

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

**Meeting No. 2646**

**March 20, 2013, 1:30 PM**

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

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

Call to Order:

## **REPORTS:**

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

### **Worksession Report:**

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

Review TMAPC Receipts for the month of February 2013

## **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. **LS-20582** (Lot-Split) (CD 3) – Location: Northwest corner of East Apache Street and North Florence Avenue (Continued from 3/6/2013)
2. **LC-469** (Lot-Combination) (CD 4) – Location: Northeast corner of East 12<sup>th</sup> Street and South Lewis Avenue
3. **LC-470** (Lot-Combination) (County) – Location: North of the northeast corner of East 161<sup>st</sup> Street South and South Yale Avenue (related to LS-20591)
4. **LS-20591** (Lot-Split) (County) – Location: North of the northeast corner of East 161<sup>st</sup> Street South and South Yale Avenue (related to LC-470)
5. **LC-471** (Lot-Combination) (CD 1) – Location: North of the northeast corner of West Fairview Street and North Country Club Drive
6. **LS-20588** (Lot-Split) (County) – Location: North of the northwest corner of East 106<sup>th</sup> Street North and North Sheridan Road
7. **PUD-759 – Crestwood At The River, LLC**, Located: West of the northwest corner of East 121<sup>st</sup> Street South at South Sheridan Road, Requesting a **Detailed Site Plan** for a new office building, (CD-8)



8. **AC-119 – Dewberry/James Healy**, Located: East of South Harvard Avenue on the north side of East 101<sup>st</sup> Street South, Requesting an **Alternative Compliance Landscape Plan** for a building expansion, pedestrian plaza and parking area improvements for the Parish of St. Bernard, (CD-8)

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

### **PUBLIC HEARINGS:**

9. **Public Hearing Approving New Capital Improvement Projects for FY 2014-2018**  
As required by State Statute, the TMAPC must review and approve new capital projects in the City, issuing a statement of conformance with the Comprehensive Plan.
10. **The Vineyard on Memorial –** Minor Subdivision Plat, Location: North of the northwest corner of East 111<sup>th</sup> Street south and South Memorial Drive (8326) (CD 8) (continued from 3/6/13 meeting)
11. **Stonegate IV –** Preliminary Plat, Location: East of northeast corner of East 51<sup>st</sup> Street South and South 177<sup>th</sup> East Avenue (9426) (CD 6)
12. **PUD-187-22 – Ireneusz Woronko**, Location: 7224 East 62<sup>nd</sup> Place, west of the southwest corner of South Memorial Drive at East 61<sup>st</sup> Street South, Requesting a **Minor Amendment** to allow a home occupation for an office (Use Unit 11), (CD-7) (**Staff is requesting a continuance to April 3, 2013 for further review**)
13. **PUD—571-4 – Roy Johnsen**, Location: North and east of northeast corner of South Memorial Drive and East 81<sup>st</sup> Street, Requesting a **Minor Amendment** to reduce 15 feet of green space requirement on north end of property to allow outdoor storage, (CD-7) (Applicant is requesting a continuance to April 17, 2013) (Continued from 2/6/13, 2/20/13 and 3/6/13)
14. **CZ-424 – Istvan Balogh**, Location: Southeast corner of West 51<sup>st</sup> Street and West Skyline Drive, Requesting rezoning from **RE to AG**, (County)
15. **CZ-425 – Sisemore, Weisz & Associates, Inc./Darin Akerman**, Location: South of the southwest corner of East 76<sup>th</sup> Street North and North Yale Avenue, Requesting rezoning from **AG to IL**, (County)

### **OTHER BUSINESS**

16. **Commissioners' Comments**

### **ADJOURN**

CD = Council District

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

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

**TMAPC RECEIPTS**  
**Month of February 2013**

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
<b>ZONING</b>								
Zoning Letters	18	\$90.00	\$90.00	\$180.00	69	\$355.00	\$355.00	\$710.00
Zoning	5	1,910.00	1,910.00	3,820.00	20	10,767.50	\$10,767.50	21,535.00
PUDs & Plan Reviews	34	2,680.00	2,680.00	5,360.00	243	21,137.50	\$21,137.50	42,275.00
Refunds		0.00	0.00	0.00	0	(200.00)	(\$200.00)	(400.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	\$0.00	<u>0.00</u>
		<u>\$4,680.00</u>	<u>\$4,680.00</u>	<u>\$9,360.00</u>		<u>\$32,060.00</u>	<u>\$32,060.00</u>	<u>\$64,120.00</u>
<b>LAND DIVISION</b>								
Minor Subdivisions	6	\$975.00	\$975.00	\$1,950.00	10	\$1,950.00	\$1,950.00	\$3,900.00
Preliminary Plats	3	1,607.48	1,607.48	3,214.96	15	\$7,579.98	\$7,579.98	15,159.96
Final Plats	0	0.00	0.00	0.00	9	\$3,563.35	\$3,563.35	7,126.70
Plat Waivers	0	0.00	0.00	0.00	5	\$625.00	\$625.00	1,250.00
Lot Splits	9	460.00	460.00	920.00	57	\$2,949.50	\$2,949.50	5,899.00
Lot Combinations	7	350.00	350.00	700.00	59	\$2,950.00	\$2,950.00	5,900.00
Access Changes	0	0.00	0.00	0.00	1	\$50.00	\$50.00	100.00
Other		0.00	0.00	0.00	0	\$100.00	\$100.00	200.00
Refunds			0.00	0.00	1	(\$50.00)	(\$50.00)	(100.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>(\$286.65)</u>	\$0.00	<u>(286.65)</u>
		<u>\$3,392.48</u>	<u>\$3,392.48</u>	<u>\$6,784.96</u>		<u>\$19,717.83</u>	<u>\$19,717.83</u>	<u>\$39,435.66</u>
<b>BOARDS OF ADJUSTMENT</b>								
Fees	15	\$6,400.00	\$1,400.00	\$7,800.00	124	\$45,400.00	\$11,800.00	\$57,200.00
Refunds			0.00	\$0.00	0	(\$600.00)	(550.00)	(1,150.00)
NSF Check		(500.00)	0.00	(\$500.00)	0	(\$500.00)	0.00	(500.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>	<u>0</u>	<u>(\$534.65)</u>	<u>\$0.00</u>	<u>(534.65)</u>
		<u>\$5,900.00</u>	<u>\$1,400.00</u>	<u>\$7,300.00</u>		<u>\$44,300.00</u>	<u>\$11,250.00</u>	<u>\$55,550.00</u>
<b>TOTAL</b>		<b>\$13,972.48</b>	<b>\$9,472.48</b>	<b>\$23,444.96</b>		<b>\$96,077.83</b>	<b>\$63,027.83</b>	<b>\$159,105.66</b>
<b>LESS WAIVED FEES *</b>		<b>(\$1,005.92)</b>		<b>(\$1,005.92)</b>		<b>(\$2,280.07)</b>		<b>(\$2,280.07)</b>
<b>GRAND TOTALS</b>		<b>\$12,966.56</b>	<b>\$9,472.48</b>	<b>\$22,439.04</b>		<b>\$93,797.76</b>	<b>\$63,027.83</b>	<b>\$156,825.59</b>

\* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl District Form Based Code & Reinstating Previous Zoning of Recently Annexed Territory







**PUD 759 Detailed Site Plan**



7.1



March 20, 2013

## **STAFF RECOMMENDATION**

**PUD-759: Tract 1-D Detailed Site Plan** – A 16,200 sq ft (0.37 acres) tract that is part of, Section 34, T-18-N, R-13-E, Lot-1, Block 1, Crestwood Crossing Office Park a subdivision in the City of Tulsa, West of the northwest corner of East 121st Street South at South Sheridan Road; CZM 57; Atlas (NA); CD 8

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### **CONCEPT STATEMENT:**

The applicant is requesting detail site plan approval a new office building in PUD 759.

### **PERMITTED USES:**

The following uses are permitted in Development Area B: Those uses permitted by right in the CS zoning district and those uses considered customarily incidental to those permitted principal uses.

### **DIMENSIONAL REQUIREMENTS:**

The new building shown on the plan is a 7,300 square foot structure and matches the 7,300 square feet allowed by PUD 759-6. The submitted site plan meets all applicable building height, floor area, density, open space, and setback limitations. No modifications of the previously approved PUD guidelines are required for approval of this site plan.

### **ARCHITECTURAL GUIDELINES:**

The new buildings are not limited by architectural style in the PUD however the conceptual plans provided in the PUD match the design of the site plans included in this request.

### **OFF-STREET PARKING AND VEHICULAR CIRCULATION:**

The site plan does not provide the required minimum defined in the Tulsa Zoning Code however the site is subject to a shared parking agreement with Lot 1A, 1B and 1D requiring 43 parking spaces. The overall parking provided on three lots meets the minimum 44 spaces required.

### **LIGHTING:**

Parking lot and building lighting will be directed down to help prevent light trespass into the adjacent properties and illustrated by the Kennebunkport Formula. The maximum height of lighting is below the maximum allowed in the approved PUD.

7.2



**SIGNAGE:**

The site plan does not illustrate ground sign locations. This staff report does not remove the requirement for a separate sign plan review process.

**SITE SCREENING AND LANDSCAPING:**

The landscape plan will be submitted to staff for separate review as allowed in the Planned Unit Development Section of the Zoning Code. The site plan matches the PUD concept drawings and satisfies requirements for landscape islands and green space opportunities.

The trash screening enclosure meets the minimum screening standards defined in the PUD and is located appropriately on this site.

**PEDESTRIAN ACCESS AND CIRCULATION:**

Appropriate sidewalk plans have been provided on the site plan connecting to the building entrances from the street sidewalk system.

**MISCELLANEOUS SITE CONSIDERATIONS:**

There are no concerns regarding the development of this area as it relates to the terrain modifications.

**SUMMARY:**

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved Planned Unit Development 759. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development 759, and the stated purposes of the Planned Unit Development of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new commercial project.

*(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)*


## LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LF	Watts
	AA	4	KAD 250W SRAC	AREA LIGHT WITH HIGH PRESSURE SODIUM OPTICS, CLEAR FLAT GLASS.	ONE 250-WATT CLEAR SODIUM LAMP IN THE HORIZONTAL POSITION.	1094900	20000	0.74	207

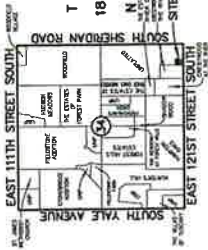
CALCULATIONS USING "KONINGSPORT FORMULA" FOR AREA AND OUTSIDE STRUCTURAL LIGHTING.  
 CALCULATIONS CRITERIA FOR KONINGSPORT METHOD TO PREVENT LIGHT TRESPASS FORMULA.  

$$D = H / \tan(\alpha)$$
 WHERE D = PHOTOGRAPHIC LIMIT OR RADIUS. H=HEIGHT TO LAMP.  $\alpha$ =CUTOFF ANGLE OF LUMINAIRE.


## KENNEBUNKPORT METHOD OF CALCULATIONS

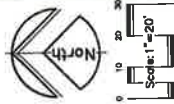
POLE OR STRUCTURE PICTURE TYPE	H. (FEET) IN FEET FROM GROUND TO OUTLET ANGLE	TANGENT OF X ANGLE	TO OR RADIUS IN FEET	TOTAL POLE AND PICTURE HEIGHT IN FEET
 AA 20'	19.5'	0.2483	54.1	20'-0"

CIRCLES REPRESENT CALCULATED LIMITS OF KERNINGPORT FORMULA.  
MAXIMUM HEIGHT PERMITTED BY PUD ON THIS SITE IS 20' OVERALL POLE HEIGHT.



 Location Map

**Benchmark**  TOP RM OF SANITARY MANHOLE LOCATED APPROXIMATELY TO FEET SOUTH AND 72 FEET WEST OF THE CENTERLINE INTERSECTION OF E. 121ST ST. S. AND S. SHERIDAN RD. NORTH = 368407.168  
EAST = 2568857.578  
ELEVATION = 610.28 (NAVD 1986)



# Crestwood Crossing Office Park

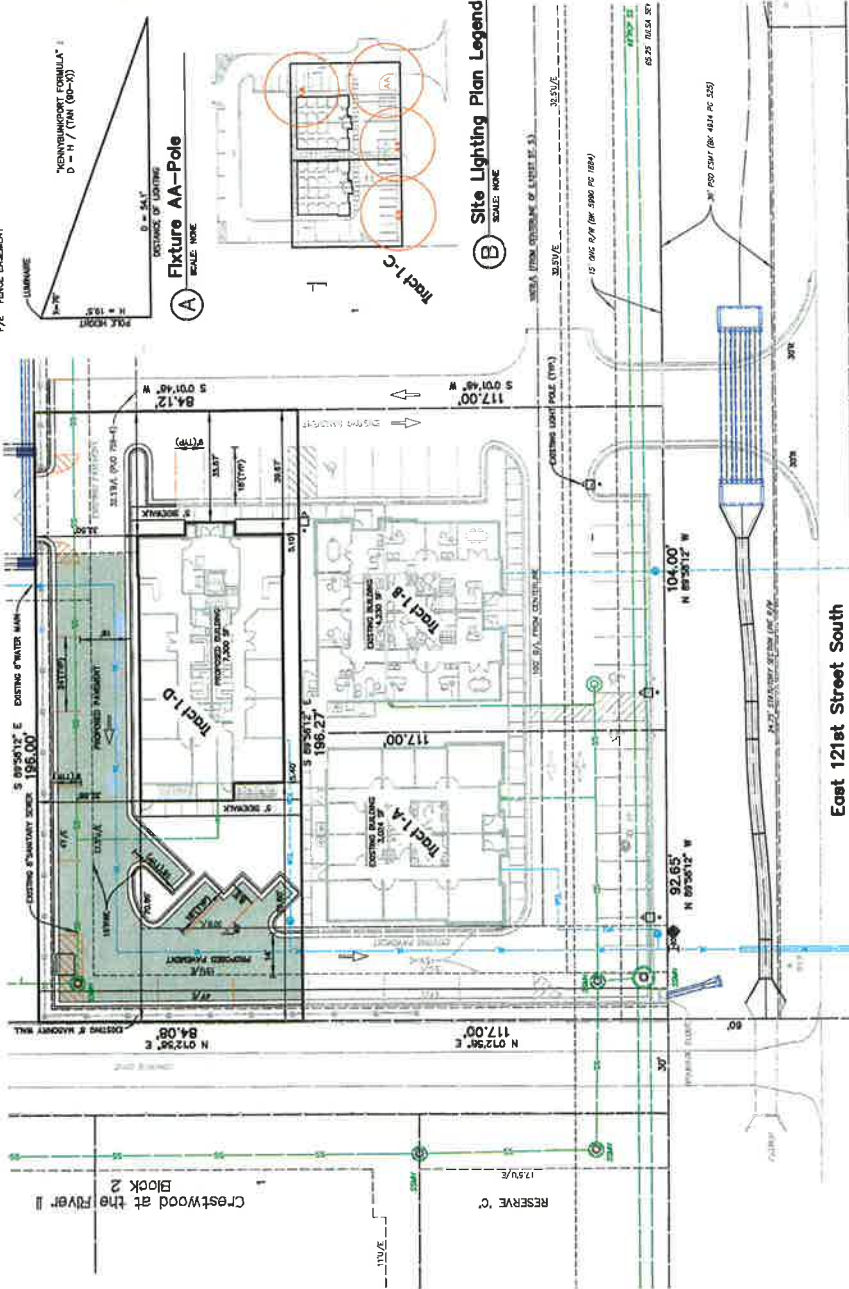
PART OF LOT ONE (1), BLOCK ONE (1), "CRESTWOOD VILLAGE" (DOC.# 62886)  
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

