

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2624

April 18, 2012, 1:30 PM

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

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

Review TMAPC Receipts for the month of March 2012

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.

1. **LC-391** (Lot-Combination) (CD-4), Location: Northeast corner of East 17th Street South and South Harvard Avenue
2. **LS-20501** (Lot-Split) (CD-1), Location: West of the southwest corner of North Utica Avenue and East Easton Street (Related to LC-393 and LC-394)
3. **LC-393** (Lot-Combination) (CD-1), Location: West of the southwest corner of North Utica Avenue and East Easton Street (Related to LS-20501)
4. **LC-394** (Lot-Combination) (CD-1), Location: West of the southwest corner of North Utica Avenue and East Easton Street (Related to LS-20501)
5. **LC-395** (Lot-Combination) (CD-4), Location: Southwest corner of East 3rd Street South and South Rockford Avenue
6. **LS-20502** (Lot-Split) (County), Location: North of East 156th Street North and west of North 137th East Avenue
7. **LS-20503** (Lot-Split) (County), Location: South of the southeast corner of East 126th Street North and North 75th East Avenue

8. **LS-20504** (Lot-Split) (CD-2), Location: East of the southeast corner of West 23rd Street South and Southwest Boulevard
9. **LS-20507** (Lot-Split) (CD-4), Location: West of the southwest corner of Forest Boulevard and South Zunis Avenue
10. **LC-396** (Lot-Combination) (CD-4), Location: West of the southwest corner of Forest Boulevard and South Zunis Avenue
11. **PUD-531-1/Z-6034-SP-1a – Roy D. Johnsen/Manley Properties Limited Partnership**, Location: North of the northeast corner of East 81st Street South and South Mingo Road; Requesting a **PUD/Corridor Plan Minor Amendment** to reconfigure Development Area C into two development areas, reallocate permitted dwelling units, request an increase in building height and permit one extra sign to identify the multifamily units in Area C-2, **CO/CS**, (CD-7)
12. **PUD-677-A-2 – Tulsa Engineering & Planning/Tim Terral**, Location: North of the northwest corner of East 121st Street South and South Kingston Avenue, Requesting a **Minor Amendment** to reduce the required front setback on this residentially zoned lot from 25 feet to 24 feet to reflect as built conditions, **RS-1**, (CD-8)
13. **PUD-686-8 – Irfan Farooqui**, Location: West of the northwest corner of South Delaware Avenue and South Sandusky Avenue, Requesting a **Minor Amendment** to increase the permitted coverage of the required front yard by a driveway to 56% coverage, **RS-2/PUD**, (CD-8)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

14. **FY 13-17 CIP Review for conformance to the Comprehensive Plan**
As required by State Statute, the TMAPC must review any requests for expenditures for capital projects in the City for conformance with an adopted Comprehensive Plan.
15. **Charles L. Hardt Operations and Maintenance and Engineering Center – (6013)** (CD 1) Preliminary Plat, Location: Southeast of intersection of North Harvard Avenue and Mohawk Boulevard
16. **Third and Greenwood Addition – (1912)** (CD 4) Preliminary Plat, Location: East of Greenwood Avenue, north of East 3rd Street
17. **Life Church Jenks –** Minor Subdivision Plat, Location: Southeast corner of West 81st Street and South Maybelle Avenue (4812) (CD 2)
18. **PUD-634 A, Lot 1, Block 1, Ledco Addition-** Plat Waiver, Location: 1002 South Lynn Lane (CD 6) (Related to Item 19)

19. **PUD-634-A – Kenny Green/A Best Air & Heat, Inc.**, Location: North of the northwest corner of East 11th Street and South 177th East Avenue, Requesting a **Major Amendment** to add Heating Contractor only within Use Unit 15 – Other Trades and Services as a permitted use and eliminate the “building, maintenance and storage of race cars and their transportation vehicles, of the owner of the property” as a permitted use., **AG/OL/CS/PUD-634 to AG/OL/CS/PUD-634-A**, (CD-6) (Related to Item 18)
20. **PUD 792 -** Plat Waiver, Location: Southeast corner of West Edison Street and North 27th West Avenue (CD 4) (Related to Item 21)
21. **PUD-792 – Tulsa Engineering & Planning/Tim Terral/Okapi Center**, Location: Southeast corner of West Edison Street and North 27th West Avenue, Requesting **PUD** to construct a 42-foot tall, two-story mixed use building with a 6,750 square foot community center on the ground floor and 1,650 square feet of office space on the second floor, **CS to CS/PUD**, (CD-4) (Related to Item 20)

OTHER BUSINESS

22. **Z-6304-SP-1a – Roy Johnsen**, Request for refund, staff overcharged applicant.
23. **Z-7198 – Kirk and Carol Gammel**, Request for refund, applicant withdrew the application.
24. **Commissioners' Comments**

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

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.

A G E N D A

Tulsa Metropolitan Area Planning Commission

WORK SESSION

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

Wednesday, April 18, 2012 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER AND DISCUSS:

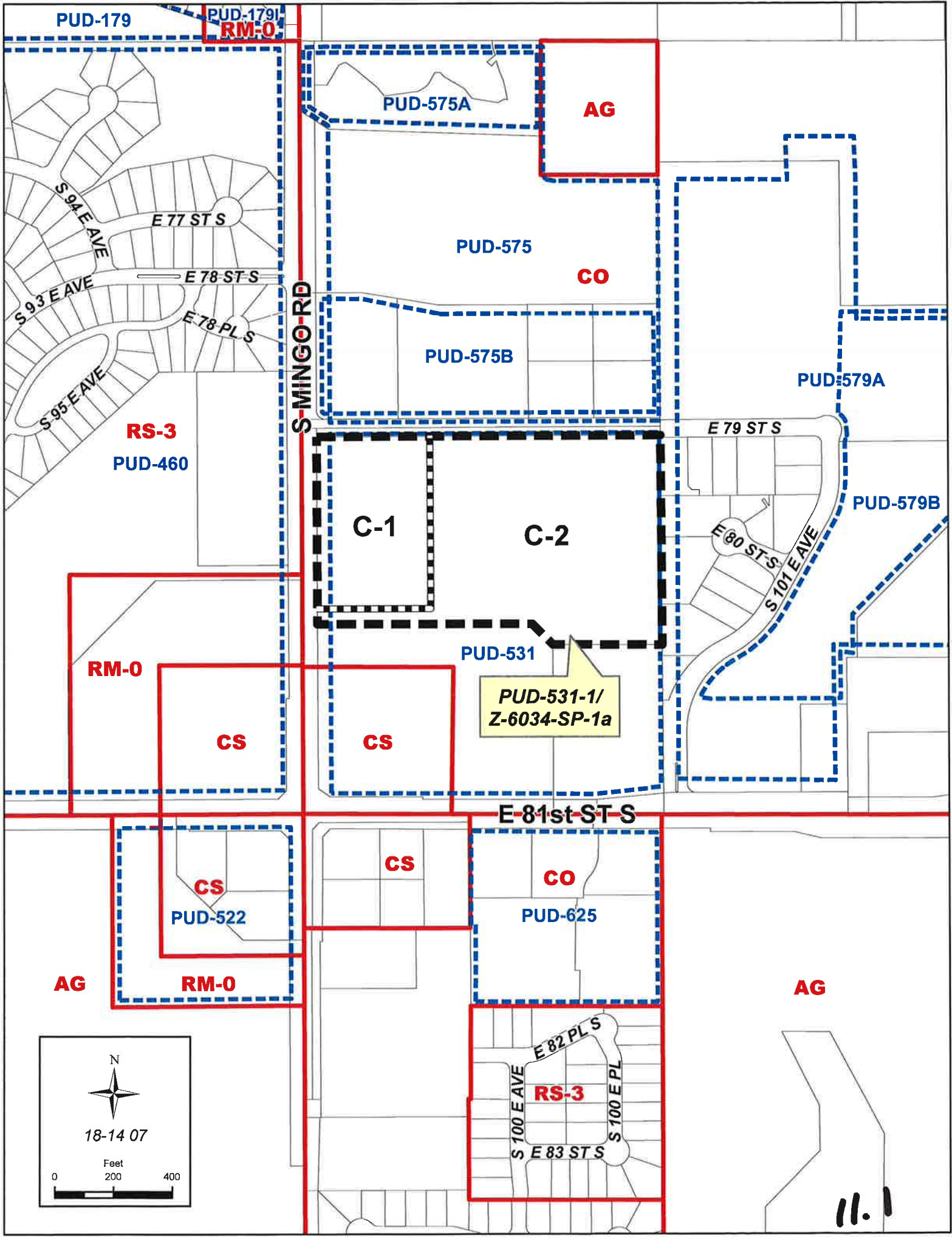
1. Design Guidelines update for HP Zoning districts/Amanda DeCort/Tulsa Preservation Commission.
2. Discuss proposed amendments to Title 42, Tulsa Revised Ordinances, Titled “The Tulsa Zoning Code”, related to restrictions on land uses within the City of Tulsa; amending Chapter 4, Section 402; Chapter 12, Section 1221; Chapter 14, Section 1403; and Chapter 18, Section 1800. (Sign Advisory Board)

Adjourn.

If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526

TMAPC RECEIPTS
Month of March 2012

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	6	\$820.00	\$820.00	\$1,640.00	82	\$1,240.00	\$1,240.00	\$2,480.00
Zoning	3	1,430.00	1,430.00	2,860.00	32	13,805.00	13,805.00	27,610.00
PUDs & Plan Reviews	18	1,062.50	1,062.50	2,125.00	269	23,070.00	23,070.00	46,140.00
Refunds		0.00	0.00	0.00	0	(400.00)	(400.00)	(800.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,312.50</u>	<u>\$3,312.50</u>	<u>\$6,625.00</u>		<u>\$37,715.00</u>	<u>\$37,715.00</u>	<u>\$75,430.00</u>
LAND DIVISION								
Minor Subdivisions	1	\$325.00	\$325.00	\$650.00	7	\$1,950.00	\$1,950.00	\$3,900.00
Preliminary Plats	3	947.50	947.50	1,895.00	13	\$5,570.00	\$5,570.00	11,140.00
Final Plats	0	0.00	0.00	0.00	7	\$2,662.77	\$2,662.77	5,325.54
Plat Waivers	2	250.00	250.00	500.00	15	\$1,875.00	\$1,875.00	3,750.00
Lot Splits	7	367.50	367.50	735.00	51	\$2,648.00	\$2,648.00	5,296.00
Lot Combinations	5	250.00	250.00	500.00	45	\$2,250.00	\$2,250.00	4,500.00
Access Changes	1	25.00	25.00	50.00	2	\$50.00	\$50.00	100.00
Other		0.00	0.00	0.00	0	\$430.00	\$430.00	860.00
Refunds			0.00	0.00	1	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$2,165.00</u>	<u>\$2,165.00</u>	<u>\$4,330.00</u>		<u>\$17,435.77</u>	<u>\$17,435.77</u>	<u>\$34,871.54</u>
BOARDS OF ADJUSTMENT								
Fees	18	\$4,600.00	\$500.00	\$5,100.00	137	\$45,460.00	\$9,600.00	\$55,060.00
Refunds		(500.00)	(700.00)	(\$1,200.00)	0	(\$2,022.00)	(\$700.00)	(2,722.00)
NSF Check		0.00	0.00	\$0.00	<u>0</u>	\$0.00	\$0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>(250.00)</u>	<u>0.00</u>	<u>(250.00)</u>
		<u>\$4,100.00</u>	<u>(\$200.00)</u>	<u>\$3,900.00</u>		<u>\$43,438.00</u>	<u>\$8,900.00</u>	<u>\$52,338.00</u>
TOTAL		\$9,577.50	\$5,277.50	\$14,855.00		\$98,588.77	\$64,050.77	\$162,639.54



PUD-179

PUD-179
RM-0

PUD-575A

AG

PUD-575

CO

PUD-575B

PUD-579A

RS-3
PUD-460

S MINGO RD

E 79 ST S

PUD-579B

C-1

C-2

E 80 ST S

S 101 E AVE

PUD-531

PUD-531-1/
Z-6034-SP-1a

RM-0

CS

CS

E 81st ST S

CS
PUD-522

CS

CO

PUD-625

AG

RM-0

AG

E 82 PL S

RS-3

S 100 E AVE

S 100 E PL

E 83 ST S

18-14 07

Feet
0 200 400

11.1



April 18, 2012

STAFF RECOMMENDATION

PUD-531-1: Minor Amendment – North of the northeast corner of East 81st Street South and South Mingo Road; TRS 18-14-07; CZM 54; Atlas 1413; CD 7; CO/CS.

Established in 1995, PUD-531 is a three-development area PUD located at the northeast corner of West 81st Street South and South Mingo Road permitting commercial uses in Area A, office uses in Area B, and multi-family uses in Area C (see Exhibit A-1). There are no single-family homes adjacent to this PUD.

The purpose of minor amendment PUD-531-1 is to reconfigure Development Area C into, two development areas, reallocate permitted dwelling units, request an increase in building height and permit one extra sign to identify the multi-family units in Area C-2. Specifically the amendment seeks to:

1. Divide Area C, into new Development Areas C-1 and C-2 per the attached Exhibits B;
2. Reallocate the 375 permitted dwelling units to permit 89 units in Area C-2;
3. Increase permitted building height in Area C-2 from 3 stories/35-feet to 3 stories/45-feet; and
4. Allow one monument-style sign along Mingo Road in Area C-2, to identify the development in Area C-2.

Section 1107-H.1 allows by minor amendment 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. Since the division of Area C will not result in an increase in land dedicated to the multi-family use, increase the number of permitted dwelling units, nor will it substantially alter the relationship of uses within the PUD staff views this request as minor in nature.

Section 1107.H.9 allows by minor amendment changes in structure heights provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered. Please note on the attached aerial photograph, there are no residential, single-family developments adjacent to this site. There is commercial development to the north, an office development to the east, office and future commercial development to the south and future multi-family development to the west. Staff views the increase in height as minor in nature, and believes the steeper pitch to the roofs will make the development more aesthetically pleasing.

Finally, staff believes the request for an additional sign along Mingo Road to identify the multi-family development will not substantially alter the size, location, number and character (type) of signs permitted in the PUD. The proposed sign along Mingo Road would be no more than 10-feet in height with 35 square feet in display surface area.

Staff recommends **APPROVAL** of minor amendment PUD-531-1. **NOTE:** Complete development standards for Development Area C-2 are attached as Exhibit A and shall become part of any approval herein. Development Standards for Area C-1 shall be per PUD-531.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

11.3

Development Standards for Development Area C-2:

Land Area Net:	5.208 acres
Permitted Uses:	Use Unit 8 - Multifamily Dwellings and customary accessory uses.
Maximum Dwelling Units:	89 dwelling units (DUs)
Minimum Livability Space:	600 sf / DU
Maximum Building Height:	3 stories not to exceed 45 ft.
Minimum Building Setbacks:	
From centerline of Mingo Road:	85 ft.
From centerline of 79 th Street:	
two-story buildings -	47.5 ft.
three-story buildings -	80 ft.
From east boundary of Dev. Area:	11 ft.
From south boundary of Dev. Area:	20 ft.

Signs:

Ground signs: One monument sign identifying the multifamily project located within Development Area C-1 shall be permitted. The monument sign located along Mingo Road and within Development Area C-2, shall not exceed 10 feet in height nor 35 square feet in display surface area. Additional signage shall be determined by subsequent minor or major amendment.

Other existing development standards pertaining to Development Area C as initially set forth within PUD-531 and Corridor Conceptual Site Plan Z-6034-SP-1 shall remain applicable if not modified by the above.

EXHIBIT A

11.4

Development Standards for Development Area C-2:

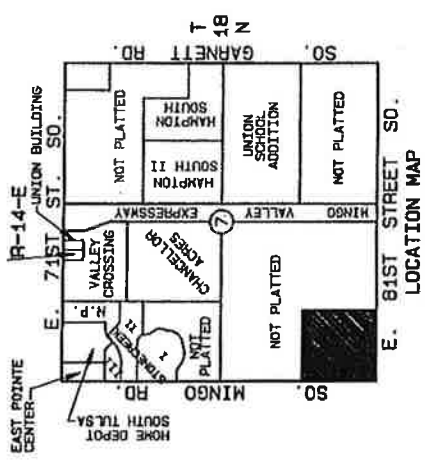
Land Area Net:	5.208 acres
Permitted Uses:	Use Unit 8 - Multifamily Dwellings and customary accessory uses.
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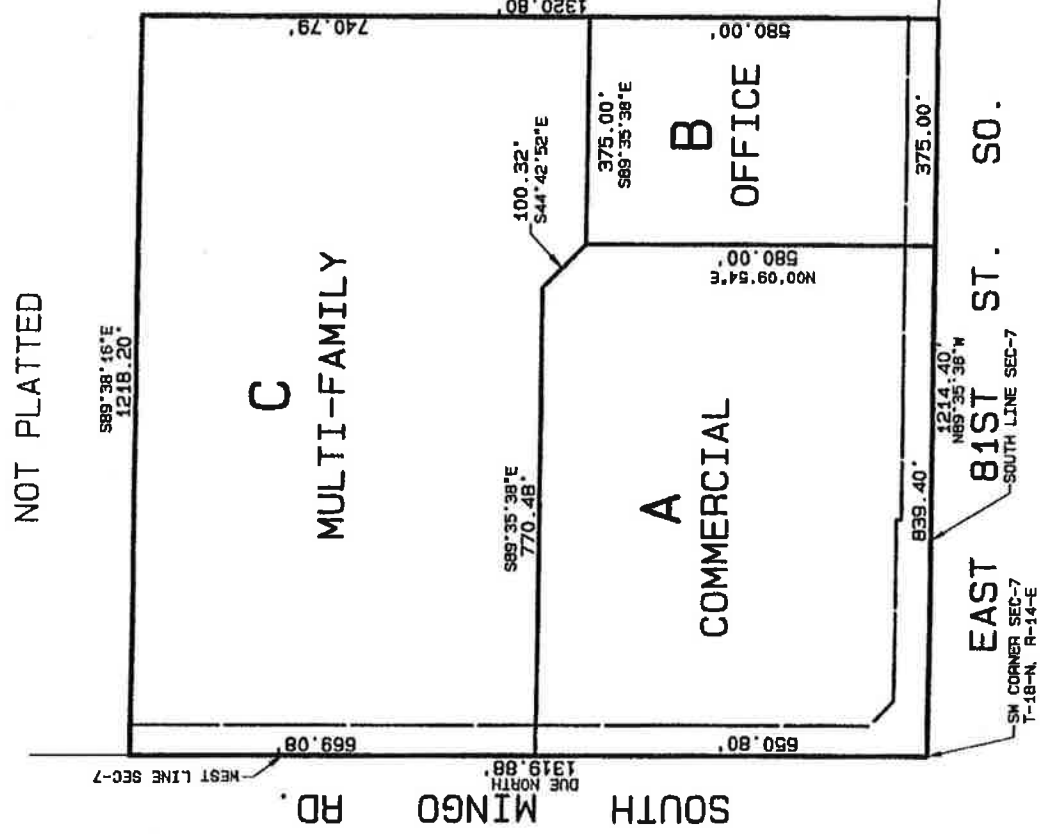
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Other existing development standards pertaining to Development Area C as initially set forth within PUD-531 and Corridor Conceptual Site Plan Z-6034-SP-1 shall remain applicable if not modified by the above.

PUD-531



NOT PLATTED



DEV. AREA	GROSS AREA	NET AREA
COMMERCIAL (A)	12.4970 AC.	10.7727 AC.
OFFICE (B)	4.9931 AC.	4.5626 AC.
MULTI-FAMILY (C)	19.3752 AC.	18.6082 AC.
TOTAL	36.8653 AC.	33.9435 AC.



Development Areas

Prepared By: **Sack & Associates, Inc.**

P.U.D. NO. 531

EXHIBIT A-1

11.6



NORTH

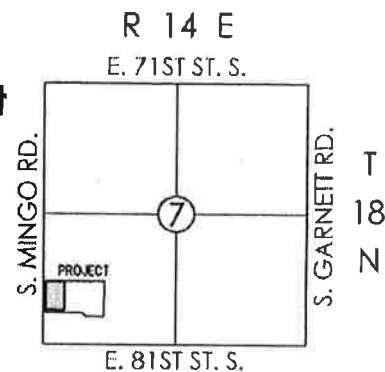
AC ACRES
GOV GOVERNMENT
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
SFT SQUARE FEET

Exhibit "B"

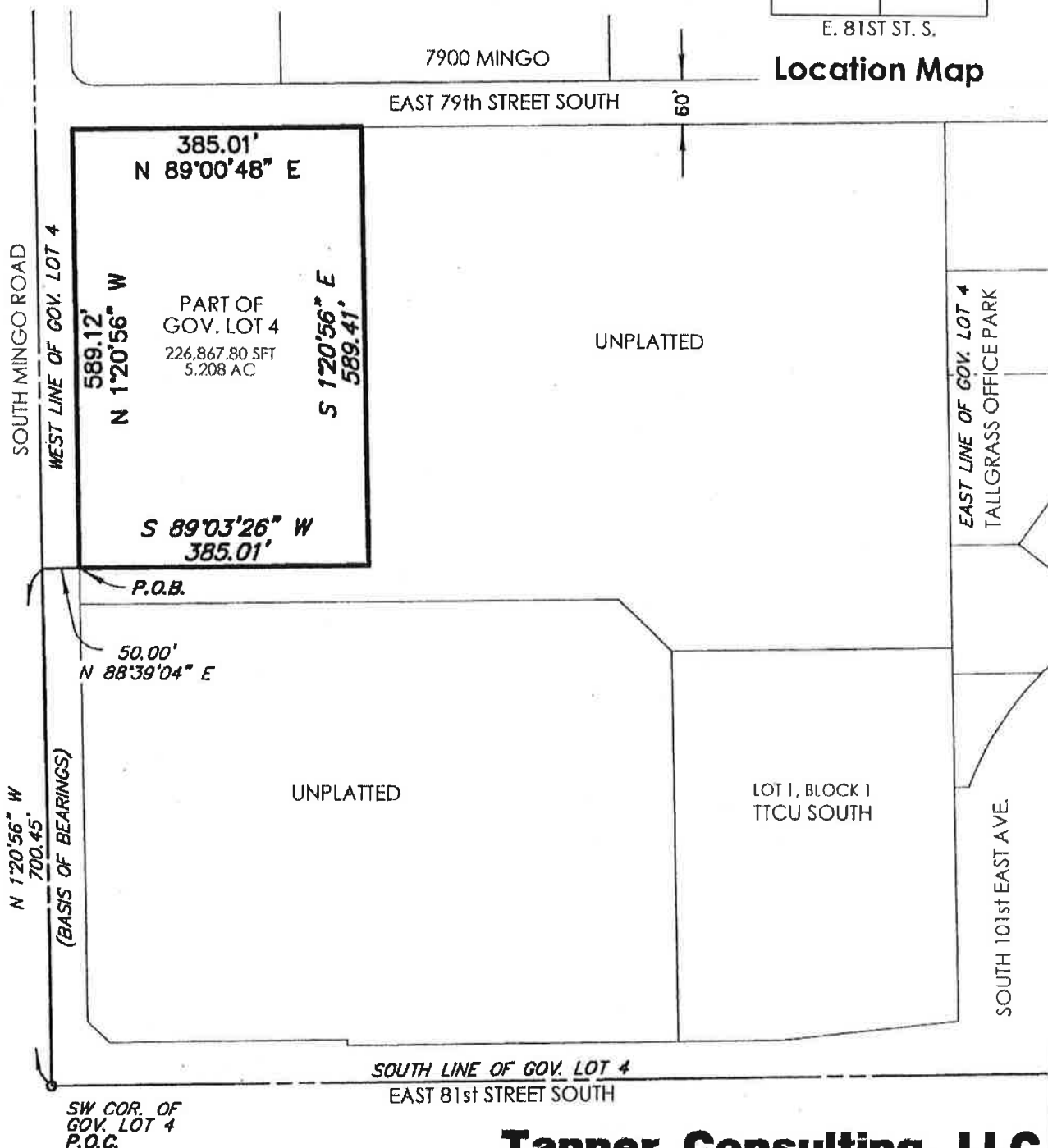
Part of Gov. Lot 4, Section 7

Township 18 North, Range 14 East

Legal Description



Location Map



Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929



NORTH

AC ACRES
GOV GOVERNMENT
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
SFT SQUARE FEET

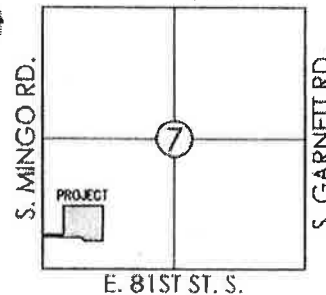
Exhibit "B"

Part of Gov. Lot 4, Section 7

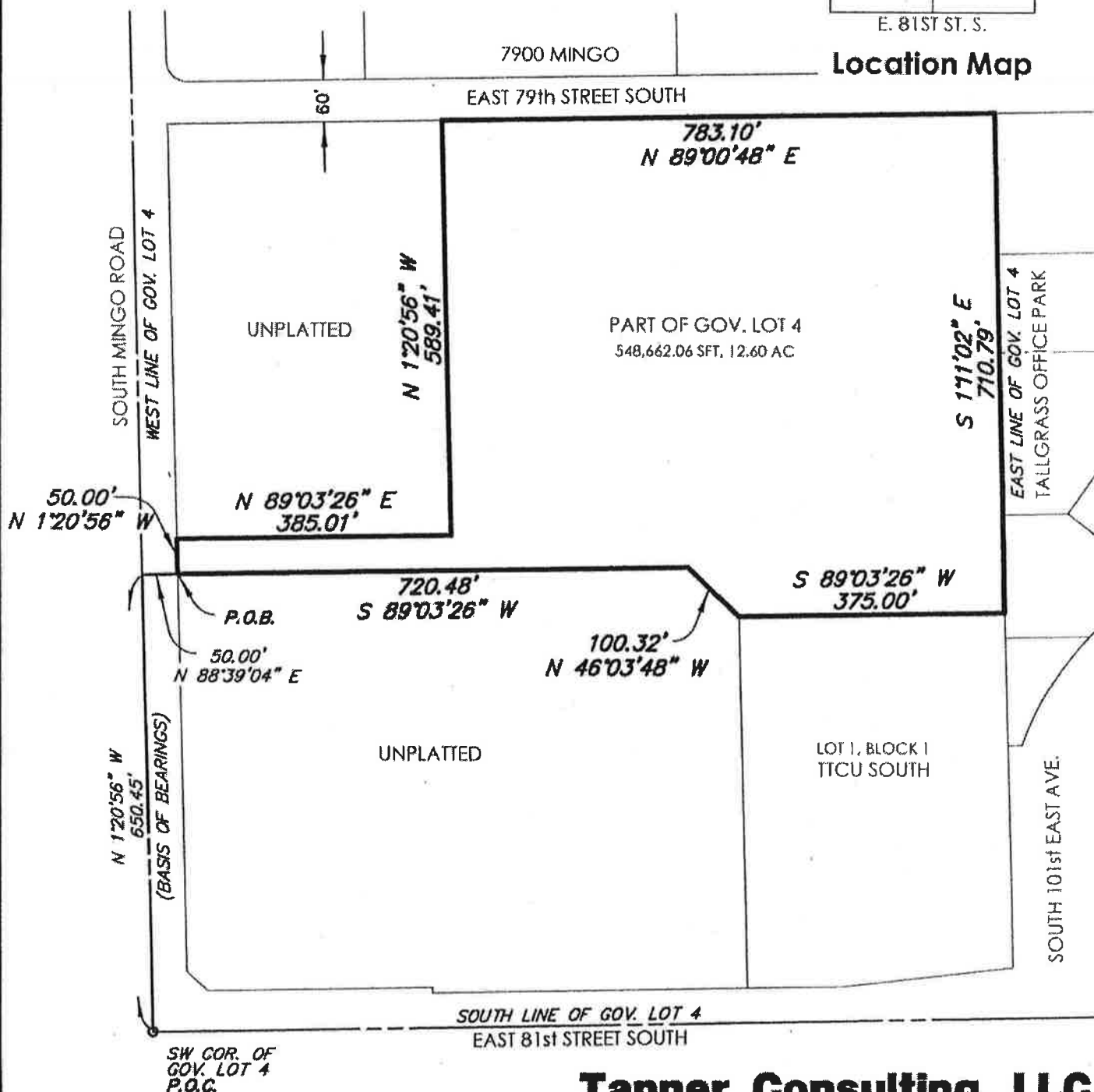
Township 18 North, Range 14 East

Legal Description

R 14 E
E. 71ST ST. S.



