

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2721

May 4, 2016, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of April 6, 2016, Meeting No. 2719

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. **LC-766** (Lot-Combination) (CD 7) – Location: East of the northeast corner of East 91st Street South and South Memorial Drive
3. **LC-767** (Lot-Combination) (County) – Location: Northeast corner of West 206th Street South and Highway 75.
4. **LS-20876** (Lot-Split) (County) – Location: South of the southwest corner of East 96th Street North and North Lewis Avenue
5. **LC-768** (Lot-Combination) (CD 8) – Location: West of the northwest corner of East 93rd Street South and South 73rd East Avenue

6. **LS-20877** (Lot-Split) (CD 4) – Location: East of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20878, 20879, 20880 and LC-769)
7. **LS-20878** (Lot-Split) (CD 4) – Location: South and East of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20879, 20880 and LC-769)
8. **LS-20879** (Lot-Split) (CD 4) – Location: South of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20878, 20880 and LC-769)
9. **LS-20880** (Lot-Split) (CD 4) – Location: South of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20878, 20879 and LC-769)
10. **LC-769** (Lot-Combination) (CD 4) – Location: South of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20878, 20879 and LS-20880)
11. **Oakmont Estates (formerly Hudson Place)** – Final Plat, Location: East of northeast corner of East 101st Street South and South Yale Avenue, (CD 8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARING

12. **The Estates at the River II** – Preliminary Plat, Location: South of East 121st Street South, West of South Hudson Avenue, (CD 8) (Continued from April 6, 2016 and April 20, 2016 meetings)
13. **Mayra's Addition** – Minor Subdivision Plat, Location: East of the northeast corner of East 21st Street South and Memorial Drive (CD 5) (Continued from April 20, 2016 meeting) (Staff requests a continuance to May 18, 2016.)
14. **PUD-824-Presley Family Ministries-** (County) Location: Southeast corner of West 41st Street and Gilcrease Expressway requesting a Detail Site Plan.
15. **Z-7337-Tanner Consulting LLC/Eric Enyart-** (CD 8) Location: South of the Southwest corner of East 121st Street and South Sheridan Road requesting rezoning from AG to RS-3
16. **Z-7338-Geodeca, LLC/Russell Muzika-** (CD 6) Location: Southwest corner of East 21st Street and South 109th East Avenue requesting rezoning from OM/CS to CS.

OTHER BUSINESS

Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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

DRAFT FINAL PLAT

PUD-836

Oakmont Estates

PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-TWO (22)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

OWNER:
101st & Hudson, LLC
CONTACT: RICK DOODSON
6205 East 105th Street South
Tulsa, Oklahoma 74137
Phone: (918)683-3003

SURVEYOR/ENGINEER:
Tanner Consulting L.L.C.
DAN E. TANNER, P.L.S. NO. 1435
OKLAHOMA 3661, EXPIRES 6/30/2017
Email: dan@tannerbath.com
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929



NORTH
Scale: 1" = 40'
Tanner Consulting
LEGEND

B/L BUILDING LINE
B/U BUILDING LINE & UTILITY
CL CENTERLINE
C/P PAGE
C/R CORNER
DOC DOCUMENT
E/UT EASEMENT
F/UT FENCE AND LANDSCAPE EASEMENT
L/UT LIMITS OF NO ACCESS
P/B POINT OF BEGINNING
R/W RIGHT OF WAY
R/W RESTRICTED WATERLINE EASEMENT
TYP TYPICAL
U/E UTILITY EASEMENT

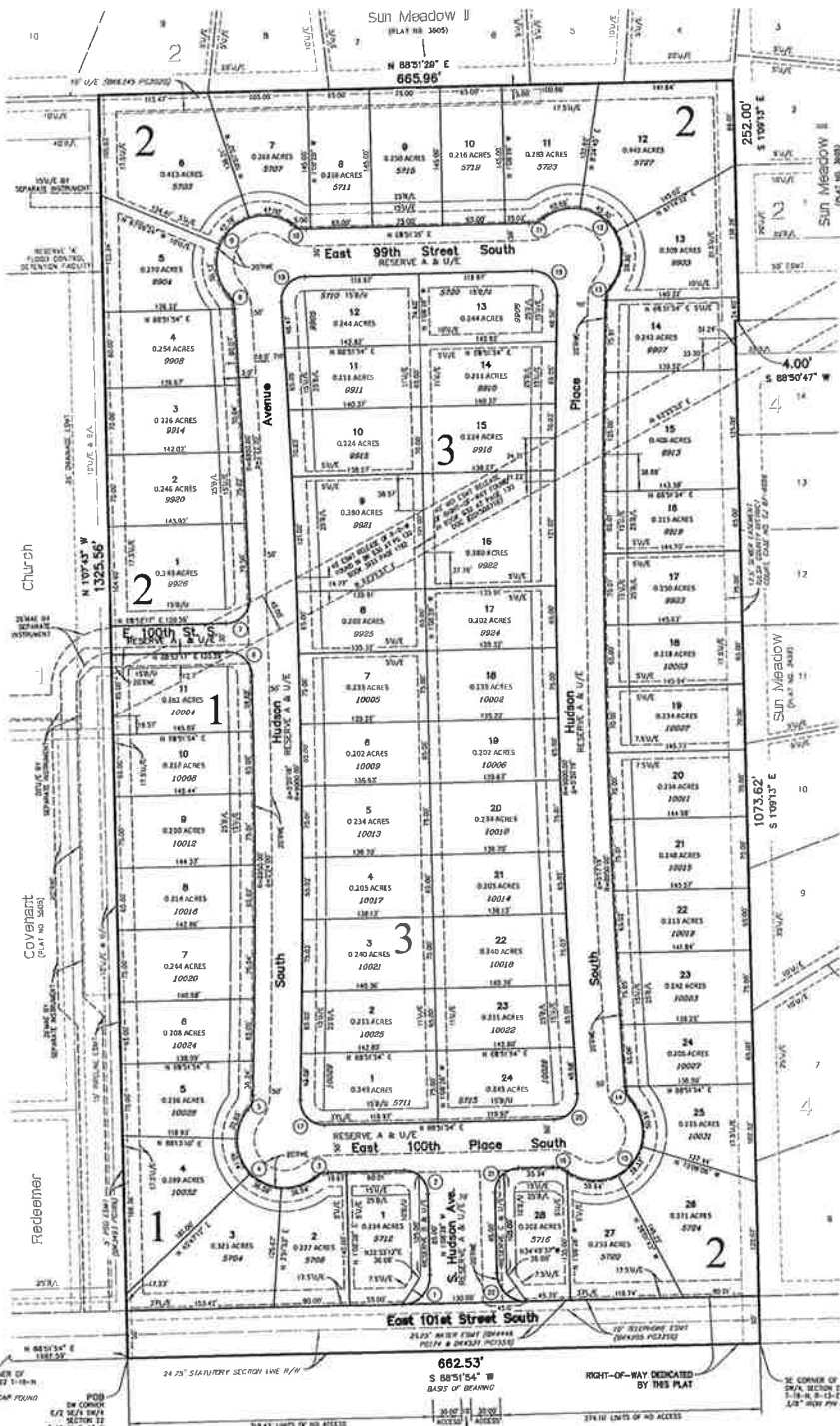


Location Map

Source: 1" = 200'
1:500,000 CONTAINS:
SIXTY-THREE (63) LOTS
IN THIRTEEN (13) BLOCKS
AND THIRTEEN (13) RESERVES
GROSS SUBDIVISION AREA: 20.18 ACRES

FINAL PLAT	
ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
TAMPA/CHURCH	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	
CHAMBERLAIN	
SARFOR	
ATTORNEY: CITY CLERK	
CITY ATTORNEY	

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



Curve Table

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	CHORD BEARING
1	42.12	30.00	90.0000	N 89° 51' 47" E	42.12
2	39.27	31.00	89° 39' 38" E	N 89° 39' 38" E	33.39
3	38.00	31.00	89° 32' 12" E	N 89° 32' 12" E	33.81
4	145.50	30.00	147° 11' 40" E	N 89° 32' 12" E	89.38
5	38.44	33.00	37° 43' 11" E	N 89° 32' 12" E	33.39
6	39.27	31.00	89° 32' 12" E	N 89° 32' 12" E	33.39
7	39.00	31.00	89° 39' 38" E	N 89° 32' 12" E	33.39
8	38.44	33.00	37° 43' 11" E	N 89° 32' 12" E	33.39
9	145.50	30.00	147° 11' 40" E	N 89° 32' 12" E	89.38
10	38.00	31.00	89° 32' 12" E	N 89° 32' 12" E	33.81
11	38.44	33.00	37° 43' 11" E	N 89° 32' 12" E	33.39
12	145.50	30.00	147° 11' 40" E	N 89° 32' 12" E	89.38
13	38.44	33.00	37° 43' 11" E	N 89° 32' 12" E	33.39
14	38.44	33.00	37° 43' 11" E	N 89° 32' 12" E	33.39
15	145.50	30.00	147° 11' 40" E	N 89° 32' 12" E	89.38
16	38.44	33.00	37° 43' 11" E	N 89° 32' 12" E	33.39
17	39.27	31.00	89° 32' 12" E	N 89° 32' 12" E	33.39
18	38.44	33.00	37° 43' 11" E	N 89° 32' 12" E	33.39
19	39.27	31.00	89° 32' 12" E	N 89° 32' 12" E	33.39
20	40.44	33.00	37° 43' 11" E	N 89° 32' 12" E	33.39
21	38.44	33.00	37° 43' 11" E	N 89° 32' 12" E	33.39
22	47.33	30.00	89° 32' 12" E	N 89° 32' 12" E	42.12

Notes:

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LAND SURVEYING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET BY 1/2" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RUS 1435" UNLESS OTHERWISE NOTED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (DMS), NORTH AMERICAN DATUM (NAD 83), SOUTH LINE OF SW/4 OF SECTION 22 BEING S 89° 51' 47" E.
- 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.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY EAST 101ST STREET SOUTH, A PUBLIC STREET.

11.2



Tulsa Metropolitan Area
Planning Commission

Case : Estates at the River II
Preliminary Plat

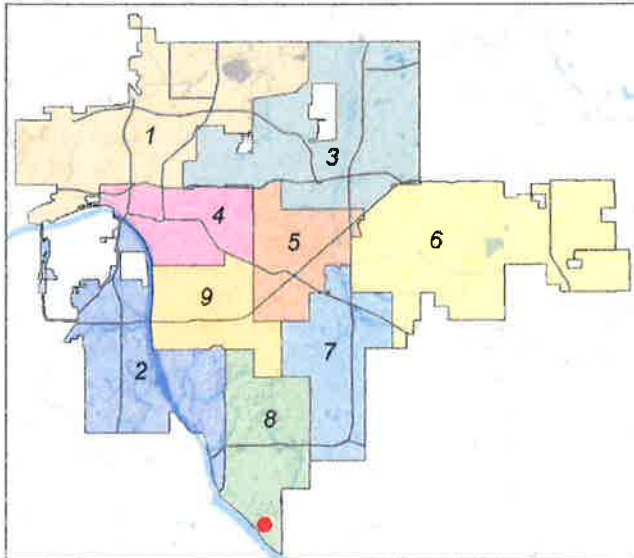
Hearing Date: May 4, 2016
(continued from April 6, and April 20, 2016)

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Erik Enyart, Tanner Consulting

Owner: 121st Street LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Requesting a Preliminary Plat

Tract Size: 28 acres

Location: South of East 121st Street South,
West of South Hudson Avenue

Zoning: Planned Unit Development 803

Staff Recommendation:
There is no recommendation at this time.

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

EXHIBITS:

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

PRELIMINARY SUBDIVISION PLAT

The Estates at the River II - (CD 8)

South of East 121st Street South, West of South Hudson Avenue

The plat consists of 96 Lots, 5 Blocks, on 28 acres.

The following issues were discussed March 3, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned .Planned Unit Development 803.
2. **Streets:** Call out width of 123rd Street. Call out curve number on the face of the plat. Curve table has been provided without associated numbers shown on plan. An additional stub street should be considered to the west of the development. There is a concern about where a proposed possible bridge alignment may be positioned near the development and how traffic coming across the bridge will travel near the development and how Yale Avenue would be utilized with a new traffic pattern..
3. **Sewer:** A sanitary sewer easement, with a minimum width of 15 feet, with the sanitary sewer pipe centered within the easement, must be provided along the south line of Reserve A where the proposed sanitary sewer line crosses the Reserve.
4. **Water:** 1.10 Utility easement dedication requires Legal Department review for acceptance.
5. **Storm Drainage:** Floodplain Administrator: Historically, this parcel was inundated with floodwaters during the 1986 Arkansas River Flood. The proposed subdivision is almost entirely located within the City Regulatory and FEMA floodplains. The floodplain boundaries must be delineated on the plat as well as any necessary surface drainage easements or compensatory storage easements. Any proposed changes to the FEMA floodplain will require a CLOMR and LOMR (letters of map revision). All development shall be compliant with City of Tulsa Revised Ordinances Title 11 A.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** An approved turnaround will be required if Hudson is more than 150 feet dead ended from the center of 123rd Street. Fire hydrant coverage will be required per IFC 2015 Section 5-7.5 this includes Hudson Avenue.
8. **Other: GIS:** Provide individual lot addresses for the plat. Submit subdivision data control sheet with final plat. Incorporate the point of commencement along with the bearing and distance into the legal description up to the point of beginning. Remove the parcel lines and lot labels in the location map. Show only the platted subdivisions and label all other land as unplatted. Graphically show all property pins found or set on the face of the plat. Addresses: South Hudson Avenue East should really be South Granite

Place but it looks like The Estates at the River (which is just north of The Estates at the River II) has the street name as South Hudson Avenue. If The Estates at the River can change the street name to south Granite Place, then The Estates at the River II should also change the name to South Granite Place.

An IDP permit is required. All storm and sanitary easements require a 15 foot wide or 7.5 foot wide width on both sides of two lots. Indicate the width of 123rd Street. Use and Maintenance need to be clearly defined in the Deed of Dedication in plat covenants language for Section III E for Reserve A. Use City of Tulsa plat covenant language for Section 1.10, Utility easement dedication.

