

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2755

October 4, 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 August 2017

1. Minutes of September 20, 2017, Meeting No. 2754

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-21051** (Lot-Split) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LC-938 and LC-939)
3. **LC-938** (Lot-Combination) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LS-21051 and LC-939)
4. **LC-939** (Lot-Combination) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LS-21051 and LC-938)
5. **LC-941** (Lot-Combination) (CD 4) – Location: Northeast corner of South Utica Avenue and East 11th Street South
6. **LC-942** (Lot-Combination) (CD 3) – Location: South of the southwest corner of South 69th East Avenue and East Admiral Place

7. **LS-21054** (Lot-Split) (County) – Location: South of the southeast corner of North 119th East Avenue and East 74th Street North
8. **LS-21056** (Lot-Split) (CD 1) – Location: Southeast corner of East Archer Street and South Detroit Avenue
9. **LS-21057** (Lot-Split) (CD 7) – Location: Northeast corner of East 46th Place South and East 101st East Avenue
10. **LS-21058** (Lot-Split) (CD 3) – Location: Northwest corner of East Apache and North 129th East Avenue (Related to LC-943)
11. **LC-943** (Lot-Combination) (CD 3) – Location: Northwest corner of East Apache and North 129th East Avenue (Related to LS-21058)
12. **LS-21059** (Lot-Split) (CD 5) – Location: West of the northwest corner of East 41st Street South and South Sheridan Road
13. **LS-21060** (Lot-Split) (CD 1) – Location: North of the northeast corner of North Peoria Avenue and East Pine Street North
14. **LS-21061** (Lot-Split) (CD 8) – Location: West side of South Memorial Drive at East 108th Street South
15. **LS-21062** (Lot-Split) (CD 2) – Location: West of the northwest corner of West 49th Street South and South Union Avenue
16. **LS-21065** (Lot-Split) (County) – Location: Northeast corner of North 140th East Avenue and East 76th Street North
17. **PUD-274-6 Pete Webb** (CD 9) Location: East of the intersection of East 59th Street South and South Lewis Avenue requesting a **PUD Minor Amendment** to allow wall signs on the north and south sides of building (Continued from September 20, 2017)
18. **PUD-166-I-1 Josh McFarland** (CD 8) Location: Northeast corner of South Sheridan Road and East 93rd Street South requesting a **PUD Minor Amendment** to allow restaurant, retail and office uses
19. **PUD-619-C-6 Steve Wright** (CD 8) Location: West side of South Memorial Drive at East 108th Street South requesting a **PUD Minor Amendment** to allow offsite parking in common areas, establish minimum parking, provide mutual access and establish Floor Area Ratio
20. **Warren Center East Amended** (CD 9) Change of Access, Location: Southeast corner of East 61st Street South and South Hudson Avenue

21. **Memorial Imports** (CD 7) Change of Access, Location: North of the northeast corner of East 91st Street South and South Memorial Drive
22. **The Land** (County) Reinstatement of Preliminary Plat, Location: Southeast corner of West 41st Street South and Gilcrease Expressway
23. **Yale Village** (CD 8) Reinstatement of Preliminary Plat, Location: Southwest corner of East 91st Street South and South Yale Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

24. **CPA-70 Lou Reynolds** (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting rezoning from **AG** to **CS** (Related to CPA-70) (**Applicant requests a continuance to November 1, 2017**)
25. **Z-7412 Lou Reynolds** (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting rezoning from **AG** to **CS** (Related to CPA-70) (**Applicant requests a continuance to November 1, 2017**)
26. **BOA-22320 Plat Waiver** (CD 4) Location: East of the southeast corner of East 13th Street South and South Utica Avenue
27. **BOA-22327 Plat Waiver** (CD 4) Location: North of the northeast corner of East 11th Street South and South Utica Avenue
28. **Allan Edwards** (County) Preliminary Plat, Location: South of the southwest corner of East 66th Street North and North Yale Avenue
29. **Allan Edwards** (County) Accelerated Release of a Building Permit, Location: South of the southwest corner of East 66th Street North and North Yale Avenue
30. **91st & Elwood** (CD 2) Preliminary Plat, Location: Northwest corner of West 91st Street South and South Elwood Avenue

OTHER BUSINESS

31. Consider adopting a resolution finding the First Place, LLC Tax Incentive Project (First Place Garage, 410 S. Boston Avenue) within Tax Incentive District Number One, City of Tulsa, Oklahoma is in conformance with the Tulsa Comprehensive Plan

32. 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 August 2017

	----- Current Period -----				----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$525.00	\$525.00	\$1,050.00	19	937.50	937.50	\$1,875.00
Zoning	8	2,675.00	2,675.00	5,350.00	14	5,075.00	5,075.00	10,150.00
Plan Reviews	13	1,525.00	1,525.00	3,050.00	36	3,550.00	3,550.00	7,100.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$4,725.00</u>	<u>\$4,725.00</u>	<u>\$9,450.00</u>		<u>\$9,562.50</u>	<u>\$9,562.50</u>	<u>\$19,125.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	0.00
Preliminary Plats	1	429.35	429.35	858.70	3	\$1,519.85	\$1,519.85	3,039.70
Final Plats	0	0.00	0.00	0.00	2	\$862.50	\$862.50	1,725.00
Plat Waviers	3	375.00	375.00	750.00	4	\$500.00	\$500.00	1,000.00
Lot Splits	16	825.00	825.00	1,650.00	23	\$1,175.00	\$1,175.00	2,350.00
Lot Combinations	12	600.00	600.00	1,200.00	18	\$925.00	\$925.00	1,850.00
Other	1	25.00	25.00	50.00	2	\$275.00	\$275.00	550.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
		<u>\$2,254.35</u>	<u>\$2,254.35</u>	<u>\$4,508.70</u>		<u>\$5,257.35</u>	<u>\$5,257.35</u>	<u>\$10,514.70</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
BOARDS OF ADJUSTMENT								
Fees	23	\$8,550.00	\$600.00	\$9,150.00	45	\$15,050.00	\$2,300.00	\$17,350.00
Refunds		(750.00)	0.00	(\$750.00)		(\$750.00)	\$0.00	(750.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$7,800.00</u>	<u>\$600.00</u>	<u>\$8,400.00</u>		<u>\$14,300.00</u>	<u>\$2,300.00</u>	<u>\$16,600.00</u>
TOTAL		\$14,779.35	\$7,579.35	\$22,358.70		\$29,119.85	\$17,119.85	\$46,239.70
LESS WAIVED FEES *		\$0.00		\$0.00		\$0.00		\$0.00
GRAND TOTALS		<u>\$14,779.35</u>	<u>\$7,579.35</u>	<u>\$22,358.70</u>		<u>\$29,119.85</u>	<u>\$17,119.85</u>	<u>\$46,239.70</u>

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

August 2017 TMAPC Receipt Comparison

	August 2017	July 2017	August 2016
Zoning Letters	10	9	10
Zoning	8	6	12
Plan Reviews	13	23	26
Minor Subdivisions	0	0	1
Preliminary Plats	1	2	3
Final Plats	0	2	3
Plat Waivers	3	1	2
Lots Splits	16	7	8
Lot Combinations	12	6	6
Other	1	1	3
Comp Plan Amendments	0	0	0

9/28/2017

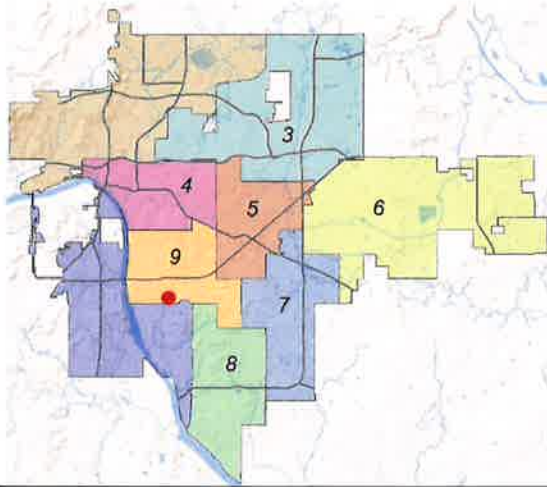


Case Number: PUD-274-6
Minor Amendment
Hearing Date: October 4, 2017

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Pete Webb –Claude Neon Signs
 Property Owner: Land Office Trust

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Concept summary: PUD minor amendment to allow wall signs on north and south sides of building
 Gross Land Area: 6.82 acres
 Location: East of the Intersection of East 59th St South and South Lewis Ave.
 5727 South Lewis Avenue
 Development Area B

Zoning:
 Existing Zoning: OM/PUD-274
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 9332
 CZM: 47 Atlas: 661

City Council District: 9
Councilor Name: Ben Kimbro
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-274-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow wall signs on the north and south sides of the office building.

Currently, one wall is allowed on the office building and one sign on a drive-thru canopy. Both of these signs have been utilized by Bank of Oklahoma, eliminating any possible building signage for other tenants. The applicant is requesting that wall signs be allowed on the north and south sides of the building to accommodate the proposed signage for Cypress Energy Partners.

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.”

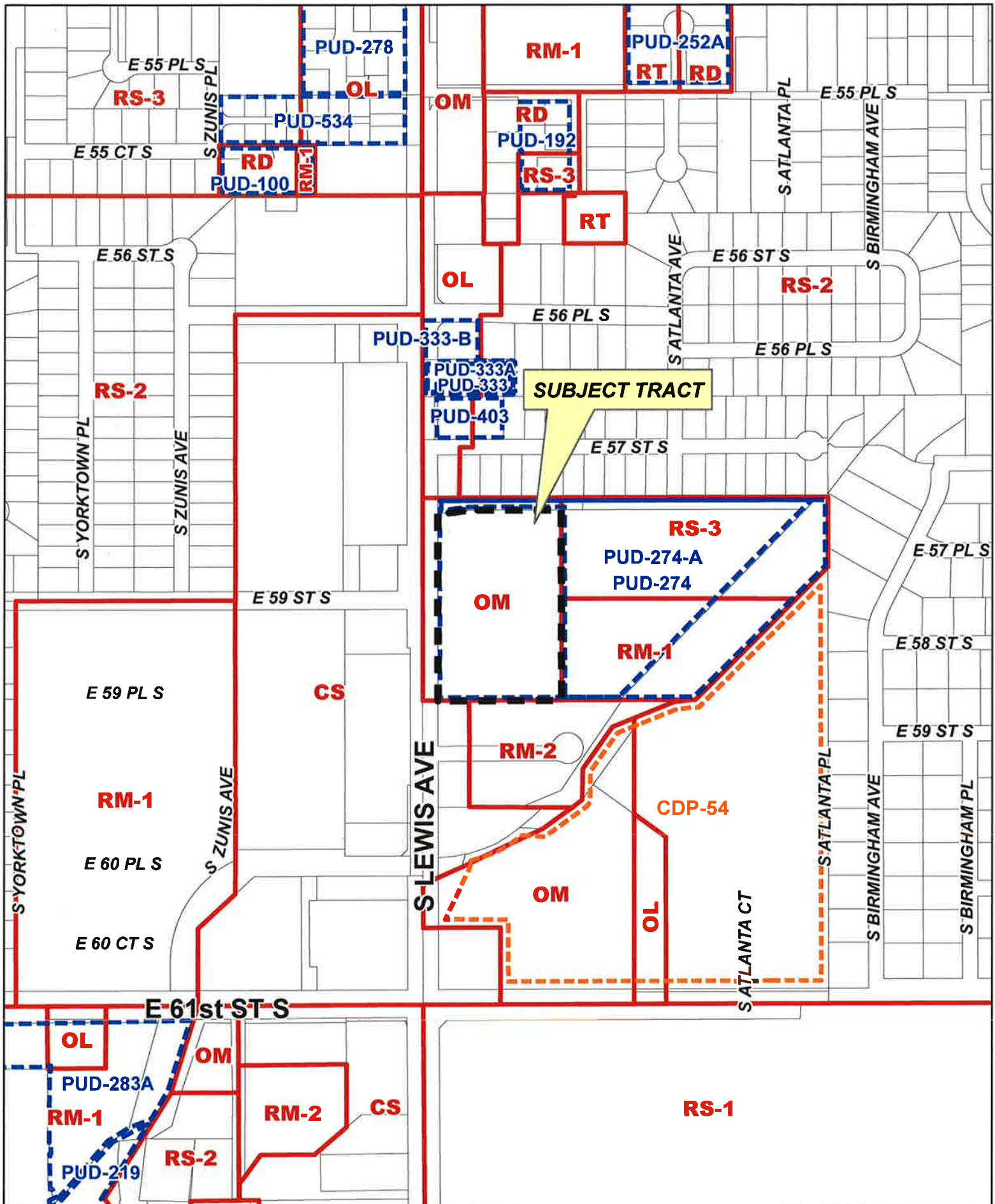
Staff has reviewed the request and determined:

- 1) Signs on the north and south elevations to be limited to 150 sf total for each side.
- 2) Signs to be internally illuminated. No exposed lighting elements permitted.
- 3) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 4) All remaining development standards defined in PUD-274 and subsequent amendments shall remain in effect.

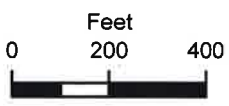
Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Exhibits:
 Proposed Signage Exhibit

With considerations listed above, staff recommends **approval** of the minor amendment request to allow wall signs on the north and south sides of the building.



SUBJECT TRACT



PUD-274-6

19-13 32

17.3





E 55 PL S

E 55 CT S

E 56 ST S

S YORKTOWN PL

S ZUNIS AVE

E 59 ST S

E 59 PL S

S YORKTOWN PL

E 60 PL S

S ZUNIS AVE

E 60 CT S

E 61st ST S

S LEWIS AVE

E 56 PL S

E 57 ST S

E 55 PL S

S ATLANTA AVE

E 56 ST S

E 56 PL S

S ATLANTA PL

S BIRMINGHAM AVE

E 57 PL S

E 58 ST S

E 59 ST S

S ATLANTA PL

S BIRMINGHAM AVE

S BIRMINGHAM PL

S ATLANTA CT



Subject Tract

PUD-274-6

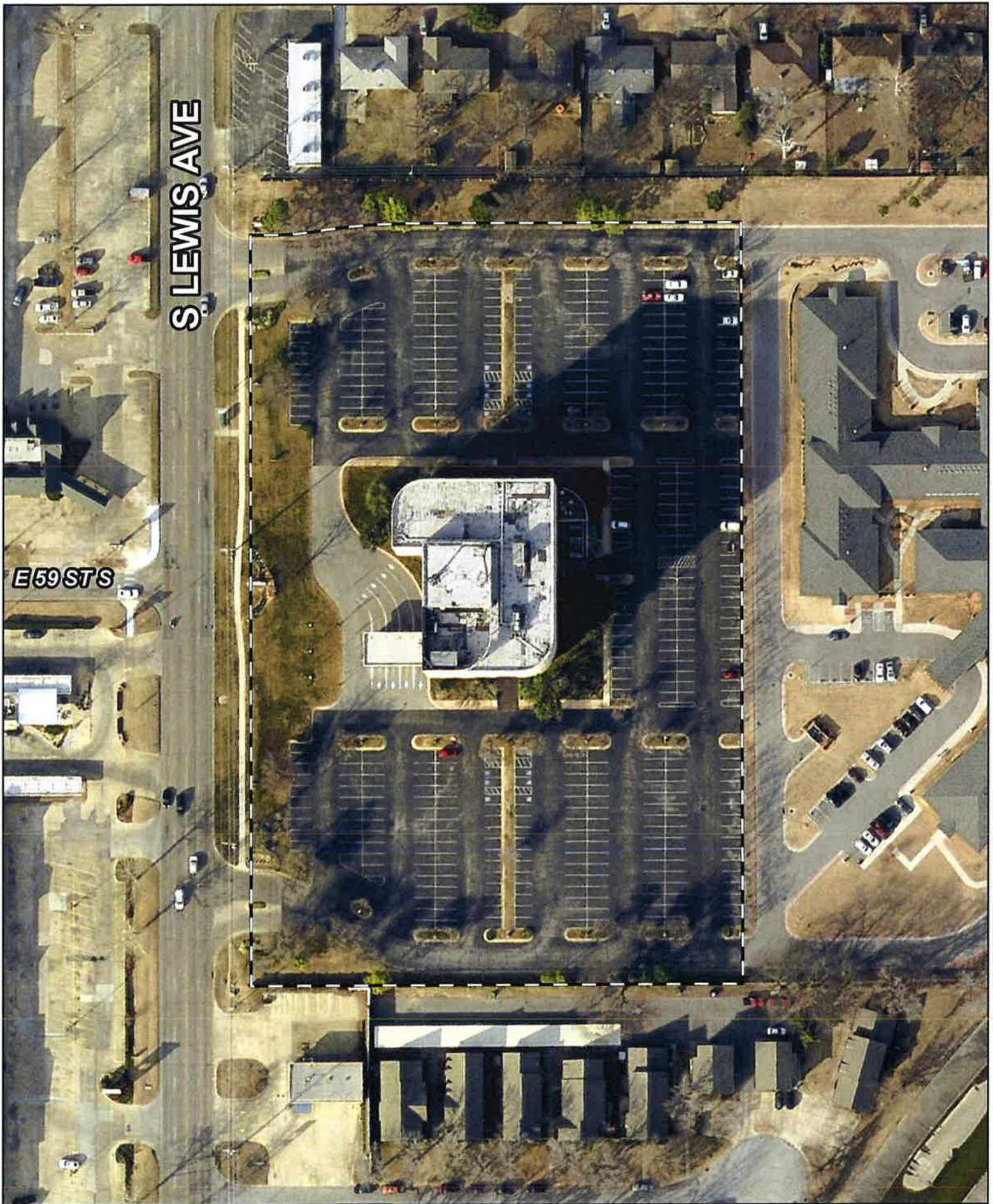
19-13 32

17.4

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

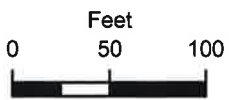
Aerial Photo Date: February 2016





S LEWIS AVE

E 59 STS



Subject Tract

PUD-274-6

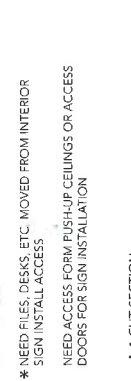
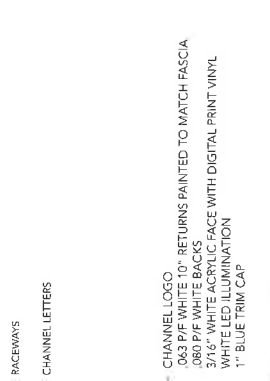
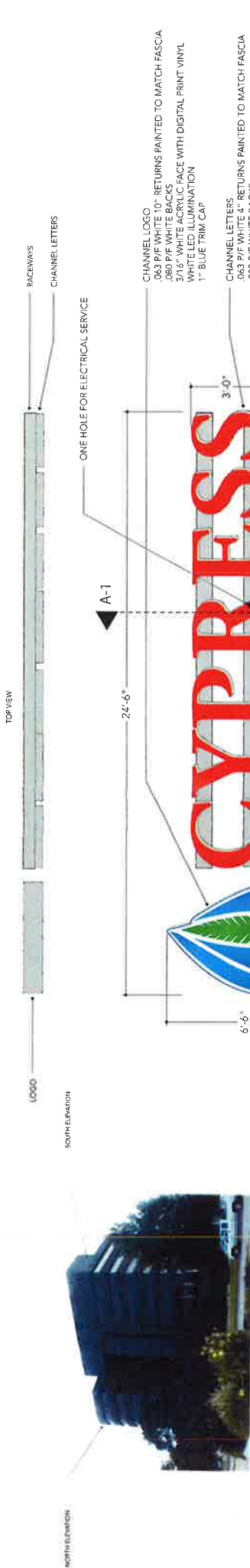
19-13 32

17.5

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

Aerial Photo Date: February 2016

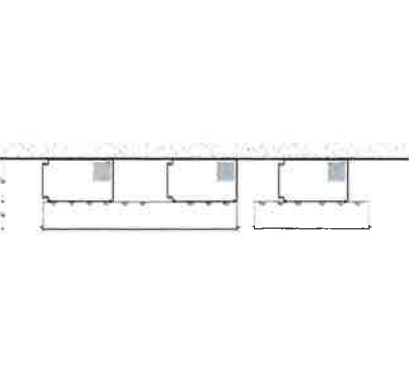




- CHANNEL LOGO
 - 0.63 P/F WHITE 10" RETURNS PAINTED TO MATCH FASCIA
 - 0.80 P/F WHITE BACKS
 - 3/16" WHITE ACRYLIC FACE WITH DIGITAL PRINT VINYL
 - WHITE LED ILLUMINATION
 - 1" BLUE TRIM CAP
- CHANNEL LETTERS
 - 0.63 P/F WHITE 4" RETURNS PAINTED TO MATCH FASCIA
 - 0.80 P/F WHITE BACKS
 - 3/16" RED ACRYLIC FACES
 - WHITE LED ILLUMINATION
 - 1" RED TRIM CAP - RACEWAYS PAINTED TO MATCH FASCIA
- CHANNEL LETTERS
 - 0.63 P/F WHITE 4" RETURNS PAINTED TO MATCH FASCIA
 - 0.80 P/F WHITE BACKS
 - 3/16" WHITE ACRYLIC FACES WITH DUAL IMAGE FILM
 - WHITE LED ILLUMINATION
 - 1" BLACK TRIM/CAP - RACEWAY PAINTED TO MATCH FASCIA

- * ELECTRICAL SERVICE TO POWER SUPPLIES AND FINAL CONNECTIONS BY ELECTRICAL CONTRACTOR 1-20 AMP 120V SERVICE
- * NEED ACCESS IN OFFICE ROOMS TO INSTALL LOGO AND LETTERS FROM 7:00AM TO 3:30PM DURING WEEK
- * NEED FILES, DESKS, ETC. MOVED FROM INTERIOR SIGN INSTALL ACCESS
- * NEED ACCESS FOR PUSH-UP CEILING OR ACCESS DOORS FOR SIGN INSTALLATION

A-1 CUT SECTION

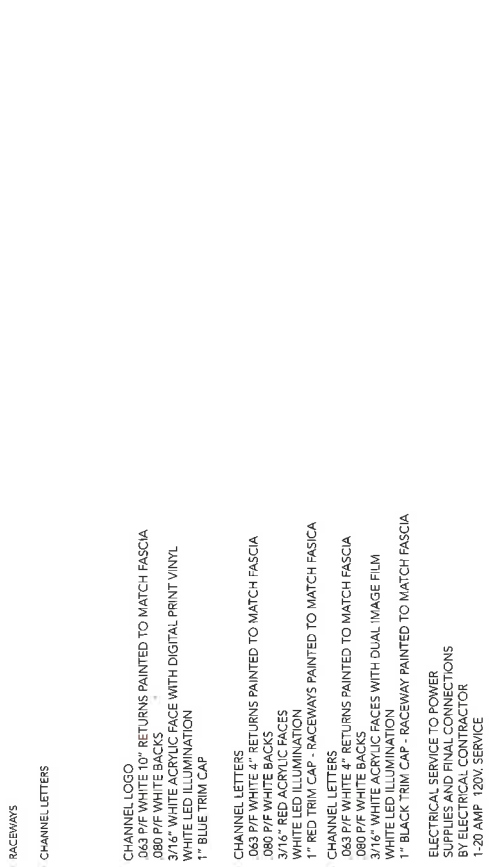


	PROJECT/CLIENT NAME: CYPRESS ENERGY	LOCATION: 5727 S. LEWIS TULSA, OK	ACCOUNT EXEC: JULIE JACKSON	DESIGNER: BILL SAMPLE	DATE OF ORIGINAL DWG: JUNE 06, 2017	REVISION HISTORY:	SER. TYPE/DESCRIPTION: CHANNEL LETTER ID SIGN	SHEET NAME: ST-2.0
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APPROVED AS SHOWN APPROVED AS NOTED
 X 8/23/18 JLS

I accept as complete and correct the design and drawings for the project described herein. I understand that the client is responsible for obtaining all necessary permits and approvals. I warrant that the design and drawings are complete and correct as of the date of issue. I warrant that the design and drawings are prepared in accordance with the applicable codes and standards. I warrant that the design and drawings are prepared in accordance with the applicable codes and standards. I warrant that the design and drawings are prepared in accordance with the applicable codes and standards.