## Development Area "B"

# PUD Detailed Site Plan

**CIVIL ENGINEER:**  
**Tanner Consulting, LLC**  
5323 S. Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918) 745-9929  
Contact: Justin Morgan

**OWNER:**  
**Crestwood at the River LLC**  
An Oklahoma Limited Liability Company  
11122 South Yale Avenue  
Tulsa, Oklahoma 74137  
Phone: (918) 299-3929  
Contact: Marc Bullock



East 121st Street South

7.4



SEAL

09/08/2013

[illegible]

Project:

**CRESTWOOD  
OFFICE  
BUILDING#3**

**PROJECT #**  
**12086.03**

12028 S. Norwood  
Ave.  
TULSA, OK 74137

CONSULTANT:

REVISIONS:

ISSUE DATE

03.06.2013

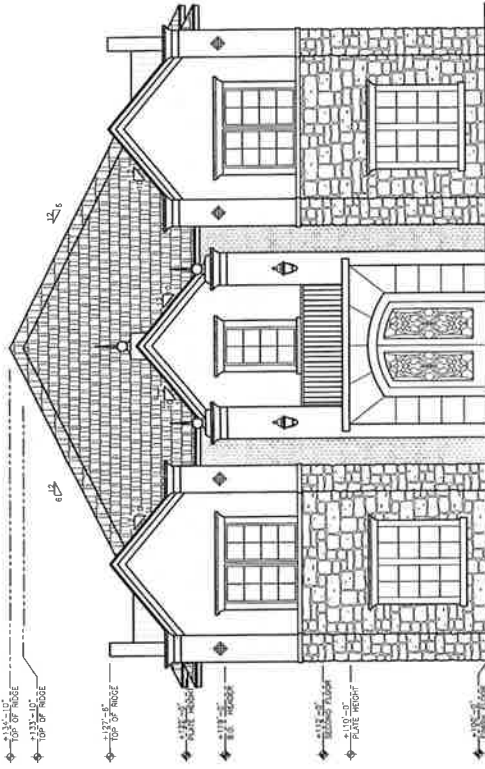
SHEET NAME:

## ELEVATIONS

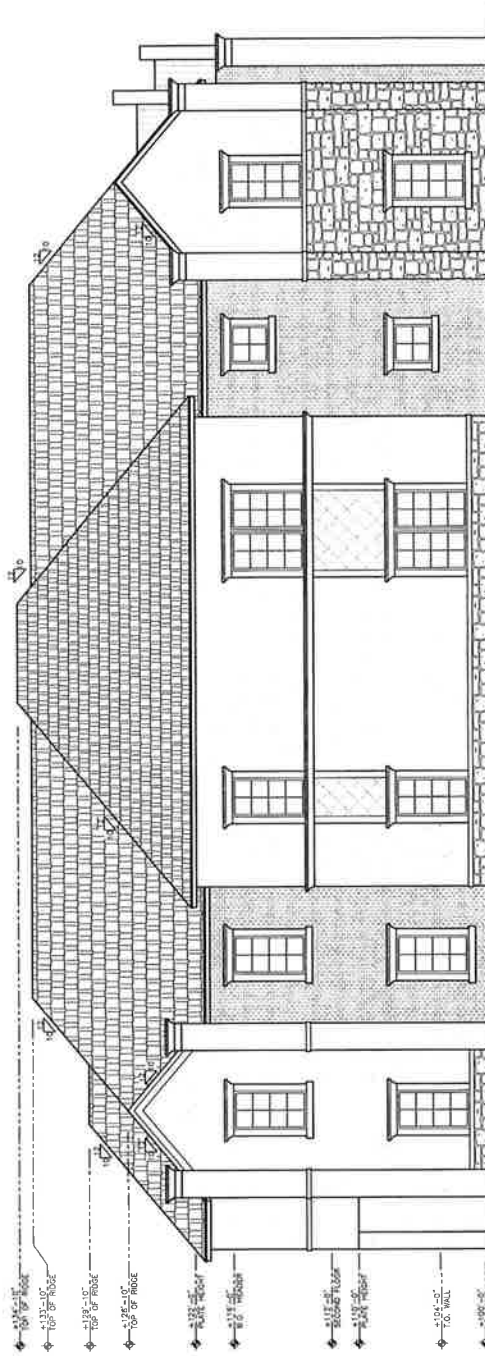
SHEET 4

# A301

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## 2 EAST ELEVATION



## 1 SOUTH ELEVATION

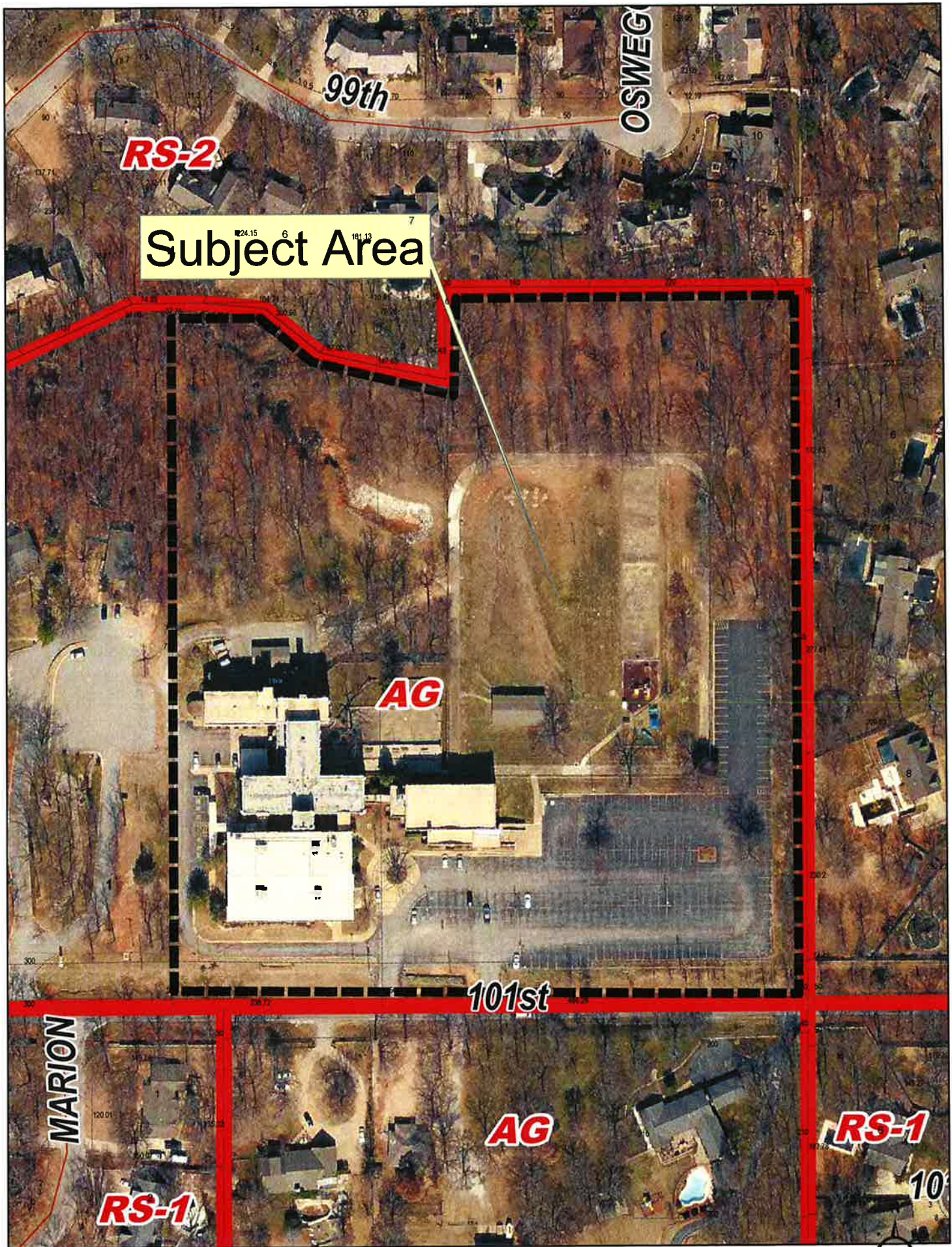
7.5

7.6











## STAFF RECOMMENDATION

**AC-119:** Alternative Compliance Landscape Plan located East of South Harvard Avenue on the North Side of East 101<sup>st</sup> Street South; TRS 18-13-21; CZM 56; Atlas (468); CD 8;

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The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for a building expansion, pedestrian plaza and parking area improvements for the Parish of St. Bernard of Clairvaux at 4001 East 101<sup>st</sup> Street South.

### **Staff Analysis:**

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code for the following reasons:

- 1) Five parallel parking spaces located in front of the new expansion area will be within 3.5' feet of the street right of way and will not provide the minimum 5' green space requirement. The existing parking area adjacent to the site is further than the 5' minimum requirement.
- 2) Within the Street Yard the existing parking area only provides one existing tree. 17 street yard trees are required.

### **Staff Recommendation:**

The applicant has proposed to provide 26 trees between the building and the building setback line exceeding the minimum tree requirement in the expansion area.

The overall landscape concept includes significant additional green space with shrub planting and provides a meaningful green belt inside the existing parking area.

The required 1.5' reduction in the required grass area adjacent to the parallel parking area is not visually significant as it relates to the overall landscape concept.

The new trees and landscaped area provide significant groupings and a large landscape area within the limits of an existing parking area which is being re-constructed. The existing parking area does not include any landscape areas.

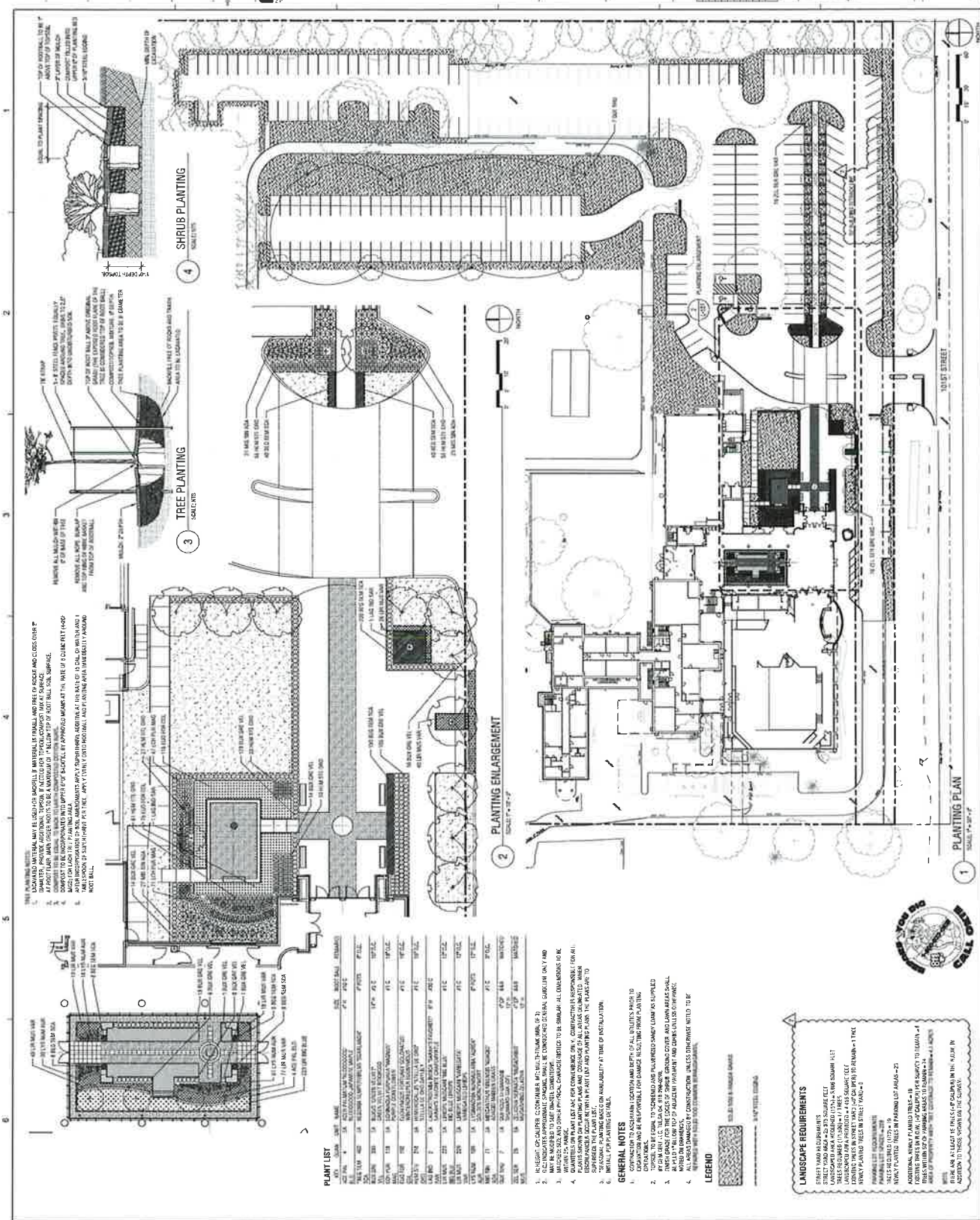
The general parking lot arrangement for the new construction is very sensitive to protecting and preserving large existing trees within the site and continues to protect and provide new meaningful urban forest surrounding this facility.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan “ be equivalent or better than” the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-119

[illegible]

## L-101

2011/12



8.5





**TMAPC**  
**March 20, 2013**  
**New Capital Improvement Projects, FY 2014-2018**

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**Item:** Public hearing approving the new proposed Capital Improvement Projects, Fiscal Year 2014-2018.