Staff has no recommendation at this time.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

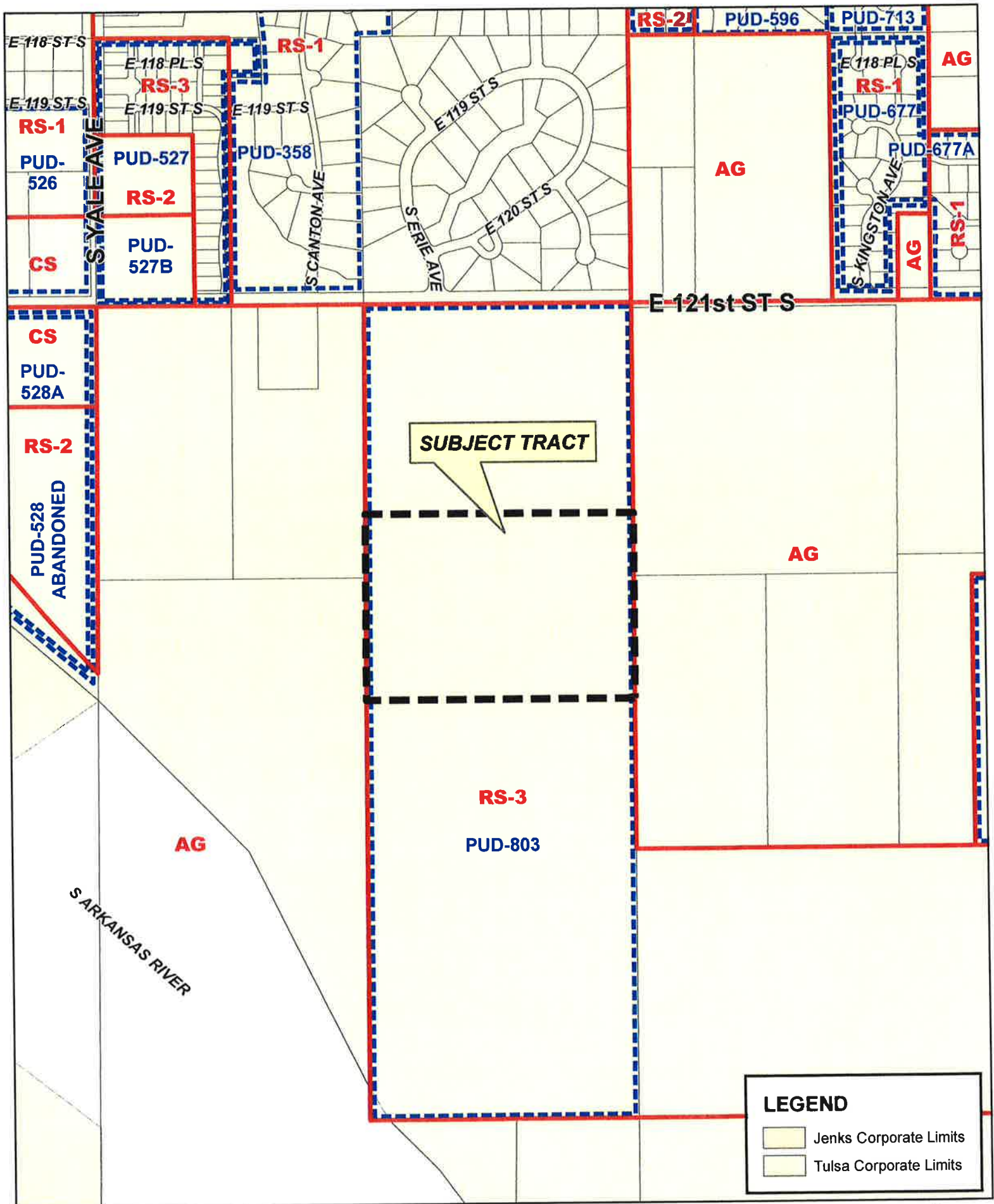
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

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

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

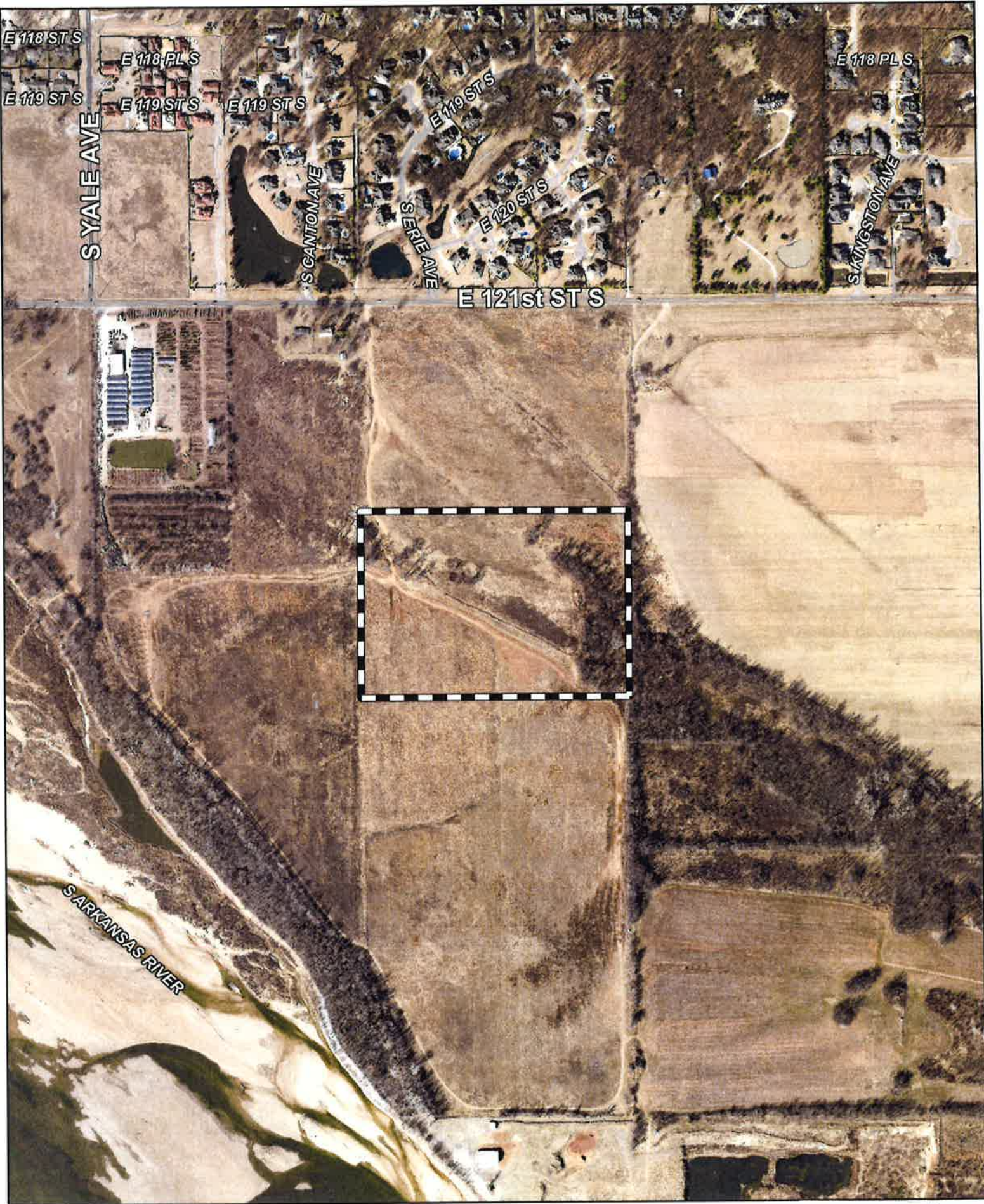
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.



THE ESTATES AT THE RIVER II

17-13 03

12.7



Feet
0 300 600



Subject
Tract

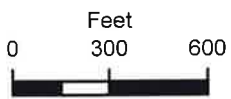
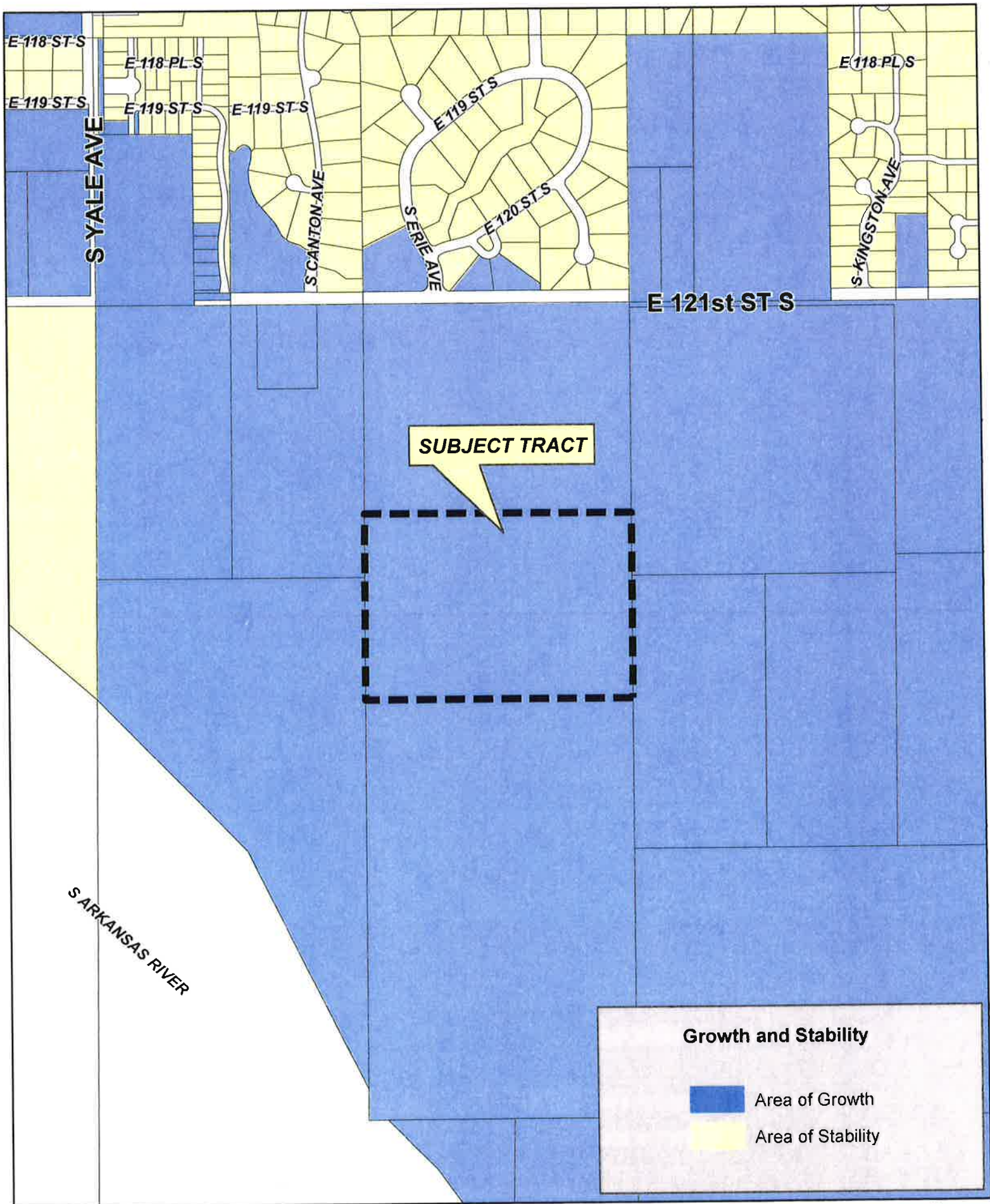
THE ESTATES AT THE RIVER II

17-13 03

Note: Graphic overlays ma
align with physical features
Aerial Photo Date: Mai

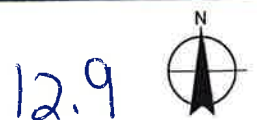
12.8

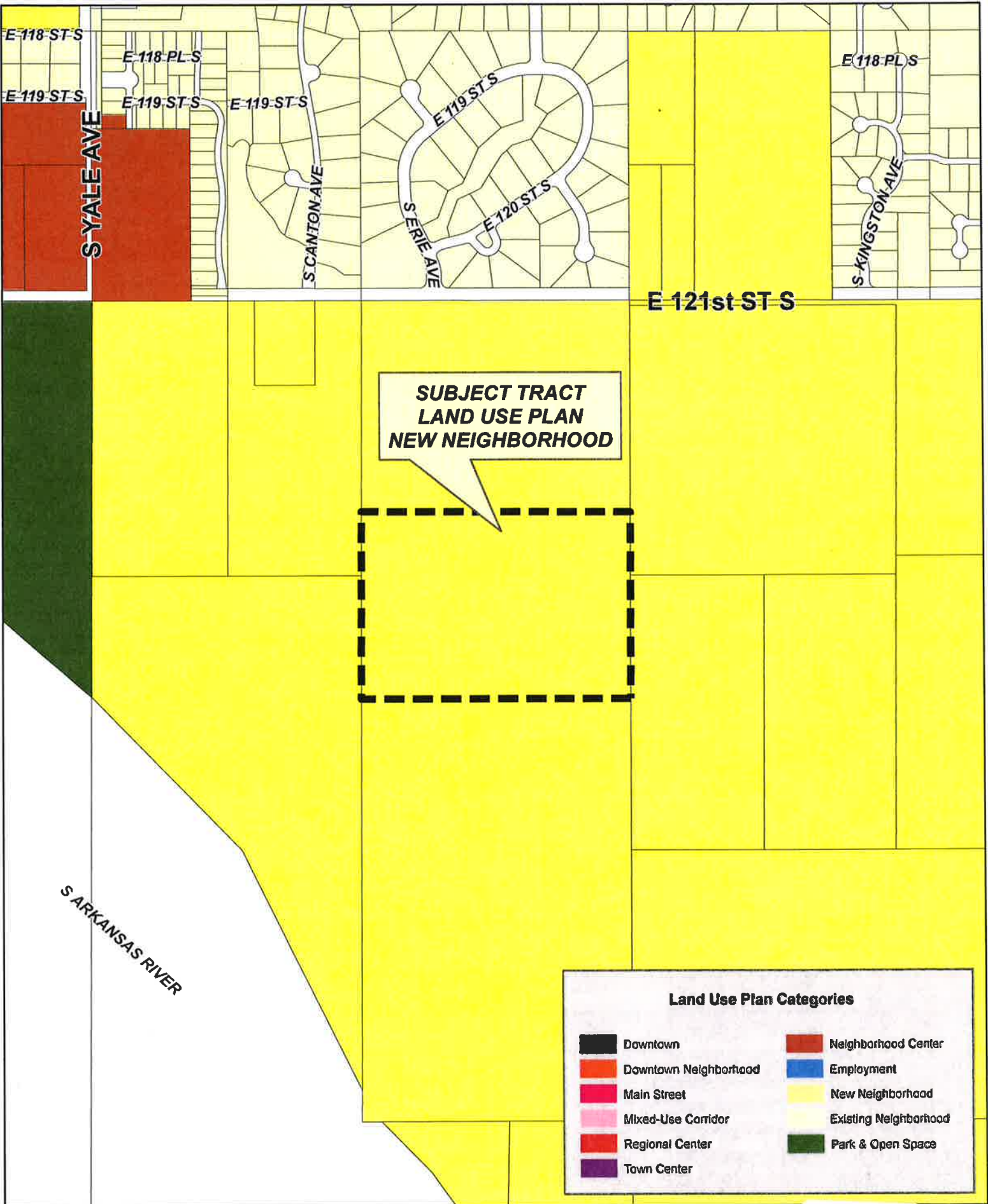




THE ESTATES AT THE RIVER II

17-13 03

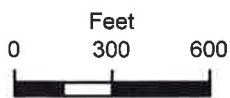




THE ESTATES AT THE RIVER II

17-13 03

12.10





Subject
Tract

Mayra's Addition

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

19-13 12

Aerial Photo Date: March



13.1



Case Number: PUD-824
Detail Site Plan
(for Infrastructure Development)