Location Map

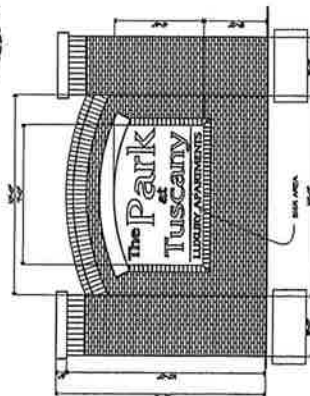
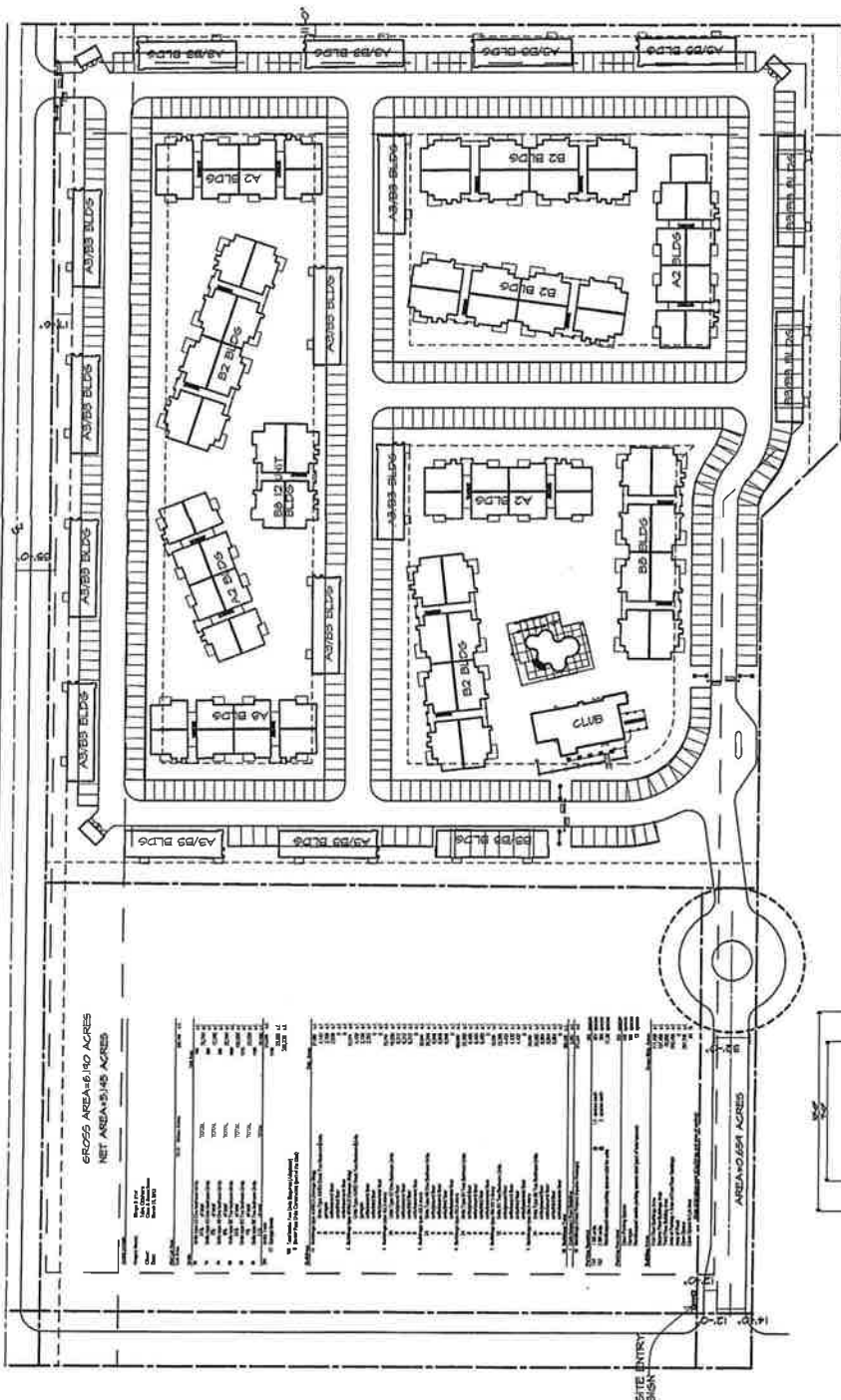
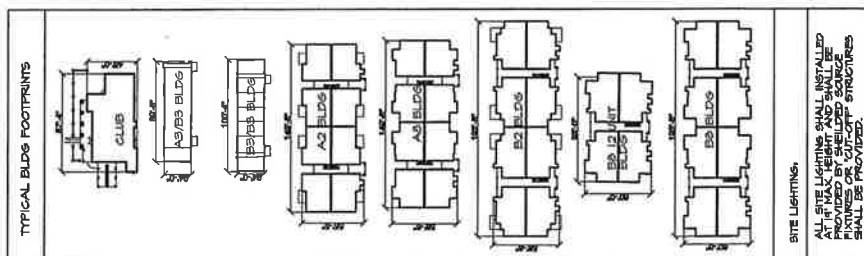


Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74105 • (918)745-9929

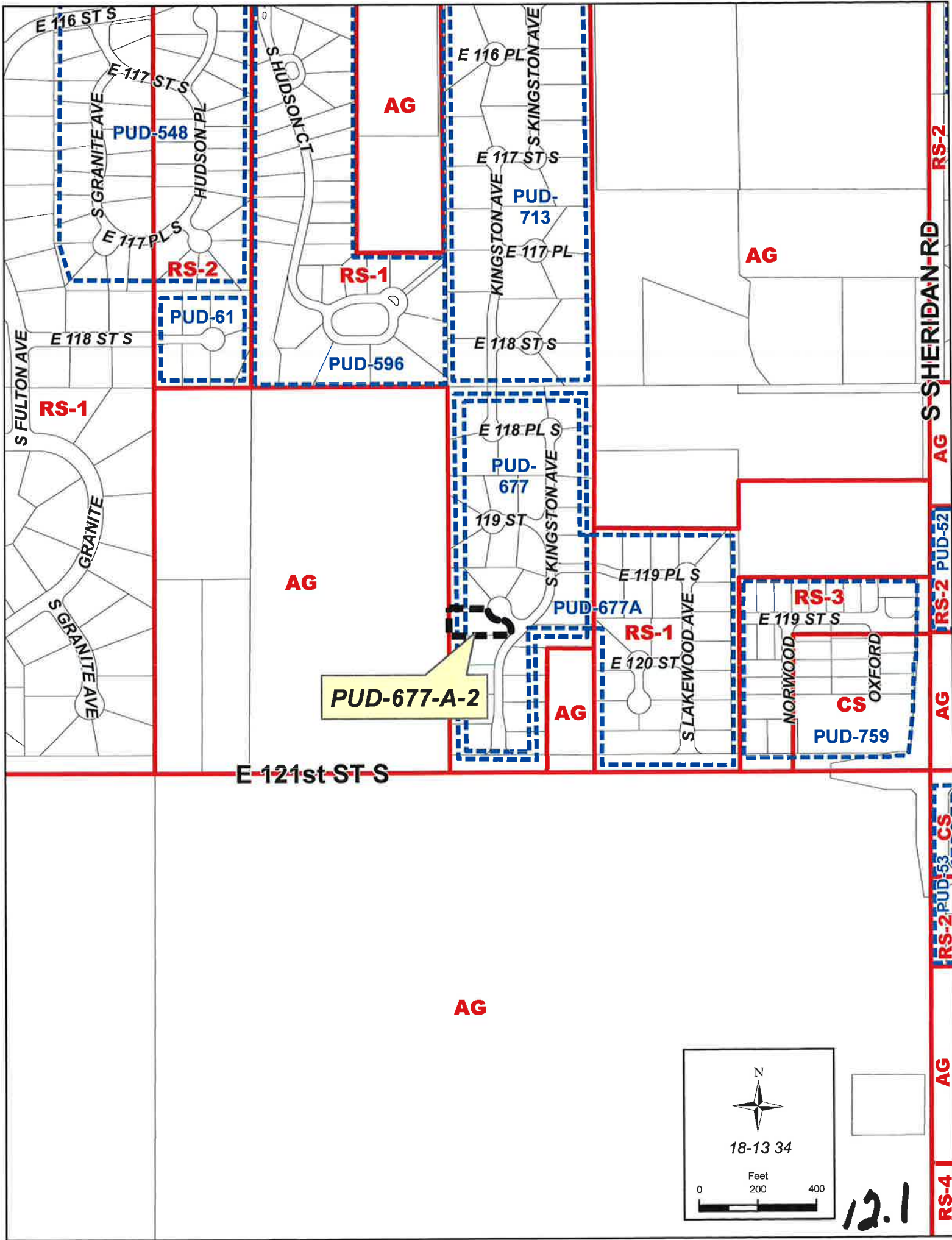
3/21/2012 12044_EX_LEGAL

11-8



A CONCEPT SITE PLAN

EXHIBIT C





18-13 34



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

12.3

12.4

April 18, 2012

STAFF RECOMMENDATION

PUD-677-A-2: Minor Amendment – North of the northwest corner of East 121st Street South and South Kingston Avenue; Lot 4, Block 1 – Crestwood at the River; TRS 18-13-14; CZM 57; CD 8; RS-1.

The applicant is requesting a minor amendment to reduce the required front setback on this residential zoned lot from 25 feet to 24 feet to reflect as built conditions per the attached mortgage plat inspection.

Please note that the attached plat inspection does not acknowledge PUD Major Amendment PUD-677-A that relaxed the required front setback from 30 feet to 25 feet.

PUD-677 was approved in 2003 requiring a 30-foot setback on all the lots. PUD Major Amendment PUD-677-A was approved 2006. The purpose of the major amendment was to add approximately nine acres of adjacent land to the PUD. In addition, the major amendment relaxed the required front setback on all the cul-de-sac lots from 30 feet to 25 feet. Since the property was platted prior to the major amendment being completed, this could explain why the 30-foot setback still appears on mortgage plat inspections.

Section 1107.H.9 of the Zoning Code allows, by minor amendment, changes in building setbacks provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered. Staff views the relaxation of the front setback by one-foot to be minor in nature and contends it will not substantially alter the approved Development Plan, the approved PUD standards or the character of the development.

Staff recommends **APPRVOAL** of minor amendment PUD-677-A-2.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

12.5

MORTGAGE INSPECTION PLAT



LEGEND

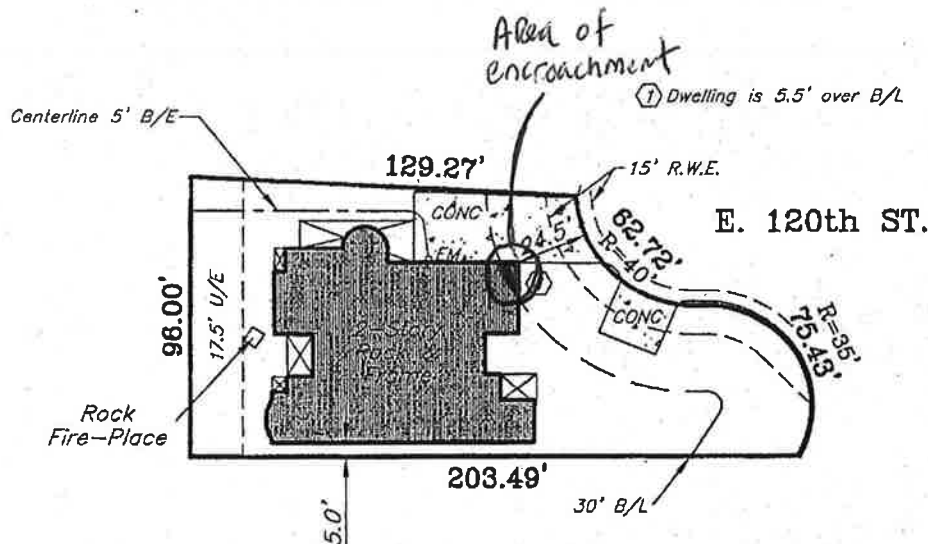
B/E BURIED ELECTRIC
SERVICE CABLE ESMT
(APPROX LOCATION)
B/L BUILDING LINE
D/E DRAINAGE EASEMENT
U/E UTILITY EASEMENT
EM ELECTRIC METER
R.W.E. RESTRICTED WATERLINE
EASEMENT

PROJECT NO.: 123439-806

MORTGAGOR: James M. McIntosh Living Trust

CLIENT: First Security Title Company, LLC
First American Title Insurance Company
AVB Bank

This property is located in flood zone "X-UNSHADED" as per FIRM
Community Panel No. 405381 0431K, as last revised August 3, 2009.



The following instruments do not affect
this property:

Right of Way, Book 1778, Page 631, with
Partial Release of Easement,
Book 4634, Page 525;

Sewer Easement, Book 5094, Page 1516;

Drainage Easement, Book 6850, Page 463.

Underground Right of Way Easement,
Book 3992, Page 1101, contains insufficient
information to determine its affect, if any,
on this property.

PLAT NO. 5980

LEGAL DESCRIPTION AS PROVIDED:

LOT FOUR (4), BLOCK ONE (1), CRESTWOOD AT THE RIVER, A SUBDIVISION IN THE
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED
PLAT THEREOF, AND KNOWN AS 5916 EAST 120th STREET.

SURVEYOR'S STATEMENT

Harden & Associates, Surveying and Mapping, PC, an Oklahoma corporation, and the undersigned Registered
Professional Land Surveyor, under Certificate of Authorization No. CA4658 renewal date: June 30, 2013, do hereby
state that in our professional opinion the above inspection Plat shows the dwelling as located on the premises
described, that it is entirely within the described tract boundaries, and there are no encroachments thereon by
visible permanent improvements, except as indicated; that the above inspection Plat shows all Recorded Plat
easements and other such easements which have been disclosed by a current Title Opinion or by Commitment for
Title Insurance and copies thereof provided to us; that this inspection Plat was prepared for identification
purposes only for the mortgagee and is not a Land or Boundary Line Survey; that no property corners were set,
and is not to be used or relied upon for the establishment of fence, building or other improvements; that
underground or above ground utilities were not field located and therefore, are not shown on this inspection Plat
unless specifically requested by the client; that this inspection Plat is prepared solely for the client listed hereon
as of this date and may not be used for any subsequent loan closing, refinancing, or other transaction and that no
responsibility or liability is assumed herein or hereby to the present or future land owner or occupant.

WITNESS MY HAND AND SEAL THIS DATE: 3/2/12

REVISED: 03/08/2012

UPDATED:

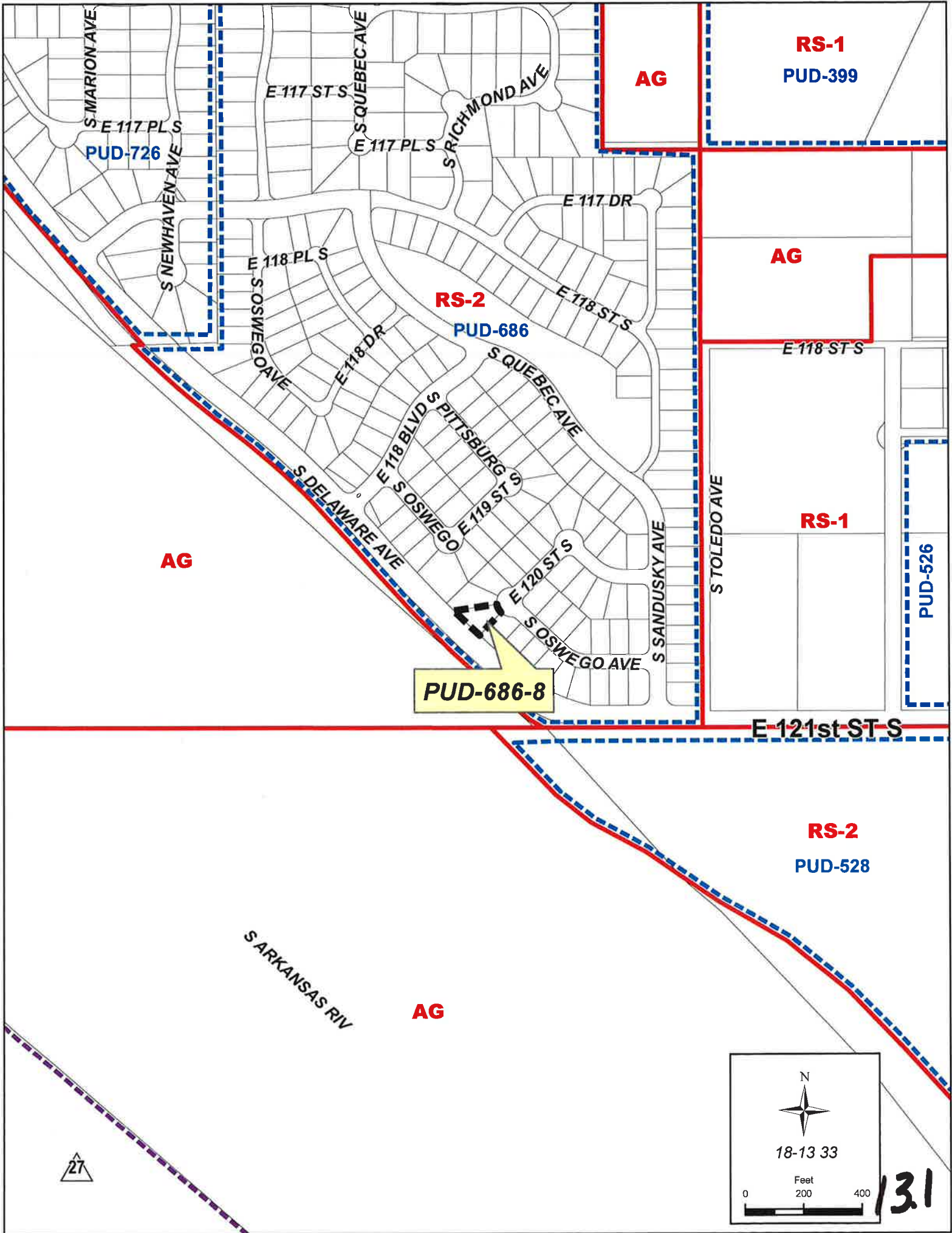
2001 South 114th East Avenue
Tulsa, Oklahoma 74128

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC



(918) 234-4850 Office
(918) 437-5551 Fax

12.6

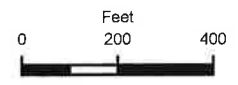




PUD-686-8



18-13 33



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2010

13.2

April 18, 2012

STAFF RECOMMENDATION

PUD-686-8: Minor Amendment – West of the Northwest corner of South Delaware Avenue and South Sandusky Avenue; 12002 South Oswego Avenue; Lot 41, Block 2 – Wind River; TRS 18-13-33; CZM 56; CD 8; RS-2.

The applicant is requesting a minor amendment to increase the permitted coverage of the required front yard by a driveway to 56% coverage per the attached plan. Section 1303.D of the Code limits the amount of required front yard that may be covered by a driveway in the residential districts.

By definition, the required front yard is the area on a residential lot encompassed by the front property line (along the street) the two side lot lines and the building setback line. Please refer to the attached site plan of the property. Being a triangular shaped-lot located on a cul-de-sac, the lot is limited to 31' of frontage along the street. With the limited street frontage combined with the shallow 20-foot setback requirement, even a standard 18-foot wide driveway would exceed the 32% limit on driveway coverage.

Section 1106 of the zoning code grants the Planning Commission the authority to relax parking standards in PUDs. Since the driveway on a residential lot is defined as part of the off-street parking area, the Planning Commission has the authority to relax the permitted coverage by a driveway within the required front yard by extension.

Since the livability space requirement on this lot will be met staff views the request as minor in nature. Staff feels the increased driveway coverage will not substantially alter the approved PUD development standards or alter the character of the development.

Staff recommends **APPROVAL** of minor amendment PUD-686-8.

Note: Approval of a minor amendment does not constitute detail site, landscape or sign plan approval.

MEMORANDUM

TO: TMAPC MEMBERS

FROM: DANE MATTHEWS, AICP, ASSISTANT MANAGER, LAND
DEVELOPMENT SERVICES

SUBJRCT: CAPITAL IMPROVEMENT FUNDING REQUESTS (3 ADDITIONAL)

DATE: APRIL 18, 2012

COPY: GARY HAMER, AICP, CITY OF TULSA CAPITAL FINANCE PLANNER

INCOG staff has reviewed the three most recently submitted proposed capital improvement project requests from the City of Tulsa, one each for a Phase I Strategic Mobility Plan, a Stormwater Local Match and a Citywide Extruded Panel Sign Installation and Replacement. State statutes require that the Planning Commission review these for conformance to the Comprehensive Plan; as sometimes happens, the requested projects are either not within the scope of the Plan (as in the extruded signage replacement) or not actual capital improvements, but plans that may lead to future Capital Improvement funding requests (the Phase I Strategic Mobility Plan and the Stormwater Local Match). At such time as physical improvements are identified, if these projects are funded, the TMAPC will be briefed on them and given a staff review.

At the present time, however, staff can say that the Plan supports signage under the "health, safety and welfare" mandate. The use of CIP funds for plans that may lead to actual capital improvements seems premature. The Comprehensive Plan supports small area plans, but the State Statutes refer to capital improvements, not studies or research that may or may not lead to actual physical improvements. All of this is to say that, while the proposed projects are either under the scope of the Plan or not capital improvements in themselves, and staff would have no comments.



