

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2710

November 18, 2015, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of October 21, 2015, Meeting No. 2708
2. Minutes of November 4, 2015, Meeting No. 2709

CONSENT AGENDA:

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

3. **LS-20824** (Lot-Split) (CD 2) – Location: Southwest corner of East 72nd Street South and South Evanston Ave (Related to LS-20825, LC-721, LC-722)
4. **LS-20825** (Lot-Split) (CD 2) – Location: West of the southwest corner of East 72nd Street South and South Evanston Avenue (Related to: LS-20824, LC-721, LC-722)
5. **LC-721** (Lot-Combination) (CD 2) – Location: Southwest corner of East 72nd Street South and South Evanston Ave (Related to LS-20824, LS-20825, LC-722)
6. **LC-722** (Lot-Combination) (CD 2) – Location: South of the southwest corner of East 72nd Street South and South Evanston Ave (Related to LS-20824, LS-20825, LC-721)
7. **LS-20826** (Lot-Split) (County) – Location: South of the southwest corner of West 18th Street South and South 155th West Avenue
8. **LC-723** (Lot-Combination) (CD 7) – Location: Northwest corner of East 51st Street South and South Mingo Road

9. **LS-20828** (Lot-Split) (CD 2) – Location: South and East of the southeast corner of East 71st Street South and South Quincy Avenue
10. **103 Memorial Center – Final Plat**, Location: South of the southwest corner of 101st Street South and South Memorial Drive, (CD 8)
11. **AEP Transmission Services Center – Final Plat**, Location: South of the southeast corner of East Archer Street and South 145th East Avenue, (CD 6)
12. **PUD-542-8 – John Sanford Architect**, Location: West of the northwest corner of East 86th Street South and South Sheridan Road, requesting a PUD Minor Amendment to reduce front yard setback from 35 feet to 30 feet, **RS-1/PUD-542**, (CD 8)
13. **PUD-820-2 – Eller & Detrich/Lou Reynolds**, Location: South and east of southeast corner of South Memorial Drive and East Admiral Place, Requesting a PUD Minor Amendment to modify the building height requirements, **CH/PUD-820**, (CD 3)
14. **PUD-168-A – Eller & Detrich/Lou Reynolds**, Location: South of the southeast corner of South Harvard Avenue and East 81st Street South, requesting a PUD Detailed Site Plan for a new car care center, **RS-2/OL/CS/PUD-168-A**, (CD 8)
15. **AC-137 – MS Consultants, Inc.**, Location: South of the southeast corner of East Admiral Place and South 145th East Avenue, requesting a Alternative Compliance Landscape Plan to irrigate trees in the street yard by means of slow release water bags in lieu of a permanent underground irrigation system, **IL** (CD 6)
16. **PUD-742 – Wallace Engineering/Jim Beach**, Location: South of the southeast corner of South Elwood Avenue and West 71st Street South, requesting a PUD Detailed Site Plan for a new school, **OL/PUD-742-A**, (CD 2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

17. **CPA-38 – Eller & Detrich/Andrew Shank**, Comprehensive Plan Amendment request to amend Land Use Map change from “New Neighborhood” to “Regional Center” on approximately 76.5 acres located at 9610 South Garnett Road East, (CD 7), Resolution No. 2710:944

PUBLIC HEARINGS:

18. **Cadent Park – Minor Subdivision Plat**, Location: West of the northwest corner of East 91st Street South and South Yale Avenue, (CD 8) (Continued from October 7, 21, 2015 and November 4, 2015 meetings.) **(Staff requests a continuance to December 2, 2015)**

19. **Winchester Park** – Preliminary Plat, Location: South of 86th Street South, West of South Maybelle Avenue, (CD 2)
20. **Huntington Park** – Preliminary Plat, Location: South of the southeast corner of East 41st Street South and South 177th East Avenue, (CD 6)
21. **Cosmopolitan Apartments** – Preliminary Plat, Location: Southwest corner of West 17th Street South and South Denver Avenue, (CD 4)
22. **Barnes Plop** – Minor Subdivision Plat, Location: West of the southwest corner of East 36th Street North and North Sheridan Road, (CD 3)
23. **Z-7322 – Eller & Detrich/Lou Reynolds**, Location: East of southeast corner of East 19th Street South and South Memorial Drive, requesting rezoning from **OL to CS**, (CD 5)
24. **Z-7323 – Gary Hassenflu**, Location: East of the northeast corner of South Yale Avenue and East 32nd Street South, requesting rezoning from **RS-2/RD to RM-3**, (CD 5)
25. **PUD-437-A – Donn E. Fizer**, Location: Northeast corner of East 15th Street and South Utica Avenue, requesting a PUD Major Amendment to modify boundary for Development Area A and B, establish new uses and modify bulk and area requirements for each development area, **PK/OL/CS/CH/PUD-437 to PK/OL/CS/CH/PUD-437-A**, (CD 4)
26. **CVS-ERWII** – Minor Subdivision Plat, Location: Northeast corner of South Utica Avenue and East 15th Street, (CD 4) **(Staff requests a continuance to December 2, 2015.)**

OTHER BUSINESS

27. Adopt a resolution of the Tulsa Metropolitan Area Planning Commission recommending approval and adoption by the City of Tulsa of the **Admiral Place Community Development Project Plan** subject to the amendment of the Comprehensive Plan contemplated in the Admiral Place Community Development Project Plan. Resolution No. 2710:943
28. **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

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

Final Subdivision Plat

103 Memorial Center - (CD 8)

South of the southwest corner of 101st Street South and South Memorial Drive

This plat consists of 1 Lot, 1 Block, on 7.38 acres.

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

103 Memorial Center

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE 1/4 NE 1/4) OF SECTION TWENTY-SIX (26)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN MERIDIAN
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



Legend

- DU/E DRAINAGE & UTILITY EASEMENT
- BL BUILDING LINE
- BL PG BOOK & PAGE
- CS CHORD BEARING
- CD CHORD DISTANCE
- DOC DOCUMENT
- ESMT EASEMENT
- INSTR INSTRUMENT
- MAE MUTUAL ACCESS EASEMENT
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RWE RESTRICTED WATERLINE EASEMENT
- U/E UTILITY EASEMENT

Notes:

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS
2. ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SAGL), NORTH AMERICAN DATUM (NAD 83). THE WEST LINE OF SECTION 26 BEING NORTH 1°00'34" WEST

OWNER:
**Foundation Land Holding Company-
Memorial #1, LLC**
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: THOMAS COOPER
6585 South Yale Avenue, Suite 1040
Tulsa, Oklahoma 74136
Phone: (918) 481-7911

SURVEYOR:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 5435
OK CA NO. 2561, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929
Dan@Tannerltd.com

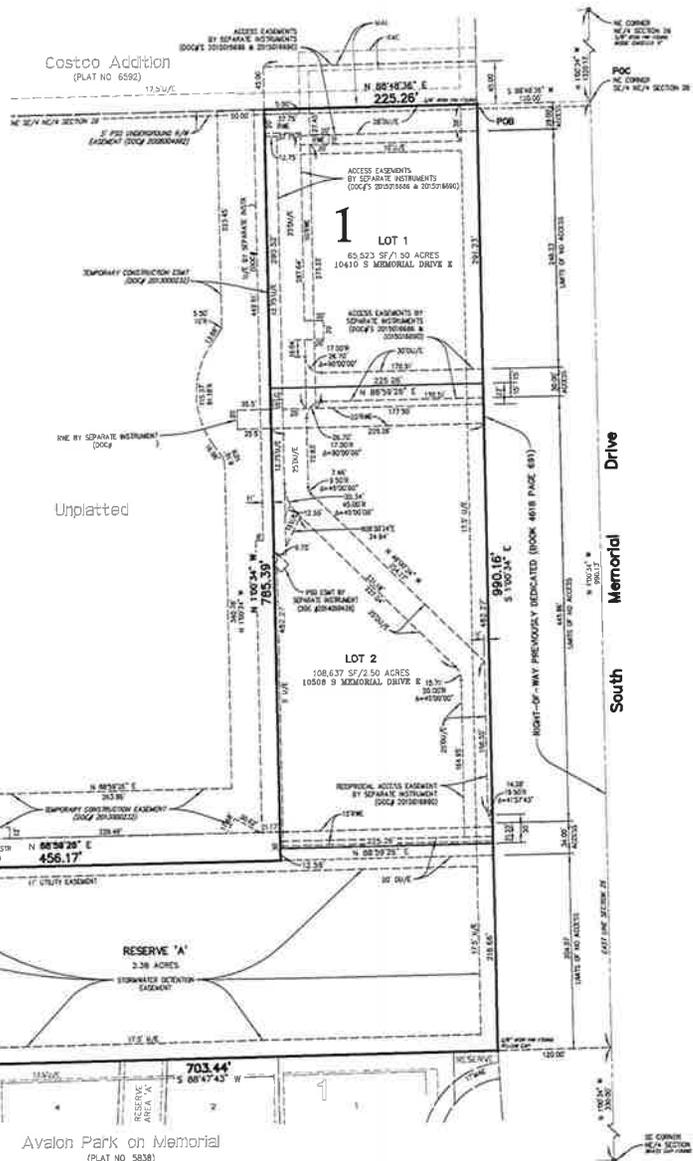
ENGINEER:
Kimley-Horn and Associates, Inc.
BRADLEY J. MOSS, P.E. NO. 23286
OK CA NO. 2740, EXPIRES 6/30/2017
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Phone: (972) 770-1300
brad.moss@kimley-horn.com



Location Map
Scale: 1" = 200'

SUBDIVISION CONTAINS
TWO (2) LOTS IN ONE (1) BLOCK
AND ONE (1) RESERVE

SUBDIVISION AREA: 7.38 ACRES



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date: _____	
_____ TMAPC/INCDG	
_____ CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date: _____	
_____ CHAIRMAN	
_____ MAYOR	
_____ ATTORNEY AT LAW	
_____ CITY ATTORNEY	

The approval of this Plat 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.

10.2

Final Subdivision Plat

AEP Transmission Services Center - (CD 6)

South of the southeast corner of East Archer Street and South 145th East Avenue

This plat consists of 1 Lot, 1 Block, on 70 acres.

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

11.1

11/6/15



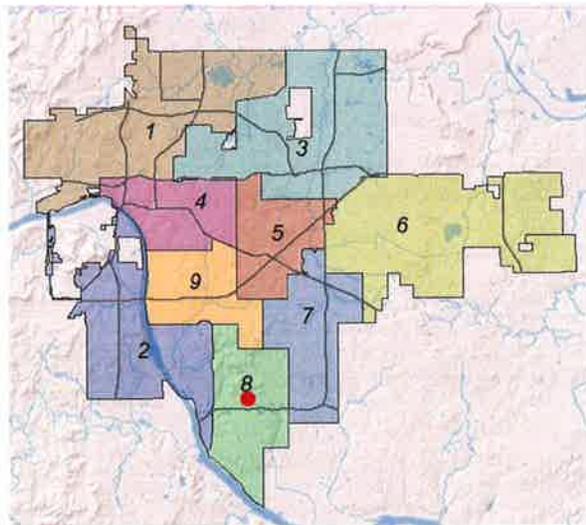
Case Number: PUD-542-8
Minor Amendment

Hearing Date: November 18, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: John Sanford
 Property Owner: Robert Patel

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce front yard setback from 35 ft to 30 ft.

Gross Land Area: .52 acres

Location: West of the NW/c of East 86th Street South & South Sheridan Road

6312 East 85th Court

Lot 15, Block 1 Sheridan Oaks

Zoning:
 Existing Zoning: RS-1/PUD-542
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **APPROVAL**.

Staff Data:
 TRS: 8315
 CZM: 53
 Atlas: 1005

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

12.1

SECTION I: PUD-542-8 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to reduce the front yard setback from 35 ft to 30 ft.

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.”

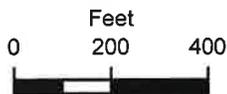
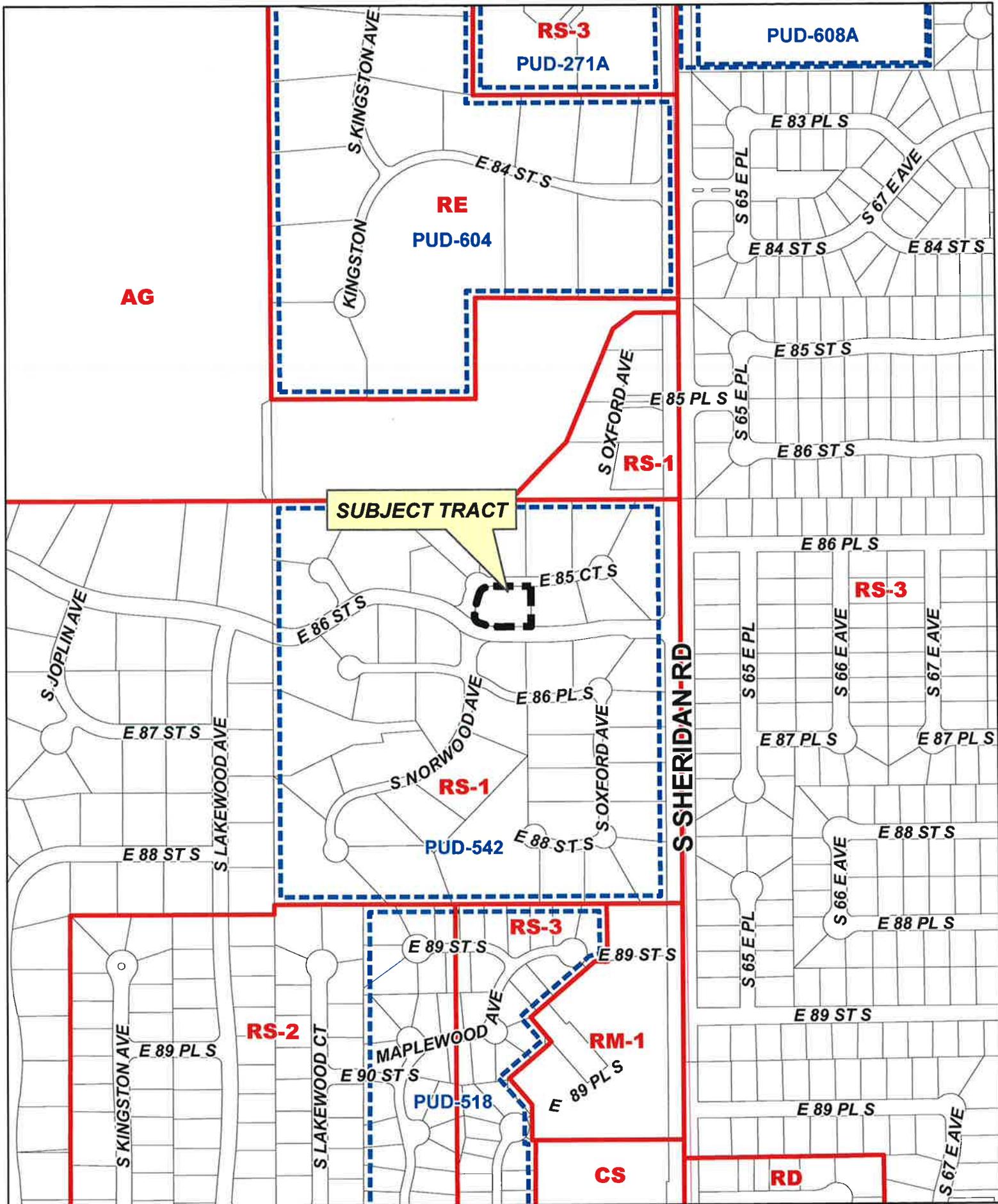
Staff has reviewed the request and determined:

- 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-542 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

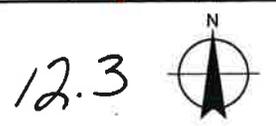
INCOG zoning case map
INCOG aerial photo
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the front yard setback from 35 ft to 30 ft.



PUD-542-8

18-13 15



THESE DRAWINGS ARE PRELIMINARY IN NATURE AND INTENDED FOR REVIEW AND COMMENT. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT ARCHITECT'S AND ENGINEER'S SIGNATURE AND THEIR DATE OF ISSUE FOR CONSTRUCTION.

JSA ARCHITECTS
 P.O. BOX 33786
 TULSA, OK 74183
 918.486.8012
 JSA@JSAARCHITECTS.COM
 Copyright © 2015 John Sanford
 JOHN SANFORD, AIA
 NCARB

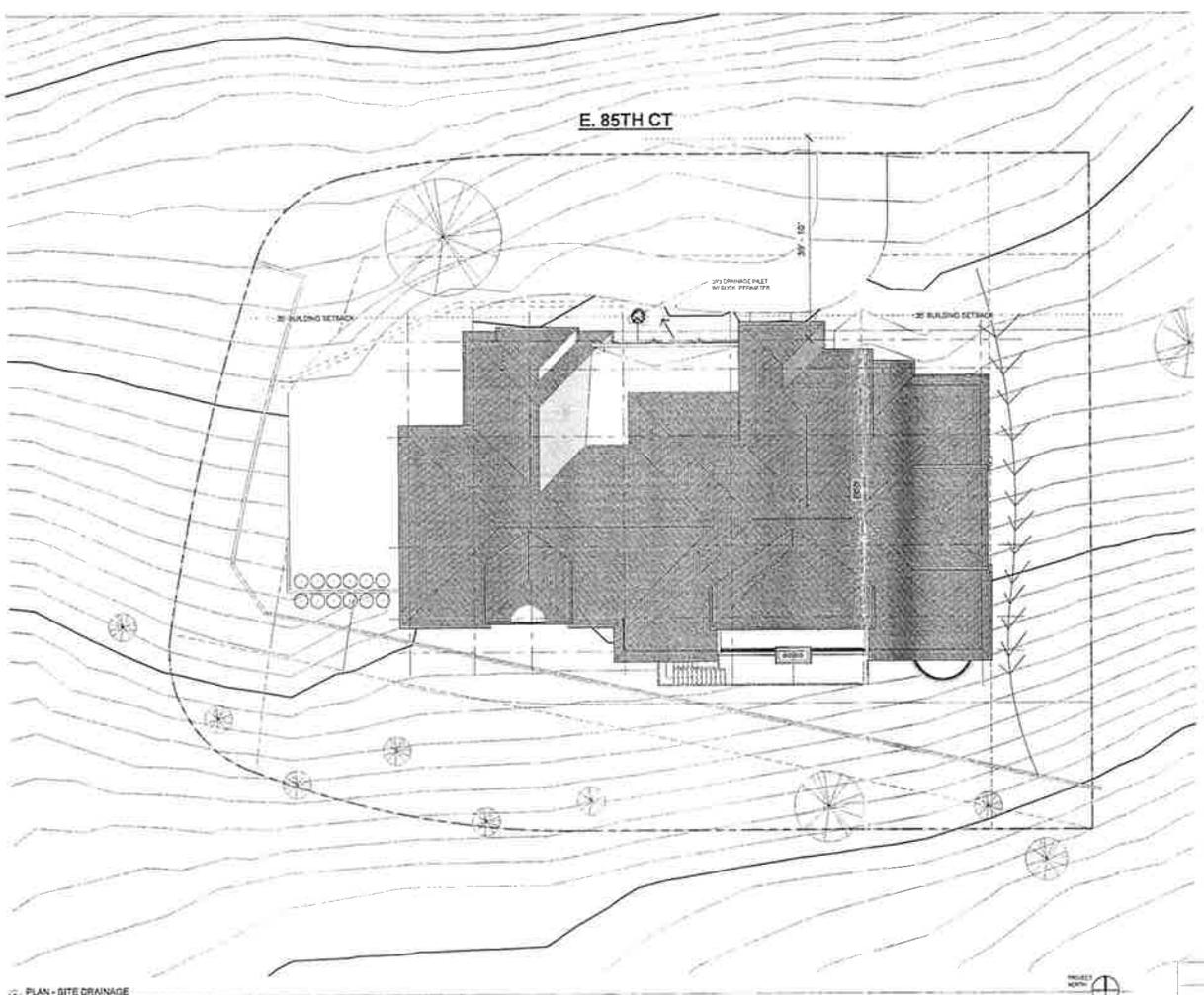
NOT VALID FOR CONSTRUCTION UNLESS ISSUED IN THIS BLOCK

PATEL RESIDENCE
 LOT 15, BLOCK 1
 #281110

No.	Description	Date

SHEET

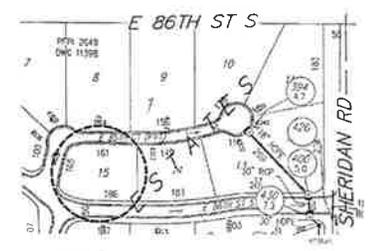
A100.1
 EROSION CONTROL & SITE DRAINAGE



1 PLAN - SITE DRAINAGE
 3/22 - 1/12

GROSS AREA	
Level	Area
LOWER LEVEL	3542 SF
ENTRY LEVEL	4512 SF
ATTIC/TRUSS	2832 SF
BEARING	
Grand total	10886 SF

TO OUTSIDE FACE OF SHEATHING, NOT INCLUDING GARAGES OR VERANDAS



SHERIDAN OAKS ESTATES

PLANNED UNIT DEVELOPMENT 542 RESTRICTION NOTES

- NO BUILDING, FENCE, WALL OR FENCE STRUCTURE SHALL BE ERRECTED, PLACED OR ALTERED ON ANY LOT IN THE SUBDIVISION UNTIL THE PLANS AND SPECIFICATIONS HAVE BEEN APPROVED IN WRITING BY SHERIDAN OAKS ESTATES, LLC OR ITS AUTHORIZED REPRESENTATIVES OR SUCCESSORS.
- ALL EXTERIOR WINDOWS SHALL BE WOOD OR ALUMINUM CLAD WOOD BUT NO MILI FINISH SHALL BE PERMIL.
- FOUR FEET OF CHIMNEY SHALL NOT BE USED BY PERSONS STANDING AT THE FRONT LOT LINE OF THE LOT CONTAINING THE CHIMNEY. ALL FINISH TO BE APPROVED BY SHERIDAN OAKS ESTATES ARCHITECTURAL REVIEW COMMITTEE.

PUD 542 REQUIREMENTS:

FRONT YARD TOTAL AREA	5820.87 SF
PERVIOUS TOTAL AREA	4243.48 SF
FRONT YARD PAVED AREA PERMITTED	<25% = 1405.22 SF
ACTUAL PAVED FRONT YARD	1377.41 SF
LIVABILITY SPACE	8491.75 SF



LOT 15, BLOCK 1
 SHERIDAN OAKS

IN ACCORDANCE WITH SECTION III, PARAGRAPH A OF THE SHERIDAN OAKS ESTATES DEED OF DEDICATION AND RESTRICTIVE COVENANTS

12.5



Case Number: PUD-820-2
Minor Amendment

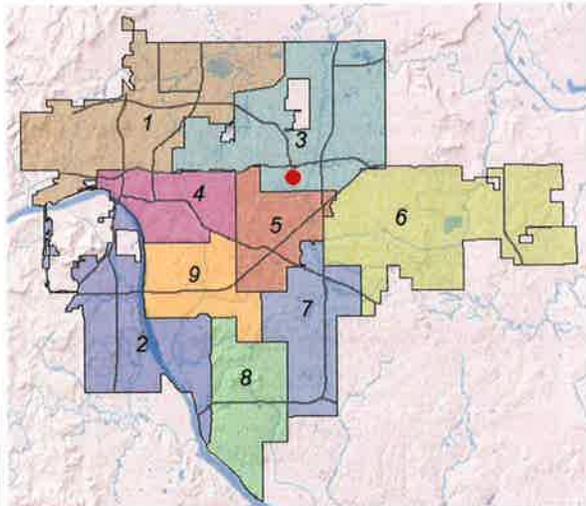
Hearing Date: November 18, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Lou Reynolds

Property Owner: Couch Holdings, LLC c/o
 Eller & Detrich, P.C.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to modify the building height requirements.

Gross Land Area: 26 acres

Location: South and East of the SE/c of South Memorial Drive and East Admiral Place

Zoning:
 Existing Zoning: CH/PUD-820
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends **APPROVAL**.

Comprehensive Plan:
 Land Use Map: Employment
 Growth and Stability Map: Growth

Staff Data:
 TRS: 9-30-1
 CZM: 38 Atlas: 451

City Council District: 3
 Councilor Name: David Patrick

County Commission District: 2
 Commissioner Name: Karen Keith

13.1

SECTION I: PUD-820-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: To modify the Development Standards for maximum building height.

The applicant proposes to modify the height standards as outlined in Exhibit B and has included a provision that the height standards listed for the building side walls not apply to the loading dock area and with respect to the south and north walls of the building, that portion of the building between the roof plate of the south and north building wall and the peak of the roof.

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.”

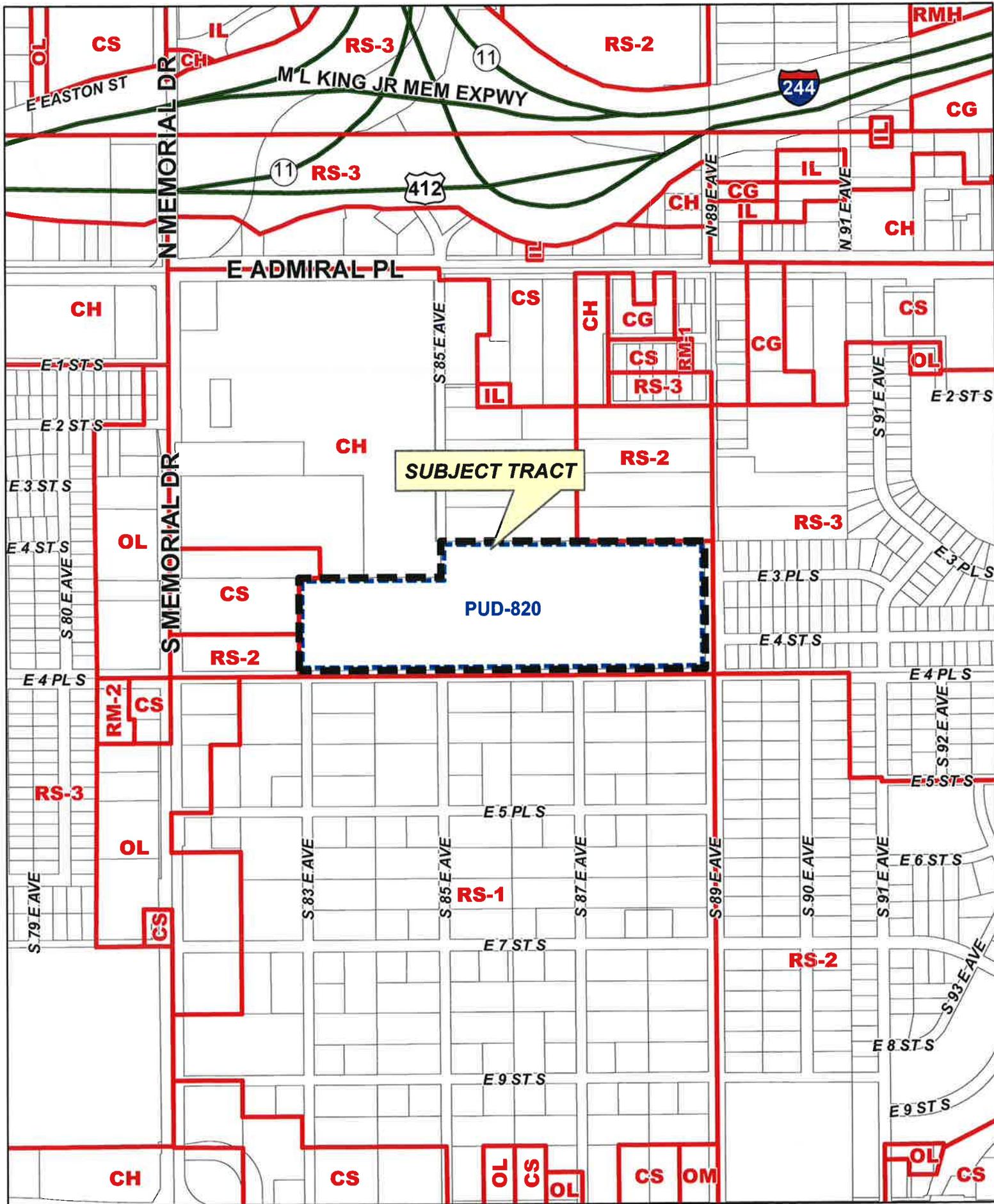
Staff has reviewed the request and determined:

- 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-820 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibit A – Legal Description
Applicant Exhibit B – Amendment Text
Applicant Exterior Elevations

With considerations listed above, staff recommends **approval** of the minor amendment request to modify the Development Standards for maximum building height.

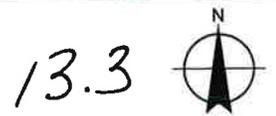
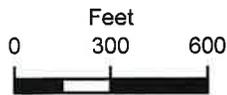


SUBJECT TRACT

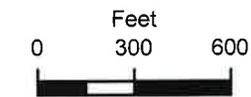
PUD-820

PUD-820-2

19-13 01



13.3



Subject Tract

PUD-820-2

19-13 01

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

Aerial Photo Date: March 2014



EXHIBIT "A"

LEGAL DESCRIPTION

PUD 820-2

A TRACT OF LAND IN THE NORTHWEST QUARTER (NW/4) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 627.40 FEET EAST AND 30 FEET NORTH OF THE SOUTHWEST CORNER OF THE NW/4 OF SAID SECTION 1; THENCE NORTH 0°19'19" WEST A DISTANCE OF 456.00 FEET; THENCE NORTH 89°38'42" EAST A DISTANCE OF 699.21 FEET; THENCE NORTH 0°14'29" WEST A DISTANCE OF 173.03 FEET; THENCE NORTH 89°42'18" EAST A DISTANCE OF 1295 FEET TO THE WEST BOUNDARY OF 89TH EAST AVENUE; THENCE SOUTH 0°19'41" WEST A DISTANCE OF 630.49 FEET ALONG THE WEST BOUNDARY OF 89TH EAST AVENUE; THENCE SOUTH 89°46'37" WEST A DISTANCE OF 1987.06 FEET ALONG THE NORTH BOUNDARY OF EAST 4TH PLACE TO THE POINT OF BEGINNING.

13.5

EXHIBIT "B"

PUD MINOR AMENDMENT

PUD 820-2

PUD 820-2 is submitted to request a revision to the Development Standards for Building Height. The requested modification is as follows:

MAXIMUM BUILDING HEIGHT:

2-Stories/43 FT

With building side walls as follows:

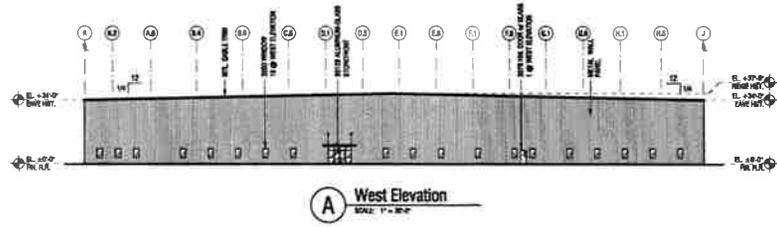
East:	39 FT in height as measured from finished grade.
West:	39 FT in height as measured from finished grade.
North:	37 FT in height as measured from finished grade.
South:	37 FT in height as measured from finished grade.

The above limits on the height of a building side wall shall not include: (1) any portion of the building within a loading dock area; or (2) with respect to the south and north walls of the building that portion of the building between the roof plate of the south or north building wall and the peak of the roof.

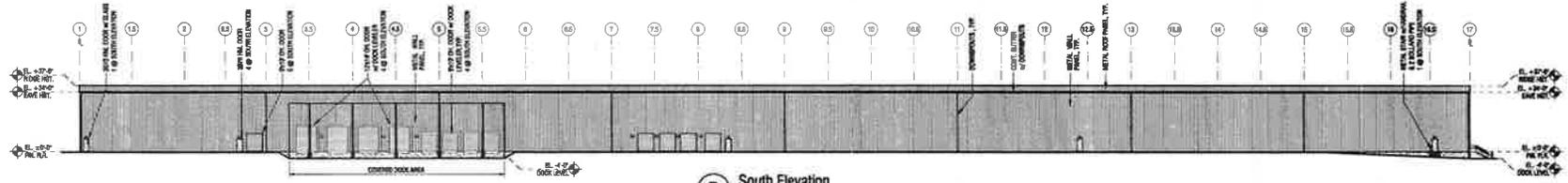
Except as modified above, the remainder of PUD 820-1 Development Standards will remain the same.

13.4

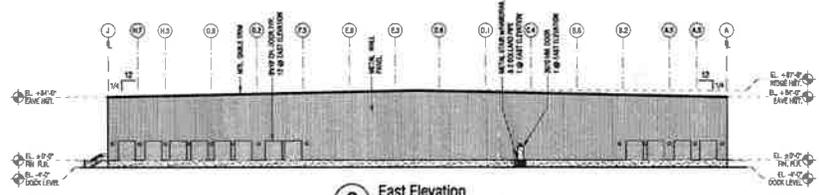
13.7



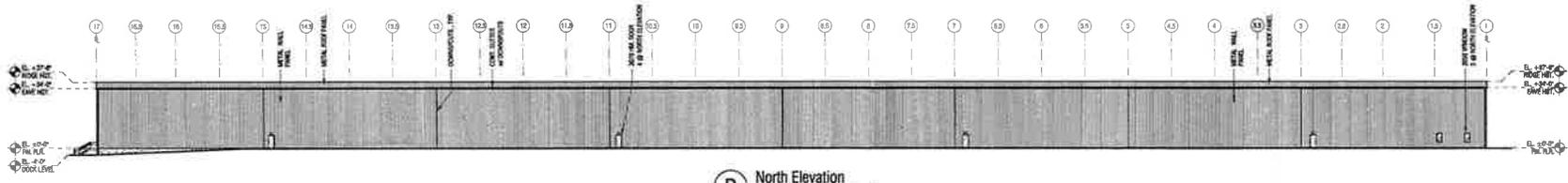
A West Elevation
SCALE: 1" = 30'-0"



B South Elevation
SCALE: 1" = 30'-0"



C East Elevation
SCALE: 1" = 30'-0"



D North Elevation
SCALE: 1" = 30'-0"

PUD 820-2 Building Wall Elevation Plan November 18, 2015

bsi-crafting
1100 13th Street
Tulsa, Oklahoma 74103

THIS DRAWING IS LEGAL AND BE-
COMES THE PROPERTY OF THE USER.
NO PART OF THIS DRAWING OR ANY
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TULSA BUILDING CO., INC.

**DESIGN
BUILDER**

DESIGNERS
ENGINEERS
BUILDERS

BLENDING
BUILDING COMPANY OF ARKANSAS, P.C.
P.O. BOX 120468 - TULSA, OKLA. 74117

JARBOE SALES COMPANY
TULSA, OKLAHOMA
EXTERIOR ELEVATIONS

PERMIT SET
DATE: 10/22/15
FILE: 15017.03.01
JOB NO: 15017
SHEET: 1

A200



Case Number: PUD-168-A
Detail Site Plan

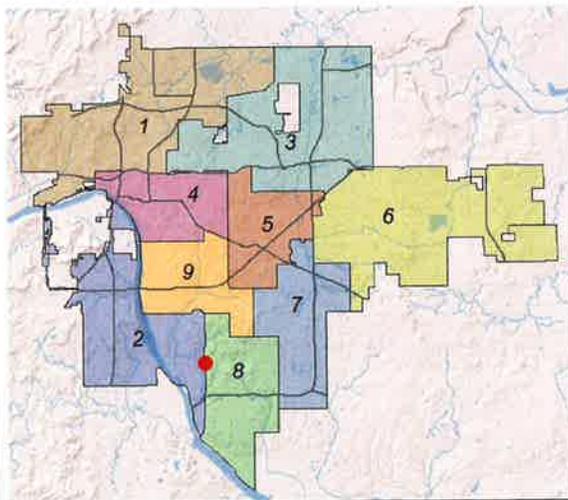
Hearing Date: November 18, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Lou Reynolds

Property Owner: Walnut Creek Partners, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:
 Plan represents details for a new car care center within the PUD.

Gross Land Area: 8.99 Acres

Location: South of the Southeast corner of South Harvard Avenue and East 81st Street South

Part of Lot 1 Block 1 Forest Creek Shopping Center

Zoning:
 Existing Zoning: RS-2/OL/CS/PUD-168-A
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **APPROVAL**.

Staff Data:
 TRS: 8316
 CZM: 52 Atlas: 1421

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

14.1

SECTION I: PUD-168-A Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 8.99 Acre site in a Planned Unit Development for a new car care center to be located in an existing one story building.

PERMITTED USES:

Uses as permitted as a matter of right within the CS district with the exception of those uses permitted in Use Units 16, 18 and 20. Use Unit 17 with repair work limited to cars and light trucks. The car care center proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans not provided. Wall mounted lighting is prohibited on the south side of the area where Use Unit 17 is allowed. Any ground lighting will be pointed down and away from the residential area south of East 83rd Street South and is limited to 16 ft in height.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalks are shown along South Harvard Avenue and a portion of East 83rd Street South. The plan displays pedestrian paths adjacent to the proposed building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

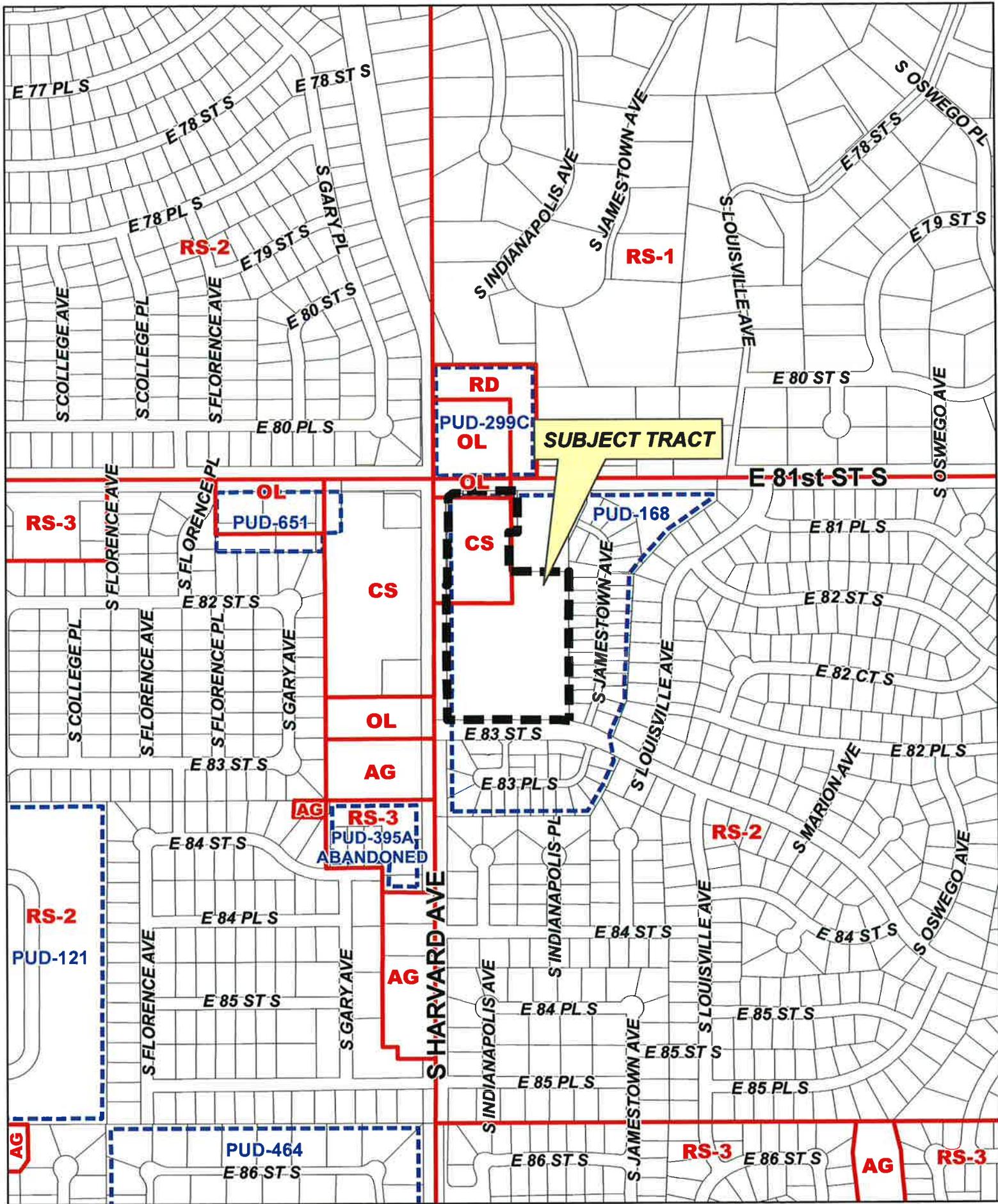
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-168-A**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan

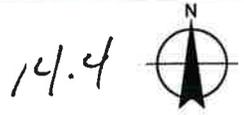
Staff recommends **APPROVAL** of the detail site plan for the proposed new car care facility.

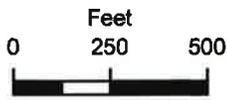
(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)



SUBJECT TRACT

PUD-168-A





Subject
Tract

PUD-168-A

18-13 16

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

Aerial Photo Date: March 2014 14.5



Proposed Site Plan Revision To PUD-168



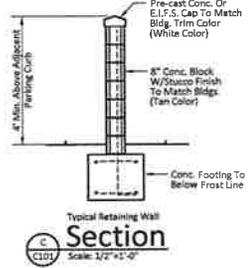
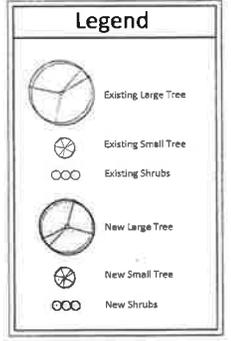
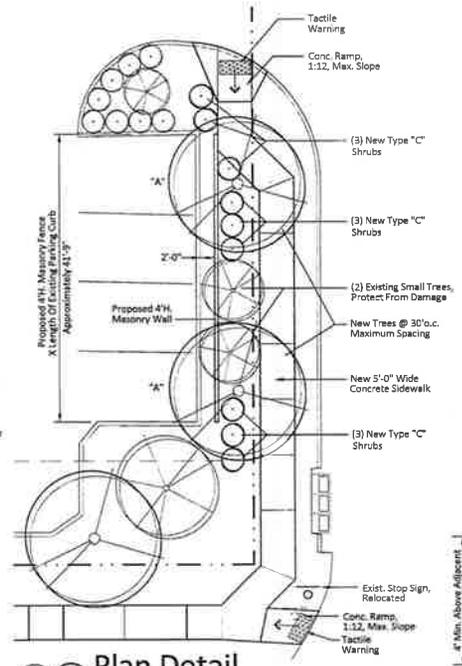
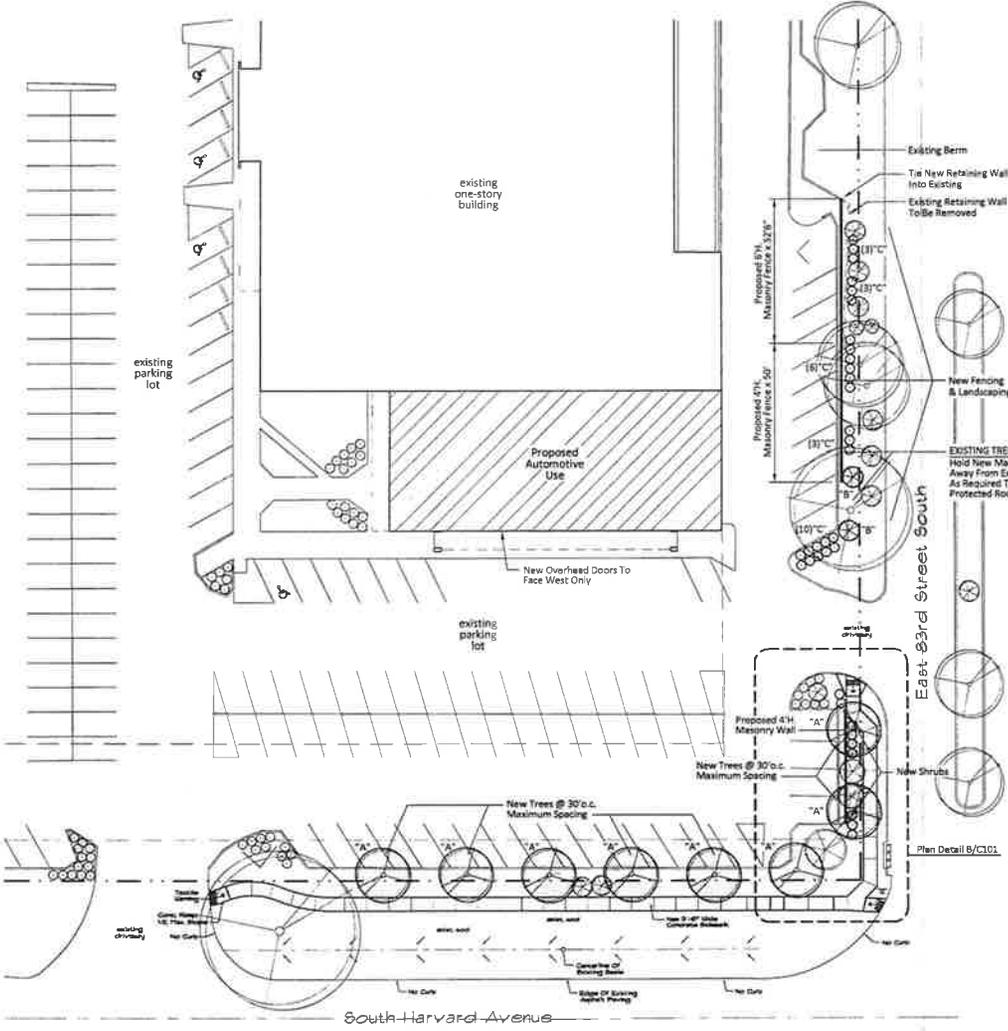
Revisions:

White Design Group, P.C.
Architectural and Interior Consulting
3801 EAST 103RD SUITE 100E P.O. BOX 1000000 TULSA, OKLAHOMA 74110

Preliminary Site Plan For:
Walnut Creek Shopping Center
East 81st Street South & South Harvard Avenue
Tulsa, Oklahoma

Sheet Content
Partial Site Landscaping Plan
Plan Sheet, Section
General Notes, Plant Schedule

Sheet Number
C101
Date: 10-06-15



Plan Detail
Scale: 1/8" = 1'-0"

Section
Scale: 1/2" = 1'-0"

General Notes

- The Contractor Shall Verify Spot Grades in the Field, Verify Bench Ramp Lengths to Comply with ADA Requirements.
- All Bids or Contract Proposals To Be Submitted And Signed per 101.
- The Contractor Shall Provide Final Grading As Required to Mark-lets Subject To Allow Drainage To The Existing Subsurface Base of Parking Lot Above Major Drainage Lines. Weir-And Any Other Trap, Are Affected By The Work.
- The Contractor Shall Provide New Schedules To Mark City Of Tulsa Requirements.
- The Contractor Shall Tied To The Existing Retaining System As Req'd For The Installation Of The New Landscaping.
- Utilities: The Contractor Shall Call "Call-Before-You-Dig" All underground utilities Prior To Performing the work. Protect All Existing Utilities from Damage And Repair The same And Obtain an Arc-Clearance After The Installation.