Hearing Date: May 4, 2016

Case Report Prepared by:
Jay Hoyt

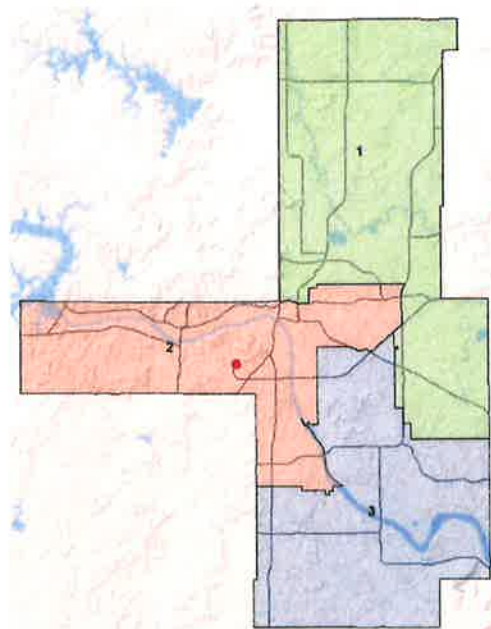
Owner and Applicant Information:

Applicant: Presley Family Ministries

Property Owner: Presley Family Ministries

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new mixed use development within the PUD.

Gross Land Area: 21.5 Acres

Location: Southeast corner of W. 41st St. and Gilcrease Expressway

The Land - Phase I

Zoning:

Existing Zoning: RM-2/CG/PUD-824

Proposed Zoning: No Change

Comprehensive Plan:

Vision 2000 Tulsa Metropolitan Comprehensive Plan. Planning District 9, Special District 6.

Staff Recommendation:

Staff recommends **APPROVAL**.

Staff Data:

TRS: 9229

CZM: 45

Atlas: 0

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: PUD-824 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 21.5 Acre site in a Planned Unit Development for a mixed use development. This detail site plan concerns the site layout and development concept of The Land – Phase I. Further detail site plan review will be required for future phases and for individual buildings within The Land mixed use development.

PERMITTED USES:

Residential, office, lodging, retail and assembly are permitted within the mixed use development. The uses proposed are allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The detail site plan does not provide details on the individual buildings within the Planned Unit Development. Future detail site plan reviews will be required to determine conformance of structures to development standards.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans not provided. Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. No light fixture shall be installed in excess of 25 feet in height.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

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

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays pedestrian paths adjacent along 41st Street and throughout the development.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-824**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Development Standards Tables
Applicant Site Plan, Sheets 1-3

Staff recommends **APPROVAL** of the detail site plan for the proposed mixed use development.

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

Development Standards Tables

The following Tables are from the Smart Code Model Form-based Code v9.2, and adapted to context and urban design of The Land.


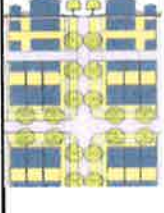
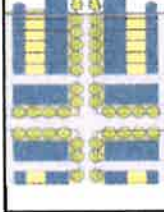
Table 1: Transect Zone Descriptions. This table provides descriptions of the character of each Transect Zone.			
T3 	T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.	General Character:	Lawns and landscaped yards surrounding detached single-family houses. Pedestrians are accommodated.
		Building Placement:	Large and variable front and side yard Setbacks
		Frontage Types:	Porches, fences, naturalistic tree planting
		Typical Building Height:	1- to 2-Story.
		Type of Civic Space:	Parks, Greenways
T4 	T-4 GENERAL URBAN T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, Sideyard, and Rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.	General Character:	Mix of Houses, Townhouses and small Apartment buildings with scattered Commercial activity; balance between landscape and buildings. Pedestrians are prioritized.
		Building Placement:	Shallow to medium front and side yard Setbacks
		Frontage Types:	Porches, fences, Dooryards
		Typical Building Height:	2- to 3-Story Mixed Use buildings.
		Type of Civic Space:	Squares, Greens
T5 	T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate Retail, Offices, Row- houses and Apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.	General Character:	Shops mixed with Townhouses, larger Apartment houses, Offices, work place and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity.
		Building Placement:	Shallow Setbacks or none; buildings oriented to street defining a street wall
		Frontage Types:	Stoops, Shopfronts, Galleries
		Typical Building Height:	2- to 3-Story with some variation
		Type of Civic Space:	Parks, Plazas, and Squares, median landscaping

TABLE 7: Private Frontages. The Private Frontage is the area between the building Façade and the Lot lines.

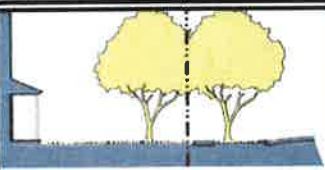
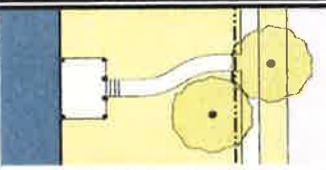
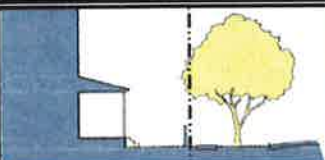
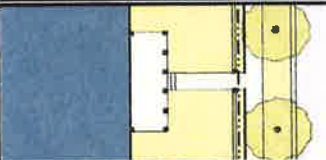
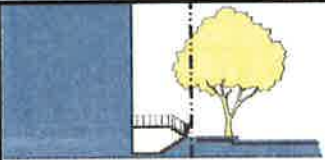

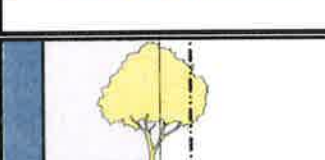
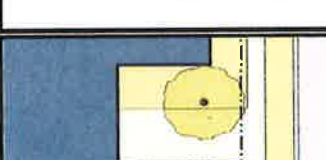
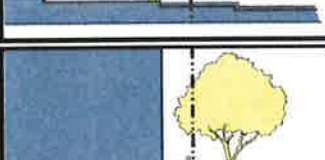

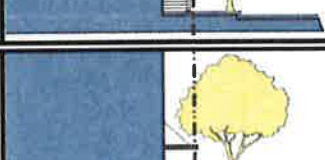
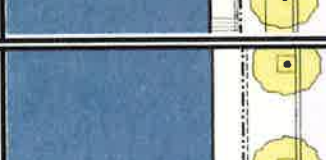
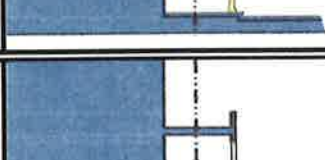
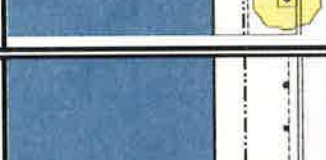
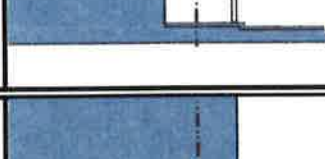
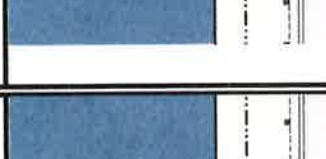
	SECTION		PLAN		
	LOT ▶	◀ R.O.W.	LOT ▶	◀ R.O.W.	
	PRIVATE ▶	◀ PUBLIC	PRIVATE ▶	◀ PUBLIC	
	FRONTAGE	FRONTAGE	FRONTAGE	FRONTAGE	
a. Common Yard: a planted Frontage wherein the Façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The deep Setback provides a buffer from the higher speed Thoroughfares.					T3
b. Porch & Fence: a planted Frontage where the Façade is set back from the Frontage Line with an attached porch permitted to Encroach. A fence at the Frontage Line maintains street spatial definition. Porches shall be no less than 8 feet deep.					T3 T4
c. Terrace or Lightwell: a frontage wherein the Façade is setback back from the Frontage Line by an elevated terrace or sunken Lightwell. This type buffers Residential use from urban Sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.					T4 T5
d. Forecourt: a Frontage wherein the Façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other Frontage types. Large trees within the Forecourts may overhang the Sidewalks.					T4 T5
e. Stoop: a Frontage wherein the Façade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor Residential use.					T4 T5
f. Shopfront: a Frontage wherein the Façade is aligned close to the Frontage Line with the building entrance at Sidewalk grade. This type is conventional for Retail use. It has substantial glazing on the Sidewalk level and an awning that should overlap the Sidewalk to within 2 feet of the Curb. Syn: Retail Frontage.					T4 T5
g. Gallery: a Frontage wherein the Façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk. This type is conventional for Retail use. The Gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the Curb.					T4 T5
h. Arcade: a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at or behind the Frontage Line. This type is conventional for Retail use. The Arcade shall be no less than 12 feet wide and should overlap the Sidewalk to within 2 feet of the Curb.					T5

TABLE 9: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

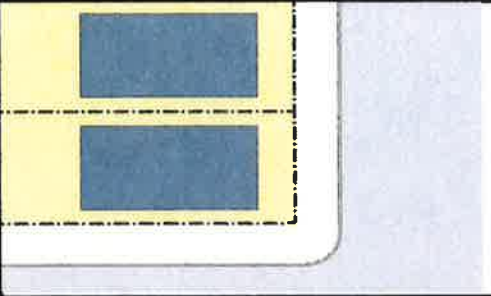

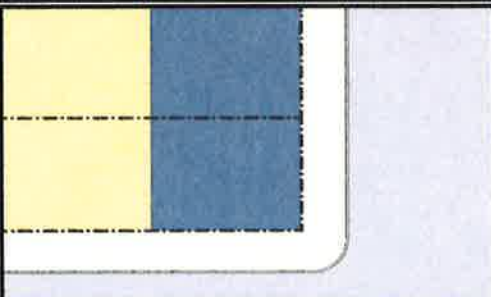
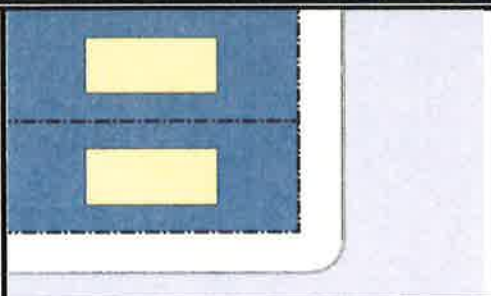
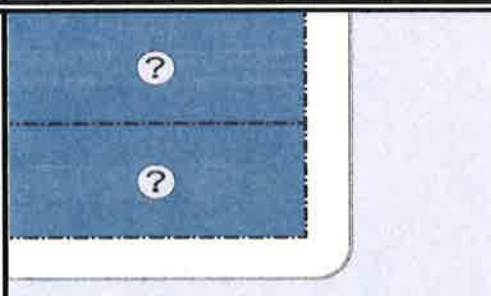
<p>a. Edgeyard: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</p>		<div>T3</div> <div>T4</div>
<p>b. Sideyard: Specific Types - Charleston single-House, double house, zero-lot-line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p>		<div>T4</div> <div>T5</div>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-work unit, loft building, Apartment House, Mixed use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>		<div>T4</div> <div>T5</div>
<p>d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</p>		<div>T5</div>
<p>e. Specialized: A building that is not subject to categorization. Civic buildings, which may express the aspirations of institutions, are included, and subject to Site Plan Review.</p>		<div>Civic</div>


TABLE 10: Building Function. This table categorizes Building functions within Transect Zones. Parking requirements are correlated to functional intensity. On street parking spaces at the lot frontage as well as onsite parking spaces are credited toward the parking space requirement.

	T3	T4	T5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2 parking spaces for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and/or the Accessory Building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.
e. CIVIC (SWIMMING POOL, VISITOR CENTER, CHAPEL)	Special Site Plan review.	Special Site Plan review.	Special Site Plan review.
f. VOLLEYBALL COURTS, PONDS, DRAINAGE, TRAILS	No parking requirements.	No parking requirements.	No parking requirements.

