

**\*AMENDED\***

**TULSA METROPOLITAN AREA PLANNING  
COMMISSION**

**Meeting No. 2743**

**April 5, 2017, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> 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 March 15, 2017, Meeting No. 2742

**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-874** (Lot-Combination) (CD 2) – Location: North and west of northwest corner of West 91<sup>st</sup> Street South and South Union Avenue
3. **LS-20973** (Lot-Split) (CD 1) – Location: North of the northwest corner of East 36<sup>th</sup> Street North and North Peoria Avenue (related to LC-875)
4. **LC-875** (Lot-Combination) (CD 1) – Location: North of the northwest corner of East 36<sup>th</sup> Street North and North Peoria Avenue (related to LS-20973)

5. **LS-20975** (Lot-Split) (County) – Location: North of the northeast corner of South 45<sup>th</sup> West Avenue and West 49<sup>th</sup> Street South (related to LC-876)
6. **LC-876** (Lot-Combination) (County) – Location: North of the northeast corner of South 45<sup>th</sup> West Avenue and West 49<sup>th</sup> Street South (related to LS-20975)
7. **LS-20976** (Lot-Split) (CD 7) – Location: North of the northeast corner of South Memorial Drive and East 101st Street South
8. **LC-877** (Lot-Combination) (CD 4) – Location: East of the northeast corner of South Yorktown Avenue and East 24<sup>th</sup> Street South
9. **LC-878** (Lot-Combination) (CD 4) – Location: East of the northeast corner of South Lewis Avenue and East 28<sup>th</sup> Street South
10. **LS-20949** (Lot-Split) (CD 8) – Location: North of the northwest corner of East 116<sup>th</sup> Place South and South New Haven Avenue (related to LC-837)
11. **LC-837** (Lot-Combination) (CD 8) – Location: North of the northwest corner of East 116<sup>th</sup> Place South and South New Haven Avenue (related to LS-20949)
12. **PUD-215-16 KKT Architects** (CD 8) Location: Northwest corner of South 77<sup>th</sup> East Place and East 87<sup>th</sup> Street South requesting a **PUD Minor Amendment** to allow dynamic display sign
13. **PUD-564-A-1 Andrew Shank** (CD 5) Location: West of the northwest of corner South 86 East Avenue and East 28<sup>th</sup> Place South requesting a **PUD Minor Amendment** to add outdoor advertising as a permitted principal use
14. **PUD-550-6 Mark Capron** (CD 5) Location: Northwest of South 91<sup>st</sup> East Avenue and East Skelly Drive requesting a **PUD Minor Amendment** to revise landscape and lighting requirements
- \*14.A **LS-20974** (Lot-Split) (County) Location: North of the Northwest corner of East 86<sup>th</sup> Street North and North Yale Avenue

#### **CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

#### **PUBLIC HEARINGS:**

15. **CPA-59** (CD 2) Location: South of the southeast corner of West 71<sup>st</sup> Street and South Elwood Avenue requesting to amend the Land Use designation from “**Employment**” to “**Existing Neighborhood**” and amend the Stability and Growth designation from an “**Area of Growth**” to an “**Area of Stability**” on

approximately 52.14 acres located south of the southeast corner of West 71<sup>st</sup> Street and South Elwood Avenue.

16. **LS-20971** (Lot-Split) (County) – Location: South of the Southwest corner of East 161<sup>st</sup> Street and South Harvard Avenue
17. **Titan Sports** (CD 2) Modification to previously approved Authorization for Accelerated Release of a Building Permit, Location: East of the northeast corner of East 81<sup>st</sup> Street South and South Elwood Avenue.
18. **Z-7192** (CD 9) Plat Waiver, Location: North of the northwest corner of East 49<sup>th</sup> Street South and South Harvard Avenue
19. **A Gathering Place for Tulsa** (CD 4 & 9) Preliminary Plat, Location: East and west of Riverside Drive between East 26<sup>th</sup> Street South and East 34<sup>th</sup> Street South
20. **Cottages at Cedar Ridge** (CD 7) Preliminary Plat, Location: West of the southwest corner of East 96<sup>th</sup> Street South and South Garnett Road
21. **CZ-454 Eddie Carson** (County) Location: Southwest corner of West 191<sup>st</sup> Street South and Highway 75 requesting rezoning from **AG to CH**
22. **CZ-455 Erik Enyart** (County) Location: East of the southeast corner of East 161<sup>st</sup> Street and South Lewis Avenue requesting rezoning from **AG to RE**
23. **Z-7379 Erik Enyart** (CD 9) Location: North of the northeast corner of South Columbia Avenue and East 53<sup>rd</sup> Street South requesting rezoning from **RS-2 to RS-3**
24. **Z-7380 April McConell** (CD 4) Location: Northeast corner of West Admiral Boulevard and South Gilcrease Museum Road requesting rezoning from **RS-3 to CS (Staff requests continuance to May 3, 2017.)**

#### **OTHER BUSINESS**

25. **New CIP Projects, FY 2018-2022** - Approve based on the finding that the new capital improvement projects for the Capital Improvement Plan, Fiscal 2018-2022 are in conformance with the Tulsa Comprehensive Plan.
26. **TMAPC's Appointee to the River Parks Authority**
27. **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](http://www.tmapc.org)

email address: [esubmit@incog.org](mailto: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.



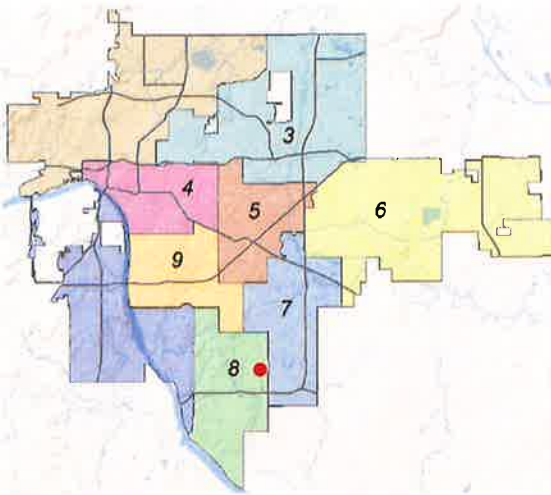
**Case Number:** PUD-215-16  
**Minor Amendment**

**Hearing Date:** April 5, 2017

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Nicole Watts, KKT Architects, Inc.  
 Property Owner: Independent School Dist. No. 9

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to allow dynamic display sign.

Gross Land Area: 9.15 acres

Location: NW/c South 77<sup>th</sup> E. Pl. and East 87<sup>th</sup> St S.

7625 East 87<sup>th</sup> Street South

Lot 1, Block 22 Chimney Hills South Blocks 18-31

**Zoning:**  
 Existing Zoning: RS-3/PUD-215  
 Proposed Zoning: No Change

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

**Staff Recommendation:**  
 Staff recommends **approval**.

**Staff Data:**  
 TRS: 8314  
 CZM: 53  
 Atlas: 1734

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

April 5, 2017

**SECTION I:** PUD-215-16 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to allow a dynamic display sign.

Currently dynamic displays are not permitted in the development standards. This proposal would add dynamic displays as an allowable sign type for the use of the elementary school. The sign would need to comply with applicable standards and restrictions of the City of Tulsa Zoning Code.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.*

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

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-215 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map

INCOG aerial photo

Applicant Exhibits:

Site Plan C01

Site Plan AS1.1

Sign Rendering

With considerations listed above, staff recommends **approval** of the minor amendment request to allow a dynamic display for Lot 1, Block 22.

12.2

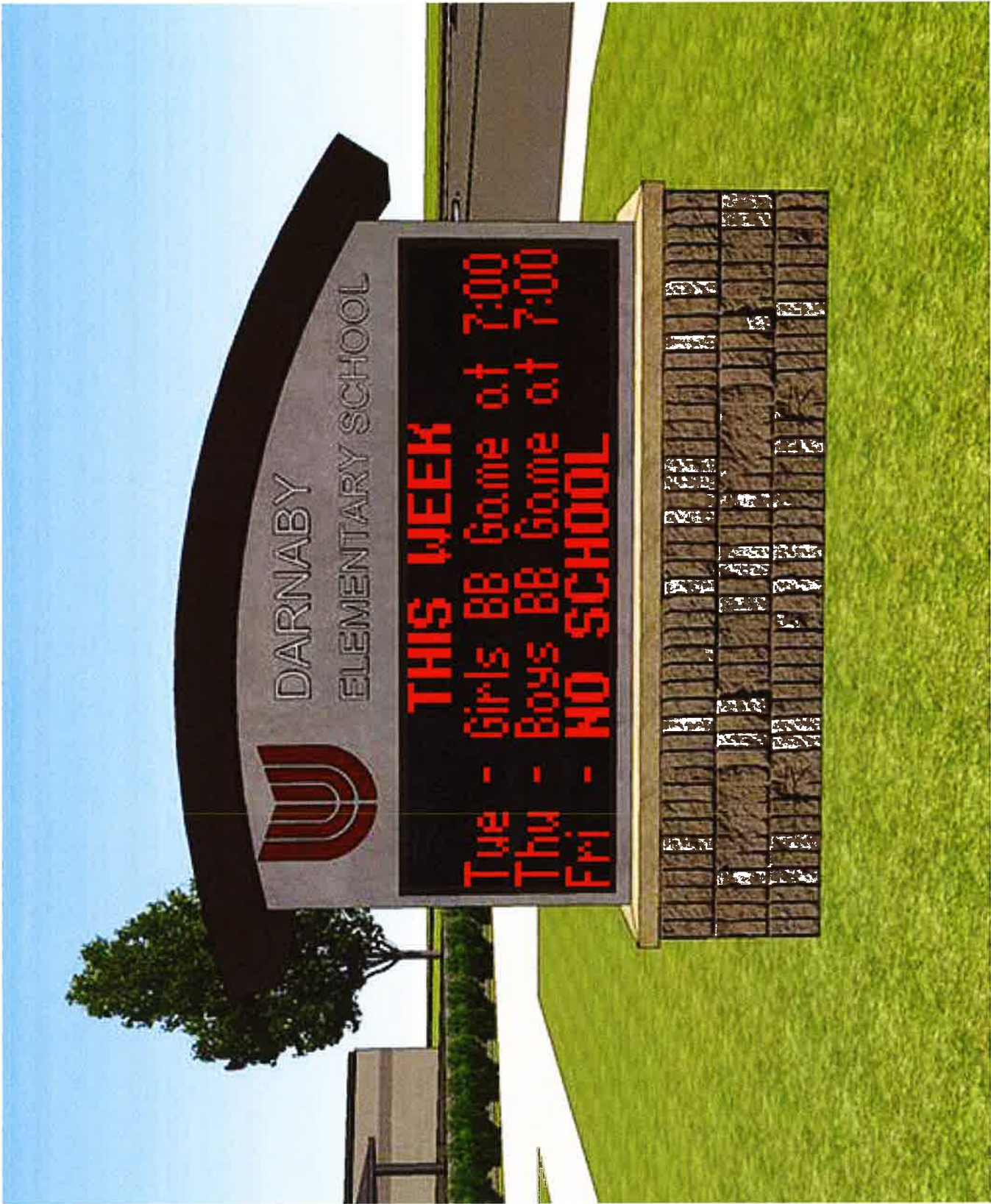












- Arched Accent Cap, Monument Support Structure, and Identification Letters/Logo are by Others

- Daktronics Message Display GS6-32x120-19-8-R-SF 2.7" wide x 8'1" wide

12.7

ALL DIMENSIONS ARE APPROXIMATE

**DARNABY ELEMENTARY SCHOOL TULSA, OK**

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**Case Number:** PUD-564-A-1  
**Minor Amendment**

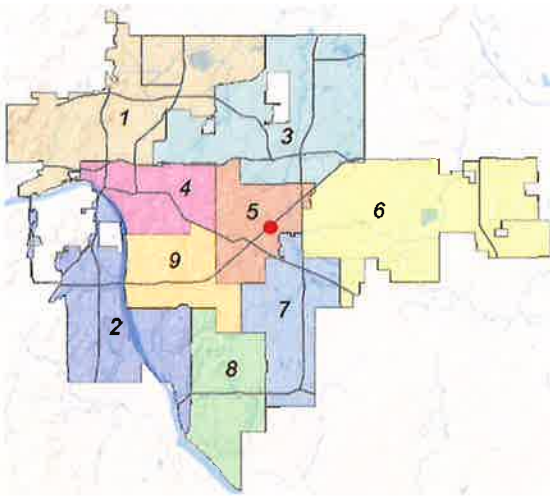
**Hearing Date:** April 5, 2017

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Andrew A. Shank

Property Owner: 21<sup>st</sup> & 169 Center, LLC, c/o  
 Eller & Detrich

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to add outdoor advertising as a permitted principal use

Gross Land Area: 2.6 acres

Location: West of the NW/c South 86 E. Ave. and East 28<sup>th</sup> PI S.

8220 East Skelly Drive

Lot 1, Block 1 Riverside Nissan Addition

Development Area B

**Zoning:**  
 Existing Zoning: OM/CS/RS-2/PUD-564-A  
 Proposed Zoning: No Change

**Staff Recommendation:**  
 Staff recommends **approval**.

**Comprehensive Plan:**  
 Land Use Map: Regional Center  
 Growth and Stability Map: Growth

**Staff Data:**  
 TRS: 9313  
 CZM: 38 Atlas: 457

**City Council District: 5**  
*Councilor Name:* Karen Gilbert  
**County Commission District: 3**  
*Commissioner Name:* Ron Peters

**SECTION I:** PUD-564-A-1 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to add outdoor advertising as a permitted principal use.

The applicant proposes to modify the standards, as shown on applicant's Exhibit "A" to add Outdoor Advertising as a permitted use. This would allow a billboard to be placed within Development Area B. The billboard would be required to comply with the proposed sign standards as well as the City of Tulsa Zoning Code.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(1) of the City of Tulsa Zoning Code.*

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

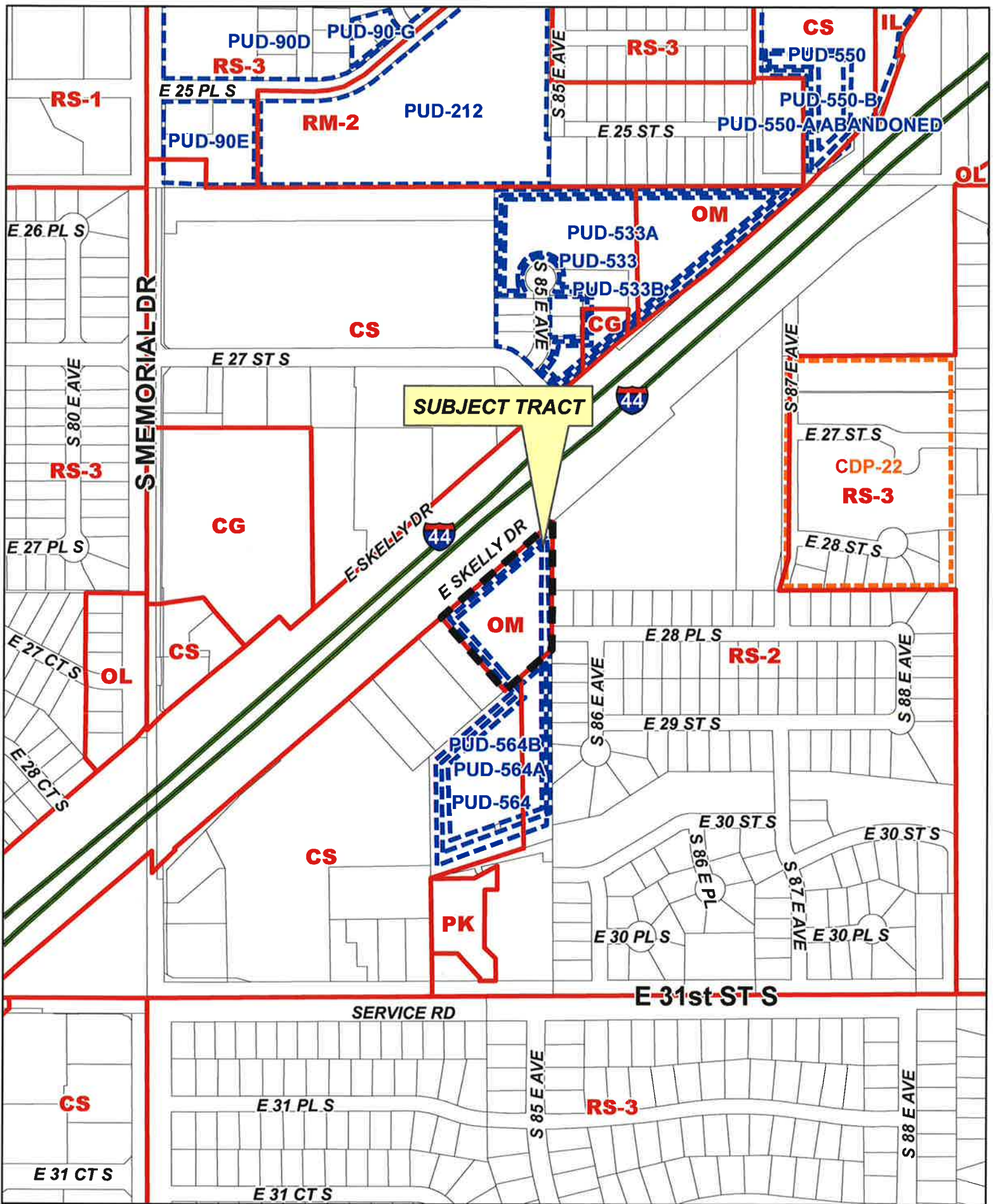
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-564-A shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map  
INCOG aerial photo  
INCOG aerial photo (enlarged)  
Applicant Exhibits:  
Exhibit "A"

With considerations listed above, staff recommends **approval** of the minor amendment request to add outdoor advertising as a permitted principal use.

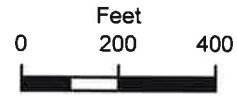


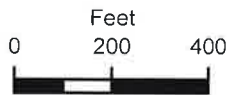
**SUBJECT TRACT**

**PUD-564-A-1**

19-13 13

13.3





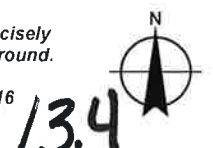
 Subject Tract

# PUD-564-A-1

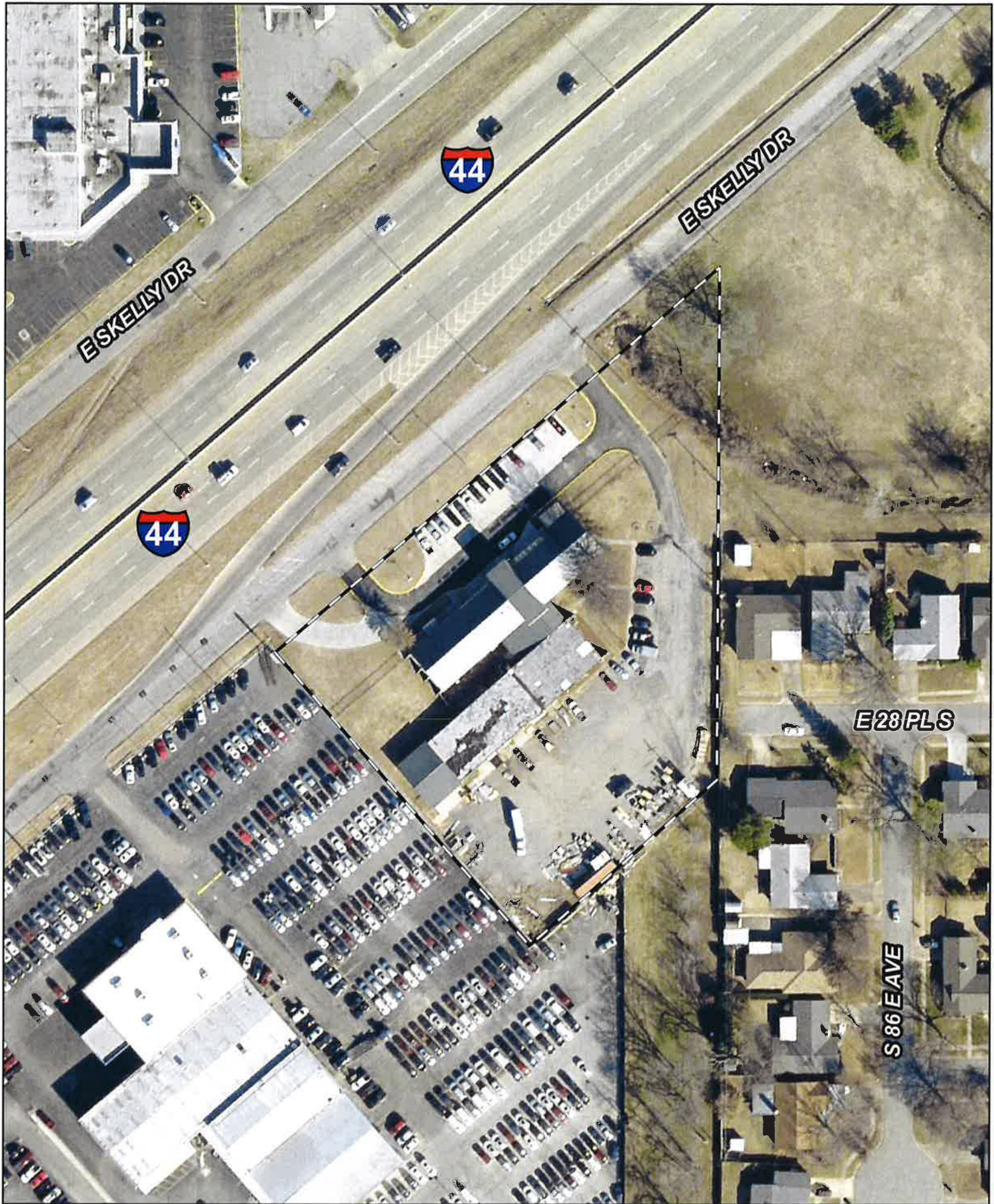
Note: Graphic overlays may not precisely align with physical features on the ground.

19-13 13

Aerial Photo Date: February 2016







ESKELLY DR

44

ESKELLY DR

44

E28 PLS

S 86 E AVE



Subject Tract

**PUD-564-A-1**

19-13 13

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

Aerial Photo Date: February 2016

13.5



**Exhibit "A"**

The Applicant seeks a minor amendment to PUD 564-A to add Outdoor Advertising as a permitted principal use to Development Area "B" for an outdoor advertising sign (the "Sign") along the I-44 corridor. This minor amendment revises the development standards of Development Area "B" of PUD 564-A as follows:

**A. Land Area:**

Net	2.595 Acres	112,055 SF
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**B. Permitted Uses:**

Those uses included within Use Unit 10, Off-Street Parking, Use Unit 11, Offices and Studios, display for sale of new and used automobiles and light trucks, and Use Unit 21, Business Signs and Outdoor Advertising Signs

**C. Maximum Building Floor Area:** 12,000 SF

**D. Maximum Building Height:** 20 FT

**E. Minimum Building Setbacks:**

From easterly boundary of the Development Area	100 FT
From southerly boundary of the Development Area	85 FT
From westerly boundary of the Development Area	0 FT
From northerly boundary of the Development Area	50 FT

**F. Minimum Bulk Waste Container Setback:**

No exterior trash collection facilities shall be located within 150 feet of the easterly boundary of Development Area B.

**G. Off-Street Parking:**

All parking areas for the display for sale of automobiles and light trucks shall have an all-weather, dust-free surface.

**H. Signs:**

**Ground Signs:**

One ground sign shall be permitted along the I-44 service road frontage which shall not exceed 160 square feet of display surface area and 25 feet in height. Such ground sign shall be located at least 225 feet from the easterly boundary of Development Area B.

**Wall Signs:**

Wall signs shall be permitted not exceeding two (2) square feet of display surface area per lineal foot of building wall to which attached, provided wall signs shall not be permitted on the easterly or southerly facing building walls within Development Area "B".

**Outdoor Advertising Signs:**

1. One (1) outdoor advertising sign will be permitted along East Skelly Drive within the I-44 Freeway Sign Corridor with a maximum of 672 SF of display surface area and 50 FT in height measured from the base of the structure at current ground level. The Sign may contain digital technology, including without limitation, an LED display surface area conveying changeable copy.
2. The Sign shall be separated a minimum distance of 1200 FT from any other outdoor advertising sign on the same side of the freeway.
3. The Sign shall be located at least 225 FT from the easterly boundary of Development Area "B".
4. The Sign shall be separated a minimum distance of 150 FT from any public park, as measured in a straight line from the nearest point on the Sign structure to the nearest point on the property of the park.
5. The Sign shall not be located within 200 FT of an R district, or designated residential development area, as measured in a straight line from the nearest point on the Sign structure to the nearest point of an R district or residential development area boundary line.
6. The Sign shall not contain more than two (2) sign faces.
7. The illumination of the face of the Sign shall not exceed 70 foot-candles.
8. The Sign shall not contain any flashing, blinking or traveling lights or reflective glitter.
9. The Sign shall be oriented to be primarily visible from the adjacent freeway.
10. The Sign shall not be supported by more than one post or column.
11. The Sign shall not be converted to any other type of sign without first obtaining a permit from the City of Tulsa.
12. The Sign shall have a minimum dwell time of at least eight (8) seconds and shall not contain any movement, animation, audio, video, pyrotechnics or other special effects.
13. The transition or change from one message to another on the Sign shall occur in one second or less and involve no animation or special effects.

14. The Sign shall not be located within 50 FT of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

15. The Sign shall not be located within or within 20 FT of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

16. The Sign shall be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

17. The Sign shall be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.

18. The maximum brightness level of the dynamic display of the Sign shall not exceed 6,500 NITS during daylight hours or 500 NITS between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service.

19. The foregoing minimum dwell time and maximum illuminative brightness levels shall be subject to future modification and regulation in the exercise of the City's police powers and no vested right shall ever be created in these conditions.

Except as outlined above, sign standards shall conform to the guidelines identified in the Sign Section of the Tulsa Zoning Code in effect at the time of Detailed Sign Plan Approval.

#### **I. Internal Landscaped Areas:**

A minimum of fifteen percent (15%) of the net land area shall be developed in accord with the Landscape Chapter of the Tulsa Zoning Code and in accord with the screening and landscape plan. Provided areas for the display for sale of automobiles and light trucks shall not be considered as required off-street parking for the administration of the off-street parking and landscape chapter requirements of the Tulsa Zoning Code.

The landscaped buffer area in Development Area A shall be tapered to follow the existing easternmost driveway in Development Area B and then widened to include an area approximately 140 feet wide at the northeastern corner of Development Area B. Deciduous trees shall be installed within the new landscaped area, as shown on the screening and landscaping plan, with a minimum caliper of two inches and minimum height of ten to twelve feet at planting, spaced approximately 25 feet apart to permit canopy development.

A six feet high or higher solid screening fence shall be constructed on the westerly side of the landscaped area within Development Area B to a point at the north boundary of Lot 11, Block 2, Candlelight Addition and then connected to the northwest corner of that lot. The extension of the screening fence shall create a visual barrier between the two residences adjacent to Development Area B and the vehicles displayed and an effective physical barrier to prevent trespassers from entering the landscaped buffer area.

## **J. General Provisions**

No zoning clearance permit shall be issued for a lot within the PUD until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed as a continuing condition of the granting of an occupancy permit.

No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that has been submitted and approved as being in compliance with the approved PUD development standards.

All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner than the areas cannot be seen by persons standing at ground level.

Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. No light standard shall be located within 80 feet of the east boundary of Development Area A. No light standard shall be located within the landscape buffer area along the easterly boundary of Development Area B as shown on the screening and landscape plan. Light standards within 100 feet of the easterly boundary of Development Area B shall not exceed 16 feet in height. No light standard nor building-mounted light shall exceed 25 feet in height.

The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

There shall be no outside storage of the recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.

An external public address speaker system shall be prohibited.

There shall be no access from the PUD to East 28<sup>th</sup> Place South.





**Case Number:** PUD-550-6  
**Minor Amendment**

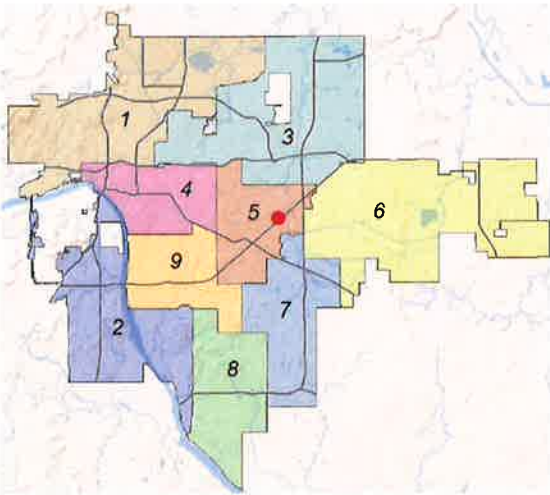
**Hearing Date:** April 5, 2017

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Mark Capron, Sisemore Weisz & Assoc.

Property Owner: Freedom Roads, LLC

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to revise landscape and lighting requirements

Gross Land Area: 20.71 acres

Location: Northwest of South 91<sup>st</sup> E. Ave. and East Skelly Dr.

9005 East Skelly Drive

Lot 1, Block 1 Dean's RV Superstore

**Zoning:**  
 Existing Zoning: IL/CS/PUD-550  
 Proposed Zoning: No Change

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

**Staff Recommendation:**  
 Staff recommends **approval**.

**Staff Data:**  
 TRS: 1913  
 CZM: 38 Atlas: 456/546

**City Council District: 5**  
*Councilor Name:* Karen Gilbert  
**County Commission District: 2**  
*Commissioner Name:* Karen Keith

14.1

**SECTION I:** PUD-550-6 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Modify the PUD Development Standards to revise landscape and lighting requirements.

The request for lighting revisions is to reduce the area of prohibited lighting from the west 100 feet to the west 25 feet. In addition, lighting allowed within the remaining 150 feet of the west 250 feet was limited to 25 feet in height. This proposal would allow 25 foot high lighting with the east 75 feet of the west 100 feet of the site and 38 foot high lighting in the east 150 feet of the western 250 feet of the site. All lighting shall be pointed down.

The applicant has also proposed to increase the amount of trees required per lineal foot of landscape edge along the western boundary from 1 per 30 to 1 per 20. Additionally the proposal requests that, for the purpose of calculating street yard area for Phase II along East Skelly Drive, that 10 feet be used as the required width.

In addition to the required street trees, the applicant has proposed the addition of at least one small broadleaf evergreen tree be required for each 500 square feet of required street yard. Street trees and evergreen trees may be grouped similar to the concept plan attached.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

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

*Section 30.010.1.2.c(9)*

*“Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan.”*

Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-550 and subsequent minor amendments shall remain in effect.



Exhibits included with staff recommendation:

INCOG zoning case map

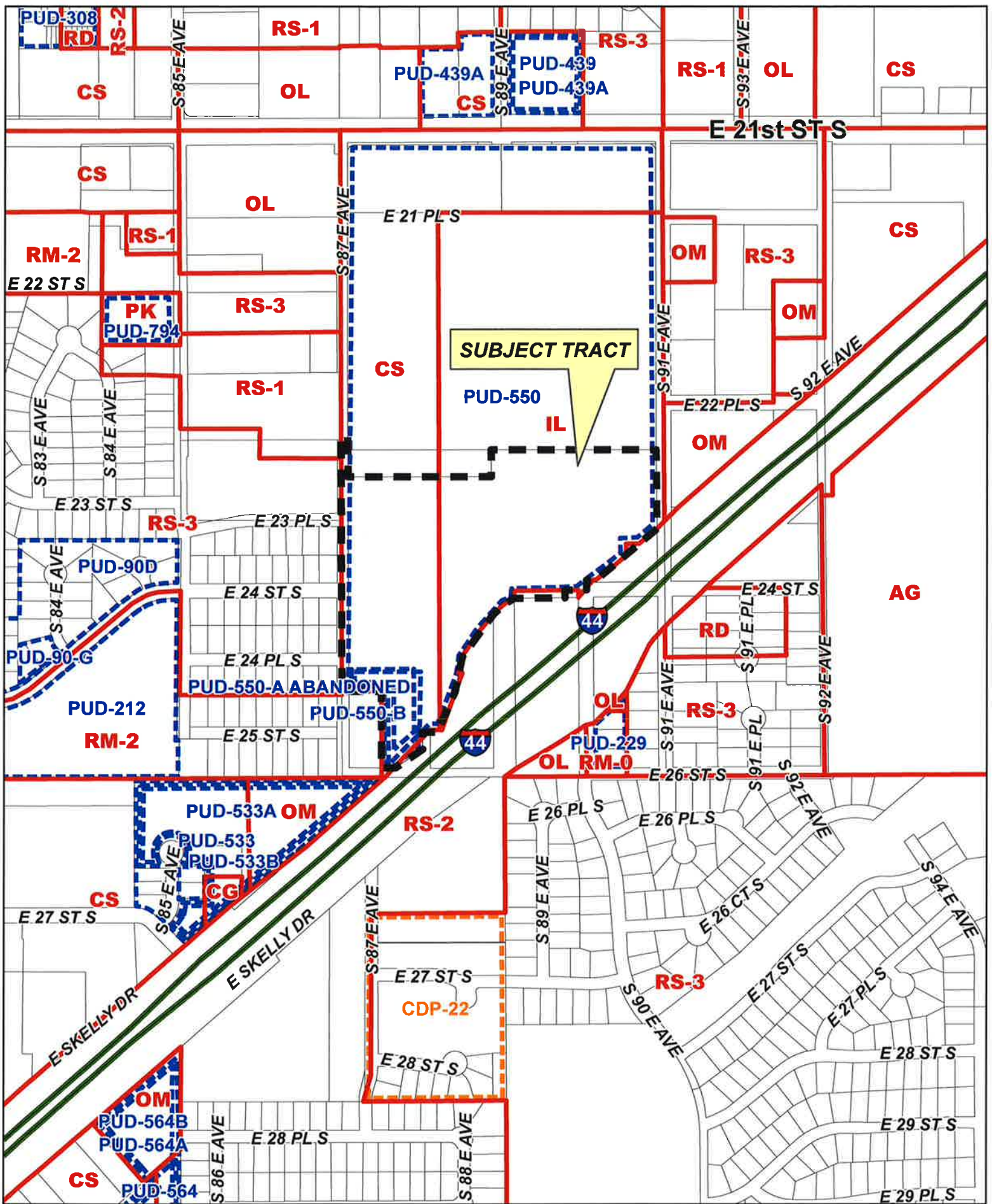
INCOG aerial photo

Applicant Exhibits:

Proposed Minor Amendment Text

Landscape Concept and Lighting Restriction Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to revise landscape and lighting requirements.



**PUD-550-6**

19-13 13

14.4 



Subject Tract

**PUD-550-6**

19-13 13

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

Aerial Photo Date: February 2016



Camping World  
Formally Dean's RV Superstore  
PUD Minor Amendment  
PUD-550-6

Whereas PUD No. 550-4 was approved by the Tulsa Metropolitan Area Planning Commission on January 22, 2014.

This Minor Amendment is to the PUD is submitted to request two revisions to the Development Standards for Lighting and Landscaping. The requested modifications is as follows:

Lighting

Current PUD #550-5:

*Light standards within the western 250 feet of the development area shall not exceed 25 feet in height. All exterior lighting fixtures shall be hooded and direct light downward and away from the properties to the west. No light standards are permitted within the west 100' of the development area.*

Proposed PUD #550-6 per proposed Amendment:

No light standards are permitted within the west 25' of the development area.

**Light standards within the east 75 feet of the west 100 feet shall not exceed 25 feet in height.**

**Light standards within the east 150 feet of the western 250 feet of the development area shall not exceed 38 feet in height.**

All exterior lighting fixtures shall be hooded and direct light downward and away from the properties to the west.

Landscape

ADDITIONAL REQUIREMENTS / RESTRICTIONS:

Current PUD #550-5:

*Along the westerly boundaries of the development area, a minimum 30' width landscape edge shall be installed. Within this landscape edge, a minimum of one tree per 30 lineal feet of landscape edge shall be installed, with planting of a variety of evergreen and deciduous trees that are suitable for, and tolerant of, northeast Oklahoma climate and plant material growing conditions. At time of planting, all trees must be a minimum of 6' in height and have a minimum 2" tree caliper.*

Proposed PUD #550-6 per proposed Amendment:

Along the westerly boundaries of the development area, a minimum 30' width landscape edge shall be installed. Within this landscape edge, a minimum of

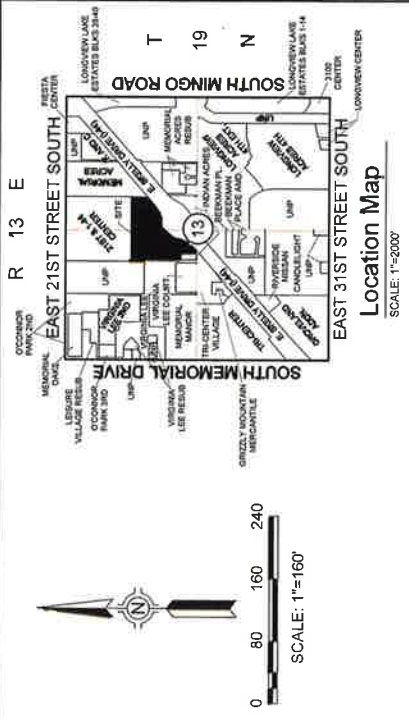
one tree per 20 lineal feet of landscape edge shall be installed, with planting of a variety of evergreen and deciduous trees that are suitable for, and tolerant of, northeast Oklahoma climate and plant material growing conditions. At time of planting, all trees must be a minimum of 6' in height and have a minimum 2" tree caliper.