**Capital Planning
Budget Division
FINANCE DEPARTMENT**

To: Dane Mathews, AICP
Assistant Manager TMAPC

From: Gary Hamer, AICP
Capital Planning Manager

Date: April 4, 2012

Subject: FY 13-17 CIP Projects

Attached are the new or substantially updated FY 2013 Capital Request Forms. Also attached is a list of the above-mentioned projects. Please determine:

- If the projects will, in fact, affect the City's Comprehensive Plan, and
- If the projects are in accord with the City's Comprehensive Plan

If you have any questions, please contact me at 596-7573

Attachments

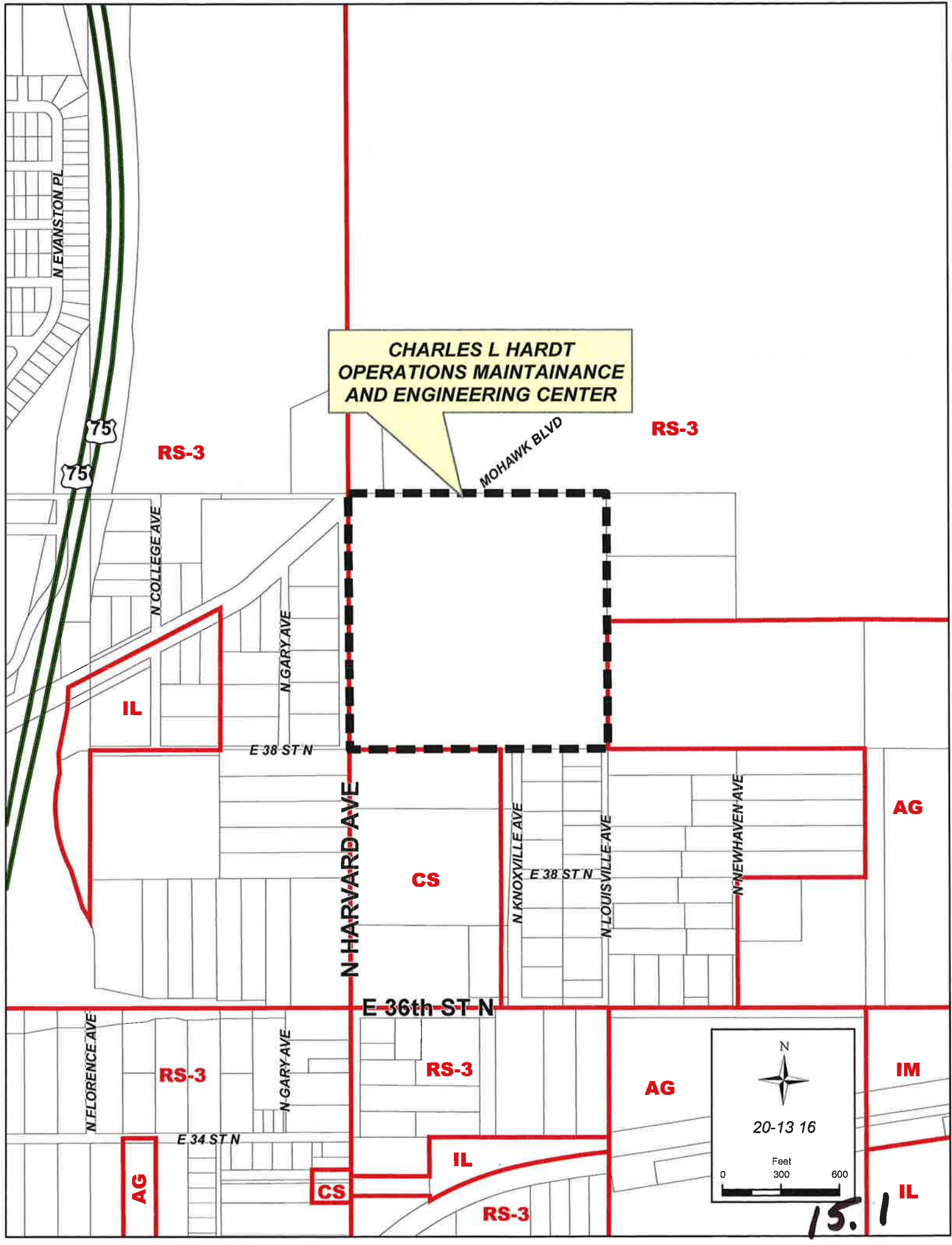
cc: Pat Connelly
cc: Dawn Warrick
cc: Jarrod Moore

PRIORITY	TITLE	CATEGORY	PURPOSE	TOTAL CAPITAL	TOTAL OPERATIONS
N/A	Phase I Strategic Mobility Plan	Planning & Economic Development	The Strategic Mobility Plan will produce a slate of prioritized transportation projects for consideration in a future bond package. Potential transit and mobility projects (trails, sidewalks, street widening, on-street bikeways, etc) throughout the city will be assembled and planning, corridor analysis, conceptual design according to the adopted Complete Streets policy. All candidate projects will be uniformly evaluated for economic performance and ranked accordingly; operational costs will be considered in the evaluation. Some projects may leverage federal investment, others may be accomplished entirely through local funding. Development of	\$ 1,533,000	\$ -
NA	Stormwater Local Match	Stormwater	Provide matching funds for FEMA Grants. This amount is based on current availability of Federal and State grant funding.	\$ 1,000,000	\$ -
N/A	Citywide Extruded Panel Sign Installation and Replacement	Streets	To replace old extruded panel signs and install new extruded panel signs at locations: 1) Gilcrease from US 75 to US 412; 2)Tisdale at I-244 to 36th Street North; 3) East 71st Street South at US 169 (1 cantilever and 2 overhead sign structures).	\$ 3,500,000	\$ 10,000
TOTAL				\$ 6,033,000	\$ 10,000.00

PRIORITY	N/A
TITLE	Phase I Strategic Mobility Plan
DEPARTMENT	Planning & Economic Development
PURPOSE	The Strategic Mobility Plan will produce a slate of prioritized transportation projects for consideration in a future bond package. Potential transit and mobility projects (trails, sidewalks, street widening, on-street bikeways, etc) throughout the city will be assembled and planning, corridor analysis, conceptual design according to the adopted Complete Streets policy. All candidate projects will be uniformly evaluated for economic performance and ranked accordingly; operational costs will be considered in the evaluation. Some projects may leverage federal investment, others may be accomplished entirely through local funding.
CLASSIFICATION	Expansion
REASON FOR CLASSIFICATION	Particular emphasis will be placed on enhancing tourism between downtown and the Arkansas River. Public and private activity & investment is increasing according to plans throughout Tulsa. Safety & connectivity to areas of higher density or underutilized areas with capacity for higher density. Promote economic development / redevelopment inside Tulsa. Retain and attract young professionals, creative class, empty nesters, business and development throughout Tulsa. Reduce gasoline dependence. Initiates early components of the updated Tulsa Comp. Plan (PLANiTULSA), the Downtown Area Master Plan, and FASTFORWARD regional Transit Plan.
USEFUL LIFE	Phase I Plan: 12 years
ADDRESS	Phase I: Citywide analysis and preparation of mobility projects. Special focus on linking key activity centers, i.e., downtown and River. (future) Phase II: Construction of a citywide slate of mobility-oriented transportation projects
GENERAL COMMENTS	Additional contact people: Brent Stout, Vivplav Putta, Mark Brown, Bill Cartwright, Theron Warlick, and Steve Carr.
ROI	NA
RETURN ON INVESTMENT	Slate of projects presumed to have POSITIVE return on public investment. Quantities TBD through plan process.
LINKS AND LEVERAGES	NA
RELATIONSHIP TO OUTCOME	NA
DESIGN	\$ 1,533,000
LAND	\$ -
CONSTRUCTION	\$ -
EQUIPPING	\$ -
TOTAL CAPITAL	\$ 1,533,000
PERSONNEL	\$ -
MAINTENANCE	\$ -
CAPITAL	\$ -
TOTAL OPERATIONS	\$ -
TIME NEEDED	4 years
RELATIONSHIP TO OTHER PROJECTS	On-going multiple City of Tulsa capital improvements and other Tulsa County projects, including public and private improvements and investments inside the IDL, along the IDL, in near-downtown neighborhoods, and across and along the Arkansas River & River development.
COORDINATE	Planning and Economic Development, Engineering, Public Works, Traffic Engineering, MTTA, INCOG, ODOT, FRA & FHWA.
PLAN STUDY	The Downtown Area Master Plan (Small Area Plan), the Tulsa Comprehensive Plan (PLANiTULSA); and the recently adopted regional transportation plan "FastForward".
PRIORITY	High

PRIORITY	N/A
TITLE	Stormwater Local Match
DEPARTMENT	Engineering Services/Streets and Stormwater
PURPOSE	Provide matching funds for FEMA Grants. This amount is based on current availability of Federal and State grant funding.
CLASSIFICATION	Expansion
REASON FOR CLASSIFICATION	These matching funds will enable the City of Tulsa to obtain Federal funding to design and construct projects related to stormwater improvements. The normal match for these projects is 20% local funds and 80% federal funds, but may be higher to increase competitiveness of grant application. Potential benefits to capital cost ratio is high.
USEFUL LIFE	20
ADDRESS	Citywide
GENERAL COMMENTS	None.
ROI	NA
RETURN ON INVESTMENT	The return on investment for the matching funds is very high for most of these grant projects. One the average of 4 to 1 return rate in federal funds. Matching funds for these projects are essential to obtain the funding for improving livability, sustainability, and accessibility.
LINKS AND LEVERAGES	Leveraging of city funds to obtain this level of federal funding is a very cost effective way for the City to construct these types of improvements. Multiple project sites are frequently submitted through the applications for funding, and approved projects can result in improvements occurring Citywide. This project is vital to continue the success that Tulsa has had in obtaining Federal funds to construct needed improvements.
RELATIONSHIP TO OUTCOME	NA
DESIGN	\$ -
LAND	\$ -
CONSTRUCTION	\$ 1,000,000
EQUIPPING	\$ -
TOTAL CAPITAL	\$ 1,000,000
PERSONNEL	\$ -
MAINTENANCE	\$ -
CAPITAL	\$ -
TOTAL OPERATIONS	\$ -
TIME NEEDED	NA
RELATIONSHIP TO OTHER PROJECTS	NA
COORDINATE	FEMA
PLAN STUDY	None.
PRIORITY	High

PRIORITY	N/A
TITLE	Citywide Extruded Panel Sign Installation and Replacement
DEPARTMENT	Engineering Services/Streets and Stormwater
PURPOSE	To replace old extruded panel signs throughout the City as needed, and install new extruded panel signs where needed.
CLASSIFICATION	Replacement/Expansion
REASON FOR CLASSIFICATION	To replace old extruded panel signs and install new extruded panel signs at locations: 1) Gilcrease from US 75 to US 412; 2)Tisdale at I-244 to 36th Street North; 3) East 71st Street South at US 169 (1 cantilever and 2 overhead sign structures).
USEFUL LIFE	30
ADDRESS	1) Gilcrease from US 75 to US 412; 2)Tisdale at I-244 to 36th St North; 3) East 71st St South at US 169
GENERAL COMMENTS	None.
ROI	NA
RETURN ON INVESTMENT	Project would improve safety for motorists on City streets by providing new signs in locations that are to be determined, and replacing older and worn-out extruded panel signs.
LINKS AND LEVERAGES	Related to Traffic Sign Inventory.
RELATIONSHIP TO OUTCOME	This project directly relates to public safety improvements, in that deficient signs will be replaced and new ones installed that will improve the visibility of the signs for motorists and provide useful information to drivers on City streets.
DESIGN	\$ 350,000
LAND	\$ -
CONSTRUCTION	\$ 3,150,000
EQUIPPING	\$ -
TOTAL CAPITAL	<u>\$ 3,500,000</u>
PERSONNEL	\$ -
MAINTENANCE	\$ 10,000
CAPITAL	\$ -
TOTAL OPERATIONS	<u>\$ 10,000</u>
TIME NEEDED	5
RELATIONSHIP TO OTHER PROJECTS	Sign Inventory
COORDINATE	Internal, Utilities, INCOG, OTA, ODOT
PLAN STUDY	None.
PRIORITY	Medium



CHARLES L HARDT
OPERATIONS MAINTAINANCE
AND ENGINEERING CENTER

MOHAWK BLVD

RS-3

RS-3

IL

E 38 ST N

CS

N HARVARD AVE

N KNOXVILLE AVE

E 38 ST N

N LOUISVILLE AVE

N NEWHAVEN AVE

AG

E 36th ST N

RS-3

RS-3

AG

IM

N FLORENCE AVE

N GARY AVE

E 34 ST N

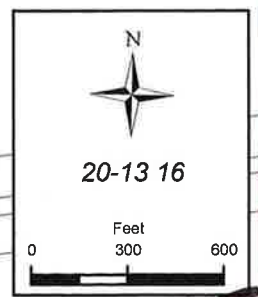
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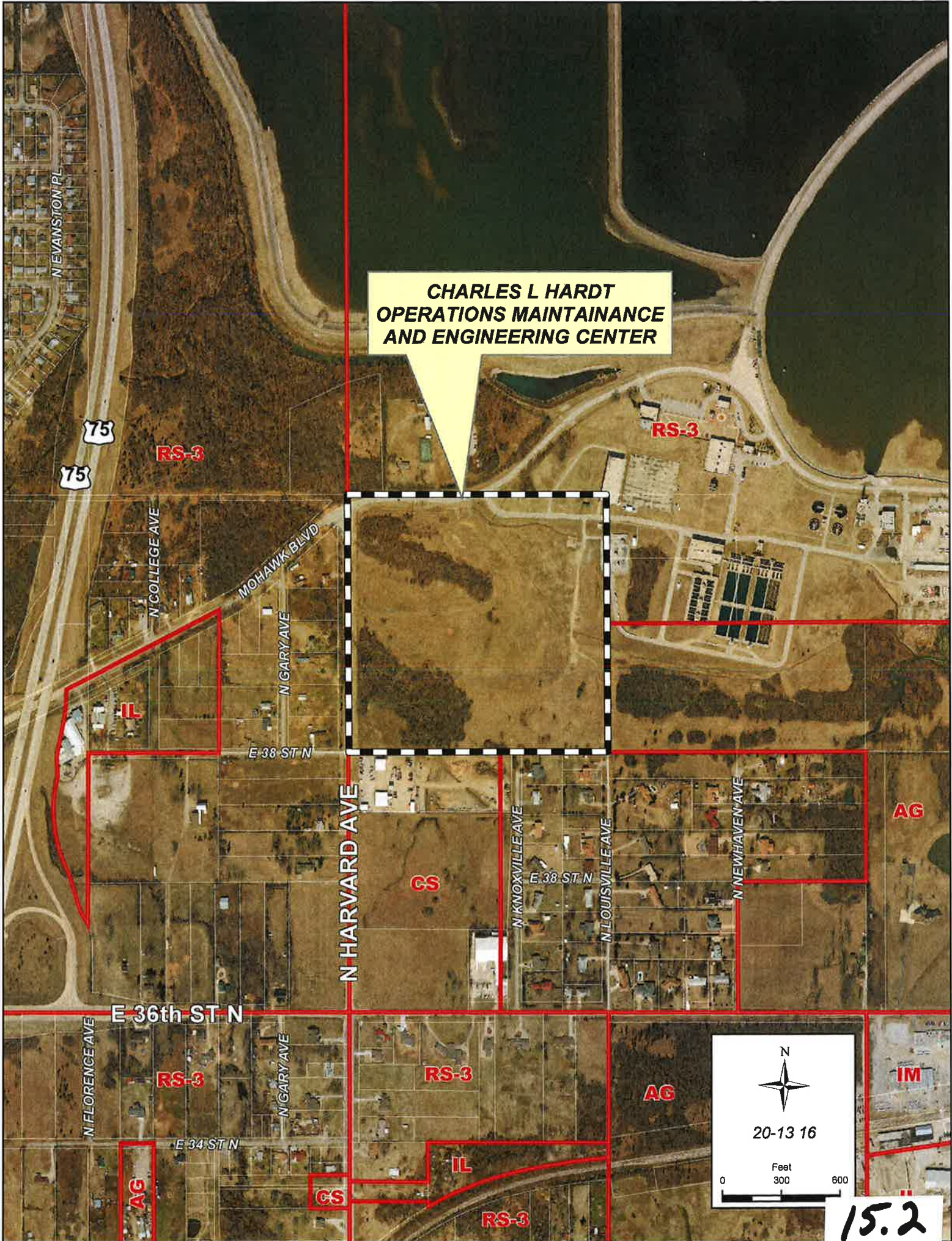
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RS-3

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15.1



PRELIMINARY SUBDIVISION PLAT

Charles L. Hardt Operations Maintenance and Engineering Center – (0316)
(CD 3)

Southeast of Intersection of North Harvard Avenue and Mohawk Boulevard

This plat consists of 1 Lot, 1 Block, on 40 acres.

The following issues were discussed April 5, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned RS-3 and Board of Adjustment # 21346 which approved the government use of the maintenance and engineering center.
2. **Streets:** Provide 30 foot corner radius or equivalent clip at the intersection of Harvard Avenue and Mohawk Boulevard. Call out centerline of Mohawk Boulevard, show right-of-way with dimension lines and provide reference such as plat number or book and page number. It is unclear where Mohawk Boulevard diverges from the property line. Call out center line of Harvard Avenue. Provide reference for right-of-way. Show sidewalk easement. Do not show the Limit of No Access along Mohawk (only on Arterials). Please note that accesses are limited to 40 feet. Modify sidewalk language to omit reference to common areas, multiple lots, etc. This is a one lot, one block subdivision. In the Limits of No Access section remove reference to Mohawk Boulevard. Any portion of the sidewalk that is located inside the property line must be placed in a sidewalk easement.
3. **Sewer:** The Conceptual Improvements Plan shows a 457.05' x 425.00' City of Tulsa General Easement in the vicinity of the northeast corner of the plat. This should be included on the face of the proposed plat as well. Also describe the easement as either existing, including the document numbers, or to be dedicated by this plat. The plat notes that the northeast boundary corner was not set due to a building encroachment. How can the plat be approved with unresolved encroachments into the platted area?
4. **Water:** The north segment of the proposed waterline easement must be rerouted outside of the 50 foot PSO easement. Move to south side of existing easement. The waterline easement can be parallel the PSO easement on the south side. Add standard waterline easement language. Reroute the proposed 6 inch line tying to the north but shows that a 3 inch line does. Field verification will be required.

5. **Storm Drainage:** C/L and FM are not included in the legend, substantial drainage flows onto this site from the area bounded by the south boundary of the plat, 36th Street North, Harvard Avenue and Louisville Avenue. This off-site drainage must be collected at the south property line and conveyed across the site in an overland drainage easement and/or a storm sewer easement. Add the City of Tulsa covenant for Overland Drainage Easements. Move the Deed of Dedication and the Covenants to a separate sheet.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** General utility easement needs to be resolved.
7. **Other: Fire:** Fire hydrant placement is ok if building fire sprinkled. If not, provide fire hydrant within 400 feet of any portion of the building. Hammerhead shall meet detail in appendix D of the International Fire Code with an end dimension of 120 feet. **GIS:** Under the graphic scale bar on the face of the plat state the scale of the drawing Tie the plat from a section corner using bearings and distances from a labeled point of commencement to a labeled point of beginning. The Basis of Bearing should be clearly described and stated in degrees, minutes and seconds. Submit a subdivision control data form (Appendix D). Using bearings and distances, give a metes and bounds legal description of the property, starting from a labeled point of commencement at a section corner, to a point of beginning on the corner of the property, with a traverse around the perimeter back to the point of beginning.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works staff and development services staff must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works

15.4

Department prior to release of final plat. (Include language for W/S facilities in covenants.)

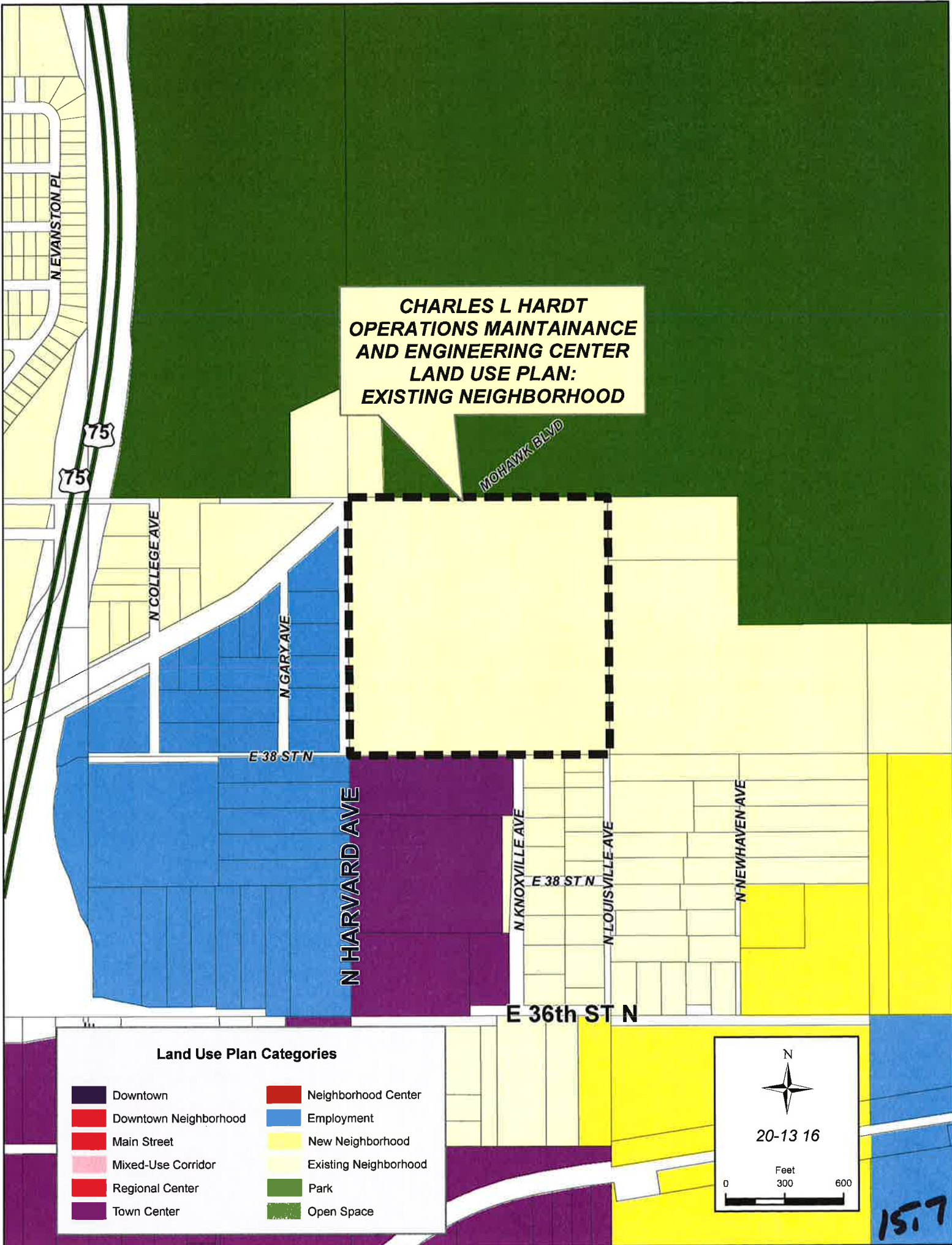
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely

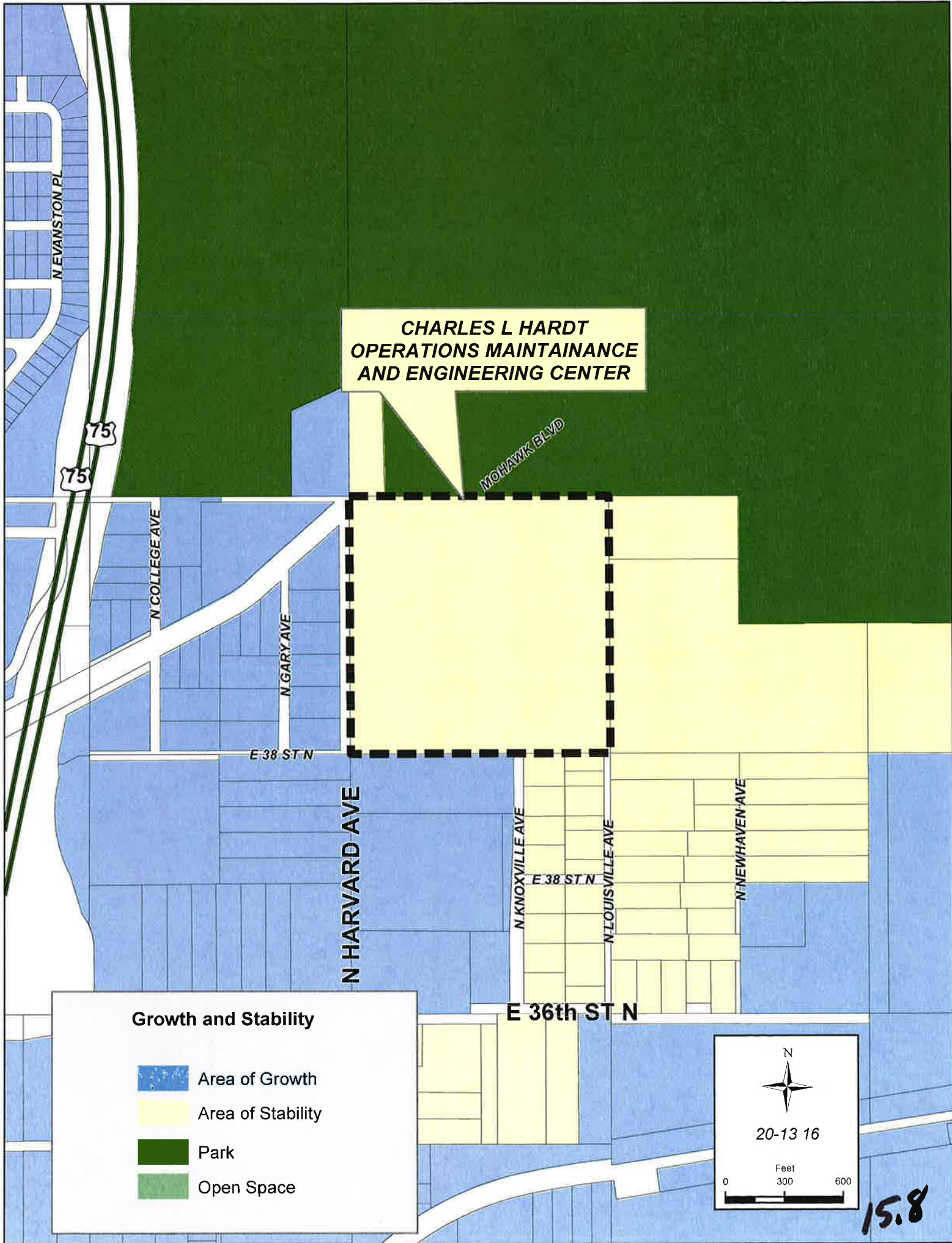
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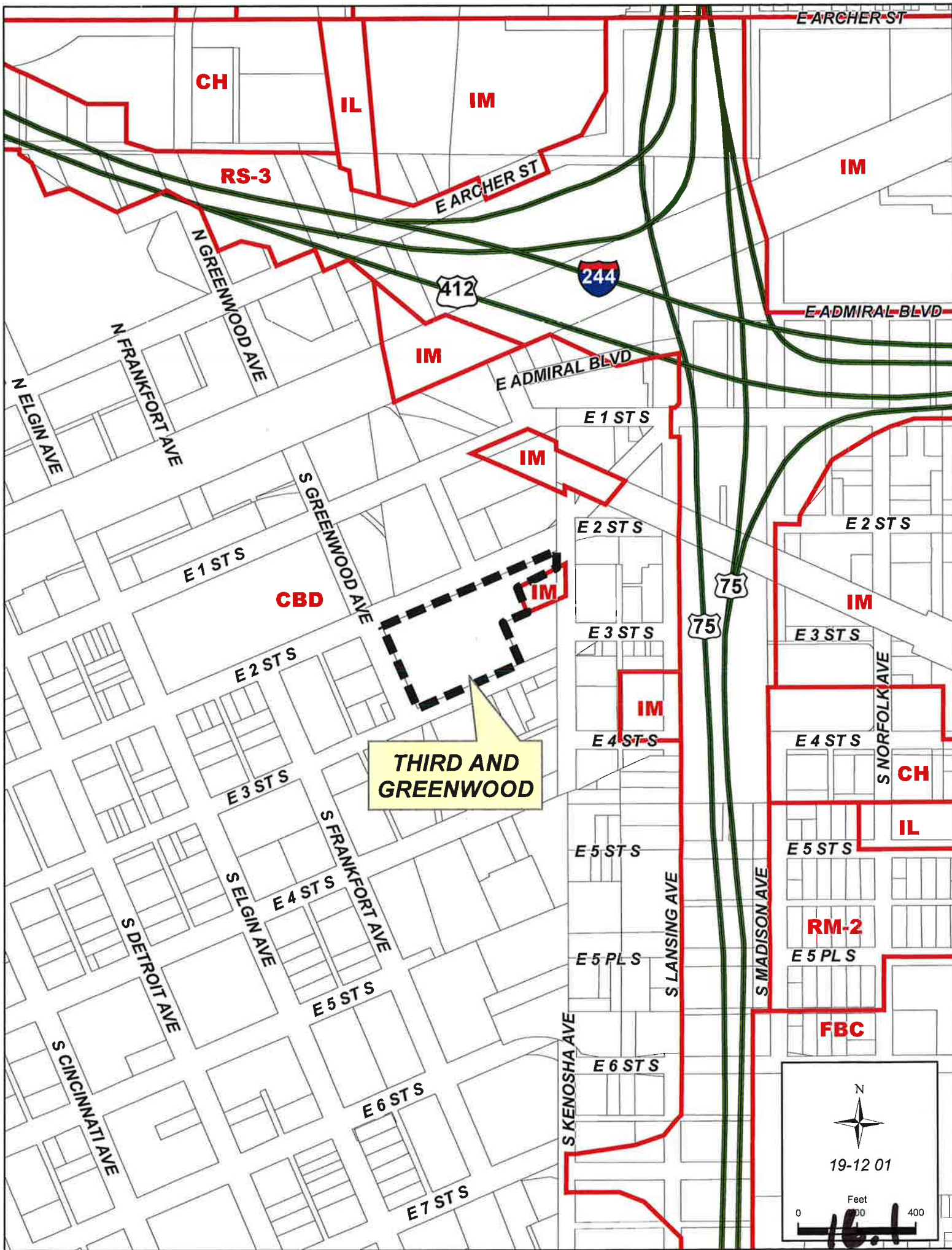
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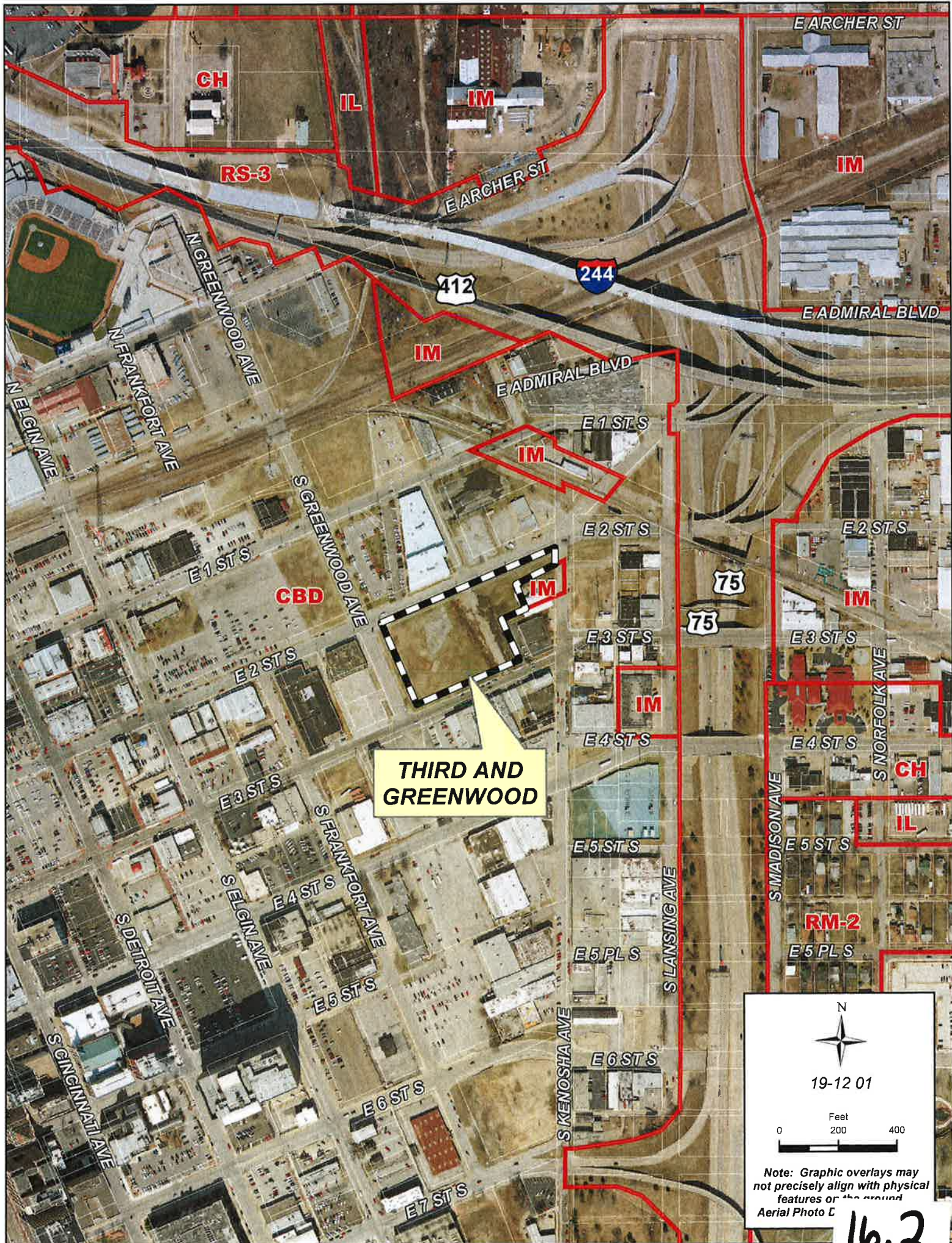
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

**CHARLES L HARDT
OPERATIONS MAINTAINANCE
AND ENGINEERING CENTER
LAND USE PLAN:
EXISTING NEIGHBORHOOD**









N

19-12 01

Feet
0 200 400

Note: Graphic overlays may not precisely align with physical features or the ground
Aerial Photo C

16.2

PRELIMINARY SUBDIVISION PLAT

Third and Greenwood Addition - (1912) (CD 4)
East of Greenwood Avenue, North of East 3rd Street

This plat consists of 10 Lots, 2 Blocks, on 3.1 acres.

The following issues were discussed April 5, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CBD (central business district).
2. **Streets: Provide reference for right-of-way** along all streets with plat number of book and page number. Provide 28 foot radius or equivalent clip at the intersection of Greenwood Avenue and 2nd Street and Greenwood Avenue and 3rd Street. Minimum width for two way mutual access easement on 3rd Street should be 24 feet. If it is intended to be one way then that should be made clear in the covenants. Show 5 foot sidewalks along all streets, offset 18 inches from property line. Will need to discuss Greenwood on-street parking with traffic engineering. Back-in parking should be used, as this is a designated on-street bike route. This will also require restriping of all lanes on Greenwood between 2nd and 3rd. This can be resolved during reviews of IDP (infrastructure development plan) plans.
3. **Sewer:** The proposed utility easement within Lot 10 must extend all the way across the lot to the south boundary of the plat and must be a minimum of 17.5 foot wide. The proposed 12 foot utility easement along the north side of Lot 1 (within Lot 9) must be a minimum of 12.5 feet wide, if the easement within Lot 1 is to be 5 feet wide. When the City of Tulsa vacates rights-of-way it is customary to retain the area as a utility easement. Was that done in this case? If so, has that easement also been vacated through a separate ordinance? In Section 1-C-5, it appears that the reference to paragraph D is incorrect. Section 1-H restricts use of a sanitary sewer easement, However, I did not find one on the plat. If one is not within the plat, then we do not need it in the covenants. The proposed alignment of the proposed sanitary sewer line adjacent to Lot 1 is not acceptable. The line must be moved to allow a minimum of 4 feet between the edge of the easement and the centerline of the pipe. Extend the sanitary sewer easement all the way down instead of general easement.
4. **Water:** Add standard covenant language including water. A looped water main extension along the east side of Greenwood Avenue could be a requirement.

5. **Storm Drainage:** It appears that rights-of-way for railroad spurs cross this site. Have they been vacated by ordinance? If not then they must be, and the rights-of-way along with the filed vacation number and ordinance number must be placed on the face of plat. Block 1, Lot 1 has errantly been shown a Lot 9. There cannot be a Lot 10, because they must be placed in Reserve A. Add a subsection to state the dedicated uses of Reserve A and whom has the responsibility to maintain that reserve. Do not leave a blank space in Section 1.B.1.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** AT&T needs a 17.5 foot utility easement along 2nd Street. Additional easements may be needed.
7. **Other: Fire:** If additional apartments are built additional requirements may be needed. **GIS:** Label all subdivisions within the mile section of the location map. Include a north arrow for the location map. Submit a subdivision control data form (appendix D).

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the public works staff and development services staff must be taken care of to their satisfaction.

Standard Conditions:

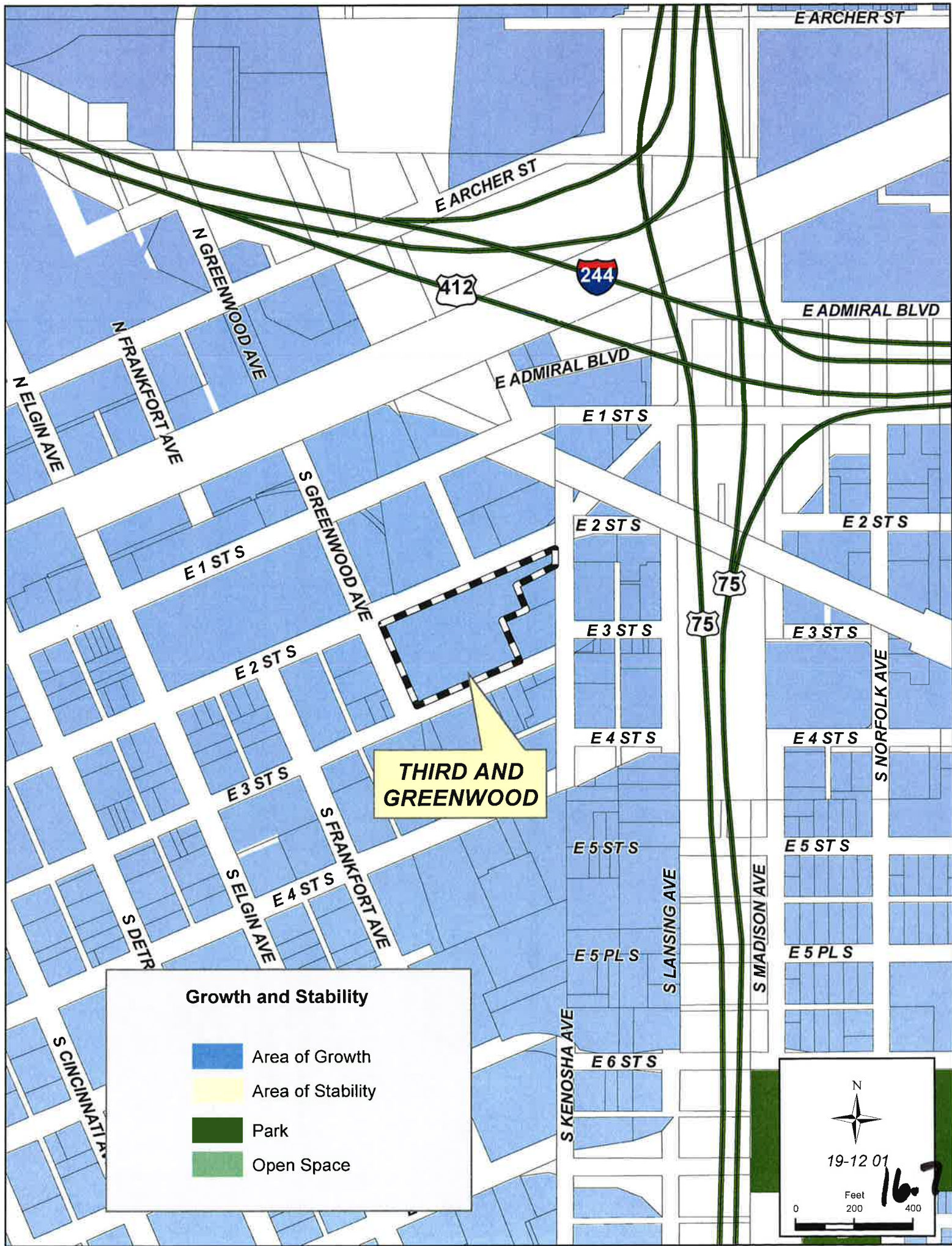
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted

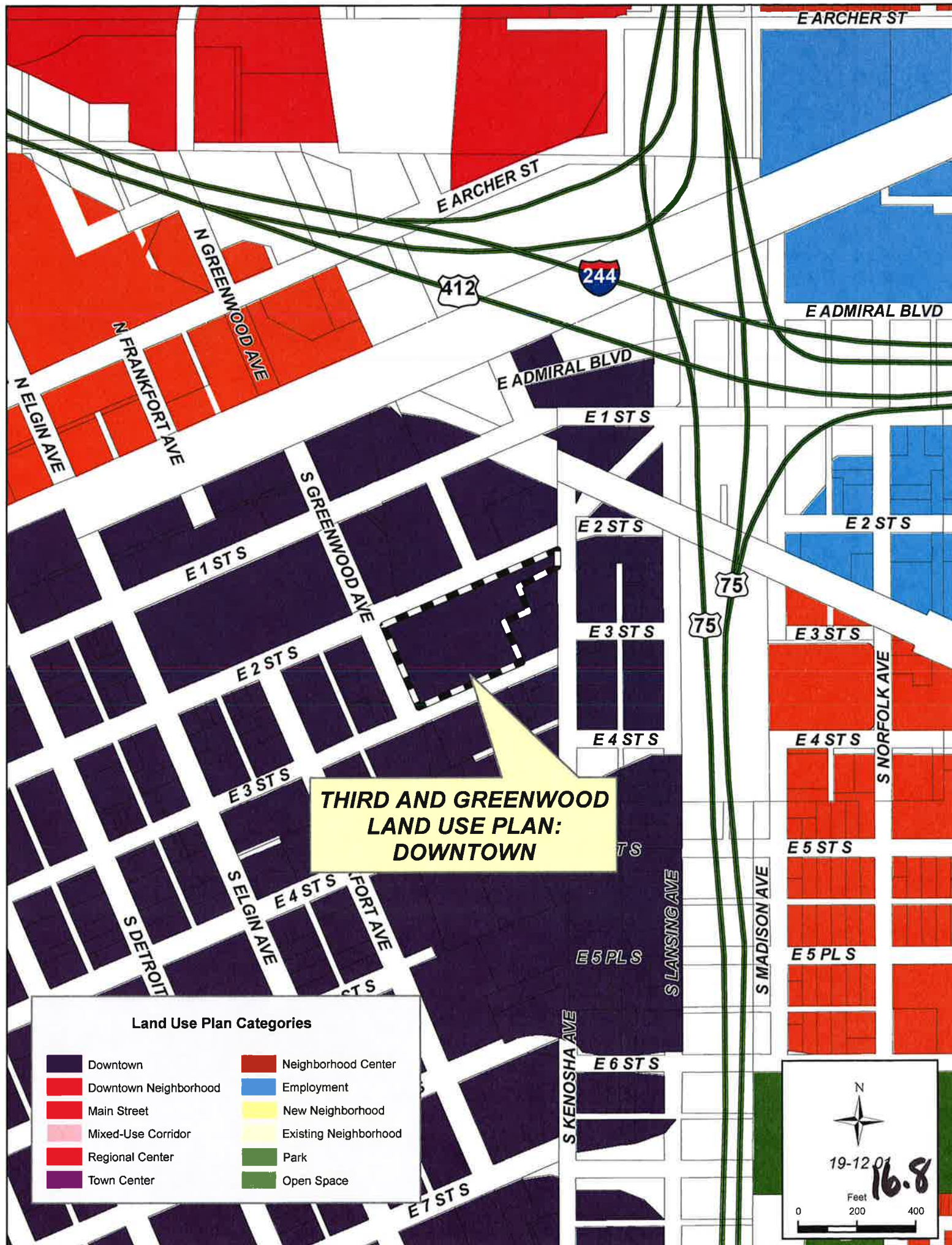
16.4

to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.





16.9

LIFE CHURCH JENKS



18-12 14



Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014

17.2

MINOR SUBDIVISION PLAT

Life Church Jenks - (4812) (CD 2)

Southeast corner of West 81st Street and South Maybelle Avenue

This plat consists of one lot, one block, on 8.5 acres.

The following issues were discussed April 5, 2012, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG (agricultural) and Board of Adjustment # 21404 to allow the church.
2. **Streets:** Show right-of-way along Maybelle with dimension lines and provide reference such as plat number or book and page number. There appears to be conflict between what is shown on the face of the proposed plat and our records as to the existing right-of-way along Maybelle Avenue. Provide 30-foot radius or equivalent clip at the intersection of Maybelle and 81st. Show five-foot wide sidewalks with access ramps along 81st Street and Maybelle Avenue. Sidewalks must be located 18 inches from the property line. Need clarification of property and right-of-way lines.
3. **Sewer:** In the easements table, omit the words "to be released" Section 1-1 refers to a sanitary sewer easement, yet there is no sanitary sewer easement shown on the face of the plat. The previous owner granted a sanitary sewer easement in the vicinity of the sewer main shown on the conceptual plat. If so, then you need to show the existing easement. The sanitary sewer line shown along West 81st Street must be accepted by the City and in service before any service-line connections can be made to serve the church buildings.
4. **Water:** The proposed fire hydrant can be installed under the IDP (infrastructure) or WSD (water shed development) permits. Permits to install water services connections are required.
5. **Storm Drainage:** How does the proposed detention not adversely affect upstream property? Add the regulatory floodplain to the Flood Plain Designation note. Words such as "Tulsa 100 Year Regulatory Floodplain is present on the property and is contained in the easement shown." The 8x4 RCB must be placed in a storm sewer easement. Remove the existing floodplain and replace it with the proposed "Hager Creek Tulsa Regulatory Floodplain", labeled as such. The remaining floodplain, which lies outside of the compensatory storage, detention and storm sewer easements must be placed in an overland drainage easement. Show and label all easement boundaries and width, distances and bearings. The 3-11-2011 City of Tulsa covenant language must be used for Section 1C and H, and must be added for "Compensatory Storage Easements" and "Overland Drainage Easements".
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:**

7. **Other: Fire:** Possible hydrant needed along 81st Street.

GIS: Use correct scale for location map. Submit subdivision control data sheet.

Staff recommends **APPROVAL** of **A Preliminary Plat** with the TAC recommendations and the special and standard conditions listed below. There are too many major issues to be corrected with this plat to consider it a minor subdivision plat.

