

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2767**

**April 4, 2018, 1:30 PM**

**175 East 2<sup>nd</sup> Street, 2<sup>nd</sup> Level, One Technology Center  
Tulsa City Council Chamber**

### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

### **REPORTS:**

#### **Chairman's Report:**

#### **Work session Report:**

#### **Director's Report:**

Discuss City Council and Board of County Commission actions and other special projects

1. Minutes of March 21, 2018, Meeting No. 2766

### **CONSENT AGENDA:**

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

2. **LC-995** (Lot-Combination) (County) – Location: Northeast corner of South 45<sup>th</sup> West Avenue and West 56<sup>th</sup> Place South
3. **LC-996** (Lot-Combination) (CD 4) – Location: Southeast corner of West 5<sup>th</sup> Street and South Denver Avenue
4. **LC-997** (Lot-Combination) (CD 4) – Location: Southeast corner of East 10<sup>th</sup> Street South and South Peoria Avenue
5. **LC-998** (Lot-Combination) (CD 4) – Location: West of the Northwest corner of East 3<sup>rd</sup> Street South and South Trenton Avenue

6. **LC-999** (Lot-Combination) (CD 4) – Location: Northeast corner of East 21<sup>st</sup> Street South and South Xanthus Avenue
7. **LC-1000** (Lot-Combination) (CD 8) – Location: North of the northwest corner of East 121<sup>st</sup> Street South and South Sheridan Road
8. **PUD-677-A-4 Guy McAnally** (CD 8) Location: West of the northwest corner of East 121<sup>st</sup> Street South and South Sheridan Road requesting a **PUD Minor Amendment** to allow a pool to be placed within the street setback
9. **ML Jones** (CD 3) Final Plat, Location: West of the northwest corner of East Admiral Place and North Garnett Road

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

#### **PUBLIC HEARINGS:**

10. **Z-7432 Jamelle Moore** (CD 2) Location: South of the southwest corner of South Elwood Avenue and West 71<sup>st</sup> Street South requesting rezoning from **AG to RS-3** (Continued from March 7, 2018)
11. **CPA-72 William Kerr** (CD 3) Location: North of the northwest corner of North Fulton Avenue and East Tecumseh Street requesting to amend the Comprehensive Plan Land Use Map from **Existing Neighborhood** to **Main Street** and amend the Stability and Growth Map from **Area of Stability** to **Area of Growth** (Related to Z-7437)
12. **Z-7437 William Kerr** (CD 3) Location: North of the northwest corner of North Fulton Avenue and East Tecumseh Street requesting rezoning from **RS-4** to **CH** (Related to CPA-72)
13. **PUD-559-C Kimley-Horn** (CD 7) Location: Northwest corner of East 88<sup>th</sup> Street South and South 101<sup>st</sup> East Avenue requesting **to Abandon PUD-559-C** (Related to CO-6 and Tulsa Skilled Nursing Facility Preliminary Plat)
14. **CO-6 Kimley-Horn** (CD 7) Location: Northwest corner of East 88<sup>th</sup> Street South and South 101<sup>st</sup> East Avenue requesting **Corridor Development Plan** (Related to PUD-559-C and Tulsa Skilled Nursing Facility Preliminary Plat)
15. **Tulsa Skilled Nursing Facility** (CD 7) Preliminary Plat, Location: Northwest corner of East 88<sup>th</sup> Street South and South 101<sup>st</sup> East Avenue (Related to PUD-559-C and CO-6)

16. **PUD-379-E Eldon Peaster** (CD 7) Location: South of the southwest corner of East 66<sup>th</sup> Street South and South Memorial Drive requesting a **PUD Major Amendment** to add a use classification for Assembly and Entertainment greater than 250-person occupancy. (Related to PUD-379-E Plat Waiver)
17. **PUD-379-E Plat Waiver** (CD 7) Location: South of the southwest corner of East 66<sup>th</sup> Street South and South Memorial Drive (Related to PUD-379-E)
18. **ZCA-6** - Various amendments to the City of Tulsa Zoning Code in the following sections: Chapter 10 Mixed-use Districts: Section 10.030 and Table 10-7; Chapter 15 Office, Commercial and Industrial Districts: Section 15.020, Table 15-2 and Table 15-2.5; Chapter 30 Legacy Districts: Section 30.010; Chapter 35 Building Types and Use Categories: Sections 35.030, 35.050 and 35-090, Chapter 40 Supplemental Use and Building Regulations: Section 40.360; Chapter 45 Accessory Uses and Structures: Section 45.080; Chapter 50 Temporary Uses: Sections 50.030 and 50.050; Chapter 55 Parking: Sections 55.090 and 55.020, Table 55-1; Chapter 60 Signs: Sections 60.060, 60.070, and 60.080; Chapter 70 Review and Approval Procedures: Sections 70.010, 70.020, 70.030, 70.070 and 70.100; Chapter 90 Measurements: Section 90.090.

#### **OTHER BUSINESS**

19. **New CIP Projects, FY 2019-2023** - Approve based on the finding that the new capital improvement projects for the Capital Improvement Plan, Fiscal 2019-2023 are in conformance with the Tulsa Comprehensive Plan.
20. **Consider initiation of Zoning Code text amendments** to modify standards for residential driveways (Section 55.090-F) and place on future TMAPC agenda.

#### **21. 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.**

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Visit our website at [www.tmapc.org](http://www.tmapc.org)

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

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





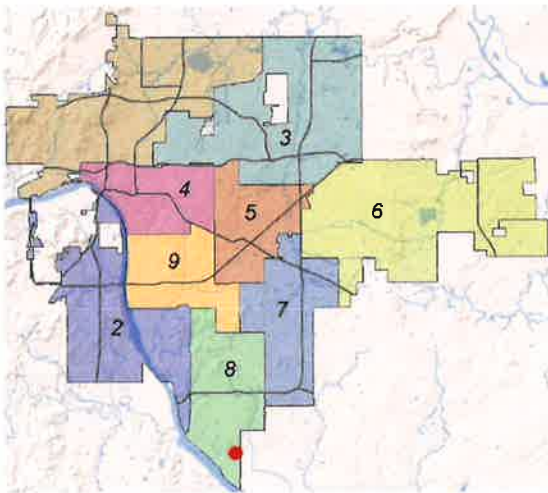
**Case Number:** PUD-677-A-4  
**Minor Amendment**

**Hearing Date:** April 4, 2018

**Case Report Prepared by:**  
 Jay Hoyt

**Owner and Applicant Information:**  
 Applicant: Guy McAnlly  
 Property Owner: Rex & Tara Linville

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



**Applicant Proposal:**

Concept summary: PUD minor amendment to allow a pool to be placed within the street setback abutting Lakewood Ave.

Gross Land Area: 0.33 acres

Location: West of the NW/c E 121<sup>st</sup> St S and S Sheridan Rd

Lot 1, Block 1, Crestwood At The River II  
 12007 S. Kingston Pl. E.

**Zoning:**  
 Existing Zoning: RS-1/PUD-677-A  
 Proposed Zoning: No Change

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

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

**Staff Data:**  
 TRS: 8314  
 CZM: 57 Atlas: 3575

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

**SECTION I:** PUD-677-A-4 Minor Amendment

**STAFF RECOMMENDATION**

Amendment Request: Revise the PUD Development Standards to allow a pool to be constructed within the required street setback abutting Lakewood Ave.

Currently, the development standards of the PUD do not address the location of pools, however the zoning code does not allow pools to be placed within required street setbacks. The unique configuration of the subject lot, with streets on three sides, makes placing a pool on the lot difficult and with limited space to work with, without utilizing a street yard.

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 standards and the character of the development are not substantially altered.”*

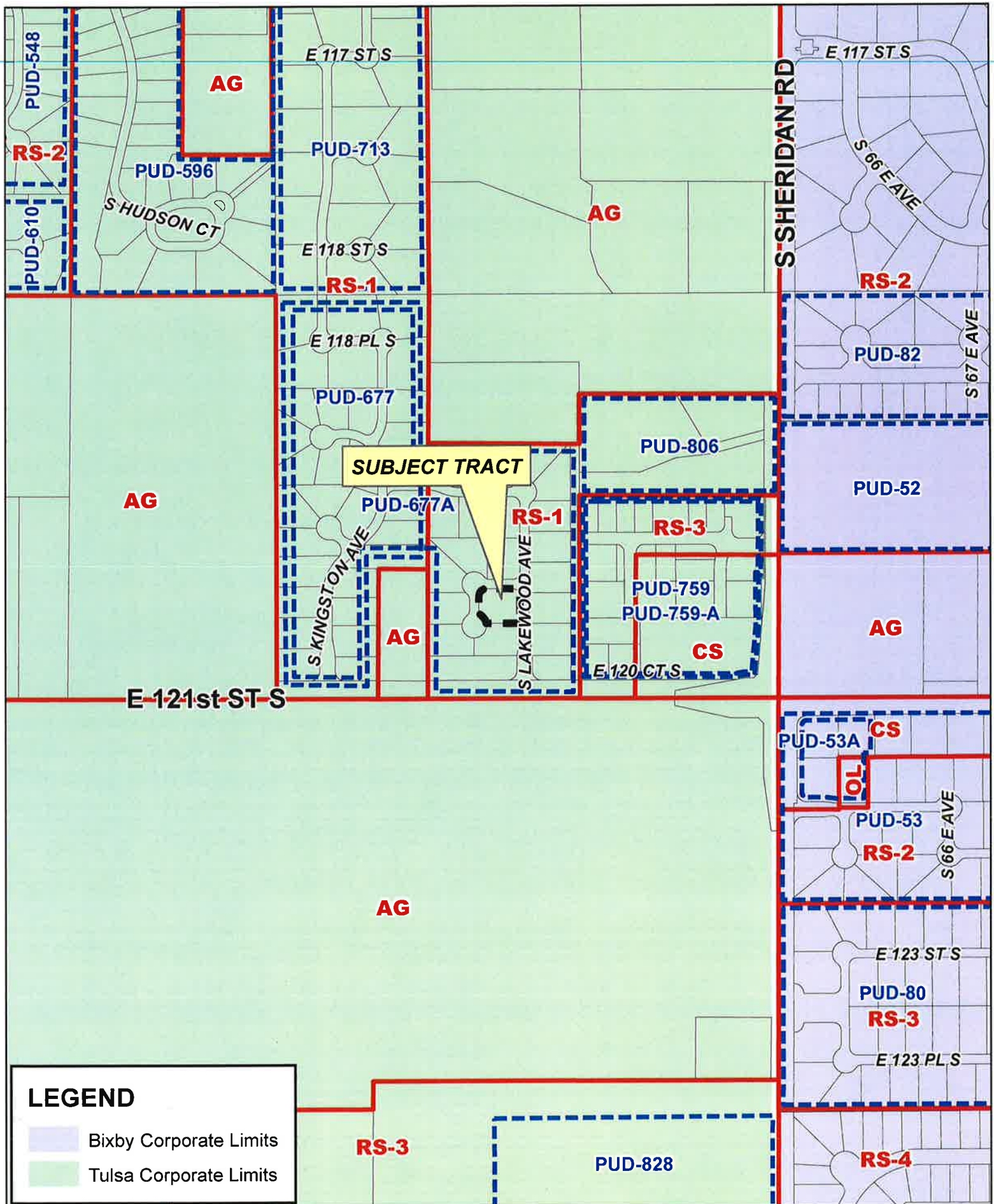
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-677-A and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

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

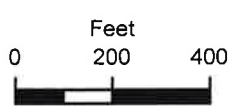
With considerations listed above, staff recommends **approval** of the minor amendment request to allow a pool to be located within the street setback abutting Lakewood Ave for the subject lot.



**SUBJECT TRACT**

**LEGEND**

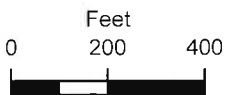
- Bixby Corporate Limits
- Tulsa Corporate Limits



**PUD-677-A-4**

8.3





Subject  
Tract

**PUD-677-A-4**

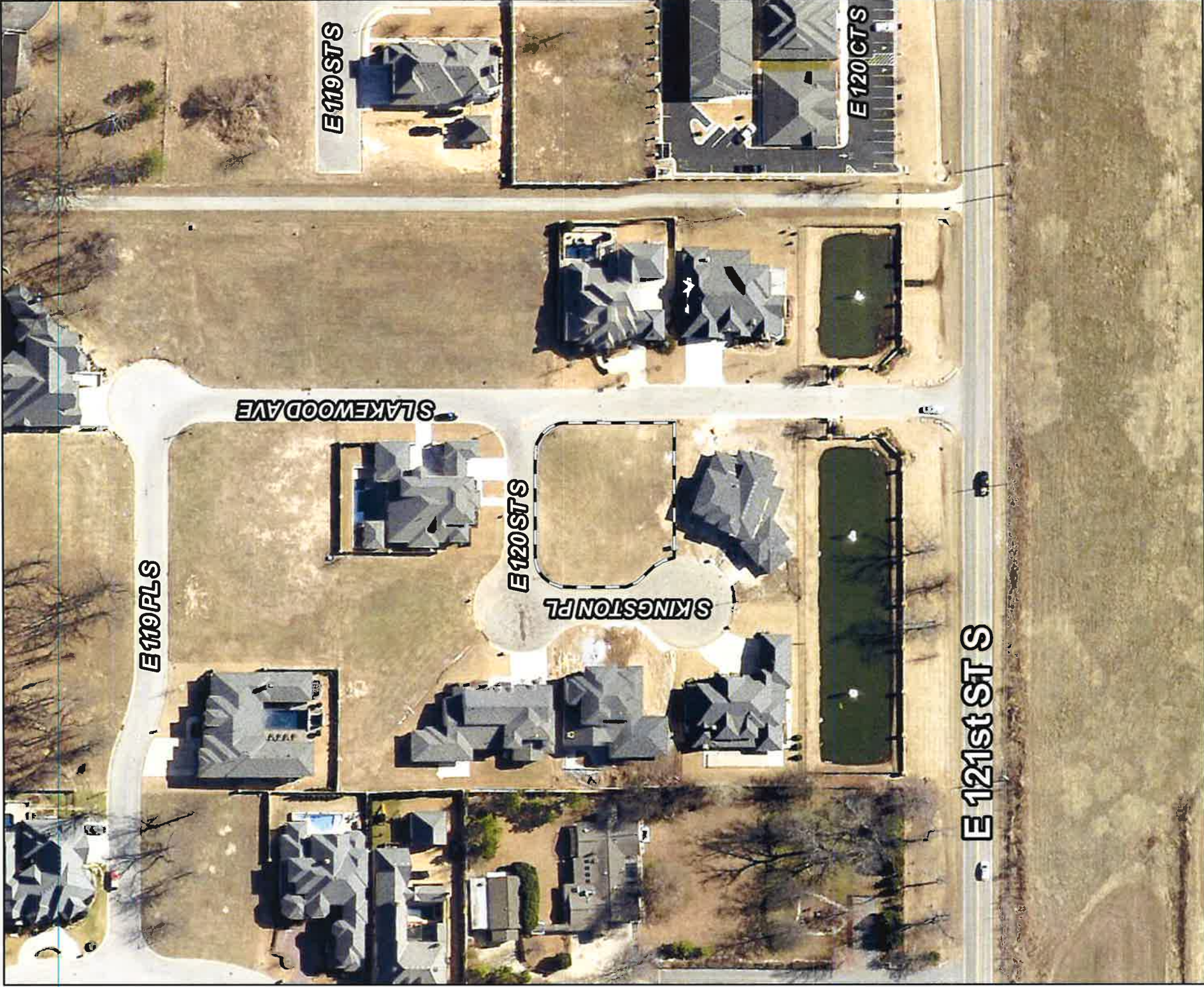
18-13 34

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

Aerial Photo Date: February 2016







**PUD-677-A-4**

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

Aerial Photo Date: February 2016

18-13 34



**85**







Tulsa Metropolitan Area  
Planning Commission

**Case :** ML Jones

**Hearing Date:** April 4, 2018

**Case Report Prepared by:**

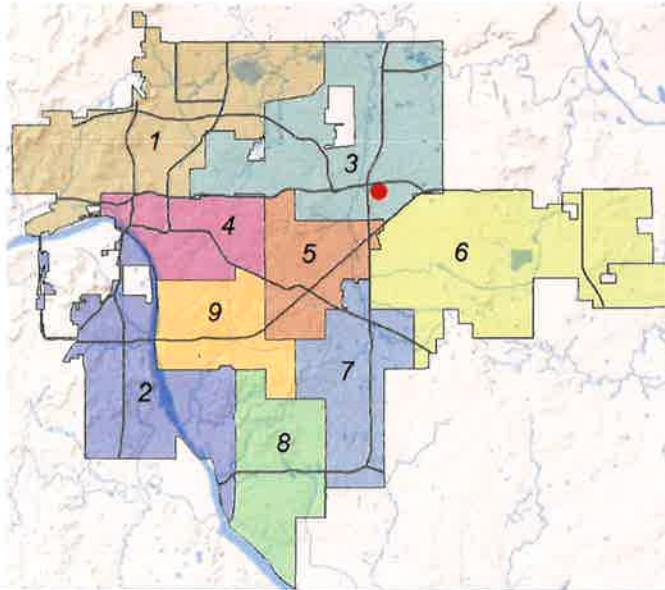
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Select Design, Ryan McCarty

*Owner:* MLJ Rentals, LLC

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



**Applicant Proposal:**

Final Plat

*1 lot, 1 block, 2.28+ acres*

*Location:* West of the northwest corner of East Admiral Place and North Garnett Road

**Zoning:** CS

**Staff Recommendation:**

Staff recommends **approval** of the final plat

**City Council District: 3**

*Councilor Name:* David Patrick

**County Commission District: 1**

*Commissioner Name:* Mike Craddock

**EXHIBITS:** Final Plat

**Subdivision Statistics**

SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK

GROSS SUBDIVISION AREA: 99,469.54 SF / 2.28 ACRES

**Basis of Bearings**

OKLAHOMA STATE PLANE, OKLAHOMA NORTH, ZONE 3501, U.S. SURVEY FEET, NAD83, USING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, TULSA COUNTY, STATE OF OKLAHOMA AS SOUTH 88°44'34" WEST.

**Monumentation**

ALL CORNERS SHOWN HEREON WERE SET USING A 3/8" x 18" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "FRITZ CASS48".

**Benchmark**

ON-SITE NGS OPUS SOLUTIONS REPORT (NAVD 1988)

**Address**

ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

# M.L. Jones

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE/4) OF SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN.

**Owner / Developer**

MLJ RENTALS, LLC  
8 SOUTH 111TH EAST AVENUE  
TULSA, OK 74128  
PHONE: (918) 830-7820  
MR. MICHAEL L. JONES


**Engineer**

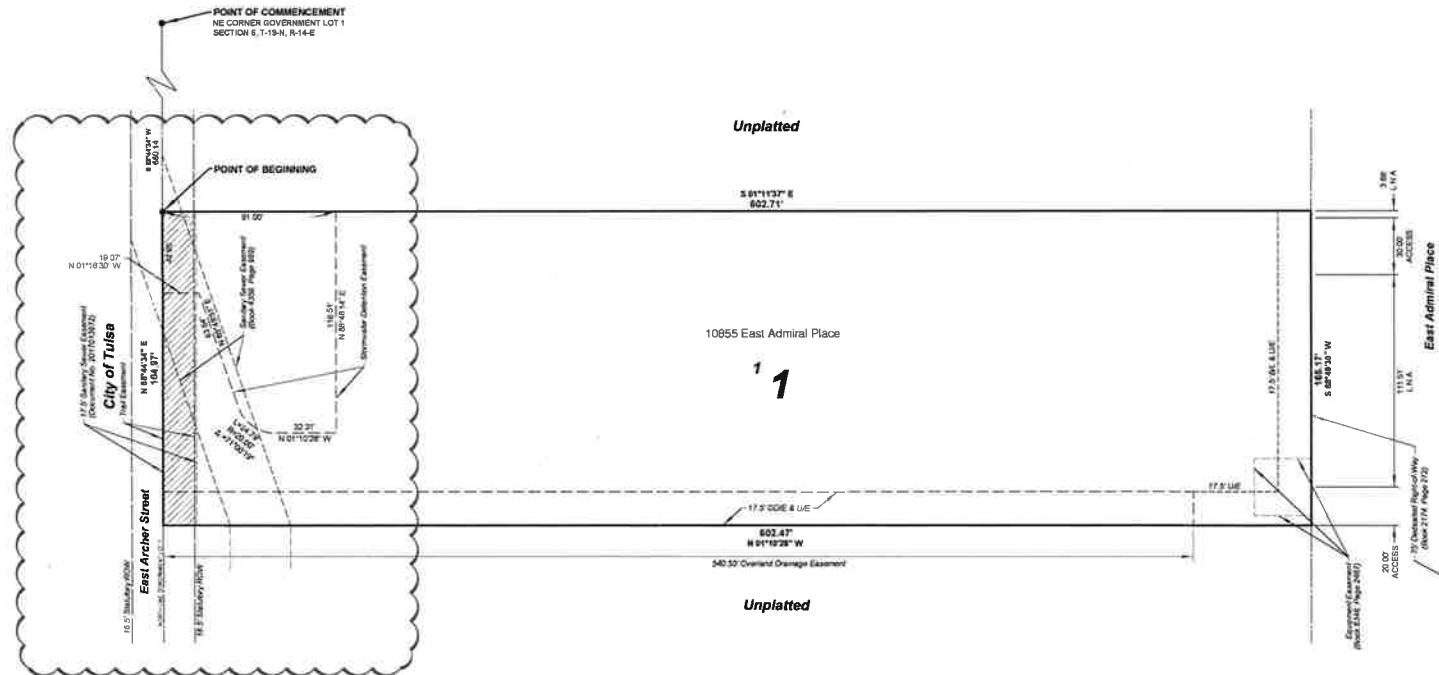
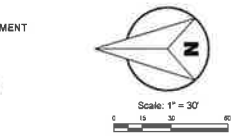
ENGINEERED BY DESIGN, PLLC  
P.O. BOX 15557  
DEL. CITY, OKLAHOMA 73155  
PHONE: (918) 838-0250  
ehale@engbydesign.com  
C.A. # 7655 EXPIRES 6-30-2018

**Surveyor**

FRITZ LAND SURVEYING, LLC  
2017 WEST 91ST STREET  
TULSA, OKLAHOMA 74132  
PHONE: (918) 231-0575  
EMAIL: fritzlandsurveying@gmail.com  
C.A. # 5848 EXPIRES 6-30-2018

**Legend**

- B/L BUILDING SETBACK LINE
- L N A LIMITS OF NO ACCESS
- OD/E OVERLAND DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- U/E UTILITY EASEMENT
-  LIMITS OF TRAIL EASEMENT



FINAL PLAT  
ENDORSEMENT OF APPROVAL

TULSA METROPOLITAN AREA PLANNING COMMISSION

APPROVAL DATE: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_  
CITY ENGINEER

COUNCIL OF THE CITY OF TULSA, OKLAHOMA

APPROVAL DATE: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

MAYOR: \_\_\_\_\_

ATTEST CITY CLERK: \_\_\_\_\_

CITY ATTORNEY: \_\_\_\_\_

THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL. IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.

COUNTY TREASURER STAMP

2-b









Tulsa Metropolitan Area Planning Commission

**Case Number:** Z-7432

**Hearing Date:** April 4, 2018

Continuance requested by neighborhood March 7, 2018

**Case Report Prepared by:**

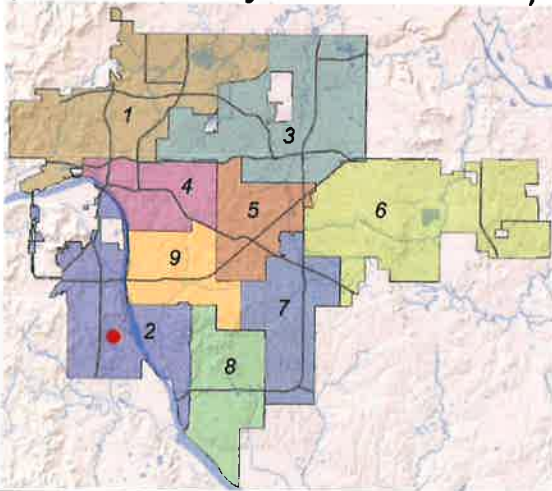
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Jamelle Moore/Wallace Engineering

*Property Owner:* JJ RANGER LLC

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential

*Concept summary:* Rezoning request is for a single family residential subdivision.

*Tract Size:* 20 ± acres

*Location:* S of the SW/c of S. Elwood Ave & W. 71<sup>st</sup> St. S.

**Zoning:**

*Existing Zoning:* AG

*Proposed Zoning:* RS-3

**Comprehensive Plan:**

*Small Area Plan:* West Highlands Small Area Plan

*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval for RS-3 zoning**

**Staff Data:**

TRS: 8211

CZM: 51

Atlas: 1141, 1142

**City Council District:** 2

*Councilor Name:* Jeanie Cue

**County Commission District:** 2

*Commissioner Name:* Karen Keith

10.1

## SECTION I: Z-7432

**DEVELOPMENT CONCEPT:** Rezoning request for anticipated development of a single family residential subdivision.

### **EXHIBITS:**

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits:  
ALTA Survey

### **DETAILED STAFF RECOMMENDATION:**

RS-3 zoning allows single family residential zoning that is land use supported by the West Highlands Small area plan and by Tulsa Comprehensive Plan and,

RS-3 zoning supports a density that is consistent with the anticipated development pattern east of Tulsa Hills Shopping Center and west of South Elwood and,

RS-3 is non- injurious to the existing proximate properties therefore,

**Staff recommends Approval of Z-7432 to rezone property from AG/ to RS-3.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The new neighborhood vision and the area of growth identified in the Tulsa Comprehensive Plan anticipated this type of development. Street connectivity will be an important consideration during the preliminary plat phase of this project.*

### **Land Use Vision:**

*Land Use Plan map designation:* New Neighborhood

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

*Areas of Stability and Growth designation:* Area of Growth

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

10.2



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

Transportation Vision:

*Major Street and Highway Plan:* None

*Trail System Master Plan Considerations:* None

Small Area Plan: The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have not implemented those concepts. The primary emphasis for agricultural style residential development in the plan area are west of Highway 75.

Special District Considerations: None except those design considerations recommended in the West Highlands Small Area Plan

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is a gently sloping site that is generally drains toward the Hager Creek flood plain area at the west end of the site. The north edge of the zoning request abuts a recently constructed Multi Family Project. There are no reasonable expectations for street extensions except to the south and possibly west where property is currently still zoned AG.

Three parcels are included in the zoning request. Each parcel has a single family home.

Hager Creek flood plain snippet:



Environmental Considerations: Single family residential development is unlikely in the floodplain area however the preliminary plat will be arranged in a way to preserve as much green space as possible in that area.

An electrical transmission line is on the east boundary of the property. Residential setbacks will be greater than the normal setback from the planned street right of way as a result of that transmission line.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Elwood Avenue	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	PUD-738 / CS, RM-O, RS-3	Town Center	Growth	Multi Family
East	AG	Existing Neighborhood	Stability	Large lot single family residential
South	AG	New Neighborhood	Growth	Large lot single family residential
West	AG	New Neighborhood	Growth	Large lot single family residential

**SECTION III: Relevant Zoning History**

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

***Subject Property:***

**BOA-19353 May 2002:** The Board of Adjustment **denied** a *variance* of the required 30' of frontage on a public street or dedicated right-of-way to 0'; and a *variance* of lot width from 200' to 165' to permit a lot-split, for lack of hardship, on property located south of the southwest corner of South Elwood Avenue and West 71<sup>st</sup> Street South, the subject property.

**BOA-17358 April 1996:** The Board of Adjustment **approved** a *special exception* to permit a double-wide manufactured home in an AG zoned district permanently (Section 301), on property located south of the southwest corner of South Elwood Avenue and West 71<sup>st</sup> Street South, the subject property.

***Surrounding Property:***

10.4

**Z-7353 August 2016:** All concurred in **approval** of a request for *rezoning* a 2.58± acre tract of land from RS-3 to CS, on property located south of the southeast corner of South Jackson Avenue and West 71<sup>st</sup> Street South.

**PUD-742-A October 2015:** All concurred in **approval**, with conditions, of a proposed Major Amendment to PUD on a 25± acre tract of land for elementary school use (Use Unit 5), on property located south of the southeast corner of South Elwood Avenue and West 71<sup>st</sup> Street.

**Z-7286 December 2014:** All concurred in **approval** of a request for *rezoning* a 3.52± acre tract of land from RS-3 to CS on property located west of the southwest corner of West 71<sup>st</sup> Street South and South Elwood Avenue.

**Z-7065/ PUD-742 September 2007:** All concurred in **approval** of a request for *rezoning* a 24± acre tract of land and a proposed *Planned Unit Development* for an office park from AG to OL on property located south of the southeast corner of East 71<sup>st</sup> Street and South Elwood Avenue.

**Z-7052/ PUD-738 May 2007:** All concurred in **approval** of a request for *rezoning* a 40± acre tract of land from AG to RS-3/RM-0/CS/PUD and a proposed *Planned Unit Development* for a mixed use development on property located on the southwest corner of West 71<sup>st</sup> Street and South Elwood Avenue.

**Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006:** All concurred in **approval** of a request for a *Corridor Development Plan* on a 176± acre tract of land to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio, on property located east of US Highway 75 between West 71<sup>st</sup> and West 81<sup>st</sup> Streets.

**Z-7008 March 2006:** All concurred in **approval** of a request for *rezoning* a 43.6± acre tract of land from AG/RS-3 to CO for a regional shopping center known as Tulsa Hills, on property located on the east side of U.S. Highway 75 South between West 71<sup>st</sup> Street South and West 81<sup>st</sup> Street South.

**BOA-19228 November 2001:** The Board of Adjustment **approved** a *variance* of lot width from required 200' to 135' on Tract A and 100' on Tract B; a *variance* of lot area from 2 acres to 1.89 acres on Tract A; and a *variance* of land area per dwelling unit from 2.2 acres to 2.0 acres on Tract A to permit a lot split, per survey submitted, finding the hardship to be the configuration of the lot, on property located south of the southeast corner of South Elwood Avenue and West 71<sup>st</sup> Street South.

**BOA-18614 January 2000:** The Board of Adjustment **approved** a *variance* of average lot width from 200' to 125' and 142' to permit a lot-split in an AG district, on property located south of the southeast corner of South Elwood Avenue and West 71<sup>st</sup> Street South.

3/7/2018 1:30 PM





W 71st ST S

S JACKSON AVE

W 73 ST S

S ELWOOD AVE

W 77 ST S

W 77 ST S

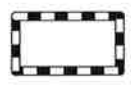
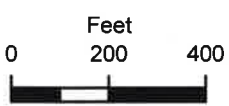
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W 77 ST S

S GUTHRIE AVE

W 77 PL S

S FRISCO AVE



Subject Tract

Z-7432

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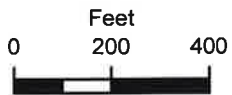
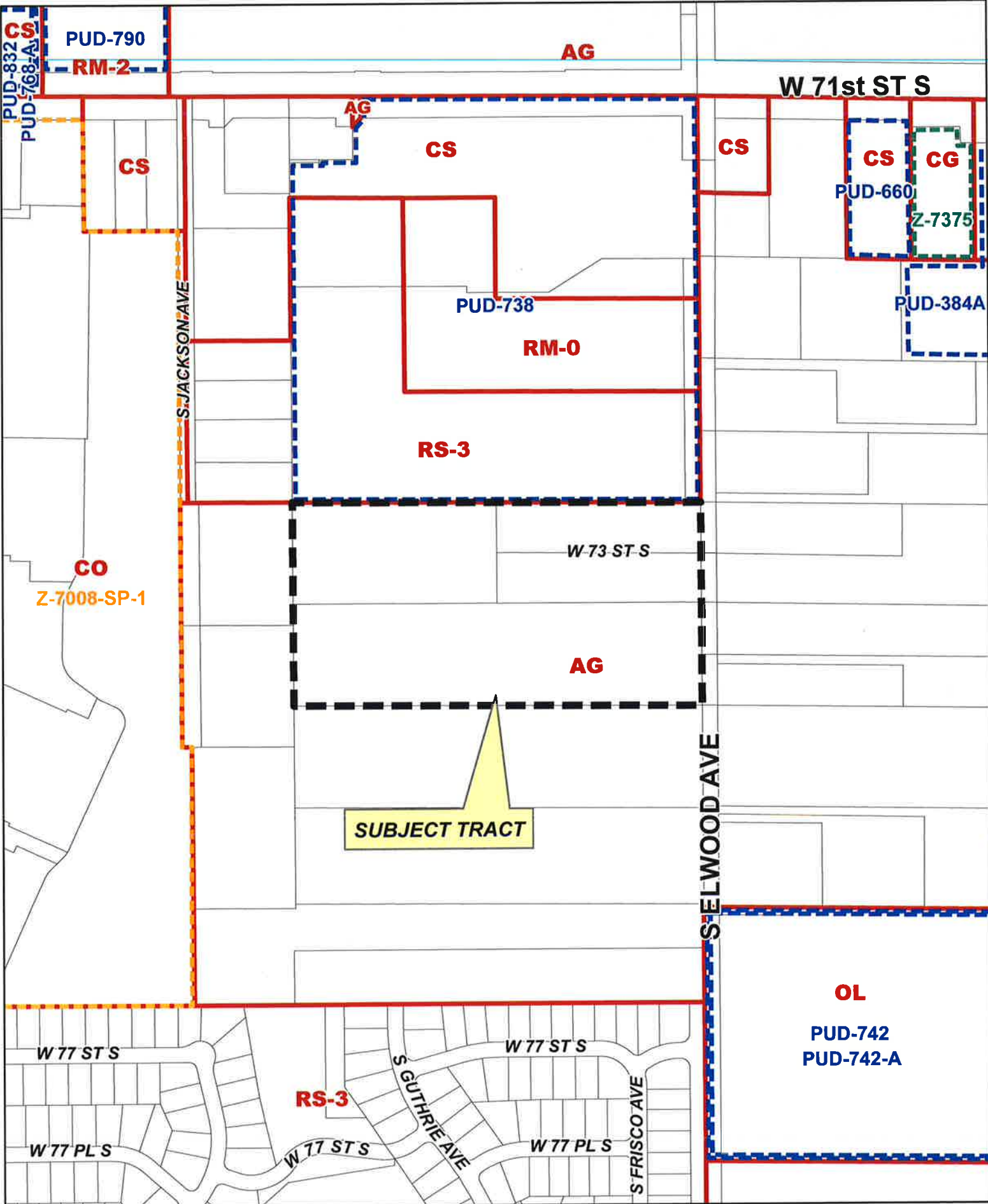
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



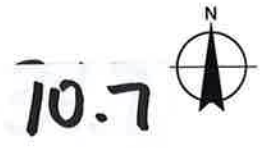
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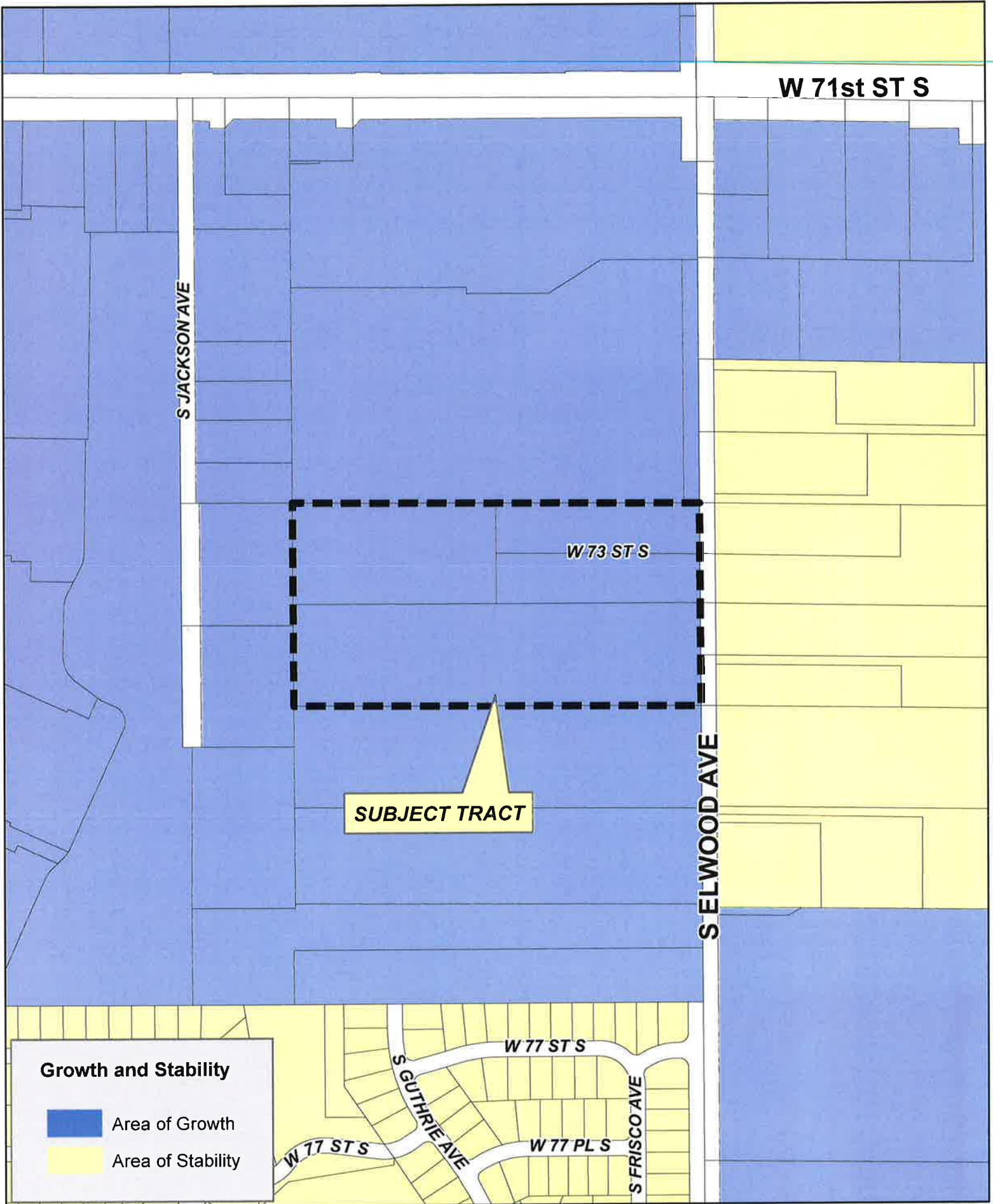






**Z-7432**

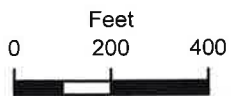
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**Growth and Stability**

-  Area of Growth
-  Area of Stability

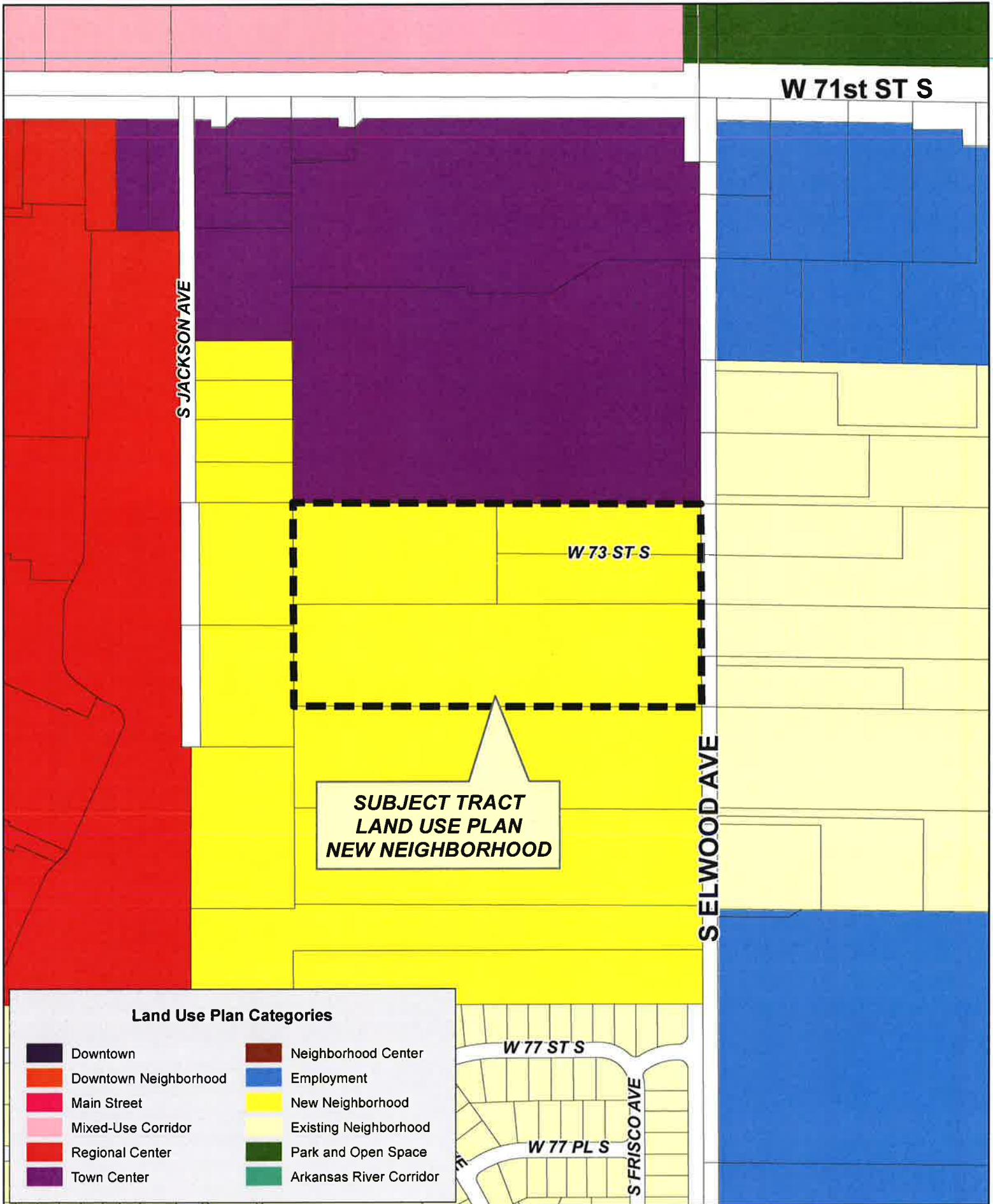


**Z-7432**

18-12 11

10.8





**Z-7432**

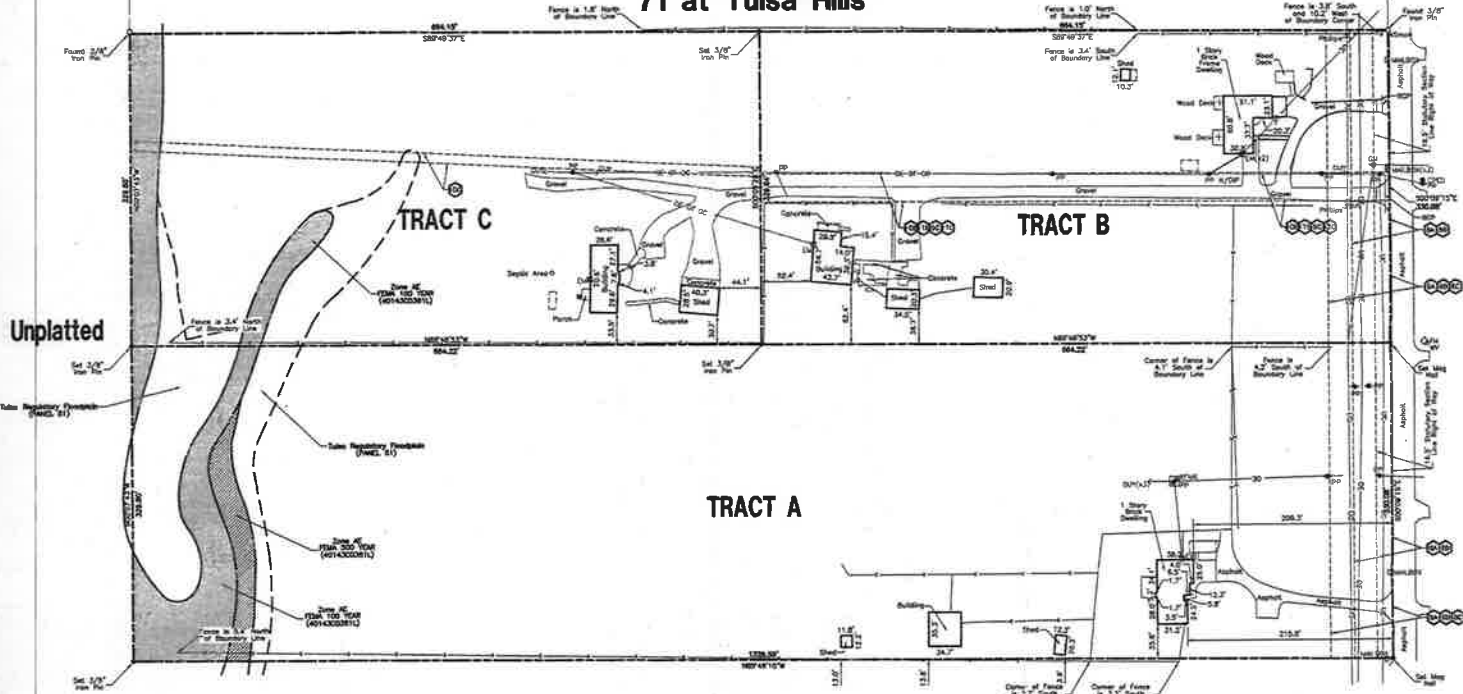
18-12 11

10.9



LEGEND  
 ELECTRIC METER  
 GAS METER  
 GAS METER BOX  
 GAS METER  
 OVERHEAD ELECTRIC  
 OVERHEAD TELEPHONE  
 POWER POLE  
 REINFORCED CONCRETE PIPE  
 UNDERGROUND CABLE  
 UNDERGROUND ELECTRIC  
 UNDERGROUND GAS  
 TRANSFORMER

# Lot 1, Block 1, 71 at Tulsa Hills



- Notes**
1. ALL EASEMENTS AND RIGHTS OF WAY THAT ARE CONTAINED IN THE TITLE COMMITMENT BY SA STREET TITLE WITH AN EFFECTIVE DATE OF AUGUST 21, 2017 AT 7:59 AM, COMMITMENT NO. 1708116, ARE SHOWN AND NOTED HEREON.
  2. ALL EASEMENTS AND RIGHTS OF WAY THAT ARE CONTAINED IN THE TITLE COMMITMENT BY SA STREET TITLE WITH AN EFFECTIVE DATE OF JULY 26, 2017 AT 10:00 AM, COMMITMENT NO. 1708241, ARE SHOWN AND NOTED HEREON.
  3. ALL EASEMENTS AND RIGHTS OF WAY THAT ARE CONTAINED IN THE TITLE COMMITMENT BY SA STREET TITLE WITH AN EFFECTIVE DATE OF AUGUST 10, 2017 AT 7:00 AM, COMMITMENT NO. 1708052, ARE SHOWN AND NOTED HEREON.
  4. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN (CALL "ONE" BEFORE DIGGING).
  5. THE PROPERTY DESCRIBED HEREON CONTAINS 576,800 SQUARE FEET OR 20.12 ACRES MORE OR LESS.
  6. THE PROPERTY CONTAINS NO STRIPED PARKING AREAS.
  7. THE PROPERTY DESCRIBED HAS BEEN CHANGED BY A MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 17018-0101A, OKLAHOMA, 1004-100-000-0000, MAP REVISED OCTOBER 16, 2012. WHICH SHOWS A PORTION OF THE PROPERTY DESCRIBED HEREON AS LOCATED IN ZONE X-1. EACH SHOWN HEREON AS SHOWN AS SHOWN DETERMINED TO BE INSIDE OF THE 500 ANNUAL CHANCE FLOOD PLAIN.
  8. EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS OR PROTRUSIONS INTO ADJACENT PARCELS, RIGHTS OR ALLEYS BY ANY BUILDINGS OR MOBILE IMPROVEMENTS ON THE SUBJECT PROPERTY.
  9. EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS ON THE SUBJECT PROPERTY BY BUILDINGS OR MOBILE IMPROVEMENTS SITUATED ON ADJACENT PARCELS.
  10. THE BASIS OF BEARING IS BASED ON THE EAST OF THE NE/4 OF SECTION 11 AS BEING S00°09'15"E.
  11. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SHALLOW LANDFILL.
  12. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING IN A WETLAND AREA.
  13. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
  14. THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE OKLAHOMA STATE PLATE MERID.