**For the purpose of calculating area of the East Skelly Drive street yard of phase II (southwest 963 lineal feet of southeastern boundary development area adjacent to East Skelly Drive as depicted on Exhibit A) shall have a width of 10'. At least one tree must be planted and maintained or replaced in the aforementioned street yard landscape area for each 1,200 square feet of area, or fraction thereof.**

**In addition, At least one small broadleaf evergreen tree must be planted and maintained or replaced in the aforementioned street yard landscape area for each 500 square feet of area, or fraction thereof.**

**The Conceptual Landscape Plan for Phase II is attached hereto as Exhibit "A".**

Except as outlined above, the remainder of the PUD ##550 development standards will remain the same as approved by the TMAPC.



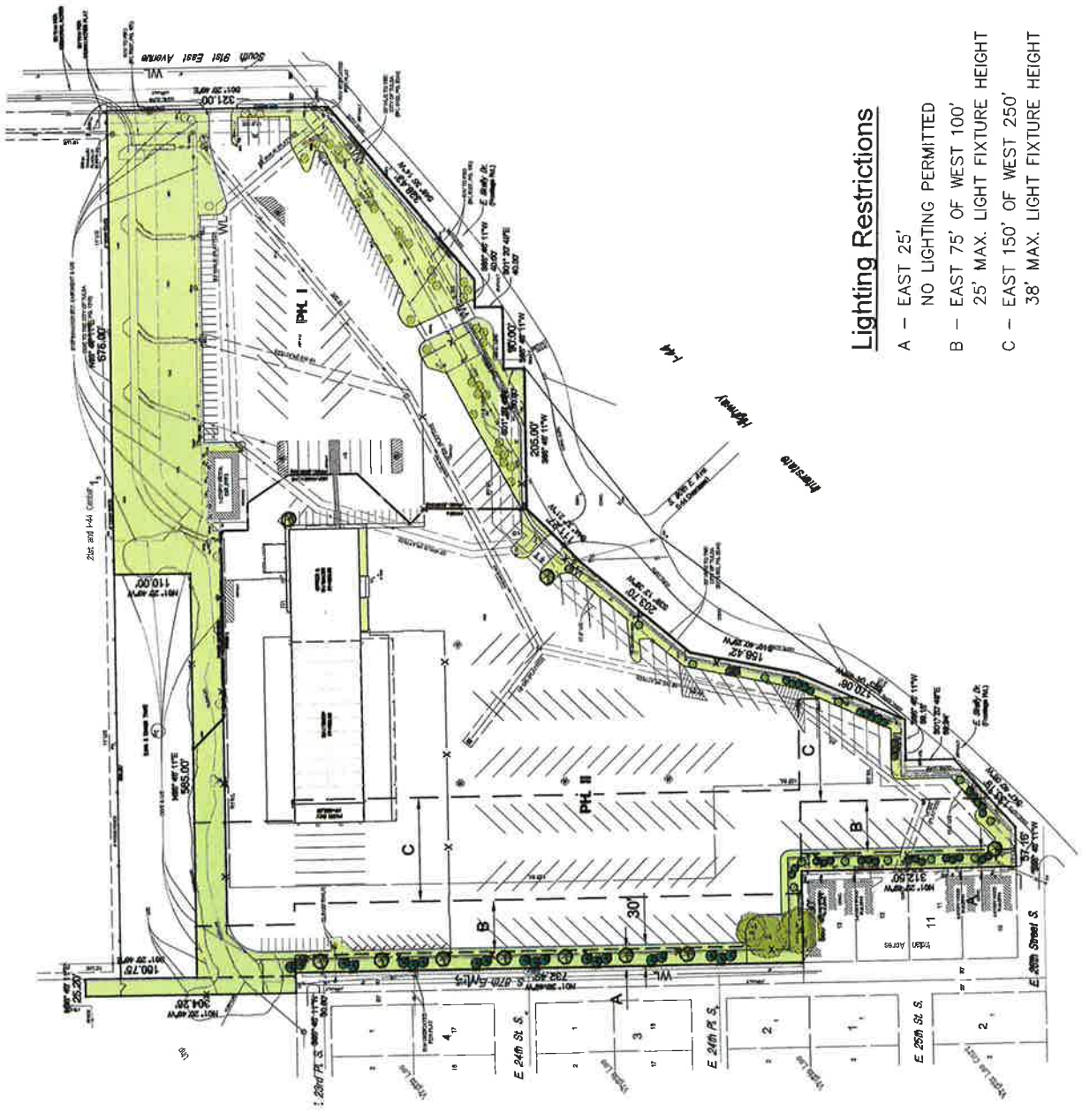
**Legend**

- LANDSCAPED AREA
- EXISTING TREE TO REMAIN
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- BROADLEAF EVERGREEN TREE

**Exhibit "A"**  
**PUD 550-6**  
**Landscape Concept**  
**And Lighting Restriction Plan**

FOR  
 PART OF LOT 1, BLOCK 1, DEAN'S RV SUPERSTORE  
 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 13 EAST,  
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

FILE: 1913.13      W/O#: 17202.20      DATE: 2-2017  
**Siemore Weisz & Associates, Inc.**  
 6111 EAST 39th PLACE  
 TULSA, OKLAHOMA 74186  
 PHONE: (918) 865-3800  
 FAX: (918) 865-8668  
 C.A. NO. 2421      EXP. DATE 6/30/17



**Lighting Restrictions**

- A - EAST 25'  
NO LIGHTING PERMITTED
- B - EAST 75' OF WEST 100'  
25' MAX. LIGHT FIXTURE HEIGHT
- C - EAST 150' OF WEST 250'  
38' MAX. LIGHT FIXTURE HEIGHT

14.8



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-59  
**Amendment to Tulsa Comprehensive Plan  
and West Highlands/Tulsa Hills Small Area  
Plan**

**Hearing Date:** April 5, 2017

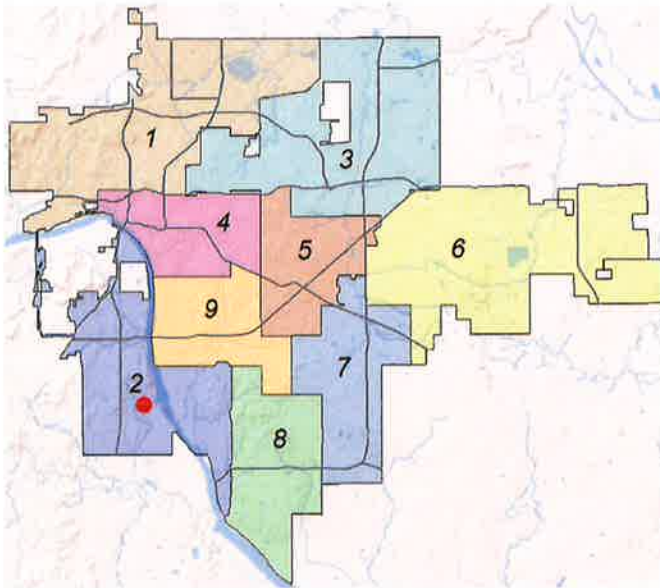
**Case Report Prepared by:**

Susan Miller, AICP  
  
Martha M. Schultz, Planner III  
Planning & Development Department

**Owner and Applicant Information:**

Applicant: TMAPC  
  
Property Owners: Various

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



**TMAPC initiation:**  
Land Use Map change from *Employment* to  
*New Neighborhood*

**Public meeting consensus:**  
Land Use Map change from *Employment* to  
*Existing Neighborhood*

Stability and Growth Map change from *Area  
of Growth* to an *Area of Stability*

Size: 52.14 acres or 13 parcels

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

**Comprehensive Plan:**

Land Use Map:  
Existing: *Employment*  
**TMAPC initiated:** *New Neighborhood*  
**Recommendation:** *Existing Neighborhood*

**Staff Recommendation:**

Staff recommends **approval** of the *Existing  
Neighborhood and Area of Stability*  
designations.

**Recommendation** to change Stability and  
Growth Map from *Area of Growth* to  
*Area of Stability*.

**City Council District: 2**  
Councilor Name: Jeannie Cue

**Zoning:** AG

**County Commission District: 2**  
Commissioner Name: Karen Keith

**COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST**

South of the southeast corner of West 71st Street and South Elwood Avenue (CPA-59)

**I. PROPERTY INFORMATION AND LAND USE REQUEST**

<p><b>Existing Land Use:</b> <i>Employment</i>  <b>Existing Stability and Growth designation:</b> <i>Area of Growth</i></p>
<p><b>Proposed Land Use:</b>  <b>TMAPC initiated:</b> <i>New Neighborhood</i>  <b>Recommendation:</b> <i>Existing Neighborhood</i></p> <p><b>Recommended Stability and Growth designation:</b> <i>Area of Stability</i></p>
<p><b>Location:</b> S of the SE corner of W. 71st St. and S. Elwood Ave.</p>
<p><b>Size:</b> 52.14 acres or 13 parcels</p>

**A. Background**

The land use assigned for this area at the time of adoption of the 2010 Tulsa Comprehensive Plan is *Employment*, with a Stability and Growth Map designation of *Area of Growth*. The subject area is in west Tulsa, on the eastern edge of the boundary of the West Highlands/Tulsa Hills Small Area Plan, which was adopted in 2014. This small area plan was initiated in response to development pressures in a previously agricultural area. The small area plan attempts to balance future development with existing aesthetics and open space while ensuring that transportation and related systems are enhanced. The map designations of *Employment* and *Area of Growth* for this area were not changed through the small area planning process.

The thirteen (13) parcels subject to the amendment zoned AG with mostly residential uses, are located between a utility substation on the north, City of Tulsa facilities to the east, and the new Jenks elementary school (under construction) to the south. On a parcel within the area subject to the amendment request, TMAPC recently denied a request to change zoning from Agricultural (AG) to Commercial General (CG) with an optional development plan (Z-7366) to allow a dog boarding and training facility. While considering this request and in response to feedback from neighborhood residents and property owners at the public hearing, TMAPC expressed concerns about the



Comprehensive Plan's land use designation of *Employment* for the subject property and adjacent properties.

From this discussion, TMAPC directed staff to evaluate the appropriateness of this land use designation and the possibility of changing it to *New Neighborhood* through an amendment to the Comprehensive Plan.

**B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan and West Highlands/Tulsa Hills Small Area Plan)**

“**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.”

“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. Recommended Land Use and Growth Designations**

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

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

**D. Zoning and Surrounding Uses:**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	AG	<i>Employment</i>	Growth	utility substation, vacant land, self-storage facility
South	OL/PUD-742	<i>Employment</i>	Growth	Jenks school (under construction)
East	AG	Employment	Growth	City of Tulsa sewage treatment facilities
West	RM-O/RS-3 /PUD-738, AG	New Neighborhood	Growth	S. Elwood Ave., apartments (under construction) and large lot residential

## 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 TMAPC (applicant) initiated a land use amendment on February 1, 2017, directing staff to look closer at specific factors impacting the area that may warrant a land use change. When staff first presented the item to TMAPC for initiation, a *New Neighborhood* land use designation was suggested based on other similar properties in the surrounding area. However, since then, new information has resulted in a staff recommendation of *Existing Neighborhood* and *Area of Stability* designations on the subject properties. The following section summarizes justification for the proposed amendment.

## F. Staff Summary:

The Comprehensive Plan recognizes that when conditions and markets change, consideration of plan amendments would be appropriate. Land use map designations proposed and adopted in the 2010 Comprehensive Plan considered zoning (existing and pending), land uses that were current at that time, and a forward look to a future development pattern in the area that could support the City's long-range (20 to 30 years) vision for the future.

The following factors indicated a potential for more intense uses in the future, and thus supported the *Employment* land use designation and *Area of Growth* on the Growth and Stability Map when the Comprehensive Plan was adopted in 2010:

- Few residences on large lots
- AG zoning, typically a legacy condition that pre-dates urbanization within the City
- Relative proximity of a busy regional airport (Jones) to the south. Airports and complementary businesses generate employment opportunities.
- OL (Office-Low) zoning on property to the south. The Jenks Elementary School now under construction was not anticipated at the time.
- Proximity to the City of Tulsa sewage treatment facilities (drying beds), not generally considered a compatible land use near residential areas. These facilities are separated from the subject area by severe topography, dropping from west to east, toward the Arkansas River and no obvious street connections to the east.
- Utility substation to the north
- Commercial properties on 71st Street (also to the north)

Similar large-lot properties on the east side of S. Elwood were designated *New Neighborhood* (also in an *Area of Growth*), based on residential zoning (RM-3/RM-0/PUD-738) south of 71st Street and new subdivisions (Stonebrooke) at 81st Street. Currently, a large multi-family residential development is under construction south of the southwest corner of 71st and Elwood.

A few important factors warrant consideration of a Comprehensive Plan amendment in the subject area. First, the existing property owners acknowledge that the area is growing and changing, but have expressed the desire to maintain the stability of their residential neighborhood. The desires and concerns expressed by the neighborhood were the impetus for the TMAPC consideration to initiate this land use review. The following sections provide further details on neighborhood discussion since the initiation of this proposed amendment.

### **Community Engagement**

To engage more residents in this discussion, the City of Tulsa scheduled a public meeting/listening session for 6 to 7 p.m. on Tuesday, March 7, 2017, at the SummerHill Suites at Tulsa Hills, 1521 W. 80th Street S. Invitations were mailed to all property owners within the subject area and those within 300' of the subject area.

Because portions of the subject properties were included in West Highlands/Tulsa Hills Small Area Plan boundary, a courtesy invitation was extended to members of the Citizen Advisory Team via e-mail. City Councilor Jeannie Cue also invited constituents in the area.

### **Public Meeting: March 7, 2017**

Based on sign-in sheets, approximately 30 persons (including staff and Councilor Cue) attended the meeting. Seven (7) directly affected property owners attended the meeting as shown in shaded areas on the map (See Attachment 6). Staff presented a PowerPoint presentation providing planning context (i.e., comprehensive planning, land use designations and how they differ from zoning), and references to the West Highlands/Tulsa Hills Small Area Plan.

As they considered TMAPC's suggested amendment to *New Neighborhood*, attendees reviewed the Comprehensive Plan's "building blocks" (also in the PowerPoint presentation) that illustrate concepts anticipated by land use designations of *Employment*, *New Neighborhood*, and *Existing Neighborhood*.

Staff clarified that any new development in the area *not allowed* by AG zoning would require rezoning, which in turn would be subject to notification of property owners and a public process similar to what occurred with Z-7366.

A general discussion between attendees and staff comprised the remaining half of the meeting. The primary development concern expressed by residents in the area - regardless of land use designations - was traffic on S. Elwood Avenue, with expectation of delays and hazards upon completion of the elementary school, multi-family

construction near 71<sup>st</sup> Street and the Titan Sports complex on 81<sup>st</sup> Street. They noted that S. Elwood Avenue also provides an outlet for traffic to avoid congestion at 81<sup>st</sup> Street and Highway 75.

Attendees and property owners echoed the sentiments of speakers at the Z-7366 public hearing, stating their preference for this area to remain unchanged for the near future. Regarding land use designations for the subject area, attendees asserted the following positions in response to TMAPC's proposed amendment to the land use plan:

- No support to retain the *Employment* designation
- No support for *New Neighborhood*, as they would not embrace new suburban-style development envisioned by this designation.
- Overwhelming support to change the land use designation to *Existing Neighborhood*.

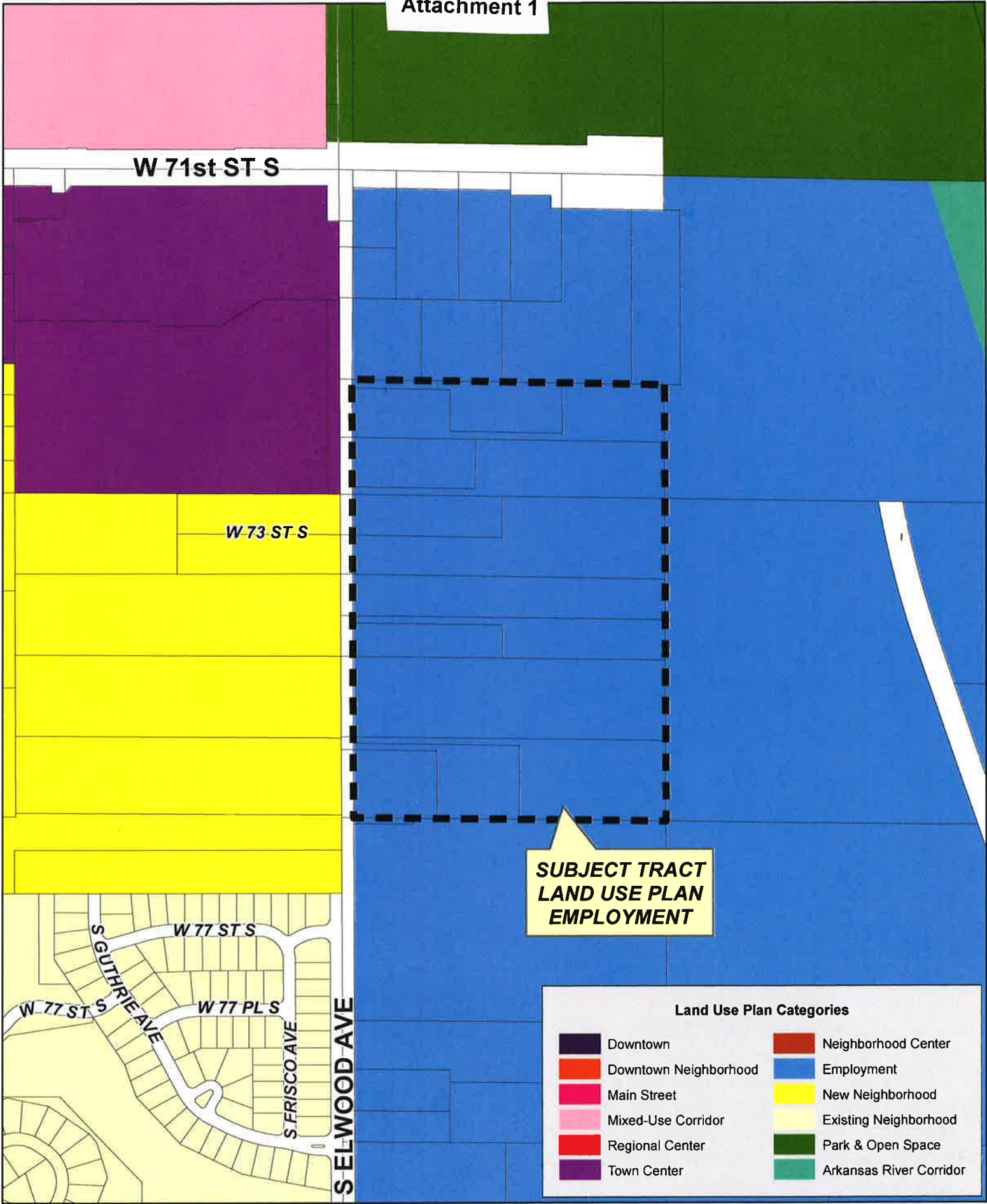
This is a unique situation in that areas of low density with AG zoning designations were not typically assigned as *Existing Neighborhoods* or *Areas of Stability* when the Comprehensive Plan was adopted in 2010; however, it is not unprecedented. Of the 29,390 acres of AG zoned land within the City of Tulsa, 1,786 acres of 6% of that land are designated in the Comprehensive Plan as *Existing Neighborhood* and an *Area of Stability* (See Attachments 7-9).

Regarding changed conditions, the current Jenks elementary school under construction on the southern boundary of the subject area was not envisioned at the time of adoption of the Comprehensive Plan in 2010. When the zoning was changed from AG to OL/PUD-742 in 2007, the intent was for an office park, which would have been more in line with a larger *Employment* area. However, a major amendment to the PUD was approved in 2015 that altered the development potential of this site to an elementary school. A school use is complementary to the neighborhood and will support the stability of existing residences located nearby.

Another factor that may not have been taken into full consideration is the severe topographical change between the subject properties and the City of Tulsa sewage treatment facilities to the east. Because of the topography, heavily wooded nature of the eastern portions of the subject properties, and lack of connections to the City of Tulsa property, potential negative impacts resulting from that use are significantly mitigated.

#### **G. STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the *Existing Neighborhood* and *Area of Stability* designations for the subject area.



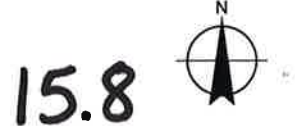
**SUBJECT TRACT  
LAND USE PLAN  
EMPLOYMENT**

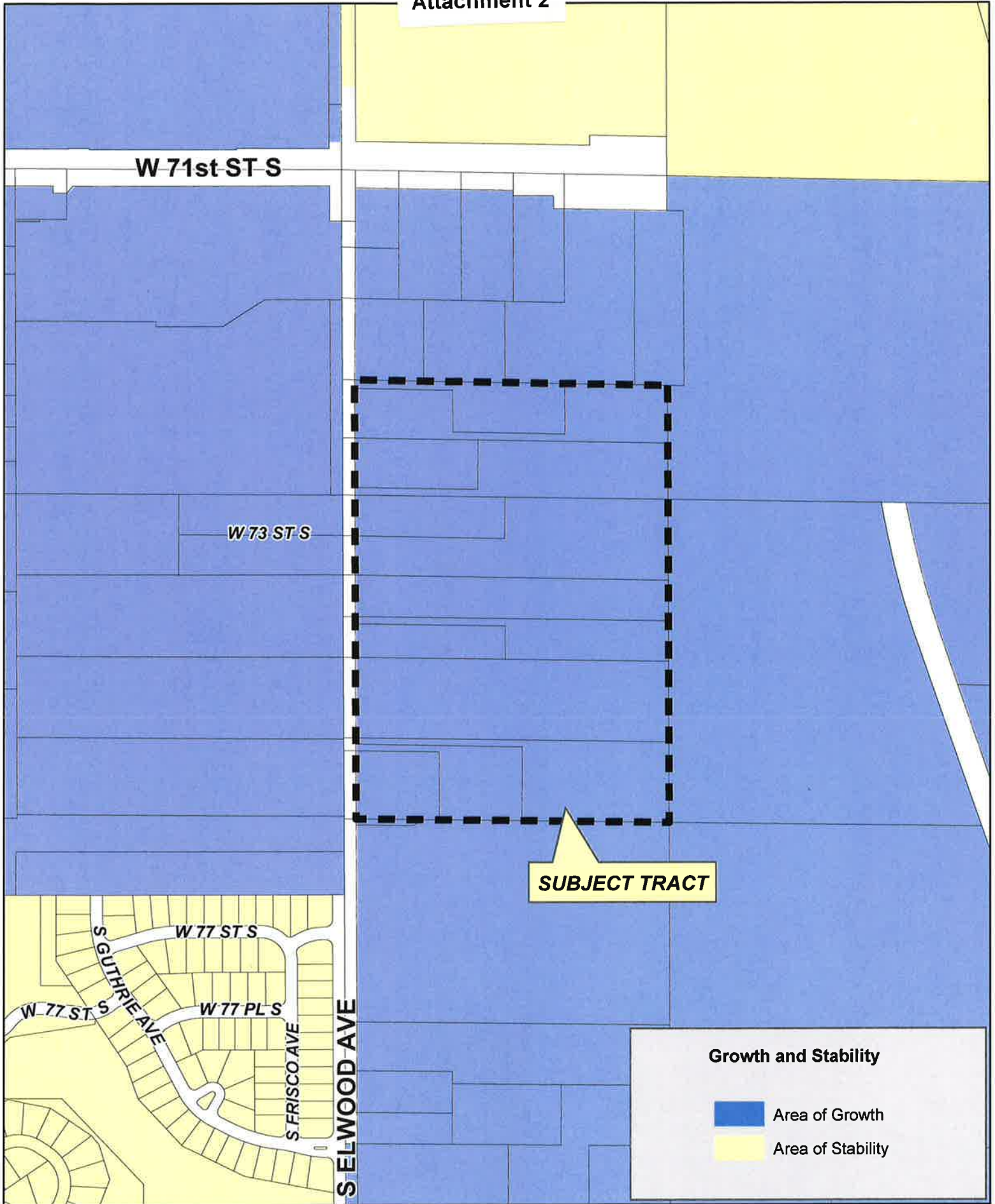
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park & Open Space
	Town Center		Arkansas River Corridor



**CPA-59**

18-12 12





**Growth and Stability**

- Area of Growth
- Area of Stability



**CPA-59**

18-12 12

15.9





Subject Tract

**CPA-59**

18-12 12

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

Aerial Photo Date: February 2016



15.10





 Subject Tract

**CPA-59**

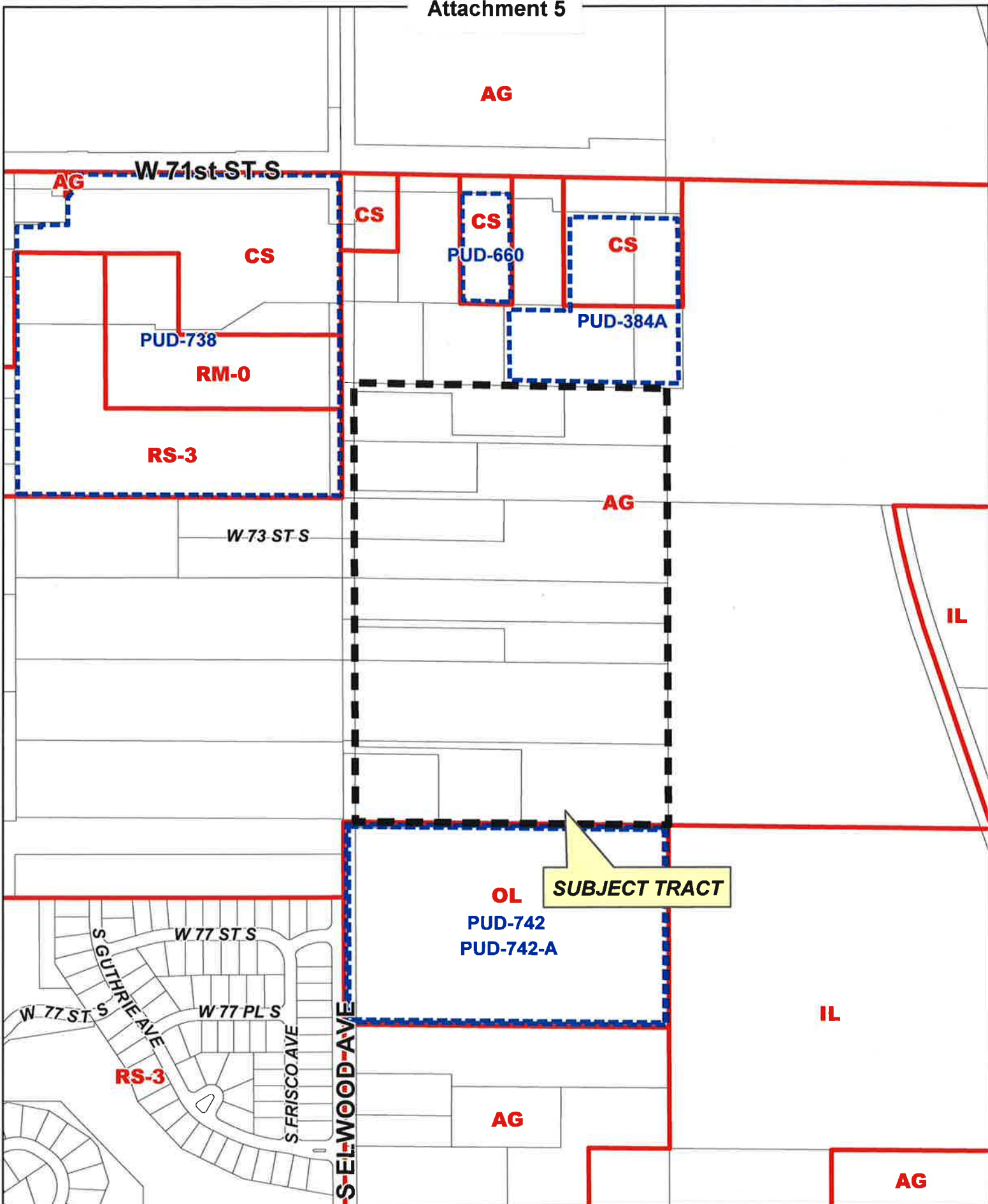
18-12 12

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

Aerial Photo Date: February 2016

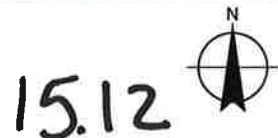


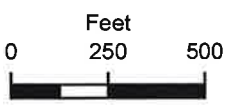
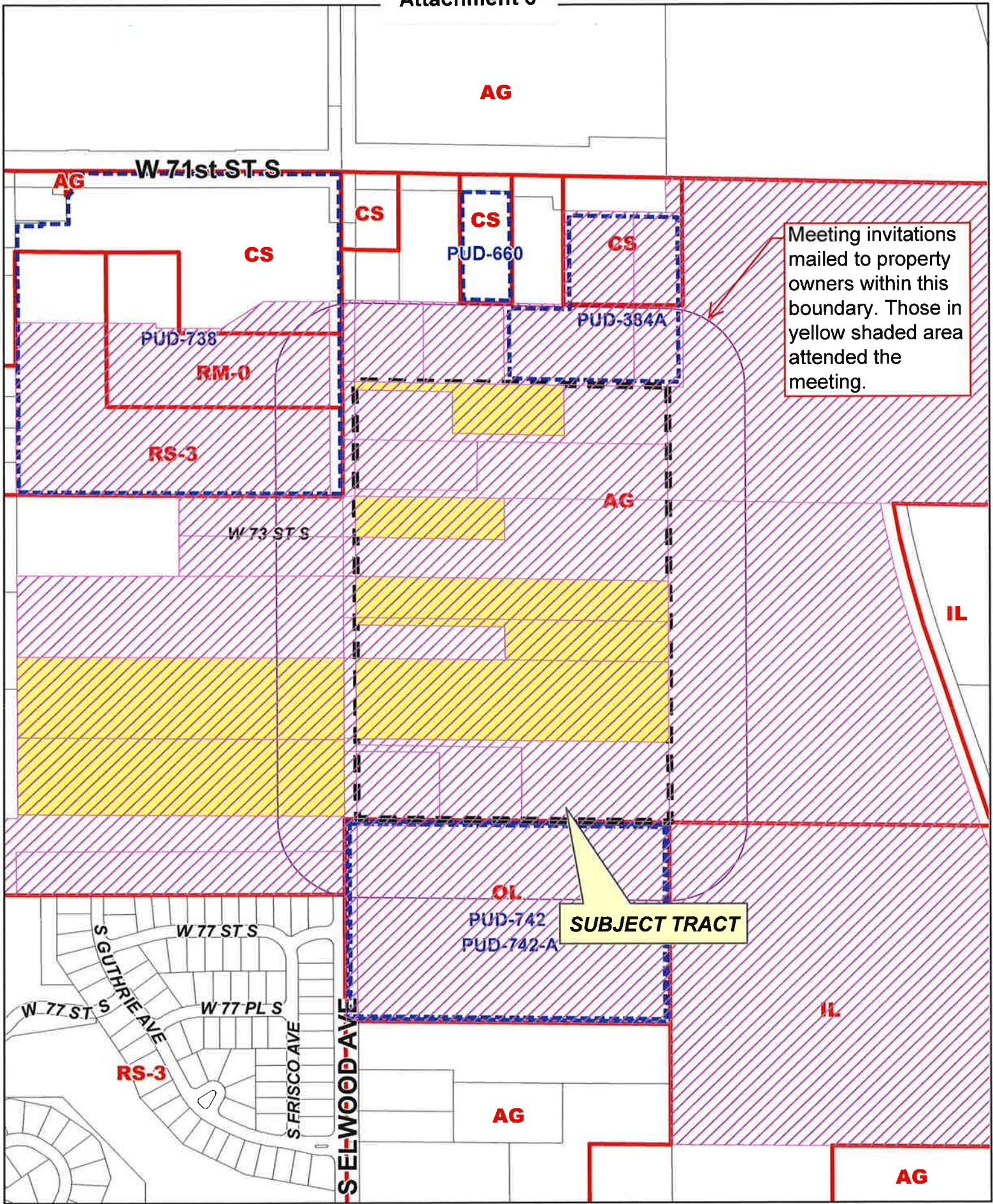
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**CPA-59**

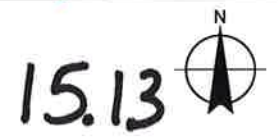
18-12 12





CPA-59

18-12 12











Tulsa Metropolitan Area Planning Commission

**Case Number:** LS-20971  
**Lot-Split**

**Hearing Date:** April 5, 2017

**Case Report Prepared by:**

Amy Ulmer

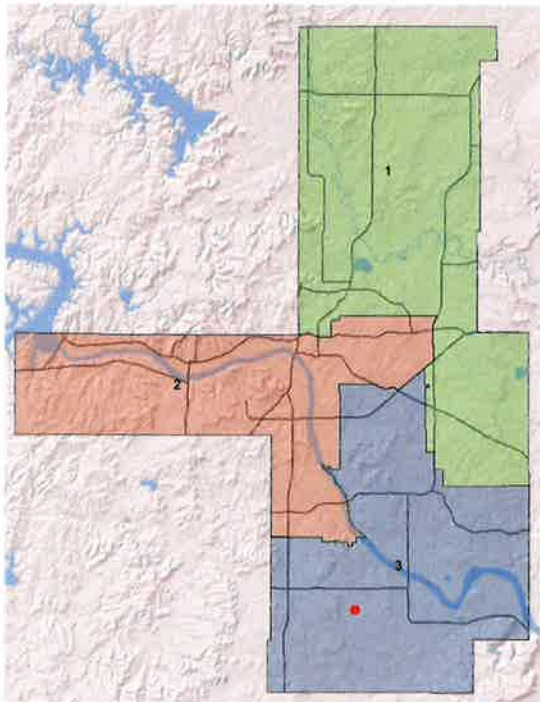
**Owner and Applicant Information:**

Applicant: Tanner Consulting, LLC

Property Owners: Precision Project Management, Inc.

**Location Map:**

**(shown with County Commission Districts)**



**Applicant Proposal:**

Proposal to split an existing AG tract into three tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Vacant

Tract A Size: 2.510 acres

Tract B Size: 2.510 acres

Tract C Size: 4.975 acres

Location: South of the Southwest Corner of 161<sup>st</sup> Street South & South Harvard Avenue

**Comprehensive Plan:**

n/a

**Zoning:**

Existing Zoning: AG

**Staff Recommendation:**

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

**County Commission District: 3**

*Commissioner Name:* Ron Peters

14.1

## Lot-Split and Waiver of Subdivision Regulations

April 5, 2017

**LS-20971**

**Tanner Consulting, LLC., (7329) (AG) (County)**

**Location: South of the Southwest Corner of the East 161<sup>st</sup> Street South & South Harvard Avenue.**

The Lot-Split proposal is to split an existing AG (Agriculture) tract into three tracts. Tract 3 of the resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code. On March 21, 2017 The County Board of Adjustment granted a Variance of the minimum lot width from 150' to 149' for Tract 1 and Tract 2.

The Technical Advisory Committee met on March 16, 2017 and had no comments.

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

16.2





E 161st ST S

S HARVARD AVE

3

1

2



Subject Tract

**LS-20971**

17-13 29

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

Aerial Photo Date: February 2016

16.3







Tulsa Metropolitan Area  
Planning Commission

Case : Titan Sports

Hearing Date: April 5, 2017

Case Report Prepared by:

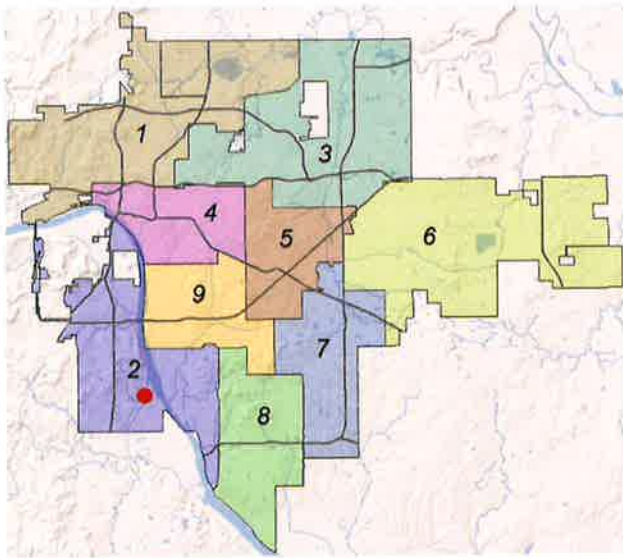
Nathan Foster

Owner and Applicant Information:

*Applicant:* Tanner Consulting, LLC

*Owner:* Titan Sports & Performance  
Center, LLC

Location Map:  
(shown with City Council Districts)



Applicant Proposal:

Modification to a previously approved  
Authorization of Accelerated Release of a  
Building Permit

*Location:* East of the northeast corner of  
East 81<sup>st</sup> Street South and South Elwood  
Avenue

Zoning: IL

Staff Recommendation:

Staff recommends approval of the  
modifications with conditions

City Council District: 2

*Councilor Name:* Jeannie Cue

County Commission District: 2

*Commissioner Name:* Karen Keith

EXHIBITS: Letter submitted by applicant, Site Map

## **Modification to Previously Approved Authorization of Accelerated Release of a Building Permit**

### **Titan Sports** – (CD 2)

On March 1, 2017, TMAPC authorized the City of Tulsa Permit Center to issue building permits prior to the filing of a final plat.

