going study is currently available.

It has been noted that property located at the northeast corner of N. Cincinnati Avenue and NE. Pine Street was designated by the Land Use and Street Plan planned for residential use until it was amended in 2005 to accommodate a proposed office development. That proposed use did not come to fruition.

Conceptual uses which would be consistent with the 2010 Tulsa Comprehensive Plan (the Plan) are depicted in the attached exhibit and include four different uses consistent and in context with Plan designation of a Neighborhood Center. These four concepts include an office, townhouses and single-family development. As the Plan sets forth, such uses would provide an appropriate transition between commercial/retail development at the North Pointe shopping center and the adjoining Existing Neighborhoods. Such uses would support achievement of The Plan’s Land Use Goal 13 and policy 13.1 which state:

*“Goal 13 - Existing neighborhoods are stable and infill development revitalizes, preserves and enhances these urban areas. Policies to support this goal include:*

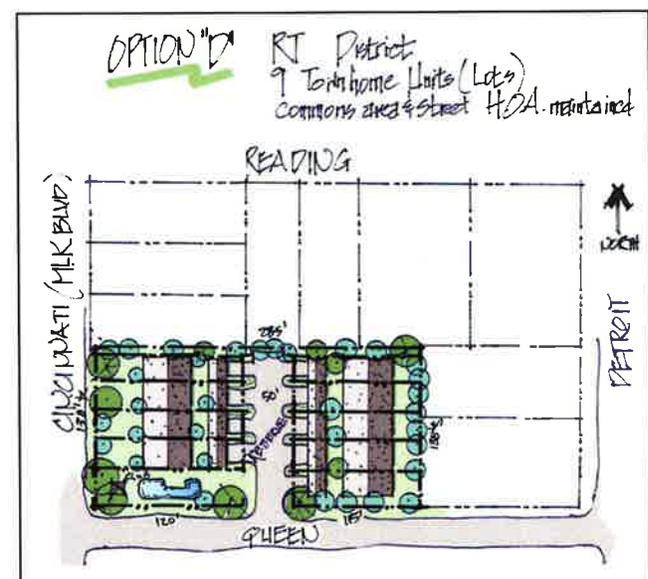
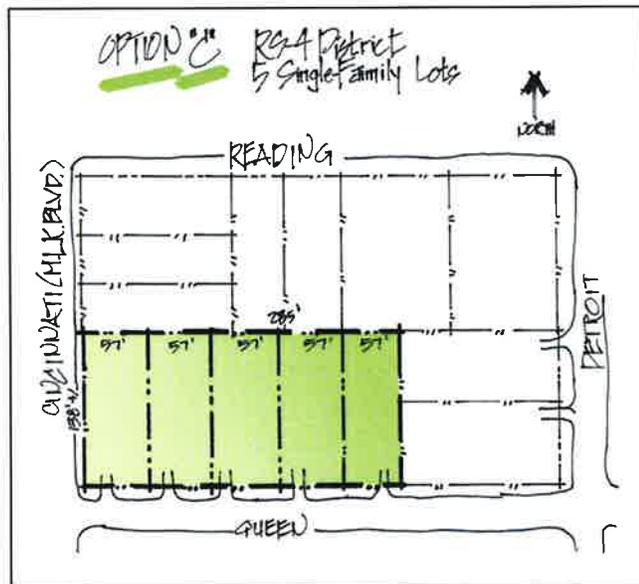
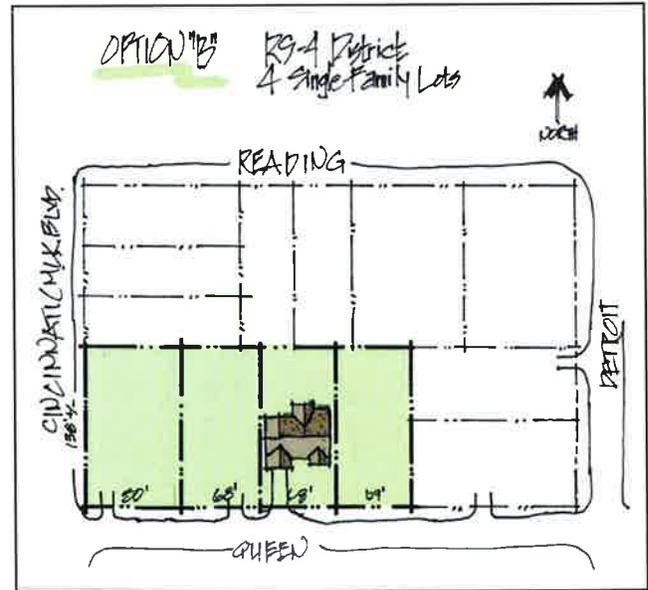
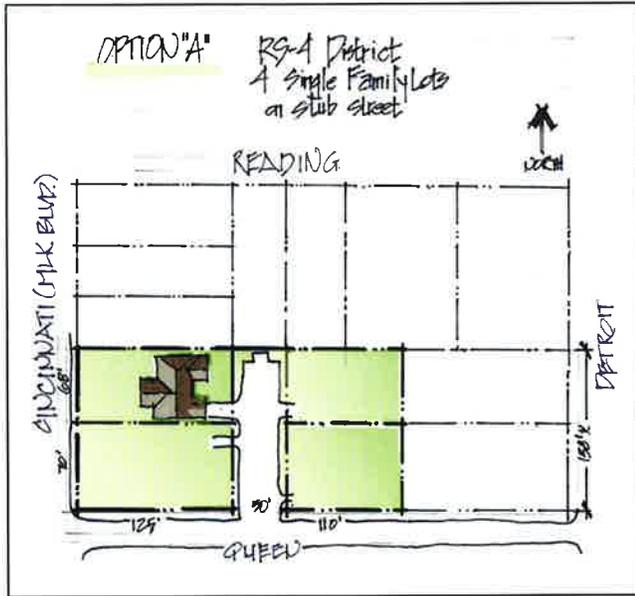
*“13.1 Promote the unique characteristics of existing neighborhoods as key to the city’s long-term health and vitality.*

11.12

- Provide appropriate transitions between nonresidential uses and neighborhoods to protect stability and quality of life.”

The addition of added commercial/retail zoning and land use at this location would not provide a suitable transition between area uses and could destabilize a Plan designated Existing Neighborhood. This could introduce traffic patterns that could conflict with that of area residential uses.

ILLUSTRATIVE DEVELOPMENT CONCEPTS :



11.13





Tulsa Metropolitan Area  
Planning Commission

**Case Number: PUD-842**

Related to CZ-7321 and CPA-39

**Hearing Date: November 4, 2015**

**Case Report Prepared by:**

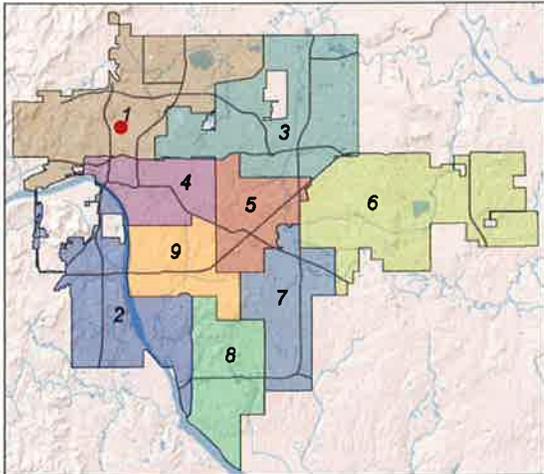
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Alan Betchan

*Property Owner:* TULSA DEVELOPMENT  
AUTHORITY

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* All uses allowed in CS zoned districts except Adult entertainment (Use unit 12.a)

*Concept summary:* The PUD provided and outlined in Section II provides development standards to support a small commercial development.

*Tract Size:* 1.11 ± acres 48,399.71 ± sq. ft

*Location:* Northeast corner of E. Queen Street and N. Martin Luther King Jr. Blvd.

**Zoning:**

*Existing Zoning:* RS-4

*Proposed Zoning:* CS/ PUD-842

**Comprehensive Plan:**

*Land Use Map:* Neighborhood Center, New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends denial.**

The existing neighborhood center south of this site has previously defined a commercial edge adjacent to an existing single family neighborhood.

Expansion of additional commercial uses into this Neighborhood Center is not consistent with the Tulsa Comprehensive Plan.

**Staff Data:**

TRS: 0225

CZM: 28

Atlas: 162

**City Council District: 1**

*Councilor Name:* Jack Henderson

**County Commission District: 1**

*Commissioner Name:* John Smaligo

12-1

## SECTION I: PUD-842

### APPLICANTS DEVELOPMENT CONCEPT:

Dollar General Martin Luther King is a proposed Dollar General convenience store located on the northeast corner of East Queen Street and Martin Luther King Boulevard in Tulsa. Exhibit A shows the subject property in relation to the surrounding uses. This Planned Unit Development is an overlay of a property that is currently zoned as RS-4, however, this PUD is being filed in conjunction with a zoning change to CS for the entire property. This project will be developed along CS bulk and area requirements except as modified by this PUD. Nearly all such modifications are more stringent than what would be allowed by straight CS zoning. The property is currently vacant and has been offered for redevelopment by the Tulsa Development Authority. Exhibit F shows the existing zoning for the PUD as well as the surrounding properties.

A comprehensive plan update is also proposed as part of this development. The Comprehensive Plan designates the southern portion of the project as Neighborhood Center with the northern portion of the property classified as New Neighborhood. The limited area available for development as New Neighborhood and its orientation toward Martin Luther King Jr. Boulevard limits the viability of the project to develop residentially. The Tulsa Development Authority has entered into a contract to sell the entire property for development of a Dollar General which necessitates updating the comprehensive plan to allow the proposed zoning. Exhibit B depicts the current Land Use Plan as designated within the Comprehensive Plan for this tract.

The tract will be developed as a Dollar General store with access and parking oriented toward Martin Luther King Boulevard Jr to the extent possible. The site is also oriented to maximize the pedestrian connectivity of the site and will include the installation of sidewalks as necessary to facilitate that connectivity. Exhibit C depicts the conceptual site plan for the PUD.

### 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
- Map illustrating dates for construction in the surrounding area
- City of Tulsa Planning Staff analysis
- Applicant Exhibits:
  - Exhibit A: Surrounding Areas
  - Exhibit B: Comprehensive Plan Modification
  - Exhibit C: Conceptual Plan
  - Exhibit D: Conceptual Utilities Exhibit
  - Exhibit E: Existing Topography and Aerial
  - Exhibit F: Existing Zoning

### SECTION II PUD-842 DEVELOPMENT STANDARDS:

Gross Land Area	69,700 square feet	1.60 Acres
Net Land Area	48,411 square feet	1.11 Acres

12.2

## Permitted Uses

Uses permitted as a matter of right by the city of Tulsa Zoning Code within the CS district, including uses customarily accessory thereto, except Use Unit 12a: Adult Entertainment Establishments and Use Unit 10: off street parking.

Maximum Floor Area Ratio: 0.50

## Minimum Building Setbacks

(as measured from PUD boundary defined on exhibit C and described below)

West Line (MLK right of way line)	10 feet
East Property Line (East line lot 15)	40 feet
North Property Line (South line of Lots 4-6)	50 feet
South Property Line (North right of way line for East Queen St.)	10 feet

Maximum Building Height: 20 feet

## Parking:

Parking shall meet or exceed the minimum standards of the applicable use unit as required by the City of Tulsa Zoning Code.

Bicycle parking racks with a capacity to store 4 bicycles shall be installed within 50 feet of the front door.

## Lighting:

All lighting shall be constructed in a manner that prevents visibility of the light emitting element from adjacent residentially zoned properties. No pole mounted light will exceed 18 feet in height. No building mounted light will be allowed higher than 16'-6" above the finished floor and will be pointed down.

## Signage:

Signs shall be limited to the following:

One double sided ground sign not exceeding 20 feet in height shall be permitted along Martin Luther King Jr. Boulevard and shall not exceed 100 square feet of display surface area for each side.

Signs mounted on a single pole are prohibited. Signs shall be mounted on two masonry columns or integrated into a monument style sign. The ground sign shall not be located within 125 feet of the north boundary of the PUD.

Wall signs shall be limited to 1.5 square feet per linear foot of building wall to which the signs are affixed however wall signs are prohibited on the north and east wall of any building.

## Landscaping:

All landscaping shall meet or exceed the existing Landscape Chapter of the Tulsa Zoning Code however the following additional standards are required.

12.3

Evergreen Shrubs will be installed and maintained in a double row within the street yard at a ratio of not less than one shrub per 5 feet along the Martin Luther King Jr. street frontage. The shrubs shall be arranged to provide a visual separation between the street right of way and remainder of the lot. Dwarf variety shrubs are prohibited and the mature growth will not be less than 36" from the ground surface. Shrubs will be evergreen and not less than a 5 gallon size at time of planting.

The northern 50 feet of the property that abuts Lot 7 and the eastern 40 feet abutting Lot 16 will be maintained as an open space and landscaping buffer. A minimum of 8 large shade trees will be installed and maintained in that space. At the time the trees are planted the minimum caliper size is 2.5" with a minimum height of 12 feet.

Trees will be placed within 10 feet of the street right of way with a maximum spacing of 25 feet except at driveway locations.

At the time the trees are planted the minimum caliper size is 2.5" with a minimum height of 12 feet

#### Screening Walls and Fences:

A masonry screening wall with a minimum height of 6 feet shall be constructed and maintained along all lot lines abutting the adjacent single family residentially zoned properties. This wall will be constructed within a fence easement directly abutting those properties.

A trash and mechanical areas shall be screened from public view of a person standing at ground level. Trash enclosure screening shall be constructed of masonry on three sides. A fabric or metal mesh with a minimum opacity of 95% shall be allowed on enclosure doors.

Dumpsters outside the trash enclosure areas are prohibited. Outdoor storage of any trash is prohibited outside the trash enclosure areas.

#### Architectural Requirements:

All building facades shall be constructed of full masonry except at doors and windows. Metal parapet walls and architectural features are allowed. The concept may be further defined as follows:

All building walls shall be full masonry except the glass store front and metal parapet that may be part of the building design.

The metal parapet is an additional structure added to the wall. If the metal parapet is ever removed the entire remaining wall face shall be masonry.

#### Vehicular access and circulation:

Vehicular access on the south boundary of the site shall only be permitted in the west 75 feet of the site.

Vehicular access on the west boundary of the site shall only be permitted in the south 175 feet of the site.

12.4

**Pedestrian Access:**

Sidewalks meeting City of Tulsa requirements shall be installed and maintained along the perimeter of the site abutting Martin Luther King Jr Blvd and East Queen Street. Sidewalks shall be installed to provide a direct pedestrian access from Queen to the front door without crossing a vehicular drive.

**Platting Requirement:**

No building permit shall be issued until a subdivision plat meeting the subdivision guidelines has been filed for this property.

**Expected Schedule of Development:**

Development construction is expected to begin in early spring of 2016.

**DETAILED STAFF RECOMMENDATION:**

The uses defined in the PUD are consistent with the most intense development expected in a neighborhood center however, the Tulsa Comprehensive Plan anticipates the edges of the neighborhood center to grow into condominiums, townhomes or small lot single family residential development. The PUD is not consistent with the neighborhood center concept of the comprehensive plan and,

The commercial component of the neighborhood center has been previously implemented in this neighborhood. The maintenance and character of the existing neighborhood center is deteriorating even after only being in place since 1995 and 2000. Introduction of another commercial element into the edges of a neighborhood that has seen significant redevelopment since 1995 will be disruptive to the redevelopment of the area. The PUD is not harmonious with the existing and expected development of the surrounding areas especially north and east of the site and,

The Tulsa Development Authority Sector plan considers part of the area as a commercial area and part as new neighborhood. The design standards implemented in the PUD are adequate to provide screening and design standards to meet the sector plan vision. The Sector Plan is being updated and was scheduled to expire in 2015 but has been extended until the planning process is complete. The proposal is not consistent with the Tulsa Comprehensive Plan on the edges of the Neighborhood Center and,

The PUD provides a unified treatment of the development possibilities on the property and implements significant architectural, signage and landscape standards that would screen the property from the adjacent residential uses but the design is not integrated into the neighborhood and is isolated from the surrounding single family residential uses and also isolate from the adjacent neighborhood center south of Queen and,

The PUD is consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code. Section II above meets minimum standards expected for site development for a commercial development however it is not consistent with the overall vision of a Neighborhood Center therefore,

**Staff recommends Denial of PUD-842 as outlined in Section II above.**

12.5

## SECTION III: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The Tulsa Comprehensive plan and the Tulsa Development Authority Sector Redevelopment Plan illustrate that this site is on the edge of commercial and residential development. The Neighborhood Center concept identified in the Tulsa Comprehensive Plan recognizes that this area can be a small scale one to three story mixed use area intended to serve nearby neighborhoods with retail, dining, and services. The edges are typically recognized as areas with apartment's condominiums and townhouse with small lot single family homes on the edges. CS zoning allows residential uses and could be supported by the Comprehensive plan when developed in context with the neighborhood.*

### Land Use Vision:

*Land Use Plan map designation: Neighborhood Center, New Neighborhood*

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

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.