Plant Schedule				
NEW LARGE TREES				
MARK	COMMON NAME	QTY.	BOTANICAL NAME	SIZE
"A"	LACINERNA BLM	8	ULMUS PARVIFOLIA	2 1/2" CAL/8.0M PIN
NEW SMALL TREES				
MARK	COMMON NAME	QTY.	BOTANICAL NAME	SIZE
"B"	JAPANESE MAPLE	3	ACER JAPONICUM	1" CAL.
NEW SHRUBS				
MARK	COMMON NAME	QTY.	BOTANICAL NAME	SIZE
"C"	COMPACT BURNING BUSH	34	ECONYLIUS ALATUS COMPACTA	1 GAL.

Partial
Site/Landscaping Plan
Scale: 1" = 20'-0"

146



Case #: AC-137
Alternative Compliance Landscape Plan

Hearing Date: November 18, 2015

Case Report Prepared by:

Jay Hoyt

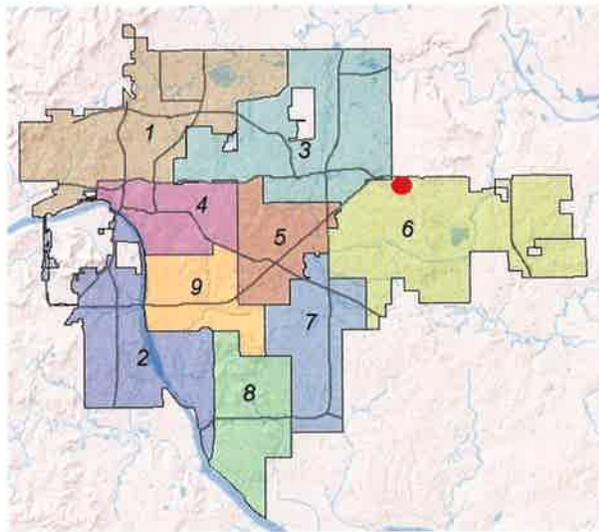
Owner and Applicant Information:

Applicant: MS Consultants, Inc.

Property Owner: American Electric Power

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary:

Request for Alternative Compliance Landscape Plan to irrigate trees in the street yard by means of slow release water bags in lieu of a permanent underground irrigation system.

Net Land Area:
70.3 Acres

Location:
South of the SE/c East Admiral Place and South 145th East Avenue

Zoning:

Existing Zoning: IL
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment
 Growth and Stability Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

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

Staff Data:

TRS: 19-14-3
 CZM: 40 Atlas: 370

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

AC-137 ALTERNATIVE COMPLIANCE LANDSCAPE PLAN

SECTION I:

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a property located South of the Southeast Corner of East Admiral Place and South 145th East Avenue.

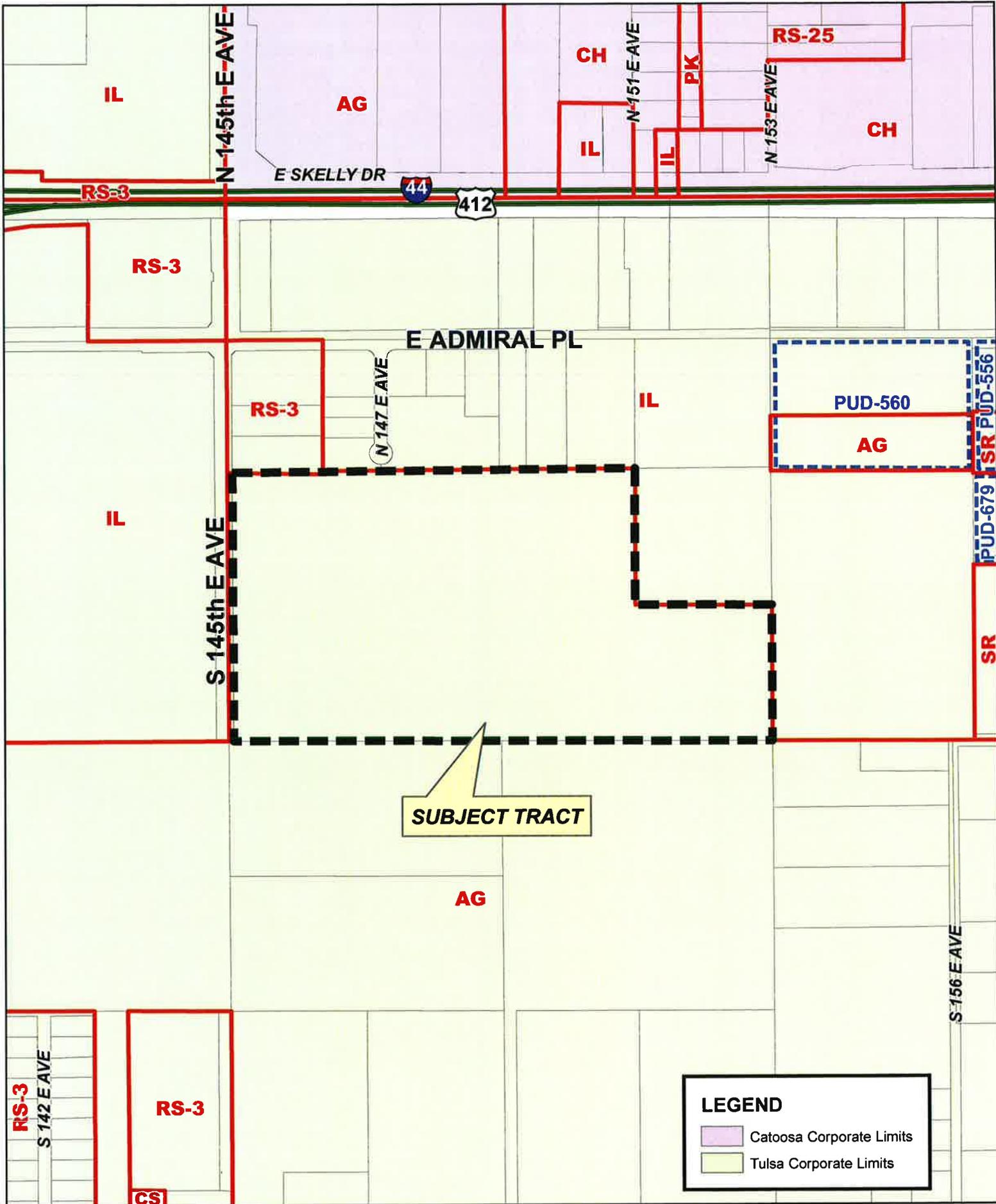
The landscape plan submitted does not meet the technical requirements of the Chapter 10 of the code for the following reasons:

- 1) An underground irrigation system is not provided as required per section 1002.D.2.

The applicant has stated the number of trees provided in the street yard will exceed the amount required by the Zoning Code and that. Also, other than the street yard irrigation and landscaping around the gated and fenced parking areas, all site landscaping will meet the requirements of the Zoning Code.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-137.

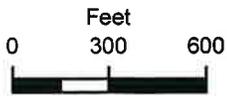
SECTION II: Applicants landscape plan is included as an attachment.



SUBJECT TRACT

LEGEND

- Catoosa Corporate Limits
- Tulsa Corporate Limits



19-14 03

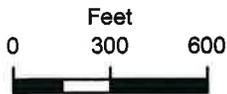
15.3





SUBJECT TRACT

15.4



Aerial Photo Date: March 2014

19-14 03

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



LEGAL DESCRIPTION PER TITLE COMMITMENT:

The Southwest Quarter of the Northwest Quarter (SW/4 NW/4) and the West Half of the Southeast Quarter of the Northwest Quarter (W/2 SE/4 NW/4) and the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (SE/4 SE/4 NW/4) of Section Three (3), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof.

LEGAL DESCRIPTION PREPARED BY THE SURVEYOR:

The property described as follows is the same as the property described in the Title Commitment:

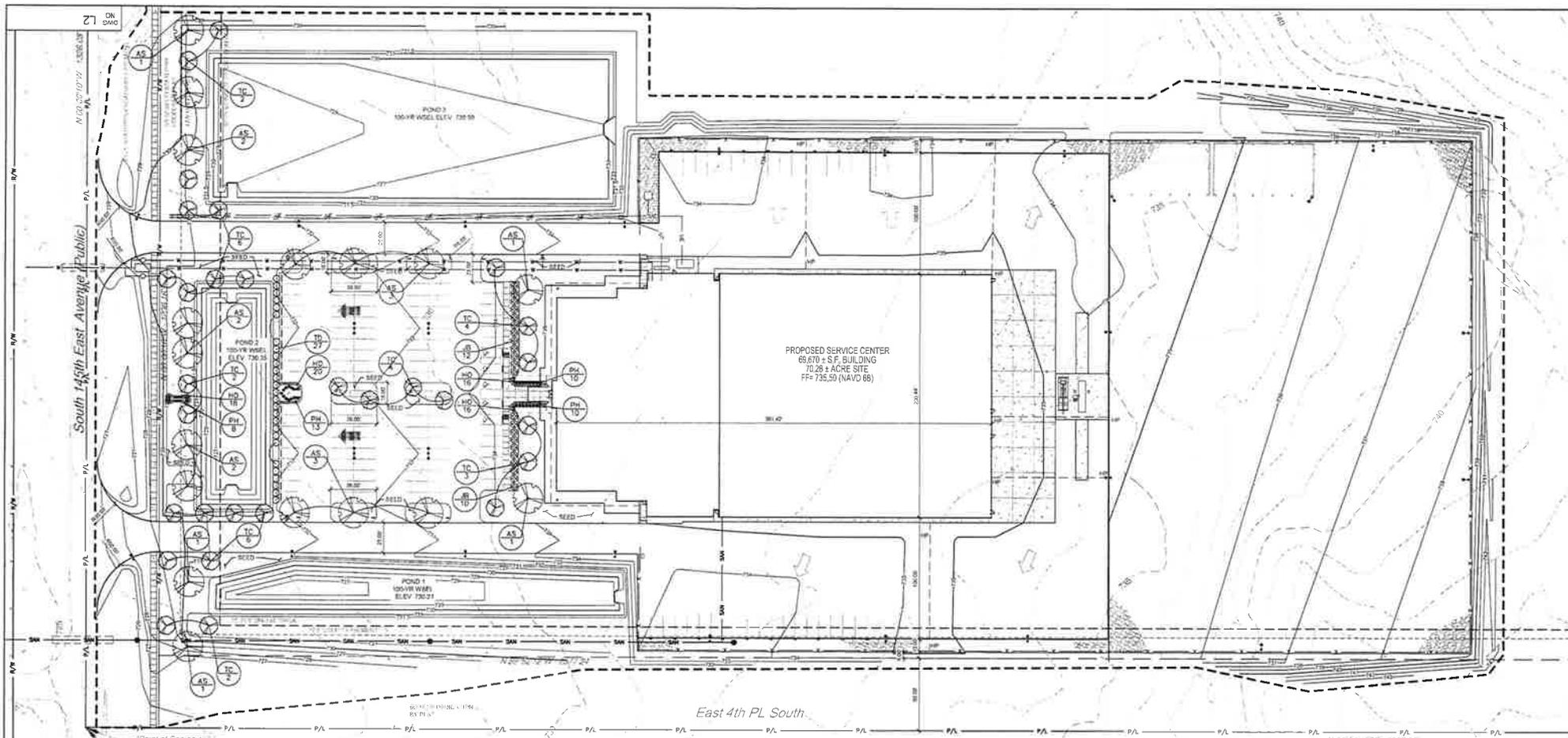
A tract of land located in the S/2 of the NW/4 of Section 3, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, being more particularly described as follows:

Beginning at the west quarter corner of Section 3, T-19-N, R-14-E of the Indian Meridian; Thence N 00°00'10" W along the west line of the NW/4 of Section 3, a distance of 1326.08 feet to the northwest corner of S/2 of the NW/4 of Section 3; Thence S 89°53'09" E along the north line of the S/2 of the NW/4 of Section 3, a distance of 1978.61 feet to the northeast corner of the NW/4 of the SE/4 of the NW/4 of Section 3; Thence S 00°01'41" W along the east line of the NW/4 of the SE/4 of the NW/4 of Section 3, a distance of 663.31 feet to the southeast corner of the NW/4 of the SE/4 of the NW/4 of Section 3; Thence S 89°52'41" E along the north line of the SE/4 of the SE/4 of the NW/4 of Section 3, a distance of 659.42 feet to the northeast corner of the SE/4 of the SE/4 of the NW/4 of Section 3; Thence S 00°02'17" W along the east line of the SE/4 of the SE/4 of the NW/4 of Section 3, a distance of 663.40 feet to the southeast corner of the SE/4 of the SE/4 of the NW/4 of Section 3 also being the center quarter corner of Section 3; Thence N 89°52'12" W along the south line of the NW/4 of Section 3, a distance of 2637.20 feet to the "Point of Beginning".

Said tract contains 3,061,239 square feet or 70.2764 acres.

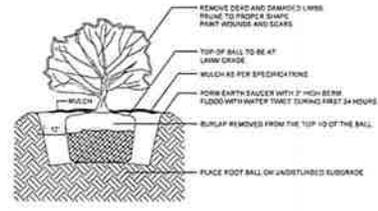
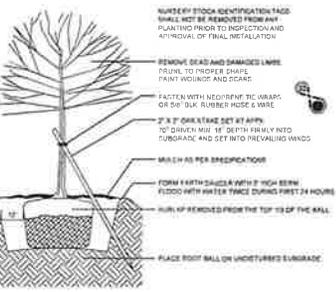
The non-astronomic bearings for said tract are based on an assumed bearing of N 00°00'10" W along the east line of the NW/4 of Section 3, T-19-N, R-14-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

15.5



LEGEND

SYMBOL	DESCRIPTION
---	EXISTING
---	PROPOSED
---	CONTOUR
---	FENCE
---	PROPERTY LINE
---	STONE PAD
---	LIMITS OF DISTURBANCE
---	FLOOD PATTERN



PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT.	GAL.	QTY.	REMARKS
AS	ACER RUBRUM 'RED SUNSET'	'RED SUNSET' MAPLE	8 & 8	2' GAL	17	
TC	TILIA CORDATA 'CORZAU'	COMMON FRANK LITTLELEAF LINDEN	8 & 8	2' GAL	29	
AB	ANEMONE SARRA 'BUFFALO'	COMMON SARRA	3	1 GAL	22	
TD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	8 & 8	27	15-24" H	
HO	HEMEROCALLIS HYBRID 'STELLA DE ORD'	STELLA DE ORD DAYLILY	1	1 GAL	70	
PH	PANDANUS ALPHEGURIDES 'NAVELIN'	HAWAIIAN DWARF FOUNTAIN GRASS	2	1 GAL	41	

REGISTERED PROFESSIONAL ENGINEER
THOMAS E. MOURE
21284
OKLAHOMA

11/03/2015
DATE

OLD DWG #
DATE

PROFESSIONAL ENGINEER

ms consultants, inc.
engineers, architects, planners
2201 Glenhurst Road
Columbus, OH 43229
Phone: (614) 896-7138
Fax: (614) 896-7270

TULSA SERVICE CENTER
OKLAHOMA

UNDERGROUND UTILITIES

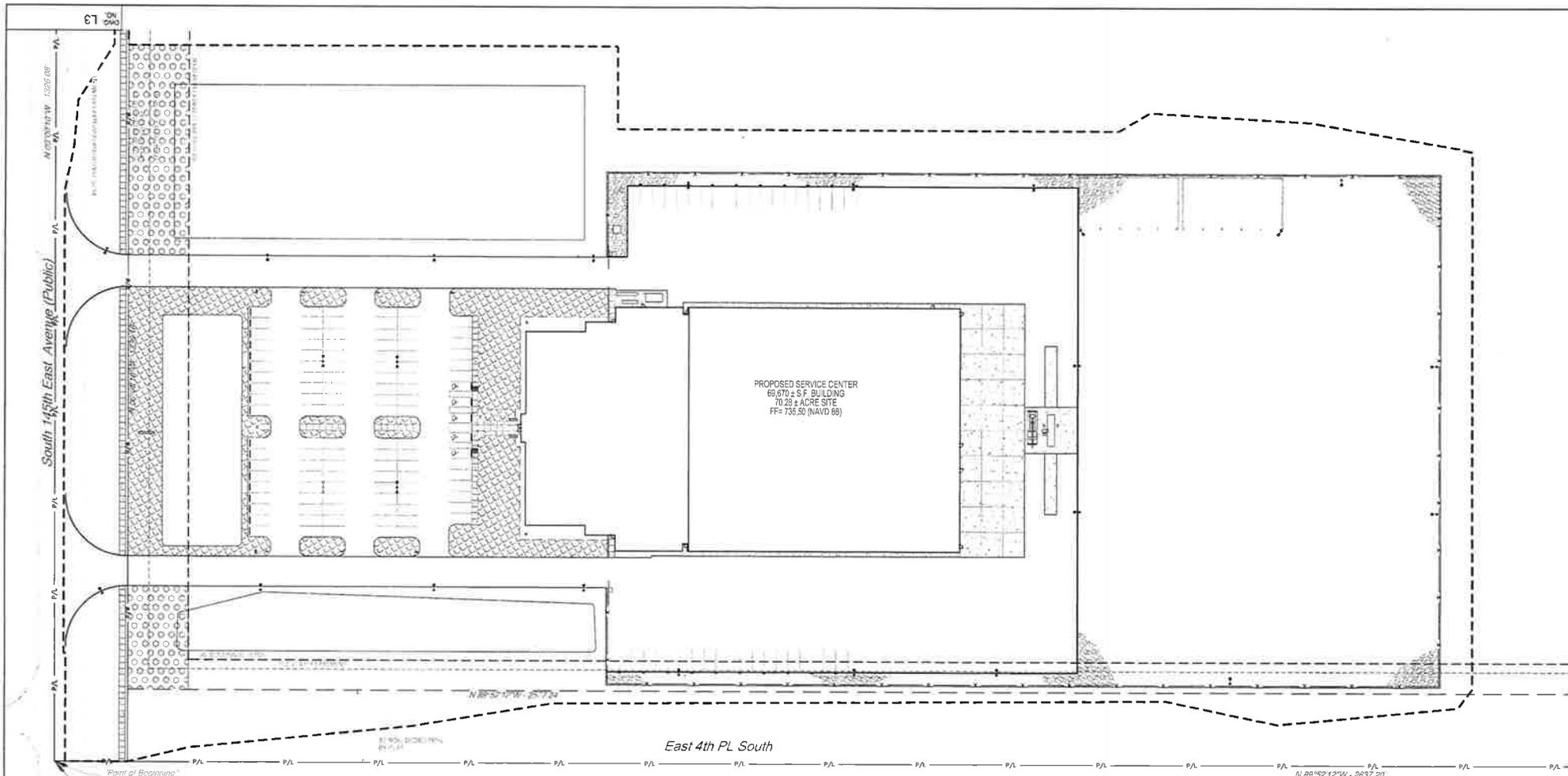
TWO WORKING DAYS BEFORE YOU DIG

1-800-522-6543
ATLAS PG 8379
OKLAHOMA ONE-CALL SYSTEM
CALL NOW FREE

SITE LANDSCAPE PLAN
2016

SCALE: AS NOTED	DATE: 11/03/2015
APP'D: [Signature]	DATE: 11/03/2015
NO. 1	NO. 0

15.7



BENCHMARK BM-1
 Found Railroad Spike
 The west quarter corner of Section 3 T-19-N R-14-E
 Northing: 427,787.101
 Easting: 2,613,377.895

GENERAL NOTES:

- A THE DESIRED WATER COVERAGE OF THE IRRIGATION SYSTEM IS SHOWN ON THE DRAWINGS. THE CONTRACTOR IS TO INSTALL EQUIPMENT NECESSARY TO PROVIDE A COMPLETE FUNCTIONAL SYSTEM THAT IS IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.
- B THE IRRIGATION CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION, WHICH WILL ILLUSTRATE TYPE OF HEADS, VALVES, CONTROLLER, PIPING AND ACCESSORIES. IRRIGATION HEADS, VALVES AND CONTROLLER ARE TO BE FROM A SINGLE MANUFACTURER. ALL EQUIPMENT MUST HAVE A MANUFACTURER'S FIVE-YEAR WARRANTY. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND FIELD ADJUSTMENT OF THE ABOVE ITEMS.
- C THE IRRIGATION CONTRACTOR SHALL SUBMIT A WARRANTY POLICY TO THE OWNER WHICH SHALL COVER THE FUNCTION OF THE ENTIRE SYSTEM FOR A PERIOD OF ONE YEAR AFTER THE ACCEPTANCE OF THE SYSTEM BY THE OWNER.
- D CONTRACTOR WILL VERIFY STATIC PRESSURE AND VOLUME OF SITE WATER SUPPLY AND ADJUST ENTIRE IRRIGATION SYSTEM ACCORDINGLY. EACH ZONE OF IRRIGATION SYSTEM IS TO BE DESIGNED WITH A MINIMUM OPERATING PRESSURE OF 45 PSI. IF THE PRESSURE IS BELOW 45 PSI A PROPERLY SIZED BOOSTER PUMP WILL BE REQUIRED. AS PART OF THE SHOP DRAWINGS, THE IRRIGATION CONTRACTOR WILL PROVIDE CALCULATIONS SHOWING PRESSURE LOSS FROM THE POINT OF CONNECTION TO THE FURTHEST HEAD (AND FOR THE FURTHEST HEAD ON THE LARGEST ZONE). ADJUST DESIGN TO MEET AVAILABLE PRESSURES AND VOLUMES. A CURRENT STATIC PRESSURE READING AT THE POINT OF CONNECTION WAS NOT AVAILABLE PRIOR TO DESIGN THEREFORE, IT WAS ASSUMED THAT 55 PSI OF STATIC PRESSURE IS AVAILABLE AT THE POINT OF CONNECTION.
- E IRRIGATION PLAN IS A SCHEMATIC DRAWING TO REPRESENT DESIRED WATER COVERAGE. FIELD ADJUSTMENTS MAY BE NECESSARY TO AVOID UNFORSEEN OBSTACLES AND SIMPLIFY INSTALLATION. IRRIGATION SYSTEM ACCESSORIES SUCH AS CLICK COUPLER VALVES, ISOLATION VALVES AND MANUAL DRAIN VALVES ARE TO BE LOCATED IN AREAS SHOWN ON PLAN IF REQUIRED.

- F THE IRRIGATION CONTROLLER IS TO BE A HYBRID SOLID STATE TYPE WITH PLASTIC LOCKABLE CABINET. CONTROLLER MUST HAVE DUAL PROGRAMMING FOR "TUNE" SPRAY ZONES AND SHRUB SPRAY ZONES AND BE CAPABLE OF OPERATING MULTIPLE VALVES PER STATION. IRRIGATION CONTROLLER IS TO BE PLACED AS SHOWN ON IRRIGATION PLAN.
- G PROVIDE DESIGNATED PVC SLEEVES FOR IRRIGATION PIPES AND WIRING THAT CROSSES UNDER WALKS, STREETS AND CONCRETE PADE. COMBINE PIPING WHENEVER POSSIBLE TO REDUCE QUANTITY OF SLEEVING MATERIAL. WHEN INSTALLING IRRIGATION PIPE ALONG CURVES OR IN ISLANDS, PLACE PIPE AS CLOSE TO CURVE AS POSSIBLE TO ALLOW FOR PLANTING OF TREES AND SHRUBS.
- H ADJUST ALL IRRIGATION EQUIPMENT SO SIDEWALKS, PAVING AND BUILDING REMAIN DRY OF DIRECT SPRAY OR EXCESS WATER RUN-OFF.
- I INSTALL SLOW RELEASE WATERING BASE ON NEWLY PLANTED TREES IN DESIGNATED STREET TREE AREAS.

LEGEND

DESCRIPTION
IRRIGATED AREA
SLOW RELEASE WATERING RAG AREA
LIMITS OF DISTURBANCE



UNDERGROUND UTILITIES

TWO WORKING DAYS BEFORE YOU DIG

1-800-522-5543
 ATLAS PG #370
 OKLAHOMA ONE-CALL SYSTEM
 CALL TOLL FREE

THOMAS MOSEURE
21284
OKLAHOMA

ms consultants, inc.
 engineers, architects, planners
 221 Schwab Road
 Columbia, OH 43228
 phone: 614-893-7100
 fax: 614-898-7570

11/03/2015
 DATE

PROFESSIONAL ENGINEER

STO DWG # _____
 DATE _____

TULSA, OKLAHOMA

TULSA SERVICE CENTER

SITE IRRIGATION PLAN

SCALE: AS NOTED

DR. SELF	DESIGN: JAK	CHK. JAK
INSPR.	APPROV.	DATE: 11/03/2015

KEEP AMERICAN ELECTRIC POWER

PERMIT REQUIRED FOR PLAZA COLUMBUS'S OH #2278

DWG NO. L3

REV. 0

158



Case Number: PUD-742-A
Detail Site Plan

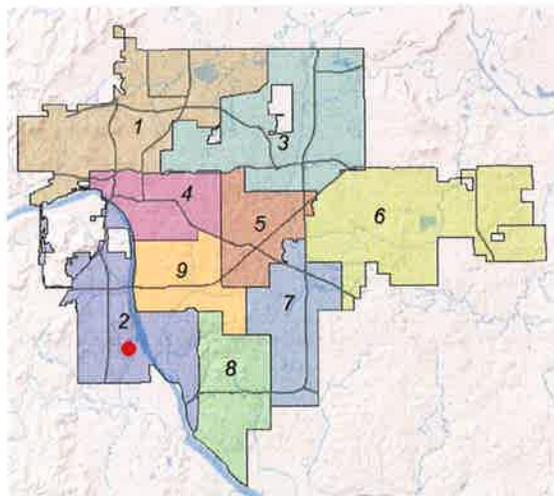
Hearing Date: November 18, 2015

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Lou Reynolds

Property Owner: Jenks Public Schools

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

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

Gross Land Area: 24.86 Acres

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

Zoning:
 Existing Zoning: OL/PUD-742-A
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Employment
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **APPROVAL**.

Note: Several offsite items were added as site by the City Council Level including: Bridge over ditch, crosswalk with signal, sidewalks on west side of Elwood, and street lights on Elwood that will be permitted through the IDP or capital improvement process. Those items are not included as part of this review process.

Staff Data:
 TRS: 8212
 CZM: 51
 Atlas: 1280

City Council District: 2
 Councilor Name: Jeannie Cue

County Commission District: 2
 Commissioner Name: Karen Keith

SECTION I: PUD-742-A Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 24.86 Acre site in a Planned Unit Development for a school, including one, three story building.

PERMITTED USES:

Uses permitted as a matter of right in Use Unit 1, Area-Wide Uses by Right; Use Unit 5, Community Services & Similar Uses, limited to schools offering a compulsory education curriculum; Use Unit 21, Business Signs and Outdoor Advertising Signs, limited to Ground Signs identifying the Project, Wall Signs and Directional Signs; and Uses customarily accessory to the Permitted Uses. The school proposed for this project is allowed by right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

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

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans provided. Within fifty feet (50 FT) of the boundary of the PUD, no light standard or building-mounted light shall exceed sixteen feet (16 FT) in height. Greater than fifty feet (50 FT) from the PUD boundary, no light standard or building-mounted light shall exceed thirty feet (30 FT) in height. All light standards shall be hooded and directed downward and away from the boundary of the PUD. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to persons standing at ground level along the boundary of adjacent properties.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalks are shown along South Elwood Avenue. The plan displays pedestrian paths adjacent to the proposed building and parking areas.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

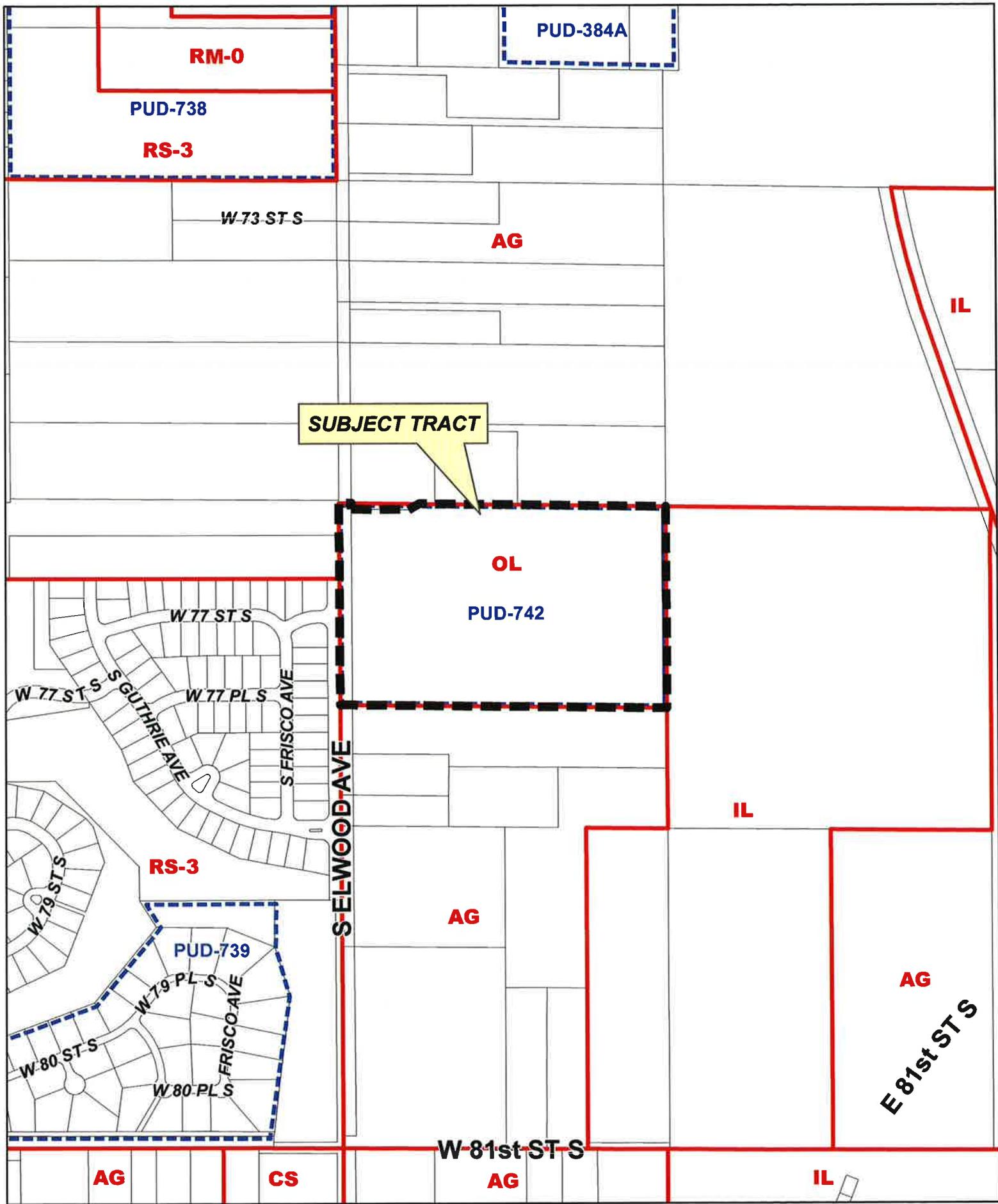
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-742-A**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

- INCOG zoning case map
- INCOG aerial photo
- Applicant Site Plan
- Applicant Exterior Elevations
- Applicant Site Lighting Plans

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

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



SUBJECT TRACT

OL
PUD-742

RM-0
PUD-738
RS-3

PUD-384A

W 73 ST S

AG

IL

W 77 ST S
W 77 ST S
S GUTHRIE AVE
W 77 PL S
S FRISCO AVE
W 79 ST S
W 79 ST S
W 79 PL S
W 80 ST S
W 80 PL S
S FRISCO AVE

RS-3

PUD-739
W 79 PL S
S FRISCO AVE
W 80 PL S

S ELWOOD AVE

AG

IL

AG

E 81st ST S

W 81st ST S

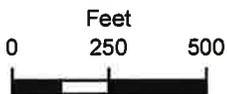
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CS

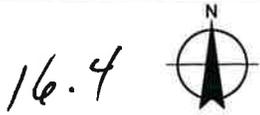
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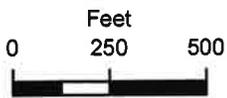
IL

PUD-742-A



18-12 12





Subject Tract

PUD-742-A

18-12 12

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

Aerial Photo Date: March 2014

16.5

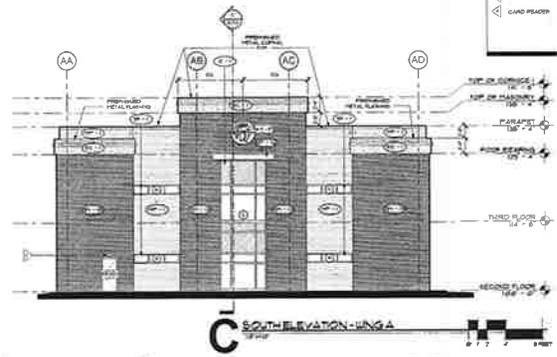


16.7

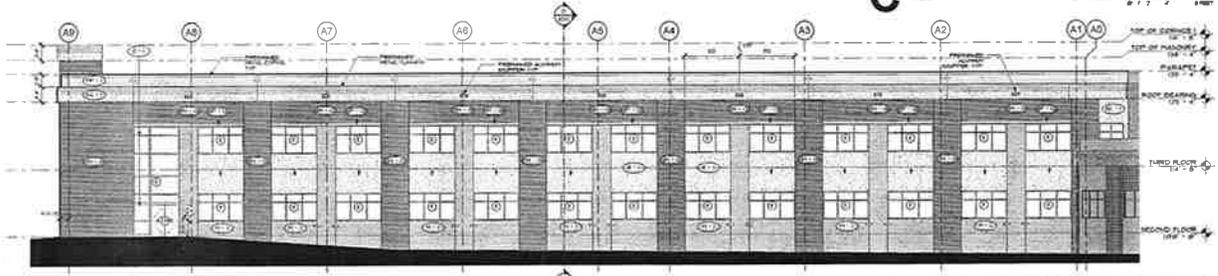
1. FABRIC CURTAIN WALL	2. METAL PANEL
3. FABRIC CURTAIN WALL CUT	4. STONEWORK SYSTEM WITH STAINLESS STEEL
5. METAL PANEL	6. OPERATIONAL WINDOW SYSTEM WITH METAL PANELS
7. METAL PANEL	8. CHAIRS - METAL
9. METAL PANEL	10. FABRIC CURTAIN WALL
11. METAL PANEL	12. FABRIC CURTAIN WALL

DETAILS ON ELEVATION ELEVATIONS ARE SHOWN IN THIS SHEET AND FOR ALL OTHER ELEVATIONS REFER TO WALL DETAILS AND WINDOWS FOR CORRECT INFORMATION REFER TO FLOOR PLANS, SECTIONAL WALL DETAILS, AND ARCHITECTURAL SPECIFICATIONS FOR CORRECT INFORMATION REFER TO ELECTRICAL FOR EXTERIOR LIGHTING

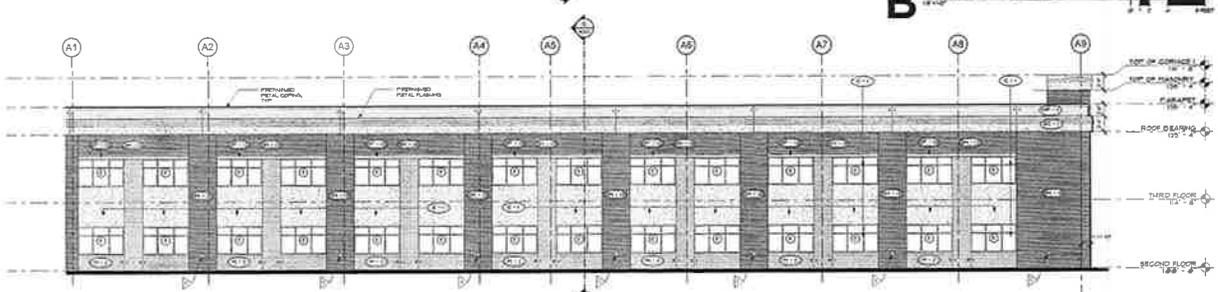
▲ LIGHTING REFER TO ELECTRICAL
▲ LUMINOUS REFER TO MECHANICAL
▲ BY SYMBOL REFER TO ELECTRICAL
▲ GRID REFER



C SOUTH ELEVATION - WING A



B EAST ELEVATION - WING A



A WEST ELEVATION - WING A



GHZ

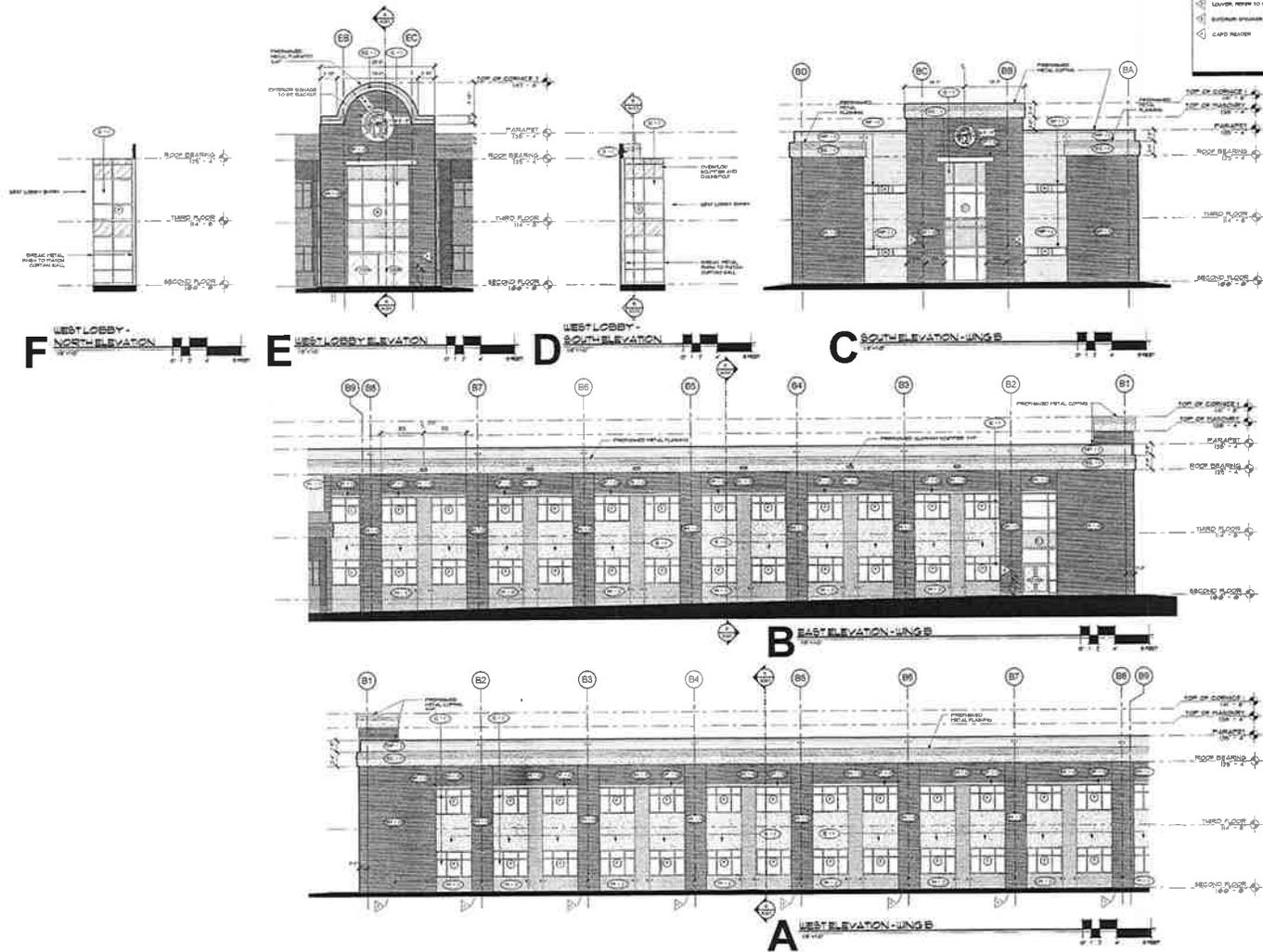
Jenks Public Schools New Elementary School
Tulsa, Oklahoma
Exterior Elevations - Wing A

GHZ ARCHITECTS
300 South Broadway, Suite 1000
Tulsa, Oklahoma 74106
PHONE: 918.481.8888
WWW.GHZARCHITECTS.COM

PROJECT # 2020014
DATE: 01/2021
DRAWN BY: [Signature]

A201

16-8



HAZARDY FRAMES FIELD	RETAL PANEL
HAZARDY FRAMES ROSEBY GRID	EXTERIOR GLAZING WITH GLAZING SYSTEM
NOT USED	EXTERIOR GLAZING SYSTEM
WPA FIELD	GLAZING SYSTEM WITH GLAZING SYSTEM
WPA CORNER	GLAZING SYSTEM
PAINT, FIELD LEVIA HARDWOOD	HAZARDY EXTERIOR LIGHT
PAINT, ACCENT GLAZED	HAZARDY EXTERIOR LIGHT

DETAILS TO BE PROVIDED BY CONTRACTOR. CONTRACTOR TO VERIFY ALL DETAILS AND MATERIALS FOR COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTOR TO VERIFY ALL MATERIALS AND METHODS OF CONSTRUCTION WITH ALL APPLICABLE CODES AND REGULATIONS.

UPWARD REFER TO MECHANICAL
DOWNWARD REFER TO MECHANICAL
OUTSIDE BRASSER REFER TO MECHANICAL
CAPED BRASSER



GHZ

Jenks Public Schools New Elementary School
Tulsa, Oklahoma

Exterior Elevations - Wing B

GHZ ARCHITECTS
1000 SOUTH BROADWAY, SUITE 100
TULSA, OKLAHOMA 74106
PHONE: 918.438.1234
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PROJECT # 202004
DATE: 08/20/2020

SHEET NUMBER
A202

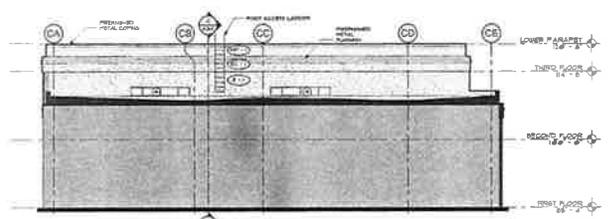
16.9

MATERIAL SCHEDULE	
(M1) HAZOPRY ENAMEL FELD	(M7) METAL PANEL
(M2) HAZOPRY ENAMEL FELD C10	(M8) HAZOPRY ENAMEL FELD WITH
(M3) HAZOPRY ENAMEL FELD C10	(M9) HAZOPRY ENAMEL FELD WITH
(M4) HAZOPRY ENAMEL FELD C10	(M10) HAZOPRY ENAMEL FELD WITH
(M5) HAZOPRY ENAMEL FELD C10	(M11) HAZOPRY ENAMEL FELD WITH
(M6) HAZOPRY ENAMEL FELD C10	(M12) HAZOPRY ENAMEL FELD WITH

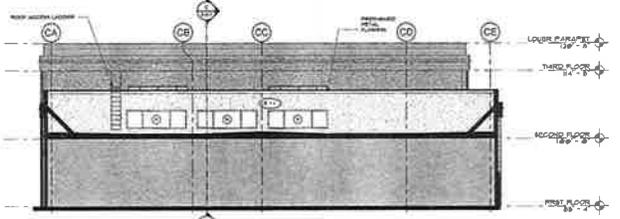
FINISH SCHEDULE	
(F1) HAZOPRY ENAMEL FELD	(F2) HAZOPRY ENAMEL FELD
(F3) HAZOPRY ENAMEL FELD	(F4) HAZOPRY ENAMEL FELD
(F5) HAZOPRY ENAMEL FELD	(F6) HAZOPRY ENAMEL FELD
(F7) HAZOPRY ENAMEL FELD	(F8) HAZOPRY ENAMEL FELD
(F9) HAZOPRY ENAMEL FELD	(F10) HAZOPRY ENAMEL FELD

NOTES	
1. ALL EXTERIOR ELEVATIONS ARE SHOWN IN NATURAL LIGHT AND SHOULD BE CONSIDERED AS SUCH. MATERIALS AND FINISHES SHOULD BE APPROVED BY THE ARCHITECT AND THE CLIENT BEFORE CONSTRUCTION.	
2. MATERIALS AND FINISHES SHOULD BE APPROVED BY THE ARCHITECT AND THE CLIENT BEFORE CONSTRUCTION.	
3. MATERIALS AND FINISHES SHOULD BE APPROVED BY THE ARCHITECT AND THE CLIENT BEFORE CONSTRUCTION.	
4. MATERIALS AND FINISHES SHOULD BE APPROVED BY THE ARCHITECT AND THE CLIENT BEFORE CONSTRUCTION.	