With regard to that authorization, Section 70.080-B-2-c of the City of Tulsa Zoning Code reads as follows:

“The planning commission, pursuant to its exclusive jurisdiction over subdivision plats, is authorized to allow the accelerated release of a building permit, upon approval of a proposed preliminary plat, thereby enabling building permits to be issued prior to the filing of the final plat. **All required street right-of-way dedications must occur before issuance of a building permit.** Prior to allowing accelerated release of a building permit, the planning commission must determine that extraordinary or exceptional circumstances warrant the release and that compliance with the filing of the final plat is reasonably assured. In exercising its discretion to allow accelerated release of a building permit, the planning commission may:

1. Waive the requirement for street dedication as a condition of approval of a building permit being released prior to the filing of a final plat. Such waiver may only occur upon a determination that circumstances related to the particular project reasonably preclude the future use or improvement of the area for which dedication would be required;
2. Require that no final inspection of buildings or structures occur, that no certificate of occupancy be issued and that no building be occupied until the platting requirement is fully complied with; and
3. Prescribe other conditions determined to be necessary to ensure the filing of the final plat.

At the initial hearing, there was no request made to waive the requirement of street dedication prior to the issuance of a building permit as covered in 1 above. Additionally, no condition was added to require a final plat be filed prior to the issuance of a Certificate of Occupancy as stated in 2 above. The applicant has requested a waiver of the requirement that street dedication be completed prior to the issuance of a permit. Staff supports this request with the added condition that no Certificates of Occupancy be issued prior to the filing of a plat.

Staff recommends **approval** of the modification of the previous approval with those added conditions.



LAND PLANNING | LAND SURVEYING | CIVIL ENGINEERING

5323 SOUTH LEWIS AVENUE  
TULSA OKLAHOMA 74105-6539  
OFFICE: 918.745.9929

Mach 14, 2017

Mr. Nathan Foster  
INCOG  
2 west Second Street  
Suite 800  
Tulsa, Oklahoma 74103

**RE: Titan Sport subdivision plat**

Dear Nathan,

As you are aware, the TMAPC approved a request for an Accelerated Building Permit at the March 1<sup>st</sup> meeting. This approval will us to proceed with the foundation permit and complete the Draft Final plat for submittal and approval before the Planning Commission and City Council. We anticipate approximately four weeks to complete the foundation and then we will be ready to go vertical with the building in which a full building permit is required.

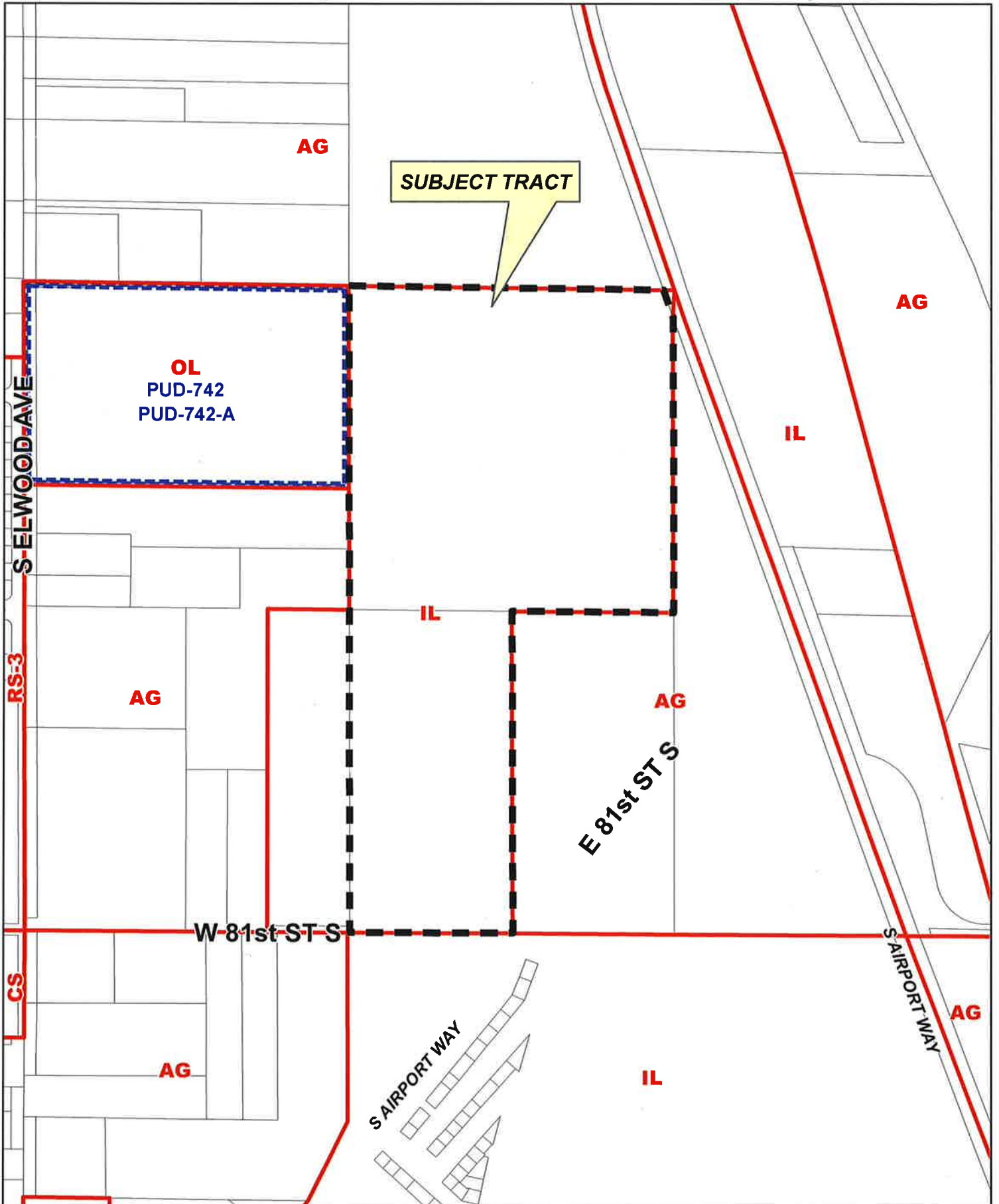
According to the Tulsa Zoning Code Section 70.080 B.2.c, "All required right-of-way dedications must occur before the issuance of the building permit" and while we hope to have the plat completed and filed of record, this may not be the case. As a precaution, we would respectfully request a waiver by the TMAPC of the above requirement in order to let the City issue the building permit and dedicated the right-of-way by the subdivision plat when approved and filed of record. We are not asking to 'waive' the dedication requirement, just allow the issuance of the building permit before the plat is filed of record which will dedicate 81<sup>st</sup> Street. Thank you for your consideration.

Respectfully,

Ricky Jones, Principal, AICP

Cc: Janine VanValkenburgh  
Paul Enix  
Stan Liedel

17.3



**SUBJECT TRACT**

**OL**  
PUD-742  
PUD-742-A

**AG**

**AG**

**IL**

**IL**

**AG**

**AG**

**E 81st ST S**

**W 81st ST S**

**S AIRPORT WAY**

**AG**

**AG**

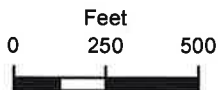
**IL**

**S AIRPORT WAY**

**Titan Sports**

18-12 12

17.4





Tulsa Metropolitan Area  
Planning Commission

**Case :** Z-7192 Plat Waiver

**Hearing Date:** April 5, 2017

**Case Report Prepared by:**

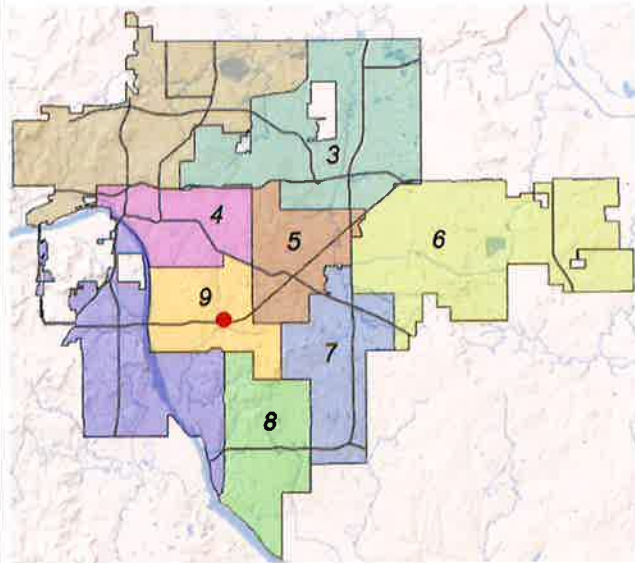
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tanner Consulting, LLC

*Owner:* MT Bedford, LLC

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



**Applicant Proposal:**

Plat Waiver Request

*Location:* North of the northwest corner of East 49<sup>th</sup> Street South and South Harvard Avenue

**Zoning:** CS

**Staff Recommendation:**

Staff recommends **approval** of the plat waiver

**City Council District:** 9

*Councilor Name:* Ben Kimbro

**County Commission District:** 3

*Commissioner Name:* Ron Peters

**EXHIBITS:** Plat Waiver Application, Site Plan

## PLAT WAIVER

### Z-7192 – (CD 9)

North of the northwest corner of East 49<sup>th</sup> Street South and South Harvard Avenue

The platting requirement for this property is being triggered by a rezoning approval (Z-7192) in 2012. The property has been previously platted.

The Technical Advisory Committee met on March 16<sup>th</sup>, 2017 and the following items were determined:

1. All required right-of-way has been dedicated and is in place.
2. Necessary easements are all in place and no additional easements will be needed at this time.
3. A Change of Access has been approved by TMAPC and filed of record with Tulsa County to align newly proposed access with previously filed plat.
4. The property is currently shown to be located in the City of Tulsa Regulatory Floodplain and partially located within a FEMA floodplain. Any proposed development within the regulatory floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as city drainage standards. Any proposed changes to the floodplain boundaries or flood elevations will be subject to Floodplain Map Revisions.

Staff recommends **approval** of the plat waiver.



**TULSA METROPOLITAN AREA PLANNING COMMISSION**

INCOG - 2 West 2<sup>nd</sup> Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

**PLAT WAIVER**     **\*ACCELERATED RELEASE OF BUILDING PERMIT\***

**APPLICATION INFORMATION**

RECEIVED BY: N/A    DATE FILED: 2/28/17    TAC DATE: 3/16/17    TMAPC DATE: 4/5/17  
 ZONING REFERENCE CASE: Z-7192    BOA REFERENCE CASE: N/A  
 TMAPC DATE (IF PENDING): \_\_\_\_\_    PROPOSED ZONING: \_\_\_\_\_    BOA DATE (IF PENDING): \_\_\_\_\_

\*A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.

\*PLAT NAME: N/A    \*APPROVAL DATE: \_\_\_\_\_    \*ANTICIPATED APPROVAL DATE: \_\_\_\_\_

**SUBJECT PROPERTY INFORMATION**

ADDRESS OR DESCRIPTIVE LOCATION: North of NW/4 E. 49th & South Harvard Ave.  
 LEGAL DESCRIPTION: "SEE ATTACHED"

PRESENT ZONING: CS    T-R-S 19-13-29    CZM \_\_\_\_\_    ATLAS \_\_\_\_\_    CD \_\_\_\_\_

**INFORMATION ABOUT YOUR PROPOSAL**

REASON FOR PLAT WAIVER APPLICATION: Previously platted. No additional ROW or easements needed.

\*EXTRAORDINARY OR EXCEPTIONAL CIRCUMSTANCES THAT JUSTIFY ACCELERATED RELEASE OF A BUILDING PERMIT: NA.

\*BENEFITS AND PROTECTIONS TO THE CITY IF THE BUILDING PERMIT IS RELEASED PRIOR TO FILING THE FINAL PLAT: NA.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Tanner Consulting, LLC</u>	NAME <u>MT Bedford, LLC</u>
ADDRESS <u>5323 S. Lewis Ave.</u>	ADDRESS <u>324 N. Robinson</u>
CITY, ST, ZIP <u>Tulsa, OK 74105</u>	CITY, ST, ZIP <u>Oklahoma City, OK 73102</u>
DAYTIME PHONE <u>918 745-9929</u>	DAYTIME PHONE _____
EMAIL <u>ricky@tannerbeutshop.com</u>	EMAIL _____

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: Ricky Jones    Feb. 28, 2017

DOES OWNER CONSENT TO THIS APPLICATION  YES  NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineer for Owner

APPLICATION FEES	
TOTAL DUE: <u>\$250</u>	RECEIPT NUMBER: <u>229054</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

**DISPOSITION**

TMAPC ACTION:  APPROVED  DENIED    DATE: \_\_\_\_\_    CONDITIONS: \_\_\_\_\_

18.3

**NOTE: THIS FORM ACCOMPANIES PLAT WAIVER APPLICATIONS ONLY, NOT USED FOR ACCELERATED RELEASE REQUESTS.**

**TMAPC POLICY ON PLAT WAIVERS:  
(This form is to be completed by applicant.)**

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

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

- |  | YES                                 | NO                               |
|--|-------------------------------------|----------------------------------|
| 1) Has property previously been platted?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>         |
| 2) Are there restrictive covenants contained in a previously filed plat?             | <input checked="" type="checkbox"/> | <input type="checkbox"/> Private |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/>         |

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

- |  |                                     |                                     |
|--|-------------------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with Major Street and Highway Plan?           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 5) Will any restrictive covenants be filed by separate instrument?                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 6) Infrastructure requirements   |                                     |                                     |
| a) Water   |                                     |                                     |
| i) Is a main line water extension required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Are additional easements required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer  |                                     |                                     |
| i) Is a main line extension required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Is an internal system required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Are additional easements required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Storm Sewer   |                                     |                                     |
| i) Is a P.F.P.I. required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| ii) Is an Overland Drainage Easement required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| iv) Are additional easements required?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 7) Floodplain  |                                     |                                     |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain?                          | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain?                                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 8) Change of Access  |                                     |                                     |
| a) Are revisions to existing access locations necessary?                                       | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 9) Is the property in a P.U.D.?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.?  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 10) Is this a Major Amendment to a P.U.D.?   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**NOTE:**

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

## Project Description

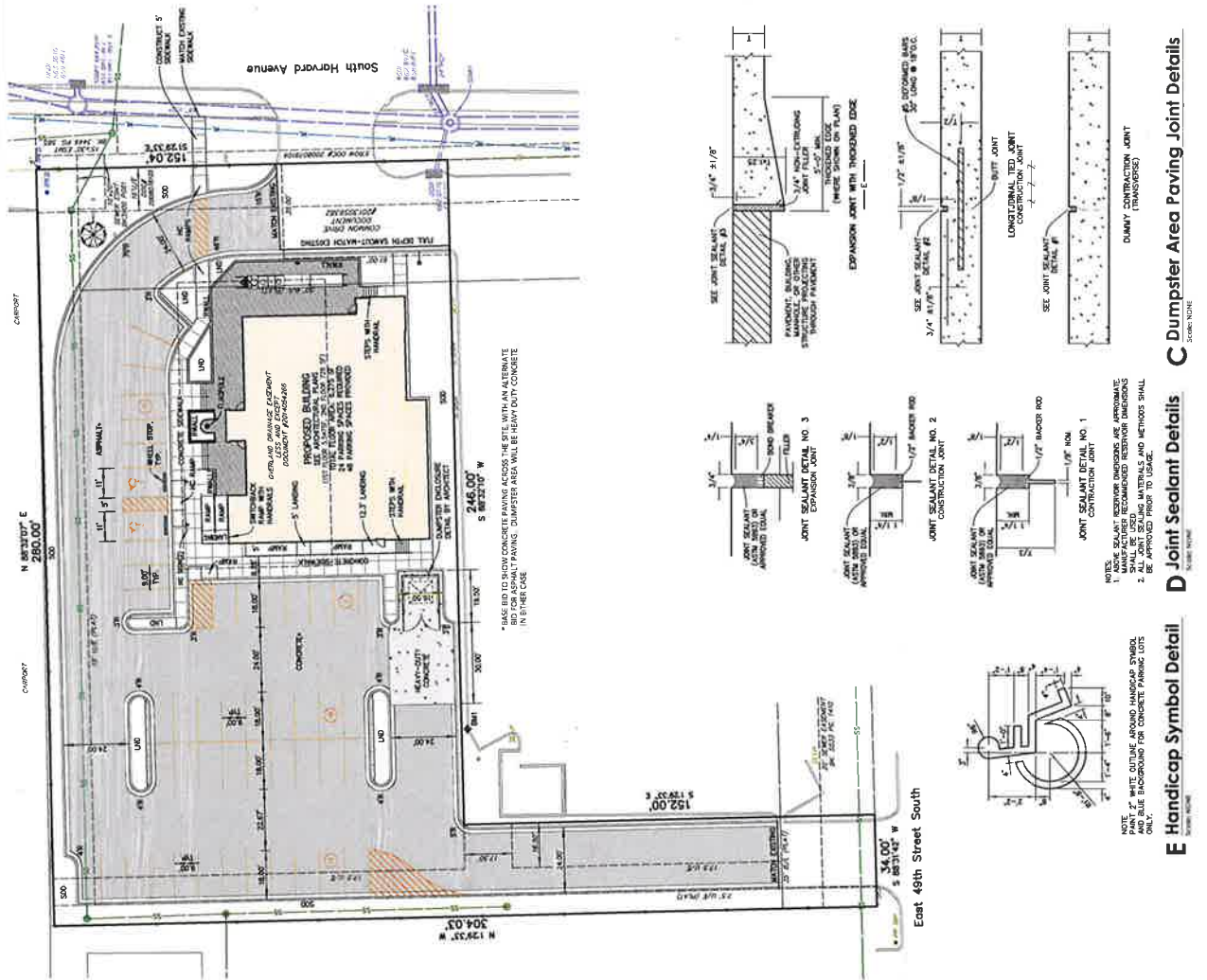
A PARCEL OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), A RESUBDIVISION OF LOTS 1, 2, 3, 4, ALL IN BLOCK 1 OF VILLA GROVE SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2873, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°56'16" WEST ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°05'24" EAST AND PARALLEL WITH THE EAST LINE OF LOT 1, FOR A DISTANCE OF 152.04 FEET TO A POINT; THENCE SOUTH 89°56'20" WEST FOR A DISTANCE OF 246.00 FEET; THENCE SOUTH 0°05'24" EAST AND PARALLEL WITH THE WEST LINE OF LOT 1, FOR A DISTANCE OF 152.00 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF LOT 1; THENCE SOUTH 89°55'51" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 34.00 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 0°05'24" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 304.03 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1; THENCE NORTH 89°56'16" EAST ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.



**Site Notes**

1. ALL UTILITY CONSTRUCTION SHALL BE COMPLETED PRIOR TO SUBGRADE PREPARATION.
2. ALL UTILITY CONSTRUCTION (WATER, SEWER, AND STORM WATER) SHALL BE COMPLETED PRIOR TO SUBGRADE PREPARATION.
3. SUBGRADE SHALL BE FREE OF ALL ORGANIC MATTER, TREATED, AND UNDESIRABLE MATERIALS.
4. SUBGRADE STABILIZATION SHALL BE AT THE DISCRETION OF THE ENGINEER, OR AS SPECIFIED IN SURFACE GEOTECHNICAL REPORT.
5. PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR UNACCEPTABLE SUBGRADE. ALL UTILITY, CURELOR CONDUIT CROSSINGS, AND CONDUITS SHALL BE REPAIRED AS NECESSARY. REPAIRS SHALL BE MORE THAN 0.1 FEET. DAMAGE IS INDICATED AT THE LIMIT PRICE BID FOR THE GRADING AND PAVING CONTRACTOR'S RESPONSIBILITY. REPAIRS SHALL NOT BE APPROVED BY THE ENGINEER OR OWNER'S REPRESENTATIVE.
6. SEQUENCE OF CONSTRUCTION FOR STABILIZED SUBGRADE SHALL BE BLUE TOP FINISHES, LIME OR 1/2 ASH TREAT AND STABILIZE, AND THEN FINAL FINISHES.
7. CONSTRUCTION SHALL BE TAKEN A MINIMUM OF ONCE EVERY 4,000 SQUARE FEET FOR EACH EIGHT INCH LIFT OF MATERIAL.
8. SUBGRADE SHALL BE PROTECTED BY THE SUBGRADE CONTRACTOR'S RESPONSIBILITY. ANY CUTS SHALL BE PROTECTED ACCORDING TO THE GEOTECHNICAL REPORT.
9. ALL FINISHES SHALL HAVE A 1% MINIMUM COMPRESSIVE STRENGTH OF NOT LESS THAN 3,000 PSI, A SLUMP OF NOT MORE THAN 7", AND SHALL CONTAIN SIX PERCENT BLENDED 4-20'S.
10. THE CONTRACTOR SHALL FURNISH THE FOLLOWING TESTING SERVICES BY A REPUTABLE INDEPENDENT TESTING LABORATORY APPROVED BY THE OWNER'S REPRESENTATIVE:
  - 11.1. LOCATION-SPECIFIC TESTS OF FRESHMENT, SUBGRADE, OR BASE, AT LOCATIONS SPECIFIED BY THE INSPECTOR.
  - 11.2. FREQUENCY TESTS OF THE SUBGRADE AT LOCATIONS SPECIFIED BY THE INSPECTOR.
  - 11.3. ENGAGEMENT FOR SUBGRADE CONSTRUCTION.
  - 11.4. MAX DESIGNS FOR PORTLAND CEMENT CONCRETE AND ASPHALTIC CONCRETE.
  - 11.5. AGRICULTURE GRADATION TESTS.
  - 11.6. AGRICULTURE GRADATION TESTS.
  - 11.7. COMPRESSION TEST OF CONCRETE CYLINDERS AT SEVEN (7) AND TWENTY EIGHT (28) DAYS WITH ONE (1) OF EACH TESTS CONDUCTED EVERY 6,000 SQUARE FEET OF PAVEMENT.
  - 11.8. EVERY 6,000 SQUARE FEET OF PAVEMENT.
12. THE CONTRACTOR SHALL FURNISH CERTIFICATION FROM THE MANUFACTURER OF ALL MATERIALS AND METHODS TO BE USED FOR THE CONSTRUCTION OF THE PAVEMENT. CERTIFICATION SHALL BE FURNISHED TO THE DEVELOPER PRIOR TO INSTALLATION OR INCORPORATION OF MATERIAL IN THE WORK.
13. THE PAVING CONTRACTOR SHALL INSURE ALL MAIN BODIES TO BE USED AFTER PAINTING STRIPS SHALL BE CONTRACTOR GRADE ADHESIVE STRIPING PAINT APPLIED WITH A COMMERCIAL COMPRESSED AIR OR AIRLESS SPRAY STRIPING MACHINE. STRIPING SHALL BE APPLIED IN THE MIDDLE OF THE STRIPES. MARKINGS RECOMMENDED THICKNESS IN AN INCH WHICH MEETS THE STRIPING MARKING PAINT SHALL BE APPLIED STRAIGHT AND OPEN AT A RATE OF ONE (1) GALLON STRIPES (OR TO MEASUREMENT) APPLY MARKING PAINT IN DRY WEATHER. PAVED AREAS SHALL BE PROTECTED FROM ALL WEATHER AND PREPARED TO BE OPEN TO TRAFFIC WITHIN FOUR (4) HOURS AFTER COMPLETING APPLICATION.



**Geotech Pavement Recommendation**  
 TAKEN FROM "GEOTECHNICAL ENGINEERING REPORT, LOT DEVELOPMENT, NWK SOUTH HARVARD AVENUE, TULSA, OKLAHOMA PROJECT NO. 210320-247, DATED 12/01/2021."  
 PREPARED BY: GRAC ENGINEERING INC., TULSA, OKLAHOMA PROJECT NO. 210320-247, DATED 12/01/2021.

PAVEMENT AREA	MINIMUM ASPHALTIC CONCRETE (AC) THICKNESS, INCHES	MINIMUM PORTLAND CEMENT CONCRETE (PCC) DESIGN THICKNESS, INCHES
STANDARD DUTY PASSENGER VEHICLES (OPTIONAL)	AC WITH GRANULAR BASE 5.0 AGRICULTURE BASE <sup>1</sup> SEPARATOR FABRIC (OPTIONAL) <sup>2</sup> 5.0 RECOMPACTED SUBGRADE	POST-LAND CEMENT CONCRETE 4.0 AGRICULTURE BASE <sup>1</sup> SEPARATOR FABRIC (OPTIONAL) <sup>2</sup> 5.0 RECOMPACTED SUBGRADE
HEAVY DUTY PASSENGER VEHICLES (DNV)	AC WITH GRANULAR BASE 5.0 AGRICULTURE BASE <sup>1</sup> SEPARATOR FABRIC (OPTIONAL) <sup>2</sup> 5.0 RECOMPACTED SUBGRADE	POST-LAND CEMENT CONCRETE 4.0 AGRICULTURE BASE <sup>1</sup> SEPARATOR FABRIC (OPTIONAL) <sup>2</sup> 5.0 RECOMPACTED SUBGRADE
HEAVY DUTY (THICK TRAFFIC APPROACH ONLY)	AC WITH GRANULAR BASE 5.0 AGRICULTURE BASE <sup>1</sup> SEPARATOR FABRIC (OPTIONAL) <sup>2</sup> 5.0 RECOMPACTED SUBGRADE	POST-LAND CEMENT CONCRETE 4.0 AGRICULTURE BASE <sup>1</sup> SEPARATOR FABRIC (OPTIONAL) <sup>2</sup> 5.0 RECOMPACTED SUBGRADE

NOTES:  
 1. AGRICULTURE BASE SHALL BE 10% FINE PASSING 200 SIEVE AND 100% FINE PASSING 425 SIEVE.  
 2. SEPARATOR FABRIC SHALL BE 100% FINE PASSING 200 SIEVE AND 100% FINE PASSING 425 SIEVE.  
 3. RECOMPACTED SUBGRADE SHALL BE 100% FINE PASSING 200 SIEVE AND 100% FINE PASSING 425 SIEVE.

**Paving Notes**

1. BASE BID TO SHOW CONCRETE PAVING ACROSS THE SITE WITH AN ALTERNATE FINISH TO THE PAVING. DUMPSTER AREA WILL BE HEAVY DUTY CONCRETE IN EITHER CASE.
2. BASE BID TO SHOW CONCRETE PAVING ACROSS THE SITE WITH AN ALTERNATE FINISH TO THE PAVING. DUMPSTER AREA WILL BE HEAVY DUTY CONCRETE IN EITHER CASE.

**Site Notes**

1. BUILDING SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GASLINE CONDUIT AND ALL OTHER CONDUITS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THE PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES SHOWN ON THE PLAN.
4. BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING INFORMATION.
5. COORDINATE ALL BUILDING CONNECTIONS AND LINEAMENTS WITH THE SUPPLIER. LAYOUT MAY BE MODIFIED AS NEEDED.
6. COORDINATE ALL BUILDING CONNECTIONS AND LINEAMENTS WITH THE SUPPLIER. LAYOUT MAY BE MODIFIED AS NEEDED.
7. MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
8. COORDINATE ALL BUILDING CONNECTIONS AND LINEAMENTS WITH THE SUPPLIER. LAYOUT MAY BE MODIFIED AS NEEDED.
9. ELECTRICAL CONDUIT SHALL BE 4" PVC 50-40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC 50-40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" PVC 50-40 (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING FOR IDENTIFICATION.
10. ALL CONDUITS SHALL BE INSTALLED WITH A PULL STRING FOR IDENTIFICATION.
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17. ALL CONDUITS SHALL BE INSTALLED WITH A PULL STRING FOR IDENTIFICATION.
18. ALL CONDUITS SHALL BE INSTALLED WITH A PULL STRING FOR IDENTIFICATION.
19. ALL CONDUITS SHALL BE INSTALLED WITH A PULL STRING FOR IDENTIFICATION.
20. ALL CONDUITS SHALL BE INSTALLED WITH A PULL STRING FOR IDENTIFICATION.

**Site Notes**

1. BE CENTERED IN THE UNPAVED SPACE.
2. ONE OF THE SEALS SHALL HAVE THE STATEMENT "MANUFACTURER'S RECOMMENDED RESISTOR DIMENSIONS AND METHODS SHALL BE APPROVED PRIOR TO USE."
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Tulsa Metropolitan Area  
Planning Commission

**Case:** A Gathering Place for Tulsa

**Hearing Date:** April 5, 2017

**Case Report Prepared by:**

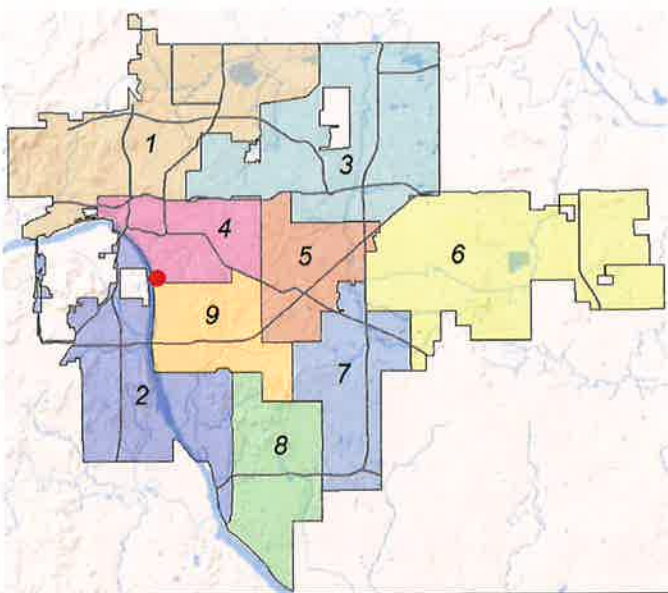
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Geodeca, LLC

*Owner:* GKFF, City of Tulsa, Tulsa County

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



**Applicant Proposal:**

Preliminary Subdivision Plat

5 lots, 2 blocks, 72.63± acres

*Location:* East and west of Riverside Drive between East 26<sup>th</sup> Street South and East 34<sup>th</sup> Street South

**Zoning:** AG, RM-3, RS-3

**Staff Recommendation:**

Staff recommends **approval** of the Preliminary Plat

**City Council Districts:** 4 & 9

*Councilor Names:* Blake Ewing & Ben Kimbro

**County Commission District:** 2

*Commissioner Name:* Karen Keith

**EXHIBITS:** Preliminary Plat Submittal, Site Map, Aerials, Ownership Map, Land Use Map, Stability & Growth Map

## PRELIMINARY SUBDIVISION PLAT

### A Gathering Place for Tulsa – (CD 4 & 9)

East and west of Riverside Drive between East 26<sup>th</sup> Street South and East 34<sup>th</sup> Street South

The plat consists of 5 lots, 2 blocks on 72.63± acres.

The Technical Advisory Committee met on March 16<sup>th</sup>, 2017 and provided the following conditions:

1. **Zoning** – The majority of the property is zoned AG (Agriculture) with other portions being zoned RM-3 (Residential Multifamily – 3) and RS-3 (Residential Single Family – 3). Development standards for the park are regulated by Planned Unit Development 799 which was approved in August of 2013.
2. **General Development** – Remove the following items from final plat submittal:
  - a. Pond boundary
  - b. Underground sanitary & storm sewer
  - c. Edge of roadway
  - d. Boat house
  - e. As-built building & bridge
  - f. Lodge
  - g. Proposed bridge
  - h. Conservation & mitigation areas
  - i. PUD boundary
  - j. Meander line
3. **Engineering Graphics** - Add tic marks to all line segments to show the end of one bearing and distance and the beginning of the next. Ensure all curve data is shown on the plat. Make sure that the line type used is indicative of a boundary line. Provide an overall legal description of the Plat boundary for "A Gathering Place for Tulsa" on the first two sheets. Then a sheet that specifically addresses the legal description for the properties of the Gathering Place and the City of Tulsa and then two sheets that specifically address the legal description of the property description for the City of Tulsa and Tulsa County. One Existing Subdivision name is mislabeled, "Riverdale Plaza" is shown by the County Assessor as "Riverside Plaza". Basis of Bearing needs to have the complete State Plan Coordinate System title which was used for this Plat. Also add the bearing used i.e. "North line of the Southeast Quarter of Section 13 being N88°49'13"E..." Show the dimensions for each lot. Remove "Phone Number:" (or add the number) for each Owner listed on the Plat. Missing the Subdivision Control Data Sheet.

- 4. Floodplain** – Portions of the subject property are located within the Arkansas River, Swan Creek, and Crow Creek floodplains. All delineated floodplain boundaries including, City of Tulsa Regulatory Floodplain, FEMA Floodplain (Zone AE), and FEMA Floodway should be clearly and accurately shown on the plat with the base flood/water surface elevations labeled. A Letter of Map Revision (LOMR) from FEMA is required to follow CLOMR Case #15-06-3735R and for any additional proposed development within the FEMA floodplain and Floodway.

**Waivers of Subdivision Regulations:**

None Requested

Staff recommends **approval** of the preliminary plat as submitted subject to the conditions provided by the Technical Advisory Committee and all requirements of the Subdivision Regulations.