**Legal Descriptions**

Legal Description Commitment No. 1708116 TRACT A  
 THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Legal Description Commitment No. 1708051 TRACT B  
 THE SOUTH HALF OF THE EAST 800 FEET OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (S/2 N/2 SE/4 NE/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Legal Description Commitment No. 1708052 TRACT C  
 THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (N/2 NW/4 SE/4 NE/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

## ALTA/NSPS LAND TITLE SURVEY of part of the SE/4, NE/4 Section 11, T-18-N, R-12-E Tulsa County, Oklahoma

**Surveyor's Certification**  
 WE, BENNETT SURVEYING, INC. DO HEREBY CERTIFY TO:  
 MAIN STREET TITLE COMPANY, LLC  
 CHRIS KEY  
 H BOYD AND JANICE FOSTER REVOCABLE TRUST  
 JIMMY G. FOSTER AND PATTY A. FOSTER IRREVOCABLE TRUST DATED APRIL 5, 2017  
 DOYLE E. BLACK AND CHARLIE D. BLACK

THIS IS TO CERTIFY THAT THE MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MERRIAM SHAWMOS (SPL) REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 5, 6, 8, 11, 12, 13, AND 19 OF TABLE 1 THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 12, 2017.

WITNESSED BY HAND AND SEAL THIS 3RD DAY OF OCTOBER 2017.



BENNETT SURVEYING, INC.  
 BY: *Cliff Bennett*  
 CLIFF BENNETT  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 OKLAHOMA NO. 1815

- Exceptions Commitment No. 1708116 TRACT A**
- 9A. EASEMENT AND RIGHT OF WAY IN FAVOR OF THE OKLAHOMA POWER CO. FILED 12/30/26 IN BOOK 597, PAGE 626. (AFFECTS SUBJECT PROPERTY AS SHOWN)
  - 9A. RIGHT OF WAY IN FAVOR OF CHEROKEE PIPE LINE CO. FILED 9/24/57 IN BOOK 2813, PAGE 252. (AFFECTS SUBJECT PROPERTY AS SHOWN)
  - 10A. RIGHT OF WAY IN FAVOR OF CREEK COUNTY RURAL WATER DISTRICT #2 FILED 6/9/65 IN BOOK 3585, PAGE 156. (AFFECTS THE S/2, N/2, SE/4, NE/4, AS A BLANKET)
- Exceptions Commitment No. 1708051 TRACT B**
- 9B. EASEMENT AND RIGHT OF WAY IN FAVOR OF THE OKLAHOMA POWER COMPANY FILED 12-30-26 IN BOOK 597, PAGE 626 (AFFECTS SUBJECT PROPERTY AS SHOWN)
  - 9B. RIGHT OF WAY IN FAVOR OF CHEROKEE PIPE LINE CO. FILED 9-24-57 IN BOOK 2813, PAGE 252. (AFFECTS SUBJECT PROPERTY AS SHOWN)
  - 10B. ROADWAY EASEMENT FILED 10-2 7-71 IN BOOK 3990, PAGE 1381. (AFFECTS SUBJECT PROPERTY AS SHOWN)
  - 11B. ROAD MAINTENANCE AGREEMENT FILED 9-1-92 IN BOOK 5432, PAGE 851. (AFFECTS SUBJECT PROPERTY AS SHOWN)
- Exceptions Commitment No. 1708052 TRACT C**
- 9C. RIGHT OF WAY IN FAVOR OF CHEROKEE PIPE LINE CO. FILED 9-24-57 IN BOOK 2813, PAGE 252.L. (DOES NOT AFFECT SUBJECT PROPERTY)
  - 9C. ROADWAY EASEMENT FILED 10-2 7-71 IN BOOK 3990, PAGE 1381. (PROVIDES ACCESS TO SUBJECT PROPERTY, AFFECTS SUBJECT PROPERTY AS SHOWN)
  - 10C. RIGHT OF WAY IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA FILED 10-26-84 IN BOOK 4825, PAGE 701. (AFFECTS SUBJECT PROPERTY AS SHOWN)
  - 11C. ROAD MAINTENANCE AGREEMENT FILED 9-1-92 IN BOOK 5432, PAGE 851. (ADJACENT TO SUBJECT PROPERTY, DOES NOT AFFECT SUBJECT PROPERTY)

**Utility Statement**  
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR HAS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE CORRECT LOCATION ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.

PROJECT	NO.	DATE	BY	DATE
FILE	1815.11	SURV BY	CLB	SURV DATE 09/15/17
DRAWN	172341	CHKD BY	CLB	DATE 09/15/17
DATE	09/15/17	CHKD BY	CLB	SHEET 3 OF 3

10.10

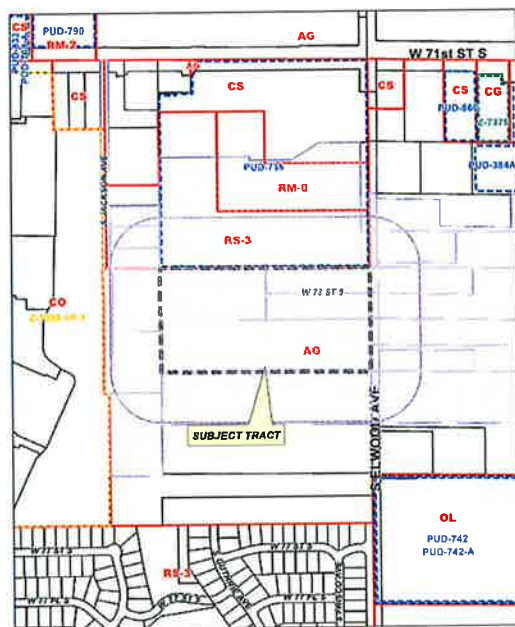




March 15, 2018

Dear Neighbors:

You're invited to attend a Community Meeting hosted by Wallace Engineering to discuss the development for Elwood Villas subdivision. Please join us as we share information about the project and gather neighborhood input.



The purpose of this meeting is to provide more information about of the project and obtain additional public input on the project. Meeting information as follows:

Date: Thursday, March 29, 2018  
Time: 6:30 pm  
Location: Stonebrooke Clubhouse  
7818 S. Indian Ave.  
Tulsa, OK 74132

We look forward to seeing you there.

Sincerely,

M. Gene Phillips, PE  
Principal

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

10.11





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CPA-72  
**Comprehensive Plan Amendment**  
**(related to Z-7437)**

**Hearing Date:** April 4, 2018

**Case Report Prepared by:**

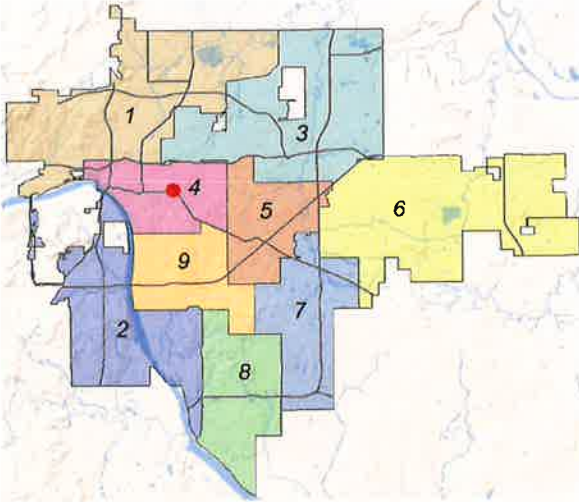
Amy Ulmer

**Owner and Applicant Information:**

Applicant: William D. Kerr

Property Owners: same

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



**Applicant Proposal:**

Land Use Map change from *Existing Neighborhood* to *Main Street*

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

Existing Use: Vacant

Proposed Use: Unknown

Tract Size: ±.15 acres

Location: North of the northwest corner of E. Tecumseh & N. Fulton Ave.

**Comprehensive Plan:**

Land Use Map:

Existing: *Existing Neighborhood*

Proposed: *Main Street*

Stability and Growth Map:

Existing: *Area of Stability*

Proposed: *Area of Growth*

**Zoning:**

Existing Zoning: RS-4

Proposed Zoning: CH

**Staff Recommendation:**

Staff recommends **approval** of the *Main Street* and *Area of Growth* designations.

**City Council District: 3**

*Councilor Name:* David Patrick

**County Commission District: 1**

*Commissioner Name:* Mike Craddock

11.1

**COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST**

W of the NW/c of E Tecumseh St & N Fulton Ave

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

<b>Existing Land Use:</b> <i>Existing Neighborhood</i> <b>Existing Stability and Growth designation:</b> <i>Area of Stability</i>
<b>Proposed Land Use:</b> <i>Main Street</i> <b>Proposed Stability and Growth designation:</b> <i>Area of Growth</i>
<b>Location:</b> W of the NW/c of E Tecumseh St & N Fulton Ave
<b>Size:</b> ±.15 acres

**A. Background**

The land use assigned for this area at the time of adoption of the 2010 Tulsa Comprehensive plan was *Existing Neighborhood*, with a Stability and Growth Map designation of *Area of Stability*. The site that is subject to this Comprehensive Plan amendment application is located in North Tulsa. The surrounding area contains a mixture of uses including single family residential to the north; RM-1 zoned industrial uses on the east; a vacant residential lot and large IL zoned lot on the west and CH zoned parcels to the south.

The applicant has submitted a corresponding rezoning application (Z-7437) for the subject site and parcel immediately to the south. The applicant has requested to rezone both tracts from RS-4 to CH. The parcel to the south of the site is currently designated *Main Street* and *Area of Growth* and would not be subject to a Comprehensive Plan amendment. The applicant has stated that he has demolished the existing house on the site but has no current plans to develop the property.



**B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan and Utica Midtown Corridor-North Small Area Plan)**

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

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

An *Existing Neighborhood* land use designation was assigned for the area subject at the time of the adoption of the Tulsa Comprehensive Plan in 2010 and at the adoption of the Utica Midtown Corridor-North Small Area Plan in 2012:

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

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

The applicant is proposing a *Main Street* and an *Area of Growth* and designation on the subject site.

**Main Streets** are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks,

storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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

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

**D. Zoning and Surrounding Uses:**

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	RS-4	<i>Existing Neighborhood</i>	<i>Area of Stability</i>	Vacant
South	RS-4 (Pending Z-7437)	<i>Main Street</i>	<i>Area of Growth</i>	Vacant
East	RM-1	<i>Main Street</i>	<i>Area of Growth</i>	Industrial
West	RS-4	<i>Existing Neighborhood</i>	<i>Area of Stability</i>	Vacant

**E. Applicant's Justification:**

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

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

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

*1. Lots 7 & 8, Block 27, which I purchased in November of 2015, had long been vacant with no structures on the property, but several large old pieces of machinery which were overgrown with mulberry trees and no fencing. These lots were open and the machinery was an eyesore and a possible hazard to any neighborhood children. Upon my purchase, the machinery was removed, I had the lot cleared and in the last year, I put down gravel and fenced the lot with security fencing.*

*Lots 6 and the S 22' of Lot 5, Block 27, had a small, residential home from the original Dawson Township days, commonly called a shotgun house because they were long and narrow to fit narrow lots. This house was 75 years old and in poor condition. It was owned by Baltizar Rameris, (his spelling) and his wife. He was renting it out to construction workers who further damaged the residence. Mr. Rameris approached me about buying the property as I was in the process of graveling and fencing the lots listed above, and in previous discussions with him, he knew I was the neighboring property owner. He said he was tired of being a landlord and wanted to sell. We reached an agreement and I purchased the residence and property in June of last year. At the end of July, the house suffered a fire which caused more damage than the value of the property would dictate repairs, so I had the house and all other structures torn down. The property is now a vacant lot with a concrete slab where the driveway was and no buildings or other structures at all.*

**2. & 3.** *The changes to Lots 7 & 8 allow me to incorporate this property with my existing commercial property and has cleaned up a former eyesore and hazard to the community. The re-zoning allows me to rent these lots as a complete commercially available package. This neighborhood is in desperate need of revitalization and the location makes commercial development much more viable for any new growth, than keeping it as residential.*

*The same applies to Lots 6 and the S 22" of Lot 5, Block 27. The unfortunate loss of this house was the last residential structure on this side of N. Fulton. As this property sits between commercial properties on three sides, with 4 vacant lots to the North, and there are no residential neighbors that are not separated by a street or alley, the re-zoning should have no impact on any other property owners and would allow me to extend my security fencing and develop the property as part of the commercial property adjacent to it. The alternative is to allow the lot to sit vacant as so many other lots in Dawson these days, including the four lots mentioned above which have all been vacant for many years.*

#### **F. Staff Summary:**

The applicant is proposing to expand the *Main Street* and *Area of Growth* designations onto the site. The applicant has stated that the subject parcel is currently vacant and the goal is to use this tract as rental property. The subject site and parcels to the north and west were designated as *Existing Neighborhood* and an *Area of Stability* when the Comprehensive Plan was adopted in 2010. The properties to the south and east are designated as *Main Street* and *Areas of Growth*.

The area that surrounds the site to the south and east consist of predominately industrial uses. The abutting RS-4 zoned parcels to the north and west remain vacant. The current land use designation is intended for existing single-family neighborhoods. This particular lot is more accurately aligned with the *Main Street* designation. Further, the increase in depth of the *Main Street* designation aligns with the depth of the current land use designations to the east. With the concurrent rezoning application (Z-7437), an expansion of the *Main Street* land use designation into this lot could provide an adequate transition to the existing residences and utilize a lot with few development options.

This request also includes a change to the Areas of Stability and Growth Map. As stated by the Comprehensive Plan, common traits of an *Area of Growth* are "close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land". The proposed land use designation appears to be consistent

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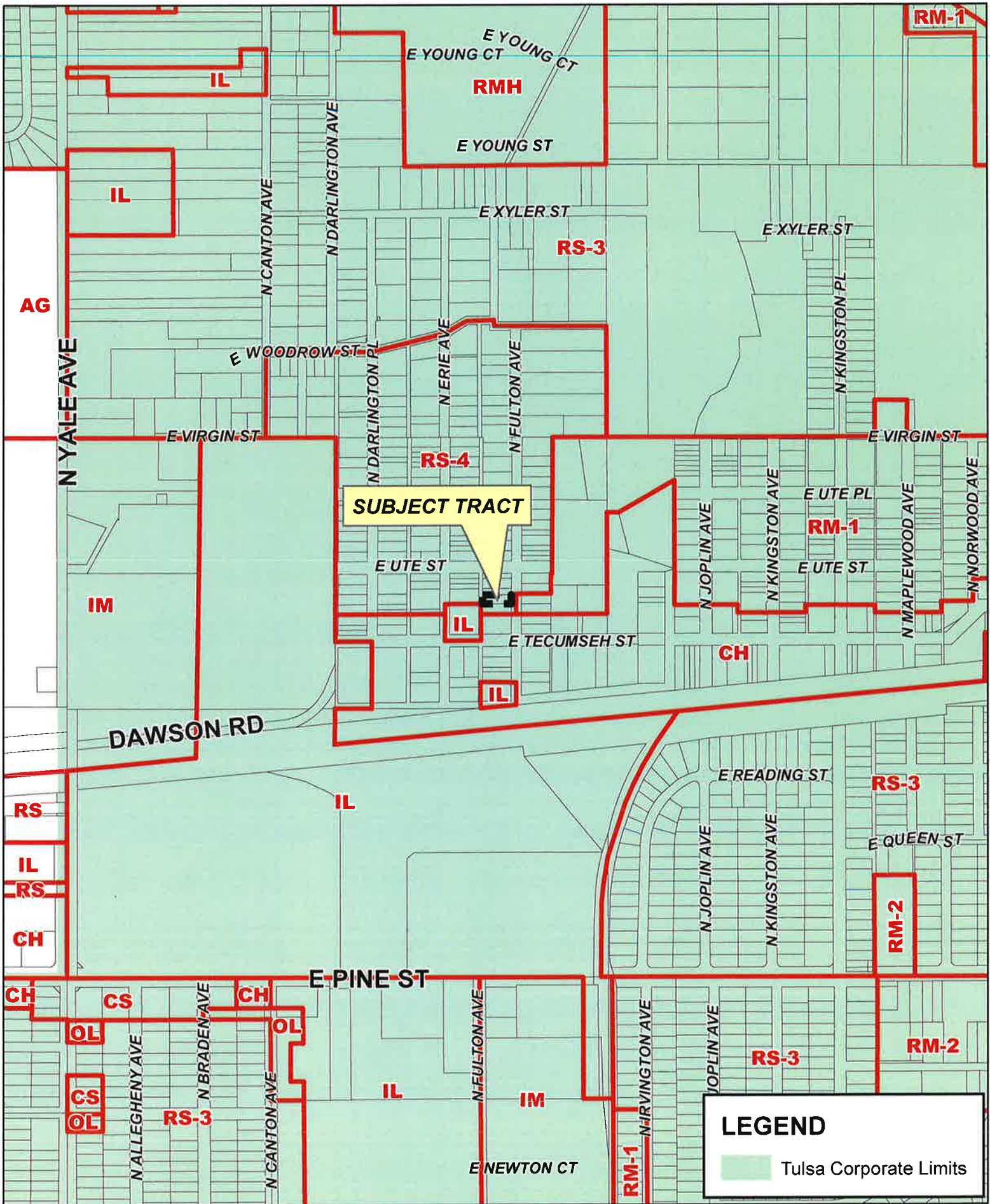
with the recommendation of the Comprehensive Plan and it would permit expansion of a compatible land-use within in the area.

**STAFF RECOMMENDATION**

- Staff recommends approval of the *Main Street and Area of Growth* land use designations as submitted by the applicant.



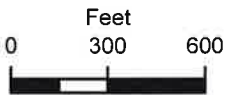




**SUBJECT TRACT**

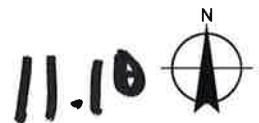
**LEGEND**

Tulsa Corporate Limits

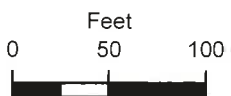


**CPA-72**

20-13 27







Subject  
Tract

**CPA-72**

20-13 27

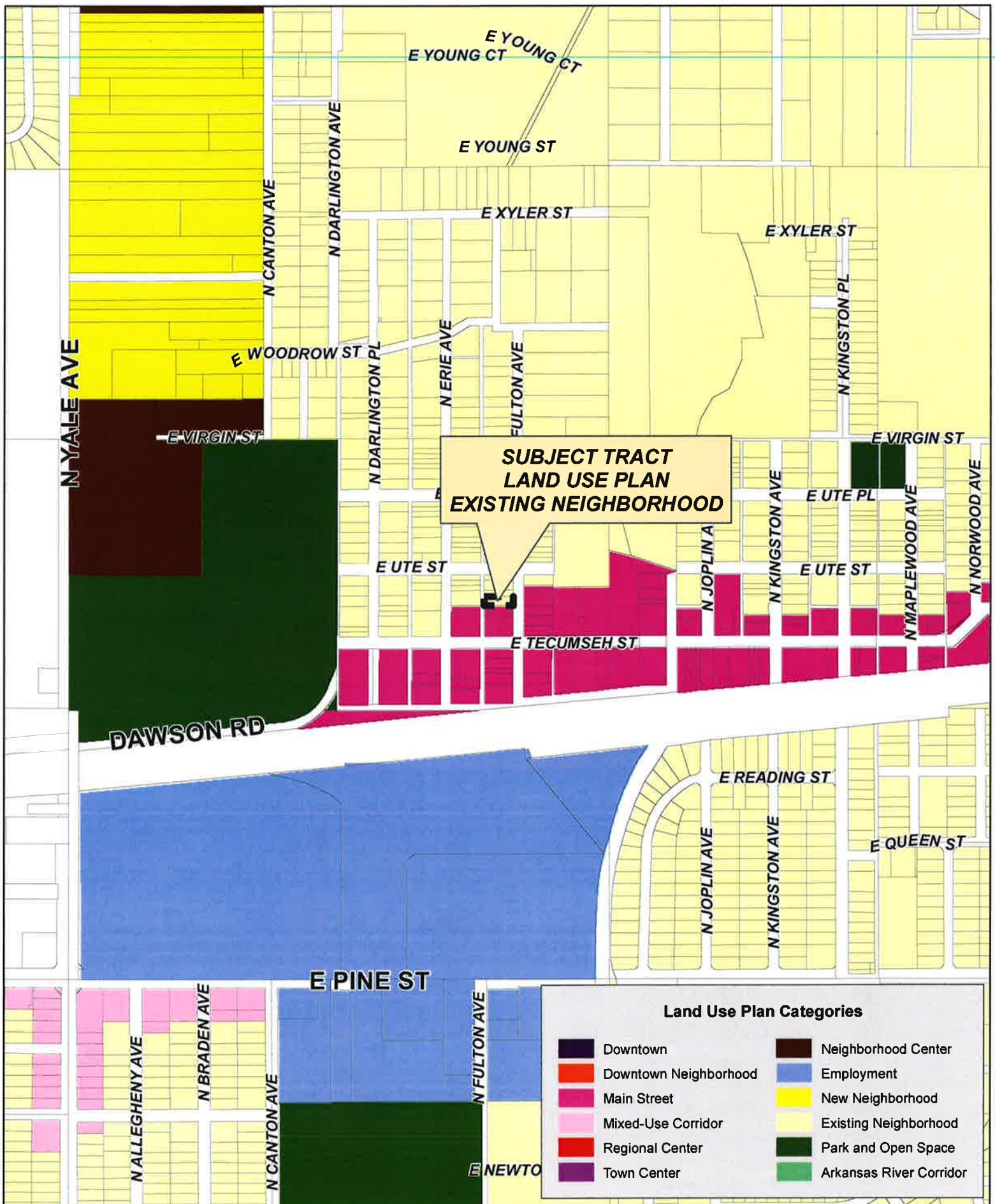
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

11-11







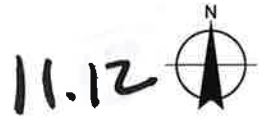
**SUBJECT TRACT  
LAND USE PLAN  
EXISTING NEIGHBORHOOD**

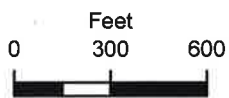
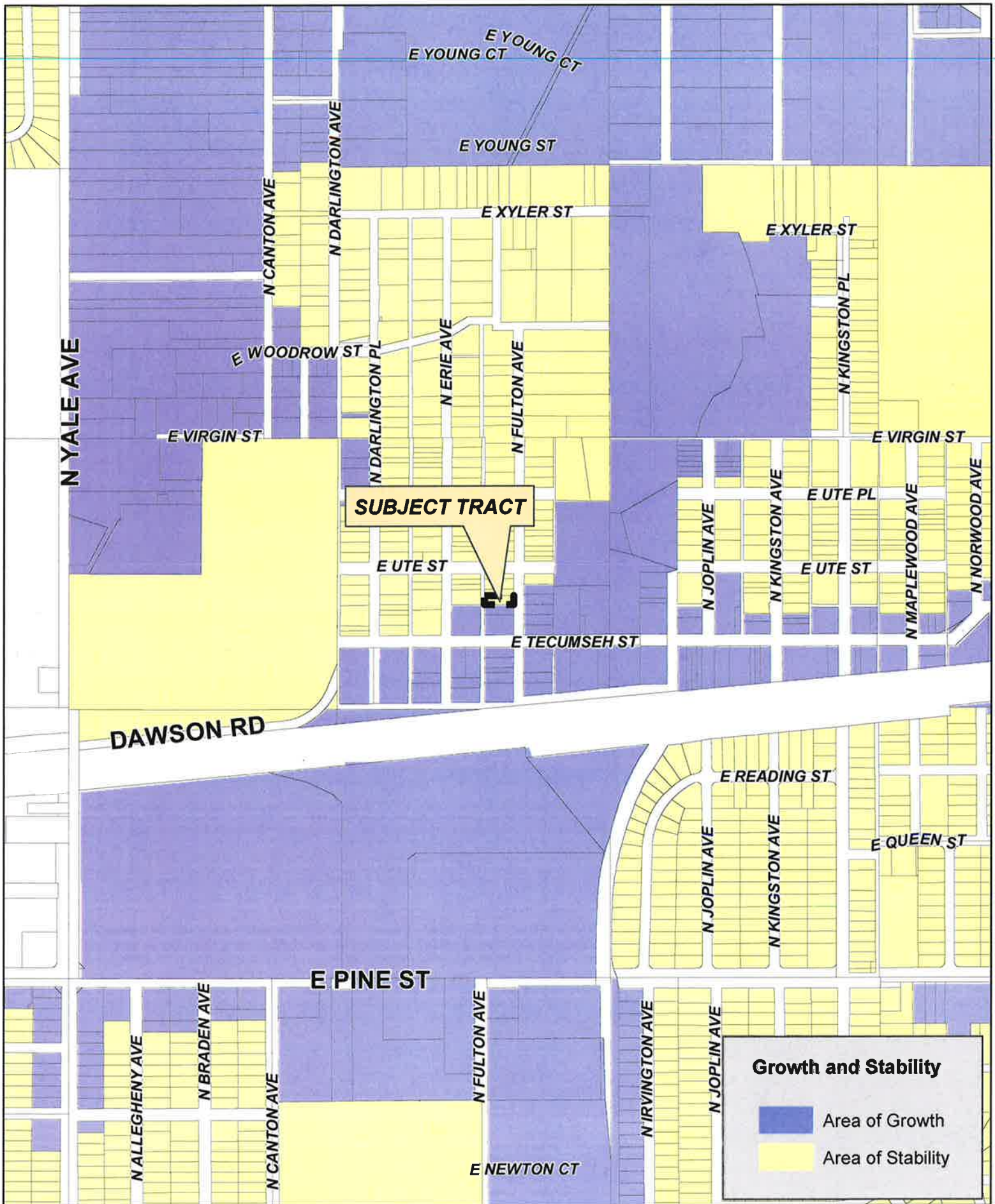
Land Use Plan Categories			
	Downtown		Neighborhood Center
	Downtown Neighborhood		Employment
	Main Street		New Neighborhood
	Mixed-Use Corridor		Existing Neighborhood
	Regional Center		Park and Open Space
	Town Center		Arkansas River Corridor



**CPA-72**

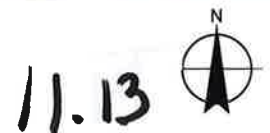
20-13 27





**CPA-72**

20-13 27









Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7437  
Related to CPA-72)

**Hearing Date:** April 4, 2018

**Case Report Prepared by:**

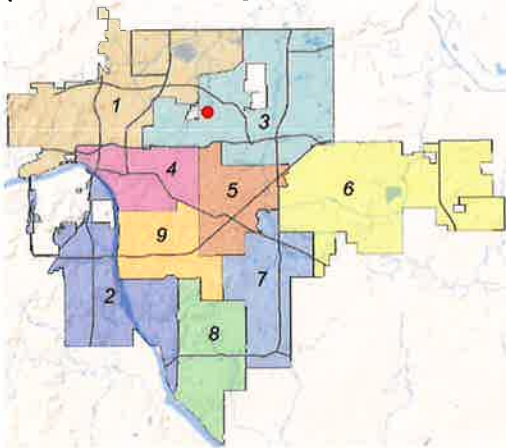
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* William Kerr

*Property Owner:* KERR, WILLIAM D & DONNA

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



**Applicant Proposal:**

*Present Use:* vacant

*Proposed Use:* none

*Concept summary:*

*Tract Size:* 0.31 ± acres

*Location:* North of the northwest corner of North  
Fulton and East Tecumseh Street

**Zoning:**

*Existing Zoning:* RS-4

*Proposed Zoning:* CH

**Comprehensive Plan:**

*Land Use Map:* Existing Neighborhood, Main  
Street

*Stability and Growth Map:* Area of Growth,  
Area of Stability

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 0327

CZM: 30

Atlas: 170

**City Council District: 3**

*Councilor Name:* David Patrick

**County Commission District: 1**

*Commissioner Name:* Mike Craddock

12.1



## SECTION I: Z-7437

### DEVELOPMENT CONCEPT:

Rezone requested to encourage main street style redevelopment opportunities in the Dawson Community. The Existing CH abutting E. Tecumseh Street zoning is too small for any meaningful redevelopment opportunity. CH zoning allows many of the uses that are expected for this section of Tulsa.

### EXHIBITS:

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

### DETAILED STAFF RECOMMENDATION:

Z-7437 requesting CH zoning is consistent with the anticipated future development in this area and, CH zoning is non-injurious to the proximate property owners and, CH zoning is consistent with the Main Street vision of the Tulsa comprehensive plan therefore, Staff recommends Approval of Z-7437 to rezone property from CH,RS-4/ to CH.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: Rezoning requested is appropriate in conjunction with the concurrent comprehensive plan amendment that is requesting a change from Existing Neighborhood to Main Street. Very little impact is expected on the existing neighborhood north of this site by allowing a small encroachment for CH zoning and additional Main Street land use designation.*

### Land Use Vision:

*Land Use Plan map designation:* Existing Neighborhood, Main Street

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide, and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

Note: CPA-72 request changing the existing neighborhood designation on this tract to Main Street: The Existing Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as

permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

*Areas of Stability and Growth designation: Area of Growth, Area of Stability*

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

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

Note: CPA-72 supports changing the area of stability to an area of growth on this site:

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

Transportation Vision:

*Major Street and Highway Plan: none*

*Trail System Master Plan Considerations: none*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS: Vacant site with recent demolition of multiple buildings onsite.

*Staff Summary: This site is abutting industrial and salvage uses on the east and west. The property on the south is a commercial building.*

Environmental Considerations: None that affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
North Fulton	None	none	2 lane/no curb and gutter

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-4	Existing Neighborhood	Stability	Vacant
East	RM-1/CH	Main Street	Growth	Lumber and building materials
South	CH	Main Street	Growth	Vacant commercial building
West	IL/RS-4	Main Street and Existing Neighborhood	Growth and stability	Warehousing

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 18402 dated February 9, 1995, established zoning for the subject property.

***Subject Property:***

**Z-6476 February 1995:** All concurred in **approval** of a request for *rezoning* a 63+ acre tract of land from RM-1 to RS-3 and RS-4 for residential on property located north and west of the northwest corner of East Tecumseh Street and North Irvington Avenue. Ordinance number 18402 dated February 9, 1995, amended zoning ordinance 11910 for the subject property.

Ordinance number 11910 dated June 26, 1970, established zoning for the subject property.

***Surrounding Property:***

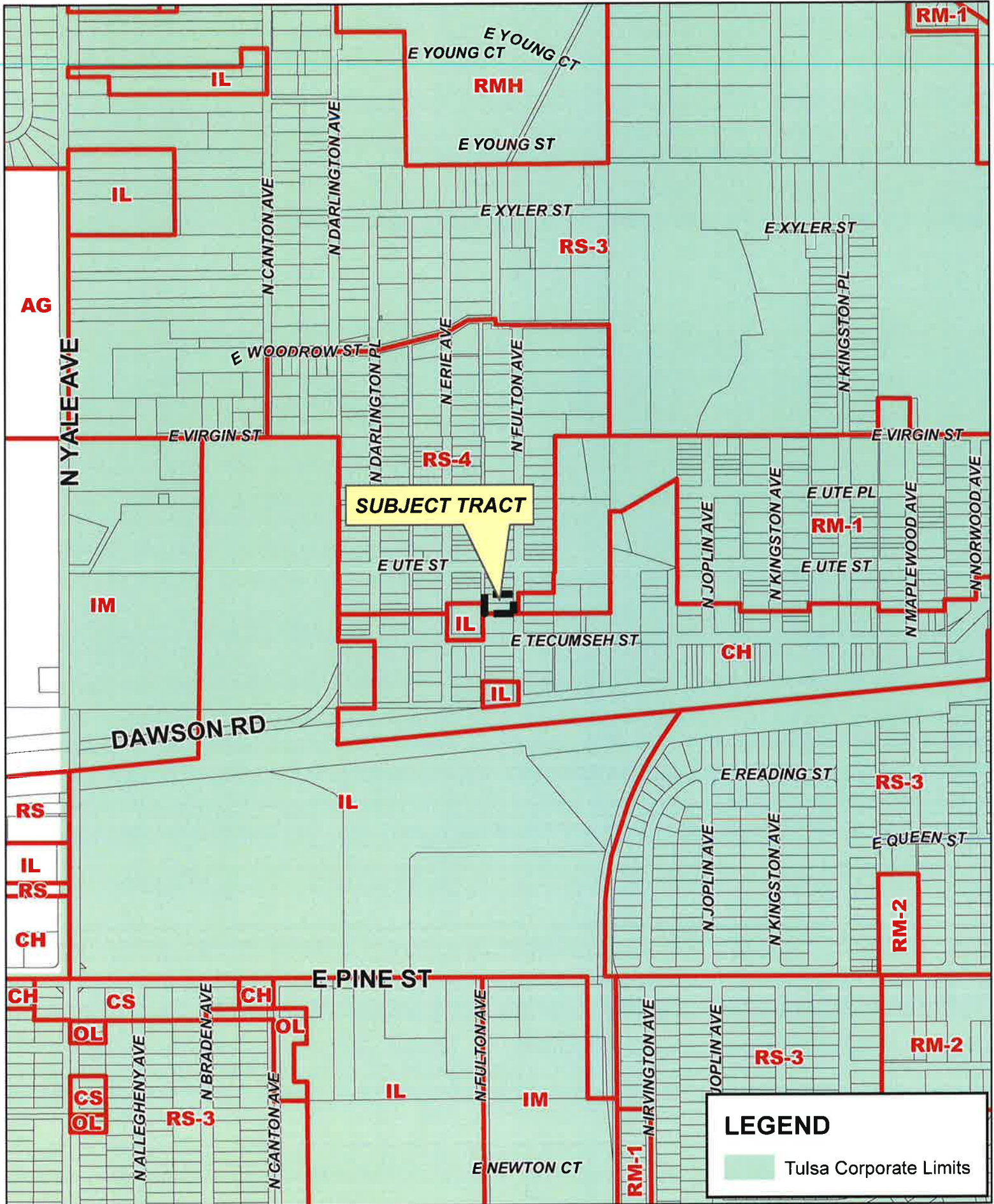
**Z-7155 July 2010:** All concurred in **approval** of a request for *rezoning* a .16+ acre tract of land from CS to RS-4 on property located south of the southeast corner of North Fulton Avenue and East Tecumseh Street.

**Z-6335 December 1991:** All concurred in **approval** of a request for *rezoning* a .48+ acre tract of land from RM-1/CH to IL for an existing warehouse and light manufacturing facility on property located on the northeast corner of East Ute Street and North Fulton Avenue.

**Z-6286 July 1990:** All concurred in **denial** of a request for *rezoning* a .16± acre tract of land from RM-1 to CG but in **approval** from RM-1 to CS for an animal kennel and grooming on property located south of the southeast corner of North Fulton Avenue and East Tecumseh Street.

