TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2728

August 17, 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 August 3, 2016, Meeting No. 2727

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-20907** (Lot-Split) (CD 3) – Location: East of the northeast corner of East Easton Street and North Sheridan Road

3. **LC-803** (Lot-Combination) (CD 4) – Location: West of the northwest corner of East 27th Street South and South Peoria Avenue

4. **LC-804** (Lot-Combination) (CD 4) – Location: Northeast corner of East 7th Street South and South Birmingham Avenue

5. **LC-805** (Lot-Combination) (CD 4) – Location: Southwest corner of East 5th Place South and South Birmingham Avenue

6. **LC-806** (Lot-Combination) (CD 9) – Location: West of the southwest corner of East 31st Place South and South Peoria Avenue

7. **PUD-198-C-5 Claude Neon Federal Signs-** (CD 9) Location: South of the southwest corner of East 61st Street South and South Maplewood Avenue **PUD Minor Amendment** to revise the sign standards to allow wall signs and a tenant identification sign.

8. **PUD-741-A-2 Sack and Associates-** (CD 6) Location: 10720 South Joplin Avenue **PUD Minor Amendment** to reduce required front yard setback from 20 ft to 17 ft.

9. **PUD-196-5 Kevin Vanover-** (CD 8) Location: Southwest corner East 71st Street South and South Memorial Drive **PUD Minor Amendment** to modify Development Area C and update the Development Standards to meet current Zoning Code.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

10. **Consider adoption of the North Tulsa Neighborhoods Sector Plan,** amending the Tulsa Comprehensive Plan by adopting an Executive Summary, Implementation Matrix and recommended Land Use and Stability/Growth Maps for the North Tulsa Neighborhoods Sector Plan (staff requests continuation to September 7, 2016 to work with consultant to finalize plan document.)

11. **Consider adoption of the Kendall Whittier Sector Plan,** amending the Tulsa Comprehensive Plan by adopting an Executive Summary, Implementation Matrix and recommended Land Use and Stability/Growth Maps for the Kendall Whittier Sector Plan (staff requests continuation to September 7, 2016 to work with consultant to finalize plan document.)

PUBLIC HEARINGS:

12. **Stone Lake Phase IV – Preliminary Plat**, Location:West of southwest corner of East 136th Street North and North Sheridan Avenue (County)

13. **Z-7354 AAB Engineering, Alan Betchan-**(CD 9) Location: East of the northeast corner of East 41st Street and South Utica Avenue requesting rezoning from **RS-2 to RS-3**. (Continued from August 3, 2016)

14. **Z-7355 Andrea Chase-**(CD 2) Location: West of the southwest corner of West 81st Street and South Yukon Avenue requesting rezoning from **RS-3 to RS-5**.(Applicant requests a continuance to September 7, 2016)

15. **Z-7356 Benjamin Frausto-**(CD 6) Location: West of the southwest corner of East 11th Street and South 157th East Avenue requesting rezoning from **RS-3 to CG**.

16. **SA-1 River Design Overlay, Tulsa City Council-**(CD 2,4,8,9) Location: Multiple properties east and west of the Arkansas River extending from West 11th Street South to East 121st Street South, applying River Design Overlay (**RDO-1/ RDO-2/ RDO-3)** on 709 properties.

OTHER BUSINESS

17. 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
Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-198-C-5
Minor Amendment

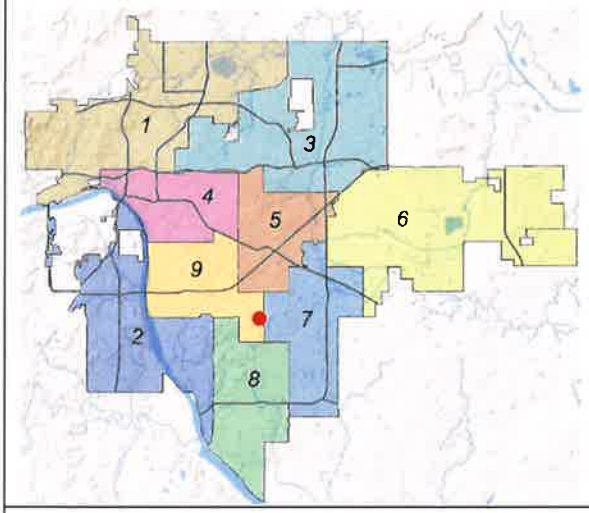
Hearing Date: August 17, 2016

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Claude Neon Federal Signs

Property Owner: Oklahoma Southcrest Properties

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise the sign standards to allow wall signs and a tenant identification sign.

Gross Land Area: 0.29 acres

Location: 6130 South Maplewood Avenue

Lot 3, Block 1 Southcrest Office Park

South of the SW/c East 61st Street South and South Maplewood Avenue

Zoning:
Existing Zoning: RM-2/PUD-198-C
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **approval**.

Limited to one 32 sf max wall sign per public building entrance and one tenant identification sign 32 sf max in area and 20 ft max in height.

Staff Data:
TRS: 8303
CZM: 53 Atlas: 763

City Council District: 9
Councilor Name: G.T. Bynum

County Commission District: 3
Commissioner Name: Ron Peters

August 17, 2016

SECTION I: PUD-198-C-5 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to revise the sign standards to allow wall signs and a tenant identification sign.

The PUD development standards currently limit signage on Maplewood Avenue to one sign not exceeding 48 sf in area and 20 ft in height. The applicant is requesting to allow five 32 sf non-illuminated wall signs on the south entry side of the building, five 32 sf illuminated wall signs on the north side of the building and one 32 sf multi-tenant identification sign to be located on the east (Maplewood Avenue) side of the building.

In the current Zoning Code, the underlying zoning for this site, RM-2, allows nonresidential uses one wall sign, not to exceed 32 sf, per public building entrance as well as one freestanding sign, not to exceed 32 sf in area and 20 ft in height. Based on this signage allowance, staff has determined that the applicant's request should be limited to the signage allowed in the underlying RM-2 zoning.

If approved this would allow each space one wall sign of 32 sf as well as one tenant identification sign for the building not to exceed 32 sf in area and 20 ft in height.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(12) of the City of Tulsa Zoning Code.

> *"Modification to approved signage, provided the size, location, number and character (type) is not substantially altered."*

Staff has reviewed the request and determined:

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

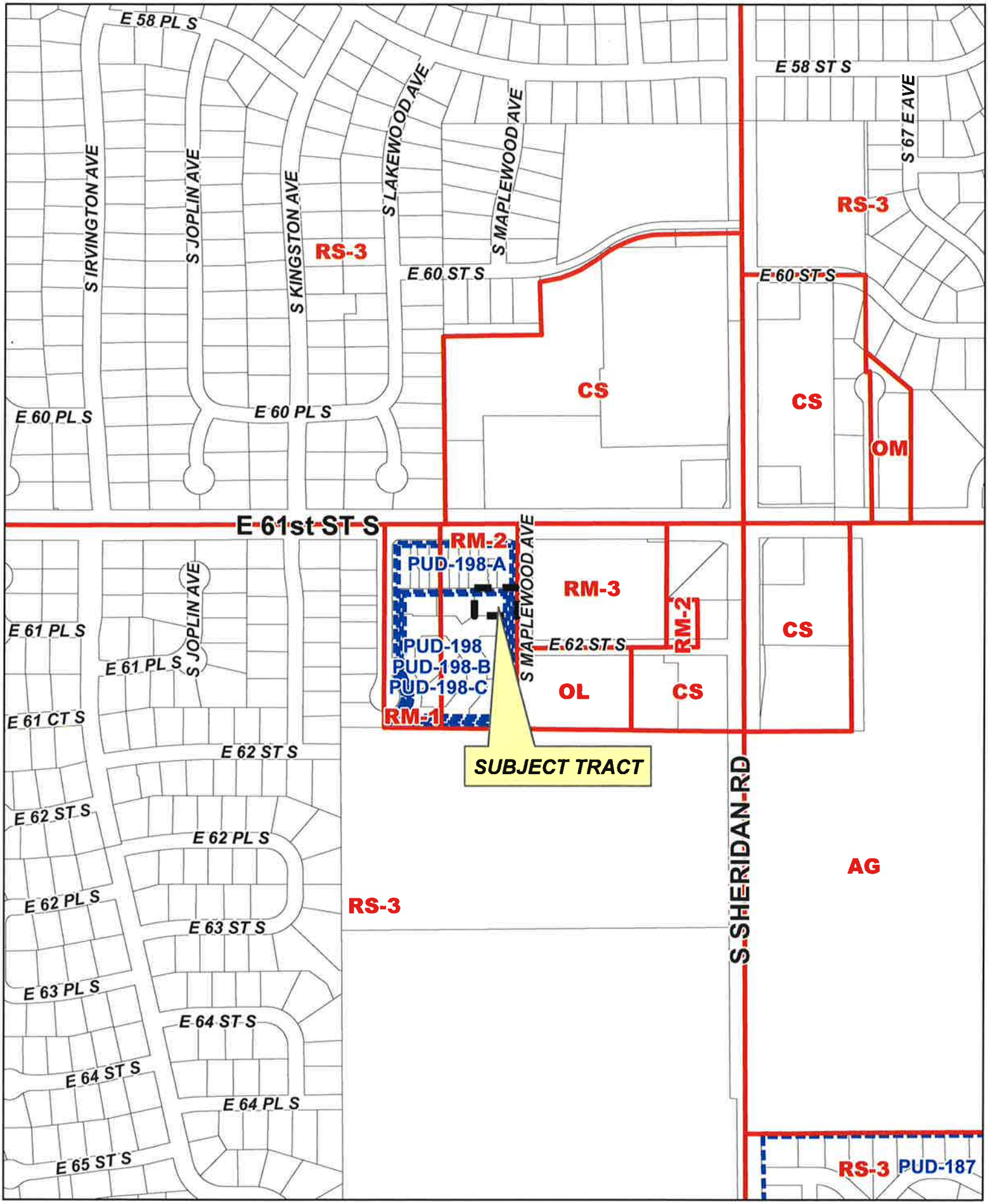
2) The request should be limited to one, 32 sf max wall sign per public building entrance and one 32 sf max tenant identification sign with a 20 ft height limit.

3) All remaining development standards defined in PUD-198-C shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Minor Amendment Text
Applicant aerial photo
Applicant proposed signage layout
Applicant existing conditions photos

With considerations listed above, staff recommends **approval** of the minor amendment request to revise the sign standards to allow wall signs and a tenant identification sign, limited to one 32 sf max wall sign per public building entrance and one tenant identification sign 32 sf max in area and 20 ft max in height.



Feet
0 200 400

PUD-198-C-5

18-13 03

7.4

N

Feet
0 200 400

Subject Tract

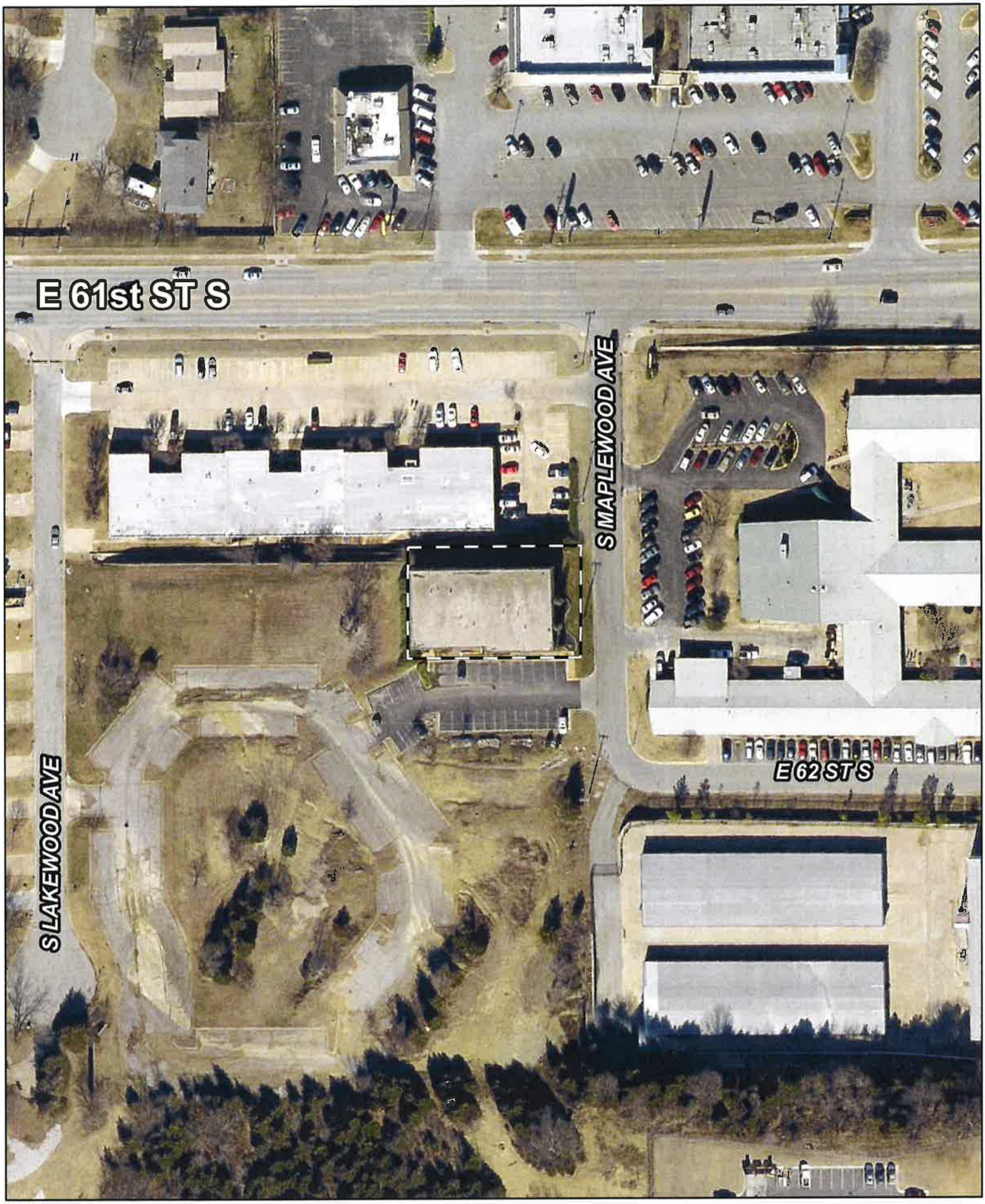
PUD-198-C-5

18-13 03

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

Aerial Photo Date: February 2016

7.5



Feet
0 50 100

Subject Tract

PUD-198-C-5

18-13 03

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

Aerial Photo Date: February 2016

N

7.6

PUD-198-C
Maplewood Office Park
6130 South Maplewood Avenue
Tulsa, OK

The current zoning application of the PUD allows only one sign for the property. Since the property is used for multiple tenants that have the need for public identification, we are asking for the ability of the separate tenants to be able to identify their business to the public.

The building entry is on the south side of the building. The street access is on the east side of the building and the north side of the building has the best exposure to a major arterial street being East 61st Street.

We are asking for the building tenants to be allowed to have five 32 sq. ft. non illuminated signs on the South entry side of the building. We ask that the building be allowed to place a 32 sq. ft. multi tenant identification sign on the East Side (Maplewood Ave.) of the building. We ask that the building tenants be allowed to place five illuminated signs on the North Elevation of the building facing East 61st Street.

7.8

CNF Signs
CLAUDE NEON FEDERAL SIGNS
1225 North Lansing Avenue
Tulsa, Oklahoma 74106
ph: 918.587.7171
fax: 918.587.7176
web: cnfsigns.com

I hereby give my approval to proceed with fabrication of the signage depicted in these drawings in order to meet the project deadline in a timely fashion. I understand that any changes (additions, deletions, or modifications) to the fundamental structure, underlying design, or the specific features of this signage may result in slippage of the completion date, additional resource requirements or additional cost.

☐ Approved as shown ☐ Approved as noted

X
Client Name

Date

PROJECT/CLIENT NAME: MAPLEWOOD OFFICE PARK

LOCATION: 6120 S. MAPLEWOOD TULSA, OK

ACCOUNT EXECUTIVE: ED HORKEY

DESIGNER: WADE SANDERS

DATE OF ORIGINAL DWG: JUNE 28, 2016

REVISION HISTORY: 06.28.16 REVIEW

SHOP USE ONLY

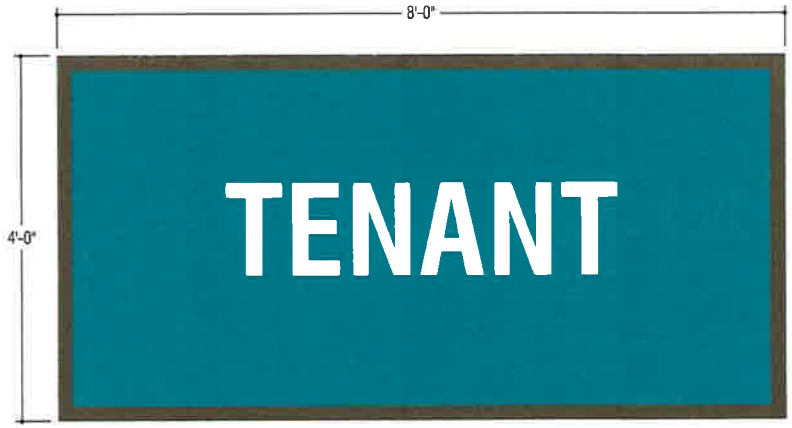
WORK ORDER #:

DUE DATE:

DEPT COPY: METAL FAB ☐ ROUT/VINYL ☐ PAINT ☐ NEON ☐ FINAL ASSEMBLY ☐ INSTALLATION ☐

SIGN TYPE/DESCRIPTION: OVERHEAD

SHEET NAME: ST-4.0



A | ELEVATION
scale: 3/4" = 1'-0"

Manufacture and install
2" angle frame skinned with .040
PF Duranodic Bronze.
2" retainers with 10" fillers.
3/16" White acrylic faces.
White LED illumination.
Reverse weed, 3M Translucent Teal Green
(3630-236/PMS 321) applied.
Install quantity of 5 as indicated.

112'-0"

Five - 32 sq ft. Illuminated Tenant Signs

North Elevation

7.9

CNF Signs
CLAUDE NEON FEDERAL SIGNS
1225 North Lansing Avenue
Tulsa, Oklahoma 74106
ph: 918.587.7171
fax: 918.587.7176
web: cnfsigns.com

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☐ Approved as shown ☐ Approved as noted

X _____
Client Name

_____
Date

PROJECT/CLIENT NAME: MAPLEWOOD OFFICE PARK

LOCATION: 6120 S. MAPLEWOOD TULSA, OK
ACCOUNT EXECUTIVE: ED HORKEY

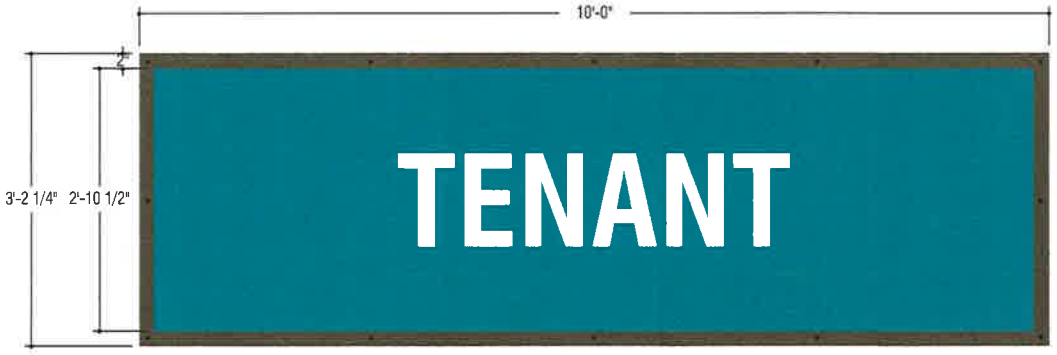
DESIGNER: WADE SANDERS
DATE OF ORIGINAL DWG: JUNE 28, 2016

REVISION HISTORY: 06.28.16 REVIEW

OFFICE USE ONLY
WORK ORDER #:
DUE DATE:
DEPT COPY: METAL FAB ☐ ROUT/VINYL ☐ PAINT ☐ NEON ☐ FINAL ASSEMBLY ☐ INSTALLATION ☐

SIGN TYPE/DESCRIPTION: SF WALL SIGNS

SHEET NAME: ST-1.0



A | ELEVATION
scale: 3/4" = 1'-0"

Manufacture and install
2" square tube frame paints Duranodic Bronze.
38.5" x 120" x .125 mf aluminum panel
paints Duranodic Bronze and mounts to frame.
3/16" White acrylic faces.
White LED illumination.
Reverse weed, 3M Translucent Teal Green
(3630-236/PMS 321) applied.
Install quantity of 5 as indicated.

South Elevation

7.10

CLAUDE NEON FEDERAL SIGNS
1225 North Lansing Avenue
Tulsa, Oklahoma 74106
ph: 918.587.7171
fax: 918.587.7176
web: cnfsigns.com

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☐ Approved as shown ☐ Approved as noted

X _____
Client Signature

_____
Date

PROJECT/CLIENT NAME: MAPLEWOOD OFFICE PARK

LOCATION: 6120 S. MAPLEWOOD TULSA, OK

ACCOUNT EXECUTIVE: ED HORKEY

DESIGNER: WADE SANDERS

DATE OF ORIGINAL DWG: JUNE 28, 2016

REVISION HISTORY: 06.28.16 REVIEW

SHOP ACTIVITY
WORK ORDER #:
DUE DATE:
DEPT COPY: METAL FAB ☐ ROUT/VINYL ☐ PAINT ☐ NEON ☐ FINAL ASSEMBLY ☐ INSTALLATION ☐

SIGN TYPE/DESCRIPTION: SF WALL SIGNS

SHEET NAME: ST-2.0

East Elevation

A | ELEVATION
scale: NONE

Manufacture and install

11:7

CLAUDE NEON FEDERAL SIGNS
1225 North Lansing Avenue
Tulsa, Oklahoma 74106
ph: 918.587.7171
fax: 918.587.7176
web: cnfsigns.com

I hereby give my approval to proceed with fabrication of the signage depicted in these drawings in order to meet the project deadline in a timely fashion. I understand that any changes (additions, deletions, or modifications) to the fundamental structure, underlying design, or the specific features of this signage may result in slippage of the completion date, additional resource requirements or additional cost.

☐ Approved as shown ☐ Approved as noted

X _____
Client Name

_____
Date

PROJECT/CLIENT NAME: MAPLEWOOD OFFICE PARK

LOCATION: 6120 S. MAPLEWOOD TULSA, OK
ACCOUNT EXECUTIVE: ED HORKEY

DESIGNER: WADE SANDERS
DATE OF ORIGINAL DWG: JUNE 28, 2016

REVISION HISTORY: 06.28.16 REVIEW

SHOP USE ONLY
WORK ORDER #:
DUE DATE:
DEPT COPY: METAL FAB ☐ ROUT/VINYL ☐ PAINT ☐ NEON ☐ FINAL ASSEMBLY ☐ INSTALLATION ☐

SIGN TYPE/DESCRIPTION: SF WALL SIGNS

SHEET NAME: ST-5.0

Building from East 61st Street

Building from West

Building from North East

Building from 62nd Street

Building from East

7.12

CNF Signs
CLAUDE NEON FEDERAL SIGNS
1225 North Lansing Avenue
Tulsa, Oklahoma 74106
ph: 918.587.7171
fax: 918.587.7176
web: cnfsigns.com

I hereby give my approval to proceed with fabrication of the signage depicted in these drawings in order to meet the project deadline in a timely fashion. I understand that any changes (additions, deletions, or modifications) to the fundamental structure, underlying design, or the specific features of this signage may result in stoppage of the completion date, additional resource requirements or additional cost.

☐ Approved as shown ☐ Approved as noted

X _____
Client Name

_____
Date

PROJECT/CLIENT NAME: **MAPLEWOOD OFFICE PARK**

LOCATION: **6120 S. MAPLEWOOD TULSA, OK**

ACCOUNT EXECUTIVE: **ED HORKEY**

DESIGNER: **WADE SANDERS**

DATE OF ORIGINAL DWG: **JUNE 28, 2016**

REVISION HISTORY: **06.28.16 REVIEW**

SHOP USE ONLY

WORK ORDER #:

DUE DATE:

DEPT COPY: METAL FAB ☐ ROUT/VINYL ☐ PAINT ☐ NEON ☐ FINAL ASSEMBLY ☐ INSTALLATION ☐

SIGN TYPE/DESCRIPTION: **BUILDING DIRECTIONS**

SHEET NAME: **ST-3.0**

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-741-A-2
Minor Amendment

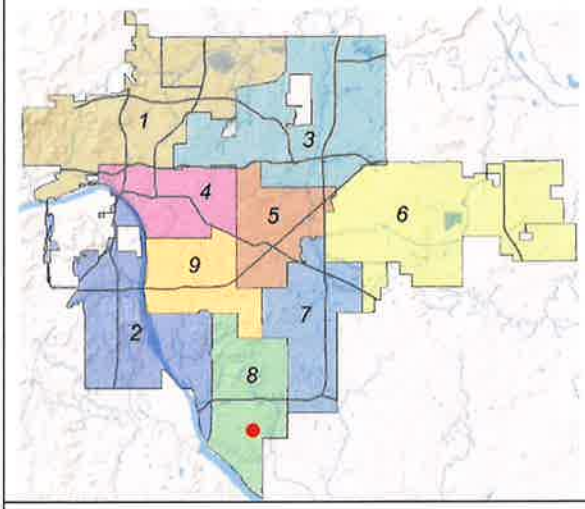
Hearing Date: August 17, 2016

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Sack & Associates, Inc.

Property Owner: Dodson & Associates, Inc.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce required front yard setback from 20 ft to 17 ft.

Gross Land Area: 0.3 acres

Location: 10720 South Joplin Avenue

Lot 1, Block 6 Tradition

Zoning:
Existing Zoning: RS-2/PUD-741-A
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 8327
CZM: 57 Atlas: 2888

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

August 17, 2016

SECTION I: PUD-741-A-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce required front yard setback from 20 ft to 17 ft.

The applicant has indicated that the reason for the requested reduced front yard setback is due to the house being constructed over the required front yard setback line because of a revision to the street curb on South Joplin Avenue.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.

> *"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."*

Staff has reviewed the request and determined:

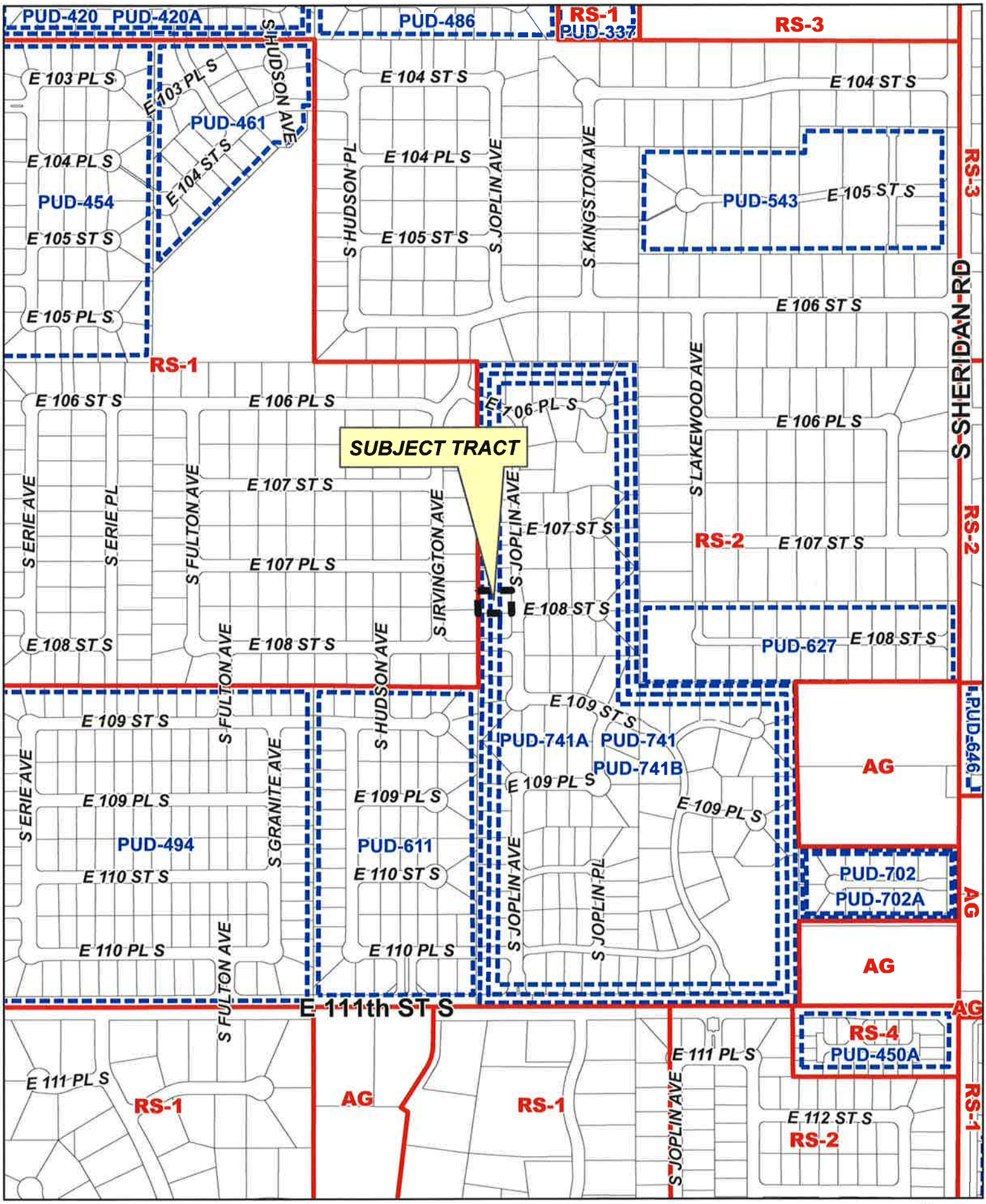
1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-741-A and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce required front yard setback from 20 ft to 17 ft.



Feet
0 250 500

PUD-741-A-2

18-13 27

8.3

Feet
0 250 500

Subject Tract

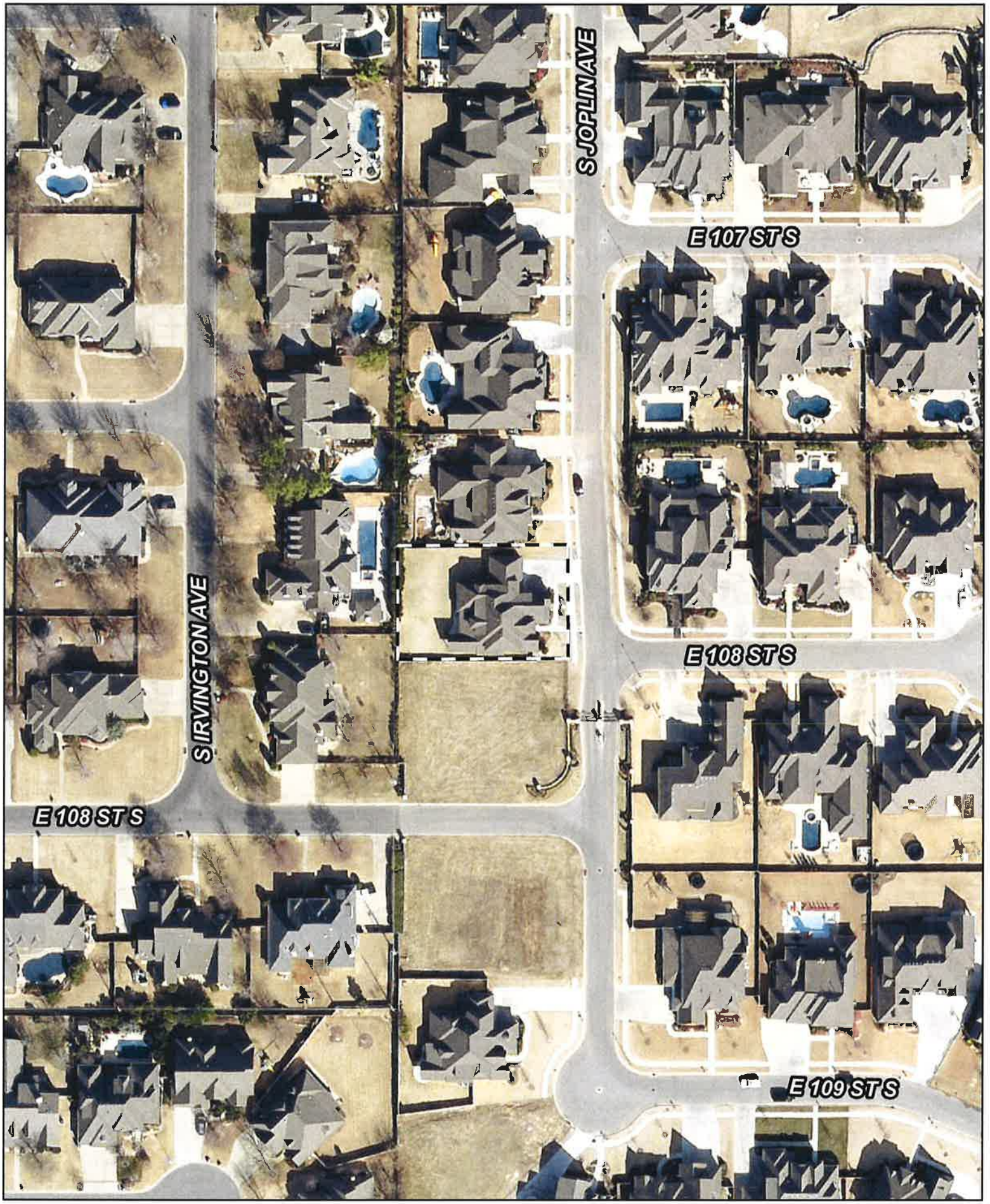
PUD-741-A-2

18-13 27

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016

8.9

N



Feet
0 50 100

Subject Tract

PUD-741-A-2

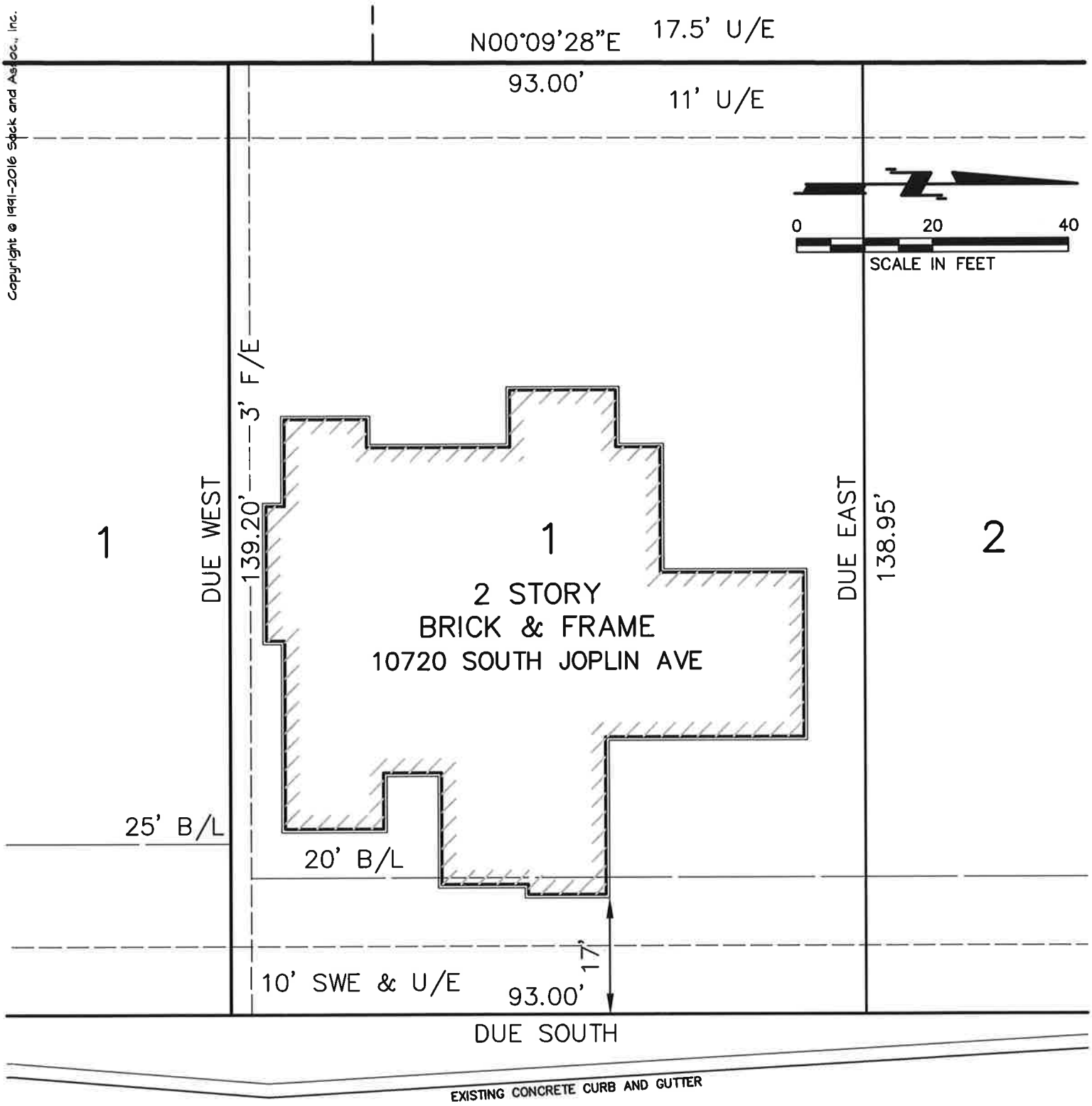
18-13 27

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

Aerial Photo Date: February 2016

8.5

N



(RESERVE 'A') SOUTH JOPLIN AVENUE (PRIVATE)

EXHIBIT

LOT 1 IN BLOCK 6

OF

'BLOCKS 1 THRU 7 TRADITION'

CITY OF TULSA, TULSA COUNTY, OKLAHOMA

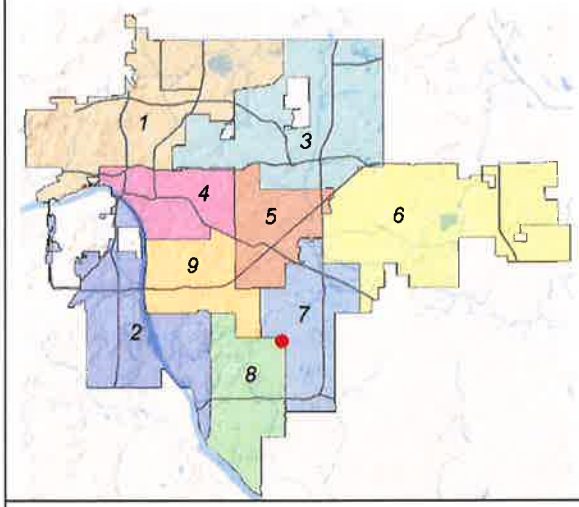
Legend

B/L = BUILDING LINE
F/E = FENCE EASEMENT
U/E = UTILITY EASEMENT
SWE = SIDEWALK EASEMENT

SACK AND ASSOCIATES, INC.
3530 East 31st Street South, Suite A, Tulsa, Oklahoma 74135-1519
Ph: 918.592.4111 Fax: 918.592.4229 E-mail: sai@sackandassociates.com
CA Number 1783 (PE/LS)

Project: 111TH AND KINGSTON-A Drawing: EXHBT17A XREFs: COPYRITE S-811X T-SAI2
Drawn: JLZ Order: F7541 File: 1813.06 Drawer: C Plotted: 27 JUL 2016

8.6

TMAPC Tulsa Metropolitan Area Planning Commission	**Case Number:** PUD-196-5 **Minor Amendment** **Hearing Date:** August 17, 2016
Case Report Prepared by: Jay Hoyt	**Owner and Applicant Information:** Applicant: Olsson Associates – Kevin Vanover Property Owner: M-CO Tulsa LLC
Location Map: (shown with City Council Districts)  	**Applicant Proposal:** Concept summary: PUD minor amendment to modify Development Area C and update the Development Standards to meet current Zoning Code. Gross Land Area: 31 acres Location: 7120 South Memorial Drive
Zoning: Existing Zoning: CS/OL/RS-3/RM-1/PUD-196 Proposed Zoning: No Change **Comprehensive Plan:** Land Use Map: Regional Center Growth and Stability Map: Growth	**Staff Recommendation:** Staff recommends **approval**.
Staff Data: TRS: 8311 CZM: 53 Atlas: 1130	**City Council District: 8** *Councilor Name*: Phil Lakin **County Commission District: 3** *Commissioner Name:* Ron Peters

SECTION I: PUD-196-5 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to modify Development Area C and update the Development Standards to meet current Zoning Code.

This proposed amendment is intended to adjust the boundaries of the Development Areas of the commercial portion of PUD-196 in order to permit the reconfiguration of the Crossing Oaks Shopping Center. In addition, this proposed amendment is intended to bring the standards of Development Area C into line with the current City of Tulsa Zoning Code. See proposed minor amendment text from the applicant for updated Development Area C standards as well the Conceptual Site Plan for the updated area boundaries within Development Area C.

The minor amendment standards provided by the applicant shall be a condition of approval, unless modified herein:

1. **Development Standards:**

Minimum Building Setbacks	As required in the CS district.
Signage	Wall signs on the south and west faces of buildings to be non-illuminated.
Landscape Buffer and Screening	Landscape screening shall meet the requirements of the S1 type of screening as defined in Zoning Code section 65.060-C.
Parking Area Landscape	
Area C-1	Parking rows shall end in a landscaped island a minimum of 600 sf in area. Parking field shall contain a minimum of 70* shade trees with a caliper of at least 3 inches.
Area C-2	Parking rows shall end in a landscaped island a minimum of 600 sf in area. Parking field shall contain a minimum of 25* shade trees with a caliper of at least 3 inches.

Area C-3	Parking rows shall end in a landscaped island a minimum of 600 sf in area. Parking field shall contain a minimum of 10* shade trees with a caliper of at least 3 inches.
Area C-4	Parking rows shall end in a landscaped island a minimum of 600 sf in area. Parking field shall contain a minimum of 50* shade trees with a caliper of at least 3 inches.

* This requirement is in addition to street trees required by the City of Tulsa Zoning Code.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.

> *"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."*

Staff has reviewed the request and determined:

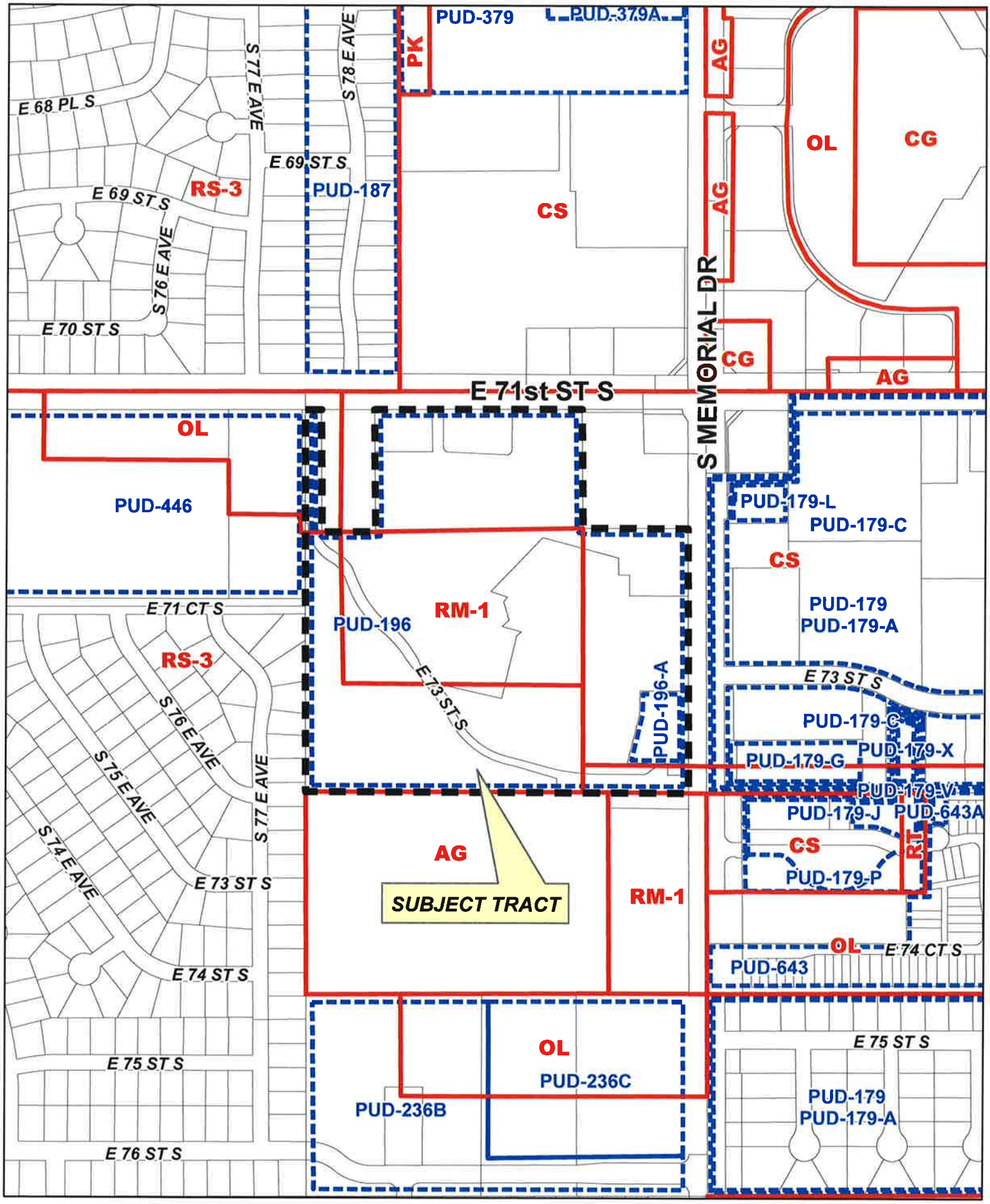
1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-196 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Minor Amendment Text
Applicant Conceptual Site Plan
Applicant Conceptual Building Elevations

With considerations listed above, staff recommends **approval** of the minor amendment request to modify Development Area C and update the Development Standards to meet current Zoning Code.



Feet
0 200 400

PUD-196-5

18-13 11

9.4

N

Feet
0 200 400

Subject Tract

PUD-196-5

18-13 11

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

Aerial Photo Date: February 2016

N

Proposed
Minor Amendment

to

PUD No. 196

(PUD 196-05)

For

A Redevelopment of an Existing Commercial Shopping Center

Crossing Oaks Shopping Center

(Lot 1, Block 1, Raphael Plaza)

Southwest corner of E. 71st Street S. and Memorial Drive

Tulsa, OK

Collett

PUD Prepared By:

Olsson Associates, Inc.
109 N. Birch St. Ste. 200
Owasso, OK 74055

July 27, 2016

9.6

Index

Landscape Buffer and Screening

A minimum 25-foot wide landscape area shall be maintained along the Memorial Drive frontage (expecting points of access) and a minimum 15-foot wide landscape area shall be maintained along the 71st Street frontage. The landscaped areas shall be bermed and/or screened with deciduous or evergreen plant materials and other landscape effects such as turf, shrub beds, flowers, and planters designed to provide a pleasing view from the arterial streets into the shopping area. A detailed landscape plan shall be submitted as a part of the required detailed site plan. The perimeter landscape buffers will count toward the required 10% landscape area for each development area.

The landscaping features within the project will meet or exceed the minimum standards and maintained in the accordance with the requirements of the Landscape Chapter of the Tulsa Zoning Code with the exception of the mid-row parking islands. The parking islands will only be placed at the ends of the parking rows and not intermittently. Likewise, several areas on the west side of the proposed buildings can be utilized to offset required landscape area coverage of each development area. All areas on the west side that are utilized for an off-set area will contain the appropriate tree and shrub volumes per the current City of Tulsa Landscape Ordinance.

Lighting

Light standards shall not exceed 30 foot in height.

All light standards including building mounted shall be hooded (full cut-off) lenses and directed downward and away visibility from the Public Right-of-Way. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at a ground level in adjacent areas. Consideration of topography must be considered in such calculations.

Signs

Signs, Shopping:

Signs accessory to uses within the shopping development area shall comply with the restrictions of the PUD Ordinance and the following additional restrictions.

Shopping Area Ground Sings

71st Street Frontage 3
Memorial Drive 3
Heights above ground grade of Abutting Street.....25 feet

Shopping Area Directional Signage

Directory sign intended to inform the visitor as to the location within the center of a tenant or tenants may be free standing if not exceeding 10 feet n heights and if in the aggregate the display surface area of the directory signs and the frontage signs above described do not exceed the ordinance limitations.

Shopping Area Wall or Canopy Signs

Aggregate Display Surface Area limited to 1-1/2 S.F. per lineal foot of building wall to which the sign or signs are affixed. Wall or canopy signs shall not exceed the height of the building.

Trash and Mechanical Areas

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals or other equipment provided by franchise utility providers), including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level. This requirement is for all facilities constructed after 2015.

Trash dumpster areas shall be screened using construction materials similar to the materials used to construct the main project structures. The doors shall be covered with an appropriate covering containing a minimum of 90% opacity on the gate frames. This requirement is for all facilities constructed after 2015.

Dumpster enclosures shall be placed similar to the locations shown on Exhibit A.

Outside Storage

There shall be no outside storage or recycling material, trash or similar materials outside of a screened receptacle on the north or east side of the main building structures in development areas C-1, C-2 or C-4. There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle in development area C-3. Nor shall trucks or trailer trucks be parked unless they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage on the north or east side of the main building structures in development areas C-1, C-2 or C-4. Truck trailers and shipping containers shall not be used for storage on any part of development area C-3.

Vehicular Access and Circulation

Crossing Oaks Shopping Center is located in the southwest corner of E. 71st Street S. and S. Memorial Drive. The site is served by a three drives that feeds into the site from the eastbound lanes of E. 71st Street S. and three drive that provide access from S. Memorial Drive, one limited

access (southbound only) and two full access drives. The internal circulation is sufficient for all fire apparatus and meets the IFC 2009 requirements for access to all buildings.

Pedestrian Access

Sidewalks are already constructed or installed providing pedestrian access from E. 71st Street S. and S. Memorial Drive.

Platting Requirement

The project will not require that a re-plat.

Utilities

The existing site is currently served by all utilities (water, sewer, stormwater, electric, telephone, etc.). The demolition of the existing buildings and construction of the new buildings will require the relocation of the existing water and sanitary sewer systems along the minor modifications to the existing stormwater system. The relocation of the water and sanitary sewer system will require an IDP permit with the City of Tulsa. The stormwater system will continue to utilize the same flow patterns and will not require any changes to the existing collection or detention systems that exist off site.

Site Plan Review

No individual building permit will be issued for any building within Crossing Oaks Shopping Center until a Planned Unit Development Detail Site Plan and Detail Landscape Plan has been submitted for each individual building (or buildings) to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved Planned Unit Development standards.

Schedule of Development

It is anticipated the re-development within Crossing Oaks Shopping Center will begin within the second half of 2016, or early 2017, after final approval of the amended Planned Unit Development and Detail Site Plan approval.

Legal Description

The legal description of the property is as follows:

The Northeast Quarter of the Northeast Quarter (NE/4, NE/4) of Section 11, Township 18N, Range 13E, Tulsa County, State of Oklahoma, Less and Except the North 455.45 feet of the East 417.4 feet and Less and Except the East 175 feet of the West 255.0 feet of the North 460.0 feet of the NE/4 of the NE/4 of Section 11, Township 18N, Range 13E, Tulsa County, State of Oklahoma.

Development Standards (Development Area C only)

Total Development Area:	937,282 S.F. (21.52 Acres)
Total Floor Area for Development Area C:	283,600 S.F.

Minimum Building Setbacks

North Boundary (E. 71st Street S.):	50 Feet
East Boundary (S. Memorial Drive):	50 Feet
South Boundary:	25 Feet
West Boundary:	25 Feet

Permitted Uses

All uses permitted in the CS District;

Development Area C-1

Land Area

Gross:	10.32 acres	449,319 S.F.
Net Land Area:	10.32 acres	449,319 S.F.

