

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2662

November 20, 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:

Review TMAPC Receipts for the month of October 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-20654** (Lot-Split) (CD-7) – Location: Northeast corner of East 81st Street South and South Mingo Road
2. **LC-538** (Lot-Combination) (CD-4) – Location: Northeasterly corner East First Street South and South Greenwood Avenue
3. **LC-539** (Lot-Combination) (CD-4) – Location: East of the northeast corner of East First Street South and South Elgin Avenue
4. **LS-20656** (Lot-Split) (CD-8) – Location: South of the southwest corner of East 101st Street South and South Memorial Drive
5. **LS-20657** (Lot-Split) (CD-1) – Location: North of the northeast corner of East Pine Street and North Peoria Avenue
6. **Z-7140-SP-1b – YIP Homes, LLC**, Location: East of Highway 75 at West 86th Street South, Requesting a **Minor Amendment** to reduce the building setback line along the east property line of Lots 1, 2 and 3, Block 2 from 20 feet to 17.5 feet, **CO**, (CD-2)

7. **PUD-268-C-2 – Mike Lester**, Location: East of the southeast corner of South 92nd East Avenue and East 91st Street South, Requesting a **Minor Amendment** to allocate floor area within the created three lots; to require a mutual access easement; and to establish other development standards, **OL/PUD-268-C**, (CD-8)
8. **PUD-760-2 – Tanner Consulting, LLC/Ricky Jones**, Location: West of the northwest corner of South Utica Avenue at East 15th Street South, Requesting a **Minor Amendment** to reduce the building setback line along the west property line from 10 feet to 9.5 feet, **OL/RM-2/PUD-760**, (CD-4)
9. **PUD-778-1 – Kinslow, Keith & Todd/Nicole Watts**, Location: Northwest corner of East 101st Street South and South Garnett Road, Requesting a **Minor Amendment** to consolidate the development areas into one and redefine the development areas, **CS/PUD-778**, (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

10. **Consider Adoption of “Utica Midtown Corridor Small Area Plan” as an amendment to the Tulsa Comprehensive Plan, (Resolution)**

PUBLIC HEARINGS:

11. **Brookhollow Landing – Preliminary Plat**, Location: North of northwest corner of East 31st Street South and South 129th East Avenue (9417) (CD-6)
12. **Z-7243 – Tanner Consulting, LLC**, Location: East of southeast corner of East 121st Street and South Yale Avenue, Requesting rezoning from **AG to RS-3**, (CD-8) (Related to PUD-803) (Continued from 11/6/13)
13. **PUD-803 – Tanner Consulting, LLC**, Location: East of southeast corner of East 121st Street and South Yale Avenue, Requesting a PUD for a three-phase, master-planned residential community with 320 lots, **AG to RS-3/PUD**, (CD-8) (Related to Z-7243) (Continued from 11/6/13)
14. **Z-7245 – New Paul, LLC**, Location: East of southeast corner of East Admiral Place and South 145th East Avenue, Requesting rezoning from **RMH/CG to IL**, (CD-6)
15. **CZ-429 – Crafton Tull/Jason Mohler**, Location: Northwest corner of East 86th Street & North Sheridan Road, Requesting rezoning from **AG to RE**, (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.

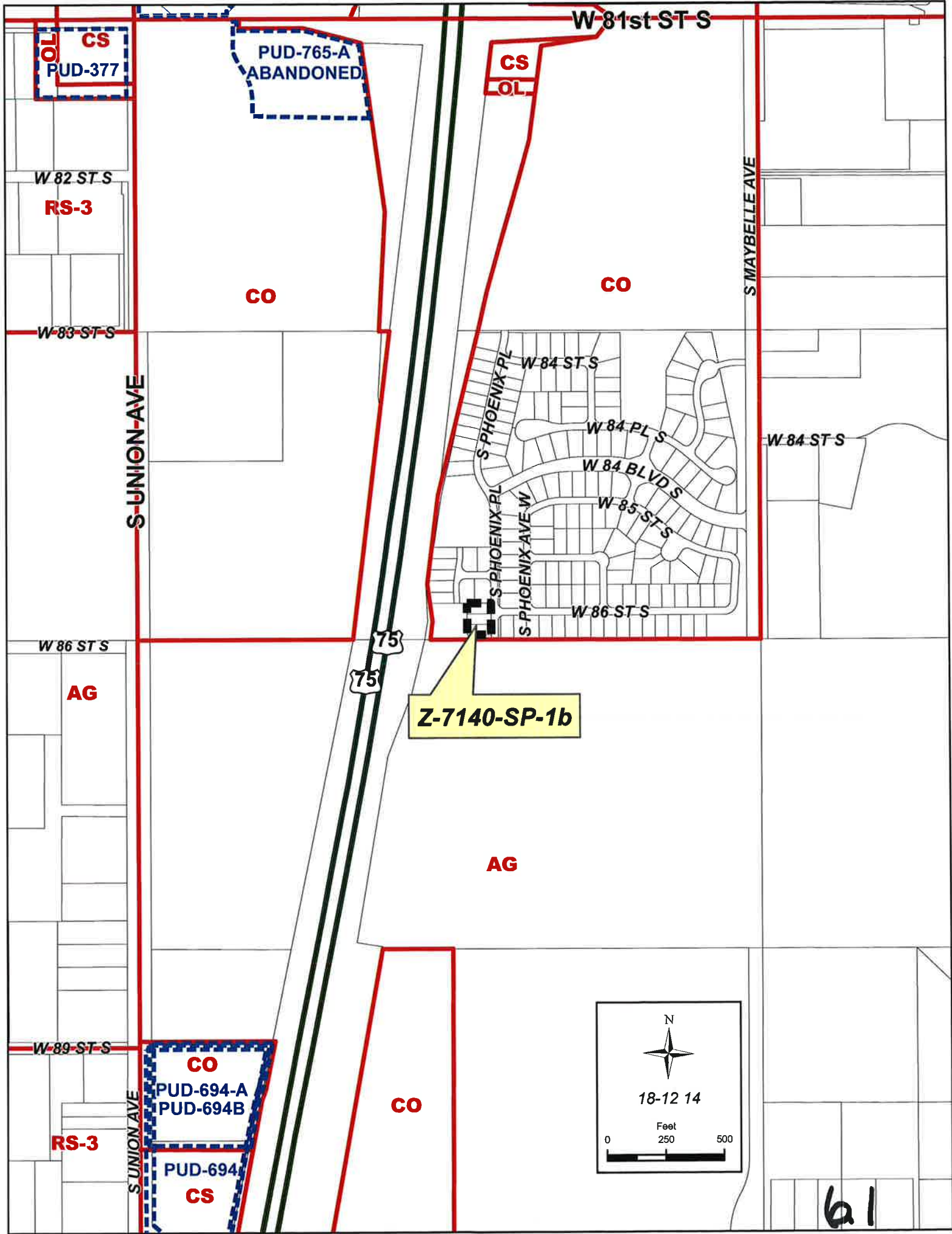
Visit our website at www.tmapc.org

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 October 2013

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	12	\$70.00	\$70.00	\$140.00	51	\$320.00	\$320.00	\$640.00
Zoning	11	4,745.00	4,745.00	9,490.00	17	7,505.00	7,505.00	15,010.00
PUDs & Plan Reviews	41	6,483.00	6,483.00	12,966.00	114	13,469.25	13,469.25	26,938.50
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$11,298.00</u>	<u>\$11,298.00</u>	<u>\$22,596.00</u>		<u>\$21,294.25</u>	<u>\$21,294.25</u>	<u>\$42,588.50</u>
LAND DIVISION								
Minor Subdivisions	2	\$325.00	\$325.00	\$650.00	2	\$325.00	\$325.00	\$650.00
Preliminary Plats	3	1,780.00	1,780.00	3,560.00	9	4,443.40	4,443.40	8,886.80
Final Plats	1	335.00	335.00	670.00	4	1,580.00	1,580.00	3,160.00
Plat Waivers	0	0.00	0.00	0.00	2	250.00	250.00	500.00
Lot Splits	9	450.00	450.00	900.00	29	1,408.50	1,408.50	2,817.00
Lot Combinations	8	400.00	400.00	800.00	29	1,450.00	1,450.00	2,900.00
Access Changes	1	25.00	25.00	50.00	3	75.00	75.00	150.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds		0.00	0.00	0.00	0	(5.00)	(5.00)	(10.00)
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$3,315.00</u>	<u>\$3,315.00</u>	<u>\$6,630.00</u>		<u>\$9,526.90</u>	<u>\$9,526.90</u>	<u>\$19,053.80</u>
BOARDS OF ADJUSTMENT								
Fees	19	\$5,450.00	\$2,000.00	\$7,450.00	52	\$24,350.00	\$3,850.00	\$28,200.00
Refunds		(500.00)	0.00	(\$500.00)	44	(1,150.00)	0.00	(1,150.00)
NSF Check		0.00	0.00	\$0.00	<u>0</u>	0.00	0.00	0.00
Fees Waived		<u>0.00</u>	<u>0.00</u>	<u>\$0.00</u>		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
		<u>\$4,950.00</u>	<u>\$2,000.00</u>	<u>\$6,950.00</u>		<u>\$23,200.00</u>	<u>\$3,850.00</u>	<u>\$27,050.00</u>
TOTAL		\$19,563.00	\$16,613.00	\$36,176.00		\$54,021.15	\$34,671.15	\$88,692.30
LESS WAIVED FEES *				\$0.00		(\$65.14)		(\$65.14)
<hr/>								
GRAND TOTALS		\$19,563.00	\$16,613.00	\$36,176.00		\$53,956.01	\$34,671.15	\$88,627.16

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



61



N

18-12 14

Feet
0 250 500

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

6.2

75

75

S PHOENIX PL

S PHOENIX AVE

W 86 ST S

Z-7140-SP-1b



18-12 14



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

November 20, 2013

STAFF RECOMMENDATION

Z-7140-SP-1b: Minor Amendment to reduce the building setback line along the east property line of Lots 1, 2 and 3, Block 2, Hyde Park at Tulsa Hills from 20 feet to 17.5'. The site is located east of Highway 75 at West 86th Street South in Hyde Park Subdivision. TRS 18-12-18; CZM 51; Atlas 1584; CD-2

The applicant is requesting a minor amendment to decrease the building setback from the east property line of all three lots. The contractor was provided information on the approved Infrastructure Development Plans (IDP) illustrating that these lots have a 17.5' building setback line.

During the footing inspection, the city Inspector checked the setback against the Subdivision Plat provided by the same Engineering/Surveying firm which was shown as a 20' building setback.

The adjacent properties to the north on South Phoenix Place illustrate a 15' side yard setback line. The three lots with a 17.5' building line setback will not create an unusual street wall along Phoenix Place and will be consistent with the lots to the north, as well as with each other.

The applicant has submitted the minor amendment request to adjust the front building setback line from the required 20 feet to a 17.5 foot building setback to match the placement of the footings. The location of the homes will be approximately 20 feet from the face of curb to the garage line.

Staff Comment: The Tulsa Zoning Code chapter 806.C Amendments states: "that minor changes in the proposed corridor development plan may be authorized by the Planning Commission, which shall direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved site plan and the purposes and standards of this chapter".

This minor amendment is consistent with the Corridor chapter of the Zoning Code and does not substantially alter the character of the development.

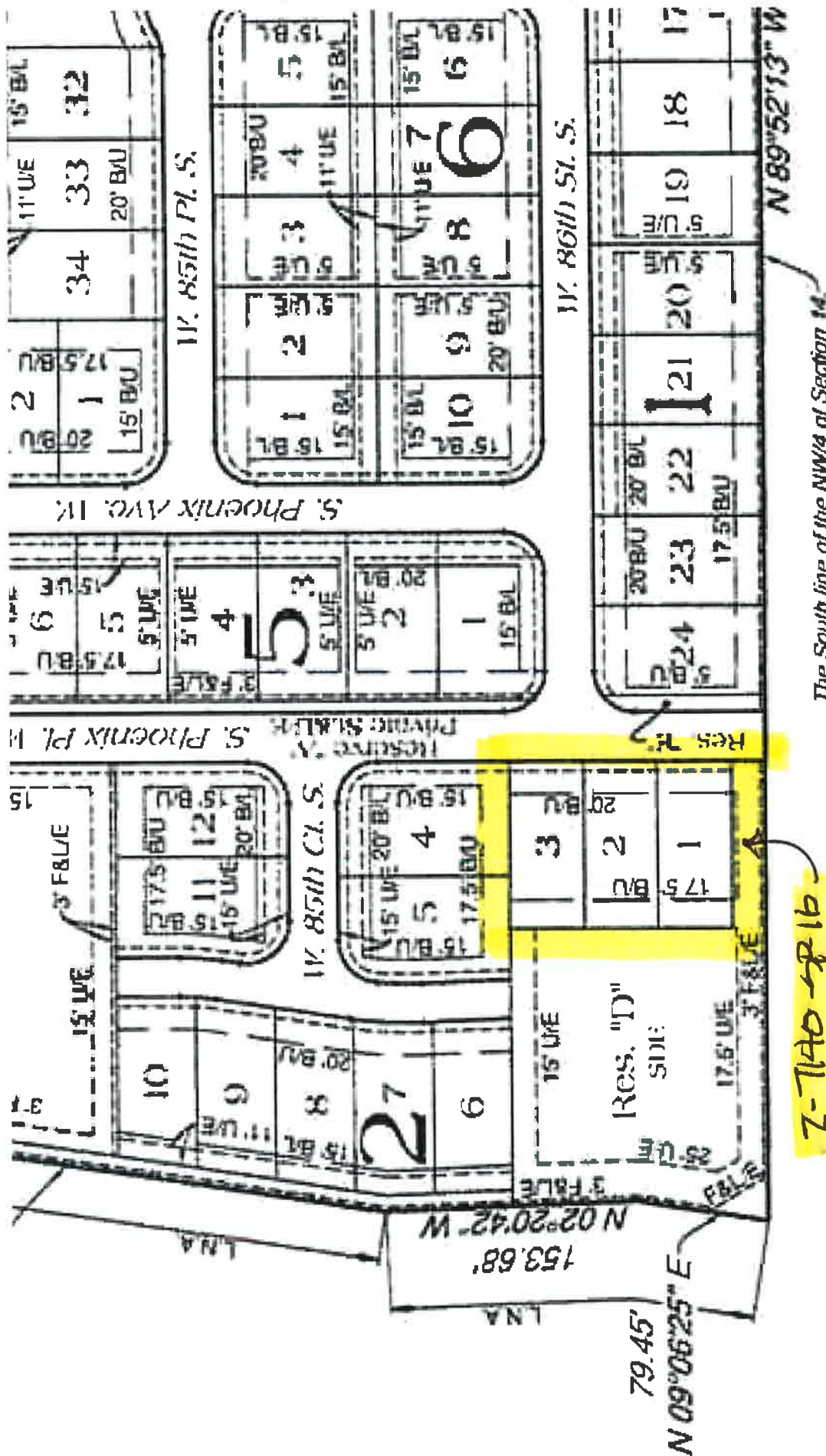
The requested amendment to the east building setback is in harmony with the existing development pattern and not injurious to the adjacent properties.

Approval of this minor amendment for these three lots should not be considered a trend which might allow this development standard throughout the subdivision. Any other location in the subdivision would create an inconsistent street wall and

6.4

Therefore, staff recommends **APPROVAL** of minor amendment Z-7140-SP-1b as noted above.

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



The South line of the NW/4 of Section 14,
T-18-N, R-12-E, Tulsa County, State of Oklahoma

79.45'
N 09°06'25" E

153.68'
N 02°20'42" W

APPLICANT SUBMITTAL

Ref: Lots 1,2,3 Blk 2 Hyde Park at Tulsa Hills
IDP 5359-01

Date: 10-22-13

Request front building line change for these three lots from 20' down to 17.5'. House was laid out using the 17.5' from a signed, sealed and approved plat sheet (enclosed) during a field decision using the plat as a reference due to the need of space at the rear of the lot. The rear of the lot is tight with utilities and a drop off to reserve area. The unknown error in set back was not caught during the footing inspection so the work was continued on to slab prep and was caught during the slab inspection and just prior to pouring the concrete slab.

The driveway would be 20' in depth and the house 20' from the street. The lots are somewhat isolated from the balance of the lots in the neighborhood and are zero lot line lots. Thank you for your consideration.

U.S. Highway 75
Okmulgee Expressway

D = 00°38'46"
R = 34,500.33'
L = 389.00'
CB = N 08°27'58"E
CL = 389.00'

Reserve "G"

Phoenix Pl. W.

S. Phoenix Ave. W.

W. 85th Pl. S.

West 86th Street South

Reserve "D"

Reserve "F"

Reserve "E"

SHAW 17.5

599-6506
344-8964

State
Williams

Legend

- BC = Brick Column
- BL = Building Line
- BU = Building Line and Utility Easement
- F&L/E = Fence and Landscape Easement
- MB = Mail Box
- Priv. = Private
- PP = Power Pole
- PPDL = Power Pole with Drop and Light
- Res. = Reserve
- SDE = Stormwater Detention Easement
- SW/E = Sidewalk Easement
- TP = Telephone Pole
- TPD = Telephone Pole with Drop
- U/E = Utility Easement
- WP = Wood Pole

Line Table

No.	Bearing	Distance
L1	N 00°00'00"E	8.84'
L2	N 00°00'00"E	8.78'
L3	S 76°51'17"E	26.00'
L4	S 76°51'17"E	15.00'
L5	N 13°08'43"E	12.55'
L6	N 90°00'00"E	16.58'
L7	S 40°51'41"W	34.31'
L8	N 71°23'16"E	33.33'
L9	N 90°00'00"E	24.00'
L10	S 30°06'13"E	15.86'
L11	S 20°38'31"W	16.88'

No.	Bearing	Distance
L12	N 83°57'05"E	28.71'
L13	S 32°49'14"W	29.89'
L14	S 20°38'31"W	16.88'
L15	S 71°23'16"W	15.85'
L16	N 90°00'00"E	5.73'
L17	N 90°00'00"E	5.89'
L18	S 89°55'15"E	5.00'
L19	N 41°28'53"W	30.92'
L20	S 41°28'53"W	14.54'
L21	S 89°55'15"E	40.95'
L22	S 26°10'55"W	14.38'

Curve Table

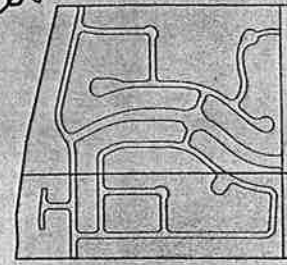
No.	Delta	Radius	Length	Chord Bearing	Chord Length
C38	87°35'33"	25.00'	38.22'	S 40°08'06"E	34.60'
C39	19°11'11"	500.00'	167.43'	S 74°20'17"E	166.65'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Length
C40	180°00'00"	40.00'	125.66'	S 57°10'46"E	80.00'
C54	90°04'45"	25.00'	39.30'	N 89°55'15"E	35.38'
C55	40°51'41"	366.58'	261.31'	N 00°34'10"W	255.87'
C62	39°47'33"	476.90'	28.50'	S 66°32'06"E	281.04'
C63	82°26'04"	25.00'	35.97'	N 72°02'16"E	32.95'
C64	3°20'26"	25.00'	35.36'	S 08°51'00"E	33.24'
C65	01°25'55"	25.00'	12.06'	S 49°49'47"E	12.06'
C66	10°51'41"	25.00'	92.55'	S 69°34'10"E	188.50'
C67	26°02'55"	25.00'	102.29'	N 76°58'32"E	101.41'
C68	63°57'05"	25.00'	27.90'	N 31°58'32"E	26.48'
C69	90°00'00"	25.00'	39.27'	N 45°00'00"W	35.36'
C83	00°38'37"	34810.33'	387.70'	N 08°27'57"E	387.70'
C84	90°00'00"	25.00'	39.27'	N 45°00'00"W	35.36'
C85	90°00'00"	25.00'	39.27'	S 45°00'00"E	35.36'
C86	07°14'15"	209.75'	26.50'	S 01°16'26"W	26.48'
C87	10°59'14"	233.75'	44.82'	N 03°08'55"E	44.76'
C88	88°38'33"	150.00'	22.63'	N 04°19'16"E	22.60'
C89	08°38'33"	174.00'	26.25'	S 04°19'16"W	26.22'
C90	98°38'33"	26.00'	44.76'	S 40°40'44"E	39.44'
C91	90°00'00"	25.00'	39.27'	N 45°00'00"E	35.36'
C92	87°35'33"	55.00'	84.08'	S 40°08'06"E	76.13'
C93	86°20'20"	55.00'	82.88'	S 46°49'50"W	75.26'
C94	32°12'15"	25.00'	14.05'	S 73°53'52"W	13.87'
C95	154°24'30"	40.00'	107.80'	N 45°00'00"W	78.01'
C96	32°12'15"	25.00'	14.05'	N 16°08'08"E	13.87'
C97	90°00'00"	25.00'	39.27'	N 45°00'00"E	35.36'
C98	86°20'20"	25.00'	37.67'	S 46°49'50"W	34.21'

Water Symbols

- = Fire Hydrant
- = Fire Hydrant As
- = Existing Fire Hy
- ⊕ = Water Valve
- ⊕ = Existing Water
- ⊕ = Water Meter
- ⊕ = Solid Sleeve
- ⊕ = Cross
- ⊕ = Tee
- ⊕ = Proposed Water



Key Map
Scale: 1"=1000'



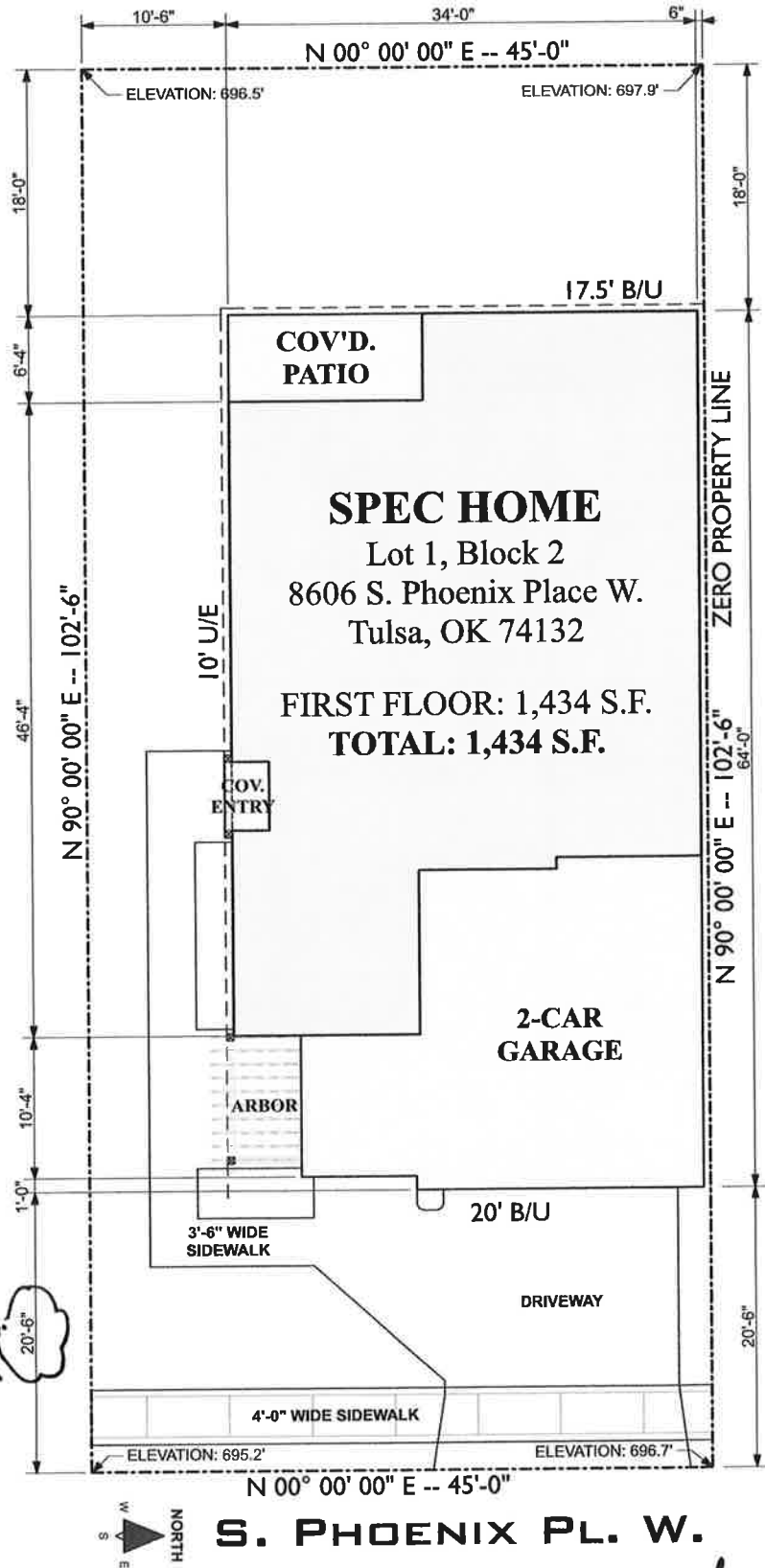
BEFORE
YOU DIG ...
1-800-522-5543
CALL OKIE

444-7031

6.8

Area Calculations	Square Feet
First Floor/Total House Size	1,434
Garage	577
Driveway	450
Covered Patio	89
Covered Entry	16
Open Air Arbor Patio	74
Sidewalk to Front Door	192
Sidewalk @ Street	110
Lot Size	4,612

Change to 17.5' - 20' Remaining for Driveway

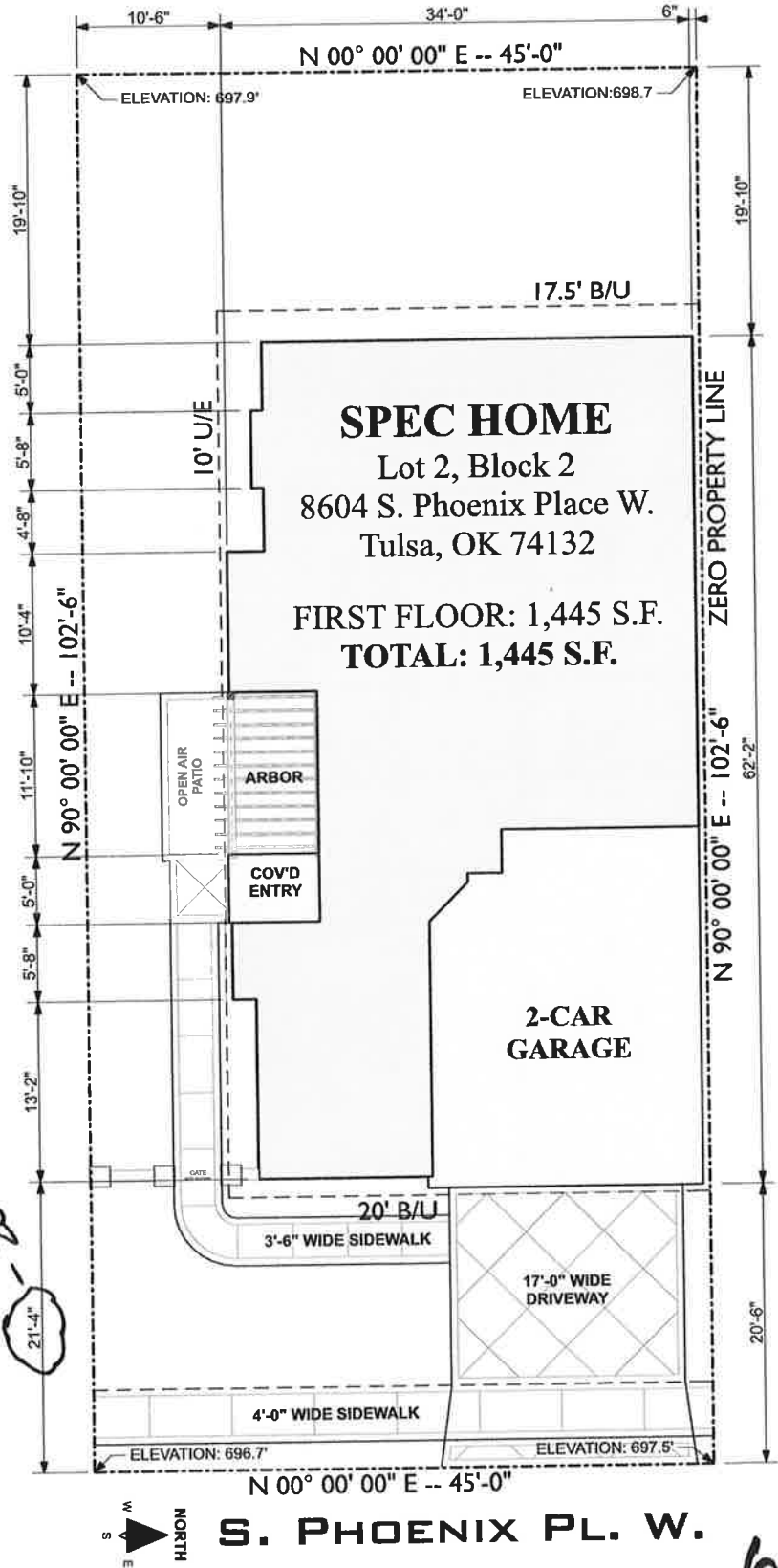


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 <p>55+ ACTIVE-LIFESTYLE, SINGLE-FAMILY, GATED RESIDENTIAL COMMUNITY PH: (918) 899-6512</p> <p>www.HydeParkatTulsaHills.com</p>	<p>HOUSE PLAN DESIGNED BY:</p> <p>ZONA</p> <p>STRUCTURAL ENGINEERING COMPLETED BY OTHERS zonadesigns@yahoo.com</p>	<p>BUILDER:</p> <p>V.I.P. HOMES John Wyrick PH: 918.510.0331 www.jwyrickbuilder.net</p>	<p>SPEC HOME Hyde Park at Tulsa Hills: Lot 1, Block 2 8606 South Phoenix Place West, Tulsa, OK 74132</p>	<p>LIVING AREA:</p> <p>FIRST FLOOR: 1,434 S.F. TOTAL: 1,434* S.F. *Over Frame</p>	<p>DATE: 9/23/13</p> <p>SCALE: 1/4" = 1'-0"</p> <p>SHEET: A-1</p>
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Area Calculations	Square Feet
First Floor/Total House Size	1,445
Garage	492
Driveway	353
Open Air Patio & Arbor	136
Covered Entry	33
Sidewalk to Front Door	161
Sidewalk @ Street	110
Lot Size	4,612



