TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2712

December 16, 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:
Review TMAPC receipts for the month of November 2015

1. Minutes of December 2, 2015, Meeting No. 2711

CONSENT AGENDA:

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

2. **LS-20833** (Lot-Split) (County) – Location: South of the southwest corner of East 161st Street South and South Peoria Avenue

3. **LC-728** (Lot-Combination) (CD 4) – Location: Northeast corner of East 13th Street South and South Trenton Avenue

4. **LC-729** (Lot-Combination) (CD 9) – Location: North and east of the northeast corner of East 41st Street South and South Lewis Avenue (Related to: LS-20834 and LC-730)

5. **LC-730** (Lot-Combination) (CD 9) – Location: North and east of the northeast corner of East 41st Street South and South Lewis Avenue (Related to: LS-20834 and LC-729)

6. **LS-20835** (Lot-Split) (County) – Location: West of the southwest corner of West 51st Street South and Southwest Boulevard (Related to: LC-731 & LC-732)

7. **LC-731** (Lot-Combination) (County) - Location: West of the southwest corner of West 51st Street South and Southwest Boulevard (Related to: LS-20835 & LC-732)

8. **LC-732** (Lot-Combination) (County) - Location: West of the southwest corner of West 51st Street South and Southwest Boulevard (Related to: LS-20835 & LC-731)

9. **QuikTrip 0007 – Final Plat**, Location: Northeast corner of East Admiral Place and North Yale Avenue, (CD 3)

10. **Yale Village – Reinstatement of Plat**, Location: Southwest corner of East 91st Street South and South Yale Avenue, (CD 8)

11. **Z-7236-SP-1a – KKT Architects/Nicole Watts**, Location: Southwest corner of West 81st Street South and Highway 75, requesting a **Corridor Minor Amendment** to revise allowable ground sign sizes, **CO** (CD 2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

12. **LS-20834** (Lot-Split) (CD9) – Location: North and East of the northeast corner of East 41st Street South and South Lewis Avenue (Related to: LC-729 and LC-730)

13. **Breeze Farms – Preliminary Subdivision Plat,** Location: Southeast of southeast corner of East 161st Street South and South Lewis Avenue, (County)

14. **PUD-728 B and Z-7389 – Plat Waiver,** Location: Northeast corner of South Trenton and East 13th Street, (CD 4)

15. **Cadent Park – Minor Subdivision Plat**, Location: West of the northwest corner of East 91st Street South and South Yale Avenue, (CD 8) (Continued from October 7, 2015, November 4, 2015, and November 18, 201, and December 2, 2015) (Staff requests the plat be held until release letters have been received at which time the plat will be re-advertised and put on an agenda.)

16. **PUD-467-A – Eller & Detrich/Andrew Shank**, Location: West of northwest corner of East 51st Street South and South Pittsburgh Avenue, requesting a **PUD Major Amendment** to add Use Unit 21 – Outdoor Advertising Sign, **CO/PUD-467 to CO/PUD-467-A,** (CD 9) (Related to Z-6310-SP-6)

17. **Z-6310-SP-6 - Eller & Detrich/Andrew Shank**, Location: West of northwest corner of East 51st Street South and South Pittsburgh Avenue, requesting a **Major Amendment to a Corridor Development Plan** to add Use Unit -21-Outdoor Advertising Sign, **CO/PUD-467 to CO/PUD-467-A,** (CD 9) (Related to PUD-467-A)

18. **PUD-843 – AAB Engineering, LLC/Alan Betchan**, Location: West of southwest corner of East 11th Street and South Garnett Road, requesting a **PUD** for development standards to allow lots without frontage on a public street and to identify certain allowed uses, **CS to CS/PUD-843**, (CD 5)

19. **PUD-636-D – Matt Christensen**, Location: South of the southeast corner of West 71st Street and South Union Avenue, requesting a **PUD Major Amendment to Abandon**, (CD 2) **(Staff is requesting a continuance to January 6, 2016)**

20. **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) (Continued from 11/18/15) **(Applicant has requested a continuance to January 20, 2016)**

21. **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) (Continued from 11/18/15 and 12/2/15)

OTHER BUSINESS

22. Consider and discuss Initiating an amendment to Land Use Map for property located at the northeast corner of East Queen Street and North Martin Luther King Jr. Boulevard – Michael Covey

23. Adopt proposed revisions to Fee Schedule for TMAPC and Board of Adjustment to reflect new categories/processes in the new Zoning Code.

24. **Commissioners' Comments**

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org email address: esubmit@incog.org

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

TMAPC RECEIPTS
Month of November 2015

	Current Period				Year To Date		
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	12	$362.50	$362.50	$725.00	61	$1,750.00	$1,750.00	$3,500.00
Zoning	4	1,700.00	1,700.00	3,400.00	30	14,102.50	14,102.50	28,205.00
PUDs & Plan Reviews	26	2,375.00	2,375.00	4,750.00	132	12,200.00	12,200.00	24,400.00
Refunds		0.00	0.00	0.00	0	(1,245.00)	(1,245.00)	(2,490.00)
NSF		0.00	0.00	0.00		$0.00	$0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		$4,437.50	$4,437.50	$8,875.00		$26,807.50	$26,807.50	$53,615.00
LAND DIVISION								
Minor Subdivisions	3	$650.00	$650.00	$1,300.00	5	$1,300.00	$1,300.00	$2,600.00
Preliminary Plats	3	2,205.00	2,205.00	4,410.00	16	9,362.50	9,362.50	18,725.00
Final Plats	0	0.00	0.00	0.00	5	2,377.50	2,377.50	4,755.00
Plat Waivers	3	375.00	375.00	750.00	7	875.00	875.00	1,750.00
Lot Splits	9	460.00	460.00	920.00	39	1,982.50	1,982.50	3,965.00
Lot Combinations	10	550.00	550.00	1,100.00	48	2,450.00	2,450.00	4,900.00
Access Changes	1	25.00	25.00	50.00	4	100.00	100.00	200.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00		(50.00)	(50.00)	(100.00)
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		$4,265.00	$4,265.00	$8,530.00		$18,397.50	$18,397.50	$36,795.00
TMAPC COMP								
Comp Plan Admendment	0	$0.00	$0.00	$0.00		$480.00	$0.00	$480.00
Refund		$0.00		$0.00		$0.00	$0.00	$0.00
		$0.00	$0.00	$0.00		$480.00	$0.00	$480.00
BOARDS OF ADJUSTMENT								
Fees	11	$2,750.00	$1,200.00	$3,950.00	72	$24,050.00	$5,100.00	$29,150.00
Refunds		0.00	0.00	$0.00	34	0.00	0.00	0.00
NSF Check		0.00	0.00	$0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	$0.00	0	0.00	0.00	0.00
		$2,750.00	$1,200.00	$3,950.00		$24,050.00	$5,100.00	$29,150.00
TOTAL		**$11,452.50**	**$9,902.50**	**$21,355.00**		**$69,735.00**	**$50,305.00**	**$120,040.00**
LESS WAIVED FEES *		$0.00		$0.00		**($457.81)**		**($457.81)**
GRAND TOTALS		**$11,452.50**	**$9,902.50**	**$21,355.00**		**$69,277.19**	**$50,305.00**	**$119,582.19**

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

Final Subdivision Plat

Quik Trip 0007 - (CD 3)
Northeast corner of East Admiral Place and North Yale Avenue

This plat consists of 2 Lots, 1 Block, on 3.9 acres.

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

9.1
12/7/15

Draft Final Plat #1

QuikTrip No. 0007

A RESUBDIVISION OF PART OF LOTS 1, 2, 3, 4, 5, 6 & 11, AND ALL OF LOTS 7, 8, 9, & 10,
ALL IN BLOCK TWO, WHITE CITY ADDITION, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,
AND LOCATED IN SECTION THREE (3), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST OF THE I.B.&M.

SCALE: 1"=30'

Owner:
QuikTrip Corporation
An Oklahoma Corporation
4705 South 129th East Avenue
Tulsa, Oklahoma 74134
Phone: (918) 615-7254
Contact: Mike Ward
Email: mward@quiktrip.net

Engineer:
AAB Engineering, LLC
Certificate of Authorization No. 6318 Exp. June 30, 2018
PO Box 2136
Sand Springs, Oklahoma 74063
Phone: (918) 514-4283
Email: alan@aabeng.com

Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2017
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 665-3600
Email: drobinson@sw-assoc.com

FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission
Approval Date _____

_____ TMAPC/INCOG

_____ 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.

STATE OF OKLAHOMA
COUNTY OF TULSA

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

Dated the ___ day of _____ 20___
Pat Key, Tulsa County Clerk

_____ Deputy

East Admiral Place North

East Admiral Boulevard

North Yale Avenue

North Allegheny Avenue

Block 1
White City Addition

Block 2
White City Addition

Block 3
White City Addition

Block 4
White City Addition

LOT 1

LOT 2

4926

4948

R 13 E

EAST ARCHER STREET NORTH

SOUTH YALE AVENUE

SOUTH SHERIDAN ROAD

EAST 11TH STREET SOUTH

Location Map
SCALE: 1"=2000'

Subdivision Statistics:

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

LOT ONE (1) CONTAINS 2.069 TOTAL ACRES (90,094 SF)

LOT TWO (2) CONTAINS 1.192 TOTAL ACRES (50,815 SF)

R/W BEING DEDICATED BY PLAT CONTAINS 0.155 ACRES (6,747 SF)

SUBDIVISION CONTAINS 3.386 TOTAL ACRES (147,448 SF)

Legend:

ACC	=	ACCESS
LNA	=	LIMITS OF NO ACCESS
UE	=	UTILITY EASEMENT
SWE	=	SANITARY SEWER EASEMENT
R/W	=	RIGHT-OF-WAY
P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.S.O.	=	PUBLIC SERVICE COMPANY OF OKLAHOMA
BK	=	BOOK
PG	=	PAGE
C.A.	=	CENTRAL ANGLE
C.B.	=	CHORD BEARING
C.L.	=	CHORD LENGTH
2222	=	STREET ADDRESS
	=	R/W BEING DEDICATED BY THIS PLAT

Monumentation:

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

Basis of Bearing:

THE BEARING BASE FOR THIS SURVEY ARE GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM-NORTH ZONE-NAD 83 (1983); WITH THE BEARING ALONG THE NORTH LINE OF GOVERNMENT LOT 5 AS NORTH 88°49'30" EAST.

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

Benchmark:

CHISELED SQUARE ON CONCRETE WALL
NAVD 1988 DATUM
ELEVATION=736.84

SACK AND ASSOCIATES, INC.
• ENGINEERING • SURVEYING • PLANNING •
CA No. 1783 (PE/LS)
3530 E. 31st St., Ste. A, Tulsa, OK 74135-1519
P.O. Box 520970, Tulsa, OK 74152-0970
Phone: 918.592.4111 Fax: 918.592.4229
E-mail: sai@sackandassociates.com

December 7, 2015

Mrs. Diane Fernandez
INCOG
Two West Second Street, Suite 800
Tulsa, Oklahoma 74103

RE: Yale Village, Preliminary Plat

Dear Diane,

On behalf of our client, HBP, Inc., we respectfully request reinstatement of the preliminary plat "Yale Village" located at the southwest corner of 91st and Yale. The preliminary plat was approved on September 5, 2012.

The project was developed under IDP 6140 and various building permits, and while it took more than a year to complete, it has been complete for a year or two. Admittedly, we simply lost track of the plat status and overlooked the fact it had not been filed. We are correcting that now with this request and submittal of the Final Plat for approval.

If there are any questions, please let us know.

Sincerely,
SACK AND ASSOCIATES, INC.

Eric G. Sack, PE, PLS
Vice President

EGS:me

F898B (19)
1813.21

10.1

TREASURER'S STAMP
DO NOT USE THIS SPACE

COUNTY CLERK STAMP
DO NOT USE THIS SPACE

'DRAFT FINAL PLAT'

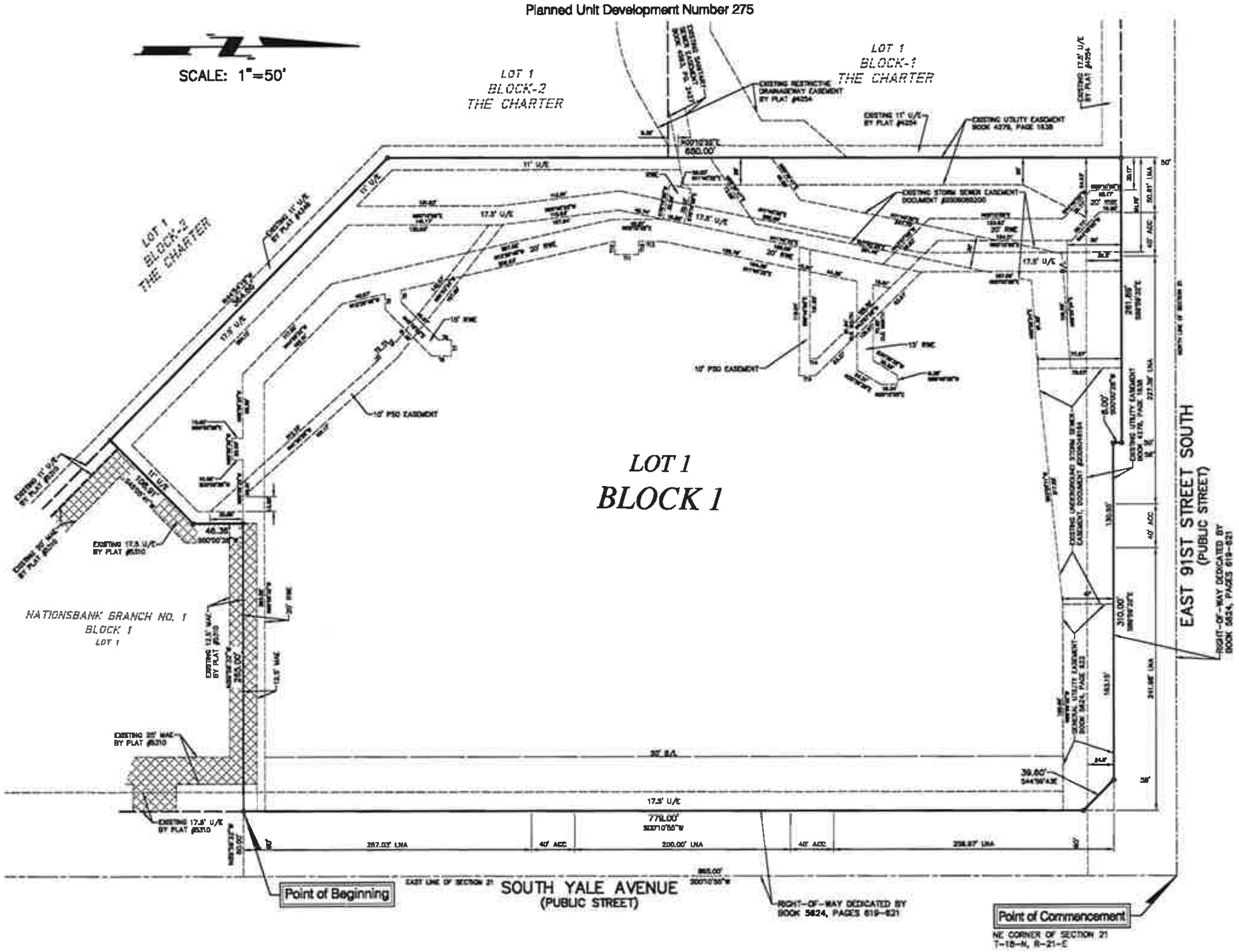
Yale Village

A SUBDIVISION OF PART OF THE
NE/4 OF SECTION 21, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

SCALE IN FEET

Planned Unit Development Number 275

SCALE: 1"=50'



FINAL PLAT ENDORSEMENT OF APPROVAL
Tulsa Metropolitan Area Planning Commission
Approval Date ______
______ TMAPC/INCOG
______ 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.

Location Map
SCALE: 4"= 1 MILE

Owner

HBP, INC.
ATTN: MR. ROBERT DOZIER
2000 McKINNEY AVENUE, SUITE 1000
DALLAS, TEXAS 75201
PHONE: (214) 740-3369

Engineer / Surveyor

SACK AND ASSOCIATES, INC.
3530 EAST 31ST STREET SOUTH, SUITE A
TULSA, OKLAHOMA 74135-1519
PHONE: (918) 592-4111
E-MAIL: SAM@SACKANDASSOCIATES.COM
C.A. No. 1783 (EXP. JUNE 30, 2017)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF 'BLOCK-1 THE CHARTER', PLAT NUMBER 4254.

Monumentation

ALL CORNERS TO BE SET USING A 3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139', UNLESS OTHERWISE NOTED.

Legend

ACC = ACCESS PERMITTED
B/L = BUILDING LINE
LNA = LIMITS OF NO ACCESS
MAE = MUTUAL ACCESS EASEMENT
RWE = RESTRICTED WATERLINE EASEMENT
U/E = UTILITY EASEMENT

MUTUAL ACCESS EASEMENT

Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK

BLOCK 1 CONTAINS 11.2684 ACRES (490,897 S.F.)

Line Table		
LINE	LENGTH	BEARING
T1	5.00	S48°20'02"W
T2	9.38	N41°20'38"W
T3	4.58	N31°53'24"W
T4	5.00	N38°38'28"E
T5	13.66	S80°00'00"E
T6	18.10	N00°30'17"E
T7	15.00	N88°24'43"W
T8	12.00	S00°30'17"W
T9	11.00	S80°00'00"W
T10	12.00	S89°49'00"E
T11	22.00	N00°10'30"E
T12	12.00	N89°49'05"W
T13	21.52	N00°10'30"E
T14	6.43	N00°20'44"E
T15	15.33	N00°20'44"E

10.2

Prepared: DECEMBER 1, 2015 'DRAFT FINAL'

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7236-SP-1a
Minor Amendment

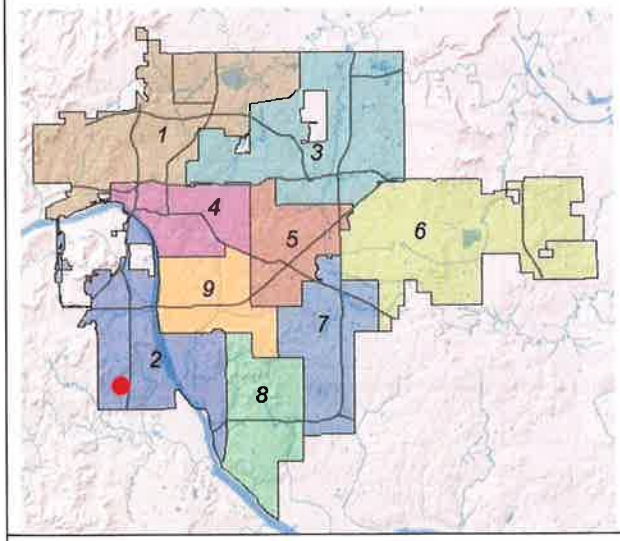
Hearing Date: December 16, 2015

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: KKT Architects – Nicole Watts

Property Owner: Unit Corporation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor Minor amendment to revise allowable ground sign sizes.

Gross Land Area: 28.5 acres

Location: SW/c of West 81st Street South & Hwy 75

8200 South Unit Drive

Zoning:
Existing Zoning: CO
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 8124
CZM: 51 Atlas: 1584

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith

December 16, 2015

SECTION I: Z-7236-SP-1a Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the Corridor Plan to revise Development Standards to increase allowable signage area for the sign located on W. 81st Street and allowable signage area and height for tenant directional signs.

Proposed Development Standard revisions are listed on the Applicant's Corridor Minor Amendment Text Exhibit.

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

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

Staff has reviewed the request and determined:

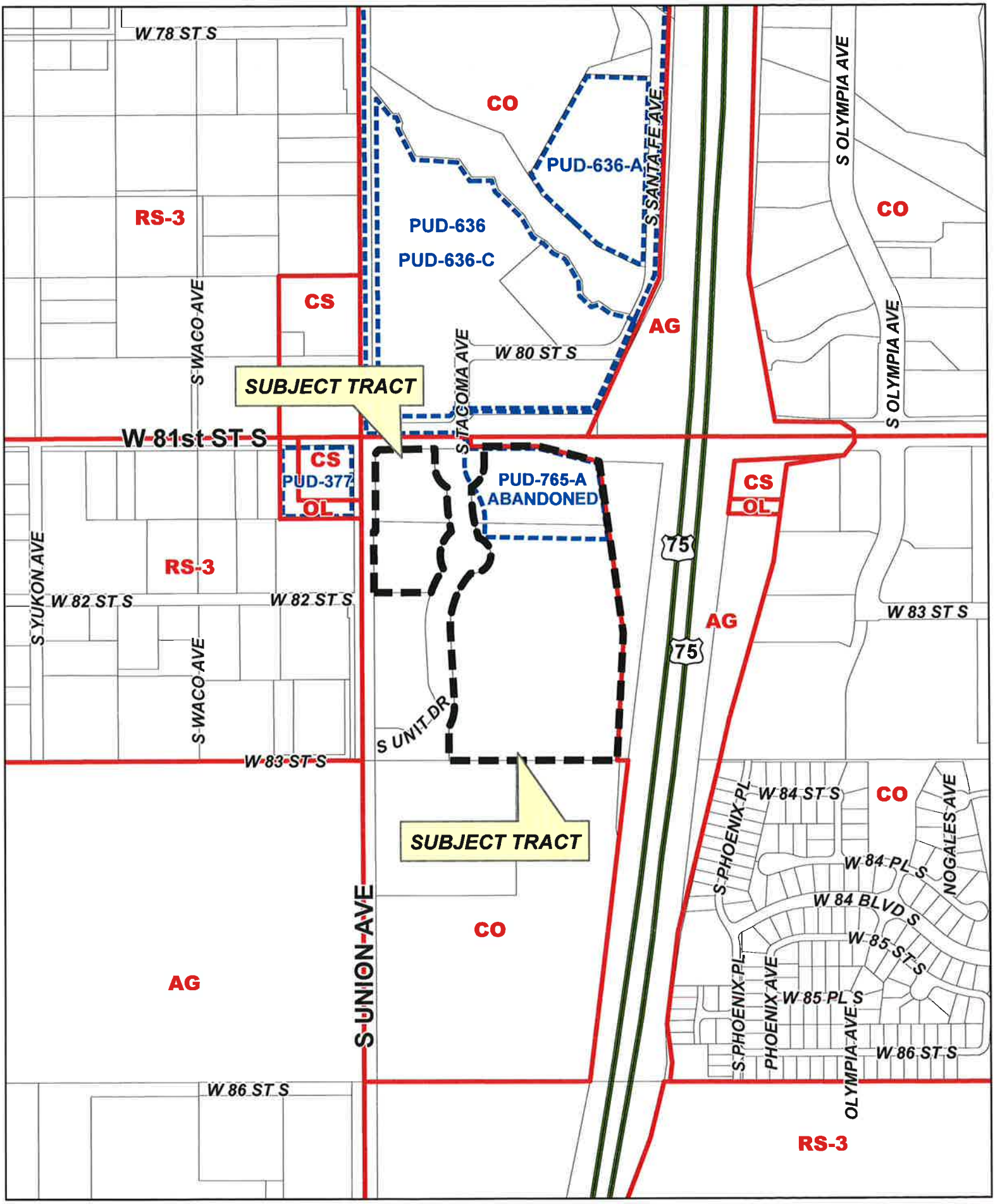
1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.

2) All remaining development standards defined in Z-7236-SP-1 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Corridor Minor Amendment Text
Applicant Site Plan
Applicant Exhibit of Proposed Signage

With considerations listed above, staff recommends **approval** of the minor amendment request to increase allowable signage area for the sign located on W. 81st Street and allowable signage area and height for tenant directional signs.



Feet
0 250 500

Z-7236-SP-1a

18-12 14

113

N

Feet
0 250 500

Subject Tract

Z-7236-SP-1a

18-12 14

11.9

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

Aerial Photo Date: March 2014

N

CORRIDOR MINOR AMENDMENT

This minor amendment is to amend the allowable sizes of the sign along W. 81st Street and the directional signs on the internal road.

W. 81st Street Sign –

Height:	Allowed - 12'	Proposed - 12'
Surface Area:	Allowed – 96 SF	Proposed – 122 SF

The square footage increase is a small percentage. The design of the sign has been designed to be more elongated than vertical. With the length of Unit Corporation's name and the height of the letters that are required to be visible from the street, the sign has become longer thus increasing the square footage. See attached drawing.

Tenant Directional Signs –

Height:	Allowed – 5'	Proposed – 5'-5"
Surface Area:	Allowed – 3 SF	Proposed – 13.50 SF

The tenant directional signs are used along the internal private drive. The signs are planned to be used for directional information for visitors, deliveries, etc. and the important information cannot be placed on 3 SF of sign display. See attached drawing,

Site Data: Corridor Development Plan

Land Area Summary

TOTAL NET LAND AREA	1,241,356 914 SF (28 4978 AC)
LOT LAND AREA	622,708 67 SF (14 30 AC)

Site Data

ZONING	CO
CORRIDOR DEVELOPMENT PLAN	Z-7236-SP-1/Z-7115-SP-2

Legal Description

LOT 1, BLOCK 1, UNIT CORPORATION

SIGN LEGEND

DEVELOPMENT AREA A

SIGN 6
MAIN ID SIGN (CO DA 'A' SIGN B)

HEIGHT	ALLOWED	35'
	PROPOSED	17'
SURFACE AREA	ALLOWED	500 00 SF
	PROPOSED	252 80 SF

SIGN 5
TENANT MONUMENT SIGN (CO DA 'A' SIGN E)

HEIGHT	ALLOWED	12'
	PROPOSED	5'-5"
SURFACE AREA	ALLOWED	96 SF
	PROPOSED	13 50 SF

SIGN 4
TENANT DIRECTIONAL SIGN (CO DA 'A' SIGN C)

HEIGHT	ALLOWED	5'
	PROPOSED	5'-5"
SURFACE AREA	ALLOWED	3 SF
	PROPOSED	13 00 SF

SIGN 3
TENANT DIRECTIONAL SIGN (CO DA 'A' SIGN C)

HEIGHT	ALLOWED	5'
	PROPOSED	5'-5"
SURFACE AREA	ALLOWED	3 SF
	PROPOSED	13 50 SF

SIGN 2
TENANT DIRECTIONAL SIGN (CO DA 'A' SIGN C)

HEIGHT	ALLOWED	5'
	PROPOSED	5'-5"
SURFACE AREA	ALLOWED	3 SF
	PROPOSED	13 50 SF

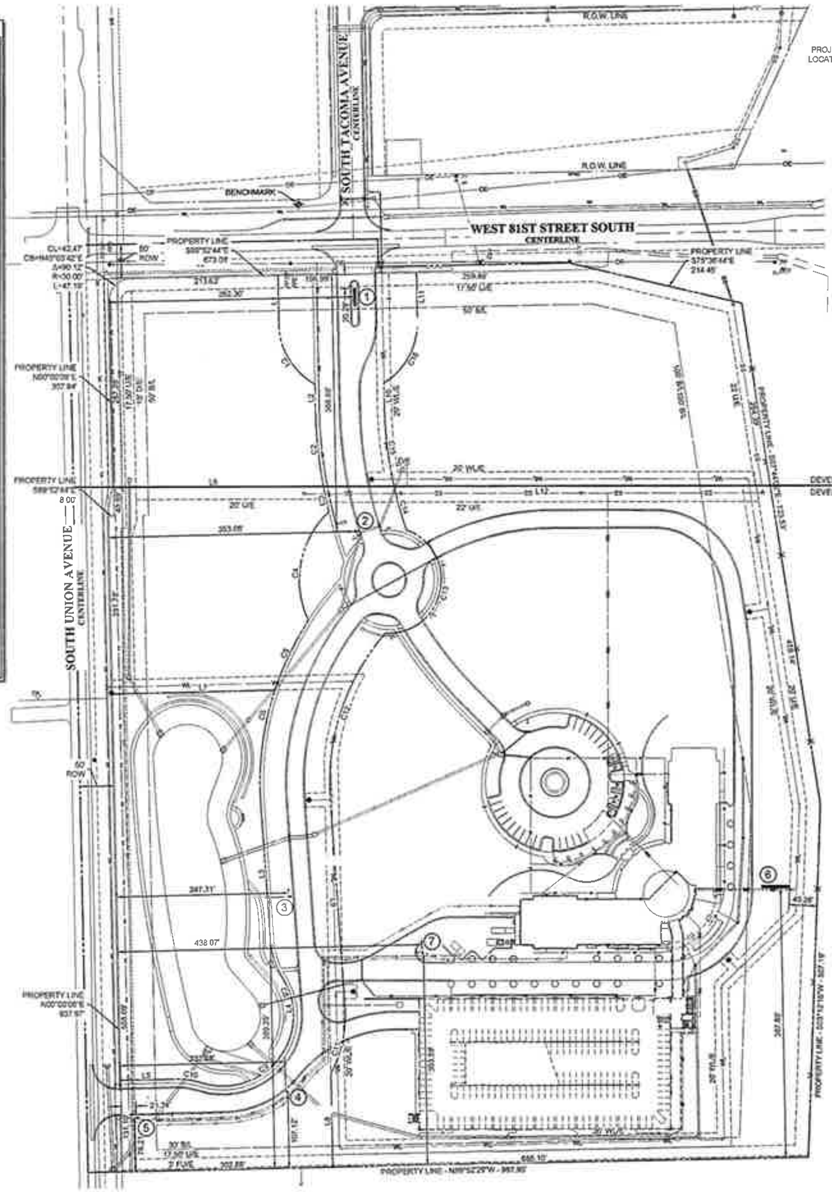
SIGN 7
TENANT DIRECTIONAL SIGN

HEIGHT	PROPOSED	5'-5"
SURFACE AREA:	PROPOSED	13 50 SF

DEVELOPMENT AREA B

SIGN 1
ENTRANCE ID SIGN (CO DA 'B' SIGN E)

HEIGHT	ALLOWED	12'
	PROPOSED	12'
SURFACE AREA	ALLOWED	96 SF
	PROPOSED	122 00 SF

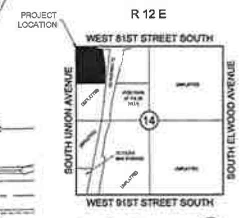


Benchmark 1

CHISELED BOX SET ON NORTH EDGE OF CONCRETE STORM DRAIN STRUCTURE BEING ±32 FEET NORTH AND ±43 FEET EAST OF THE CENTERLINE INTERSECTION OF WEST 81ST STREET SOUTH AND SOUTH TACOMA AVENUE ELEVATION 740 68 (NAVD88)

N 387020.55, E 2556638 63

R 12 E



T 18 N

Location Map

Scale: 1" = 2000'

Legend

[illegible]

LOT LINE TABLE

LINE NO	LENGTH	RADIUS
L1	21.31'	S00°07'16"W
L2	36.37'	S00°07'16"W
L3	188.40'	S02°51'32"E
L4	10 13'	S02°51'32"E
L5	79.16'	S89°59'52"W
L6	302 52'	N88°49'22"W
L7	234 38'	N89°59'52"W
L8	134 11'	N00°00'17"W
L9	209 46'	N02°51'32"W
L10	36.37'	N00°07'16"E
L11	68.31'	N00°07'16"E
L12	542.00'	S88°48'22"W

LOT CURVE TABLE

CURVE NO	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	103.22'	100.04'	S30°18'51"E	88.70'
C2	110.63'	650.00'	S04°41'18"E	110 50'
C3	36.39'	650.00'	S11°14'09"E	36.38'
C4	167.34'	130.00'	S12°15'45"W	156 02'
C5	110.37'	425.00'	S28°57'37"W	110 06
C6	108.21'	425.00'	S06°30'00"W	104.95'
C7	55.12'	111.50	S17°01'14"E	54 60'
C8	40.03'	101.67'	S18°53'41"E	39 77'
C9	187.76'	101.00'	S53°14'21"W	167.88'
C10	37.77'	112.20'	N80°20'09"W	37.60'
C11	99.39'	176.00	N13°19'28"E	98.08'
C12	257 33	325.00'	N19°49'29"E	250.66'
C13	215 69	75.00'	N13°02'44"E	148.88'
C14	63 93	500.00'	N14°57'25"W	63 90'
C15	112.77'	550.00'	N05°46'10"W	112 58'
C16	106.22'	100.00'	N29°41'28"E	101.30'

KKT

ARCHITECTURE \ INTERIORS \ ENGINEERING

KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2017

BEFORE YOU DIG CALL OKIE

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2009 EDITION)

UNIT
CORPORATION

NEW HEADQUARTERS

8200 SOUTH UNIT DRIVE
TULSA, OKLAHOMA

LICENSED PROFESSIONAL ENGINEER OKLAHOMA 11.16.2015

HORIZ SCALE	-	1"=80'
IDP NO.	-	7239
ATLAS PAGE NO.	-	772,887
MANAGER	-	ANW
DRAWN BY	-	LSI
DATE	-	11/13/2015

CORRIDOR SIGN PLAN

1

OF 36

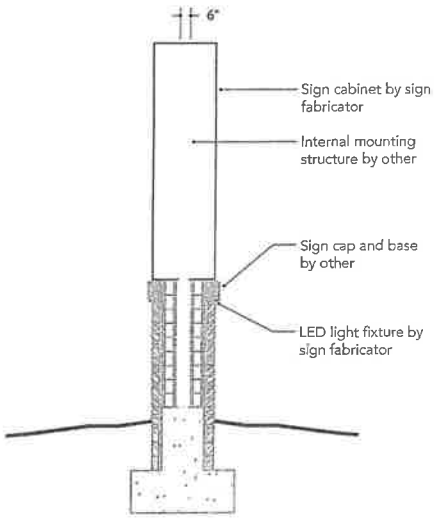
11.16

1.0d Sign Material Reference

n/a

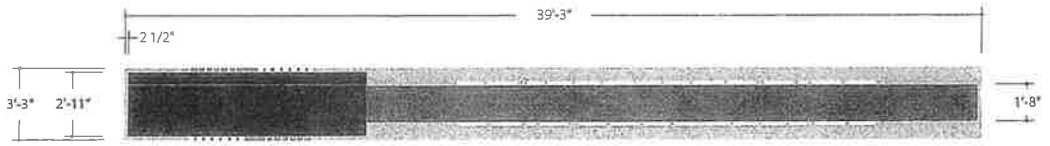
Vendor responsible for sign and internal mounting structure only

Vendor to coordinate w/ GC to confirm final dimensions of internal base cavity where support posts are received



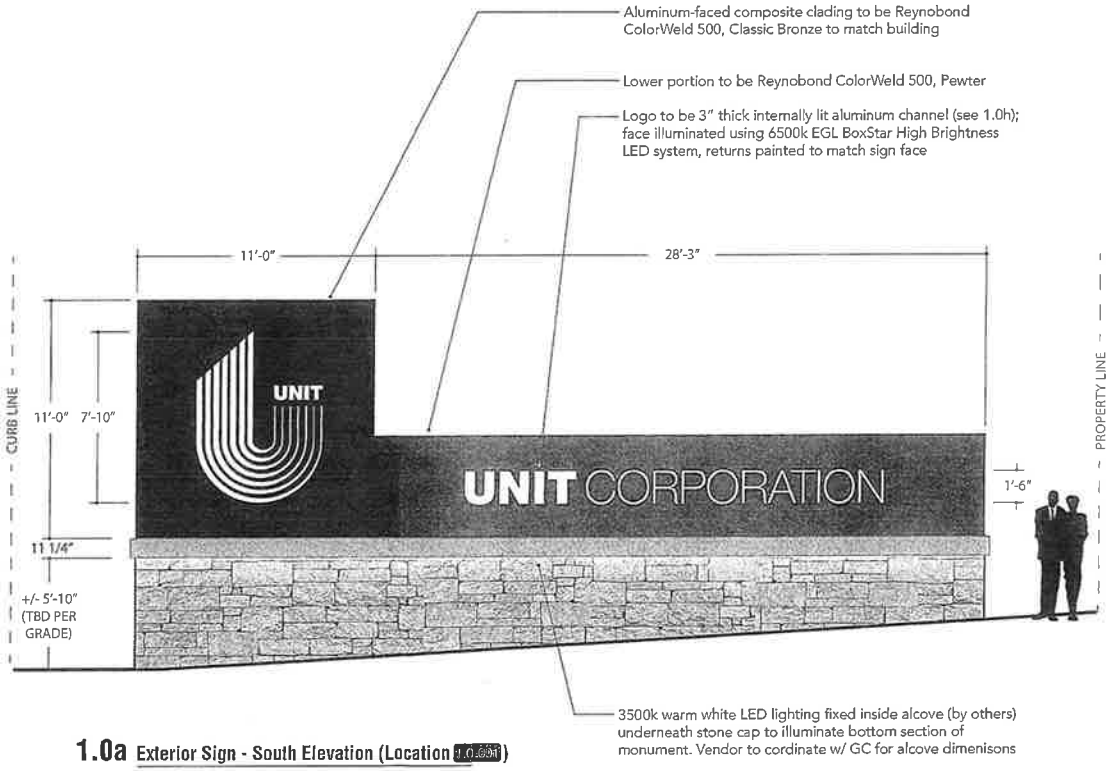
1.0c Section Detail

Scale: 3/16" = 1'- 0"



1.0b Plan View

Scale: 3/16" = 1'- 0"



1.0a Exterior Sign - South Elevation (Location 1.0.6b1)

Scale: 3/16" = 1'- 0"

ESLICKDESIGN

Eslick Design Associates, Inc.
1307 East 38th Street
Tulsa, Oklahoma 74105-3301
USA

918 587 9180 office
918 587 9192 facsimile

eslickdesign.com

PROJECT
KKT509
Unit Corporation
Tulsa, OK

DESCRIPTION
Exterior Sign

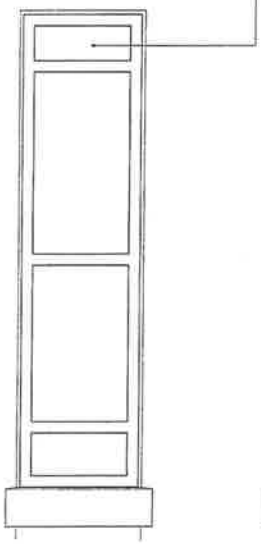
SCALE
As Shown

DATE
September 30, 2015

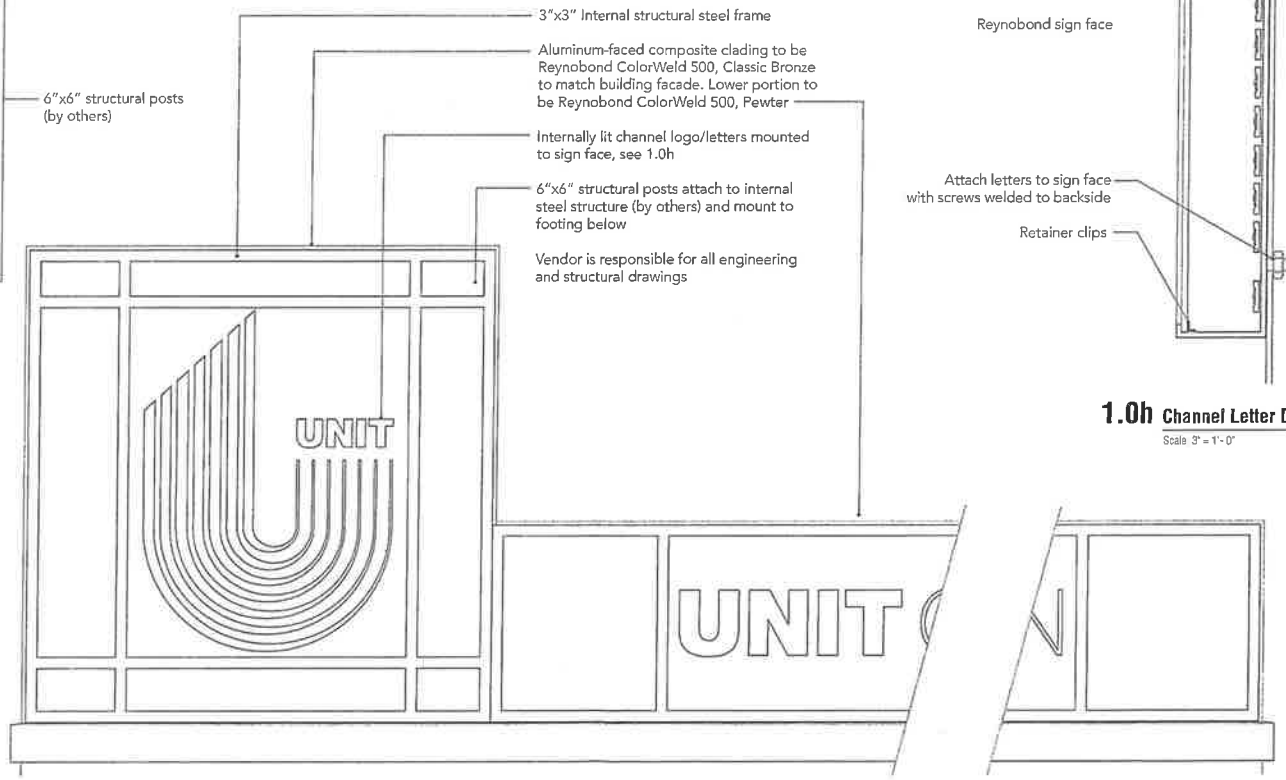
SIGN 1

1.0

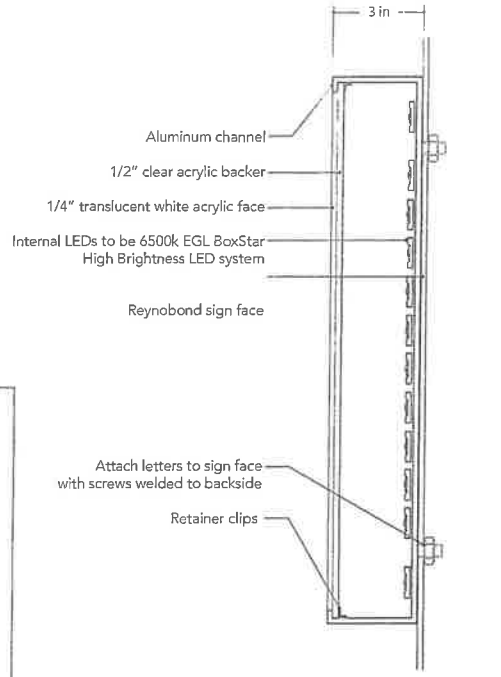
1.0f Tope View: Corner Detail
Scale: 3/8" = 1'- 0"



1.0e Internal / Structural Side
Scale: 3/8" = 1'- 0"



1.0g Internal / Structural Front
Scale: 3/8" = 1'- 0"



1.0h Channel Letter Detail
Scale: 3" = 1'- 0"

ESLICKDESIGN

Eslick Design Associates, Inc
1307 East 38th Street
Tulsa, Oklahoma 74105-3301
USA

918 587 9180 office
918 587 9192 facsimile

eslickdesign.com

PROJECT
KKT509
Unit Corporation
Tulsa, OK

DESCRIPTION
Exterior Sign

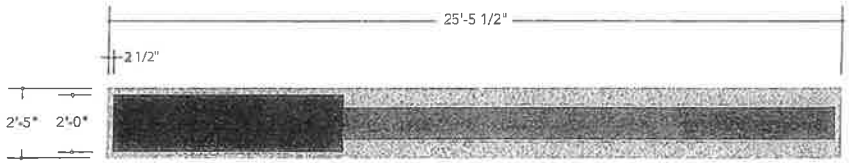
SCALE
As Shown

DATE
September 30, 2015

SIGN 1

1.0

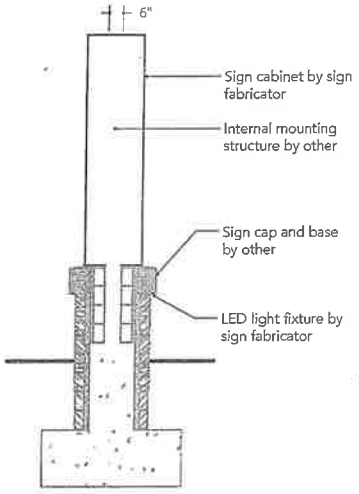
8:11



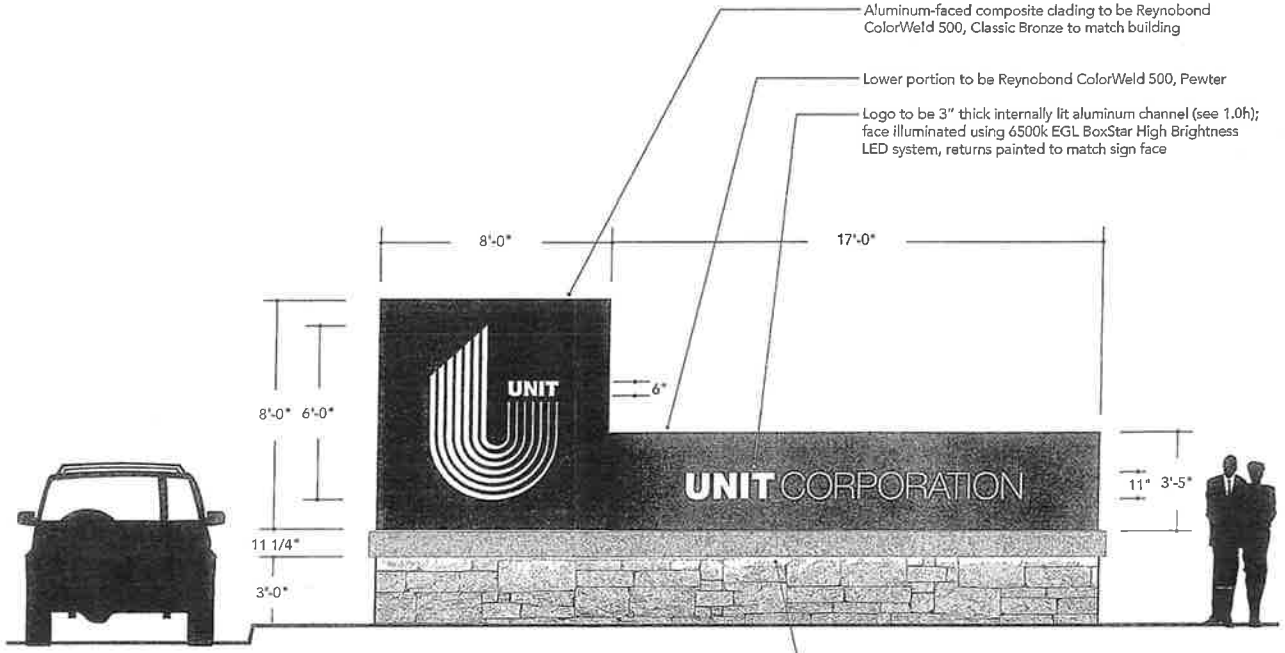
1.1b Plan View
Scale: 1/4" = 1'- 0"

Vendor responsible for sign and internal mounting structure only

Vendor to coordinate w/ GC to confirm final dimensions of internal base cavity where support posts are received



1.1c Section Detail
Scale: 1/4" = 1'- 0"



1.1a Exterior Sign - West Elevation (Location 2.0-C02)
Scale: 1/4" = 1'- 0"

ESLICKDESIGN

Eslick Design Associates, Inc.
1307 East 38th Street
Tulsa, Oklahoma 74105-3301
USA

918 587 9180 office
918 587 9192 facsimile

eslickdesign.com

PROJECT
KKT509
Unit Corporation
Tulsa, OK

DESCRIPTION
Exterior Sign

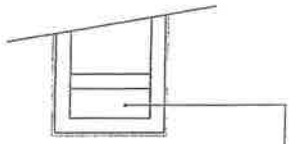
SCALE
As Shown

DATE
September 30, 2015

SIGN 4

1.1

5.11



1.1e Tope View: Corner Detail
Scale: 1/2" = 1'-0"

6"x6" structural posts (by others)

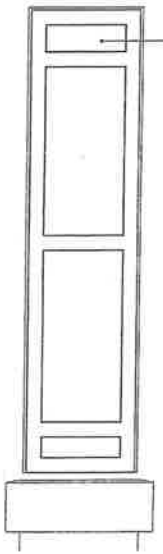
3"x3" Internal structural steel frame

Aluminum-faced composite cladding to be Reynobond ColorWeld 500, Classic Bronze to match building facade. Lower portion to be Reynobond ColorWeld 500, Pewter

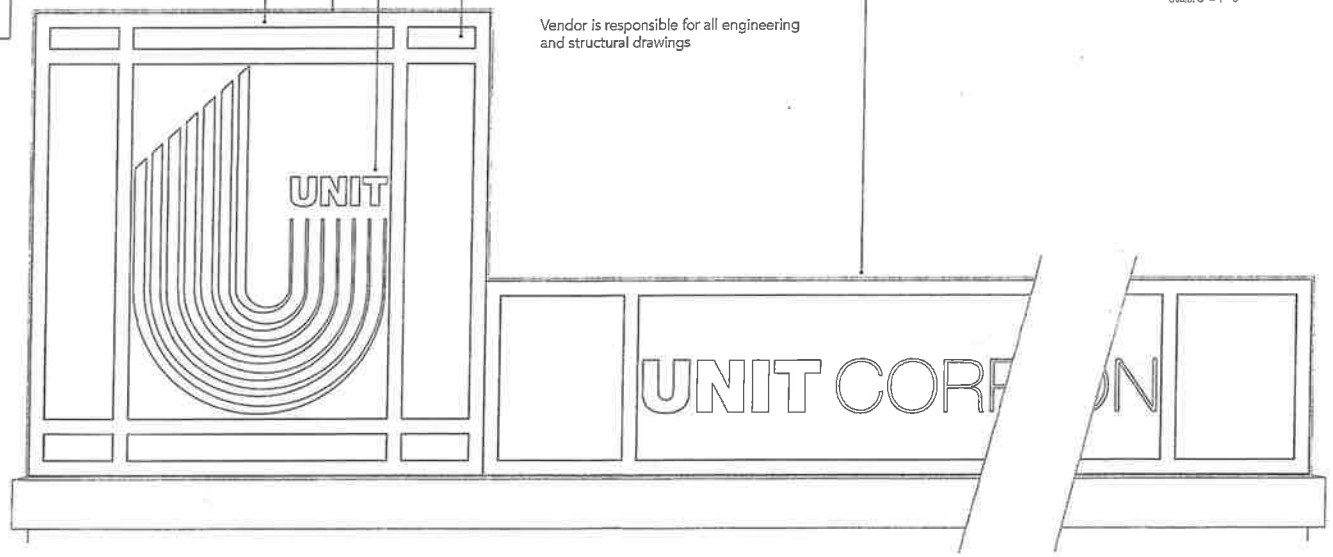
Internally lit channel logo/letters mounted to sign face, see 1.0h