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**SUBJECT TRACT**

**LEGEND**

Tulsa Corporate Limits

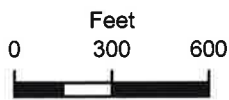


**Z-7437**

20-13 27







Subject Tract

**Z-7437**

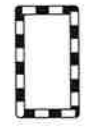
20-13 27

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

Aerial Photo Date: February 2016







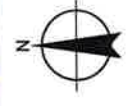
Subject  
Tract

**Z-7437**

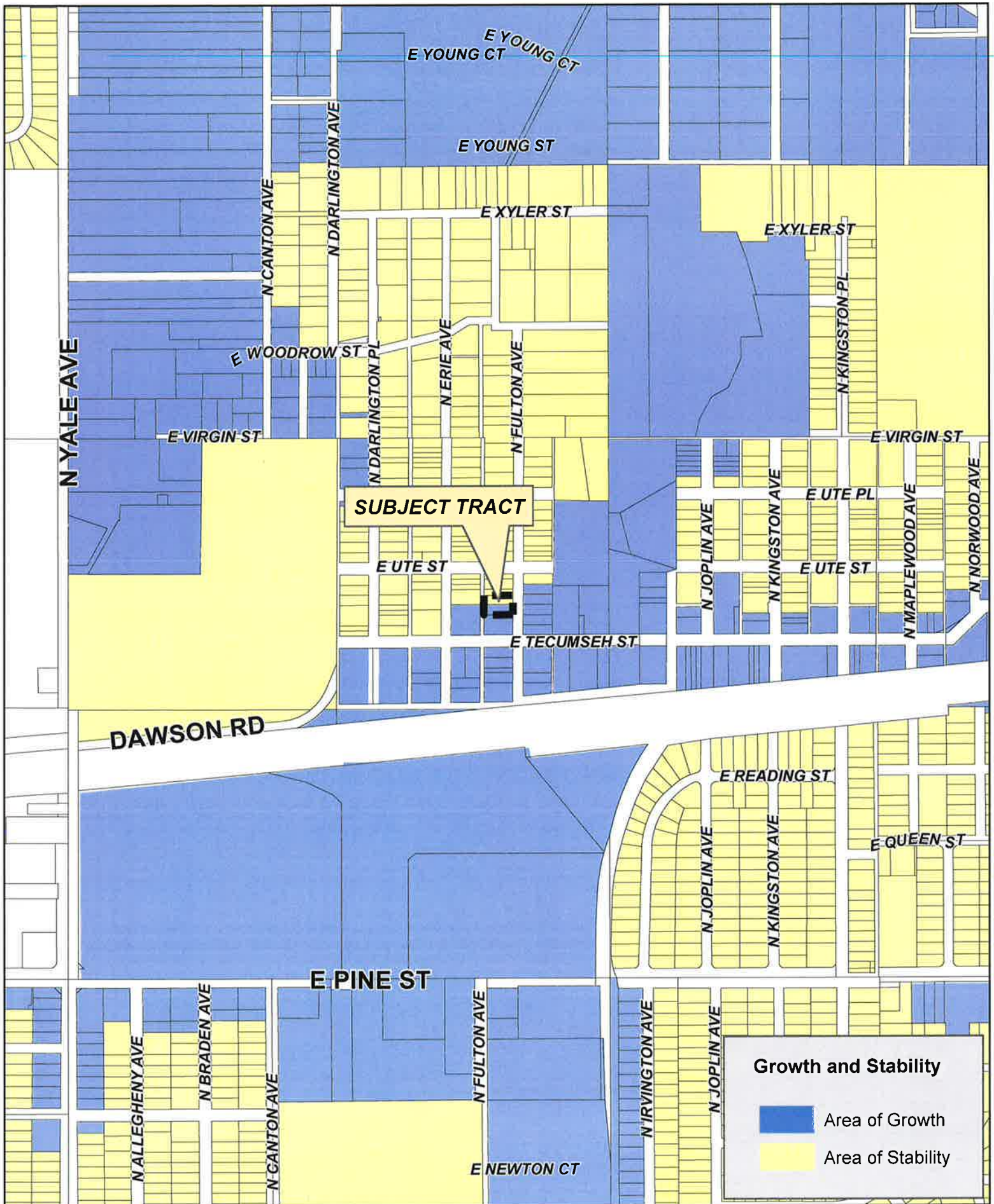
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



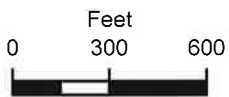




**SUBJECT TRACT**

**Growth and Stability**

- Area of Growth
- Area of Stability

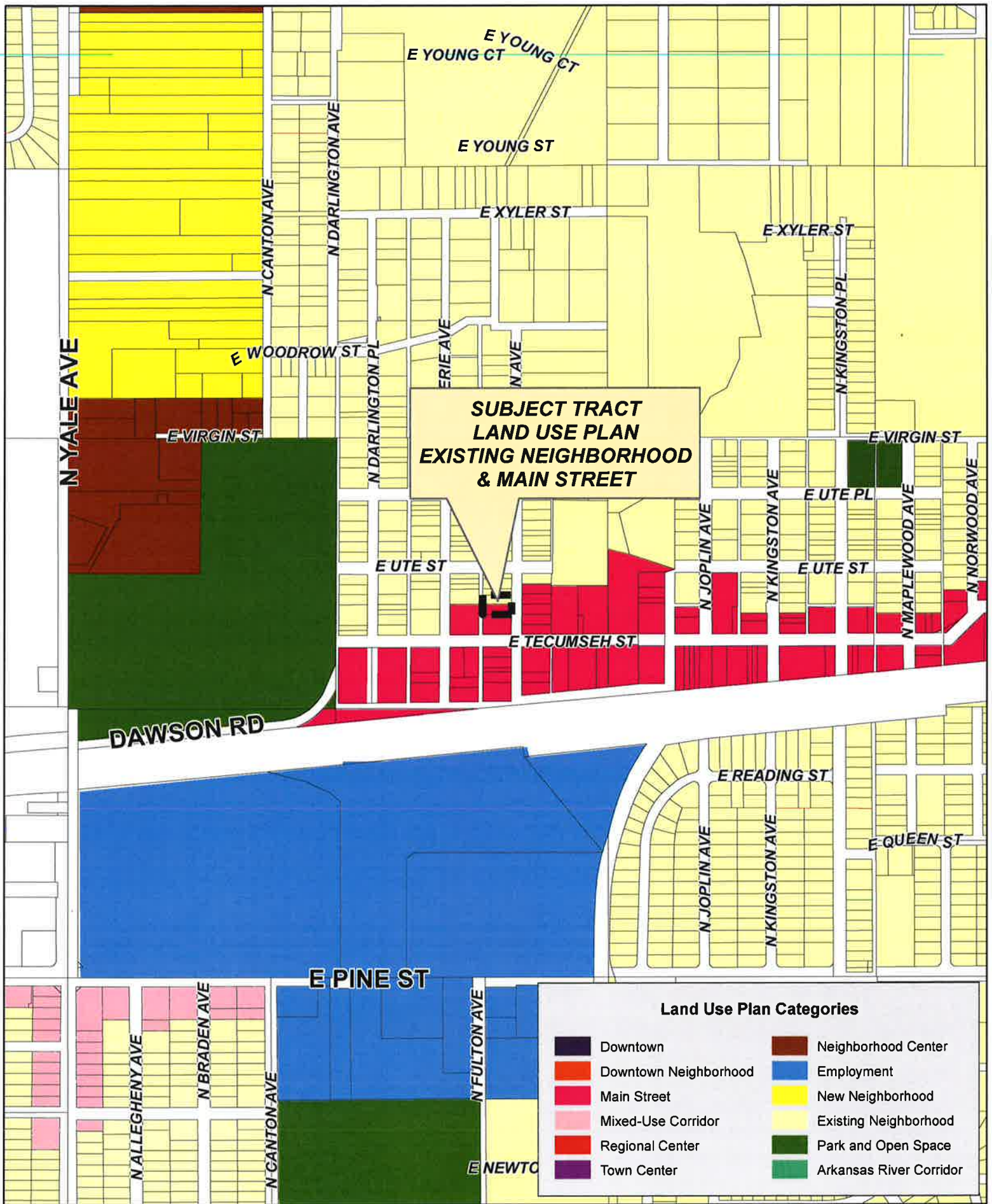


**Z-7437**

20-13 27







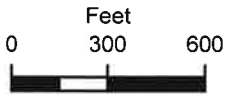
**SUBJECT TRACT  
LAND USE PLAN  
EXISTING NEIGHBORHOOD  
& MAIN STREET**

**Land Use Plan Categories**

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

**Z-7437**

20-13 27





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-559-C Abandonment  
(related to CO-6 and Tulsa Skilled Nursing Facility  
Preliminary Plat)

**Hearing Date:** April 4, 2018

**Case Report Prepared by:**

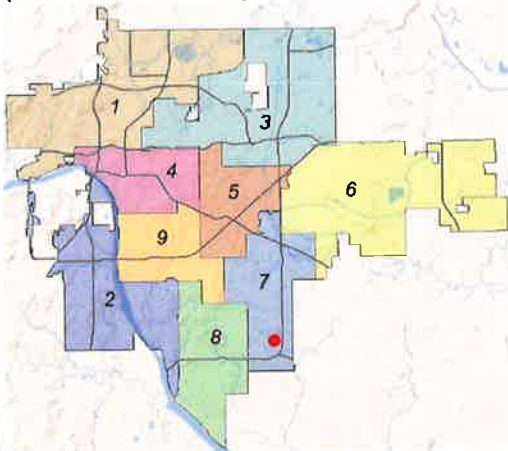
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Kimley-Horn

*Property Owner:* MORNINGCREST HEALTHCARE  
FOUNDATION

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Skilled Nursing Facility

*Concept summary:* Abandon a portion of PUD 559  
and establish development plan for CO-6.

*Tract Size:* 5.12± acres

*Location:* NW/c E. 88<sup>th</sup> St. S. & S. 101<sup>st</sup> East Ave.

**Zoning:**

*Existing Zoning:* PUD-559,CO

*Proposed Zoning:* PUD-559-C Abandonment,  
CO

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval of PUD 559-C.**

**Staff Data:**

TRS: 8418

CZM: 54

Atlas: 1731

**City Council District: 7**

*Councilor Name:* Anna America

**County Commission District: 3**

*Commissioner Name:* Ron Peters

13.1

## SECTION I: PUD-559-C Abandonment

### DEVELOPMENT CONCEPT:

The project is planned as a skilled nursing facility and PUD 559 does not allow that type of facility. A portion of the PUD will be abandoned and the Corridor development plan will establish development and land use standards consistent with the City of Tulsa Zoning Code.

### EXHIBITS:

INCOG Case map  
INCOG Aerial (small scale)  
INCOG Aerial (large scale)  
Tulsa Comprehensive Plan Land Use Map  
Tulsa Comprehensive Plan Areas of Stability and Growth Map  
Applicant Exhibits:  
None included (refer to CO-6)

### DETAILED STAFF RECOMMENDATION:

Abandonment of a portion of PUD 559 to establish CO-6 is consistent with the Regional Center Land Use designation in the Comprehensive Plan and is compatible with the existing and expected development of surrounding areas and,

Abandonment of a portion of PUD 559 to establish CO-6 provides a unified treatment of the development possibilities of the project site and the previously approved uses in the surrounding Planned Unit Development and Corridor District and,

Abandonment of a portion of PUD 559 to establish permitted uses and building types identified in CO-6 are consistent with the uses that may be permitted in a CO district as identified in the Tulsa Zoning Code and,

Abandonment of a portion of PUD 559 to establish CO-6 identifies development standards that are consistent with the mandatory development plan standards in the Tulsa Zoning Code and,

Abandonment of a portion of PUD 559 is non-injurious to the remaining properties in the PUD therefore,

Staff recommends Approval of PUD 559-C rezone property from PUD-559, CO to CO-6 and only if CO-6 is concurrently approved.

## SECTION III: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: CO-6 is consistent with the anticipated development opportunities visualized in the Regional Center land use designation.*

### Land Use Vision:

*Land Use Plan map designation: Regional Center*  
Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit

13.2

hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

*Areas of Stability and Growth designation: Area of Growth*

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Transportation Vision:

*Major Street and Highway Plan: None*

*Trail System Master Plan Considerations: None*

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is undeveloped and wooded on the west and north boundary.*

Environmental Considerations: None that would affect site development.

The site contains a ridge line which is located almost in the center of the property. The geotechnical reports indicate that the site contains fill material. The site is elevated from the adjacent roadway along E 88<sup>th</sup> Street roughly 11 feet at an approximate slope of 25%.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 101 <sup>st</sup> East Avenue	None	50 feet	2
East 88 <sup>th</sup> Street South	None	50 feet	2

Utilities:

Appropriate City utilities, streets and drainage infrastructure will be required as part of CO-6.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	CO/PUD 559	Regional Center	Growth	Multi Family
East	CO/PUD 559-A	Regional Center	Growth	Hospital
South	CO (no development plan)	Regional Center	Growth	vacant
West	CO/PUD-559	Regional Center	Growth	vacant



## **SECTION IV: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 19130 dated October 23, 1997, established zoning for the subject property.

### **Subject Property:**

**PUD-559/Z-5888-SP-1 May 1997:** All concurred in **approval**, subject to modifications, of a request for a proposed Planned Unit Development and a Corridor Site Plan on a 111± acre tract of land for a multi-use PUD for apartments, offices, colleges, and universities on property located north and east of the northeast corner of East 91<sup>st</sup> Street and South Mingo Road. Ordinance number 19130, dated October 23, 1997, amended ordinance number 15956 - This was on tracts B and C, the subject property, of PUD-559. Ordinance number 19008, dated May 29, 1997, amended ordinance number 15956 - This was on tract A of PUD-559.

**Z-5888 December 1983:** All concurred in **approval** of a request for rezoning a 320± acre tract of land (less the portion of the property proposed for the Creek Turnpike) from PUD-220, RS-3, RM-0, and CS to CO on property located on the north side of 91<sup>st</sup> Street between Mingo Road and Garnett Road. Ordinance number 15956, dated December 13, 1983, amended ordinance number 14591.

**PUD-220 October 1979:** All concurred in **approval** of a proposed Planned Unit Development on a 320± acre tract of land on property located on the north side of 91<sup>st</sup> Street between Mingo Road and Garnett Road. Ordinance number 14591, dated October 30, 1979, amended ordinance number 11834. Note – This should have amended ordinance number 14153.

**Z-5126 June 1978:** All concurred in **approval** of a request for rezoning a 320± acre tract of land from AG to RS-3, RM-0, and CS on property located on the north side of 91<sup>st</sup> Street between Mingo Road and Garnett Road. Ordinance number 14153, dated June 20, 1978, amended ordinance number 11834. Note – This should have amended ordinance number 11830.

Ordinance number 11830 dated June 20, 1978, established zoning for this property.

### **Surrounding Property:**

**PUD-559-B/Z-5888-SP-5 November 2008:** All concurred in **denial** of a proposed Major Amendment to PUD-559 and a Corridor Site Plan on a 14.86± acre tract of land to allow for a second outdoor advertising sign within the southern portion of Development Area A of PUD-559-A, on property located east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue.

**Z-6910-SP-2 April 2006:** All concurred in **approval** of a request for a Corridor Site Plan on a 4.45± acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development, on property located east of southeast corner of East 91<sup>st</sup> street South and South Mingo Road.

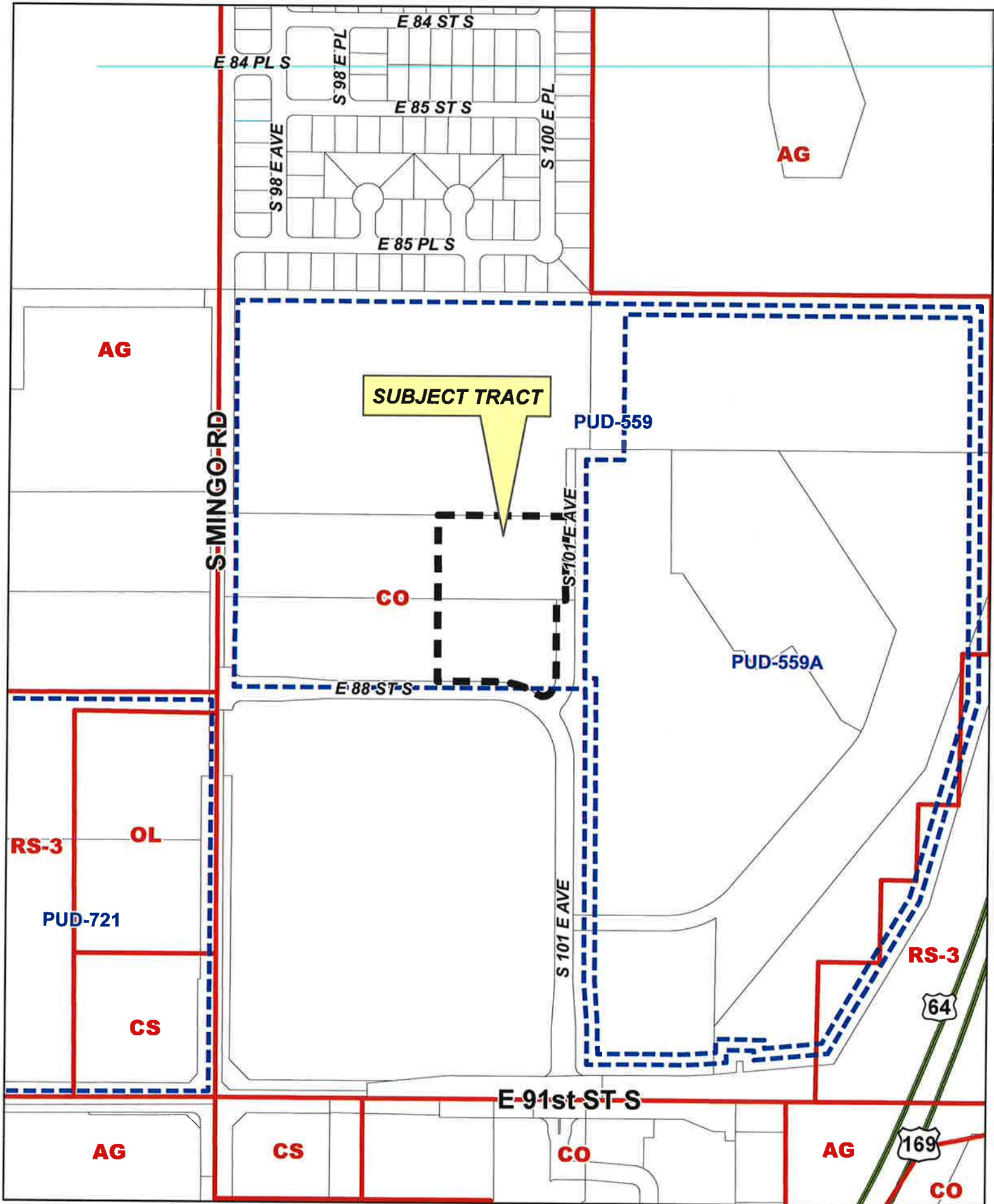
**PUD-721/Z-7003 January 2006:** All concurred in **approval** of a proposed Planned Unit Development and a request for rezoning on a 40± acre tract of land from AG to RS-3/OL/CS/PUD for mixed use development with four development areas on property located on the northwest corner of East 91<sup>st</sup> Street South and South Mingo Road.

13.4

**BOA-19530 March 2003:** The Board of Adjustment **approved** a variance to increase permitted wall sign square footage on the southeast and northeast walls of South Crest Hospital in PUD-559-A, on property located east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue.

**PUD-559-A/Z-5888-SP-3 May 1999:** All concurred in **approval** of a proposed Major Amendment to PUD-559 and a Corridor Site Plan on a 60.95± acre tract of land to allow two outdoor advertising signs on property located east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue and within Development Area A of the original PUD-559 that was approved for South Crest Hospital facilities.

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18-14 18

**PUD-559-C  
ABANDONMENT**







S MINGO RD

E 84 PLS  
S 98 EAVE

S 98 EPL

E 84 ST S

E 85 ST S

E 85 PLS

S 100 E PL

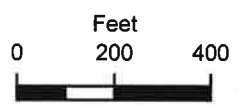
E 88 ST S

S 101 EAVE

E 91st ST S

64

169



 Subject Tract

18-14 18

# PUD-559-C ABANDONMENT

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

Aerial Photo Date: February 2016



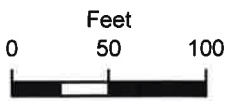
13.7





E88 STS

S 101 AVE



Subject Tract

18-14 18

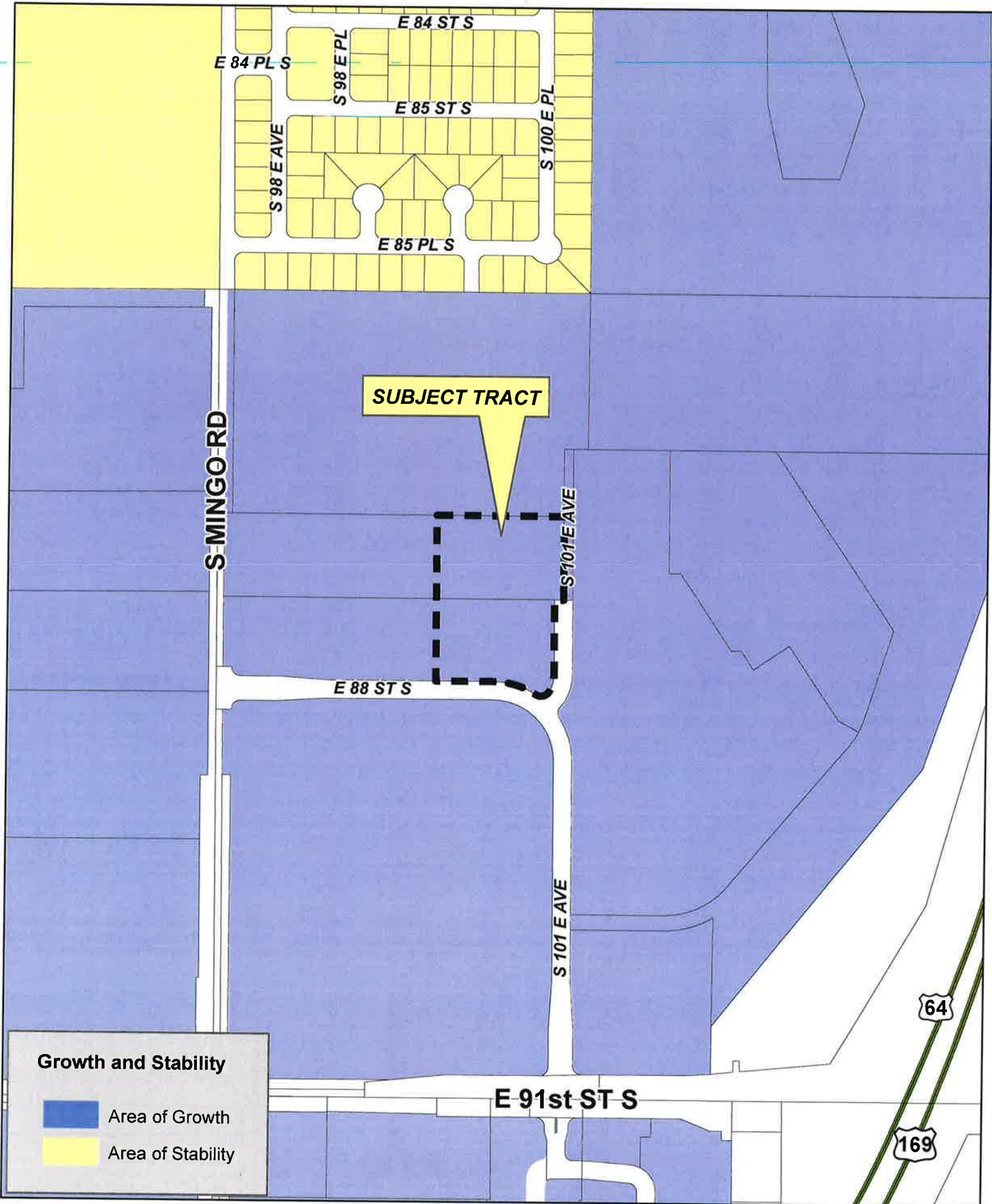
# PUD-559-C ABANDONMENT

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

Aerial Photo Date: February 2016

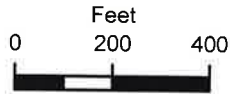






**Growth and Stability**

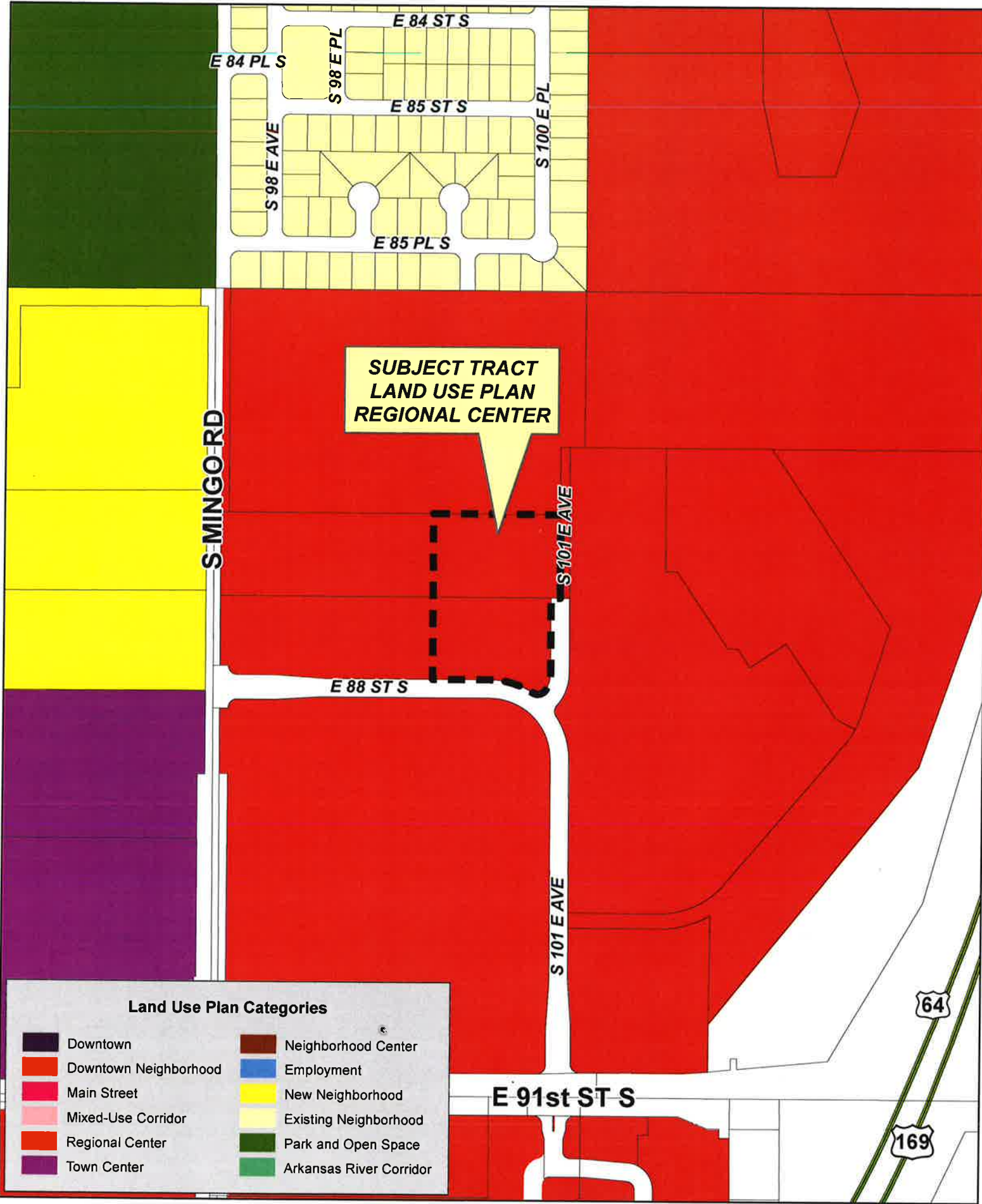
- Area of Growth
- Area of Stability



18-14 18

**PUD-559-C  
ABANDONMENT**

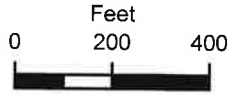
13.9



**SUBJECT TRACT  
LAND USE PLAN  
REGIONAL CENTER**

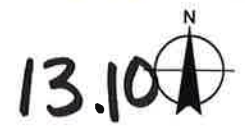
**Land Use Plan Categories**

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



18-14 18

**PUD-559-C  
ABANDONMENT**





Tulsa Metropolitan Area  
Planning Commission

**Case Number: CO-6**

(related to PUD 559-C Abandonment and Tulsa  
Skilled Nursing Facility Preliminary Plat)

**Hearing Date: April 4, 2018**

**Case Report Prepared by:**

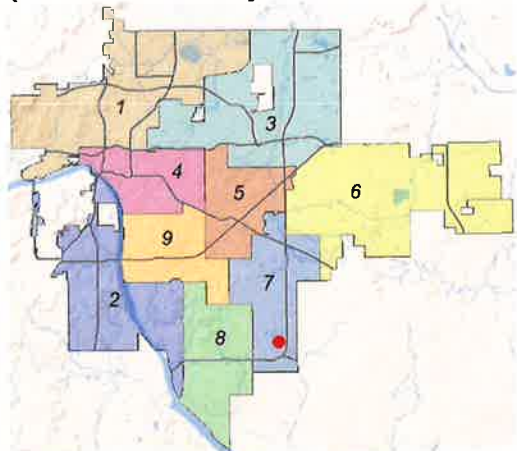
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Kimley-Horn

*Property Owner:* MORNINGCREST HEALTHCARE  
FOUNDATION

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Skilled Nursing Facility

*Concept summary:* Abandon a portion of PUD 559  
and establish CO-6 for uses and development  
standards in a Corridor District

*Tract Size:* 5.12 ± acres

*Location:* NW/c E. 88<sup>th</sup> St. S. & S. 101<sup>st</sup> East Ave.

**Zoning:**

*Existing Zoning:* PUD-559,CO

*Proposed Zoning:* CO-6/PUD-559-C  
Abandonment

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

Staff recommends approval of CO-6 but only in with  
approval of PUD 559-C. Approval of PUD 559-C  
will abandon a portion of PUD 559 and leave the  
underlying CO zoning. CO-6 will establish the  
ordinance that regulates development on this site.

**Staff Data:**

TRS: 8418  
CZM: 54

Atlas: 1731

**City Council District: 7**

*Councilor Name:* Anna America

**County Commission District: 3**

*Commissioner Name:* Ron Peters

14.1



## SECTION I: CO-6

### APPLICANTS DEVELOPMENT CONCEPT:

The project is comprised of approximately 5.12 acres of land and is located on the north side of E 88<sup>th</sup> Street and west of South 101<sup>st</sup> East Avenue, near the section line intersection of S Mingo Road and E 91<sup>st</sup> Street.

The project is planned as a skilled nursing facility. The Conceptual Site Plan is depicted on attached Exhibit "A". The project is comprised of a T shaped building with the southern building portion being 4 stories and the north section being one story. The plan will include space for 102 bed skilled nursing facility/medical resort.

Most utilities are located within close proximity to the site. Water, electric, gas, and telecommunications are adjacent to the site. Sanitary Sewer will need to be extended to the site as the main line is east of the site. The Conceptual Utility Plan is attached as Exhibit B.

The site contains a ridge and drains both to the east and west. Underground storm sewer is available in the southeast corner of the site. On-site storm sewer detention will be provided as shown on the Conceptual Drainage Plan attached as Exhibit C.

The Legal Description for the Project is attached hereto as Exhibit D.

### EXHIBITS:

INCOG Case map

INCOG Aerial (small scale)

INCOG Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

Exhibit A – Conceptual Site Plan Overlaid onto Aerial

Exhibit B – Conceptual Site and Circulation Plan

Exhibit C – Conceptual Utility Plan

Exhibit D – Conceptual Drainage Plan

Exhibit E – Legal Description

Letter from Morningcrest Healthcare Foundation (2.14.2018)

Letter from Kimley-Horn (2.21.2018)

### DETAILED STAFF RECOMMENDATION:

CO-6 consistent with the Regional Center Land Use designation in the Comprehensive Plan and is compatible with the existing and expected development of surrounding areas and,

CO-6 provides a unified treatment of the development possibilities of the project site and the previously approved uses in the surrounding Planned Unit Development and Corridor District and,

Permitted uses and building types identified in CO-6 are consistent with the uses that may be permitted in a CO district as identified in the Tulsa Zoning Code and,

CO-6 identifies development standards that are consistent with the mandatory development plan standards in the Tulsa zoning code and

14.2

CO-6 is consistent with the purpose of a CO district identified in the Tulsa Zoning Code and,

Staff recommends Approval of CO-6 to rezone property from PUD-559, CO to CO-6 as identified in Section II below.

**SECTION II: CO-6 DEVELOPMENT STANDARDS:**

**Net Area:** 5.12 Acres

**Permitted Use Categories, Sub Categories and Specific uses:**

Residential Use Category:

Household living Sub Category:

Specific Use:

Single household

Group Living Sub Category is allowed but limited to the specific uses defined below:

Assisted Living Center

Community Group Home

Elderly/Retirement Center

Life Care Retirement Center

Rooming and Boarding House

Commercial Use Category but limited to the following:

The entire office subcategory and all specific uses are allowed

Commercial Service Use Category but limited to the following:

Limited to building service specific use.

**Maximum Building Coverage:** 50% of net lot area

**Maximum Building Height:** 80 feet

**Minimum Building Perimeter Setbacks:**

From the east boundary 50 feet

From the north boundary 50 feet

From the south boundary 20 feet

From the west boundary 40 feet

**Minimum off-Street Parking Spaces:**

90 spaces for assisted living center and customary accessory uses.

All other uses shall meet the parking ratio as required in the Tulsa Zoning Code.

**Minimum Bicycle Parking Spaces:** As provided in the Tulsa Zoning Code.

**Other Lot and Building Regulations:** As established within the CH District.

**Landscape requirements:**

Landscaping for the project shall meet or exceed the landscaping requirements identified in the Tulsa Zoning Code.

In addition to the landscape requirements of the Tulsa Zoning Code, trees shall be placed on the lot within 30 feet of the street right of way along E. 86<sup>th</sup> Street South and along South 101<sup>st</sup> East avenue. 35 trees shall be installed and maintained with a minimum 12' height at the time of installation. The trees may be grouped or evenly spaced.

**SIGNS:**

14.3

**Ground Signs:**

One (1) ground sign shall be permitted at each vehicular entrance from a public or private street with a maximum display of 200 SF of surface area and a maximum height of 25 FT

**Wall Signs:**

Wall signs shall be permitted with a display surface not to exceed 100 SF for each sign. The length of a wall sign shall not exceed 75% of the frontage of the building.

**General sign regulations:**

Illuminated signage is prohibited on all north facing building walls.

**SIDEWALKS:**

Sidewalks exist currently within the right of way. Sidewalks shall be maintained along streets designated by and in accordance with the subdivision regulations of the City of Tulsa, Oklahoma.

New sidewalk construction shall be installed and maintained adjacent to S. 101<sup>st</sup> East Avenue (private) in the section where there is currently no sidewalk.

**LIGHTING:**

Lighting for the project will comply with applicable City of Tulsa Zoning Code regulations. Final Lighting design standards will be determined upon detailed Site Plan and detail Landscape Plan approval.

**TRASH, MECHANICAL, AND EQUIPMENT AREAS:**

All trash, mechanical and equipment areas (excluding utility service transformers, pedestals, or other equipment provided by franchise utility providers), including building mounted shall be screened from public view in such a manner that such areas cannot be seen by persons standing at ground level.

Trash dumpsters shall be screened by masonry construction with steel frame doors. The doors shall be covered with appropriate covering containing a minimum of ninety five percent (95%) capacity to the gate frame.

**GENERAL PROVISIONS:**

**A. Vehicular Access and Circulation:**

The project will have one access from E 88<sup>th</sup> Street and an access from S 101<sup>st</sup> E Avenue. See the Conceptual Site Plan attached hereto as Exhibit "A" for more details.

**B. Site Plan Review:**

No building permit shall be issued for any building within CO-6 until a Detail Site Plan and a Detail Landscape Plan have been submitted approved as being in compliance with the Development Standards of CO-6.

**SECTION III: Supporting Documentation**

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* CO-6 is consistent with the anticipated development opportunities visualized in the Regional Center land use designation.

14.4

Land Use Vision:

*Land Use Plan map designation:* Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

*Areas of Stability and Growth designation:* Area of Growth

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Transportation Vision:

*Major Street and Highway Plan:* None

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is undeveloped and wooded on the west and north boundary.*

Environmental Considerations: None that would affect site development.

The site contains a ridge line which is located almost in the center of the property. The geotechnical reports indicate that the site contains fill material. The site is elevated from the adjacent roadway along E 88<sup>th</sup> Street roughly 11 feet at an approximate slope of 25%.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 101 <sup>st</sup> East Avenue	None	50 feet	2
East 88 <sup>th</sup> Street South	None	50 feet	2

Utilities:

Water:

The project will be served by City of Tulsa water mains on site.

Sanitary Sewer:

The project will be served by City of Tulsa sanitary sewer mains by extension to the main east of the site.

14.5



**Other Utilities:**

The project has access to electric, natural gas, and communication as those lines are accessible in the ROW of the site.

**Drainage**

On site storm water detention will be provided. The proposed and existing drainage is shown on Exhibit "C" – Conceptual Drainage Plan attached hereto.

Existing utilities are shown on Exhibit "B" – Conceptual Utility Plan attached hereto.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CO/PUD 559	Regional Center	Growth	Multi Family
East	CO/PUD 559-A	Regional Center	Growth	Hospital
South	CO (no development plan)	Regional Center	Growth	vacant
West	CO/PUD-559	Regional Center	Growth	vacant

**SECTION IV: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 19130 dated October 23, 1997, established zoning for the subject property.

**Subject Property:**

**PUD-559/Z-5888-SP-1 May 1997:** All concurred in **approval**, subject to modifications, of a request for a proposed Planned Unit Development and a Corridor Site Plan on a 111± acre tract of land for a multi-use PUD for apartments, offices, colleges, and universities on property located north and east of the northeast corner of East 91<sup>st</sup> Street and South Mingo Road. Ordinance number 19130, dated October 23, 1997, amended ordinance number 15956 - This was on tracts B and C, the subject property, of PUD-559. Ordinance number 19008, dated May 29, 1997, amended ordinance number 15956 - This was on tract A of PUD-559.

**Z-5888 December 1983:** All concurred in **approval** of a request for rezoning a 320± acre tract of land (less the portion of the property proposed for the Creek Turnpike) from PUD-220, RS-3, RM-0, and CS to CO on property located on the north side of 91<sup>st</sup> Street between Mingo Road and Garnett Road. Ordinance number 15956, dated December 13, 1983, amended ordinance number 14591.

**PUD-220 October 1979:** All concurred in **approval** of a proposed Planned Unit Development on a 320± acre tract of land on property located on the north side of 91<sup>st</sup> Street between Mingo Road and Garnett Road. Ordinance number 14591, dated October 30, 1979, amended ordinance number 11834. Note – This should have amended ordinance number 14153.

**Z-5126 June 1978:** All concurred in **approval** of a request for rezoning a 320± acre tract of land from AG to RS-3, RM-0, and CS on property located on the north side of 91<sup>st</sup> Street between Mingo Road and Garnett Road. Ordinance number 14153, dated June 20, 1978, amended ordinance number 11834. Note – This should have amended ordinance number 11830.

Ordinance number 11830 dated June 20, 1978, established zoning for this property.

**Surrounding Property:**

14.6

**PUD-559-B/Z-5888-SP-5 November 2008:** All concurred in **denial** of a proposed Major Amendment to PUD-559 and a Corridor Site Plan on a 14.86± acre tract of land to allow for a second outdoor advertising sign within the southern portion of Development Area A of PUD-559-A, on property located east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue.

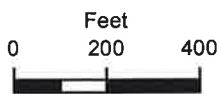
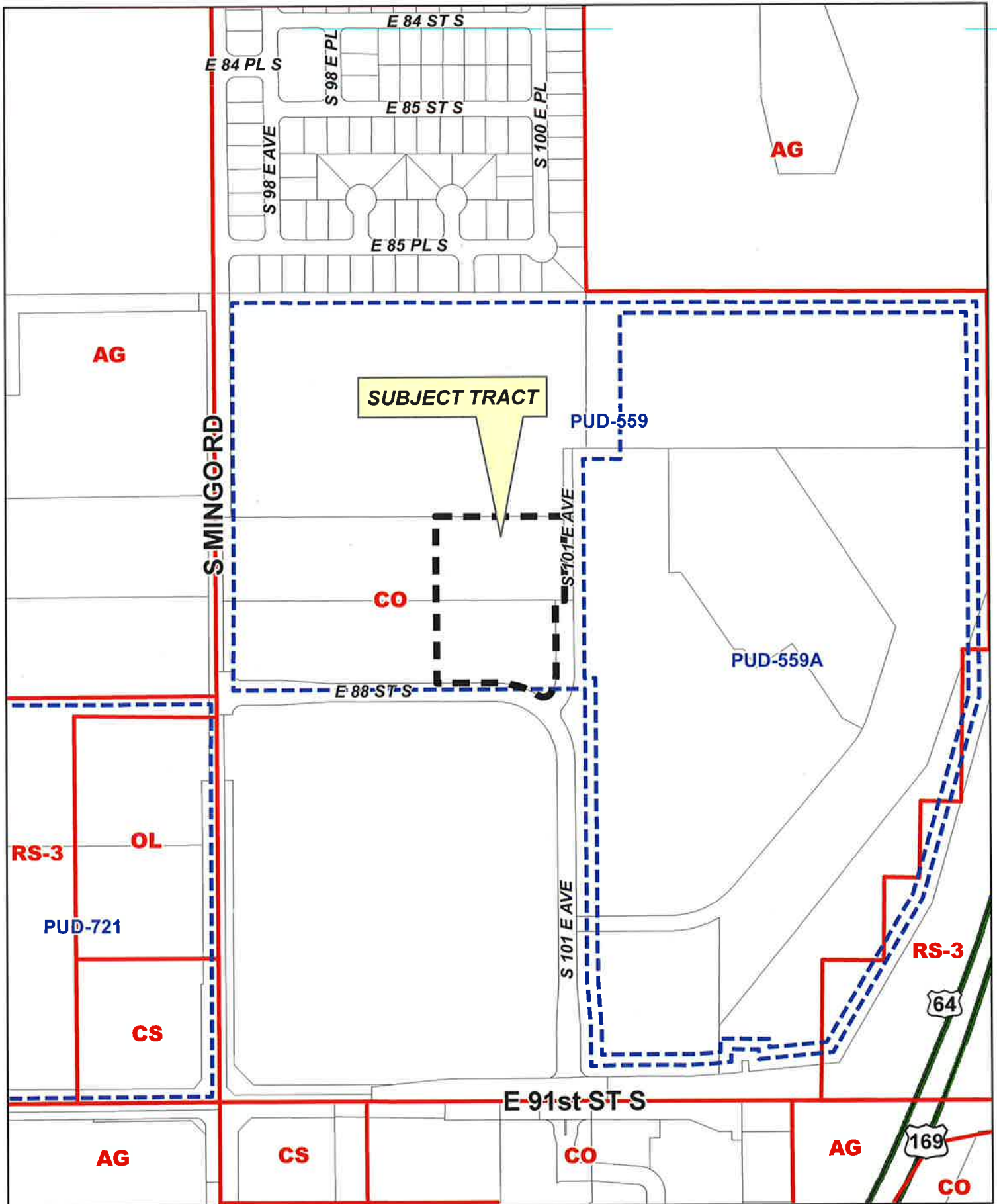
**Z-6910-SP-2 April 2006:** All concurred in **approval** of a request for a Corridor Site Plan on a 4.45± acre tract of land for commercial and medical office use and to establish the aggregate floor area of 27,380 square feet for office development, on property located east of southeast corner of East 91<sup>st</sup> street South and South Mingo Road.

**PUD-721/Z-7003 January 2006:** All concurred in **approval** of a proposed Planned Unit Development and a request for rezoning on a 40± acre tract of land from AG to RS-3/OL/CS/PUD for mixed use development with four development areas on property located on the northwest corner of East 91<sup>st</sup> Street South and South Mingo Road.

**BOA-19530 March 2003:** The Board of Adjustment **approved** a variance to increase permitted wall sign square footage on the southeast and northeast walls of South Crest Hospital in PUD-559-A, on property located east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue.

**PUD-559-A/Z-5888-SP-3 May 1999:** All concurred in **approval** of a proposed Major Amendment to PUD-559 and a Corridor Site Plan on a 60.95± acre tract of land to allow two outdoor advertising signs on property located east of the northeast corner of East 91<sup>st</sup> Street and South 101<sup>st</sup> East Avenue and within Development Area A of the original PUD-559 that was approved for South Crest Hospital facilities.