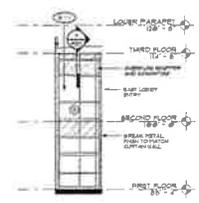
SYMBOLS TO SCALE	
(Symbol)	UNIFORM REFER TO ELECTRICAL
(Symbol)	UNIFORM REFER TO MECHANICAL
(Symbol)	UNIFORM REFER TO PLUMBING
(Symbol)	UNIFORM REFER TO STRUCTURAL



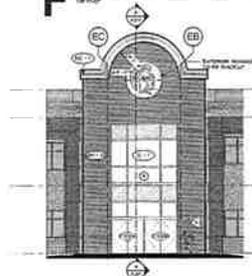
F EAST LOBBY - NORTH ELEVATION



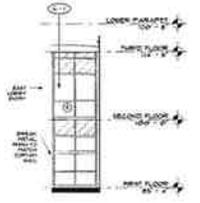
C NORTH ELEVATION - WING C



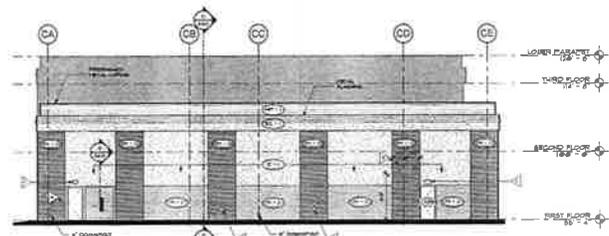
E VESTIBULE - SOUTH ELEVATION



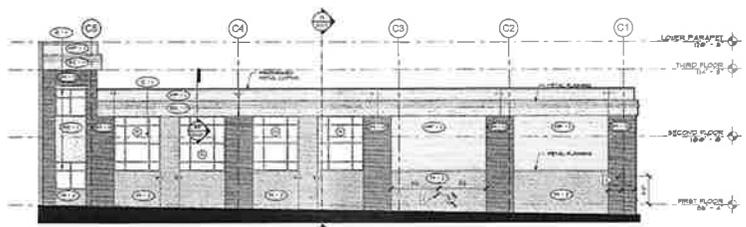
G EAST LOBBY ELEVATION



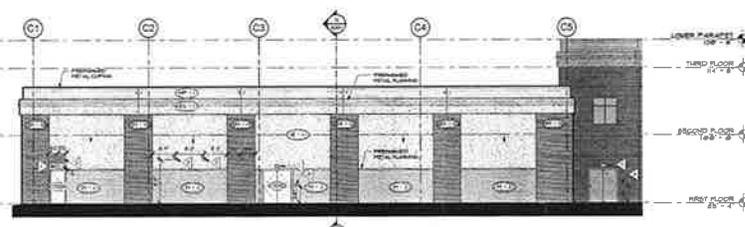
D VESTIBULE - NORTH ELEVATION



H KITCHEN - NORTH ELEVATION



B EAST ELEVATION - WING C



A WEST ELEVATION - WING C

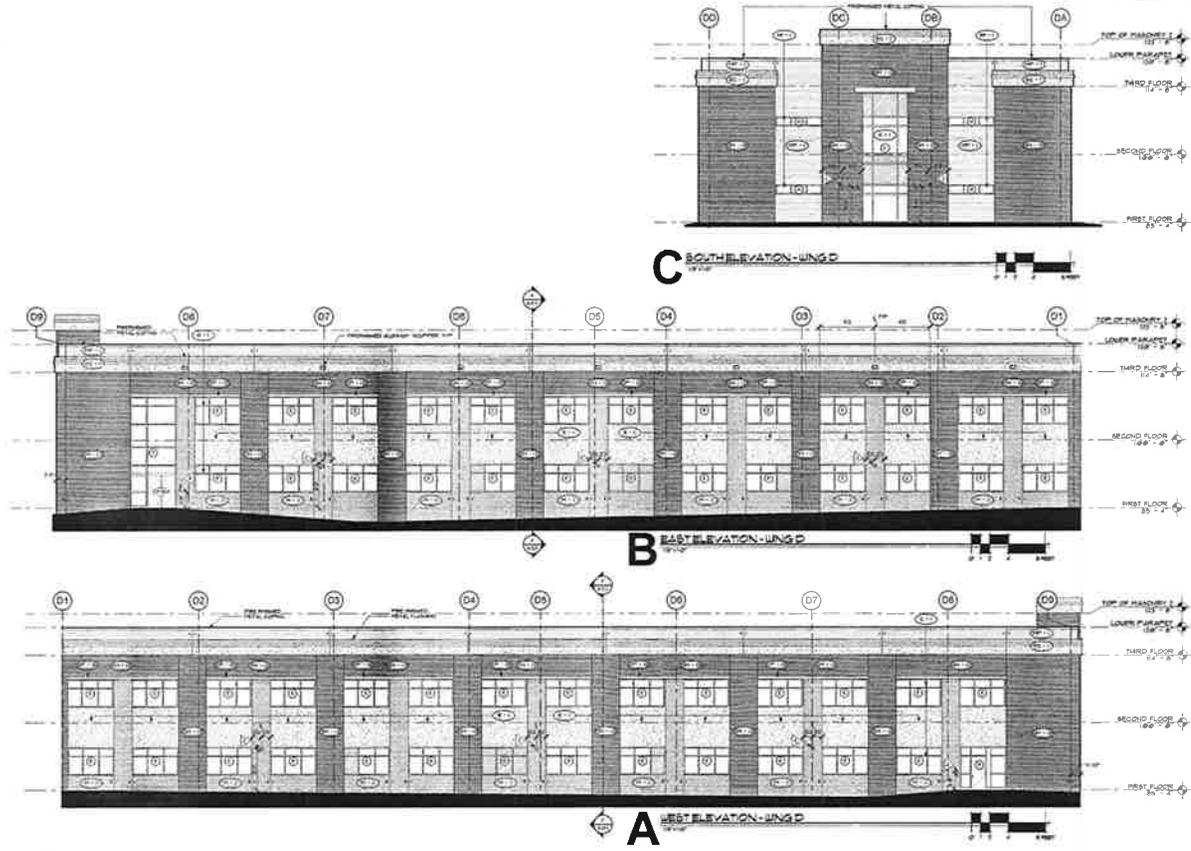
GH2

Jenks Public Schools New Elementary School
Tulsa, Oklahoma
Exterior Elevations - Wing C

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www.gh2architects.com

PROJECT # 2011044
SHEET DATE 11/11/11
SHEET NUMBER
A203

16.10



GENERAL NOTES	
1. MASONRY BRICK ON RIBS	2. METAL PANEL
3. MASONRY BRICK RAIN GUT	4. STONEWORK SYSTEM WITH PLASTER FINISH
5. WET WALL	6. CONCRETE SLAB ON RIBS WITH UNFINISHED FINISH
7. WET WALL	8. CONCRETE SLAB ON RIBS WITH UNFINISHED FINISH
9. WET WALL	9. CHANGING ROOM
10. PAINT, SELF-LEVELING	10. MASONRY EXPANDED JOINT
11. PAINT, SELF-LEVELING	11. MASONRY CONTROL JOINT

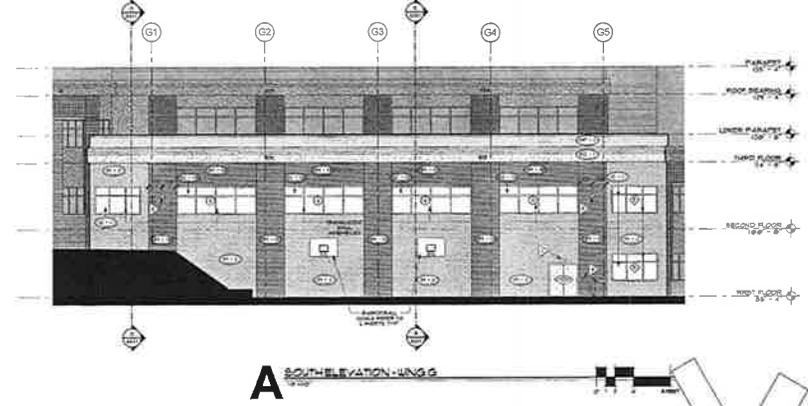
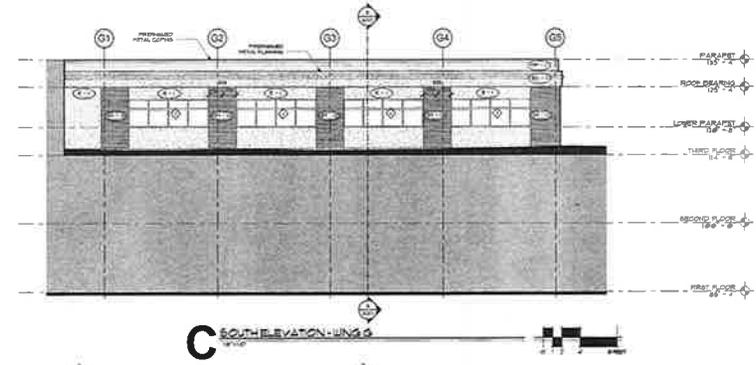
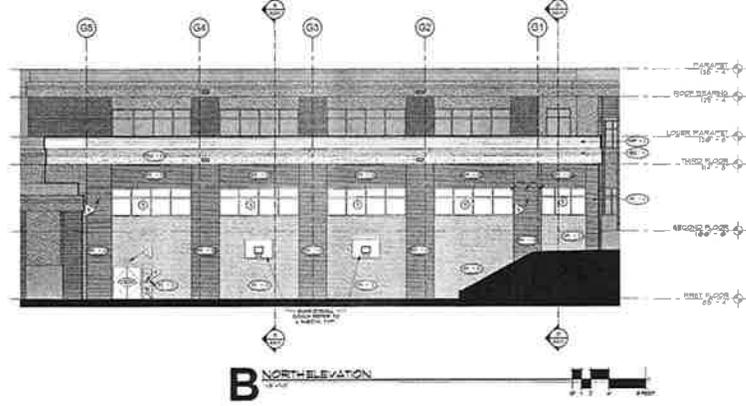
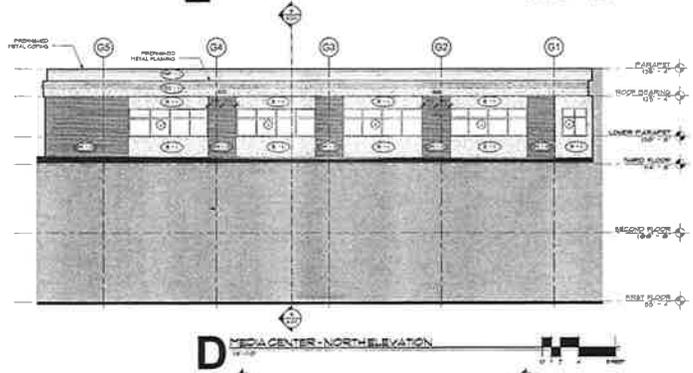
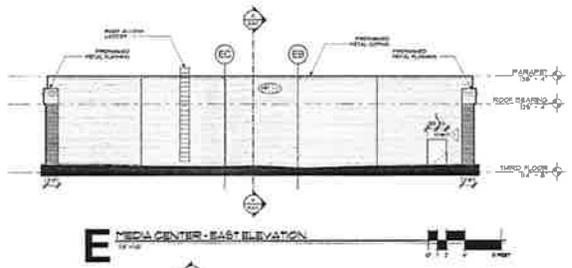
GENERAL NOTES	
DETAILS IN OTHER ELEVATIONS ARE GENERAL IN NATURE AND FOR USE ONLY FOR GENERAL CONSTRUCTION. REFER TO ELECTRICAL FOR INTERIOR LIGHTING.	
REFER TO ELECTRICAL FOR INTERIOR LIGHTING.	

GENERAL NOTES	
LOUVER REFER TO MECHANICAL.	
ELECTRICAL SYMBOLS REFER TO ELECTRICAL.	
CARD WINDOW	



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 Exterior Elevations - Wing D
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 PROJECT #: 20110014
 ISSUE DATE:
 SHEET NUMBER
A204

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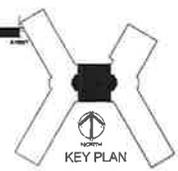
<ul style="list-style-type: none"> ① MASONRY CHAIRIRON WEILD ② MASONRY BRICK ROOM JOINT ③ HOT WEILD ④ BRK WEILD ⑤ BRK CONCRETE ⑥ PAINT, FIELD LAMBS PLASTER ⑦ PAINT, ACCESS GARTE 	<ul style="list-style-type: none"> ⑧ METAL PANEL ⑨ EXTENSIBLE SYSTEM WITH SLANTS, TRUCKS ⑩ CURTAINWALL GLAZING SYSTEM WITH TYPE 1 GLAZING ⑪ CHAIRIRON, STEEL ⑫ MASONRY EXPANSHN JOINT ⑬ MASONRY CONTROL JOINT
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GENERAL NOTES

1. REFER TO ALL OTHER ELEVATIONS AND DETAILS TO COMPLETE AND FULLY UNDERSTAND THE DESIGN AND CONSTRUCTION OF THIS PROJECT.
2. REFER TO PLAN DRAWINGS FOR WINDOW, DOOR, ENTRY, AND OTHER FINISHES AND MATERIALS.
3. REFER TO ALL APPLICABLE LOCAL AND STATE REGULATIONS FOR CONSTRUCTION AND MAINTENANCE.

LEGEND

- ① LOCALS REFER TO ELECTRICAL
- ② LOCALS REFER TO MECHANICAL
- ③ MASONRY REFER TO MECHANICAL
- ④ LAND PLANTING



GHZ
 Jenks Public Schools New Elementary School
 Tulsa, Oklahoma
 Exterior Elevations - Wing G

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PROJECT # 20110014
 ISSUE DATE: 08/14/14

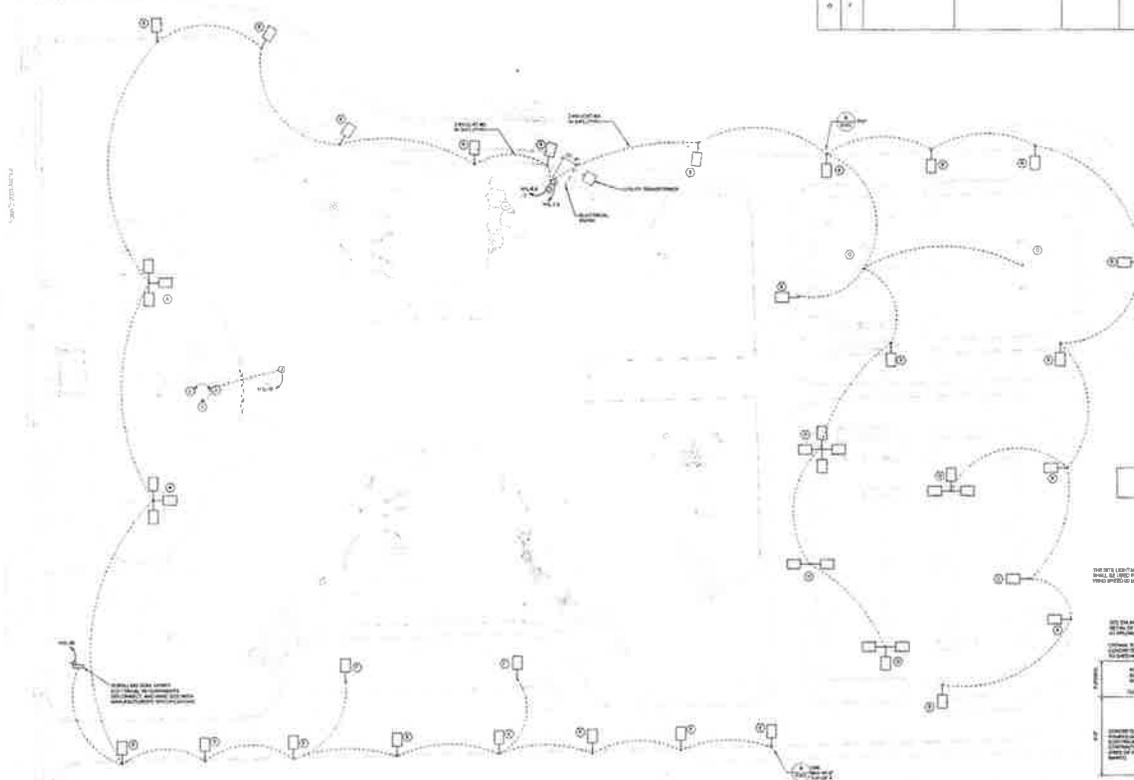
SHEET NUMBER
A205

16.12

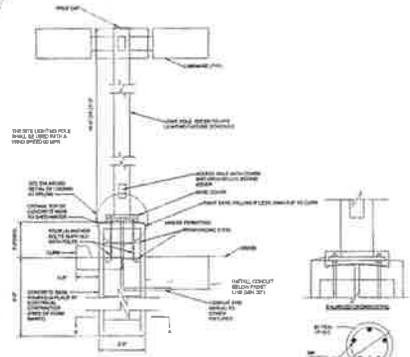
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SITE PLAN GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TUJISA, MISSISSIPPI ZONING ORDINANCES AND THE MISSISSIPPI CONSTRUCTION CODE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TUJISA, MISSISSIPPI ZONING ORDINANCES AND THE MISSISSIPPI CONSTRUCTION CODE.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TUJISA, MISSISSIPPI ZONING ORDINANCES AND THE MISSISSIPPI CONSTRUCTION CODE.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TUJISA, MISSISSIPPI ZONING ORDINANCES AND THE MISSISSIPPI CONSTRUCTION CODE.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TUJISA, MISSISSIPPI ZONING ORDINANCES AND THE MISSISSIPPI CONSTRUCTION CODE.



A SITE ELECTRICAL PLAN
08/11/14



B SITE LIGHTING TYPICAL ELEVATION
08/11/14

GH2

Jenks Public Schools New Elementary School
Tulsa, Oklahoma

SITE PLAN

MPW

PROJECT # 20100014
ISSUE DATE: 08/11/14
ISSUED FOR: PERMIT
ISSUED BY: J. W. [unclear]

SHEET NUMBER
E002



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-38
Comprehensive Plan Amendment
(related to Z-7320 – scheduled for 1/6/2016
TMAPC public hearing)

Hearing Date: November 18, 2015

Case Report Prepared by:

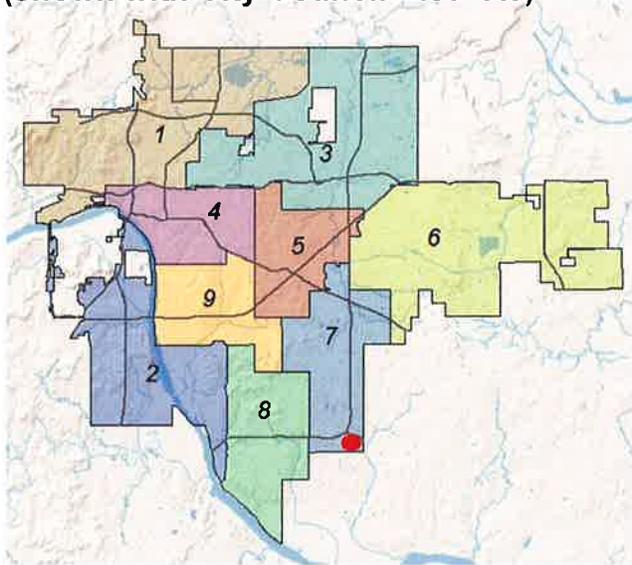
Nikita Moye, AICP

Owner and Applicant Information:

Applicant: Andrew A. Shank

Property Owner: Grace Fellowship Title
Holding Corp.

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Land Use Map change from ***New***
Neighborhood to ***Regional Center***

Existing Use: Vacant

Proposed Use: Office/Medical

Tract Size: 26.7 acres

Location: Southwest corner of E. 96th Street
South and South Garnett Road

Staff Recommendation:

Staff recommends **approval** of the *Regional*
Center designation.

Comprehensive Plan:

Land Use Map:

Existing: *New Neighborhood*

Proposed: *Regional Center*

Stability and Growth Map: Area of Growth

Existing: *Area of Growth*

Zoning:

Existing Zoning: AG

Proposed Zoning: CO (pending case Z-7320)

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

TMAPC Staff Report

CPA-38

November 18, 2015

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

Southwest corner of E. 96th Street South and South Garnett Road

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>New Neighborhood</i>
Existing Stability and Growth designation: <i>Area of Growth</i>
Proposed Land Use: <i>Regional Center</i>
Location: <i>Southwest corner of E. 96th Street South and South Garnett Road</i>
Size: <i>26.7 acres</i>

A. Background

The original Comprehensive Plan Amendment application requested that the planning designation of the total 76 acre church site be amended from *New Neighborhood* to *Regional Center*. With such a large tract of land staff required that the applicant provide a conceptual plan/vision for the entire 76 acre site to ensure compatibility with the surrounding land uses. Staff determined that because there is no clear vision at this time for the redevelopment of the total church site the requested *Regional Center* designation should be limited to Development Area "B" as illustrated on the site plan attached to this staff report. Development Area "A" will remain *New Neighborhood*.

The 26.7 acre site that is subject to this Comprehensive Plan amendment application is located in southeast Tulsa; immediately south of the Creek Turnpike and abuts the Broken Arrow city limits on the east. The land use immediately south of the subject lot is single-family residential; the land use to the west is the existing *Grace Church* campus. The vacant land immediately east of the subject lot within the City of Broken Arrow is designated as *Public Recreation in the City of Broken Arrow Comprehensive Plan*.

The applicant has expressed intent to develop a medical office corridor on the 26.7 acre site. The Tulsa County Floodplain Map illustrates that the eastern portion of the subject tract is located within the floodplain. The applicant has submitted rezoning application (Z-7320) from AG to CO on the 26.7 acre site to support development of a medical office use.

B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan)

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract 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.”

A *New 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 New Neighborhood Residential Building Block is comprised of a plan category by the same name. It 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.”

C. Proposed Land Use Designation (Tulsa Comprehensive Plan)

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

“Regional Centers are mid-rise mixed-use areas for large scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.”

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CO	NA	NA	Creek Turnpike
South	AG	<i>New Neighborhood</i>	<i>Area of Growth</i>	Residential/ Vacant
East	Broken Arrow City Limits – A-1	<i>Public Recreation (Broken Arrow Comprehensive Plan)</i>	NA	Vacant/Creek Turnpike
West	AG	<i>New Neighborhood</i>	<i>Area of Growth</i>	Church

E. 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;

17.4

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 as part of their application:

“How Conditions of the Subject Area and Surrounding Property have changed

When the property was planned as “New Neighborhood” by the Comprehensive Plan this area was undergoing a transition and at that time most of the growth and development in the area would have been more accurately described characterized as “Regional Center”. During the planning process form the Comprehensive and immediately thereafter, most of the recent activity in the area resulted in projects being zoned and/or develop for medical corridor. The completion of these projects evidence the desirability and viability of a “Regional Center” designation in this area.

How those Changes have Impacted the Subject Area to Warrant the Proposed Amendment

The subject area (Development Area “B”) is designated as “New Neighborhood” when most of the growth during the planning process for the Comprehensive Plan and immediately thereafter within the area has been more supportive of a land use designation of “Regional Center” based on the development of the medical corridor projects around the subject property.

How the Proposed Change Will Enhance the Surrounding Area and the City of Tulsa

In light of the development patterns of the surrounding area, the request for “Regional Center” planning designation is a further evolution of the Comprehensive Plan, is minor in nature, and will enhance the surrounding area and the City of Tulsa by planning for sufficient densities of mixed use areas. Additionally, this request near the border of the City of Broken Arrow will provide a more compact development pattern which supports the growth of the area and the City of Tulsa in a more sustainable manner.

F. Staff Summary:

The vacant subject lot totaling 26.7 acres was designated as *New Neighborhood* when the Comprehensive Plan was adopted in 2010. The existing church campus west of the site is designated as *New Neighborhood* and the planning area immediately south of the subject site is designated as *New Neighborhood*, then *Neighborhood Center*. Since 2010 there have been no noted changes in zoning and land use designations in the area surrounding the subject site.

Grace Church immediately west of the subject site is not a typical neighborhood church with a seating capacity of 500 or fewer persons. In a statement provided on their website *Grace Church* indicates that the existing church campus contains over 180,000 square feet of building space. It appears that the existing church facilities include a gym; an auditorium; a chapel for weddings and funerals; a bookstore and a coffee shop.

The size and level of services provided on the abutting church campus may no longer be appropriate within a residential neighborhood setting; therefore a residential neighborhood may no longer be suitable for the 26.7 acre subject lot abutting the existing church site. The *Regional Center* designation would be compatible with the existing the *Grace Church* campus abutting the subject lot on the west.

The applicant makes the case that the subject area was designated as *New Neighborhood* although most of the growth during the planning process for the Comprehensive Plan and immediately thereafter within the area has been more supportive of a land use designation of *Regional Center* based on the development of medical corridor projects around the subject property. During a site visit staff noted that there is a considerable amount of medical office use north and west of the subject tract along the E 91st St S corridor. The typical land uses within the surrounding *Regional Center* designation include mixed-use centers containing hospitals, retail/commercial, specialized and general medical services and urgent care clinics.

The applicant has expressed intent to develop medical/office space and commercial uses on the subject site. The proposed *Regional Center* designation appears to be consistent with the land use and development patterns in the surrounding area; and a *Regional Center* land use designation on the subject site would be an extension of the existing *Regional Center* north of the Creek Turnpike along the E 91st St S corridor.

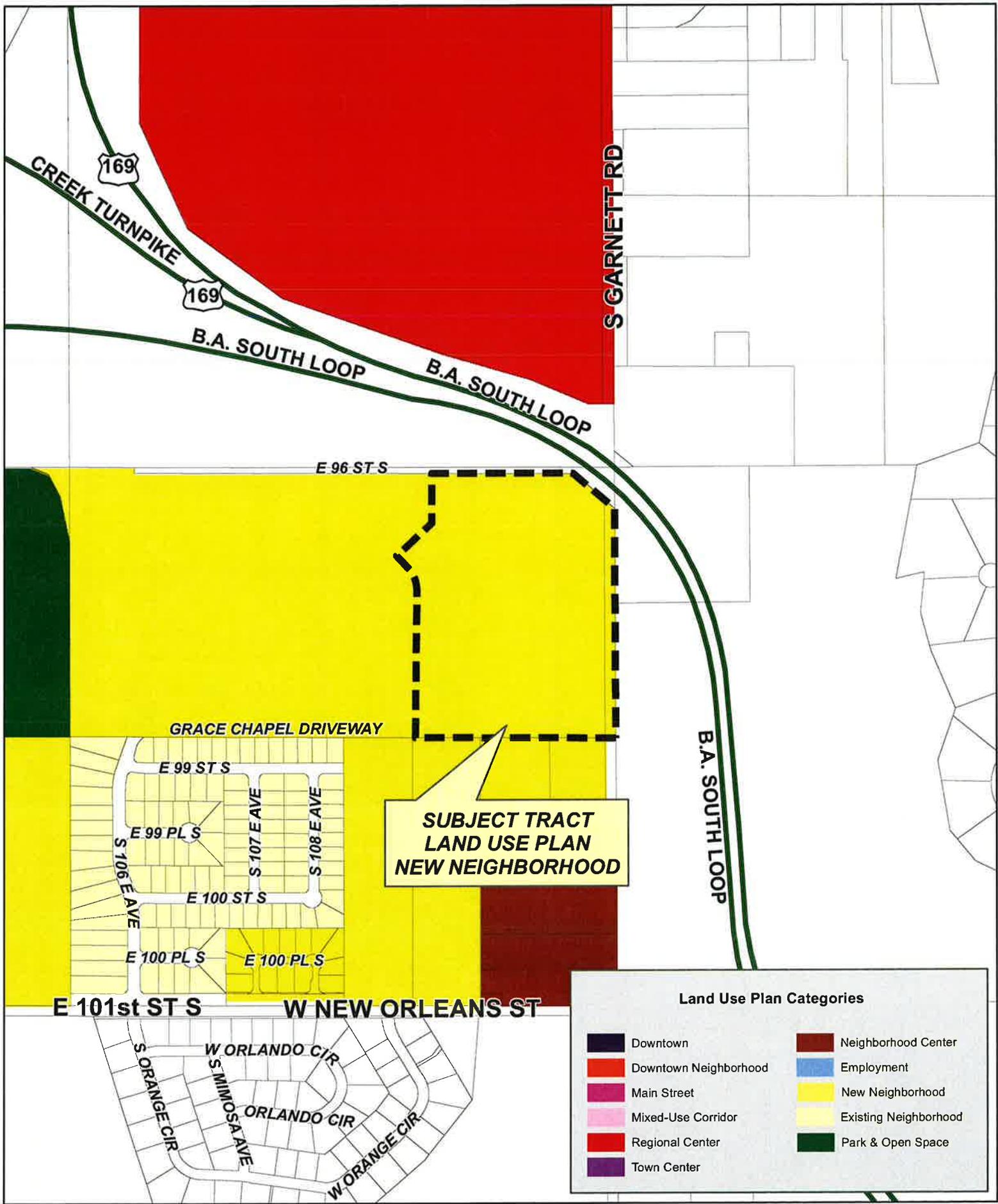
Grace Chapel Driveway a private road maintained by *Grace Church* provides motorist with a connection between S Garnett Rd and the residential subdivision southeast of the subject site. The submitted Conceptual Plan proposes a public roadway for a portion of the private drive within Development Area "B". The proposed plan also provides a

connection to E 96th St S from Grace Chapel Driveway (a private road). The proposed connection between Grace Chapel Driveway and E 96th St S will provide motorists with additional access to E 96th St S.

The subject lot is designated as an *Area of Growth*. *Areas of Growth* are parts of the city where general agreement exists that development or redevelopment is beneficial. A major goal in an *Area of Growth* is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop. The proposed *Regional Center* designation as submitted by the applicant would introduce medical office development into the planning area which has the potential to stimulate economic development, job growth and a new demand for housing in the surrounding area.

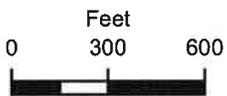
II. STAFF RECOMMENDATION

- Staff recommends **Approval** of the *Regional Center* designation as submitted by the applicant.



**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

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

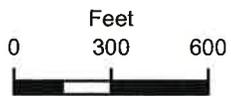
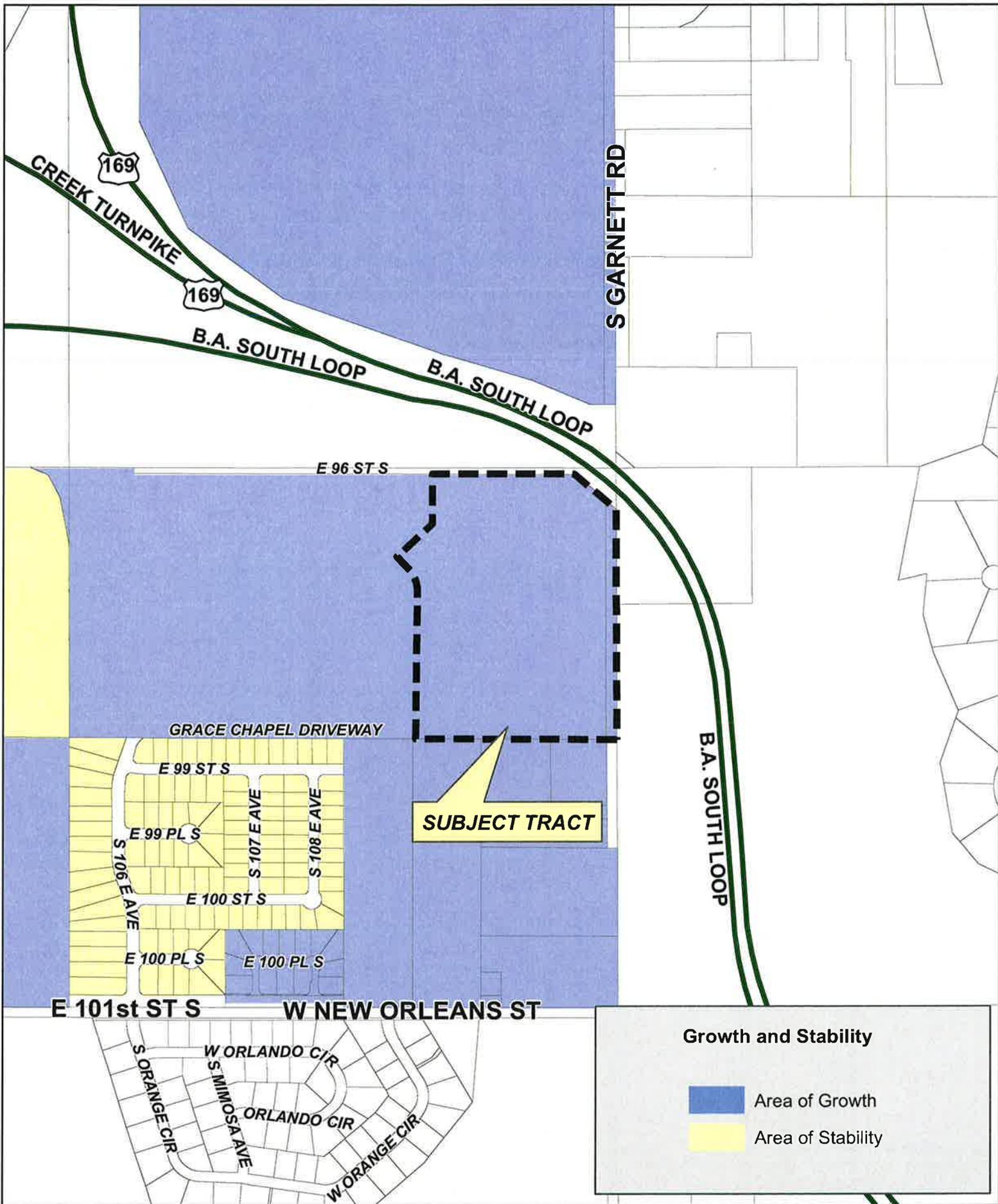


CPA-38

18-14 19

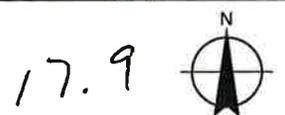
17.8

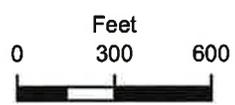




CPA-38

18-14 19





 Subject Tract

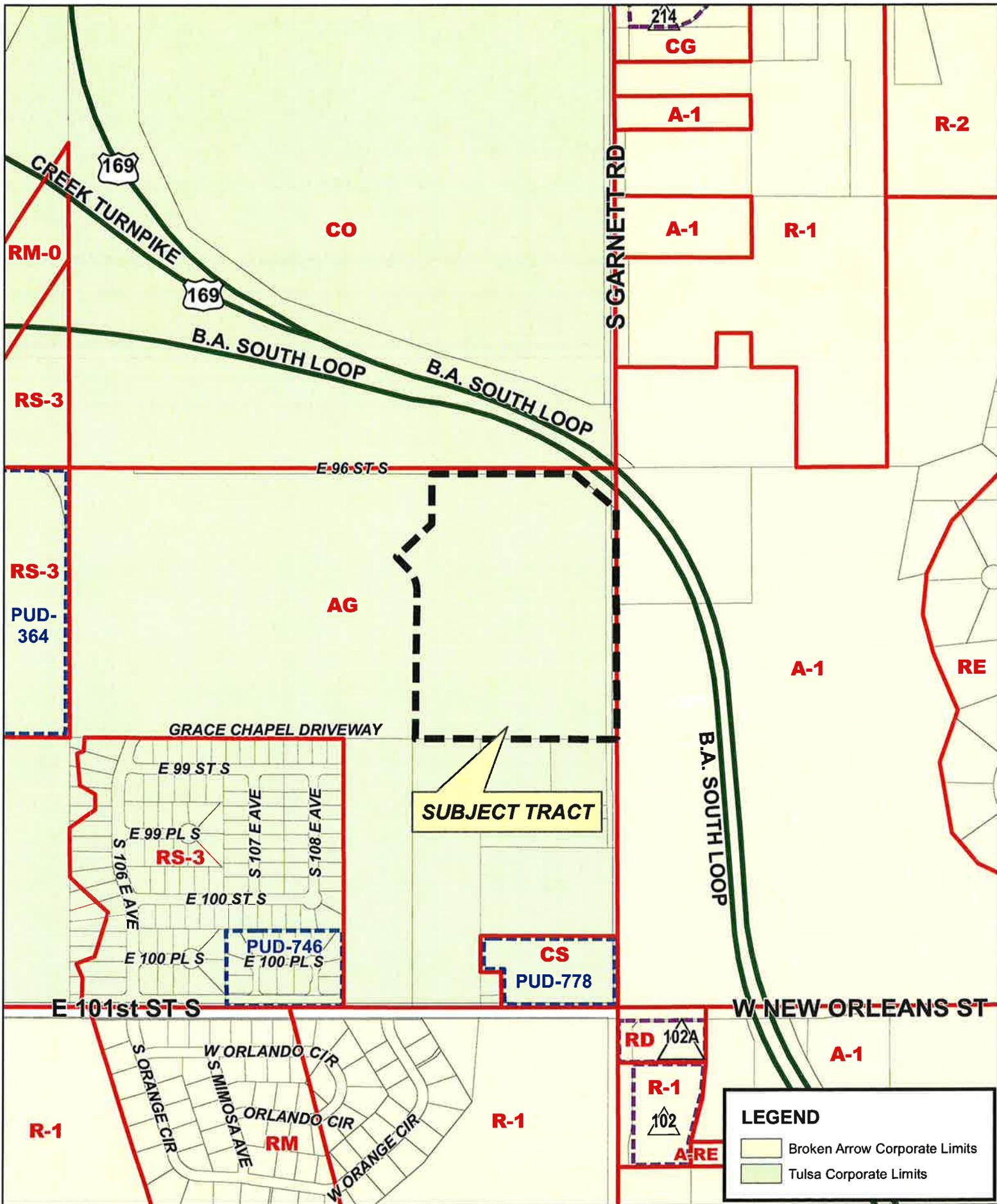
CPA-38

18-14 19

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

Aerial Photo Date: March 2014 / 7.10

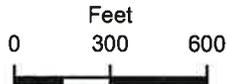




SUBJECT TRACT

LEGEND

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



CPA-38

18-14 19

17.11

1811925 (A) Exhibit A.dwg EXHIBIT A Sep 16, 2015 - 3:47:16pm SISMORE WEISZ & ASSOCIATES, INC. - 2015

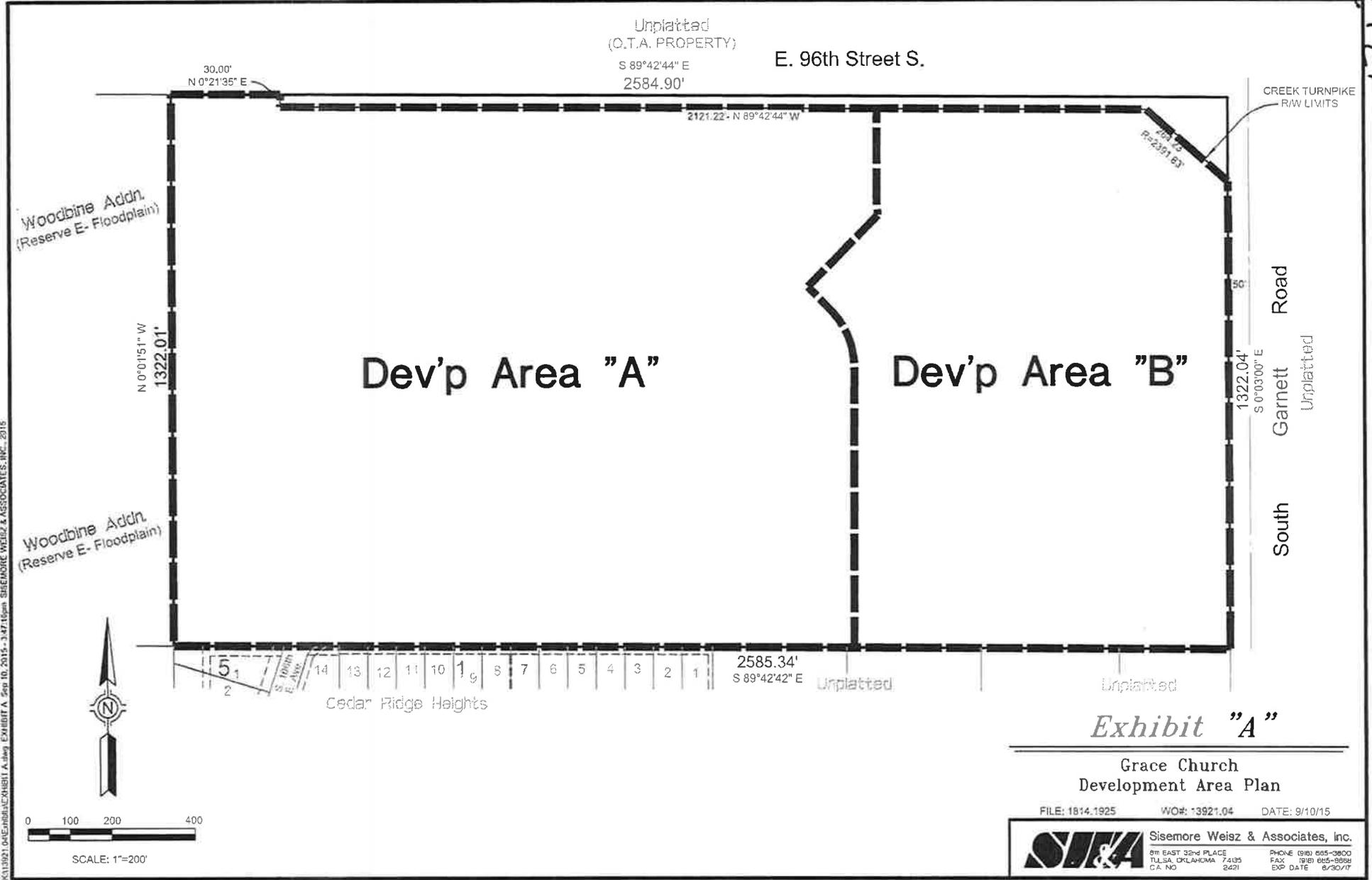


Exhibit "A"

Grace Church Development Area Plan

FILE: 1814.1925 WO#: 13921.04 DATE: 9/10/15

SWA Sismore Weisz & Associates, inc.

8th EAST 32nd PLACE TULSA, OKLAHOMA 74135 C.A. NO. 2421

PHONE (918) 655-3800 FAX (918) 655-8868 EXP. DATE 8/30/17

17.12

K:\13921.01\EXHIBIT F.dwg EXHIBIT F Sep 10, 2015 - 3:51:14pm SISEMORE WEISZ & ASSOCIATES, INC., 2015

Woodbine Adch.
(Reserve E. Floodplain)

Woodbine Adch.
(Reserve E. Floodplain)

N 0°01'51"W
1322.01'

30.00'
N 0°21'35" E

CREEK TURNPIKE
ACCESS ROAD

EXIST. PEDESTRIAN TRAIL

Unplatted
(O.T.A. PROPERTY)
S 89°42'44" E
2584.90'

E. 96th Street S.

CREEK TURNPIKE
R/W LIMITS

264.23'
R=2391.89'

2121.22'-N 89°42'44" W

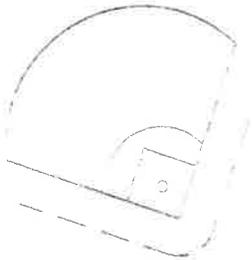
50'

1322.04'
S 0°03'00" E

South Garnett Road
Unplatted
(SECONDARY ARTERIAL)

Proposed Reserve Area

Proposed Reserve Area



3₁

EX. 2-STORY BUILDING
EX. 2-STORY BUILDING
HISTORY (BLDG. SLAB ONLY)

EXIST. MAINT. BLDG.

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXIST. YOUTH BUILDING

3₁

2₃

2

3

2

3

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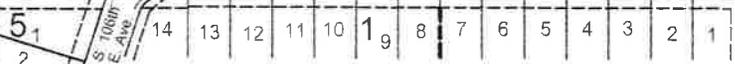
3

2585.34'
S 89°42'42" E

Unplatted

(PRIVATE ROAD)

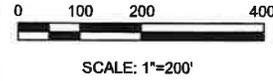
PROPOSED PUBLIC ROADWAY Unplatted



Cedar Ridge Heights



Legend
R/W = RIGHT-OF-WAY
← = VEHICLE CIRCULATION



SCALE: 1"=200'

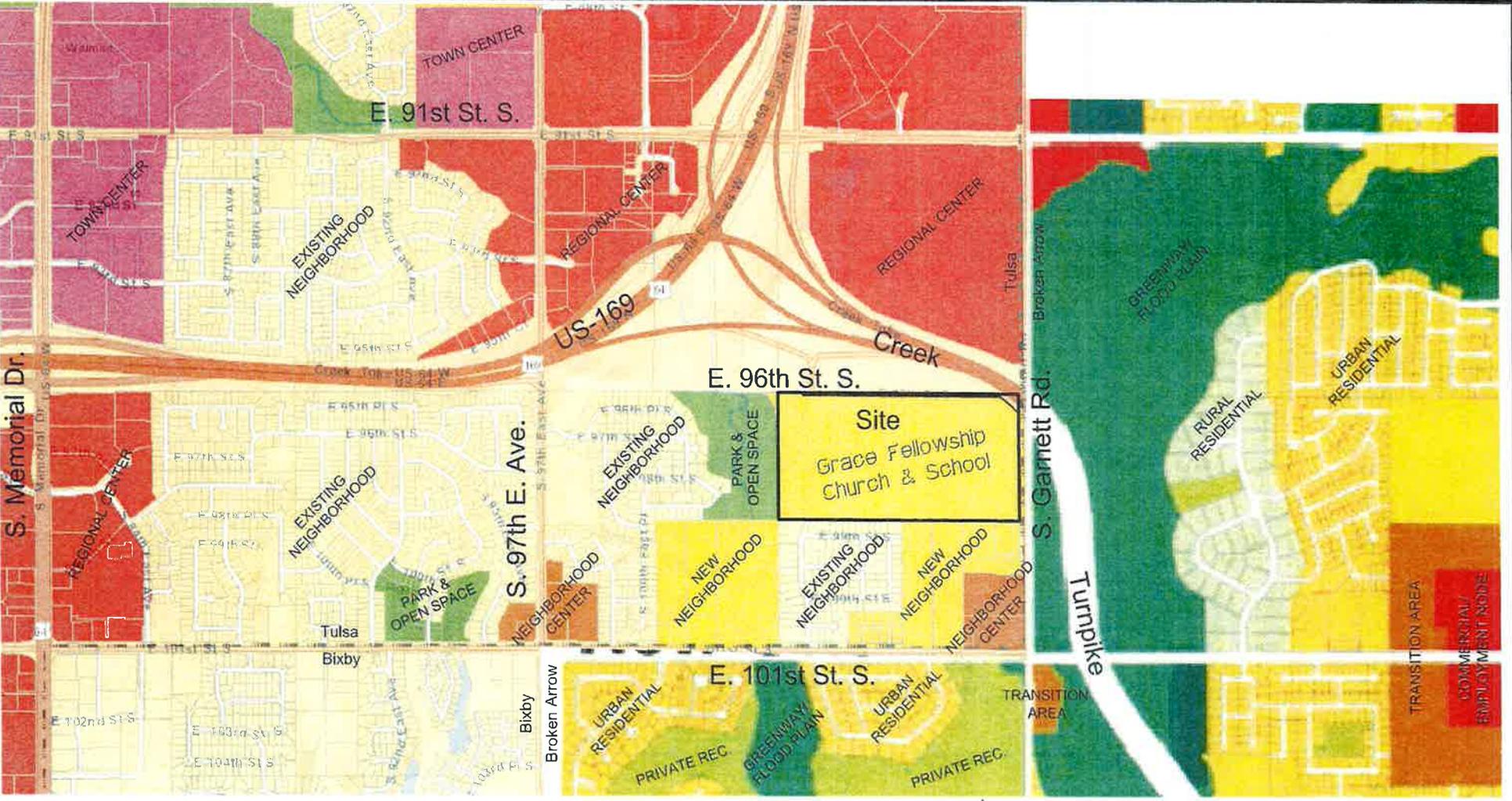
Exhibit "F"

Grace Church Access & Circulation Plan

FILE: 1814.1925 WO#: 13921.04 DATE: 9/10/15

SWA Sismore Weisz & Associates, Inc.
 611 EAST 32ND PLACE PHONE (918) 695-9800
 TULSA, OKLAHOMA 74135 FAX (918) 695-9898
 C.A. NO. 2421 EXP. DATE 6/30/17

17.13



S. Memorial Dr.

E. 91st St. S.

E. 96th St. S.

E. 101st St. S.

S. 97th E. Ave.

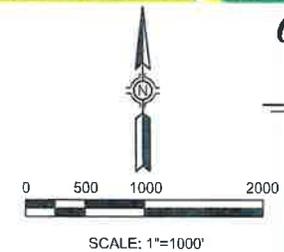
S. Garnett Rd.

Site
Grace Fellowship
Church & School

17.19

Comprehensive Plan Amendment

Grace Church



FILE: 1814.1925 WO#: 13921.04 DATE: 7/31/15



Sisemore Weisz & Associates, Inc.
 611 EAST 32ND PLACE PHONE (918) 685-3200
 TULSA, OKLAHOMA 74136 FAX (918) 666-8968
 CA NO 2421 EXP DATE 8/30/17

RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No.: 2710:944

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; AMENDING THE TULSA COMPREHENSIVE PLAN BY ADOPTING AN AMENDMENT (CPA-38) TO THE LAND USE MAP OF THE TULSA COMPREHENSIVE PLAN.

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22nd of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, on September 10, 2015, the owners of properties identified on the attached map as CPA-38 applied for an amendment of the Tulsa Comprehensive Plan to change the land use designation of the property on the Land Use Map; and

WHEREAS, a public hearing was held on November 18, 2015 and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of

this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt the amendment to the Tulsa Comprehensive Plan, as hereafter described.

CPA-38: Amend designation on the Land Use Map from “New Neighborhood” to “Regional Center” on approximately 26.7 acres located at the southwest corner of East 96th Street South and South Garnett Road.

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That the Tulsa Comprehensive Plan, as adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010 and as amended from time to time, shall be and is hereby amended, to include the amendment as described above.

Section 2. That a true and correct copy of the pertinent portion of the Land Use Map, showing the amendment, is attached to this Resolution.