**Background**

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

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

The Proposed Capital Improvement Plan, FY 2014-2018 will be presented to City Council on April 25<sup>th</sup>.

**Staff Analysis**

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

A detailed New Capital Projects Summary Report is attached. Below is a summarized list of those items, including: the name of the department, the item number(s) that correspond with the attached chart, location (if needed) and staff comments regarding relationship and consistency with the Comprehensive Plan.

- **Information Technology**

Item #: 1

Title: Law Enforcement Record Management System

Location: Agency-Wide System

*Staff Comments: This proposed project is consistent with the Comprehensive Plan's vision for a safer community, but no specific guidance is offered.*

- **Tulsa Zoo**

Item #'s: 2-7

Title: Zoo Improvements

*Staff Comments: The Zoo Master Plan was adopted as an amendment to the Comprehensive Plan on August 15, 2012. The proposed improvements are consistent with the Zoo Master Plan and contribute to the quality of life for the City of Tulsa. Therefore, these projects are in conformance with the Comprehensive Plan.*

- **Performing Arts Center (PAC)**

Item #: 8

Title: PAC Expansion

Location: 2nd and Cincinnati

*Staff Comments: This proposed project is consistent with the Plan's understanding of the downtown core as Tulsa's "...most intense regional center of commerce, housing, culture and entertainment." (p. LU 31).*

- **Gilcrease Museum**

Item #'s: 9-25

Title: Facilities Upgrades and Rehabilitation

*Staff Comments: These proposed projects represent improvement to an existing museum in the City of Tulsa and are consistent with the Plan's focus on enhancing education and improving Tulsan's quality of life.*

- **River Parks Authority**

Item #: 26

Title: Total Renovation of Zink Dam

*Staff Comments: This proposed project is consistent with the Arkansas River Corridor Master Plan, which was brought forward and included in the adoption of the new Comprehensive Plan. Therefore, this project is in conformance with the Comprehensive Plan.*

- **Streets**

Item #: 27

Title: Hudson Avenue

Location: 51<sup>st</sup> Street South to 61<sup>st</sup> Street South

*Staff Comments: This road serves Memorial Senior High School and Key Elementary School and currently lacks sidewalks. It is consistent with Transportation Priority 4 (Provide Multiple Transportation Choices to All Tulsans) and more specifically Goal 13.4, ensuring that sidewalk infrastructure is developed with improvements on major corridors. This project is also consistent with Parks, Trails and Open Space Priority 5*

*(Improve Access and Quality of Parks and Open Space), and more specifically Goal 12.9 by providing sidewalks to schools. In addition, the improvements are consistent with the Major Street and Highway Plan. Therefore, this project is in conformance with the Comprehensive Plan.*

- **Streets**

Item #: 28

Title: Eliot Elementary School/Sidewalks and striping

*Staff Comments: This proposed project is consistent with the Guiding Principles for Transportation (p. 35, Transportation Chapter), which focus on safe schools, easy to walk and bike to, and part of a world-class education system. Therefore, this project is in conformance with the Comprehensive Plan.*

- **Stormwater**

Item #: 29

Title: Construct Household Hazardous Waste Collection Facility

*Staff Comments: Construction of this type of facility is consistent with Parks, Trails and Open Space Priority 1 (Ensure a clean and healthy Arkansas River); generally consistent with Goal 1 (Stormwater is captured and cleaned through landscape design, downspout disconnection, and other environmentally-friendly techniques...) and specifically Goal 1.2 (Address pollution at its source through innovative waste reduction and source control measures.) In the future, the Comprehensive Plan will need to be consulted when determining a location for this facility. Any site will be subject to zoning and all applicable development controls.*

- **Facilities**

Item #'s: 30-31

Title: One Technology Center (OTC) Maintenance and Rehabilitation/Page Belcher Alternate Water Source Supply

*Staff Comments: Maintenance and rehabilitation of OTC is generally consistent with the Comprehensive Plan's emphasis on maintenance of existing infrastructure. Regarding the Page Belcher Alternative Water Supply, the Comprehensive Plan recommends coordination with TMUA and there will be an opportunity to do this in the next major Plan Update if not sooner. "In order to achieve Tulsa's vision of a more fiscally sustainable community, the city must work closely with the Tulsa Metropolitan Utility Authority and other regional agencies to prioritize infrastructure investments so they reinforce the city's urban fabric." (p. LU 68). No specific guidance on water supply is currently offered, though this is generally consistent with references to improving public health.*

- **Planning**

Item #: 32

Title: Corridor and Small Area Planning & Implementation

*Staff Comments: Small Area Planning is a fundamental tool for the implementation of Land Use Priority 1 (Make land use decisions that contribute to Tulsa's fiscal stability and move the city towards the citizen's vision) (p. LU 74). Corridor Plans are a type of small area plans. There are numerous supporting references including entire sections of the appendices dedicated to the prioritization, creation, and implementation of small area plans. Therefore, this project is in conformance with the Comprehensive Plan.*

- **Planning**

Item #: 33

Title: OSU Medical Center Garage

Location: 7<sup>th</sup> and Houston

*Staff Comments: The Comprehensive Plan supports OSU Medical Center expansion. This proposed project is consistent with Economic Development Priority 3 (Retain industry clusters that are strong now, cultivate new clusters) and more specifically Goal 4.4 (Partner with health care and educational institutions to develop plans and implementation strategies for the creation of medical, hospital or educational districts that can accommodate growing needs of medical facilities, the supply high quality housing and supporting businesses and services for employees and clients.) Therefore, this project is in conformance with the Comprehensive Plan.*

- **Planning**

Item #: 34

Title: Eugene Field Choice Grant Related Infrastructure

*Staff Comments: This project is consistent with Housing Priority 3 (Ensure housing affordability for all residents) and more specifically Goal 7.1 (Work with for-profit and non-profit developers to encourage new mixed-income developments across the city.) A pending Eugene Field small area plan has been drafted to redevelop/revitalize this low-income housing area through the introduction of mixed-income housing, education, and job strategies. Therefore, this project is in conformance with the Comprehensive Plan.*

- **Airport-AFP/MRO**

Item #'s: 35-42

Title: Tulsa International Airport Improvements

*Staff Comments: This set of proposed projects is consistent with Economic Development Priority 3 (Retain industry clusters that are strong now, cultivate new clusters) which recognizes that several industry clusters depend on TIA "Continued investments in Tulsa's transportation infrastructure (including major enhancements of Tulsa International Airport's cargo capacity) (p. ED 7) is important to support Tulsa's key clusters." Based on these references, this set of projects is in conformance with the Comprehensive Plan.*

- **MTTA**

Item #: 43

Title: Peoria Rapid Bus Project

*Staff Comments: This location is identified in the Comprehensive Plan as a priority bus corridor (Goal 12.2). Goal 12.2: Enhance bus transit services with higher frequency bus service, improved stations/stops and priorities for intelligent transportation systems (ITS) investments (including bus priority signalization) on the Big T route, which includes Peoria Avenue and 21st Street as portrayed in the Vision Map. Therefore, this project is in conformance with the Comprehensive Plan.*

- **Sewer**

Item #'s: 44-88

Title: Facility Rehabilitation/Equipment Replacement/Improvements

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

- **Water**

Item #'s 89-102

Title: Pump Station Rehabilitations/Refurbishments and Facility Improvements

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



- **Water**

Item #: 103

Title: Bixby Master Meter Connection Improvements

Location: near 111<sup>th</sup> from Memorial to Sheridan

*Staff Comments: This proposed project is system maintenance and generally consistent with the Comprehensive Plan's direction on infrastructure maintenance.*

- **Water**

Item #: 104

Title: Berry Hill Waterline Extension

Location: Along 49<sup>th</sup> and 65<sup>th</sup> West Avenue, between 21<sup>st</sup> and 41<sup>st</sup>

*Staff Comments: Currently, the TMAPC staff is preparing a study that will recommend appropriate land use and zoning designations for the Berryhill area along the Gilcrease Expressway alignment which was annexed by the City of Tulsa in 2012. Given the location of this area which surrounds the Gilcrease Expressway extension, it is probable that it will be designated as an Area of Growth; therefore, this waterline extension would be consistent with the Comprehensive Plan.*

- **Water**

Item # 105

Title: AB Jewel/Mohawk, Structural/Architectural Rehabilitation and Repairs

*Staff Comments: This proposed project is system maintenance and generally consistent with the Comprehensive Plan's direction on infrastructure maintenance.*

### **Recommendation**

Approve based on the finding that the new proposed Capital Improvement Projects, Fiscal Year 2014-2018 is in conformance with the 2010 Tulsa Comprehensive Plan.

# NEW CAPITAL PROJECTS SUMMARY

3/13/2013

1

PRIORITY	TITLE	DEPARTMENT	PURPOSE	RENEWAL V. GROWTH	USEFUL LIFE
1 NEW	Law Enforcement Record Management System	Information Technology	RMS is an agency-wide system that provides for the storage, retrieval, retention, manipulation, archiving, and viewing of information, records, documents, or files pertaining to law enforcement operations.	Growth	15
2 NEW	Fred Johnson Park Rehabilitation	Parks	To replace/rehabilitate existing splash pad, restroom, playground, sports fields and parking area to current parks standards.	Renewal	15
3 NEW	Tiger-Snow Leopard	Zoo	Leaking ceilings, rusting metal caging, crumbling concrete and block, difficult to safely operate heavy iron doors, insufficient lighting, improper drainage, steep moat, insufficient holding space, and minimal animal exhibit space.	Renewal	NA
4 NEW	Lion (Carnivores)	Zoo	Leaking ceilings, rusting metal caging, crumbling concrete and block, difficult to safely operate heavy iron doors, insufficient lighting, improper drainage, steep moat, insufficient holding space, and minimal animal exhibit space.	Renewal	NA
5 NEW	Lemur Grotto (Wild Islands) & Conservation Building	Zoo	#####	Renewal	NA
6 NEW	Bear Grotto (Realm of Jaguar)	Zoo	#####	Renewal	NA
7 NEW	African Village & Giraffe (The Village & Giraffe C	Zoo	#####	Renewal	NA
8 NEW	PAC Expansion	PAC	#####	Growth	50
9 NEW	Perimeter Fence	Gilcrease	The stone wall surrounding the grounds has deteriorated to the point that repairing it would not be cost effective. Some of the sandstone blocks are crumbling and the soil has washed away from the base leaving sections of the wall in an unstable condition. There are many cracks in the cement joints and sections of the top cap has disappeared altogether.	Renewal	
10 NEW	Heimerich Hall/Front Entrance Flooring Replacement	Gilcrease	Replace worn, buckled and cracked marble tiles at the front entrance, Heimerich Hall, Heimerich Hall corridor, stairs to the library and landing in the Kravis Discovery Center	Renewal	NA
11 NEW	Gallery Wood Floor Refinishing	Gilcrease	Refinish wood floors in the galleries and hallways 29,575 ft2 @ \$2.75 / ft2	Growth	NA
12 NEW	Vista Room Electro Chromatic Glass	Gilcrease	Replace existing glass panes with energy efficient glass 1,475 ft2 @ \$60 / ft2	Growth	NA
13 NEW	Chilled Water System - Install Variable Frequency Drives	Gilcrease	Install variable frequency drives to regulate the water flow to the coils in the air handlers	Growth	NA
14 NEW	Gilcrease Museum Restaurant	Gilcrease	Renovation of Gilcrease restaurant kitchen equipment and operating systems	Growth	NA
15 NEW	Lutron Dimming System Replacement	Gilcrease	The Lutron dimming system is required to regulate the lighting levels in the museum galleries. Should the system fail, replacement parts are unavailable and the entire system will need to be replaced.	Growth	NA
16 NEW	HVAC Controls: Pneumatic to Electric Conversion	Gilcrease	Replace current HVAC pneumatic with electric controls - less maintenance and cost of replacement parts.	Growth	NA
17 NEW	Public Restroom Renovation	Gilcrease	Renovation of the public restrooms (6) in the museum to comply with building codes and ADA mandates	Growth	NA
18 NEW	Replace Halon Fire Suppression System in collection storage areas.	Gilcrease	The Halon fire suppression system is obsolete. Repair parts and supplies of halon gas is becoming increasingly difficult to locate and is costly.	Renewal	25
19 NEW	Fire Suppression Upgrade	Gilcrease	Replace existing fire suppression system from a wet-pipe to a dry-pipe system in the galleries and art storage areas.	Growth	NA
20 NEW	North Parking Lot Rehabilitation and Expansion	Gilcrease	North Parking Lot Rehabilitation needed to repair failing support landscape timbers and poor pavement conditions.	Growth	NA
21 NEW	Upgrade HVAC Humidification System	Gilcrease	Modifications are needed to install humidification controls on each zone to correct and maintain proper humidification levels in the galleries. Humidity levels in the museum can not be properly regulated and far surpass recommended levels	Renewal	25