6"x6" structural posts attach to internal steel structure (by others) and mount to footing below

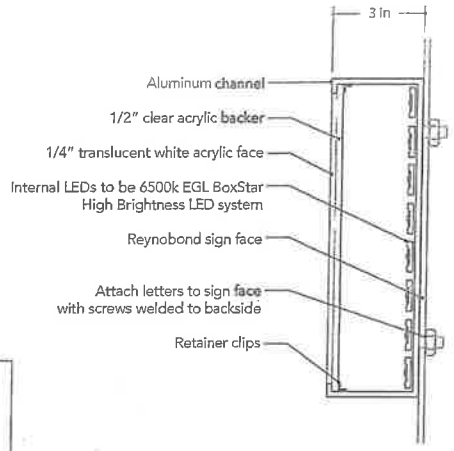
Vendor is responsible for all engineering and structural drawings



1.1d Internal / Structural Side
Scale: 1/2" = 1'-0"



1.1f Internal / Structural Front
Scale: 1/2" = 1'-0"



1.1g Channel Letter Detail
Scale: 3" = 1'-0"

ESLICKDESIGN

Eslick Design Associates, Inc.
1307 East 38th Street
Tulsa, Oklahoma 74105-3321
USA

918 587 9180 office
918 587 9192 facsimile

eslickdesign.com

PROJECT
KKT509
Unit Corporation
Tulsa, OK

DESCRIPTION
Exterior Sign

SCALE
As Shown

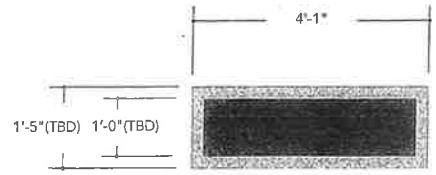
DATE
September 30, 2015

SIGN 4

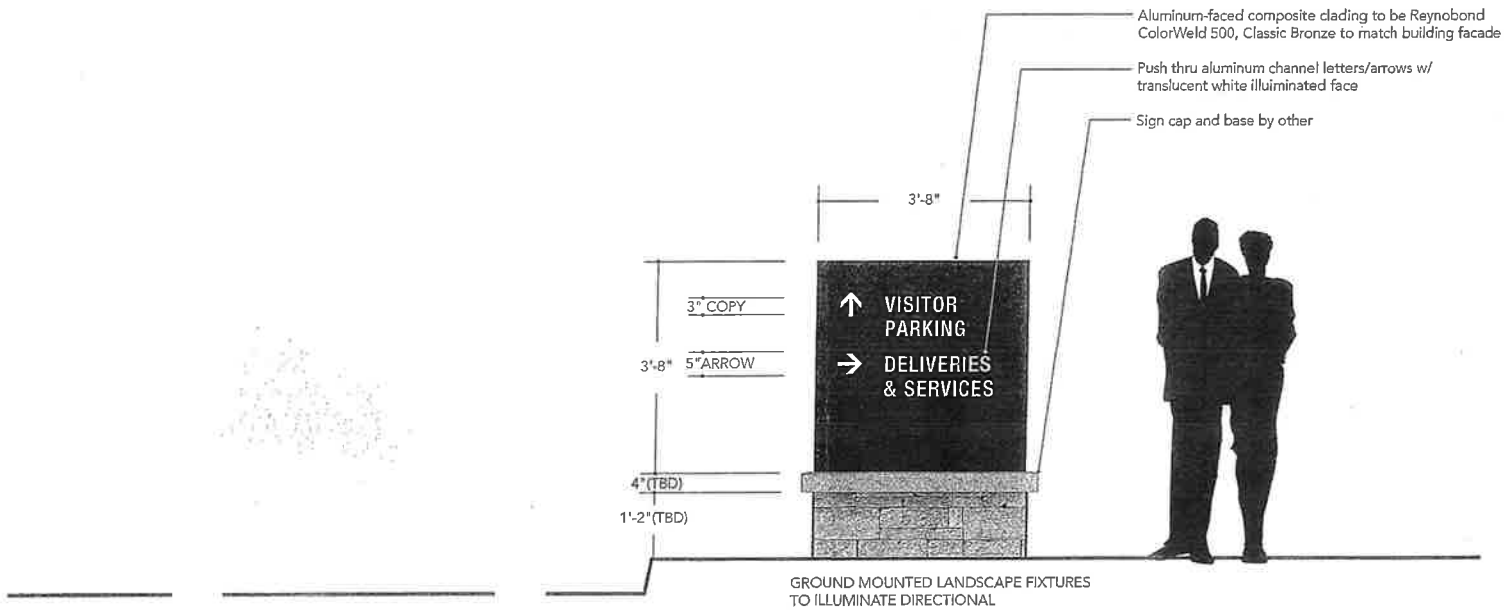
1.1

11

SIGN DEPTH DIMENSIONS MAY VARY BASED ON FINAL BASE DETAIL
BASE DETAIL PROVIDE BY OTHER



1.2b Plan View
Scale: 1/2" = 1'- 0"



1.2a Directional Sign (Location [redacted])
Scale: 1/2" = 1'- 0"

ESLICKDESIGN

Eslick Design Associates, Inc.
1307 East 36th Street
Tulsa, Oklahoma 74105-3301
USA

918 587 9160 office
918 587 9192 facsimile

eslickdesign.com

PROJECT
KKT509
Unit Corporation
Tulsa, OK

DESCRIPTION
DS:
Directional Sign

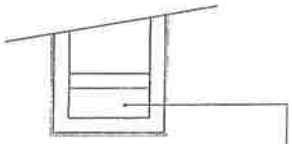
SCALE
As Shown

DATE
September 30, 2015

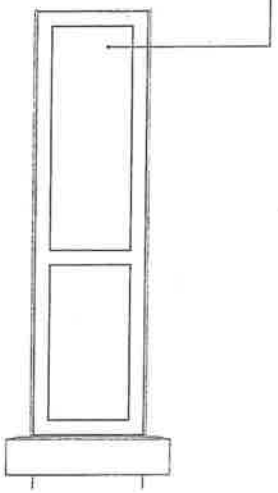
SIGN 2,3,4,5,7

1.2

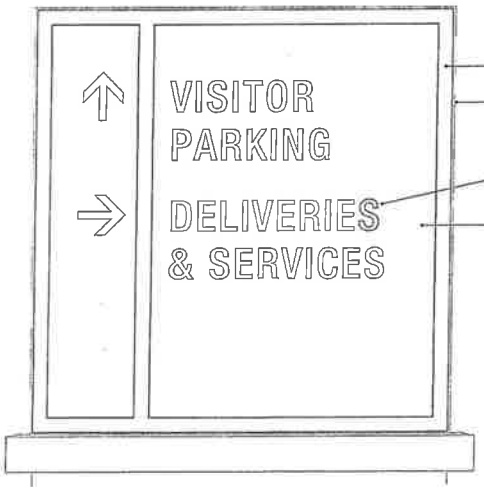
SIGN DEPTH DIMENSIONS MAY VARY BASED ON FINAL BASE DETAIL
BASE DETAIL PROVIDE BY OTHER



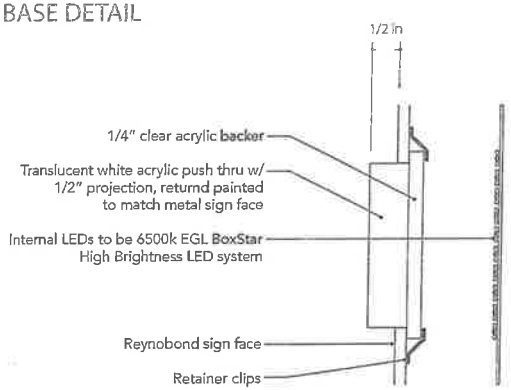
1.2c Tope View: Corner Detail
Scale: 1" = 1'- 0"



1.2b Internal / Structural Side
Scale: 1" = 1'- 0"



1.2d Internal / Structural Front
Scale: 1" = 1'- 0"



1.2e Channel Letter Detail
Half Scale

ESLICKDESIGN

Eslick Design Associates, Inc.
1307 East 38th Street
Tulsa, Oklahoma 74105-3301
USA

918 587 9160 office
918 587 9192 facsimile

eslickdesign.com

PROJECT
KKT509
Unit Corporation
Tulsa, OK

DESCRIPTION
Exterior Sign

SCALE
As Shown

DATE
September 30, 2015

SIGN 2,3,4,5,7

1.2

2.11

LOT-SPLIT

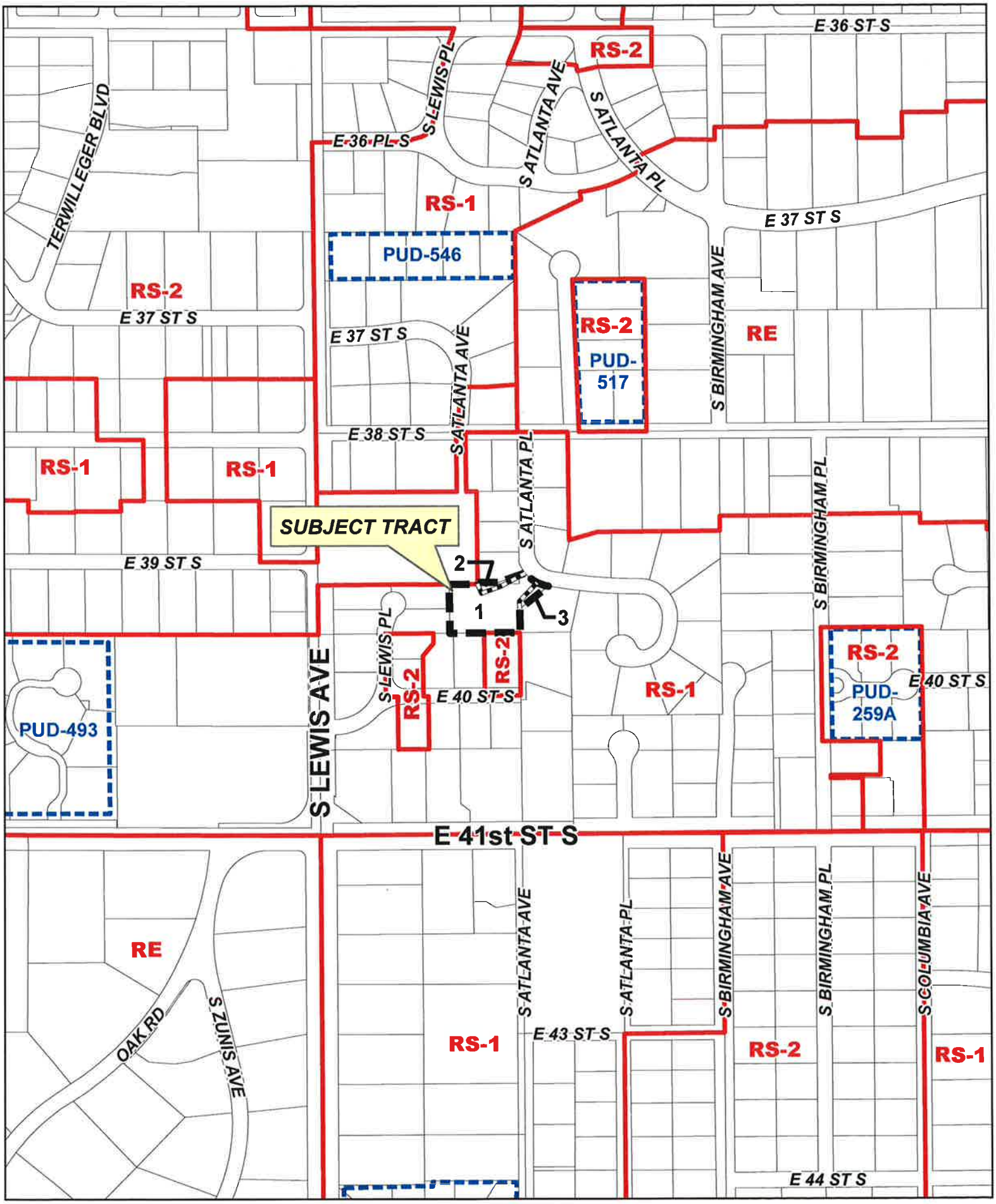
December 16, 2015

LS-20834
AAB Engineering, (9320) (RS-1) (CD9)
North and East of the northeast corner of East 41st Street South and South Lewis Avenue (3836 South Atlanta Place)

The Lot-Split proposal is to split an existing RS-1 (Residential Single Family Low Density) tract into three tracts. One of the resulting tracts meets the Bulk and Area requirements of the City of Tulsa Zoning Code. The two smaller tracts will be combined with adjoining tracts (LC-729 & LC-730).

Technical Advisory Committee met on December 3, 2015. Development Services made the request that a sanitary sewer easement be shown on the survey.

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



Feet
0 200 400

LS-20834

19-13 20

12.2

N

Feet
0 50 100

Subject Tract

LS-20834

19-13 20

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

Aerial Photo Date: March 2014

12.3

N

Feet
0 200 400

Subject Tract

LS-20834

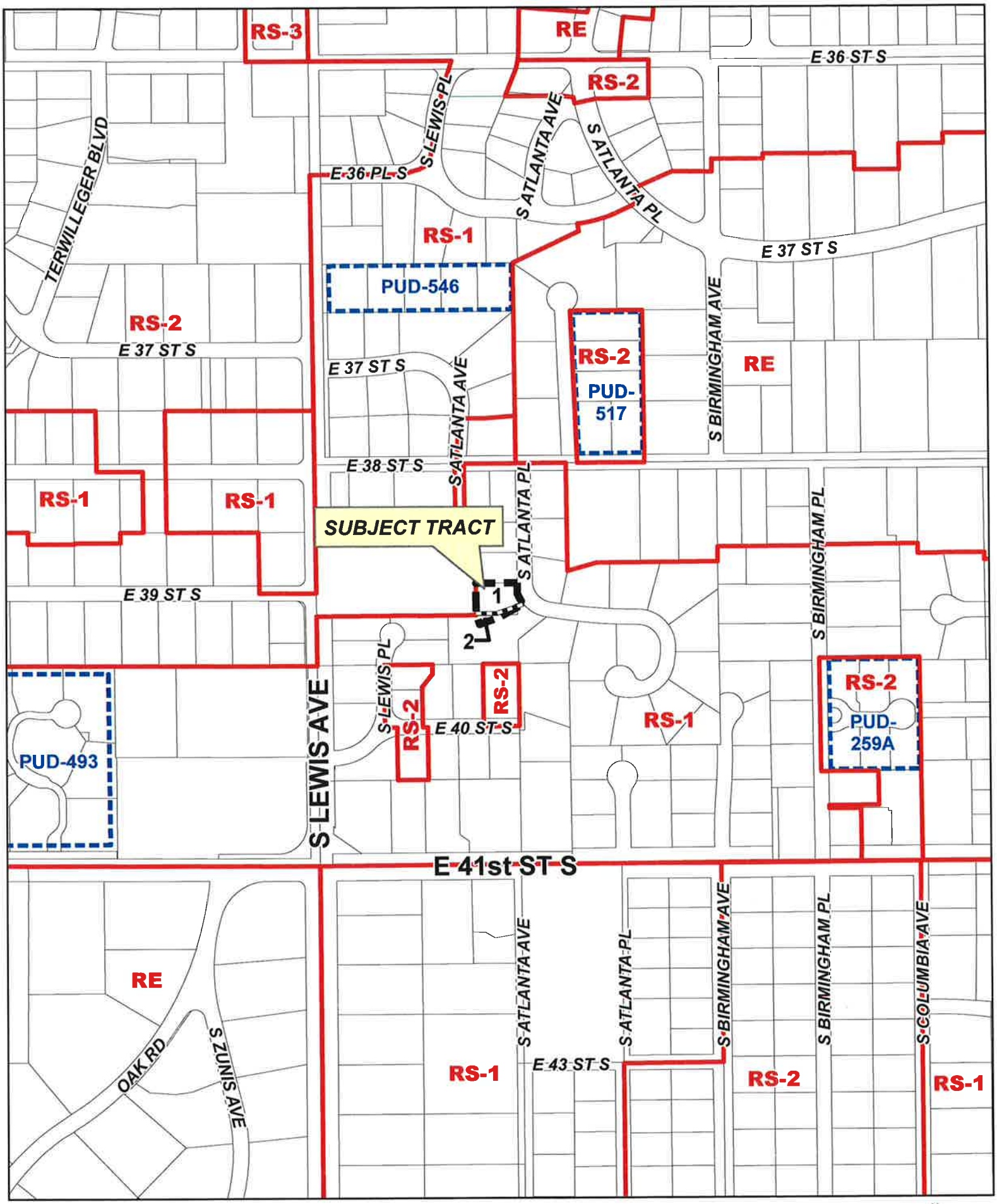
19-13 20

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

Aerial Photo Date: March 2018

12.4

N



Feet
0 200 400

LC-729

19-13 20

12.5

Feet
0 50 100

Subject Tract

LC-729

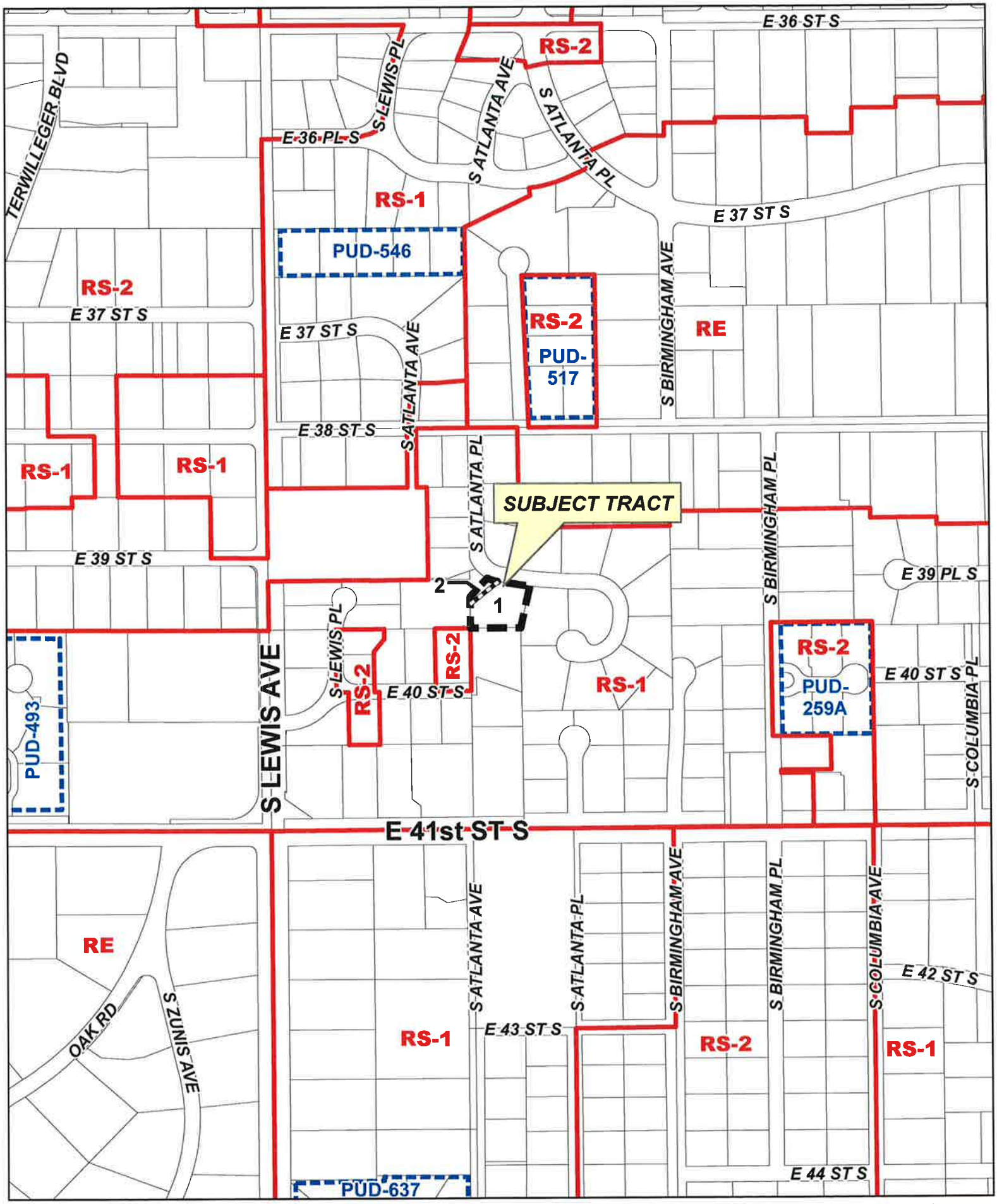
19-13 20

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

Aerial Photo Date: March 2014

12.6

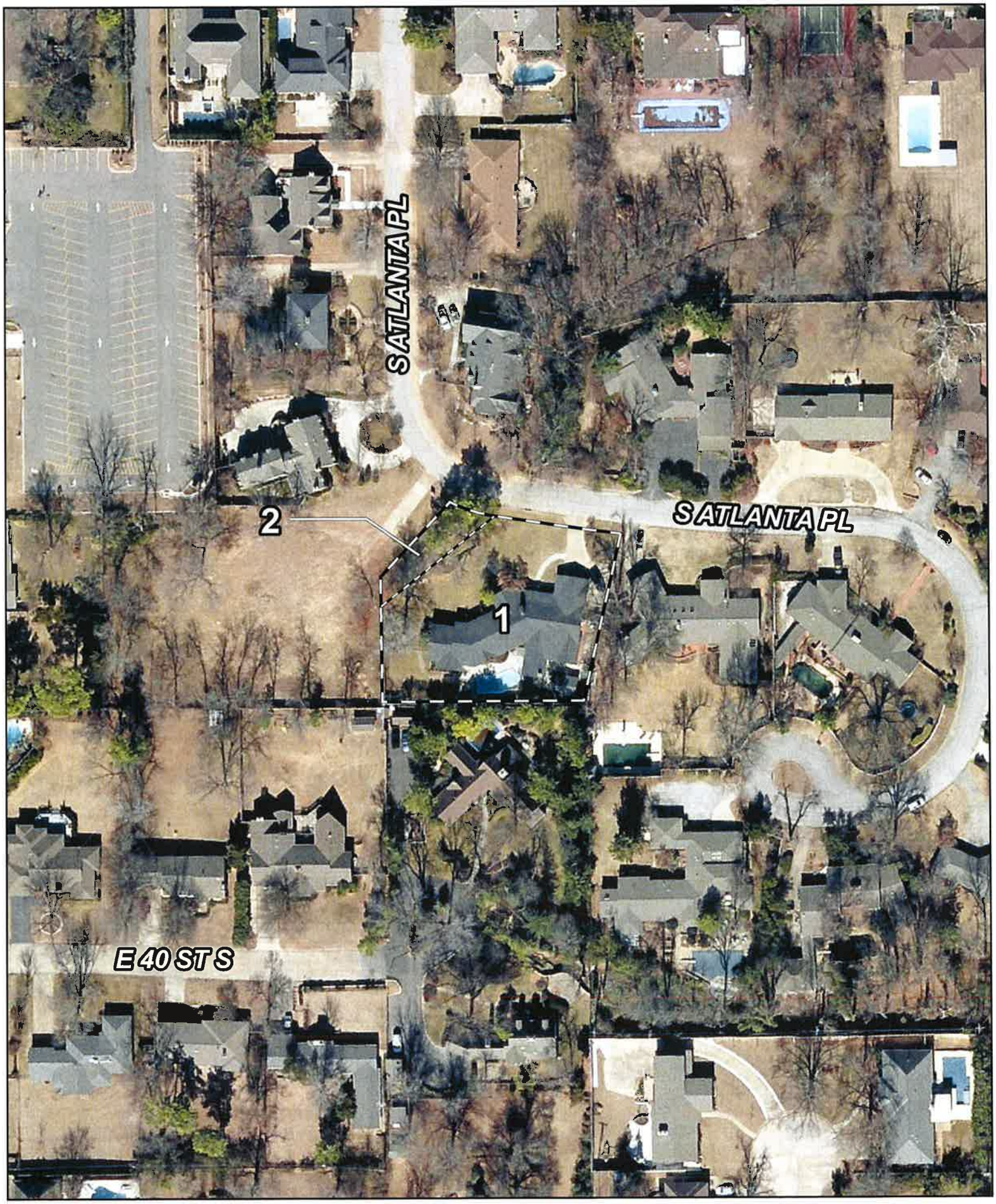
N



LC-730

19-13 20

12.7



Feet
0 50 100

Subject Tract

LC-730

19-13 20

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

Aerial Photo Date: March 2014

12.6

N

TMAPC

Tulsa Metropolitan Area Planning Commission

Case : Breeze Farms
Preliminary Plat

Hearing Date: December 16, 2015

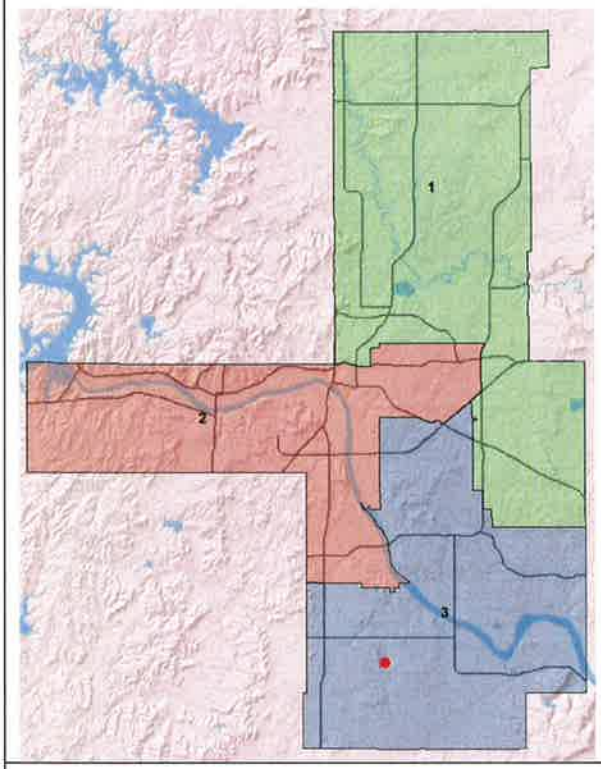
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: Tanner Consulting

Owner: RGT/Charleston Partners, LTD.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Tract Size: 189 acres

Location: Southeast of southeast corner of East 161st Street South and South Lewis Avenue

Zoning: AG (Agricultural)

Staff Recommendation:
Staff recommends Approval.

City Council District:

Councilor Name: N/A

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:
INCOG Aerial INCOG Case Map Subdivision Map City Limits Map

PRELIMINARY SUBDIVISION PLAT

Breeze Farms - (County)
Southeast of southeast corner of East 161st Street South and South Lewis Avenue

The plat consists of 33 Lots, 4 Block, on 189 acres.

The following issues were discussed December 3, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG (agricultural) and the lot sizes in the residential subdivision proposed must meet the zoning district bulk and area requirements.

2. **Streets:** The County Engineer has requested a cul de sac and a hammerhead turn around redesign of certain streets. Show limits of no access.

3. **Sewer:** Aerobic systems are proposed.

4. **Water:** Rural water district Creek # 2 will serve water.

5. **Storm Drainage:** Drainage studies must be submitted and approved by the County Engineer.

6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.

7. **Other: Fire:** Bixby will serve fire and need to send a release letter for the plat.

8. **Other: GIS:** Submit subdivision control data sheet with the final plat. Provide an email address. Define basis of bearing between two known points. Provide bearing. Provide individual lot addresses. Show all pins found or set. Drawing does not scale properly. Correct legal description. Show total length on south line with bearing. Provide street names for plat.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the County Engineer must be taken care of to his satisfaction.

Standard Conditions:

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

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

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

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

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

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

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

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

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

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

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

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the

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

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

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

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

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

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

18. The key or location map shall be complete.

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

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

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

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

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

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

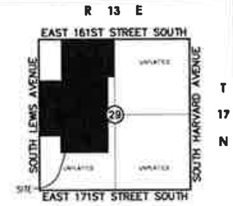
Preliminary Plat

Breeze Farms

PART OF THE WEST HALF (W/2) OF SECTION TWENTY-NINE (29)
TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
AN ADDITION IN THE CITY OF GLENPOOL, TULSA COUNTY, STATE OF OKLAHOMA

NORTH

Scale: 1"= 150'
Tanner Consulting



Location Map
Scale: 1"= 2000'

LEGEND

B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK PG	BOOK & PAGE
CL	CENTERLINE
DOC	DOCUMENT
ESMT	EASEMENT
F/L	FENCE & LANDSCAPE EASEMENT
RES	RESERVE AREA
SEP INSTR	SEPARATE INSTRUMENT
U/E	UTILITY EASEMENT
	ASSIGNED ADDRESS

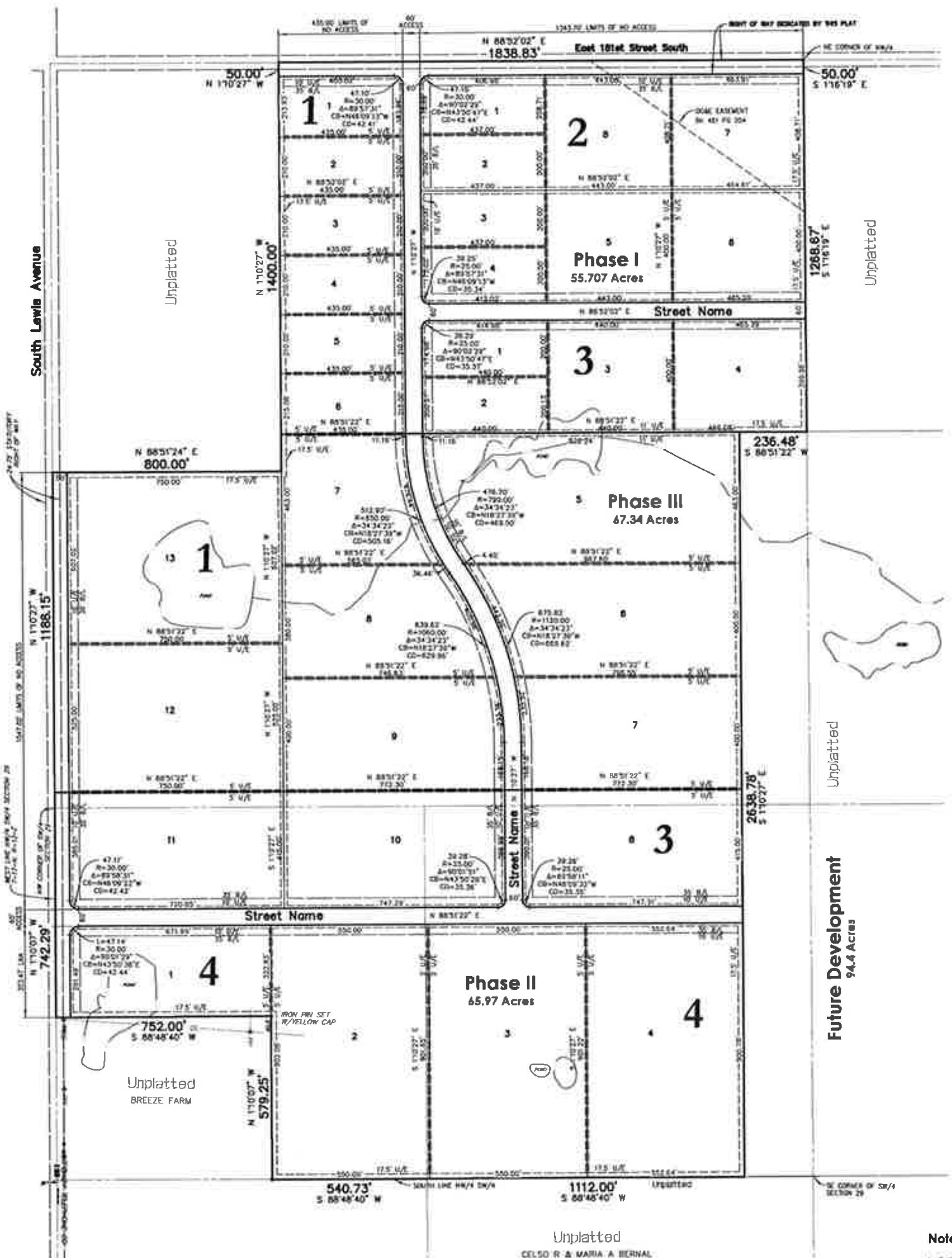
SUBDIVISION CONTAINS:

THIRTY THREE (33) LOTS IN FOUR (4) BLOCKS

GROSS SUBDIVISION AREA: 189.02 ACRES

OWNER/DEVELOPER:
RGT/Charleston Partners LTD.
CONTACT: REX ROBERTSON
16400 Dallas Parkway, Suite 140
Dallas, Texas 75248-1389
Phone: (972) 858-1111
Email: rex@lorddevelopment.net

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OK CA NO. 2661, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929

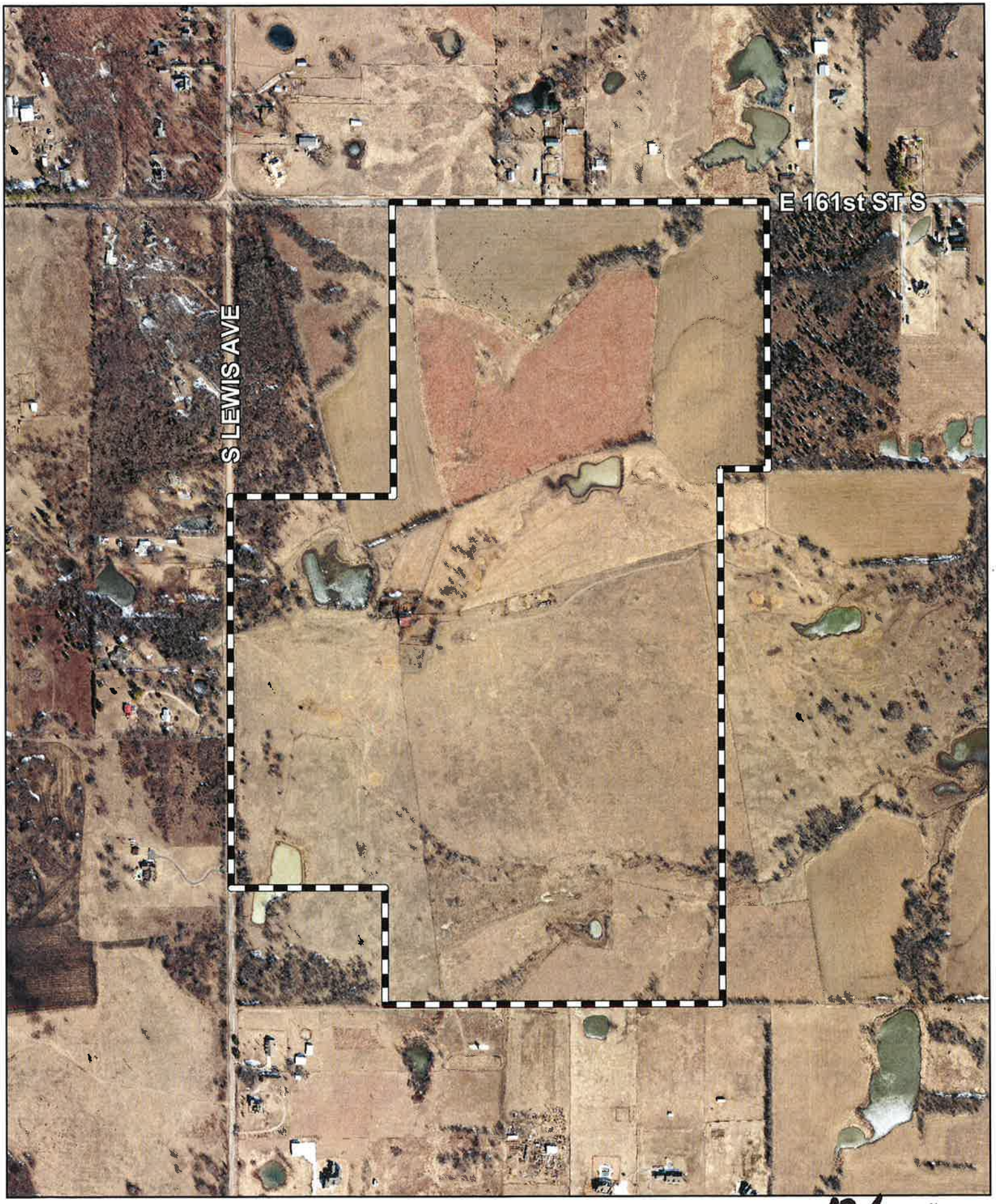


Notes:

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 RLS 1435" UNLESS OTHERWISE NOTED
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM (NAD 83).
4. ADDRESSES SHOWN ON THIS PLAT ARE ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION
5. ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 161ST STREET SOUTH AND SOUTH LEWIS AVENUE BY VIRTUE OF RIGHT-OF-WAY DEDICATED BY THIS PLAT.

Date of Preparation: November 09, 2015
Breeze Farms
SHEET 1 OF 3

135



Feet
0 300 600

Subject Tract

BREEZE FARMS

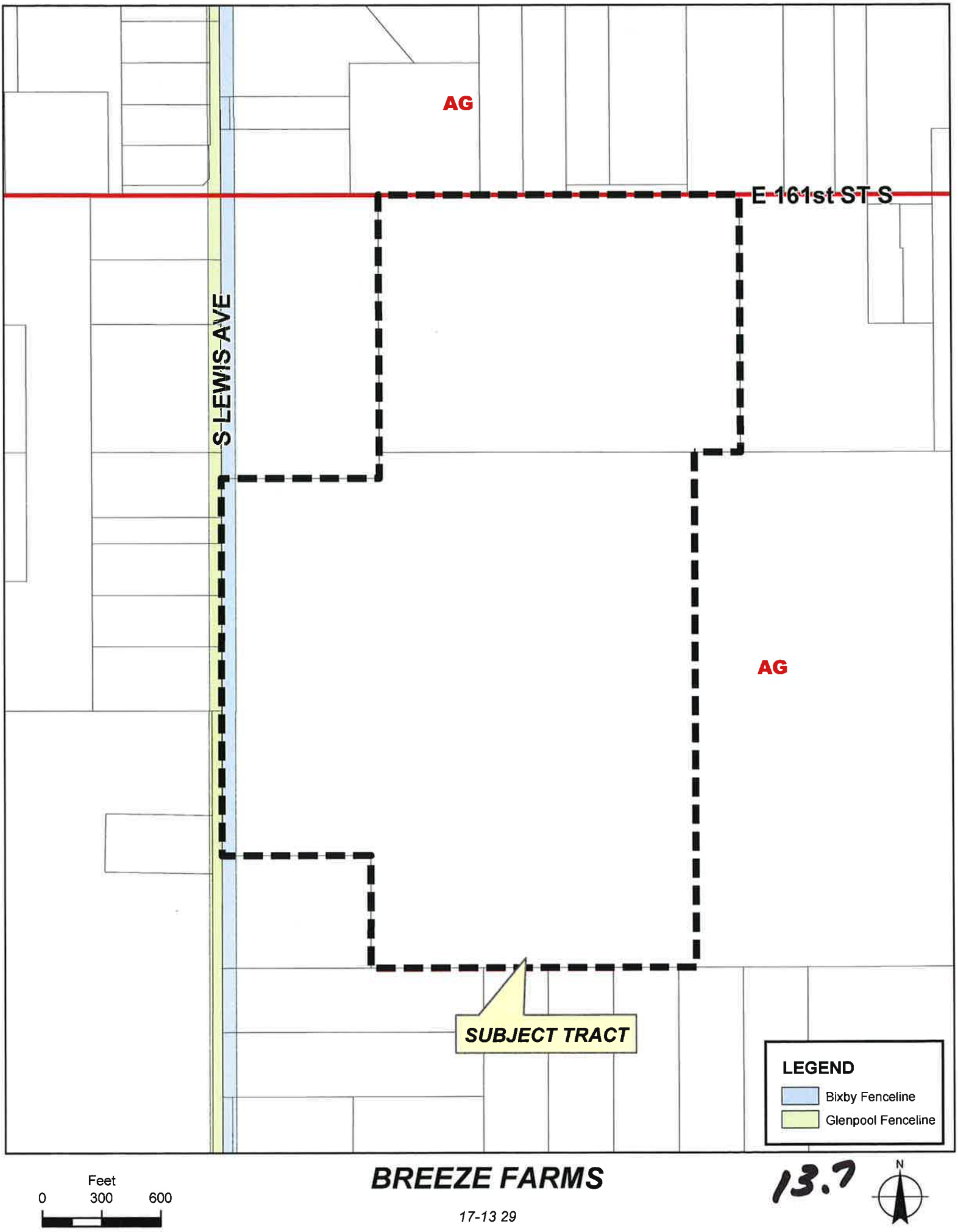
17-13 29

136

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

Aerial Photo Date: March 2014

N



BREEZE FARMS

17-13 29

13.7

PLAT WAIVER

December 16, 2015

PUD 728 B and Z-7389 – Northeast corner of South Trenton and East 13th Street, (CD 4)

The platting requirement is being triggered by a major amendment to PUD 729 B.

Staff provides the following information from TAC for their December 3, 2015 meeting:

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

STREETS: No comment.

SEWER: No comment.

WATER: No comment..

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff can recommend **APPROVAL** of the plat waiver for the previously platted property.

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

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

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

		YES	NO
4.	Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5.	Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6.	Infrastructure requirements: a) Water		

	i. Is a main line water extension required?		X
	ii. Is an internal system or fire line required?		X
	iii. Are additional easements required?		X
	b) Sanitary Sewer		
	i. Is a main line extension required?		X
	ii. Is an internal system required?		X
	iii Are additional easements required?		X
	c) Storm Sewer		
	i. Is a P.F.P.I. required?		X
	ii. Is an Overland Drainage Easement required?		X
	iii. Is on site detention required?		X
	iv. Are additional easements required?		X
7.	Floodplain		
	a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
	b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8.	Change of Access		
	a) Are revisions to existing access locations necessary?		X
9.	Is the property in a P.U.D.?	X	
	a) If yes, was plat recorded for the original P.U.D.		
10.	Is this a Major Amendment to a P.U.D.?	X	
	a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		X
11.	Are mutual access easements needed to assure adequate access to the site?		X
12.	Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

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

14.2

PARKSIDE

Planned Unit Development No. 728-B

An Amendment of Planned Unit Development No. 728-A

October 21, 2014

14.3

Parkside

Table of Contents

14.4

NARRATIVE PUD 728 – B

Previous Zoning Applications:

The Tulsa Psychiatric Center owns and Parkside operates numerous significant mental health programs in Tulsa.

In 1993, the City of Tulsa Board of Adjustment in Case No. 16435, approved the use of a then existing building at 1220 South Trenton for the Tulsa Center for Children and Adolescent Residential Treatment.

In 2006, the need for additional space resulted in the subsequent filing of Planned Use Development No. 728 ("PUD 728") to permit the expansion of the existing building at 1220 South Trenton to permit an increase of patient capacity from 16 beds to 40 beds.

PUD 728 was recommended by the Tulsa Metropolitan Area Planning Commission on April 5, 2006, and approved by the Tulsa City Council on April 27, 2006.

The Tulsa Psychiatric Center, pursuant to the approved PUD 728, proceeded with the required platting of the property which was dedicated as "Parkside" and was recorded in the Tulsa County Clerk's Office on August 29, 2006 (the Parkside Plat is attached within Exhibit 2). Within the Deed of Dedication of the Parkside Plat, two development areas were established as Block 1 setting forth Lot 1 and Lot 2 (west of Trenton) and Block 2 setting forth Lot 1 and Lot 2 (east of Trenton). Development Standards for Lot 1, Block 1 included:

Permitted Uses

> Use permitted as a matter of right in the OM – Office Medium District, Use Unit 2, Residential Treatment Center and Transitional Living Center only, Use Unit 11, Off-Street Parking and uses customarily accessory to permitted uses shall be permitted.

As demand increased for hospital use within the Residential Treatment Center and Transitional Living Center located within Lot 1 Block 1 Parkside, PUD 728-A was filed July 29, 2010 and sought that hospital use be permitted within Lot 1, Block 1, which upon hearing was recommended by the Tulsa Metropolitan Area Planning Commission on September 7, 2010 and approved by the Tulsa City Council on October 14, 2010 and reads as follows:

Permitted Uses

> Principal uses permitted as a matter of right in the OM District, Use Unit 2, Residential Treatment Center and Transitional Living Center only, Use <u>Unit 5, Hospital only</u>, Use Unit 11, Off-Street Parking and uses customarily accessory to permitted uses.

Present Proposed Zoning Application – PUD 728-B

Demand has substantially increased for additional hospital space and PUD 728-B has been submitted to provide for additional building space (within Lot 1 and Lot 2, Block 2 Parkside, and to add additional land to the existing Parkside development in order to achieve sufficient parking and landscaping. The Conceptual Site Plan is attached as Exhibit 1.

Concurrently, an application has been filed to rezone Lot 1 and Lot 2, Block 2 (70,021 square feet of land owned by the Tulsa Psychiatric Center) from RM-2 Residential Multifamily District to OMH Office Medium-High Intensity District which will permit the required floor area within PUD 728-B as intended for the development of the new hospital (70,021 sq.ft. *x* Floor Area Ration of 2.0 = 140,042 sq.ft.)

The Parkside Plat within Section II, of the Deed of Declaration sets forth the required restrictions of Block 2 of PUD 728 and the pending PUD 728-B proposes modification as follows:

1. The existing Administration Building (9300 sq.ft.) within Lot 2, Block 1, will be removed and parking and landscaping will comprise the permitted uses within Lot 2.

2. Additional land (.44 acres) has been acquired and extends from the south boundary of Lot 2 to 13th St. and parking and landscaping will comprise the permitted uses within the additional land.

		PUD 728	PUD 728-B
3.	Maximum Floor Area	52,500 sq.ft.	120,000 sq.ft.
4.	Maximum Building Height	60 ft.	80 ft.
5.	Building Setbacks		
	South Boundary – Lot 1	10 ft.	-0-
	North Boundary – Lot 2	3 ft.	-0-
	East 13th St. – Lot 2	20 ft.	10 ft.

6. Parking – PUD 728

   PUD 278 sets forth the following provision pertaining to required parking: "Off-Street Parking shall be provided as required by the applicable Use Unit of the Tulsa Zoning Code".

7. Parking – PUD 728-B

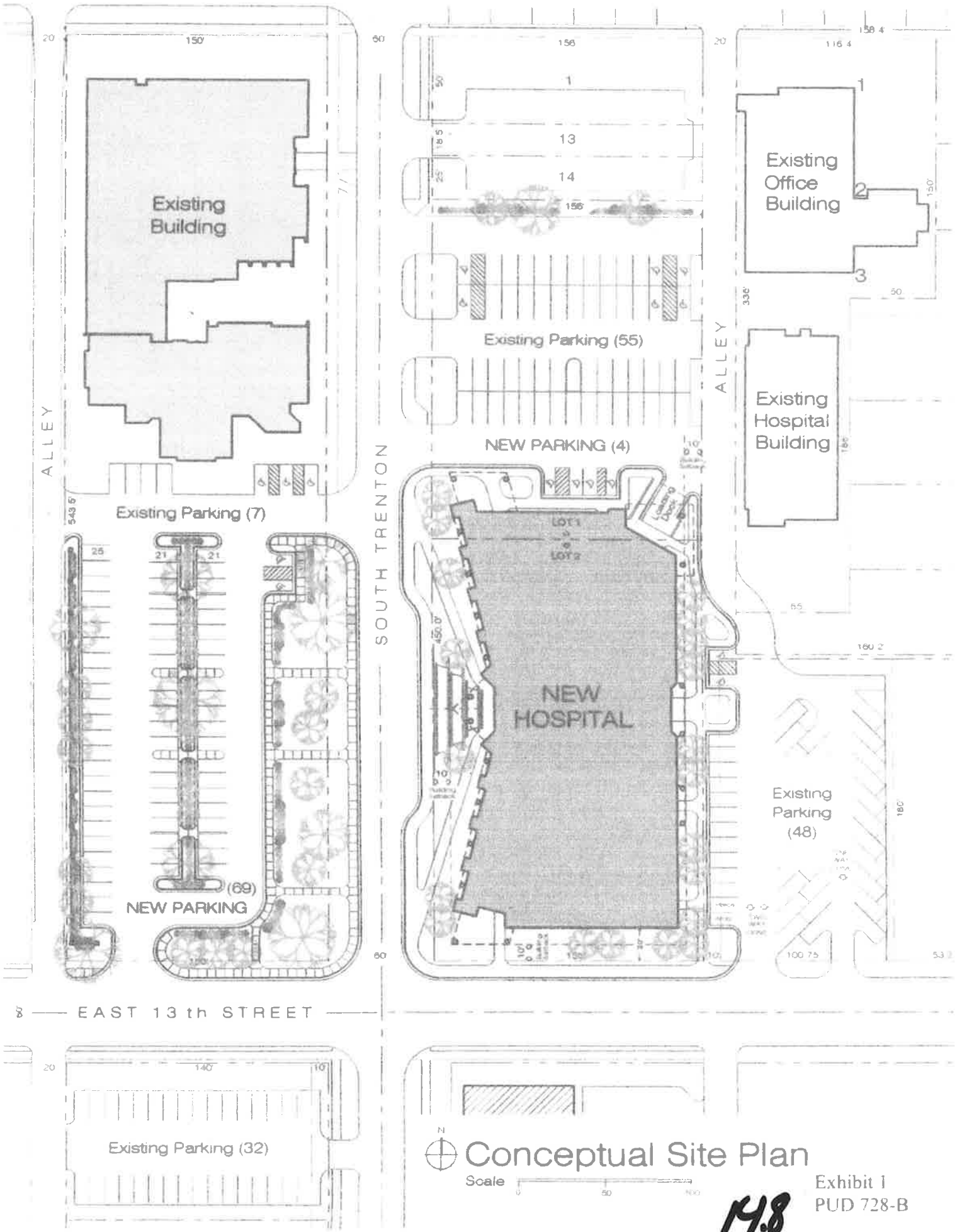
   After in house and project architects studies, including actual counts of existing parking use, and review of future parking needs based on expected additional staff and patients, Parkside Inc. has determined that

215 spaces is a reasonable minimum parking requirement. The proposed spaces are depicted within the Conceptual Site Plan. As an alternative, if additional spaces should subsequently be needed, it is proposed that the landscaped area depicted within Lot 2, Block 1, and the acquired land (.44 acres) adjoining Lot 2, Block 1 may be reduced subject to compliance with the landscaping provisions of the Tulsa Zoning Code and subject to detailed site plan approval.