Section 3. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

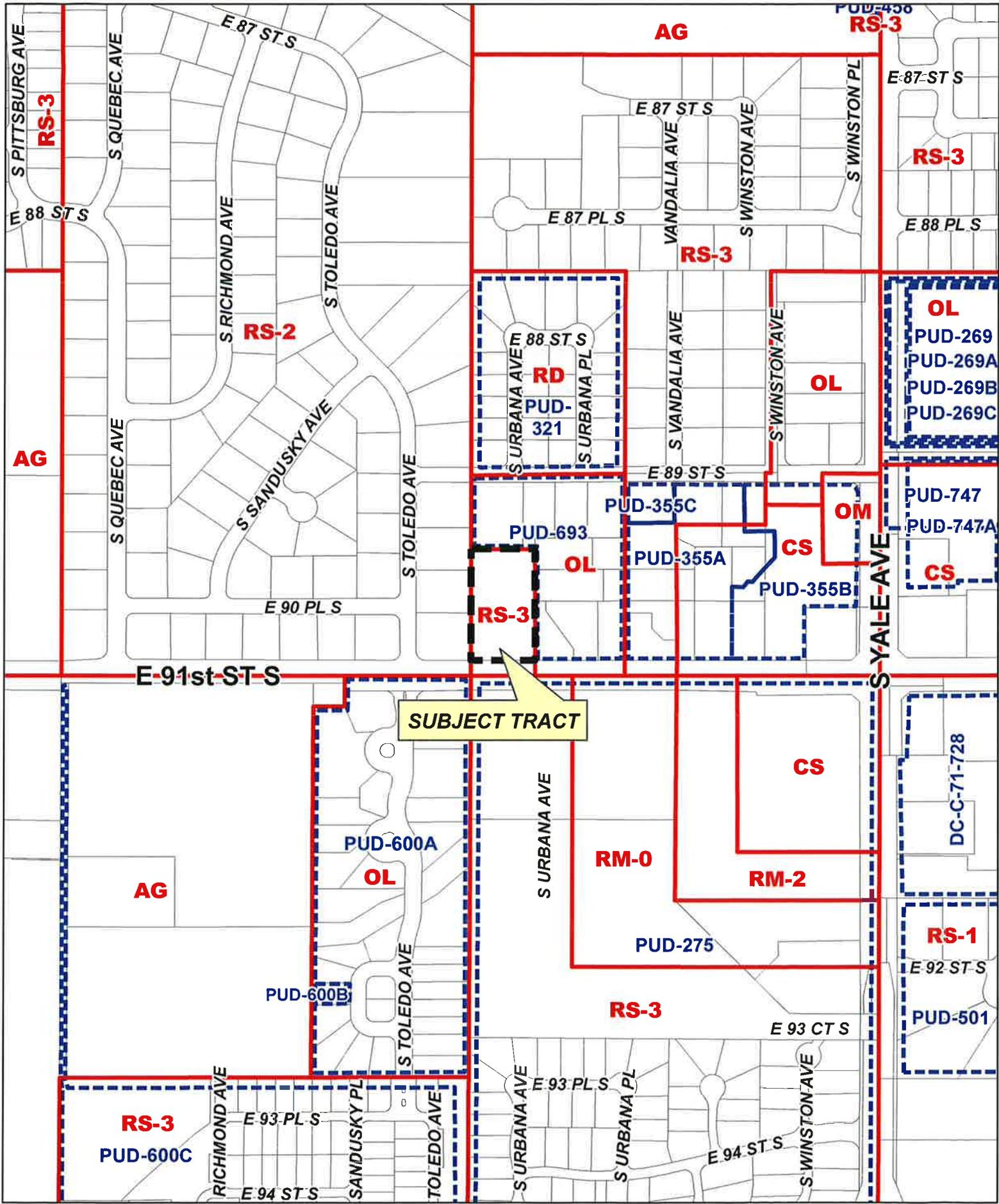
Section 4. That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Tulsa Comprehensive Plan within forty-five (45) days of its submission, it shall be deemed approved with the status of an official plan and immediately have full force and effect.

ADOPTED on this 18th day of November, 2015, by a majority of the full membership of the Tulsa Metropolitan Area Planning Commission, including its *ex officio* members.

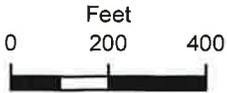
Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

Ryon Stirling, Secretary
Tulsa Metropolitan Area Planning Commission



CADENT PARK



18.1





Aerial Photo Date: March 2014

18-13 16

Subject Tract



18.2

Note: Graphic overlays align with physical featu

CADENT PARK



S URBANA AVE

E 91st ST S

E 90 PLS

STOLEDO AVE

E 89 STS



Tulsa Metropolitan Area
Planning Commission

Case : Winchester Park

Preliminary Plat

Hearing Date: November 18.2015

Case Report Prepared by:

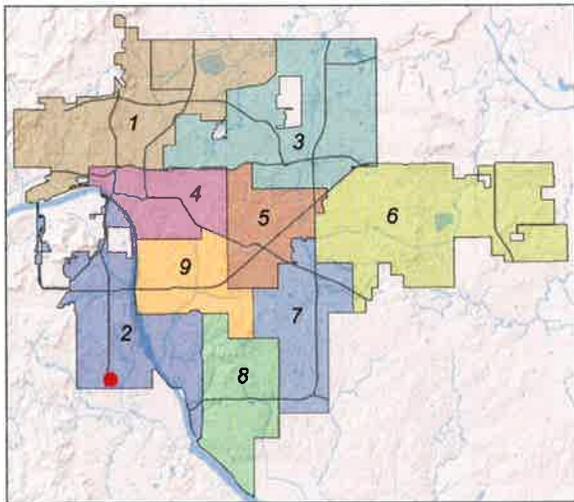
Diane Fernandez

Owner and Applicant Information:

Applicant: Carl Cannizzaro, The BDB
Engineering Group

Owner: Maybelle Hills LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Preliminary Plat
Approval

Tract Size: 48.55 acres

Location: South of 86th Street South, West
of South Maybelle Avenue

Zoning: RS-3

Staff Recommendation:
Staff recommends Approval.

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

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

19.1

PRELIMINARY SUBDIVISION PLAT

Winchester Park - (CD 2)

South of 86th Street South, West of South Maybelle Avenue

The plat consists of 175 Lots, 5 Blocks, on 48.5 acres.

The following issues were discussed November 5, 2015, at the Technical Advisory Committee (TAC) meeting:

- 1. Zoning:** The property is zoned RS-3. There is an agreement with the developer and Engineering Services about how Maybelle Avenue will be improved. This needs to be defined. All Reserve Areas need to be shown on the plat and defined in the covenants.
- 2. Streets:** Call out full road width at the intersection of Reserve D with Maybelle Avenue. Only the lanes to the north of the island are called out. Where has Reserve D been defined in the covenants? What is its purpose? Generally streets in reserve areas are private. Add note on the face of plat "All streets are public." Remove Section 1.1.9 from covenants. There are no "Limits of No Access" on this plat.
- 3. Sewer:** Many of the easements are too narrow and must be enlarged. The existing 10 inch sanitary sewer line is deep and we will not allow encroachment into the easement by other utilities. In Block 3, an 11 foot back to back utility easement is the minimum required, if the other utilities can serve the lots without getting into the sanitary sewer easement. Where the existing sanitary sewer main is over 16 feet deep , another 8 inch sanitary sewer lateral line must be installed in order to serve the neighboring lots. The utility easement in Reserve C must be a minimum of 11 feet instead of 5 feet that is shown. Reserve A will require a 17.5 foot u/e instead of the 11 foot that is shown on the plat. Reserve B will require an 11 foot u/e. Additional easements are needed and need to be approved through Development Services. If the existing sanitary sewer line exceeds 16 feet in depth then service connections for adjacent lots will not be allowed. Another 8 inch sewer lateral line will be required to provide service to those lots. Address Reserves in Deed of Dedication. Lampholes are only allowed on runs of pipe less than 100 feet from the downstream manhole. The proposed Lift Station in the development to the east has not been approved and we have yet to see plans for it. Suggest you contact Bob Shelton to check on status of City of Tulsa projects that may be proposed down stream of your development. All platted lots within the development must have access to a sanitary sewer main for services before the plat can be approved.
- 4. Water:** Add a minimum 17.5 foot utility easement along public roadways. The dead end waterline segment on Line C will not be allowed. It must be looped back out and tied to Line D. Install proposed water main lines 8

19.2

inches off of the property lines, inside the street right of way. Show future water service conduits for the proposed lots.

5. **Storm Drainage:** The owner of the Texas pipeline easement needs to be contacted so their line can be identified as to size, type, and structural clearances, etc. (A release letter will be required from the company.) Plans are to be submitted and approved through the IDP process. A storm water pollution prevention plan will be required and will be prepared per OKR10, September 2012. Storm water detention ponds will be required for the proposed subdivision, and designed pursuant to City Criteria and be contained in designated Reserve areas and identified as storm water detention pond easements. The pond design may include overland drainage easements required for emergency overflow relief from the pond. Drainage plan shall identify and design for all offsite drainage that enters the proposed subdivision. Preliminary plans show grading and discharging on ODOT right of way. A permit will need to be obtained from ODOT. A detention pond is discharging on ODOT property accordingly the drainage report will need to be submitted to ODOT for approval. Section 1.3.1 of the covenants should say "On the Owners' Lot". Sections which reference the "Department of Public Works" should be changed to say "City of Tulsa". Overland drainage easements may be required at storm sewer sump locations. Sumps should be designed to allow for emergency drainage relief due to inlet clogging or pipe failure. The dedication of Reserve B needs to be clarified for usage.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional and wider easements may be necessary.
7. **Other: Fire:** Cul de sac will need to meet the requirements of the International Fire Code 2009 ed. Section D103.4. A fire hydrant will be required within 60 feet of any structure as the hose lay.
8. **Other: GIS:** Remove parcel lines in location map. Label unplatted land. Add missing subdivisions. Label project location and US Highway 75. Add City of Tulsa in subtitle for plat. Provide individual lot addresses. Submit control data sheet. Provide street names. State/provide basis of bearing. Show scale both written and graphically. Readdress block and lot numbers for blocks 1 and 3. Provide street names on final plat. Indicate purpose of Reserve B. Define in Deed of Dedication. Many of the proposed easements are inadequate in dimensions, the minimum permitted dimension is 11 foot. An IDP permit is required for this project. The IDP permit must be officially signed and approved with an accompanying release letter before final approval of the plat.

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

19.3

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

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



Location Map
SCALE 1"=200'

Subdivision Statistics

SUBDIVISION CONTAINS ONE HUNDRED, SEVENTY FIVE (175) LOTS IN FIVE (5) BLOCKS AND FOUR (4) RESERVE AREAS

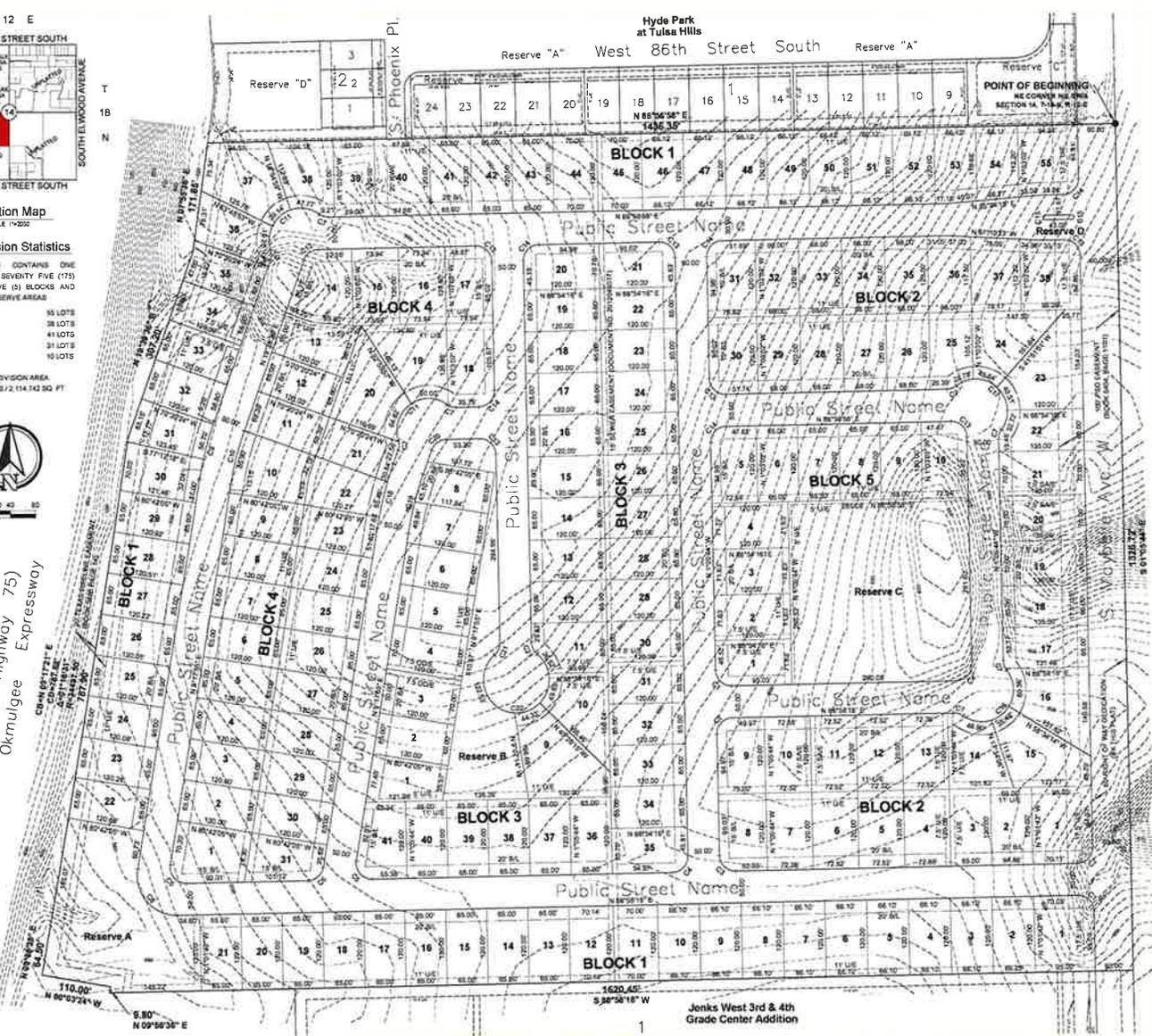
- BLOCK 1 95 LOTS
- BLOCK 2 38 LOTS
- BLOCK 3 41 LOTS
- BLOCK 4 31 LOTS
- BLOCK 5 10 LOTS

GROSS SUBDIVISION AREA
48.848 ACRES / 2,114,742 SQ FT



(U.S. Highway 75)
Okmulgee Expressway

19.6



PRELIMINARY PLAT
Winchester Park

A SUBDIVISION OF THE NORTH HALF OF THE SOUTHWEST QUARTER (N/2 SW/4), SECTION FOURTEEN (14), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF

Owner / Developer	Engineer	Surveyor
MAYBELLE HILL, LLC 10018 SOUTH WINDSON CT TULSA, OK 74137 PHONE: (918) 588-8372 EMAIL: curner@MHB.com	THE B&B ENGINEERING GROUP, LLC 4150 SOUTH 100TH EAST AVENUE, STE 100 TULSA, OKLAHOMA 74148 PHONE: (918) 292-8400 EMAIL: cal@boppp.com C/A: W&S EXPRESS 6-30-2017	ATLAS LAND OFFICE, LLC 302 SOUTH MAIN STREET WAGONER, OKLAHOMA 74467 PHONE: (918) 485-9987 EMAIL: info@atlasoffice.com C/A: # 6752 EXPRESS 6-30-2016

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	39.20	25.00	89°35'58"
C2	39.20	25.00	80°04'52"
C3	38.24	25.00	89°00'59"
C4	38.80	25.00	80°24'50"
C5	43.78	25.00	100°19'37"
C6	34.78	25.00	79°42'27"
C7	18.00	25.00	34°52'12"
C8	110.22	83.00	100°19'31"
C9	84.89	525.00	10°21'41"
C10	85.90	475.00	10°21'41"
C11	134.82	20.00	143°01'45"
C12	30.23	20.00	89°17'20"
C13	38.25	20.00	88°37'41"
C14	38.29	20.00	90°02'48"
C15	11.00	3.50	180°00'00"
C16	142.89	50.00	163°48'25"
C17	142.83	50.00	163°41'41"
C18	103.98	575.00	10°21'41"
C19	84.94	525.00	10°21'41"
C20	30.22	20.00	89°17'20"
C21	21.80	25.00	49°30'26"
C22	203.23	83.00	279°00'53"

Monumentation
ALL CORNERS SHOWN HEREON WERE SET USING A 3/4" x 1 1/2" STEEL PIN WITH A PLASTIC CAP STAMPED "ATLAS 8752" AT ALL CORNERS

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

FINAL PLAT
ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION

APPROVAL DATE: _____

TMAPCONWOOD
CITY ENGINEER

COUNCIL OF THE CITY OF TULSA, OKLAHOMA

APPROVAL DATE: _____

CHAIRMAN
MAYOR
ATTEST CITY CLERK
CITY ATTORNEY

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL, IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.



W 82 ST S

W 83 ST S

W 84 ST S

OLYMPIA

NOGALES

S MAYBELLE AVE

W 84 ST S

W 84 PL S

W 84 BLVD S

W 85 ST S

W 85 PL S

W 86 ST S

S PHOENIX PL

PHOENIX AVE

OLYMPIA

75

75

S UNION AVE

W 89 ST S

W 91st ST S

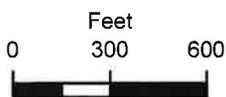
N FRANKLIN ST

W 91 ST

N ADAMS ST

WINCHESTER PARK

19.7

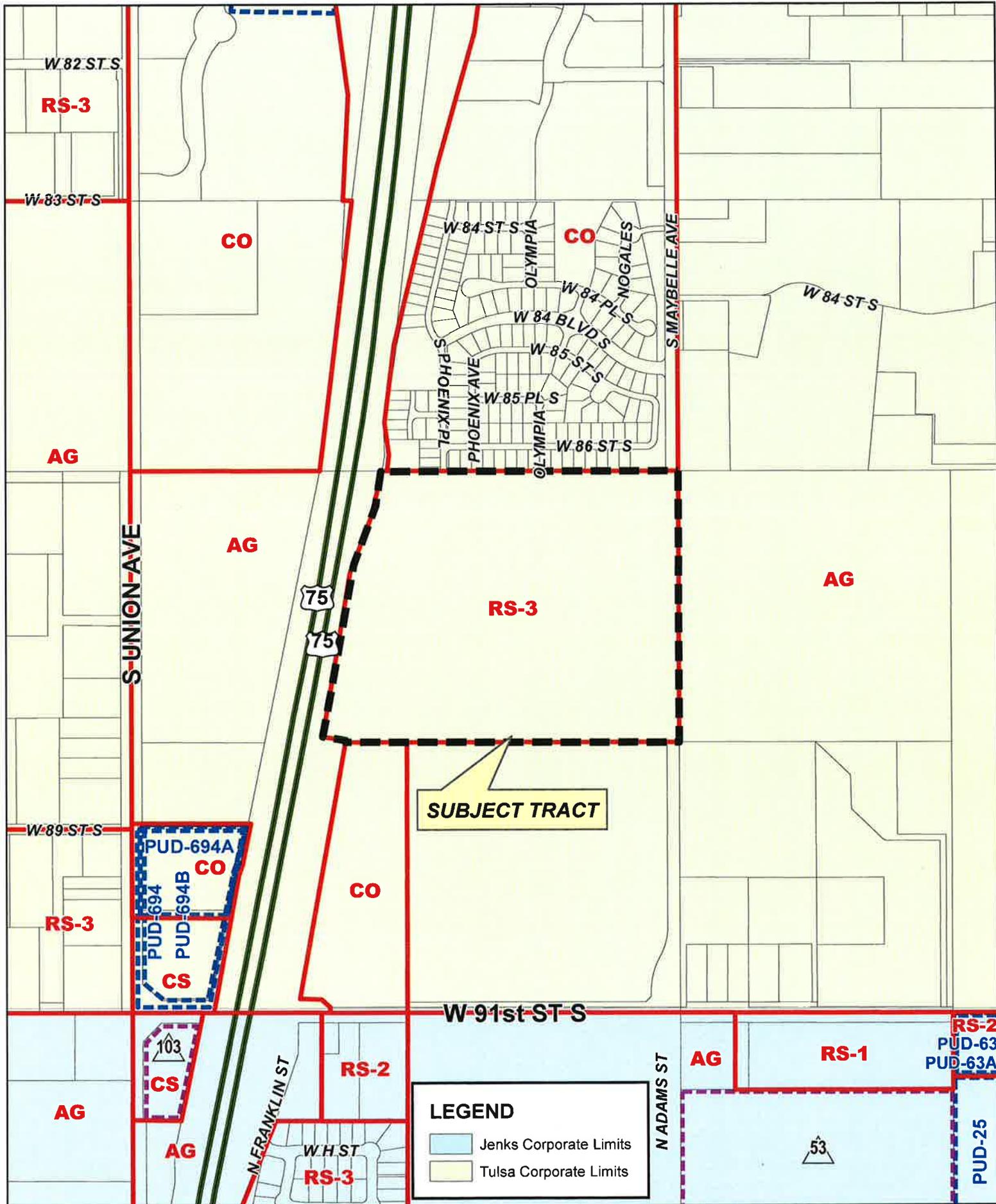


Subject Tract

18-12 14

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

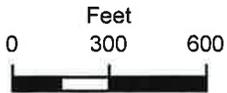




SUBJECT TRACT

LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits

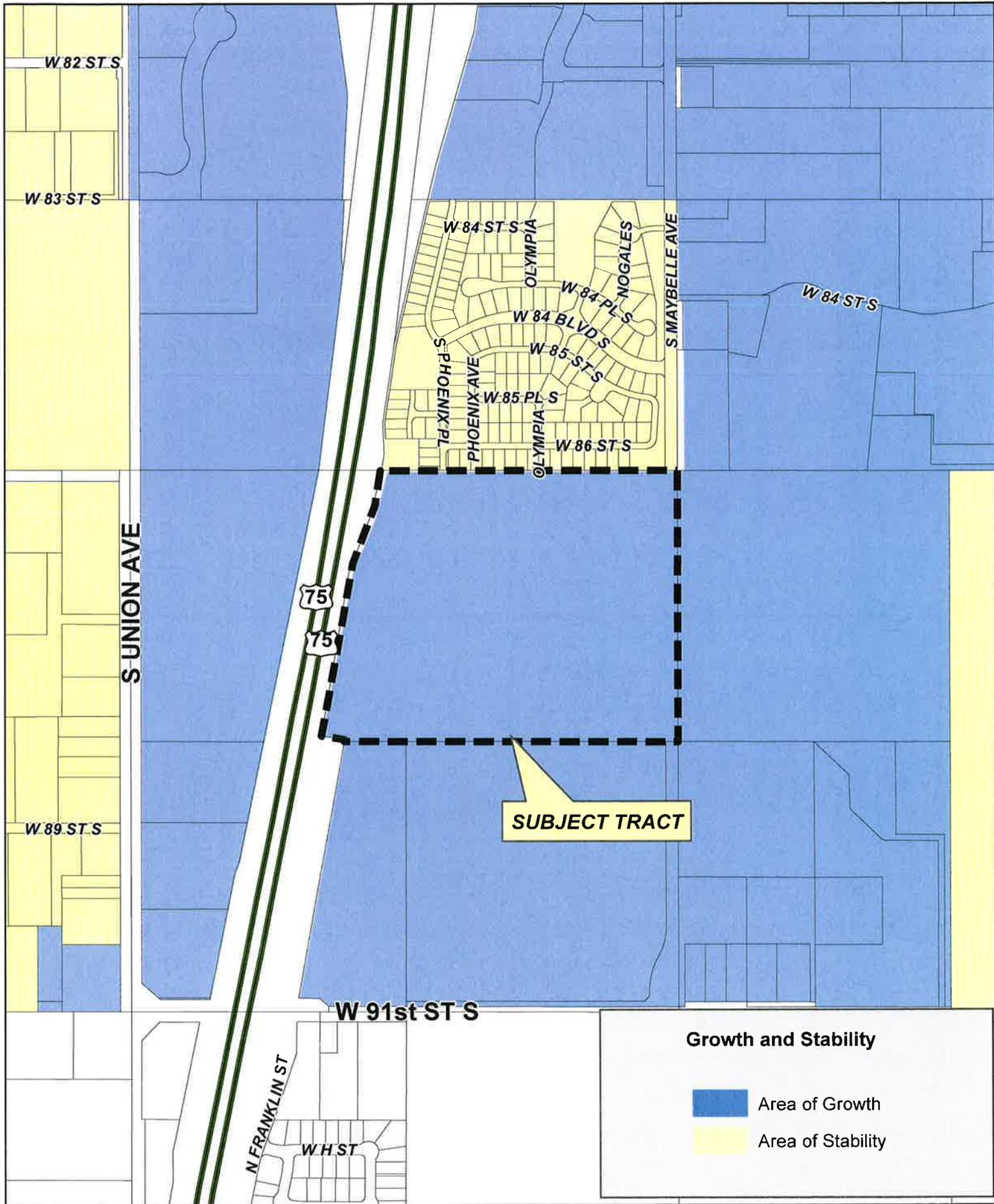


WINCHESTER PARK

18-12 14

19.8

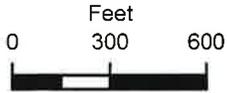




SUBJECT TRACT

Growth and Stability

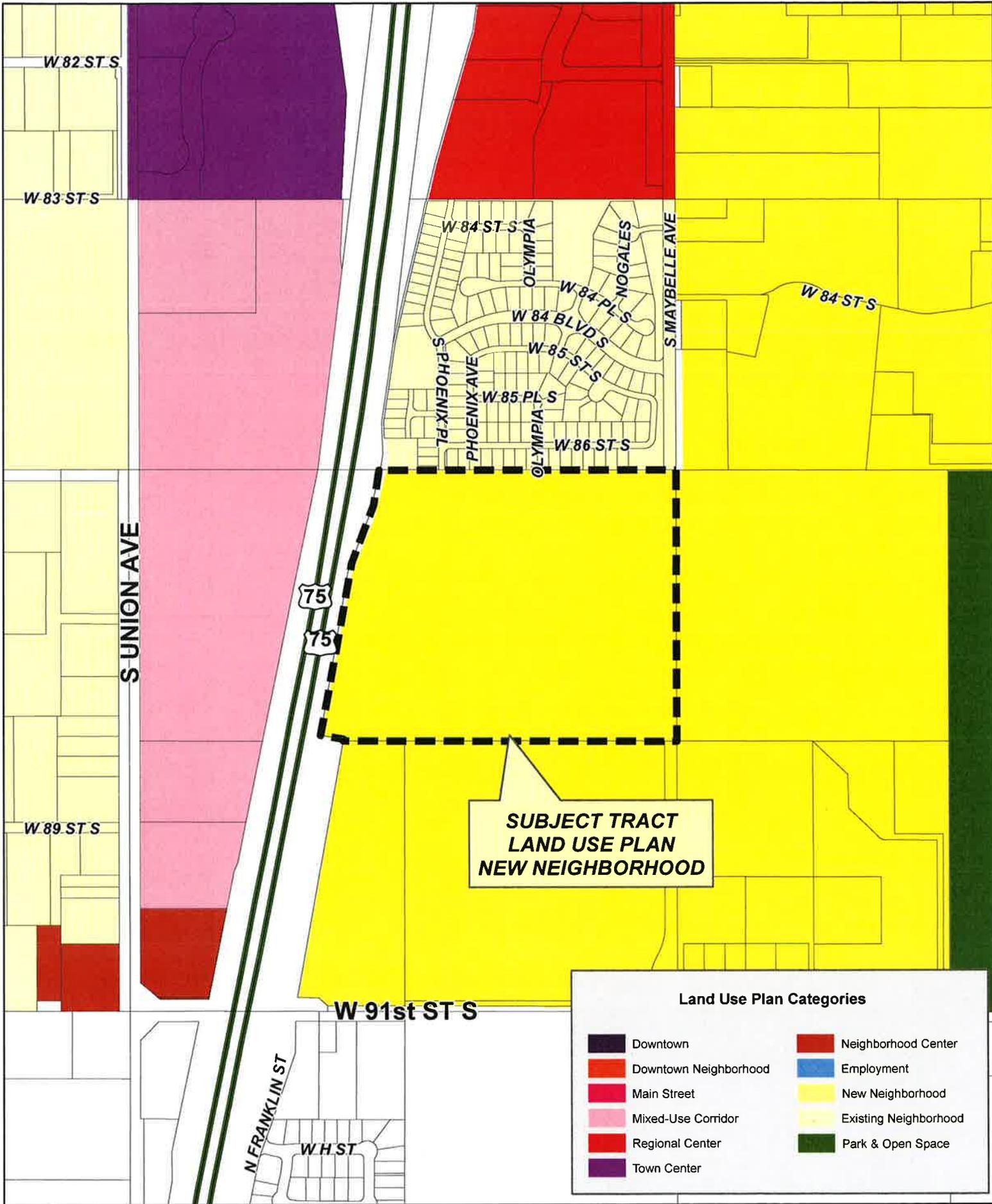
- Area of Growth
- Area of Stability



WINCHESTER PARK

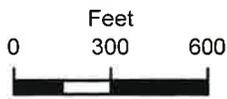
19.9





**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

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



WINCHESTER PARK

18-12 14

19.10





Tulsa Metropolitan Area
Planning Commission

Case : Huntington Park
Preliminary Plat

Hearing Date: November 18, 2015

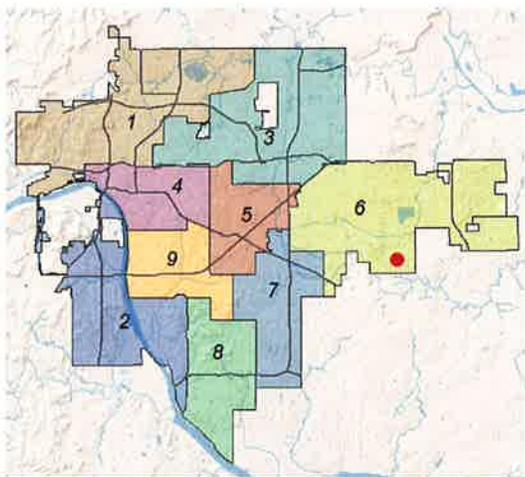
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Mark Capron, Sisemore Weisz and Associates

Owner: Lynn Lane 44 LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Tract Size: 38,4 acres

Location: South of the southeast corner of East 41st Street South and South 177th East Avenue

Zoning: Planned Unit Development
816

Staff Recommendation:
Staff recommends Approval.

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

EXHIBITS:

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

20.1

PRELIMINARY SUBDIVISION PLAT

Huntington Park (revised) - (CD 6)

South of the southeast corner of East 41st Street South and South 177th East Avenue

This plat consists of 141 Lots, 10 Blocks, on 38.4 acres.

The following issues were discussed November 5,, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 816 (RS-4 underlying).
2. **Streets:** Delete words "w/median from access. Show the median and put it in a Reserve and add reserve in covenants. Add section on Limits of No Access in covenants. Delete Section 1.1 Mutual Access Easements or show mae's on face of plat..
3. **Sewer:** If there will be a wall placed within the 5 foot easement (FL/E) located along South 177th East Avenue, then we will require a 20 foot perimeter easement instead of the 17.5 foot shown on the face of the plat. The 11 foot utility easement shown along the north boundary of Lot 8, Block 5, is not wide enough to accommodate the proposed sanitary sewer main. Increase the easement to at least 15 feet, or wider if other utilities will be sharring that easement. Center the pipe within the 15 foot easement. In Section I-P, Reserve "B, C and Open Space", reference was made to a section titled "Reservation of Rights and Covenant as to Obstructions" but it does not appear. That needs to be further explained in relation to utilities use within the Reserve areas. The following fees will be assessed for the entire acreage: \$700/acre Broken Arrow Excess capacity fees; administration fees for the City of Tulsa; Trinity Creek Payback contract fees; Stone Creek Farms Lift Station Use Fees of \$3936/acre; and City of Tulsa lift station relief fees of \$150/acre. To be assessed during development approval.
4. **Water:** Along the public roadways in the development site a 17.5 foot utility easement is needed for installing a water main line 8 feet off of the property line. Show future water service conduits for the proposed lots.
5. **Storm Drainage:** Plans are to be submitted and approved through the IDP process...A Storm Water Pollution Prevention Plan will be required and will be prepared per OKR10.September 2012. Storm water detention pond will be required, for the proposed subdivision, and designed pursuant to City Criteria and be contained in designated Reserve Areas and identified as Storm Water Detention Pond Easements. The pond designs may include Overland Drainage Easements required for Emergency Overflow Relief from the pond. Drainage plan shall identify and design for all offsite drainage that enters the proposed subdivision. Overland drainage easements may be required at storm sewer sump locations; sumps should be designed to allow for emergency drainage relief due to inlet clogging or pipe failure. The concept plan needs to clearly identify the ability of conveying all storm water flows and detention pond discharges within designed easements through the

future Huntington Park II. Reserve B needs to be identified on the plan. Section E, in the Covenants should start off with "Each". Section O-3 in the Covenants which reference the "Department of Public Works" should be changed to City of Tulsa. Section E and Section K say the same.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO has overhead lines east and west. Additional easements may be needed. The entryways may need to be changed as they do not include reserves.
7. **Other: Fire:** Fire hydrants will be required along 177th East Avenue fronting the developed area and spaced 500 feet apart.
8. **Other: GIS:** Provide individual lot addresses. Submit control data sheet. State/provide basis of bearing. Graphically show all pins found or set for plat. Spell out unplatted property in location map. Need address caveat. An IDP (infrastructure development plan) is required for this project.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

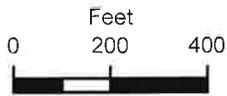
Standard Conditions:

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

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

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

20.5



Subject Tract

HUNTINGTON PARK

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

20.7





E 41st ST S

S 175 E AVE

E 43 ST S

E 43 PL S

E 44 ST S

E 44 PL S

E 45 ST S

E 45 PL S

E 46 ST S

E 47 ST S

S 175 E AVE

S 176 E AVE

S 176 E PL

S LYNN LANE RD

S 177 E PL

S 178 E AVE

S 179 E AVE

E 47-PL S

S 178 E PL

E 46 ST S

E 46 PL S

E 46 ST S

S 181 E AVE

E 41 PL S

S 183 E AVE

E 42 ST S

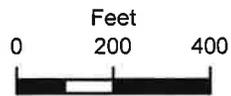
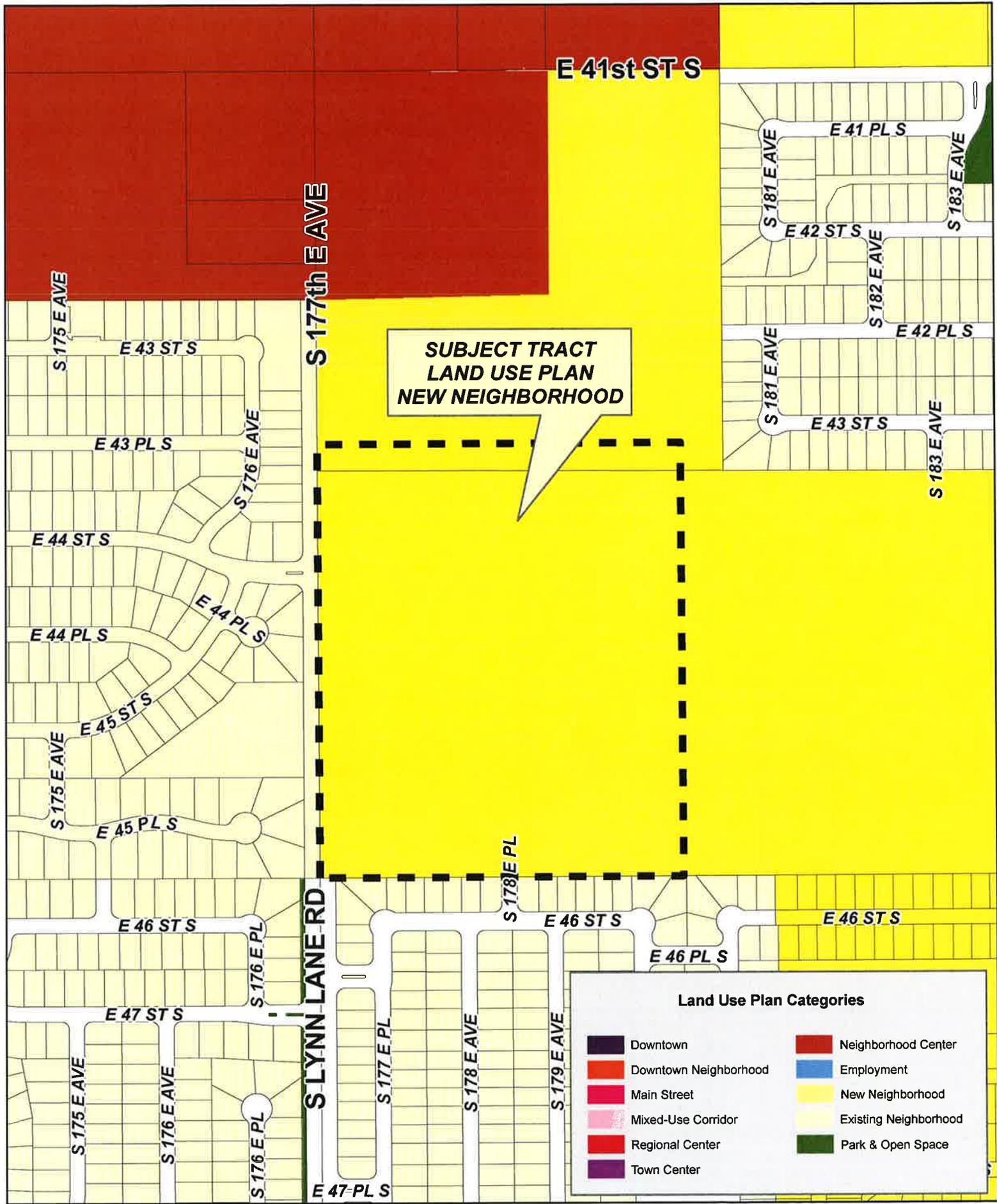
S 182 E AVE

E 42 PL S

S 181 E AVE

E 43 ST S

S 183 E AVE



HUNTINGTON PARK

19-14 25

20.10





Tulsa Metropolitan Area
Planning Commission

Case : Cosmopolitan Apartments
Preliminary Plat

Hearing Date: November 18, 2015

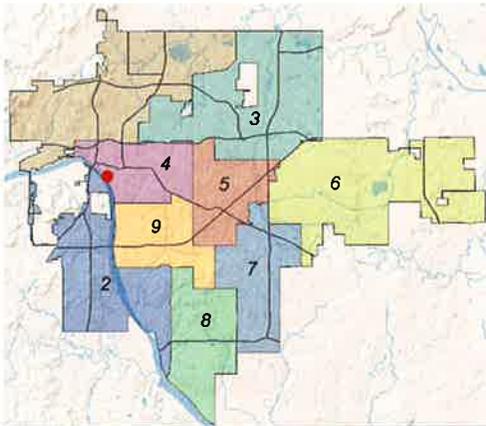
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Mark Capron, Sisemore, Weisz
and Associates

Owner: Bomasada, Cosmopolitan Tulsa,
LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Tract Size: 2.8 acres

Location: Southwest corner of West 17th
Street South and South Denver Avenue

Zoning: Planned Unit Development 330 A

Staff Recommendation:
Staff recommends Approval.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

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

21.1

PRELIMINARY SUBDIVISION PLAT

Cosmopolitan Apartments - (CD 4)

Southwest corner of West 17th Street South and South Denver Avenue

The plat consists of 1 Lots, 1 Block, on 2.8 acres.

The following issues were discussed November 5, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 330 A.

2. **Streets:** Show right of way along Riverside Drive and provide reference such as plat number or book/page number. Total right of way dedication along Denver must be 10 feet. Plat needs additional 5 foot of right of way dedication for right turn lane. (Consulting Engineer felt this was not what had been previously discussed at prior meetings so this would be discussed further.) Use standard language for right of way dedication in covenants. Remove reference to 89th East Avenue and 4th Place. Five foot sidewalks required along all streets.

3. **Sewer:** No comment.

4. **Water:** Show the dedicated right of way width and existing utility easement along South Riverside Drive.

5. **Storm Drainage:** Plans are to be submitted and approved through the IDP process. Proposed final storm sewer design will need to conform with City of Tulsa easement requirements.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements with wider widths may be needed. PSO underground lines need to run parallel to water lines. A notch in building will be needed for transformers for PSO.

7. **Other: Fire:** No comment.

8. **Other: GIS :** Provide address for lot. Submit control data sheet. Label point of commencement and incorporate it in legal description. In the location map spell Stutzman plat correctly. An IDP plan is required for this project.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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

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

Preliminary Plat

Cosmopolitan Apartments

A RESUBDIVISION OF PART OF BLOCK THIRTEEN (13) AND THE VACATED ALLEYWAY IN BLOCK 13, STONEBRAKER HEIGHTS ADDITION
PART OF BLOCK THREE (3) OF REVISED PLAT OF BLOCK THREE (3), BUENA VISTA ADDITION,
AND PART OF VACATED 17TH PLACE AND PART OF VACATED ELWOOD AVENUE,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

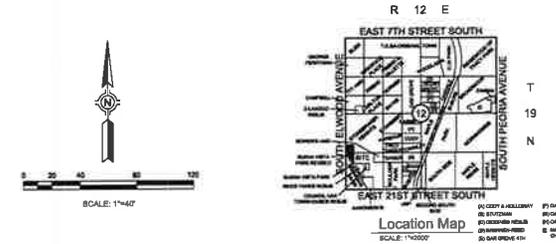
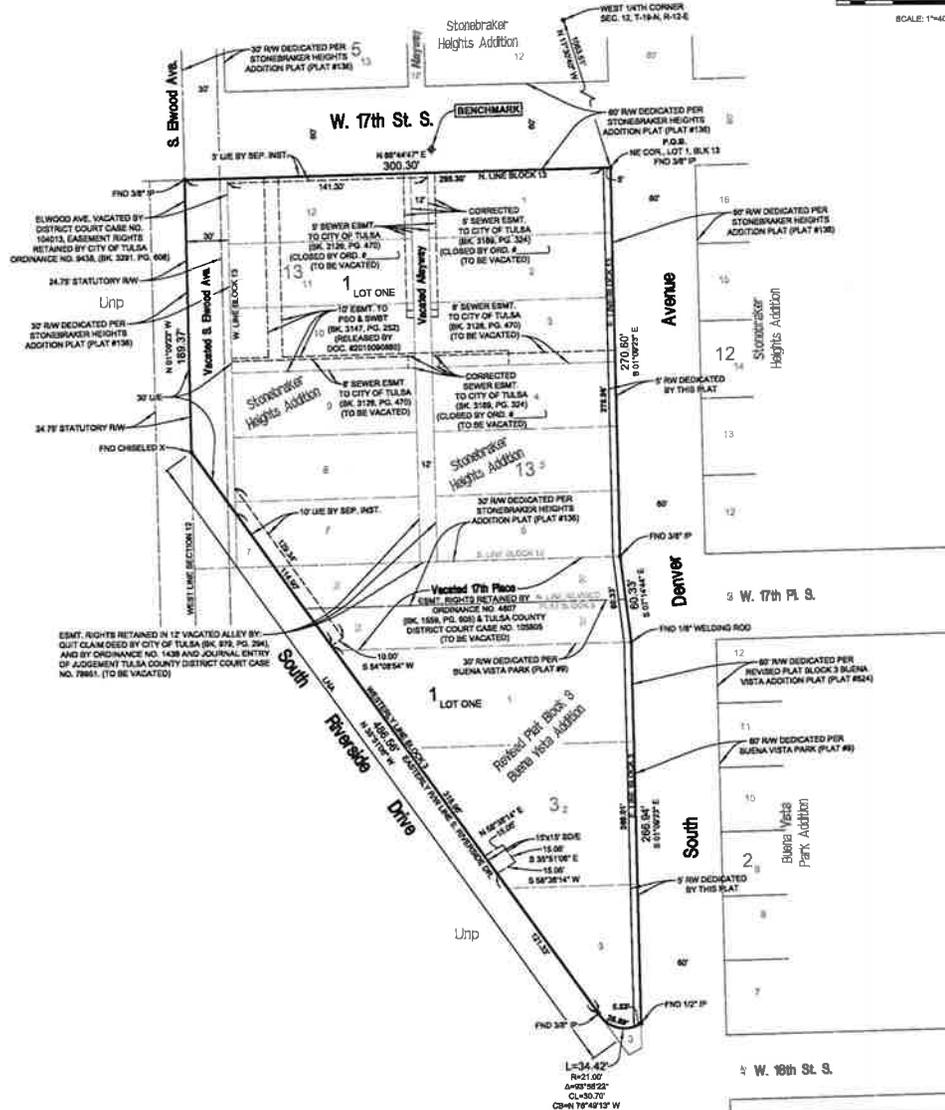
P.U.D. NO. 330-A

Owner:
Bomasada Cosmopolitan Tulsa, L.L.C.
An Oklahoma Limited Liability Company
8980 Lakes at 610 Drive
Houston TX, 77054
Phone: (713) 858-6886
Contact: John Holloway

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 5421 Exp. June 30, 2017
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 655-3600
E-mail: gweisz@sw-assoc.com

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

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



- Subdivision Statistics:**
SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
SUBDIVISION CONTAINS 3.843 TOTAL ACRES (133,767 SF)
RW BEING DEDICATED BY PLAT CONTAINS 0.396 ACRES (17,284 SF)
- Legend:**
 UP = UTILITY EASEMENT
 SBE = STORM SEWER EASEMENT
 SBE = SANITARY SEWER EASEMENT
 RW = RIGHT-OF-WAY
 ESM = EASEMENT
 LNA = LIMITS OF NO ACCESS
 P.O.S. = POINT OF BEGINNING
 FND = FOUND
 IRON PIN = IRON PIN
 CB = CHORD BEARING
 CL = CHORD LENGTH
 L = LENGTH
 FB = FACE
 BK = BOOK
 PG. = PAGE
 P.S. = PUBLIC SERVICE COMPANY OF OKLAHOMA
 SWBT = SOUTHWESTERN BELL TELEPHONE COMPANY
 ===== = STREET ADDRESS

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

Monumentation:
3/8" IRON PINS TO BE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

Basis of Bearing:
THE BEARING SAME FOR THIS SURVEY IS GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM (NORTH ZONE - NAD-83), WITH THE WEST LINE OF SECTION 12 AS N 0°00'00" W.

Benchmark:
IRON PINS IN POWER POLE LOCATED APPROXIMATELY 174.6' EAST AND 16' NORTH OF THE NORTHWEST CORNER OF LOT 1, BLOCK 1, COSMOPOLITAN APARTMENTS.
NAVD 1985 DATUM
ELEVATION=470.87

Notice:
PURSUANT TO SECTION 2.8.4 OF THE SUBDIVISION REGULATIONS FOR THE TULSA METROPOLITAN AREA (THE "SUBDIVISION REGULATIONS"), THE FINAL IMPROVEMENT PLANS SHALL HAVE BEEN APPROVED BY THE CITY OF TULSA (CITY) PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND THE CITY SHALL BE THE ARBITER OF THE FOREGOING RESTRICTIVE COVENANT. HOWEVER, THAT NOTHING CONTAINED WITHIN THIS COVENANT SHALL PREVENT THE TULSA METROPOLITAN AREA PLANNING COMMISSION FROM AUTHORIZING AN ACCELERATED RELEASE OF A BUILDING PERMIT UNDER THE PROVISIONS OF SECTION 2.5 OF THE SUBDIVISION REGULATIONS.