12.4

Transportation Vision:

*Major Street and Highway Plan:*

Martin Luther King Jr. Blvd is a fully developed secondary arterial street with 4 lanes of traffic. Redevelopment of this site, with any of the anticipated uses that commercial or residential zoning would allow, will increase traffic on existing street infrastructure. Existing street infrastructure can easily support small scale commercial or any residential zoning use in this area.

Part of the street system should include sidewalks. Along Martin Luther King Jr. Blvd a sidewalk has been constructed however no sidewalks are currently located on East Queen Street. Sidewalks will support the neighborhood center concept and will be required as part of the PUD and replat process.

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations:

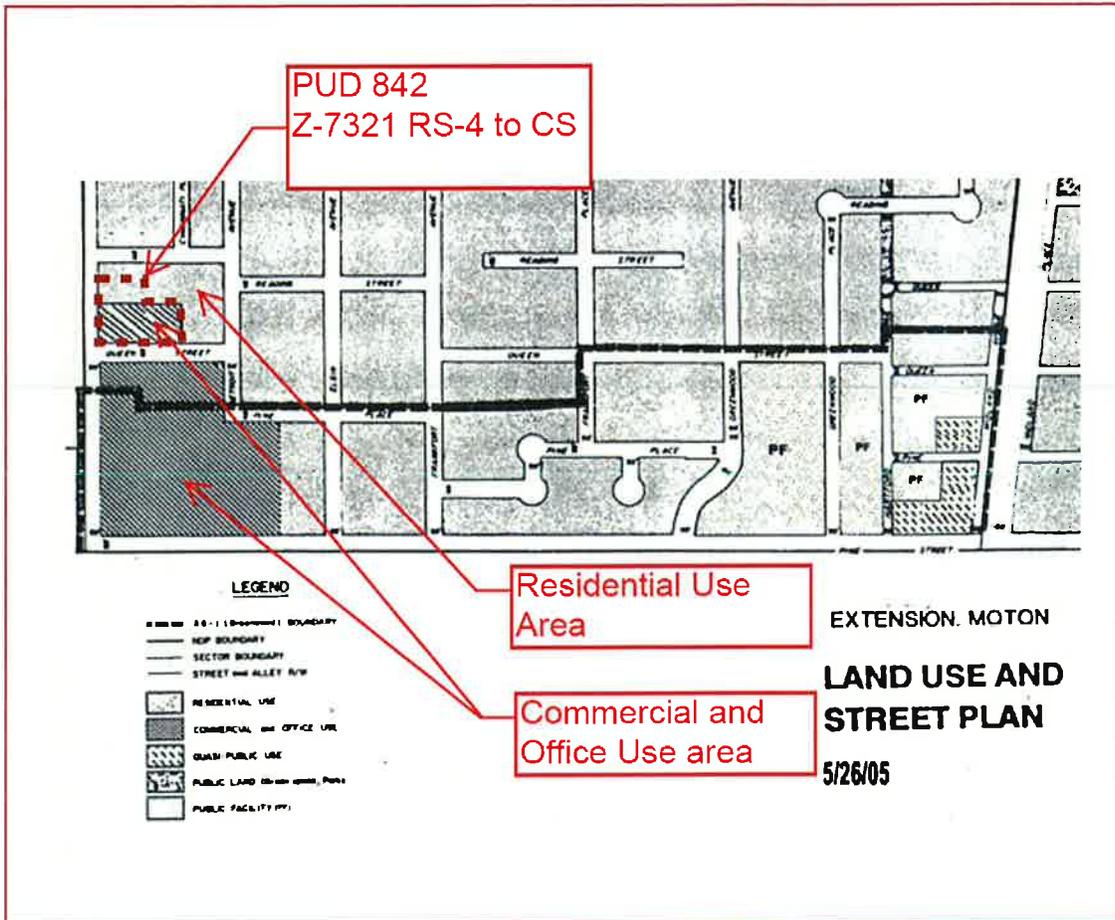
Tulsa Development Authority Sector Plan for the Extension and Moton Sector:

Many development standards for Commercial shopping areas are recommended in the sector plan but none of those standards can be implemented without a PUD overlay. The following list defines a few of the sector plan standards that are recommended:

- 1) Yard areas and other open spaces shall be landscaped and maintained in a neat condition.
- 2) A minimum of one parking space per each 225 square feet of building area.
- 3) Off street loading facilities shall be provided for each commercial establishment where a loading dock is necessary shall be located so as not to interfere with offsite and or on site pedestrian and vehicular traffic and shall be screened from view of any residential district.
- 4) No building shall cover more than twenty five percent of the lot area
- 5) All outdoor mechanical refuse and other storage areas shall be visually screened from adjacent structures
- 6) No building or structure shall exceed one story in height
- 7) No building or other structure including advertising signs paving curbing decorative and protective walls or landscaping shall be constructed or reconstructed before plan for such construction have been submitted to the Tulsa Development Authority of approval.
- 8) Ingress and egress will be from arterial streets and not residential or collector streets

EXTENSION, MOTON SECTOR LAND USE MAP: (Next Page)

12.7



Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* Existing site conditions are suitable for redevelopment opportunities. Existing utility infrastructure may conflict with redevelopment plans and may require relocation of underground and overhead utilities. The site is gently sloping and should not affect redevelopment plans.

Environmental Considerations: None that would affect redevelopment opportunities for residential or commercial development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
North Martin Luther King Blvd.	Secondary arterial	100'	4
East Queen Street South*	None	50'	2

\*The existing street right of way is 60 feet and exceeds the minimum standards for a street that is not classified on the major street and highway plan

Utilities:

The subject tract has municipal water and sewer available.

12.8

**Surrounding Properties:** The subject tract is abutted on the east by single-family residential uses, zoned RS-4; on the north by single-family residential and vacant residential uses, zoned RS-4; on the south by the North Pointe office/retail center, zoned CS; and on the west by single-family, zoned RS-3.

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

**ZONING ORDINANCE:** Ordinance number 22465 (Z-7169) and 22467 (PUD-743-A) dated July 14, 2011, established zoning for the subject property.

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

**Z-7169 July 2011:** All concurred in **approval** of a request for *rezoning* a 39,857± square foot tract of land from OL/ PUD-743 to RS-4, for single-family homes, on property located on the northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.

**PUD-743-A July 2011:** All concurred in **approval** of a proposed *Major Amendment to Abandon a PUD* on a 39,857± square foot tract of land for future single-family home development, on property located on the northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.

**Z-7068/PUD-743 October 2007:** All concurred in **approval** of a request for *rezoning* a 37,800± square feet tract of land from RS-4 to OL/PUD-743 for dental offices, clinics, laboratories and related dental research facilities on property located northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.

**Z-7057 June 2007:** All concurred in **denial** of a request for *rezoning* a 37,900± square feet tract of land from RS-4 to OM on property located northeast corner of N. Cincinnati Ave. and E. Queen St. and is also a part of the subject property.

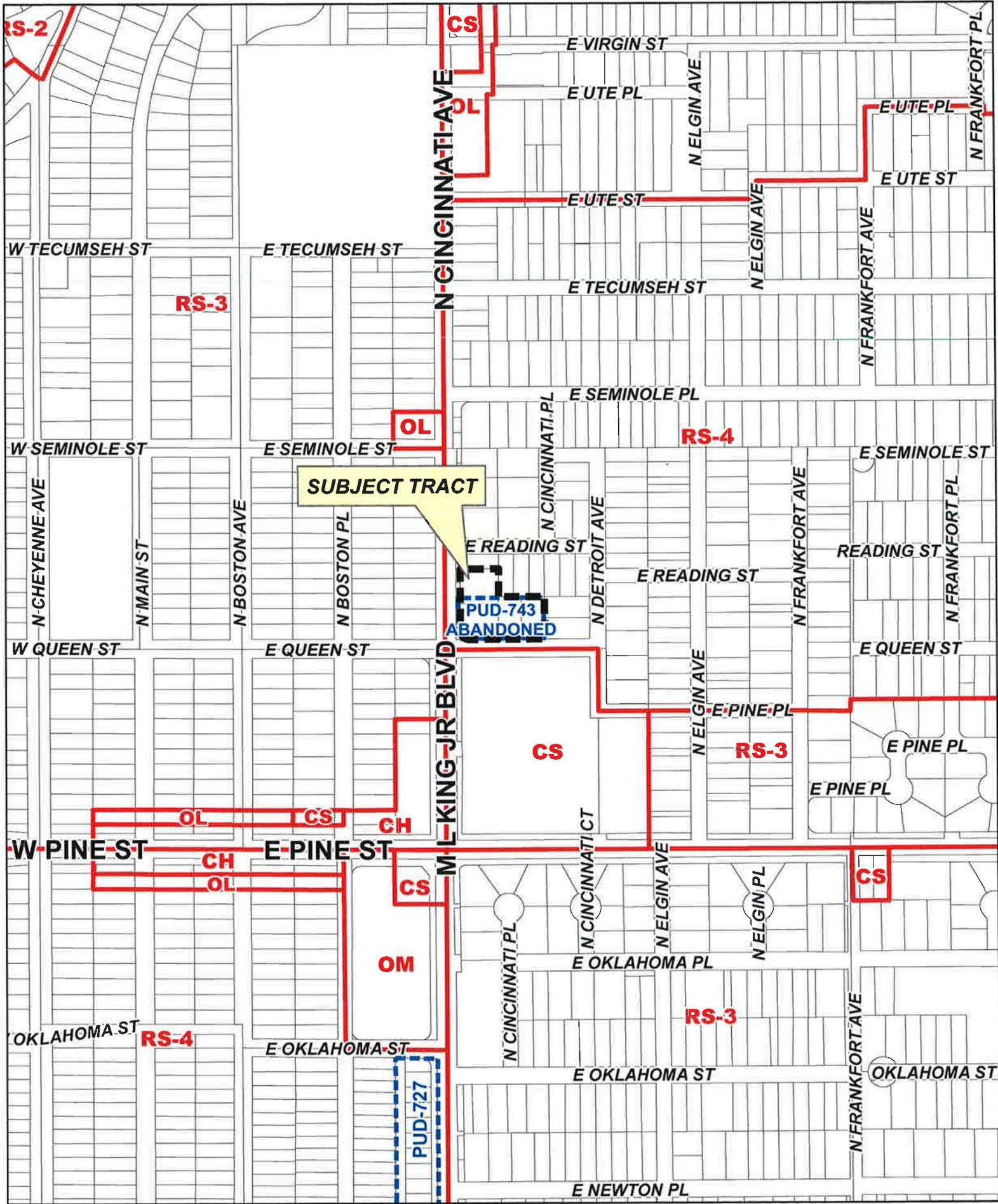
**Z-6428 January 1994:** All concurred in **approval** of a “blanket *rezoning*” on lots lying between N. Cincinnati Ave. and the Missouri-Pacific Railroad right-of-way; from E. Ute Pl. on the north to E. Pine Pl. on the south, from RM-1 to RS-4. The subject property was included in this action.

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

**Z-5893 March 1984:** All concurred in **approval** of a request for *rezoning* a large tract of land on property located between N. Peoria Ave. and N. Cincinnati Ave., E. Apache St. and E. Archer St., from RS-3/ RM-1/ CS/ IM/ IL to RS-3/ RM-1/ RM-2/ OM/ CS/ CH/ IL for rehabilitation of housing and businesses. This rezoning case zoned the property abutting south, across E. Queen St. from the subject property, to CS zoning.