8. Development Standards of PUD 728 and PUD 728-A shall remain effective, excepting the modifications approved within PUD 728-B.

.....

14.7



Conceptual Site Plan

Scale

Exhibit I
PUD 728-B

14.8

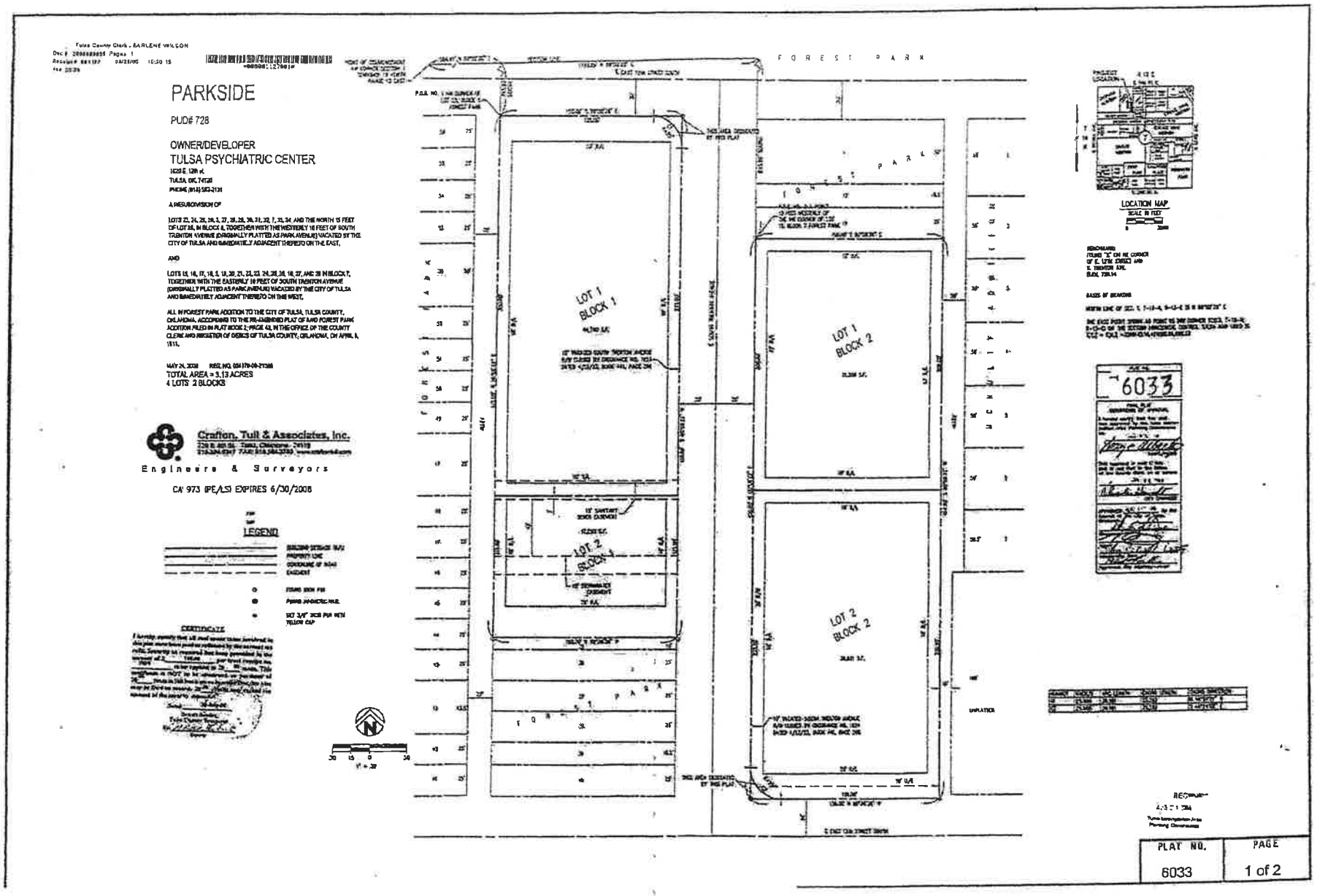
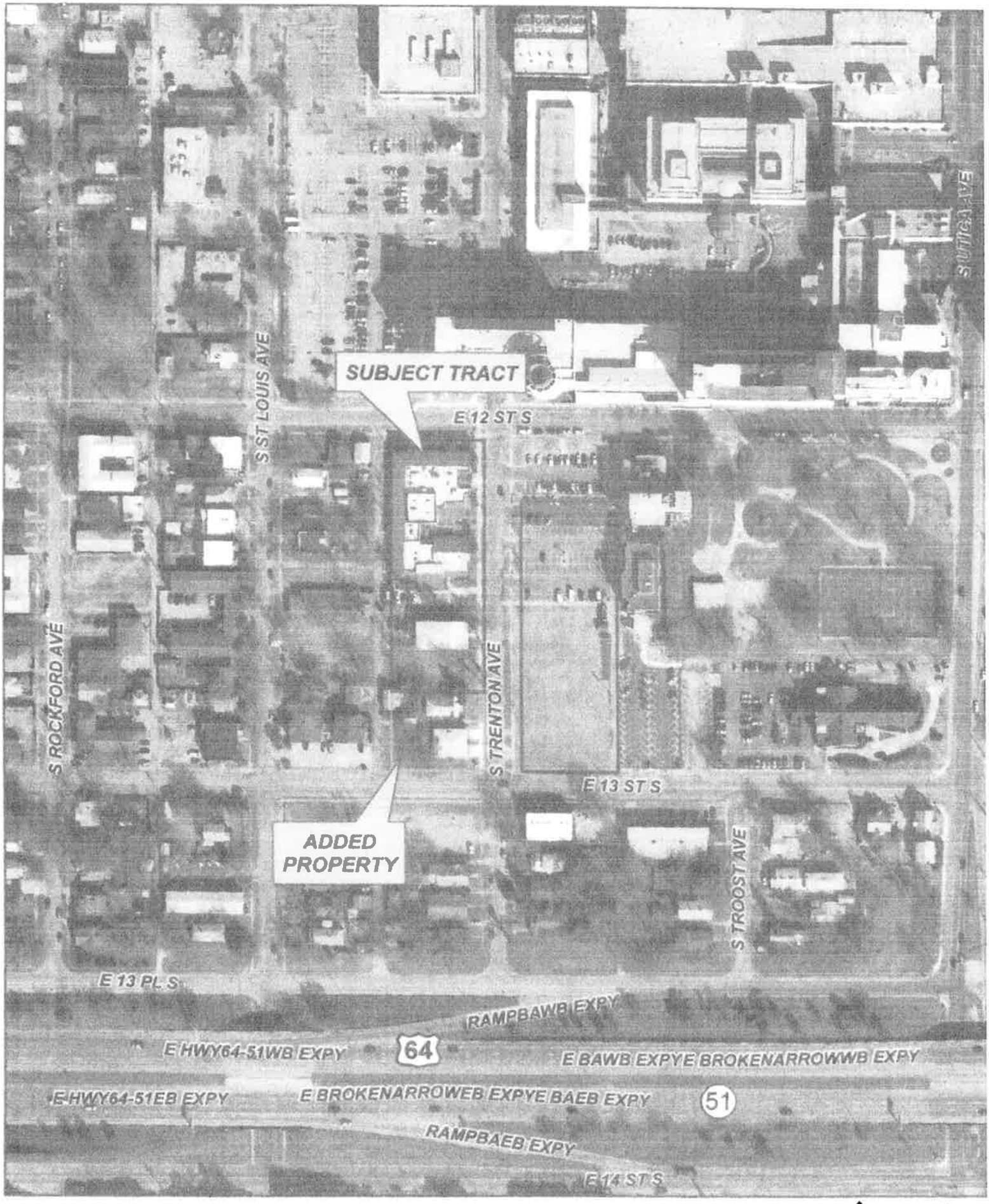


Exhibit 2
Recorded Parkside Plat



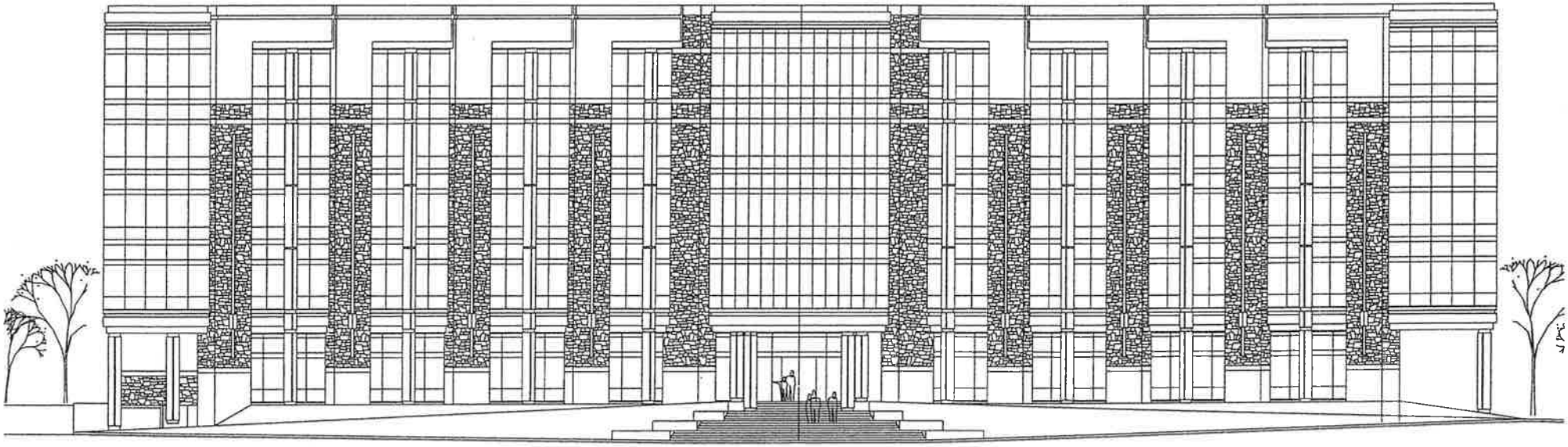
Feet
0 100 200

PUD-728-B

19-13 07

Exhibit 3
Site Proximity Aerial Photograph

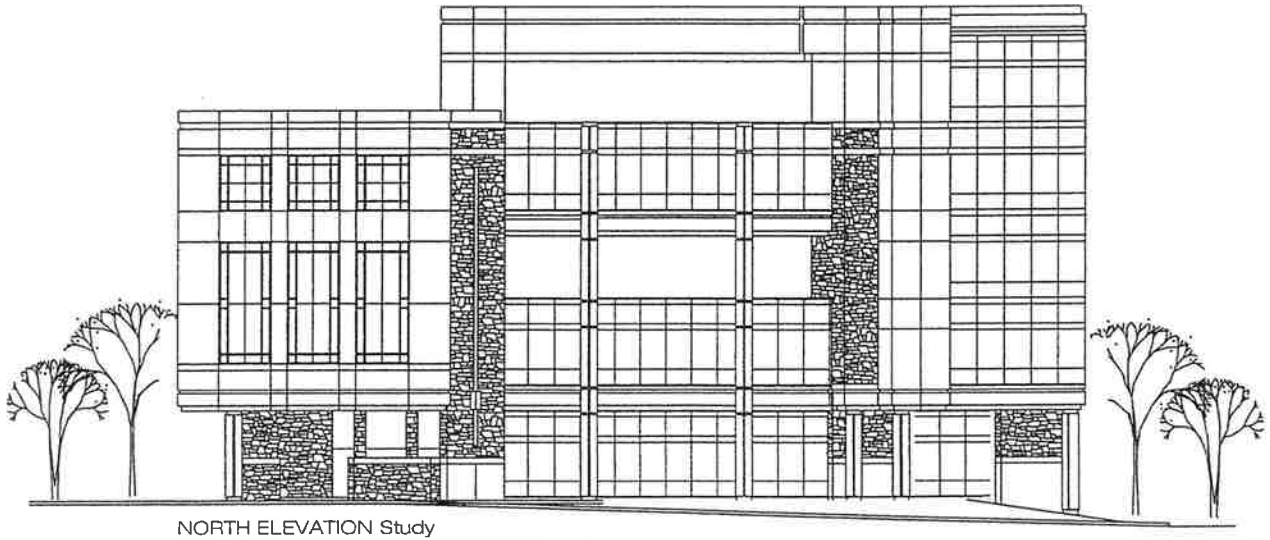
14.10



WEST ELEVATION Study

Scale: 0 10' 50' 100'

PARKSIDE INC.
TULSA, OKLAHOMA



NORTH ELEVATION Study

Scale: 0 10' 20' 50'

14.11

Exhibit 4
Hospital Building Elevation

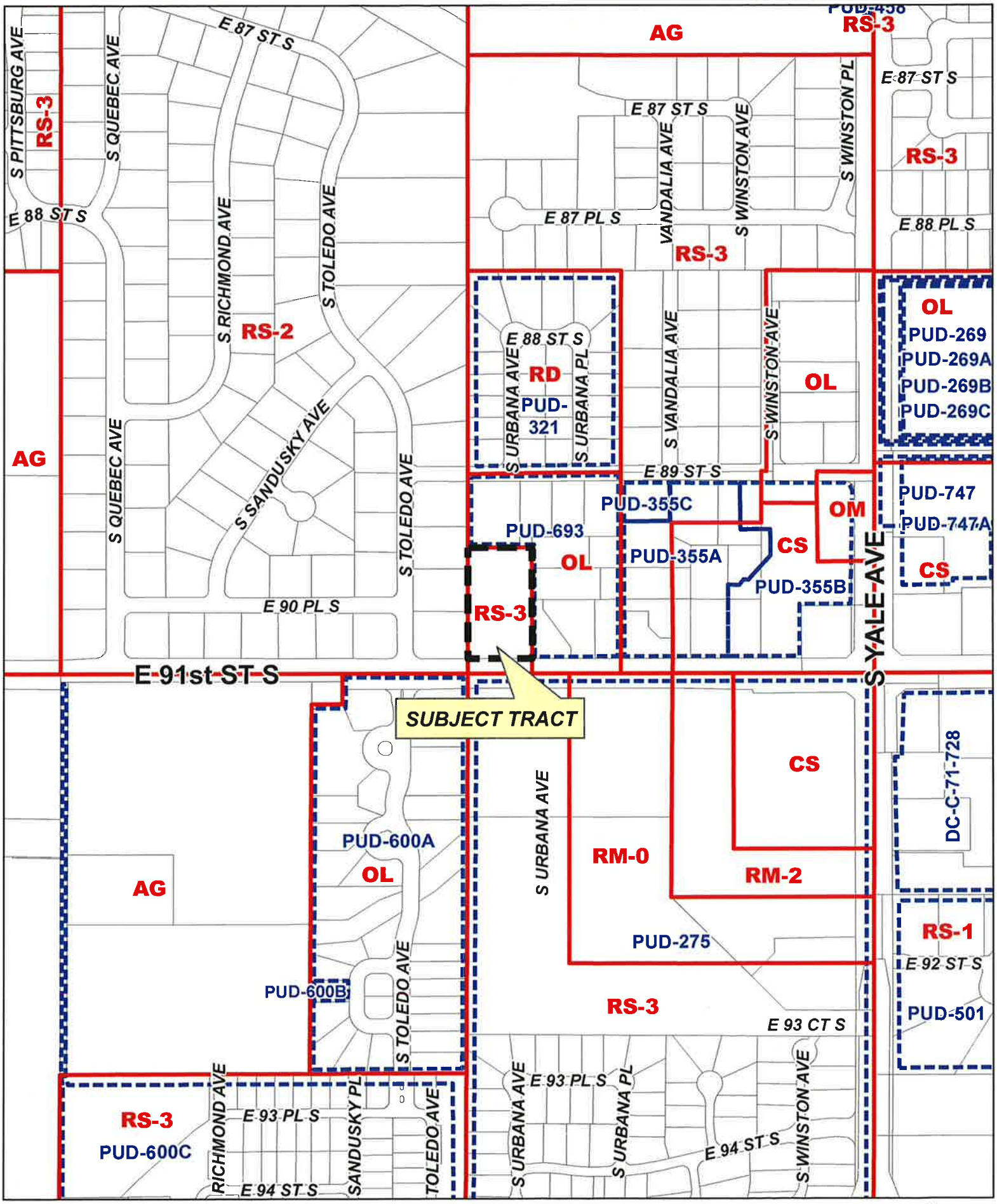
Exhibit 5 – Legal Description

Lot 1 Block 1, Lot 2 Block 1, Lot 1 Block 2, and Lot 2, Block 2, of Parkside, a Subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded plat thereof.

And,

The south ten feet of Lot 35 , and Lots 36 thru 40 all in Block 6 Forest Park Addition To The City of Tulsa, Tulsa County according to the recorded plat thereof and the westerly 10 feet of Trenton Avenue vacated by the City of Tulsa, Oklahoma.

14.12



CADENT PARK

18-13 16

15.1

15.2

CADENT PARK

18-13 16

Feet
0 200 400

Subject Tract

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

Aerial Photo Date: March 2014

N

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-467-A
Major Amendment
Related to Z-6310-SP-6

Hearing Date: December 16, 2015

Case Report Prepared by:

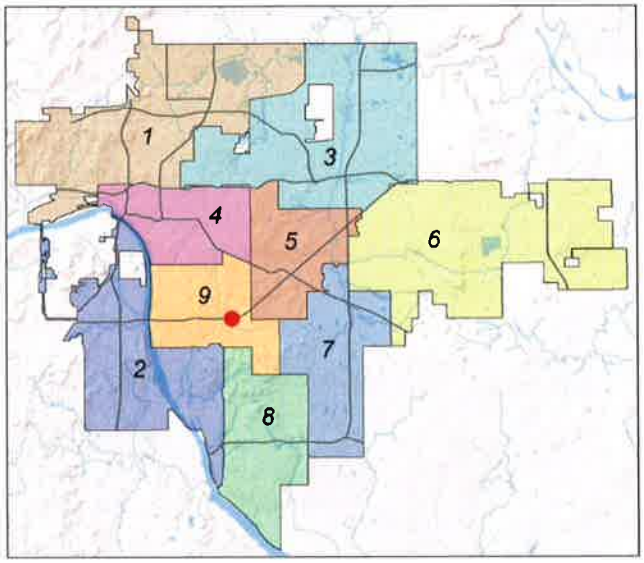
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Andrew Shank

Property Owner: EAST 51ST PROPERTIES LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial

Proposed Use: Major amendment to PUD 467 to add Use Unit 21 (Outdoor advertising)

Concept summary: In conjunction with Z-6310-SP-6 this PUD is also a major amendment to add Use Unit 21 (Outdoor advertising). The PUD cannot be approved without the amendment to the Corridor Development Plan.

Tract Size: 0.57 ± acres

Location: West of northwest corner of E. 51 St. S. and S. Pittsburgh Ave.

Zoning:
Existing Zoning: CO/ PUD-467

Proposed Zoning: CO/ PUD-467-A

Comprehensive Plan:
Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial.

The request is not harmonious with the original PUD 437 and is not consistent with the Town Center Vision of the Comprehensive Plan.

Staff Data:

TRS: 9328
CZM: 47 Atlas: 469

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 3

Commissioner Name: Ron Peters

16.1

SECTION I: PUD-467-A

DEVELOPMENT CONCEPT:

Applicant requested an amendment to add existing Development Standards to allow Use Unit 21 (outdoor advertising).

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
- Exhibit B: Major amendment request to allow Outdoor Advertising (Use Unit 21)
- Exhibit A: Sign exhibit

SECTION II PUD-467-A DEVELOPMENT STANDARDS:

Add use Unit 21 to Development Area 3 and amend the signage standards in order to allow for an outdoor advertising sign to be located on Development Area 3, pursuant to the conceptual Site Plan included in the applicant exhibits listed above.

DETAILED STAFF RECOMMENDATION:

The conceptual plan referenced by the applicant identifies a proposed sign height of 60 feet with a 672 square foot display area identified. The major amendment does not provide a maximum display surface area. No new design standards are proposed for the PUD and,

PUD 467-A is not harmonious with the original vision of the PUD as approved in 1991 and,

The sign standards identified in the original PUD 467 specifically identified a maximum of one sign on the lot along I-44 with a maximum height of 25 feet and a maximum display surface area of 144 square feet. Since 1991 seven minor amendments have been allowed. Six of those amendments added or further defined signage for the center. All of those additional signs are generally within the original height and size standards identified in the PUD however, the overall impacts of the incremental changes to those standards have created a development that is no longer consistent with the vision of PUD 437. Provisions for additional design standards to create a harmonious development have never been implemented during the evolution of the PUD. Adding outdoor advertising will stray further from the original concept of the PUD and,

The PUD chapter of the zoning code limits outdoor advertising to Use Unit 1221.F which references standards for digital signs in 1221.G. The PUD amendment request does not clarify if digital signage is proposed however the proposed location of the sign will add a visual distraction to drivers as they exit from east bound I-44. Drivers are required to slow from highway speeds while making a sharp turn and ultimately navigate a traffic signal to East 51st Street South. Any sign at that location may have that effect however digital signage is a significant distraction and safety consideration at this location and,

The major amendment does not provide a unified treatment of the development possibilities of the project site and,

PUD 467-A is not consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code therefore,

Staff recommends Denial of PUD-467-A as outlined in Section II above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The general concept of the Town Center is to provide a pedestrian oriented development. The desired pedestrian scale is in direct conflict with the proposed size of outdoor advertising structures.

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

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 51st Street South)

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: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing PUD has several signs that have been allowed along I-44. Those signs adequately serve the needs of the existing business. Recent roadway improvements on East 51st and I-44 also provide greater visibility for existing businesses along this corridor. Recent major highway changes that included adding an off ramp from east bound traffic to access East 51st. The potential distraction of an outdoor advertising sign while exiting I-44, negotiating a sharp right turn, determining correct lane location and navigating a stop light is already a challenge. Adding outdoor advertising is not appropriate at this location. (See image below)

Environmental Considerations:

16.4

Significant safety concerns for off ramp east bound traffic.

The proposed signage creates additional distraction to drivers in the east bound I-44 traffic lane while also trying to avoid on-ramp traffic from East 51st Street.

On-ramp traffic will be distracted while trying to merge to I-44 from East 51st Street South.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 51st Street	Primary Arterial	120 feet	6 +

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by commercial property , zoned CO/PUD 467; on the north by I-44, the south by East 51st Street South, further south small offices zoned OL; and on the west by I-44 on and off ramp to East 51st Street South.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17486 dated May 2, 1991, established zoning for the subject property.

Subject Property:

Z-6310/ PUD-467 May 1991: All concurred in approval of a request for rezoning a 7.88± acre tract of land from OM/ OMH to CO with a Planned Unit Development for a commercial development including restaurant and retail, on property located on the northwest corner of E. 51st St. and S. Pittsburgh Ave. and a part of the subject property. The PUD specifically states that outdoor advertising signs are expressly prohibited.

Surrounding Property:

PUD-235-C December 1991: All concurred in approval of a proposed Major Amendment to PUD on a 2.2± acre tract of land to add restaurant use with accessory bar, to the west half of Building 2, to permitted uses, on property located at the southwest corner of E. 51st St. and S. Marion Ave.

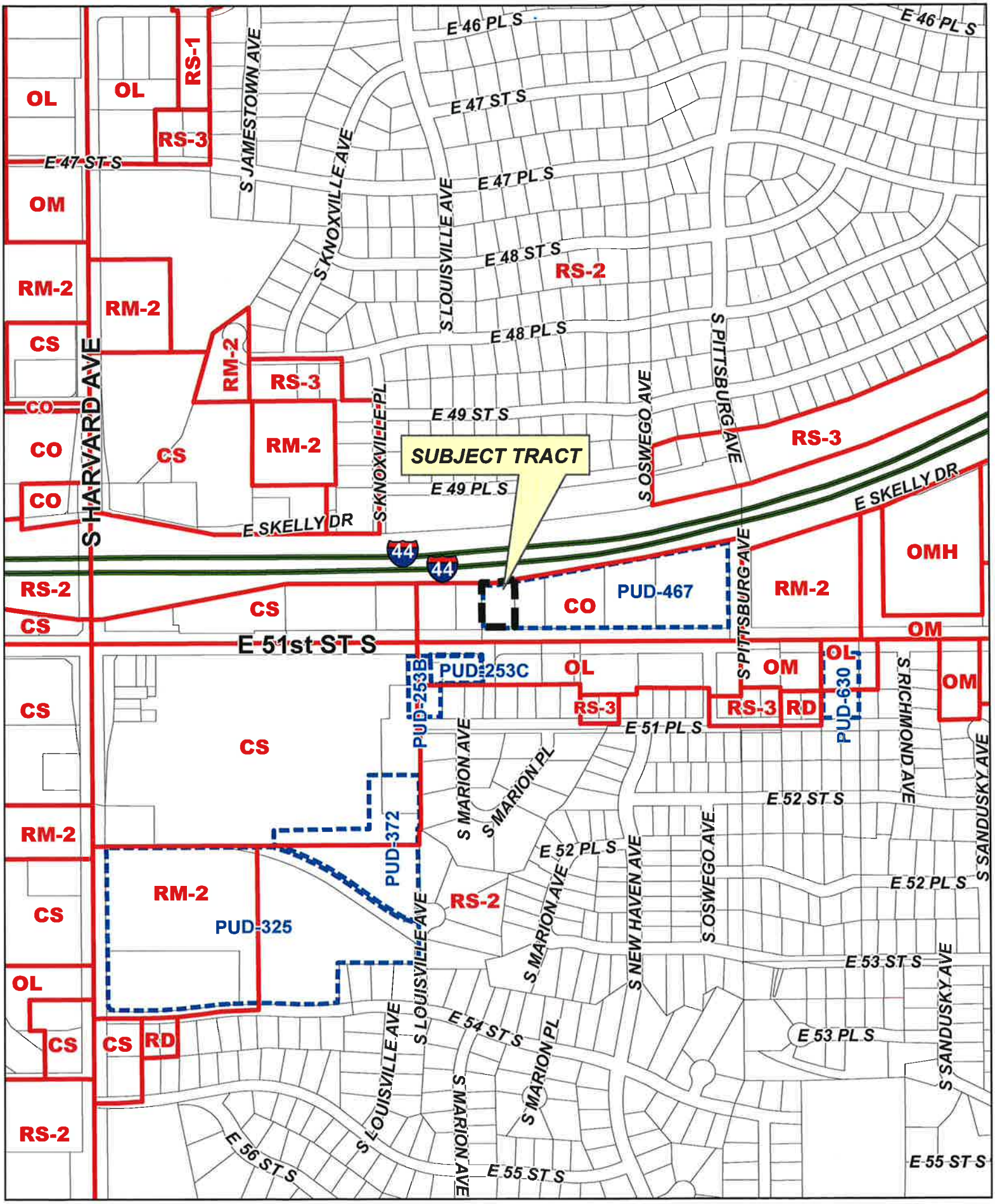
PUD-253-B April 1985: All concurred in approval of a proposed Major Amendment to PUD on a 2.2± acre tract of land for access/curb cut on S. Marion Ave., which was previously denied by TMAPC, on property located at the southwest corner of E. 51st St. and S. Marion Ave.

PUD-253-A November 1983: All concurred in approval of a proposed Major Amendment to PUD on a 2.2± acre tract of land to add property to PUD and to add limited retail uses in Building 1, which was limited to office use only, on property located at the southwest corner of E. 51st St. and S. Marion Ave.

PUD-253 April 1981: All concurred in approval of a proposed Planned Unit Development on a 1.3± acre tract of land for office building and convenience store, on property located at the southwest corner of E. 51st St. and S. Marion Ave.

12/16/2015 1:30 PM

16.4


SUBJECT TRACT
PUD-467
PUD-467-A
19-13 28
16.7
Feet
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250
500
N
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E 47 ST S
E 47 PL S
E 48 ST S
E 48 PL S
E 49 ST S
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E 51 PL S
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E SKELLY DR
S HARVARD AVE
S JAMESTOWN AVE
S KNOXVILLE AVE
S KNOXVILLE PL
S LOUISVILLE AVE
S OSWEGO AVE
S PITTSBURG AVE
S MARION AVE
S MARION PL
S NEW HAVEN AVE
S RICHMOND AVE
S SANDUSKY AVE
PUD-253B
PUD-253C
PUD-372
PUD-325
PUD-630
OL
OM
OMH
CO
CS
RM-2
RS-1
RS-2
RS-3
RD
44

Feet
0 250 500

Subject Tract

PUD-467-A

19-13 28

16.8

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

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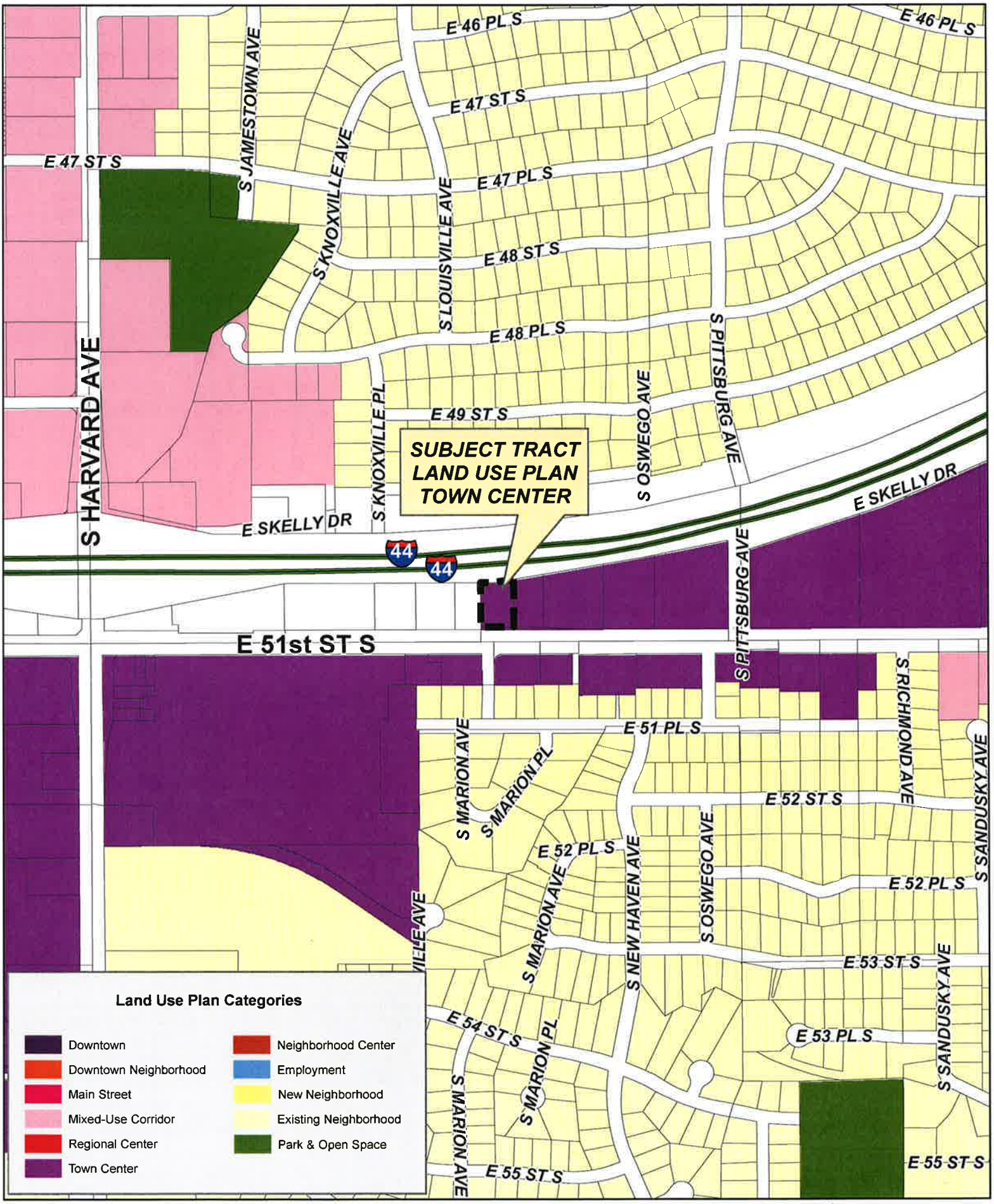
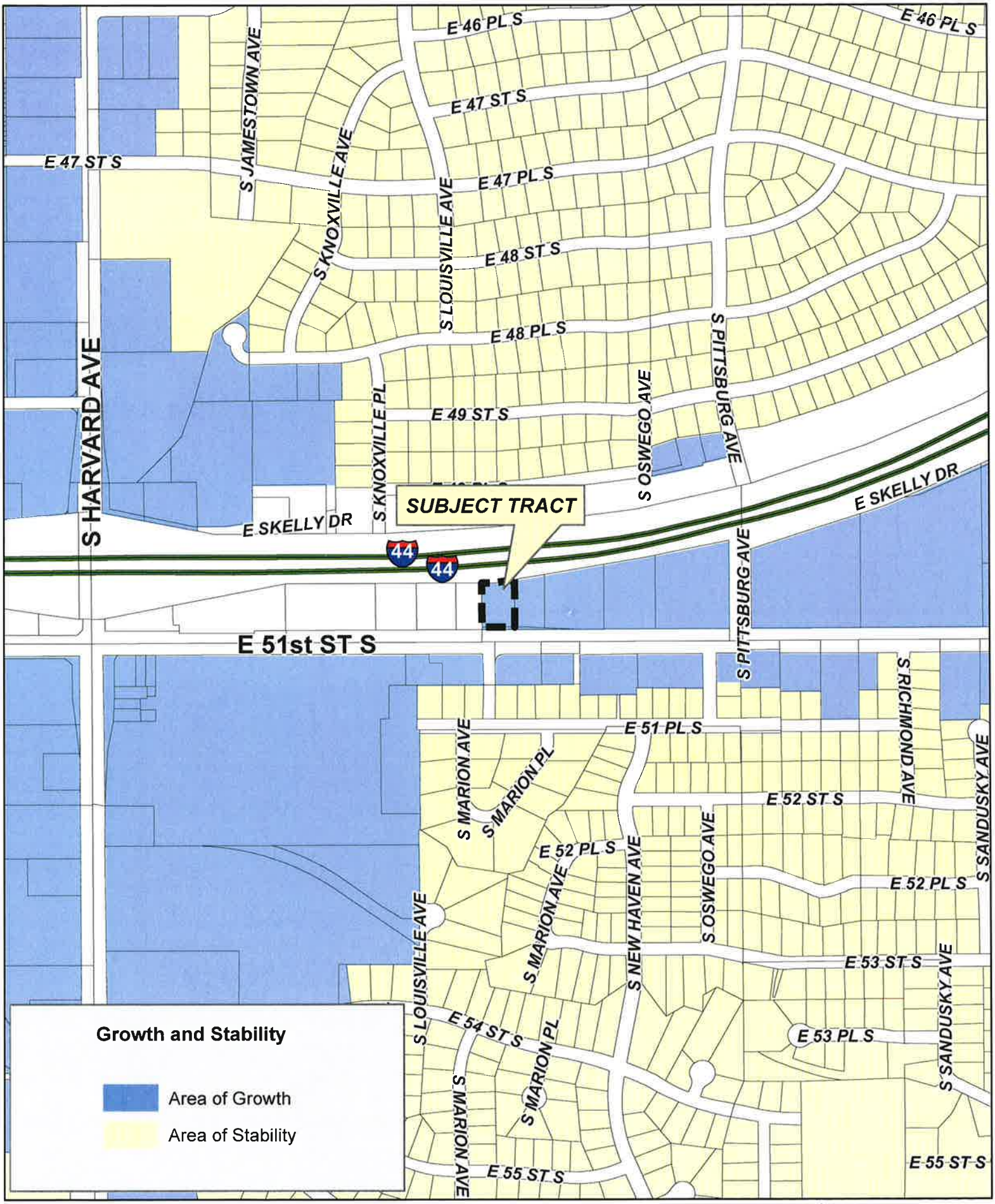


PUD-467-A

19-13 28

16.9



PUD-467-A

19-13 28

16.10

EXHIBIT "A"

LEGAL DESCRIPTION

Part of Lot 1, Block 1, DICKENS COMMONS RESUBDIVISION of Lot 3, Block 1, MORELAND ADDITION, beginning at the Southwest corner, thence N 189.99 E 57.19 NE 78.58 S 2 02.89 W 134.30 to the point of beginning less beginning at the Southwest corner of Lot 1 thence E 134.30 N 10 W 134.32 S 10 to the point of beginning for the road in Block 1.

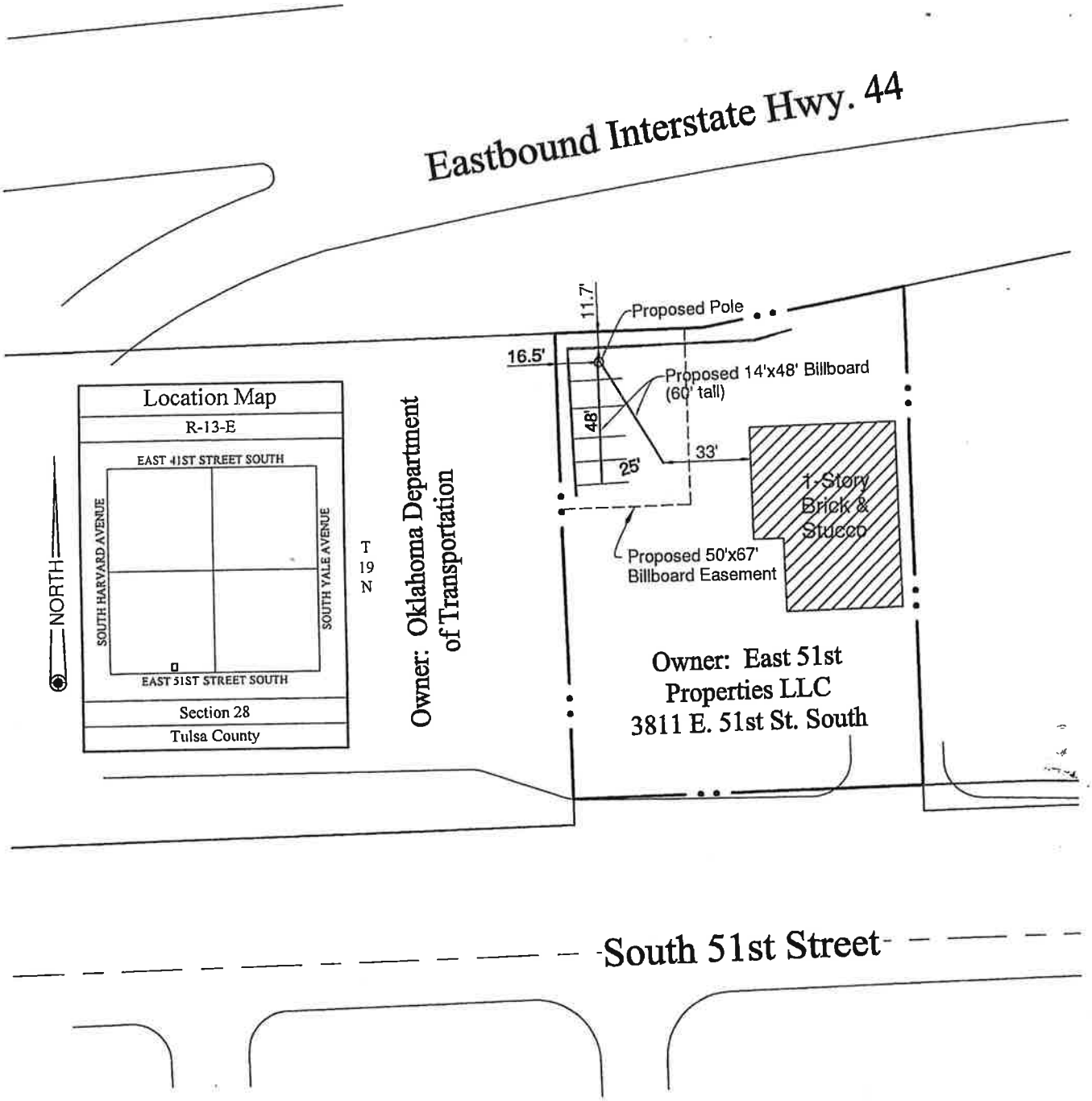
16.11

EXHIBIT "B"

The Applicant seeks a Major Amendment to Z-6310/PUD-467 to add Use Unit 21 to Development Area 3 and amend the Signage Standards in order to allow for an outdoor advertising sign to be located on Development Area 3, pursuant to the Conceptual Site Plan attached hereto.

16.12

Exhibit "A"



PROPOSED OUTDOOR ADVERTISING SIGN LOCATION
A PART OF L1, B1, "DICKENS COMMONS", CITY OF TULSA

tep

Tulsa Engineering & Planning Associates, Inc.
9820 East 41st Street, Suite 102 Tulsa, OK 74146
Phone: 918-252-9621 Fax: 918-250-4566
Civil Engineering • Landsurveying • Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2017

Job No: 15-072.00
Scale: 1" = 60'
Date: 07/31/2015

16.13

G:\15-072\03EX 15-072.dwg, 9/09/2015 - 10:07 AM

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-6310-SP-6
Major Amendment
Related to PUD 467-A

Hearing Date: December 16, 2015

Case Report Prepared by:

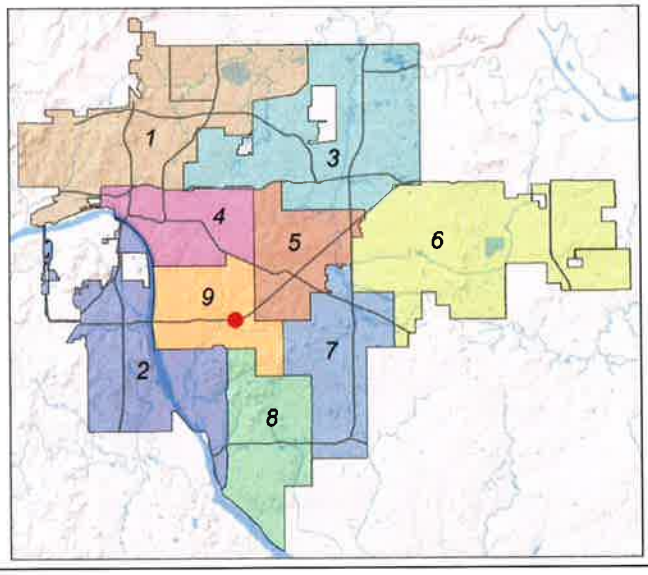
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Andrew Shank

Property Owner: EAST 51ST PROPERTIES LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial

Proposed Use: Add Use Unit 21-outdoor advertising sign

Concept summary: Major Amendment to Corridor Development plan supporting 467-A to adding outdoor advertising.

Tract Size: 0.57 ± acres

Location: West of northwest corner of E. 51 St. S. and S. Pittsburgh Ave.

Zoning:

Existing Zoning: CO/ PUD-467

Proposed Zoning: CO

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial.

The request is not harmonious with PUD 437 and is not consistent with the Town Center Vision of the Comprehensive Plan. Staff does not recommend approval of Z-6310-SP-6 without the PUD overlay therefore we recommend denial of this zoning request.

Staff Data:

TRS: 9328
CZM: 47 Atlas: 469

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 3

Commissioner Name: Ron Peters

17.1

SECTION I: Z-6310-SP-6

DEVELOPMENT CONCEPT:

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Refer to PUD 467-A

DETAILED STAFF RECOMMENDATION:

Z-6310-SP-6 must be a concurrent submittal with PUD 467-A. The following recommendation for denial of PUD 467-A also support a denial of Z-6310 SP-6.

The conceptual plan referenced by the applicant identifies a proposed sign height of 60 feet with a 672 square foot display identified. The major amendment does not provide a maximum display surface and adds nothing to the design standards of the PUD and,

PUD 467-A is not harmonious with the original vision of the PUD as previously approved in 1991 and,

The sign standards identified in the original PUD 467 specifically identified a maximum of one sign on the lot along I-44 with a maximum height of 25 feet and a maximum display surface area of 144 square feet. Since 1991 seven minor amendments have been allowed. Six of those amendments added or further defined signage for the center. All of those additional signs are generally within the original height and size standards identified in the PUD. The overall impacts of the incremental changes to the original sign standards have created a development that is no longer consistent with the vision of PUD 437. Provisions for additional design standards to create a harmonious development have never been implemented during the evolution of the PUD. Additional signage will stray further from the original concept of the PUD and,

The PUD chapter of the zoning code limits outdoor advertising to Use Unit 1221.F which references standards for digital signs in 1221.G. The PUD amendment request does not clarify if digital signage is proposed however the proposed location of the sign will add a visual distraction to drivers as they exit from east bound I-44. Drivers are required to slow from highway speeds while making a sharp turn and ultimately navigate a traffic signal to East 51st Street South. Any sign at that location may have that effect however digital signage is a significant distraction and safety consideration at this location and,

The major amendment does not provide a unified treatment of the development possibilities of the project site and,

PUD 467-A is not consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code therefore,

Staff recommends Denial of Z-6310-SP-6 as outlined in above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The general concept of the Town Center is to provide a pedestrian oriented development. The desired pedestrian scale is in direct conflict with the proposed size of outdoor advertising structures.

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

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:

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: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing PUD has permitted several signs along I-44 that adequately serve the needs of the existing business. Recent roadway improvements on East 51st and I-44 provide adequate visibility for existing businesses. One of the major change in this area included adding an off ramp for east bound traffic to access East 51st. The potential distraction of an outdoor advertising sign while exiting I-44, negotiating a sharp right turn, determining correct lane location and navigating a stop light is already a challenge. Adding outdoor advertising is not appropriate at this location.

Environmental Considerations:

Significant safety concerns for off ramp east bound traffic.

17.4

The proposed signage creates additional distraction to drivers in the east bound I-44 traffic lane while also trying to avoid on-ramp traffic from East 51st Street.

On-ramp traffic will be distracted while trying to merge to I-44 from East 51st Street South.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 51st Street	Primary Arterial	120 feet	6 +

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by commercial property , zoned CO/PUD 467; on the north by I-44, the south by East 51st Street South, further south small offices zoned OL; and on the west by I-44 on and off ramp to East 51st Street South.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17486 dated May 2, 1991, established zoning for the subject property.

Subject Property:

Z-6310/ PUD-467 May 1991: All concurred in approval of a request for rezoning a 7.88± acre tract of land from OM/ OMH to CO with a Planned Unit Development for a commercial development including restaurant and retail, on property located on the northwest corner of E. 51st St. and S. Pittsburgh Ave. and a part of the subject property. The PUD specifically states that outdoor advertising signs are expressly prohibited.

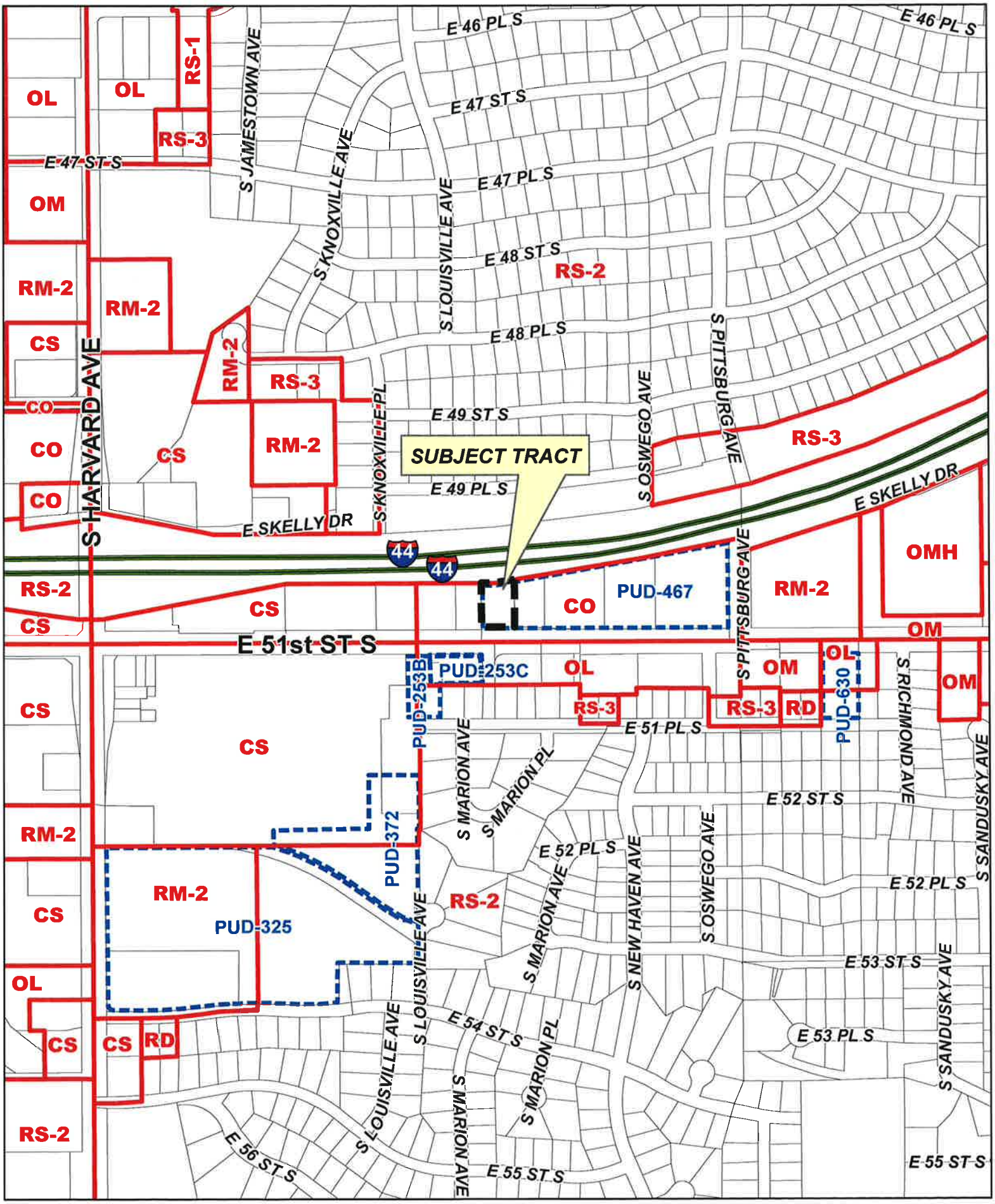
Surrounding Property:

PUD-235-C December 1991: All concurred in approval of a proposed Major Amendment to PUD on a 2.2± acre tract of land to add restaurant use with accessory bar, to the west half of Building 2, to permitted uses, on property located at the southwest corner of E. 51st St. and S. Marion Ave.