Off-Street Parking

Off-Street parking will be provided at a rate of 3.33 per 1,000 S.F. of floor area for the first 151,600 SF of floor area of all combined buildings with a minimum number of 505 spaces.

Vendor parking is planned for the south and west side of the Furniture Store but no dedicated vendor parking is planned for the smaller 4,200 S.F. and the 8,400 S.F. out parcel buildings. However, consideration will be given for circulation in the event of parcel deliveries to the outparcel buildings.

Maximum Building Floor Area: 151,600 S.F.

Maximum Building Height: 45 Feet

Landscape Areas

A minimum of 10% of the total net area of the lot shall be improved as internal landscape open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code with the exceptions listed in the Landscape Section below.

Development Area C-2

Land Area

Gross:	3.10 acres	134,914 S.F.
Net Land Area:	3.10 acres	134,914 S.F.

Off-Street Parking

Off-Street parking will be provided at a rate of 3.33 per 1,000 S.F. of floor area for the first 33,000 SF of floor area of all combined buildings with a minimum number of 110 spaces.

Vendor parking is planned for the west side of the Clothing Store building but no dedicated vendor parking is planned for the smaller 6,000 S.F. out parcel building. However, consideration will be given for circulation in the event of parcel deliveries to the outparcel building.

Maximum Building Floor Area: 33,000 S.F.

Maximum Building Height: 45 Feet

Landscape Areas

A minimum of 10% of the total net area of the lot shall be improved as internal landscape open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code with the exceptions listed in the Landscape Section below.

Development Area C-3

Land Area

Gross:	1.10 acres	47,739 S.F.
Net Land Area:	1.10 acres	47,739 S.F.

Off-Street Parking

Off-Street parking will be provided at a rate of 8.50 per 1,000 S.F. of floor area for the first 2,950 SF of floor area of all combined buildings with a minimum number of 25 spaces.

No Vendor parking is planned however consideration will be given for circulation in the event of parcel deliveries.

Maximum Building Floor Area: 4,000 S.F.

Maximum Building Height: 32 Feet

Landscape Areas

A minimum of 10% of the total net area of the lot shall be improved as internal landscape open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code with the exceptions listed in the Landscape Section below.

Development Area C-4

Land Area

Gross:	7.00 acres	305,078 S.F.
Net Land Area:	7.00 acres	305,078 S.F.

Off-Street Parking

Off-Street parking will be provided at a rate of 3.33 per 1,000 S.F. of floor area for the first 95,000 SF of floor area of all combined buildings with a minimum number of 283 spaces.

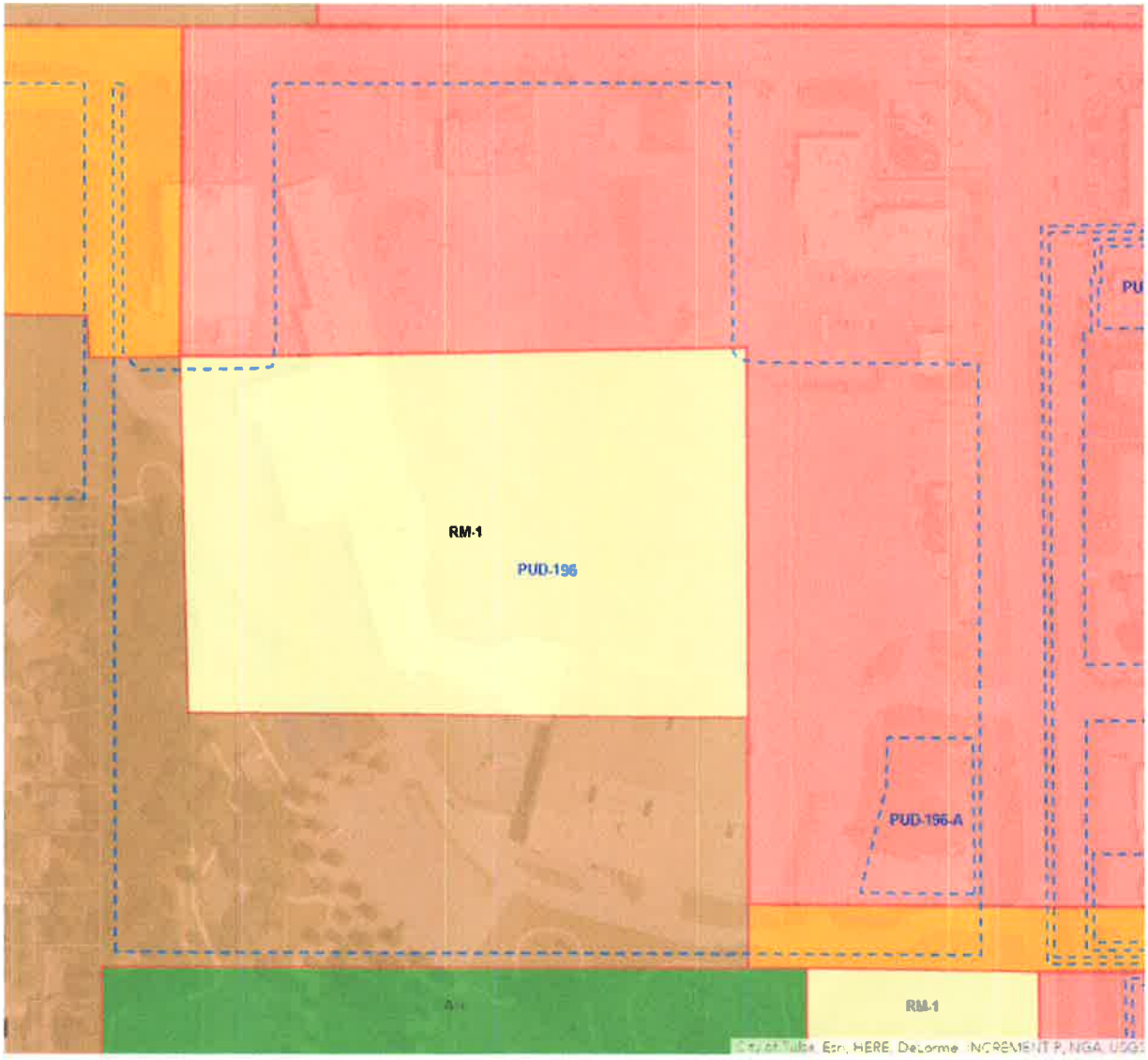
Vendor parking is planned for the west side of the Grocery Store.

Maximum Building Floor Area: 95,000 S.F.

Maximum Building Height: 45 Feet

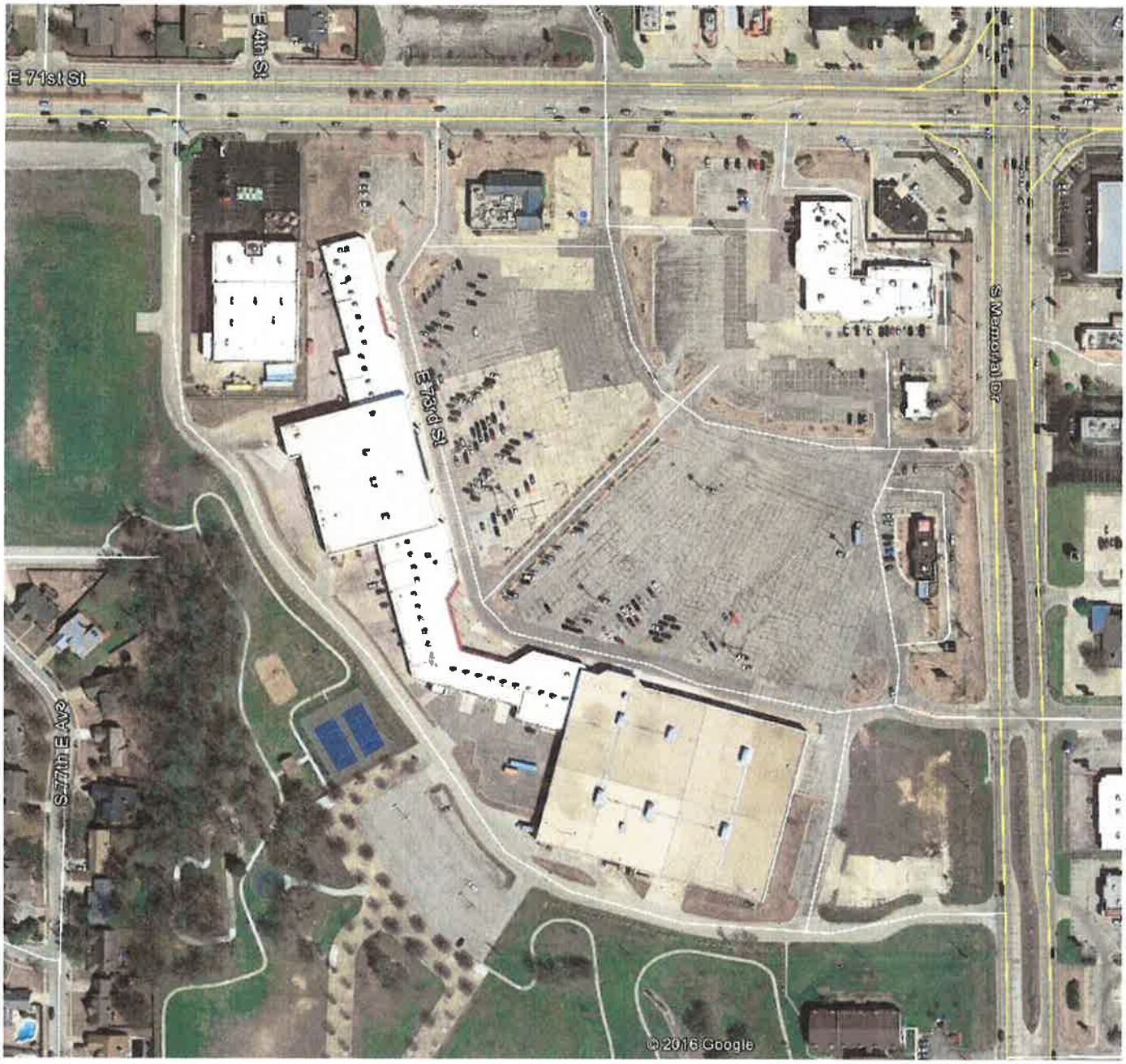
Landscape Areas

A minimum of 10% of the total net area of the lot shall be improved as internal landscape open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code with the exceptions listed in the Landscape Section below.



Zoning Map

Appendix C
Project Aerial



9.18

Appendix A
Conceptual Site Plan

SITE DATA

C-1 - FURNITURE / SHOPS	10.32 ACRES
C-2 - CLOTHING / SHOPS	3.10 ACRES
C-3 - JIFFY LUBE / KFC	1.10 ACRES
C-4 - GROCER	7.00 ACRES
TOTAL	21.52 ACRES

BUILDING DATA

C-1 - SUNSHINE FURNITURE / SHOPS	151,600 S.F.
C-2 - CLOTHING / SHOPS	33,000 S.F.
C-3 - KFC	2,950 S.F.
C-4 - GROCER	85,000 S.F.
TOTAL	272,550 S.F.

PARKING DATA

PARKING PROVIDED	1,103 SPACES
PARKING REQUIRED	
C-1 - FURNITURE / SHOPS @ 3.33 / 1,000 S.F.	453 SPACES
C-2 - CLOTHING / SHOPS @ 3.33 / 1,000 S.F.	159 SPACES
C-3 - RESTAURANT W/ DRIVE-THRU @ 8.50 / 1,000 S.F.	31 SPACES
C-4 - GROCER @ 3.33 / 1,000 S.F.	348 SPACES
TOTAL	991 SPACES

19.19

wright
WRIGHT ARCHITECTS, P.C.
1800 PEACHTREE ST. SUITE 520
ATLANTA, GA 30309 404-607-0222
email greg@wrightatlanta.com

CROSSING OAKS SHOPPING CENTER
CONCEPTUAL LAYOUT
TULSA, OKLAHOMA

SITE PLAN PREPARED FOR:
Collett

9.19

OLSSON ASSOCIATES

CROSSING OAKS SHOPPING CENTER
CONCEPTUAL LAYOUT
TULSA, OKLAHOMA

REV. NO. | DATE | REVISIONS DESCRIPTION
REVISIONS

SHEET

Appendix B
Conceptual Building Elevations

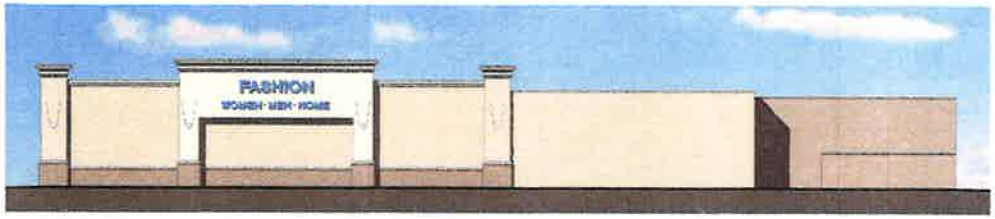
DRAWING
EL - 1

19.20

PARTIAL FRONT ELEVATION
SCALE: 3/32" = 1'-0"

PARTIAL FRONT ELEVATION - SHOPS A
SCALE: 3/32" = 1'-0"

PARTIAL FRONT ELEVATION - FASHION TENANT
SCALE: 3/32" = 1'-0"



SIDE ELEVATION - FASHION TENANT
SCALE: 3/32" = 1'-0"

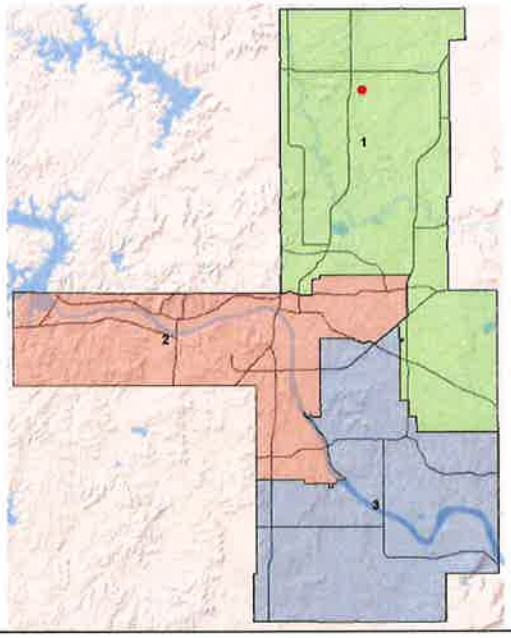
SAMPLE ELEVATION - SHOPS B AND C
SCALE: 3/32" = 1'-0"

wright
WRIGHT ARCHITECTS, P.C.
1909 PEACHTREE ST. SUITE 329
ATLANTA, GA 30309 404-607-0222
email greg@wrightatlanta.com

PROPOSED SHOPPING CENTER CONCEPT ELEVATIONS
TULSA, OKLAHOMA
DRAWING PREPARED JULY 16, 2016

DRAWING PREPARED FOR:
Collett

9.20

TMAPC Tulsa Metropolitan Area Planning Commission	**Case :** **Stone Lake Phase IV** **Hearing Date: August 17, 2016**
Case Report Prepared by: Diane Fernandez	**Owner and Applicant Information**: *Applicant*: Harley Swan, Kellogg Engineering Owner: K&S Development, Inc.
Location Map: **(shown with City Council Districts)**  	**Applicant Proposal:** Preliminary Plat *Location*: West of the southwest corner of North Sheridan Road and East 136th Street North
Zoning: RE (residential estate)	**Staff Recommendation:** Staff recommends Approval.
	City Council District: N/A *Councilor Name*: N/A **County Commission District: 1** *Commissioner Name:* John Smaligo

EXHIBITS:

Subdivision Plat Map, Aerial, Case Map

PRELIMINARY SUBDIVISION PLAT

Stone Lake Phase IV - (County)
West of southwest corner of East 136th Street North and North Sheridan Avenue

The plat consists of 15 Lots, 2 Blocks, on 9.98 acres.

The following issues were discussed August 4, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE (residential estate).
2. **Streets:** No comment.
3. **Sewer:** Aerobic systems.
4. **Water:** Washington County Rural water district # 3 will serve water.
5. **Storm Drainage:** Drainage plans will need to be submitted and approved by the County Engineer.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** A release letter will be needed from the district serving the site.
8. **Other: GIS:** Identify all subdivisions in location map. Label correctly. Turn off parcel and/or lot lines in location map. Label all unplatted areas in location map. Label all streets with the assigned street name. Spell out the Indian Base and Meridian in location description for plat. Submit control data sheet. Provide individual lot addresses on face of plat. Define the basis of bearing for the plat. List under the general notes the basis of bearing providing the bearing angle between two known points. In the sub-title of the plat add "State Of" before Oklahoma. The surveyor needs to renew his CA number. Please provide the name of the surveyor under the surveyor information. **County Engineer** Addresses must be provided and approved. Drainage study must be submitted and approved. All developments in section must be shown on location map. Proper pipe sizes for drainage, etc. must be shown and approved.

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.

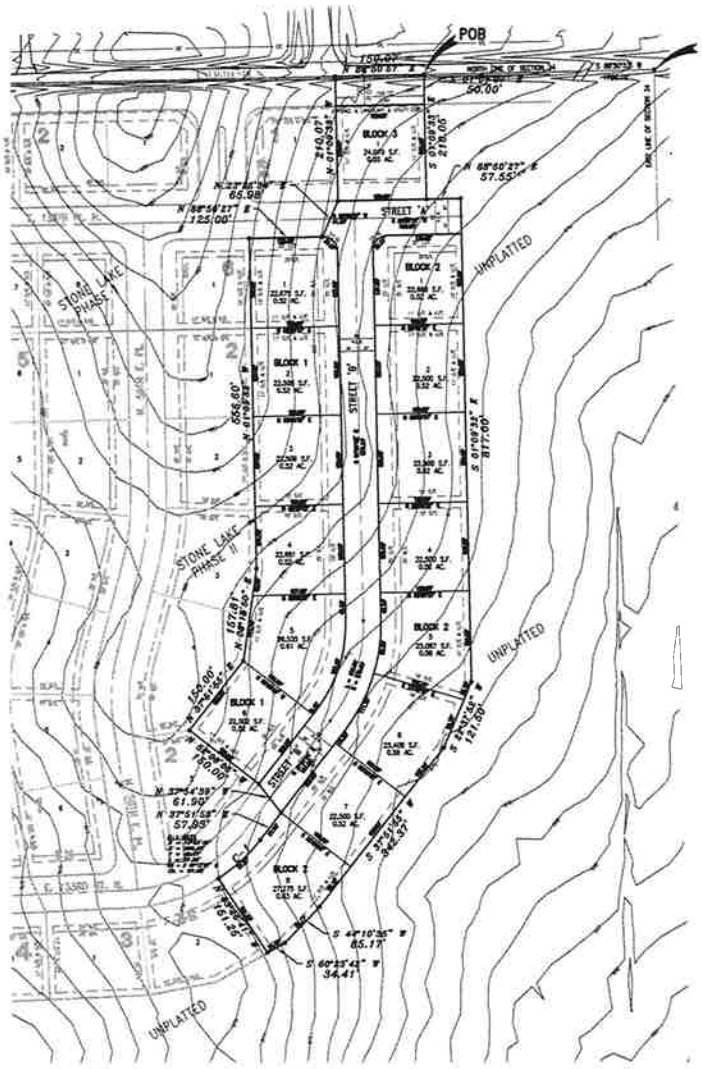
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

DETENTION NOTE:
DETENTION PROVIDED BY STONE LAKE PHASE I. SEE THE APPROVED DETENTION AND DRAINAGE REPORT FOR STONE LAKE PHASE I, DATED OCTOBER 15, 2009

PRELIMINARY PLAT
STONE LAKE PHASE IV

PART OF THE NE/4 OF SECTION 34, T-22-N, R-13-E I.B.&M.
TULSA COUNTY, OKLAHOMA

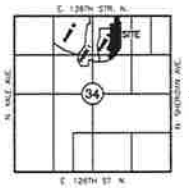
ZONED: RE
ADDITION HAS 15 LOTS IN 3 BLOCKS
ALL CONTAINED IN 9.98 ACRES MORE OR LESS



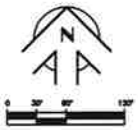
OWNER/DEVELOPER:
K&S DEVELOPMENT, INC.
12150 E. 96th ST. N., SUITE 200
OWASSO, OKLAHOMA 74055
CONTACT PERSON: BRIAN DOYLE
PHONE: (918) 274-0406
EMAIL: brian@slmmonskourtis.com

ENGINEER:
KELLOGG ENGINEERING, INC.
6755 SOUTH 4060 ROAD
TALALA, OKLAHOMA 74080
PHONE: (918) 275-4080
FAX: (918) 275-7171
EMAIL: kelloggengineering@tolslcsl.com
CERT. OF AUTHORIZATION NO. 2788
RENEWAL DATE: JUNE 30, 2017

SURVEYOR:
BENCHMARK SURVEYING
AND LAND SERVICES, INC.
P.O. BOX 1078
OWASSO, OKLAHOMA 74055
PHONE: (918) 274-9081
FAX: (918) 274-0807
FAX: (918) 274-0807
EMAIL: benchmark@atlasok.com
RENEWAL DATE: JUNE 30, 2016



LOCATION MAP
SCALE: 1" = 2000'



LEGEND

	PROPOSED BOUNDARY
	PROPOSED ROW
	PROPOSED LOT LINE
	PROPOSED BUILDING LINE
	PROPOSED EASEMENT
	ADJACENT LOT LINE
	PROPOSED CENTER LINE
	EXISTING CONTOURS

SITE DATA

EXISTING ZONING	- RE
PROPOSED USE	- SINGLE FAMILY RESIDENTIAL
EXISTING LAND USE	- SINGLE FAMILY RESIDENTIAL
TOTAL ACREAGE	- 9.98 AC.
NUMBER OF LOTS	- 15 LOTS
DENSITY	- 1.50 LOTS/ACRE
AVERAGE LOT SIZE	- 23,591 SF
SMALLEST LOT SIZE	- 22,500 SF
LARGEST LOT SIZE	- 27,275 SF

ADC	ACCESS PERMITTED
B/A	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
L/NA	LIMITS OF NO ACCESS
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT

FLOOD PLAIN NOTE:
PROPOSED SITE IS OUTSIDE OF FEMA 100 YEAR FLOOD PLAIN BOUNDARIES. FEMA PANEL NO. 40143C0110L REVISED DATE: OCTOBER 16, 2012

DEED OF DEDICATION AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

STONE LAKE PHASE IV IS AN AREA OF DISTINCTIVE LANDSCAPE AND NATURAL BEAUTY. IT IS THE DESIRE AND INTENT OF K&S DEVELOPMENT, INC AN OKLAHOMA CORPORATION ("THE DEVELOPER"), TO CREATE A RESIDENTIAL COMMUNITY IN WHICH SUCH BEAUTY SHALL BE SUBSTANTIALLY PRESERVED AND ENHANCED BY THE CREATION AND ENFORCEMENT OF DEVELOPMENT THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER (W/2 NE/4) OF SECTION THIRTY-FOUR (34) OF TOWNSHIP TWENTY-TWO (22) NORTH AND RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY, THEREOF, TULSA COUNTY, STATE OF OKLAHOMA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NE/4 OF SEC. 34, T-22-N, R-13-E, I.B.&M.; THENCE S 88°56'27" W A DISTANCE OF 1,338.18 FEET TO THE POINT OF BEGINNING. THENCE S 01°09'33" E A DISTANCE OF 210.00 FEET; THENCE N 88°56'27" E A DISTANCE OF 57.55 FEET; THENCE S 01°09'33" E A DISTANCE OF 65.00 FEET; THENCE S 23°37'54" W A DISTANCE OF 121.00 FEET; THENCE S 37°51'58" W A DISTANCE OF 340.37 FEET; THENCE N 44°18'35" W A DISTANCE OF 85.17 FEET; THENCE N 60°23'42" E A DISTANCE OF 34.41 FEET; THENCE N 37°26'47" W A DISTANCE OF 151.25 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 10°53'40", A CHORD BEARING OF N 43°13'37" E, A CHORD LENGTH OF 67.42 FEET FOR A DISTANCE OF 67.66 FEET; THENCE N 27°51'57" E A DISTANCE OF 57.83 FEET; THENCE N 37°54'39" W A DISTANCE OF 61.90 FEET; THENCE N 52°05'21" E A DISTANCE OF 150.00 FEET; THENCE N 37°51'58" W A DISTANCE OF 57.98 FEET; THENCE N 08°18'58" E A DISTANCE OF 157.81 FEET; THENCE N 01°09'33" W A DISTANCE OF 556.60 FEET; THENCE N 88°56'27" E A DISTANCE OF 125.00 FEET; THENCE N 23°25'54" E A DISTANCE OF 65.95 FEET; THENCE N 01°09'33" W A DISTANCE OF 210.07 FEET; THENCE N 88°56'27" E A DISTANCE OF 150.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.98 ACRES, MORE OR LESS.

BASIS OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM.

HAS CAUSED THE SAME TO BE ENGINEERED, SURVEYED, STAKED AND PLATTED INTO LOTS, BLOCKS, STREETS AND RESERVE AREAS IN CONFORMITY TO THE ACCOMPANYING PLAT AND SURVEY THEREOF, WHICH PLAT IS MADE A PART HEREOF (THE "PLAT"), AND HAS CAUSED THE SAME TO BE NAMED STONE LAKE PHASE IV, AN ADDITION TO TULSA COUNTY, STATE OF OKLAHOMA (THE "ADDITION").

THE DEVELOPER, BEING THE OWNER OF ALL LOTS AND BLOCKS WITHIN STONE LAKE PHASE IV AND DESIRING TO ESTABLISH A COMPATIBLE SYSTEM OF DEVELOPMENT AND PRESERVE THE CHARACTER OF STONE LAKE PHASE IV ("THE SUBDIVISION"), DOES HEREBY SECURE AND ESTABLISH THE FOLLOWING PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS:

1. PUBLIC STREETS AND UTILITY EASEMENTS.

PUBLIC STREETS AND UTILITY EASEMENTS. THE DEVELOPER DEDICATES TO THE PUBLIC, FOR PUBLIC USE FOREVER, THE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ON THE PLAT FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING AND REPLACING ANY AND ALL STREETS AND PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, STORM AND SANITARY SEWER LINES, COMMUNICATION LINES, ELECTRIC DISTRIBUTION LINES, CABLE TELEVISION LINES, TRANSFORMERS, PEDESTALS, GAS AND WATER LINES, TOGETHER WITH ALL FITTINGS AND EQUIPMENT FOR EACH SUCH FACILITY AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHT OF INGRESS AND EGRESS TO AND UPON SAID EASEMENTS AND RIGHT-OF-WAYS FOR THE USES AND PURPOSES THEREOF.

2. UNDERGROUND AND ELECTRIC AND COMMUNICATION SERVICE.

UNDERGROUND AND ELECTRIC AND COMMUNICATION SERVICE. IN CONNECTION WITH THE INSTALLATION OF UNDERGROUND ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, ALL LOTS ARE SUBJECT TO THE FOLLOWING:

A. OVER-HEAD POLE LINES FOR THE SUPPLY OF ELECTRIC SERVICE, TELEPHONE AND CABLE TELEVISION SERVICE MAY ONLY BE LOCATED ALONG THE NORTH PROPERTY LINES OF THE ADDITION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE ADDITION, ALL SUPPLY LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENT WAYS RESERVED FOR GENERAL UTILITIES AND STREETS SHOWN ON THE PLAT. SERVICE PEDESTALS AND TRANSFORMERS AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES MAY BE ALSO LOCATED IN SUCH EASEMENT WAYS.

B. ALL SUPPLY LINES IN THE SUBDIVISION INCLUDING ELECTRIC, TELEPHONE, AND CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN THE EASEMENTS RESERVED FOR GENERAL UTILITY SERVICES AND STREETS SHOWN ON THE PLAT OF THE SUBDIVISION. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN SAID EASEMENTS.

C. THE SUPPLIER OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL SUCH EASEMENT WAYS SHOWN ON THE PLAT OR PROVIDED FOR IN THIS DEDICATION FOR THE PURPOSES OF INSTALLING, MAINTAINING, REMOVING, OR REPLACING ANY PORTION OF SAID UNDERGROUND ELECTRIC, TELEPHONE, OR CABLE TELEVISION SO INSTALLED BY IT.

D. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH MAY BE LOCATED ON ALL LOTS IN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON EACH SAID LOT: PROVIDED THAT UPON THE INSTALLATION OF SUCH A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, AND EFFECTIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A TWO-FOOT STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE OR THE STRUCTURE OR A POINT OF METERING.

E. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES LOCATED ON SUCH OWNER'S PROPERTY AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES. SUCH UTILITY COMPANY WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, OR CABLE TELEVISION FACILITIES, BUT THE OWNER WILL PAY FOR THE DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, ITS AGENTS OR CONTRACTORS.

F. THE FOREGOING COVENANTS CONCERNING UNDERGROUND ELECTRIC, TELEPHONE, AND CABLE TELEVISION FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF ELECTRIC, TELEPHONE OR CABLE TELEVISION SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND THEREBY.

3. UNDERGROUND GAS SERVICE:

UNDERGROUND GAS SERVICE. UNDERGROUND SERVICE LINES TO ALL HOMES MAY BE RUN FROM THE NEAREST SERVICE CONNECTION TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF THE HOME: PROVIDED, THAT UPON THE INSTALLATION OF SUCH A SERVICE LINE TO A HOME, THE SUPPLIER OF GAS SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND EXCLUSIVE RIGHT-OF-WAY EASEMENT ON SAID LOT, COVERING A FIVE FOOT (5') STRIP EXTENDING 2.5 FEET ON EACH SIDE OF SUCH SERVICE LINE, EXTENDING FROM THE SERVICE CONNECTION TO THE SERVICE ENTRANCE ON THE HOME. ALL GAS METERS SHALL BE PHYSICALLY LOCATED AT OR NEAR THE SERVICE ENTRANCE TO THE HOME.

A. THE SUPPLIER OF GAS SERVICE, THROUGH ITS PROPER AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL SUCH EASEMENT WAYS SHOWN ON THE PLAT, OR PROVIDED FOR IN THIS DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF SAID UNDERGROUND GAS FACILITIES SO INSTALLED BY IT.

B. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED ON ITS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID GAS FACILITIES. THE SUPPLIER OF GAS SERVICES WILL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND GAS FACILITIES, BUT SUCH OWNER WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED BY ACTS OF SUCH OWNER OR ITS AGENTS OR CONTRACTORS.

C. THE FOREGOING COVENANTS CONCERNING UNDERGROUND GAS FACILITIES SHALL BE ENFORCEABLE BY THE SUPPLIER OF GAS SERVICE, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

4. WATER AND STORM SEWER:

THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS AND STORM DRAIN FACILITIES LOCATED ON SUCH OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE FROM THE ORIGINAL CONTOURS OR ANY CONSTRUCTION ACTIVITY WHICH MAY INTERFERE WITH SAID FACILITIES. SAID ALTERATION OF GRADE RESTRICTIONS SHALL BE LIMITED TO EASEMENT AREAS.

A. RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY, OR AS THE CASE MAY BE, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF ITS PUBLIC WATER LINE MAINS, BUT THE OWNER OF EACH LOT WILL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS. RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY SHALL HAVE THE RIGHT OF ACCESS WITH ITS EQUIPMENT TO ALL EASEMENT WAYS SHOWN ON THE PLAT FOR INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF ITS UNDERGROUND WATER LINE FACILITIES. THE FOREGOING COVENANTS CONCERNING WATER LINE FACILITIES SHALL BE ENFORCEABLE BY RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY, AND THE OWNER OF EACH LOT AGREES TO BE BOUND HEREBY.

B. SANITARY SEWER DISPOSAL: SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEQ APPROVED AEROBIC SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE DEVELOPER AND/OR HIS AGENTS. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.

5. LANDSCAPE AND PAVING REPAIR.

LANDSCAPE AND PAVING REPAIR. THE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY LANDSCAPING AND PAVING LOCATED WITHIN THE UTILITY EASEMENTS IN THE EVENT IT IS NECESSARY TO REPAIR ANY UNDERGROUND WATER, STORM SEWERS, ELECTRIC, NATURAL GAS, TELEPHONE, OR CABLE TELEVISION SERVICE NO LOT OWNER SHALL PLANT ANY TREES OR SHRUBBERY IN DEDICATED UTILITY EASEMENTS OR RIGHT-OF-WAYS WHICH WOULD POTENTIALLY ENDANGER, THREATEN OR HARM ANY UTILITIES LOCATED WITHIN SAID EASEMENTS OR RIGHT-OF-WAYS. IF IT IS DETERMINED THAT ANY TREES OR SHRUBBERY LOCATED WITHIN SAID EASEMENTS OR RIGHT-OF-WAYS ARE DAMAGING OR ENDANGERING UTILITIES IN SAID EASEMENTS OR RIGHT-OF-WAYS, THE UTILITY PROVIDER SHALL HAVE THE RIGHT TO REMOVE SAID TREES OR SHRUBBERY UPON FIVE (5) DAYS NOTICE THEREOF AT THE LOT OWNER'S EXPENSE, OR WITHIN SUCH TIME THE LOT OWNER MAY REMOVE SAME.

6. FENCE AND LANDSCAPE EASEMENT:

AREAS DESIGNATED ON THE PLAT AS FENCE EASEMENTS AND/OR LANDSCAPE EASEMENT ARE HEREBY DESIGNATED BY THE DEVELOPER AS PERPETUAL EASEMENTS FOR THE BENEFIT OF THE ASSOCIATION FOR THE PURPOSE OF PROVIDING PROPER VISUAL SCREENING OF THE SUBDIVISION FROM SURROUNDING AREAS, MAINTENANCE OF ENTRYWAYS AND FOR THE CONSTRUCTION AND MAINTENANCE OF ANY SIGNAGE, FENCE, LANDSCAPING OR WALL AND FOR OTHER PURPOSES DEEMED TO BE IN THE COMMON GOOD BY DEVELOPER AND/OR THE ASSOCIATION.

7. HOME OWNERS' ASSOCIATION.

HOME OWNERS' ASSOCIATION. A HOME OWNERS' ASSOCIATION, KNOWN AS "STONE LAKE HOME OWNERS ASSOCIATION," AN OKLAHOMA NOT-FOR-PROFIT CORPORATION, HAS BEEN OR SHALL BE ESTABLISHED PURSUANT TO 60 O.S. 1991, SEC. 851, ET SEQ., TO MAINTAIN THE ENTRYWAYS AND THE RESERVE AREAS IN THE SUBDIVISION AND FOR SUCH OTHER PURPOSES AS SHALL BE DEEMED ADVISABLE. ALL LIMITS ACTS, IF ANY, OF STONE LAKE HOME OWNERS ASSOCIATION (THE "ASSOCIATION"), MADE UNDER AND PURSUANT TO ITS CERTIFICATE OF INCORPORATION AND BY-LAWS SHALL BE BINDING UPON THE LOTS CONTAINED IN THE ADDITION AND THE OWNERS THEREOF. MEMBERSHIP IN THE ASSOCIATION SHALL CONSIST OF ALL OWNERS OF LOTS IN THE ADDITION AND ALL OWNERS OF SUCH ADDITIONAL PROPERTY DESIGNATED BY THE DEVELOPER.

8. RESIDENTIAL DWELLING AND LOT IMPROVEMENTS

RESIDENTIAL DWELLING AND LOT IMPROVEMENTS. THE RESPECTIVE OWNER OF EACH DWELLING AND THE OWNER'S BUILDER SHALL BE RESPONSIBLE FOR ALL STRUCTURAL DESIGN, GEOTECHNICAL DESIGN, GRADING, DRAINAGE, AND ALL OTHER STRUCTURAL ASPECTS OF THE DWELLING INDEPENDENT OF THE DEVELOPER AND THE DEVELOPER'S ENGINEER. SAID OWNER AND BUILDER SHALL CONSTRUCT ALL ASPECTS OF THE DWELLING IN ACCORDANCE WITH ALL FEDERAL, STATE, AND TULSA COUNTY BUILDING CODES.

9. WAIVER OF RIGHT OF RECOVERY

WAIVER OF RIGHT OF RECOVERY. EACH OWNER SHALL BE RESPONSIBLE FOR OBTAINING INSURANCE COVERAGE FOR THE RISK OF BODILY INJURY AND PHYSICAL LOSS OR DAMAGES OF ANY KIND TO HIS AND HIS INVITEES' PERSONAL PROPERTY, INCLUDING, BUT NOT LIMITED TO, ANY PERSONAL PROPERTY STORED OR LOCATED ON PROPERTY WITHIN THE SUBDIVISION AND WITH RESPECT TO HIS HOME. THE ASSOCIATION AND EACH OWNER HEREBY WAIVE AND RELEASE ANY AND ALL CLAIMS WHICH THEY MAY HAVE AGAINST ANY OWNER, THE ASSOCIATION, ITS DIRECTORS AND OFFICERS, THE DEVELOPER, THE MANAGING AGENT, IF ANY, AND THEIR RESPECTIVE EMPLOYEES AND AGENTS, FOR DAMAGE TO THE LOTS, OR THE HOMES, OR TO ANY PERSONAL PROPERTY LOCATED IN THE LOTS, OR THE HOMES, CAUSED BY FIRE, FLOOD OR OTHER CASUALTY, TO THE EXTENT THAT SUCH DAMAGE IS INSURABLE BY FIRE, FLOOD OR OTHER FORMS OF CASUALTY INSURANCE, AND TO THE EXTENT POSSIBLE, ALL SUCH POLICIES SHALL CONTAIN WAIVERS OF THE INSURER'S RIGHTS TO SUBROGATION AGAINST ANY OWNER, THE ASSOCIATION, ITS DIRECTORS AND OFFICERS, DEVELOPER, THE MANAGING AGENT, IF ANY, AND THEIR RESPECTIVE EMPLOYEES AND AGENTS.

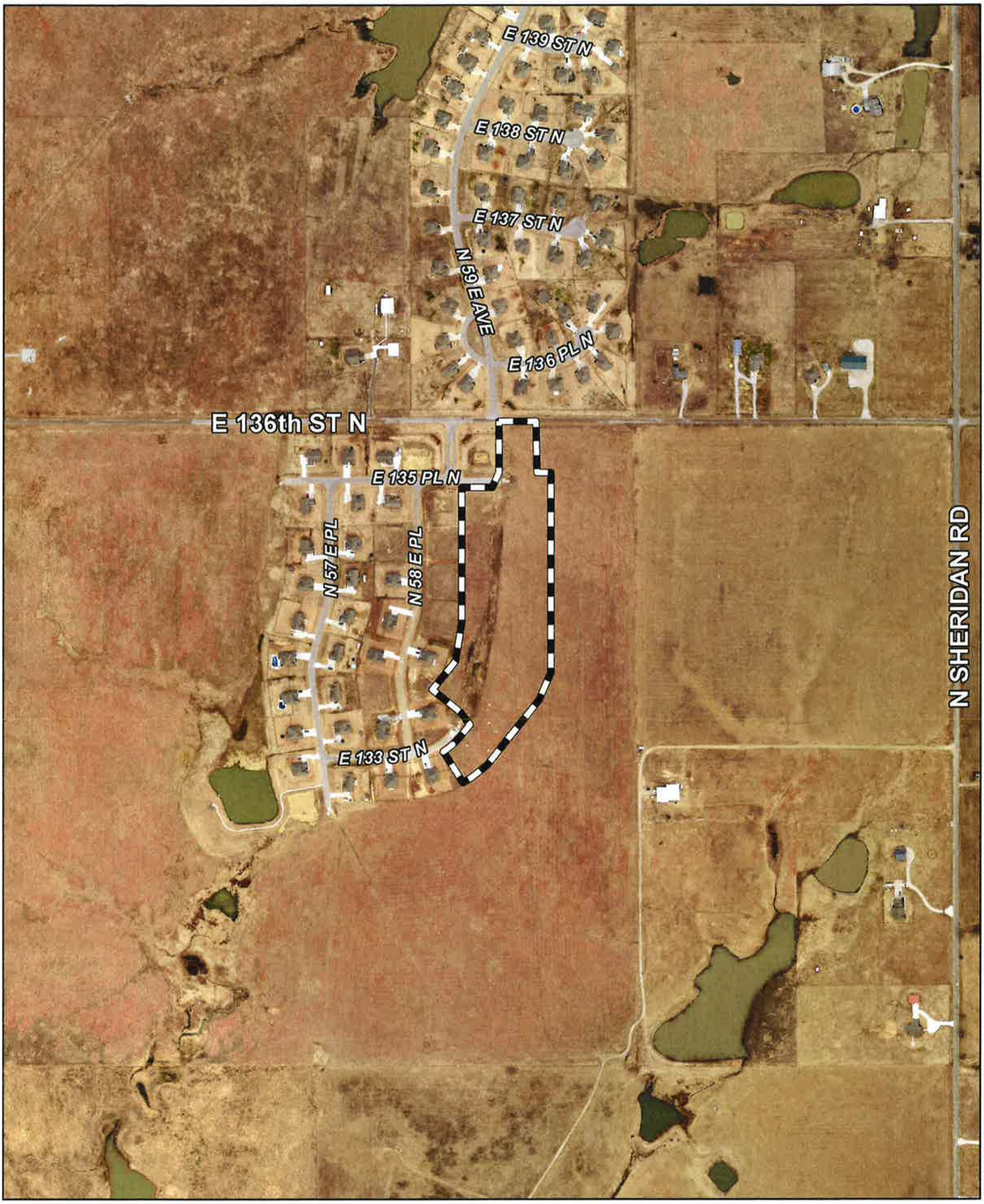
GENERAL NOTES:

1. WATER SERVICE. POTABLE WATER SHALL BE PURCHASED FROM RURAL WATER DISTRICT NO.3, WASHINGTON COUNTY.
2. SANITARY SEWER DISPOSAL. SEWAGE SHALL BE DISPOSED OF BY INDIVIDUAL ON-SITE DEQ APPROVED AEROBIC SEWAGE DISPOSAL SYSTEMS. NO OTHER ON-SITE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS SHALL BE ALLOWED. ALL SEWAGE DISPOSAL SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS SET FORTH BY THE OKLAHOMA DEPARTMENT OF ENVIRONMENTAL QUALITY.
3. GAS SERVICE. GAS SERVICE SHALL BE SUPPLIED BY ONG.
4. ELECTRIC SERVICE. ELECTRIC SERVICE SHALL BE SUPPLIED BY WEC.

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

THE CULVERT NOTATIONS REPRESENT THE MINIMUM SIZE OF SMOOTH HDPE PIPES OR SMOOTH PVC PIPES OR SMOOTH STEEL PIPES REQUIRED FOR PROPER DRAINAGE.

THE RESPECTIVE OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SIDEWALK ACROSS THE FRONT OF THE LOT AS REQUIRED BY THE TULSA COUNTY BOARD OF COUNTY COMMISSIONERS.



Feet
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Subject Tract

Stone Lake Phase IV

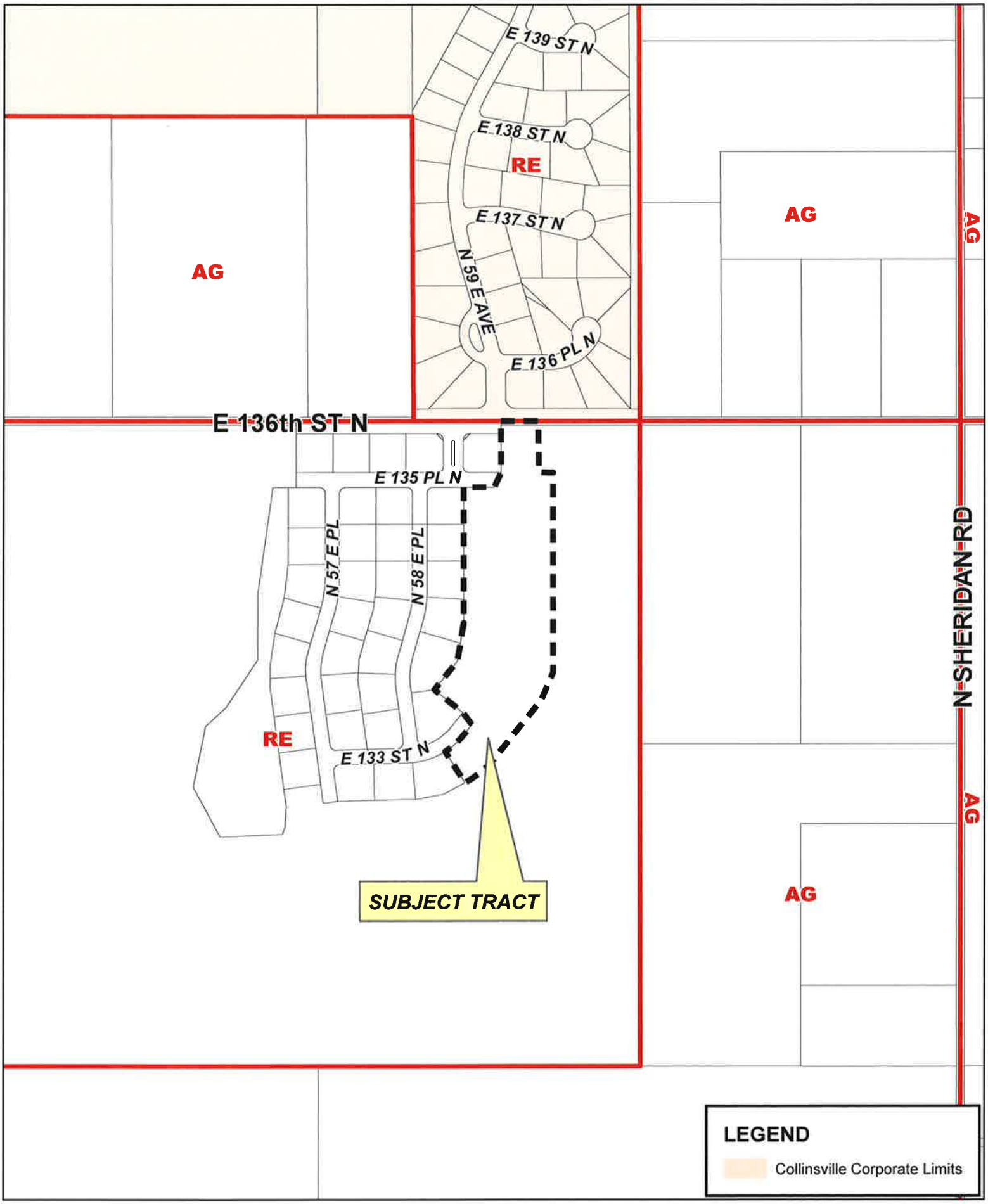
22-13 34

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

Aerial Photo Date: February 2016

N

12.6



Stone Lake Phase IV

22-13 34

12.7

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7354

Hearing Date: August 17, 2016
(applicant continuance from August 3rd to August 17)

Case Report Prepared by:

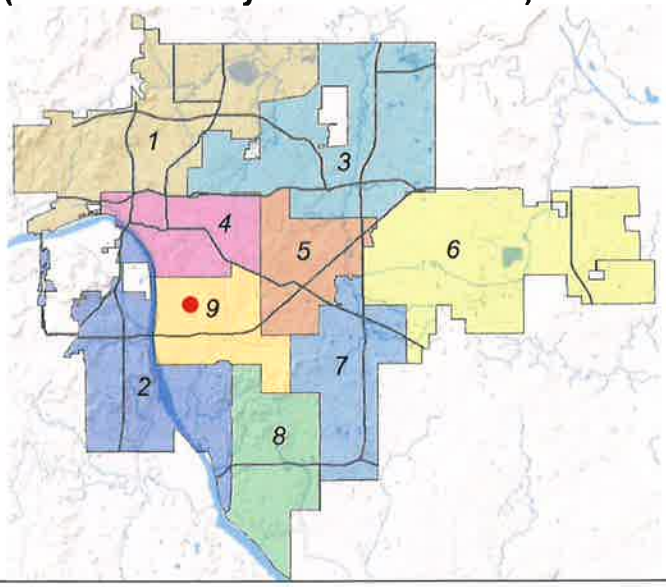
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Alan Betchan

Property Owner: CBC Builds

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Single-family

Proposed Use: Single-family

Concept summary: Rezone property to allow single family residential infill development similar to gated communities east of this site on the north side of East 41st Street.

Tract Size: 3.12 ± acres

Location: East of northeast corner of E. 41st St. and S. Utica Ave.

Zoning:

Existing Zoning: RS-2

Proposed Zoning: RS-3

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9319
CZM: 47 Atlas: 247

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

3.1

REVISED 8/10/2016

SECTION I: Z-7354

DEVELOPMENT CONCEPT: Rezone property to allow single family residential infill development similar to gated communities east of this site on the north side of East 41st Street. The proposed redevelopment will include a private street system. The project will require a waiver of the Subdivision Regulations because they currently require private streets to be in a PUD. The zoning code does not allow new PUD projects. Additional approvals will be required from the Board of Adjustment to approve a variance from Zoning Code to allow lots without frontage on a public street.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Legal Description
  - Legal Description Exhibit
- Neighborhood Correspondence:
  - Multiple email objections

DETAILED STAFF RECOMMENDATION:

Z-7354 requesting RS-3 zoning is consistent with the Existing Neighborhood Land Use designation of the Comprehensive Plan and the East Tulsa Neighborhood Implementation Plan and;

The site is isolated from the surrounding neighborhood and access will be provided from East 41st Street South. The RS-3 zoning uses and development standards are not injurious to the surrounding proximate properties and;

The requested zoning is consistent with the anticipated future development pattern at this location, therefore:

Staff recommends Approval of Z-7354 to rezone property from RS-2 to RS-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The infill opportunity at this site is consistent with the Existing Neighborhood vision that recommends small scale infill projects.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make

improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: East 41st Street south is a 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:

The site is within one mile of the Riverparks and trail system. Pedestrian or bicycle access improvements to Riverside Drive will be an important consideration. Sidewalk construction along East 41st Street South will be required as part of the IDP plans.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently occupied with two large residences which cover part of 4 existing lots.

Environmental Considerations: The terrain slopes down away from 41st street. Stormwater detention would likely affect lot layout forcing most of the new lot configuration closer to the 41st.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 41st Street	Multi Modal/Urban Arterial	70 feet	4

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	RS-2	Existing Neighborhood	Stability	Single Family Residential
East	RS-1	Existing Neighborhood	Stability	Single Family Residential
South (south side of East 41st)	RE	Existing Neighborhood	Stability	Single Family Residential
West	RS-2	Existing Neighborhood	Stability	Single Family Residential

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

PUD-749-A Abandonment August 2010: All concurred in approval of a proposed Major Amendment to Abandon PUD, on a 2± acre tract of land, on property located east of the northeast corner of East 41st Street and South Utica Avenue and abutting east of subject property.

PUD-749 April 2008: All concurred in **approval** of a proposed *Planned Unit Development* on a 2.07± acre tract of land for a small gated single-family subdivision on property located east of the northeast corner of East 41st Street and South Utica Avenue and abutting east of the subject property.

Z-7063 August 2007: A request for *rezoning* a 1.96± acre tract of land from RS-1 to RS-2 was **withdrawn** on the subject property also described as east of northeast corner of East 41st Street South and South Utica Avenue.

PUD-589 August 1998: All concurred in **approval** of a proposed *Planned Unit Development* on a 2.9± acre tract of land for a gated subdivision with seven units maximum, retaining one of existing two houses, on property located west of the northwest corner of East 41st Street and South Lewis Avenue and abutting the subject property to the east.

PUD-546 June 1996: All concurred in **approval** of a proposed *Planned Unit Development* on a 2.3± acre tract of land for a five single-family lots with a private street on property located north of northeast corner of East 37th Street and South Lewis Avenue

Z-6395 March 1993: All concurred in **approval** of a request for *rezoning* a 200± acre tract of land from RS-1 to RE for single-family development on property located on the southwest corner of East 41st Street and South Lewis Avenue and south, across E. 41st St., of subject property.

PUD-493 October 1992: All concurred in **approval** of a proposed *Planned Unit Development* on a 7± acre tract of land for an eight lot development of single-family homes with private streets on property located west of northwest corner of East 41st Street and South Lewis Avenue.

