

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2739

**February 1, 2017, 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:

Work Session Report:

Director's Report:

1. Minutes of January 18, 2017, Meeting No. 2738

CONSENT AGENDA:

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

2. **LC-852** (Lot-Combination) (CD 1) – Location: Northwest corner of East Admiral Place and North Trenton Avenue
3. **LC-853** (Lot-Combination) (CD 4) – Location: South of the southwest corner of East 26th Street South and South Boston Place
4. **LS-20956** (Lot-Split) (County) – Location: South of the southwest corner of East 131st Street South and South 129th East Avenue
5. **LC-855** (Lot-Combination) (CD 7) – Location: Southwest corner of East 41st Street and South Garnett Road (Related to LS-20957)
6. **LS-20957** (Lot-Split) (CD 7) – Location: Southwest corner of East 41st Street and South Garnett Road (Related to LC-855)
7. **LC-856** (Lot-Combination) (CD 1) – Location: South of the southwest corner of North Elwood and West Woodrow Place

8. **LC-857** (Lot-Combination) (CD 7) – Location: North of the northwest corner of East 61st Street South and South Mingo Road
9. **LC-861** (Lot-Combination) (CD 4) – Location: East of the northeast corner of East 27th Street South and South Utica Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING:

10. **CPA-57 Jason Burks** (CD 5) Location: East of the northeast corner of East 32nd Street South and South Yale Avenue requesting to amend the Land Use designation from New Neighborhood to Mixed Use Corridor (Related to Z-7374 and The Cliffs of Yale)

PUBLIC HEARINGS:

11. **Z-7374 Jason Burks** (CD 5) Location: East of the northeast corner of East 32nd Street South and South Yale Avenue requesting rezoning from **RD** and **CG** with **an optional development plan** to **CG** with **optional development plan** (Related to CPA-57 and The Cliffs of Yale with an optional development plan)
12. **The Cliffs of Yale** (CD 5) Preliminary Subdivision Plat, Location: East of the northeast corner of East 32nd Street South and South Yale Avenue (Related to CPA-57 and Z-7374)
13. **Leinbach Apartments Stuart Tract** (CD 6) Preliminary Subdivision Plat, Location: West of the southwest corner of East 51st Street South and South 145th East Avenue
14. **BOA-22162** (CD 4) Plat Waiver, Location: Southwest corner of West Archer Street and North Elwood Avenue
15. **CZ-448 Jim Beach** (County) Location: North of the northwest corner of South Peoria Avenue and East 141st Street requesting rezoning from **AG** to **CS**. (Continued from December 21st, 2016) (**Staff requests a continuance to February 15, 2017**)
16. **CZ-450 JR Donelson** (County) Location: Northwest corner of West 161st Street South and Highway 75 requesting rezoning from **AG** to **IL**

- 17. Z-7375 Khoury Engineering/Malek Khoury** (CD 2) Location: East of the southeast corner of West 71st Street South and South Elwood Avenue requesting rezoning from **AG** to **CG** with **optional development plan**

OTHER BUSINESS

- 18.** Consider initiation of an amendment to the Comprehensive Plan Land Use Map from Employment to New Neighborhood on approximately 52.14 acres south of the southeast corner of West 71st Street South and South Elwood Avenue
- 19.** Consider adoption of Resolution No. 2739:962 finding the Tulsa Urban Forest Master Plan in conformance with the Tulsa Comprehensive Plan

20. Commissioners' Comments

ADJOURN


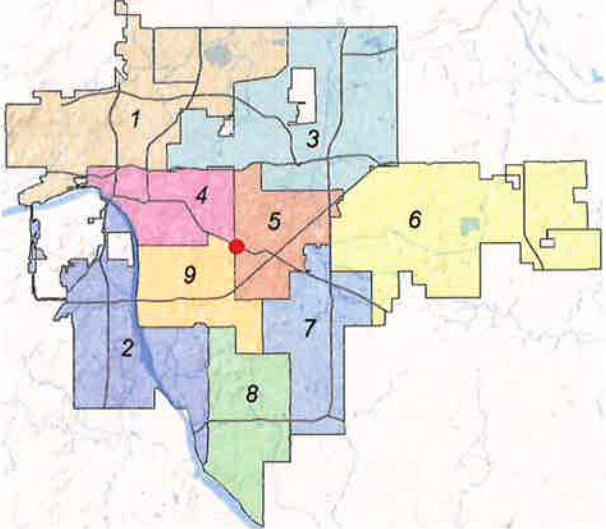
CD = Council District

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

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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

 <p>Tulsa Metropolitan Area Planning Commission</p>	<p><u>Case Number:</u> CPA-57 Comprehensive Plan Amendment (related to Z-7374 & The Cliffs of Yale)</p> <p><u>Hearing Date:</u> February 1, 2017</p>
<p><u>Case Report Prepared by:</u></p> <p>Nikita Moye, AICP</p>	<p><u>Owner and Applicant Information:</u></p> <p>Applicant: Jason Burks</p> <p>Property Owner: Jaslee Ventures, LLC</p>
<p><u>Location Map:</u> (shown with City Council Districts)</p> 	<p><u>Applicant Proposal:</u> Land Use Map change from <i>New Neighborhood</i> to <i>Mixed-Use Corridor</i></p> <p>Existing Use: Vacant Lot</p> <p>Proposed Use: Rock Climbing Gym</p> <p>Tract Size: .6 acres</p> <p>Location: E of NE/c corner of S. Yale Ave. and E. 32nd St. S.</p>
<p><u>Comprehensive Plan:</u></p> <p>Land Use Map: Existing: <i>New Neighborhood</i> Proposed: <i>Mixed-Use Corridor</i></p> <p>Stability and Growth Map: Existing: <i>Area of Growth</i> Proposed: <i>N/A</i></p> <p><u>Zoning:</u> Existing Zoning: RD Proposed Zoning: CG</p>	<p><u>Staff Recommendation:</u></p> <p>Staff recommends approval of the <i>Mixed-Use Corridor</i> designation.</p> <p><u>City Council District: 5</u> <i>Councilor Name:</i> Karen Gilbert</p> <p><u>County Commission District: 3</u> <i>Commissioner Name:</i> Ron Peters</p>

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

E of NE/c corner of S. Yale Ave. and E. 32nd St. S. (CPA-57)

1. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>New Neighborhood</i> Existing Stability and Growth designation: <i>Area of Growth</i>
Proposed Land Use: <i>Mixed-Use Corridor</i> Proposed Stability and Growth designation: <i>N/A</i>
Location: <i>E of NE/c corner of S. Yale Ave. and E. 32nd St. S.</i>
Size: <i>.6 acres</i>

A. Background

The site that is subject to this Comprehensive Plan amendment application is located in midtown Tulsa, immediately south of the Broken Arrow Expressway. The surrounding area contains a mixture of uses including residential on the south and east; and commercial/retail abuts the subject lot on the west. The applicant has submitted this proposed Comprehensive Plan amendment and a rezoning application (Z-7374) with an optional development plan to permit construction of a rock climbing gym which is classified as a Commercial/Assembly and Entertainment use under the current Zoning Code.

The TMAPC approved a zoning change from RS-2 to CG and a Comprehensive Plan amendment from New Neighborhood to Mixed-Use Corridor on the existing gym site immediately west of the subject lot in September, 2016. The applicant is requesting the Comprehensive Plan amendment and associated rezone request to support development of a health club/gym use on the site.

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

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

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

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

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

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

C. Proposed Land Use and Growth Designations (Tulsa Comprehensive Plan)

The applicant is proposing a *Mixed- Use Corridor* designation on the subject site.

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

townhouse developments, which step down intensities to integrate single family neighborhoods.”

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	RS-2	N/A	N/A	Broken Arrow Expressway
South	RS-2	<i>Existing Neighborhood</i>	<i>Area of Stability</i>	Residential
East	RS-2	<i>New Neighborhood</i>	<i>Area of Growth</i>	Residential
West	CG	<i>Mixed-Use Corridor</i>	<i>Area of Growth</i>	Vacant Lot

E. Applicant's Justification:

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

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

The applicant provided the following justification as part of their application:

THE CURRENT STATE OF 32ND AND YALE

The area near 32nd and Yale also known as The Highland Park Neighborhood has set relatively dormant to new residential development for several decades now. The lot sitting at 4923 E 32nd Street has not been purchased or developed because of a few very specific reasons. Some financial and some practical. First it's western facing lot boundary (over 300 feet) sit's directly against a very active commercial parking lot with over a dozen daily active businesses and it's north facing boundary sits against the Broken Arrow Expressway. With traffic on the BA expressway having tripled over the last 20 years the noise level has also increased dramatically. In Tulsa the average percentage of a total home construction budget for a lot is around 22%. This lot is listed for \$250,000 which means any serious single residential builder with any economic sense

would need to build over a 1 million dollar home on this lot to justify the lot cost. Considering the neighborhood, the noise, the proximity to commercial development, and the area of town it is in, this is certainly not going to happen. I have spoke with several duplex developers that have said the pricing also makes it not favorable in terms of ROI for a duplex development. With these 2 options being the only options the current zoning allows for, the lot continues to sit vacant for decades now. What it has created is a haven for homeless people and other mischievous activity. I personally woke up on a homeless person sleeping in a tent buried deep in the trees 2 weeks ago. It's no surprise as it is heavily treed and with the unfenced vacant lot beside it over 2 full acres in the middle of town with no supervision. It is also an eye sore to all the businesses and residents that sit directly around it. I have spoken with many of the business owners including those at the Celebrity Club and they have expressed to me how badly they would like to see it developed. The lot makes the area feel "run down and underdeveloped" as I have heard from business owners and residents in area. I have personally met with over 30 of the neighbors and at this point the consensus has been that this gym will be the best thing for that land and the neighborhood.

THE FUTURE OF 32ND AND YALE

Our climbing gym will create community both inside the walls and in the surrounding area. Most climbers can be described as healthy, responsible, environment conscientious, hard working, and incredibly friendly people that love their dogs. In addition to bringing quality people to the area our gym will become an anchor and an identifier for the intersection of 31st and Yale. It will become an icon in Tulsa that people associate that area with instead of the strip club located at the intersection. The unique architecture and curb appeal both from the BA Expressway and 32nd will be something all Tulsans will be proud of. We will be creating a world class facility and a destination for climbers from all over the US. With a 3 million dollar investment in a 16,000 square foot climbing gym we will certainly be creating a first class facility. We will put our city on the map for the USA climbing circuit which will bring competitions to our gym thus stimulating more revenue for the city. We will be creating over 15 new jobs and more importantly meeting a need for Tulsans that no one is meeting. Our gym will be in the top 15% of largest and nicest facilities in the US of its kind. It will continue to move Tulsa forward into the future with other progressive cities such as Nashville, Albuquerque, Little Rock, and Kansas City who have realized the value of climbing gyms. In the last 2 years alone climbing gyms have gone up in over 25 cities similar in size to Tulsa. Why? Because many have said climbing gyms are the fitness gym of the future. Climbing was announced to be an Official Olympic sport just this last month which will certainly only fuel the current interest. Tulsa does not have a facility for these athletes to train or for kids to even entertain the sport as a pursuit. I believe a great city should have something

for everyone and with this facility Tulsa would be one step closer to that. In addition our current facility is packed and growing which simply shows Tulsa loves climbing. It is only 3000 square feet and located in a very rough area of town and yet attendance is increasing month by month. The current facility has been in business since 1997 and has grown every year. Since I have taken ownership this last year the facility has doubled in attendance and revenue. We have parents from Broken Arrow, Jenks, Owasso, Bixby, Claremore, and Tulsa asking us monthly when we will have more space to accommodate kids, training and birthdays. We launched kids camp this past summer for the first time and sold out every class. We then added another instructor and doubled our available spaces and sold them out in 1 day. Tulsa wants and needs this gym as bad as I do and I believe 32nd and Yale is the perfect spot. I believe 32nd and Yale is a great area to draw people to from the suburbs and this will certainly increase business for the surrounding area. We anticipate our facility to be open 7 days a week from 10AM till 10PM. Our core traffic will be between 5PM and 8PM Monday through Friday; between 9PM and 10PM there will typically be less than 10 members there. Our core customer is typically upper middle class with expendable income. Our gym will offer kids camps, birthday parties, training, climbing teams, competitions, corporate events, outdoor climbing excursions and community involvement days for the City of Tulsa.

F. Staff Summary:

To accommodate the gym/recreational facility the applicant is proposing to expand the *Mixed-Use Corridor* into an existing and planned residential neighborhood as designated by the Comprehensive Plan. The City of Tulsa Planning and Development Department has provided planning comments and considerations that are attached to the end of this staff report. The City has stated that in no instances are high levels of non-residential traffic on this portion of E 32nd St S appropriate. The proposed development will not create a significant increase in traffic along E 32nd St S or through the neighborhood as access to E 32 St S will be oriented towards the southwest to discourage east bound vehicular traffic through the neighborhood.

The City Planning staff has stated that the proposed land use designation/zoning on the lot will result in different uses facing each other and will likely destabilize land uses in the existing residential neighborhood. To address these concerns the concurrent rezoning application for this property will be accompanied by an optional development plan. To ensure appropriate design control and edge treatment between the project area and the established residential neighborhood the development plan will require setbacks, building height standards, landscaping and screening requirements for the proposed facility to supplement those required by the Tulsa Zoning Code. As stated by the Comprehensive Plan, a major goal of the surrounding area, an *Area of Growth*, is to

increase economic activity in the area to benefit existing residents and businesses. The proposed development is an infill project that is likely to stimulate economic activity and job growth in the area that will benefit existing residents and businesses.

This is the last remaining vacant lot in the immediate vicinity that backs up to the Broken Arrow Expressway. If developed residentially, a new residence at this location would be not be oriented toward the adjacent neighborhoods, leaving it isolated. An expansion of the Mixed-Use Corridor land use designation into this lot, combined with the optional development plan, could provide an adequate transition to the existing residences and utilize a lot that has limited development options.

STAFF RECOMMENDATION

- Staff recommends approval of the *Mixed-Use Corridor* land use designation as submitted by the applicant.

CPA-57 Application/Request

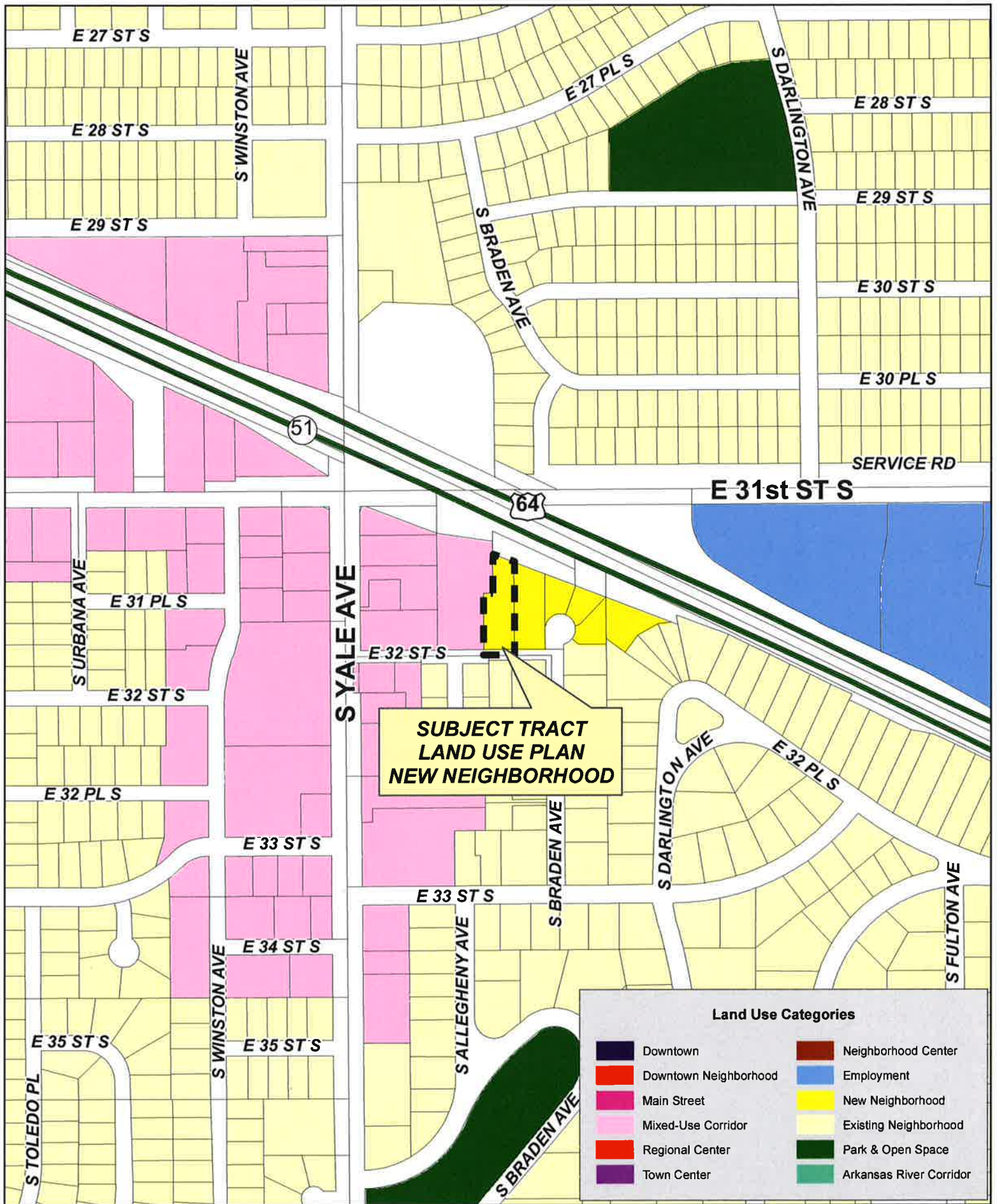
Located generally east of northeast corner of S. Yale off E 32nd Street S.
- Planning Comments and Considerations -

January 3, 2017

Note: Related comments in CPA-55 for adjoining property immediately west of subject parcel.

PLANNING COMMENTS AND CONSIDERATIONS:

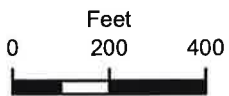
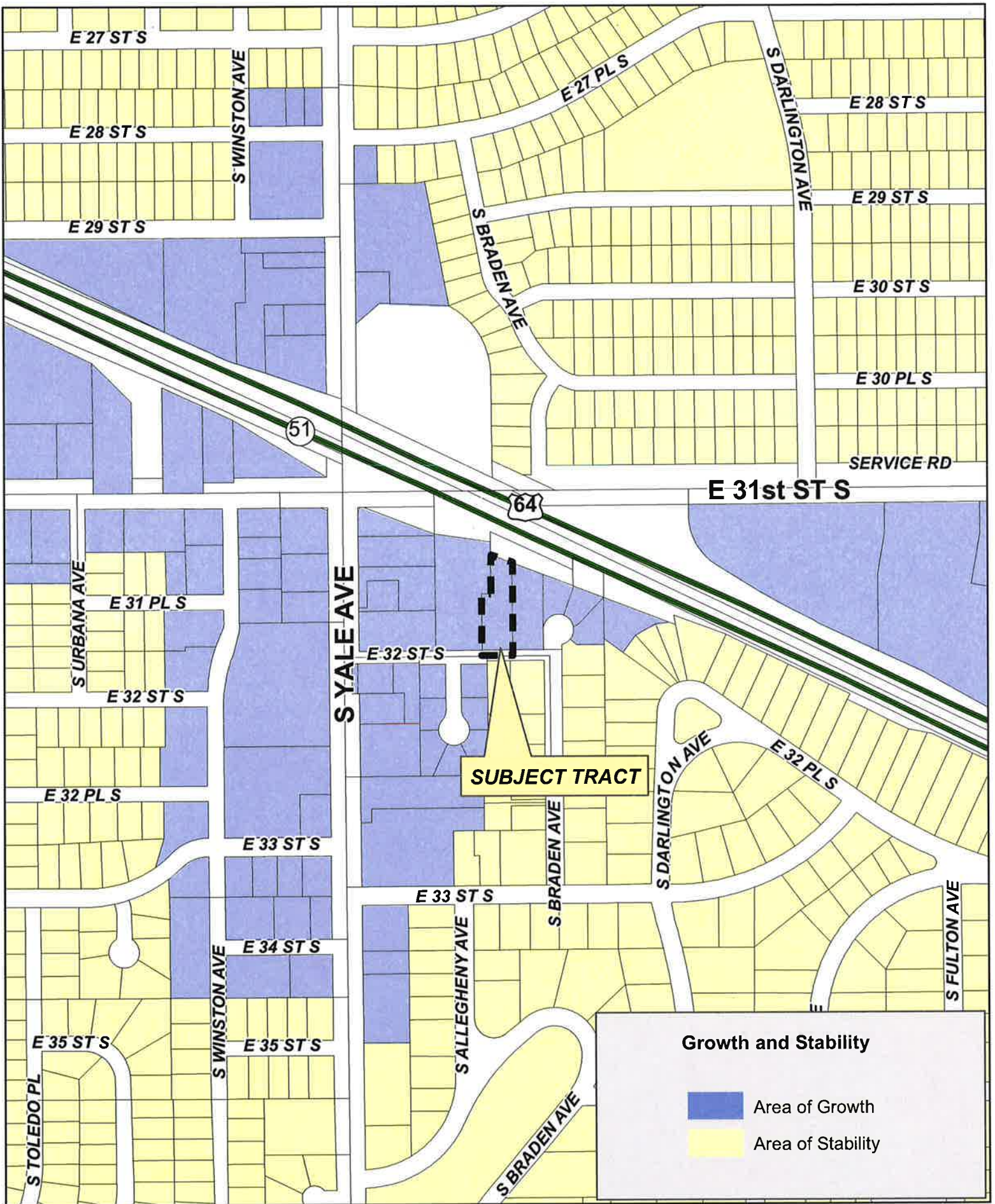
1. The proposed change in the Comprehensive Land Use Plan is to extend mixed use corridor and non-residential use into an *established residential neighborhood*. The designation of Growth Area by the Comprehensive Plan is appropriate for the subject vacant site and adjoining vacant site immediately east for use as *residential*. However, the parcel to the immediate west was granted a recent change in the zoning designation to CG and Comprehensive Plan Land Use designation to allow non-residential uses for that subject vacant site. This newly proposed change to the *subject* lot would further extend non-residential use into the designated Residential Neighborhood which is a continuing concern.
2. This new request would further extend commercial zoning and non-residential uses in a manner that would front existing residential uses and further establish a pattern of substantially different land uses facing each other. This historically leads to destabilization of area development. The change would have business development and zoning directly facing an existing single-family home across the street to the south.
3. In no instance is added non-residential traffic on this portion of 32nd Street South appropriate.
4. The previous CPA-55 request included a plan that provided sufficient parking for a climbing gym. Additional non-residential parking and/or associated building expansion is not consistent with Plan.