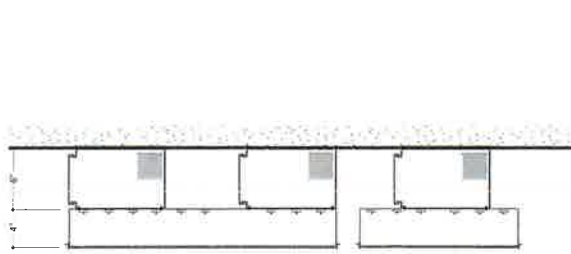
17.6



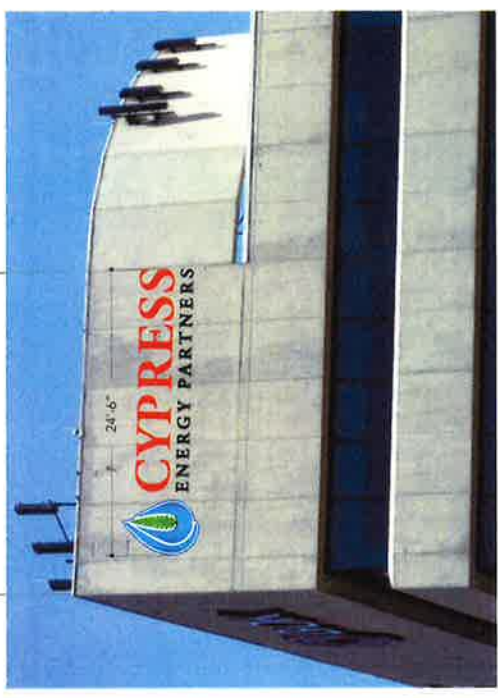
- CHANNEL LOGO**
 063 P/F WHITE 10" RETURNS PAINTED TO MATCH FASCIA
 080 P/F WHITE BACKS
 3/16" WHITE ACRYLIC FACE WITH DIGITAL PRINT VINYL
 WHITE LED ILLUMINATION
 1" BLUE TRIM CAP
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 080 P/F WHITE BACKS
 3/16" WHITE ACRYLIC FACES WITH DUAL IMAGE FILM
 WHITE LED ILLUMINATION
 1" BLACK TRIM CAP - RACEWAY PAINTED TO MATCH FASCIA
- ELECTRICAL SERVICE TO POWER SUPPLIES AND FINAL CONNECTIONS BY ELECTRICAL CONTRACTOR 1-20 AMP 120V SERVICE

A | SCALE: 1/4" = 1'-0" SOUTH ELEVATION CHANNEL LOGO AND LETTERS

A-1 CUT SECTION



27'-6" +/- FIELD VERIFY



A | SCALE: 3/32" = 1'-0" SOUTH ELEVATION CHANNEL LOGO AND LETTERS

<p>ENR 1225 NORTH LAKESHORE AVENUE SUITE 1000 THE WOODS AT 2100 FAY AVENUE, SUITE 1000 HOUSTON, TEXAS 77058 WWW.ENR.COM</p>	<p>IN RESPONSE TO APPROVAL, THE PROJECT OWNER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE SERVICE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SERVICE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SERVICE PROVIDED BY THE CONTRACTOR.</p>	<p>APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/></p> <p>DATE: 06/14/17</p>	<p>PROJECT/CLIENT NAME: CYPRESS ENERGY</p>	<p>LOCATION: 5727 S. LEWIS TULSA, OK</p>	<p>ACCOUNT EXEC: JULIE JACKSON</p>	<p>DESIGNER: BILL SAMPLE</p>	<p>DATE OF ORIGINAL DWG: JUNE 06, 2017</p>	<p>REVISION HISTORY: CHANNEL LETTER</p>	<p>SHEET NAME: ST-1.0</p>
	<p>THESE DRAWINGS ARE THE SOLE PROPERTY OF ENR. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ENR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SERVICE PROVIDED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SERVICE PROVIDED BY THE CONTRACTOR.</p>								

17.7

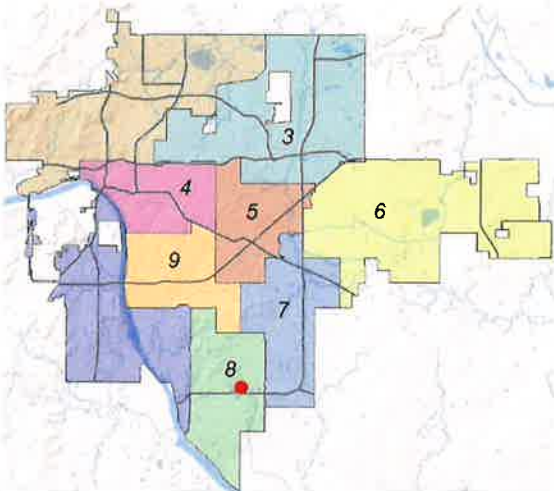


Case Number: PUD-166-I-1
Minor Amendment
Hearing Date: October 4, 2017

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Josh McFarland
 Property Owner: Travis Hogan

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Concept summary: PUD minor amendment to allow restaurant, retail and office uses.
 Gross Land Area: 0.95 acres
 Location: NE/c South Sheridan Rd. and East 93rd St S.
 9241 South Sheridan Road

Zoning:
 Existing Zoning: RM-1/RS-3/PUD-166-I
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends approval.

Comprehensive Plan:
 Land Use Map: Town Center
 Growth and Stability Map: Growth

Staff Data:
 TRS: 2383
 CZM: 57 Atlas: 1906

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

SECTION I: PUD-166-I-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow restaurant, retail sales and office uses.

The current development standards limit the uses of the site to a variety of specialty shops without allowance for restaurants, office or general retail. The applicant proposes to add these uses to the allowable uses.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.*

“Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties.”

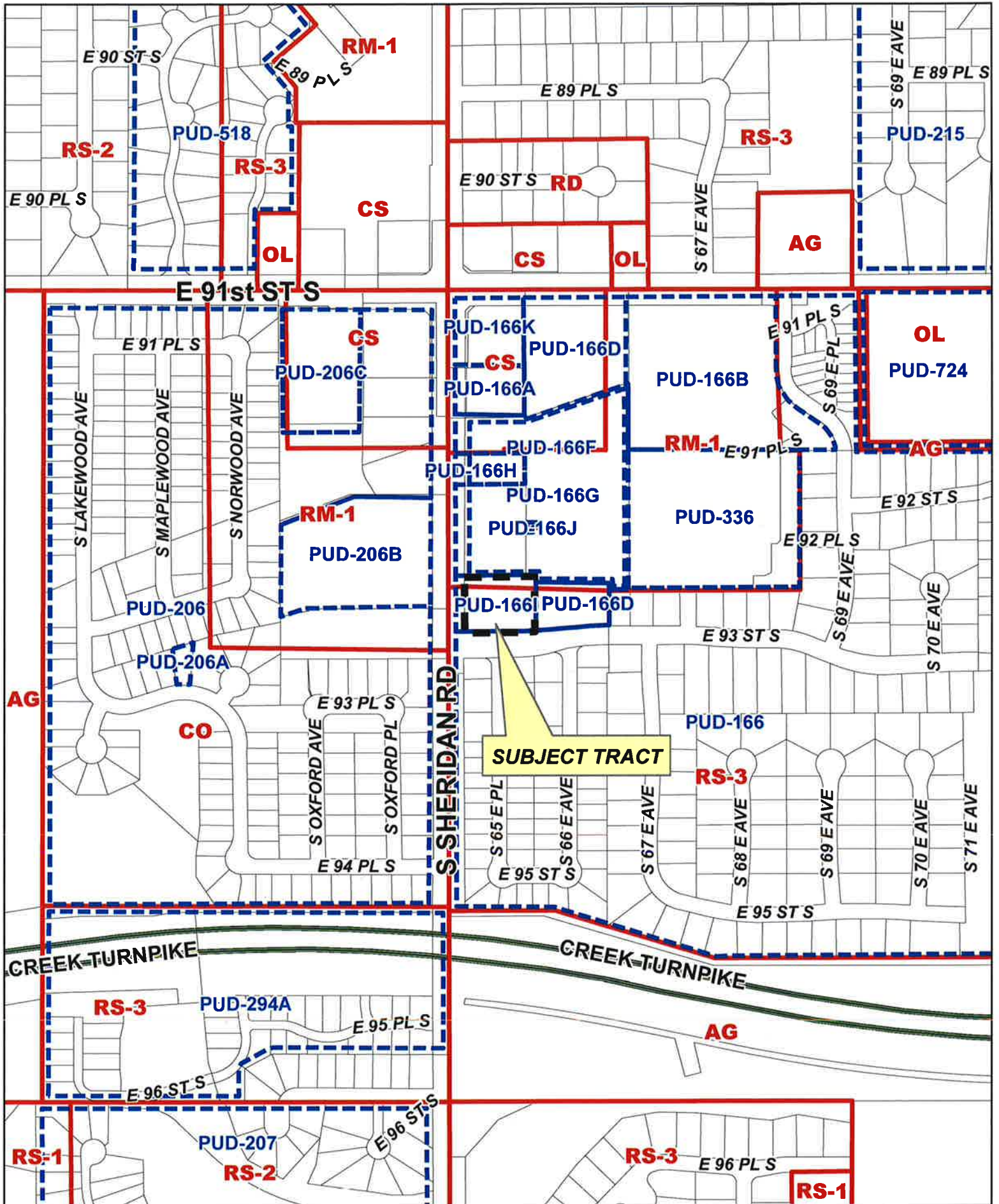
Staff has reviewed the request and determined:

- 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-166-I shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment request to allow restaurant, retail sales and office uses.



SUBJECT TRACT

PUD-166-I-1

18.3

18-13 23





PUD-166-I-1

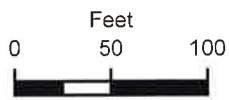
18-13 23

18.4

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

Aerial Photo Date: February 2016





Subject
Tract

PUD-166-I-1

18-13 23

18.5

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

Aerial Photo Date: February 2016





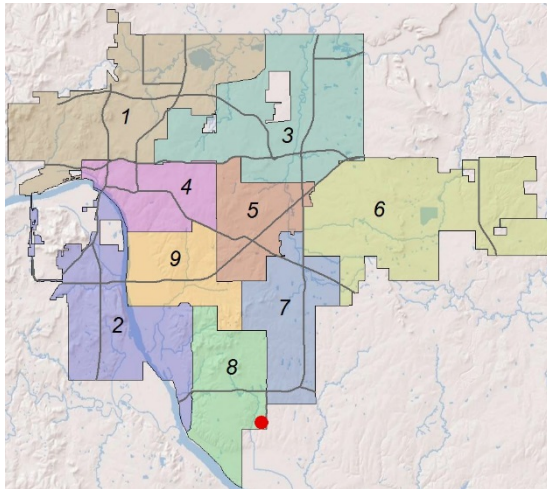
Case Number: PUD-619-C-6
Minor Amendment

Hearing Date: October 4, 2017
Amended October 3, 2017

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Steve Wright
 Property Owner: 101st Copper Oaks, LLC.

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow offsite parking in common areas, establish minimum parking, provide mutual access and establish FAR.

Gross Land Area: 2.56 acres

Location: West side of S. Memorial Dr. at E. 108th St. S.

7806 East 108th St. S.

Lot 1, Block 3 Memorial Commons

Zoning:
 Existing Zoning: RS-3/PUD-619-C
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval** of requested amendments **and establishing floor area criteria for subject lot** in lieu of 1.5 FAR request.

Staff Data:
 TRS: 8326
 CZM: 57
 Atlas: 2673

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

SECTION I: PUD-619-C-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow offsite parking in common areas, establish minimum parking, provide mutual access and establish FAR for the Vineyard Office Park.

The applicant has requested that parking be allowed offsite in common areas secured by easement/agreement. Also proposed is a parking ratio of 2.8 spaces per 1,000 sf of floor area, regardless of initial or future occupancies. Additionally, access is to be provided via mutual access agreement due to no street frontage.

A maximum Floor Area Ratio (FAR) of 1.5 is proposed as well, however this exceeds the allowable floor area ratio permitted within the subject lot. Per Section 30.010-E.1.b, the maximum FAR is based on the underlying zoning of the lot. The underlying zoning for the subject lot is RS-3, which does not specify an FAR. Section 30.010-E.1.b states, that in the case an FAR is not specified, it shall not exceed 0.75, therefore the 1.5 requested would be in excess of what is allowed per the zoning code. The development standards do not speak to Floor Area Ratios, but rather allocates floor areas per lot. 81,131.5 sf is allocated for the subject lot. Based on the site area of 2.56 acres, this would work out to a Floor Area Ratio of 0.74, which does comply with the FAR limitations.

Within the boundaries of the current subject Lot 1, Block 3, Memorial Commons and any separate lots contained within those boundaries, individual lot Floor Area Ratios may exceed applicable maximums, provided that the net maximum FAR for what is currently Lot 1, Block 3, Memorial Commons shall not exceed 0.75 and net allowable floor area shall not exceed 81,131.5 square feet, whichever is less.

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.”

Staff has reviewed the request and determined:

- 1) The requested FAR of 1.5 is not permitted by the City of Tulsa Zoning Code, however individual lot Floor Area Ratios may exceed applicable maximums, provided that the net maximum FAR for Lot 1, Block 3, Memorial Commons shall not exceed 0.75 and net allowable floor area shall not exceed 81,131.5 square feet, whichever is less.
- 2) The remainder of the requested amendment does not represent a significant departure from the approved development standards in the PUD.

- 3) All remaining development standards defined in PUD-619-C and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map

INCOG aerial photo

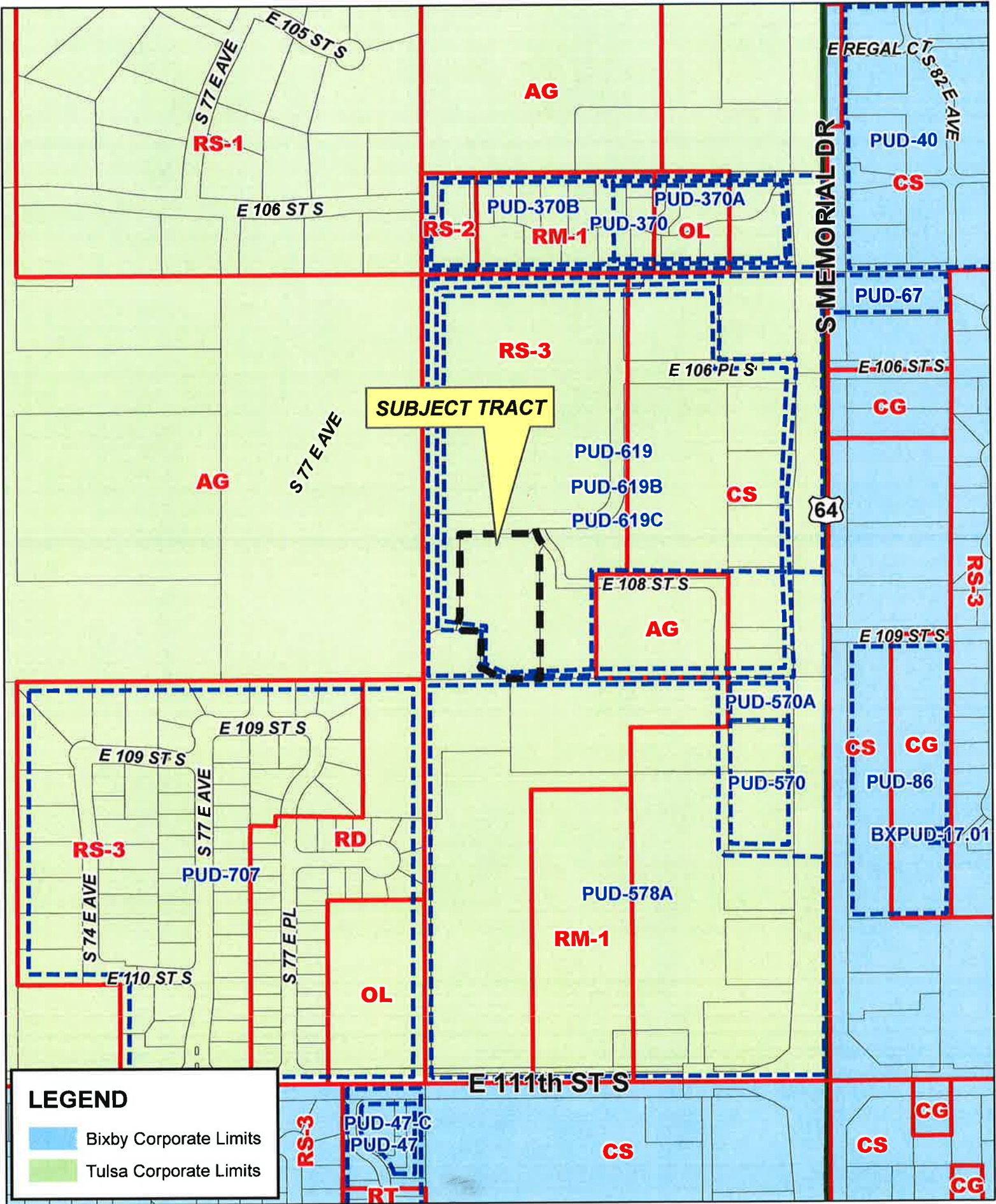
INCOG aerial photo (enlarged)

Applicant Exhibits:

Minor Amendment Letter

Site Plan

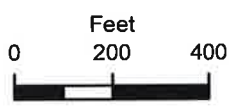
With considerations listed above, staff recommends **approval** of the minor amendment request to allow offsite parking in common areas, establish minimum parking and **establishing floor area criteria for the subject lot.**



SUBJECT TRACT

LEGEND

- Bixby Corporate Limits
- Tulsa Corporate Limits

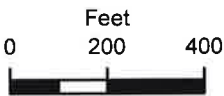


PUD-619-C-6

18-13 26

19.4





Subject Tract

PUD-619-C-6

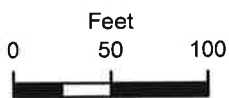
18-13 26

19.5

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

Aerial Photo Date: February 2016





Subject
Tract

PUD-619-C-6

18-13 26

19.6

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

Aerial Photo Date: February 2016



September 07, 2017

Tulsa Metropolitan Area Planning Commission
2 West 2nd Street South, Suite 800
Tulsa, OK 74103

Re: PUD 619-C – Minor Amendment for The Vineyard Office Park

Dear Chair and Commissioners:

The Vineyard Office Park is under construction on Lot 1, Block 3, Memorial Commons (Plat No. 6219) and is located west of the intersection of 108th St. S. and Memorial Dr. in the City of Tulsa. As reflected on the enclosed Pad Breakdown Exhibit, the office park consists of six (6) office buildings, single-user and multitenant, arranged around a circular drive with approximately 138 parking spaces. The drive and parking areas will be commonly maintained according to a mutual access and parking easement / agreement, to be filed upon closing of sale of the first building constructed. Excluding parking from lot areas will result in smaller lots with more floor area, particularly those with second stories. A lot-split application is also being filed to allow the sale of this initial 2-story, 6,428 SF office building. We propose a Minor Amendment to allow 1.5 maximum Floor Area Ratio (FAR). General business offices will predominate initial and future occupancies. However, to avoid future zoning issues, we propose a Minor Amendment to establish minimum parking for the office park.

This letter proposes a Minor Amendment to PUD 619-C for Lot 1, Block 3, Memorial Commons to:

1. Allow parking to be provided offsite in common areas secured by easement / agreement
2. Establish 2.8 parking spaces per 1,000 square feet of aggregate building floor area, regardless of initial or future occupancies
3. Establish that no street frontage is required, provided legal access is secured by mutual access easement and all private mutual access drives shall meet all City of Tulsa requirements
4. Establish a maximum Floor Area Ratio of 1.5

No other changes are proposed by this Minor Amendment.

Please contact me at (918) 745-9929 or eenyart@tannerbaitshop.com if you have any questions or need additional information.

Respectfully,



Erik Enyart, AICP, CFM

Encl.: Pad Breakdown Exhibit



kinslow, keith & todd, Inc.
 architects | interior | engineering
 tel 918.744.4270
 fax 918.744.7849
 200 south ulca place, suite 200
 tulsa, oklahoma 74114
 www.kktarchitects.com

CERTIFICATE OF AUTHORIZATION
 NO. CA 5385 EXP. 08/30/2015



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE SPECIFICATIONS INCLUDING C.O.D. 10000 (DRINK)

THE VINEYARD OFFICE PARK

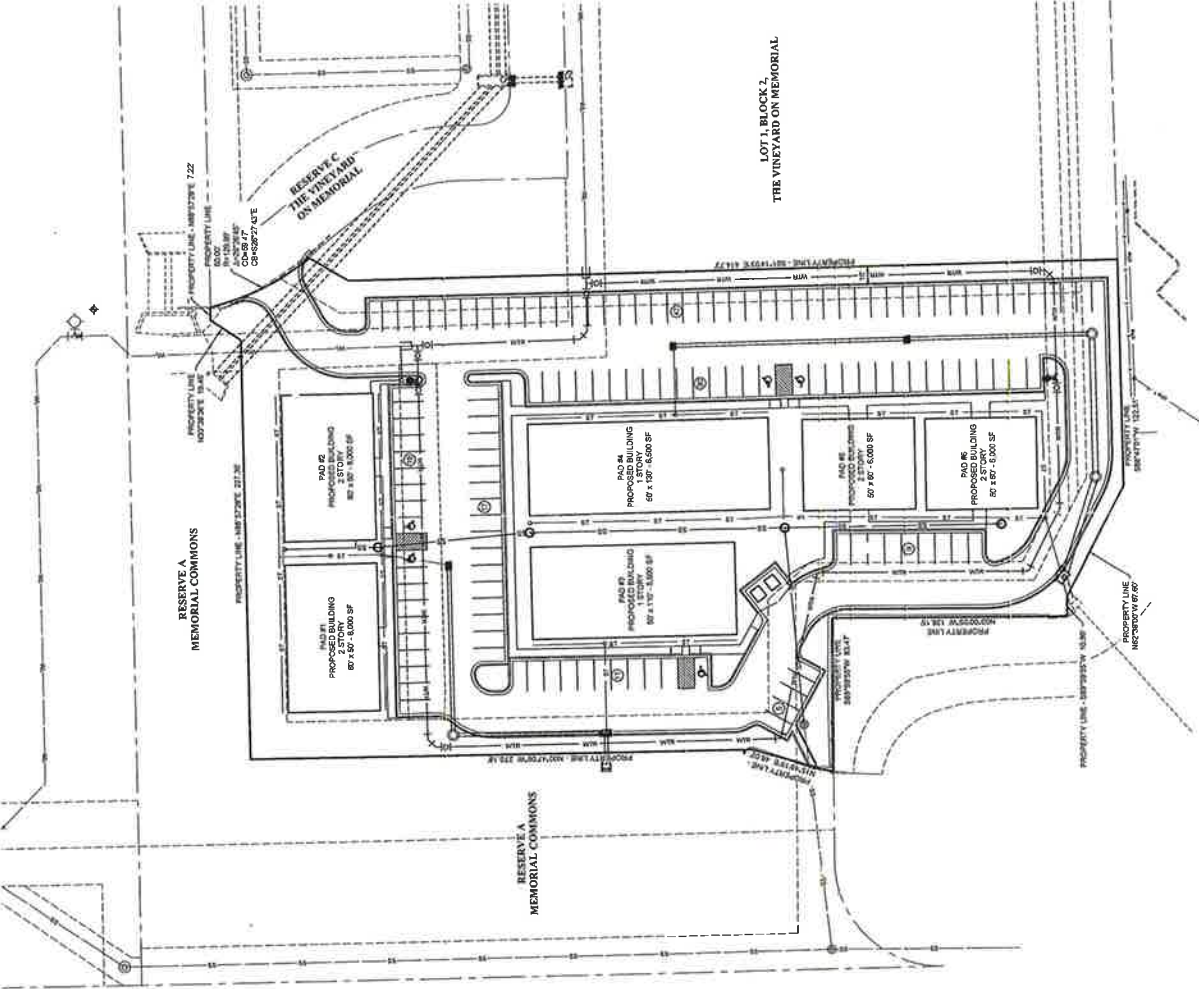
LOT 1, BLOCK 3,
 MEMORIAL COMMONS
 TULSA, OKLAHOMA

SCALE	1"=30'
DRAWN	1/27
CHECKED	AKW
DATE	7/11/2014

PAD BREAK-DOWN
 EXHIBIT

1 19.8

19.8



LEGEND

1	PROPOSED BUILDING
2	PROPOSED PARKING
3	PROPOSED DRIVEWAY
4	PROPOSED SIDEWALK
5	PROPOSED CURB
6	PROPOSED LANDSCAPE
7	PROPOSED UTILITY
8	PROPOSED FENCE
9	PROPOSED SIGN
10	PROPOSED LIGHT
11	PROPOSED TREE
12	PROPOSED SHrub
13	PROPOSED MULCH
14	PROPOSED SOIL
15	PROPOSED ASPHALT
16	PROPOSED CONCRETE
17	PROPOSED GRAVEL
18	PROPOSED SAND
19	PROPOSED CLAY
20	PROPOSED SILT
21	PROPOSED LOESS
22	PROPOSED SANDSTONE
23	PROPOSED LIMESTONE
24	PROPOSED GYPSUM
25	PROPOSED CHALK
26	PROPOSED SLATE
27	PROPOSED MARBLE
28	PROPOSED GRANITE
29	PROPOSED QUARTZITE
30	PROPOSED SCHIST
31	PROPOSED GNEISS
32	PROPOSED METAMORPHIC
33	PROPOSED IGGNEOUS
34	PROPOSED SEDIMENTARY
35	PROPOSED METASEDIMENTARY
36	PROPOSED METAMETAMORPHIC
37	PROPOSED METAMETAMORPHIC
38	PROPOSED METAMETAMORPHIC
39	PROPOSED METAMETAMORPHIC
40	PROPOSED METAMETAMORPHIC
41	PROPOSED METAMETAMORPHIC
42	PROPOSED METAMETAMORPHIC
43	PROPOSED METAMETAMORPHIC
44	PROPOSED METAMETAMORPHIC
45	PROPOSED METAMETAMORPHIC
46	PROPOSED METAMETAMORPHIC
47	PROPOSED METAMETAMORPHIC
48	PROPOSED METAMETAMORPHIC
49	PROPOSED METAMETAMORPHIC
50	PROPOSED METAMETAMORPHIC