PUD-253-B April 1985: All concurred in approval of a proposed Major Amendment to PUD on a 2.2± acre tract of land for access/curb cut on S. Marion Ave., which was previously denied by TMAPC, on property located at the southwest corner of E. 51st St. and S. Marion Ave.

PUD-253-A November 1983: All concurred in approval of a proposed Major Amendment to PUD on a 2.2± acre tract of land to add property to PUD and to add limited retail uses in Building 1, which was limited to office use only, on property located at the southwest corner of E. 51st St. and S. Marion Ave.

PUD-253 April 1981: All concurred in approval of a proposed Planned Unit Development on a 1.3± acre tract of land for office building and convenience store, on property located at the southwest corner of E. 51st St. and S. Marion Ave.


SUBJECT TRACT
PUD-467-A/Z-6310-SP-6
19-13 28
Feet
0
250
500
17.4
E 46 PL S
E 47 ST S
E 47 PL S
E 48 ST S
E 48 PL S
E 49 ST S
E 49 PL S
E 51st ST S
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E SKELLY DR
S JAMESTOWN AVE
S KNOXVILLE AVE
S LOUISVILLE AVE
S HARVARD AVE
S OSWEGO AVE
S PITTSBURG AVE
S MARION AVE
S MARION PL
S NEW HAVEN AVE
S RICHMOND AVE
S SANDUSKY AVE
PUD-467
PUD-253B
PUD-253C
PUD-372
PUD-325
PUD-630
OL
OM
OMH
CO
CS
RM-2
RS-1
RS-2
RS-3
RD
44

Feet
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Subject Tract

19-13 28

PUD-467-A/Z-6310-SP-6

17.7

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

N

Feet
0 50 100

Subject Tract

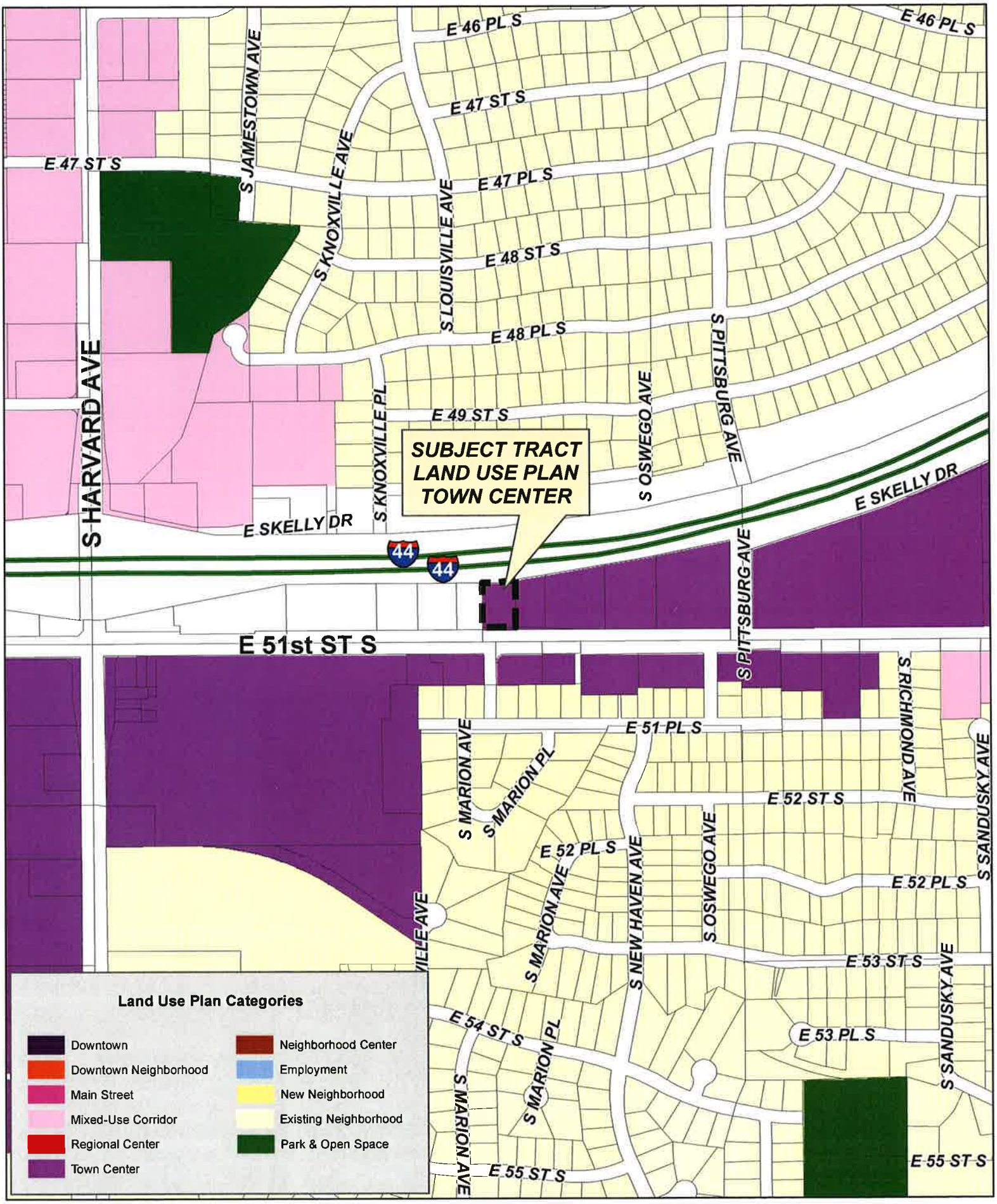
19-13 28

PUD-467-A/Z-6310-SP-6

17.8

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

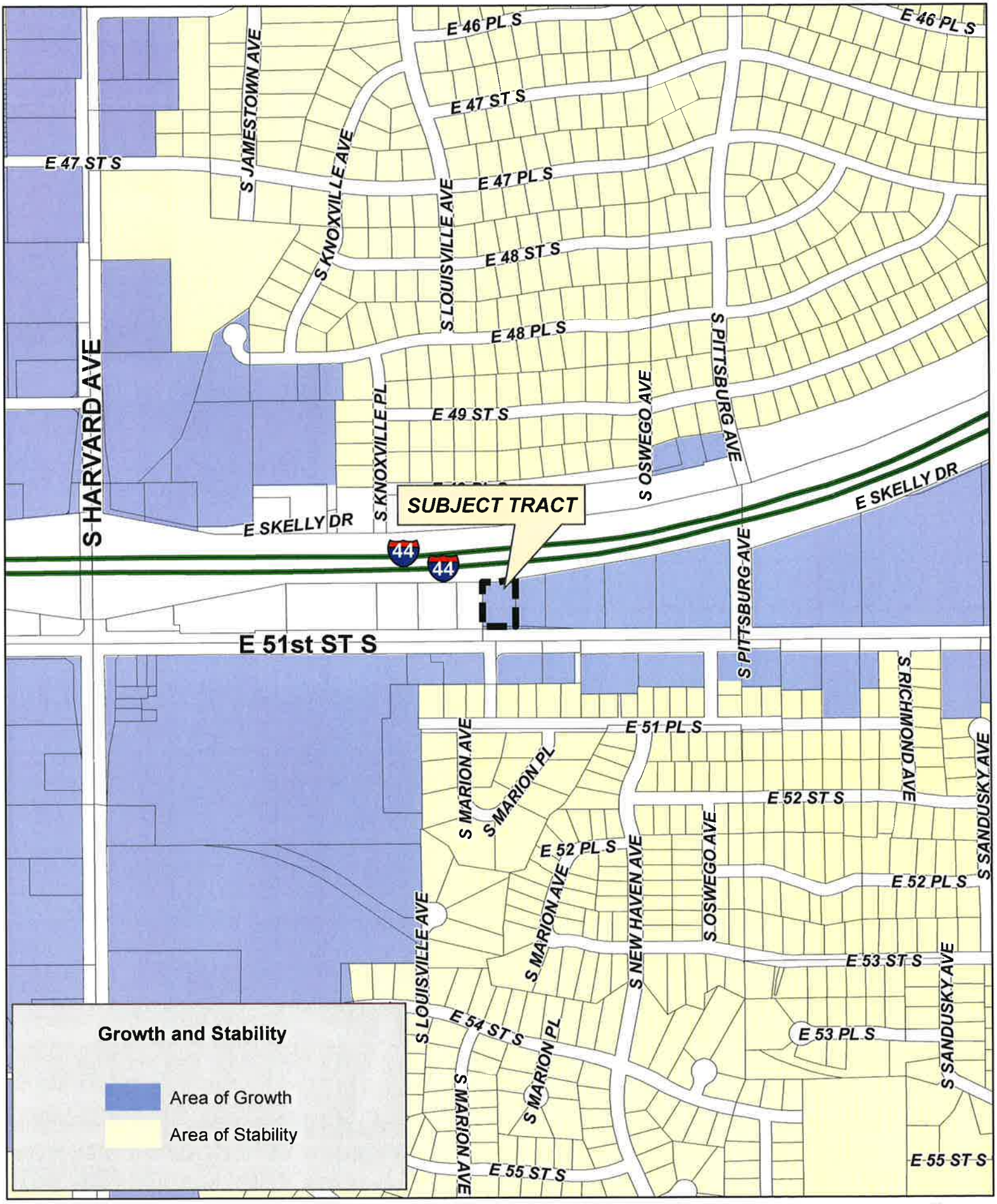
N



Z-6310-SP-6

19-13 28

17.9



Z-6310-SP-6

19-13 28

17.10

TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: PUD-843

Hearing Date: December 16, 2015

Case Report Prepared by:

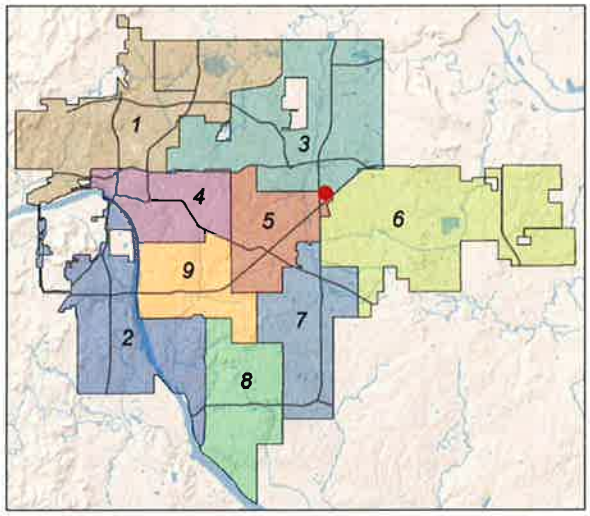
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Alan Betchan

Property Owner: VERITAS HOLDINGS 2 LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Multiple uses

Concept summary: PUD development standards will allow lots without frontage on a public street and identify uses that have been previously approved through the special exception process at the Board of Adjustment.

Tract Size: 4.37 ± acres

Location: West of the southwest corner of E. 11th St. and S. Garnett Rd.

Zoning:

Existing Zoning: CS

Proposed Zoning: CS/ PUD-843

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9407
CZM: 39 Atlas: 744

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 1

Commissioner Name: John Smaligo

18.1

SECTION I: PUD-843

APPLICANTS DEVELOPMENT CONCEPT:

11th Street Commerce Park (PUD 843) is a proposed mixed use development located on the south side of East 11th Street South between Mingo Road and Garnett Road in the City of Tulsa. Exhibit A shows the subject property in relation to surrounding areas. This Planned Unit Development proposes a two Development Area overlay of a property that is currently zoned CS. This project will be developed along CS bulk and area requirements except as modified by herein. Exhibits C & F show the proposed development areas and the existing zoning map in the area of the PUD, respectively.
The property is approximately 635 feet in depth and 320 feet in width which makes much of the traditional commercial development contemplated by CS zoning difficult. This PUD allows the creation of lots within Development Area B which will not front onto a public street. This design allows the rear of the property to be developed while still preserving traditional commercial viability of the northern tract. The PUD also allows for tenant identification signage for Development Area B along the ROW within Development Area A. It also reduces the northern building setback within Development Area A to allow buildings to be constructed with a setback similar to that of the adjacent properties. Exhibit B depicts the conceptual site plan for the PUD. The developer currently plans to provide leasable spec. tenant space as shown on the conceptual plan but would like to maintain the flexibility of splitting Development Area B into smaller tracts.

In May of 2015 the City of Tulsa Board of Adjustment heard a request by the property owner to allow Use Unit 15 Other Trades and Services, Use Unit 16 Mini Storage, and Use Unit 17: Automotive and Allied Activities, with certain uses within those Use Units being excluded. After significant discussion the Board voted to approve the request. This PUD limits those special exception uses to Development Area B which preserves Development Area A for more traditional commercial uses.

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: Surrounding Areas
- Exhibit B: Conceptual Site Plan
- Exhibit C: Development Area Exhibit
- Exhibit D: Conceptual Utilities Plan
- Exhibit E: Existing Topography with Aerial
- Exhibit F: Existing Zoning Map

SECTION II: PUD-843 DEVELOPMENT STANDARDS

Development Area A

Gross Land Area	89,600 sq. ft.	2.06 ac
Net Land Area	76,533 sq. ft.	1.76 ac

Permitted Uses

Uses permitted as a matter of right by the City of Tulsa Zoning Code within the CS district, including all uses customarily accessory thereto, except Use Unit 12a: Adult Entertainment Establishments.

Maximum Building Area	11, 000 sq. ft. FAR (0.13)
Minimum Building Setbacks	
North Property Line	17.5 ft.
South Property Line (Along Queen Street)	10 ft.
West Property Line (Front Yard)	10 ft.
East Property Line	10 ft.
Maximum Building Height:	20 ft.

Development Area B

Gross Land Area	113,600 sq. ft.	2.61 ac
Net Land Area	113,600 sq. f.t	2.61 ac

Permitted Uses

Uses permitted as a matter of right by the City of Tulsa Zoning Code within the CS district as well as Use Unit 15: Other Trades and Services and Use 16: Mini-Storage, including all uses customarily accessary thereto, except Use Unit 12a: Adult Entertainment Establishments. The following uses within Use Unit 15 shall not be allowed: Bait Shop, Bottled Glass, Flea Market, Fuel Oil, Greenhouse, Lumber Yard, Model Home (display only), Portable Storage Building, Sales, Armored Care Service, Bindery, Kennel, Recycling Drop Off, Taxidermist, Barber School, Beauty School, Trade School, NES.

Public Street Frontage

Tracts within Development Area B shall not be required to have the minimum frontage prescribed by the CS district. Access to these tracts will be provided via Mutual Access Easements recorded of record.

Maximum Building Area	55,000 sq. ft. FAR (0.48)
Minimum Building Setbacks	
North Property Line	10 ft.
South Property Line	10 ft.
West Property Line	10 ft.
East Property Line	10 ft.
Maximum Building Height:	20 ft.

Parking

Parking for uses contained within Use Unit 14: Shopping Goods and Services, when contained within Development Area A, shall be provided at a minimum ratio of 1:325. All other uses shall provide parking as required by the City of Tulsa Zoning Code.

Lighting

All lighting standards shall be constructed in a manner that prevents visibility of the light emitting element from adjacent residentially zoned properties. No lighting standard shall exceed 25'. No building mounted lighting will be allowed higher than 16'-6" above the finished floor.

18.3

Signage
Signs shall be limited to the following:

- One double sided ground sign not exceeding 25' in height shall be permitted in Development Area A along 11th Street, provided it does not exceed 250 square feet of display surface area per side.
- Wall signs shall be limited to 1.5 square feet per linear foot of building wall to which the signs are affixed. Internally illuminated wall signs in Development Area B are prohibited.
- No roof or projecting signs shall be permitted.

Landscaping
All landscaping shall conform to the existing Landscape Chapter of the Tulsa Zoning Code however the following additional standards are required.

Screening Walls and Fences

- A wood or masonry screening fence at least 6 feet in height shall be constructed along all property lines abutting a residential use.
- All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh with a minimum opacity of 95% shall be allowed on enclosure doors.

Vehicular Access and Circulation:

Vehicular access to site will be derived from a single newly proposed curb cut onto 11th Street along the eastern property line. The fairly significant depth compared of the tract relative to the narrow width makes a public access to the southern portion of the site difficult. Access will instead be provided via a mutual access easement covering the new curb cut and extending along the eastern boundary of Development Area A. If Development Area B is further split access easements serving those newly created lots will be dedicated at that time.

Existing driveway access from 11th Street into the site shall be removed and replaced with sidewalks and curb matching the existing sidewalks along East 11th Streets.

Pedestrian Access:

Sidewalks access will be provided from all lots to the public sidewalk system on East 11th Street.

Platting Requiremetn:

No building permit shall be issued until a plat containing restrictive covenants memorializing the above development standards is prepared and filed in accordance with the City of Tulsa Subdivision Regulations.

Site Plan Review:

No building permit shall be issued until a site plan is submitted to and approved by the Tulsa Metropolitan Area Planning Commission in accordance with the City of Tulsa Zoning Code.
No Sign permit shall be issued until a detailed sign plan is submitted to and approved by the Tulsa Metropolitan Area Planning Commission in accordance with the City of Tulsa Zoning Code.

18.4

EXPECTED SCHEDULE OF DEVELOPMENT:

Development construction is expected to begin in spring of 2016.

DETAILED STAFF RECOMMENDATION:

PUD 843 is consistent with the anticipated future development in the area and,

PUD 843 is consistent with the Board of Adjustment approvals granted in May 2015 and,

Development standards outlined in Section II are consistent with the PUD chapter of the Tulsa Zoning Code and,

PUD 843 is consistent with the Mixed Use Land Use designation of the Comprehensive Plan therefore,

Staff recommends Approval of PUD-843 as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD as defined in Section II of the staff report is consistent with previously approved Board of Adjustment action and consistent with the Mixed Use Corridor vision of the Comprehensive Plan. The proposed minimum building setbacks will allow building construction close to the street right of way and encourage store front development along this corridor.

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: Multi Modal

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: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary:

At this time there are no known conditions that would affect development of this site or affect adjacent properties if this site is developed.

The site generally slopes from the southwest to northeast. The Tulsa County Soils survey defines the onsite soils as Dennis Silt Loam with grades from 1-3 percent. These soils are typically well drained and provide little issue to construction of a project as proposed. A

geotechnical engineer has been contracted to perform a soils analysis but the results are not yet complete.

The attached Exhibit E depicts an aerial of the existing site as well as topography.

Environmental Considerations:

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11th Street	Secondary Arterial	100 feet	6 with a grass median

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east and south by a multifamily residential site, zoned RM-1; on the north across East 11th Street is auto sales and auto parts store, zoned CS; and on the west by a mobile home neighborhood, zoned CS.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-21889 May 26, 2015: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 (other trades & services), Use Unit 16 (mini-storage) in a CS District (Section 701). This approval is with the condition that all the Use Units referred both in 15, 16, 12 and 14 are referenced in the letter from Tanner Consulting dated May 26, 2015. This approval is per conceptual site plan 3.8, on property located at 10880 E. 11th St. and also known as the subject property.

BOA-18957 January 23, 2001: The Board of Adjustment **approved** a *Special Exception* to permit RV and trailer sales (UU17) in the CS district; and a *Variance* of the required all-weather surface parking to allow for gravel parking, on property located and known as the subject property.

BOA-7212 November 4, 1971: The Board of Adjustment approved a Special Exception to permit operating a sales and service of travel trailers (camping trailers) and articles incidental to recreation and camping activities, on property located at 10884 E. 11th St. and also known as the subject property.

Surrounding Property:

BOA-20871 February 24, 2009 The Board of Adjustment **approved** a *Special Exception* to permit a mini-storage facility (Use Unit 16) in a CS district with the conditions that the new units be painted to match the existing storage units and have no open air storage, on property located at10540 E. 11th St.

BOA-20547 September 11, 2007: The Board of Adjustment **approved** a *Special Exception* to permit automobile and allied activities (Use Unit 17) in a CS district, with conditions, on property located at 10705 E. 11th St. S.

BOA-20056 June 14, 2005: The Board of Adjustment approved a Special Exception to allow the sale of manufactured homes in a CS zoned district within a mobile home park - Use Unit 17 (Section 701), on property located at 1211 S. 107th E. Ave.

BOA-19331 April 9, 2002 The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 (electrical contractor) in a CS district, on property located at 10705 E. 11th St. S.

BOA-18868 March 14, 2000: The Board of Adjustment approve a special exception to allow electrical contractor business (Use Unit 15) in a CS district, on property located at 1136 South 107th East Avenue.

BOA-14951 October 6, 1988: The Board of Adjustment **approved** a *Special Exception* to permit the sale of auto parts and other automotive uses (UU17), on property located at 10883 E. 11 St. S.

BOA-13933 February 20, 1986: The Board of Adjustment **approved** a *Special Exception* to permit auto custom repair and related sales in the CS zoned district, on property located at 10877 E. 11 St. S.

BOA-13911 January 23, 1986: The Board of Adjustment **approved** a *Special Exception* to allow retail building material sales business with minor wholesaling (UU15) in a CS district, on property located at 10724 E. 11 St. S.

BOA-13517 April 4, 1985 The Board of Adjustment **approved** the *Special Exception* to permit a car wash in a CS zoned district with the restrictions that the exterior building materials of the car wash be compatible with the abutting apartment complex; there be an attendant on duty seven days a week from 8a to 10p; and built per plot plans; located at the NW/c of 11th St. and 107th E. Ave.

BOA-13350 November 1, 1984: The Board of Adjustment **approved** a *Variance* to permit a guttering and roofing establishment in a CS district, per plan, finding that due to the unusual circumstances of the land (in regard to the way the flood plain developed), that it caused an unnecessary hardship, on property located at east of the northeast corner of S. 107th E. Ave. and E. 11th St.

BOA-12703 July 14, 1983: The Board of Adjustment approved a Special Exception for storage and office space for electrical contractors in CS district, with the condition that there be no outside storage at all, on property located at the southeast corner of S. 107th E. Ave. and E. 11th St.

BOA-12137 August 19, 1982 The Board of Adjustment **approved** a *Special Exception* to allow a Use Unit 17 (muffler shop) in a CS district as described using tilt-up rock panels, subject to all work being performed inside, that all storage be inside with no outside storage being permitted, that refuse be placed outside in covered containers, and that no manufacturing of mufflers take place, on property located at 10705 E. 11th St. S.

BOA-11386 March 5, 1981 The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 for other trades and services in a CS district; and a *Special Exception* to waive the screening requirement on the north property line until such time that the north portion of the property is developed residentially or is sold; all subject to the plans submitted, with the condition that no outside storage will be permitted, on property located east of the northeast corner of S. 107th E. Ave. and E. 11th St.

18.8

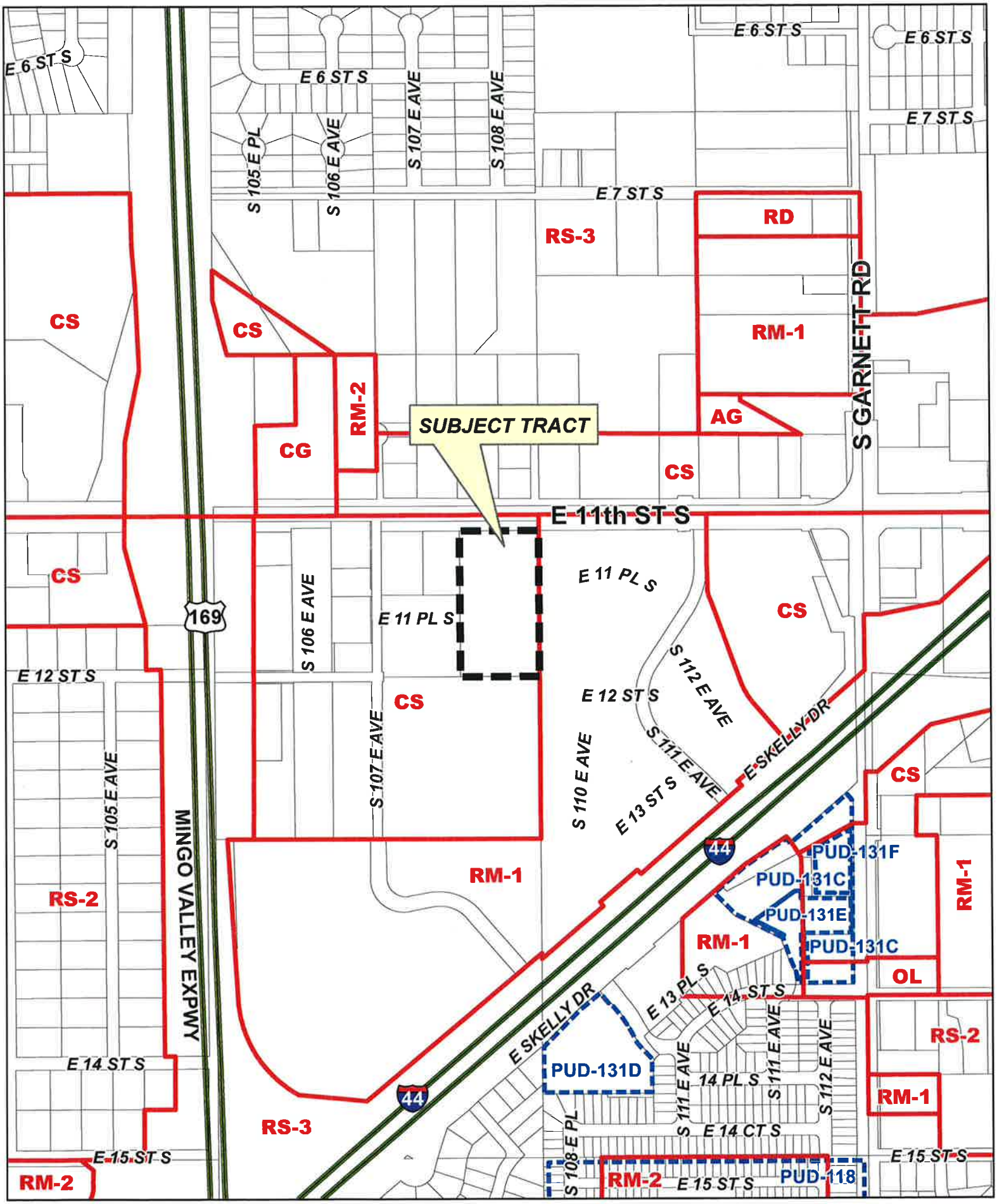
BOA-11040 June 12, 1980 The Board of Adjustment **approved** a *Special Exception* to permit an electrical contractor in a CS district; per plot plan submitted, with the screening fence to be constructed all around the building as drawn on the submitted plot plan, with access being also screened, (gates) as shown on the plot plan, no outside storage shall exceed the height of the screening fence; outside storage limited to lighting poles and arms, located at 10705 ½ E. 11th St.

BOA-10798 November 29, 1979 The Board of Adjustment **approved** an *Exception* to permit mini-storage buildings in a CS district; and **approved** an *Exception* to remove the screening requirement where existing physical features provide visual separation of uses, per plot plan submitted, with the units painted earth tones, on property located west of northwest corner of E. 12th St. and S. 107th E. Ave.

BOA-9990 June 1, 1978: The Board of Adjustment **approved** a *Special Exception* to operate a retail glass outlet; and a Special Exception to remove the screening requirements where the purpose of the screening requirement cannot be achieved, per plot plan in a CS and RS-3 district, on property located at 10737 E. 11th St.

12/16/2015 1:30 PM

18.9



Feet
0 250 500

PUD-843

19-14 07

18.10

N

Feet
0 250 500

Subject Tract

PUD-843

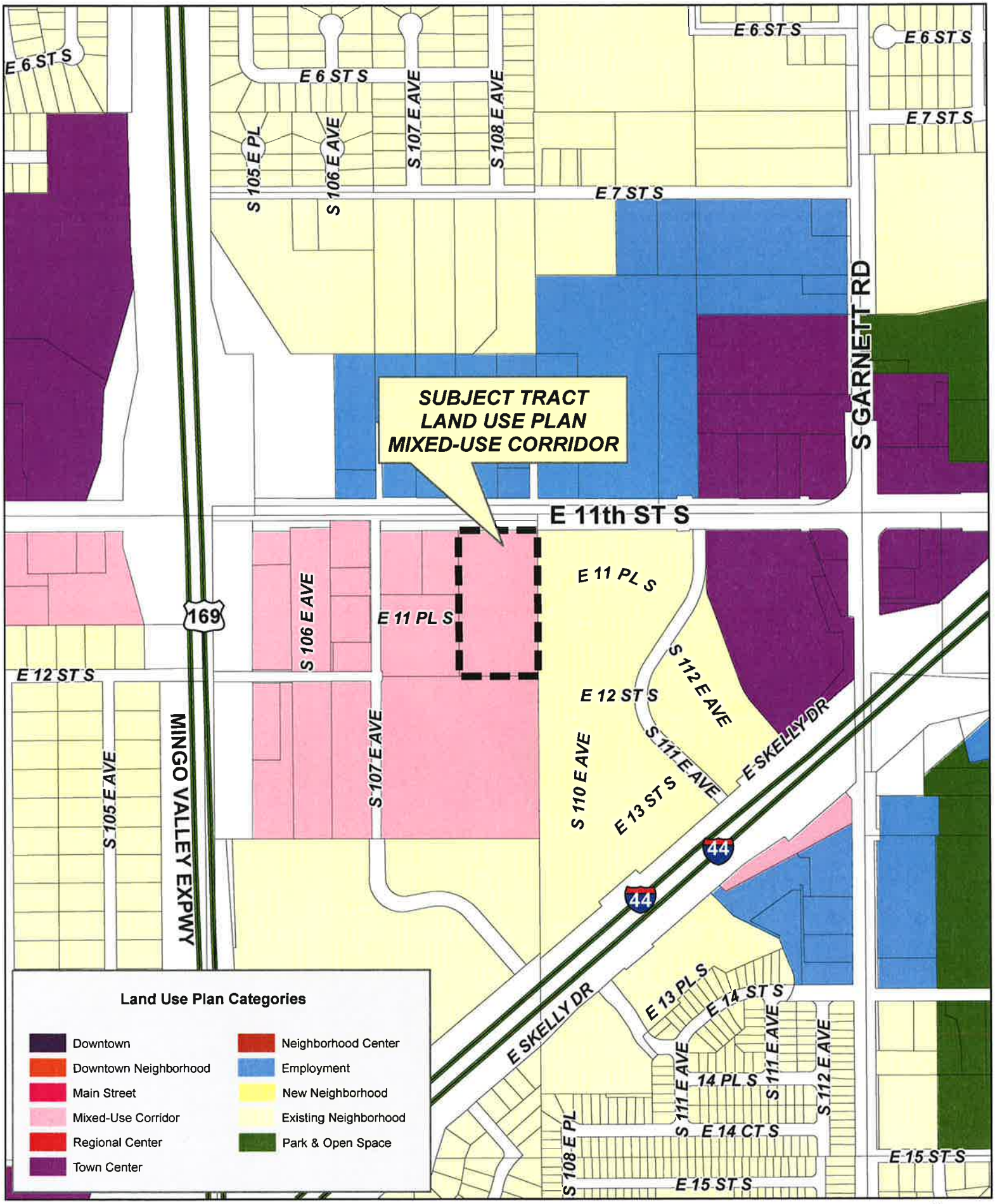
19-14 07

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

Aerial Photo Date: March 2014

18.11

N



PUD-843

19-14 07

18.12

PUD-843

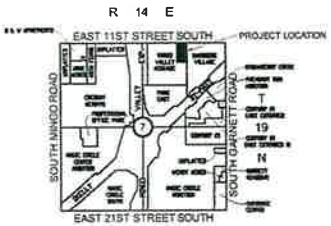
19-14 07

18.13

Exhibit A

Surrounding Areas
for

11th Street Commerce Park



Location Map

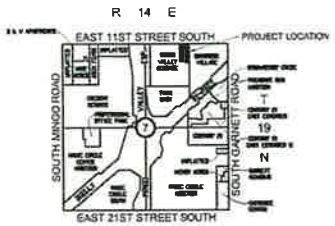
AAB Engineering, LLC
Engineering• Surveying• Land Planning

18.14

Exhibit B

Conceptual Site Plan
for

11th Street Commerce Park



Location Map

DRAWING SCALE: 1" = 50'

AAB Engineering, LLC
Engineering • Surveying • Land Planning

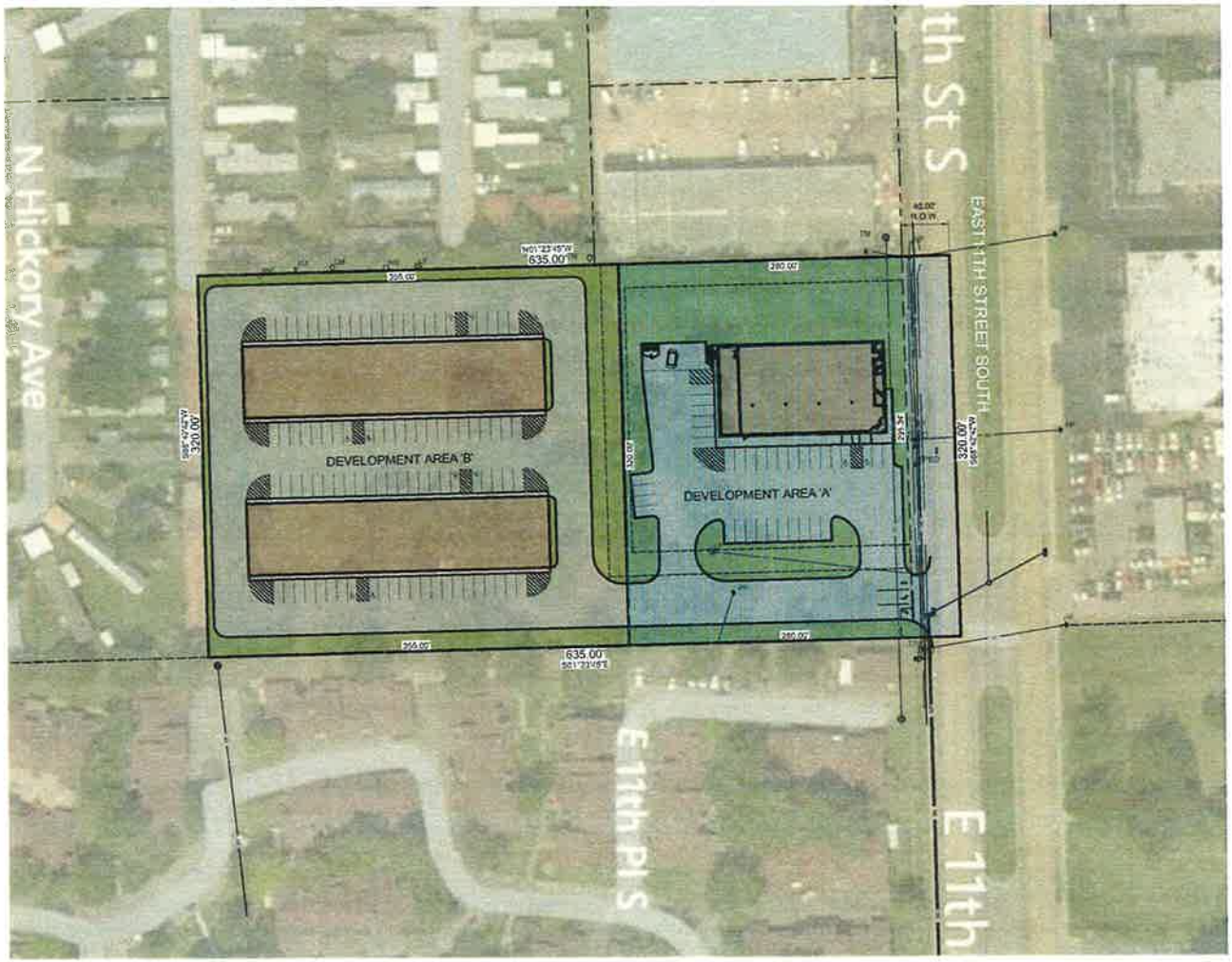
CALL OKIE

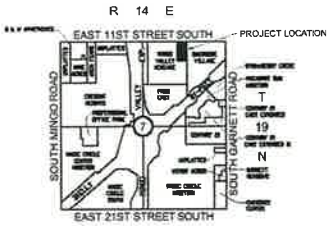
18.15

Exhibit C

Development Area Exhibit
for

11th Street Commerce Park





Location Map

DRAWING SCALE: 1" = 50'

AAB Engineering, LLC
Engineering• Surveying• Land Planning

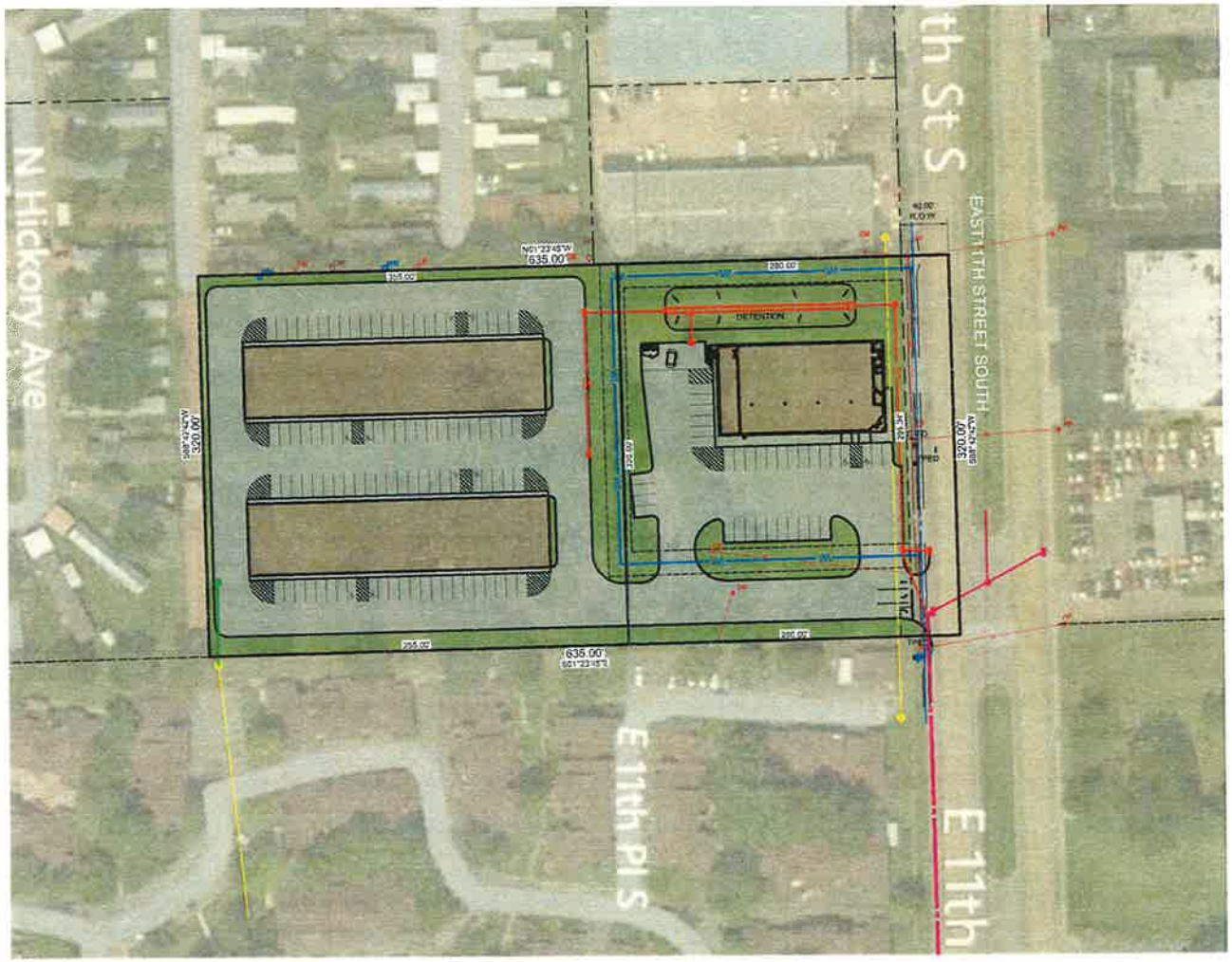
CALL OKIE

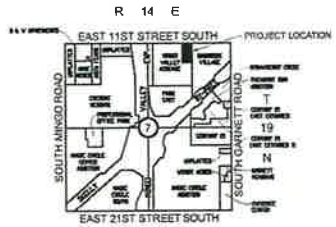
18.14

Exhibit D

Conceptual Utilities Plan
for

11th Street Commerce Park





Location Map

LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- WL — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- SD — PROPOSED STORM SEWER

DRAWING SCALE: 1" = 50'

BEFORE YOU DIG CALL OKIE

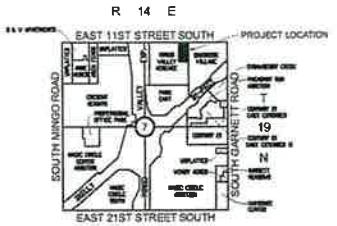
AAB Engineering, LLC
Engineering• Surveying• Land Planning

U31

Exhibit E

Existing Topo and Aerial
for

11th Street Commerce Park



Location Map

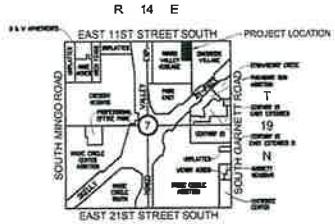
AAB Engineering, LLC
Engineering• Surveying• Land Planning

18.81

Exhibit F

Existing Zoning
for

11th Street Commerce Park

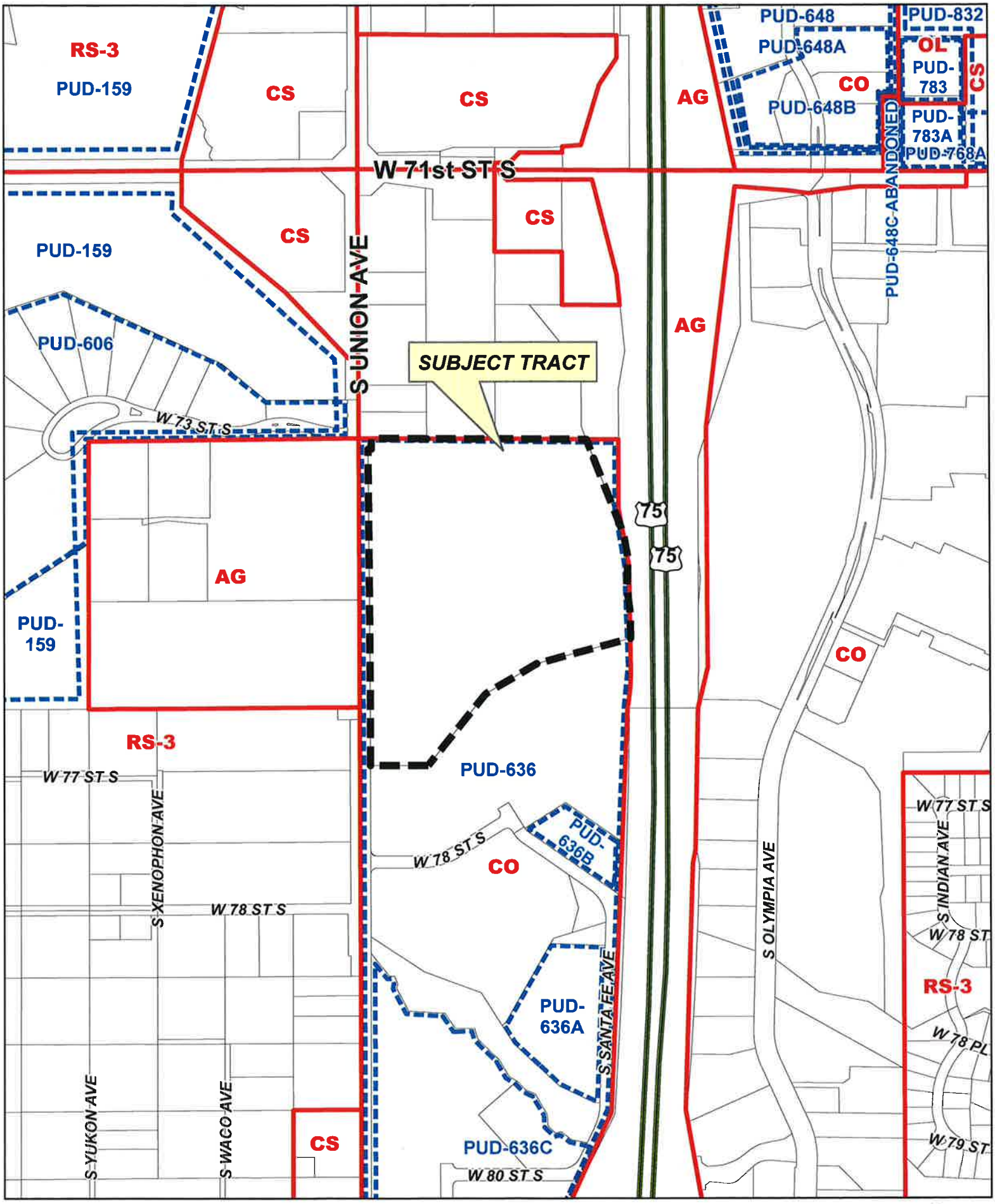


Location Map
SCALE 1"=2000'

DRAWING SCALE: 1"= 50'

AAB Engineering, LLC
Engineering• Surveying• Land Planning

18.15



PUD-636-D ABANDONMENT (PARTIAL)

18-12 11

19.1

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Thursday, December 10, 2015 9:49 AM
To: Huntsinger, Barbara; Christensen, Matthew L.
Subject: FW: PUD-636-D (Abandonment)

Barbara,

Please forward a staff request to Continue PUD-636-D (Abandonment) until the January 6th Planning Commission meeting.

Matt,

Please confirm that you agree with the request.

Thanks

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Wilkerson, Dwayne
Sent: Wednesday, December 09, 2015 5:05 PM
To: 'Christensen, Matthew L.'
Subject: PUD-636-D

Matt,

During this process It was my understanding that the abandonment request included all of Development Areas A, B and C. When I was checking the land areas it became obvious that the Abandonment does not include all of the previous development areas. I need an exhibit and land area calculations illustrating how much of the remaining development areas remain.

I don't think there is any way to identify that before my staff report is completed tomorrow so I may need to request a continuance to sort out the details.

Please give me a call

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

19.2

TMAPC

Tulsa Metropolitan Area Planning Commission

Case Number: Z-7323

Hearing Date: December 16, 2015
(continued from 11.18.15)

Case Report Prepared by:

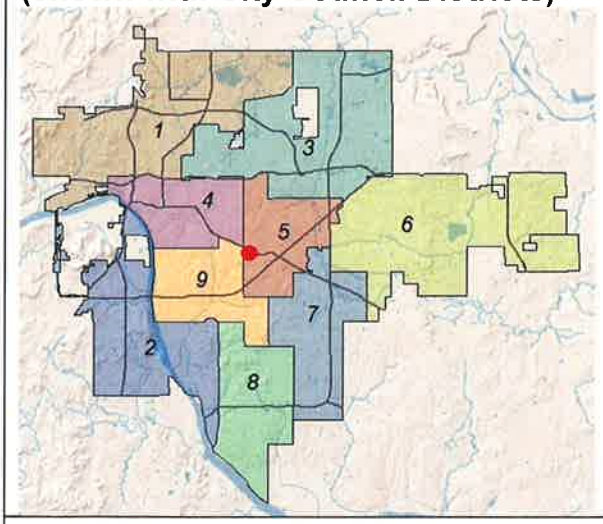
Jay Hoyt

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

20.1

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.

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:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 32nd 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.

20.3

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.