CPA-57

19-13 22

10.9



CPA-57

19-13 22





0 200 400
Feet



Subject
Tract

CPA-57

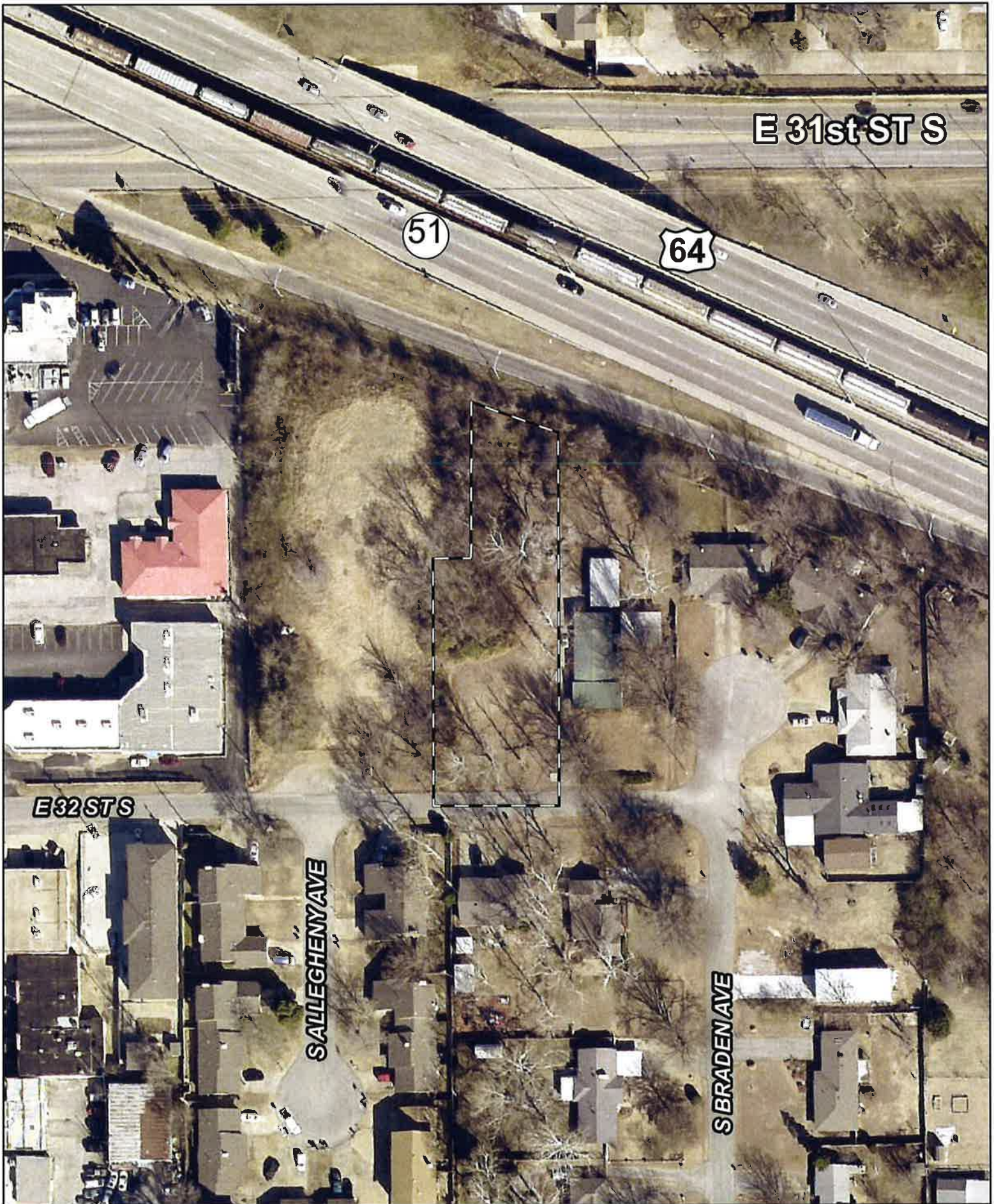
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016

10.11





E 31st ST S

51

64

E 32 ST S

SALLEGCHEN AVE

S BRADEN AVE



Subject
Tract

CPA-57

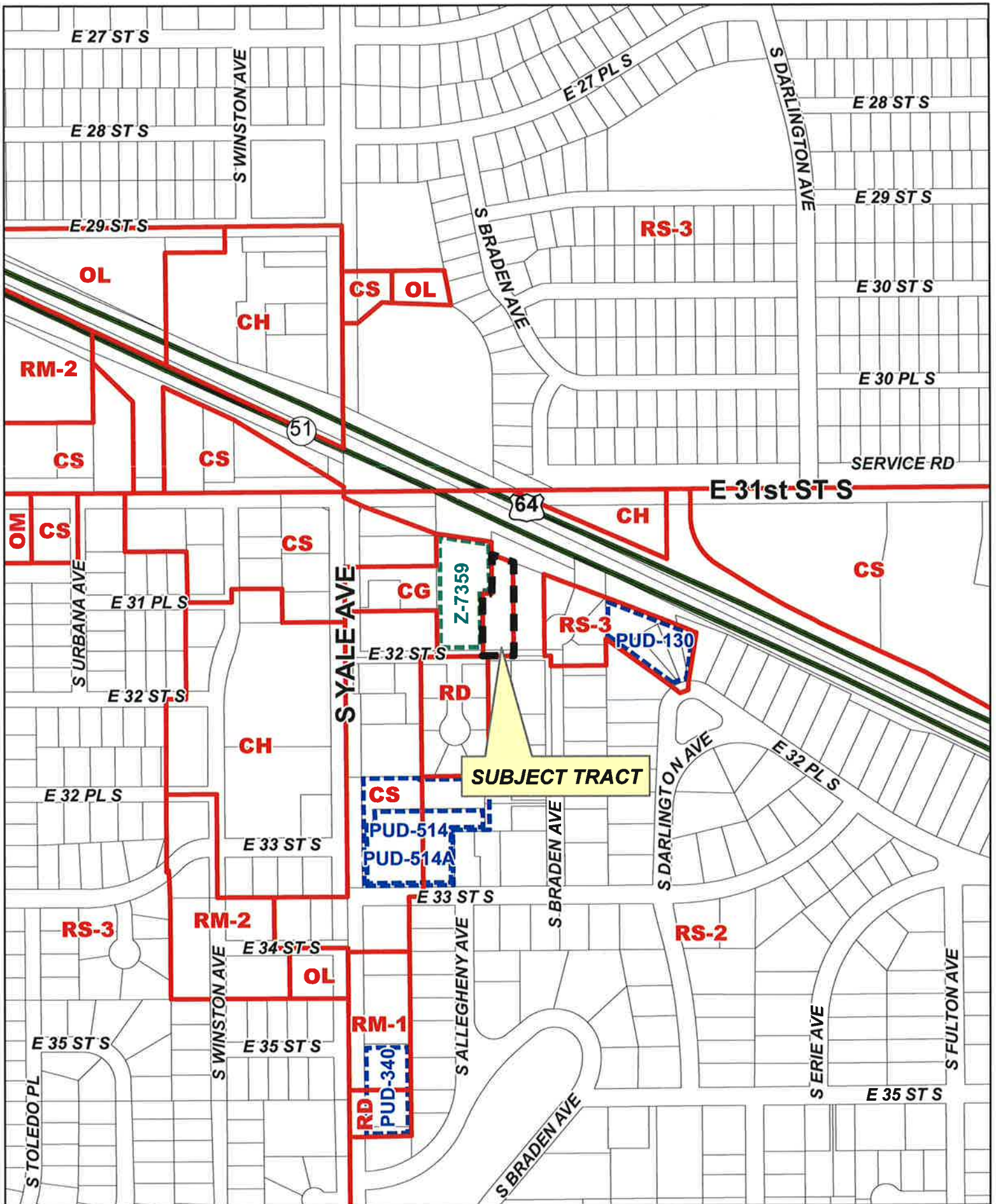
19-13 22

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

Aerial Photo Date: February 2016



10.12



CPA-57

19-13 22





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7374

**w/ optional development plan
(related to CPA-57 & The Cliffs of Yale)**

Hearing Date: February 1, 2017

Case Report Prepared by:

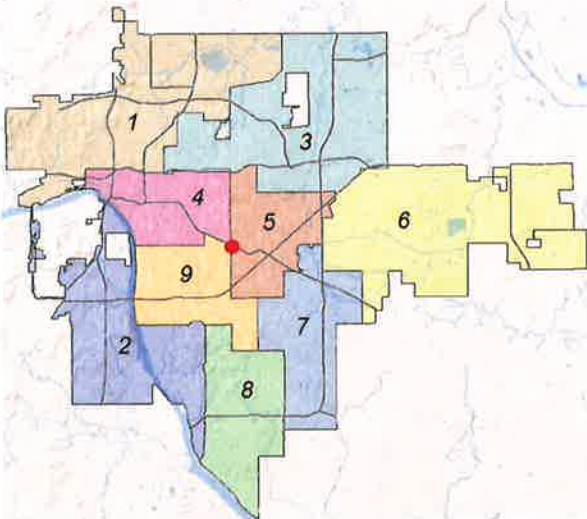
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jason Burks

Property Owner: Jaslee Ventures, LLC

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



Applicant Proposal:

Present Use: Vacant

Proposed Use: Climbing gym

Concept summary: Re-zone and prepare optional development plan expanding the previously approved Z-7359 with optional development plan. Includes all of 1.44 acre tract included in previously approved Z-7359.

Tract Size: 2.04 ± acres

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

Zoning:

Existing Zoning: RD and CG with optional development plan

Proposed Zoning: CG with optional development plan

Comprehensive Plan:

Land Use Map: Existing - Mixed-Use Corridor and New Neighborhood
Proposed - Mixed-Use Corridor on entire site

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for CG zoning but only with the optional development plan standards as outlined in Section II of the following report.

Staff Data:

TRS: 9322

CZM: 48

Atlas: 182

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

11.1

SECTION I: Z-7374

DEVELOPMENT CONCEPT:

The subject property is located at 4923 East 32nd Street South. It is currently undeveloped and zoned CG (Z-7359 with optional development plan) and RS-2. The applicant is proposing to construct an indoor climbing gym on the property, which is expected to be categorized as Commercial – Assembly and Entertainment Use. This use is not permitted with the existing RS-2 zoning for the property and the applicant wishes to have the property rezoned to Commercial General CG with an optional development plan. Residential zoning exists to the east and south of the property. After meeting with neighborhood residents and INCOG staff, the applicant proposes to use the optional development plan.

In order to accommodate Assembly and Entertainment uses for the undeveloped property, the property must be rezoned to CS or CG. Certain restrictions must be established with the optional development plan to lessen the impact of the development next to abutting residential areas. The plan restrictions should include limiting the use categories allowed, provide additional landscaping and screening requirements, signage limitations and building height standards. Therefore, the applicants believe that use of an optional development plan in this case achieves greater public benefit than straight rezoning by allowing development of the property while lessening the impact on the abutting residential district.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Conceptual site Plan
 - Reason's for Proposed Zoning Change at 4923 East 32nd Street

SECTION II: Optional development plan standards

Z-7374 with the optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CG zoning district and its supplemental regulations except as further refined below:

Use Limitations:

- A. Permitted Uses*. The subject property shall only be used for the following uses.
 - a. Public, Civic and Institutional Use Category
 - i. Day Care
 - ii. Library or Cultural Exhibit
 - iii. Natural Resource Preservation
 - iv. Parks and Recreation
 - v. Safety Service
 - vi. School
 - b. Residential Use Category, Household Living Sub Category
 - i. Townhouse
 - c. Commercial Use Category,
 - i. Office Use Sub-Category

11.2

1. Business or professional office
- d. Assembly and Entertainment Sub-Category
 - i. Other Indoor

1. Small (up to 250-person capacity, as allowed by right but limited to health club, and climbing gyms). Any other Assembly and Entertainment venue will require a major amendment to the Development Plan.

*Any special exception use that could be allowed through the Board of Adjustment process in a CG District must also receive either a minor or major amendment approval to the optional development plan.

Building setbacks, landscape and tree preservation:

- a. The topographic survey illustrates 5 trees with a caliper greater than 12". Those trees must be saved during the construction phase. The detailed site plan and landscape plan must provide details for root zone protection to insure the health of those trees during construction. If these trees are removed for any reason each removed tree must be replaced with 3 deciduous trees with a caliper greater than 3" and taller than 14 feet.
- b. The Subject Property shall maintain a minimum 15 foot landscaped area along the southern boundary of the subject property in which only access driveways, perimeter fencing/ gates, landscaping (including trees, shrubs, irrigation, landscape lighting and other typical items which are a part of a landscape edge as required or permitted by the Tulsa Zoning Code) may be constructed.
- c. The Subject Property shall maintain a landscape area with a minimum width of 35 feet along the eastern boundary of the development plan. That landscaped area along the eastern boundary shall contain a minimum of 15 trees with a minimum caliper of 2.5" and minimum height of 12 feet.
- d. Buildings shall be placed further than 25 feet north of the north right-of-way of East 32nd Street South.
- e. Buildings shall be placed further than 50 feet west of the east edge of the development area boundary.

Lighting:

Wall mounted lighting or parking lot lighting shall be pointed down and away from all adjacent residentially zoned property. No exterior light fixture shall be further than 16 feet above the ground below the light.

Signage:

- a. All ground signs shall be a monument style and will not be illuminated from any internal or exterior source. Ground signs shall not exceed 8 feet in height and shall not exceed 64 square feet of display surface area.
- b. Ground signs are only allowed further than 100 feet west from the east edge of the development area boundary.
- c. Wall signage is prohibited on any east facing wall.
- d. Wall signage is allowed on the south facing wall however the maximum display surface area shall not exceed 128 square feet and may not be illuminated from any internal or exterior source.

- e. Wall signage on the west and north may be illuminated from internal sources only. Dynamic display shall not be allowed. The maximum size of the west facing wall shall not exceed 256 square feet. The maximum size of the north facing wall sign shall not exceed 256 square feet.
- f. Off premise business signs are prohibited.

Vehicular Access and Circulation:

The access to East 32nd street shall be oriented toward the south west discouraging east bound vehicular traffic through the neighborhood.

Pedestrian Access:

Sidewalks shall be installed along the frontage of East 32nd street. Pedestrian and bicycle access from the neighborhood shall be encouraged by placing access points near the southeast end of the site.

Building Height:

Buildings shall not be taller than 45 feet as measured from the first floor elevation. Mechanical equipment on the ground shall be screened with masonry screening with the minimum height at least one foot taller than the mechanical equipment. Roof top mechanical equipment shall be screened from persons standing at ground level within three hundred feet of the abutting residential development area.

Trash Dumpsters and Enclosures:

All enclosures shall be masonry and must be at least one foot taller than the container. Any door frame shall be metal with a screening material blocking view through a minimum of 80 % of the opening. The Dumpster shall not be placed within 120 feet of the south or east property line.

DETAILED STAFF RECOMMENDATION:

Z-7374 request to zone property CG with an optional development plan is consistent with the existing and proposed Mixed-Use Corridor land use designation of the Comprehensive Plan and;

CG zoned property without additional provisions does not provide appropriate land use limitations to integrate with the surrounding residential properties on the east and south however the design standards and use limitations integrated into the development plan provide those standards and;

The provisions of the optional development plan outlined in Section II above are consistent with the development plan provisions of section 70.040 of the Tulsa Zoning Code therefore;

Staff recommends Approval of Z-7374 with the optimal development plan as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

To accommodate the gym/recreational facility the applicant is proposing to expand the *Mixed-Use Corridor* into an existing and planned residential neighborhood as designated by the

Comprehensive Plan. The City of Tulsa Planning and Development Department has provided planning comments and considerations. The City has stated that only access for the proposed commercial site is from E 32nd St S, which is a residential street; in no instances are high levels of non-residential traffic on this portion of E 32nd St S appropriate. The proposed development will not create a significant increase in traffic along E 32nd St S or through the neighborhood as the development will be a medium intensity use with the highest levels of traffic occurring between 5:00 P.M. and 8:00 P.M. Monday through Friday.

The City Planning staff has stated that the proposed land use designation/zoning on the lot will result in different uses facing each other and will likely destabilize land uses in the existing residential neighborhood. To address these concerns the concurrent rezoning application for this property will be accompanied by an optional development plan. To ensure appropriate design control and edge treatment between the project area and the established residential neighborhood the development plan will require setbacks, landscaping and screening requirements for the proposed facility to supplement those required by the Tulsa Zoning Code.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor (West portion)/ New Neighborhood(East portion)
The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center.

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

Areas of Stability and Growth designation: Area of Growth

"The purpose of 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: None that affect redevelopment of this site.

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 vacant with no evidence of any recent development. The site is gently sloping with trees.

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 32 nd Street South	None	50 feet	2 without curb

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS-2	N/A	N/A	Broken Arrow Expressway
East	RS-2	New Neighborhood	Area of Growth	Single family residential
South	RD and RS-2	Existing Neighborhood	Area of Growth	Single family residential Duplex
West	CS and CG	Mixed-Use Corridor	Area of Growth	Commercial Retail

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970, and 23591 dated October 26, 2016, established zoning for the subject property.

Subject Property:

11.6

Z-7359 October 2016: All concurred in approval of a request for rezoning a 1.44± acre tract of land from RS-2 to CG for a climbing gym, on property located east of northeast corner of S. Yale Ave. and E. 32nd St. S. (This request included the west portion of the property)

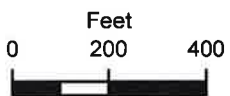
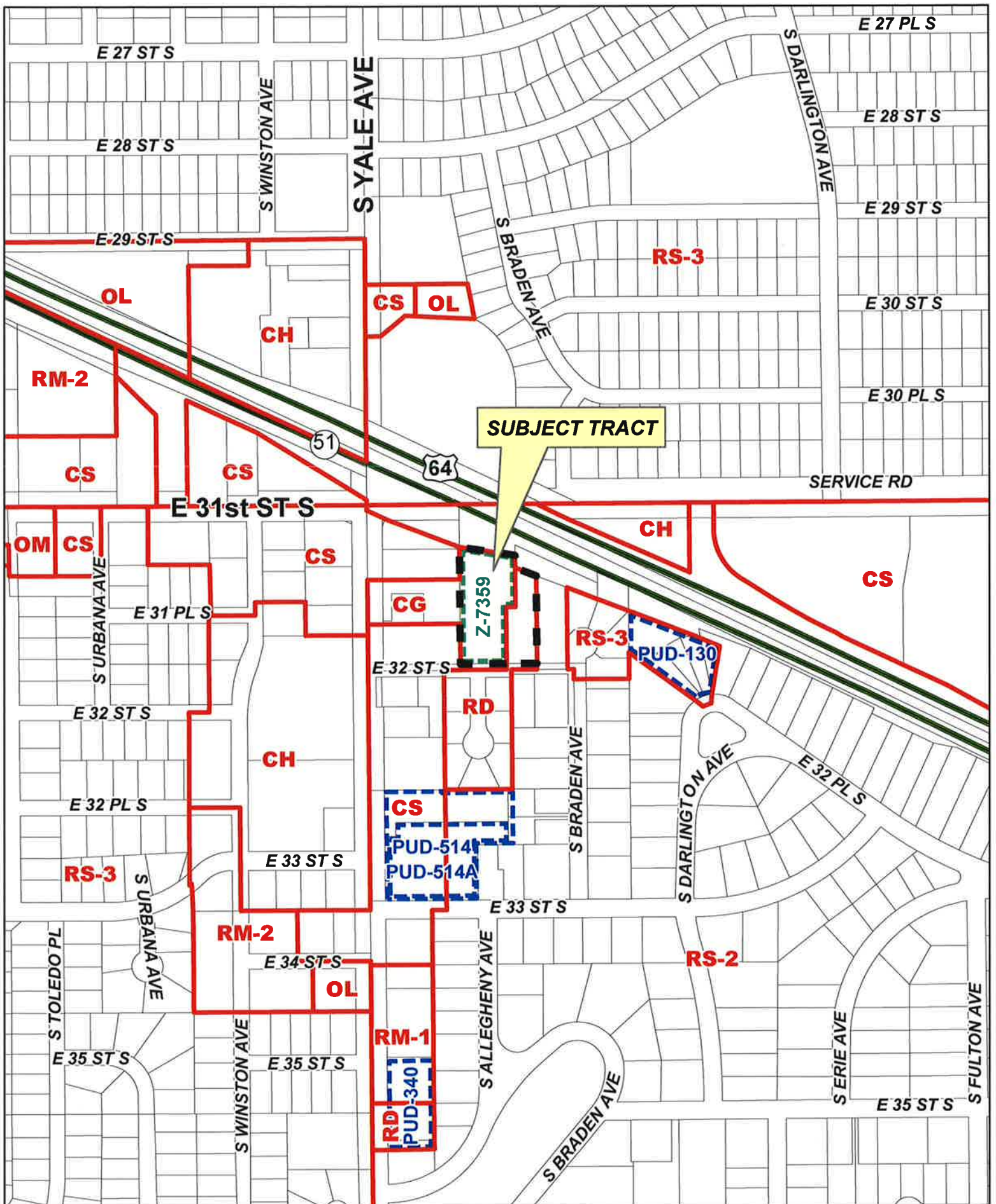
Z-7323 January 2016: Staff recommended approval of a request for *rezoning* a 2± acre tract of land from RS-2/RD to RM-3, for a multifamily development, on property located east of northeast corner of S. Yale Ave. and E. 32nd St. S. and also known as a part of the subject property. It was continued multiple times before the applicant finally **withdrew** the application.

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

Surrounding Property:

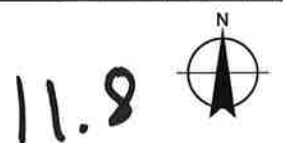
No relevant history.

