

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2648

April 17, 2013, 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:

1. Minutes of March 20, 2013, Meeting No. 2646
2. Minutes of April 20, 2013, Meeting No. 2647

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.

3. **LS-20587** (Lot-Split) (CD-7) – Location: Southeast corner of East 91st Street South and South Mingo Road (Related to QuikTrip 0091 plat)
4. **LS-20595** (Lot-Split) (County) – Location: North of the northeast corner of West 171st Street South and South 11th West Avenue (Related to: LC-473 & LC-474)
5. **LC-473** (Lot-Combination) (County) – Location: North of the northeast corner of West 171st Street South and South 11th West Avenue (Related to: LS-20595 & LC-474)
6. **LC-474** (Lot-Combination) (County) – Location: North of the northeast corner of West 171st Street South and South 11th West Avenue (Related to: LC-473 & LS-20595)
7. **LC-476** (Lot-Combination) (CD-5) – Location: Southwest corner of East Skelly Drive and East 41st Street South
8. **LC-477** (Lot-Combination) (CD-2) – Location: East of the southeast corner of West 57th Place South and South 44th West Avenue

9. **LS-20597** (Lot-Split) (CD-3) – Location: Northeast corner of East Easton Street and North Sheridan Road (Related to: LS-20598, LC-478, LC-479)
10. **LS-20598** (Lot-Split) (CD-3) – Location: Northeast corner of East Easton Street and North Sheridan Road (Related to: LS-20597, LC-478, LC-479)
11. **LC-478** (Lot-Combination) (CD-3) – Location: Northeast corner of East Easton Street and North Sheridan Road (Related to: LS-20597, LS-20598, LC-479)
12. **LC-479** (Lot-Combination) (CD-3) – Location: Northeast corner of East Easton Street and North Sheridan Road (Related to: LS-20597, LS-20598, LC-478)
13. **Partial Vacation of Plat and Partial Termination of Deed of Dedication and Restrictive Covenants Harvard Square South Addition** – Location: Southeast corner of East 41st Street South and South Harvard Avenue, (CD-9)
14. **PUD-186-A-1 – Gable Gotwals/Stephen Schuller**, Location: Northeast corner of South Memorial Drive at East 71st Street South, Requesting a **Minor Amendment** to the required 65-foot building setback line, **CS/PUD-186-A** (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

15. **QuikTrip 0091** – Preliminary Plat, Location: Southeast corner of East 91st Street and South Mingo Road (8419) (CD-7)
16. **PUD—571-4 – Roy Johnsen**, Location: East of northeast corner of South Memorial Drive and East 81st Street South, Requesting a **Minor Amendment** to update the landscape and screening requirements to supplement the request for outdoor storage , (CD-7) (Continued from 2/6/13, 2/20/13, 3/6/13 and 3/20/13)
17. **Z-7222 – Nathan S. Cross**, Location: West of northwest corner of East 21st Street and South 177th East Avenue, Requesting a rezoning from **AG to OL**, (CD-6)
18. **Z-7223 – Sisemore, Weisz & Assoc. Inc./Darin Akerman**, Location: East of the northeast corner of North Mingo Road and East Pine Street North, Requesting a rezoning from **CS to IL**, (CD-6)
19. **Z-7224 – Wallace Engineering/Jim Beach**, Location: Southeast corner of North Xenophen Avenue and West Easton Street, Requesting a rezoning from **RS-3 to RM-2/CS**, (CD-4) (Related to PUD-795)
20. **PUD-795 – Wallace Engineering/Jim Beach**, Location: Southeast corner of North Xenophen Avenue and West Easton Street, Requesting a **PUD** for reuse of existing school site, **RS-3 to RM-2/CS/PUD**, (CD-4) (Related to Z-7224)

OTHER BUSINESS

21. Commissioners' Comments

ADJOURN

CD = Council District

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

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.

Eller & Detrich
A Professional Corporation

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Of Counsel
Donald L. Detrich
Philip R. Feist, PLLC
Katherine Saunders, PLC
Jerry M. Snider
John H. Lieber

April 4, 2013

Ms. Diane Fernandez
INCOG
Tulsa, OK

HAND DELIVERED

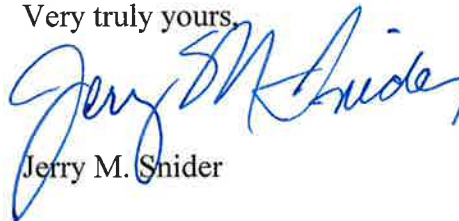
Re: Partial Vacation of Plat of Harvard Square South

Dear Ms. Fernandez:

Pursuant to the email communications among Janine VanValkenburgh, you and me, I am delivering to you with this letter the proposed Partial Vacation of Plat and Partial Termination of Deed of Dedication and Restrictive Covenants Harvard Square South.

The reason that this document is proposed is because the land described in the partial vacation is being replatted as Harvard Square South Amended. Darin Akerman with Sisemore, Weisz and Associates has been handling the process of replatting the property, and it is my understanding that the new plat has been approved. If you have any questions, please call me at your convenience.

Very truly yours,



Jerry M. Snider

JMS/ps
Enclosure



www.EllerDetrich.com

2727 East 21st Street, Suite 200, Tulsa Oklahoma 74114-3533

13.1

PARTIAL VACATION OF PLAT AND PARTIAL
TERMINATION OF DEED OF DEDICATION
AND RESTRICTIVE COVENANTS
HARVARD SQUARE SOUTH
[PLAT NO. 6289]

THIS PARTIAL VACATION OF PLAT AND PARTIAL TERMINATION OF DEED OF DEDICATION AND RESTRICTIVE COVENANTS, HARVARD SQUARE SOUTH, PLAT NO. 6289 ["Vacation"] is entered into and is effective this _____ day of _____, 2013.

WHEREAS the Plat and Deed of Dedication of HARVARD SQUARE SOUTH was recorded in the office of the Tulsa County Clerk as Plat No. 6289 on June 2, 2009, and

WHEREAS the undersigned 41st & Harvard, LLC, an Oklahoma limited liability company, is the sole and only owner of all of the land included in the Plat of HARVARD SQUARE SOUTH, none of the lots having been sold or conveyed, and

WHEREAS it is in the best interests of the owners of the property affected thereby to vacate a part of the Plat of HARVARD SQUARE SOUTH as provided below in order to allow the subject land to be re-platted for development in accordance with the terms of a new plat.

NOW, THEREFORE pursuant to 11 O.S. 2001 §42-106, the undersigned, being the owner of all of the land situated in HARVARD SQUARE SOUTH agree that in so far as it affects the following described land, to-wit:

A tract of land that is all of Lots Two (2) and Three (3), Block One (1), and part of Lot Four (4), Block One (1), HARVARD SQUARE SOUTH, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, said tract of land being described as follows:

BEGINNING at a point that is the Southwest Corner of said Lot 3; thence due North along the Westerly line of said Lot 3 and the Westerly line of Lot 2 for 211.79 feet; thence due East along a Westerly line of said Lot 2 for 8.00 feet; thence due North along a Westerly line of said Lot 2 for 123.75 feet to the Northwest corner of said Lot 2; thence due East along the Northerly line of said Lot 2 for 310.59 feet to the Northeast corner of said Lot 2; thence due South along the Easterly line of said Lot 2 and along the Westerly line of Lot 4 for 11.45 feet to a point that is due South a distance of 225.00 feet from the Northwest corner of said Lot 4; thence South 89°52'14" East parallel with the Northerly line of said Lot 4 for 231.11 feet to a point on the Easterly line of said Lot 4, said point being due South a distance of 225.00 feet from the Northeast corner of said Lot 4; thence due South along the Easterly line of said Lot 4 and the Easterly line of Lot 3 for 324.81 feet to the Southeast corner of said Lot 3; thence North

89°52'14" West along the Southerly line of said Lot 3 for 549.70 feet to the
POINT OF BEGINNING of said Tract of land;

The plat and Deed of Dedication of HARVARD SQUARE SOUTH is hereby vacated and held
for naught.

FURTHER, this instrument shall terminate and vacate all of the building and use
restrictive covenants, setback lines, and easements provided for in the Deed of Dedication
recorded with Plat No. 6289, insofar as they affect the Tract of land specifically described above.

THIS partial vacation and partial termination shall not affect any of the land included
within the plat of HARVARD SQUARE SOUTH except for that part described above.

Attached hereto and incorporated by reference is the Affidavit of Guaranty Abstract
Company showing the ownership of the lots that comprise HARVARD SQUARE SOUTH.

41ST & HARVARD, LLC, an Oklahoma
limited liability company,

By: Betty J. Manley
Name: _____
Manager

STATE OF OKLAHOMA)
) ss
COUNTY OF TULSA)

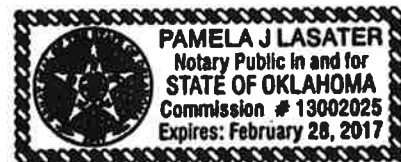
This instrument was acknowledged before me, a Notary Public, on this 2ND day of
April, 2013, by Betty J. manley as Manager of 41st &
Harvard, LLC, an Oklahoma limited liability company.

Pamela J. Lasater
NOTARY PUBLIC

My commission expires:

Commission No. 13002025

2/28/2017



On this _____ day of _____, 2013, the Tulsa Metropolitan Area Planning Commission expressly acknowledges, consents and approves of the Partial Vacation of Plat and Partial Termination of Deed of Dedication and Restrictive Covenants of HARVARD SQUARE SOUTH, Plat No. 6289.

Chairman of the TMAPC

On this _____ day of _____, 2013, the City of Tulsa expressly acknowledges, consents and approves of the Partial Vacation of Plat and Partial Termination of Deed of Dedication and Restrictive Covenants of HARVARD SQUARE SOUTH, Plat No. 6289.

Chairman of the Council

Approved this _____ day of _____, 2013,

By: _____
Mayor

(Seal)
ATTEST:

City Clerk

APPROVED:

City Attorney

State of Oklahoma))SS
County of Tulsa)

**41ST AND HARVARD LLC
C/O CVS 75660 OK LLC
ONE CVS DR
WOONSOCKET RI 02895**

This certificate covers a period of time to February 28th, 2013 at 7:00 o'clock A.M.

Guaranty Abstract Company

By: Margaret E. Gossop
#670 A-Secretary

Exhibit A

13.5

Tulsa County Clerk - EARLENE WILSON
Doc # 6293 Page(s) 3 Recorded DEC 22 2009 at 03:30 PM

[illegible]

Form 1041
 CERTIFICATE OF RESIDENCE
 I, the undersigned, do hereby certify that the person named in the Title of this document is the owner of the property described in the description of the property and is entitled to the same.

DATE: MAY 11 1988
 SIGNATURE: *Theresa M. Kelly*
 TITLE: *OWNER*

DATE: MAY 11 1988
 SIGNATURE: *Theresa M. Kelly*
 TITLE: *OWNER*

APPROVED MAY 11 1988
 CITY CLERK
 CITY OF CHICAGO

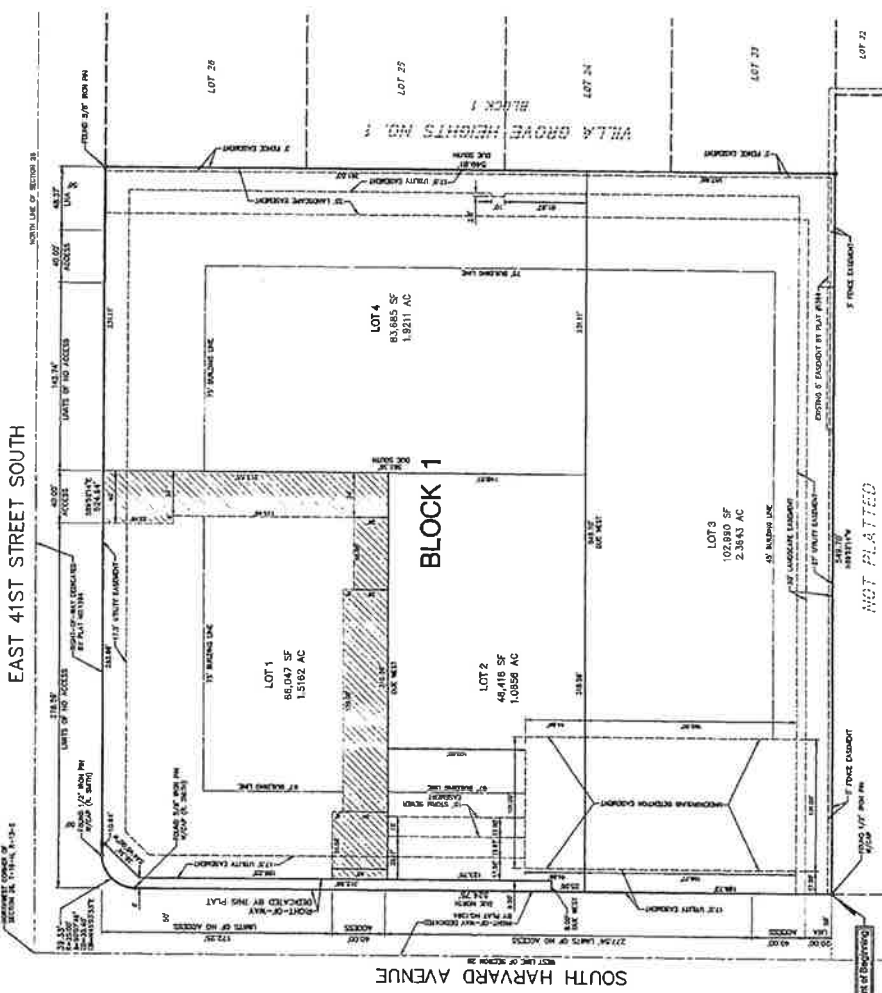


COUNTY CLERK STAMP
DO NOT USE THIS SPACE

RECEIVED
MAY 12 2009
Fishes, Males (Cyprinidae) /
Fishes, Males (Cyprinidae)

AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
A RESUBMISSION OF
LOTS 1 THROUGH 4, AND PART OF LOTS 23 THROUGH 26 IN BLOCK 1
OF
'VILLA GROVE HEIGHTS NO 1'
SECTION 28, T-19-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
PLANNED UNIT DEVELOPMENT NUMBER 761

EAST 41ST STREET SOUTH



Answer

41ST & HARVARD, LLC
ATTN: BILL WANLEY
3401 WEST SRELLY DRIVE
TULSA, OKLAHOMA 74107
PHONE: (918) 448-4441

Engineer / Supervisor

SACK AND ASSOCIATES, INC.
SANTA FE DEPOT
111 SOUTH ELGIN AVENUE
TULSA, OKLAHOMA 74120-1816
PHONE: (918) 582-4111
E-MAIL: SAW.SACKANDASSOCIATES.COM
A. No. 1763 (EXP. APRIL 30, 2009)

Beaks of Beakings

THE BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 28, T-10-N, R-13-E HAVING AN ASSUMED NON-ASTRONOMICAL BEARING OF N 15° 00' 00" E.

Subdivision Statistics
 LOT CONTAGE + LOTS IN 1 BLOCK

BLOCK 1 CONTAINS 6.6672 ACRES

Monumentation

ALL CORNERS WERE SET USING A 3/8" IRON PIN WITH A YELLOW CAP STAMPED 'SACK LS 1139'. UNLESS OTHERWISE NOTED.