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HOUSE PLAN DESIGNED BY:
ZNA
 STRUCTURAL ENGINEERING
 COMPLETED BY OTHERS
 zonadesigns@yahoo.com

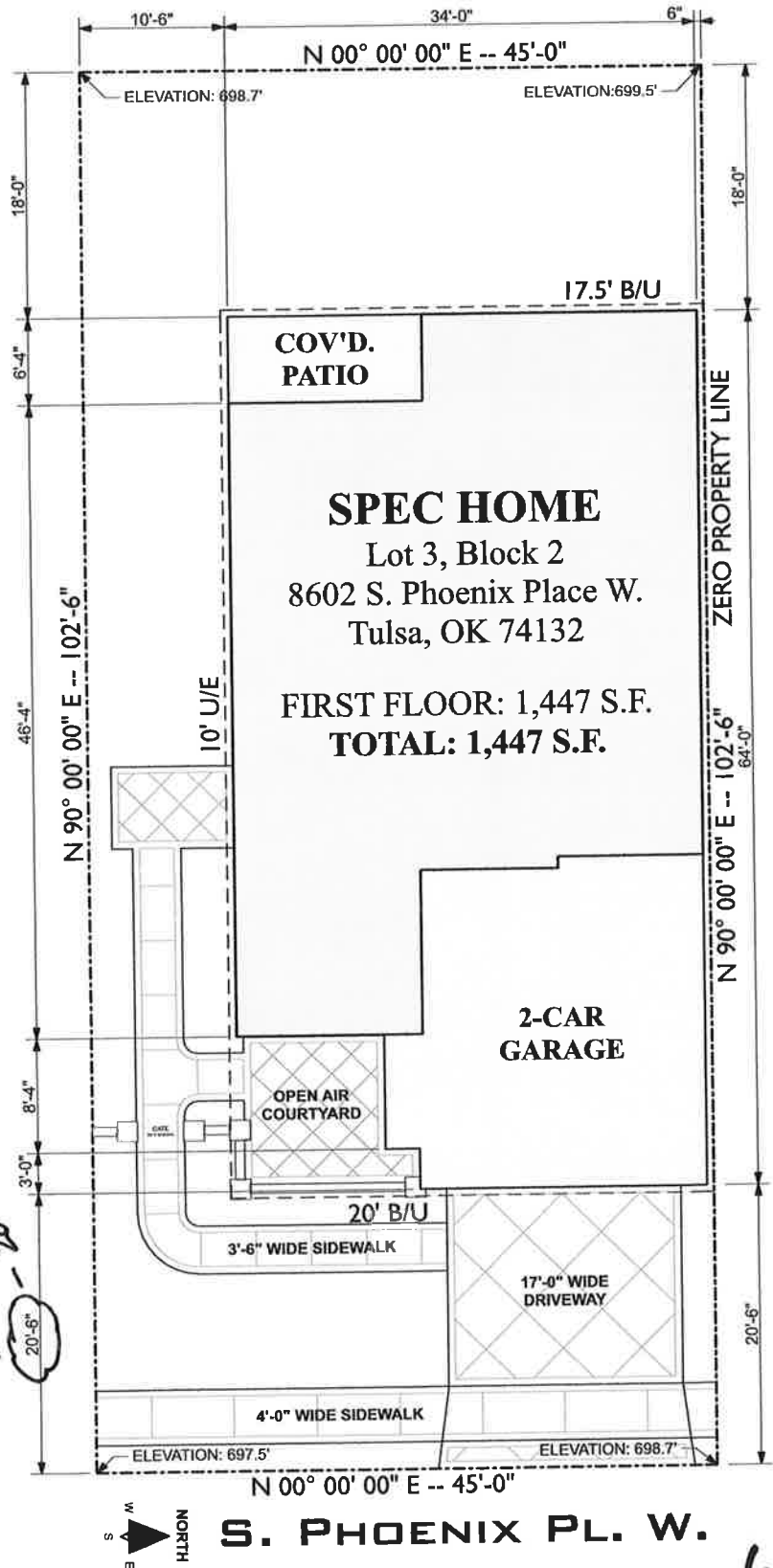
BUILDER:
V.I.P. HOMES
John Wyrick
 PH: 918.510.0331
 www.jwyrickbuilder.net

SPEC HOME
 Hyde Park at Tulsa Hills: Lot 2, Block 2
 8604 South Phoenix Place West,
 Tulsa, OK 74132

LIVING AREA:
 FIRST FLOOR: 1,445 S.F.
TOTAL: 1,445 S.F.
 *Over Frame

DATE:
 9/23/13
 SCALE:
 1/4" = 1'-0"
 SHEET:
A-1

Area Calculations	Square Feet
First Floor/Total House Size	1,447
Garage	512
Driveway	353
Covered Patio	89
Open Air Courtyard Patio	116
Sidewalk to Front Door	240
Sidewalk @ Street	110
Lot Size	4,612



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HOUSE PLAN DESIGNED BY:
ZONA
 STRUCTURAL ENGINEERING
 COMPLETED BY OTHERS
 zonadesigns@yahoo.com

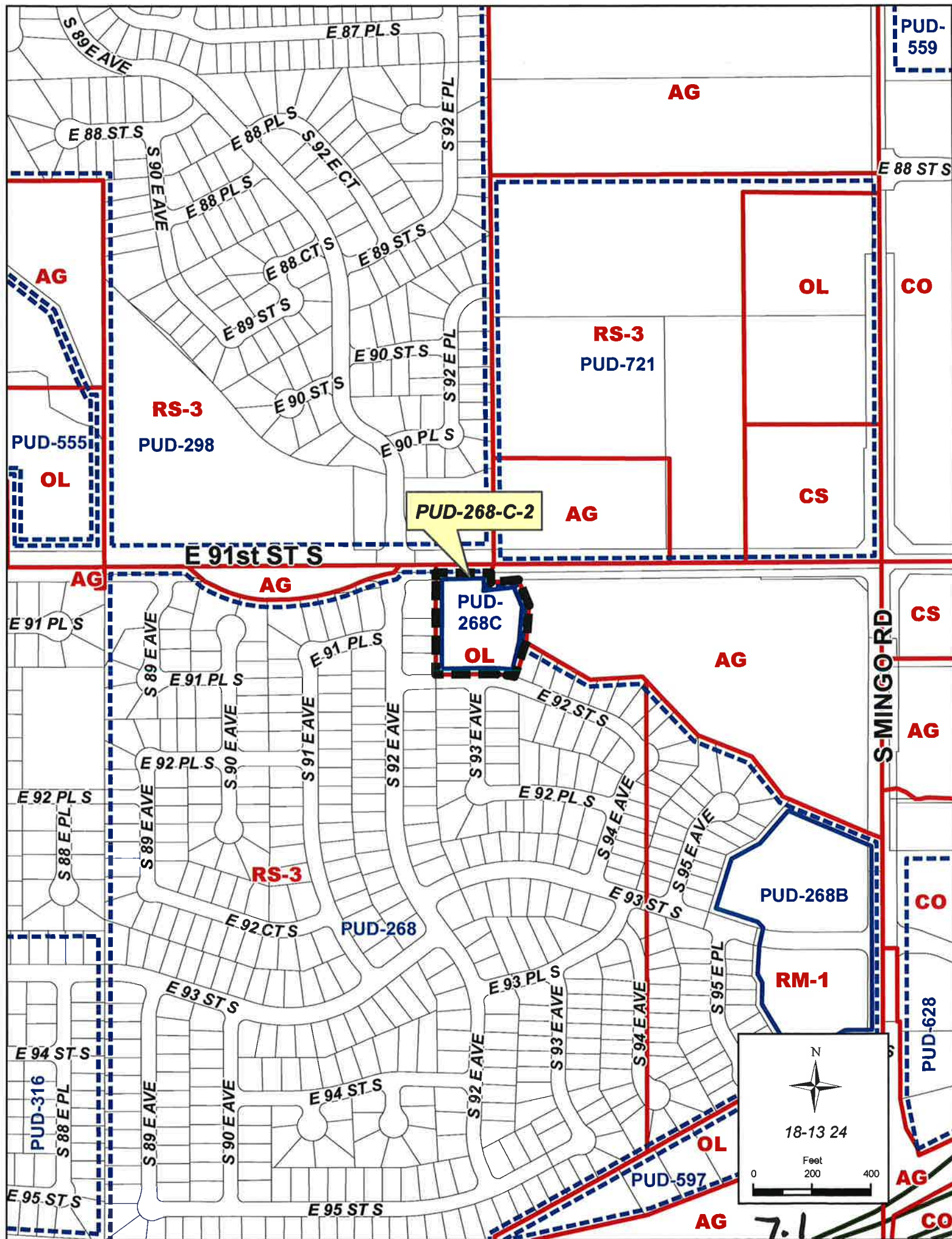
BUILDER:
V.I.P. HOMES
John Wyrrick
 PH: 918.510.0331
 www.jwyrrickbuilder.net

SPEC HOME
 Hyde Park at Tulsa Hills: Lot 3, Block 2
 8602 South Phoenix Place West,
 Tulsa, OK 74132

LIVING AREA:
 FIRST FLOOR: 1,447 S.F.
TOTAL: 1,447* S.F.
 *Over Frame

DATE:
 9/23/13
 SCALE:
 1/4" = 1'-0"
 SHEET:
A-1

6.11





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18-13 24

Feet
0 200 400

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

November 20, 2013

STAFF RECOMMENDATION

PUD-268-C-2: Minor Amendment to allocate floor area within the created 3 lots; to require a mutual access easement; and to establish other development standards. The site is located at East of the Southeast corner of South 92nd East Avenue and East 91st Street South, TRS 18-13-24; CZM 57; Atlas 1134; CD-8

The applicant is requesting a Minor Amendment to allocate floor area within the created 3 lots; to require a mutual access easement; and to establish other development standards within the Planned Unit Development.

The Original PUD-268-C allowed a 29,000 s/f (less than the PUD Section of the Code) development to be spread among 3 buildings, which were limited to one story and 32' in height, across one lot. The development was to have a minimum of 35% landscaped area across the entire development.

The applicant proposes to change the standards of the development to accommodate the development being platted into 3 lots. The applicant's narrative should be made a part of the standards (see attached). Below is a list of the new standards with all previous standards applying unless herein modified:

Lot 1:

Land Area: 25,404.71 s/f

Maximum Building Floor Area: 7,621.41 s/f (.30 FAR in accordance with Section 603, Table 3 & Section 1104.A.2)

Minimum Landscape Area: 15% in accordance with section 1104.A.2

Lot 2:

Land Area: 25,457.97 s/f

Maximum Building Floor Area: 7,637.4 s/f (.30 FAR in accordance with Section 603, Table 3 & Section 1104.A.2)

Minimum Landscape Area: 15% in accordance with section 1104.A.2

Lot 3:

Land Area: 46,936.77 s/f

Maximum Building Floor Area: 14,081.03 s/f (.30 FAR in accordance with Section 603, Table 3 & Section 1104.A.2)

Minimum Landscape Area: 15% in accordance with section 1104.A.2

All Lots:

A mutual access easement will be platted in order to accommodate cross-parking, vehicular and pedestrian movement across lot boundaries within the development area.

The proposed amendments would not substantially alter the original intent of the Planned Unit Development as it relates to the overall design and aesthetic of development as a whole. Staff does not believe that the proposed amendments will have a substantial impact on the original intent of the Planned Unit Development.

All other standards allowed in PUD-268-C will still apply. Staff finds that the proposed amendments are in character with the surrounding development and anticipated future development in the area. Staff believes that it will have little to no impact on the surrounding properties.

Staff recommends **APPROVAL** of Minor Amendment PUD-268-C-2.

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

Attachment to Application for Minor Amendment to PUD 268-C

NATURE OF AMENDMENT

Description of Proposal

1. Adjustment of the internal development area to account for three (3) lots in lieu of one (1) lot. The aggregate land area allocation remains unchanged. The permitted use of each lot remains those uses included within Use Unit 11, excluding drive-in bank facilities, whether principal or accessory use.
2. The internal circulation system will remain unchanged with respect to design, configuration and location. A mutual access easement will be platted in order to accommodate cross-parking, vehicular and pedestrian movement across lot boundaries within the development area.
3. Floor Area Ratio (FAR) shall be allocated on a lot by lot basis with the total FAR considered in aggregate for the total development area. The maximum total FAR, based on OL zoning, shall be 0.30 in accordance with the Bulk and Area Requirements in Section 603 Table 3; and as defined in Section 1104.A.2
4. A landscape plan will be provided for the entire development whereby the minimum landscaped area for each lot shall be at least 15% of the net lot area in accordance with Section 1104.E.1.

South Mingo Road

NE CORNER
SEC 24 T18N R13E

East 91st Street South

25' DEDICATION TO TULSA COUNTY
BOOK 545 PAGE 140

1000.70' N 88°37'44" E
TO NORTHEAST CORNER
SEC. 24-T18N-R13E

25' DEDICATION TO CITY OF TULSA
(BOOK 6127, PAGE 0661) S 89°37'44" W
188.62'

40' SIDE DEDICATION
BOOK 4141 PAGE 125A

25' DEDICATION BY PLAT OF
"WOODLAND GLEN EXT."

190.00' Due East

East 92nd Street South

Woodland Glen Ext.

Forest Park Church
(LITTLE HAIKEY CREEK)
100 YR W.S. EL. 669.99

500 YR W.S. EL. 672.55

Woodland Glen Ext.
128.82' N 17°53'17" E
10' U/E BOOK 1743
17.5' U/E
25.00'

Lot 2
25,457.97 SF
BUILDING B

Lot 1
25,404.71 SF
BUILDING A

Lot 3
46,936.77 SF
BUILDING C

45' B/L & LANDSCAPED AREA LIMIT
12,590.05 SF

17.5' U/E
11.5' U/E

190.00' Due East

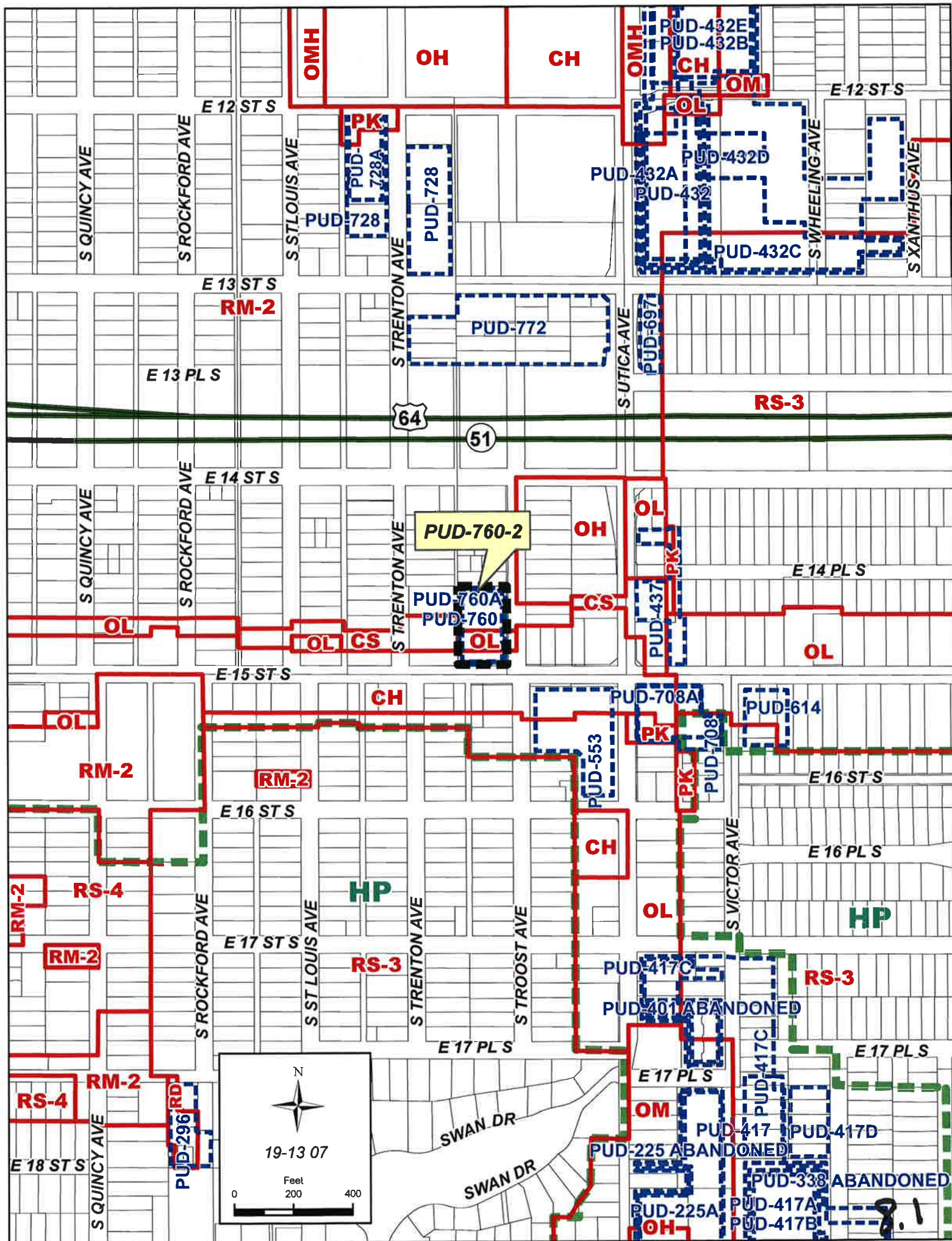
East 92nd Street South

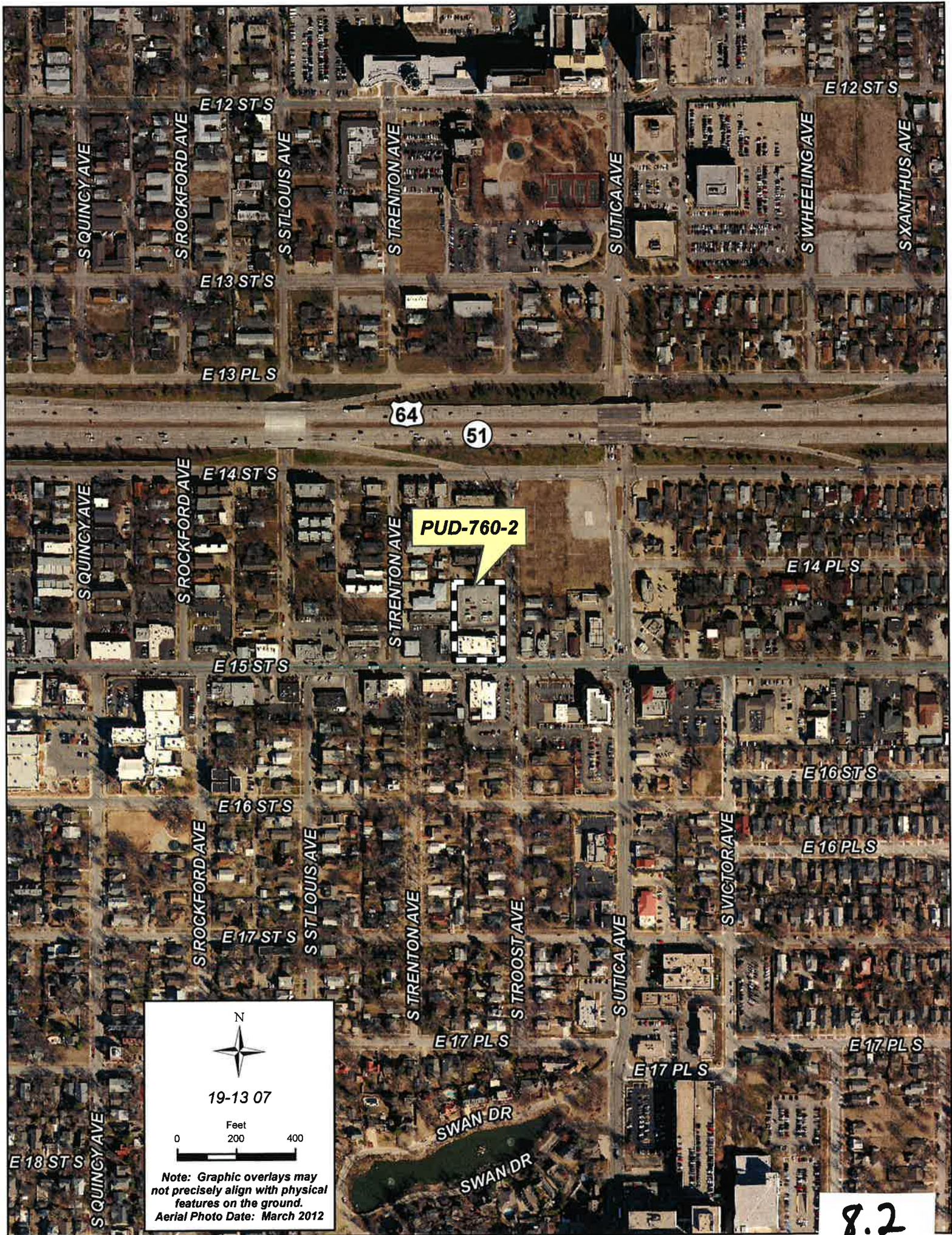
Woodland Glen Ext.



Amended Site Plan

SANDERS ENGINEERING, INC.
11502 S. 46th E. Ave.
Tulsa, Oklahoma 74106
Phone: (918) 296-5087
Fax: (918) 296-5088
Certificate of Authorization No. CA 2370 Exp. 6/30/15

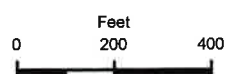




PUD-760-2



19-13 07



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

8.2



19-13 07

Feet
0 50 100

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

8.3

November 20, 2013

STAFF RECOMMENDATION

PUD-760-2: Minor Amendment to reduce the building setback line along the west property line from 10 feet to 9.5'. The site is located west of the northwest corner of South Utica Ave. at East 15th Street South (Cherry Street) TRS 19-13-07; CZM 37; Atlas 14; CD-4

The applicant is requesting a Minor Amendment to decrease the building setback from the west property line. A recent survey of an existing building indicated that the west wall of an existing building is not parallel with the property line.

As illustrated on the attached survey the northwest corner of the building is beyond the 10' building setback. The southwest corner of the building is 9.8 feet from the property line.

The applicant has submitted the minor amendment request to adjust the building setback line from the required 10' to a 9.5' building setback along the entire west property line.

Staff Comment: The Tulsa Zoning Code chapter 1107.H.9 allows minor changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths of frontages, provided approved Development Plan, the approved PUD standards and the character of the development are not substantially altered.

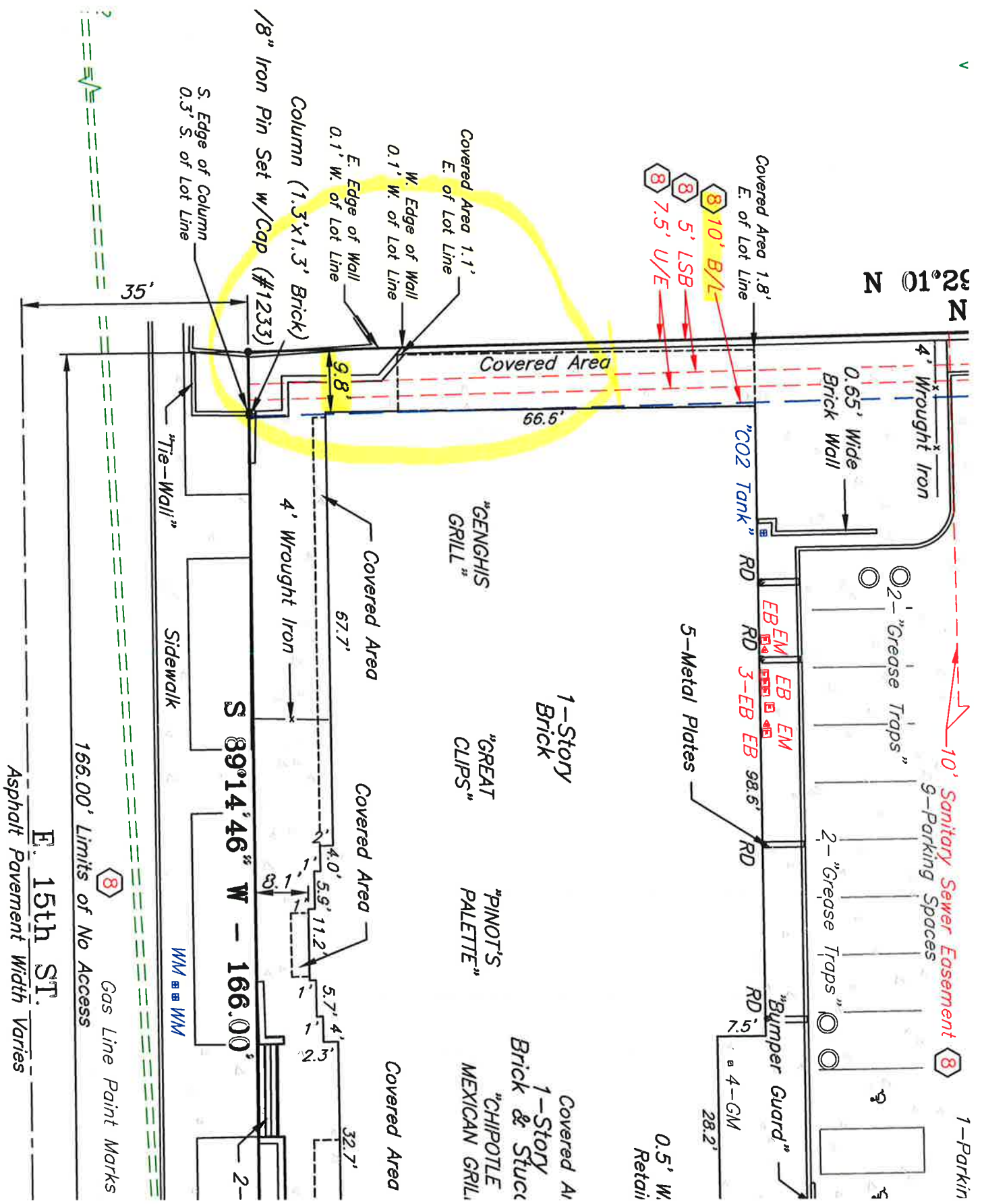
This minor amendment is consistent with the PUD chapter of the Zoning Code and does not substantially alter the character of the development.

The requested amendment to the west building setback is in harmony with the existing development pattern and not injurious to the adjacent properties.