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19-13 22

Z-7374
with Optional
Development Plan





0 200 400
Feet



Subject
Tract

19-13 22

Z-7374
with Optional
Development Plan

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

Aerial Photo Date: February 2016



11.9



51

E 31st ST S

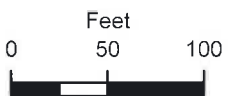
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S YALE AVE

E 32nd ST S

SALLEGHENY AVE

S BRADEN AVE



Subject
Tract

19-13 22

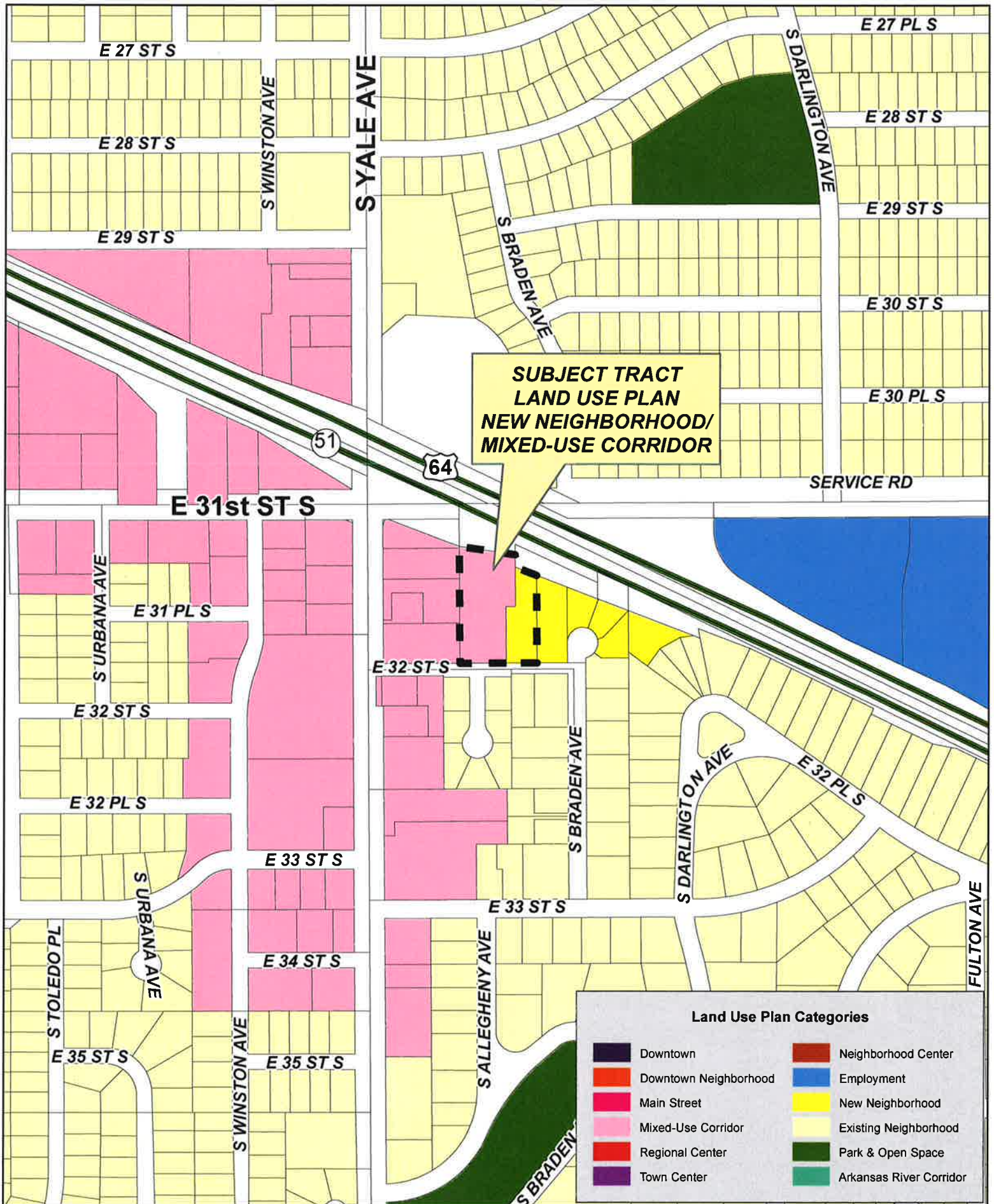
**Z-7374
with Optional
Development Plan**

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

Aerial Photo Date: February 2016

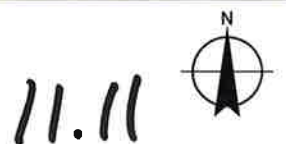


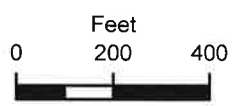
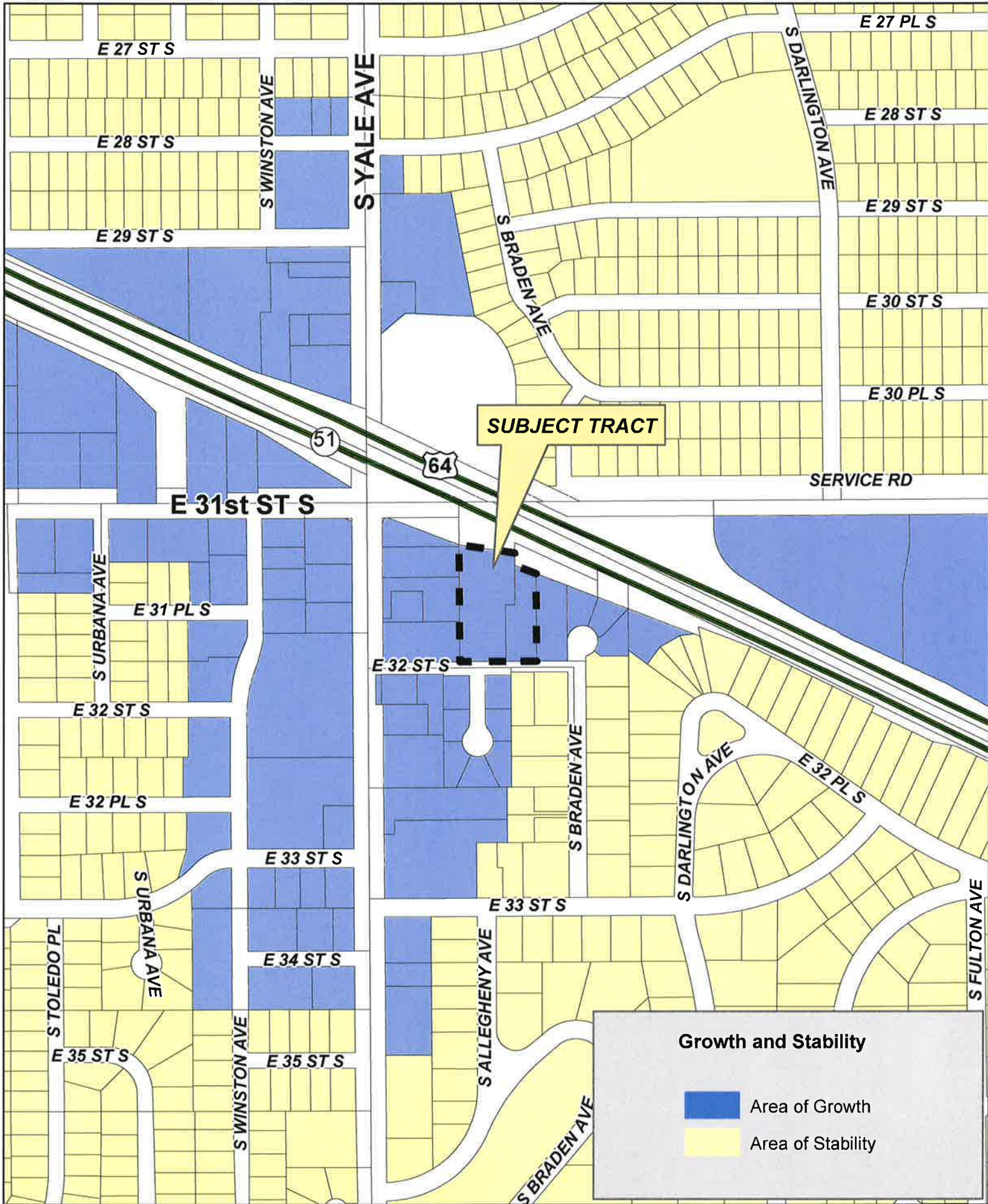
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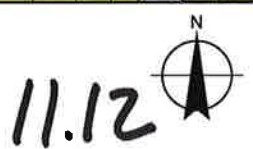
Z-7374
with Optional
Development Plan





19-13 22

Z-7374
with Optional
Development Plan





The current state of 32nd and Yale

The area near 32nd and Yale also known as The Highland Park Neighborhood has set relatively dormant to new residential development for several decades now. The lot sitting at 4923 E 32nd Street has not been purchased or developed because of a few very specific reasons. Some financial and some practical. First it's western facing lot boundary (over 300 feet) sit's directly against a very active commercial parking lot with over a dozen daily active businesses and it's north facing boundary sits against the Broken Arrow Expressway. With traffic on the BA expressway having tripled over the last 20 years the noise level has also increased dramatically. In Tulsa the average percentage of a total home construction budget for a lot is around 22%. This lot is listed for \$250,000 which means any serious single residential builder with any economic sense would need to build over a 1 million dollar home on this lot to justify the lot cost. Considering the neighborhood, the noise, the proximity to commercial development, and the area of town it is in, this is certainly not going to happen. I have spoke with several duplex developers that have said the pricing also makes it not favorable in terms of ROI for a duplex development. With these 2 options being the only options the current zoning allows for, the lot continues to sit vacant for decades now. What it has created is a haven for homeless people and other mischievous activity. I personally walked up on a homeless person sleeping in a tent buried deep in the trees 2 weeks ago. It's no surprise as it is heavily treed and with the unfenced vacant lot beside it over 2 full acres in the middle of town with no supervision. It is also an eye sore to all the businesses and residents that sit directly around it. I have spoke with many of the business owners including those at the Celebrity Club and they have expressed to me how badly they would like to see it developed. The lot makes the area feel "run down and underdeveloped" as I have heard from business owners and residents in area. I have personally met with over 30 of the neighbors and at this point the consensus has been that this gym will be the best thing for that land and the neighborhood.

The Future of 32nd and Yale

Our climbing gym will create community both inside the walls and in the surrounding area. Most climbers can be described as healthy, responsible, environment conscience, hard working, and incredibly friendly people that love their dogs. In addition to bringing quality people to the area our gym will become an anchor and an identifier for the intersection of 31st and Yale. It will become an icon in Tulsa that people associate that area with instead of the strip club located at the intersection. The unique architecture and curb appeal both from the BA Expressway and 32nd will be something all Tulsans will be proud of. We will be creating a world class facility and a destination for climbers from all over the US. With a 3 million dollar investment in a 16,000 square foot climbing gym we will certainly be creating a first class facility. We will put our city on the map for the USA climbing circuit which will bring competitions to our gym thus stimulating more revenue for the city. We will be creating over 15 new jobs and more importantly meeting a need for Tulsans that no one is meeting. Our gym will be in the top 15% of largest and nicest facilities in the US of it's kind. It will continue to move Tulsa forward into the future with other progressive cities such as Nashville, Albuquerque, Little Rock, and Kansas City who have realized the value of climbing gyms. In the last 2 years alone climbing gyms have gone up in over 25 cities similar in size to Tulsa. Why? Because many have said climbing gyms are the

**Reason's for Proposed Zoning
Change at 4923 East 32nd Street**
author Jason Burks



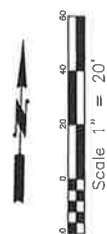
fitness gym of the future. Climbing was announced to be an Official Olympic sport just this last month which will certainly only fuel the current interest. Tulsa does not have a facility for these athletes to train or for kids to even entertain the sport as a pursuit. I believe a great city should have something for everyone and with this facility Tulsa would be one step closer to that.

In addition our current facility is packed and growing which simply shows Tulsa loves climbing. It is only 3000 square feet and located in a very rough area of town and yet attendance is increasing month by month. The current facility has been in business since 1997 and has grown every year. Since I have taken ownership this last year the facility has doubled in attendance and revenue. We have parents from Broken Arrow, Jenks, Owasso, Bixby, Claremore, and Tulsa asking us monthly when we will have more space to accommodate kids training and birthdays. We launched kids camp this past summer for the first time and sold out every class. We then added another instructor and doubled our available spaces and sold them out in 1 day. Tulsa wants and needs this gym as bad as I do and I believe 32nd and Yale is the perfect spot. I believe 32nd and Yale is a great area to draw people to from the suburbs and this will certainly increase business for the surrounding area. We anticipate our facility to be open 7 days a week from 10AM till 10PM. Our core traffic will be between 5PM and 8PM Monday through Friday. Between 9PM and 10PM there will typically be less than 10 members there. Our core customer is typically upper middle class with expendable income. Our gym will offer Kids camps, birthday parties, training, climbing teams, competitions, corporate events, outdoor climbing excursions and community involvement days for the City of Tulsa.

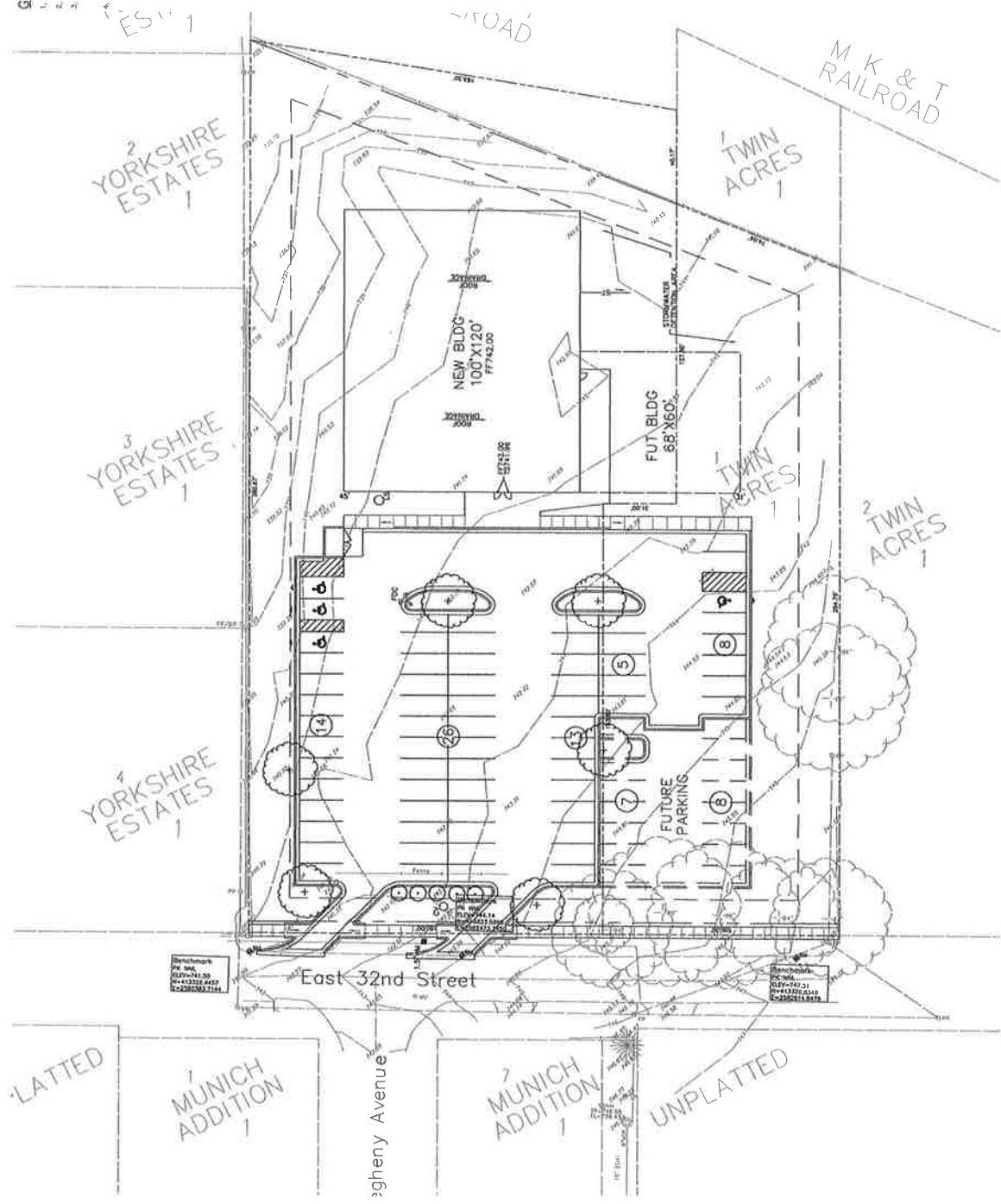
11.14

CONTRACTOR SHALL OBTAIN EARTH CHANGE PERMIT FROM THE CITY OF TULSA.

1. PRIOR TO EARTH DISTURBANCE, CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES.
2. EROSION CONTROL MEASURES SHALL BE FINISHED WITH A DISTURBED AREA COVERED.
3. EROSION CONTROL MEASURES SHALL BE FINISHED WITH LANDSCAPING OR SOIL OR SEEDS, IN ACCORDANCE WITH THE LANDSCAPING PLANS AND THE CITY OF TULSA LANDSCAPING ORDINANCE, TULSA, ZONING CODE TITLE 42, SECTION 1102.
4. ALL EARTHWORK OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT.



IMPERVIOUS AREA
INCREASED IMPERVIOUS AREA:
XXXX SQ. FT.





Tulsa Metropolitan Area
Planning Commission

Case: The Cliffs of Yale
(related to CPA-57 & Z-7374)

Hearing Date: February 1, 2017

Case Report Prepared by:

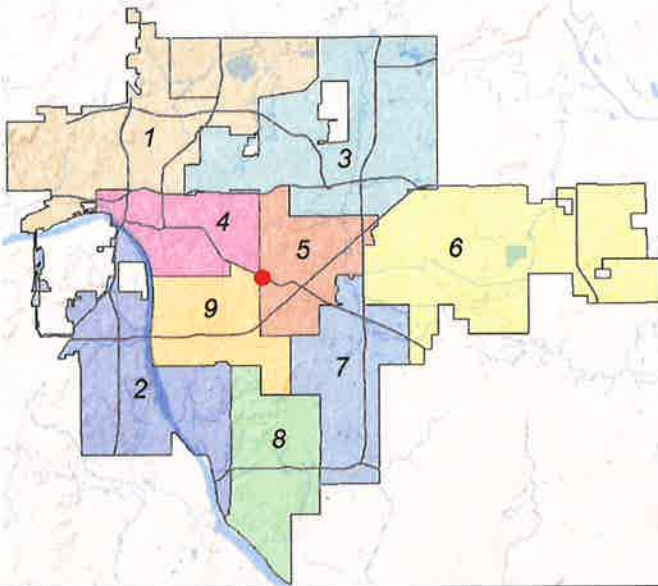
Nathan Foster

Owner and Applicant Information:

Applicant: JC Engineering, Joe Kelley

Owner: Jaslee Ventures, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

Location: East of the northeast corner of
East 32nd Street South and South Yale
Avenue

Zoning:

Existing: CG & RD

Proposed: CG on the entire site

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

Comprehensive Plan:

Land Use Map:

Existing: Mixed-Use Corridor and New
Neighborhood

Proposed: Mixed-Use Corridor on entire site

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

Site Map, Aerial, Land Use, Growth & Stability, The Cliffs of Yale Preliminary Plat

PRELIMINARY SUBDIVISION PLAT

The Cliffs of Yale (CD5)

East of the northeast corner of East 32nd Street South & South Yale Avenue

This plat consists of 1 lot, 1 block, on 1.91 acres.

The Technical Advisory Committee (TAC) met on January 19, 2017 and provided the following conditions:

1. **Zoning:** The property is currently zoned CG and RD. The applicant has proposed CG for the entire lot with an extension of the existing optional development plan. The rezoning and optional development plan (Z-7374) will need to be approved prior to submittal of a final plat and the approved development standards must be included on the deed of dedication.
2. **Transportation & Traffic:** Use the standard plat covenants in the deed of dedication provided by the City of Tulsa. Provide limits of access and limits of no access along East 32nd Street South.
3. **General Development:** Infrastructure Development Process (IDP) plans for proposed public improvements have not been submitted. IDP plans must be submitted prior to or simultaneous with the final plat.
4. **Sewer:** Sewer main extension required for the site will need to extend a minimum of 15' into the subject property and shall be contained within a 5' utility easement around all sides of the manhole.
5. **Water:** Should a water main extension be required within the site, a 6" diameter pipe will be required, centered within a 20' restricted waterline easement.
6. **Storm Drainage:** There currently appears to be offsite drainage coming from the east. The conveyance of off-site storm water needs to be addressed in the plat covenants. Additional drainage easements may be required depending on the design and location of the proposed stormwater system. **Floodplain:** The northern portion of the subject property appears to be adjacent to the City of Tulsa Regulatory Floodplain. All delineated floodplain boundaries should be clearly and accurately shown on the plat. Any development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11 A and Title 51 and city drainage standards. Any proposed changes to the floodplain boundaries or flood elevations will be subject to Floodplain Map Revisions.
7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
8. **Fire:** No comments
9. **Engineering Graphics:** Submit a subdivision data control sheet. Add missing subdivisions in location map. Provide individual addresses.

Graphically label lot with unique address (4923 East 32nd Street South). State address caveat/disclaimer on face of plat. Provide a north arrow for the location map. Provide coordinate system used under the basis of bearing. Remove individual parcel lines in the location map. Only show platted subdivision boundaries and label all other land as unplatted.

10. **Legal:** See attached conditions provided by the City of Tulsa legal department.

Waivers of Subdivision Regulations:

1. None requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

1/17/17 Legal Review Comments

The Cliffs of Yale

Minor Subdivision Plat

Date of Preparation January 5, 2017

Face of the Plat:

1. In the title block, correct the information to read as follows: The Cliffs of Yale, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, a replat of part of Lot One (1) Block One (1), Twin Acres Addition to the Town of Highland Park, Tulsa County, State of Oklahoma, according to the recorded plat thereof, and also part of
2. In the title block, following the description, add the following language:

Optional Development Plan Z- 7359.
3. Correct the name of the "Owner and Developer" appearing on the face of the plat. The name shown on the face of the plat is Jaslee Adventures, LLC, but the name included in the Deed of Dedication, and appearing on the Secretary of State's website, is Jaslee Ventures, LLC
4. Replace "State of Oklahoma" appearing in bold type north of the subdivision with the identification of the highway.
5. Delete "Dedicated by this plat to the State of Oklahoma" appearing on the property abutting the north boundary of the subdivision. If this property is to be dedicated, it must be by separate easement. If a separate easement dedication is made, include the recording information on the face of the plat.
6. Replace the "Final Plat Certificate of Approval" with the City's current form (Final Plat Endorsement of Approval).
7. Provide the source of the right of way of E. 32nd St. South (45 ft. and 35 ft.).
8. Move the dimension and bearing of the west boundary of the subdivision outside the boundary.
9. Depict the existing limits of no access along the highway frontage.

Deed of Dedication:

1. In the first line of the introductory language, revise "Jaslee Ventures, LLC, of Tulsa County, Oklahoma" to read "Jaslee Ventures, LLC, an Oklahoma limited liability company".