9.7

# NEW CAPITAL PROJECTS SUMMARY

3/13/2013

2

PRIORITY	TITLE	DEPARTMENT	PURPOSE	RENEWAL V. GROWTH	USEFUL LIFE
22	NEW	Gilcrease	The formal gardens and grounds were renovated in the early 1990's. Many of the plantings need to be replaced because they have reached their maturity, overgrown or have died. Some sections of the irrigation system are broken. The pump for the stream in Stuart Park is inoperable. A sculpture garden is also in the long-range plan for the grounds.	Renewal	NA
23	NEW	Gilcrease	Repair/replace roof in designated areas.	Renewal	NA
24	NEW	Gilcrease	Expand the parking lots located on the Gilcrease Museum grounds.	Growth	NA
25	NEW	Gilcrease	Replace grease trap and clay sewer lines.	Renewal	NA
26	NEW	River Parks Authority	The 30-year-old Zink Dam needs a complete renovation. The project raises the height of the dam by 3 feet, adds numerous new gates to allow sand/sediment to pass downstream, modifies the downstream face of the dam to eliminate the dangerous "hydraulic" roller effect, and adds a whitewater feature.	Renewal	30
27	NEW	Streets	Widen roadway to three-lane, residual collector standard and install underground drainage, curbs, and sidewalks.	Renewal	30
28	NEW	Streets	To provide sidewalks and striping improvements to address traffic and pedestrian safety issues impacting students of Eliot Elementary School.	Growth	30
29	NEW	Stormwater	#####	Growth	50
30	NEW	Facilities	Repair and maintain One Technology Center is continue to meet the needs of tenants and city personnel. Additionally, the City must strive to maintain the condition and appearance of the facility to meet Class A standards. Project would replace carpeting throughout the building, roof, fire alarm system, garage light retrofit, 12 low/high rise elevators, 2 service and 3 parking elevators.	Renewal	10-20
31	NEW	Facilities	To provide funds for a study regarding alternate water sources for the Page Belcher greens.	Growth	NA
32	NEW	Planning	Expand efforts to apply the comprehensive plan by creating detailed implementation plans in select street corridors and targeted neighborhoods. Under supervision of PED, outside consultants will engage Tulsans in the development of plans and advanced design concepts for projects that can reverse trends in underperforming neighborhoods, recommend opportunities for revitalization and redevelopment, enhance mobility and improve connections between key community assets and employment centers, and provide support on key quality of life issues including employment and jobs, fiscally sustainable growth, and enhanced public safety.	Growth	NA
34	NEW	Planning	To provide replacement funds for a parking facility for the OSU Medical Center at 7th and Houston.	Growth	NA
33	NEW	Planning	#####	Growth	30
35	NEW	Airport - AFP/MRO	Replace current boiler.	Renewal	NA
36	NEW	Airport - AFP/MRO	#####	Renewal	NA
37	NEW	Airport - AFP/MRO	Upgrades to air handling infrastructure to meet FAA standards.	Renewal	NA
38	NEW	Airport - AFP/MRO	Replacement of roof.	Renewal	NA
39	NEW	Airport - AFP/MRO	To Replace Roof	Renewal	NA
40	NEW	Airport - AFP/MRO	For repair of electrical infrastructure	Renewal	NA
41	NEW	Airport - AFP/MRO	Replace Air handler system	Renewal	NA
42	NEW	Airport - AFP/MRO	Rehabilitation of the parking lots and renovation of the exterior of the building at Air Force Plant #3	Renewal	NA
43	NEW	MTTA	The Peoria Rapid Bus Project will take Tulsa's most active corridor and upgrade to a Bus Rapid Transit (BRT) type route.	Growth	12

9.8

# NEW CAPITAL PROJECTS SUMMARY

	PRIORITY	TITLE	DEPARTMENT	PURPOSE	RENEWAL V. GROWTH	USEFUL LIFE
44	NEW	Jones Creek Relief (91-N)	Sewer	Provide additional capacity of Upper Mingo/Jones Creek Interceptor.	Growth	NA
45	NEW	30-N Relief	Sewer	Post SSES rehab report: Provide additional capacity for Coal Creek 30-N and 94-N maintenance areas.	Renewal	NA
46	NEW	DAF Thickener Rehabilitation	Sewer	Replacement of dissolved air flotation equipment at all three basins. The engineering contract for this project is handled under the Lower Bird Creek WWTP Expansion Construction Services contract.	Renewal	NA
47	NEW	Northside WWTP Flow Optimization and Process Model	Sewer	Detailed biological modeling and computational fluid dynamic (CFD) modeling to determine the maximum amount of wet weather flow and biological load that can be treated through the WWTP.	Study	NA
48	NEW	Solids Thickening Study	Sewer	Evaluate existing DAF units and compare with cost of installing rotary drum thickeners (RDTs).	Study	NA
49	NEW	Northside SAMS Equipment Replacements	Sewer	Output from the Strategic Asset Management System (SAMS) database indicates an annual recommended investment to support prioritization of repair and replacement needs for budgeting at the Northside WWTP.	Renewal	NA
50	NEW	Northgate LS Relief	Sewer	Construct 6,000 lf of 10-inch pipe to relieve the Northgate Lift Station	Growth	NA
51	NEW	Mill Creek 92/95-N Relief	Sewer	Provide added capacity to overloaded lines	Growth	NA
52	NEW	Douglas Creek Relief (97-N)	Sewer	Provide added capacity to overloaded lines	Growth	NA
53	NEW	RL Jones Gravity Sewer & Airport LS Relief	Sewer	"Provide sewer to unserved area South of 81st Street in the Elwood area and remove the north Jones Airport LS from the Jenks system. Forcemain Project to start in 2013, Relief Project to start in 2014	Growth	NA
54	NEW	Nickel Creek South Interceptor - Contract 2	Sewer	Provide sewer to unserved area. Interceptor will be connected to Sapulpa sewer system.	Growth	NA
55	NEW	West Tulsa 39, 40, 41-S Relief	Sewer	Provide additional capacity and rehab for the West Tulsa area. Original scope was for replacement of 10-inch line on surface. Scope and budget subject to SRP for SSOs in 39-S and 40-S.	Growth	NA
56	NEW	Solids Facility Plan and Improvements	Sewer	#####	Renewal	NA
57	NEW	Southside WWTP Flow Optimization and Process Modeling Study	Sewer	Detailed biological modeling and computational fluid dynamic (CFD) modeling to determine the maximum amount of wet weather flow and biological load that can be treated through the WWTP.	Study	NA
58	NEW	Sludge Grinding/Screening Addition	Sewer	Install new in-line grinders or screens in basement level of existing Thickener Complex Building.	Growth	NA
59	NEW	Plant Effluent Water Conveyance to Cherry Creek Facility	Sewer	New plant effluent line, valves, and appurtenances from the Southside WWTP to the Cherry Creek Facility	Growth	NA
60	NEW	Southside Influent Lift Station Diversion to Cherry Creek Lift Station	Sewer	Provide piping and valving off of the Southside influent lift station forcemain to provide connection to and allow bi-directional flow in the existing Cherry Creek lift station forcemain	Growth	NA
61	NEW	71st Street Dewatering Facility Improvements	Sewer	#####	Renewal	NA
62	NEW	Southside SAMS Equipment Replacements	Sewer	Output from the Strategic Asset Management System (SAMS) database indicates an annual recommended investment to support prioritization of repair and replacement needs for budgeting at the Southside WWTP.	Renewal	NA
63	NEW	Crow Creek 44-S Relief	Sewer	Provide added capacity to overloaded lines	Renewal	NA
64	NEW	Hailey Creek Flow Equalization Basin Expansion and Plant Effluent Water Pump Station	Sewer	Expand synthetic geomembrane lined flow equalization basin to a total capacity of 30 million gallons and expand plant effluent water pumping station.	Growth	NA
65	NEW	Francis Hills LS Relief	Sewer	Remove lift station and replace with gravity sewers	Renewal	NA
66	NEW	Rose Dew LS Relief	Sewer	Provide sewer to unserved area around Lynn Lane and Rose Dew area. Relief of Rose Dew Lift Station.	Growth	NA
67	NEW	Spunky Creek Force Main, Ph 1b	Sewer	NA	Growth	NA

# NEW CAPITAL PROJECTS SUMMARY

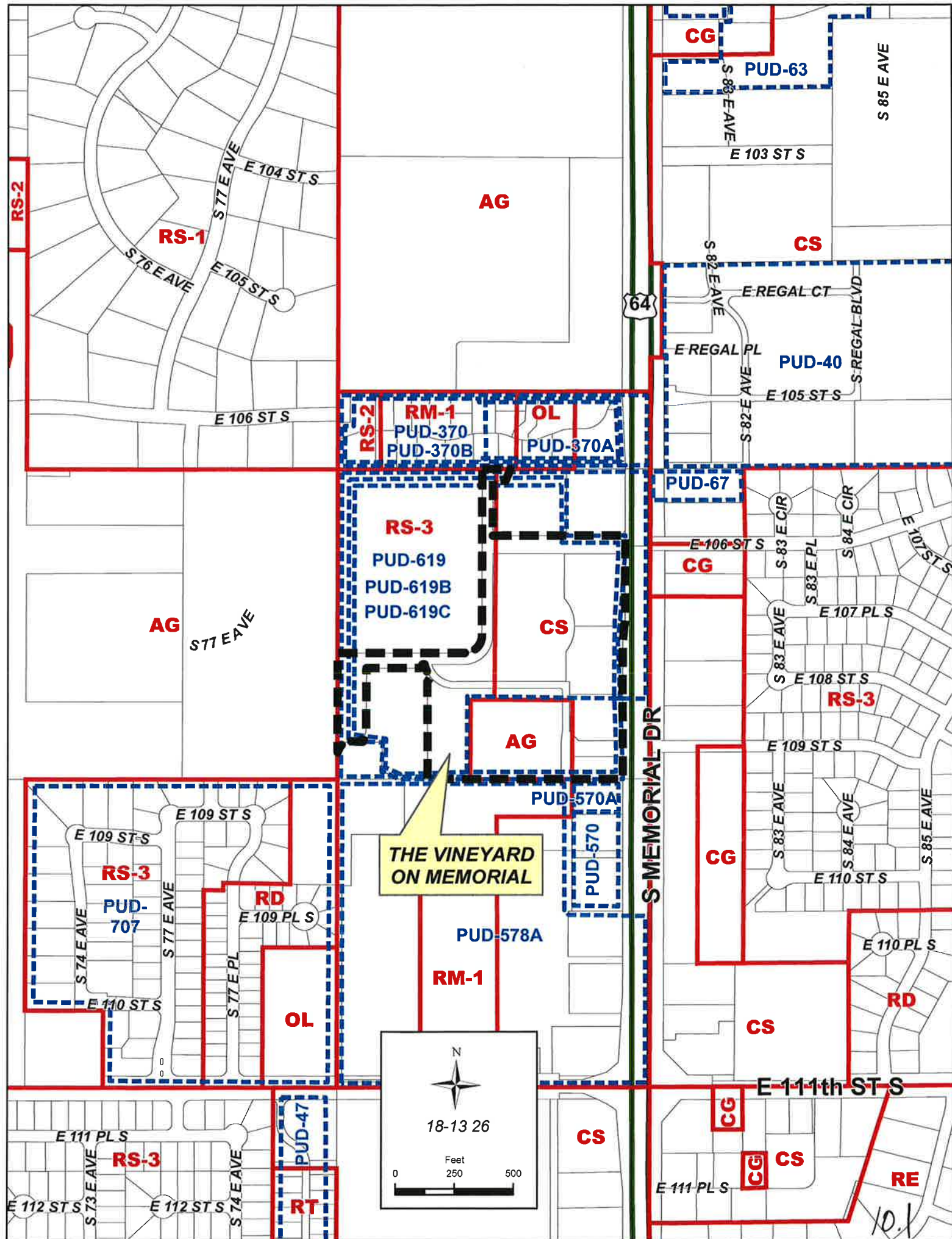
PRIORITY	TITLE	DEPARTMENT	PURPOSE	RENEWAL V. GROWTH	USEFUL LIFE
68	NEW Spunky Creek LS Upgrade, Ph 2	Sewer	NA	Growth	NA
69	NEW Spunky Creek Lift Station Odor Control	Sewer	Addition of a new activated carbon odor control system at the Spunky Creek Lift Station. The engineering contract for this project is handled under the Lower Bird Creek WWTP Expansion Construction Services contract	Growth	NA
70	NEW Excess Flow Line from LBCWWTP to Port South	Sewer	Addition of 48 inch gravity line to Port South to allow increase excess flow from LBCWWTP to discharge to Port South	Growth	NA
71	NEW Lower Bird Creek SAMS Equipment Replacements	Sewer	Output from the Strategic Asset Management System (SAMS) database indicates an annual recommended investment to support prioritization of repair and replacement needs for budgeting at the Lower Bird Creek WWTP.	Renewal	NA
72	NEW Lift Station Replacements or Upgrades	Sewer	Annual repairs, pump replacements, etc. to the collection system lift stations.	Renewal	NA
73	NEW Areawide SCADA Improvements Study	Sewer	#####	Study	NA
74	NEW Areawide Electrical Load and Transformer Study and Transformer Replacement	Sewer	#####	Study/Renewal	NA
75	NEW NSWWTP Lab Building	Sewer	Roof Replacement	Renewal	NA
76	NEW NSWWTP Administration Building	Sewer	Roof Replacement	Renewal	NA
77	NEW Apache Lift Station	Sewer	Roof Replacement	Renewal	NA
78	NEW NSWWTP MCC Building (1) 52S	Sewer	Roof replacement	Renewal	NA
79	NEW NSWWTP Sulfur Dioxide Bldg. 56S-Bldg 01	Sewer	Roof replacement	Renewal	NA
80	NEW NSWWTP Building #01	Sewer	Roof replacement	Renewal	NA
81	NEW NSWWTP Building #02	Sewer	Roof replacement	Renewal	NA
82	NEW Hailey Creek WWTP Operations Building	Sewer	Roof replacement	Renewal	NA
83	NEW Hailey Creek WWTP Sludge Management Center	Sewer	Roof replacement	Renewal	NA
84	NEW Hailey Creek WWTP Flow Equalization	Sewer	Roof replacement	Renewal	NA
85	NEW Hailey Creek Lift Station	Sewer	Roof replacement	Renewal	NA
86	NEW Interceptor Corrosion Assessment	Sewer	Assessment of Interceptor Corrosion	Study	NA
87	NEW Concrete Pipe Replacement	Sewer	Reflects estimate of need for short term infrastructure reinvestment	Renewal	NA
88	NEW SOM Backlog of Unrepaired Pipe	Sewer	Reflects estimate of need for short term infrastructure reinvestment	Renewal	NA
89	NEW Spavinaw Pump Station Rehabilitation and New Flowmeter	Water	Rehabilitation of the Spavinaw pump station to include butterfly valve replacement, operating floor level access to piping below, and installation of new flow metering facility on the two Spavinaw flowlines	Renewal	25
90	NEW Mohawk Pump Stations 1 & 2 Rehabilitation	Water	Rehabilitation to include replacement of roof on Mohawk Pump Station No. 2, a new roof for No. 1. The pump and motor are in good working condition and the proposed funding includes an estimated need for pump/motor refurbishment as a part of regular maintenance.	Renewal	20
91	NEW Bird Creek No. 1 Pump Station Refurbishment	Water	Refurbish pump and motor at the Bird Creek Pump Station to maintain facility in good working order	Renewal	20
92	NEW Canyon Lake Pump Station Refurbishment	Water	Refurbish pump and motor at the Canyon Lake Pump Station to maintain facility in good working order	Renewal	20
93	NEW Woods Pump Station Refurbishment	Water	Refurbish pump and motor at the Woods Pump Station to maintain facility in good working order	Renewal	20