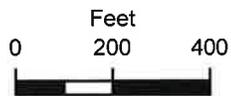
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

Preliminary Plat
Cosmopolitan Apartments
Sheet 1 of 2
Date Prepared: October 23, 2016

215



COSMOPOLITAN APARTMENTS



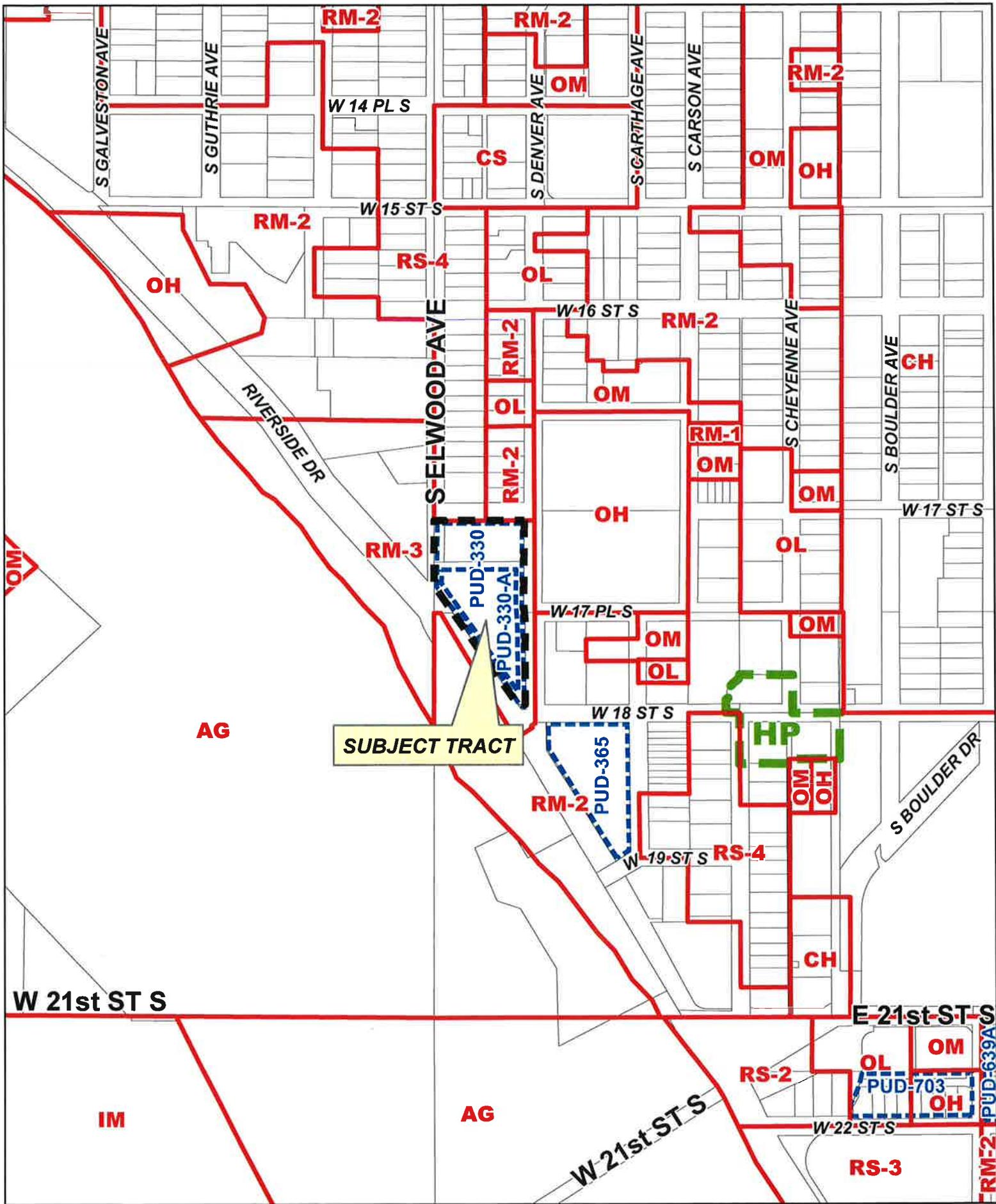
Subject Tract

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

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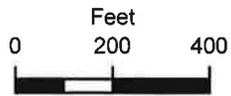
Aerial Photo Date: March 2014



SUBJECT TRACT

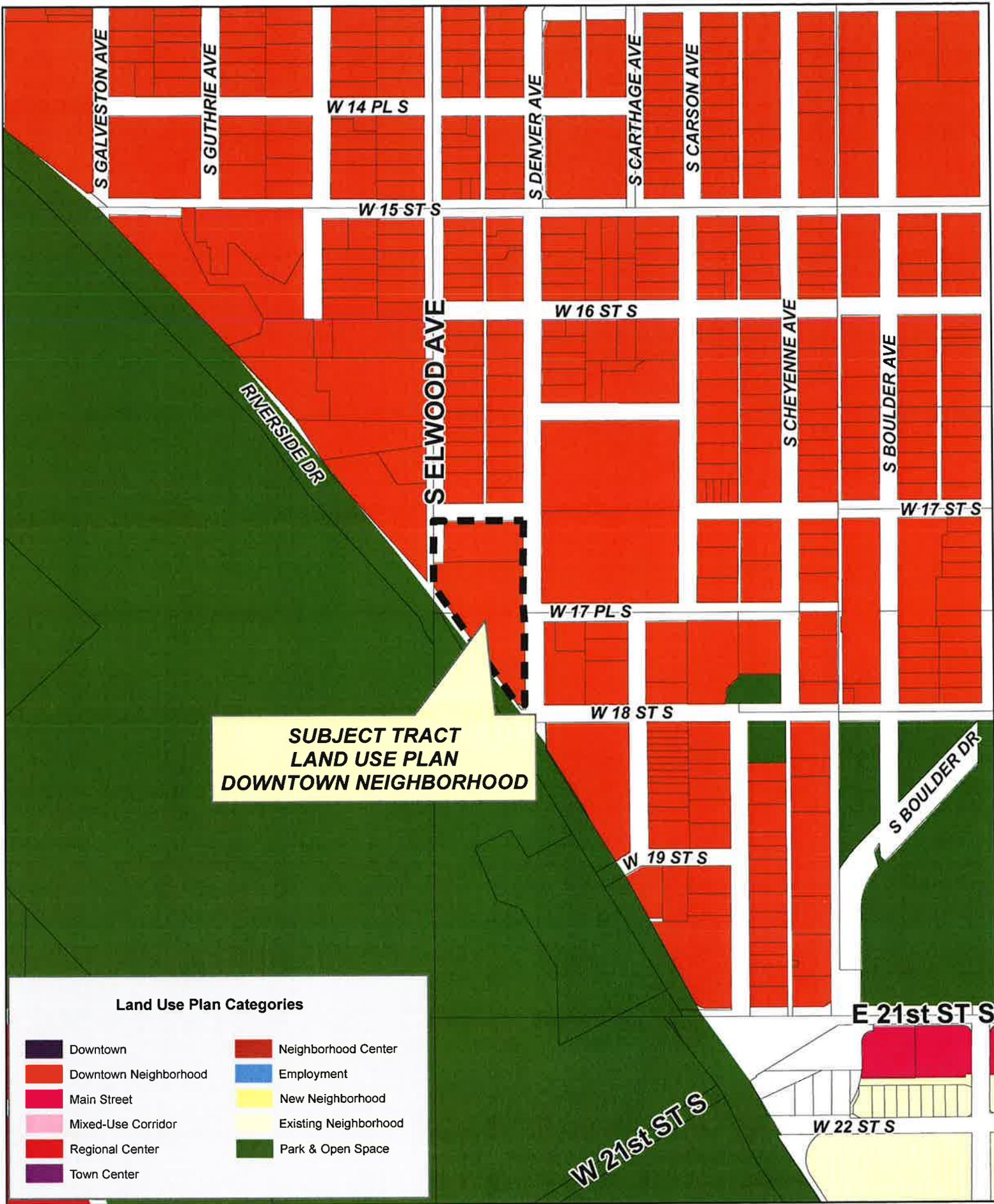
COSMOPOLITAN APARTMENTS

21.7



19-12 12



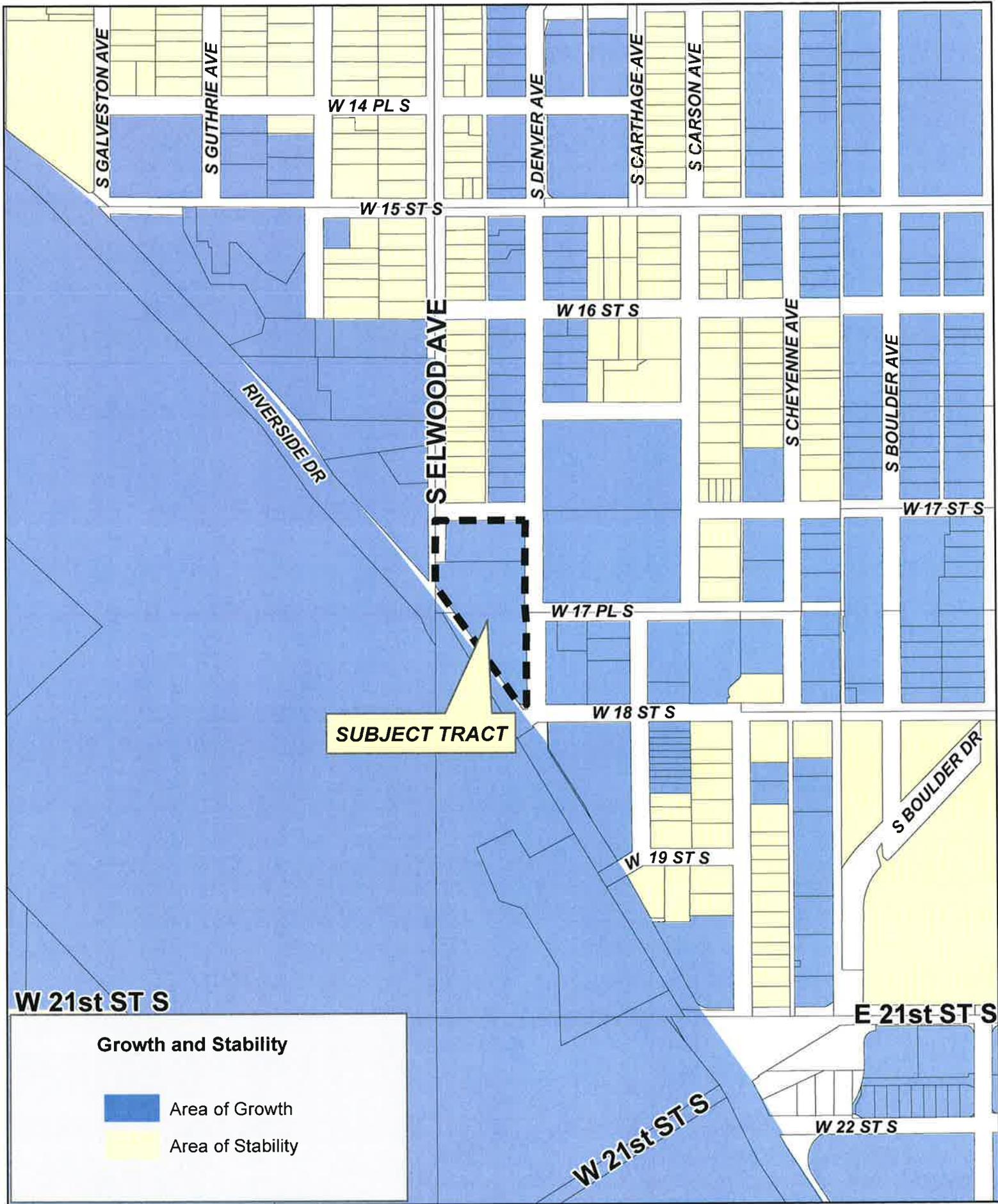


**SUBJECT TRACT
LAND USE PLAN
DOWNTOWN NEIGHBORHOOD**

COSMOPOLITAN APARTMENTS

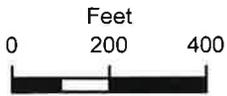
21.8





COSMOPOLITAN APARTMENTS

21.9





Tulsa Metropolitan Area
Planning Commission

Case : Barnes Plop

Minor Subdivision Plat

Hearing Date: November 18, 2015

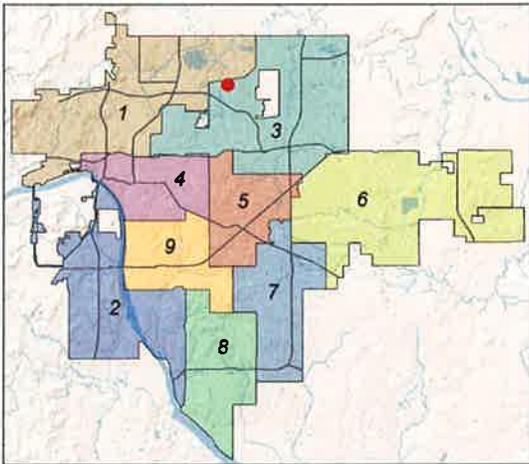
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Mark Capron, Sisemore Weisz
and Associates

Owner: Michael Barnes and Matilda Graham

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Tract Size: 15.7 acres

Location: West of the southwest corner of
East 36th Street North and North Sheridan
Road

Zoning: IL (industrial light)

Staff Recommendation:

Staff recommends Approval.

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

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

22.1

MINOR SUBDIVISION PLAT

Barnes Plop - (CD 3)

West of the southwest corner of East 36th Street North and North Sheridan Road

The plat consists of 1 Lot, 1 Block, on 15.7 acres.

The following issues were discussed November 5, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL (industrial light),
2. **Streets:** Covenant Section I.J use standard sidewalk language. Remove reference to 89th East Avenue and 4th Place.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** Plans are required to be submitted and approved through the IDP process.. A Storm Water Pollution Prevention Plan (SWP3) will be required, and must be prepared per OKR10, September 2012 Storm water detention pond may be required, for the proposed subdivision, and designed pursuant to City of Tulsa criteria and be contained in designated Reserve Area and identified as Storm Water Detention Pond Easement. The pond design may include Overland Drainage Easements required for Emergency Overflow Relief from the pond. Drainage plan shall identify and design for all offsite drainage that enters the proposed subdivision.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T may need additional easements.
7. **Other: Fire:** No comment.
8. **Other: GIS :** The subdivision data control sheet states the name of the subdivision as Barnes Warehouse. Graphically show all pins found or set with plat. In the location map spell out unplatted. Fix North Yale Avenue text. An IDP permit must be used for the plat. All legal concerns must be addressed.

22.2

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

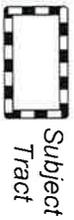
Standard Conditions:

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

22.3

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

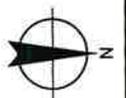
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal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

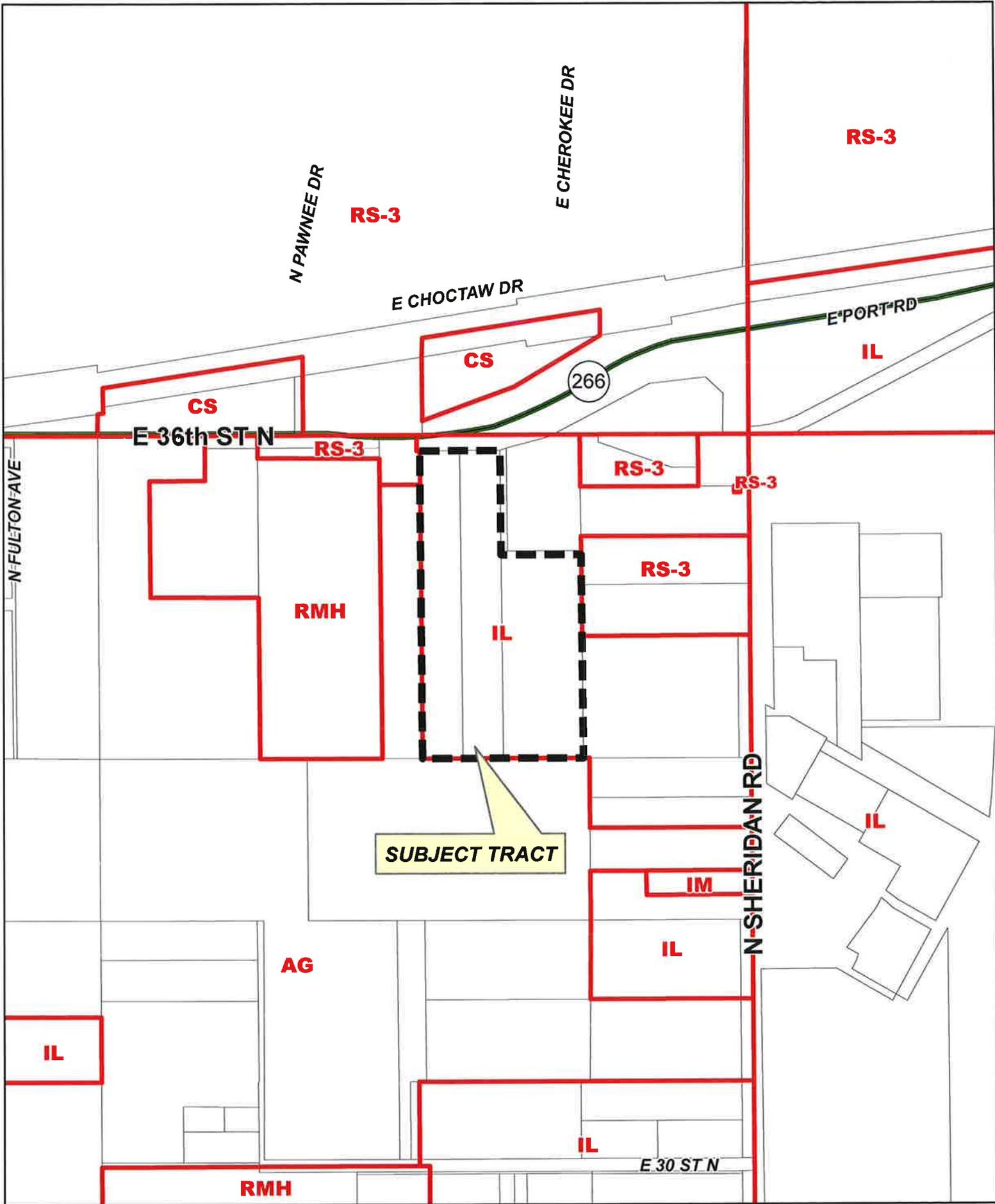


BARNES PLOP

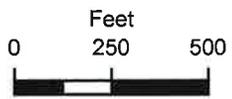
20-13 22

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





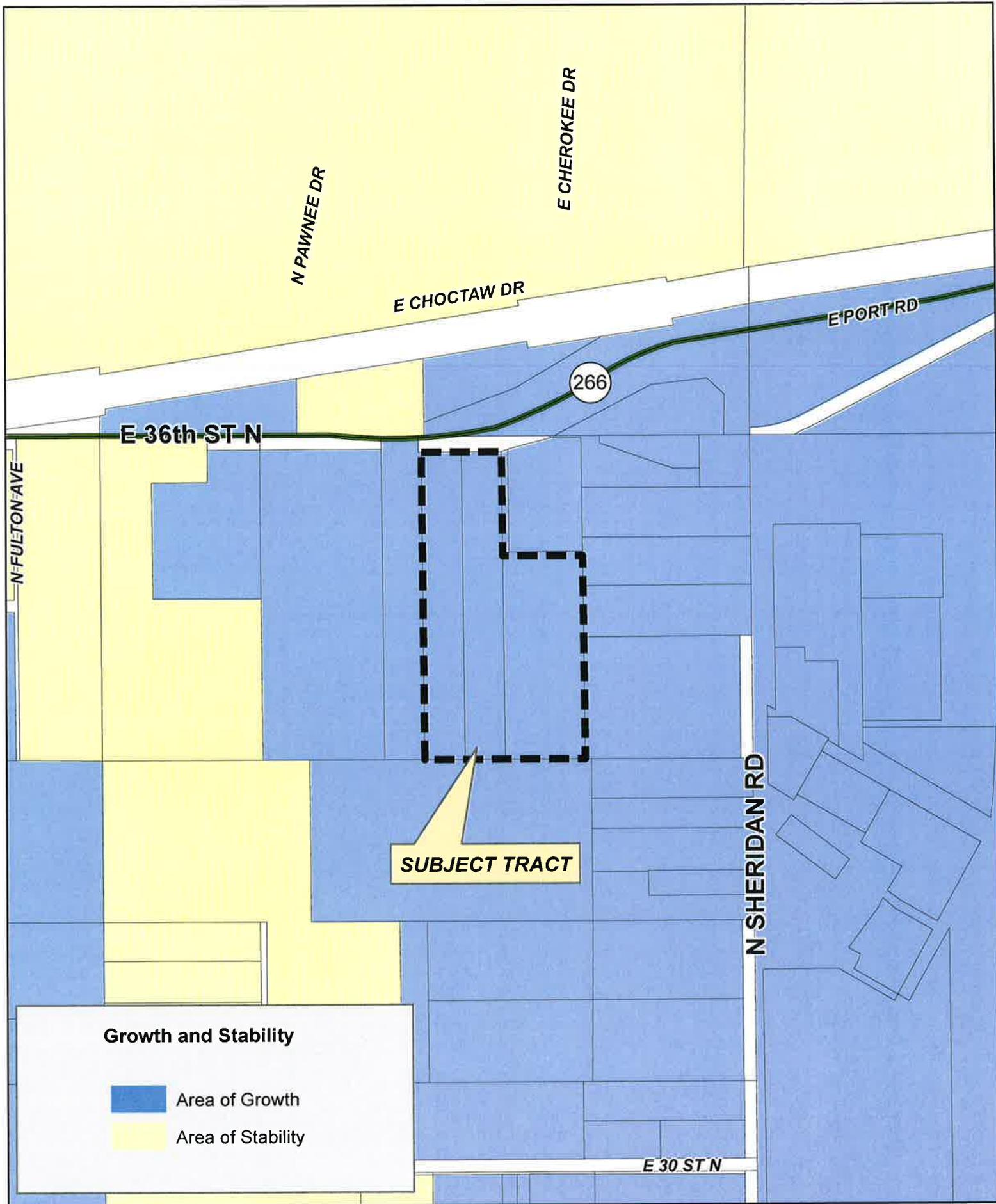
BARNES PLOP



20-13 22

22-7



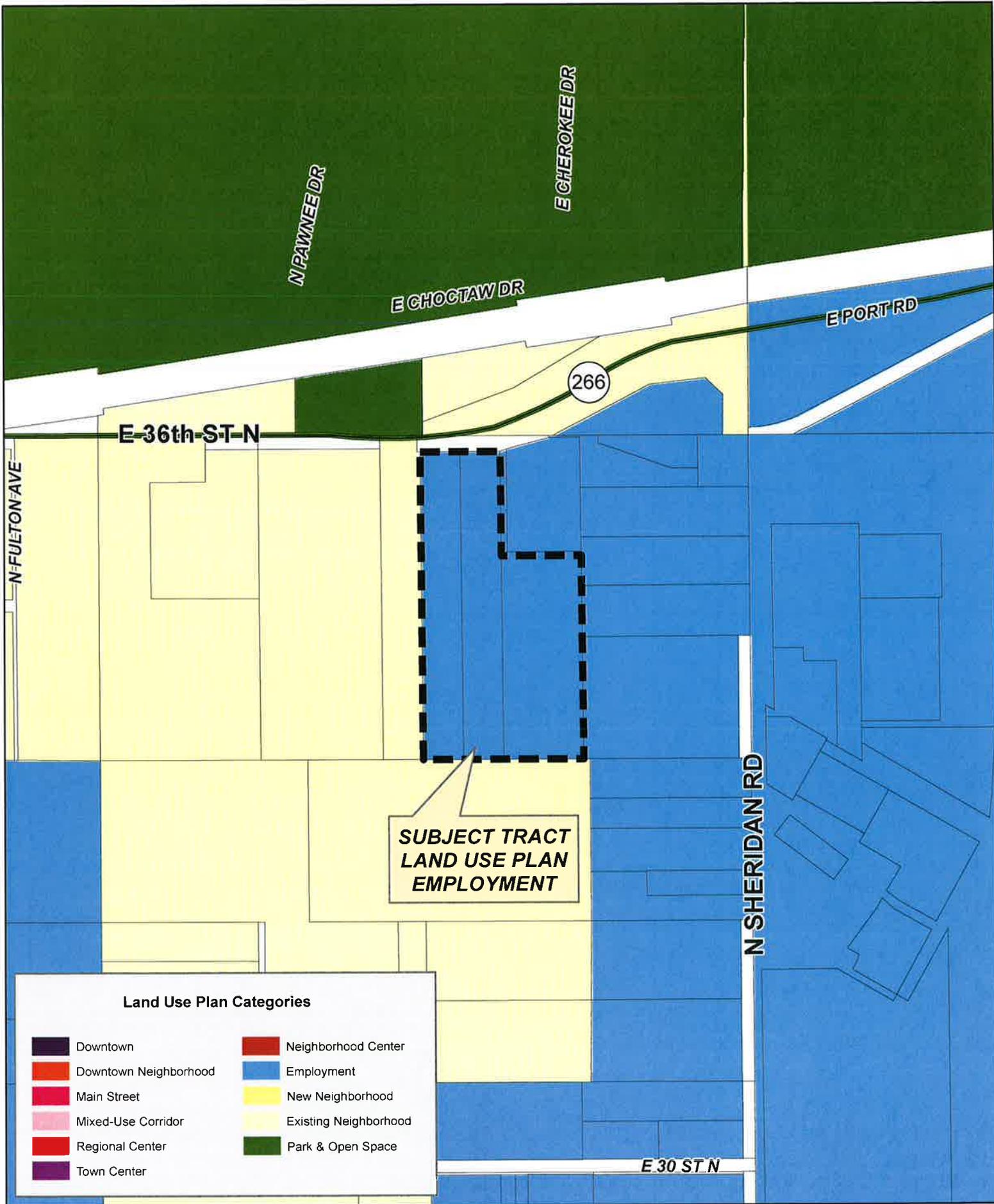


BARNES PLOP

20-13 22

22.8





BARNES PLOP



20-13 22

22.9





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7322

Hearing Date: November 18, 2015

Case Report Prepared by:

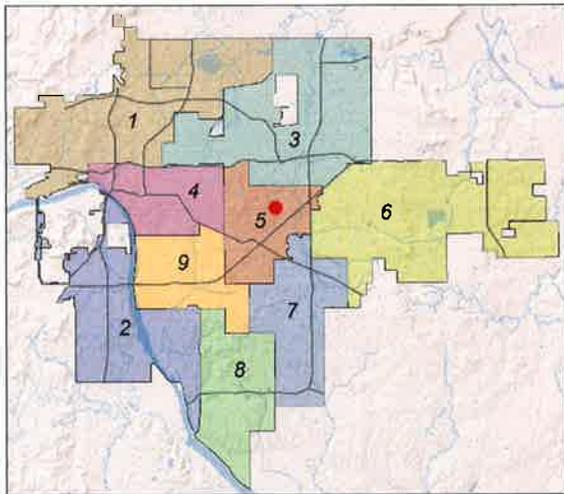
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: RBC Exploration Company c/o Lou Reynolds

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant/Commercial

Proposed Use: Commercial Grocery

Concept summary: Rezone the OL portion of a property that is primarily CS to CS.

Tract Size: 1.79 ± acres

Location: East of the southeast corner of E. 19th St. S. and S. Memorial Dr.

Zoning:

Existing Zoning: OL

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **APPROVAL.**

Staff Data:

TRS: 9312

CZM: 38

Atlas: 455

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 2

Commissioner Name: Karen Keith

23.1

SECTION I: Z-7322

DEVELOPMENT CONCEPT:

The applicant is proposing to rezone a portion of a property that is currently in CS and OL zones to CS zone. This will place the entire property in the CS zone. Commercial Grocery is proposed for this location.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7322 requesting CS as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

CS zoning is harmonious with existing surrounding property; and

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

Staff recommends **Approval** of Z-7322 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7322 is included in Neighborhood Center and an Area of Growth. The rezoning request will complement the vision identified.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

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.

Areas of Stability and Growth designation: Area of Growth

23.2

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

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

Transportation Vision:

Major Street and Highway Plan: East 19th Street South is not identified on the major street and highway plan. This parcel is currently zoned OL. The site is a surface parking lot for a vacant grocery store. It is anticipated that this will be integrated into the redevelopment of this property that abuts East 21st Street South and Sough Memorial Avenue which are both arterial streets.

Trail System Master Plan Considerations: The site is within one mile of Mingo Trail

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site contains a currently vacant grocery store.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 19 th Street	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 multifamily housing, zoned RM-0; on the north by multifamily housing, zoned RM-2; on the south by commercial development, zoned CS/OL; and on the west by a gas station and drive-in restaurant, zoned CS.

23.3

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant zoning history.

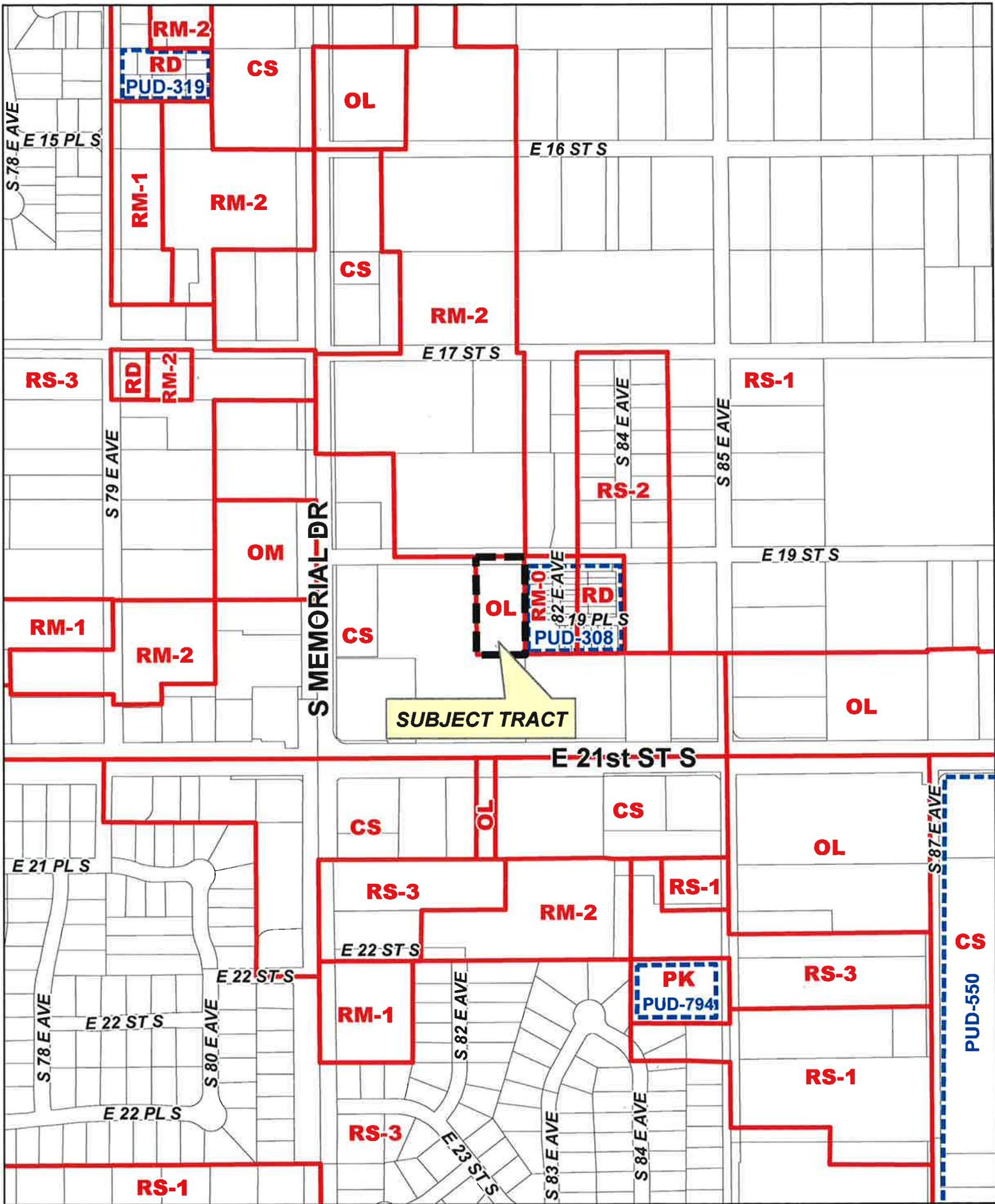
Surrounding Property:

Z-6558 October 1996: All concurred in approval a request to rezone a 1.35± acre tract of land, from OL to CS for parking for a grocery store, located east of the northeast corner of East 21st Street and South Memorial and abutting the subject property to the south.

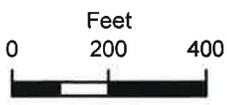
PUD-308 February 1983: All concurred in approval of a proposed Planned Unit Development on a 2.38+ acre tract for townhouses on property located south of East 19th Street South and east of South Memorial Drive and abutting the subject property to the east.

11/18/2015 1:30 PM

23.4

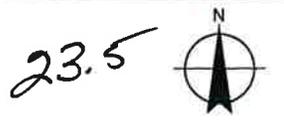


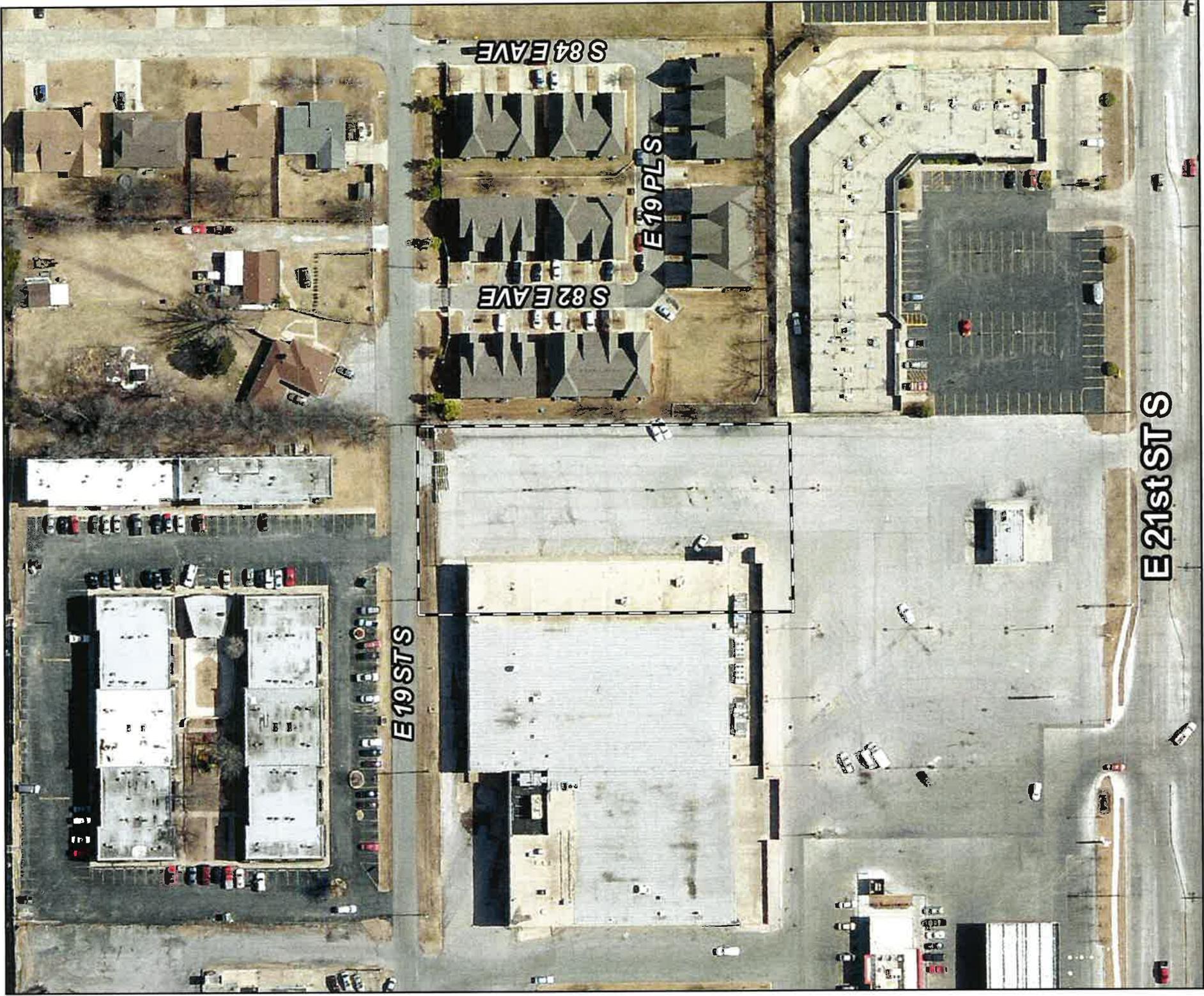
SUBJECT TRACT



Z-7322

19-13 12





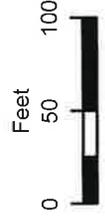
E19 STS

S 82 EAVE

E19 PLS

S 84 EAVE

E 21st STS



Z-7322

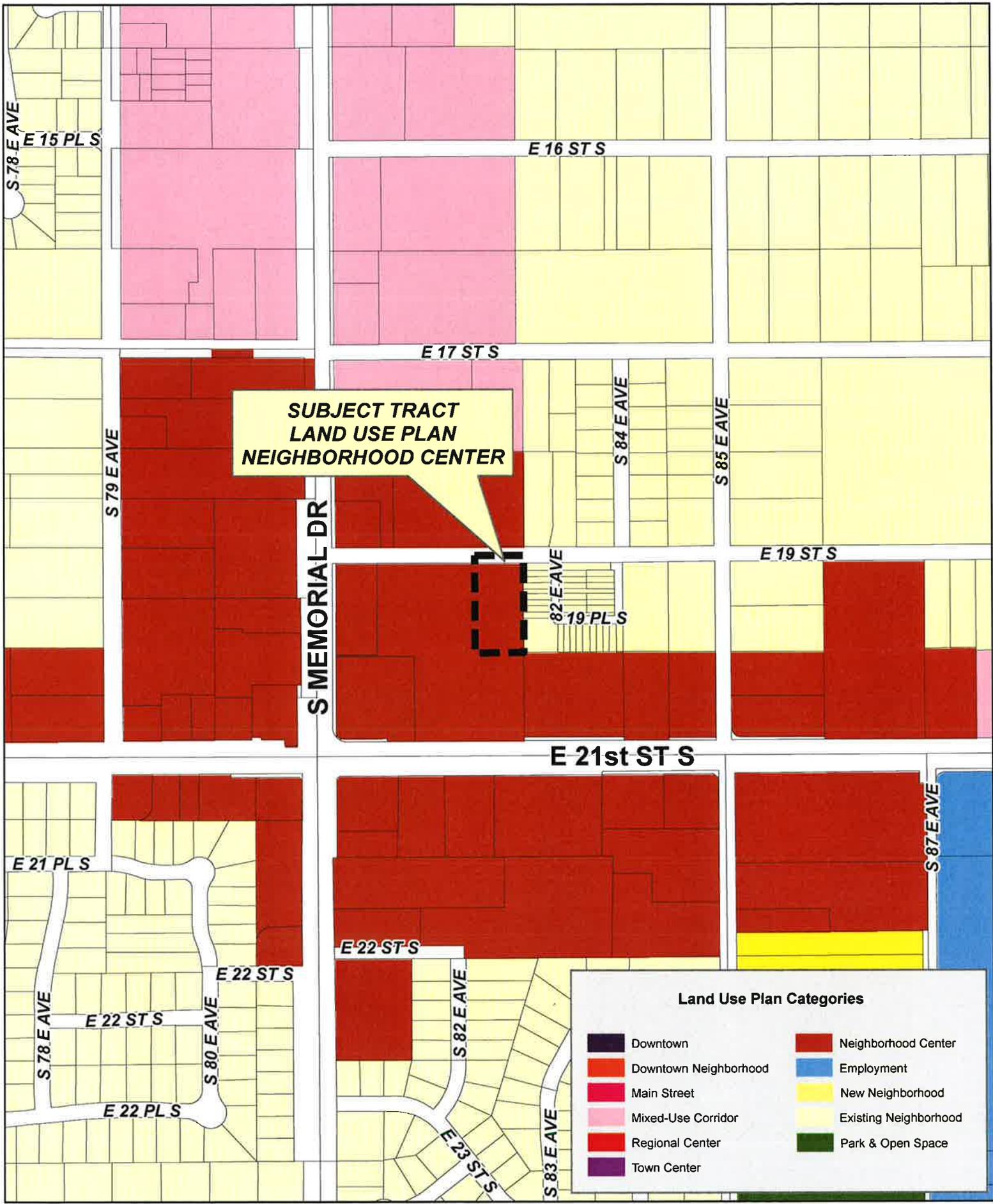
19-13 12

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

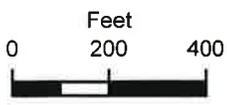
Aerial Photo Date: March 2014

23.4



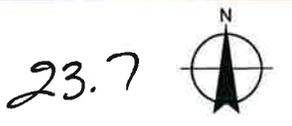


**SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER**



Z-7322

19-13 12





SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



Z-7322

19-13 12

23.8



EXHIBIT "A"

LEGAL DESCRIPTION

An area that is part of Block Nine (9), O'CONNOR PARK, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat No. 1236 thereof, being more particularly described as follows:

Commencing at the Northwest corner of said Block 9; thence North $88^{\circ}49'56''$ East along the Northerly line of said Block 9 for 462.50 feet to the point of beginning; thence North $88^{\circ}49'56''$ East along Northerly line of said Block 9 for 160.00 feet to a point on the Easterly line of the West Half (W/2) of said Block 9; thence South $01^{\circ}10'04''$ East along said Easterly line for 325.00 feet to a point; thence leaving said East line $S88^{\circ}49'56''W$ 160.00 feet to a point thence $N01^{\circ}10'04''W$ 325.00 feet to the point of beginning. Said description is intended to include the entire area of the current OL Zoning District inside of Block 9 of O'Connor Park a subdivision recorded as Plat Number 1236 in the Tulsa County Recorder of Deeds office as shown on the current zoning map for the City of Tulsa.

23.10



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7323

Hearing Date: November 18, 2015

Case Report Prepared by:

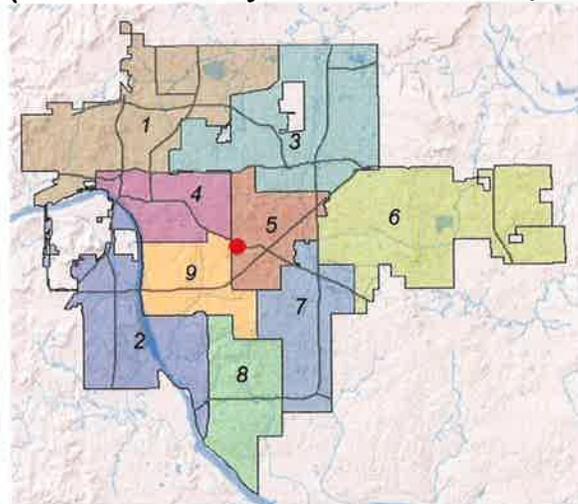
Jay Hoyt

Owner and Applicant Information:

Applicant: Gary Hassenflu

Property Owner: YALE 31 CORPORATION/
HOUSTON BROWNING II & SUE ANN MOUNT

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Multifamily Residential

Concept summary: Rezone from RS-2/RD to RM-3 to permit multifamily housing.

Tract Size: 2.04 ± acres

Location: East of the northeast corner of S Yale Ave. and E. 32nd St. S.

Zoning:

Existing Zoning: RS-2/ RD

Proposed Zoning: RM-3

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **APPROVAL.**

Staff Data:

TRS: 9322

CZM: 48

Atlas: 182

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

24.1

SECTION I: Z-7323

DEVELOPMENT CONCEPT:

The applicant is proposing to rezone properties that are currently in RS-2 and RD zones to RM-3 zone. The intention is to construct multifamily housing on the subject properties. While the RM-3 zone does permit a higher density than the other RM zone, the setback requirements are greater, limiting the usable land area and preventing the multifamily development from being too large to be compatible with the surrounding area.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7323 requesting RM-3 as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

RM-3 zoning is harmonious with existing surrounding property; and

RM-3 zoning is consistent with the expected future development pattern of the proximate properties; therefore

Staff recommends **Approval** of Z-7323 to rezone property from RS-2/RD to RM-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7323 is included in New Neighborhood and an Area of Growth. The rezoning request will complement the vision identified.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

24.2

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject properties are currently vacant land.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 32 nd Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a single-family housing, zoned RS-2; on the north by the Broken Arrow Expressway, zoned RS-2; on the south by Duplex and Single-family housing, zoned RD and RS-2; and on the west by a shopping center and restaurants, zoned CS and CG.

24.3

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12404 dated February 22, 1972 (RD) and 11824 dated June 26, 1970 (RS-2), established zoning for the subject property.

Subject Property:

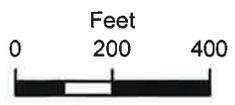
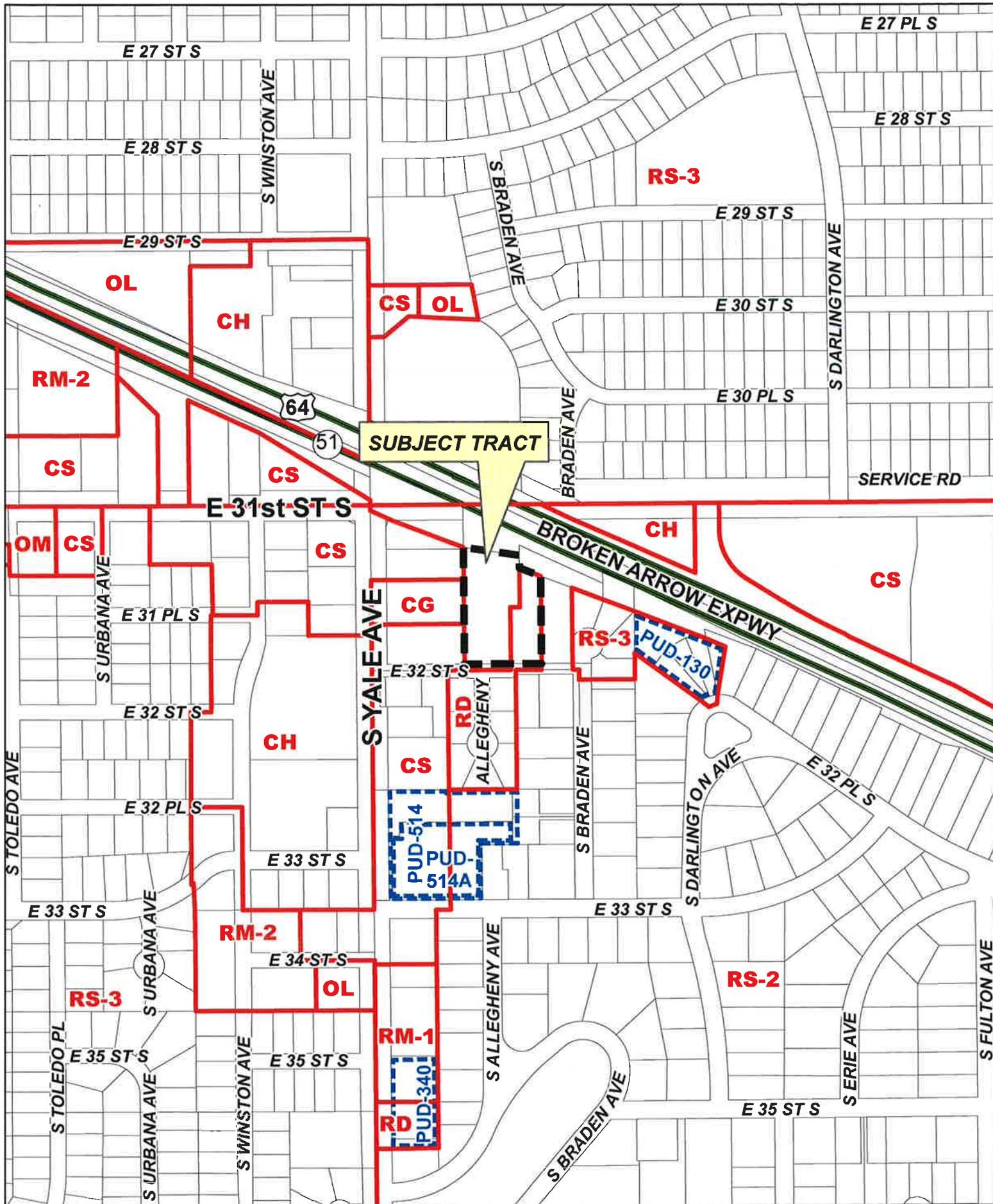
Z-4066 February 1972: A request for rezoning a .59± acre tract of land from RS-2 to RM-1 on property located east of the northeast corner of E. 32nd St. and S. Yale Ave. and also a part of the subject property. Staff recommended RS-3, but TMAPC recommended approval of RM-1. The City Council approved RD.

