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 pagers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
TMAPC RECEIPTS  
Month of August 2017

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* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.
## August 2017 TMAPC Receipt Comparison

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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)

![Location Map](image)

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

**Staff Recommendation:**  
Staff recommends approval.

**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.
**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

**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-l-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.
**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)

![Location Map Image]

**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.I.2.c(9) of the City of Tulsa Zoning Code.

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved 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.
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

17075 The Vineyard Office Park PUD Minor Amendment
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster               | **Applicant:** Ronald McDonald House Charities  
|                             | **Owner:** Saint Francis Hospital, INC |

<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>![Location Map Image]</td>
<td><strong>Change of Access</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> OL (Office – Low)</th>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the change of access</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th><strong>City Council District:</strong> 9</th>
<th><strong>County Commission District:</strong> 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Councilor Name:</strong> Ben Kimbro</td>
<td><strong>Commissioner Name:</strong> Ron Peters</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Change of Access Exhibit

**Case:** Warren Center East Amended  
**Hearing Date:** October 4, 2017
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

20.3
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 he/she 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: 2/25/2020

[Signature]
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
| **Case Report Prepared by:** | **Location Map:**  
(shown with City Council Districts) |
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td><img src="image" alt="Map Diagram" /></td>
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</tbody>
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<table>
<thead>
<tr>
<th><strong>Case:</strong> Memorial Imports</th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearing Date:</strong> October 4, 2017</td>
<td><strong>Applicant:</strong> Nicole Watts, KKT Architects</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Memorial Imports, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
<th><strong>Zoning:</strong> CG (Commercial – General) with an optional development plan</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Location:</strong> North of the northeast corner of East 91st Street South and South Memorial Drive</td>
<td></td>
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</table>

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
<th><strong>City Council District:</strong> 7</th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval of the change of access</td>
<td><strong>Councilor Name:</strong> Anna America</td>
</tr>
<tr>
<td></td>
<td><strong>County Commission District:</strong> 3</td>
</tr>
<tr>
<td></td>
<td><strong>Commissioner Name:</strong> Ron Peters</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Change of Access Exhibit
CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT

WHEREAS, Memorial Investments, LLC are the owners of Memorial Investments 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 2601 to 4101 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 14th day of September, 2017.

[Signature]
Owner

[Signature]
Owner

APPROVED:

[Signature]
City/County Engineer

[Signature]
TMAPC

21.3
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

Change Of And Consent To Areas As Shown On Recorded Plat  

21.4
### Tulsa Metropolitan Area Planning Commission

**Case:** The Land  
**Hearing Date:** October 4, 2017

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster               | **Applicant:** Ted Sack, Sack & Associates  
|                             | **Owner:** Presley Family Ministries |

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

![](image)

**Zoning:** CG, RM-2, PUD-824

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
<tbody>
<tr>
<td>Reinstatement of Preliminary Plat</td>
<td>Staff recommends approval of the reinstatement</td>
</tr>
</tbody>
</table>

**County Commission District:** 3  
**Commissioner Name:** Ron Peters

**EXHIBITS:** Applicant request for reinstatement, preliminary plat
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 Turnpike 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
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster               | **Applicant:** Eric Sack, Sack & Associates  
|                             | **Owner:** DPF Yale Village, LLC |

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

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
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<tr>
<td>Reinstatement of Preliminary Plat</td>
<td>Staff recommends approval of the reinstatement</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>City Council District:</strong> 8</th>
</tr>
</thead>
</table>
| CS, RM-2, RM-0, RS-3, PUD-275 | **Councilor Name:** Phil Lakin  
|                           | **County Commission District:** 3  
|                           | **Commissioner Name:** Ron Peters |

**EXHIBITS:** Applicant request for reinstatement, preliminary plat
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.

[Signature]
Eric G. Sack, PE, PLS
Vice President

EGSignature

1898
1813.21

An equal opportunity employer
From: Sawyer, Kim
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
dwilkerson@inco.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

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/

CONFIDENCEALITY STATEMENT. This e-mail and any attachments hereeto are subject to the Electronic Communications Privacy Act, Tit. 18 U.S.C. Sec. 2510. The information contained in this transmission is or may be protected by the attorney-client and/or the attorney work product privilege and is confidential. It is intended only for the use of the individual or entity identified above. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. No applicable privilege or confidentiality is waived by the party sending this communication and/or any attachments. If you received this email communication in error, please notify the sender immediately by reply e-mail or by telephone and delete the message and any attachments from your server/system. Thank you and we apologize for any inconvenience you may have encountered.
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@incoq.org