11/4/2015 1:30 PM

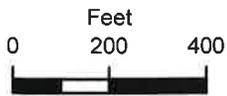
12.9



**SUBJECT TRACT**

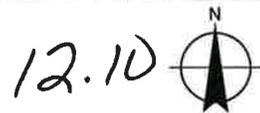
PUD-743  
ABANDONED

PUD-727



**PUD-842**

20-12 25





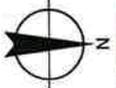
**PUD-842**

20-12 25

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

Aerial Photo Date: March 2014

12.11





N CINCINNATI PL

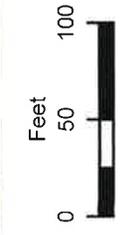
N DETROIT AVE

E READING ST

E QUEEN ST

N CINCINNATI AVE

M L KING JR BLVD



0

50

100

Feet



Subject Tract

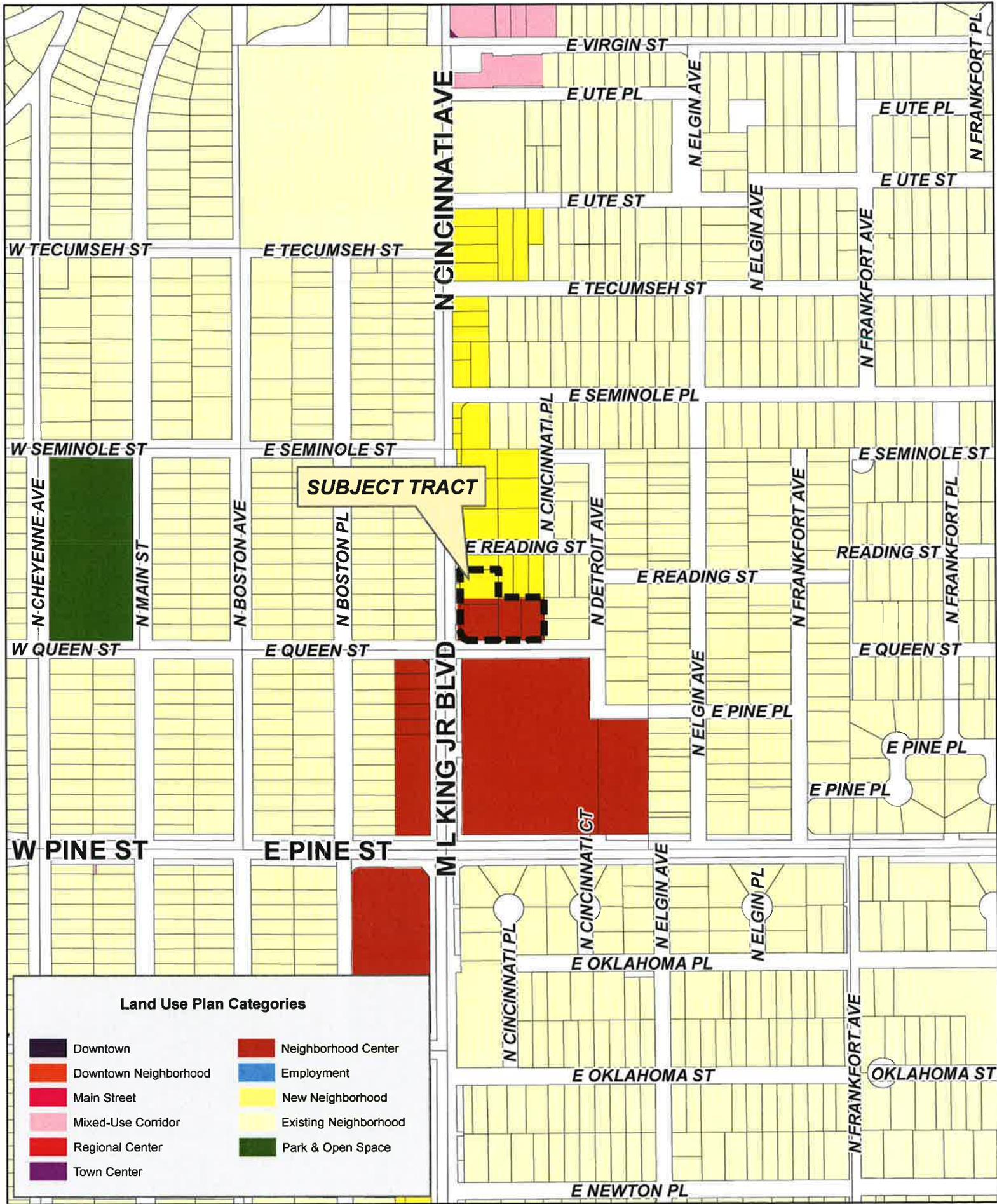
PUD-842

20-12 25

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



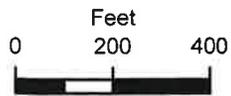
12.12



**SUBJECT TRACT**

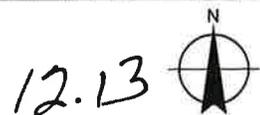
**Land Use Plan Categories**

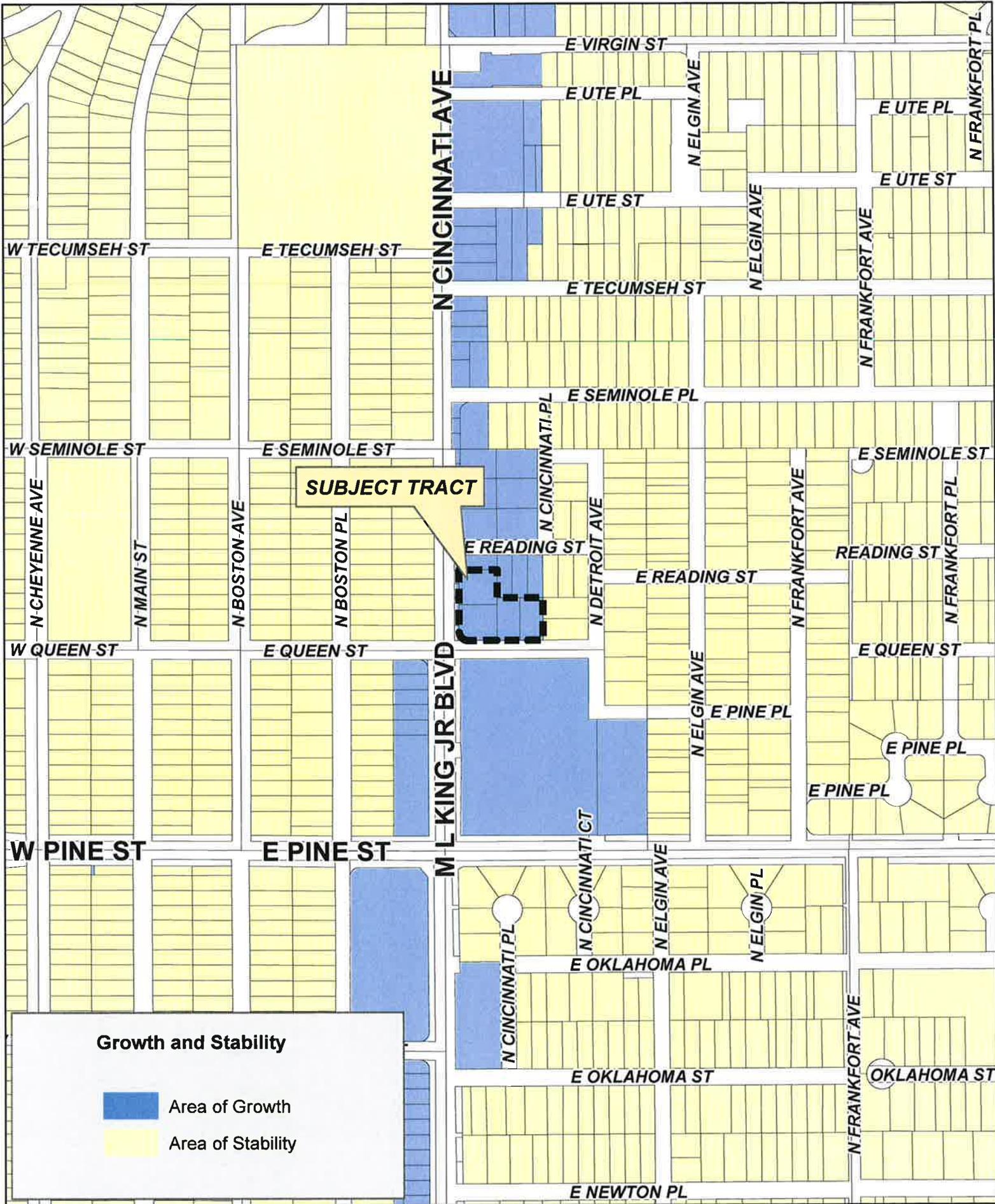
- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center   |
|  Downtown Neighborhood |  Employment            |
|  Main Street           |  New Neighborhood      |
|  Mixed-Use Corridor    |  Existing Neighborhood |
|  Regional Center       |  Park & Open Space     |
|  Town Center      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



**PUD-842**

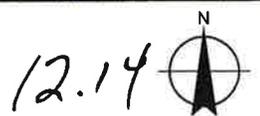
20-12 25

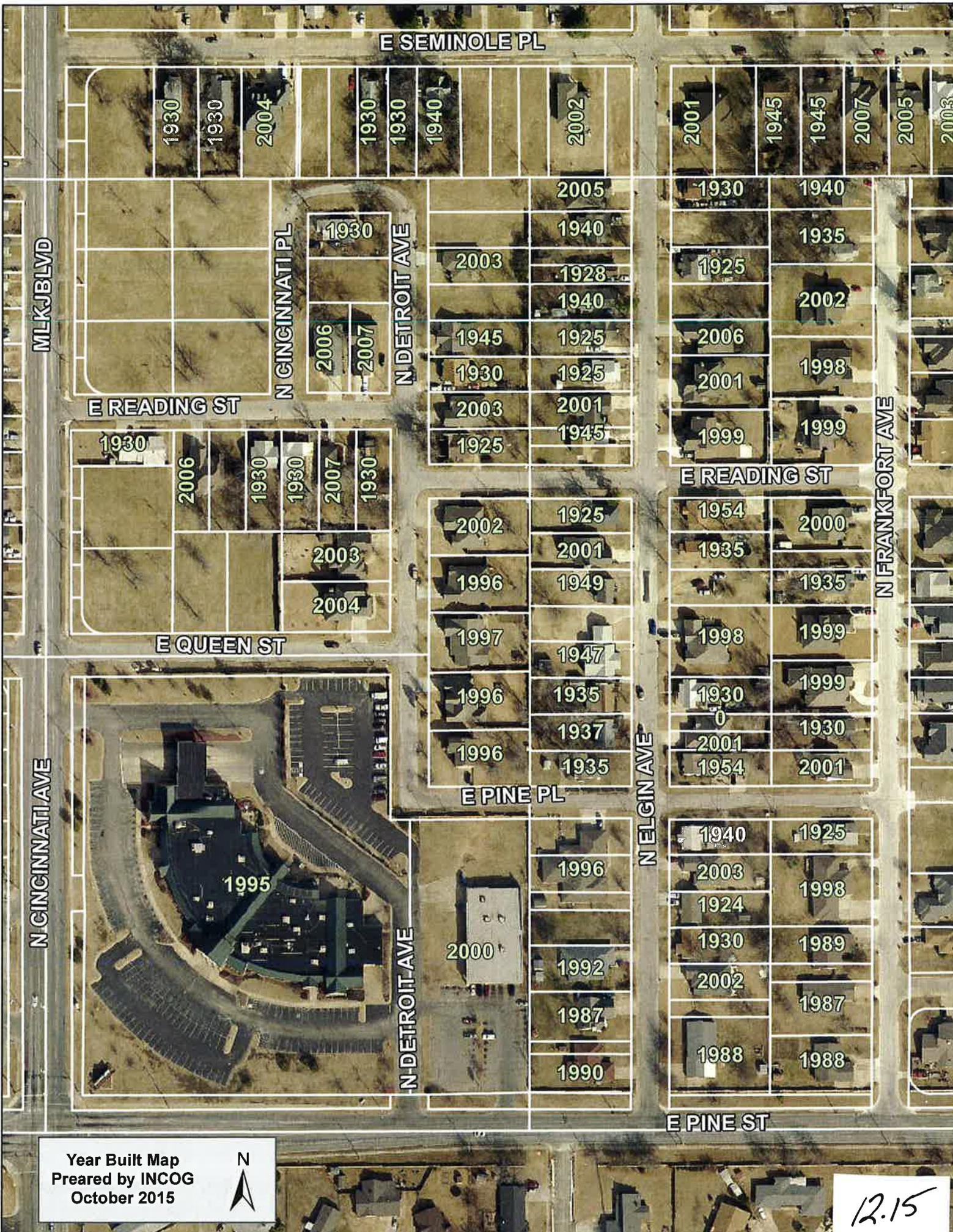




**PUD-842**

20-12 25





Year Built Map  
 Prepared by INCOG  
 October 2015



12.15

POTENTIAL DEVELOPMENT ASSESSMENT  
NORTHEAST CORNER OF N. CINCINNATI AVENUE & E. QUEEN STREET

AREA ZONING:

Base Zoning RS-4; Ord. 22465

PUD/SD: Planned Unit Development (PUD-743) Abandoned; Ord. 22467.

COMPREHENSIVE PLAN DESIGNATION:

A Neighborhood Center is defined within the Tulsa Comprehensive Plan as follows:

**“Neighborhood Centers**

“Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. **They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges.** These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.”

The Plan indicates in “Visualizing Building Blocks for Plan Categories” that such centers have an average 5 households per acre and 12 jobs per acre.

The Plan also indicates that such centers are projected to provide 5% of new future housing units and 5% of new future jobs for the Plan’s “Build-Out Capacity”. It is anticipated that Neighborhood Centers include residential uses and particularly at the outer edges of such Centers.

The Sector Plan (“Amendments to Neighborhood Development Program Area (ND-401) for the Extension & Moton Sector”) for this area was amended by TDA June 9, 2004, TMAPC July 7, 2004 and Tulsa City Council May 26, 2005 and it expires June 2, 2014. It and other area Sector Plans are currently under study for updating and renewal as appropriate. No information from the on-going study is currently available.

It has been noted that property located at the northeast corner of N. Cincinnati Avenue and NE. Pine Street was designated by the Land Use and Street Plan planned for residential use until it was amended in 2005 to accommodate a proposed office development. That proposed use did not come to fruition.

Conceptual uses which would be consistent with the 2010 Tulsa Comprehensive Plan (the Plan) are depicted in the attached exhibit and include four different uses consistent and in context with Plan designation of a Neighborhood Center. These four concepts include an office, townhouses and single-family development. As the Plan sets forth, such uses would provide an appropriate transition between commercial/retail development at the North Pointe shopping center and the adjoining Existing Neighborhoods. Such uses would support achievement of The Plan’s Land Use Goal 13 and policy 13.1 which state:

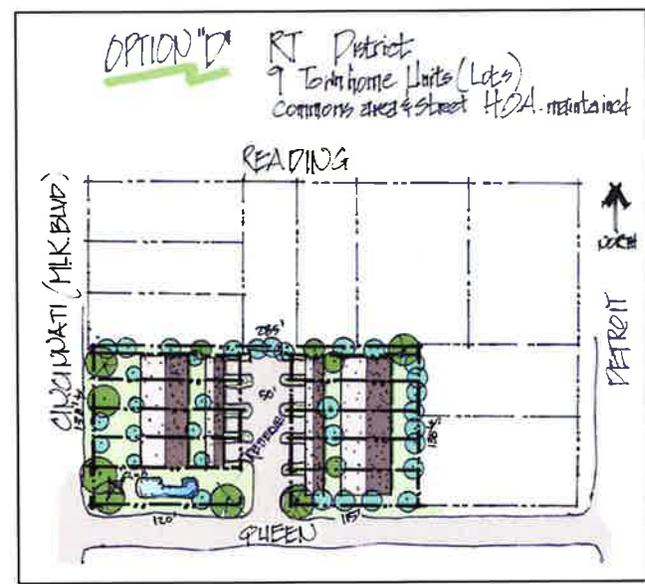
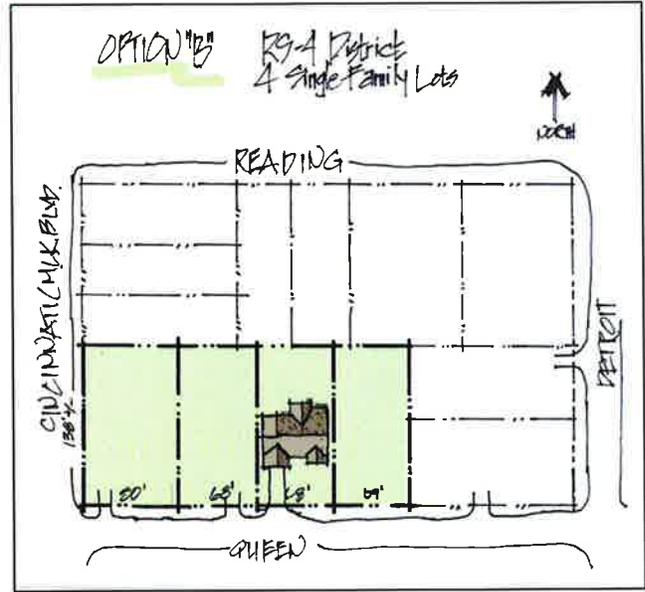
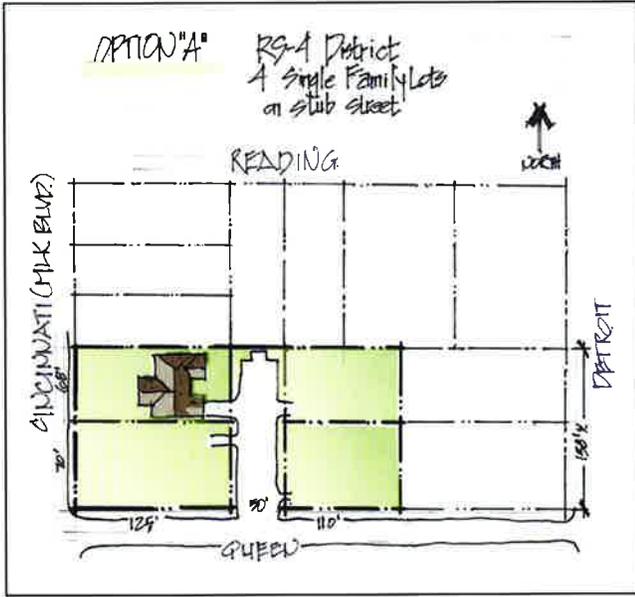
*“Goal 13 - Existing neighborhoods are stable and infill development revitalizes, preserves and enhances these urban areas. Policies to support this goal include:*

*“13.1 Promote the unique characteristics of existing neighborhoods as key to the city’s long-term health and vitality.*

- Provide appropriate transitions between nonresidential uses and neighborhoods to protect stability and quality of life.”

The addition of added commercial/retail zoning and land use at this location would not provide a suitable transition between area uses and could destabilize a Plan designated Existing Neighborhood. This could introduce traffic patterns that could conflict with that of area residential uses.