Table 11: Parking Calculations. The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

REQUIRED PARKING (See Table 10)			
	T2 T3	T4	T5 T6
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / dwelling	1.0 / dwelling	1.0 / dwelling
OFFICE	3.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.	2.0 / 1,000 sq.ft.
RETAIL	4.0 / 1,000 sq.ft.	4.0 / 1,000 sq.ft.	3.0 / 1,000 sq.ft.
CIVIC	To be determined by Warrant		
OTHER	To be determined by Warrant		

REQUIRED PARKING FACTOR		
Function	with	Function
RESIDENTIAL		RESIDENTIAL
LODGING		LODGING
OFFICE		OFFICE
RETAIL		RETAIL



1	11
2	12
3	13
4	14
5	15
6	16
7	17
8	18
9	19
10	20
11	21
12	22

Table 15A. Form-based Code Graphics - T3

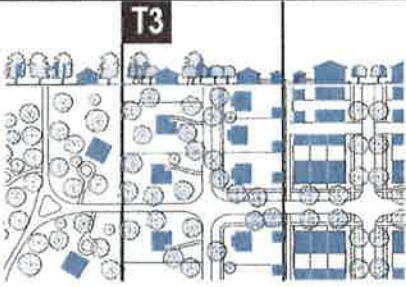
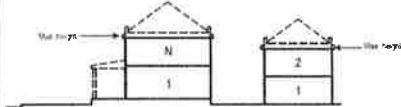
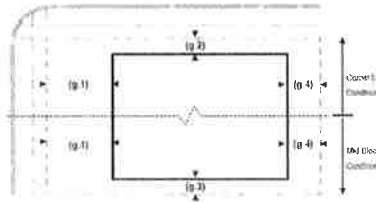

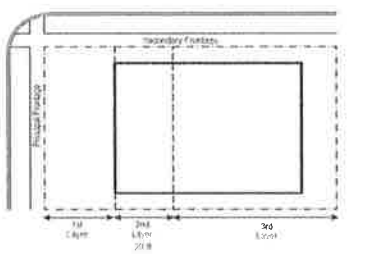
<div style="text-align: center;">  <p>T3</p> </div> <p style="text-align: right;">(See Table 1)</p>	<div style="text-align: center;"> BUILDING CONFIGURATION </div> <ol style="list-style-type: none"> Building height shall be measured in number of Stories, excluding Attics and raised basements. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 feet. Height shall be measured to the eave or roof deck. Porch required. <div style="text-align: center;">  </div>																								
<div style="text-align: center;"> I. BUILDING FUNCTION (See Table 10) </div> <table border="1"> <tr><td>Residential</td><td>restricted use</td></tr> <tr><td>Lodging</td><td>restricted use</td></tr> <tr><td>Office</td><td>restricted use</td></tr> <tr><td>Retail</td><td>restricted use</td></tr> </table> <div style="text-align: center;"> K. BUILDING CONFIGURATION </div> <table border="1"> <tr><td>Principal Building</td><td>2 stories max.</td></tr> <tr><td>Outbuilding</td><td>2 stories max.</td></tr> </table> <div style="text-align: center;"> F. LOT OCCUPATION </div> <table border="1"> <tr><td>Lot Width</td><td>35 ft. min. 120 ft. max.</td></tr> <tr><td>Lot Coverage</td><td>60% max.</td></tr> </table>	Residential	restricted use	Lodging	restricted use	Office	restricted use	Retail	restricted use	Principal Building	2 stories max.	Outbuilding	2 stories max.	Lot Width	35 ft. min. 120 ft. max.	Lot Coverage	60% max.	<div style="text-align: center;"> SETBACKS - PRINCIPAL BLDG. </div> <ol style="list-style-type: none"> The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown. Facades shall be built along the Principal Frontage to the minimum specified width in the table. <div style="text-align: center;">  </div>								
Residential	restricted use																								
Lodging	restricted use																								
Office	restricted use																								
Retail	restricted use																								
Principal Building	2 stories max.																								
Outbuilding	2 stories max.																								
Lot Width	35 ft. min. 120 ft. max.																								
Lot Coverage	60% max.																								
<div style="text-align: center;"> L. BUILDING DISPOSITION (See Table 9) </div> <table border="1"> <tr><td>Edgeyard</td><td>permitted</td></tr> <tr><td>Sideyard</td><td>permitted</td></tr> <tr><td>Rearyard</td><td>not permitted</td></tr> <tr><td>Courtyard</td><td>not permitted</td></tr> </table> <div style="text-align: center;"> G. SETBACKS - PRINCIPAL BUILDING </div> <table border="1"> <tr><td>(g.1) Front Setback Principal</td><td>8 ft. min.</td></tr> <tr><td>(g.2) Front Setback Secondary</td><td>8 ft. min.</td></tr> <tr><td>(g.3) Side Setback</td><td>5 ft. min.</td></tr> <tr><td>(g.4) Rear Setback</td><td>20 ft. min. **</td></tr> <tr><td>Frontage Buildout</td><td>40% min. at setback</td></tr> </table>	Edgeyard	permitted	Sideyard	permitted	Rearyard	not permitted	Courtyard	not permitted	(g.1) Front Setback Principal	8 ft. min.	(g.2) Front Setback Secondary	8 ft. min.	(g.3) Side Setback	5 ft. min.	(g.4) Rear Setback	20 ft. min. **	Frontage Buildout	40% min. at setback	<div style="text-align: center;"> SETBACKS - OUTBUILDING </div> <ol style="list-style-type: none"> The Elevations of the Outbuilding shall be distanced from the Lot lines as shown. <div style="text-align: center;">  </div>						
Edgeyard	permitted																								
Sideyard	permitted																								
Rearyard	not permitted																								
Courtyard	not permitted																								
(g.1) Front Setback Principal	8 ft. min.																								
(g.2) Front Setback Secondary	8 ft. min.																								
(g.3) Side Setback	5 ft. min.																								
(g.4) Rear Setback	20 ft. min. **																								
Frontage Buildout	40% min. at setback																								
<div style="text-align: center;"> H. SETBACKS - OUTBUILDING </div> <table border="1"> <tr><td>(h.1) Front Setback Principal</td><td>20 ft. min. + bldg. setback</td></tr> <tr><td>(h.2) Front Setback Secondary</td><td>8 ft. min. or 6 ft. at corner</td></tr> <tr><td>(h.3) Side Setback</td><td>3 ft. min.</td></tr> <tr><td>(h.4) Rear Setback</td><td>3 ft. min. *</td></tr> </table> <div style="text-align: center;"> J. PRIVATE FRONTAGES (See Table 7) </div> <table border="1"> <tr><td>Common Lawn</td><td>permitted</td></tr> <tr><td>Porch & Fence</td><td>permitted</td></tr> <tr><td>Terrace or Lightwell</td><td>not permitted</td></tr> <tr><td>Forecourt</td><td>not permitted</td></tr> <tr><td>Stoop</td><td>not permitted</td></tr> <tr><td>Shopfront & Awning</td><td>not permitted</td></tr> <tr><td>Gallery</td><td>not permitted</td></tr> <tr><td>Arcade</td><td>not permitted</td></tr> </table>	(h.1) Front Setback Principal	20 ft. min. + bldg. setback	(h.2) Front Setback Secondary	8 ft. min. or 6 ft. at corner	(h.3) Side Setback	3 ft. min.	(h.4) Rear Setback	3 ft. min. *	Common Lawn	permitted	Porch & Fence	permitted	Terrace or Lightwell	not permitted	Forecourt	not permitted	Stoop	not permitted	Shopfront & Awning	not permitted	Gallery	not permitted	Arcade	not permitted	<div style="text-align: center;"> PARKING PLACEMENT </div> <ol style="list-style-type: none"> Uncovered parking spaces may be provided at the street frontage and/or within the second and third Layer as shown in the diagram (see Table 17d). Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by Special Site Plan review. Trash containers shall be stored within the third Layer. <div style="text-align: center;">  </div>
(h.1) Front Setback Principal	20 ft. min. + bldg. setback																								
(h.2) Front Setback Secondary	8 ft. min. or 6 ft. at corner																								
(h.3) Side Setback	3 ft. min.																								
(h.4) Rear Setback	3 ft. min. *																								
Common Lawn	permitted																								
Porch & Fence	permitted																								
Terrace or Lightwell	not permitted																								
Forecourt	not permitted																								
Stoop	not permitted																								
Shopfront & Awning	not permitted																								
Gallery	not permitted																								
Arcade	not permitted																								
<div style="text-align: center;"> PARKING PROVISIONS </div> <p>(See Table 10 & 11)</p>	<p>** Attached garages with no more than one floor of habitable space above, shall be setback from lot lines in accordance with h, Setbacks - Outbuilding.</p> <p>* or 5 feet from center line of alley</p> <p>"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.</p>																								

Table 15B. Form-based Code Graphics - T4

T4

(See Table 1)

BUILDING CONFIGURATION

- 1 Building height shall be measured in number of Stories, excluding Attics and raised basements.
- 2 Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11ft with a maximum of 25 feet.
- 3 Height shall be measured to the eave or roof deck.

j. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING CONFIGURATION (See Table 8) ***

Principal Building	3 stories max., 1 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION (See Table 14f)

Lot Width	18 ft. min.
Lot Coverage	70% max.

i. BUILDING DISPOSITION (See Table 9)

Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g) ***

(g.1) Front Setback Principal	3 ft. min.
(g.2) Front Setback Secondary	3 ft. min.
(g.3) Side Setback	3 ft. min.
(g.4) Rear Setback	3 ft. min.*
Frontage Buildout	Not applicable.

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback Principal	20 ft. min. + bldg. setback
(h.2) Front Setback Secondary	0 ft. min. or 3 ft. at corner
(h.3) Side Setback	0 ft. min. or 3 ft. at corner
(h.4) Rear Setback	3 ft. min.*

j. PRIVATE FRONTAGES (See Table 7)

Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Lightwell	not permitted
Forecourt	not permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted
	Refer to approved Site Plan.

PARKING PROVISIONS

(See Table 10 & 11)

SETBACKS - PRINCIPAL BLDG.

- 1 The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
- 2 Facades shall be built along the Principal Frontage to the minimum specified width in the table.

SETBACKS - OUTBUILDING

- 1 The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

PARKING PLACEMENT

- 1 Uncovered parking spaces may be provided on the street frontage and within the third Layer as shown in the diagram (see Table 17d).
- 2 Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
- 3 Trash containers shall be stored within the third Layer.

*** Multiple bldgs. on one lot shall be permitted and sited to allow a minimum separation of 6 ft. between buildings.

* or 15 feet from center line of alley

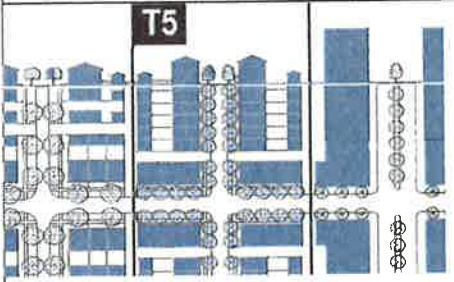
"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

*** Multiple bldgs. on one lot shall be permitted and sited to allow a minimum separation of 6 ft. between buildings.

* or 15 feet from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

Table 15C. Form-based Code Graphics - T5



(See Table 1)

j. BUILDING FUNCTION (See Table 1)	
Residential	open use
Lodging	open use
Office	open use
Retail	open use

k. BUILDING CONFIGURATION	
Principal Building	3 stories max., 2 min.
Outbuilding	2 stories max.

f. LOT OCCUPATION	
Lot Width	16 ft. min.
Lot Coverage	100% max.

i. BUILDING DISPOSITION (See Table 9)	
Edgeyard	not permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	permitted

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)	
(g.1) Front Setback Principal	0 ft. min.
(g.2) Front Setback Secondary	0 ft. min.
(g.3) Side Setback	0 ft. min.
(g.4) Rear Setback	0 ft. min.*
Frontage Buildout	80% min. at setback

h. SETBACKS - OUTBUILDING	
(h.1) Front Setback Principal	40 ft. max. from rear property line
(h.2) Front Setback Secondary	0 ft. or 2 ft. at corner
(h.3) Side Setback	0 ft. or 2 ft. at corner
(h.4) Rear Setback	3 ft. min.*

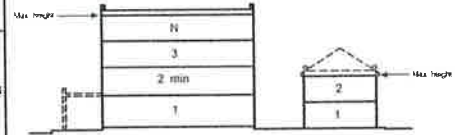
j. PRIVATE FRONTAGES (See Table 7)	
Common Lawn	not permitted
Porch & Fence	not permitted
Terrace or Lightwell	permitted
Forecourt	permitted
Sloop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	permitted

Refer to approved Site Plan.

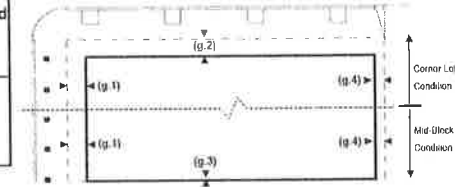
PARKING PROVISIONS
(See Table 10 & 11)

* or 5 feet from center line of alley
 "N" stands for any Stories above those shown, up to the maximum.
 Refer to metrics for exact minimums and maximums.

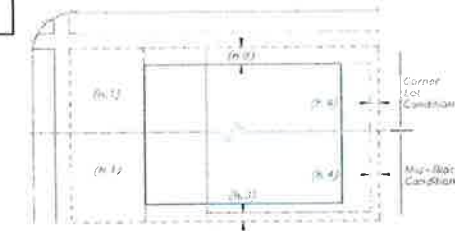
BUILDING CONFIGURATION	
1	Building height shall be measured in number of Stories, excluding Attics and raised basements.
2	Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11ft with a maximum of 25 feet.
3	Height shall be measured to the eave or roof deck.



SETBACKS - PRINCIPAL BLDG.	
1	The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2	Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING	
1	The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT	
1	Uncovered parking spaces may be provided on the street frontage, in a shared parking lot, or within the third Layer as shown in the diagram (see Table 17d).
2	Covered parking shall be provided in a shared parking structure, underground, or within the third Layer as shown in the diagram (see Table 17d).
3	Trash containers shall be stored within the third Layer.

