

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2750

July 19, 2017, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work Session Report:

Director's Report:

Review TMAPC Receipts for the month of June 2017

1. Minutes of July 5, 2017, Meeting No. 2749

CONSENT AGENDA:

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

2. **LS-21016** (Lot-Split) (County) – Location: East of the northeast corner of East 111th Street North and North Cincinnati Avenue (Continued from June, 21st, 2017)
3. **LS-21025** (Lot-Split) (County) – Location: North of the Northwest corner of North Peoria Avenue and East 166th Street North
4. **LC-920** (Lot-Combination) (CD 7) – Location: Southeast corner of East 62nd Street South and South 90th East Place
5. **LS-21026** (Lot-Split) (County) – Location: Southeast corner of South Peoria Avenue and East 163rd Place South
6. **LS-21029** (Lot-Split) (County) – Location: Southeast corner of North 129th East Avenue and East 170th Street North

7. **Third & Greenwood Addition** (CD 4) Amendment to Deed of Dedication, Location: Northeast corner of East 3rd Street South and South Greenwood Avenue
8. **Union E-14** (CD 6) Reinstatement of Preliminary Plat, Location: East of the southeast corner of East 31st Street South and South Garnett Road

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

9. **LS-21027** (Lot-Split) (County) – Location: Northeast corner of North 129th East Avenue and East 170th Street North
10. **LS-21028** (Lot-Split) (CD 5) – Location: North of the Northeast corner of South 33rd West Avenue and West 91st Street South
11. **Z-7386 Stuart Van De Wiele** (CD 5) Location: 5154 East Skelly Drive S., requesting rezoning from **CG** to **CH with an optional development plan** (Returned to TMAPC from City Council) (Continued from July 5, 2017 TMAPC meeting)
12. **RLH Business Center** (CD 3) Preliminary Plat, Location: South of the southeast corner of East Pine Street North and North Garnett Road
13. **Lewis Professional Center (Formerly: 49th & Lewis Office Park)** (CD 9) Preliminary Plat, Location: Northwest corner of South Lewis Avenue and Interstate 44

OTHER BUSINESS

14. Initiation of **2017 Comprehensive Plan housekeeping amendments** (as presented in the work session) and set for August 16, 2017 TMAPC public hearing.
15. Initiation of **GO Plan/Bicycle and Pedestrian Master Plan** (as presented in the work session) as an amendment to the Comprehensive Plan and set for August 16, 2017 TMAPC public hearing.
16. **Commissioners' Comments**

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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

TMAPC RECEIPTS
Month of June 2017

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	11	\$450.00	\$450.00	\$900.00	103	4,737.50	4,737.50	\$9,475.00
Zoning	1	125.00	125.00	250.00	88	35,895.00	35,895.00	71,790.00
Plan Reviews	22	2,500.00	2,500.00	5,000.00	287	30,222.50	30,222.50	60,445.00
Refunds		0.00	0.00	0.00		(575.00)	(575.00)	(1,150.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$3,075.00</u>	<u>\$3,075.00</u>	<u>\$6,150.00</u>		<u>\$70,280.00</u>	<u>\$70,280.00</u>	<u>\$140,560.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	3	\$975.00	\$975.00	1,950.00
Preliminary Plats	6	2,861.18	2,861.18	5,722.35	31	\$14,312.43	\$14,312.43	28,624.85
Final Plats	1	330.00	330.00	660.00	17	\$6,964.97	\$6,964.97	13,929.94
Plat Wavers	0	0.00	0.00	0.00	22	\$2,750.00	\$2,750.00	5,500.00
Lot Splits	8	425.00	425.00	850.00	133	\$7,070.00	\$7,070.00	14,140.00
Lot Combinations	7	350.00	350.00	700.00	126	\$6,600.00	\$6,600.00	13,200.00
Other	0	0.00	0.00	0.00	12	\$1,250.00	\$1,250.00	2,500.00
NSF		0.00	0.00	0.00		(\$50.00)	(\$50.00)	(100.00)
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
		<u>\$3,966.18</u>	<u>\$3,966.18</u>	<u>\$7,932.35</u>		<u>\$39,872.40</u>	<u>\$39,872.40</u>	<u>\$79,744.79</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	8	\$2,000.00	\$0.00	\$2,000.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		\$0.00	\$0.00	\$0.00
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$2,000.00</u>	<u>\$0.00</u>	<u>\$2,000.00</u>
BOARDS OF ADJUSTMENT								
Fees	17	\$6,150.00	\$800.00	\$6,950.00	233	\$67,600.00	\$21,450.00	\$89,050.00
Refunds		0.00	0.00	\$0.00		(\$1,300.00)	\$0.00	(1,300.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$6,150.00</u>	<u>\$800.00</u>	<u>\$6,950.00</u>		<u>\$66,300.00</u>	<u>\$21,450.00</u>	<u>\$87,750.00</u>
TOTAL		\$13,191.18	\$7,841.18	\$21,032.35		\$178,452.40	\$131,602.40	\$310,054.79
LESS WAIVED FEES *		(\$201.29)	(\$192.46)	(\$393.75)		(\$3,513.60)	(\$192.46)	(\$3,706.06)
GRAND TOTALS		<u>\$12,989.89</u>	<u>\$7,648.72</u>	<u>\$20,638.60</u>		<u>\$174,938.80</u>	<u>\$131,409.94</u>	<u>\$306,348.73</u>

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

June 2017
TMAPC Receipt Comparison

	June 2017	May 2017	June 2016
Zoning Letters	11	16	4
Zoning	1	16	8
Plan Reviews	22	27	37
Minor Subdivisions	0	0	0
Preliminary Plats	6	2	2
Final Plats	1	2	0
Plat Waivers	0	8	1
Lots Splits	8	15	8
Lot Combinations	7	13	11
Other	0	1	3
Comp Plan Amendments	0	3	1

7/12/2017



Tulsa Metropolitan Area
Planning Commission

Case : Third and Greenwood

Hearing Date: July 19, 2017

Case Report Prepared by:

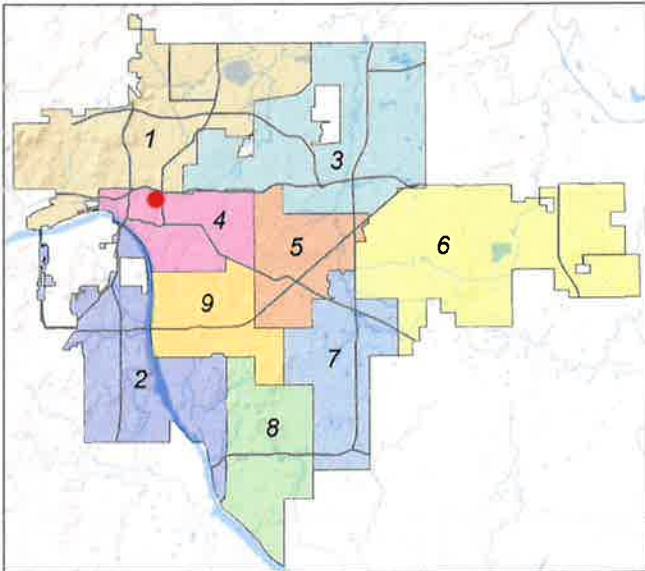
Nathan Foster

Owner and Applicant Information:

Applicant: Stephen A. Schuller

Owner: Tulsa Urban Development Group,
LLC, Yvonne Hovell

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Amendment to filed Deed of Dedication

Location: Northeast corner of East 3rd
Street South and South Greenwood
Avenue

Summary: Amendment to establish two
new reserve areas containing access
drives previously contained within mutual
access easements.

Zoning: CBD

Staff Recommendation:

Staff recommends **approval** of the
amendment to the deed of dedication for
the Third and Greenwood subdivision plat.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Amendment Language and Exhibit

Amendment of Deed of Dedication

Third and Greenwood – Urban 8 Town Homes

KNOW ALL BY THESE PRESENTS:

That, pursuant to and in accordance with the terms, conditions and provisions of the *Deed of Dedication* of **THIRD AND GREENWOOD**, a Subdivision in the City of Tulsa, Tulsa County, Oklahoma, according to the recorded Plat thereof, dated 10 January 2014, filed for record in the Office of the County Clerk of Tulsa County, Oklahoma, on 25 February 2014, recorded as Plat/Document No. 6513,

TULSA URBAN DEVELOPMENT GROUP, LLC, an Oklahoma limited liability company d/b/a "Urban8," as the owner of Lot One (1), Block One (1), and **YVONNE HOVELL**, individually as the owner of Lot Eight (8), Block One (1), which lots consist of all of the land to which this amendment is applicable, and being collectively as well the owners of five of the lots consisting of Lots One (1) through Eight (8), Block One (1), in **THIRD AND GREENWOOD**, hereby amend the *Deed of Dedication* in the following respects:

1. Lots One (1) and Eight (8) in **THIRD AND GREENWOOD** have been further subdivided, to which lot split approval has been given by the **Tulsa Metropolitan Area Planning Commission** in Case Nos. LS-21001 and LS-21007, respectively, in accordance with the requirements of Title 19 of the Oklahoma Statutes, in Chapter 19A at Section 863.10. The following described parcel has been subdivided from Lot One (1):

Reserve "A:" A Tract of Land that is Part of Lot One (1), Block One (1), **THIRD AND GREENWOOD**, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows:

Beginning at the northeasterly corner of said Lot 1, Block 1, **THIRD AND GREENWOOD**; thence South 23°13'29" East along the East line of Lot 1 a distance of 80.00 feet to the South line of Lot 1; thence South 66°46'31" West along said South line 22.00 feet; thence North 23°13'29" West 80.00 feet to the North line of Lot 1; thence North 66°46'31" East along said North line 22.00 feet to the Point of Beginning;

and the following described parcel has been subdivided from Lot Eight (8):

Reserve "B:" A Tract of Land that is Part of Lot Eight (8), Block One (1), **THIRD AND GREENWOOD**, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof, being more particularly described as follows:

Beginning at the northeasterly corner of said Lot 8, Block 1, **THIRD AND GREENWOOD**; thence South 23°13'29" East along the East line thereof 80.00 feet to the South line of Lot 8; thence South 66°46'31" West along said South line 22.00 feet; thence North 23°13'29" West 80.00 feet to the North line of Lot 8; thence North 66°46'31" East along said North line 22.00 feet to the Point of Beginning.

Reserves "A" and "B" are depicted in the respective "Lot Split Exhibits" appended hereto.

2. Reserves "A" and "B" described above constitute portions of the Mutual Access Easement depicted on the *Plat* of **THIRD AND GREENWOOD**, providing vehicular and pedestrian access and passage to and from **Lots One (1) through Eight (8), Block One (1), in THIRD AND GREENWOOD** pursuant to and in accordance with the terms, conditions and provisions of Section III (in Paragraph A) of the *Deed of Dedication*. No buildings shall be constructed upon Reserves "A" and "B" described above, which shall remain open for such access and passage purposes, and the use of Reserves "A" and "B" shall be limited to open space, landscaping, entry features and a private drive providing access to **Lots One (1) through Eight (8), Block One (1), in THIRD AND GREENWOOD**.

3. This amendment is subject to the terms, conditions and provisions of the *Special Warranty Deed* dated 12 May 2014, filed for record 13 May 2014, recorded as **Document No. 2014040206**, and the *Declaration of Covenants and Restrictions of Urban 8 Town Homes Homeowners Association* dated 10 September 2014 and filed for record on 24 August 2016, recorded as **Document No. 2016078548**. Reserves "A" and "B" are hereby established and reserved for conveyance to the **Urban 8 Town Homes Homeowners Association, Inc.** for maintenance pursuant to and in accordance with the provisions of Section III (in Paragraph A) of the *Deed of Dedication*.

DATED this 17 day of July, 2017.

**TULSA URBAN DEVELOPMENT
GROUP, LLC**

By: _____

Yvonne Hovell, Manager

YVONNE HOVELL

(not married)

APPROVED:

Tulsa Metropolitan Area Planning Commission

City of Tulsa, Oklahoma

By: _____
Chair

By: _____
Chair of the City Council

Date: _____

Date: _____

By: _____
Mayor

Date: _____

State of Oklahoma)
County of Tulsa) ss.

This instrument was acknowledged before me this 12th day of July, 2017, by **Yvonne Hovell** as **Manager of Tulsa Urban Development Group, LLC.**

(Seal)

Angela Edwards
Notary Public

Commission No./Expiration Date:

02/11/2021

ANGELA EDWARDS
Notary Public - State of Oklahoma
Commission Number 13001382
My Commission Expires Feb 11, 2021

State of Oklahoma)
County of Tulsa) ss.

This instrument was acknowledged before me this 12th day of July, 2017 by **Yvonne Hovell**, individually.

(Seal)

Angela Edwards
Notary Public

Commission No./Expiration Date:

02/11/2021

ANGELA EDWARDS
Notary Public - State of Oklahoma
Commission Number 13001382
My Commission Expires Feb 11, 2021

The foregoing Amendment of Deed of Dedication is ratified and affirmed by **Arvest Bank**, an Arkansas state bank, also sometimes identified or referred to as "Arvest Bank - Tulsa."

ARVEST BANK

By: Jeff W. Kendall
Vice President

State of Oklahoma)
County of Tulsa) ss.