PUD-416 June 1986: All concurred in **approval** of a proposed *Planned Unit Development* on a 3.6± acre tract of land for a single-family, private street development with a maximum of 7 lots on property located west of northwest corner of East 41st Street and South Lewis Avenue.

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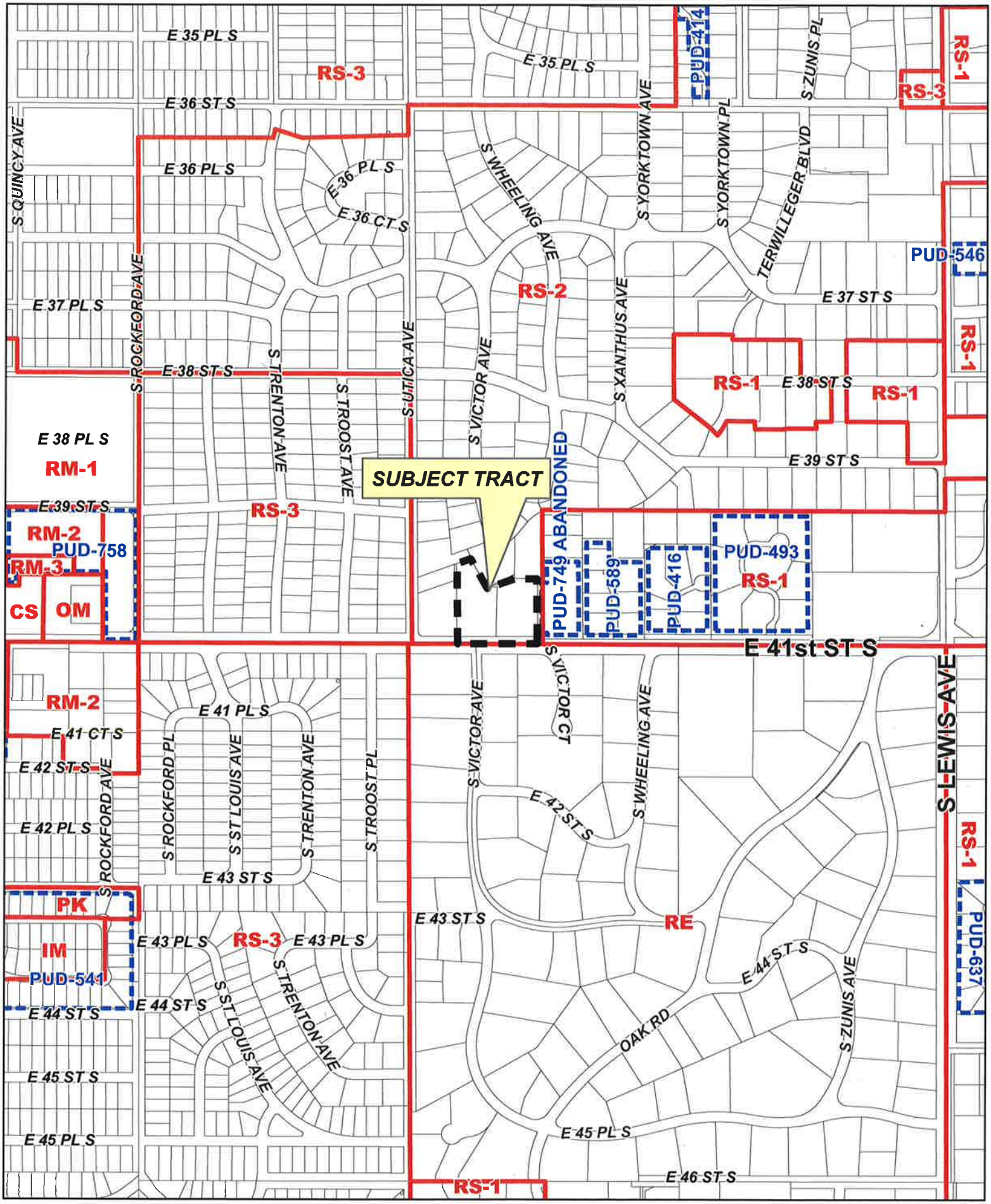

Feet
0 300 600

Z-7354

19-13 19

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Feet
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Subject Tract

Z-7354

19-13 19

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

Aerial Photo Date: February 2016

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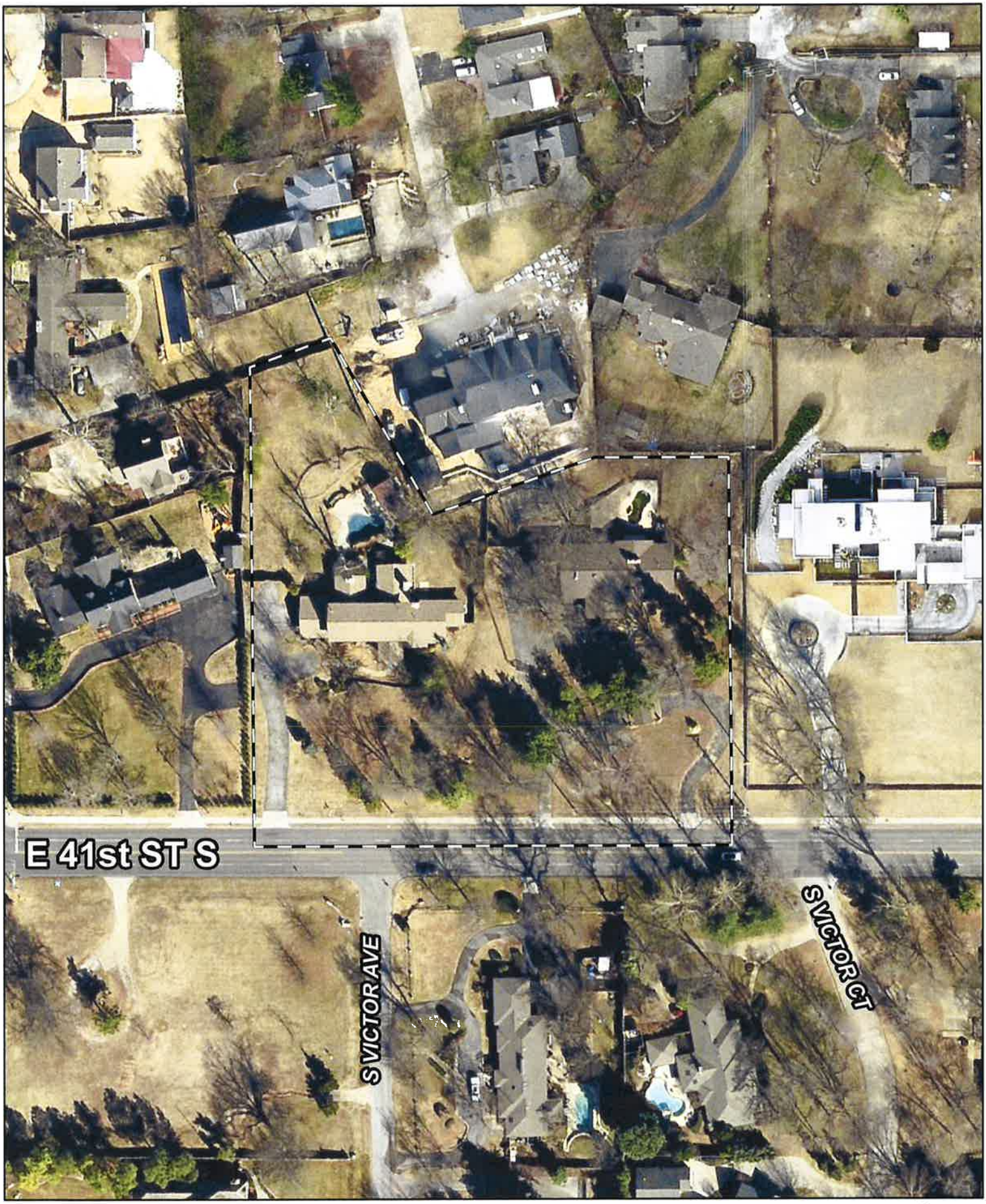

Feet
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Subject Tract

Z-7354

19-13 19

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

Aerial Photo Date: February 2016

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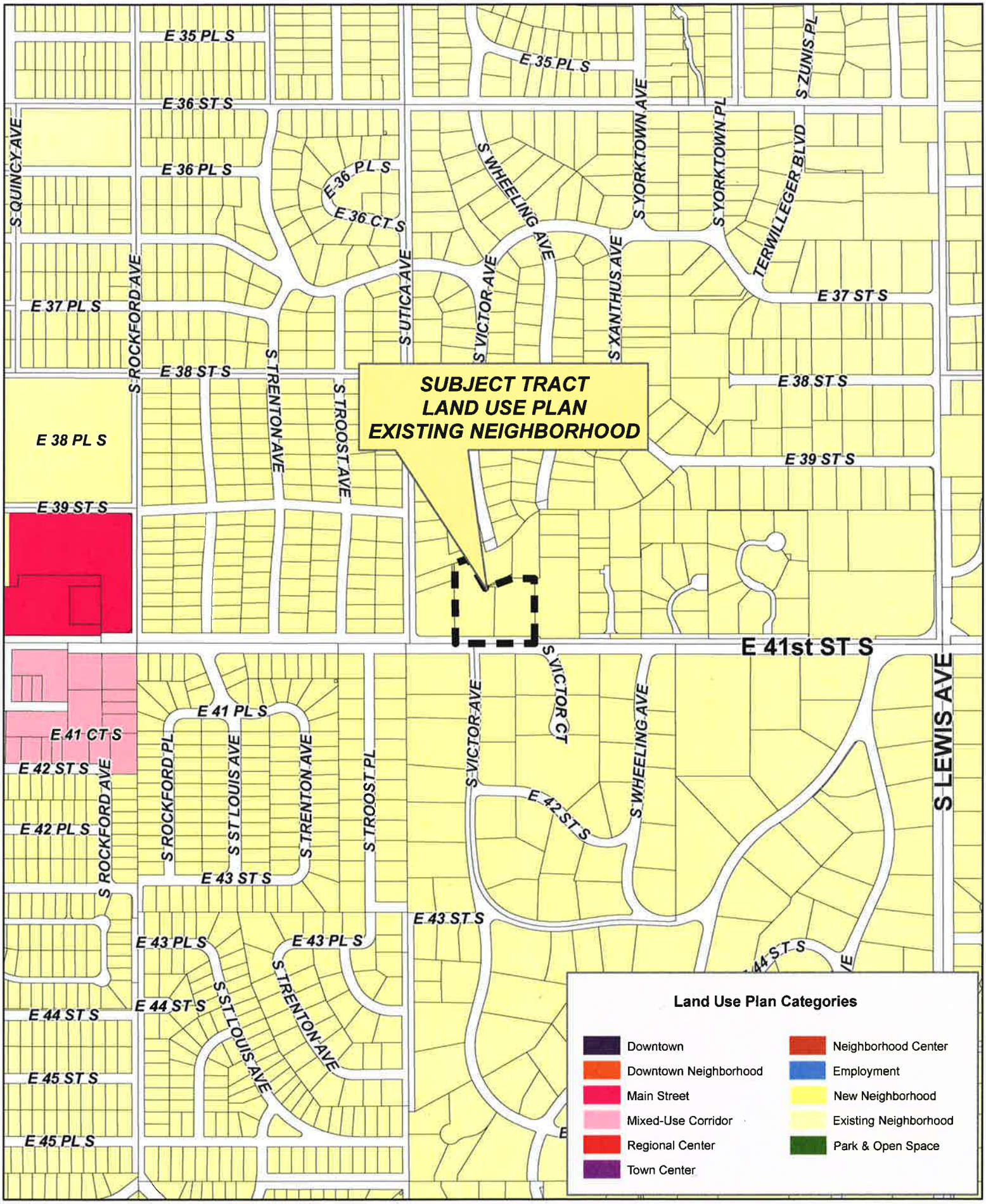

Z-7354

19-13 19

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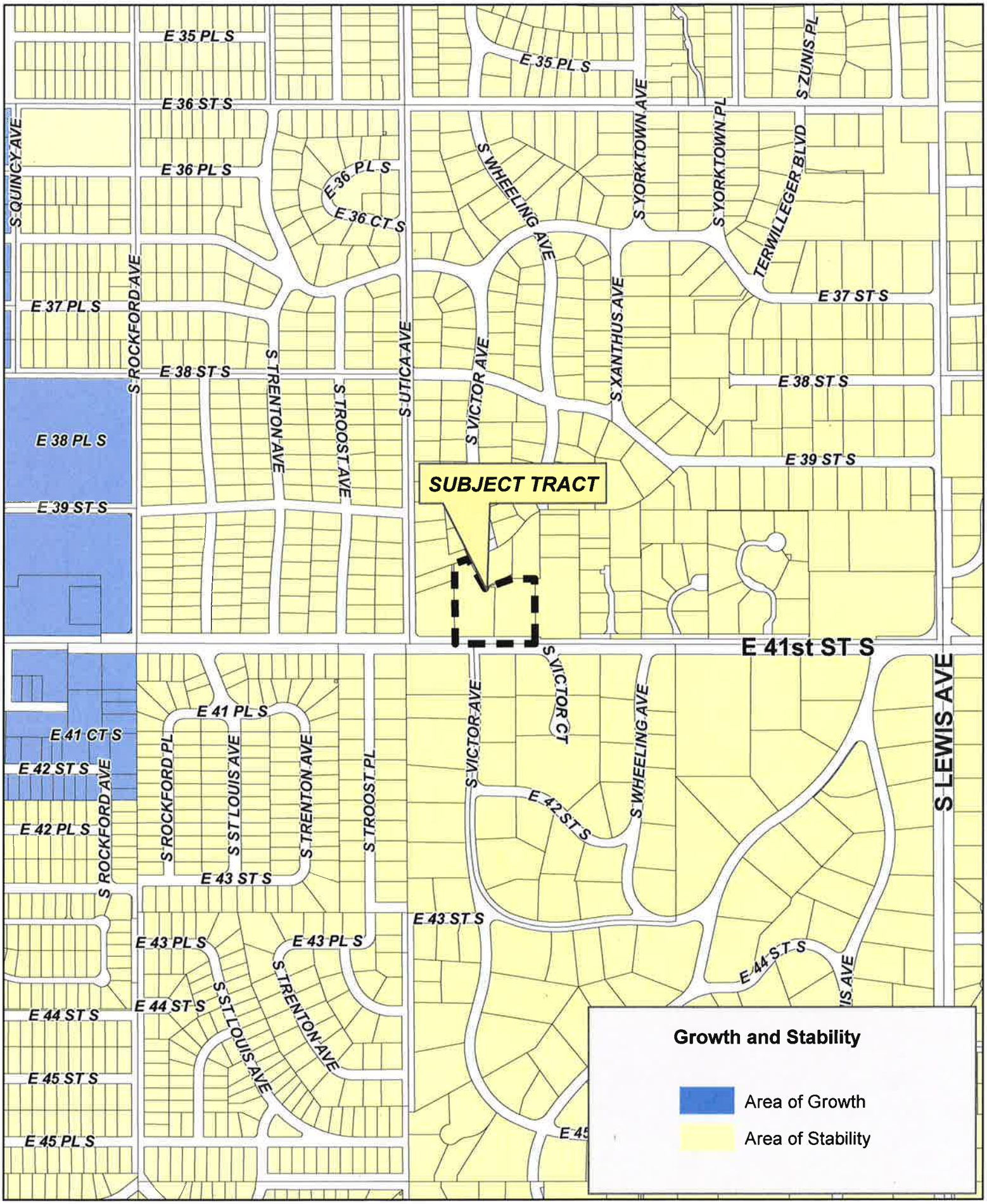


Z-7354

19-13 19

13.10

APPLICANT SUBMITTALS

13.11

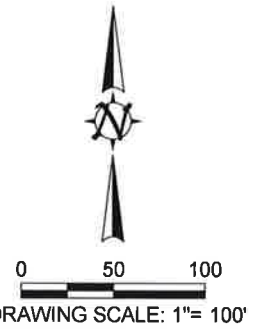
41st STREET SUBDIVISION

A TRACT OF LAND THAT IS ALL OF LOTS FIVE (5), SIX (6) AND PART OF LOTS TWO (2), THREE (3) AND FOUR (4) AND LOT SEVEN (7) BLOCK THIRTEEN (13), OF HIGHLAND PARK ESTATES, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 689, AND A PORTION OF VACATED TERWILLERGER BOULEVARD, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT FIVE (5), BLOCK THIRTEEN (13) OF SAID HIGHLAND PARK ESTATES, THENCE SOUTH 35.0; THENCE WEST PARALLEL TO SOUTH LINE OF LOTS FIVE (5), SIX (6) AND SEVEN (7) FOR A DISTANCE OF 410.00 FEET TO A POINT THAT IS 35.0 FEET SOUTH AND 5.0 FEET EAST OF THE SOUTHWEST CORNER OF LOT SEVEN (7); THENCE NORTH ALONG A LINE THAT IS 5.0 FEET EAST OF THE WEST LINE OF LOTS SEVEN (7) AND TWO (2) FOR A DISTANCE OF 337.12 FEET; THENCE CONTINUING ON A NORTHERLY EXTENSION OF SAID LINE TO THE CENTERLINE OF VACATED TERWILLGER STREET; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF SAID STREET TO A POINT THAT IS 50.00 FEET FROM THE NORTHEAST CORNER OF LOT TWO (2), AS MEASURED PERPENDICULARLY TO THE SAID CENTERLINE; THENCE SOUTHEASTERLY 50.00 FEET TO THE NORTHEAST CORNER OF LOT TWO (2); THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOT TWO (2) FOR A DISTANCE OF 114.00 FEET TO A POINT THAT IS 85.0 FEET NORTHWESTERLY FROM THE SOUTHEAST CORNER OF LOT THREE (3); THENCE NORTHEASTERLY ACROSS LOT THREE (3) 147.3 FEET TO A POINT THAT IS 75.0 FEET NORTH AND 5.0 FEET WEST OF THE SOUTHEAST CORNER OF LOT THREE (3); THENCE EASTERLY ACROSS LOTS THREE (3) AND FOUR (4) FOR A DISTANCE OF 120.94 FEET TO A POINT ON THE EAST LINE OF LOT FOUR (4) THAT IS 31.7 FEET NORTH OF THE SOUTHEAST CORNER OF LOT FOUR (4); THENCE SOUTH ALONG THE EAST LINES OF LOTS FOUR (4) AND LOT FIVE (5) FOR A DISTANCE OF 296.7 FEET TO THE POINT OF BEGINNING.

Exhibit

Location Map



AAB Engineering, LLC

Engineering • Surveying • Land Planning

PO Box 2136 Sand Springs, OK 74063
OK CA#6318 Exp: June 30, 2018
KS CA#2292 Exp: Dec. 31, 2016
Office: (918) 514-4283 Fax: (918) 514-4288

PLOT DATE: Fri, 24 Jun 2016 FILE: P:\1913\19-41ST SUBDIVISION LAYOUT\41ST SUBDIVISION-PRELIMINARY CONCEPT2-

13.13

NEIGHBORHOOD CORRESPONDENCE

13.14

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Monday, August 01, 2016 8:34 AM
To: Sawyer, Kim
Subject: FW: Zoning change (Z-7354)

FILE COPY

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

-----Original Message-----
From: Gail Barbre [mailto:gbarbre@cox.net]
Sent: Sunday, July 31, 2016 10:20 AM
To: Wilkerson, Dwayne
Subject: Zoning change

We are against any zoning change on 41st street.

Charles & Gail Barbre

Sent from my iPad

13.15

Z-7354

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, July 26, 2016 3:33 PM
To: Sawyer, Kim
Subject: FW: Z-7354

FILE COPY

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: Mawlaw [mailto:mawlaw@aol.com]
Sent: Tuesday, July 26, 2016 3:21 PM
To: Wilkerson, Dwayne
Subject: Z-7354

Subject: Case Number Z-7354

Hello Dwayne,

After discussion with my neighbors, I am opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3.

The integrity of the area will be subjugated by this change. This will not promote the type of development which as created the uniqueness we have. There is pride in grass, large lawns, trees and homes.

In addition, this will further disrupt the traffic hazards at 41 and Victor, Utica and Troost Place. I have been the victim of the hazards which presently exist.

Thank you for your consideration.
Merl and Carol Whitebook
4364 S. Trenton Ave.
Tulsa, OK 74105
918-521-5700

Sent from my iPhone

13.16

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, July 26, 2016 3:33 PM
To: Sawyer, Kim
Subject: FW: north of 41st and Victor proposed change FW: Z-7354

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

FILE COPY

From: robob344@aol.com [mailto:robob344@aol.com]
Sent: Tuesday, July 26, 2016 2:38 PM
To: Wilkerson, Dwayne
Subject: north of 41st and Victor proposed change

As a long time (30+ years) resident of Bolewood, we are vehemently against this multi-family project diluting the sovereignty of our wonderful south Tulsa neighborhood. If you all keep carving up these large lots to cram in more people (tax base) we will start looking and living like the "projects" in NY and Chicago. ENOUGH IS ENOUGH. Robert and Peggy Moore

13.17

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, July 26, 2016 3:35 PM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

FILE COPY

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: mastulsa@aol.com [mailto:mastulsa@aol.com]
Sent: Tuesday, July 26, 2016 3:35 PM
To: Wilkerson, Dwayne
Subject: Case Number Z-7354

We, also, are opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Respectfully submitted,
Wayne & Martha Creasy
4133 S. Victor Ct
Tulsa, OK 74105-4230

13.18

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, July 26, 2016 3:35 PM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

FILE COPY

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: Duenner, Robert [mailto:Robert.Duenner@morganstanley.com]
Sent: Tuesday, July 26, 2016 2:15 PM
To: Wilkerson, Dwayne
Cc: midlandrr@cox.net; MWKJ@ME.COM; thomasmurphy@earthlink.net; murnel@att.net; katejennemann@gmail.com; sethjennemann@gmail.com; jay_eshelman@ajg.com; kimmeresh@me.com; mary.ellen.jones@cox.net; arinrobi@gmail.com; matt@el2s.com; milsten@cox.net; Lynnberklacy@yahoo.com; saberklacydds@yahoo.com; CBRowan@bluestone-nr.com; Elubin27@aol.com; Paul@KorteCPA.com; robob344@aol.com; johnallen@ventureproperties.com; dha4141@att.net; SJBass0107@aol.com; michael.bass@verizon.com; tolyarutunoff@gmail.com; sheria1119@aol.com; asallen@ventureproperties.com; cdavis51554@aol.com; kscraft19@gmail.com; DBVF54@gmail.com; Heid1955@aol.com; oduecker@mac.com; blafortune@tulsacoxmail.com; djomoran@gmail.com; Cary.Marshall@arlp.com; cmarshall4464@gmail.com; mahluwal@gmail.com; bebgok@aol.com; JFRomine@Aol.com; peter.fehl@gmail.com; amy.fehl@gmail.com; oakwold1@cox.net; bcalderon@oru.edu; brian@bovaird.com; micha@malco-pc.com; marycsedlacek@aol.com; jsedlacek3@cox.net; anne@ipipes.com; edengles@swbell.net; paganojb@netscape.net; Paganom@me.com; lmlm221@cox.net; DMarks96@aol.com; Daeykim@gmail.com; rgnkm@yahoo.com; Jerry.Clark1947@Gmail.com; clarkj@stifel.com; melenaw8s@att.net; 9186257590@txt.att.net; Danastephens@yahoo.com; jason@leesupplytulsa.com; Teresagawey@cox.net; cowens918@cox.net; gowens@idealaero.com; GBARBRE@cox.net; mallomar42@hotmail.com; bridonw@cox.net; rmstamile@aol.com; hulselaura@icloud.com; Walthulse@aol.com; Rfitzpat@swbell.net; rfitzpatrick@hallestill.com; ahstoeppelwerth@icloud.com; karren.o@sbcglobal.net; flossdaily@cox.net; DRLance.Miller@gmail.com; kmiller3131@gmail.com; mbain@tulsarealtors.com; marci.bain@gmail.com; zita-halka@utulsa.edu; dmoore4644@cox.net; kymwatt@yahoo.com; dmdutton@mcelroy.com; dgdutton@mcelroy.com; MasTulsa@aol.com; Edward@lawsonpetro.com; jay.lawson@lawsonpetro.com; tulsaoto@tulsacoxmail.com; tribaudo@cox.net; damcmahon@petroleumintl.com; kintdes@sbcglobal.net; lesliecash@mac.com; blee@ramenergy.net; katmacamtak@gmail.com; mheck1@cox.net; janetgotwals@aol.com; jim.gotwals@jrgotlaw.com; jgotwals@bancfirst.com; kjoels@gmail.com; wallintul@cox.net; gwallace1956@cox.net; carolwallace@me.com; Duenner, Robert; Ag@DanielsGreer.com; LUCKYDOGO@aol.com; laurenakomar@yahoo.com; christophergraber@yahoo.com; SGillett@HallEstill.com; matthew.gillett@oneok.com; heathevans1@gmail.com; land.j@sbcglobal.net; kramertd@yahoo.com; RAMiller@flemingbuildingco.com; C.RoseM2021@Cox.net; kdullye@yahoo.com; cosmo2066@yahoo.com; fdowns@sbcglobal.net; shepherd1212@gmail.com; scottethomas@cox.net; scott@totalenergypartners.com; Dru.McQueen@yahoo.com; Ken-mcqueen@outlook.com; Carene50@Gmail.com; gator17mm@yahoo.com; rupadesilva73@gmail.com; duminda@dimensionalcapital.com; tclark8403@gmail.com; heislerclark@mac.com; STM1964@aol.com; DB_Thomas@Yahoo.com; thomas133@cox.net; jeannie_farrar@hotmail.com; kmfarley1969@yahoo.com; JTAllenok@gmail.com; pballen@ventureproperties.com; SBgDuLuTh@aol.com; evian2000@msn.com; Gbreipohl@aol.com; wendyspell@gmail.com; flickjenny1@yahoo.com; Soksix@aol.com; Carla.F.Skelton@gsk.com; traceymgifford@yahoo.com; thoefling@oxleyfdn.com; robinhoefling@sbcglobal.net; alex.kronfeld@plymouthgas.com; kronfeld@sbcglobal.net; birdturner@gmail.com; Lturner@arrowengine.com; laurentribbey@yahoo.com; t.lance.lane@gmail.com; benkstewart@gmail.com; chris@murphydesigns.com;

13.19

dseebass@cox.net; sickingfamily@cox.net; thehoppersemail@gmail.com; john-hale@utulsa.edu; kayla-acebo@utulsa.edu; gailstorey@sbcglobal.net; Agravender@cox.net; ddtodd55@gmail.com; bb23bb@sbcglobal.net; markcandrews@sbcglobal.net; Carolandrews522@Gmail.com; marcoux@swbell.net; david@tulsagums.com; TulsaGums@Gmail.com; lizneas@gmail.com; neasgreg@gmail.com; david.lawrence@unitcorp.com; carenlawrence@yahoo.com; cullenmancuso@sbcglobal.net; nikkioverland@gmail.com; janjackson@cox.net; brandon@jacksonconstructiongroup.com; Thebostons72311@yahoo.com; AADA1124@cox.net; andy@lucascontrolsco.com; lfishpaw33@yahoo.com; beckyagnew@cox.net; mwelke@me.com; mwelke@icloud.com; jpsartin@prodigy.net; glennu@swbell.net; juhren@cox.net; juhren@nordam.com; auhren@cox.net; shoffman@s5networks.com; msclean64@msn.com; mfucci6494@cox.net; fuccidrm@usa.redcross.org; rfpoo@sbcglobal.net; ndunitz@aol.com; Soledocmc@sbcglobal.net; msclean64@msn.com; mlj@mljnewman.com; pwlauinger@cox.net; tonylauinger@okforlife.org; jack@cfr-ins.com; Jack.Allen@hubinternational.com; gailandrussnewman@cox.net; RNewman@fltconcepts.com; gandrnewman@gmail.com; Danhiggins2003@yahoo.com; Higgins, Daniel W; dsybusybee@cox.net; fred.mckenzie00@gmail.com; jep0321@yahoo.com; sfarris@tulsarealtors.com; jfarris@tulsalawyer.com; tawnini@yahoo.com; racheledenny@gmail.com; markdenny44@gmail.com; barbara@reevestulsa.com; laurasmolen@gmail.com; danielsmolen@ssrok.com; charterland@sbcglobal.net; vykelley@yahoo.com; ffrasier@aol.com; kfrasier@aol.com; PiperTurner@mac.com; SBgDuLuTh@aol.com; gannongill@yahoo.com; jenfrgill@yahoo.com; janejo@cox.net; Tmaun1@yahoo.com; Mmaun24@yahoo.com; hockey2r@cox.net; tld5827@gmail.com; davidhenry03@gmail.com; henrypa0706@gmail.com; jeldod@cox.net; mpomeroy@coremd.net; fdowns@sbcglobal.net; charterland@sbcglobal.net; cjandsl@cox.net; kellygibson@cox.net; MAWLAW@Aol.com; judydoe@sbcglobal.net; hcantrella@gmail.com; lynnaa926@sbcglobal.net; cwelch@seismicexchange.com; mittalma@toctulsa.com; bailey@austin-bean.com; Dewey Bartlett; Morrisett@sbcglobal.net; JCrews@McGrawOK.com; herb.beattie@sbcglobal.net; jwoolman@mcgrawok.com; Miller, Susan; TSTOUT@cityoftulsa.org; TCARTNER@cityoftulsa.org; Clange@cityoftulsa.org; PEnix@cityoftulsa.org; Moye, Nikita; Yuenho@cityoftulsa.org; DMIDGET@cityoftulsa.org; janjackson@cox.net; wbj@tulsaconnect.com; sdaniel@dsda.com; john.bell@hpinc.com; nikkibbell@hotmail.com; joanbatkinson@gmail.com
Subject: Case Number Z-7354

Here is the latest from the lot Zoning change that is NORTH of 41st and Victor. Many of you have expressed strong objection to a more Dense multifamily setting vs the two Large homes that are there now. Please Let Dwayne Wilkerson now your thoughts at dwilkerson@incog.org. Please do NOT send them to me as it does a lot more good letting him know how you feel.
My wife and I prefer to leave the Zoning as IS. See picture below.

FILE COPY

From: David Dutton [mailto:DGDUTTON@mcelroy.com]
Sent: Tuesday, July 26, 2016 12:16 PM
To: Dwayne Wilkerson (dwilkerson@incog.org)
Cc: Herb Beattie; janetgotwals@aol.com; Veronica Donnelly; laurenakomar@yahoo.com; Duenner, Robert (Wealth Mgmt MS); Donna Dutton
Subject: Case Number Z-7354

Hello Dwayne,

Thank you for returning my call this morning and I appreciate your clarification on this issue.

I am opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Respectfully submitted,
David Dutton

13.20

13.21

FILE COPY

13.22

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 9:08 AM
To: Sawyer, Kim
Subject: FW: Case number z-7354

FILE COPY

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: Lauren Graber [mailto:laurenakomar@yahoo.com]
Sent: Tuesday, July 26, 2016 11:13 PM
To: Wilkerson, Dwayne
Cc: christophergraber@yahoo.com
Subject: Case number z-7354

Case Number Z-7354

Dwayne,

We are nearby residents of this proposed re-zoning. We are opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Thank you for your time and consideration,
Lauren and Chris Graber
1833 e 43rd street
918-728-8322

13.23

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 9:09 AM
To: Sawyer, Kim
Subject: FW: Case No. Z-7354

FILE COPY

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: Jim Gotwals [mailto:Jim.Gotwals@jrgotlaw.com]
Sent: Tuesday, July 26, 2016 11:19 PM
To: Wilkerson, Dwayne
Cc: Janet Gotwals; Amy Cochran
Subject: Case No. Z-7354

Dear Mr. Wilkerson:

We live at 1710 East 43rd street (two Bolewood blocks south of the subject property). My wife and I are steadfastly against the zoning change from RS-2 to RS-3. In addition to the fact that the lot width goes down to 60' as a permitted use, the lot size is reduced to 6,900 square feet as a permitted use. They could potentially put five houses across this lot as a matter of right. Patio homes are a permitted use as a matter of right. The patio homes can have 0 setbacks on one side if they double the setback (to 10') on the non-zero side.

Were they to obtain an exception or variance for a two bedroom townhome, The lot size reduces to 4,500 Square feet as does the lot width down to 30'. Duplexes are also a use for which a variance or exception could be obtained.

While I think I understand why they are not showing the plat of the intended subdivision rather than the exterior boundary and the requested change of zoning, it can only be intended to put more than two houses in there. It is not reasonable to assume that the developers don't presently know their intentions with regard to the re-zoned plat. It would likely generate more opposition if they stated what they are planning if they are successful in obtaining the zoning change. It seems somewhat like a Trojan horse at this point.

Practically speaking, there are single family dwellings on 41st street on both the north side and south side of 41st street from Rockford east to Edison High school. The master plan does not envision a radical change in the character of 41st street. Traffic would necessarily be increased and the charm of the neighborhood would be destroyed. This incongruous use, (particularly the patio

(13.24)

home permitted use), would devalue neighborhood properties, diminish the tax base, and change the beauty of the neighborhood without justification.

I will try and give you a call tomorrow to discuss this matter further.

Yours truly,

Jim Gotwals

James R. Gotwals
James R. Gotwals & Associates, Inc.
525 South Main Street, Suite 1130
Tulsa, Oklahoma 74103-4512
Voice: (918) 599-7088
Fax: (918) 599-7153
Email: jim.gotwals@jrgotlaw.com

13.25

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 9:09 AM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

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: David P. Lawrence [mailto:david.lawrence@unitcorp.com]
Sent: Wednesday, July 27, 2016 8:14 AM
To: Wilkerson, Dwayne
Cc: carenlawrence@yahoo.com
Subject: FW: Case Number Z-7354

As a resident of Bolewood I am opposed to changing the zoning from RS2 to RS3. This would be damaging to the surrounding neighbors and reduce property values.

DAVID P. LAWRENCE | CHIEF LANDMAN
UNIT PETROLEUM COMPANY | PO BOX 702500 | TULSA, OK 74170-2500
WORK (918) 477-5740 | CELL (918) 978-8055 | DAVID.LAWRENCE@UNITCORP.COM

From: Duenner, Robert [mailto:Robert.Duenner@morganstanley.com]
Sent: Tuesday, July 26, 2016 2:15 PM
To: dwilkerson@incog.org
Cc: midlandrr@cox.net; MWKJ@ME.COM; thomasmurphy@earthlink.net; murnel@att.net; katejennemann@gmail.com; sethjennemann@gmail.com; jay_eshelman@ajg.com; kimmeresh@me.com; mary.ellen.jones@cox.net; arinrobi@gmail.com; matt@el2s.com; milsten@cox.net; Lynnberklacy@yahoo.com; saberklacydds@yahoo.com; CBRowan@bluestone-nr.com; Elubin27@aol.com; Paul@KorteCPA.com; robob344@aol.com; johnallen@ventureproperties.com; dha4141@att.net; SJBass0107@aol.com; michael.bass@verizon.com; tolyarutunoff@gmail.com; sheria1119@aol.com; asallen@ventureproperties.com; cdavis51554@aol.com; kscraft19@gmail.com; DBVF54@gmail.com; Heid1955@aol.com; oduecker@mac.com; blafortune@tulsacoxmail.com; djomoran@gmail.com; Cary.Marshall@arlp.com; cmarshall4464@gmail.com; mahluwal@gmail.com; bebgok@aol.com; JFRomine@Aol.com; peter.fehl@gmail.com; amy.fehl@gmail.com; oakwold1@cox.net; bcalderon@oru.edu; brian@bovaird.com; micha@malco-pc.com; marycsedlacek@aol.com; jsedlacek3@cox.net; anne@ipipes.com; edengles@swbell.net; paganojb@netscape.net; Paganom@me.com; lmlm221@cox.net; DMarks96@aol.com; Daeykim@gmail.com; rgnkm@yahoo.com; Jerry.Clark1947@Gmail.com; clarkj@stifel.com; melenaw8s@att.net;

13.26

9186257590@txt.att.net; Danastephens@yahoo.com; jason@leesupplytulsa.com; Teresagawey@cox.net; cowens918@cox.net; gowens@idealaero.com; GBARBRE@cox.net; mallomar42@hotmail.com; bridonw@cox.net; rmstamile@aol.com; hulselaura@icloud.com; Walthulse@aol.com; Rfitzpat@swbell.net; rfitzpatrick@hallestill.com; ahstoeppelwerth@icloud.com; karren.o@sbcglobal.net; flossdaily@cox.net; DRLance.Miller@gmail.com; kmiller3131@gmail.com; mbain@tulsarealtors.com; marci.bain@gmail.com; zita-halka@utulsa.edu; dmoore4644@cox.net; kymwatt@yahoo.com; dmdutton@mcelroy.com; dgdutton@mcelroy.com; MasTulsa@aol.com; Edward@lawsonpetro.com; jay.lawson@lawsonpetro.com; tulsaoto@tulsacoxmail.com; tribaudo@cox.net; damcmahon@petroleumintl.com; kintdes@sbcglobal.net; lesliecash@mac.com; blee@ramenergy.net; katmacamtak@gmail.com; mheck1@cox.net; janetgotwals@aol.com; jim.gotwals@jrgotlaw.com; jgotwals@bancfirst.com; kjoels@gmail.com; wallintul@cox.net; gwallace1956@cox.net; carolwallace@me.com; Duenner, Robert; Ag@DanielsGreer.com; LUCKYDOGO@aol.com; laurenakomar@yahoo.com; christophergraber@yahoo.com; SGillett@HallEstill.com; matthew.gillett@oneok.com; heathevans1@gmail.com; land.j@sbcglobal.net; kramertd@yahoo.com; RAMiller@flemingbuildingco.com; C.RoseM2021@Cox.net; kdullye@yahoo.com; cosmo2066@yahoo.com; fdowns@sbcglobal.net; shepherd1212@gmail.com; scottethomas@cox.net; scott@totalenergypartners.com; Dru.McQueen@yahoo.com; Ken-mcqueen@outlook.com; Carene50@Gmail.com; gator17mm@yahoo.com; rupadesilva73@gmail.com; duminda@dimensionalcapital.com; tclark8403@gmail.com; heislerclark@mac.com; STM1964@aol.com; DB_Thomas@Yahoo.com; thomas133@cox.net; jeannie_farrar@hotmail.com; kmfarley1969@yahoo.com; JTAllenok@gmail.com; pballen@ventureproperties.com; SBgDuLuTh@aol.com; evian2000@msn.com; Gbreipohl@aol.com; wendyspell@gmail.com; flickjenny1@yahoo.com; Soksix@aol.com; Carla.F.Skelton@gsk.com; traceymgifford@yahoo.com; thoefling@oxleyfdn.com; robinhoefling@sbcglobal.net; alex.kronfeld@plymouthgas.com; kronfeld@sbcglobal.net; birdturner@gmail.com; Lturner@arrowengine.com; laurentribbey@yahoo.com; t.lance.lane@gmail.com; benkstewart@gmail.com; chris@murphydesigns.com; dseebass@cox.net; sickingfamily@cox.net; thehoppersemail@gmail.com; john-hale@utulsa.edu; kayla-acebo@utulsa.edu; gailstorey@sbcglobal.net; Agravender@cox.net; ddtodd55@gmail.com; bb23bb@sbcglobal.net; markcandrews@sbcglobal.net; Carolandrews522@Gmail.com; marcoux@swbell.net; david@tulsagums.com; TulsaGums@Gmail.com; lizneas@gmail.com; neasgreg@gmail.com; David P. Lawrence; carenlawrence@yahoo.com; cullenmancuso@sbcglobal.net; nikkioverland@gmail.com; janjackson@cox.net; brandon@jacksonconstructiongroup.com; Thebostons72311@yahoo.com; AADA1124@cox.net; andy@lucascontrolsco.com; lfishpaw33@yahoo.com; beckyagnew@cox.net; mwelke@me.com; mwelke@icloud.com; jpsartin@prodigy.net; glennu@swbell.net; juhren@cox.net; juhren@nordam.com; auhren@cox.net; shoffman@s5networks.com; msclean64@msn.com; mfucci6494@cox.net; fuccidrm@usa.redcross.org; rfpoo@sbcglobal.net; ndunitz@aol.com; Soledocmc@sbcglobal.net; msclean64@msn.com; mlj@mljnewman.com; pwlauinger@cox.net; tonylauinger@okforlife.org; jack@cfr-ins.com; Jack.Allen@hubinternational.com; gailandrussnewman@cox.net; RNewman@fltconcepts.com; gandrnewman@gmail.com; Danhiggins2003@yahoo.com; Higgins, Daniel W; dsybusybee@cox.net; fred.mckenzie00@gmail.com; jep0321@yahoo.com; sfarris@tulsarealtors.com; jfarris@tulsalawyer.com; tawnini@yahoo.com; racheledenny@gmail.com; markdenny44@gmail.com; barbara@reevestulsa.com; laurasmolen@gmail.com; danielsmolen@ssrok.com; charterland@sbcglobal.net; vykelley@yahoo.com; ffrasier@aol.com; kfrasier@aol.com; PiperTurner@mac.com; SBgDuLuTh@aol.com; gannongill@yahoo.com; jenfrgill@yahoo.com; janejo@cox.net; Tmaun1@yahoo.com; Mmaun24@yahoo.com; hockey2r@cox.net; tld5827@gmail.com; davidhenry03@gmail.com; henrypa0706@gmail.com; jeldod@cox.net; mpomeroy@coremd.net; fdowns@sbcglobal.net; charterland@sbcglobal.net; cjandsl@cox.net; kellygibson@cox.net; MAWLAW@Aol.com; judydoe@sbcglobal.net; hcantrella@gmail.com; lynnaa926@sbcglobal.net; cwelch@seismicexchange.com; mittalma@toctulsa.com; bailey@austin-bean.com; Dewey Bartlett; Morrisett@sbcglobal.net; JCrews@McGrawOK.com; herb.beattie@sbcglobal.net; jwoolman@mcgrawok.com; SMiller@incog.org; TSTOUT@cityoftulsa.org; TCARTNER@cityoftulsa.org; Clange@cityoftulsa.org; PEnix@cityoftulsa.org; nmoye@incog.org; Yuenho@cityoftulsa.org; DMIDGET@cityoftulsa.org; janjackson@cox.net; wbj@tulsaconnect.com; sdaniel@dsda.com; john.bell@hpinc.com; nikkibbell@hotmail.com; joanbatkinson@gmail.com

Subject: Case Number Z-7354

Here is the latest from the lot Zoning change that is NORTH of 41st and Victor. Many of you have expressed strong objection to a more Dense multifamily setting vs the two Large homes that are there now. Please Let Dwayne Wilkerson now your thoughts at dwilkerson@incog.org. Please do NOT send them to me as it does a lot more good letting him know how you feel.

My wife and I prefer to leave the Zoning as IS. See picture below.

From: David Dutton [mailto:DGDUTTON@mcelroy.com]
Sent: Tuesday, July 26, 2016 12:16 PM
To: Dwayne Wilkerson (dwilkerson@incog.org)

Cc: Herb Beattie; janetgotwals@aol.com; Veronica Donnelly; laurenakomar@yahoo.com; Duenner, Robert (Wealth Mgmt MS); Donna Dutton
Subject: Case Number Z-7354

Hello Dwayne,

Thank you for returning my call this morning and I appreciate your clarification on this issue.

I am opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Respectfully submitted,
David Dutton

FILE COPY

13.28

13.29

FILE COPY

NOTICE: Effective May 1, 2016, Unit Corporation moved to its new corporate offices at 8200 South Unit Drive, Tulsa, OK 74132-5300. The PO Box address, Lock Box address, phones, extensions and fax numbers are the same.

13.30

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 9:10 AM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

FILE COPY

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: Caren Lawrence [mailto:carenlawrence@yahoo.com]
Sent: Wednesday, July 27, 2016 8:35 AM
To: Wilkerson, Dwayne
Subject: Fwd: Case Number Z-7354

As a resident of Bolewood I am opposed to changing the zoning from RS2 to RS3. This would be damaging to the surrounding neighbors and reduce property values.

Caren Lawrence, DVM, CCRT
VCA Woodland South Animal Hospital
9340 S. Memorial Dr.
Tulsa, OK 74133
918-524-5000

Begin forwarded message:

From: "David P. Lawrence" <david.lawrence@unitcorp.com>
Date: July 27, 2016 at 8:14:29 AM CDT
To: "dwilkerson@incog.org" <dwilkerson@incog.org>
Cc: "carenlawrence@yahoo.com" <carenlawrence@yahoo.com>
Subject: FW: Case Number Z-7354

As a resident of Bolewood I am opposed to changing the zoning from RS2 to RS3. This would be damaging to the surrounding neighbors and reduce property values.

DAVID P. LAWRENCE | CHIEF LANDMAN

13.31

UNIT PETROLEUM COMPANY | PO BOX 702500 | TULSA, OK 74170-2500
WORK (918) 477-5740 | CELL (918) 978-8055 | DAVID.LAWRENCE@UNITCORP.COM

From: Duenner, Robert [mailto:Robert.Duenner@morganstanley.com]
Sent: Tuesday, July 26, 2016 2:15 PM
To: dwilkerson@incog.org
Cc: midlandrr@cox.net; MWKJ@ME.COM; thomasmurphy@earthlink.net; murnel@att.net; katejennemann@gmail.com; sethjennemann@gmail.com; jay_eshelman@ajg.com; kimmeresh@me.com; mary.ellen.jones@cox.net; arinrobi@gmail.com; matt@el2s.com; milsten@cox.net; Lynnberklacy@yahoo.com; saberklacydds@yahoo.com; CBRowan@bluestone-nr.com; Elubin27@aol.com; Paul@KorteCPA.com; robob344@aol.com; johnallen@ventureproperties.com; dha4141@att.net; SJBass0107@aol.com; michael.bass@verizon.com; tolyarutunoff@gmail.com; sheria1119@aol.com; asallen@ventureproperties.com; cdavis51554@aol.com; kscraft19@gmail.com; DBVF54@gmail.com; Heid1955@aol.com; oduecker@mac.com; blafortune@tulsacoxmail.com; djomoran@gmail.com; Cary.Marshall@arlp.com; cmarshall4464@gmail.com; mahluwal@gmail.com; bebgok@aol.com; JFRomine@Aol.com; peter.fehl@gmail.com; amy.fehl@gmail.com; oakwold1@cox.net; bcalderon@oru.edu; brian@bovaird.com; micha@malco-pc.com; marycsedlacek@aol.com; jsedlacek3@cox.net; anne@ipipes.com; edengles@swbell.net; paganojb@netscape.net; Paganom@me.com; lmlm221@cox.net; DMarks96@aol.com; Daeykim@gmail.com; rgnkm@yahoo.com; Jerry.Clark1947@Gmail.com; clarkj@stifel.com; melenaw8s@att.net; 9186257590@txt.att.net; Danastephens@yahoo.com; jason@leesupplytulsa.com; Teresagawey@cox.net; cowens918@cox.net; gowens@idealaero.com; GBARBRE@cox.net; mallomar42@hotmail.com; bridonw@cox.net; rmstamile@aol.com; hulselaura@icloud.com; Walthulse@aol.com; Rfitzpat@swbell.net; rfitzpatrick@hallestill.com; ahstoeppelwerth@icloud.com; karren.o@sbcglobal.net; flossdaily@cox.net; DRLance.Miller@gmail.com; kmiller3131@gmail.com; mbain@tulsarealtors.com; marci.bain@gmail.com; zita-halka@utulsa.edu; dmoore4644@cox.net; kymwatt@yahoo.com; dmdutton@mcelroy.com; dgdutton@mcelroy.com; MasTulsa@aol.com; Edward@lawsonpetro.com; jay.lawson@lawsonpetro.com; tulsaoto@tulsacoxmail.com; tribaudo@cox.net; damcmahon@petroleumintl.com; kintdes@sbcglobal.net; lesliecash@mac.com; blee@ramenergy.net; katmacamtak@gmail.com; mheck1@cox.net; janetgotwals@aol.com; jim.gotwals@jrgotlaw.com; jgotwals@bancfirst.com; kjoels@gmail.com; wallintul@cox.net; gwallace1956@cox.net; carolwallace@me.com; Duenner, Robert; Ag@DanielsGreer.com; LUCKYDOGO@aol.com; laurenakomar@yahoo.com; christophergraber@yahoo.com; SGillett@HallEstill.com; matthew.gillett@oneok.com; heathevans1@gmail.com; land.j@sbcglobal.net; kramertd@yahoo.com; RAMiller@flemingbuildingco.com; C.RoseM2021@Cox.net; kdullye@yahoo.com; cosmo2066@yahoo.com; fdowns@sbcglobal.net; shepherd1212@gmail.com; scottethomas@cox.net; scott@totalenergypartners.com; Dru.McQueen@yahoo.com; Ken-mcqueen@outlook.com; Carene50@Gmail.com; gator17mm@yahoo.com; rupadesilva73@gmail.com; duminda@dimensionalcapital.com; tclark8403@gmail.com; heislerclark@mac.com; STM1964@aol.com; DB_Thomas@Yahoo.com; thomas133@cox.net; jeannie_farrar@hotmail.com; kmfarley1969@yahoo.com; JTAllenok@gmail.com; pballen@ventureproperties.com; SBgDuLuTh@aol.com; evian2000@msn.com; Gbreipohl@aol.com; wendyspell@gmail.com; flickjenny1@yahoo.com; Soksix@aol.com; Carla.F.Skelton@gsk.com; traceymgifford@yahoo.com; thoefling@oxleyfdn.com; robinhoefling@sbcglobal.net; alex.kronfeld@plymouthgas.com; kronfeld@sbcglobal.net; birdturner@gmail.com; Lturner@arrowengine.com; laurentribbey@yahoo.com; t.lance.lane@gmail.com; benkstewart@gmail.com; chris@murphydesigns.com; dseebass@cox.net; sickingfamily@cox.net; thehoppersemail@gmail.com; john-hale@utulsa.edu; kayla-acebo@utulsa.edu; gailstorey@sbcglobal.net; Agravender@cox.net; ddtodd55@gmail.com; bb23bb@sbcglobal.net; markcandrews@sbcglobal.net; Carolandrews522@Gmail.com; marcoux@swbell.net; david@tulsagums.com; TulsaGums@Gmail.com; lizneas@gmail.com; neasgreg@gmail.com; David P. Lawrence; carenlawrence@yahoo.com; cullenmancuso@sbcglobal.net; nikkioverland@gmail.com; janjackson@cox.net; brandon@jacksonconstructiongroup.com; Thebostons72311@yahoo.com; AADA1124@cox.net;

13.32

andy@lucascontrolsco.com; lfishpaw33@yahoo.com; beckyagnew@cox.net; mwelke@me.com; mwelke@icloud.com; jpsartin@prodigy.net; glennu@swbell.net; juhren@cox.net; juhren@nordam.com; auhren@cox.net; shoffman@s5networks.com; msclean64@msn.com; mfucci6494@cox.net; fuccidrm@usa.redcross.org; rfpoo@sbcglobal.net; ndunitz@aol.com; Soledocmc@sbcglobal.net; msclean64@msn.com; mlj@mljnewman.com; pwlauinger@cox.net; tonylauinger@okforlife.org; jack@cfr-ins.com; Jack.Allen@hubinternational.com; gailandrussnewman@cox.net; RNewman@fltconcepts.com; gandrnewman@gmail.com; Danhiggins2003@yahoo.com; Higgins, Daniel W; dsybusybee@cox.net; fred.mckenzie00@gmail.com; jep0321@yahoo.com; sfarris@tulsarealtors.com; jfarris@tulsalawyer.com; tawnini@yahoo.com; racheledenny@gmail.com; markdenny44@gmail.com; barbara@reevestulsa.com; laurasmolen@gmail.com; danielsmolen@ssrok.com; charterland@sbcglobal.net; vykelley@yahoo.com; ffrasier@aol.com; kfrasier@aol.com; PiperTurner@mac.com; SBgDuLuTh@aol.com; gannongill@yahoo.com; jenfrgill@yahoo.com; janejo@cox.net; Tmaun1@yahoo.com; Mmaun24@yahoo.com; hockey2r@cox.net; tld5827@gmail.com; davidhenry03@gmail.com; henrypa0706@gmail.com; jeldod@cox.net; mpomeroy@coremd.net; fdowns@sbcglobal.net; charterland@sbcglobal.net; cjandsl@cox.net; kellygibson@cox.net; MAWLAW@Aol.com; judydoe@sbcglobal.net; hcantrella@gmail.com; lynnaa926@sbcglobal.net; cwelch@seismicexchange.com; mittalma@toctulsa.com; bailey@austin-bean.com; Dewey Bartlett; Morrisett@sbcglobal.net; JCrews@McGrawOK.com; herb.beattie@sbcglobal.net; jwoolman@mcgrawok.com; SMiller@incog.org; TSTOUT@cityoftulsa.org; TCARTNER@cityoftulsa.org; Clange@cityoftulsa.org; PEnix@cityoftulsa.org; nmoye@incog.org; Yuenho@cityoftulsa.org; DMIDGET@cityoftulsa.org; janjackson@cox.net; wbj@tulsaconnect.com; sdaniel@dsda.com; john.bell@hpinc.com; nikkibbell@hotmail.com; joanbatkinson@gmail.com
Subject: Case Number Z-7354

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From: David Dutton [mailto:DGDUTTON@mcelroy.com]
Sent: Tuesday, July 26, 2016 12:16 PM
To: Dwayne Wilkerson (dwilkerson@incog.org)
Cc: Herb Beattie; janetgotwals@aol.com; Veronica Donnelly; laurenakomar@yahoo.com; Duenner, Robert (Wealth Mgmt MS); Donna Dutton
Subject: Case Number Z-7354

Hello Dwayne,

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I am opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Respectfully submitted,
David Dutton

13.34

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13.35

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 10:41 AM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

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: Amanda Duenner [mailto:ag@danielsgreer.com]
Sent: Wednesday, July 27, 2016 10:20 AM
To: Wilkerson, Dwayne
Cc: 'robert duenner'; 'David Dutton'
Subject: FW: Case Number Z-7354

Dwayne:

Robert Duenner and I oppose the re-zoning of this parcel referenced below. We are Bolewood residents and specifically bought a house in Bolewood because of the big lots. If we start to allow lot splits and developments such as proposed, then the entire history, charm and characteristics of Bolewood is depleted.