PROJECT BREAK DOWN

NET LAND AREA	111,598.87 SF (2.6 AC)
PAD 1 (6,000 SF)	20%
PAD 2 (6,000 SF)	20%
PAD 3 (6,500 SF)	13.73%
PAD 4 (6,500 SF)	13.73%
PAD 5 (6,000 SF)	15%
PAD 6 (6,000 SF)	15%

Benchmark
 CHERRY LANE
 1000 N. 27TH ST. SUITE 200
 TULSA, OKLAHOMA 74104



Tulsa Metropolitan Area
Planning Commission

Case : Warren Center East Amended

Hearing Date: October 4, 2017

Case Report Prepared by:

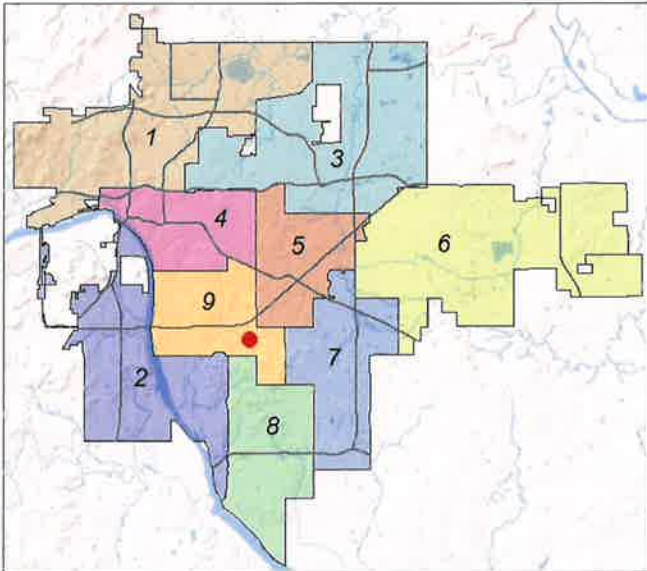
Nathan Foster

Owner and Applicant Information:

Applicant: Ronald McDonald House Charities

Owner: Saint Francis Hospital, INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Change of Access

Location: Southeast corner of East 61st Street South and South Hudson Avenue

Zoning: OL (Office – Low)

Staff Recommendation:

Staff recommends **approval** of the change of access

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Change of Access Exhibit

East 61st Street South

71.55' LNA
 40' EX. ACCESS
 106.25' LNA
 45' PR ACCESS
 180' LNA

50' BUILDING LINE

West 217.8' of East 442.8' of Lot 1 of Block 2
 WARREN CENTER EAST AMENDED #2710

East 225' of Lot 1 of Block 2
 WARREN CENTER EAST AMENDED #2710

442.800
 S88° 38' 59.29"W

200.000
 S01° 27' 23.71"E

N88° 38' 59.29"E
 442.800

N01° 27' 23.71"W
 200.000

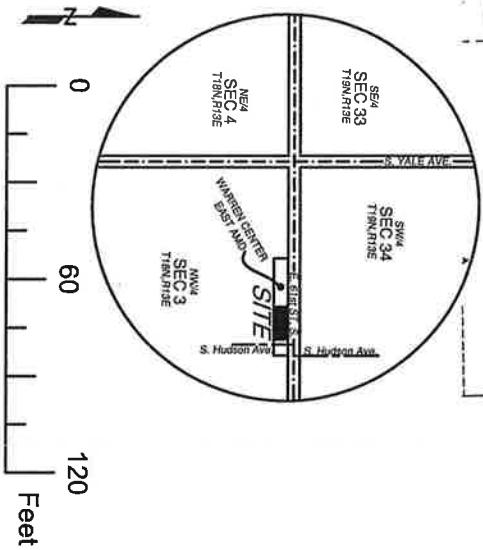
South Hudson Ave

APPROVED

[Signature]
 TRAFFIC ENGINEER
 9-14-17

EXHIBIT 'A'
 REVISED CHANGE OF ACCESS FOR

LOT 1, BLOCK 2, WARREN CENTER EAST AMENDED
 AN ADDITION TO THE CITY OF TULSA, COUNTY OF TULSA, STATE OF OKLAHOMA,
 SECTION 3, T18N, R13E, INDIAN MERIDIAN



WALTER P MOORE
 WALTER P. MOORE AND ASSOCIATES, INC.
 7666 EAST 61ST STREET, SUITE 251
 TULSA, OKLAHOMA 74133
 PHONE: 918.806.7200 FAX: 918.806.7250

101 PARK AVENUE
 SUITE 1300
 OKLAHOMA CITY, OKLAHOMA 73102
 PHONE: 405.493.0500

Project Name:
RMH Kitchen Expansion and Renovation

Sheet Title:
Limit of Access Exhibit

WPMA P.N.:	Designed by:	Sheet No.
012-16001-01	AWD	01
Date:	Drawn by:	
Sept. 11, 2017	DLA	

Copyright © 2017 WALTER P. MOORE AND ASSOCIATES, INC.

20.2

**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, Ronald McDonald House Charities of Tulsa, Inc
are the owners of Ronald McDonald House Charities of Tulsa,
in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof;
and

WHEREAS, said owners desire to change the access points from _____
East 61st Street South to the above described property and,

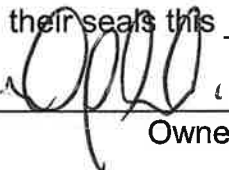
WHEREAS, such change requires approval of the Tulsa Metropolitan Area
Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve
such change of access with a favorable recommendation by the designated Engineer of
the City of Tulsa or Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in
the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof,
does hereby change the access point(s) from its (their) present location as shown on
the above named plat as recorded in the office of the County Clerk of Tulsa County,
Oklahoma, as plat number 2710 to the location(s) as shown on the attached Exhibit
A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its
approval to this instrument does hereby stipulate and agree to such change and, that
from and after the date of this consent, ingress and egress shall be permitted over,
through and across the areas of access as shown on attached Exhibit A, which is
incorporated herein by reference. The area of "access" as previously shown are hereby
revoked and access to the property prohibited across said area. The area of limits of
no access previously existing along the area of access now permitted by this change
and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and
affixed their seals this 12 day of September, 2017.



Owner

Owner

APPROVED:


City/County Engineer

TMAPC

STATE OF OK)
) SS
COUNTY OF Tulsa)

INDIVIDUAL ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of September, 2017, personally appeared Mike Wemli, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that MW executed the same as MW free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 2/25/2020

Lindsay Goins
Notary Public



STATE OF _____)
) SS
COUNTY OF _____)

CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20_____, personally appeared _____, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its _____ and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

20.4



Tulsa Metropolitan Area
Planning Commission

Case : Memorial Imports

Hearing Date: October 4, 2017

Case Report Prepared by:

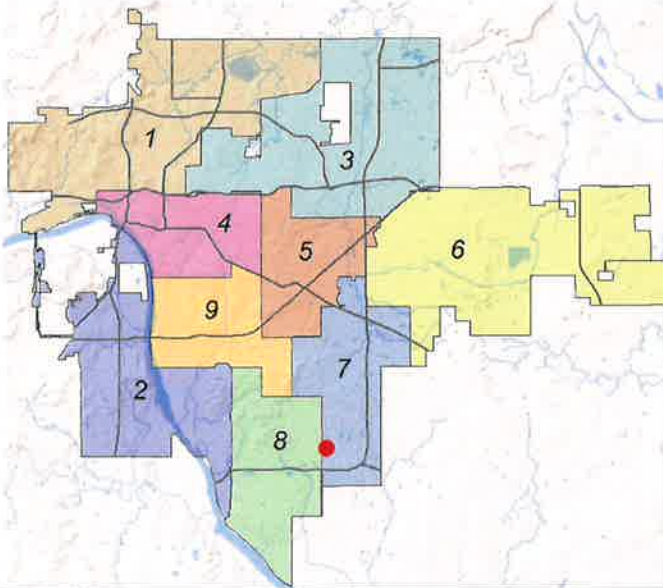
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: Memorial Imports, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Change of Access

Location: North of the northeast corner of East 91st Street South and South Memorial Drive

Zoning: CG (Commercial – General) with an optional development plan

Staff Recommendation:

Staff recommends **approval** of the change of access

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Change of Access Exhibit



KKT ARCHITECTS, INC.
 2200 SOUTH UTICA PLACE, SUITE 200
 TULSA, OKLAHOMA 74114
 (P) 918.744.4270 \ (F) 918.744.7849
 WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
 NO. CA 5305 EXP. 06/30/2019



ALL CONTRIBUTION TO BE IN STRICT ACCORDANCE
 WITH CURRENT TULSA COUNTY STANDARDS AND
 SPECIFICATIONS (PREVIOUS EDITIONS NOT APPLICABLE)

Bixby Public
 Schools

Memorial Imports
 PLAT NO. 6731

Tulsa, Oklahoma



HORI SCALE 1"=150'
 VERT SCALE AS SHOWN
 ATLAS PAGE NO. ANW
 MANAGER LST
 DRAWN BY
 DATE 08/17/2017

REVISED CHANGE OF
 ACCESS

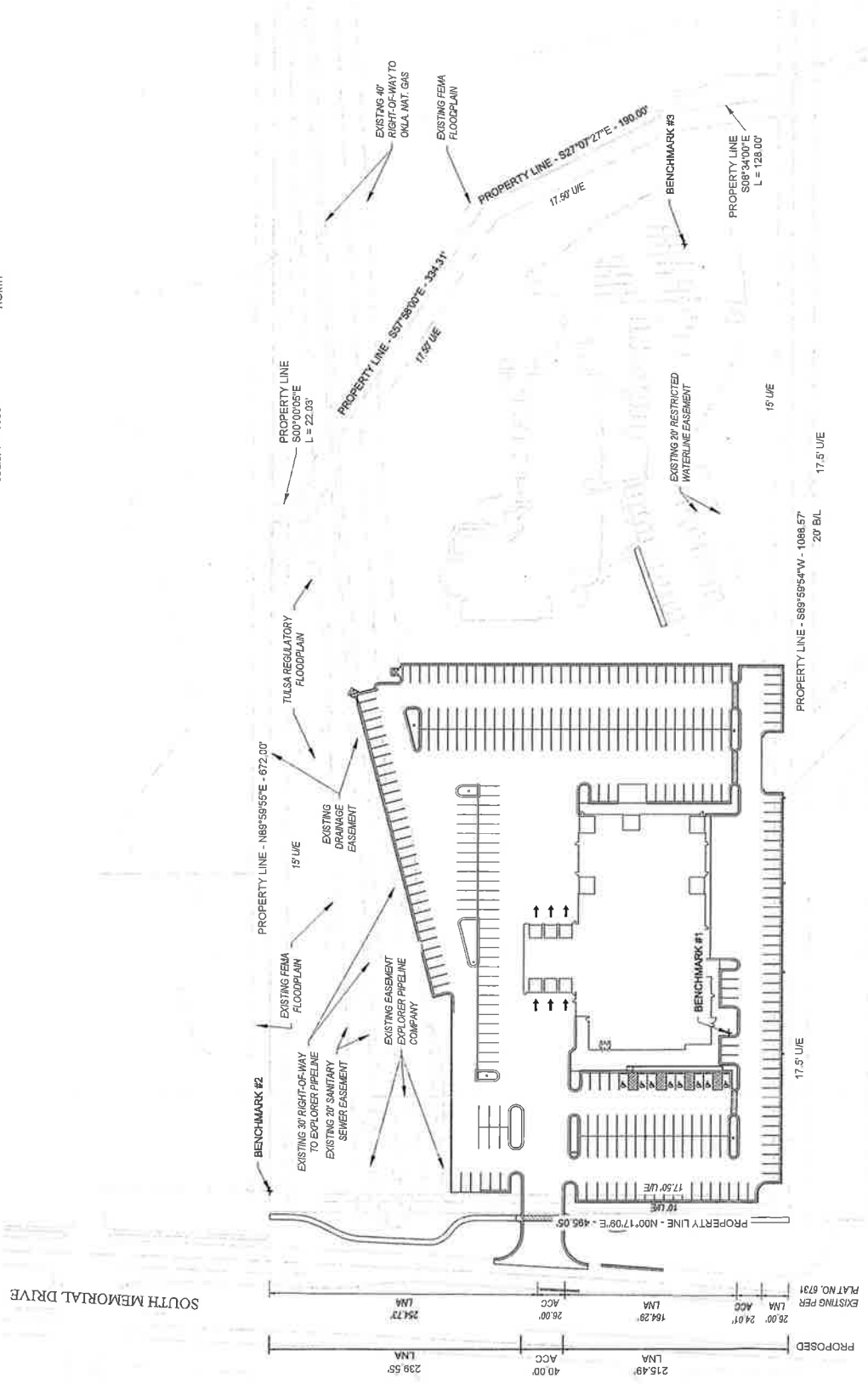
EXHIBIT A

R 13 E



Location Map
 Scale: 1"= 4000'

APPROVED: *Kent H. Coffey*
 TRAFFIC ENGINEER
 9-19-17



21.2

**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, Memorial Imports Investments, LLC
are the owners of Memorial Imports,
in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof;
and

WHEREAS, said owners desire to change the access points from _____
26' to 40' on Memorial Dr. to the above described property and,

WHEREAS, such change requires approval of the Tulsa Metropolitan Area
Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve
such change of access with a favorable recommendation by the designated Engineer of
the City of Tulsa or Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in
the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof,
does hereby change the access point(s) from its (their) present location as shown on
the above named plat as recorded in the office of the County Clerk of Tulsa County,
Oklahoma, as plat number 6731 to the location(s) as shown on the attached Exhibit
A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its
approval to this instrument does hereby stipulate and agree to such change and, that
from and after the date of this consent, ingress and egress shall be permitted over,
through and across the areas of access as shown on attached Exhibit A, which is
incorporated herein by reference. The area of "access" as previously shown are hereby
revoked and access to the property prohibited across said area. The area of limits of
no access previously existing along the area of access now permitted by this change
and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and
affixed their seals this 19th day of September, 2017.

[Signature]
Owner

Owner

APPROVED:
[Signature]
City/County Engineer

TMAPC

STATE OF _____)

) SS

INDIVIDUAL ACKNOWLEDGEMENT

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20_____, personally appeared _____, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

STATE OF _____)

) SS

CORPORATE ACKNOWLEDGEMENT

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this 19th day of September, 2017, personally appeared Greg Koch, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 8/25/19

Notary Public



21.4



Tulsa Metropolitan Area
Planning Commission

Case : The Land

Hearing Date: October 4, 2017

Case Report Prepared by:

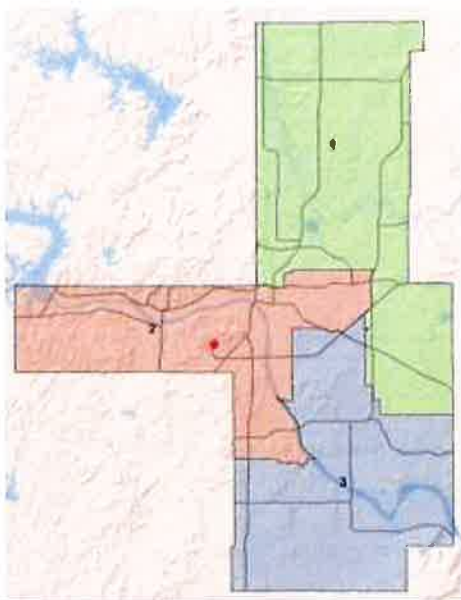
Nathan Foster

Owner and Applicant Information:

Applicant: Ted Sack, Sack & Associates

Owner: Presley Family Ministries

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Reinstatement of Preliminary Plat

Location: Southeast corner of West 41st
Street South and Gilcrease Expressway

Zoning: CG, RM-2, PUD-824

Staff Recommendation:

Staff recommends **approval** of the
reinstatement

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Applicant request for reinstatement, preliminary plat

Foster, Nathan

From: Ted Sack <ted.sack@sackandassociates.com>
Sent: Wednesday, September 27, 2017 7:42 AM
To: Foster, Nathan
Cc: Dr. Richard Presley; Mark Plath; Emma Norman; Paul Crabtree; Ted Sack
Subject: "THE LAND" Subdivision Plat
Attachments: 12026-TULSA PRELIMINARY PLAT-(1) PRELIMINARY PLAT-141202.pdf

Nathan –

On behalf of our client and owner, Presley Family Ministries, Dr. Richard Presley, we respectfully request the plat for "THE LAND" be reinstated. The project is a low impact development that is located at 5312 West 41st Street South and being developed under PUD 824. The project is located in Tulsa County, however the utility services for water and wastewater are provided by the City of Tulsa which requires an IDP, approved by Development Services. Tulsa County reviews the drainage, but since the drainage discharges onto the Gilcrease Expressway R/W it was required to be submitted to ODOT, City of Tulsa Engineering and the Turnpke Authority. The Draft Final Plat is in the process and several release letters received. With all of the reviews in the final process, the Final Plat can proceed. The plat should be filed before the end of the year. The civil engineer for the project is Crabtree Group, Paul Crabtree, out of Salida, CO. Please call me or Paul if you have any questions.

Thanks,
Ted

Ted Sack Cellular **918.633.9194**
Sack and Associates, Inc.
Engineering - Surveying - Planning
3530 East 31st Street, Suite A Tulsa, OK 74135
PO Box 520970 Tulsa, OK 74152
Phone: **918.592.4111** Fax: 918-592-4229
tsack@sackandassociates.com



Tulsa Metropolitan Area
Planning Commission

Case : Yale Village

Hearing Date: October 4, 2017

Case Report Prepared by:

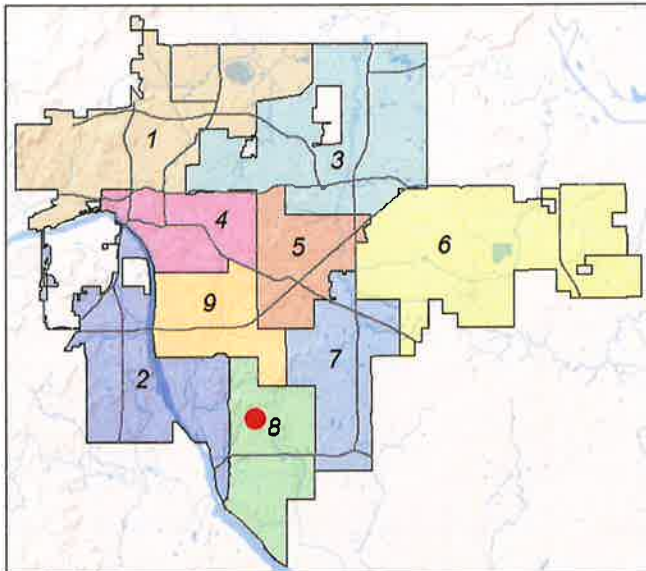
Nathan Foster

Owner and Applicant Information:

Applicant: Eric Sack, Sack & Associates

Owner: DPF Yale Village, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Reinstatement of Preliminary Plat

Location: Southwest corner of East 91st
Street South and South Yale Avenue

Zoning: CS, RM-2, RM-0, RS-3, PUD-275

Staff Recommendation:

Staff recommends **approval** of the
reinstatement

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Applicant request for reinstatement, preliminary plat



CA No. 1783 (PE/LS)

SACK AND ASSOCIATES, INC.

• ENGINEERING • SURVEYING • PLANNING •

3530 E. 31st St., Ste. A, Tulsa, OK 74135-1519

P.O. Box 520970, Tulsa, OK 74152-0970

Phone: 918.592.4111 Fax: 918.592.4229

E-mail: sai@sackandassociates.com

September 26, 2017

Mr. Nathan Foster
INCOG
2 W 2nd St
Tulsa, OK 74103

RE: Yale Village Subdivision Plat

Dear Nathan,

On behalf of our client, we respectfully request the plat for "Yale Village" be reinstated. As the final plat was being processed at the end of 2015 and into early 2016, we learned the property was being sold. With a new owner coming onboard, the platting process unfortunately stalled. The property owner has reached out to us recently and engaged us to complete the platting process on their behalf.

We will circulate the current plat to the various utility service providers and the City to ensure it meets all current requirements and secure the necessary release letters. It will then be presented to the Planning Commission for release and it should track normally through the process. We expect the plat to be filed before the end of the year.

Sincerely,

SACK AND ASSOCIATES, INC.

Eric G. Sack, PE, PLS
Vice President

EGS:me

F898
1813.21

DRAFT FINAL PLAT
Yale Village
 A SUBDIVISION OF PART OF THE
 NE/4 OF SECTION 21, T-18-N, R-13-E
 CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 275

SCALE IN FEET



SCALE: 1"=50'



Owner

ATTLA MR. ROBERT DOZIER
 2000 MOHNEY AVENUE, SUITE 1000
 TULSA, OKLAHOMA 74116
 PHONE: (918) 742-3288

Engineer / Surveyor

SACK AND ASSOCIATES, INC.
 3500 EAST 91ST STREET SOUTH, SUITE A
 TULSA, OKLAHOMA 74116
 PHONE: (918) 262-4111
 E-MAIL: SACK@SACKASSOCIATES.COM
 CAN. No. 178 (04) - JUNE 29, 2017

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED
 PLAT OF "BLOCK-1 THE CHARTER", PLAT NUMBER 0234.

Monumentation

ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIN
 WITH A YELLOW CAP STAMPED "SACK LS 1139", UNLESS
 OTHERWISE NOTED.