Legend

INITIAL ACCESS ESSENTIAL

Slidewalk Note

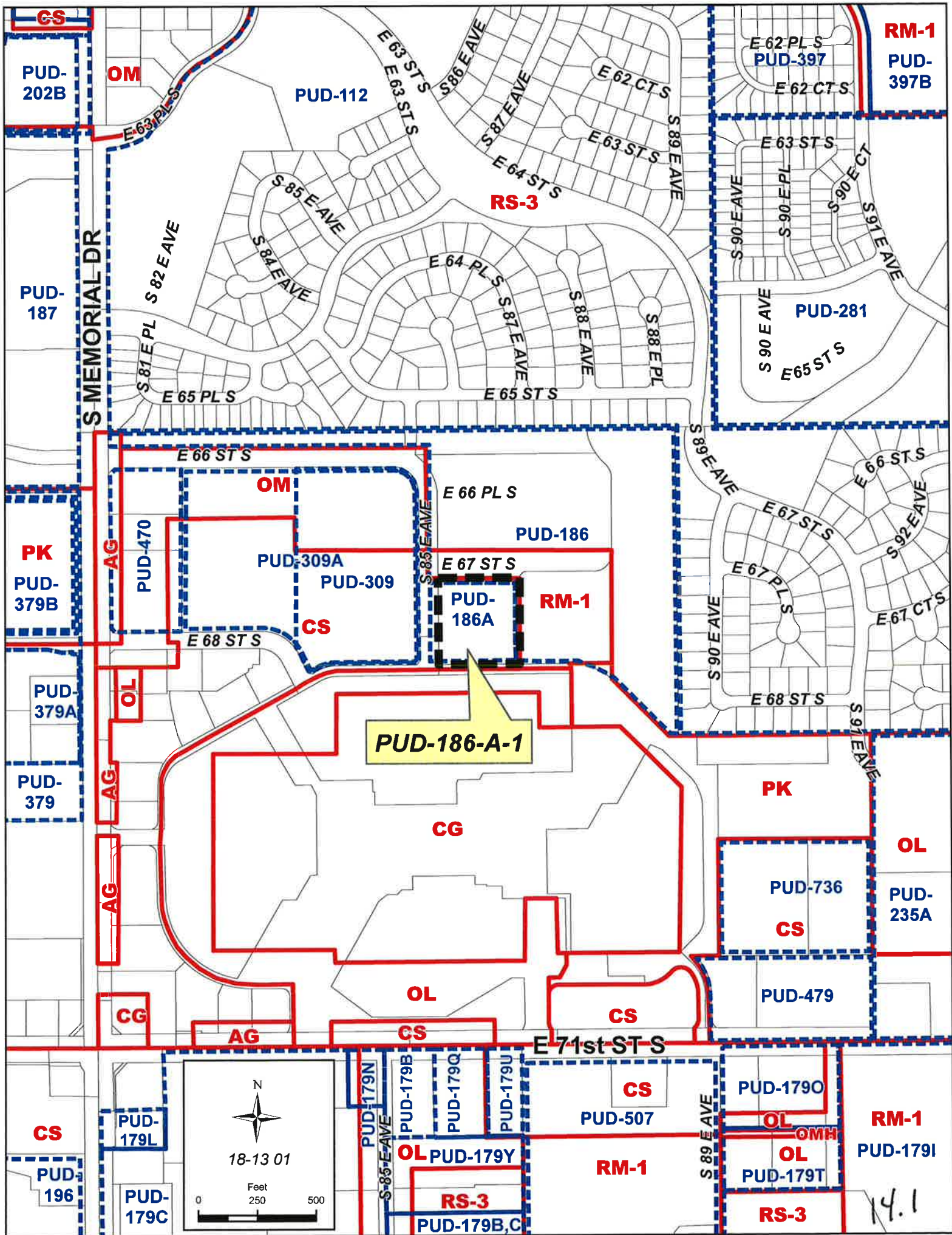
SIDEWALKS SIDEWALKS SHALL BE CONSTRUCTED ALONG EAST 41ST STREET AND SOUTH HARVARD AVENUE, IN ACCORDANCE WITH THE DETAIL SITE PLAN APPROVED BY THE CITY OF TULSA METROPOLITAN AREA PLANNING COMMISSION.

Surveyor Note

THE LAST SITE VISIT WAS MADE ON APRIL 8, 2009.

HARVARD SQUARE SOUTH
SHEET 1 OF 3

13.6





S MEMORIAL DR

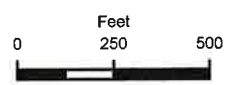
E 63 PL S
S 81 E PL
S 82 E AVE
E 63 ST S
S 85 E AVE
S 84 E AVE
E 65 PL S
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E 68 ST S
S 85 E AVE
S 89 E AVE

PUD-186-A-1

E 71st ST S



18-13 01



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

14.2

April 17, 2013

STAFF RECOMMENDATION

PUD 186-B-1: PUD Minor Amendment to the required 65 foot building setback line along the west line of Lot-3 Block-5 Woodland Hills Mall, Blocks 2, 3, 4 and 5 an addition to the City of Tulsa. Northeast corner of South Memorial Drive at East 71st Street South, TRS 18-13-01; CZM 53; Atlas 93; CD-7

Concept Statement:

An existing building encroaches into the building setback line. The building has been in place for approximately 30 years. The original PUD and platted building setback line on the lot was 25 feet and was amended to 65 feet after the building was constructed and effectively placed the building across the minimum required setback line. The purpose of this amendment is to correct that mistake.

Minor Amendment Summary:

Reduce the building setback line along the west line of Northeast corner of South Memorial Drive at East 71st Street South, part of Lot-3 Block-5 Woodland Hills Mall, Blocks 2, 3, 4 and 5 an addition to the City of Tulsa from 65 feet to 56 feet.

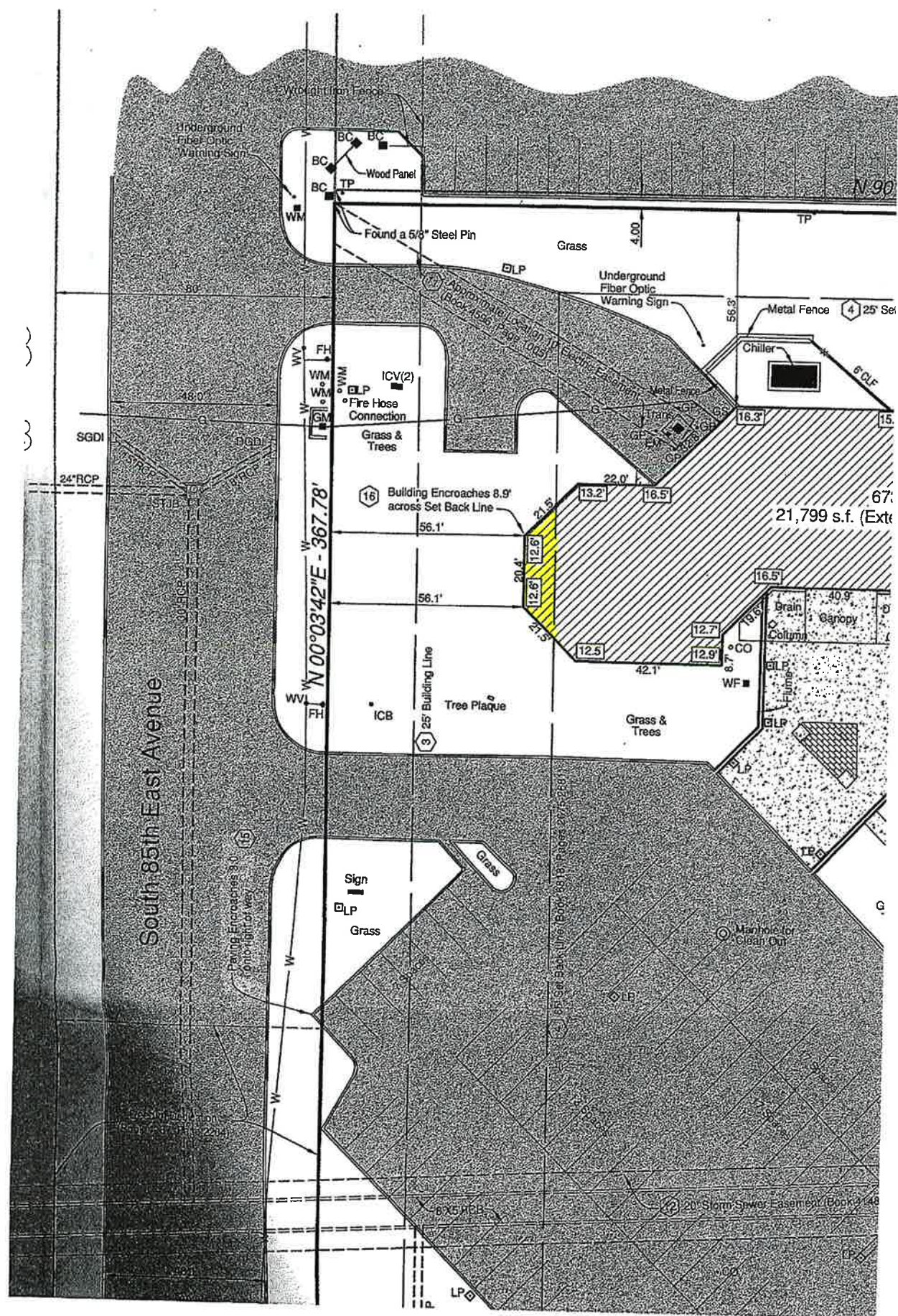
Staff Recommendation:

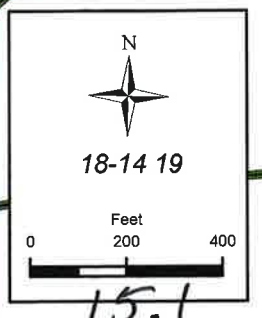
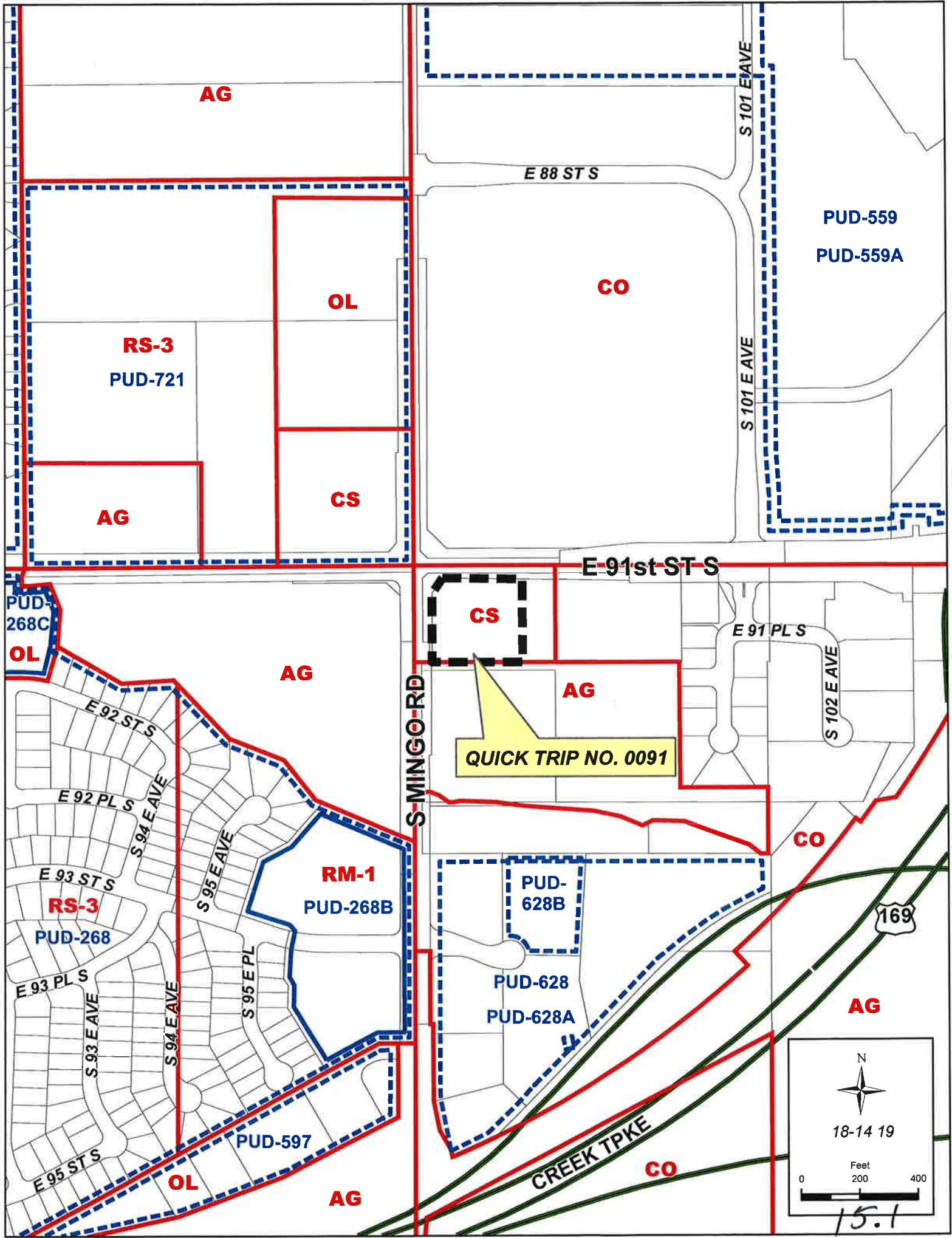
Staff has reviewed the request in detail and we have determined that this request does not substantially alter the original character of the PUD or its subsequent amendments.

The requested minor amendment will not result in incompatibility with the present and anticipated future use of the proximate properties.

Therefore staff recommends **APPROVAL** of the minor amendment request PUD-186-B-1 as outlined in the Minor Amendment Summary above.

14.3







QUICK TRIP NO. 0091

N

18-14 19

Feet
0 200 400

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

15.2

PRELIMINARY SUBDIVISION PLAT

Quik Trip 0091 - (8419) (CD-7)

Southeast corner of East 91st Street and South Mingo Road

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

The following issues were discussed April 4, 2013, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS (commercial shopping). A lot-split is also being processed for the site (LS 20587) simultaneously.
2. **Streets:** Rededicate the existing right-of-way with the statutory right-of-way along Mingo and 91st Street. Include the corner clip in the dedication. Also include the 68.13 feet x 25.25-foot roadway right-of-way dedicated "To the City of Tulsa" by separate instrument. Then remove the references to the statutory and previously dedicated right-of-ways. Add standard language for street and easement dedication.
3. **Sewer:** Provide a 17.5-foot perimeter easement along the north and west boundary, including the corner cut at the northwest corner of the project. Increase the proposed off-site sanitary sewer easement (SS/E) located at the southeast corner of the plat, by five feet in each direction. We would prefer vacation of the existing general utility easement. The proposed sanitary sewer main is not in the standard location. This is okay with the City, but the location needs to be approved by the TAC committee before the IDP (infrastructure development plan) plans can be approved. The site lighting proposed along the south boundary is too close to the sanitary sewer line and needs to be moved out of the easement. The off-site sewer line at the southeast corner of the development must extend 15 feet past the property line, and the separate instrument easement must be a minimum of 15 feet wide x 20 feet long. Sewer is not in standard area so utilities need to agree to the location.
4. **Water:** No comments.
5. **Storm Drainage:** Detention pond must be placed in a detention easement. There will be an underground detention facility.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** The proposed utility easements from the applicant including the north and west utility easements were acceptable.
7. **Other: Fire:** No comments.