2. Revise the first two lines of the legal description to read as follows:
A tract of land that is part of Lot One (1) Block One (1), Twin Acres Addition to the Town of Highland Park, Tulsa County, State of Oklahoma, according to the recorded plat No. 1827, and also part of the Northwest Quarter
3. In the third line of the second paragraph of the legal description, a distance of “267.9 feet” is shown, but the corresponding distance on the face of the plat is 269.99 feet. The legal description should be corrected.
4. Section I, subsection A, first line, revise “dedicate for public use” to read “dedicate to the public”.
5. Section I, subsection A, second line, revise “dedicate for public use” to read “dedicate to the public”.
6. Section I, subsection A, sixth line, revise “meters and equipments” to read “meters and equipment”.
7. Section I, subsection A, ninth line, revise “lay and re-lay water lines” to read “lay and repair or replace water lines”
8. Section I, subsection A, next to last line, insert “that interferes with the uses and purposes of the utility easements” between “obstruction” and “shall be placed”
9. Section I, subsection A, last line, replace “curbing and landscaping with “curbing, landscaping and customary screening fences”
10. Section I, subsection B, paragraph 1, there are two places where an underscore appears, and I believe these were not intended.
11. Section I, subsection B, paragraph 1, 4th line, revise “underground in the easement ways” to read “underground in the easements”.
12. Section I, subsection B, paragraph 1, last line, revise “easement ways” to read “utility easements”.
13. Section I, subsection B, paragraph 2, first line, insert “service” between “gas” and “lines”.
14. Section I, subsection B, paragraph 2, third from last line, insert “non-exclusive” between “effective” and “easement”.
15. Section I, subsection B, paragraph 3, second line, revise “easementways” to read “utility easements”

16. Section I, subsection B, paragraph 4, substitute the correct paragraph number 4 from the City's standard covenants (The Owner of the lot shall be responsible . .).
17. Section I, subsection C, paragraph 1, revise to state "The owner of the lot shall be responsible for the protection of the public water mains, sanitary sewer mains, and storm sewers located it its lot".
18. Section I, subsection C, paragraph 2, second and third lines, revise to state ". . . installation of a public water main, sanitary sewer main, or storm sewer, or any construction activity which, in the judgment of the City of Tulsa, would interfere with public water mains, sanitary sewer mains or storm sewers shall be prohibited."
19. Section I, subsection C, paragraph 3, first and second lines, revise to read ". . . maintenance of public water mains, sanitary sewer mains and storm sewers, but the lot owner. .".
20. Section I, subsection C, paragraph 3, last line, revise "acts of the owner" to read "acts of the lot owner".
21. Section I, subsection C, paragraph 4, first line, revise "access to all easementways" to read "access to all utility easements".
22. Section I, subsection C, paragraph 4, last line, revise "underground water or sewer facilities" to read "underground water, sanitary sewer or storm sewer facilities."
23. Section I, subsection D, paragraph 1, second line, replace "easementways shown on said plat" to read "utility easements shown on the plat".
24. Section I, subsection D, paragraph 1, next to last line, delete "underground" from "underground facilities".
25. Section I, subsection D, paragraph 2, beginning of third line, replace "facilities" with "service".
26. Section I, subsection E, second line, delete "and from public streets and easements."
27. Section I, subsection F, second line, revise "necessary installation or maintenance of underground water, sewer, storm sewer. . to read "installation or necessary maintenance of underground water, sanitary sewer, storm sewer . . .".
28. Section I, subsection G, first line, revise "Sidewalks are required" to read "sidewalks shall be constructed and maintained".

29. Section I, subsection G, revise the second sentence to read, "The Owner/Developer shall construct the required sidewalks. (Delete "along street frontages of the property that is being platted").
30. Section I, subsection H, revise the first and second lines to read "the Owner/Developer does hereby dedicate to the public a perpetual easement on, over and across the property designated and shown on the accompanying plat as "Stormwater Detention Easement".
31. Section I, subsection H, paragraph 3, second line, correct to read "nor shall there be any alteration" rather than "nor shall there be any alteration".
32. Section I, subsection H, paragraph 4, first and next to last lines of introductory language, revise "maintained by the owner" to read "maintained by the lot owner".
33. Section I, subsection H, paragraph 4, last line of introductory language, revise "standards" to read "minimum standards".
34. Section I, subsection H, paragraph 4 a, revise "intervals of less than four weeks" to read "intervals of four weeks or less".
35. Section I, subsection H, paragraph 5, insert "the" between "within" and "detention easement".
36. Section I, subsection H, paragraph 6, first and 5th lines, Insert "lot" between "the" and "owner" (appears twice in the 5th line).
37. Section I, subsection H, next to last line, insert "in the land records of the Tulsa County Clerk" between "statement of costs" and "and thereafter the costs shall be a lien".
38. Section I, subsection H, next to last line, insert "in the subdivision" after "a lien against the property".
39. Add a new subsection to Section I, entitled Certificate of Occupancy Restrictions, to include the following language:

No Certificate of Occupancy for a building within the subdivision shall be issued by the City of Tulsa, Oklahoma until construction of the required infrastructure (streets, water, sanitary sewer, storm sewer systems and sidewalks) serving the entire subdivision has been completed and accepted by the City. Notwithstanding the foregoing, the City may authorize the issuance of a temporary Certificate of Occupancy if, in the City's sole discretion, the circumstances support the issuance. Further notwithstanding the foregoing, the City may authorize the phasing of the construction of infrastructure within the subdivision, and if phasing is authorized, a Certificate of Occupancy for a building within an authorized phase may issue upon the completion and acceptance of the

infrastructure serving the particular phase. Building construction occurring prior to the City's acceptance of the infrastructure shall be at the risk of the owner of the lot, notwithstanding the issuance of a building permit or of a temporary Certificate of Occupancy.

40. Add a new Section II, titled Optional Development Plan Restrictions, to include the development standards established by the Optional Development Plan in case no. Z-7359. Include the following introductory language:

WHEREAS, THE PROPERTY WITHIN THE SUBDIVISION WAS MADE SUBJECT TO AN OPTIONAL DEVELOPMENT PLAN IN ACCORDANCE WITH THE TERMS OF SECTION 70.040 OF THE TULSA ZONING CODE, WHICH WAS AFFIRMATIVELY RECOMMENDED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION (THE "TMAPC") ON _____, 2016, IN CASE NO. Z-_____, AND WAS APPROVED BY THE TULSA CITY COUNCIL ON _____, 2016, THE IMPLEMENTING ORDINANCE NO. _____, BEING ADOPTED ON _____, 2016. WHEREAS, THE OWNER/DEVELOPER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH THE APPROVED OPTIONAL DEVELOPMENT PLAN FOR THE MUTUAL BENEFIT OF THE OWNER/DEVELOPER, ITS SUCCESSORS IN TITLE, AND THE CITY OF TULSA, OKLAHOMA.

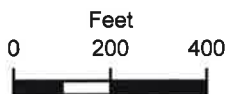
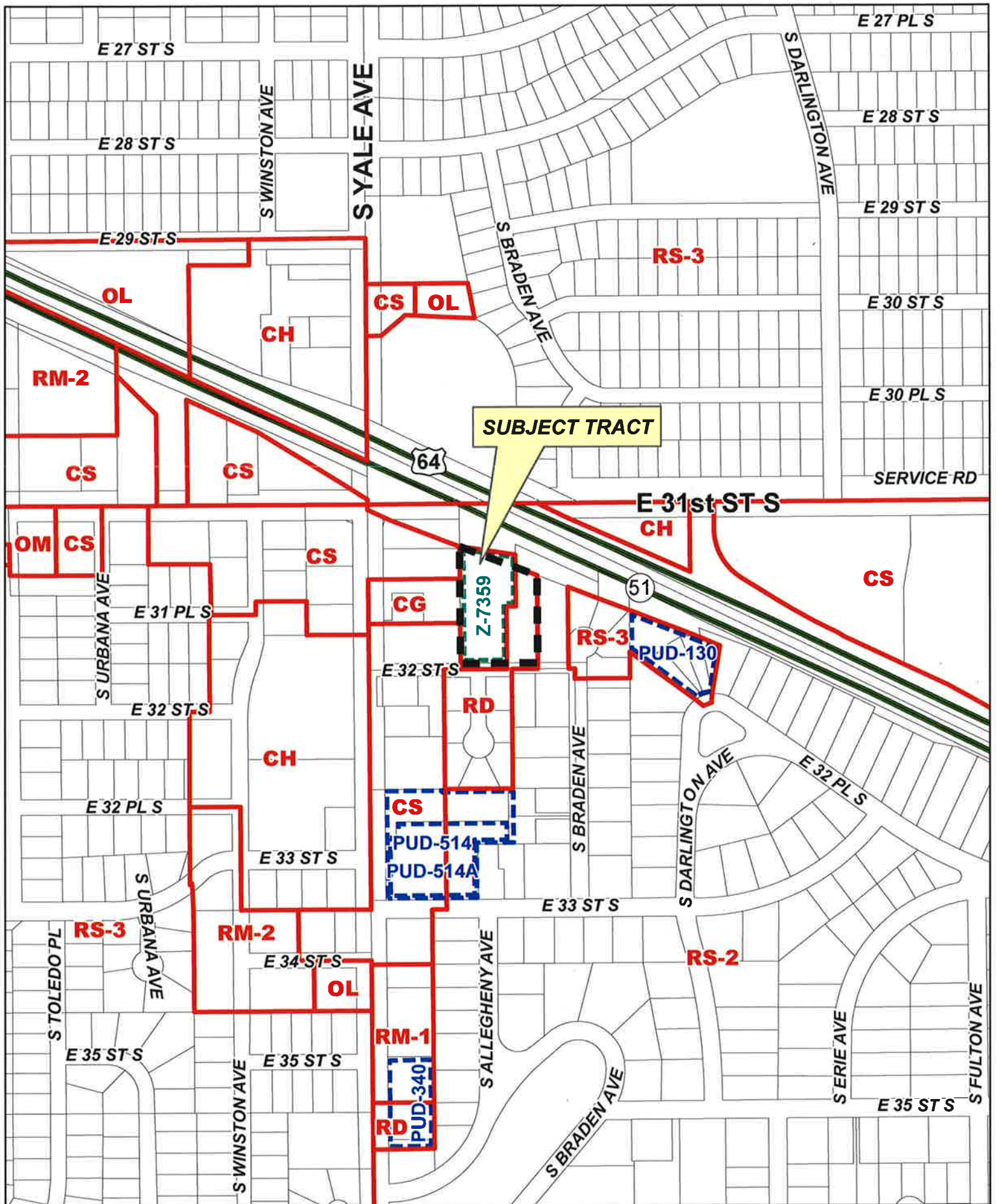
WHEREAS, THE OWNER/DEVELOPER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER/DEVELOPER AND ITS SUCCESSORS IN TITLE AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AS HEREINAFTER SET FORTH.

USE AND DEVELOPMENT OF THE PROPERTY WITHIN THE SUBDIVISION SHALL BE SUBJECT TO THE FOLLOWING DEVELOPMENT STANDARDS:

(Planning Commission meeting date was Sept. 21, 2016, Council approval date was Oct. 26, 2016. You will need to find the number of the Ordinance and the date the ordinance was adopted by the Council.)

41. Current Section II, subsection A, second line, insert "Streets" between "Section I." and "Easements and Utilities"
42. Current Section II, subsection A, 6th line, delete "or any owner of a lot".
43. Current Section II, subsection A, add a provision for enforcement of new Section II (Optional Development Plan Restrictions).
44. Current Section II, subsection C, first line, insert "Streets" between "Section I" and "Easements and Utilities".
45. Current Section II, subsection C, add a provision for amendment of new Section II (Optional Development Plan Restrictions).

46. Signature block, revise "Jaslee Ventures, LLC of Tulsa County Oklahoma" to read "Jaslee Ventures, LLC, an Oklahoma limited liability company".
47. Signature block, must be executed by a "manager" rather than a "member".
48. Acknowledgment of owner/developer's execution – use correct form for acknowledging execution by a limited liability company.
49. Certificate of Survey, correct the name of the plat. Currently reads "Memorial Kingdom Hall".
50. Acknowledgment of surveyor's execution of Certificate of Survey should be corrected to include the name of the surveyor as well as a signature line for the notary public.
51. Delete Acceptance of Dedication by the City Council.
52. Delete Tulsa Metropolitan Area Planning Commission Approval.
53. Delete Certificate of County Clerk.
54. Delete Certificate of County Treasurer.
55. Delete Certificate of City Clerk.

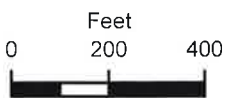


19-13 22

THE CLIFFS OF YALE

12.10





Subject
Tract

19-13 22

THE CLIFFS OF YALE

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

Aerial Photo Date: February 2016



12.11



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SERVICERD

E 31st ST S

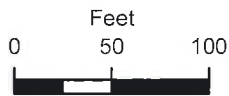
51

S YALE AVE

E 32 ST S

S BRADEN AVE

**THE CLIFFS
OF YALE**



Subject
Tract

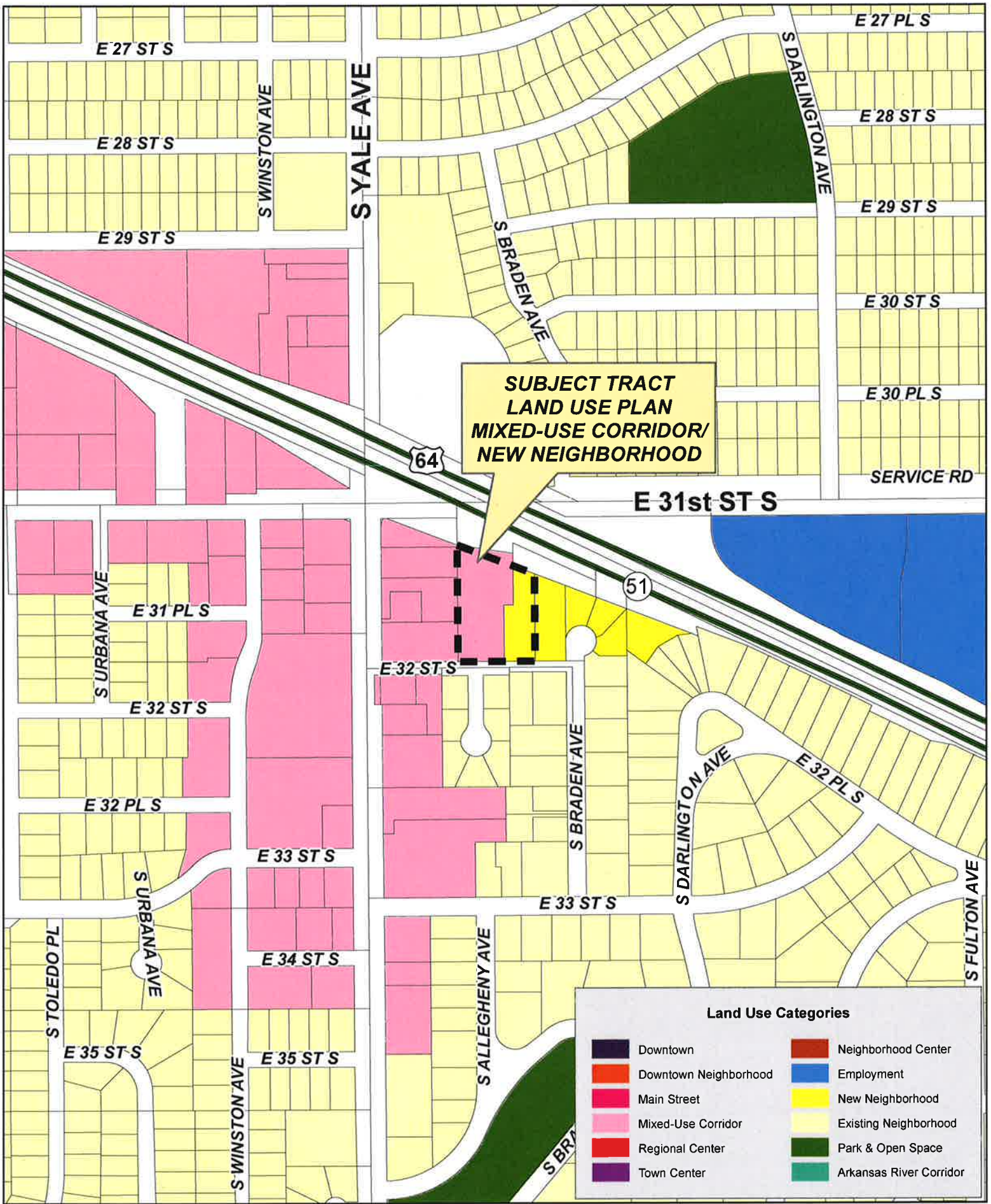
19-13 22

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

Aerial Photo Date: February 2016

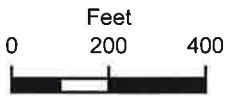


12.12



SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR/
NEW NEIGHBORHOOD

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

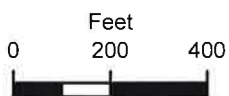
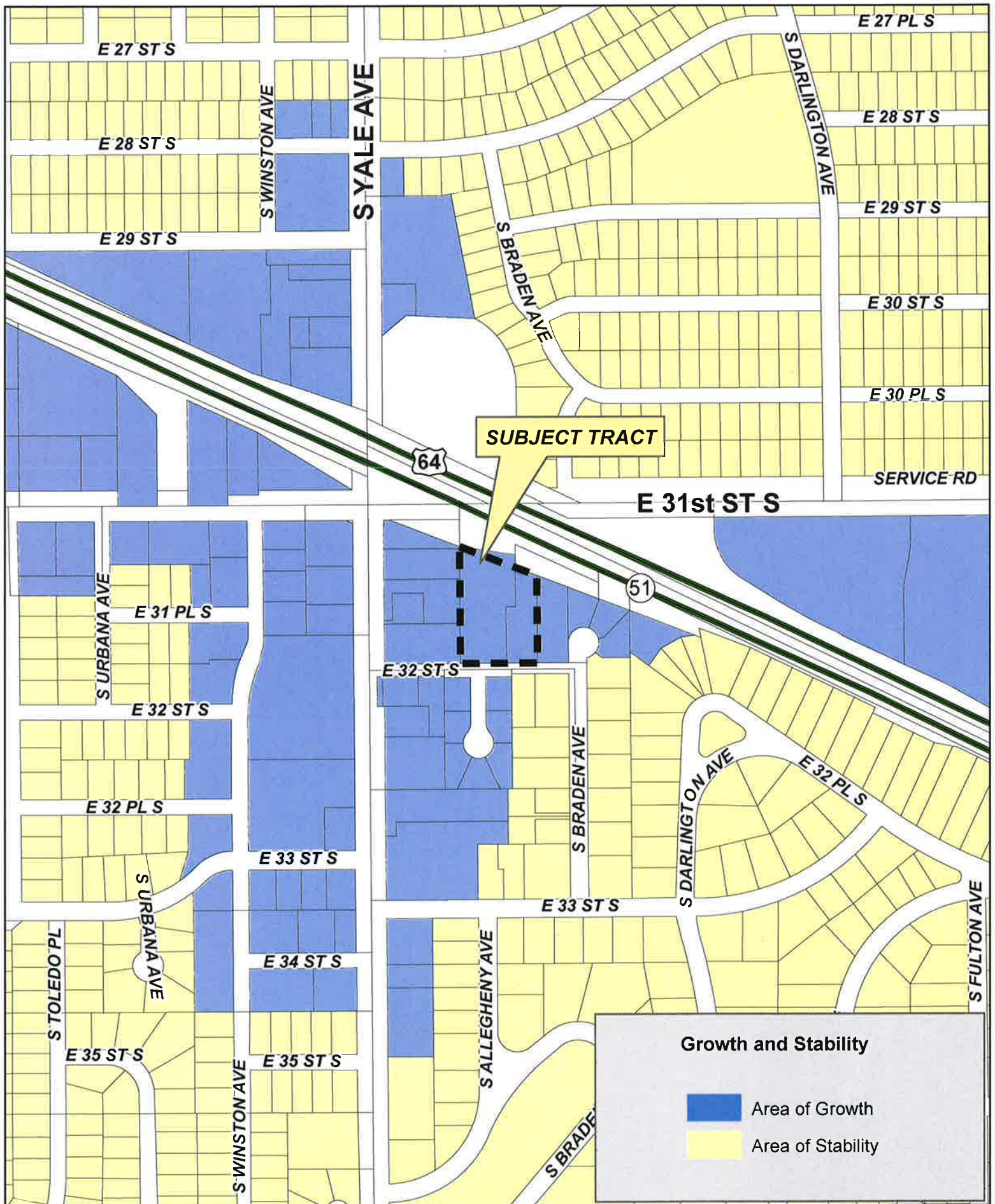


19-13 22

THE CLIFFS
OF YALE

12.13





19-13 22

**THE CLIFFS
OF YALE**

12.14



FINAL PLAT OF

The Cliffs of Yale

A REPLAT OF LOT ONE (1), BLOCK ONE (1), TWIN ACRES ADDITION, A SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, BEING THE NORTHWEST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA.

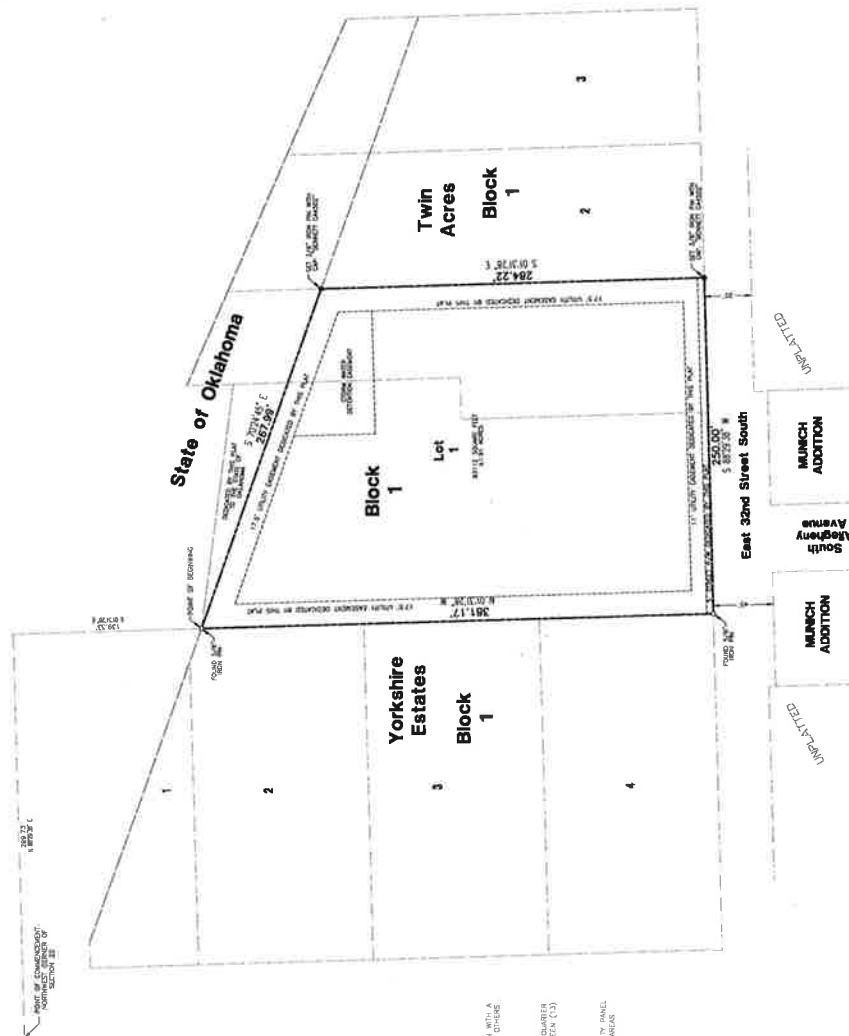
Owner & Developer
Josie Adventures, LLC
576 JESSON BURN STREET
TULSA, OKLAHOMA 74114
TEL: 918-683-1717
jason@retrospectfilms.com

Engineer
J.C. Engineering, PC
401 EAST AVENUE
OWASSO, OKLAHOMA 74655
(918) 798-5979
TULSA, OKLAHOMA 74114
TEL: 918-683-1717
joe@j-c-engineering.com

Surveyor
Bennett Surveying, Inc.
1000 NORTH AVENUE
CHOUTEAU, OK 74337
TEL: 918-476-7484
RPLS 1556, CA #4502,
EXPIRES 6/30/18
wase@bennettsurveying.com



SUBDIVISION CONTAINS ONE (1) LOT IN
TULSA COUNTY, OKLAHOMA
SUBDIVISION CONTAINS 5.81 TOTAL ACRES
OR 253,112 SQUARE FEET



FINAL PLAT CERTIFICATE OF APPROVAL I, hereby certify, that this plat has been filed in the office of the City Clerk of Tulsa, Oklahoma, and is a true and correct copy of the original as filed in the office of the City Clerk of Tulsa, Oklahoma.	
THURSDAY This document is filed in the office of the City Clerk of Tulsa, Oklahoma, on the _____ day of _____, 2018.	
CITY OF TULSA COUNTY OF TULSA I, _____, City Clerk of Tulsa, Oklahoma, do hereby certify that this plat is a true and correct copy of the original as filed in the office of the City Clerk of Tulsa, Oklahoma.	
Approved by _____ City Clerk	
Approved by _____ City Attorney	

Monumentation:
ALL LOT CORNERS SHOWN ON THIS PLAT HAVE BEEN SET USING AN IRON PIN WITH A
CAP STAMPED BENNETT CA 1502 ON POLYMER PINS AND WITH CAPS PLACED BY CHAIN.