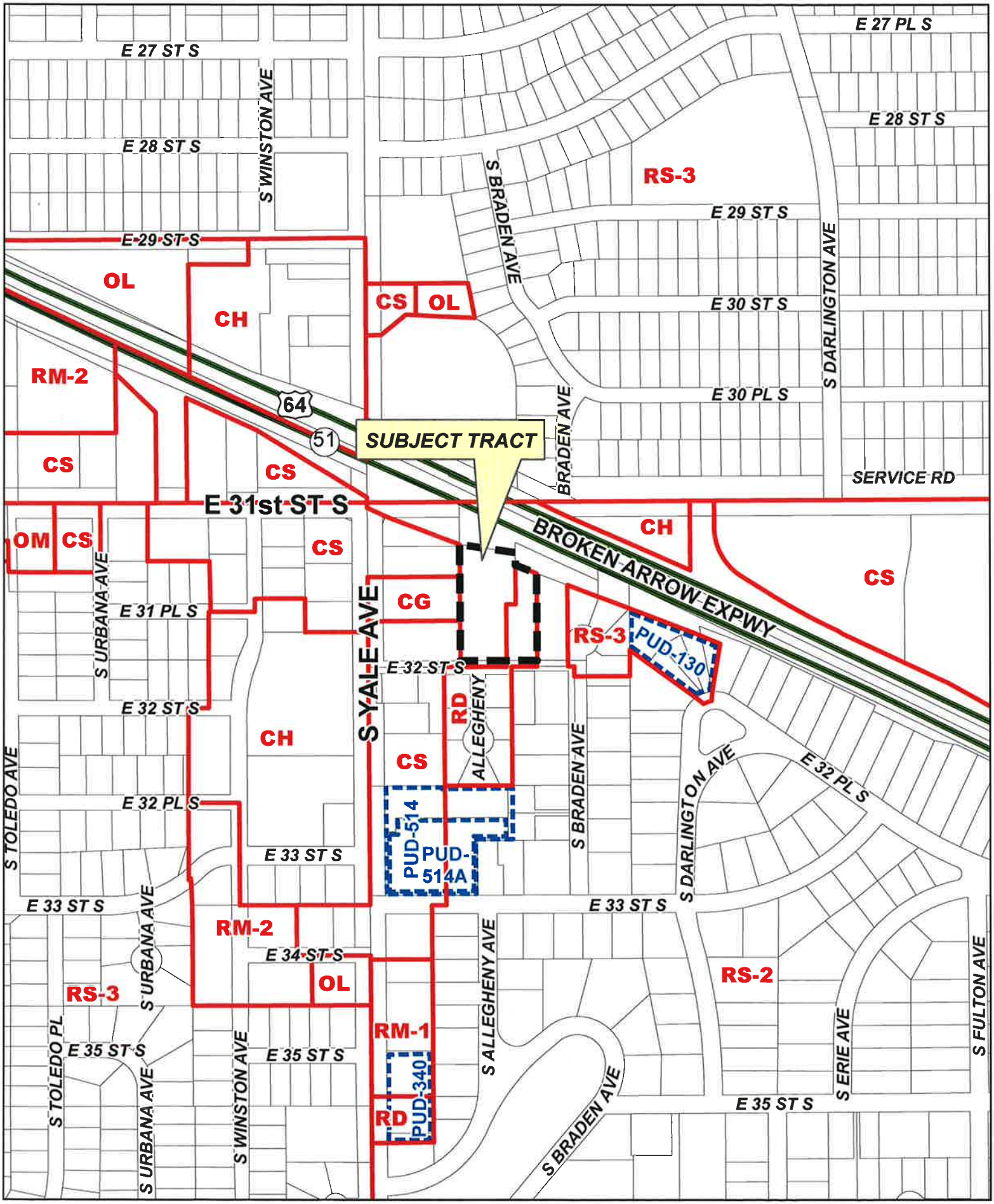
Subject Property:

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.

11/18/2015 1:30 PM



Feet
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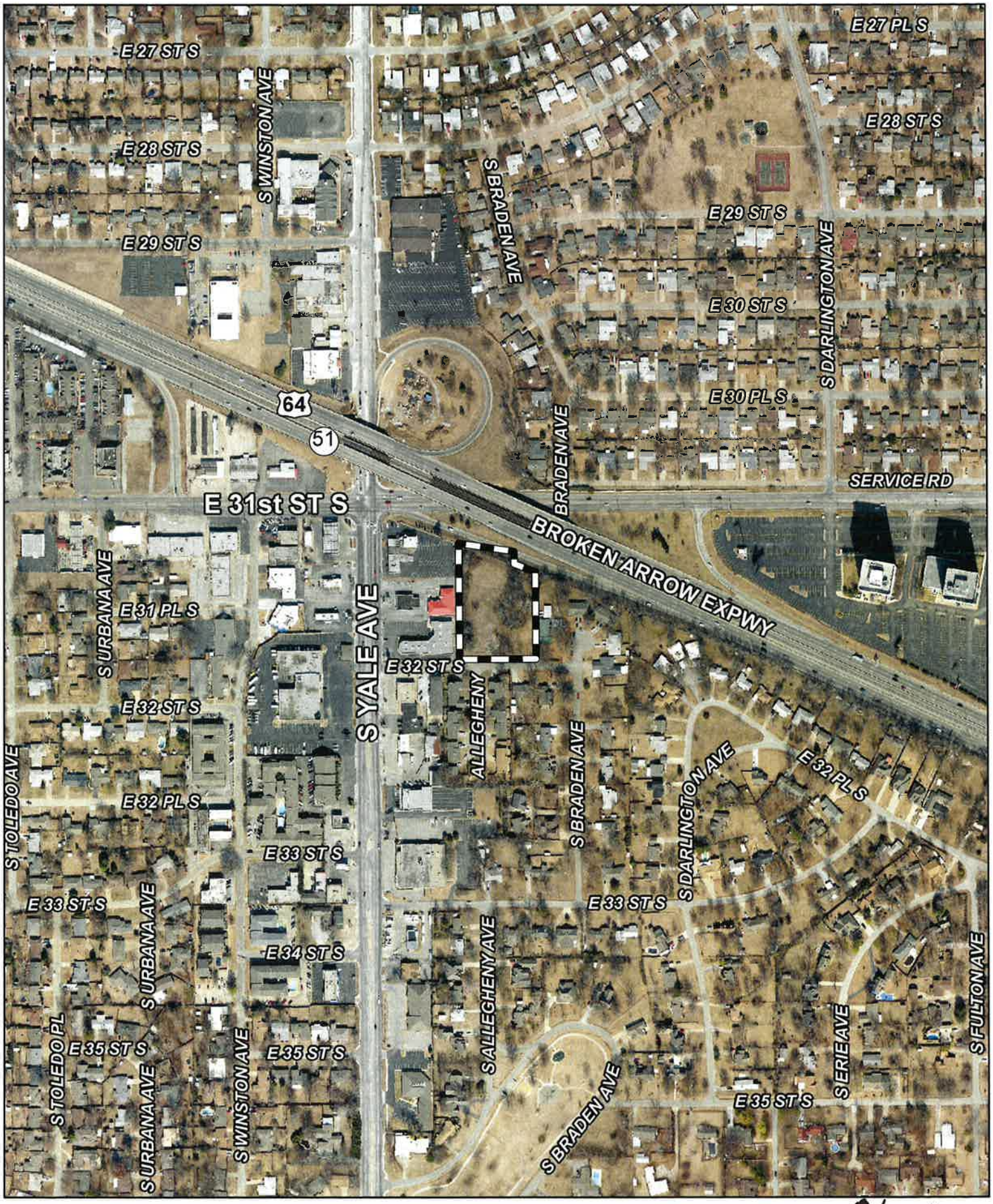
Z-7323

19-13 22

N

205



Feet
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Subject Tract

Z-7323

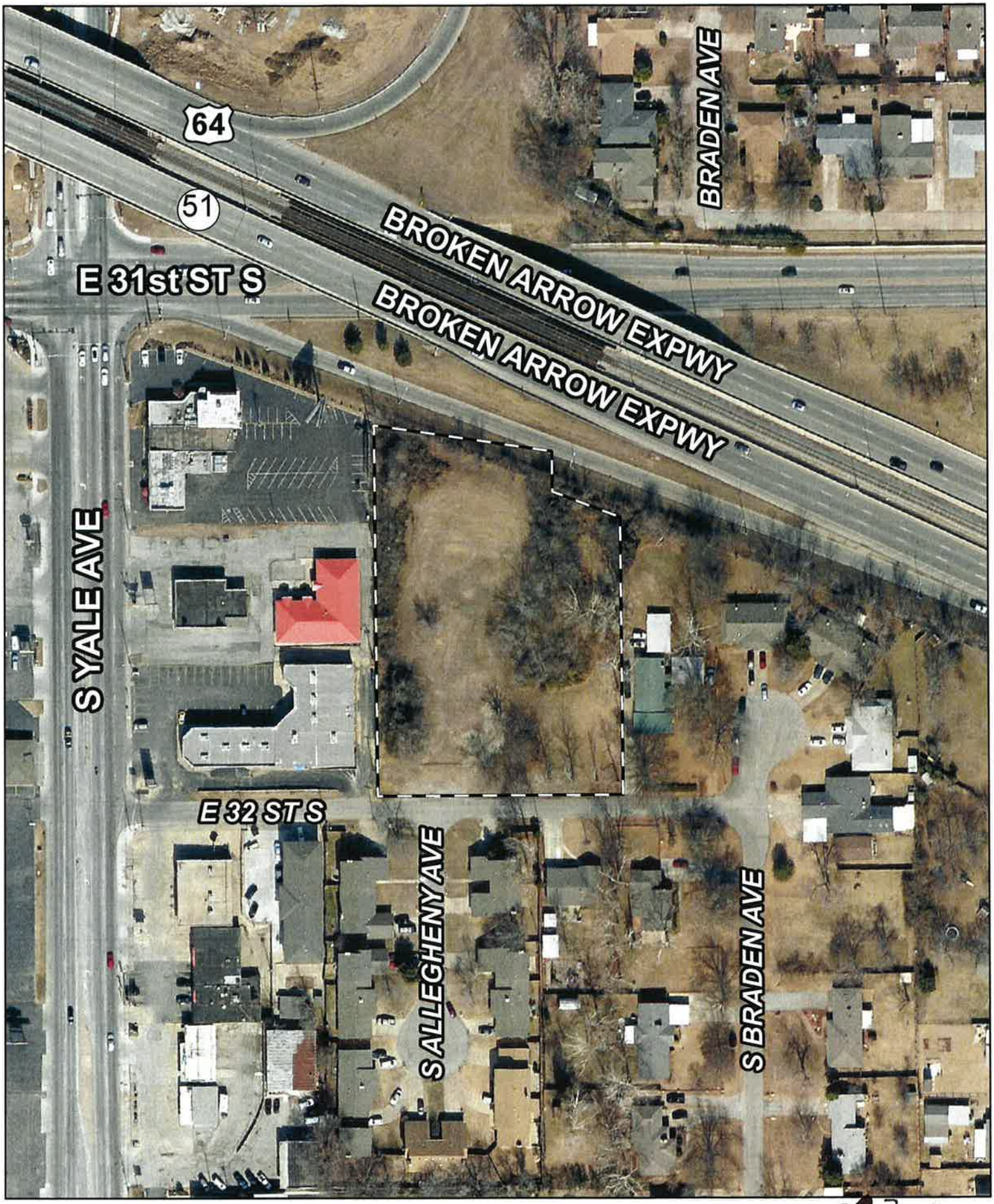
19-13 22

20.6

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

Aerial Photo Date: March 2014

N



Feet
0 62.5 125

Subject Tract

Z-7323

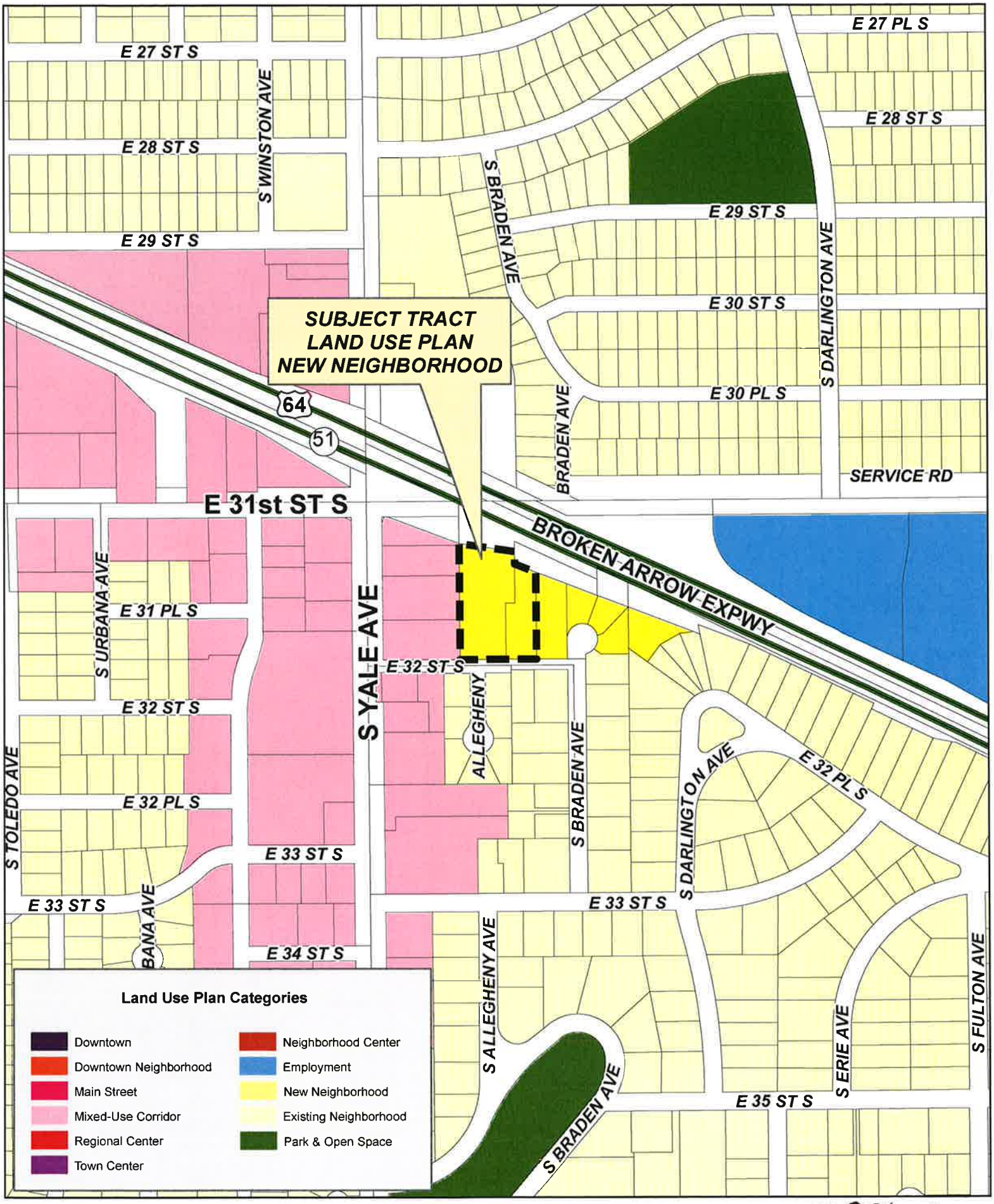
19-13 22

20.7

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

Aerial Photo Date: March 2014

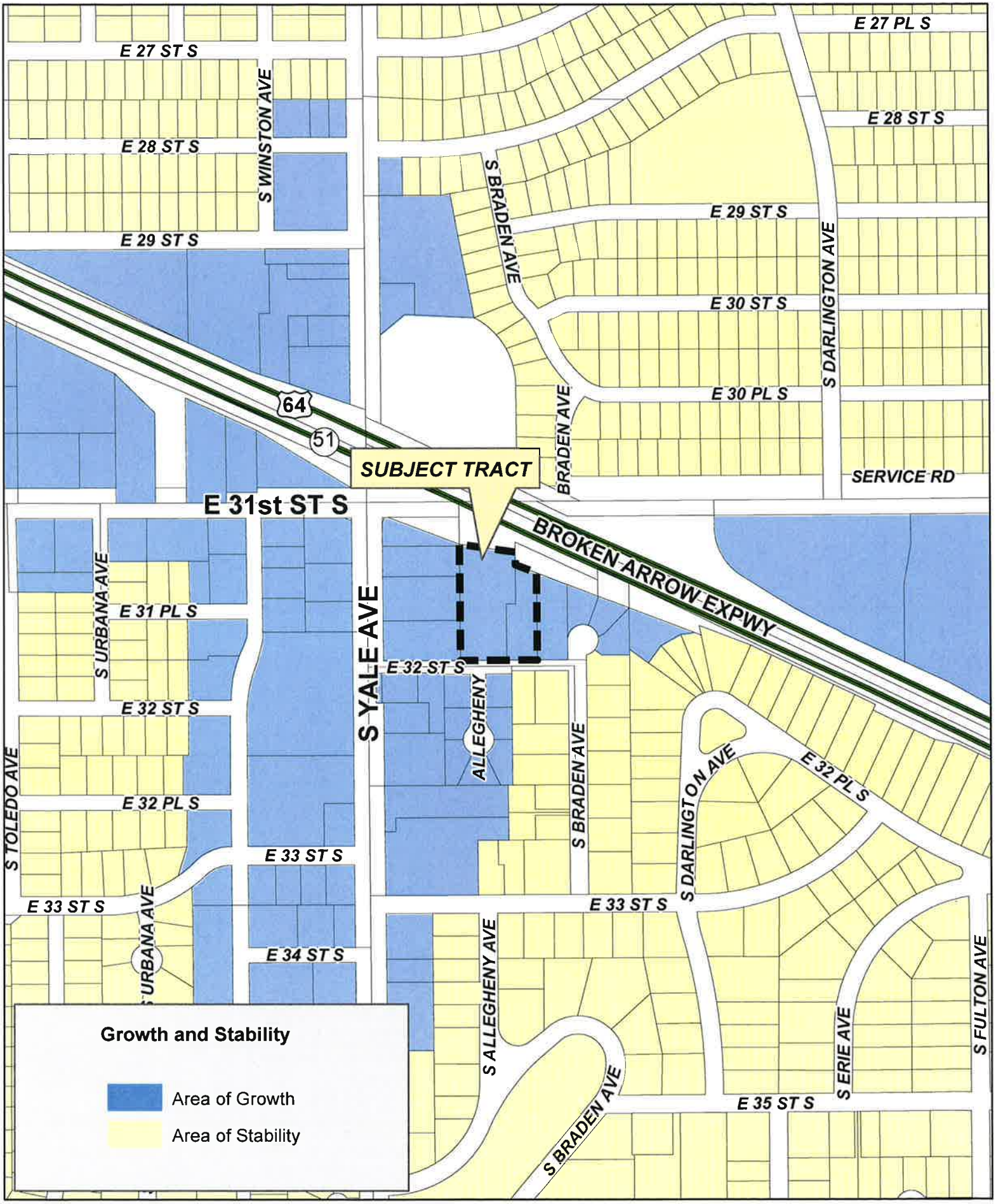
N



Z-7323

19-13 22

208



Z-7323

19-13 22

209

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

 Buyer _____ Seller _____

20.D

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

 Buyer _____ Seller _____

20.11

Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Thursday, December 10, 2015 8:20 AM
To: Gary Hassenflu
Cc: 'Mike Marrara'; 'Melanie Richardson'; 'Malcolm E. Rosser IV'; Huntsinger, Barbara
Subject: RE: Continuance

Good morning Gary,

I will forward your request to the Planning Commission requesting a hearing January 20th 2016.

Thanks

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Gary Hassenflu [mailto:ghassenflu@garrisoncompanies.com]
Sent: Thursday, December 10, 2015 8:12 AM
To: Wilkerson, Dwayne
Cc: 'Mike Marrara'; 'Melanie Richardson'; 'Malcolm E. Rosser IV'
Subject: Continuance

Dwayne,

Please accept this email as a request for the continuance of our 32nd and Yale re-zoning item to a January meeting...perhaps, late January for time to meet with neighbors, with the holiday approaching. We need more time to develop elevations to show the neighbors and we have just retained legal counsel, Mac Rosser, who needs time to understand the case at hand.

Please let me know. Thanks.

Garrison "Gary" Hassenflu
2020 Broadway
Kansas City, MO 64108
o. 816-474-4775
c. 816-898-9285
www.garrisoncompanies.com

20.12

December 9, 2015

Secretary
Tulsa Metropolitan Area Planning Commission (TMAPC)
Two West 2nd Street, Suite 800
Tulsa, Oklahoma

Dear TMAPC Secretary:

Attached please find the Formal Protest to Zoning Map Amendments pursuant to Title 42 Tulsa Revised Ordinances, Section 1703.E. This protest is filed by the residents and landowners affected by the proposed rezoning at issue in Case No. Z-7323. Said case is scheduled to be heard by TMAPC on December 16, 2015. Any questions related to this protest should be directed to Joe Steiner at (918) 808-8030.

Respectfully,

/s/ The Affected Residents and Landowners
Whose Signatures Are Affixed to Attached Protest Petition

Filed on this 9th day of December, 2015 by Madison Miller, (918) 781-3506

20.13

PROTEST PETITION
CASE NUMBER: Z-7323

Concerning Rezoning Case Number Z-7323, as substantiated by the signature pages attached hereto, 77% of the eligible land owners within 300 ft of the tract under consideration oppose the proposed zoning change, for the reasons enumerated on the signature pages. In the map shown below (Figure 1), owners of the properties shaded green formally oppose the change from RS-2/RD to RM-3. For the remaining properties (shaded purple), either the owners could not be reached, were unavailable for comment, or actively declined our request. Only two (2) property owners actively declined our request for support: one is part-owner of the tract under consideration; the other owns a business which would stand to profit from the large number of additional residents nearby. The names, property addresses, and signatures of the property owners opposing the zoning change are provided in the following pages.

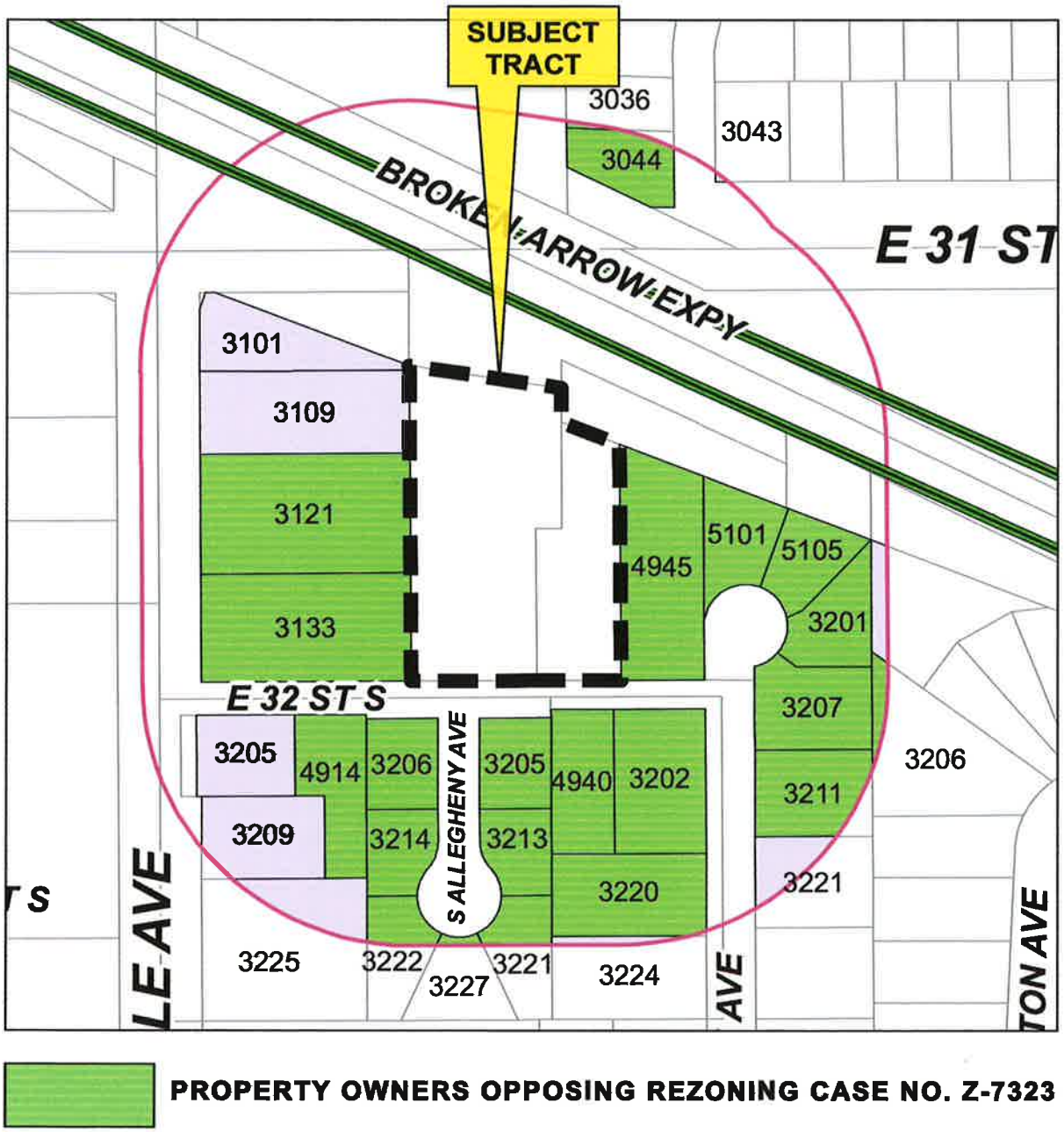


Figure 1. Map of area southeast of East 31st St S and Yale Avenue showing 300 ft radius (pink line) around tract of land being considered for rezoning (heavy dashed black line). For larger map showing street names and surrounding area, see Figure 2.

20.14

PROTEST PETITION
CASE NUMBER: Z-7323

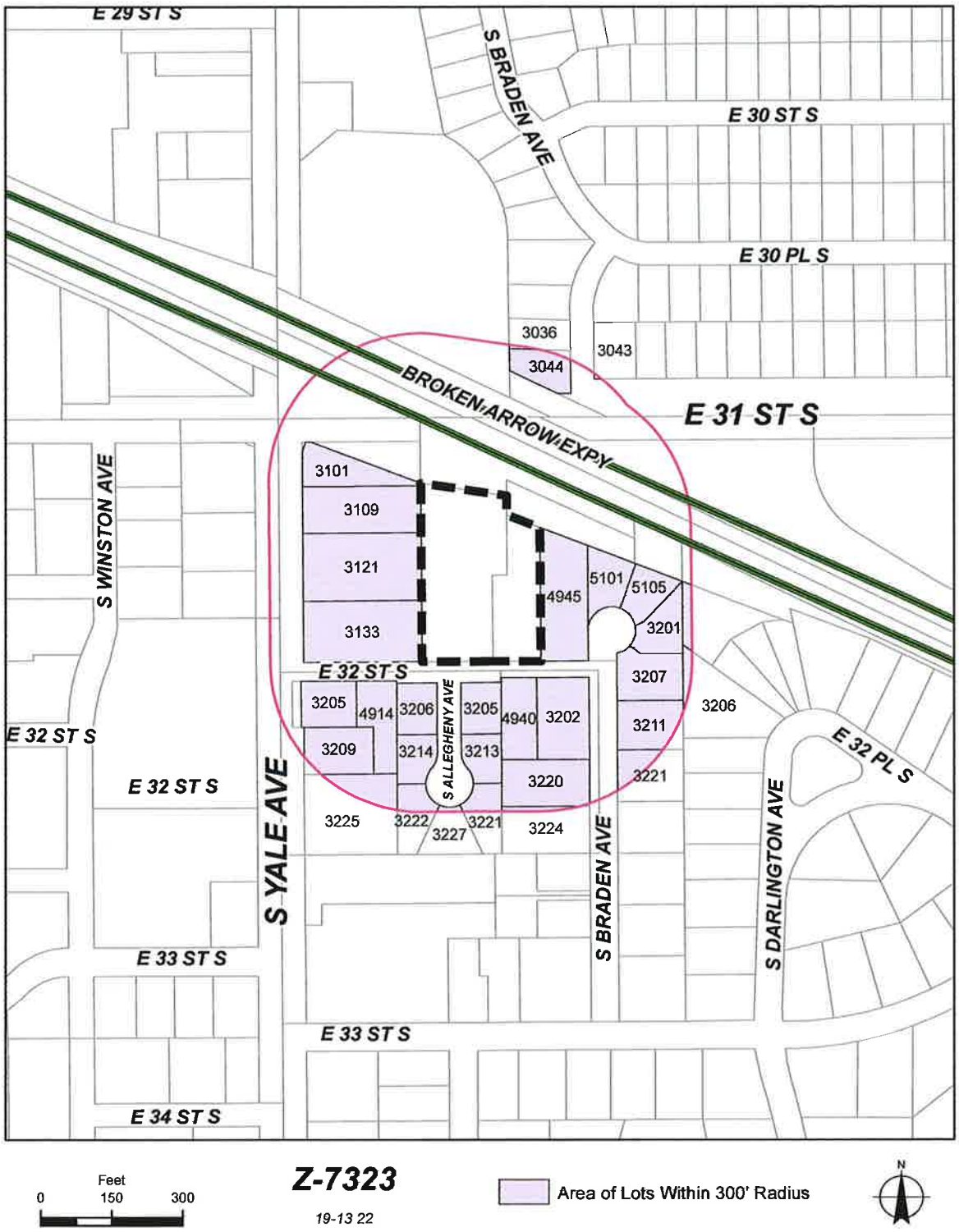


Figure 2. Overview map (provided by INCOG) of the immediate area affected by rezoning Case No. Z-7323, showing street names and all lots (shaded purple) within a 300 ft radius of the subject tract, whose owners are eligible to sign a formal protest petition.

20.15

PROTEST PETITION
CASE NUMBER: Z-7323

We, the undersigned residents and landowners affected by the proposed rezoning of a tract of land located east of the northeast corner of S. Yale Avenue and E. 32nd St. S in Tulsa, OK (Case Number Z-7323), oppose the proposed zoning change and request that the Tulsa Metropolitan Area Planning Commission (TMAPC) and the City of Tulsa ensure that any development on the subject tract comply with the requirements of RS-2/RD zoning as set forth in the City of Tulsa Zoning Code, in keeping with the City of Tulsa's Comprehensive Plan.

Mr Gary Hassenflu (a Kansas City-based apartment developer) is requesting the zoning change from RS-2/RD to RM-3, for the purpose of building a High Density Multifamily Residential unit on the property legally described as: LT 1 LESS BEG NW COR TH SE 76.18 S 70.5 NW 70.4 N 75 TO BEG FOR HWY BLK 1, TWIN ACRES ADDN; BEG 300E & 50S NWC NW TH S47O E45O N TO SL RR RM/ TH NW ALG RAAI POB LESS BG 75OE & 52OS NWC NWTH W3OO N 183.8 E31 N202.8 TO SL RR RAA/ TH SE297 S260 POB & LESS BEG 3OOE & 5OS NWC NW TH s89.2 SE183.3 N75.1 NW187.9 POB SEC 22 19 13 1 .308ACS, City of Tulsa, Tulsa County, State of Oklahoma.

Some of the issues of concern with this proposal are: 1) Escalation of traffic congestion already present in the area, 2) Insufficient space and infrastructure to support the addition of 50 or more new family units, 3) An undesirable precedent for the development of high-density, multistorey apartment buildings, not in harmony with existing properties or the development direction of the Highland Park residential subdivision, and 4) Removing the possibility for higher-value property use, such as single-family infill development.

We respectfully request TMAPC and the City of Tulsa deny the zoning change as proposed.

PRINT Name	Address	Signature
HIGGS, NIGEL G. Higgs, Teresa Louise	3206 S. DARLINGTON AVE TULSA, OK 74135	Nigel G. Higgs T L Higgs
MARTINEZ, Eduardo DBA Ranger Enterprises.	3125 S. Yale Ave Ste A Tulsa, OK 74135	
Connie Scott	4945 E 32nd St Tulsa Ok 7435	Connie Scott *
SPILLMAN, Katherine R Trustee	3221/3223 S. Allegheny Ave Tulsa, OK 74135	Trustee
Mike & Judy Austin Rev. Trust	3131 So. Yale Tulsa, Okla. 74135	Trustees Trustees

* Re joint ownership of 4945 E 32nd St, Charles Scott is recently deceased

20.16

PROTEST PETITION
CASE NUMBER: Z-7323

We, the undersigned residents and landowners affected by the proposed rezoning of a tract of land located east of the northeast corner of S. Yale Avenue and E. 32nd St. S in Tulsa, OK (Case Number Z-7323), oppose the proposed zoning change and request that the Tulsa Metropolitan Area Planning Commission (TMAPC) and the City of Tulsa ensure that any development on the subject tract comply with the requirements of RS-2/RD zoning as set forth in the City of Tulsa Zoning Code, in keeping with the City of Tulsa's Comprehensive Plan.

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Some of the issues of concern with this proposal are: 1) Escalation of traffic congestion already present in the area, 2) Insufficient space and infrastructure to support the addition of 50 or more new family units, 3) An undesirable precedent for the development of high-density, multistorey apartment buildings, not in harmony with existing properties or the development direction of the Highland Park residential subdivision, and 4) Removing the possibility for higher-value property use, such as single-family infill development.

We respectfully request TMAPC and the City of Tulsa deny the zoning change as proposed.

PRINT Name	Address	Signature
4D Rentals, LLC by Eric Daffern Manager	3206-08 S. Allegheny Ave Tulsa, OK 74135	4D Rentals, LLC by Eric Daffern, Manager
4D Rentals, LLC by Eric Daffern Manager	3205-07 S. Allegheny Ave Tulsa, OK 74135	4D Rentals, LLC by Eric Daffern, Manager
4D Rentals, LLC by Eric Daffern Manager	3213-15 S. Allegheny Ave Tulsa, OK 74135	4D Rentals, LLC by Eric Daffern, Manager
4D Rentals, LLC by Eric Daffern Manager	3214-16 S. Allegheny Ave Tulsa, OK 74135	4D Rentals, LLC by Eric Daffern Manager
4D Rentals, LLC by Eric Daffern Manager	3222-24 S. Allegheny Ave Tulsa, OK 74135	4D Rentals, LLC by Eric Daffern Manager

20.17

PROTEST PETITION
CASE NUMBER: Z-7323

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We respectfully request TMAPC and the City of Tulsa deny the zoning change as proposed.

PRINT Name	Address	Signature
Ronald Pool Allison Pool	4940 E. 32nd Street Tulsa, OK 74135	Ronald Pool Allison Pool
[illegible]	[illegible]	[illegible]
Robert Casey	5105-07 E. 32nd.	[illegible]

20.18

PROTEST PETITION
CASE NUMBER: Z-7323

We, the undersigned residents and landowners affected by the proposed rezoning of a tract of land located east of the northeast corner of S. Yale Avenue and E. 32nd St. S in Tulsa, OK (Case Number Z-7323), oppose the proposed zoning change and request that the Tulsa Metropolitan Area Planning Commission (TMAPC) and the City of Tulsa ensure that any development on the subject tract comply with the requirements of RS-2/RD zoning as set forth in the City of Tulsa Zoning Code, in keeping with the City of Tulsa's Comprehensive Plan.

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We respectfully request TMAPC and the City of Tulsa deny the zoning change as proposed.

PRINT Name	Address	Signature
Paul Stephenson	3202 S. Braden ave. Tulsa, ok 74135	
Tharen D. Payne ~~and Beth Germain~~ ~~Co~~ Trustee Payne Trust	3220 S. Braden Ave Tulsa, OK 74135	Tharen D Payne ~~and Co~~ Trustee Payne Trust
Tharen D. Payne	3207 S. Braden Ave Tulsa, OK 74135	Tharen D Payne ~~and Co~~ Trustee Payne Trust *
Tharen D Payne	3203 S. Braden Ave Tulsa, OK 74135	Tharen D Payne ~~and Co~~ Trustee Payne Trust
Mike Hulings	3044 S. Braden Ave. Tulsa, OK 74114	

*This owner corrected her entries on a separate sheet overleaf

90.19

PROTEST PETITION
CASE NUMBER: Z-7323

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We respectfully request TMAPC and the City of Tulsa deny the zoning change as proposed.

PRINT Name	Address	Signature
Tharen D. Payne	3220 South Braden Ave Tulsa, OK	Tharen D. Payne Trustee
Tharen D. Payne	3207 South Braden Ave Tulsa, OK	Tharen D Payne Trustee
Tharen D Payne	3207 So. Braden Ave. Tulsa, OK	Tharen D Payne Trustee

20.20

PROTEST PETITION
CASE NUMBER: Z-7323

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PRINT Name	Address	Signature
Carol Hastings	3044 So. Braden Tulsa, OK 74114	Carol Hastings
Joyce Sparks	3036 So Braden	Joyce Sparks
X Jennifer Farra	3225 S. Braden Ave 74135	Jennifer Farra

X This owner's property is outside the 300' perimeter

20.21

PROTEST PETITION
CASE NUMBER: Z-7323

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We respectfully request TMAPC and the City of Tulsa deny the zoning change as proposed.

PRINT Name	Address	Signature
Jann E Berg	5101-03 E 32 St	Jann E. Berg
TERRY BERG	5701-5703 E. 32ND ST	Terry Berg

20.22

PROTEST PETITION
CASE NUMBER: Z-7323

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We respectfully request TMAPC and the City of Tulsa deny the zoning change as proposed.

PRINT Name	Address	Signature
* DARRELL JENKINS	10901 S. MEMORIAL TULSA, OK 74133	

20.23

* Owner of property at 4914 E. 32nd Street, Tulsa OK 74135

PROTEST PETITION
CASE NUMBER: Z-7323

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We respectfully request TMAPC and the City of Tulsa deny the zoning change as proposed.

PRINT Name	Address	Signature
Kennard Hill	3211 S Braden Ave Tulsa	Kennard Hill

20.24

PROTEST PETITION
CASE NUMBER: Z-7323

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We respectfully request TMAPC and the City of Tulsa deny the zoning change as proposed.

PRINT Name	Address	Signature
Marsha Hall	3211 S. Braden Ave Tulsa	Marsha Hall

20.25

HIGHLAND • PARK
HOMEOWNERS ASSOCIATION

Dec 7, 2015
RE: TMAPC Case Z-7323
Subject: Highland Park Neighborhood Infill Activity

Greetings,

Attached is a map and several Exhibits illustrating recent infill activity in the Highland Park Neighborhood bordered by Yale and Hudson and 36th Street South and the Broken Arrow Expressway.

There have been 11 infill projects between 2002 and 2015

All of these have been new single family residences that have replaced aging single family properties

Lot sizes range between .26 to 1.25 acres

Sale prices range between 145,000 to 319,000

One infill project is in progress now by the landowners

Several of these lots have been sold several times, indicating an active market in this area.

There are only 3 open lots currently available in this neighborhood. One lot just became available in 2014. There are 221 single family units in the neighborhood, including the duplexes. That translates to 1.3% of the neighborhood as available for development. That could be stated that the neighborhood is 98.7% developed.

This infill progress indicates an active interest in this neighborhood from local builders and developers of single family home.

This type of infill activity has been fully welcomed by the Neighborhood Association and has met no resistance from the adjoining neighbors.

A 51 unit apartment complex is out of character for the neighborhood and will not be welcomed by the neighbors.

Cordially,

Joe Steiner, President

Highland Park Homeowners Association • Joe Steiner, President
5138 East 35th Street • Tulsa, OK 74135 • 918-808-8030

20.26

HIGHLAND•PARK HOMEOWNERS ASSOCIATION

3211 South Braden Ave
In process now

3318 S Allegheny Ave
Lot: 0.26 acres, SIngle Family
Built in 2008
Last sold: Jul 2012 for $230,000

3355 S Braden Ave Tulsa, Oklahoma.
Lot: 0.68 acres, Single Family
Built in 2009
Last sold: Sep 2008 for $175,000

3375 South Braden Ave
Lot: 0.45 acres, Single Family
Built In 2002
Last sold: Aug 2014 for $175,000

5011 E 33rd Street
Lot: .31 acre, Single Family
Built in 2015
Unsold: listed for 165,000

5324 East 32nd Place
Lot: 0.33 acres, Single Family
Built in 2012
Last sold: Jul 2013 for $145,000

5353 East 32nd Place
lot: .5 acre, Single Family
Built In 2007
Last sold Nov 2014 for 239,000

5403 East 32nd Place
lot: .5 acre, Single Family
Built in 2009
Last sold Nov 2009 for 264,000

5407 East 32nd Place
lot: .4 acre, Single Family
Built in 2009
Last sold Sep 2009 for 186,500

5326 East 33 Street
lot: .49 acre, Single Family
Built in 2014
Last sold Apr 2015 for 216,000

3232 South Erie Ave
lot: .34 acre, Single Family
Built in 2008
Last sold Feb 2015 for 319,000

23

Exhibit: Map

3232 South Erie

Exhibit: 3232

02/02/15	Sold	$300,000	-7.7%	R. Kleven, K. Hantwerker

Home Facts

4 Bed 3 Bath,Granite,Knotty Alder Cabs,Whirlpool Tub,Separate Marble Shower-Double Vanity in Master.Hardwood in Formal & Foyer.2+ Car side entry.New Carpet & Interior Paint Nov 2014, Security system, Appliances included. Play-set & b-ball goal excluded.

FACTS

- Lot: 0.34 acres
- Single Family
- Built in 2008
- All time views: 2,527
- Cooling: Central
- Last sold: Jan 2015 for $300,000
- Last sale price/sqft: $126

FEATURES

- Fireplace
- Flooring: Carpet, Tile
- Parking: Garage - Attached, 1 space, 623 sqft

20.28

Exhibit: 3318

3318 Allegheny

Price History

DATE	EVENT	PRICE	$/SQFT	SOURCE
07/03/12	Sold	$230,000 -3.8%	$117	Public Record

Home Facts

This 1951 square foot single family home has 3 bedrooms and 2.0 bathrooms. It is located at 3318 S Allegheny Ave Tulsa, Oklahoma. This home is in the TULSA - SCH DIST (1) School District. The nearest schools are Hoover and Hale.

FACTS

- Lot: 0.26 acres
- Single Family
- Built in 2008
- All time views: 1,202
- Cooling: Central
- Last sold: Jul 2012 for $230,000

FEATURES

- Parking: Garage - Attached, 500 sqft

20.29

3355 South Braden

Exhibit: 3355

DATE	EVENT	PRICE	$/SQFT	SOURCE
09/02/08	Sold	$175,000	$63	Public Record

Home Facts

This is a 2739 square foot, 3.0 bathroom, single family home. It is located at 3355 S Braden Ave Tulsa, Oklahoma.

FACTS

- Lot: 0.68 acres
- Single Family
- Built in 2009
- All time views: 258
- Cooling: Central
- Last sold: Sep 2008 for $175,000

FEATURES

- Fireplace
- Parking: Garage - Attached, 551 sqft

2030

3375 South Braden

Exhibit: 3375

08/18/14	Sold	$175,000	-7.7%	Janice Koss

Home Facts

Newer midtown home across from park and walking trails. Situated on cul-de-sac lot with circle drive. Beautiful home that hardly looks lived in with 3 bed, 2 bath, 2 living, 2 dining, and 2 car garage. On almost 1/2 acre. Home warranty offered.; Yorkshire Estates resub

FACTS

- Lot: 0.45 acres
- Single Family
- Built in 2002
- All time views: 1,469
- Cooling: Central
- Last sold: Aug 2014 for $175,000
- Last sale price/sqft: $92

FEATURES

- Flooring: Carpet, Hardwood, Tile
- Parking: Garage - Attached, 2 spaces, 460 sqft

20.31

Exhibit: 5011

5011 E 33RD St,
Tulsa, OK 74135

3 beds · 2 baths · 1,500 sqft

Lovely brick new construction home in Midtown. Large yard. Kitchen open to living room. Large master & master bath. Covered patio. Privacy Fence to be installed.

FOR SALE
$165,000

EST. MORTGAGE
$616/mo

See current rates

Equifax Credit Score - Get Yours

FACTS

- Lot: 0.31 acres
- Single Family
- Built in 2015
- 76 days on Zillow
- Views since listing: 2,394
- All time views: 3,081
- 83 shoppers saved this home
- Last sold: Oct 2014 for $14,000
- Last sale price/sqft: $9
- MLS #: 1543524

20.32

5324 East 32 Place

Exhibit: 5324

07/24/13	Sold	$145,000	-3.3%	Jeanine Koch-Stauffer

Home Facts

MIDTOWN NEW CONSTRUCTION. 3 bed, 2 bath w/neutral colors. Corner lot, full brick, 2 car garage. Quiet neighborhood. Steps to park. Close to shopping & BA access.

FACTS

- Lot: 0.33 acres
- Single Family
- Built in 2012
- All time views: 2,015
- Cooling: Central
- Last sold: Jul 2013 for $145,000
- Last sale price/sqft: $121

FEATURES

- Flooring: Carpet, Laminate
- Parking: Garage - Attached, 2 spaces, 453 sqft

20.33

5326 East 33rd Place

Exhibit: 5326

04/14/15	Sold	$216,000	+44.0%

Home Facts

New Construction in beautiful neighborhood with mature trees and convenient to everything. Longford floorplan with 4 bedrooms (#4 could be study), 3 car garage, 2 bath. Amazing lot with mature trees.

FACTS

- Lot: 0.49 acres
- Single Family
- Built in 2014
- All time views: 4,123
- Cooling: Central, Other
- Heating: Forced air
- Last sold: Apr 2015 for $216,000
- Last sale price/sqft: $129

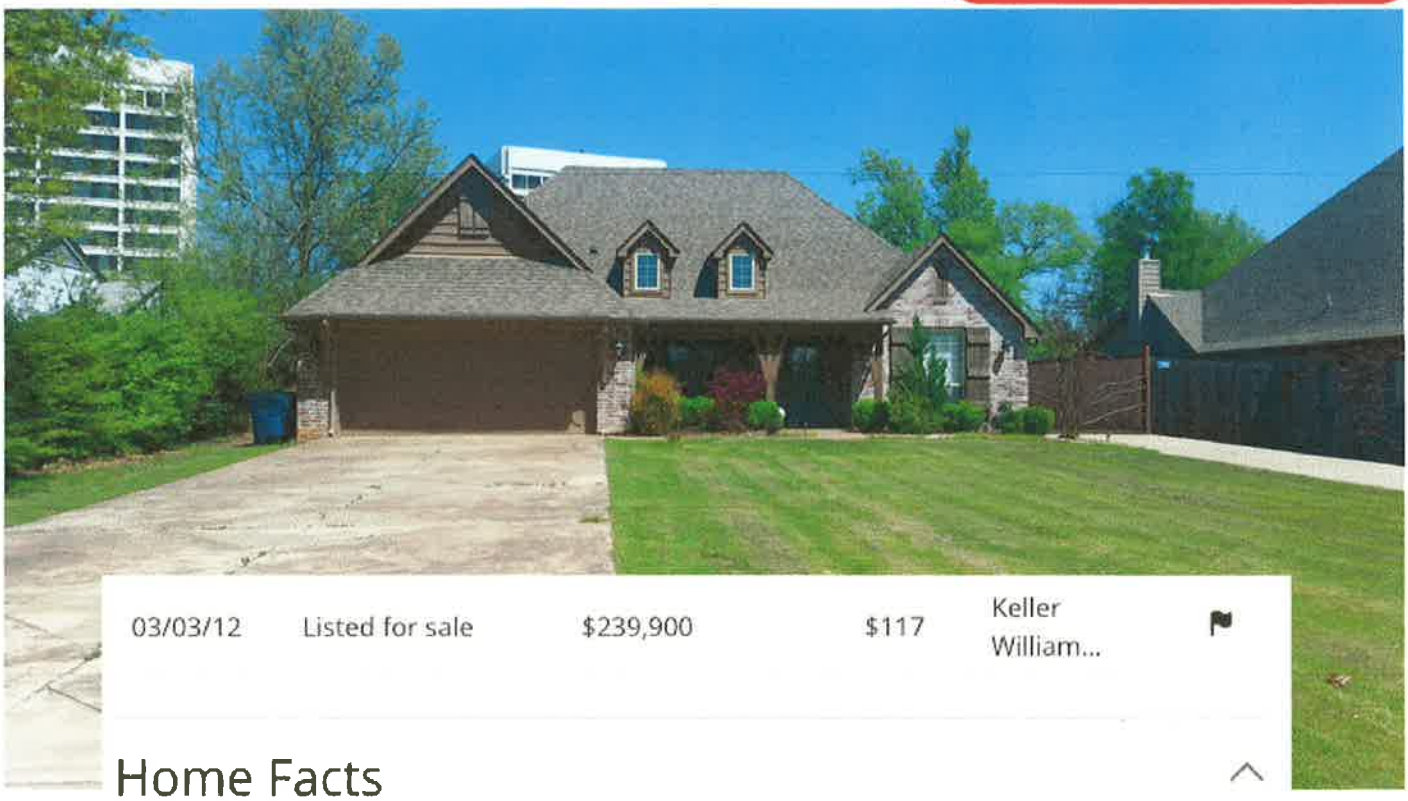
FEATURES

- Fireplace
- Flooring: Tile
- Parking: Garage - Attached, On street
- Pool

20.34

5353 East 32nd Place

Exhibit: 5353



03/03/12	Listed for sale	$239,900	$117	Keller William...

Home Facts

Spacious mid-town home on almost 1/2 acre. Great location near BA expressway. Large open floor plan. Living features vaulted ceilings with recessed lighting, ceiling fan, wood-burning fireplace with gas starter and a brick mantle. Eat-in style kitchen has gorgeous granite counter-tops and breakfast nook. Corner sink, built-in bottle rack, built-in microwave, 5 burner gas range/oven, and stainless refrigerator. Formal dining with chandelier and hardwood flooring. Office with vaulted ceiling, built in shelves, and hardwood floors. Master has vaulted ceiling, private patio access, ceiling fan, and private bath. Master bath features separate tub/shower, separate double sinks, and huge walk-in closet. Both additional bedrooms have walk in closets. Large covered patio with outdoor fireplace for entertaining. Workshop in rear has heat/ac and plenty of room for storage. RV parking space. Home has ceiling fans, insulated doors and windows, and digital thermostat for maximum energy efficiency. Security system is owned and can be upgraded to off site digital monitoring. Too many other features to list. Must see!

Less

FACTS

- Lot: 0.42 acres
- Single Family
- Built in 2007
- All time views: 1,673
- Cooling: Other
- Heating: Forced air

FEATURES

- Barbecue
- Cable Ready
- Ceiling Fan
- Fenced Yard
- Fireplace
- Flooring: Carpet, Hardwood, Tile
- Jetted Tub
- Parking: Garage - Attached, 2 spaces
- Security System

20.35

5403 East 32nd Place

Exhibit: 5403

10/15/09	Sold	$264,000	-5.7%	$104	Public Record	

Home Facts

New Home in Mid-town Tulsa This new home is located in the mid-town district of Tulsa. Close to all that Tulsa has to offer. Minutes to downtown, shopping malls, expressways and eateries. New construction means piece of mind knowing everything is new. No remodeling necessary! Call Carri @ 918-520-7149 for more information or to schedule a showing.

FACTS

- Lot: 1.25 acres
- Single Family
- Built in 2009
- All time views: 376
- Cooling: Central
- Last sold: Oct 2009 for $264,000

FEATURES

- Fireplace
- Parking: Garage - Attached, 640 sqft

20.36

5407 East 32nd Place

Exhibit: 5407

DATE	EVENT	PRICE	$/SQFT	SOURCE
09/18/09	Sold	$186,500	$111	Public Record

Home Facts

This is a 1675 square foot, 2.0 bathroom, single family home. It is located at 5407 E 32nd Pl Tulsa, Oklahoma.