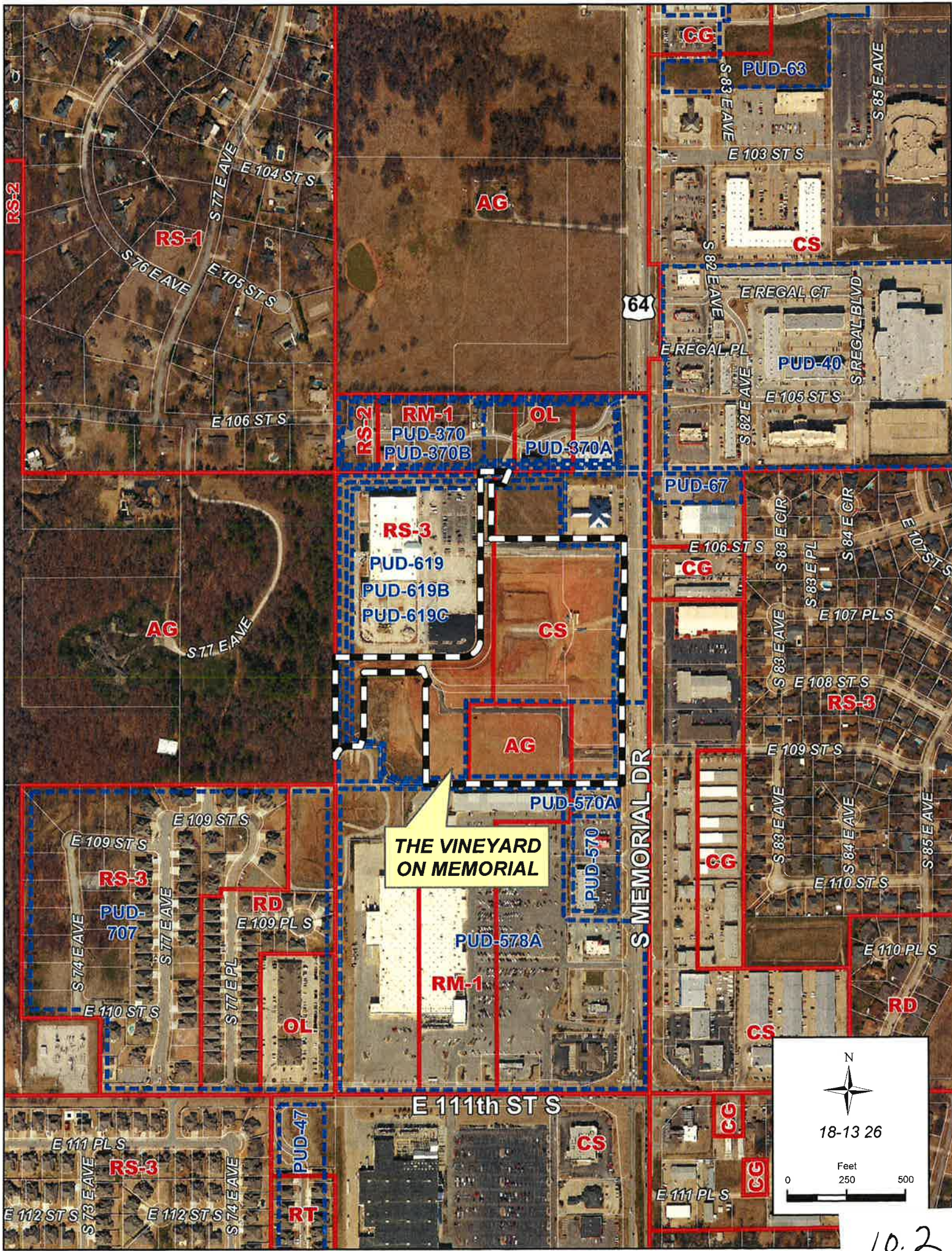
# NEW CAPITAL PROJECTS SUMMARY

PRIORITY	TITLE	DEPARTMENT	PURPOSE	RENEWAL V. GROWTH	USEFUL LIFE
94	NEW	Grand River Pump Station Refurbishment	Water	Renewal	20
95	NEW	Mohawk WTP Raw Water Pump Station Enclosure	Water	Growth	30
96	NEW	Mohawk WTP HSPS Rehabilitation and Improvements	Water	Renewal	20
97	NEW	Mohawk WTP Upgrade/Replacement of I&C/SCADA System	Water	Renewal	15
98	NEW	AB Jewell Control Room - Building and Mechanical Only	Water	Growth	30
99	NEW	AB Jewell Instrumentation and Control - SCADA System	Water	Growth	20
100	NEW	AB Jewell WTP Residual Handling, Thickening, and Dewatering Improvements	Water	Renewal	25
101	NEW	AB Jewell WTP Lagoon Improvements	Water	Renewal	20
102	NEW	AB Jewell WTP Clearwell Rehabilitation/Replacement	Water	Renewal	30
103	NEW	Bixby Master Meter Connection Improvements	Water	Growth	50
104	NEW	Berry Hill Waterline Extension	Water	Growth	50
105	NEW	AB Jewell/Mohawk Structural / Architectural Rehabilitation and Repairs	Water	Growth	30









THE VINEYARD  
ON MEMORIAL



18-13 26



10.2



## MINOR SUBDIVISION PLAT

### The Vineyard on Memorial - (8308) (CD 2)

North of the northwest corner of East 111<sup>th</sup> Street South and South Memorial Drive

This plat consists of 7 Lots, 3 Blocks, on 15.35 acres.

The following issues were discussed March 7, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 619 C. Covenants need to be clarified between the old underlying Memorial Commons and be approved by City Legal.
2. **Streets:** Section 1.15 refers to sidewalks on the north side of 106<sup>th</sup> Place since that area is not included in this plat, edit the section accordingly.
3. **Sewer:** Along the south boundary line of Lot 1, Block 2, move the building line out of the easement area. If you show a building line, locate it along the north boundary of the 10 foot waterline easement.
4. **Water:** No comment.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.

**GIS:** Submit a new subdivision control data form.

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

### **Waivers of Subdivision Regulations:**

1. None requested.

### **Special Conditions:**

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

10.3

**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.



THE BALL OF BEARING FOR THE SUBMISSION SHOWN HEREIN IS AN ASSUMED BEARING OF NORTH 100°23' WEST ON THE EAST LINE OF THE NE 1/4 OF SECTION 26, T-18-N, R-13-E.

THE PLAY MATS THE OREGONIAN NEWSPAPER THROUGHOUT THE  
COUNTRY. THE MATS ARE BEING AS SUPPLIED BY THE  
OREGONIAN STATE BOARD OF REGISTRATION FOR PROFESSIONAL  
ENGINEERS AND LAND SURVEYORS.

ALL PROPERTY CORNERS ARE SET 3/8" IRON REBAR WITH YELLOW  
CAP STAMPED "TANNER LEE 1-015" UNLESS OTHERWISE NOTED

ADDITIONS ON THIS PLAY ARE ACCURATE AT THE TIME  
THE PLAY WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND  
SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL  
DESCRIPTION.

ACCESS AT THE TIME OF PLAY WAS PROVIDED BY SOUTH  
MEMORIAL DRIVE BY VIRTUE OF RIGHT-OF-WAY DEED RECORDED  
IN BOOK 4630, PAGE 2011, TULSA COUNTY CLERK'S OFFICE.

TOP RIM OF SANITARY SEWER MANHOLE LOCATED APPROXIMATELY 13 FEET WEST OF THE SOUTHEAST PROPERTY CORNER.  
(373.180 28N, 2593465 27E)

TOP RIM OF STORM SEWER MANHOLE LOCATED APPROXIMATELY 881 FEET NORTH AND 60 FEET EAST OF THE SOUTHEAST PROPERTY CORNER.  
(174548 00N, 2093533 09E)

ELEVATION = 647.65 (NAV83)

ELEVATION = 696.01 (NAV83)

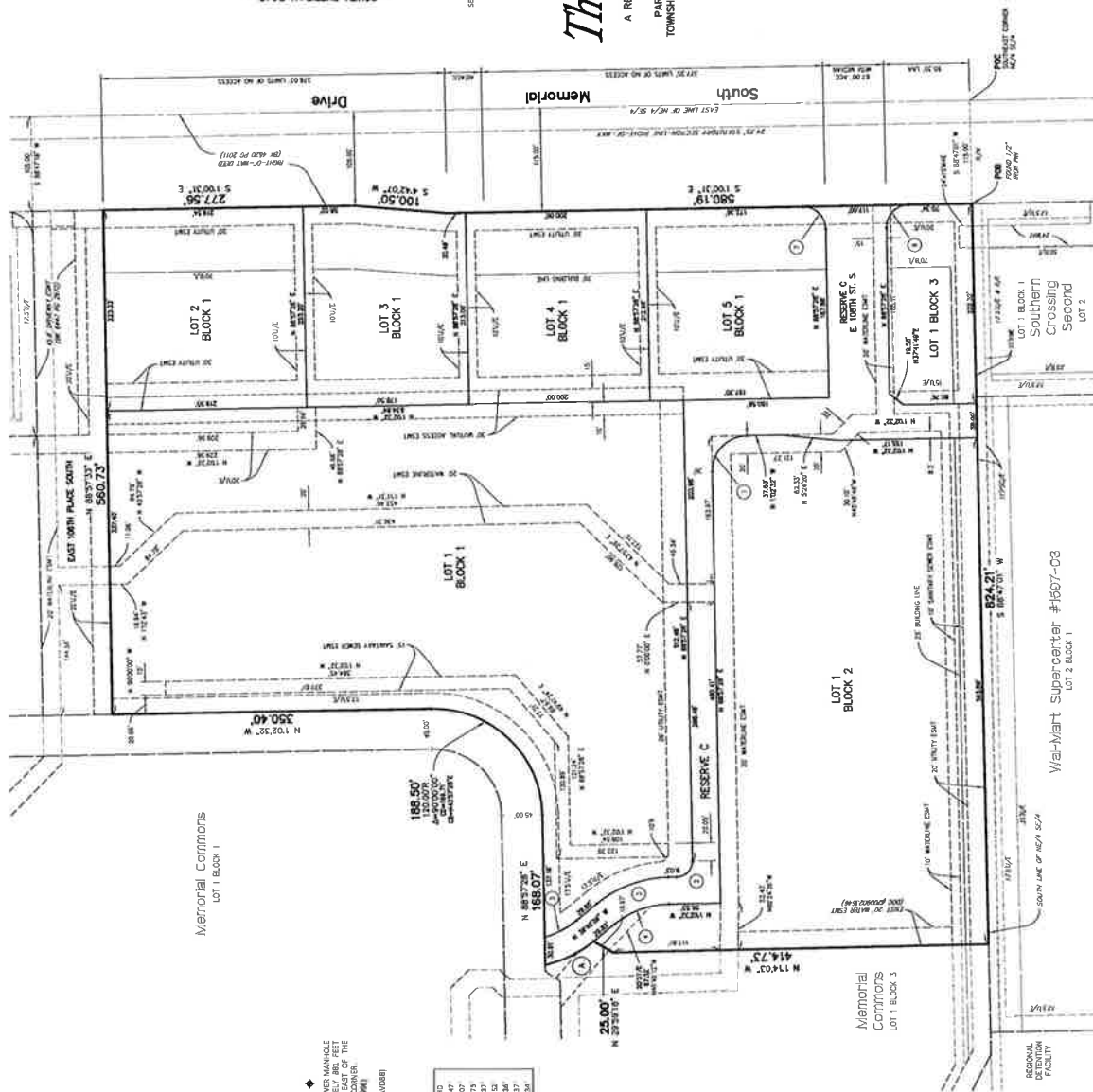
CURVE	LENGTH (m)	WADZUSHI	DE (m)	CP	CH (m)
A	60.07	130.03	247.93*	N37°74'50"W	59.47
1	61.36	336.07	90°00'00"	N45°51'50"W	55.07
2	21.46	171.50	M3°00'00"	N60°23'15"W	24.73
3	85.80	137.50	M3°30'31"	N37°13'46"W	84.33
4	65.75	97.50	M2°34'57"	N27°21'46"W	64.53
5	39.63	100.00	28°18'28"	N37°20'00"W	38.36
6	33.26	25.00	90°00'00"	N60°13'13"W	35.37
7	33.26	25.00	90°00'00"	N60°13'28"W	35.37

LOT NUMBER	AREA(\$)	AREA(ACRES)
BLOCK 1 LOT 2	252,456	3.790
BLOCK 1 LOT 2	48,883	1.322
BLOCK 1 LOT 3	38,127	0.868
BLOCK 1 LOT 4	42,607	0.918
BLOCK 1 LOT 5	41,888	0.942
BLOCK 2 LOT 1	272,828	3.948
BLOCK 3 LOT 2	21,049	0.483