4/4/2018 1:30 PM



**CO-6**

18-14 18

14.8

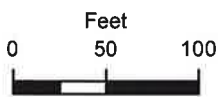






E 88 STS

S 101 E AVE



Subject Tract

CO-6

18-14 18

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

Aerial Photo Date: February 2016



14.9





 Subject Tract

**CO-6**

18-14 18

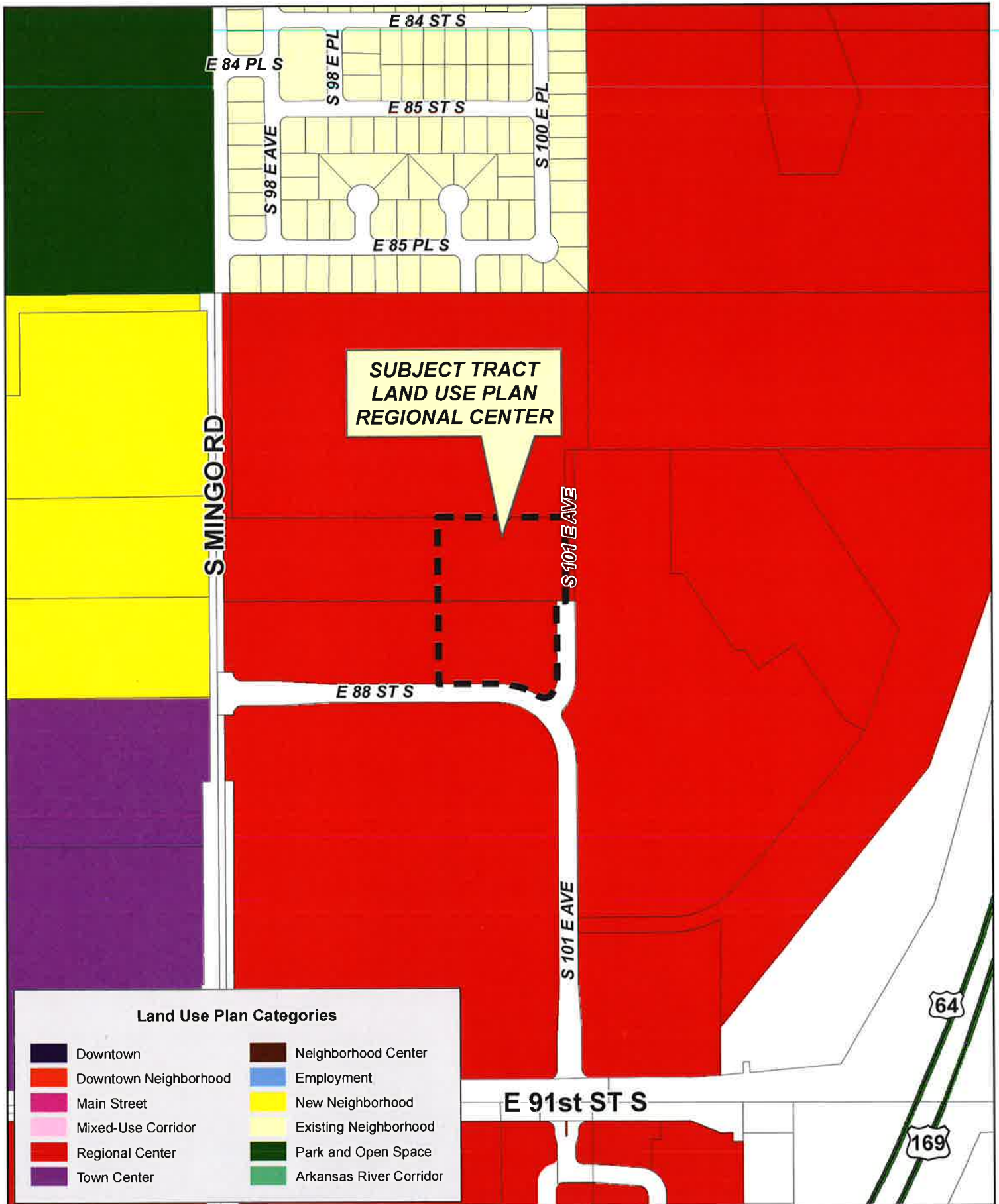
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



1410





**SUBJECT TRACT  
LAND USE PLAN  
REGIONAL CENTER**

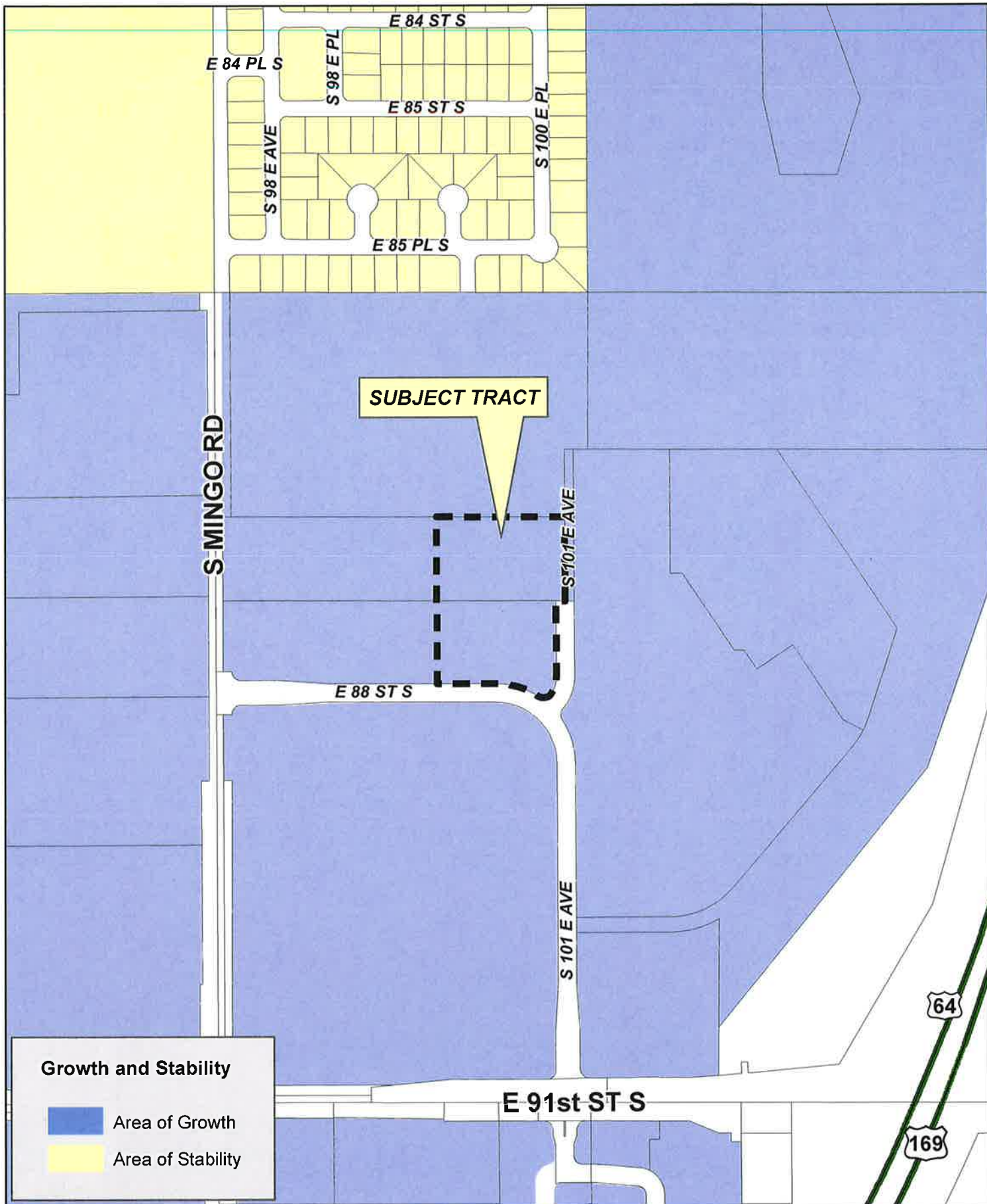
**CO-6**

18-14 18

14.11

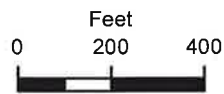






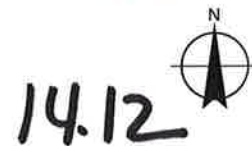
**Growth and Stability**

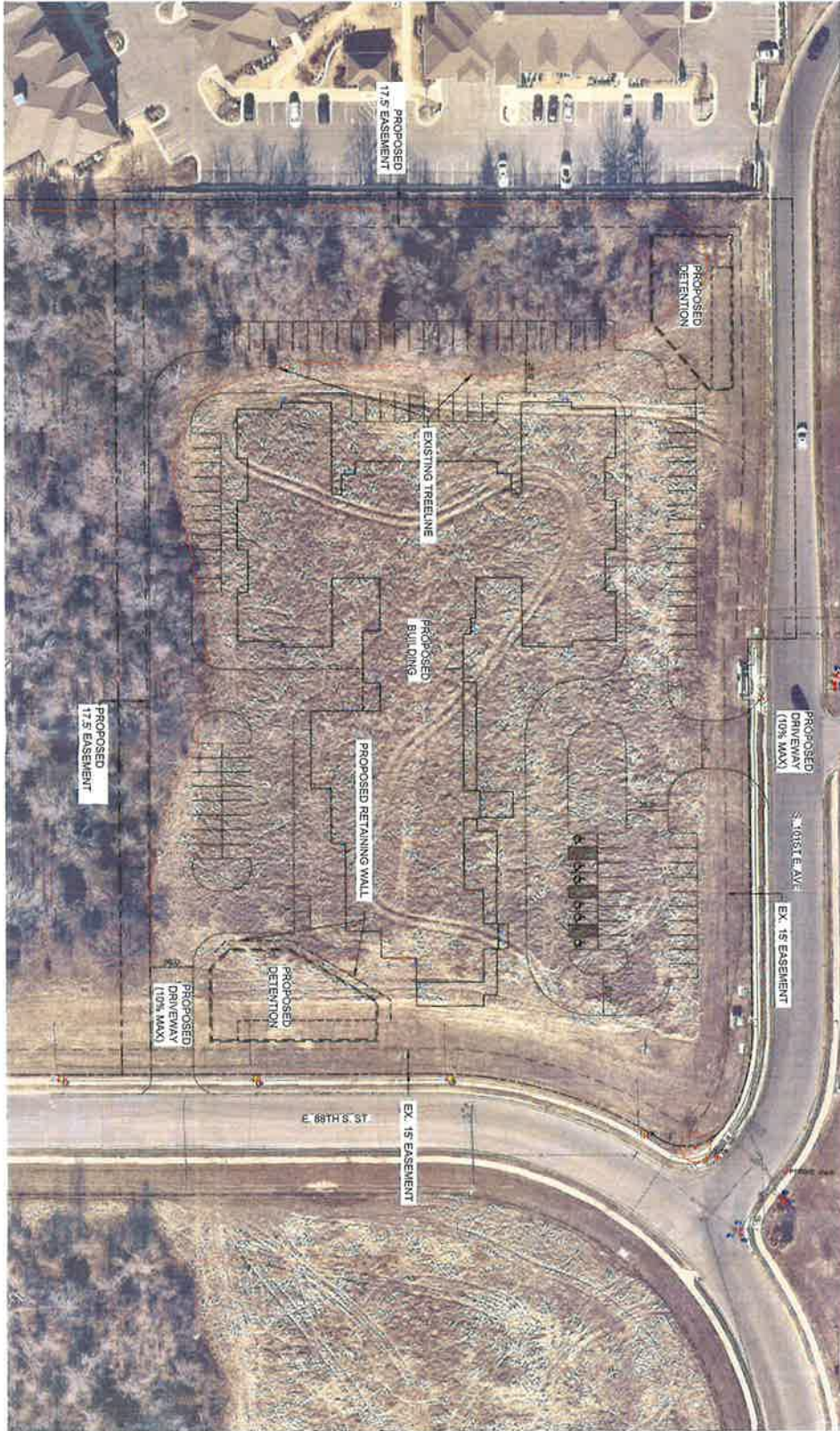
- Area of Growth
- Area of Stability



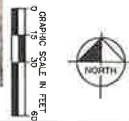
**CO-6**

18-14 18





**PARKING DATA**  
 TOTAL PARKING SPACES: 106  
 REGULAR SPACES: 100  
 ADA SPACES: 6



EX. A

CONCEPTUAL SITE AND CIRCULATION PLAN

TULSA SKILLED NURSING FACILITY  
 E. 88 ST AND S. 101 E. AVE

NOA PROJECT	061298400
DATE	02/08/2016
SCALE	AS SHOWN
DESIGNED BY	LML
CHECKED BY	BLB
CHECKED BY	LML

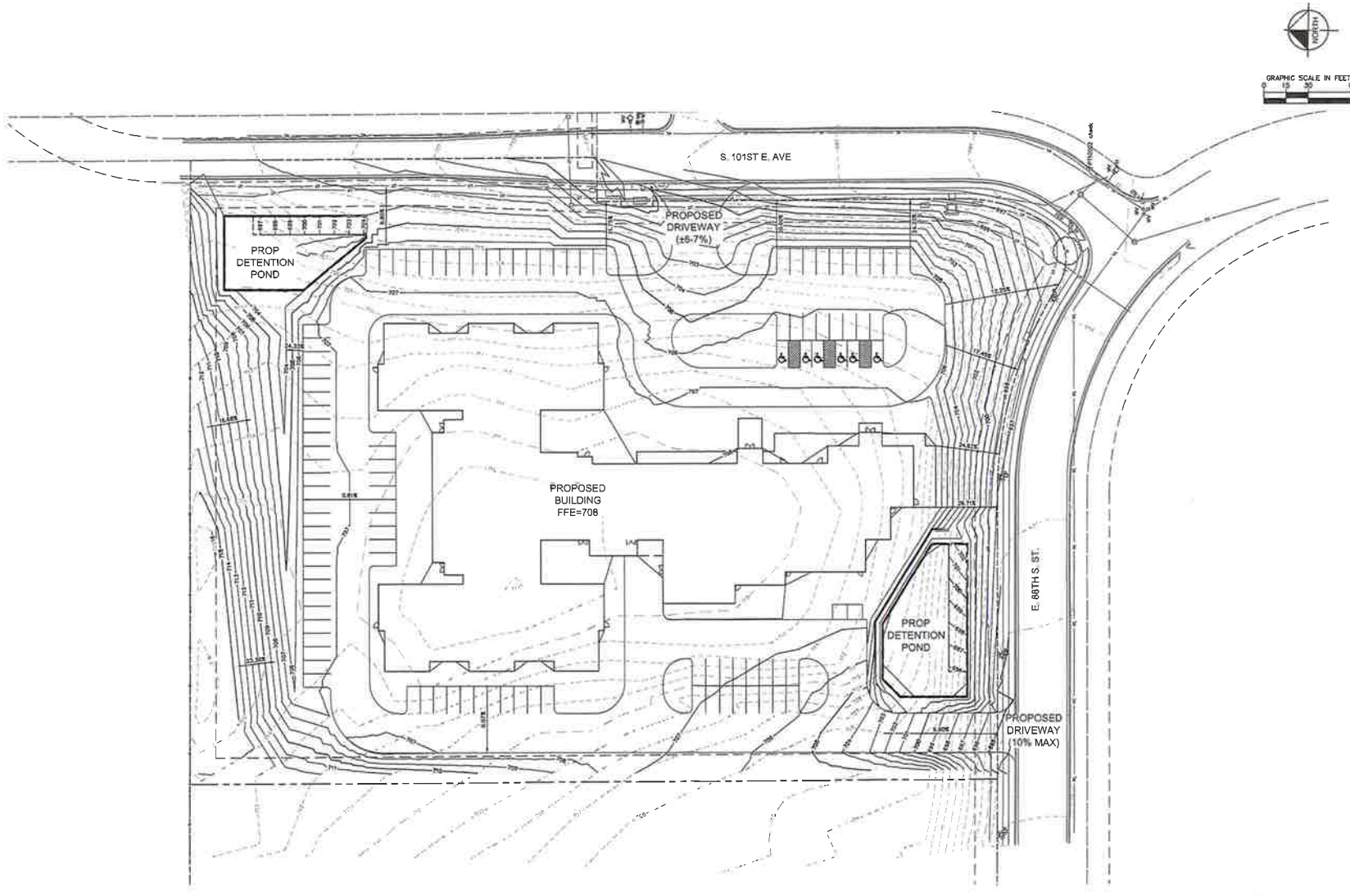
**Kimley»Horn**  
 FIRM No. 2740 P: 405-241-5433  
 13829 Technology Dr., Suite A-2 Oklahoma City, OK 73134

NO.	REVISIONS	DATE	BY



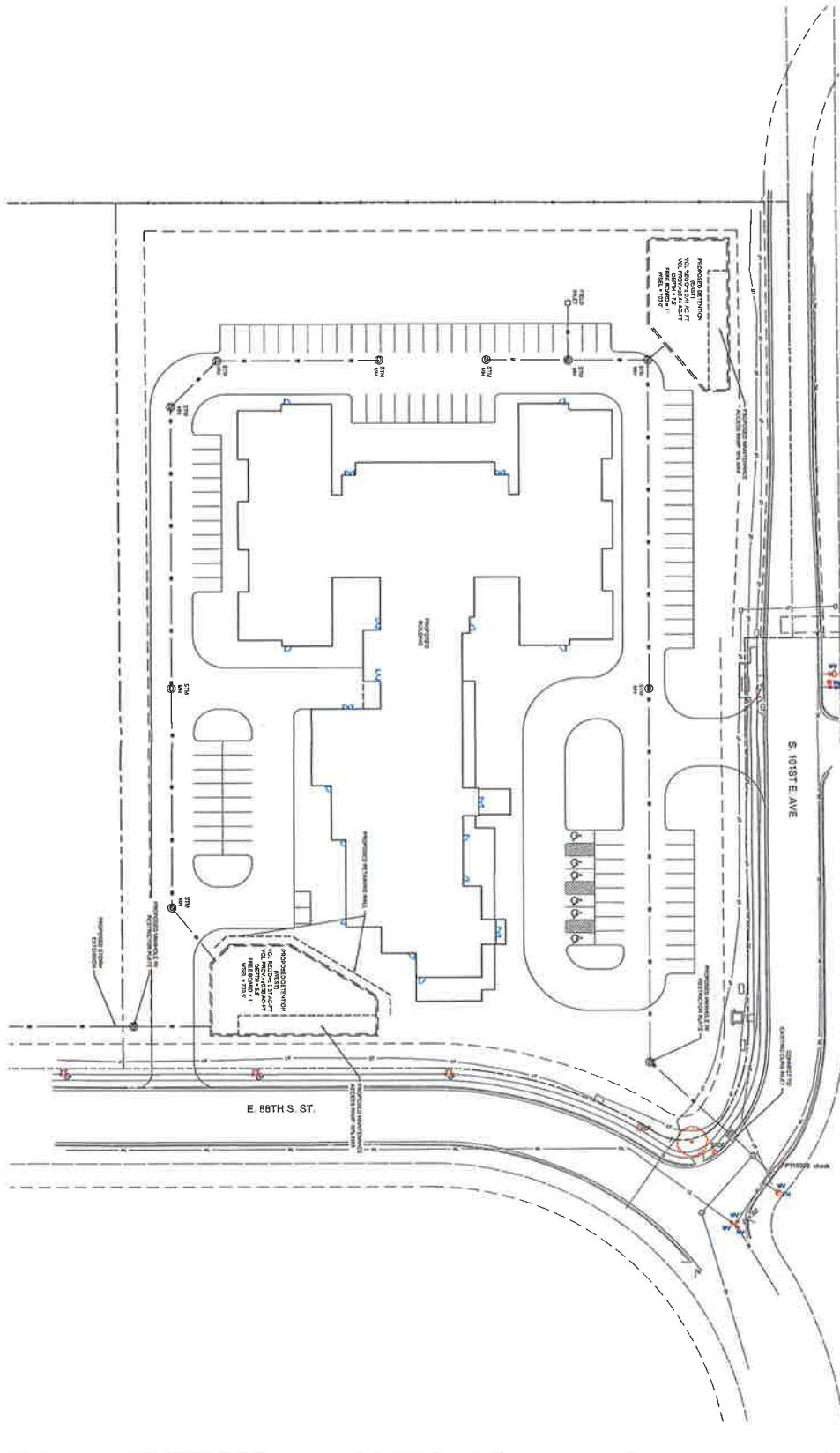
1414

C:\VOC\2014\11181818-1.mxd Site: Tulsa\_Skilled\_Nursing\_Facility\11181818-1.dwg 2/2/2016 8:59 AM



EX. B	CONCEPTUAL GRADING PLAN	TULSA SKILLED NURSING FACILITY E. 88 ST AND S. 101 E. AVE	<table border="1"> <tr><td>DATE</td></tr> <tr><td>DESIGNED BY</td></tr> <tr><td>CHECKED BY</td></tr> <tr><td>DRAWN BY</td></tr> <tr><td>SCALE</td></tr> <tr><td>PROJECT NO.</td></tr> </table>	DATE	DESIGNED BY	CHECKED BY	DRAWN BY	SCALE	PROJECT NO.	 <p><b>Kimley-Horn</b> FIRM NO. 2740 P. 805.241.5243 13829 Technology Dr., Suite A-2, Oklahoma City, OK 73134</p>	<table border="1"> <tr><td>NO.</td><td>REVISIONS</td><td>DATE</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	REVISIONS	DATE												
DATE																										
DESIGNED BY																										
CHECKED BY																										
DRAWN BY																										
SCALE																										
PROJECT NO.																										
NO.	REVISIONS	DATE																								





EX. C

CONCEPTUAL DRAINAGE PLAN

TULSA SKILLED NURSING FACILITY  
E. 88 ST AND S. 101 E. AVE

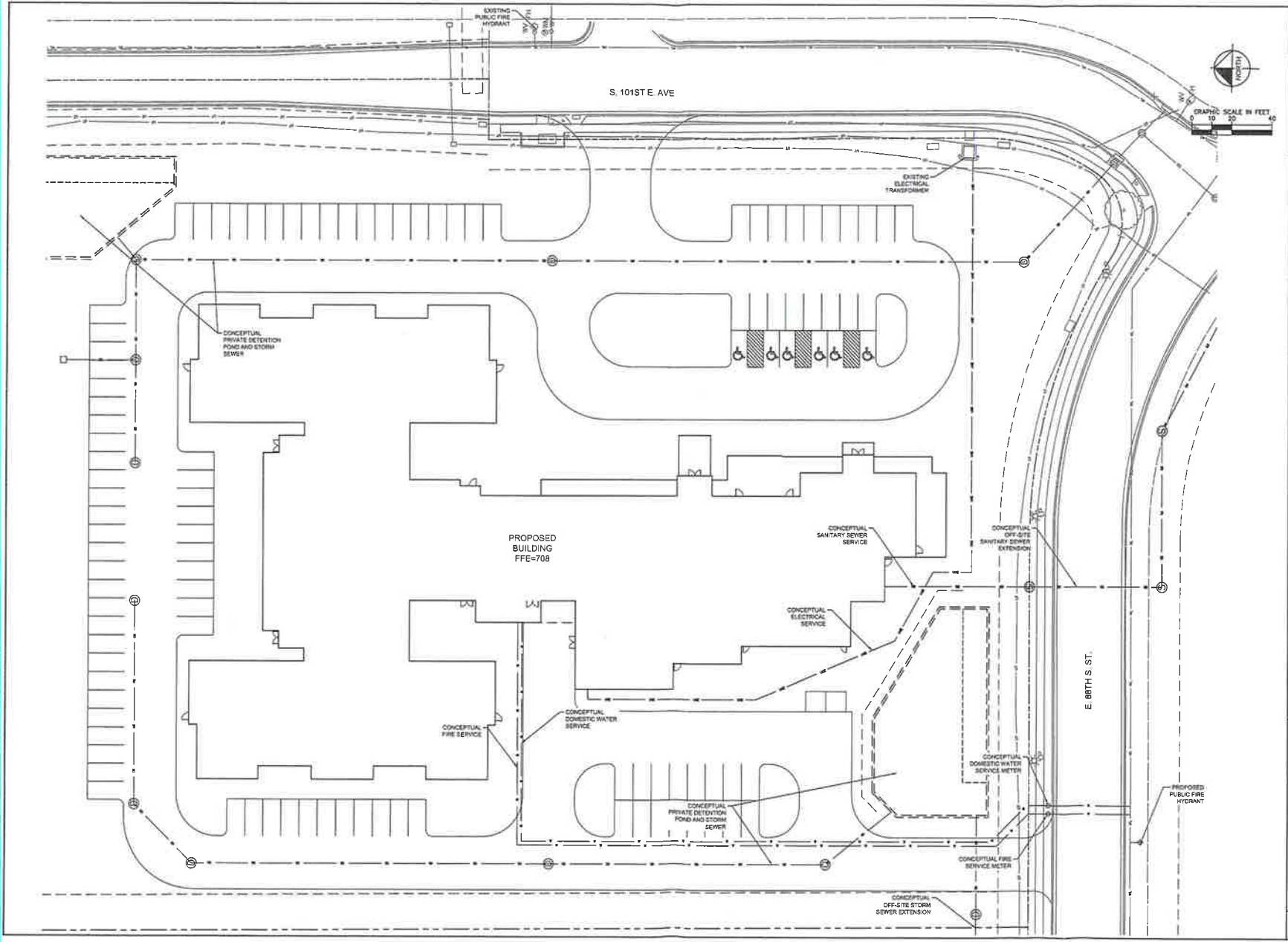
KHA PROJECT	081228400
DATE	02/02/2018
SCALE AS SHOWN	
DRAWN BY	LSC
CHECKED BY	BJP
DESIGNED BY	LSC

**Kimley»Horn**  
FIRM No. 2740 P: 405-241-3423  
13629 Technology Dr., Suite A-2 Oklahoma City, OK 73134

NO.	REVISIONS	DATE	BY

14.15

1414



<p><b>Kimley»Horn</b>          FIRM No. 7240 P. 405-241-5423          13229 Technology Dr. Suite A-2 Okemune City, OK 73154</p>	
<p>H/A PROJECT          DATE: 08/20/2019</p>	<p>DATE: 08/20/2019</p>
<p>SCALE: AS SHOWN</p>	<p>DATE: 08/20/2019</p>
<p>DESIGNED BY: [blank]</p>	<p>DATE: 08/20/2019</p>
<p>DRAWN BY: [blank]</p>	<p>DATE: 08/20/2019</p>
<p>CHECKED BY: [blank]</p>	<p>DATE: 08/20/2019</p>
<p>APPROVED BY: [blank]</p>	<p>DATE: 08/20/2019</p>
<p>TULSA SKILLED NURSING          FACILITY          E. 88 ST AND S. 101 E. AVE</p>	<p>CONCEPTUAL          UTILITY PLAN</p>
<p>EX. D</p>	<p>[blank]</p>

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**LEGAL DESCRIPTION**

A TRACT OF LAND LYING IN THE SW/4 OF SECTION EIGHTEEN (18), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW/4 OF SAID SECTION EIGHTEEN (18) THENCE  $N01^{\circ}17'56''W$  AND ALONG THE WEST LINE OF SAID SECTION EIGHTEEN (18) FOR A DISTANCE OF 1909.55 FEET; THENCE  $N89^{\circ}01'17''E$  FOR A DISTANCE OF 716.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING  $N89^{\circ}01'17''E$  FOR A DISTANCE OF 418.42 FEET; THENCE  $S01^{\circ}19'39''E$  FOR A DISTANCE OF 273.63 FEET; THENCE  $S89^{\circ}01'17''W$  FOR A DISTANCE OF 30.00 FEET; THENCE  $S01^{\circ}19'39''E$  FOR A DISTANCE OF 246.09 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $34^{\circ}15'26''$ , HAVING A RADIUS OF 100.00 FEET, A LENGTH OF 59.79 FEET AND WHOSE LONG CHORD BEARS  $S15^{\circ}48'35''W$  FOR A DISTANCE OF 58.90 FEET TO THE BEGINNING OF COMPOUND CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH  $88^{\circ}42'47''$ , HAVING A RADIUS OF 30.00 FEET, A LENGTH OF 46.45 FEET AND WHOSE LONG CHORD BEARS  $S77^{\circ}17'41''W$  FOR A DISTANCE OF 41.95 FEET TO THE BEGINNING OF A REVERSE CURVE. SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF  $32^{\circ}37'48''$ , HAVING A RADIUS OF 260.00 FEET, A LENGTH OF 148.07 FEET AND WHOSE LONG CHORD BEARS  $N74^{\circ}39'49''W$  FOR A DISTANCE OF 146.08 FEET; THENCE  $S89^{\circ}01'17''W$  FOR A DISTANCE OF 189.99 FEET; THENCE  $N01^{\circ}19'39''W$  A DISTANCE OF 543.60 FEET TO THE POINT OF BEGINNING;





**MORNINGCREST**  
HEALTHCARE FOUNDATION

February 14, 2018

INCOG  
2 West Second Street, Suite 800  
Tulsa, OK 74103

Re: **PUD Major Amendment and Preliminary Plat**

To Whom It May Concern:

Morningcrest Healthcare Foundation, the owner of the property located at 91<sup>st</sup> & Mingo Street in Tulsa, Oklahoma, also referred to as Parcel Nos. 98418-84-18-66120 and 98418-84-18-27710 and more specifically described by the legal description attached to or set forth in the application, hereby authorizes Leo Brown Group to execute such documents and to take such action on behalf of Owner as may be reasonably required or advisable with respect to the matters set forth in the application.

Sincerely,



Greg Foland  
Morningcrest Healthcare Foundation  
Executive Director and Treasurer



February 21, 2018

Jay Hoyt  
INCOG  
2 West Second Street, Suite 800  
Tulsa, OK 74103

**RE: *Tulsa Skilled Nursing Facility, East 88<sup>th</sup> Street and South 101st East Avenue***

Jay,

The subject property, located northwest of the intersection of E. 88<sup>th</sup> Street and S. 101<sup>st</sup> E. Avenue, is currently divided into two large parcels that extend from 101<sup>st</sup> Avenue to Mingo Road. A buyer desires to purchase the eastern portion of the two parcels. The buyer is submitting a PLAT application in conjunction with the PUD Major Amendment which will show the portion of the property to be developed.

The subject parcels are currently zoned differently. The northern parcel is currently zoned under the PUD-559/Z-5888-SP. The southern parcel zoning is CO. The attached PUD Major Amendment Application will remove the northern parcel from the PUD 559 and a new PUD (Tulsa Skilled Nursing Facility PUD) will be established for the combined parcel.

The Tulsa Skilled Nursing Facility PUD is compatible with the Tulsa Comprehensive Plan and the Uses of the surrounding area. The facility is directly west of Hillcrest Medical Center and will be a significant medical resource to the community.

Sincerely,

Lydia Leslie, P.E. CFM







Tulsa Metropolitan Area  
Planning Commission

**Case :** Tulsa Skilled Nursing Facility  
(Related to CO-6 & PUD-559-C)

**Hearing Date:** April 4, 2018

**Case Report Prepared by:**

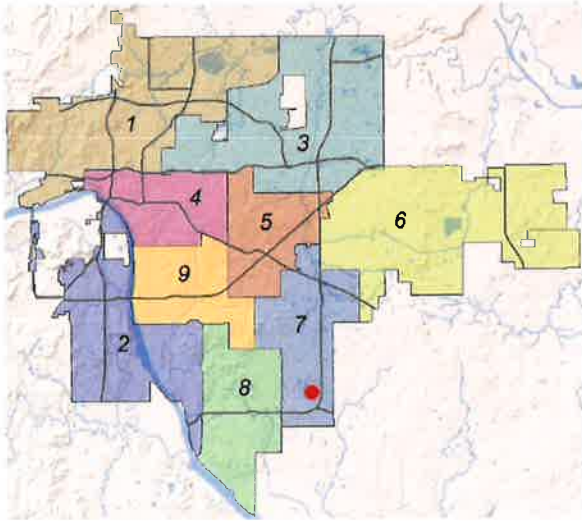
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Kimley-Horn

*Owner:* Morningcrest Healthcare Foundation

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



**Applicant Proposal:**

Preliminary Plat

1 lot, 1 block, 5.12 ± acres

*Location:* Northwest corner of East 88<sup>th</sup>  
Street South and South 101<sup>st</sup> East Avenue

**Zoning:**

*Present:* CO, PUD-559-B

*Proposed:* CO-6

**Staff Recommendation:**

Staff recommends **approval** of the preliminary plat

**City Council District: 7**

*Councilor Name:* Anna America

**County Commission District: 3**

*Commissioner Name:* Ron Peters

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

## PRELIMINARY SUBDIVISION PLAT

### Tulsa Skilled Nursing Facility - (CD 7)

Northwest corner of East 88<sup>th</sup> Street South and South 101<sup>st</sup> East Avenue

This plat consists of 1 lot, 1 block on 5.12 ± acres.

The Technical Advisory Committee (TAC) met on March 15, 2018 and provided the following conditions:

1. **Zoning:** Incorporate approved development plan standards for CO-6 into the deed of dedication with the final plat. Add reference to CO-6 on the face of the plat. Proposed lots conform to zoning requirements.
2. **Addressing:** Address assigned to the property is 8720 S 101 Av. E. Provide lot address graphically on the face of the final plat.
3. **Transportation & Traffic:** Provide easement language to accommodate the required sidewalk along S 101<sup>st</sup> Av. E.
4. **Sewer:** Property will require an extension of a main sewer line. Add additional easement to complete perimeter easement around the 30' offset along 101<sup>st</sup> Av. E.
5. **Water:** Additional easement as required by sewer.
6. **Engineering Graphics:** Make the required corrections to the location map from attached City of Tulsa comments. Submit a subdivision data control sheet with final plat submittal. Label graphically the point of commencement (POC). Label lot/block on the face of the plat.
7. **Fire:** No comments provided.
8. **Stormwater, Drainage, & Floodplain:** Include language in covenants for private maintenance of the proposed detention pond.
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.



## Technical Advisory Committee (TAC/PRC)

### City of Tulsa Staff Comments

---

**To:** Nathan Foster, Land Development Planner | INCOG  
**From:** City of Tulsa Planning & Development Services Staff  
**Date:** March 14, 2018 **REVISED MARCH 15, 2018**  
**Subject:** TAC Meeting | March 15, 2018 | City of Tulsa Staff Comments

---

#### **Preliminary Plat:**

Tulsa Skilled Nursing Facility – Location: East of the northeast corner of East 88th Street South and South Mingo Road

*1 lot, 1 block, 5.12 ± acres – Assisted Living Facility*

#### **Application Process**

#### **Final Construction Plans (2.6)**

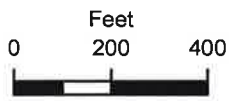
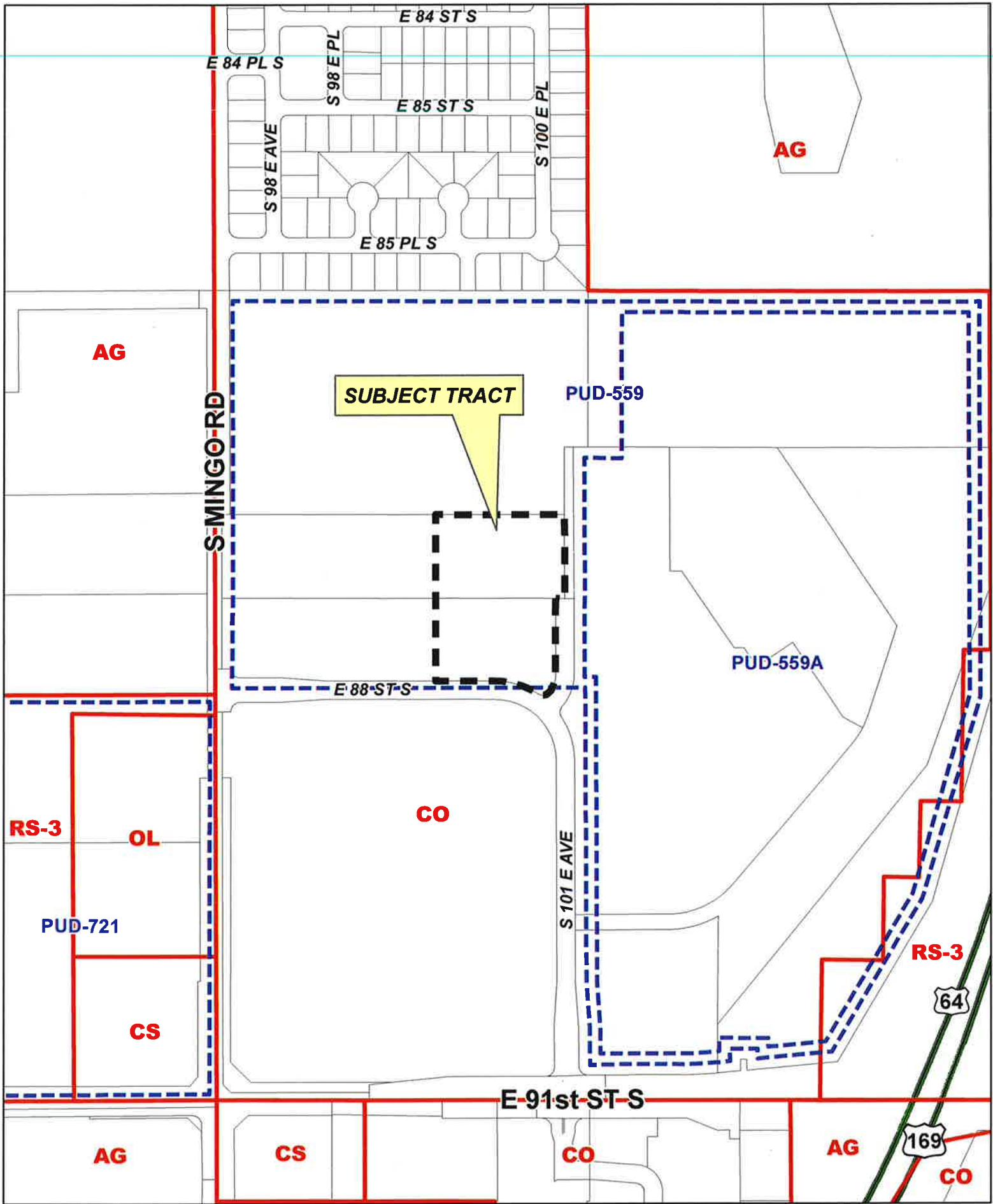
- IDP plans are required for Detention Pond, Sanitary Sewer extension, and sidewalks, driveways and ADA ramps in the public right-of-way. IDP plans may be required if an internal fire loop is necessary.

#### **Specification for Documents**

**Preliminary Plat (3.3)** E 88<sup>th</sup> St S is incorrectly labeled as E 88<sup>th</sup> S St on some of the pages

- Address assigned for Skilled Nursing Facility is 8720 S 101 Av E.
- Provide individual lot address graphically on the face of the plat. (Section 3.3 3(n))
- Remove contours on the final plat submittal.
- Label graphically on the face of the plat Block 1 Lot 1.
- Label graphically on the face of the plat the POC (point of commencement).
- Submit subdivision data control sheet with final plat. (Section 3.3 3 (r))
- In the Location Map make the following corrections:
  - a) Add Davis Village,
  - b) Add No. 57348 to read Phillips 66 Center No. 57348,
  - c) Spell out S. Towne Ext to read South Towne Ext,
  - d) Change Not Platted to Unplatted,
  - e) Fit the project location in better,
  - f) Label this plat as either “project location” or “site”,
  - g) Add Southcreek Medical Plaza,
  - h) Add Saint Francis South in place of Arrowhead Ridge (boundary change),
  - i) wrong boundary shown for Oak Tree Center,
  - j) Add Ridge Crest Amd
  - k) College Center at Meadow Brook should read College Center at Meadowbrook. See attached Section18properties\_LocationMap.pdf (Section 3.3 3(c))  
Under the Basis of Bearing heading change the bearing angle to N01°17’56”W to match what is shown on the face of the plat. Please add North Zone 3501 after Oklahoma State Plane.  
Add U.S. Survey Feet after NAD83. (Section 3.3 3(d))





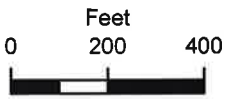
**TULSA SKILLED  
NURSING FACILITY**

18-14 18

15.4







Subject Tract

# TULSA SKILLED NURSING FACILITY

18-14 18

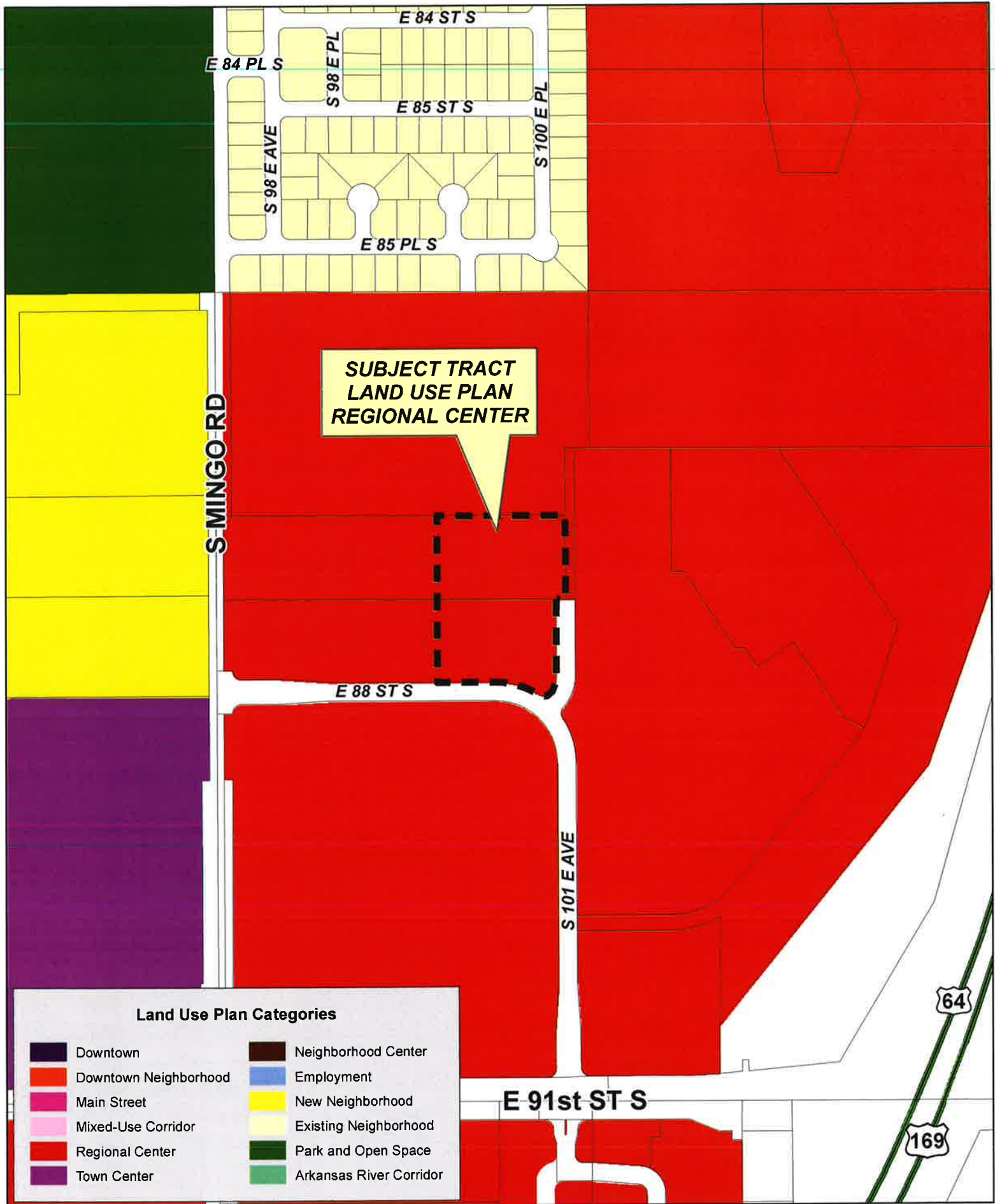
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



155

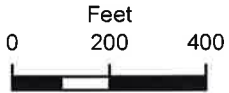




**SUBJECT TRACT  
LAND USE PLAN  
REGIONAL CENTER**

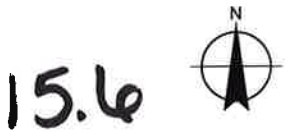
**Land Use Plan Categories**

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

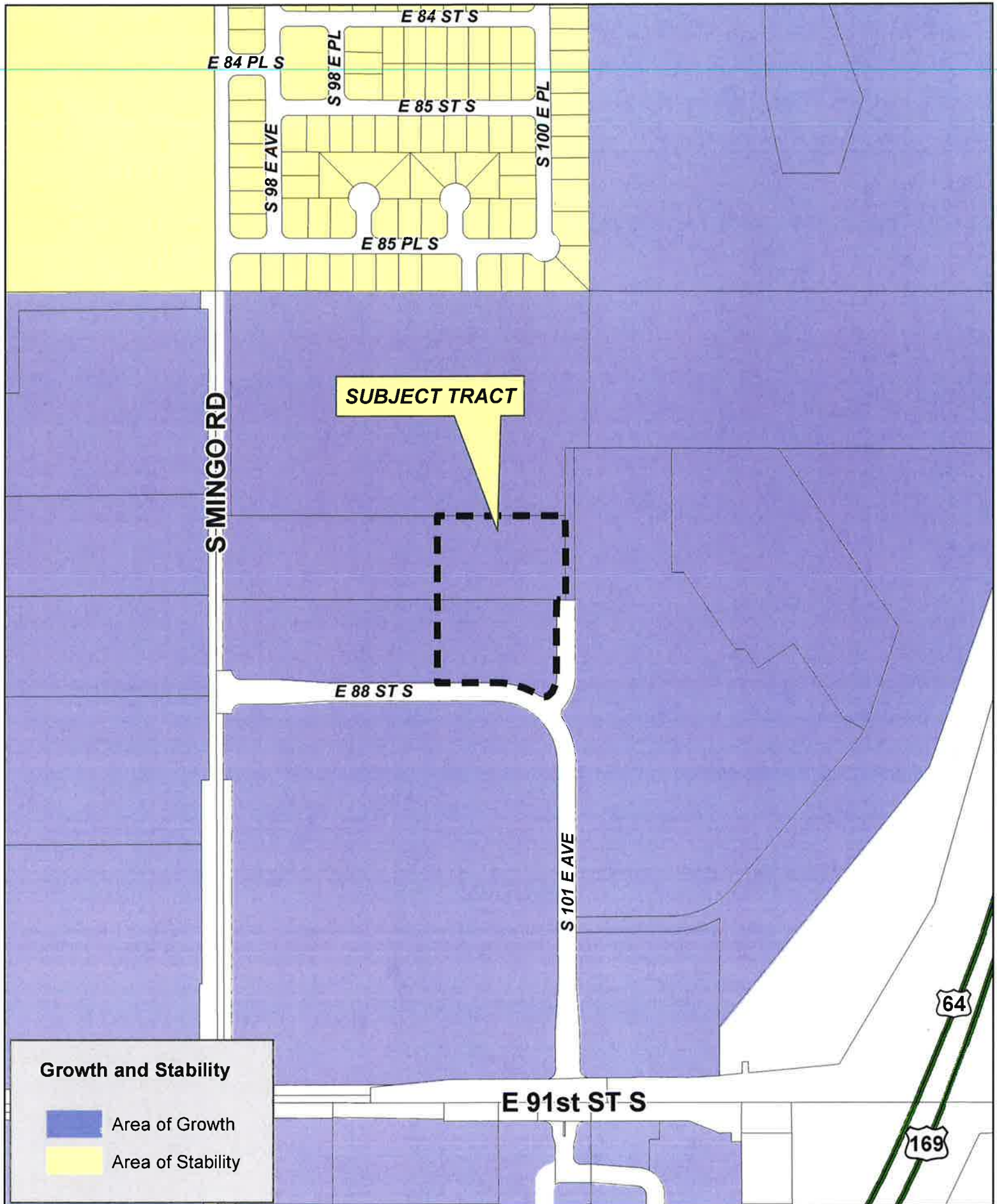


**TULSA SKILLED  
NURSING FACILITY**

18-14 18

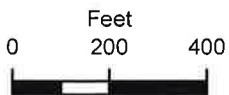






**Growth and Stability**

- Area of Growth
- Area of Stability



**TULSA SKILLED NURSING FACILITY**

18-14 18

15.7

# Tulsa Skilled Nursing Facility

Preliminary Plat

A Subdivision in the SW/4 of Section 18, T-18-N, R-14-E, of the Indian Base & Meridian,  
City of Tulsa, Tulsa County, State of Oklahoma.