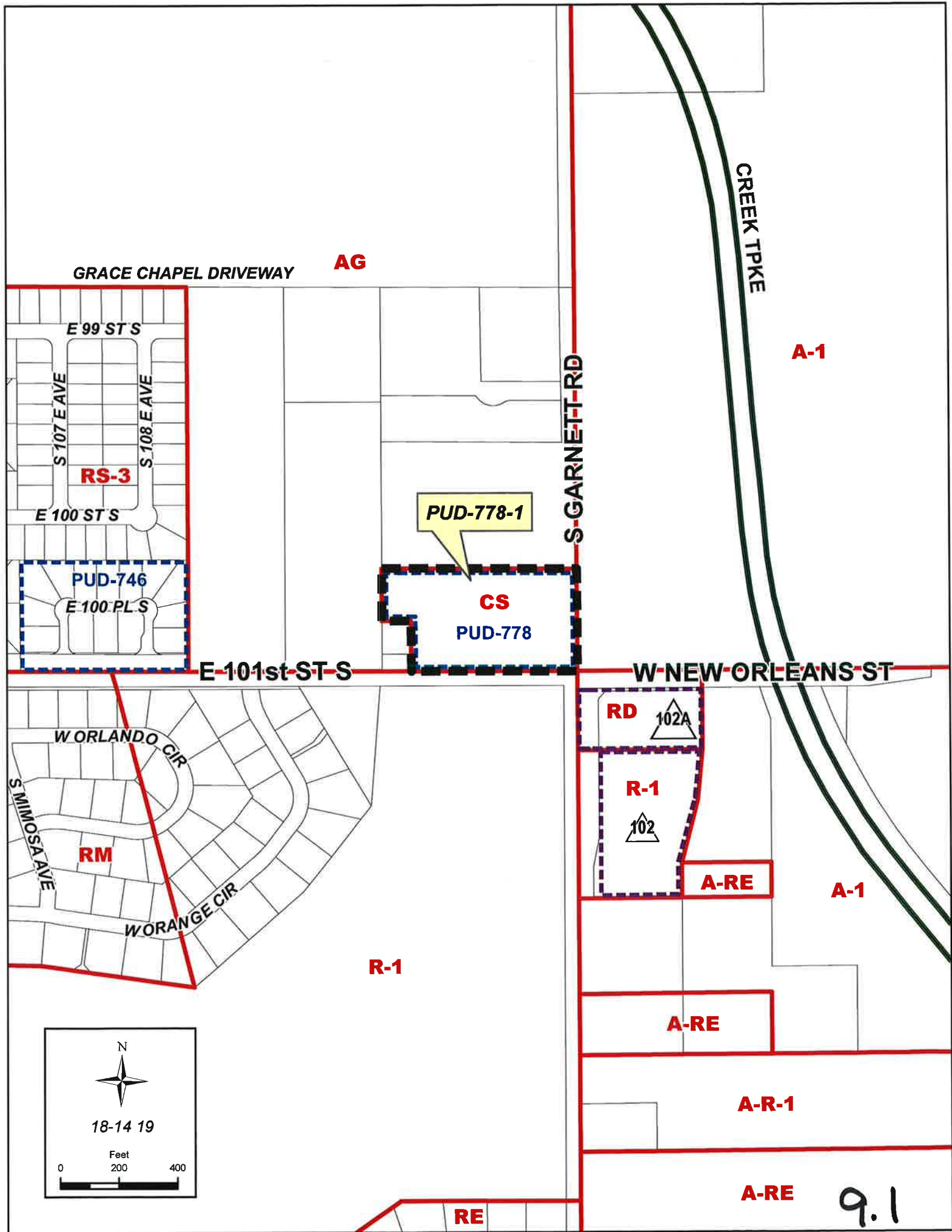
Therefore, staff recommends **APPROVAL** of Minor Amendment PUD-760-2

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

8.4



8.5





STAFF RECOMMENDATION

PUD-778-1: Minor Amendment to redefine the Development Areas from 2 to 1 Area. The site is located at northwest corner of East 101st Street South and South Garnett Road, TRS 18-14-19; CZM 58; Atlas 2267; CD-7

The applicant is requesting a Minor Amendment to redefine the Development Areas from 2 to 1 Area within the Planned Unit Development.

The Original PUD-778 was split into two development areas with differing development standards. Below is a conceptual development idea.

"Lot One (1) is proposed to be used as a personal office/warehouse building for the applicant. This building is designated to be used as a small office and a large warehouse to store the applicant's equipment. No outdoor storage of any equipment or materials will be allowed on Lot-1. Lot Two (2) is proposed to be used as a two phase building development for Club One Volleyball. The buildings will be used as sports activity buildings."

The applicant proposes to consolidate the development areas into one. Below is the new conceptual development idea.

"The proposed project shall construct a 14,400 square foot sports activity building for a private volleyball club and associated parking lot along the western tract of the property. The Development is broken into one (1) Development Area and allows office and commercial uses."

Staff does not believe that the proposed amendment to consolidate the Development Areas will have a substantial impact on the original intent of the Planned Unit development. The applicant's development concept and standards should be made a part of the approval.

All other standards allowed in PUD-778 will still apply unless modified by the applicant's development concept and standards. Staff finds that the proposed amendment is in character with the surrounding development and anticipated future development in the area. Staff believes that it will have little to no impact on the surrounding properties.

Staff recommends **APPROVAL** of minor amendment PUD-778-1.

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

HENDRIX PROPERTIES

NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT

MINOR AMENDMENT TO PUD 778



OCTOBER 29, 2013

HENDRIX PROPERTIES
NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT
MINOR AMENDMENT TO PUD 778

TABLE OF CONTENTS

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I. DEVELOPMENT CONCEPT	3
II. DEVELOPMENT STANDARDS	4
III. LANDSCAPING AND SCREENING DETAILS	6
IV. ACCESS AND CIRCULATION	7
V. ENVIROMENTAL ANALYSIS	8
VI. SITE PLAN REVIEW	9
VII. SCHEDULE OF DEVELOPMENT	10

List of Exhibits:

<u>Exhibit 'A'</u>	–	Conceptual Plan
<u>Exhibit 'B'</u>	–	Conceptual Corridor Plan over Aerial
<u>Exhibit 'C'</u>	–	Access & Circulation Plan
<u>Exhibit 'D'</u>	–	Landscape and Screening
<u>Exhibit 'E'</u>	–	Existing Utilities and Topography
<u>Exhibit 'F'</u>	–	Existing Zoning
<u>Exhibit 'G'</u>	–	Proposed Building Elevation

HENDRIX PROPERTIES

NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT

MINOR AMENDMENT TO PUD 778

I. DEVELOPMENT CONCEPT

PUD 778 was approved on October 14, 2010. Located on the northwest corner of 101st Street South and South Garnett Road the tract is 3.83 net acres and 4.99 gross acres inclusive of both street rights-of-way (ROW). The tract is heavily wooded and undeveloped. A large portion of the tract is located within a FEMA Floodplain and is unplatted.

The original PUD is divided into two (2) Development Areas. Lot 1 is proposed to be used as a personal office/warehouse building and Lot 2 is proposed for two sports activity buildings, specifically to be used as a private volleyball club.

This Minor Amendment shall revise the PUD from two (2) development areas to one (1) development area. The proposed project shall construct a 14,400 square foot sports activity building for a private volleyball club and associated parking lot along the western tract of the property (see Exhibit 'G' for building elevation). The development standards shall comply with the previous approved ones. The property will be platted.

The Conceptual Site Plan for the Project is shown on Exhibit 'A' and Exhibit 'B' shows the site plan over an aerial.

The Development is broken into one (1) Development Area and allows office and commercial uses. The development standards are laid out later in this document.

Access to the Project will be limited to two (2) drives – one (1) off of 101st Street South and one (1) off of South Garnett Road. Sidewalks will be provided along 101st Street South and South Garnett Road. The Access and Circulation Plan is shown on Exhibit 'C'.

The landscape and screening details are attached as Exhibit 'D'.

The site map, topography and utilities are attached as Exhibit 'E'.

The existing zoning is shown on the Zoning Map attached as Exhibit 'F'.

Finally, the Detailed Site Plan review will ensure continued compliance with the approved Development Standards.

HENDRIX PROPERTIES

NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT

MINOR AMENDMENT TO PUD 778

II. DEVELOPMENT STANDARDS

NET LAND AREA:	3.83 AC	166,678 SF
NET GROSS AREA:	4.99 AC	217,398 SF

LEGAL DESCRIPTION:

The south 356.52 feet of the east half of the southeast quarter of the southeast quarter (E/2 SE/4 SE/4) of Section Nineteen (19), Township Eighteen (18) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government survey thereof, less and except the west one hundred (100') feet of the south one hundred seventy five (175') feet thereof containing 217,398.31 sf (5.00 acres) more or less.

PERMITTED USE:	The uses permitted as a matter of right in the CS – Commercial Shopping district, excluding Use Unit 12a and Use Unit 16; and uses customarily accessory to permitted uses.
----------------	---

MAXIMUM BUILDING SF:	70,000 SF
	0.42 FAR

MINIMUM OFF-STREET PARKING SPACES:	As required by the applicable use unit
------------------------------------	--

MINIMUM BUILDING SETBACKS:	
FROM SOUTH GARNETT ROW	50'
FROM 101 ST STREET ROW-	50'
FROM NORTH BOUNDARY LINE –	20'
FROM WEST BOUNDARY LINE -	40'

MINIMUM INTERNAL LANDSCAPED OPEN SPACE:

A minimum of ten percent (10%) of the total net land area of the project shall be improved as internal landscaped open space.

SIGNS

The lot shall be allowed one (1) sign along each street frontage and the signs shall be provided per the City of Tulsa Zoning Code.

LIGHTING:

All lights, including building mounted, shall be hooded and directed downward and away from the west and north boundaries of the planned unit development. Shielding of outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from being visible to a person standing at ground level in adjacent residential areas or street right of way. No light standard shall exceed 25 feet in height. A photometric plan shall be provided as part of the site plan illustrating that no light trespass extends beyond the property line in any direction.

HENDRIX PROPERTIES

NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT

MINOR AMENDMENT TO PUD 778

TRASH AND MECHANICAL EQUIPMENT AREAS:

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

NO OUTSIDE STORAGE:

There shall be no outside storage of recyclable material, trash or similar materials outside of a screening receptacle, nor shall trucks or trailer trucks be parked unless they are actively being loaded or unloaded. Truck trailers and shipping containers shall not be used for storage.

HENDRIX PROPERTIES

NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT

MINOR AMENDMENT TO PUD 778

III. ACCESS AND CIRCULATION

Access for the project will be from one access point off of 101st Street South and one access point off of South Garnett Road as shown on Exhibit C – Site Access and Circulation Plan.

Pedestrian circulation shall be provided by proposed sidewalks along 101st Street and South Garnett as shown on Exhibit C.

No access to or from the undeveloped areas to the west or north is planned or proposed.

HENDRIX PROPERTIES

NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT

MINOR AMENDMENT TO PUD 778

IV. LANDSCAPING AND SCREENING DETAILS

The project landscaping and screening details will comply with the requirements of the Tulsa Zoning Code for street frontage and parking area landscaping and will establish a new five (5') foot landscaped strip along all property lines and in substantial conformance with the 'Landscape and Screening Details', Exhibit D.

A minimum six foot (6') screening fence on concrete footings shall be required along the west boundary and the western two hundred and forty-nine feet (249') of the north boundary of the planned unit development.

One (1) gallon lob lolly pine trees shall be placed on the western boundary and the western two hundred and forty-nine feet (249') of the northern boundary spaced twenty feet (20') apart. All landscaped areas shall be native grass and ground cover.

HENDRIX PROPERTIES

NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT

MINOR AMENDMENT TO PUD 778

V. ENVIROMENTAL ANALYSIS

TOPOGRAPHY:

The site elevation ranges from a high of 643 feet above Mean Sea Level (MSL) in the northwest corner to approximately 630 feet above MSL in the northeast part of the stie.

UTILITIES:

A twelve inch (12") diameter water main is located along the southern property line in the 101st Street Right of Way and along the eastern property line in the South Garnett Right of Way.

An eight inch (8") diameter sanitary sewer main is dead ended roughly a quarter of a mile west of the Planned Unit Development along 101st Street in Cedar Hills. The Planned Unit Development cannot gravity drain to this manhole due to elevation restrictions. The City of Broken Arrow has an eight inch (8") diameter sanitary sewer main east and south of the south east corner of 101st Street which the Planned Unit Development is able to gravity flow to. The City of Broken Arrow has agreed to accept this site's sewer. A sanitary sewer extension will be required.

Other utilities, including electric, natural gas, telephone and cable television are already to site and will serve the planned unit development.

The existing utilities within, and adjacent to, the site are shown on Exhibit E.

DRAINAGE:

The existing development's storm water drains into the existing bar ditches along 101st Street and South Garnett and are carried to an existing storm sewer structure under Garnett that drains to the east. The additional discharge from the proposed planned unit development shall continue along the existing drainage patterns to the existing storm sewer system in a new storm sewer system. The City of Broken Arrow has agreed to accept additional runoff from the site as a fee-in-lieu of not requiring detention on the site.

SOILS:

The soils in the area are dark yellowish orange, moist to very moist, low plasticity, soft to firm sandy lean clays to a depth roughly eight (8') feet deep. Below the sandy lean clay is dark yellowish orange, very moist, nonplastic, medium density silty sand. The soils do not create any significant development constraints.

ZONING:

The property is zoned PUD 778 / CS as shown on Exhibit F.

HENDRIX PROPERTIES

NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT

MINOR AMENDMENT TO PUD 778

VI. SITE PLAN REVIEW

No building permit shall be issued for any building within the project until a Planned Unit Development detained site plan has been submitted to the Tulsa Area Metropolitan Area Planning Commission and approved as being in compliance with the approved Planned Unit Development plan.

HENDRIX PROPERTIES

NORTHWEST CORNER OF 101st STREET SOUTH & SOUTH GARNETT

MINOR AMENDMENT TO PUD 778

VII. SCHEDULE OF DEVELOPMENT

Development will begin upon final approval of the Planned Unit Development plan, platting of the property and detailed site plan approval. The anticipated construction start date is the first quarter of 2014.



ALL CONDITIONS TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA ORDINANCES AND REGULATIONS (INCLUDING 2012 NOW EDITION).

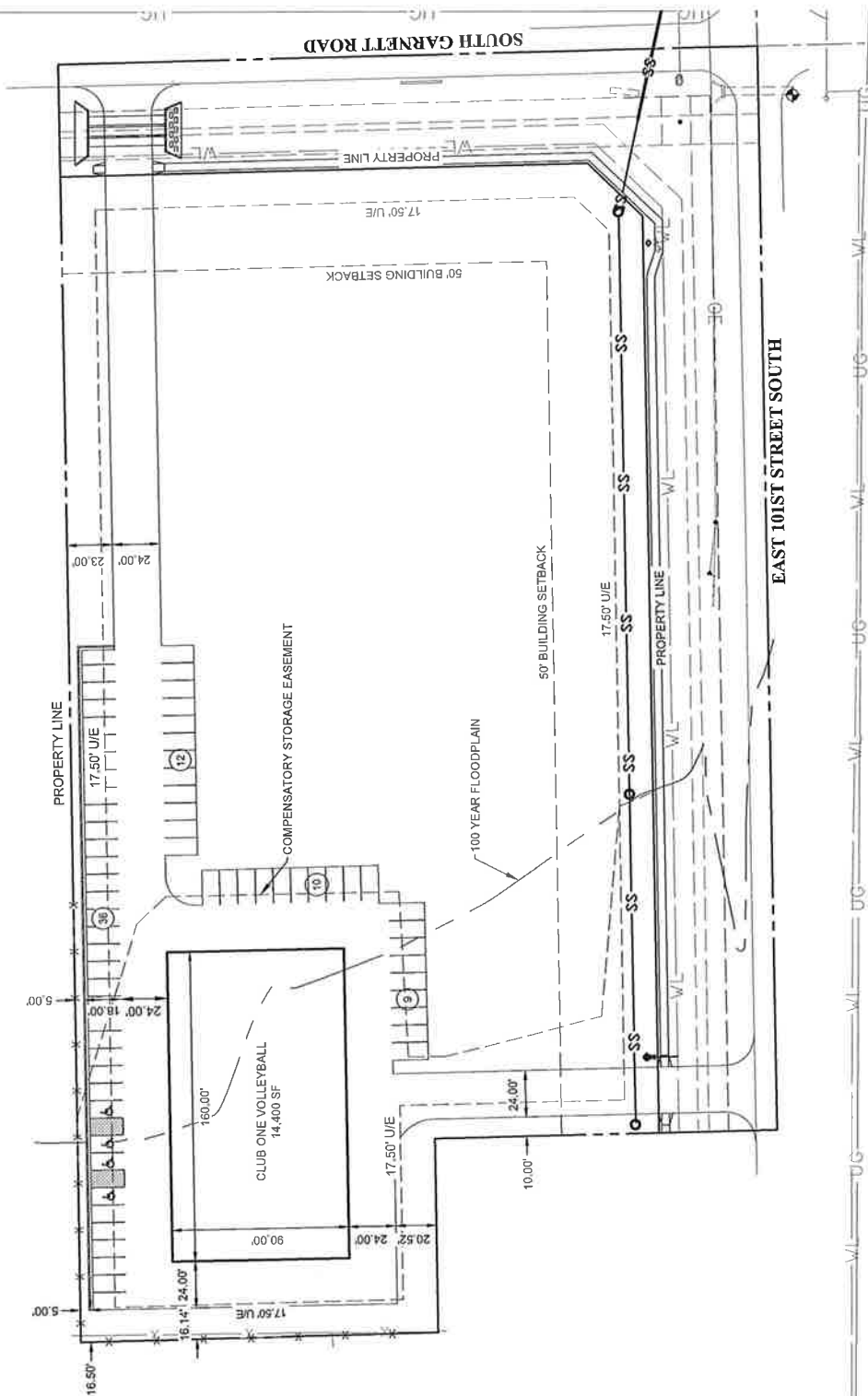
**HENDRIX
PROPERTIES**

NW CORNER
101st STREET & S.
GARNETT ROAD
TULSA, OKLAHOMA

SCALE	1"=50'
IDP NO.	
ATLAS PAGE NO.	1272
MANAGER	ANW
DRAWN BY	ANW
DATE	10/28/2013

CONCEPTUAL SITE PLAN

EXHIBIT A



X:\DRAWING FILES\CML\HENDRIX AT 101ST & GARNETT\04 DRAWINGS\PUO EXHIBITS\EXHIBIT A PLOT DATE: Oct 28 2013 - 12:56pm

9.14



NORTH
Scale: 1"=80'



Kinslow, Keith & Todd, Inc.
architecture | interiors | engineering
tel 918.744.4270
fax 918.744.7849
2200 south ulica place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5555
EXP. 06/30/2013



ALL CONTRIBUTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF TULSA STANDARDS AND
REGULATIONS INCLUDING THE 2011 IBC (2006 EDITION)

HENDRIX PROPERTIES

NW CORNER
101st STREET & S.
GARNETT ROAD
TULSA, OKLAHOMA



SCALE	1"=80'
IDF NO.	1272
ATLAS PAGE NO.	ANW
MANAGER	ANW
DRAWN BY	ANW
DATE	10/29/2013

SITE PLAN
WITH AERIAL

EXHIBIT B

51.6

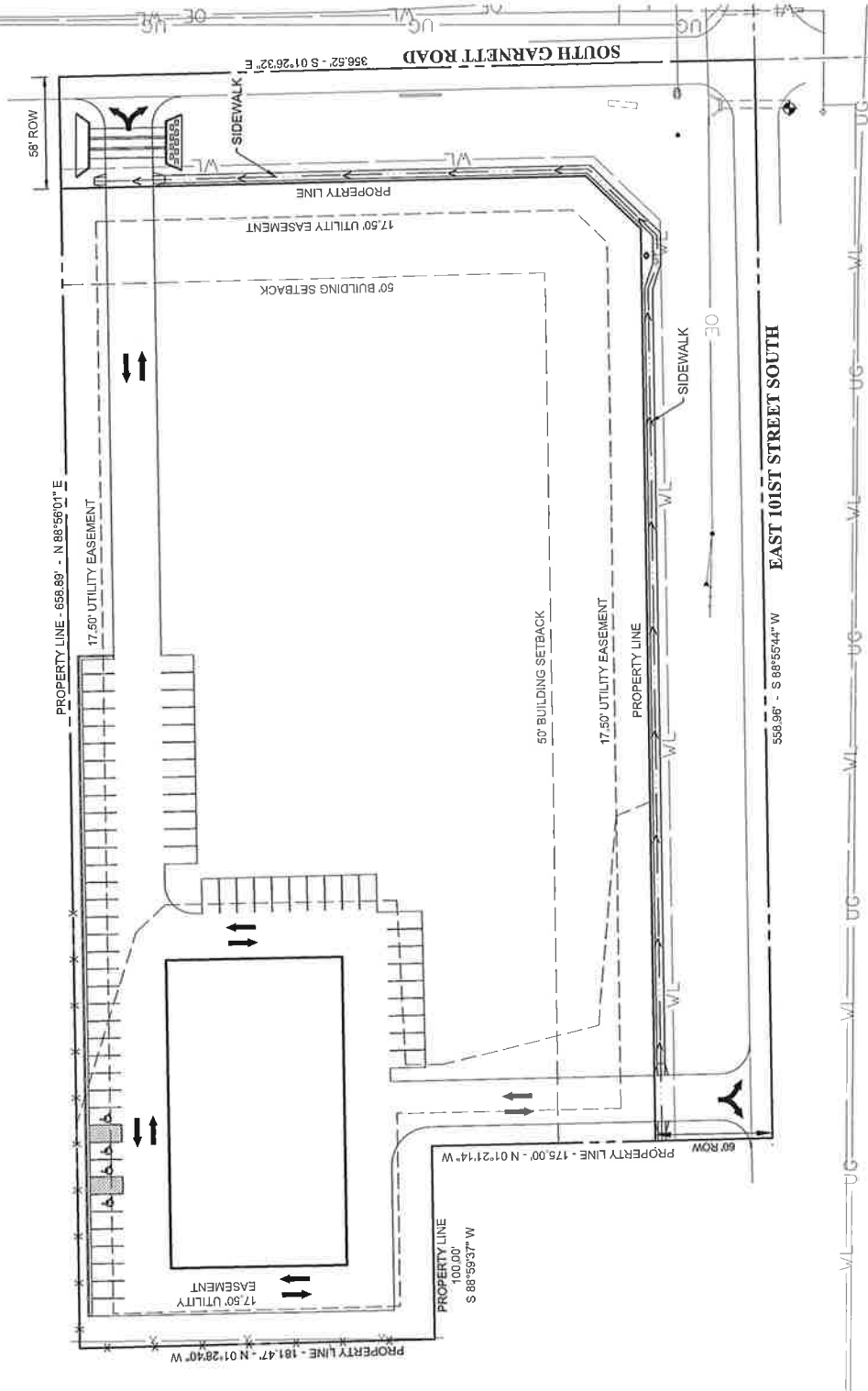


**HENDRIX
PROPERTIES**

SCALE	1"=80'
IDP NO.	
ATLAS PAGE NO.	1272
MANAGER	ANW
DRAWN BY	ANW
DATE	10/28/2013

ACCESS &
CIRCULATION
PLAN

EXHIBIT C



X:\DRAWING FILES\CIVIL\HENDRIX AT 101ST & GARNETT\04 DRAWINGS\AUD EXHIBITS\EXHIBIT C PLOT DATE: Oct 28, 2013 - 01:08pm

9.16



NORTH
Scale: 1"= 80'



kinslow, keith & todd, Inc.
architecture | interiors | engineering
tel 918.744.4270
fax 918.744.7849
2200 south ulsa place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5385
(5/1/2013/2013)



ALL CONSTRUCTION TO BE IN ACCORDANCE
WITH CURRENT CITY OF TULSA STANDARDS AND
REGULATIONS (OCCASIONALLY FOR REVIEW)

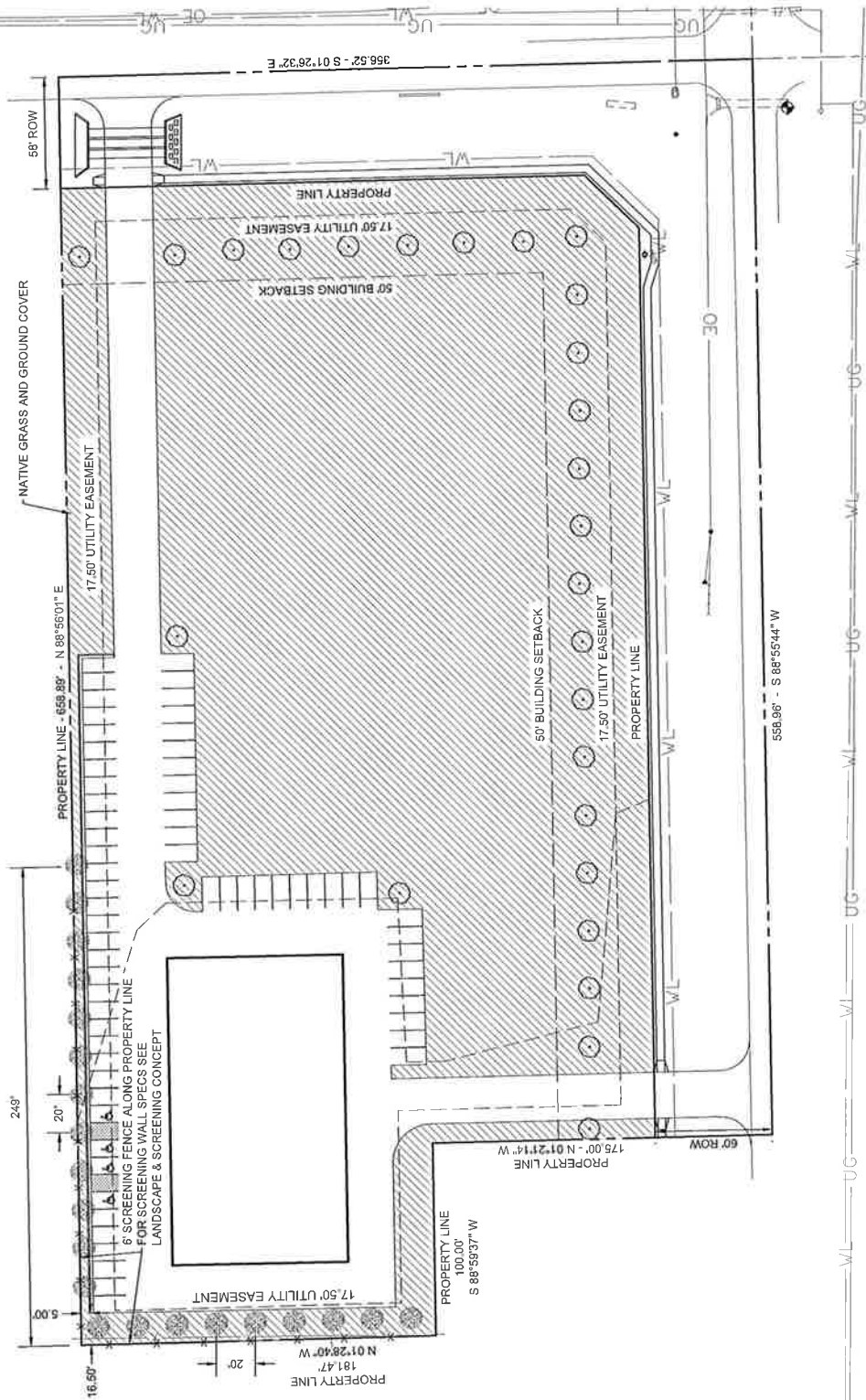
HENDRIX PROPERTIES

NW CORNER
101st STREET & S.
GARNETT ROAD
TULSA, OKLAHOMA

SCALE	1"=80'
IDP NO.	*
ATLAS PAGE NO.	1272
MANAGER	ANW
DRAWN BY	ANW
DATE	10/28/2013

LANDSCAPE PLAN

EXHIBIT D



9.17



NORTH
Scale: 1"=150'



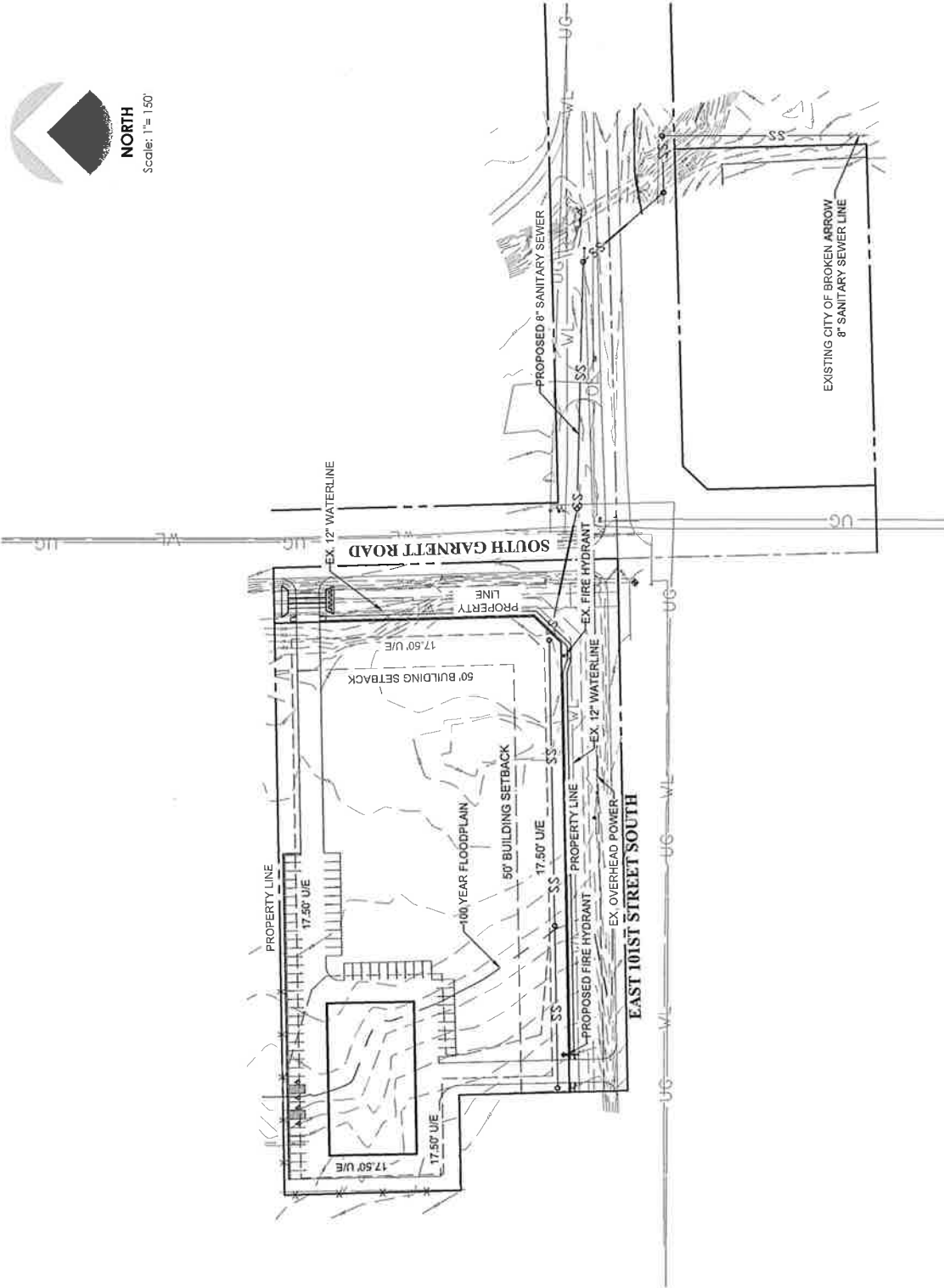
kinslow, keith & todd, inc.
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tel 918.744.4270
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2200 southwico place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 3365 EXP. 06/30/2013