Surrounding Property:

No relevant history.

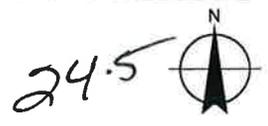
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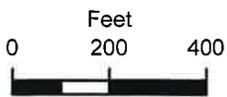
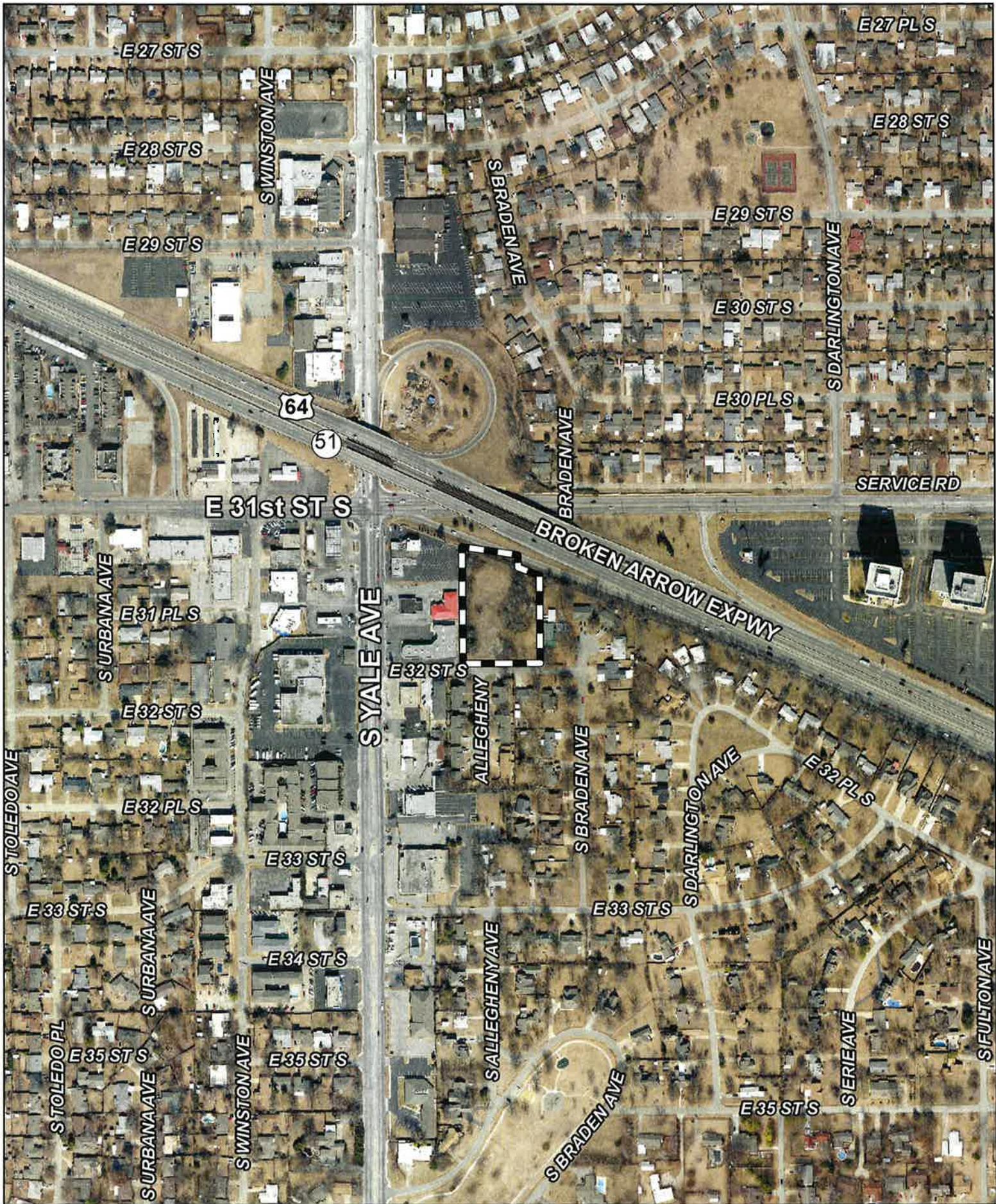
24.4



Z-7323

19-13 22





Subject
Tract

Z-7323

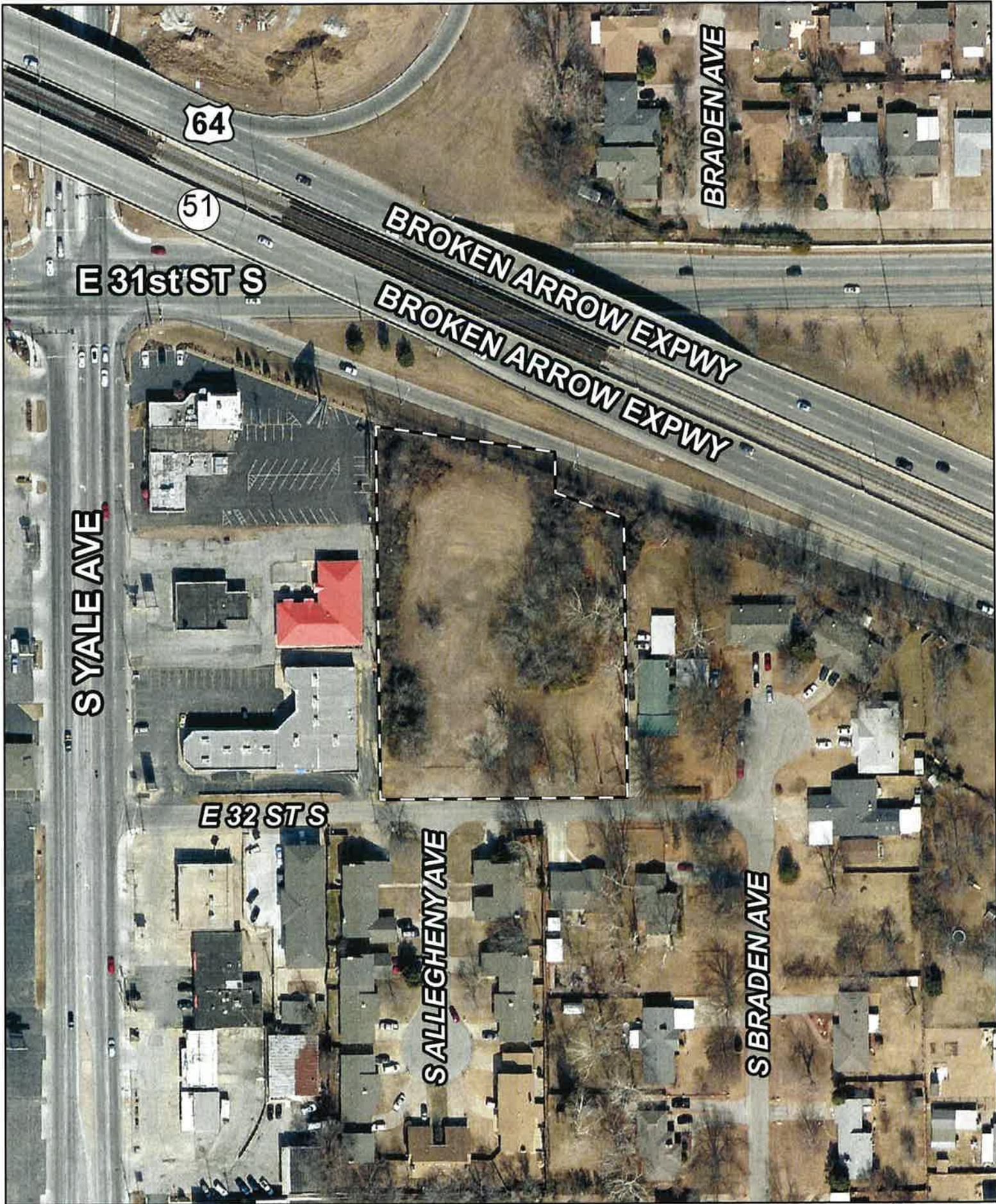
19-13 22

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

Aerial Photo Date: March 2014



24.6



BRADEN AVE

64

51

BROKEN ARROW EXPWY
BROKEN ARROW EXPWY

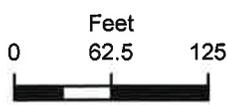
E 31st ST S

S YALE AVE

E 32 ST S

S ALLEGHENY AVE

S BRADEN AVE



Subject Tract

Z-7323

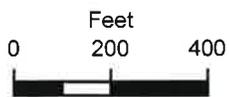
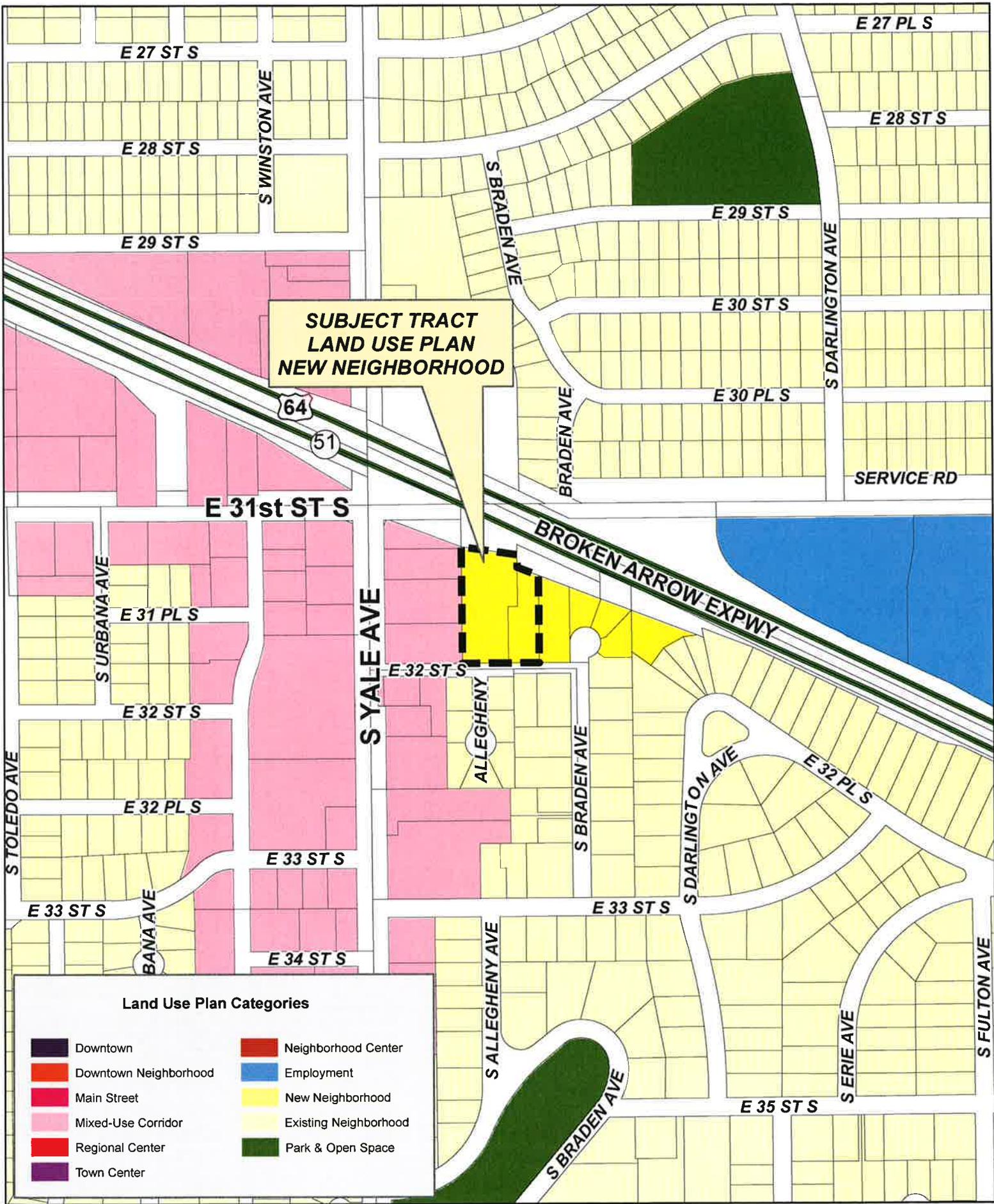
19-13 22

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

Aerial Photo Date: March 2014

24.7



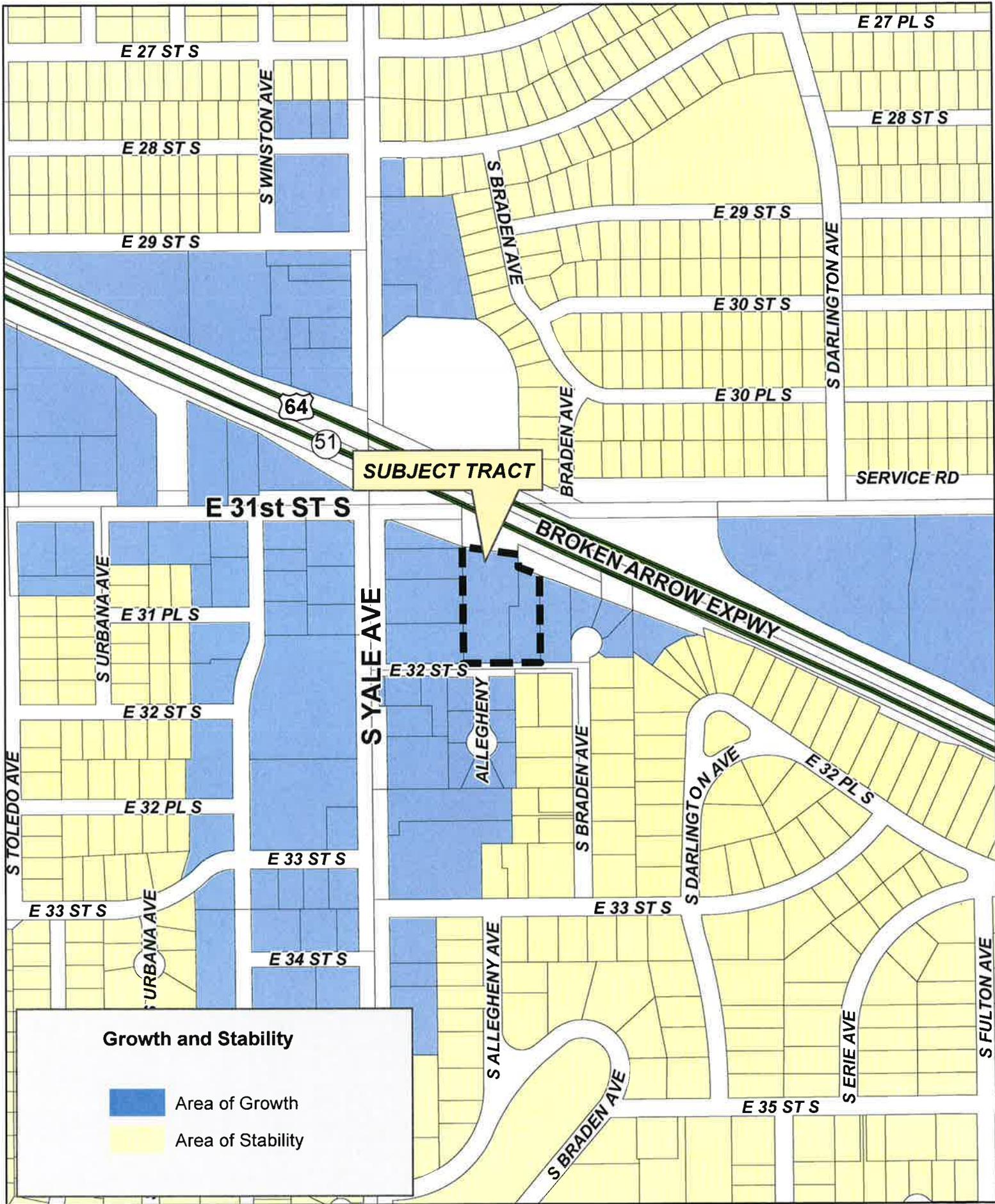


Z-7323

19-13 22

24.8

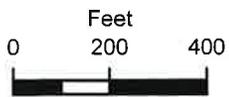




SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



Z-7323

24.9



EXHIBIT D
LEGAL DESCRIPTION

Subdivision: TWIN ACRES ADDN

Legal: LT 1 LESS BEG NW COR TH SE 76.18 S 70.5 NW 70.4 N 75 TO BEG FOR HWY BLK 1

Section: 22 Township: 19 Range: 13

24.10

EXHIBIT D
LEGAL DESCRIPTION

Subdivision: UNPLATTED

BEG 300E & 50S NWC NW TH S470 E450 N TO SL RR R/W TH NW ALG R/W POB LESS BG
750E & 520S NWC NW TH W300 N 183.8 E31 N202.8 TO SL RR R/W TH SE297 S260 POB &
LESS BEG 300E & 50S NWC NW TH S89.2 SE183.3 N75.1 NW187.9 POB SEC 22 19 13 1.308ACS

Section: 22 Township: 19 Range: 13

Huntsinger, Barbara

From: t3d2p1 [t3d2p1@gmail.com]
Sent: Wednesday, November 11, 2015 5:07 PM
To: esubmit
Subject: Proposed zoning change case # z-7323

I am a property owner at 3220 south Braden in Highland Park.
We recently received a proposal for zoning change (case # Z-7323) to build a residential multifamily high density apartment complex in our neighborhood.

This email is to strongly oppose this zoning change. This is a quiet residential neighborhood with little crime. This apartment complex would greatly threaten this environment not to mention what it would do to property values.

Sincerely,
Tharen D. Payne

Sent from my Verizon Wireless 4G LTE smartphone

24.12

Huntsinger, Barbara

From: karri hartman [karri.hartman@gmail.com]
Sent: Wednesday, November 11, 2015 4:04 PM
To: esubmit
Subject: case Z-7323

I live in the neighborhood of the lot @ 3211 S. Braden / case Z-7323.

I would like to state that I am against any kind of multiple/apartment living going into our neighborhood per the following:

We are a small neighborhood of approximately 120 houses and already experience heavy traffic on Yale and with the 3 schools on Hudson.

During school hours we are used as a cut thru on both 36th street and Hudson.

We should see another increase in our traffic count with the expansion of The Little Light House.

As far as it being a possibility of low income housing, there are several complexes directly west of Yale that impact us along with complexes east of us, the Normandy complex and another complex adjacent to them. I think that should be enough for this area.

Please consider the impact that this structure will make on our neighborhood.

Thank you,
Karri Hartman
3217 S. Fulton Ave
918-810-0177

Huntsinger, Barbara

From: Lorri Kline [LKline@petroflowenergy.com]
Sent: Wednesday, November 11, 2015 10:40 AM
To: esubmit
Subject: RE: Case #Z-7323

I greatly object to the proposed rezoning (Case #Z-7323). My husband and I plan to attend the hearing on 11/18/2015 to voice our many concerns and objections.

Lorri L. Kline
Production & Operations
Equal Energy/Petroflow Energy
15 West 6th Street, Suite 1200
Tulsa, Oklahoma 74119
Direct Line: 918-619-6954
Main Ph: 918-592-1010
Main Fax: 918-592-1030
Cell Ph: 405-240-7793
lkline@petroflowenergy.com



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Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-437-A

Hearing Date: November 18, 2015

Case Report Prepared by:

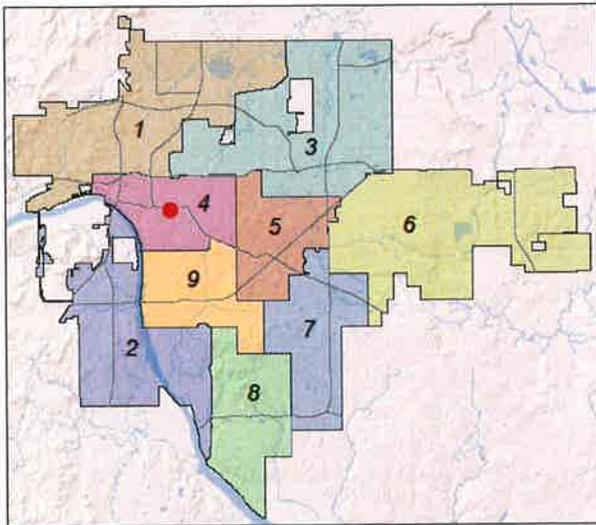
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Donn E.Fizer

Property Owner: Multiple owners

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Retail and office

Proposed Use: CVS Pharmacy

Concept summary: Modify boundary for development Area A and B. Establish new uses and modify bulk and area requirements for each development area.

Tract Size: 1.39 ± acres 60,374.41 ± sq. ft

Location: Northeast corner of E. 15th St. and S. Utica Ave.

Zoning:

Existing Zoning: PK/ OL/ CS/ CH/ PUD-437

Proposed Zoning: PK/ OL/ CS/ CH/ PUD-437-A

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of the project as defined in section II of the following staff report.

The detailed site plan included in the application for the CVS pharmacy is not consistent with the Midtown Corridor Small Area Plan. The provisions of the PUD and the site plan do not match. The PUD standards are consistent with the Utica Midtown Corridor Small Area Plan.

Staff Data:

TRS: 9307

CZM: 37

Atlas: 13

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

25.1

SECTION I: PUD-437-A

DEVELOPMENT CONCEPT:

APPLICANTS DEVELOPMENT CONCEPT:

CVS/pharmacy has been serving the Tulsa community for many years. The corner of 15th St. & Utica Ave. is an ideal location for a new pharmacy. The proximity of the surrounding medical facilities and residential uses create a need for a convenient pharmacy option. This facility will provide pharmaceutical and retail sales along with minute clinic medical care.

The proposed pharmacy will occupy an approximately 1.01 acre site (48,335 SF) in size. This building will replace an existing medical office, gas station, and commercial office space. The approximately 15,000 SF building will consist of a main first floor with a mezzanine.

A streetscape will be provided along Utica Ave. with raised landscaped planters, wide sidewalks, and bus shelter. This streetscape will provide a pedestrian friendly environment. The building elevation along Utica provides transparency with the use of large windows and offers pedestrians a softly lit walkway with wall mounted lighting.

These amenities along with additional landscaping along 15th St. will bring this corner of the intersection into conformance with the City of Tulsa Comprehensive plan, Utica Midtown Corridor Plan, and the character of the neighborhood. 55 parking spaces are provided for customer convenience.

This is less than city code requires but is within the range of necessary spaces to ensure a successful business. The building exterior will be masonry with large windows along Utica and a main entry on the south face to provide convenient access to both pedestrian and automobile traffic.

This site has a mix of zonings with a portion being a part of PUD-437. Due to the mixed zoning, lot size, and existing PUD restrictions a Major Amendment to the existing PUD is required. The major amendment will allow the construction of a CVS/pharmacy while improving the intersection aesthetically and providing a more pedestrian friendly environment. This development is compatible with the surrounding neighborhood in both style and use.

ADDITIONAL STAFF CONCEPT STATEMENT:

PUD 437 also includes property north of East 14th Place. The PUD north of 14th is owned separately but the development standards north of East 14th Place benefit the property on the south side of the street. Staff has received authorization to proceed with this amendment including property north of East 14th Place. The primary purpose of the amended PUD north of 14th is to separate the development area matching ownerships, redefine allowable uses, and bulk and area requirements. All previous PUD standards remain except as noted below in the portion of Development Area A north of 14th Place.

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

25.2

Applicant Exhibits:

- Development Area Map
- Conceptual Site Plan
- Landscape Plan
- Building Elevations
- Sign Plan
- Lighting Plan
- Dumpster Enclosure
- Birds Eye Views (4 different views)

SECTION II PUD-437-A DEVELOPMENT STANDARDS:

DEVELOPMENT AREA A:

Principal and accessory uses as allowed by right within a CS zoning district.
Principal and accessory uses as allowed by right within a PK zoning district

Gross Land Area: 0.20 acres +/- (As determined from GIS graphic data)

Summary of Underlying Zoning in gross land area:

CS zoned land area: 0.26 acres (Zoning Code maximum floor area ratio allowed: 0.5)
PK zoned land area: 0.09 acres (Zoning Code maximum floor area ratio allowed: na)

Maximum Floor Area Allowed in Development Area A: 5,660 square feet

Building Setbacks: (As measured from the major street and highway planned right-of-way edge)

Minimum setback from South Utica: 15 feet
Minimum setback from East 14th Place South 25 feet

Maximum building height: 50 feet

Parking Ratio Standards:

Minimum Parking Standards Medical office: 2.6 spaces per 1000 square feet

All other uses as allowed: 2.2 spaces per 1000 square feet
excluding the first 2500 square feet of floor area.

DEVELOPMENT AREA B:

Permitted Uses:

Principal and accessory uses as allowed by right within a CS zoning district, including drive-thru pharmacy service

Gross Land Area: 1.58 acres +/- (As determined from GIS graphic data)

Summary of Underlying Zoning in gross land area:

25.3

CS zoned land area: 1.15 acres (Zoning Code maximum floor area ratio allowed: 0.5)
PK zoned land area: 0.06 acres (Zoning Code maximum floor area ratio allowed: na)
OL zoned land area: 0.41 acres (Zoning Code maximum floor area ratio allowed: 0.30)

Maximum Floor Area Allowed in Development Area B: 30,000 square feet

Maximum Building Height: 3 stories

Building Setbacks: (As measured from the major street and highway planned right-of-way edge)

Minimum setback from east boundary of PUD: 25 feet
Minimum setback from south right-of-way line on East 14th Place South: 25 feet

Build-to-zone requirements:

From the east boundary of the South Utica right of way:

Minimum building setback: 10 feet
Maximum building setback: 25 feet

From the north boundary of the East 15th Street right-of-way:

Minimum building setback: 10 feet
Maximum building setback: 25 feet

Parking Ratio Standards:

Ratios as defined in the current Tulsa Zoning Code or as allowed by future Zoning Code updates.

Minimum landscaped open space will exceed 10% of net land area.

Architectural Standards:

The exterior veneer of the building shall be full masonry except where transparency is required and where doors are located.

West facing walls shall provide a minimum of 30% transparency on the ground floor elevation. Spandrel glass may be used in one third of the transparency requirement.

South facing walls shall provide a minimum of 30% transparency on the ground floor elevation. Spandrel glass may be used in one third of the transparency requirement.

SCREENING AND LANDSCAPED OPEN SPACE

A screening fence or wall shall be constructed and maintained along the east boundary of the Development Area B. The height of the screening fence shall not be less than 6 feet or greater than 8 feet. Within 25 feet of the planned right of way on the north and south of the wall may be eliminated or if installed shall not exceed 4 feet in height.

If wood fencing is installed a cap detail along the entire length of the fence is required. "Dog-ear" style fencing is not allowed. The fence or wall system shall be a double sided design that is visually the same for the residential and non residential side.

25.4

Landscape features similar to the Conceptual Landscape Plan included shall be installed and maintained along East 15th Street & South Utica to provide a pedestrian friendly path within the ROW.

Landscape areas in the street right-of-ways, to the extent permitted by the City of Tulsa, shall be grassed & landscaped with approved street trees and shrubs along South Utica, East 15th Street South and along East 14th Place south. A minimum of 7 street trees will be installed and maintained along South Utica similar to the concept shown. Large raised planters are shown along South Utica to avoid underground utilities however those planters may be eliminated if detailed site design allows alternative solutions. A minimum of 5 trees shall be placed along East 15th street.

In addition to the required landscaping as defined in the Tulsa Zoning Code a minimum 10 foot wide green space adjacent to South Utica, East 15th Street South and East 14th Place South, a landscape edge shall be provided. Within the 10 foot green space, shrubs with sufficient density and size will be installed and maintained to provide a 3' tall effective visual barrier along those rights of way after a 3 year growing cycle. A maximum of 5 feet of the 10 wide landscape edges may be placed in the street right of way.

The 10 foot landscape edge is not required if the building is located within 10 feet of the planned right of way.

The required landscaped open spaces may include parking islands, plazas and courtyards, but shall exclude walkways which solely provide minimum pedestrian circulation.

A detailed landscaping plan of required open spaces shall be provided as part of the normal PUD process.

Trash enclosures and dumpsters are prohibited within 75 feet of the east boundary of the PUD. Trash enclosures shall be masonry construction and be constructed of similar material as the principal structure. The minimum height of the enclosure shall not be less than 6 feet but must exceed the dumpster height. Doors constructed with a steel frame and a cover that blocks a minimum of 85% of the opening. Dumpster doors shall not be accessed from public right of way.

SIGN STANDARDS

One monument sign is allowed along East 15th Street South. The sign shall be limited to a maximum height of 8 feet with a maximum display surface area of 20 square feet for each side of the sign.

One monument sign is allowed along South Utica Avenue. The Utica monument sign shall be limited to a maximum height of 18 feet with a maximum display surface area of 70 square feet.

These signs will include architectural features to match the building elevations and create a more cohesive development.

Building mounted signs are prohibited on the east side of any building.

LIGHTING

The principal project lighting shall be provided per the approved lighting plan during the site plan process. This plan will include both pole and wall mounted lighting.

25.5

Pole mounted lighting shall not exceed 20 feet above the pavement surface and shall be pointed down and away from adjacent property lines.

Building mounted lighting shall be pointed down. Wall packs that direct lighting away from the building are prohibited.

DEVELOPMENT AREA REVISION

Lots south of 14th Place shall be further known as Area B. The portion of PUD-437 north of the south ROW line of 14th Place shall remain Area A. The proposed area A (all portion of the PUD-437 north of the south line of 14th) shall not be altered nor its uses changed by this development. Any future development of that area shall be independent of the development of Area B.

SUBDIVISION PLAT REQUIREMENTS

The lots south of 14th Pl. shall be re-platted. As part of the Plat process an additional 5' ROW dedication is required along 15th Street to meet City of Tulsa requirements to meet the major street and highway plan standards.

EXPECTED SCHEDULE OF DEVELOPMENT

The construction of the project should commence within 12 months from the date of approval. It will be completed within 12 months of the construction start date.

DETAILED STAFF RECOMMENDATION:

Anticipated uses and development standards outlined Section II are consistent with the Comprehensive Plan and the Utica Midtown Corridor Small Area Plan. The small area plan strongly supports mixed use buildings. This building is not a mixed use however it is part of a two larger mixed use corridors along East 15th Street and along South Utica Avenue and,

Mixed use buildings are the preferred use but building placement on the site as illustrated on the conceptual plan is the only item that is not consistent with the Utica Midtown Corridor Small Area Plan or the Tulsa Comprehensive Plan. The proposed building as shown on the conceptual illustrations is within the desired build-to zone along South Utica. The applicant has been reluctant from the beginning of the PUD process to move the building closer to East 15th street. Conceptual plans in the submittal packet are not consistent with the desired build-to-zone along East 15th Street South. The PUD as outlined in Section II requires a build-to-zone on this corner. The build to zone as defined is an important part of the vision recommended in the Plans for the area. The desired result for development at this location can be found on two other corners of the intersection where mixed use buildings with banks have been appropriately placed on the site. Placement of the building at the corner of South Utica at East 15th Street South within the build to zone established in the PUD will contribute to the urban framework of the area and,

The architectural standards and landscape standards outlined in the PUD are harmonious with the existing and expected development along South Utica and East 15th Street South and,

PUD 437-A is consistent with the PUD Chapter of the Tulsa Zoning Code therefore,

Staff recommends Approval of PUD-437-A as outlined in Section II above.

25.6

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD as outlined in Section II is consistent with the Comprehensive Plan and the Utica Midtown Corridor Small Area Plan. The preferred building use at this intersection would be a mixed use building however the singular use and proposed architectural style are consistent with those plans.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan:

East 15th Street is an Urban Arterial and Main Street designation on the Major Street and highway plan. The main street vision can also be identified in the Comprehensive plan as follows:

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-

oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

South Utica Avenue is an Urban Arterial Multi Modal Corridor.

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

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

Trail System Master Plan Considerations: None

Small Area Plan:

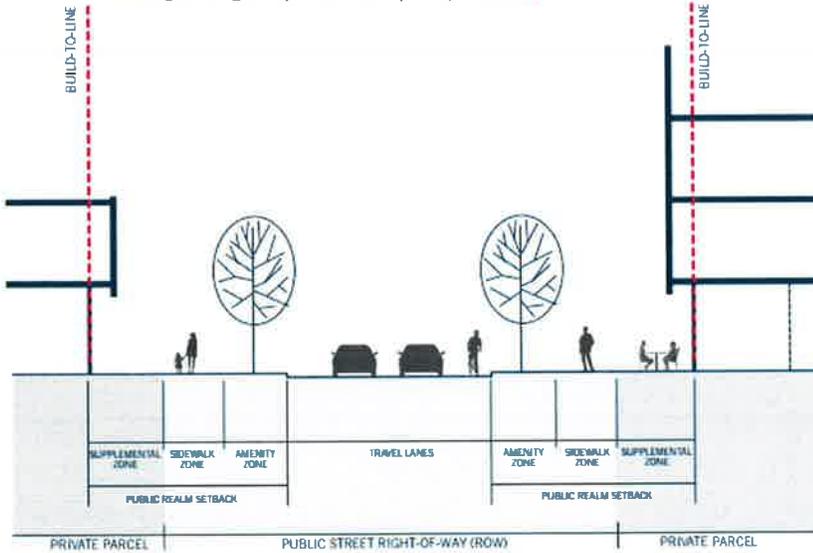
Utica Midtown Corridor Small Area Plan:

Many of the concepts that are defined in the Planned Unit development are reflected in the following exhibit taken from the Utica Corridor Small Area Plan. The build-to-zone provides flexibility beyond the build-to-line requirements noted in the exhibit below.

FIG. S-5.3. PUBLIC REALM DESIGN

The public realm is defined as all areas to which the public has open access including streets, pathways, parks, publicly accessible open spaces, and any public or civic building and facility. *The following diagram illustrates elements that should be regulated (through zoning or other means) to achieve a unified public realm that is walkable.*

- Number and width of travel lanes
- Location / width of parking lane (if applicable)
- Location / width of bike lane (if applicable)
- Dimension of public realm setback, including:
 - » Amenity zone (for trees, lighting, benches, trash receptacles, other)
 - » Clear sidewalk zone
 - » Supplemental zone (for planting or active uses such as outdoor seating)
- Location of building in relation to sidewalk at the street-level (build-to-line)
- Ground floor design, use and access (See Fig. S-5.4 - "Active Ground Floor" on p.222)
- Building frontage (in particular for principal streets)



Adequate and secure pedestrian zones include clear pathways and landscape / amenity zones containing street trees, street lights and public furniture as buffers from adjacent auto traffic.

Building design can also supplement the experience by orienting the building to the street, providing adequate "storefront" glazing, and using awnings and other features to provide protection from the elements. A **build-to line** can be regulated through zoning to ensure that buildings facades are aligned along the sidewalk to create a consistent urban wall and streetscape.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently occupied with three different buildings that will all be demolished to accommodate this proposed plan.

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Utica Avenue	Urban Arterial/Multi Modal	75 feet	5
East 15 th Street South	Urban Arterial/Main Street	75 feet	5
East 14 th Place South	None	50 feet	2

Utilities:

25.9

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single-family residences, zoned RS-3 and Offices, zoned OL; on the north by offices, zoned OL; on the south by and office building and bank, zoned CS/OL/PUD-708-A; and on the west by a gas station, zoned CH.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number **17042** dated August 22, 1988 (PUD-437), **17010** dated July 12, 1988 (PK), **14605** dated November 16, 1979 (CS), **14251** dated September 14, 1978, **13949** dated October 11, 1977 (CS) and **11815** dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-6193/PUD-437 August 1988: All concurred in **approval** of a proposed Planned Unit Development a 1.35+ acre tract of land for uses as permitted by right in an OL district excluding drive-in banks and funeral homes and allowing 2 stories on property located on the southeast corner of East 14th Place and South Utica Avenue and also known as the subject property.

Z-6195 July 1988: All concurred in **approval** of a request for rezoning a tract of land from RS-3 to PK on property located east of S. Utica at E. 14th Pl. north and south and a part of the subject property.

Z-5290 October 1979: All concurred in **approval** of a request for rezoning a tract of land from OL to CS to correct a mapping error, on property located north of the northeast corner of E. 15th St. and S. Utica Ave. and a part of the subject property.

Z-5145 September 1978: All concurred in **approval** of a request for rezoning a tract of land from OL to CS, on the south 25 ft. of tract, on property located on the southeast corner of E. 14th Pl. and S. Utica Ave. and a part of the subject property.

Z-5026 July 1977: All concurred in **approval** of a request for rezoning a tract of land from OL to CS on property located north of the northeast corner of E. 15th St. and S. Utica Ave. and a part of the subject property.

Surrounding Property:

Z-7102 October 2008: All concurred in **approval** of a request for rezoning a 2.7+ acre tract of land from RM-2/ OL to OH, for offices, on property located on the southwest corner of the Broken Arrow Expressway and South Utica Avenue.

Z-6977/PUD-708-A July 2005: All concurred in **approval** of a proposed Major Amendment to a PUD on a 1.34+ acre tract of land on property and to allow on property located on the southeast corner East 15th Street and South Utica Avenue. Staff and TMAPC recommended approval to remove HP zoning subject to the removal of the Victor access. The City Council motioned to retain the three lots in HP overlay zoning, and approve the curb-cut onto Victor but not allow to open until the scheduled improvements at 15th and Utica intersection are made; and to approve a landscaping addition to the project at the southeast corner of parking lot providing a buffer and transition into the remaining single-family residential uses to the south.

PUD-708 August 2004: All concurred in **approval** of a proposed Planned Unit Development on a 1.34+ acre tract of land, to permit the consolidation of several parcels with various zoning, CH, OL, PK, RS-3 and HP to allow for a bank, including drive-thru facility, and office use subject to staff

25.10

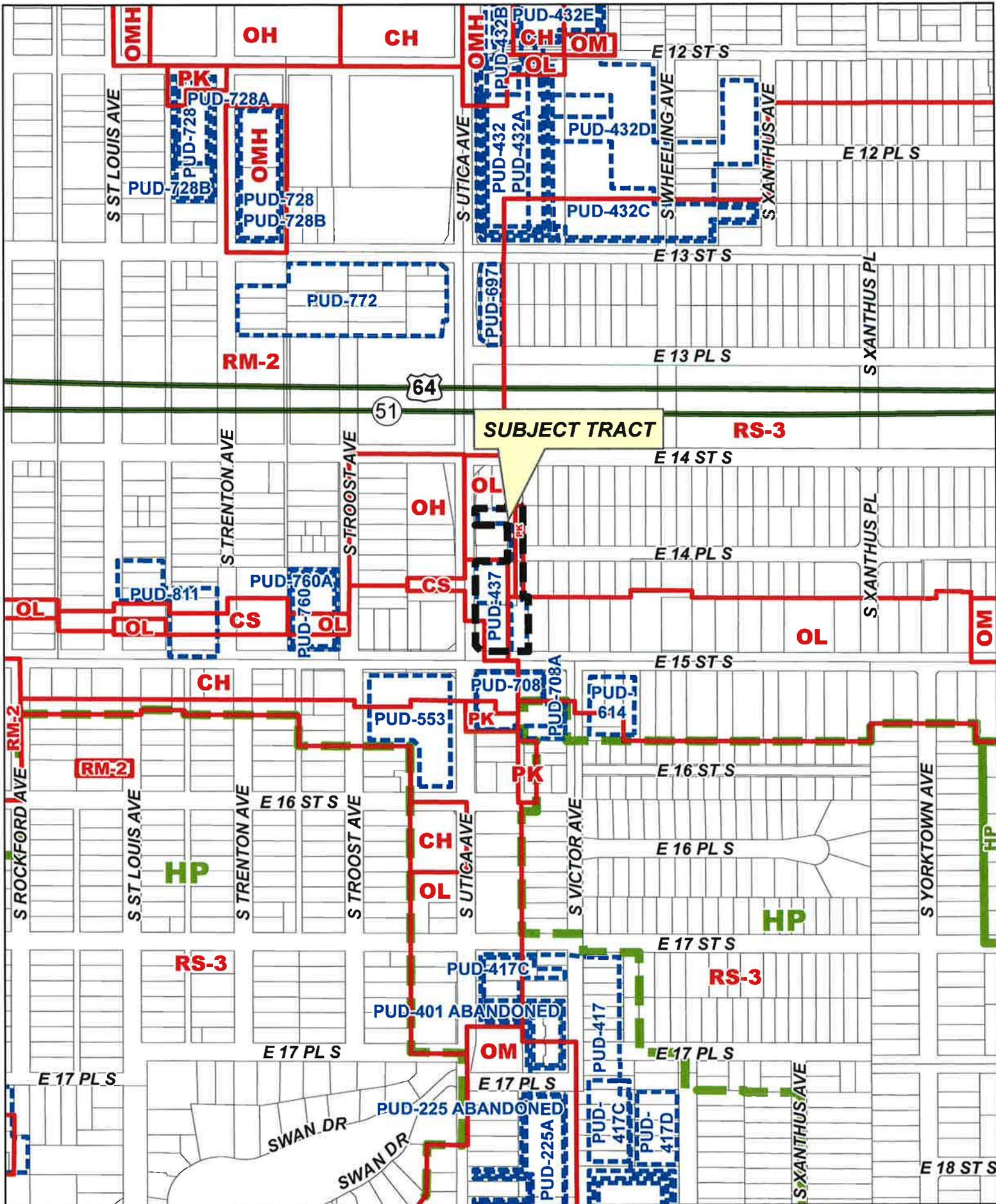
recommendations and eliminating access to Victor Avenue, and to specific traffic flow requirements on property located on the southeast corner of East 15th Street South and South Utica Avenue.

PUD-614 August 1999: All concurred in **approval** of a proposed Planned Unit Development a 1.2+ acre tract for a one-story medical office (KMO Cancer Care Facility) on property located on the southeast corner of East 15th Street and South Victor Avenue.

PUD 553 April 1997: All concurred in **approval** of a proposed Planned Unit Development on a 2.14+ acre tract of land to permit a bank, including drive-in facility, and office use per conditions on property located on the southwest corner of East 15th Street and South Utica Avenue.