STATE OF OKLAHOMA } ss.  
COUNTY OF TULSA }

Percentage

DATE OF PREPARATION: MARCH 8, 2013



<p><b>THIS PLAN</b>  <b>CERTIFICATE OF APPROVAL</b></p> <p>I hereby certify that this plan was approved by the Tulsa Metropolitan Area Planning Commission on _____, 19____.</p> <p><b>TULSA, OKLA</b></p> <p>This approval is void if this plan is not filed in the Office of the County Clerk on or before _____, 19____.</p>	<p><b>CITY ENGINEER</b></p> <p>By the _____          of the City of Tulsa,          Oklahoma</p> <p>Chairman</p> <p>Mayor</p> <p>Attest, City Clerk</p> <p>Approved City Attorney</p>
---	---

**ABBREVIATIONS:**

ACC = ACCESS  
B/L = BUILDING LINE  
BK PG = BOOK & PAGE  
CB = CORD BEARING  
CD = CHORD DISTANCE  
ESMT = EASEMENT  
ITB = INITIAL TANGENT BEARING  
LNA = LIMIT OF NO BEARING  
MAE = MUTUAL ACCESS EASEMENT  
OC = OVERLAND DRAINAGE EASEMENT  
P/E = PARKING DRAINAGE EASEMENT  
P/F = POINT OF FUTURE INTERSECTION  
POC = POINT OF COMMENCEMENT  
P/SJ = PARKING SPLIT/JUNCTION  
R = RADIUS  
RSW = RESTRICTED WATER LINE EASEMENT  
SSE = SANITARY SEWER EASEMENT  
STB = STORM SEWER EASEMENT  
U/E = UTILITY EASEMENT  
W/L = WATER LINE EASEMENT

**Location Map**  
Scale: 1" = 200'

PUD 619-C

# *The Vineyard on Memorial*

A REPLAT OF LOTS 1-4, BLOCK 2; LOT 2, BLOCK 3; LOT 3, BLOCK 3; AND RESERVE AREA C OF "MEMORIAL COMMONS" (PLAT NO. 6219)

PART OF THE SOUTHEAST QUARTER (SE/4) OF SECTION TWENTY-SIX (26), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

OWNERS-

**South Memorial Development Group, LLC**  
10907 South New Haven Avenue  
Tulsa, Oklahoma 74137  
Phone: (918)481-8888  
Contact: Robert Burk

ENGINEER:

**Kinslow, Kelth & Todd, Inc.**  
ENGINEER.  
2200 South Utica Place, Suite 200  
Tulsa, Oklahoma 74114  
Phone: (918)744-4270  
A. NICOLE WATTS, P.E., NO. 21512  
M. J. KELTH, P.E., NO. 21513

IRVING.

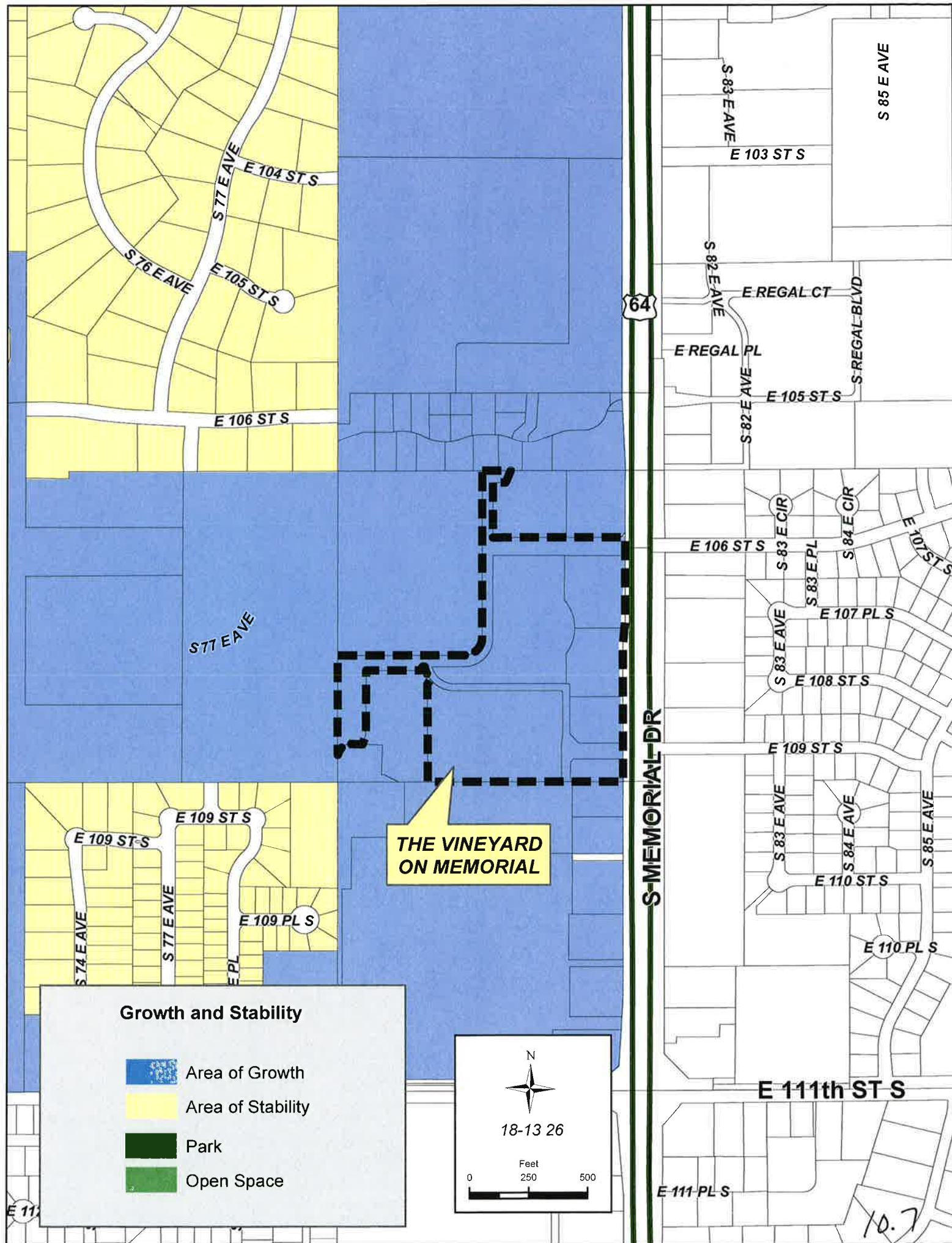
**SURVEYOR:**  
**Tanner Consulting, LLC**  
5323 South Lewis Avenue  
Tulsa, Oklahoma 74105  
Phone: (918)745-9929  
DAN E. TANNER, P.L.S. NO. 1433  
OK C.A. NO. 2461, EXPIRES 9/30/2013

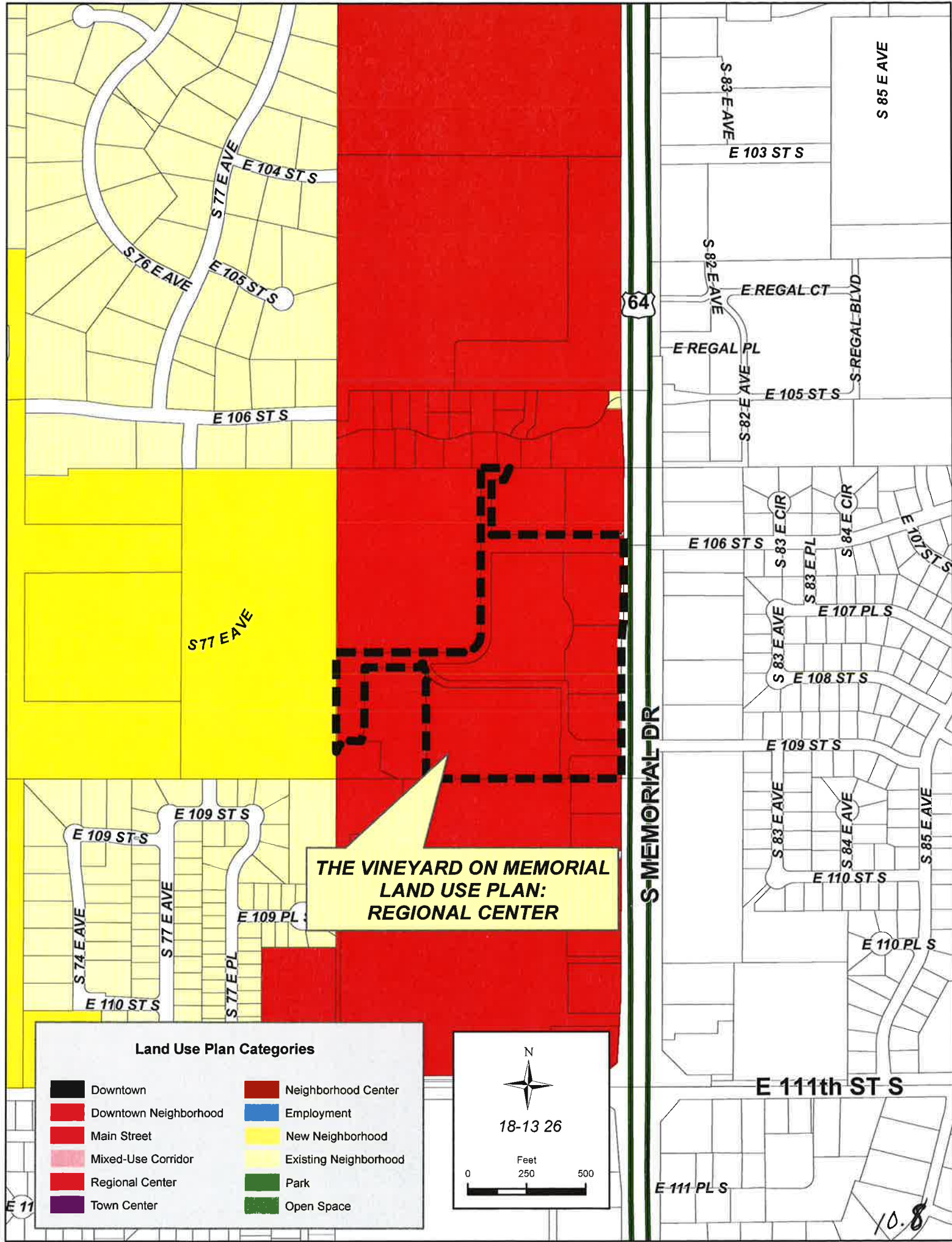
**The Vineyard on Memorial**  
SHEET 1 OF 3