Legend

- ACC = ACCESS PERMITTED
- UA = UNRESTRICTED UTILITY ACCESS
- UA = LIMITS OF UTILITY ACCESS
- UA = RESTRICTED UTILITY ACCESS
- U/E = UTILITY EASEMENT
- MUTUAL ACCESS EASEMENT

Subdivision Statistics

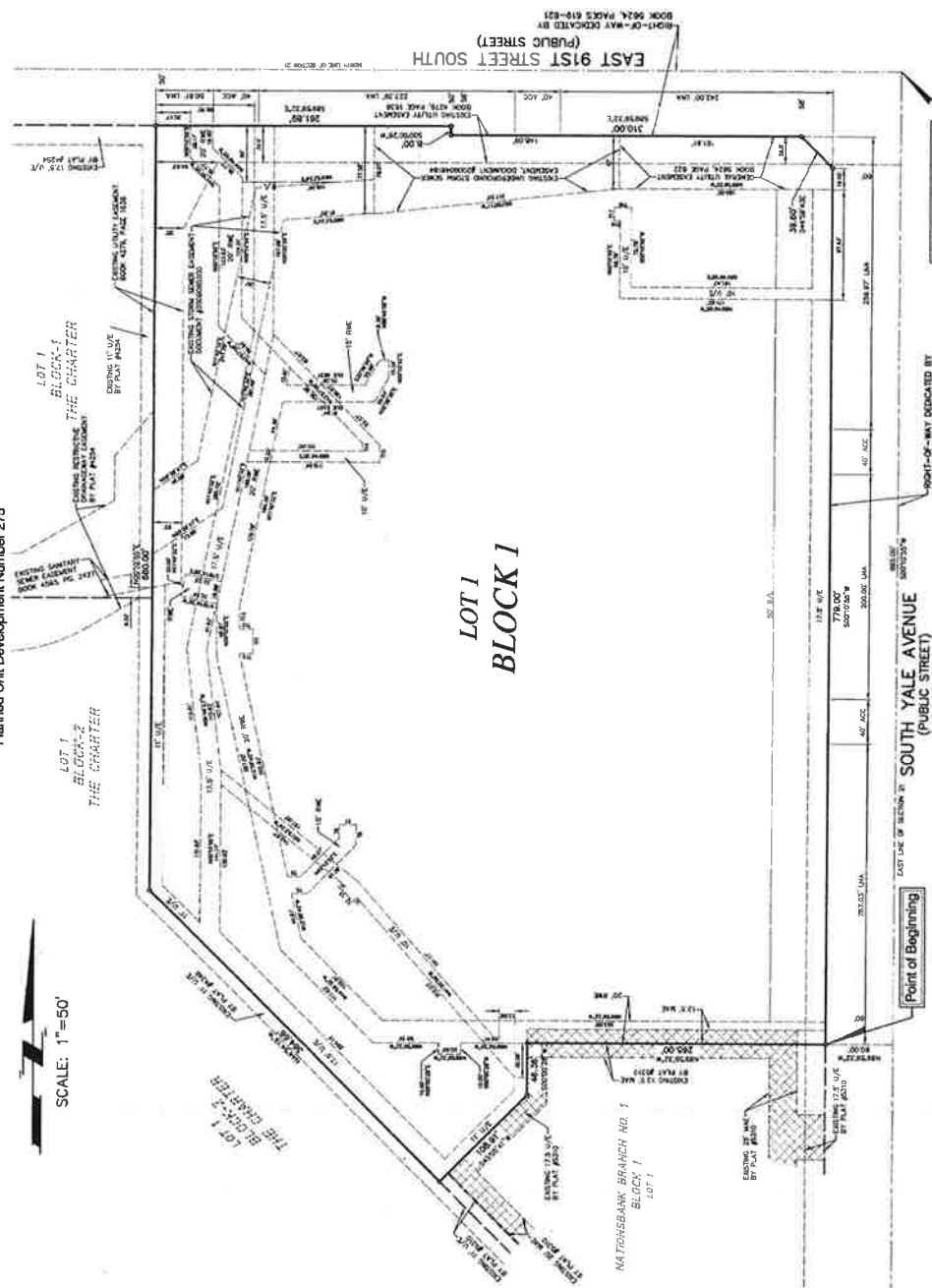
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
 BLOCK 1 CONTAINS 11,289.5 ACRES (490,897 S.F.)

LINE	LENGTH	BEARING
1	11.2895	S 89° 59' 59" W
2	11.2895	S 89° 59' 59" W
3	11.2895	S 89° 59' 59" W
4	11.2895	S 89° 59' 59" W
5	11.2895	S 89° 59' 59" W
6	11.2895	S 89° 59' 59" W
7	11.2895	S 89° 59' 59" W
8	11.2895	S 89° 59' 59" W
9	11.2895	S 89° 59' 59" W
10	11.2895	S 89° 59' 59" W
11	11.2895	S 89° 59' 59" W
12	11.2895	S 89° 59' 59" W
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TREASURER'S STAMP
 DO NOT USE THIS SPACE

COUNTY CLERK STAMP
 DO NOT USE THIS SPACE

PLAT NO. 275
 DATE OF RECORDING: 12/17/2015
 CITY OF TULSA, OKLAHOMA
 APPROVED BY: [Signature]
 CITY CLERK: [Signature]



CPA-70 cont to 11-1-17

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Friday, September 22, 2017 3:07 PM
To: Sawyer, Kim; Miller, Susan; Jones, Robi; Moye, Nikita
Subject: FW: Z-7412

Please add CPA-70 to the request for a continuance to November 1.

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



*Celebrating 50 Years of Service
to the Tulsa Region*

From: R. Louis Reynolds [<mailto:LReynolds@ellerdetrich.com>]
Sent: Friday, September 22, 2017 2:28 PM
To: Wilkerson, Dwayne
Subject: RE: Z-7412

Yes, continue the Comp Plan amendment too.

R. Louis Reynolds

Eller & Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

☎ (918) 747-8900 *phone*
☎ (866) 547-8900 *toll free*
📠 (918) 392-9407 *e-fax*
✉ LReynolds@EllerDetrich.com

 <http://www.EllerDetrich.com/>

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Please consider the environment before printing this e-mail! ~ Thank you!

24.1

cont to 11-1-17Z-7412

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Friday, September 22, 2017 9:52 AM
To: R. Louis Reynolds
Cc: Kacee Frazier; Miller, Susan; Sawyer, Kim; Foster, Nathan; Moye, Nikita; Hoyt, Jay
Subject: RE: Z-7412

Thanks Lou.

We will place the request for a continuance on the October 4th agenda. Please submit your development plan to our office by October 11th to meet the 21 day submittal requirement for the November 1st meeting.

Respectfully,

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



From: R. Louis Reynolds [<mailto:LReynolds@ellerdetrich.com>]
Sent: Friday, September 22, 2017 9:40 AM
To: Wilkerson, Dwayne
Cc: Kacee Frazier
Subject: Z-7412

Dear Dwayne: After the Applicant's neighborhood meeting Tuesday night, the Applicant plans to revise its application to include an Optional Development Plan. In order to give staff time to review and prepare the case, the Applicant respectfully requests that the TMAPC hearing be continued to November 1, 2017 from October 4, 2017. Let me know if you have any questions.

Best regards, Lou Reynolds

R. Louis Reynolds

Eller & Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

- (918) 747-8900 phone
- (866) 547-8900 toll free
- (918) 392-9407 e-fax
- LReynolds@EllerDetrich.com

25.1



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22320 Plat Waiver

Hearing Date: October 4, 2017

Case Report Prepared by:

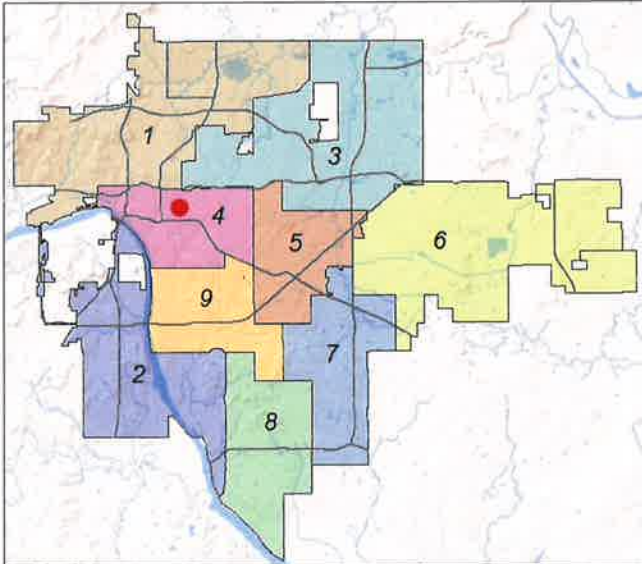
Nathan Foster

Owner and Applicant Information:

Applicant: DeeAnne Short

Owner: Donald & DeeAnne Short

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: East of the southeast corner of East 13th Street South and South Utica Avenue

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the Plat Waiver

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Site Plan

PLAT WAIVER

BOA-22320 – (CD 4)

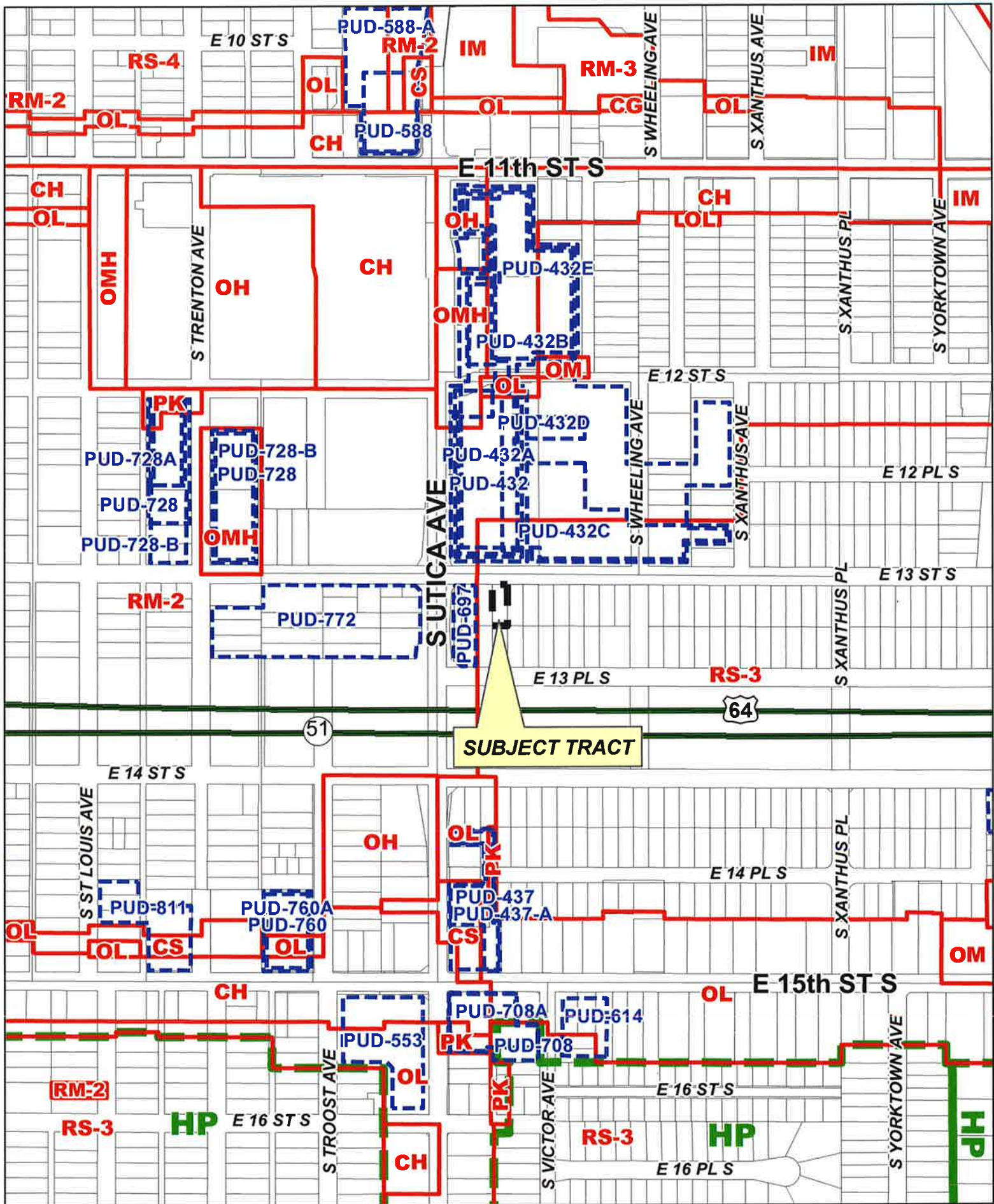
East of the southeast corner of East 13th Street South and South Utica Avenue

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment to permit a Bed & Breakfast use on the property.

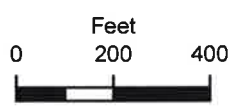
The Technical Advisory Committee met on September 7, 2017 and the following items were determined:

1. The property was previously platted as Lot 9 Block 14 of the Terrace Drive Addition.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. No new construction is planned at this time.

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



SUBJECT TRACT

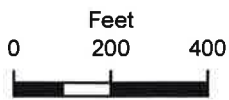


BOA-22320

19-13 07

26.3





Subject
Tract

BOA-22320

19-13 07

26.4

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

Aerial Photo Date: February 2016





WHITE SURVEYING COMPANY

9936 EAST 55TH PLACE TULSA, OKLAHOMA 74148 • (918) 663-8024

LEGEND

- X— FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- B.L. BUILDING LINE
- O.B.L. OUTBUILDING LINE



BEFORE YOU DIG, CALL OKIE 1-800-522-8543



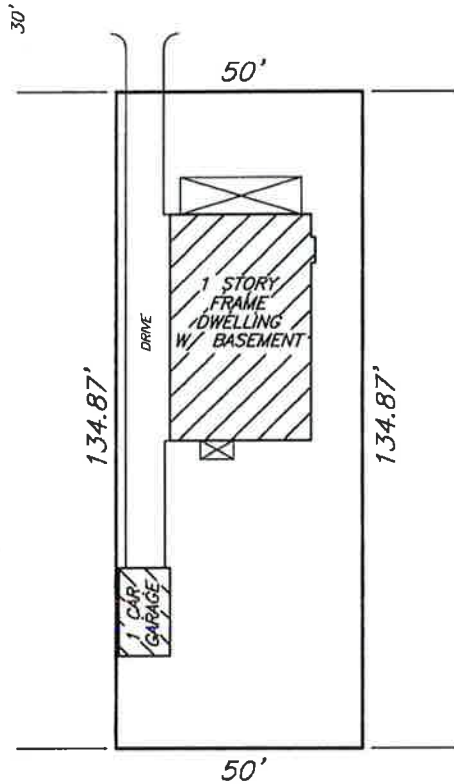
1"=30'

INVOICE NO.: SHORT 17-89063
MORTGAGOR:

CLIENT: SHORT, DEEANNE

SITE PLAN

1716 EAST 13TH STREET SOUTH



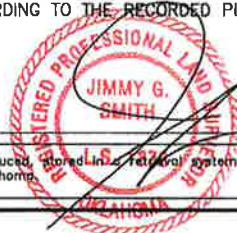
PLAT NO. 325

LEGAL DESCRIPTION AS PROVIDED:

LOT NINE (9), BLOCK FOURTEEN (14), TERRACE DRIVE ADDITION RESUB OF BLOCK 6 AND LOTS 1-3, BLOCK 4, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 1716 EAST 13TH STREET SOUTH.

WITNESS MY HAND AND SEAL THIS DATE: 7/20/17

WARNING! If the seal on this document is not RED, It is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of White Surveying Company.



Copyright 2015 by White Surveying Company. All Rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without prior written permission of White Surveying Company, P.O. Box 471675, Tulsa, Oklahoma.

26.5



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22327 Plat Waiver

Hearing Date: October 4, 2017

Case Report Prepared by:

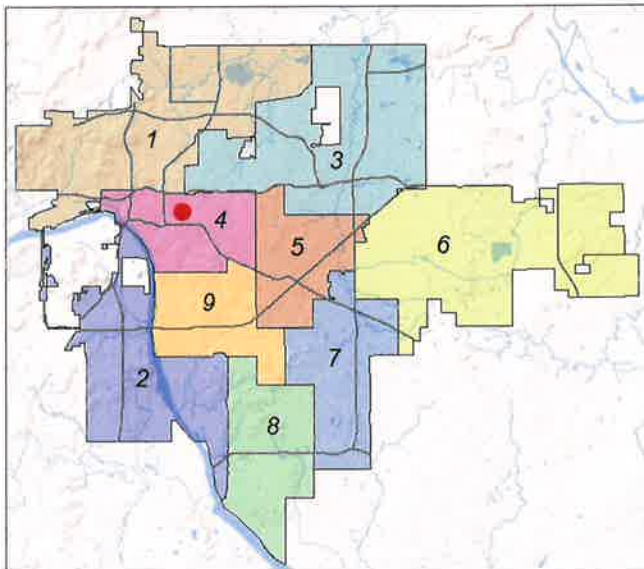
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: The Center for Individuals with Physical Challenges

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: North of the northeast corner of East 11th Street South and South Utica Avenue

Zoning: IM, RM-3, OL, CG

Staff Recommendation:

Staff recommends **approval** of the Plat Waiver

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Site Plan

PLAT WAIVER

BOA-22327 – (CD 4)

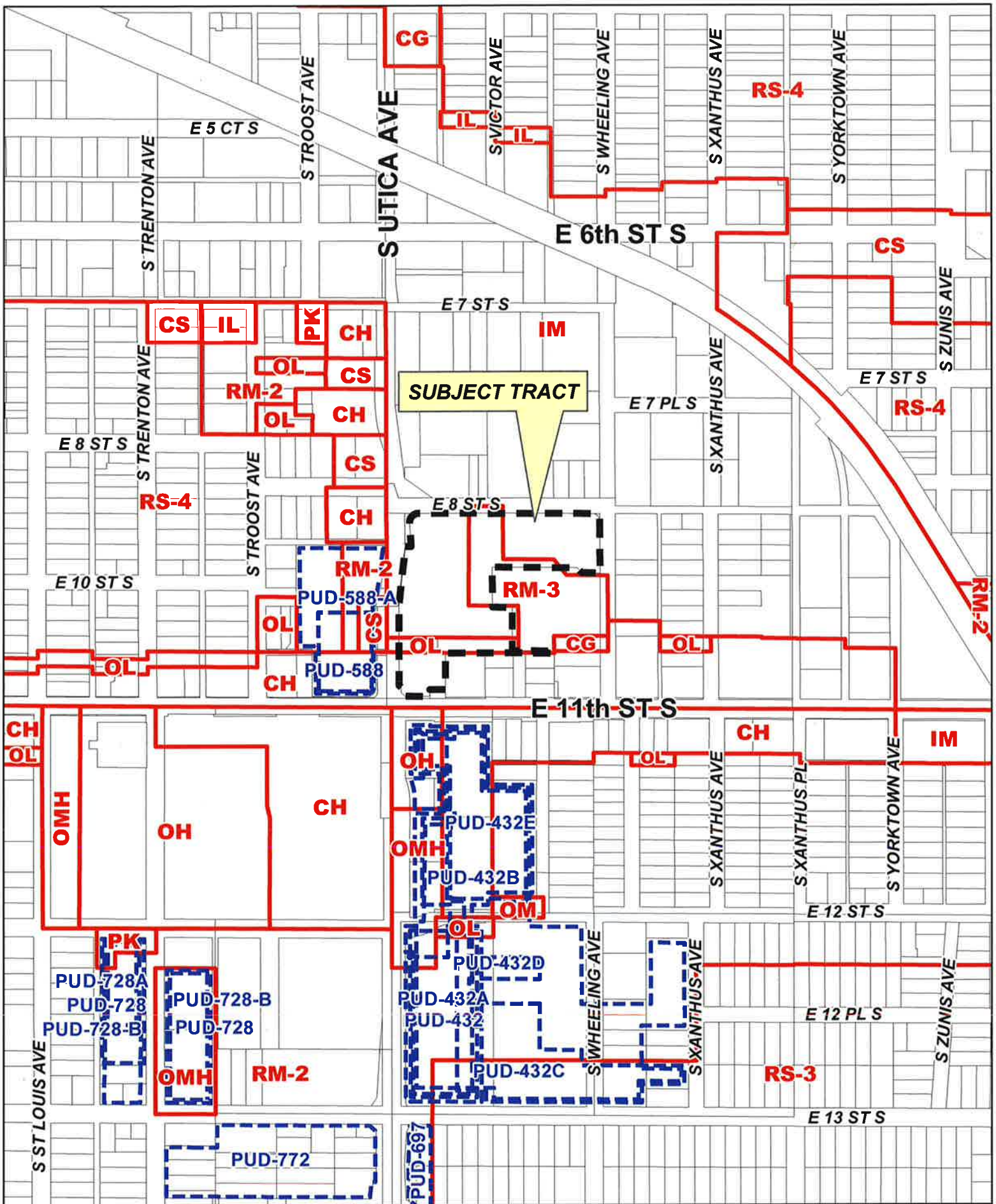
North of the northeast corner of East 11th Street South and South Utica Avenue

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment to allow Public, Civic, and Institutional Services on the property.

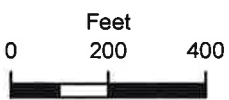
The Technical Advisory Committee met on September 21, 2017 and the following items were determined:

1. The property was previously platted as part of the Ferrell Addition and Lot 1 Block 1 of the Tulsa Recreation Center for the Physically Limited.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination has been processed to combine all property under application.

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



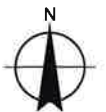
SUBJECT TRACT

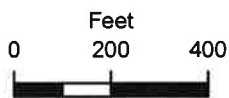


BOA-22327

19-13 06

27.3





Subject Tract

BOA-22327

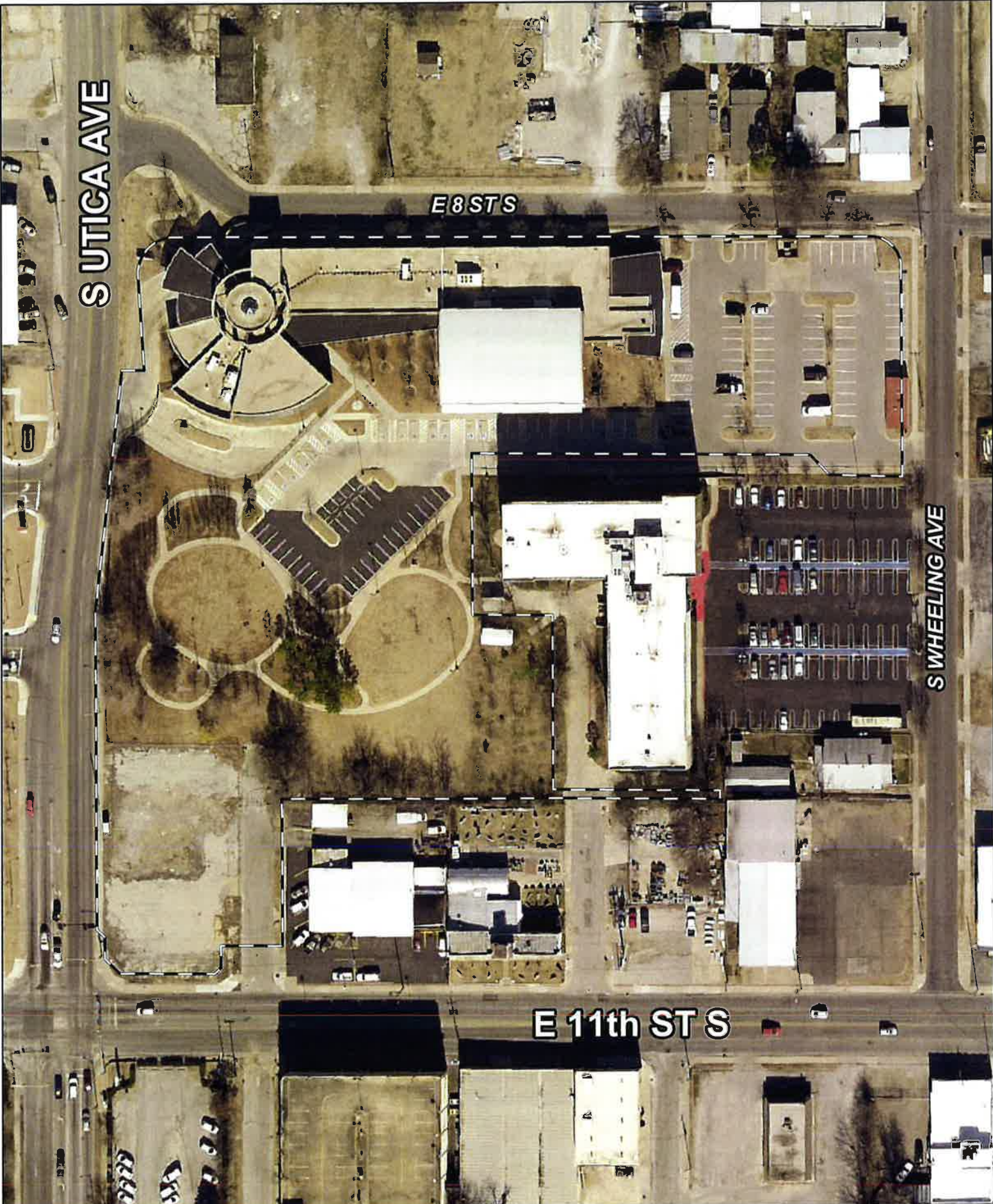
Note: Graphic overlays may not precisely align with physical features on the ground.