Basis of Bearing:
ALL BEARINGS ON THIS PLAT ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER
OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN NORTH, RANGE THIRTEEN (13)
EAST, TULSA COUNTY, STATE OF OKLAHOMA AS BEING 284.22°.

Flood Plain Designation:
ALL OF THE CORNERS OF THIS PLAT ARE IN UNDESIGNED ZONE "X" PER FIRM COMMUNITY PANEL
DESIGNATION TO BE SUBMITTED TO THE TULSA COUNTY FLOODPLAIN COMMISSION.



The Cliffs of Yale
FINAL PLAT OF SECTION 1 OF 4

12.15



Tulsa Metropolitan Area
Planning Commission

Case: Leinbach Apartments Stuart
Tract

Hearing Date: February 1, 2017

Case Report Prepared by:

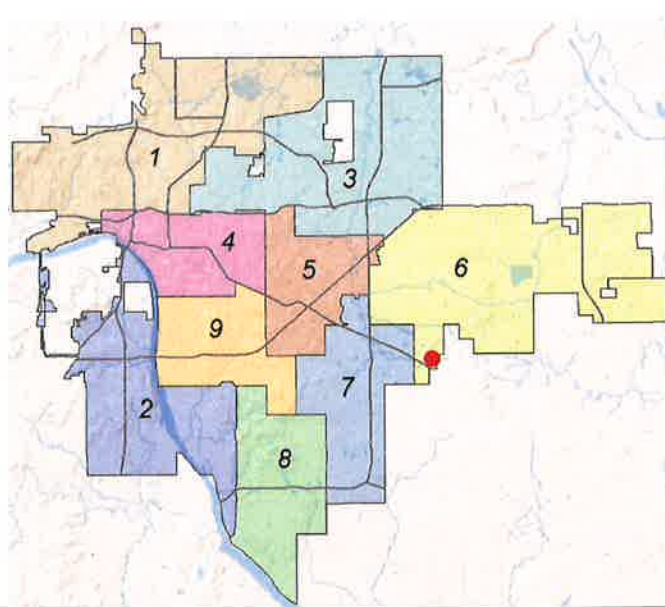
Nathan Foster

Owner and Applicant Information:

Applicant: Cowan Group Engineering

Owner: Leinbach Companies, INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

Location: West of the southwest corner of
East 51st Street South and South 145th
East Avenue

Zoning: CO (CO-1 Development Plan)

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

Comprehensive Plan:
Land Use Map: Town Center

Stability and Growth Map: Area of Growth

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

Site Map, Aerial, Land Use, Growth & Stability, Leinbach Apartments Stuart Tract
Preliminary Plat

PRELIMINARY SUBDIVISION PLAT

Leinbach Apartments Stuart Tract (CD 6)

West of the southwest corner of East 51st Street South and South 145th East Avenue

This plat consists of 1 lot, 1 block, on 37.45 acres.

The Technical Advisory Committee (TAC) met on January 19, 2017 and provided the following conditions:

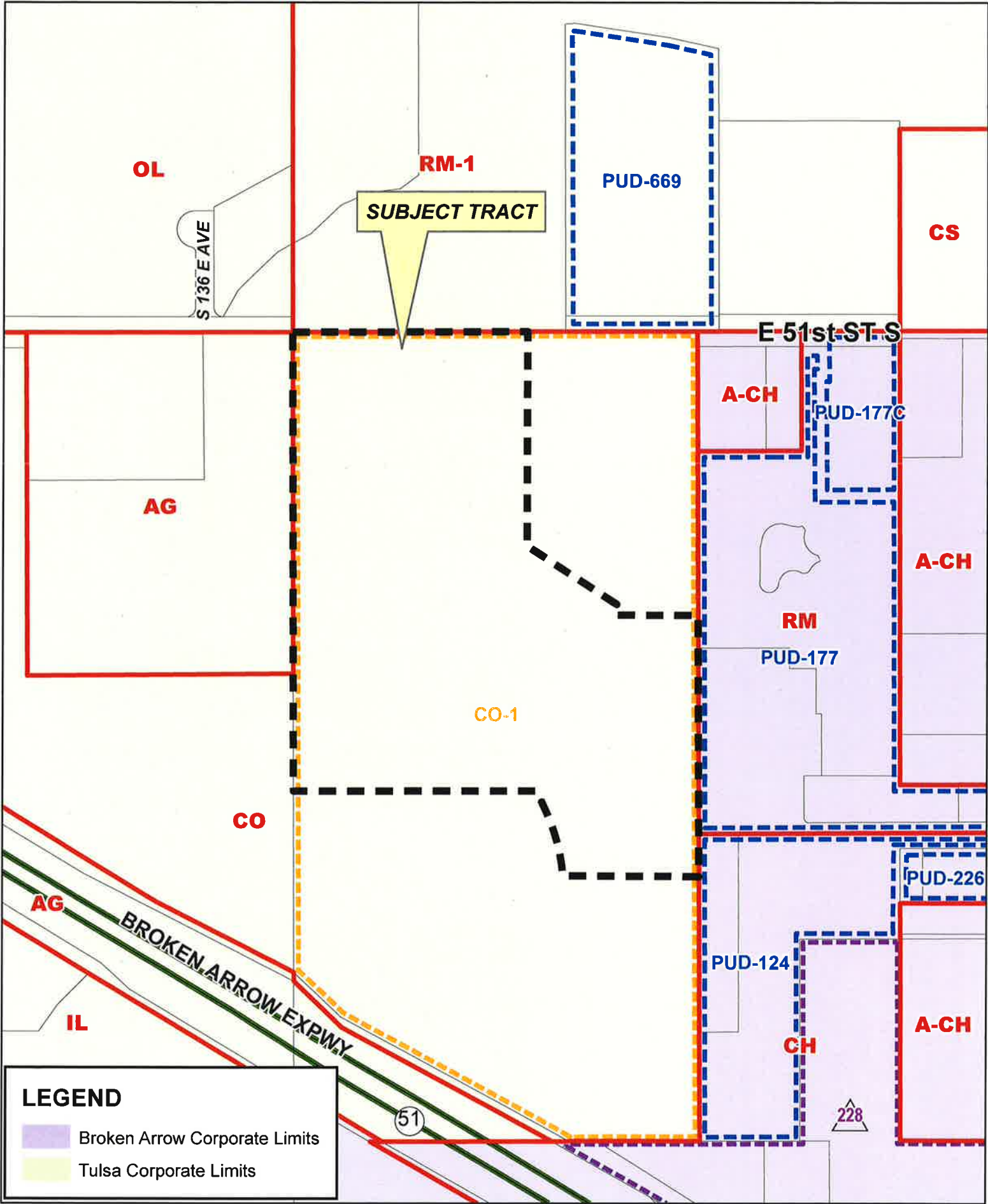
1. **Zoning:** The property is currently zoned CO with an approved Corridor Development Plan (CO-1). Development plan number needs to be shown on the face of the plat.
2. **Transportation & Traffic:** Include right-of-way dimensions for all public streets. Provide limits of access and limits of no access along East 51st Street South.
3. **General Development:** Plat scale must be corrected. Not currently 1" = 40' as depicted. Add 17.5' perimeter utility easement except along western property line. All public infrastructure shall be located in easements and shown on the plat, including the on-site detention facility and public utility main lines.
4. **Sewer:** Any proposed extension of the public sanitary sewer main line shall be located in a 15' utility easement.
5. **Water:** Any proposed extension of the public water main line shall be centered in a 20' restrictive waterline easement.
6. **Storm Drainage:** Any proposed public stormwater line shall be located in a minimum 15' utility easement. **Floodplain:** Portions of the property are located within the Ford Creek Floodplain. Some areas of this parcel flooded during the 1984 flood event. All delineated floodplain boundaries should be clearly and accurately shown on the plat. Any development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11 A and Title 51 and city drainage standards. Any proposed changes to the floodplain boundaries or flood elevations will be subject to Floodplain Map Revisions.
7. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.
8. **Fire:** An approved remote secondary access road will be required before occupancy will be allowed. Indicate the location and show mutual access easement to be dedicated by separate instrument. KNOX access will be required on any gated entrances.
9. **Engineering Graphics:** Submit a subdivision data control sheet. Add missing subdivisions in location map. Provide individual addresses.

Graphically label lot with unique address. State address caveat/disclaimer on face of plat. Define the basis of bearing between two known points and provide bearing angle to what is already stated. Provide the date of preparation in the lower left or lower right hand corner. Remove contours from final plat. Label the point of beginning (POB). Create a text label that provides the size of the project by stating number of lots, blocks, reserves, and total acreage/square feet. Provide a scale for the location map. Correct legal description on the face of the plat. Provide/label arc length, radius, delta angle, chord bearing, and chord length for all curves. Graphically show all iron pins found or set associated with this plat.

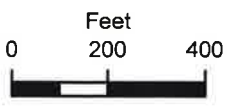
Waivers of Subdivision Regulations:

1. None requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



**LEINBACH
APARTMENTS
STUART TRACT**



19-14 33

13.4



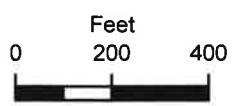


S 136 E AVE

E 51st ST S

BROKEN ARROW EXPWY

51



 Subject Tract

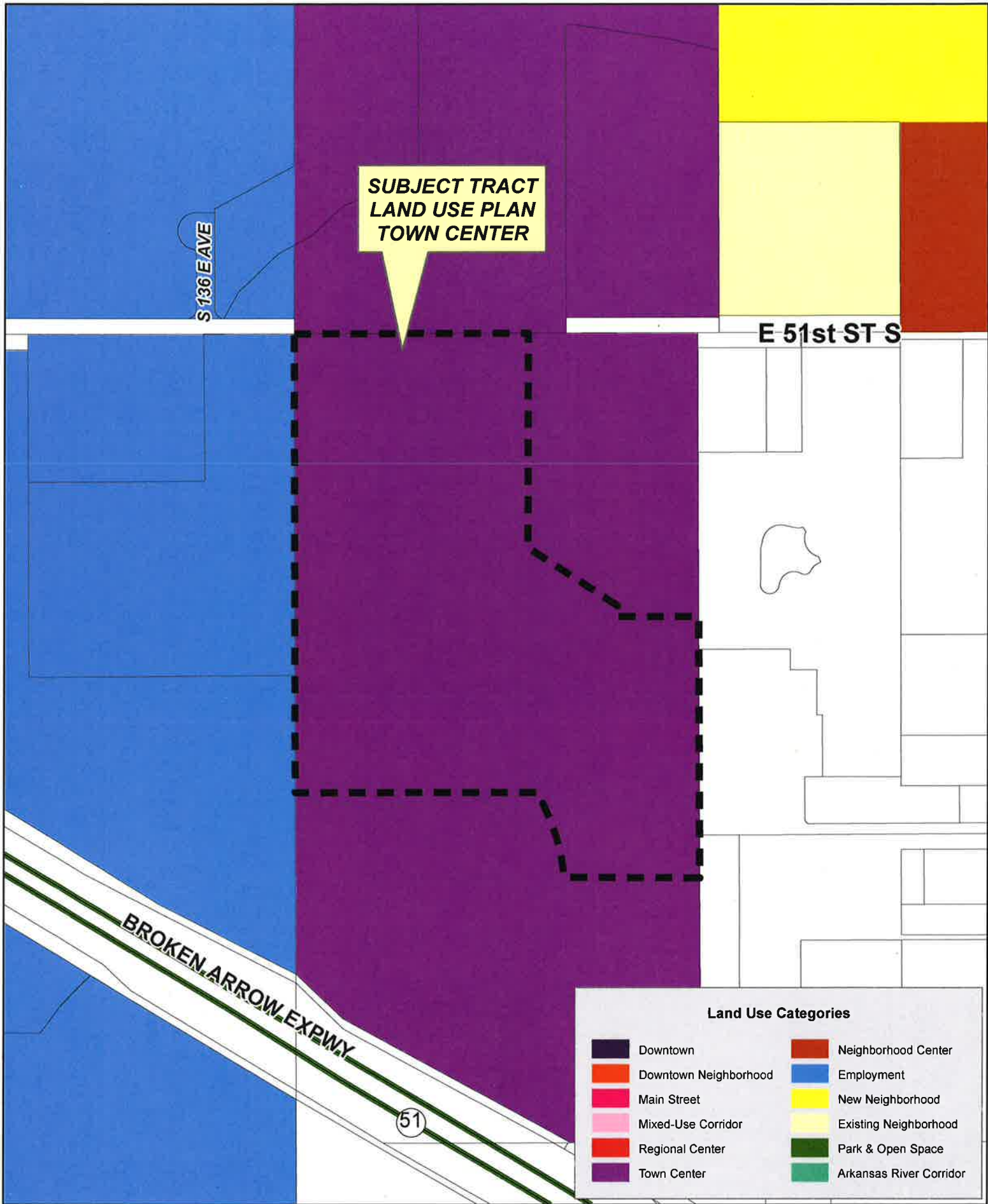
19-14 33

LEINBACH APARTMENTS STUART TRACT

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

Aerial Photo Date: February 2016





**SUBJECT TRACT
LAND USE PLAN
TOWN CENTER**

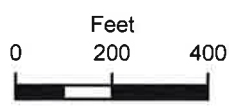
E 51st ST S

BROKEN ARROW EXPWY

51

Land Use Categories

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

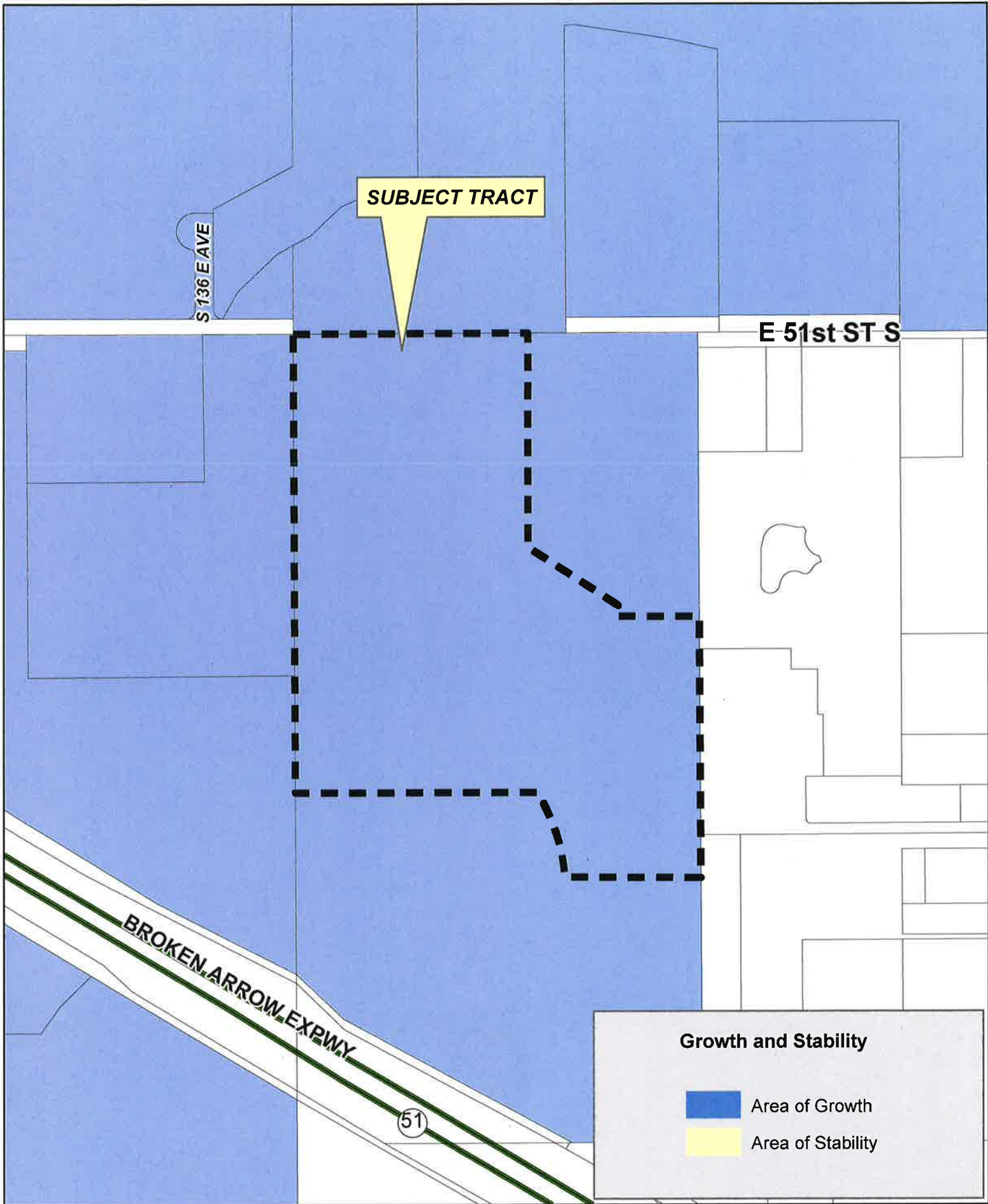


19-14 33

**LEINBACH
APARTMENTS
STUART TRACT**

13.4





19-14 33

**LEINBACH
APARTMENTS
STUART TRACT**

13.7



Leinbach Apartments Stuart Tract

A SUBDIVISION IN THE CITY OF TULSA, BEING A PART OF THE WEST HALF (W/2) OF THE NORTHEAST QUARTER (NE/4) OF SECTION THIRTY-THREE (33), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, OKLAHOMA.

ALL TRASH, MECHANICAL, AND EQUIPMENT AREAS (EXCLUDING UTILITY SERVICE TRANSFORMERS, PRESTALS OR OTHER STRUCTURES) SHALL BE SCREENED BY MANDATORY CONSTRUCTION WITH STEEL FRAME COORDS. THE SCREENING SHALL BE SCREENED IN A MANNER THAT SUCH AREAS CANNOT BE SEEN BY PERSONS STANDING AT GROUND LEVEL.

THAT COVENANTS SHALL BE SCREENED BY MANDATORY CONSTRUCTION WITH STEEL FRAME COORDS. THE SCREENING SHALL BE SCREENED IN A MANNER THAT SUCH AREAS CANNOT BE SEEN BY PERSONS STANDING AT GROUND LEVEL.

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SEVERABILITY

IF ANY PROVISION OF THIS INSTRUMENT IS HELD BY A COURT OF COMPETENT JURISDICTION TO BE UNLAWFUL OR UNENFORCEABLE, THE REMAINDER OF THIS INSTRUMENT SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, OWNER HAS EXECUTED THIS INSTRUMENT THIS 13th DAY OF 2017.

LEINBACH COMMUNITIES, INC.
AN OKLAHOMA CORPORATION

BY: EDWARD B. LEINBACH, PRESIDENT

STATE OF OKLAHOMA)
COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th DAY OF 2017, BY EDWARD B. LEINBACH, PRESIDENT OF LEINBACH COMMUNITIES, INC., AN OKLAHOMA CORPORATION.

NOTARY PUBLIC

MY COMMISSION NUMBER

MY COMMISSION EXPIRES

Certificate of Survey

I, EDWARD B. LEINBACH, GROUP ENGINEERING, LLC, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE ABOVE DESCRIBED TRACT OF LAND, AND THAT THE SAME IS CORRECTLY PLATTED AND SUBDIVIDED AS SHOWN ON THE ATTACHED PLAT, AND THAT THE SAME IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF OKLAHOMA.

EDWARD B. LEINBACH
LICENSED PROFESSIONAL LAND SURVEYOR
OKLAHOMA NO. 1388

STATE OF OKLAHOMA)
COUNTY OF TULSA)

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA, AND DATE ON THIS 13th DAY OF 2017, PERSONALLY APPEARED EDWARD B. LEINBACH, TO ME KNOWN TO BE THE GENERAL MANAGER OF LEINBACH COMMUNITIES, INC., AN OKLAHOMA CORPORATION, AND HE HAS REQUESTED THAT I SIGN AND AFFIX MY SEAL TO THIS INSTRUMENT, AND HE HAS REQUESTED THAT I SIGN AND AFFIX MY SEAL TO THIS INSTRUMENT, AND HE HAS REQUESTED THAT I SIGN AND AFFIX MY SEAL TO THIS INSTRUMENT.