This development is best suited for south Tulsa, not 41st Street.

Thank you-

Amanda Duenner

From: Duenner, Robert [mailto:Robert.Duenner@morganstanley.com]
Sent: Tuesday, July 26, 2016 2:15 PM
To: dwilkerson@incog.org

From: David Dutton [mailto:DGDUTTON@mcelroy.com]
Sent: Tuesday, July 26, 2016 12:16 PM
To: Dwayne Wilkerson (dwilkerson@incog.org)
Cc: Herb Beattie; janetgotwals@aol.com; Veronica Donnelly; laurenakomar@yahoo.com; Duenner, Robert (Wealth Mgmt MS); Donna Dutton
Subject: Case Number Z-7354

Hello Dwayne,

Thank you for returning my call this morning and I appreciate your clarification on this issue.

13.36

I am opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

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Respectfully submitted,
David Dutton

13.37

13.38

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Thursday, August 11, 2016 1:27 PM
To: Sawyer, Kim
Subject: FW: Z-7355 zoning request to RS-5

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: Andrea Chase [mailto:merrell.homesteads@gmail.com]
Sent: Thursday, August 11, 2016 11:08 AM
To: Wilkerson, Dwayne
Cc: Foster, Nathan
Subject: Re: Z-7355 zoning request to RS-5

Hello,

Yes, please, I would like to submit an optional development plan by asking for a continuance on my hearing and for it to moved to the September 7th meeting.

I will be in Tulsa Monday, August 15th, and will bring the check for $250. I could meet with either you or Nathan or both depending on your schedules. Please let me know if there is a best time for me to come to the office.

Thank you for all your help!
Andrea Chase

On Tue, Aug 9, 2016 at 3:01 PM, Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Hi Andrea,

Thanks for your time today. I look forward to working with you over the next few weeks and have attached a sample of a recent Optional Development Plan.

If you choose to submit an optional development plan and ask for a continuance please send me an email asking to move your hearing to the September 7th Planning Commission meeting. I need that email by noon tomorrow. Please review section 70.040 of our zoning code for Development Plan purpose, and process.

14.1

Please work with Nathan Foster or me in our office and submit your ($250.00) Fee, Concept statement and Design Standards for your optional development plan by August 18th to meet the September 7th meeting.

We require 21 days advance notice before we go to the Planning Commission with an optional development plan.

Let me know if you have any questions.

Respectfully

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street

Suite 800

Tulsa, OK 74103

918-579-9475

dwilkerson@incog.org

14.2

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7356

Hearing Date: August 17, 2016

Case Report Prepared by:

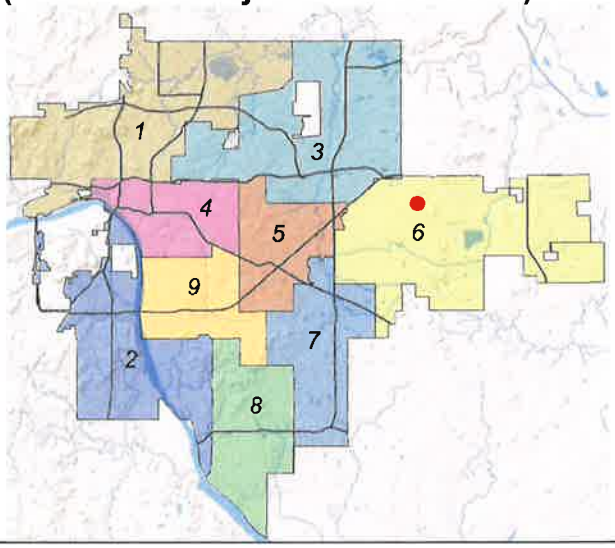
Jay Hoyt

Owner and Applicant Information:

Applicant: Benjamin Frausto

Property Owner: FRAUSTO, BENJAMIN

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Agriculture

Proposed Use: Parking trucks and trailers, with light mechanical work.

Concept summary:

Tract Size: 4.38 ± acres
190802.29 ± sq. ft

Location: West of southwest corner of E. 11th St. and S. 157th E. Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial.

Staff Data:

TRS: 9410
CZM: 40 Atlas: 1542

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

15.1

REVISED 8/10/2016

SECTION I: Z-7356

DEVELOPMENT CONCEPT: The applicant is requesting to rezone the subject parcel from RS-3 to CG to permit the parking of trucks and trailers along with some light mechanical work.

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

DETAILED STAFF RECOMMENDATION:

The rezoning request included in Z-7356 is not consistent with the land use vision in the Tulsa Comprehensive Plan and,

Rezoning request would create spot zoning of CG within an RS-3 and AG zoned area and,

Rezoning request is not compatible with the existing surrounding properties and,

CG rezoning requested is not consistent with the anticipated future development of the surrounding property therefore,

Staff recommends Denial of Z-7356 to rezone property from RS-3 to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CG zoning is not consistent with the Neighborhood Center land use designation of the Comprehensive Plan.

While Neighborhood Center does support commercial development, the proposed CG zoning and proposed truck parking area do not support the intent of the Neighborhood Center land use designation.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center

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

Areas of Stability and Growth designation: Area of Growth

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with

fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Transportation Vision:

Major Street and Highway Plan: East 11th Street is a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently used for parking of trucks along 11th Street and vacant farmland to the south for the remainder of the property.

Environmental Considerations: None

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 11th Street	Secondary Arterial	100 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	AG	Existing Neighborhood	Area of Growth	Single family residential and undeveloped
East	RS-3	Neighborhood Center	Area of Growth	Single family residential

South	RS-3	New Neighborhood	Area of Growth	Single family residential
West	RS-3	Neighborhood Center	Area of Growth	Radio towers and undeveloped

SECTION III: Relevant Zoning History

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

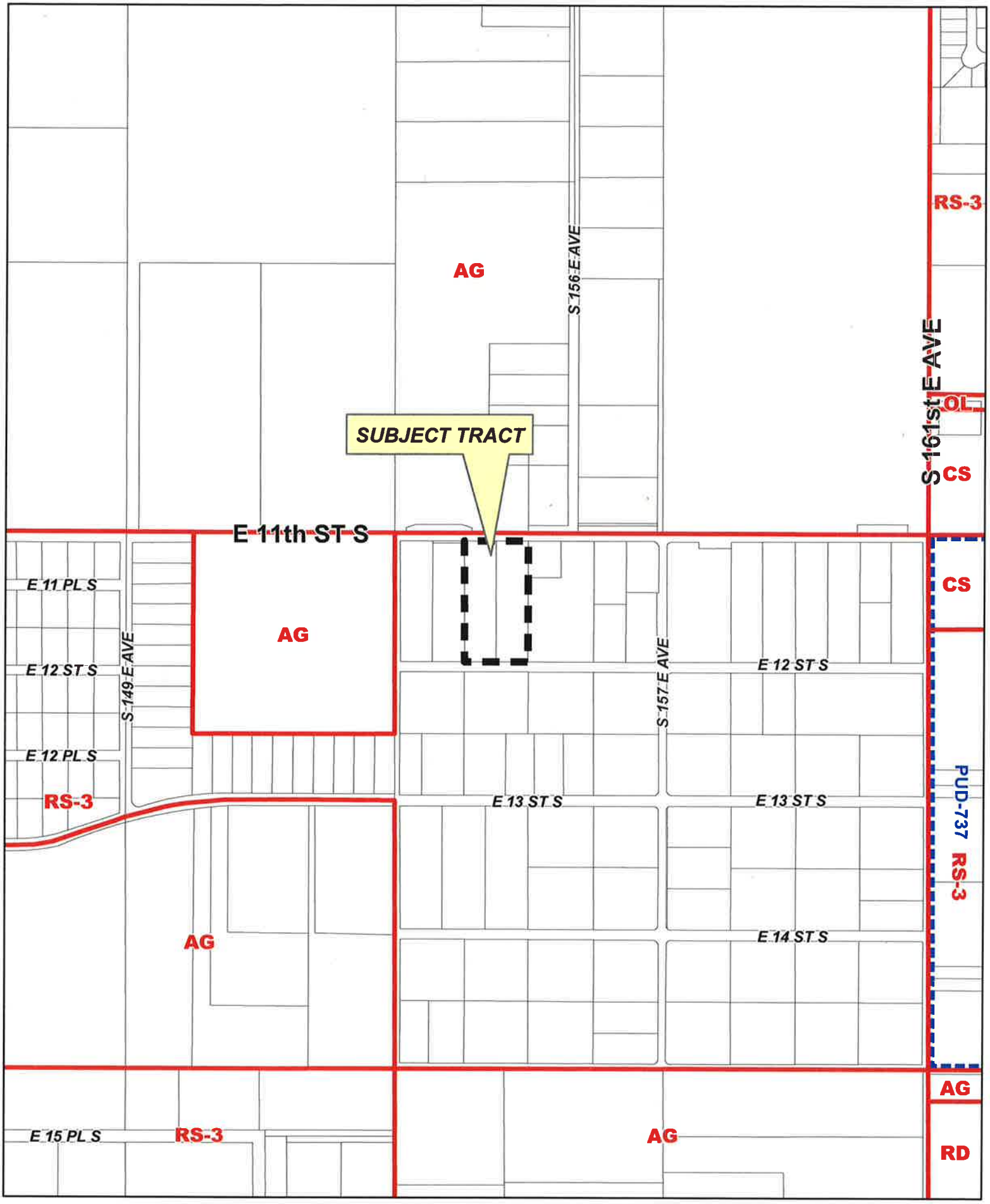
Subject Property:

No relevant history.

Surrounding Property:

BOA-21637 October 8, 2013: The Board of Adjustment **denied** a *Special Exception* to allow for mining limestone by surface & stripping methods (Use Unit 24) in an AG district (Section 301), on property located at 15115 East 11th Street and northwest of subject property.

8/17/2016 1:30 PM



Feet
0 300 600

Z-7356

19-14 10

N

15.5

Feet
0 300 600

Subject Tract

Z-7356

19-14 10

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

Aerial Photo Date: February 2016

N

156

Feet
0 50 100

Subject Tract

Z-7356

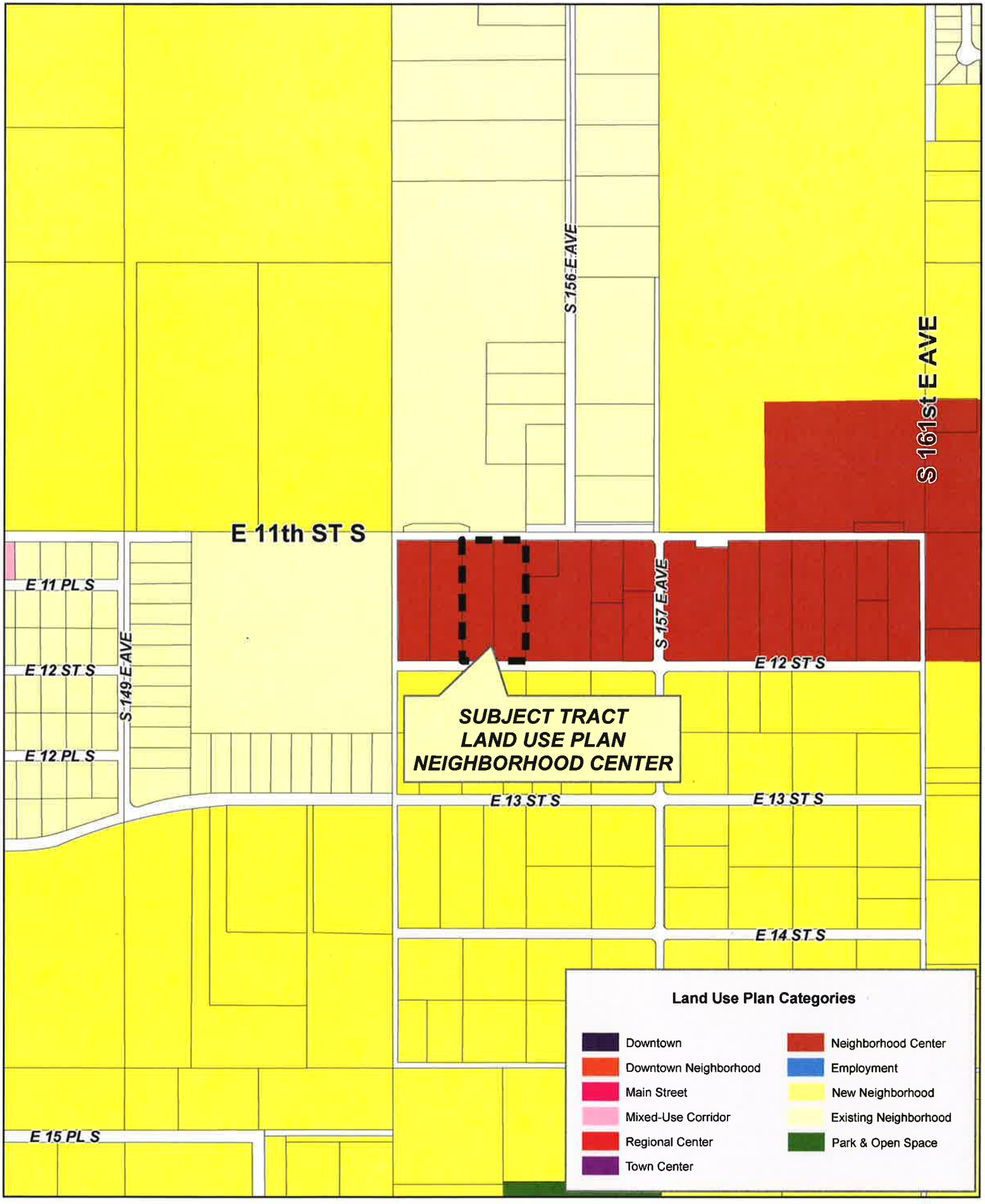
19-14 10

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

Aerial Photo Date: February 2016

N

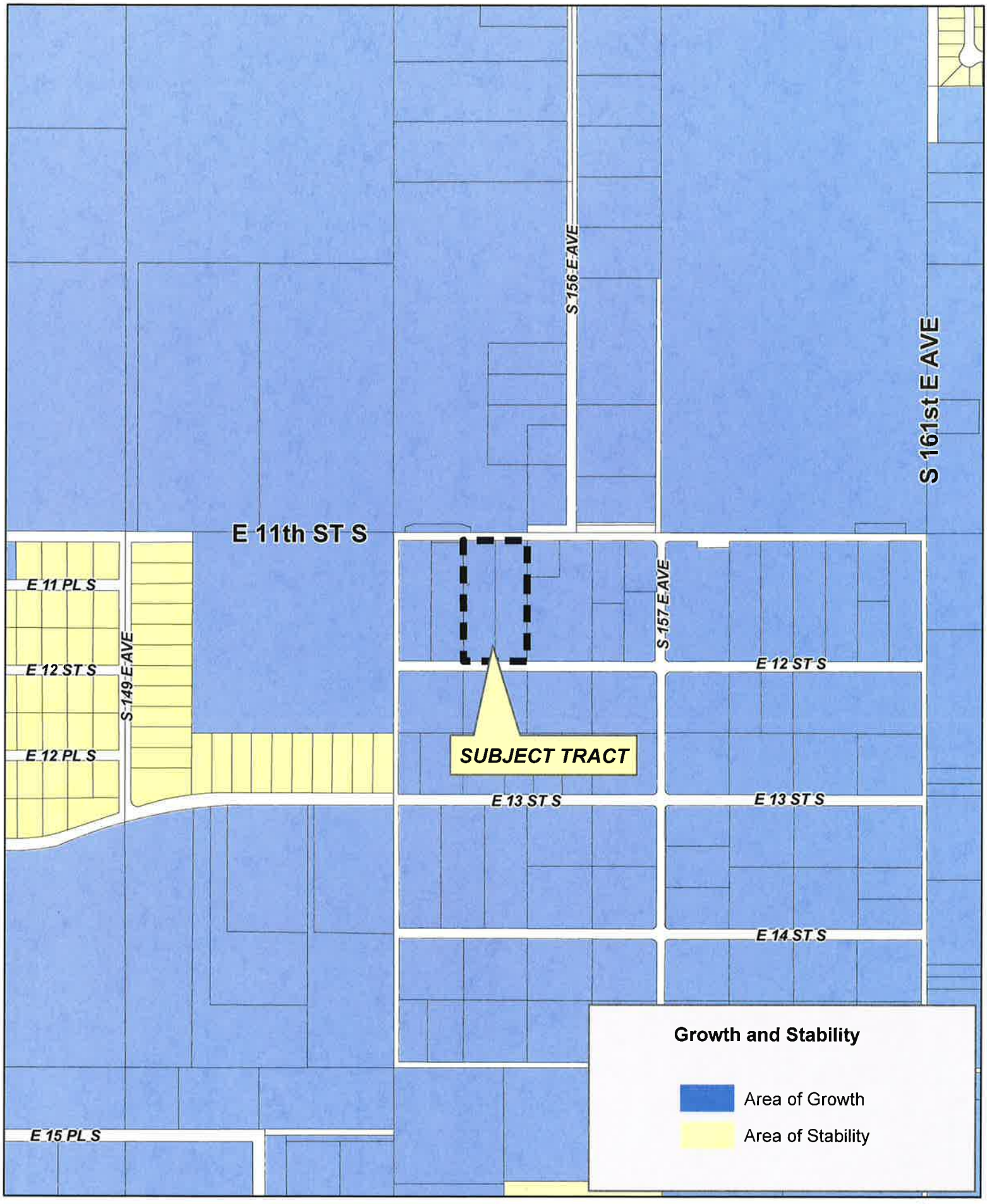
15.7



Z-7356

19-14 10

15.8



Z-7356

19-14 10

15.9

TMAPC

Tulsa Metropolitan Area Planning Commission

Case Number: SA-1

Hearing Date: August 17, 2016

Case Report Prepared by:

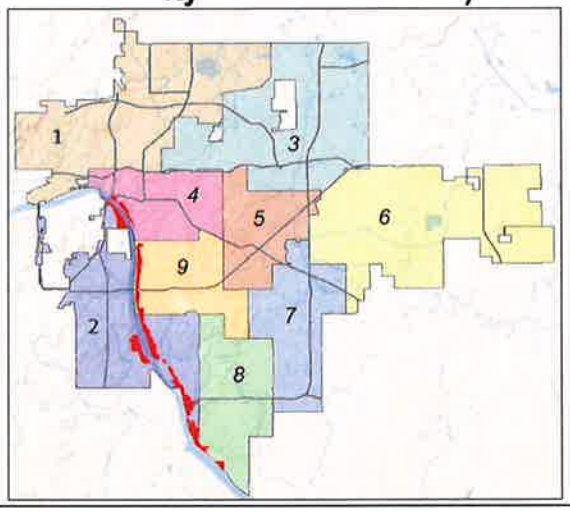
Susan Miller, AICP

Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owner: Multiple owners

Location Map:
(shown with City Council Districts)



Proposal:

Apply River Design Overlay (RDO-1, RDO-2 & RDO-3) zoning on 709 properties

Location: Multiple properties east and west of the Arkansas River extending from West 11th Street South to East 121st Street South. as shown on maps in Attachment III

Zoning:

Current Zoning: Multiple zoning districts

Proposed Zoning: Current zonings with supplemental RDO-1/ RDO-2/ RDO-3 (River Design Overlay zoning)

Comprehensive Plan:

Land Use Map: Parks and Open Space for proposed RDO-1 and Arkansas River Corridor for proposed RDO-2 & RDO-3

Stability and Growth Map: Area of Stability for proposed RDO-1 and Area of Growth for proposed RDO-2 & RDO-3

Staff Recommendation:

Staff recommends APPROVAL.

Staff Data:
TRS: 9224
CZM: 61, 56, 52, 51, 46, 36

City Council District: 2, 4, 8, 9

Councilor Name: Jeannie Cue, Blake Ewing, Phil Lakin Jr., G.T. Bynum

16.1

SECTION I: SA-1

River Design Overlay (RDO)

The **RDO** is the first Special Area (SA) overlay district incorporated into the City of Tulsa's Zoning Code. Section 20.050 was added into the Zoning Code (effective on July 11, 2016), to establish the regulations of a Special Area Overlay district (River Design Overlay - RDO) pertaining to uses and site and building design for properties to be supplementally rezoned RDO-1, RDO-2 or RDO-3.

1. *Purpose and Intent*
   The RDO, River Design Overlay regulations of this section establish regulations governing form, function, design and use for properties located within the boundaries of the River Design Overlay district. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life. The regulations are also intended to:

   a. *Support and enhance the river corridor as a lively people-oriented destination, connecting nodes of high-quality development with parks and open spaces;*
   b. *Protect the city's investment as well as the investments of property owners, developers and others who enjoy the benefits of the Arkansas River corridor;*
   c. *Encourage development that enhances the appearance of the Arkansas River corridor and the surrounding area;*
   d. *Ensure development and redevelopment that is sensitive to the area's natural resources and environmental qualities;*
   e. *Establish the area as an interconnected, pedestrian-oriented, cultural and recreational destination, attracting both residents and visitors to the Arkansas River; and*
   f. *Foster a sense of community and civic pride.*

2. *Districts*
   Three RDO districts are established, as follows:
   a. *The RDO-1 district is primarily intended to apply to park, recreation and open space uses adjacent to the river. RDO-1 regulations help promote development that is compatible with public parks and green space and that complements park uses.*
   b. *The RDO-2 district is primarily intended to apply to other (non-RDO-1) properties with direct access to the river. RDO-2 regulations help to ensure safe, attractive and activated pedestrian areas by requiring that new development is oriented to the river and abutting streets. The regulations also promote integration with the River Parks trail system and avoidance of adverse environmental impacts.*
   c. *The RDO-3 district is primarily intended to apply to properties that do not have direct access to the river but that are visible from riverfront areas. These areas benefit from proximity to the river and contribute to the overall visual environment of the riverfront area.*
   [See Attachment I for full Section 20.050]

There are minor, although important, differences in the RDO-1, RDO-2 & RDO-3 district regulations.

- There are minor differences in prohibited uses in RDO-1, RDO-2 and RDO-3;
- RDO-1 and RDO-2 have a river build-to zone; RDO-3 does not since it has no trail or river frontage;

- RDO-2 envisions greater density of development than RDO-1 by requiring river-facing façade occupy at least 70% of the build-to zone length and street-facing façade occupy at least 50% of the build-to zone length prior to building outside of the build-to zone;
- Since RDO-3 does not have trail or river frontage, only street-facing façades must occupy at least 50% of the build-to zone length prior to building outside of the build-to zone;
- RDO-1 and RDO-2 require building entrances facing the river and the parking/common open space area, RDO-3 does not; and
- No more than one driveway is allowed per 300 linear feet of public right-of-way in RDO-1 and RDO-2.

Concurrently with the adoption of the RDO into the Zoning Code, the Comprehensive Plan was amended to include a new land use category, Arkansas River Corridor. The Land Use and Areas of Stability Maps were also amended to align with proposed RDO designations. Areas proposed for RDO-1 not already designated as Parks and Open Space and an Area of Stability were amended accordingly. Areas proposed for RDO-2 and RDO-3 received designations of Arkansas River Corridor and an Area of Growth.

RDO Background

There is extensive background leading to the development of the proposed River Design Overlay, as evidenced by the process and events documents in this staff report. Initially design guidelines for development along the river were recommended in the Arkansas River Corridor Master Plan, which was adopted over 10 years ago (2004). In 2010, the City of Tulsa Comprehensive Plan, or PlaniTulsa, was adopted and contained policies regarding enhancing the Arkansas River, orienting new development toward the river & creating design guidelines.

In February, 2015, a joint Mayor and City Council retreat was held where they identified a shared goal of "drafting regulatory tools to guide river development" and "adopting river corridor design guidelines." As a result, a steering committee was established in early 2015 to begin working on design guidelines for the area surrounding the Arkansas River.

INCOG/TMAPC staff has been the primary lead on the drafting of the overlay, with significant input and guidance from the steering committee. Beginning in March 2015, the steering committee met regularly over the course of a year. The steering committee members were:

- Robert Gardner, the Mayors appointed Director of River Development
- Councilor Jeanne Cue, District 2
- Councilor Blake Ewing, District 4
- Councilor Phil Lakin, Jr., District 8
- Councilor GT Bynum, District 9
- Clay Bird, representative from the Mayor's Office
- Susan Miller, AICP, INCOG
- Dwayne Wilkerson, ASLA, INCOG
- Rich Brierre, Executive Director of INCOG
- Dawn Warrick, AICP, Director of Planning and Development, City of Tulsa
- Warren Ross, Developer
- Ken Klein, Developer/Builder
- Matt Meyer, Executive Director of RiverParks
- Ted Reeds, Architect, Planning Commissioner

- Shawn Schaefer, Architect, Urban Design Studio at OU-Tulsa
- Shelby Navarro, Architect
- Shane Fernandez, Nabholz Construction
- Jeff Stava, project manager for the Gathering Place

RDO Public Process Summary

During the adoption process of the new code, provisions were incorporated to ensure that any future overlays "be based on an adopted plan or be prepared following an inclusive, transparent, and equitable planning and public involvement process that includes opportunities for affected property owners and residents to participate in the formulation of the district regulations or otherwise offer recommendations and provide input." The following section outlines the public process to date.

In early, 2016, the steering committee produced a summary of the RDO and draft boundary map to distribute and discuss with various groups. The materials were either distributed prior to or at the meetings and were posted on www.tmapc.org on January 28, 2016. The following meetings were held:

- **Tulsa Regional Chamber of Commerce** (approx. 10 in attendance)
  Friday, January 22, 2016 at 1:30pm
  Tulsa Regional Chamber Office, 1 W. 3rd Street
  Flintco Conference Room (13th floor)

- **Home Builders Association of Greater Tulsa** (approx. 35 in attendance)
  Tuesday, January 26, 2016 at 3:30pm
  Developers Council
  11545 E 43rd Street

- **American Institute of Architects,**
  Eastern Oklahoma Chapter (approx. 15 in attendance)
  Thursday, January 28, 2016 at 12:00pm
  Community Affairs Committee
  2210 S. Main Street

- **TMAPC Work Session #1** (approx. 18 in attendance)
  Wednesday, February 3, 2016 at 1:30pm
  City Hall, 10th Floor North

- **Greater Tulsa Area Realtors** (approx. 25 in attendance)
  Thursday, February 11, 2016 at 9:00am
  Urban Affairs Committee
  11505 E. 43rd Street

16.4

- **NAIOP** (approx. 15 in attendance)
  Friday, February 12, 2016 at 11:00am
  Public Affairs Committee
  Cyntergy Building
  810 S Cincinnati Avenue, first floor conf. room

- **Stormwater Drainage and**
  Hazard Mitigation Advisory Board (approx. 18 in attendance)
  Thursday, March 17, 2016 at 1:00pm
  420 W. 23rd Street, Room S-213

On April 6, 2016, the initial draft of the proposed River Design Overlay and draft boundary map were posted online at www.tmapc.org. Also on April 6, all property owners within the proposed overlay boundary (506 in total) were sent notices of City Council sponsored Town Hall meetings.

- **City Council initiation of River Design Overlay map, text and Comprehensive Plan amendments**
  Thursday, April 14, 2016, 6:00pm
  City Hall, One Technology Center- 2nd floor Council Chambers
  175 East 2nd Street

- **City Council Town Hall meeting** (approx. 70 in attendance)
  Monday April 18, 2016, 6:00pm
  Charles Schusterman Jewish Community Center – Sylvan Auditorium
  2021 E 71st Street

- **City Council Town Hall meeting** (approx. 35 in attendance)
  Tuesday April 19, 2016, 6:00pm
  OSU Center for Health Sciences Center – Dunlap Auditorium
  1111 W 17th Street

- **TMAPC Work Session #2** (approx. 16 in attendance)
  Wednesday April 20, 2016, 11:00am
  City Hall, One Technology Center- 3rd floor presentation room
  175 East 2nd Street

- **RiverParks Authority** (approx. 15 in attendance)
  Thursday, May 12, 2016, 8:00am
  2424 E. 21st St., Suite 300

- **TMAPC Public Hearing to provide recommendation on RDO text and Comprehensive Plan amendments**
  Wednesday May 18, 2016, 1:30pm
  City Hall, One Technology Center- 2nd floor Council Chambers
  175 East 2nd Street

- **City Council - 1st reading RDO text and Comprehensive Plan amendments**
  Thursday May 26, 2016, 6:00pm
  City Hall, One Technology Center- 2nd floor Council Chambers
  175 East 2nd Street

- **City Council adopts RDO text w/emergency and approves Comprehensive Plan amendments**
  Thursday June 9, 2016, 6:00pm
  City Hall, One Technology Center- 2nd floor Council Chambers
  175 East 2nd Street

- **RDO ordinance is published in the Tulsa World and takes effect**
  Monday, July 11, 2016

- **City Council initiation of map amendments as proposed by River Design Steering Committee**
  Thursday, July 14, 2016, 6:00pm
  City Hall, One Technology Center- 2nd floor Council Chambers
  175 East 2nd Street

On July 25, 2016, approximately 2,100 notices were mailed to property owners and those within 300' of affected area and final proposed map was posted online at www.tmapc.org. Also by July 28, a public notice was published in the Tulsa World and 12 signs were posted along the corridor to notify people of the affected area.

INCOG/TMAPC staff has kept a log of all phone calls and emails from property owners inquiring as to how the overlay impacts their property. As of the printing of this report, approximately **59** phone calls and/or emails have been received. Most are inquiries of a general nature, not necessarily in support or opposition. In addition, there were written comments submitted in response to the proposed overlay. One property owner has specifically requested to be removed from the boundaries of the proposed overlay. Although this particular amendment does not apply the River Design Overlay to the Zoning Map, Section 20.0010-D.3.d of the Zoning Code requires "A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment." Written comments, as well as the required map are attached to this report. **[see Attachment II]**

ATTACHMENTS:

Attachment I – City of Tulsa Zoning Code, Section 20.050
Attachment II – Public comments and property owner objection map
Attachment III – Zoning Map
Attachment IV – Aerial Map
Attachment V - Tulsa Comprehensive Plan Land Use Map
Attachment VI - Tulsa Comprehensive Plan Areas of Stability and Growth Map

16.6

DETAILED STAFF RECOMMENDATION:

Staff recommends Approval of SA-1 to apply supplemental RDO-1/ RDO-2/ RDO-3 (River Design Overlay) zoning to properties as depicted on maps in Attachment III based on the following:

The proposed River Design Overlay began at the direction of the Mayor and City Council and has been a collaborative process, with multiple steering committee meetings and subsequent public meetings;

The properties and land uses along the river corridor were carefully evaluated to determine the most relevant and appropriate boundary for the overlay;

The properties within the proposed overlay boundary are key development sites that will contribute to protecting public and private investments along the river corridor through the implementation of regulations contained in Section 20.050 of the City of Tulsa Zoning Code;

The proposed River Design Overlay zoning is constent with the vision for the river in the Arkansas River Corridor Master Plan; and

The proposed River Design Overlay zoning is consistent with the Land Use vision of Arkansas River Corridor and Parks and Open Space categories assigned to these properties in the Tulsa Comprehensive Plan.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed RDO-1 district is represented on the Land Use Map with a Parks and Open Space category and are shown on the Stability and Growth Map as an Area of Stability. Although the parks contained in RDO-1 are mostly destination parks (as defined below), such as RiverParks, and draw residents and visitors from the region, these parks are expected to remain stable. The Comprehensive Plan describes it "equally important to enhance those qualities that attracted people here in the first place." This is especially true for RiverParks.

The proposed RDO-2 and RDO-3 districts are designated as Arkansas River Corridor and an Area of Growth. It is envisioned that properties in these districts may experience redevelopment over time and, as they do, it is important that they adhere to design standards that respect the built and natural environment that surrounds the river corridor.

Land Use Vision:

Land Use Plan map designation: **Arkansas River Corridor & Parks and Open Space [see Attachments V & VI]**

The **Arkansas River Corridor** is located along the Arkansas River and scenic roadways running parallel and adjacent to the river. The Arkansas River Corridor is comprised of a mix of uses - residential, commercial, recreation and entertainment – that are well connected and primarily designed for the pedestrian. Visitors from outside the surrounding neighborhoods can access the corridor by all modes of transportation.

This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively people-oriented destination. The Corridor connects nodes of high quality

development with parks and open spaces. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the residential character of adjacent thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

Parks and Open Space are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

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 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.

Areas of Stability and Growth designation: **Areas of Growth & Areas of Stability**

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

increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Shaping Tulsa's future involves more than deciding where and how new development will take place. It is equally important to enhance those qualities that attracted people here in the first place. In recognition of how strongly Tulsa's citizens feel about their neighborhoods, the comprehensive plan includes tools for the maintenance of valued community characteristics in older and stable neighborhoods. These new measures provide tools that address rehabilitation of property and help shape where and how redevelopment occurs.

The **Areas of Stability** includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

ANALYSIS OF RIVER DESIGN OVERLAY (RDO) BOUNDARY BY MAP

The proposed boundary for the River Design Overlay was initially defined based on the following analysis:

- Parcels must have direct relationship to the river
- Generally respectful of parcel boundaries
- At least 300' of depth to ensure adequate redevelopment potential
- Excluded areas identified in the National Register of Historic Places
- Reviewed topography and floodplain maps for affected areas
- Reviewed for conformance with the Arkansas River Corridor Master Plan

The proposed boundary was field checked, reviewed and adjusted by the steering committee continuously throughout the process. To recognize geographic differences and the use of appropriate design concepts for differing physical characteristics, the steering committee identified three districts for varying regulations – RDO-1, RDO-2 & RDO-3 **[see Attachment I]**. In assigning these designations, the committee looked for consistency in application throughout the RDO. For example, floodplains were determined to not impact the assignment of the specific RDO designation, but levees were a factor in differentiating RDO-2 and RDO-3 boundaries on the west side of the river.

The following is a map by map analysis of factors that were considered in defining the RDO boundary. **[see Attachments III, IV, V & VI]**

Map 1 of 8: The northern proposed RDO boundary is Southwest Boulevard/West 11th Street South. RiverParks is identified as RDO-1 to the east and west of the river. On the east side of Riverside Drive, properties on the National Register of Historic Places were not included. Also, due to its recent approval and 99-year land lease, Phase I & II of the Gathering Place were left out of the boundary.

On the west side of the river, land abutting the trail (Westport Apartments and the concrete batch plant) received an RDO-2 designation since the build-to-zone requirements are measured from the trail, with the intent that development be oriented toward the river and the trail where possible. Properties on the west side beyond that were identified with RDO-3. South of the City Facility located at West 23rd Street South and Jackson Avenue is the City of Tulsa jurisdictional boundary; therefore, RDO did not extend beyond West 25th Street South.

Both Southwest Boulevard and West 11th Street South are identified on the Major Street and Highway Plan (MSHP) as Secondary Arterials. On the MSHP, Riverside Drive is designated as a Commercial/CBD/Industrial Collector north of West 14th Street South, then as a Secondary Arterial to West 21st Street South. West 21st Street South/West 23rd Street South and West 31st Street South are designated as Urban Arterials. The MSHP designates Riverside Drive south of West 21st Street South to just south of the I-44 overpass as a Special Trafficway.

Map 2 of 8: RiverParks is identified as RDO-1 east of the river and west of Riverside Drive. The northernmost property on Map 2 is Phase III of the Gathering Place. There have been no approvals or development scenarios yet identified for that site, therefore it was included in RDO-3. Also, on east side of Riverside Drive, the remainder of this map shows RDO-3 at varying depths, all intended to be a minimum of 300 feet and respectful to existing parcel boundaries. The intent of the minimum 300-foot depth is to ensure adequate redevelopment potential. Almost all of the property east of Riverside Drive, from east 47th Street South to I-44 is owned by the City of Tulsa or the Oklahoma Department of Transportation.

On the MSHP, Riverside Drive is designated as a Special Trafficway the full extent of this map. East 41st Street South is designated as an Urban Arterial.

Map 3 of 8: RiverParks is identified as RDO-1 east of the river, with the addition of Johnson Park as RDO-1 at East 61st Street South and Riverside Drive. The area between 51st Street South and East 56th Street South is identified as RDO-3. A significant amount of this land that fronts Riverside Drive on the east between East 51st Street South and East 56th Street South, and the area south of East 61st Street South are under the ownership of the Oklahoma Department of Transportation.

The residential neighborhood south of East 56th Street South was not included because of its internal orientation. There is no pedestrian or vehicular access to this neighborhood from Riverside Drive.

On the MSHP, Riverside Drive is designated as a Parkway south of I-44. East 61st Street South is designated as a Secondary Arterial and East 71st Street South is designated as a Primary Arterial.

Map 4 of 8: A small southern portion of Turkey Mountain Urban Wilderness on the north side of West 71st Street South is included as RDO-1. The property south of West 71st Street South on the west side of the river is primarily owned by the City of Tulsa and Tulsa Airports Improvement Trust and is identified as RDO-2. The property on the east side of the river, south of East 71st Street South is identified as RDO-2 and owned by the Tulsa Public Facilities Authority. This area, known by many as Helmerich Park, was identified as RDO-2 because of development approvals that existed on the property at the beginning of the RDO process and due to decisions by the City to allow future development on this site in conjunction with recreational uses.

On the MSHP, Riverside Drive is designated as a Parkway in this location. East 71st Street South is designated as a Primary Arterial and East 81st Street South is designated as a Secondary Arterial.

Map 5 of 8: The Northern part of this map is Joe Creek, south of which begins a significant amount of land ownership by the Muskogee Creek Nation west and east of Riverside Drive. Therefore, this land was not included. South of the Creek owned land, on the west side of Riverside Drive is a bald eagle preserve owned by the City of Tulsa, designated RDO-1, which will likely remain untouched. North and south of Joe Creek on the east side of Riverside Drive are single family and multi-family residential developments that were not included in the overlay boundary because of the configuration, depth and orientation of the developments.

On the MSHP, Riverside Drive is designated as a Parkway in this location. East 81st Street South and East 91st Street South are designated as Secondary Arterials.

Map 6 of 8: Map 6 also shows the RDO-1 site (bald eagle preserve) owned by the City of Tulsa between the river and Riverside Drive, north of 96th Street Bridge. Immediately south of the bridge is a small City of Tulsa park, also designated as RDO-1. South of this area is a significant length of privately owned river-fronting property designated as RDO-2.

On the east side of Riverside Drive, there are a significant amount of properties that have existing commercial/office development. South of East 101st Street South is an existing residential development that was left out of the overlay boundary. Similar to the residential neighborhood south of East 56th Street South, this neighborhood is internally oriented and has limited pedestrian and vehicular access from Delaware Avenue.

Also on the west side of Delaware Avenue, south of East 105th Street South, is the Torchia-Oliver Soccer Park, identified as RDO-1.

On the MSHP, the Parkway designation of Riverside Drive is uninterrupted as it transitions into Delaware Avenue. East 91st Street South and East 101st Street South are designated as Secondary Arterials.

Map 7 of 8: Map 7 continues south and includes largely underdeveloped properties. Several new residential developments south of East 111th Street South on the east side of Delaware Avenue are not included in the overlay boundary because they are oriented internally, similar to other residential developments with the same characteristics.

On the MSHP, Delaware Avenue has a Parkway designation. East 111st Street South on the MSHP does not extend to Delaware Avenue.

Map 8 of 8: Map 8 shows Cousins Park, identified as RDO-1. On the MSHP, Delaware Avenue dead ends on the north end of Cousins Park. East 121st Street South is designated as an Urban Arterial.

SECTION III: Relevant Zoning History

There are 709 properties within the boundaries of the proposed River Design Overlay with various zoning designations. Within the boundary are 10 existing Planned Unit Developments (PUDs), all at various stages of development (not built with no approved site plan, not built with an approved site plans, partially built and fully built out).

16.12

Attachment I
City of Tulsa Zoning Code, Section 20.050

16.13

16.14

c. Establish reasonable, clear and objective site, building and design standards that promote the general purpose established in §20.030-B1.

3. SA overlays may not be used for any of the following express purposes:

a. Impose requirements that conflict with the comprehensive plan or any other officially adopted plan; or

b. Impose subjective design requirements or guidelines that require discretionary review and approval.

20.030-C Underlying Zoning

SA overlays may be approved in areas classified in any residential or nonresidential base zoning district, except the CB district. SA overlays may not be applied in combination with CB zoning.

20.030-D Minimum Contiguous Areas

SA overlay district boundaries must encompass at least 10 lots, and in all cases must include at least one acre of contiguous land area. Smaller areas may be designated as SA overlays if they abut and extend an existing SA overlay district or if they include all lots within an original subdivision plat.

20.030-E Recordation

The land use administrator must file a copy of all SA overlay zoning map amendment ordinances and maps indicating the boundaries of approved SA overlays in the county clerk's office of the county in which the property is located.

Section 20.040 PI, Parking Impact Overlay

20.040-A Purpose

The purpose of the Parking Impact (PI) overlay district is to provide supplemental parking regulations for specified areas experiencing negative impacts due to the relative absence of parking, transit and alternative transportation mode choices. The intent of the PI overlay is to identify areas of high parking demand and increase the off-street parking requirements accordingly.

20.040-B Underlying Zoning

The PI overlay may be approved in areas classified in any underlying base zoning district.

20.040-C Regulations

Special parking requirements apply to many uses located within the boundaries of the PI overlay, in accordance with the minimum off-street parking ratios of Section 55.020.

Section 20.050 RDO, River Design Overlays

20.050-A General

1. Purpose and Intent

The RDO, River Design Overlay regulations of this section establish regulations governing form, function, design and use for properties located within the boundaries of the River Design Overlay district. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life. The regulations are also intended to:

a. Support and enhance the river corridor as a lively people-oriented destination, connecting nodes of high-quality development with parks and open spaces;

16.15

b. Protect the city's investment as well as the investments of property owners, developers and others who enjoy the benefits of the Arkansas River corridor;

c. Encourage development that enhances the appearance of the Arkansas River corridor and the surrounding area;

d. Ensure development and redevelopment that is sensitive to the area's natural resources and environmental qualities;

e. Establish the area as an interconnected, pedestrian-oriented, cultural and recreational destination, attracting both residents and visitors to the Arkansas River; and

f. Foster a sense of community and civic pride.

2. Districts

Three RDO districts are established, as follows:

a. **RDO-1**

The RDO-1 district is primarily intended to apply to park, recreation and open space uses adjacent to the river. RDO-1 regulations help promote development that is compatible with public parks and green space and that complements park uses.

b. **RDO-2**

The RDO-2 district is primarily intended to apply to other (non-RDO-1) properties with direct access to the river. RDO-2 regulations help to ensure safe, attractive and activated pedestrian areas by requiring that new development is oriented to the river and abutting streets. The regulations also promote integration with the River Parks trail system and avoidance of adverse environmental impacts.

c. **RDO-3**

The RDO-3 district is primarily intended to apply to properties that do not have direct access to the river but that are visible from riverfront areas. These areas benefit from proximity to the river and contribute to the overall visual environment of the riverfront area.

3. Applicability

Except as otherwise expressly stated, the RDO regulations of this section apply within the boundaries of the RDO overlay districts to all new uses and structures and all building alterations and site modifications that require a building permit.

4. Exemptions

a. Existing detached houses and duplexes and additions to existing detached houses and duplexes are exempt from compliance with all of the RDO regulations of this section (Section 20.050).

b. Uses and structures that are accessory to existing or new detached houses or duplexes are exempt from compliance with all of the RDO regulations of this section (Section 20.050).

c. New detached houses and duplexes, where allowed, are exempt from compliance with all of the site and building design regulations of §20.050-C.

d. New or modified public utility and service uses, where allowed, are exempt from compliance with the:

(1) Build-to-zone regulations of Table 20-2;

16.14

(2) Ground floor transparency regulations of Table 20-3; and

(3) Building entrance requirements of Table 20-3.

e. Planned unit developments (PUDs) and CO-zoned properties or portions of PUDs and CO-zoned properties that have received site plan approval prior to August 1, 2016 are exempt from compliance with all RDO regulations of this section (Section 20.050). Approved PUDs and CO-zoned properties or portions of PUDs and CO-zoned properties that have not received site plan approval prior to August 1, 2016 are subject to compliance with all applicable RDO regulations of this section (Section 20.050).

f. Minor revisions of previously approved site plans do not trigger a requirement that the site plan be brought into compliance with the RDO regulations of this section. Major and minor amendments to approved development plans do trigger a requirement that the entire development plan be brought into compliance with all applicable RDO regulations of this section (Section 20.050).

5. Nonconformities

a. General

Nonconformities that exist within an RDO district are governed by the regulations of Chapter 80, except as expressly stated in this subsection.

b. Restoration, Replacement, Alteration and Expansion of Nonconforming Uses and Structures (other than signs)

(1) Structures and uses that are nonconforming with regard to the RDO regulations of this section (Section 20.050) may be restored, replaced, altered or expanded, and additional structures that are nonconforming with regard to the regulations of this section (Section 20.050) may be constructed, provided that the restoration, replacement, alteration, expansion, or additional construction does not increase by more than 50% of the total floor area or lot coverage of a nonconforming use or increase by more than 50% of the total lot coverage of nonconforming structures. Restoration, replacement, alterations, expansions, and additions allowed under this paragraph are not required to comply with the site and building design regulations of §20.050-C. For purposes of this Section 20.050-A5 "structure" does not mean "sign". For purposes of this Section 20.050-A5, the increase in percentage of total floor area or total lot coverage is calculated using the total floor area or total lot coverage in existence on the date the structure or use became nonconforming.

(2) An existing structure and all replacements, restorations, expansions, alterations and additions must be brought into compliance with the site and building design regulations of §20.050-C under the following circumstances:

(a) A nonconforming structure is proposed to be replaced, restored and expanded by more than 50%; or

(b) A nonconforming structure is proposed to be altered or expanded by more than 50%; or

(c) Additional structure(s) are proposed to be constructed resulting in a more than 50% increase in the floor area or lot coverage, as described in §20.050-A5.b(1)

16.17

(3) For purposes of administering these restoration, replacement, alteration and expansion regulations, increases in floor area and lot coverage are calculated separately; they are not added together to determine whether the 50% threshold has been met. A complete building permit application for any restoration or replacement must be submitted within five years of the date a nonconforming building was damaged, destroyed or removed.

6. Conflicting Regulations

All applicable regulations of the underlying base zoning district apply to property in the RDO district unless otherwise expressly stated in the RDO regulations. For properties with PUD or CO zoning, the approved development plan or development standards governing the subject PUD or CO district apply unless otherwise expressly stated in the RDO regulations. If the regulations of the RDO district conflict with the regulations of the subject property's underlying zoning, approved development plan or development standards or any other overlay zoning district that applies to the property, the RDO regulations of Section 20.050 govern, unless otherwise expressly stated.

7. Effect of PUD, MPD or CO Zoning

The regulations of an RDO district may not be varied or modified through approval of or amendment of a Planned Unit Development (PUD), Master Planned Development (MPD) district or Corridor (CO) district.

8. Administration

No building permit for proposed use or development in an RDO district may be approved until a site plan for such use or development has been submitted and reviewed by the land use administrator and found to be in compliance with all applicable RDO regulations.

20.050-B Uses

1. Intent

The RDO regulations are intended to allow for a mix of uses to promote a pedestrian environment, while prohibiting uses that will hinder the long-term viability of an attractive, vibrant and active riverfront area.

2. Regulations

a. Allowed Uses

Except as expressly identified in Table 20-1, principal uses are allowed in RDO districts in accordance with the use regulations of the underlying (base) zoning district or, in the case of PUD or CO zoning, in accordance with the approved development plan or development standards governing the subject PUD or CO district. Uses identified with a "□" symbol are allowed in the respective RDO district: (1) if allowed by the subject property's underlying (base) zoning district or (2) if the subject property has PUD or CO zoning, if the use is allowed by the approved development plan or development standards governing the subject PUD or CO district.

b. Prohibited Uses

Uses identified with an "X" Table 20-1 are expressly prohibited in the respective RDO district.

16.18

Table 20-1: RDO District Use Regulations

USE CATEGORY **Subcategory** Specific use	RDO-1	RDO-2	RDO-3
X = expressly prohibited use | □ and unlisted uses = underlying zoning governs			
RESIDENTIAL			
Household Living			
Detached house	X	X [1]	□
Cottage house development	X	X	□
Duplex	X	X [1]	□
Manufactured housing unit	X	X	X
Manufactured housing subdivision	X	X	X
Mobile home	X	X	X
Mobile home park	X	X	X
PUBLIC, CIVIC AND INSTITUTIONAL			
Cemetery	X	X	X
Utilities and Public Service Facility			
Major	X	X	□ [3]
Wireless Communication Facility			
Freestanding tower	X	X	X
COMMERCIAL			
Assembly and Entertainment			
Indoor gun club	X	X	X
Outdoor gun club	X	X	X
Commercial Service			
Building service	X	X	X
Business support service	X	X	X
Consumer maintenance/repair service	X	X	X
Research service	X	X [2]	□
Financial Services (except as below)	X	X [2]	□
Personal credit establishment	X	X	X
Funeral or Mortuary Service	X	X	X
Office			
Business or professional office	X	X [2]	□
Medical, dental or health practitioner office	X	X [2]	□
Plasma center	X	X	X
Retail Sales			
Building supplies and equipment	X	X	X
Self-service Storage Facility	X	X	X
Sexually Oriented Business Establishment	X	X	X
Vehicle Sales and Service			
Commercial vehicle repair/maintenance	X	X	X
Commercial vehicle sales and rentals	X	X	X
Fueling station	X	X	X
Personal vehicle repair and maintenance	X	X	X
Personal vehicle sales and rentals	X	X	X
Vehicle part and supply sales	X	X	X
Vehicle body and paint finishing shop	X	X	X
WHOLESALE, DISTRIBUTION AND STORAGE			
Equipment and Materials Storage, Outdoor	X	X	X
Trucking and Transportation Terminal	X	X	X
Warehouse	X	X	X
Wholesale Sales and Distribution	X	X	X
INDUSTRIAL			
Moderate-impact Manufacturing & Industry	X	X	X
High-impact Manufacturing & Industry	X	X	X
Mining or Mineral Processing	X	X	X
Junk or Salvage Yard	X	X	X

16.19

USE CATEGORY **Subcategory** Specific use	RDO-1	RDO-2	RDO-3
RECYCLING			
Construction or Demolition Debris	X	X	X
Consumer Material Drop-off Station	X	X	X
Consumer Material Processing	X	X	X
AGRICULTURAL			
Animal Husbandry	X	X	X
Horticulture Nursery	X	X	X
OTHER			
Drive-in or Drive-through Facility (as a component of an allowed use)	X	X	X
Off-premise Outdoor Advertising Sign	X	X	X

[1] Detached houses and duplexes are allowed when part of a planned unit development that was approved before January 1, 2016.