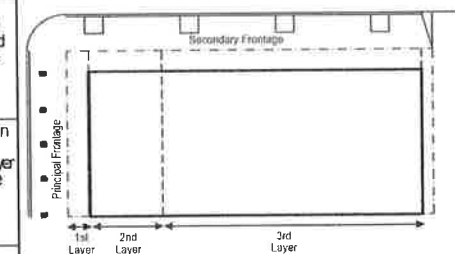
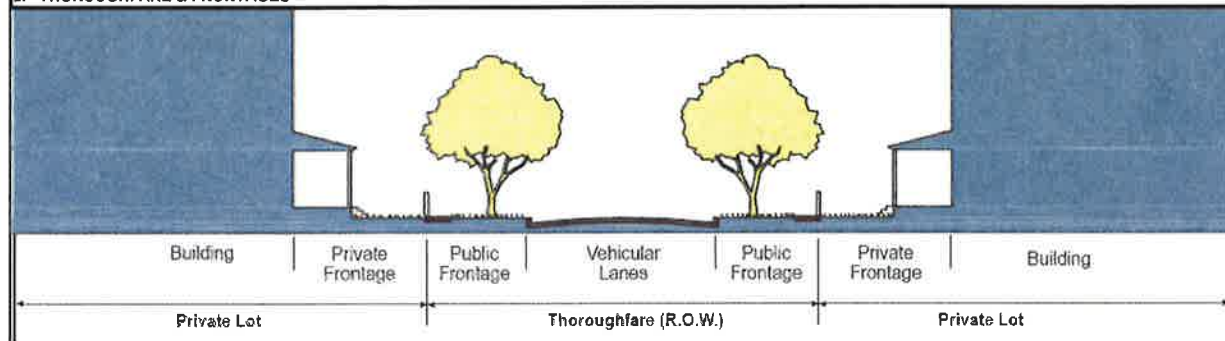
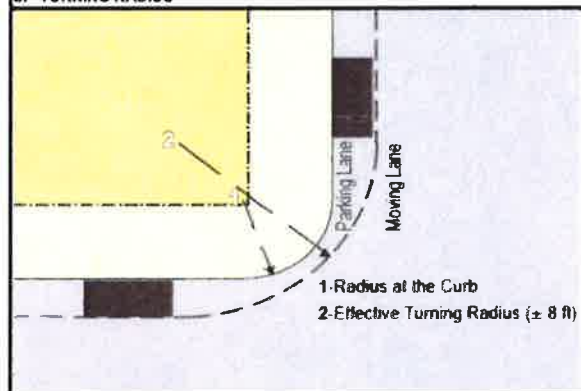


TABLE 17. DEFINITIONS ILLUSTRATED

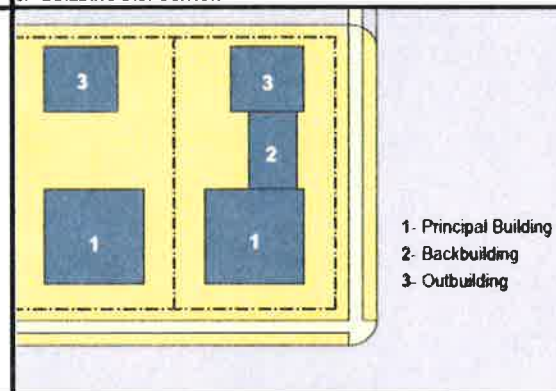
a. THOROUGHFARE & FRONTAGES



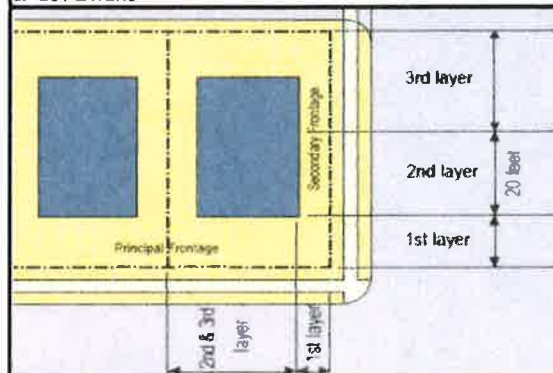
b. TURNING RADIUS



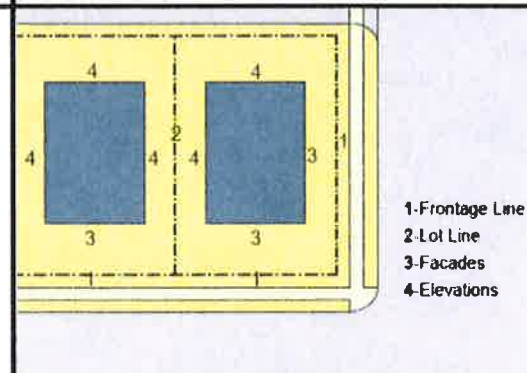
c. BUILDING DISPOSITION



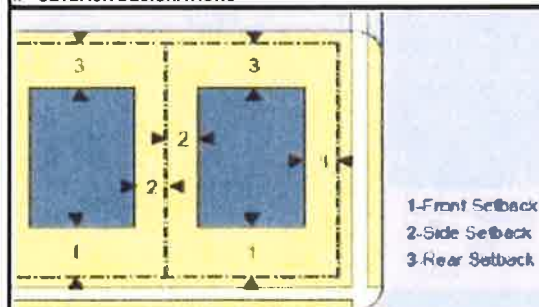
d. LOT LAYERS



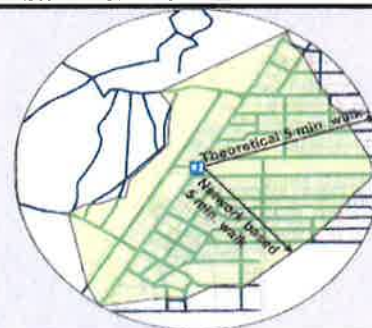
e. FRONTAGE & LOT LINES

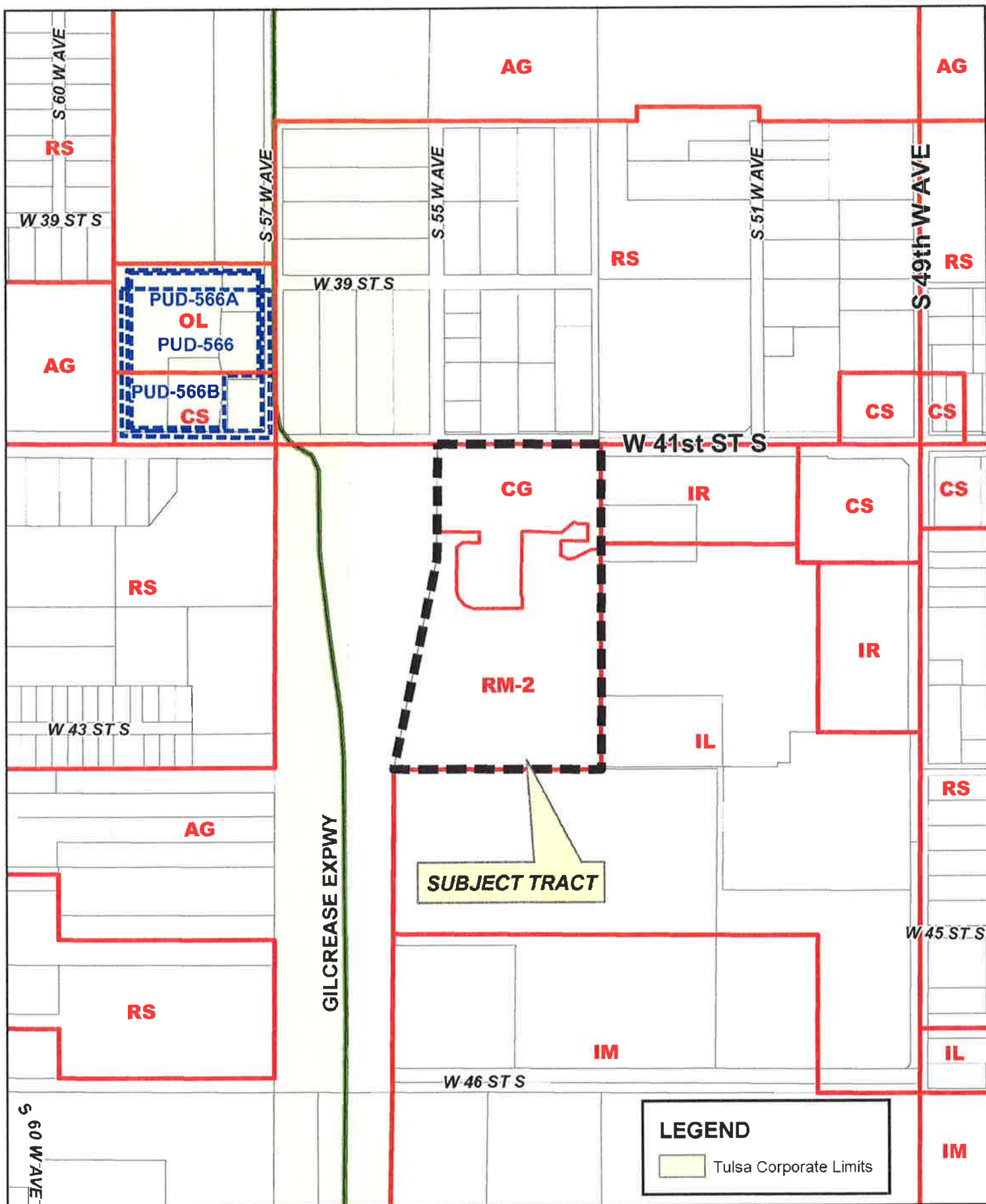


f. SETBACK DESIGNATIONS



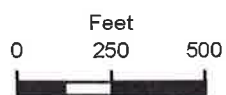
g. NETWORK-BASED PEDESTRIAN SHED





PUD-824

19-12 29



14.12



0 Feet 250 500

PUD-824

Aerial Photo Date: March 2014

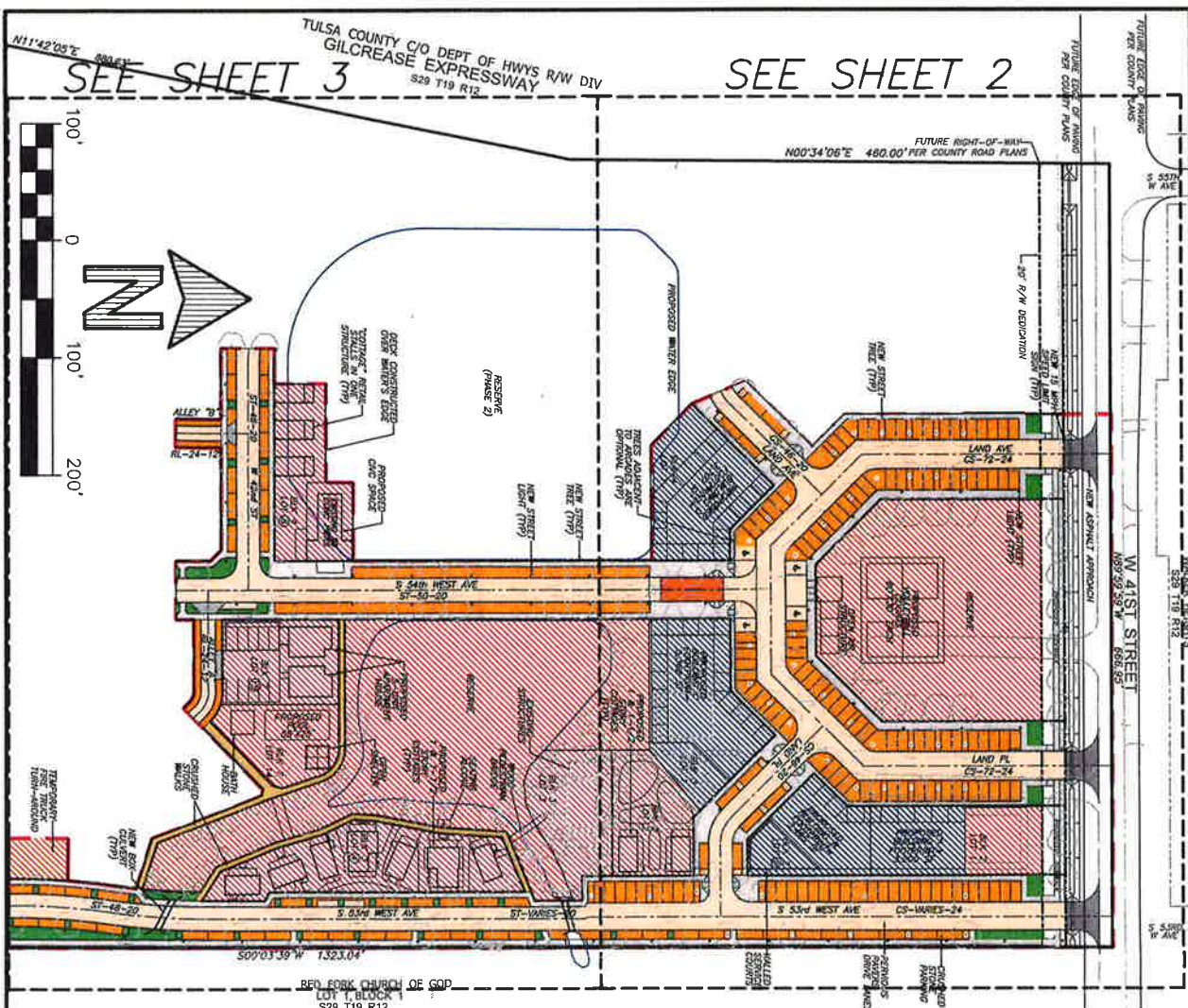
19-12 29

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



14.13

h.h.h



DETAIL SITE PLAN FOR THE LAND - PHASE 1 IN OF PART OF THE NW/4 OF THE NE/4 OF SECTION 29, T-19-N, R-12-E CITY OF TULSA, TULSA COUNTY, OKLAHOMA APRIL 2016

SITE PLAN STATISTICS:

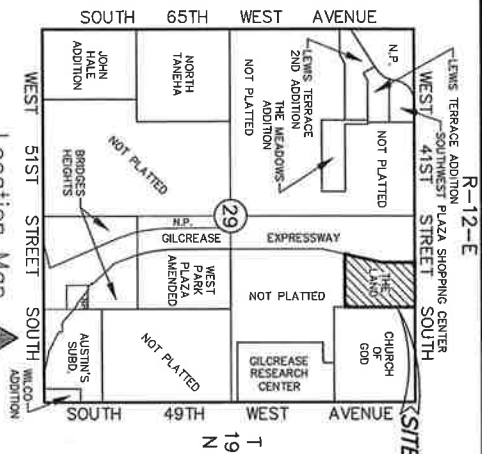
PLANNED UNIT DEVELOPMENT (P.U.D.) NUMBER: 824
TOTAL PHASE 1 AREA: 334,379 SQ. FT. (7.68 AC)
IMPERVIOUS AREA: 15,110 SQ. FT.
EXISTING: 66,515 SQ. FT.
PROPOSED: 51,405 SQ. FT.
NET INCREASE: 51,405 SQ. FT.