GIS: Show and label the creek turn pike on the location map. Submit a subdivision control data form.

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.

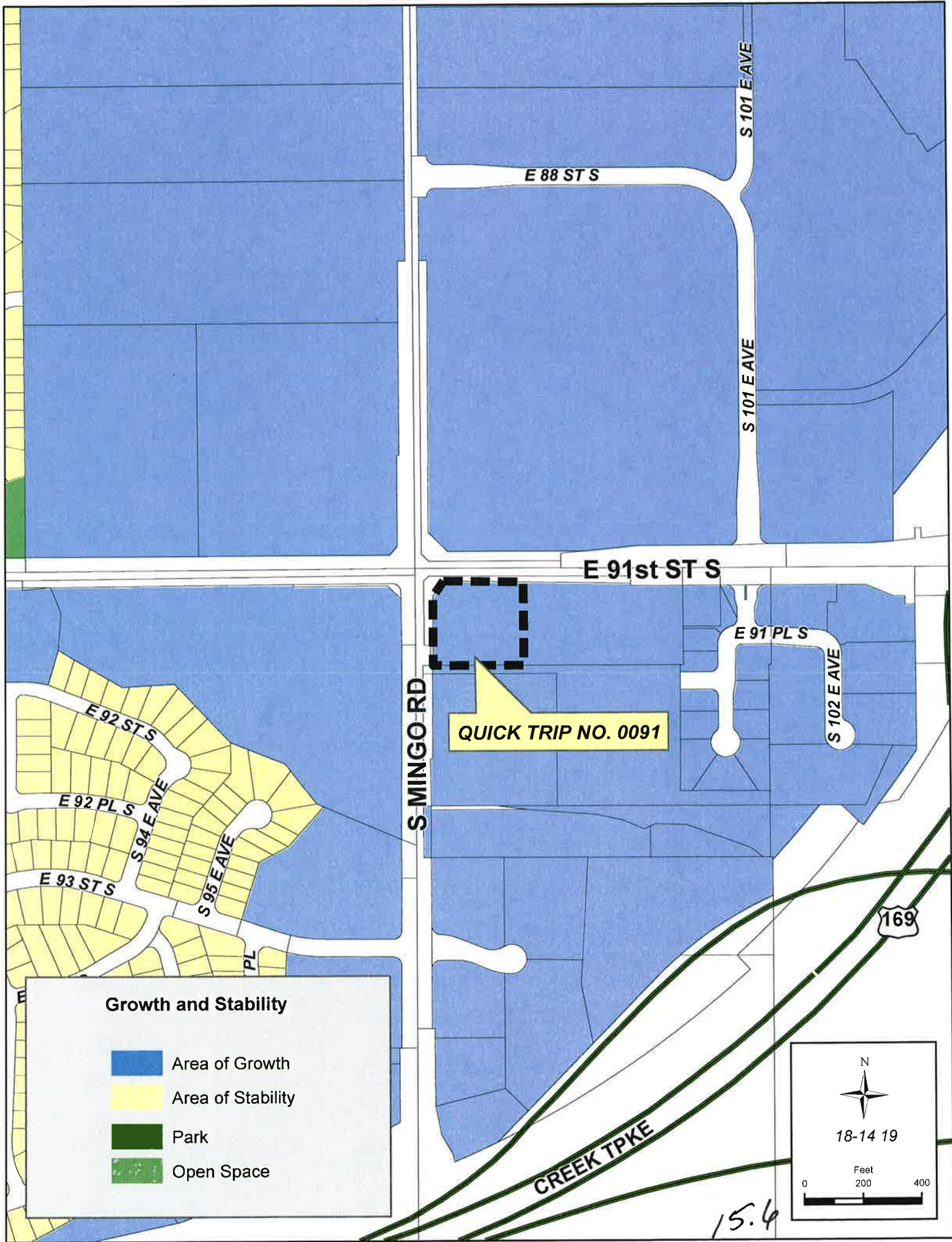
Special Conditions:

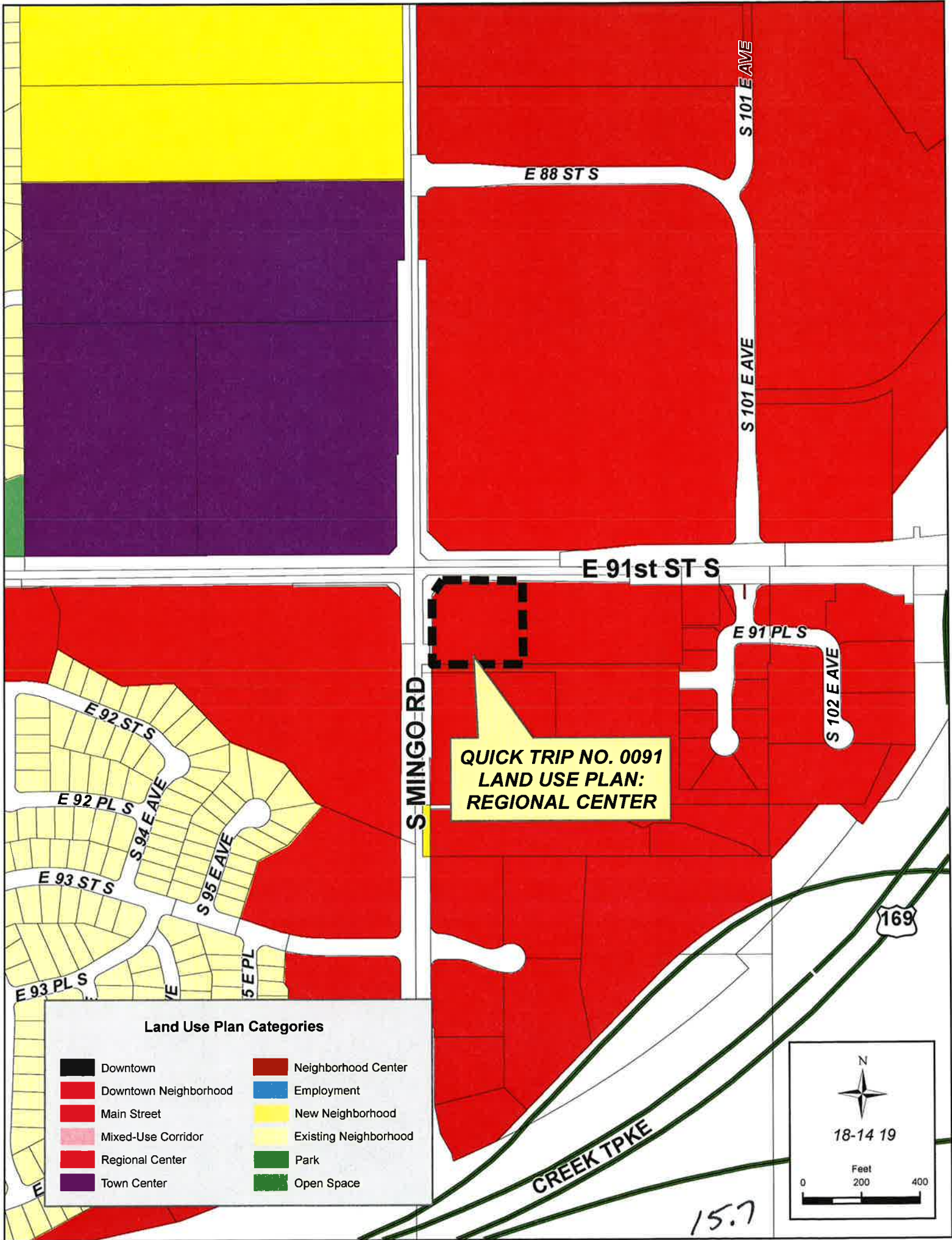
1. The concerns of the Public Works staff and Development Services staff must be taken care of to their satisfaction.

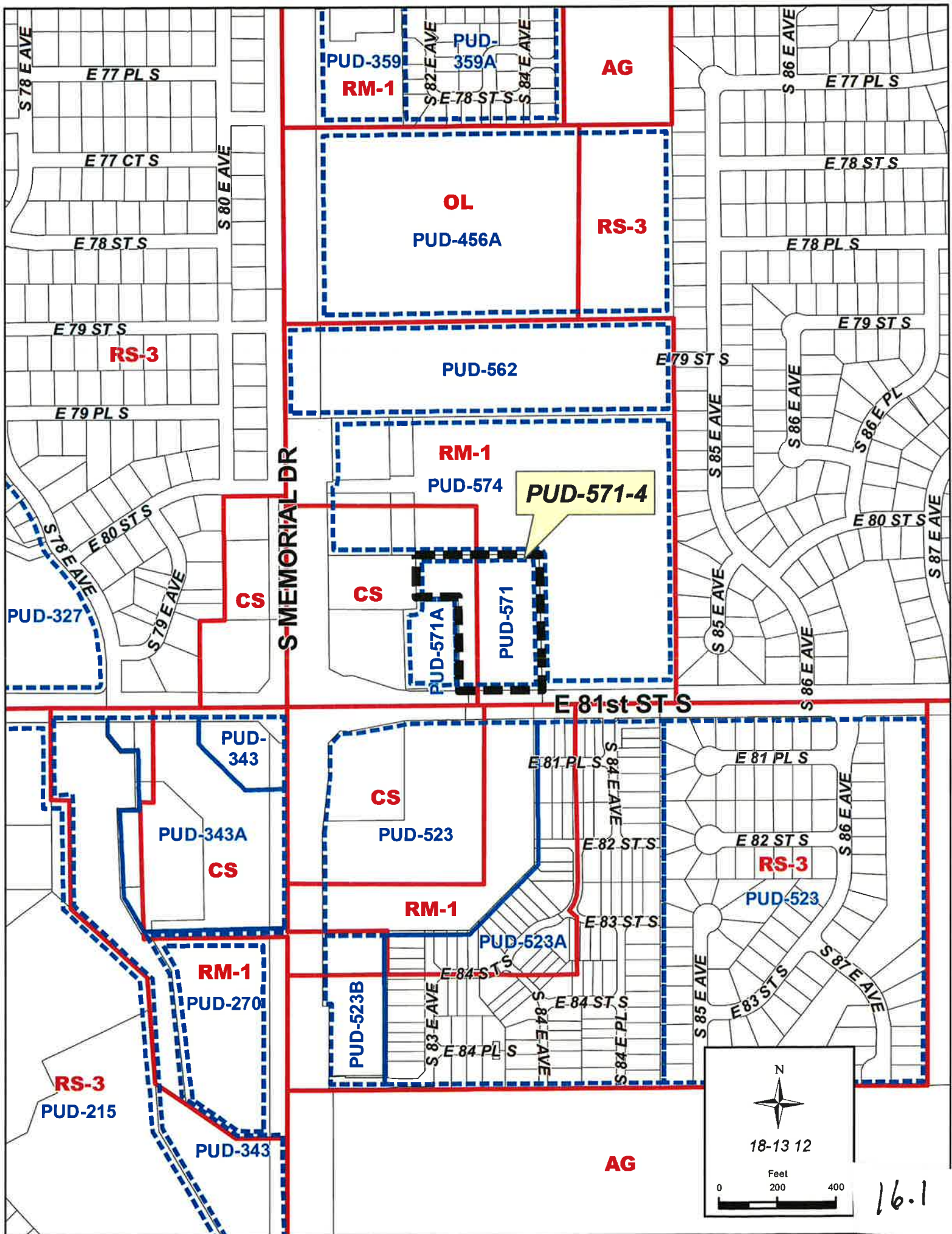
Standard Conditions:

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.







STAFF RECOMMENDATION

PUD 571-B-4: PUD Minor Amendment to reduce the green space requirement on north end of the PUD and to allow outdoor storage along the north 25' of the PUD. The PUD is East of the Northeast corner of South Memorial Drive at East 81st Street South, part of Lot-2 Block-1 Anderson Addition in the City of Tulsa, TRS 18-13-12; CZM 53; Atlas 1415; CD-7

Concept Statement:

The concept is to reduce the required green space defined in the PUD and add significant trees to the area. Additionally a masonry and ornamental iron fence separating the multifamily site and mini storage will be required to allow outdoor storage on the north 25 feet of PUD 571. The original PUD 571 did not provide adequate detail for site design considerations. The purpose of the amendment is to update the landscape and screening requirements to supplement the request for outdoor storage.

Minor Amendment Summary:

1. Minor Amendment to modify the required landscaped area from 10% to 3.5% in Development Area C. To compensate for the reduction in landscape area a cooperative agreement between this site and the north property owner includes a landscape buffer and screening fencing. The properties will be landscaped as shown on the conceptual landscape plan attached with approximately 30 trees along the north property line and 20 trees along the east property line.
2. Minor Amendment to specify the type of screening fence along the north property line. The north boundary shall have a minimum 6' tall masonry fence with additional 3 feet of fencing with a wrought iron appearance added to the top of the wall.
3. Minor amendment to allow outdoor storage on the north 25 feet of the PUD. allowing outdoor storage along the north boundary of the site with restrictions regarding what type of outdoor storage would be allowed as follows:
 - a. Fully operational and well maintained vehicles including watercraft, campers, and work trailers are allowed. The general intent is to allow temporary outdoor storage for vehicles and trailers.
 - b. No outdoor storage of any debris of any kind is allowed.

Staff Recommendation:

The amendment request to reduce the landscaped area from 10% to 3.5% would reduce the required landscaped area below the minimum allowed in the Bulk and Area Requirements defined in the PUD chapter of the Zoning Code. Minimum landscaped area in a Commercial Use is limited to 10% in PUD chapter 1104.E.2 of the Tulsa Zoning Code.

The original PUD did not define the screening requirements beyond the screening fence requirement defined in Section 1216.C.1 of the Tulsa Zoning Code where a 6' screening fence is required between the mini storage use and the Multi Family Use North of the Site. An existing 6' masonry fence along the north boundary of the PUD will remain in place with an ornamental iron fence added to the top of the fence for added security.

Staff supports the reduction of the landscape area because of a cooperative agreement between both property owners for a landscape buffer including decorative and screening fencing. The original PUD did not define any details other than a grass area. This option considers a significant tree planting plan to compensate for a reduction of grass.

Among several primary purposes of a Planned Unit Development as defined in Section 1101.A is to "Permit and encourage innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties".

Therefore **STAFF RECOMENDS APPROVAL** of the minor amendments outlined above.

original site plan approved

Minor Amendment
to reduce north
landscape area and
trees and screening with

EWC, Inc.