Waivers of Subdivision Regulations:

1. None requested.

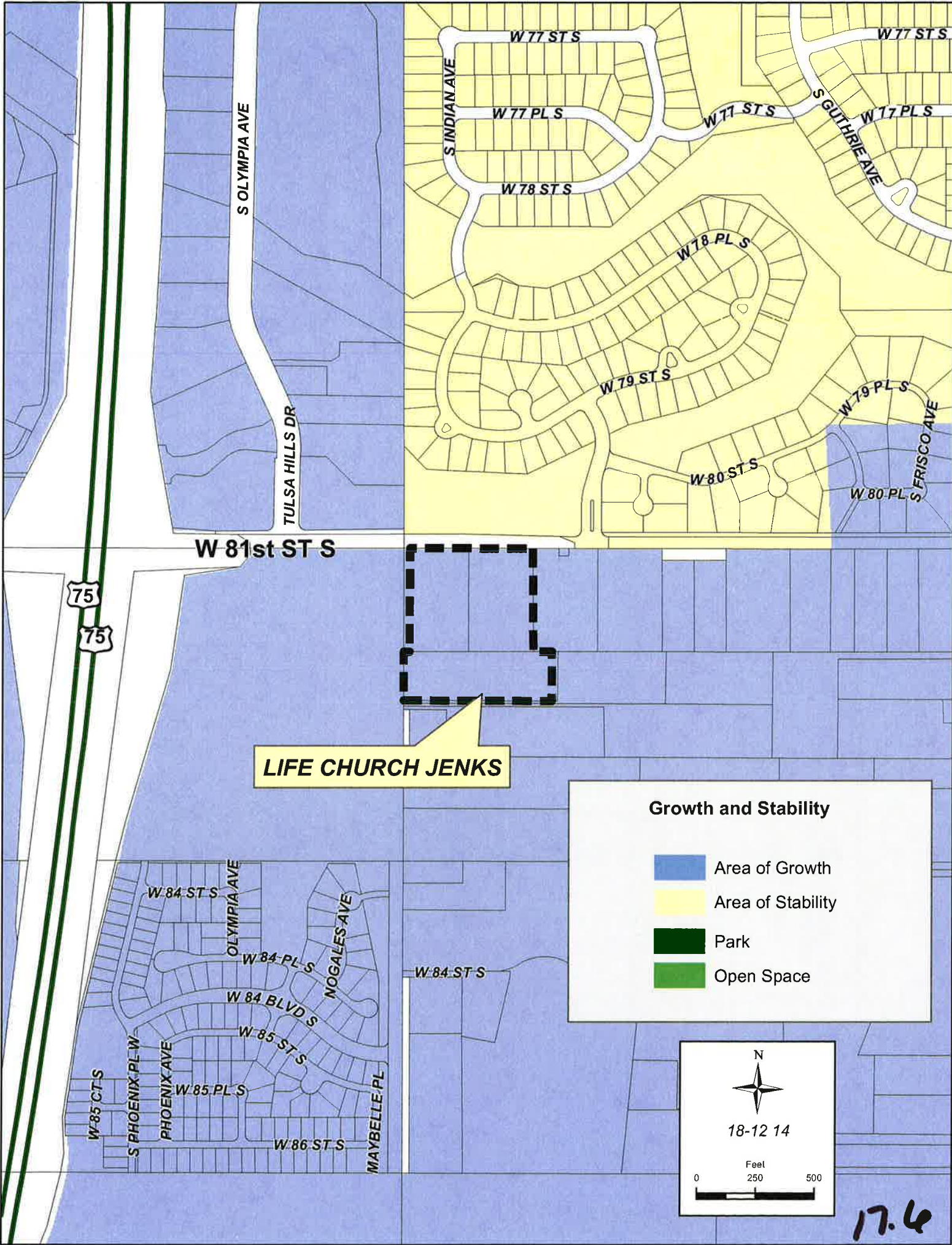
Special Conditions:

1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

Standard Conditions:

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

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



W 81st ST S

LIFE CHURCH JENKS

Growth and Stability

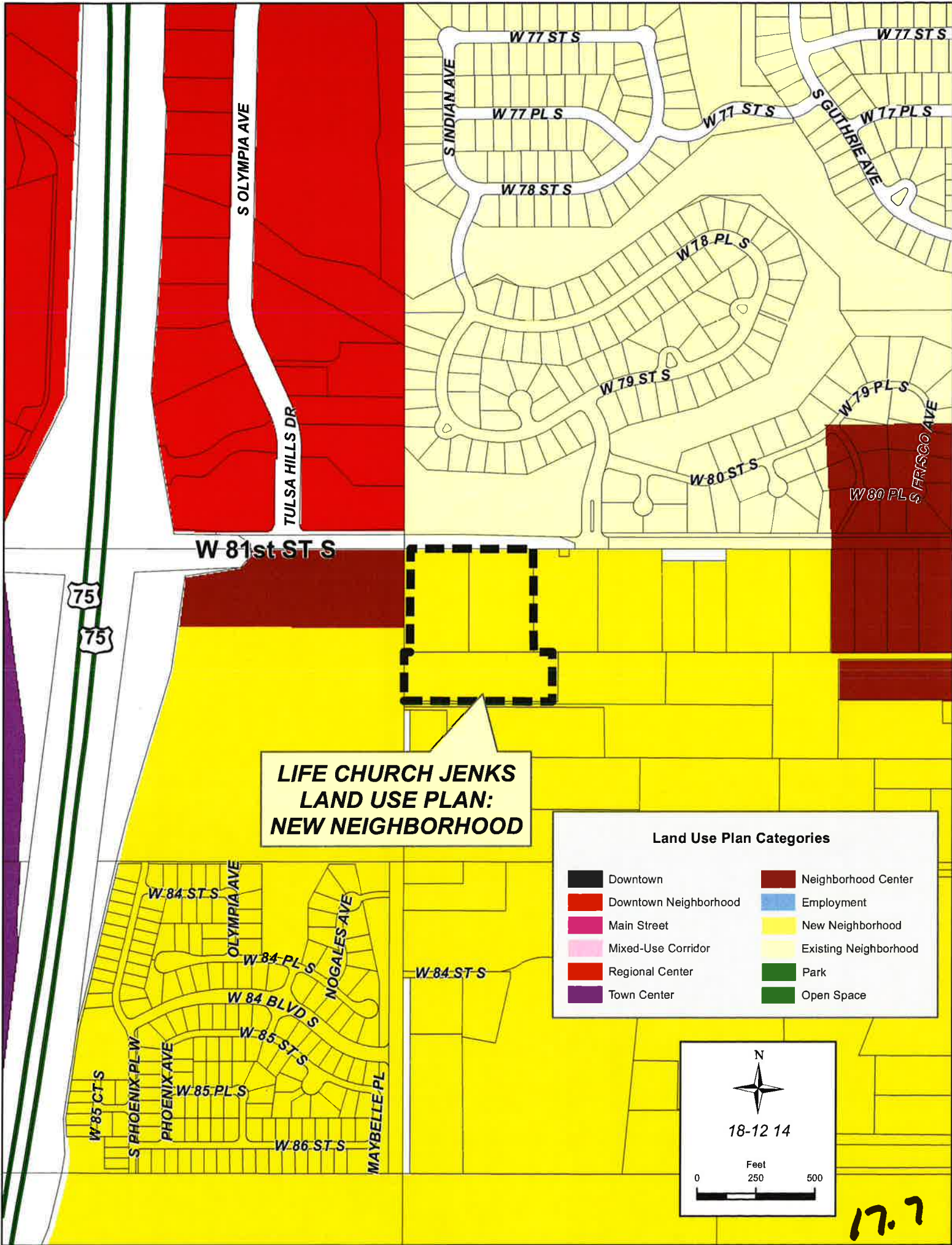
- Area of Growth
- Area of Stability
- Park
- Open Space



18-12 14



17.4



© 2015 ACADEMIC PRESS

R 12 E	SUBJECT
	PROPERTY



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



Fraserburgh

- [illegible]

Surveyor:
Bennett Surveying, Inc.
P.O. BOX 848
CHICOTLA, OK 74337
(918) 476-7484
A: 4502 EXP. DATE: 6/30/12
wade@bennettsurveying.com

Basis of Bearing:
The bearing into the survey is taken on the line of section 4 as being 34° 18'

Monumentation:
All 32 corners were marked by iron pins set into the top of a 2" x 3" x 10" block of concrete.

Flood Plain Designation:
ALL OF THE CHURCH JEWEL LOTS IN UNSHADLED ZONE X PER CITY
COMMUNITY PLAN NO. 401450042K (REVISED AUGUST 1, 2009)
UNSHADLED ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE
500-YEAR FLOODPLAIN.

Note:
ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED UPON FOR LEGAL DESCRIPTION.

Legend:
LNA = LIMITS OF NO ACCESS
L/E = LITTLY EAST; MLNT



LIFE CHURCH JENKS
DATE OF PREPARATION 11-7-77
MINOR SUBDIVISION
SHEET 1 OF 2

PLAT WAIVER

April 18, 2012

PUD 634 A- Lot 1, Block 1, Ledco Addition, 1002 South Lynn Lane

The platting requirement is being triggered by a major PUD amendment.

Staff provides the following information from TAC for their April 5, 2012 meeting:

ZONING:

- TMAPC Staff: The property has been platted previously.

STREETS:

- Sidewalks must be provided in accordance with Subdivision regulations.

SEWER:

- No comment.

WATER:

- No comment.

STORMWATER:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

Staff recommends **Approval** of the plat waiver for the property.

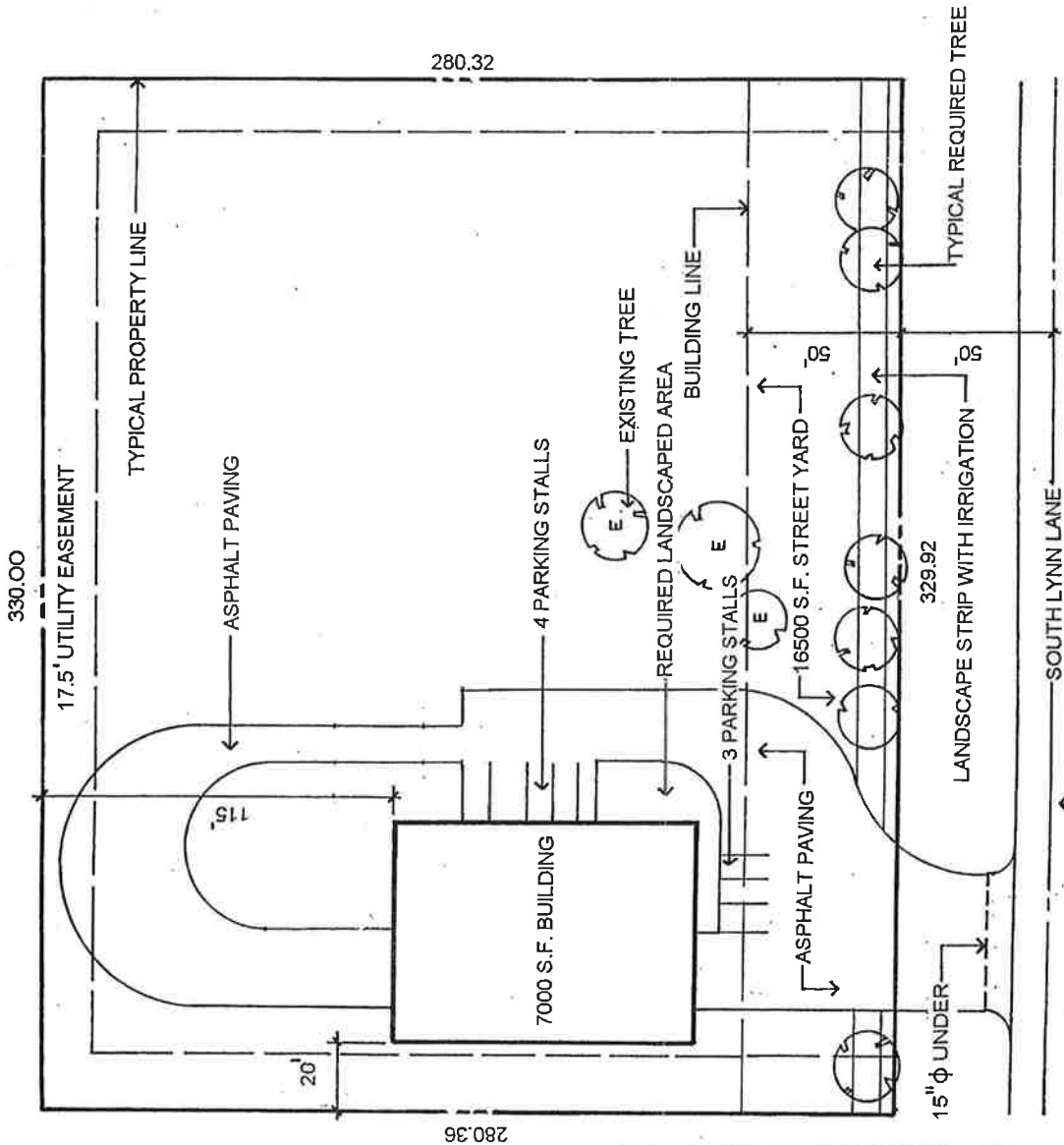
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

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

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?		X
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.	X	
10. Is this a Major Amendment to a P.U.D.?	X	
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		X
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

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



SITE & LANDSCAPE PLAN SCALE 1" = 40'

LANDSCAPE REQUIREMENTS

STREET YARD: 16500 S.F. X 15% EQUALS 2475 S.F. LANDSCAPED AREA REQUIRED. 16500 S.F. / 1500 EQUALS ELEVEN (11) TREES LESS TWO (2) 6-INCH CALIPER EXISTING TREES EQUALS SEVEN (7) TREES REQUIRED.

WITHIN THE LOT: 5 FEET WIDE X 330 L.F. LYNN LANE FRONTAGE EQUALS 1650 S.F. LANDSCAPED AREA LESS 2475 S.F. STREET YARD AREA EQUALS NO LANDSCAPED AREA REQUIRED.

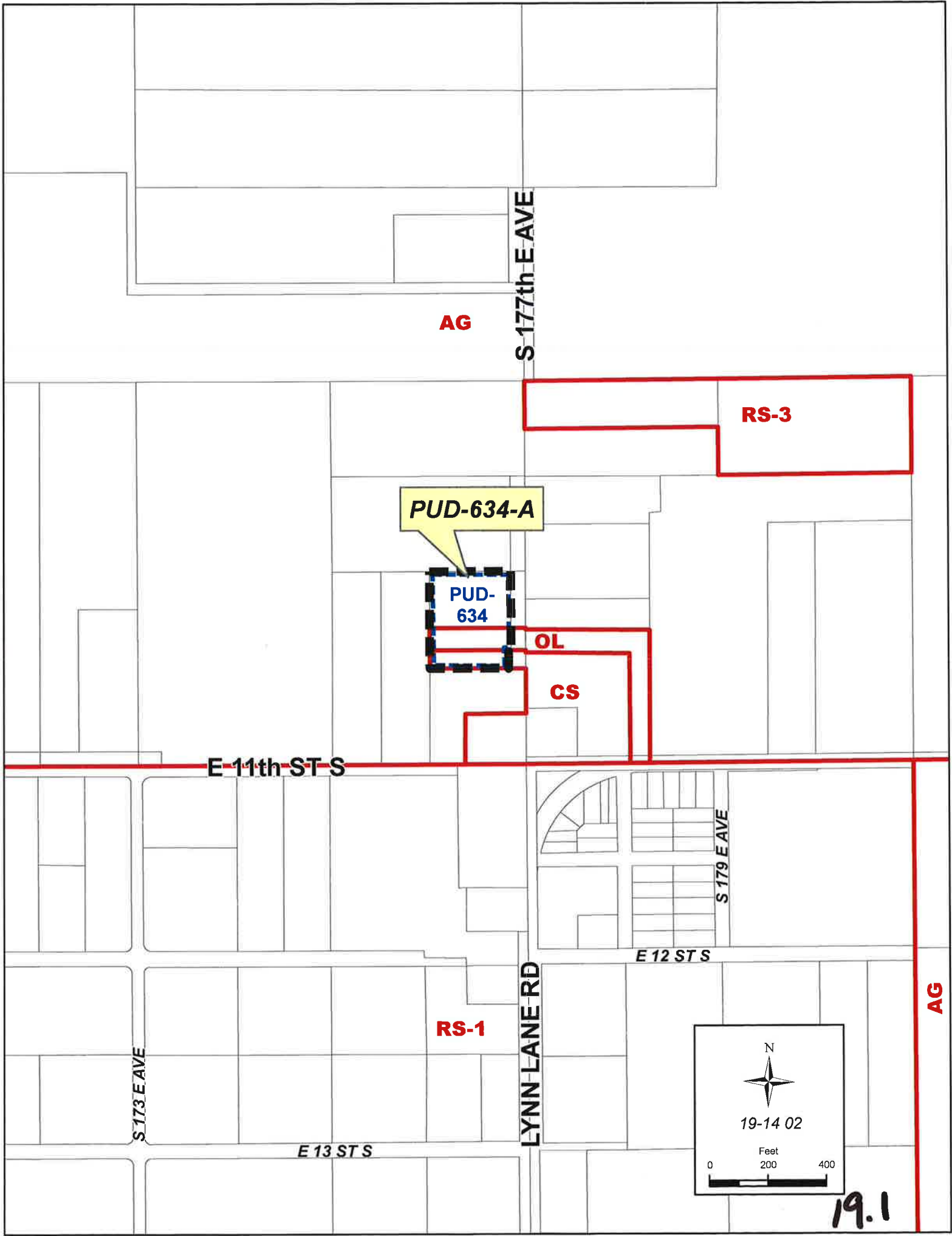
PARKING AREAS: SEVEN (7) PARKING SPACES / 12 EQUALS ONE (1) TREE LESS ONE (1) 6-INCH CALIPER EXISTING TREE EQUALS NO TREES REQUIRED WITHIN THE REQUIRED LANDSCAPED AREA.

EXHIBIT "A"

PLANNED UNIT DEVELOPMENT
FOR
LED CO, INC. TULSA, OKLAHOMA

THOMAS W. WILLIAMSON, NCARB
ARCHITECT
TULSA, OKLAHOMA

18.9



AG

S 177th E AVE

RS-3

PUD-634-A

PUD-634

OL

CS

E 11th ST S

S 179 E AVE

E 12 ST S

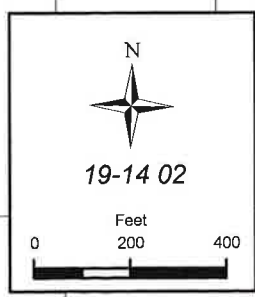
RS-1

LYNN-LANE RD

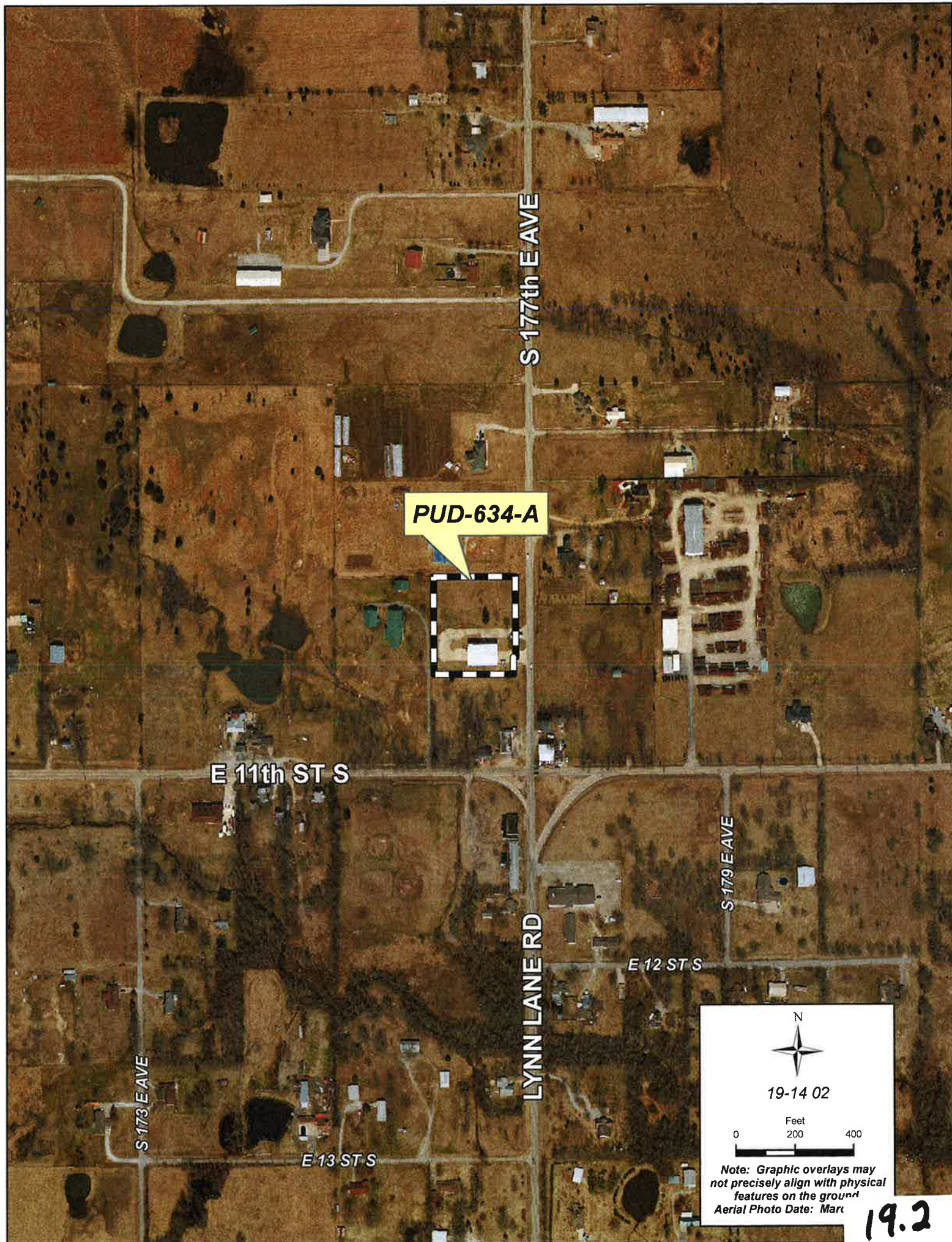
E 13 ST S

S 173 E AVE

AG



19.1



PUD-634-A

S 177th E AVE

E 11th ST S

S 179 E AVE

LYNN LANE RD

E 12 ST S

S 173 E AVE

E 13 ST S



19-14 02

Feet
0 200 400

Note: Graphic overlays may not precisely align with physical features on the ground
Aerial Photo Date: Mar

19.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-634-A

TRS 9402

Atlas 1871

CZM 40

CD-6

TMAPC Hearing Date: April 18, 2012

Applicant: Kenny Green

Tract Size: 2.1± acres

ADDRESS/GENERAL LOCATION: North of northwest corner of East 11th Street and South 177th East Avenue

EXISTING ZONING: AG/ OL/CS/ PUD-634

EXISTING USE: Vacant

PROPOSED ZONING: AG/ OL/CS/ PUD-634-A

PROPOSED USE: Add Heating contractor (UU15) as permitted use

ZONING ORDINANCE: Ordinance number 19917 dated September 7, 2000, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6751/ PUD- 634 September 2000: All concurred in approval of a request for rezoning a 2.5± acre tract of land from AG to AG/OL/CS and a proposed Planned Unit Development for office use and storage of the race cars and their transportation vehicles of the owner of the property with conditions by the City Council, on property located north of northwest corner of East 11th Street and South Lynn Lane and is the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2.1± acres in size and is located north of northwest corner of East 11th Street South and South 177th East Avenue. The property is developed with one 7,000 square foot (sf) building and is zoned AG/ OL/CS/ PUD-634.

19.3

SURROUNDING AREA: The subject tract is abutted on the east by 177th Avenue East and then unplatted property zoned AG/OL/CS and being used residentially; on the north by House of Prayer, zoned AG and being used as a church; on the south by vacant, unplatted land, zoned AG; and on the west by unplatted land, zoned AG and being used residentially.



A large version of this graphic is attached.

UTILITIES: The subject tract has municipal water and sewer available.

19.4

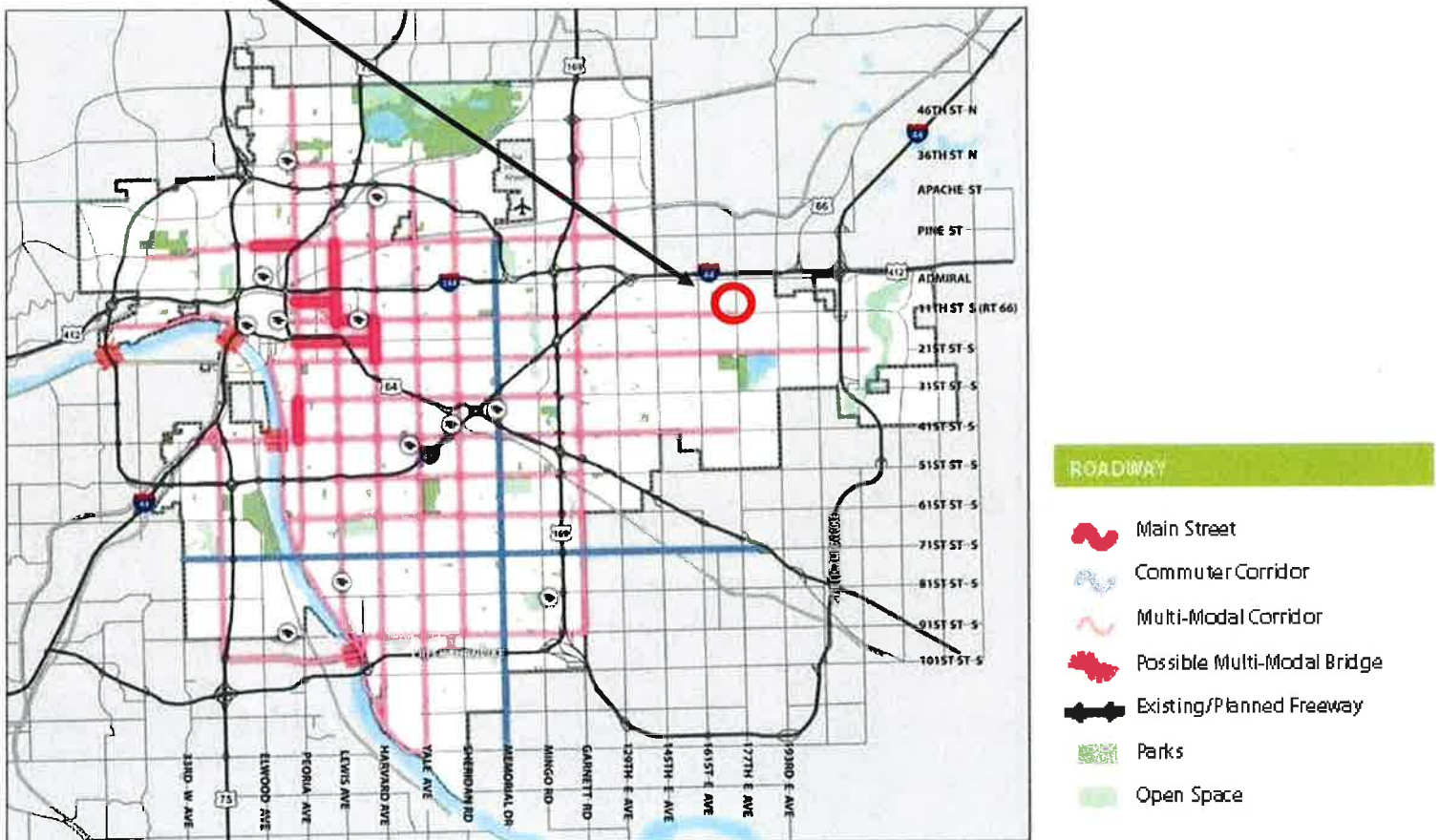
TRANSPORTATION VISION:

The Tulsa Comprehensive Plan does not designate 177th Avenue East and designates 11th Street as a Multi-modal Corridor.