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH OAHMINE CODE OF PRACTICE, STANDARDS AND
PROCEDURES FOR PROFESSIONAL ENGINEERS

HENDRIX PROPERTIES

NW CORNER
101st STREET & S.
GARNETT ROAD
TULSA, OKLAHOMA



SCALE	1"=150'
IDP NO.	
ATLAS PAGE NO.	1272
MANAGER	ANW
DRAWN BY	ANW
DATE	10/28/2013

EXISTING UTILITIES &
TOPOGRAPHY

EXHIBIT E

9.18



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING Q.D. 01 2009 EDITION)

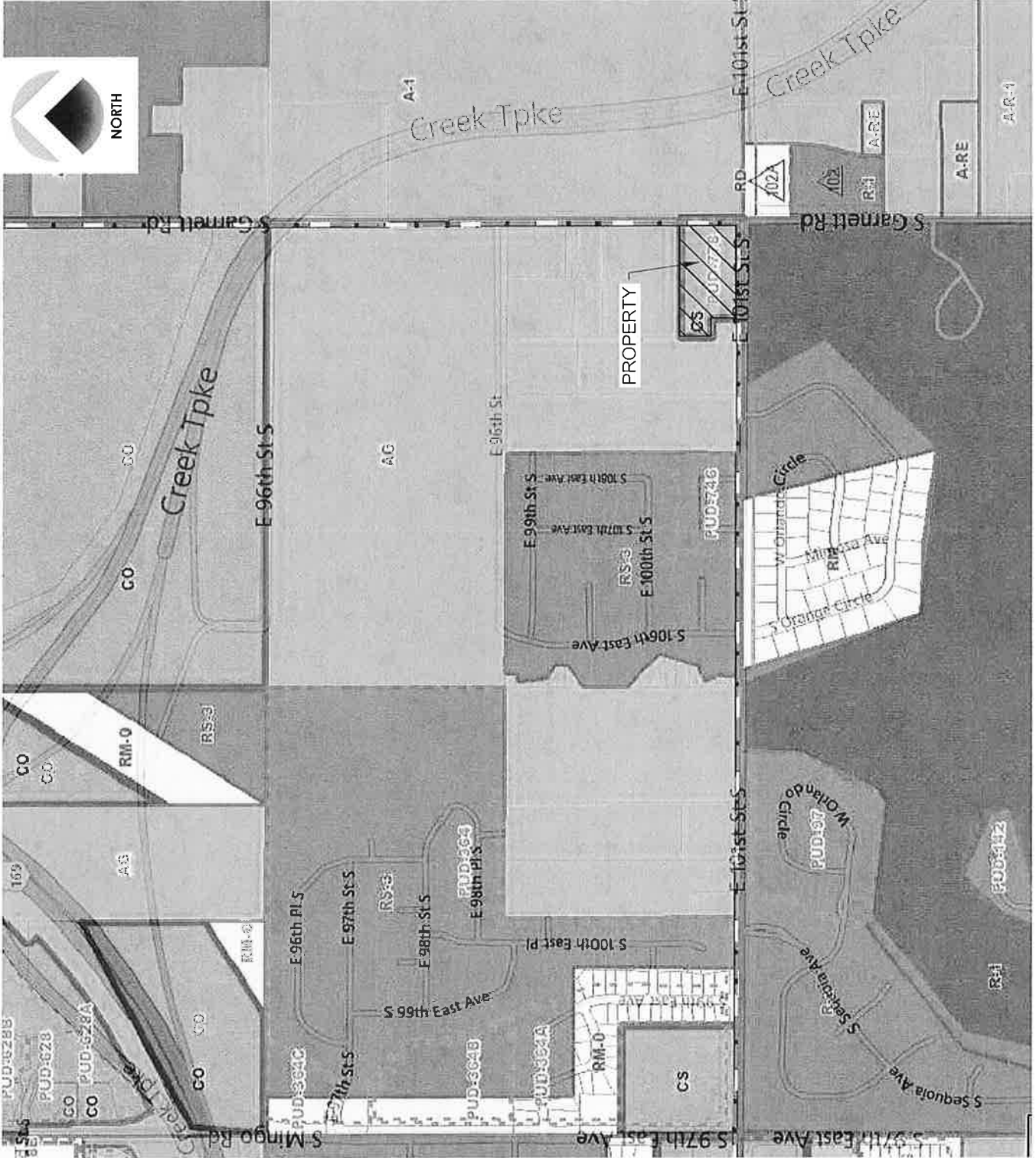
**HENDRIX
PROPERTIES**

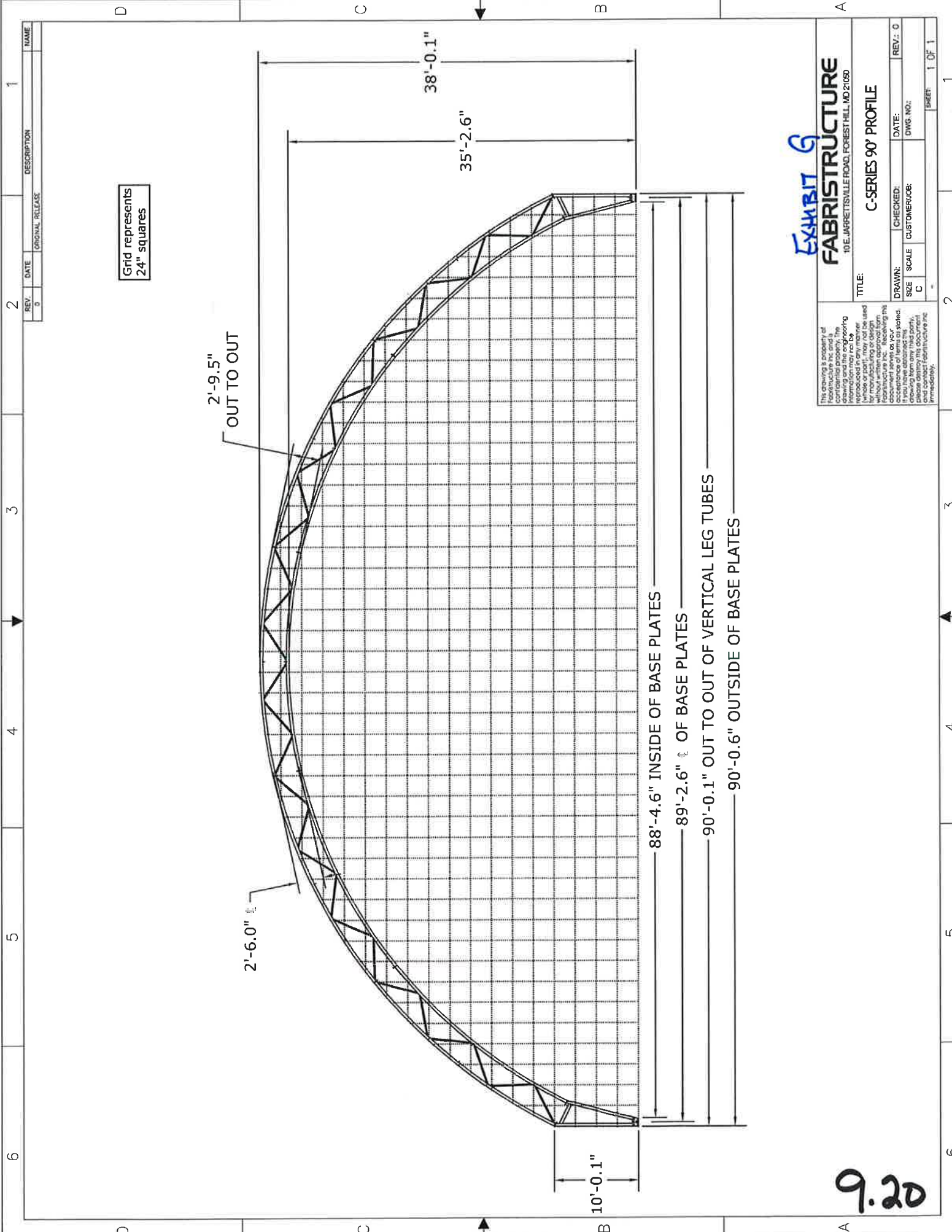
NW CORNER
101st STREET & S.
GARNETT ROAD
TULSA, OKLAHOMA

SCALE	•	N/A
IDP NO.	•	
ATLAS PAGE NO.	•	1272
MANAGER	•	ANW
DRAWN BY	•	ANW
DATE	•	10/28/2013

EXISTING
ZONING

EXHIBIT F





This drawing is the property of FABRISTRUCTURE, INC. and shall remain the property of FABRISTRUCTURE, INC. It is to be used only for the project and location specified. It is not to be reproduced, copied, or used for any other purpose without the written consent of FABRISTRUCTURE, INC.		FABRISTRUCTURE 10 E. JARRETTVILLE ROAD, FOREST HILL, MD 21050	
TITLE:		C-SERIES 90' PROFILE	
DRAWN:	CHECKED:	DATE:	REV: 0
SIZE:	SCALE:	CUSTOMER/JOB:	DWG. NO.:
-		-	
SHEET:		1 OF 1	

9.20

TMAPC Staff Report
November 20, 2013
"Utica Midtown Corridor Small Area Plan"

Item for consideration: Adoption of the "Utica Midtown Corridor Small Area Plan" as an amendment to the Tulsa Comprehensive Plan.

Background: By Resolution #7903, dated April 25, 2012, the City Council recognized "the complexity of issues and unique characteristics" of the area along the South Utica Avenue corridor, from 11th Street on the north to 21st Street on the south; the Tulsa Preservation Commission also recommended a small area plan area for this area. This Resolution also identified a plan area boundary in the general vicinity of both sides of the South Utica Avenue corridor. The two planning sub-areas are separated by the Broken Arrow Expressway: north of the expressway, the sub-area is called Utica Midtown Corridor-North (UMC-North) and south of the expressway, the sub-area is called Utica Midtown Corridor-South (UMC-South).

The Council supported the development of this small area plan by the City of Tulsa Planning Division, Planning and Economic Development Department. The Planning Division conducted this work, starting in January, 2012, according to the process prescribed in the appendix of the Tulsa Comprehensive Plan. Additional support was provided through the participation and significant contributions of consultants Farr Associates and Perkins+Will.

Community Participation: This step included the engagement of Citizens Advisory Teams (CATs) for each of the sub-areas, comprised of numerous stakeholders - residents, business-owners and others - invited to serve by District 4 City Councilor Blake Ewing. CAT members were asked to attend meetings, review materials and communicate plan issues to their respective constituents and neighbors and, likewise, convey the specific concerns and feedback of their constituents to the larger group. A combined total of 11 CAT meetings, plus the Kickoff, Visioning Workshop, and Open House were attended by roughly 350 persons.

Community activities included: CAT meetings; presentation of an existing conditions report; a SWOT (strengths, weaknesses, opportunities and threats) exercise followed by analyses and discussions; a day-long Visioning Workshop; development of Big Ideas generated from previous activities and posted in the Hillcrest Medical Center and St. John Medical Center lobbies for review and comment; development of the community's Vision; and a review of plan recommendations, including a recommended amendment to the zoning code to address issues specific to this plan area and health-care institutions/campuses in the plan area.

Additionally, all materials proposed and generated through the public engagement process were posted online at www.planitulsa.org/smallareaplans/uticamidtown, and supplemented through regular correspondence between staff and CAT members via group e-mails and phone calls with individuals as needed.

Vision: Through the execution of the above-referenced tasks, as detailed in the plan, the Utica Midtown Corridor plan area identifies issues and solutions to persistent development challenges in an established area. The plan identifies the community's vision for the future, and it identifies capital improvements to address mobility and transitions between the disparate land uses: the stable older neighborhoods, Historic Preservation overlay zoning districts, and large institutional campuses that require effective interfaces with adjacent uses. Through this work, stakeholders expect that desired outcomes for the plan area will be considered through the plan's horizon of the next 20 years.

Plan Recommendations: The plan's recommendations are framed in the context of balancing local goals with the City's overall goals as established in the Tulsa Comprehensive Plan. The recommendations take the aspirations of the community's vision to a more concrete level, with references to specific locations within the plan area, in the context of where residents live, work and play. The recommendations also guide policy decisions associated with land-use activities. Through the implementation matrices for the north, south and common elements, the plan identifies and prioritizes specific projects for funding and action. Completion of such projects will reflect a tangible realization of the community's vision.

A key recommendation within this small area plan is the advancement of a proposed amendment to the zoning code to address mixed-use development of institutional campuses such as medical centers and educational uses, referred to in the plan as a Mixed-Use Institutional (MX-I). The plan includes extensive discussions regarding provisions to be included in the new zoning district. The small area plan recognizes the need to prescribe a regulatory tool in conjunction with the plan itself, as the plan's implementation cannot be effectively realized without a new zoning tool.

Conformance with the Tulsa Comprehensive Plan:

1) Land Use Plan Map – North (see ATTACHMENT I)

The proposed "Utica Midtown Corridor (UMC) North Land Use Plan" map includes several land use plan categories: "Existing Neighborhood"; "Downtown Neighborhood"; "Regional Center"; "Main Street"; and "Parks".

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.

Downtown Neighborhoods are located outside, but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well-connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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

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

Land Use and Parks, Open Space and the Environment categories outline an approach to parks and open space that will connect Tulsans with developed parks and natural areas. These include active and passive recreational spaces downtown and in the city's neighborhoods. They also include large parks and wildlife areas around the city. The land use planning program should promote access to these spaces through ensuring that parks and open spaces are preserved in existing neighborhoods and planned for new communities.

Staff Comments: *The purpose of the small planning area processes is to look at smaller areas with a greater level of detail than was done on a citywide level during the creation of the Tulsa Comprehensive Plan. Therefore, a component of this small area planning process, as well as others that will follow, is to re-examine the specific land uses assigned and adjust those, as necessary, based on the long term vision and goals for that geographic boundary.*

Please refer to the enclosed "Attachment I" for ease of reference for the following comparisons:

According to the proposed "UMC-North Land Use Plan" the **"Existing Neighborhood"** land use areas have increased ever so slightly on the north end of the plan boundary, south of E 11th Street South, between S Wheeling Avenue and S Xanthus Avenue. The Comprehensive Plan land use designation for this area is "Mixed-Use Corridor", but the proposed "UMC-North Small Area Plan" designates this area as "Downtown Neighborhood" and a small area of "Regional Center" with a minor designation boundary modification that results in the abutting "Existing Neighborhood" designation expanding slightly north.

The proposed "UMC-North Small Area Plan" calls for the expansion and implementation of the **"Downtown Neighborhood"** land use designation in two distinct areas: on the South side of E 11th Street, between S Peoria Avenue (West) and the alley between S Rockford Ave and St Louis Avenue (East); and between approximately Wheeling Avenue (West) and S Zunis Avenue (East). There is also a small pocket to be converted to "Downtown Neighborhood" from "Regional Center" between E 13th Place S and E 14th Street S, east of the alley between S St Louis Avenue and S Troost Avenue.

These modifications to the existing Land Use Plan by changing them to a "Downtown Neighborhood" would create uniformity and help promote the vision that foresees these areas as the centerpiece of the region with the highest intensity of uses. Many uses are attracted to the centralized location of government entities, major employers, regional entertainment venues, unique restaurants, specialty stores, nightclubs, cultural entertainment, and hotels. Downtown is a unique and eclectic neighborhood offering a special variety of housing for people who prefer to live in the midst of the activity and amenities. The Downtown Neighborhood land use differs from Downtown Core as it is located outside, but tightly integrated with the Downtown Core. Downtown Neighborhoods are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium-to high rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well-connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

The proposed UMC-North Land Use Plan on page 87 of the "UMC-North Small Area Plan" accurately reflects the long term vision of the Comprehensive Plan by preserving the **"Regional Center"** area as depicted on pg 51 – Fig. N-3.8 PLANiTULSA Land Use Designations Map, for the area south of E 11th Street S (Hwy 66), north of E 13th Place S, with the extension of a few blocks to the east and west from S Utica Avenue. In order to capitalize on the area's proximity to the Hillcrest Medical Campus, both the Broken

Arrow Expressway and E 11th Street S (Hwy 66) help feed an existing regional center where local residents, and visitors to the area from the greater region, may utilize medical services and partake of existing and future retail, restaurant, housing, entertainment, and other amenities. There is one minor modification to "Regional Center" from "Existing Neighborhood" on the Northeast Corner of S Utica Avenue and E 13th Place S, helping to anchor the corners of the desired "Regional Center" uses for that area.

The vision is to become a "Regional Center" that provides large scale employment, retail, and civic or educational uses, ideally with family-friendly businesses, shopping, overnight accommodations, and additional amenities. This is in line with the Comprehensive Plan that also envisions this area as a "Regional Center", anticipating destination points that encourage transit hubs and pedestrian-oriented development promoting retail, dining, and employment, along with the addition of housing options. The current development pattern in the general area supports the vision of the "UMC-North Land Use Plan" and the land use designation of a "Regional Center".

*The plan also shows the vision of a "**Main Street**" designation along the East and West boundaries of the plan area, along S Peoria Avenue and S Lewis Avenue, serving as pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities providing an inviting atmosphere for the area. A small area north of E 13th Place S, west of S Lewis Avenue, was modified to align the "Main Street" Boundary line, changing a small area from "Existing Neighborhood" to "Main Street" and "Main Street" to "Existing Neighborhood". This "Main Street" designation on both sides of S. Lewis Avenue and S. Peoria Avenue will promote the development of one-to three-story structures that would be street-facing in order to provide the easiest pedestrian, cyclist, and mass-transit access. Tree plantings and other landscape improvements will promote a pleasing pedestrian environment, help provide a sense of place for passers through, and encourage healthy walking-based activities for local residents. Visitors from outside the surrounding neighborhoods may travel to "Main Streets" by bike, transit, or car.*

This "Main Street" classification is a departure from the Comprehensive Plans classification and vision of a "Mixed-Use Corridor" for the same area, but still falls within the Corridor plan categories. The main difference is that "Main Streets" are the more classic linear centers comprised of residential, commercial, and entertainment uses along a transit-rich street usually two-to-four lanes wide, and includes much lower intensity residential neighborhoods situated behind. "Main Streets" are pedestrian-oriented places.

"Mixed-Use Corridors" are the more modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. "Mixed-Use Corridors" usually have four-or-more travel lanes and sometimes additional lanes dedicated for transit and bicycle use.

Both corridors share some of the same attributes; however, the "Mixed-Use Corridor" has a higher capacity transportation component. The "Main Street" classification promotes and encourages the idea of pedestrian-oriented development through a variety of mixed-uses to serve both the community and visitors which is also a goal of the "Main Street" concept.

The vision for this area can be accomplished by creating walkable infill development along S Peoria Avenue and S Lewis Avenue by revamping current suburban-style development and its large parking lots with street-facing infill with redesigned off-street parking on the side and rear of the properties. The proposed land use classification can be supported as it encourages many of the same overarching principles as the "Mixed-Use Corridor", but helps lower the traffic intensity and foster more of a pedestrian-friendly neighborhood. The "Mixed-Use Corridor" classification has been replaced entirely by the "Main Street" and "Downtown Neighborhood" Classifications.

Lastly, the plan proposes the addition of the "Park" designation to replace a small area of "Downtown Neighborhood" designation that is found in the Comprehensive Plan. This area is located on E 12th Street S between S Rockford Avenue and the alley to the east. Additionally, it abuts a large amount of residential property that is designated "Downtown Neighborhood" to the north, south, and west of the proposed park location. To the east is the "Regional Center" designation that appears to be part of an established large Medical Campus.

There is also a second "Park" designation proposed to replace a small area of "Regional Center" designation that is found in the Comprehensive Plan. This park is located east of S Wheeling Avenue between E 12th Street S and E 13th Street S. The park would be abutted on the north, south, and west by a "Regional Center" designation and on the east by "Existing Neighborhood". These changes would be congruent with the existing and anticipated development pattern in the area and consistent with providing public parks and open space for the community which is one of the goals of the Plan.

2) Land Use Plan Map - South

The proposed “Utica Midtown Corridor (UMC) South Land Use Plan” map includes several land use plan categories: “Existing Neighborhood”; “Downtown Neighborhood”; “Main Street”; “Mixed-Use Corridor”; “Town Center”; and “Regional Center”.

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.

Downtown Neighborhoods are located outside, but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well-connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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

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.

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

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

Staff Comments: *As mentioned before, the purpose of the small planning area processes is to look at smaller areas with a greater level of detail that was done on a citywide level during the creation of the Tulsa Comprehensive Plan. Therefore, a component of this small area planning process, as well as others to follow, is to re-examine the specific land uses assigned and adjust those, as necessary, based on the long term vision and goals for that geographic boundary.*

The UMC-South Land Use Plan (Fig S-3.13. PLANiTULSA Land Use Designations) on page 179 of the "UMC-South Small Area Plan" did not incur any changes. However, on page 217 of the "UMC-South Small Area Plan", Fig. S-5.2, "Proposed Mixed-Use Zoning Designations", there is a draft illustration depicting the proposed implementation of Mixed-Use Zoning in the Utica Corridor basically from the north boundary of the Broken Arrow Expressway, south to E 21st Street S with a proposed Mixed-Use buffer zone running from E 15th Street S to approximately E 17th Street S along the depicted S Utica Avenue Corridor. From E 17th Street S to E 21st Street S, a Historic Preservation buffer is proposed to help with the transition from Historic Residential Neighborhoods to large Mixed-Use Institutional campuses. The exact boundary of the proposed new zoning districts is still to be determined by further study.

3) Areas of Stability & Growth Map

The *UMC North and South Small Area* boundaries fall within the larger area of the **Tulsa Comprehensive Plan** Stability & Growth Map including “Areas of Stability” and “Areas of Growth.”

A Small Area Plan should be used in areas where significant change is expected and the development in question would be at the scale of a new neighborhood and include many landowners. Small area plans may be conducted in Areas of Stability, but the time and resources are better put to use in Areas of Growth.

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

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

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

Staff Comments: *Within the boundary of the “Utica Midtown Corridor North and South Small Area Plans” are both “Areas of Stability” and “Areas of Growth.” Both the “Areas of Stability” and “Areas of Growth” are to help guide future growth scenarios. According to the Tulsa Comprehensive Plan, the purpose of the Growth and Stability designations is to show “where the majority of growth and investment should take place and which neighborhoods should remain substantially as they are.” For instance, approximately two-thirds of the UMC-North plan area is listed as “Areas of Growth” on the PLANiTULSA Areas of Stability and Growth Map (Fig.N-3.7). The UMC-South plan area that encompasses both the commercial corridor intersections of S Utica Avenue and E 15th (Cherry) Street S, as well as a regional Medical Center, has more than half of its area designated for change and growth. The “Areas of Stability” largely fall within the boundaries of the Historic Preservation Overlay Zoning Districts in Swan Lake and Yorktown.*

The proposed UMC-North land use modifications appear to be relatively consistent with the existing land use in the area with one minor difference in the southeast corner of the boundary. The UMC-North Plan proposes to change a very small area of land from “Existing Residential Neighborhood” to “Main Street” and the area is currently listed as an “Area of Stability”, but abuts “Areas of Growth” on the east and south.

The proposed UMC-South Plan appears to recommend no changes in either Land Use or Stability and Growth and Designations from those in the Tulsa Comprehensive Plan.

4) Land Use Priorities

For this study area, the Tulsa Comprehensive Plan (PLANiTULSA) focuses on a Land Use Priority that’s intent is to:

“Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live. ”

According to the Comprehensive Plan, some of the goals for this Priority focus on the residents in established neighborhoods having access to local commercial areas, schools, libraries, parks and open space within walking distance of their homes; that infill development revitalizes and enhances these existing urban areas; and that the City’s historic resources are protected and programs promote the reuse of this important cultural resource.

The UMC-North Implementation Plan desires to establish policies that support the adaptive reuse of appropriate buildings, particularly along E 11th Street S and the “UMC-South Small Area Plan” Land Use Recommendations desire to preserve the integrity and historic residential character of historic Midtown neighborhoods; both of these priorities aligning with the Comprehensive Plan Land Use Policy Priority listed above.

PLANiTULSA also has a Priority to:

"Ensure that areas of growth benefit from high quality sustainable development."

Within the "UMC-South Small Area Plan", one of the Priorities is to "Encourage sustainable growth and mixed-use development in Regional Centers to create harmony between institutional and residential uses"

Staff Comments: *The "Utica Midtown Corridor North and South Small Area Plans" encourage the development of a community that strives to preserve and support the stability of the area's residential neighborhoods on the National Historic Register of Historic Places and yet enhance existing housing diversity in the study areas by implementing the Mixed-Use Zoning category to allow new housing options targeting young professional and senior residents. In 2012, the Tulsa City Council adopted a Complete Streets Resolution that calls for the design, planning and operation of streets to "provide for a balanced, responsible, and equitable way to accommodate all uses including pedestrians, bicyclists, public transit riders, freight providers, emergency responders and motorists" The UMC-North area is an ideal location for the implementation of Complete Streets techniques due to its compact street grid, transit options, and close proximity to major employers and institutions. Implementing the Complete Streets should make it easier to get around the Utica Midtown Corridor area as well as improve connections to downtown Tulsa, the University of Tulsa, Cherry Street, and the Pearl District. Lastly, the plan intends to encourage "sustainable practices in the built environment and respectfulness of the natural environment" while providing for improved "recreation opportunities for all ages". The goals and objectives of the plan are in conformance with the Land Use Priorities of the Tulsa Comprehensive Plan and will serve as fundamental concepts and ideas in guiding the area towards meeting these priorities.*

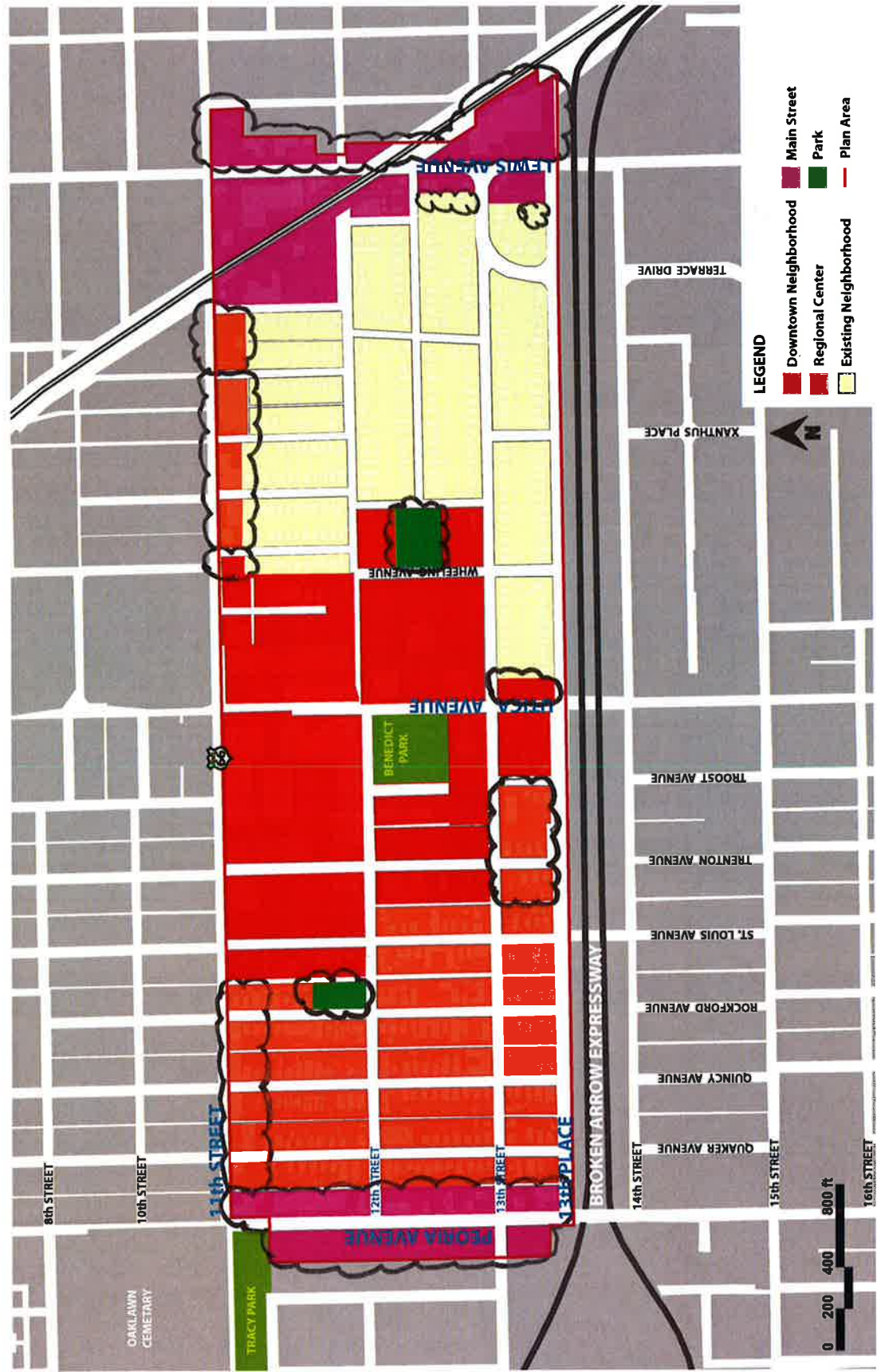
Conclusion: After reviewing the proposed Utica Midtown Corridor Small Area Plan for conformance with the Tulsa Comprehensive Plan, TMAPC Staff finds that the recommendations contained in the proposed plan are consistent with and will further the vision of the Tulsa Comprehensive Plan.