A R C H I T E C T S

1112 SOUTH BOSTON AVENUE, TULSA, OKLAHOMA
918-582-3006 - 918-582-3008 (FAX)

DETAIL SITE PLAN SUMMARY

AREA SUMMARY	
DEVELOPMENT AREA "A"	43.94 ACRES
DEVELOPMENT AREA "B"	106,217 SF
TOTAL	106,411 SF 3.43 ACRES

LANDSCAPED AREA SUMMARY	
DEVELOPMENT AREA "A"	6,537 SF
DEVELOPMENT AREA "B"	11,194 SF
TOTAL	17,731 SF 15.5%

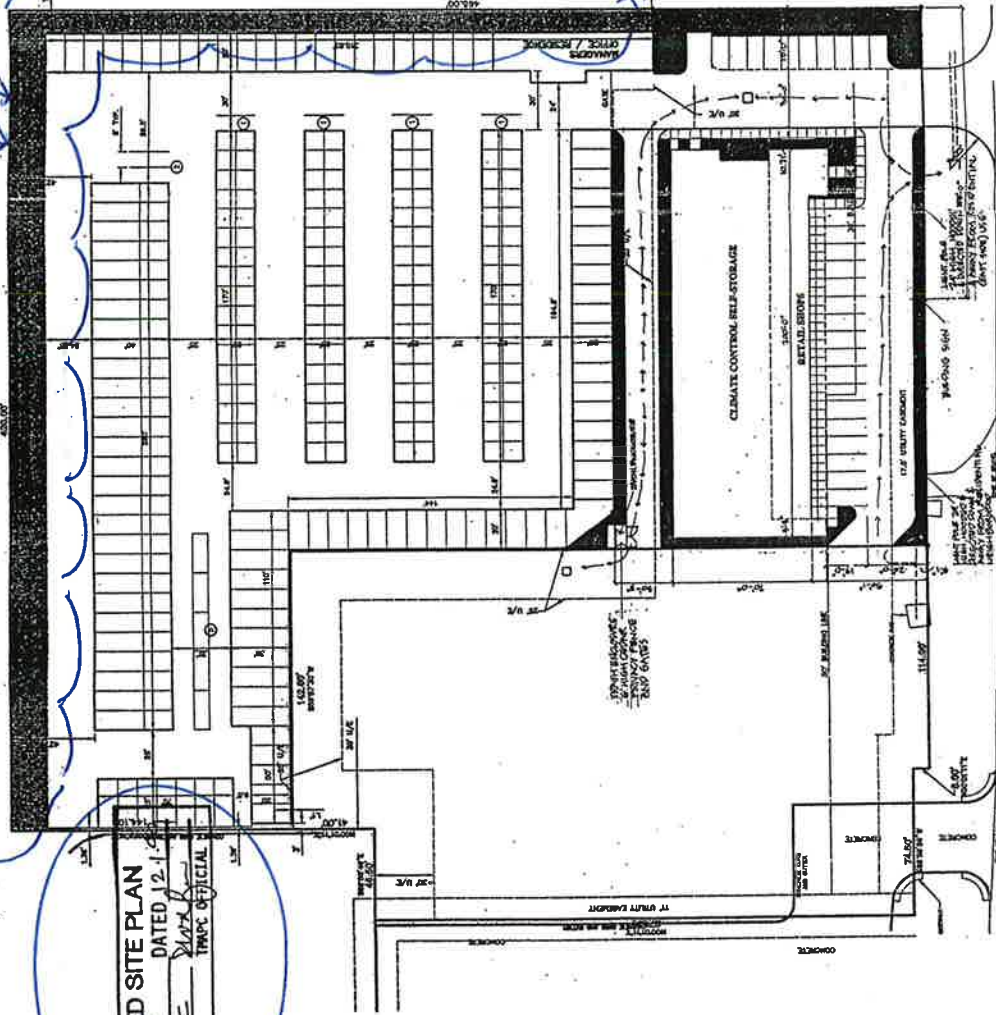
BUILDING AREA	ALLOWED	ACTUAL
WAREHOUSE	64,500 SF	64,500 SF
RETAIL	4,250 SF	4,098 SF
TOTAL	72,750 SF	72,418 SF

BUILDING HEIGHT	ALLOWED	ACTUAL
	35'	34' AT REAR END OF 20' TYPICAL RAVE HEIGHT

PARKING	REQ'D	ACTUAL
WAREHOUSE (1,000 SF)	14	15
RETAIL (1,225 SF)	19	19
TOTAL	33	37

MISCELLANEOUS	
BUILDING SIGN	24' HIGH
TRAILER ENCLOSURES	10' HIGH
LIGHTING	24' HIGH

SEE SITE PLAN
SEE SITE PLAN
SEE SITE PLAN



EAST 81ST STREET SOUTH

81" AND MEMORIAL CENTER
PUD 571

RETAIL SHOPS AND CLIMATE CONTROL SELF-STORAGE



EXHIBIT "D"

DETAIL SITE PLAN

16.5

LANDSCAPE PLANTING PLAN SOUTH TULSA STORAGE

16.6

RS-3
PUD-737

AG

E 15 ST S

RS-1

S 177th E AVE

AG

Z-7222

RE

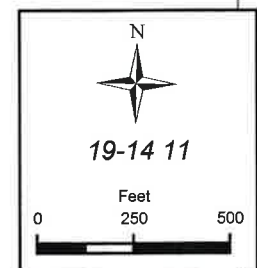
CS

E 21st ST S

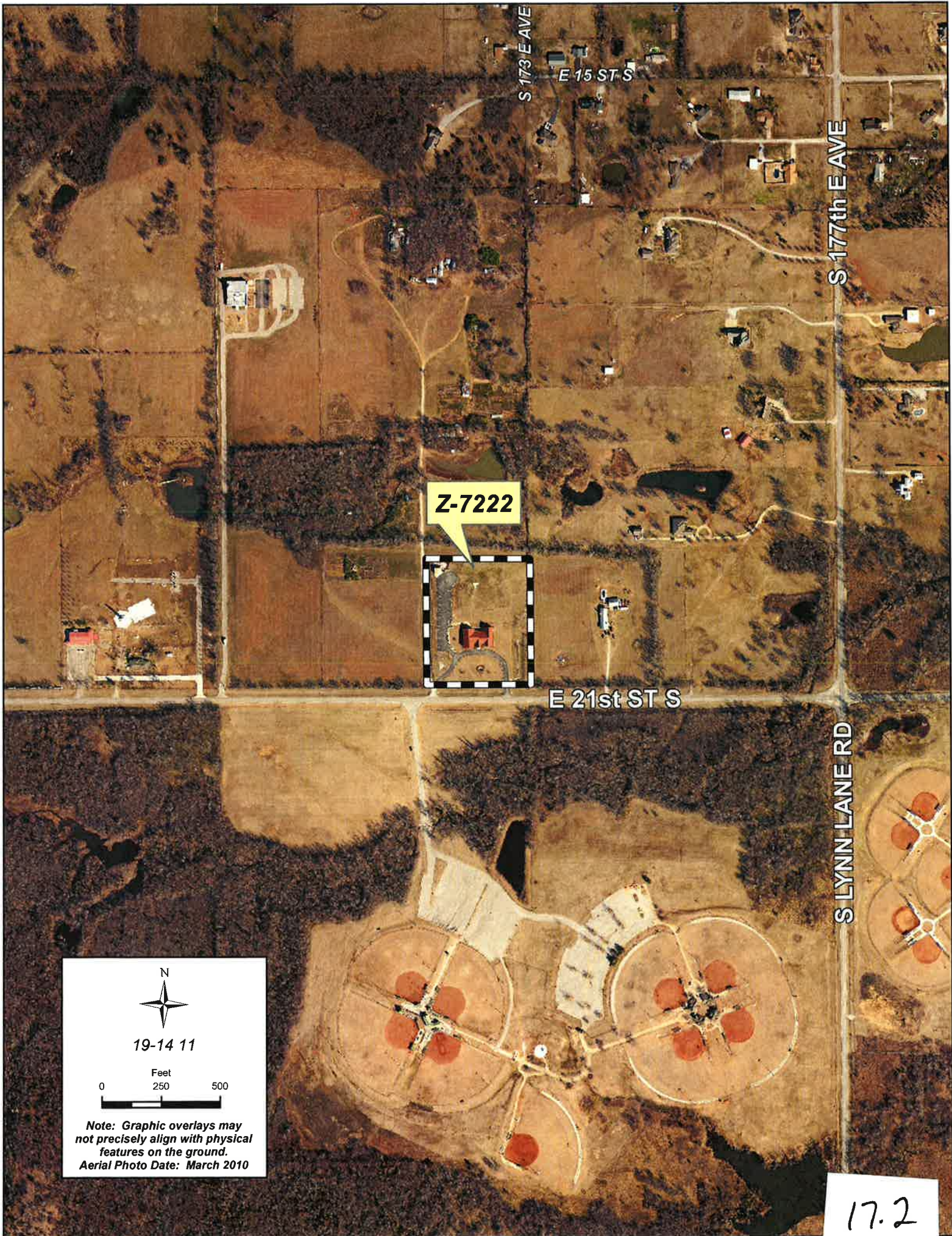
S LYNN LANE RD

CS

AG



17.1



S 173 E AVE

E 15 ST S

S 177th E AVE

Z-7222

E 21st ST S

S LYNN LANE RD



19-14 11

0 Feet 250 500

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

17.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7222

TRS 9411

Atlas 0

CZM 40

CD- 6

TMAPC Hearing Date: April 17, 2013

Applicant: Nathan S. Cross

Tract Size: 5.4± acres

ADDRESS/GENERAL LOCATION: West of northwest corner of East 21st Street and South 177th East Avenue

EXISTING ZONING: AG

EXISTING USE: Home business

PROPOSED ZONING: OL

PROPOSED USE: Office

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Z-6801 February 2001: All concurred in approval of a request for rezoning an 11± acre tract of land from AG to RE for residential use, on property located west of northwest corner of East 21st Street and South 177th East Avenue and west of subject property.

Z-6736 January 2000: All concurred in approval of a request to rezone a 10± acre tract from RS-1 to AG for residential, on property located north of the northwest corner of East 21st Street and South 177th East Avenue.

Z-6530 May 1996: All concurred in approval of a request to rezone an 11± acre tract from RS-1 to AG for residential, on property located north of the northwest corner of East 21st Street and South 177th East Avenue.

Z-6519 January 1996: All concurred in approval of a request to rezone 20± acres from RS-1 to AG for residential, on property located north of the northwest corner of East 21st Street and South 177th East Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 5.4± acres in size and is located west of northwest corner of East 21st Street and South 177th East Avenue. The property appears to be used as a home occupation and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by a manufactured home single family residential property, zoned AG; on the north by vacant land, zoned AG; on the south by Carl Smith Sports Complex, zoned AG; and on the west by vacant land, zoned AG.

UTILITIES: The subject tract has municipal water and no sewer available.

TRANSPORTATION VISION:

The Comprehensive Plan designates East 21st Street as a primary arterial multi-modal street.

Multi Modal Streets:

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.

Staff Comment: The long term vision for the street in this area is years away from implementation. There is no foreseeable street improvement that would affect this development.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 21 st Street	Primary Arterial	120	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Category:

Mixed Use Corridor

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 Comment: The zoning request is at the west end of the mixed used corridor area. The OL request is consistent with the concept that development intensities should step down to integrate with single family neighborhoods anticipated in the area. The site is an existing building which has been converted from a chapel to an Insulation company. Future development of this site should consider all the components of the City of Tulsa Comprehensive Plan in this area including the pedestrian realm and connection

17.4

opportunities to the Carl Smith Sports Complex south of East 21st Street. Additional long term considerations should include street trees, medians, and storefronts along a sidewalk and include parking on the sides and rear of the lot.

Growth and Stability Map:

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 a general agreement exist 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.

Staff Comment: This re-zoning request creates an employment opportunity and will continue to channel growth to this area.

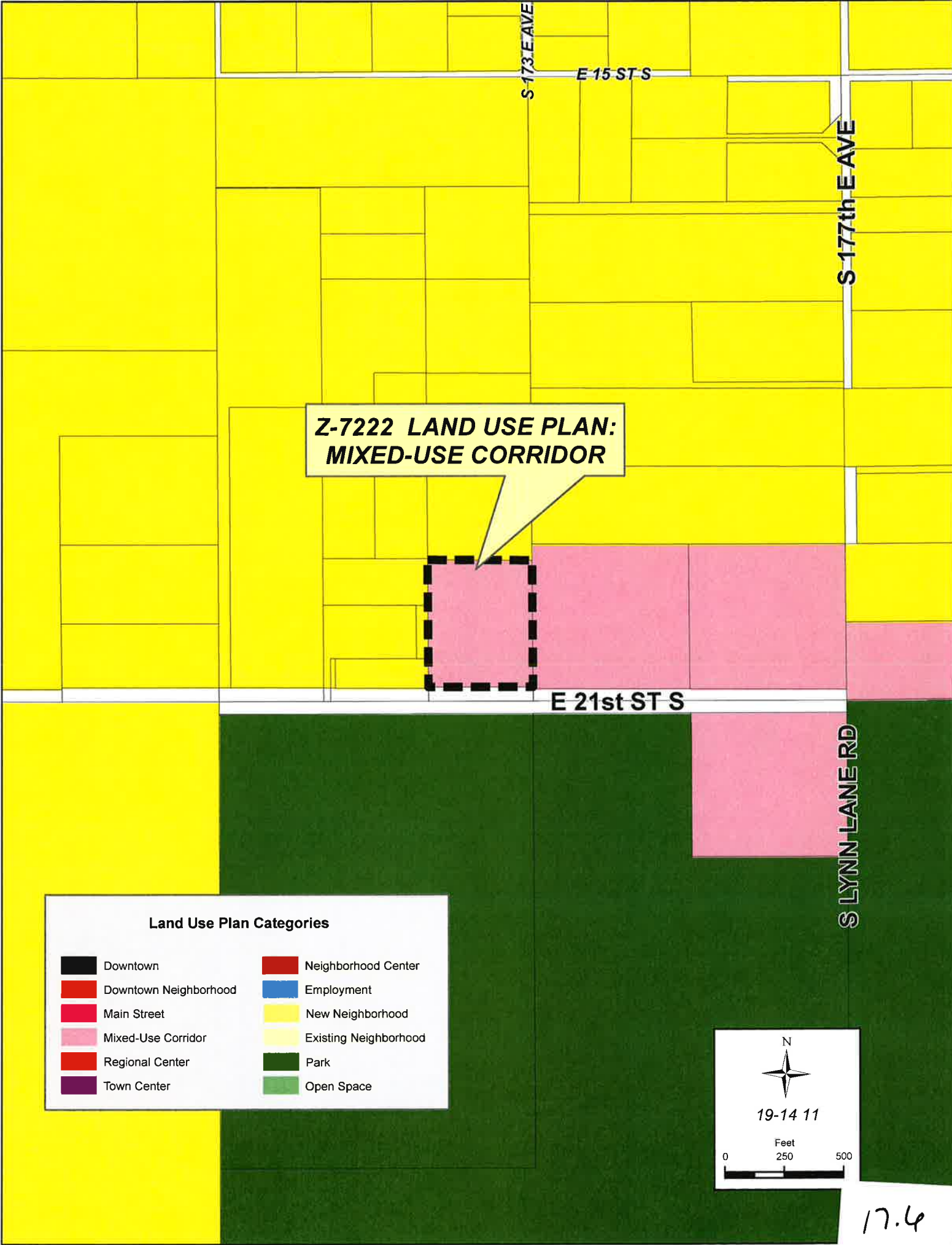
STAFF RECOMMENDATION:

Staff finds the uses and intensities of the proposed rezoning request from AG to OL to be:

- 1) In harmony with the spirit and intent of the Tulsa Zoning Code;
- 2) Consistent with the City of Tulsa Comprehensive Plan; and
- 3) In harmony with the existing and expected development of surrounding areas.