19-13 06

27.4

Aerial Photo Date: February 2016



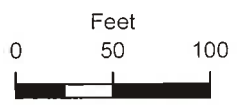


SUTICA AVE

E 8 STS

WHEELING AVE

E 11th STS



 Subject Tract

BOA-22327

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

19-13 06

27.5

Aerial Photo Date: February 2016





**The Center for
 Individuals
 with Physical
 Challenges**

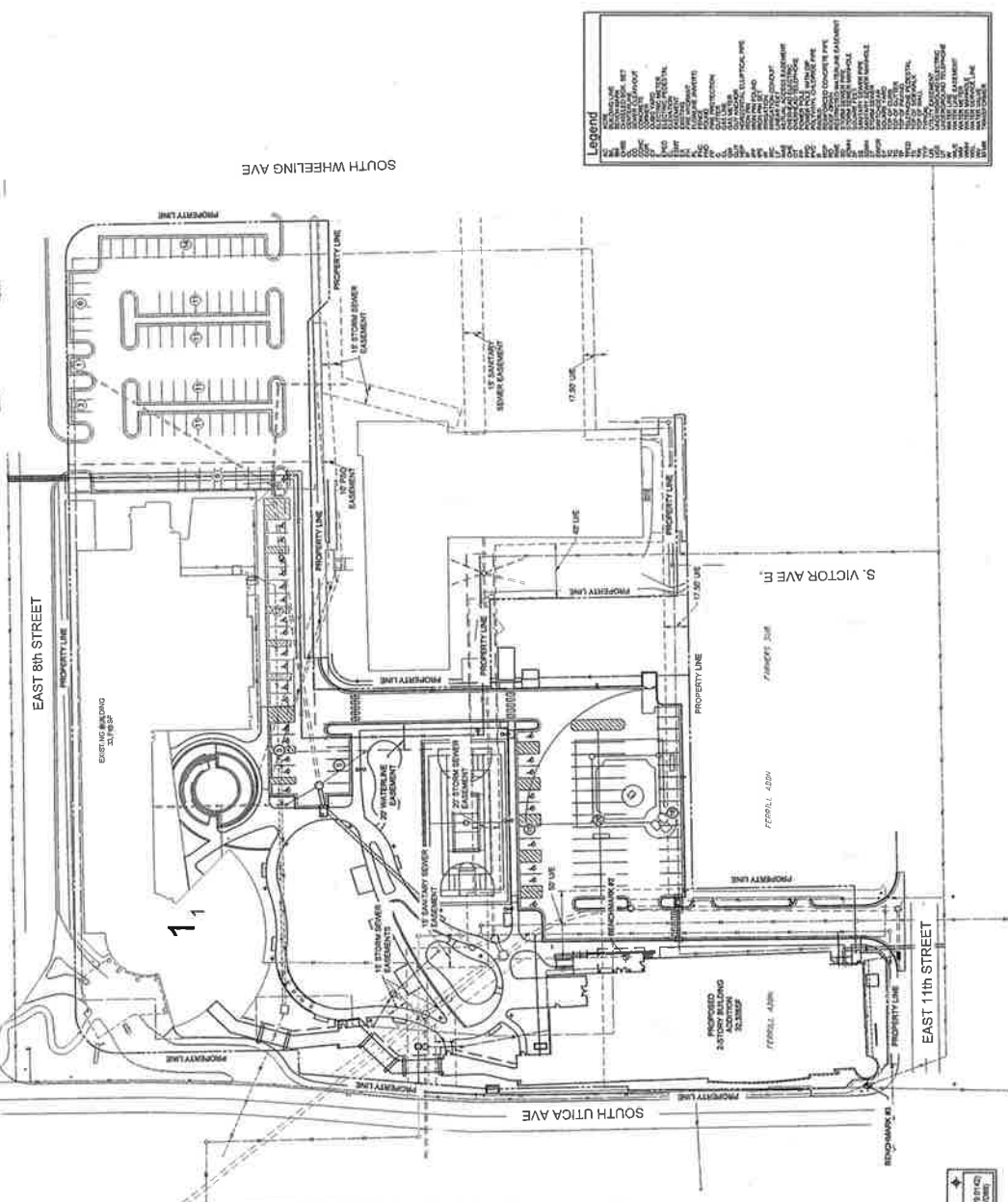
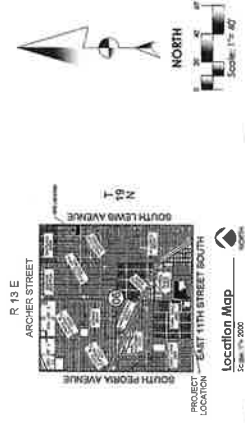
ALL CONSTRUCTION IS TO BE IN STRICT ACCORDANCE
 WITH THE 2012 INTERNATIONAL BUILDING CODE
 SPECIFICATIONS INCLUDING CHAPTER 17, 2009 EPD/CES

815 South Utica Ave.
 Tulsa, Oklahoma



HORIZONTAL SCALE	1" = 40'
VERTICAL SCALE	1" = 40'
DATE	002
PROJECT NO.	ANN
DESIGNED BY	UP

PLAT WAIVER
 EXHIBIT
EXHIBIT A



Legend

1	PROPOSED 18' STORM SEWER
2	PROPOSED 18" SANITARY SEWER
3	PROPOSED 18" WATER MAIN
4	PROPOSED 18" GAS MAIN
5	PROPOSED 18" ELECTRIC MAIN
6	PROPOSED 18" TELEPHONE MAIN
7	PROPOSED 18" CABLE MAIN
8	PROPOSED 18" FIBER OPTIC MAIN
9	PROPOSED 18" CABLE TV MAIN
10	PROPOSED 18" COAXIAL MAIN
11	PROPOSED 18" CATV MAIN
12	PROPOSED 18" TV MAIN
13	PROPOSED 18" RAINWATER MAIN
14	PROPOSED 18" SLOPE MAIN
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100	PROPOSED 18" SLOPE MAIN

- SITE PLAN NOTES:**
- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
 - THE CONTRACTOR SHALL MAINTAIN AT LEAST 10' SEPARATION BETWEEN THE EXISTING AND PROPOSED UTILITY LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
 - BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
 - CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIERS.
 - COORDINATE ALL BUILDING CONNECTIONS AND LAYOUTS WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
 - UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY ORDINANCES.
 - ELECTRICAL CONDUIT SHALL BE 4" PVC 50-40 (GRV). TELEPHONE CONDUIT SHALL BE 4" PVC 50-40 (WV) AND CABLE TELEVISION CONDUIT SHALL BE 4" PVC 50-40 (WV).
 - MANHOLE SPACING SHALL BE 100' ON THE MAIN LINES AND 50' ON BRANCH LINES.
 - STALLS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THE SIDE OF THE STALL. THE STALL SHALL BE A MINIMUM OF 6' BY 6' AND A MAXIMUM OF 7' ABOVE THE SIDEWALK.
 - THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM THE CITY OF TULSA UTILITY DEPARTMENT RECORD DRAWINGS. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC SURVEY BY BENNETT SURVEY, DATED 3/20/15.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK PERMITS AND FEES FROM THE CITY, INCLUDING REVISION OF BONDS AND INSURANCES AS REQUIRED.
 - CONTRACTOR SHALL MAINTAIN ALL CITY PUBLIC WORKS DEPARTMENT AT ALL TIMES.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES FROM THE CITY.
 - HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83).
 - FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.

Site Data:

NET LAND AREA	288,574.54 SF (6.62 AC)
CH	
Building Data	
EXISTING BUILDING	33,740 SF
NEW BUILDING	22,208 SF
TOTAL BUILDING	55,948 SF
Off-Street Parking Requirements	
PROVIDED	149 PARKING SPACES
REQUIRED	149 PARKING SPACES
Handicap Parking Requirements	
PROVIDED	9 HANDICAP SPACES
REQUIRED	9 HANDICAP SPACES
Impervious Area	
EXISTING IMPERVIOUS AREA	728,872.24 SF (16.62 AC)
NEW IMPERVIOUS AREA	149,140.00 SF (3.40 AC)
TOTAL IMPERVIOUS AREA	878,012.24 SF (20.02 AC)
NET INCREASE	+149,140.00 SF
Legal Description	LOT 1, BLOCK 1, TULSA RECREATION CENTER FOR THE PHYSICALLY LIMITED AND LOT 14, BLOCK 1, TULSA RECREATION CENTER FOR THE PHYSICALLY LIMITED, CITY OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 033 AND 087.
Exterior Lighting:	SEE PHOTO METRIC PLAN FOR EXTERIOR LIGHTING
PROPOSED HEIGHT PARKING GARAGE AREA	35'
PROPOSED HEIGHT TRAIL AREA	14'

ADS Benchmark 1	PROPOSED 18" SLOPE MAIN
ADS Benchmark 2	PROPOSED 18" SLOPE MAIN
Benchmark 1	PROPOSED 18" SLOPE MAIN
Benchmark 2	PROPOSED 18" SLOPE MAIN
Benchmark 3	PROPOSED 18" SLOPE MAIN

27.6



Tulsa Metropolitan Area
Planning Commission

Case : Allan Edwards

Hearing Date: October 4, 2017

Case Report Prepared by:

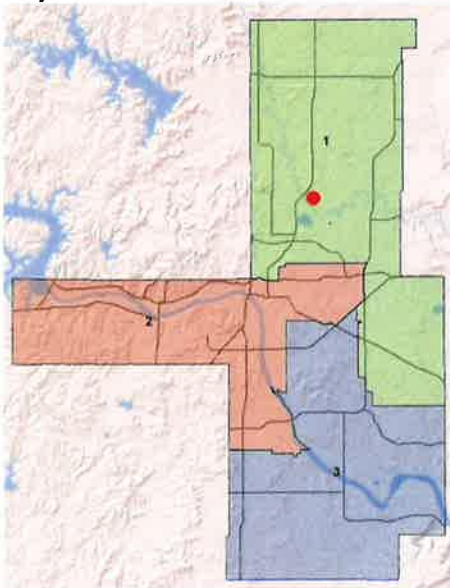
Nathan Foster

Owner and Applicant Information:

Applicant: Kevin Vanover, Olsson Associates

Owner: CACA Investments, LLC

Location Map:
(Shown with County Commission districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block, 10.37± acres

Location: South of the southwest corner of East 66th Street North and North Yale Avenue

Zoning: IM (Industrial – Moderate)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Preliminary Plat, Site Plan

PRELIMINARY SUBDIVISION PLAT

Allan Edwards - (County)

South of the southeast corner of East 66th Street North and North Yale Avenue

This plat consists of 1 lot, 1 block on 10.37± acres.

The Technical Advisory Committee (TAC) met on September 21, 2017 and provided the following conditions:

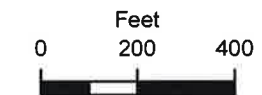
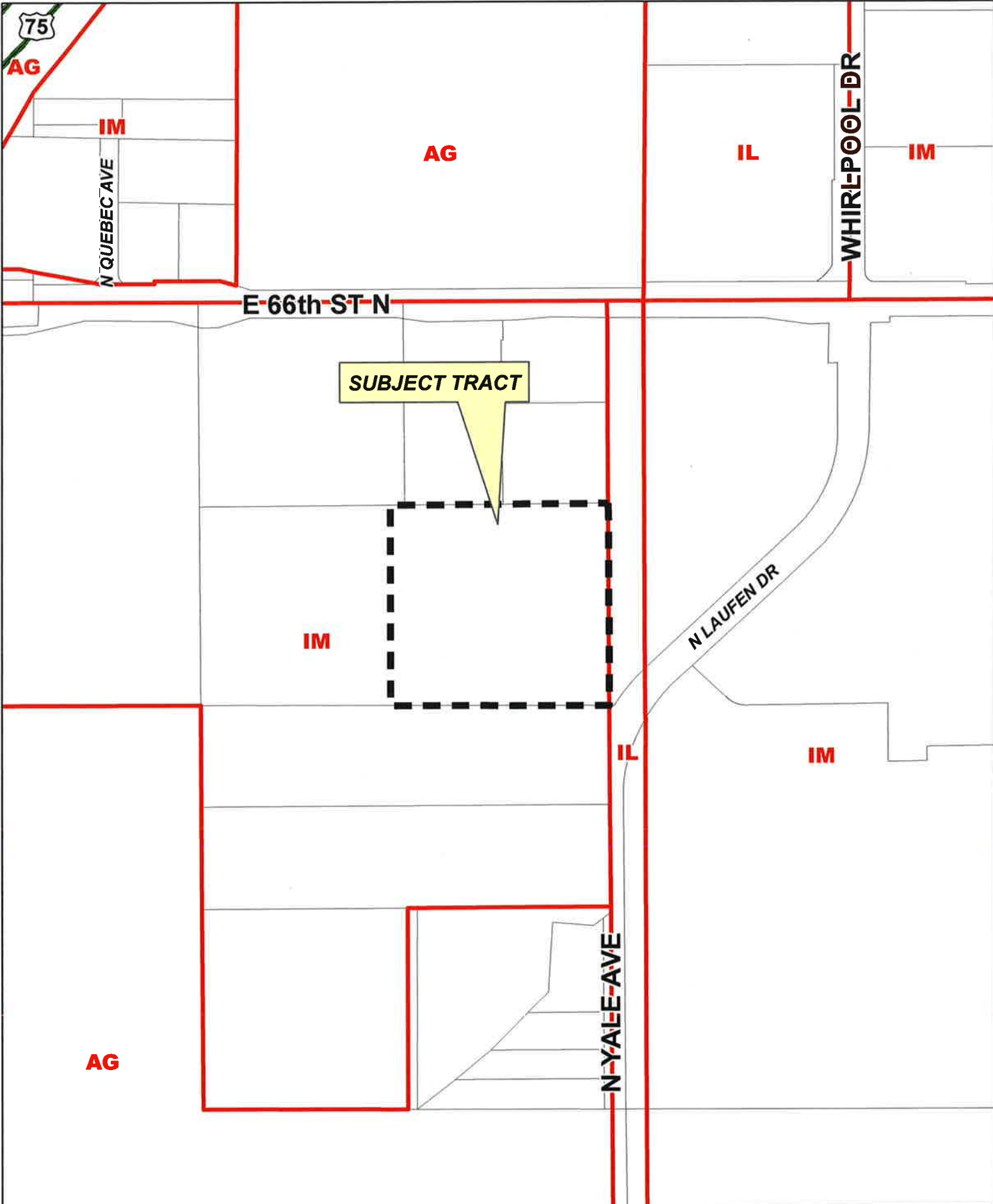
1. **Zoning:** All property contained within the subdivision is zoned IM (Industrial-Moderate). The single lot proposed within the subdivision complies with all bulk and area requirements of the Tulsa County Zoning Code.
2. **Addressing:** Address will be assigned by INCOG and should be included on the final plat.
3. **Transportation & Traffic:** Provide document book and page number for right-of-way dedication. Label the 50' access point within the limits of no access.
4. **Sewer:** A sanitary sewer mainline extension will be required to bring service to the subject property. Appropriate easements will be required prior to approval of the final plat.
5. **Water:** A water mainline extension is required along the frontage of North Yale Avenue. Proposed waterline loop will require a dedicated waterline easement and should be reflected on the final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add "State of" before Oklahoma in the plat subtitle. Change label from "Point of Commencing" to "Point of Commencement". Define the basis of bearing between two known points and state/provide the bearing angle. Include only platted property in the location map and label all other property as "unplatted". Provide date of preparation in the lower left hand or lower right hand corner. Include ownership information on the face of the plat. Include surveyor and engineer information on the face of the plat including a CA number and renewal date. Show scale both written and graphically. Provide a summary statistic for the plat (lots, blocks, acreage).
7. **Fire:** Property is outside City limits of Tulsa and will require local fire service.
8. **Stormwater, Drainage, & Floodplain:** Drainage plans must comply with Tulsa County drainage standards. All plans must be approved prior to the release of final 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.



20-13 04

**ALLAN
EDWARDS**

28.4





75

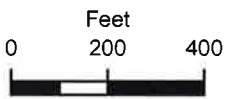
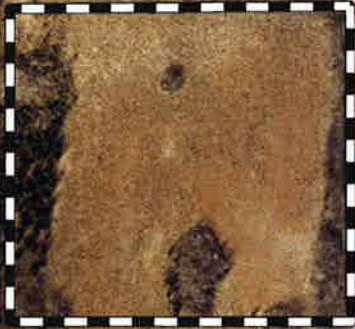
N QUEBEC AVE

E 66th ST N

WHIRLPOOL DR

N LAUFEN DR

N YALE AVE



Subject Tract

20-13 04

ALLAN EDWARDS

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

Aerial Photo Date: February 2016

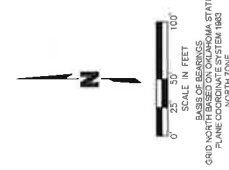
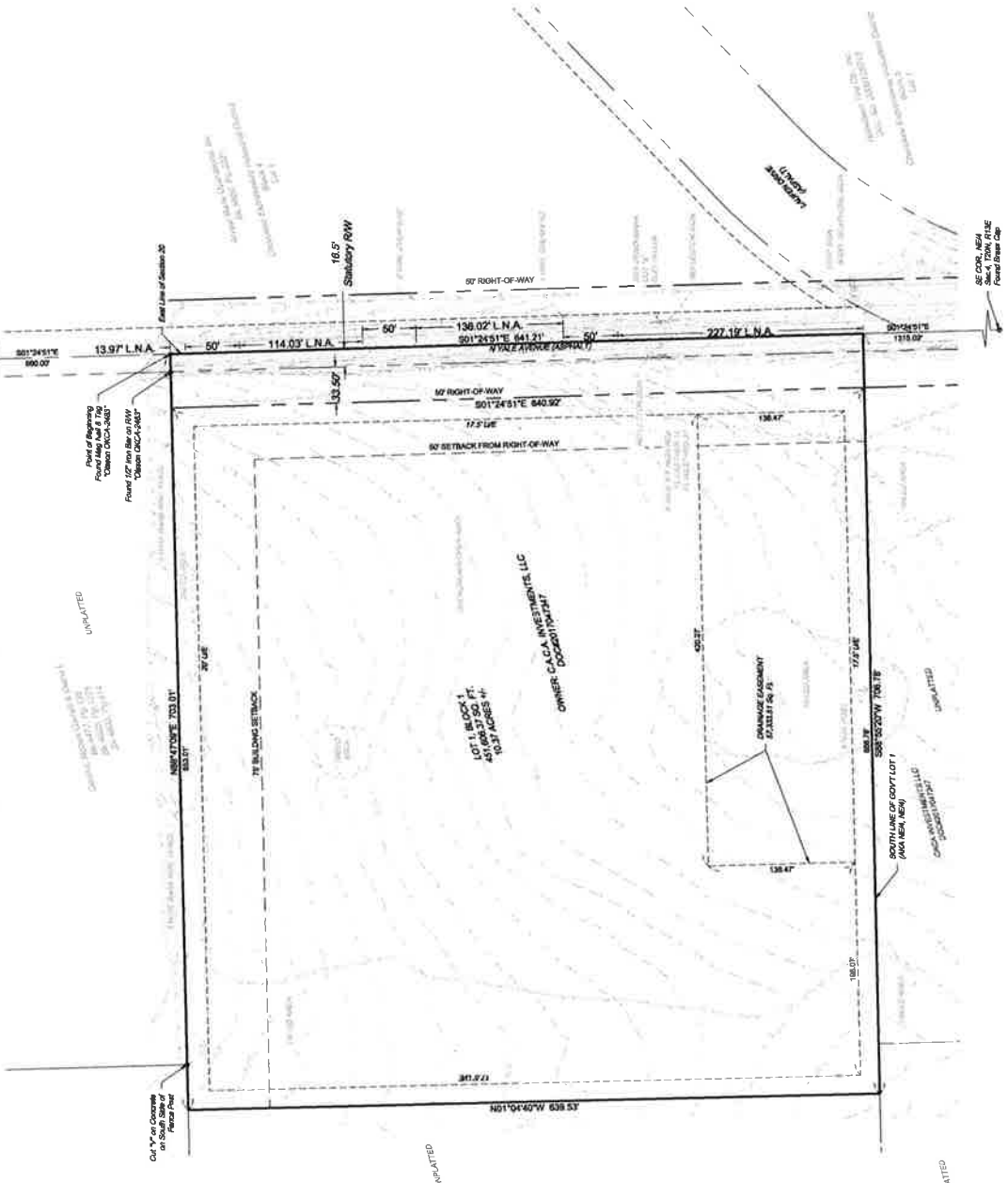


PRELIMINARY PLAT FOR ALLAN EDWARDS ADDITION
A PART OF THE NE^{1/4} OF SEC. 4, T-20-N, R-13-E, 1.M,
IN TULSA, TULSA COUNTY, OKLAHOMA

Point of Commencement
NE Corner of L.I. A
SE^{1/4} of Sec. 4, T-20-N, R-13-E,
1.M., Tulsa County, Oklahoma

Point of Beginning
An Iron Nail Set in the
Corner of Section 30,
T-20-N, R-13-E,
1.M., Tulsa County, Oklahoma

Point of Beginning
NE Corner of L.I. A
SE^{1/4} of Sec. 4, T-20-N, R-13-E,
1.M., Tulsa County, Oklahoma



SCALE IN FEET
0 25 50 75 100
GCS: NAD 83
BASE OF BEARINGS
FROM THE
FEDERAL MERIDIAN
PLANE COORDINATE SYSTEM 1983
NORTH ZONE

	Surveyor's Seal (Name)
	Easement
	Right of Way
	Setback
	Utility Easement
	Sign
	Corner Markers
	Survey Station
	Telephone Cabinet
	Telephone Right
	Traffic Signal
	Water Valve
	Sewer Valve
	Electric Meter
	Electric Pole
	Fire Hydrant
	Cable Meter
	Cable Valve
	Cable Well
	Light Pole
	Waste Pole
	Miscellaneous
	Hatched Disturbance
	Bollard
	Obstructed
	Obstructed
	Obstructed

SURVEYOR'S NOTES

1. Property physical address: 1565 N. Yale Avenue, Tulsa, OK 74117
2. Owner: C.A.C.A. Investments, LLC - Document # 2017072471
- Address: 2522 South 335 West, Ardmore, Tulsa, OK 74107
3. The property lies within Zone X of the FEMA Flood Map number 471002231A, with an effective date of 10/09/2012

PREPARED FOR
C.A.C.A. INVESTMENTS, LLC
1565 N. YALE AVENUE
TULSA, OK 74117

Drawn by: DTF
Surveyed by: DFB
Checked by: NSB
Approved by: NSS
Project No: 017-0513
File Name: V:\PREPLAT-10013

PRELIMINARY PLAT FOR ALLAN EDWARDS ADDITION

SHEET 1 OF 2

1778 Sandbar Ave., Suite 600
Tulsa, OK 74119
Tel: 813.976.0266
Fax: 918.521.2148
www.olsonassociates.com

DATE	BY	REVISION

28.6

PRELIMINARY PLAT FOR ALLAN EDWARDS ADDITION

A PART OF THE NE1/4 OF SEC. 4, T-20-N, R-13-E, 1M, IN TULSA, TULSA COUNTY, OKLAHOMA

1.12 **BOUNDARIES**
 BOUNDARIES SHOWN ON THIS PLAN ARE SHOWN BY A DASHED LINE. BOUNDARIES WITH
 WITH THIS COUNTY ENGINEERING DESIGN STANDARDS SHALL BE CONSIDERED IN CONFORMANCE
 CONFLICTING REQUIREMENTS SHALL BE CONSIDERED AS ALL OTHERS.