PRELIMINARY PLAT

A GATHERING PLACE FOR TULSA

An Addition to the City of Tulsa  
a Subdivision of the S2 of Section 13 and the N2 of  
Section 24, T-19-N, R-12-E, Indian Meridian, City of  
Tulsa, Tulsa County, State of Oklahoma  
P.U.D., 799



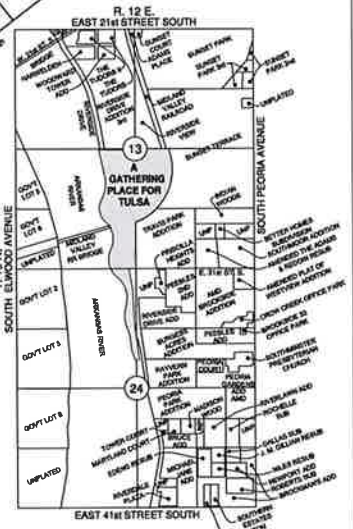
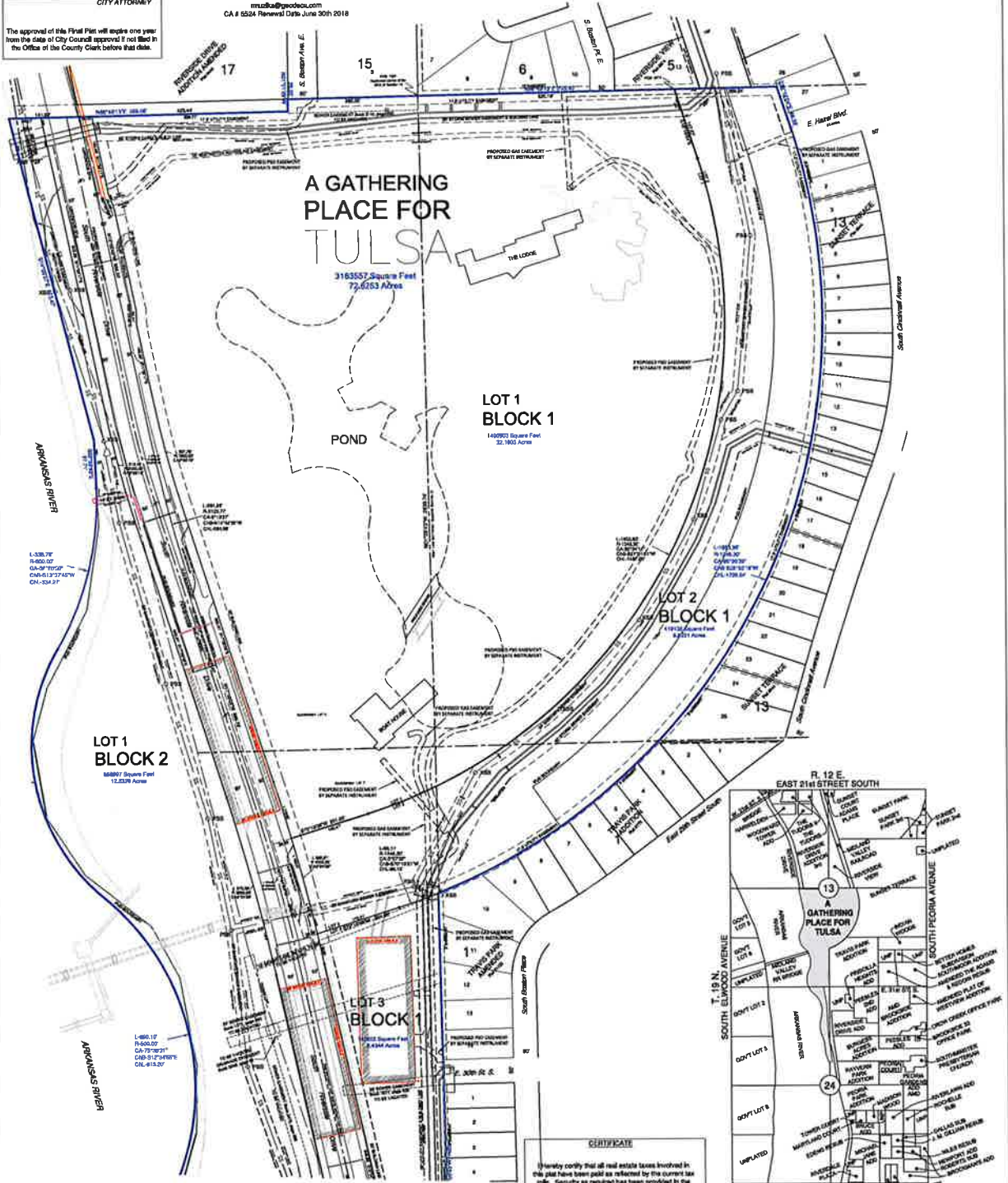
0 50 100 150 200  
Scale 1" = 100 Feet

Bearings Based on the Oklahoma State Plane Old North Zone

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date	
TMAP/PC/DOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date	
CHAIRMAN	
MAYOR	
ATTYST: CITY CLERK	
CITY ATTORNEY	

OWNERS:  
TULSA GATHERING PLACE LLC CO RYAN LLC  
15 W 6TH ST BTE 2400  
TULSA, OK 74119  
Phone Number:  
CITY OF TULSA  
200 CIVIC CENTER TOWER 903  
TULSA, OK 74103  
Phone Number:  
CITY OF TULSA AND TULSA COUNTY  
175 E 2ND ST BTE 280  
TULSA, OK 74103  
Phone Number:  
ENGINEER:  
HMTB Corporation  
715 Kirk Drive  
Kansas City, MO 64106  
918.472.1501  
cmorgan@hmtb.com  
CA # 1892 Renewal Date June 30th 2017  
SURVEYOR:  
GEODECA LLC  
6028 S. 80TH E. Ave. Suite 101  
Tulsa, Oklahoma 74145  
918.448.4064  
mzuba@gioecol.com  
CA # 6324 Renewal Date June 30th 2018

ADDRESS:  
Riveroaks Drive, Tulsa, OK 74133  
(Addresses shown on this plat were accurate at the time this plat was  
filed. Addresses are subject to change and should never be relied on  
in place of legal description)  
MONUMENTATION:  
Current Monumented with a  
#3 Rebar with an Orange Plastic Cap  
or a Spike with Steel Washer,  
capped "GEODECA CLASSIC"  
Unless Monument Found  
SUBDIVISION STATISTICS:  
2 BLOCKS, 8 LOTS  
SUBDIVISION GROSS AREA  
3163557 Square Feet 72,653 Acres  
BLOCK 1, LOT 1  
1420903 Square Feet 31.1803 Acres  
BLOCK 1, LOT 2  
412136 Square Feet 0.8221 Acres  
BLOCK 1, LOT 3  
149603 Square Feet 3.4344 Acres  
BLOCK 2, LOT 1  
559687 Square Feet 12.8028 Acres  
BLOCK 2, LOT 2  
362827 Square Feet 8.2094 Acres  
BLOCK 2, LOT 3  
272990 Square Feet on 6.2463 Acres



**CERTIFICATE**  
I hereby certify that all real estate taxes involved in  
this plat have been paid as reflected by the current tax  
rolls. Security as required has been provided in the  
amount of \$ \_\_\_\_\_ per tract receipt not  
to be applied to 20 \_\_\_\_\_ taxes. This certificate is NOT to  
be construed as payment of 20 \_\_\_\_\_ taxes in full but is  
given in order that this plat may be filed on record. 20  
taxes may exceed the amount of security deposit.  
Dated \_\_\_\_\_  
Tulsa County Treasurer  
By: \_\_\_\_\_  
Deputy

LOCATION MAP  
SCALE: 1" = 2,000'  
A GATHERING PLACE FOR TULSA  
PRELIMINARY PLAT  
SHEET 1 of 3  
DATE PREPARED MARCH 3, 2017

19.4





Restrictive Covenants

A GATHERING PLACE FOR TULSA

SECTION I. EASEMENTS AND UTILITIES A UTILITY EASEMENT

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "UT" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AMENDING, REPLACING, OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE PIPES, WELDS, JOINTS, FITTINGS, VALVES, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USE AND PASSENGER PURPOSES, PROVIDED THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR WATER LINES AND CABLE TELEVISION LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND REPLACING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND SEWER SERVICES TO AND FROM THE PLAT. THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE ENFORCEABLE ON EACH LOT INTERFERES WITH STATED USE AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT GRILLS, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH DO NOT CONSTITUTE AN OBSTRUCTION.

B. UTILITY SERVICE

- 1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE UTILITY EASEMENTS ALONG THE EXTERIOR BOUNDARY OF THE SUBDIVISION. ELSEWHERE THROUGHOUT THE SUBDIVISION ALL SUPPLY LINES SHALL BE LOCATED UNOBTAINED IN THE EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES, AS DEPICTED ON THE ACCOMPANYING PLAT, SERVICE PEGS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN THE GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS LINES TO ALL STRUCTURES WHICH MAY BE LOCATED WITHIN THE SUBDIVISION, MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE AS MAY BE LOCATED UPON THE LOT, PROVIDED THAT UPON THE INSTALLATION OF A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEDICATIVE, PERMANENT AND EFFECTIVE NONEXCLUSIVE EASEMENT ON THE LOT, COVERING A 6 FOOT STRIP EXTENDING 3 FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE, EXTENDING FROM THE SERVICE PEDESTAL, TRANSFORMER OR GAS MAIN TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE OR CABLE TELEVISION FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON HIS LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES BY ACTS OF THE OWNER OR HIS AGENTS OR CONTRACTORS.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND HERETO.
6. WATER, SANITARY SEWERS AND STORM SEWER SERVICE
1. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS LOCATED ON HIS LOT.
2. WITHIN THE UTILITY EASEMENT AREAS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTIGUOUS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN OR STORM SEWER, OR ANY CONSTRUCTION ACTIVITY WHICH WOULD, IN THE JUDGMENT OF THE CITY OF TULSA, INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER MAINS, SANITARY SEWER MAINS AND STORM SEWERS, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, THE OWNER'S AGENTS OR CONTRACTORS.
4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING OR REPLACING ANY PORTION OF UNDERGROUND WATER MAINS, SANITARY SEWER MAINS AND STORM SEWER FACILITIES.
5. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH C SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF THE LOT AGREES TO BE BOUND HERETO.
6. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING OR REPLACING ANY PORTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING OR REPLACING ANY PORTION OF THE UNDERGROUND GAS SERVICE.
7. THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE UTILITY EASEMENTS DEPICTED ON THE PLAT OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING OR REPLACING ANY PORTION OF THE UNDERGROUND GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF SUCH FACILITIES, BUT THE OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE OWNER, OR THE OWNER'S AGENTS OR CONTRACTORS.
8. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBTAINED MANNER, THE STORM AND SURFACE WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCE OR OTHER OBSTRUCTION WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT, THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

F. DRAINAGE EASEMENT

- 1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENT" FOR THE PURPOSES OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORM WATER RUNOFF FROM THE LOT WITHIN THE DRAINAGE EASEMENT AND TO PROCEED AND FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, REPAIRING, REMOVING AND REPLACING STORM SEWERS, AND ANY APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE DRAINAGE EASEMENTS FOR THE USES AND PURPOSES STATED.
2. DRAINAGE FACILITIES LOCATED WITHIN THE DRAINAGE EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS.
3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE DRAINAGE EASEMENT, NOR SHALL THERE BE ANY ALTERATION OF GRADE IN THE EASEMENT AREA UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA, PROVIDED THE PLANTING OF TREES SHALL NOT REQUIRE THE APPROVAL OF THE CITY OF TULSA.
4. THE AREAS OUTSIDE OF ANY DRAINAGE EASEMENT SHALL BE MAINTAINED BY THE OWNER OF THE LOT WITHIN WHICH THE EASEMENT IS LOCATED, AND MAINTENANCE SHALL BE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA. IN THE EVENT THE OWNER FAILS TO PROPERLY MAINTAIN THE DRAINAGE EASEMENT, OR IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN A DRAINAGE EASEMENT, OR THE ALTERATION OF THE GRADE THEREIN, THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS MAY ENTER THE EASEMENT AND PERFORM MAINTENANCE NECESSARY TO RESTORE THE INTENDED DRAINAGE FUNCTION AND MAY REMOVE ANY OBSTRUCTION OR CONDUCT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO FILE A STATEMENT OF COSTS, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER. IN THE EVENT THE OWNER FAILS TO FILE A STATEMENT OF COSTS, AND THE COSTS THEREOF SHALL BE PAID BY THE OWNER, A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

G. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER MAINS, SANITARY SEWER MAINS, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICES SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

H. LIMITS OF HIS ACCESS

LIMITS OF HIS ACCESS MAY BE AMENDED OR REVOKED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS, AND WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AN ORDER ISSEUED FROM THE EXECUTIVE AND JUDGES OF THE STATE OF OKLAHOMA PURSUANT TO THIS DEED, AND THE LIMITS OF HIS ACCESS ABOVE ESTABLISHED SHALL BE ENFORCEABLE BY THE CITY OF TULSA.

I. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG BIVOUX DRIVE. THE OWNER SHALL CONSTRUCT THE SIDEWALKS IN CONFORMANCE WITH THE ENGINEERING DESIGN STANDARDS OF THE CITY OF TULSA, OKLAHOMA.

J. CERTIFICATE OF OCCUPANCY RESTRICTIONS

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 SEWERS AND STORM SEWER SYSTEMS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF TULSA, OKLAHOMA IN WRITING. THE CITY OF TULSA, OKLAHOMA MAY AUTHORIZE THE FINANCING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND THE FINANCING OF SUCH INFRASTRUCTURE SHALL BE SUBJECT TO THE CITY OF TULSA, OKLAHOMA'S AUTHORITY TO ISSUE BONDS FOR THE CONSTRUCTION OF SUCH INFRASTRUCTURE. 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.

SECTION II. PLANNED UNIT DEVELOPMENT COVENANTS AND RESTRICTIONS

WHEREAS A GATHERING PLACE FOR TULSA WAS SUBMITTED AS A PLANNED UNIT DEVELOPMENT SUBDIVISION PUD NO. 799, PURSUANT TO CHAPTER 8 OF TITLE 42, TULSA REVERSED ORDINANCE (TULSA ZONING CODE) AS THE TULSA ZONING CODE EXISTED ON AUGUST 21, 2013 AND WAS RECOMMENDED FOR APPROVAL BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION ON AUGUST 21, 2013 AND APPROVED BY THE BOARD OF THE CITY OF TULSA, OKLAHOMA ON AUGUST 21, 2013.

WHEREAS, THE OWNER DESIRES TO ESTABLISH RESTRICTIONS FOR THE PURPOSE OF PROVIDING FOR AN ORDERLY DEVELOPMENT AND TO INSURE ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND THE CITY OF TULSA, OKLAHOMA.

WHEREAS, THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE REQUIRE THE ESTABLISHMENT OF COVENANTS OF RECORD INURING TO AND ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA SUFFICIENT TO ASSURE CONTINUED COMPLIANCE WITH THE APPROVED CONCORD PLAN AND AMENDMENTS THERETO, NOW, THEREFORE, THE OWNER DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

A. USE OF LAND

THE DEVELOPMENT OF A GATHERING PLACE FOR TULSA (THE "SUBDIVISION") SHALL BE SUBJECT TO THE PROVISIONS OF PLANNED UNIT DEVELOPMENT 799 AND THE TULSA ZONING CODE.

B. DEVELOPMENT STANDARDS

THE SUBDIVISION SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS:
PUD 799 NET LAND AREA: 86.5 ACRES

PERMITTED USES:

- FRANK USE AS PERMITTED WITHIN USE LIMITS, COMMUNITY SERVICES AND SIMILAR USES AND CUSTOMARY ACCESSORY USES INCLUDING BUT NOT LIMITED TO MUSEUMS, RESTAURANTS, MAINTENANCE BUILDINGS AND EDUCATIONAL FACILITIES.
MAXIMUM BUILDING FLOOR AREA: 75,000 SF
MAXIMUM BUILDING HEIGHT: 45 FT
MAXIMUM STOREYS: 3

MINIMUM BUILDING SETBACKS:

- FROM PUBLIC STREET RIGHT OF WAY: 30 FT
FROM RESIDENTIAL DEVELOPMENT AREAS FROM OTHER BOUNDARIES: 12.5 FT

MINIMUM LANDSCAPING:

- 70% OF NET LOT AREA
MINIMUM OFF-STREET PARKING: 350 SPACES

BUILDING DESIGN REQUIREMENTS:

EXTERIOR BUILDING WALLS SHALL HAVE A MINIMUM MASONRY FINISH OF NOT LESS THAN 23% EXCLUDING WINDOWS AND DOORS

LANDSCAPING:

DEFINITIVE LANDSCAPING WILL BE SUBMITTED AS PART OF TAKED SITE PLAN REVIEW AND MUST DEPART FROM CUSTOMARY PRACTICE.

SCREENING:

ALONG THE NORTHERLY BOUNDARY OF THE SITE, LANDSCAPING, NOT LESS THAN 10 FEET IN WIDTH AND DESIGNED TO PROVIDE EFFECTIVE SCREENING, SHALL BE CONSTRUCTED AND MAINTAINED.

LIGHTING:

GENERAL PURPOSED POLE-MOUNTED EXTERIOR LIGHTING SHALL BE LIMITED TO SHIELDED FIXTURES DESIGNED TO DIRECT LIGHT DOWNWARD AND AWAY FROM RESIDENTIAL PROPERTIES.

OFF STREET PARKING:

PARKING SPACES WITHIN 60 FEET OF THE NORTHERLY BOUNDARY OF THE SITE SHALL BE CONSTRUCTED TO MINIMIZE THE VISUAL IMPACT FROM THE ADJACENT RESIDENTIAL DEVELOPMENT THROUGHOUT SITE GRADING AND PLANTING.

ACCESS AND CIRCULATION:

VEHICLE AND PEDESTRIAN ACCESS TO AND FROM THE SITE TO BE OBTAINED FROM AN ADJACENT BIVOUX DRIVE AND EAST BAY STREET INTERCH, PROVIDED HOWEVER PEDESTRIAN ACCESS IS PERMITTED TO AND ACROSS THE PLANNED LAND BROADWAY AND TO AND FROM EAST BAY STREET INTERCH. PUBLIC UTILITY AND PEDESTRIAN ACCESS TO AND FROM SOUTH BOSTON AVENUE SHALL BE PROHIBITED, EXCEPT FOR EMERGENCY PURPOSES.

PRELIMINARY PLAT
A GATHERING PLACE FOR TULSA

An Addition to the City of Tulsa
a Subdivision of the S22 of Section 13 and the N1/2 of Section 24, T-18-N, R-19-E, Indian Muskogean, City of Tulsa, Tulsa County, State of Oklahoma
P.U.D. 799

SIGNS SHALL BE LIMITED TO PARK IDENTIFICATION AND SIGNS IDENTIFYING DESTINATIONS WITHIN THE SITE. ONLY SMALL TASTEFUL SIGNS THAT ARE CONSISTENT WITH THE NEIGHBORHOOD AND PROVIDE PARK IDENTIFICATION AND DIRECTION WILL BE PERMITTED.

UTILITIES AND DRAINAGE: UTILITIES ARE AT THE SITE OR ACCESSIBLE BY CUSTOMARY EGRESSION.

DETAILED SITE PLAN REVIEW: THE SITE MAY BE DEVELOPED IN PHASES. NO BUILDING PERMIT SHALL BE ISSUED UNTIL A DETAILED SITE PLAN (INCLUDING LANDSCAPING) OF THE PROPOSED IMPROVEMENTS HAS BEEN SUBMITTED TO AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION AS BEING IN SUBSTANTIAL COMPLIANCE WITH THE DEVELOPMENT CONCEPT AND THE DEVELOPMENT STANDARDS. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED FOR A BUILDING UNTIL THE LANDSCAPING OF THE APPLICABLE PHASE OF DEVELOPMENT HAS BEEN INSTALLED IN ACCORDANCE WITH A LANDSCAPING PLAN AND FINANCING SCHEDULE SUBMITTED TO AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION. THE SITE PLAN SHALL BE HEARD AT A PUBLIC HEARING AT THE PLANNING COMMISSION. THE LANDSCAPING PLAN MAY BE APPROVED ADMINISTRATIVELY THROUGH THE BROMAN PUD LANDSCAPING PLAN APPROVAL PROCESS.

PLANNING REQUIREMENTS: DEVELOPMENT MAY BE IN PHASES AND MAY COVER AREAS IN THE REVERSE DRIVE STREET RIGHT-OF-WAY AND WILL INCLUDE LAND BROADWAYS AND A PERMANENTLY LOCATED BRIDGE ANTICIPATED OVER REVERSE DRIVE RIGHT OF WAY. CONSTRUCTION IS ALSO ANTICIPATED INSIDE THE BIVOUX VALLEY TRAIL SYSTEM RIGHT OF WAY. MANY PUBLIC UTILITIES ARE INCLUDED IN THIS PROJECT AND ARE WORKING TOGETHER TO OBTAIN APPROPRIATE RIGHT-OF-WAY AGREEMENTS AND EASEMENTS. NORMAL PUD STANDARDS INCLUDE COMPLETION OF A SUBDIVISION PLAT PRIOR TO ISSUANCE OF A BUILDING PERMIT FORTHWITH IN THIS REGARD THE SUBDIVISION PLAT OR PLAT NUMBER WILL BE PART OF THE PROCESS BUT IT IS NOT THE INTENTION OF THE DEVELOPMENT TEAM TO REQUIRE A PLAT PRIOR TO ISSUING A BUILDING PERMIT.

THE SUBDIVISION PLAT WILL BE FILED TO COVER THE ENTIRE PROJECT BOUNDARY INSIDE THE CURRENT PLANNED UNIT DEVELOPMENT. THE REQUIRED SUBDIVISION PLAT SHALL INCLUDE COVENANTS OF RECORD IMPLEMENTING THE DEVELOPMENT STANDARDS OF THE APPROVED PLANNED UNIT DEVELOPMENT AND THE CITY OF TULSA SHALL SET A BENCHMARK THEREOF.

THE PLAT SHALL MEET ALL THE NORMAL REQUIREMENTS OF A SUBDIVISION PLAT AS REQUIRED BY THE TULSA PLANNING REGULATIONS OF THE CITY OF TULSA.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY A. ENFORCEMENT: THE RESTRICTIONS HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, HIS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I, EASEMENTS AND UTILITIES AND SECTION II, CONCORD DEVELOPMENT RESTRICTIONS ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERE TO AND WHETHER OR NOT THEREIN SO STATED THE COVENANTS WITHIN SECTION I AND SECTION II SHALL WITH TO THE BENEFIT OF AND BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, IF THE UNDESIGNED OWNER, OR HIS SUCCESSORS OR ASSIGNS, SHALL VIOLATE ANY OF THE COVENANTS WITHIN SECTION I AND SECTION II. THE SUPPLIER OF UTILITY SERVICE OF THE CITY OF TULSA, OKLAHOMA MAY BRING AN ACTION AT LAW OR IN EQUITY AGAINST THE PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANT, TO PREVENT THEM FROM SO DOING OR TO COMPEL COMPLIANCE WITH THE COVENANT OR TO REDRESS DAMAGES. IN ANY SUCH ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE DEFENSE THAT THE PARTY VIOLATING THE EQUITABLE PROVISIONS HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION: THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL BUT IN ANY EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS THEREAFTER OR AS HEREINAFTER PROVIDED.

C. AMENDMENT: THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES AND SECTION II, CONCORD DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER.

D. SEVERABILITY: THE COVENANTS CONTAINED WITHIN SECTION I, EASEMENTS AND UTILITIES AND SECTION II, CONCORD DEVELOPMENT RESTRICTIONS MAY BE AMENDED OR TERMINATED AT ANY TIME BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER.

IN WITNESS WHEREOF, TULSA GATHERING PLACE LLC, HAVE EXECUTED THIS INSTRUMENT ON THIS DAY OF 2017.

STATE OF OKLAHOMA )
COUNTY OF TULSA )
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2017.

IN WITNESS WHEREOF, CITY OF TULSA, HAVE EXECUTED THIS INSTRUMENT ON THIS DAY OF 2017.

STATE OF OKLAHOMA )
COUNTY OF TULSA )
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 2017.

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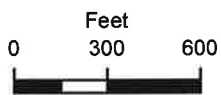
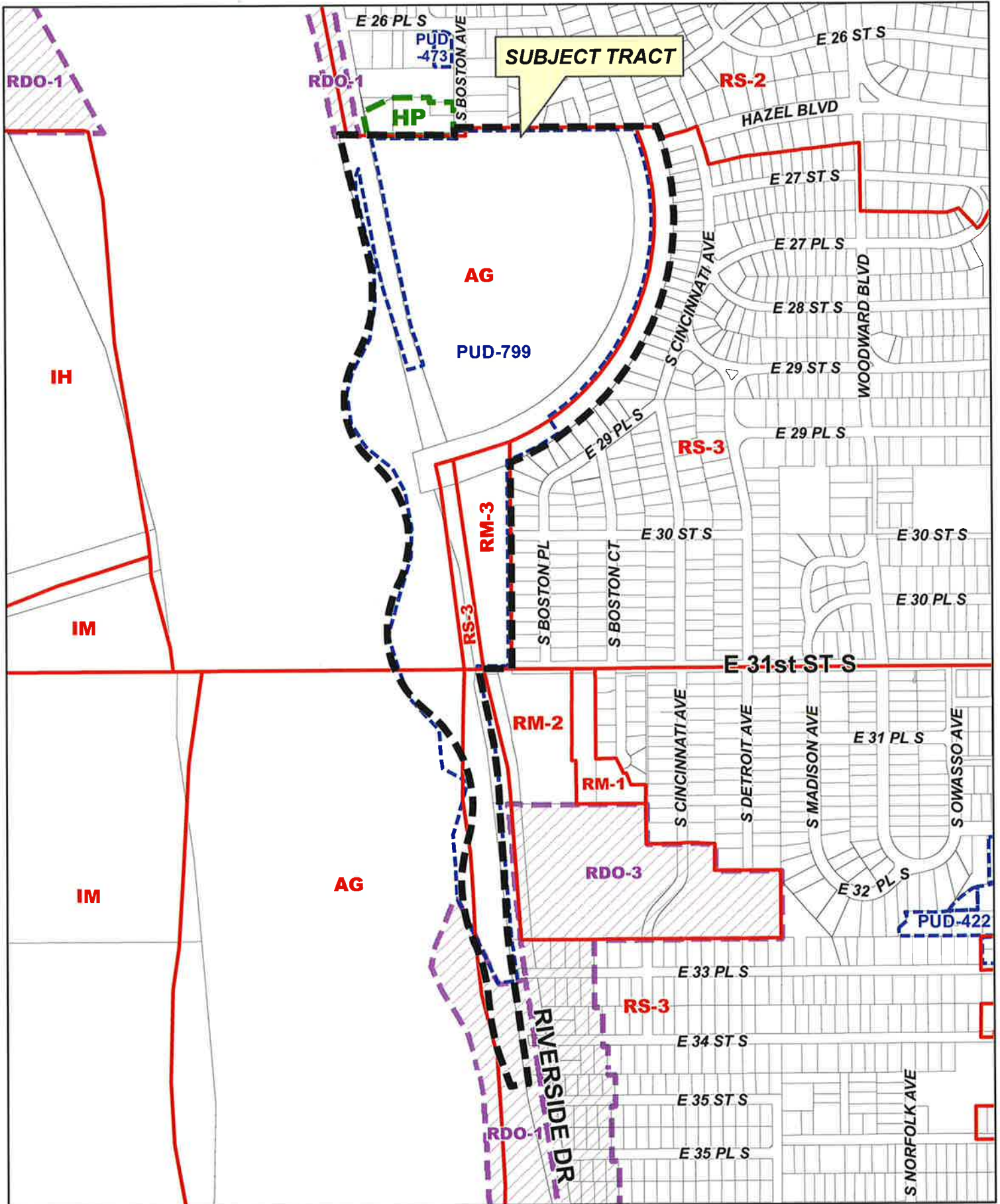
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COUNTY OF TULSA )
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A GATHERING PLACE FOR TULSA
PRELIMINARY PLAT
SHEET 3 of 3
DATE PREPARED MARCH 3, 2017

19.6



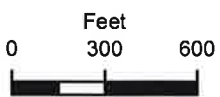
19-12 13 & 24

# A GATHERING PLACE FOR TULSA

19.7







Subject Tract

19-12 13 & 24

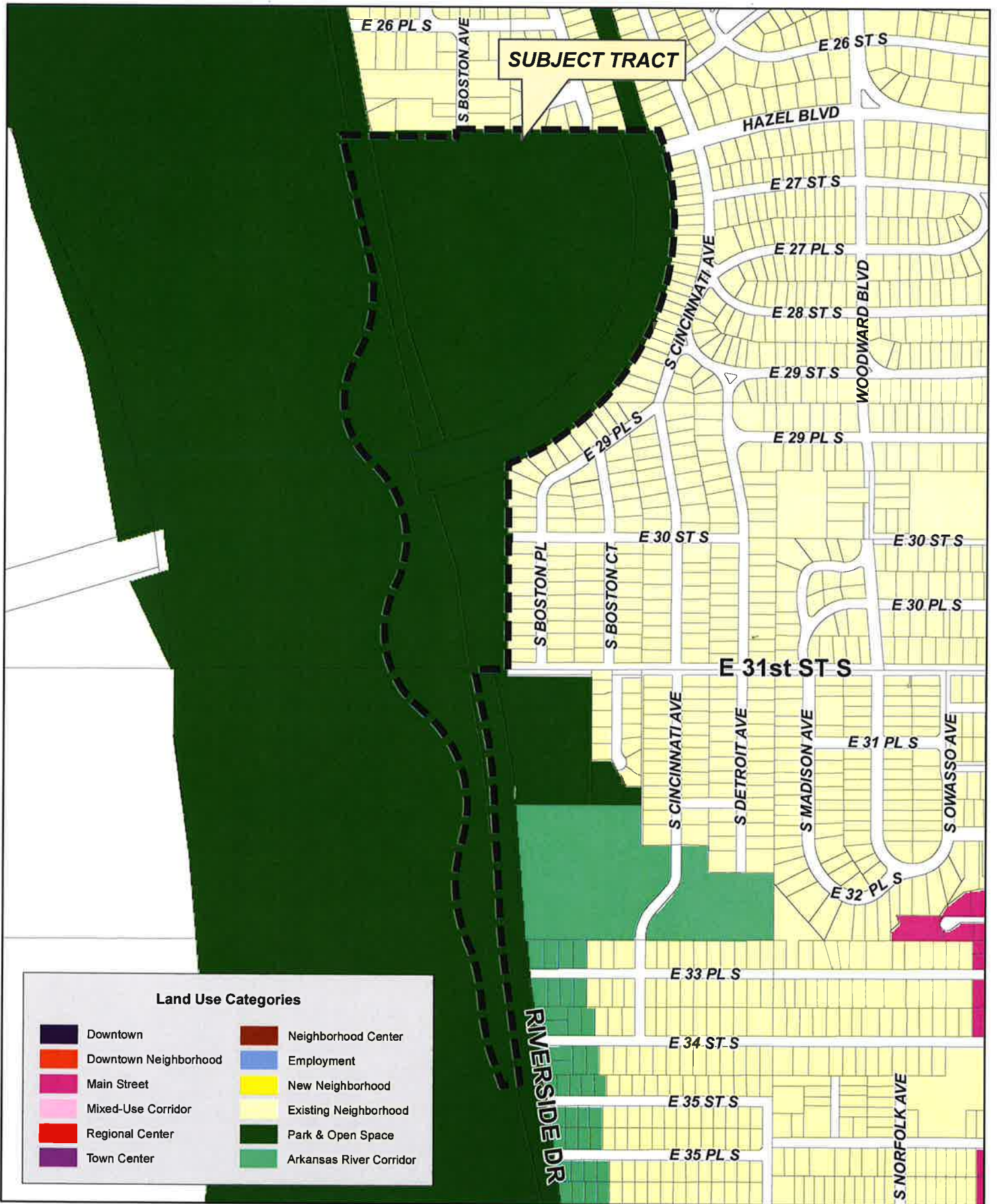
# A GATHERING PLACE FOR TULSA

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

Aerial Photo Date: February 2016



19.9



19-12 13 & 24

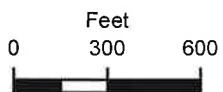




**SUBJECT TRACT**

**Growth and Stability**

- Area of Growth
- Area of Stability



19-12 13 & 24

**A GATHERING PLACE FOR TULSA**

19.11









Tulsa Metropolitan Area  
Planning Commission

**Case :** Cottages at Cedar Ridge

**Hearing Date:** April 5, 2017

**Case Report Prepared by:**

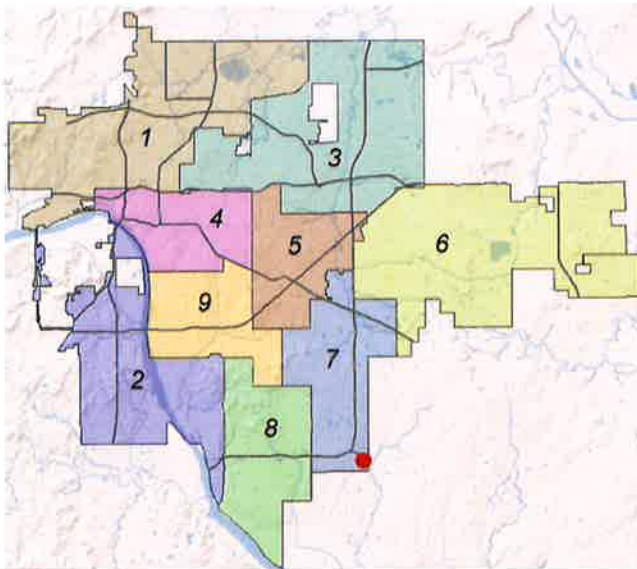
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Tuttle & Associates, INC

*Owner:* Cottages Grace, LLC

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



**Applicant Proposal:**

Preliminary Subdivision Plat

1 lot, 1 block, 18.69± acres

*Location:* West of the southwest corner of East 96<sup>th</sup> Street South and South Garnett Road

**Zoning:** RM-3, Z-7350 Optional Development Plan

**Staff Recommendation:**

Staff recommends **approval** of the Preliminary Plat

**City Council District: 7**

*Councilor Name:* Anna America

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**EXHIBITS:** Preliminary Plat Submittal, Conceptual Improvements Plan, Site Map, Aerials, Land Use Map, Stability & Growth Map

20.1

## PRELIMINARY SUBDIVISION PLAT

### Cottages at Cedar Ridge – (CD 7)

West of the southwest corner of East 96<sup>th</sup> Street South and South Garnett Road

The plat consists of 1 lot, 1 block on 18.96± acres.

The Technical Advisory Committee met on March 16<sup>th</sup>, 2017 and provided the following conditions:

- 1. Zoning** – The property is zoned RM-3 (Residential Multifamily – 3) with an optional development plan (Z-7350). Approved optional development plan standards must be included with final plat. It is recommended that proposed utility lines at the south end of the property be relocated outside of designated landscaping/screening areas to avoid conflict with development standards.
- 2. General Development** – Add metes and bounds to the RWE. Add metes and bounds as necessary to 15' storm easement. Clarify public/private portions of water, sewer, and stormwater lines. Public lines must be located in appropriate easements. Obstructions located within public rights-of-way or easement will require approval of a separate agreement.
- 3. Engineering Graphics** – Submit Subdivision Control Data Sheet with final plat. Identify all platted subdivisions in the location map and clearly label with subdivision name. Provide north arrow for location map. Remove contours on final plat. Add "State of" before Oklahoma in the plat subtitle. Graphically show all found or set property pins associated with the plat. Provide/state basis of bearings between two known points and clarify basis of bearing language. Label lot graphically with address. List blocks and reserve areas under plat statistics. Change the bearing angle from the POC to read N 00°03'00"W, not S 00°03'00"E.
- 4. Transportation & Traffic** – Provide Limits of No Access along East 96<sup>th</sup> Street South. Provide 5' sidewalks and access ramps and ensure connectivity with any existing sidewalks. Provide standard plat covenants for driveways and LNA. Driveways should be 24'-36'. 25' radius. 2% slope for sidewalk through driveways. Provide ROW dimension for East 96<sup>th</sup> Street South.
- 5. Fire** – Fire hydrants will be required every 500' on all roads fronting the development if they are not already in place. Gated entry will require KNOX access.
- 6. Water & Sewer** – Separation distance of 5' required between carport edges and waterline easement edges. Define "green area" overlapping RWE along the

20.2

south property line. Sanitary sewer main should be placed in the U/E along the north property line instead of the ROW. Internal mains should either be placed in easements or designated as "private".

- 7. Floodplain** – Portions of the subject property are located within the Haikey Creek floodplain. All delineated floodplain boundaries including City of Tulsa Regulatory Floodplain, FEMA Floodplain (Zone AE), and FEMA Floodway should be clearly and accurately shown on the plat with the base flood/water surface elevations labeled.

**Waivers of Subdivision Regulations:**

None Requested

Staff recommends **approval** of the preliminary plat as submitted subject to the conditions provided by the Technical Advisory Committee and all requirements of the Subdivision Regulations.

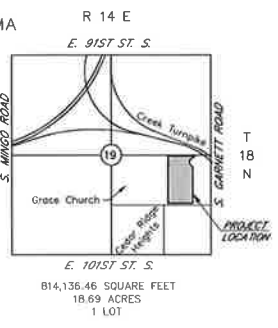
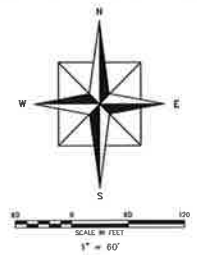
Plat No.