ILLUSTRATIVE DEVELOPMENT CONCEPTS :



12.17

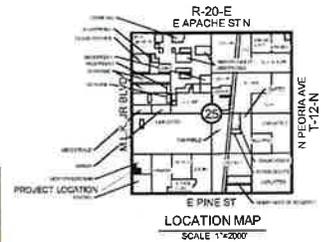
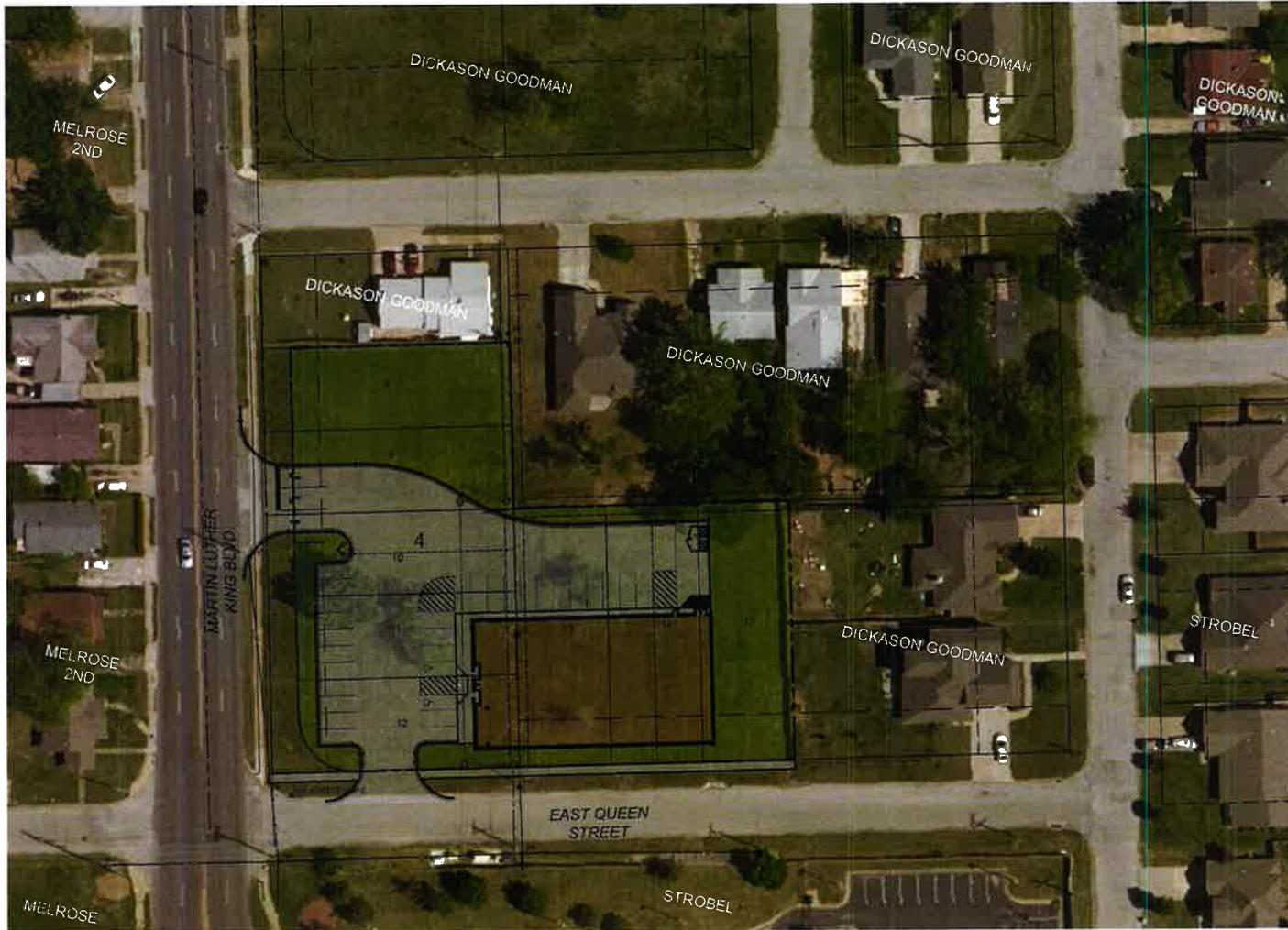
# Exhibit A

Surrounding Areas  
for

## Dollar General MLK



DRAWING SCALE: 1" = 30'



AAB Engineering, LLC  
**AAB**  
 Engineering • Land Planning  
 PO Box 2135 Sand Springs, OK 74083  
 OK CA86318 Exr: June 30, 2014  
 Office: (918) 514-4283 Fax: (918) 514-4288

12.18

# Exhibit B

Comprehensive Plan Modification  
for

## Dollar General MLK



 LAND USE MODIFICATION TO NEIGHBORHOOD CENTER

AAB Engineering, LLC  
  
 Engineering • Land Planning  
 PO Box 2135 Sand Springs, OK 74063  
 OK C146318 Exp. June 30, 2014  
 Office: (918) 514-4283 Fax: (918) 514-4288

12.19



# Exhibit C

Conceptual Site Plan  
for

## Dollar General MLK

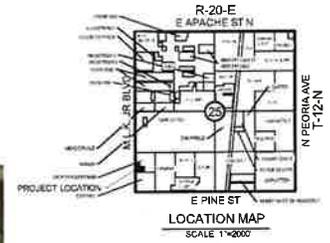


AAB Engineering, LLC  
**AAB**  
 Engineering • Land Planning  
 PO Box 2138 Salem Springs, OK 74063  
 OK CARS 18 Exp. June 30, 2014  
 Office: (918) 514-4283 Fax: (918) 514-4288

12.20



Exhibit D  
 Conceptual Utilities Plan  
 for  
**Dollar General MLK**



**LEGEND**

- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE



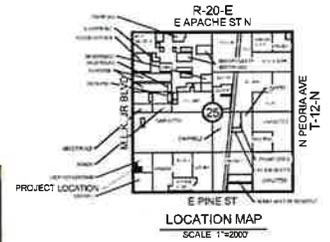
AAB Engineering, LLC  
**AAB**  
 Engineering • Land Planning  
 PO Box 2138 Sand Springs, OK 74083  
 OK CA#5318 Exp. June 30, 2014  
 Office: (918) 514-4283 Fax: (918) 514-4288

12.2.1

# Exhibit E

Existing Topo and Aerial  
for

## Dollar General MLK



AAB Engineering, LLC  
**AAB**  
 Engineering • Land Planning  
 PO Box 2136 Sand Springs, OK 74063  
 OK CAMS318 Exp. June 30, 2014  
 Office: (918) 514-4283 Fax: (918) 514-4288

12.22

# Exhibit G

Legal Description  
for

## Dollar General MLK

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25, THENCE NORTH 01°10'57" WEST ALONG THE WESTERN LINE OF SAID SECTION 25 A DISTANCE OF 658.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°10'57" WEST ALONG SAID WESTERN LINE A DISTANCE OF 260.00 FEET; THENCE NORTH 88°43'03" EAST A DISTANCE OF 170.00 FEET TO THE NORTHEAST CORNER OF LOT 8 OF DICKASON GOODMAN ADDITION; THENCE SOUTH 01°10'57" EAST ALONG THE EASTERN LINE OF LOTS 8 AND 9 OF DICKASON GOODMAN ADDITION A DISTANCE OF 90.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF DICKASON GOODMAN ADDITION; THENCE NORTH 88°43'03" EAST ALONG THE NORTHERN LINE OF LOTS 13, 14, AND 15 OF DICKASON GOODMAN ADDITION A DISTANCE OF 150.00 FEET TO THE NORTHEAST CORNER OF LOT 15 OF DICKASON GOODMAN ADDITION; THENCE SOUTH 01°10'57" EAST ALONG THE EAST LINE OF LOT 15 OF DICKASON GOODMAN ADDITION A DISTANCE OF 170.00 FEET; THENCE SOUTH 88°43'03" WEST A DISTANCE OF 320.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 69,699.92 SQUARE FEET/1.60 ACRES MORE OR LESS.

PLOT DATE: Thu, 24 Sep 2015 FILE: P:\2012\25-DG-MARTIN LUTHER KINGIDDG MLK PUD 2

AAB Engineering, LLC  
  
Engineering • Surveying • Land Planning  
PO Box 2136 Sand Springs, OK 74063  
OK CA#6318 Exp: June 30, 2016  
KS CA#2292 Exp: Dec 31, 2016  
Office: (918) 514-4283 Fax: (918) 514-4288

12.23





5323 SOUTH LEWIS AVENUE  
TULSA OKLAHOMA 74105-6539  
OFFICE: 918.745.9929

October 29, 2015

Nikki White  
INCOG  
Two West Second Street, Suite 800  
Tulsa, Oklahoma 74103

Phone: (918)584-7526

**RE: 3836 South Atlanta Place**

Nikki,

Tanner Consulting, as representatives of the property owners at 3836 South Atlanta Place, would like to request the withdrawal of all lot split, lot combinations, and waivers of subdivision regulation applications that are associated with 3836 South Atlanta Place from the upcoming TMAPC agenda. This would include the indefinite withdrawal of case numbers LS-20820, LC-714, LC-715 and the associated request for waiver of the subdivision regulations. At this time, each of these items are set to be heard on the 11/04/2015 Planning Commission hearing.

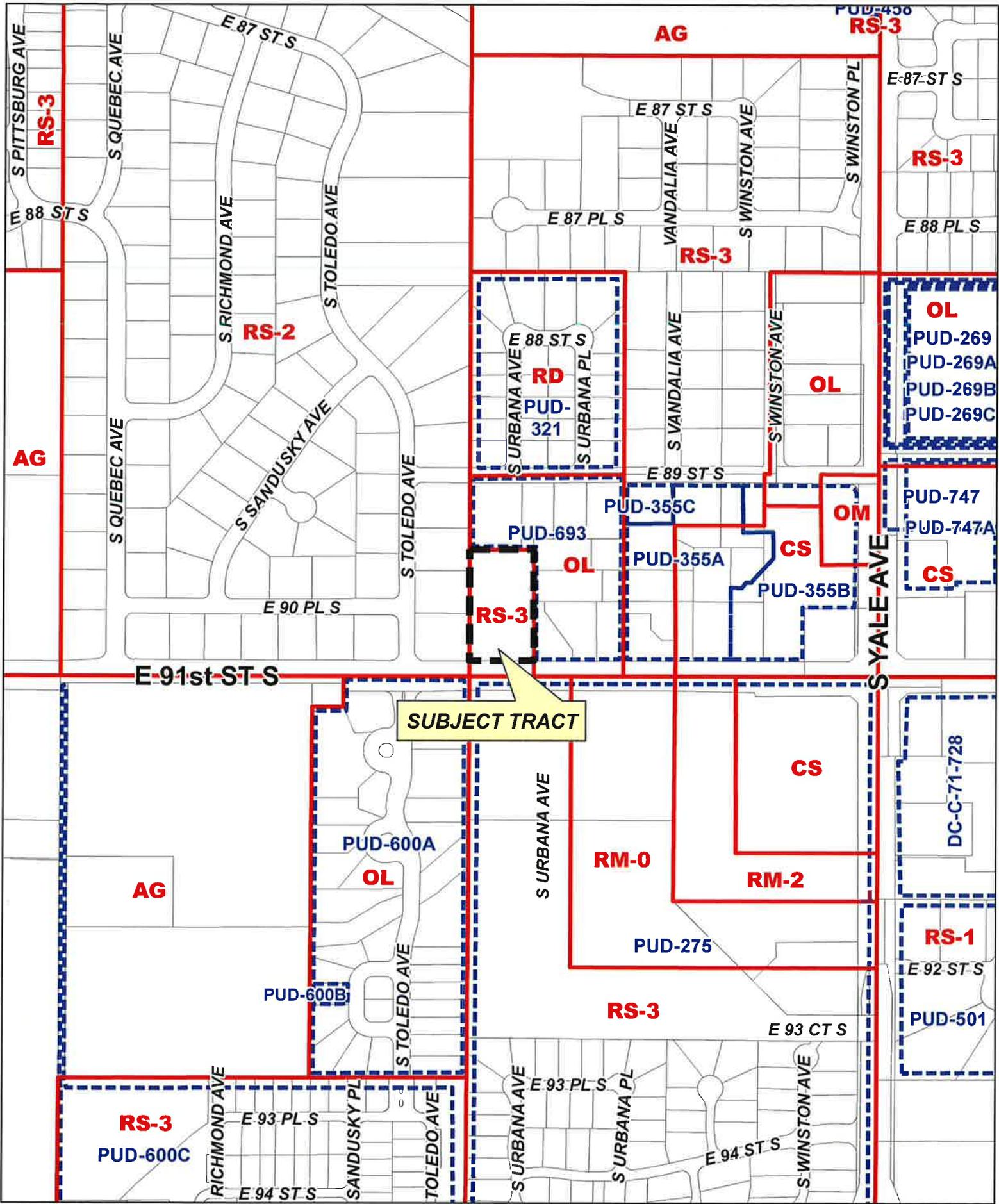
If you have any questions or need any additional information, feel free to contact our office.

Regards,

A handwritten signature in black ink that reads 'J. Shelton'.

Jessica Shelton  
Tanner Consulting, LLC

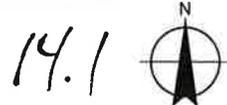




**SUBJECT TRACT**



**CADENT PARK**





E 89 ST S

STOLEDO AVE

E 90 PLS

E 91st ST S

SURBANA AVE

# CADENT PARK



Subject Tract

18-13 16

Note: Graphic overlays align with physical featu

14.2



Aerial Photo Date: March 2014



Tulsa Metropolitan Area  
Planning Commission

**Case :** QuikTrip No. 0031

**Preliminary Plat**

**Hearing Date:** November 4, 2015

**Case Report Prepared by:**

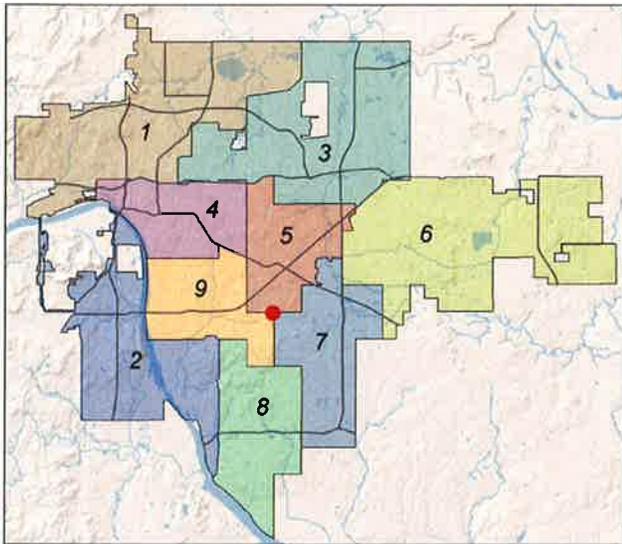
Diane Fernandez

**Owner and Applicant Information:**

*Applicant:* Alan Betchan, AAB Engineering, LLC

*Owner:* QuikTrip Corporation

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



**Applicant Proposal:** Preliminary Plat Approval

*Tract Size:* 1.71 acres

*Location:* Southwest corner of South Sheridan Road and East 51<sup>st</sup> Street South

**Zoning:** CS (commercial shopping)

**Staff Recommendation:**

Staff recommends Approval.

**City Council District:** 9

*Councilor Name:* G.T. Bynum

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:**

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

15.1

## PRELIMINARY SUBDIVISION PLAT

### Quik Trip No. 0031 - (CD 9)

Southwest corner of South Sheridan Road and East 51<sup>st</sup> Street South

The plat consists of 1 Lot, 1 Block, on 1.71 acres.

The following issues were discussed October 15, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS (commercial shopping).
2. **Streets:** Corner clip at intersection must be 42.42 feet or radius of 330 feet, not 28 feet. For existing 50 foot ROW on 51<sup>st</sup> Street show leader line to south extent of ROW. As discussed previously with Carly Goodnight with Quik Trip Corporation, the 8 foot ROW dedication can be accommodated with some design changes and/or license agreements with the City of Tulsa. Covenants Limits of No Access section must use standard language. Remove reference to Yale and Admiral. Conceptual plan does not show property lines after plat. Show the new property line. New property line may put the sign along 51<sup>st</sup> and some paving area at intersection in ROW. A license agreement will be needed for those.
3. **Sewer:** No comment.
4. **Water:** An existing 23 inch waterline runs along East 51st Street South inside the right of way; 42 feet south of centerline. An existing 8 inch waterline runs along South Sheridan Road inside the right of way 42 feet west of centerline and inside a 15 foot utility easement for 75 feet from East 51<sup>st</sup> Place South.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T is working with the developer on easement widths and what is necessary for their service..
7. **Other: Fire:** No comment.
8. **Other: GIS :** In the location map spell out unplatted for all the unplatted properties. Use leader lines if necessary to point to property. Submit data

15.2

control sheet. Fix clarity of drafting lines. Create legend or legend entry for found or set property pins. On the face of the plat along East 51<sup>st</sup> Street South, label the width that is being dedicated for required right of way, eight foot west of jog and five foot for east of jog. Also bold/darken/widen lot line so it is not confused with the previous lot line prior to the right of way dedication. On the conceptual improvement plan, the boundary line does not indicate the right of way dedication. Revise the conceptual improvement plan to illustrate the accurate property/boundary line. On the conceptual improvement plan, both proposed vertical monument signs and the dumpster enclosure encroach within utility easements and the monument sign on the north side, along East 51<sup>st</sup> Street South also encroaches with the right of way. Both vertical monument signs and the dumpster enclosure must be relocated or a construction agreement must be obtained between the property owner and the City prior to relocated or a construction agreement must be obtained between the property owner and the City prior to the issuing of a commercial building permit. Please contact Utilities Coordinator Chris Kovac (918-596-9649) for information on applying for a construction agreement.