FACTS

- Lot: 0.37 acres
- Single Family
- Built in 2009
- All time views: 130
- Cooling: Central
- Last sold: Sep 2009 for $186,500

FEATURES

- Fireplace
- Parking: Garage - Attached, 481 sqft

20.37

Sparger, Janet

From: Joe Steiner [joe@customexhibits.com]
Sent: Wednesday, November 18, 2015 10:38 AM
To: esubmit
Subject: Case Z-7323, Highland Park

Greetings,

My name is Joe Steiner.

I moved my family into the Highland Park neighborhood in 1988.

Highland Park was annexed into the City of Tulsa in th 1950's. It initially was a rural community comprised of 5 acre lots

Over the years, the lots have been split into one or one-half acre lots. Looking at a map, I would guess that most of the lots are half or quarter acre lots with a good sprinkling of full acre lots.

The advantage of living here is that you have the spaciousness of country living right in the middle of town.

In 1992, I was elected as the President of Highland Park Association.

I created a database of individuals that lived in the neighborhood.

In the years since, I have become a clearinghouse of information. If someone was broken into, they would email me and I would spread the word.

It has been my experience over the years that rental properties in general generated the most trouble for the neighborhood.

There are three sets of duplexes in the neighborhood. Two of them have fostered individuals that burglarized the neighborhood until the police stepped in and arrested them.

There are a couple of builders that have put up new single family homes in the area.

I would much rather see that kind of construction on these lots.

The lots in question are already zoned at single family/duplex. I see no compelling reason to change that zoning for the profit of an out of state apartment builder.

An apartment complex at 32nd and Braden will increase traffic on my street, bring in renters that have no commitment to the neighborhood, and potentially increase the amount of crime we experience.

I don't want that.

20.38

Do NOT Let This happen

NOVEMBER 2015 IMPORTANT INFORMATION CONCERNING OUR HIGHLAND PARK NEIGHBORHOOD 918-808-2886

NOTICE OF HEARING • City of Tulsa
Wednesday, November 18, 2015 at 1:30 PM
City Council Chambers
2nd Level, 175 East 2nd St, Tulsa

Let the *City of Tulsa* know that you do not want a SHYSTER building in your neighborhood

Tulsa Metropolitan Area Planning Commission

Case Number Z-7323

CITY REZONING

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

Present Zoning- RS-2/RD (Residential Single-family/residential duplex)

Proposed Zoning- RM-3 (Residential Multifamily High Density)

•2015-slumlord Hassenflu owns the Majestic Hotel-costing the city of Hot Springs, Arkansas $100,000 while he lets it sit in ruins.

•2015-Wyandotte County, Kansas-three co-defendants seek $2 million judgment against Gary Hassenflu for breaches of contract and failure of timely payments.

•2014-Oklahoma-sellers forced to foreclose on Hassenflu for his breaches of contract - he is a flagrant liar and master manipulator.

• 2013-Wellington, Kansas- "Let me get this straight. Without federal tax dollars this guy can't buy a building and convert into apartments - that even the government said his rent was to high. Does the school board not know how to spell shyster?"

•2012-Independence, Missouri-what to do with the eyesore...was not aware of Mr. Hassenflu's financial shortcomings and background of unfulfilled commitments.

NOT

Applicant of proposed rezoning:
Gary Hassenflu
Garrison Companies
ghassenflu@garrisoncompanies.com
816-898-9285

For information or concerns
Contact TMSAPC Staff:
Dwayne Wilkerson
918-579-9475
dwilkerson@incog.org or
Land Regulation Specialist
at 918-584-7526

Say **NO** to High Density-Apartment Complex

Keep your neighborhood a family friendly zone, let your voice be heard!
BE THERE- 11/18/2015 at 1:30 PM

20.39

Huntsinger, Barbara

From: kwang do [do_kwang@yahoo.com]
Sent: Tuesday, November 17, 2015 7:51 PM
To: dist5@tulsacouncil.org; esubmit
Cc: joesteinerii@cox.net
Subject: TMACP case Z-7323 Zoning issue request

Dear INCOG members and City Council member,

The application for zoning change case # Z-7323 in the Highland Parks addition seeks to rezone an open lot from single family residential dwelling (RS-2/RD) to multifamily buildings (RM-3). Our neighborhood association's research shows that the individual petitioning for this change is an out of state developer who has a history of developing high density low income apartment complexes.

Highland Park is a mature neighborhood, with many oversize lots and an abundance of large, old growth trees. Many of these lots are 2/3 acre lots with beautiful large homes on them. Our residence are mostly retired or approaching retirement age. Many of my neighbors have lived there for decades, some longer than 30 years.

Highland Park is in the heart of midtown Tulsa and is very close to the upscale areas of the Cherry Street district, the historic Brookside Area as well as the Riverside Parks area. I encourage you to visit the Highland Park neighborhood before considering this change in zoning.

Clearly this type of development does not fit in with this established area, and would destroy the property values of the surrounding homes. Approving the construction of this low income housing in the heart of midtown Tulsa is bad for the residence of Highland Park and bad for Tulsa in general.

I also don't believe developer out of state without any knowledge of our community has our best interest at heart.

We oppose this change of zoning and request that it be denied.

Sincerely,

Kwang Do
Highland park resident.

20.40

Barbara,

On behalf of residents from Sonoma-Midtown NA., we join Highland Park Neighbors in opposing Z-7323 request for rezoning by Mr. Hassenflu.

Sonoma-Midtown NA has been a registered NA with the city of Tulsa since 2007 (boundaries are 31st to 36th between Yale and Harvard). For several years, residents from Sonoma-Midtown, Mockingbird Lake, and Highland Park have shared similar concerns about the immediate area on both sides of Yale between 31st and 34th. Primarily, the area is overly saturated with low-income type apartment complexes that do nothing but increase crime in the area. But for one small building, owners live out of state; do nothing to maintain these buildings. Every day, both sides of Yale have to contend with this negative stain on the area.

As for Mr. Hassenflu's request, his past track record of failed projects and questionable business dealings is a substantial mark against him. Additionally, our sources tell us he intends to build affordable income rentals aka low income/section 8. Lastly, Mr. Hassenflu lives in another state.

Another apartment building by an out of state developer with substantially questionable past business dealings will disrupt the peace and quality of life that neighbors work very hard to preserve. Regrettably, since the project is not welcome, we ask that the board deny the request to change the zoning.

Sincerely,

Jennifer Harmon, OSB
Sonoma Midtown Neighborhood Association
Ec. Benedictines for Peace
Justice For Peggy Gaytan
jennifer.harmon@student.ptstulsa.edu
greyrobedsr@gmail.com
(918) 557-4581

Cc:
Councilor Karen Gilbert
Highland Park Neighbors
Lorri Kline
Tharen Payne
Karri Hartman

31yale

Wed Nov 18 2015 08:59:50 AM.

20.42

From the Kansas City Business Journal
:http://www.bizjournals.com/kansascity/news/2015/06/17/gary-hassenflu-involuntary-bankruptcy.html

Creditors attempt to force KC apartment developer into bankruptcy

Jun 17, 2015, 2:56pm CDT

Rob Roberts
Reporter- Kansas City Business Journal
Email | Twitter | LinkedIn | Google+

Four creditors have filed an involuntary bankruptcy petition against Gary Hassenflu, a prolific Kansas City-based apartment developer.

Filed in the **U.S. Bankruptcy Court** for the District of Kansas, the case seeks payment of a $2 million judgment that Hassenflu and three co-defendants were ordered to pay the four plaintiffs in January 2013, following a federal civil case.

Hassenflu is being represented in the bankruptcy case by Erlene Krigel, an attorney with Krigel & Krigel PC. Krigel, who could not immediately be reached, has filed a motion to dismiss the case. A hearing on the motion is set for July 17.

See Also

- Indoor parking plan for Mark Twain Tower generating buzz
- History, future share a room in KCK housing

The Sader Law Firm filed the bankruptcy case against Hassenflu on behalf of the four plaintiffs — Alliant Tax Credit Fund 42 Ltd., ALP 42 LLC, Alliant Tax Credit Fund 47 Ltd. and Alliant Tax Credit 47 LLC. The plaintiffs, all Florida-based limited partnerships or companies, are affiliated with Alliant Co., a California-based tax credit syndicator.

In 2010, the plaintiffs filed the underlying civil case against Hassenflu; his development firm; Garrison Development Co.; and two related partnerships, Fairfax Housing Venture LLC and Fairfax Housing Corp.

In 2007, the Alliant plaintiffs, in exchange for federal income tax credits, had invested in affordable-rate apartment projects that Hassenflu was developing in Wyandotte County.

20.43

The plaintiffs later sued Hassenflu and his co-defendents for breaches of contract and fiduciary duty in connection with the Wyandotte County projects. According to the complaint in the case, the defendants failed to make timely payments on a bond loan, which was, essentially, the mortgage for the properties; failed to meet rental occupancy requirements; and withdrew partnership funds for nonpartnership purposes without authorization of the plaintiffs.

To collect their unpaid judgment in the case, the plaintiffs are now asking the bankruptcy court to force Hassenflu into Chapter 7 bankruptcy.

If the court rules in their favor, a bankruptcy trustee could be appointed to gather and sell Hassenflu's nonexempt assets and use the proceeds to pay creditors.

In other legal action against Hassenflu, the Circuit Court of Jackson County, where the Alliant plaintiffs' federal court judgment was registered, granted the plaintiffs' motion to place Garrison Development Co. into receivership in April.

Best known for the Cold Storage Lofts, a $37 million historic renovation project completed in 2007 in Kansas City's River Market, Hassenflu has developed more than 1,200 multifamily units in 21 projects located in six states, he said during a recent interview.

He recently announced another high-profile project, the $38 million acquisition and historic rehabilitation of the 22-story Mark Twain Tower, 106. W. 11th St.

Rob reports on real estate and development.

PACER Case Locator

All Court Types Party Search
Wed Nov 18 10:06:41 2015
14 records found

User: greyrobedsr
Client:
Search: All Court Types Party Search Name Hassenflu All Courts Page: 1

Bankruptcy Results

	Party Name	Court	Case	Ch	Date Filed	Date Closed	Disposition
1	Hassenflug, Julie Ann (jdb)	cacbke	9:95-bk-14383	7	10/10/1995	02/02/1996	
2	HASSENFLUG, MARK (db)	azbke	2:98-bk-16219	7	12/23/1998	08/17/1999	Dismissed for Other Reason 05/25/1999
3	Hassenflug, Brian (db)	cacbke	9:95-bk-14621	7	10/20/1995	02/14/1996	Standard Discharge 02/05/1996
4	Hassenflug, Bryan R (db)	nynbke	1:07-bk-10104	13	01/11/2007	03/29/2011	Standard Discharge 03/15/2011
5	HASSENFLUG, AUDREY (db)	azbke	2:98-bk-16219	7	12/23/1998	08/17/1999	Dismissed for Other Reason 05/25/1999
6	Hassenflu, Garrison L. (db)	ksbke	2:15-bk-20966	7	05/08/2015		
7	Hassenflu, Diana (cr)	mowbke	4:95-bk-41572	7	06/20/1995	02/24/1997	Dismissed for Other Reason
8	Hassenflu, Sandra (cr)	txwbke	7:04-bk-70080	7	02/10/2004	10/15/2007	Discharge Revoked
9	Hassenflu, John (cr)	txwbke	7:04-bk-70080	7	02/10/2004	10/15/2007	Discharge Revoked

Civil Results

	Party Name	Court	Case	NOS	Date Filed	Date Closed
10	Hassenflu, Garrison L. (pla)	ksdce	2:2015-cv-07820	190	05/01/2015	11/12/2015
11	Hassenflu, Garrison L. (dft)	ksdce	2:2010-cv-02020	190	01/15/2010	01/02/2013
12	Hassenflu, Garrison L. (cd)	ksdce	2:2010-cv-02020	190	01/15/2010	01/02/2013
13	Hassenflu, Garrison L. (cc)	ksdce	2:2010-cv-02020	190	01/15/2010	01/02/2013
14	Hassenflu, Carl Alan (pla)	ohndce	1:2013-dp-21423	367	11/15/2013	12/03/2013

20.44

http://www.arkansasmatters.com/news/news/code-violations-plagued-the-majestic-hotel-before-fire

HOT SPRINGS, AR -- Two weeks ago today an historic hotel, more than 100 years old, went up in flames.

Tonight, we're learning more about what Hot Springs city leaders did to try and prevent the Majestic Hotel fire.

In the 1950's the hotel became so popular, construction crews added on to it.

But in 2006, when the Majestic closed, the hotel began to fade.

Photos from inside the hotel, two years ago, show it's condition with the ceiling caving in, moldy floors and broken windows.

In 2012, a non-profit organization and the hotel's current owner made plans to turn the building into apartments and retail space. **But according to city documents owner Garrison Hassenflu fell short on his promise and over the months, the code violations piled up.**

Issues ranged from high weeds to a leaking roof and worse.

Local historian Liz Robbins said, "I knew that old section of the Majestic might have to be torn down in the near future."

In an evaluation of the hotel in 2012, the fire chief predicted the hotel's ultimate demise stating, "In the event of a fire it is anticipated portions of the yellow brick will begin to fail at an early state in the fire's development. To place the cities firefighters inside the yellow brick building under those firefighting conditions is to needlessly expose them to injury or death."

But the city of Hot Springs gave Hassenflu "extra" time to make repairs, citing the historic significance of the building.

That flexibility ended last year, when no one fixed the large list of problems.

In an August 2013 letter to Hassenflu, the Hot Springs fire chief called the hotel a tragic eyesore and wrote, "The city of Hot Springs no longer can extend the courtesy to you and your alleged re-development plans."

The chief stated if Hassenflu didn't take action soon, the city could move forward with condemning the building.

Just six months after that letter was written, the hotel went up in flames.

Hassenflu's company is based out of Kansas City, Missouri.

We tried calling his office and cell phone, but so far he hasn't returned our messages.

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

20.96

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

20. 97

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

20.48

TULSA METROPOLITAN AREA PLANNING COMMISSION

In Re:	)	Hearing Date: November 18, 2015
City Rezoning	)	Time: 1:30 pm
Application of Gary Hassenflu	)	City Council Chambers
	)	2nd Level, 175 East 2nd Street
	)	Tulsa, Oklahoma
	)	

Objection to Proposed Rezoning
by Residents of Highland Park Addition

I. INTRODUCTION AND FACTS

Gary Hassenflu of Garrison Companies has applied for rezoning of the property described as east of the northeast corner of south Yale Ave. and east 32nd Street. Mr. Hassenflu requests the property be rezoned from a residential duplex (RD) district and single family medium density district (RS-2) to residential multifamily (RM) district. The neighborhood of Highland Park is southeast and adjacent to the above-described development property. The neighborhood was as first incorporated as a town in the 1946 and annexed into the City of Tulsa in 1955 and has been a pillar of Tulsa's midtown residential infrastructure ever since. It is due South from Tulsa's historic Lortondale neighborhood, and actually predates Lortondale (which was established in 1954). The proposed rezoning at issue will detrimentally affect the residents of Highland Park Addition, and said residents vehemently, though respectfully, object to the proposed rezoning.

Research on the applicant indicates his company is in the business of building low-income apartment communities using federal low income house tax credits, historic tax credits (where applicable), state tax credits and incentives, and local tax credits and incentives. In light of these findings, residents of Highland Park emailed Mr. Hassenflu to obtain more information

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about the proposed rezoning and development. Mr. Hassenflu responded with the following: "it will be a midrise building with quality construction and components and rates between $500 and $900 per month." Furthermore, Mr. Hassenflu has not made any attempt to reach out to the neighborhood of Highland Park. We have not seen site plans, architectural plans or renderings and have not had a dialogue with Mr. Hassenflu about his intentions.

It now appears to Highland Park Residents that zoning change Mr. Hassenful seeks is for the purpose of erecting apartments that do not comport with the City of Tulsa's comprehensive plan and may devalue the existing properties in the Highland Park Addition (which also runs afoul of the comprehensive plan). Residents of Highland Park are stakeholders in the planning of our community, and have not been given a meaningful voice in the decision-making process.

II. THE PROPOSED REZONING IS INCONSISTENT WITH THE COMPREHENSIVE PLAN AND ITS OVERALL OBJECTIVES

The purpose of the current zoning code and residential districts is to "[a]chieve the residential objectives of the Comprehensive Plan." Tulsa, Oklahoma Code of Ordinances (TCO) Title 42, Section 400(A)(1). One of those objectives stated in the Comprehensive Plan is: "Ensuring that infill development complements and enhances existing neighborhoods will be a function of the planning and zoning program." Land Use, *Tulsa Comprehensive Plan* (July 2010) page 23.

The proposed rezoning does not fulfill this stated purpose. If the application is approved with an RM-3 zoning classification, the applicant/developer will have the ability to build a high density project within a medium density neighborhood. Without any height restrictions, the applicant/developer could build a 20 story building in a neighborhood and area where no residences or commercial buildings are taller than 2 stories.

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The Comprehensive Plan has classified the subject land as a "New Neighborhood." According to the Comprehensive Plan this classification "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." Land Use, *Tulsa Comprehensive Plan* (July 2010) page 33, emphasis added.

Although it is not specifically mentioned, a high-density, multi-story, multi-family property (RM-3) is clearly not within the meaning of the Comprehensive Plan as so stated above. Thus, a rezoning designation of RM-3 is inappropriate and Mr. Hassenflu's application should be denied.

III. THE PROPOSED ZONING CHANGE WILL HAVE A DETRIMENTAL AFFECT ON THE CITY, THE PROPERTY OWNERS AND TAXPAYERS

The proposed zoning change for the applicant's intended use will be a needless governmental takings from the property owners (and taxpayers) on three different levels: (1) reduction of property values which lead to (2) a reduction in the amount of ad valorem tax generated and collected by the city; and (3) the unavoidable and costly infrastructure upgrades once the project is complete.

A. Diminishing of Property Values, Property Taxes in an Area of Stability

Approval of the RM-3 zoning classification will allow Mr. Hassenflu to build a development that is not only aesthetically uncharacteristic of this neighborhood it is a type of project that will, by its purpose (low-income housing), disturb an area which has in recent years seen a resurgence. Property market values average upwards of $175,000 and that average is still increasing. Of course it follows that the City of Tulsa also benefits from the relatively high property values from which the City of Tulsa derives taxes. Inserting a high-density, multi-

20.51

family dwelling into this neighborhood is guaranteed to drive down property values and, if those property values are not protected, the City's revenue stream will decrease - ultimately affecting funding for our schools and our children's education.

B. Impact on Infrastructure

The residents of Highland Park already confront issues related to traffic and accessibility in and out of the neighborhood onto and from Yale. The intersection of 31st and Yale is already jam-packed at all hours of the day, and certainly cannot support the added traffic of a multi-family dwelling with upwards of fifty new residents at 32nd and Yale.

The zoning code at Tulsa, Oklahoma Code of Ordinances (TCO) Title 42, Section 401 states:

> "The use of an RE, RS, RD or RT District for access to any RM, O, C, or I District, or the use of an RM District for access to any O, C, or I District is prohibited unless permitted through an approved Planned Unit Development."

The only way to comply with this provision is to use 32nd Street but the reality is that there is so much congestion on Yale especially at 32nd Street, the property's residents will use other streets through the neighborhood (RS-2 and RD) to gain access to and from Yale.

Further, our neighborhood's infrastructure predated modern city ordinances which called for stormwater runoff systems, street width, curbs, sidewalks, etc. Our streets are narrow and have no curbs. Instead of gutters we have ditches to contain and manage our stormwater runoff. Increasing vehicular traffic through our neighborhood will damage our existing infrastructure because our existing infrastructure isn't adequate to serve this type of purpose. Updating infrastructure is costly to taxpayers. Thus, this project should be located in an area with infrastructure that will support it, without having to needlessly spend taxpayer money.

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It is also worth mentioning that stormwater runoff will be exacerbated with the addition of a building and parking lot in place of what is currently vacant land. Not only within the neighborhood but most dramatically at the intersection of 31st and Yale which already has inadequate stormwater drainage and routinely floods. Highland Park is aware the TMAPC does not make decisions about stormwater infrastructure, but it is nonetheless a valid consideration when determining the appropriateness of allowing high density multi-family zoning to an area that currently cannot support it.

III. CONCLUSION

Highland Park neighborhood is vehemently opposed to the rezoning application of Gary Hassenflu. A multi-family, high-density zoning classification is not appropriate for this neighborhood for the reasons set forth above. Further, the most important stakeholders (residents of Highland Park) have not been meaningfully engaged on the subject, and the decision should at least be tabled until further information may be learned about the project. If one the aims of the Comprehensive Plan is to enrich Tulsa and supporting its existing neighborhoods then we, the residents of Highland Park, respectfully urge the TMAPC to deny Mr. Hassenflu's application.

20.53

Huntsinger, Barbara

From: Terri Higgs [terrihiggs@cox.net]
Sent: Tuesday, November 17, 2015 11:04 AM
To: esubmit
Subject: Z-7323

We are writing to express my concern and opposition to a proposed zoning change in Highland Park, case Z-7323.

We live in this neighborhood at 3206 S Darlington Ave, next door to a group of three duplexes. We have had multiple problems with the tenants and the owners of this complex. It has often been filled with gang members, drug dealers, even a robbery ring. Over the years we have had a gun thrown in our back yard, looked out our front windows to see the street lined with DEA officers, TV crews reporting on the criminals living there, car traffic from drug deals. We have also had to deal with the trash and lack of care and upkeep by the owners.

A single family home is generally straight forward to deal with, you know the person, you know who to talk to if there is a problem. The tenants of the duplexes generally turn over each year, the single family homes in the neighborhood are more stable, many have had the same owners for 10, 20, 30 years. Another apartment complex will bring even less stability to the neighborhood.

Another issue we have is traffic, as the main roads around us are often under construction or backed up for other reasons, our streets are used as a cut through. Often these cars drive fast and run the stop sign at 33rd and Darlington as they search for a way through the neighborhood. Adding a large multi family complex will increase the amount of traffic and make it more dangerous for the kids, the walkers and people on bikes.

There are multiple apartment complexes surrounding our neighborhood, most of them are run down, and I often see police cars in their parking lots. We can not support another apartment complex in this area.

Sincerely,
Terri Higgs
Nigel Higgs

20.54

Dear Sir or Madam,

The application for zoning change case # Z-7323 in the Highland Parks addition seeks to rezone an open lot from single family residential (RS-2/RD) to a multi-family residential (RM-3). Our neighborhood association's research shows that the individual petitioning for this change has a history of building low income apartment complexes and leaving the property to sit in ruins at the city's expense.

Highland Park is a mature neighborhood which consists of many oversized lots and an abundance of large, old growth trees. Many of these lots are 2/3 acre lots with beautiful large homes. Our residents are mostly retired and/or retirement goal oriented. Many of the residents have lived in the neighborhood for decades (some longer than 30 years). Our neighborhood is slow paced, quiet and charming.

I encourage you to visit the Highland Park neighborhood before allowing this change in zoning. Clearly this type of development does not fit in with this established area and would destroy our property values. Approving the construction of this type housing in this area of midtown Tulsa is bad for the neighborhood and surrounding areas. We also fear that this type of unit will undoubtedly cause all types of safety concerns; including but not limited to increased vehicle and pedestrian traffic incident/accidents.

I strongly oppose this change of zoning and request that it be denied.

Sincerely,
Lorri Kline
5338 East 32nd Place
Tulsa, OK 74135

20.55

Huntsinger, Barbara

From: Joe Steiner [joe@customexhibits.com]
Sent: Monday, November 16, 2015 10:56 AM
To: esubmit
Subject: Case Z-7323 Highland Park Rezoning Request

Greetings,

I have lived in Highland Park since 1988.

I live on 35th Street, which goes completely through the neighborhood as a link between Hudson and Yale.

Consequently, a lot of the traffic in the neighborhood goes past my house.

I am strongly opposed to rezoning the two lots on 32nd street for multifamily use.

It will reduce property values, increase traffic and possibly increase crime in the neighborhood.

thanks for your consideration

We're Right on Time!
Since 1984

Joe Steiner
Custom Exhibits Corp
1830 North Indianwood Ave
Broken Arrow, OK 74012
800-664-0309
v: 918-250-2121 x102
f: 918-250-1811
http://www.customexhibits.com
joe@customexhibits.com

20.54

Huntsinger, Barbara

From: Ron Pool [poolrd1@gmail.com]
Sent: Sunday, November 15, 2015 5:58 PM
To: esubmit
Subject: Case #Z-7323

Dear sirs,

We are opposed to application for zoning change case # Z-7323 in the Highland Parks addition. This application seeks to rezone two lots from single family residential dwelling (RS-2/RD) to multifamily buildings (RM-3). Our neighborhood association's research shows that the individual petitioning for this change is an out of state developer who has a history of developing high density low income apartment complexes.

We live across the street, directly south of these lots. We have a state licensed family home child care which has been at this location for 22 years. Customers have already expressed trepidation as to their children's safety with increased traffic flow directly in front of our home. Apartments have a propensity to concentrate crime. As a Tulsa Public School teacher, I hear many stories from students, who live in apartment complexes, of being accosted by other youth and know of easy access to criminal elements.

The edge of our front yard is 20 feet from these lots. The view is straight out our front and kitchen windows. Every time we look out of our windows or step in the front yard, we have a direct, closeup view of whatever is built across from us.

We doubt that the Kansas City developer has any concern for our neighborhood or our city. Apparently, this developer is encouraging suburban flight to communities outside of Tulsa.

Highland Park is a mature neighborhood, with many oversize lots and an abundance of large, old growth trees. Many of these lots are 2/3 acre lots with beautiful large homes on them. We have many long-time residents who are retired or approaching retirement age. Families who bought houses here expect and want a safe and aesthetically pleasing neighborhood for their children.

This type of development does not fit in with this established area, and would destroy the property values of the surrounding homes. Approving the construction of this low income housing in the heart of midtown Tulsa is bad for the residence of Highland Park and bad for Tulsa in general.

We strongly encourage you to reject this zoning change.

Ron and Allison Pool
4940 E. 32nd Street
Tulsa, OK 74135
poolrd1@gmail.com

20.57

Huntsinger, Barbara

From: Madison Miller [madisonbcmiller@gmail.com]
Sent: Sunday, November 15, 2015 8:38 AM
To: esubmit
Subject: Case Z-7323

Dear Planning Commission:
I am writing in reference to case Z-7323. I am a resident of Highland Park neighborhood, where Gary Hassenflu has requested a zoning change to build high-density, low-income apartments. I insist that this project should not be approved. My neighbors have unflattering things to say about the type of business person Mr. Hassenflu is, and based on word of mouth his type of business will drastically undermine our property values and the quality of life in our lovely neighborhood. I am a hard-working young professional. My husband and I just became parents. We bought our home for $185,000--no small price, and prices are just going up the way things are now. We bought our dream home in our dream neighborhood. It is very upsetting to think our home value will plummet within a year of buying our home. I personally do not want to pay 185,000 for a home that a few short months later is worth several thousand less. Further, the city is realizing property taxes from our homes' values, which are all high. A 1400 square foot home is selling for around $160,000. It is in the city's interest to keep these values high for the sake of tax income. I do not believe this project is consistent with the comprehensive plan. I do not believe it is in keeping with the comprehensive plan to devalue properties that are currently highly valued. Additionally, the neighborhood does not have the infrastructure to support high-density apartments. Thus, taxes will be necessary to update storm water drainage and streets. 32nd and Yale cannot support a multi-family residential zoning change. This will RUIN our neighborhood. It will jeopardize our property values. It will cost taxpayers money. Tell Mr. Hassenflu to take his project elsewhere, to a more appropriate location. We intend to fight EXHAUSTIVELY, if need be.

Thank you for your consideration,

Madison Miller
Highland Park

20.58

Huntsinger, Barbara

From: Bill [bc5051@cox.net]
Sent: Saturday, November 14, 2015 9:27 PM
To: esubmit
Subject: Proposed Zoning Change in Highland Park, Tulsa

To whom it may concern,

I'm writing to protest a proposed zoning change in the Highland Park neighborhood, 31st & Yale.
The Proposal is Z-7323 thru the Tulsa Metropolitan Area Planning Commission and the request will be heard on Wednesday the 18th at the City Council Chambers, 2nd Level, 175 E. 2nd St., case #Z-7323.
The TMAPC has already recommending approving this zoning change despite vigorous opposition from the residents of Highland Park.
The research done by the residents of this neighborhood indicate Mr.
Gary Hassenflu and Garrison Companies has a negative reputation amongst a number of other cities and towns that have experienced Mr. Hassenflu's business and property values impact from one of his low income housing projects.

Please, if there's anything you can do to stop, or at the very least cause to postpone for further study, this zoning change, myself, and my neighbors, would be very grateful.

Sincerely,
William M. Ward
3231 S. Braden Ave
Tulsa, OK, 74135

20.59

Huntsinger, Barbara

From: Zach Miller [bookkeeping7129@gmail.com]
Sent: Friday, November 13, 2015 10:08 AM
To: esubmit
Subject: Zoning change Z-7323

Dear sirs,
The application for zoning change case # Z-7323 in the Highland Parks addition seeks to rezone an open lot from single family residential dwelling (RS-2/RD) to multifamily buildings (RM-3). Our neighborhood association's research shows that the individual petitioning for this change is an out of state developer who has a history of developing high density low income apartment complexes. Highland Park is a mature neighborhood, with many oversize lots and an abundance of large, old growth trees. Many of these lots are 2/3 acre lots with beautiful large homes on them. Our residence are mostly retired or approaching retirement age. Many of my neighbors have lived there for decades, some longer than 30 years.
Highland Park is in the heart of midtown Tulsa and is very close to the upscale areas of the Cherry Street district, the historic Brookside Area as well as the Riverside Parks area. I encourage you to visit the Highland Park neighborhood before considering this change in zoning.
Clearly this type of development does not fit in with this established area, and would destroy the property values of the surrounding homes. Approving the construction of this low income housing in the heart of midtown Tulsa is bad for the residence of Highland Park and bad for Tulsa in general.
We vehemently oppose this change of zoneing and request that it be denied.
Respectfully,

Zachary Miller,

3506 E 35th street Tulsa, OK 74135

20.60

Huntsinger, Barbara

From: Russtulsa@sbcglobal.net
Sent: Thursday, November 12, 2015 9:43 AM
To: esubmit
Subject: rezoning application #Z-7323

Dear sirs,
The application for zoning change case # Z-7323 in the Highland Parks addition seeks to rezone an open lot from single family residential dwelling (RS-2/RD) to multifamily buildings (RM-3). Our neighborhood association's research shows that the individual petitioning for this change is an out of state developer who has a history of developing high density low income apartment complexes.

Highland Park is a mature neighborhood, with many oversize lots and an abundance of large, old growth trees. Many of these lots are 2/3 acre lots with beautiful large homes on them. Our residence are mostly retired or approaching retirement age. Many of my neighbors have lived there for decades, some longer than 30 years.

Highland Park is in the heart of midtown Tulsa and is very close to the upscale areas of the Cherry Street district, the historic Brookside Area as well as the Riverside Parks area. I encourage you to visit the Highland Park neighborhood before considering this change in zoning.

Clearly this type of development does not fit in with this established area, and would destroy the property values of the surrounding homes. Approving the construction of this low income housing in the heart of midtown Tulsa is bad for the residence of Highland Park and bad for Tulsa in general.

We vehemently oppose this change of zoneing and request that it be denied.

Respectfully,

Russell Kline
5338 East 32nd Place
Tulsa, OK 74135

20.61

4D RENTALS, L.L.C.

1660 East 71st Street, Suite J
Tulsa, Oklahoma 74136

Eric M. Daffern
edaffern@sbcglobal.net

Telephone (918) 746-7640
Facsimile (918) 477-2213

December 8, 2015

Tulsa Metropolitan Area
Planning Commission
2 West Second Street, Suite 800
Tulsa, OK 74103

Re: Case No.: Z-7323; Application to rezone from RS-2/RD to RM-3
Property Location: East of the northeast corner of S. Yale Ave. and E. 32nd St. S. also described as LT 1 LESS BEG NW COR TH SE 76.18 S 70.5 NW 70.4 N 75 TO BEG FOR HWY BLK 1, TWIN ACRES ADDN; 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, City of Tulsa, Tulsa County, State of Oklahoma

Dear TMAPC:

As I will not be able to attend the December 16, 2015 hearing on rezoning application case no. Z-7323, I wanted to note our opposition by written objection.[1]

The applicant is seeking to rezone the project site from RS-2/RD (Residential Single-family/Residential Duplex) to RM-3 (Residential Multifamily High Density) to construct a fifty-one (51) unit, three (3) story apartment complex. We oppose the application as 1) the current infrastructure will not support the requested density and traffic and 2) the project would not be in harmony with the existing properties or the developmental direction of the neighborhood.

The proposed plan provides for 100 parking places to accommodate residents

[1] My wife, Kristin, and I through 4D Rentals, LLC own five duplexes directly south of the proposed project site. The addresses are 3205-07, 3206-08, 3213-15, 3214-16 and 3222-24 S. Allegheny Ave., Tulsa, OK 74135. As our family built the homes, we have been in this quite, stable neighborhood for thirty-five (35) years. The surrounding neighborhood consists primarily of single family homes and duplexes. I would like to note for the record that we support continued growth of the neighborhood based on sustainable planning and zoning. In fact, if you drive through the neighborhood you will find well maintained homes and several newly constructed homes.

20.62

and guests of the fifty-one (51) unit apartment complex. See Exhibit "1". Instead of using the planned 100 parking places and using a conservative number of 1.5 cars per unit, the added number of cars could be around seventy-seven (77). Assuming each residence makes two (2) to four (4) trips in and out of the neighborhood per day for work, grocery shopping, etc., the daily traffic could double or quadruple from one hundred fifty-four (154) to three hundred eight (308) new cars in a two (2) block area. You also have to add additional traffic for guests.

Typically, this would not have much impact so long as there were sufficient ingress/egress routes to dissipate the traffic density. However, this neighborhood has a unique characteristic which impacts the number of cars that can be handled by the current infrastructure. There are only 2 ways in and out of the neighborhood. One entrance is at 32nd and Yale and the other is south on Braden. See Exhibit "2". Both 32nd and Braden are older narrow, two (2) lane roads without curbs, lines or turn lanes designed to handle low impact traffic. See Exhibits 3 (looking west on 32nd), 4 (looking east on 32nd) and 5 (looking south on Braden).

Even though there are two (2) entrances into this neighborhood, the reality is that only one (1) entrance is effective to dissipate the neighborhood traffic. The problem with the 32nd and Yale entrance is what I call a "pinch point". Because of the congestion northbound on Yale, it is almost impossible to turn onto Yale. See Exhibits 6 (looking south at 32nd and Yale intersection) and 7 (looking at Yale northbound from about 34th). This is complicated further by the lack of turn lanes on 32nd.

As a result of the 32nd and Yale "pinch point" the new traffic entering the neighborhood will be forced to travel through other neighborhoods until being funneled onto Braden to access the proposed apartment complex. Upon leaving the neighborhood, the traffic will be funneled south along Braden and then dissipated through other neighborhoods before reaching major cross roads. Not only would the project site neighborhood be impacted but the surrounding neighborhoods will be impacted as well.

With the introduction of over three hundred (300) new cars in the two (2) block area, most of which will be funneled along Braden, the infrastructure cannot support the additional traffic caused by the zoning change. The additional traffic will dramatically change the nature of this neighborhood and surrounding neighborhoods and cause a large negative impact on this community of neighbors and their quality of life.

In addition to the inadequate infrastructure, the development of high density, multi-story apartment buildings would not be in harmony with the existing properties or the developmental direction of the neighborhood. This stable neighborhood consists primarily of single-family homes and duplexes. New construction continues as several single family homes have recently been built in the area. That trend should continue.

An example of where the proposed density can thrive is across Yale to the west. The reason it works for the apartment complexes west of Yale is because the infrastructure will support the density. There are several well maintained streets that

20.63

lead away from the area to the north, west and south to dissipate the traffic. See Exhibit "8".

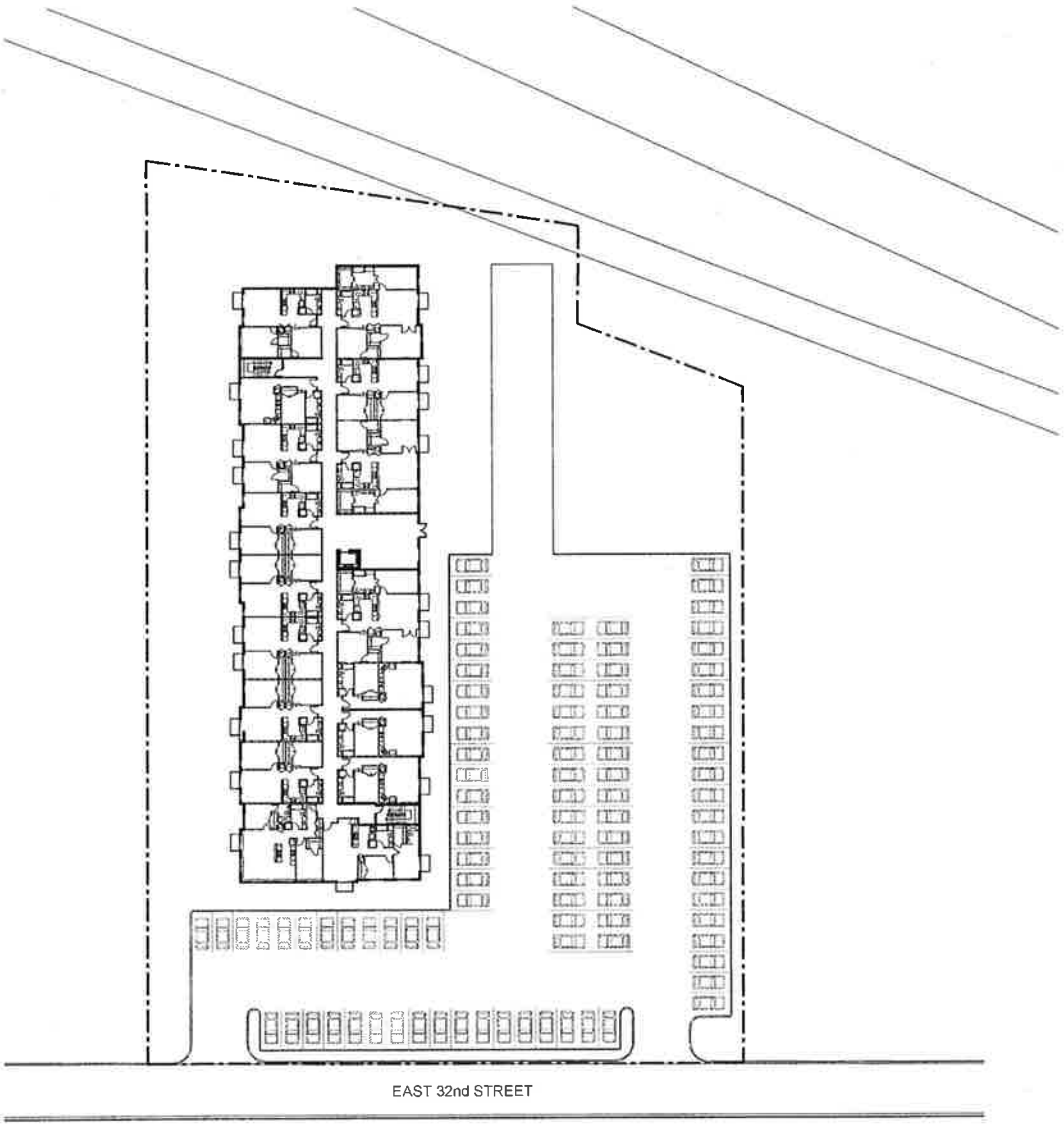
The current zoning of single and multi-family duplexes is absolutely appropriate for this project site and this unique neighborhood and should remain unchanged. The neighborhood is thriving with long term residents, well maintained homes and new infill construction. Therefore, we would respectfully request that the application be denied.

Sincerely,

Eric Daffern
4D Rentals, LLC

Emd/
Enclosure(s)

20.64



NORTH

SITE PLAN

1 C101 SITE PLAN
SCALE: 1/32"=1'-0"

Sikes Abernathie Architects

CHECK SET ONLY

Garrison
Tulsa Apartments
Tulsa, Oklahoma

DRAWN BY: MRA
CHECKED BY: MRA
ISSUED: 12.01.15
REVISIONS

SHEET TITLE
Site Plan

C101

20.65
Ex "1"

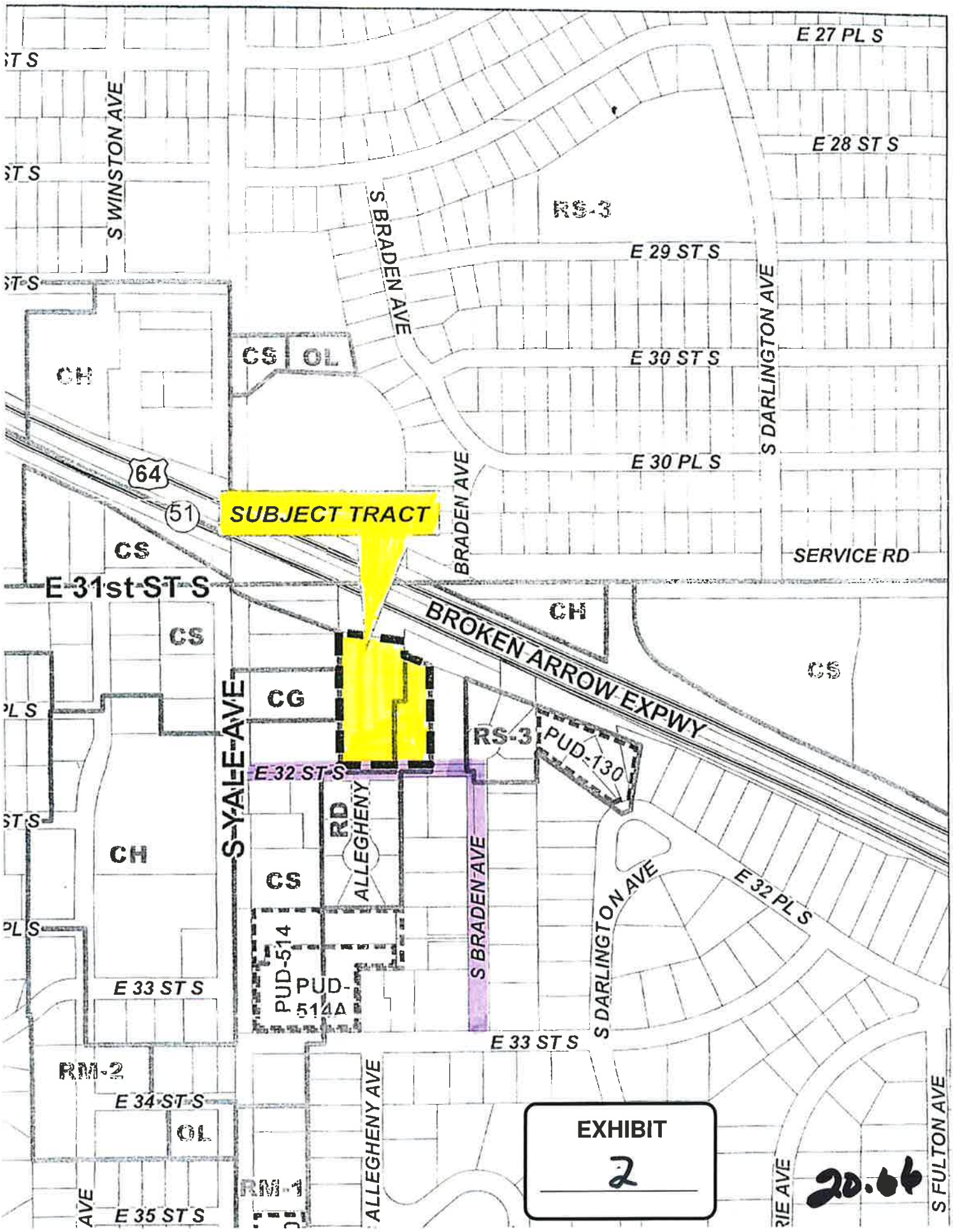

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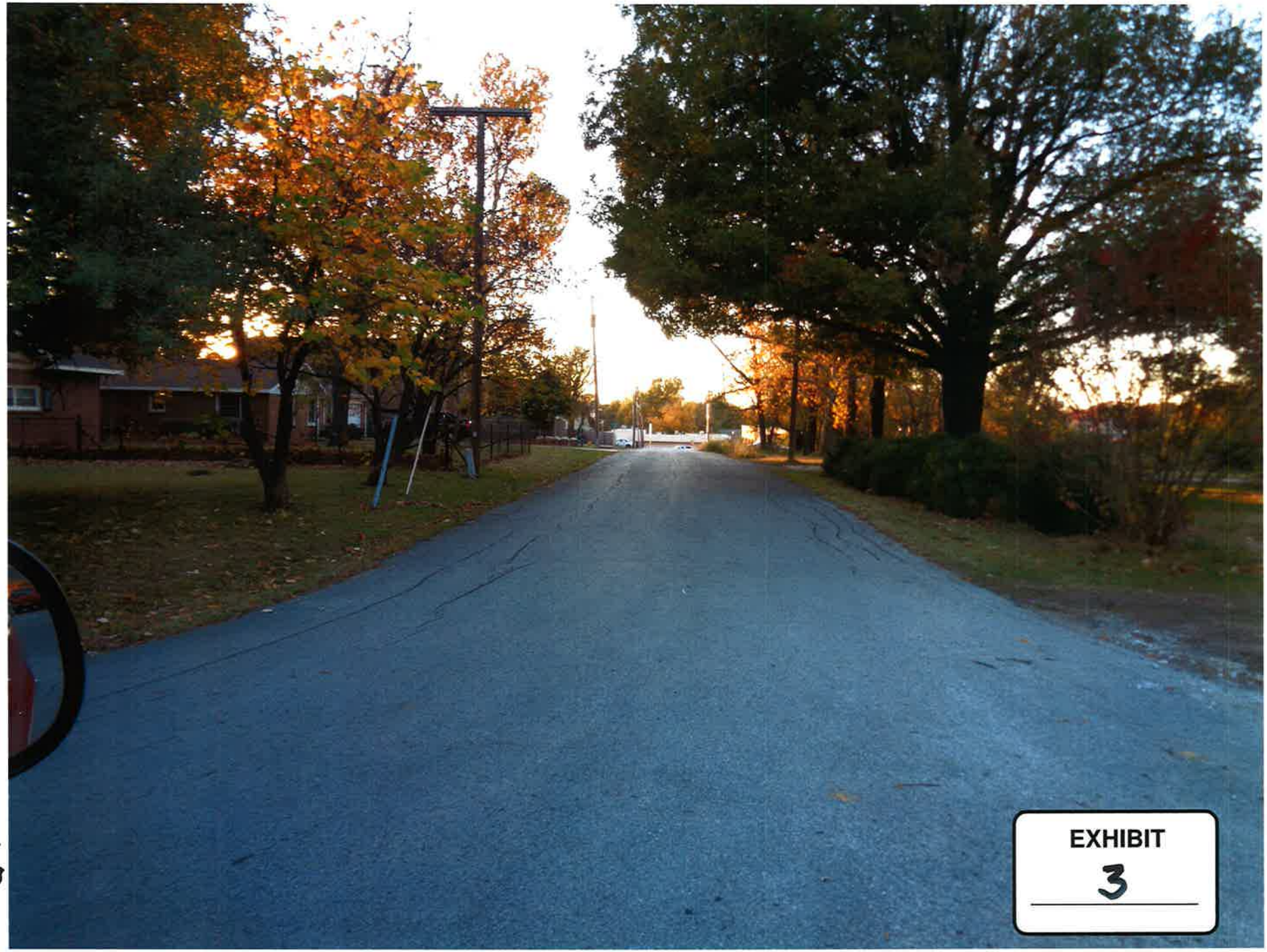
EXHIBIT
2
20.66



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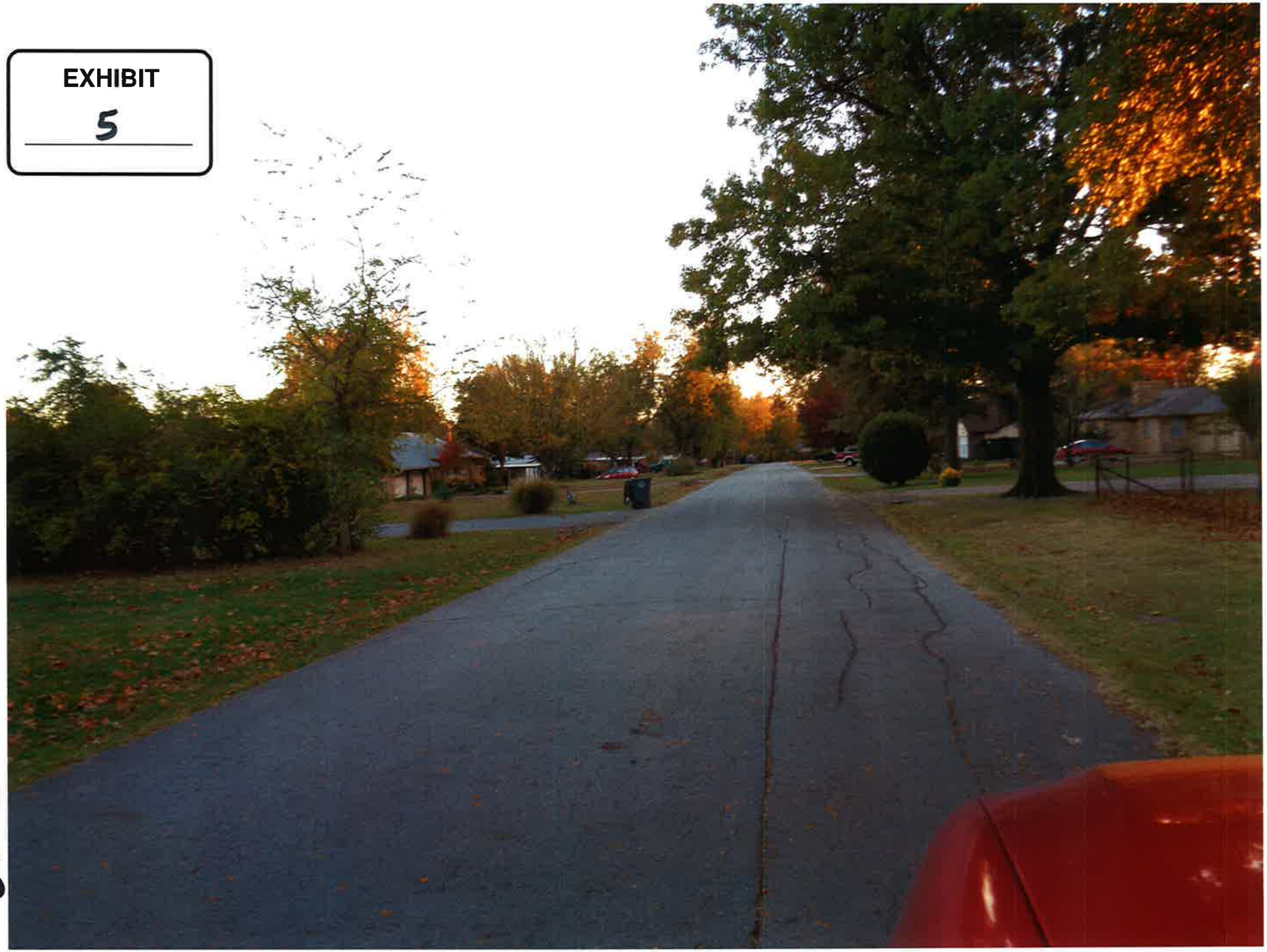
2018