LOT 2 BLOCK 1

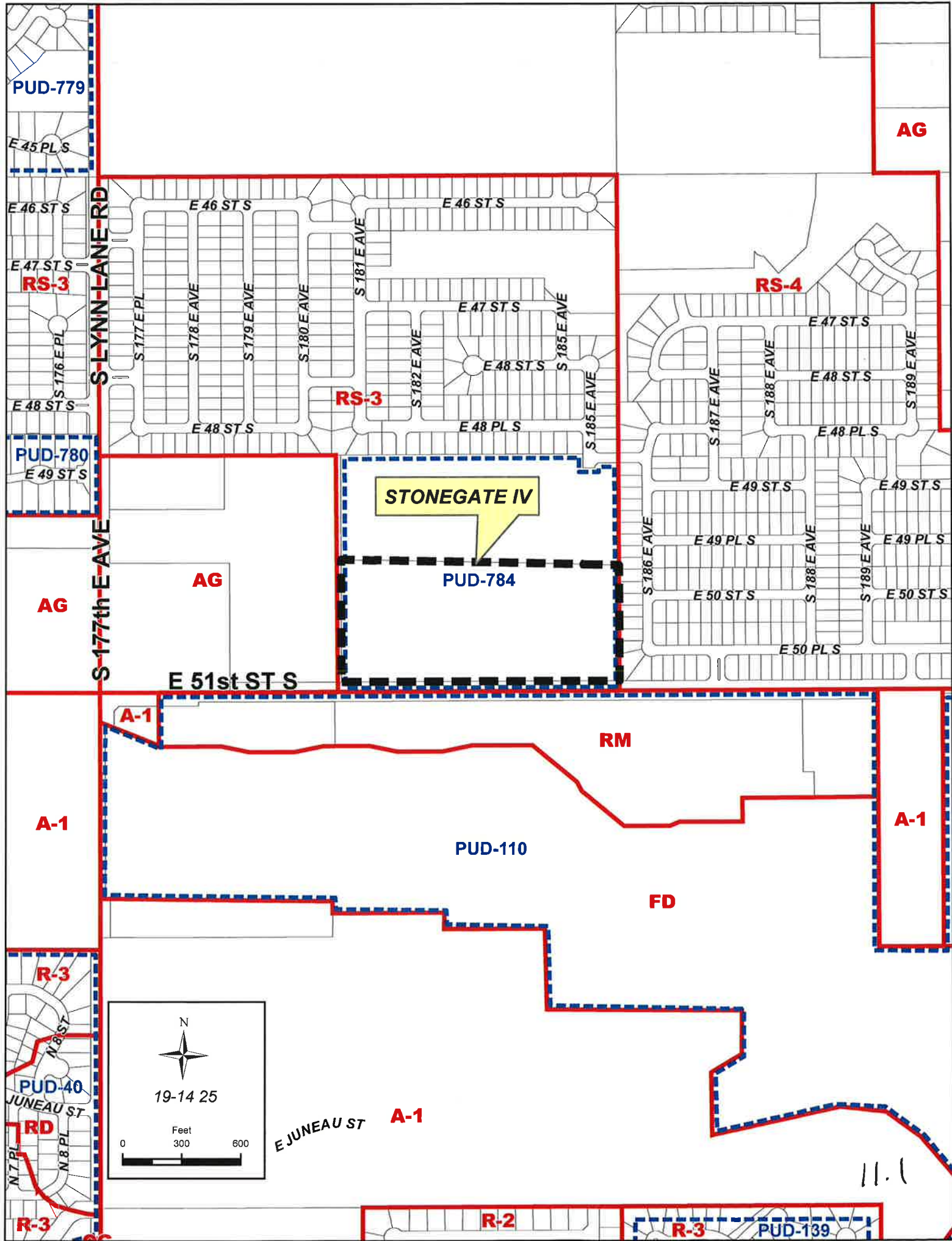
LOT 2 BLOCK 1

LOT 2 BLOCK 1

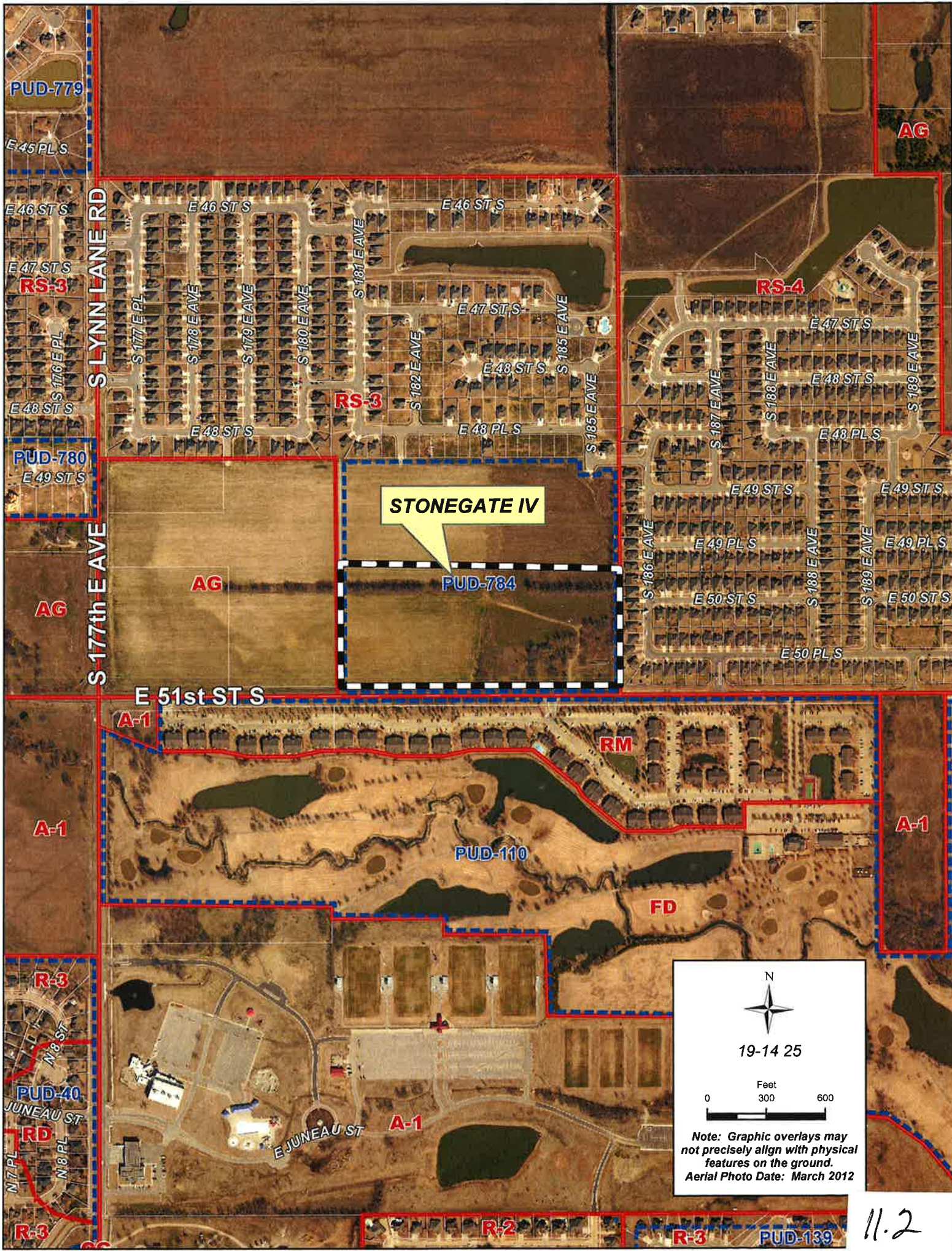












11.2



## PRELIMINARY SUBDIVISION PLAT

### **Stonegate IV** - (9426) (CD 6)

East of the northeast corner of East 51<sup>st</sup> Street and South 177<sup>th</sup> East Avenue

This plat consists of 74 Lots, 4 Blocks, on 20.81 acres.

The following issues were discussed March 7, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 784.
2. **Streets:** Include name instead of "street name" and specify the right-of-way widths on each side of the island. If Reserve C is intended to be the median, clearly label it and show distances, bearings, etc. Provide section on Reserve C.
3. **Sewer:** Identify the easement widths adjacent to the north boundary lines of Lot 20, Block 1, and all of Block 4. The 15-foot building line along the north boundary of Lot 6, Block 2, must also be a utility easement. City of Broken Arrow excess capacity fees of \$700/acre will be assessed for the development.
4. **Water:** Add a 15-foot utility easement along East 49<sup>th</sup> Place South for lots 17-32 of Block 3. An IDP (infrastructure development plan) water main extension line is required.
5. **Storm Drainage:** The storm line along the north side of Block 1 must be in an easement. Inlets in sumps must have overland relief in case the storm line becomes plugged. If the relief is not down the street then an overland drainage easement between the homes must be provided and minimum finished floor elevation shown on the face of plat.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** ONG needs 17.5 foot utility easements.
7. **Other: Fire:** Provide fire hydrant coverage per Appendix C of the 2009 International Fire Code.

**GIS:** Location map shows Stonegate IV label above property being platted, please correct. Subdivision Control data sheet needs to be submitted. Show the square footages and addresses of each lot on the face of plat. Provide utility easement widths along north side of the development. Label the utility easement along the north edge of Lot 20, Block 1, and specify the width. Provide a 2.5- or 3-foot fence easement along the south side of Reserve B. Provide a section on Reserve B.

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.

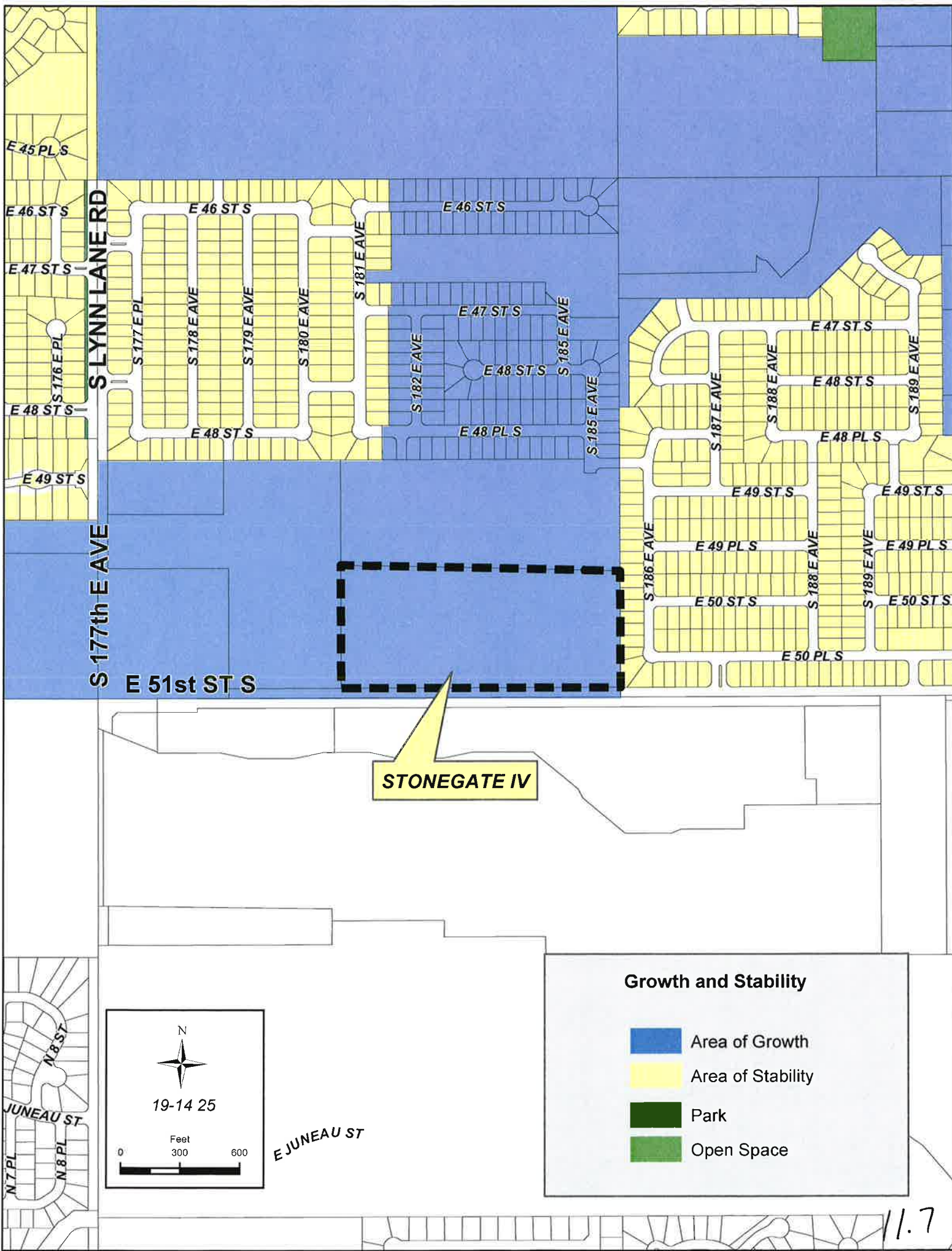
**Standard Conditions:**

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 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.)

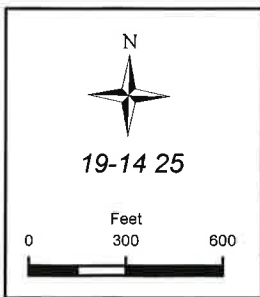
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal 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.

















**STONEGATE IV  
LAND USE PLAN:  
NEW NEIGHBORHOOD**

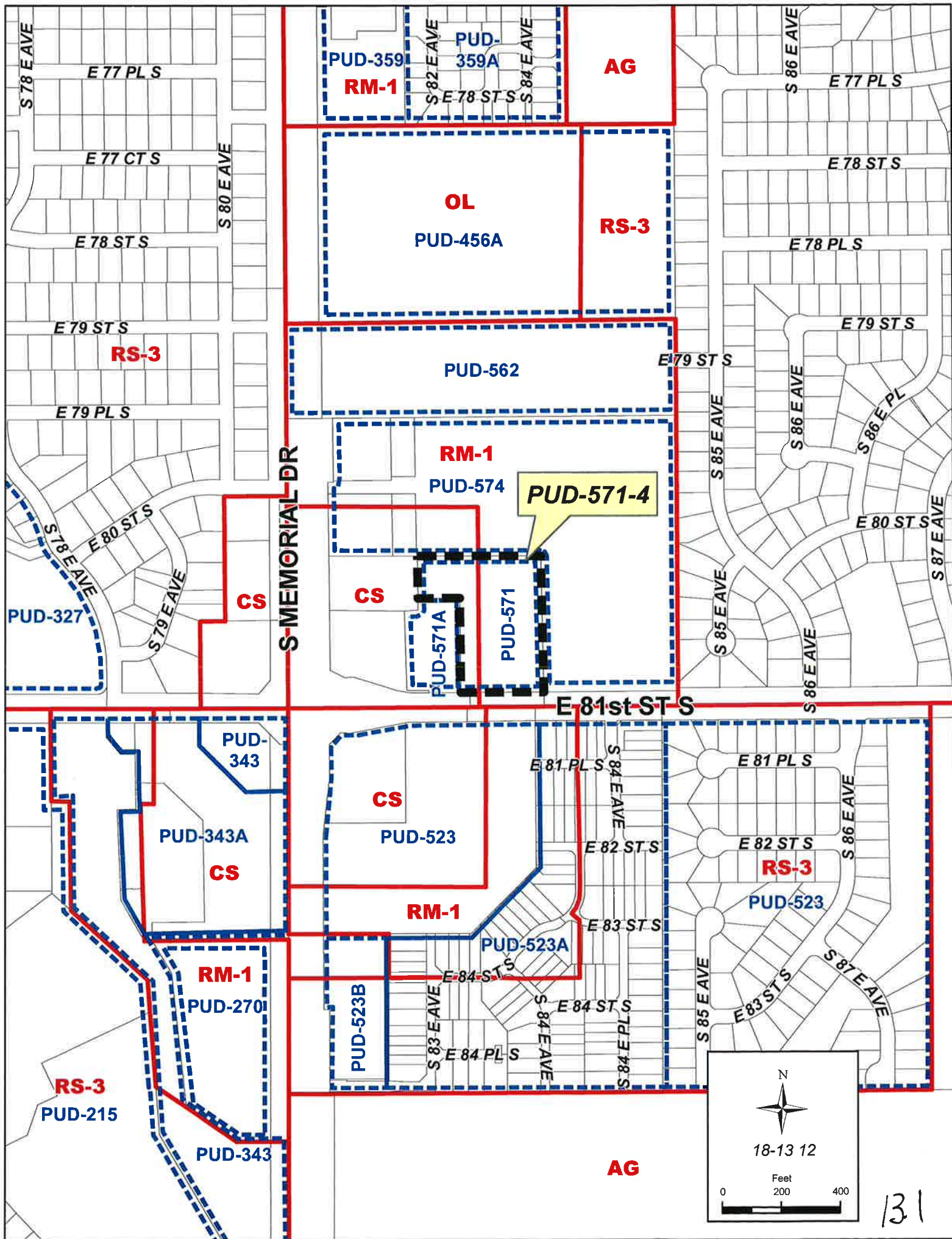


E JUNEAU ST

**Land Use Plan Categories**

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





## Huntsinger, Barbara

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**From:** Roy Johnsen [rdj@rjohnsenlaw.com]  
**Sent:** Wednesday, March 13, 2013 10:27 AM  
**To:** Huntsinger, Barbara  
**Cc:** Wilkerson, Dwayne; davidbswezey@gmail.com  
**Subject:** PUD 571-4