Celebrating 50 Years of Service to the Tulsa Region

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
| **Case:** BOA-22320 Plat Waiver |
|---|---|
| **Hearing Date:** October 4, 2017 |

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> DeeAnne Short</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Donald &amp; DeeAnne Short</td>
</tr>
</tbody>
</table>

| **Location Map:** | **Applicant Proposal:** |
| (shown with City Council Districts) | **Location:** East of the southeast corner of East 13th Street South and South Utica Avenue |

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> RS-3</th>
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</table>

<table>
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<tr>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
<tbody>
<tr>
<td>Staff recommends <strong>approval</strong> of the Plat Waiver</td>
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</table>

<table>
<thead>
<tr>
<th><strong>City Council District:</strong> 4</th>
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<tbody>
<tr>
<td><strong>Councilor Name:</strong> Blake Ewing</td>
</tr>
<tr>
<td><strong>County Commission District:</strong> 2</td>
</tr>
<tr>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
</tr>
</tbody>
</table>

**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.
SITE PLAN

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

LEGEND
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 ONE
1-800-522-1843

PLAT NO. 323

26.5
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>** Applicant: ** Nicole Watts, KKT Architects</td>
</tr>
<tr>
<td></td>
<td>** Owner: ** The Center for Individuals with Physical Challenges</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
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<tbody>
<tr>
<td>![Map Image] (Image of a map showing City Council Districts)</td>
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<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Applicant Proposal:</strong></th>
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</thead>
<tbody>
<tr>
<td>IM, RM-3, OL, CG</td>
<td>** Plat Waiver **</td>
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</table>

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<tr>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td>Staff recommends approval of the Plat Waiver</td>
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</tbody>
</table>

<table>
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<tr>
<th><strong>City Council District:</strong></th>
<th><strong>Councilor Name:</strong> Blake Ewing</th>
</tr>
</thead>
<tbody>
<tr>
<td>4</td>
<td><strong>County Commission District:</strong> 2</td>
</tr>
<tr>
<td></td>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
</tr>
</tbody>
</table>

**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.
**TMAPC**

Tulsa Metropolitan Area Planning Commission

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Kevin Vanover, Olsson Associates</td>
</tr>
<tr>
<td></td>
<td>Owner: CACA Investments, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Map: (Shown with County Commission districts)</th>
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</table>

**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

<table>
<thead>
<tr>
<th>Zoning: IM (Industrial – Moderate)</th>
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**Staff Recommendation:**

Staff recommends approval of the preliminary plat

<table>
<thead>
<tr>
<th>County Commission District: 1</th>
</tr>
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</table>

*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.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Kevin Vanover, Olsson Associates</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> CACA Investments, LLC</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (Shown with County Commission districts)</th>
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</thead>
<tbody>
<tr>
<td><img src="image" alt="Location Map" /></td>
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</tbody>
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<tr>
<th><strong>Applicant Proposal:</strong></th>
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</thead>
<tbody>
<tr>
<td>Request for authorization for accelerated release of a building permit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>IM (Industrial – Moderate)</td>
<td>Staff recommends <strong>approval</strong> of the accelerated release of a building permit</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>County Commission District:</strong></th>
<th><strong>Commissioner Name:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
<td>John Smaligo</td>
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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.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster               | **Applicant:** Carolyn Back, Wallace Engineering  

**Owner:** Elwood Properties, LLC |

| **Location Map:**  
(Shown with County Commission districts) | **Applicant Proposal:** |
<table>
<thead>
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</thead>
<tbody>
<tr>
<td>[Map Image]</td>
<td><strong>Preliminary Plat</strong></td>
</tr>
</tbody>
</table>

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:** |
<table>
<thead>
<tr>
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<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the preliminary plat</td>
</tr>
</tbody>
</table>

| **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:** Aviation 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.
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 creative 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)

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.

<table>
<thead>
<tr>
<th>SCENARIO</th>
<th>Existing Values</th>
<th>Estimated Values Upon Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taxable</td>
<td>$13,289,200</td>
<td>$24,789,200</td>
</tr>
<tr>
<td>Annual Ad Valorem</td>
<td>$196,248</td>
<td>$366,074</td>
</tr>
<tr>
<td>Abatement: $366,074 – ($196,248 + Retail Increase of $3,033) = $166,793 @ 6 years = $1,000,756</td>
<td></td>
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</tr>
</tbody>
</table>
Exhibit A

First Place, LLC
First Place Garage
410 S Boston Avenue

Legal: LT 5 BLK 136 TULSA - ORIGINAL TOWN & LTS 2, 4, & 5 BLK 1 FIRST PLACE ADDN RESUB PRT L1-3 & 6-7 B136.
ORIGINAL TOWNSHIP TULSA

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