NOTARY PUBLIC

MY COMMISSION EXPIRES

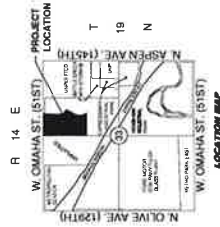
MY COMMISSION NUMBER



ENGINEER / SURVEYOR
LEINBACH COMMUNITIES, INC.
5418 S. WALKER, SUITE 210
TULSA, OK 74135
PHONE: (918) 742-2100
EMAIL: RICHARD@LEINBACHGROUP.CO

INVOLVED / OWNER
LEINBACH COMMUNITIES, INC.
2224 EAST 48TH STREET
TULSA, OKLAHOMA 74105
PHONE: (918) 742-2100

Leinbach Apartments Stuart Tract



LEINBACH APARTMENTS
STUART TRACT
CONCEPTUAL UTILITY PLAN



16-498
1/5/2017



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22162 Plat Waiver

Hearing Date: February 1, 2017

Case Report Prepared by:

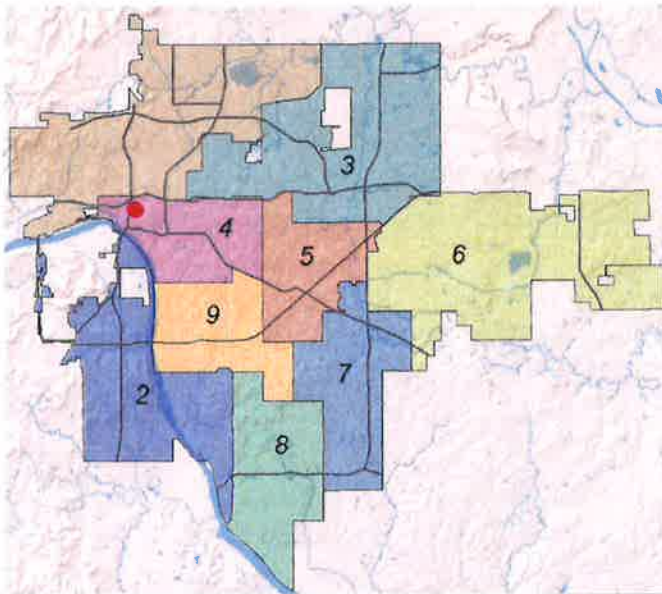
Nathan Foster

Owner and Applicant Information:

Applicant: R. Louis Reynolds C/O Tulsa
County Board of County Commissioners

Owner: Tulsa County Board of County
Commissioners

Location Map:
(shown with City Council Districts)



Applicant Proposal: Plat Waiver

Location: Southwest corner of West
Archer Street and North Elwood Avenue

Zoning: IM

Staff Recommendation:

Staff recommends **approval**.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Site Map, Aerial, Site Plan, Conceptual Utility Layout

14.1

PLAT WAIVER

February 1, 2017

BOA-22162 – 10 North Elwood Avenue

The platting requirement is being triggered by a special exception approval by the Board of Adjustment on November 8, 2016 to permit a governmental service and juvenile detention facility in the IM district. The subject property was platted in the early 1900's under the Original Townsite subdivision plat.

The following requirements were provided by the Technical Advisory Committee on January 19, 2017 and will need to be satisfied prior to the issuance of permits:

ZONING: The subject property is zoned IM and the proposed use was approved by special exception. Additionally, a variance approved by the Board of Adjustment permits a 0' setback from North Elwood Avenue and West Archer Street. All other requirements of the Zoning Code applicable to IM districts and the permitted use must be met. All lots must be appropriately combined with vacated streets and alleys.

TRANSPORTATION & TRAFFIC: No comment.

SEWER: Proposed sanitary sewer layout is generally acceptable. Proposed service line connections are allowed only on 12" lines or smaller. Further review is required with the submittal of Infrastructure Development Process (IDP) plans. No additional easements necessary at this time. Tulsa Metropolitan Utility Authority (TMUA) action will be required for the abandonment of existing public sewer lines.

WATER: Proposed water utility layout is generally acceptable. Proposed service line connections are allowed only on 12" lines or smaller. The proposed 6" water meter and vault shall be relocated into the right-of-way. The existing waterline along West Archer Street is required to be 4' below the proposed driving surface. The waterline will need to be replaced with ductile-iron pipe (DIP) if stated criteria is not met.

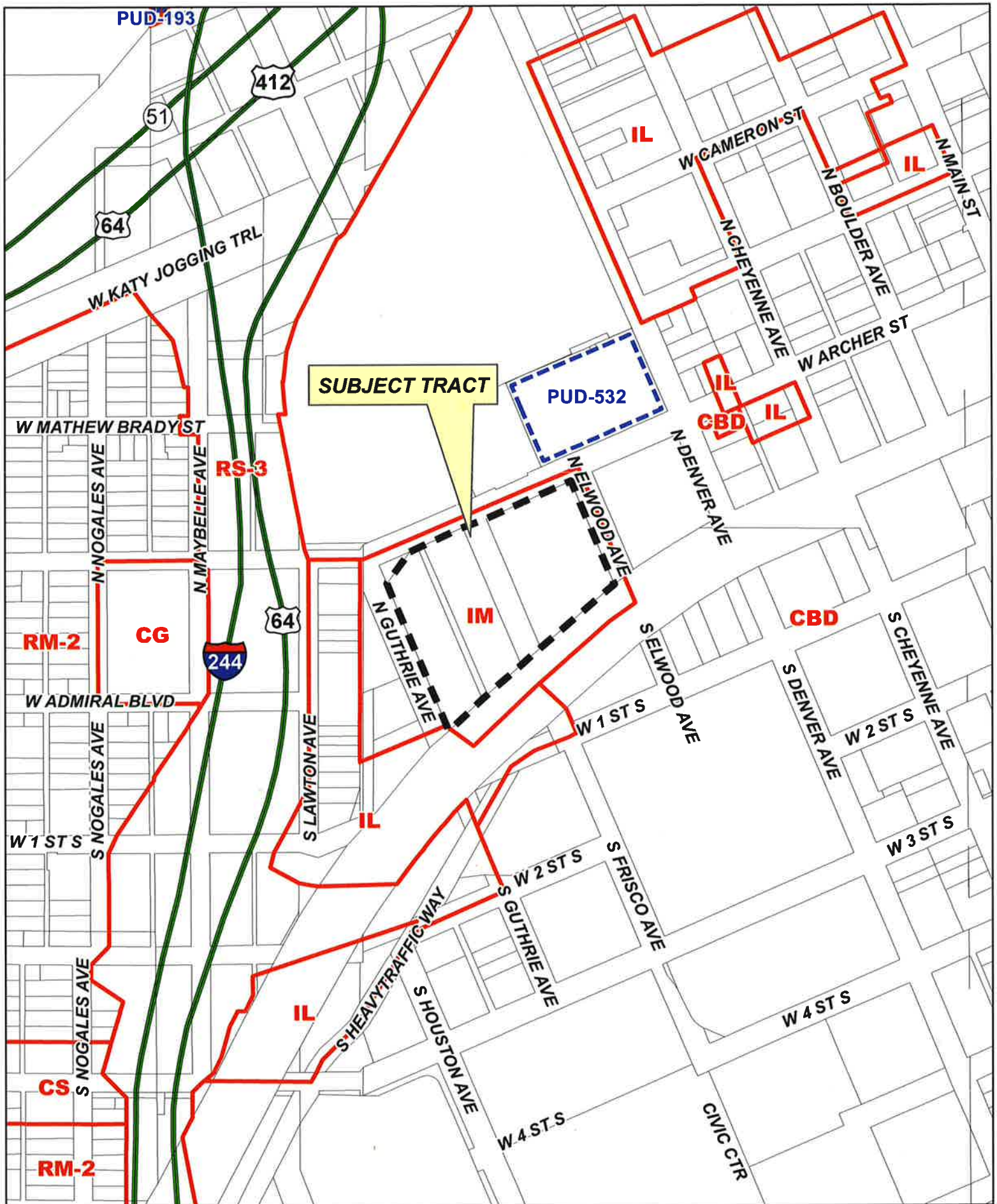
STORMWATER: All proposed stormwater infrastructure located on-site will be privately maintained. Tulsa Metropolitan Utility Authority (TMUA) approval is required for the abandonment of existing public stormwater lines. No additional easements required with the private system.

FIRE: No comment.

UTILITIES: No comment.

Staff recommends **APPROVAL** of the plat waiver application.

14.2



SUBJECT TRACT

BOA-22162

19-12 02

14.3





0 200 400
Feet



Subject
Tract

BOA-22162

19-12 02

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

Aerial Photo Date: February 2016



14.4



0 50 100
Feet



Subject
Tract

BOA-22162

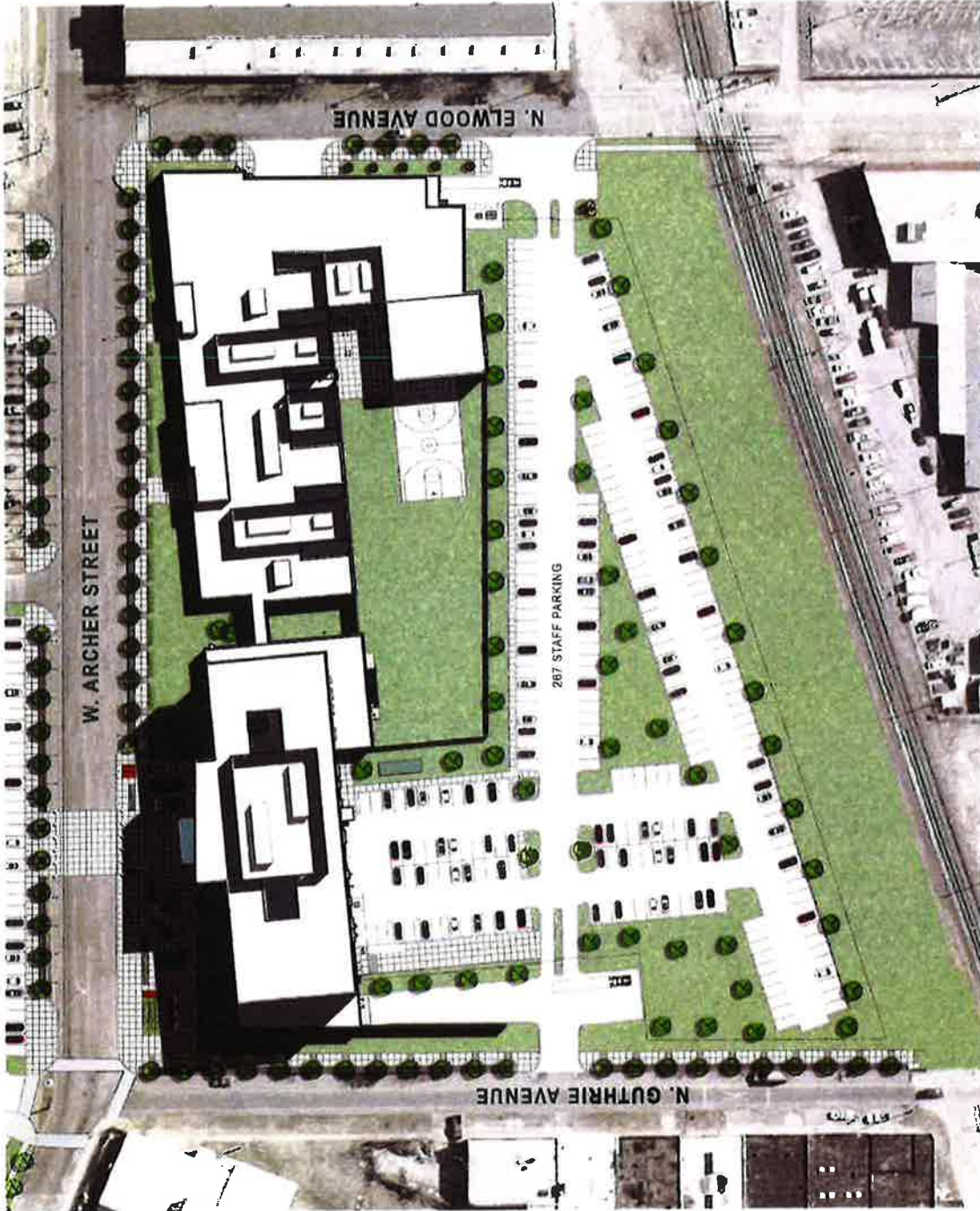
19-12 02

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

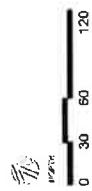
Aerial Photo Date: February 2016



14.5



TULSA CITY BOARD OF ADJUSTMENT
CASE NO. 22162
OFFICIAL RECORD EXHIBIT 2
ENTERED IN THE 11/08/2016
MINUTES OF THE TULSA CITY BOARD
OF ADJUSTMENT
Don West



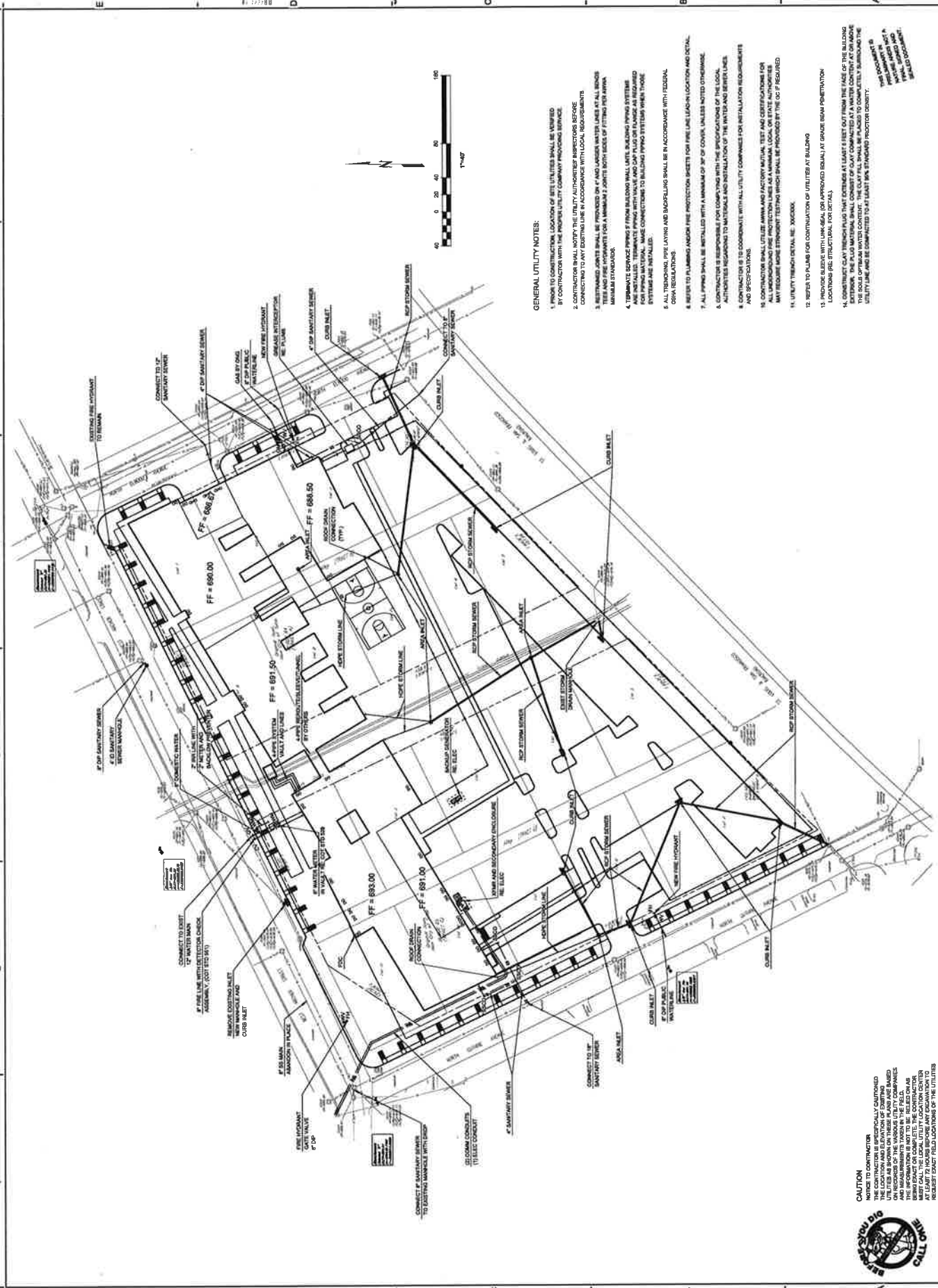
SELSEY SCHAEFER ARCHITECTS
© 2016



TULSA COUNTY FAMILY JUSTICE CENTER OCTOBER, 2016

BOA 22162
NEW 13.35

1000 LAMAR AVENUE
SUITE 200
DALLAS, TEXAS 75201
PHONE 214.760.1234
FAX 214.760.1235
WWW.SCHAEFERARCHITECTS.COM



GENERAL UTILITY NOTES:

1. PROVIDE THE CONSTRUCTION LOCATION OF THE UTILITY SHALL BE SHOWN BY CONNECTION WITH THE PROPERTY TO THE COMPANY PROVIDING SERVICE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY BEFORE ANY WORK IS DONE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORIZATIONS REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
3. REPAIRS AND JOINTS SHALL BE PROVIDED ON 4" AND LARGER DIAMETER LINES PER ALL APPLICABLE STANDARDS.
4. TERMINATE SERVICE PIPING FROM BUILDING WALL LATER BUILDING PIPING SYSTEMS ARE INSTALLED. TERMINATE PIPING WITH VALVE AND CAP PLUS OR FLANGE AS REQUIRED FOR PIPING MATERIAL. MAKE CONNECTIONS TO BUILDING PIPING SYSTEMS WHEN THOSE SYSTEMS ARE INSTALLED.
5. ALL TRENCHING PIPE LAYING AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OPEN REGULATIONS.
6. REFER TO PLUMBING AND/OR FIRE PROTECTION SCHEDULES FOR PIPE LEAD-IN LOCATION AND DETAIL.
7. ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 36" OF COVER, UNLESS NOTED OTHERWISE.
8. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE JURISDICTIONS OF THE LOCAL AUTHORITIES REGARDING TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
9. CONTRACTOR IS TO BE RESPONSIBLE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
10. CONTRACTOR SHALL USE AREA AND ADOPTED MATERIAL, TEST AND CERTIFICATIONS FOR ALL UNDERGROUND PIPE PROTECTION LINES AS A MINIMUM, LOCAL OR STATE AUTHORITY MAY REQUIRE MORE STRINGENT TESTING WHICH SHALL BE PROVIDED BY THE GC IF REQUIRED.
11. UTILITY TRENCH DETAIL: SEE XXXXXX.
12. REFER TO PLUMBING FOR CONNECTIONS OF UTILITIES AT BUILDING.
13. PROVIDE BELIEVE WITH UNUSUAL OR APPROVED ISLAND AT BRIDGE BEAM PERMITTING LOCATION (SEE STRUCTURAL FOR DETAIL).
14. CONSTRUCT CLAY TRENCH PLUS THAT EXTENDS AT LEAST 6 FEET OUT FROM THE FACE OF THE BUILDING. THE TRENCH SHALL BE 18" DEEP AND 18" WIDE. THE TRENCH SHALL BE PLACED TO COMPLETELY SURROUND THE UTILITY LINE AND BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.



A1 UTILITY PLAN

C600

14.7

Sawyer, Kim

From: Hoyt, Jay
Sent: Wednesday, January 25, 2017 9:56 AM
To: Sawyer, Kim
Subject: CZ-448 Continuance to 2/15

Kim,

Staff requests a continuance for zoning case CZ-448 from the 2/1 TMAPC meeting to the 2/15 TMAPC meeting. This is in order for the zoning case and the PUD case for the subject site to be heard at the same meeting.

Thank you,

Jay Hoyt
Land Development Planner
INCOG
2 West 2nd Street
Suite 800
Tulsa, OK 74103

918.579.9476 phone
918.579.9576 fax
jhoyt@incog.org



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-450

Hearing Date: February 1, 2017

Case Report Prepared by:

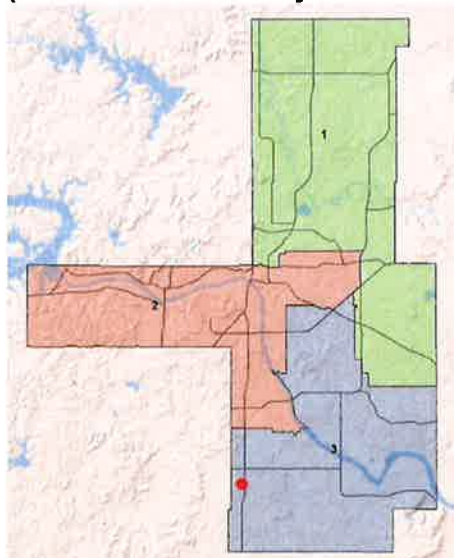
Jay Hoyt

Owner and Applicant Information:

Applicant: JR Donelson

Property Owner: ROLLER, MICHAEL

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Market for manufacturing, storage or sales.

Concept summary: Rezone to IL to permit marketing for manufacturing, storage or sales uses on the site.

Tract Size: 10 ± acres

Location: Northwest corner of W. 161st St. S. and S. Highway 75

Zoning:

Existing Zoning: AG

Proposed Zoning: IL

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7222

CZM: 65

Atlas: 0

County Commission District: 3

Commissioner Name: Ron Peters

16.1

SECTION I: CZ-450

DEVELOPMENT CONCEPT: The applicant is requesting to rezone the subject property from AG to IL in order to permit the marketing of the site for potential manufacturing, storage or sales uses. Screening would be required between industrial uses and adjacent residential zoned properties.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)

DETAILED STAFF RECOMMENDATION:

CZ-450 is non injurious to the existing proximate properties and;

IL zoning is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-450 to rezone property from AG to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the US 75 Corridor District of The City of Glenpool Comprehensive Plan. The City Planner for Glenpool has stated that light industrial has been indicated for the site as part of the comprehensive plan.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W. 161st St. S. is a Secondary Arterial

Trail System Master Plan Considerations: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently forested vacant land.