[2] Use allowed above the ground-floor level only.

[3] Use limited to water and wastewater treatment facilities (Special Exception required).

20.050-C Site and Building Design

1. Building Placement, Building Design and Site Features

a. Intent

The building placement, building design and site design regulations of this section are intended to:

(1) Ensure that buildings are oriented to face pedestrian areas along the river and abutting streets;

(2) Create and frame usable outdoor spaces;

(3) Encourage pedestrian activity by creating compact and well-connected development;

(4) Ensure that new development is constructed of durable, long-lasting materials;

(5) Enhance pedestrian interaction with the natural and built environment by providing building articulation and transparency of building façades at pedestrian levels; and

(6) Promote incorporation of design features that encourage outdoor activity and emphasize the presence of the river and parkland.

b. Siting of Buildings, Parking and Service Areas

Buildings, parking and service/equipment areas are subject to the regulations of Table 20-2.

Table 20-2: RDO Building, Parking and Service Area Siting [1]

	RDO-1	RDO-2	RDO-3
Build-to-Zones (BTZ) (minimum/maximum setback in feet)			
River BTZ (See Figure 20-1)			
From dual river trail [2]	10/25[3]	10/25[3]	NA
From top of river bank [4]	50/75[5]	50/75[5]	NA
Street BTZ (See Figure 20-2)			
From major street	10/25	10/25[6]	10/25
Building Façade in BTZ [9]			
River BTZ (See Figure 20-3)	At least 60% of river-facing façade must be located in BTZ	River-facing façade must occupy at least 70% of the BTZ length [6][7]	NA
Street BTZ (See Figure 20-4)	At least 60% of street-facing façade must be located in BTZ	Street-facing façade must occupy at least 50% of the BTZ length [6][7]	Street-facing façade must occupy at least 50% of the BTZ length [8]
Minimum Side Setback	None required		
Minimum Rear Setback	Per underlying zoning		
Minimum Parking Area Setback (feet)			
From dual river trail [10]	20	20	NA
From top of river bank [4][10]	70	70	NA
From any street	30	30	30
Minimum Service Area/Equipment Setback (feet) (service areas, mechanical equipment, refuse collection areas, storage areas and loading docks)			
From Dual River Trail	50	50	NA
From Top of River Bank [4]	70	70	NA
From any Street	50	50	50

[1] General rules for measuring compliance and exceptions to these regulations and can be found in Chapter 90.

[2] "Dual river trail" refers to the split or divided public trail that runs generally parallel to the river and that provides separate hard-surfaced areas for cyclists and pedestrians. [Note: Not all portions of the dual river trail are designed as separate/divided trails]. BTZ measurements are taken from the edge of the dual river trail surface located furthest from the river.

[3] Maximum may be increased to 150 feet if occupied by a pedestrian activity area or outdoor dining/entertainment venue.

[4] Top of river bank BTZ and setback requirements apply only if dual river trail is not in place. Buildings that project beyond the top of the river bank are exempt from BTZ requirements. The geographic "river bank" refers generally to the land alongside the bed of the river. The top of the river bank must be dimensionally defined on the site plan that is submitted to and approved by the land use administrator during the development/permit review process. The top of bank will generally be interpreted as the highest point where the steepest slope of the bank intersects with the flattest surface further away from the river. The 100-year flood elevation is typically below the top of the bank.

[5] Maximum may be increased to 200 feet if occupied by a pedestrian activity area or outdoor dining/entertainment venue.

[6] Buildings are not required to meet both river and major street BTZ requirements. Buildings must first comply with river BTZ requirements.

[7] In RDO-2, Pedestrian activity areas and outdoor dining/entertainment venues may be counted to meet up to 30% of the river BTZ requirement, provided that if multiple buildings on a lot are located within the river BTZ, the cumulative total of all pedestrian activity and outdoor dining/entertainment areas may not exceed 30% for the purpose of determining the river BTZ. Once buildings occupy at least 70% of the length of the river BTZ, additional buildings may be constructed in the major street BTZ. Once 70% of the length of the river BTZ and 50% of the length of the major street BTZ of a lot is occupied by building(s), any additional building(s) on that lot is not required to be located within a BTZ.

16.21

[8] In RDO-3, buildings must first comply with major street BTZ requirements. Once 50% of the length of the major street BTZ of a lot is occupied by building(s), any additional building(s) on that lot is not required to be located in a BTZ.

[9] For purposes administering and interpreting these regulations, a "façade" is an exterior wall of a building.

[10]Drive aisles that are parallel or generally parallel to the river must be lined by a parking aisle on the river side of the property.

c. Façades

Façades are subject to the regulations of Table 20-3.

Table 20-3: RDO Façade Regulations

	RDO-1	RDO-2	RDO-3
Minimum Ground Floor Transparency (%)[1]			
Building façade facing the river	40	40	—
Building façade facing a major street	40	40	40
Building façade facing parking- or common open space area	20	20	—
Required Building Entrances			
Building façade facing the river	At least one building entrance required with direct connection to dual river trail [2]		—
Building façade facing a major street	At least one building entrance required with direct connection to public sidewalk		
Building façade facing parking- or common open space area	At least one building entrance required with direct connection to parking or open space		—

[1] Residential buildings are exempt from ground-floor transparency requirements.

[2] Buildings entrance requirements do not apply to river-facing façades if the building projects beyond the top of the river bank. The land use administrator is authorized to waive the trail direct connection requirement when the subject portion of the trail is in different ownership and access rights cannot be obtained.

Figure 20-1: River BTZ, Setback and Façade Regulations

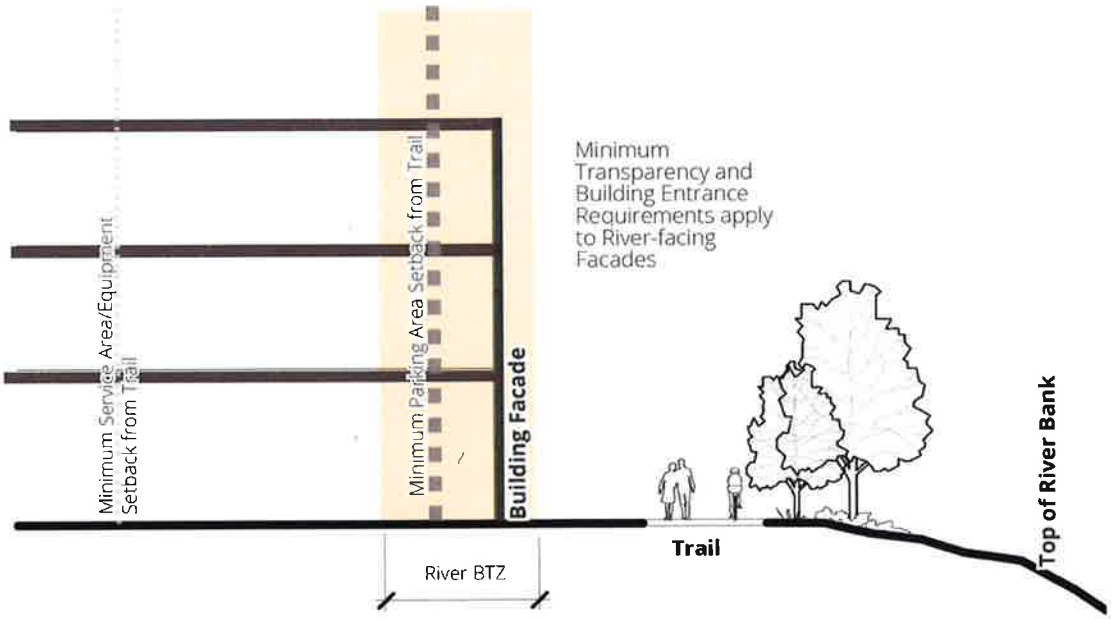


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Figure 20-2 Street BTZ, Setback and Façade Regulations

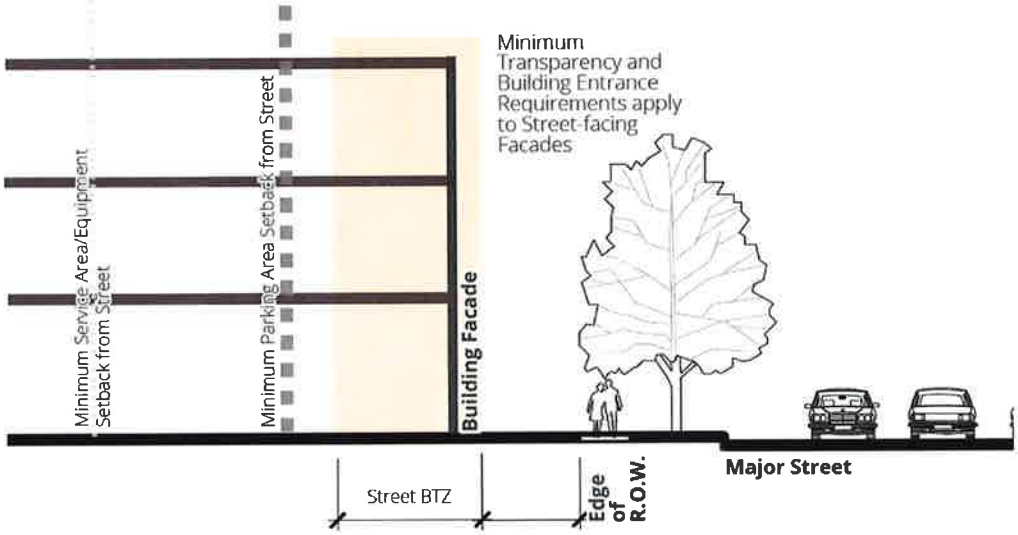

Figure 20-3: Building and Parking Placement (1)

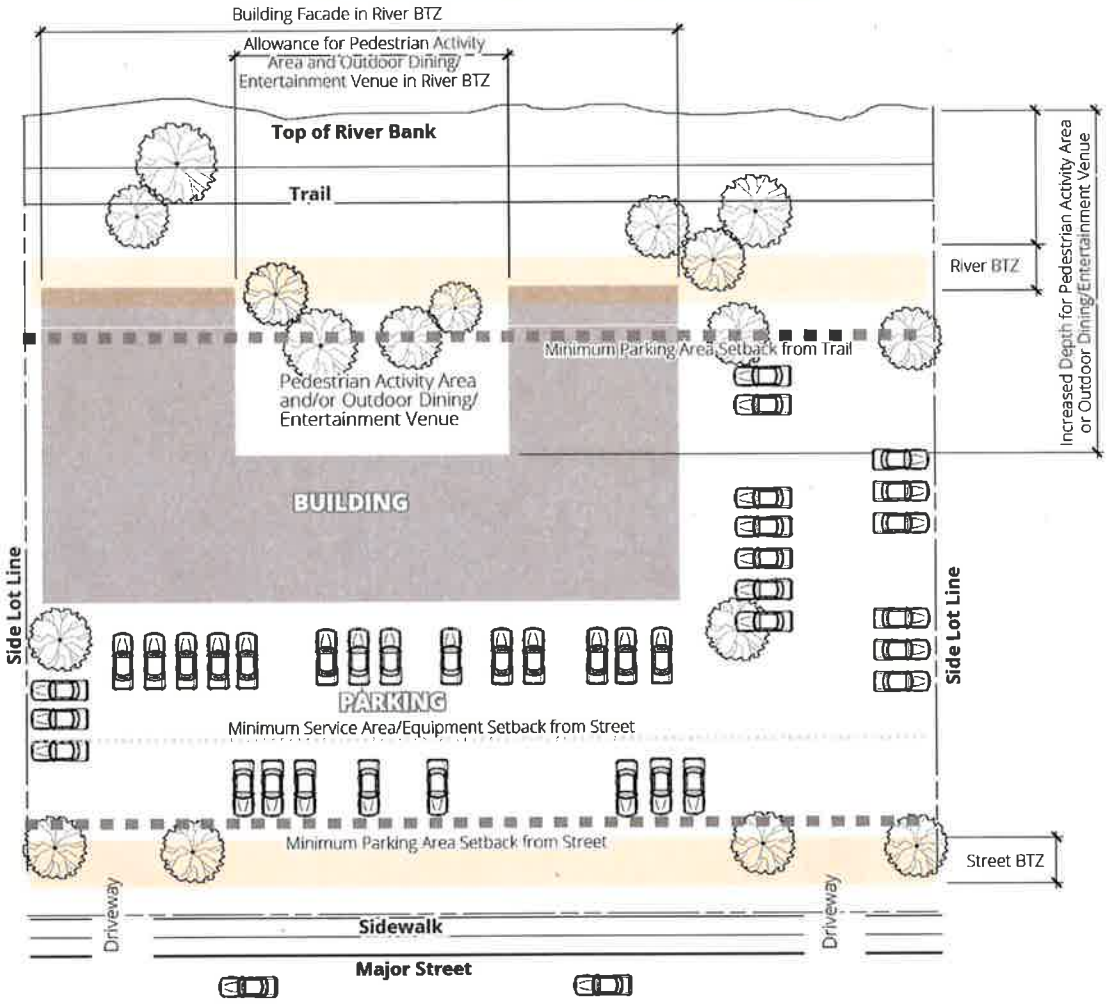

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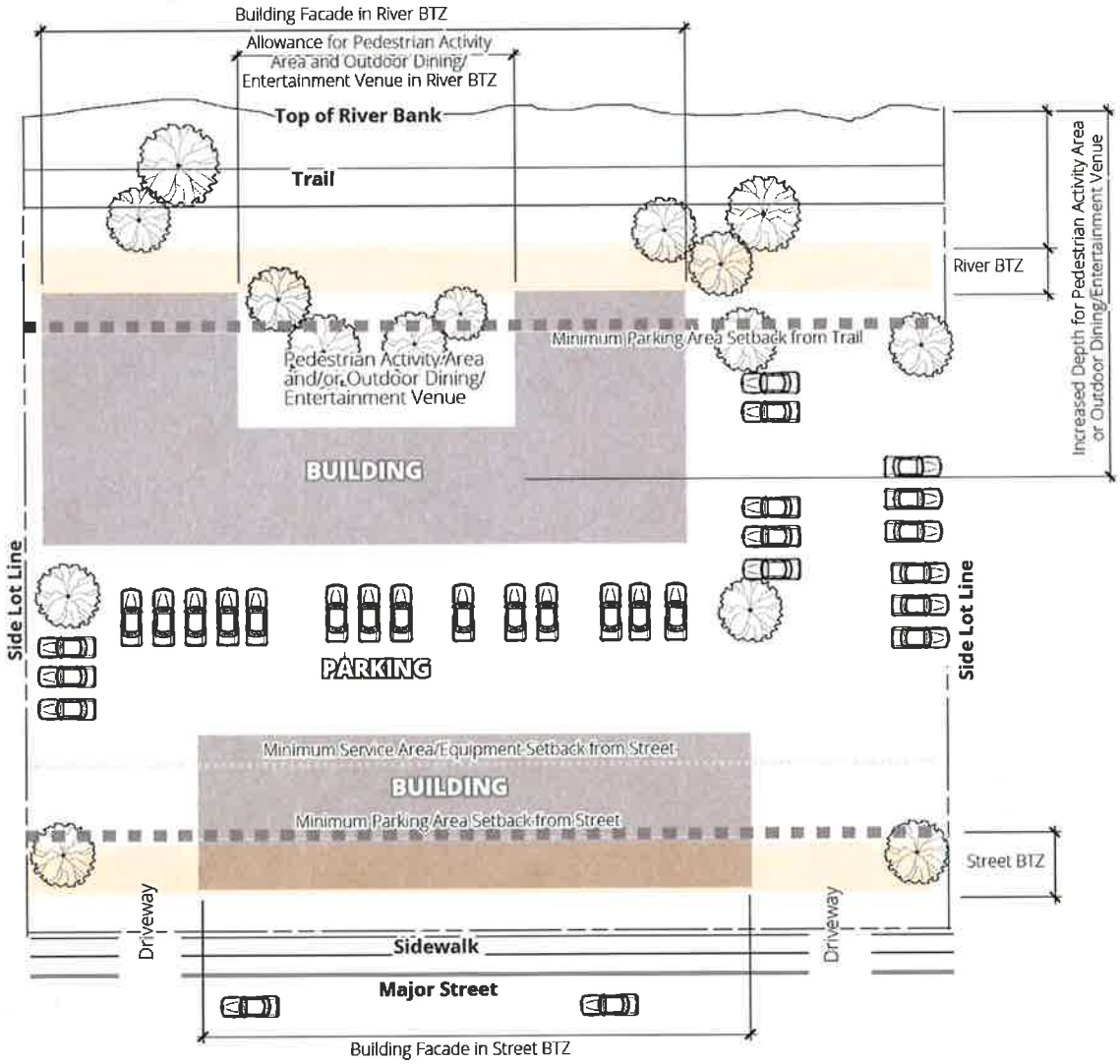
Figure 20-4: Building and Parking Placement (2)



d. Building Design

(1) Exterior insulation and finish systems (EIFS) or simulated stucco may not be used on more than 15% of any building façade and may not be used on the ground-floor level façade.

(2) Vinyl siding and aluminum siding are prohibited building materials.

(3) Blank walls without architectural detailing/articulation may not exceed 35 feet in height or width. Articulation must be provided as a means of breaking the building face into separate visually distinct but attached or adjoining pieces by using a different building materials, transparency, openings or by recesses or projections in facades.

e. Parking Structures

(1) Parking structures must be designed to visually conceal ground-floor level parking through the use of architectural detailing or liner buildings.

16.24

(2) Ramped and sloping interior floors must be concealed from view of the public street and the river.

(3) Stairwells must be built and located on the exterior corners of parking garages and constructed so that at least one wall of the stairwell be visually open to the outdoors. Additional interior stairs may be allowed adjacent to elevators, but one side must remain visually open.

(4) Screening walls to conceal ramps, slopes and vehicles absent architectural detailing/articulation at expanses greater than 35 feet are prohibited.

f. Site Features

(1) All new utility services, such as telephone, electrical and cable services, must be installed underground.

(2) Utility components required to be above ground, such as transformers and meters, must either be screened by landscaping or decorative wall or concealed from view of the public street and the river.

2. Parking

a. Intent

The parking-related provisions of this subsection are intended:

(1) To minimize the visual prominence of parking, promoting increased pedestrian activity and enhancing the overall appearance of development; and

(2) To support more urban development intensities through reduced parking minimums and other flexible parking regulations.

b. Regulations

(1) The minimum parking ratios established in Table 55-1 are reduced by 50% for uses in the RDO district.

(2) Bicycle parking must be provided at a rate of at least 150% of the ratios established in Table 55-3.

(3) Surface parking lots must be organized as a series of smaller parking areas, each not exceeding 50 spaces. These parking areas must be separated by landscaped areas with a minimum width of 12 feet. Pedestrian walkways may be integrated into these areas but may not be counted toward satisfying the required minimum landscaped area width of 12 feet.

(4) Off-street surface parking lots must be screened in accordance with the RDO district landscaping and screening regulations of §20.050-C3.

3. Landscaping and Screening

a. Intent

To establish a distinctive landscape character along the river corridor through preservation of existing trees/vegetation, enhanced landscape standards and promotion of native, drought-tolerant and non-invasive landscaping.

b. Regulations

(1) The applicant must submit a landscape plan illustrating plant size within a 3-year growing cycle.

(2) The total landscaped area must equal at least 20% of the lot. Areas beyond the top of the river bank (river side) and existing dual river trails (including the paved trail or trail bed and a 5-foot buffer on each side) may not be counted toward satisfying the minimum 20% landscaped area requirement.

(3) Dumpsters must be screened by masonry walls with a minimum height of 6 feet and a metal frame gate that is at least 80% opaque.

(4) Fences and walls that prohibit physical or visual access to the river and those exceeding 3 feet in height are prohibited. The maximum fence and wall height limitation does not apply to screening of service areas, mechanical equipment, refuse collection areas, storage areas and loading docks.

(5) The perimeter of parking lots must be screened from public streets and the dual river trail by one of the following methods:

(a) A berm with a minimum height of 3 feet and a maximum slope of one vertical foot for every 4 horizontal feet. The berm must be planted with coniferous and deciduous trees at a rate of at least one tree per 20 linear feet of berm; or

(b) A masonry wall with a minimum height of 2 feet and maximum height of 3 feet, with a minimum 5-foot landscaped buffer containing at least one tree per 20 linear feet located on the outside of the wall.

(6) Lots adjacent to the dual river trail must provide at least one tree for every 20 feet of trail or river frontage, as follows:

(a) All trees required by this provision must be placed within 20 feet of the edge of the trail, trail easement, reserve area or trail right of way, as measured from the outer edge of the tree's trunk; and

(b) Trees placed within 20 feet of the river trail may not be counted towards meeting the requirements of any other minimum landscape or tree planting requirement of Chapter 65.

(7) Trees provided to meet the landscaping and screening requirements of this subsection may be regularly spaced or grouped. When grouped, the distance between required trees may not exceed 60 feet.

4. Lighting

a. Intent

The lighting provisions of this subsection are intended to:

(1) Ensure lighting is of pedestrian scale;

(2) Minimize the negative effects of lighting on adjacent uses; and

(3) Ensure unified lighting standards along the dual river trail and in parks.

b. Regulations

(1) Floodlights are prohibited.

16.26

(2) Building-mounted neon lighting is only allowed when recessed or contained in a cap or architectural reveal.

5. Signs

a. Intent

The sign regulations of this subsection are intended to:

(1) Ensure that signs contribute to the visual continuity and quality of development in the river corridor;

(2) Minimize visual clutter; and

(3) Ensure that signs are primarily of pedestrian scale.

b. Regulations

(1) Off-premise outdoor advertising signs, dynamic display signs and internally illuminated signs enclosed in frames or cabinets (aka "cabinet signs" or "box signs") are prohibited.

(2) All new or replacement freestanding signs must be monument-style signs with a maximum height of 6 feet.

(3) Freestanding signs must be consistent with the architectural character of the buildings on the site, incorporating a minimum of one of the primary materials, colors or design elements of the associated structures.

(4) The sign area of a monument sign may not exceed 50 square feet.

(5) Wall signs may not exceed an aggregate sign area of 1.5 square feet per linear foot of building wall to which they are attached.

(6) Projecting signs may not project more than 3 feet from the face of the building. The sign area of a projecting sign may not exceed 24 square feet if located within a street build-to-zone or 12 square feet in any other location.

6. Circulation and Access

a. Intent

The circulation and access provisions of this subsection are intended to:

(1) Establish a safe and efficient network of vehicular and pedestrian linkages throughout the river corridor;

(2) Integrate access management design features;

(3) Accommodate multiple modes of transportation (motor vehicles, transit, bicycles, pedestrians, etc.); and

(4) Provide connectivity to the parks within and adjacent to the river corridor, dual river trail and the river.

b. Regulations

(1) No more than one driveway is allowed per 300 linear feet of public right-of-way in RDO-1 and RDO-2 districts.

(2) All access points to a public street must be shared by multiple tenants and park users.

(3) All parcels must provide vehicular and pedestrian connectivity (cross-access) with adjacent parcels.

(4) Internal pedestrian circulation systems must coordinate and connect with public spaces, sidewalks, dual river trail, transit stops and other transportation systems.

(5) All new dual river trails and re-positioned existing dual river trails must be located to avoid vehicular crossings.

(6) Public sidewalks with a minimum width of 5 feet must be installed along the entire street frontage on any lot abutting a major street.

14.28

Attachment II
Public comments and property owner objection map

16.29

REVISED 8/10/2016

16.30

Joram Rauchwerger
P O BOX 470083
Tulsa, Oklahoma 74147

June 27, 2016

VIA US Postal Service Certified Mail

Ms. Susan Miller
INCOG
2 West 2nd Street, #800
Tulsa, Oklahoma 74103

Both cc: addressed to City of Tulsa
cc: Ms. Dawn Warrick 175 E. 2nd St., 5th fl. Tulsa, Ok. 74103
cc: Mr. Dwain Midget 175 E. 2nd St., 5th fl. Tulsa, Ok. 74103

Re: Proposed Arkansas River District Overlay Zoning Map Amendment

Dear Ms. Miller:

My wife and I are the owners of the following described parcel of real estate:
All of Government Lot 4 Lying West of the West Line of South Delaware Avenue in Section 29, Township 18 North, Range 13 East, Tulsa County, Oklahoma. Our riparian and riverbed rights extend to the Centerline Of the Arkansas River. As property owners on the east side of the river our ownership extends to the center of the river. The attached map depicts that centerline.

Enclosed: I have attached a map prepared for me by Kurt Bickle at INCOG on February 19, 2015 showing fairly precisely the Jenks municipal corporate limits boundary in that area, based upon Jenks Ordinance No. 1220.

On May 26, 2016 the Tulsa City Council Meeting Agenda included the following items: In Section 6, Item h., page 5, labeled exhibit 9.5, states as follows: "One property owner has specifically requested to be removed from the boundaries of the proposed overlay." Enclosed with this letter is a copy of Map 6 of 8, dated May 10, 2016, labeled exhibit 9.61 in Section 6, item h., in the May 26, 2016 Tulsa City Council Meeting Agenda. That map clearly states that our property is labeled as Property Owner in Opposition.

In regards to the proposed South Tulsa/Jenks Low Water Dam Project: Enclosed with this letter is a copy of a letter I sent on April 25, 2016 to Mr. Andrew R. Commer, Chief Regulatory Office, U.S. Army Corps of Engineers.

Enactment of the Proposed Arkansas River District Overlay Zoning Map Amendment and the associated Proposed Draft Ordinance would make it prohibitively expensive to develop our property to it's highest and best use potential due to excessive limitations, restrictions, and constraints. This property has been in our family for over 40 years and is our lifelong investment. We can not afford to endanger that investment.

As a result, we request that the City of Tulsa do the following with respect to the Proposed Arkansas River District Overlay Zoning Map Amendment for our property: Our property should be excluded from the Proposed Arkansas River District Overlay zoning map boundary.

Please submit a copy of this letter along with the attached copy of a letter to Mr. Andrew Commer and the attached copies of the two maps mentioned above into the official record at every TMAPC meeting and every Tulsa City Council meeting regarding the above matter.

Yours very truly,

Joram Rauchwerger

Joram Rauchwerger

16.31

Joram Rauchwerger
P O BOX 470083
Tulsa, Oklahoma 74147

April 25, 2016

VIA: US Postal Service Certified Mail, Return Receipt Requested
Certified Mail # 7015 1660 0000 7048 2953

Mr. Andrew R. Commer
Chief, Regulatory Office
U.S. Army Corps of Engineers
ATTN: Regulatory Office
1645 South 101st East Avenue
Tulsa, Oklahoma 74128-4609

Re: Public Notice No. SWT-2015-775 Public Notice Date April 18, 2016

Dear Mr. Commer:

My wife and I are the owners of the following described parcel of real estate:

All of Government Lot 4 Lying West of the West Line of South Delaware Avenue in Section 29, Township 18 North, Range 13 East, Tulsa County, Oklahoma. Our riparian and riverbed rights extend to the Centerline Of the Arkansas River. As property owners on the east side of the river our ownership extends to the center of the river. The attached map depicts that centerline.

Enclosed: I have attached a map prepared for me by Kurt Bickle at INCOG on February 19, 2015 showing fairly precisely the Jenks municipal corporate limits boundary in that area, based upon Jenks Ordinance No. 1220.

In regards to Application Number SWT-2015-775 our concerns are as follows:

The CH2MHILL Figure A-4, attached to Application Number SWT-2015-775, shows that a portion of the proposed construction of the South Tulsa/Jenks Low Water Dam project is located on our property.

The applicant in Application Number SWT-2015-775 has not been granted any rights to our property.

Your attention to this matter is greatly appreciated.

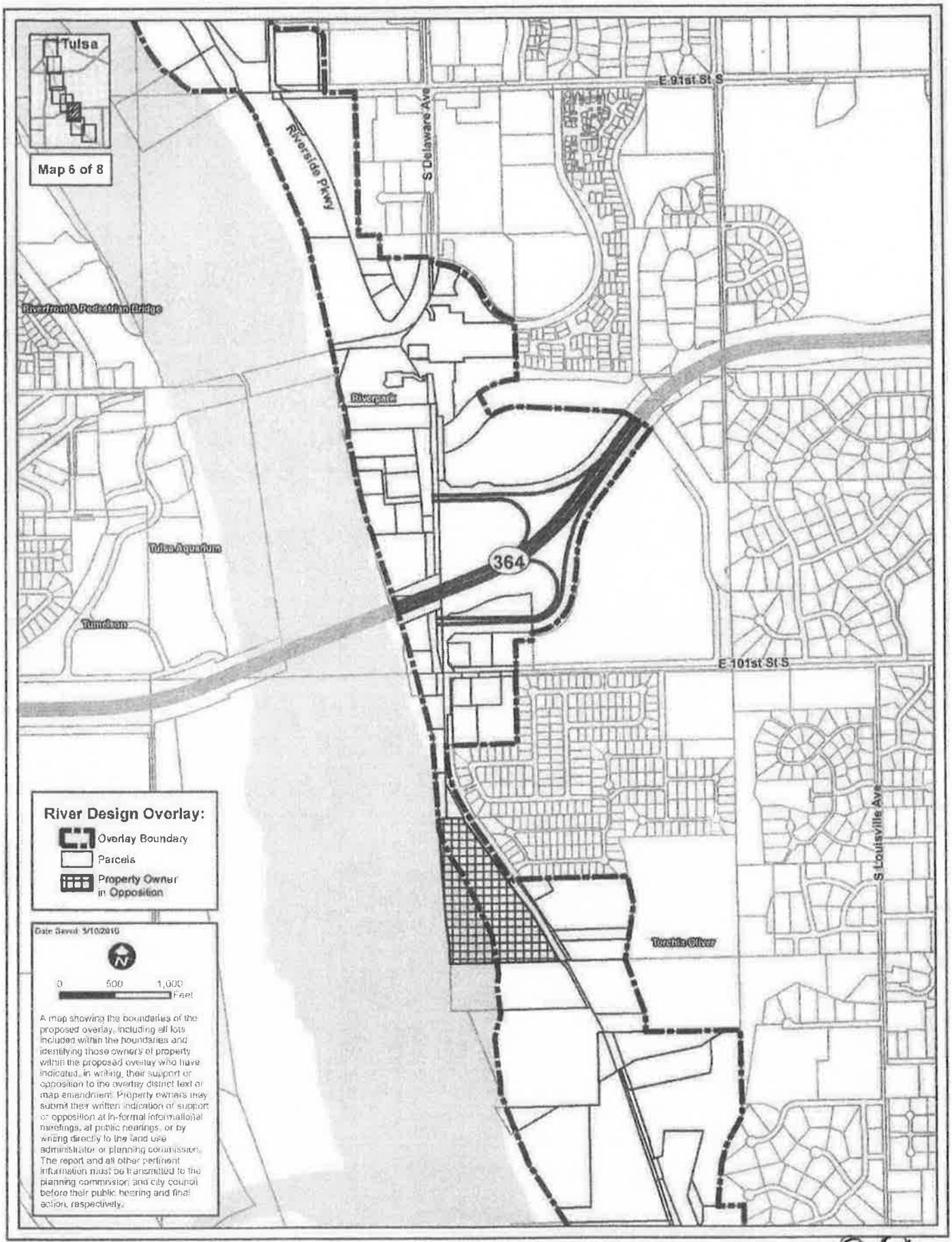
Thank you,

Joram Rauchwerger

Joram Rauchwerger

Enclosed:
Map prepared by INCOG on February 19, 2015

14.32


Tulsa
Map 6 of 8
E 91st St S
S Delaware Ave
Riverside Pkwy
Riverfront & Pedestrian Bridge
Riverparks
Tulsa Aquarium
364
Turnpike
E 101st St S
S Louisville Ave
Toreha Oliver
River Design Overlay:
Overlay Boundary
Parcels
Property Owner in Opposition
Date Saved: 5/10/2016
0
500
1,000
Feet
A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at informal/informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.

9.61

16.33


Rauchwerger, Joram
Jenks City Limits Boundary
16.34
0 750 1,500 Feet
N
Map Prepared by INCOG
February 19th 2015
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E CREEKEB TPKE
S ARKANSAS RIV
RIVERSIDE PKWY
S COLLEGE PL
N RIVERWALK TER
N RIVERFRONT DR
S AQUARIUM DR
S LEWIS AVE
S FLORENCE AVE
S GARY PL
DELAWARE AVE
S HARVARD AVE
S NEW HAVEN AVE
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E BEAVER ST
E COMANCHE ST
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UNKNOWN

ROBERT GARDNER

May 15, 2016

Tulsa Metropolitan Planning Commission
City of Tulsa, City Hall
175 East 2nd Street
Tulsa, OK

To Whom It May Concern:

I acted as Chair of the river design overlay plan steering committee referenced in the staff report. This committee was born out of a Mayor/City Council retreat that determined development of the Arkansas River corridor was an overall priority of the City. The committee begin its work in March of last year and met formally in excess of 25 times, along with numerous informal phone calls, emails, etc.

The committee was a diverse group of individuals representing a number of different disciplines – elected officials, architects, park & trail advocates, planners, developers, etc. The discussions were wide-ranging and robust and I feel comfortable in saying that the end product of our work was an effective melding of all those interests.

Considering almost a billion dollars of private and public investment is being and will be made along the Arkansas River over the next several years, it is imperative that the City complement that investment with forward-thinking planning which will further enhance the river corridor.

Sincerely,

Robert Gardner, Chairman
River Design Steering Committee

16.35

16.34

Miller, Susan

From:	Mitch Drummond <mitch@mdrummond.com>
Sent:	Thursday, May 12, 2016 12:35 PM
To:	Miller, Susan
Cc:	Councilor Jack Henderson; dist2@tulsacouncil.org; Councilor David Patrick; Councilor Blake Ewing; Councilor Karen Gilbert; Councilor Connie Dodson; Councilor Anna America; Councilor Phil Lakin; Councilor G.T. Bynum
Subject:	Input regarding River Design Overlay
Attachments:	River Design Overlay RDO-1.pdf

Mrs. Miller,

Thank you again to you, your team, and the committee for the effort to create a River Design Overlay for Tulsa. I have provided the following comments for consideration as these guidelines are finalized. I look forward to participating in the discussion on the 18th.

First, I would like to share a reference from the recent Vision 2025 campaign. The City of Tulsa and Tulsa Regional Chamber funded and published a report "The "Economics of Place" and Potential Impacts of Arkansas River Development Project" by Robert Dauffenbach, Ph.D. at the University of Oklahoma Center for Economic & Management Research. This report is one that justified the expense and indicated that development along the Arkansas River would create 1,800 jobs. A key excerpt from page 7:

> Amenities such as sports facilities, performing arts halls, and recreational parks should be built first and foremost with the objective of enhancing the quality of life of residents. Economic impact should be a secondary objective, as increased local spending on a form of entertainment largely substitutes spending on other entertainment choices in the local metropolitan region.

I interpret this as the City of Tulsa asked the voters to "build...recreational parks". Then allow commercial development nearby – but be ready to see commercial activity decline in other areas. Based on my experience as a trail & park user (as a runner, walker, stroller pusher, wagon puller, parent, along with food and beer lover) I propose the following changes and additions to the guidelines.

- -RDO-1 should include the West bank of the Arkansas River between 31st St and 71st St (not covered by any RDO in the proposal).
- -South of 71st are near Helmerich Park should be RDO-1 (currently proposed as RDO-2). The wild prairie of this area is a very unique urban wilderness and should remain so.
- -I am not as familiar with the area further south but I believe additional land should be preserved the best it can be as an RDO-0 area. I ask the committee to solicit additional input from residents in that area.
- -Modify the build-to-zone for RDO-1 and RDO-2 to be 25-35 feet from the dual river trail (proposed is 10-25 feet). My basis is from experience. In many places the dual river trail is separated by 20 feet to allow free movement of the different traffic. A crowded patio easily overflows onto the trails and

1637

creates a frustrating situation for all parties. 25 feet is plenty of room for free movement yet be within close view of the waterfront and other activities.

- -Identify additional guidelines for RDO-1 development to segregate commercial traffic from trail users (runners, bicyclists) crossing paths. This could be in the form of minimum distance from front entrances to the path or provide separate over or underpasses for the different types of traffic. The design of The Gathering Place takes these disparate types of traffic into account.
- -Identify additional guidelines for RDO-1 development to separate the service areas and outbuildings from the river and the types of pedestrian traffic.
- -Prohibit delivery vehicles from crossing or parking on the dual use trail (unless permitted for special events or construction).

I enjoy visiting the restaurant at 18th & Riverside with my family and am glad that Riverparks and local business took this risk years ago. It gives us all insight into issues when different traffic types conflict. I have included a document showing the issues I see with this area and hope these examples can be used to improve RDO-1 development.

- -Create guidelines that will control the density of development in RDO-1. I suggest limiting to one multi-use building every one mile with a limit of the number of tenants and square footage of the facility. A facility triple the size of the current restaurant would provide adequate restaurant space since other services will be located in RDO-2 just across the street.
- -Require developers in RDO-1 to include a budget for enhancing the park beyond their facility such as statues or waterfalls that fit the current River Parks environment. This could be a percentage of the overall budget.
- -Create additional or modified regulations regarding LED signage – especially moving signs – addressing their brightness. Today's brightness regulations don't account for the narrow spectrum produced by these lights and the increased strain on the human eye. These should be considered city-wide (if not already in place).

Please let me know if you or your team have any feedback or need additional information on these requests.

Thank you,

Mitch

--

Mitch Drummond
918-808-5464
mitch@mdrummond.com

Example of items to avoid with River Design Overlay RDO-1 Development
Mitch Drummond
May 12, 2016
Photos taken on May 3, 2016, 18th & Riverside Dr.

Delivery and service vehicles are frequently crossing and parking on the River Parks trail which can be hazardous to pedestrian and bike traffic.

Customers frequently park on the west side of the trail. Not only do they cross the path, they park on the grass which create an unsightly view.

Additionally, the Accessible entrance to the restaurant is just beyond the truck pictured. This causes unnecessary interaction with different traffic types.

Trash containers are located a few feet from the trail with the gates facing the trail. In addition to the heavy truck traffic across the trail these create an unsightly view of the river. Originally these trash bins were located on the southeast corner of the parking lot about 30 feet away from the trail. As I recall they had wooden gates.

Storage buildings are located a few feet from the trail. You can see additional damage to the park's grass area caused by customers parking on the park land.

NAIOP
COMMERCIAL REAL ESTATE DEVELOPMENT ASSOCIATION
TULSA CHAPTER

May 9, 2016

Dear Sirs & Madams:

NAIOP is the nation's leading trade association for developers, owners, investors and other professionals in industrial, office, retail and mixed-use commercial real estate. We also act as an advocacy organization on behalf of the commercial real estate development industry and is the leading voice for influencing policy on behalf of developers, investors and owners of commercial real estate.

After careful review of the draft River District Overlay (RDO) ordinance proposed by TMAPC, INCOG and the Tulsa City Council, please allow the following to serve as the Tulsa Chapter of NAIOP's concerns and recommended changes to the draft RDO ordinance:

1. **Adjust the southern boundary of RDO to stop at 101st Street south.** The lack of street, stormwater and utility infrastructure as well as the spirit of the neighborhood and adjoining uses is not conducive to aggressive mixed-use development. In time, the area between 101st & 131st may benefit from the RDO overlay, but for the foreseeable future, enforcement of the RDO will hamper development and will leave dozens of acres of raw land unsellable and unusable for the benefit of Tulsa.

2. **Parcels within the RDO shall have the opportunity to modify RDO regulations.** While we encourage the provisions of the RDO to govern all site plan reviews through MPDs, Amendments to existing PUDs or CO District Plans, it is imperative to have flexibility both on the administrative side as well as the development / ownership side. Without this flexibility, Tulsa will continue to lose projects to surrounding cities and will pass by many opportunities to create the River Corridor we all wish to have realized.

3. **Ingress & Egress to allow for one curb cut per parcel or every 300 feet.** The regulation of mutual access between all parcels in the RDO is a great step to grant greater traffic circulation, however; we have reservations about limiting property owner's ability to have dedicated access to their own parcels. This concern includes life safety & emergency access, delivery truck access & disturbance of neighboring uses, as well as bottlenecked thru-traffic creating a danger for pedestrian safety.

4. **Landscaping separation for surface parking.** The proposed landscaping regulations for the RDO are considerably higher than is common in Tulsa – and while we are in agreement that these regulations will create a more natural aesthetic to the shoreline and exterior aspects of property, the large islands for surface parking make a difficult development plan even more difficult and more expensive. We would move for these to be able to be modified as per point two above, or reduced to 6' minimums to offset other landscaping requirements.

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5. **Drive-thru access.** In the spirit of the RDO, a more pedestrian and bicycle area is the goal. However; if we are to bring more users to the Riverside Corridor and we are to cater to those user's customers, drive-thru access is an absolute necessity. We are not opposed to greater screening requirements or a limit on the location of such access, but it has become a requirement of many retailers that our members will target for new development along the Arkansas River.

6. **Enforcement of the RDO to be contingent on the construction of low-water dams.** While we are encouraged and excited about the recent passing of the Vision renewal, you have been entrusted with a great deal of tax payer money and with having the vision to complete the task at hand. You will have the cooperation of the commercial real estate community, but you also have the expectation to perform. If you hesitate or fail in your task, we expect that property owners and developers be relieved of the responsibility to comply with the RDO.

We respectfully ask that the revisions outlined above be included in the final draft of the RDO. While our intent is to engage in this process for the benefit of our membership, it is also worth noting that these revisions allow a greater likelihood of success for the RDO so that the spirit of the ordinance may be fully realized.

To that point above, we do have an over-arching concern about the enforcement of this ordinance along an established commuter corridor. To date, there has been no discussion about pedestrian or bicycle infrastructure to ensure safety nor has there been clear guidance on who is responsible for installation of said infrastructure. Further, if we are to expect dense commercial development within the RDO, how are we to manage the increased traffic stoppage with limited ingress & egress? Many large retailers require traffic signals to garner greater access to their property – is there a plan in place to allow for this? If so, has the importance of Riverside Parkway as a commuter corrider been bolstered or diminished?

With regard to the above points, we ask that the approval of the draft RDO be tabled until satisfactory guidance on these issues can be addressed and included in the final ordinance.

If you have any questions, or would like to discuss further, please feel free to contact either Nick Probst or Nick Lombardi via the channels below.

We appreciate your consideration,

Nick Probst, CCIM
President
NAIOP Tulsa
918.409.0202 (o)
918.269.7348 (c)
nick@cratulsa.com

Nick Lombardi
Government Affairs Chair
NAIOP Tulsa
918.747.7600 (o)
918.344.9904 (c)
nick@frisbielombardi.com

16.42

Miller, Susan

From: Bill Leighty <bill@billleighty.com>

Sent: Tuesday, April 19, 2016 3:19 PM
To: Miller, Susan
Cc: Dist 1 City Councilor; Dist 2 City Councilor; Dist 3 City Councilor; Dist 4 City Councilor; Dist 5 City Councilor; Dist 6 City Councilor ; Dist 7 City Councilor ; Dist 8 City Councilor; Dist 9 City Councilor; Jack Blair ; Blair, Jack; Jarred Brejcha; Mayor Bartlett
Subject: Smart Growth Tulsa River Design Overlay Recommendations

April 19, 2016

Susan Miller, Director
Land Development Services
INCOG
2 West Second Street, Suite 800
Tulsa, OK 74103

Dear Susan:

Many thanks to you, your staff, and all those who contributed to the process through their service on the RDO Steering Committee while developing the April 6, 2016 RDO draft and zoning map.

As a part of the public review process, Smart Growth Tulsa Trustees, Advisory Board, members and followers have been studying the documents, and are pleased to offer the TMAPC some observations and recommendations that we think would help improve the River Design Overlay, if built-in.

Our organization recognizes that the RDO represents a significant step forward in getting Tulsans accustomed to the notion of an overlay district. At the same time, we have received a lot of feedback from Tulsans who cite environmental and quality of place issues that make a persuasive case for very limited, if any, development along the river, especially on the east side. Preserving and protecting our parks and open space is obviously a high priority in our community.

These are our comments and recommendations, in no particular order:

Observation: We find no indication of any flood-plain management considerations in the map or text of the RDO draft.

Recommendation: Take a very careful look at the wisdom of developing anything other than permeable parkland alongside the entire length of the Arkansas River as it flows through Tulsa, in the context of climatic shifts and extreme weather patterns. Appoint dispassionate, professional hydrologists to conduct this evaluation. Consider in particular the resilience of the flood plain considering emerging weather norms, the levees and keystone dam, interactions with tributary streams, and the inherent danger of potential catastrophic river flooding.

Ideally, we would also like to see the RDO address permeability in parking surfaces - especially in RDO-1 and RDO-2 - possibly by putting strict maximums on impervious parking areas, while allowing some bonus parking area for permeable paving systems. This could also be addressed by creating overall site limits on impervious surfaces (including non-vegetated rooftops), expressed as a percentage of the total site area.

Observation: We note that a large tract of land on the east side of the river and just south of 71st Street, commonly referred to as Helmerich Park, is currently designated as RDO – 2, which by its nature would allow much higher intensity development than what would be allowed in RDO – 1.

Recommendation: This site, (including 8.8 acres of 67 total acres, being the subject of a court challenge of ownership) is publically owned, and has been considered as part and partial of the RiverParks system by a generation of Tulsans. It is

16.43

clear from the hundreds and hundreds of Tulsans who have come forward to support the Plaintiffs in the lawsuit that public opinion strongly indicates a preference to preserve this land as parks and open space. We recommend that the entire tract be designated as RDO – 1.

Much of the feedback we have received seems to agree the maximum intensity of development allowed in RDO-1 and RDO-2 needs to be clearly defined, perhaps expressed as a floor area ratio. For reference, the Arkansas River Corridor Master Plan conceptual drawing for the 71st and Riverside, which many seem to agree would be an appropriate level of development intensity for that site, shows approximately 20,000sf of roof - including a rec center, restrooms, pavilions, etc - on approximately 60 acres of park land.

Observation: Vision Tulsa marketing messages clearly implied that the RDO under consideration would explicitly prohibit large, box-style retail or other high intensity development in the corridor. We suspect the public's confidence in that assurance helped **Proposition 3 – Economic Development** pass by a comfortable margin, yet we find nothing in the RDO Draft that would unambiguously forbid such developments.

Recommendation: While the current guidelines make it less likely, we recommend tightening up the design requirements of RDO-2 so as to ensure only the highest quality development, genuinely compatible with river-front park land, to create a distinctive sense of place and ensure the preservation of Tulsa's unique natural resource. See above reference, and include RDO-1 in this recommendation.

Observation: The RDO Steering Committee apparently was not tasked with any consideration of design standards for the Riverside Drive/Parkway road itself.

Recommendation: We suggest the RDO Steering Committee urge transportation planners from the City of Tulsa and INCOG, to organize a working group of designers, engineers and consultants to undertake a design review of the entire length of Riverside Drive. The goal of the group would be to create a "complete streets" master plan for the roadway as a peaceful, urban boulevard – designed for pedestrians, cyclists and public transit at least as much as for vehicles.

Observation: It appears the parking setback line is in front of the furthest build-to zone. This potentially pushes parking closer to the trail than the buildings. The variation in the build-to zone is also greater than what we prefer in order to achieve a consistent urban trail edge.

Recommendation: We suggest the additional allowance for greater setbacks for public space seating, will provide enough variation to allow for terraces, outdoor seating, and courtyards without the need to provide such a vast range within the build-to zone. We also suggest the parking setback from the trail be revisited, to align more consistently with the building setback line.

Observation: The 5-foot minimum parking screening buffer along the trail edge will arguably do little to screen the parking.

Recommendation: It would be better to have this buffer a minimum depth to accommodate at least two layers of trees.

Observation: Related to the issue of exposed parking is the minimum frontage requirement. Without a master plan image guiding the overlay, it is hard to make a judgement on the frontage requirement. Having said that, if the desire is for a strong edge of connected buildings (more similar to the Jenks waterfront scenario), then a min. 60% building frontage isn't going to deliver that experience. It allows for a string consisting of building, exposed parking lot, building, exposed parking lot...not a highly desirable trail experience.

Recommendation: We recognize parking as the solvent of place making. The best combination of landscaping and building frontage is to have a continuous area of building frontage adjacent to a truly open green space. The user gets the experience of moving from one distinct type of place to another - like going from an enclosed room to an open vista.

16.44

Conversely, the suburban experience is the dilution of both of these worlds such that you get neither enclosure nor true openness, but rather a string of disconnected buildings scattered among parking. If only the minimums are followed in the code and there is no collective master plan guiding the overall development, the results may be less than desired.

Observation: If we establish a desirable goal to promote shared parking, walking, biking, transit and connectivity, then not only do the parking minimums need to be reduced, but so do the parking maximums. We are not proposing higher intensity uses, quite the contrary. However, a typical negative reaction to such developments, like big box retail, is commonly related to the amount of parking that accompanies it. Otherwise, with glazing requirements, facade articulation, massing requirements, we recognize these types of developments can be successfully incorporated into sensitive locations abutting parks and open space.

Recommendation: Consideration should be given to the establishment of parking maximums in the corridor, particularly in RDO – 1, and RDO – 2.

Observation: We also note a somewhat onerous provision requiring entrances facing onto the trail, the parking lot, and the primary street. While we agree with the idea of animating all sides of the building and increasing access, the requirements in the draft could be problematic and unappealing to certain types of restaurants and / or retail.

Recommendation: The same goal of activating all sides of the building and making pedestrians feel comfortable might be more desirably achieved through other means such as transparency, lighting, and landscaping requirements. Generally speaking, we are supportive of the draft's landscaping requirements, but would like to add a requirement that landscaping materials native to Tulsa's stretch of the Arkansas River ecosystem be included. Margaretville-style palm trees would seem to defeat the purpose of the RDO.

Observation: In the Alterations and Expansions of Nonconforming Structures and Uses Section, we find a provision allowing the land use administrator to administratively approve floor area expansions up to 50% of the existing floor area without complying with the site and building design regulations.

Recommendation: The allowance of a 50% floor area expansion seems excessive and we recommend it be revisited and revised lower to perhaps 20% to 25%, and anything over that up to 50% would require an additional level of approval, either by the TMAPC or the BOA.

Thanks again to all for the efforts in developing the RDO draft and map. To be frank, after over a year of collaboration by the steering committee, we would have preferred a little more time between the final draft being released to the public, the public meetings, and the TMAPC work session. While more opportunities for public engagement are ahead, the schedule has not allowed much time for interested parties to understand the implications of the proposal and prepare feedback before the draft is noticed for the first TMAPC public hearings.

We would greatly appreciate it if you would circulate our observations and recommendations to Planning Commissioners today, so they might be given consideration before the work session tomorrow.

Respectfully,

Bill Leighty, Executive Director
Smart Growth Tulsa
Bill@smartgrowthtulsa.com
www.SmartGrowthTulsa.com
Facebook

Mobile: 918 605-5529
410 W. 7th St, #1925

16.45

16.46

TULSA REGIONAL CHAMBER

August 9, 2016

Members of the Tulsa Metropolitan Area Planning Commission,

I write today to voice the Tulsa Regional Chamber's support for the proposed River Design Overlay district you will consider and deliberate upon at your August 17 meeting.

From the Chamber's perspective, the quality of life and sense of place that a city offers plays a critical role in the success of our economic development efforts. Increasingly, a community's future growth potential is tied to its ability to attract and retain a talented, healthy, and educated workforce. The structure of our city, and how we capitalize on our greatest assets, matters greatly in that effort. Young professionals recently became the dominant generation among U.S. workers. As a group, young professionals are 126 percent more likely to live in a central business district, and 85 percent prefer urban living – meaning a community that is connected, walkable and bike-able, and offers unique opportunities and experiences. They are also increasingly mobile, and choose where they want to live based first upon the quality of life offered rather than following a job.

These new realities impact our work at every level. In economic development, companies increasingly follow talent. Businesses planning to relocate and expand, and entrepreneurs hoping to launch a new idea, are looking first to those cities successfully attracting talented workers. Our workforce attraction and retention efforts are focused on selling Tulsa as a city that offers a compelling quality of life to workers of all ages.