This instrument was acknowledged before me this 11th day of July, 2017, by Jeff W. Kendall as Senior Vice Pres. of **Arvest Bank.**

(Seal)

Kathy Johnson - Dean
Notary Public

Commission No./Expiration Date:

01001255 / 2-5-2021

KATHY JOHNSON-DEAN
Notary Public - State of Oklahoma
Commission Number 01001255
My Commission Expires Feb 5, 2021

Lot Split Exhibits follow this page





Tulsa Metropolitan Area
Planning Commission

Case : Union E-14

Hearing Date: July 19, 2017

Case Report Prepared by:

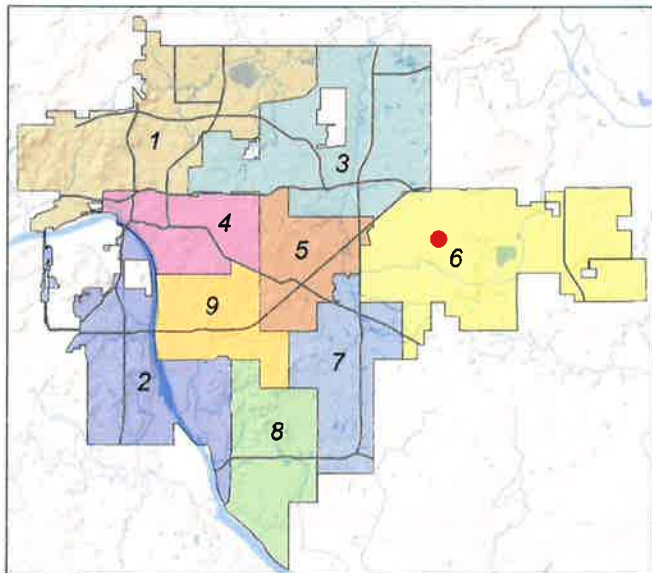
Nathan Foster

Owner and Applicant Information:

Applicant: Jim Beach, Wallace
Engineering

Owner: Union Public Schools

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Reinstatement of Preliminary Plat
Approval

Location: East of the southeast corner of
East 31st Street South and South Garnett
Road

Summary: Preliminary plat was originally
approved in January of 2016 and has
expired. Before proceeding with a final
plat, preliminary approval must be
reinstated.

Zoning: AG

Staff Recommendation:

Staff recommends **approval** of the
reinstatement

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Applicant Statement, Approved Preliminary Plat & Conditions



July 6, 2017

**Union E-14
Request to Reinstate Preliminary Plat**

The preliminary Plat of "Union E-14" was approved February 3, 2016 with an accompanying approval of Accelerated Release of a Building Permit.

Since then, the project has experienced delays as a water main extension IDP had to be designed and negotiations with adjacent property owners were necessary to establish a final alignment of access to serve the cell tower site and a connection to East 32nd Street which terminates on the east side of a 40-foot panhandle providing access to Garnett Village, and which separates 32nd Street from the Union site.

Garnett Village is a HUD owned senior living facility managed by an out of state management company. All documents to effect easements are required to be signed by HUD and funneled through the management company. These processes have taken considerably longer than expected.

The preliminary plat expired approximately five months ago. The essential concepts of the preliminary plat remain the same as when it was approved. The school is scheduled to open for this coming Fall semester 2017 and as for completing the plat, time is of the essence.

We respectfully ask the Planning Commission to extend its approval of the preliminary plat so that we can proceed with the final plat in time to meet the school's opening schedule.

Thank you for your consideration.

Jim Beach
Land Development Planner
Civil Engineering Services

Wallace Engineering
Structural Consultants, Inc.
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858
www.wallacesc.com

8.2

PRELIMINARY SUBDIVISION PLAT

Union E-14 Addition - (CD 6)

East of southeast corner of East 31st Street South and South Garnett Road

The plat consists of 1 Lots, 1 Block, on 32 acres.

The following issues were discussed January 21, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG (Agricultural) with BOA-21749 to allow a school use..
2. **Streets:** Show right-of-way on 31st Street and provide reference such as plat number of book/page number. Covenants Section 1A refer to public right-of-way dedication although none is shown on the face of the plat. There appears to be a mutual access easement to Garnett Village which should be called out on the face of the plat.
3. **Sewer:** In the covenants, provide language restricting the use of the sanitary sewer easement. On the conceptual plan, SDR 26 pipe is only allowed with special written permission from the City of Tulsa Lead Wastewater Design Engineer. A manhole will be required just outside of the school building per City of Tulsa standards.
4. **Water:** Add a width dimension to the waterline easement on the eastern property line. Covenants, add standard waterline easement language to the covenants. Conceptual, an off-site waterline easement will be required on Garnett Village plat from the owners for the extension of the water main line.
5. **Storm Drainage:** The easement shown for flood plain was based on data from 1978. The flood plain information may have changed and should be updated based on elevations to conform to updated FEMA information and the easement adjusted accordingly. Information needs to be provided to demonstrate that existing easements are appropriately sized. This would include stormwater detention easement and overland drainage easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** fire hydrant coverage per IFC 2015 will be required for any new structures constructed onsite. Fire access road will be required within 150 feet of any non-sprinkled building and within 200 feet of any sprinkled building as the hose lay. All fire access roads are required on any fire access road. An approved turnaround will be required on all fire access roads over 150 feet dead ended. Aerial access will be required if any part of the buildings eave or parapet is over 30 feet high from the lowest level of fire department access. Contact Rick Bruder at 918.527.0300 for any questions. An infrastructure development process permit is required for this project. The IDP permit must be officially signed and approved with an accompanying release letter before final approval of plat.

8. **Other: GIS:** Submit data control sheet. Provide individual addresses with final plat. Define the basis of bearing. Provide coordinates. Graphically show all property pins. Make the bearings and distances associated with the legal description bolder. In the location map add South 129th East Avenue. Provide engineer email address. Provide phone number for developer. Fill in all subdivisions on location map.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21027

Lot-Split

Hearing Date: July 19, 2017

Case Report Prepared by:

Amy Ulmer

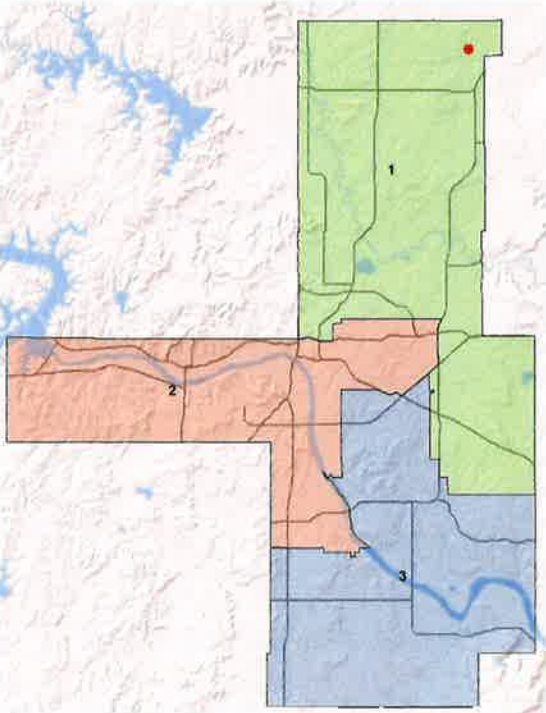
Owner and Applicant Information:

Applicant: James and Jana Schilling

Property Owners: Same

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG tract into two 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 1 Size: 2.10 $\pm$ acres

Tract 2 Size: 3.12 $\pm$ acres

Location: Northeast corner of North 129th East Avenue and East 170th Street North

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: 1

Commissioner Name: John Smaligo

Lot-Split and Waiver of Subdivision Regulations

July 19, 2017

LS-21027

James & Jana Schilling, (2409) (AG) (County)

Location: Northeast corner of North 129th East Avenue and East 170th Street North

The Lot-Split proposal is to split an existing AG (Agriculture) tract into two tracts. The two resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on July 7, 2017 and had the following comment. The County Engineer requests a Right-of-Way dedication to total 50' along North 129th East Avenue.

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.



0 250 500
Feet



Subject
Tract

LS-21027

22-14 09

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

Aerial Photo Date: February 2016

9.3





Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21028

Lot-Split

Hearing Date: July 19, 2017

Case Report Prepared by:

Amy Ulmer

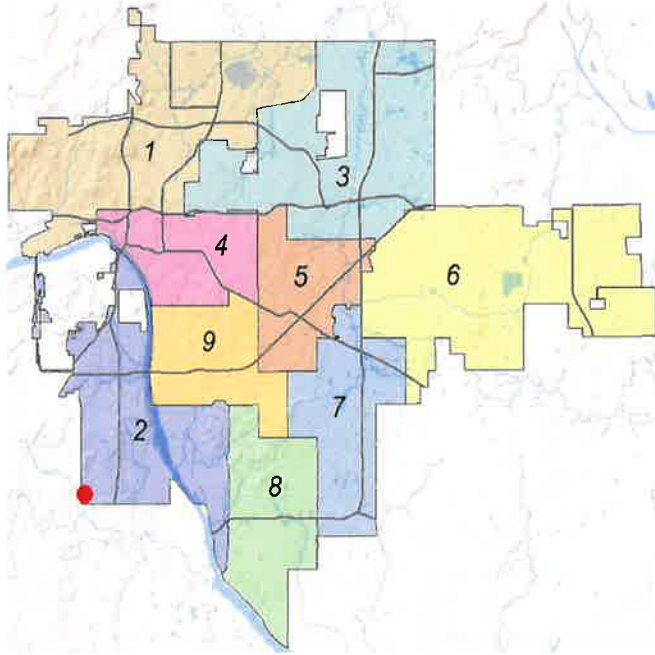
Owner and Applicant Information:

Applicant: Legacy Home Builders

Property Owners: NACC Enterprises, LLC

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG tract into two 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: .58 ± acres

Tract B Size: 5.45 ± acres

Location: North of the Northeast corner of South 33rd West Avenue and West 91st Street South

Comprehensive Plan:

Land Use Map:

Existing Neighborhood

Stability and Growth Map:

Area of Stability

Zoning:

Existing Zoning: RS-3

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.

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

Lot-Split and Waiver of Subdivision Regulations

July 19, 2017

LS-21028

Legacy Home Builders, LLC., (8215) (RS-3) (Council District 2)

Location: North of the Northeast corner of South 33rd West Avenue and West 91st Street South

The Lot-Split proposal is to split an existing Single-Family Residential (RS-3) tract into two tracts. The two resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on July 7, 2017 and had the following comment. Development Services is requiring that 25' feet of right-of-way be dedicated along South 33rd West Avenue, including any previously dedicated right-of-way. Additionally, Tract A will need a sanitary sewer extension as the lot split will remove access to the sewer line. Tract B may also need an extension as service connection is not allowed to a 20" line without permission from Sewer operations and maintenance.

Release letters will be required from Development Services on the before mentioned issues prior to Deeds being released for stamping and filing.

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.



0 200 400
Feet



Subject
Tract

LS-21028

18-12 15

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7386

With optional development plan

Hearing Date: July 19, 2017

- Originally heard at Planning Commission 5.3.2017 without optional development plan. Planning commission recommended approval of CH zoning with 8.0.0 vote.
- July 5th the Planning commission reviewed an optional development plan and voted to continue the hearing to July 19th for additional discussion.

Case Report Prepared by:

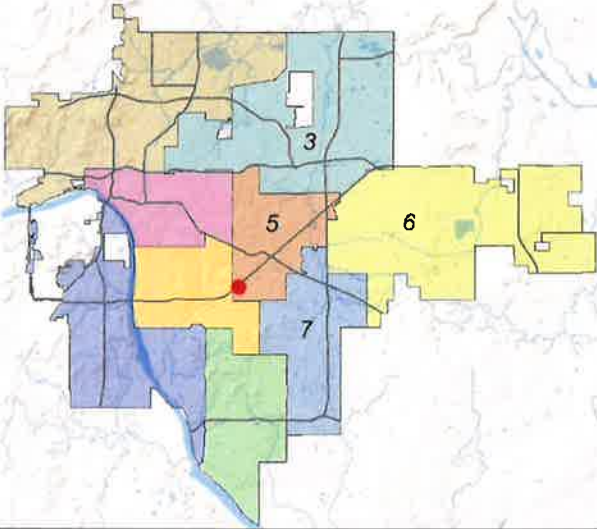
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Stuart Van De Wiele

Property Owner: FAVESTMENTS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Self-storage

Concept summary: CH zoning required for required for the multi story climate controlled self storage facility being proposed for the site. The City Council requested an optional development plan. This submittal is intended to satisfy development concerns related to a self storage facility.

Tract Size: 1.43 ± acres

Location: 5154 E. Skelly Dr. S.

Zoning:

Existing Zoning: CG

Proposed Zoning: CH with optional development plan

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval

Staff prepared this report 7/12/2017. At that time no additional information had been transmitted. We have been in correspondence with the applicant and the adjacent property owner legal representatives.

Staff Data:

TRS: 9327

CZM: 48

Atlas: 384

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: Z-7386

DEVELOPMENT CONCEPT:

The Subject Property is located at 5154 East Skelly Drive and is currently zoned CG. On May 3, 2017, the Tulsa Metropolitan Area Planning Commission (the "TMAPC") voted 8-0-0 to recommend approval of a straight rezoning to CH. Subsequent to the original TMAPC hearing, the applicant met with both neighboring property owners and nearby residents. The applicant is presenting this Optional Development Plan for recommendation of approval by the TMAPC in order to formalize some of the more relevant design standards that were discussed at the May 3, 2017 TMAPC meeting as well as the subsequent neighborhood meeting. The Optional Development Plan is proposed to provide guidance and limitation on future development on the Subject Property and to lessen the perceived or potential impact of future development on adjacent and nearby commercial and residential areas.