Environmental Considerations: None

Streets:

16.2

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 161 st Street	Secondary Arterial	100 feet	2

Utilities:

The subject tract has water available. Sewer is anticipate to be handled by an aerobic or septic system.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	IL	N/A	N/A	Industrial
South	RS-3/CG	N/A	N/A	Vacant
East	CG	N/A	N/A	RV Sales/Hwy 75
West	RE/PUD-755	N/A	N/A	Vacant

SECTION III: Relevant Zoning History

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

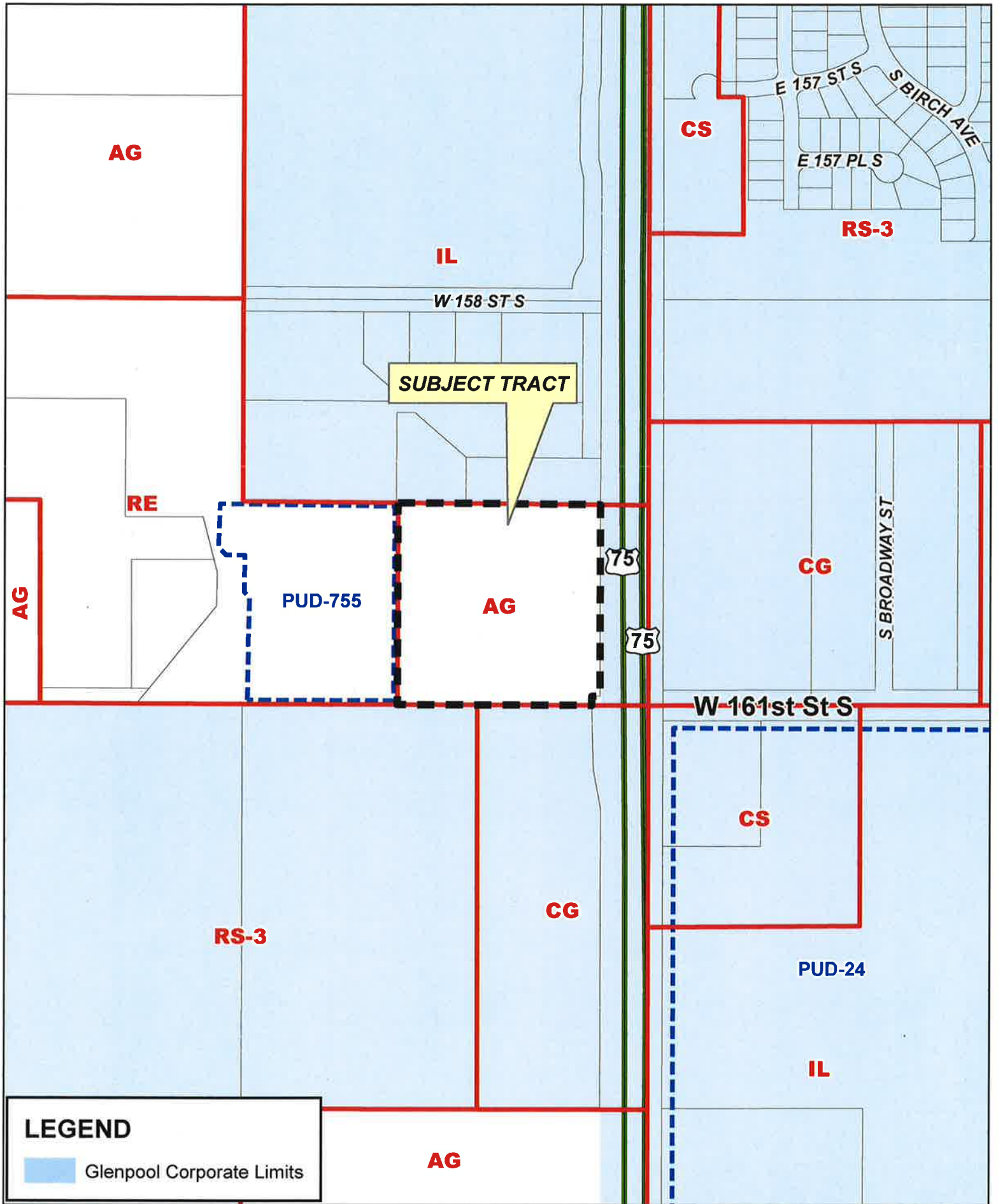
PUD-755 June 2008: All concurred in approval of a proposed Planned Unit Development on a 7.86± acre tract of land for single-family development, on property located west of northwest corner of West 161st Street South and Highway 75 South and abutting west of subject property.

CZ-389 November 2007: All concurred in approval of a request for rezoning a 33± acre tract of land from AG to RE for future single family subdivision on property located west of northwest corner of West 161st Street South and Highway 75 South and abutting west of subject property.


CZ-388 December 2007: Application was filed for land at the northeast corner of West 158th Street South and South 33rd West Avenue to request to rezone from AG to IL for a trucking company. It was continued multiple times until the application was withdrawn on December 5, 2007.

CZ-259/PUD-620 February 2000: All concurred in approval of a request for rezoning a 240± acre tract of land from AG to RE/RS/CS/IL for mixed use development on property located on the southeast corner of West 151st Street South and South 33rd West Avenue and north and west of the subject property.

CZ-42 March 1982: All concurred in approval of a request for rezoning an 18± acre tract of land from AG to IM for industrial use, on property located and abutting north of subject property. This property has since been annexed into the City of Glenpool.



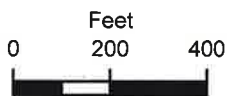
LEGEND

 Glenpool Corporate Limits

CZ-450

17-12 22

16.4





0 Feet
200
400



Subject
Tract

CZ-450

17-12 22

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

Aerial Photo Date: February 2016

16.5





W 161st St S

0 50 100
Feet



Subject
Tract

CZ-450

17-12 22

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

Aerial Photo Date: February 2016



16.6



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7375 with optional
development plan

Hearing Date: February 1, 2017

Case Report Prepared by:

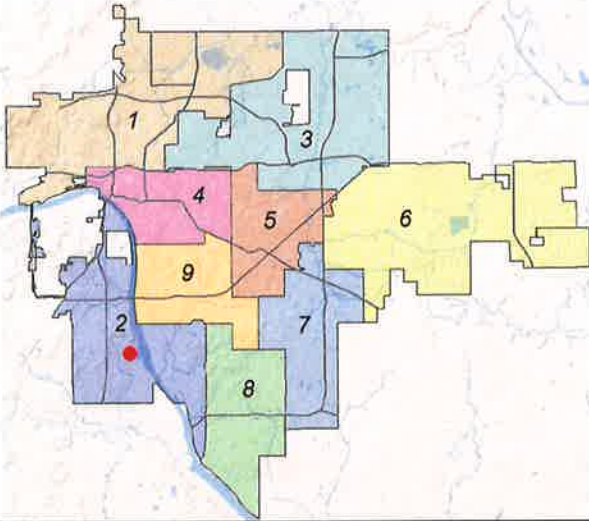
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Malek Khoury

Property Owner: ROBERTSON, MILDRED
ELIZABETH & Nancy Sue Westfall

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Auto body shop/detail

Concept summary: Provide an optional
development plan with CG zoning request. The
plan will limit uses and require additional design
standards beyond what is required in the zoning
code.

Tract Size: 2.02 ± acres

Location: East of southeast corner of W. 71st St.
and S. Elwood Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: CG with optional
development plan

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval of Z-7375 with the
provisions of the optional development plan
outlined in Section II.**

Staff Data:

TRS: 8212

CZM: 51

Atlas: 1141

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

17.1

SECTION I: Z-7375

DEVELOPMENT CONCEPT:

The anticipated immediate use for this site is an automobile collision repair shop. The applicant has submitted an optional development plan to provide additional design standards which help integrate this site into the anticipated future development along West 71st Street near the Turkey Mountain Wilderness area. Additional considerations have also been provided in the development plan to help screen and mitigate the effects of this use on the adjacent properties immediately west of this site.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Conceptual Site Plan
 - Conceptual Building Elevations

SECTION II OPTIONAL DEVELOPMENT PLAN STANDARDS:

The following Use categories, Subcategories and Specific Uses shall be allowed in conjunction with all supplemental regulations and all other zoning regulations as defined in the Tulsa Zoning Code except as further limited below:

PERMITTED USE CATEGORIES:

1. Commercial Use Category: Limited to the following Subcategories
 - Animal Service and all specific uses
 - Broadcast or Recording Studio
 - Commercial Service and all specific uses
 - Financial Services and all specific uses
 - Office and all specific uses, (except plasma Centers are prohibited)
 - Restaurants and Bars with all specific uses
 - Retail Sales with all specific uses
 - Studio, Artist or Instructional Service
 - Trade School
 - Commercial vehicle repair and maintenance
 - Vehicle body and paint finishing shop

BUILDING SETBACKS:

The minimum building setback from the South side of the West 71st Street South right of way line shall not be less than 25 feet.

OUTDOOR STORAGE:

Outdoor storage is prohibited

LANDSCAPE AND SCREENING STANDARDS:

Landscape: A mix of deciduous and evergreen trees shall be placed on the lot within 20 feet of the street right-of-way and the west property line. Those trees shall be placed at a maximum spacing of not more than 25 feet measured in any horizontal dimension and not closer than 10 feet. These trees are additional to any other landscape requirements identified in the Zoning Code.

Along the west lot line those trees are not required where a masonry screening wall is required as outlined below.

Screening: The subcategories for commercial vehicle repair and maintenance facilities or vehicle body and paint finish shops must store inoperable vehicles or vehicles that are waiting for repair in a masonry wall enclosure. The masonry enclosure must be complimentary to the building design materials with a minimum height of 6 feet. The area must be gated where vehicular access is required with an opaque gate also complimentary the building design. The gate must also be a minimum height of 6 feet.

SITE LIGHT STANDARDS:

All lighting shall be pointed down and away from the boundary of the development plan. Under no circumstance shall the lighting be greater than 25 feet in height. All other lighting provisions of the zoning code are required.

DETAILED STAFF RECOMMENDATION:

Z-7375 requesting CG zoning with the optional development plan is consistent with the Employment land use designation of the Tulsa Comprehensive Plan and;

Z-7375 is consistent with the expected development pattern of the surrounding area and;

Z-7375 with the optional development plan provides consideration for existing surrounding property development and the Turkey Mountain Wilderness and provides some design standards that are consistent with the West Highlands Small Area Plan and;

The proposed development is non injurious to the proximate properties therefore;

Staff recommends Approval of Z-7375 to rezone property from AG to CG but only with the optional development Plan.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The allowed uses identified in the optional development plan and its associated design standards are consistent with the Employment land use designation in the Tulsa Comprehensive Plan. This site is not included in the West Highlands Small Area Plan or in the River Design Corridor Overlay however the landscape and screening standards reflect the concepts of the West Highlands Small Area Plan.*

Land Use Vision:

Land Use Plan map designation: Employment

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

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and

rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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: The Commuter Corridor consideration of West 71st Street South is a high capacity traffic corridor that is generally not pedestrian oriented.

Trail System Master Plan Considerations: None, but it should be noted that this site is immediately south of the Turkey Mountain Wilderness Area. Existing sidewalks provide access to the trail system on the north of West 71st Street.

Small Area Plan: None that affect the site

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped with few existing trees. There are no specific existing conditions that affect development.

Environmental Considerations: No known environmental considerations that affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 71 st Street	Primary Arterial with Commuter Corridor	120 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	AG	Park and Open Space	Stability	Turkey Mountain Wilderness Area
East	CS with PUD 384-A	Employment	Growth	Vacant immediately east but Mini Storage within the PUD
South	AG with PUD 384-A	Employment	Growth	Vacant
West	CS with PUD 660	Employment	Growth	Medical Office (vision clinic)

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

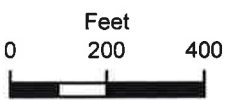
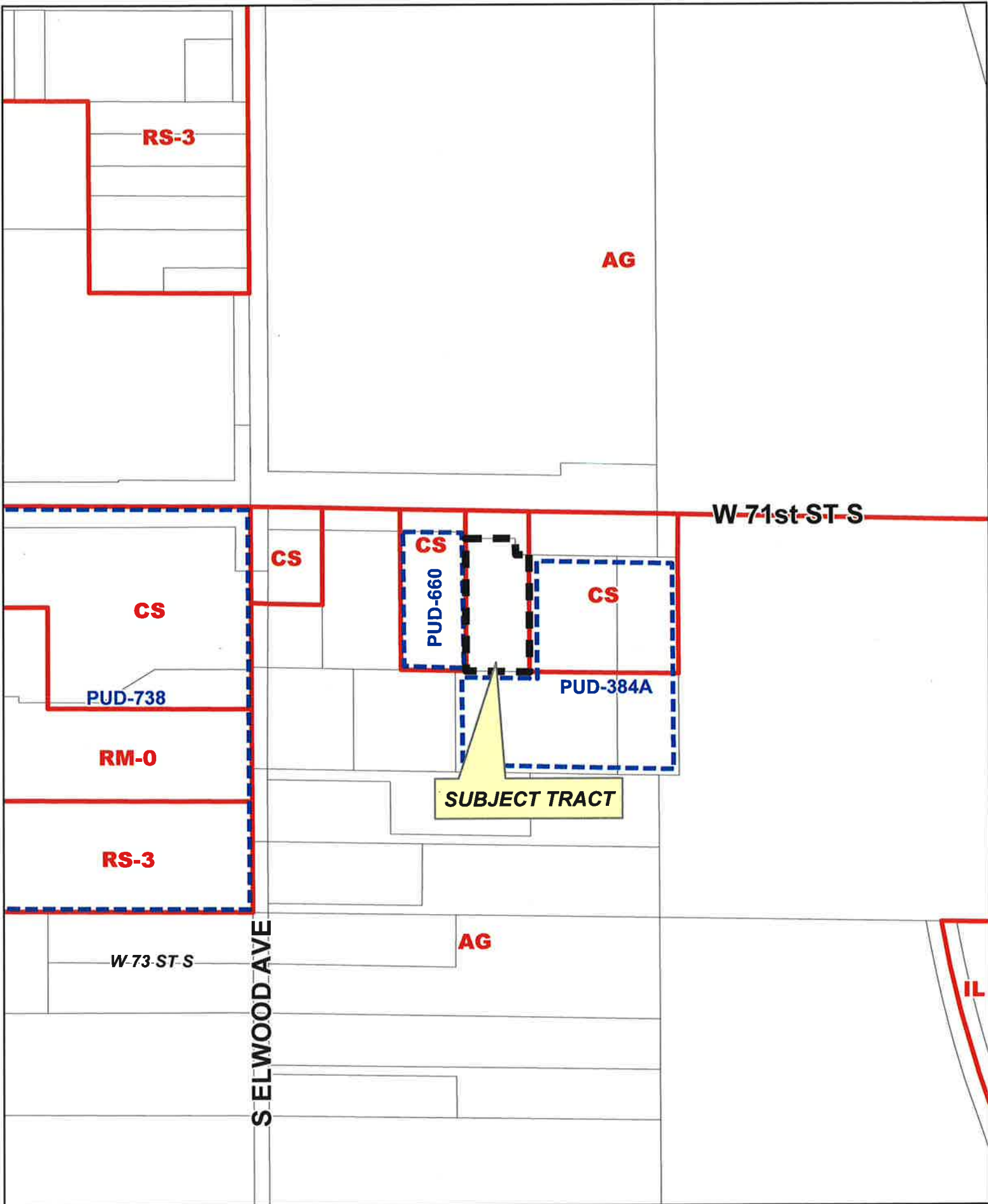
Z-7052/PUD-738 May 2007: All concurred in approval of a request to rezone a 39.19± acre tract from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development on property located at the southwest corner of West 71st Street South and South Elwood Avenue.

Z-6858/PUD-660 July 2002: All concurred in approval of a request to rezone a 2.2± acre tract from AG to CS/PUD and a Planned Unit Development for commercial uses on property located east of the southeast corner of South Elwood Avenue and West 71st Street and abutting west of subject property.

PUD-384-A April 1987: All concurred in approval of a proposed Major Amendment to PUD-384 to modify permitted uses to Use Units 11, 14, 15 and 17. All concurred in approval of the request subject to conditions for the following uses, a mini-storage facility, a retail lawn and garden business with office and showroom. Use Unit 17 permitted the mini-storage facility only and all outdoor display for retail lawn and garden business would be only for seasonal merchandise. The property is located east of the southeast corner of South Elwood Avenue and West 71st Street, and abutting east of subject property.

Z-6017/PUD-384 May 1985: A request was made to develop a 10± acre tract of land from AG to CG or IL, with an overlay of a Planned Unit Development for commercial uses. All concurred in denial of CG and IL zoning and approval of CS zoning, on the north 550' with the remainder to stay AG, per conditions. The applicant also proposed. On property located east of the southeast corner of South Elwood Avenue and West 71st Street, and abutting west of subject property.

Z-6006 October 1984: All concurred in approval of a request for rezoning a tract of land from AG to CS, for commercial use, on property located on the southeast corner of E. 71st St. and S. Elwood Ave.