Staff recommendation: *Staff recommends that TMAPC adopt and include the "Utica Midtown Corridor Small Area Plan" as an amendment to the Tulsa Comprehensive Plan.*

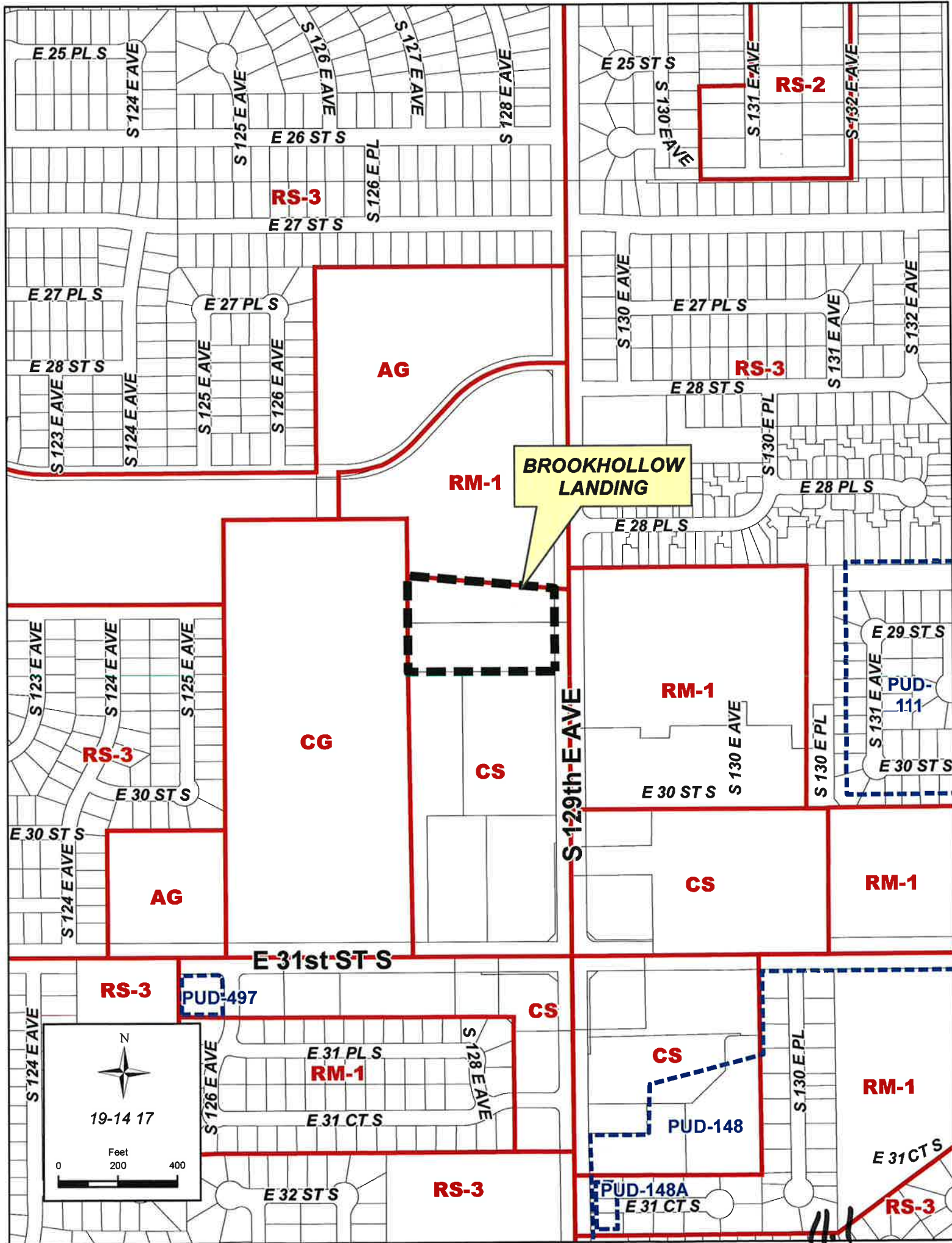
Note: The latest version of the Plan is linked to the TMAPC agenda online at: http://www.tmapc.org/current_agenda.html

ATTACHMENT I

FIG. N-5.1. UMC-NORTH LAND USE PLAN



10.12



PRELIMINARY SUBDIVISION PLAT

Brookhollow Landing - (9417) (CD 6)

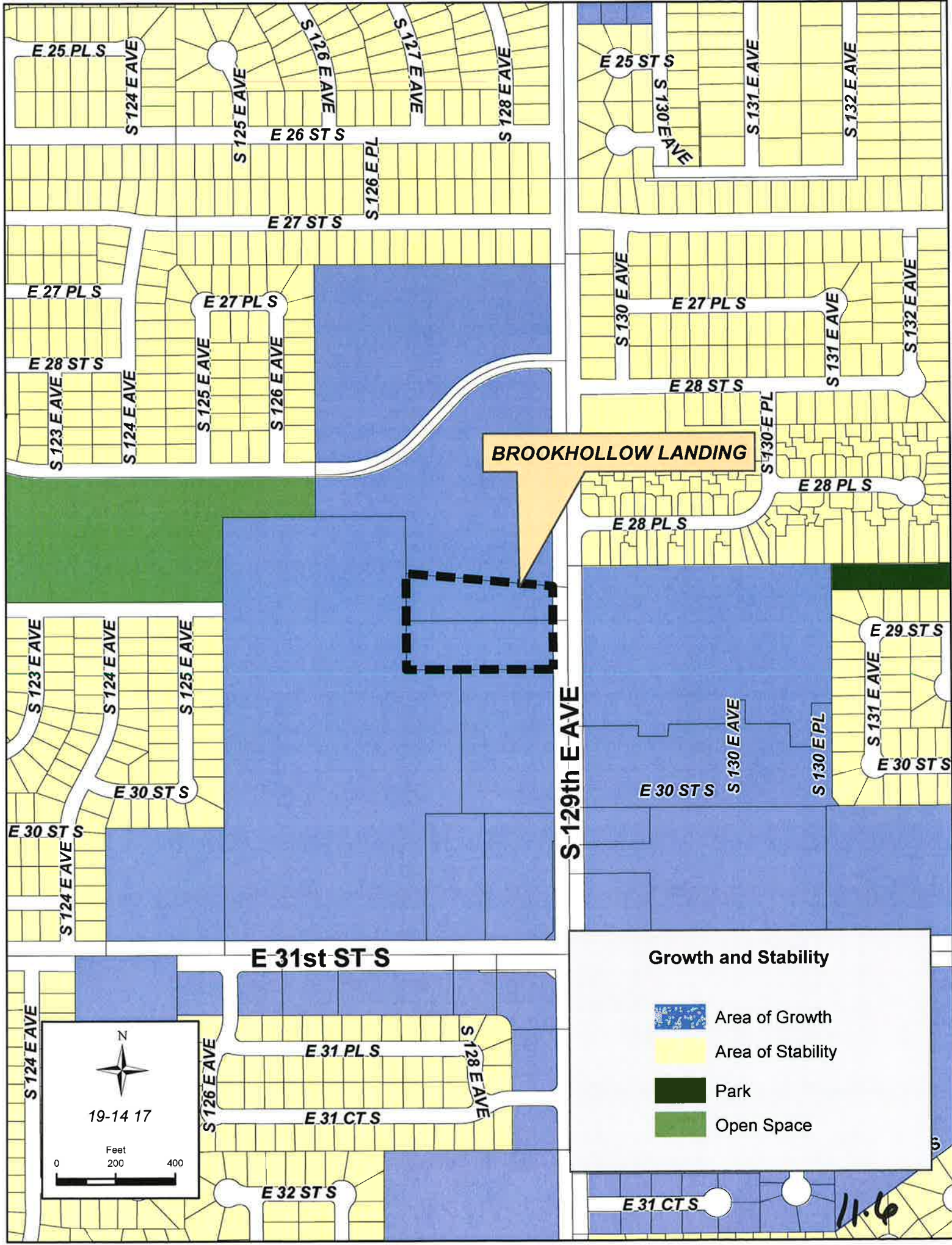
North of Northwest corner of East 31st Street South and South 129th East Avenue

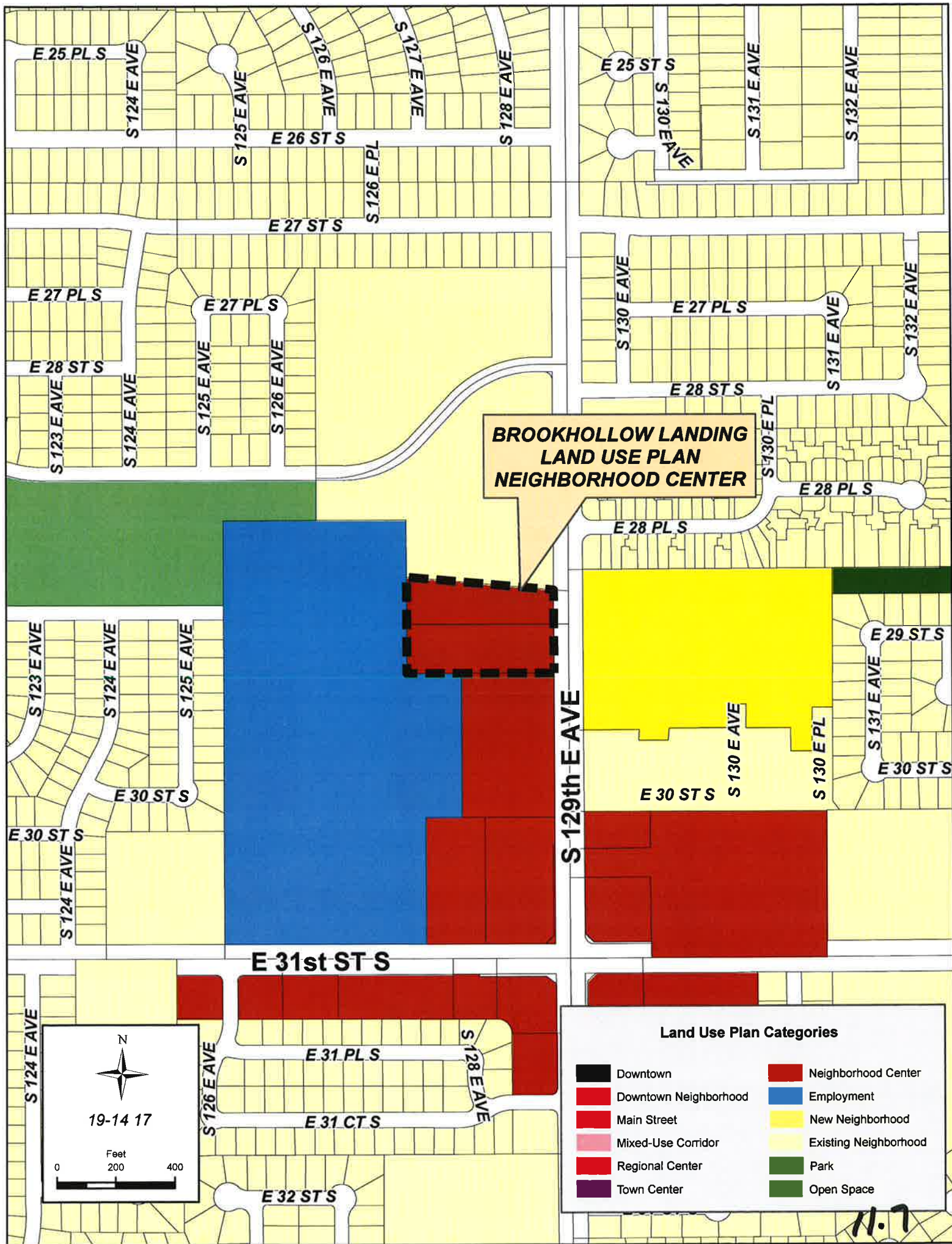
This plat consists of 2 Lots, 1 Block, on 3.48 acres.

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

1. **Zoning:** The property is zoned CS (commercial shopping). The property containing the floodplain must provide for the maintenance of the lot by its' owner or a property owners association.
2. **Streets:** Establish 24 foot access and limits for Lot 2. Show 5 foot wide sidewalks and access ramps. County Engineer needs to approve of right-of-way dedication.
3. **Sewer:** If the existing sanitary sewer lot 2 is correctly shown on the conceptual plan, then provide an additional 5 feet of sanitary sewer easement along the north edge of the existing 15 foot easement. Provide language restricting the use of the sanitary sewer easement. No service connections will be allowed on the existing 18 inch/15 inch sewer main without written consent from sanitary sewer operations and maintenance.
4. **Water:** Size of water lines need to be approved per Development Services.
5. **Storm Drainage:** Offsite storm water from the west and south must be collected and conveyed across each lot. Place the storm system in an appropriate easement. Place the overland drainage easement for the floodplain in a reserve and assign the owners association maintenance responsibilities.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** Provide fire hydrant within 600 feet of all portions of sprinkled buildings and within 400 feet of any portion of an unsprinkled building. A watershed development permit for fire hydrants may be warranted.
8. **Other: GIS:** Need e-mail address for the surveyor. Scale needs to be shown both graphically and in text format. Need complete legal description with metes and bounds for the plat. Basis of bearing should not be "assumed" and "established from the OK State plane coordinate system". Submit subdivision data control sheet. Most of lot 2 is in the FEMA floodway and therefore virtually undevelopable. Provide a 17.5 foot perimeter easement along the south property line or show the adjacent easements to the south. Adjacent properties are to be identified by plat name and not by the business title presently using the middle of the property, future development is restricted. The northern portion of the plat is identified as "Tulsa County". Is the property owned by Tulsa County? The shading is not identified in the legend. Remove any items from the legend

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.





PRELIMINARY PLAT OF

Brookhollow Landing

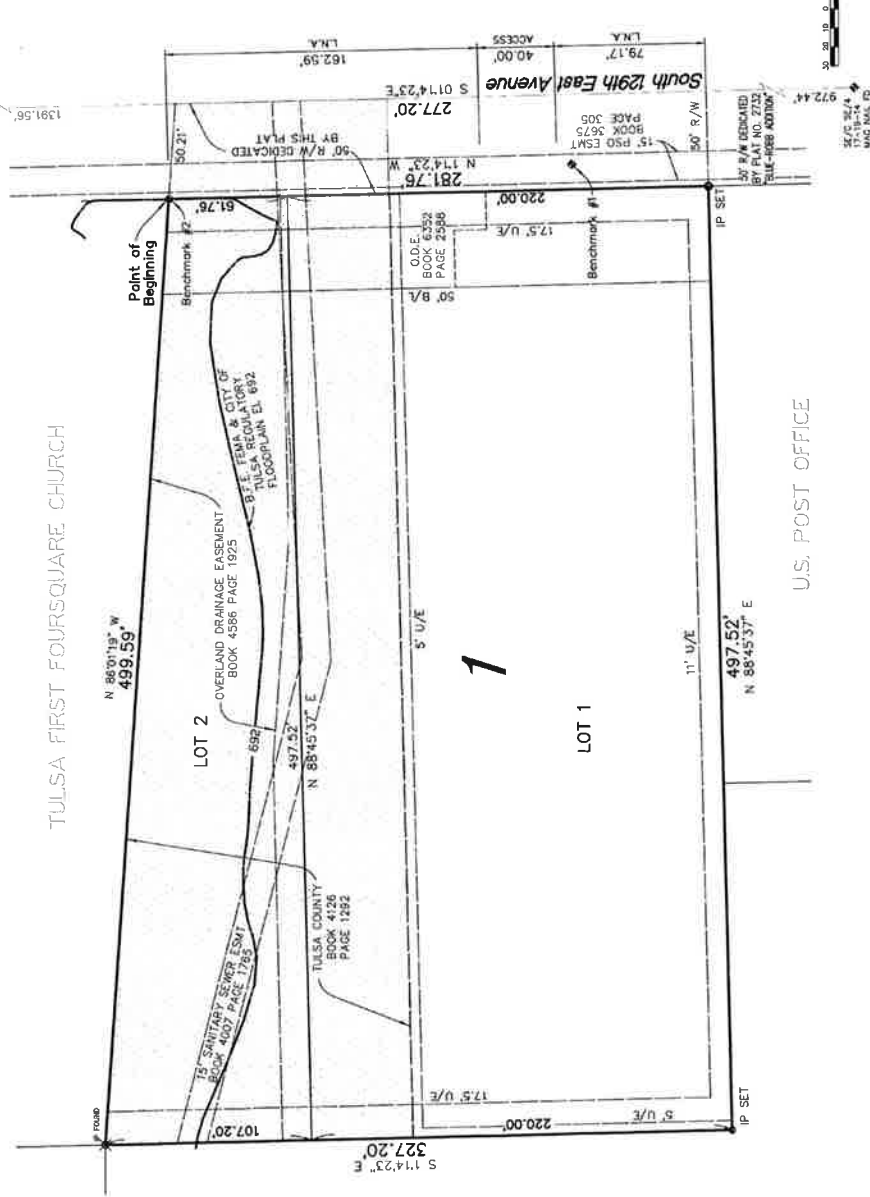
A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 14 EAST, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
Erlow Trust
c/o Steve Robert Erlow, Trustee
7824 East 88th Street
Oklahoma City, OK 73131
Phone: (818) 864-0000

ENGINEER:
Sandera Engineering, Inc.
C.A. No. 2370, EXPIRATION DATE 6/30/2015
11502 S. 86th E. Avenue
Bixby, Oklahoma 74008
Phone: (918) 298-5067
email: rsandera@sanderaeng.net

SURVEYOR:
Pinnacle Land Surveying
C.A. No. 1086, EXPIRATION DATE 6/30/2015
Mark Penn, P.L.S.
P.O. Box 857
Bristow, Oklahoma 74010
Phone: (918)367-2942

TULSA FIRST FOURSQUARE CHURCH



SECTION CONTAINS TWO (2) LOTS
IN ONE (1) BLOCK,
CONTAINING 10,453.84 SQUARE FEET,
OR 3.43 ACRES, MORE OR LESS.

Location Map
SCALE: 1"=100.00'

Legend:
B/L = BALDING LINE
O/L = CHITTING LINE
R/L = CHITTING LINE
L/L = LIMITS OF NO ACCESS
E/L = EASEMENT
U/E = UTILITY EASEMENT
O.D.E. = OVERLAND DRAINAGE EASEMENT
[Symbol] = ADDRESS

CAVEAT/DISCLAIMER
ADDRESSES SHOWN ON THIS PLAT
ARE FOR INFORMATION ONLY AND
DO NOT CONSTITUTE A WARRANTY
OR GUARANTEE OF ANY KIND.
THE SURVEYOR HAS NO KNOWLEDGE
OF ANY UNRECORDED EASEMENTS
OR INTERESTS AFFECTING THE
LEGAL DESCRIPTION.

Books of Records:
ALL RECORDS REQUIRED TO OPEN ARE ESTABLISHED FROM THE ORIGINAL
STATE-FILED RECORDS, TULSA COUNTY, OKLAHOMA, AND ARE NOT PERSONAL.

Benchmark:
#1 OF THE CONTIGUOUS INTERSECTION OF EAST 1ST STREET SOUTH AND SOUTH
10TH STREET
NORTHING 15487.78
EASTING 260326.37
NAD83 (NAVD 1989)

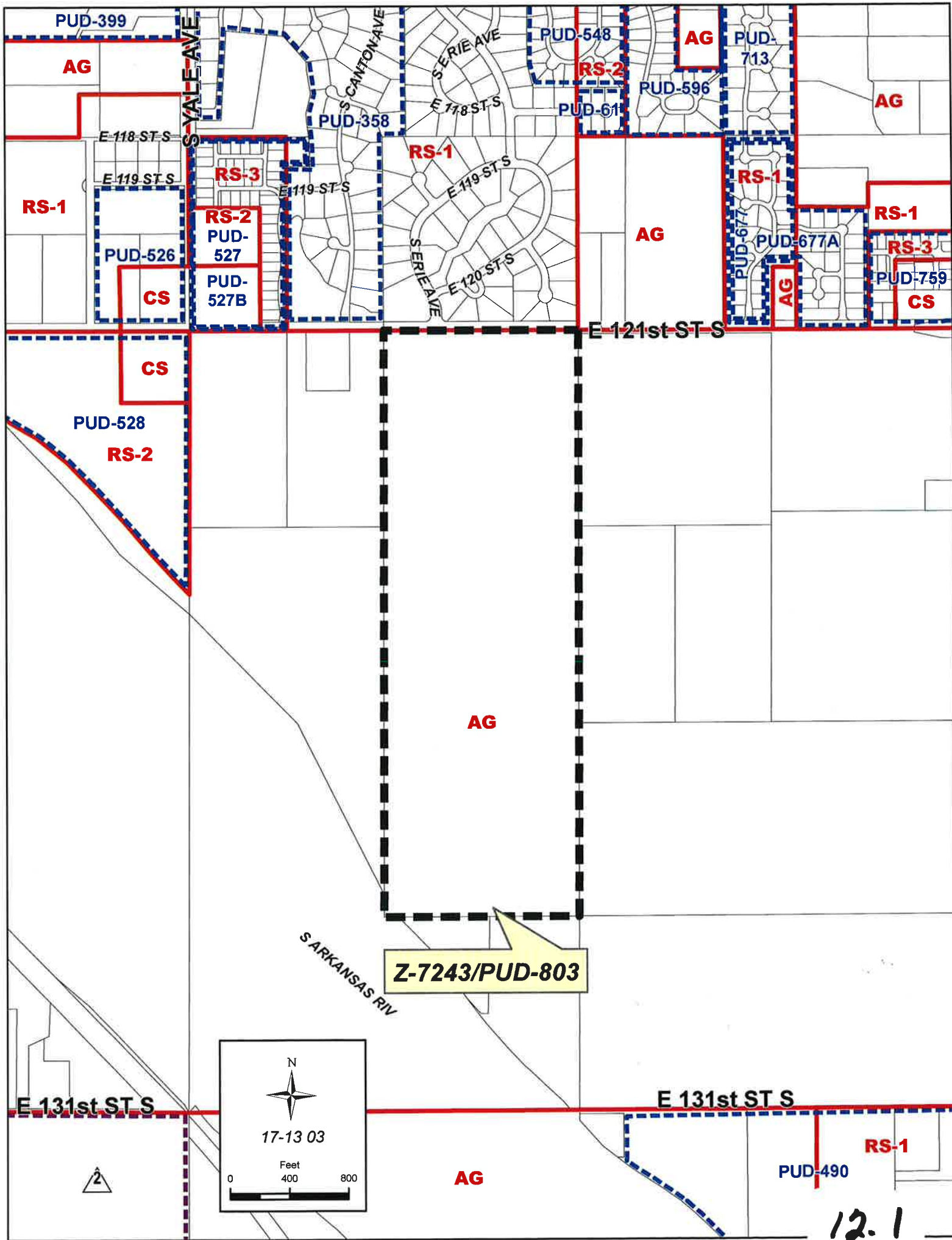
#2 OF THE CONTIGUOUS INTERSECTION OF EAST 1ST STREET SOUTH AND SOUTH
10TH STREET
NORTHING 15487.78
EASTING 260326.37
NAD83 (NAVD 1989)

STATE OF OKLAHOMA }
COUNTY OF TULSA }
I, Mark Penn, Surveyor, do hereby certify that this plat
was prepared by me or under my direct supervision and
that I am a duly licensed Surveyor in the State of Oklahoma.
I am not aware of any unrecorded easements or interests
affecting the legal description of the land herein.

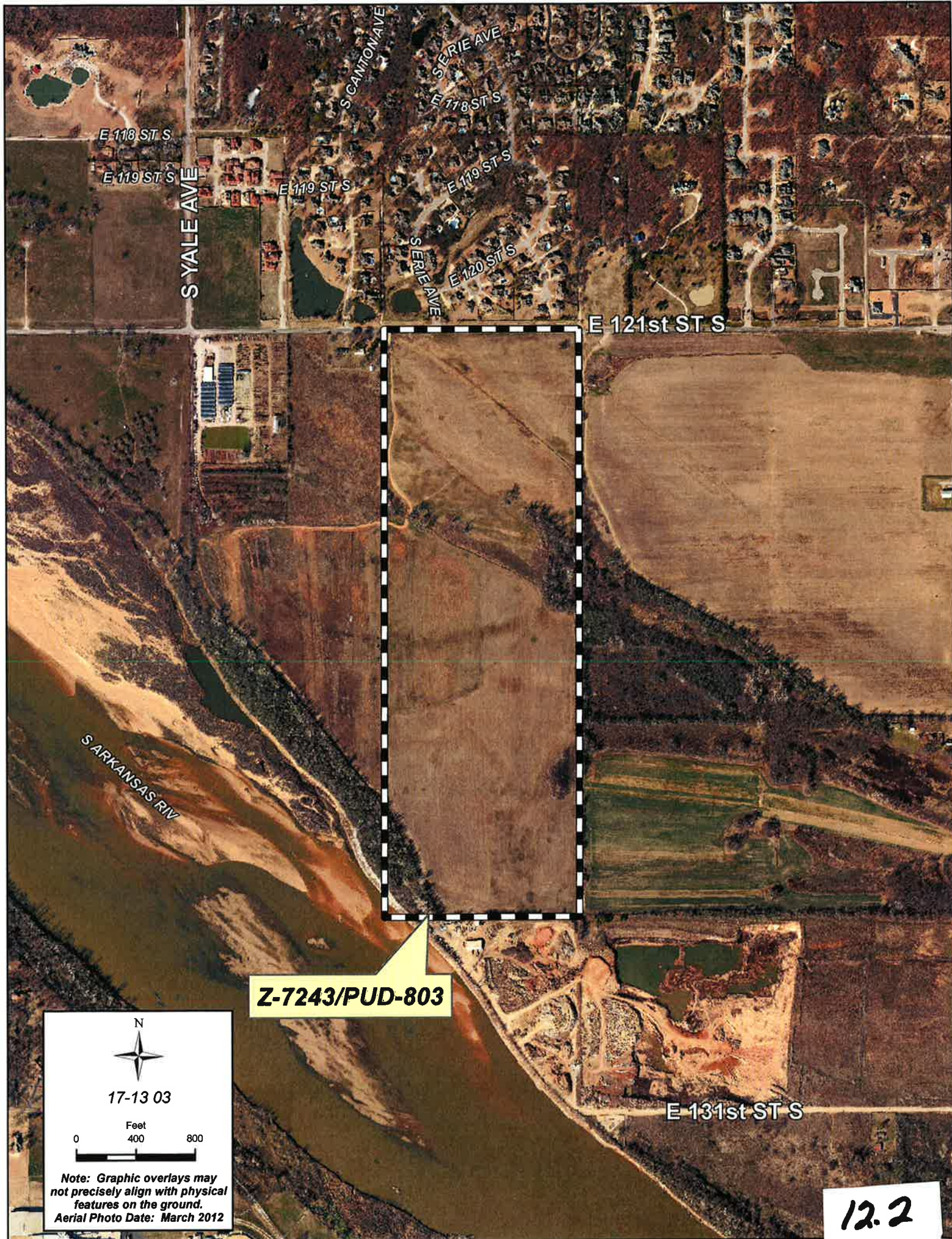
Dated the 14th day of May, 2015.
Mark Penn, Surveyor, Tulsa County Clerk

CERTIFICATE
I, Mark Penn, Surveyor, do hereby certify that this plat
was prepared by me or under my direct supervision and
that I am a duly licensed Surveyor in the State of Oklahoma.
I am not aware of any unrecorded easements or interests
affecting the legal description of the land herein.

by: David S. Smith
Tulsa County Treasurer
Deputy



12.1



E 118 ST S

E 119 ST S

S YALE AVE

E 119 ST S

S CANTON AVE

S ERIE AVE

E 118 ST S

E 119 ST S

S ERIE AVE

E 120 ST S

E 121st ST S

S ARKANSAS RIV

Z-7243/PUD-803



17-13 03

Feet
0 400 800

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

E 131st ST S

12.2

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7243

TRS 7303

Atlas 0

CZM 62

CD-8

TMAPC Hearing Date: November 20, 2013

(Continued from November 6, 2013)

Applicant: Tanner Consulting LLC

Tract Size: 122± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of East 121st Street and South Yale Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

PROPOSED ZONING: RS-3

PROPOSED USE: Use Unit 6

ZONING ORDINANCE: Ordinance number 11838 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-528-A September 2012: All concurred in approval of a proposed Major Amendment to PUD, on a 43± acre tract of land to abandon PUD-528 for public park use on property located on the southwest corner of South Yale Avenue and East 121st Street.