The applicant plans to acquire the Subject Property to develop and construct a multi-story storage facility thereon (a conceptual rendering of which is shown below). The planned development will entail the construction of the self-storage facility featuring an enclosed climate-controlled storage building professionally designed and managed to provide clean and safe storage solutions. Use of the Subject Property as a self-storage facility is compatible not only with the existing CG zoning and the land use of the surrounding property, but also with the requested and pending CH zoning. The requested rezoning is required only to accommodate the size of the facility.

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

SECTION II: Optional Development Plan Standards

(Note: This optional development plan does not restrict any permitted uses in a CH zoning District)

A) Building Setbacks.

Building Setbacks (Southwesterly Property Line). To the extent the Subject Property is used primarily as a self-storage facility, the principal structure shall be constructed no closer than twenty feet (20') from the Southwesterly property line of the Subject Property. For purposes of clarity, the twenty foot (20') setback shall apply only to the principal structure and shall not apply to utilities, landscaping, lighting, drive aisles, parking areas, or fencing.

Other Setbacks. The remaining building setbacks shall be in accordance with the Tulsa Zoning Code.

B) Height Limitations. The maximum building height on any principal structure used for self-storage purposes on the Subject Property shall be three (3) stories.

C) Landscaping. To the extent the Subject Property is used primarily as a self-storage facility, the following standards shall apply in respect of landscaping:

Southwesterly Property Line. The Subject Property shall maintain not less than ten (10) trees located near or along the Southwesterly property line which shall have not less

than a two inch (2") trunk diameter at the time of initial planting. The location of the trees described above shall be determined during Landscape Plan Review.

Other Landscaping Areas. The remainder of the Subject Property shall be landscaped in accordance with the Tulsa Zoning Code.

- D) HVAC Equipment. To the extent the Subject Property is used primarily as a self-storage facility, the HVAC equipment shall not be located on the roof of the principal structure.
- E) Overhead doors. To the extent the Subject Property is used primarily as a self-storage facility, overhead doors for vehicular access of any kind are prohibited along any wall facing the existing office tower adjacent to the southwest property line.

DETAILED STAFF RECOMMENDATION:

Z-7386 requesting CH zoning with is consistent with the land use vision of the comprehensive plan and,

Uses permitted by right in the CH zoning are considered non injurious to the surrounding property and,

CH zoning is primarily intended to accommodate high intensity commercial and related uses primarily in the core area of the City and encourage use of properties and existing buildings along older commercial corridors therefore,

Staff recommends Approval of Z-7386 to rezone property from CG to CH with the provisions of the optional development plan as defined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning is consistent with the multi story vision supported in the Town Center Land Use designation and is adjacent to a multi story office building. The proposed self storage facility is a service use adjacent to I-44 and is not necessarily a use that is part of a pedestrian oriented center recognized in the Town Center land use designation. The storage facility is compatible with the automobile oriented development surrounding the property.

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: East Skelly Drive and East 46th Street South are both Residential Collectors

Trail System Master Plan Considerations: East Skelly Drive and East 46th Street South are both part of the Tulsa North /South Linkage on-street trails system.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site previously contained a commercial use, however the structure has been removed. Parking area paving for the previous use remains on site as well as an existing billboard.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Skelly Drive	Residential Collector	60 Feet	2
East 46 th Street South	Residential Collector	60 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>	<u>Area of Stability</u>	<u>Existing Use</u>
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11.4

REVISED 7/12/2017

		Designation	or Growth	
North	RS-2	N/A (I-44)	N/A (I-44)	I-44
South	OMH/SR	Town Center	Growth	Office/Church
East	CG/SR/OMH	Town Center	Growth	Bank/Church
West	RS-2/OMH	Town Center	Growth	Office/I-44

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12926 dated August 29, 1973, established zoning for the subject property.

Subject Property:

BOA-21058 April 13, 2010: The Board of Adjustment **accepted** a *Verification of the spacing* requirement for an outdoor advertising sign of 1,200 ft. from another outdoor advertising sign on the same side of the highway (Section 1221.F.2) and a *Verification of the spacing* requirement for a digital outdoor advertising sign of 1,200 ft. from any other digital outdoor advertising sign facing the same traveled way, on property located at 5154 E. Skelly Dr., and is also known as the subject property.

Z-4460 August 1973: All concurred in approval of a request for rezoning a tract of land from IR (SR) to CG, for commercial use, on property located at 5154 E. Skelly Dr., and is also known as the subject property.

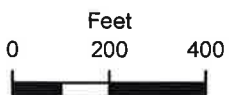
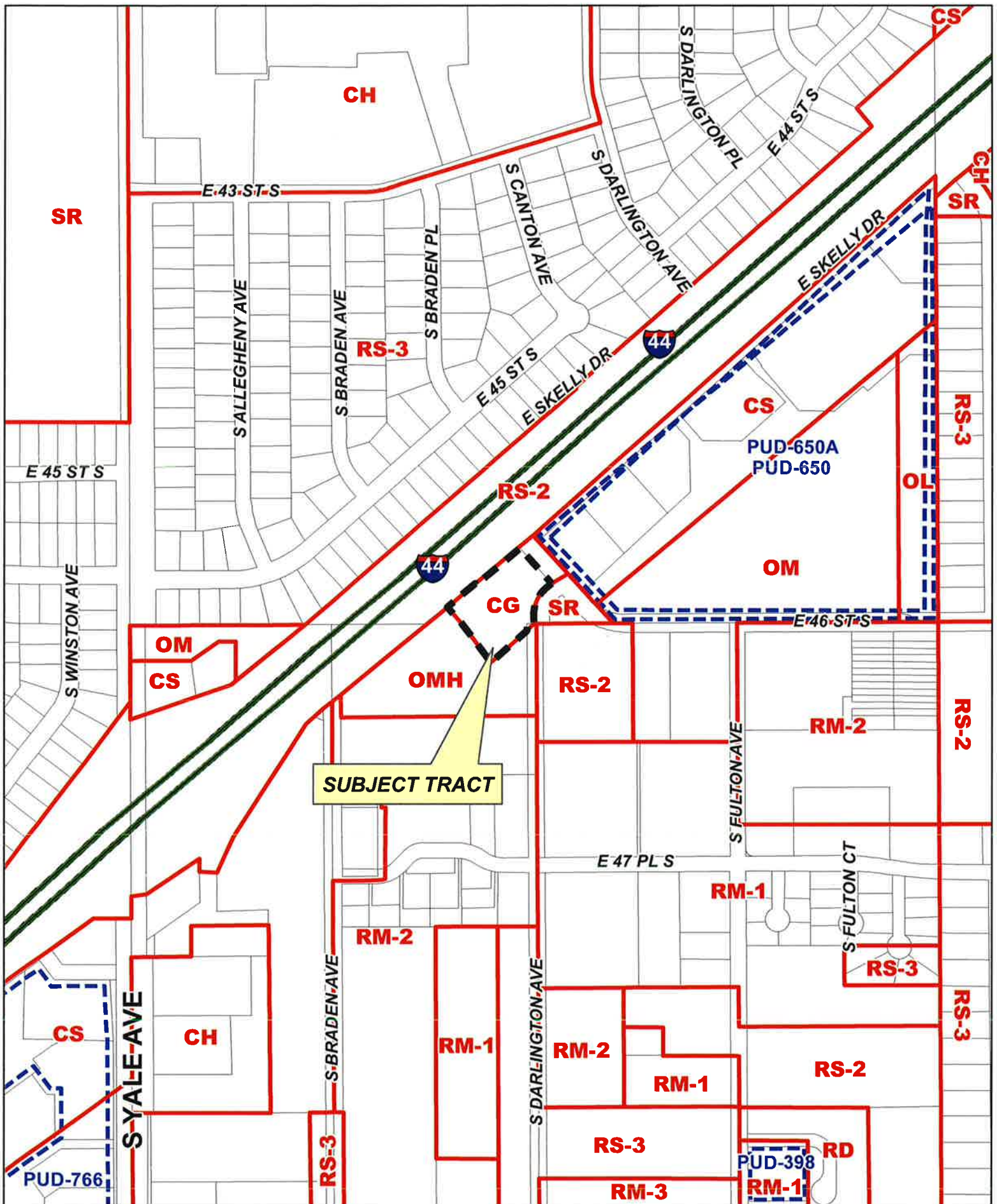
Surrounding Property:

PUD-650-A March 2006: Staff and TMAPC recommended denial, however City Council **approved** a proposed *Major Amendment to PUD-650*, to open E. 46th St. as a through street between Darlington Ave. and Fulton Ave., providing that the circular turnaround or cul-de-sac on E. 46th St. S. immediately west of S. Fulton Ave. shall be removed and eastbound and westbound access on E. 46th St. between S. Hudson Ave. at E. 46th St. and E. Skelly Dre shall be restored and reconfigured, using a traffic chicane as presented to the City Council and recommended by the City of Tulsa Traffic Operations Division of the public Works and Development Department, on property located at E. 46th St., between S. Darlington Ave. and S. Fulton Ave.

Z-6814/PUD-650 October 2001: Staff recommended denial of a request to rezone the adjacent Midtown Village property from OM, OL and SR to CS; staff also recommended denial of the accompanying PUD that proposed a retail development on the property. TMAPC and City Council **approved** the request for the *rezoning* for CS zoning on the northwest 300' that fronts the Skelly Bypass frontage road. The OM and OL remained unchanged. TMAPC and City Council **approved** the *Planned Unit Development* subject to conditions as recommended by staff.

Z-6382 December 1992: All concurred in **approval** of a request for *rezoning* a 1± acre tract, from RM-1 to OM, located west of the southwest corner of E. 46th St. and S. Fulton Ave.