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.

15.5

# Preliminary Plat

## QuikTrip No. 0031

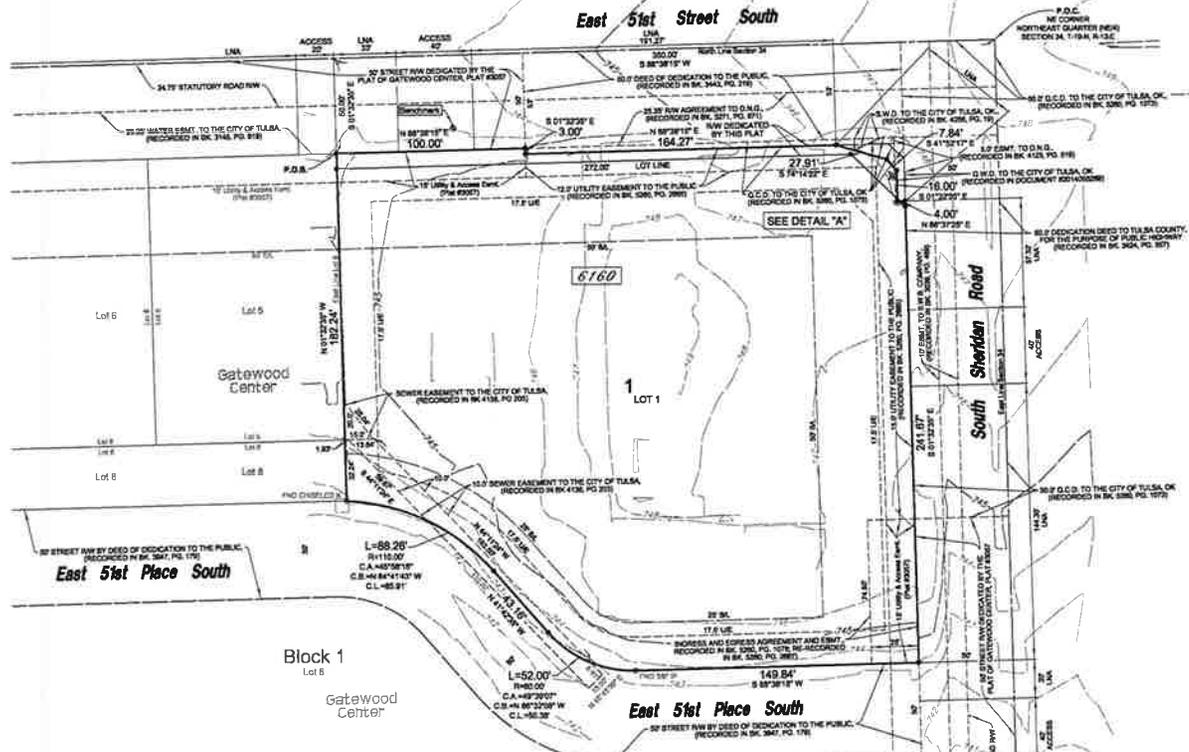
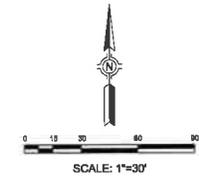
A RESUBDIVISION OF ALL OF LOT FOUR (4), AND PART OF LOT EIGHT (8), BLOCK ONE (1), GATEWOOD CENTER, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, AND A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE4 NE4) AND LOCATED IN SECTION THIRTY-FOUR (34), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE 1.B.M., TULSA COUNTY, STATE OF OKLAHOMA.

15.4

**Owner:**  
 QuikTrip Corporation  
 An Oklahoma Corporation  
 4705 South 129th East Avenue  
 Tulsa, Oklahoma 74134  
 Phone: (918) 615-7254  
 Contact: Carly Goodnight  
 Email: cgoodnig@quiktrip.com

**Engineer:**  
 AAB Engineering, LLC  
 Certificate of Authorization No. 8318 Exp. June 30, 2018  
 PO Box 2138  
 Sand Springs, Oklahoma 74083  
 Phone: (918) 514-4283  
 Email: alan@aabeng.com

**Surveyor:**  
 Sisemore Welz & Associates, Inc.  
 Certificate of Authorization No. 2421 Exp. June 30, 2017  
 6111 E. 32nd Place  
 Tulsa, Oklahoma 74135  
 Phone: (918) 685-3800  
 Email: drobinson@sw-asoc.com



**Subdivision Statistics:**  
 SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK  
 SUBDIVISION CONTAINS 1.761 TOTAL ACRES (74,100 SF)  
 RW BEING DEDICATED BY PLAT CONTAINS 2.044 ACRES (88,987 SF)

- Legend:**
- ACC = ACCESS
  - ASMT = EASEMENT
  - LMA = LIMITS OF NO ACCESS
  - UE = UTILITY EASEMENT
  - SEB = SANITARY SEWER EASEMENT
  - R/W = RIGHT OF WAY
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.S.C. = PUBLIC SERVICE COMPANY OF OKLAHOMA
  - TRC = TRUCK
  - PG = PAGE
  - C.A. = CENTRAL ANGLE
  - C.B. = CHORD BEARING
  - C.L. = CHORD LENGTH
  - O.N.C. = OKLAHOMA NATURAL GAS COMPANY
  - O.C.D. = OIL CLAIM DEED
  - S.W.S. = SOUTHWESTERN BELL TELEPHONE COMPANY
  - S.W.D. = SPECIAL WARRANTY DEED
  - E = PROPERTY LINE
  - 2222 = STREET ADDRESS

**Monumentation:**  
 3/4" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

**Basis of Bearing:**  
 THIS BEARING BASIS FOR THIS SURVEY IS BASED ON THE RECORDED PLAT OF GATEWOOD CENTER AS TRANSLATED TO GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANS COORDINATE SYSTEM (NAD 83) ZONE AND IS 118863. WITH THE BEARING ALONG THE NORTH LINE OF SECTION 34 AS NORTH 88°37'25" WEST (PLAT) TRANSLATED TO SOUTH 88°37'19" WEST (GRID).

**Note:**  
 ADDRESS SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME THIS PLAT WAS FILED. ACCORDING IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

**Benchmark:**  
 CHISELED BOLTS ON CONCRETE CURB  
 NAVD 1983 DATUM  
 ELEVATION=743.85

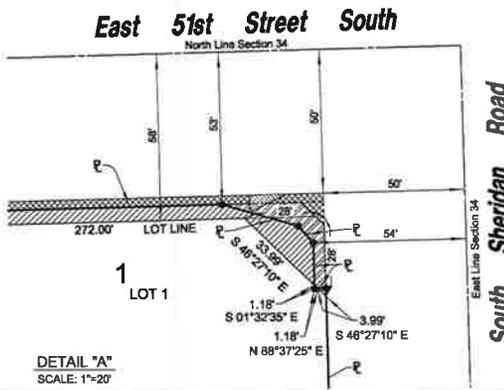
FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	Approval Date _____
CITY ENGINEER	Approval Date _____
CHAIRMAN	Approval Date _____
MAYOR	Approval Date _____
ATTORNEY/CITY CLERK	Approval Date _____
CITY ATTORNEY	Approval Date _____

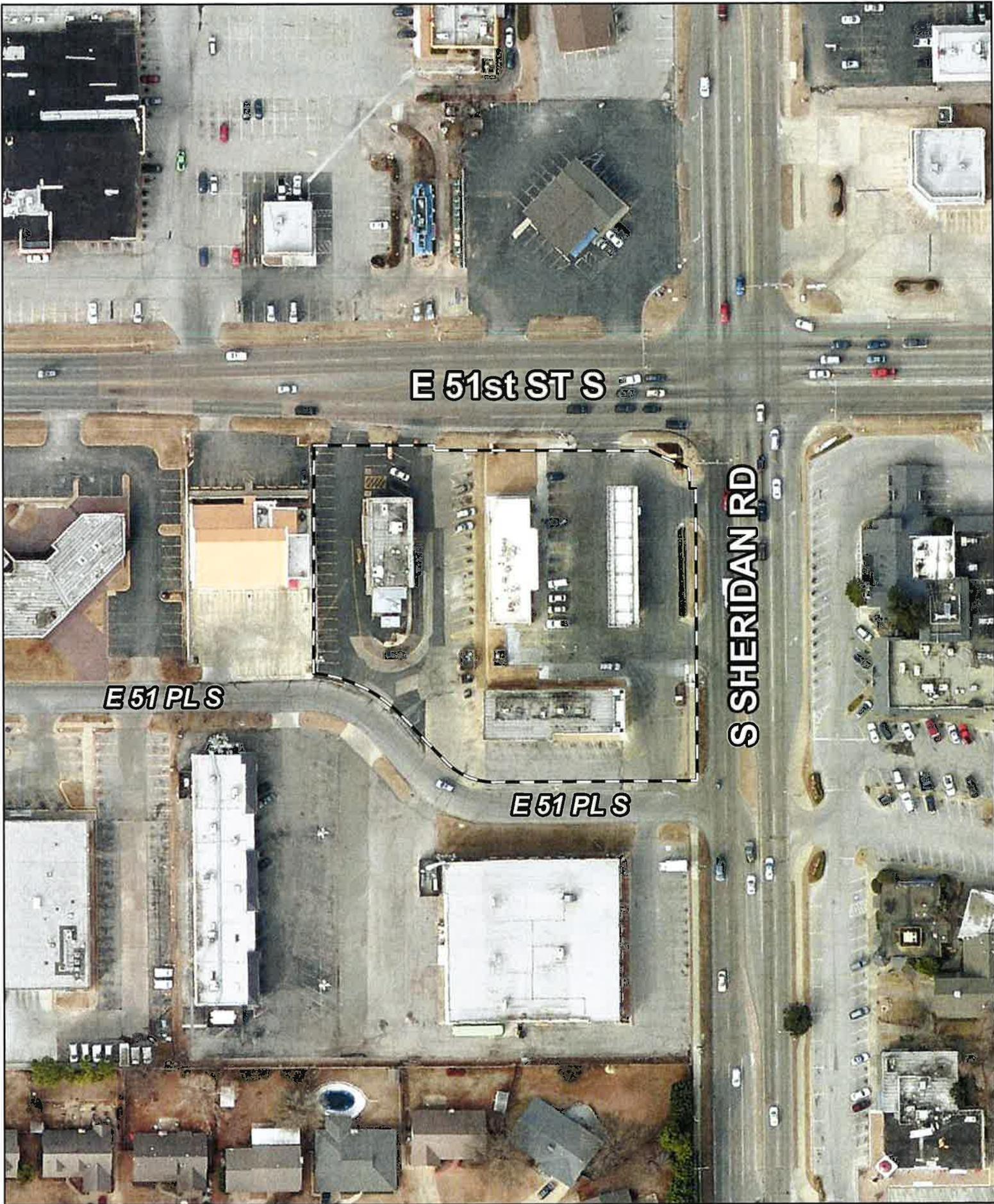
The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the Office of the County Clerk before that date.

STATE OF OKLAHOMA  
 COUNTY OF TULSA

I, Pat Key, Tulsa County Clerk, in and for the County and State above named, do hereby certify that the foregoing is a true and correct copy of a true instrument now on file in my office.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 Pat Key, Tulsa County Clerk  
 \_\_\_\_\_  
 Deputy



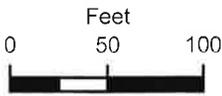


**E 51st ST S**

**S SHERIDAN RD**

**E 51 PLS**

**E 51 PLS**



**Subject Tract**

19-13 34

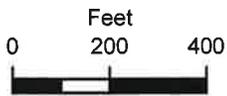
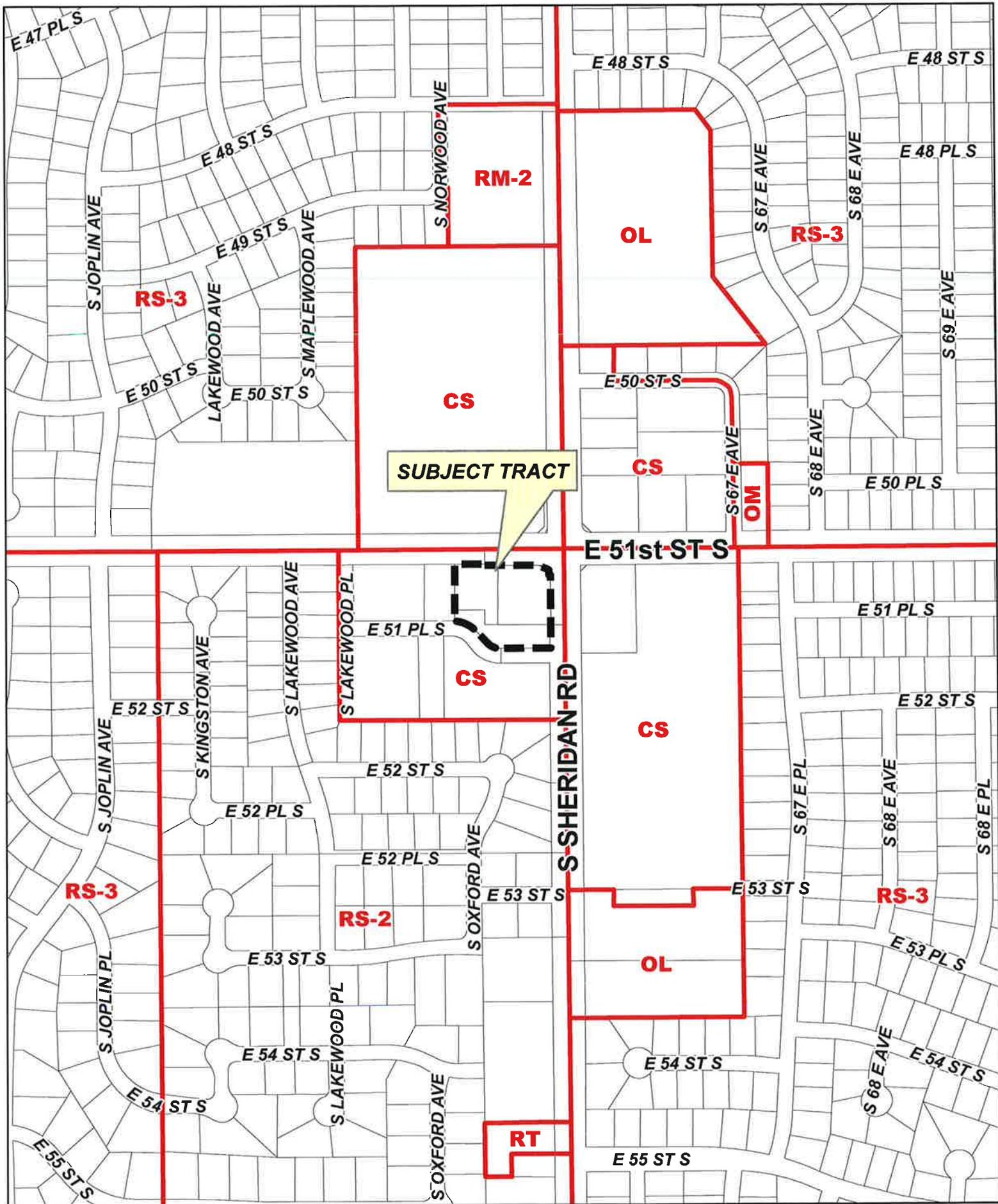
**QUIK TRIP NO 0031**