1.13 **DEED OF DONATION**
 ALLAN EDWARDS, DONOR, HAS CAUSED THESE PRESENTS TO BE EXECUTED
 THIS _____ DAY OF _____ 2017

1.14 **IN WITNESS WHEREOF**, DONOR HAS CAUSED THESE PRESENTS TO BE EXECUTED
 THIS _____ DAY OF _____ 2017

1.15 **BY** _____
 C.A.C.A. INVESTMENTS LLC

1.16 **BY** _____
 ALLEN J. EDWARDS III

1.17 **STATE OF** _____
 OKLAHOMA

1.18 **COUNTY OF** _____
 TULSA

1.19 **BEFORE ME**, the undersigned a Notary Public in and for the County of Tulsa, State of
 Oklahoma, on this _____ day of _____, 2017, personally appeared _____
 whose name is known to me, and who acknowledged to me that he executed the foregoing
 instrument for the purposes and purposes therein set forth.

1.20 **WITNESSED BY MY HAND AND SEAL**, this _____ day of _____, 2017.

1.21 **BY COMMISSION EXPRESSES** _____
 NOTARY PUBLIC

1.22 **THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY THE
 SUPERIOR OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREE TO BE BOUND HEREBY**

1.23 **LOT SURFACE DRAINAGE**
 EACH LOT SHALL RECEIVE AND DRAIN AS UNRESTRICTED MANNE. THE STORM AND SEWER
 WATERS FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION SHALL BE CONSTRUCTED IN CONFORMANCE
 WITH TULSA COUNTY ENGINEERING DESIGN STANDARDS. THE DEVELOPER SHALL
 BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SURFACE DRAINAGE FACILITIES
 AND ACCESS PITS. (OT THE FOREGOING COVENANT SET FORTH IN THIS PARAGRAPH, THIS SHALL BE
 ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY TULSA COUNTY, OKLAHOMA)

1.24 **STORM WATER DETENTION FACILITIES**
 THE OWNER DOES HEREBY DEDICATE TO TULSA COUNTY, OKLAHOMA FOR PUBLIC USE (SUBJECT TO
 DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS DETENTION FACILITY FOR THE PURPOSES
 OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORM WATER
 RUNOFF FROM THE PLAT. THESE DRAINAGE FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN
 ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS APPROVED BY TULSA COUNTY,
 OKLAHOMA.

1.25 **NO FENCE WALL, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN THE
 DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE OWNER, TO
 THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DAMAGE, RETENTION, AND DETENTION
 CAPACITY. THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE
 SAID DEVELOPER IN ACCORDANCE WITH THE FOLLOWING**

- 1.26 **A** GRASS AREAS SHALL BE MAINTAINED IN SEASON AT REGULAR INTERVALS OF LESS THAN
 FOUR WEEKS
 - 1.27 **B** CONCRETE IMPAINTANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED
 IF DAMAGED
 - 1.28 **C** THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS
 - 1.29 **D** CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNEL SHALL BE
 PERFORMED TWICE YEARLY
- 1.30 **LANDSCAPING APPROVED BY TULSA COUNTY SHALL BE ALLOWED WITHIN DETENTION FACILITY**
 IN THE EVENT THE OWNER SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND
 OTHER DRAINAGE FACILITIES, THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS
 AGENTS AND EMPLOYEES SHALL BE ENTITLED TO ENTER THE PLAT TO MAINTAIN, REPAIR, OR
 REPLACE THE FACILITIES. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES
 SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR OBSTRUCTIONS THAT MAY INTERFERE WITH
 THE MAINTENANCE AND REPAIR OF THE FACILITIES. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS
 AGENTS AND EMPLOYEES SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR OBSTRUCTIONS THAT
 MAY INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE FACILITIES. TULSA COUNTY, OKLAHOMA,
 COUNTY, OKLAHOMA.
- 1.31 **ROOF DRAIN REQUIREMENTS**
 THE OWNER/DEVELOPER HEREBY WISES A RESTRICTIVE COVENANT WHICH COVENANT SHALL BE
 CONSIDERED TO DISCHARGE OF THE OBLIGATION OF THE CITY OF TULSA COUNTY, OKLAHOMA,
 THAT THE BUILDINGS CONSTRUCTED IN THE ADDITION SHALL HAVE ROOF DRAIN SYSTEMS
 CONSTRUCTED TO DISCHARGE OF WATER RUNOFF TO THE CITY'S STORM WATER
 CONVEYANCE SYSTEM
- 1.32 **MATERIAL ACCESS EASEMENT**
 MATERIAL ACCESS EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT ARE HEREBY
 GRANTED TO THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES FOR
 ALL STREETS AND ACCESS AREAS ADJACENT TO AND CONTAINED WITHIN THE PLAT AND SUCH
 EASEMENTS SHALL BE FOR THE MUTUAL USE AND BENEFIT OF EACH AFFECTED LOT OWNER. THESE
 EASEMENTS SHALL BE CONSIDERED TO DISCHARGE OF THE OBLIGATION OF THE CITY OF TULSA COUNTY,
 HOWEVER, GOVERNMENT AGENCIES AND THE SUPPLIER OF UTILITIES SHALL HAVE THE REASONABLE
 USE OF THE EASEMENTS INCIDENTAL TO THE PROVISION OF SERVICES TO THE LOTS WITHIN THE PLAT

- 1.33 **UTILITY EASEMENT RESTRICTIONS**
 NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED BY THE CITY UNTIL AFTER COMPLETION OF THE
 PLAT. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED
 TO ENTER THE PLAT TO MAINTAIN, REPAIR, OR REPLACE THE FACILITIES. THE CITY OF TULSA COUNTY,
 OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR
 OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE FACILITIES.
 THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO
 REMOVE ANY OBSTRUCTION OR OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND
 REPAIR OF THE FACILITIES. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND
 EMPLOYEES SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR OBSTRUCTIONS THAT MAY
 INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE FACILITIES. THE CITY OF TULSA COUNTY,
 OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR
 OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE FACILITIES.
- 1.34 **UTILITY EASEMENT RESTRICTIONS**
 THE DEDICATION OF STREET, RIGHT-OF-WAY AND UTILITY EASEMENTS TO THE PUBLIC, CONTAINED IN
 THIS PLAT, SHALL BE SUBJECT TO THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND
 EMPLOYEES. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE
 ENTITLED TO ENTER THE PLAT TO MAINTAIN, REPAIR, OR REPLACE THE FACILITIES. THE CITY OF
 TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO REMOVE ANY
 OBSTRUCTION OR OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND REPAIR OF
 THE FACILITIES. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES
 SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR OBSTRUCTIONS THAT MAY INTERFERE
 WITH THE MAINTENANCE AND REPAIR OF THE FACILITIES. THE CITY OF TULSA COUNTY, OKLAHOMA,
 OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR
 OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE FACILITIES.
- 1.35 **UNDERGROUND SERVICE**
 OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY
 BE INSTALLED ON THE PLAT. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND
 EMPLOYEES SHALL BE ENTITLED TO ENTER THE PLAT TO MAINTAIN, REPAIR, OR REPLACE THE
 FACILITIES. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL
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 MAINTENANCE AND REPAIR OF THE FACILITIES. THE CITY OF TULSA COUNTY, OKLAHOMA, OR
 ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR
 OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE FACILITIES.
- 1.36 **UNDERGROUND SERVICE**
 UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WHICH ARE LOCATED
 WITHIN THE SUBDIVISION MAY BE RUN FROM THE NEAREST GAS MAIN, SERVICE PIPES OR
 STRUCTURE AS MAY BE LOCATED UPON THE LOT. PROVIDED THAT UPON THE INSTALLATION OF SUCH
 SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE
 SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SERVICE LINE FROM THE
 POINT OF ENTRY ON THE LOT TO THE STRUCTURE. THE SUPPLIER OF SERVICE SHALL BE
 RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SERVICE LINE FROM THE POINT OF
 ENTRY ON THE LOT TO THE STRUCTURE. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR
 THE MAINTENANCE AND REPAIR OF THE SERVICE LINE FROM THE POINT OF ENTRY ON THE LOT
 TO THE STRUCTURE. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR THE MAINTENANCE
 AND REPAIR OF THE SERVICE LINE FROM THE POINT OF ENTRY ON THE LOT TO THE
 STRUCTURE. THE SUPPLIER OF SERVICE SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND
 REPAIR OF THE SERVICE LINE FROM THE POINT OF ENTRY ON THE LOT TO THE STRUCTURE.
- 1.37 **GAS SERVICE**
 THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENT AND EMPLOYEES SHALL AT ALL TIMES HAVE THE
 RIGHT TO ENTER THE PLAT TO MAINTAIN, REPAIR, OR REPLACE THE FACILITIES. THE CITY OF
 TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO REMOVE
 ANY OBSTRUCTION OR OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND
 REPAIR OF THE FACILITIES. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND
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 OR OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE
 FACILITIES. THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL
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 OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR
 OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE FACILITIES.

1.38 **WATER AND SANITARY SEWER SERVICE**
 THE OWNER OF THE LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS
 AND SANITARY SEWER MAINS, AND STORM SEWERS LOCATED ON HIS LOT

1.39 **RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND
 STORM SEWER SERVICE**
 WITHIN THE UTILITY EASEMENT, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND
 STORM SEWER SERVICE SHALL BE CONSIDERED TO DISCHARGE OF THE OBLIGATION OF THE CITY
 OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES. THE CITY OF TULSA COUNTY,
 OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO ENTER THE PLAT TO
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1.40 **RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND
 STORM SEWER SERVICE**
 WITHIN THE UTILITY EASEMENT, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND
 STORM SEWER SERVICE SHALL BE CONSIDERED TO DISCHARGE OF THE OBLIGATION OF THE CITY
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1.41 **RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND
 STORM SEWER SERVICE**
 WITHIN THE UTILITY EASEMENT, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND
 STORM SEWER SERVICE SHALL BE CONSIDERED TO DISCHARGE OF THE OBLIGATION OF THE CITY
 OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES. THE CITY OF TULSA COUNTY,
 OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO ENTER THE PLAT TO
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 THE CITY OF TULSA COUNTY, OKLAHOMA, OR ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED
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 ITS AGENTS AND EMPLOYEES SHALL BE ENTITLED TO REMOVE ANY OBSTRUCTION OR
 OBSTRUCTIONS THAT MAY INTERFERE WITH THE MAINTENANCE AND REPAIR OF THE FACILITIES.

DATE OF PREPARATION: SEPTEMBER 06, 2017

SHEET 2 OF 2

Drawn by: CRT

Surveyed by: DFB

Checked by: NSS


Approved by: NSS

Project No: 017-0033

File Name: P:\017-0033

Original Preparation

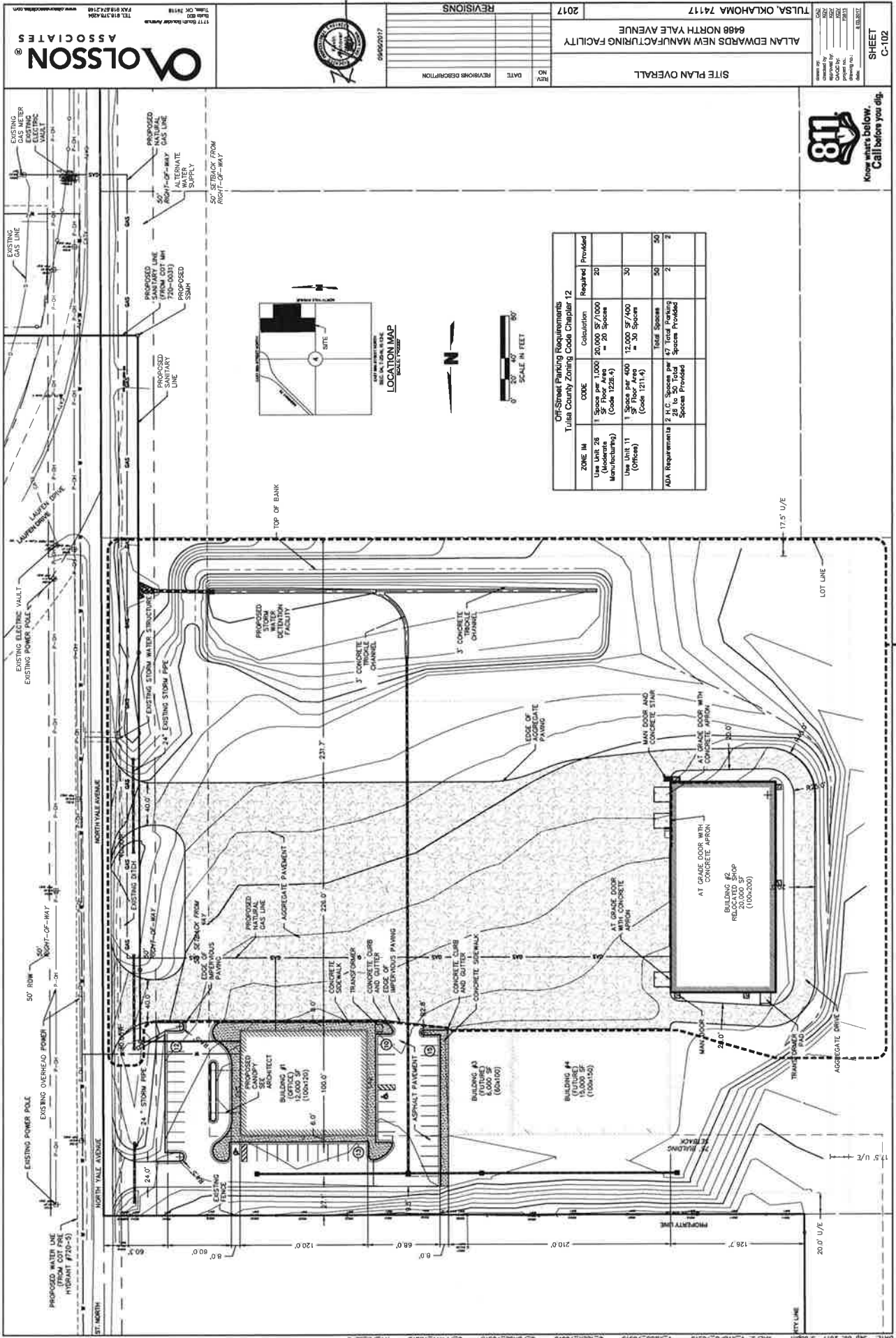
1717 S. Boulder Ave. Suite 100
 Tulsa, OK 74119
 TEL: 918.376.0284
 FAX: 918.371.2116
 www.molsson.com



MOLSSON
ASSOCIATES

28.7

8.82



Off-Street Parking Requirements
Tulsa County Zoning Code Chapter 12

ZONE IM	CODE	Calculation	Required	Provided
Use Unit 26 (Manufacturing)	1	Spots per 1,000 SF Floor Area = 20 Spots (Code 1226.4)	20	20
Use Unit 11 (Office)	1	Spots per 400 SF Floor Area = 30 Spots (Code 1211.6)	30	30
ADA Requirements	2	7.5% of Total Parking Spots Provided	2	2

REVISIONS

NO.	DATE	REVISIONS DESCRIPTION

SITE PLAN OVERALL
ALVAN EDWARDS NEW MANUFACTURING FACILITY
6488 NORTH YALE AVENUE
TULSA, OKLAHOMA 74117
2017

MOLSON ASSOCIATES
1715 Boulder Avenue
Tulsa, OK 74108
918.437.2168
www.molsonassociates.com



SHEET C-102

DATE: 04/06/2017 3:00pm
DRAWN: V. GIDNO, 2015
CHECKED: V. GIDNO, 2015
DESIGNED: V. GIDNO, 2015
PROJECT: C:\P\2017\0517\140-Drain\AutoCAD\Drawn\ASSET\ASSET_SIT_7013.dwg
USER: mmonroe
C:\P\2017\0517\140-Drain\AutoCAD\Drawn\ASSET\ASSET_SIT_7013.dwg
SCALE: 1/8\"/>



Tulsa Metropolitan Area
Planning Commission

Case : Allan Edwards

Hearing Date: October 4, 2017

Case Report Prepared by:

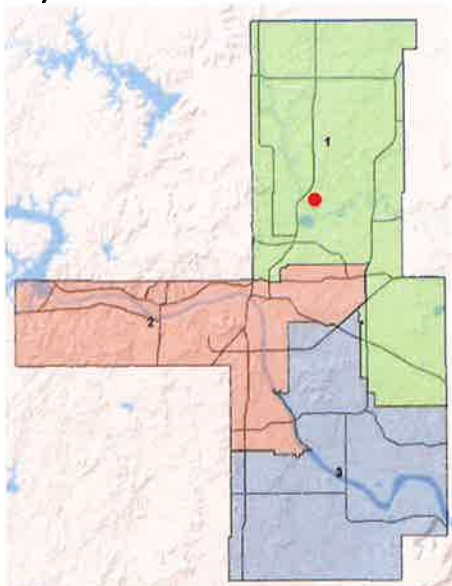
Nathan Foster

Owner and Applicant Information:

Applicant: Kevin Vanover, Olsson Associates

Owner: CACA Investments, LLC

Location Map:
(Shown with County Commission districts)



Applicant Proposal:

Request for authorization for accelerated release of a building permit

1 lot, 1 block, 10.37± acres

Location: South of the southwest corner of East 66th Street North and North Yale Avenue

Zoning: IM (Industrial – Moderate)

Staff Recommendation:

Staff recommends **approval** of the accelerated release of a building permit

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Preliminary Plat, Site Plan

ACCELERATED RELEASE OF BUILDING PERMIT

Allan Edwards - (County)

South of the southeast corner of East 66th Street North and North Yale Avenue

The applicant has requested that the Planning Commission authorize Tulsa County to issue building permits prior to the filing of a final plat. A preliminary plat for the project is being heard in conjunction with this request. Building permits are being requested for the 20,000 SF storage building shown on the attached site plan.

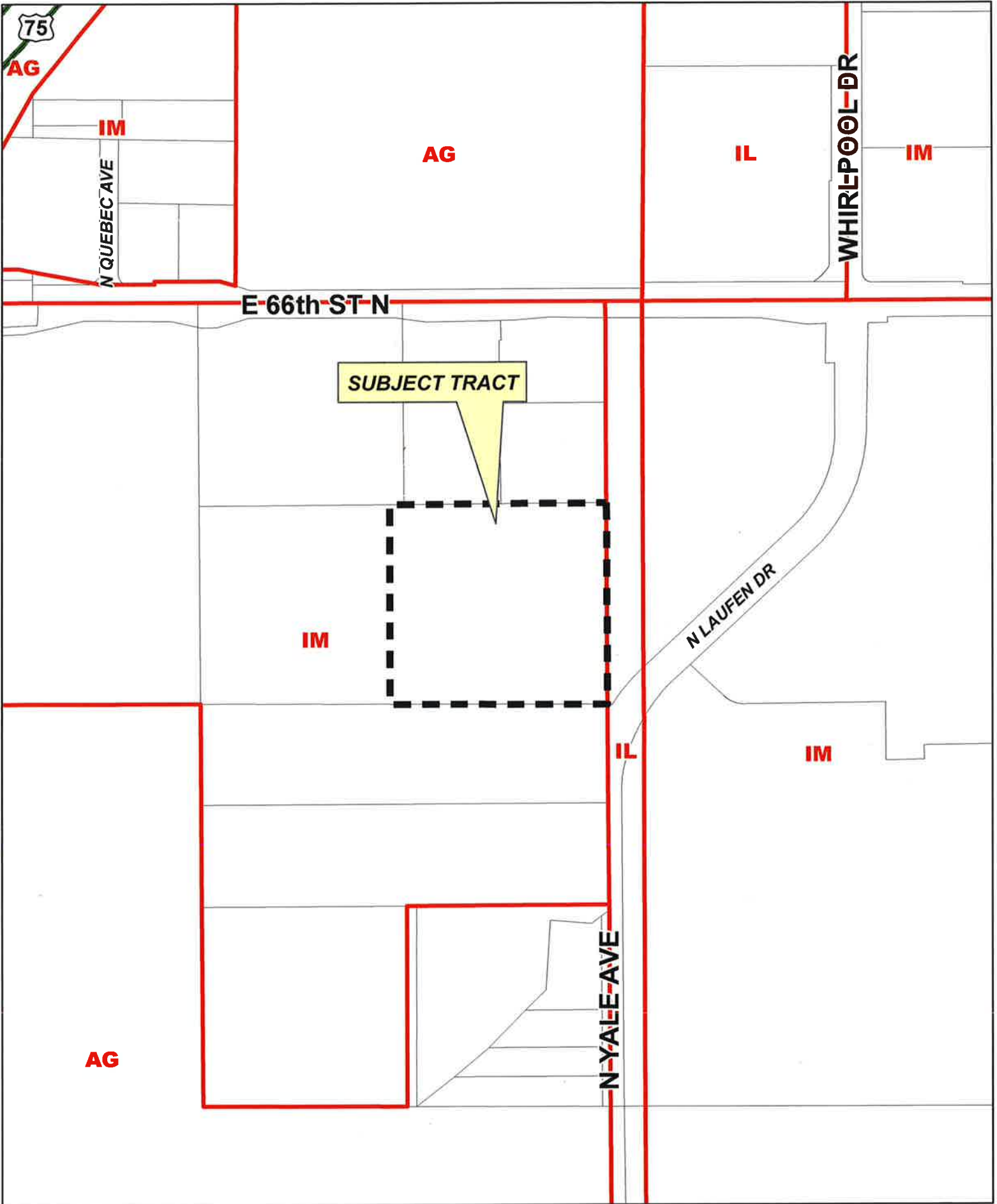
The Technical Advisory Committee (TAC) met on September 21, 2017 and provided the following information:

- Right-of-way dedications must be made prior to the issuance of building permits to comply with subdivision regulations and the Major Street and Highway Plan.
- The accelerated building permit should be limited to the 20,000 SF storage facility located on the western end of the property.

No objections were raised to the authorization of an accelerated release of a building permit.

Staff recommends **approval** of the accelerated release of a building permit with the following conditions:

1. Right-of-way dedications must be made prior to the issuance of building permits.
2. No certificates of occupancy will be issued until the filing of the final plat.



75

AG

IM

N QUEBEC AVE

AG

IL

IM

WHIRLPOOL DR

E 66th ST N

SUBJECT TRACT

IM

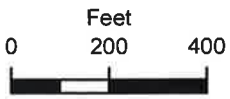
N LAUFEN DR

IL

IM

AG

N YALE AVE



20-13 04

ALLAN EDWARDS





75

N QUEBEC AVE

E 66th ST N

WHIRLPOOL DR

N LAUFEN DR

N YALE AVE



Subject Tract

20-13 04

ALLAN EDWARDS

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : 91st & Elwood

Hearing Date: October 4, 2017

Case Report Prepared by:

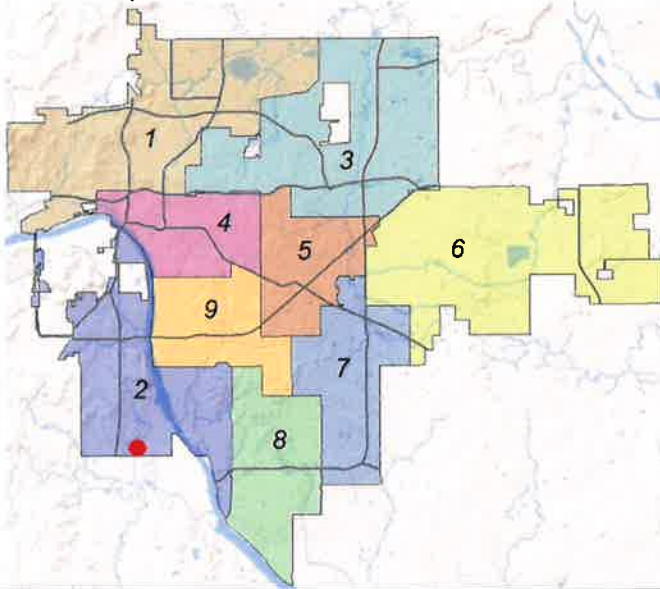
Nathan Foster

Owner and Applicant Information:

Applicant: Carolyn Back, Wallace Engineering

Owner: Elwood Properties, LLC

Location Map:
(Shown with County Commission districts)



Applicant Proposal:

Preliminary Plat

7 lots, 6 blocks, 80± acres

Location: Northwest corner of West 91st Street South and South Elwood Avenue

Zoning: CG (Commercial – General), AG (Agriculture)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

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

PRELIMINARY SUBDIVISION PLAT

91st & Elwood - (CD 2)

Northwest corner of West 91st Street South and South Elwood Avenue

This plat consists of 7 lots, 6 blocks on 80± acres.