5/3/2017 1:30 PM



Z-7386

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Feet
0 200 400



Subject
Tract

Z-7386

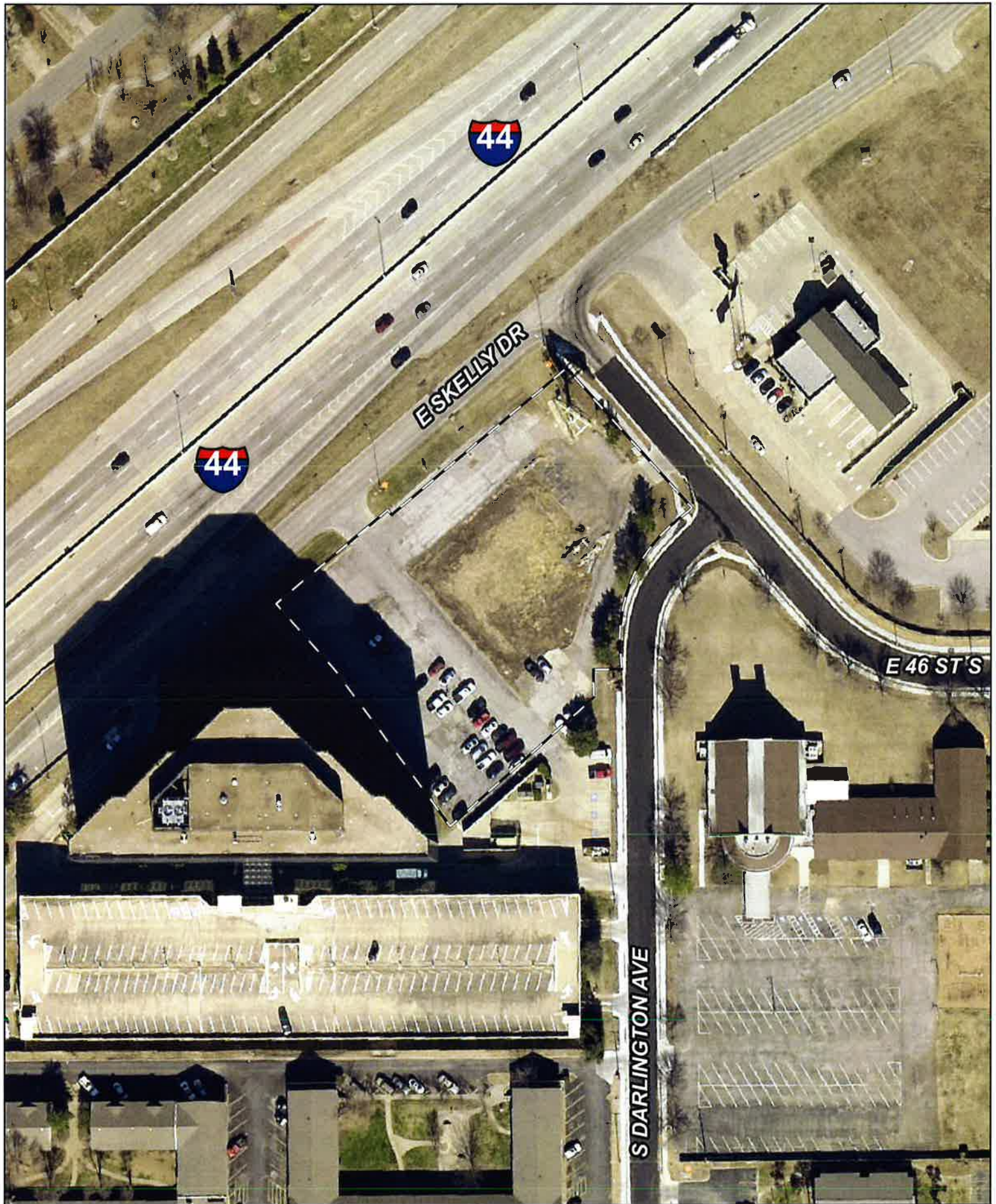
19-13 27

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

Aerial Photo Date: February 2016

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Feet



Subject
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Z-7386

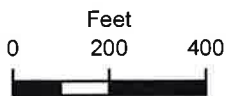
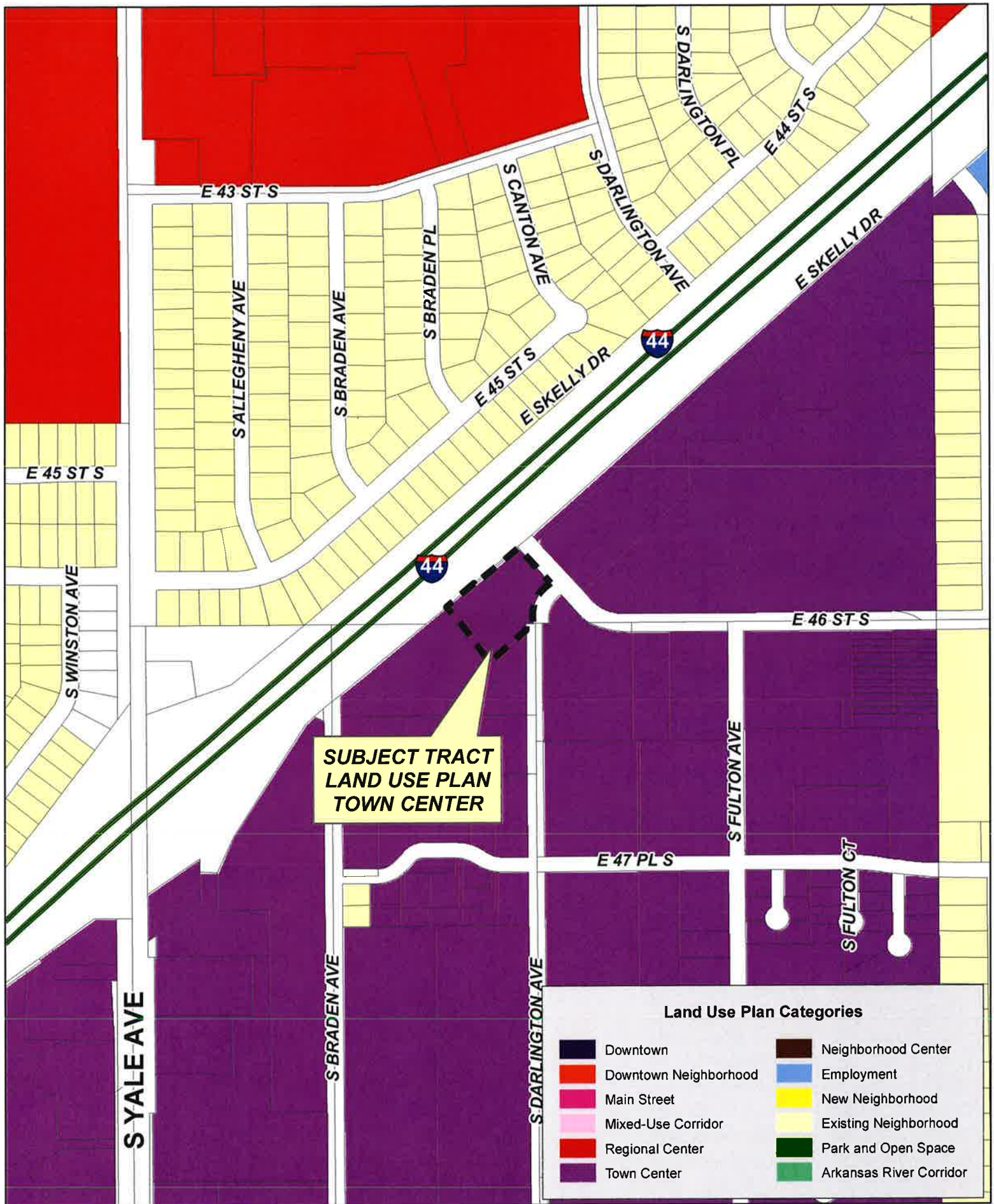
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016

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Z-7386

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Z-7386

19-13 27



APPLICANT CONCEPT ILLUSTRATIONS



BARANOF
—HOLDINGS—



Self Storage Overview
5154 E. Skelly Drive, Tulsa OK

6/13/17

11.12

Location – 5154 E. Skelly Drive





Self Storage Overview

Proposed Project

- Completely enclosed Class A self storage building (100% climate controlled)
- Designed by nationally recognized architecture firm
- Property will be professionally managed by Extra Space
- Building will be 25+ feet from the western and southern property lines
- Property will be well-landscaped and professionally managed





Self Storage Overview

What we are NOT



11.14



BARANOF
HOLDINGS

Self Storage Overview

What we are



Land Use Characteristics Associated with Self Storage

- Lowest traffic generator of the 900 land uses studied by ITE (Institute of Transportation Engineers)
- Facility peak time is typically during non-commuting hours
- Allows for utilization of awkwardly shaped tracts

Business Practices

- 2nd largest operator (Extra Space) of self-storage in the US
- Over 1,300 locations
- Provides clean, safe storage solutions
- On-site manager present
- Access to units limited to 6:00 AM – 10:00 PM





Self Storage Overview

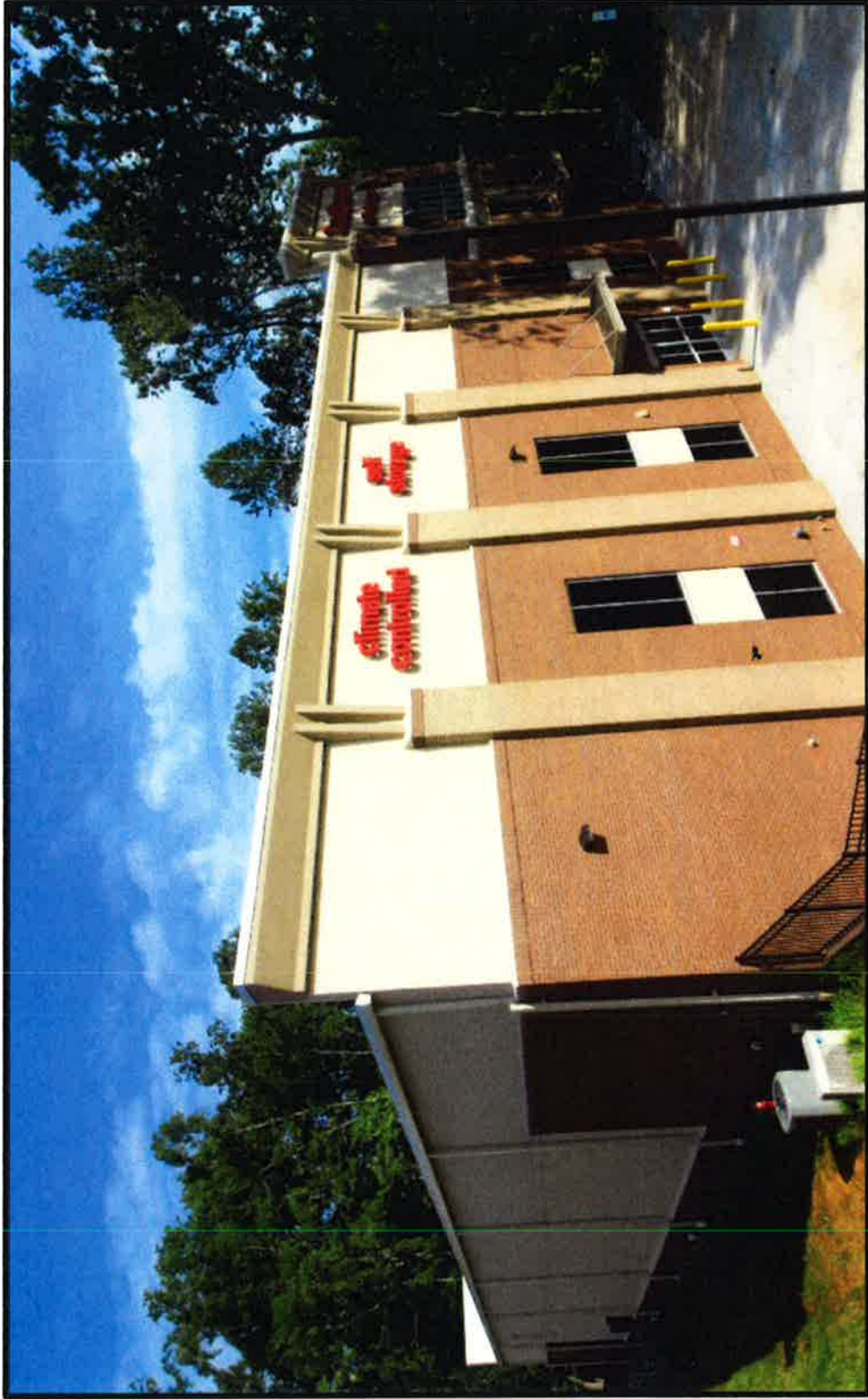
Baranof Holdings Portfolio Examples

Existing Facility in Operation
Austin, TX





Existing Facility in Operation
Raleigh, NC



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Existing Facility Under
Construction
Los Angeles, CA





Existing Facility Under
Construction
Raleigh, NC



11.25

Existing Facility Under
Construction
Portland, OR





BARANOF
—HOLDINGS—

OFFICIAL RECORD EXHIBIT

ENTERED IN THE

MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION.

Self Storage Overview
Tulsa, OK

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JUL 05 2017

BY: _____



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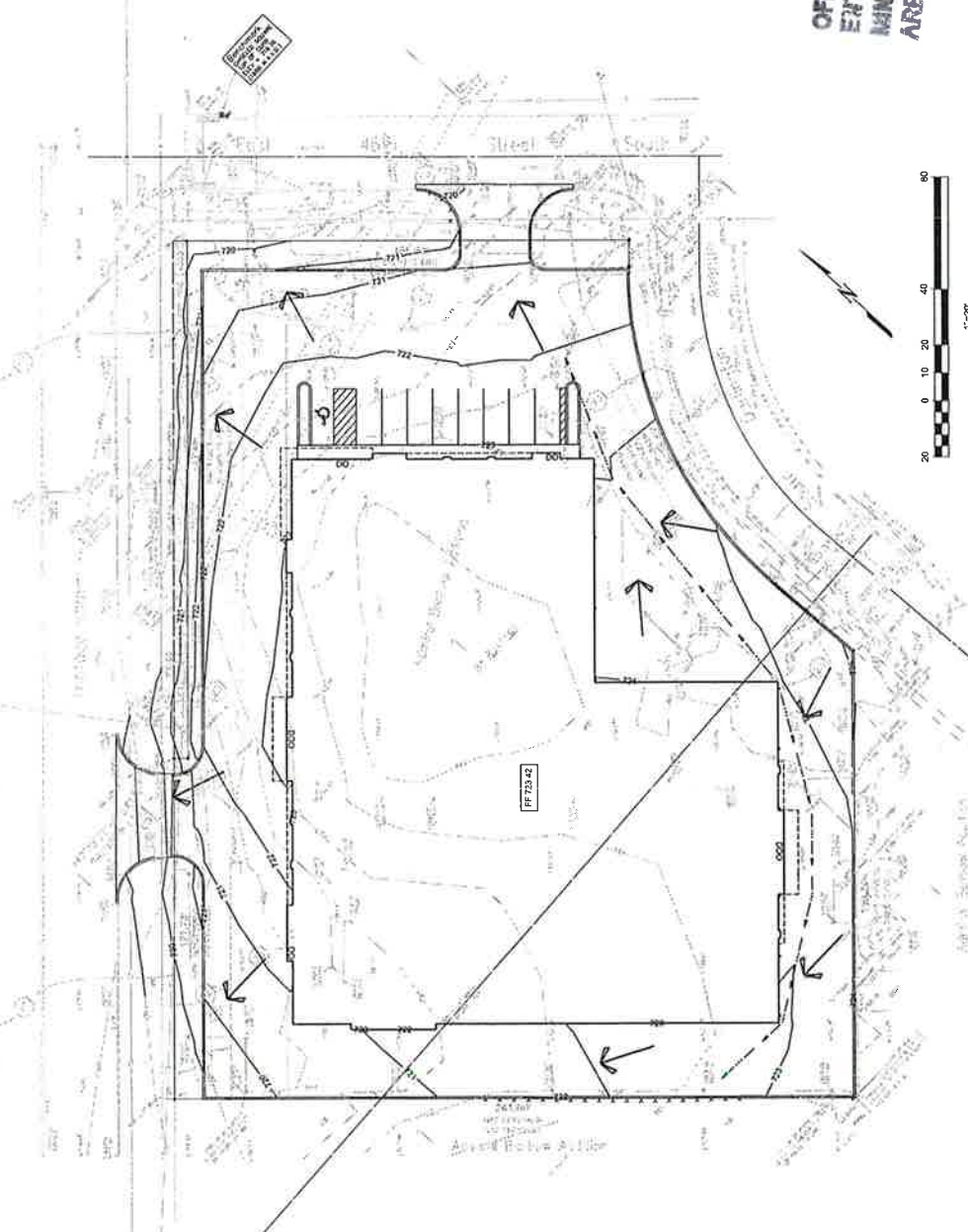
REV	DESCRIPTION	DATE	CAUTION BEFORE YOU DIG CALL 811 NOTICE TO CONTRACTOR THE CONTRACTOR SHALL BE RESPONSIBLY OBTAINING THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY AND MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE EXACT LOCATION OF THE UTILITIES AND MUST OBTAIN THE LOCAL UTILITY LOCATION CENTER FOR THE EXACT LOCATION OF THE UTILITIES BEFORE EXCAVATION.	PRELIMINARY GRADING PLAN	5154 SELF STORAGE	PROJECT NO. 1749651 SHEET NO. 02
-----	-------------	------	--	--------------------------	-------------------	----------------------------------

THIS DOCUMENT IS PRELIMINARY IN NATURE AND
IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

RECEIVED
JUL 05 2017
BY:

OFFICIAL RECORD EXHIBIT
ENTERED IN THE
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION.