PUD-677-A May 2006: All concurred in approval of a proposed Major amendment to a Planned Unit Development on a 9.6± acre tract of land to add nine acres of property to the original PUD, on property located west of northwest corner of South Sheridan Road and East 121st Street South and abutting the subject property to the west.

Z-6978/PUD-713 April 2005: All concurred to approve a request to rezone a 15± acre tract from AG to RS-1/ PUD for residential development, located on East 116th St., directly south of South Hudson Avenue.

PUD-677 February 2003: All concurred in approval of a Planned Unit Development on a 13± acre tract for single family development located west of northwest corner of South Sheridan Road and East 121st Street South.

PUD-527-B August 2001: All concurred in approval of a request to abandon PUD-527-A and revert back to the standards of the original PUD-527 that was approved in February 1995.

Z-6663/PUD-596 December 1999: All concurred to approve a request to rezone a 14.3± acre tract from AG to RS-2/PUD for residential development, located south and west of the Southwest corner of E 116th St. and S Hudson Ave.

Z-6696/PUD-610 June 1999: A request to rezone a 5± acre tract from AG to RS-2. Staff recommended denial for RS-2 and approval for RS-1. All concurred to approve a request to rezone from AG to RS-1/PUD for a gated residential development with a maximum of six lots, located on East 118th St. S. and E of S. Fulton Ave.

Z-6541 PUD-548 October 1996: A request to rezone fifteen acres located on the south side of East 116th Street at South Hudson, from AG and RS-1 to RS-2 with a Planned Unit Development overlay for residential development. All concurred in approval of RS-2/PUD with modifications to the private street width.

Z-6551 September 1996: All concurred in approval for a request to rezone a 40+ acre tract from AG to RS-1 for residential development, located east of northeast corner of South Yale and East 121st Street South.

Z-6531 May 1996: All concurred in denial for a request to rezone a 34+ acre tract from AG to RS-2, but approval for RS-1 on property located on the southwest corner of East 116th Street between South Fulton Avenue and South Granite Avenue.

Z-6454/ PUD-528 February 1995: A request for rezoning a 43.45+ acre tract of land from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development, including residential and commercial uses. All concurred in approval of CS zoning on the north 467' of the east 467' and the balance zoned RS-2 and approval of the PUD, for commercial on the northeast corner of PUD and residential on the remainder of development, on property located southwest corner of South Yale Avenue and East 121st Street.

Z-6453/ PUD-527 December 1994: All concurred in recommending approval of a request to rezone a 20+ acre tract from RS-1 to CS/PUD zoning on the 467' node for commercial development with the balance of the property to remain RS-1 for single-family development, on property located on the northeast corner of East 121st Street South and South Yale Avenue.

Z-6452/ PUD-526 December 1994: All concurred in recommending approval of a request to rezone a 13+ acre tract from RS-1 to CS/PUD zoning on the 467' node with the balance to remain RS-1 also within the PUD, on property located on the northwest corner of East 121st Street South and South Yale Avenue.

Z-6451 October 1994: All concurred in approval of a request to rezone a tract from AG to RS-1, located west of the northwest corner of E. 121st Street S. and S. Sheridan Road.

Z-5937/ PUD-358 May 1984: All concurred in approval of a request for rezoning a 54+ acre tract to RS-1/ PUD. The applicant had originally applied for rezoning from AG to RS-3/PUD, on property located north and east of the northeast corner of East 121st Street and South Yale Avenue.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 122+ acres in size and is located east of southeast corner of East 121st Street and South Yale Avenue. The property appears to be vacant and is zoned AG.

SURROUNDING AREA: The subject tract is abutted on the east by vacant AG (Agricultural) zoned property; on the north by a single-family residential neighborhood zoned RS-1 (Residential Single-Family); on the south by a mining operation zoned AG; and on the west by one single family dwelling and undeveloped AG (Agricultural) zoned property.

UTILITIES: The subject tract will be served by City of Tulsa municipal water and sewer.

TRANSPORTATION VISION:

The Comprehensive Plan designates 121st Street as a Primary Arterial. Additionally, the Major Street and Highway Plan calls for a residential collector street to run through this property and eventually connect to South Sheridan Road.

A Residential Collector is intended to strengthen neighborhood cohesion, promote alternative transportation, calm traffic and connect recreational destinations. They typically can be applied in two instances: in new residential neighborhoods or as retrofits in existing residential or downtown streets that may be wide, but do not provide sufficient parking, bicycle and pedestrian accommodations or traffic calming measures. These streets place a higher priority on landscaped medians, tree lawns, sidewalks, on-street parking, and bicycle lanes than the number of travel lanes. Residential streets consist of two to four travel lanes, but place a much higher priority on pedestrian and bicycle friendliness than on auto mobility.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 121 st Street	Primary Arterial	120'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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.

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

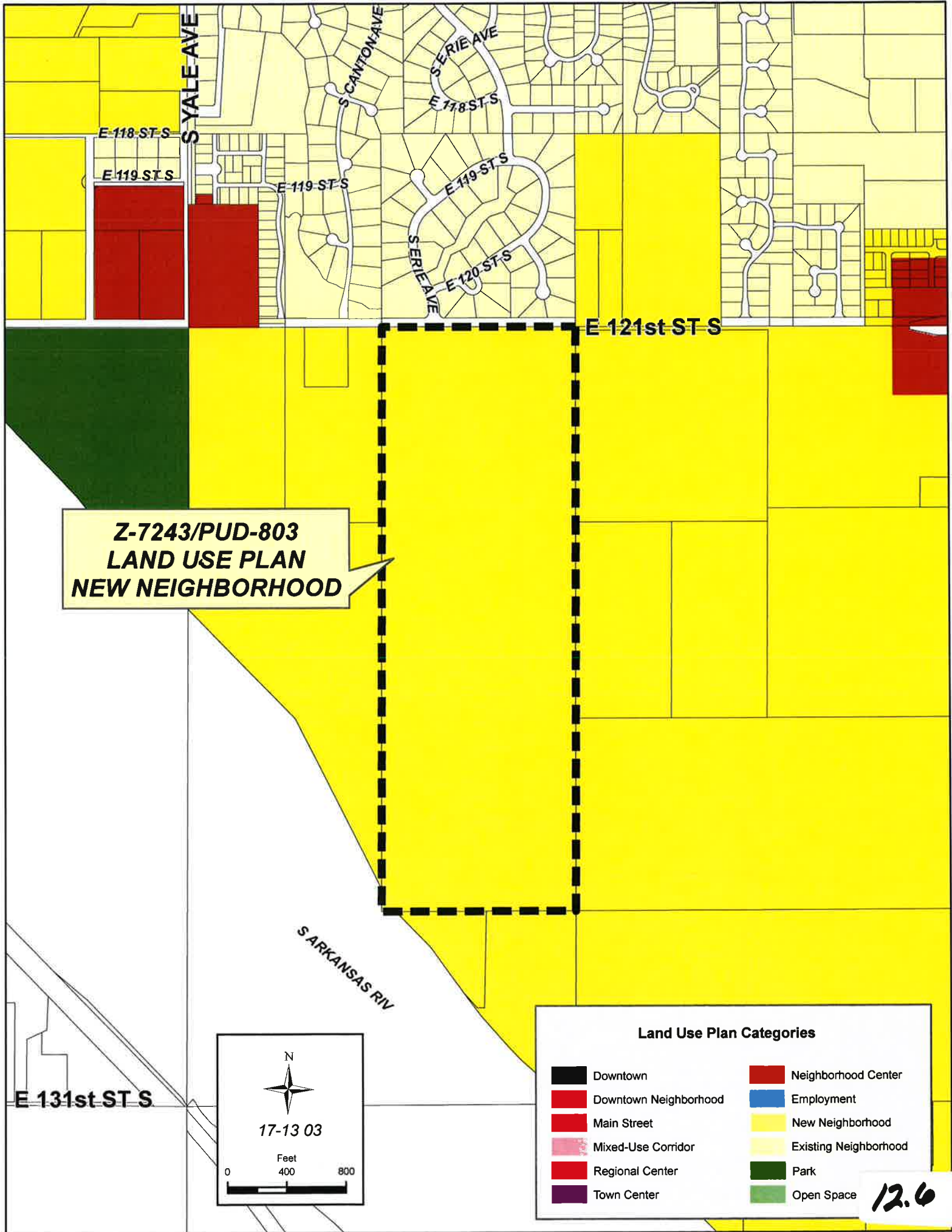
STAFF RECOMMENDATION FOR ZONING:

This project is consistent with surrounding development patterns and is in harmony with the character/design of residential neighborhoods in the immediate area.

Staff recommends **Approval** of the **Z-7243** from AG to RS-3 finding that it is in accord with the spirit and intent of the Tulsa Comprehensive Plans vision for the area as a New Neighborhood and an Area of Growth.

11/20/13

12.5



**Z-7243/PUD-803
LAND USE PLAN
NEW NEIGHBORHOOD**

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 |

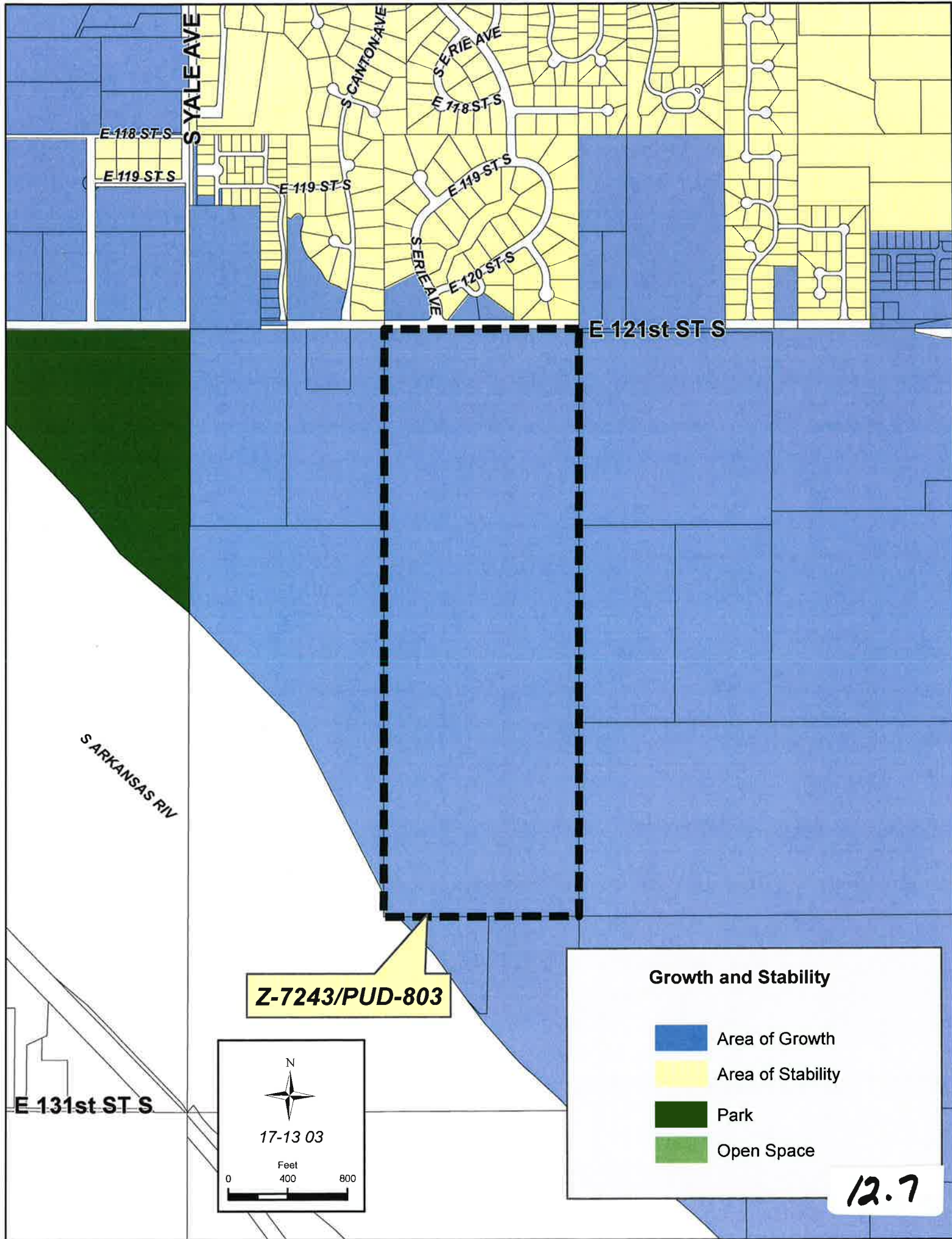


Exhibit "A.1"
121st & Yale
Gross Boundary Legal Description

Description

A TRACT OF LAND THAT INCLUDES GOVERNMENT LOT 3, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND GOVERNMENT LOT 6 OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°57'49" EAST AND ALONG AND THROUGH THE EAST LINE OF LOT 3, FOR A DISTANCE OF 4,007.24 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 6; THENCE SOUTH 88°52'18" WEST AND ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 1,320.02 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH 0°55'36" WEST AND ALONG AND THROUGH THE WEST LINE OF LOT 6, FOR A DISTANCE OF 4,008.25 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 88°54'54" EAST AND ALONG THE NORTH LINE OF LOT 3, FOR A DISTANCE OF 1,317.43 FEET TO THE POINT OF BEGINNING.

Area

SAID TRACT CONTAINING 5,285,092 SQUARE FEET OR 121.329 ACRES.


Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

Real Property Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.





DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/15

9.25.2013

DATE

Exhibit "A.2"

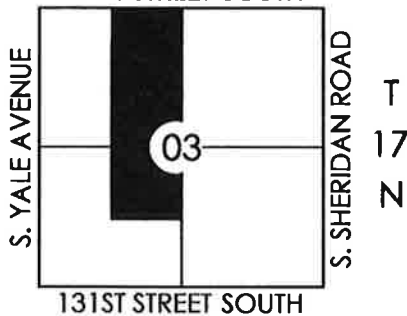
121st & Yale Gross Boundary Exhibit



NORTH

R 13 E

121ST STREET SOUTH



131ST STREET SOUTH

Location Map

South 121st Street

N 88°54'54" E
1317.43'

POB
NE COR. GOV. LOT 3

GOVERNMENT LOT 3

SE/4 NW/4

N 0°55'36" W
4008.25'

4007.24'
S 0°57'49" E

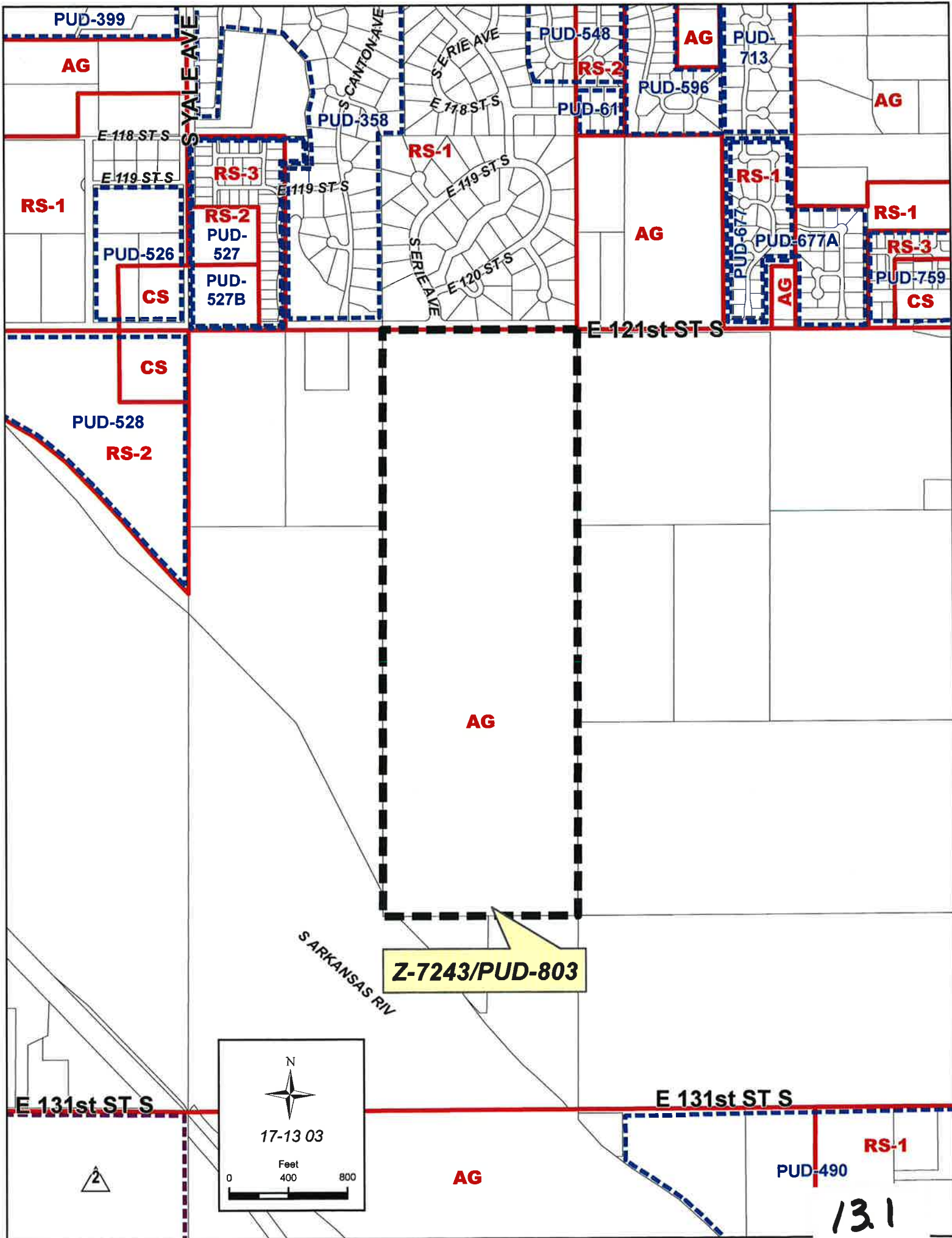
GOVERNMENT LOT 6

1320.02
S 88°52'18" W

MEANDER LINE TO NORTH
BANK OF ARKANSAS RIVER

LEGEND

COR	CORNER
GOV	GOVERNMENT
NE	NORTHEAST
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT



Z-7243/PUD-803

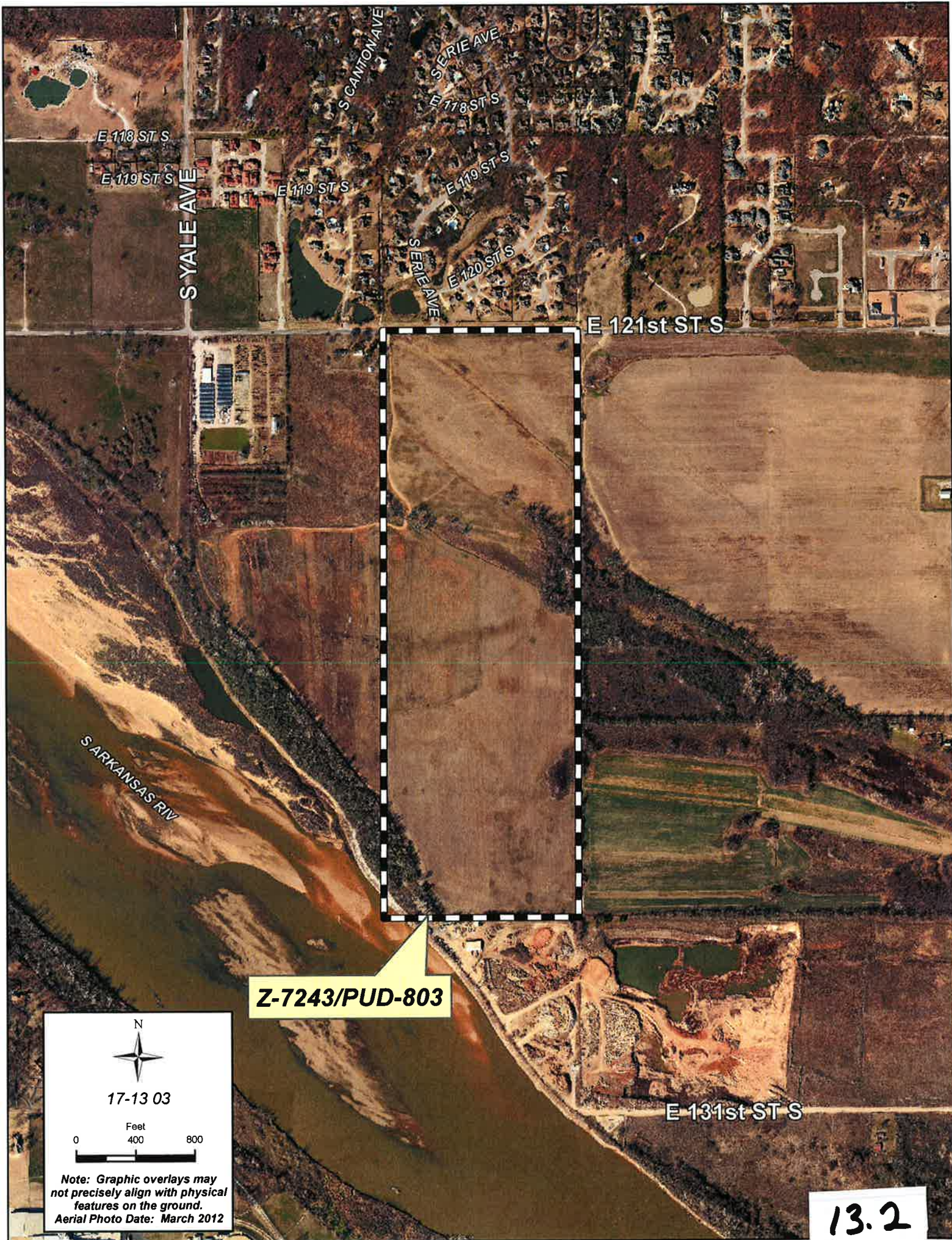


17-13 03

Feet
0 400 800

2

131



E 118 ST S

E 119 ST S

E 119 ST S

SERIE AVE

E 118 ST S

E 119 ST S

E 120 ST S

E 121st ST S

S ARKANSAS RIV

Z-7243/PUD-803

E 131st ST S

13.2



17-13 03

Feet
0 400 800

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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-803

TRS 7303

Atlas 0

CZM 62

CD-8

TMAPC Hearing Date: November 20, 2013

(Continued from November 6, 2013)

Applicant: Tanner Consulting LLC

Tract Size: 122± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of East 121st Street and South Yale Avenue

EXISTING ZONING: AG

EXISTING USE: Vacant

PROPOSED ZONING: RS-3/ PUD

PROPOSED USE: Use Unit 6

ZONING ORDINANCE: Ordinance number 11838 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

PUD-528-A September 2012: All concurred in approval of a proposed Major Amendment to PUD, on a 43± acre tract of land to abandon PUD-528 for public park use on property located on the southwest corner of South Yale Avenue and East 121st Street.

PUD-677-A May 2006: All concurred in approval of a proposed Major amendment to a Planned Unit Development on a 9.6± acre tract of land to add nine acres of property to the original PUD, on property located west of northwest corner of South Sheridan Road and East 121st Street South and abutting the subject property to the west.

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SITE ANALYSIS: The subject property is approximately 122± acres in size and is located east of southeast corner of East 121st Street and South Yale Avenue. The property appears to be vacant and is zoned AG.

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UTILITIES: The subject tract will be served by City of Tulsa municipal water and sewer.

TRANSPORTATION VISION:

The Comprehensive Plan designates 121st Street as a Primary Arterial. Additionally, the Major Street and Highway Plan calls for a residential collector street to run through this property and eventually connect to South Sheridan Road.

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STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 121 st Street	Primary Arterial	120'	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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.

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

Applicants Development Concept

The Estates at the River is a three-phase, master-planned residential community located in a rapidly growing area of South Tulsa. This prestigious new development is approximately 121 acres in size and located East of the SE/c of 121st Street & South Yale Avenue. The Estates at the River has the advantage of Arkansas River frontage, as well as close proximity to the newly planned Bixby School. This master plan proposes a maximum of 320 lots, with primary access being from a new residential collector street which will be located along the east boundary. Anticipated lot sizes are 70 feet in width, with a lot area over 8,500 square feet. To enhance the development, a six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage.

The property is currently zoned AG (Agricultural) and a companion rezoning application for RS-3 will accompany this PUD application. The requested RS-3 zoning is similar to other developments in the area. The site is currently vacant, but shall continue the established aesthetic of other surrounding, successful residential developments. A large detention facility

will be constructed on the south end of the project which will also be used for passive recreational uses. Dirt from these ponds will be used to raise areas planned for residential lots.

The 'Tulsa Regional Trail System' proposes a "Planned Multi-Use Trail" through the southwest corner of the subject tract. During the platting process, provisions will be made to incorporate and link the proposed trail with the recreational amenity of the subdivision. Public access will be permitted on the "Multi-Use Trail" in the subdivision plat. The Estates at the River is in accordance with the assigned PLANiTULSA designation "New Neighborhood". The subdivision will be designed to meet high standards of internal and external connectivity, as outlined by the PLANiTULSA text. Streets within the residential development and the proposed collector street may either be gated or un-gated based on market needs.

PUD 803 Development Standards:

Gross Land Area: 5,285,092 SF 121.329 Acres

Net Land Area: 5,206,045 SF 119.514 Acres

Permitted Uses:

Uses permitted as a matter of right in RS-3, zoning district in the City of Tulsa Zoning Code, including landscaped features, secured entrances and recreational facilities and uses customarily accessory to permitted uses.

Maximum Number of Lots: 320

Minimum Lot Width: 65 Feet

Minimum Lot Size: 7,500 SF

Minimum Livability Space Required (per lot): 4,000 SF

Minimum Building Setbacks:

Front Yard	25 Feet
Rear Yard	20 Feet
Side Yard	5 Feet
Side Yard abutting a public street	15 Feet
Maximum Building Height:	40 Feet*

**Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.*

Maximum Front Yard Coverage by Parking Area: 40%

Off Street Parking:

Minimum two (2) enclosed off-street parking spaces per dwelling unit.

Signs:

One (1) along the 121st frontage, and three (3) along the proposed collector street frontage, not to exceed 32 square feet each in size and six (6) feet in height each.

At each reserve area along the west boundary a maximum 24 square foot monument sign constructed of a durable material identifying the reserves as future street extensions. The signs will be a maximum of 6' tall.

Screening:

A six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage. Additionally, a solid screening fence will be provided along the collector street adjacent to residential properties not exceeding (6) feet in height (with a maximum column height of 8').

Access and Circulation

The Estates at the River will contain a public collector street for access to East 121st Street South. Streets providing access and circulation off the collector street into each phase may be either public or private and gated based on market needs at the time of platting.

Pedestrian (walking and bicycle) circulation will be developed within the development and outside in order to take advantage of nearby amenities such schools, the River Parks trail system, proposed park at the southwest corner of South Yale and 121st and the existing Fry Ditch walking trail.

In accordance with the City of Tulsa Subdivision Regulations, a sidewalk will be constructed along the property frontage of East 121st Street South, the proposed collector street as well as all internal streets. Should the project utilize private streets with gated entries, a pedestrian access gate will be incorporated into the wall/entry in order to allow residents to access all sidewalks.

As the project is currently contemplated, and shall be further refined during the platting process, the abutting property to the east shall be allowed vehicular and pedestrian access to the proposed collector street. Access points shall be identified to the collector for the abutting east property at the time it is platted. The current ownership of the abutting property to the west is held by the Muscogee (Creek) Nation. It is anticipated that the property is being considered as 'sovereign' and should such property status occur the property would not be subject to local zoning regulations. If the property has not received 'sovereign' status by the time each Phase II and Phase III develops, one stub street/reserve shall be incorporated into the plat for the abutting property to the west. If the stub street is not utilized within five (5) years after the plat is filed of record, the lot may be used for residential purposes.