Scale: 1"=40'



East 91st Street South  
Location Map  
Scale 1" = 2000'

Subdivision has 1 Lot in 1 Block and contains 223,870 square feet in 3 1/2 Acres, more or less.

**OWNER**  
**TULSA SENIOR PARTNERS, LLC**  
602 E 66th Street  
Tulsa, Oklahoma 74103  
(918) 660-0400  
tspartners@tsp.com

**SURVEYOR**  
**BENNETT SURVEYING, INC.**  
410 5th Ave  
Tulsa, OK 74101  
Phone: (918) 438-7888  
Fax: (918) 438-7888  
Danae@bsi.com  
www.bennettsurveying.com

**ENGINEER**  
**KIMLEY-HORN**  
12629 REDWOOD DRIVE  
SUITE A-3 OKLAHOMA CITY, OK 73134  
PHONE: (405) 241-1245  
Danae@kh.com  
www.kimley-horn.com

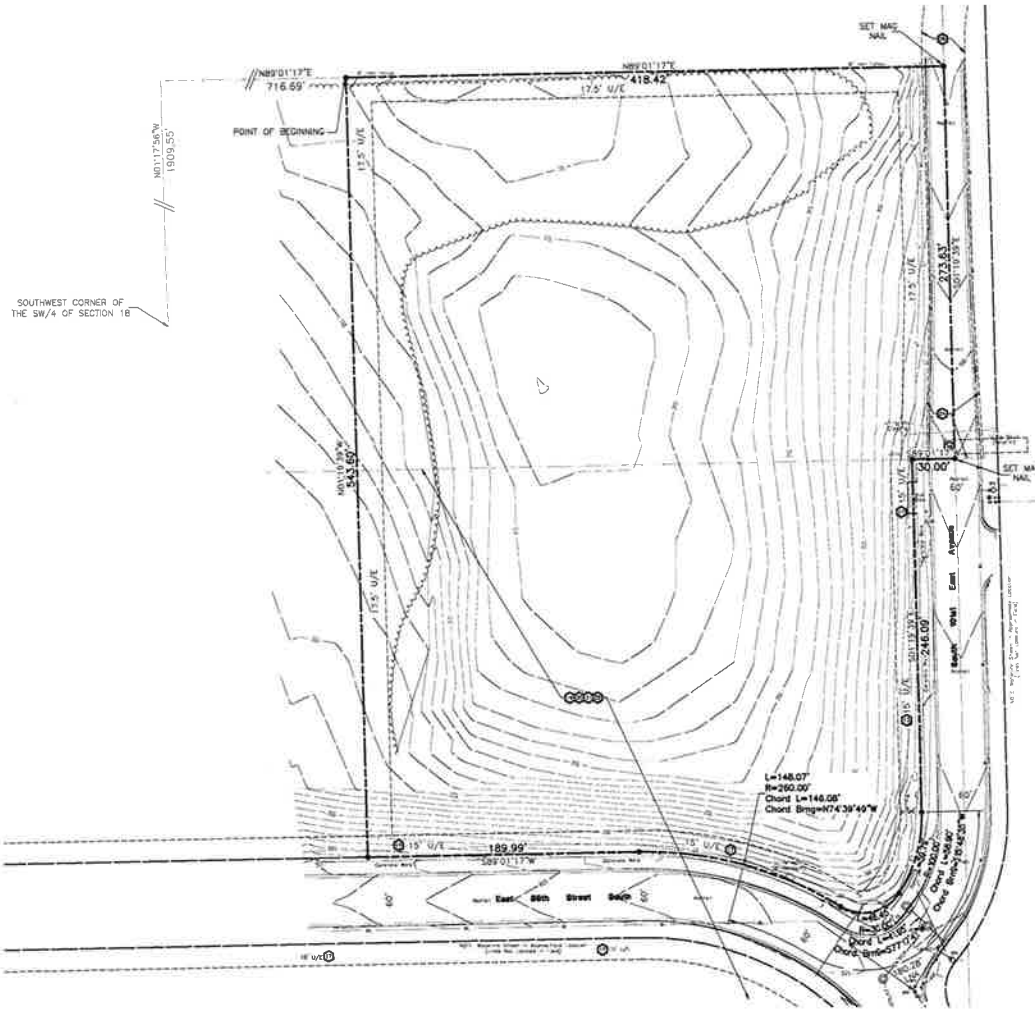
**BASIS OF BEARING**  
THE BEARING SHOWN FOR THIS SURVEY IS BASED ON THE WEST LINE OF SECTION 18 AS BEING S071°30'00"E.  
THE HORIZONTAL ANGLE FOR THIS SURVEY IS 59.000 DEGREES EAST (PLANNED).

**MONUMENTATION**  
O DENOTES A FOUND 3/8" IRON PIN  
■ DENOTES A SET 3/8" IRON PIN WITH CAP OR ASSD" NAILS OTHERWISE NOTED

**LEGEND**  
SW - BENCHMARK  
LNA - LIMITS OF NO ACCESS  
- - - - - PROPERTY LINE

**ADDRESS DISCLAIMER NOTE**  
ADDRESSES SHOWN ON THIS PLAT ARE NEAREST AS OF THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION.

- Easements**
9. EASEMENT IN FAVOR OF STATE OF OKLAHOMA ADDRESS ALL SECTION LINES (DOES NOT AFFECT SUBJECT PROPERTY)
  10. RIGHT OF WAY IN FAVOR OF ALMA PIPE LINE COMPANY RECORDED IN BOOK 927, PAGE 272; AS ASSIGNED BY ASSIGNMENT OF PIPE LINE RIGHTS OF WAY RECORDED IN BOOK 9291, PAGE 817; AS ASSIGNED BY RIGHTS-OF-WAY ASSIGNMENT RECORDED IN BOOK 2418, PAGE 61; AS ASSIGNED BY CONVEYANCE AND ASSIGNMENT RECORDED IN BOOK 1182, PAGE 14; AND AS ASSIGNED BY ASSIGNMENT RECORDED IN BOOK 1972, PAGE 1648; PARTIAL RELEASE RECORDED IN BOOK 5884, PAGE 118 (PARTIALLY RELEASED AND DOES NOT AFFECT SUBJECT PROPERTY)
  11. RIGHT OF WAY IN FAVOR OF GULL PIPE LINE COMPANY OF PENNSYLVANIA RECORDED IN BOOK 830, PAGE 112; BE3D RECORDED IN BOOK 1210, PAGE 586; AS ASSIGNED BY ASSIGNMENT RECORDED IN BOOK 4382, PAGE 328; AND AS ASSIGNED BY PARTIAL ASSIGNMENT OF RIGHTS-OF-WAY RECORDED IN BOOK 4984, PAGE 1168 (AFFECTS SUBJECT PROPERTY AS A BLANKET)
  12. RIGHT OF WAY IN FAVOR OF SELF RETAINING COMPANY RECORDED IN BOOK 1386, PAGE 86; CDD RECORDED IN BOOK 2981, PAGE 32; AS ASSIGNED BY ASSIGNMENT RECORDED IN BOOK 462; PARTIAL ASSIGNMENT OF RIGHTS-OF-WAY RECORDED IN BOOK 4828, PAGE 1168 (AFFECTS SUBJECT PROPERTY AS A BLANKET)
  13. RIGHT OF WAY IN FAVOR OF EXPLORER PIPELINE COMPANY RECORDED IN BOOK 3989, PAGE 884 (DOES NOT AFFECT SUBJECT PROPERTY)
  14. AGREEMENT DATED MAY 12, 1973, BY AND BETWEEN GEORGE L. LIVINGSTON, ALAN LIVINGSTON AND DAVID LIVINGSTON RECORDED IN BOOK 4028, PAGE 1004 (AFFECTS SUBJECT PROPERTY AS A BLANKET)
  15. RIGHT OF WAY AGREEMENT IN FAVOR OF OKLAHOMA NATURAL GAS COMPANY RECORDED IN BOOK 4833, PAGE 45; AS ASSIGNED BY ASSIGNMENT AND RESURREPTION OF EASEMENTS RECORDED IN BOOK 5245, PAGE 2244; AND ASSIGNMENT AND ASSUMPTION OF EASEMENTS RECORDED IN BOOK 5245, PAGE 157 (DOES NOT AFFECT SUBJECT PROPERTY)
  16. WATER EASEMENT IN FAVOR OF CITY OF TULSA RECORDED IN BOOK 4698, PAGE 1075 (DOES NOT AFFECT SUBJECT PROPERTY)
  17. GENERAL UTILITY EASEMENT IN FAVOR OF THE PUBLIC RECORDED IN BOOK 8111, PAGE 1588 (AFFECTS SUBJECT PROPERTY AS SHOWN)
  18. UNDERGROUND RIGHT-OF-WAY EASEMENT IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA RECORDED IN BOOK 6228, PAGE 1884 (AFFECTS SUBJECT PROPERTY AS SHOWN)
  19. RIGHT OF FIRST REFUSAL AS SET FORTH IN MEMORANDUM OF AGREEMENT DATED FEBRUARY 3, 2001, BY AND BETWEEN HILLCREST HEALTHCARE SYSTEM AND SOUTHWEST LLC, RECORDED IN BOOK 6471, PAGE 1763 (AFFECTS SOUTH HALF OF SUBJECT PROPERTY AS SHOWN)
  20. OPTION TO PURCHASE AS SET FORTH IN MEMORANDUM OF AGREEMENT DATED FEBRUARY 3, 2001, BY AND BETWEEN HILLCREST HEALTHCARE SYSTEM AND SOUTHWEST LLC, RECORDED IN BOOK 6471, PAGE 1763 (AFFECTS SOUTH HALF OF SUBJECT PROPERTY AS SHOWN)
  21. DECLARATION OF RESTRICTIONS AS SET FORTH IN MEMORANDUM OF AGREEMENT DATED FEBRUARY 3, 2001, BY AND BETWEEN HILLCREST HEALTHCARE SYSTEM AND SOUTHWEST LLC, RECORDED IN BOOK 6471, PAGE 1763 (AFFECTS SOUTH HALF OF SUBJECT PROPERTY AS SHOWN)
  22. RESTRICTIVE COVENANTS RECORDED IN BOOK 6471, PAGE 1767, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON HILLCREST HEALTHCARE SYSTEM'S HANDBICAP STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT OR RESTRICTION CHAPTER 42 SECTION 1601 OF THE UNITED STATES CODE (B) RELATES TO HANDBICAP BUT DOES NOT DISCRIMINATE AGAINST HANDBICAPPED PERSONS, WHO DO NOT PROVIDE FOR REVERSION OR FORTUITIVE TITLE (AFFECTS SOUTH HALF OF SUBJECT PROPERTY AS SHOWN)
  23. JOURNAL ENTRY OF JUDGMENT IN CASE NO. 01-80-0947 RECORDED IN BOOK 6735, PAGE 384 (DOES NOT AFFECT SUBJECT PROPERTY)
  24. MUTUAL ACCESS AGREEMENT DATED JULY 16, 2012, BY AND BETWEEN MORNING CRIST HEALTHCARE, FORTSMAN AND HASKI COMMUNITY COLLEGE, AND AND SOUTHWEST HOSPITAL, LLC RECORDED IN BOOK DOCUMENT NO. 201208792 (AFFECTS SUBJECT PROPERTY AS SHOWN)



FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
	TMAPC/NCOG
	CITY ENGINEER
Council of the City of Tulsa, Oklahoma	
Approval Date:	
	CHAIRMAN
	MAJOR
	ATTY, CITY CLERK
	CITY ATTORNEY

The approval of this Final Plat will expire one year from the date of City Council approval if not filed in the office of the County Clerk before that date.

158









Tulsa Metropolitan Area  
Planning Commission

**Case Number: PUD-379-E**  
Related to PUD-379-E plat waiver

**Hearing Date: April 4, 2018**

**Case Report Prepared by:**

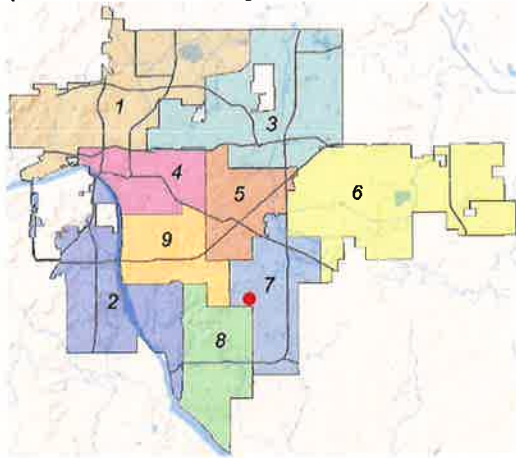
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Eldon Peaster

*Property Owner:* VILLAGE AT WOODLAND HILLS

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



**Applicant Proposal:**

*Present Use:* Retail Center with Theater  
(Related to PUD-379-E plat waiver)

*Proposed Use:* Same

*Concept summary:* Add a use classification for Assembly and Entertainment greater than 250-person occupancy. PUD 379-D is not modified.

*Tract Size:* 21.16 ± acres

*Location:* South of Southwest corner of East 66<sup>th</sup> Street South & South Memorial Drive

**Zoning:**

*Existing Zoning:* CS, CG, PUD-379, PUD-379-B, PUD-379-C, PUD-379-D

*Proposed Zoning:* CS, CG, PUD-379-E

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 8302  
CZM: 53

Atlas: 999

**City Council District: 7**

*Councilor Name:* Anna America

**County Commission District: 3**

*Commissioner Name:* Ron Peters

14.1

## SECTION I: PUD-379-E

**DEVELOPMENT CONCEPT:** The PUD shall be governed by the Tulsa Zoning Code effective April 4, 2018 or as amended. Underlying zoning modifications are required to support the microbrewery uses identified in development area A

### EXHIBITS:

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

## SECTION II: PUD-379-E Development Standards

PUD-379-E shall conform to the provisions of the Tulsa Zoning Code its supplemental regulations and the provisions identified in PUD 379-D for development in this commercial center.

**Tract Size** **21.15+/- Acres (Both Development Areas)**

Development area A (Formerly part of PUD 379, Lot 1, Block 1) (19.90 +/- acres)

Development Area B (Formerly PUD 379 B and C, Lot 2 Block 1) (5.95 +/- acres)

### **Permitted uses for Both Development Areas:**

PUD-379-E shall all allow all permitted uses and those allowed by special exception in PUD-379-D and,

PUD-379-E shall permit a specific use, by right, for large indoor assembly and entertainment specific use.

### **DETAILED STAFF RECOMMENDATION:**

PUD 379-E is consistent with the Regional Center land use vision of the Comprehensive Plan and,

PUD 379-E is consistent with the anticipated future development and redevelopment of this site. PUD 379-D created a non-conforming use and limited expansion of the existing theater by excluding a large indoor assembly and entertainment specific use. PUD 379-E adds an indoor large assembly and entertainment specific use as an allowed use correcting the PUD 379-D and,

PUD 379-E will require a higher level of site design standards required by the Tulsa Zoning Code at the time of redevelopment and,

PUD 379-E is consistent with the PUD provisions of the Tulsa Zoning Code.

PUD 379-E is considered non- injurious to the surrounding and abutting property owners therefore,

Staff recommends **Approval** of PUD-379-E to rezone property from CS, CG, PUD-379-D to CS, CG PUD-379-E.

16.2



## SECTION III: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary:* The PUD is consistent with the provisions of the Tulsa Comprehensive Plan and supports Regional Center redevelopment opportunities.

### Land Use Vision:

*Land Use Plan map designation:* Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

*Areas of Stability and Growth designation:* Area of Growth

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

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

### Transportation Vision:

*Major Street and Highway Plan:* None

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

### DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary:* The site is an underutilized strip shopping center that was previously developed in 1984.

Environmental Considerations: None that affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Memorial Avenue	Primary Arterial Commuter Corridor overlay	120	6

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	RS-3 / PUD-187	Existing Neighborhood	Area of Growth	Multi Family and open space
East	CS, OL, OM	Regional Center	Area of Growth	Commercial
South	CS	Regional Center	Area of Growth	Commercial
West	RS-3	Existing Neighborhood	Area of Stability	Single Family Residential

**SECTION III: Relevant Zoning History**

**History: PUD-379-E**

**ZONING ORDINANCE:** Ordinance number 23758 dated August 9, 2017, established zoning for the subject property.

**Subject Property:**

**Z-7402/PUD-379-D:** All concurred in **approval** of a request for *rezoning* a 21.15± acre tract of land from CS/PK/PUD-379 to CS/CG/PUD-379-D; All concurred in approval of a proposed Major Amendment to PUD on property located south of the southwest corner of South Memorial Drive and East 66<sup>th</sup> Street South. Ordinance number 23758 dated August 9, 2017, amended zoning ordinances 22111 and 16243 for the subject property.

**PUD-379-C August 2009:** All concurred in **approval** of a proposed *Major Amendment* to PUD on a 5.95± acre tract of land to add bar use (Use Unit 12a) to permitted uses, on property located south of the southwest corner of South Memorial Drive and East 66<sup>th</sup> Street South. Ordinance number 22111 dated August 25, 2009, amended zoning ordinance 16243 for the subject property. This should have amended ordinance 21806 dated May 1, 2008 instead of ordinance 16243 dated January 8, 1985.

**BOA-20936 July 2009:** The Board of Adjustment **approved** a *variance* of the required parking requirement for a mixed-use commercial building in a PK district/PUD from 535 to 391 parking spaces; and a *special exception* to permit an Adult Entertainment Establishment (bar) on a lot within 150 ft. of an R zoned land; and **accepted** a *verification of the spacing requirement* for an Adult Entertainment establishment of 50 ft. from an R zoned district and 300 ft. from a public park, school, church, and

16.4

another Adult Entertainment Establishment; all to permit an Adult entertainment Establishment (bar) in the existing commercial building in the PK/PUD District, on property located at 6612 S. Memorial Drive.

**PUD-379-B May 2008:** All concurred in **approval** of a proposed *Major Amendment to PUD* a 5.95± acre tract of land to add restaurant use (Use Unit 12) as a permitted use on property located south of southwest corner of South Memorial Drive and East 66<sup>th</sup> Street South and also known as the subject property. *Ordinance number 21806 dated May 1, 2008, amended zoning ordinance 16243 for the subject property.*

**PUD-379-6 July 11, 2007:** The Planning Commission **approved** a *Minor Amendment* to PUD-379 to increase the number of ground signs permitted from two to three; and to increase the maximum allowable (aggregate) display surface area for ground signs from 480 square feet to 552 square feet; and increasing permitted display surface area for wall signs from one and one-half square feet per lineal foot of building wall to two square feet per lineal foot of building wall in conjunction with remodeling and reuse of the former Mervyn's retail store on subject property.

**PUD-379-5 April 4, 2007:** The Planning Commission **approved** a *Minor Amendment* to reduce the parking requirement from 448 to 391, as approved by the Board of Adjustment (BOA-20452) on March 13, 2007; and increasing permitted building height from 30 feet to 40 feet to accommodate proposed changes to the building's façade, associated with reuse of the former Mervyn's store as a gym and retail space.

**BOA-15258 September 28, 1989:** The Board of Adjustment **approved** a *Variance* to permit a projecting roof and flashing sign as a part of a motion picture theater marquee within a PUD; per sign plan submitted, on property located at 6800 S. Memorial Dr.

**Z-6011/PUD-379 December 1984:** A request for rezoning and a Planned Unit Development on a 33± acre tract of land from CS/RS-3/OL/AG to CS/PK/PUD for commercial development was **approved** by the TMAPC recommending CS and PK instead of RM-2, for retail development, located and also known as the subject property. The request also abandoned the original PUD-209 that was approved for the property. *Ordinance number 16243 dated January 8, 1985, amended zoning ordinance 15001, for the subject property.*

**PUD-209-A April 1981:** All concurred in approval of a proposed Planned Unit Development on a 33± acre tract of land for mixed use. The application was approved for 169,000 square feet of commercial use and 88 dwelling units, on property located south of East 66<sup>th</sup> Street South and South Memorial Drive. *Ordinance number 15001 dated April 10, 1981, amended zoning ordinance 13693, for the subject property.*

**PUD-187 August 1976:** All concurred in **approval** of a proposed *Planned Unit Development* 165.5± acre tract of land for single-family, duplexes, multi-family, tennis club expansion and park/detention facilities with a total of 863 dwelling units on property located between East 61<sup>st</sup> Street South and East 71<sup>st</sup> Street South and between South Memorial Drive and South Sheridan Road; and abutting north and west of subject property. *Ordinance number 13693 dated August 27, 1976, amended zoning ordinance 12459, for the subject property.*

**Z-4109 February 1972:** All concurred in **approval** of a request for *rezoning* a 278± acre tract of land from AG to CS, OM, and RS-3 on property located south and west of the southwest corner of 61<sup>st</sup> street and South Memorial Drive, including the subject property. *Ordinance number 12459 dated April 18, 1972, amended zoning ordinance 11829, for the subject property. Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.*



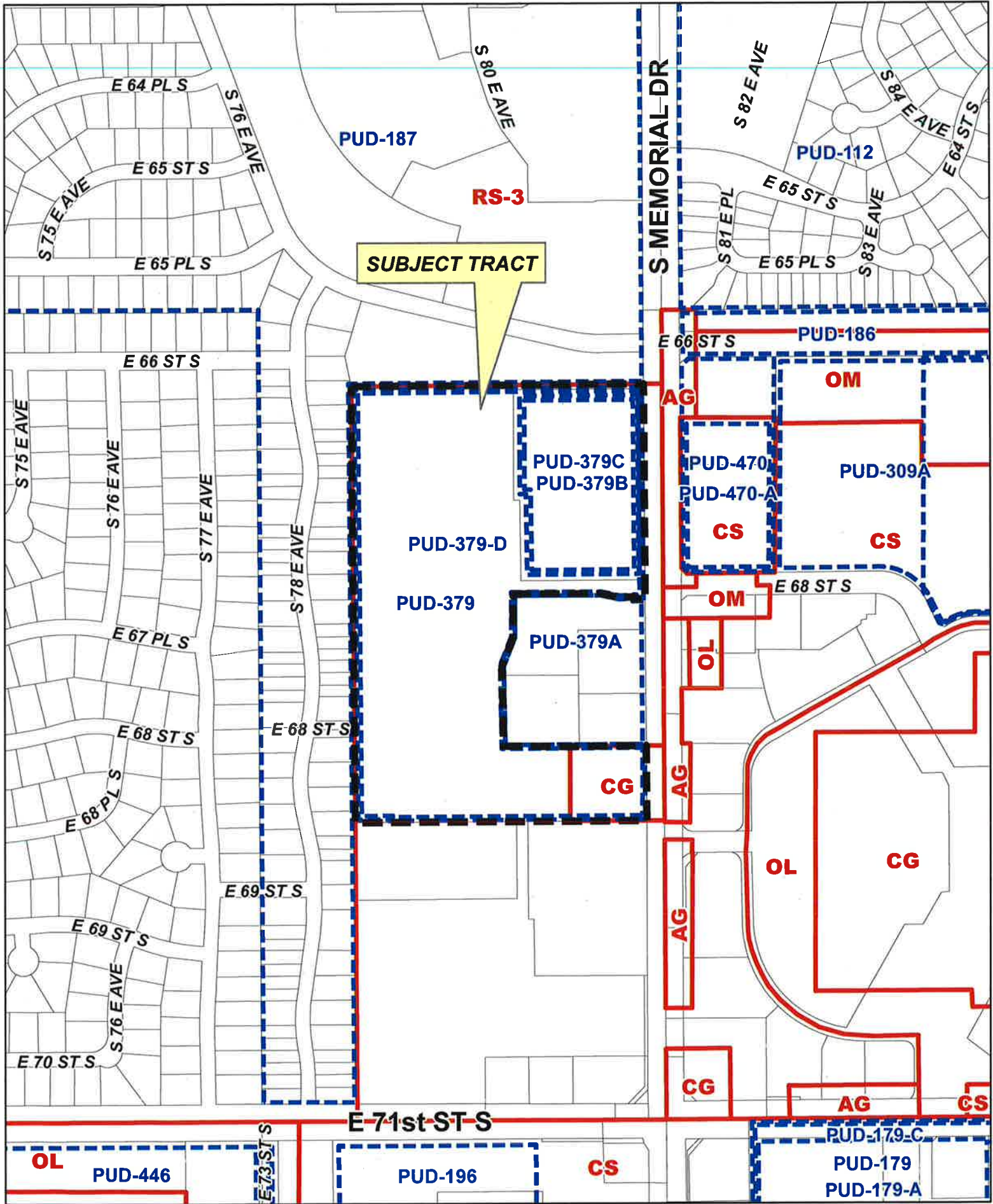
**Surrounding Property:**

**Z-6320/PUD-470 June 1991:** All concurred in **approval** of a request for *rezoning* a 4.85± acre tract of land from AG/OM to CS/PUD for commercial uses and **approval** of a proposed *Planned Unit Development* on property located on the northeast corner of South Memorial Drive and East 68<sup>th</sup> Street South.

**Z-6113/ PUD-379-A July 1986:** All concurred in **approval** of a request for *rezoning* and of a proposed *Major Amendment to PUD-379* on a 32.9± acre tract of land from PK to CS to add commercial property to the existing development, therefore changing the development standards, located within the original PUD-379.

4/18/2018 1:30 PM

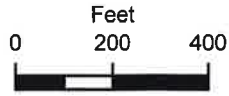
16.4



**SUBJECT TRACT**

**PUD-379-E**

18-13 02







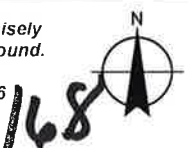
 Subject Tract

**PUD-379-E**

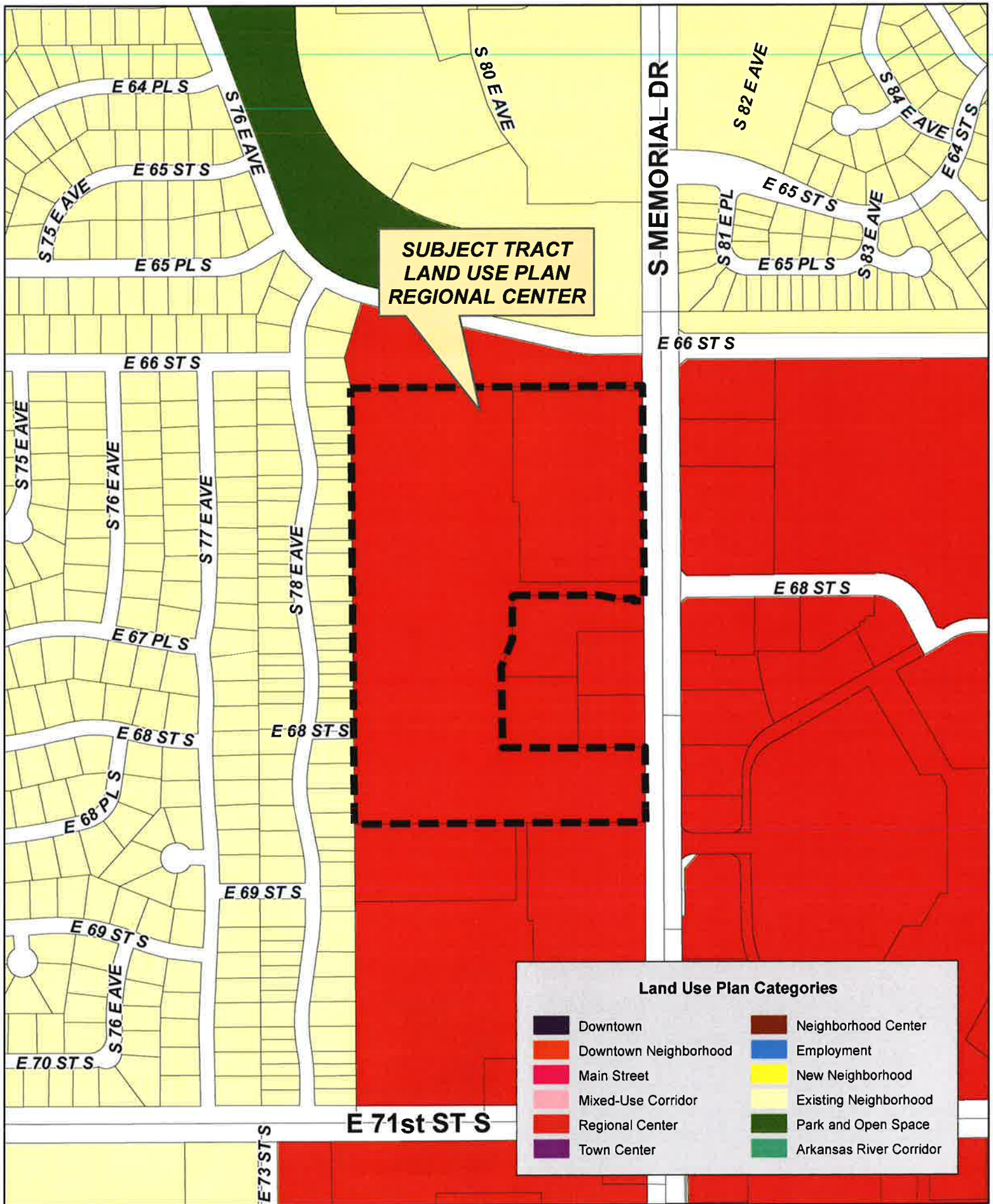
Note: Graphic overlays may not precisely align with physical features on the ground.

18-13 02

Aerial Photo Date: February 2016

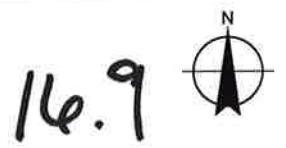


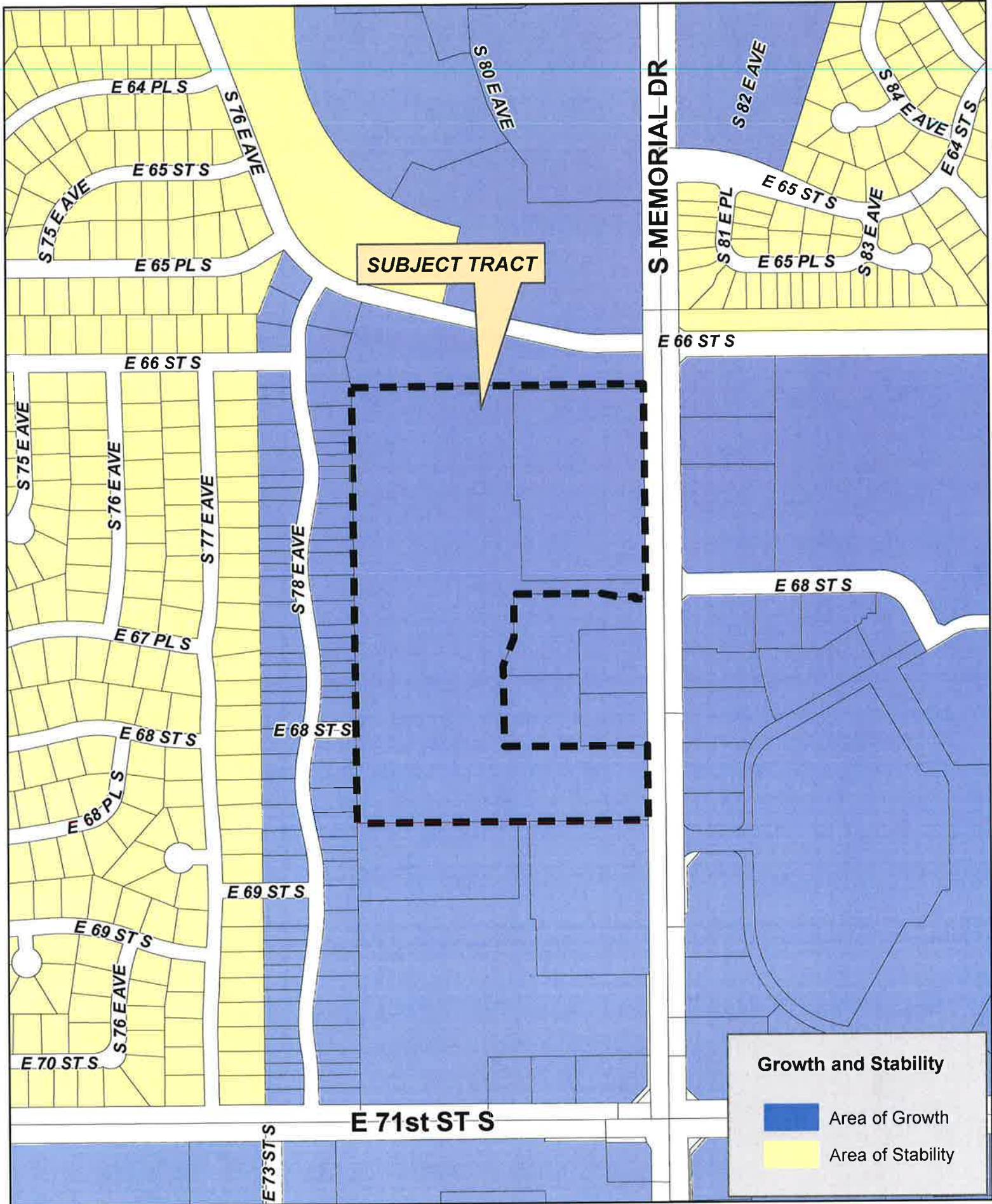




**PUD-379-E**

18-13 02

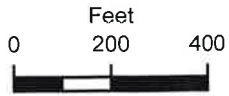




**SUBJECT TRACT**

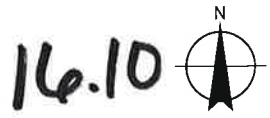
**Growth and Stability**

- Area of Growth
- Area of Stability



**PUD-379-E**

18-13 02







Tulsa Metropolitan Area  
Planning Commission

**Case :** PUD-379-E Plat Waiver  
(Related to PUD-379-E)

**Hearing Date:** April 4, 2018

**Case Report Prepared by:**

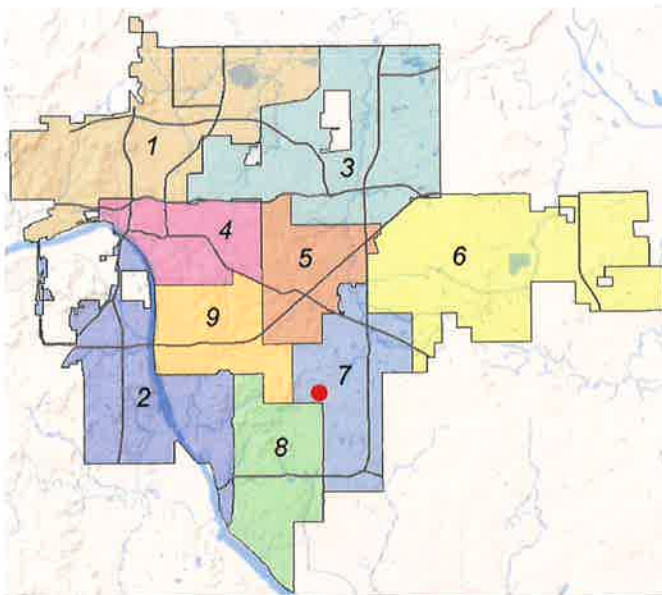
Nathan Foster

**Owner and Applicant Information:**

*Applicant:* Eldon Peaster, Architect's  
Collective

*Owner:* The Village at Woodland Hills,  
LLC

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



**Applicant Proposal:**

Plat Waiver

*Location:* South of the southwest corner of  
East 66<sup>th</sup> Street South and South  
Memorial Drive

**Zoning:**

*Present:* CS, CG, PUD-379, PUD-379-B,  
PUD-379-C, PUD-379-D  
*Proposed:* CS, CG, PUD-379-E

**Staff Recommendation:**

Staff recommends **approval** of the Plat  
Waiver

**City Council District: 7**

*Councilor Name:* Anna America

**County Commission District: 3**

*Commissioner Name:* Ron Peters

**EXHIBITS:** Applicant Submittal



## PLAT WAIVER

### PUD-379-E – (CD 7)

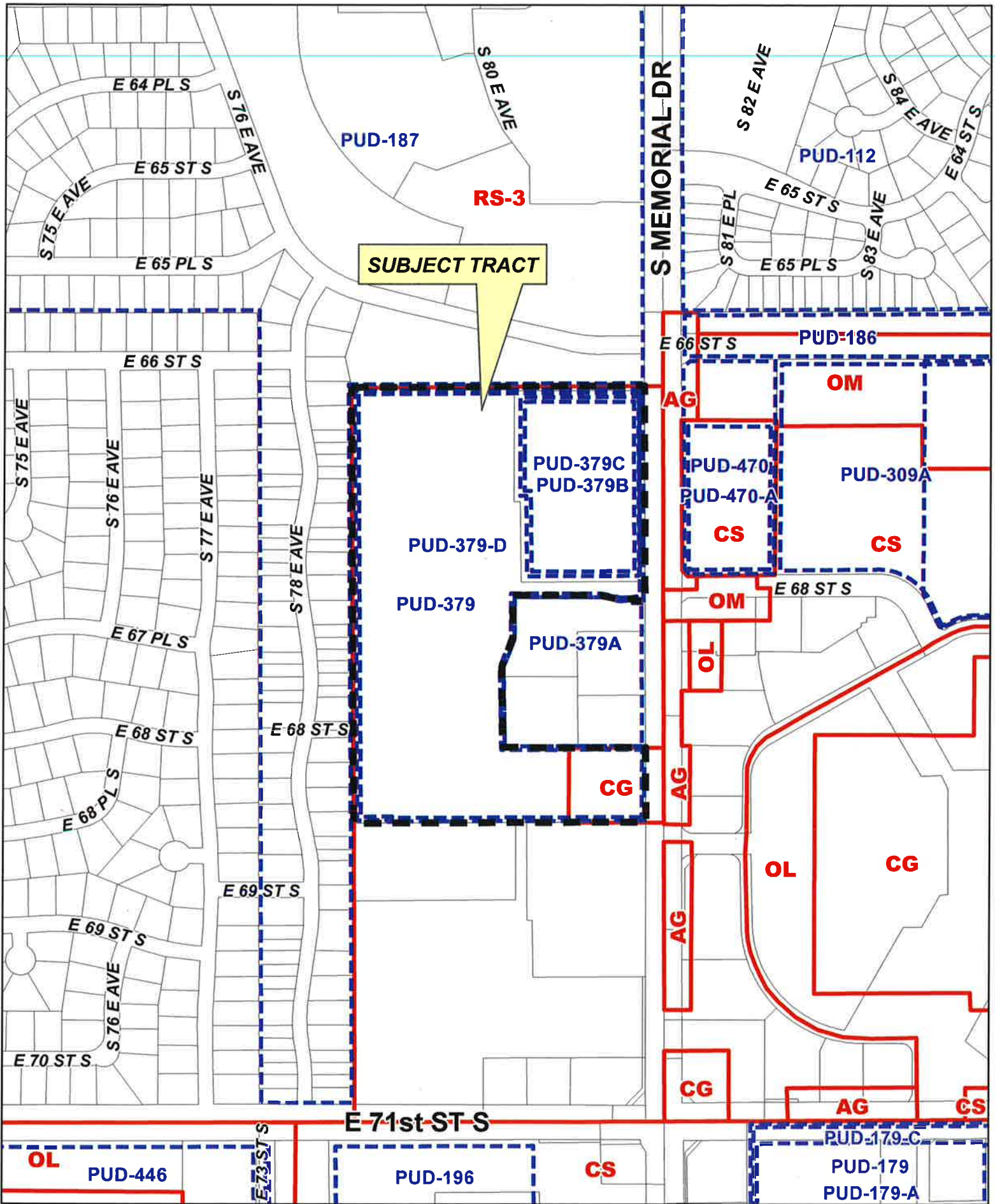
South of the southwest corner of East 66<sup>th</sup> Street South and South Memorial Drive

The platting requirement for this property is being triggered by a major amendment to a previously approved Planned Unit Development (PUD-379-E). A previous major amendment was approved in July of 2017 and a plat waiver was granted. The propose major amendment would add an additional approved use within the PUD.

The Technical Advisory Committee met on March 15<sup>th</sup> and the following items were determined:

1. The property was previously platted as Block 1 of The Village at Woodland Hills when the original PUD-379 was approved.
2. All required right-of-way has been dedicated and is in place.
3. Necessary easements and utilities are all in place and no additional easements will be needed at this time.

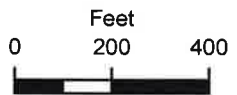
Staff recommends **approval** of the plat waiver.



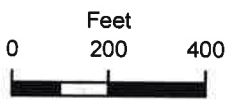
**SUBJECT TRACT**

**PUD-379-E**

18-13 02







 Subject Tract

**PUD-379-E**

18-13 02

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

Aerial Photo Date: February 2016



17.4



**TMAPC Public Hearing Staff Report**  
**April 4, 2018**  
**ZCA-6, Zoning Code amendments**

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**Item:** Various amendments to the City of Tulsa Zoning Code in the following sections: Chapter 10 Mixed-use Districts: Section 10.030 and Table 10-7; Chapter 15 Office, Commercial and Industrial Districts: Section 15.020, Table 15-2 and Table 15-2.5; Chapter 30 Legacy Districts: Section 30.010; Chapter 35 Building Types and Use Categories: Sections 35.030, 35.050 and 35-090, Chapter 40 Supplemental Use and Building Regulations: Section 40.360; Chapter 45 Accessory Uses and Structures: Section 45.080; Chapter 50 Temporary Uses: Sections 50.030 and 50.050; Chapter 55 Parking: Sections 55.090 and 55.020, Table 55-1; Chapter 60 Signs: Sections 60.060, 60.070, and 60.080; Chapter 70 Review and Approval Procedures: Sections 70.010, 70.020, 70.030, 70.070 and 70.100; Chapter 90 Measurements: Section 90.090.