15.7



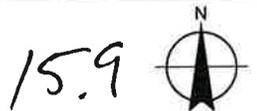
*Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2014*

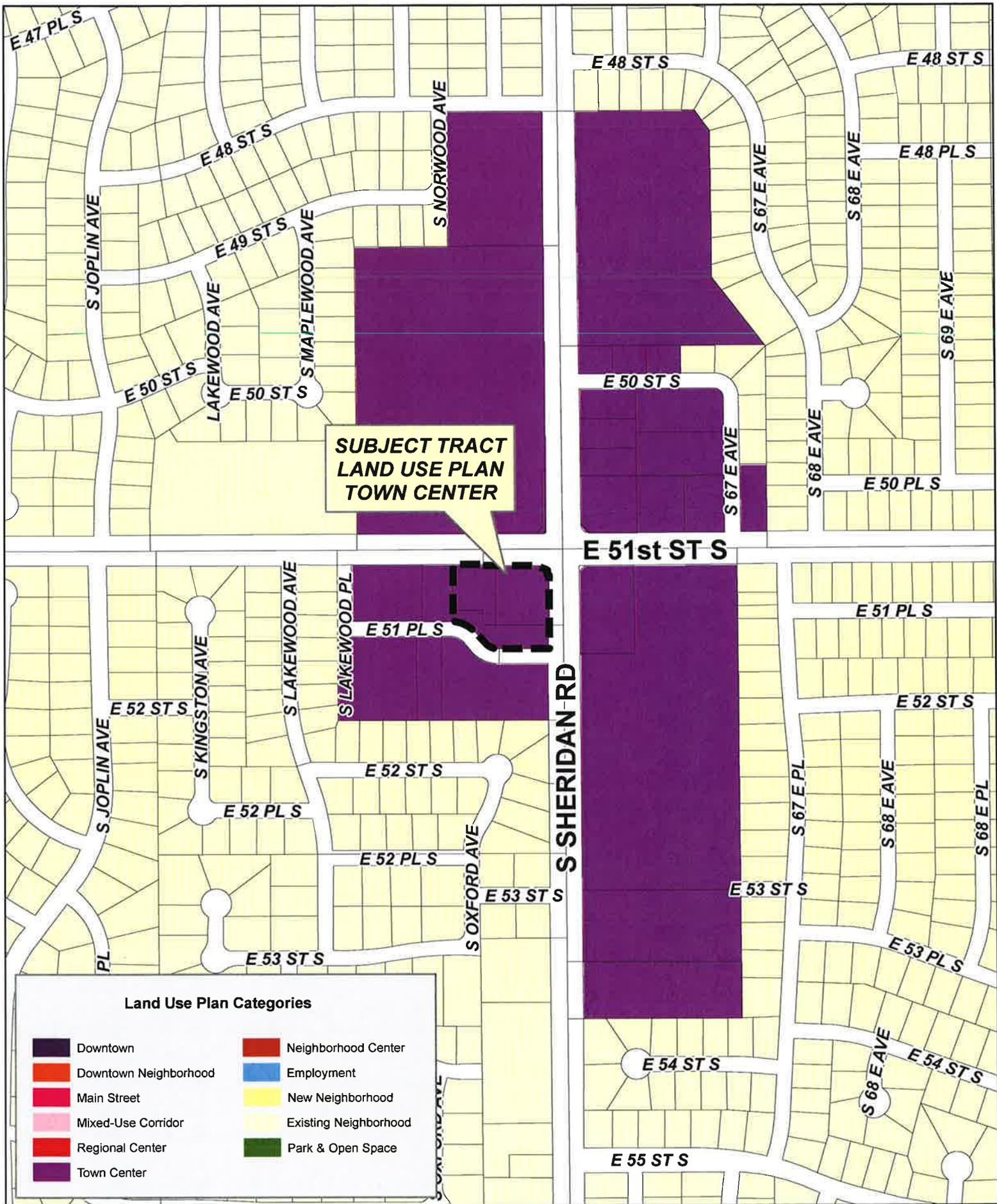




**QUIK TRIP NO 0031**

19-13 34

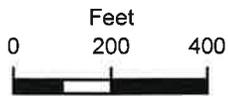




**SUBJECT TRACT  
LAND USE PLAN  
TOWN CENTER**

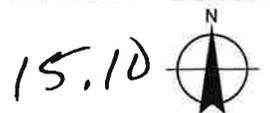
**Land Use Plan Categories**

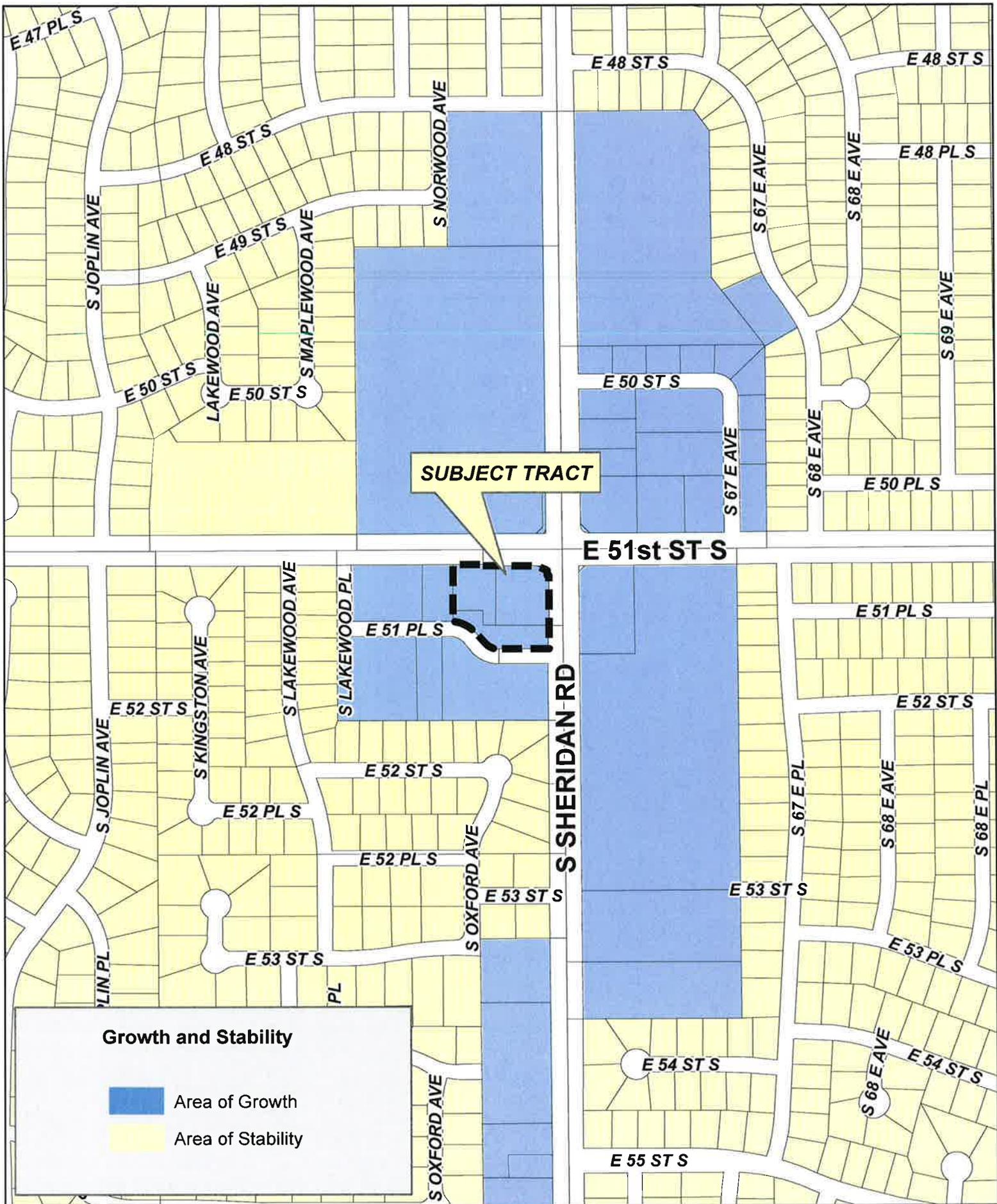
 Downtown	 Neighborhood Center
 Downtown Neighborhood	 Employment
 Main Street	 New Neighborhood
 Mixed-Use Corridor	 Existing Neighborhood
 Regional Center	 Park & Open Space
 Town Center	



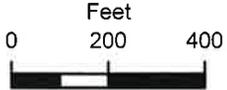
**QUIK TRIP NO 0031**

19-13 34



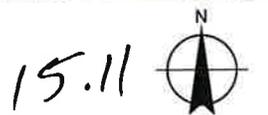


**SUBJECT TRACT**



**QUIK TRIP NO 0031**

19-13 34







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-221-H

**Hearing Date:** November 4, 2015  
(continued from 9/2/15, 10/7/15 and 10/21/15)

**Case Report Prepared by:**

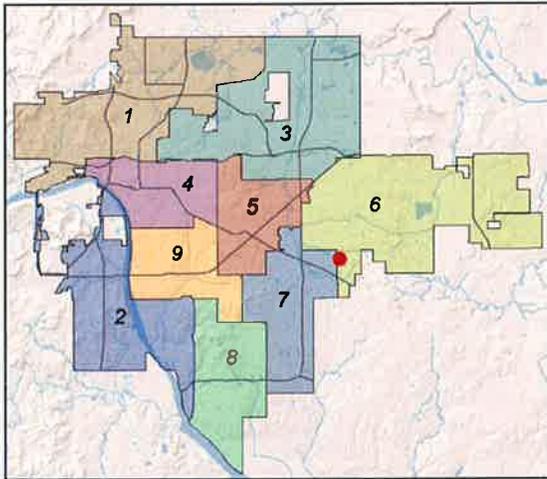
Dwayne Wilkerson

**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 but limited to 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      112,407.04 ± sq. ft

*Location:* Southeast corner of S. 129<sup>th</sup> E. Ave. and E. 43<sup>rd</sup> 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

16.1

## 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 117 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. The Tulsa Zoning Code requires a new plat or plat waiver for a new PUD or a major amendment to an existing PUD. In this instance the applicant has requested 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 multifamily density standards. The dwelling unit capacity of the original PUD was limited to 830 and later amended to increase the maximum dwelling unit count to 1152.

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.

The single family residential plats that have been developed in the PUD all meet the minimum Bulk and Area Requirements outlined in the Tulsa Zoning Code for RS-3 zoning.

The land area and livability space calculations for the multi-family component of the total land area of PUD 221 are summarized below:

#### Multifamily Livability Space Summary (requires 600 square feet per dwelling unit)

Existing multifamily Overlook Apartments:	400 dwelling units	5.59 acres required*
Proposed multifamily for PUD 221-H:	117 dwelling units	1.62 acres required*

\*For the purposes of this calculation we have not included common open space that may be provided within the Overlook Apartments or the proposed multifamily project in PUD 221-H. 7.2 acres of livability space is required for multifamily in all of PUD 221

16.2

Development Area L provides 9.27 acres of common open space.

Land Area Summary (requires 1700 square feet per dwelling unit)

Existing multifamily Overlook Apartments:	400 dwelling units	14.88 acres
Proposed multifamily for PUD 221-H:	117 dwelling units	3.15 acres
Existing Common Open space in development area L:		9.27 acres

Total Land Area provided for multifamily residential:	27.30 acres
Total Land Area required for multifamily residential:	20.18 acres

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 29<sup>th</sup>, 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:

Gross Land Area:	137,047 square feet (3.15 acres)
Net land area:	113,013 square feet (2.59 acres)

Maximum Dwelling Unit:

Maximum dwelling units allowed	117
--------------------------------	-----

MAXIMUM PERMITTED BUILDING FLOOR AREA WITHIN THE PROJECT:

105,000 SF (TOTAL)

MAXIMUM LOT COVERAGE RATIO FOR GROUND FLOOR OF PROJECT BUILDING:

45% of gross land area

BUILDING SETBACKS FROM:

16.3

Centerline of South 129 <sup>th</sup> East Avenue	70 feet
Centerline of East 43 <sup>rd</sup> Place South	60 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 43<sup>rd</sup> Place South and being located 225' to the South of the C/L of East 43<sup>rd</sup> 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:**

There shall be no more than two (2) vehicular access points (driveway/curb cuts) onto the Project site from and along South 129<sup>th</sup> East Avenue. There shall be no more than one (1) vehicular access point (driveway/curb cut) onto the Project site from and along East 43<sup>rd</sup> 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 REQUIRMENTS:**

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 129<sup>th</sup> East Avenue and East 43<sup>rd</sup> 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 129<sup>th</sup> East Avenue and East 43<sup>rd</sup> 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 129<sup>th</sup> East Avenue and East 43<sup>rd</sup> 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 of 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 43<sup>rd</sup> 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:

16.5

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

16.4

and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

*Major Street and Highway Plan:* East 129<sup>th</sup> 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:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 129 <sup>th</sup> East Avenue	Secondary Arterial	100 feet	5
East 43 <sup>rd</sup> Place South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by 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:***

16.7

**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 43<sup>rd</sup> Place South and South 129<sup>th</sup> 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 43<sup>rd</sup> Place South and South 129<sup>th</sup> 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 41<sup>st</sup> Street South and South 129<sup>th</sup> 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 41<sup>st</sup> Street and South 129<sup>th</sup> 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. 41<sup>st</sup> St. and S. 129<sup>th</sup> E. Ave. and also known as a part of the subject property.

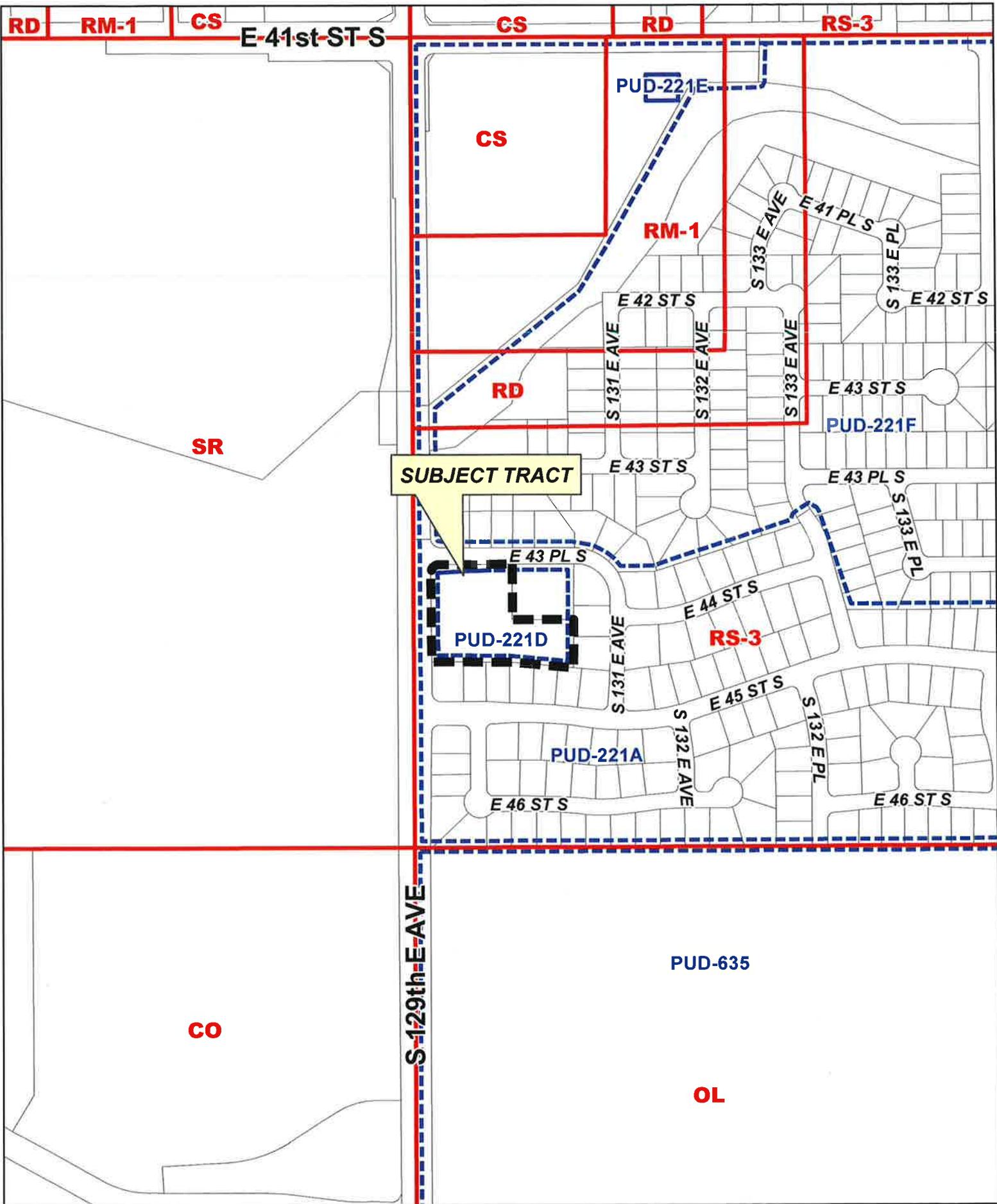
***Surrounding Property:***

**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. 129<sup>th</sup> E. Ave. and abutting across S. 129<sup>th</sup> 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 41<sup>st</sup> Street and South 129<sup>th</sup> East Avenue.