To this end, we ask for your support as you consider the proposed River Design Overlay zoning changes.

Tulsans have often spoken of the Arkansas River as our greatest natural resource: a resource untapped, but with the potential to reinvent our community. For decades, Tulsa's leaders and citizens have created visions of what a developed Arkansas River corridor could add to our city. And with the passage of Vision Tulsa in April, we are closer than we have ever been to realizing these visions.

To fully realize the Arkansas River's potential, however, we must be intentional about its development: striking a balance between park land, trails, and strategic zones of strategic economic development tailored to the river itself. Passage of the River Design Overlay district is the critical step to ensuring this balance. It is also critical to ensuring that the Arkansas River is developed with a level of excellence that honors its position as Tulsa's greatest natural resource; that it provides a higher quality of life and connectivity throughout our community.

I greatly appreciate the work, time, and dedication you have already committed to evaluating the Arkansas River Design Overlay, and hope you'll support its final passage and implementation. Thank you for your consideration.

Best,

Nick Doctor
Senior Vice President, Government Affairs
Tulsa Regional Chamber
E: nickdoctor@tulsachamber.com
C: 918.633.5303

16.47

16.48

Joram Rauchwerger
P O BOX 470083
Tulsa, Oklahoma 74147

April, 11, 2016

VIA US Postal Service Certified Mail

Ms. Susan Miller
INCOG
2 West 2nd Street, #800
Tulsa, Oklahoma 74103

Both cc: addressed to City of Tulsa
cc: Ms. Dawn Warrick 175 E. 2nd St., 5th fl. Tulsa, Ok.74103
cc: Mr. Dwain Midget 175 E. 2nd St., 5th fl. Tulsa, Ok.74103

Re: Proposed Arkansas River District Overlay And Proposed Draft Ordinance

Dear Ms. Miller:

My wife and I are the owners of the following described parcel of real estate:

All of Government Lot 4 Lying West of the West Line of South Delaware Avenue in Section 29, Township 18 North, Range 13 East, Tulsa County, Oklahoma. Our riparian and riverbed rights extend to the Centerline Of the Arkansas River. As property owners on the east side of the river our ownership extends to the center of the river. The attached map depicts that centerline.

Enclosed: I have attached a map prepared for me by Kurt Bickle at INCOG on February 19, 2015 showing fairly precisely the Jenks municipal corporate limits boundary in that area, based upon Jenks Ordinance No. 1220.

Land Use Vision: Our property is designated as potential mixed-use in a Mixed-Use Corridor zoning district according to The Comprehensive Plan. Also, our property is designated as Area of Growth in The Comprehensive Plan.

Enactment of the Proposed Arkansas River District Overlay and the associated Proposed Draft Ordinance would make it prohibitively expensive to develop our property to it's highest and best use potential due to excessive limitations, restrictions, and constraints. This property has been in our family for over 40 years and is our lifelong investment. We can not afford to endanger that investment.

As a result, we request that the City of Tulsa do the following with respect to the proposed Arkansas River District Overlay for our property:

Our property should be excluded from the Arkansas River District Overlay.

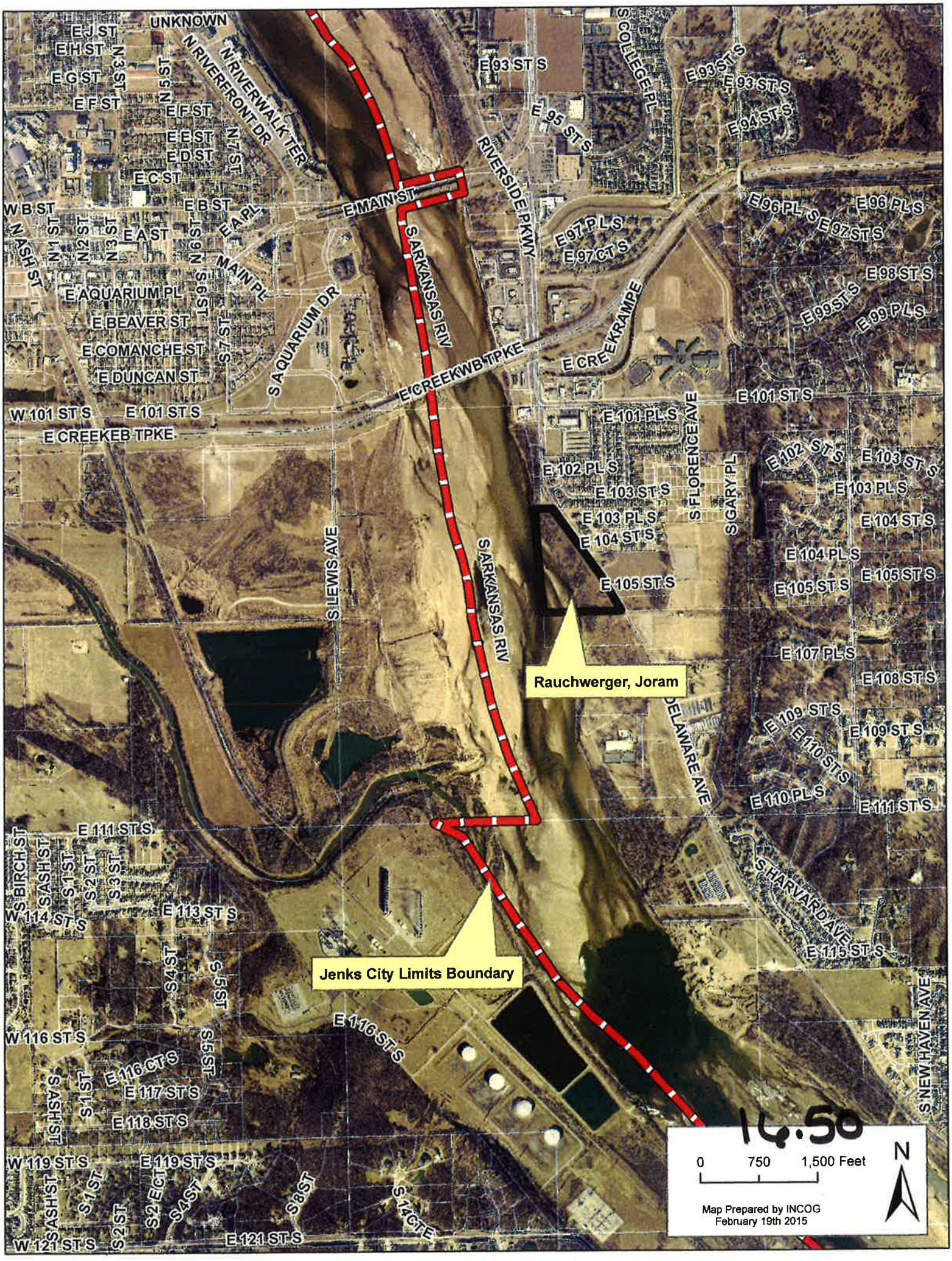
Please submit a copy of this letter along with the attached map into the official record at every TMAPC meeting and every Tulsa City Council meeting regarding the above matter.

Yours very truly,

Joram Rauchwerger

Joram Rauchwerger

16.49


Rauchwerger, Joram
Jenks City Limits Boundary
14.50
0 750 1,500 Feet
N
Map Prepared by INCOG
February 19th 2015
E MAIN ST
E CREEK WB TPKE
E CREEKEB TPKE
S ARKANSAS RIV
S AQUARIUM DR
S LEWIS AVE
S DELAWARE AVE
S HARVARD AVE
S NEW HAVEN AVE
RIVERSIDE PKWY
S COLLEGE PL
S FLORENCE AVE
S GARY PL
N RIVERWALK TER
N RIVERFRONT DR
E 93 ST S
E 95 ST S
E 96 PL S
E 97 ST S
E 97 PL S
E 97 CT S
E 98 ST S
E 99 ST S
E 99 PL S
E 101 ST S
E 101 PL S
E 102 ST S
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E 109 ST S
E 110 ST S
E 110 PL S
E 111 ST S
E 113 ST S
E 115 ST S
E 116 ST S
E 116 CT S
E 117 ST S
E 118 ST S
E 119 ST S
E 121 ST S
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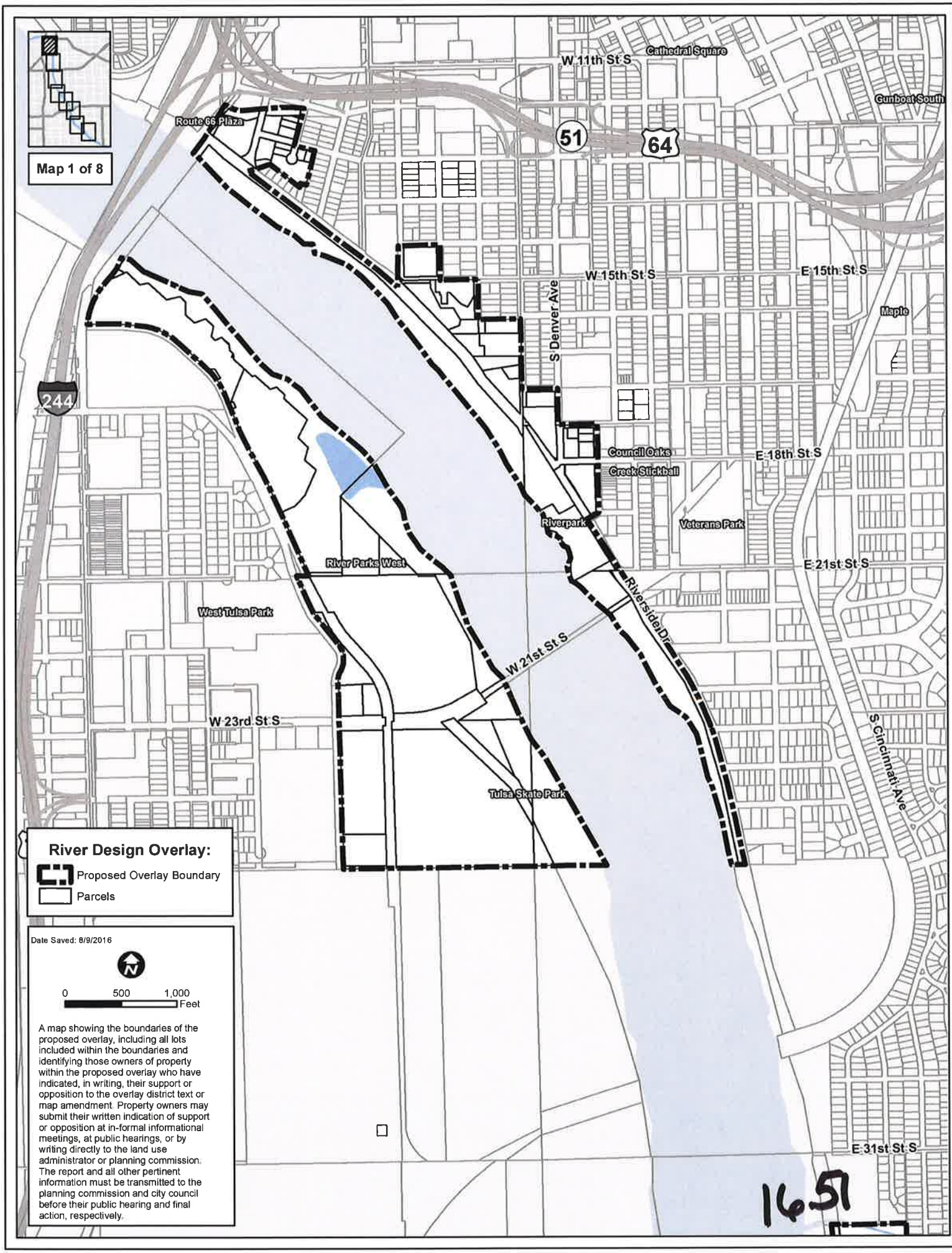
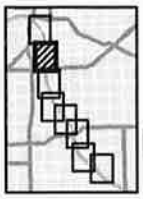
W 116 ST S
W 119 ST S
W 121 ST S
W B ST
E J ST
E H ST
E G ST
E F ST
E E ST
E D ST
E C ST
E B ST
E A PL
E A ST
E AQUARIUM PL
E BEAVER ST
E COMANCHE ST
E DUNCAN ST
MAIN PL
N ASH ST
N 1 ST
N 2 ST
N 3 ST
N 5 ST
N 6 ST
N 7 ST
S 1 ST
S 2 ST
S 3 ST
S 4 ST
S 5 ST
S 8 ST
S 14 CT E
S BIRCH ST
S ASH ST


Map 1 of 8
W 11th St S
Cathedral Square
Gunboat South
Route 66 Plaza
51
64
W 15th St S
E 15th St S
S Denver Ave
Maple
244
Council Oaks
Creek Stickball
E 18th St S
Riverpark
Veterans Park
River Parks West
E 21st St S
Riverside Dr
West Tulsa Park
W 21st St S
W 23rd St S
S Cincinnati Ave
Tulsa Skate Park
E 31st St S
River Design Overlay:
Proposed Overlay Boundary
Parcels
Date Saved: 8/9/2016
N
0
500
1,000
Feet
A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at in-formal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.
16-57



Map 2 of 8

E 36th St S

PSO Soccer Complex

Riverpark

W 41st St S

E 41st St S

S Peoria Ave

River Parks West

S Elwood Ave

Riverside Dr

44

66

E Skelly Dr

River Design Overlay:

Proposed Overlay Boundary

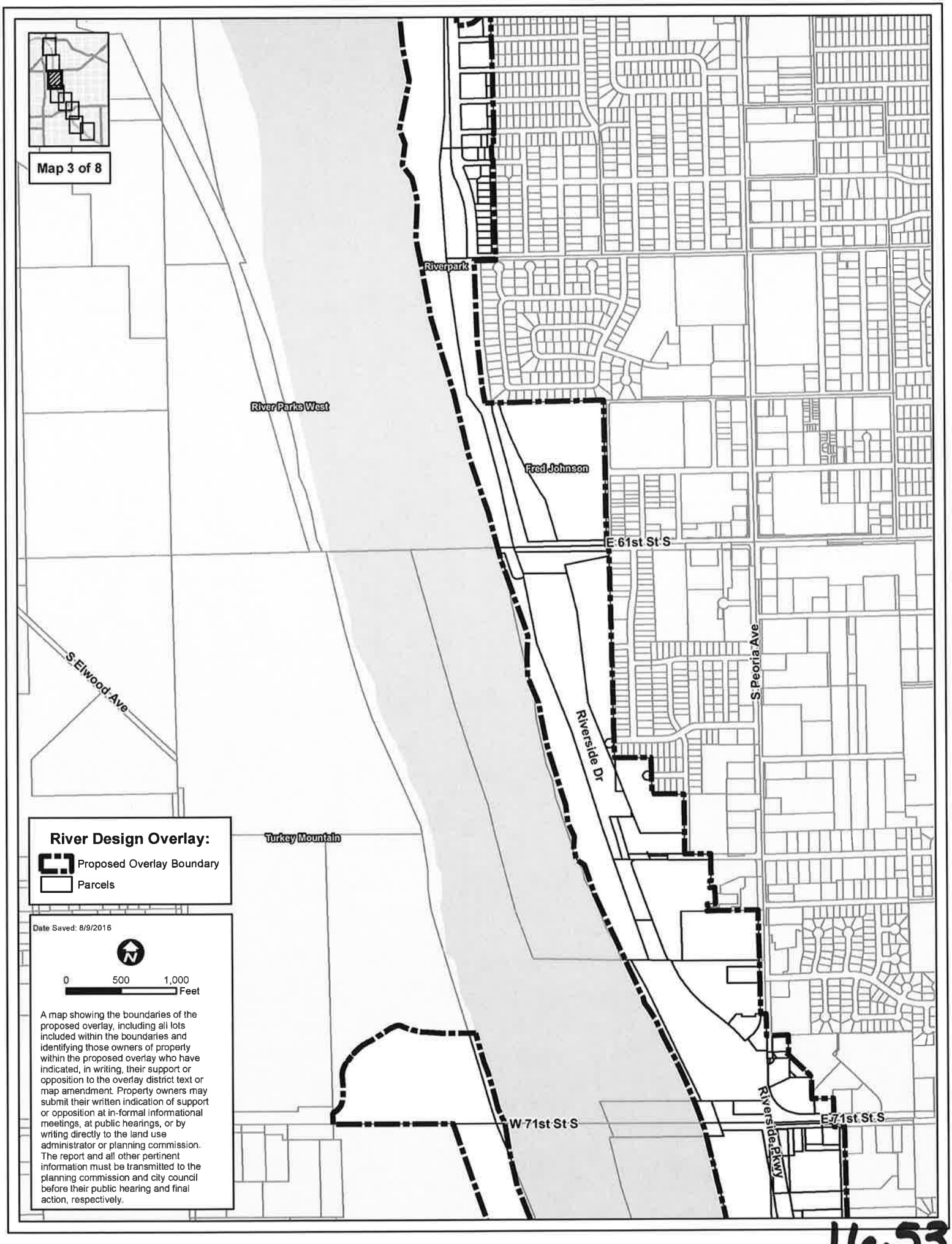
Parcels

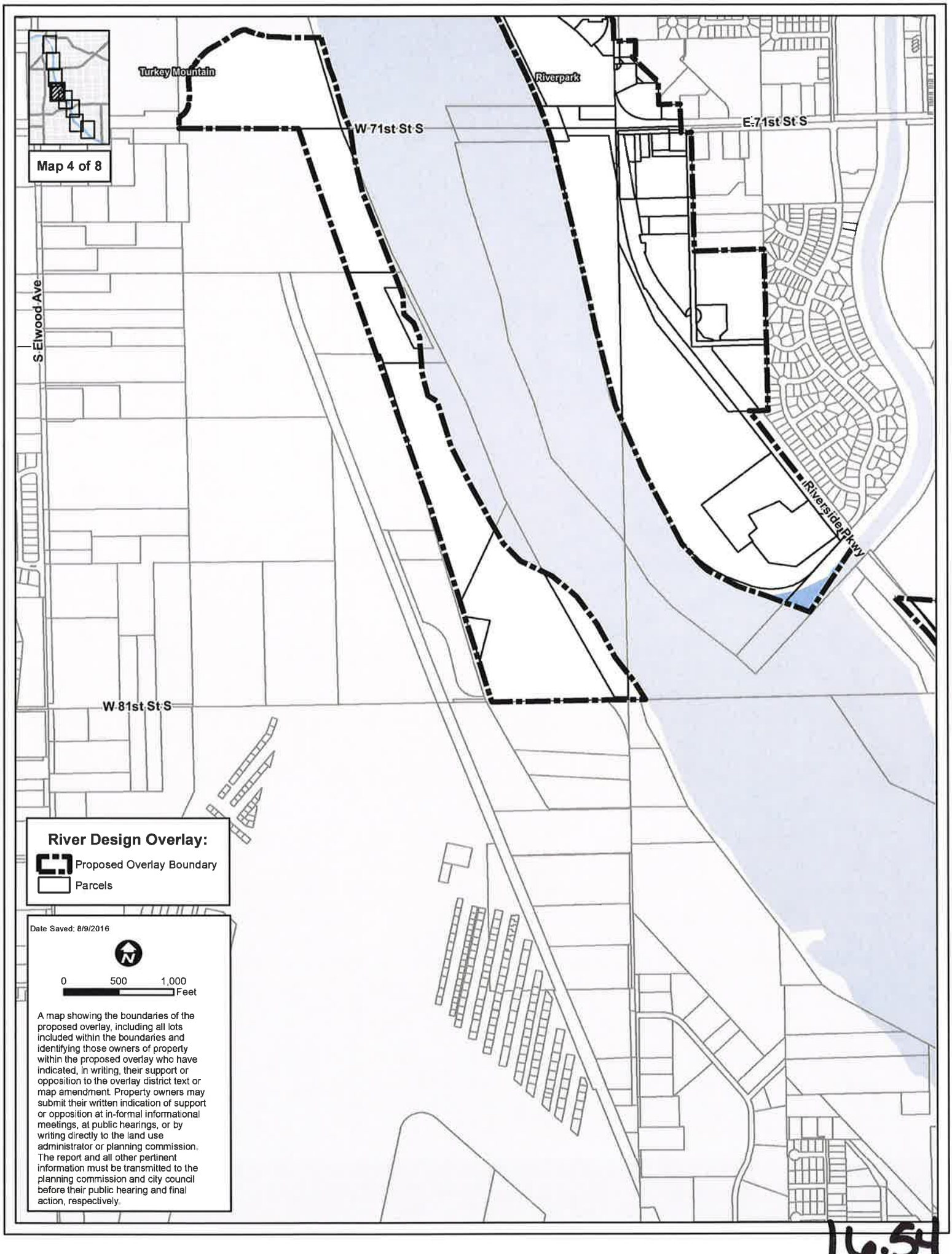
Date Saved: 8/9/2016

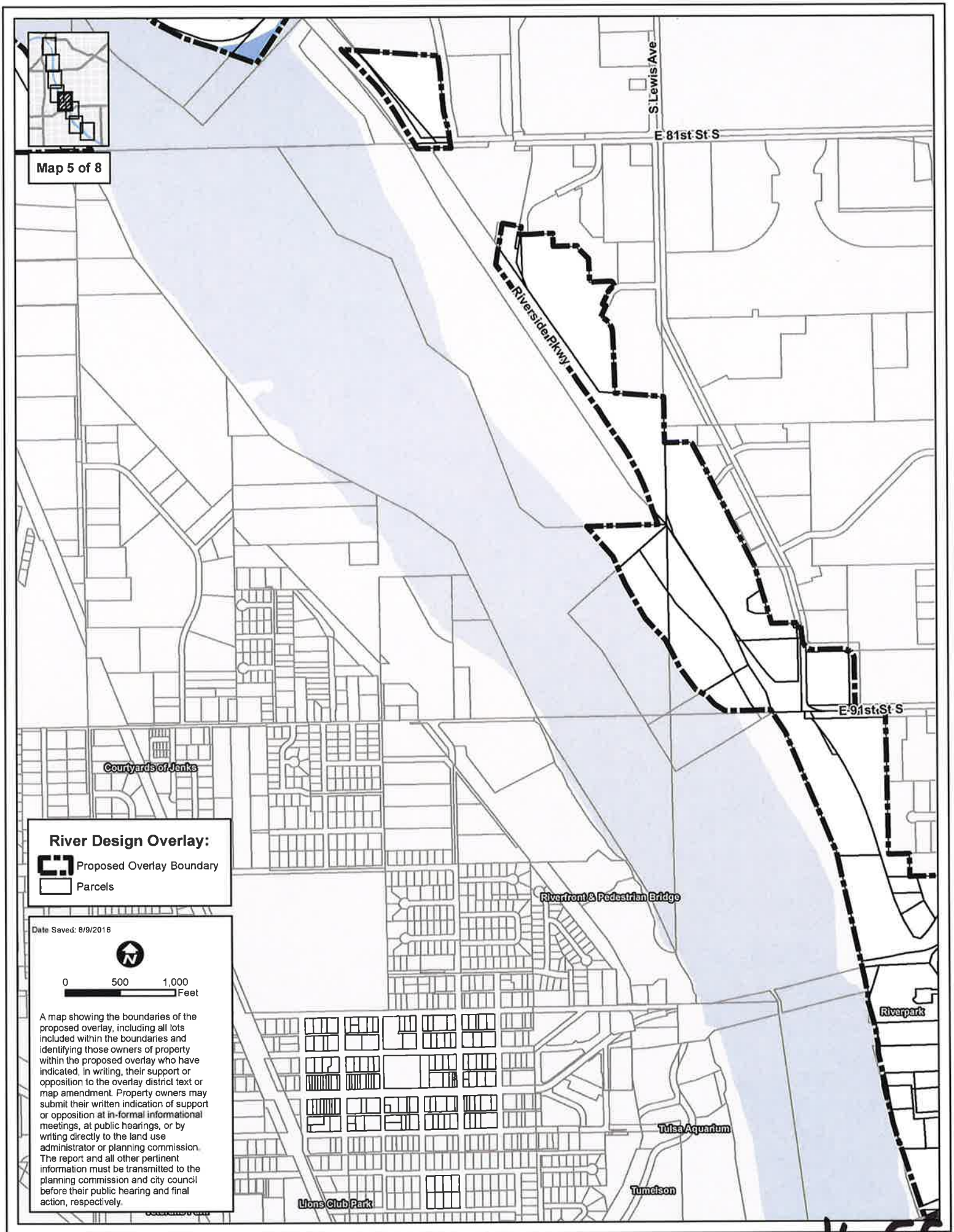
0 500 1,000 Feet

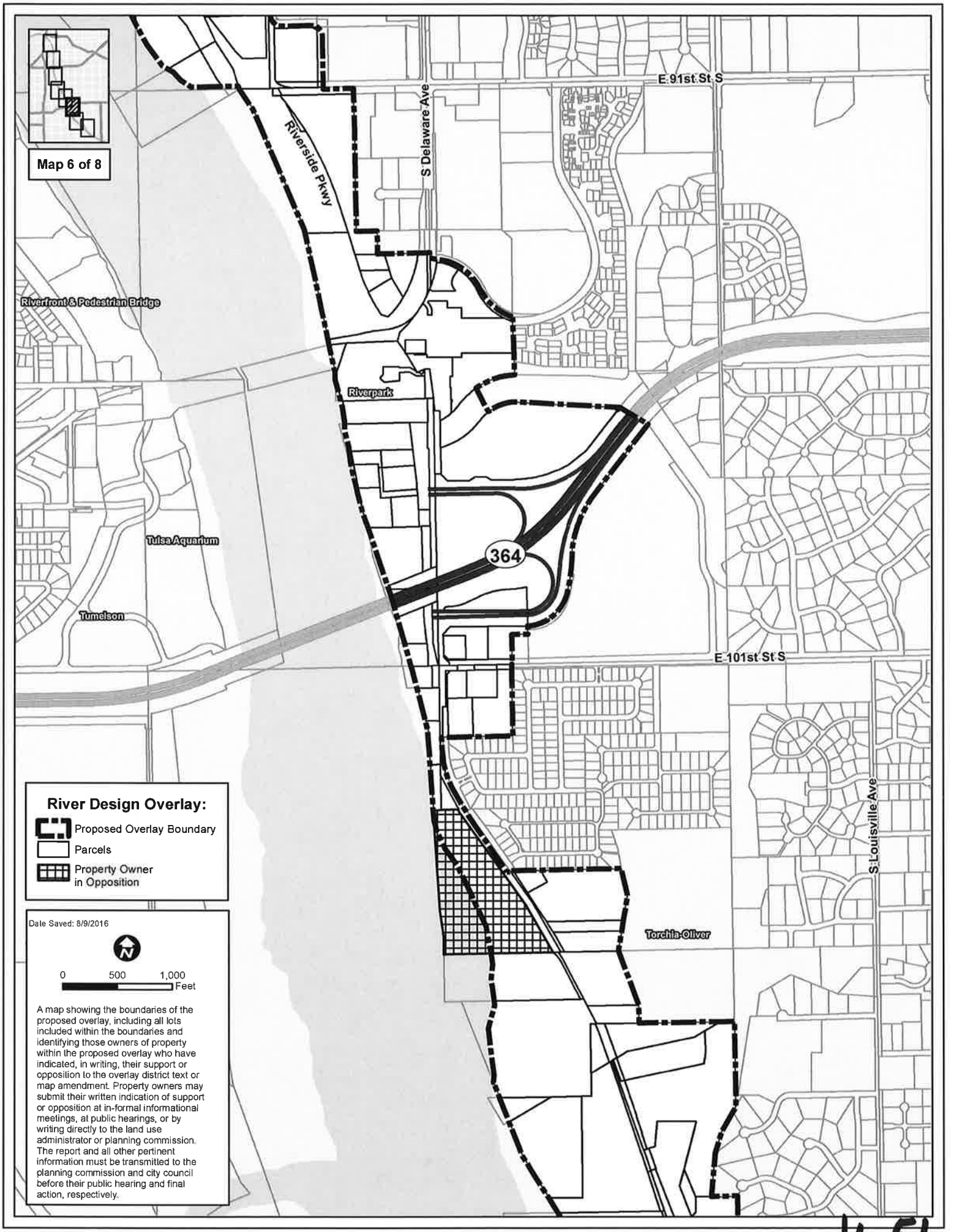
A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at in-formal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.

16.52

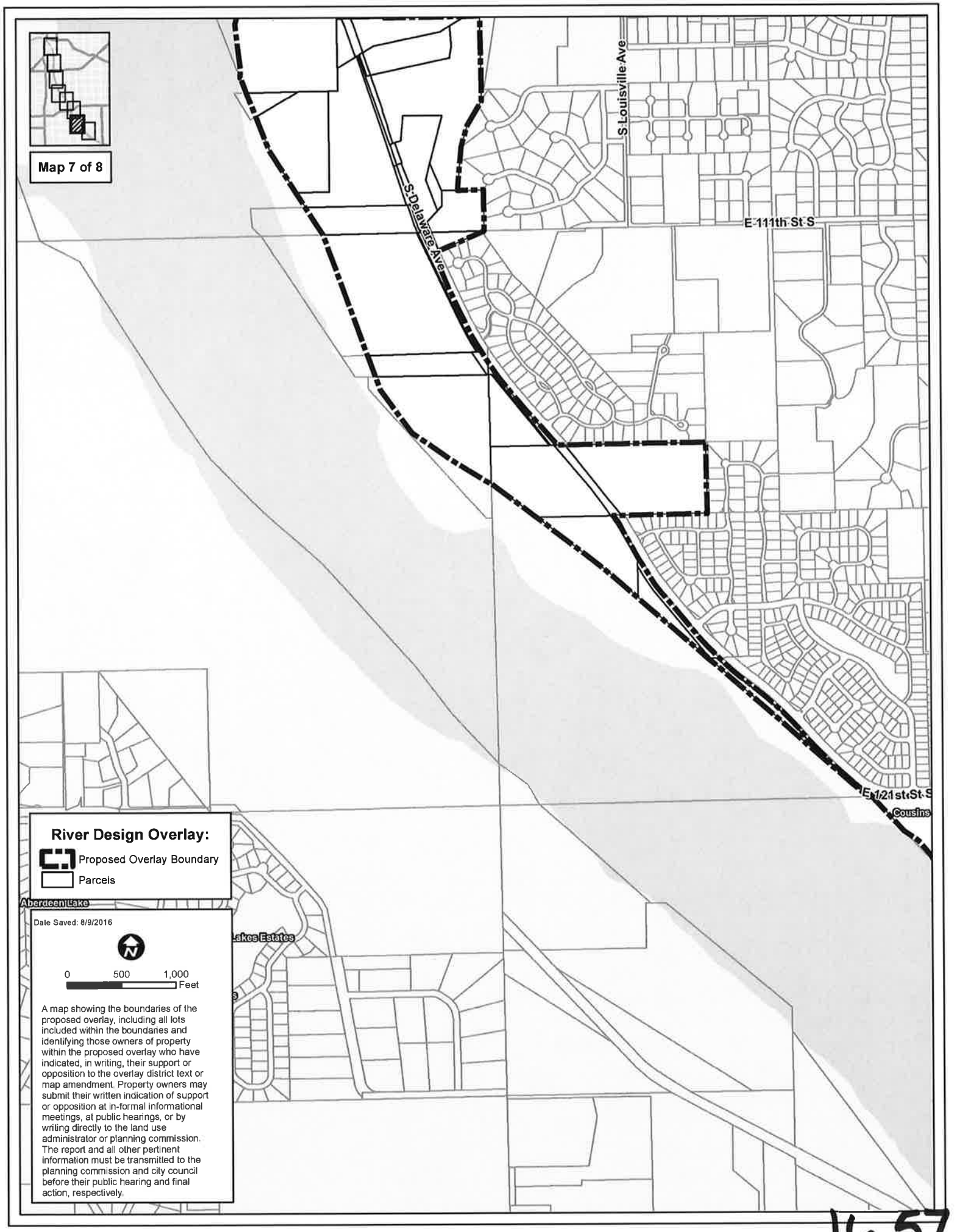

Map 3 of 8
Riverpark
River Parks West
Fred Johnson
E 61st St S
S Elwood Ave
S Peoria Ave
Riverside Dr
Turkey Mountain
W 71st St S
E 71st St S
Riverside Pkwy
River Design Overlay:
Proposed Overlay Boundary
Parcels
Date Saved: 8/9/2016
0
500
1,000
Feet
A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at in-formal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.

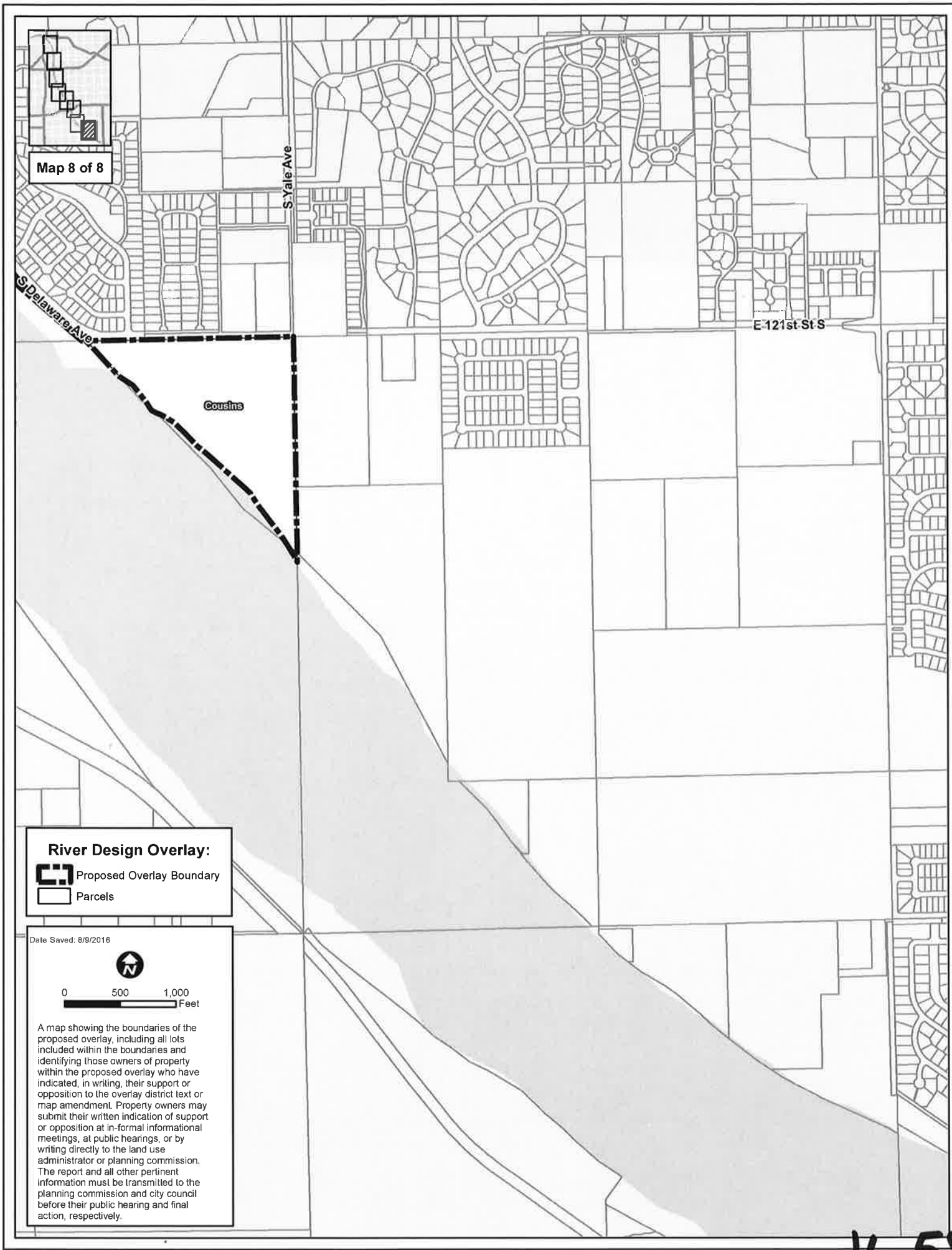

Map 4 of 8
Turkey Mountain
Riverpark
W 71st St S
E 71st St S
S Elwood Ave
Riverside Pkwy
W 81st St S
River Design Overlay:
Proposed Overlay Boundary
Parcels
Date Saved: 8/9/2016
0
500
1,000
Feet
A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of properly within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at in-formal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.


Map 5 of 8
S Lewis Ave
E 81st St S
Riverside Pkwy
E 91st St S
Courtyards of Jenks
Riverfront & Pedestrian Bridge
Riverpark
Tulsa Aquarium
Tumelson
Lions Club Park
River Design Overlay:
Proposed Overlay Boundary
Parcels
Date Saved: 8/9/2016
0
500
1,000
Feet
A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at in-formal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.


Map 6 of 8
Riverside Pkwy
S Delaware Ave
E 91st St S
Riverfront & Pedestrian Bridge
Riverpark
Tulsa Aquarium
364
Tumelson
E 101st St S
S Louisville Ave
Torchia-Oliver
River Design Overlay:
Proposed Overlay Boundary
Parcels
Property Owner in Opposition
Date Saved: 8/9/2016
0
500
1,000
Feet
A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at in-formal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.

16.54


Map 7 of 8
S Louisville Ave
S Delaware Ave
E 111th St S
E 121st St S
Cousins
River Design Overlay:
Proposed Overlay Boundary
Parcels
Aberdeen Lake
Date Saved: 8/9/2016
0
500
1,000
Feet
A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at in-formal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.

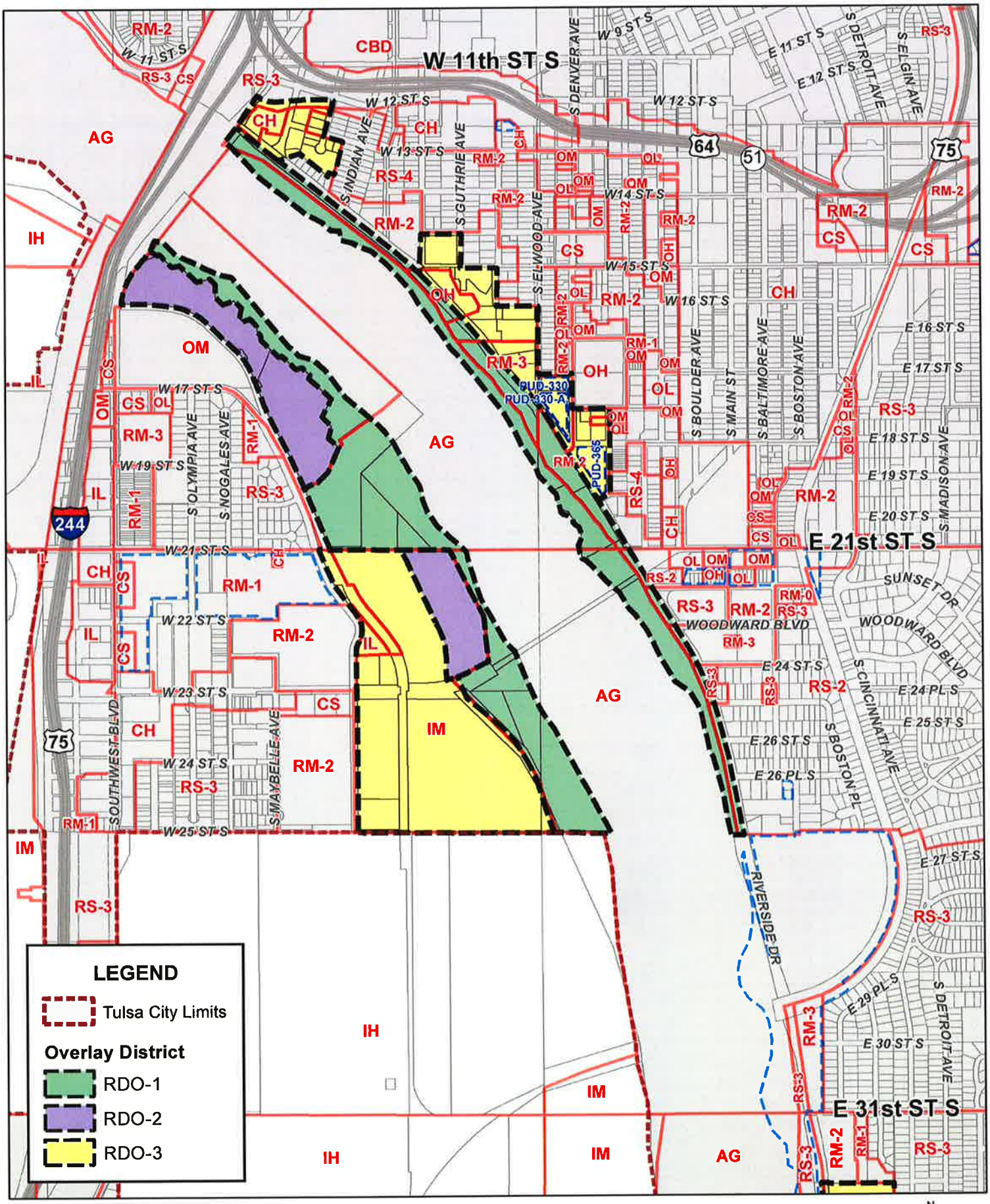

Map 8 of 8
S Yale Ave
S Delaware Ave
E 121st St S
Cousins
River Design Overlay:
Proposed Overlay Boundary
Parcels
Date Saved: 8/9/2016
0
500
1,000
Feet
A map showing the boundaries of the proposed overlay, including all lots included within the boundaries and identifying those owners of property within the proposed overlay who have indicated, in writing, their support or opposition to the overlay district text or map amendment. Property owners may submit their written indication of support or opposition at in-formal informational meetings, at public hearings, or by writing directly to the land use administrator or planning commission. The report and all other pertinent information must be transmitted to the planning commission and city council before their public hearing and final action, respectively.