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

SUBJECT AREA

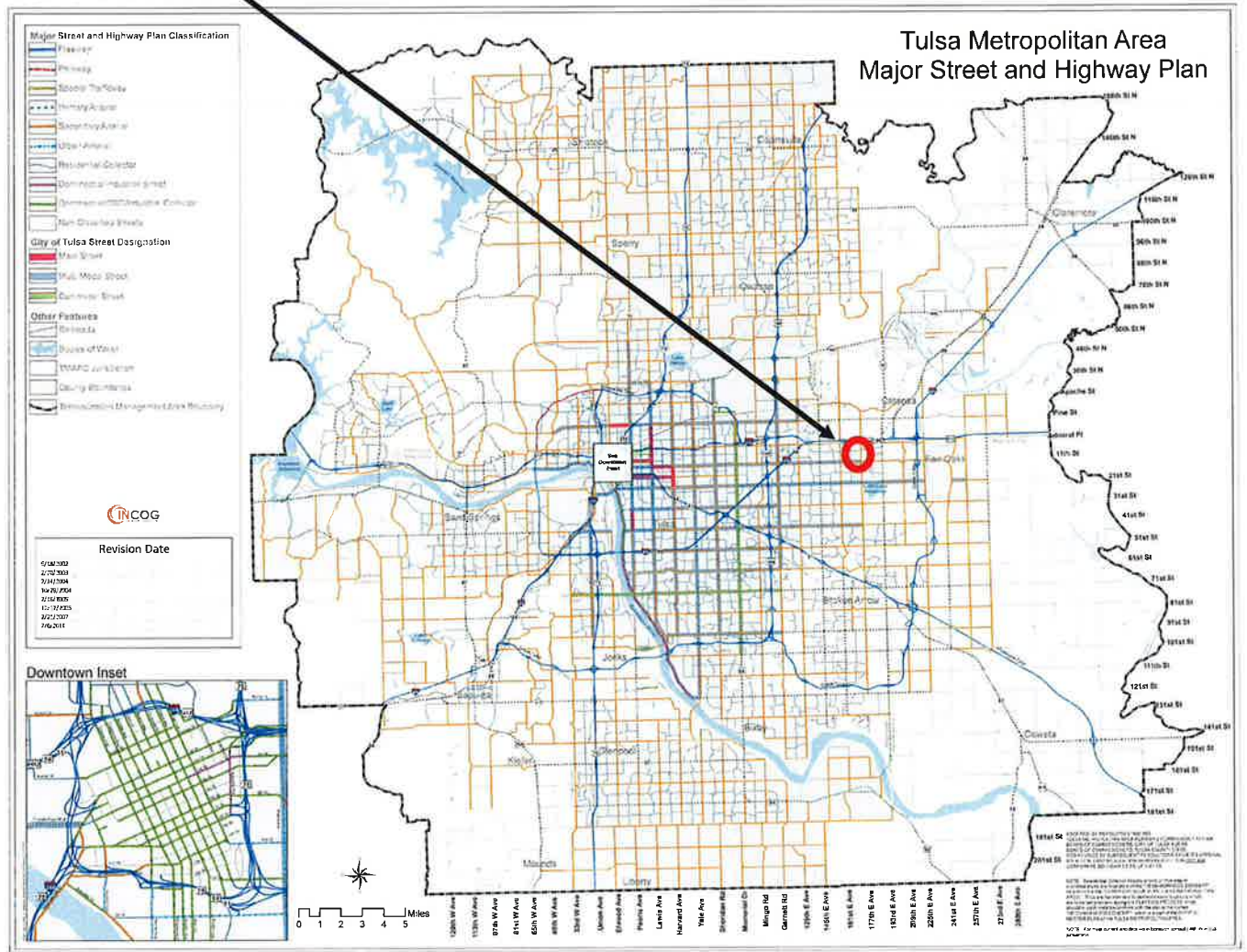


TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN


The Tulsa Metropolitan Area Major Street and Highway Plan designates 177th Avenue East as a Secondary Arterial and 11th Street as a Multi-modal Secondary Arterial.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 177 th East Avenue	Secondary Arterial	100'	2
East 11 th Street South*	Multi-modal Secondary Arterial	100'	2

SUBJECT AREA



 Secondary Arterial

 Multi-Modal Street



19.6

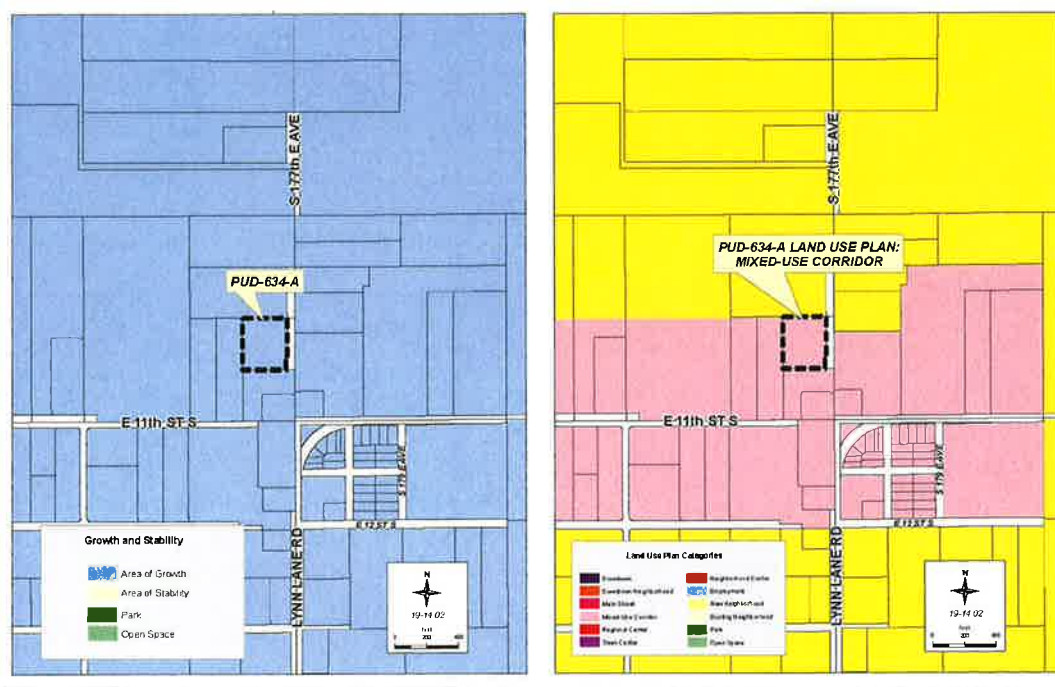
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as an “Area of Growth” with a land use designation of “Mixed-Use Corridor”.

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.

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.



STAFF RECOMMENDATION:

The purposed of PUD Major Amendment PUD-634-A is to add Heating Contractor only within Use Unit 15 – Other Trades and Services as a permitted use and eliminate the “building, maintenance and storage of the race cars and their transportation vehicles, of the owner of the property” as a permitted use. This is a “Use Amendment” only and does not propose the expansion of any existing facilities or the addition of new facilities.

PUD-634 was approved in 2000 with strict restrictions placed on the property with respect to its land use. Two land uses were approved allowing only the owner of the property to construct one 7,000 square foot building. The owner was permitted to keep a small office within the building and utilize a majority of the floor area for “building, maintenance and storage of race cars and their transportation vehicles of the owner of the property”. Staff has learned that it was frequent practice for the owner to use 177th East Avenue as a test strip for race cars.

Staff first met with the then owner of the property, Mr. Wallace Ledford in 2007. Over the course of two or three years staff periodically met with Mr. Ledford with respect to the options Mr. Ledford had for the sale of the property. As the result of private financial matters, Mr. Ledford found it necessary to sell the property. Mr. Ledford was advised that with the very strict restrictions placed on the property with respect to land use, either the existing PUD would need to be amended to permit a wider range of uses or he would need to find a purchaser who could use it as the PUD allows. Sometime in 2010 staff had no more contact with Mr. Ledford and learned that the property had been seized by Mr. Ledford’s lender.

Staff understands that this property has been vacant for a minimum of five years. Over the course of this time dozens of inquiries have been made about the purchase of the property and what would need to be done to change the permitted use of the property including rezoning to capture more floor area, PUD Major Amendments and plat waivers. For a considerable amount of time it appeared as if this property would remain vacant with a virtually new building on a very nice piece of property.

The proposal for the property is to turn it into a call center only for an air conditioning and heating business. Repair calls would be received on premises and employees dispatched to the calls either remotely or from the center. The applicant proposes there will be no repair of equipment on-site. The building on the property would be used for an office and storage of equipment and parts for the business only. There would be no outside storage of any equipment or parts aside from the daily parking of the owner’s and employee personal vehicles and the parking of repair vehicles at the end of each day. The property perimeter is completely screened by a six to eight-foot vinyl screening fence. Hours of operation are proposed for 7:00 AM to 10 PM, Monday through Saturday.

Staff views the proposed change in use as a decrease in intensity and contends this is a good reuse of this property. Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-634-A to be: (1) in harmony with the existing and expected development of surrounding areas; (2) a unified treatment of the development possibilities of the site; and (3) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-634-A subject to the following conditions:

1. All terms and conditions of the original approval of PUD-634 shall remain effective, unless modified herein.

2. Development Standards:

Remove from the permitted uses of the PUD, "building, maintenance and storage of race cars and their transportation vehicles of the owner of the property".

Add to the permitted Office use, "Heating Contractor only within Use Unit 15 – Other Trades and Services" and uses considered customarily accessory to principal permitted uses.

Other Standards:

There shall be no outside storage of recyclable material, trash, equipment or parts associated with the business, or similar material outside a screened receptacle. Delivery trucks or truck trailers may not be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

There shall be no outdoor repair or service to equipment, parts or vehicles. All on-site repair or maintenance shall be conducted entirely within the building.

Hours of operation shall be Monday through Saturday, 7:00 AM to 10:00 PM.

Signs:

Wall signs shall not exceed 2 sf of display area per lineal foot of building wall to which the sign is affixed. There shall be no wall sign places on any west facing building wall.

Ground signs shall be limited to one sign not to exceed 10-feet in height with 64 square feet if display area. The sign shall be placed within 100-feet of the south boundary of the property. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.

Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

TAC Comments:

General: No comments.

Water: Permitted water services will be taken from existing 12-inch water main on the east side of Lynn Lane.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: Sidewalks must be provided in accordance with Subdivision regulations.

INCOG Transportation:

- **MSHP:** S. Lynn Lane Rd is a designated secondary arterial.
- **L RTP:** S. Lynn Lane, between 11th Street S. and Admiral Place, existing 2 lanes. Per subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments
- **Transit:** No comments.
- **Fast Forward Regional Transit Plan:** No comments.

Traffic: No comments.

GIS: No comments.

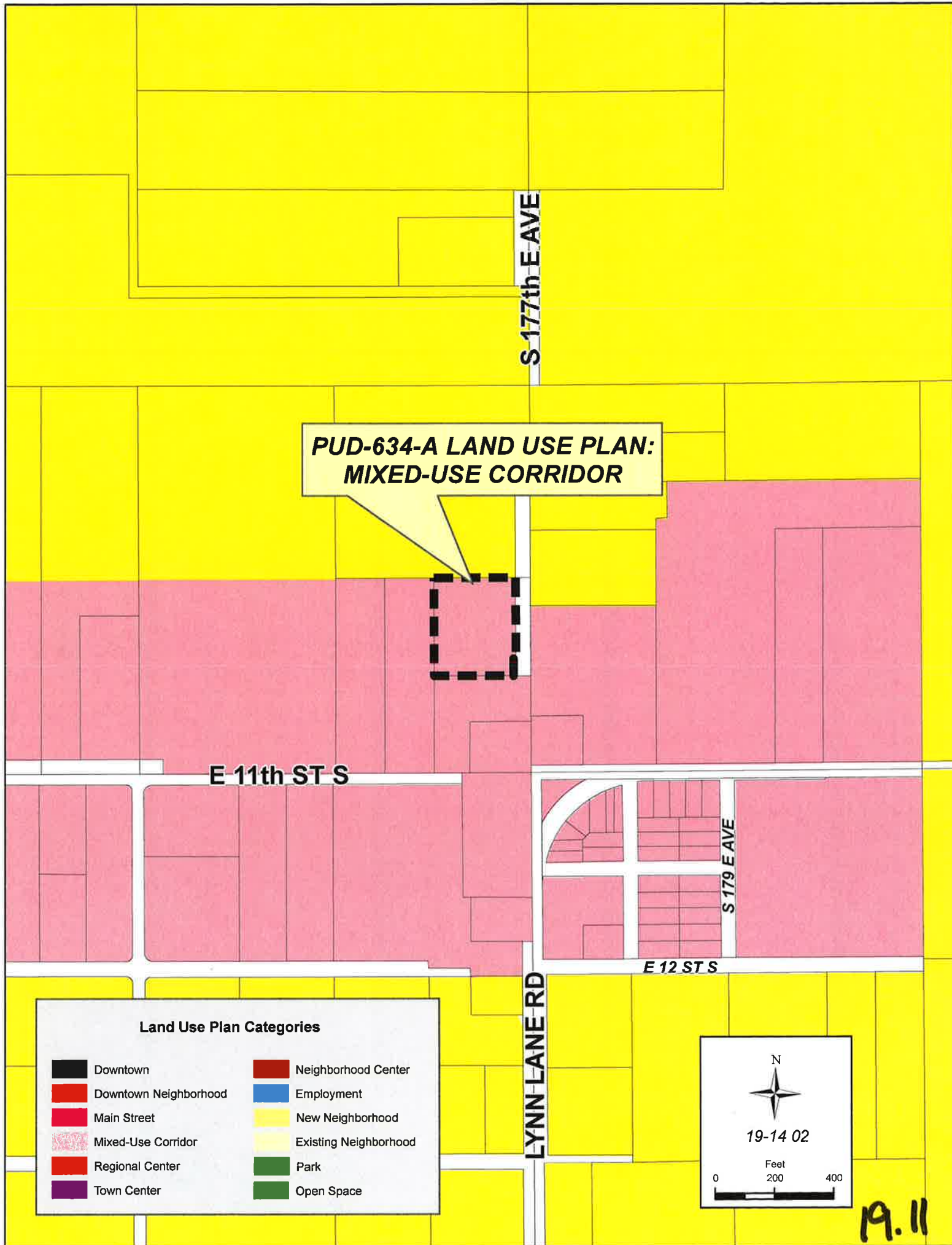
Street Addressing: The main address for this site is: 1002 S LYNN LANE RD E. There are no other addresses shown on the Addressing Atlas (page # 01871). Addresses 'may' have to be generated for this project once building plans are submitted based on building frontages.

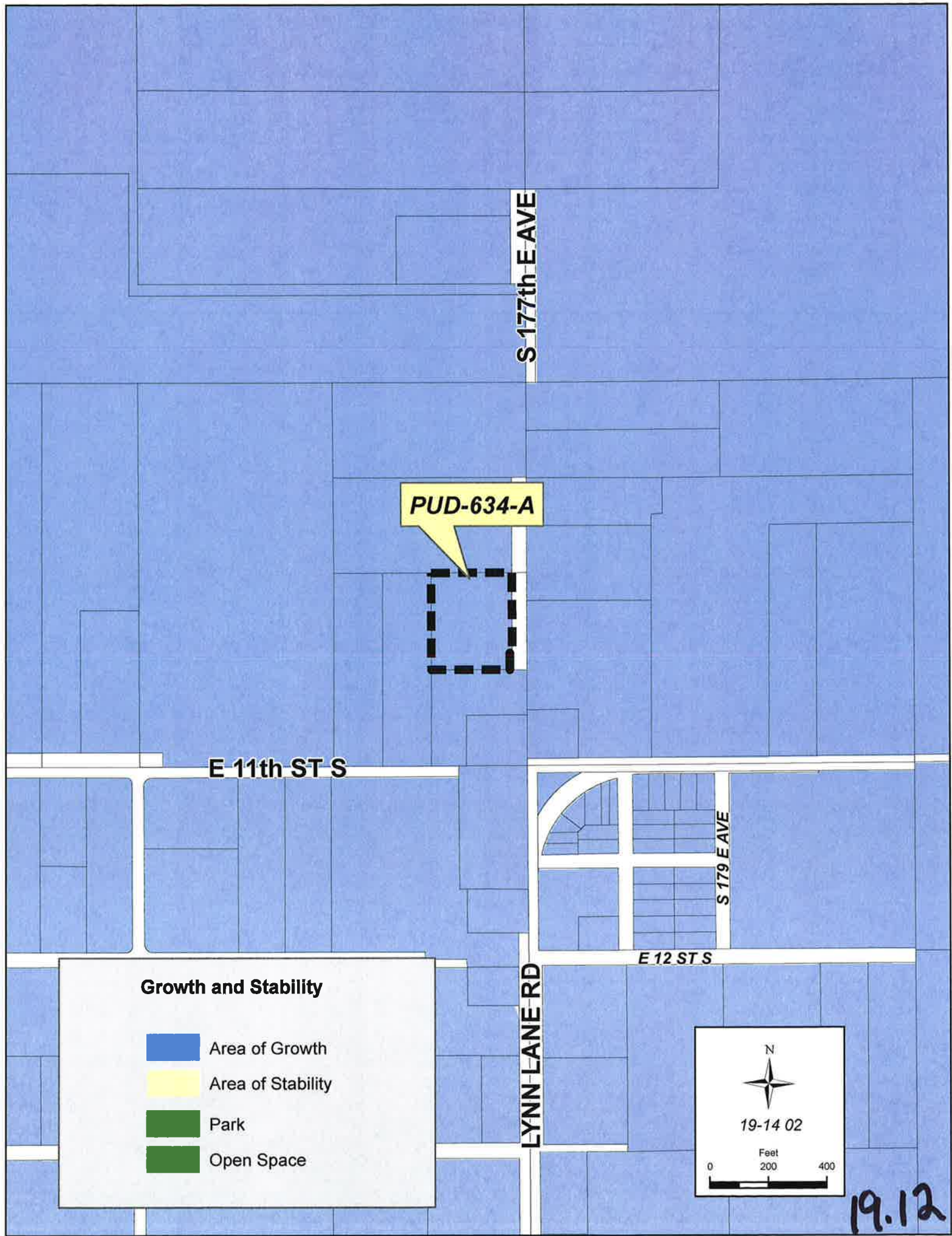
Inspection Services: No comments.

County Engineer: No comments.

04/18/12

19.10





S 177th E AVE

PUD-634-A

E 11th ST S

S 179 E AVE

E 12 ST S

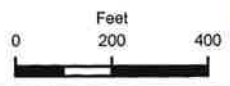
LYNN-LANE RD

Growth and Stability

-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



19-14 02



19.12



918-496-2665

To whom it may concern:

The use of the building located at 1002 S Lynn Lane, Tulsa Oklahoma.

The office part of the building will be used as a call center for our air conditioning and heating business the operational hours will be from 7 A.M to 10 P.M.

The inside use of the warehouse part of the building will be used to store equipment and parts for the business only. The outside of the building will be for truck and employee parking only, will not be used for any other purposes. We will furnish a 6 ft solid screened fence for the outside perimeter of the building.

Thank You,

Kenny Green
Owners

19.13

**PLANNED UNIT DEVELOPMENT
FOR
LED CO, INC. TULSA, OKLAHOMA**

THOMAS W. WILLIAMSON, NCARB
ARCHITECT
TULSA, OKLAHOMA

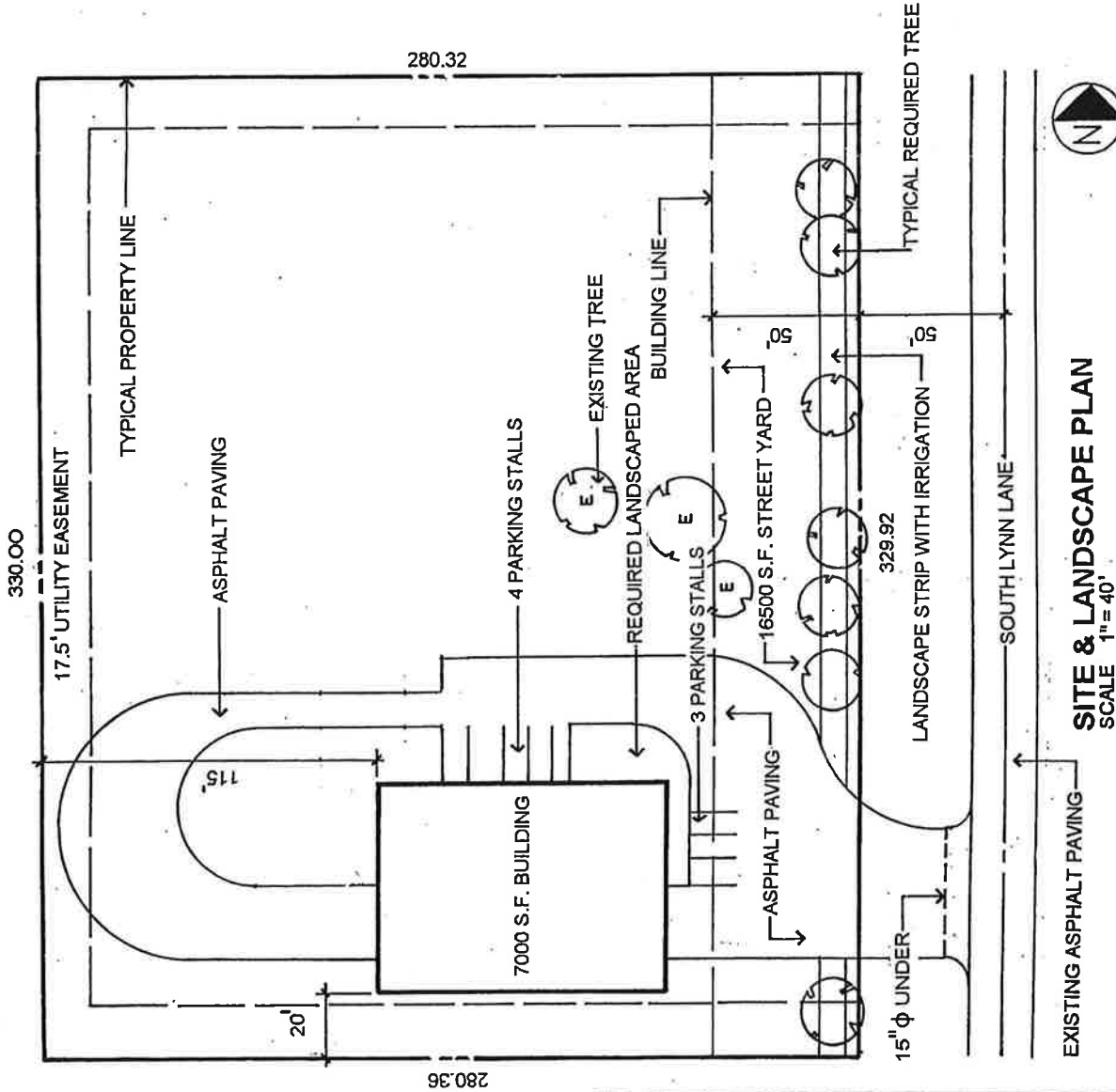
LANDSCAPE REQUIREMENTS

STREET YARD: 16500 S.F. X 15% EQUALS 2475 S.F.
LANDSCAPED AREA REQUIRED. 16500 S.F. / 1500
EQUALS ELEVEN (11) TREES LESS TWO (2) 6-INCH
CALIPER EXISTING TREES EQUALS SEVEN (7) TREES
REQUIRED.

WITHIN THE LOT: 5 FEET WIDE X 330 L.F. LYNN LANE
FRONTAGE EQUALS 1650 S.F. LANDSCAPED AREA
LESS 2475 S.F. STREET YARD AREA EQUALS NO
NO LANDSCAPED AREA REQUIRED.