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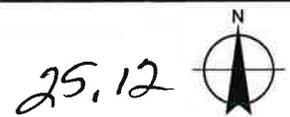
25.11



PUD-437-A



19-13 07





Subject
Tract

PUD-437-A

19-13 07

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

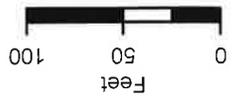
Aerial Photo Date: March 2014

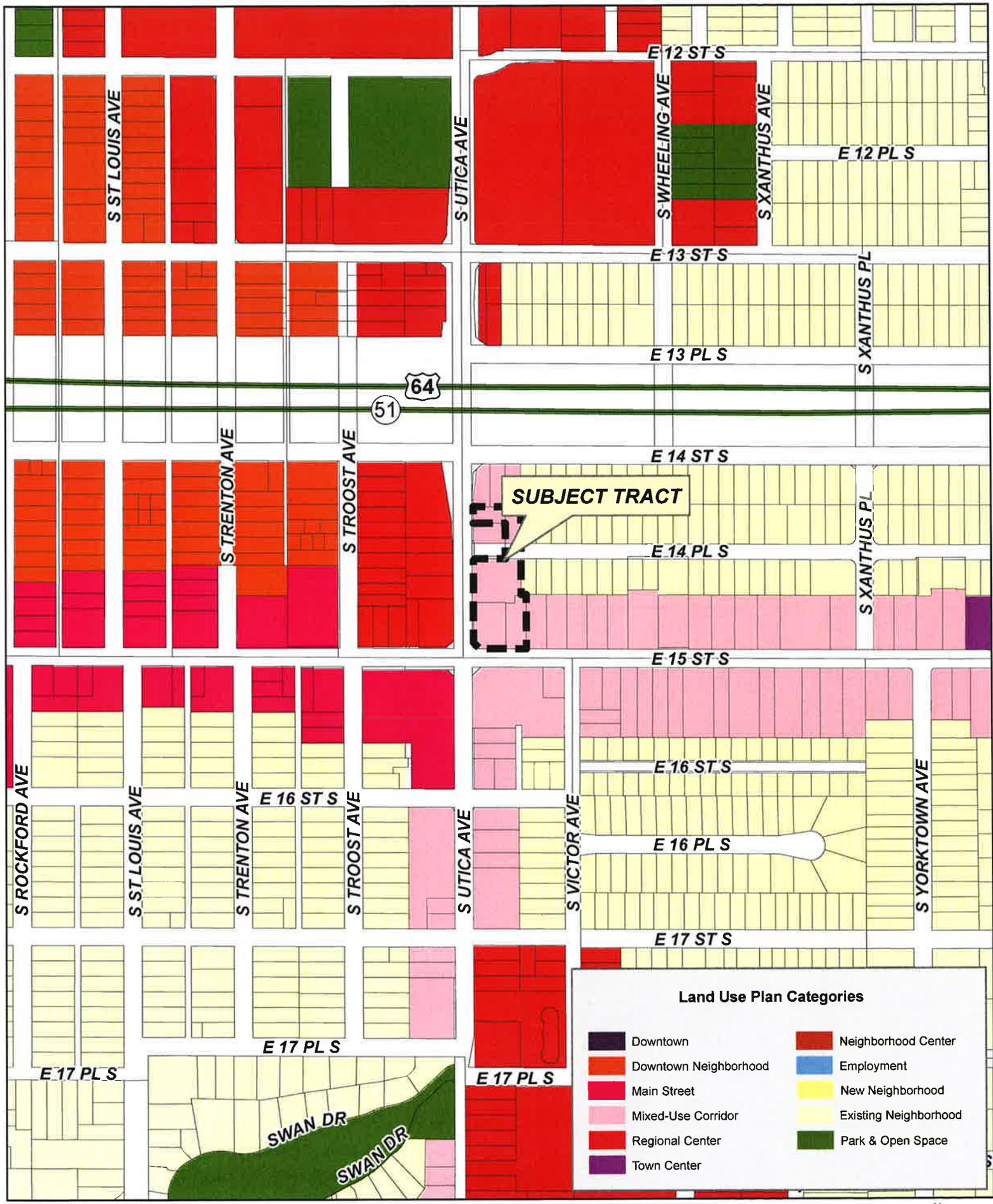


PUD-437-A

19-13 07

Subject Tract





SUBJECT TRACT

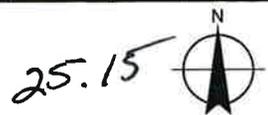
Land Use Plan Categories

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



PUD-437-A

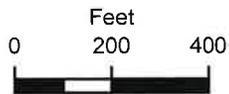
19-13 07





SUBJECT TRACT

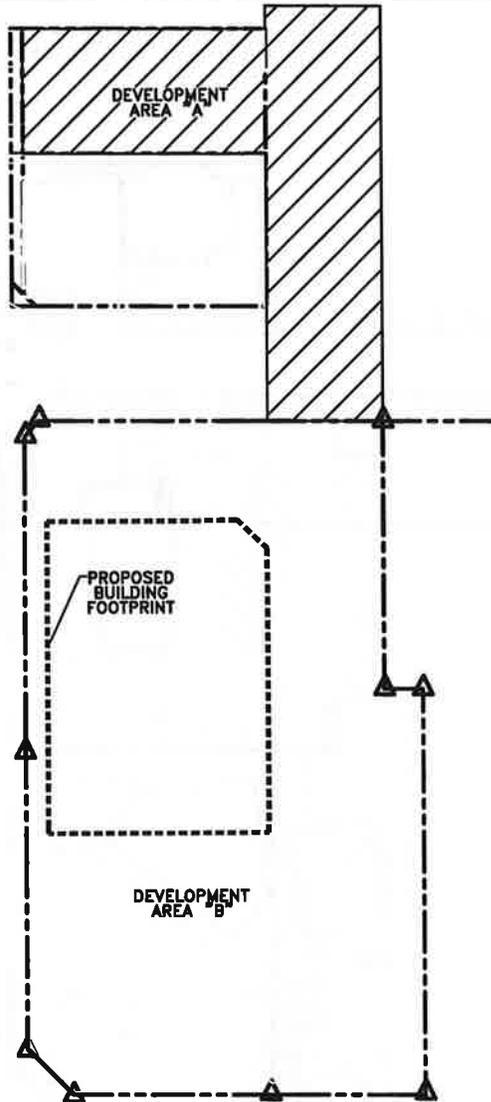
PUD-437-A



19-13 07

25.14





SCALE: NTS

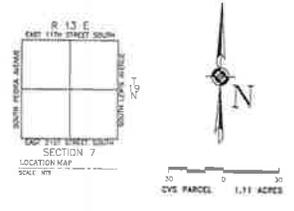
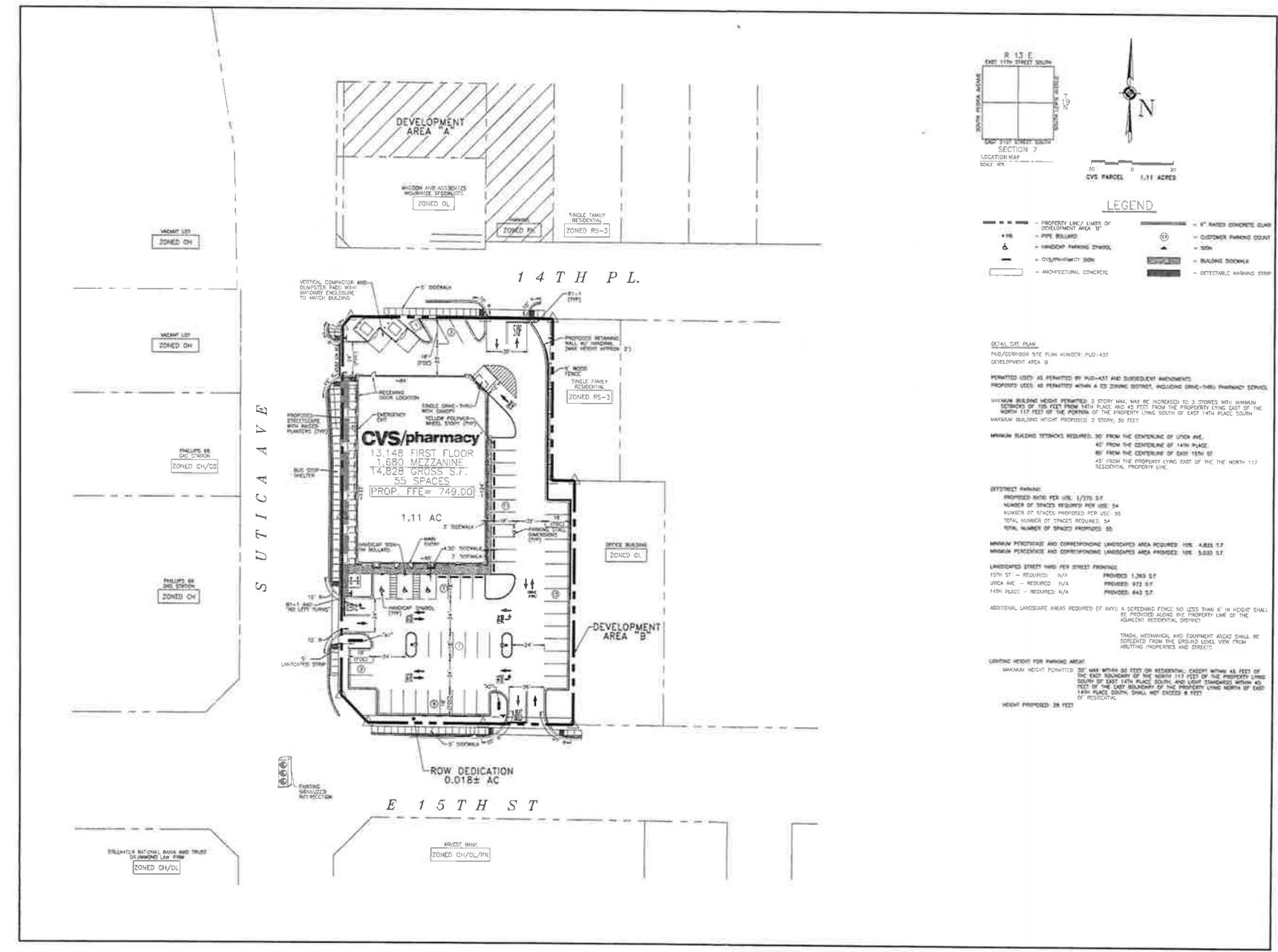
LEGEND

 - DEVELOPMENT AREA "A"

NEC - 15TH & UTICA
TULSA, OKLAHOMA

DEVELOPMENT AREAS
OCTOBER 7, 2015

25.17



- LEGEND**
- - - - - PROPERTY LINE / LIMITS OF DEVELOPMENT AREA 'A'
 - * FB PIPE BOLLARD
 - ▲ HINDOOP PARKING SIGN
 - COUNCIL-PARKING SIGN
 - ARCHITECTURAL CONCRETE
 - 4" RAISED CONCRETE CURB
 - ⊕ CUSTOMER PARKING COAT
 - SIGN
 - BUILDING BOOKWALK
 - DETECTABLE WARNING STRIP

DETAILED SITE PLAN
 PUD/CORPORATE SITE PLAN NUMBER: PUD-437
 DEVELOPMENT AREA 0

PERMITTED USES AS PERMITTED BY PUD-437 AND SUBSEQUENT AMENDMENTS
 PROPOSED USES AS PERMITTED WITHIN A C-3 ZONING DISTRICT, INCLUDING DRIVE-THRU PHARMACY SERVICE

MAXIMUM BUILDING HEIGHT PERMITTED: 2 STORY MAX. MAY BE INCREASED TO 3 STORIES WITH MINIMUM SETBACKS OF 150 FEET FROM 14TH PLACE AND 45 FEET FROM THE PROPERTY LINE EAST OF THE NORTH 117 FEET OF THE PORTION OF THE PROPERTY LYING SOUTH OF EAST 14TH PLACE SOUTH
 MAXIMUM BUILDING HEIGHT PROPOSED: 2 STORY, 30 FEET

MINIMUM BUILDING SETBACKS REQUIRED: 30' FROM THE CENTERLINE OF UTICA AVE.
 45' FROM THE CENTERLINE OF 14TH PLACE.
 45' FROM THE PROPERTY LINE EAST OF THE NORTH 117 RESIDENTIAL PROPERTY LINE.

DETACHED PARKING:
 PROPOSED SPACES PER USE: 1,075 S.F.
 NUMBER OF SPACES RESERVED FOR USE: 54
 NUMBER OF SPACES PROVIDED FOR USE: 55
 TOTAL NUMBER OF SPACES REQUIRED: 54
 TOTAL NUMBER OF SPACES PROVIDED: 55

MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED: 10% 4,855 S.F.
 MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED: 10% 5,033 S.F.

LANDSCAPED STREET WAYS PER STREET FRONTAGE:
 15TH ST - REQUIRED: N/A PROVIDED: 1,263 S.F.
 UTICA AVE - REQUIRED: N/A PROVIDED: 972 S.F.
 14TH PLACE - REQUIRED: N/A PROVIDED: 442 S.F.

ADDITIONAL LANDSCAPE AREAS REQUIRED (IF ANY): A SCREENING FENCE NO LESS THAN 6' IN HEIGHT SHALL BE PROVIDED ALONG THE PROPERTY LINE OF THE ADJACENT RESIDENTIAL DISTRICT.

TRASH, MECHANICAL AND EQUIPMENT AREAS: SHALL BE SCREENED FROM THE GROUND LEVEL VIEW FROM ADJUTING PROPERTIES AND STREETS.

CEILING HEIGHT FOR PARKING AREA:
 MAXIMUM HEIGHT PROVIDED: 20' MAX WITHIN 30 FEET ON RESIDENTIAL EXCEPT WITHIN 45 FEET OF THE EAST BOUNDARY OF THE NORTH 117 FEET OF THE PROPERTY LINE SOUTH OF EAST 14TH PLACE. ROOMS AND LIGHT STANDARDS WITHIN 45 FEET OF THE EAST BOUNDARY OF THE PROPERTY LINE NORTH OF EAST 14TH PLACE SHALL NOT EXCEED 8 FEET.

HEIGHT PROVIDED: 20 FEET

CVS pharmacy

STANDARD 12900-RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: 10976
 NEC - E 15TH ST. & S UTICA AVE.
 TULSA, OKLAHOMA

PROJECT TYPE: NEW STORE
 DEAL TYPE: FEE FOR SERVICE
 CS PROJECT NUMBER: 87346

ARCHITECT OF RECORD

GENESIS DESIGN GROUP, INC.
 421 W HARWOOD ROAD
 SUITE 100
 MURFREESBORO, TEXAS 76054
 TEL (817) 285-7444
 FAX (817) 285-7318

CONSULTANT:

CARLSON CONSULTING ENGINEERS, INC.
 1000 Longmeadow Commerce
 Building, TX 75135
 Phone (972) 484-0414
 Fax (972) 484-0710

DEVELOPER:

ORANGE DEVELOPMENT
 1200 CORPORATE DRIVE
 SUITE G-50
 BIRMINGHAM, AL 35242
 PH (205) 408-8243

SEAL:

REVISIONS:

CVS PROJECT MANAGER: T. MARTIN
 DRAWING BY: M. PITTS
 DATE: 6 OCTOBER 2015
 JOB NUMBER: N/A
 TITLE: **PUD SITE PLAN**

SHEET NUMBER:
1 OF 1
 COMMENTS:
 NOT RELEASED FOR CONSTRUCTION

25.18

PLANT SCHEDULE

NOTE: ALL TREES AND CONDITION OF LANDSCAPE SHALL MEET THE STANDARDS SET FORTH IN THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR LANDSCAPE STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF LANSCAPERS.

QTY	SYM	BOTANICAL NAME	COMMON NAME	INSTALLED SIZE	SPACING	CONDITION	REMARKS
TREES:							
4	(1)	ANGLICHER + GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	2" - 2-1/2" C / 8" - 10" HT	40 SHOWN	BR/BL/COV	SINGLE TRUNK, FULL HEAD
3	(2)	CRATAEGUS VIGORIS VAR. 'TERRACE GOLDEN'	'TERRACE GOLD' HAWTHORN	2" - 2-1/2" C / 8" - 10" HT	40 SHOWN	BR/BL/COV	SINGLE TRUNK, FULL HEAD
12	(3)	TELONIA SEROTINA 'MAGNIFICENT'	'MAGNIFICENT' JELLYBUSH	2" - 2-1/2" C / 12" - 14" HT	40 SHOWN	BR/BL/COV	FULL HEAD, W/THICK
SHRUBS:							
81	(4)	RAVENS BRANCH VINE 'WINTERGREEN'	'WINTERGREEN' BOWWOOD	18" - 22" HT / 3 GAL	36" O.C.	BR/BL/COV	FULL HEAD, UNIFORM GROWTH
13	(5)	SLYK CACEMIA 'TINY PENCIL'	'TINY PENCIL' JAPANESE HOLLY	30" - 36" HT / 3 GAL	36" O.C.	BR/BL/COV	FULL HEAD, UNIFORM GROWTH
3	(6)	JUNIPERUS CHINENSIS 'BLUE POINT'	'BLUEPOINT' CHINESE JASMINE	4" - 6" HT	36" O.C.	BR/BL/COV	FULL HEAD, UNIFORM GROWTH
112	(7)	LODOPETALUM CHANGING 'PURPLE PINK'	'PURPLE PINK' LOROPETALUM	12" - 12" HT / 3 GAL	36" O.C.	COV	FULL HEAD, UNIFORM GROWTH
GROUNDCOVER:							
100	(8)	DIODON DENTON 'TITAN 418'	'TITAN 418' BERMUDA GRASS	SOLO SOO	40 SHOWN	SLAB/PAV	NEED FILL & ACTIVELY DRAINING
80	(9)	ALISA REPTENS 'BURGLANDY GLOW'	'BURGLANDY GLOW' GARRET BUSH	4" HT / 1 GAL	36" O.C.	COV	FULL HEAD, UNIFORM GROWTH
4" MINIMUM #8 SWEETWOOD HARDWOOD MULCH							

NOTE: SHRUBS SHOWN IN TABLE ABOVE ARE FOR SPECIES IDENTIFICATION ONLY. PLANT SIZE SHOWN IN THE TABLE IS NOT INTENDED TO BE REPRESENTATIVE OF THE PLANT AT EITHER INSTALLATION OR MATURITY. SIZE OF SYMBOL SHOWN IN TABLE ABOVE MAY VARY FROM THOSE SHOWN ON PLANS.

NOTE: NO SUBSTITUTIONS OF PLANT MATERIALS ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT.

- ALL UNPAVED AREAS SHALL RECEIVE A 6" LAYER OF SUITABLE TOPSOIL AND SOIL MIXER WITH A HEALTHY STRAW OF GRASS IS OBTAINED.
- SOO SHALL BE PLACED ON ALL 6" LAYER OF SUITABLE TOPSOIL TO PREVENT SETTLEMENT (FULL DEPTH IN 4" - 6" LAYER)
- UNLESS SHOWN OTHERWISE, ALL LINES CARRYING TRUCKS SHALL MAINTAIN 27" HORIZONTAL CLEARANCE FROM ALL UNPAVED DRIVEWAYS AND 12" HORIZONTAL CLEARANCE FROM ALL UNPAVED DRIVEWAYS.
- ALL UNPAVED AREAS SHALL BE FULLY IRRIGATED. SOO MUST HAVE SLOPE PROVISION AND PLANTING SOO SHALL HAVE SOO PROVISION.



CVS pharmacy

STANDARD 12900-RIGHT CHAMFER DRIVE-THRU

STORE NUMBER: 10976

REC - E 15TH ST. & S BRACA AVE. TULSA, OKLAHOMA

PROJECT TYPE: NEW STORE

DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 87346

ARCHITECT OF RECORD

GENESIS DESIGN GROUP, INC.
421 W. HARTWOOD ROAD
SUITE 100
HURST, TEXAS 76054
TEL (817) 285-7444
FAX (817) 285-7318

CONSULTANT:

CARLSON CONSULTING ENGINEERS, INC.
1888 Longmeadow Commons
Bentonville, AR 72715
Phone: (479) 284-0204
Fax: (479) 284-0212

DEVELOPER:

ORANGE
DEVELOPMENT
1200 CORPORATE DRIVE
SUITE 200
BIRMINGHAM, AL 35242
PH: (205) 408-3443

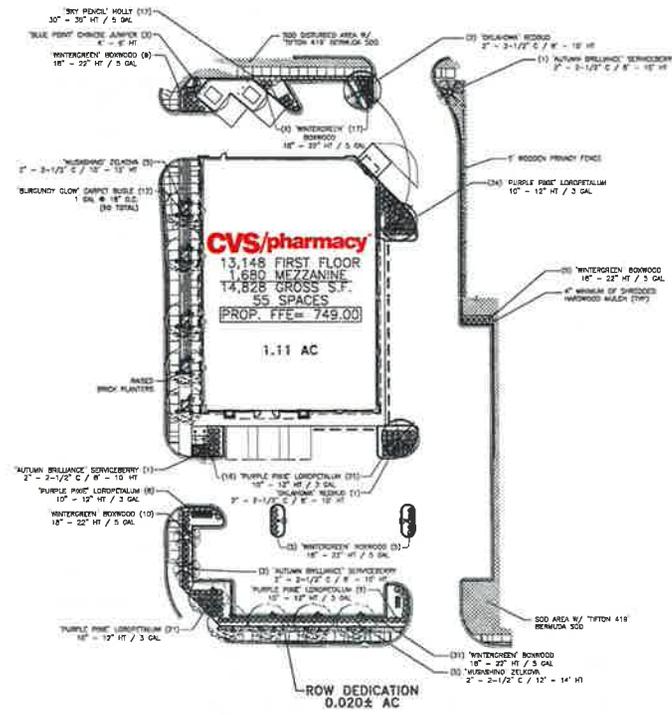
SEAL:

REVISIONS:

CVS PROJECT MANAGER: T. MARTIN
DRAWING BY: M. PITTS
DATE: 6 OCTOBER 2015
JOB NUMBER: N/A
TITLE: **PLANTING PLAN**

SHEET NUMBER: **01 OF 01**

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



LANDSCAPE REQUIREMENTS

<p>PLAN/ CORRIDOR SITE PLAN NUMBER 437</p> <p>DEVELOPMENT AREA 8</p> <p>TOTAL LOT AREA SQUARE FOOTAGE 48,252 SQ FT</p> <p>MINIMUM LANDSCAPED AREA REQUIRED TYPE OR 4,625 SQ FT</p> <p>LANDSCAPED AREA PROVIDED 10,468 OR 5,833 SQ FT</p> <p>STREET WAD AREA PER STREET FRONTAGE</p> <p>STREET NAME: E 15TH STREET 183 LF x 5' REC WIDTH = 915 SQ FT</p> <p>STREET NAME: S UTICA AVENUE 284 LF x 5' REC WIDTH = 1,420 SQ FT</p> <p>STREET NAME: 14TH PLACE 133 LF x 5' REC WIDTH = 785 SQ FT</p>	<p>LANDSCAPED AREA PER STREET FRONTAGE (STREET YARD)</p> <p>STREET NAME: 15TH STREET 1,383 SF</p> <p>S UTICA AVENUE 972 SF</p> <p>14TH PLACE 843 SF</p>	<p>NUMBER OF TREES PER STREET YARD</p> <p>ONE TREE PER 1500 SQ FT OF STREET WAD</p> <p>STREET NAME: 15TH STREET 4 TREES</p> <p>S UTICA AVENUE 2.54 TREES</p> <p>14TH PLACE 0.51 TREES</p>	<p>NUMBER OF TREES FOR PARKING AREAS</p> <p>ONE TREE PER 12 PARKING SPACES</p> <p>REQUIRED 5 TREES</p>
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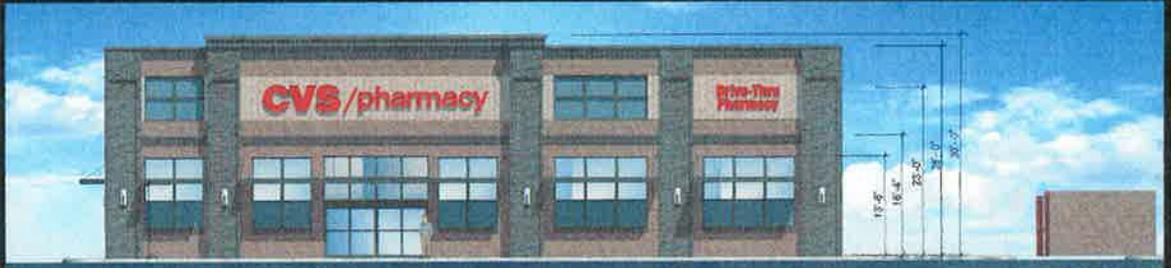
CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF ALL PLANTING IS TO BE VERIFIED BY THE CONTRACTOR WITH THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

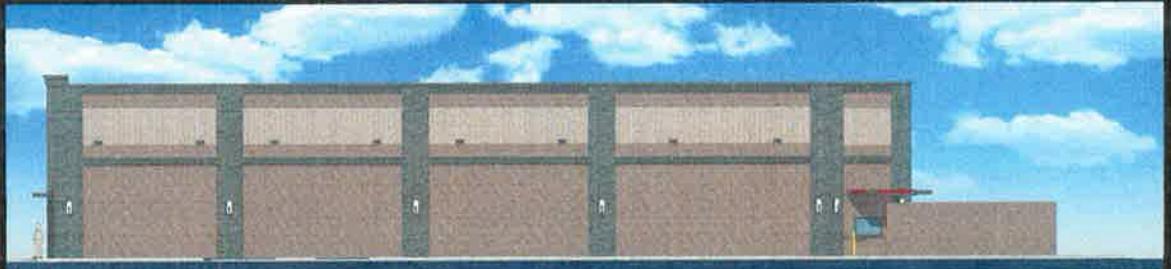


25.19

cc:sl



E. 15th St.



E. 14th St.



Utica Ave.

CVS/pharmacy

CVS 10976 - 15th & Utica
Tulsa, OK

ELEVATIONS RENDERING

Proposed Materials



ACME
AUTUMN GOLD

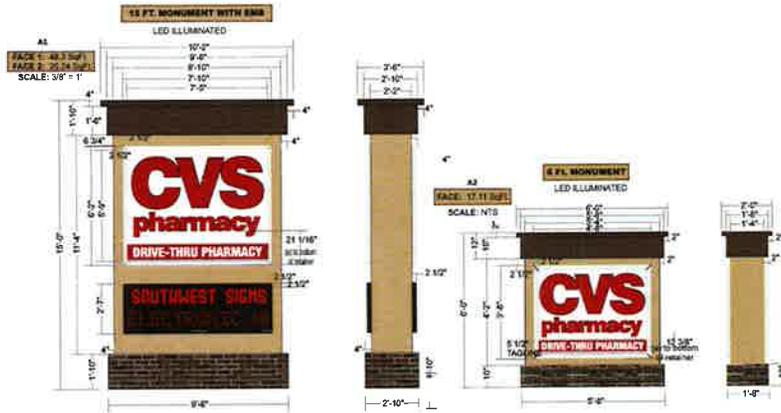


ACME
TEXAS



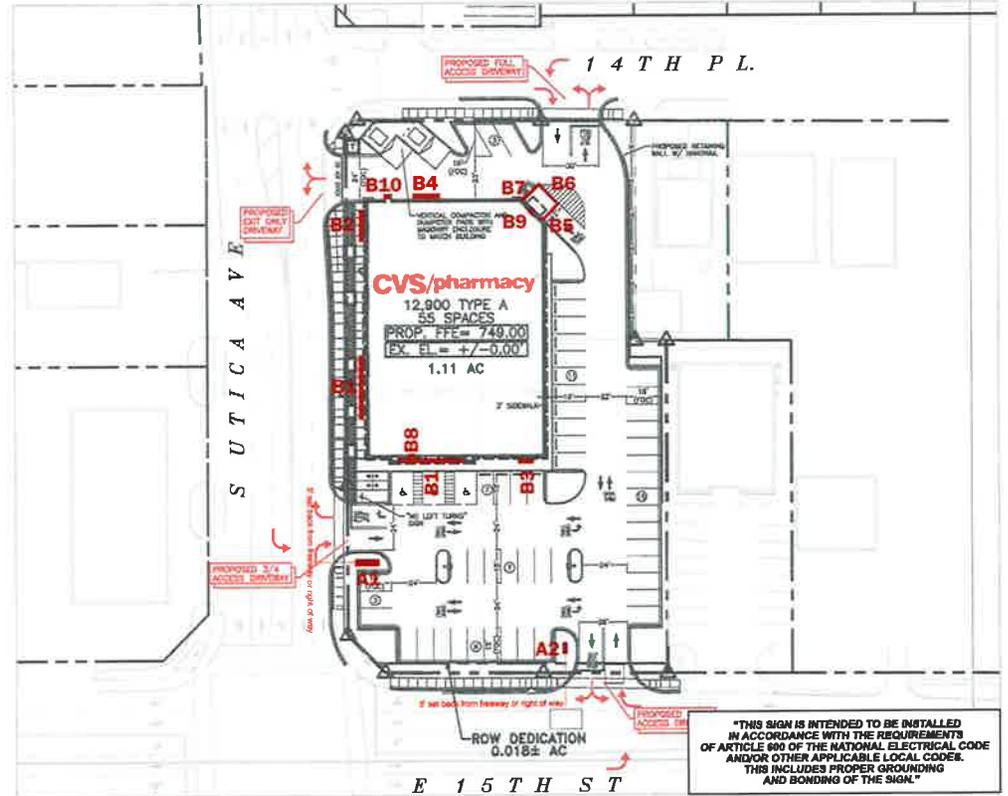
ACME
VALLEY MIST

FREESTANDING SIGNS



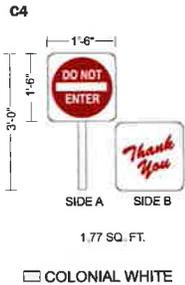
SITE RISK ASSESSMENT

1. Zoned CS
2. Allowed (1) freestanding sign 2 s/f per lineal ft of frontage or (2) Freestanding signs 1 s/f per lineal foot of frontage
3. 10' set back from freeway or right of way
4. All location of signs are temporary until all easements have been identified and spacing is available
5. EMB allowed; can not be located within 50' of a signalized intersection and 20' of a street within 200' of a residential zone
6. EMB allowed & proposed through PUD Amendment - per Don Fizer



"THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 900 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN."

DIRECTIONAL SIGNS



CVS & ANCILLARY CHAN. LTRS



Note: channel letters have red face/red returns/red trim caps



Note: channel letters have red face/red returns/red trim caps

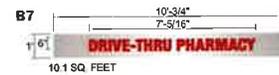


Note: channel letters have red face/red returns/red trim caps

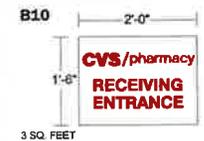
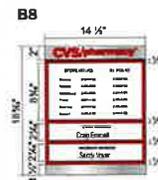


Note: channel letters have red face/red returns/red trim caps

DRIVE-THRU CANOPY FACES



WALL PLAQUES & ALUM. PANELS



25.21



SOUTH (Front) ELEVATION - 15th Street



WEST (Left) ELEVATION - Utica Avenue



EAST (Right) ELEVATION - Alleyway

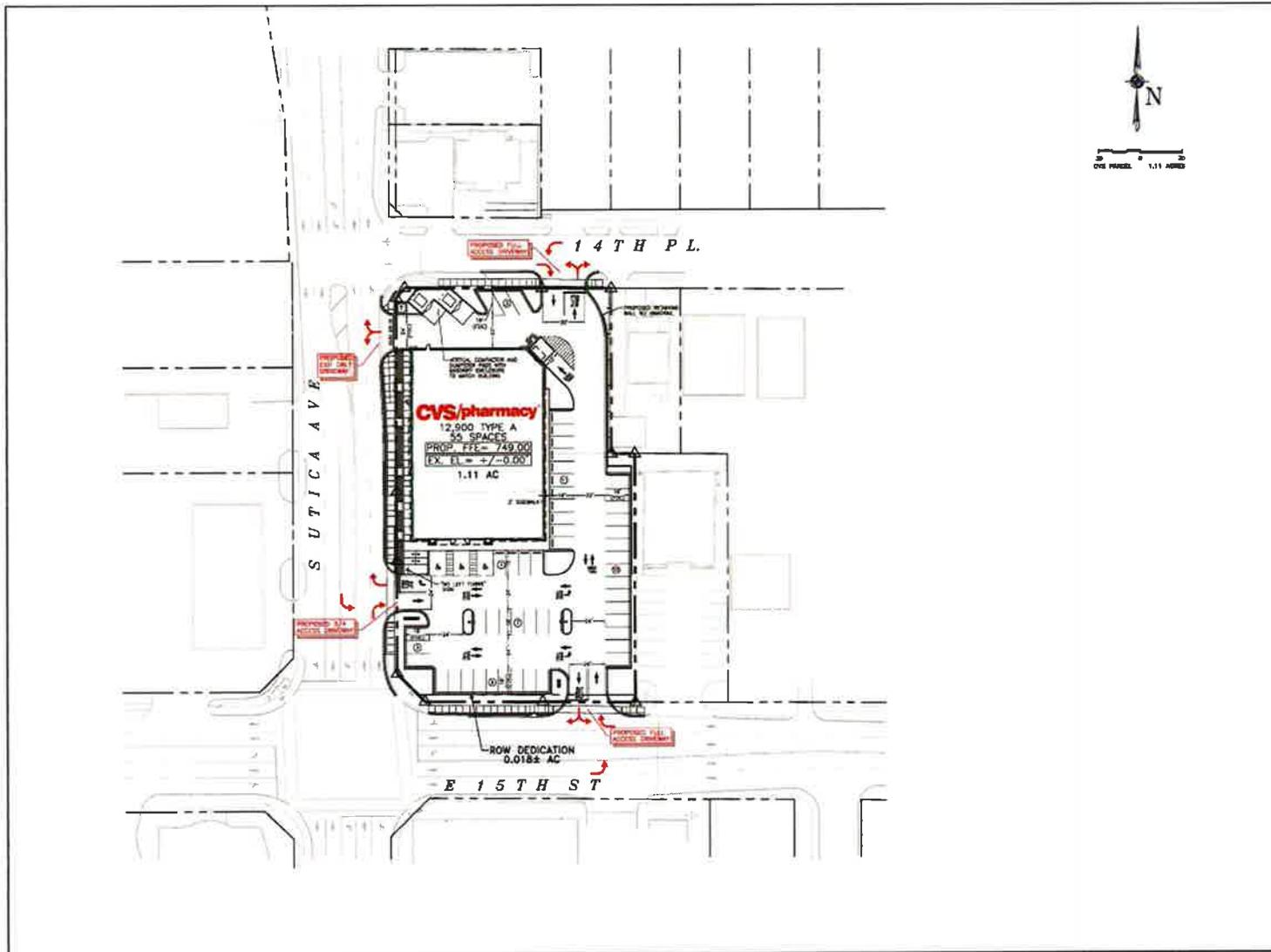


North (Rear) ELEVATION - 14th Street

CVS# 10976: 15th St & Utica Ave (NEC) Tulsa, OK 74104, CS# 87346

PID 106970

2522



STANDARD 12900-RIGHT CHAMFER DRIVE-THRU
STORE NUMBER: 30976
 REC: S 15TH ST. & S UTICA AVE.
 TULSA, OKLAHOMA
 PROJECT TYPE: NEW STORE
 DEAL TYPE: P&I FOR 487523
CS PROJECT NUMBER: 87346

ARCHITECT OF RECORD
 GENESIS DESIGN GROUP, INC.
 421 W HANCOCK ROAD
 SUITE 100
 HOUSTON, TEXAS 77054
 TEL (281) 285-7444
 FAX (281) 285-7316

CONSULTANT:
 CARLSON CONSULTING ENGINEERS, INC.
 1008 S. UNIVERSITY DRIVE
 TULSA, OKLAHOMA 74106
 TEL (918) 438-1111
 FAX (918) 438-1112

DEVELOPER:
 ORANGE DEVELOPMENT
 1232 CORPORATE DRIVE
 SUITE 200A
 TULSA, OKLAHOMA 74104
 TEL (918) 438-6622

SEAL:

REVISIONS:

CVS PROJECT MANAGER: T. MARTIN
 DRAWING BY: M. PITTS
 DATE: 2 OCTOBER 2015
 JOB NUMBER: N/A
 TITLE:

SITE PLAN

SHEET NUMBER:
 COMMENTS:
 NOT RELEASED FOR CONSTRUCTION

25.23

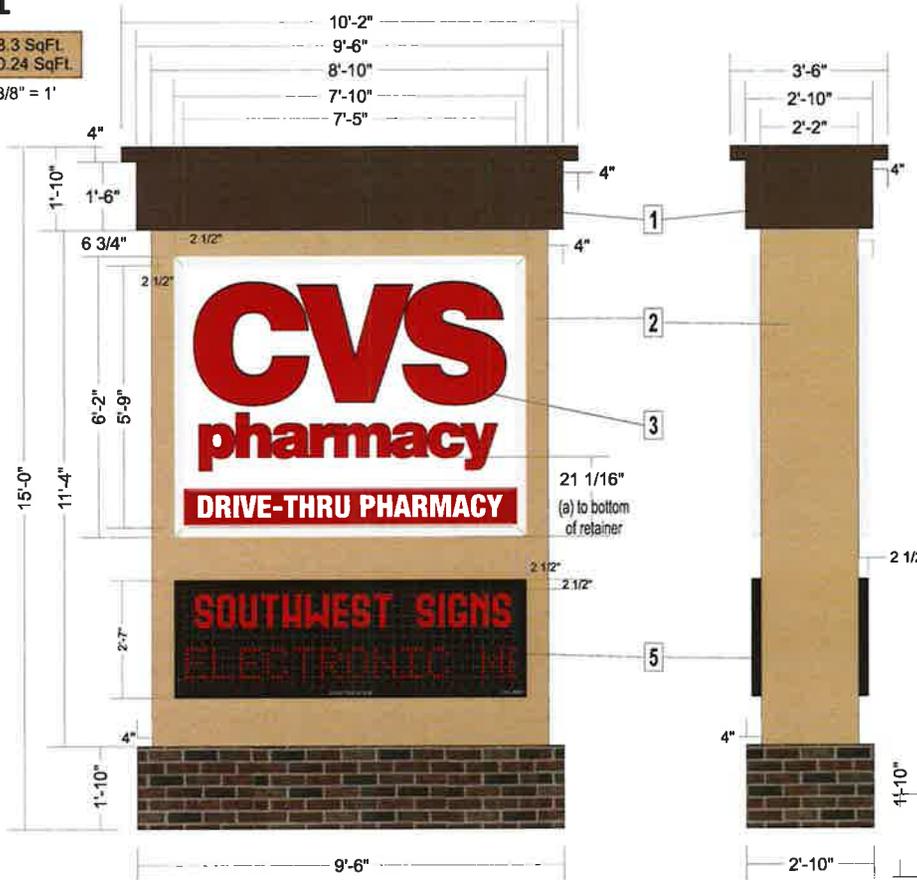
15 FT. MONUMENT WITH EMB

LED ILLUMINATED

A1

FACE 1: 48.3 SqFl.
FACE 2: 20.24 SqFl.

SCALE: 3/8" = 1'



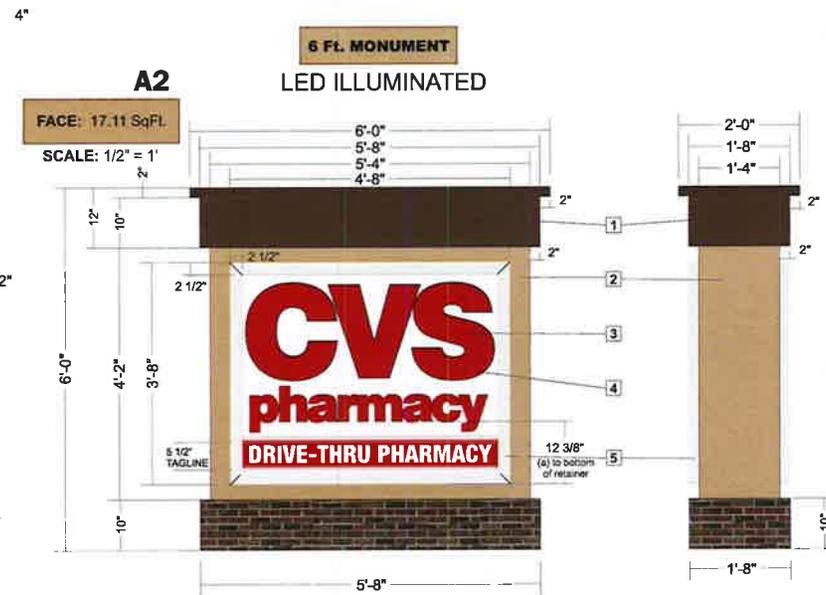
6 Ft. MONUMENT

LED ILLUMINATED

A2

FACE: 17.11 SqFl.

SCALE: 1/2" = 1'



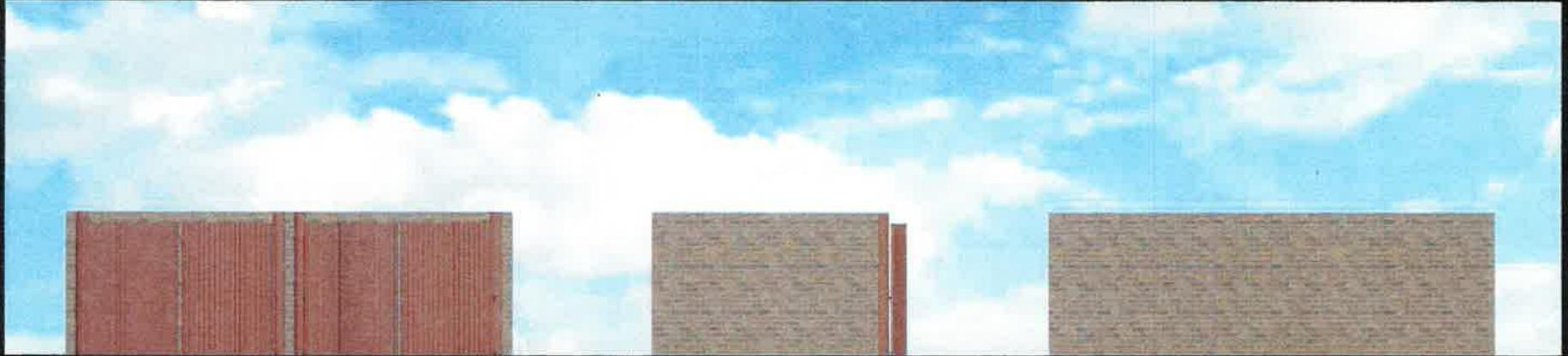
COLOR KEY

- 1 TOPPER COLOR TBD
- 2 CABINET COLOR TBD
- 3 3M 3630-53 CARDINAL RED
- 4 3M 3630-22 BLACK
- 5 COLONIAL WHITE/ SW 7009 PEARLY WHITE
- 6 PTM SATIN BLACK (EMB)

CVS# 10976: 15th St & Utica Ave (NEC) Tulsa, OK 74104, CS# 87346

PID 106970

HC-24



DUMPSTER ENCLOSURE DETAILS

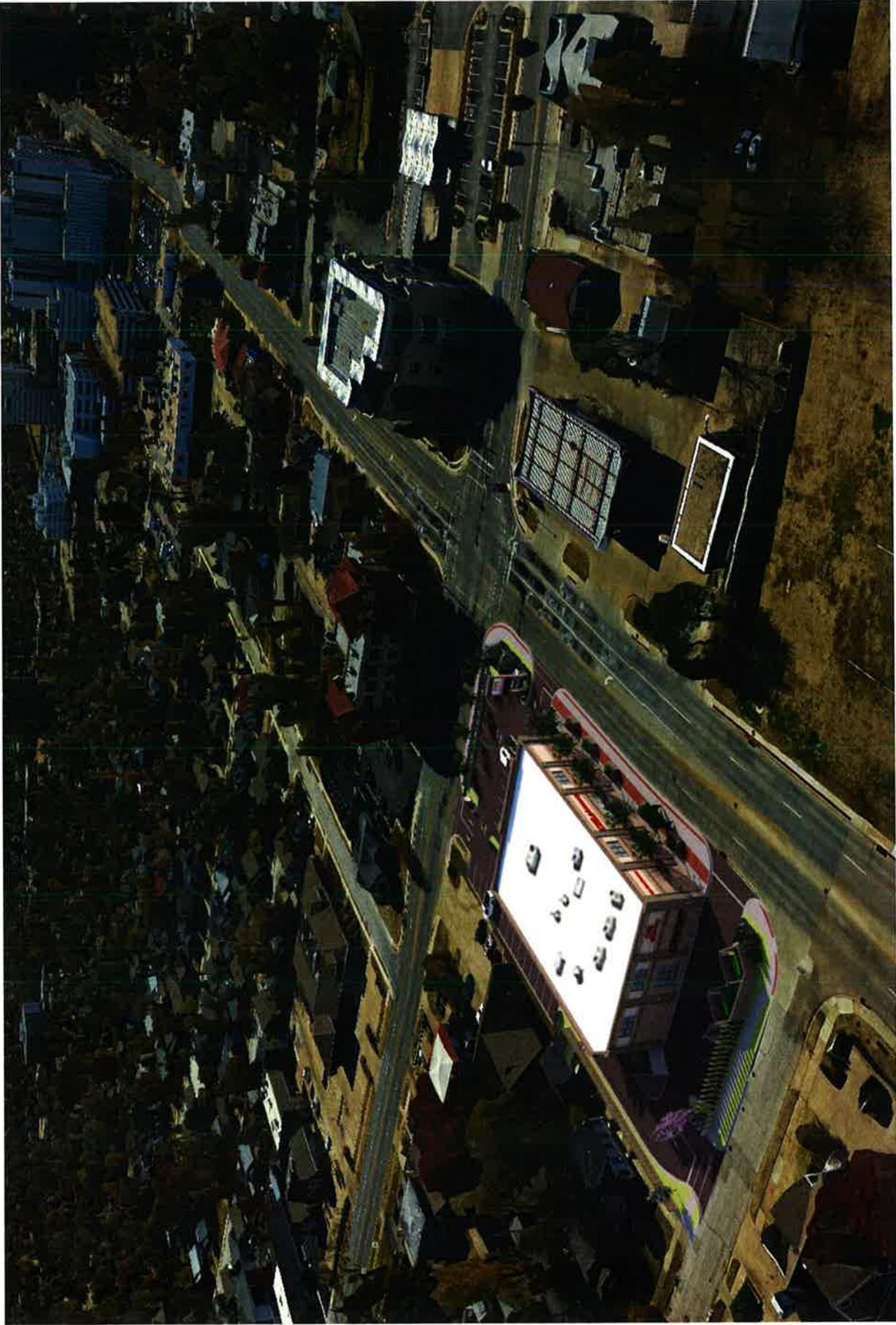
CVS/pharmacy

CVS 10976 - 15th & Utica

Tulsa, OK

DUMPSTER ENCLOSURE DETAILS

25.26



25.27

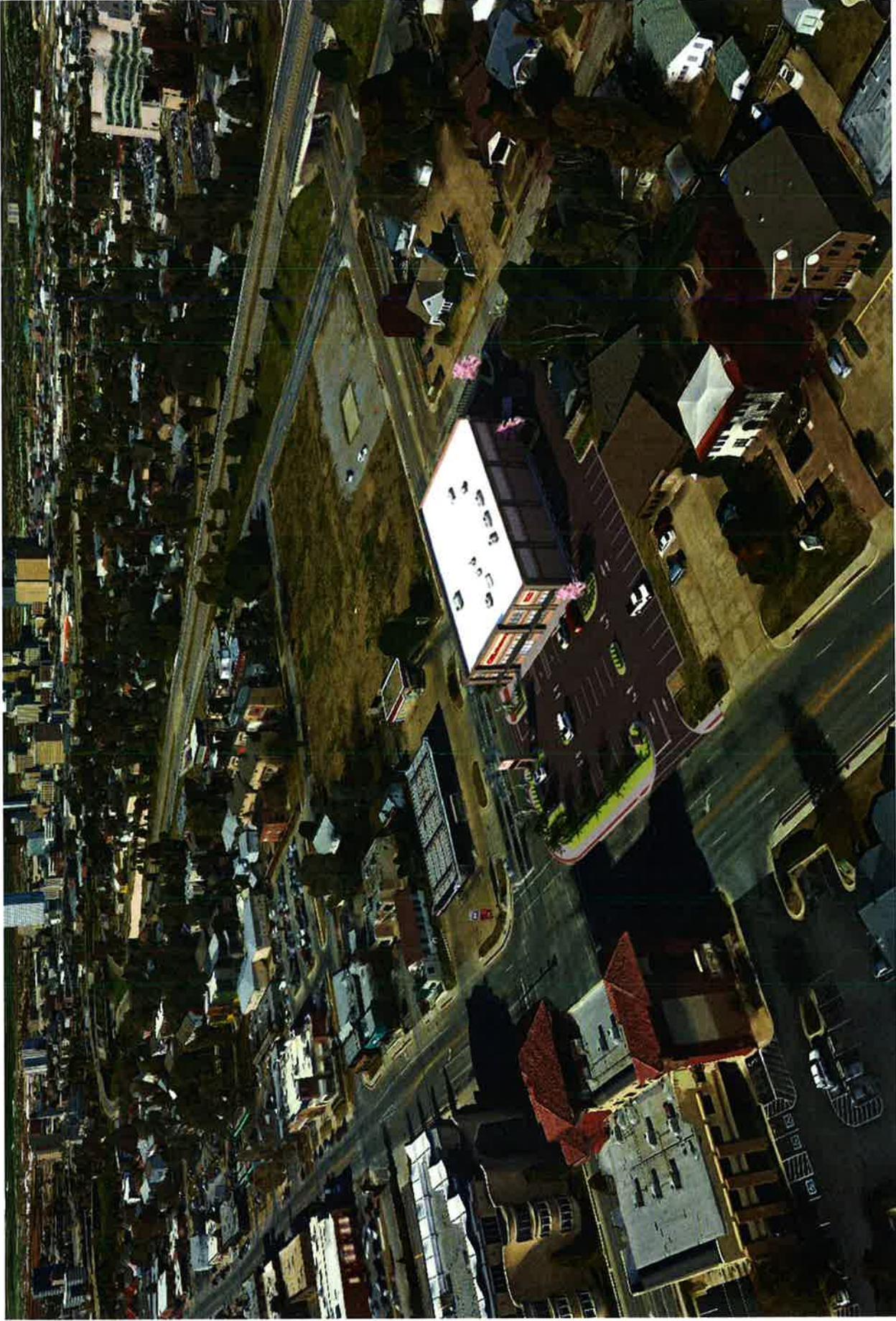
CVS/ PHARMACY

NEC - 15TH ST. AND UTICA AVE. - TULSA, OK

CARLSON
CONSULTING
ENGINEERS, INC.



October 14, 2015



25.28

CVS/ PHARMACY

NEC - 15TH ST. AND UTICA AVE. - TULSA, OK

CARLSON
CONSULTING
ENGINEERS, INC.

October 14, 2015



25.29

CVS/ PHARMACY

NEC - 15TH ST. AND UTICA AVE. - TULSA, OK

CARLSON
CONSULTING
ENGINEERS, INC.



October 14, 2015



26.30

CVS/ PHARMACY

NEC - 15TH ST. AND UTICA AVE. - TULSA, OK

CARLSON
CONSULTING
ENGINEERS, INC.



October 14, 2015

Huntsinger, Barbara

From: Ayschia [ayschia@gmail.com]
Sent: Saturday, November 07, 2015 8:44 AM
To: Huntsinger, Barbara
Cc: esubmit
Subject: Re: PUD437A

Thank you! I realized I mistakenly said 15th and Lewis. I'm aware this is 15th and Utica. Excuse my mistake. Thank you!

Sent from my iPhone so please excuse any spelling errors.

On Nov 5, 2015, at 4:44 PM, Huntsinger, Barbara <bhuntsinger@incog.org> wrote:

Thank you, I will make this a part of our records for the TMAPC to review.