EXHIBIT

5



Page 69

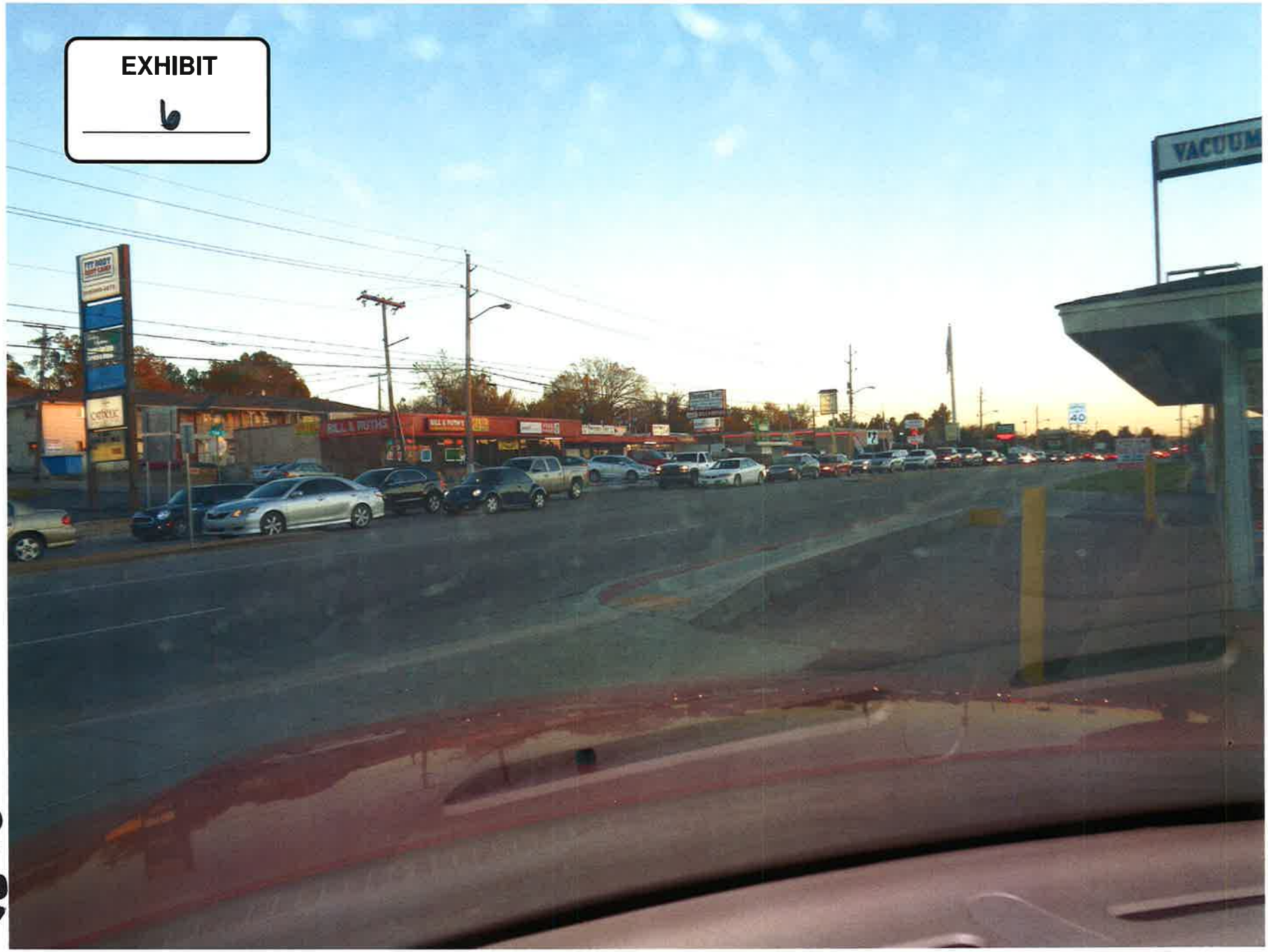


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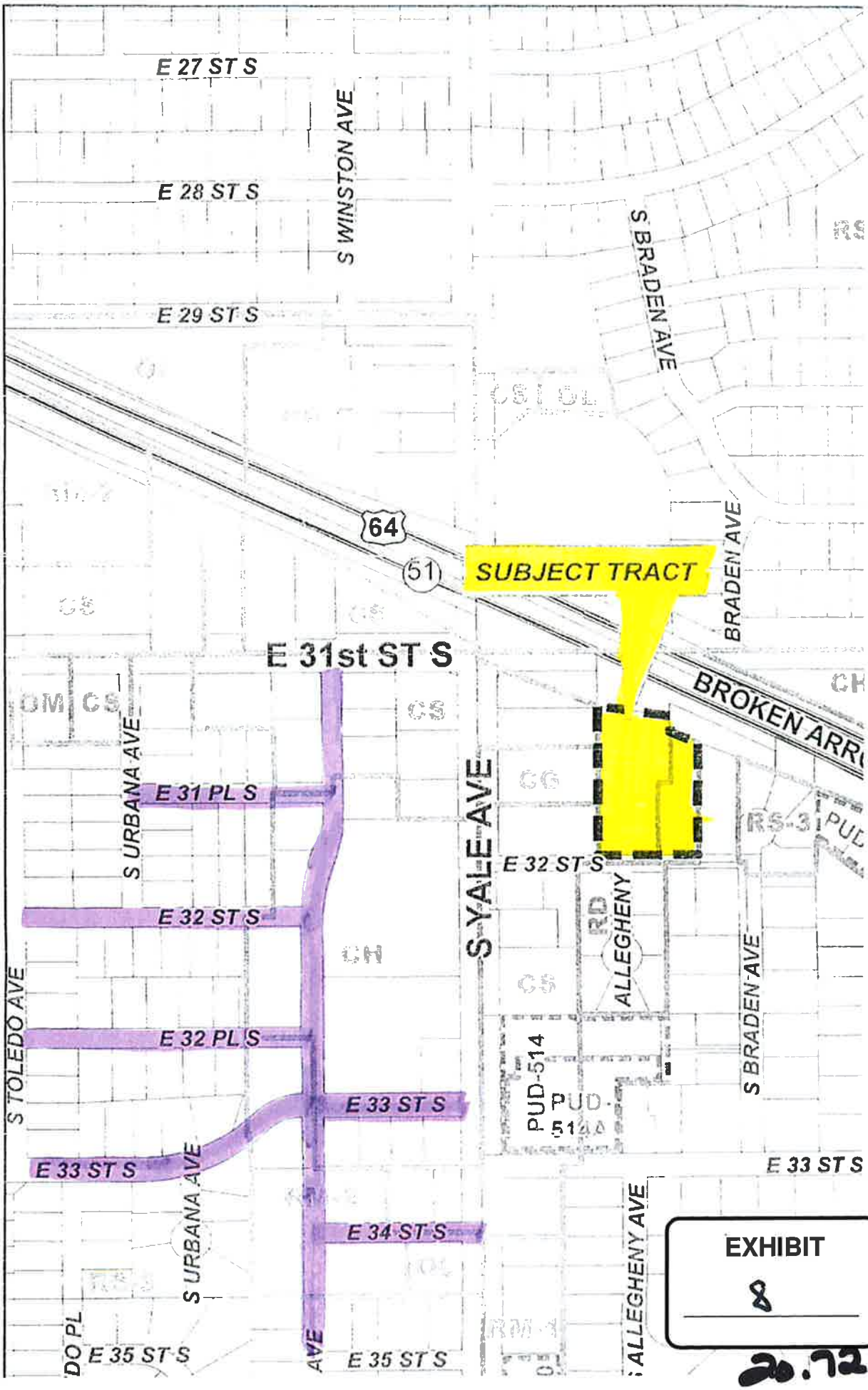
EXHIBIT
7
STORAGE
STATION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E 35 ST S
S YALE AVE
S TOLEDO AVE
ALLEGHENY
RD
PUD-514
PUD-514A
RS-3
CS
CG
CH
OM
EXHIBIT
8
20.72

Huntsinger, Barbara

From: Terry Berg [ok_iceberg@yahoo.com]
Sent: Monday, December 07, 2015 10:38 PM
To: Huntsinger, Barbara
Cc: Jann Berg; joe@customexhibits.com
Subject: TMAPC - RE: Z-7323 - Gary Hassenflu

TMAPC Board Members-

My wife and I have owned the property at 5101-03 E 32nd St in the Highland Park neighborhood for nearly 25 years. Our property is within 100 feet of the proposed apartment complex.

We like the neighborhood because it has easy access to the BA Expressway, nearby shopping at 41st and Yale area, and because it has a quietness that begins right after you turn off Yale. You leave the frenetic chaos of Yale Avenue and can feel yourself exhale as you begin to relax.

We strongly oppose the construction of the apartments (whether RM-2 or RM-3) for several reasons. And, while some studies show objections to higher density housing are more perceived than real, we have real concerns. Among them:

1) Traffic - 32nd Street is very narrow (something like 19-20 ft total width), and it has no curbs, only steep drop-offs in most places. In the winter, it can be a real challenge for one car to navigate the street. Meeting another on-coming vehicle is a disaster. Adding something like 100+ cars coming and going multiple times a day would not be good. The traffic at Yale and 31st is backed-up past 32nd street on every red-light from early morning to late at night. Turning left (southbound) onto Yale is extremely risky at any time;

2) Character - the proposed project is completely out-of-character for the neighborhood. The neighborhood is almost 95% single-family homes with just a few duplexes. Most homes are single-story. A 40-, 50-, 60-apartment complex would not be a welcome addition. It would bring unwanted structure height and not fit the current neighborhood characteristics;

3) Transience - a preponderance of the current homeowners in the Highland Park addition have lived there for many years. They take pride in their homes, the neighborhood, the close-knit spirit of the neighborhood.
Apartment dwellers have no "skin-in-the-game" - no incentive to make sure the property is well-kept, clean, quiet, etc. In most cases, tenants live in an apartment for whatever the length of the lease, then move on. They have no permanency. If the appearance of the complex goes down or items within their unit quit working, they just pull-up stakes and move on down the road.
And the apartment manager, even if they are "on-site", has a single marching order: keep the units rented. They don't care about the frequency of the turnover so they have no incentive to make sure they rent to quality tenants. As long as the rents are collected, and the units are kept full, the complex can go downhill quickly.

4) Too Many Unknowns - Does the City of Tulsa have any history with Mr. Hassenflu and his projects? What is the quality of the planned project? Where are the plans, the blueprints, the drawings? What will be the range of rental pricing? Will it be low-income (so-called "affordable") or will it be more up-scale? What do they say about other Hassenflu projects? I went to his web-site and found something like 4-5 pictures that purportedly show one of his projects. They sure look CHEAP!

His web-site says all sorts of glowing things about projects in Wichita, Salina, St. Louis, Hot Springs, etc. But what do those people say who live in and near those projects? It would seem he continues to develop Section 42 projects to get all the tax credits with little regard for the quality of the projects. He then turns them over to another investor and moves on.
It really gets disturbing if you go to his corporate website, http://www.garrisoncompanies.com. Much of the website is unfinished, it's a facade! Please check it out! The title page looks impressive, but the rest is bogus! As you read through the information, it appears he has cobbled-together a number of companies (Garrison Construction, Garrison Management, Garrison Development, etc) designed to distract and prevent any serious investigation into his operation. In short, it stinks.

20.73

TMAPC
Tulsa Metropolitan Area Planning Commission

Case Number: PUD-437-A
Major Amendment
Amended staff report 12.9.2015

Hearing Date: December 16, 2015
(continued from 11.18.15 and 12.2.2015)

Case Report Prepared by:

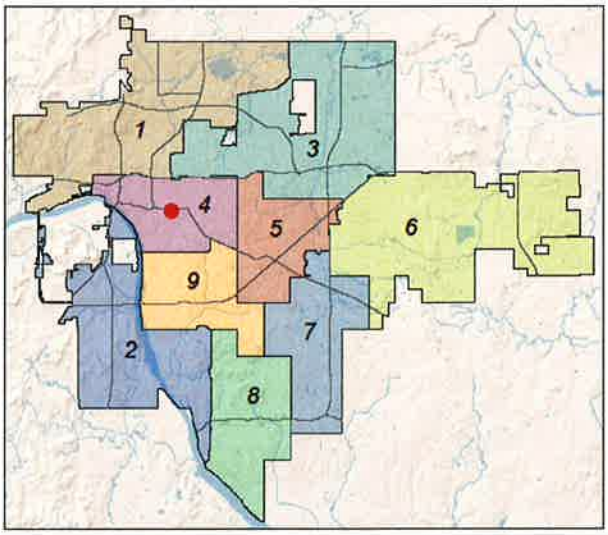
Dwayne Wilkerson

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: Major Amendment to 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.

Staff Data:

TRS: 9307
CZM: 37 Atlas: 13

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

21.1

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 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

21.2

Applicant Exhibits:

Development Area Map
Conceptual Site Plan (12.9.2015)
Building Elevations (12.9.2015)
Drive thru detail (12.9.2015)
Birds Eye Views (12.9.2015)
Signage details (12.2.2015)

Neighborhood Participation:

Miscellaneous neighborhood correspondence

SECTION II PUD-437-A DEVELOPMENT STANDARDS:

DEVELOPMENT AREA A:

Except as defined below, the previous standards defined for Development Area A north of 14th place in PUD 437 will remain as previously approved.

Permitted Uses:

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:

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

*Canopies including any structural support system that is integral to the building design and attached to the building are exempt from this requirement. If a canopy on the west or south facade is installed a masonry screening wall with a minimum height of 3 feet from the sidewalk elevation shall be used as a a physical and visual barrier between any pedestrian traffic in the street right of way and a drive thru. The wall shall be integral to the design of a canopy support and include planters.

Parking Ratio Standards:

Minimum parking allowed: 2.2 spaces per 1000 square feet excluding the first 2500 square feet of floor area.

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 or spandrel glass is required and where doors are located.

West facing walls shall provide a minimum of 25% transparency. Spandrel glass and must match the color of transparent glass may be used in two thirds of the transparency requirement.

South facing walls shall provide a minimum of 8% transparency on the ground floor elevation. Spandrel glass may be used for all of the transparency requirement.

Screening and Landscaped Open Space:

21.4

A masonry screening fence shall be constructed and maintained along the east boundary of the Development Area B where adjacent to single family residential zoned property. The height of the screening fence shall not be less than 6 feet or greater than 8 feet as measured from the existing ground on the east side of the fence. Within 25 feet of the planned right of way on the north end of the site the wall or fence may be eliminated or if installed shall not exceed 4 feet in height. The fence or wall system shall be a double sided design that is visually the same on both sides.

Landscape features shall be installed and maintained along East 14th Place, East 15th Street South & South Utica to provide a pedestrian friendly path within the ROW. The following standards shall apply adjacent to those street rights of way.

1) 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 within 10 feet of the South Utica right of way line. A minimum of 5 trees shall be installed and maintained within 10 feet of the right of way line along East 15th Street and along East 14th Place.

2) A landscape edge shall be provided adjacent to East 14th Place South and adjacent to any parking area within 25 feet of a street right-of-way. The landscaped edge shall be a minimum width of 10 feet and shall include 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 required landscaped open spaces shall exclude walkways which solely provide pedestrian circulation.

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

Trash and dumpster 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 and placed within 100 feet of the north right of way line on East 15th Street South.

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 on the north or east side of the building may not be illuminated. 21.5

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.

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.

Vehicular Access:

Vehicular access is prohibited from East 14th Place south

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. 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. The building shown on the conceptual plan is for a single use and is shown within the build to zone identified in section II. The proposed drive thru window and aisle on the west and south side of the building is not consistent with the vision of the public realm that is part of the vision of the Utica Midtown Corridor Small Area Plan or the Tulsa Comprehensive Plan. The existing buildings on the southwest and southeast corner of this intersection have the same problem however the placement of the buildings is generally correct. Those buildings are bank and office buildings do not include pedestrian entrance at the intersection. 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,

21.6

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

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 that could include a pharmacy use. The building placement is consistent with a typical build-to-zone anticipated along the Utica Corridor and recognized in the Utica Corridor Small Area Plan.

The proposed drive-thru system and associated canopy between the public street right-of-way and the face of the building is not the normal consideration for the pedestrian realm that is defined in the comprehensive plan.

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:

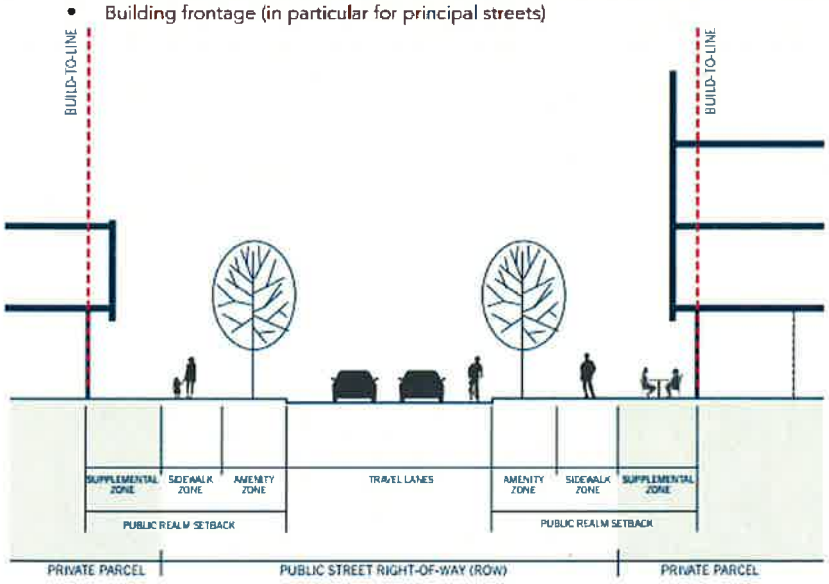
Utica Midtown Corridor Small Area Plan:

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:

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

Utilities:

21.9

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

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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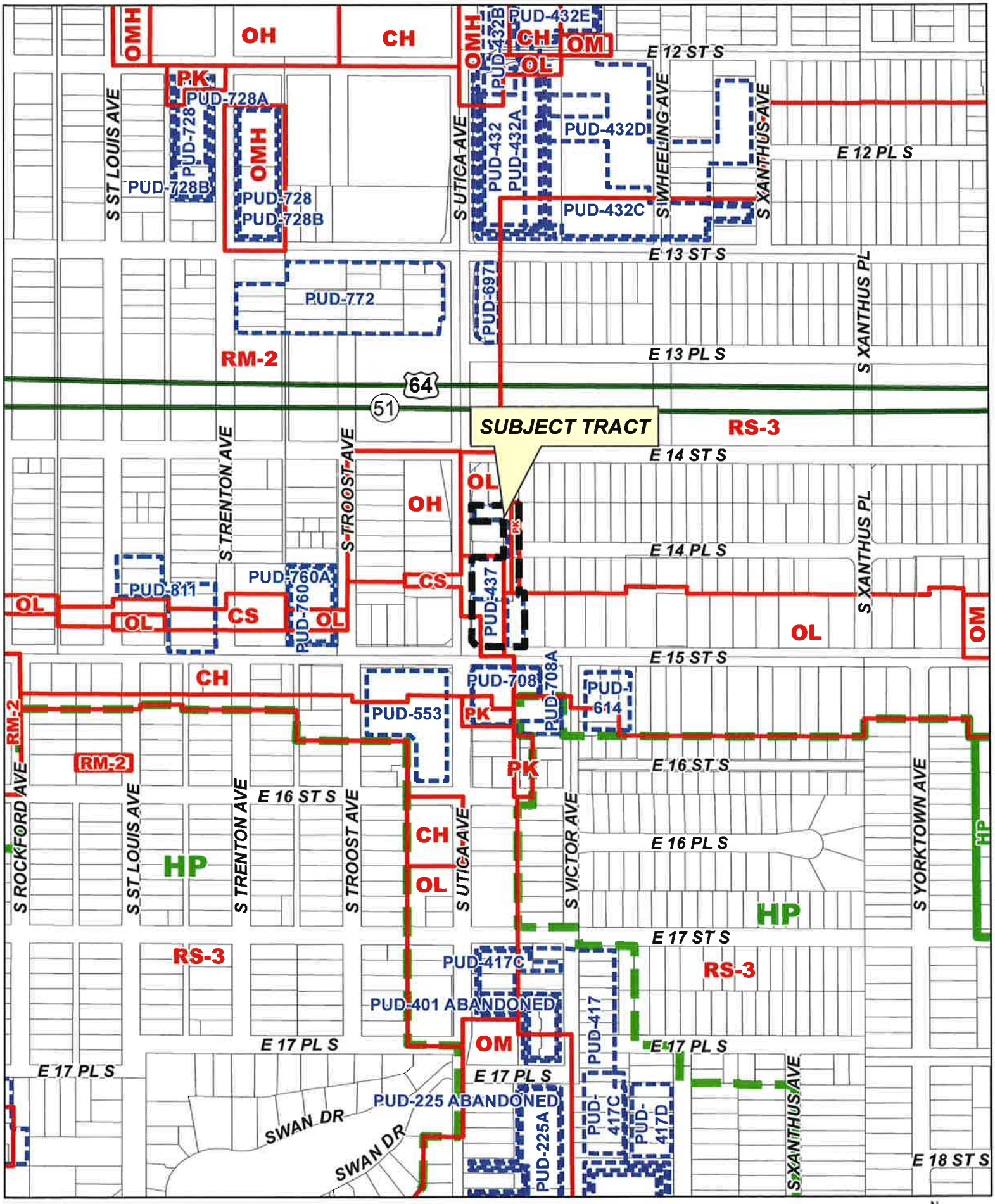
21.11



Feet
0 200 400

PUD-437-A

19-13 07

21.12

Feet
0 200 400

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

N

21-13

Feet
0 50 100

Subject Tract

PUD-437-A

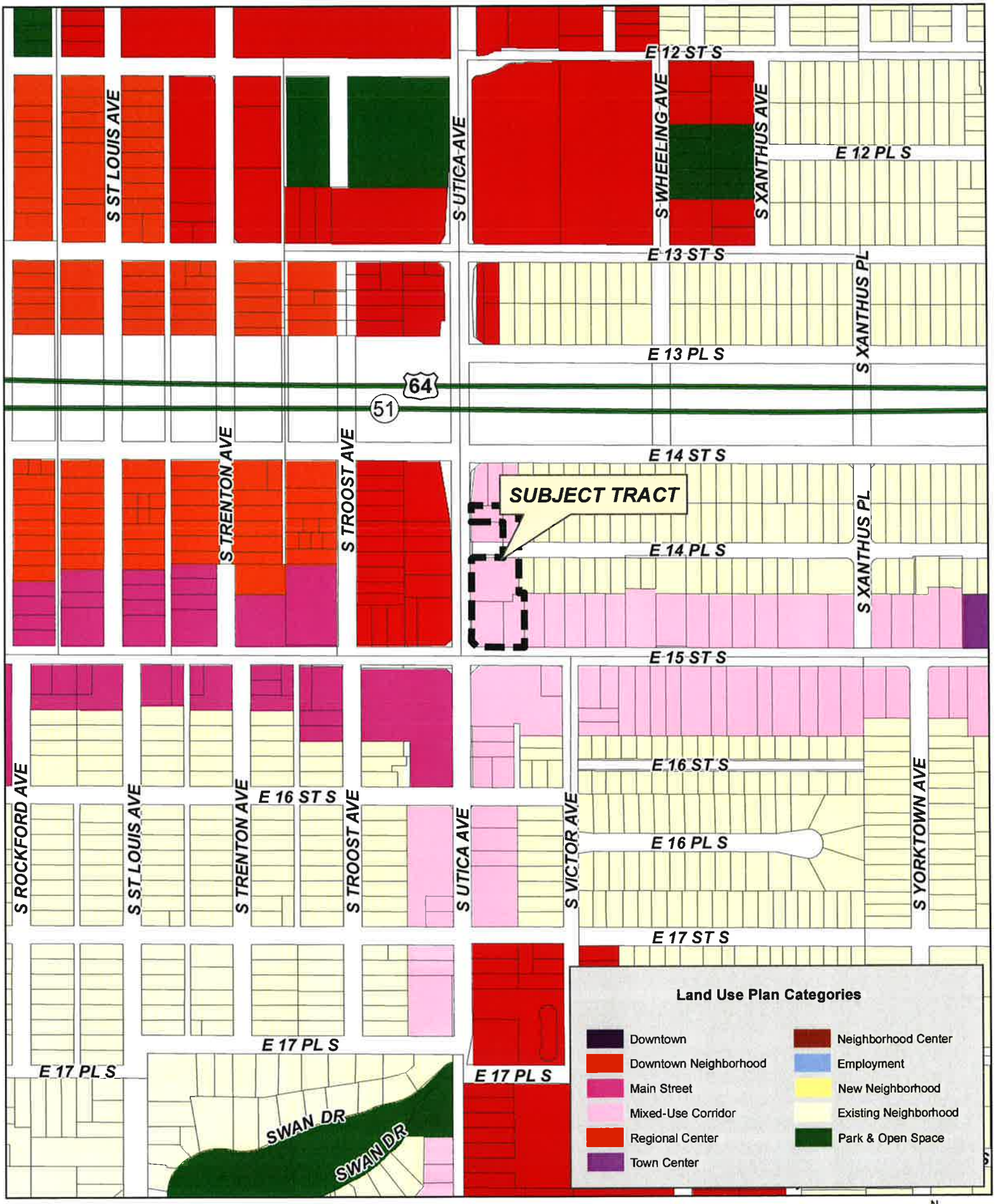
19-13 07

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

Aerial Photo Date: March 20

21.14

N



PUD-437-A

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PUD-437-A

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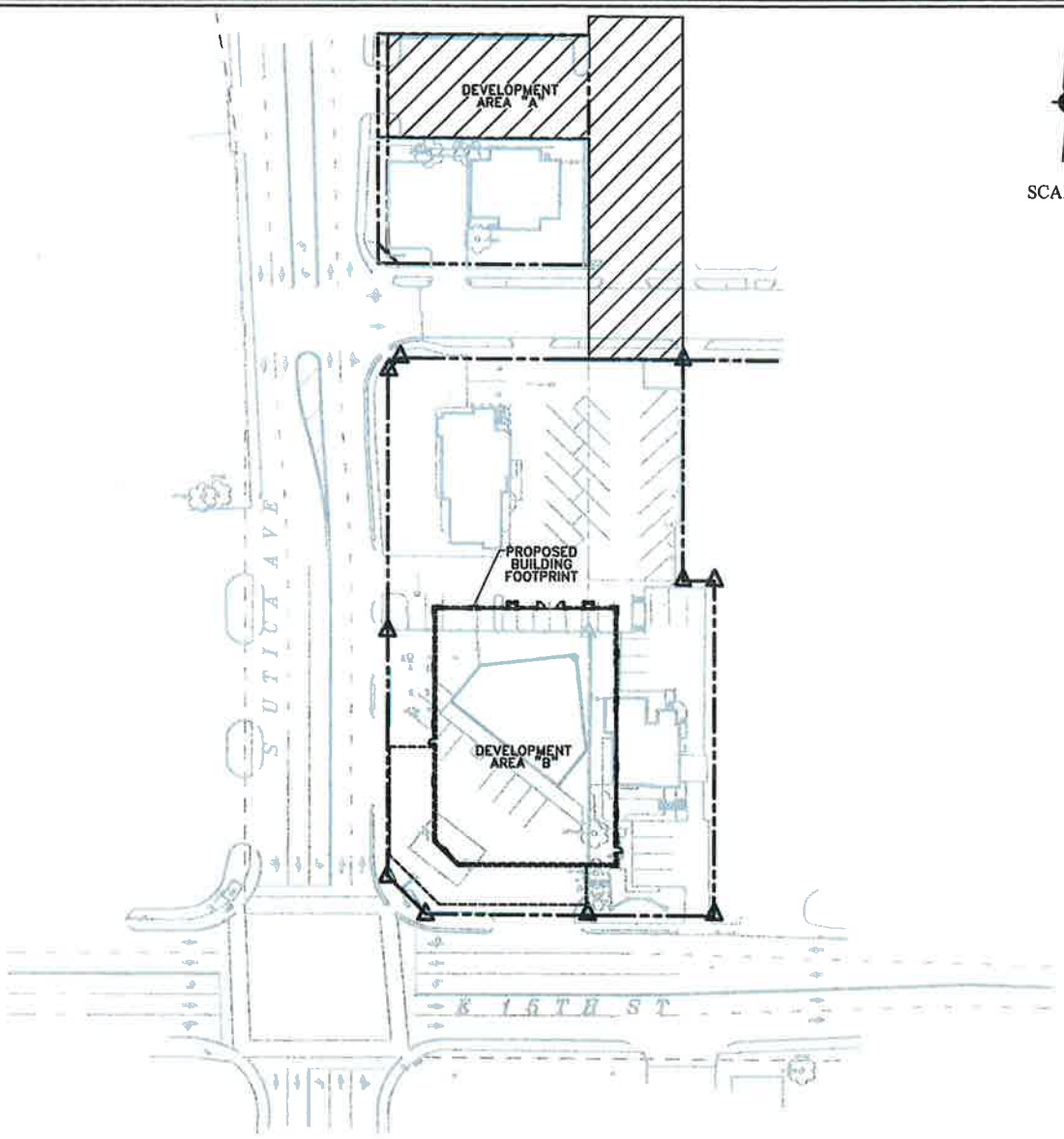


LEGEND

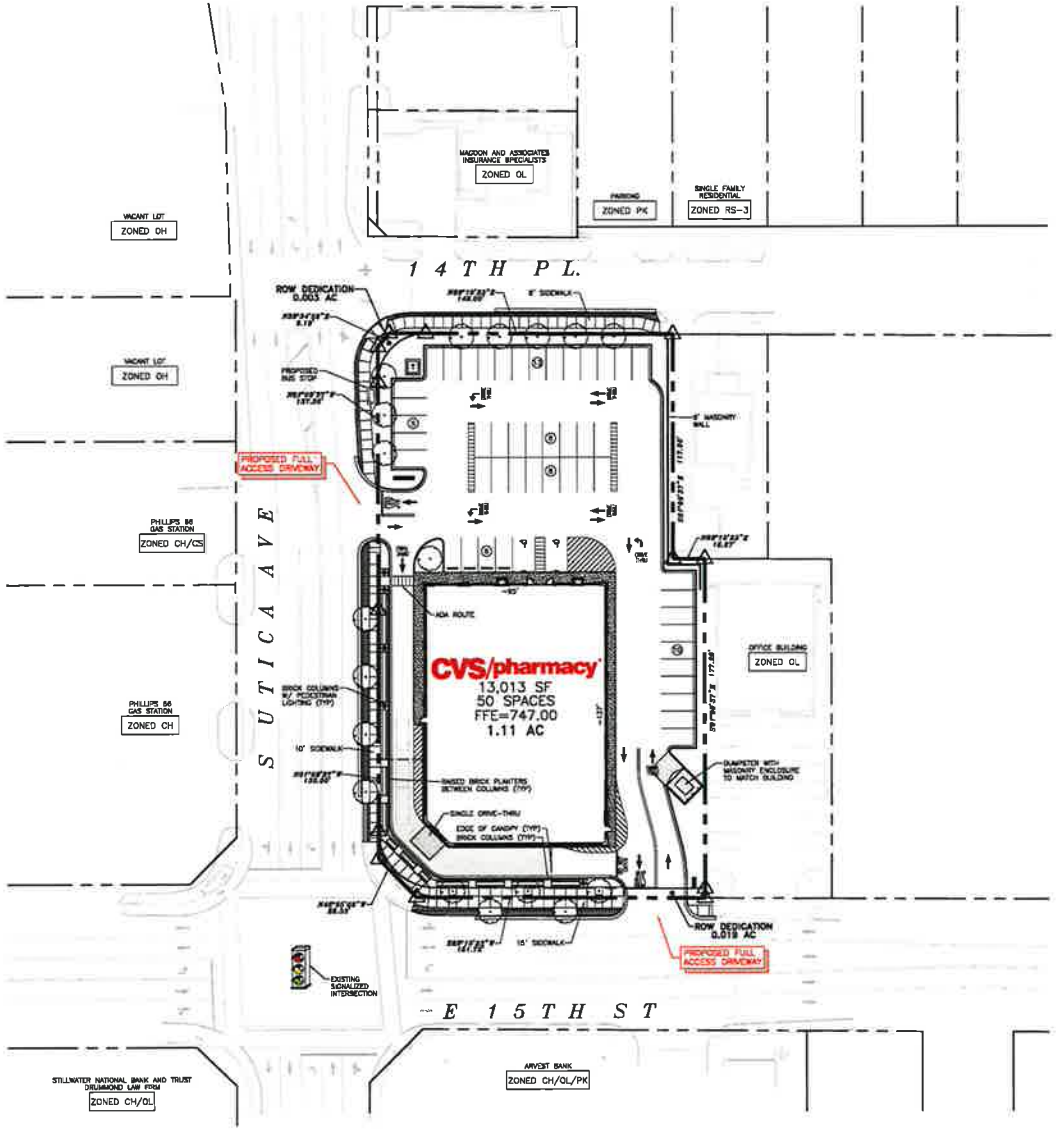
▨ – DEVELOPMENT AREA "A"

NEC - 15TH & UTICA
TULSA, OKLAHOMA

DEVELOPMENT AREAS
DECEMBER 2, 2015

21.17

PUD 437-A
REPLACEMENT PAGE 25.
12.02.15



CVS pharmacy

13013-CENTER ENTRY-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
HURST, TEXAS 76054
TEL (817) 285-7444
FAX (817) 285-7318

CONSULTANT:

CARLSON CONSULTING ENGINEERS, INC.

DEVELOPER:

ORANGE DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH (205) 408-3443

SEAL:

REVISIONS:

CVS PROJECT MANAGER: T. MARTIN
DRAWING BY: M. PITTS
DATE: 09 DECEMBER 2015
JOB NUMBER: N/A
TITLE:

SITE PLAN

SHEET NUMBER:

1 OF 1

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

9.1.2

UTICA AVENUE

Bldg Elevation
12.9.15

21.19

ORANGE DEVELOPMENT

CVS/ PHARMACY

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

CARLSON CONSULTING ENGINEERS, INC.

Drive Thru
12.9.15

ORANGE DEVELOPMENT

CVS/ PHARMACY

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

CARLSON CONSULTING ENGINEERS, INC.

2.12

12.9.15
Birds Eye

CVS/ PHARMACY

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

ORANGE DEVELOPMENT

CARLSON CONSULTING ENGINEERS, INC.

E. 15th St.

Utica Ave.

E. 14th Pl.

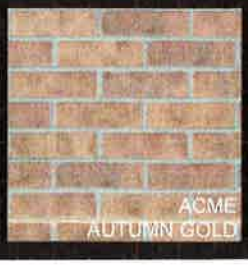
CVS/pharmacy

CVS 10976 - 15th & Utica

Tulsa, OK

ELEVATIONS RENDERING

Proposed Materials

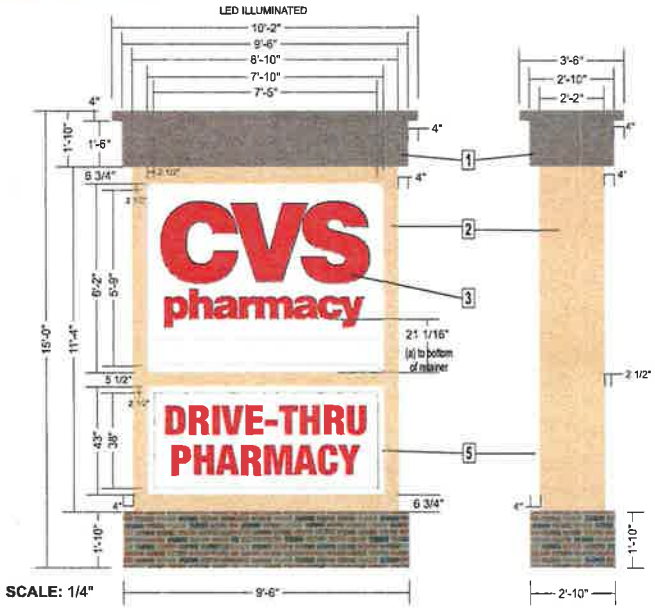


21.22

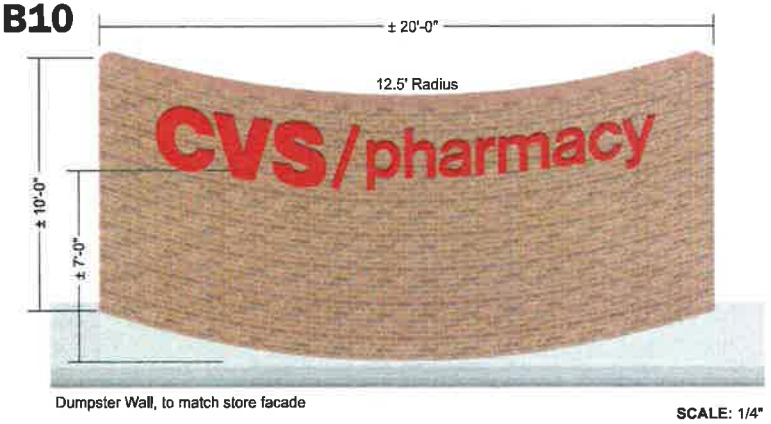
A1

FACE 1: 48.3 SqFt.
FACE 2: 28.1 SqFt.

15 Ft. MONUMENT



B10



building masonary & colors TBD

PUD 439-A

ADDITIONAL PAGE 25.33
12.02.15

Matt Moffett

How We Will Achieve Our Vision

While creating the vision is a critically important step, effective implementation will be the measure of its success. How will Tulsa make the vision a reality? Which policy changes and strategic investments will be the most important?

Several over arching, big-picture changes need to occur as Tulsa transforms this vision into reality:

Remove Barriers to Desired Actions

Sometimes change occurs only when we consider and approach things differently. For Tulsa, this means ensuring that the easiest path is the right path. Tulsa's land-use program and enforcement regulations must be driven by the goals they are meant to achieve. Owners, for example, must be able to determine easily and efficiently how property can be developed. Variances should be granted rarely if allowed uses are clear and support a community vision. When something supports the vision — such as filling a key niche along a main street or reusing a vacant building — it should be encouraged.

Coordinate Public Investments

Infrastructure investments, particularly in roads, mass transit, water, and sewer systems, have a tremendous impact on how land is developed. The city will need to realign its public investments in infrastructure, planning, and other basic functions of government with the strategies outlined in the comprehensive plan. This means ensuring that underdeveloped land within the city is served by the infrastructure it will need to accommodate new businesses or homes. New infrastructure for communities on undeveloped land should be extended in a coordinated way — avoiding costly, ineffective and unattractive "leapfrog" development.

Create New Strategic Partnerships

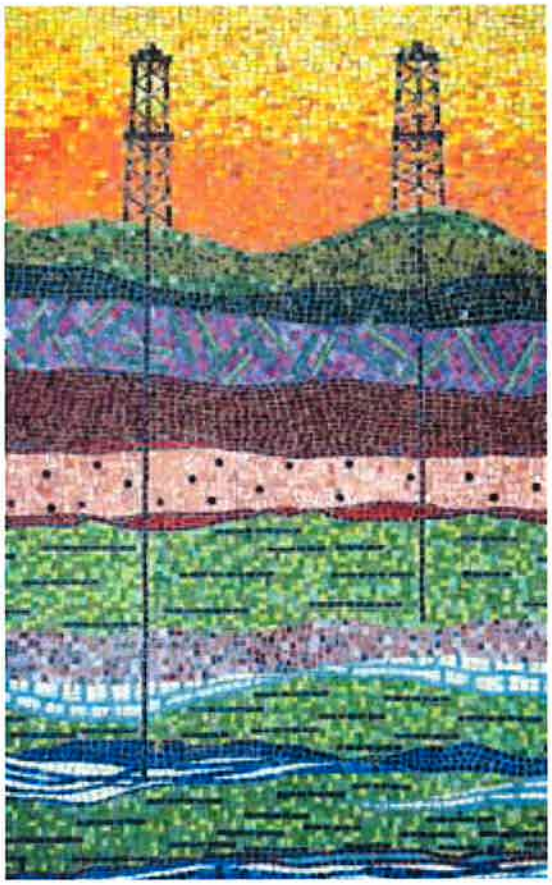
Finally, the city will need to think differently — and creatively — about new strategic partnerships and initiatives with key stakeholders. Among the primary stakeholder groups are educational institutions, including public school districts, universities and colleges, and other public and private schools. This initiative could include collaborating to develop college/university campuses supported by vibrant mixed-use areas, and working with primary and secondary schools to ensure students can safely walk or bike to school. The city also can continue to partner with Tulsa's major foundations and philanthropic organizations as well as the chambers of commerce to support projects and investments to diversify the city's housing choices, expand the employment base and cultural offerings, and accelerate the pace of neighborhood redevelopment.

Plan for Action

Each of these initiatives represents a change in the way the city does business. The planning process will not end with the vision document, but instead must be fortified with key objectives and implementation steps. Long-range plans take time to implement, but they will languish if substantive progress does not occur soon after adoption. Plans at the city and neighborhood levels should be aligned with a capital improvement timetable, and where possible, innovative projects should be used to jump-start community momentum.

Tulsa has the opportunity to use the PLANiTULSA process to reframe the way it plans, invests and collaborates with key stakeholders and communities to achieve on the ground results. This means setting high-impact, achievable goals, both for city departments and the community. For example, the city should ensure that land development approvals can be more swiftly and easily completed in Tulsa than in competing communities — then implement a process to make it possible. Through defining such performance measures, the city will find ways to reshape itself to deliver on PLANiTULSA's greater objectives. The residents of Tulsa have shown we believe our community can be a better place. Now we look to our public and private leaders to lead the way.

Linda Allen



Small Area Planning

One means of implementing the PLANiTULSA comprehensive plan should be the small area and neighborhood planning process. This process can apply to existing neighborhoods in need of revitalization, main streets or other corridors, and vacant areas where new communities are envisioned.

What Is a Small Area Plan?

A small area plan is any plan that addresses the issues of a portion of the city. Small area plans can cover as little as 10 acres or even thousands. The advantage of a small area plan is its ability to engage issues and people at an intimate scale. The result can be a richly detailed plan that addresses the area's unique issues with tailored solutions.

Small planning areas usually have a cohesive set of characteristics, such as an existing or future corridor, center, or other element. Accordingly, small area plans should be used in areas of growth and transition areas, focusing resources where change is anticipated and desired. The Small Area Planning process is designed to generate widespread stakeholder consensus that will lead to efficient adoption and implementation of the plan.

The small area planning process is designed to minimize the need for excessive hearings and review of projects. Small area plans, ideally, are developed by property owners and area stakeholders then implemented through zoning changes that allow the kinds of development described in PLANiTULSA.

A citizen advisory committee, who helps guide the process, is a group of informed citizen stakeholders including, but not limited to — landowners, residents, business owners, architects, developers, and builders who have an interest in the area. This advisory committee should represent a full range of interests who meet on a regular basis to critically review analysis and products at each step of plan formation.

Prior to the PLANiTULSA comprehensive plan update, INCOG and Tulsa's Planning Department began working with selected communities to create neighborhood plans. The small area and neighborhood planning process will be an important implementation element of the comprehensive plan. To ensure consistency between these plans and overarching city goals, this section lays out a process for how to conduct small area plans and use their results to direct zoning, infrastructure, and other implementation elements.

Where Should Small Area Planning Take Place?

The small area planning process should be used in areas where significant change is expected and the development in question would be at the scale of a new neighborhood and include many landowners. For example, when there is a proposal to extend utilities and infrastructure to an undeveloped area that will support a large number of new households or jobs, a small area plan should be used to guide that development. Small area plans may be conducted in Areas of Stability, but the time and resources are better put to use in Areas of Growth.

Small area plans need not be used for more routine planning actions, such as developments or subdivisions of land under single ownership. In these instances, a subdivision, zone change, PUD or other process under the zoning code is sufficient. However, individual landowners of large tracts may elect to do a small area plan if they choose. Another instance where this process should be used is in already-developed areas where new growth or redevelopment

is expected, such as neighborhoods along a corridor that will receive significant transit investment.

Small Area Plan Types

NEIGHBORHOOD PLANS

Neighborhood plans typically covers a distinct residential neighborhood, such as the Pearl District, which is a classic example of a historically mixed-use neighborhood in Tulsa. Because of the residential nature of many neighborhood planning areas, issues of city services, housing, design elements, schools, and parks are high priorities.

CORRIDOR PLANS

Corridor plans focus on a significant linear feature such as a main street, waterway, or arterial and the areas it serves. The City, business associations or stakeholders will typically initiate a corridor plan in anticipation of proposed capital investment or proposed development project. Examples of capital investment projects include a major public beautification investment for the corridor, the enhancement of transit services, or open space and trails along a waterway. Corridors plans place emphasis on land use, transportation, infrastructure, urban design, and economic development issues. The Brookside area has recently undergone a planning process that focuses on uses along the mixed-use corridor.

DISTRICT PLANS

District Plans can include one or more neighborhoods or corridors that have common conditions and issues. District plans can address the land use, development, urban design, and transportation characteristics of relatively small areas such as neighborhood centers, town centers and regional centers, as well as new communities on vacant land. Planning for new communities should also encompass new open space and parks, public investments, new streets and transportation service, as well as land use and transportation issues. The Brady Village District is typical of such an area planned in downtown Tulsa.

WHAT ABOUT EXISTING NEIGHBORHOOD AND OTHER PLANS?

Existing neighborhood plans will continue to serve their role guiding City Council decisions. However, existing neighborhood plans vary somewhat in their format and may be out of date. Reviewing existing small area and neighborhood plans for conformance and effectiveness is one of the key PLANiTULSA implementation strategies. Thus, existing and future plans will all work toward implementing *Our Vision for Tulsa*.