16.58

Attachment III
Zoning Map

REVISED 8/10/2016

16.65

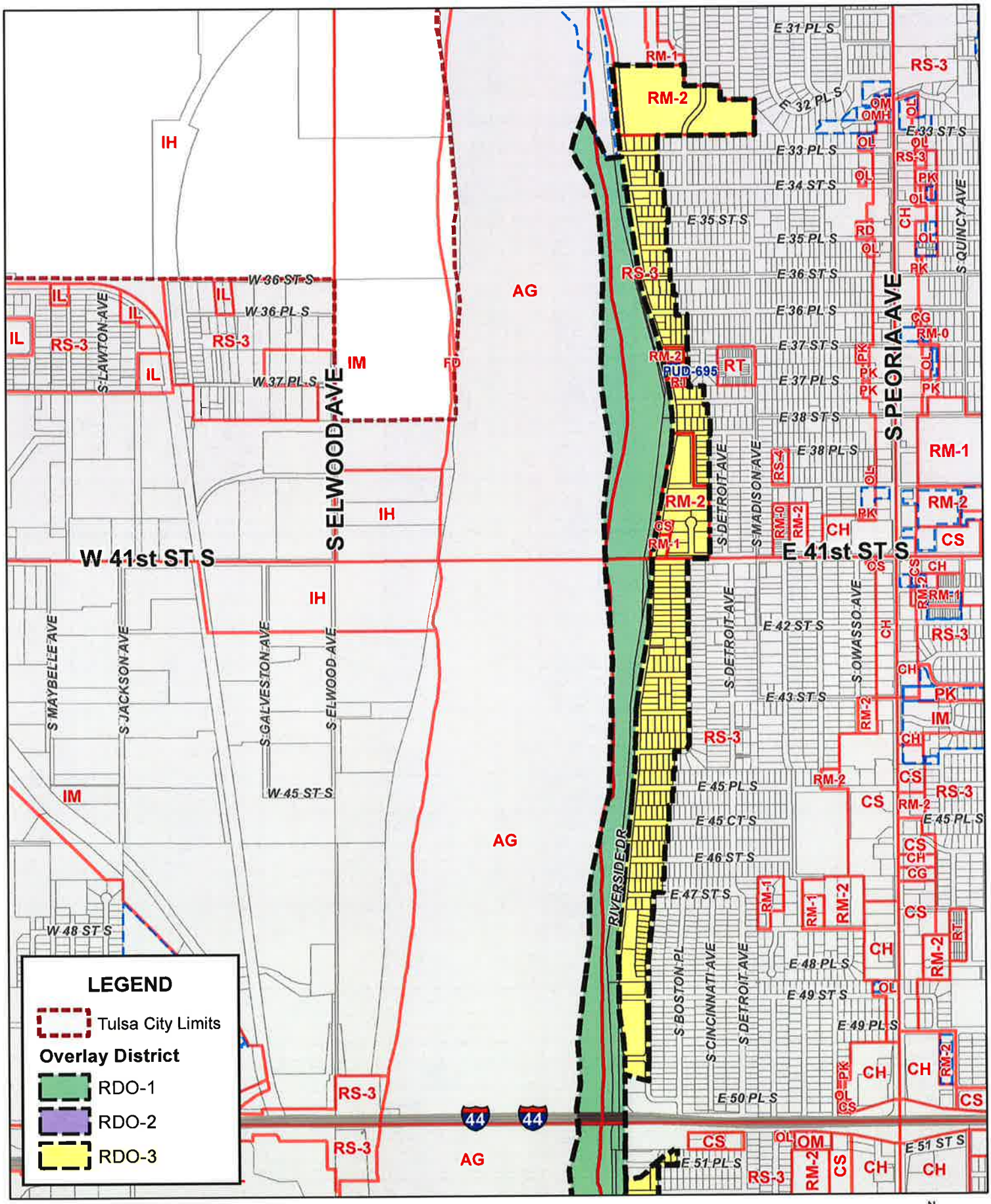


SA-1

RIVER DESIGN OVERLAY DISTRICT

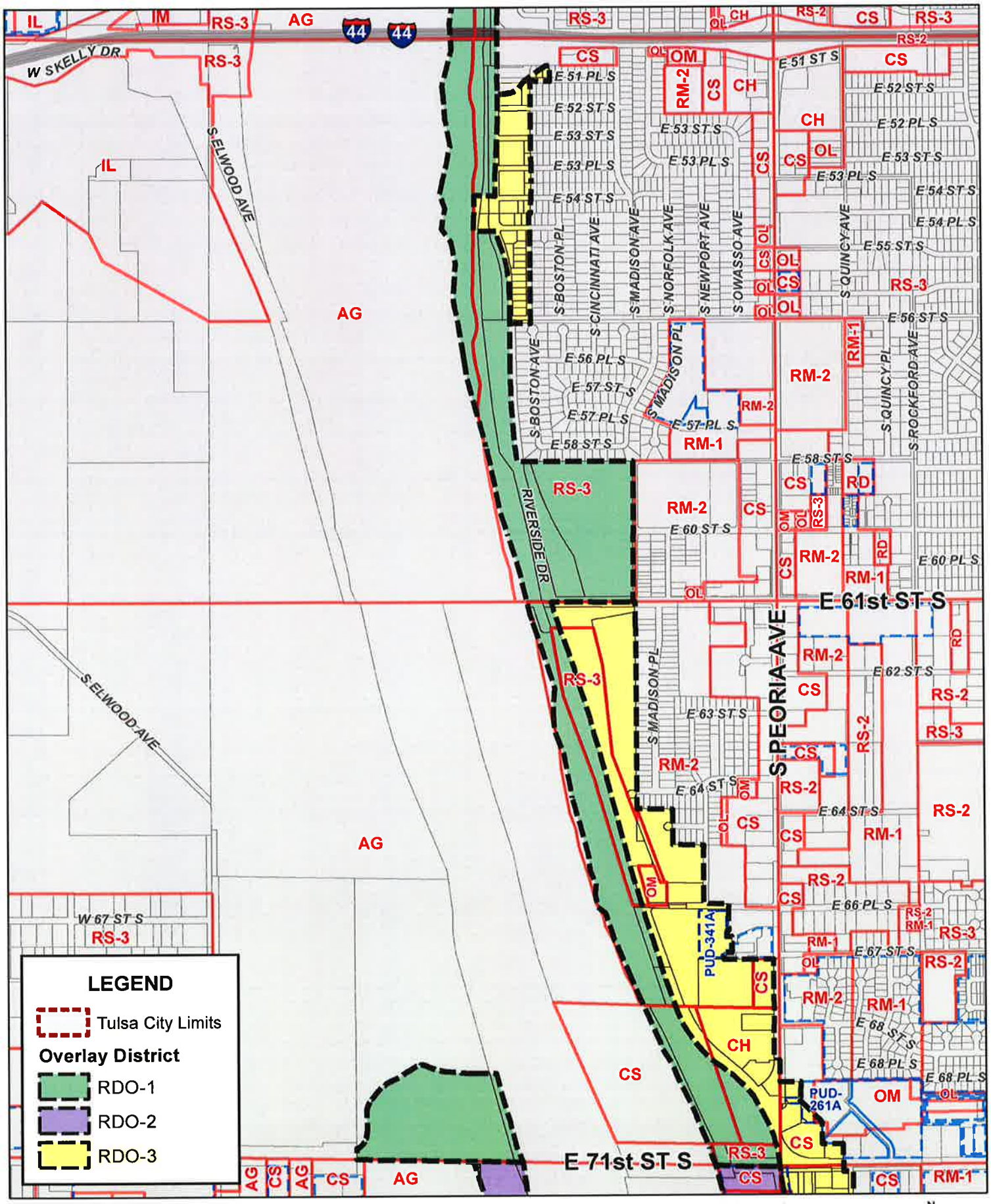
Map 1 of 8

16.61



SA-1
RIVER DESIGN OVERLAY DISTRICT
Map 2 of 8

16.62

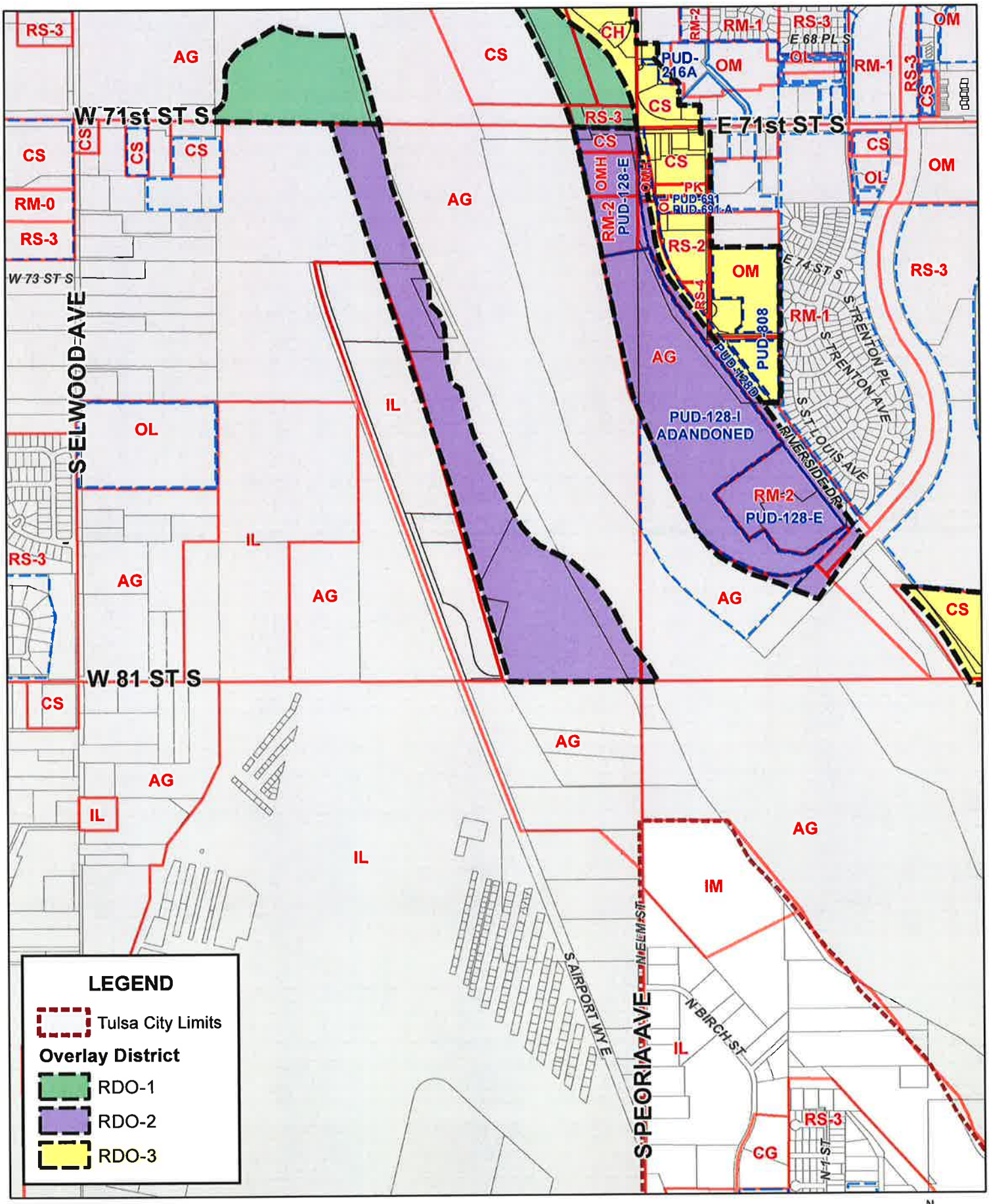


Feet
0 500 1,000

SA-1
RIVER DESIGN OVERLAY DISTRICT

Map 3 of 8

16.63

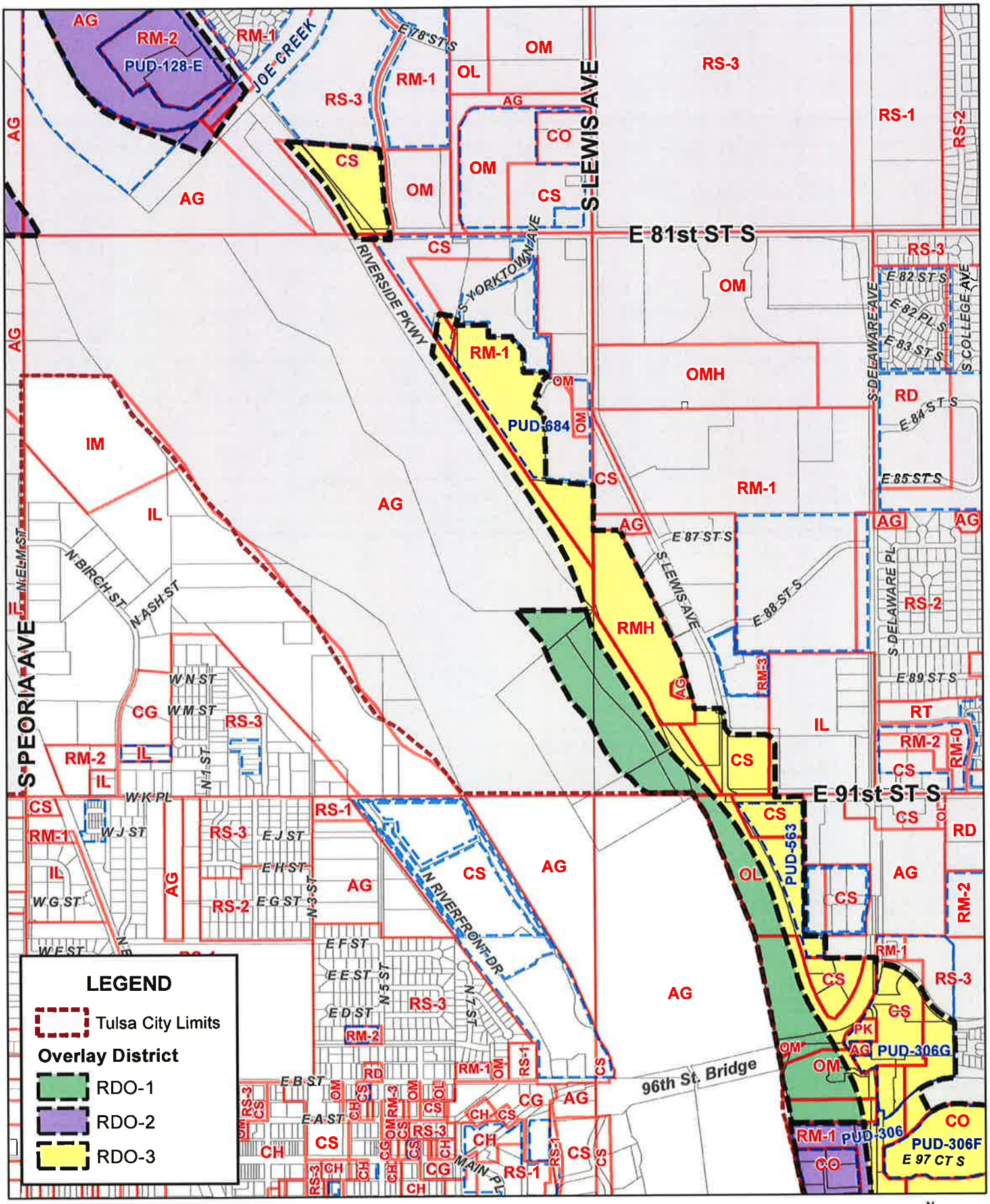


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 4 of 8

16.64

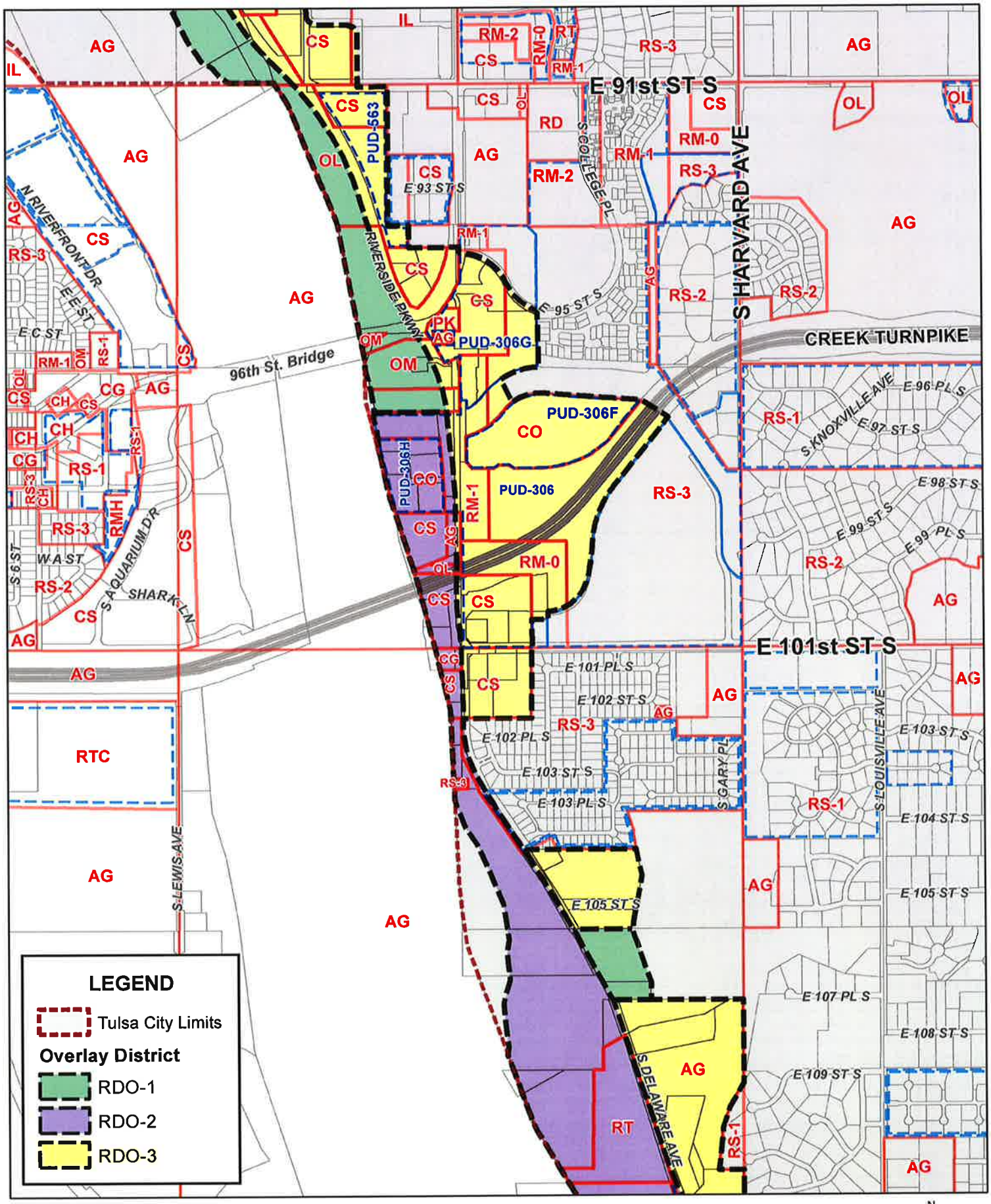


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 5 of 8

16.65

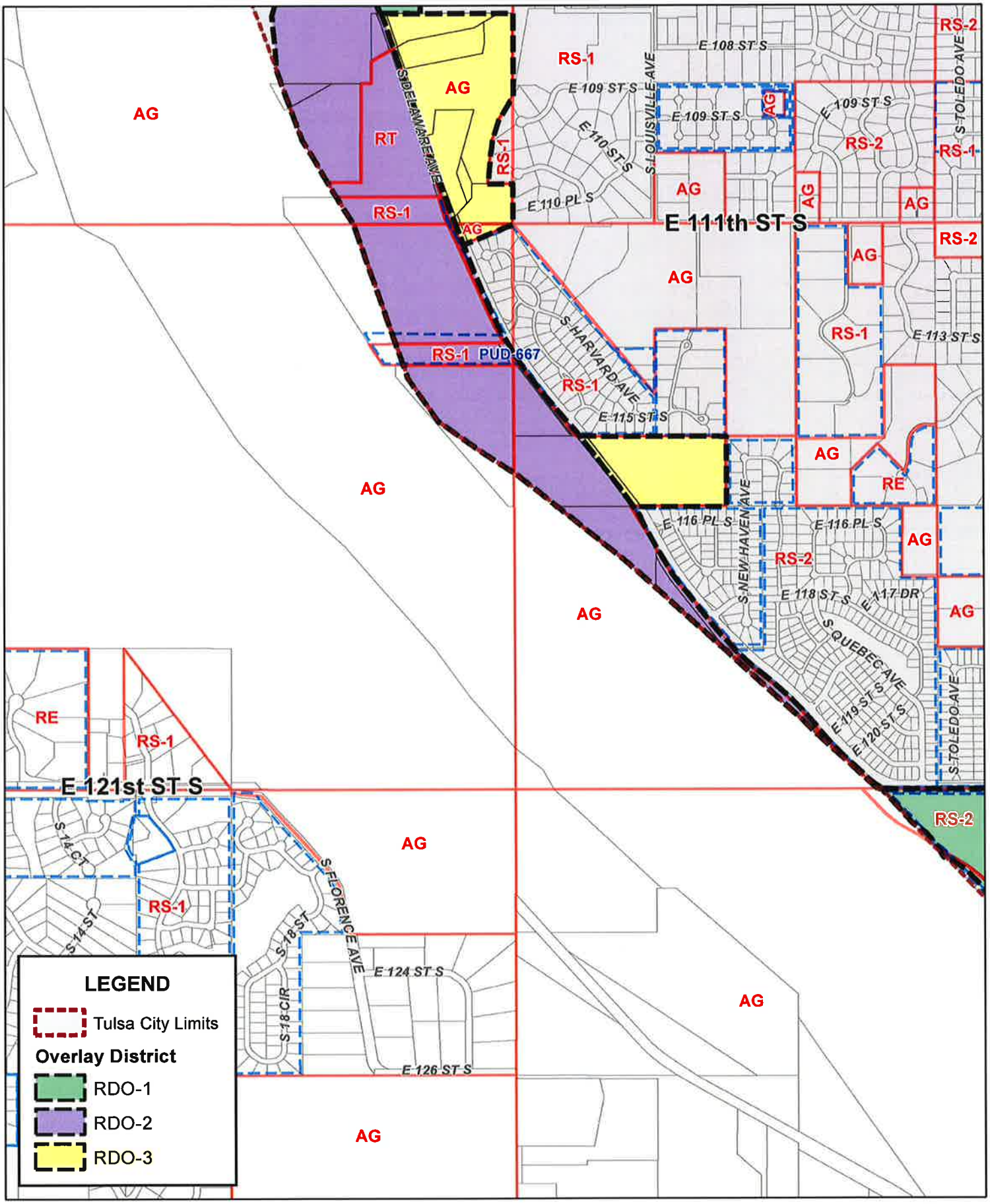


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 6 of 8

16.646

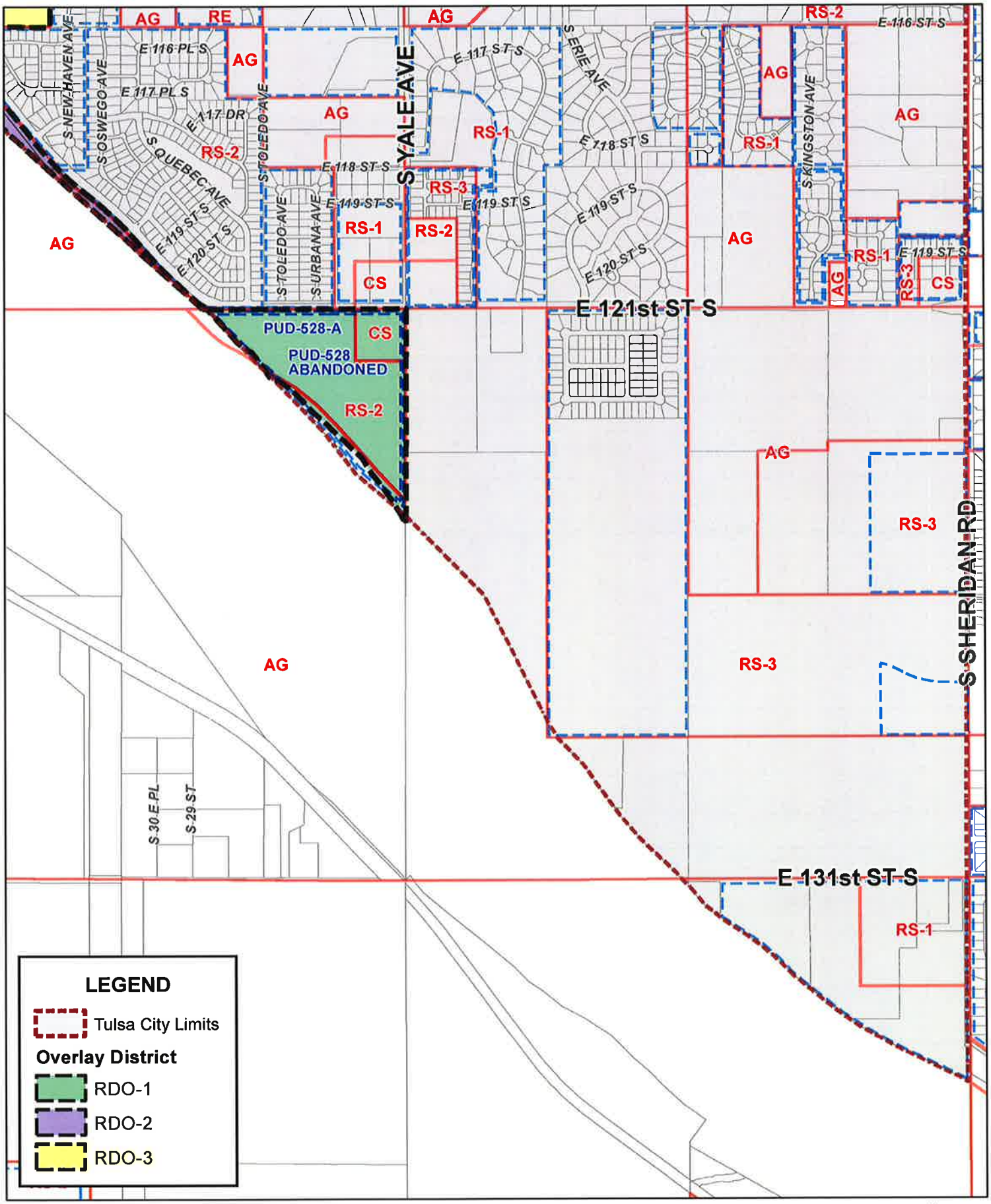


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 7 of 8

16.67



SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 8 of 8

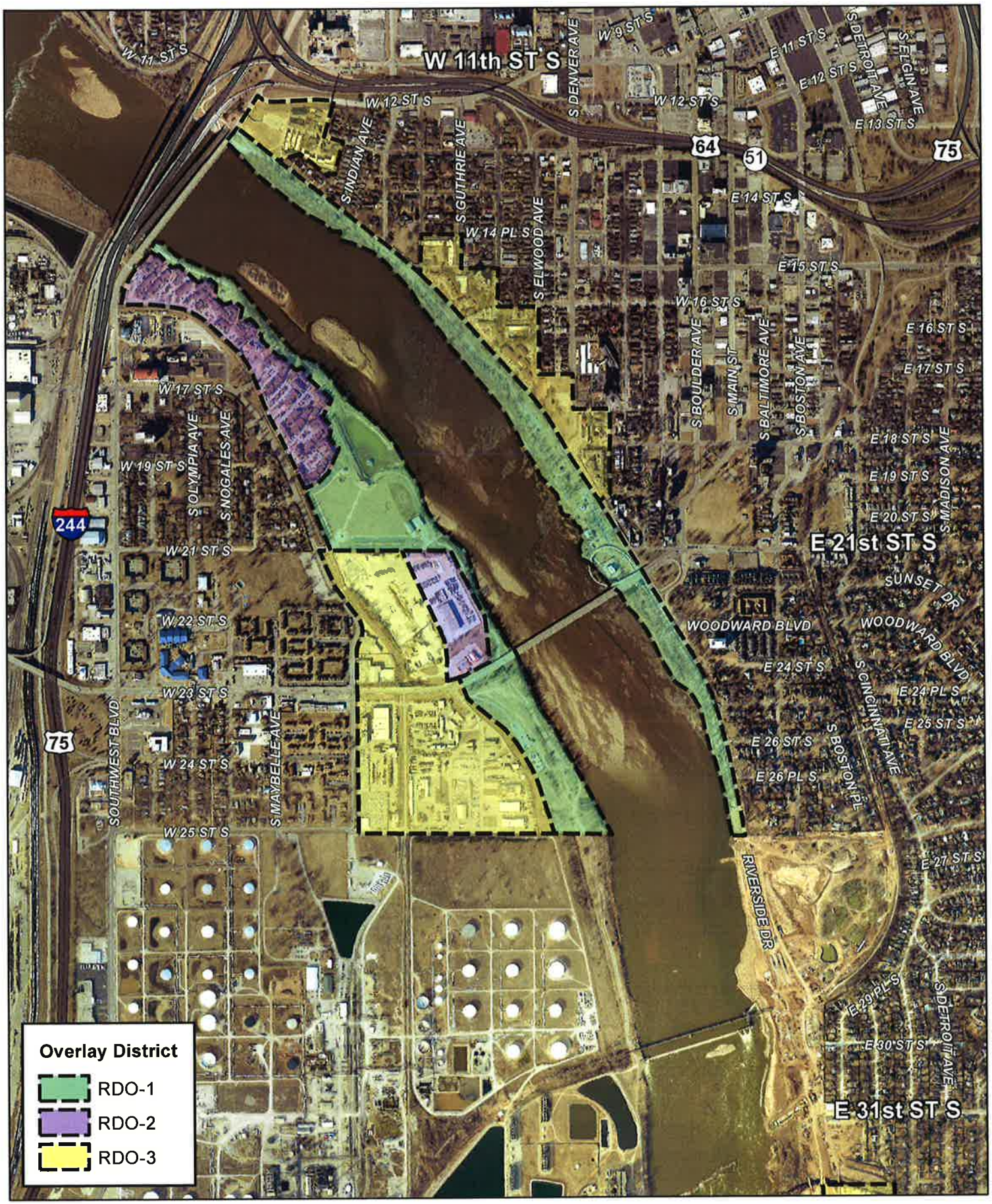
16.68

Attachment IV
Aerial Map

16.69

REVISED 8/10/2016

16.70



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

Aerial Photo Date: February 2016

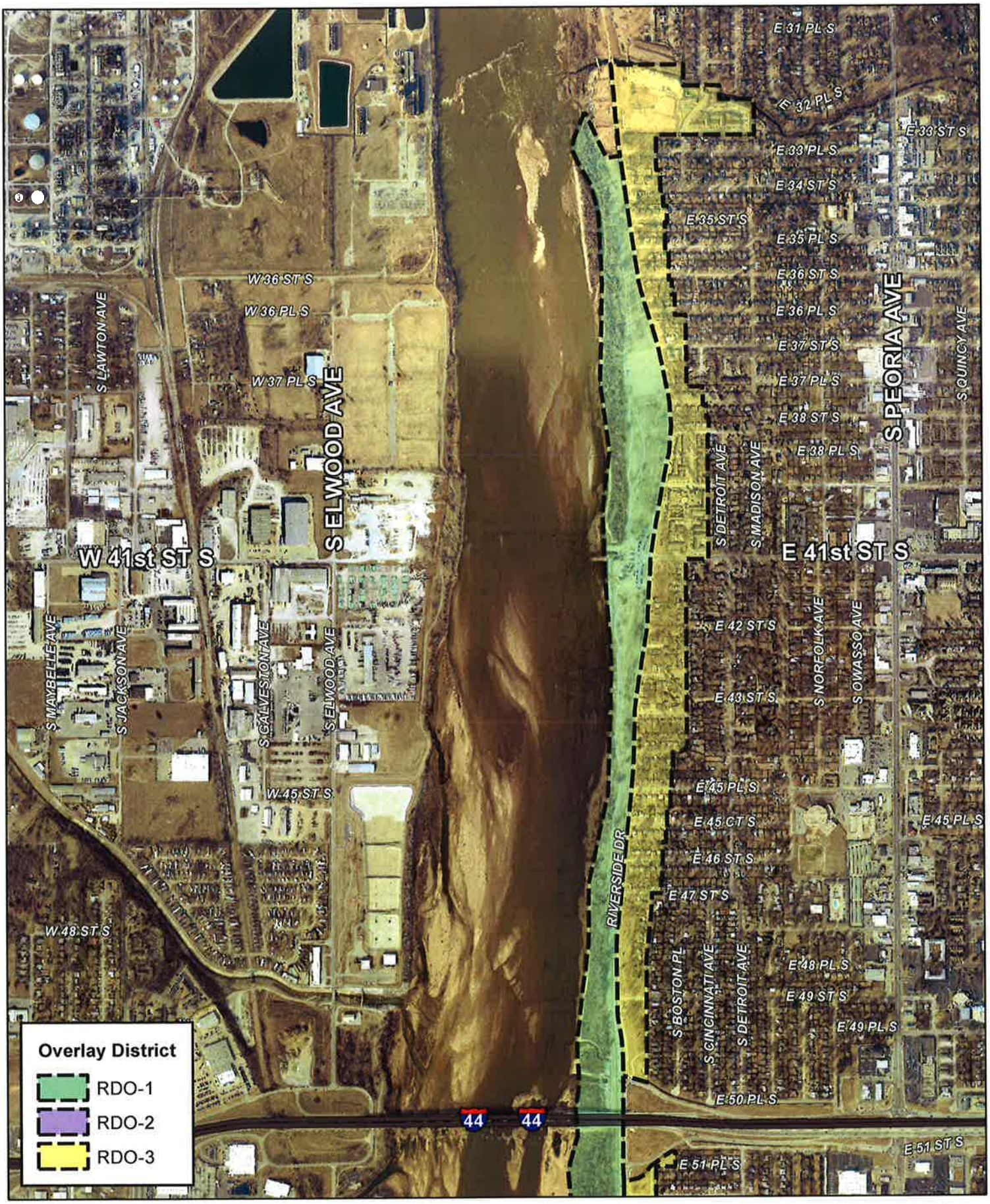
SA-1
RIVER DESIGN OVERLAY DISTRICT

Map 1 of 8

Feet
0 500 1,000

N

16.71



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

Aerial Photo Date: February 2016

SA-1
RIVER DESIGN OVERLAY DISTRICT

Map 2 of 8

Feet
0 500 1,000

N

16.72

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

Aerial Photo Date: February 2016

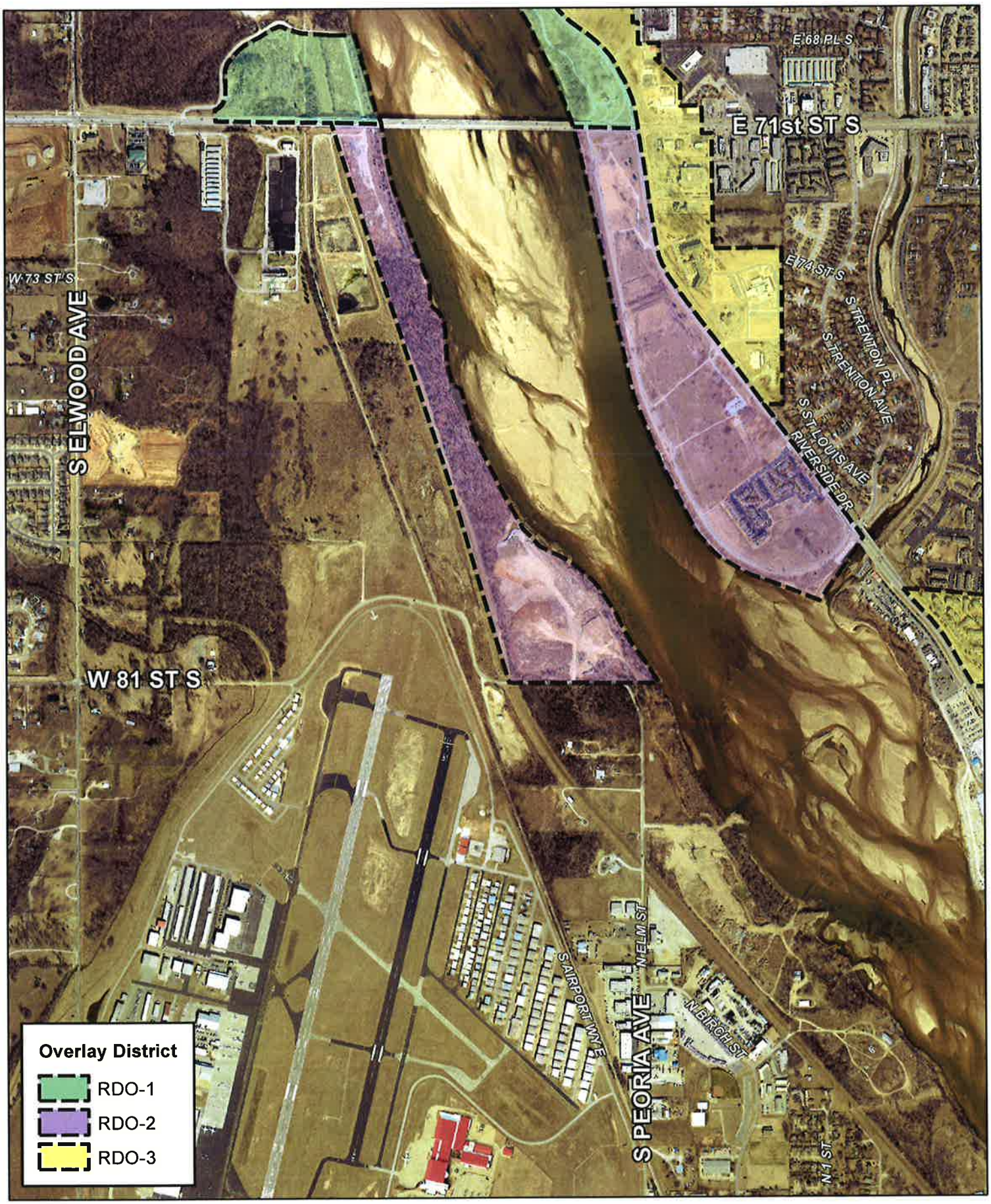
SA-1
RIVER DESIGN OVERLAY DISTRICT

Map 3 of 8

Feet
0 500 1,000

N

16.73



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

Aerial Photo Date: February 2016

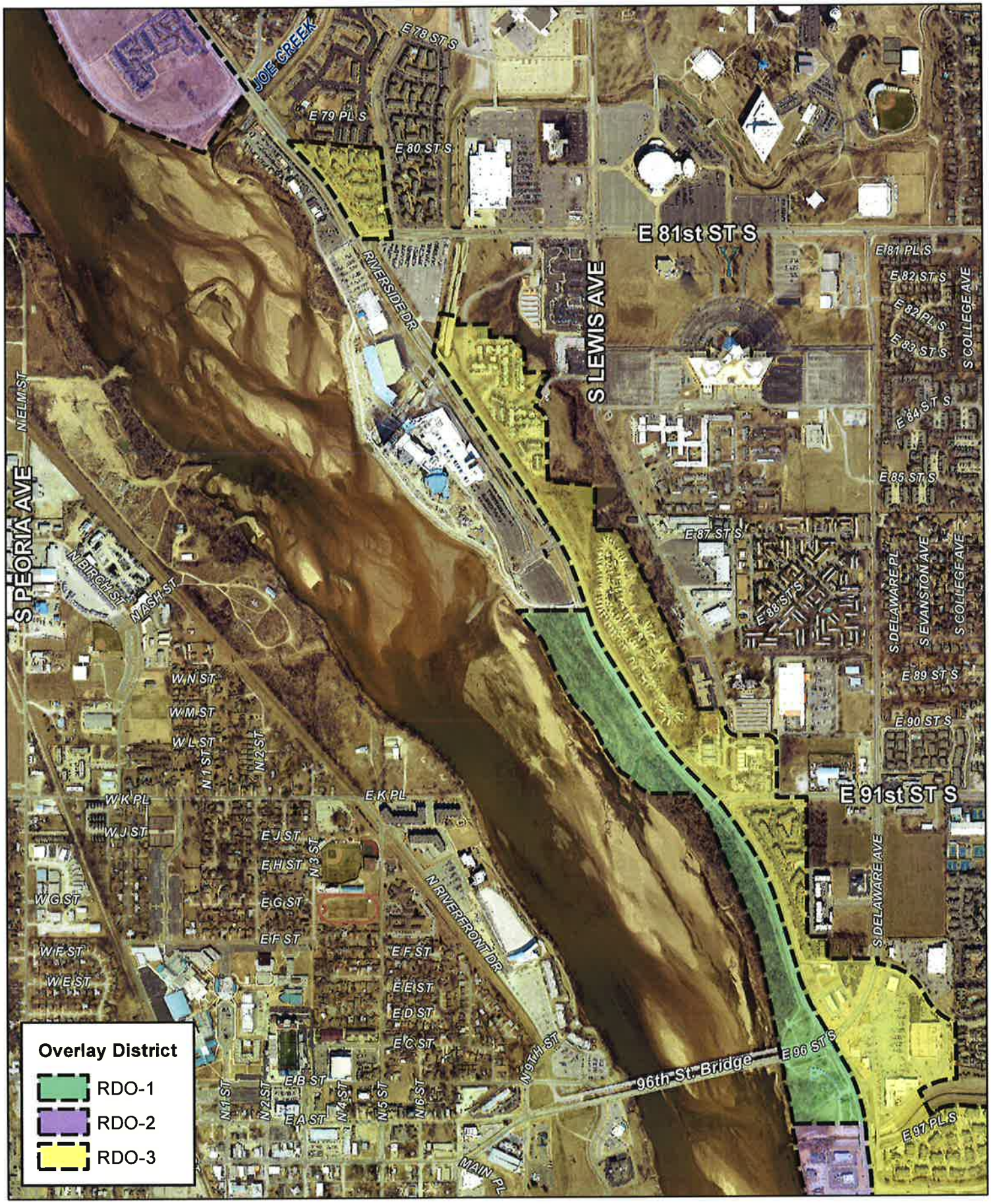
SA-1
RIVER DESIGN OVERLAY DISTRICT

Map 4 of 8

Feet
0 500 1,000

N

16.74



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

Aerial Photo Date: February 2016

SA-1

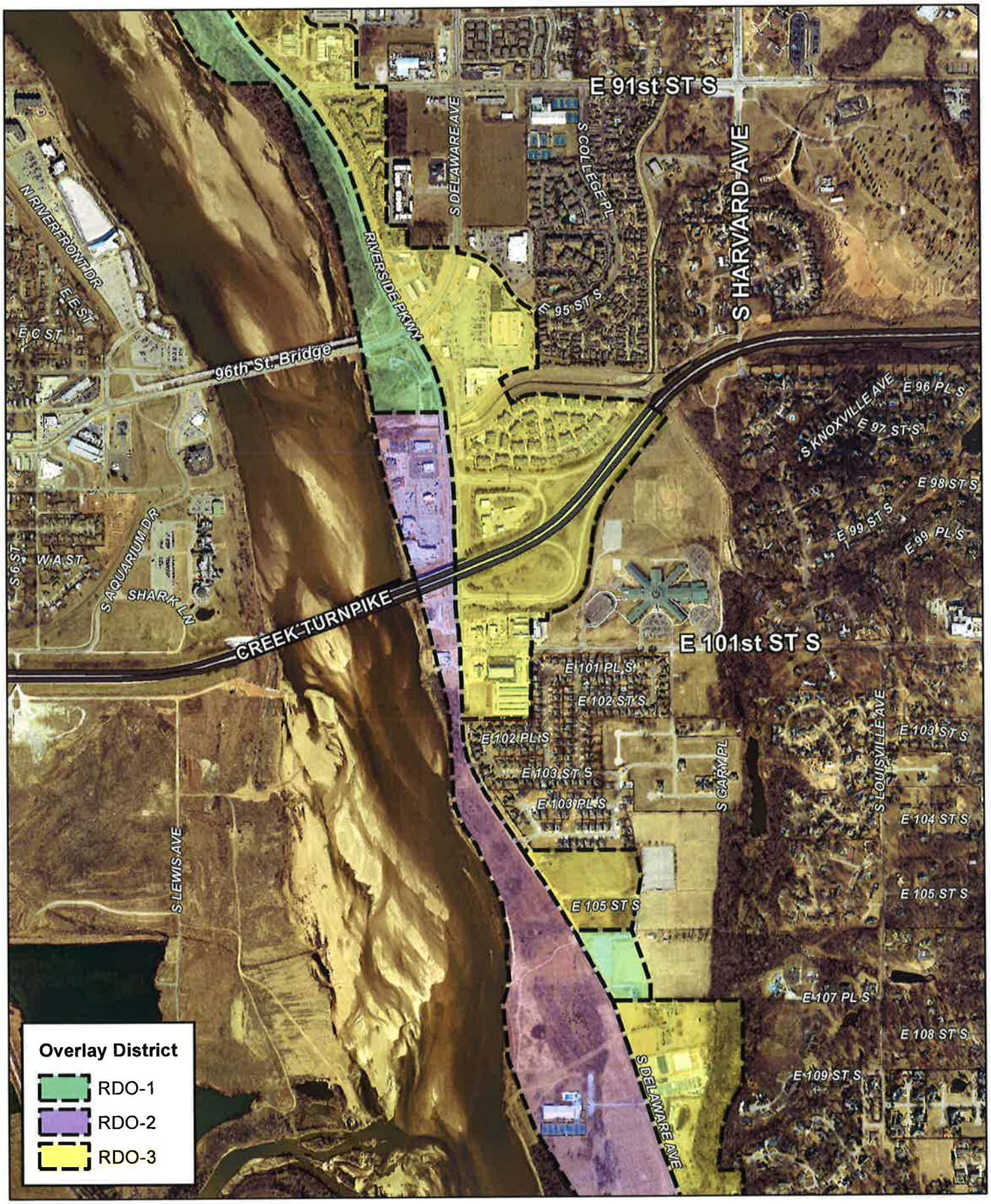
RIVER DESIGN OVERLAY DISTRICT

Map 5 of 8

Feet
0 500 1,000

N

14.75



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

Aerial Photo Date: February 2016

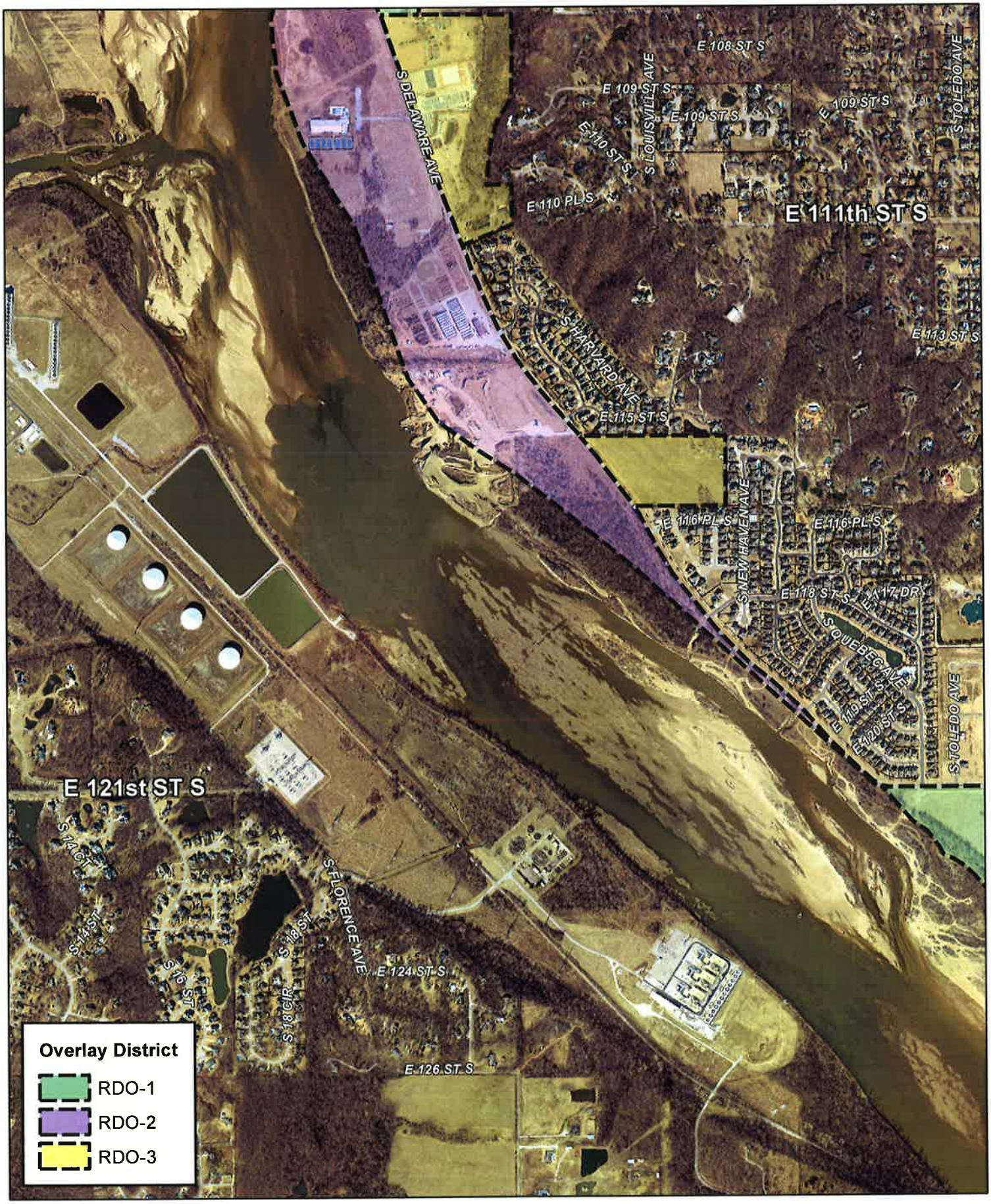
SA-1
RIVER DESIGN OVERLAY DISTRICT

Map 6 of 8

Feet
0 500 1,000

N

16.76



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

Aerial Photo Date: February 2016