# PRELIMINARY PLAT COTTAGES AT CEDAR RIDGE

A PART OF LOT 1 OF BLOCK 1 OF GRACE FELLOWSHIP CHURCH AND SCHOOL, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA  
 OPTIONAL DEVELOPMENT PLAN Z-7350

**DEVELOPER**  
 CASE AND ASSOCIATES PROPERTIES, INC.  
 an Oklahoma corporation  
 4200 E. SKELLY DRIVE  
 TULSA, OKLAHOMA 74135  
 PHONE: (918) 492-1983

**ENGINEER/SURVEYOR**  
 TUTTLE & ASSOCIATES, INC.  
 9718 E. 55TH PL.  
 TULSA, OKLAHOMA 74146  
 PHONE: (918) 653-5557  
 EMAIL: tutt@associates@abcglobal.net  
 CERTIFICATE OF AUTHORITY CA 465  
 EXPIRATION 6-30-17



R 14 E  
 E. 91ST ST. S.  
 T 18 N  
 E. 101ST ST. S.  
 814,136.46 SQUARE FEET  
 18.69 ACRES  
 1 LOT

APPROVED by the City Council of the City of Tulsa, Oklahoma  
 Mayor  
 Attest: City Clerk

STATE OF OKLAHOMA }  
 COUNTY OF TULSA }  
 I, Joan Hastings, Tulsa County Clerk, do and for the County and State above signed, do hereby certify that the foregoing is a true and correct copy of a file instrument now on file in my office.  
 Dated the \_\_\_ day of \_\_\_\_\_, 20\_\_  
 JOAN HASTINGS, Tulsa County Clerk  
 Deputy

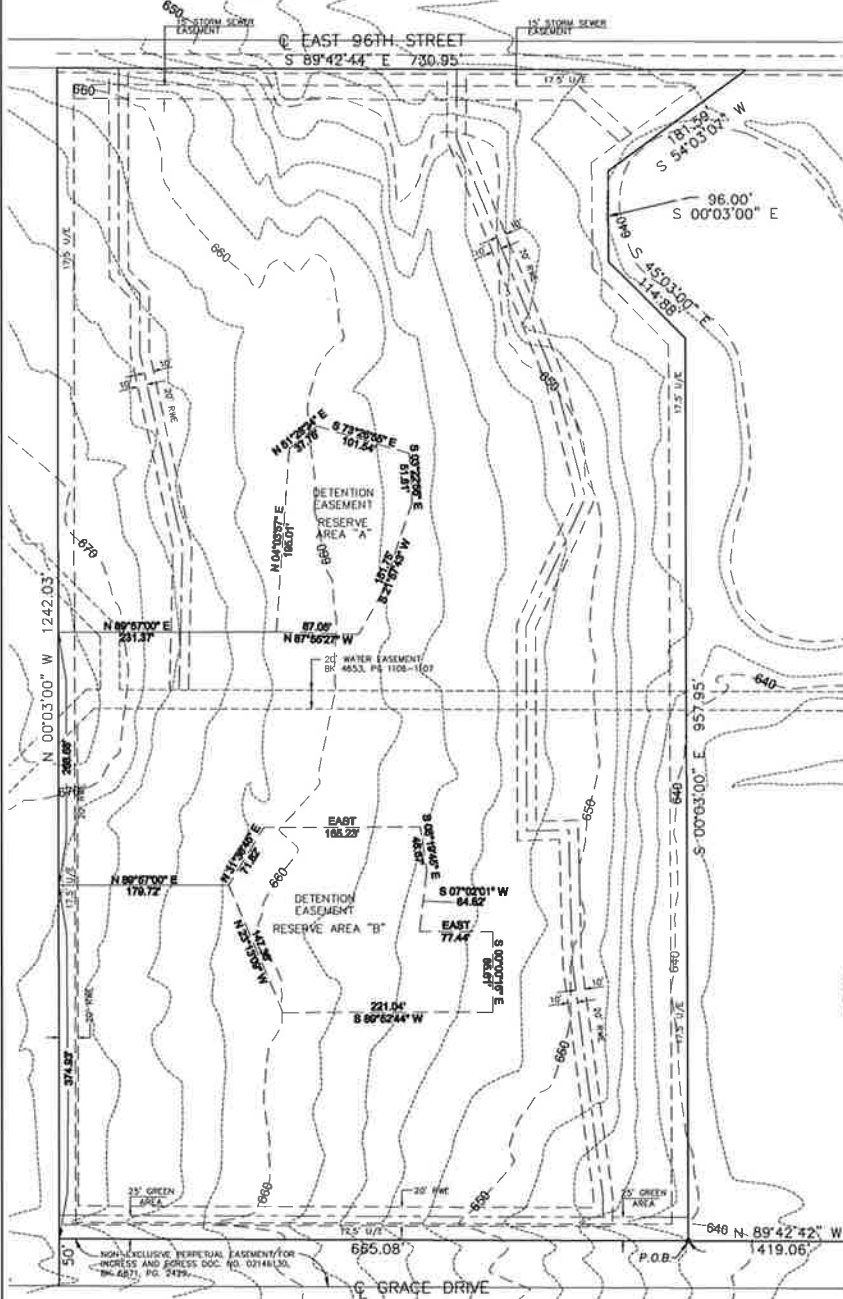
**CERTIFICATE**  
 I hereby certify that all real estate taxes levied on this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$\_\_\_\_\_ taxes per tract receipt to \_\_\_\_\_ applied to 20\_\_ taxes.  
 This certificate is NOT to be construed as payment of 20\_\_ taxes in full but is given in order that this plat may be filed on record. 20\_\_ taxes could exceed the amount of the security deposit.  
 Dated: 20\_\_  
 \_\_\_\_\_  
 Tulsa County Treasurer  
 Deputy

**LEGAL DESCRIPTION**

A part of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk. Said part of Lot 1 of Block 1 being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk; THENCE N. 00°03'00" W along the Easterly Line of said Lot 1 of Block 1 also being the Westerly Right-of-Way line of South Garnett Road for a distance of 50.00 feet; THENCE N 89°42'42" W and parallel with the Southerly line of said Lot 1 of Block 1 for a distance of 419.06 feet to the POINT OF BEGINNING; THENCE continuing N 89°42'42" W for a distance of 665.08 feet; THENCE N 00°03'00" W and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 1,242.03 feet to a point 30.00 feet perpendicularly distant from the Northerly line of said Lot 1 of Block 1; THENCE S 89°42'42" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 730.95 feet; THENCE S 54°03'00" W for a distance of 181.50 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 96.00 feet; THENCE S 45°03'00" E for a distance of 114.88 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 957.95 feet to the POINT OF BEGINNING. Basis of Bearings is the record bearing N 00°03'00" W along the Easterly line of the aforementioned Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk.

Said Tract of land contains 814,136.46 Square Feet or 18.690 acres more or less.



- LEGEND**
- FOUND IRON PIN
  - SET 3/8" IRON PIN
  - M.H. MANHOLE
  - J.B. JUNCTION BOX
  - R.C.P. REINFORCED CONC. PIPE
  - TELE TELEPHONE
  - G GAS
  - W WATER
  - U/E UTILITY EASEMENT
  - R/W RESTRICTED WATER EASEMENT
  - P.O.B. POINT OF BEGINNING
  - P.O.C. POINT OF COMMENCEMENT

**Monument Notes**

All corners shown hereon were set using a 3/8" x 16" steel pin with a plastic cap stamped "TLS 1094" at all corners.

**Lot Addresses**

Addresses shown on this Plat provided by the City of Tulsa Planning Department are accurate at the time the plat was filed. The addresses are subject to change and should not be relied on in place of the legal description.

**Basis of Bearings**

The non-metronomic bearings for said tract are based on a bearing of N 00°03'00" W along the East line of Section 19, T-18-N, R-14-E, City of Tulsa, Tulsa County, Oklahoma

**COTTAGES AT CEDAR RIDGE**

PREPARED: 02-27-2017  
 Sheet 1 of 2

20.4

**DEED OF DEDICATION  
AND  
RESTRICTIVE COVENANTS  
COTTAGES AT CEDAR RIDGE  
OPTIONAL DEVELOPMENT PLAN NO. Z-7350**

**KNOW ALL MEN BY THESE PRESENTS:**

That CASE AND ASSOCIATES PROPERTIES, INC., an Oklahoma corporation, (hereinafter the "Owner/Developer"), is the owner of the following-described real property situated in the City of Tulsa, Tulsa County, State of Oklahoma, to wit:

**LEGAL DESCRIPTION**

A part of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk. Said part of Lot 1 of Block 1 being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk. THENCE N 00°03'00" W along the Easterly line of said Lot 1 of Block 1 also being the Westerly Right-of-Way line of South Cornett Road for a distance of 50.00 feet; THENCE N 89°42'42" W and parallel with the Southerly line of said Lot 1 of Block 1 for a distance of 419.05 feet to the POINT OF BEGINNING, THENCE continuing N 89°42'42" W for a distance of 655.08 feet; THENCE N 00°03'00" W and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 1,242.03 feet to a point 30.00 feet perpendicularly distant from the Northerly line of said Lot 1 of Block 1; THENCE S 89°42'42" E and parallel with the Northerly line of said Lot 1 of Block 1 for a distance of 730.95 feet; THENCE S 34°03'00" W for a distance of 181.59 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 86.00 feet; THENCE S 43°03'00" E for a distance of 114.88 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 957.85 feet to the POINT OF BEGINNING. Basis of Bearings is the record bearing N 00°03'00" W along the Easterly line of the aforementioned Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk.

Said tract of land contains 814,136.46 Square Feet or 18.650 acres more or less.

and has caused the above-described land to be surveyed, staked, plotted and subdivided into one lot, one block and one reserve area in conformity with the accompanying plat and survey (hereinafter the "Plat") and has entitled and designated the subdivision as "COTTAGES AT CEDAR RIDGE" a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma (hereinafter the "Subdivision" or "COTTAGES AT CEDAR RIDGE").

**I. PUBLIC STREETS AND UTILITY EASEMENTS**

**A. Utility Easements**

The Owner/Developer does hereby dedicate to the public the street rights-of-way as depicted on the accompanying plat. Additionally, the owner does hereby dedicate for public use the utility easements as depicted on the Plat as "U/E" or "Utility Easement" for the several purposes of construction, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines, and cable television lines, together with all valves, meters and equipment for each of such facilities and other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, that the Owner/Developer hereby reserves the right to construct and maintain water lines and sewer lines within the utility easements for the purpose of furnishing water and/or sewer service to areas within or outside the Plat and the Owner/Developer further reserves the right to construct and maintain within the utility easements, parking areas, landscaping, screening fences and other nonobstructing improvements.

**B. Underground Electric and Communication Service**

1. Overhead lines for the supply of electric, telephone and cable television service may be located along North boundary. Street light poles or standards may be served by underground cable, and elsewhere throughout the Subdivision all supply lines shall be located underground, in the easement ways reserved for general utility services and public streets, as depicted on the Plat. Service pedestals and transformers, or sources of supply of secondary voltages, may also be located in easement ways.

2. Underground service cables to all structures which may be located within the Subdivision may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of the structure as may be located upon a lot, provided that upon the installation of such a service cable to a particular structure, the supplier of service shall thereupon be deemed to have a definitive, permanent, effective and exclusive right of way easement on the Lot covering a 5 foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on the structure.

3. The supplier of service, through its agents and employees, shall at all times have the right of access to all the easement ways depicted on the Plat or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of underground electric or communication facilities installed by the supplier of the service.

4. The owner of each lot shall be responsible for the protection of the underground service facilities located on the Lot and shall prevent the alteration of grade or any construction activity which may interfere with electric, telephone or cable television facilities. The supplier of service shall be responsible for ordinary maintenance of underground facilities, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner or his agents or contractors.

5. The foregoing covenants set forth in this Subsection B shall be enforceable by the supplier of service and the Owner of each Lot agrees to be bound hereby.

**C. Water Mains, Sanitary Sewer, and Storm Sewer Services**

1. The Owner of the Lot shall be responsible for the protection of the public water mains, sanitary sewer mains and storm sewers located on this Lot.

2. Within the utility easement, restricted waterline and Drainage Easement Areas depicted on the accompanying Plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, sanitary sewer main, or storm sewer or any construction activity that would interfere with public water mains, sanitary sewer mains, and storm sewers shall be prohibited.

3. The City of Tulsa, Oklahoma, or its successors shall be responsible for ordinary maintenance of public water and sewer mains, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner, his agents or contractors.

4. The City of Tulsa, or its successors shall at all times have right of access to all easements depicted on the accompanying Plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of underground water or sanitary sewer or storm sewer facilities.

5. The foregoing covenants set forth in this Subsection C shall be enforceable by the City of Tulsa, Oklahoma, or its successors, and the Owner of the Lot agrees to be bound.

**D. Gas Service**

1. The Owner of the lot shall be responsible for the protection of the underground gas facilities located on the Lot.

2. Within the depicted utility easement areas, the alteration of grade or any construction activity which may interfere with the underground gas facilities, shall be prohibited.

3. The supplier of gas service or its successors shall be responsible for ordinary maintenance of the gas facilities, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner, his agents or contractors.

4. The supplier of gas service or its successors shall at all times have right of access with their equipment to all easement ways depicted on the Plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of underground gas facilities.

5. Underground gas service lines to all structures which may be located within the subdivision may be run from the nearest gas main to the point of usage determined by the location and construction of such structure as may be located upon the lot, provided that upon the installation of a service line to a particular structure, the supplier of service shall thereupon be deemed to have a definitive, permanent and effective easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service line, extending from the gas main to the service entrance on the structure.

6. The foregoing covenants set forth in this Subsection D shall be enforceable by the supplier of gas service or its successors and the owner of the Lot agrees to be bound hereby.

**E. Reserve Area Stormwater Detention Easements**

1. The Owner/Developer does hereby dedicate to the City of Tulsa, Oklahoma for public use (subject to easements of record) a perpetual easement on, over, and across the property designated and shown on the accompanying plat as Reserve Areas "A" & "B" (hereinafter referred to as the "detention easement area") for the purposes of permitting the flow, conveyance, retention, detention and discharge of stormwater runoff from the various lots within "COTTAGES AT CEDAR RIDGE" and from properties not included within "COTTAGES AT CEDAR RIDGE".

2. Detention, retention and other drainage facilities constructed within the detention easement area shall be in accordance with standards and specifications approved by the City of Tulsa, Oklahoma.

3. No fence, wall building or other obstruction may be placed or maintained in the detention easement area nor shall there be any alteration of the grades or contours in such easement area unless approved by the Department of Public Works of the City of Tulsa.

4. Detention, retention, and other drainage facilities shall be maintained by the COTTAGES AT CEDAR RIDGE homeowners' association, to the extent necessary to achieve the intended drainage, retention, and detention functions including repair of appurtenances and removal of obstructions and siltation and the COTTAGES AT CEDAR RIDGE homeowners' association shall provide customary grounds maintenance within the detention easement area in accordance with the following standards:

- a. Grass areas shall be mowed (in season at regular intervals not exceeding four weeks).
- b. Concrete appurtenances shall be maintained in good condition and replaced if damaged.
- c. The detention easement area shall be kept free of debris.
- d. Cleaning of siltation and vegetation from concrete channels shall be performed a minimum of twice yearly.

5. Landscaping approved by the City of Tulsa shall be allowed within the detention easement.

6. In the event the COTTAGES AT CEDAR RIDGE homeowners' association should fail to properly maintain the detention, retention, and other drainage facilities or, in the event of the placement of an obstruction within, or the alteration of the grade or contour within the detention easement area, the City of Tulsa, Oklahoma, or its designated contractor may enter and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour, and the cost thereof shall be paid by the COTTAGES AT CEDAR RIDGE homeowners' association. In the event the association fails to pay the cost of maintenance after completion of the maintenance and receipt of a statement of costs, the City of Tulsa, Oklahoma, may file a record a copy of the statement of costs, and thereafter the costs shall be a lien against each lot within "COTTAGES AT CEDAR RIDGE," provided however, the lien against each lot shall not exceed that lot's pro rata costs. A lien established as above provided may be foreclosed by the City of Tulsa, Oklahoma.

**F. Restricted Waterline Easement**

The Owner/Developer does hereby dedicate for public use perpetual easements on, over, and across those areas depicted on the accompanying plat as "Restricted Waterline Easement" or (R/W/E) for the purposes of constructing, maintaining, operating, repairing, replacing, and/or removing waterlines, together with all fittings including the pipes, valves, meters and equipment and other appurtenances thereto, together with rights of ingress and egress to and upon the easements for the uses and purposes aforesaid.

**G. Surface Drainage**

Each lot, in accordance with the final grading plan, shall receive and drain in an unobstructed manner the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across the lot owned. The foregoing covenants set forth in this Subsection G shall be enforceable by any affected lot owner or by the City of Tulsa, Oklahoma.

**H. Paving and Landscaping Within Easements**

The Owner of the Lot affected shall be responsible for the repair of damage to landscaping and paving occasioned by necessary maintenance of underground water, sewer, storm sewer, electric, natural gas and communication facilities as depicted upon the Plat, provided, however, the City of Tulsa, Oklahoma or the supplier of the utility service shall use reasonable care in the performance of such activities.

**I. Sidewalks**

Sidewalks are required along streets designated by and in accordance with subdivisions regulations. Required sidewalks shall be constructed in conformance with City of Tulsa engineering design standards. The owner/developer shall construct required sidewalks within reserve areas, common areas and along arterial street frontages and abutting lots having access onto minor streets. Where sidewalks are not constructed by the owner/developer, the builder of each lot shall construct the required sidewalk.

20.5

**II. OPTIONAL DEVELOPMENT PLAN RESTRICTIONS**

WHEREAS, COTTAGES AT CEDAR RIDGE was submitted as Optional Development Plan No. Z-7350 as provided within the Zoning Ordinance of the City of Tulsa, Oklahoma as amended and existing on September 14, 2016, (hereinafter the "Tulsa Zoning Code"), which Optional Development Plan No. Z-7350 was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on August 16, 2016;

WHEREAS, the planned unit development provisions of the Tulsa Zoning Code require the establishment of covenants of record, binding to and enforceable by the City of Tulsa, Oklahoma, sufficient to assure the implementation and continued compliance with the approved planned unit development; and

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an ordinary development and to ensure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Tulsa, Oklahoma;

THEREFORE, 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, its successors and assigns, and shall be enforceable as hereinafter set forth:

**A. Use of Land**

The development of COTTAGES AT CEDAR RIDGE shall be subject to Optional Development Plan No. Z-7350 and provisions of the Tulsa Zoning Code, as the provisions existed on September 14, 2016.

**B. Development Standards (Lot 1, Block 1)**

Lot 1, Block 1, shall meet the standards of RM-3 zoning districts except as otherwise limited or restricted below as approved in Optional Development Plan No. Z-7350 on September 14, 2016:

- A. Permitted Uses: The Subject Property shall be used only for the following Specific Uses included in the "Household Living" Subcategory of the Tulsa Zoning Code: (i) Apartments; (ii) Condos; (iii) Townhouses; (iv) and/or Multi-unit houses, along with all uses accessory or incidental thereto including leasing offices and recreational amenities customarily found in multifamily developments.
- B. Specifically Prohibited Uses: The Subject Property shall not be used for any use that would be classified under the following Uses, Subcategories or Specific Uses as defined in the Tulsa Zoning Code: (i) any Specific Use included in the "Group Living" Subcategory; (ii) any Subcategory or Specific Uses included in the "Public, Civic and Institutional" Use Category; (iii) any Subcategory or Specific Uses included in the "Commercial" Use Category; or (iv) any Subcategory included in the "Agricultural" Use Category.
- C. Oil and Gas Development: The Subject Property shall not contain any oil or gas well.
- D. Building Setbacks/Green Space: (i) Building Setback/Green space along Grace Chapel Drive: The Subject Property shall maintain a twenty-five foot (25') building setback / green space area along the Southern edge of the Subject Property in which only sidewalks, 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. (ii) Green Space tree guidelines: Within the 25 foot green space area north the Grace Chapel Drive right-of-way a minimum of one tree for each 300 square feet shall be installed and maintained. The trees shall be a minimum height of 12 feet tall at planting.
- E. Other Setbacks: The remaining building setbacks shall be in accordance with the Tulsa Zoning Code.
- F. Maximum Number of Dwelling Units: The Subject Property shall not contain more than three hundred eighty (380) dwelling units.
- G. Minimum Parking: The subject Property shall contain parking spaces in compliance with the Tulsa Zoning Code.
- H. Height Limitations: (i) Property-wide Height Limitations: The maximum building height on any structure located within the Subject Property shall be fifty feet (50'). (ii) Specific Height Limitation: Any residential structure which is located within seventy-five feet (75') (measured radially) of the Southwest corner of the Subject Property shall not exceed two (2) stories nor a maximum height of thirty five feet (35') below).
- I. Additional Design Standards: Any residential structure which is located within seventy-five feet (75') (measured radially) of the Southwest corner of the Subject Property shall not contain southerly facing windows on the second story. The measurement shall be taken from the north edge of the Grace Drive right of way at its intersection with the west property line.
- J. Transportation System Improvements: (i) The regional trail system is north of East 98th Street South and east of Garnett. The site plan shall connect to the trail with a concrete surface pedestrian and bike path not less than 6 feet wide. (ii) The private drive commonly called Grace Drive shall be constructed or reconstructed to meet City of Tulsa standards for a residential street from the west edge of the project all the way to South Garnett. A minimum right of way width of 50 feet shall be dedicated.
- K. Construction Traffic Management Plan: The detailed site plan shall include exhibits to illustrate residential traffic flow to and from the proposed multifamily development on the Subject Property to and from South Garnett Road during the period of anticipated street reconstruction on South Garnett Road between the Creek Turnpike and South 101st East Avenue. A construction traffic management plan (as described below) shall be included in the site plan package which shall be subject to review and administrative approval by the City of Tulsa Development Services department prior to release of the detailed site plan by INCOG. The construction traffic management plan (i) shall expressly prohibit construction traffic related to the construction of the proposed multifamily development on the Subject Property from utilizing South 106th East Avenue for ingress to or egress from the Subject Property and (ii) shall provide a general understanding of the anticipated residential traffic flow between the Subject Property and South Garnett Road during the period of any projected overlap of the currently planned street reconstruction on South Garnett Road between the Creek Turnpike and South 101st East Avenue and the opening of the proposed multifamily development on the Subject Property. The foregoing provision of this Section K of the Optional Development Plan is not intended to make the (i) construction or operation of the multifamily development on the Subject Property and (ii) the street reconstruction on South Garnett Road mutually exclusive of one another but rather to promote harmony between the same.

**III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY**

**A. Enforcement**

The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner/Developer, its successors and assigns. Within the provisions of Section I, Easements and Utilities are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section II, Optional Development Plan Restrictions are established pursuant to the Planned Unit Development provisions of the Tulsa Zoning Code and shall inure to the benefit of the City of Tulsa, Oklahoma, the covenants contained in Section II, Optional Development Plan Restrictions are established pursuant to the Tulsa Zoning Code and shall inure to the benefit of the City of Tulsa, Oklahoma, the owner of Lot 1, Block 1, of the Subdivision, if the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section II, it shall be lawful for the City of Tulsa or any owner of Lot 1, Block 1, to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant, in any judicial action brought by an owner of Lot 1, Block 1, which action seeks to enforce the covenants or restrictions set forth herein or to recover damages for the breach thereof, the prevailing party shall be entitled to recover reasonable attorneys fees and costs and expenses incurred in such action.

**B. Duration**

These restrictions, to the extent permitted by applicable law, shall be perpetual but in any event shall be in force and effect for a term of not less than thirty (30) years from the date of the recording of this Deed of Dedication unless terminated or amended as hereinafter provided.

**C. Amendment**

The covenants contained within Section I, Easements and Utilities may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission, or its successors and the City of Tulsa, Oklahoma. The covenants contained within Section II, Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission, or its successors. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded.

**D. Severability**

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any Court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Owner/Developer, has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CASE AND ASSOCIATES PROPERTIES, INC.  
an Oklahoma corporation

By \_\_\_\_\_  
Mike D. Case, President

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) ss.

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Mike D. Case as President of CASE AND ASSOCIATES PROPERTIES, INC., an Oklahoma corporation

My Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary Public

**CERTIFICATE OF SURVEY**

I, Jeffrey A. Tuttle, a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and plotted the tract of land described above, and that the accompanying plat designated herein as "COTTAGES AT CEDAR RIDGE", a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying.

Jeffrey A. Tuttle  
Registered Professional Engineer and Land Surveyor

STATE OF OKLAHOMA )  
COUNTY OF TULSA ) ss.

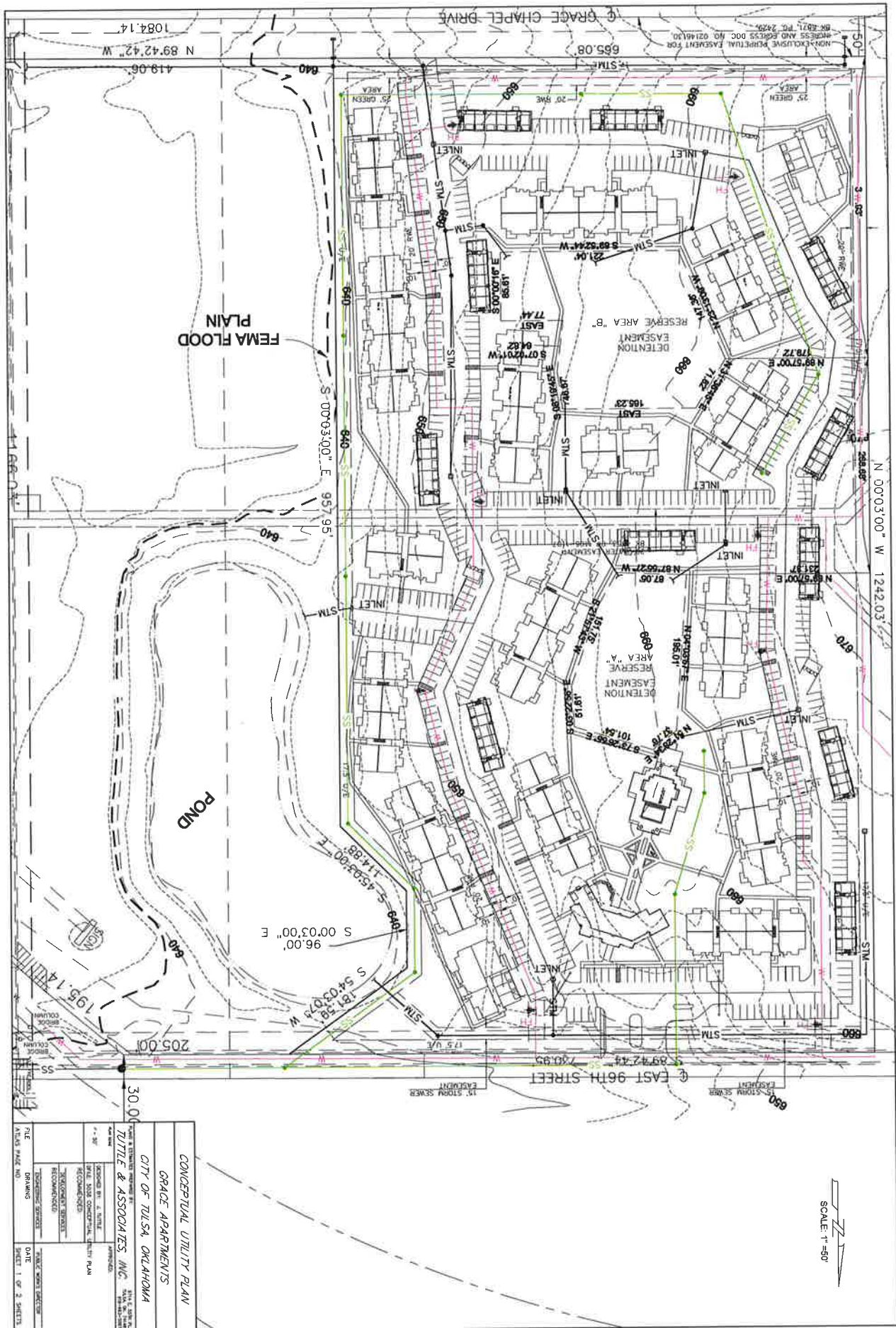
The foregoing Certificate of Survey was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017 by Jeffrey A. Tuttle.

My Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Notary Public

20.6



CONCEPTUAL UTILITY PLAN	
GRACE APARTMENTS	
CITY OF TULSA, OKLAHOMA	
DESIGNED BY: TULSA	
DRAWN BY: TULSA	
CHECKED BY: TULSA	
DATE: 10/15/14	
FILE	14-000000
DRAWING	CONCEPTUAL UTILITY PLAN
DATE	10/15/14
SHEET 1 OF 2 SHEETS	

SCALE: 1"=50'

20.7



ALL RIGHTS RESERVED. YOU AGREE TO HOLD THE CITY OF TULSA, OKLAHOMA, HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS PLAN, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE CITY OF TULSA, OKLAHOMA.

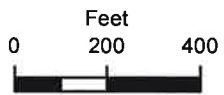
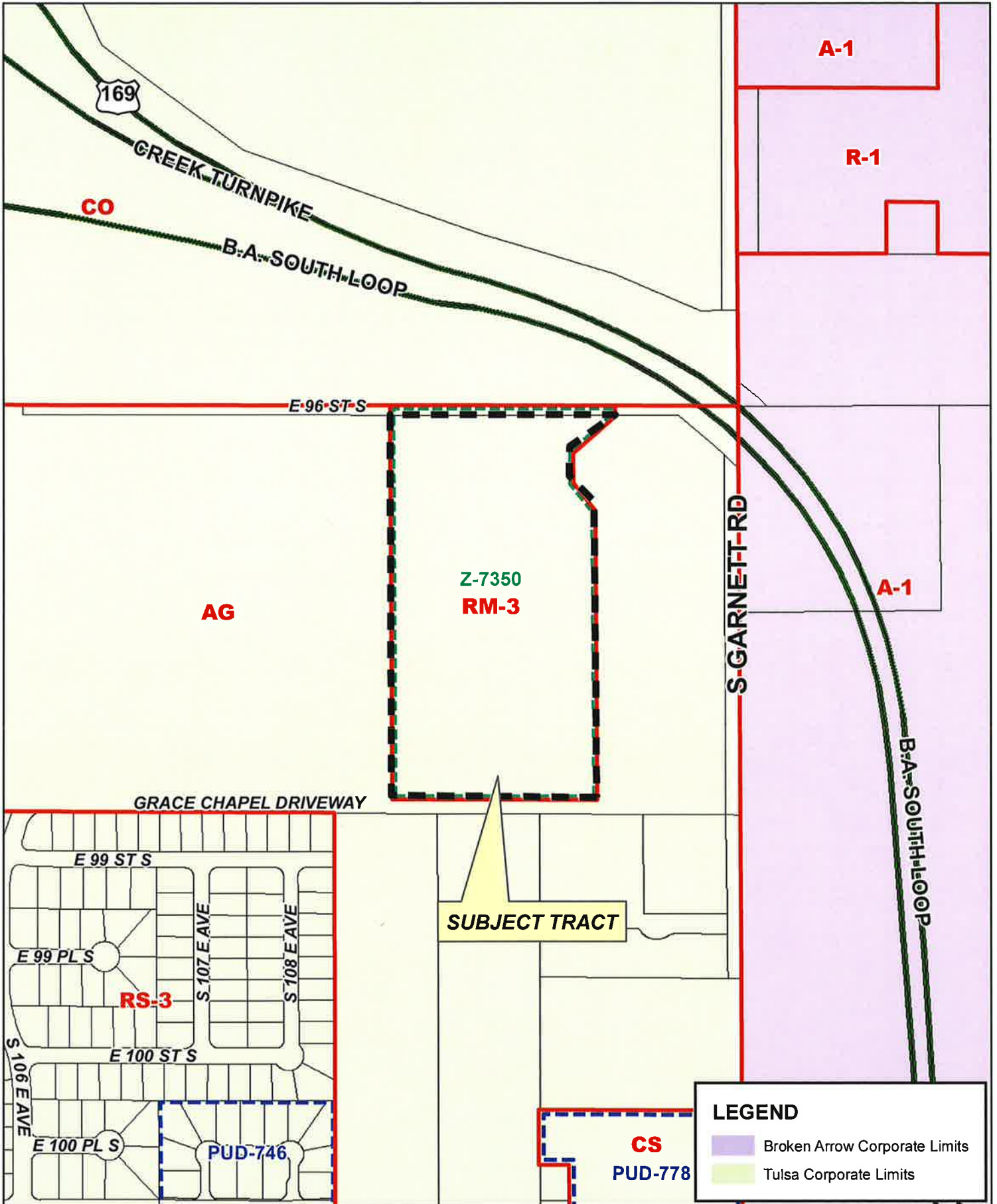


NO.	DATE	REVISION

<b>SAINTARY SEWER</b> <b>GRADE APARTMENTS</b> <b>CITY OF TULSA, OKLAHOMA</b>		DATE: 10/15/2014 TIME: 10:00 AM
PLAN & SPECIFICATIONS PROVIDED BY: <b>TITTLE &amp; ASSOCIATES, INC.</b>		DRAWING NO.: SHEET 2 OF 3 SHEETS
PREPARED BY: CHECKED BY: DESIGNED BY: REVISIONS: DATE:	DRAWN BY: DATE:	DATE:







18-14 19

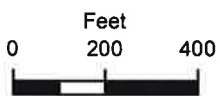
# COTTAGES AT CEDAR RIDGE

20.9



**LEGEND**

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



 Subject Tract  
18-14 19

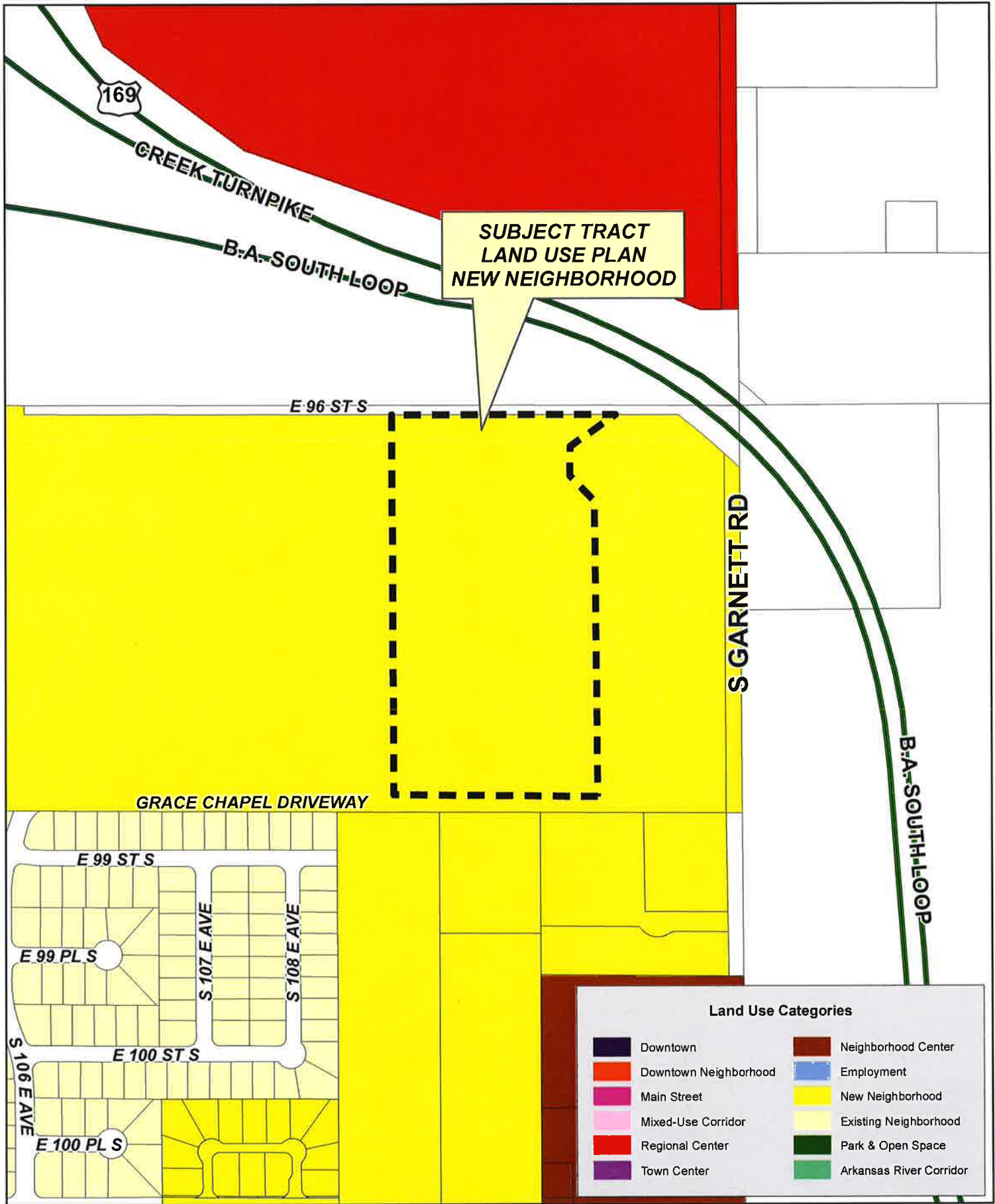
# COTTAGES AT CEDAR RIDGE

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

Aerial Photo Date: February 2016



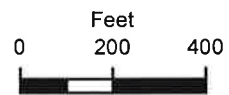
20.10



SUBJECT TRACT  
LAND USE PLAN  
NEW NEIGHBORHOOD

**Land Use Categories**

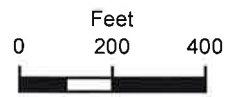
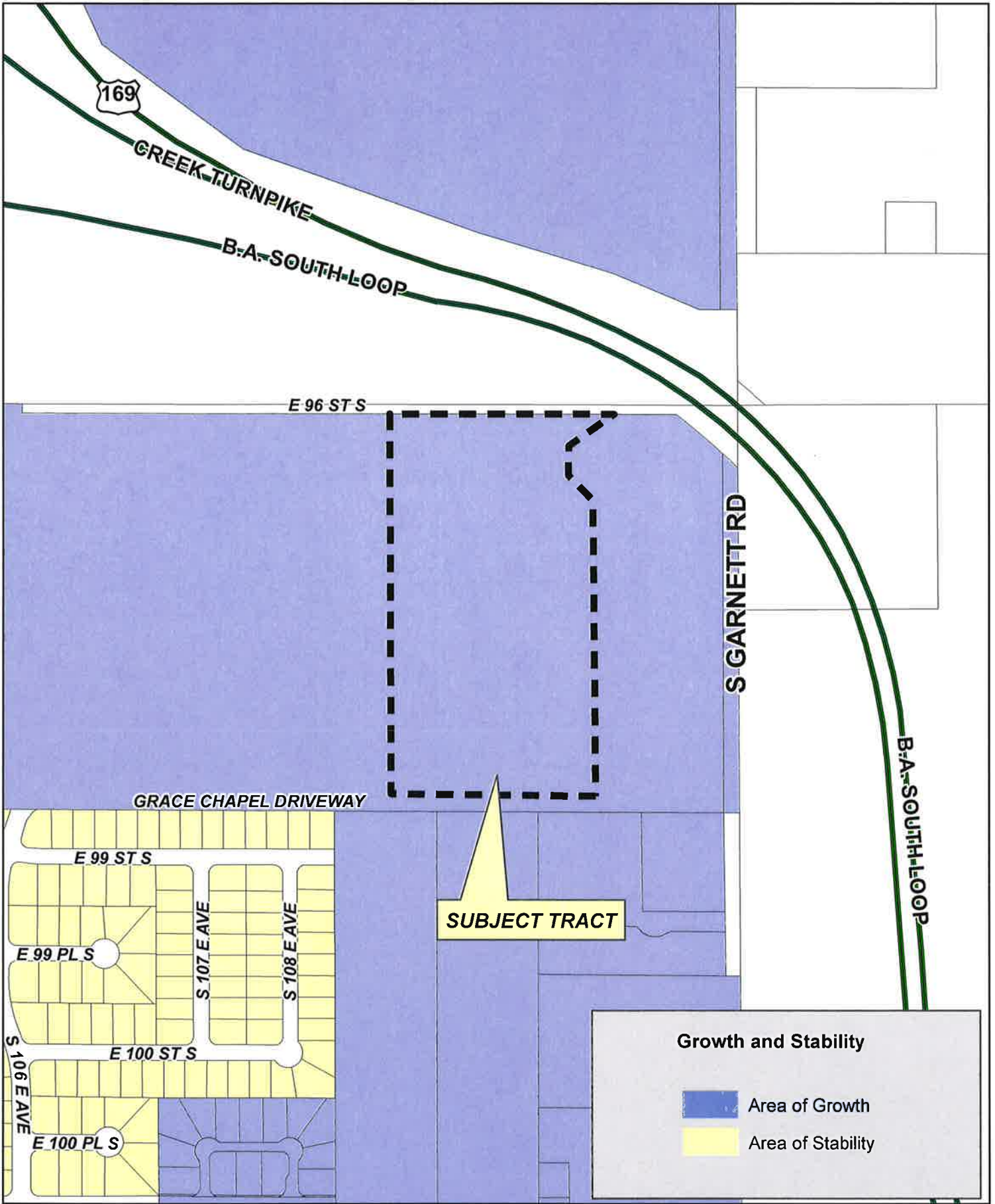
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park & Open Space
	Town Center		Arkansas River Corridor



18-14 19

# COTTAGES AT CEDAR RIDGE





18-14 19

# COTTAGES AT CEDAR RIDGE

20.12 



Tulsa Metropolitan Area  
Planning Commission

**Case Number: CZ-454**

**Hearing Date: April 5, 2017**

**Case Report Prepared by:**

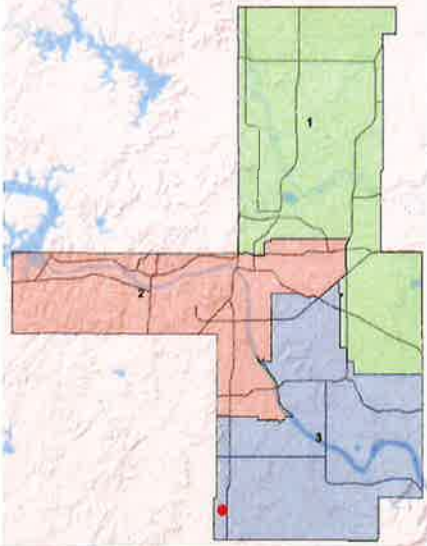
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Eddie Carson

*Property Owner:* CARSON AND YOCHAM LLC

**Location Map:  
(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Commercial

*Concept summary:* Rezone to CH to permit commercial or minor industrial uses.