The Technical Advisory Committee (TAC) met on September 21, 2017 and provided the following conditions:

1. **Zoning:** The eastern portion of the property has been rezoned to a CG designation with an approved optional development plan (Z-7397). The western portion of the property remains AG (Agriculture). The plat should be limited to the portion of the property that was rezoned under Z-7397 and the remaining property should be removed.
2. **Addressing:** Identify proposed street as W. 90th ST. S for east-west portion and S. Frisco Av W. for the north-south portion. Addresses will be assigned at final plat.
3. **Transportation & Traffic:** Provide limits of no access along arterial streets and add language to the deed of dedication. Right turn lane should be measured 388' feet back from the centerline of W. 91st St. S.
4. **Sewer:** Label and dimension existing sanitary sewer easements and clarify connections between lots.
5. **Water:** Provide book and page for existing waterline easement and provide a 20' dedicated waterline easement for proposed mainline extensions.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add "State of" before Oklahoma in the plat subtitle. Change label from "Point of Commencing" to "Point of Commencement". Define the basis of bearing between two known points and state/provide the bearing angle. Include only platted property in the location map and label all other property as "unplatted". Label subject property as "Site" or "Project Location". Label highway in the location map as U.S. Highway 75. Provide a metes and bounds legal description. Graphically label the point of beginning on the face of the plat.
7. **Airport:** Avigation notice required to be affixed to the face of the plat.
8. **Stormwater, Drainage, & Floodplain:** The western portion of the property is significantly impacted by floodplain and floodway. Remove everything west of the levy from the 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.

SUBJECT TRACT

S ELWOOD AVE

W PIPER DR

W CESSNA DR

W JONES AVE

S JACK BATES AVE

W BEECHCRAFT DR

S AIRPORT WAY

W 91st ST S

W K PL

AG

IL

RS-1

PUD-63
PUD-63A

RS-2

W K CT

IL

PUD-25

CS

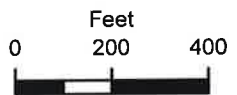
AG

AG



LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits



91ST & ELWOOD

18-12 14

30.4





SELWOOD AVE

W RIPPER DR

W GESSNA DR

W JONES AVE

S JACK BATES AVE

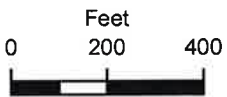
W BEECHCRAFT DR

S AIRPORT WAY

W 91st ST S

WK CT

WK PL



Subject Tract

91ST & ELWOOD

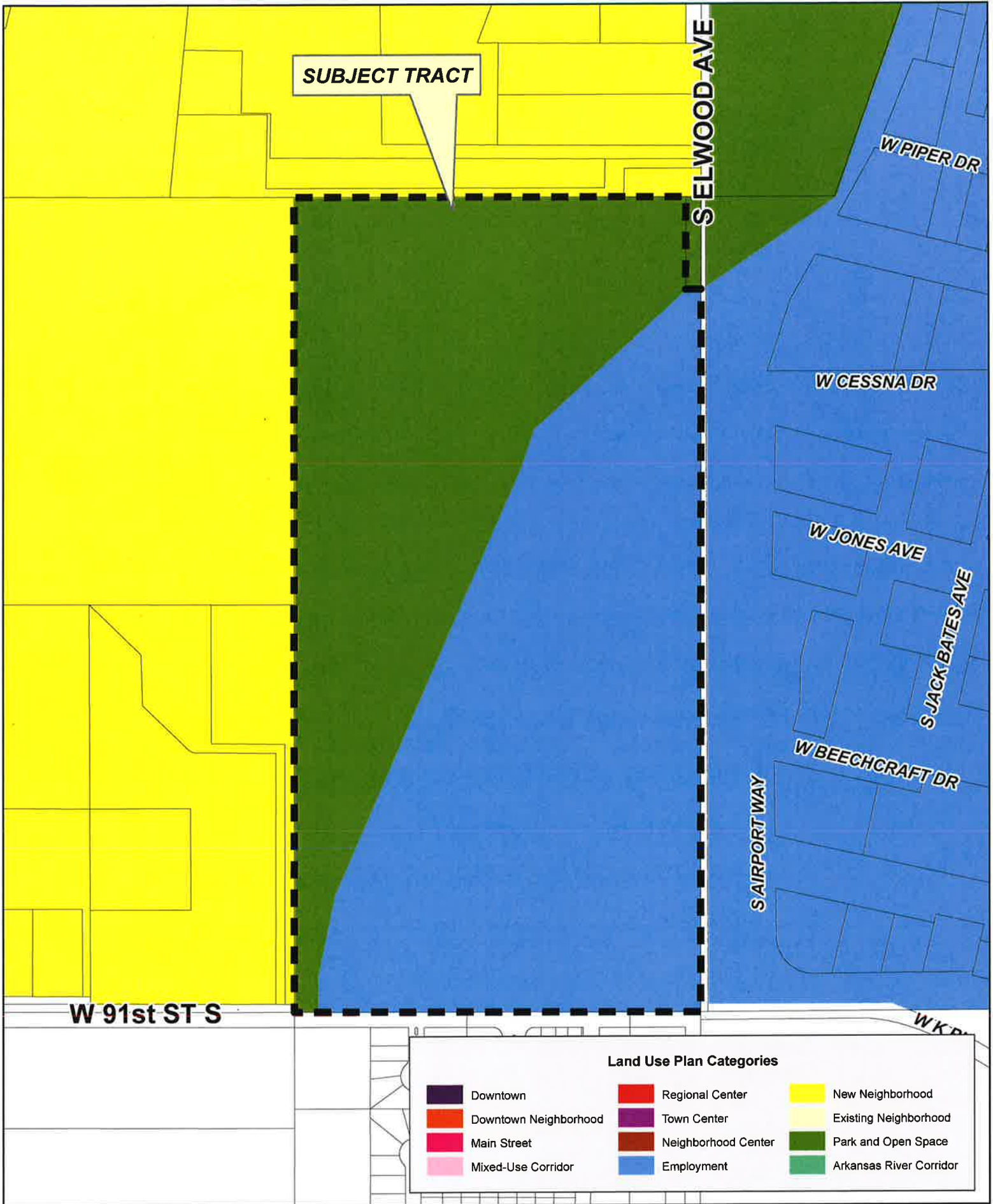
Note: Graphic overlays may not precisely align with physical features on the ground.

18-12 14

30.5

Aerial Photo Date: February 2016





SUBJECT TRACT

S ELWOOD AVE

W PIPER DR

W CESSNA DR

W JONES AVE

S JACK BATES AVE

W BEECHCRAFT DR

S AIRPORT WAY

W 91st ST S

W K...

Land Use Plan Categories

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

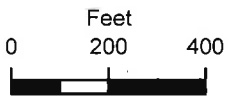
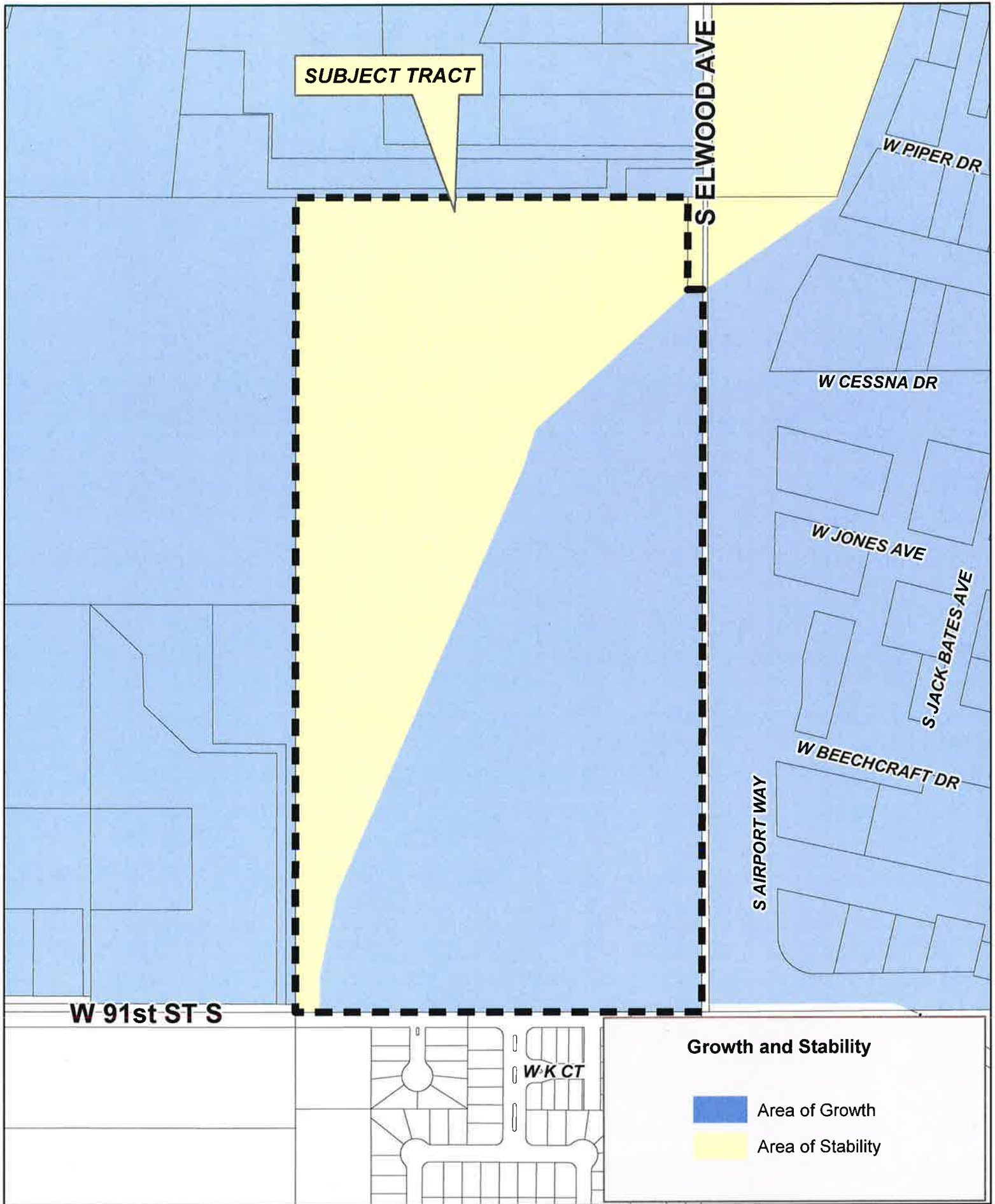


91ST & ELWOOD

18-12 14

30.6





91ST & ELWOOD

18-12 14

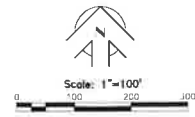
30.7



91st & Elwood

Preliminary Plat

The East Half of the Southeast Quarter (E/2 SE/4) of Section Fourteen (14), Township Eighteen (18) North, Range Twelve (12) East of the Indian Base and Meridian,
City of Tulsa, Tulsa County, State of Oklahoma.



FINAL PLAT
ENDORSEMENT OF APPROVAL

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

TMAAP/CMOAG

CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

CHAIRMAN

MAYOR

ATTY: CITY CLERK

CITY ATTORNEY

The approval of this Final Plat and proper use herefrom from the date of the Council approval to and thereafter shall be the effect of the County Clerk before this date.

OWNER

ELWOOD PROPERTY, L.L.C.
10031 SOUTH WALK AVENUE
SUITE 200, TULSA, OKLAHOMA 74137
918-289-5544
en@elwoodproperty.com

SURVEYOR

BENNETT SURVEYING, INC.
P.O. BOX 848
CROSSROAD, OK 74127
PHONE: (918) 436-7768
FAX: (918) 436-7768
Certification Number: 2016
enr@bennettsurveying.com

ENGINEER

WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
200 EAST WATSON STADY STREET
TULSA, OK 74103
PHONE: (918) 584-3858
GARY@WELLACE-ENGINEERING.COM
enr@wallace-engineering.com

BASIS OF BEARING

THE BEARING BASE FOR THIS SURVEY IS BASED ON THE SOUTH LINE OF THE SE/4 OF SECTION 14, T-18-N, R-12-E AS SHOWN ON THE PLAT.

HORIZONTAL AND VERTICAL DATUM

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83.

THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON GRS 2011 (NAVD83).

LEGEND

BV - BOUNDARY
V/W - VARIETY OF MAP

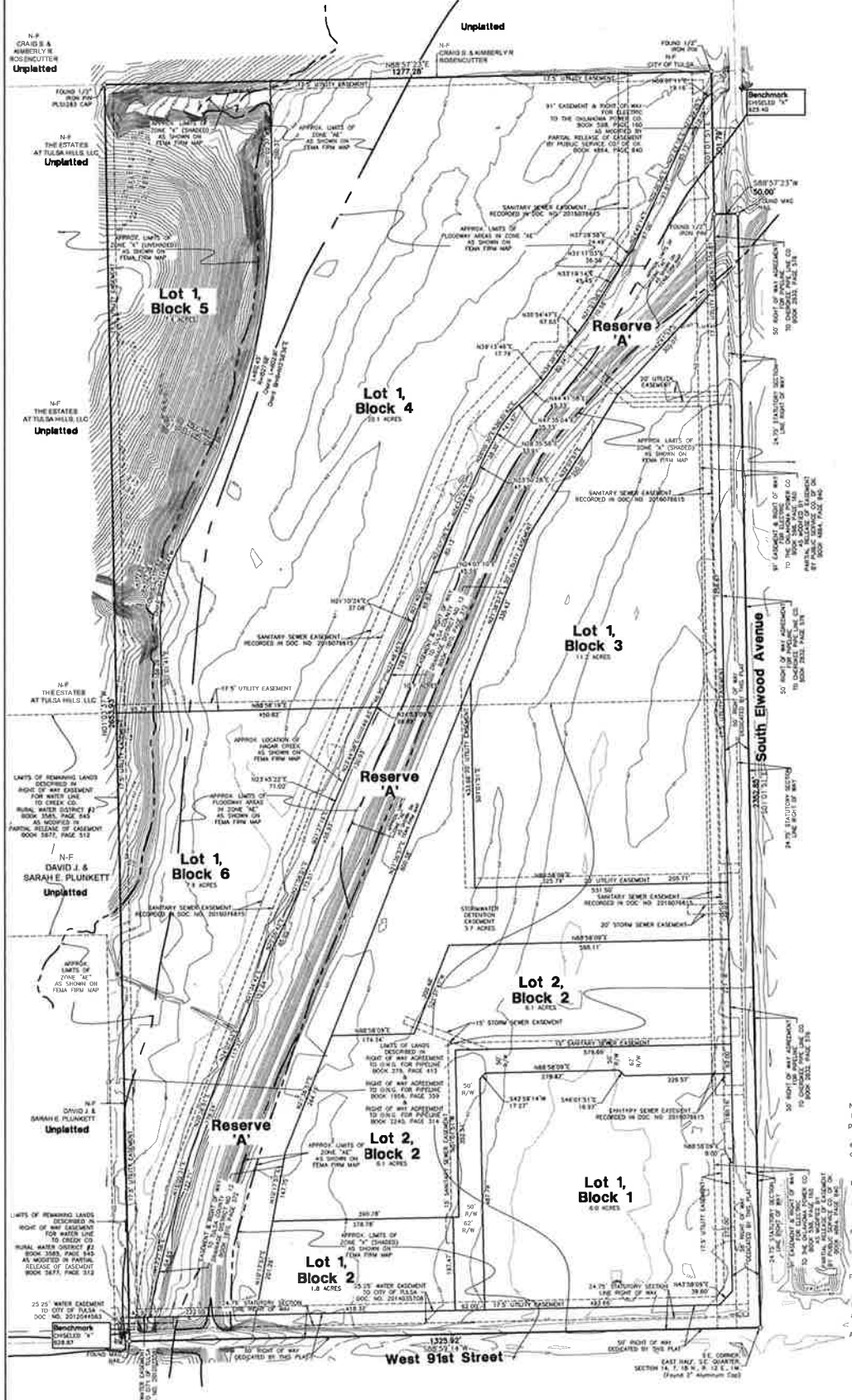
ADDRESS DISCLAIMER NOTE:

ADDRESSES SHOWN ON THIS PLAT ARE LOCATED AS OF THE DATE THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LOCAL GOVERNMENT.

AVIGATION NOTICE

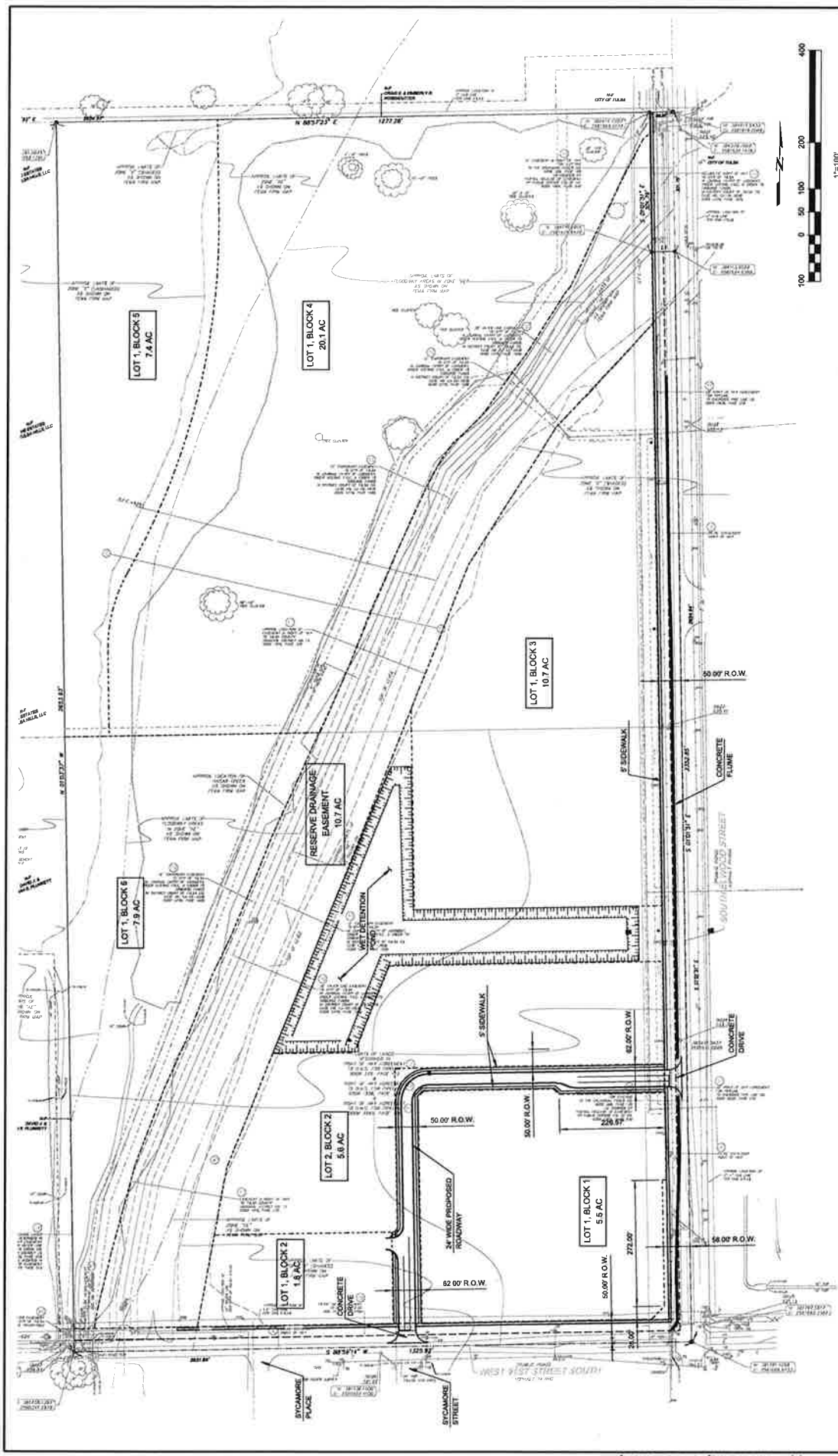
Notice is hereby given that owners and users of aircraft of all types operate on a frequent basis in the airspace above this plat of land. Said aircraft, when operated in a lawful manner, are allowed free and unobstructed passage in the airspace over, under, across, adjacent to, above and in the vicinity of the plat of land. The lawful operation of aircraft is known to generate noise, vibration, and other effects as may be inherent in the operation of or flight or passage in and through said airspace which result directly or indirectly from the operations of aircraft or the airport, now and in the future, including but not limited to, ground and flight operations of aircraft at, over, on or in the vicinity of the airport, and regardless of whether arriving, departing, maneuvering, or en route, and it must be further recognized that all such operation may increase in the future.

Notice is also given that rules and regulations defined in Federal Aviation Regulations (FAR), including but not limited to FAR Part 77, may limit the height of buildings, structures, poles, trees or other objects whether natural or otherwise, located or to be located on property within this plat of land and may require, prior to construction, the submission of an application as may be required by the Federal Aviation Administration to ensure that the safe operation of aircraft is not impacted by said object.