LEGEND:

- T4 CONCRETE WALK
- T5 GRAVEL FOOTPATH
- CIVIC SPACE COLORED CONCRETE
- PERVIOUS PAVERS CONCRETE DRIVE
- GRAVEL PARKING LANDSCAPE

Phase 1 Land Use Table:

Access Reserves (Property Owner's Association Owned and Maintained)		Offstreet Primary		Offstreet Accessory		Non-Residential	
Uses	Land Areas (sf)	Number of Lots	Structure Pkg Spcs	Number of Units	Dwelling Units	Floor Area (sf)	
Streets	157,069	47%	0	0	0	0	
Rear Lanes	3,042	1%	0	0	0	0	
Pedestrian Ways	4,005	1%	0	0	0	0	
Sub-Total	164,116	48%	0	0	0	0	
Civic Reserves (Property Owner's Association Owned and Maintained)							
Civic Space	49,555	15%	5	1	58	400	
Parking Lots	47,631	14%	1	0	0	0	
Drainage/Detention	97,186	29%	6	1	58	400	
Sub-Total	97,186	29%	6	1	58	400	
Transect Zones							
15- Urban Center	31,840	10%	4	4	67	13	15,764
14- General Urban	41,237	12%	5	18	54	17	1,475
13- Sub-Urban	73,077	22%	9	22	10	30	17,239
Sub-Total	146,154	44%	18	44	131	40	34,478
Total	334,379	100%	23	49	192	53	50,642



OKIE811
Know what's below.
Call before you dig.

CALL AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING AND EVERY TEN DAYS DURING CONSTRUCTION BEFORE YOU DIG. CALL: 811 OR (800) 522-6543

PREPARED BY:
CRABTREE GROUP, INC
ENGINEERING SMART GROWTH™

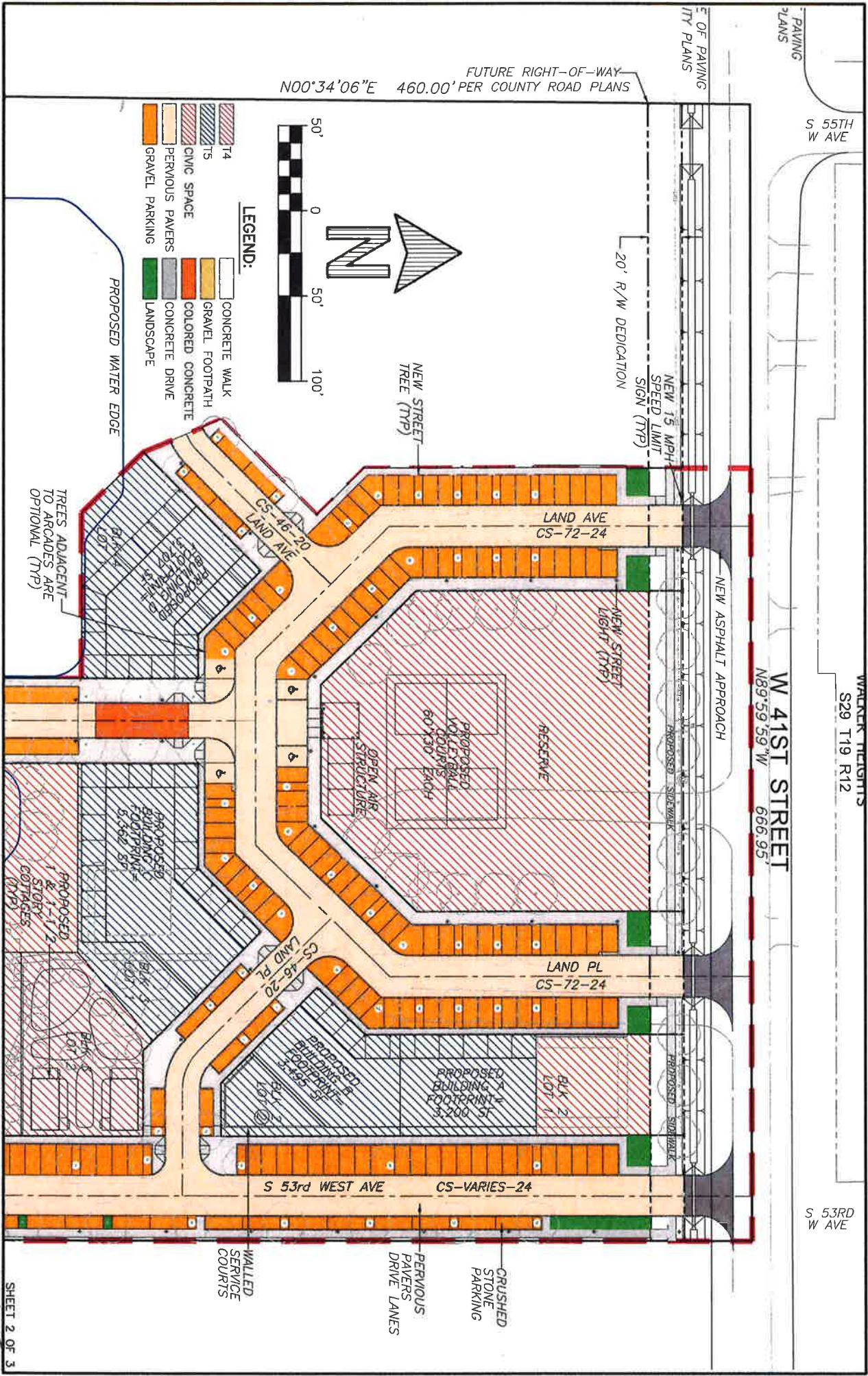
325 S. D STREET
BALDWIN, CO 74101
PH: 719-539-1876

918 CUYAMA ROAD
QUAIL, CA 94028
PH: 719-521-1798

WWW.CRABTREEGROUP.NET

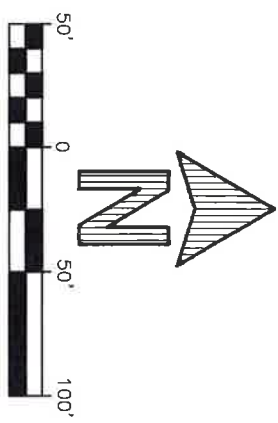
SHEET 1 OF 3

5171

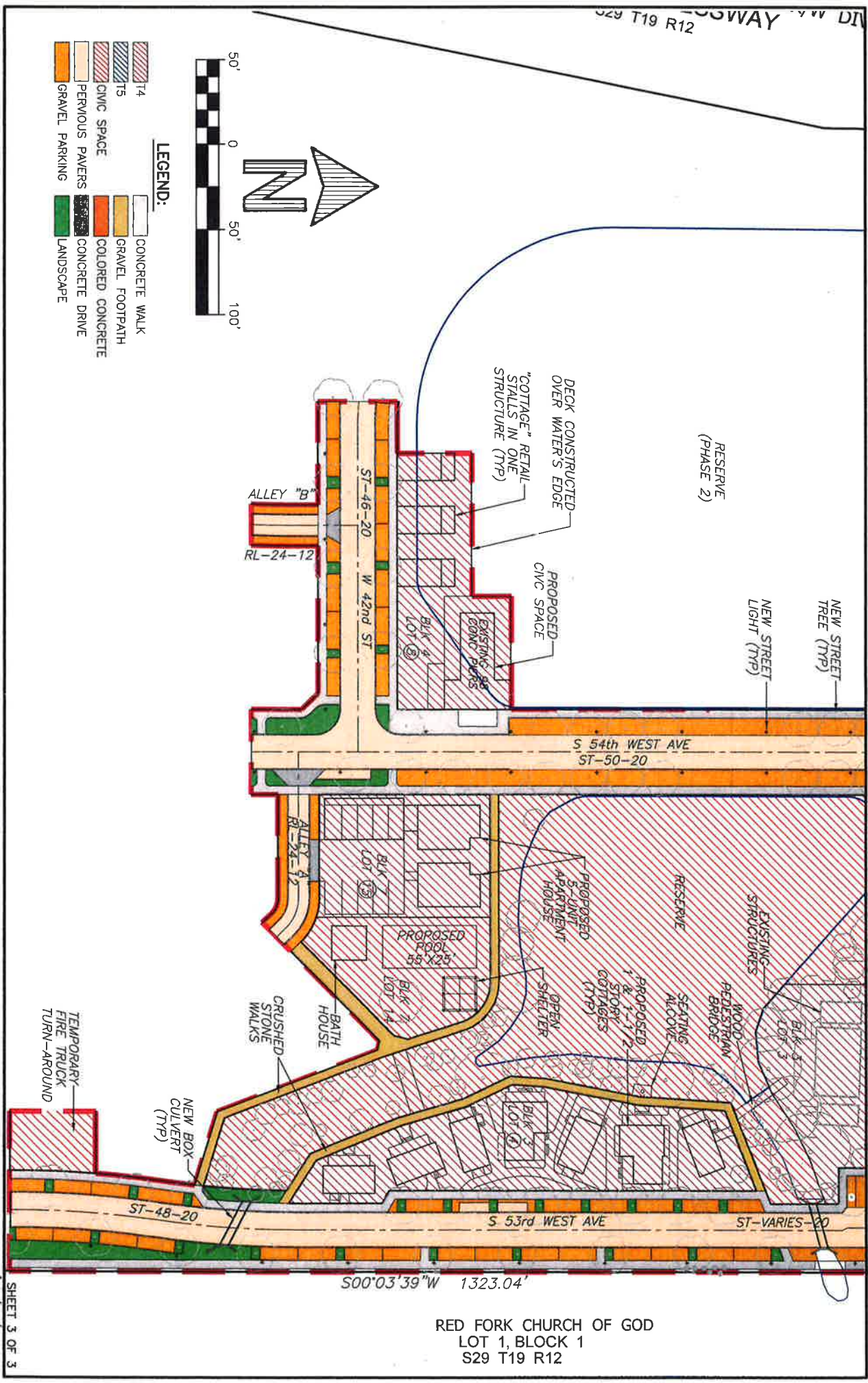


01.71

SWAY W DIV
S29 T19 R12



- LEGEND:**
- | | | | |
|--|-----------------|--|-------------------|
| | T4 | | CONCRETE WALK |
| | T5 | | GRAVEL FOOTPATH |
| | CMC SPACE | | COLORLED CONCRETE |
| | PERVIOUS PAVERS | | CONCRETE DRIVE |
| | GRAVEL PARKING | | LANDSCAPE |



RED FORK CHURCH OF GOD
LOT 1, BLOCK 1
S29 T19 R12



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7337

Hearing Date: May 4, 2016

Case Report Prepared by:

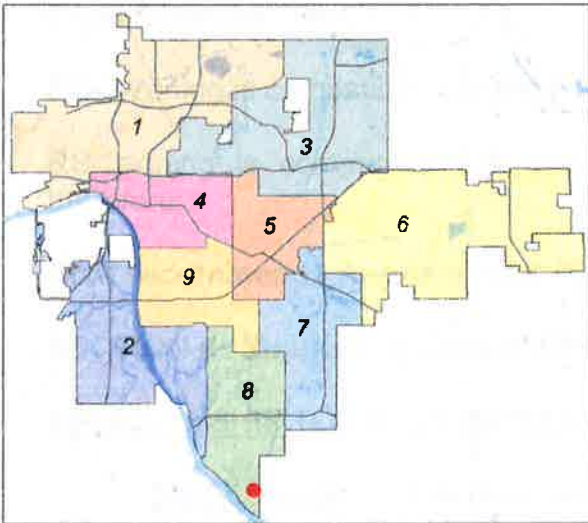
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC/ Eric Enyart

Property Owner: Stone Horse Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-family residential

Concept summary: RS-3 zoning is requested for the expansion of the adjacent subdivision expansion identified in PUD 828. The street layout and lot configuration will be integrated with PUD 828.

Tract Size: 64.01 ± acres

Location: South of southwest corner of E. 121st St. & S. Sheridan Rd.

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-3

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of Z-7337 requesting rezoning from AG to RS-3.

Staff Data:

TRS: 7303

CZM: 62

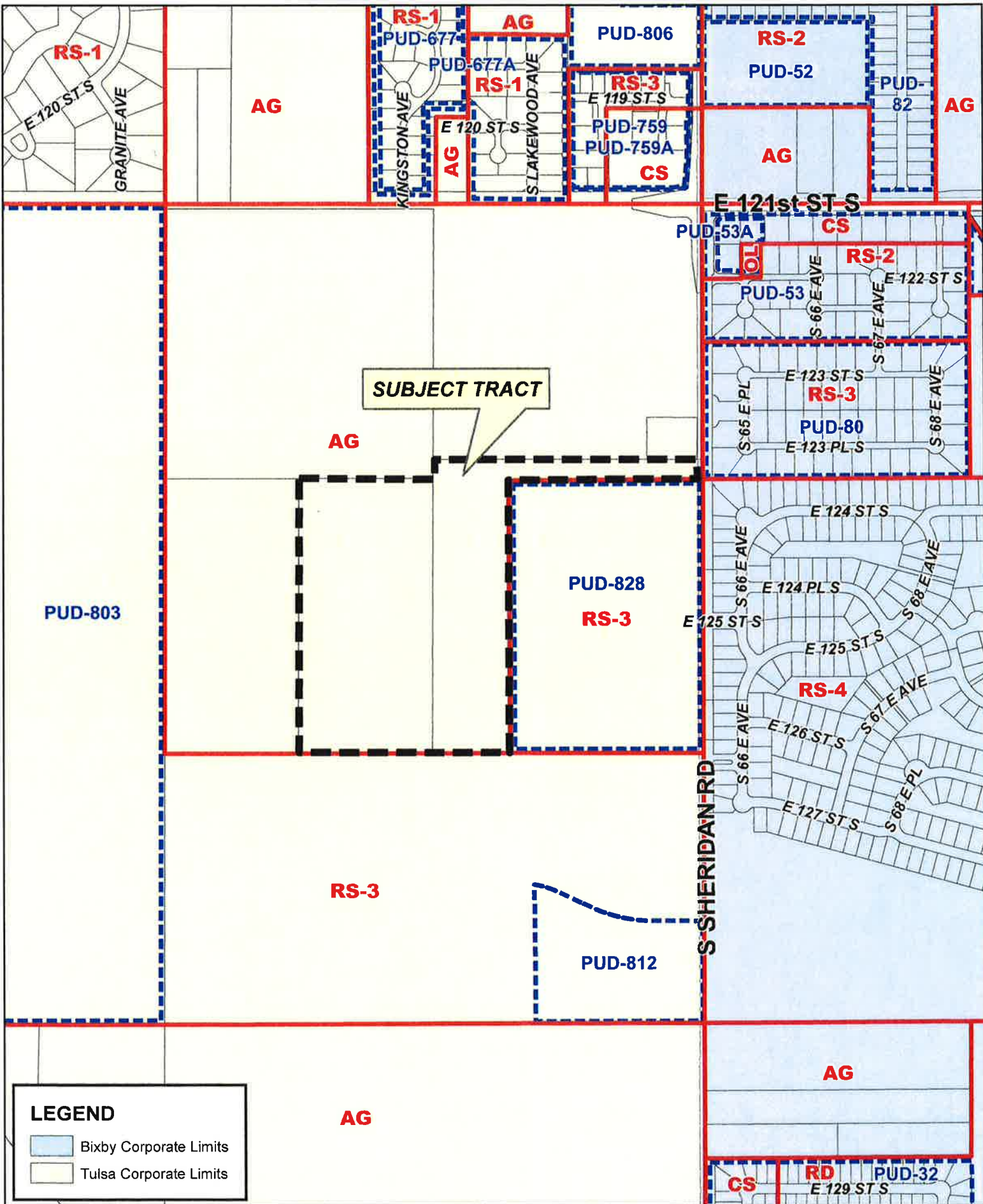
Atlas: 0

City Council District: 8



Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters



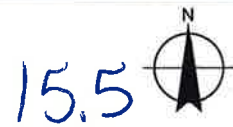
LEGEND

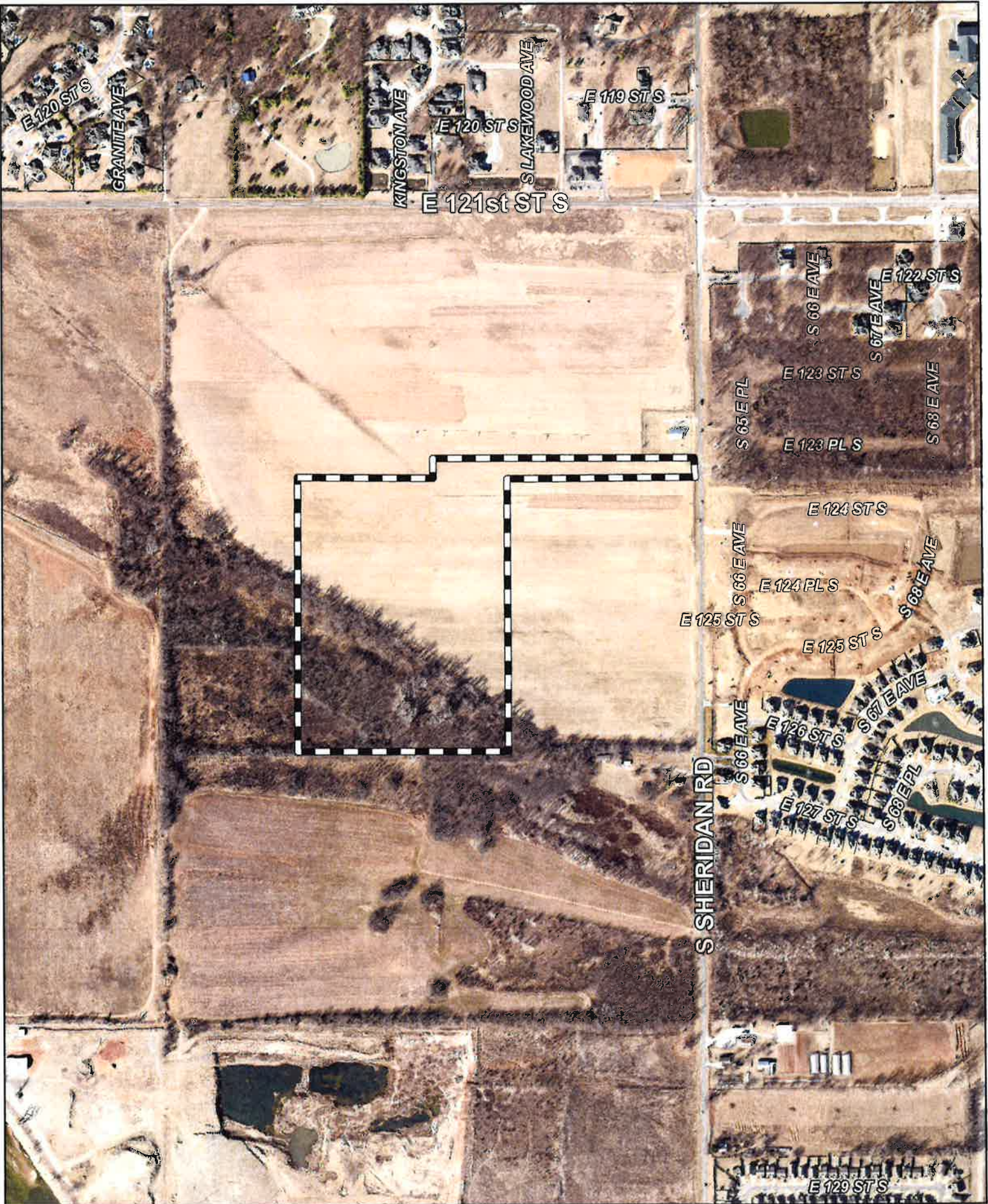
-  Bixby Corporate Limits
-  Tulsa Corporate Limits



Z-7337

17-13 03





0 300 600
Feet



Subject
Tract

Z-7337

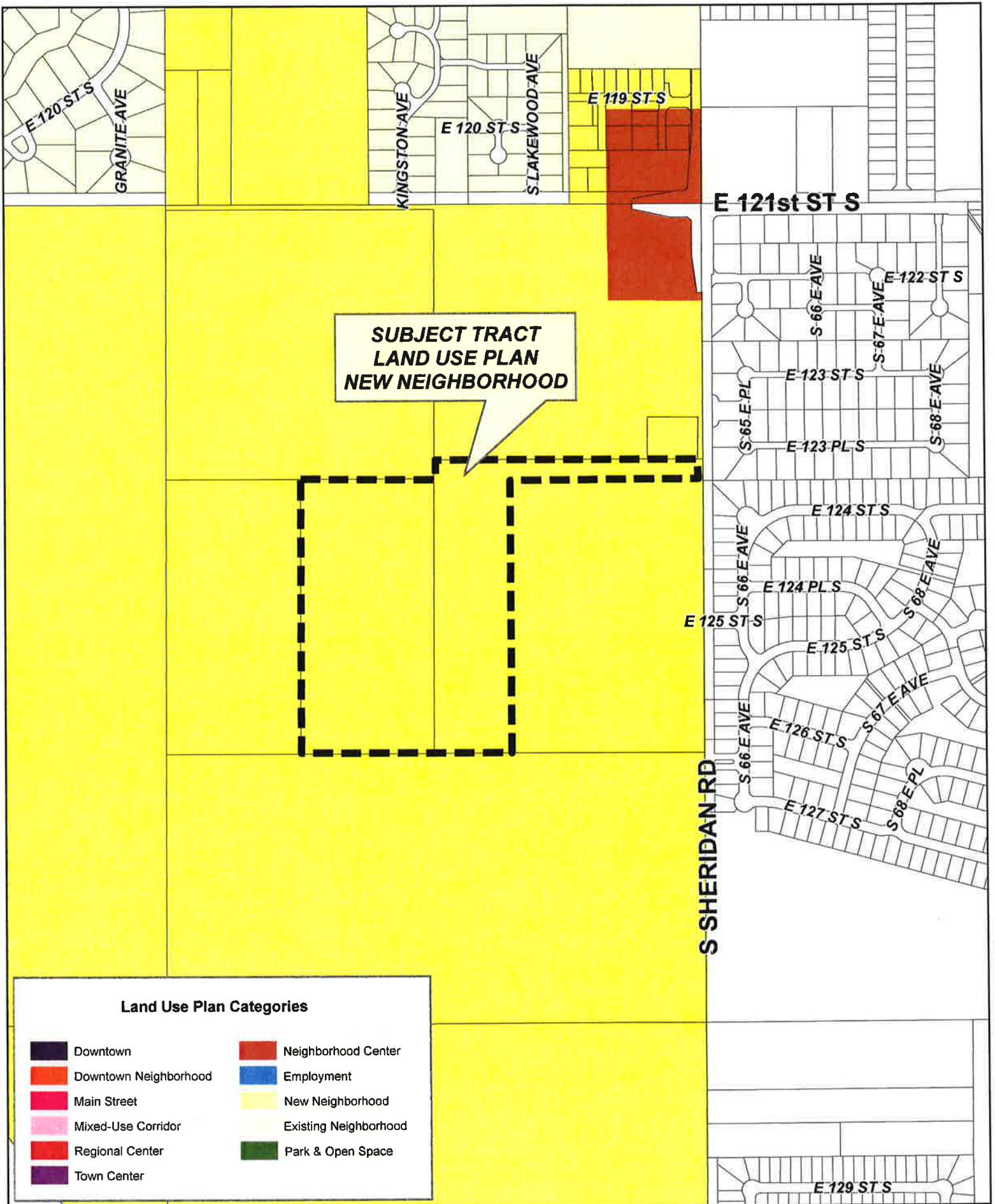
17-13 03

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

Aerial Photo Date: March 2014



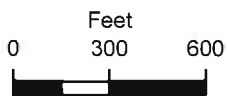
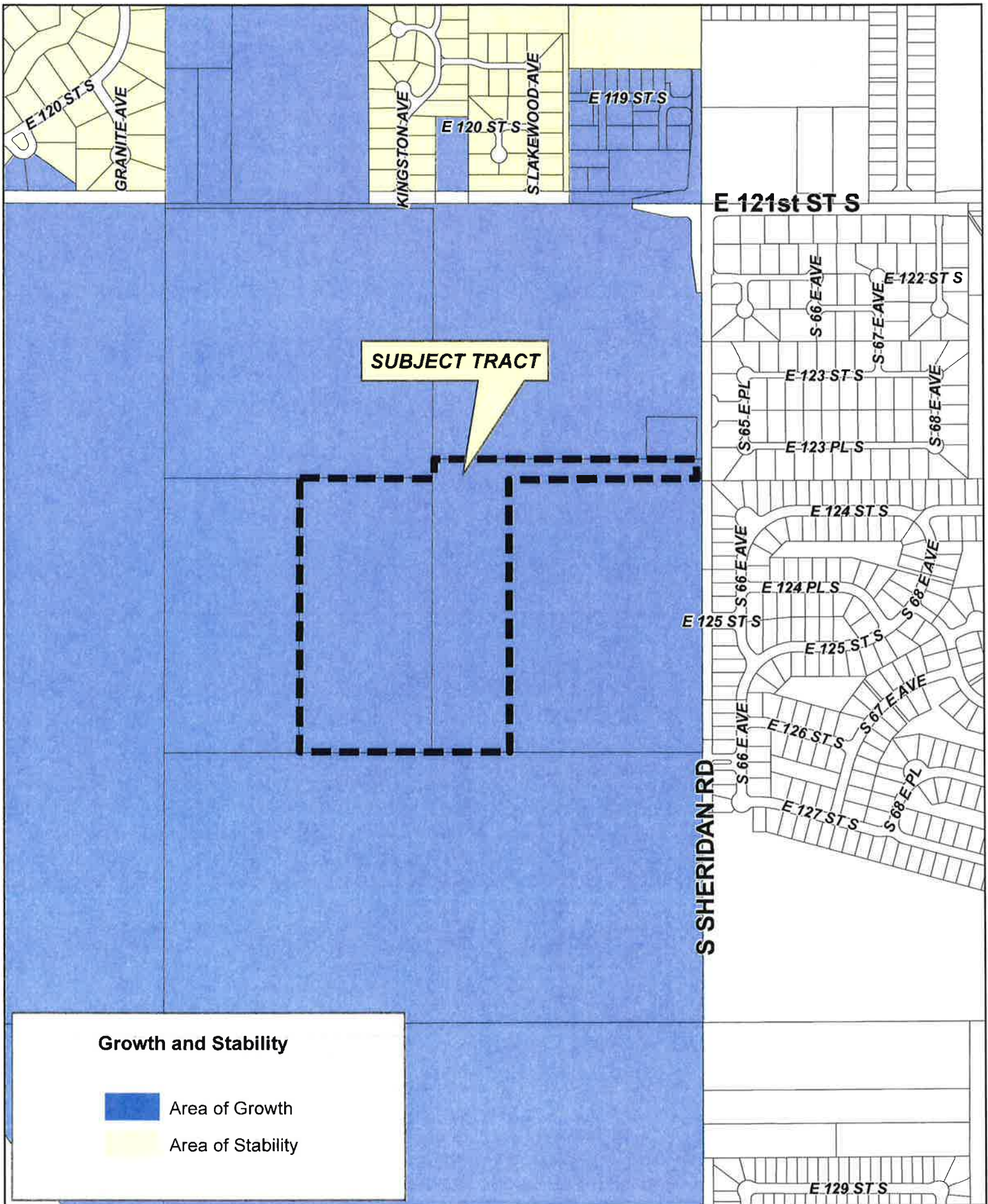
15.6



Z-7337

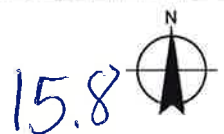
17-13 03

15.7



Z-7337

17-13 03





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7338

Hearing Date: May 4, 2016

Case Report Prepared by:

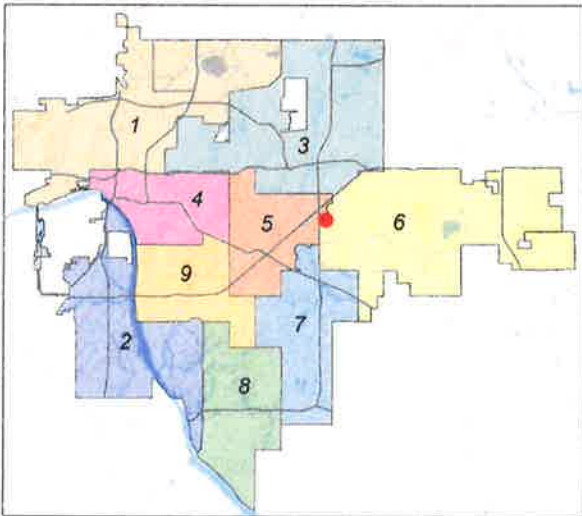
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Geodeca, LLC/ Russell Muzika

Property Owner: VAN, LOI THI & UT VAN LE

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Hotel

Concept summary: Property is partially zoned OM and partially CS. The applicant has requested CS zoning for the entire parcel.

Tract Size: 1.15 ± acres

Location: Southwest corner of E. 21st St. and S. 109th E. Ave.

Zoning:

Existing Zoning: OM / CS

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of Z-7338 to rezone the entire parcel to CS.