- GENERAL GRADING NOTES**
1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
 2. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
 3. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
 5. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
 6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRADED AND PAVED AREAS.
 7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
 8. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF THE SITE THROUGHOUT CONSTRUCTION AND DRAINAGE SHALL BE MAINTAINED AT ALL TIMES. TEMPORARY ACCESS ROADS SHALL BE DESIGNED AND CONSTRUCTED TO THE SAME STANDARDS AS PERMANENT ROADS AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
 9. SIDEWALKS SHALL HAVE MINIMUM CROSS SLOPE.





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JUL 05 2017
BY: _____

OFFICIAL RECORD EXHIBIT
OFFICE IN THE
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION

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NEIGHBORHOOD CORRESPONDENCE

Note: This section includes information that was presented at the May 3rd meeting for CH zoning without an optional development plan. Additional information was presented at the July 5th meeting that is also included in this section.

11.30



Malcolm E. Rosser IV
Direct Tel: (918) 592-9838
Direct Fax: (918) 599-6328

mac.rosser@crowedunlevy.com

June 6, 2017

**VIA ELECTRONIC MAIL AND
HAND DELIVERY**

Dwayne Wilkerson
Assistant Director Land Development Services
INCOG
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

Re: City of Tulsa Zoning Application No. Z-7386; 5154 E. Skelly Drive South;
Protest Petitions

Dear Dwayne:

Submitted herewith are Protest Petitions from Meridian Tower Limited Partnership and Foundations Church, Incorporated in connection with the referenced zoning application. These petitions are filed pursuant to Section 70.030-G of the Zoning Code of the City of Tulsa.

Based upon information you have provided, these protests cover the following land areas within a 300-foot radius of the subject property:

Meridian Tower Limited Partnership	113,778.33 square feet
Foundations Church, Incorporated	<u>71,532.39 square feet</u>
Total:	185,310.72 square feet

The total land area for calculation of the protest petition percentage is 305,604.75 square feet, so the attached petitions represent 60.6% of the land area. As a result, passage of the proposed zoning map amendment will require a favorable vote of three-fourths of the members of the entire City Council.

I appreciate your assistance in this matter. If you should have any questions or need any additional information, please do not hesitate to contact me.

A PROFESSIONAL CORPORATION

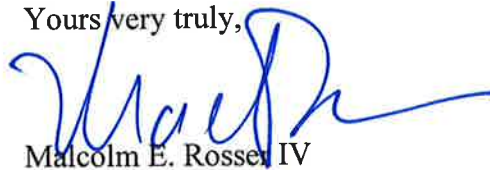
OKLAHOMA CITY • Braniff Building • 324 N. Robinson Ave., Ste. 100 • Oklahoma City, OK 73102 • T: 405.235.7700 • F: 405.239.6651
TULSA • 500 Kennedy Building • 321 S. Boston Ave. • Tulsa, OK 74103 • T: 918.592.9800 • F: 918.592.9801

crowedunlevy.com

11.31

Dwayne Wilkerson
Assistant Director Land Development Services
INCOG
June 6, 2017
Page 2

Yours very truly,



Malcolm E. Rosser IV
For the Firm

MER/jb

Enclosures

C: Paul Selid (w/encl.)

Chuck Wiggin (w/encl.)

Janine VanValkenburgh, Esq. (w/encl.)

The Honorable Karen Gilbert, Tulsa City Council District 5 (w/encl.)

Chair, City Council Urban & Economic Development Committee (w/encl.)

Stuart Van De Wiele, Esq. (w/encl.)

PROTEST PETITION

This Protest Petition is filed in connection with zoning case number Z-7386 (the "Case"), which was heard by the Tulsa Metropolitan Area Planning Commission on May 3, 2017.

Pursuant to Section 70.030-G of the Zoning Code of the City of Tulsa, the undersigned hereby formally protests the proposed zoning map amendment in the Case. Among other deficiencies, the proposed amendment is not consistent with the policy and intent of the Comprehensive Plan.

The undersigned is the record owner of the following-described property, which is within three hundred feet (300') of the area included in the proposed zoning map amendment:

Street Address: 4615 S. Darlington Avenue East, Tulsa, Oklahoma 74135

Dated this 26th day of May, 2017.

FOUNDATIONS CHURCH, INCORPORATED,
an Oklahoma corporation

By: [Signature]
Name: Justin Graves
Title: President

PROTEST PETITION

This Protest Petition is filed in connection with zoning case number Z-7386 (the "Case"), which was heard by the Tulsa Metropolitan Area Planning Commission on May 3, 2017.

Pursuant to Section 70.030-G of the Zoning Code of the City of Tulsa, the undersigned hereby formally protests the proposed zoning map amendment in the Case. Among other deficiencies, the proposed amendment is not consistent with the policy and intent of the Comprehensive Plan.

The undersigned is the record owner of the following-described property, which is within three hundred feet (300') of the area included in the proposed zoning map amendment:

Street Address: 5100 E. Skelly Drive South, Tulsa, Oklahoma 74135

Dated this 5th day of June, 2017.

MERIDIAN TOWER LIMITED PARTNERSHIP,
an Oklahoma limited partnership

By: WP. Meridian, LLC
its general partner

By: Charles E. Wiggins
Name: Charles E. Wiggins
Title: Manager

[illegible]

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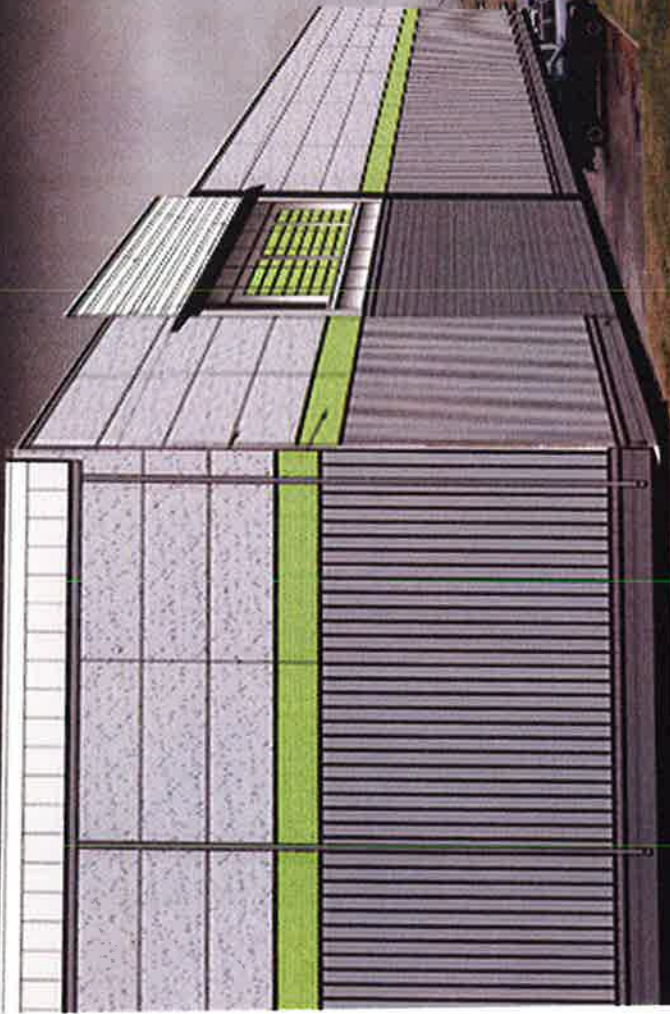
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JUL 03 2017
BY:

OPTIONAL RECORD EVIDENCE
ENTERED AT THE
RECORDS SECTION OF THE
ALABAMA DEPARTMENT OF
TRANSPORTATION

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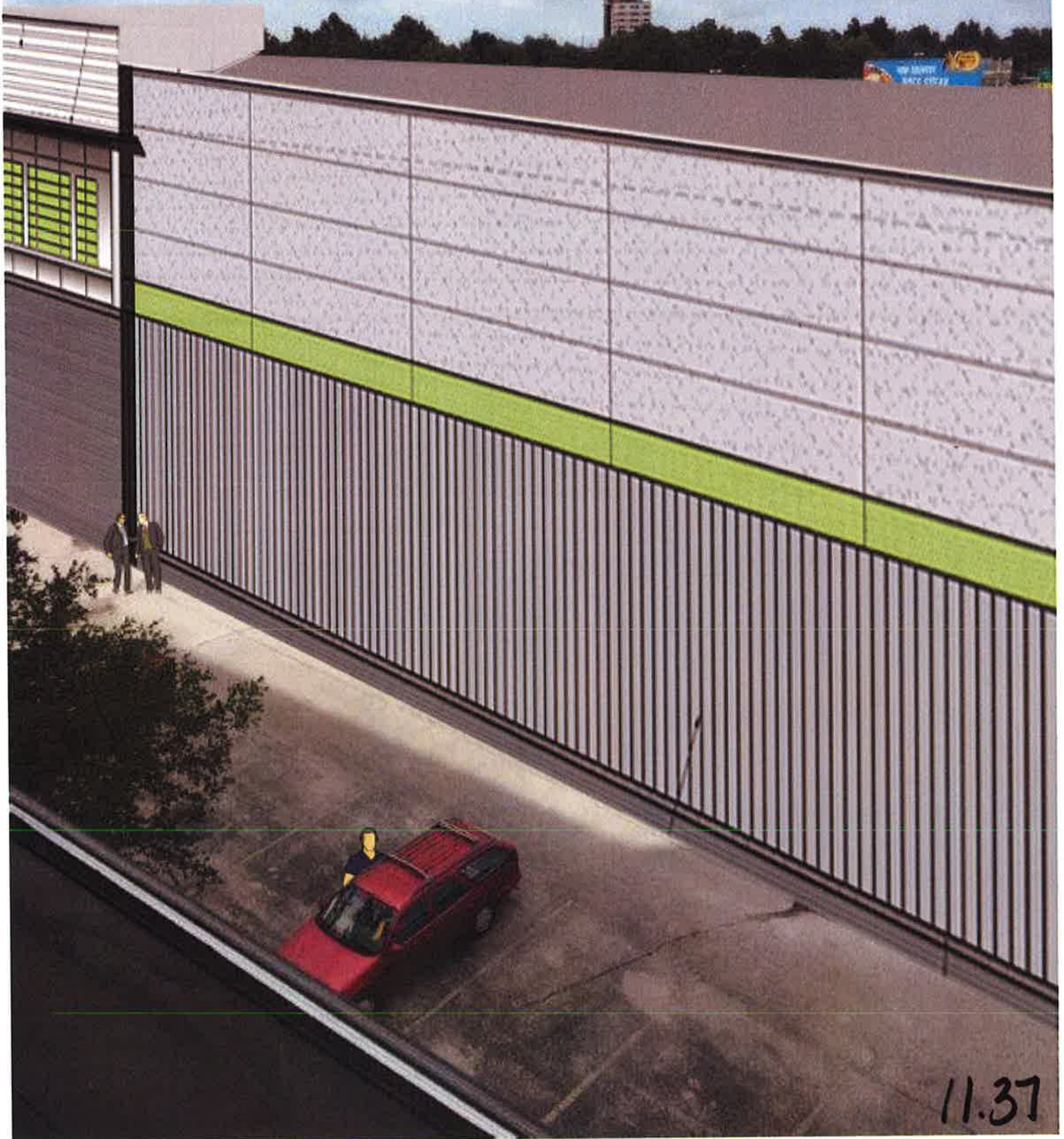


OFFICIAL RECORD 2017-7
MINUTES OF THE TULSA METROPOLITAN
AREA PLANNING COMMISSION.

JUL 05 2017
BY:

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AREA PLANNING COMMISSION.

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BY: _____



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Tulsa Metropolitan Area
Planning Commission

Case : RLH Business Center

Hearing Date: July 19, 2017

Case Report Prepared by:

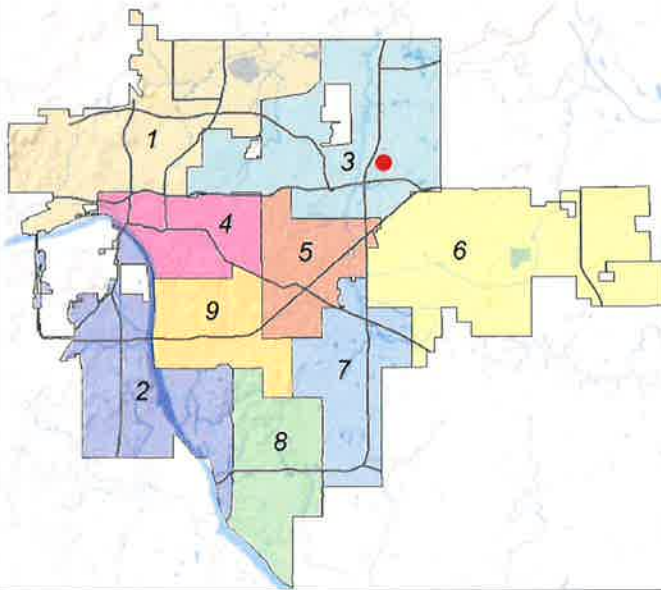
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Owner: Forza Construction Services, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

3 lots, 1 block, 9.55± acres

Location: South of the southeast corner of
East Pine Street North and North Garnett
Road

Proposed Use: Industrial

Zoning: IL (Industrial – Low)

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements Plan

PRELIMINARY SUBDIVISION PLAT

RLH Business Center - (CD 3)

South of the southeast corner of East Pine Street North and North Garnett Road

This plat consists of 3 lots, 1 block on 9.55± acres.