Z-7375

18-12 12

17.4





W 71st ST S

W 73 ST S

SELWOOD AVE

0 200 400
Feet



Subject
Tract

Z-7375

18-12 12

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

Aerial Photo Date: February 2016



17.7

W 71st ST S



0 50 100
Feet



Subject
Tract

Z-7375

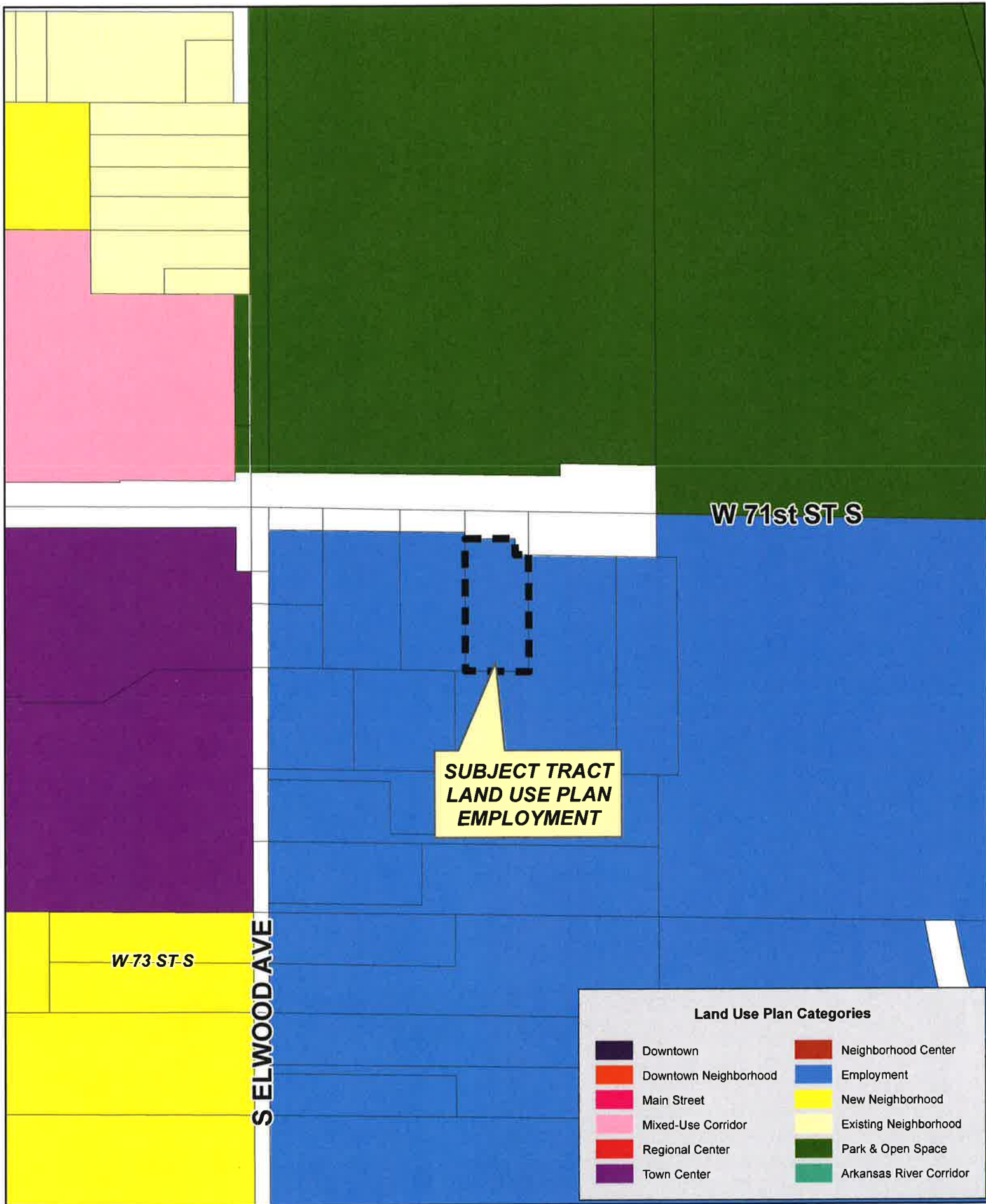
18-12 12

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

Aerial Photo Date: February 2016

17.8

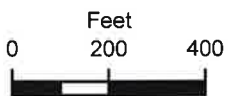


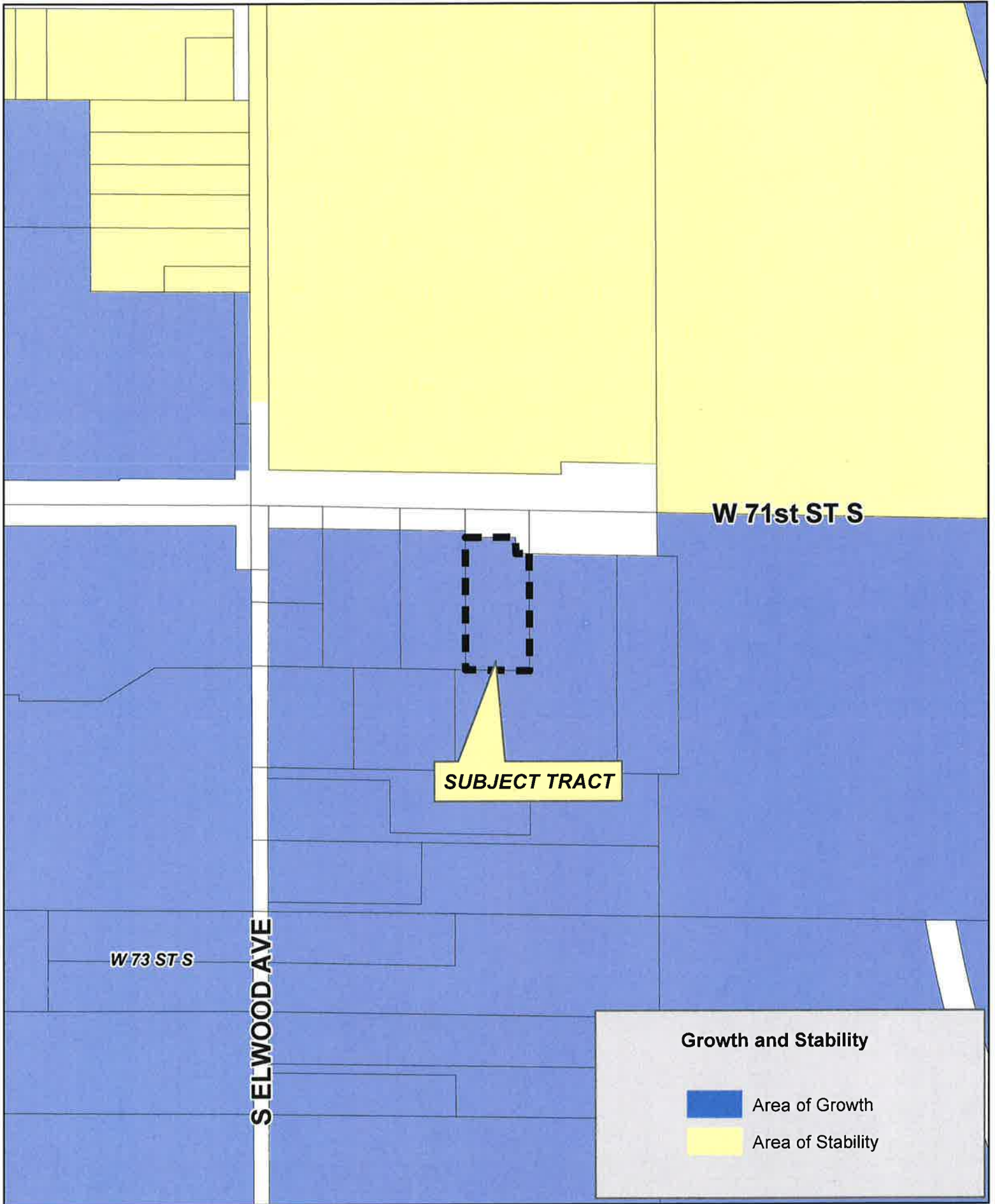


Z-7375

18-12 12

17.9





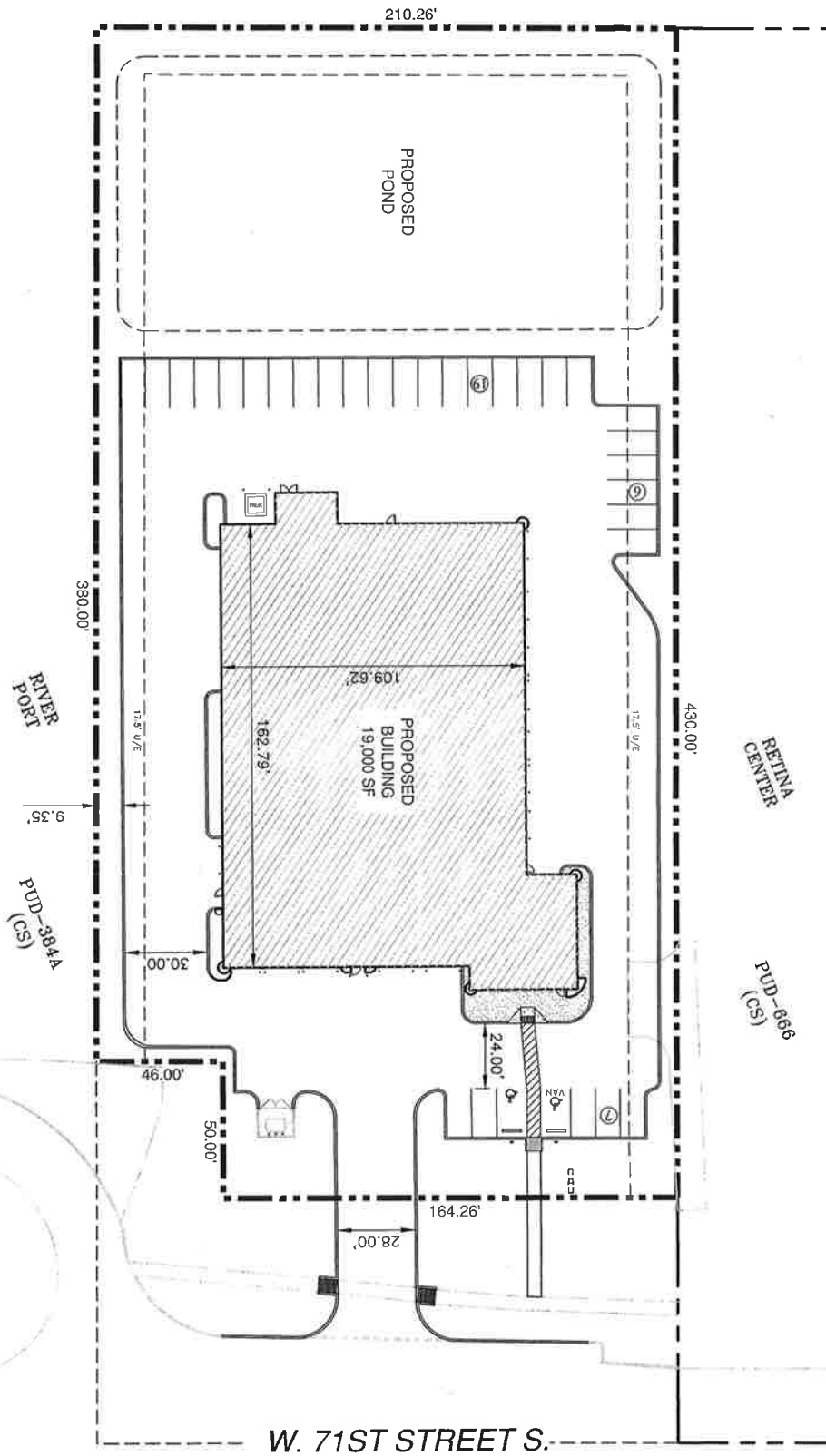
0 200 400
Feet

Z-7375

18-12 12

17.10





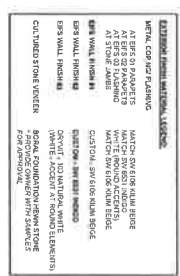
CONCEPTUAL SITE PLAN

W. 71st Street S. & Elwood Ave.
CITY OF TULSA, OK

K Khoury Engineering, Inc.
Civil Engineering - Land Development
1435 East 41st Street
Tulsa, OK 74105
CA #3751, Renewal 06-30-17
Tel 918.712.8768
Fax 918.712.1069

17.11

Age Group	Percentage (%)
18-24	65
25-34	75
35-44	85
45-54	90
55-64	95
65-74	98
75+	100

[illegible]



2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.TMAPC.org

To: Planning Commissioners

From: Susan Miller, AICP

Date: February 1, 2017

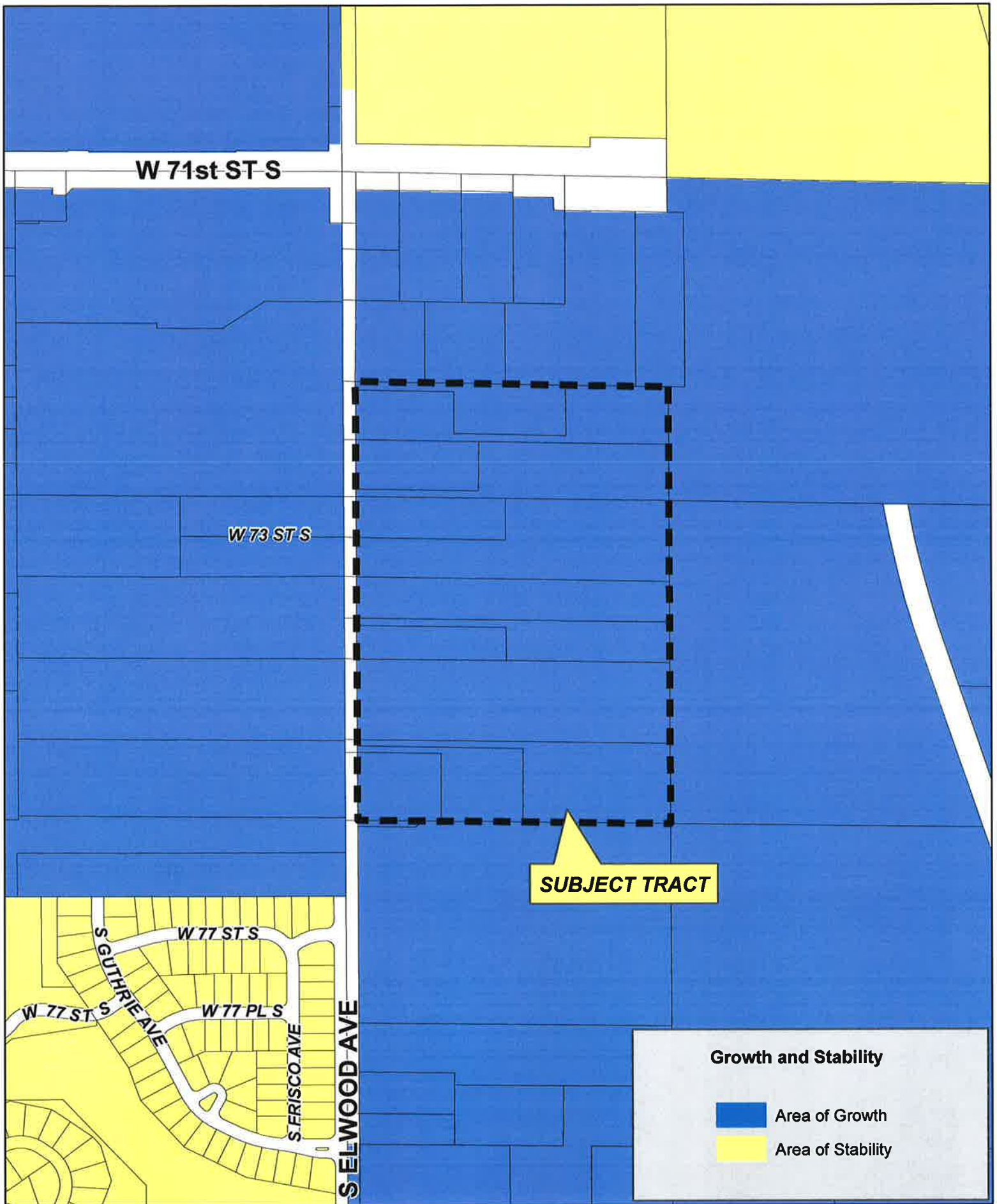
Re: Consider initiation of an amendment to the Comprehensive Plan Land Use Map from *Employment* to *New Neighborhood* on approximately 52.14 acres south of the southeast corner of W. 71st Street S. and S. Elwood Avenue

At the December 7, 2016 public hearing, the TMAPC voted to deny a rezoning application to CG with an optional development plan (Z-7366) and for a 1.47 acre site south of the southeast corner of W. 71st Street and S. Elwood Avenue. At the public hearing, neighbors and TMAPC members expressed concerns that the existing land use category of *Employment* may not be appropriate given the established character and the new residents moving into the area. At the end of that meeting, TMAPC Chairman Covey stated that he would like to request that TMAPC initiate a land use change to *New Neighborhood* for this area. After initial staff review, it was determined that an appropriate area for consideration would include 13 parcels totaling 52.14 acres, most with existing residences, located between the PSO substation to the north, the City of Tulsa facility to the east and the new Jenks school to the south.

The Comprehensive Plan defines the *Employment* land use category as containing "office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity." The *Employment* land use category was assigned to the east side of S. Elwood Avenue, south of W. 71st Street S. at the time of the 2010 adoption of the Tulsa Comprehensive Plan. A contributing factor to that decision could have been the proximity to the City of Tulsa sewage treatment facility to the east and the anticipation that the area may transition over time to more intense uses. However, the topographic difference between this area and the City facility and the established residential character of the area may not have been considered for the 52.14 acres subject to this consideration.

The Comprehensive Plan specifically allows TMAPC to initiate land use map amendments. Land Use policy 2.5 states that the Land Use Plan of the Comprehensive Plan "is amended by TMAPC and approved by City Council. Amendments can be initiated by landowners of affected property, the Planning Commission, or the City Council."





W 71st ST S

W 73 ST S

SUBJECT TRACT

Growth and Stability

- Area of Growth
- Area of Stability



18-12 12

18.3





W 71st ST S

W 73 ST S

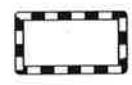
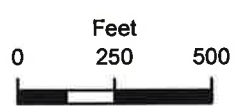
W 77 ST S

W 77 PL S

S GUTHRIE AVE

S FRISCO AVE

S SELWOOD AVE



Subject
Tract

18-12 12

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

Aerial Photo Date: February 2016



18.4



0 125 250
Feet

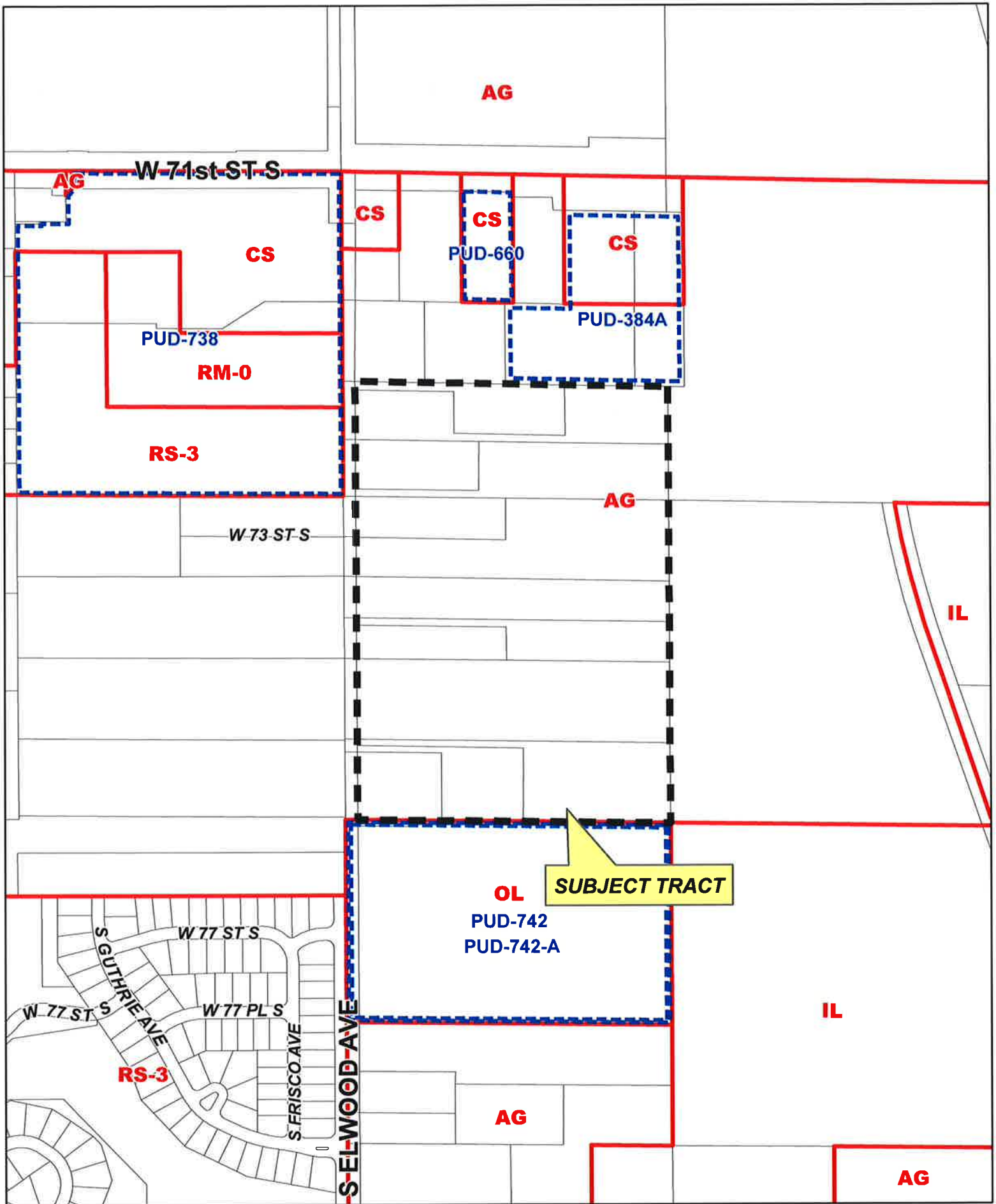
 Subject Tract

18-12 12

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

Aerial Photo Date: February 2016



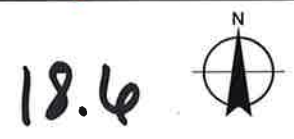


SUBJECT TRACT

OL
PUD-742
PUD-742-A



18-12 12



TMAPC Staff Report
February 1, 2017
Tulsa Urban Forest Master Plan

Item: TMAPC consider adoption of Resolution No. 2739:962 finding the Tulsa Urban Forest Master Plan in conformance with the Tulsa Comprehensive Plan

A. Background: Up with Trees worked with Davey Resource Group to develop a comprehensive Tulsa Urban Forest Master Plan that includes a vision set by tree experts, city officials, invested stakeholders, public feedback, and various reports assessing the health and quantity of Tulsa's trees. The Tulsa Urban Forest Master Plan was completed and presented to the public in late 2016. This Plan will assist in coordinating the planting and maintenance efforts of Tulsa to grow a larger and healthier urban forest for our city. The online version of the plan can be found here: <https://www.upwithtrees.org/trees-signs/master-plan/>

Steve Grantham, Executive Director of Up with Trees, presented the Tulsa Urban Forest Master Plan at a January 18, 2017 work session of the Planning Commission. The Tulsa Urban Forest Master Plan is considered a functional plan and falls under the category of "other types of plans, studies and initiatives" in the TMAPC Policies and Procedures, which requires that the plan be reviewed for conformance with the Tulsa Comprehensive Plan. Following this action, the City Council will be asked to concur with the finding of conformance.

B. Comprehensive Plan Conformance: When the Tulsa Comprehensive Plan (PlaniTulsa) was adopted in 2010, it included a recommendation to develop an Urban Forest Master Plan (see attached). The goals and recommendations in the master plan reflect many of the concepts that were identified in the Comprehensive Plan. In addition, much of the baseline information established during the development process of the master plan will help to implement Comprehensive Plan goals by providing a baseline for monitoring tree canopy and forest cover over time. The master plan will also provide guidance during development of updated landscape regulations within the City of Tulsa Zoning Code, which will further provide regulatory tools to implement the Comprehensive Plan. Staff finds that based on the above, the Urban Forest Master Plan is in conformance with the Tulsa Comprehensive Plan.

C. Staff Recommendation: Adopt a resolution finding the Tulsa Urban Forest Master Plan in conformance with the Tulsa Comprehensive Plan.

19.2

- 4.5 Ensure that any future reconfiguration of major transportation thoroughfares through downtown will enable improved access between neighborhoods and the river and address the needs of freight, rail, and automobile traffic to and through downtown.
- 4.6 Develop a comprehensive plan package that includes plans for riverfront communities, a river greenway plan, design guidelines, and recommendations for natural resource restoration.

Goal 5—

Improve recreational opportunities along the Arkansas River. Policies to support this goal include:

- 5.1 Enhance non-motorized transportation connections to the riverfront.
- 5.2 Create a variety of settings to accommodate a diverse range of river-related recreational opportunities.
- 5.3 Expand opportunities for boating, fishing, and other recreational activities.
- 5.4 Incorporate public art, viewpoints, and educational displays about Tulsa's history, and natural environment into the design of the trail and open space system.
- 5.5 Conduct a study of Arkansas River water-based recreation needs and river facilities.
- 5.6 Continue to expand and support annual riverfront festivals and cultural events, music festivals, and holiday celebrations to encourage community interaction and civic pride in the waterfront.

PRIORITY 3

Increase Tulsa's Tree Canopy

Goal 6—

A healthy and diverse tree canopy is protected and restored to enhance neighborhood livability, provide habitat for wildlife, and improve air and water quality.

Policies to support this goal include:

- 6.1 Develop an Urban Forestry Master Plan to guide overall management and preservation of the tree canopy throughout the city. This plan will include a Street Tree Master Plan to guide planting trees during development and redevelopment and to designate appropriate trees for plantings along major roads and corridors.

THE STREET TREE MASTER PLAN SHOULD INCLUDE:

- A methodology to implement the Street Tree Master Plan.
- Standards for public streets, planting strip width and design.
- Potential funding sources including utility bill surcharges for planting, initial maintenance, sidewalk repair and replacement by City crews.
- Potential funding sources needed to replace damaged, dying or removed trees.
- Evaluation compliance with the Street Tree Master Plan.
- Standards for the level of development or redevelopment that would trigger compliance with the plan.

Parks, Trails and Open Space

PART VI: GOALS, PRIORITIES AND POLICIES

- 6.2 Determine Tulsa's baseline tree canopy coverage and establish a monitoring program to be updated regularly.
- 6.3 Set annual targets for increasing the tree canopy coverage in concert with population and development density increases.
- 6.4 Work to achieve a sustainable urban forest that contains a diverse mix of tree species and ages in order to use the forest's abilities to reduce stormwater runoff and pollution, absorb air pollutants, provide wildlife habitat, absorb carbon dioxide, provide shade, stabilize soil, and increase property values. Develop a list of preferred species to guide private property owners in choosing locally appropriate trees.
- 6.5 Develop additional regulatory tools to preserve tree canopy based on an analysis of the existing tree canopy and identification of priority areas.
- 6.6 Implement tree planting requirements for new developments, including parking lots and building setback areas.
- 6.7 Develop a program to facilitate greening of streets and sidewalks by property owners in collaboration with organizations such as "Up With Trees," the local public and private school systems and private entities.

PRIORITY 4

Restore Ecological Function in Tulsa's Natural Areas

Goal 7—

Watersheds are protected and enhanced.

Policies to support this goal include:

- 7.1 Update and improve City programs to protect, conserve and restore significant natural resources and habitats as part of a comprehensive watershed management strategy including education, incentives, regulation, and technical assistance.
- 7.2 Establish ecologically viable corridors for fish and birds and other wildlife through habitat protection and restoration.
- 7.3 Avoid development in floodplains and wetlands areas.
- 7.4 Utilize best management practices such as native plant restoration, natural discharge and onsite filtration, and other innovative, dynamic solutions to restore ecological function of Tulsa's natural areas.

Goal 8—

Ecologically sensitive areas are identified and prioritized. Policies to support this goal include:

- 8.1 Update and/or create maps to clearly delineate the boundaries of sensitive areas and floodplains. Identify and map areas of potential citywide significance to minimize conflicts with development.
- 8.2 Establish a system for designating ecologically sensitive areas worthy of protection.

RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No. 2739:962

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) FINDING THE TULSA URBAN FOREST MASTER PLAN IN CONFORMANCE WITH THE TULSA COMPREHENSIVE PLAN.

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

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

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

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

WHEREAS, Tulsa Comprehensive Plan adopted in 2010 contains recommendations regarding development of an Urban Forest Master Plan; and

WHEREAS, The Tulsa Urban Forest Master Plan is considered a functional plan and falls under the category of "other types of plans, studies and initiatives" in the TMAPC Policies and Procedures, which requires that the plan be reviewed for conformance with the Tulsa Comprehensive Plan.

WHEREAS, "Up with Trees" worked with Davey Resource Group to develop a Tulsa Urban Forest Master Plan that includes a vision set by tree experts, city officials, invested stakeholders, public feedback, and various reports assessing the health, distribution and diversification of Tulsa's trees; and

WHEREAS, the Tulsa Urban Forest Master Plan will inform planting and maintenance efforts of Tulsa established to grow a larger and healthier urban forest for the community and provide guidance during development of updated landscape regulations within the City of Tulsa Zoning Code; and

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

Section 1. That on February 1, 2017, the Tulsa Metropolitan Area Planning Commission found the Tulsa Urban Forest Master Plan to be in conformance with the Tulsa Comprehensive Plan.

Section 2. That a true and correct copy of the Tulsa Urban Forest Master Plan is attached to this Resolution.

Section 3. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the City of Tulsa for their concurrence with the finding of conformance.

ADOPTED this 1st day of February, 2017, by the Tulsa Metropolitan Area Planning Commission.

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST:

Margaret Millikin, Secretary
Tulsa Metropolitan Area Planning Commission

CONCURRENCE BY THE TULSA CITY COUNCIL

The City Council of the City of Tulsa, Oklahoma hereby concurs with the finding of the Tulsa Metropolitan Area Planning Commission that the attached Tulsa Urban Forest Master Plan is in conformance with the Tulsa Comprehensive Plan.

Dated this _____ day of _____ 2017.

Anna America, Chair of the City Council

APPROVED AS TO FORM:

Assistant City Attorney