**A. Background:** The new City of Tulsa Zoning Code became effective on January 1, 2016. It was discussed during the development of the zoning code that staff anticipated that cleanup items would be identified as implementation began in 2016. In early 2016, a zoning code implementation team was established and began meeting regularly to discuss situations where inconsistencies existed, clarification was needed, intent was not fully accomplished and where unintended consequences occurred. The zoning code implementation team is comprised of members of INCOG Land Development Services, City of Tulsa Planning and Development Department and City Legal. Since the effective date of the zoning code, staff has brought several rounds of amendments through the approval process, including general clean-up items, as well as those related to the River Design Overlay and the recently adopted Subdivision and Development Regulations.

The clean-up amendments (Attachment I) are a result of the continuing work of the zoning code implementation team. Primarily these items were identified through interactions with the public, both through the zoning and building permit processes. The proposed amendments were presented at a March 7, 2018 TMAPC Work Session.

The amendments proposed to the City of Tulsa Zoning Code, Title 42 Tulsa Revised Ordinances, are in **Attachment I** shown in ~~strike through~~/underline. The proposed amendments are primarily minor in nature and located Chapters 10, 15, 30, 35, 40, 45, 50, 55, 60, 70 and 90 of the Zoning Code.

**B. Staff Recommends APPROVAL** of proposed amendments to the City of Tulsa Zoning Code as shown in Attachment I.



# Attachment 1- Zoning Code Amendments, ZCA-6

## Chapter 10 | Mixed-use Districts

For the purpose of this document any underlined text represents proposed text added and any ~~stricken~~ text represents a proposed deletion.

**Reason for changes:**

1.) Table 10-7: Lot and Building Regulations for -F Character Zones- This amendment will reduce minimum lot width to 20 feet from 25 feet and reduce minimum lot size from 3,500 square feet to 3,300 square feet for "other buildings" inside Mixed-use Flexible Character designation. The change would match minimum frontage which is 20 feet and match minimum lot size for RS-5 which is 3,300.

\*\*\*

**Table 10-7: Lot and Building Regulations for -F Character Zones**

<b>Minimum Lot Area (sq. ft.)</b>		<b>Minimum Parking Setbacks (feet)(see also §55.080-</b>	
Townhouse	1,600	Detached house/townhouse/duplex	-
Duplex	5,000	<u>C) Other buildings [3]</u>	
Apartment/condo	7,500	Street	10
Other buildings	<del>3,500</del> <u>3,300</u>	Abutting R district	10
<b>Minimum Lot Width (feet)</b>		Abutting nonresidential district	0
Townhouse	20	Abutting alley	2
Duplex	45	<b>Min. Ground Floor Ceiling Height (feet)</b>	
Apartment/condo	50	Vertical mixed-use, mixed-use and commercial buildings	14
Other buildings	<del>25</del> <u>20</u>	Other buildings	-
<b>Minimum Street Frontage (feet)</b>		<b>Minimum Transparency (%)</b>	
20		Vertical mixed-use buildings	
<b>Minimum Open Space per Unit (sq. ft.)</b>		Ground floor	40
Detached house	400	Upper floors	20
Townhouse/Duplex	200	<b>Commercial buildings and mixed-use buildings</b>	
Apartment/condo/mixed-use	100	Ground floor	35
<b>Minimum Building Setbacks (feet)</b>		Upper floors	20
Detached house/townhouse/duplex		Other buildings	20
Street	15[1]	<b>Street-facing Entrance Required</b>	Yes
Side	3[2]		
Rear	20		
Other buildings			
Street	5		
Abutting R district	10		
Abutting nonresidential district	0		
Abutting alley	5		

[1] Garage doors must be set back at least 20 feet from back of sidewalk (see [Figure 10-7](#)).

[2] For townhouses, side setback applies only to exterior wall of endunits.

[3] Parking structures are subject to [Section 40.280](#).



# Chapter 15 | Office, Commercial and Industrial

**Reason for changes:**

2.) Table 15-2.5: O, C, and I District Building Type Regulations for Household Living-This amendment will allow patio house by right in OL districts and by special exceptions in higher intensity O and C districts. This is a clean-up of the original Code update as Patio House should have been listed on the use table as a Residential Building type under Single Household.

3.) Table 15-2: O, C, and I District Use Regulations- This amendment will add Trade School Use by Special Exception to OM, OMH, and OH Districts. Trade School use is currently permitted by Special Exception beginning in the Commercial-Shopping District. This change reflects that trade schools may operate similar to and in harmony with a high intensity office use. Board of Adjustment will have opportunity to review projects on a case by case basis to ensure harmony with the existing development.

\*\*\*

Table 15-2.5: O, C and I District Building Type Regulations for Household Living

USE CATEGORY												Supplemental Regulations
Subcategory	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	
Specific use												
Building Types												
<b>RESIDENTIAL</b>												
<b>Household Living</b>												
Single household												
Detached house	P	S	S	S	S	S	S	S	-	-	-	
Townhouse	P	P	P	P	P	P	P	P	-	-	-	
<b>Patio House</b>	<b>P</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Manufactured housing unit	-	-	-	-	-	S	S	-	S	S	S	Section 40.210
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	
Two households on single lot												
Duplex	P	S	S	S	S	S	S	S	-	-	-	
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	
Three or more households on single lot												
Multi-unit House	P	S	S	S	S	S	S	S	-	-	-	
Apartment/condo	S	P	P	P	P	P	P	P	-	-	-	Section 40.030
Mixed-Use building	P	P	P	P	P	P	P	P	S	-	-	
Vertical mixed-use building	P	P	P	P	P	P	P	P	S	-	-	

P= Permitted; S=Special Exception Approval Required; - = Prohibited

\*\*\*

Table 15-2: O, C and I District Use Regulations

USE CATEGORY	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH	Supplemental Regulations
Subcategory												
Specific use												
Self-service Storage Facility	S	S	S	S	S	P	P	P	P	P	P	<a href="#">Section 40.360</a>
Sexually Oriented Business Establishment	-	-	-	-	P	P	P	P	S	S	S	<a href="#">Section 40.370</a>
Studio, Artist or Instructional Service	P	P	P	P	P	P	P	P	P	P	P	<a href="#">Section 40.380</a>
Trade School	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>S</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>	
Vehicle Sales and Service												<a href="#">Section 40.400</a>
Commercial vehicle repair/maintenance	-	-	-	-	S	P	P	P	P	P	P	
Truck stop	-	-	-	-	-	S	S	-	P	P	P	
Commercial vehicle sales and rentals	-	-	-	-	S	P	P	P	P	P	P	
Fueling station	-	-	-	-	P	P	P	P	P	P	P	
Personal vehicle repair and maintenance	-	-	-	-	P	P	P	P	P	P	P	
Personal vehicle sales and rentals	-	-	-	-	S	P	P	P	P	P	P	
Vehicle part and supply sales	-	-	-	-	P	P	P	P	P	P	P	
Vehicle body and paint finishing shop	-	-	-	-	S	P	P	P	P	P	P	

## Chapter 30 | Legacy Districts

### **Reason for changes:**

4.) Section 30.010-B-1 and 2- This amendment clarifies the operative base zoning regulations in a PUD and corrects references to council authority.

5.) Section 30.010-D-3-This amendment clarifies applicable sign regulations for signs in a PUD.

6.) Section 30.010-I-2.-d.- This amendment will remove the sign notification requirements for PUD minor amendments. The purpose of this change is to revert notice requirements for PUD Minor Amendments back to our previous practice. A posted sign requirement was added during the update of the zoning code and appears to be overly burdensome.

\*\*\*

### **Section 30.010 PUD, Planned Unit Development (Legacy) District**

#### **30.010-A Legacy District Status**

1. Land classified in a PUD overlay zoning district on the effective date specified in [Section 1.030](#) will continue to be classified in the PUD overlay district.
2. No applications to establish new PUD zoning districts or to expand the boundaries of existing PUD zoning districts may be accepted for processing after the effective date specified in [Section 1.030](#), except that PUD rezoning applications that were in process on the effective date specified in [Section 1.030](#) may continue to be processed and may be approved (see the transitional provisions of [Section 1.110](#)). Amendments to existing PUDs may be processed in accordance with the PUD amendment procedures of [§30.010-I](#).
3. The PUD zoning district regulations of this section and all applicable conditions of approval of an approved PUD govern the use and development of PUD-zoned areas unless and until the subject PUD is abandoned.

#### **30.010-B General**

1. Except as may be expressly approved as part of a PUD overlay district, the regulations of the underlying base zoning district **effective at the time any new permit application is submitted shall** apply within a planned unit development.
2. The city council in approving **or amending a major amendment** to a PUD and the planning commission in approving a minor amendment, may impose restrictions as conditions of approval in addition to those imposed by the underlying base zoning and the PUD regulations.
3. No modification of use or bulk and area requirements of the underlying base district is permitted unless a subdivision plat incorporating the provisions and requirements of this section is submitted to and approved by the planning commission and the city council and filed of record in the county clerk's office of

18.4



the county in which the property is located. The planning commission is authorized to waive the platting requirements if the property is already platted and if the PUD conditions for approval are included in the form of restrictive covenants and filed of record with the county clerk making the City of Tulsa beneficiary to the covenants.

\*\*\*

### 30.010-D Allowed Uses

#### 1. Principal Uses

The development may consist of one or more of the uses permitted as of right or by special exception within the underlying base zoning districts, provided:

- a. That if any part of the PUD is located within a residential district, the permitted building types may include:
  - (1) Detached house;
  - (2) Townhouse;
  - (3) Duplex; and
  - (4) Apartment/condo;
- b. That manufactured housing units are a permitted use only within PUDs that are located in whole or in part in an RMH district;
- c. That the permitted uses, whether principal or accessory uses, may be reallocated within the development irrespective of the base zoning district boundaries; and

#### 2. Accessory Uses

##### a. General

Accessory uses customarily incidental to principal uses allowed within the PUD are permitted.

##### b. Accessory Commercial

In addition to accessory uses customarily incidental to a permitted principal residential use, residential support services are allowed as an accessory use to a principal group living use and in apartment/condo buildings in accordance with [Section 45.160](#). Office support services are allowed as an accessory use to a principal office use in accordance with [Section 45.120](#).

#### 3. Signs

Except for regulations governing dynamic displays, which must comply with all applicable provisions of [Chapter 60](#), signs in a PUD, including outdoor advertising signs, must comply with all provisions of the PUD or if not provided for within the PUD, with all applicable provisions of the zoning code in effect at the time ~~the adoption, or amendment of the PUD~~ any new sign permit application is submitted.

\*\*\*

### 30.010-I Amendments to Approved Plans

#### 1. Major Amendments

Any change or amendment that represents a significant departure from an approved PUD development plan requires review and approval of a PUD zoning district map amendment and development plan, including all requirements for fees, notices and hearings.

#### 2. Minor Amendments

- a. Minor changes and amendments to an approved PUD development plan may be authorized by the planning commission so long as a substantial compliance is maintained with the approved PUD development plan. In considering a minor amendment, the planning commission is authorized to direct the processing of an amended PUD subdivision plat, incorporating such changes.
- b. In instances where the city council has expressly imposed a PUD condition more restrictive than originally recommended by the planning commission, any minor amendment of that specific condition must be approved by the city council.
- c. The following may be processed as minor amendments:
  - (1) Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered;
  - (2) Limitation or elimination of previously approved uses, provided the character of the development is not substantially altered;
  - (3) Increases in the number dwelling units, provided the approved number of dwelling units is permitted by the underlying zoning and the density of a development area is not increased more than 15%;
  - (4) Increases in permitted nonresidential floor area, provided the increased floor area is permitted by the underlying zoning and the floor area of a development area is not increased more than 15%;
  - (5) Modification of the internal circulation system, provided the system is not substantially altered in design, configuration or location;
  - (6) Changes in points of access, provided the traffic design and capacity are not substantially altered;
  - (7) Addition of customary accessory buildings and uses within the delineated common open space of a residential PUD, including swimming pools, cabanas, security buildings, clubhouses and tennis courts;
  - (8) Location of customary residential accessory buildings and uses on an adjoining single-family residential lot within the PUD, including swimming pools, cabanas, garages, and tennis courts, provided an agreement has been recorded by the owner prohibiting the conveyance of the lot containing the accessory use separate from the conveyance of the lot containing the principal use;
  - (9) Changes in structure heights, building setbacks, yards, driveway coverage measured by width, square footage or percentage of the yard, 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;

- (10) Lot splits that modify a recorded plat and that have been reviewed and approved, as required by the subdivision regulations;
  - (11) Home occupations that comply with the regulations of [Section 45.100](#);
  - (12) Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered;
  - (13) Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan;
  - (14) Changes reducing the number of permitted dwelling units; and
  - (15) 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.
- d. Notice of the planning commission's required public hearing on a minor PUD amendment request must be provided as follows:
- (1) Notice must be mailed to all owners of property within 300 feet of the
  - (2) subject property at least 10 days before the scheduled public hearing.
  - (3) ~~Notice (signs) must be posted on the subject property at least 10 days before the scheduled public hearing.~~
  - (4) The provisions of [§70.010-F](#) apply to the required mailed and posted notices.
- e. If the planning commission determines that the proposed amendment, if approved, will result in a significant departure from the approved PUD development plan or otherwise change the character of the PUD significantly or that the cumulative effect of a number of minor amendments substantially alters the approved PUD development plan, then the amendment must be deemed a major amendment to the PUD development plan.



## Chapter 35 | Building Types and Use Categories

### **Reason for changes:**

7.) Section 35.050-I-1- This amendment will change the Business and Professional Office use type to allow governmental offices to be classified as a Business or Professional Office Use. Under the current code governmental offices cannot be classified as a Business of Professional Office leaving them to be classified as a Governmental Service. Governmental Service requires a Special Exception approval within all zoning districts. This change allows for governmental offices that behave similarly to a business or professional office to be classified as such.

8.) 35.030-B Group Living, 35.050-D Commercial Service, 35.050- E Financial Service, 35.050-G Lodging, 35.050-I Office, 35.050-J Parking, Non-Accessory, 35.050-K Restaurants and Bars, 35.050-L Retail Sales- This amendment will change in Chapter 35 when something is merely an example of a possible use or when it is specific use type within a use table. This amendment reflects that a use must be categorized within a use defined by our zoning code.

9.) Section 35.090-B- This amendment will change the use regulations of "Community Garden" to align it with "Farm, Market or Community-Supported" in that it can be managed and maintained by an individual, group or business entity.

\*\*\*

### **1. Business and Professional Office**

Office uses for companies and non-governmental organizations Office uses that are not Medical, Dental, Health Practitioner Offices or Plasma Centers. Examples include corporate office, law offices, architectural firms, insurance companies and other executive, management or administrative offices for businesses and corporations. Also included are union halls that offer only office and meeting space and insurance claims adjusters/estimators with no more than one vehicle inspection bay and no on-site repair facilities.

\*\*\*

### **35.030-B Group Living**

Residential occupancy of a building or any portion of a building by a group other than a household. Group living uses typically provide communal kitchen/dining facilities. Examples of g Group living use types include convents, monasteries, novitiates, fraternity and sorority houses, homeless centers and the following:

### **35.050-D Commercial Service**

Uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products. Examples of commercial service use types include the following Specific commercial service use types include the following:

### **35.050-E Financial Service**

Uses related to the exchange, lending, borrowing and safe-keeping of money. Automatic teller machines, kiosks and similar facilities that do not have on-site employees or amplified sound are not classified as financial service uses if they meet

18.10

the criteria for classification as an accessory use (see §45.010-B). Typical examples of Specific financial service use types include banks, credit unions, and the following types of personal credit establishments:

#### 35.050-G Lodging

Uses that provide temporary lodging for less than 30 days where rents are charged by the day or by the week. Lodging uses sometimes provide food or entertainment, primarily to registered guests. Examples of specific lodging use types include Specific lodging use types include the following:

#### 35.050-I Office

Uses in an enclosed building, customarily performed in an office, that focus on providing executive, management, administrative, professional or medical services. Examples of specific use types include Specific office use types include the following:

#### 35.050-J Parking, Non-Accessory

Parking that is not provided to comply with minimum off-street parking requirements or that is not provided exclusively to serve occupants of or visitors to a particular use, but rather is available to the public at-large. A parking facility that provides both accessory and non-accessory parking will be classified as non-accessory parking if it leases 25% or more of its spaces to non-occupants of or persons other than visitors to a particular use. Examples of specific non-accessory parking use types include Specific non-accessory parking use types include the following

#### 35.050-K Restaurants and Bars

##### 1. Bar

Uses that cater primarily to adults, 21 years of age and older and that sell and serve intoxicating beverages and/or low-point beer as their principal business. Typical Specific bar uses types include bars, taverns, beer bars, brewpubs, nightclubs, pool halls, dance halls, hookah lounges, and similar establishments. See also the definition of accessory use bar in Section 95.040.

#### 35.050-L Retail Sales

Uses involving the sale, lease or rental of new or used goods to the ultimate consumer. Examples of specific retail use types include Specific retail use types include the following:

\*\*\*

### Section 35.090 Agricultural Use Category

This category includes uses such as gardens, farms and orchards that involve the raising and harvesting of food and non-food crops and the raising of farm animals. The agricultural subcategories are:

#### 35.090-A Animal Husbandry

Uses that involve the feeding, housing and care of farm animals for private or commercial purposes.

#### 35.090-B Community Garden

An area less than one acre in area that is managed and maintained by a group of individuals an individual, group or business entity to grow and harvest food crops or non-food crops (e.g., flowers). A community garden area may be divided into separate garden plots or orchard areas for cultivation by one or more individuals or may be farmed collectively by members of the group. Community gardens may be principal or accessory uses.

## Chapter 40 | Supplemental Use and Building Regulations

### **Reason for changes:**

10.) 40.360-A.2- Require Screening between Self-Service Storage Facilities and R-zoned Property. The purpose of this change is to streamline the process and remove the need to go to the board of adjustment. Also, it makes clear in what circumstances a building wall can be used as a screening wall without authorization from the board of adjustment. This change reflects previous and current practices.

\*\*\*

### **Section 40.360 Self-Service Storage Facilities**

#### **40.360-A General**

1. The general provisions of this section apply to all self-service storage facilities.
2. A screening fence or masonry wall, as determined by the board of adjustment, is required along all lot lines that abut R-zoned lots. Required screening fences and walls must be at least 8 feet in height. If buildings are masonry, the building wall can serve as the screening wall, provided that any open spaces between perimeter buildings are screened with a masonry screening wall at least 8 feet in height. The board of adjustment is authorized to allow building walls to provide this required screening, provided that any open spaces between perimeter buildings are screened with a masonry screening wall at least 8 feet in height. The screening fence/wall requirements of this section do not apply to climate-controlled self-storage buildings in which self-storage spaces are accessed only from within the building.

18.12



## Chapter 45 | Accessory Uses and Structures

***Reason for changes:***

11.) Section 45.080 -C- This change prohibits barbed-wire fencing in all district except industrial districts unless allowed by special exception. The City Nuisance ordinance already prohibits barbed wire fences within 3 feet of the city right-of-way.

\*\*\*

### **Section 45.080 Fences and Walls**

**45.080-A** Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of [Section 70.120](#).

**45.080-B** Electrical fence charger systems are prohibited, except for the following:

1. Electrical fence charger systems are allowed on parcels of land with an area of 10 acres or more, provided the system is not readily accessible to the public; and
2. Electrical fence charger systems are allowed on parcels of land with an area of less than 10 acres, provided that the conductors are located at least 8 feet above grade and are not readily accessible to the public.

**45.080-C** Barbed-wire and razor-wire fencing is prohibited in all districts except agricultural and industrial districts unless also approved in accordance with the special exception procedures of Section 70.120 (See Title 24, Sec. 103 of the Tulsa Revised Ordinances).

# Chapter 50 | Temporary Uses

**Reason for changes:**

12.) Section 50.030-A, B, C, D, E, F, G The amendment will revise time frame for Parking lot sales from 30 to 180 days. This 180-day time frame would align with the Building Code provision for temporary structures and use.

13.) Section 50.050-B.1.c- The purpose of this change is to allow temporary dumpsters in street yards (most commonly placed on the driveway for remodel or in the front yard for new construction). As the zoning code is currently written, the dumpster must meet the structure setback and in most cases, could not be placed in these areas.

\*\*\*

**Section 50.030 Authorized Uses**

The development administrator is authorized to approve a zoning clearance permit for temporary uses upon determining that the proposed use is a customary temporary use in the subject location and will generally be compatible with surrounding uses and not be a detriment to public safety. The following is a non-exhaustive list of the types of temporary uses and activities for which a zoning clearance permit may be approved by the development administrator:

~~50.030-A Christmas tree and similar holiday sales lots for a maximum of 90 days per lot per year;~~

~~50.030-B Parking lot sales for a maximum of 30 days per lot per year; Parking lot and seasonal sales for a maximum of 180 days per lot per year;~~

50.030-~~CB~~ Tents accessory to an allowed principal or temporary use;

50.030-~~DC~~ Outdoor carnivals, concerts, festivals, revivals and public gatherings for a maximum of 30 days per lot per year and no more than 10 consecutive days per occurrence;

50.030-~~ED~~ Construction staging areas, construction offices and storage of materials related to on- going construction for the period in which construction is ongoing and all required permits remain valid;

50.030-~~FE~~ Temporary residential sales and leasing offices and model homes, when located on the same lot or in the same subdivision as the residential units actively being offered for lease or sales; and

50.030-~~GF~~ Temporary mobile storage units, subject to the following supplemental regulations:

\*\*\*

**Section 50.050 Exemptions**

The following temporary uses are permitted as of right, without obtaining a zoning clearance permit from the development administrator:

50.050-A Garage sales conducted in R districts or on lots occupied by residential dwelling units no more than 2 times in any calendar year and for no more than 4 consecutive days per occurrence. These limits apply on a per-lot basis, regardless of the person conducting the garage sale. No person conducting a garage sale may sell merchandise at the garage sale acquired solely for resale purposes. Garage sales are sometimes referred to as "yard sales," "estate sale," "moving sales," "occasional sales" and other similar names. All such sales, by whatever name, are classified and regulated as "garage sales." Authorization to conduct more than 2 garage sales in any calendar year

18.14

50.050-B

1. Temporary dumpsters are allowed on lots with ongoing construction, subject to compliance with all the following regulations:
  - a. Temporary dumpsters related to ongoing construction are permitted for a period in which construction is ongoing and all required permits remain valid.
  - b. Temporary dumpsters may not exceed 22 feet in length, 8 feet in width, and 8.5 feet in height.
  - c. Temporary dumpsters must comply with all structure setback requirements of the subject zoning district be wholly contained within the lot and cannot be located within the right-of-way unless a right-of-way occupancy permit has been issued by the city.
  - d. Temporary dumpsters are prohibited within storm water basins, or any other location that may cause hazardous conditions, constitute a threat to public safety, or create a condition detrimental to surrounding land uses and development.
  - e. In single-family residential zoning districts and development areas, no more than 1 temporary dumpster may be located on any lot.
2. Temporary dumpsters are allowed on lots for a period of 60 days following a natural disaster (act of God) occurring in the immediate area of the lot, to be used for the disposal of debris resulting from the natural disaster (act of God). The development administrator is authorized to grant extensions of the 60-day time limit.



# Chapter 55 | Parking

**Reason for changes:**

14.) 55.090-F-1- Purpose of this change was to fix an errant typo.

15.) 55.020 Table 55-1- This change will lessen the minimum parking requirements for Trade School Use to match those of College/ University. Change provides parity between College/University Use and Trade School Use which act similarly in their day to day operations. Reducing trade school requirements can help prevent the expansion of underutilized parking lots and allow markets to better regulate the parking demands of these institutions.

**55.090-F Surfacing**

1. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of Section 55.09-F.4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

\*\*\*

Chapter 55 | Parking

Section 55.020 | Minimum Parking Ratios

USE CATEGORY	Measurement (spaces per)	CBD District	CH District and MX District	All Other Districts and PI Overlay [1]	Additional requirements/notes
Subcategory					
Specific use					
[1] See <a href="#">Section 20.040</a> for information on PI Overlay					
Rural retreat	guest room	0.00	0.65*	0.85*	*plus spaces required for restaurants/bars and assembly/meeting space
Marina Office		0.00	established as part of special exception		

18.14

Business or professional office	1,000 sq. ft.	0.00	2.20*	2.80**	*None for first 5,000 sq. ft. **2.50 per 1,000 sq. ft. above 30,000 sq. ft.
Medical, dental or health practitioner office	1,000 sq. ft.	0.00	2.60	3.40	
Plasma center	1,000 sq. ft.	0.00	2.60	3.40	
Parking, Non-accessory		0.00	0.00	0.00	
<b>Restaurants and Bars</b>					
Restaurant	1,000 sq. ft.	0.00	6.50*	8.50	*None for first 5,000 sq. ft.
Restaurant, carry-out only	1,000 sq. ft.	0.00	2.50	2.50	
Bar	1,000 sq. ft.	0.00	8.50*	11.25	*None for first 5,000 sq. ft.
<b>Retail Sales</b>					
Antique dealer or furniture store	1,000 sq. ft.	0.00	1.65	2.20	
Building supplies and equipment	1,000 sq. ft.	0.00	1.65	2.20	
Consumer shopping goods	1,000 sq. ft.	0.00	2.50*	3.33	*None for first 5,000 sq. ft.
Convenience goods	1,000 sq. ft.	0.00	2.50*	3.33	*None for first 5,000 sq. ft.
Convenience goods: Lawn, garden and building materials	1,000 sq. ft. (Outdoor display and storage area)	0.00	1.10	1.40	
Convenience goods: Other materials	1,000 sq. ft. (Outdoor display and storage area)	0.00	2.50*	3.33	*None for first 5,000 sq. ft.
Self-service Storage Facility	1,000 sq. ft.	0.00	0.10	0.20	
Sexually Oriented Business Establishment (except as below)	1,000 sq. ft.	0.00	2.85	3.75	
Adult amusement or entertainment	1,000 sq. ft.	0.00	8.75	11.50	
Adult motel room		0.00	0.65	0.85	
Adult theater seat		0.00	0.19*	0.20*	*plus 1 per booth
Studio, Artist or Instructional Service	1,000 sq. ft.	0.00	2.80*	3.75	*None for first 5,000 sq. ft.
Trade School	1,000 sq. ft. (Classroom)	0.00	16.25*1.10	21.25* 1.40	*or 0.33 per seat, whichever is greater
<b>Vehicle Sales and Service</b>					
Car wash	See the vehicle stacking space requirements of <a href="#">Section 55.100</a>				
Fueling station	1,000 sq. ft.	0.00	1.50	1.80	

18.17

## Chapter 60 | Signs

### **Reason for changes:**

16.) Section 60.060-B- Provides ability of an office or commercial development to identify the development, as opposed to identifying the tenants within the development.

17.) Section 60.070-B.4- Provides ability of an office or commercial development to identify the development, as opposed to identifying the tenants within the development.

18.) Section 60.080-B.6 Provides ability of an office or commercial development to identify the development, as opposed to identifying the tenants within the development.

\*\*\*

### **Section 60.060 Signs in Office Zoning Districts**

#### **60.060-A Applicability**

The regulations of this section apply to signs in all office zoning districts. See also the general regulations of [Section 60.040](#).

#### **60.060-B Signs Allowed**

**1.** In addition to any sign exceptions allowed pursuant to [Section 60.030](#), and any development identification sign allowed pursuant to [Section 60.060-B2](#), lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts.

#### **2. Development Identification Signs**

Developments with multiple tenants are allowed a single monument style or freestanding sign with a maximum height of 8 feet at each street entrance to the development. Such signage shall count against the maximum sign area permitted on the lot in which it is located, and may not identify any tenant or tenants within the development.

\*\*\*

### **Section 60.080 Signs in Mixed-use, Commercial and Industrial Zoning Districts**

#### **60.080-A Applicability**

The regulations of this section apply to signs in all mixed-use, commercial and industrial zoning districts. See also the general regulations of [Section 60.040](#).

#### **60.080-B Signs Allowed**

In addition to any sign exceptions allowed pursuant to [Section 60.030](#), the following signs are the only signs allowed in all mixed-use, commercial and industrial zoning districts:

#### **1. On-premise Wall Signs**

18.18



On-premise wall signs are allowed in all mixed-use, commercial and industrial zoning districts. Wall signs may not exceed an aggregate area of more than 3 square feet per linear foot of building wall to which they are attached. Wall signs are not counted against a lot's allowed sign budget, pursuant to [§60.080-C](#).

**2. On-premise Projecting Signs**

On-premise projecting signs are allowed in all mixed-use, commercial and industrial zoning districts. Projecting signs are counted against a lot's allowed sign budget, pursuant to [§60.080-C](#). They are also subject to the regulations of [§60.080-D](#).

**3. On-premise Freestanding Signs**

Freestanding signs are allowed in all mixed-use, commercial and industrial zoning districts. Freestanding signs are counted against a lot's allowed sign budget, pursuant to [§60.080-C](#). They are also subject to the regulations of [§60.080-D](#).

**4. Off-Premise Outdoor Advertising Signs**

Off-premise outdoor advertising signs are subject to the regulations of [§60.080-F](#). Where allowed, off-premise outdoor advertising signs are counted against a lot's allowed sign budget, pursuant to [§60.080-C](#).

**5. Roof Signs**

a. Roof signs are prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District, provided that:

- (1) The sign does not include any dynamic display; and
- (2) They do not extend more than 20 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.

b. Roof signs are counted against a lot's allowed sign budget, pursuant to [§60.080-C](#), and no individual roof sign may exceed 500 square feet in area.

c. Only major street frontage along that portion of the subject lot that is occupied by the business displaying the sign may be counted in determining the maximum sign area of a roof sign allowed under this section.

**6. Development Identification Signs**

Developments with multiple tenants are allowed a single monument style or freestanding sign with a maximum height of 8 feet at each street entrance to the development. Such signage shall count against the maximum sign area permitted on the lot in which it is located, and may not identify any tenant or tenants within the development.

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## Section 60.070 Signs in SR Zoning Districts

### 60.070-A Applicability

The regulations of this section apply to signs in all SR zoning districts. See also the general regulations of [Section 60.040](#).

### 60.070-B Signs Allowed

#### 1. On-premise Wall Signs

On-premise wall signs are allowed in SR zoning districts. Wall signs may not exceed an aggregate area of more than one square foot per linear foot of building wall to which they are attached. Wall signs are not counted against a lot's allowed sign budget, pursuant to [§60.070-C](#).

#### 2. On-premise Projecting Signs and Freestanding Signs

On-premise projecting signs and freestanding signs are allowed in SR zoning districts. Projecting signs and freestanding signs are counted against a lot's allowed sign budget, pursuant to [§60.070-C](#). They are subject to the regulations of [§60.070-D](#).

#### 3. On-premise Roof Signs and Off-Premise Outdoor Advertising Signs Prohibited

On-premise roof signs and off-premise outdoor advertising signs are prohibited in SR zoning districts.

#### 4. Development Identification Signs

Developments with multiple tenants are allowed a single monument style or freestanding sign with a maximum height of 8 feet at each street entrance to the development. Such signage shall count against the maximum sign area permitted on the lot in which it is located, and may not identify any tenant or tenants within the development.

18.20

## Chapter 70 | Review and Approval Procedures

### **Reason for changes:**

19.) Section 70.010- H1- This change would make it clear that a “simple majority vote” refers to a simple majority of a quorum.

22.) Section 70.030-G.2- The purpose of this amendment is to remove “and acknowledged” which has been legally interpreted as requiring notarization for each signature. Prior to a recent challenge on the wording, this has not been the interpretation of the language or common practice and staff sees no need for this requirement. Language is also proposed to clarify that areas designated as right-of-way are not included in the percentage calculation, which has been a long term common practice at INCOG. And, a provision is added to clarify that City Council can determine sufficiency of a petition if it is challenged.

23.) 70.070-E- The sentence is removed because it is contrary to longstanding practice of the Preservation Commission. Section 70.010-H.1 states that actions require a simple majority of a quorum.

24.) Sec. 70.100-E- This will change the text of the administrative adjustment noticing provision to clarify that notice must be given and it is not the sole responsibility of the applicant. It has never been TMAPC/BOA policy for applicants to prepare and send their own mailouts to satisfy notification requirements. Staff prepares them and mails them at the applicant’s expense to ensure that the notification requirements have been met.

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### **70.010-H Action by Review Bodies and Decision-Making Bodies**

1. In taking action under the procedures of this chapter, review and decision-making bodies must act by simple majority vote of a quorum, unless otherwise expressly stated. Unless otherwise expressly stated “simple majority vote” means a simple majority vote of a quorum.

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### **70.030-G Protest Petitions**

1. If a valid protest petition is filed against any proposed zoning map amendment, passage of the zoning map amendment requires a favorable vote of three-fourths of the members of the entire city council.
2. A protest petition will be deemed valid if it is signed and acknowledged by the owners of 20% or more of the area of the lots included in the proposed zoning map amendment or by the owners of 50% or more of the area of the lots within 300 feet of the area included in the proposed zoning map amendment and if it meets the other regulations of this Section 70.030-G. Areas designated as right-of-way shall not be included in the calculation. The city council will determine sufficiency of a protest petition if its validity is challenged.
3. A written protest petition opposing a zoning map amendment must be submitted to the land use administrator at least 3 business days before the city council’s vote.

18.21



4. The protest petition must identify the zoning case number for which the protest is filed and must state that it is a formal protest of the proposed zoning map amendment.
5. Persons signing the protest petition must be at least eighteen (18) years of age and must hold record title to their properties, as shown in the land records of the Tulsa County Clerk. If a lot is owned jointly by more than one owner, all owners must sign the protest petition. If a lot is owned by a trust, the trustee must sign, noting that he or she signs "as trustee". If there is more than one trustee, and no single trustee is authorized to sign, then all the trustees must sign. If a lot is owned by a corporation, the president or a vice-president or the chair or vice chair of the board of directors, must sign. If a lot is owned by a limited liability company, a manager must sign. If a lot is owned by any other legal entity, the person signing the protest petition must be someone authorized by that entity to convey title to land.
6. Persons signing the protest petition must indicate the street address of the lot owned. If no street address is assigned, a legal description (lot and block of a subdivision, metes and bounds description of unplatted tracts) or a map must be provided.
7. If a protest petition contains multiple signature pages, each page must contain the same protest language. Signatures must be the normal cursive signature of the person signing and should be accompanied by the legibly printed or typed name of the person signing. The name of the person signing must be the same as the name of that person as shown in the land records of the Tulsa County Clerk.
8. A protest petition may not be amended, supplemented or corrected subsequent to the deadline for filing the petition.

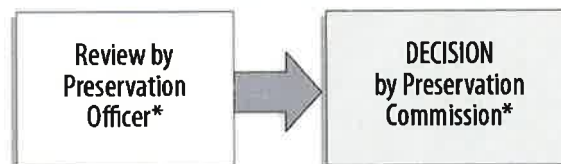
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## Section 70.070 HP Permits

### 70.070-A Applicability

Within any HP zoning district, an HP permit must be obtained in accordance with the procedures of this section before any work is performed on or changes are made to any existing building, structure or lot unless expressly exempted under [§70.070-B](#). Examples of changes and work that require an HP permit include the erection, construction, reconstruction, renovation, alteration, painting, removal, or demolition of a building, structure, or lot, regardless of whether or not a building permit is required.

*Figure 70-4: HP Permits (Generally)*



*\*Preservation officer (staff) authorized to act on some applications.*

### 70.070-B Exemptions

The applicability provisions of [§70.070-A](#) notwithstanding, none of the following changes or work require an HP permit:

1. Ordinary maintenance and repair including the removal, installation, or replacement of guttering; the removal or replacement of roof covering with like

18.22

material; and the application of any paint color to non-masonry surfaces;

2. The interior of buildings or structures;
3. Portions of buildings, structures, or sites not visible from adjoining streets;
4. Accessory structures or buildings, such as storage sheds, garages, decks, patios, fencing, swimming pools and pool houses that are not part of the primary structure, provided that the structures or buildings are not located in street yards.
5. Installation of radio or television antennas that are not visible from abutting streets;
6. General landscape maintenance and planting of new organic materials; and
7. Work required for temporary stabilization of a building or structure due to damage.

#### **70.070-C Authority to File**

Applications for an HP permit may be filed only by the owner of the subject property or by the property owner's authorized agent.

#### **70.070-D Application Filing**

Complete HP permit applications must be filed with the preservation officer in a form established by the preservation commission. The application must be accompanied by plans of sufficient clarity and detail to show the nature of the work to be performed and the materials to be used. The plans must depict at least the following information:

1. The location, orientation and placement of existing and proposed structures on the site;
2. A floor plan, if applicable, identifying the location and limits of the proposed work;
3. Facade elevations, if applicable, of the proposed work in sufficient detail to identify existing and proposed materials and the location of the proposed work; and
4. Any other drawings, photographs, material brochures or samples, specifications, or information that may be necessary to determine compliance with HP district regulations and design guidelines.

#### **70.070-E Meeting and Final Decision—Preservation Commission**

Within 30 days of receipt of a complete HP permit application, the preservation commission must meet to consider the application and act to approve the HP permit, approve the HP permit with modifications and/or conditions, or deny HP permit application based on the standards and review criteria of §70.070-F. Approval of an HP permit requires at least a simple majority vote of the preservation commission. Failure of the preservation commission to take action within 30 days of receipt of a complete HP permit application is deemed to constitute approval of the HP permit, unless the applicant requests or agrees to an extension of the 30-day period.

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### **Section 70.100 Administrative Adjustments**

#### **70.100-A Intent**

Administrative adjustments are intended to provide a streamlined approval procedure for minor (de minimis) modifications of selected zoning code regulations. Administrative adjustments are further intended to:

1. Allow development and construction that is in keeping with the general purpose and intent of zoning code regulations and the established character of the area in which the development or construction is located;
2. Provide flexibility that will help promote rehabilitation and reuse of existing

18.23

buildings when such flexibility will not adversely affect nearby properties or neighborhood character; and

3. Provide flexibility for new construction when such flexibility is in keeping with the general purpose and intent of zoning code regulations and will not adversely affect nearby properties or surrounding neighborhood character.

#### **70.100-B Authorized Administrative Adjustments**

1. Administrative adjustments may be granted only as expressly identified in this section.
  - a. The land use administrator is authorized to grant an administrative adjustment reducing minimum required street setbacks by up to 5 feet.
  - b. The land use administrator is authorized to grant an administrative adjustment reducing minimum required side and rear setbacks in any R district by up to 20%.
  - c. The land use administrator is authorized to grant an administrative adjustment reducing minimum required side setbacks to no less than 5 feet in any RM district to allow construction of a detached house or two-unit house.
  - d. The land use administrator is authorized to grant an administrative adjustment of build-to-zone regulations by up to 20%.
  - e. The land use administrator is authorized to approve an administrative adjustment reducing minimum transparency requirements by up to 10 square feet or 20%, whichever is greater.
  - f. The land use administrator is authorized to approve an administrative adjustment reducing minimum lot width and lot frontage requirements by up to 10%.
  - g. The land use administrator is authorized to approve an administrative adjustment waiving or modifying the parking structure design requirement of §40.280-B when the land use administrator determines that compliance with that requirement would result in a reduction in the number of parking spaces within the parking structure or necessitate mechanical ventilation of the garage.
2. The administrative adjustment procedures may not be used to vary, modify or otherwise override a condition of approval or requirement imposed by an authorized decision-making body.

18.24



**70.100-C Authority to File**

Administrative adjustment applications may be filed by the owner of the subject property or by the property owner's authorized agent.

**70.100-D Application Filing**

Complete applications for administrative adjustments must be filed with the land use administrator. Applications must be accompanied by a letter of deficiency issued by the development administrator.

**70.100-E Notice of Filing/Intent to Approve**

~~The applicant is responsible for delivering w~~Written notice of application filing must be delivered to all owners of property abutting the subject lot. The written notice must describe the nature of the requested administrative adjustment. It must also indicate the date on which the land use administrator will take action on the application and that the application will be available for review and comment until that date. Any interested party may submit written comments concerning the application to the land use administrator.

## Chapter 90 | Measurements

### ***Reason for changes:***

25.) 90.090-A- This change will add a license agreement requirement when something is built inside the planned city right-of-way, currently a license agreement pertains only to the actual right-of-way. If a structure is permitted to be located in the planned right of way, and the City subsequently acquires the planned right of way, the property owner should be required to remove the structure.

### **Section 90.090 Setbacks**

#### **90.090-A Measurement**

Required setbacks are measured from the applicable lot line, right-of-way, planned right-of-way or location referred to below. Building setbacks are measured to the nearest exterior building wall. Minimum setbacks that apply to other features (parking areas, fences, storage areas) are measured from the nearest point of the area or feature for which a setback is required. See §90.090-C for information on structures and building features that are allowed to occupy setback and yard areas in R zoning districts.

Unless otherwise expressly stated, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan. If a variance of the prohibition against location of a structure within the right of way or planned right of way is granted by the Board of Adjustment, no part of any structure may be located within the street right-of-way, nor within the planned right-of-way of streets shown on the major street and highway plan, nor within 25 feet of the centerline of the right-of-way on streets not shown on the major street and highway plan, unless a license has been granted by the city, in the case of the right-of-way, or a removal agreement has been entered into, in the case of the planned right-of-way.

**TMAPC**  
**April 4, 2018**  
**New CIP projects, FY 2019-2023**

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**Item:** Public hearing approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2019-2023.

**Background**

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

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

**Staff Analysis**

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

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

- **Citywide (Enterprise)**
  - 1) Virtual Desktop Infrastructure Project
  - 2) STC-CDL Training; Vehicle and Equipment Procurement

*Staff Comments: The projects involve updating technology and equipment to mitigate loss of efficiency and resource availability. Although no specific guidance is provided in the Comprehensive Plan, the projects will contribute to productivity and public safety.*
  
- **Fire**
  - 3) Fire and Rescue vehicle acquisition and replacement
  - 4) Tulsa Fire Safety Training Center Phase III
  - 5) Tulsa Fire Safety Training Center Phase IV
  - 6) Equipment & Property Storage with Indoor PAT/CPAT at Tulsa Fire Safety Training Center
  - 7) Fire Station and facilities remodel and refurbishment

19.1



- 8) Installation of Bunker Gear Extractors and Dryers at 10 Fire Stations
- 9) Mobile Classrooms at Fire Safety Training Center
- 10) Remodel of Fire Department Headquarters
- 11) Replace ibutton locks to CoT card readers at all TFD stations and facilities

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

- **Information Technology**

- 12) Mobile radio sites (ECHO and MINI ECHO) to P-25
- 13) Replace Primary Radio Core
- 14) Secondary Radio Core
- 15) City Phone System Replacement
- 16) Lake Eucha Radio Upgrade – P25

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

- **Parks**

- 17) Fred Johnson Park Rehabilitation and Replacement

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

- *Parks, Trails and Open Space Priority 2 (Promote the Arkansas River as a centerpiece of life in Tulsa.)(PA-24)*
  - *Goal 4 – Promote the Arkansas River as a centerpiece of life in Tulsa.*
    - *Policy 4.2 Act to enhance the Arkansas River as Tulsa’s centerpiece by shaping the city’s urban form, industrial development, environmental health, **public spaces**, river communities, and neighborhoods towards the river.*
    - *Policy 4.4 Create and enhance community gathering places such as parks, residential districts, or retail districts near the Arkansas River.*
- *Parks, Trails and Open Space Priority 5 (Improve Access and Quality of Parks and Open Space)(PA-28)*
  - *Goal 12 – Neighborhoods have adequate access to parks and open space areas.*
    - *Policy 12.5 Provide trails and loop walks within existing parks.*
    - *Policy 12.14 Maintain existing facilities as appropriate.*
  - *Goal 14 – Parks and recreational facilities are updated to address changing needs and desires.*
    - *Policy 14.1 Add comfort and convenience features to parks.*

19.2

- *Policy 14.2 Identify parks components that need to be updated or replaced and develop a schedule, budget and methodology to complete improvements.*
- *Policy 14.4 Identify Parks throughout the city for upgrade and develop an action plan to accomplish upgrades.*

- **Planning**

18) MOED – Economic Development Public Infrastructure Improvements Fund (Recruitment)

19) MOED – Economic Opportunity Sites (Site Certification Fund)

**Staff Comments:** *These projects relate to land use and economic development and are consistent with the Comprehensive Plan. (LU-82)*

- *Land Use – Priority 2 (Put procedures, processes and tools in place to effectively and equitably implement PLANiTULSA.) (LU-80)*
  - *Goal 5 – Tulsa’s regulatory programs support desired growth, economic development housing, a variety of transportation modes and quality of life priorities.*
    - *Policy 5.6 Coordinate land use and economic development efforts to achieve the redevelopment and economic goals of the community including job growth and retention, business retention, and the creation of a thriving environment for entrepreneurs.*
- *Economic Development – Priority 3 (Retain Industry Clusters that are Strong Now, Cultivate New Clusters)(ED-18)*
  - *Goal 4 – Investment strategies support existing and emerging industry clusters.*
    - *Policy 4.2 Prioritize infrastructure projects that support retention and expansion of businesses in target clusters.*
  - *Goal 8 – Tulsa’s industrial development efforts focus on target clusters.*
    - *Policy 8.1 Offer tax credits, land assembly assistance, or other incentives for industrial development in target cluster industries that emerge locally or are attracted to the City with the potential to support existing businesses in target clusters.*

- **Planning**

20) *11<sup>th</sup> Street Streetscaping – Peoria Avenue to Utica Avenue*

21) *Eugene Field Streetscaping – Streetscaping and pedestrian enhancements, West 23<sup>rd</sup> Street between Jackson Avenue and Southwest Boulevard*

22) *Route 66 Bridge (Cyrus Avery Memorial Bridge)*

**Staff Comments:** *The proposed improvements and streetscaping is consistent with the Comprehensive Plan’s vision for Main Streets. “Main streets represent some of Tulsa’s most interesting and lively streetscapes today, and will continue in the future. They will*

serve surrounding neighborhoods, and also will attract visitors to cafes, shops and eateries...” (Comprehensive Plan p. 19) The 11<sup>th</sup> Street Streetscaping project is consistent with recommendations of the Utica Midtown Corridor Plan and the Route 66 Master Plan. The Eugene Field Streetscaping project is consistent with the Eugene Field Small Area Plan. The Route 66 Bridge project is consistent with The Route 66 Master Plan.