Technical Advisory Committee Requirements:

1. Common livability space shall be designed and located so as to be accessible to the dwelling units it is intended to serve. Provisions for the ownership and maintenance of common livability space as will insure its continuity and conservation shall be incorporated in the subdivision plat, in compliance with the provisions of Subsection 1107.F.
2. The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater

drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

3. A homeowners association shall be created and vested with sufficient authority and financial resources to properly maintain any/all private streets and common areas, including any stormwater detention areas, security gates, guard houses or other commonly owned structures within the PUD.
4. Any private roadways shall have a minimum right-of-way and be a minimum width for two-way roads and for one-way loop roads, measured face-to-face of curb complying with the requirements of the City of Tulsa. All curbs, gutters, base and paving materials used shall be of a quality and thickness which meets the City of Tulsa standards for a minor residential public street.
5. If private streets are constructed the City shall inspect and certify that they meet City standards prior to any building permits being issued on lots accessed by those streets. The developer shall pay all inspection fees required by the City.
6. No building permit shall be issued until the requirements of Section 1107F of the Zoning Code have been satisfied and approved by the TMAPC and filed of record in the County Clerk's office, incorporating within the restrictive covenants the PUD conditions of approval and making the City beneficiary to said covenants that relate to PUD conditions.
7. Any entry gates or guardhouses, if proposed, must receive detail site plan approval from TMAPC, Tulsa Public Works and Tulsa Fire Departments prior to issuance of a building permit for the gates or guard houses.
8. Subject to conditions recommended by the Technical Advisory Committee during the subdivision platting process which are approved by TMAPC.
9. To meet the high level of connectivity outlined in the City of Tulsa Comprehensive Plan for street systems and sidewalks careful design considerations should be considered to ensure that new communities are connected and easily travelled by foot and bicycle, as well as car. Construction of connected neighborhood streets will expand transportation choices by making walking and biking easier, while lowering travel demands on major arterials.
10. Approval of the PUD is not an endorsement of the conceptual layout. This will be done during detail site plan review or the subdivision platting process.
11. A minimum of two reserve areas will be required for future stub street connections to the west of the project. Those reserve areas will be held for a minimum of 5 years. Signs will be placed on each reserve site identifying those areas as future stub street connections.

Environmental Analysis and Topography

The subject tract gently slopes from the northeast to the southwest direction, and towards the abutting Arkansas River and is in an area that has historic flooding concerns. This relatively flat, vacant site is well suited for an RS-3 development of

medium density lot sizes. The USDA soils report indicates that the tract is composed of 81% "Choska very fine" and 14% "Latanier clay" soils. The balance of the soil types includes Kiomatia loamy fine and Wynona silty clay type soils. A geotechnical (soils report) will be prepared prior to construction and used in the design of streets and infrastructure. The ponds and large green spaces are being constructed to provide enough dirt on site to raise the home sites above historic flood concerns.

PUD STAFF RECOMMENDATION:

The single family residential use is consistent with the New Neighborhood vision and area of Area of Growth as outlined in the Comprehensive Plan.

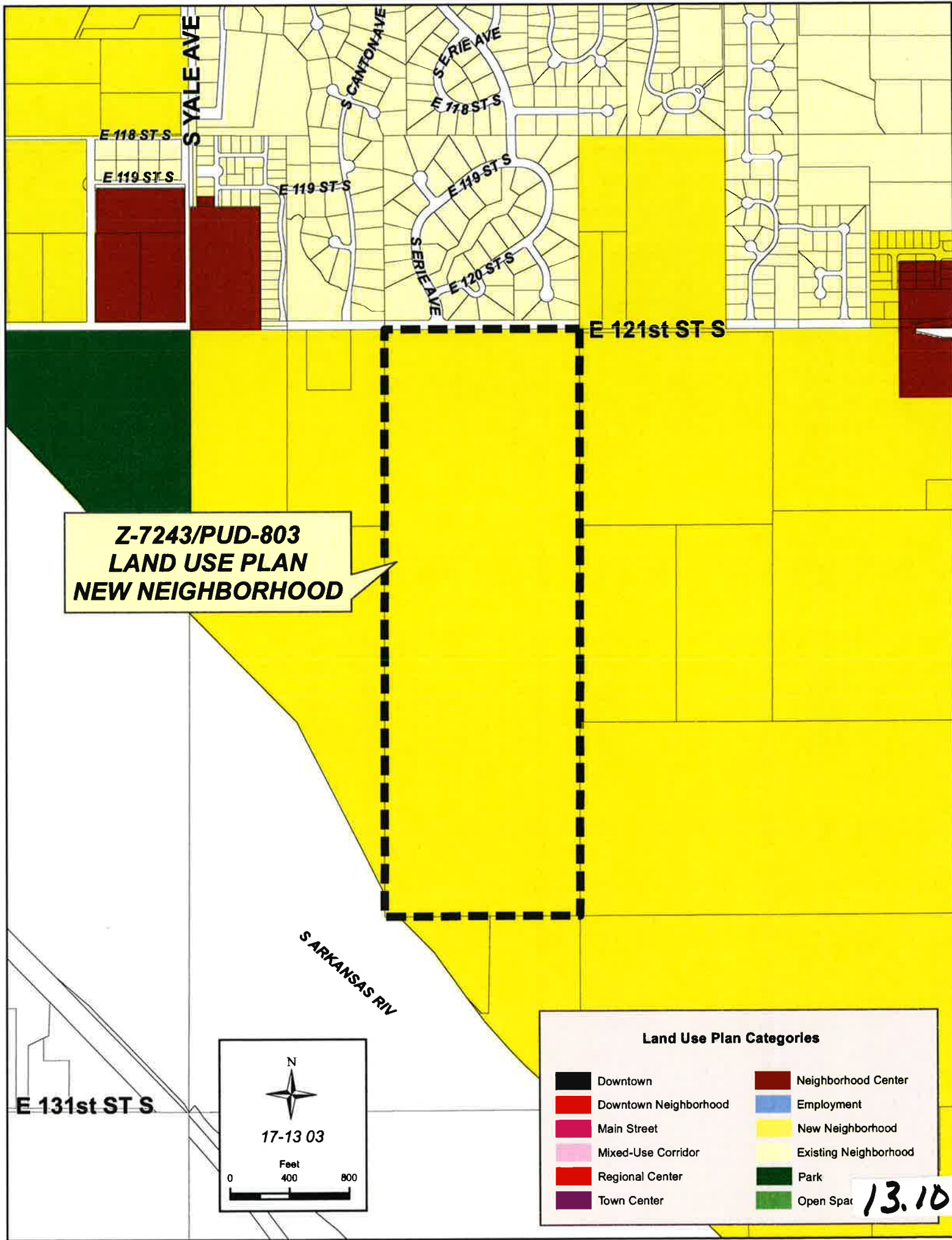
The PUD provides and preserves meaningful open space and is in harmony with spirit and intent the PUD chapter of the Tulsa Zoning Code except that the street pattern does not provide compatibility with adjoining and proximate properties.

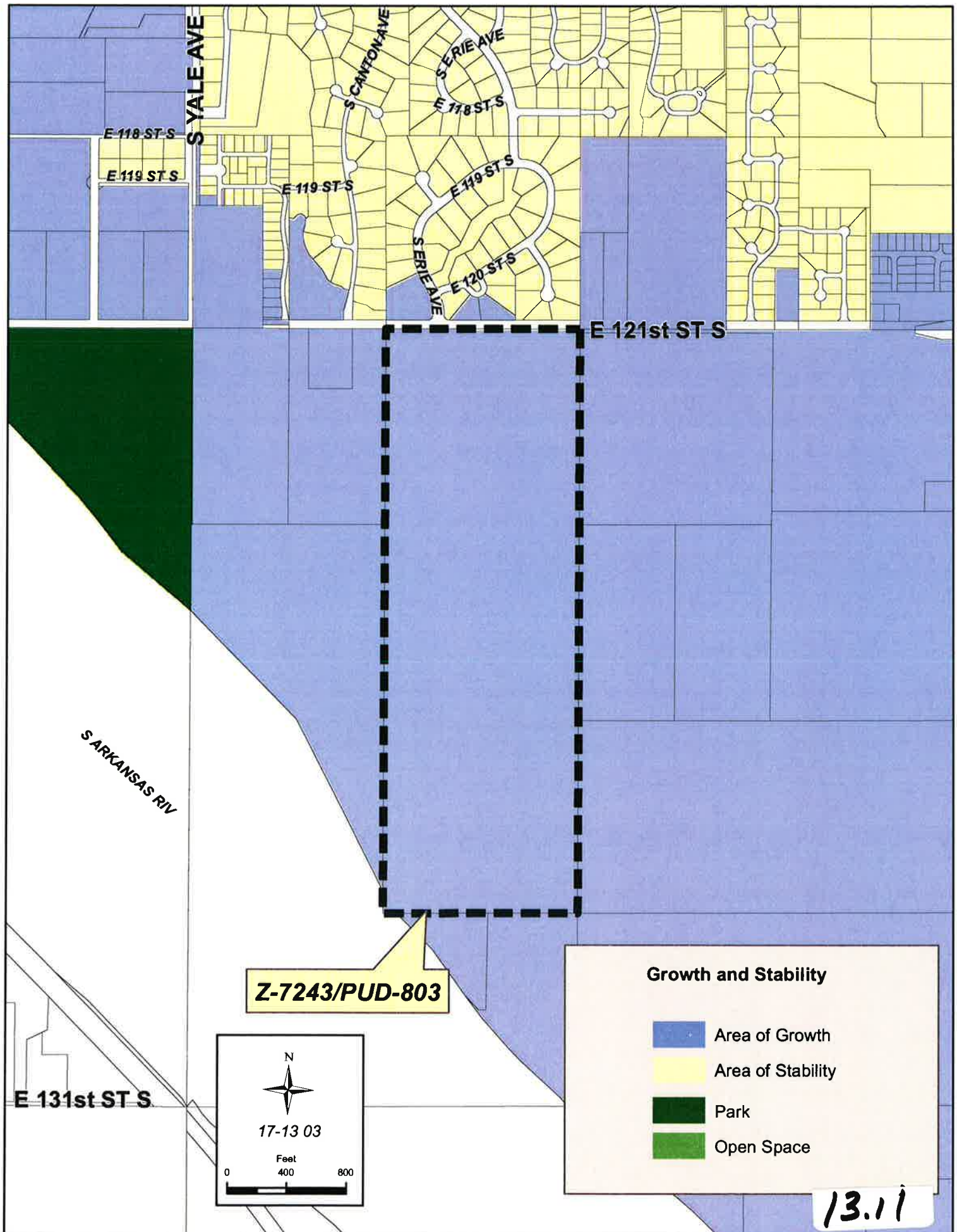
The concept illustrated in the PUD is not consistent with the connectivity concept in the Tulsa Comprehensive Plan. Staff can support the PUD for private streets but internal connectivity will be a significant additional consideration of the plat approval process.

The PUD provides a unified treatment of the development possibilities of the project site.

Staff recommends **APPROVAL** of **PUD-803** as outlined in the Development Standards defined above.

11/20/13







Tanner Consulting LLC

Architecture • Land Planning • Civil Engineering • Land Surveying

Monday, October 28, 2013

Brad Bates
Lot Split Administrator
INCOG
Williams Tower II
Two West Second Street, Suite 800
Tulsa, OK 74103

Phone: (918)584-7526
Fax: (918)579-9576

Re: 13099 - Green - 121st & Yale: Design Development - Revised PUD

One (1) - Bound copy of the revised PUD 803
One (1) - Paper clipped copy of the revised PUD
One (1) - CD containing electronic copy of the revised PUD

Brad,

We have revised the PUD to incorporate changes suggested in the various e-mails. We continue to work with the Fire Department on required access to the project. I did not add language about meeting "International Fire Code..." for fear that if we are able to work out an alternative, the requirement is still in the PUD. It is understood by the developers that fire access must be met without saying it in the PUD as is all other engineering requirements and we are okay with Staff making such a requirement in the PUD recommendation. I have another meeting with the developers today at 2:30 to discuss other options which would meet the Fire Department requirements in an alternative method. We hope to remain on the Nov. 6th agenda without Staff recommending a continuance so we can discuss with the TMAPC. If the TMAPC wants us to continue, we certainly will but as I discussed, we hope to have the issue resolved by then.

Thanks for your help.

Ricky

THE ESTATES AT THE RIVER

PUD NO. 803

121.329 acres East of SE/c of 121st Street & Yale Avenue,
Tulsa, Oklahoma

Applicant/Owner

The Estates At The River, LLC
c/o Ricky Jones
5323 S. Lewis Avenue
Tulsa, OK 74105
ricky@tannerbaitshop.com

Development Engineer

Tanner Consulting, LLC
c/o Ricky Jones
5323 South Lewis Avenue
Tulsa, OK 74105
ricky@tannerbaitshop.com

October 26, 2013

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I. Development Concept	2
II. Development Standards	3

Exhibit List:

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Exhibit List:

Exhibit A.1: PUD Legal Description	A.1
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I. Development Concept

The Estates At The River is a three-phase, master-planned residential community located in a rapidly growing area of South Tulsa. This prestigious new development is approximately 121 acres in size and located East of the SE/c of 121st Street & South Yale Avenue. The Estates At The River has the advantage of Arkansas River frontage, as well as close proximity to the newly planned Bixby school. This master plan proposes a maximum of 320 lots, with primary access being from a new residential collector street which will be located along the east boundary. Anticipated lot sizes are 70 feet in width, with a lot area over 8,500 square feet. To enhance the development, a six (6) foot tall masonry wall will be constructed (with a maximum column height of 8') along the 121st Street frontage.

The property is currently zoned AG (Agricultural) and a companion rezoning application for RS-3 will accompany this PUD application. The requested RS-3 zoning is similar to other developments in the area. The site is currently vacant, but shall continue the established aesthetic of other surrounding, successful residential developments. A large detention facility will be constructed on the south end of the project which will also be used for passive recreational uses. Dirt from these ponds will be used to raise areas planned for residential lots.

The 'Tulsa Regional Trail System' proposes a "Planned Multi-Use Trail" through the southwest corner of the subject tract. During the platting process, provisions will be made to incorporate and link the proposed trail with the recreational amenity of the subdivision. Public access will be permitted on the "Multi-Use Trail" in the subdivision plat.

The Estates At The River is in accordance with the assigned PlaniTULSA designation "New Neighborhood". The subdivision will be designed to meet high standards of internal and external connectivity, as outlined by the PlaniTULSA text. Streets within the residential development and the proposed collector street may either be gated or un-gated based on market needs.

II. Development Standards

Gross Land Area: 5,285,092 SF 121.329 Acres

Net Land Area: 5,206,045 SF 119.514 Acres

Permitted Uses:

Uses permitted as a matter of right in RS-3, zoning district in the City of Tulsa Zoning Code, including landscaped features and secured entrances and recreational facilities and uses customarily accessory to permitted uses.

Maximum Number of Lots: 320

Minimum Lot Width: 65'

Minimum Lot Size: 7,500 SF

Minimum Livability Space Required (per lot): 4,000 SF

Minimum Building Setbacks:

Front Yard	25 Feet
Rear Yard	20 Feet
Side Yard	5 Feet
Side Yard abutting a public street	15 Feet

Maximum Building Height: 40 Feet*

**Architectural features may extend a maximum of five (5) feet above the maximum permitted building height.*

Maximum Front Yard Coverage by Parking Area: 40%

Off Street Parking:

Minimum two (2) enclosed off-street parking spaces per dwelling unit.

Signs:

One (1) along the 121st frontage, and three (3) along the proposed collector street frontage, not to exceed 32 square feet each in size and six (6) feet in height each.

THE ESTATES AT THE RIVER

EXHIBIT A

AERIAL PHOTOGRAPHY & SURROUNDING CONTEXT
GOOGLE EARTH 2013



THE ESTATES AT THE RIVER

EXHIBIT B

CONCEPTUAL MASTER SITE PLAN

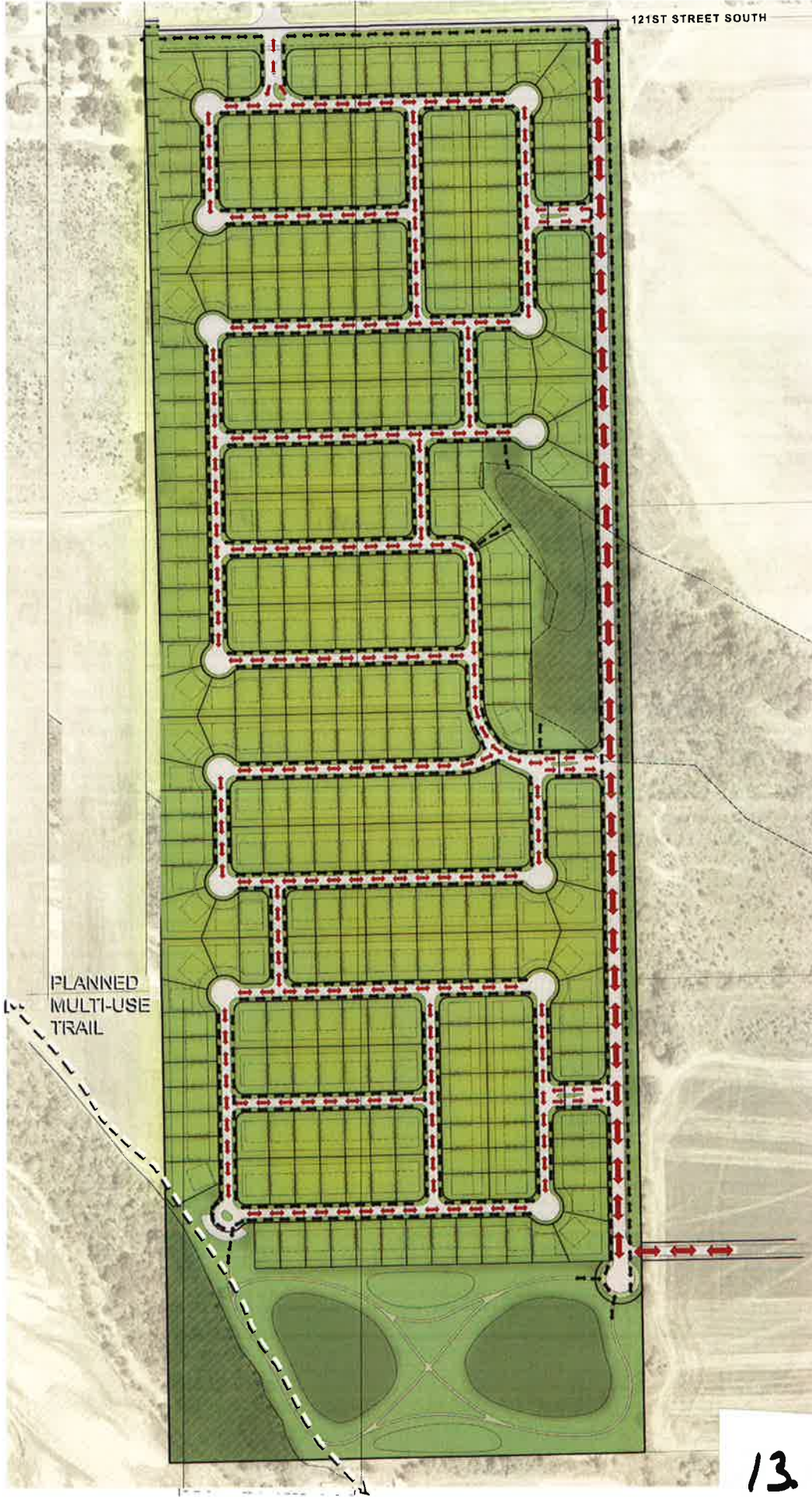


13.18

THE ESTATES AT THE RIVER

EXHIBIT C

CIRCULATION DIAGRAM
VEHICULAR & PEDESTRIAN TRAVEL PATHS INDICATED



13 19

THE ESTATES AT THE RIVER

EXHIBIT D

ENVIRONMENTAL SOILS ANALYSIS



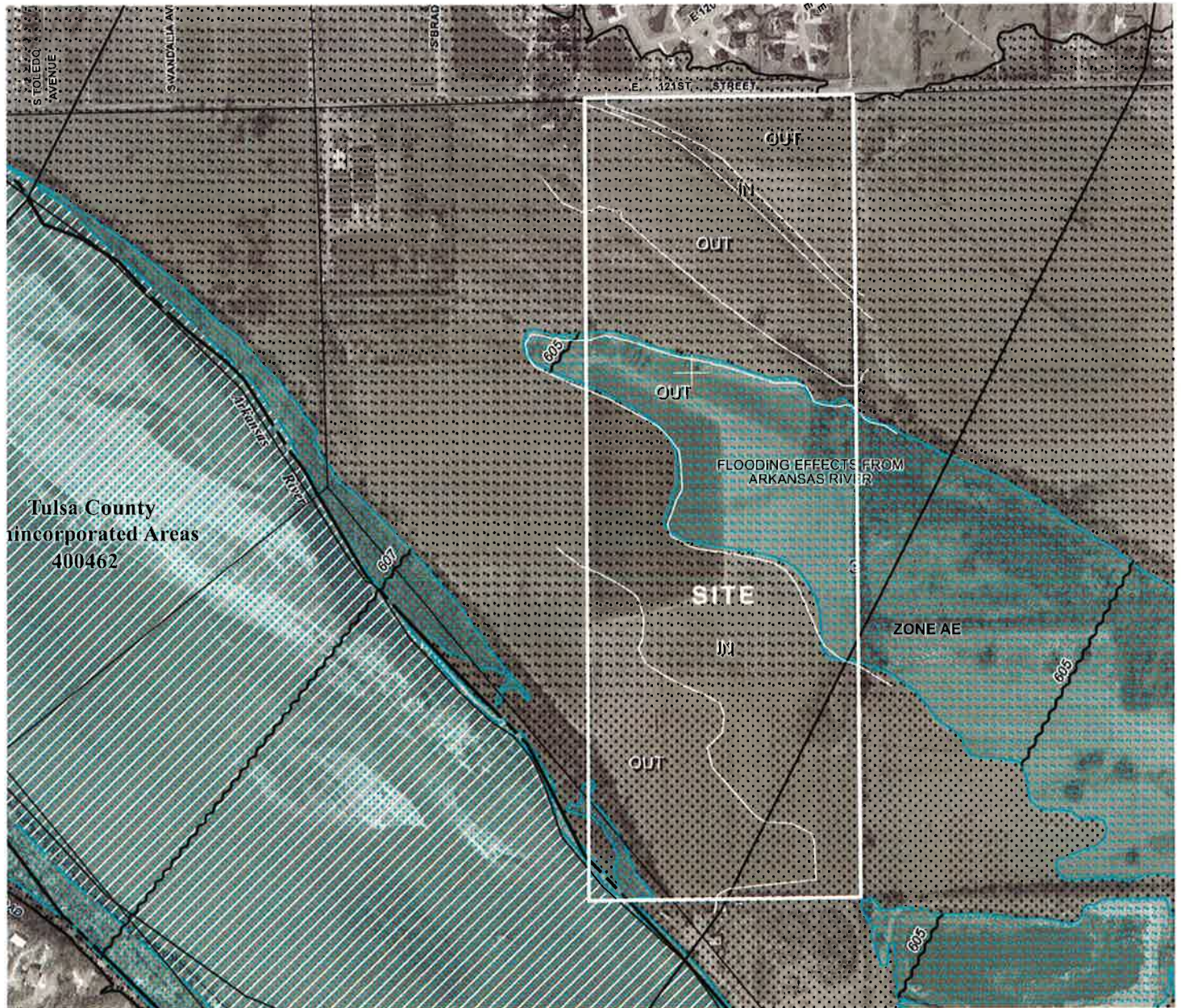
Tulsa County, Oklahoma (2011-12)			
Map Unit Symbol	Map Unit Name	Area in ACI	Percent of ACI
7	Chickasaw very fine sandy loam, 0 to 1 percent slopes, rarely flooded	98.2	81.0%
27	Marshall loamy fine sand, 0 to 1 percent slopes, frequently flooded	1.9	1.5%
29	Lamar clay, 0 to 1 percent slopes, occasionally flooded	16.9	13.8%
53	Wynona silty clay loam, 0 to 1 percent slopes, occasionally flooded	4.1	3.4%
W	Water	0.3	0.2%
Totals for Area of Interest		122.4	100.0%

13.20

THE ESTATES AT THE RIVER

EXHIBIT E

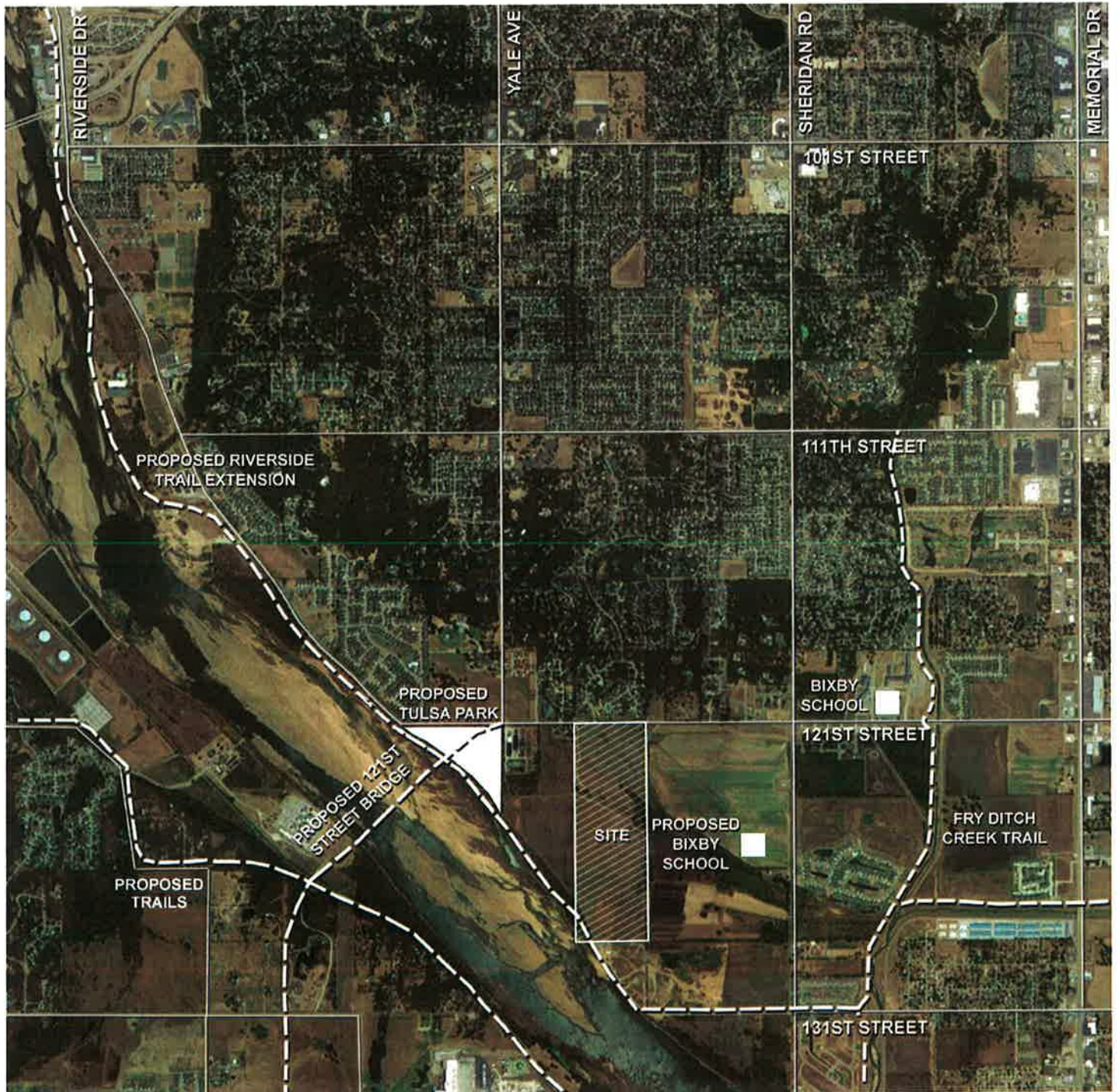
FLOOD PLAIN MAPPING
FEMA PANEL# FM40143C0431L & TULSA REGULATORY



THE ESTATES AT THE RIVER

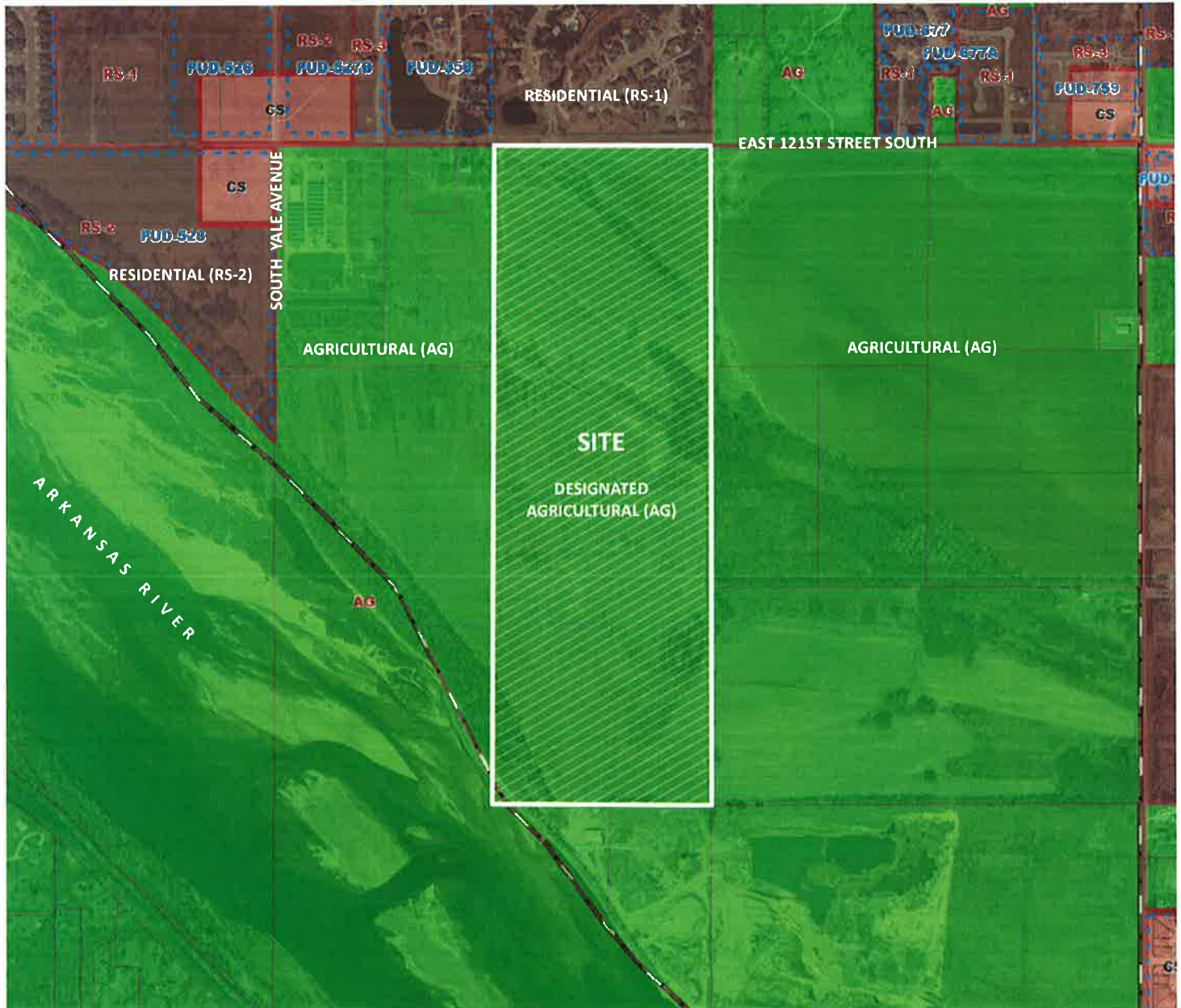
EXHIBIT F

FUTURE PEDESTRIAN ACCESSIBLE AMENITIES



THE ESTATES AT THE RIVER

EXHIBIT G CURRENT ZONING MAP INCOG GIS 2013



THE ESTATES AT THE RIVER

EXHIBIT H

COMPREHENSIVE PLAN MAP PLANITULSA 2010



III. Access and Circulation

The Estates At The River will contain a public collector street for access on East 121st Street South. Streets providing access and circulation off the collector street into each phase may be either public or private and gated based on market needs at the time of platting. public streets which are not gated.