The Technical Advisory Committee (TAC) met on July 6th, 2017 and provided the following conditions:

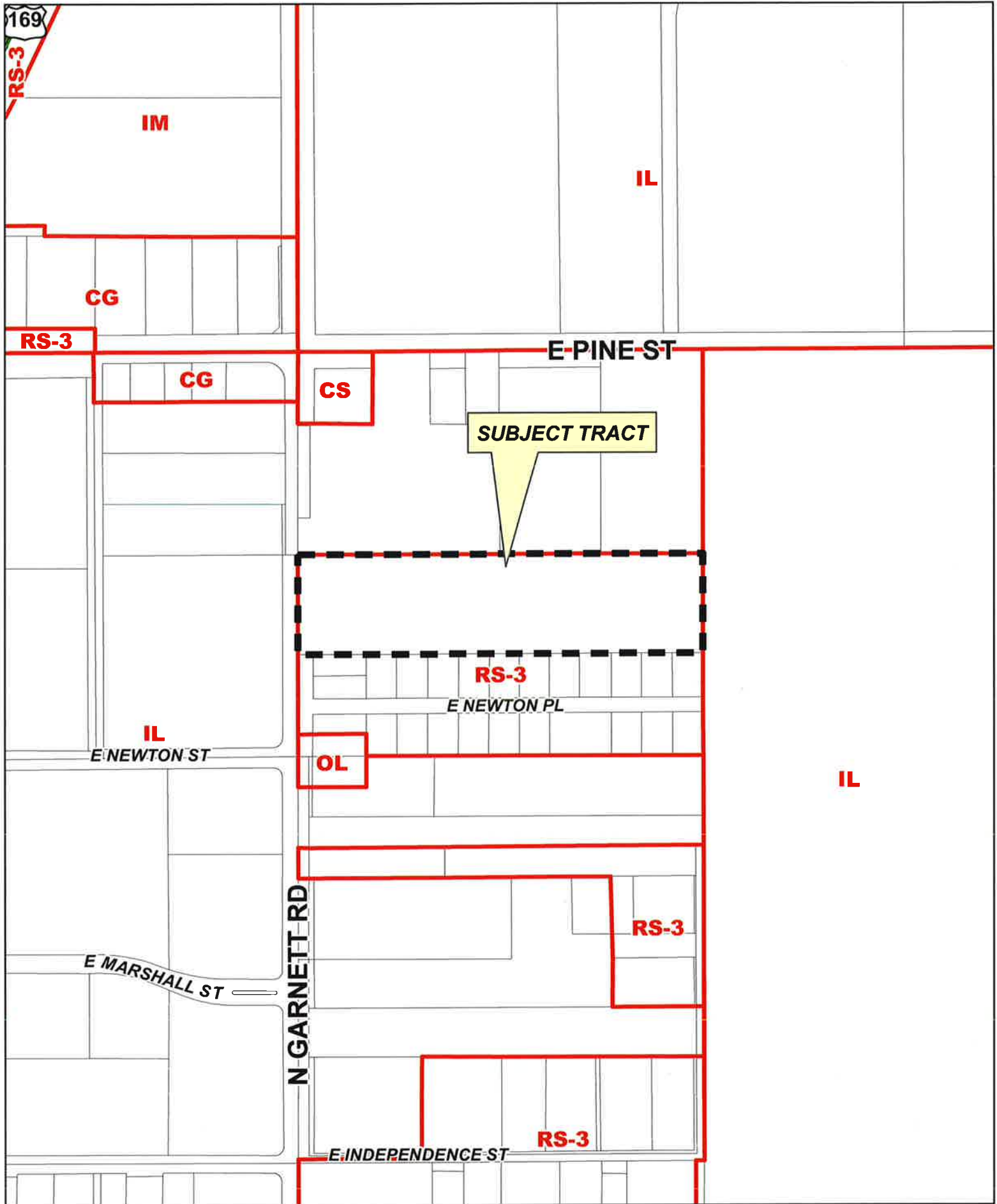
1. **Zoning:** The property was approved for rezoning to IL by City Council on May 25, 2017. All proposed lots conform to the lot regulations of the IL district.
2. **Addressing:** Provide individual lot addresses on the final plat.
3. **Transportation & Traffic:** Provide book and page for right-of-way dedication or indicate dedication by plat.
4. **Sewer:** Approved as submitted.
5. **Water:** Private water line and private fire hydrant would not be permitted within the proposed 17.5' utility easement.
6. **Engineering Graphics:** Submit a subdivision control data sheet with the final plat. Remove contour lines on final plat. Under the basis of bearing heading include "Oklahoma State Plane Coordinate System, Oklahoma North Zone 3501 Feet or Survey Feet, North American Datum (NAD83)". State bearing angle shown on face of plat. Provide a north arrow for the location map. Label the point of beginning (POB) on the face of the plat. Include all platted property on the location map and label all other land unplatted.
7. **Fire:** Additional access may be required by IFC2015 and will be determined at the development stage.
8. **Stormwater, Drainage, & Floodplain:** No comments.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

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

12.2



**RLH BUSINESS
CENTER**

20-14 32

12.3



169



E PINE ST

E NEWTON PL

E NEWTON ST

N GARNETT RD

E MARSHALL ST

E INDEPENDENCE ST

0 200 400
Feet



Subject
Tract

RLH BUSINESS CENTER

20-14 32

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

Aerial Photo Date: February 2016



169

E PINE ST

SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

E NEWTON PL

E NEWTON ST

E MARSHALL ST

N GARNETT RD

E INDEPENDENCE ST

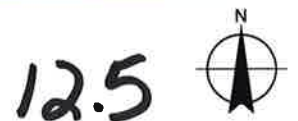
Land Use Plan Categories

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



**RLH BUSINESS
CENTER**

20-14 32



169

E PINE ST

SUBJECT TRACT

E NEWTON PL

E NEWTON ST

E MARSHALL ST

N GARNETT RD

E INDEPENDENCE ST

Growth and Stability

-  Area of Growth
-  Area of Stability



**RLH BUSINESS
CENTER**

20-14 32



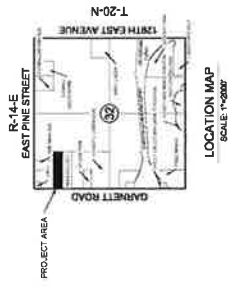
CONCEPTUAL IMPROVEMENTS PLAN FOR RLHB Business Center

A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER AND PART OF SECTION 13, TOWNSHIP
20 NORTH, RANGE 14 EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

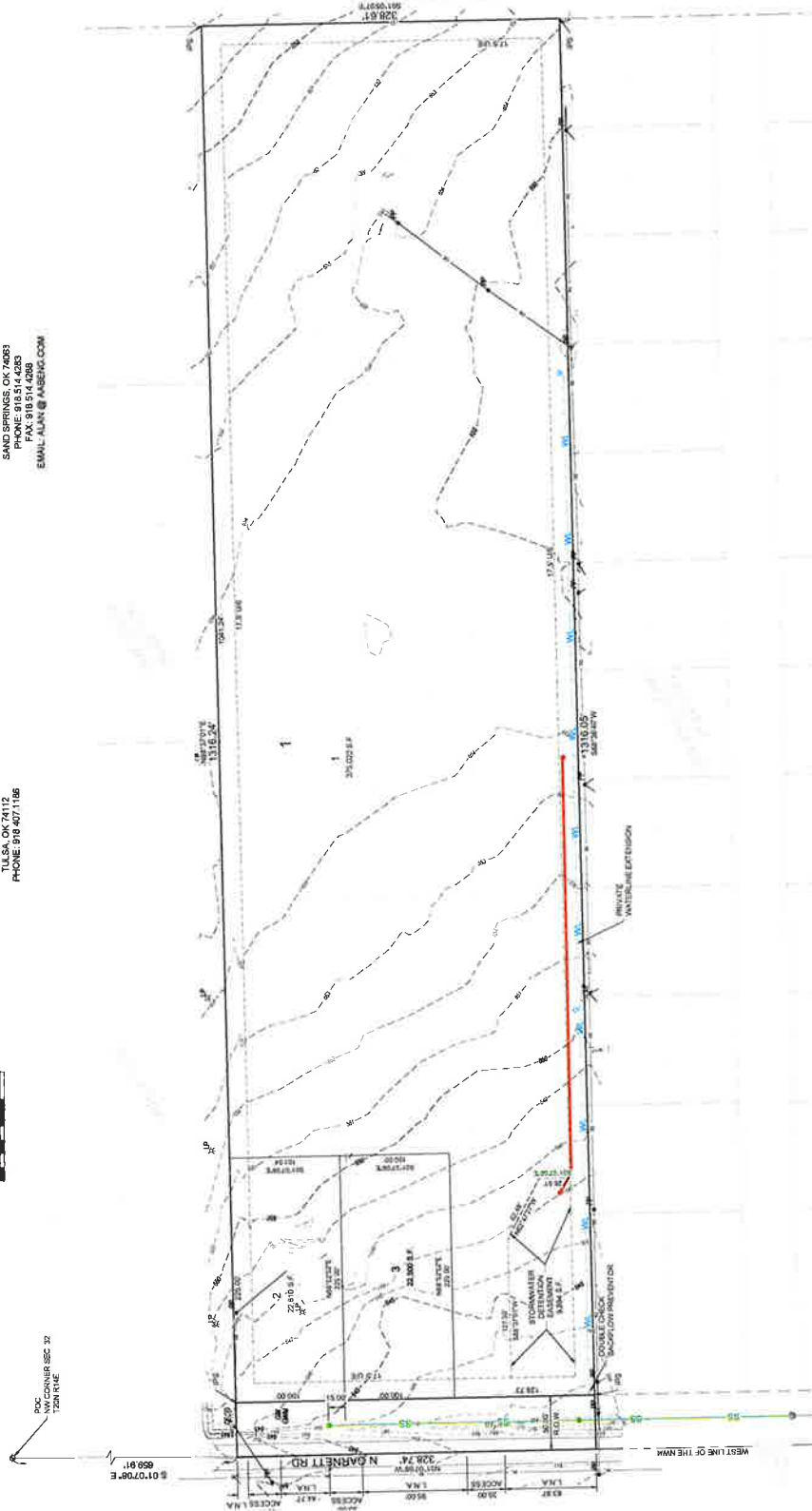


OWNER/DEVELOPER
FORZA CONSTRUCTION SERVICES, LLC
1218 S. JOPPIN AVE.
TULSA, OK 74106
PHONE: 918 407 1166

ENGINEER/SURVEYOR
AAB ENGINEERING LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2018
PO BOX 2136
SANITARY CENTER, OK 74106
PHONE: 918 514 4383
FAX: 918 514 4383
EMAIL: AUN@AABEHQ.COM



LEGEND	
BLUISH LINE	PROPOSED SANITARY
LINE	SEWER LINE
BLACK	EXISTING SANITARY
BOOK	SEWER LINE
PAGE	PROPOSED STORM SEWER
	LINE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED FIRE HYDRANT





Tulsa Metropolitan Area
Planning Commission

Case : Lewis Professional Center
Formerly: 49th & Lewis Office Park

Hearing Date: July 19, 2017

Case Report Prepared by:

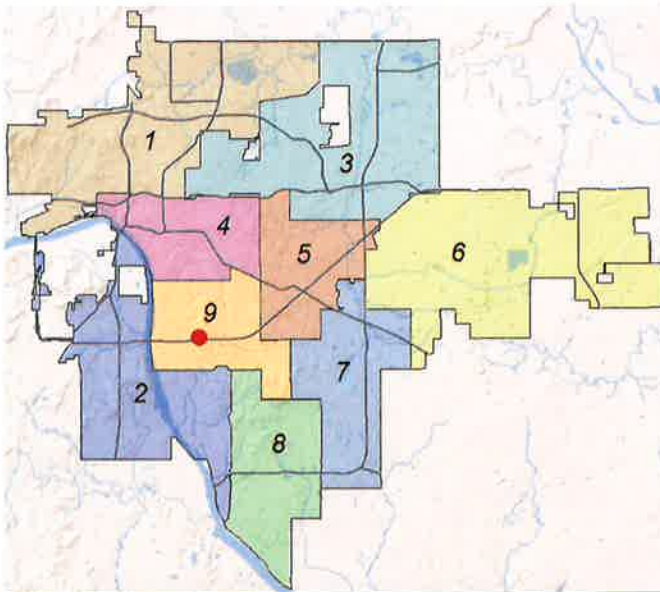
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering, LLC

Owner: Lewis Professional Center, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

4 lots, 1 block, 1.83± acres

Location: Northwest corner of South Lewis Avenue and Interstate 44

Proposed Use: Office

Zoning: OL (Office – Low)

Staff Recommendation:

Staff recommends **approval** of the Preliminary Plat

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan

PRELIMINARY SUBDIVISION PLAT

49th & Lewis Office Park - (CD 9)

Northwest corner of South Lewis Avenue and Interstate 44

This plat consists of 4 lots, 1 block on 1.83± acres.