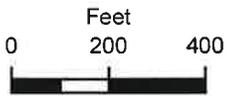
9/2/2015 1:30 PM

16.8



**SUBJECT TRACT**

**PUD-221-H**



19-14 28



E 41st ST S

S 129th E AVE

E 42 ST S

S 133 E AVE

E 41 PLS

S 133 E PL S

E 42 ST S

S 131 E AVE

E 43 ST S

S 132 E AVE

S 133 E AVE

E 43 ST S

E 43 ST S

E 43 PLS

S 133 E PL

E 43 PLS

S 131 E AVE

E 44 ST S

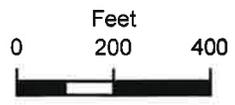
E 45 ST S

S 132 E PL

E 46 ST S

S 132 E AVE

E 46 ST S



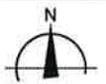
Subject Tract

PUD-221-H

19-14 28

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

Aerial Photo Date: March 2014



16.10



E 41st ST S

SUBJECT TRACT

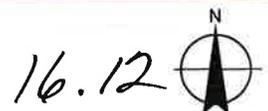
Growth and Stability

- Area of Growth
- Area of Stability



PUD-221-H

19-14 28



16.13

**DETAIL SITE PLAN**

PUD/Conditional Site Plan Number: 021  
 Development Area: 113,103 SF  
 Permitted Uses: Use Unit 11 and accessory accessory uses  
 Proposed Uses: Use Unit 8 Multi-family (Assisted Living, Facility and Life Care Retirement Center (Memory Care) and similar uses  
 Maximum Bldg. Floor Area Permitted: 45,340 SF based on A FAR of the project  
 Min. Floor Area Proposed for Each Use: 41,782 SF building footprint  
 Maximum Bldg. Height Permitted: 2 stories  
 Maximum Building Height Proposed: 3 stories (80'-0")  
 Minimum Bldg. Setbacks Required: Corner 3, 120th East Ave.: 100'-0"  
 (from corners of adjacent streets) and Corner 4 43rd Place S.: 100'-0"  
 PUD and/or Development Area boundaries: South and East boundaries: 87'-0"  
 Off Street Parking  
 Ratio Per Use: 100%  
 Number of Spaces required per Use: 80  
 Number of Spaces proposed per Use: 73  
 Total number of Spaces required: 80  
 Total number of Spaces proposed: 73  
 Minimum Percentage and Corresponding Landscaped Area Required: 5% SF  
 (1% per PUD 217 (per amendment)  
 Minimum Percentage and Corresponding Landscaped Area Proposed: 5% SF  
 (1% per PUD 217 (per amendment)  
 Landscaped Street Yard per Street Frontage  
 Returning: 2,824 SF  
 Along S. 120th East Avenue: 2,824 SF  
 Along 43rd Place South: 4,450 SF  
 Total Project: 7,274 SF  
 Additional Landscape area(s) required (if any): N/A  
 Lighting Height for Parking Areas: \_\_\_\_\_  
 Maximum Height Proposed: \_\_\_\_\_ Height Proposed: \_\_\_\_\_ (Pending)

**PROJECT AREA ALLOCATIONS**

ENTIRE SITE	113,103 SF	100%
BUILDING FOOTPRINT	41,782 SF	37%
LANDSCAPE	10,330 SF	17%
PAVING & SIDEWALK	57,291 SF	49%

NOTE: ALL LANDSCAPE AREAS WILL HAVE AUTOMATIC SPRINKLER SYSTEM.

**3 STORY BUILDING AREAS**

FIRST FLOOR	41,782 SF
SECOND FLOOR	41,782 SF
THIRD FLOOR	18,887 SF
TOTAL	102,451 SF

**RESIDENT UNITS**

ASSISTED LIVING	84 UNITS
MEMORY CARE	40 UNITS
TOTAL	124 UNITS

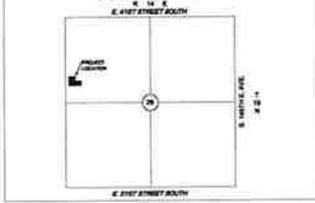
**PARKING CALCULATIONS REF. SECTION 1208D**

ASSISTED LIVING UNITS	74 X 3.38 = 25
LIFE CARE/MEMORY CARE UNITS	40 X 3.38 = 14
FACILITY VEHICLES	4
STAFF	74 (1/2) + 40 (1/2) = 12.40
REQUIRED SPACES	87.40
PROVIDED SPACES	73

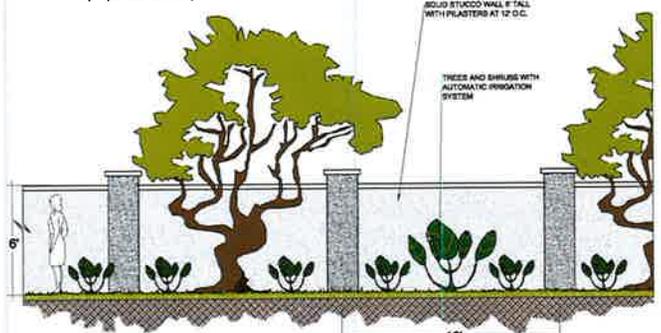
**LEGAL DESCRIPTION**

A PART OF LOT 11, BLOCK 8 BAYLOR, BLOCK 1 THRU 10, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, P.U.D. NO. 021 DEVELOP AREA 8 OF LOT 11, BLOCK 9

**LOCATION MAP**



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



SOLID STUCCO WALL 6' TALL WITH PLASTER AT 12" O.C.  
 TREES AND SHRUBS WITH AUTOMATIC IRRIGATION SYSTEM



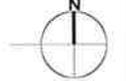
**SPRING VALLEY SENIOR LIVING**  
**ASSISTED LIVING & MEMORY CARE**  
 129TH East Avenue & 43rd Place South, Tulsa, OK

ARCHITECT  
**KSQ Architects PC**  
 408 South Boulder Avenue  
 Suite 200  
 Tulsa, Oklahoma 74103  
 918 552 0822 phone  
 918 552 0645 fax  
 www.ksqarchitects.com

DATE: 10/09/15

**SITE PLAN**

SCALE: 1" = 30'  
 73 PARKING SPACES  
 TYPICAL SPACE: 8' X 18' 6"  
 TYPICAL DRIVEWAY: 24' X 10'



16.14

**DETAIL SITE PLAN**

PLUD/Condo Site Plan Number: 221  
 Development Area: 113,103 SF

Permitted Uses: Use Unit 11 and auxiliary accessory areas  
 Proposed Uses: Use Unit 11 Multi-Family Assisted Living, Facility and Life Care Retirement Center (Memory Care) and under-use

Maximum Bldg. Floor Area Permitted: 45,340 SF based on 4 FAR of the zoned site area  
 Bldg. Floor Area Proposed for Each Use: 41,782 SF building footprint

Maximum Bldg. Height Permitted: 2 stories  
 Maximum Building Height Proposed: 3 stories (80'-0")

Minimum Bldg. Setbacks Required: Cornerline S. 129th East Ave.: 15'-0"  
 Street centerline of adjacent street(s): Cornerline S. 129th East Ave.: 10'-0"  
 PLUD (and/or Development Area) boundaries: South and East boundaries: 8'-0"

Off Street Parking:  
 Ratio Per Use: 100%  
 Number of Spaces required per Use: 66  
 Number of Spaces proposed per Use: 73  
 Total number of Spaces required: 66  
 Total number of Spaces proposed: 73

Minimum Percentage and Corresponding Landscaping Area Required: \_\_\_% \_\_\_SF  
 (10% per PLUD 221 (per unit/room))  
 Minimum Percentage and Corresponding Landscaping Area Proposed: \_\_\_% \_\_\_SF  
 (10% per PLUD 221 (per unit/room))

Landscaping: Street View per Street Frontage:  
 Required: 1' along S. 129th East Avenue: 2,324 SF  
 Along 43rd Place South: 4,302 SF  
 Total Project: 7,134 SF

Additional Landscaping area(s) required (if any): N/A

Lighting Height for Parking Area:  
 Maximum Height Permitted: \_\_\_\_\_ Height Proposed: \_\_\_\_\_ (Pending)

**PROJECT AREA ALLOCATIONS**

BATHE & BDR	110,020 SF	100%
BUILDING FOOTPRINT	41,782 SF	37%
LANDSCAPE	19,328 SF	17%
PARKING & STORAGE	52,073 SF	46%

NOTE: ALL LANDSCAPE AREAS WILL HAVE AUTOMATIC SPRINKLER SYSTEM

**3 STORY BUILDING AREAS**

FIRST FLOOR	=	41,782 SF
SECOND FLOOR	=	40,051 SF
THIRD FLOOR	=	19,569 SF
TOTAL	=	101,402 SF

**RESIDENT UNITS**

ASSISTED LIVING	74 UNITS
MEMORY CARE	40 UNITS
TOTAL	114 UNITS

**PARKING CALCULATIONS  
REF. SECTION 1208D**

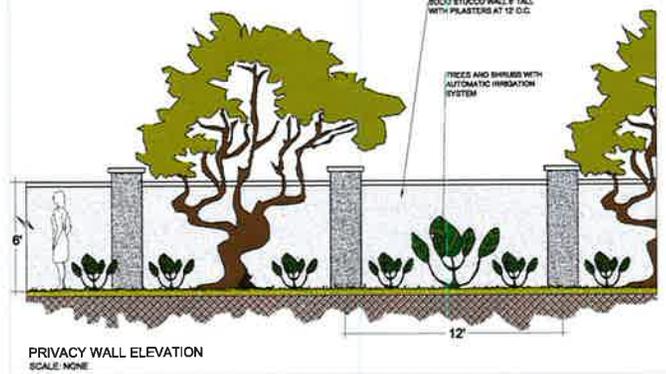
ASSISTED LIVING UNITS	74 X .88 = 65
LIFE CARE/MEMORY CARE UNITS	40 X .38 = 14
FACULTY VEHICLES	= 4
STAFF	74(1/2) + 4(1/4) = 37.25
REQUIRED SPACES	86
PROVIDED SPACES	73

**LEGAL DESCRIPTION**

A PART OF LOT 11, BLOCK 8, COCA, REGD. BLOCK 1 THRU 14, ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, PLUD NO. 221 DEVELOP AREA 9 OF LOT 11, BLOCK 8



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

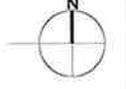


**SPRING VALLEY SENIOR LIVING**  
**ASSISTED LIVING & MEMORY CARE**  
 129TH East Avenue & 43rd Place South, Tulsa, OK

ARCHITECT  
 KSQ Architects PC  
 406 South Boulder Avenue  
 Suite 200  
 Tulsa Oklahoma 74103  
 918 592 0822 phone  
 918 592 0645 fax  
 www.ksqarchitects.com

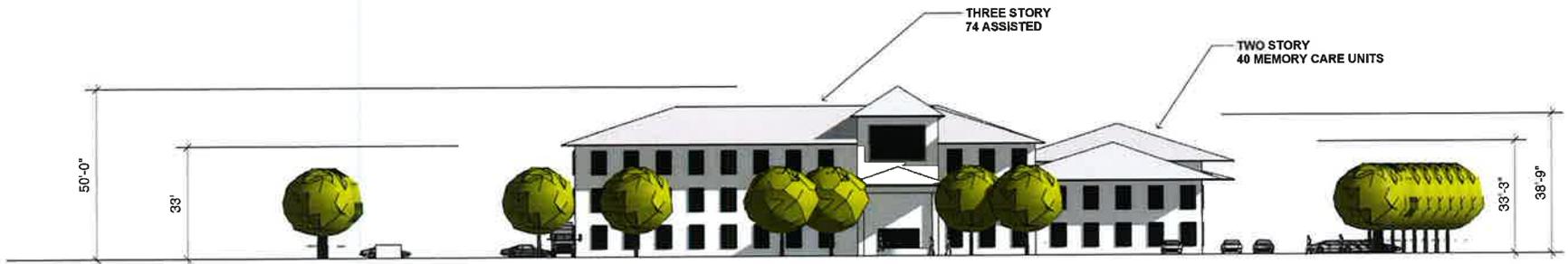
DATE: 10/09/15  
 Conceptual  
 Grading &  
 Drainage Plan

SCALE: 1" = 30'  
 73 PARKING SPACES  
 TYPICAL SPACE: 8'0" X 18'0"  
 TYPICAL DRIVEWAY: 20' WIDE



16-15

**SPRING VALLEY SENIOR LIVING**  
**ASSISTED LIVING & MEMORY CARE**  
129TH East Avenue & 43rd Place South, Tulsa, OK



WEST ELEVATION



SOUTH ELEVATION

**DESIGN CONCEPT**

The Spring Valley Senior Living Community features a Mediterranean Villa style architecture. Exterior materials include stucco, sandstone, and cast stone.