Staff Data:

TRS: 9418

CZM: 39

Atlas: 746

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

16.1

REVISED 4/27/2016

SECTION I: Z-7338

DEVELOPMENT CONCEPT:

The applicant has requested rezoning to allow consistent development opportunities for the entire parcel. In 2003 a PUD allowed a small amount of CS zoning. When the PUD was abandoned in 2008 the underlying zoning was not modified leaving a part of the property with unusable CS zoned area. CS zoned property is consistent with the Tulsa Comprehensive Plan.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7338 requesting CS zoning is consistent with the Mixed-Use Corridor land use designation of the Comprehensive Plan, and;

CS zoning is compatible with the existing proximate properties, and;

CS zoning is compatible with the anticipated future redevelopment opportunities in this area, therefore;

Staff recommends Approval of Z-7338 to rezone property from OM/ CS to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning allows retail and other commercial activities that are part of the vision of a Mixed Use Corridor Land Use Designation. The CS designation allows the buildings to be placed closer to the street supporting the vision of a Mixed Use Corridor.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

Areas of Stability and Growth designation: Area of Growth

Transportation Vision:

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.

16.2

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.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is not developed is nearly flat and grass covered.*

Environmental Considerations: No known environmental constraints affect development of this site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 21 st Street	Primary Arterial	120 feet	4
South 109 th East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-2	Existing Neighborhood	Stability	Single family residential
East	RM-2	Town Center	Growth	Commercial
South	RM-2	Existing Neighborhood	Growth	Commercial (Learning Center) Multifamily further south
West	CS	Mixed Use Corridor	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20675 dated September 17, 2003 (Z-6903, CS) and 11817 dated June 26, 1970 (OM), established zoning for the subject property.

Subject Property:

PUD-689-A Abandonment July 2008: All concurred in **approval** of a proposed Major Amendment to Abandon PUD-689, on a 4± acre tract of land to permit retail services, on property located in the southwest corner of East 21st Street and South 109th East Avenue and also known as the subject property.

16.3

PUD-689 September 2003: All concurred in **approval** of a request for rezoning a 1.15± acre tract of land for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue and also known as the subject property.

Z-6903 September 2003: All concurred in **approval** of a request for rezoning a .39± acre tract of land from OM to CS with a PUD (PUD-689) for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue and also known as a part of the subject property.

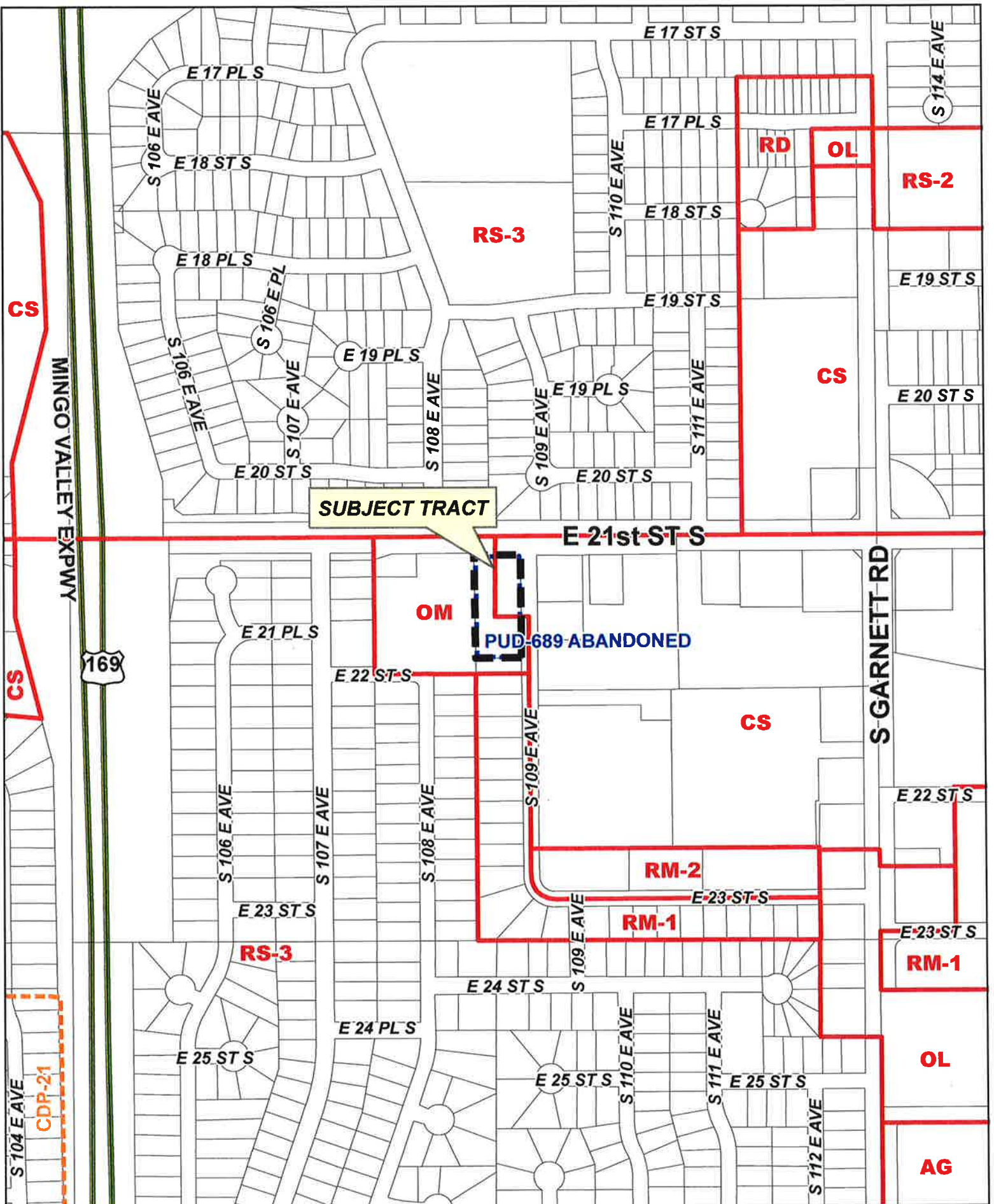
Surrounding Property:

BOA-17575 November 1996: The Board of Adjustment **approved** a request for a *Special Exception* to allow a mini-storage facility, subject to approval of a site plan by the Board prior to issuance of a building permit, on the tract located at 10720 E. 21st St. and also abutting west of the subject property.

BOA-8253 April 18, 1974: The Board of Adjustment **approved** a *Minor Variance* to permit a children's nursery located in an RM-1 district to be expanded across lot lines into an OM district, per plot plan, on property located at 2134 S. 109th E. Ave. and is abutting south of the subject property.

5/4/2016 1:30 PM

16.4



Z-7338

19-14 18

16.5



0 Feet 200 400



Subject Tract

Z-7338

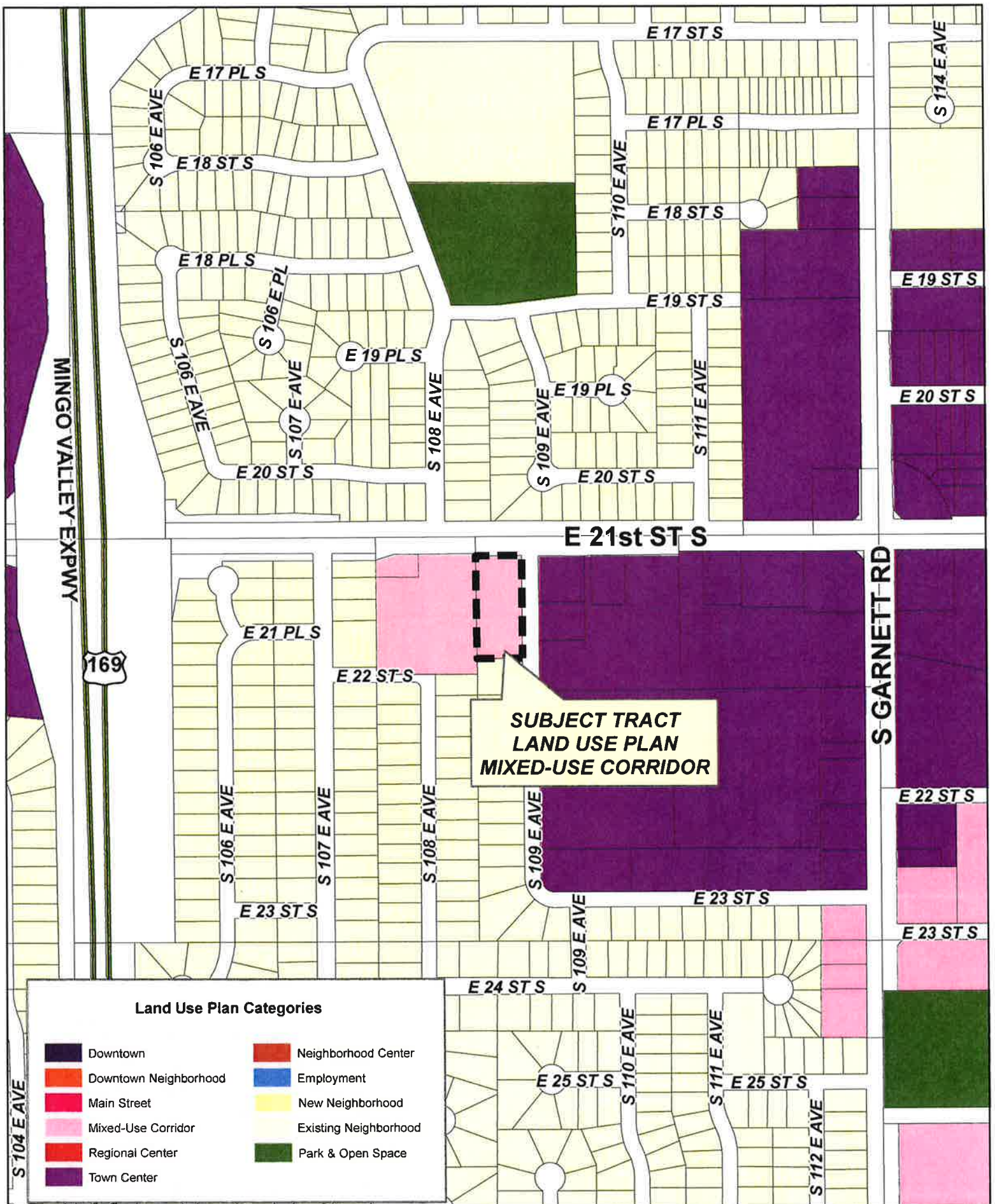
19-14 18

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

Aerial Photo Date: March 2014



11.6

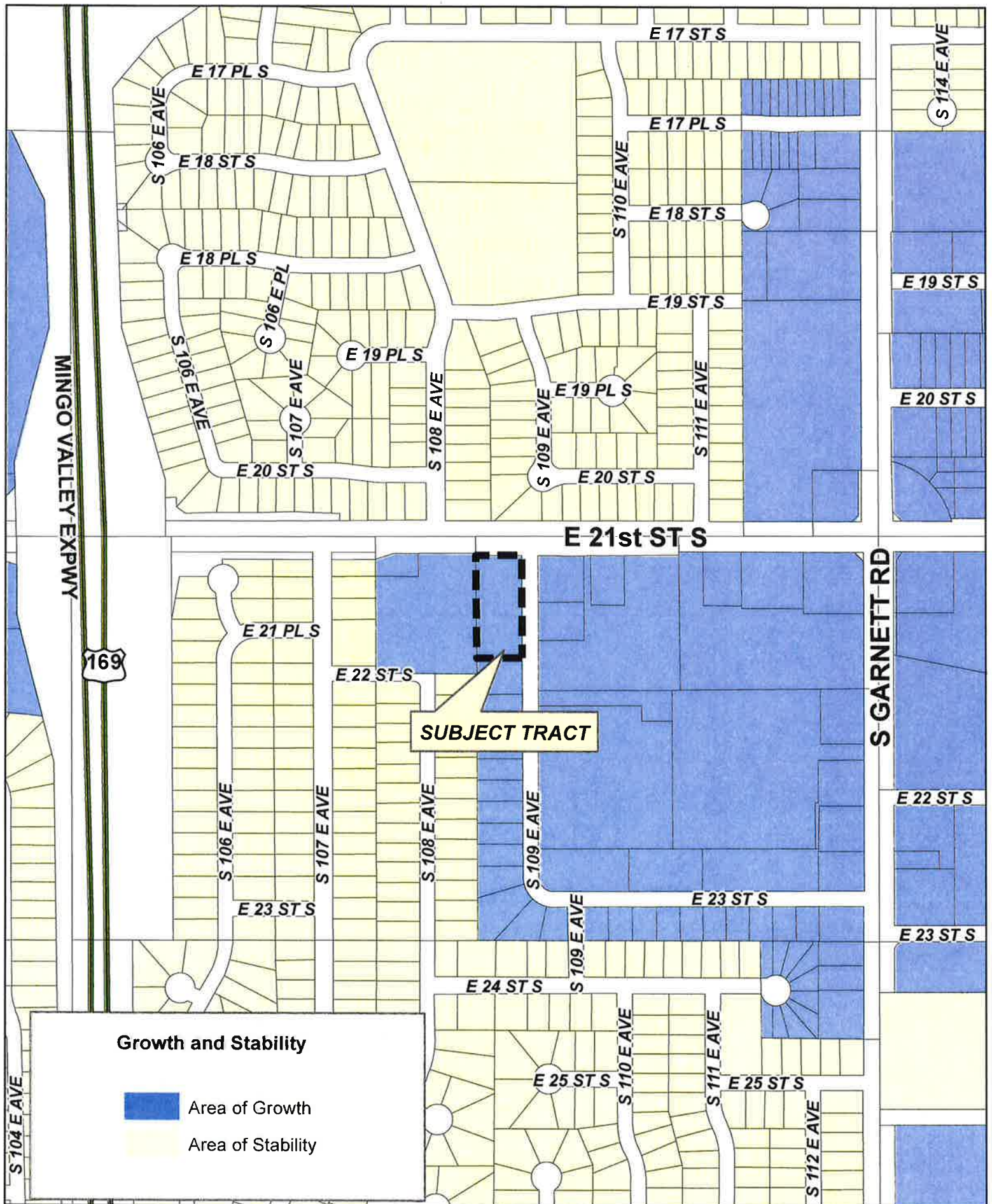


Z-7338

19-14 18



11.7



Z-7338

19-14 18