From: Ayschia Kuykendall [<mailto:ayschia@gmail.com>]
Sent: Thursday, November 05, 2015 4:39 PM
To: esubmit
Subject: PUD437A

Dear Planning Commission,

I wanted to let you know that as a homeowner of the Terrace Drive neighborhood I oppose the rezoning to allow CVS to build on the corner of 15th and Lewis. We are a quiet neighborhood with only one real street (between the access road and 15th) to walk up and down as a family or let our children ride their bikes. The addition of CVS will bring much unwanted traffic to our neighborhood as people visit the store and then from there most likely utilize our neighborhood road to then access the BA expressway. I think the large building and parking lot do not fit into our historic neighborhood. Additionally there are so many other pharmacies within walking distance. There is absolutely no reason to add one more plus the accompanying eyesore of a large parking lot. Please consider the children and families that live on our street and the historic nature of the area when making your decision. I'm not opposed to CVS in general but feel that this would be an inappropriate place for their expansion in an already saturated area.

Sincerely,
Ayschia Kuykendall
Resident, 2011 E. 14th Pl.

--
ayschia

We all blossom in the presence of one who sees the good in us and who can coax the best out of us. - Desmond Tutu

Huntsinger, Barbara

From: Christopher Cox [chriscox1973@me.com]
Sent: Friday, November 06, 2015 9:47 PM
To: esubmit
Subject: Cvs at 15th and Utica

I totally support this development. I hope that you do not let a few neighbors stop what is best for the development of this area.

Sent from my iPhone

Huntsinger, Barbara

From: Evan R. [ebrinok@gmail.com]
Sent: Friday, November 06, 2015 3:48 PM
To: esubmit
Subject: PUD -437-A

Hello,

My name is Evan Reif and I own a home on 14th Place in the Terrace Drive addition. I'm writing to voice my concerns about the proposed rezoning for a CVS pharmacy on the NE corner of 15th and Utica.

With traffic at a standstill on Utica several times a day already, I would at a minimum like to see 14th PL dead ended at Utica. If not, people will in no time start using 14th Place, a quiet residential street, to cut through to CVS and to the Broken Arrow Expressway.

I'm not pleased with the CVS plans at all, because we have 5 pharmacies within a mile of this intersection. I know the Walgreen's at 15th and Utica has been robbed several times and it draws a sketchy crowd late at night. I don't think a 24/7 business of this type is a congruent addition to our quiet neighborhood. It's usually impossible for residents to stop this type of development it seems. though, so I would at least like to see it built in the least-intrusive way possible (dead ending the street - no access to CVS from 14th Place). That's the least that could be done.

I will be attending a meeting I was invited too with Councilman Ewing next week, and the hearing on the 18th.

Thank You,
Evan Reif
Terrace Drive Homeowner.

Huntsinger, Barbara

From: LINDA MUMMEY [lindamummey@sbcglobal.net]
Sent: Friday, November 06, 2015 9:10 AM
To: esubmit
Subject: Public Hearing, Case #PUD-437-A

Concerning the subject case, I have several concerns about a possible rezoning at the corner of 14th Place and the building of a CVS, as follows:

1) Traffic is already seriously congested. With three stop lights from 13th Street to 15th Street on Utica, traffic moves very slowly, not only at peak times but throughout the day. Also, Utica to Peoria on 15th Street is barely driveable. Of course there is also a lot of pedestrian traffic. It's surprising we don't have more hit and runs.

2) There are two drug stores half a mile south (Utica Square) and half a mile east (15th and Lewis) not to mention the drug stores at Reasors and others located at the hospitals. The economy may not support another drug store. How about one downtown near OSU Medical Center, perhaps in the Librarium after the main Library is finished?! Unfortunately I can picture another empty, vacant, overwhelming building in a couple of years on our beautiful corner.

3) This neighborhood is going through a renaissance. Many young people are interested in buying here, and over the last few years I've been pleased to see lots of baby swings and young children playing. This whole new neighborhood setting could be seriously damaged by a drug store on the corner. Crime will most likely increase, and certainly traffic will, even on our quiet street!

4) This neighborhood is historic. These are old, sturdy houses, mostly Craftsman style. My house is over 90 years old. The houses on 15th Street also tell an important story about Tulsa, and the one just east of the gas station on 15th and Utica is truly an architectural wonder. Really, are you planning to take that one?!

Many of my neighbors share these concerns. I hope you truly hear our concerns and discontinue the idea of rezoning for a CVS. There is too much destruction of Tulsa's history already.

Sincerely,
Linda Saults Mummey
1731 E. 14th Place
Tulsa, OK 74104
Phone (918) 744-4086

Huntsinger, Barbara

From: Jeffrey Kuykendall [jkuykendall87@gmail.com]
Sent: Thursday, November 05, 2015 4:47 PM
To: esubmit
Subject: PUD437A

Dear Planning Commission,

I wanted to let you know that as a homeowner of the Terrace Drive neighborhood I oppose the rezoning to allow CVS to build on the corner of 15th and Lewis. I will be unable to make the meeting on the 18th but please know that I am one of many in our neighborhood who are against this possibility.

Sincerely,
Jeff Kuykendall, Homeowner
2011 E. Pl.

--
Jeff K.

Huntsinger, Barbara

From: Ayschia Kuykendall [ayschia@gmail.com]
Sent: Thursday, November 05, 2015 4:39 PM
To: esubmit
Subject: PUD437A

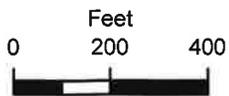
Dear Planning Commission,

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Sincerely,
Ayschia Kuykendall
Resident, 2011 E. 14th Pl.

--
ayschia

We all blossom in the presence of one who sees the good in us and who can coax the best out of us. - Desmond Tutu



Subject
Tract

ERW II

19-13 07

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

Aerial Photo Date: March 2014

26.1

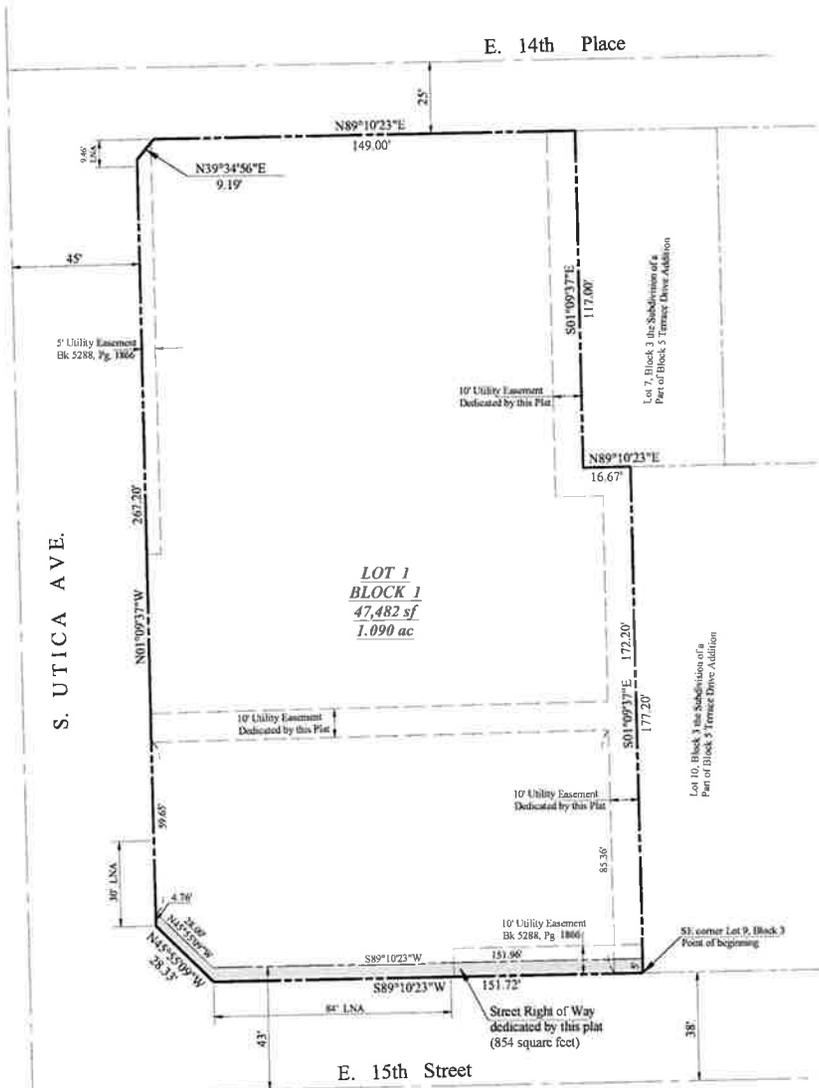


PLAT NO

ERW II

A replat of part of Lot Fourteen (14), Block Five (5), Terrace Drive Addition to the City of Tulsa, and all of Lots Eight (8) and Nine (9), Block Three (3) of the Subdivision of a Part of Block 5, Terrace Drive Addition to the City of Tulsa, Tulsa County, Oklahoma

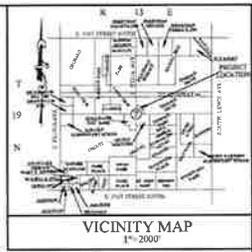
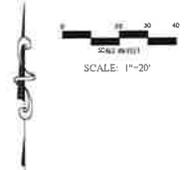
E. 14th Place



PLAT BOUNDARY DESCRIPTION

A replat of a part of Lot Fourteen (14), Block Five (5), Terrace Drive Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat herein, and all of Lots Eight (8) and Nine (9), Block Three (3), the Subdivision of a Part of Block 5, Terrace Drive Addition to the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat herein, and the subdivision survey of said Lot 8, Block 3, thence South 89°10'23" West, 177.20 feet along the South line of said Lot 8, Block 3 and the South line of said Lot 14, Block 3, thence North 01°09'37" West, 267.20 feet parallel with and 3.00 feet East of the West line of said Lot 14, Block 3, thence North 39°34'56" East, 9.19 feet, thence North 89°10'23" East, 149.00 feet parallel with and 8.00 feet South of the North line of said Lot 14, Block 3 and along the North line of said Lot 8, Block 3 to the Northeast corner of said Lot 8, Block 3, thence South 01°09'37" East, 115.00 feet along the East line of said Lot 8, Block 3 to the Southwest corner thereof, thence North 89°10'23" East, 16.67 feet to the Northeast corner of said Lot 9, Block 3, thence South 01°09'37" East, 177.20 feet along the East line of said Lot 9, Block 3 to the point of beginning.

BASIS OF BEARINGS, OKLAHOMA STATE PLANE GRID, NORTH ZONE, NAD 83



FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

_____ TMAPCINCOG

CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

_____ CHAIRMAN

_____ MAYOR

ATTEST CITY CLERK

_____ CITY ATTORNEY

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

Owner
NS 15th and Utica, LLC

Surveyor
Richard L. Dayton, PLS
Owens Civil Engineering, Inc
3214 NW Aragon Way, Suite 4
Spokane, AR 72712
(479) 664-8830
rdayton@owenscivil.com

Engineer
David Barrett, ES
Carter Consulting Engineers, Inc
7068 LeFloreville Commons
Benton, TN 38013
(901) 384-0424

zark
Civil Engineering Inc.

3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712
479.664.8850 | OFFICE 479.664.9040 | FAX
(479) 664-8830

DATE OF FIELD NOTES: October 29, 2023

SCALE: P-5P	DATE: October 23, 2023
DRAWN BY: AD	DRAWING NO: 231008
FIELD CHECK: Jordan Clark	SHEET: 1 OF 2
CHECKED BY: AD	

26.2

TMAPC Staff Report

November 18, 2015

Admiral Place Community Development Project Plan

Item for consideration: Adopt a resolution of the Tulsa Metropolitan Area Planning Commission recommending approval and adoption by the City of Tulsa of the Admiral Place Community Development Project Plan subject to the amendment of the Comprehensive Plan contemplated in the Admiral Place Community Development Project Plan.

- I. **Background:** As defined by the Tulsa Comprehensive Plan, a Tax Increment Financing District (TIF) is “a redevelopment tool used to provide dedicated funding within well-defined districts for public investments such as infrastructure improvements, by capturing the future increase in tax revenue generated by appreciation in property values as a result of those improvements.” The Admiral Place Community Development Project is a “sales tax only” TIF.

II. Development or Redevelopment Using Tax Increment Financing

The Oklahoma Constitution authorizes special financing tools to assist with the development or redevelopment of areas determined by a city, town, or county to be unproductive, undeveloped, underdeveloped, or blighted. The Local Development Act provides those tools and guidelines limiting their use to areas where investment, development, and economic growth are difficult but possible if the Act is used.

One of the Act’s tools is tax increment financing, which allows a city, town or county to direct the apportionment of an increment of certain local taxes and fees to finance public project costs in order to stimulate development in the defined area. The sales tax increment is the portion of sales taxes collected each year that are generated by the project(s) in the increment district, as determined by a formula approved by the governing body. The increment district is established by the development and approval of a project plan, which specifies the project area, the boundaries of the increment district, the objectives for the project area, the activities to be carried out in furtherance of those objectives, and the costs.

Increment districts have been validated by court proceedings involving two increment districts in Oklahoma City (for economic development projects at the Oklahoma Health Center and for the Downtown/MAPS project) and the increment district in Guymon (for the Guymon-Seaboard Economic Development project).

III. Steps for Considering and Creating a Sales Tax Increment District

The governing body passes a resolution establishing a review committee and appoints its representative. The review committee consists of (1) a representative of the governing body, to serve as chairperson; (2) a representative of the Planning Commission; and (3) three members representing the public at-large and selected by the other committee members from a list of seven names submitted by the chairperson of the review committee. At least one of the at-large members must be a representative of the business community in the city, town, or county considering the project plan. If the project plan is primarily for a retail development, the business community representative must be a representative of a retail organization or a retailer.

The review committee elects the at-large members, studies the proposed project and makes findings on the eligibility of the proposed project area and increment district, makes a finding on financial impact of the proposed plan and project upon the affected taxing jurisdiction and business activities in the proposed district, and makes a recommendation regarding approval of the project plan. Its recommendation must include the analysis used to project revenues over the life of the project plan, the effect on the taxing entity, and the appropriateness of the approval of the project plan.

The Planning Commission determines whether the proposed project plan conforms with the comprehensive (master) plan and makes a recommendation regarding approval of the proposed project plan.

The governing body must hold two public hearings before adoption of a project plan – one to provide information and to answer questions and a second to give interested persons the opportunity to express their views on the proposed plan. The governing body considers the findings and recommendation of the review committee and the resolution and recommendation of the planning commission. The governing body makes the final determination that the proposed increment district meets the eligibility criteria of the statute, including that the project area is an enterprise area, a historic preservation area, or a reinvestment area. The governing body makes the finding that the improvement of the area is likely to enhance the value of other real property in the area and to promote the general public interest and adopts an ordinance (or resolution) approving the project and establishing the increment district.

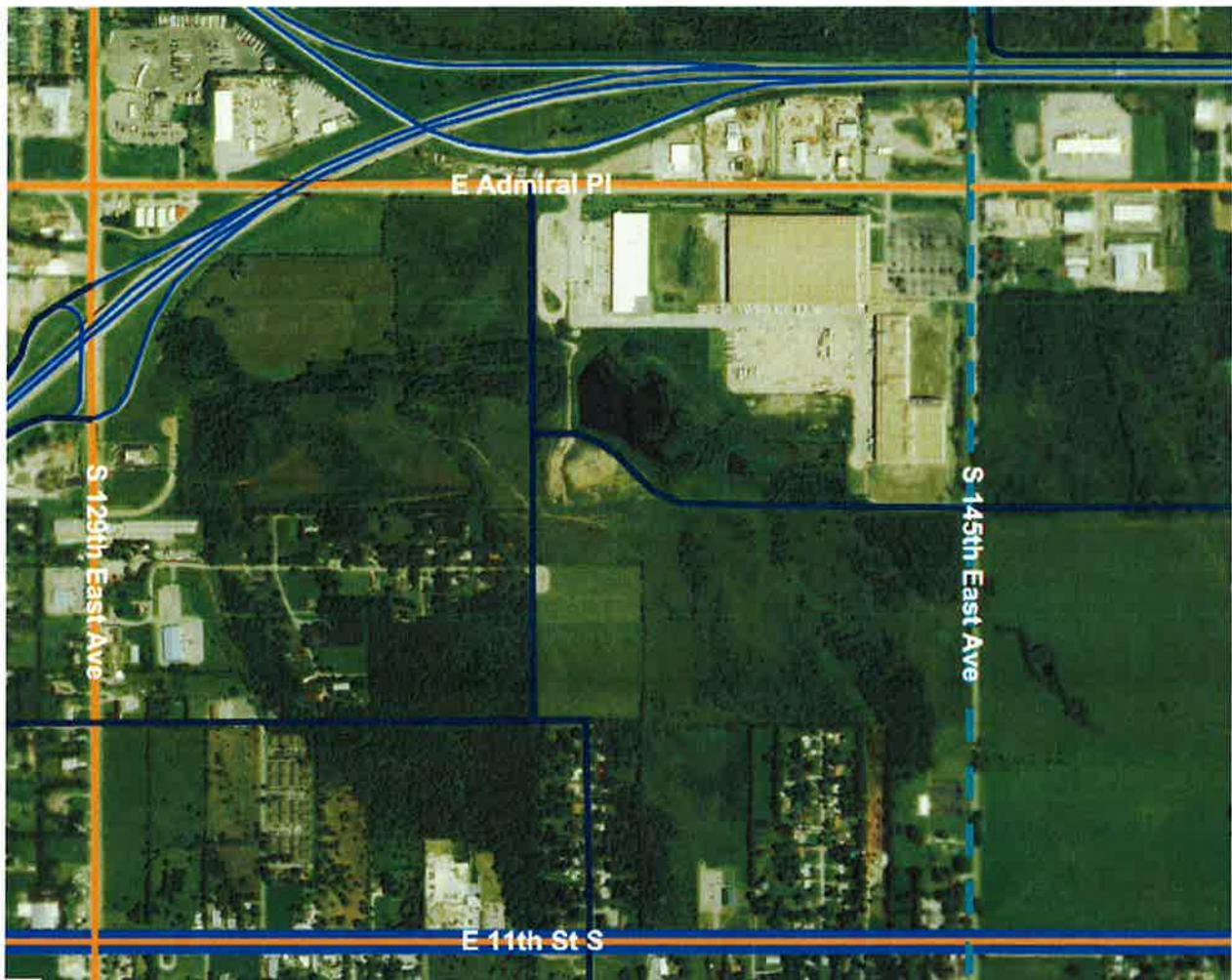
IV. Staff Review of the Admiral Place Community Development Project Plan for Conformance with the Tulsa Comprehensive Plan

Prior to submittal to City Council, the TMAPC is asked to review the Project Plan and adopt a resolution stating that the plan is in conformance with the adopted Tulsa Comprehensive Plan. Staff analysis will focus on three aspects of the Tulsa Comprehensive Plan:

- Major Street and Highway Plan
- Land Use Map
- Economic Development Priorities

A. Major Street and Highway Plan

Below is an excerpt from the Major Street and Highway Plan (MSHP) showing MSHP classification and City of Tulsa Street designations in this area.



The proposed Project Plan is generally bordered by E. Admiral Place and Interstate-44 to the north. Interstate-44 has an MSHP designation of freeway and E. Admiral Place is designated as a Secondary Arterial. The Project Plan supports a collector road as shown on the MSHP, to allow traffic to access S. 145th E. Ave., which is classified as a Primary Arterial.

B. Land Use Map

The **existing** land use designations in the Project Plan area are *Town Center, Employment, New Neighborhood* and *Parks and Open Space*.

- **Town Centers** are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town Centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.
- **Employment areas** contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.
- **New Neighborhoods** are 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.
- **Parks and Open Space** are areas to be protected and promoted through the targeted investments, public private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

Given the regional nature of the proposed Project Plan, the most appropriate land use designation for this area is Regional Center.

- **Regional Centers** are mid-rise mixed-use areas for largescale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

If this area developed in a smaller scale incremental approach, as was originally anticipated in the Comprehensive Plan, the land use designations could be appropriate for a majority of the proposed uses. However, the regional nature of the retail center, regional detention facility and other public improvements warrant consideration of the Regional Center land use designation. Staff anticipates that City will initiate such a Comprehensive Plan amendment to facilitate the scale and scope of the Project Plan.

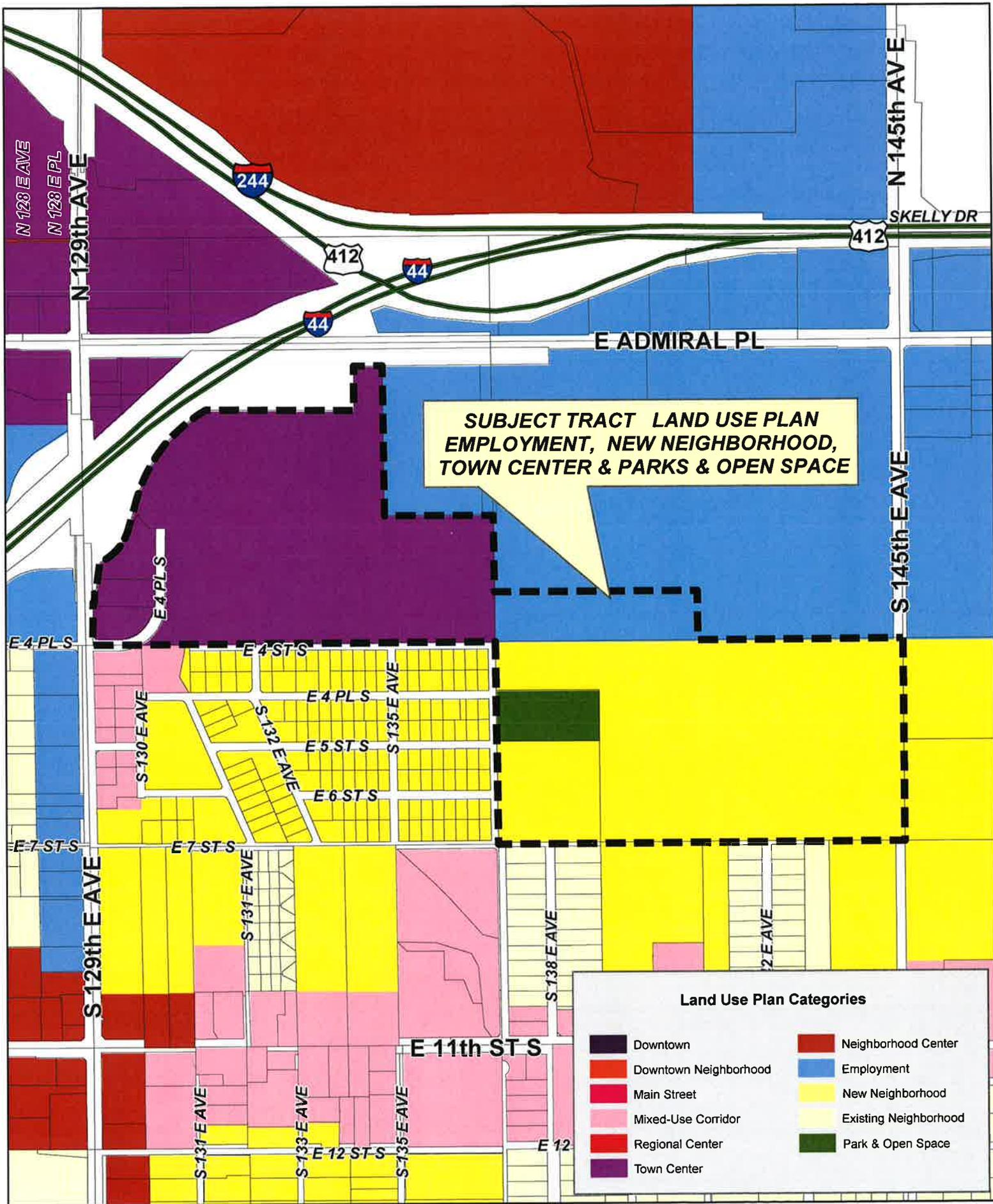
C. Economic Development Priorities

The Comprehensive Plan states that an Economic Development Priority is to have “regional centers that provide ideal opportunities for a high concentration of commercial and retail employers.”(Comprehensive Plan, p. ED-12) The priority is further described as “Employers and residents in these centers are also offered opportunities for shopping, dining, entertainment and other services. As more people work and live in them, additional services are provided and these centers, will become even more desirable places to live, contributing to a vibrant urban economy and environment.” (Comprehensive Plan, p. ED-13)

Staff recommendation: *Approval of the Admiral Place Community Development Project Plan, finding it to be in conformance with the Tulsa Comprehensive Plan, subject to the Comprehensive Plan amendment as contemplated in the Project Plan.*

Attachments:

- Land Use Map
- Stability and Growth Map
- Zoning Map
- Aerial Map
- Proposed Admiral Place Community Development Project Plan Increment District No. 7, City of Tulsa

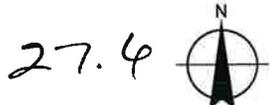


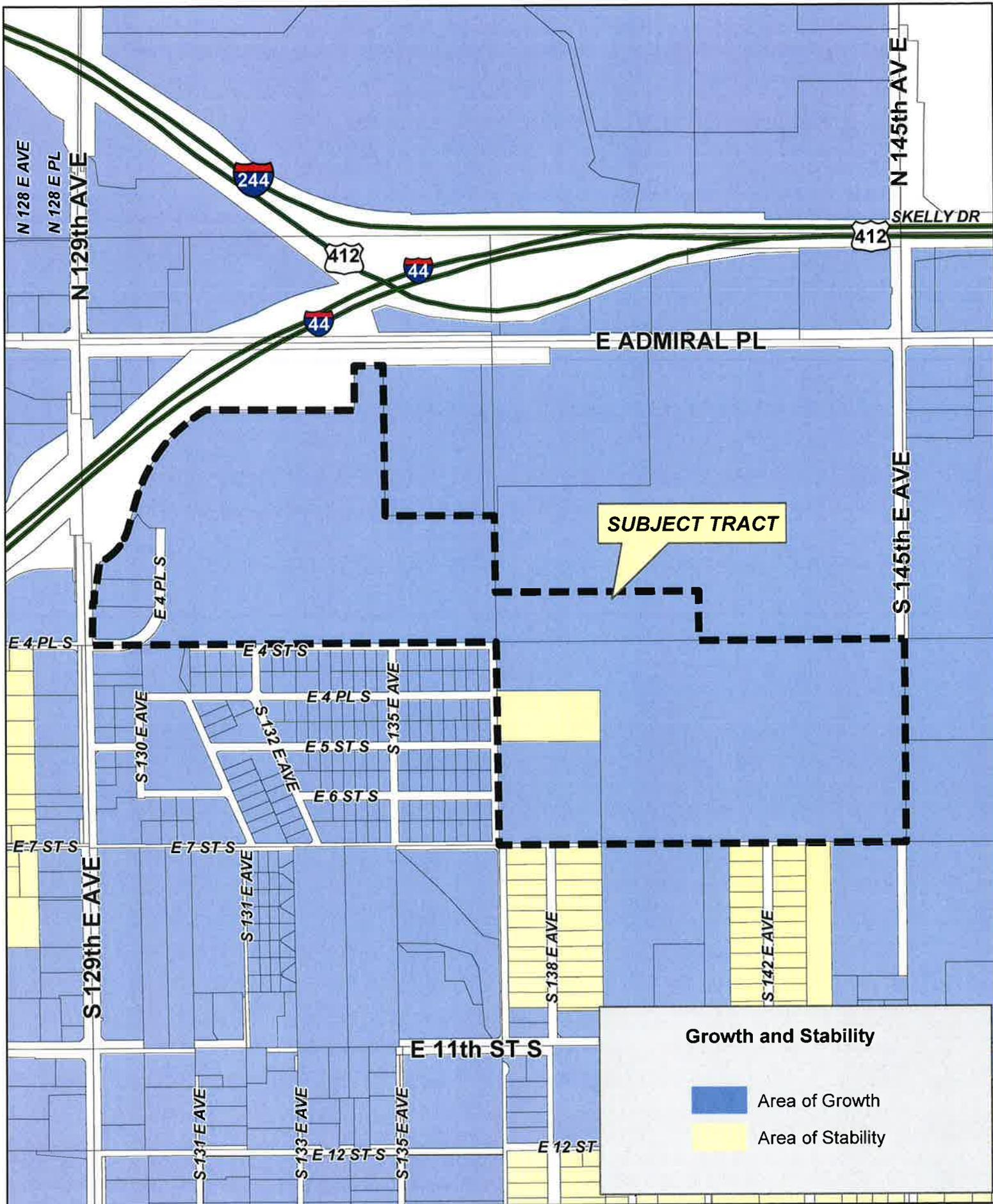
**SUBJECT TRACT LAND USE PLAN
EMPLOYMENT, NEW NEIGHBORHOOD,
TOWN CENTER & PARKS & OPEN SPACE**

ADMIRAL DEVELOPMENT CENTER

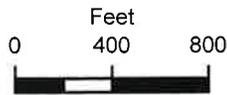


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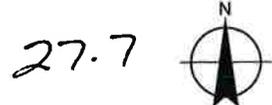


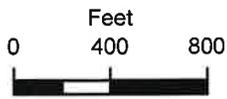


ADMIRAL DEVELOPMENT CENTER



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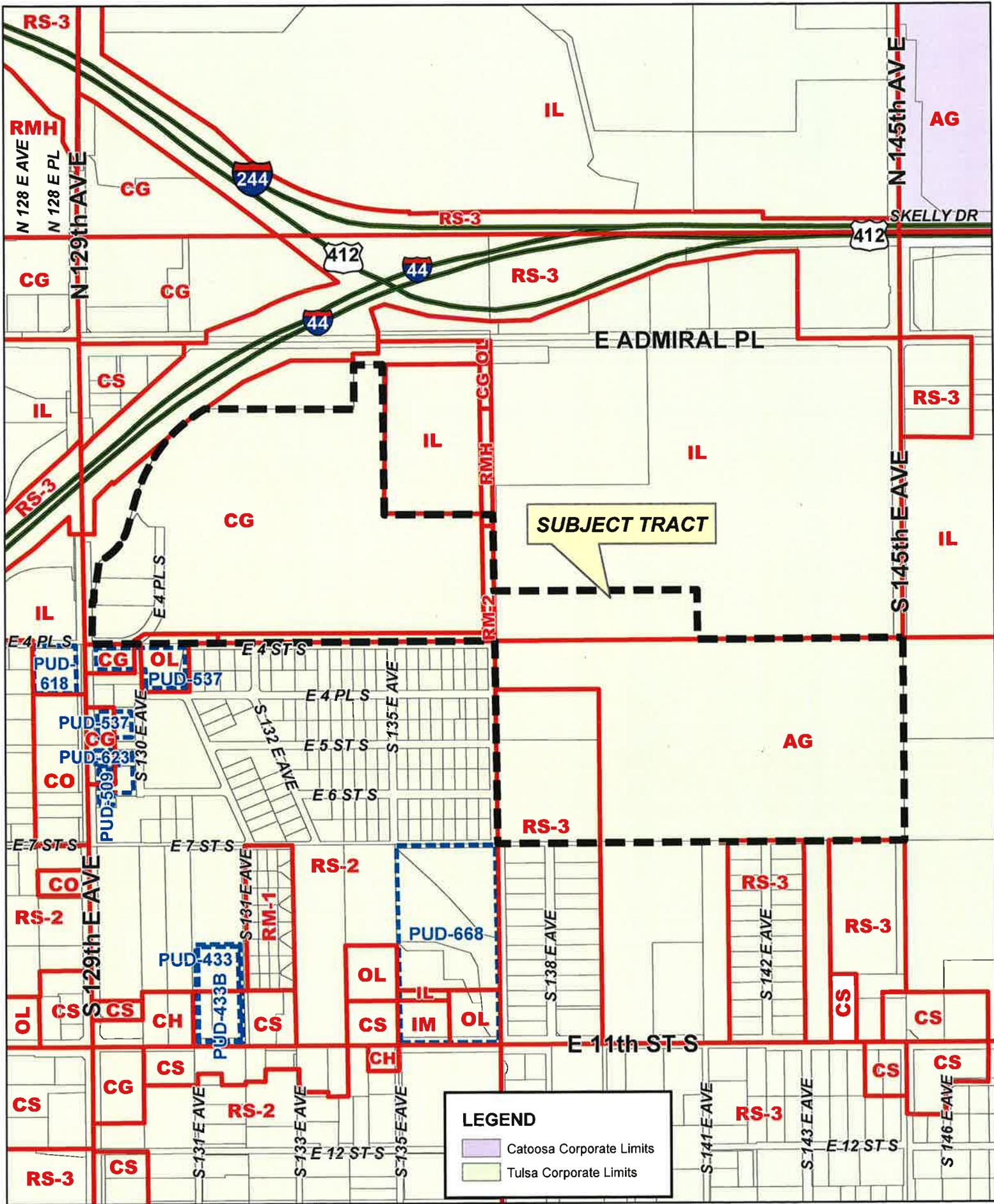
ADMIRAL DEVELOPMENT CENTER

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

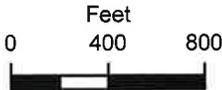




SUBJECT TRACT

LEGEND

- Catoosa Corporate Limits
- Tulsa Corporate Limits



ADMIRAL DEVELOPMENT CENTER

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Adopted _____

**ADMIRAL PLACE COMMUNITY DEVELOPMENT PROJECT PLAN
INCREMENT DISTRICT NO. 7, CITY OF TULSA**

PREPARED BY:

THE CITY OF TULSA, OKLAHOMA



WITH THE ASSISTANCE OF:

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Oklahoma City, Oklahoma 73102
(405) 232-4606
econlaw@econlaw.com**

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ADMIRAL PLACE COMMUNITY DEVELOPMENT PROJECT PLAN

I. INTRODUCTION

The Admiral Place Community Development Project Plan is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*, and is referred to here as the "Project Plan." The project is being undertaken by the City of Tulsa, Oklahoma ("City") in order to develop approximately 50 acres located in the eastern part of Tulsa, achieve the City's development objectives, improve the quality of life for its citizens, stimulate private investment, and enhance the tax base. At the heart of this project is the development of a regional retail outlet shopping center of approximately 350,000 square feet and public infrastructure improvements necessary to such development, including a regional detention facility. A key component of the Project Plan is the encouragement of private developments that improve the quality of life for the residents of Tulsa. This Project Plan is a critical element in fostering public-private partnerships to create the type of development that the City seeks but can achieve only by means of the financing tools available under the Oklahoma Local Development Act.

An increment district provides funding for public sector costs to stimulate private commercial development and provide improvements to and beautification of the area in order to create the high-quality development that the City contemplates. The project will be financed from a combination of public and private sources, including apportionment of sales tax increments from Increment District No. 7, City of Tulsa.

II. BOUNDARIES OF PROJECT AREA AND INCREMENT DISTRICT

The Project Area is the area in which project activities will take place. The Increment District is designated Increment District No. 7, City of Tulsa, and is the area from which the increment is generated. The Project Area and Increment District are generally located southeast of the intersection of I-44 and Admiral Place. The Project Area and Increment District boundaries are depicted on Exhibit A. The Project Area boundaries are described on Exhibit B. The Increment District boundaries are described on Exhibit C.

III. ELIGIBILITY OF PROJECT AREA

The Project Area is an enterprise area. It lies within an enterprise zone, designated by the Oklahoma Department of Commerce to be in a disadvantaged portion of the City of Tulsa. Investment, development, and economic growth in the area are difficult, but possible if the provisions of the Local Development Act are used. The Project Area is unproductive, undeveloped, underdeveloped, or blighted within the meaning of Article 10, §6C of the Oklahoma Constitution, and suffers from conditions inhibiting development.

IV. OBJECTIVES

The principal objectives of the project and Increment District No. 7 are:

- A. To preserve and enhance the tax base and make possible investment, development, and economic growth that would otherwise be difficult without the project and the apportionment of incremental sales tax revenues.
- B. To stimulate private commitments to invest in and develop the Project Area.
- C. To create an attractive, high-quality, and viable retail and commercial center to attract residents and visitors from the region.
- D. To provide a needed public benefit through the construction of a regional detention facility and other public improvements.

V. STATEMENT OF PRINCIPAL ACTIONS

Implementation actions for the project, including all necessary, appropriate and supportive steps, will consist principally of the following:

- A. Project planning, design and approval.
- B. Construction of a regional detention facility and construction and/or repair of public improvements, streets, streetscapes, utilities and other public infrastructure and facilities.
- C. Landscape and streetscape improvements, including lighting, signage, and sidewalks, and park or park-like elements.
- D. Development of an approximately 350,000 square feet regional retail outlet shopping center, as well as restaurants, hotels, and additional retail.

VI. ESTABLISHMENT OF INCREMENT DISTRICT NO. 7, CITY OF TULSA

A. This Project Plan creates Increment District No. 7, City of Tulsa, a sales tax increment district.

B. The sales tax increment is a portion of the City's sales tax attributable to investment and development within Increment District No. 7. The sales tax increment shall be two and one tenths percent (2.1%) of the gross proceeds or gross receipts derived from all sales in Increment District No. 7 that are taxable under the sales tax code of Oklahoma (including any and all amendments thereto and revisions thereof), regardless of whether the City modifies its sales tax rates.

C. The increment of the sales taxes generated by Increment District No. 7 may be used to pay Project Costs authorized by Section VIII of this Project Plan for a period not to exceed twenty-five (25) fiscal years from the effective date of Increment District No. 7, as provided by law, or the period required for payment of the Project Costs authorized by Section VIII, whichever is less. During the period of apportionment, the sales tax apportionment fund (1) shall be available to pay Project Costs

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under Section VIII, (2) shall constitute special funds of the City, or, at the direction of the City, the Tulsa Industrial Authority, a public trust, or another public entity designated by the City, and (3) shall not be subject to annual appropriation as a part of the general fund of the City.

VII. PROJECT AND INCREMENT DISTRICT AUTHORIZATIONS

A. The City is designated and authorized as the principal public entity to carry out and administer the provisions of this Project Plan and to exercise all powers necessary or appropriate thereto as provided in the Oklahoma Local Development Act, 62 O.S. §854.

B. The Tulsa Industrial Authority (TIA), or another public entity designated by the City pursuant to Section VI, is authorized and designated to carry out those provisions of the project related to issuance of bonds or notes as provided in Sections 854(B) and 863 of the Oklahoma Local Development Act, subject to approval of the governing body of the City of any specific notes or bonds. TIA is authorized to assist in carrying out this Project Plan and to exercise all powers necessary or appropriate thereto pursuant to Section 854 of the Oklahoma Local Development Act, except for approval of this Project Plan and those powers enumerated in paragraphs 1, 2, 3, 4, 7, 13 and 16 of Section 854. As a public entity designated by the City, TIA or another public entity designated by the City is authorized to: (1) issue tax apportionment bonds or notes, or both; (2) pledge revenues from current and future fiscal years to repayment; (3) incur Project Costs pursuant to Section VIII of this Project Plan; (4) provide funds to or reimburse the City for the payment of Project Costs and other costs incurred in support of the implementation of the project; and (5) incur the cost of issuance of bonds for payment of such costs and to accumulate appropriate reserves, if any, in connection with them. Project Costs shall mean (a) the public costs authorized to be paid pursuant to Section VIII of this Project Plan, and (b) costs necessary or appropriate to implement this Project Plan other than costs authorized by Section VIII, which may be authorized without amendment to this Project Plan.

C. The City Manager, Jim Twombly, his successor in office, or his designee shall be the person in charge of implementation of the Project Plan in accordance with the provisions, authorizations, and respective delegations of responsibilities contained in this Project Plan. The City Manager, his successor in office, or his designee is authorized to empower one or more designees to exercise responsibilities in connection with project implementation.

VIII. BUDGET OF ESTIMATED PROJECT COSTS TO BE FINANCED BY TAXES APPORTIONED FROM INCREMENT DISTRICT NO. 7, CITY OF TULSA

A. The Project Costs will be financed by the apportionment of sales tax increments from Increment District No. 7. The Project Costs categories are:

Assistance in Development Financing \$20,000,000.00

Assistance in Development Financing consists of public support provided to a private developer pursuant to a legally enforceable Development Agreement to ensure the delivery of the project, or specific portions thereof. The Development Agreement is anticipated to provide support for the following:

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Regional Detention Facility	\$ 6,500,000.00
Public Infrastructure Improvements	\$ 4,500,000.00
Landscape and Streetscape Improvements	\$ 4,000,000.00
Public Improvements Contingency	\$ 1,000,000.00
Tenant Improvements and Recruitment	\$ 4,000,000.00
Project Preparation and Implementation	\$ 200,000.00
TOTAL Project Costs	\$20,200,000.00

Plus financing costs, costs of issuance, necessary or appropriate reserves, and interest on repayment of Project Costs.

B. Additional costs necessary or appropriate to implement this Project Plan that are to be financed by other than apportioned sales tax increments may be approved by the City at any time. The provisions of this Section VIII are not a limitation on Project Costs to be financed by other than apportioned sales tax increments.

IX. FINANCING REVENUE SOURCES

A. Financing Authorizations.

The implementation of the Project Plan shall be financed in accordance with financial authorizations, including both fund and asset transfers, authorized from time to time by the City.

B. Financing Revenue Sources.

The revenue sources expected to finance Project Costs authorized by Section VIII are the portion of the increments attributable to investment and development within Increment District No. 7. Project Costs will be paid by the City and/or TIA.

C. Financial Reports and Audits.

The development activities undertaken by the City, pursuant to this Project Plan, shall be accounted for and reported by the appropriate and necessary annual fiscal year audits and reports.

D. Other Necessary and Supporting Costs.

TIA or another public entity designated by the City pursuant to Section VI, is authorized to issue bonds and notes and to apply for and obtain grants from other sources for costs incurred or to be incurred in connection with the project and the construction of improvements therein in addition to Project Costs to be financed pursuant to Section VIII.

X. PRIVATE AND PUBLIC INVESTMENTS EXPECTED FOR THE PROJECT

A. Private and Public Investments Expected from the project and Increment District No. 7.

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The total estimated private investment for the retail outlet center is approximately \$95,000,000.00. There will likely be additional private investment within Increment District. These private investments are in addition to an estimated \$20,000,000.00 in aggregate public investment. Private investment in the area is expected to consist of new retail development and potentially office and hotel development. Public investment will include a regional detention facility, infrastructure improvements, and landscape and streetscape improvements.

B. Public Revenue Estimated to Accrue from the Project and Increment District No. 7.

The estimated incremental increases in sales tax revenue, which will serve as the revenue source for financing the Project Costs authorized by Section VIII, is the public revenue directly attributable to the project defined by establishment of Increment District No. 7. Both the City and the State will experience increases in sales tax revenues that are not a part of Increment District No. 7. Ad valorem taxing entities will experience additional revenues from increasing values of the Project Area and other property near and adjacent to the project.

Incremental sales tax revenues are estimated to range between \$2,000,000.00 annually in the near term and \$3,500,000.00 annually over the longer term. The development anticipated by the project will not result in a measurable increase in demand for services by or in costs to the City, the only affected taxing entity, whose public sector costs will be substantially defrayed from apportioned sales tax increments derived from the development. The economic benefits of the project for the City as the affected taxing jurisdiction indicate positive financial impacts for the community as a whole. The aggregate impacts on the City from implementation of the Project Plan are positive and include the achievement of the objectives set forth in Section IV.

XI. FINANCING PLAN

Private developers of the Project Area will be required to construct the necessary improvements for the project at their initial expense. It is anticipated that these costs will be incurred within a year or two after approval of the Project Plan. The tax increments generated by the sales from the private development in the Increment District will pay authorized Project Costs after they are incurred by the developer(s). Without the proposed project and assistance in development financing, development of this type and on this scale within the Project Area would not occur. Increments generated by Increment District No. 7 will provide the funding of Project Costs to be paid by the City and/or TIA. The financing of the projected private development in the area will be provided by private equity and private financing, secured by the private development.

XII. LAND USE

The property within the Increment District is currently undeveloped. Existing uses and conditions of real property and the few structures in the Project Area are shown on the attached Exhibit D. A map showing the proposed improvements to and proposed uses of the real property in the Increment District are shown on the attached Exhibit E. Implementation of the Project Plan requires proposed changes to the Tulsa Comprehensive Plan and zoning by the City of Tulsa. The land use in the

Comprehensive Plan for the Project Area will be amended to Regional Center as defined in the Comprehensive Plan. Zoning for the Project Area will be changed to Commercial Shopping, Commercial General, or other zoning appropriate for the development.

RESOLUTION NO.: 2710:943

RESOLUTION DETERMINING THAT THE ADMIRAL PLACE COMMUNITY DEVELOPMENT PROJECT PLAN IS IN CONFORMANCE WITH THE TULSA COMPREHENSIVE PLAN, SUBJECT TO AMENDMENT TO THE TULSA COMPREHENSIVE PLAN, AND RECOMMENDING TO THE CITY OF TULSA APPROVAL AND ADOPTION OF THE ADMIRAL PLACE COMMUNITY DEVELOPMENT PROJECT PLAN

WHEREAS, the City of Tulsa (“City”) seeks to promote, revitalize, and generate development in order to retain and expand employment in the area, attract major investment, enhance the tax base, stimulate economic growth, improve the quality of life in Tulsa, and strengthen the community; and

WHEREAS, the City envisions the development of an area in the City, located southeast of the intersection of I-44 and Admiral Place, into a regional retail outlet shopping center; and

WHEREAS, economic development within the City will promote the public good, general welfare, economic security, and prosperity of the City and its inhabitants; and

WHEREAS, the Admiral Place Community Development Project Plan, attached hereto, is a project plan as defined under the Oklahoma Local Development Act, 62 O.S. §850, *et seq.*; and

WHEREAS, the provisions of the Oklahoma Local Development Act provide procedures for developing a qualified area such as the project area; and

WHEREAS, the Admiral Place Community Development Project Review Committee, including a representative of the Tulsa Metropolitan Area Planning Commission, has recommended the approval of the Admiral Place Community Development Project Plan; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission has reviewed the Tulsa Comprehensive Plan and the Admiral Place Community Development Project Plan; and

WHEREAS, the Admiral Place Community Development Project Plan, consistent with the provisions of the Oklahoma Local Development Act, describes proposed changes to the Tulsa Comprehensive Plan and zoning by the City of Tulsa required to implement the Admiral Place Community Development Project Plan; and

WHEREAS, the proposed changes to the Tulsa Comprehensive Plan amend the land use of the project area to Regional Center as defined in the Tulsa Comprehensive Plan; and

WHEREAS, the proposed changes to zoning amend the zoning of the project area to Commercial Shopping, Commercial General, or other zoning appropriate for the development contemplated in the Admiral Place Community Development Project Plan; and

WHEREAS, the Admiral Place Community Development Project Plan is appropriate and desirable in order to support efforts to achieve the objectives of the Tulsa Comprehensive Plan, subject to the amendment to the Tulsa Comprehensive Plan contemplated in the Admiral Place Community Development Project Plan; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission finds it appropriate and desirable to recommend to the City Council of the City that it approve and adopt the Admiral Place Community Development Project Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION:

1. The Admiral Place Community Development Project Plan is hereby declared to be in conformance with the Tulsa Comprehensive Plan, subject to amendment to the Tulsa Comprehensive Plan as contemplated in the Admiral Place Community Development Project Plan.
2. Amendments to the Tulsa Comprehensive Plan and zoning of the City of Tulsa as contemplated by the Admiral Place Community Development Project Plan shall be considered upon appropriate submission.
3. The Admiral Place Community Development Project Plan is determined to be desirable.
4. Recommendation is hereby made to the City Council of the City of Tulsa that it approve and adopt the Admiral Place Community Development Project Plan.

PASSED AND APPROVED this ___ day of November, 2015.

Chairperson

ATTEST:

Secretary