- Land Use – Priority 1 (Make land decisions that contribute to Tulsa’s fiscal stability and move the city towards the citizen’s vision.) (LU-78)
  - Goal 3 – New development is consistent with the PLANiTULSA building blocks.
    - Policy 3.1 Promote pedestrian-friendly streetscapes by designing pedestrian-friendly streetscapes and encouraging new developments to provide pedestrian-oriented amenities and enhancements...

- **Police**

- 23) 911 Facilities Electrical Upgrade
- 24) 911 Radio Consoles for expansion
- 25) Police CAD system

**Staff Comments:** The projects will provide the City of Tulsa Police Department with updated technology and software to provide more efficient dispatching services. Although no specific guidance is provided in the Comprehensive Plan, the projects will contribute to public safety.

- **Public Works**

- 26) New-Facilities Maintenance Building
- 27) Replace Fire Alarm/HVAC controls- Compstat and Police Courts Building
- 28) Safety Training Center Facility Rehabilitation and Expansion
- 29) Apache Lift Station Force Main
- 30) Iron Feed System for Struvite Control
- 31) Junction Box 782- Third River Crossing Pipe
- 32) Long Term Digestion Sludge Hearing
- 33) North Switchgear
- 34) SSWWTP Peak Flow Plant Improvements
- 41) A.B. Jewell WTP Clarifier NO. 2 Upgrades/Rehabilitation
- 42) A.B. Jewell WTP Clarifier NO. 3 Upgrades/Rehabilitation
- 43) Economic Development Citywide
- 44) Facility Roof Repairs Citywide

**Staff Comments:** The above projects are primarily maintenance/improvements that will contribute to public safety and maintenance of existing City facilities. One of the Guiding Principles for Economic Development is “The City invests in the critical infrastructure



necessary to develop a robust and diversified economy.” (p. 6) The projects are generally consistent with the Comprehensive Plan’s direction on infrastructure.

- **Public Works**

- 35) 11<sup>th</sup> St. S.- 193<sup>rd</sup> E. Ave. to Creek Turnpike
- 36) 161<sup>st</sup> E. Ave.- 21<sup>st</sup> St. S. to 51<sup>st</sup> St. S.
- 37) 31<sup>st</sup> St. S.- 145<sup>th</sup> E. Ave. to 177<sup>th</sup> E. Ave.
- 38) 81<sup>st</sup> St. S.- Union Ave. to Elwood Ave.
- 39) 81<sup>st</sup> St. S. and Union Ave. Intersection Improvements
- 40) ADA Self-Evaluation and Transition Plan Update

**Staff Comments:** The above projects are primarily maintenance/improvements and generally consistent with the Comprehensive Plan’s direction on infrastructure. Several of the above items are projects that will improve street connection and alignment, which are widely supported throughout the Comprehensive Plan. Project #'s 35-39 conform to the Major Street and Highway Plan.

Projects 38-39 are consistent with the recommendations in the West Highlands/Tulsa Hills Small Area Plan.

- Priority 4 – Improve local connections to the metropolitan transportation system.
  - Goal 12 – Maintain excellent automobile connectivity.
    - Policy 12.10 Implement widenings recommended in Connections 2035 (page 10).
    - Policy 12.11 Encourage adequate infrastructure be in place as new development occurs.

**Staff Recommendation**

Approve based on the finding that the new capital improvement projects for the Capital Improvement Plan, FY 2019-2023 are in conformance with the Tulsa Comprehensive Plan.

19.6

	Project Title	Category	Requesting Dept	Project Purpose
1	Virtual Desktop Infrastructure Project	----	Citywide (Enterprise)	Eliminate the use of desktop computers to reduce annual operating costs as well as provide a more secure computing environment.
2	STC - CDL Training; Vehicle and Equipment Procurement	Facilities	Citywide (Enterprise)	To equip facility and staff; in order to meet the needs of the City's expanding Commercial Driving License (CDL) program.
3	Fire & Rescue vehicle acquisition and replacement	----	Fire	Replace an aging fleet that has become unreliable and maintenance dependent while providing advancements in technology that improves the delivery of emergency services and the occupational safety of the first responders.
4	Tulsa Fire Safety Training Center Phase III	----	Fire	Addition of training props at the Tulsa Fire Safety Training Center
5	Tulsa Fire Safety Training Center, Phase IV	----	Fire	Addition of training props at the Tulsa Fire Safety Training Center
6	Equipment & Prop storage with Indoor PAT/CPAT at Tulsa Fire Safety Training Center	Facilities	Fire	Provide secure and environmentally protected storage for training props and equipment for the Fire Safety Training Center. The request is to fund the three bays that were designed on the West end of the Special Operations building but were cut due to budget shortfalls during the original construction.
7	Fire Station and facilities remodel and refurbishment	Facilities	Fire	Remodel and refurbish fire stations to protect and preserve the integrity of the buildings for the purpose of efficiency, maintenance costs and longevity while improving life safety of the occupants.
8	Installation of Bunker Gear Extractors and Dryers at 10 Fire Stations	Facilities	Fire	Provide bunker gear extractors and dryers at 10 fire stations to assist firefighters to launder their gear to minimize exposure to cancer causing products of combustion.
9	Mobile Classrooms at Fire Safety Training Center	Facilities	Fire	Provide mobile or portable classrooms for use at the Fire Safety Training Center to accommodate the need for classroom instruction physically in close contact of the fire training field. It is the intent to provide temporary facilities until a formal and appropriate classroom building can be funded and constructed
10	Remodel of Fire Department Headquarters	Facilities	Fire	Remodel and update the Fire Department Headquarters to accommodate the given needs and requirements for ADA
11	Replace ibutton locks to CoT card readers at all TFD stations and facilities	Facilities	Fire	Change from battery operated access door locks to network managed card reader type locks.
12	Mobile Radio Sites Upgrade to P-25	----	Information Technology	Upgrade the mobile radio sites (ECHO and MINI ECHO) to P-25
13	Replace Primary Radio Core	----	Information Technology	Replace the Primary Radio Core
14	Secondary Radio Core	----	Information Technology	The current Radio system for the entire state is housed at 911 and managed by the City of Tulsa. The system does not have a secondary system in case of failure or disaster. The purpose of this project is to purchase and setup a secondary core to ensure Radio communications are not interrupted.
15	City Phone System Replacement	Facilities	Information Technology	The current Avaya phone system is no longer being maintained by Avaya and requires replacement.
16	Lake Eucha Radio Upgrade - P25	Facilities	Information Technology	Update the Lake Eucha Tower Site to P25
17	Fred Johnson Park Rehabilitation and replacement	Facilities	Parks	To replace the existing splash pad with a water playground, construct a pump track, add multi use sports courts, trails, landscaping, lighting, rehab parking, and new 2-5 and 5-12 playgrounds.
18	MOED - Economic Development Public Infrastructure Improvements Fund (Recruitment)	----	Planning	Fund for strategic infrastructure improvements directly related to business recruitment. A tightly monitored, yet rapidly deployable source of funds to respond to urgent economic development needs as they emerge. The fund could be deployed quickly to assist with municipal infrastructure (streets, water, and sewer) that present a barrier to economic growth.



	Project Title	Category	Requesting Dept	Project Purpose
19	MOED – Economic Opportunity Sites (Site Certification Fund)	----	Planning	The project will provide a funding source to pursue “certification” of key economic opportunity sites within the city limits of Tulsa. Certification of sites will provide the city with more valuable land assets to market for primary job creation by funding studies such as Phase 1 and Phase 2 Environmental Assessments, Geotechnical Reports, Soil Borings, and other investigations that provide potential business recruitment targets the confidence that sites can meet needed deadlines.
20	11th STREET STREETSAPING - Peoria Ave to Utica Ave	Streets	Planning	Pedestrian-oriented streetscaping on revitalizing 11th Street between Peoria Ave and Utica Ave consistent with recommendations of the Utica Midtown Corridor Plan.
21	EUGENE FIELD STREETSAPING - Streetscaping and pedestrian enhancements, W 23rd St between Jackson Ave Southwest Blvd	Streets	Planning	Streetscaping for pedestrian safety and beautification in support of Choice Neighborhood Implementation Grant. If funded, the grant will rapidly transform public housing and parks in the area with an estimated \$130 million in new investment. Streetscaping and pedestrian safety improvements will ensure that W 23rd is ready to serve as a Main Street for the surrounding neighborhood.
22	Route 66 Bridge (Cyrus Avery Memorial Bridge)	Streets	Planning	Rehabilitate and repurpose original bridge structure for recreational use by the community as well as a tourist attraction. Bridge and surrounding area may be used as or for: Pedestrian and Bike trails/park space/gathering and festival space/and possibly a kayak launching site.
23	911 Facilities Electrical Upgrade	----	Police	911 Facilities Electrical Upgrade for UPSA and UPSB to Accommodate Increased Equipment and Computer Technology
24	911 Radio Consoles for expansion	----	Police	Requesting three (3) MCC7500 Motorola Consoles, licensing, and configuration services to increase dispatching services for police and fire. \$35,000 ea, \$18,000 for configuration, plus licensing @ \$2,000 ea. (Extra radio consoles are needed for tactical emergencies and expansion).
25	Police CAD System	----	Police	TriTech Mobile CAD System.
26	New-Facilities Maintenance Building	Facilities	Public Works	Move Facilities Maintenance Group from 106 W Archer (6700 Sq/Ft) to a new or existing building so that the property presently occupied by that group can be sold due to it's prime location in the downtown area.
27	Replace Fire Alarm/HVAC Controls - Compstat and Police Courts Building	Facilities	Public Works	The existing fire alarm/HVAC controls have passed their useful life cycle, and although still currently functioning, it is becoming more and more unlikely staff will be able to purchase replacement parts to repair existing alarm system. Therefore it is recommended to replace the existing fire alarm with a newer model. The system and components are now obsolete replacement is recommended ASAP if system fails we have no replacement parts.
28	Safety Training Center Facility Rehabilitation and Expansion	Facilities	Public Works	To renovate the aging Safety Training Center (STC) facility and grounds to be more efficient in delivering employee training and development courses and to meet current standards for ADA.
29	Apache Lift Station Force Main	Sewer	Public Works	Provide evaluation of the Apache lift station 36-in. force main located at 10302 E. Apache. The Force Main was built in 1957 and rehabilitation is most likely needed as the piping is many years past predicted service life. A report from CH2M Hill in October of 1987, indicated that the Force Main had a remaining life of 20 years, which means that the Force Main is 9-10 years past its expected useful life. The Force Main is critical to operations of the Northside Wastewater Treatment Plant and needs to be evaluated in order to create a plan to rehabilitate, so as to affect service to the customer as little as possible. Project needed to reduce the potential for unpermitted discharges from the collections system.

19.8

	Project Title	Category	Requesting Dept	Project Purpose
30	Iron Feed System for Struvite Control	Sewer	Public Works	While present in all of the sludge lagoon piping, struvite build-up in Lagoon 1 (decant lagoon) and the lagoon pumping system is always present and has an ongoing impact on the reliability and operability of the system. Plant staff have developed "work around" systems to deal with struvite impacts on pumping and piping systems, but these systems require additional staff time, equipment repair costs and consumables to implement. Installation of an iron feed system would limit the development and build-up of struvite in the system and could also be incorporated to mitigate struvite formation in the digesters in the event this occurs in the future.
31	Junction Box 782 - Third River Crossing Pipe	Sewer	Public Works	This project will construct approximately 1,900 linear feet of 42" pipe (Third river crossing pipe), in order to "reduce, eliminate and prevent" unpermitted discharges from occurring at Junction Box 782 (JB782) as noted in the August 19, 2015 ODEQ Notice of Violation S-20402-15-1. The proposed 42" pipeline will connect JB782 to the South Side Wastewater Treatment Plant Influent Lift Station and provide additional capacity to convey the 5 year design storm.
32	Long Term Digestion Sludge Heating	Sewer	Public Works	It is recommended once the existing Pasteurization Boilers reach the end of their existing life, a new sludge recirculation and heating system be provided for the digesters. The new system would be customized to provide heating required for current and future digester loading. The new system would include a common heating water system located in the Pasteurization Building to serve all four digesters. Each digester would have a dedicated sludge recirculation pump and heat exchanger located in the respective digester buildings.
33	North Switchgear	Sewer	Public Works	Replace North Switch Gear (NSG) and transformers at the Northside Wastewater Treatment Plant (NSWWTP) with new modern switchgear and transformers similar to what has been installed for the South Switchgear at the plant. This will require constructing a new concrete pad and turn up duct and installing a new switchgear. Also required will be cable splicing/extending and general setup of the new switch gear to existing systems. All of this will need to be performed while current switchgear is in use.
34	SSWWTP Peak Flow Plant Improvements	Sewer	Public Works	Improve the capacity of the Southside Wastewater Treatment Plant (SSWWTP) to receive peak wet weather treatment flows up to 84 mgd. These improvements will consist of increasing capacity of primary sludge dewatering; raise the Intermediate Lift Station bypass discharge weir; repair Intermediate Lift Station discharge pipes; adjust bioselector influent weir elevations; add motor actuators to bioselector influent gates; and add final effluent TSS analyzer. These improvements will allow for the SSWWTP to retain and treat up to 84mgd. These additional flows will either continue through the plant or be partially diverted to the Cherry Creek Flow Equalization Basin.
35	11th St. S. - 193rd E. Ave. to Creek Turnpike	Streets	Public Works	To improve the arterial street connection and alignment on 11th St. S. from 193rd E. Ave. east to the Creek Turnpike including improvements at the 193rd E. Ave. intersection.
36	161st E. Ave. - 21st St. S. to 51st St. S.	Streets	Public Works	To create an arterial street connection along the alignment of 161st E. Ave. from 21st St. S. approximately 3 miles to 51st St. S. Also to develop related intersection improvements at 161st St. S. and 21st St. S., 41st St. S. and 51st St. S.
37	31st St. S. - 145th E. Ave. to 177th E. Ave.	Streets	Public Works	To create an arterial street connection along the alignment of 31st St. S. from 145th E. Ave. east approximately 2 miles to 177th E. Ave. Also to develop related intersection improvements at 31st St. S. and 145th, 161st, and 177th E. Ave.
38	81st St. S. - Union Ave. to Elwood Ave.	Streets	Public Works	To provide a 5-lane widened roadway between Union Ave. and Elwood Ave. This project would alleviate traffic congestion that occurs on this street as a result of Tulsa Hills Shopping Center, The Walk and newer neighborhoods to the north and south of the corridor.

TMAPC  
NEW PROJECTS

	Project Title	Category	Requesting Dept	Project Purpose
39	81st St. S. and Union Ave. Intersection Improvements	Streets	Public Works	Improve the intersection at 81st St. S. and Union Avenue with left turn lanes in all directions and two through lanes in all directions to accommodate future widening of adjacent street segments.
40	ADA Self-Evaluation and Transition Plan Update	Streets	Public Works	Project to provide review of City of Tulsa facilities, parking lots, transit programs, signalized and unsignalized intersections, sidewalks and curb ramps for Americans with Disabilities Act (ADA) compliance. Project will also include review of mass transit, development projects, design and construction standards, boards and commissions, policies and procedures, preparation of a self-evaluation, as well as documented public concerns. An updated implementation plan with cost estimates for each category of improvements will be developed utilizing agreed-upon evaluation and prioritization criteria.
41	A.B. Jewell WTP Clarifier No. 2 Upgrades/Rehabilitation	Water	Public Works	Improve the rated treatment capacity of Clarifier No. 2 from 30MGD to 40MGD. To achieve this goal, an improved treatment method such as inclined plate settlers may be installed. Also, this project may include improvements to the site piping, sludge pumping, conveyance improvements, and SCADA upgrades. Presently, plans are in place to increase the AB Jewell plant capacity from 120MGD to a firm treatment capacity of 150 MGD and the clarifier improvements must be completed to meet this capacity.
42	A.B. Jewell WTP Clarifier No. 3 Upgrades/Rehabilitation	Water	Public Works	Improve the rated treatment capacity of Clarifier No. 3 from 30MGD to 40MGD. To achieve this goal, an improved treatment method such as inclined plate settlers may be installed. Also, this project may include improvements to the site piping, sludge pumping, conveyance improvements, and SCADA upgrades. Presently, plans are in place to increase the AB Jewell plant capacity from 120MGD to a firm treatment capacity of 150 MGD and the clarifier improvements must be completed to meet this capacity.
43	Economic Development Citywide	Water	Public Works	This program will focus on key sites citywide as determined by the City of Tulsa's Office of Economic Development. These key sites will be prioritized for public infrastructure needs and work toward "certification"; so as to be shovel ready to attract industrial development.
44	Facility Roof Repairs_Citywide	Water	Public Works	Repair or replace citywide water facility roofs that meet the requirement criteria or that have excessive leaks. Priorities will be determined based upon roof condition which consist of material type, structural condition, slope geometry, age, interior environment (insulation), and impact to operations. This program focuses on water facility roofs. Program's intent is to get all roofs on a predictable cycle of maintenance. In the Roof Condition Inventory spread sheet we have \$3M identified for high priority roof projects and with a 5-year time line to address these priorities will result in a funding need of \$600k per year.

19.10



DEPARTMENT  
CATEGORY

Citywide (Enterprise)  
-----

1

PROJECT

# Virtual Desktop Infrastructure Project

PURPOSE

Eliminate the use of desktop computers to reduce annual operating costs as well as provide a more secure computing environment.

CLASS  
DURATION  
EST LIFE

Efficiency/Cost  
2019  
5-10

PRIORITY  
LOCATION

High  
OTC/Citywide

REASON FOR  
CLASS

Virtual Desktop Infrastructure will centralize desktop computing and reduce annual operating costs.

GENERAL  
COMMENTS

N/A

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

TBD

COORDINATING  
AGENCIES

All

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/29/2017  
11/29/2017

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19.11

**DEPARTMENT** Citywide (Enterprise)  
**CATEGORY** Facilities

**PROJECT** **STC - CDL Training; Vehicle and Equipment Procurement**

**PURPOSE** To equip facility and staff, in order to meet the needs of the City's expanding Commercial Driving License (CDL) program.

**CLASS** Replacement  
**DURATION** N/A  
**EST LIFE** 7-10 Years

**PRIORITY** Critical  
**LOCATION** 10926 E. Cameron, Tulsa, OK 74116

**REASON FOR CLASS** The proposed CIP will replace an old vehicle and establish dedicated resources to the Safety Training Center, to be utilized by safety center staff in CDL training operations.

**GENERAL COMMENTS** CDL Training takes place year round and the number of employees required to have a CDL as a condition of employment, is increasing. Currently, safety staff are totally dependent on other departments (S&SW, W&S) to provide training vehicles/equipment. Safety staff must borrow vehicles and/or equipment in order to provide CDL training; the equipment rotates through as the department needs allow and/or dictate. The current practice also takes equipment out of service from S&SW and W&S public project operations. Employees are trained and tested in the borrowed equipment. The testing takes place at the DPS and it must be in good operating order and condition during training and testing. This can sometimes be difficult with equipment that is otherwise heavily utilized in public project operations. The CIP project will provide dependable dedicated CDL training resources and mitigate loss of efficiency and resource availability that is associated with the current practice.

**RELATIONSHIP TO OTHER PROJECTS** N/A

**ROI** N/A

**COORDINATING AGENCIES** N/A

**ROI DESCRIPTION** N/A

**PLAN OR STUDY** N/A

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** N/A

**CREATED** 1/0/1900  
**REQUEST** 11/2/2017  
**MODIFIED** 12/1/2017

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19.12

DEPARTMENT- Fire  
CATEGORY -----

3

PROJECT

# Fire & Rescue vehicle acquisition and replacement

PURPOSE

Replace an aging fleet that has become unreliable and maintenance dependent while providing advancements in technology that improves the delivery of emergency services and the occupational safety of the first responders.

CLASS DURATION

Replacement  
Funding to begin in FY21/22

PRIORITY

High

EST LIFE

10 years

LOCATION

This will involve the replacement of fire apparatus throughout the City. Occasional need for additions to fleet due to City initiatives and/or changes in Fire Department Operations.

REASON FOR CLASS

The primary reason for the describe class is for the replacement of fire apparatus. While this is the primary purpose, there is a need to recognize advancements in the delivery of emergency services such as hazardous materials, water rescue, technical rescue and EMS.

GENERAL COMMENTS

In most cases, apparatus are being replaced on the following schedule...Engines @ 10 years, Ladders 15 years, Command vehicles 7 years and others as needed. Allowance must be made in ordinance to allow for: 1) replacement and additional vehicles as needed, and 2) Allowance for vehicle and/or lease purchase. Both 1) and 2) predicated upon approval by EMD/FMSC and Finance.

RELATIONSHIP TO OTHER PROJECTS

Fire apparatus are critical to the delivery of fire suppression and other emergency services that are essential to public safety.

ROI

-----

COORDINATING AGENCIES

EMD

ROI DESCRIPTION

Maintain a fire apparatus fleet that meets applicable regulations, standards, and technology to ensure the greatest reliability and operational efficiency in delivering fire suppression and related emergency response. Respond to changes in fire protection, rescue, and EMS needs in the city while simultaneously improving reliability with a reduction in maintenance costs, and improvement upon occupational safety.

PLAN OR STUDY

The Fire Department and EMD Fire Garage are continuously researching regulations, standards, trends and products that may impact the design and operation of the fire apparatus fleet.

LINKS & LEVERAGES DESCRIPTION

The replacement of fire apparatus ensures the organized and timely replacement of fire apparatus to ensure the greatest efficiency and effectiveness in delivering fire suppression and related emergency response.

RELATIONSHIP TO PLAN

Fire apparatus are critical to the delivery of fire suppression and other emergency services that are essential to public safety.

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/30/2017  
11/30/2017

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19.13



DEPARTMENT | Fire  
CATEGORY | ----

PROJECT

# Tulsa Fire Safety Training Center Phase III

PURPOSE

Addition of training props at the Tulsa Fire Safety Training Center.

CLASS DURATION EST LIFE

Expansion  
N/A  
20 years

PRIORITY  
LOCATION

Medium  
2819 North New Haven, Tulsa Fire Safety Training Center

REASON FOR CLASS

Additional training props to increase knowledge, skills and abilities in the delivery of emergency services.

GENERAL COMMENTS

The Fire Department and TCC have formally joined into a partnership in the creation of the fire training academy. Reference Joint Operating Agreement and Ground Lease Agreement, both attached.

The desired props in this phase may include, but are not limited to, Drill Tower, additional burn props: Two single-story residential props: Convenience store prop: Vehicle extrication prop: Contingency funds

RELATIONSHIP TO OTHER PROJECTS

The project will support public safety through enhanced training and will also help develop some economic development by becoming an all inclusive training facility that can provide both the needed educational experience as well as a recognized testing facility.

ROI

N/A

COORDINATING AGENCIES

City Engineering Services  
TCC

ROI DESCRIPTION

The Tulsa Fire Safety Training Center has been and will continue to be an economic development draw for Tulsa. The additional training props will allow the Tulsa Fire Academy to conduct training and certification testing and reduce the need for outside travel and training. In addition to reducing the expense for sending personnel elsewhere for the training and testing, the center will become an attraction for others to come to Tulsa.

PLAN OR STUDY

Part of Tulsa Regional Workforce Development. The need for the training is supported by Tulsa Community College, Council on Firefighter Training (COFT), and both certification entities (IFSAC and Pro-Board).

LINKS & LEVERAGES DESCRIPTION

The training props are representative of the 2nd phase of the new fire training facility. The first phase was for the construction of the mock fire station, drill tower, class A burn area, site work, and utilities. The second phase will include additional training props to enhance the fire training field and to make the academy both self-sustaining and an attraction to other emergency response agencies.

RELATIONSHIP TO PLAN

The project will support public safety through enhanced training and will also help develop some economic development by becoming an all inclusive training facility that can provide both the needed educational experience as well as a recognized testing facility.

CREATED REQUEST MODIFIED

1/0/1900  
11/30/2017  
11/30/2017

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DEPARTMENT  
CATEGORY

Fire  
----

PROJECT

# Tulsa Fire Safety Training Center, Phase IV

PURPOSE

Addition of training props at the Tulsa Fire Safety Training Center.

CLASS  
DURATION  
EST LIFE

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N/A  
N/A

PRIORITY  
LOCATION

Medium  
2819 North New Haven, Tulsa Fire Safety Training Center

REASON FOR  
CLASS

Additional training props at the Tulsa Fire Safety Training Center, Phase IV

GENERAL  
COMMENTS

The Fire Department and TCC have formally joined into a partnership in the creation of the fire training academy. Reference Joint Operating Agreement and Ground Lease Agreement, both attached.  
  
The additional props may include but will not be limited to an Apartment prop: Retail strip center type prop: Swift water rescue prop: Outdoor classroom: Contingency

RELATIONSHIP  
TO OTHER  
PROJECTS

The project will support public safety through enhanced training and will also help develop some economic development by becoming an all inclusive training facility that can provide both the needed educational experience as well as a recognized testing facility.

ROI

N/A

COORDINATING  
AGENCIES

Engineering Services  
TCC

ROI  
DESCRIPTION

The Tulsa Fire Safety Training Center has been and will continue to be an economic development draw for Tulsa. The additional training props will allow the Tulsa Fire Academy to conduct training and certification testing and reduce the need for outside travel and training. In addition to reducing the expense for sending personnel elsewhere for the training and testing, the center will become an attraction for others to come to Tulsa.

PLAN  
OR STUDY

Part of Tulsa Regional Workforce Development. The need for the training is supported by Tulsa Community College, Council on Firefighter Training (COFT), and both certification entities (IFSAC and Pro-Board).

LINKS &  
LEVERAGES  
DESCRIPTION

The training props are representative of the 2nd phase of the new fire training facility. The first phase was for the construction of the mock fire station, drill tower, class A burn area, site work, and utilities. The second phase will include additional training props to enhance the fire training field and to make the academy both self-sustaining and an attraction to other emergency response agencies.

RELATIONSHIP  
TO PLAN

The project will support public safety through enhanced training and will also help develop some economic development by becoming an all inclusive training facility that can provide both the needed educational experience as well as a recognized testing facility.

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/30/2017  
11/30/2017

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19.15

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

**PROJECT** Equipment & Prop storage with Indoor PAT/CPAT at Tulsa Fire Safety Training Center

**PURPOSE** Provide secure and environmentally protected storage for training props and equipment for the Fire Safety Training Center. The request is to fund the three bays that were designed on the West end of the Special Operations building but were cut due to budget shortfalls during the original construction.

**CLASS** Expansion  
**DURATION** N/A  
**EST LIFE** 50 year

**PRIORITY** High  
**LOCATION** 2819 North New Haven, Tulsa Fire Safety Training Center

**REASON FOR CLASS** The proposed addition would attach to the West side of the Special Operations building as originally proposed and drawn during the creation of the Tulsa Fire Safety Training Center.

**GENERAL COMMENTS** The proposed addition would be constructed of the same design, materials and finish to match the existing pre-engineered building. Essentially two bays that match the size of those currently in use by OK-TF1 USAR would be used for storage and the bay nearest the existing building would be sectioned off and used for an indoor PAT/CPAT testing facility and a few small offices for fitness personnel. Bathroom facilities already exist in the current building and are currently accessible from the outside.

**RELATIONSHIP TO OTHER PROJECTS** Improved training through use of various training props that can be preserved while not in use. Improved performance of PAT props and improved candidate selection through testing that is not influenced by weather or environmental conditions.

**ROI** N/A

**COORDINATING AGENCIES** TCC; TFD Fitness, Health and Wellness; and CoT Human Resources

**ROI DESCRIPTION** The storage area would allow the Fire Safety Training Center to safely store and preserve training props while not being actively used. The indoor PAT/CPAT would protect and preserve testing equipment as well as allow them to operate consistently throughout the year regardless of season, outdoor temperature or environmental conditions that currently plague the existing props.

**PLAN OR STUDY** Tulsa Fire Safety Training Center Operations  
Tulsa Fire Dept. Training  
Tulsa Fire Dept. Fitness  
City of Tulsa HR employment

**LINKS & LEVERAGES DESCRIPTION** The proposed addition supports the mission of the Fire Safety Training Center as well as the mission for the Fire Department Health Wellness and Fitness staff conducting incumbent Physical Ability Testing. Finally, it supports the mission of the CoT Human Resources Department in the selection of qualified candidates with props that are properly designed, maintained, and consistent in operation regardless of weather and environmental conditions.

**RELATIONSHIP TO PLAN** Improved training through use of various training props that can be preserved while not in use. Improved performance of PAT props and improved candidate selection through testing that is not influenced by weather or environmental conditions.

**CREATED** 1/0/1900  
**REQUEST** 11/30/2017  
**MODIFIED** 11/30/2017

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19.16



DEPARTMENT  
CATEGORY

Fire  
Facilities

7

PROJECT

# Fire Station and facilities remodel and refurbishment

PURPOSE

Remodel and refurbish fire stations to protect and preserve the integrity of the buildings for the purpose of efficiency, maintenance costs and longevity while improving life safety of the occupants.

CLASS  
DURATION  
EST LIFE

Rehabilitation  
N/A  
50 yrs

PRIORITY  
LOCATION

High  
City Wide

REASON FOR  
CLASS

Provide the needed repairs, replacement, remodel and refurbishment of stations, facilities and related equipment to improve efficiency, maintenance and operational longevity of fire stations and facilities. This is to include pavement and other topographical elements that are directly related to the station or facility.

GENERAL  
COMMENTS

Project is intended to include, but not be limited to, repair/replacement/refurbishment of doors, windows, and related components that serve as the envelope. Consideration of insulated vaulted metal roofs to shed rain and minimize frequency and severity of roof leaks. Repair, replace or manage concrete or other hard surfaces in or outside of the facility as needed. Improvement of HVAC systems and hot water management. Remodel of living quarters with focus upon kitchens, toilet facilities and showers. Improve accessibility and life safety systems such as detection and suppression systems. Other considerations will include facility security, hardening, and resilience.

RELATIONSHIP  
TO OTHER  
PROJECTS

The preventative maintenance, remodel, refurbishment and repair of existing systems will reduce operational costs, improve occupant safety and preserve the life of the existing facilities.

ROI

N/A

COORDINATING  
AGENCIES

City Engineering  
Asset Management, Facilities Maintenance

ROI  
DESCRIPTION

Enacted repairs, refurbishments and replacements will reduce operational costs for energy and maintenance while extending the operational life of the facility and related grounds

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

The Fire Department stations and facilities should project the same professional image and commitment to excellence as that of the services delivered to the community.

RELATIONSHIP  
TO PLAN

The preventative maintenance, remodel, refurbishment and repair of existing systems will reduce operational costs, improve occupant safety and preserve the life of the existing facilities.

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/30/2017  
11/30/2017

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19.17

DEPARTMENT  
CATEGORY

Fire  
Facilities

8

PROJECT

## Installation of Bunker Gear Extractors and Dryers at 10 Fire Stations

PURPOSE

Provide bunker gear extractors and dryers at 10 fire stations to assist firefighters to launder their gear to minimize exposure to cancer causing products of combustion.

CLASS  
DURATION  
EST LIFE

New  
N/A  
25 year

PRIORITY

High

LOCATION

Ten Fire Stations throughout the City

REASON FOR  
CLASS

Studies conducted by NIOSH and others are demonstrating a connection between exposure to products of combustion and occupational cancer. One of the leading ways to minimize the risk of exposure is to launder the protective equipment after its exposure to a fire.

GENERAL  
COMMENTS

The extractors are commercial front loading stainless steel tub extractors that are specifically designed and constructed for the cleaning of structural fire fighter protective clothing. The machines are usually 220 volt AC and would ideally be three phase for energy efficiency. The dryers are typically 120 volt AC and are simply drying racks that have air passing through them. The project will require power, 4" drain and related equipment at each selected fire station. The project may require some modification to the building.

RELATIONSHIP  
TO OTHER  
PROJECTS

The installation of the extractors and dryers will reduce the risk of exposure and occupational injury and illness.

ROI

N/A

COORDINATING  
AGENCIES

Facilities Maintenance

ROI  
DESCRIPTION

The inclusion of the extractors and dryers at the fire stations will enable firefighters to launder their gear without the need for additional staff. The use of clean gear will reduce the risk of exposure to cancer causing products commonly found at fire scenes.

PLAN  
OR STUDY

NFPA 1851

LINKS &  
LEVERAGES  
DESCRIPTION

Clean protective clothing exhibits the professional image of the fire service that is critical to the occupational safety of the assigned fire fighter as well as to the population who have contact with the same fire fighter and gear during a fire or medical emergency.

RELATIONSHIP  
TO PLAN

The installation of the extractors and dryers will reduce the risk of exposure and occupational injury and illness.

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/30/2017  
11/30/2017

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19.18

DEPARTMENT  
CATEGORY

Fire  
Facilities

9

PROJECT

## Mobile Classrooms at Fire Safety Training Center

PURPOSE

Provide mobile or portable classrooms for use at the Fire Safety Training Center to accommodate the need for classroom instruction physically in close contact of the fire training field. It is the intent to provide temporary facilities until a formal and appropriate classroom building can be funded and constructed

CLASS  
DURATION  
EST LIFE

Expansion  
N/A  
10 years

PRIORITY  
LOCATION

High  
2819 North New Haven, Fire Safety Training Center  
adjacent to the TCC Northeast Campus

REASON FOR  
CLASS

There is a greater need for classroom space than that available. Classrooms at the TCC Northeast Campus building are several blocks away and are not conducive to the mission of education.

GENERAL  
COMMENTS

Three portable classroom buildings would be positioned directly between the current training tower and fire station 101.

RELATIONSHIP  
TO OTHER  
PROJECTS

Additional classrooms will reduce scheduling conflicts and improve training opportunities by physically being in close proximity of physical training props.

ROI

N/A

COORDINATING  
AGENCIES

TCC

ROI  
DESCRIPTION

The portable buildings would increase training capacity at the Fire Safety Training Center

PLAN  
OR STUDY

Tulsa Fire Safety Training Center Operational Team

LINKS &  
LEVERAGES  
DESCRIPTION

The Fire Safety Training Center has only one classroom that is located in fire station 101. A briefing room is occasionally used in the Special Operations Building when it is not being used by Oklahoma Task Force 1 Urban Search and Rescue Team.

RELATIONSHIP  
TO PLAN

Additional classrooms will reduce scheduling conflicts and improve training opportunities by physically being in close proximity of physical training props.

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/30/2017  
11/30/2017

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19.19



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

**PROJECT**

# Remodel of Fire Department Headquarters

**PURPOSE**

Remodel and update the Fire Department Headquarters to accommodate the given needs and requirements for ADA.

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

Rehabilitation  
N/A  
50 year

**PRIORITY**  
**LOCATION**

High  
1760 Newblock Park Drive

**REASON FOR CLASS**

The building has been added onto at least one previous time and remodeled in the early 1990s. Structurally the building is sound but its appearance, accessibility and operational efficiencies are in great need of improvement.

**GENERAL COMMENTS**

The facility is in need of appropriate topographical repair to shed rain and to provide a pleasing appearance while simultaneously providing safe vehicle parking and ADA required accessibility. Windows and added insulation is needed. Entrance doors and bathrooms need to become ADA compliant, HVAC needs to be improved and properly balanced. Lighting needs to be improved and access to the 2nd floor needs to be provided. Investigations needs to have secure storage and a cleaning area, enclosed or covered parking is needed for vehicles assigned to investigations. The facility should also be considered for inclusion of a fire sprinkler system. Other considerations will include facility security, hardening and resilience.

**RELATIONSHIP TO OTHER PROJECTS**

ADA compliance, improved operational efficiencies, and fully functional to the needs of all personnel assigned to the building. The primary portion of the request will be remodel but will include some addition to the building.

**ROI**

N/A

**COORDINATING AGENCIES**

Engineering Services  
Asset Management, Facilities Maintenance

**ROI DESCRIPTION**

Improvements made to the existing building will preserve the use and integrity of the structure that will extend its life for up to an additional 50 years.

**PLAN OR STUDY**

Request to be included in the CoT ADA compliance study

**LINKS & LEVERAGES DESCRIPTION**

The building serves as the image of the Tulsa Fire Department and the City of Tulsa. It should project the same professional image and leadership of the organization.

**RELATIONSHIP TO PLAN**

ADA compliance, improved operational efficiencies, and fully functional to the needs of all personnel assigned to the building. The primary portion of the request will be remodel but will include some addition to the building.

**CREATED REQUEST**  
**MODIFIED**

1/0/1900  
11/30/2017  
11/30/2017

**CONTACT EMAIL**

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

**PROJECT** Replace ibutton locks to CoT card readers at all TFD stations and facilities

**PURPOSE** Change from battery operated access door locks to network managed card reader type locks.

**CLASS** Replacement  
**DURATION** N/A  
**EST LIFE** 25

**PRIORITY** Medium  
**LOCATION** All Fire Department stations and facilities

**REASON FOR CLASS** The Fire Department is not able manage the profiles and operation of the ibuttons used for access into fire stations and fire department facilities. To increase security with the ability to quickly change access rights, the proposal is to change the ibutton locks with network card readers.

**GENERAL COMMENTS** The ibutton locks historically used to provide access into the fire stations has become a labor intensive task that Physical Resources does not have adequate resources to maintain. To eliminate the labor requirement and to enact needed changes in an expedient manner, the Fire Department wishes to change to network managed card readers to authorize access into fire stations and fire department facilities.

**RELATIONSHIP TO OTHER PROJECTS** Provide 74 card reading entry door locks at fire stations and facilities throughout the City

**ROI** N/A

**COORDINATING AGENCIES** City Security  
 Facilities Maintenance

**ROI DESCRIPTION** Improve security relating to fire stations and fire department facilities through the use of network managed card readers.

**PLAN OR STUDY** N/A

**LINKS & LEVERAGES DESCRIPTION** The project will include the locks, power, network connections and installation at all fire stations and fire department facilities. All Fire Department employees and sworn personnel have CoT ID cards that are designed to interact with network managed card readers. Installation of the card readers will improve security while giving greater access to the stations and facilities.

**RELATIONSHIP TO PLAN** Provide 74 card reading entry door locks at fire stations and facilities throughout the City

**CREATED** 1/0/1900  
**REQUEST** 11/30/2017  
**MODIFIED** 11/30/2017

**CONTACT EMAIL** Michael Mallory  
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19.21

PROJECT

# Mobile Radio Sites Upgrade to P-25

PURPOSE

Upgrade the mobile radio sites (ECHO and MINI ECHO) to P-25.

CLASS  
DURATION  
EST LIFE

----  
Immediate  
10

PRIORITY  
LOCATION

High  
Radio Shop

REASON FOR  
CLASS

Public safety and first responders require these systems to provide radio communications when responding to emergency situations (i.e. Tornado, Wild Fire, etc.).

GENERAL  
COMMENTS

N/A

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

0

COORDINATING  
AGENCIES

Public Safety (Police, Fire)

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/29/2017  
12/1/2017

CONTACT  
EMAIL

Darren Fritz  
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PROJECT

# Replace Primary Radio Core

PURPOSE

Replace the Primary Radio Core.

CLASS DURATION  
EST LIFE

Replacement  
2019  
10

PRIORITY  
LOCATION

Medium  
911

REASON FOR CLASS

Radio Core Replacement

GENERAL COMMENTS

N/A

RELATIONSHIP TO OTHER PROJECTS

N/A

ROI

N/A

COORDINATING AGENCIES

All City Departments

ROI DESCRIPTION

N/A

PLAN OR STUDY

N/A

LINKS & LEVERAGES DESCRIPTION

N/A

RELATIONSHIP TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/29/2017  
11/29/2017

CONTACT  
EMAIL

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# Secondary Radio Core

PROJECT

PURPOSE

The current Radio system for the entire state is housed at 911 and managed by the City of Tulsa. The system does not have a secondary system in case of failure or disaster. The purpose of this project is to purchase and setup a secondary core to ensure Radio communications are not interrupted.

CLASS  
DURATION  
EST LIFE

Expansion  
N/A  
10

PRIORITY  
LOCATION

Medium  
Northeast Oklahoma location to be determined

REASON FOR  
CLASS

Most City departments depend on the Radio System to provide communications.

GENERAL  
COMMENTS

N/A

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

0

COORDINATING  
AGENCIES

All City Departments

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/29/2017  
11/29/2017

CONTACT  
EMAIL

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19.24

PROJECT

# City Phone System Replacement

PURPOSE

The current Avaya phone system is no longer being maintained by Avaya and requires replacement.

CLASS  
DURATION  
EST LIFE

Replacement  
1 year  
10

PRIORITY  
LOCATION

High  
Core equipment at OTC and EOC. Every physical location hosts individual devices that are a part of the system.

REASON FOR CLASS

Current system is no longer being maintained by Avaya and will not integrate with collaboration features of new office systems. It has the high likelihood of failure and have no option for recovery.

GENERAL COMMENTS

Mission critical, core service. Current vendor has declared bankruptcy and the system is not upgradeable or cannot be enhanced

RELATIONSHIP TO OTHER PROJECTS

N/A

ROI

0

COORDINATING AGENCIES

All

ROI DESCRIPTION

Mission critical, core service

PLAN OR STUDY

N/A

LINKS & LEVERAGES DESCRIPTION

N/A

RELATIONSHIP TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/29/2017  
11/29/2017

CONTACT  
EMAIL

Darren Fritz  
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19.25



# Lake Eucha Radio Upgrade - P25

PROJECT

PURPOSE

Update the Lake Eucha Tower Site to P25.

CLASS  
 DURATION  
 EST LIFE

Regulatory  
 Immediate  
 10

PRIORITY  
 LOCATION

High  
 Lake Eucha

REASON FOR  
 CLASS

The Lake Eucha tower site was not included in the P25 upgrade project. When the old radio system is taken offline, the lake Euchar tower site will no longer be able to communicate with the Radio Core. This will primarily affect water and sewer department employees who operate on the flow line.