*Tract Size:* 36.24 ± acres

*Location:* Southwest corner of W. 191<sup>st</sup> St. S. and Highway 75

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* CH

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 6210

CZM: 70

Atlas: 0

**County Commission District: 3**

*Commissioner Name:* Ron Peters

21.1

## SECTION I: CZ-454

**DEVELOPMENT CONCEPT:** The applicant is requesting to rezone the subject property from AG to CH in order to permit the marketing of the site for potential commercial and minor industrial uses, including a movie theater or warehousing.

### EXHIBITS:

INCOG Case map  
INCOG Aerial

### **DETAILED STAFF RECOMMENDATION:**

CZ-454 is non injurious to the existing proximate properties and;

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

**Staff recommends Approval of CZ-454 to rezone property from AG to CH.**

## 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 of Glenpool Comprehensive Plan states that highway and tourist commercial development should be concentrated in the US 75 Corridor.

### 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. 191<sup>st</sup> 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 vacant land.

Environmental Considerations: None

21.2

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
Highway 75	Freeway	Per ODOT	4
West 191 <sup>st</sup> Street South	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	N/A	N/A	Vacant
South	AG	N/A	N/A	Vacant
East	CS	N/A	N/A	Vacant
West	AG	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.

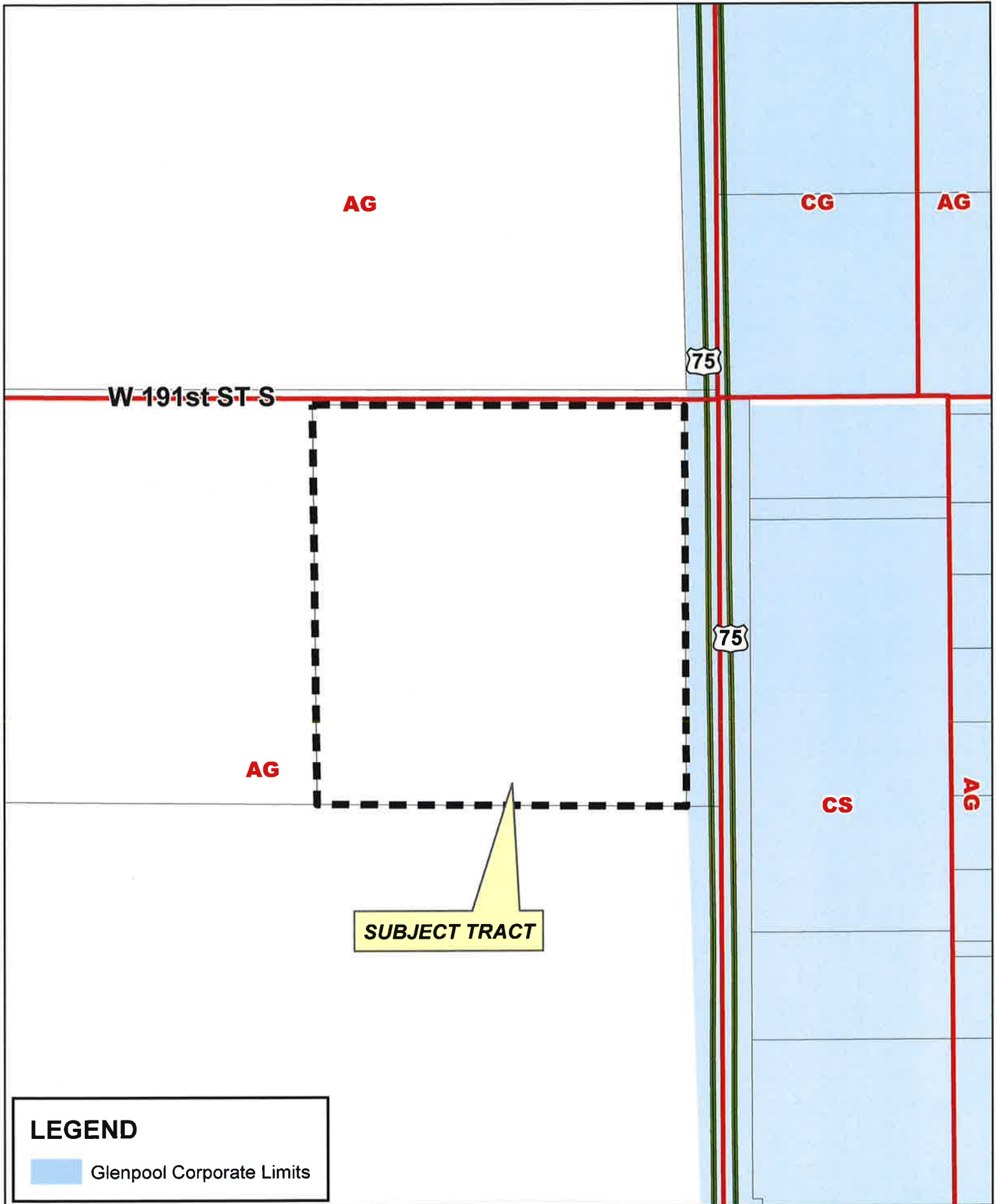
***Subject Property:***

No relevant history.

***Surrounding Property:***

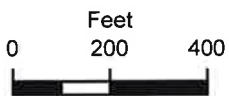
No relevant history.

4/5/2017 1:30 PM



**LEGEND**

 Glenpool Corporate Limits



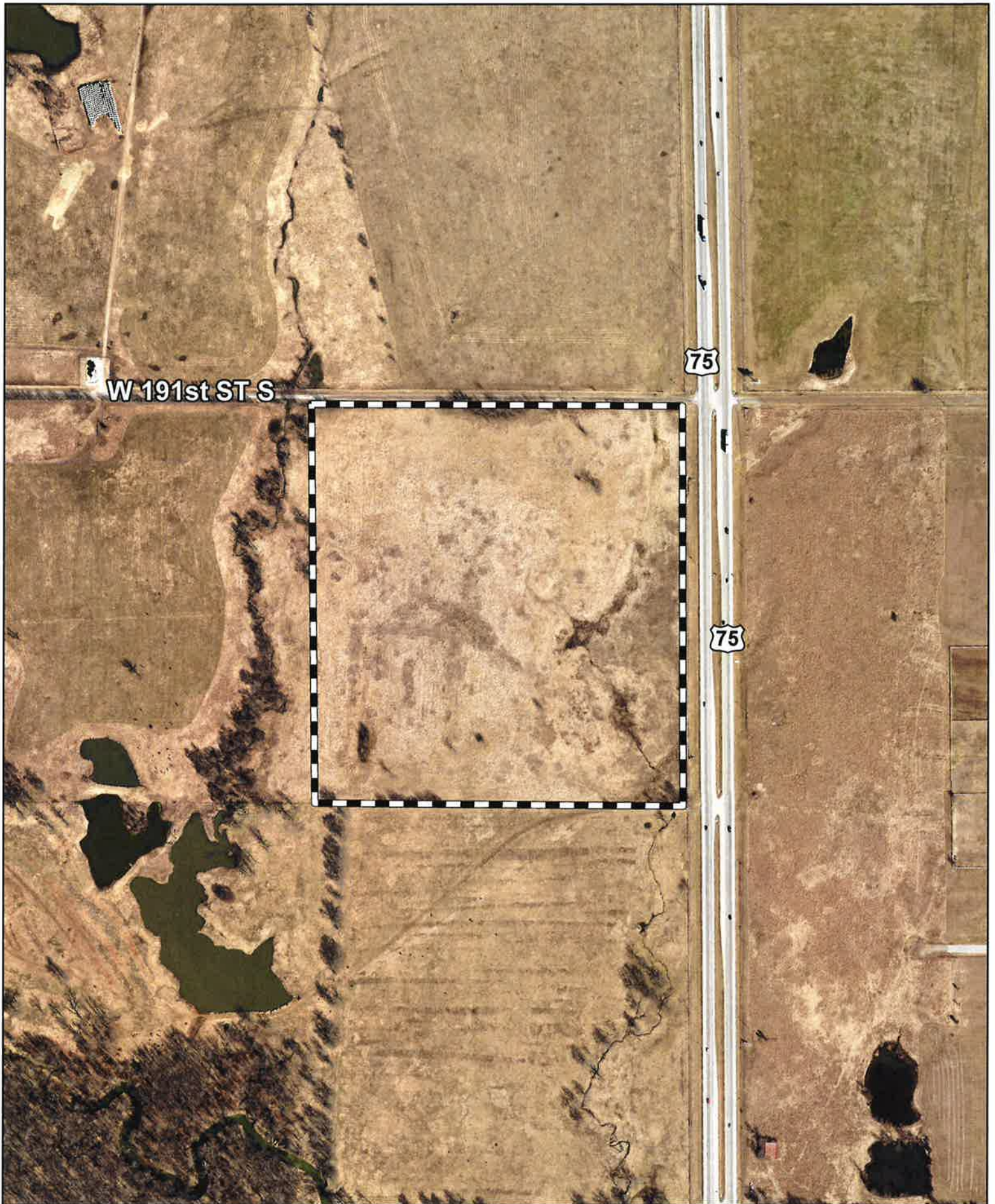
**CZ-454**

16-12 10

21.4



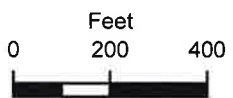




W 191st ST S

75

75



Subject Tract

**CZ-454**

16-12 10

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

Aerial Photo Date: February 2016



21.5

**Hoyt, Jay**

---

**Subject:** FW: County rezoning: CZ-454  
**Attachments:** New Comp Plan Map With Update full.pdf  
**Importance:** High

---

**From:** Richard Malone [<mailto:rmalone@cityofglenpool.com>]  
**Sent:** Tuesday, March 28, 2017 4:47 PM  
**To:** Mariboho, Mindi  
**Subject:** RE: County rezoning: CZ-454

Mindi:

Thanks for the referral. The subject tract is inside our fence line and according to the City of Glenpool 2030 Comprehensive Plan designated as US 75 Corridor District showing Industrial on the west side of the US 75 Corridor District. See attached Comp Plan.

Excerpts from the Comp Plan.

- \*Highway and tourist commercial development should be concentrated in the US-75 corridor as shown on the 2030 PLAN.
- \*Light and medium industrial development shall be limited to those areas west of US-75 with buffering and setbacks on the west for a smooth transition to abutting existing and planned Low Intensity Residential development.
- \*The impact of improvement of US-75 to expressway standards will increase the travel along this route, which will also increase the potential for transit and travel- related businesses (truck stops, hotels, motels, restaurants, etc.) along US-75. Continued development in the designated US-75 Corridor area from 151<sup>st</sup> to 191<sup>st</sup> will increase opportunities for local jobs and employment.
  
- \*Movie Theatre is a use unit #19 and is allowable by right in a CS or CG zoning district.
- \*Truck Stop is a use unit #22 and is allowable in a CG with BOA Special Exception or in an IL zoning district by right.

With that said, an CS or CG zoning district or an IL zoning district would be encouraged but nothing higher because of the objectionable uses allowed in the heavier IM or IH zoning districts.

Thanks,

**Rick Malone**  
City Planner  
(918) 209-4617 Office  
[rmalone@cityofglenpool.com](mailto:rmalone@cityofglenpool.com)





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-455

**Hearing Date:** April 5, 2017

**Case Report Prepared by:**

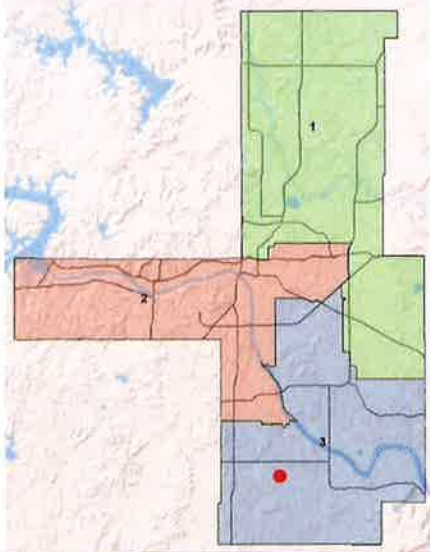
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Erik Enyart

*Property Owner:* RGT/CHARLESTON PARTNERS LTD

**Location Map:**  
**(shown with County Commission Districts)**



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential

*Concept summary:* Rezone to RE to permit single-family residential

*Tract Size:* 55.76 ± acres

*Location:* East of the southeast corner of E. 161<sup>st</sup> St. S. and S. Lewis Ave.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RE

**Comprehensive Plan:**

*Land Use Map:* N/A

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7329

CZM: 66

Atlas: 0

**County Commission District:** 3

*Commissioner Name:* Ron Peters

22.1

## SECTION I: CZ-455

**DEVELOPMENT CONCEPT:** The applicant has requested RE zoning in order to permit the development of a single-family residential subdivision.

### EXHIBITS:

INCOG Case map  
INCOG Aerial  
Applicant Exhibits:  
Exhibit A.1  
Exhibit A.2

### **DETAILED STAFF RECOMMENDATION:**

CZ-455 is non injurious to the existing proximate properties and;

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

**Staff recommends Approval of CZ-455 to rezone property from AG to RE.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: This site is located within the fence line of the City of Bixby and is located within a "Vacant, Agricultural, Rural Residences and Open Land" Land Use with Low Intensity. Marcae Hilton, City Planner at the City of Bixby has stated that the parcel in question would support RE zoning.*

### 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: E. 161<sup>st</sup> 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 vacant land.*

Environmental Considerations: None

22.2

Streets:

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

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	N/A	N/A	Single-Family
South	AG	N/A	N/A	Vacant/Agricultural
East	AG	N/A	N/A	Vacant
West	AG	N/A	N/A	Single-Family

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

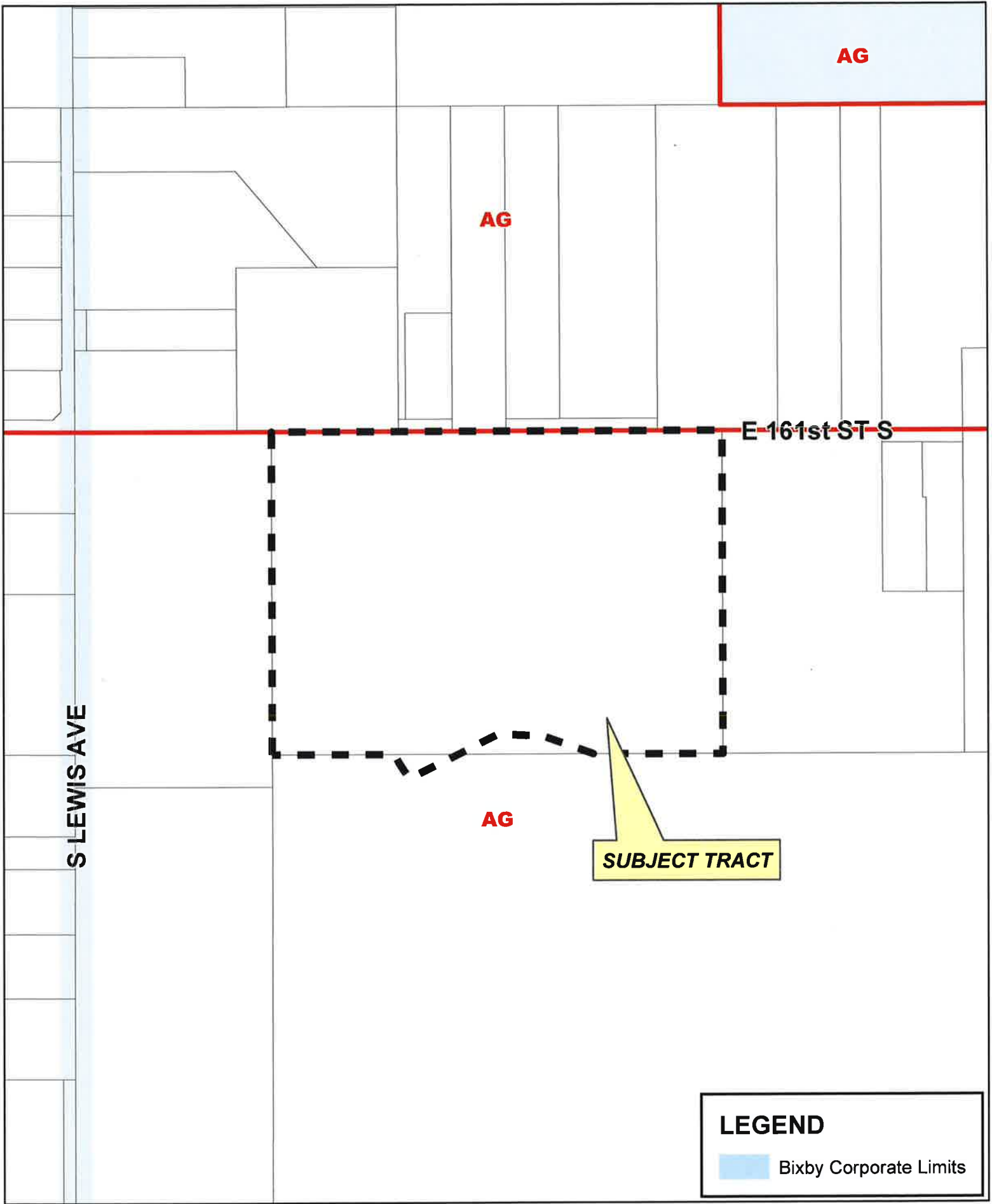
No relevant history.

***Surrounding Property:***

No relevant history.

4/5/2017 1:30 PM

22.3



**CZ-455**

17-13 29

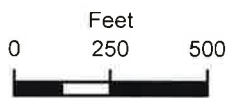
22.4





S LEWIS AVE

E 161st ST S



Subject Tract

**CZ-455**

17-13 29

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

Aerial Photo Date: February 2016



22.5

**Exhibit "A.1"**  
**Breeze Farms Phase II**  
**Rezoning Exhibit**

**Description**

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 1°16'19" EAST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 1318.67 FEET; THENCE SOUTH 88°43'18" WEST FOR A DISTANCE OF 528.45 FEET; THENCE NORTH 71°56'27" WEST FOR A DISTANCE OF 213.15 FEET; THENCE SOUTH 88°52'04" WEST FOR A DISTANCE OF 189.52 FEET; THENCE SOUTH 62°43'01" WEST FOR A DISTANCE OF 402.37 FEET; THENCE ALONG A 660.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°52'24", A CHORD BEARING AND DISTANCE OF NORTH 32°04'16" WEST FOR 125.07 FEET, FOR AN ARC DISTANCE OF 125.25 FEET; THENCE SOUTH 88°52'04" WEST FOR A DISTANCE OF 496.33 FEET; THENCE NORTH 1°10'27" WEST AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 1319.99 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88°52'02" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 1838.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,418,466 SQUARE FEET OR 55.25 ACRES.

**Basis of Bearing**


THE THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83) 1993; SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) 3/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 29;
  - (2) 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 29;
- THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°10'27" WEST.

**Certification**

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

*2.23.2017*  
DAN E. TANNER, P.L.S.  
OKLAHOMA P.L.S. #1435  
OKLAHOMA CA #2661  
EXPIRATION DATE: 6/30/17



*22.6*

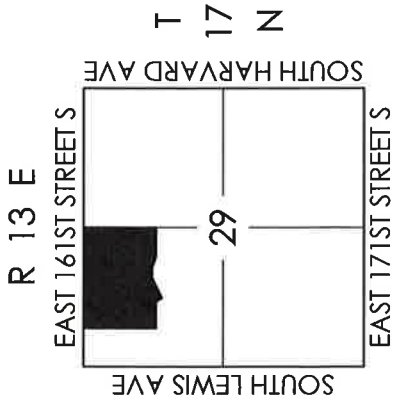
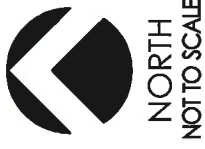




# Exhibit "A.2"

## Breeze Farms Phase II

### Rezoning Exhibit



**Location Map**



EAST LINE NW/4 SECTION 29  
1318.67' S 116°19' E

N 110°27' W  
1319.99'

S 88°52'04" W  
189.52'

S 88°52'04" W  
496.33'

R-660.00'  
D-10°52'24"  
L-125.25'  
CB-N32°04'16"W  
CD-125.07'

N 71°56'27" W  
213.15'

S 62°43'01" W  
402.37'

S 88°43'18" W  
528.45'

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

W

**LEGEND**

- CB CHORD BEARING
- CD CHORD DISTANCE
- L LENGTH OR ARC LENGTH
- POB POINT OF BEGINNING



22.7

**Hoyt, Jay**

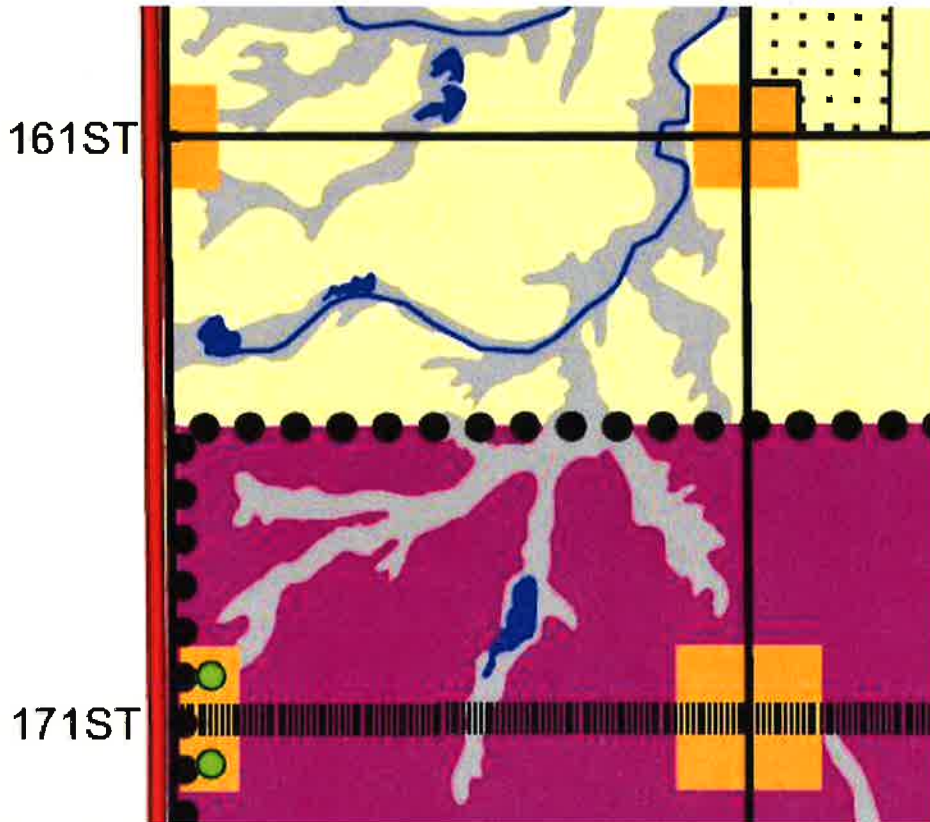
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**Subject:** FW: County rezoning: CZ-455

**From:** Marcae Hilton [<mailto:MHilton@BixbyOK.gov>]  
**Sent:** Monday, March 27, 2017 1:24 PM  
**To:** Mariboho, Mindi  
**Cc:** Jason Mohler; Jared Cottle  
**Subject:** RE: County rezoning: CZ-455

Mindi, thank you for the heads up. The comprehensive plan has the hard corner dedicated as Medium intensity, but the parcel in question is low intensity and would support the RE zoning. The City would like to be kept abreast during the platting process as well.





Marcae' D Hilton  
City Planner, City of Bixby  
918-366-0427

**From:** Mariboho, Mindi [<mailto:MMariboho@incog.org>]  
**Sent:** Monday, March 27, 2017 11:17 AM  
**To:** Marcae Hilton <[MHilton@BixbyOK.gov](mailto:MHilton@BixbyOK.gov)>  
**Subject:** FW: County rezoning: CZ-455  
**Importance:** High

Ok, I'm trying this again. Please see below...thank you.

*Mindi Mariboho*

---

**From:** Mariboho, Mindi  
**Sent:** Monday, March 27, 2017 10:47 AM  
**To:** 'mhilton@bixby.com'  
**Cc:** Hoyt, Jay  
**Subject:** County rezoning: CZ-455  
**Importance:** High

Good morning Marcae—I'm forwarding a copy of a rezoning case within your fence line: CZ-455. Can you please review and send back any recommendations/comments to Jay Hoyt, by end of day, Wednesday, March 29, 2017.

Thank you and have a wonderful day!

*Mindi Mariboho* | Land Regulations Specialist  
2 West 2nd Street Ste. 800 | Tulsa OK 74103





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7379

**Hearing Date:** April 5, 2017

**Case Report Prepared by:**

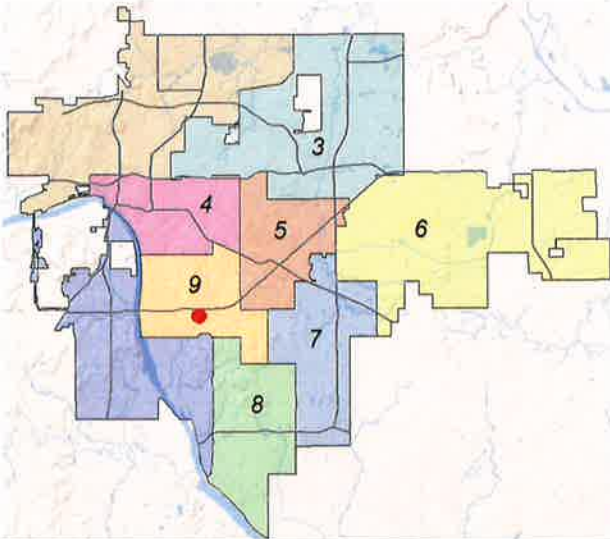
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Erik Enyart

*Property Owner:* DOWNING, ROBERT L TTEE

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential

*Concept summary:* Rezoning to support lot split for two residential tracts.

*Tract Size:* 0.92 ± acres

*Location:* North of northeast corner of S. Columbia Pl. and E. 53<sup>rd</sup> St. S.

**Zoning:**

*Existing Zoning:* RS-2

*Proposed Zoning:* RS-3

**Comprehensive Plan:**

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval of the rezoning request from RS-2 to RS-3.**

**Staff Data:**

TRS: 9332

CZM: 47

Atlas: 562/561

**City Council District:** 9

*Councilor Name:* Ben Kimbro

**County Commission District:** 3

*Commissioner Name:* Ron Peters

231

## SECTION I: Z-7379

### DEVELOPMENT CONCEPT:

The proposed zoning is necessary to support two single family residential lots on this property. The expected lot configuration will be larger than RS-3 minimums.

### EXHIBITS:

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

### DETAILED STAFF RECOMMENDATION:

RS-3 zoning is consistent with the New Neighborhood land use vision in the Tulsa Comprehensive Plan and,

RS-3 rezoning as requested by Z-7379 is consistent with the existing proximate properties. Redevelopment plans as part of Planned Unit Development 295-A (north) and PUD 499 (southwest) have been previously approved but not redeveloped. Density and lot configuration allowed on those tracts could be much smaller than RS-3 zoning requested and,

Z-7379 is consistent with the anticipated future development of the surrounding properties therefore;

**Staff recommends Approval of Z-7379 to rezone property from RS-2 to RS-3.**

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The New Neighborhood land use designation anticipates appropriate infill development. Rezoning at this location will create an opportunity to provide additional users to connect with the existing utility and street infrastructure.*

### Land Use Vision:

*Land Use Plan map designation: New Neighborhood*

"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."

*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*

*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 nearly flat with several large trees and historically has been occupied with one home. At the time of the staff report the lot was empty.

Environmental Considerations: Staff recommends establishing a tree protection plan to help integrate new construction in to the neighborhood. Otherwise there are no known considerations that affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Columbia Place	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-2 with PUD-295-A overlay. The PUD was approved with 58 foot wide lots and 6500 sq ft of lot area minimums adjacent to Z-7379.	New Neighborhood	Growth	No homes but the private street infrastructure has been installed years ago.
East	RS-2	Existing neighborhood	Stability	Single family residential
South	RS-2	Existing neighborhood	Stability	Single family residential
West	RS-2 and RS-2 with PUD 499 overlay (allowed 3 lots on a private street)	Existing neighborhood	Stability	Single family residential

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

*No relevant history.*

***Surrounding Property:***

**BOA-17901 January 13, 1998:** The Board of Adjustment approved a Variance of the required side yard from 10 ft. to 5.5 ft. to allow for an addition to an existing dwelling, on property located at 5311 S. Columbia Ave. and southwest of subject property.

**PUD-295-A November 1996:** All concurred in approval of a proposed Major Amendment to a Planned Unit Development, on a 5+ acre tract of land, to increase the original PUD by adding three adjoining residential lots to allow single-family homes, additional parking for the existing townhouses, and a water retention facility, on property located south of the southeast corner of East 51<sup>st</sup> Street South and South Columbia Place.

**PUD-499 June 1993:** All concurred in approval of a proposed Planned Unit Development on a 1+ acre tract of land for three single-family dwelling with private drive and common area, on property located north of the northwest corner of S. Columbia Pl. and E. 53<sup>rd</sup> St. S. and just southwest of subject property, across S. Columbia Pl.

**BOA-14446 April 16, 1987:** The Board of Adjustment approved a Variance of the setback from the centerline of E. 53<sup>rd</sup> St. from 55 ft. to 33 ½ ft. to allow for an addition to an existing dwelling unit; per plot plan; subject to no enclosure of carport, on property located at 5304 S. Columbia Pl. and southwest of subject property.

23.4



**PUD-295 October 1982:** All concurred in approval of a proposed Planned Unit Development on a 1.75+ acre tract of land for 21 townhomes with conditions on property located south of the southeast corner of East 51<sup>st</sup> Street South and South Columbia Place.

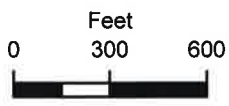
**Z-5518/ PUD-257 October 1981:** All concurred in approval of a request for rezoning from RS-2 to OM and a proposed Planned Unit Development on a 3+ acre tract of land for an office development, on property located on the southeast corner of E. 51<sup>st</sup> St. and S. Columbia Pl.

**PUD-266 September 1981:** All concurred in approval of a proposed Planned Unit Development on a 8.9+ acre tract of land for Brittany Square, 18,000 square foot office building, 212 apartment unit development and a club house on property located on the south side of East 51<sup>st</sup> Street at South Delaware Place and abutting south and west of subject property.