Table 18: Existing Neighborhood Plans

Neighborhood Plan	Year
Kendall-Whittier Plan	1991
Springdale Area Plan	1994
Charles Page Blvd. Plan	1996
Brookside Infill Area Plan	2003
Crutchfield Neighborhood Plan	2004
Brady Village Infill Plan	2004
Sequoyah Neighborhood Plan	2006
6th Street Infill Plan - Pearl District	2006
East Tulsa Neighborhood Detailed Implementation Area Plans (Phase 1 & 2)	2001, 2006
Riverwood Neighborhood Plan	2008
Southwest Tulsa Neighborhood Plan	2009

Source: City of Tulsa

21.27

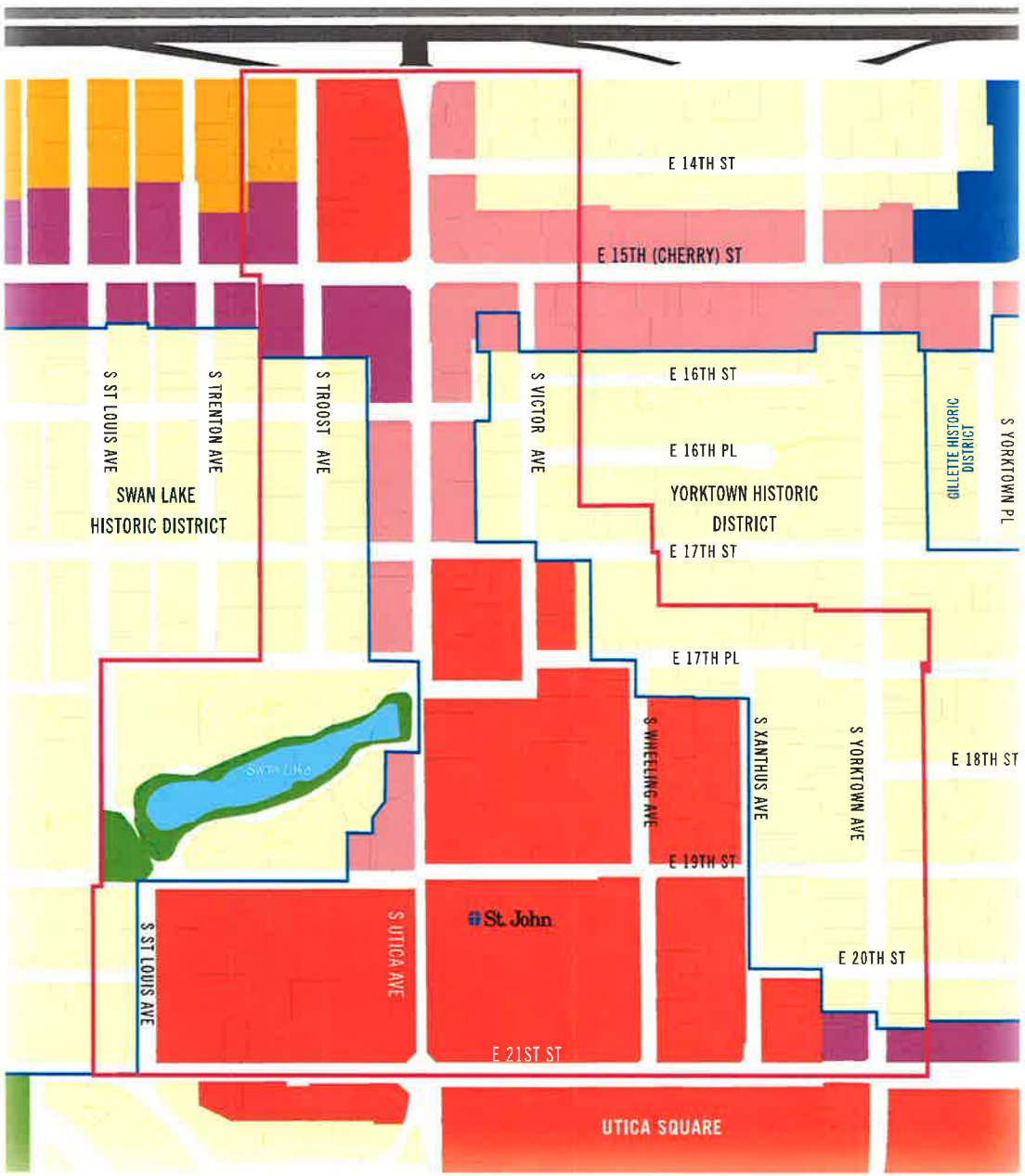


FIG. S-3.16. PLANITULSA LAND USE DESIGNATIONS

Land Use Classifications

- Existing Neighborhood
- Downtown Neighborhood
- Main Street
- Mixed Use Corridor
- Town Center
- Regional Center
- Historic Preservation Overlay Zoning Boundary
- Utica Midtown Corridor - South (UMC South) Small Area Plan Boundary

Source: TMAPC, INCOG shape data

N 0 200 400 800 ft

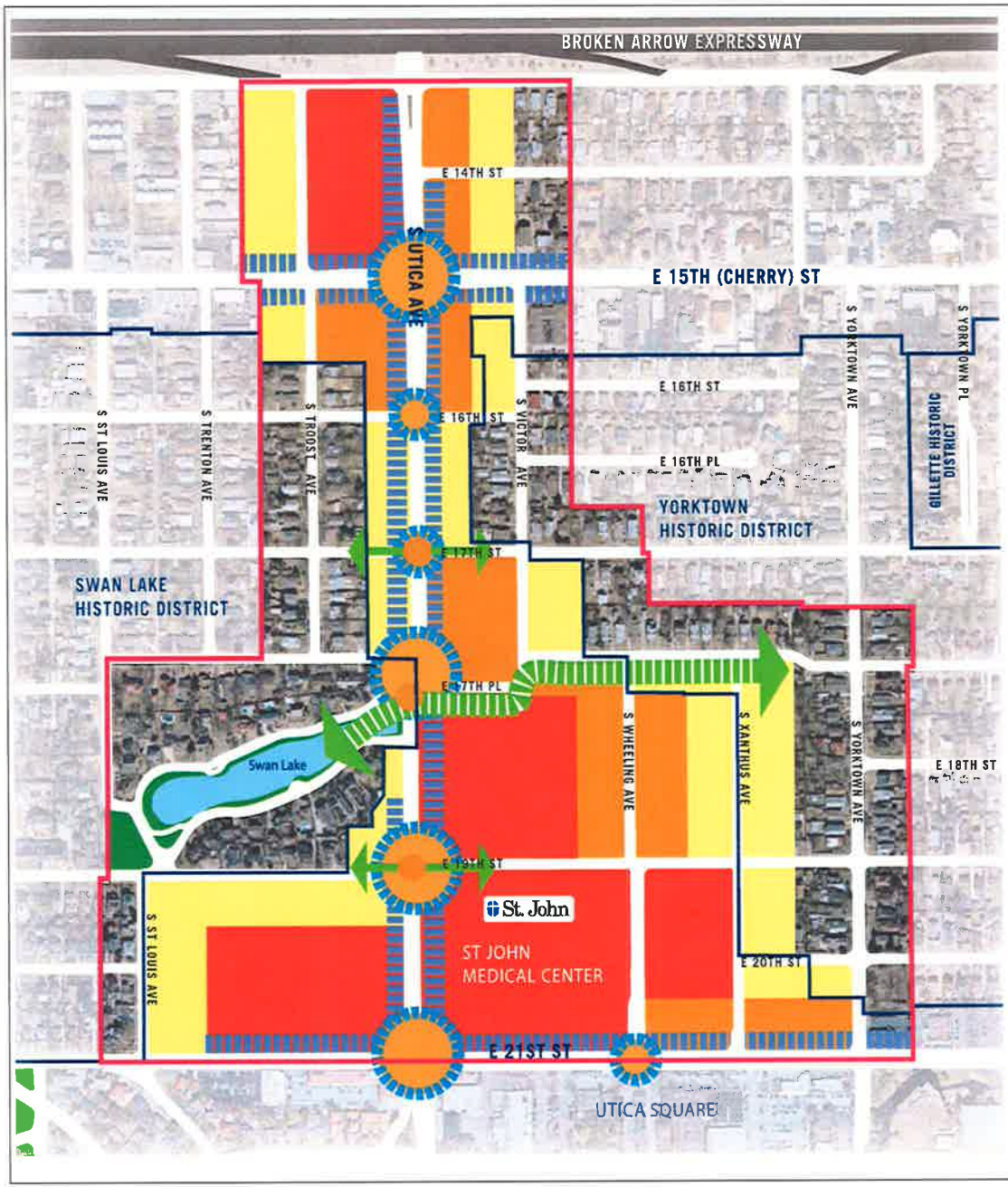


FIG. S-4.1. UMC-SOUTH VISION MAP

The four vision concepts consolidated in this map—development intensity, safe crossings, green connections, and active ground floors—are explained in the following pages.

Town Centers

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.

Regional Centers

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.

Corridors

Corridors share some of the same attributes as centers, but these areas are more linear and oriented along one or more streets. Corridors historically have formed in conjunction with the transportation infrastructure, as illustrated by historic streetcar commercial districts and high-traffic commercial arterial streets. A corridor's commercial vitality relies on careful planning for automobiles. But because corridors are linear and meet the needs of the immediate surrounding districts as well as street traffic, the land-use and transportation system should be designed and improved to accommodate many types of travel including walking.

The Corridors building block includes two main types of plan categories, Main Streets and Mixed-Use Corridors.

Main Streets

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.

Mixed-Use Corridors

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 single family neighborhoods.

21.30

New Residential Neighborhoods

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.

Existing Residential Neighborhoods

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

Employment

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

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Parks and Open Space

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

Destination and Cultural Parks

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

21.31

establishments. Destination and cultural parks are large scale dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.

Local Parks

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

Open Space

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

21.32

Walkable Districts

Communities must be pleasant places to walk, if we want people to reduce their use of cars. Walkable districts represent the basic building block for a city that is more sustainable — socially, environmentally, and economically. Walkable districts mix complementary uses, maintain reasonable walking distances, and bring building entrances and facades to the street. Conveniences and recreation can be walked to easily, along safe and attractive routes. This traditional pattern presents a sensible alternative to auto-reliant development that separates housing and jobs from conveniences and transit, exacerbates traffic congestion, creates social enclaves, and consumes more land.

Residential Streets

Streets set the stage for many dimensions of community life. Streets that are lined with street trees, sidewalks, building entries and windows make walking more attractive — whether for errands or recreation. Well-designed streets also make it easier to meet neighbors and partake in community life. Their character can also have a profound effect on the image and identity of a city or neighborhood. Specific policies on streetscape design are found in the Transportation Chapter.

21.33

RECOMMENDATIONS

LEGACIES AND URBAN DESIGN

3 Ensure that all new development contributes to the creation of a unified public realm through the use of zoning tools

3.1 Align zoning requirements with the Tulsa Complete Streets Procedural Manual to create walkable streetscapes.

3.2 Define and implement a minimum sidewalk width based on street type classification.

3.3 Define an amenity zone, where appropriate, to shield the pedestrian walkway from traffic and to include street trees, street lights and public furniture (See Fig. S-5.3 on p.221).

3.4 Define a build-to-line, measured from the back of the sidewalk, where the building façade must be placed to create a unified streetscape (See Fig. S-5.3 on p.221).

3.5 Require all buildings to have a main entrance facing the street.

3.6 Promote ground floor uses and their appropriate design and access.

3.7 Design structures with active ground floors along commercial corridors.

3.8 Buildings should have a minimum height of two stories.

4 Provide appropriate and adequate transition between residential and non-residential uses

4.1 Encourage vertical growth of St. John Medical Center with appropriate and adequate transition to the HP Districts.

4.2 Create an HP Buffer Zone to regulate use, height, massing and screening requirements for parcels abutting the HP overlay zoning district (See Land Use and Regulation Recommendations).

4.3 Strengthen screening requirements in zoning code to provide for transitional yards where parking and services at the back of high-density residential or non-residential parcels which abut residential yards (See Fig. S-5.6 on p.224).

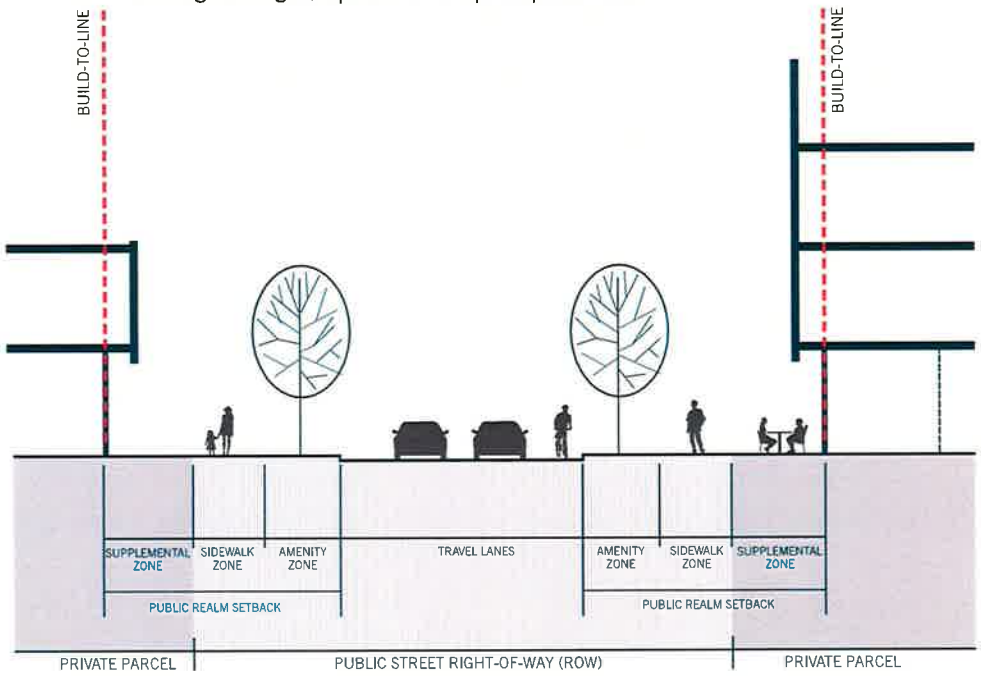
5 Adopt District Design Guidelines

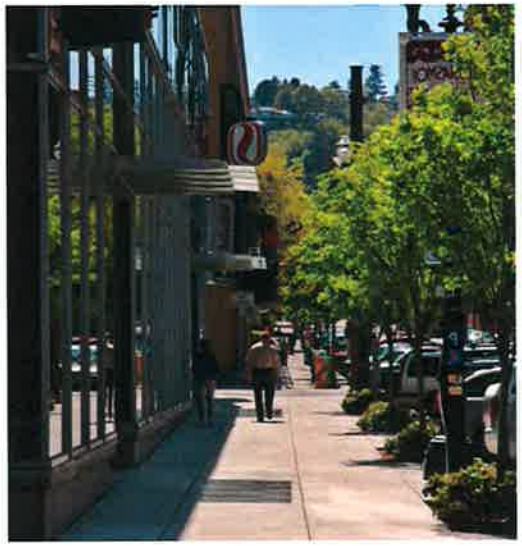
5.1 Create Design Guidelines for the proposed Mixed-Use Institutional area and Utica commercial corridor to promote the appropriate development of the district's character and to provide a unified public realm.

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)

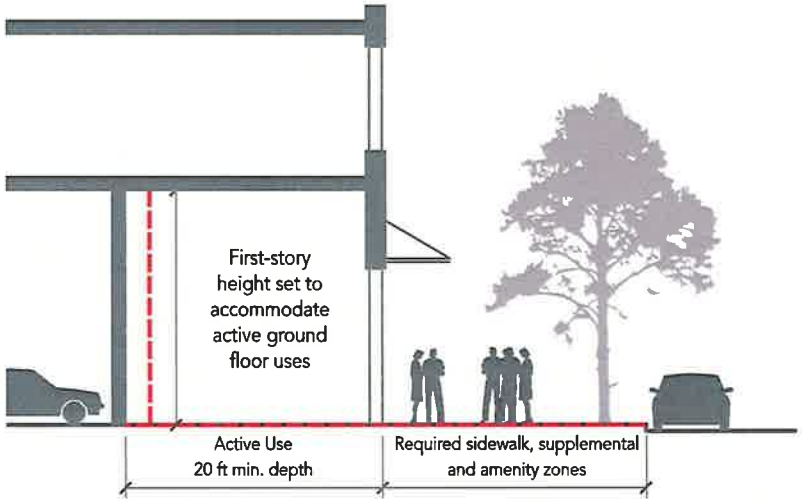




Adequate and secure pedestrian zones include clear pathways and landscape / **amenity zones** containing street trees, street lights and public furniture as buffers from adjacent auto traffic.

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.

FIG. S-5.4. ACTIVE GROUND FLOOR



Example of an office building that creates a walkable environment with its ground-floor elements and landscaping.

Example of parking structure with active ground floor along a principal street, including a cafe. The façade treatment on the main street conceals views of automobiles from the main street, enabling the structure to blend in with its surroundings.

RECOMMENDATIONS

TRANSPORTATION AND MOBILITY

6 Study and implement solutions to mitigate impact of commercial and institutional vehicular traffic and parking on residential neighborhoods

6.1 Ensure Americans with Disabilites Act (ADA) compliance:

a. Conduct inventory of curb ramps and sidewalks for ADA compliance,

b. Create curb ramp installation/ improvement plan based on inventory findings, and,

c. Install or retrofit curb ramps and sidewalks as part of future street or sidewalk projects.

6.2 Encourage new construction to minimize traffic impacts by creating appropriate points of ingress and egress, shared and reduced curb-cuts, maintaining the street grid system, and providing access to multimodal transportation

6.3 Identify funding to adequately maintain and re-time traffic signals at key intersections (for example Utica Avenue and 21st Street). The timing of these signals should consider modifications that not only better manage vehicle flow, but also accounts for the needs of pedestrians.

6.4 Continue to incorporate the needs of older adults and disabled persons into local transportation plans.

6.5 Install improved access signage for vehicles and pedestrians approaching the emergency room entrance.

6.6 Install vehicular safety warning signage for dangerous curve at intersection of Swan Drive, Utica Avenue and East 17th Place.

6.7 Incorporate Context Sensitive Solutions (CSS) complete street guidelines into road planning, construction and repair.

6.8 Reduce parking requirements for some land uses or modify parking regulations to shift away from parking minimums. Consider establishing parking maximums in the long-term.

FIG. S-5.8. SAFE CROSSINGS

Safe pedestrian and bicycle crossings are designed to be clearly visible to drivers, pedestrians and bikers. Safe crossings on major, multi-lane thoroughfares may feature a wide, landscaped median known as a pedestrian refuge to faciliate crossing.

6.9 With existing City staff and resources, conduct speed study on residential streets experiencing high speeds, specifically on Wheeling and Xanthus Avenues.

6.10 Pursue funding to create a traffic-calming plan for the plan area based on a speed study.

6.11 Support alternative transportation:

a. Provide enhanced transit stops (ex: benches, trash can, shelter) on Utica Avenue, especially shade for elderly patrons,

b. Increase frequencies of bus routes and coordinate timing with hospital employee shifts,

c. Support connections and wayfinding to Peoria Avenue's high frequency transit route when installed,

d. Include area in city-wide Bicycle and Pedestrian plan,

e. Require conveniently located bike racks within all new developments and redevelopments,

f. Provide secure bicycle racks at all existing major destinations, and,

g. Install crosswalk markings on all four legs of the 21st and Utica and Utica and 15th Street intersections.

6.12 Reduce transportation and parking demand for St. John Medical Center and Cherry Street commercial corridor:

a. Consider providing incentives for employees to use alternative transportation (ex: preferential parking for carpools, reduced transit fare),

b. Work with businesses and property owners to create a parking management and shared parking strategy to mitigate the impact of cars on the pedestrian realm,

c. Support development of shared parking and structured parking (e.g., through public-private partnerships and shared parking structures), and,

d. Support planning efforts for updating the Tulsa-area bicycle and pedestrian master plan.

7 Reduce negative visual impacts of non-residential parking on residential areas

7.1 Use zoning tools to regulate design and layout of non-residential parking located adjacent to residential areas (See "HP Buffer Zone" under Land Use Recommendations).

7.2 Provide clear guidelines and case studies for parking design and layout in areas of transition.

FIG. S-5.9. PEDESTRIAN CROSSING

8 Provide safe pedestrian and bike connections between residential areas and neighborhood amenities

8.1 Construct highly visible, enhanced crosswalks across Utica Avenue to connect the historic neighborhoods and provide improved pedestrian access to Swan Lake Park. (See Fig. S-4.1 - "UMC-South Vision Map" on p.203).

8.2 Pursue installation of appropriate pedestrian/bicycle crossing signal at Utica Avenue and 17th Place and other key crossings deemed appropriate by engineering standards. Such crossings enable high volumes of pedestrians to cross safely with less disruption to vehicular travel flow. (See Fig. S-5.9 - Pedestrian Crossing).

8.3 Pursue funding for streetscape improvements to enhance pedestrian accessibility and safety on Utica Avenue (See Legacies and Urban Design Recommendations).

8.4 Implement City of Tulsa's Complete Streets procedural manual for repaving and new construction.

8.5 Reduce internal car trips and improve residential relationship with open pedestrian access to Victor Avenue walkway.

RECOMMENDATIONS

HOUSING

12 Preserve and support stability of the plan area's residential neighborhoods on the National Register of Historic Places

12.1 Increase code enforcement to maintain aesthetic integrity of the historic neighborhoods.

12.2 Provide appropriate transition from institutional and commercial uses at the edges of residential neighborhood (See Land Use and Regulatory Recommendations).

12.3 Adopt zoning regulations that prohibit parking as primary use in historic residential neighborhoods protected by HP overlay zoning (See Land Use and Regulatory Recommendations).

12.4 Provide capital improvements that enhance and protect existing housing and home values, and encourage construction of new housing stock in appropriate areas.

12.5 Provide a range of housing choices and programs for the area's diverse population, including:

a. Choices that promote aging-in-place, which is defined as the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level,

b. Coordination with major employers in the area to incentivize employees to purchase homes and live near their workplace,

c. Working with neighborhood associations to advertise neighborhood parks, schools and amenities to attract new long-term residents, and,

d. Use zoning tools to facilitate the construction of higher-density infill housing, such as townhomes, in areas of transition between residential and non-residential uses.

FIG. S-5.10. MIXED-USE RESIDENTIAL

This illustrated mixed-use development adds a level of density, new type of housing and a popular corner restaurant to the main commercial street in a revitalizing historic neighborhood. Parking for the units is located in a surface lot tucked behind the L-shaped development and accessed through side streets. The development strengthens the pedestrian character of the otherwise auto-oriented commercial street.

13 Enhance existing housing diversity in the plan area

13.1 Adopt a mixed-use zoning category to allow new housing development in areas currently zoned commercial.

13.2 Support the development of quality housing options targeting young professionals and senior residents.

13.3 Support low- to moderate-density redevelopment of the Barnard School site. Such development must comply with Historic Preservation guidelines and should include open space and a green connection component to Swan Lake Park (see measure 14.2a).

FIG. S-2.4. SWOT EXERCISE RESULTS

STRENGTHS	score
Swan Lake Park	31
Historic Preservation District	30
Beautiful and pedestrian marketplace	18
Old "new urbanism"	18
Proximity to hospital	16
Beautiful neighborhood	15
National Register of Historic Places listings	11
Mixed-use environment	11
Sense of place	11
Well-performing economy	9
Collaboration with hospital	9
Diversity	8
Highly-educated community	6
Farmers' market	6
Ease of access to highways	5
Urban forest	4
Strong neighborhood groups	4
Proximity to good schools	4
Swan Lake listing on APA's 2012 Great Places	3
Sustainable, green-oriented community	3
Diverse housing stock	3
Great quality housing	3
High rental rates	0

WEAKNESSES	score
Developers who ignore context	51
Pedestrian-unfriendly environment	26
Neglectful landlords	23
Heavy traffic/dangerous driving on neighborhood streets	22
Anxiety about future (uncertainty)	15
Lack of crosswalks	13
Lack of public transit	11
Lack of parking	9
Friction due to uncertainty	9
Car vs. person sentiment	4
Home deterioration due to aging owners	3
Lack of commercial diversity	3
Poor traffic enforcement	2
Poorly-maintained urban forest	2
Utica Corridor congestion (traffic, density)	1

THREATS	score
Historic home tear-downs	61
Hospital expansion	37
Developers who ignore context	30
Increased traffic	21
Adversarial attitude	20
Surface parking	17
Corporate mentality	16
Loss of community	15
Planned Unit Developments (PUDs)	12
Bar / restaurant saturation	7
INCOG	6
Adding density	5
Defending schools	4
Over-intensive development	4
Permeable soils and surfaces	2

OPPORTUNITIES	score
Collaborative possibilities between neighbors & developers	38
Creative parking solutions	37
Respectful development	35
Across-the-board collaboration	28
Focus on improved sidewalks, lighting	22
Hospitals as city centers for wellness	18
Pedestrian lighting	17
Greater walkability	12
Planning to address uncertainty	11
Willingness of big employer to work w/ neighborhoods	9
Creative use of existing structures	9
Improved public transit	8
Special opportunities/events	8
Building on what we have (e.g. Cherry St.)	5
Businesses that serve neighborhoods	3
Traffic calming measures	3
Increased density in neighborhoods	3
Business investment in aesthetics	2
Chance to delineate crossswalks better	2

SWOT Scoring Methodology

Following the discussion and recording of strengths, weaknesses, opportunities, and threats, each participant was given a total of 12 stickers – four in each color representing a first, second and third priority. They were then asked to apply the stickers next to the respective SWOT item according to their personal priorities. The priorities were then tallied and weighted, with first priorities given 3 points, second priorities given 2 points, and third priorities given 1 point.

PETITION OBJECTING TO THE PROPOSED SUBDIVISION PLAT APPROVAL PUD 437-A

We the owners and residents of the Terrace Drive Addition and the surrounding neighborhoods, hereby object to the Applicant proposing a CVS pharmacy and commercial uses located at 1435 S. Utica Avenue, 1701 East 15th Street, 1711 East 15th Street, for the following reasons:

1. As violating the existing PUD-437. If the high priority is to insure the existing residents will not be displaced said proposal definitely violates that goal. As the detailed site plan included in the application for the CVS Pharmacy is not consistent with the Utica Midtown Corridor Small Area Plan (the "Small Area Plan"). The provisions of the proposed PUD and the existing PUD do not match.

2. The Small Area Plan strongly supports mixed use buildings. The CVS building proposal is not a mixed use business. Mixed use buildings are the preferred use and the conceptual plan proposed by CVS is not consistent with the Utica Midtown Corridor Small Area Plan or the Tulsa Comprehensive Plan. CVS is reluctance to move the building closer to East 15th Street as currently required, infers they will not be a good neighbor.

3. There are currently four (4) pharmacies including a CVS within a mile of the proposed site.

4. CVS has requested less parking than would normally be required for this size of a building. The supporting documentation submitted by the TMAPC does not contain any studies or evaluations regarding the effect of the parking spill over into the residential neighborhood. Nor has there been any standard study or evaluation pertaining to the increased traffic both pedestrian and vehicle and how said spill over will effect the property values of the neighborhood, which again ignores the alleged high priority of the city regarding existing neighborhoods.

5. The vested property rights of the residents of Terrace Drive Neighborhood will be adversely effected by the rezoning of the current PUD. This neighborhood is exclusively single family residents; with the exception of two beautiful 1920's Edwardian Duplexes, which actually enhance the neighborhood. One of these duplexes has recently been purchased for extensive remodeling. Most of the homes in this area are 1920's Craftsman ranging from a thousand square feet to over twenty six hundred square feet, as well as, modern, Tudors and art deco homes. Currently 1716 East 14th Place was recently purchased and is in the process of massive remodeling; 1736 East 14th Place and 2010 East 14th Place within the last six (6) months been completely remodeled. 1749, 1727 and 1733 East 14th Place have been completely remodeled recently. 2003 and 2010 East 14th Place were completely remodeled last year, as well as 1716 East 14th Street. These are vested property rights and the proposed site would be detrimental to the value and originality of the neighborhood.

21.43

Name	Address	Phone	Date
Amy Wilson	1724 E 17th place	9182308007	11-7-15
Steven Howe	1721 E 14th PL	918 361 5905	11/7/15
Katherine Taylor	1717 E. 14th Pl.		11/7/15
Genevieve Mitchell	1717 E. 14th PL		11. 7. 15
James Mitchell	1717 E. 14th PL		11-17-2015
KYLE WAKEFIELD	1727 E 14TH PL	(918) 740.4017	11/7/15
Madison Hill	1727 E 14th PL	(30)541-4122	11/7/15
Charles Stuart	1732 E 14TH PL	806-678-1858	11/7/15
Robin Stuart	1732 E 14th	8066729627	11/7/15
Sammy Shipman	1741 E. 14th PL	918-742-4878	11-7-15
Keith Hale	1749 E 14th Pl	918-344-1635	11-7-8
Cynthia Solomon	1428 E 17th Place	918-361-4488	11-7-15
Barry Adams	" " " " "		
Terry Meier	1760 E. 14th Pl.	918-625-5124	11/7/15
Lauren Twist	1767 E. 14th Pl.	(918) 688-4427	

21.44

Name	Address	Phone	Date
DANIEL HONEYCUTT	1728 E. 14TH PL.	312) 206-9667	Nov. 5, 2015
Tim Condie	1780 E 14th place	949-923-7408	11/6/15
Sheri Stotts	1784 E 14th Place	(918) 636-2006	11/8/15
EDITH SENSLE	1787 E 14th PL	9187440505	11/08/15
Gemma Booth	2003 E 14th PL	91975-9512	
D. Kim Michie	2020 E. 14th Place	918 629-8612	
Jason Mood	2024 E 14th Place	918-408-4188	
Amanda Williams	2019 E 14th pl	11/8/15	918-671-2884
Brian Williams	2019 E 14th Pl	11/8/15	918.527.5151
Shianne Wymer	2007 E 14 PL	918.724.3426	11.08.15
CJ McMahon	1720 E 14th Pl	742-3600	11-8-15
Peggy Mumbach	1720 E 14th St	743 702 8	11-14-15
Carolyn Grange	1740 E 14th St	810-3050	11-14-15
CHRIS JACKSON	1748 E 14 PL	5127341173	11-14-15
Mike Mendoza	1904 E 14th St Tulsa, OK 74104	918-744-0929	11-14

21.45

Name	Address	Phone	Date
Leslie Neal	1419 S. Zunis Ave	918-605-9394	11/14/15
[illegible]	2015 e 14th Pl	9182316698	11/14/15
[illegible] Kuykendall	2011 e. 14th pl. Tulsa	9183816390	11/14/15
[illegible]	1320 S. Wheeling Ave Tulsa	918-342-7545	
[illegible]	1724 E. 13 St Tulsa 74104	9185920497	
Jim Sicking	1724 E 13th St	918 706 8145	Nov 18, 15
Don Barnum	1910 E 13th St.	[illegible]	11/18/15
Patty Hildebrand	1753 E 14th PL	9189351508	11-25-15
[illegible]	1816 E 13th St		74104
JASON STEWART	1820 E 13th	918 5104285	11-25-15
Carolyn A. [illegible]	1904 E 13th	918-629-3560	11-28-15
A Ouellette	1920 E. 15th 13th	575-937-8360	
[illegible]	2036 E 13th St	918.430.0249	
LISA VANSCHOYCK	2060 E 13th St	918 430 8281	11-28-15
WILLIAM FARRELL	"	"	"

Jane [illegible]

21.46

Name	Address	Phone	Date
Jennifer Johnson	1225 S Xanthus Ave	9187041111	11/29
Ron Hanson	2003 e 12th pl	9182324181	11/29
Holly [illegible]	2011 E 12th pl	918 9130053	11/29
Deanie [illegible]	2011 E 12th Pl	9189544330	11/29
Sally Clark	1711 E 14th Pl	918-744-8522	11/30

21.47

Huntsinger, Barbara

From: Pamela Crandall [crandallfamily5152@sbcglobal.net]
Sent: Wednesday, December 02, 2015 9:06 AM
To: Huntsinger, Barbara
Subject: Proposed CVS Pharmacy - 15th and Utica

I would like to voice the concerns shared by my husband and me regarding the proposed construction of a CVS pharmacy at 15th and Utica. While I understand that development of that corner is inevitable, I am concerned for our neighbors in the area who are so significantly invested in their homes and quality of life.

We live in Yorktown Neighborhood, so we have shared interests with Terrace Drive residents. I travel through the intersection of 15th and Utica every day as I go to and from work downtown. Throughout much of the day, the intersection is insanely busy. With the close proximity to the Broken Arrow Expressway, there will be an increase in backup of traffic as people attempt to turn into the CVS off of Utica. The infrastructure just isn't there to support the increased traffic.

The more concerning safety issue, however, is the vagrants and panhandlers who will be even more encouraged to congregate at that location, which endangers CVS customers and the neighborhood residents as well. I NEVER go to the Walgreen's at 15th and Lewis after dark because I don't feel it is safe. I ALWAYS go to the Walgreen's at Utica Square at night as it is much safer because of increased security.

The additional issue is that if 14th Street remains open, traffic will significantly be routed through a residential neighborhood. The residents have stated they will not object strongly to the project if access to 14th Street on Utica is closed off. That seems to be a reasonable request to me, and one that makes a lot of sense from a safety standpoint.

Pam and Don Crandall
2140 E. 18th Street
Tulsa, OK 74104

21.48

December 2, 2015

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Re: PUD-437-A
Proposed CVS Pharmacy at 15th & Utica

Mr. Covey:

I am president of the Terrace Drive Neighborhood Association (the "Association") and also a private property owner at 1760 E. 14th Place. At the initial hearing held November 18th on this matter, on behalf of the Association, I had requested a continuance to December 16th. The Commission granted a continuance to December 2nd and as a result I am regrettably unable to attend today's hearing. I would like to make clear that I am opposed to this project both as a private property owner and on behalf of the Association.

At today's hearing the Association vice president Daniel Gomez will be speaking for the Association and also on my behalf individually. We appreciate your thoughtful consideration of all aspects of PUD-437-A and it's alignment with the Comprehensive Plan and the Utica South Small Area Plan.

Respectfully,

Terry E. Meier
President Terrace Drive Neighborhood Association

cc: Daniel Gomez
Blake Ewing, City Counselor District 4
Karen Keith, County Commissioner District 2

21.49

Huntsinger, Barbara

From: Michael Koster [thirstyearfest@gmail.com]
Sent: Saturday, December 05, 2015 5:36 PM
To: esubmit
Subject: PUD 437-A

To whom it may concern,

There are a variety of issues making the proposed CVS Pharmacy at the corner of Utica & 15th an inappropriate project.

One is the entrance/exit onto 14th Place, a residential neighborhood, which will dump both pedestrian and vehicle traffic (including large delivery truck semis) into the neighborhood from the CVS parking lot. The natural route to the BA highway if you're heading east is down 14th Place, through our neighborhood, where there is easy access to the BA. THERE IS NO OTHER DIRECT EASTBOUND ROUTE TO THE BA.

I already spend too much time picking up junk food trash and beer cans from my yard, so a high-volume business selling both those projects will triple my frustration in this regard.

Crime comes with drug stores, especially high-volume drugstores. I own a home down the block from the proposed CVS. My kids, aged 9 and 14, play in this neighborhood, ride their bikes here, feel safe here. I second all the comments that were made on crime by my neighbors in opposition to CVS at the Dec. 2 hearing.

All of these issues will degrade our property values.

The TMAPC at the Dec. 2 hearing was concerned about the drive-through that blocks pedestrian traffic to the store from Utica and 15th streets. CVS presented such a glaring anti-pedestrian plan that it needs no further comment here, as it was well covered on Dec. 2, except to say that it is further evidence of CVS's anti-neighborhood attitude.

But these are all secondary issues.

The primary problem is that the CVS plan violates the Small Area Plan the city has committed to, after much work by many parties, all of whom signed off on the Small Area Plan. CVS is essentially a single-use building rather than a mixed-use building--a clear violation of the Small Area Plan. The Small Area Plan is there for an important reason, which is to prevent the degradation of neighborhoods and to develop our city in a positive way that enhances lifestyles, property values, and the general attractiveness of our city. The Small Area Plan is good for people, it is good for neighborhoods, it is good for business because it leads to harmonious, smart development.

Plopping a box store on the end of a nice neighborhood is a terrible idea for all the reasons I've stated, but especially because it is in violation of the Small Area Plan. I hope the TMAPC lives up to its own Small Area Plan promises by rejecting this proposed project.

Thank you for considering my family's concerns.

Best,
Michael Koster, Catherine Whitney, Isabella Koster, Nicholas Koster
1792 E. 14th Place, Tulsa, OK74104
505-670-0755

21.50

Huntsinger, Barbara

From: Robbie Steinmetz [robbie.steinmetz@gmail.com]
Sent: Sunday, December 06, 2015 11:09 AM
To: esubmit
Subject: CVS Pharmacy at 15th & Utica

I would like to submit my comments on the proposed CVS Pharmacy at 15th & Utica. I understand that a reconfiguration is in the works, eliminating the access from 14th Place.

My initial concern is access and traffic. During several times each day, that intersection is backed up for nearly a block from the north, west, south and east. It requires several traffic light changes to each single car to clear that intersection. Adding the delays of traffic trying to get into CVS makes those delays and the congestion impossible.

I also anticipate a dramatic increase in accidents with increased traffic at that location. Most of the traffic from the south lines up in the inner lane, waiting to make a left turn onto the BA westbound. Traffic making a northbound left turn onto Utica from 15th St. tends to use the right lane to get around the corner and move northbound. I make that turn at various times of the day, rarely without someone immediately behind me. I also use the convenience store on that corner regularly. I expect at some point that I will be rear-ended, making a left turn and then an immediate right turn, by the car behind me who expects me to move on down the street and has only seconds to see the brake lights or turn signal. Putting a CVS, which generates FAR more traffic will increase wrecks -- no one will let them out and they will get rear ended trying to get in.

Traffic issues were a major source of discussion during the planning phases of the South Utica Corridor. The street is already too narrow for the traffic it has to bear now, and this addition would only serve to worsen the situation.

I use CVS -- at 21st & Harvard, so a closer location would be convenient, but that particular corner could not be a worse choice.

--
Robbie Steinmetz
1519 S. St. Louis
Tulsa, OK 74120
(918) 688-1239

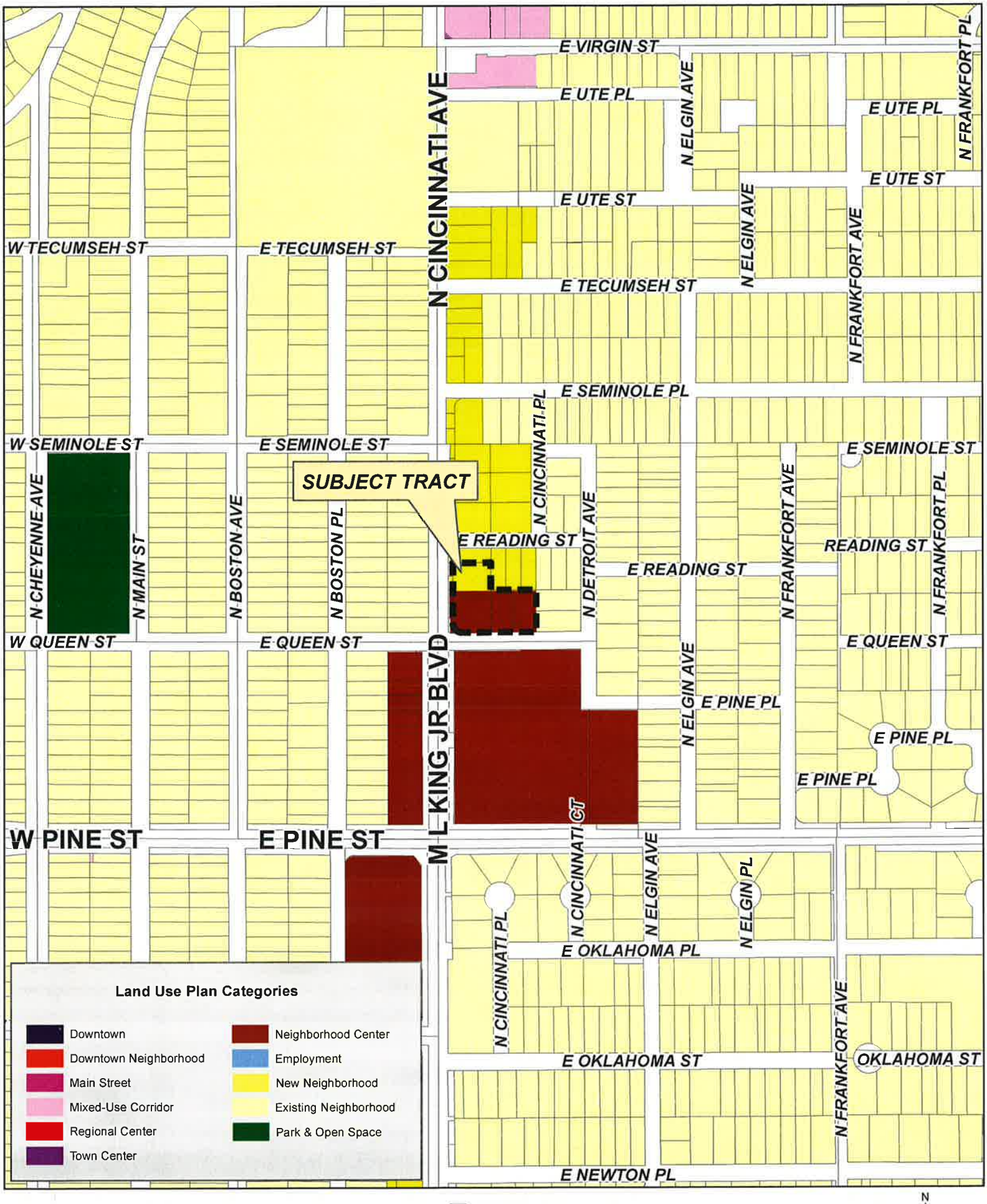
21.51

Huntsinger, Barbara

From: fzaio [fzaio@yahoo.com]
Sent: Sunday, December 06, 2015 6:14 PM
To: esubmit
Subject: PUD 437-A

The primary problem is that CVS is attempting to violate the Small Area Plan the city has committed to, after much work by many parties, all of whom signed off on the Small Area Plan. CVS is essentially a single-use building rather than a mixed-use building--a clear violation of the Small Area Plan. The Small Area Plan is there for an important reason, which is to prevent the degradation of neighborhoods and to develop our city in a positive way that enhances lifestyles, property values, and the general attractiveness of our city. The Small Area Plan is good for people, it is good for neighborhoods, it is good for business because it leads to harmonious, smart development.

21.52



Z-7321

20-12 25

22.1

TMAPC
December 16, 2015
Fee Schedule Adjustments

Item for discussion: Proposed revisions to the Fee Schedule for TMAPC and Board of Adjustment to reflect new categories/processes in new Zoning Code

Background: The Tulsa Metropolitan Area Planning Commission (TMAPC), the Tulsa City Council and the Tulsa County Commission establish application fees for the land development processes. Fee schedules for both the TMAPC and Board of Adjustment (BOA) were slightly modified in 2013. Prior to that, fees had not been adjusted since 2002.

The City of Tulsa adopted a new Zoning Code, which will be effective on January 1, 2016. The new Zoning Code includes several new categories and processes that require adjustment to TMAPC and Board of Adjustment (BOA) fees and fee structure. New categories include: RS-5, Master Planned Development (MPD) District, Mixed Use (MX) Districts and Special Area (SA) Overlays. The proposed fee schedule is modified to reflect Planned Unit Developments (PUDs) as a legacy district (no new PUDs will be created) and the repeal of the Form-Based Code. There is also an optional Development Plan available for straight zoning districts introduced in the new Code.

Under the new Zoning Code, certain application types now only require administrative approval – such as minor Variances, minor Special Exceptions and PUD, Corridor and MPD site plan review, as well as Alternative Compliance landscape plans. A few other application fees (for minor amendments, site plans, zoning letters and Comprehensive Plan amendments) were slightly increased to reflect the amount of staff work involved to evaluate and process those items.

The previous format for application fees based on intensity of use and size has been eliminated since recent caseload (within the past several years) has demonstrated that there is no consistent direct correlation between the complexity of the application and the intensity and / or size of the project. For example, some of the most controversial and time-consuming applications have been those of relatively small size with medium intensity. Because of the revised fee structure format, the amended fee schedule will also impact TMAPC applications for sites located in unincorporated Tulsa County.

The attached revised fee schedule reflects the proposed changes (shown in highlight). The existing fee schedule is also attached for comparison.

Staff Recommendation: Adopt proposed revisions to TMAPC and Board of Adjustment fee schedule.

23.1

FEE SCHEDULE FOR TMAPC & BOARD OF ADJUSTMENT

I. ZONING MAP AMENDMENTS++

	ZONING CATEGORIES	BASE Fee
A.	**Rural Intensity** AG, AG-R	$500.00
B.	**Any Other Zoning** Districts (*not noted below*)	1000.00
	1. Optional Development Plan	250.00
C.	**Mixed Use Zoning (MX)** District	1250.00
D.	**Master Planned Development** District *and* **Development Plan (MPD)**	1500.00
E.	**Corridor** District *and/or* **Development Plan (CO)**	1500.00
F.	**Planned Unit Development (PUD)** *[County only]*	1500.00
G.	**MAJOR Amendment to PUD/ CO/ MPD**	1500.00
H.	**Abandonment of a PUD**	500.00
I.	**Special Area Overlay (SA)** District*	1500.00
J.	**Historic Preservation Overlay Zoning (HP)** District*	1000.00
*	**Expansion** of existing **Overlay** District	500.00

++ *All applications require Notification Fees*

II. OTHER ZONING RELATED FEES

A.	**MINOR Amendment to PUD/CO/MPD**	(1ST item)
	1. Residential*	$250.00
	2. Non-residential*	500.00
	**Each additional Amendment*	100.00
B.	PUD/ CO/ MPD **Detail Site Plan**	250.00
C.	PUD/ CO/ MPD **Landscape Plan**	150.00
D.	PUD/ CO/ MPD **Sign Plan** –up to 2 signs	200.00
	1. For each additional Sign	50.00
E.	PUD/ CO/ MPD **Minor Revision** to Plans (*Detail and Landscape*)	50.00
F.	**Alternative Compliance** to Landscape Plan	150.00
	1. **Minor Revision to AC** Landscape Plan	50.00
G.	**Zoning letters**	$75.00
	Zoning letters within PUD/CO/ MPD	150.00
H.	**TMAPC Agenda Fee** for which no fee is established	50.00
	***Zoning Ordinance Publication Fee:* City	*150.00*
	(for information only)* County	*125.00*

IV. COMPREHENSIVE PLAN

A.	**COMPREHENSIVE PLAN AMENDMENT**	$250.00
	Newspaper fee	75.00 --G
	***Written Notice & Postage applies*	

III. CITY and COUNTY BOARDS OF ADJUSTMENT

	CATEGORIES	Fee
A.	**Variances**	
	1. Residential, 1ST variance	$300.00
	**Each additional Variance*	50.00
	2. Non-residential, 1ST Variance	500.00
	**Each additional Variance*	100.00
	3. Use Variance (*County Only*)	*700.00*
B.	**Special Exceptions**	
	1. Residential Use*	250.00
	2. Manufactured Home Use	150.00
	3. Extension of 1 yr. time limit Mf. Home *(City only)*	50.00
	4. Non-Residential Use*	500.00
	5. Other Special Exceptions*	250.00
	***Each additional** Special Exception*	50.00
C.	**Administrative Adjustment**	300.00
D.	**Verification of Spacing Requirement**	
	1. Family Day Care Homes	150.00
	2. All others	250.00
E.	**Modification of Previously Approved Site Plan or Conditions**	200.00
F.	**Appeal of Decision** of Administrative Official	250.00
G.	***Appeal to District Court*** *(County only)*	*100.00* *Plus Court Costs*
H.	**Agenda Fee**	50.00
I.	**Reconsideration**	
	1. Request made after meeting	100.00
	2. Processing fee if reconsidered	200.00

IV. NOTIFICATION FEES

A. PUBLICATION IN NEWSPAPER

TMAPC	Platted	$225.00 --A
	Unplatted 5 typed lines or less	250.00 --B
	Any over 5 typed lines	275.00 --C
BOA	Platted	60.00 --D
City and County	Unplatted 5 typed lines or less	70.00 --E
	Any over 5 typed lines	80.00 --F

B. SIGN(S) (each) $125.00

C. WRITTEN NOTICE & POSTAGE (300' radius)*	01 – 15	$45.00
	15 – 50	1.00 each
	50 +	.75 each
***When in Osage County**		*+60.00*
***When in Wagoner County**		*+60.00*

23.2

12/10/15

FEE SCHEDULE FOR TMAPC & BOARD OF ADJUSTMENT

I. ZONING MAP AMENDMENTS++

	ZONING CATEGORIES	BASE fee	SLIDING
A.	**Rural Intensity** AG, AG-R	$400.00	
B.	**Low Intensity** RE, RS, RS-1, RS-2, RS-3, RS-4, RD		
	1. 2.0 ACRES OR LESS	500.00	
	2. Each additional acre increment and/or fraction thereof		$10.00
C.	**Medium Intensity** RT, RM-T, RMH, RM-0, RM-1, RM-2, PK, OL, OM		
	1. 2.0 ACRES OR LESS	700.00	
	2. Each additional acre increment and/or fraction thereof		15.00
D.	**High Intensity** RM-3, OMH, OH, CS, CG, CH, CBD, CO, SR, IR, IL, IM, IH		
	1. 2.0 ACRES OR LESS	900.00	
	2. Each additional acre increment and/or fraction thereof		20.00
E.	**Multiple Zoning Classifications**		
	1. Highest of base fees* **(A, B-1, C-1, D-1)**		
	2. Plus per acre cost per category** **(B-2, C-2, D-2)**		

F. **HP Zoning** District Fees based on Item (**A**) Low Intensity

G. **CORRIDOR DEVELOPMENT PLAN** fee is determined by intensity of use and based on items (**A, B, C & D**)

H. **PLANNED UNIT DEVELOPMENT**

	BASE fee	SLIDING
1. Low Intensity (Use Units 1, 3, 4, 6 & 7)		
① 5.0 ACRES OR LESS	$500.00	
② Each additional acre or fraction thereof over 5.0		$10.00
2. Medium Intensity (Use Units 5, 7a, 8, 9, 10 & 11)		
① 5.0 ACRES OR LESS	700.00	
② Each additional acre or fraction thereof over 5.		15.00
3. High Intensity (Use Units 2 & 12-28)		
① 5.0 ACRES OR LESS	1,000.00	
② Each additional acre or fraction thereof over 5.		20.00

I. **MAJOR AMENDMENT to PUD** shall be considered a ***new*** application with fees as per **H-1, H-2** and **H-3.**

J. **ABANDONMENT of a PUD** $500.00

++ MAXIMUM APPLICATION BASE fee ***$5000.00***

*Only one base fee (**A, B-1, C-1, D-1**) shall be charged for the multiple zoning classification requests and it shall be the highest of the base fees per type of zoning requested, for the first 2 acres.

In addition, a sliding fee (B-2, C-2, D-2**) of the highest category shall be charged for the total area included in a multiple zoning classification request, unless the applicant calculates and records the specific number of acres for each acre of each category requested.

II. CITY and COUNTY BOARDS OF ADJUSTMENT FEES

	CATEGORY	Fee
A.	**Variances**	
	1. Residential, 1ST variance	$300.00
	a. Each additional variance	50.00
	2. Non-residential, 1ST variance	500.00
	a. Each additional variance	100.00
	3. *Use Variance (County Only)*	*700.00*
B.	**Special Exceptions**	
	1. Residential Use*	250.00
	2. Manufactured Home Use	150.00
	3. Extension of 1 year time limit for Mfg. Home (City only)	50.00
	4. Non-Residential Use*	500.00
	5. Other Special Exceptions*, 1st exception	250.00
	**Each additional exception*	50.00
C.	**Verification of spacing requirement**	100.00
D.	**Modification of Site Plan**	100.00
E.	**Appeal of Decision** of Administrative Official	250.00
F.	***Appeal to District Court*** *(County only)*	*100.00* *Plus Court Costs*
G.	**Agenda Fee**	50.00
H.	**Reconsideration**	
	1. Request made after meeting	100.00
	2. Processing fee if reconsidered	200.00

III. OTHER ZONING RELATED FEES

A.	**MINOR Amendment to PUD** (1ST item)	
	Residential	$200.00*
	Non-Residential	400.00*
	*For each additional amendment	100.00
B.	**MINOR Amendment to CO Dev. Plan** (1ST item)	400.00*
	*For each additional amendment	100.00
C.	PUD & CO **Detail Site Plan**	200.00
D.	PUD & CO **Landscape Plan**	100.00
E.	PUD & CO **Sign Plan** –up to 2 signs	200.00
	1. For each additional sign	25.00
F.	PUD & CO **Minor Revision** to Detail Site Plan	50.00
G.	**Alternative Compliance** for Landscape Plan	150.00
	1. **Minor Revision to AC** Landscape Plan	50.00
H.	**Zoning letters**	$50.00
	Zoning letters within PUD/CO	75.00
I.	**TMAPC Agenda Fee** for which no fee is established	50.00
J.	**FORM-BASED CODE Administrative Review**	200.00

***Zoning Ordinance Publication Fee:*	*City*	*150.00*
(for information only)**	*County*	*125.00*

IV. COMPREHENSIVE PLAN

A.	**COMPREHENSIVE PLAN AMENDMENT**	$200.00
	Newspaper fee	75.00 --G

23.3