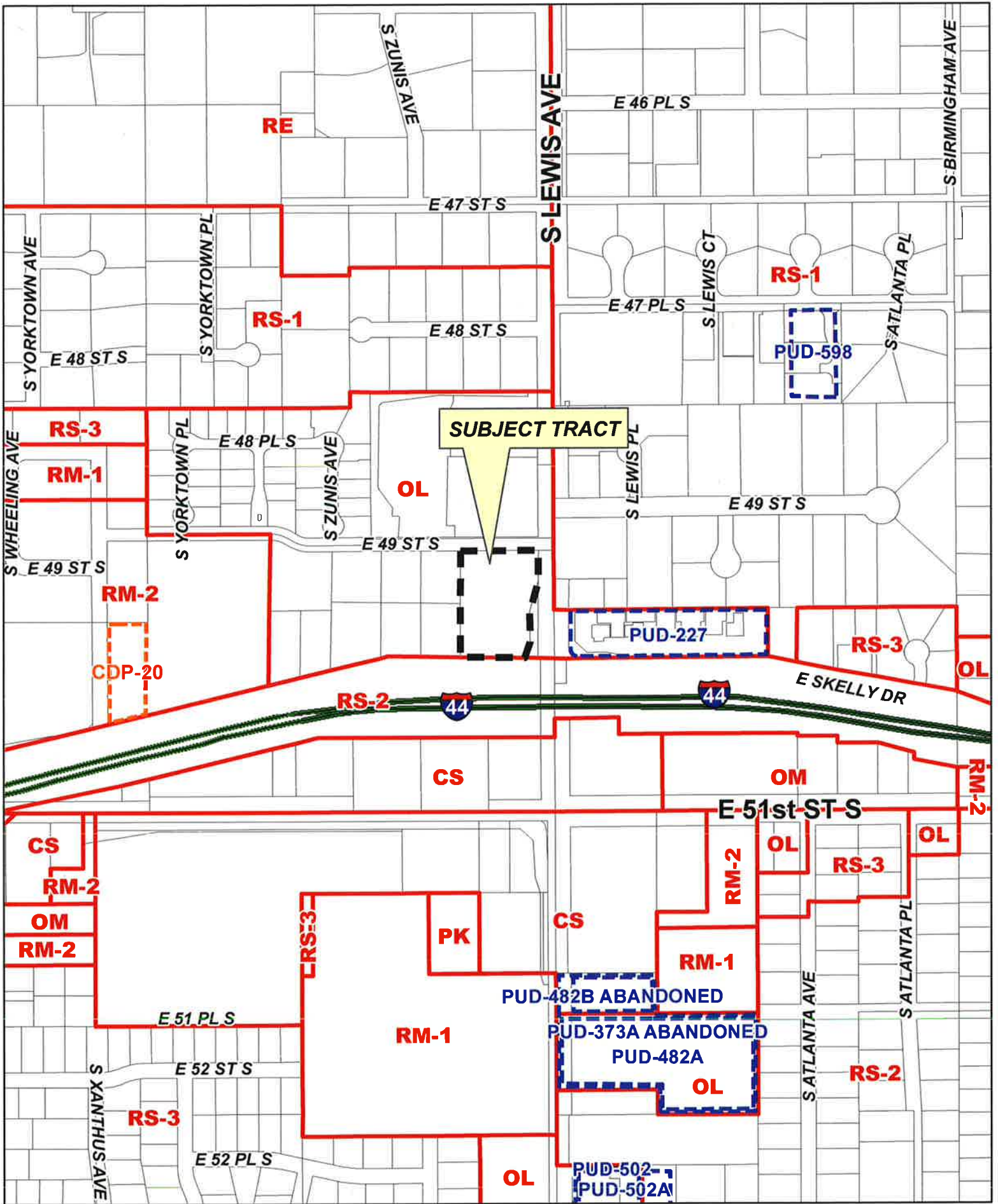
The Technical Advisory Committee (TAC) met on July 6th, 2017 and provided the following conditions:

1. **Zoning:** The property is zoned OL (Office – Light). All proposed lots conform to the lot regulations of the OL district. Remove building lines from utility easement.
2. **Addressing:** Addresses will be dependent on development and will be assigned at a later date.
3. **Transportation & Traffic:** Currently no access provided to Lot 3. Provide access easement on final plat.
4. **Sewer:** Provide 15' utility easement along East 49th Street and call out offset distances for lots 1, 2, and 3.
5. **Water:** No comments.
6. **Engineering Graphics:** Submit a subdivision control data sheet with the final plat. Remove contour lines on final plat. Under the basis of bearing heading include "Oklahoma State Plane Coordinate System, Oklahoma North Zone 3501 Feet or Survey Feet, North American Datum (NAD83)". State bearing angle shown on face of plat. Ensure bearings shown on face of plat match bearings provided in written legal description. Provide a north arrow for the location map. Include all platted property on the location map and label all other land unplatted.
7. **Fire:** Mutual access will be required.
8. **Stormwater, Drainage, & Floodplain:** If on-site detention is required, show easement and dimensions on face of plat.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

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



**49TH & LEWIS
OFFICE PARK**

19-13 30

13.3



0 200 400
Feet



Subject
Tract

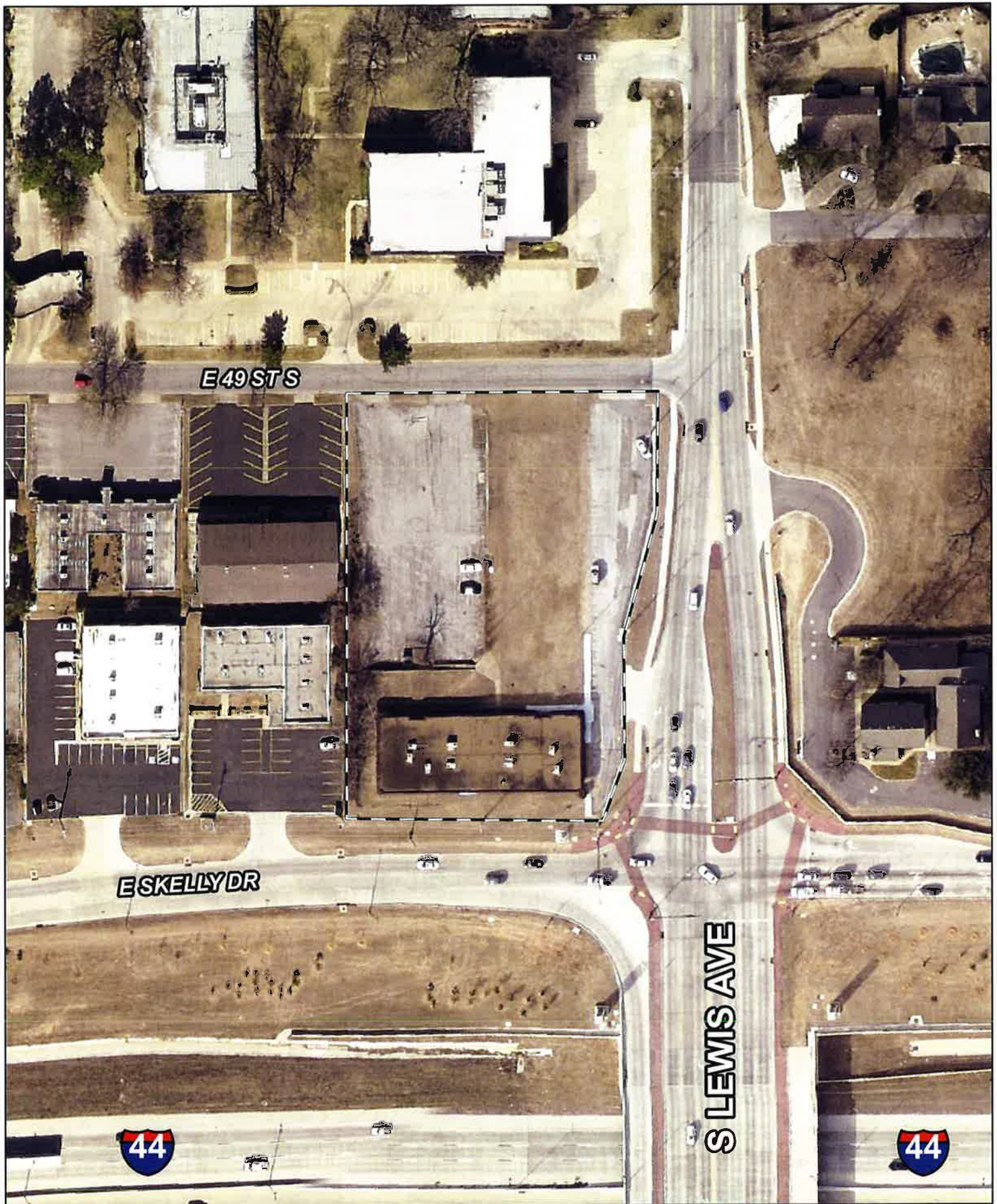
49TH & LEWIS OFFICE PARK

19-13 30

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

Aerial Photo Date: February 2016

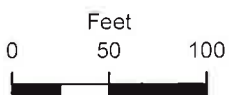




E 49th St

E Skelly Dr

S Lewis Ave



Subject
Tract

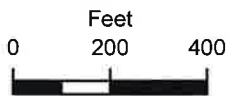
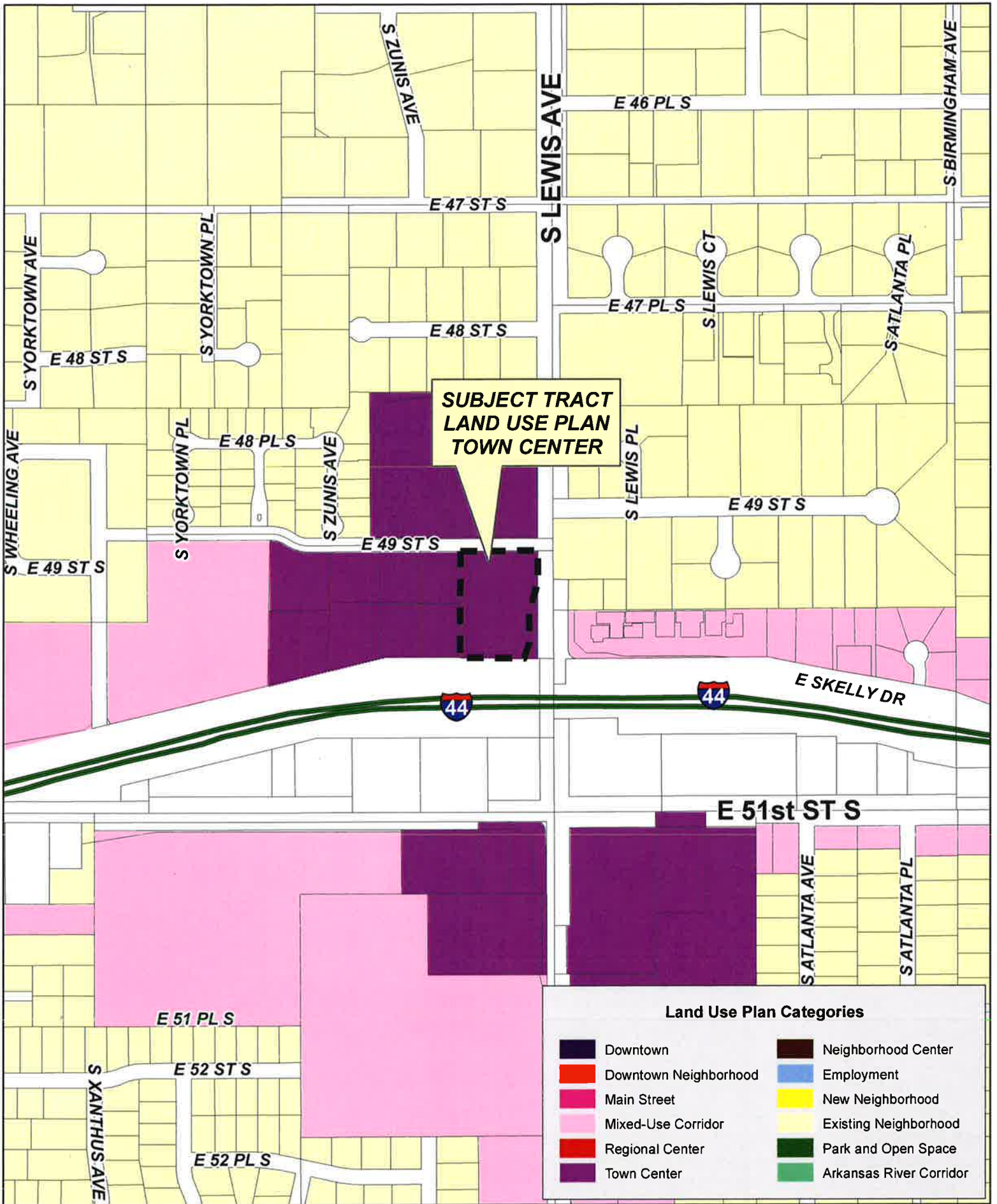
49TH & LEWIS OFFICE PARK