4/5/2017 1:30 PM

23.5





Subject  
Tract

**Z-7379**

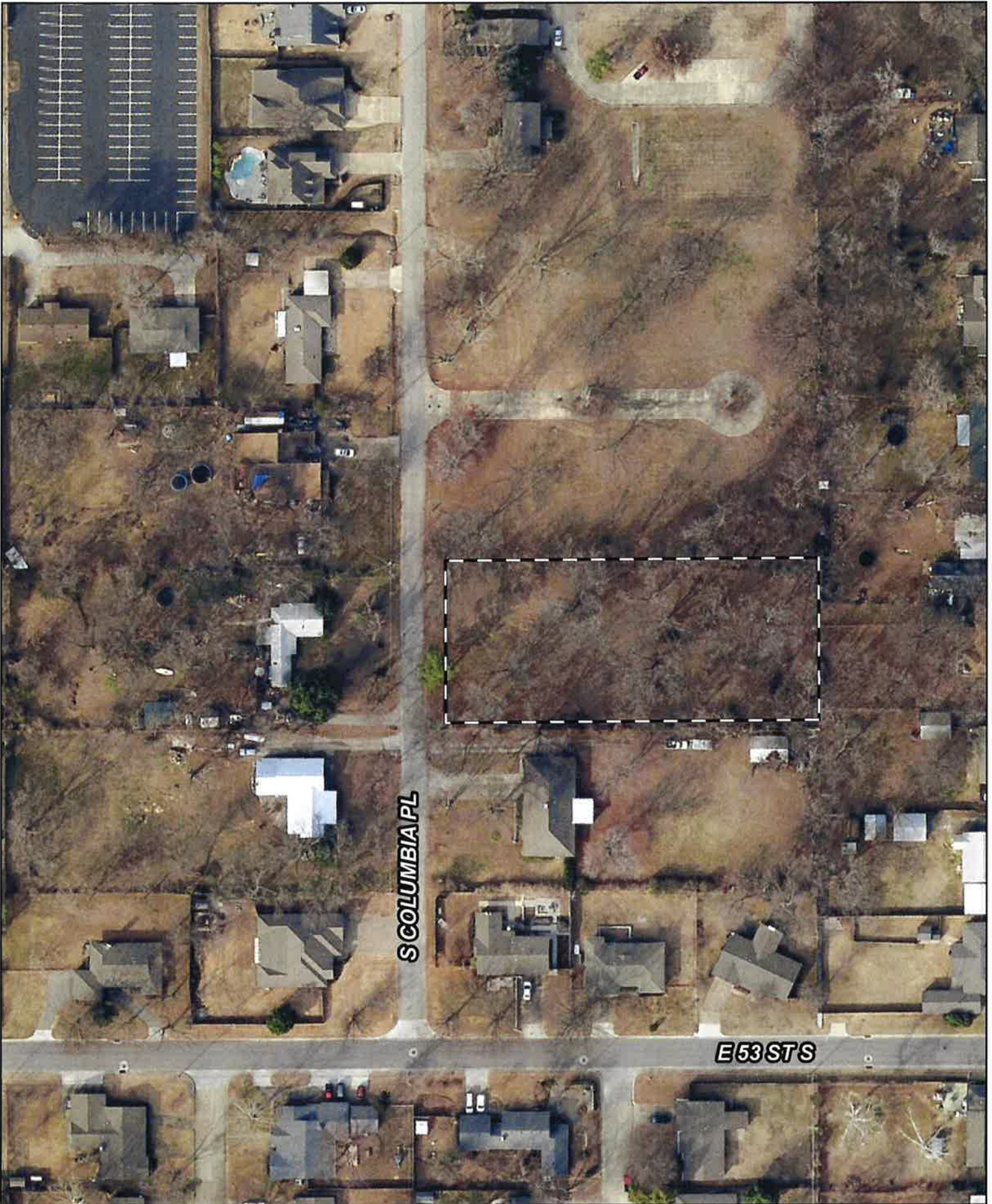
19-13 32

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

Aerial Photo Date: February 2016

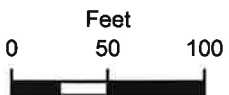


23.7



**S COLUMBIA PL**

**E 53 STS**



**Subject  
Tract**

**Z-7379**

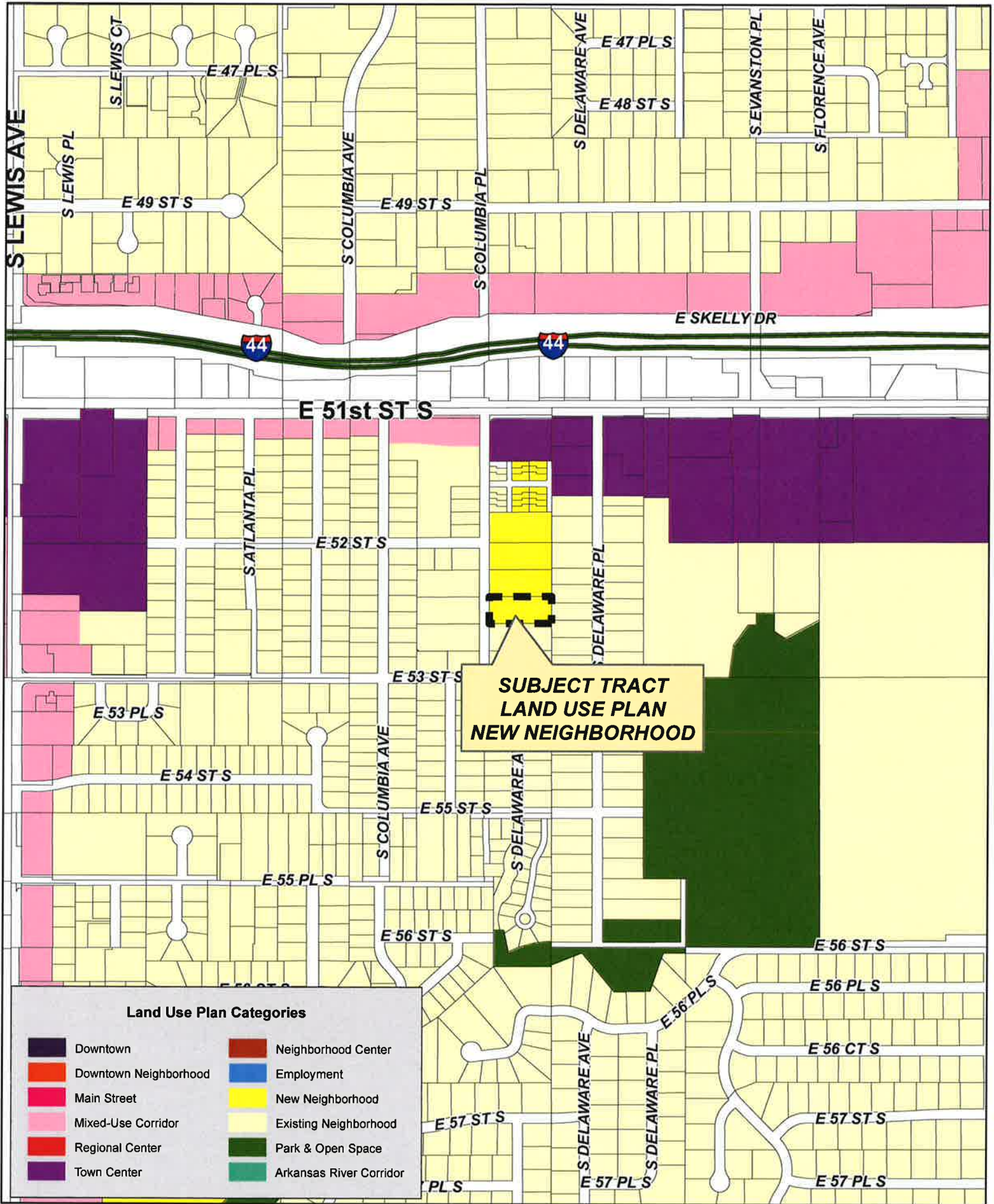
19-13 32

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

**Aerial Photo Date: February 2016**



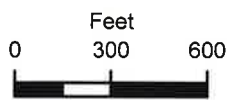
**23.8**



**SUBJECT TRACT  
LAND USE PLAN  
NEW NEIGHBORHOOD**

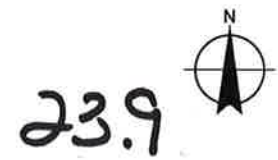
**Land Use Plan Categories**

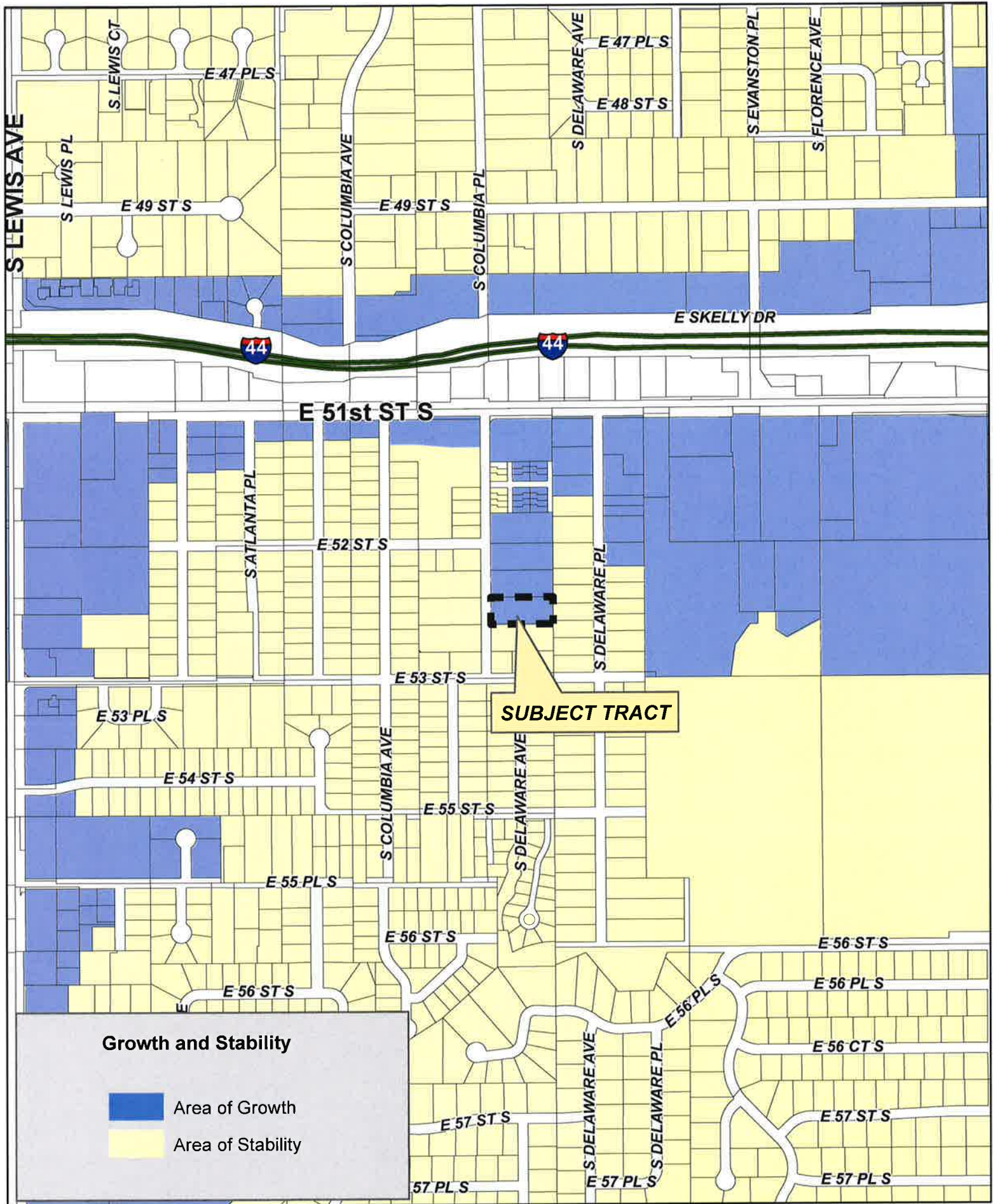
- |  |   |
|--|---|
|  Downtown              |  Neighborhood Center     |
|  Downtown Neighborhood |  Employment              |
|  Main Street           |  New Neighborhood        |
|  Mixed-Use Corridor    |  Existing Neighborhood   |
|  Regional Center       |  Park & Open Space       |
|  Town Center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



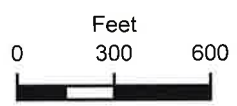
**Z-7379**

19-13 32





**SUBJECT TRACT**



**Z-7379**

19-13 32



ME-7380

**Sawyer, Kim**

---

**From:** Wilkerson, Dwayne  
**Sent:** Wednesday, March 29, 2017 12:38 PM  
**To:** Sawyer, Kim  
**Cc:** Miller, Susan; Ulmer, Amy  
**Subject:** Z-7380 Rezoning continuance request

Kim,

We have met with the property owner / applicant regarding an amendment to the land use designation of the Comprehensive Plan for property that will include the lot identified in Z-7380.

Staff is requesting a continuance from April 5<sup>th</sup> to May 3<sup>rd</sup> for Z-7380 so the comprehensive plan amendment and zoning request can be heard concurrently.

Thanks

**INCOG**

C. Dwayne Wilkerson  
Assistant Director Land Development Services

2 West Second Street  
Suite 800  
Tulsa, OK 74103

918-579-9475  
[dwickerson@incog.org](mailto:dwickerson@incog.org)



*Celebrating 50 Years of Service  
to the Tulsa Region*





**TMAPC**  
**April 5, 2017**  
**New CIP projects, FY 2018-2022**

---

**Item:** Public hearing approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2018-2022.

**Background**

The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character and extent by the Planning Commission.

City departments generated the list of new capital improvements in the plan. The City of Tulsa prepares an annual Capital Improvement Plan that is published with the fiscal year budget. The Planning Commission generally reviews any new additions proposed for inclusion in the proposed capital plan before the draft budget and capital plan are published.

**Staff Analysis**

TMAPC staff reviewed the new proposed Capital Improvement Plan projects for consistency with the City of Tulsa's Comprehensive Plan. In general, the improvements listed are consistent with the Comprehensive Plan.

A new CIP projects summary is attached. Below is a summarized list of those items, including: the name of requesting Department, the project name, the item number(s) that correspond with the attached chart, and staff comments regarding relationship and consistency with the Comprehensive Plan.

- **Equipment Management**

- 1) Install Solar Panel Systems at EMD Facilities

**Staff Comments:** *This proposed project is consistent with the vision in the Comprehensive Plan for efficient building design on p. LU 24.*

***“Efficient Building Design***

*New buildings in Tulsa will be designed to be more energy efficient and have a lighter touch on the environment than those of today. Buildings should be designed with Tulsa's climate in mind, to make use of passive solar heating during the winter, energy-efficient cooling in the summer, and efficient lighting year-round. Many new homes should include sustainable features, such as solar water heaters, non-toxic building materials, and solar energy systems, where applicable. This approach to energy savings and design will help create buildings that are less costly to maintain.”*

- **Fire Department**

- 2) Fire Department Fitness Testing Facility
- 3) Fire Station 34 near 3300 S. 177<sup>th</sup> E. Ave
- 4) Roofing replacement Fire Department

**Staff Comments:** *The proposed Fire Department projects primarily focus on system upkeep and rehabilitation/maintenance of existing facilities. Although no specific guidance is provided in the Comprehensive Plan, the projects will contribute to public safety and maintenance of existing City facilities.*

- **Gilcrease Museum**

- 5) Office Renovation
- 6) Storage Building
- 7) Test and Balance Mechanical Upgrades

**Staff Comments:** *These proposed projects represent improvements to an existing museum in the City of Tulsa and are consistent with the Plan's focus on enhancing education and improving Tulsan's quality of life.*

- **Information Technology**

- 8) One Technology Center, Compstat, Police Courts, Convention Center
- 9) Roofing replacement Telecommunications Department

**Staff Comments:** *These proposed projects are related to rehabilitation and system upkeep and are generally consistent with the Comprehensive Plan's direction on infrastructure maintenance.*

- **MTTA**

- 10) Bus Stop Signs
- 11) Electric Shuttle System

**Staff Comments:** *These projects involve maintaining and enhancing the existing transportation system through strategic investments and promoting multiple transportation choices for citizens. Also, an electric shuttle system would provide a "green" alternative transportation mode which is in line with Land Use Priority 5.*

- *Land Use Priority 5 (Ensure that areas of growth benefit from high quality sustainable development*

*Goal 15— Tulsa is a leader in sustainable development. Policies to support this goal include:*

- *15.1 Promote significant sustainable projects.*
- *15.2 Establish goals for reducing the city's and region's carbon footprint. (p. LU 86)*

- **PAC**

- 12) Chapman Music Hall Constellation and PA System Renovation

- 13) Tulsa Performing Arts Center Exterior Door Replacement and Repair

**Staff Comments:** *The proposed improvements to the Performing Arts Center (PAC) is consistent with the Comprehensive Plan's understanding of the downtown core as Tulsa's "...most intense regional center of commerce, housing, culture and entertainment." (p. LU 31)*

- **Parks**

- 14) Page Belcher and Mohawk Golf Course Facilities Roof Replacement/Repair

- 15) Zoo Complete Roof Renovation/Renovation Package

- 16) Expanded Parking Lot and Improved Mohawk Park Entry

- 17) Pathways/Service Roads/Staff Parking Lot

**Staff Comments:** *Based on the below and similar policies regarding parks, the proposed projects are in conformance with the Tulsa Comprehensive Plan.*

- *Parks, Trails and Open Space Priority 5 (Improve Access and Quality of Parks and Open Space)*

- Goal 14 – Parks and recreational facilities are updated to address changing needs and desires.*

- *Policy 14.1 Add comfort and convenience features to parks.*

- *Policy 14.2 Identify parks components that need to be updated or replaced and develop a schedule, budget and methodology to complete improvements.*

- *Policy 14.4 Identify Parks throughout the City for upgrade and develop an action plan to accomplish upgrades. (p. PA 29)*

- **Police**

- 18) Police Courts Building

**Staff Comments:** *The proposed Police Courts building project focuses on rehabilitation and maintenance of existing facilities. Although no specific guidance is provided in the Comprehensive Plan, the projects will contribute to public safety and maintenance of existing City facilities.*

- **Public Works**

- 19) Engineering Services Roof Replacement

- 20) Roofing replacement Surface Drainage and Vegetation

- 21) Fred Creek 73<sup>rd</sup> & Harvard Bridge Replacement

- 22) Admiral Place Sidewalk-7300 to 8900 E. Admiral Place

- 23) Creek Turnpike and Memorial Drive Interchange Safety improvements

- 24) Lewis Avenue-51<sup>st</sup> to 61<sup>st</sup> St. South Sidewalks

- 25) Lewis Avenue-81<sup>st</sup> to 91<sup>st</sup> St. South Sidewalks

- 26) Memorial Drive-31<sup>st</sup> to 61<sup>st</sup> St. South Sidewalks
- 27) Peoria and 36<sup>th</sup> St. N. Intersection Improvements
- 28) Traffic Studies and Data Collection
- 29) W. 51<sup>st</sup> Street South Sidewalk-3300 West to 2500 West 51<sup>st</sup> St. South
- 30) Woodland Hills Mall Access Road-68<sup>th</sup> St. S.
- 31) 71<sup>st</sup> St. Lift Station Electrical Upgrades
- 32) Southside WWTP Electrical Upgrades
- 33) Southside WWTP Digester MCC Replacement
- 34) Sodium Hydroxide Storage and Feed System Upgrade
- 35) Powdered Activated Carbon Feed System Upgrade
- 36) AB Jewell WTP Improvements-Residuals Improvements Phase 2

**Staff Comments:** *The above projects are primarily maintenance/improvements and generally consistent with the Comprehensive Plan's direction on infrastructure. Several of the above items are for construction of sidewalks, which are widely supported throughout the Comprehensive Plan. These projects further many of the Land Use, Transportation and Parks, Trails and Open Space priorities, goals and policies in the Comprehensive Plan.*

- **Tulsa Convention Center**

- 37) BOK & CBC-Food & Beverage Improvements
- 38) CBC-Resurfacing the Exhibit Hall Floors at the Cox Business Center

**Staff Comments:** *These proposed projects represent maintenance/improvements to the Cox Convention Center and BOK Center and contribute to the vision of the Comprehensive Plan and Downtown Master Plan by enhancing quality of life, economic development, educational and cultural opportunities for Tulsa's citizens.*

**Staff Recommendation**

Approve based on the finding that the new capital improvement projects for the Capital Improvement Plan, FY 2018-2022 are in conformance with the Tulsa Comprehensive Plan.

**FY18 - 22 NEW PROJECTS  
CITY OF TULSA**

	Project Title	Category	Requesting Dept	Project Purpose
1	Install Solar Panel Systems at EMD Facilities	Facilities	Equipment Management	Install Solar Panel Systems at EMD facilities to substantially reduce or eliminate electrical costs, offset fossil-fuel-based energy consumption, and utilize a source of clean renewable energy.
2	Fire Department Fitness Testing Facility	Facilities	Fire	Construction of an all-weather, indoor firefighter entrance exam and annual fitness testing facility for the Tulsa Fire Department.
3	fire Station 34 near 3300 S, 177th E. Ave	Facilities	Fire	Future growth of far east Tulsa will necessitate a fire station in this area.
4	Roofing replacement Fire Department.	Facilities	Fire	Replacement of dilapidated roofing systems on the following facilities Field Operations Building, Fire Academy Training Center West, Fire Department headquarters, Fire Department Supply, Fire Station 2,3,4,5,10,12,23,25,26,27,28,29,31,32.
5	Office Renovation		Gilcrease	Renovation of the 2nd floor and administrative office spaces.
6	Storage Building		Gilcrease	Construction of a 40' x 60', climate-controlled metal storage building on the museum property. Including a 10 x 12 overhead door (no windows), security monitoring cameras.
7	Test and Balance Mechanical Upgrades		Gilcrease	Work to correct deficiencies found from previous testing of exhibiting air and hydronic system
8	One Technology Center, Compstat, Police Courts, Convention Center	Facilities	Information Technology	To upgrade the Building Automation system (Metasys) in the project facilities. Replacing discontinued LON controllers, BACnet Field Equipment Controllers (FEC's) and Input Output Modules (IOM's) modifying the Metasys database to add new controls, programs and graphics to improve over all system function and reliability.
9	Roofing replacement Telecommunications Department	Facilities	Information Technology	replacement of dilapidated roofing systems on the following facilities Electronics Shop, Telecommunications Garage
10	Bus Stop Signs		MTTA	Replace all existing street bus stop signs with new informational signs.
11	Electric Shuttle System		MTTA	Purchase and of up to five (5) electric shuttle buses and a charging system.
12	Chapman Music Hall Constellation and PA System Renovation	Facilities	PAC	The existing PA and Sound system are 15 plus years old. Many parts and obsolete, discontinued and unavailable. The system is inadequate for the newer shows now touring. The Constellation and updated PA System would better suit the newer shows, be more adequate for integrating the new Fire and Emergency alarm voice warning system, and improve the customer experience.
13	Tulsa Performing Arts Center Exterior Door Replacement and Repair	Facilities	PAC	The existing exterior doors are original equipment. The mounting structures, hinges, closers, and framing are worn out. Repairs are becoming exceedingly difficult and expensive. Parts are hard to come by and alternative repairs are becoming increasingly common. Replacing the doors and repairing structural features will provide safety and security to the building, minimize possible dangerous situations, and improve physical and environmental integrity of the building.
14	Page Belcher and Mohawk Golf Course Facilities Roof Replacement/Repair	Facilities	Parks	To repair and or replace existing roof structures on all COT golf course buildings.
15	Zoo Complete Roof Renovation/Renovation Package	Facilities	Parks	To Repair and or replace roof structures on existing Tulsa Zoo buildings owned by the City of Tulsa.
16	Expanded Parking Lot and Improved Mohawk Park Entry	Zoo	Parks	The current entry into Mohawk Park as well as the zoo parking lot does not represent the Tulsa Zoo that the City of Tulsa taxpayers or the private donors have invested millions of dollars in over the last 6 years. As the largest daily attraction in our region, with over 750,000 annual zoo patrons projected after the opening of the Lost Kingdom exhibit complex in spring 2017, and the expected 1,000,000 annual guests at the completion of our Master Plan, the zoo parking lot is extremely undersized. On weekend days, during special events, and during peak periods of visitation such as spring break, school group season, and fall break, guests are forced to park on the grass due to no parking spaces being available. The current zoo parking lot has only 743 spots available for the public with no dedicated school bus parking or walkways through the parking lot. To meet the anticipated growth of visitation, the zoo needs to triple parking space at the zoo. This will also allow traffic to flow through more freely along 36th Street North on peak attendance days. In addition, the zoo would like to move the Mohawk Park entrybooths, which handles cash, closer towards the zoo front entry in order to access the internet and install a security camera system for staff and guest safety. Upgraded and more professional parking booths would serve as a crime deterrent in Mohawk Park and our parking lot by allowing the zoo to control access. Also, the existing lighting is inadequate for after hours programs and events and does not utilize current technology for energy efficiency. New LED lighting will need to be added for the safety and security of visitors and for energy efficiency.
17	Pathways/Service Roads/Staff Parking Lot	Zoo	Parks	To make repairs/replacements of zoo site paving and pathways to prevent zoo patron and staff injury due to slips, trips and falls.
18	Police Courts Building	Facilities	Police	Upgrade the following systems within the Police Courts Building Roof, HVAC System, Plumbing System, Fire Alarm System, Elevator Upgrade.
19	Engineering Services Roof Replacement	Facilities	Public Works	Replacement of dilapidated roofing systems on the following facilities Administration North and South

**FY18 - 22 NEW PROJECTS  
CITY OF TULSA**

	Project Title	Category	Requesting Dept	Project Purpose
20	Roofing replacement Surface Drainage and Vegetation.	Facilities	Public Works	Replacement of dilapidated roofing system at Operations/Garage Building #7
21	Fred Creek 73rd & Harvard Bridge Replacement	Flood	Public Works	Existing undersized bridge overtops in less than 10-year rainfall event.
22	Admiral Place Sidewalk - 7300 to 8900 E. Admiral Place	Streets	Public Works	To provide sidewalk along Admiral Boulevard where none currently exists. This would provide an ADA compliant walking surface across shared address with no access limitations to their facilities. The project will also provide access control at driveways wherever possible.
23	Creek Turnpike and Memorial Drive Interchange Safety Improvements	Streets	Public Works	Project for modifications at the intersection to include addition of turn bays, lengthening of turn bays, and other safety improvements to reduce accidents and to increase traffic flow.
24	Lewis Ave. - 51st to 61st St, South Sidewalks	Streets	Public Works	To install sidewalks on both sides of Lewis.
25	Lewis Avenue - 81st to 91st St, S. Sidewalks	Streets	Public Works	to provide sidewalks on both sides of Lewis and a pedestrian bridge across a drainage channel.
26	Memorial Drive - 31s to 61st St, South Sidewalks	Streets	Public Works	To install ADA compliant sidewalks and curb ramps on east and west side of Memorial Drive extending from 31st St. S. south to 61st St. S.
27	Peoria and 36th St. N. Intersection Improvements	Streets	Public Works	Improve the geometrics of the Intersection, by providing a right turn lane on the east leg of the intersection and added storage capacity for the existing turn lanes. Also, enclose the drainage ditch on the northeast corner of the intersection with storm sewer system.
28	Traffic Studies and Data Collection	Streets	Public Works	Project purpose is to provide adequate funding to develop various traffic studies including Traffic Impact Studies, Multimodal Mobility Studies, Lighting Studies, Speed Studies, Accident Studies, Access Management and the data collection efforts and mechanisms necessary for these studies.
29	W. 51st Street South Sidewalk - 3300 West to 2500 West 51st St. S.	Streets	Public Works	To install new sidewalks at this location to provide pedestrian access from neighborhoods to businesses at 33rd W. Ave. and 25th W. Ave. Intersections as well as the Zarrow Library.
30	Woodland Hills Mall Access Road - 68th St. S.	Streets	Public Works	New street would link Mingo Road to the back of Woodland Hills Mall just south of Union High School.
31	71st St Lift Station Electrical Upgrades	Sewer	Public Works	Replace existing motor control center (MCC) MCC-19 and variable frequency drives for the two washwater pumps and two raw water pumps. Project would also segregate incoming utility sources and create a main-tie-main MCC, further enhancing the electrical reliability of the lift station.
32	Southside WWTP Electrical Upgrades	Sewer	Public Works	Reconfigure the electrical distribution system at the Southside WWTP, starting with the main incoming switchgear, in order to enhance reliability and upgrade equipment that is nearing the end of its useful service life. The project will involve replacing the main switchgear and re-arranging how downstream switchgear are fed.
33	Southside WWTP Digester MCC Replacement	Sewer	Public Works	Replace the motor control center (MCC) in the Digester Building at the Southside WWTP. Project requires the construction of a new MCC building to house the equipment in order to install the new equipment in an unclassified area for compliance with NFPA 820 Fire Protection in Wastewater Treatment and Collection Facilities.
34	Sodium Hydroxide Storage and Feed System Upgrade	Water	Public Works	The project consist of installing two (2) sodium hydroxide storage tanks, one transfer pump, one day tank, four feed pumps and associated control system and relocate it to the raw water chemical building immediately adjacent to the clear well injection points.
35	Powdered Activated Carbon Feed System Upgrade	Water	Public Works	This project involves replacing the existing powdered activated carbon (PAC) feed system and storage location. Project will create individual PAC injection point to each clarifier(s) which will allow for a more tailored approach of addressing the taste and odor (T&O) and cyanotoxin removal that will be specific to each clarifier.
36	AB Jewell WTP Improvements - Residuals Improvements Phase 2	Water	Public Works	Phase 2 Construction includes the following. Capacity expansion by the addition of a gravity thickener, upgrades to the polymer systems. Other improvements includes paving of access road for sludge removal and emergency egress from the WTP as well as lagoon improvements and covering of the sludge storage area.
37	BOK & CBC - Food & Beverage Improvements		Tulsa Convention Center	Replace and upgrade various components of the food and beverage point-of-sale systems within the Cox Business Center (CBC) and BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.
38	CBC - Resurfacing the Exhibit Hall Floors at the Cox Business Center		Tulsa Convention Center	The Exhibit Halls at the CBC are some of the most high-traffic, both pedestrian and vehicle - areas of the building. The floors have not been resurfaced since 2002.

**DEPARTMENT  
CATEGORY**

**Equipment Management  
Facilities**

**PROJECT**

# Install Solar Panel Systems at EMD Facilities

**PURPOSE**

Install Solar Panel Systems at EMD facilities to substantially reduce or eliminate electrical costs, offset fossil-fuel-based energy consumption, and utilize a source of clean renewable energy.

**CLASS  
DURATION**

New  
1 Year

**PRIORITY**

High

**EST LIFE**

25 Years

**LOCATION**

470 West 23rd Street; 480 West 23rd Street; 490 West 23rd Street; 1790 Newblock Park Drive; 1720 Newblock Park Drive; 5605 S. Garnett Road; and 5675 S. Garnett Road.

**REASON FOR  
CLASS**

Install new solar panel systems on existing facilities to reduce/eliminate electrical costs, improve energy security, and benefit the environment

**GENERAL  
COMMENTS**

The environmental advantages of solar systems are decreased reliance on fossil fuels, the increase in clean renewable energy entering the grid, and the reduced energy-related pollution and greenhouse emissions. Solar is a reliable source of energy, creates no pollution, and works during drought or heat wave. Other benefits of solar energy include: low maintenance, consistent and constant power source, energy security, energy independence, and roof protection/insulation.

**RELATIONSHIP  
TO OTHER  
PROJECTS**

TBD

**ROI**

Up to \$100K savings per year; system payback in 12 years or less.

**COORDINATING  
AGENCIES**

Engineering, Finance

**ROI  
DESCRIPTION**

Average annual electrical costs for all EMD facilities = \$75K to \$100K. The cost to install solar systems is between \$9.50/SQ Foot to a High of \$11.00/SQ Foot. The estimated cost to outfit all EMD facilities with solar systems is \$1 million. ROI = reduction of up to \$100K per year in electrical costs. Payback could occur in 12 years or less.

**PLAN  
OR STUDY**

Mayor and City Council initiatives on Energy Efficiency, Fuel Reductions, and Cost Reductions. Sustainability Plan

**LINKS &  
LEVERAGES  
DESCRIPTION**

TBD

**RELATIONSHIP  
TO PLAN**

TBD

**CREATED  
REQUEST  
MODIFIED**

12/8/2016  
12/8/2016  
12/8/2016

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**DEPARTMENT** | Fire  
**CATEGORY** | Facilities

**PROJECT**

# Fire Department Fitness Testing Facility

**PURPOSE**

Construction of an all-weather, indoor firefighter entrance exam and annual fitness testing facility for the Tulsa Fire Department.

**CLASS**  
**DURATION**  
**EST LIFE**

Expansion  
N/A  
25

**PRIORITY**  
**LOCATION**

High  
1760 Newblock Park Dr., East of Current Fire HQ.

**REASON FOR CLASS**

TFD administers a third party validated entrance testing instrument called the Physical Ability Test for confirmation of new hires. TFD uses a the same instrument for annual confirmation of member compliance with contractual physical fitness testing program. The current facilities for this program have been in use since 1995 and are located outside on what was an existing concrete pad. The current facilities/props see use from over 2000 applicants, TFD members, and neighboring fire department applicants and members annually. The current props have been in a consistent state of repair and maintenance due to being located outside.

**GENERAL COMMENTS**

Current issues include increasing number of fire department members that are mandatory participants in annual physical ability testing. The number began with 15 members in 1995 and has increased to 525 as of 12/9/16. Eventually all TFD members will be mandatory. Besides maintenance and degradation, the increasing issue with use of the exterior PAT course has been the ability to schedule the number of applicants and personnel that need to use the course. This is scheduling is restrictive due to limitations of inclement weather and certain times of year such as months that are extremely cold or extremely warm for reasons of safety.

**RELATIONSHIP TO OTHER PROJECTS**

N/A

**ROI**

N/A

**COORDINATING AGENCIES**

AMD, Public Works, Engineering

**ROI DESCRIPTION**

Maintenance of benefits of TFD Fitness, Wellness, and Safety programs to reduce injuries and workers compensation claims.

**PLAN OR STUDY**

1999 Tulsa Fire Department Fitness/Wellness Program, Current Local 176 Collective Bargaining Agreement.

**LINKS & LEVERAGES DESCRIPTION**

N/A

**RELATIONSHIP TO PLAN**

N/A

**CREATED**  
**REQUEST**  
**MODIFIED**

12/9/2016  
12/9/2016  
12/9/2016

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**DEPARTMENT  
CATEGORY** | Fire  
Facilities

3

**PROJECT**

# Fire Station 34 near 3300 S. 177th E. Ave

**PURPOSE**

Future growth of far east Tulsa will necessitate a fire station in this area.

**CLASS  
DURATION  
EST LIFE**

Expansion  
N/A  
50 years

**PRIORITY  
LOCATION**

low  
3300 S. 177th E. Ave

**REASON FOR  
CLASS**

In 2001, the City of Tulsa annexed the area of Tulsa from 193rd E. Ave to 257th E. Ave. This has resulted in a proportionately thin strip to the east that has (from 2001 to 2016) relatively low population density. Future growth in this area will necessitate a fire station for fire and life safety risks as well as insurance rating purposes.

**GENERAL  
COMMENTS**

Costs include price of equipment for station - fire engine. Expansion of fleet.

**RELATIONSHIP  
TO OTHER  
PROJECTS**

N/A

**ROI**

N/A

**COORDINATING  
AGENCIES**

Public Works, Engineering

**ROI  
DESCRIPTION**

East Tulsa Economic Development

**PLAN  
OR STUDY**

TFD Internal Deployment Study 2016/7, 2016 ICMA Fire Department Report

**LINKS &  
LEVERAGES  
DESCRIPTION**

N/A

**RELATIONSHIP  
TO PLAN**

N/A

**CREATED  
REQUEST  
MODIFIED**

12/9/2016  
12/9/2016  
12/9/2016

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25.9

**DEPARTMENT** Fire  
**CATEGORY** Facilities

4

**PROJECT**

# Roofing replacement Fire Department.

**PURPOSE**

Replacement of dilapidated roofing systems on the following facilities Field Operations Building, Fire Academy Training Center West, Fire Department headquarters, Fire Department Supply, Fire Station 2,3,4,5,10,12,23,25,26,27,28,29,31,32.

**CLASS DURATION**

Replacement  
N/A

**PRIORITY**

High

**EST LIFE**

15-30

**LOCATION**

1420 Charles Page BLVD, 1760 Newblock Park Drive, 1790 Newblock Park Drive, 524 West Edison, 61 N Utica, 524 West 12th St., 102 E 18th St, 508 E Pine, 3123 W 40th St, 4348 E 51st St, 7419E 42nd Pl, 2404 W 51st St, 11707 E 31 St, 7310 E 71st St, 7429 S Lewis, 3002 N Mingo, 6010 E 91st St.

**REASON FOR CLASS**

To replace dilapidated roofing systems to tighten the building envelope to prevent water intrusion and thereby prevent indoor air quality and mold problems within our facilities.

**GENERAL COMMENTS**

Roofs are currently in disrepair and leaking

**RELATIONSHIP TO OTHER PROJECTS**

N/A

**ROI**

N/A

**COORDINATING AGENCIES**

AMD, Special Project Engineering

**ROI DESCRIPTION**

N/A

**PLAN OR STUDY**

Roofing Reports

**LINKS & LEVERAGES DESCRIPTION**

N/A

**RELATIONSHIP TO PLAN**

N/A

**CREATED** 12/6/2016  
**REQUEST** 12/6/2016  
**MODIFIED** 12/6/2016

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25.10

**DEPARTMENT** Gilcrease  
**CATEGORY** N/A

5

**PROJECT**

# Office Renovation

**PURPOSE**

Renovation of the 2nd floor and administrative office spaces.

**CLASS**  
**DURATION**  
**EST LIFE**

Rehabilitation  
1  
15-20 yrs

**PRIORITY**  
**LOCATION**

High  
Gilcrease Museum

**REASON FOR CLASS**

Remodel of of the 2nd floor to accommodate offices for staff and file storage. Removal of walls, constructing individual offices, painting, new carpeting, ceilings, lighting, furniture and fixtures. Install new carpeting in the Administration Offices.

**GENERAL COMMENTS**

Est. as of 12/5/16 (Design includes contingencies)

**RELATIONSHIP TO OTHER PROJECTS**

N/A

**ROI**

N/A

**COORDINATING AGENCIES**

N/A

**ROI DESCRIPTION**

N/A

**PLAN OR STUDY**

N/A

**LINKS & LEVERAGES DESCRIPTION**

N/A

**RELATIONSHIP TO PLAN**

N/A

**CREATED**  
**REQUEST**  
**MODIFIED**

1/27/2017  
12/5/2016  
1/27/2017

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25.11

**DEPARTMENT** Gilcrease  
**CATEGORY** N/A

**PROJECT**

# Storage Building

**PURPOSE**

Construction of a 40' x 60', climate-controlled metal storage building on the museum property. Including a 10 x 12 overhead door (no windows), security monitoring cameras.

**CLASS**  
**DURATION**  
**EST LIFE**

New  
1  
N/A

**PRIORITY**  
**LOCATION**

High  
Gilcrease Museum

**REASON FOR CLASS**

The museum requires a secure and climate controlled storage facility for storing exhibition furniture, vitrines, props, shipping crates, gallery lighting supplies, museum store inventory and archived business files.

**GENERAL COMMENTS**

Est. as of 12/5/16 (Design includes contingencies)

**RELATIONSHIP TO OTHER PROJECTS**

N/A

**ROI**

N/A

**COORDINATING AGENCIES**

N/A

**ROI DESCRIPTION**

N/A

**PLAN OR STUDY**

N/A

**LINKS & LEVERAGES DESCRIPTION**

N/A

**RELATIONSHIP TO PLAN**

N/A

**CREATED**  
**REQUEST**  
**MODIFIED**

1/27/2017  
12/5/2016  
1/27/2017

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**DEPARTMENT** Gilcrease  
**CATEGORY** N/A

7

**PROJECT**

# Test and Balance Mechanical Upgrades

**PURPOSE**

Work to correct deficiencies found from previous testing of exhibiting air and hydronic system

**CLASS**  
**DURATION**  
**EST LIFE**

Rehabilitation  
1  
N/A

**PRIORITY**  
**LOCATION**

High  
Gilcrease Museum

**REASON FOR CLASS**

Critical AHU duct modifications (8 AHU's total). Outside air ductwork modifications (7 AHUs total). Complete test and balance of air system after all modifications take place.

**GENERAL COMMENTS**

Est. as of 12/5/16 (Design includes contingencies)

**RELATIONSHIP TO OTHER PROJECTS**

N/A

**ROI**

N/A

**COORDINATING AGENCIES**

N/A

**ROI DESCRIPTION**

N/A

**PLAN OR STUDY**

N/A

**LINKS & LEVERAGES DESCRIPTION**

N/A

**RELATIONSHIP TO PLAN**

N/A

**CREATED**  
**REQUEST**  
**MODIFIED**

1/27/2017  
12/5/2016  
1/27/2017

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25.13

**DEPARTMENT  
CATEGORY**

**Information Technology  
Facilities**

**8**

**PROJECT**

**One Technology Center, Compstat, Police Courts, Convention Center**

**PURPOSE**

To upgrade the Building Automation system (Metasys) in the project facilities. Replacing discontinued LON controllers, BACnet Field Equipment Controllers (FEC's) and Input Output Modules (IOM's) modifying the Metasys database to add new controls, programs and graphics to improve over all system function and reliability.