GENERAL  
 COMMENTS

N/A

RELATIONSHIP  
 TO OTHER  
 PROJECTS

N/A

ROI

0

COORDINATING  
 AGENCIES

Water and Sewer

ROI  
 DESCRIPTION

N/A

PLAN  
 OR STUDY

N/A

LINKS &  
 LEVERAGES  
 DESCRIPTION

N/A

RELATIONSHIP  
 TO PLAN

N/A

CREATED  
 REQUEST  
 MODIFIED

1/0/1900  
 11/29/2017  
 12/1/2017

CONTACT  
 EMAIL

N/A  
[dfritz@cityoftulsa.org](mailto:dfritz@cityoftulsa.org)

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

**PROJECT**

# Fred Johnson Park Rehabilitation and replacement

**PURPOSE**

To replace the existing splash pad with a water playground, construct a pump track, add multi use sports courts, trails, landscaping, lighting, rehab parking, and new 2-5 and 5-12 playgrounds.

**CLASS DURATION EST LIFE**

Rehabilitation  
18 months  
20

**PRIORITY**

High

**LOCATION**

6002 South Riverside

**REASON FOR CLASS**

Johnson parks facilities are in need of major rehabilitation to address health/safety issues so the public can better utilize the facilities.

**GENERAL COMMENTS**

NA

**RELATIONSHIP TO OTHER PROJECTS**

NA

**COORDINATING AGENCIES**

Engineering Services

**PLAN OR STUDY**

Tulsa Parks Master Plan

**RELATIONSHIP TO PLAN**

NA

**ROI**

----

**ROI DESCRIPTION**

NA

**LINKS & LEVERAGES DESCRIPTION**

NA

**CREATED REQUEST MODIFIED**

1/0/1900  
11/7/2017  
11/7/2017

**CONTACT EMAIL**

Jack Bubenik  
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PROJECT | **MOED - Economic Development Public Infrastructure Improvements Fund (Recruitment)**

PURPOSE | Fund for strategic infrastructure improvements directly related to business recruitment. A tightly monitored, yet rapidly deployable source of funds to respond to urgent economic development needs as they emerge. The fund could be deployed quickly to assist with municipal infrastructure (streets, water, and sewer) that present a barrier to economic growth.

CLASS	New	PRIORITY	N/A
DURATION	N/A	LOCATION	Citywide
EST LIFE	N/A		

REASON FOR CLASS | The need to assist with business development needs is ongoing and in order to meet these needs a continued source funds to is needed. These business opportunities create jobs and increase revenues. Requested buy Mayors Office for Economic Development.

GENERAL COMMENTS | N/A

RELATIONSHIP TO OTHER PROJECTS	N/A	ROI	N/A
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COORDINATING AGENCIES	MOED, Planning, Engineering Services and potentially INCOG, Regional Chamber and State Dept. of Commerce	ROI DESCRIPTION	N/A
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PLAN OR STUDY	N/A	LINKS & LEVERAGES DESCRIPTION	N/A
---------------	-----	-------------------------------	-----

RELATIONSHIP TO PLAN | N/A

CREATED | 1/0/1900  
 REQUEST | 11/29/2017  
 MODIFIED | 11/29/2017

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19.28

PROJECT | **MOED – Economic Opportunity Sites (Site Certification Fund)**

PURPOSE | The project will provide a funding source to pursue "certification" of key economic opportunity sites within the city limits of Tulsa. Certification of sites will provide the city with more valuable land assets to market for primary job creation by funding studies such as Phase 1 and Phase 2 Environmental Assessments, Geotechnical Reports, Soil Borings, and other investigations that provide potential business recruitment targets the confidence that sites can meet needed deadlines.

CLASS | New  
DURATION | N/A  
EST LIFE | N/A

PRIORITY | MEDIUM  
LOCATION | N/A

REASON FOR CLASS | The need to identify and market key sites within the city for primary job creation is ongoing, and a funding source to assist in preparing sites is needed. The majority of all major job creation projects operate on a tight timeline and prefer to consider only certified sites. Certification of sites within the city of Tulsa will provide the city a competitive advantage nationally.

GENERAL COMMENTS | N/A

RELATIONSHIP TO OTHER PROJECTS	N/A	ROI	N/A
COORDINATING AGENCIES	State Dept. of Commerce, Tulsa Regional Chamber	ROI DESCRIPTION	N/A
PLAN OR STUDY	N/A	LINKS & LEVERAGES DESCRIPTION	N/A
RELATIONSHIP TO PLAN	N/A		

CREATED | 1/0/1900  
REQUEST | 12/1/2017  
MODIFIED | 12/1/2017

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PROJECT | **11th STREET STREETSAPING - Peoria Ave to Utica Ave**

PURPOSE | Pedestrian-oriented streetscaping on revitalizing 11th Street between Peoria Ave and Utica Ave consistent with recommendations of the Utica Midtown Corridor Plan.

CLASS DURATION | Growth  
EST LIFE | 2 yrs.  
30 yrs.

PRIORITY | High  
LOCATION | 11th St between Peoria Ave and Utica Ave.

REASON FOR CLASS | 11th Street between Peoria and Utica is one of Tulsa's fastest growing Main Streets. Streetscaping along this corridor will support continued growth.

GENERAL COMMENTS | N/A

RELATIONSHIP TO OTHER PROJECTS | N/A

ROI | N/A

COORDINATING AGENCIES | Engineering, Planning

ROI DESCRIPTION | N/A

PLAN OR STUDY | Utica Midtown Corridor Small Area Plan

LINKS & LEVERAGES DESCRIPTION | N/A

RELATIONSHIP TO PLAN | N/A

CREATED | 1/0/1900  
REQUEST | 11/29/2017  
MODIFIED | 11/30/2017

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19.30

**DEPARTMENT** | Planning  
**CATEGORY** | Streets

**PROJECT** | **EUGENE FIELD STREETSCAPING - Streetscaping and pedestrian enhancements, W 23rd St between Jackson Ave Southwest Blvd**

**PURPOSE** | Streetscaping for pedestrian safety and beautification in support of Choice Neighborhood Implementation Grant. If funded, the grant will rapidly transform public housing and parks in the area with an estimated \$130 million in new investment. Streetscaping and pedestrian safety improvements will ensure that W 23rd is ready to serve as a Main Street for the surrounding neighborhood.

**CLASS DURATION EST LIFE** | Growth  
 N/A  
 30 years

**PRIORITY** | High  
**LOCATION** | W 23rd St, between Jackson Ave and Southwest Blvd.

**REASON FOR CLASS** | Housing transformation and new housing growth west of the Arkansas River.

**GENERAL COMMENTS** | Streetscaping and pedestrian improvements. High priority on safety improvements for safe access to Eugene Field Elementary, the Early Childhood Development Center, and proposed park improvements.

<b>RELATIONSHIP TO OTHER PROJECTS</b>	N/A	<b>ROI</b>	N/A
<b>COORDINATING AGENCIES</b>	Engineering, Planning	<b>ROI DESCRIPTION</b>	N/A
<b>PLAN OR STUDY</b>	Eugene Field Small Area Plan	<b>LINKS &amp; LEVERAGES DESCRIPTION</b>	N/A
<b>RELATIONSHIP TO PLAN</b>	N/A		

**CREATED** | 1/0/1900  
**REQUEST** | 11/29/2017  
**MODIFIED** | 11/30/2017

**CONTACT EMAIL** | Theron Warlick  
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**DEPARTMENT** | Planning  
**CATEGORY** | Streets

22

**PROJECT** | **Route 66 Bridge (Cyrus Avery Memorial Bridge)**

**PURPOSE** | "Rehabilitate and repurpose original bridge structure for recreational use by the community as well as a tourist attraction. Bridge and surrounding area may be used as or for:

Pedestrian and Bike trails/park space/gathering and festival space/and possibly a kayak launching site."

**CLASS** | Expansion  
**DURATION** | 2  
**EST LIFE** | 50

**PRIORITY** | Medium  
**LOCATION** | SW Blvd: Riverside Dr to BNSF Railcrossing

**REASON FOR CLASS** | Structure will be rehabilitated; but overall area and purpose will be expanded for new activities beyond structure's original intent.

**GENERAL COMMENTS** | Requested on behalf of Mayor's Staff (2017)  
Susan Neal, Amanda DeCort, Ken Busby, John Fothergill, Dennis Whitaker  
Cost estimate based on 2015 Cost Estimate: 'Ross Group'

**RELATIONSHIP TO OTHER PROJECTS** | NA

**ROI** | NA

**COORDINATING AGENCIES** | COT, INCOG, RT66 Commission, Arts Council

**ROI DESCRIPTION** | NA

**PLAN OR STUDY** | In-Depth Inspection and Evaluation Report, Final Submission, Eleventh Street Bridge (Cyrus Avery Memorial Bridge) over Arkansas River (Option B)

**LINKS & LEVERAGES DESCRIPTION** | NA

**RELATIONSHIP TO PLAN** | NA

**CREATED** | 1/0/1900  
**REQUEST** | 11/7/2017  
**MODIFIED** | 11/7/2017

**CONTACT EMAIL** | Susan Neal  
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19.32

DEPARTMENT | Police  
CATEGORY | ----

PROJECT

# 911 Facilities Electrical Upgrade

PURPOSE

911 Facilities Electrical Upgrade for UPSA and UPSB to Accommodate Increased Equipment and Computer Technology.

CLASS  
DURATION  
EST LIFE

----  
N/A  
15+

PRIORITY  
LOCATION

1  
801 E. Oklahoma St.  
Tulsa, OK 74106-5941

REASON FOR  
CLASS

Addition of RMP615A power strips connected to dedicated UPSA/B circuits. Power access mounted to the VPM/Backup Radio Turret connected to a dedicated Utility outlet circuit. Work will be installed and labeled throughout the facility. Quote from Total Radio. (This is a safety issue as per inspection from the Fire Marshal). \$165,440.  
\$25K additional for electrician upgrades.

GENERAL  
COMMENTS

N/A

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

N/A

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/27/2017  
11/27/2017

CONTACT  
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DEPARTMENT  
CATEGORY

Police  
-----

24

PROJECT

# 911 Radio Consoles for expansion

PURPOSE

Requesting three (3) MCC7500 Motorola Consoles, licensing, and configuration services to increase dispatching services for police and fire. \$35,000 ea, \$18,000 for configuration, plus licensing @ \$2,000 ea. (Extra radio consoles are needed for tactical emergencies and expansion).

CLASS  
DURATION  
EST LIFE

-----  
N/A  
N/A

PRIORITY  
LOCATION

4  
801 E. Oklahoma St.  
Tulsa, OK 74106-5941

REASON FOR  
CLASS

N/A

GENERAL  
COMMENTS

N/A

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

Information Technology - Radio Services

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/27/2017  
11/27/2017

CONTACT  
EMAIL

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19.34

DEPARTMENT | Police  
CATEGORY | ----

# Police CAD System

PROJECT

PURPOSE

TriTech Mobile CAD System.

CLASS  
DURATION  
EST LIFE

Expansion  
N/A  
10 years

PRIORITY  
LOCATION

2  
801 E Oklahoma Street, #12  
Tulsa, OK 74106-5941

REASON FOR  
CLASS

New equipment and software to provide Computer Aided Dispatch communications and information to officers in the patrol vehicle.

GENERAL  
COMMENTS

N/A

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

Information Technology

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/27/2017  
11/27/2017

CONTACT  
EMAIL

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**DEPARTMENT** Public Works  
**CATEGORY** Facilities

**PROJECT** **New-Facilities Maintenance Building**

**PURPOSE** Move Facilities Maintenance Group from 106 W Archer (6700 Sq/Ft) to a new or existing building so that the property presently occupied by that group can be sold due to it's prime location in the downtown area.

**CLASS** New  
**DURATION** N/A  
**EST LIFE** 30-40 Years  
**PRIORITY** High  
**LOCATION** 106 W Archer

**REASON FOR CLASS** The present facility is in the downtown area that is being redeveloped and the property may be sold because of it's prime location.

**GENERAL COMMENTS** Build a new facility or find another suitable location that works for the group. Would need a location that would accommodate the processes that are presently accomplished at the Archer Shop. Estimated cost to build \$130/Sq/Ft.

<b>RELATIONSHIP TO OTHER PROJECTS</b>	None	<b>ROI</b>	None
<b>COORDINATING AGENCIES</b>	Engineering, Facilities Maintenance, IT	<b>ROI DESCRIPTION</b>	None
<b>PLAN OR STUDY</b>	None	<b>LINKS &amp; LEVERAGES DESCRIPTION</b>	None
<b>RELATIONSHIP TO PLAN</b>	None		

**CREATED** 1/0/1900  
**REQUEST** 11/22/2017  
**MODIFIED** 11/22/2017  
**CONTACT EMAIL** Thomas Chandler  
[tchandler@cityoftulsa.org](mailto:tchandler@cityoftulsa.org)

DEPARTMENT  
CATEGORY

Public Works  
Facilities

PROJECT

### Replace Fire Alarm/HVAC Controls - Compstat and Police Courts Building

PURPOSE

The existing fire alarm/HVAC controls have passed their useful life cycle, and although still currently functioning, it is becoming more and more unlikely staff will be able to purchase replacement parts to repair existing alarm system. Therefore it is recommended to replace the existing fire alarm with a newer model. The system and components are now obsolete replacement is recommended ASAP if system fails we have no replacement parts.

CLASS  
DURATION  
EST LIFE

New  
1  
ement parts no

PRIORITY  
LOCATION

High  
Police Courts and Compstat Building

REASON FOR CLASS

This project will replace existing assets.

GENERAL COMMENTS

N/A

RELATIONSHIP TO OTHER PROJECTS

N/A

COORDINATING AGENCIES

N/A

PLAN OR STUDY

N/A

RELATIONSHIP TO PLAN

N/A

ROI

N/A

ROI DESCRIPTION

N/A

LINKS & LEVERAGES DESCRIPTION

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
11/22/2017  
11/22/2017

CONTACT  
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**PROJECT** Safety Training Center Facility Rehabilitation and Expansion

**PURPOSE** To renovate the aging Safety Training Center (STC) facility and grounds to be more efficient in delivering employee training and development courses and to meet current standards for ADA.

**CLASS** Expansion  
**DURATION** 1.5 years  
**EST LIFE** 30 Years

**PRIORITY** High  
**LOCATION** 10926 E. Cameron, Tulsa, OK 74116

**REASON FOR CLASS** The proposed CIP will include both rehabilitation items as well as physical expansion of the current Safety Training Center footprint. This will include more offices, training rooms and an entirely new structure to serve as a computer lab for computer based employee training.

**GENERAL COMMENTS** The current facility was erected in 2000 and has not seen any substantial upgrades to enable the facility and its personnel to maintain a reasonable amount of efficiency in employee training and development areas. In order to better serve employees, this CIP will include expanding the current training rooms to allow for larger class sizes or multiple training sessions occurring simultaneously. There are current staff within the facility that share office space designed for a single employee. The creation of new office spaces with the proposed CIP will remedy this. With the ongoing upgrade to CoT systems, comes an upgrade in how we deliver safety and health training. We will be utilizing more computer based learning options than ever before and will need the capacity to allow employees to take said training that do not have computer access readily available. Additionally, after review of the findings from Fritz-Baily focusing on ADA compliance, the current restroom facilities are in need of complete renovation. Not only are they out of compliance, but they do not support the number of employees that are present on a weekly basis. Lastly, in conjunction with Tulsa Police Department's current CIP proposal to improve the STC driving range, there is a section of property, that if fully graveled, will allow our current CDL program to continue without the need to be on the actual driving range. This will greatly reduce the wear on the current road course and allow the improvements to last much longer. This will also aid in the CoT certifying the facility as an Entry Level Driver Training facility as described in recent regulation changes set forth by the Federal Motor Carrier Safety Administration. This facility also houses, at any given time, close to a million dollars worth of equipment that belongs to other departments. These pieces of equipment can be vandalized or damaged at any given time due to the lack of security provisions for the facility. The creation of a storage type facility to house equipment helps mitigate this concern.

**RELATIONSHIP TO OTHER PROJECTS** This project is related to the Mayor's ongoing training task force initiatives in growing City of Tulsa employee's knowledge base and job satisfaction. This project is directly related to core service delivery and public safety.

**ROI** N/A

**COORDINATING AGENCIES** Engineering Services, Water and Sewer Department, Tulsa Police Department and others.

**ROI DESCRIPTION** Due to recent changes in Federal regulations, the COT Safety Training facilities must be certified to continue providing training in some areas by 2020. The current facility is in need of repairs and upgrades in order to meet these certification requirements. This renovation and expansion will accommodate expansion in safety training programs, heavy equipment training programs, CDL training programs and additional technical skills training for all COT employee levels, classifications and departments.

**PLAN OR STUDY** None

**LINKS & LEVERAGES DESCRIPTION** The Safety Training Center facilities are utilized by every City of Tulsa department in addition to outside cities and agencies in a cooperative exchange of knowledge resources. The project is a key element in continuing to provide technical, interpersonal, customer service and leadership skills all City of Tulsa employees and departments.

**RELATIONSHIP TO PLAN** This project is related to the Mayor's ongoing training task force initiatives in growing City of Tulsa employee's knowledge base and job satisfaction. This project is directly related to core service delivery and public safety.

**CREATED** 1/0/1900  
**REQUEST** 11/6/2017  
**MODIFIED** 12/7/2017

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DEPARTMENT  
CATEGORY

Public Works  
Sewer

PROJECT

# Apache Lift Station Force Main

PURPOSE

Provide evaluation of the Apache lift station 36-in. force main located at 10302 E. Apache. The Force Main was built in 1957 and rehabilitation is most likely needed as the piping is many years past predicted service life. A report from CH2M Hill in October of 1987, indicated that the Force Main had a remaining life of 20 years, which means that the Force Main is 9-10 years past its expected useful life. The Force Main is critical to operations of the Northside Wastewater Treatment Plant and needs to be evaluated in order to create a plan to rehabilitate, so as to affect service to the customer as little as possible. Project needed to reduce the potential for unpermitted discharges from the collections system.

CLASS  
DURATION  
EST LIFE

Replacement/Rehabilitation  
2019  
20

PRIORITY  
LOCATION

N/A  
Northside

REASON FOR  
CLASS

N/A

GENERAL  
COMMENTS

19WPC\_NS\_0004

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

N/A

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/13/2017  
2/12/2018

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DEPARTMENT  
CATEGORY

Public Works  
Sewer

PROJECT

# Iron Feed System for Struvite Control

PURPOSE

While present in all of the sludge lagoon piping, struvite build-up in Lagoon 1 (decant lagoon) and the lagoon pumping system is always present and has an ongoing impact on the reliability and operability of the system. Plant staff have developed "work around" systems to deal with struvite impacts on pumping and piping systems, but these systems require additional staff time, equipment repair costs and consumables to implement. Installation of an iron feed system would limit the development and build-up of struvite in the system and could also be incorporated to mitigate struvite formation in the digesters in the event this occurs in the future.

CLASS  
DURATION  
EST LIFE

Service Level  
2019  
15

PRIORITY  
LOCATION

N/A  
Northside

REASON FOR  
CLASS

N/A

GENERAL  
COMMENTS

19WPC\_NS\_0002

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

N/A

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/13/2017  
2/12/2018

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19.40

DEPARTMENT  
CATEGORY

Public Works  
Sewer

31

PROJECT

# Junction Box 782 - Third River Crossing Pipe

PURPOSE

This project will construct approximately 1,900 linear feet of 42" pipe (Third river crossing pipe), in order to "reduce, eliminate and prevent" unpermitted discharges from occurring at Junction Box 782 (JB782) as noted in the August 19, 2015 ODEQ Notice of Violation S-20402-15-1. The proposed 42" pipeline will connect JB782 to the South Side Wastewater Treatment Plant Influent Lift Station and provide additional capacity to convey the 5 year design storm.

CLASS  
DURATION  
EST LIFE

Regulatory  
2019  
75

PRIORITY  
LOCATION

N/A  
Southside

REASON FOR  
CLASS

N/A

GENERAL  
COMMENTS

19SOM\_CS\_SS\_0001

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

N/A

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/13/2017  
2/12/2018

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19.41



DEPARTMENT | Public Works  
CATEGORY | Sewer

PROJECT

# Long Term Digestion Sludge Heating

PURPOSE

It is recommended once the existing Pasteurization Boilers reach the end of their existing life, a new sludge recirculation and heating system be provided for the digesters. The new system would be customized to provide heating required for current and future digester loading. The new system would include a common heating water system located in the Pasteurization Building to serve all four digesters. Each digester would have a dedicated sludge recirculation pump and heat exchanger located in the respective digester buildings.

CLASS DURATION  
EST LIFE

Replacement/Rehabilitation  
2023  
20

PRIORITY  
LOCATION

N/A  
Northside

REASON FOR CLASS

N/A

GENERAL COMMENTS

19WPC\_NS\_0003

RELATIONSHIP TO OTHER PROJECTS

N/A

ROI

N/A

COORDINATING AGENCIES

N/A

ROI DESCRIPTION

N/A

PLAN OR STUDY

N/A

LINKS & LEVERAGES DESCRIPTION

N/A

RELATIONSHIP TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/13/2017  
2/12/2018

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

# North Switchgear

**PROJECT**

**PURPOSE**

Replace North Switch Gear (NSG) and transformers at the Northside Wastewater Treatment Plant (NSWWTP) with new modern switchgear and transformers similar to what has been installed for the South Switchgear at the plant. This will require constructing a new concrete pad and turn up duct and installing a new switchgear. Also required will be cable splicing/extending and general setup of the new switch gear to existing systems. All of this will need to be performed while current switchgear is in use.

**CLASS** Replacement/Rehabilitation  
**DURATION** 2019  
**EST LIFE** 30

**PRIORITY** N/A  
**LOCATION** Northside

**REASON FOR CLASS** N/A

**GENERAL COMMENTS** 19WPC\_NS\_0001

**RELATIONSHIP TO OTHER PROJECTS** N/A

**ROI** N/A

**COORDINATING AGENCIES** N/A

**ROI DESCRIPTION** N/A

**PLAN OR STUDY** N/A

**LINKS & LEVERAGES DESCRIPTION** N/A

**RELATIONSHIP TO PLAN** N/A

**CREATED** 1/0/1900  
**REQUEST** 12/13/2017  
**MODIFIED** 2/12/2018

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DEPARTMENT | Public Works  
CATEGORY | Sewer

PROJECT | **SSWWTP Peak Flow Plant Improvements**

PURPOSE | Improve the capacity of the Southside Wastewater Treatment Plant (SSWWTP) to receive peak wet weather treatment flows up to 84 mgd. These improvements will consist of increasing capacity of primary sludge degritting; raise the Intermediate Lift Station bypass discharge weir; repair Intermediate Lift Station discharge pipes; adjust bioselector influent weir elevations; add motor actuators to bioselector influent gates; and add final effluent TSS analyzer. These improvements will allow for the SSWWTP to retain and treat up to 84mgd. These additional flows will either continue through the plant or be partially diverted to the Cherry Creek Flow Equalization Basin.

CLASS DURATION EST LIFE | Regulatory 2019 30  
PRIORITY | N/A  
LOCATION | Southside

REASON FOR CLASS | N/A

GENERAL COMMENTS | 19WPC\_SS\_0001

RELATIONSHIP TO OTHER PROJECTS	N/A	ROI	N/A
COORDINATING AGENCIES	N/A	ROI DESCRIPTION	N/A
PLAN OR STUDY	N/A	LINKS & LEVERAGES DESCRIPTION	N/A
RELATIONSHIP TO PLAN	N/A		

CREATED REQUEST MODIFIED | 1/0/1900 12/13/2017 2/12/2018  
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19.44

DEPARTMENT  
CATEGORY

Public Works  
Streets

35

PROJECT

# 11th St. S. - 193rd E. Ave. to Creek Turnpike

PURPOSE

To improve the arterial street connection and alignment on 11th St. S. from 193rd E. Ave. east to the Creek Turnpike including improvements at the 193rd E. Ave. intersection.

CLASS  
DURATION  
EST LIFE

Expansion  
5 years  
50

PRIORITY  
LOCATION

High  
19300 E. 11th St. S. to the Creek Turnpike interchange  
with 11th St. S.

REASON FOR  
CLASS

There is an existing street at this location along the section line of 11th St. S. from 193rd E. Ave. to the Creek Turnpike. This street improvement would correct the alignment along this street to approximately follow the section line and would provide wide shoulders through the length of the project to improve safety. This street would serve existing homes and promote future development in the area.

GENERAL  
COMMENTS

This project will be designed to provide adequate space for bicyclists. There will also be sidewalk installed on at least one side of the street for pedestrians. This improvement would serve to better connect essential goods and services to this area. This project is being requested for inclusion in a future funding package. Costs are based on two 12 ft. lanes built on the ultimate 100 ft. right-of-way, with 8 ft. shoulders on each side with bar ditches. Typical section would be 12" of aggregate base with 11" of asphalt. There is an existing drainage structure approximately 1 mile east of 193rd E. Ave. that will become a bridge, built to the ultimate 4-lane design with shoulders and sidewalks. A traffic study will be done to determine actual capacity needs, review alignment considerations, and develop a more refined costs estimate. The study should cost approximately \$100K.

RELATIONSHIP  
TO OTHER  
PROJECTS

This project is related to current core service delivery and public safety, as well as economic development goals.

ROI

N/A

COORDINATING  
AGENCIES

Engineering Services, Tulsa Fire Department, Water and Sewer, Streets and Stormwater, Utilities, Department of Environmental Quality, Environmental Protection Agency. Regulating government agencies include the Federal Motor Carriers Safety Administration, Oklahoma

ROI  
DESCRIPTION

Project is a key element in providing for additional future growth in east Tulsa from both a residential and commercial perspective and connectivity to other regions of the City.

PLAN  
OR STUDY

Major Street and Highway Plan

LINKS &  
LEVERAGES  
DESCRIPTION

This project is linked with all planned Capital Street Improvement projects submitted by the Tulsa Engineering Services Department.

RELATIONSHIP  
TO PLAN

This project is related to current core service delivery and public safety, as well as economic development goals.

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/1/2017  
12/1/2017

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19.45



DEPARTMENT  
CATEGORY

Public Works  
Streets

36

PROJECT

# 161st E. Ave. – 21st St. S. to 51st St. S.

PURPOSE

To create an arterial street connection along the alignment of 161st E. Ave. from 21st St. S. approximately 3 miles to 51st St. S. Also to develop related intersection improvements at 161st St. S. and 21st St. S., 41st St. S. and 51st St. S.

CLASS  
DURATION  
EST LIFE

Expansion  
5 years  
50

PRIORITY  
LOCATION

High  
2100 S. 161st E. Ave. to 5100 S. 161st E. Ave.

REASON FOR  
CLASS

There is no existing street at this location along the section line of 161st E. Ave. from 21st St. S. to 51st St. S. Such a facility would improve the connectivity of this part of east Tulsa to the rest of the City and metropolitan region. This street would serve existing housing developments in this area, other existing homes, and promote future development in the mostly vacant land to the south of 21st St S. Such an expansion of the existing roadway system would add 2 miles of streets in this part of Tulsa which would serve to better connect essential goods and services to those areas.

GENERAL  
COMMENTS

This project is being requested for inclusion in the CIP and in the next funding package. A traffic study will be undertaken to determine actual capacity needs, necessary multimodal improvements and a more refined cost estimate. That study will cost approximately \$65K.

RELATIONSHIP  
TO OTHER  
PROJECTS

This project is related to current core service delivery and public safety, as well as economic development goals.

ROI

N/A

COORDINATING  
AGENCIES

Engineering Services, Tulsa Fire Department, Water and Sewer, Streets and Stormwater, Utilities, Department of Environmental Quality, Environmental Protection Agency. Regulating Government agencies include the Federal Motor Carriers Safety Administration, Oklahoma

ROI  
DESCRIPTION

Project is a key element in providing for additional future growth in east Tulsa from both a residential and commercial perspective and connectivity to other regions of the City.

PLAN  
OR STUDY

Major Street and Highway Plan

LINKS &  
LEVERAGES  
DESCRIPTION

This project is linked with all planned Capital Street Improvement projects submitted by the Tulsa Engineering Services Department.

RELATIONSHIP  
TO PLAN

This project is related to current core service delivery and public safety, as well as economic development goals.

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/1/2017  
12/1/2017

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19.46

DEPARTMENT  
CATEGORY

Public Works  
Streets

37

PROJECT

# 31st St. S. - 145th E. Ave. to 177th E. Ave.

PURPOSE

To create an arterial street connection along the alignment of 31st St. S. from 145th E. Ave. east approximately 2 miles to 177th E. Ave. Also to develop related intersection improvements at 31st S. S. and 145th, 161st, and 177th E. Ave.

CLASS  
DURATION  
EST LIFE

Expansion  
5 years  
50

PRIORITY  
LOCATION

High  
14500 E. 31st St. S. to 17700 E. 31st St. S.

REASON FOR  
CLASS

There is no existing street at this location along the section line of 31st St. S. from 145th to 177th E. Ave. Such a facility would improve the connectivity of this part of east Tulsa to the rest of the City and metropolitan region. This street would serve existing housing developments in this area, other existing homes, and promote future development in the mostly vacant land to the east of 145th. Such an expansion of the existing roadway system would add 2 miles of streets in this part of Tulsa which would serve to better connect essential goods and services to those areas.

GENERAL  
COMMENTS

This project is being requested for inclusion in the CIP and in a future funding package. A traffic study will be undertaken to determine actual capacity needs, necessary multimodal improvements and a more refined cost estimate. That study will cost approximately \$65K.

RELATIONSHIP  
TO OTHER  
PROJECTS

This project is related to current core service delivery and public safety, as well as economic development goals.

ROI

N/A

COORDINATING  
AGENCIES

Engineering Services, Tulsa Fire Department, Water and Sewer, Streets and Stormwater, Utilities, Department of Environmental Quality, Environmental Protection Agency. Regulating Government agencies include the Federal Motor Carriers Safety Administration, Oklahoma

ROI  
DESCRIPTION

Project is a key element in providing for additional future growth in east Tulsa from both a residential and commercial perspective and connectivity to other regions of the City.

PLAN  
OR STUDY

Major Street and Highway Plan

LINKS &  
LEVERAGES  
DESCRIPTION

This project is linked with all planned Capital Street Improvement projects submitted by the Tulsa Engineering Services Department.

RELATIONSHIP  
TO PLAN

This project is related to current core service delivery and public safety, as well as economic development goals.

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/1/2017  
12/1/2017

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19.47

DEPARTMENT  
CATEGORY

Public Works  
Streets

38

PROJECT

## 81st St. S. - Union Ave. to Elwood Ave.

PURPOSE

To provide a 5-lane widened roadway between Union Ave. and Elwood Ave. This project would alleviate traffic congestion that occurs on this street as a result of Tulsa Hills Shopping Center, The Walk and newer neighborhoods to the north and south of the corridor.

CLASS  
DURATION  
EST LIFE

Expansion  
2 years  
30

PRIORITY  
LOCATION

High  
1700 West 81st ST. S. to 400 West 81st ST. S.

REASON FOR  
CLASS

This is a high traffic volume area with congestion during rush hours. ODOT has moved the construction of the 81st St. S. overpass on U.S. 75 up in their 8-year construction plan to get it constructed as soon as possible.

GENERAL  
COMMENTS

This project meets a high priority need for additional street capacity in the area. This area has developed extremely rapidly and relief of traffic congestion is primary in importance to continued economic growth in the area and for the City of Tulsa.

RELATIONSHIP  
TO OTHER  
PROJECTS

This street widening would not be the only improvement needed in the area to better serve Tulsans. The 81st and Elwood intersection and Elwood Ave. - 71st to 81st are also key pieces in improving the infrastructure needed to serve the residents adequately in this area as well as travelers.

ROI

N/A

COORDINATING  
AGENCIES

ODOT, FHWA, ODEQ, Utility Companies, City of Tulsa, and others.

ROI  
DESCRIPTION

This project would provide excellent service to the traveling public in this area.

PLAN  
OR STUDY

Major Street and Highway Plan

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

This street widening would not be the only improvement needed in the area to better serve Tulsans. The 81st and Elwood intersection and Elwood Ave. - 71st to 81st are also key pieces in improving the infrastructure needed to serve the residents adequately in this area as well as

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/4/2017  
12/5/2017

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19.48

**PROJECT** **81st St. S. and Union Ave. Intersection Improvements**

**PURPOSE** Improve the intersection at 81st St. S. and Union Avenue with left turn lanes in all directions and two through lanes in all directions to accommodate future widening of adjacent street segments.

**CLASS** Expansion  
**DURATION** 2  
**EST LIFE** 30

**PRIORITY** High  
**LOCATION** 81st Street South and Union Avenue Intersection

**REASON FOR CLASS** Traffic volumes are increasing at this location and will be soon be beyond service standards. Traffic safety would be greatly improved, traffic congestion relieved, and ADA-compliant pedestrian accommodations and features would be installed.

**GENERAL COMMENTS** This project provides an improvement to an intersection that is in a high-growth area of Tulsa. New businesses and residential development are being constructed in this area currently. The installation of sanitary sewer service to this area in the recent past has caused this growth. This project provides one of the necessary improved intersections to widen 81st to Elwood Avenue, when ODOT constructs the new 81st St. overpass for US-75, and the connection point to future widening improvements to Union Ave. south and north of the intersection. Growth is also anticipated to the west of this intersection, and ultimately widening improvements will be needed between 33rd W. Ave. and Union Ave.

**RELATIONSHIP TO OTHER PROJECTS** This project is consistent with these initiatives in that traffic safety will be improved by adding turn lanes, additional through lanes, improved traffic signalization and striping, and ADA accessibility. The project provides economic benefits due to increasing property values in the area by increasing accessibility and reducing traffic congestion, which reduces air pollution.

**ROI** N/A

**COORDINATING AGENCIES** Internal, Utilities, Oklahoma Department of Transportation, FHWA, ODEQ, and others.

**ROI DESCRIPTION** Current and projected development along 81st Street and Union Avenue at this location should be accommodated with improved accessibility and traffic capacity at this intersection. Businesses and residents in the area will benefit by spending less time in congestion, and having easier access to businesses, homes, shopping, employment and other destinations more quickly. This will increase economic growth and productivity. Traffic safety improvements are cost saving as well. The Pavement Condition Index (PCI) score would be 100 after construction, which in turn would increase the overall score for the City.

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

**LINKS & LEVERAGES DESCRIPTION** This project is shown as a secondary arterial in the Major Street and Highway Plan developed by INCOG. Widening of this intersection is a priority based on the proposed widening that will occur in this area, in order to alleviate the heavy traffic occurring in this area of southwest Tulsa.

**RELATIONSHIP TO PLAN** This project is consistent with these initiatives in that traffic safety will be improved by adding turn lanes, additional through lanes, improved traffic signalization and striping, and ADA accessibility. The project provides economic benefits due to increasing property values in the area by increasing accessibility and reducing traffic congestion, which reduces air pollution.

**CREATED** 1/01/1900  
**REQUEST** 12/5/2017  
**MODIFIED** 12/5/2017

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19.49



**DEPARTMENT  
CATEGORY**

**Public Works  
Streets**

**40**

**PROJECT**

# ADA Self-Evaluation and Transition Plan Update

**PURPOSE**

Project to provide review of City of Tulsa facilities, parking lots, transit programs, signalized and unsignalized intersections, sidewalks and curb ramps for Americans with Disabilities Act (ADA) compliance. Project will also include review of mass transit, development projects, design and construction standards, boards and commissions, policies and procedures, preparation of a self-evaluation, as well as documented public concerns. An updated implementation plan with cost estimates for each category of improvements will be developed utilizing agreed-upon evaluation and prioritization criteria.

**CLASS  
DURATION  
EST LIFE**

Regulatory  
2  
5 years

**PRIORITY  
LOCATION**

High  
Citywide

**REASON FOR  
CLASS**

The Federal Department of Justice requires each municipality over 50,000 population to have an ADA Transition Plan that is updated every 5 years.

**GENERAL  
COMMENTS**

All ADA-related complaints currently on file with the City and/or the US DOT will be analyzed. All City facilities will be evaluated for ADA compliance. All transit stops will be analyzed, transit vehicle accessibility, para-transit availability and accessibility, All City parking lots will be looked at. All City parks will be analyzed. All City intersections will be reviewed for compliance. All arterial sidewalks and curb ramps will be reviewed for compliance. The project will have a public outreach component to ensure awareness and monitor public comments received and incorporate into Plan document.

**RELATIONSHIP  
TO OTHER  
PROJECTS**

This project will help make Tulsa accessible for all its citizens and provide economic, health and social benefits as a result.

**ROI**

N/A

**COORDINATING  
AGENCIES**

U.S. Department of Justice, Federal Highway Administration, ODOT, MTTA, City of Tulsa Human Rights Department

**ROI  
DESCRIPTION**

The updated Plan is necessary in order to prevent the City in having to pay large-scale capital improvement costs in a sort term based on possible Department of Justice action for not implementing and/or having a Transition Plan in place. Other communities not in compliance have had to make large capital investments to bring them up to compliance standards.

**PLAN  
OR STUDY**

ADA Transition Plan Update, 2011

**LINKS &  
LEVERAGES  
DESCRIPTION**

N/A

**RELATIONSHIP  
TO PLAN**

This project will help make Tulsa accessible for all its citizens and provide economic, health and social benefits as a result.

**CREATED  
REQUEST  
MODIFIED**

1/0/1900  
12/12/2017  
12/20/2017

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19.50

DEPARTMENT  
CATEGORY

Public Works  
Water

41

PROJECT

## A.B. Jewell WTP Clarifier No. 2 Upgrades/Rehabilitation

PURPOSE

Improve the rated treatment capacity of Clarifier No. 2 from 30MGD to 40MGD. To achieve this goal, an improved treatment method such as inclined plate settlers may be installed. Also, this project may include improvements to the site piping, sludge pumping, conveyance improvements, and SCADA upgrades. Presently, plans are in place to increase the AB Jewell plant capacity from 120MGD to a firm treatment capacity of 150 MGD and the clarifier improvements must be completed to meet this capacity.

CLASS  
DURATION  
EST LIFE

Replacement/Rehabilitation  
N/A  
40

PRIORITY  
LOCATION

N/A  
AB Jewell

REASON FOR  
CLASS

N/A

GENERAL  
COMMENTS

19WS\_ABJ\_0001

RELATIONSHIP  
TO OTHER  
PROJECTS

N/A

ROI

N/A

COORDINATING  
AGENCIES

N/A

ROI  
DESCRIPTION

N/A

PLAN  
OR STUDY

N/A

LINKS &  
LEVERAGES  
DESCRIPTION

N/A

RELATIONSHIP  
TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/16/2016  
2/12/2018

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19.51

DEPARTMENT  
CATEGORY

Public Works  
Water

42

PROJECT

# A.B. Jewell WTP Clarifier No. 3 Upgrades/Rehabilitation

PURPOSE

Improve the rated treatment capacity of Clarifier No. 3 from 30MGD to 40MGD. To achieve this goal, an improved treatment method such as inclined plate settlers may be installed. Also, this project may include improvements to the site piping, sludge pumping, conveyance improvements, and SCADA upgrades. Presently, plans are in place to increase the AB Jewell plant capacity from 120MGD to a firm treatment capacity of 150 MGD and the clarifier improvements must be completed to meet this capacity.

CLASS  
DURATION  
EST LIFE

Replacement/Rehabilitation  
N/A  
40

PRIORITY  
LOCATION

N/A  
AB Jewell

REASON FOR CLASS

N/A

GENERAL COMMENTS

19WS\_ABJ\_0002

RELATIONSHIP TO OTHER PROJECTS

N/A

ROI

N/A

COORDINATING AGENCIES

N/A

ROI DESCRIPTION

N/A

PLAN OR STUDY

N/A

LINKS & LEVERAGES DESCRIPTION

N/A

RELATIONSHIP TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/16/2016  
2/12/2018

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19.52

PROJECT

# Economic Development Citywide

PURPOSE

This program will focus on key sites citywide as determined by the City of Tulsa's Office of Economic Development. These key sites will be prioritized for public infrastructure needs and work toward "site certification" so as to be shovel ready to attract industrial development.

CLASS DURATION EST LIFE

Growth  
N/A  
40

PRIORITY LOCATION

N/A  
Distribution Mains

REASON FOR CLASS

N/A

GENERAL COMMENTS

19WD\_DM\_0002

RELATIONSHIP TO OTHER PROJECTS

N/A

ROI

N/A

COORDINATING AGENCIES

N/A

ROI DESCRIPTION

N/A

PLAN OR STUDY

N/A

LINKS & LEVERAGES DESCRIPTION

N/A

RELATIONSHIP TO PLAN

N/A

CREATED REQUEST MODIFIED

1/0/1900  
12/16/2016  
2/12/2018

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

PROJECT

# Facility Roof Repairs\_Citywide

PURPOSE

"Repair or replace citywide water facility roofs that meet the requirement criteria or that have excessive leaks.

Priorities will be determined based upon roof condition which consist of material type, structural condition, slope geometry, age, interior environment (insulation), and impact to operations. This program focuses on water facility roofs. Program's intent is to get all roofs on a predictable cycle of maintenance. In the Roof Condition Inventory spread sheet we have \$3M identified for high priority roof projects and with a 5-year time line to address these priorities will result in a funding need of \$600k per year."

CLASS  
DURATION  
EST LIFE

Replacement/Rehabilitation  
N/A  
20

PRIORITY

N/A

LOCATION

Distribution Mains

REASON FOR CLASS

N/A

GENERAL COMMENTS

19WD\_DM\_0001

RELATIONSHIP TO OTHER PROJECTS

N/A

ROI

N/A

COORDINATING AGENCIES

N/A

ROI DESCRIPTION

N/A

PLAN OR STUDY

N/A

LINKS & LEVERAGES DESCRIPTION

N/A

RELATIONSHIP TO PLAN

N/A

CREATED  
REQUEST  
MODIFIED

1/0/1900  
12/16/2016  
2/12/2018

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## TMAPC

April 4, 2018

### Initiation of Zoning Code text amendments re: standards for residential driveways

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**Item:** Consider initiation of Zoning Code text amendments to modify standards for residential driveways (Section 55.090-F)

**Background:** The City was asked by the Home Builders Association of Greater Tulsa to consider amendments to the residential driveway requirements to better facilitate market demands for wider driveways.

The Tulsa Zoning Code establishes a maximum width for residential driveways based on zoning district. This measurement sets the width of driveways both on private property and within the public right of way. Generally, the purpose for having a maximum width is to support the residential character of neighborhoods and prevent lots from becoming fully paved parking areas in front of single family homes. Narrower driveways on smaller lots are more consistent with existing development patterns in older parts of the community. As average home sizes have increased, market demands have resulted in properties having three garages, for vehicles, boats, storage, or any number of other uses.

Under previous versions of the City's zoning code developers often used a PUD as a means of modifying open space requirements to allow additional paved (impervious) surface for wider driveways accessing three-car garages. The current code uses a different methodology to measure maximum driveway width and provides that a greater width may be approved by special exception or by amendment of existing PUDs.

Open space requirements in the current zoning code were paired with maximum driveway widths to reflect the allowable width provided in the earlier version of the zoning code. Applying specific dimensions as opposed to a percentage of the front yard (the required front setback) was determined to be easier for applicants to calculate and for staff to administer. These methodologies included both overall lot coverage maximums as well as driveway width standards.

A response to this request should address the methodology for calculating the amount of allowable impervious surface on a lot as well as the impact of any amendment on the character of stable neighborhoods.

**Recommendation:** Pursuant to Section 70.020 of the City of Tulsa Zoning Code, amendments may be initiated by the Planning Commission. For public notice to be provided, the Planning Commission is asked to initiate a text amendment to modify maximum width standards for residential driveways. If initiated, staff will process the case and place the matter on a future TMAPC agenda.