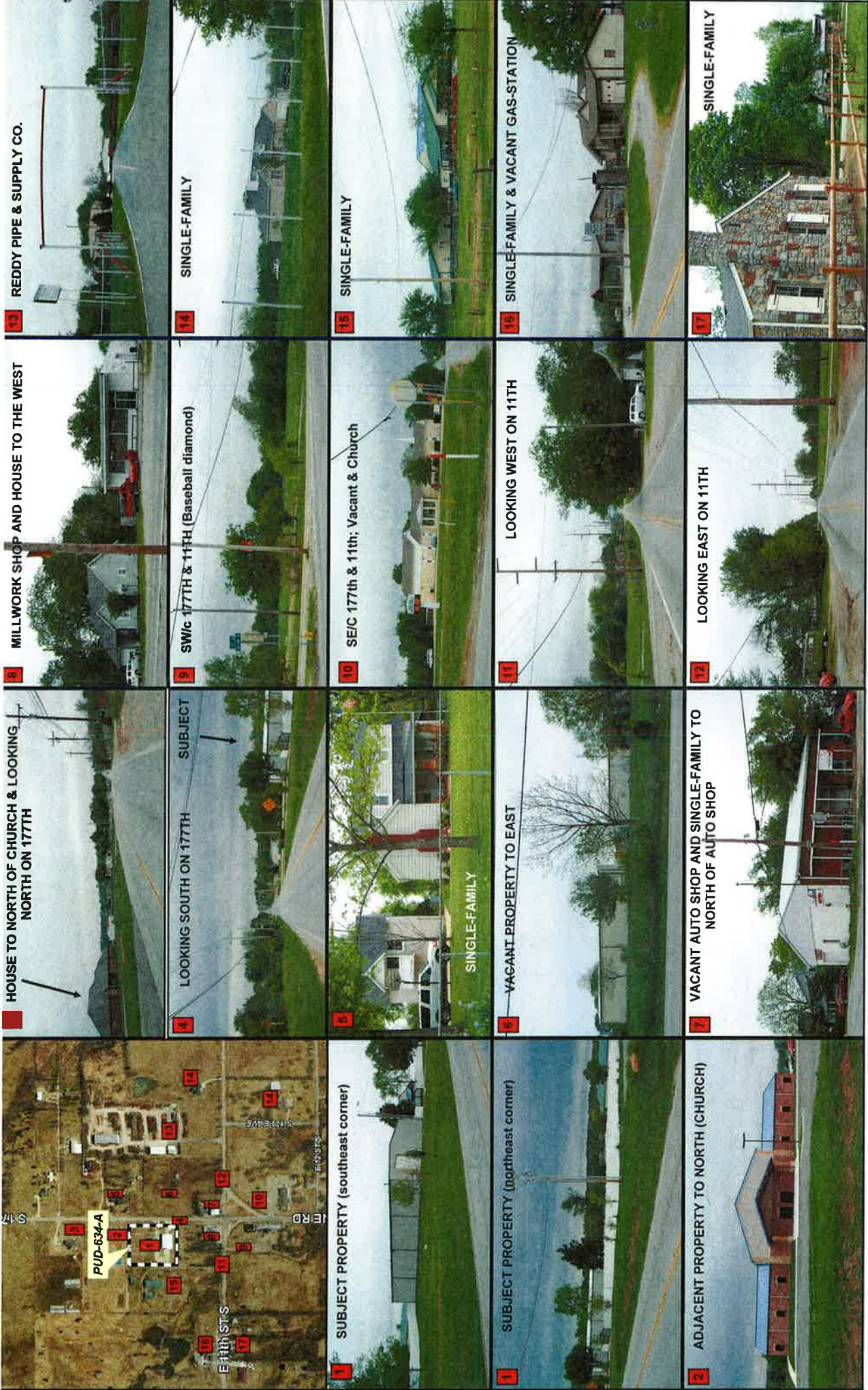
PARKING AREAS: SEVEN (7) PARKING SPACES / 12
EQUALS ONE (1) TREE LESS ONE (1) 6-INCH CALIPER
EXISTING TREE EQUALS NO TREES REQUIRED
WITHIN THE REQUIRED LANDSCAPED AREA.

EXHIBIT "A"



19.14

19.15



PLAT WAIVER

April 18, 2012

PUD 792 - (CD 4)

Southeast corner of West Edison Street and North 27th West Avenue

The platting requirement is being triggered by a PUD amendment.

Staff provides the following information from TAC at their April 5, 2012 meeting:

ZONING:

- TMAPC Staff: A lot combination has been approved on the property.

STREETS:

- Ten feet of right-of-way must be dedicated along West Edison Street at this time. A twenty five foot corner radius or equivalent clip is required at the intersection of West Edison and 27th West Avenue and West Easton Court and 27th West Avenue. Sidewalks must be constructed in accordance with subdivision regulations and must be included in the development standards.

SEWER:

- No comment.

WATER:

- No comment.

STORM DRAIN:

- No comment.

FIRE:

- No comment.

UTILITIES:

- No comment.

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

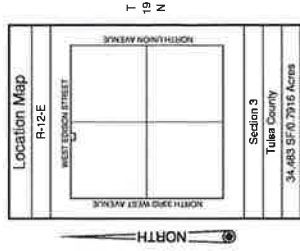
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

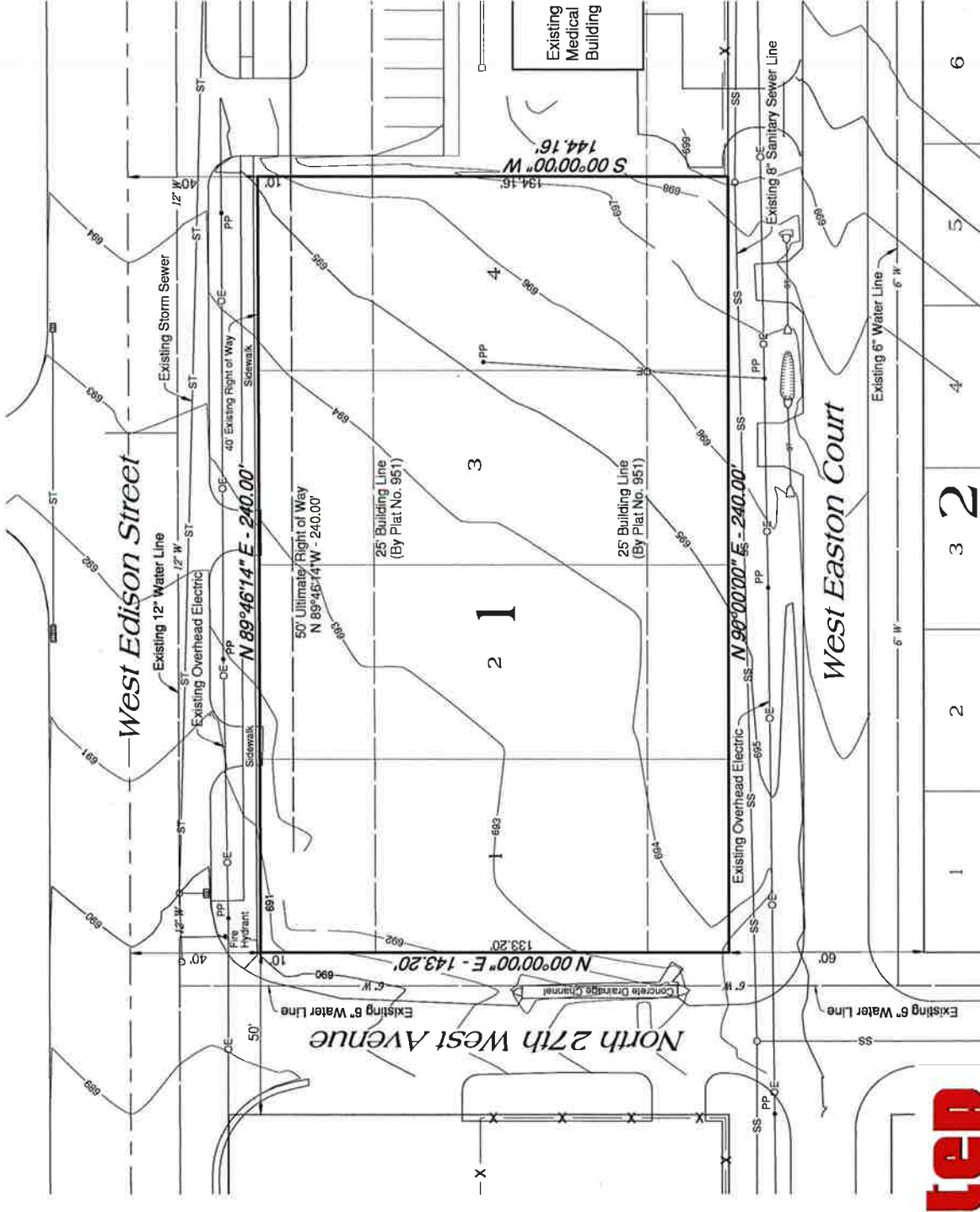
20.1

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

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?	X	
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?		X
6. Infrastructure requirements:		
a) Water		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
b) Sanitary Sewer		
i. Is a main line extension required?		X
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		X
7. Floodplain		
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?		X
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?	X	
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?	X	
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		X
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X



Scale: 1"=30'



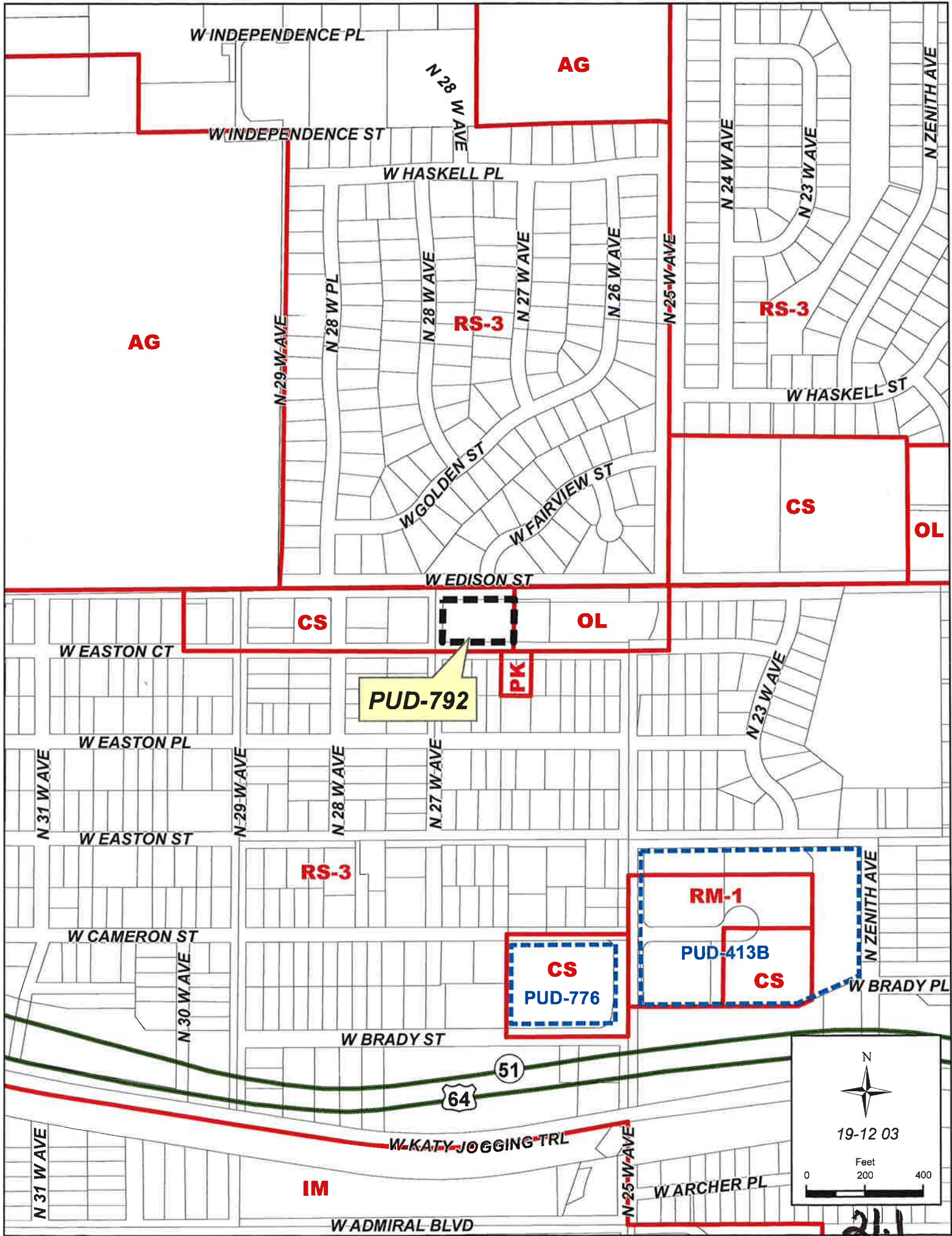
tep

20.3

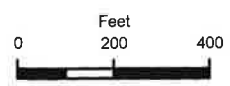
EXHIBIT 'D'

Okapi Center

Existing Conditions Plan



19-12-03



21.1

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-792

TRS 9203

Atlas 108

CZM 36

CD-4

TMAPC Hearing Date: April 18, 2012

Applicant: Tulsa Engineering & Planning Assoc.
Inc./ Tim Terral

Tract Size: .79± acres
34,412± square feet

ADDRESS/GENERAL LOCATION: Southeast corner of West Edison Street and North 27th
West Avenue

EXISTING ZONING: CS

EXISTING USE: Vacant

PROPOSED ZONING: CS/ PUD

PROPOSED USE: Community center and
office

ZONING ORDINANCE: Ordinance number 22479 dated August 19, 2011, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-7180 October 2011: All concurred in approval of a request for rezoning a 12,500± square foot tract of land from RS-3 to PK for parking on property located East of southeast corner of West Easton Court and North 27th West Avenue abutting south across West Easton Court from subject property.

Z-7170 August 2011: All concurred in approval of a request for rezoning a .79± acre tract of land from OM to CS on property located on the southeast corner of West Edison Avenue and North 27th West Avenue; also known as the subject property.

Z-6940 May 2004: All concurred in approval of a request for rezoning a .78± acre tract of land from RS-3 to OM for and office building, on property located on the southeast corner of West Edison Avenue and North 27th West Avenue; also known as the subject property.

AREA DESCRIPTION:

The subject property is approximately .79± acres in size and is located at the southeast corner of West Edison Street & North 27th West Avenue. The property is vacant and zoned CS. A new concrete drainage channel extends from north to south on the west side of the property. There are no curbs and gutters abutting this site and drainage is either through the drainage channel or through borrow ditches.

SURROUNDING AREA: The subject tract is abutted on the east by unplatted property, zoned OL and being used as a medical office; on the north by Edison Street and then Skyline Ridge 5th, a single-family subdivision (Osage County); on the south by Easton Heights Second, a single-family subdivision zoned RS-3/PK; and on the west by Edison Heights, zoned CS and being use as a martial arts studio.



A large version of this graphic is attached.

UTILITIES: The subject tract has municipal water and sewer available.

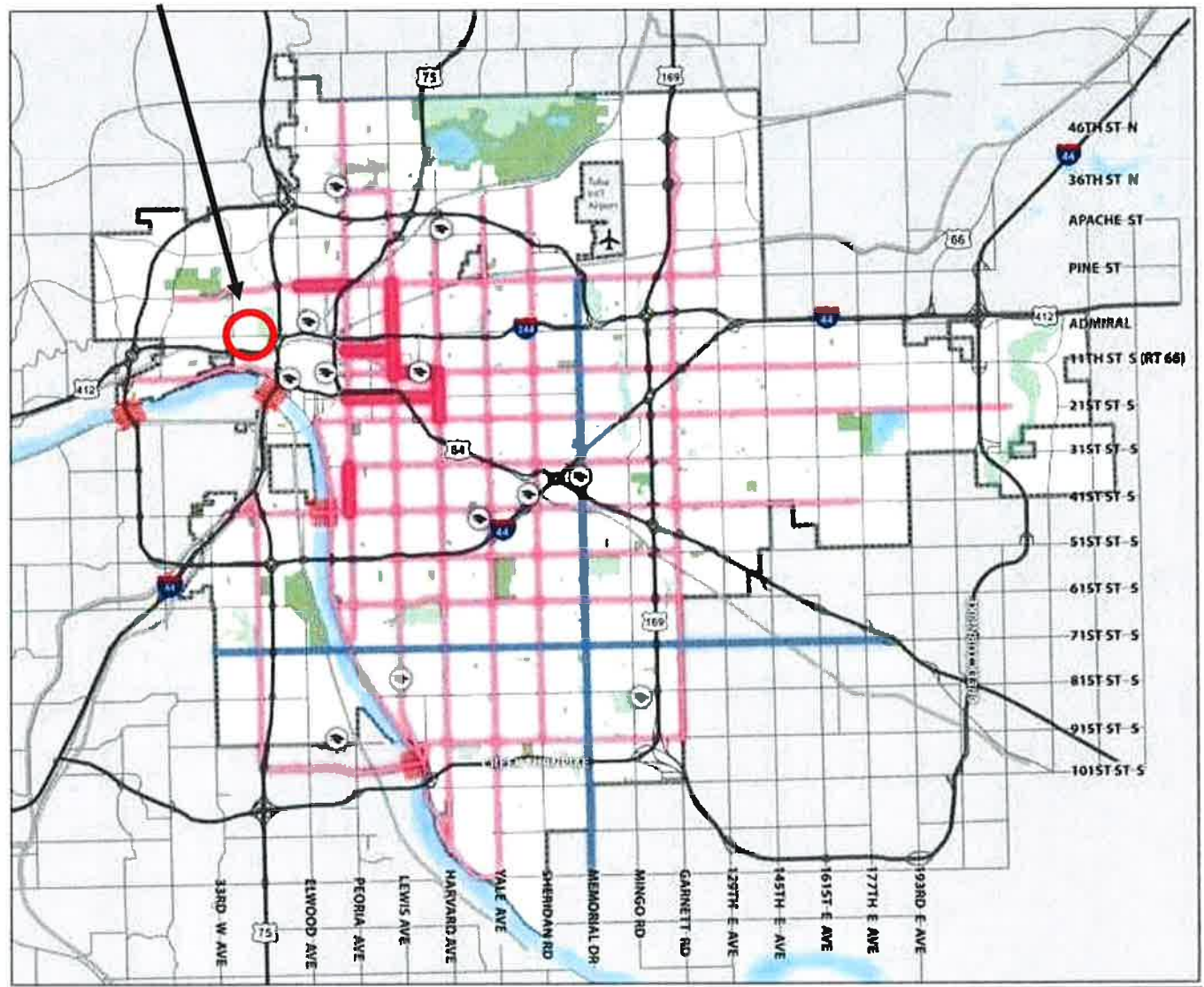
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TRANSPORTATION VISION:

The Comprehensive Plan does not designate West Edison Street, North 27th West Avenue or Easton Street.

Edison Street functions as the main east/west roadway in this area, south of Pine Street and north of Highway 412.

SUBJECT AREA



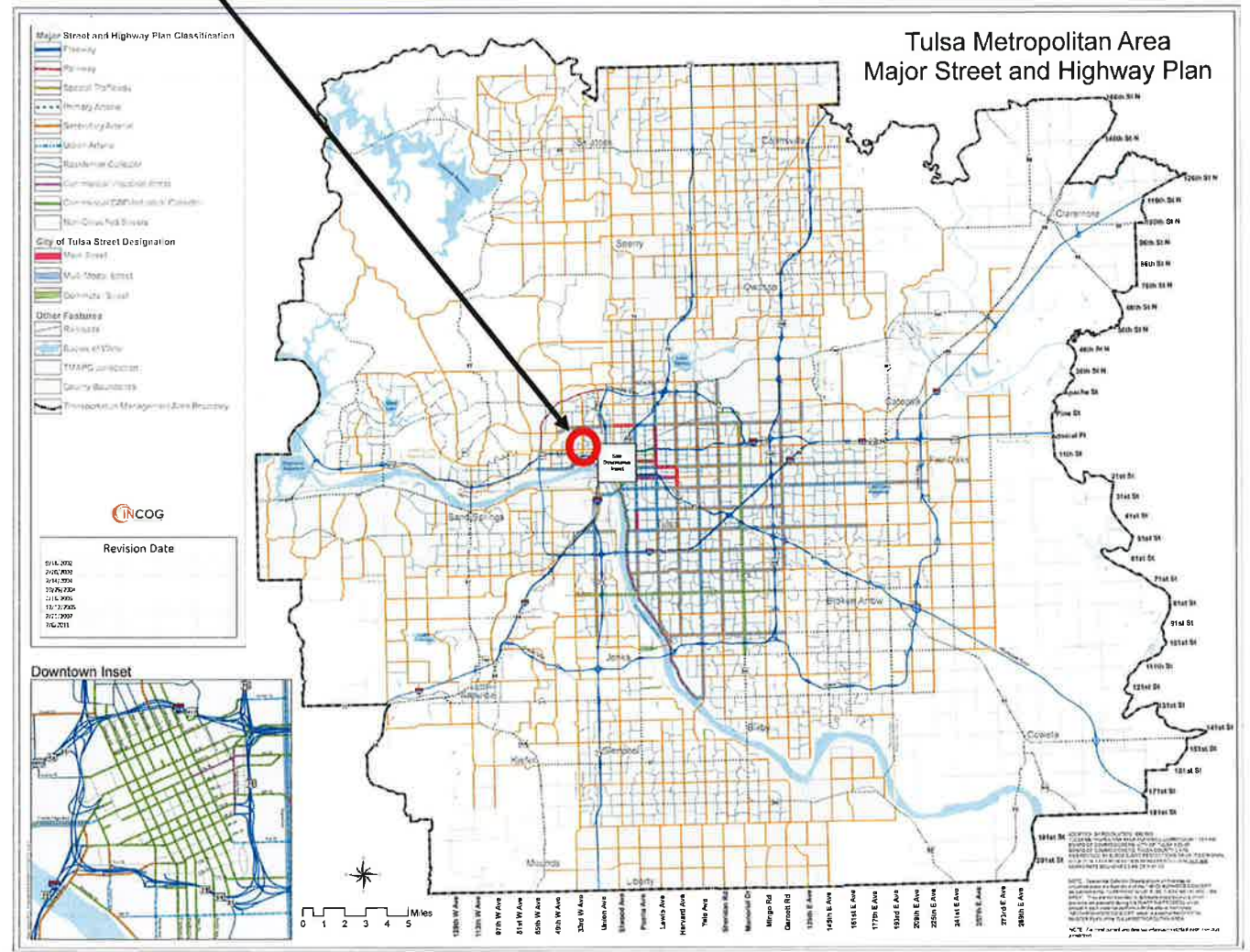
ROADWAY

-  Main Street
-  Commuter Corridor
-  Multi-Modal Corridor
-  Possible Multi-Modal Bridge
-  Existing/Planned Freeway
-  Parks
-  Open Space

TULSA METROPOLITAN AREA MAJOR STREET AND HIGHWAY PLAN:

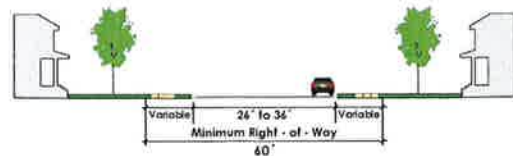
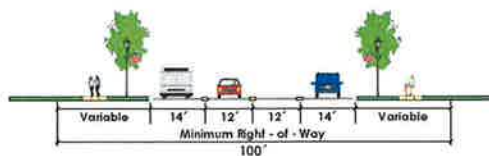
<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West Edison Street	Secondary Arterial	50'	4
North 27 th West Avenue	Residential Collector	50'	2
West Easton Street	Residential Collector	50' (west of 27 th); 60' (east of 27 th)	2

SUBJECT AREA



 Secondary Arterial

 Residential Collector



21.6

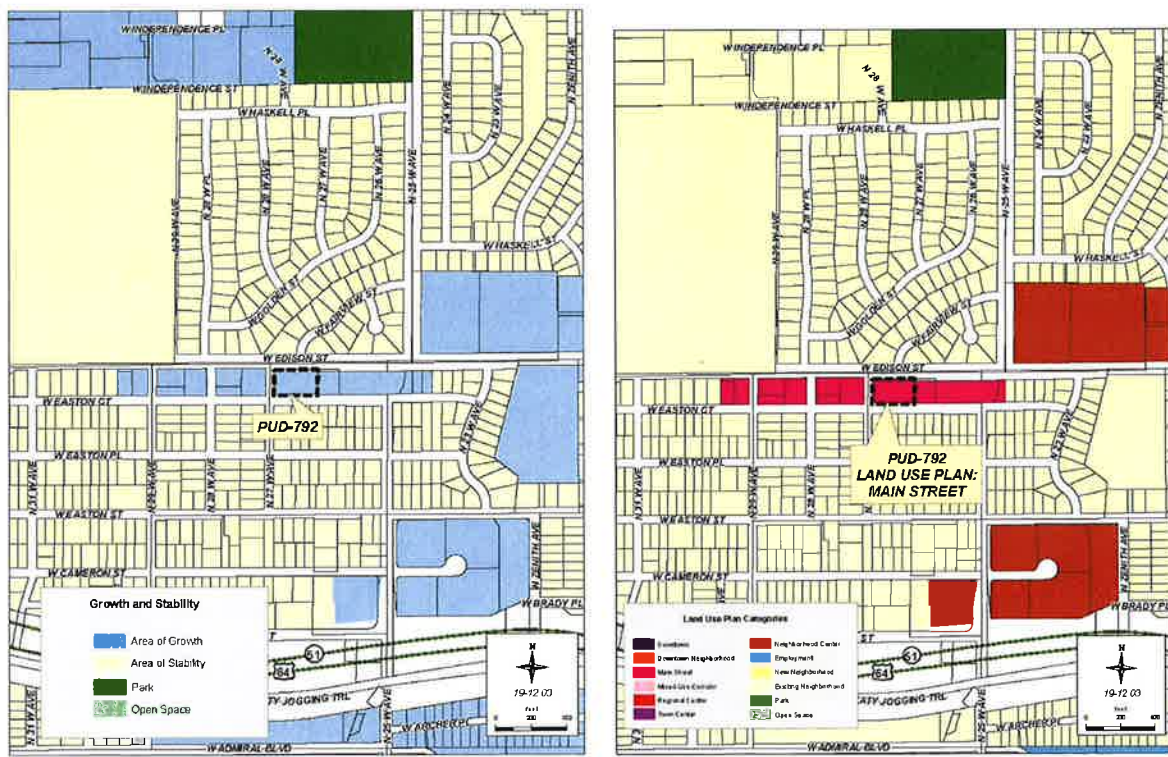
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The Tulsa Comprehensive Plan identifies the subject property as an “Area of Growth” with a land use designation of “Main Street”.

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.

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.