**CLASS  
DURATION  
EST LIFE**

Replacement  
N/A  
10 to 15 Years

**PRIORITY  
LOCATION**

High  
175 E. 2nd St, 600 Civic Center, 100 Civic Center

**REASON FOR  
CLASS**

N/A

**GENERAL  
COMMENTS**

Upgrading the Building Automation System would ensure that we do not lose control of the HVAC systems in the building(s) that the Metasys system controls and improve comfort and energy efficiency in those facilities.

**RELATIONSHIP  
TO OTHER  
PROJECTS**

N/A

**ROI**

N/A

**COORDINATING  
AGENCIES**

Asset Management Department

**ROI  
DESCRIPTION**

N/A

**PLAN  
OR STUDY**

N/A

**LINKS &  
LEVERAGES  
DESCRIPTION**

N/A

**RELATIONSHIP  
TO PLAN**

N/A

**CREATED  
REQUEST  
MODIFIED**

12/5/2016  
12/6/2016  
12/5/2016

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25.14

**DEPARTMENT  
CATEGORY**

**Information Technology  
Facilities**

**9**

**PROJECT**

# Roofing replacement Telecommunications Department

**PURPOSE**

replacement of dilapidated roofing systems on the following facilities Electronics Shop, Telecommunications Garage

**CLASS  
DURATION  
EST LIFE**

Replacement  
N/A  
15-30

**PRIORITY  
LOCATION**

High  
3411 N Columbia

**REASON FOR  
CLASS**

To replace dilapidated roofing systems to tighten the building envelope to prevent water intrusion and thereby prevent indoor air quality and mold problems within our facilities.

**GENERAL  
COMMENTS**

roofs are currently in disrepair and leaking.

**RELATIONSHIP  
TO OTHER  
PROJECTS**

N/A

**ROI**

N/A

**COORDINATING  
AGENCIES**

N/A

**ROI  
DESCRIPTION**

N/A

**PLAN  
OR STUDY**

Roofing Report

**LINKS &  
LEVERAGES  
DESCRIPTION**

N/A

**RELATIONSHIP  
TO PLAN**

N/A

**CREATED  
REQUEST  
MODIFIED**

12/6/2016  
12/6/2016  
12/6/2016

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25.15

DEPARTMENT | MTTA  
CATEGORY | N/A

PROJECT

# Bus Stop Signs

PURPOSE | Replace all existing street bus stop signs with new informational signs.

CLASS | Replacement  
DURATION | 1  
EST LIFE | 20

PRIORITY | Med  
LOCATION | Tulsa metropolitan area

REASON FOR CLASS | Provides more information to bus riders at all streete locations.

GENERAL COMMENTS | Federal \$300,000    Local \$75,000

RELATIONSHIP TO OTHER PROJECTS | N/A

ROI | 2

COORDINATING AGENCIES | INCOG

ROI DESCRIPTION | N/A

PLAN OR STUDY | N/A

LINKS & LEVERAGES DESCRIPTION | N/A

RELATIONSHIP TO PLAN | N/A

CREATED | 1/27/2017  
REQUEST | 10/29/2008  
MODIFIED | 1/27/2017

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**DEPARTMENT** MTTA  
**CATEGORY** N/A

# Electric Shuttle System

**PROJECT**

**PURPOSE**

Purchase and of up to five (5) electric shuttle buses and a charging system.

**CLASS**  
**DURATION**  
**EST LIFE**

New  
1  
12

**PRIORITY**  
**LOCATION**

Med  
Tulsa petropolitan area

**REASON FOR CLASS**

Provides a green shuttle system for downtown and midtown areas.

**GENERAL COMMENTS**

Federal \$2.5 million    Local \$3 million

**RELATIONSHIP TO OTHER PROJECTS**

N/A

**ROI**

1

**COORDINATING AGENCIES**

INCOG

**ROI DESCRIPTION**

N/A

**PLAN OR STUDY**

N/A

**LINKS & LEVERAGES DESCRIPTION**

N/A

**RELATIONSHIP TO PLAN**

N/A

**CREATED**  
**REQUEST**  
**MODIFIED**

1/27/2017  
10/28/2008  
1/27/2017

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**DEPARTMENT** PAC  
**CATEGORY** Facilities

12

**PROJECT** Chapman Music Hall Constellation and PA System Renovation

**PURPOSE** The existing PA and Sound system are 15 plus years old. Many parts are obsolete, discontinued and unavailable. The system is inadequate for the newer shows now touring.  
The Constellation and updated PA System would better suit the newer shows, be more adequate for integrating the new Fire and Emergency alarm voice warning system, and improve the customer experience.

**CLASS** Rehab  
**DURATION** 1yr  
**EST LIFE** 15-20 years

**PRIORITY** N/A  
**LOCATION** Tulsa Performing Arts Center  
110 E 2nd Street, Tulsa OK 74103

**REASON FOR CLASS** It is a replacement and upgrade to the existing obsolete system.

**GENERAL COMMENTS** This upgrade would provide a significant enhancement to many integral parts of the theater experience and would help ensure the best performance available by the newest touring shows, as well as Tulsa's own Opera, Ballet, and Symphony.

**RELATIONSHIP TO OTHER PROJECTS** N/A

**ROI** N/A

**COORDINATING AGENCIES** PAC

**ROI DESCRIPTION** N/A

**PLAN OR STUDY** N/A

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** N/A

**CREATED** 12/7/2016  
**REQUEST** 12/7/2016  
**MODIFIED** 12/7/2016

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25.18

DEPARTMENT  
CATEGORY

PAC  
Facilities

PROJECT

# Tulsa Performing Arts Center Exterior Door Replacement and Repair

PURPOSE

The existing exterior doors are original equipment. The mounting structures, hinges, closers, and framing are worn out. Repairs are becoming exceedingly difficult and expensive. Parts are hard to come by and alternative repairs are becoming increasingly common. Replacing the doors and repairing structural features will provide safety and security to the building, minimize possible dangerous situations, and improve physical and environmental integrity of the building.

CLASS  
DURATION  
EST LIFE

Rehab  
6 mos  
50 years

PRIORITY  
LOCATION

N/A  
Tulsa Performing Arts Center  
110 E 2nd Street, Tulsa OK 74103

REASON FOR  
CLASS

This is a replacement to existing doors and support structure.

GENERAL  
COMMENTS

This would greatly improve the integrity of the building and help ensure the best energy conservation and customer safety.

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

PAC

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

12/7/2016  
1/0/1900  
12/7/2016

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DEPARTMENT | **Parks**  
CATEGORY | **Facilities**

PROJECT | **Page Belcher and Mohawk Golf Course Facilities Roof Replacement/Repair**

PURPOSE | To repair and or replace existing roof structures on all COT golf course buildings.

CLASS DURATION | **Rehabilitation**  
EST LIFE | **18 months**  
**20 years**

PRIORITY | **High**  
LOCATION | **Mohawk: 5223 E 41st street north**  
**Page Belcher: 6666 s Union Ave**

REASON FOR CLASS | **N/A**

GENERAL COMMENTS | **N/A**

RELATIONSHIP TO OTHER PROJECTS | **N/A**

ROI | **N/A**

COORDINATING AGENCIES | **N/A**

ROI DESCRIPTION | **N/A**

PLAN OR STUDY | **N/A**

LINKS & LEVERAGES DESCRIPTION | **N/A**

RELATIONSHIP TO PLAN | **N/A**

CREATED | **12/6/2016**  
REQUEST | **12/6/2016**  
MODIFIED | **12/6/2016**

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25.20

**DEPARTMENT  
CATEGORY** Parks  
Facilities

15

**PROJECT** Zoo Complete Roof Renovation/Renovation Package

**PURPOSE** To Repair and or replace roof structures on existing Tulsa Zoo buildings owned by the City of Tulsa.

**CLASS** Rehabilitation  
**DURATION** 2 years  
**EST LIFE** 20 years

**PRIORITY** High  
**LOCATION** 5701 E 36th street north

**REASON FOR  
CLASS** N/A

**GENERAL  
COMMENTS** N/A

**RELATIONSHIP  
TO OTHER  
PROJECTS** N/A

**ROI** N/A

**COORDINATING  
AGENCIES** N/A

**ROI  
DESCRIPTION** N/A

**PLAN  
OR STUDY** N/A

**LINKS &  
LEVERAGES  
DESCRIPTION** N/A

**RELATIONSHIP  
TO PLAN** N/A

**CREATED** 12/6/2016  
**REQUEST** 12/6/2016  
**MODIFIED** 12/6/2016

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25.21

DEPARTMENT  
CATEGORY

Parks  
Zoo

PROJECT

# Expanded Parking Lot and Improved Mohawk Park Entry

PURPOSE

The current entry into Mohawk Park as well as the zoo parking lot does not represent the Tulsa Zoo that the City of Tulsa taxpayers or the private donors have invested millions of dollars in over the last 6 years. As the largest daily attraction in our region, with over 750,000 annual zoo patrons projected after the opening of the Lost Kingdom exhibit complex in spring 2017, and the expected 1,000,000 annual guests at the completion of our Master Plan, the zoo parking lot is extremely undersized. On weekend days, during special events, and during peak periods of visitation such as spring break, school group season, and fall break, guests are forced to park on the grass due to no parking spaces being available. The current zoo parking lot has only 743 spots available for the public with no dedicated school bus parking or walkways through the parking lot. To meet the anticipated growth of visitation, the zoo needs to triple parking space at the zoo. This will also allow traffic to flow through more freely along 36th Street North on peak attendance days. In addition, the zoo would like to move the Mohawk Park entrybooths, which handles cash, closer towards the zoo front entry in order to access the internet and install a security camera system for staff and guest safety. Upgraded and more professional parking booths would serve as a crime deterrent in Mohawk Park and our parking lot by allowing the zoo to control access. Also, the existing lighting is inadequate for after hours programs and events and does not utilize current technology for energy efficiency. New LED lighting will need to be added for the safety and security of visitors and for energy efficiency.

CLASS  
DURATION  
EST LIFE

New  
NA  
50

PRIORITY  
LOCATION

High  
6421 East 36th Street North, Tulsa, OK 74115

REASON FOR CLASS

N/A

GENERAL COMMENTS

NA

RELATIONSHIP TO OTHER PROJECTS

NA

ROI

N/A

COORDINATING AGENCIES

Engineering, Parks

ROI DESCRIPTION

With an improved entry and more parking, guests will no longer turn away from the zoo on peak attendance days meaning more revenue and sales tax generation for the City of Tulsa. We will also work to beautify our area of Mohawk Park which serves as an important impression point in North Tulsa to our expected 1,000,0000 annual visitors at the completion of our Master Plan.

PLAN OR STUDY

Tulsa Zoo Master Plan

LINKS & LEVERAGES DESCRIPTION

NA

RELATIONSHIP TO PLAN

NA

CREATED  
REQUEST  
MODIFIED

1/27/2017  
2/22/2013  
1/27/2017

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25.22

**DEPARTMENT** Parks  
**CATEGORY** Zoo

17

**PROJECT** Pathways/Service Roads/Staff Parking Lot

**PURPOSE** To make repairs/replacements of zoo site paving and pathways to prevent zoo patron and staff injury due to slips, trips and falls.

**CLASS** N/A  
**DURATION** N/A  
**EST LIFE** N/A  
**PRIORITY** Medium  
**LOCATION** N/A

**REASON FOR CLASS** Site paving and pathways throughout zoo have: 1) spalling; 2) uneven areas; 3) potholes and substantial cracks throughout zoo. This presents a safety hazard for zoo patrons and staff in slips, trips and falls. The site paving and pathways have exceeded their life expectancy due to long term deferred maintenance of these areas.

**GENERAL COMMENTS** N/A

<b>RELATIONSHIP TO OTHER PROJECTS</b>	N/A	<b>ROI</b>	N/A
<b>COORDINATING AGENCIES</b>	N/A	<b>ROI DESCRIPTION</b>	N/A
<b>PLAN OR STUDY</b>	Tulsa Zoo Master Plan	<b>LINKS &amp; LEVERAGES DESCRIPTION</b>	N/A
<b>RELATIONSHIP TO PLAN</b>	N/A		

**CREATED** 1/27/2017  
**REQUEST** 1/0/1900  
**MODIFIED** 1/27/2017  
**CONTACT EMAIL** Terrie Correll  
<mailto:tcorrell@tulsazoo.org>

25.23

**DEPARTMENT** Police  
**CATEGORY** Facilities

# Police Courts Building

**PROJECT**

**PURPOSE**

Upgrade the following systems within the Police Courts Building  
Roof, HVAC System, Plumbing System, Fire Alarm System, Elevator Upgrade.

**CLASS** Rehabilitation  
**DURATION** N/A  
**EST LIFE** 10-15 Years

**PRIORITY** High  
**LOCATION** 600 Civic Center

**REASON FOR CLASS**

Major renovation is needed to this facility to keep it in a safe efficient, usable condition for City personnel and the general public.

**GENERAL COMMENTS**

N/A

**RELATIONSHIP TO OTHER PROJECTS**

N/A

**ROI** N/A

**COORDINATING AGENCIES**

Asset Management Department/Police

**ROI DESCRIPTION** N/A

**PLAN OR STUDY**

N/A

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN**

N/A

**CREATED** 12/6/2016  
**REQUEST** 12/6/2016  
**MODIFIED** 12/6/2016

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DEPARTMENT  
CATEGORY

Public Works  
Facilities

19

PROJECT

# Engineering Services Roof Replacement

PURPOSE

Replacement of dilapidated roofing systems on the following facilities Administration North and South

CLASS  
DURATION  
EST LIFE

Replacement  
N/A  
15-30

PRIORITY  
LOCATION

High  
2317 S. Jackson

REASON FOR  
CLASS

To replace dilapidated roofing systems to tighten the building envelope to prevent water intrusion and thereby prevent indoor air quality and mold problems within our facilities.

GENERAL  
COMMENTS

Roofs are in disrepair and leaking.

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

AMD, Special Projects Engineering

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

Roofing Reports.

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

12/6/2016  
12/6/2016  
12/7/2016

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25.25

**DEPARTMENT  
CATEGORY**

**Public Works  
Facilities**

**20**

**PROJECT**

# Roofing replacement Surface Drainage and Vegetation.

**PURPOSE**

Replacement of dilapidated roofing system at Operations/Garage Building #7

**CLASS  
DURATION  
EST LIFE**

Replacement  
N/A  
15-30

**PRIORITY  
LOCATION**

High  
4502 S Galveston Ave.

**REASON FOR  
CLASS**

To replace dilapidated roofing system to tighten the building envelope to prevent water intrusion and thereby prevent indoor air quality and mold problems in our facility.

**GENERAL  
COMMENTS**

Roof is currently in disrepair and leaking.

**RELATIONSHIP  
TO OTHER  
PROJECTS**

N/A

**ROI**

N/A

**COORDINATING  
AGENCIES**

AMD, Special Projects Engineering

**ROI  
DESCRIPTION**

N/A

**PLAN  
OR STUDY**

Roofing Report

**LINKS &  
LEVERAGES  
DESCRIPTION**

N/A

**RELATIONSHIP  
TO PLAN**

N/A

**CREATED  
REQUEST  
MODIFIED**

12/6/2016  
12/6/2016  
12/6/2016

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25.26

**DEPARTMENT** Public Works  
**CATEGORY** Flood

21

**PROJECT** Fred Creek 73rd & Harvard Bridge Replacement

**PURPOSE** Existing undersized bridge overtops in less than 10-year rainfall event.

**CLASS** Replacement  
**DURATION** 1 year  
**EST LIFE** 50 Years

**PRIORITY** Medium  
**LOCATION** 7350 S. Harvard

**REASON FOR CLASS** Project identified in Fred Creek Master Drainage Plan

**GENERAL COMMENTS** N/A

**RELATIONSHIP TO OTHER PROJECTS** Reduce flooding of arterial street

**ROI** N/A

**COORDINATING AGENCIES** Streets & Stormwater, Corps of Engineers

**ROI DESCRIPTION** Reduction in flooding

**PLAN OR STUDY** Fred Creek MDP

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** Reduce flooding of arterial street

**CREATED** 12/6/2016  
**REQUEST** 12/6/2016  
**MODIFIED** 12/6/2016

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25.27

DEPARTMENT  
CATEGORY

Public Works  
Streets

22

PROJECT

# Admiral Place Sidewalk - 7300 to 8900 E. Admiral Place

PURPOSE

To provide sidewalk along Admiral Boulevard where none currently exists. This would provide an ADA compliant walking surface across shared across address with no access limitations to their facilities. The project will also provide access control at driveways wherever possible.

CLASS  
DURATION  
EST LIFE

New  
2  
50

PRIORITY  
LOCATION

Medium  
7300 to 8900 E. Admiral Place

REASON FOR  
CLASS

This would provide new sidewalks where none currently exist.

GENERAL  
COMMENTS

This is the No. 9 priority sidewalk location in the Inventory of Sidewalk Needs. This sidewalk project is needed to provide ADA-compliant access in this corridor across uncontrolled vast asphalt expanses used as access to local business.

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

Internal, Streets and Stormwater, Utilities

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

Major Street and Highway Plan

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

12/7/2016  
12/7/2016  
12/7/2016

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25.28'

**DEPARTMENT** Public Works  
**CATEGORY** Streets

23

**PROJECT** Creek Turnpike and Memorial Drive Interchange Safety Improvements

**PURPOSE** Project for modifications at the intersection to include addition of turn bays, lengthening of turn bays, and other safety improvements to reduce accidents and to increase traffic flow.

**CLASS** Expansion  
**DURATION** 2 years  
**EST LIFE** 20

**PRIORITY** High  
**LOCATION** Creek Turnpike and Memorial Drive Interchange

**REASON FOR CLASS** Addition and lengthening of turn bays and safety improvements.

**GENERAL COMMENTS** Improvement of interchange function by increasing storage for turning movements and modification of traffic signal timing as needed.

**RELATIONSHIP TO OTHER PROJECTS** N/A

**ROI** N/A

**COORDINATING AGENCIES** Internal, Utilities, Streets and Stormwater, ODOT

**ROI DESCRIPTION** Reduced traffic delay due to improvements in storage and improved green time for turning movements.

**PLAN OR STUDY** N/A

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** N/A

**CREATED** 12/6/2016  
**REQUEST** 12/6/2016  
**MODIFIED** 12/6/2016

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25.29

**DEPARTMENT  
CATEGORY**

**Public Works  
Streets**

**24**

**PROJECT**

# Lewis Ave. - 51st to 61st St. South Sidewalks

**PURPOSE**

To install sidewalks on both sides of Lewis.

**CLASS  
DURATION  
EST LIFE**

New  
1 year  
50

**PRIORITY  
LOCATION**

High  
5100 to 6100 S. Lewis Avenue

**REASON FOR  
CLASS**

Sidewalks non-existent throughout most of this corridor with the exception of 59th Ct. to the south.

**GENERAL  
COMMENTS**

No. 1 priority sidewalk on Inventory of Sidewalk Needs. Install new 5' sidewalk where none exists along the east and west sides of Lewis. Provide 5 ft. space from back of curb where possible.

**RELATIONSHIP  
TO OTHER  
PROJECTS**

N/A

**ROI**

N/A

**COORDINATING  
AGENCIES**

Internal, Streets and Stormwater, Utilities

**ROI  
DESCRIPTION**

N/A

**PLAN  
OR STUDY**

Major Street and Highway Plan

**LINKS &  
LEVERAGES  
DESCRIPTION**

N/A

**RELATIONSHIP  
TO PLAN**

N/A

**CREATED  
REQUEST  
MODIFIED**

12/7/2016  
12/7/2016  
12/7/2016

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25.30

**DEPARTMENT** Public Works  
**CATEGORY** Streets

25

**PROJECT** Lewis Avenue - 81st to 91st St. S. Sidewalks

**PURPOSE** to provide sidewalks on both sides of Lewis and a pedestrian bridge across a drainage channel.

**CLASS** New  
**DURATION** 1 year  
**EST LIFE** 50

**PRIORITY** High  
**LOCATION** 8100 S. Lewis Ave. to 9100 S. Lewis Ave.

**REASON FOR CLASS** There is no existing sidewalk at this location.

**GENERAL COMMENTS** This project is the No. 7 and No. 8 priority in the Sidewalk Inventory of Needs. Would provide an ADA compliant path from housing at 85th St. S. and points south to 81st and Lewis area, including Walmart, shopping center, medical facilities, and ORU campus.

**RELATIONSHIP TO OTHER PROJECTS** N/A

**ROI** N/A

**COORDINATING AGENCIES** Internal, Streets and Stormwater, Utilities

**ROI DESCRIPTION** N/A

**PLAN OR STUDY** Major Street and Highway Plan

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** N/A

**CREATED** 12/7/2016  
**REQUEST** 12/7/2016  
**MODIFIED** 12/7/2016

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25.31

DEPARTMENT  
CATEGORY

Public Works  
Streets

26

PROJECT

# Memorial Drive - 31s to 61st St. South Sidewalks

PURPOSE

To install ADA compliant sidewalks and curb ramps on east and west side of Memorial Drive extending from 31st St. S. south to 61st St. S.

CLASS  
DURATION  
EST LIFE

New  
1 year  
50 years

PRIORITY  
LOCATION

High  
3100 S. Memorial Drive south to 6100 S. Memorial Drive

REASON FOR  
CLASS

Only small extents of sidewalk exist in this corridor.

GENERAL  
COMMENTS

This is the No. 6 priority location in the Sidewalk Inventory of Needs. Installation of sidewalks on a high traffic commuter corridor.

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

Internal, Streets and Stormwater, Utilities

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

Major Street and Highway Plan

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

12/7/2016  
12/7/2016  
12/7/2016

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25.32



**DEPARTMENT  
CATEGORY**

**Public Works  
Streets**

**27**

**PROJECT**

# Peoria and 36th St. N. Intersection Improvements

**PURPOSE**

Improve the geometrics of the intersection, by providing a right turn lane on the east leg of the intersection and added storage capacity for the existing turn lanes. Also, enclose the drainage ditch on the northeast corner of the intersection with storm sewer system.

**CLASS  
DURATION  
EST LIFE**

Expansion  
2  
30

**PRIORITY  
LOCATION**

High  
36th St. N. and Peoria Avenue

**REASON FOR  
CLASS**

This is an expansion of the existing intersection to include sidewalks, ADA compliant sidewalks and pushbuttons, crosswalks and lighting.

**GENERAL  
COMMENTS**

This intersection has geometric issues that create a safety issue and non-standard pedestrian features. Sidewalk and lighting north of Peoria to 46th St. N. is also to be added where necessary. Flat Rock Creek bridge is an ODOT project and will have sidewalks on both sides.

**RELATIONSHIP  
TO OTHER  
PROJECTS**

N/A

**ROI**

N/A

**COORDINATING  
AGENCIES**

Internal, Planning, Utilities

**ROI  
DESCRIPTION**

N/A

**PLAN  
OR STUDY**

North Peoria Corridor Study 2006, and 36th St. N. Small Area Plan 2014

**LINKS &  
LEVERAGES  
DESCRIPTION**

N/A

**RELATIONSHIP  
TO PLAN**

N/A

**CREATED  
REQUEST  
MODIFIED**

12/6/2016  
12/6/2016  
12/6/2016

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DEPARTMENT  
CATEGORY

Public Works  
Streets

28

PROJECT

# Traffic Studies and Data Collection

PURPOSE

Project purpose is to provide adequate funding to develop various traffic studies including Traffic Impact Studies, Multimodal Mobility Studies, Lighting Studies, Speed Studies, Accident Studies, Access Management and the data collection efforts and mechanisms necessary for these studies.

CLASS  
DURATION  
EST LIFE

Replacement  
5 years  
15

PRIORITY  
LOCATION

High  
Citywide

REASON FOR  
CLASS

These studies and data collection efforts are necessary to best determine traffic safety, multimodal, lighting and other improvement needs to include in current or future roadway projects.

GENERAL  
COMMENTS

This project funds an ongoing need for traffic-related information on City of Tulsa streets. The nature of the studies is predicated by the purpose of the project.

RELATIONSHIP  
TO OTHER  
PROJECTS

Studies are key in determining the right improvements for the project at the right location.

ROI

N/A

COORDINATING  
AGENCIES

Streets and Stormwater, Engineering Services, INCOG, ODOT

ROI  
DESCRIPTION

Studies will pay for themselves in savings due to avoiding unnecessary improvements, resultant project improvements that decrease accidents and improve conditions for all users of the street.

PLAN  
OR STUDY

Existing traffic and multimodal studies and limited project budgets have revealed the need for a funding source for these studies and data collection mechanisms and efforts.

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

Studies are key in determining the right improvements for the project at the right location.

CREATED  
REQUEST  
MODIFIED

12/1/2016  
12/1/2016  
12/6/2016

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**DEPARTMENT** Public Works  
**CATEGORY** Streets

29

**PROJECT** W. 51st Street South Sidewalk - 3300 West to 2500 West 51st St. S.

**PURPOSE** To install new sidewalks at this location to provide pedestrian access from neighborhoods to businesses at 33rd W. Ave. and 25th W. Ave. intersections as well as the Zarrow Library.

**CLASS** New  
**DURATION** 2  
**EST LIFE** 50

**PRIORITY** High  
**LOCATION** 3300 W. 51st St. S. to 2500 W. 51st St. S.

**REASON FOR CLASS** There is currently no sidewalk through most of this corridor.

**GENERAL COMMENTS** This is the No. 11 priority sidewalk in the Inventory of Sidewalk Needs. This project requires approximately \$500K in storm sewer be installed in order to construct the sidewalk continuously from 25th to 33rd.

**RELATIONSHIP TO OTHER PROJECTS** N/A

**ROI** N/A

**COORDINATING AGENCIES** Internal, Streets and Stormwater, Utilities.

**ROI DESCRIPTION** N/A

**PLAN OR STUDY** Major Street and Highway Plan

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** N/A

**CREATED** 12/7/2016  
**REQUEST** 12/7/2016  
**MODIFIED** 12/7/2016

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DEPARTMENT  
CATEGORY

Public Works  
Streets

30

PROJECT

# Woodland Hills Mall Access Road - 68th St. S.

PURPOSE

New street would link Mingo Road to the back of Woodland Hills Mall just south of Union High School.

CLASS  
DURATION  
EST LIFE

New  
2 years  
30

PRIORITY  
LOCATION

High  
At approximately 68th St. S. and Mingo Road, just south of Union High School extending west to Woodland Hills Mall, along the Sam's Club Warehouse property.

REASON FOR CLASS

This would create a new street that serves as a secondary path to and from Woodland Hills Mall from Mingo Road.

GENERAL COMMENTS

This would be an economic development linkage to encourage development along the north and east of Woodland Hills, and alleviate some of the heavy traffic on 71st St. from the Mall to and from U.S. 169. The street would also improve safety for access into Union High School property.

RELATIONSHIP TO OTHER PROJECTS

N/A

ROI

N/A

COORDINATING AGENCIES

Internal, City Council, Planning, Streets and Stormwater

ROI DESCRIPTION

N/A

PLAN OR STUDY

None

LINKS & LEVERAGES DESCRIPTION

N/A

RELATIONSHIP TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

12/6/2016  
12/6/2016  
12/7/2016

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**DEPARTMENT** Public Works  
**CATEGORY** Sewer

31

**PROJECT**

# 71st St Lift Station Electrical Upgrades

**PURPOSE**

Replace existing motor control center (MCC) MCC-19 and variable frequency drives for the two washwater pumps and two raw water pumps. Project would also segregate incoming utility sources and create a main-tie-main MCC, further enhancing the electrical reliability of the lift station.

**CLASS**  
**DURATION**  
**EST LIFE**

icement/Rehabil  
2018  
25

**PRIORITY**  
**LOCATION**

N/A  
Southside

**REASON FOR CLASS**

N/A

**GENERAL COMMENTS**

18WPC\_SS\_0017

**RELATIONSHIP TO OTHER PROJECTS**

N/A

**ROI**

N/A

**COORDINATING AGENCIES**

ODEQ

**ROI DESCRIPTION**

N/A

**PLAN OR STUDY**

N/A

**LINKS & LEVERAGES DESCRIPTION**

N/A

**RELATIONSHIP TO PLAN**

N/A

**CREATED**  
**REQUEST**  
**MODIFIED**

1/0/1900  
1/4/2017  
1/0/1900

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DEPARTMENT  
CATEGORY

Public Works  
Sewer

32

PROJECT

# Southside WWTP Electrical Upgrades

PURPOSE

Reconfigure the electrical distribution system at the Southside WWTP, starting with the main incoming switchgear, in order to enhance reliability and upgrade equipment that is nearing the end of its useful service life. The project will involve replacing the main switchgear and re-arranging how downstream switchgear are fed.

CLASS  
DURATION  
EST LIFE

icement/Rehabil  
2018  
25

PRIORITY  
LOCATION

N/A  
Southside

REASON FOR  
CLASS

N/A

GENERAL  
COMMENTS

18WPC\_SS\_0018

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

ODEQ

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
1/4/2017  
1/0/1900

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DEPARTMENT  
CATEGORY

Public Works  
Sewer

33

PROJECT

# Southside WWTP Digester MCC Replacement

PURPOSE

Replace the motor control center (MCC) in the Digester Building at the Southside WWTP. Project requires the construction of a new MCC building to house the equipment in order to install the new equipment in an unclassified area for compliance with NFPA 820 Fire Protection in Wastewater Treatment and Collection Facilities.

CLASS  
DURATION  
EST LIFE

Placement/Rehabil  
2018  
25

PRIORITY  
LOCATION

N/A  
Southside

REASON FOR  
CLASS

N/A

GENERAL  
COMMENTS

18WPC\_SS\_0019

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

ODEQ

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
1/4/2017  
1/0/1900

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**DEPARTMENT  
CATEGORY**

**Public Works  
Water**

**PROJECT**

# Sodium Hydroxide Storage and Feed System Upgrade

**PURPOSE**

The project consist of installing two (2) sodium hydroxide storage tanks, one transfer pump, one day tank, four feed pumps and associated control system and relocate it to the raw water chemical building immediately adjacent to the clear well injection points.

**CLASS  
DURATION  
EST LIFE**

Regulatory  
2018  
40

**PRIORITY  
LOCATION**

N/A  
AB Jewell

**REASON FOR  
CLASS**

N/A

**GENERAL  
COMMENTS**

18WS\_ABJ\_0015

**RELATIONSHIP  
TO OTHER  
PROJECTS**

N/A

**ROI**

N/A

**COORDINATING  
AGENCIES**

N/A

**ROI  
DESCRIPTION**

N/A

**PLAN  
OR STUDY**

N/A

**LINKS &  
LEVERAGES  
DESCRIPTION**

N/A

**RELATIONSHIP  
TO PLAN**

N/A

**CREATED  
REQUEST  
MODIFIED**

1/0/1900  
11/16/2016  
1/0/1900

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**DEPARTMENT** Public Works  
**CATEGORY** Water

35

**PROJECT** Powdered Activated Carbon Feed System Upgrade

**PURPOSE**

This project involves replacing the existing powdered activated carbon (PAC) feed system and storage location. Project will create individual PAC injection point to each clarifier(s) which will allow for a more tailored approach of addressing the taste and odor (T&O) and cyanotoxin removal that will be specific to each clarifier.

**CLASS** Cement/Rehabil  
**DURATION** 2018  
**EST LIFE** 30

**PRIORITY** N/A  
**LOCATION** AB Jewell

**REASON FOR CLASS** N/A

**GENERAL COMMENTS** 18WS\_ABJ\_0016

**RELATIONSHIP TO OTHER PROJECTS** N/A

**ROI** N/A

**COORDINATING AGENCIES** N/A

**ROI DESCRIPTION** N/A

**PLAN OR STUDY** N/A

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** N/A

**CREATED** 1/0/1900  
**REQUEST** 11/16/2016  
**MODIFIED** 1/0/1900

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**DEPARTMENT** Public Works  
**CATEGORY** Water

36

**PROJECT** AB Jewell WTP Improvements - Residuals Improvements Phase 2

**PURPOSE** Phase 2 Construction includes the following. Capacity expansion by the addition of a gravity thickener, upgrades to the polymer systems. Other improvements includes paving of access road for sludge removal and emergency egress from the WTP as well as lagoon improvements and covering of the sludge storage area.

**CLASS** Relief/Capacity  
**DURATION** 2020  
**EST LIFE** 40

**PRIORITY** N/A  
**LOCATION** AB Jewell

**REASON FOR CLASS** N/A

**GENERAL COMMENTS** 18WS\_ABJ\_0017

**RELATIONSHIP TO OTHER PROJECTS** N/A

**ROI** N/A

**COORDINATING AGENCIES** N/A

**ROI DESCRIPTION** N/A

**PLAN OR STUDY** N/A

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** N/A

**CREATED** 1/0/1900  
**REQUEST** 11/16/2016  
**MODIFIED** 1/0/1900

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**DEPARTMENT** Tulsa Convention Center  
**CATEGORY** N/A

37

**PROJECT** **BOK & CBC - Food & Beverage Improvements**

**PURPOSE** Replace and upgrade various components of the food and beverage point-of-sale systems within the Cox Business Center (CBC) and BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.

**CLASS** Replacement  
**DURATION** 1  
**EST LIFE** 10

**PRIORITY** High  
**LOCATION** BOK Center and CBC

**REASON FOR CLASS** Project will replace/upgrade various components of the food and beverage systems within the CBC and BOK.

**GENERAL COMMENTS** Estimated cost of installation at both facilities is: \$900,000. Extensive RFP process to follow on a national level. 5% Contingency

**RELATIONSHIP TO OTHER PROJECTS** N/A

**ROI** N/A

**COORDINATING AGENCIES** N/A

**ROI DESCRIPTION** N/A

**PLAN OR STUDY** SMG 30 Year Maintenance Plan

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** N/A

**CREATED** 1/27/2017  
**REQUEST** 12/8/2016  
**MODIFIED** 1/27/2017

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25.42

**DEPARTMENT  
CATEGORY**

**Tulsa Convention Center**  
N/A

**38**

**PROJECT**

**CBC - Resurfacing the Exhibit Hall Floors at the Cox Business Center**

**PURPOSE**

The Exhibit Halls at the CBC are some of the most high-traffic, both pedestrian and vehicle - areas of the building. The floors have not been resurfaced since 2002.

**CLASS  
DURATION  
EST LIFE**

Rehab  
20  
8 years

**PRIORITY  
LOCATION**

High  
CBC Center

**REASON FOR  
CLASS**

Resurface and refinish the Exhibit Hall floors

**GENERAL  
COMMENTS**

Resurface and refinish the Exhibit Hall floors at a cost of \$215.00.

5% Contingency

**RELATIONSHIP  
TO OTHER  
PROJECTS**

N/A

**ROI**

N/A

**COORDINATING  
AGENCIES**

N/A

**ROI  
DESCRIPTION**

N/A

**PLAN  
OR STUDY**

SMG 30 Year Maintenance Plan

**LINKS &  
LEVERAGES  
DESCRIPTION**

N/A

**RELATIONSHIP  
TO PLAN**

N/A

**CREATED  
REQUEST  
MODIFIED**

1/27/2017  
12/8/2016  
1/27/2017

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25.43

## Potential River Parks Authority nominee

**Marvin E. Jones, Jr.**  
**Bio**  
**as of March 21, 2017**

### Career / Experience:

Marvin E. Jones, Jr. has over 28 years of experience in the professional world.

Marvin is currently Vice President of Business Development with Bluefin Payment Systems. Bluefin Payment Systems is the leading provider of secure payment technology for retailers, enterprises and small to medium-sized businesses worldwide. Bluefin specializes in PCI-validated Point-to-Point Encryption (P2PE) integrated and stand-alone solutions for retail, mobile, call center and kiosk/unattended environments, and secure Ecommerce technologies including transparent redirect and tokenization.

Marvin served as Executive Vice President with MicahTek for over 14 years, where he managed and directed all departments, which include, Information Systems, Software Development, Call Center, Distribution Center, Mail Processing, Facility Operations, Client Services and Website Design. MicahTek consists of 350-400 employees and contractors during peak season.

He received his Bachelor's degree from the University of North Carolina at Pembroke. Marvin also pursued and received his MBA in Business, while he was a working professional.

Prior to joining MicahTek in 2001, Marvin was a Senior Executive of a rapid growing non-profit organization. He developed the plan to establish international operations in 4 different countries; United Kingdom, South Africa, Australia, and Canada. Afterwards, he developed procedures to efficiently handle logistics between each company and the US headquarters. Timely execution and attention to detail became instrumental to a thriving organization that is still operational today.

Prior to working for the rapid growing non-profit, Marvin worked with AT&T as a Project Manager and Programmer.

Over the course of his career, Marvin Jones has gained respect as an expert in his field and acted as a consultant at many levels. His business success stems from a deep and personal commitment to partnering with those he works with. He believes that by helping others succeed, he succeeds as well and this has proven true in all of his business ventures.

### Community:

He is rapidly emerging as a business leader in the Tulsa community. He has experience in serving on volunteer Boards. In addition, he has worked on several committees involving mentoring young males to prepare for their future.

He and his wife Robin have been very involved with the Jack and Jill of America, Tulsa Chapter. This organizations promote growth and development of children and the community via education, financial literacy, among other programs.

### Commitment to Family:

A devoted family man, Marvin has been married to Robin for over 25 years. The couple has 2 daughters and currently reside in Tulsa, Oklahoma. They are committed to nurturing their daughters to show respect to all they come in contact with.

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