91ST & ELWOOD
SHEET 1 OF 2
Date of Preparation: September 8, 2017

30.8



REV	DESCRIPTION	DATE

CAUTION
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED
 THE LOCATION AND ELEVATION OF EXISTING
 UTILITIES SHOWN ON THIS PLAN ARE BASED ON
 RECORDS OF THE VARIOUS UTILITY COMPANIES
 AND MEASUREMENTS TAKEN IN THE FIELD.
 THE CONTRACTOR SHALL VERIFY THE LOCATION
 AND DEPTH OF ALL UTILITIES PRIOR TO
 CONSTRUCTION. THE CONTRACTOR SHALL
 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO
 REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

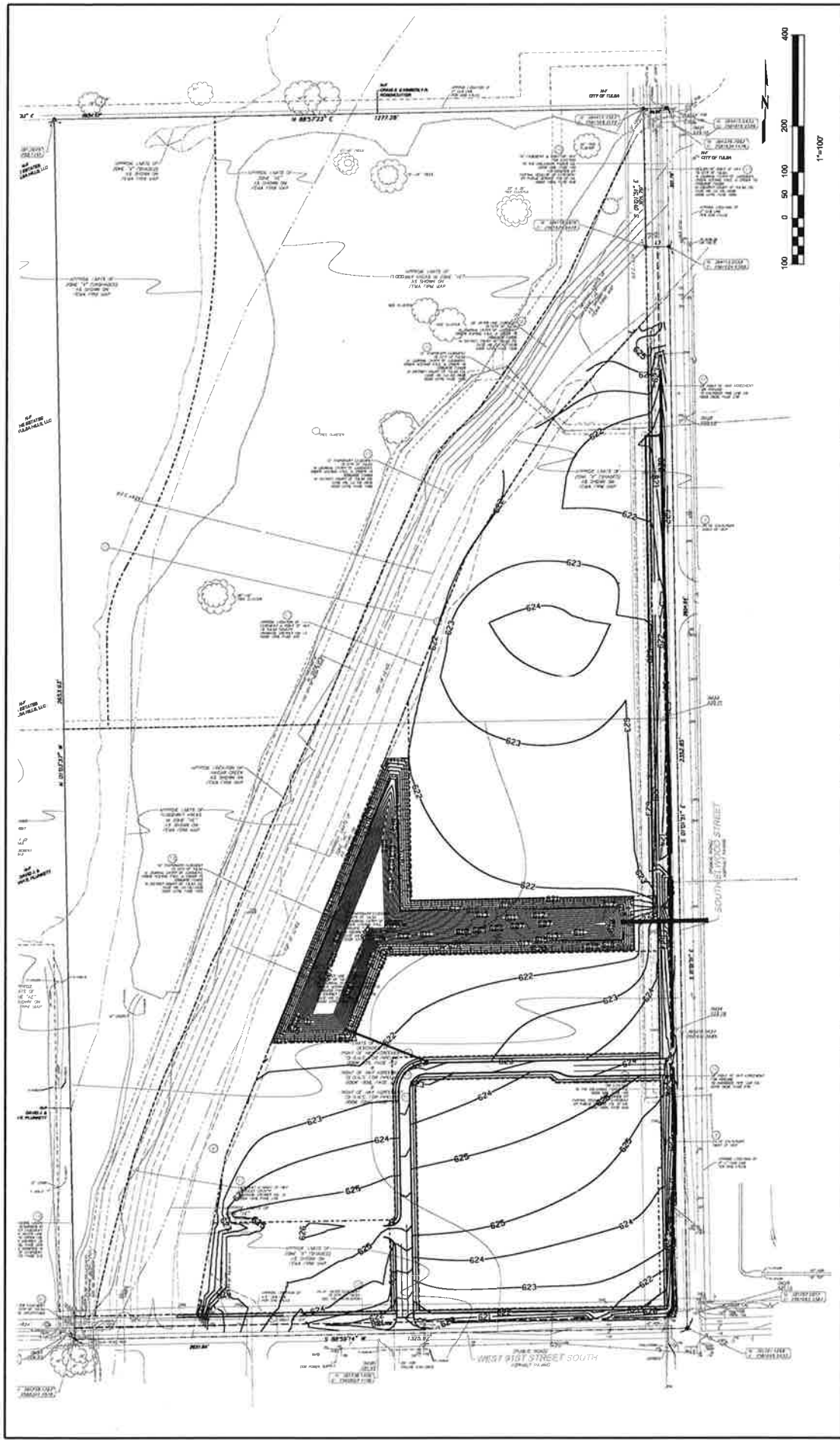


9/6/2017 5:56:08 PM \\csl\server\projects\1740069_9181 & Elwood\Drawn\Prelim_Plot_Exhibits\001_Site.dgn

91ST & ELWOOD
 SITE PLAN
 EXHIBIT

PROJECT NO 1740069 SHEET # C001

30.10



**91ST & ELWOOD
GRADING PLAN
EXHIBIT**

PROJECT NO. 174008 SHEET # C002

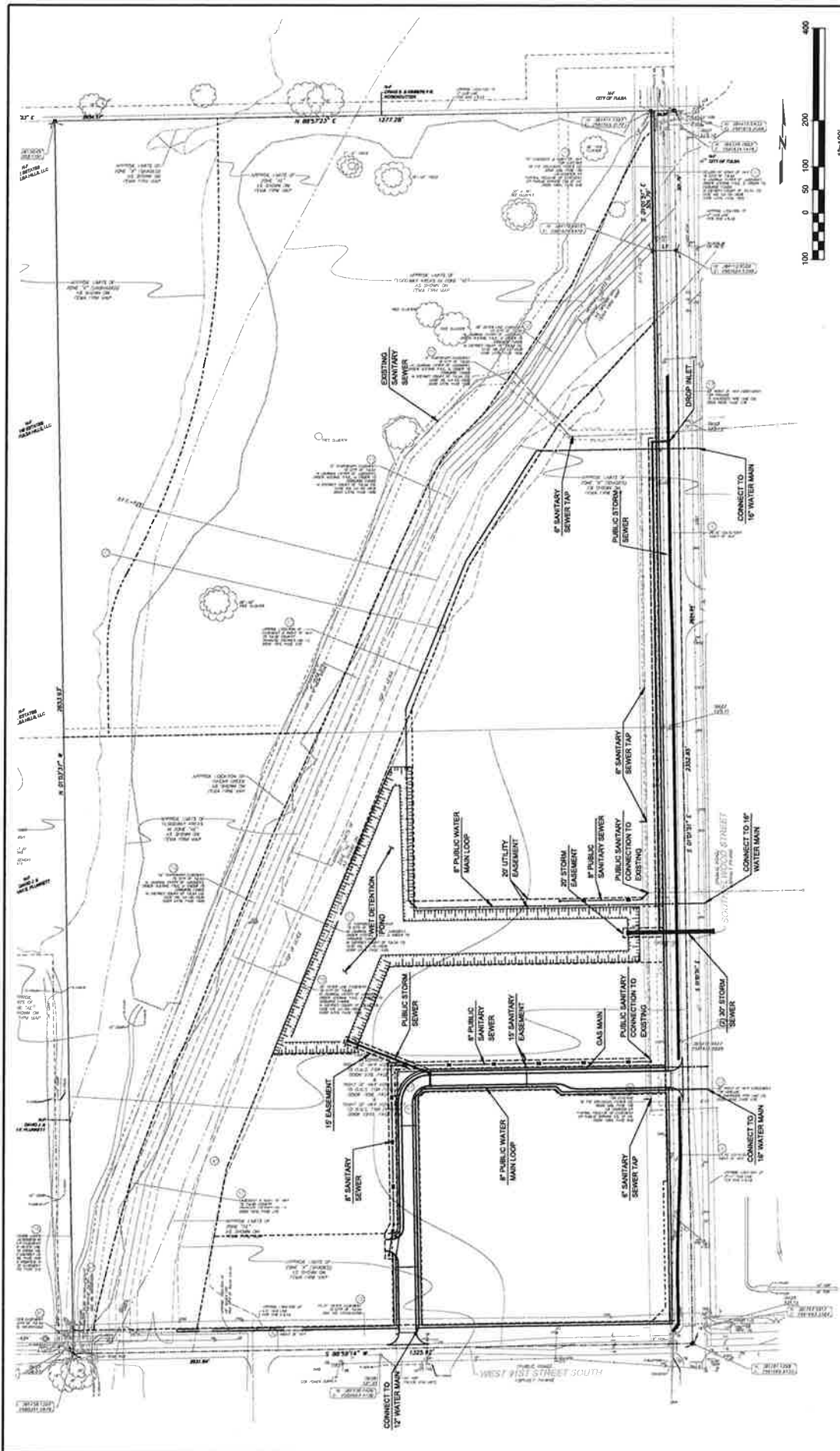
Wallace

THIS DOCUMENT IS
PRELIMINARY IN NATURE
AND IS NOT A FINAL
OFFICIAL ENGINEERING
DOCUMENT.

REV	DESCRIPTION	DATE

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED
THE LOCATION AND ELEVATION OF EXISTING
UTILITIES SHOWN ON THIS PLAN ARE BASED
ON RECORDS OF THE VARIOUS UTILITY COMPANIES
AND FIELD SURVEY. THE CONTRACTOR SHALL
VERIFY THE LOCATION AND DEPTH OF ALL
UTILITIES BEFORE ANY EXCAVATION OR
CONSTRUCTION BEGINS. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR OBTAINING
AT LEAST 14 DAYS BEFORE ANY EXCAVATION TO
REQUEST SIGHT FIELD LOCATIONS OF THE UTILITIES.



**91ST & ELWOOD
UTILITY PLAN
EXHIBIT**

PROJECT NO. 1740068 SHEET # C003



THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL CONTRACT DOCUMENT.

REV	DESCRIPTION	DATE

CAUTION
 NOTICE TO CONTRACTOR: SPECIFICALLY CAUTIONING THE CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF EXISTING UTILITIES IN THE FIELD AND RECORDS OF THE UTILITY COMPANIES AND ADJUSTMENTS MADE IN THE FIELD BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR IS TO BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY CONSTRUCTION. REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



30.12

TMAPC Staff Report

October 4, 2017

City of Tulsa Tax Incentive District Project – First Place Garage

Item for consideration: Resolution finding a downtown project – First Place Garage - within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.

Background: In Resolution No. 19509 published Feb. 21, 2014, the City of Tulsa established the Local Development Act Review Committee in accordance with the Local Development Act, 62 O.S. Supp. 1992, § 851 et seq. The Local Development Act provides a significant economic development tool for local governments. Cities and Counties are able to create incentive districts to stimulate economic activity which the City of Tulsa did by the creation of Tax Incentive District No. 1 in 1993 (Amended 1997). This incentive, commonly referred to as an abatement, provides for a full or partial exemption of ad valorem taxes to the owner on the new investment made within the designated district for a period of 5 years, or 6 years (if located within an enterprise zone). Per Title 62, this incentive is not available for retail development or the retail portions of mixed use developments. Currently, the only approved area for this incentive within the City of Tulsa is properties generally located in downtown (inside the Inner Dispersal Loop). The value of the rehabilitation must be at least 50% of the current market value of the building as contained on the most recent Tulsa County assessment rolls. This incentive has been approved in the past for projects including the Mayo Hotel, Mayo 420 building, Atlas Life building, Ambassador Hotel, GreenArch (new residential), Coliseum building, Hartford Commons (new residential), Palace building, 400 S. Boston building, Hampton Inn & Suites (new hotel), the Meridia and Woodland Park Associates (new mixed-use building) and the Tulsa Club building.

The Local Development Act requires that the Tulsa Metropolitan Area Planning Commission (TMAPC) review proposed project plans, make recommendations, and certify to the City of Tulsa as to the conformity of any proposed project plans to the City of Tulsa. The TMAPC reviewed all of the previously mentioned projects and found them to be in conformance with the Tulsa Comprehensive Plan.

On August 28, 2017, the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the First Place Garage project at 410 S. Boston Ave. (Exhibit A) be approved and adopted subject to compliance with the following conditions:

1. The Project will be constructed in substantial conformance with the rendering attached hereto as Exhibit B and with plans and descriptions provided to the City and the Review Committee in August 2017.

2. Colors of decorative bars on the rendering (Exhibit B) are illustrative and not intended to be final colors; final colors shall be agreed between the Mayor and the developer of the Project.
3. When completed, the Project shall provide public access via the tunnel system between the Main Park Plaza garage and the new garage depicted on Exhibit B.
4. The space designated for commercial retail use within the "street-level" floor of the garage shall be located in the exterior walls along the Main Street frontage and the South 4th Street frontage. The Project shall provide an initial 3,000 square feet of retail development at the corner of Main and 4th Street and be designed to accommodate future commercial retail development.
5. The Project shall be designed to provide public access from the sidewalk level along each frontage to all of the space designated for commercial retail use. The design of the concourse shown on Exhibit B may be modified to include stairway access from the sidewalk.
6. In the event a concourse system with ramp and/or stairway is located in the public right-of-way, the developer shall comply with City of Tulsa requirements for structures in the right-of-way. In the event a permanent and functionally mandatory part of the structure is proposed to be located in the public right-of-way, a vacation or closure is preferred over a revocable license agreement which contemplates temporary features.
7. During the period commencing with issuance of the initial Certificate of Occupancy and terminating at the end of the six-year period of tax exemption, no vehicles shall be placed, parked or stored in the space designated for the 3,000 square feet of retail development.
8. During the period commencing with issuance of the initial Certificate of Occupancy for the project and terminating at the end of the six-year period of tax exemption, the space designated for commercial retail use shall be used solely for commercial retail use(s).
9. In addition to retail use, commercial use(s) may be located in the space designated for commercial retail use.

Prior to submittal to City Council, the TMAPC is asked to review the proposed project and adopt a resolution stating that the proposed project is in conformance with the adopted *Tulsa Comprehensive Plan*.

Summary: The proposed project is located in the *Downtown Core* land use designation in the *Tulsa Comprehensive Plan*, described as:

"Downtown Tulsa is a unique area, the centerpiece of the city and region with the highest intensity of uses. Many uses are attracted to the centralized location – government entities, major employers, regional entertainment venues, unique restaurants, specialty stores, nightclubs, cultural entertainment and hotels. Downtown is a significant employment center. Downtown also is a unique and eclectic neighborhood offering a special variety of housing for people who prefer to live in the midst of the activity and amenities."

“Downtown Core is Tulsa’s most intense regional center of commerce, housing, culture and entertainment. It is an urban environment of primarily high density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism and educational institutions. Downtown Core is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To support downtown’s lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.”

The *Downtown Tulsa Master Plan* lists design guidelines for future development and infrastructure improvements. Below are those applicable to this project:

Buildings should have a significant amount of transparency and connectivity at street level. This would include windows, clerestories, transoms, doors, entrances, and exits. Monolithic, blank and bare walls without visual penetration into and out from buildings should not be permitted. Blank walls detract from safety, openness, human scale and connectivity crucial to the linkage of the indoor with the outdoor environment.

New parking is encouraged in structures located below or above mixed use buildings, or “architecturally imbedded” within a development. Parking garages are as important an infrastructure improvement to downtowns as water, wastewater, storm water, and power systems. Commercial, office, residential or other compatible uses should be provided at the street level of parking structures and decks.

The **First Place Garage** project proposes development of a downtown parking garage (167,944 square feet with 519 leasable stalls) and 3,000 square feet of restaurant/retail space on the first floor.

This project contributes to current and future development opportunities in downtown by providing additional structured parking, thereby lessening the need for surface parking. Conformance with the applicable design guidelines in the *Downtown Tulsa Master Plan* ensures that the building contributes to the pedestrian nature of downtown. The project supports the *Downtown Core* land use designation, and meets the applicable design guidelines in the *Downtown Area Master Plan*.

Staff recommendation: *Staff recommends that TMAPC adopt a resolution finding the First Place Garage Project within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.*

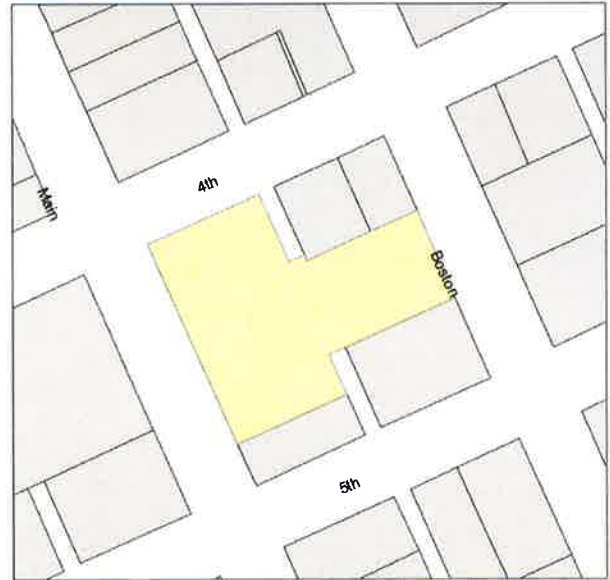
First Place Garage

(410 S Boston Ave)



8/17

**First Place, LLC
First Place Garage
410 S Boston Avenue**



First Place Garage - Parcel

0 40 80 160 Feet

Legal LT 5 BLK 136 TULSA - ORIGINAL TOWNSHIP &
LTS 2, 4 & 5 BLK 1 FIRST PLACE ADDN REDEV
PRT L 17 & 6-7 B136
ORIGINAL TOWNSHIP TULSA

City of Tulsa - Mayor's Office of Economic Development
April 2017

APPLICANT: FIRST PLACE LLC

PROPERTY LOCATION: 410 S Boston Ave

NARRATIVE DESCRIPTION: THE 410 S. BOSTON AVE. PROJECT PROPOSES DEVELOPMENT OF A DOWNTOWN PARKING GARAGE ON VACANT PORTION OF LOT INTO 519 LEASABLE STALLS ON FLOORS 2-5 PLUS 3,000 SF RESTAURANT/RETAIL SPACE ON THE FIRST FLOOR. PER THE DEVELOPER, THE ESTIMATED CONSTRUCTION VALUE OF THESE IMPROVEMENTS IS \$11,500,000. (TOTAL PROJECT COST IS \$14.8MM.) THIS SITE IS LOCATED IN AN ENTERPRISE ZONE, THE OIL CAPITAL HISTORIC DISTRICT, AND REINVESTMENT AREA. THE BUILDING, CONSISTING OF 167,944 SQUARE FEET, WILL INCLUDE APPROXIMATELY 3,000 SF OF RESTAURANT AND RETAIL SPACE WHICH IS NOT ELIGIBLE.

164,944 SF PARKING GARAGE, 3,000 SF RESTAURANT/RETAIL

TOTAL PROJECT COST: \$14,872,500.

SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	\$13,289,200	\$24,789,200
Annual Ad Valorem	\$196,248	\$366,074
Abatement: \$366,074 – (\$196,248 + Retail Increase of \$3,033) = \$166,793 @ 6 years = \$1,000,756		

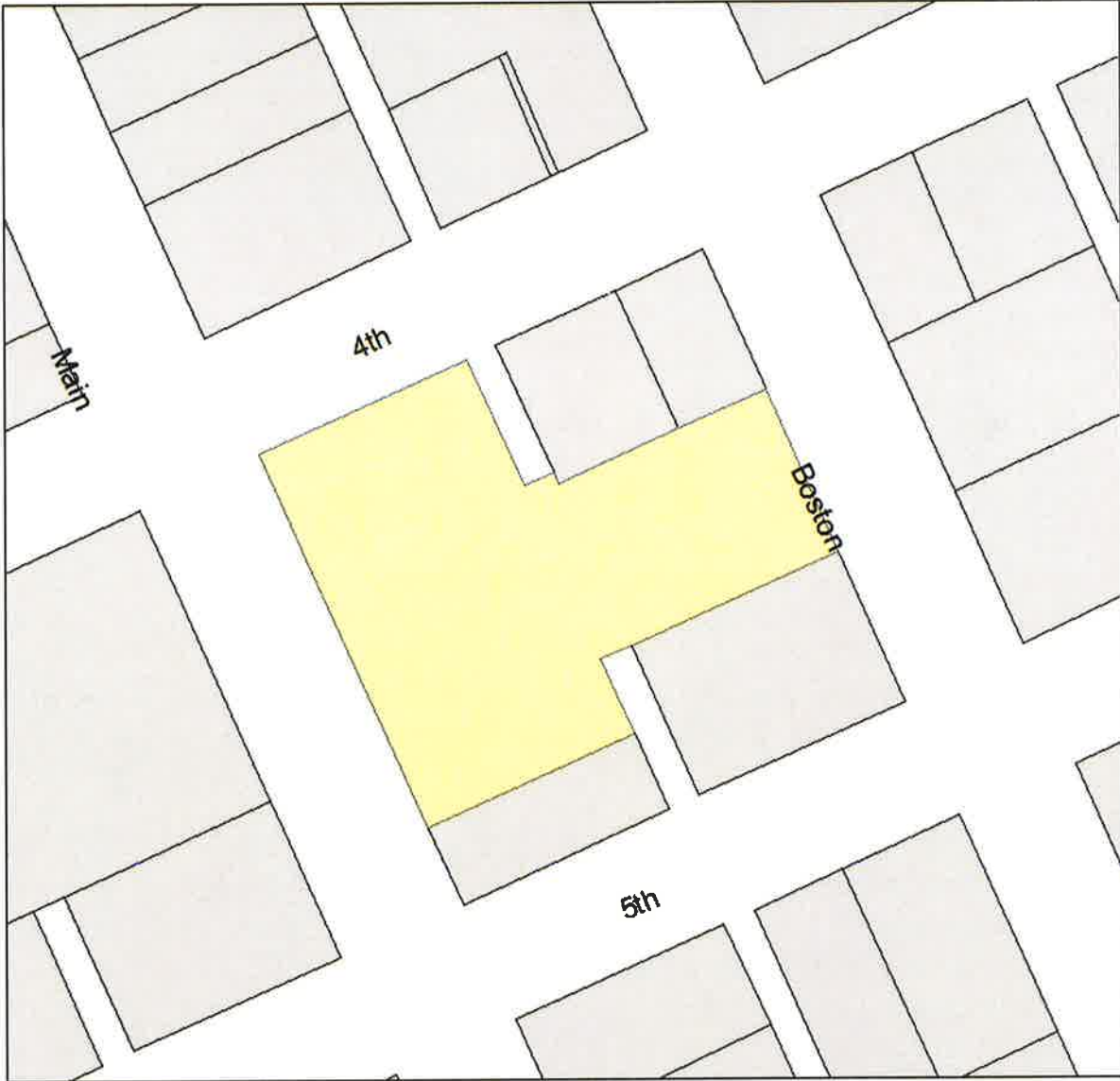


CITY OF
Tulsa
A New Kind of Energy.

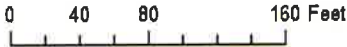
31.4

Exhibit A

**First Place, LLC
First Place Garage
410 S Boston Avenue**



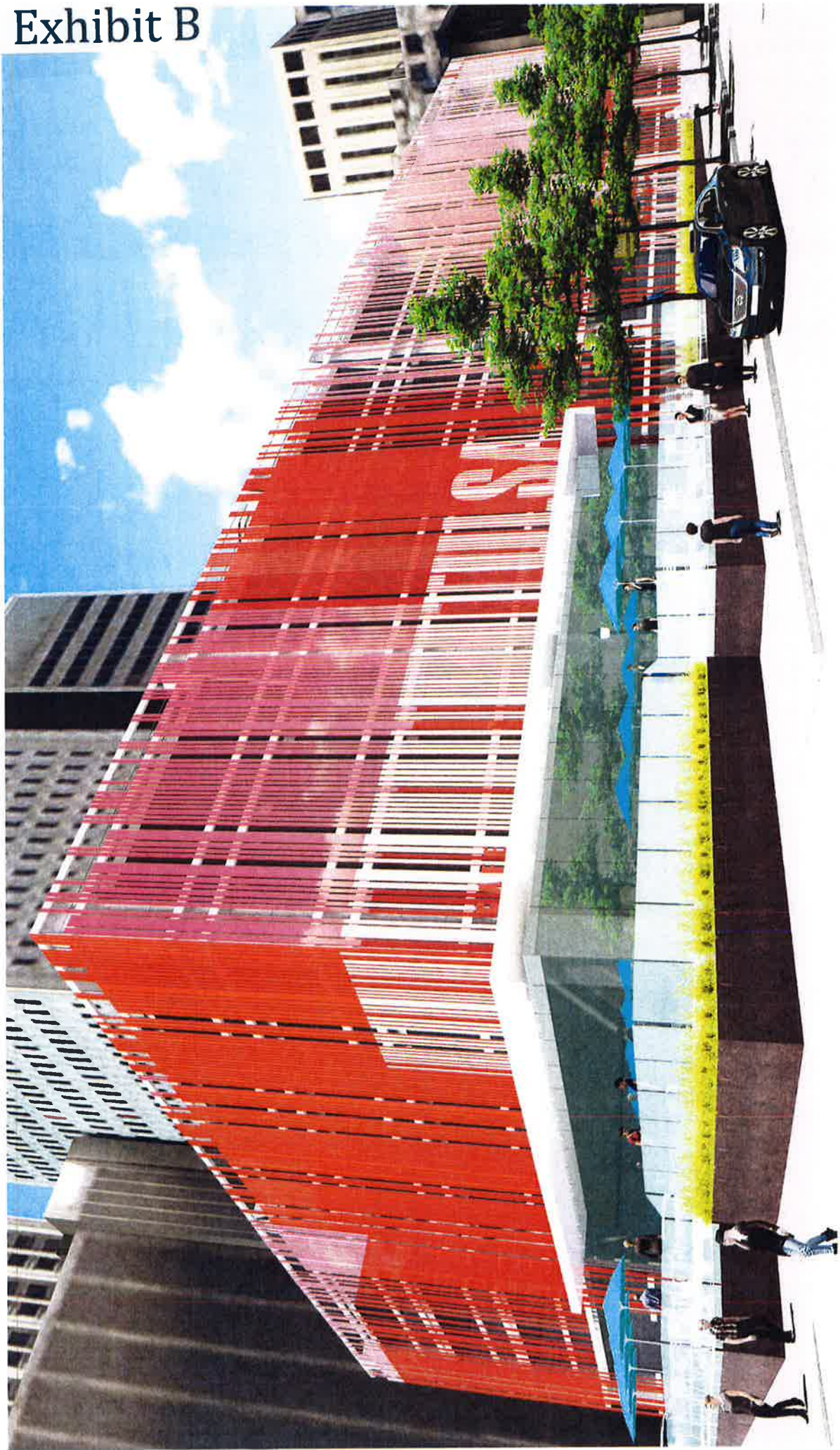
 First Place Garage - Parcel



Legal: LT 5 BLK 136 TULSA – ORIGINAL TOWN &
LTS 2, 4, & 5 BLK 1 FIRST PLACE ADDN RESUB
PRT L 1-3 & 6-7 B136,
ORIGINAL TOWNSHIP TULSA

City of Tulsa - Mayor's Office of Economic Development
April 2017

Exhibit B



31.6