Therefore, staff recommends **APPROVAL** of the rezoning request from AG to OL:

04/17/13




**Z-7222 LAND USE PLAN:
MIXED-USE CORRIDOR**

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 |


N



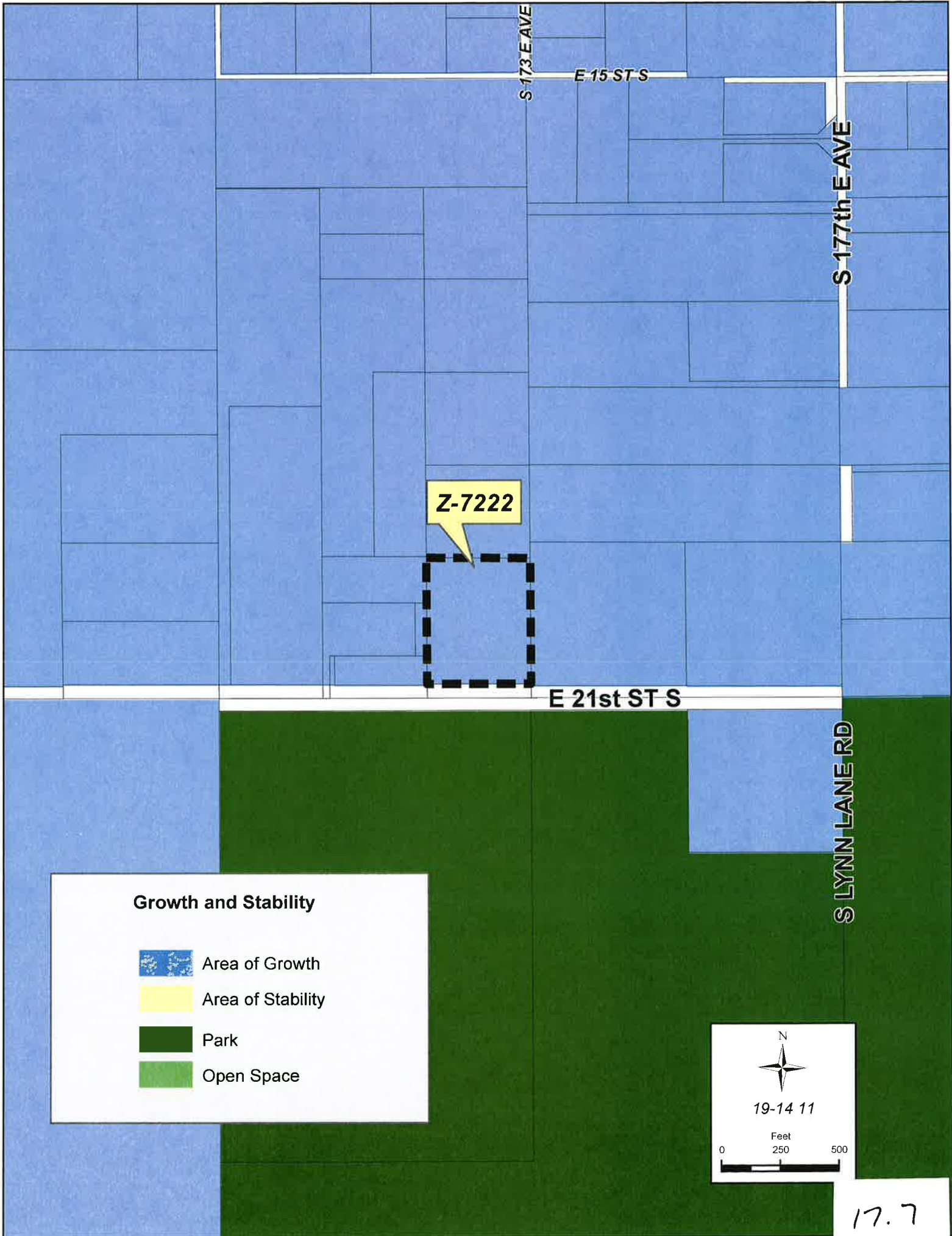
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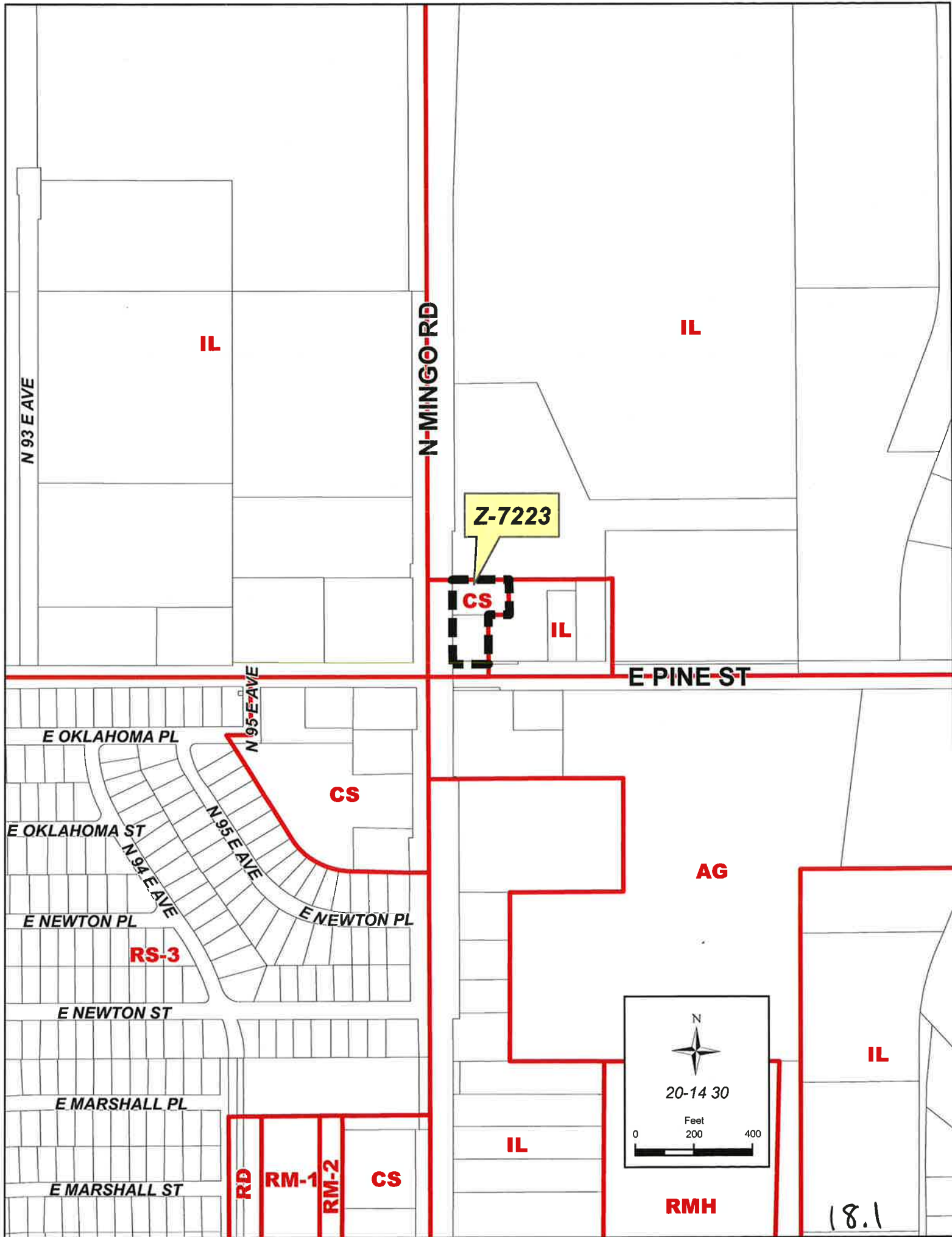
Feet

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17.4







N MINGO RD

Z-7223

E PINE ST

N 93 E AVE

N 95 E AVE

E OKLAHOMA PL

E OKLAHOMA ST

N 94 E AVE

E NEWTON PL

E NEWTON PL

E NEWTON ST

E MARSHALL PL

E MARSHALL ST

N

20-14 30

Feet

0 200 400

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

Aerial Photo Date: March

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7223

TRS 0430

Atlas 633

CZM 31

CD-6

TMAPC Hearing Date: April 17, 2013

Applicant: Sisemore, Weisz & Assoc., Inc./ Darin Akerman

Tract Size: 1.02± acres
44,431± square feet

ADDRESS/GENERAL LOCATION: East of northeast corner of North Mingo Road and East Pine Street North

EXISTING ZONING: CS

EXISTING USE: Undeveloped

PROPOSED ZONING: IL

PROPOSED USE: Future Light Industrial Use

ZONING ORDINANCE: Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

BOA-11633 October 1, 1981: The Board of Adjustment approved a Special Exception to permit automotive and allied activities in a CS district, (automotive repair), subject to: All work be done on the interior of building, no outside storage permitted, no body work be performed on the premises, and all work to be performed will be minor tune-ups and detailing (repair), on property located at 1515 North Mingo Road and is a part of the subject property.

BOA-8194 February 21, 1974: The Board of Adjustment approved a Special Exception to permit a car wash, Use Unit 17, in a CS district, on property located at 1515 North Mingo Road and is a part of the subject property.

Surrounding Property:

Z-7199 May 2012: All concurred in approval of a request for rezoning a 3± acre tract of land from CS to IL for future industrial use, on property located east of northeast corner of North Mingo Road and East Pine Street, abutting east of subject property.

Z-7127 May 2009: All concurred in approval of a request for rezoning a 5.89± acre tract of land from AG to IL for light manufacturing on property located, south of southeast corner East Pine Street and North Mingo Road and south of subject property.

Z-6998 September 2005: All concurred in approval of a request for rezoning a 38.03± acre tract of land from RM-2 to IL for light industrial park use, on property located south and west of southwest corner of East Pine Street North and Highway 169 North and southeast of subject property.

Z-6946 July 2004: All concurred in approval of a request for rezoning a 5± acre tract of land from OL to IL for light manufacturing and warehouse use, on property located east of northeast corner of East Pine Street and North Mingo Road and west of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 1± acre in size and is located east of northeast corner of North Mingo Road and East Pine Street North. The property appears to be undeveloped and is zoned CS.

SURROUNDING AREA: The subject tract is abutted on the east by a manufacturing facility, zoned IL; on the north by a manufacturing facility, zoned IL; on the south across East Pine Street vacant property is, zoned AG; and on the west across North Mingo Road by a convenience store and vacant property, zoned IL.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates East Pine Street as a Multi Modal Street. North Mingo Road not covered with a special designation in this area.

Multi Modal Streets:

Multi-modal streets (East Pine Street) emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multi-modal 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.

Staff Comment: The long term vision for the public street system in this area is years away from full implementation as considered in the Tulsa Comprehensive Plan. There is no foreseeable street improvement that would affect this re-zoning request however private components of future site development such as:

- 1) Providing pedestrian and bicyclist connection opportunities to the Neighborhood Center south of East Pine Street*
- 2) Providing attractive street yards and consolidated-shared parking for all forms of transportation.*

Multi Use Trail:

A north-south multi use trail is planned east of the site. Consideration for trail improvements, easements or right-of-way should be part of any future development in the area.

18.4

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Pine Street	Secondary Arterial	100 feet	4+
North Mingo Road	Secondary Arterial	100 feet	4+

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Employment Area:

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

Staff Comment: This rezoning request is completely supported by the City of Tulsa Comprehensive Plan. There is no adjoining residential area that will be affected by the use or design details.

Growth and Stability Map:

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 a general agreement exist 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.

Staff Comment: This re-zoning request creates an employment opportunity and will continue to channel growth to this area. This zoning request is exactly what the Tulsa Comprehensive Plan visualized for this area.

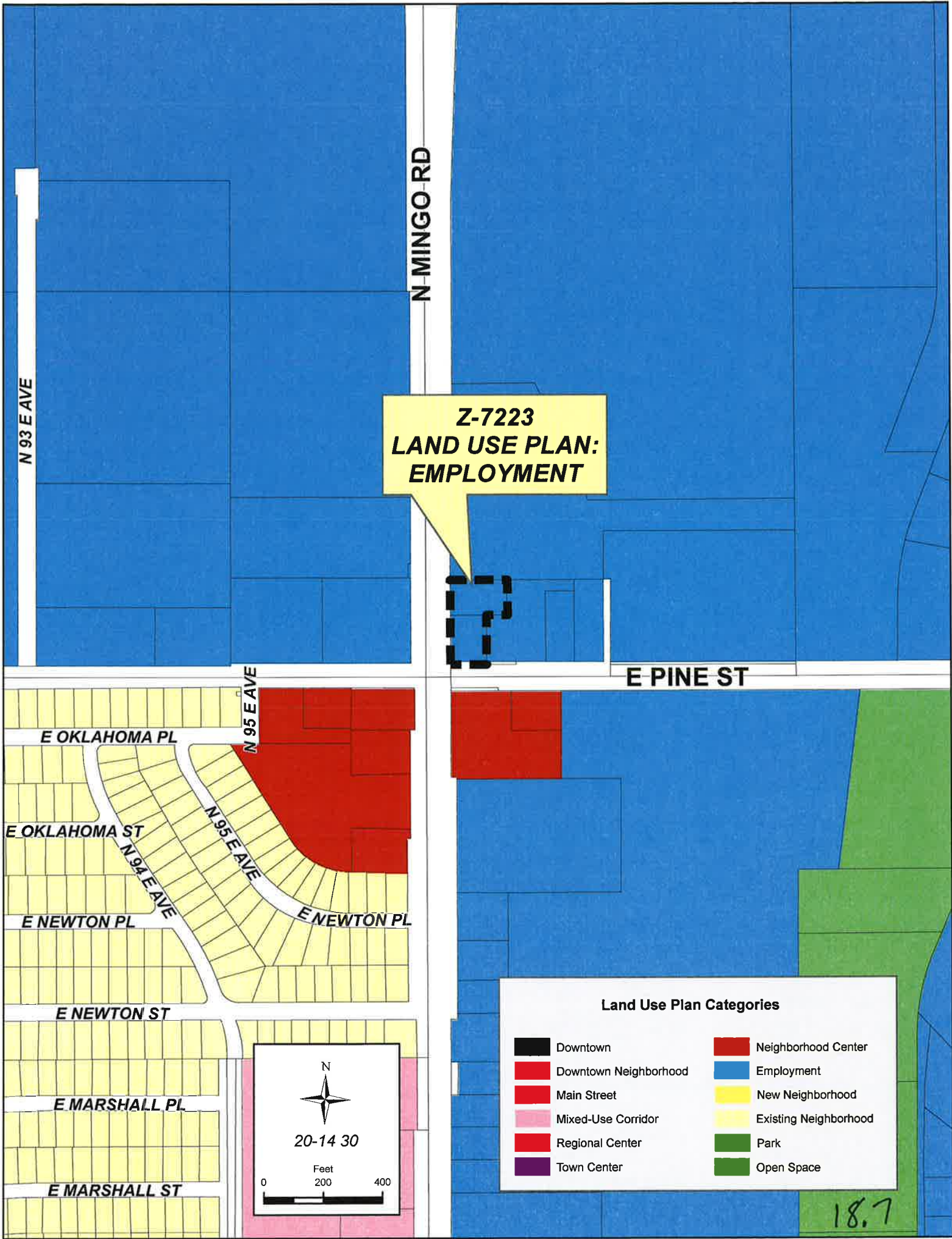
STAFF RECOMMENDATION:

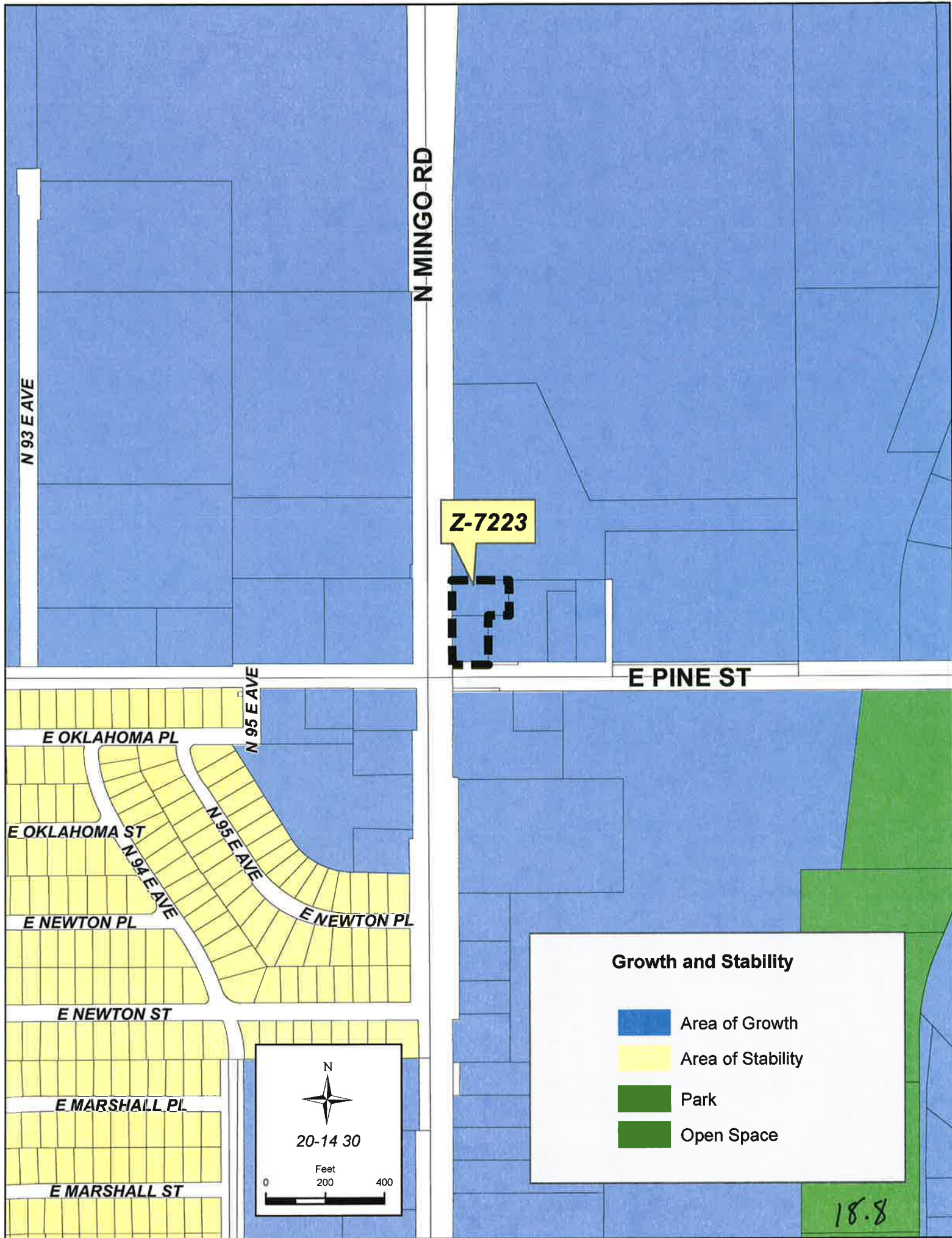
Staff finds the uses and intensities of the proposed rezoning request from CS (Commercial Shopping) to IL (Industrial Light) to be:

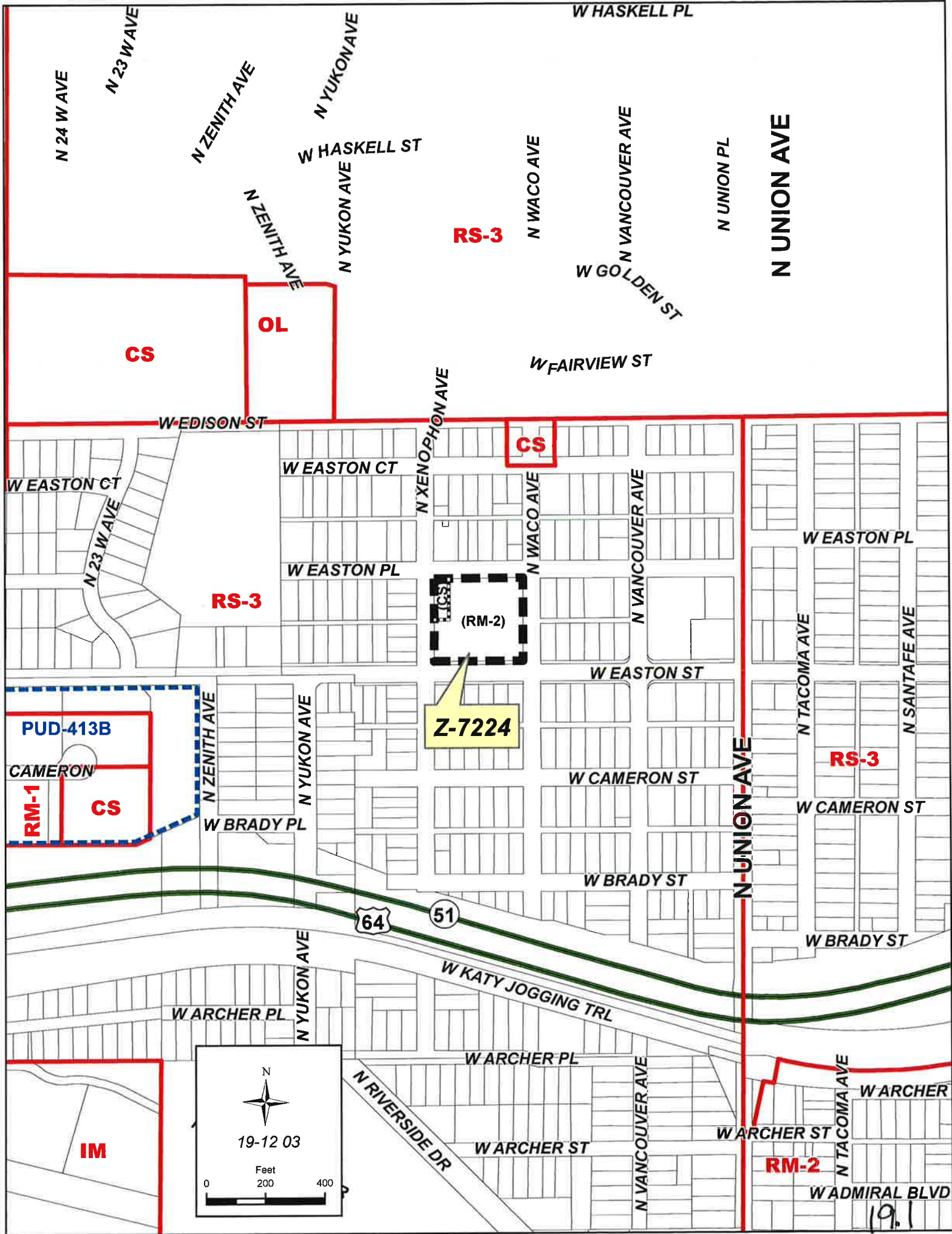
- 1) In harmony with the spirit and intent of the Tulsa Zoning Code;
- 2) Consistent with the City of Tulsa Comprehensive Plan; and
- 3) In harmony with the existing and expected development of surrounding areas.

Therefore, staff recommends **APPROVAL** of the rezoning request from CS to IL.

04/17/13







**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7224 (in conjunction with PUD 795)

TRS 9203

Atlas 71

CZM 36

CD-4

TMAPC Hearing Date: April 17, 2013

Applicant: Wallace Engineering/ Jim Beach

Tract Size: 2± acres

ADDRESS/GENERAL LOCATION: Southeast corner or North Xenophon and West Easton Street

EXISTING ZONING: RS-3

EXISTING USE: Vacant school

PROPOSED ZONING: RM-2/CS

PROPOSED USE: Mixed use-Multifamily,
catering kitchen,
community space/ artist
studios

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-10865 January 24, 1980: The Board of Adjustment approved a Special Exception to use a portion of Pershing School for a Community Center for the Salvation Army, subject to erection of signs to direct persons to the parking area, to run with this applicant only, on property located at the southeast corner or North Xenophon and West Easton Street and is the subject property.

BOA-10730 October 11, 1979: The Board of Adjustment approved a Special Exception to use the property for a Head Start Program, for children ages three to five years, on property located at the Southeast corner or North Xenophon and West Easton Street and is the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2± acres in size and is located Southeast corner or North Xenophon and West Easton Street. The property appears to be a vacant school and is zoned RS-3.

SURROUNDING AREA: The subject tract is abutted by single family residential in all directions and is all zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates all the surrounding streets as residential streets. No trail system is defined in the immediate area.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West Easton Place	Residential	60	2
North Xenophon Avenue	Residential	60	2
West Easton Street (with Median)	Residential	60	2
North Waco Avenue	Residential	60	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Existing Residential Neighborhoods

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

Staff Comment: The Comprehensive Plan does not specifically identify adaptive re-use of an abandoned school as a goal. However the Tulsa Comprehensive Plan is very strong on rehabilitation and small scale infill projects in existing residential areas. Appropriate infill projects with a Planned Unit Development overlay including strong standards is an adaptive re-use that can add vitality to an existing neighborhood. This is the first school re-use in a residential neighborhood and the Planned Unit Development Standards are provided to protect and enhance the existing neighborhood.

STAFF RECOMMENDATION:

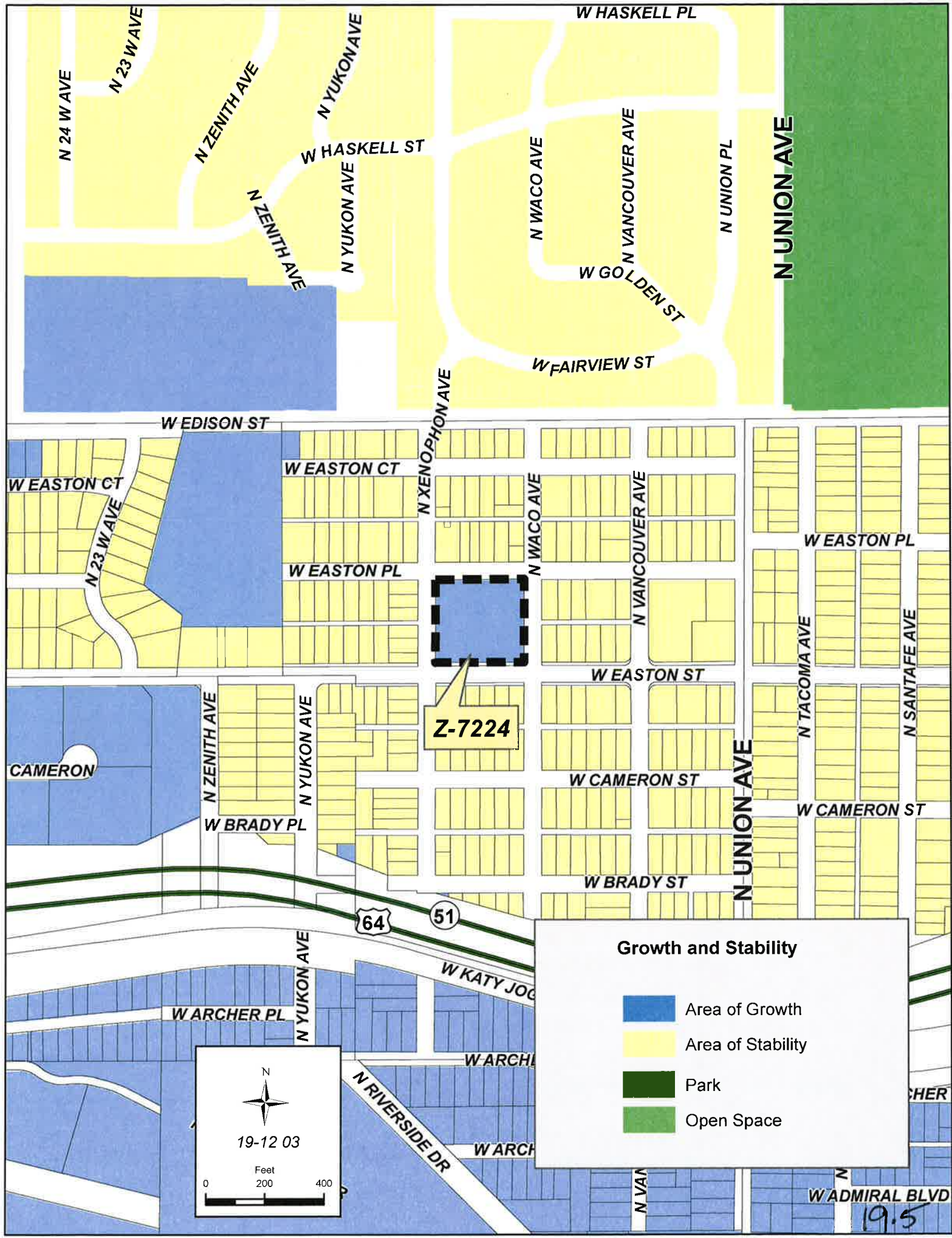
This zoning request for CS and RM-2 is only appropriate as a base zoning designation for the Pershing School redevelopment. Otherwise both of the zoning designations would be considered spot zoning and an inappropriate use for the surrounding neighborhood.

Staff finds that the uses and intensities of the proposed rezoning request from RS-3 to RM-2 and CS can only be an acceptable zoning pattern in this neighborhood with a Planned Unit Development overlay. In conjunction with the Planned Unit Development overlay staff finds that this zoning request is:

- 1) In harmony with the spirit and intent of the Tulsa Zoning Code;
- 2) Consistent with the City of Tulsa Comprehensive Plan; and
- 3) In harmony with the existing and expected development of surrounding areas.