19-13 30

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

Aerial Photo Date: February 2016

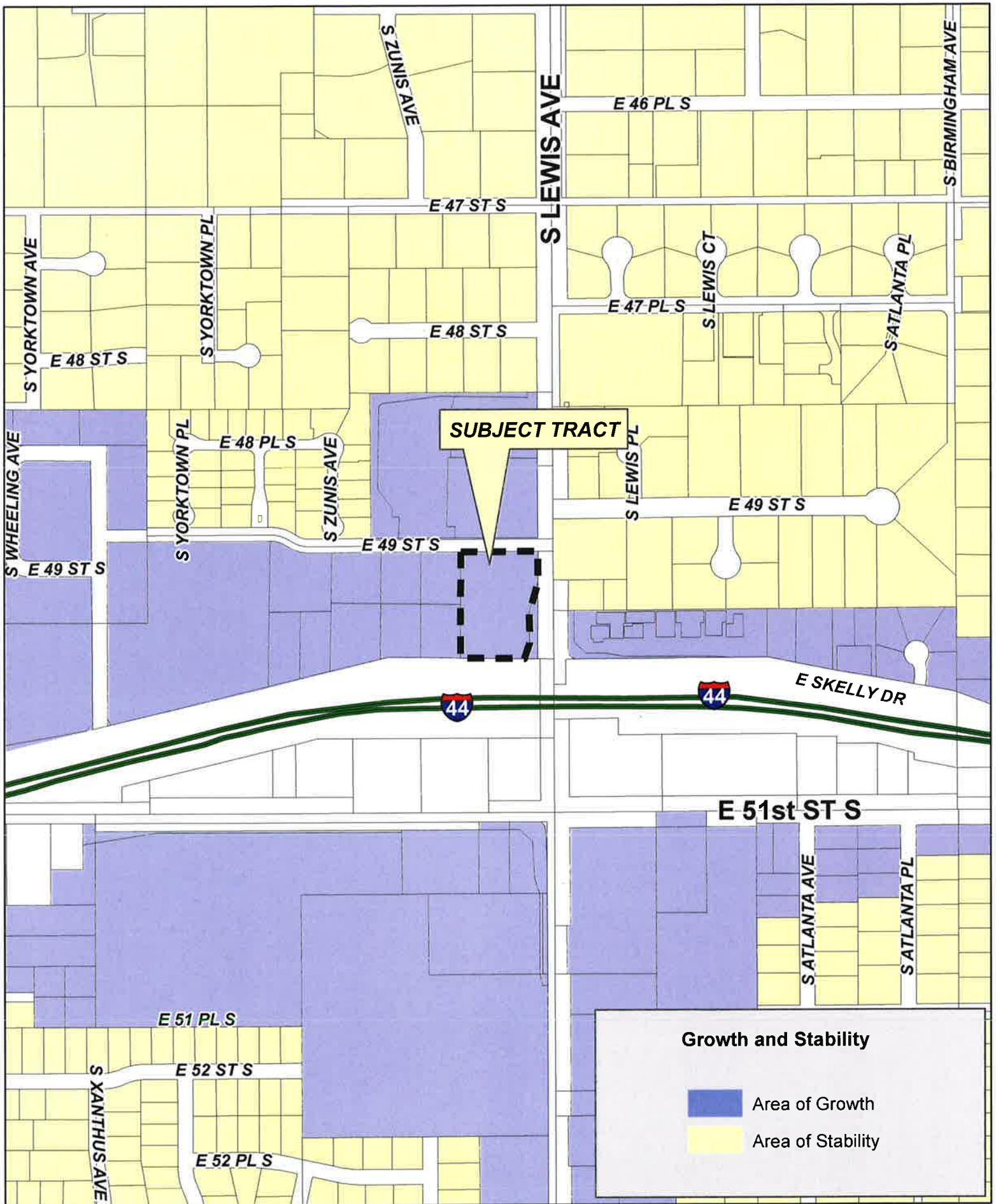




49TH & LEWIS OFFICE PARK

19-13 30





49TH & LEWIS OFFICE PARK

19-13 30

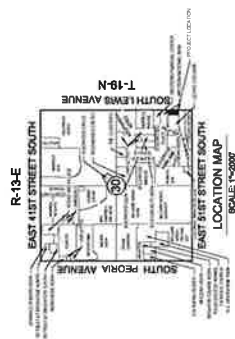


Lewis Professional Center

A RESUBDIVISION OF LOT FOUR (4) BLOCK ONE (1), LEWIS SQUARE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
LEWIS PROFESSIONAL CENTER, LLC
P.O. BOX 586562
TULSA, OKLAHOMA 74168
ATTN: JASON SPRIGGS

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. E518, EXP. JUNE 30, 2018
PO BOX 2138
SAND SPRINGS, OKLAHOMA 74485
PHONE: (918) 226-2222
EMAIL: ALAN@AABENGINE.COM



SITE DATA

BENCHMARK
CHISELED BOX COT. (R)
ELEVATION = 83.26 (NAVD 83)
BASIS OF BEARINGS
GRID BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE
SYSTEM ARE USED FOR THE NORTHLINE OF BLOCK 1
WITH A BEARING OF 200° 00' 00" (R) FOR THE NORTHLINE OF BLOCK 1
LAND AREA
79.518 971 (1) ACRES
MONUMENTATION
ALL CORNERS WERE SET BY THE SURVEYOR WITH A YELLOW
PLASTIC CAPSULES (R) UNLESS OTHERWISE NOTED.
ADDRESSES
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD BE DESCRIBED IN FULL ON PLAT OF LEGAL
DESCRIPTION.

SUBDIVISION STATISTICS

SUBDIVISION CONTAINS FOUR (4) LOTS IN
ONE (1) BLOCK
BLOCK 1 AREA 1.53 ACRES (79,518 SF)

CONTACTS

MUNICIPAL AUTHORITY

CITY OF TULSA
175 EAST 2ND STREET, SUITE 900
TULSA, OK 74103

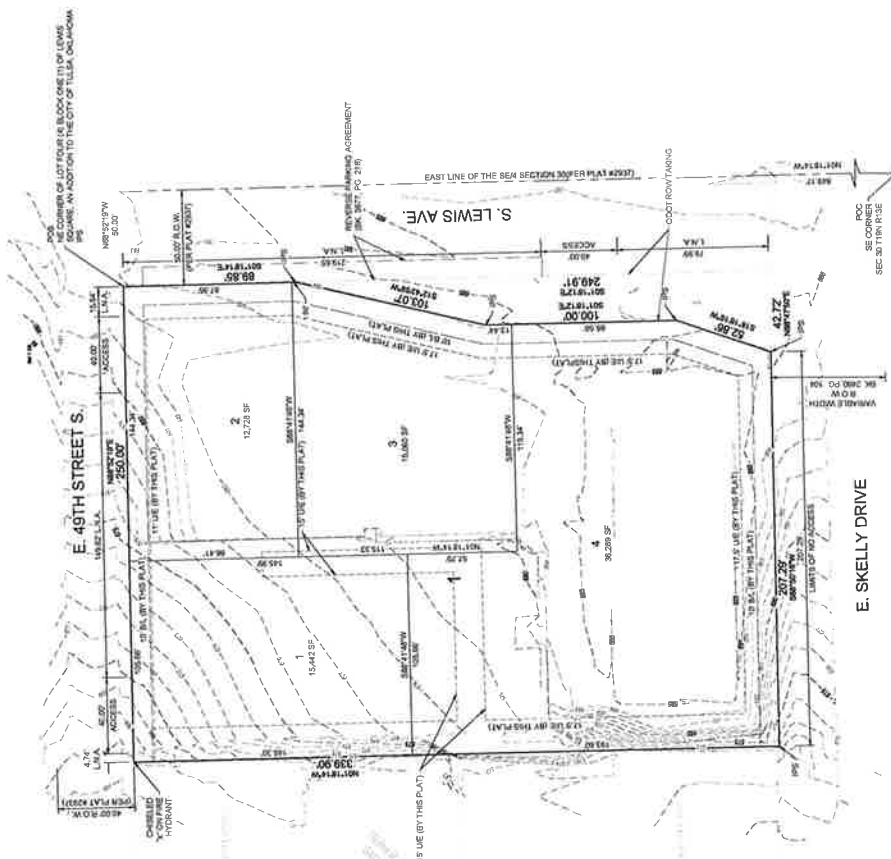
UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY
2115 W. EDSON ST
TULSA, OK 74107
918-434-6000

PUBLIC SERVICE COMPANY
2000 N. WILLOW
TULSA, OK 74119
1-800-216-5923

COX COMMUNICATIONS
11611 EAST 51ST STREET
TULSA, OK 74145

5003 E 71ST STREET
TULSA, OK 74119



LEGEND

LNA	LIMITS OF NO ACCESS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
RWE	RESTRICTED WATERLINE
MAE	MUTUAL ACCESS EASEMENT
U/E	UTILITY EASEMENT
BK	BOOK
PG	PAGE
IPF	IRON PIN FOUND
IPS	IRON PIN SET W/CAAP MARK
XXXX	STREET ADDRESS

FLOODPLAIN

THE ENTIRE PROPERTY IS NOT LOCATED WITHIN ANY
FEDERALLY DESIGNATED FEMA FLOODPLAIN PER
FIRM PANEL NO. 40145C03654L DATED OCTOBER 19
2012 WHICH INDICATES ZONE UNSHED X

FINAL PLAT CERTIFICATE OF APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on:

This approval is void if this post is not filed in the Office of the County Clerk on or before

CITY ENGINEER _____ by the Council of the City of Tulsa,
APPROVED _____

Mayor

Normal City Clerk

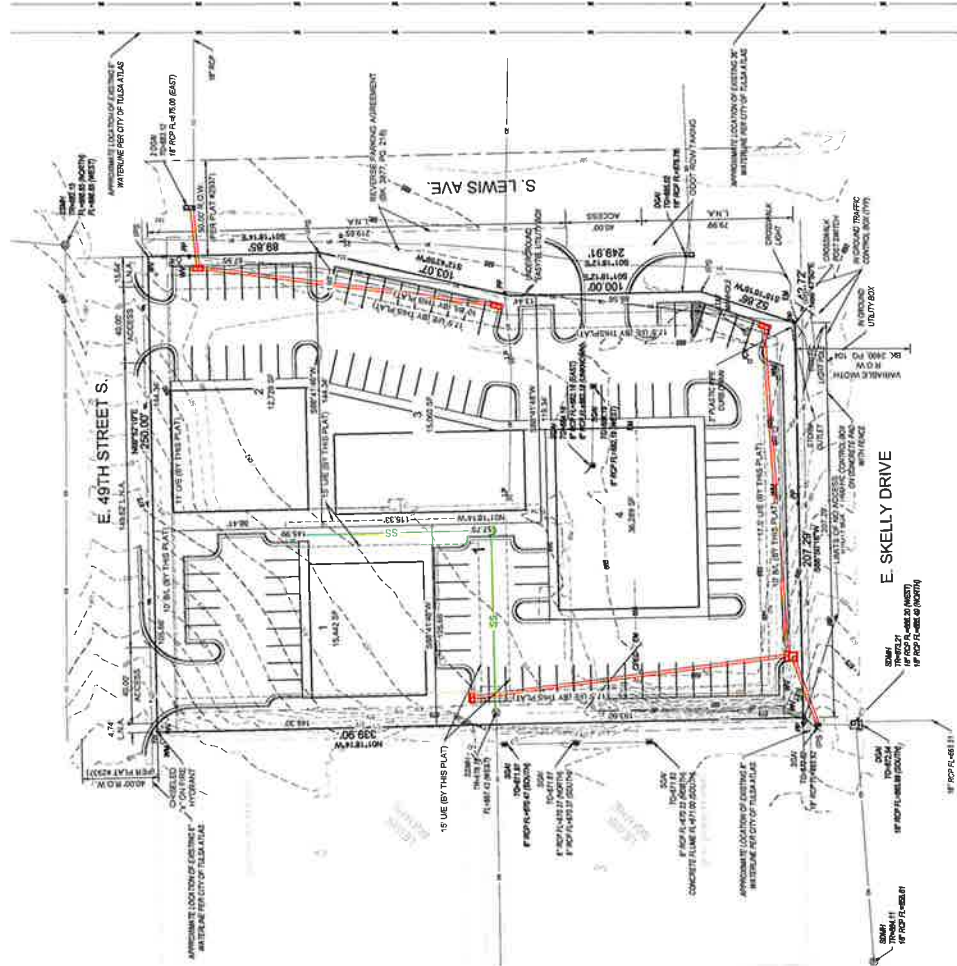
Approved: City Attorney

Lowell Professional Center
Sheet 1 of 2
Date Printed July 10, 2017

Lewis Professional Center

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2019
PO BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
OF AUTHORIZATION NO. 6316, EXP. JUNE 30, 2012
PO BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM



LEGEND

BL	BUILDING LINE
UA	LIMITS OF NO ACCESS
UE	UTILITY EASEMENT
SS	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM SEWER LINE

CONTACTS

MUNICIPAL AUTHORITY	PUBLIC SERVICE COMPANY
CITY OF TULSA	212 E 6TH ST
175 EAST 17TH AVENUE 600	TULSA, OK 74119
TULSA, OK 74102	666-2-5625
UTILITY COMPANIES	OKLAHOMA NATURAL GAS COMPANY
	715 N. 17TH ST
	TULSA, OK 74117
	915-624-1000
	7472
	3301 E. 71ST STREET
	TULSA, OK 74108
	915-366-8422
	OKLAHOMA POWER & LIGHT
	1101 EAST 51ST STREET
	TULSA, OK 74145
	915-355-6655

Lewis Professional Center
 Date Printed: July 10, 2017
 Page 1 of 1