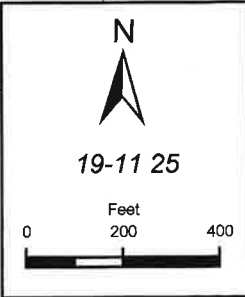
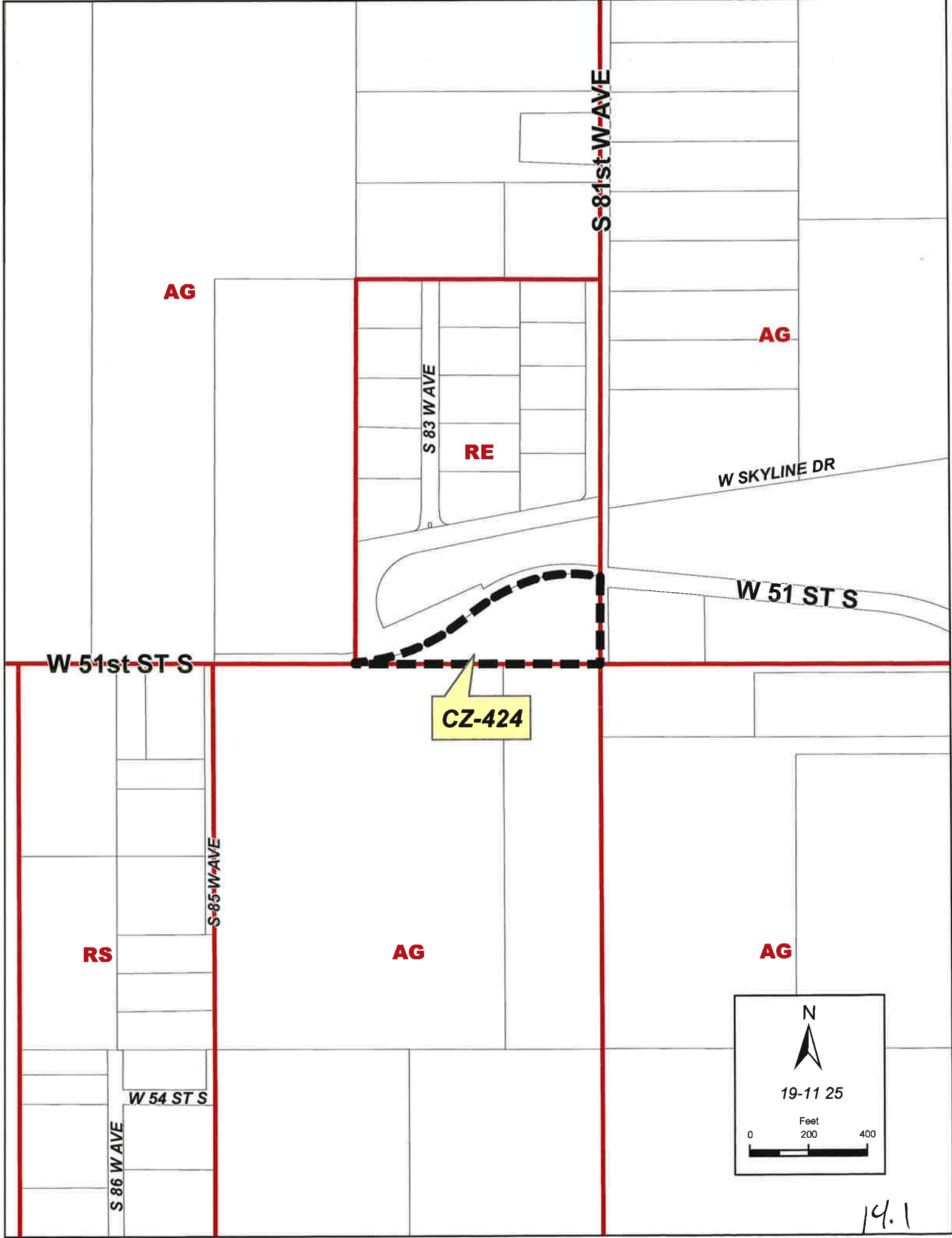
To the Tulsa Metropolitan Area Planning Commission  
c/o Barbara Huntsinger

It is requested that the referenced application be continued from the presently scheduled hearing date of March 20, 2013 to the April 17, 2013 meeting of the Commission.

South Tulsa Storage, LLC, is continuing its discussion with Remington At Memorial Apartments concerning screening/landscaping. The response continues to be positive and South Tulsa Storage is proceeding with its efforts to achieve a written agreement.

Respectfully,

Roy Johnsen,  
Attorney for South Storage, LLC



14.1





W 51st ST S

S 83 WAVE

S 81st WAVE

W SKYLINE DR

W 51 ST S

CZ-424

S 85 WAVE

W 54 ST S

S 86 WAVE



19-11 25

0 200 400  
Feet

Note: Graphic overlays may not precisely align with physical features on the ground.  
Aerial Photo Date: March 2012

14.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-424**

**TRS 9125**

**Atlas 0**

**CZM**

**County**

**TMAPC Hearing Date:** March 20, 2013

**Applicant:** Istvan Balogh

**Tract Size:** 3± acres

**ADDRESS/GENERAL LOCATION:** Southeast corner of West 51<sup>st</sup> Street and West Skyline Drive

**EXISTING ZONING:** RE

**EXISTING USE:** Vacant

**PROPOSED ZONING:** AG

**PROPOSED USE:** Farming/ Farmers market

**ZONING ORDINANCE:** Ordinance number 203135 dated July 24, 2006, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**CZ-378 March 2006:** All concurred in approval of a request for rezoning a 25± acre tract of land from AG to RS for a new residential subdivision on property located on the northwest corner of West 51<sup>st</sup> Street and South 81<sup>st</sup> West Avenue, and the subject property is a part of the application.

**CBOA-2459 February 2013:** An application has been made to the Board of Adjustment for a Use Variance to permit Use Unit 13 in an "AG" district, for a farmer's market, on the subject property. The request is to be heard by the County Board of Adjustment on March 19, 2013.

***AREA DESCRIPTION:***

**SITE ANALYSIS:** The subject property is approximately 3± acres in size and is located Southeast corner of West 51<sup>st</sup> Street and West Skyline Drive. The property appears to be vacant and is zoned RE.

**SURROUNDING AREA:** The subject tract is abutted on the east by AG zoned property; on the north by a single family residential area, zoned RE; on the south by vacant land, zoned AG; and on the west by vacant land, zoned AG.

**UTILITIES:** The subject tract is provided by a rural water district. Sanitary sewer is not available and will be provided by the individual lot owner as permitted by Oklahoma Department of Environmental Quality.

**TRANSPORTATION VISION:**

The Comprehensive Plan does not provide a vision for any of the streets in this area.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
West Skyline Drive	Residential Collector	60	2
West 51 <sup>st</sup> Street	Secondary Arterial	100	2

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

This 3.3 acre parcel is in Tulsa County and has not been included in The City of Tulsa Comprehensive Plan or the Vision 2000 Comprehensive Plan for the Tulsa Metropolitan Area.

The area is part of a small area that was zoned RE as part of a larger zoning request north of West 51<sup>st</sup> Street.

**STAFF RECOMMENDATION:**

The existing development pattern surrounding this 3.3 acre parcel is expected to remain stable as a small agricultural area or large lot residential area and is outside the jurisdiction of the City of Tulsa and the City of Sand Springs. The proposed farmer's market use is allowed by right in an AG district and will also provide some agricultural products grown on site. The market is anticipated to be a year round operation.

The proposed zoning from RE to AG is consistent with some of the other agricultural business in the area including a small winery near the area.

Staff finds the uses and intensities of CZ-424 to be in harmony with the existing and expected development of surrounding areas and a unified treatment of the development possibilities of the site.

Therefore, staff recommends **APPROVAL** of CA-424 rezoning the entire referenced tract from RE to AG.

03/20/13

RE

AG

E 76th ST N

IL

AG

N YALE AVE

CZ-425

75

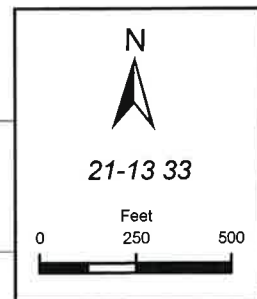
75

IM

N WHIRLPOOL DR

AG

IL



ANTON AVE

15.1



E 76th ST N

N YALE AVE

CZ-425

75

75

N WHIRLPOOL DR

N TON AVE



21-13 33

0 250 500  
Feet

Note: Graphic overlays may  
not precisely align with physical  
features on the ground.  
Aerial Photo Date: March 2012

15.2



**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-425**

**TRS 1333**

**Atlas 0**

**CZM 16**

**County**

**TMAPC Hearing Date:** March 20, 2013

**Applicant:** Sisemore, Weisz & Associates, Inc./  
Darin Akerman

**Tract Size:** 6± acres

**ADDRESS/GENERAL LOCATION:** South of southwest corner of East 76<sup>th</sup> Street North and North Yale Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Undeveloped

**PROPOSED ZONING:** IL

**PROPOSED USE:** Future industrial use

**ZONING ORDINANCE:** Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

**CZ-298 March 2002:** All concurred in approval of a request for rezoning a 19± acre tract of land from AG to IL for light industrial use on property located on the northwest corner of East 66<sup>th</sup> Street North and North Yale Avenue and south of subject property.

**CZ-297 March 2002:** All concurred in approval of a request for rezoning a 14± acre tract of land from AG to IL for light industrial use on property located on the southwest corner of East 76<sup>th</sup> Street North and North Yale Avenue, and north of subject property.

**CZ-269 September 2000:** All concurred in approval of a request to rezone a 17± acre tract from AG to IM for a proposed office and warehouse, on property located west of the northwest corner of East 66<sup>th</sup> Street North and North Whirlpool Drive and fronting East 66<sup>th</sup> Street and U. S. Highway 75 North.

**CZ-257 November 1999:** All concurred in approval of a request for rezoning a 56± acre tract of land from AG to IM for industrial uses, on property located on the west side of North Yale Avenue, between East 66<sup>th</sup> Street North and East 76<sup>th</sup> Street North and south of subject property.

**CZ-217 October 1994:** All concurred in approval of a request to rezone a 988± acre tract from IL to IM, less a 200' strip along East 76<sup>th</sup> Street, a 150' strip along North Yale Avenue, and eight acres of Amoco property, all of which remained in IL zoning. On property located on the east side of North Yale Avenue between East 61<sup>st</sup> Street North and East 76<sup>th</sup> Street North and east of the subject tract.

**TULSA METROPOLITAN AREA PLANNING COMMISSION  
CASE REPORT**

**APPLICATION: CZ-425**

**TRS 1333**

**Atlas 0**

**CZM 16**

**County**

**TMAPC Hearing Date:** March 20, 2013

**Applicant:** Sisemore, Weisz & Associates, Inc./  
Darin Akerman

**Tract Size:** 6± acres

**ADDRESS/GENERAL LOCATION:** South of southwest corner of East 76<sup>th</sup> Street North and North Yale Avenue

**EXISTING ZONING:** AG

**EXISTING USE:** Undeveloped

**PROPOSED ZONING:** IL

**PROPOSED USE:** Future industrial use

**ZONING ORDINANCE:** Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

***RELEVANT ZONING HISTORY:***

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**CZ-217 October 1994:** All concurred in approval of a request to rezone a 988± acre tract from IL to IM, less a 200' strip along East 76<sup>th</sup> Street, a 150' strip along North Yale Avenue, and eight acres of Amoco property, all of which remained in IL zoning. On property located on the east side of North Yale Avenue between East 61<sup>st</sup> Street North and East 76<sup>th</sup> Street North and east of the subject tract.

15.4

**AREA DESCRIPTION:**

**SITE ANALYSIS:** The subject property is approximately 6± acres in size and is located south of southwest corner of East 76<sup>th</sup> Street North and North Yale Avenue (Whirlpool Drive). The property appears to be undeveloped and is zoned AG.

**SURROUNDING AREA:** The subject tract is abutted on the east by North Yale Avenue. Further East across Yale is the Cherokee Industrial Park, zoned IM on the north by vacant land, zoned AG; on the south by vacant land, zoned AG; and on the west by Highway 75, zoned AG.

**UTILITIES:** The subject tract is provided with City of Tulsa municipal water and sanitary sewer service is available.

**TRANSPORTATION VISION:**

The Comprehensive Plan does not establish a vision for transportation in Tulsa County outside of the Tulsa City Limits.

**STREETS:**

<b><u>Exist. Access</u></b>	<b><u>MSHP Design</u></b>	<b><u>MSHP R/W</u></b>	<b><u>Exist. # Lanes</u></b>
North Yale Avenue (Whirlpool Drive)	Secondary Arterial	100'	2

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

This parcel is not included in the City of Tulsa Comprehensive Plan however it was included in the 1980-2000 North Tulsa County Comprehensive Plan. This vision identified in this Plan which was developed in 1980 included the entire area east of Highway 75 almost to North Memorial Drive between 76<sup>th</sup> Street North and 66<sup>th</sup> Street North was considered an industrial area.

The goals defined in that plan for an industrial area are.

- 1) To preserve and promote the development of efficient industrial areas and districts to have accessibility to a balanced transportation network...to provide efficient and economic movement of people and goods.
- 2) To discourage scattering of unplanned industrial uses in areas planned for other uses by making known the industrial development areas.
- 3) To provide a variety of sites for diversified industrial uses.
- 4) To facilitate efficient utilization of the area's labor force, raw materials and transportation media by encouraging those types of industry which will further stabilize and diversify the economic base.
- 5) Encourage sound industrial development by developing industrial districts so that they provide a full range of public services and by prohibiting from such districts non-industrial uses except those which are directly supportive.



**STAFF RECOMMENDATION:**

The requested zoning from AG to IL conforms to all of the goals identified in the 1980-2000 North Tulsa County Comprehensive Plan. Staff is confident that the goals and land use areas identified in this comprehensive plan are still consistent with the existing and future development pattern anticipated for this area.

Staff finds the uses and intensities of CZ-425 to be in harmony with the existing and expected development of surrounding areas and a unified treatment of the development possibilities of the site.

Therefore, staff recommends **APPROVAL** of CZ-425 rezoning the entire referenced tract from AG to IL.

03/20/13