Therefore, staff recommends **APPROVAL** of the rezoning request from RS-3 to RM-2 and CS

19.4



Growth and Stability

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



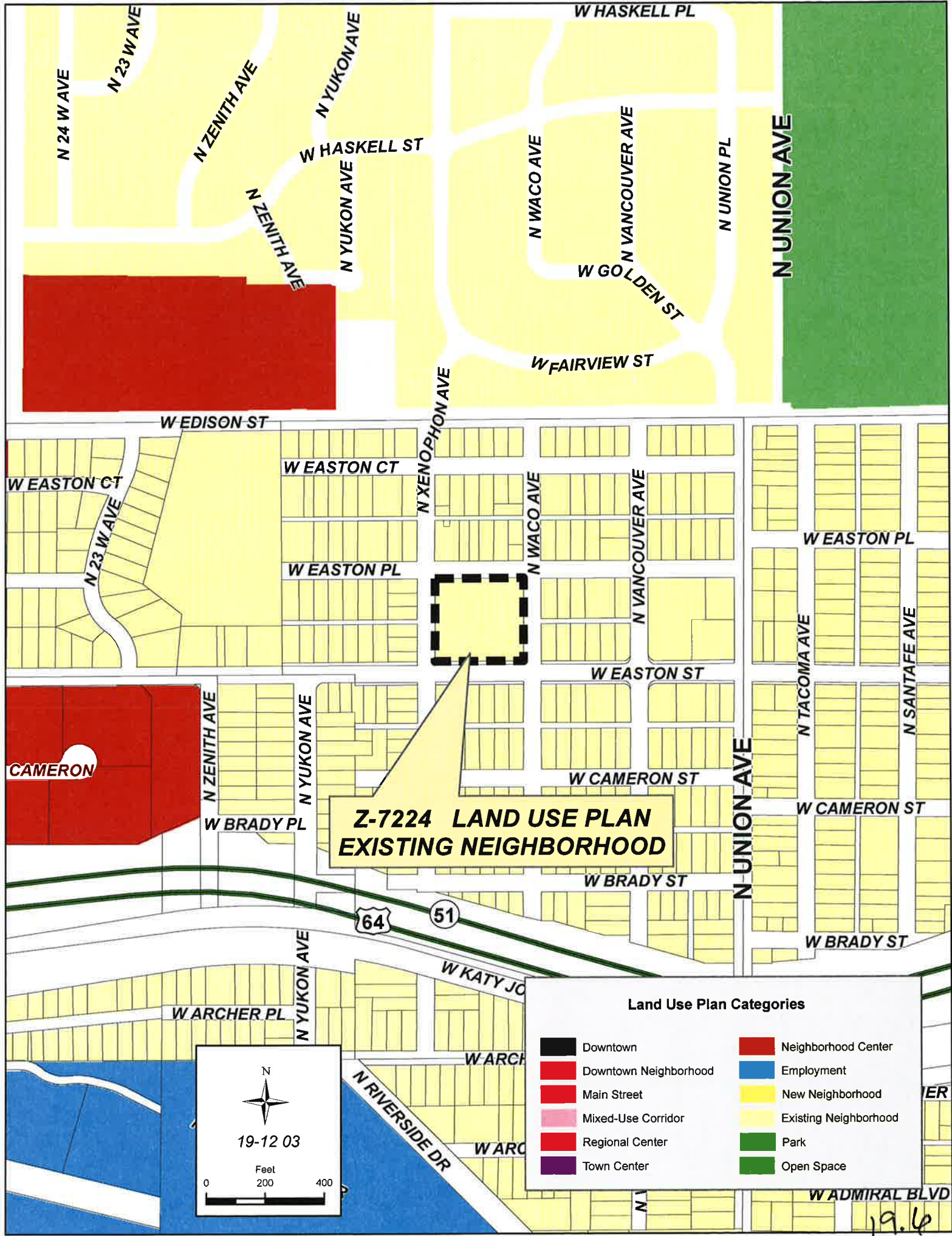
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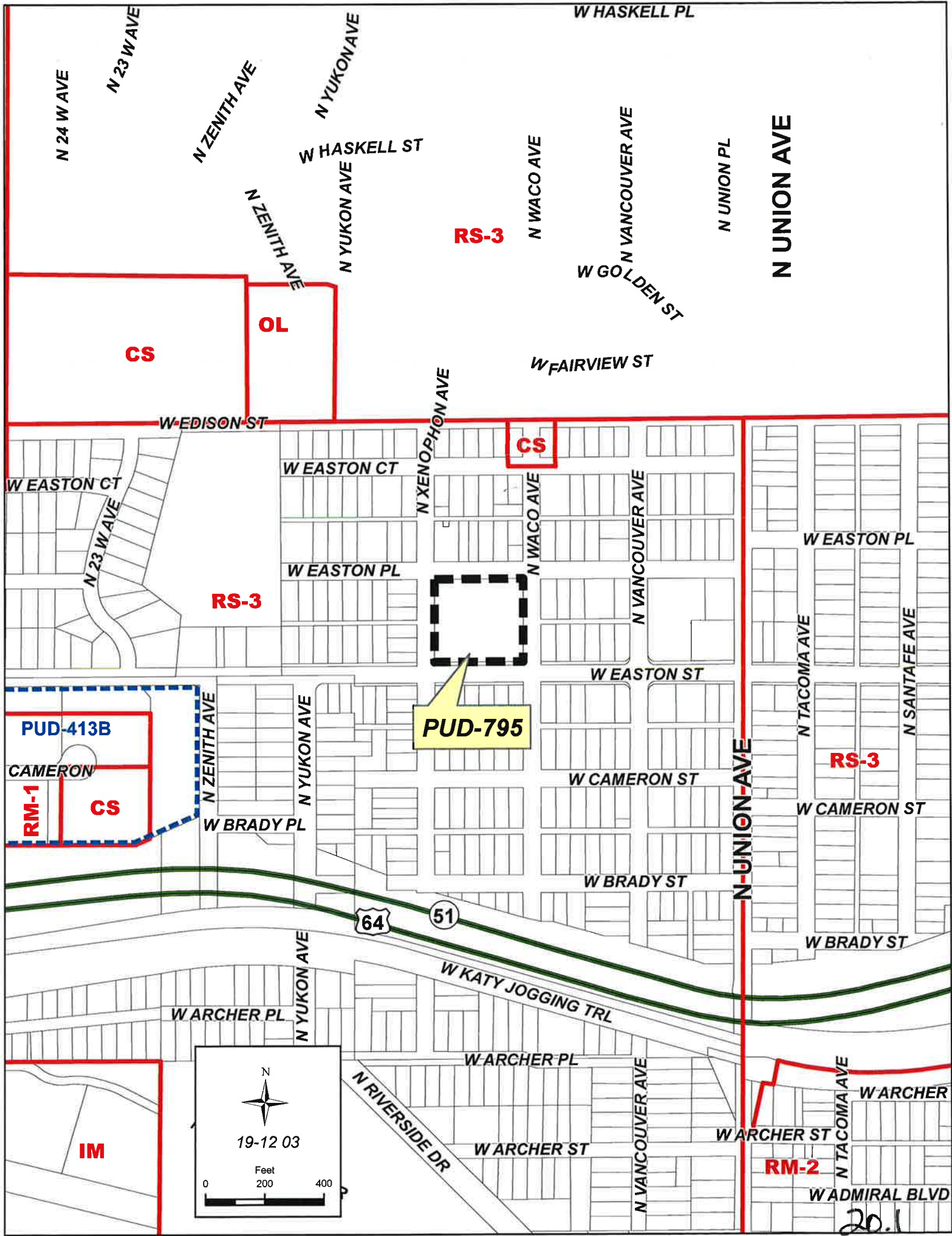
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19.5





PUD-795

20.1



19-12 03

Feet
0 200 400

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

20.2

VD

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-795 (In conjunction with Z-7224)

TRS 9203

Atlas 71

CZM 36

CD-4

TMAPC Hearing Date: April 17, 2013

Applicant: Wallace Engineering/ Jim Beach

Tract Size: 2± acres

ADDRESS/GENERAL LOCATION: Southeast corner or North Xenophon and West Easton Street

EXISTING ZONING: RS-3

EXISTING USE: Vacant school

PROPOSED ZONING: RM-2/CS/ PUD-795

PROPOSED USE: Mixed use-Multifamily,
catering kitchen,
community space/ artist
studios

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-10865 January 24, 1980: The Board of Adjustment approved a Special Exception to use a portion of Pershing School for a Community Center for the Salvation Army, subject to erection of signs to direct persons to the parking area, to run with this applicant only, on property located at the southeast corner or North Xenophon and West Easton Street and is the subject property.

BOA-10730 October 11, 1979: The Board of Adjustment approved a Special Exception to use the property for a Head Start Program, for children ages three to five years, on property located at the Southeast corner or North Xenophon and West Easton Street and is the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 2± acres in size and is located Southeast corner or North Xenophon and West Easton Street. The property is the original Pershing School site which was originally constructed in 1918 and is zoned RS-3.

SURROUNDING AREA: The subject tract is abutted by single family residential in all directions and is all zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates all the surrounding streets as residential streets. No trail system is defined in the immediate area.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West Easton Place	Residential	60	2
North Xenophon Avenue	Residential	60	2
West Easton Street (with Median)	Residential	60	2
North Waco Avenue	Residential	60	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Existing Residential Neighborhoods

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

Staff Comment: The Comprehensive Plan does not specifically identify adaptive re-use of an abandoned school as a goal. However the Tulsa Comprehensive Plan is very strong on rehabilitation and small scale infill projects in existing residential areas. Appropriate infill projects with a Planned Unit Development overlay with strong standards is an adaptive re-use that can add vitality to an existing neighborhood. This is the first re-use in a residential neighborhood and the Planned Unit Development Standards are provided to protect and enhance the neighborhood.

STAFF SUMMARY FOR PUD:

I: Concept statement:

Planned Unit Development No. 795 (hereinafter "PUD 795") and Rezoning Case No. Z-7224 (hereinafter "rezoning" or "Z-7224") comprises 3.01 gross acres (hereinafter the "Property") covering a full block located between West Easton Street and West Easton Place, North Waco Avenue and North Xenophon Avenue.

Pershing Elementary School opened in the original portion of the existing building in 1918. There have been additions and remodels over the years, the latest of which was the extension on the west side in 1968 for the cafeteria and administrative offices. The school was closed the first time in 1979 but was later used to house various alternative education programs. Tulsa Public Schools declared the site surplus and has struggled to find uses for about 15 of its shuttered school buildings since 2011. Pershing was one of a half-dozen facilities that attracted little interest when offered for public bids.

In January 2013 the school board contracted with a broker to market Pershing School. The property was offered for sale and a resident of the neighborhood along with three Downtown Tulsa business leaders stepped forward to buy the site. The team members are an experienced development team and are interested in neighborhood re-development and preserving significant architectural landmarks.

Their intent is to revitalize the historic building and turn the classrooms into moderately priced apartments and/or live-work studios. The existing gymnasium will become a common space for small events. The existing kitchen will become a community or catering kitchen available to serve the needs of small caterers and could easily be used to operate community culinary classes.

The architecture will be retained as much as possible in its original state. The bulk of the work will be to convert classrooms to apartments that will mostly remain open to allow maximum flexibility in arranging living spaces with studio work spaces. The existing loading dock will be preserved and used to service the kitchen. The existing parking lot will be enhanced with landscaping and will include outdoor common patio spaces.

The City of Tulsa's Comprehensive Plan designates Owen Park Neighborhood as an "Existing Neighborhood" while at the same time placing it in an "Area of Growth". This combined designation indicates a strong basis of support for a project of this type. The proposed project sets a strong example of how to creatively reuse a wonderful historic neighborhood facility.

The entire site is zoned RS-3. To accommodate the desired uses, most of the site will be rezoned to RM-2, with enough of a portion rezoned to CS to accommodate the catering kitchen. PUD 795 is intended to establish a conceptual site plan with allocation and intensity of uses, and development standards and conditions, to be followed by detailed site plan review of each phase of development.

Reusing a great old building in a positive and creative way can very often serve as a catalyst for increased neighborhood vitality. When completed, this project has great potential to turn a site with many fond memories for neighborhood residents from an abandoned liability into a unique and vibrant asset.

II: Development Standards:

A. Mixed Use Intensity Standards:

1. Multifamily Use

Maximum Dwelling Units Proposed: 32 Dwelling Units

2. Community Center Use

Maximum Floor Area Proposed: 7,500 Square Feet

3. Catering Kitchen Use

Maximum Floor Area Proposed: 2,500 Square Feet

B. Land Uses, Bulk and Area Requirements

1. Net Land Area: 90,000 SF (2.07 acres)

2. Proposed Zoning: **RM-2** Residential Multifamily Medium Density District (1.91 ac)
CS - Commercial Shopping Center District (0.16 ac)

3. Permitted Uses:

Only those uses included within: **Use Unit 5.** Community Services and Similar Uses; **Use Unit 8.** Multifamily Dwelling and Similar Uses; **Use Unit 10.** Off-Street Parking Areas; **Use Unit 11.** Offices, Studios, & Support Services; **Use Unit 14.** Shopping Goods and Services; and uses customarily accessory to permitted principal uses.

Maximum Floor Area of Non-Residential Uses 10,000 SF

20.5

Maximum Dwelling Units	32
Minimum Livability Space per Dwelling Unit	200 SF per DU

4. Minimum Building Setbacks:

From North Xenophon Centerline	55 Feet
From North Waco Avenue Centerline	55 feet
From West Easton Street Centerline	60 Feet
From West Easton Place Centerline	55 feet

5. Maximum Building Height:

35 Feet

Off-street Parking Spaces Provided:

57 total spaces
(54 standard, 3 accessible)

III. General Provisions and Development Standards

A. Landscaping & Buffering

Trees will be planted and/or preserved around the perimeter of the site in keeping with the spirit of the perimeter landscape requirements of the Tulsa Zoning Code. In order to provide appropriate space for the trees to thrive, trees will be located either in the existing lawn/landscape areas between the building and the public sidewalks along the surrounding streets, or between the public sidewalks and the street curbs.

Substantial landscape areas will be created and maintained in the existing parking lot, with special emphasis on the north perimeter and the center of the paved area. Trees and shrubs will be planted throughout these landscape areas with a goal of softening the harshness of the paving and providing a buffer against the properties across West Easton Place to the north.

Landscaping will be designed substantially in accordance with "Exhibit A - Conceptual Site Plan" and will be subject to final approval in a Detailed Landscape Plan submitted to the Tulsa Metropolitan Area Planning Commission before issuance of a building permit.

B. Trash, Mechanical and Equipment Area Screening

All trash, recycling, mechanical and equipment areas, including building-mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level, provided however, that one side of the screening of a trash receptacle area may be open to permit access and gating shall not be required.

A screening wall, fence or "vegetated green wall" will be erected around the existing loading dock area, and will be subject to final approval in the Detailed Site Plan submitted to the Tulsa Metropolitan Area Planning Commission before issuance of a building permit.

C. Lighting

Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be designed so that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area. No light standard shall exceed 25 feet in height, provided that within the north 50 ft. of the Property, no light standard shall exceed 18 feet in height.

D. Signage

Project identification signage will be limited to monument signs placed near the southeast, southwest and northeast corners of the site. Individual monument signs will not exceed five feet in height, 100 square feet in display surface area and will be illuminated by external ground mounted fixtures or fixtures mounted externally on the sign structure and will be a constant light.

In addition to the historical carved wall signs, additional new wall signs will be limited to flush facing signs or small projecting signs for the purposes of identifying entrances or significant architectural characteristics of the building. Flush wall signs and projecting signs shall be limited to an aggregate of two square feet of display surface area per linear foot of building wall to which the signs are affixed.

Wall signs or blade signs added to the building will only be permitted on the interior courtyard wall surfaces.

E. Access and Pedestrian Circulation

Access to the interior of the site will be derived from North Waco Avenue. Service access to the Kitchen will be from West Easton Place to the existing loading dock area.

Sidewalks will be provided, if not currently existing, along all four sides of the property. Additional internal pedestrian circulation will be subject to detail site plan review.