BIRD'S EYE VIEW



ARCHITECT  
ArchName  
406 South Boulder Ave  
Suite 500  
Tulsa, Oklahoma 74103  
T 918 592 0622  
www.kasarchitects.com

DATE: 9/25/2015

EXTERIOR  
CONCEPT

# ALTA/ACSM Land Title Survey QUAIL RIDGE

**OWNER/DEVELOPER**  
JIM SCHWERS COMPANY, INC  
an Oklahoma corporation

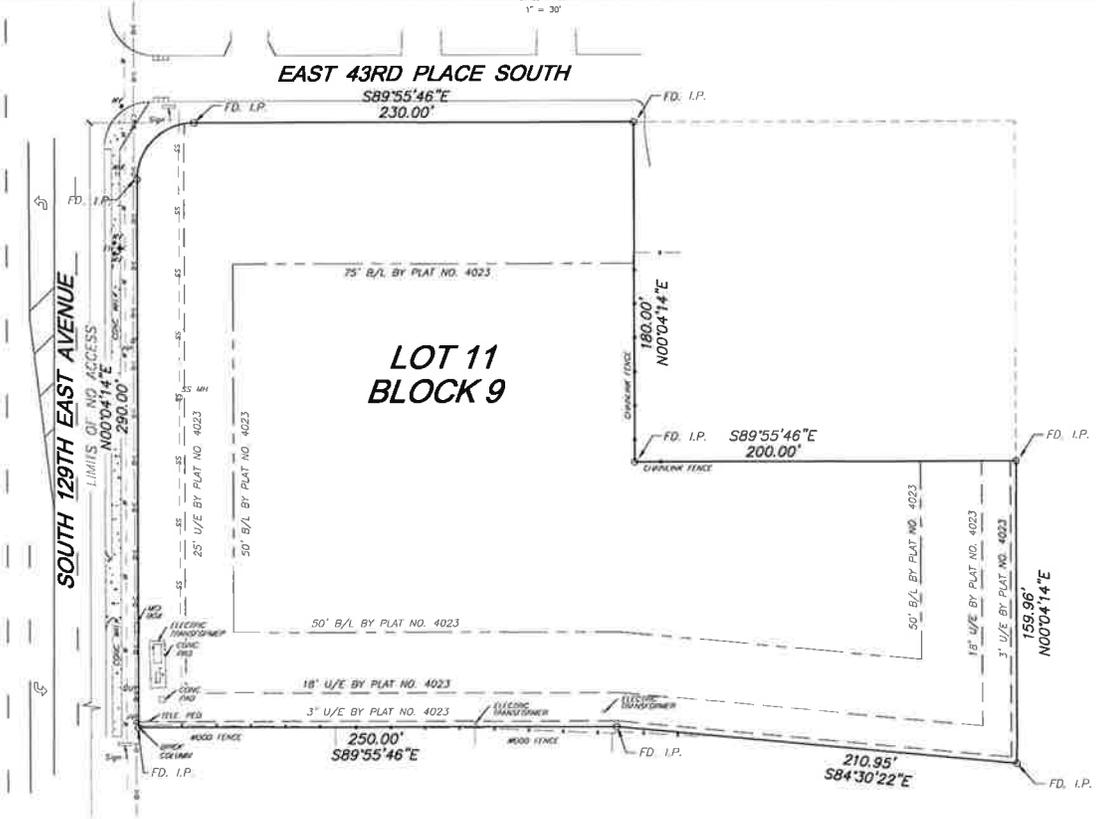
A PART OF LOT 11, BLOCK 9, QUAIL RIDGE, BLOCKS 1 THRU 10,  
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
P.U.D. NO. 221

**ENGINEER/SURVEYOR**  
TUTTLE & ASSOCIATES, INC.

9714 E 55TH PL  
TULSA, OKLAHOMA 74118  
PHONE: (918) 663-5567  
CERTIFICATE OF AUTHORITY CA-485  
EXPIRATION 6-30-15



SCALE IN FEET  
1" = 30'



**SURVEY NOTES:**  
1. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS

- Re: JIM SCHWERS COMPANY, INC., an Oklahoma corporation; STEWART TITLE GUARANTY COMPANY, Case Number 98-6087COM, dated October 7, 1998, Schedule B
- Item:
- Covenants, conditions, restrictions, easement and setback lines contained in the Certificate of Dedication of QUAIL RIDGE, BLOCKS 1 THRU 10, dated June 3, 1989, filed June 11, 1980, as ratified by Modification of Deed of Dedication dated June 20, 1984, filed June 23, 1984 in Book 4799, Page 1528 in the Office of the Tulsa County Clerk which does not provide for a forfeiture or reversion of interest, but admitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 24, Section 3607 of the United States code or (b) relates to the handicap but does not discriminate against handicap persons affects this tract as shown.
  - Easements, setback lines, and restrictions, as shown on the Plat of QUAIL RIDGE, BLOCKS 1 THRU 10, Plat No. 4023, as filed in the Office of the Tulsa County Clerk, and as provided for in the Certificate of Dedication described above affects this tract as shown.
  - Covenants, conditions, restrictions, easement and setback lines contained in Dedication of Additional Restrictive Covenants Affecting Lot 11, Block 9 of QUAIL RIDGE, BLOCKS 1 THRU 10, dated October 8, 1990, filed October 17, 1990 in Book 5283, Page 1135 in the office of the Tulsa County Clerk affects this tract.
  - Terms, conditions and provisions of Certificate of Correction filed October 12, 1988 in Book 5133, Page 2359 in the Office of Tulsa County Clerk does not affect this tract.
  - Terms, conditions and provisions of Statement and Agreement dated April 27, 1981, filed May 12, 1981 in Book 4544, Page 636 in the Office of the Tulsa County Clerk affects this tract as a blanket statement.

**LEGAL DESCRIPTION**  
LOT ELEVEN (11), BLOCK NINE (9), QUAIL RIDGE, BLOCK 1 THRU 10, AN ADDITION IN TULSA COUNTY, OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 4023, LESS THE NORTH 180 FEET OF THE EAST 200 FEET.

The parcel described herein lies within flood zone "X" in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration Flood Hazard Area Map/F.E.M.A. Flood Insurance Rate Map panel no. 40143C0377L, Effective Date October 15, 2012.

- LEGEND**
- FD. I.P. FOUND IRON PIN
  - SET 3/8" IRON PIN
  - MH MANHOLE
  - WA WATER VALVE
  - WV WATER VALVE
  - FH FIRE HYDRANT
  - OHE OVERHEAD ELECTRIC
  - SS SANITARY SEWER
  - W WATER
  - STM STORM
  - PS POWER POLE
  - LP LIGHT POLE
  - TREE

The undersigned certifies to JIM SCHWERS COMPANY, INC., an Oklahoma corporation, STEWART TITLE GUARANTY COMPANY, that this Survey shows, on the basis of a field instrument survey which meets the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2011, and includes items 9, 10, 11, 14 & 15 thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Oklahoma, the Horizontal Fractional Accuracy of this survey does not exceed that which is specified therein and the accuracy requirements of a Class A Survey (as defined therein) and is in compliance with all matters of record contained in Case Number 98-6087COM, dated October 7, 1998, prepared by Firsttitle and Abstract Services, Inc.

*Jeffrey A. Tuttle*  
Jeffrey A. Tuttle

Registration Number RPLS 1094



16.16



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. 45 <sup>th</sup> St       | <a href="mailto:T.P.Creations@aol.com">T.P.Creations@aol.com</a>       |
| 4. Brandi McGuire                 | 13032 E. 46 <sup>th</sup> St       | <a href="mailto:colorfulone23@aol.com">colorfulone23@aol.com</a>       |
| 5. Cliff Slater                   | 4516 S. 130 <sup>th</sup> East Ave | <a href="mailto:CLSlater@cox.net">CLSlater@cox.net</a>                 |
| 6. Robert Stage                   | 4505 S. 132 <sup>nd</sup> East Ave | <a href="mailto:Robertstage1@gmail.com">Robertstage1@gmail.com</a>     |
| 7. Roberta Schackt                | 4603 S. 134 <sup>th</sup> East Ave | <a href="mailto:CASRLS@cox.net">CASRLS@cox.net</a>                     |
| 8. Glenda Hawkins                 | 13015 E. 45 <sup>th</sup>          | <a href="mailto:1greatda@cox.net">1greatda@cox.net</a>                 |
| 9. Gloria Easton                  | 13227 E. 45 <sup>th</sup> St       | <a href="mailto:geaston579@cox.net">geaston579@cox.net</a>             |
| 10. Jane Green                    | 13233 E. 43 <sup>5trh</sup> St     | <a href="mailto:jgreenwrite@gmail.com">jgreenwrite@gmail.com</a>       |
| 11. Cathey Luckenbach             | 13007 E. 46 <sup>th</sup> St       | <a href="mailto:catluck@gmail.com">catluck@gmail.com</a>               |
| 12. Ron Arnold                    | 13433 E. 43 <sup>rd</sup> Pl       | <a href="mailto:rla@tulsacoxmail.com">rla@tulsacoxmail.com</a>         |
| 13. Frank Ostrowski               | 13210 E. 46 <sup>th</sup> St       | <a href="mailto:f.ostrowski@cox.net">f.ostrowski@cox.net</a>           |
| 14. C.W. Bill Frampton            | 13003 E 45 <sup>th</sup> St        | <a href="mailto:Frampton@valornet.com">Frampton@valornet.com</a>       |
| 15. Tanya Renond                  | 4541 S. 135 <sup>th</sup> East Ave | <a href="mailto:bigtrenownd@yahoo.com">bigtrenownd@yahoo.com</a>       |
| 16. Sean Renond                   | 4541 S. 135 <sup>th</sup> East Ave | <a href="mailto:bigtrenownd@yahoo.com">bigtrenownd@yahoo.com</a>       |
| 17. Vernon Hawkins                | 13015 E. 45 <sup>th</sup> St       | <a href="mailto:vhawkinsa1@gmail.com">vhawkinsa1@gmail.com</a>         |
| 18. Virginia Self                 | 4519 s. 132 E. Pl                  |  |
| 19. Darrel May                    | 4507 S. 132 <sup>nd</sup> E. Place | <a href="mailto:darrelmay@windstream.net">darrelmay@windstream.net</a> |

### 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 129<sup>th</sup> 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 neighbor.
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 of 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 129<sup>th</sup> East Avenue?  
Yes there will be new striping to show the proper turning lanes.
9. Would Jim Schwerts 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

**November 4, 2015**

**PUD 221 H- Southeast corner of South 129<sup>th</sup> East Avenue and 43<sup>rd</sup> 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 43<sup>rd</sup> Place and South 129<sup>th</sup> 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 129<sup>th</sup> 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:**

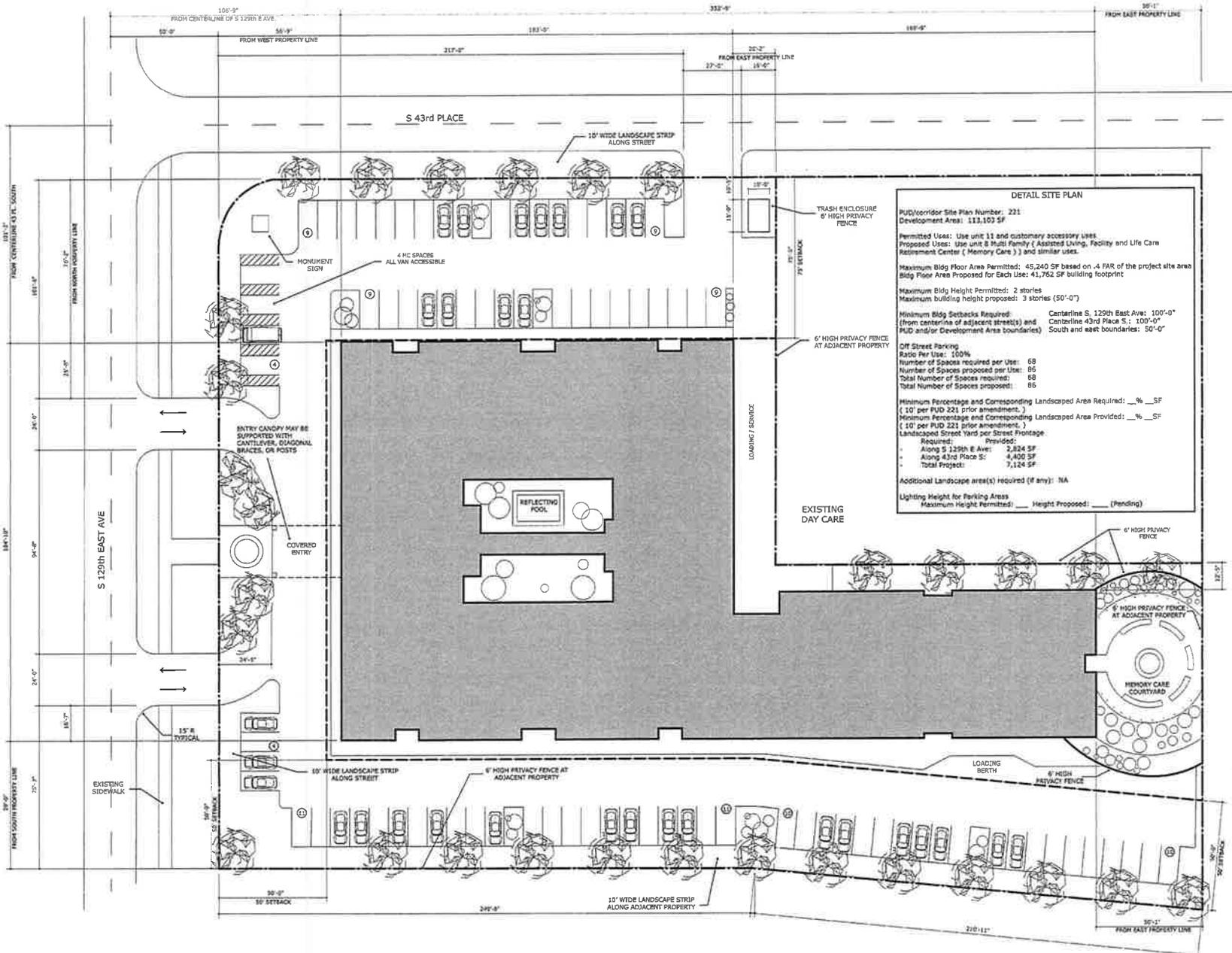
- |   | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted?  | X   |    |
| 2. Are there restrictive covenants contained in a previously filed plat?                      | X   |    |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X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

17.1

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

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?	X	
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.	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.



**DETAIL SITE PLAN**

PUD/Corridor Site Plan Number: 221  
 Development Area: 113,103 SF

**Permitted Uses:** Use unit 11 and customary accessory uses.  
**Proposed Uses:** Use unit 8 Multi-Family (Assisted Living, Facility and Life Care Retirement Center (Memory Care)) and similar uses.

**Maximum Bldg Floor Area Permitted:** 45,240 SF based on 4 FAR of the project site area  
**Bldg Floor Area Proposed for Each Use:** 41,762 SF building footprint

**Maximum Bldg Height Permitted:** 2 stories  
**Maximum building height proposed:** 3 stories (50'-0")

**Minimum Bldg Setbacks Required:** Centerline S. 129th East Ave: 100'-0"  
 (from centerline of adjacent street(s) and PUD and/or Development Area boundaries) Centerline 43rd Place S: 100'-0"  
 South and east boundaries: 50'-0"

**Off Street Parking Ratio Per Use: 100%**  
 Number of Spaces required per Use: 68  
 Number of Spaces proposed per Use: 86  
 Total Number of Spaces required: 68  
 Total Number of Spaces proposed: 86

**Minimum Percentage and Corresponding Landscaped Area Required: \_\_\_% \_\_\_SF**  
 (10' per PUD 221 prior amendment.)  
**Minimum Percentage and Corresponding Landscaped Area Provided: \_\_\_% \_\_\_SF**  
 (10' per PUD 221 prior amendment.)

**Landscaped Street Varies per Street Frontage:**  
 Required: Provided:  
 Along S 129th E Ave: 2,824 SF 2,824 SF  
 Along 43rd Place S: 4,400 SF 4,400 SF  
 Total Project: 7,124 SF 7,124 SF

**Additional Landscape area(s) required (if any): NA**

**Lighting Height for Parking Areas:** Maximum Height Permitted: \_\_\_ Height Proposed: \_\_\_ (Pending)



**LEGAL DESCRIPTION**

A PART OF LOT 11, BLOCK 9  
 QUAIL RIDGE, BLOCKS 1  
 THRU 10, AN ADDITION TO  
 THE CITY OF TULSA, TULSA  
 COUNTY, OKLAHOMA  
 P.U.D. NO. 221 DEVELOP  
 AREA B OF LOT 11,  
 BLOCK 9

**PROJECT AREA ALLOCATIONS**

ENTIRE SITE:	113,103 SF	100%
BUILDING FOOTPRINT:	41,762 SF	37%
LANDSCAPE:	19,209 SF	17%
PAVING & SIDEWALKS:	52,022 SF	46%

**3 STORY BUILDING AREAS**

FIRST FLOOR	= 41,762 SF
SECOND FLOOR	= 40,021 SF
THIRD FLOOR	= 18,697 SF
TOTAL	= 100,480 SF

**RESIDENT UNITS**

ASSISTED LIVING:	74 UNITS
MEMORY CARE:	40 UNITS
TOTAL:	114 UNITS

**PARKING CALCULATIONS  
 REF. SECTION 1208D**

ASSISTED LIVING UNITS:	74 X .50 = 37
LIFE CARE / MEMORY CARE UNITS:	40 X .35 = 14
FACILITY VEHICLES:	= 4
STAFF:	74(1/12) + 40(1/5) = 12.83
	87.83
REQUIRED SPACES:	68
PROVIDED SPACES:	86

**SITE PLAN**

SCALE: 1" = 30'  
 86 PARKING SPACES  
 TYPICAL SPACE:  
 9'-0" X 18'-0"  
 TYPICAL DRIVEWAY 24' WIDE

# SPRING VALLEY SENIOR LIVING ASSISTED LIVING & MEMORY CARE

129th East Ave & 43rd Place South, Tulsa, OK

17.3



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