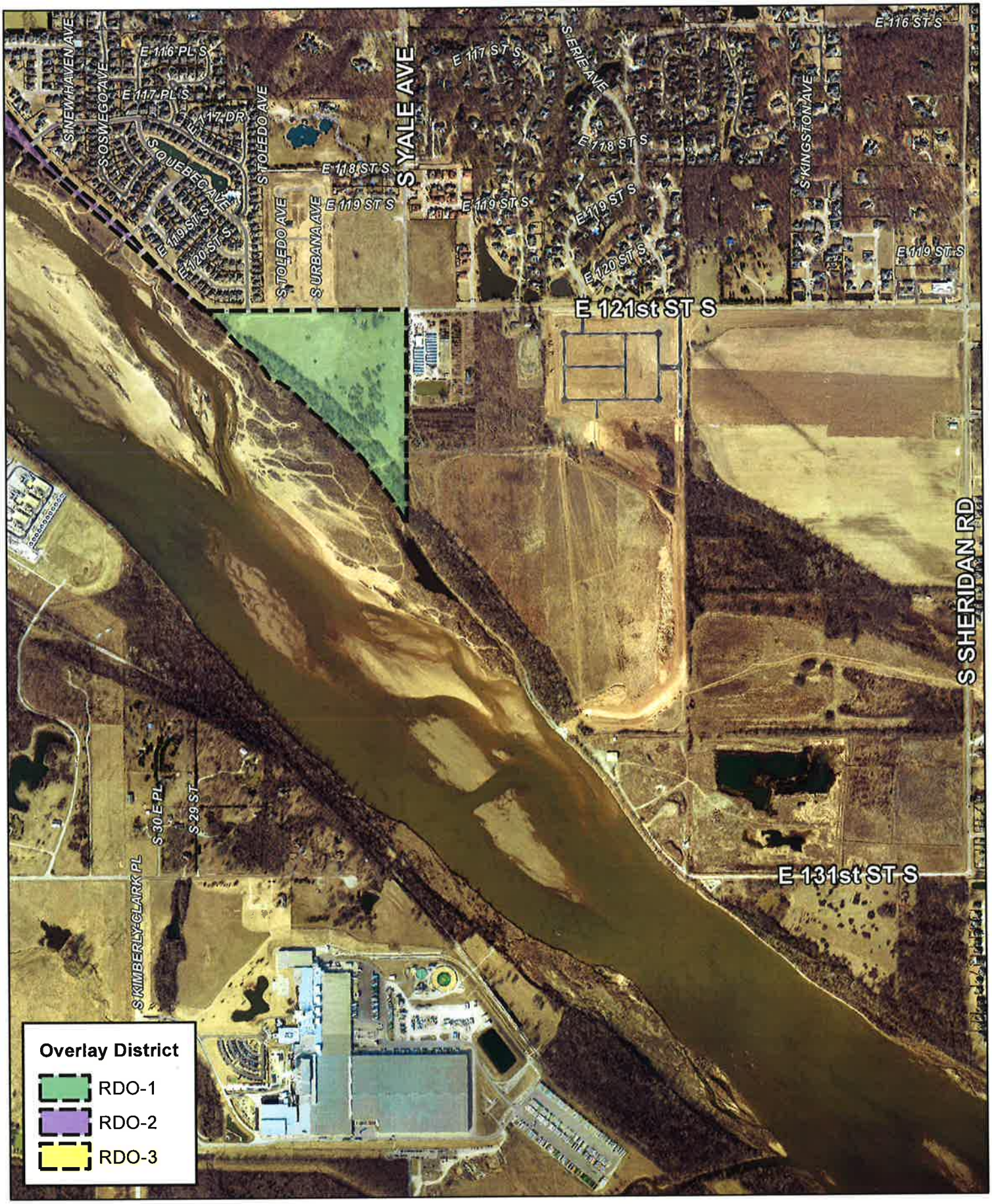
SA-1
RIVER DESIGN OVERLAY DISTRICT

Map 7 of 8

Feet
0 500 1,000

N

16.77



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

Aerial Photo Date: February 2016

SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 8 of 8

Feet
0 500 1,000

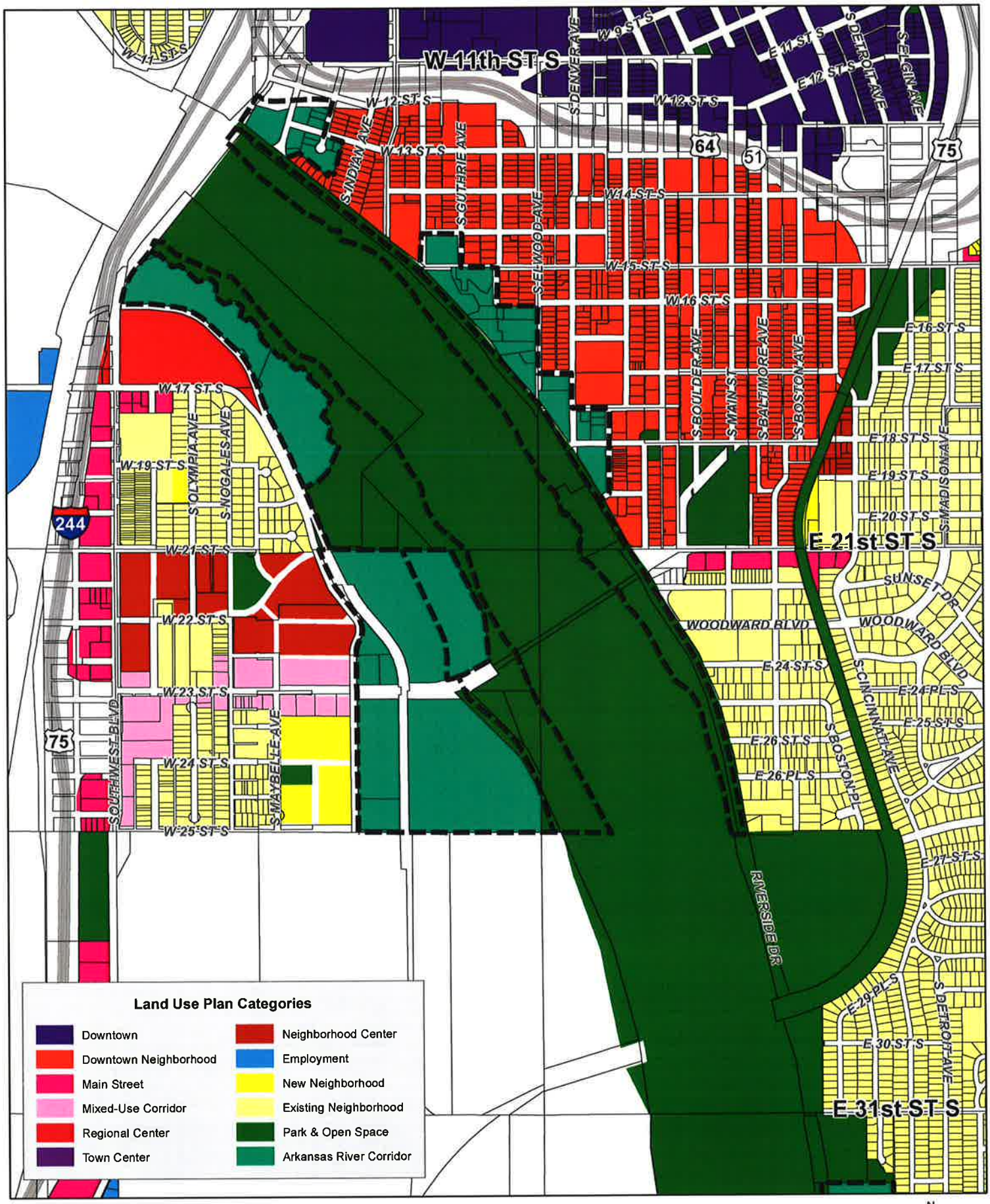
N

16.78

Attachment V
Tulsa Comprehensive Plan
Land Use Map

16.79

REVISED 8/10/2016

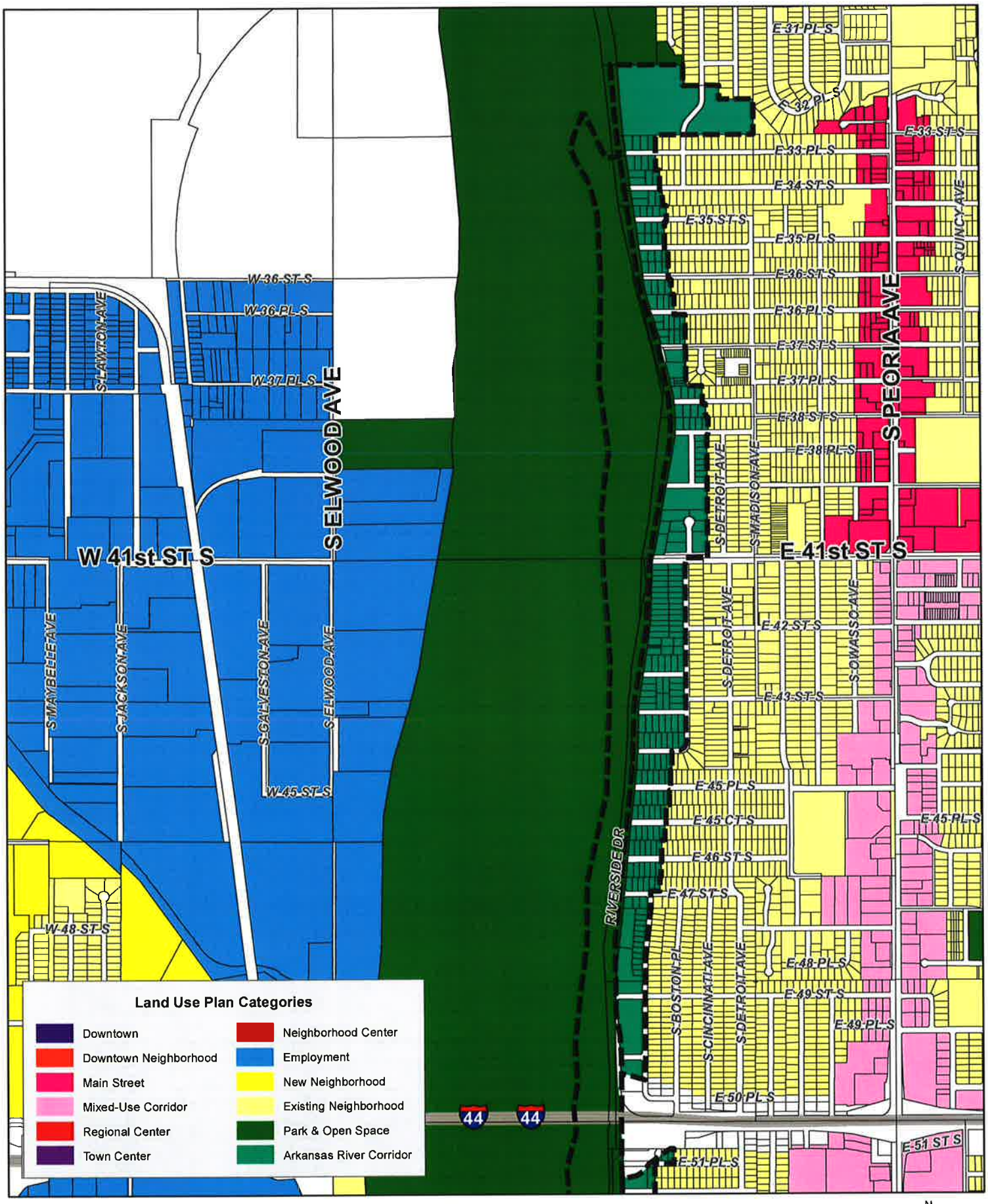


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 1 of 8

16.81

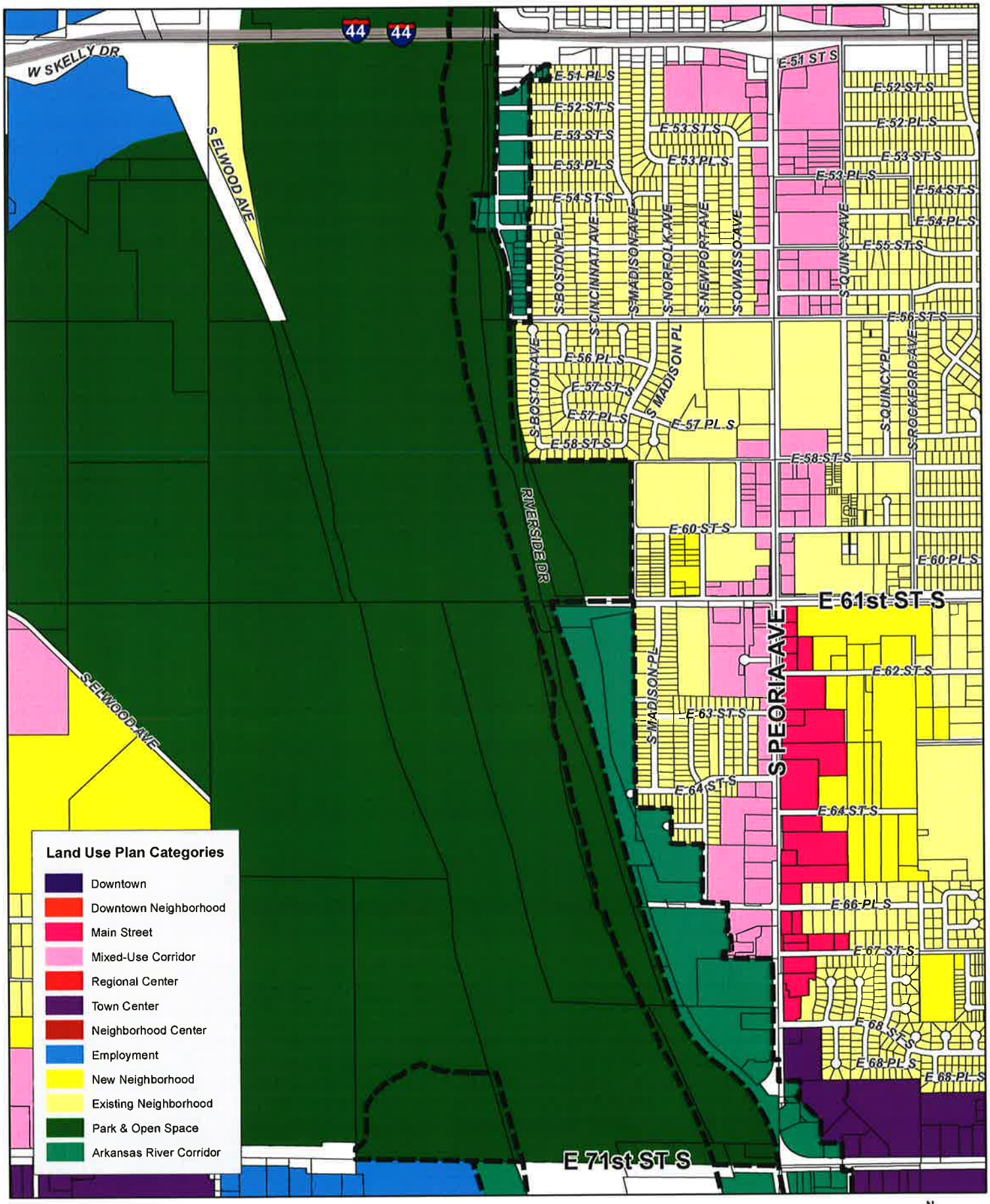


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 2 of 8

16.82

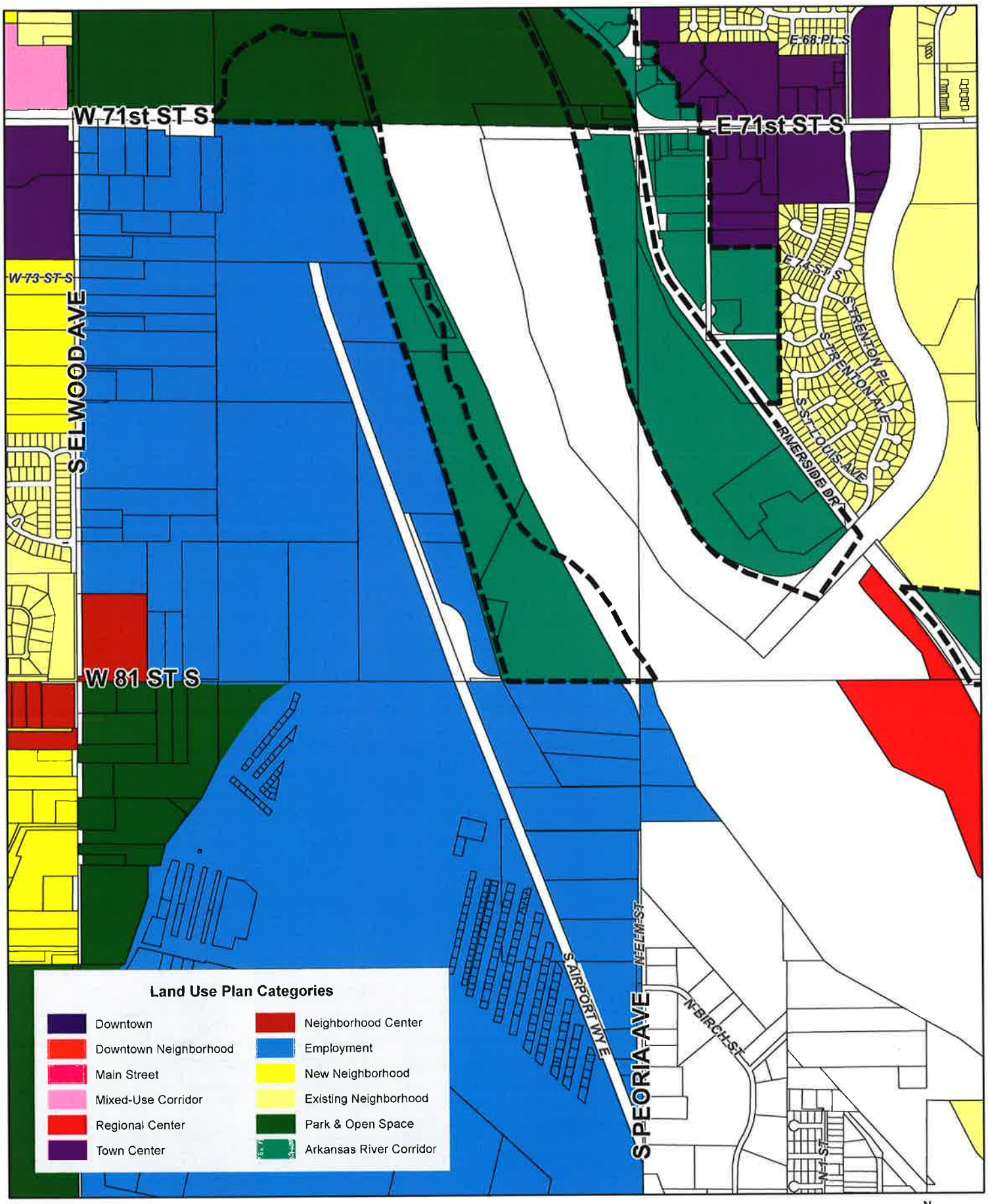


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 3 of 8

16.83

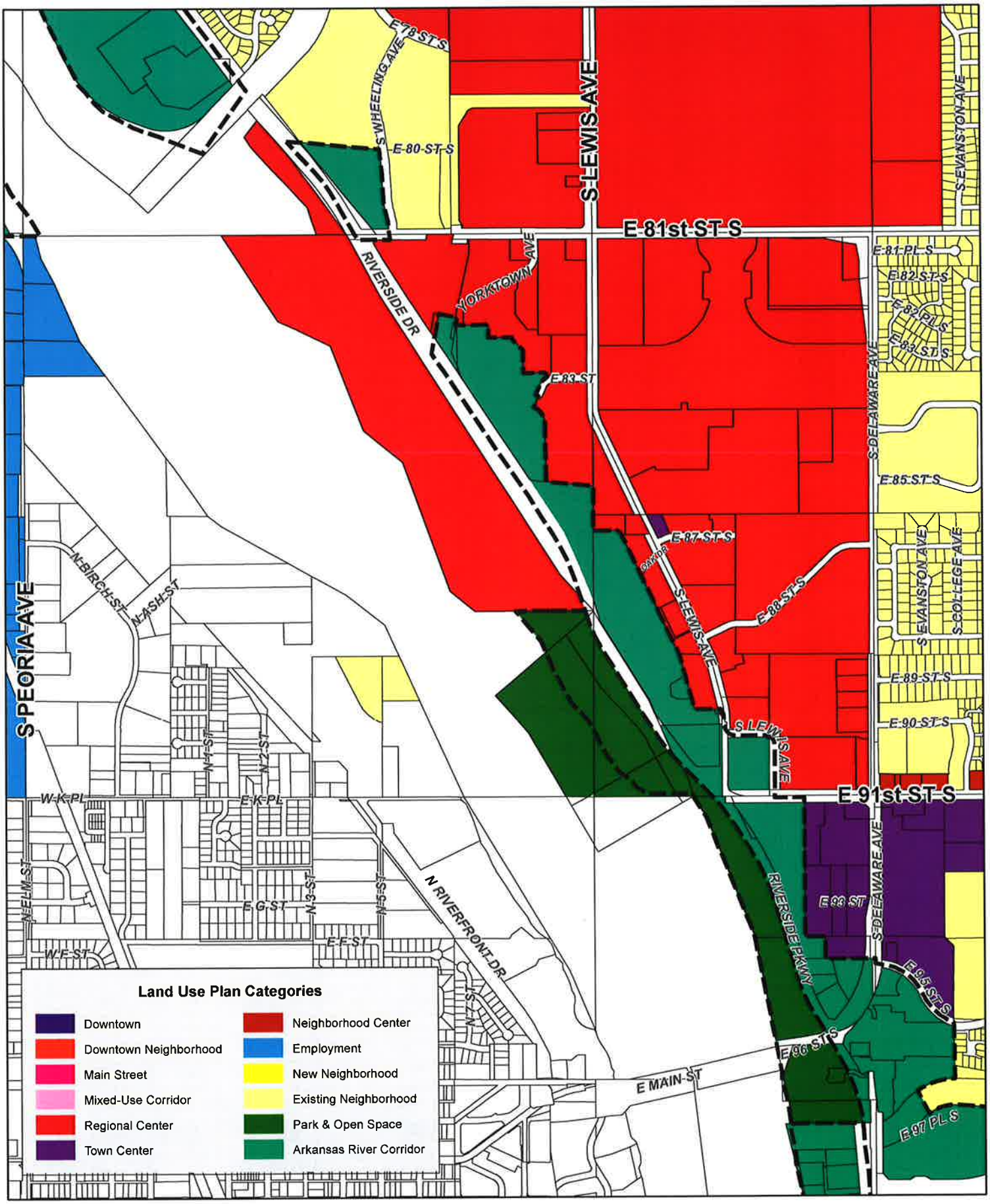


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 4 of 8

16.84

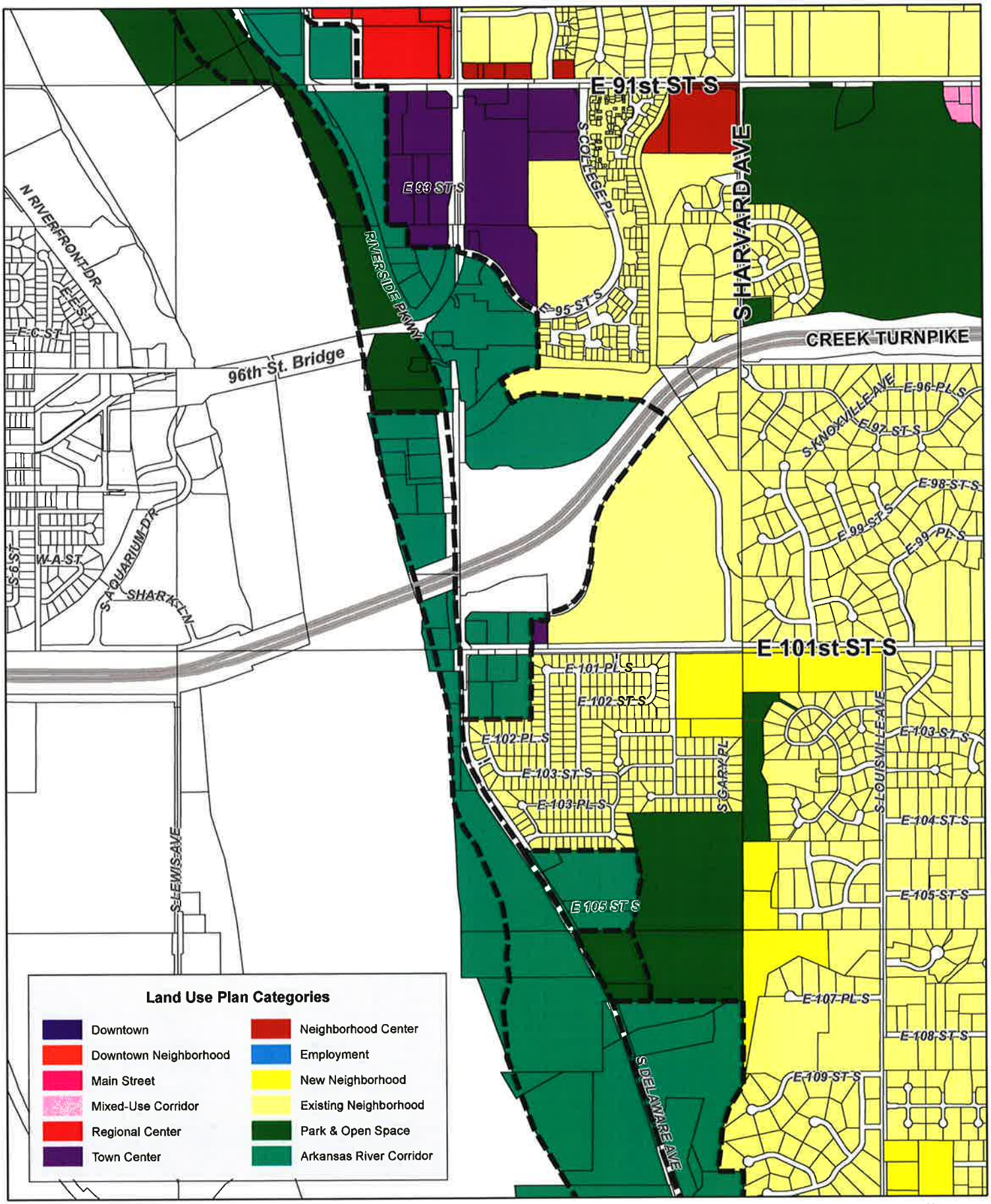


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 5 of 8

16.85

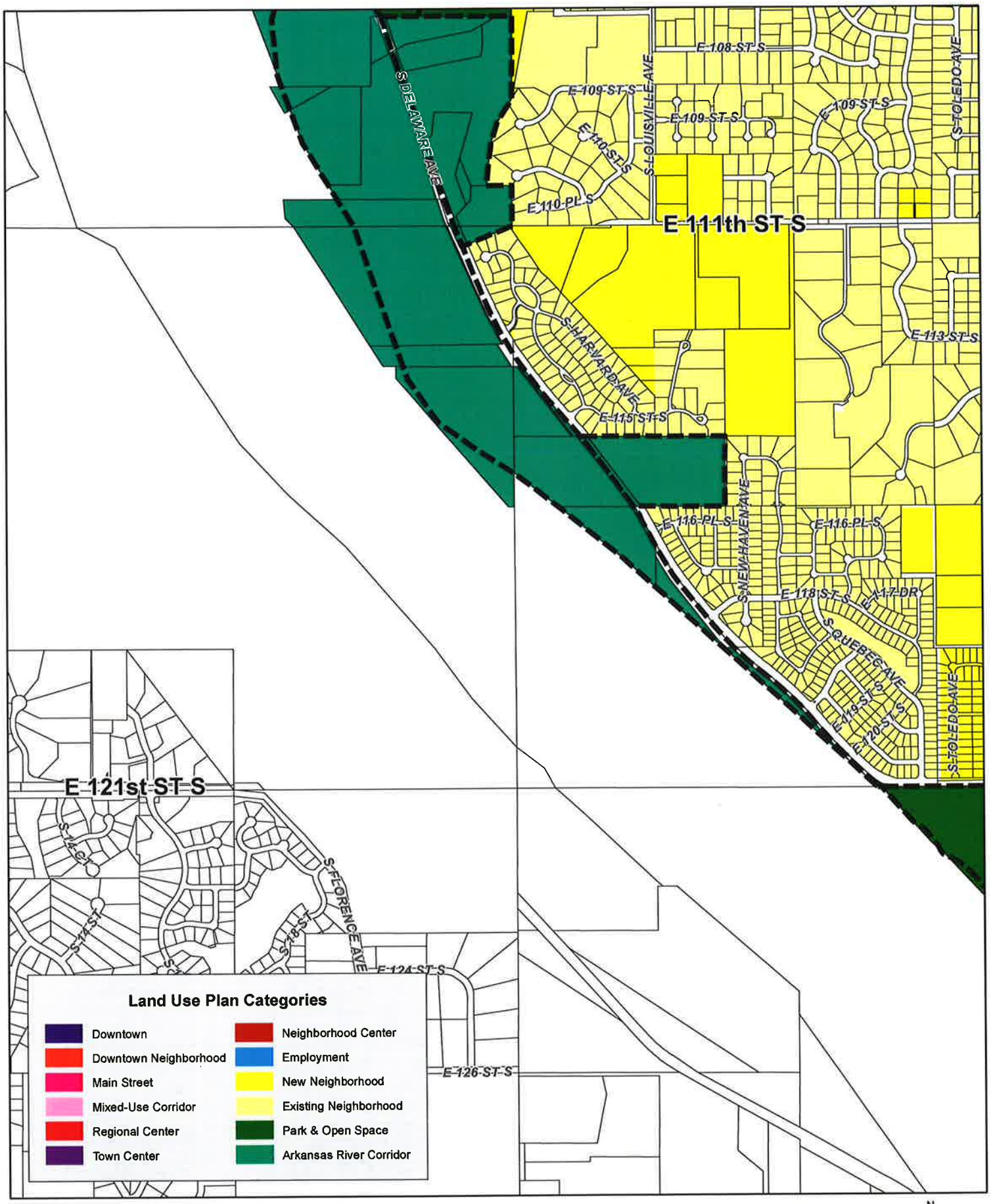


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 6 of 8

16.86

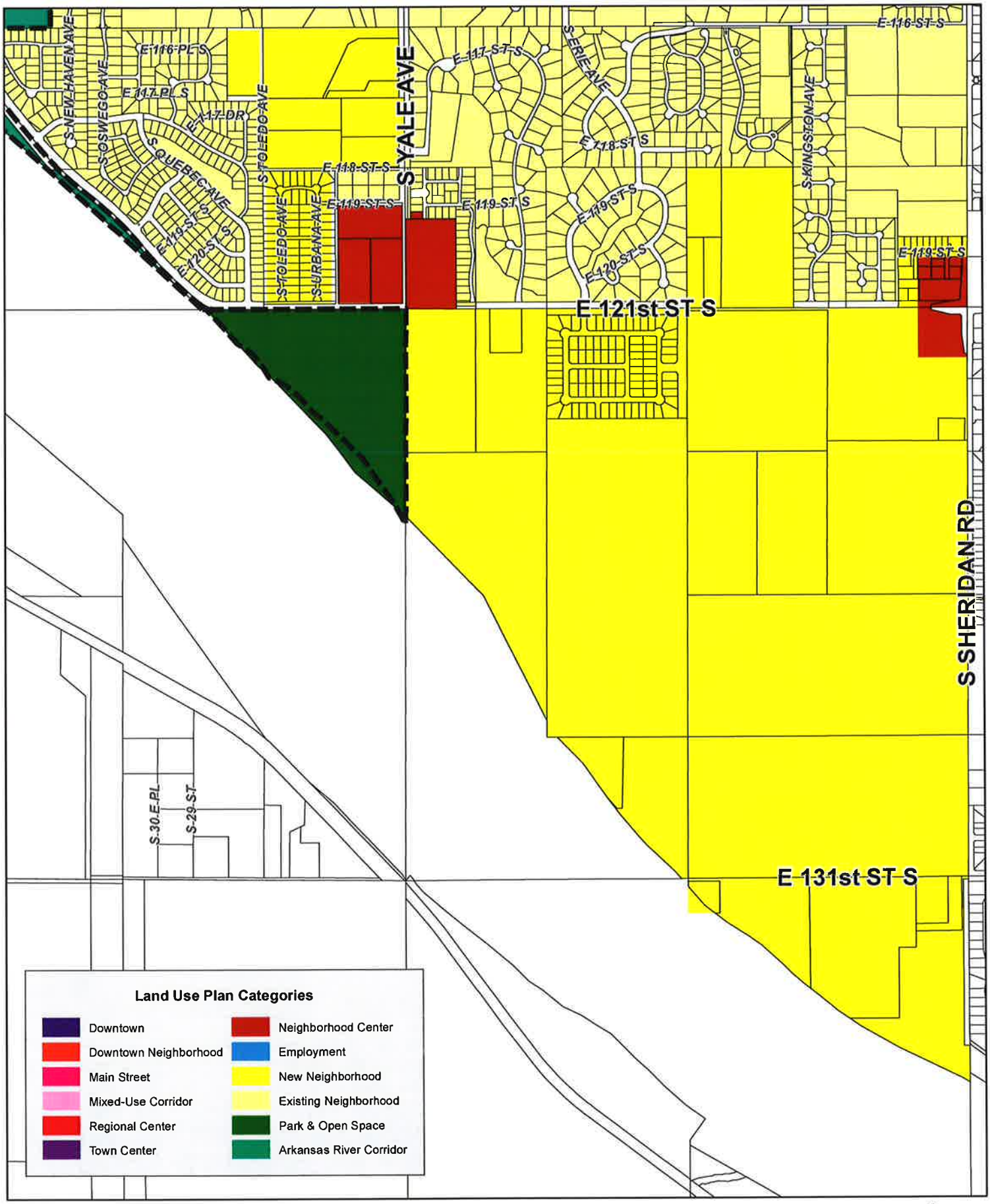


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 7 of 8

16.87



SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 8 of 8

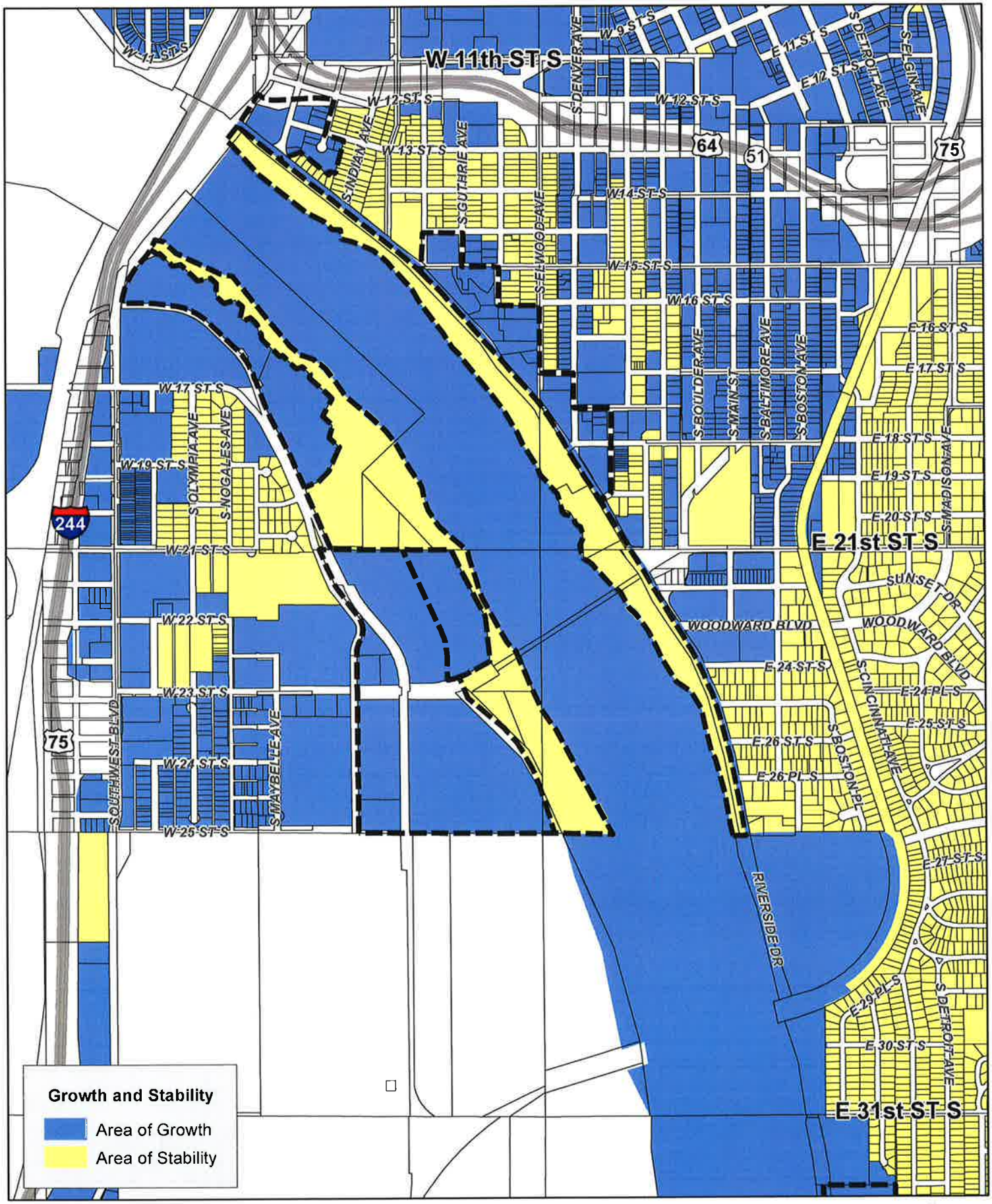
16.88

Attachment VI
Tulsa Comprehensive Plan
Areas of Stability and Growth Map

16.89

REVISED 8/10/2016

16.90

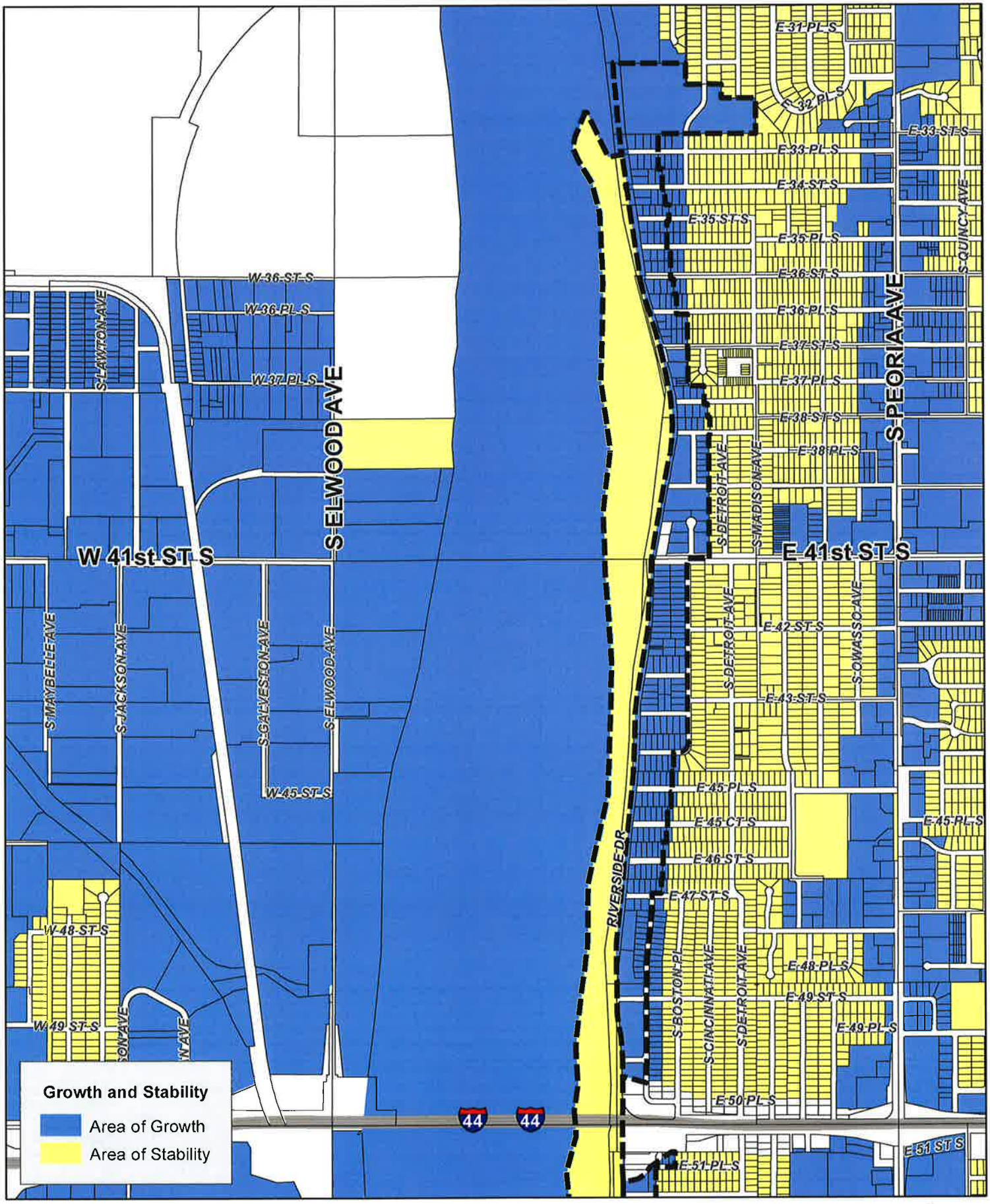


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 1 of 8

16.91

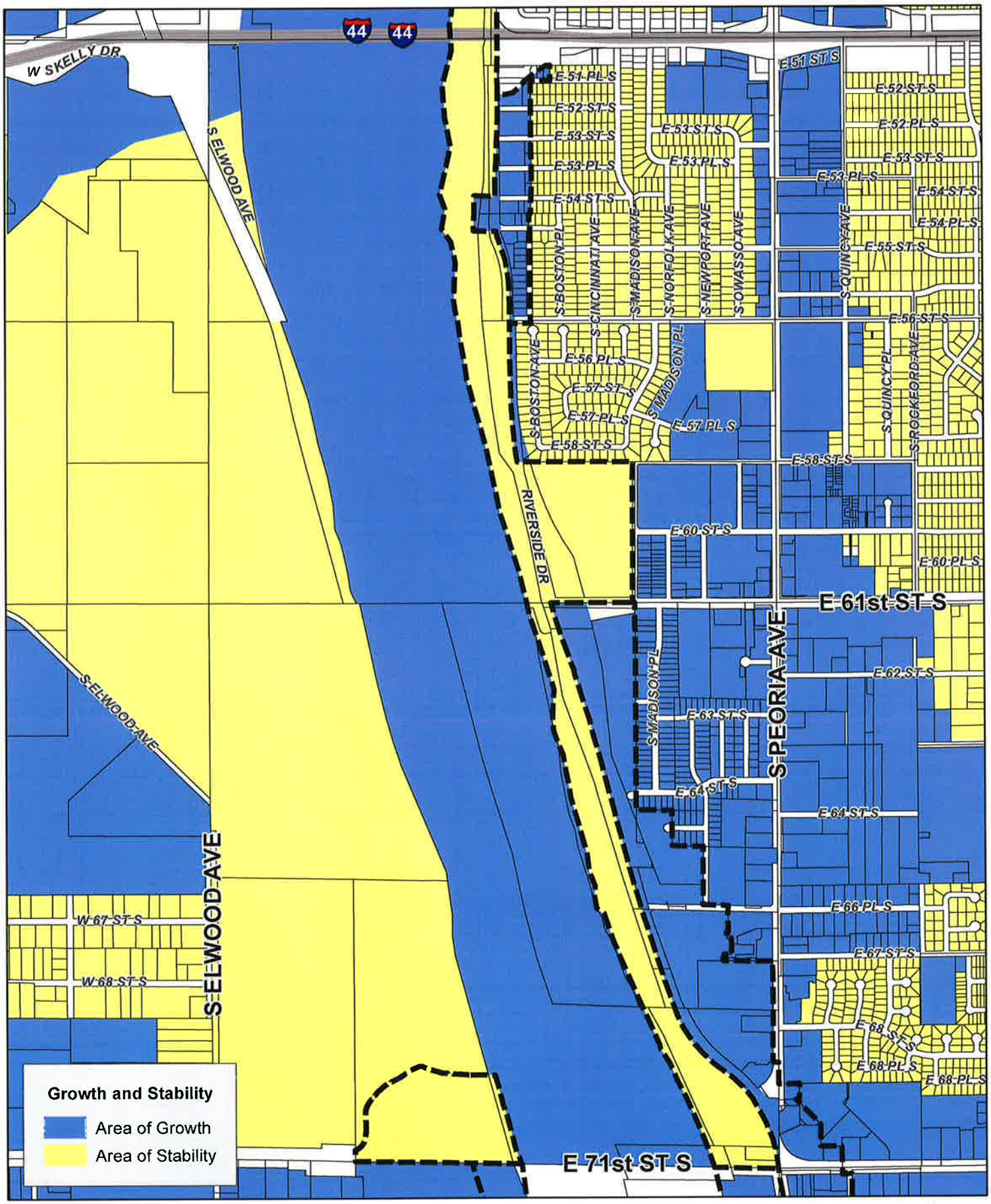


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 2 of 8

16.92

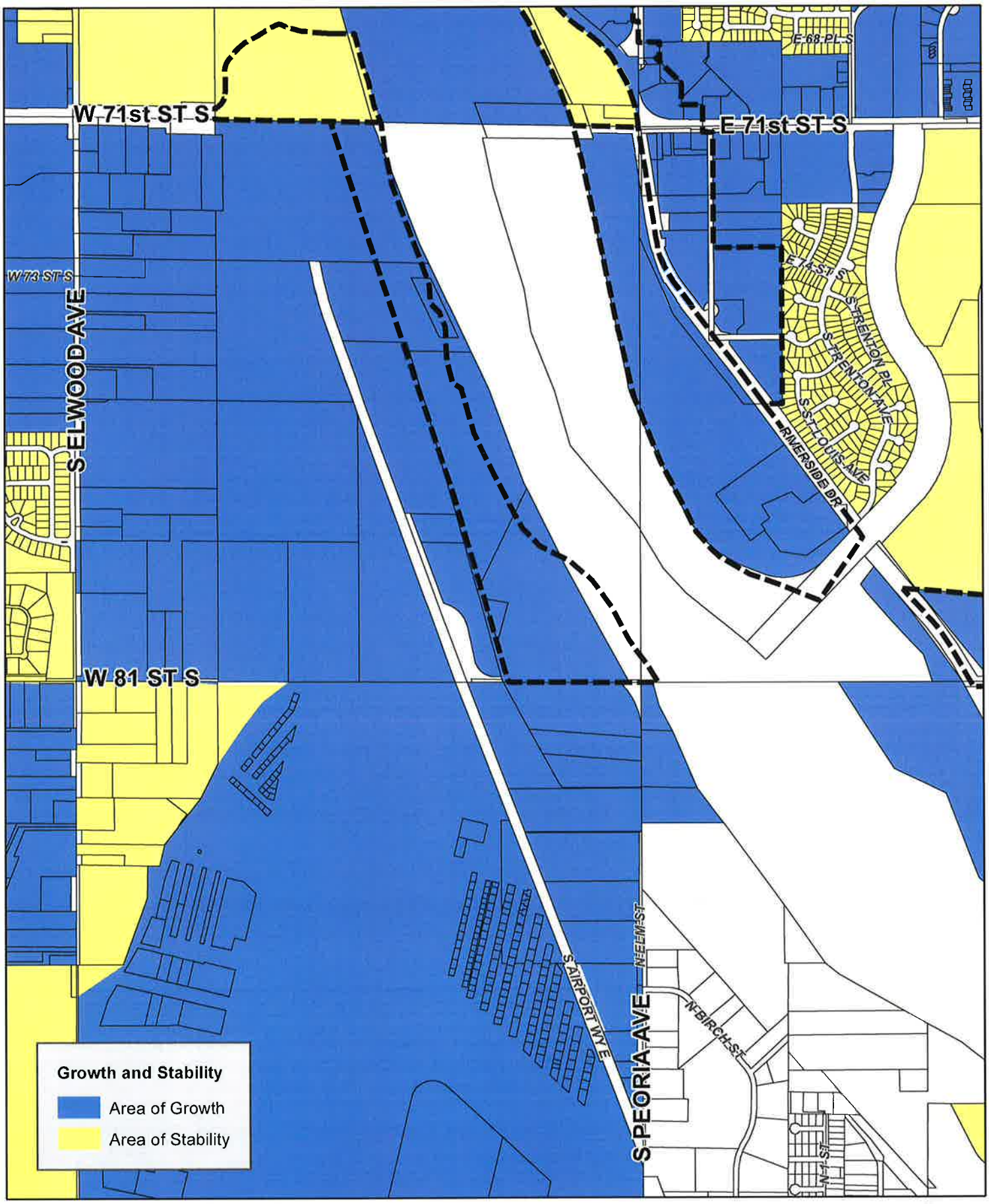


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 3 of 8

16.93

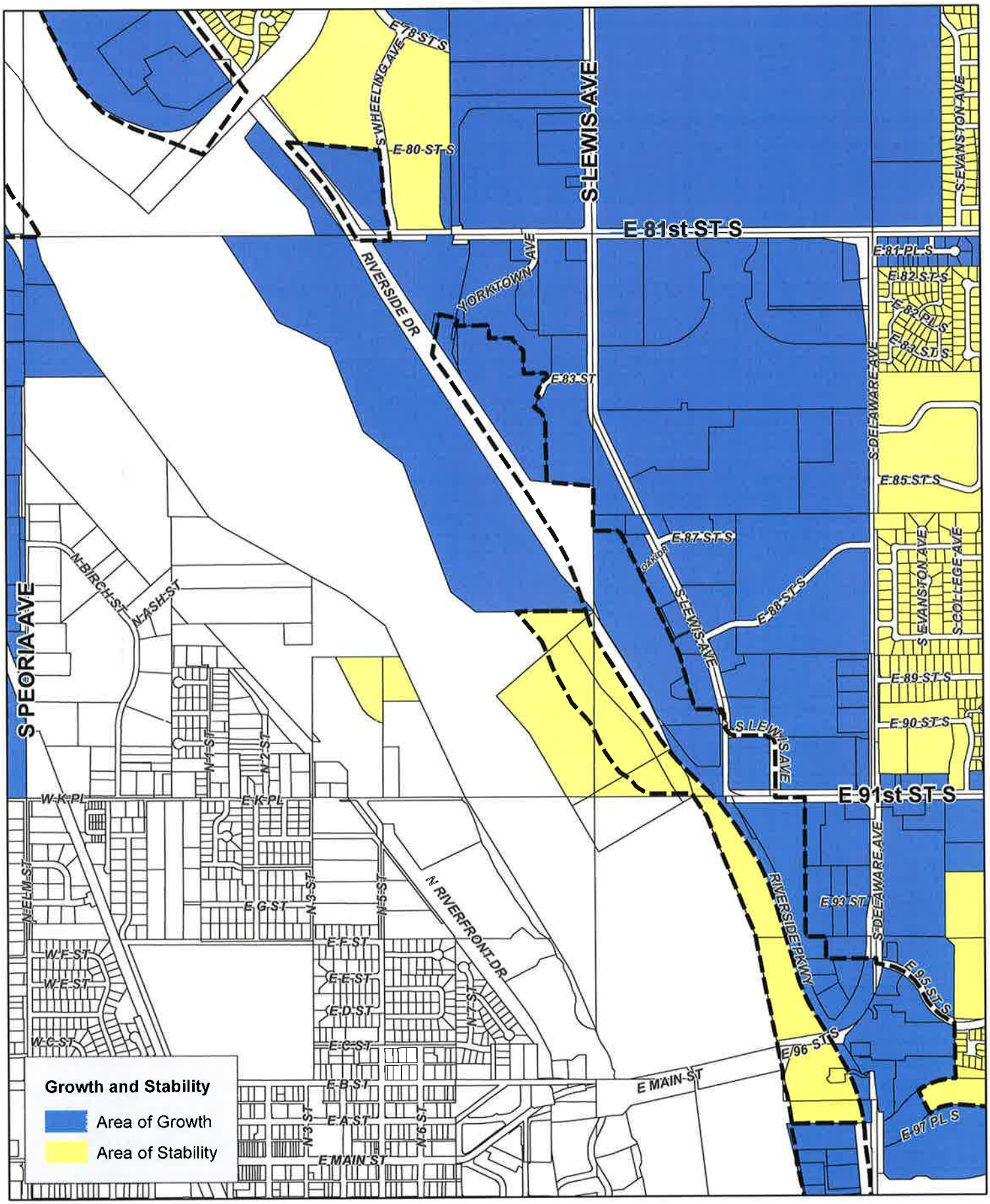


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 4 of 8

16.94

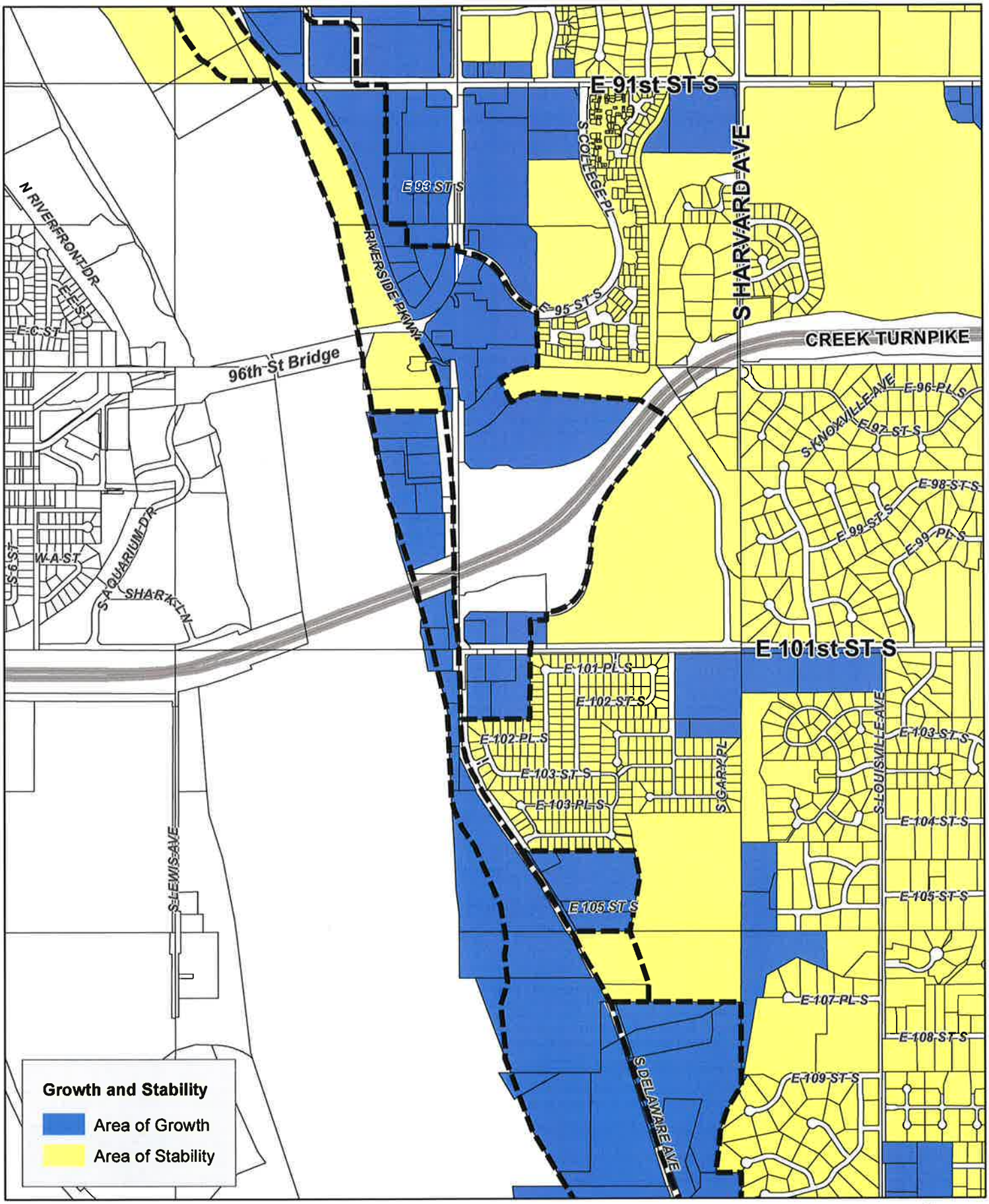


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 5 of 8

16.95



Feet
0 500 1,000

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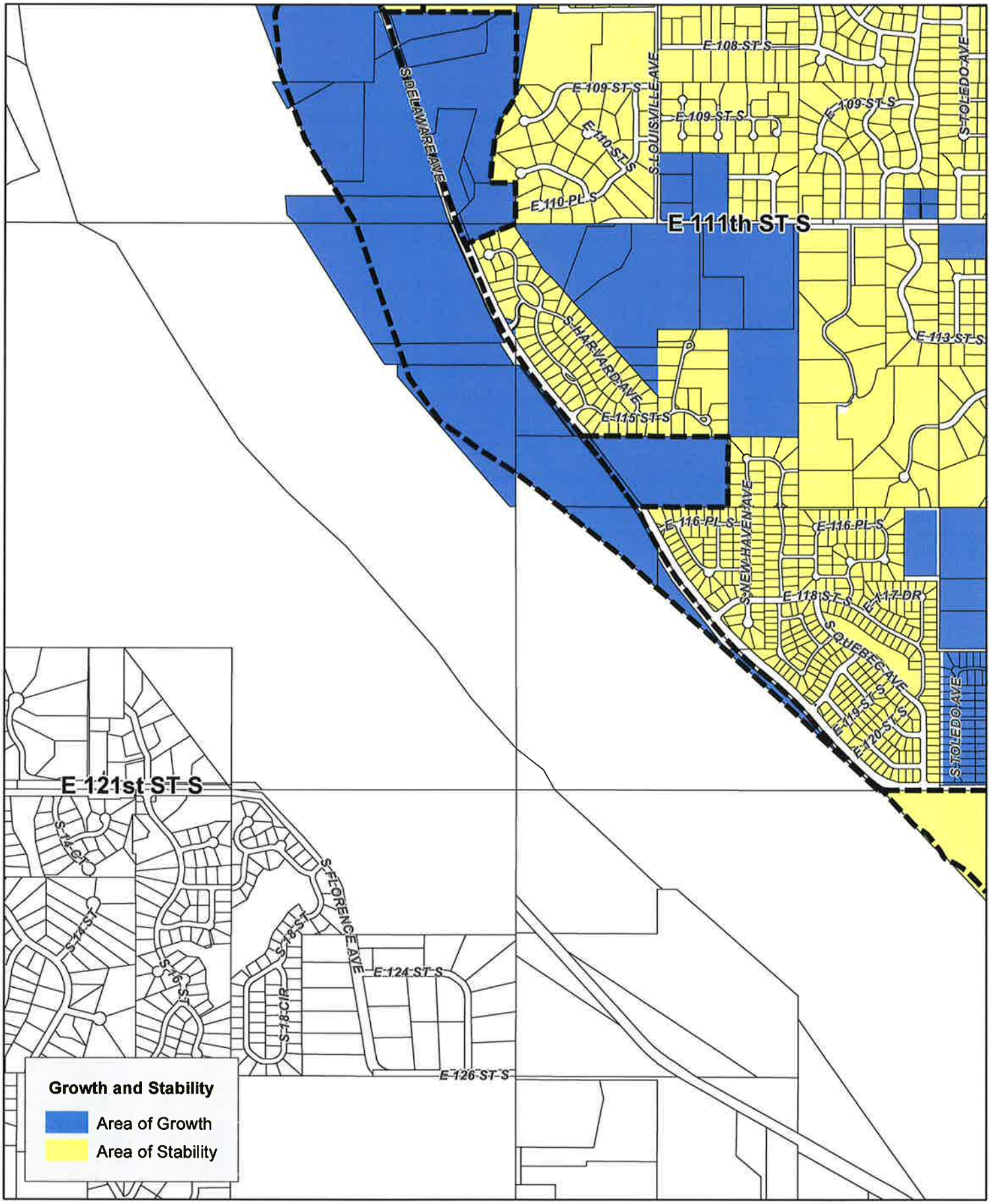
RIVER DESIGN OVERLAY DISTRICT

Map 6 of 8

N

16.96

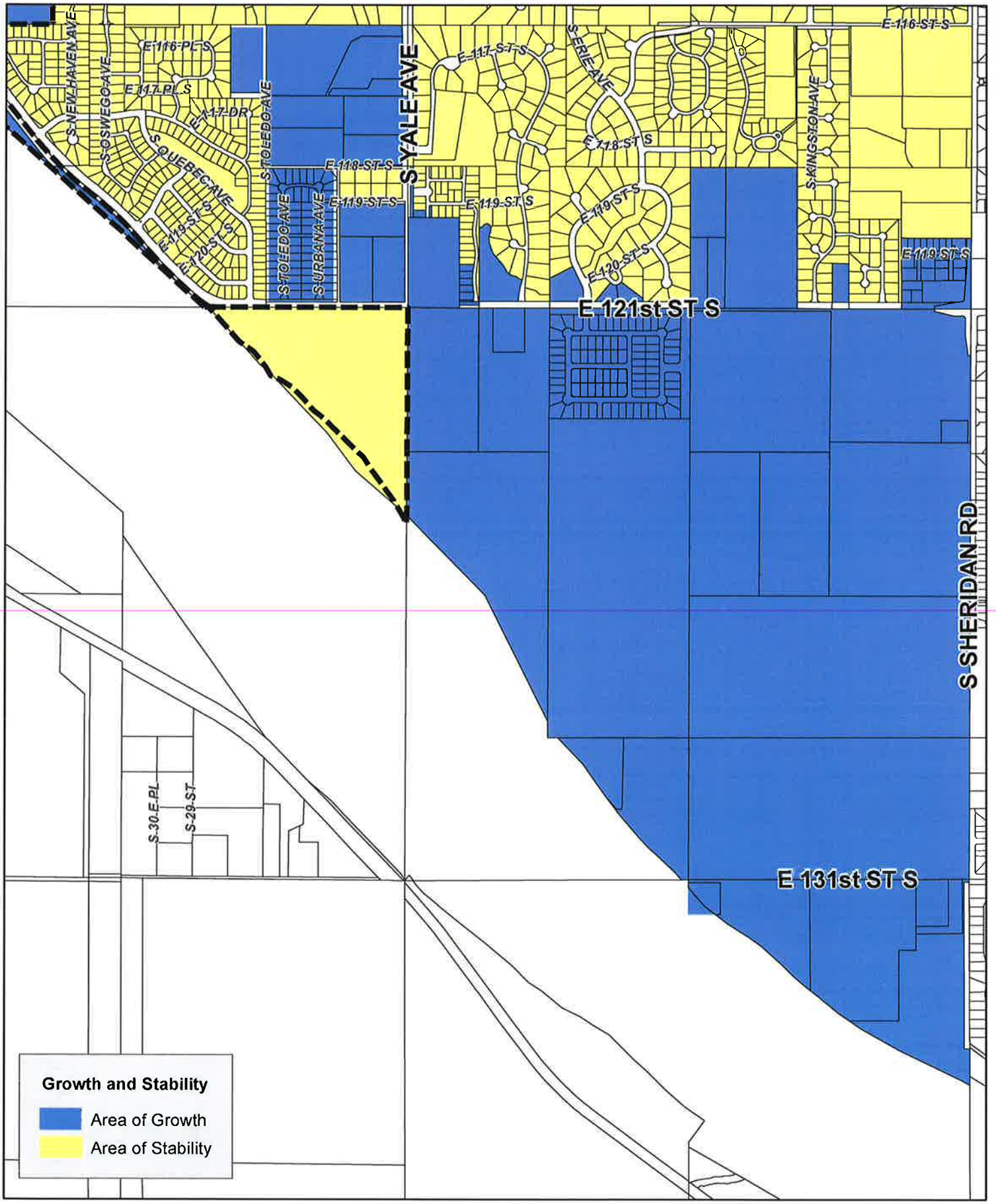


SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 7 of 8

16.97



SA-1

RIVER DESIGN OVERLAY DISTRICT

Map 8 of 8

16.98