STAFF RECOMMENDATION FOR PUD:

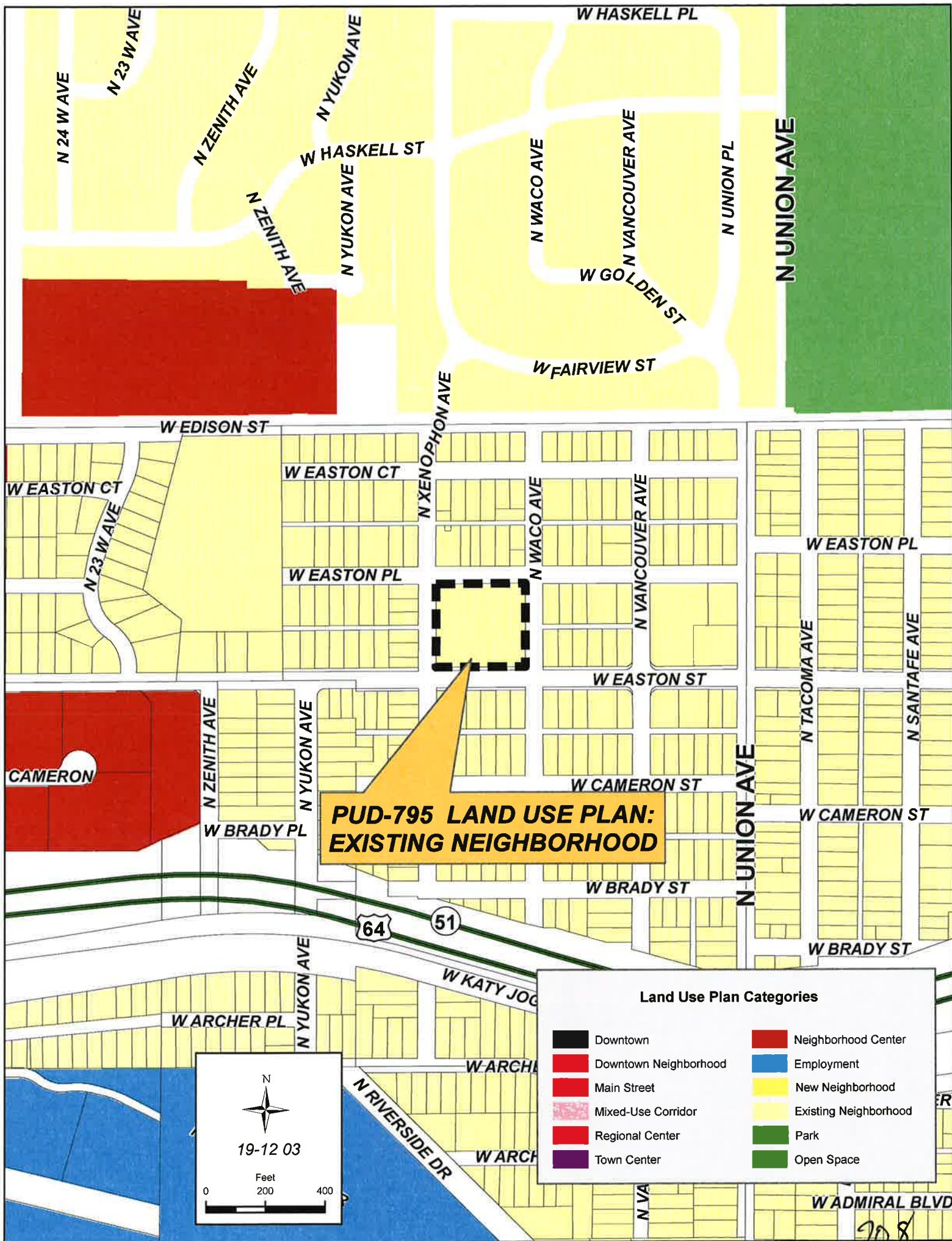
This Planned Unit Development request for multifamily and commercial kitchen use is only appropriate as an adaptive re-use of the Pershing School site. The goal is to preserve the historic building and to provide alternative life style choices inside this neighborhood. Without strong standards identified in the Planned Unit Development this would be considered spot zoning and an inappropriate use for the surrounding neighborhood.

Staff finds that the uses and intensities of the proposed Planned Unit Development can only be an acceptable in this neighborhood with a Planned Unit Development where a historic school site can be re-used in a neighborhood setting. Staff finds that this request is:

- 1) In harmony with the spirit and intent of the Tulsa Zoning Code;
- 2) Consistent with the City of Tulsa Comprehensive Plan; and
- 3) In harmony with the existing and expected development of surrounding areas.

Therefore, staff recommends **APPROVAL** of PUD 795 as outlined in the staff summary above.

04/17/13



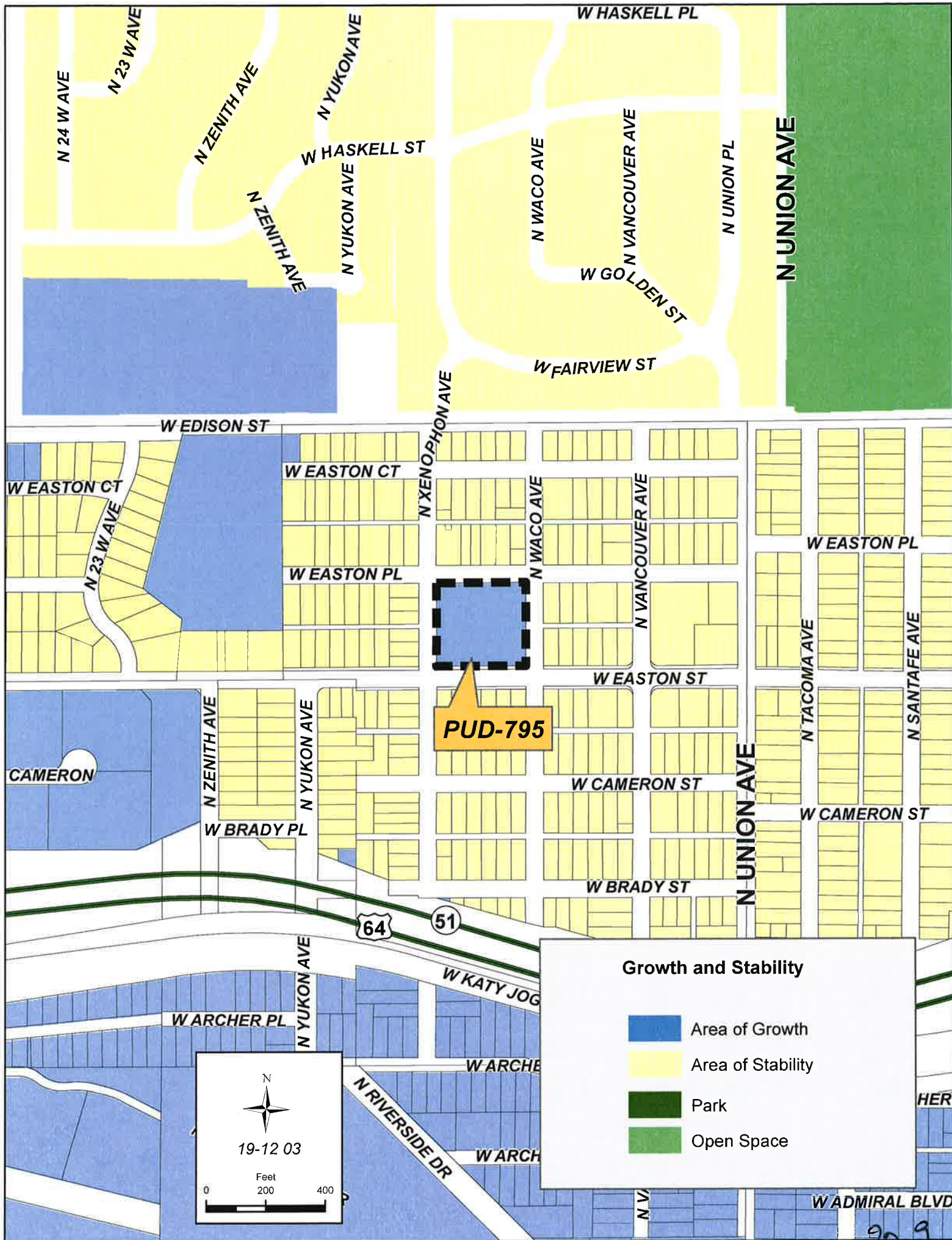




EXHIBIT A - Conceptual Site Plan

PS 14

Pershing Studios in Owen Park

Mixed Use Building



2 West Second Street Suite 800 | Tulsa, OK 74103 | 918.584.7526 | www.TMAPC.org

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 17, 2013 – 1:45 p.m.*

(*Or immediately following adjournment of the TMAPC Meeting)

CONSIDER AND DISCUSS:

1. Eugene Field Small Area Plan

Adjourn.

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

TMAPC Work Session
April 17, 2013
'Eugene Field Small Area Plan'

Item for discussion: "Eugene Field Small Area Plan"

Project Area: The 408-acre area addressed in the Eugene Field Small Area plan is bordered by I-244 to the west; West 25th Street to the south; and the Arkansas River to the east. Notable landmarks within the planning area include: OSU College of Osteopathic Medicine, the recently improved Eugene Field Elementary School, and the River West Festival Park.

Related Plans: There have been multiple recent planning efforts that have targeted issues in and around this neighborhood, including the 2010 Tulsa Comprehensive Plan, the Downtown Area Master Plan and the Southwest Tulsa Neighborhood Plan. The goal of this plan was to bring together these previous plans, focusing on this area, and develop recommendations to lead to the revitalization of this neighborhood. This plan was drafted by Urban Design Associates in conjunction with the City of Tulsa Planning Department.

Format of the Plan: The "Eugene Field Small Area Plan" is comprised of four primary sections.

- The first section is the Introduction and Executive Summary, which outlines the general purpose and scope of the plan.
- Section two provides Context and History of the area.
- Section three, Inventory and Analysis, describes how the City of Tulsa and consultant team conducted the public process, solicited public input and performed their analysis.
- Section four contains the Plan Recommendations for Housing; Parks & Open Space; Infrastructure; Transportation and Economic Development.

Background: Since April 2012, many City Departments and INCOG have been working with private and non-profit partners on plans for the reinvention of the Eugene Field neighborhood. This transformation has two major facets:

1. The preparation and implementation of a *Small Area Plan* for the revitalization and redevelopment of 408 acres of previously developed land on the West Bank of the Arkansas River; and
2. The preparation of a *project* to replace 200 units of aging, subsidized housing and create over 150 market-rate, mixed-use housing units.

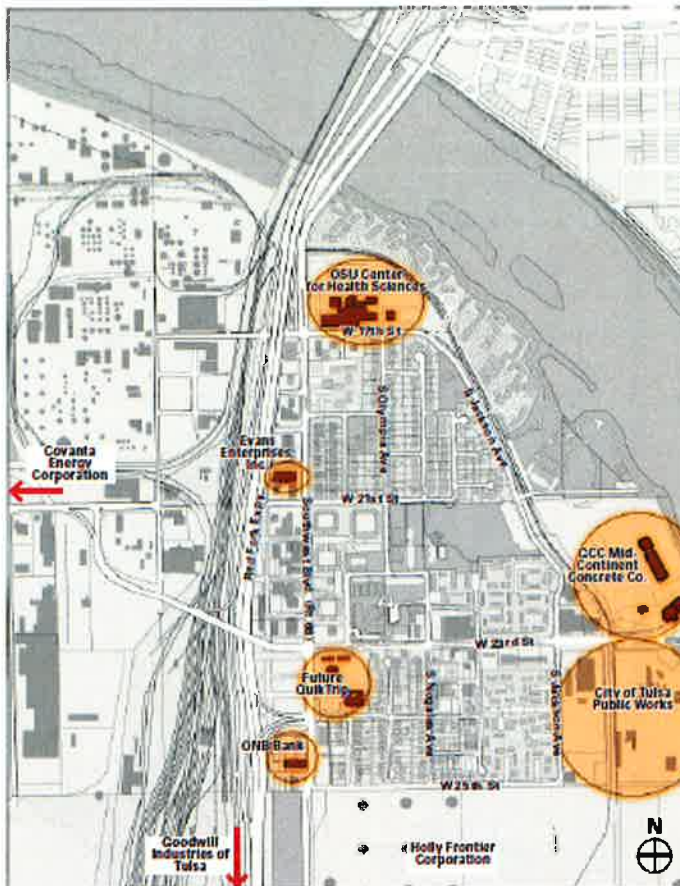


Figure 1 The introduction of mixed-income; mixed-use housing is the key project that will launch the transformation of Eugene Field.

This pairing of “plan” and “project” is ideal example of a situation where a Small Area Plan is appropriate. Plans without catalytic projects may end up *sitting on a shelf* and conversely, large projects without a plan for what happens beyond the boundaries of the development site may fall victim to unforeseen problems, or have no clear way to build on the success of the initial investment.

The key short-term objective of this effort has been to prepare for a 360-unit, mixed-income development. It is the goal that a large portion of this project will be funded by a **\$30 Million grant from the Housing and Urban Development (HUD) Choice Initiative**. A proposed Planned Unit Development (PUD) that includes this project has been submitted to TMAPC staff and will be brought to the TMAPC public hearing on May 15, 2013, concurrent with the consideration of adoption of the proposed Eugene Field Small Area Plan. The vision of the PUD is consistent with the proposed Eugene Field Small Area Plan, as well as many of the goals and policies in the Tulsa Comprehensive Plan. It also provides useful template for improving other low-income, multi-family neighborhoods with quality of life issues.

The key short-term objective of this effort has been to prepare for a 360-unit, mixed-income



Major Institutional Anchors

Public Engagement: The proposed Eugene Field Small Area Plan was developed collaboratively with guidance from residents and anchor institutions. Pages 13-29 describe the planning activities and the findings. Page 20 in the proposed Plan provides a complete and concise list of the area’s internal and inherent Strengths and Weaknesses, as well as the external Opportunities and Threats that they face may face in the future. For example, the proposed Plan identifies the much-improved Eugene Field Elementary School and Early Education Center as a key stabilizing influence. Yet, poor public transportation, a lack of access to jobs, and a lack of variety of housing choices remain weaknesses in the area.

Elements of the Plan: The long-term goals and objectives are defined in the proposed Plan and cover a wide range of activity including land use, transportation, economic development, housing, parks and open space, and infrastructure. A summary list of activities is shown in the Implementation Matrix on pg. 84. The Implementation Matrix offers a concise look at all the anticipated work within the proposed Plan.

ACTION ITEMS	TIMELINE			ENTITY	FUNDING SOURCE	CONCEPT COST	
	2014 – 2019	2020 – 2025	2025 +				
Housing – Development							
	Redevelop Brightwaters Apartments as 226 a newly constructed mixed-income, mixed-use development offering a variety of housing options						
1	Phase I — 2014–2017 — 93 garden apartments and 12 townhouse units, and park, and Management Building (LEED)	X			MBS	Private/Public	\$12,125,982
2	Phase II — 2018–2017 — 42 garden apartments and 29 townhouse units	X			MBS	Private/Public	\$9,781,224
3	Phase III — 2018–2019 — 27 garden apartments, 48 townhouses, and 76 mixed-use apartments	X			MBS	Private/Public	\$19,763,264
4	Increase homeownership opportunities, renovate and rehab existing homes	X	X	X	Private Developers	Private/Public	\$500,000

Figure 2 A new feature of Small Area Plans is the Implementation Matrix, defining actions, assignments, and recommendations for sources and uses of funds.

Of the 57 action items listed, the TMAPC and INCOG will be engaged heavily in at least two: **Item 8)** review of the PUD and plat in the redevelopment area (as noted, the PUD has been submitted); and **Item 9)** future rezonings to support development recommended in the proposed Eugene Field Small Area Plan. Staff anticipates that these will include requests from individual property owners and may also include some TMAPC-initiated rezonings, particularly along key corridors like Southwest Boulevard and W 23rd Street. Page 81 of the proposed Plan identifies at least 11 opportunity sites within the Eugene Field Neighborhood where rezoning and or replatting may have some role in the implementation of the Plan.



Figure 3 Page 81 of the SAP highlights several opportunity sites within the Plan Area.

TMAPC staff will provide a full analysis of the proposed Eugene Field Small Area Plan's consistency with Tulsa Comprehensive Plan in the May 15, 2013 Staff Report.