STAFF RECOMMENDATION:

The purpose of PUD-792 is to allow the construction of a 42-foot tall, two-story mixed use building with a 6,750 square foot (sf) community center on the ground floor and 1,650 sf of office space on the second floor. In keeping with the goals and objectives of the Tulsa Comprehensive Plan and the property land use designation as a Main Street, the building is proposed for location along the (ultimate) street right-of-way (ROW) with parking provided next to and behind the building. Automobile access to the site would be provided from one point along North 27th Avenue West and one point along West Easton Street (see Exhibit A).

The site is vacant, relatively flat with three abutting streets as described above in the section "Tulsa Metropolitan Area Major Street and Highway Plan". The site has a high point of elevation of 699-feet at the southeast corner of the site gradually sloping to a low point in elevation of 690-feet at the northwest corner of the site. There are three large trees located on the site which the developer wishes to preserve, incorporating them into the landscape plan. The surrounding properties are of varied uses with commercial and office uses located along the south side of Edison Street with a majority of the properties located south and north of the subject property zoned residentially.

This is a classic linear main street design with the commercial properties primarily designed to serve the adjoining residential properties as defined in the Comprehensive Plan. The proposal includes much improved pedestrian access with sidewalks planned along the three abutting streets and direct pedestrian access proposed from the sidewalk along Edison Street and 27th Avenue West to building entries. Enhanced landscaping is proposed to "soften" the site with a 10-foot landscaped area in front of the building and a sidewalk buffered from traffic on Edison Street by another approximately 10-foot wide landscape strip. Should the proposal be approved, at the detail site plan review of the project, staff will be asking the developer to consider street trees be planted in the ultimate ROW with street furniture and bike racks to complete the public realm.

Staff finds the uses and intensities of development proposed to be in harmony with the spirit and intent of the Code. Staff finds PUD-792 to be: (1) consistent with the Comprehensive Plan; (2) in harmony with the existing and expected development of surrounding areas; (3) a unified treatment of the development possibilities of the site; and (4) consistent with the stated purposes and standards of the PUD Chapter of the Zoning Code.

Therefore, staff recommends **APPROVAL** of PUD-792 subject to the following conditions:

1. The applicant's Concept Development Plan and Text be made a condition of approval, unless modified herein.
2. Development Standards:

Total Project Area:	34,483 SF/0.7916 Acres (Gross)
	32,083 SF/0.7365 Acres (Net)*

** After future 10 ft. West Edison Street Right-of-Way dedication.*

Maximum Floor Area (2-Stories):	8,400 SF
First Floor - Community Center	6,750 SF
Second Floor - Office	1,650 SF

Floor Area Ratio:	0.24 (Gross)
Number of Parking Spaces:	39
Parking Ratio:	1 space/215 SF
Landscape Open Space:	7,585 SF (22.0%)
Permitted Uses:	Uses permitted by right in Use Unit 5 - Community Services and similar uses and Use unit 11 – Office, Studios and Support Services and customary accessory uses to permitted principal uses.
Minimum Building Setbacks:	
from West Edison Street Right-of-Way	10 feet*
from North 27 th West Avenue Right-of-Way	25 feet
from West Easton Court Right-of-Way	25 feet
Maximum Building Height:	42 feet**

* *The Minimum Building Setback from the West Edison Street Right-of-Way will ultimately be 0 feet. This will occur at a future date when the additional 10 feet of West Edison Street Right-of-Way is dedicated.*

** *Architectural decorative features such as chimneys, towers and cupolas, may extend to a maximum height of 52 feet. However, no habitable portion the building may exceed 42 feet.*

Pedestrian Access and Circulation:

Sidewalks will be constructed along the three abutting streets as required by subdivision regulations. Direct pedestrian connection from the 27th Avenue West and West Edison Street sidewalks to building entries shall be provided. If the direct connection from the street sidewalk to building entries should cross vehicular access lanes, the pedestrian way shall be clearly distinguished by the use of high-contrast striping.

Landscaping and Screening:

Okapi Center will feature a significant amount of landscaped open space on the project site. The amount of landscaped open space will be a minimum of 7,585 SF, or 22%, of the project area.

Should it be necessary, Landscape Alternative Compliance shall be permitted with this approval allowing the required street yard trees along the West Edison Street frontage to be planted within the City of Tulsa right-of-way, as recommended by the Tulsa Comprehensive Plan. A license agreement with the City of Tulsa would be required.

There are three large existing trees on site - a 34" oak located in the northwest corner of the site, a 24" hackberry and 14" Elm located in the northeastern portion of the site. These trees are to remain and have been integrated into the site plan with the proposed building and parking areas being located so as to respect the root system of these trees

A 6-foot masonry and wood screening fence will be located along the west and south boundaries of the site, with a 6-foot ornamental metal fence located on the northeastern portion of the property, running from the east boundary line of the site to the east wall of the proposed community center/office building.

Signs:

Per the Office chapter of the Tulsa Zoning Code.

3. No zoning clearance permit shall be issued until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
4. A detail landscape plan for the development shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect, architect or engineer registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening will be installed by a specific date in accordance with the approved landscape plan, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed, as a continuing condition of the granting of an occupancy permit.
5. No sign permits shall be issued for erection of a sign within the PUD until a detail sign plan has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.
6. Flashing signs, changeable copy signs, running light or twinkle signs, animated signs, revolving or rotating signs or signs with movement shall be prohibited.
7. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures or existing stormwater drainage structures and detention areas serving the development area have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.
8. No building permit shall be issued until the platting requirements of Section 1107.F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
9. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.

21.10

10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
11. There shall be no outside storage of recyclable material, trash or similar material outside a screened receptacle. Receptacle screening shall be constructed of materials having an appearance similar to the buildings themselves and be of complementary color. Trucks or truck trailers may not be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage in the PUD.

TAC Comments:

General: No comments.

Water: No comments.

Fire: No comments.

Stormwater: No comments.

Wastewater: No comments.

Transportation: 10' ROW must be dedicated along W Edison Street at this time and not in the future. 25' corner radius or equivalent clip is required at the intersection of W Edison and 27th W Ave and W Easton Ct and 27th W Ave. Sidewalks must be constructed in accordance with subdivision regulations and must be included in the Development Standards.

INCOG Transportation:

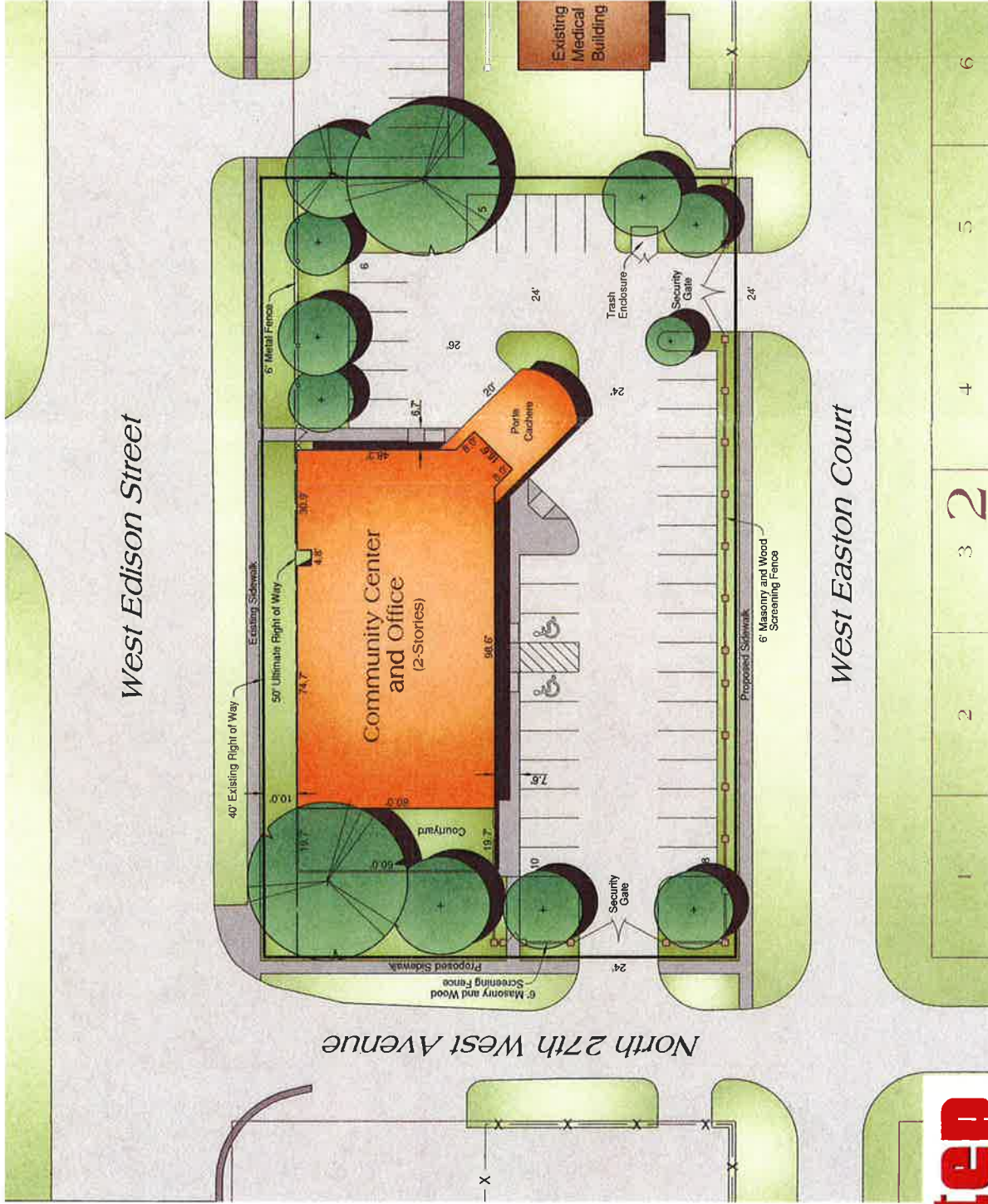
- **MSHP:** W. Edison Street is a designated secondary arterial.
- **LRTP:** Per TMAPC subdivision regulations, sidewalks should be constructed if non-existing or maintained if existing.
- **TMP:** No comments.
- **Transit:** Currently, Tulsa Transit operates services at this location. According to MTTA future plans this location will continue to be served by a transit route. Therefore, consideration for access to public transportation should be included in the development.
- **Fast Forward Regional Transit Plan:** No comments.

Traffic: No comments.

GIS: No comments.

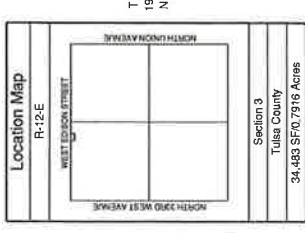
Street Addressing: No comments.

County Engineer: No comments.



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Date Summary:

Total Project Area	34,483 SF (Gross)
Total Floor Area	32,083 SF (Net)*
- Community Center	8,400 SF
- Office (2nd Floor)	6,750 SF
Floor Area Ratio	1,650 SF
Total Open Space Area	24
Total # of Parking Spaces	7,585 SF (22.0%)
Parking Ratio	39
	1 Space/215 SF
	* After future 10 ft. West Edison Street Right-of-Way dedication.

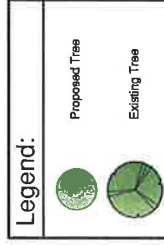
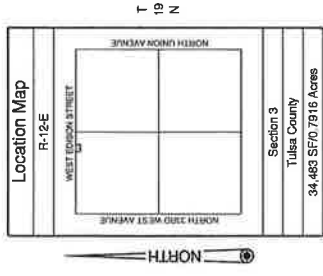


EXHIBIT 'A'

Okapi Center

Conceptual Site Plan



Not To Scale



EXHIBIT 'B'

Okapi Center

Surrounding Aerial Plan

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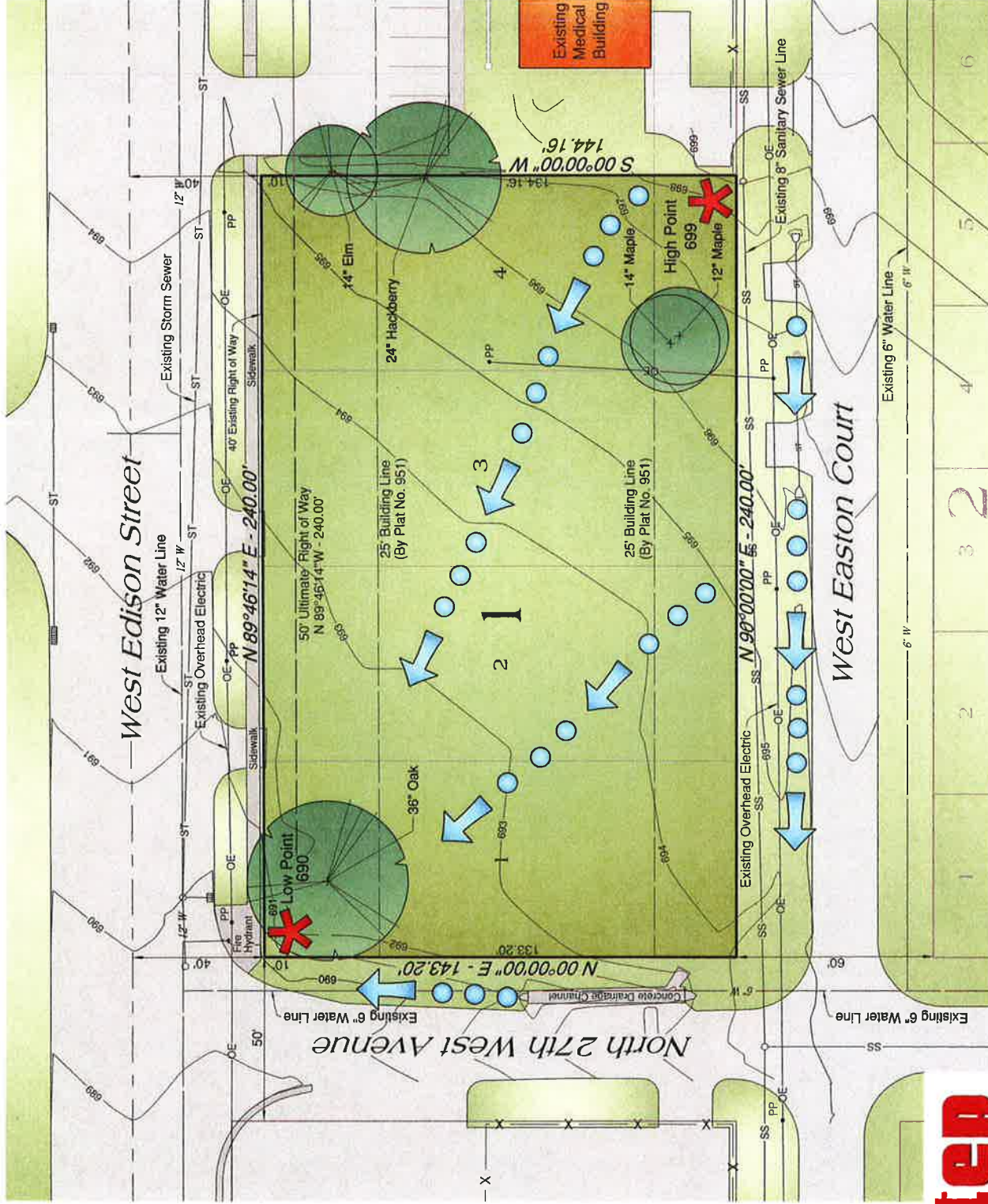
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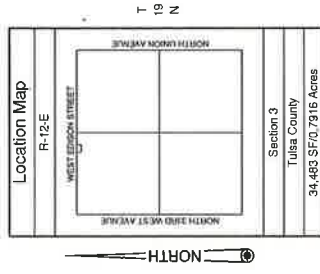
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Surrounding Zoning and Land Use Plan



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Scale: 1"=30'

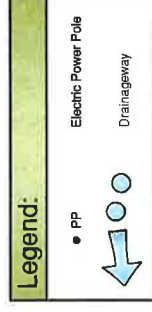
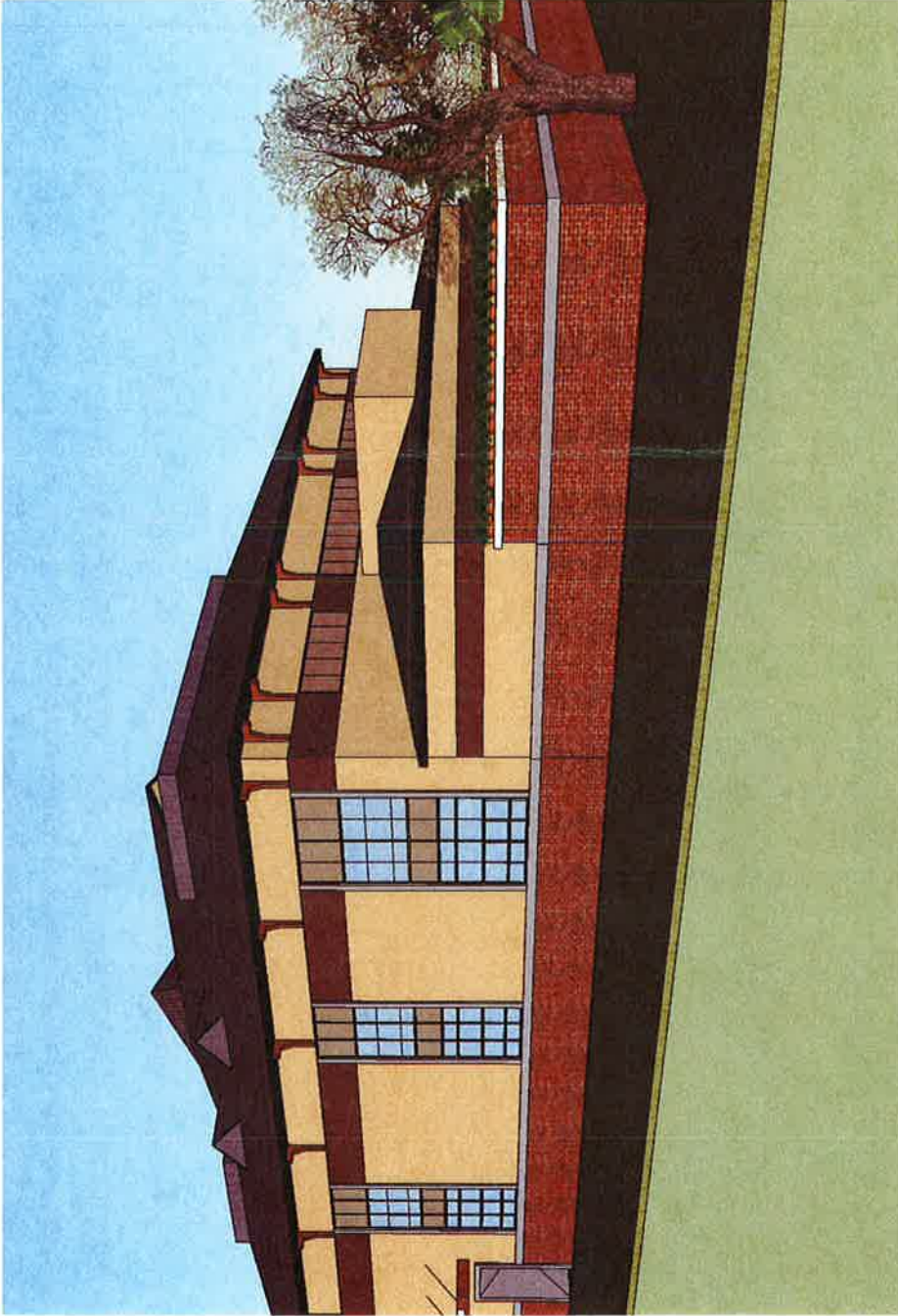


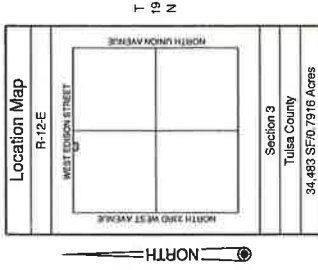
EXHIBIT 'D'

Okapi Center

Existing Conditions Plan



Southeast View from West Edison Street
 Architecture by Kinslow, Keith and Todd, Inc.



Not To Scale

EXHIBIT 'E'

Okapi Center

Perspective

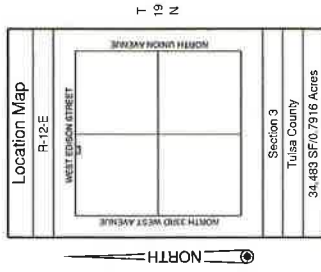
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Southwest View from West Edison Street
 Architecture by Kinslow, Keith and Todd, Inc.



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EXHIBIT 'F'

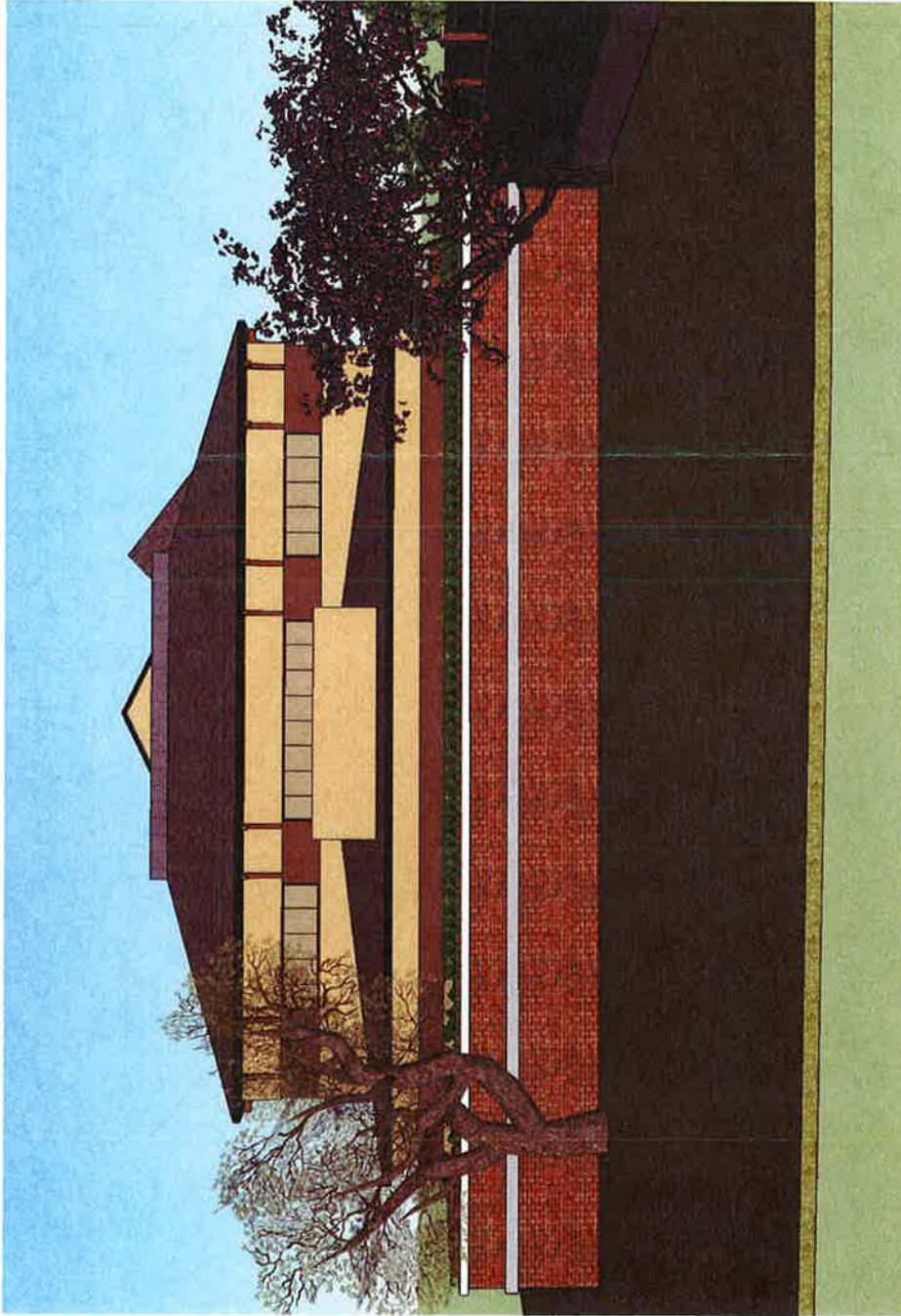
Okapi Center

Perspective

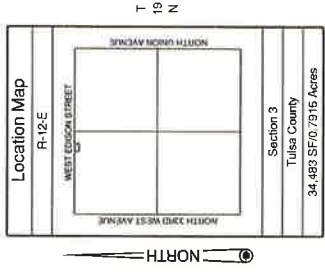
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East View from North 27th West Avenue
 Architecture by Kinslow, Keith and Todd, Inc.



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EXHIBIT 'G'

Okapi Center

Perspective

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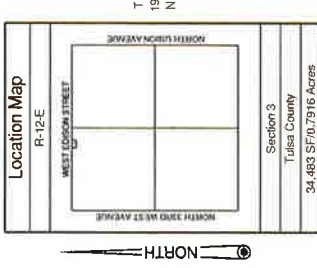
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Northwest View from West Easton Court Entrance

Architecture by Kinslow, Keith and Todd, Inc.



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EXHIBIT 'H'

Okapi Center

Perspective

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