Pedestrian (walking and bicycle) circulation will be strongly encouraged both within the development and outside in order to take advantage of nearby amenities such as schools, the River Parks trail system, proposed park at the southwest corner of South Yale and 121st and the existing Fry Ditch walking trail.

In accordance with the City of Tulsa Subdivision Regulations, a sidewalk will be constructed along the property frontage of East 121st Street South, the proposed collector street as well as all internal streets. Should the project utilize private streets with gated entries, a pedestrian access gate will be incorporated into the wall/entry in order to allow residents to access all sidewalks.

As the project is currently contemplated, and shall be further refined during the platting process, the abutting property to the east shall be allowed vehicular and pedestrian access to the proposed collector street. Access points shall be identified to the collector for the abutting east property at the time it is platted. The current ownership of the abutting property to the west is held by the Muscogee (Creek) Nation. It is anticipated that the property is being considered as 'sovereign' and should such property status occur the property would not be subject to local zoning regulations. If the property has not received 'sovereign' status by the time each Phase II and Phase III develops, one stub street/reserve shall be incorporated into the plat for the abutting property to the west. If the stub street is not utilized within five (5) years after the plat is filed of record, the lot may be used for residential purposes.

IV. Environmental Analysis and Topography

The subject tract gently slopes from the northeast to the southwest direction, and towards the abutting Arkansas River. This relatively flat, vacant site is well suited for an RS-3 development of medium density lot sizes. The USDA soils report indicates that the tract is composed of 81% "Choska very fine" and 14% "Latanier clay" soils. The balance of the soil types include Kiomatia loamy fine and Wynona silty clay type soils. A geotechnical (soils report) will be prepared prior to construction and used in the design of streets and infrastructure.

V. Drainage and Utilities

A large portion of the subject tract is within FEMA flood plain zone "AE" or "X" under existing conditions. Large quantities of dirt will be taken from a proposed detention basin, in order to raise all residential lots above the minimum Base Flood Elevation (BFE). Proposed grading shall not inhibit existing overland drainage paths.

The Estates At The River will be served by City of Tulsa public utilities. An internal waterline loop will supply all lots, and each lot will connect to a City of Tulsa sanitary sewer system. Stormwater runoff will be collected onsite and discharged into the Arkansas River. Overland drainage will flow to a detention basin to the south area of the property.

VI. Existing Zoning and Land Use

The subject tract is currently zoned Agricultural (AG). It is abutted to the west, south, and east by vacant agricultural land, and to the north by an RS-1 zoned development. A new Bixby public school is proposed for a tract abutting the east property line of The Estates At The River. The PlaniTULSA Plan designates the subject tract as "New Neighborhood".

VII. Detailed Site Plan Review

The subdivision plat filed with the Tulsa County Clerk's office shall serve as the PUD Detail Site as required by the City of Tulsa Zoning Code.

VIII. Platting Requirement

In accordance with Section 213 of the City of Tulsa Zoning Code, no building permit or occupancy permit shall be issued until a subdivision plat or plat waiver has been approved by the TMAPC.

IX. Expected Schedule of Development

Development of the project is expected to commence and be completed as market conditions permit.

Exhibit "A.1"
121st & Yale
Gross Boundary Legal Description

Description

A TRACT OF LAND THAT INCLUDES GOVERNMENT LOT 3, THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4), AND GOVERNMENT LOT 6 OF SECTION THREE (3), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 3; THENCE SOUTH 00°57'49" EAST AND ALONG AND THROUGH THE EAST LINE OF LOT 3, FOR A DISTANCE OF 4,007.24 FEET TO THE SOUTHEAST CORNER OF GOVERNMENT LOT 6; THENCE SOUTH 88°52'18" WEST AND ALONG THE SOUTH LINE OF SAID LOT 6, FOR A DISTANCE OF 1,320.02 FEET TO THE SOUTHWEST CORNER OF LOT 6; THENCE NORTH 0°55'36" WEST AND ALONG AND THROUGH THE WEST LINE OF LOT 6, FOR A DISTANCE OF 4,008.25 FEET TO THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 88°54'54" EAST AND ALONG THE NORTH LINE OF LOT 3, FOR A DISTANCE OF 1,317.43 FEET TO THE POINT OF BEGINNING.

Area

SAID TRACT CONTAINING 5,285,092 SQUARE FEET OR 121.329 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83).

Real Property Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.



A handwritten signature in blue ink, appearing to be "D. E. Tanner", written over a horizontal line.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/15

9.25.2013
DATE

Exhibit "A.2"

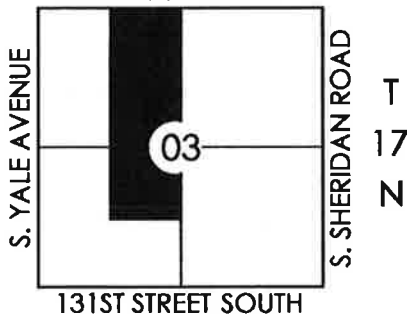
121st & Yale Gross Boundary Exhibit



NORTH

R 13 E

121ST STREET SOUTH



131ST STREET SOUTH

Location Map

South 121st Street

N 88°54'54" E
1317.43'

POB
NE COR. GOV. LOT 3

GOVERNMENT LOT 3

SE/4 NW/4

N 0°55'36" W
4008.25'

4007.24'
S 0°57'49" E

GOVERNMENT LOT 6

1320.02
S 88°52'18" W

MEANDER LINE TO NORTH
BANK OF ARKANSAS RIVER

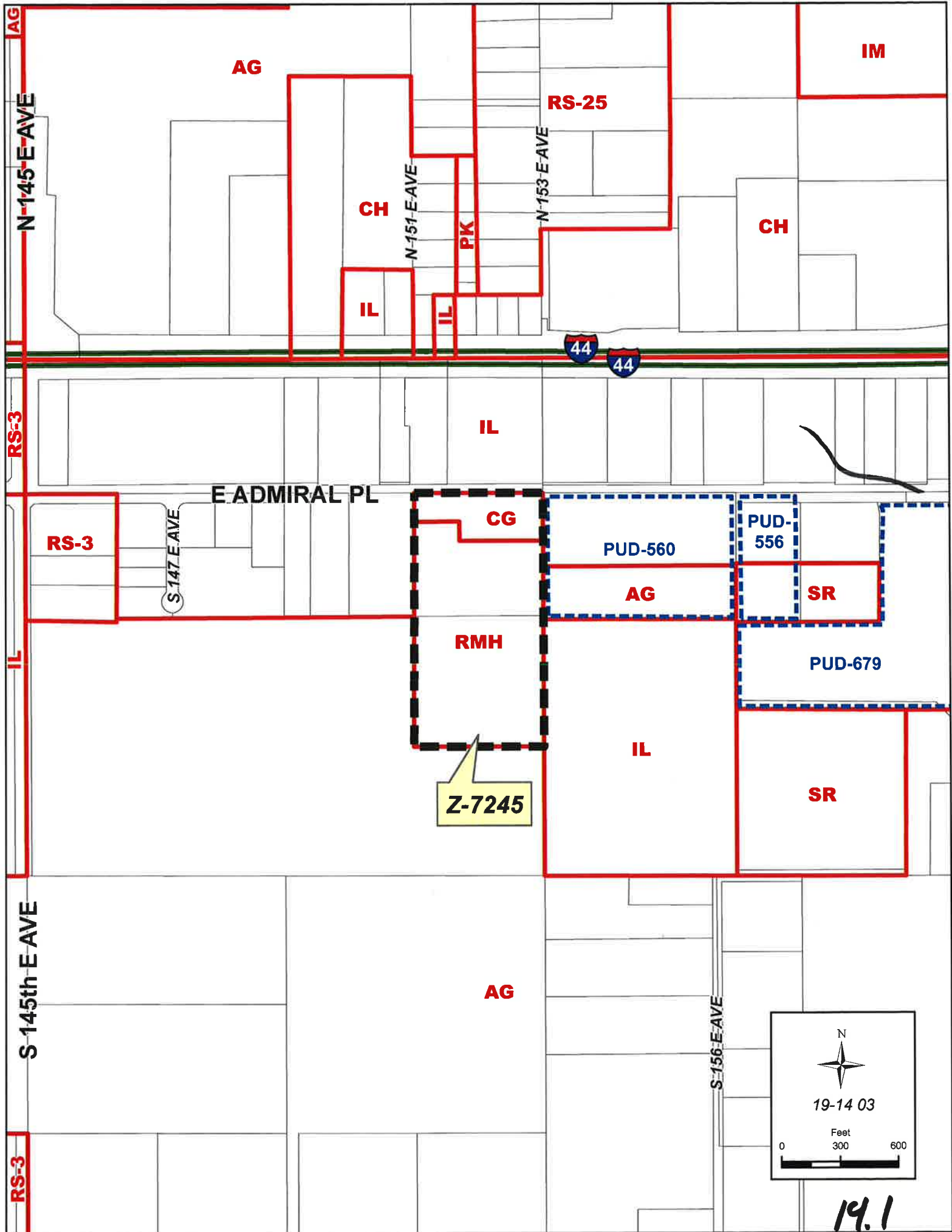
LEGEND

COR	CORNER
GOV	GOVERNMENT
NE	NORTHEAST
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT

13.28

Tanner Consulting, LLC

5323 SOUTH LEWIS AVENUE • TULSA, OKLAHOMA 74108 • (918)745-9929



19.1



N 145 E AVE

N 151 E AVE

N 153 E AVE

E ADMIRAL PL

S 147 E AVE

S 145th E AVE

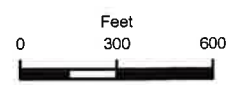
S 156 E AVE



Z-7245



19-14 03



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: Z-7245

TRS 9403

Atlas 0

CZM 73

CD-6

TMAPC Hearing Date: November 20, 2013

Applicant: New Paul LLC

Tract Size: 20± acres

ADDRESS/GENERAL LOCATION: East of southeast corner of East Admiral Place and South 145th East Avenue

EXISTING ZONING: RMH/ CG

EXISTING USE: Vacant

PROPOSED ZONING: IL

PROPOSED USE: Truck freight terminal

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

RELEVANT ZONING HISTORY:

Z-7027 March 2006: All concurred in approval of a request for rezoning a 10± acre tract of land from RS-3 to IL for industrial uses, on property located east of the southeast corner of East Admiral Place and South 145th East Avenue.

Z-6939 April 2004: All concurred in the approval of a request to rezone a 6± acre tract from RS-3 to IL for horse and cargo trailer sales and service located east of the northeast corner of East Admiral Place and South 145th East Avenue.

Z-6875/PUD-679 June 2003: All concurred in approval of a request for rezoning a 15± acre tract of land from AG/SR/CS/IL to IL/PUD for Auto Auction and storage, located on the southwest corner of East Admiral Place and South 161st East Avenue.

Z-6823 July 2001: All concurred in approval of a request to rezone a 2.04± acre tract from RS-3 to IL for the continuation of a parking and storage area for an automobile auction, on property located on the north side of East Admiral Place and west of South 161st East Avenue.

Z-6587/PUD-560 May, 1997: All concurred in approval of a request for rezoning a 12.5± acre tract of land from AG to IL/PUD-560 to allow four development areas, three for light industrial development and one for a reserve area for a 100' stormwater drainage way in Development Area 4 and buffer for properties located to the west and including, on the west side of the tract, located west of the southwest corner of East Admiral Place and South 161st East Avenue.

Z-6585/PUD-556 February 1997: A request to rezone a 4.5± acre tract from SR to CS or IL, for a storage facility with repair and maintenance for recreational vehicles, mobile homes, boats, etc., on property located on the south side of Admiral Place and west of 161st East Avenue. Approval was granted for IL zoning to a depth of 350' fronting East Admiral Place with the balance of the tract to remain as SR zoning.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 20± acres in size and is located East of southeast corner of East Admiral Place and South 145th East Avenue. The property appears to be vacant and is zoned RMH/ CG. The northeast corner of the site is covered with a pond and the site generally drains toward that corner of the site. The property has significant elevation change of approximately 20 feet sloping from south to north however it is not expected to create significant development challenges for the proposed use.

SURROUNDING AREA: The subject tract is abutted on the east by vacant property, zoned PUD-560 with an underlying zoning of CG and AG and straight IL ; on the north by East Admiral Place, further north across admiral the property is zoned IL; on the south by vacant property zoned AG; and on the west by vacant property zoned CG and IL.

UTILITIES: The subject tract does have municipal water and sewer available.

TRANSPORTATION VISION:

The Comprehensive Plan designates East Admiral Place as a secondary arterial. There is no multimodal component to that designation.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Admiral Place	Secondary Arterial	100 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

The property is included in an Employment and New Neighborhood Land Use classification.

The north half of the site is located in the Employment area which will 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.

The south half of the site is included in the New Neighborhood area which is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or new Neighborhood or Town Center.

Staff Comment: The proposed IL zoning is consistent with the Employment concept however it may not be consistent with the New Neighborhood designation. In this instance a single user is requesting a large IL zoning tract on the boundary of the two uses. The property is already zoned CG and RMH which would also be consistent with the Comprehensive Plan. In this instance staff supports the rezoning request and recommends that the Comprehensive Plan be amended to reflect the user request at this location. There are no existing residential neighbors south or west that will be adversely affected by this IL designation.

The entire property is included in an **Area of Growth**.

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

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

Staff Comment: This request will continue an effective use of existing infrastructure and encourage economic activity in the area. This IL zoning and associated business will continue to encourage residential development to support this employment area and will not have an adverse impact on expected future residential development south and west of this site.

STAFF RECOMMENDATION:

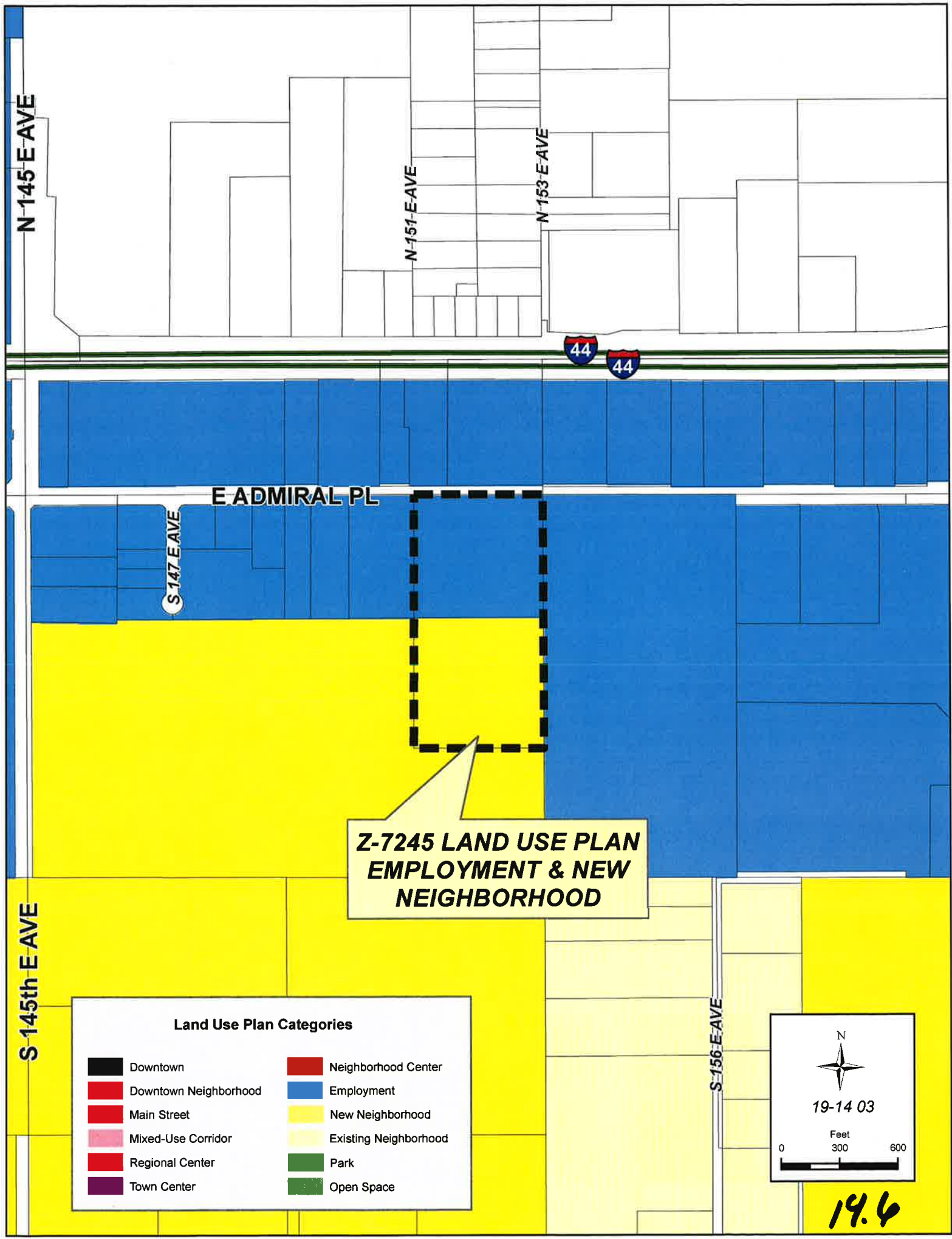
The rezoning request is consistent with the surrounding development pattern and is in harmony with the character and design of the light industrial uses in the immediate area.

The rezoning request is consistent with the vision of the Comprehensive Plan on the north ½ of the site. However, if approved, the south half of the site should be changed to the Employment designation in the Comprehensive Plan in the next round of housekeeping amendments.

Staff recommends **Approval** of **Z-7245** for rezoning from CG and RMH to IL

11/20/13

14.5



N 145 E AVE

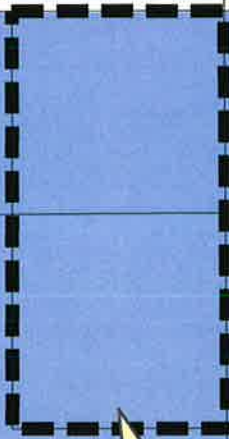
N 151 E AVE

N 153 E AVE



E ADMIRAL PL

S 147 E AVE



Z-7245

S 145th E AVE

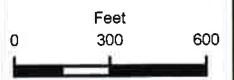
S 156 E AVE

Growth and Stability

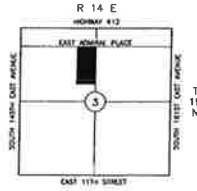
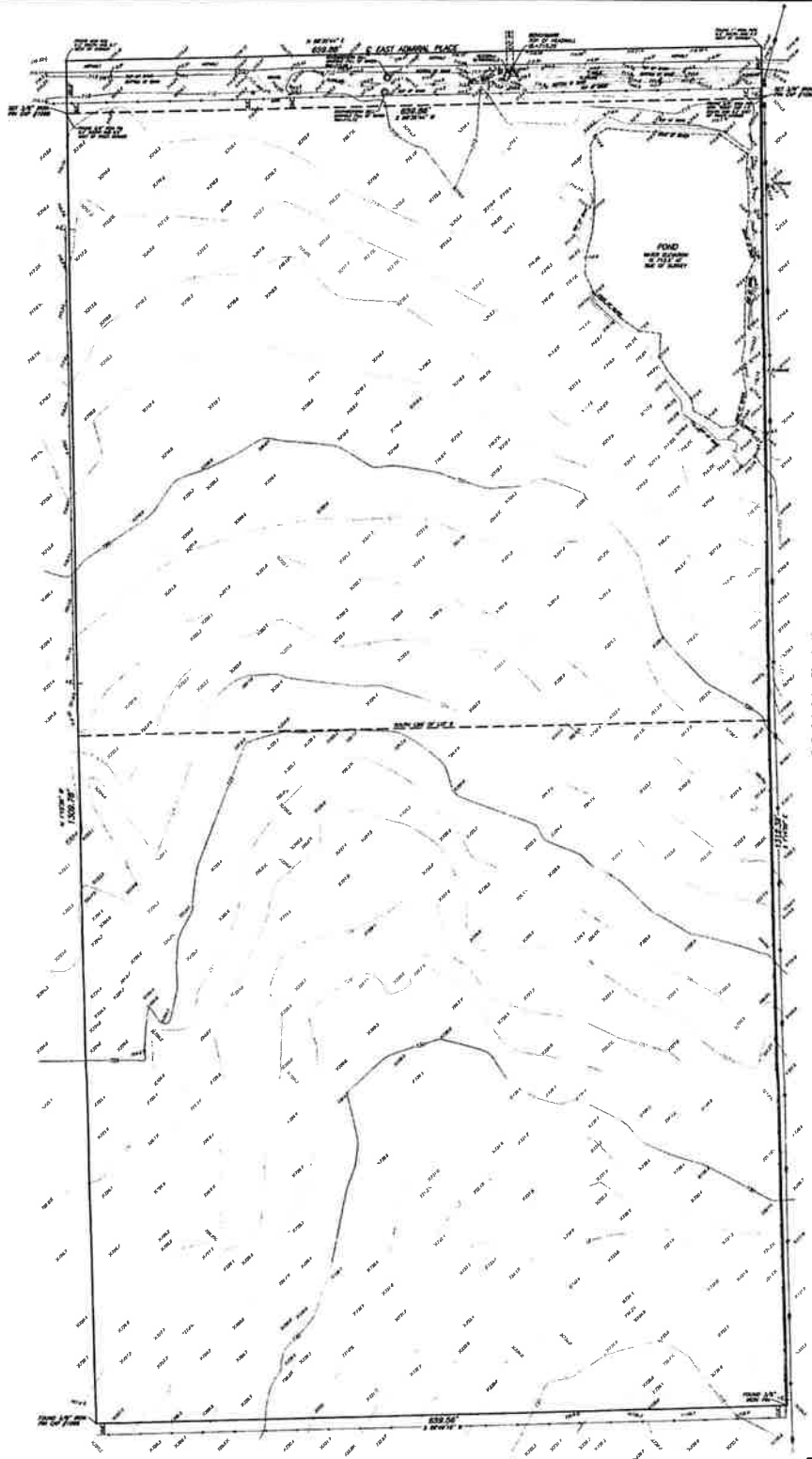
-  Area of Growth
-  Area of Stability
-  Park
-  Open Space



19-14 03



14.7



LOCATION MAP
SCALE: 1"=2000'

LEGEND

- ⊙ SEWER MANHOLE
- SS SANITARY SEWER LINE
- RCP REINFORCED CONCRETE PIPE
- RCB REINFORCED CONCRETE BOX
- C.B. CHORD BEARING
- WATER METER
- WATER VALVE
- GAS METER
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- IRIGATION CONTROL BOX
- ELECTRIC SERVICE
- GAS SERVICE
- TELEPHONE SERVICE
- FIRE HYDRANT
- OVERHEAD UTILITIES
- FENCE LINE
- GUARD POST
- CONCRETE
- ASPHALT

BEFORE YOU DO
CALL, ASK FOR
LOCATION OF
UNDERGROUND UTILITIES
1-800-527-5442

GENERAL NOTES

THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE BEING ASSUMED IN 89°30'44" E.
THE PROPERTY DESCRIBED HEREON CONTAINS 18.1 ACRES, MORE OR LESS.
ABOVE GROUND FEATURES OF PUBLIC UTILITIES SUCH AS, BUT NOT LIMITED TO: METERS, VALVES, MANHOLES, POLES AND PEDESTALS ARE LOCATED AND SHOWN HEREON. NO UNDERGROUND UTILITY LINES WERE FLAGGED BY THEIR RESPECTIVE OWNERS AND THEREFORE ARE NOT SHOWN.
THE PROPERTY LIES IN ZONE "U-UNDESIGNED" FLOOD HAZARD AREA PER F.I.R.M. COMMUNITY PANEL NO. 405361, OCTOBER 15, 2012.
THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE REGULATORY FLOOD ZONE, AS PER THE CITY OF TULSA REGULATORY FLOOD PLAIN MAP ATLAS DATED MAY 2011.
MAGNETIC NO. 1576 13-85107
ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 83 DATUM.

ALTA/ACSM LAND TITLE SURVEY & TOPOGRAPHIC SURVEY

OF:
THE EAST HALF (1/2) OF LOT 26 (S) AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER (1/4) OF SECTION THREE (3), TOWNSHIP NINE (9) NORTH, RANGE FORTY (40) EAST OF THE DEER CREEK AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY SYSTEM.

CERTIFICATE

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES FIGURES 1, 2, 3, 4, 5, 6, 7 AND 11A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 18, 2013.



WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION
NO. 041098
(RENEWAL 6/30/2015)
DATE: 6/11/13
REGISTERED PROFESSIONAL LAND
SURVEYOR OKLAHOMA NO. 1052

WHITE SURVEYING COMPANY
prevailing land surveying services since 1940
9936 E. 55th Place • Tulsa, OK 74148 • 800.262.0682 • 918.663.6924 • 918.664.8366 fax

INSTRUMENT NOTES
Ⓢ COPIES AVAILABLE FROM OR SURVEY
ENGINEERING RECORDS DIVISION
ALL ENCUMBRANCES AND RIGHTS-OF-WAY CONTAINED IN STRATTON TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE, CASE NO. 78736, EFFECTIVE DATE MARCH 27, 2013 AT 7:00 A.M. ARE SHOWN HEREON.

REVISIONS		DESCRIPTION
1	2/10/13	NEW LISA DEKORIAN

14.8

E 94 ST N

N HUDSON AVE

RE

E 92 ST N

N SHERIDAN RD

CZ-429

AG

AG

RE

E 86th ST N

AG

E 85 ST N

N 66 E AVE

N 67 E AVE

N 68 E AVE

N 69 E AVE

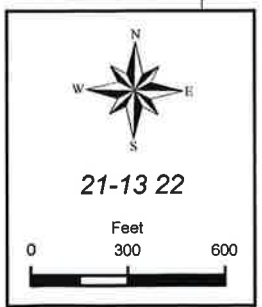
E 84 ST N

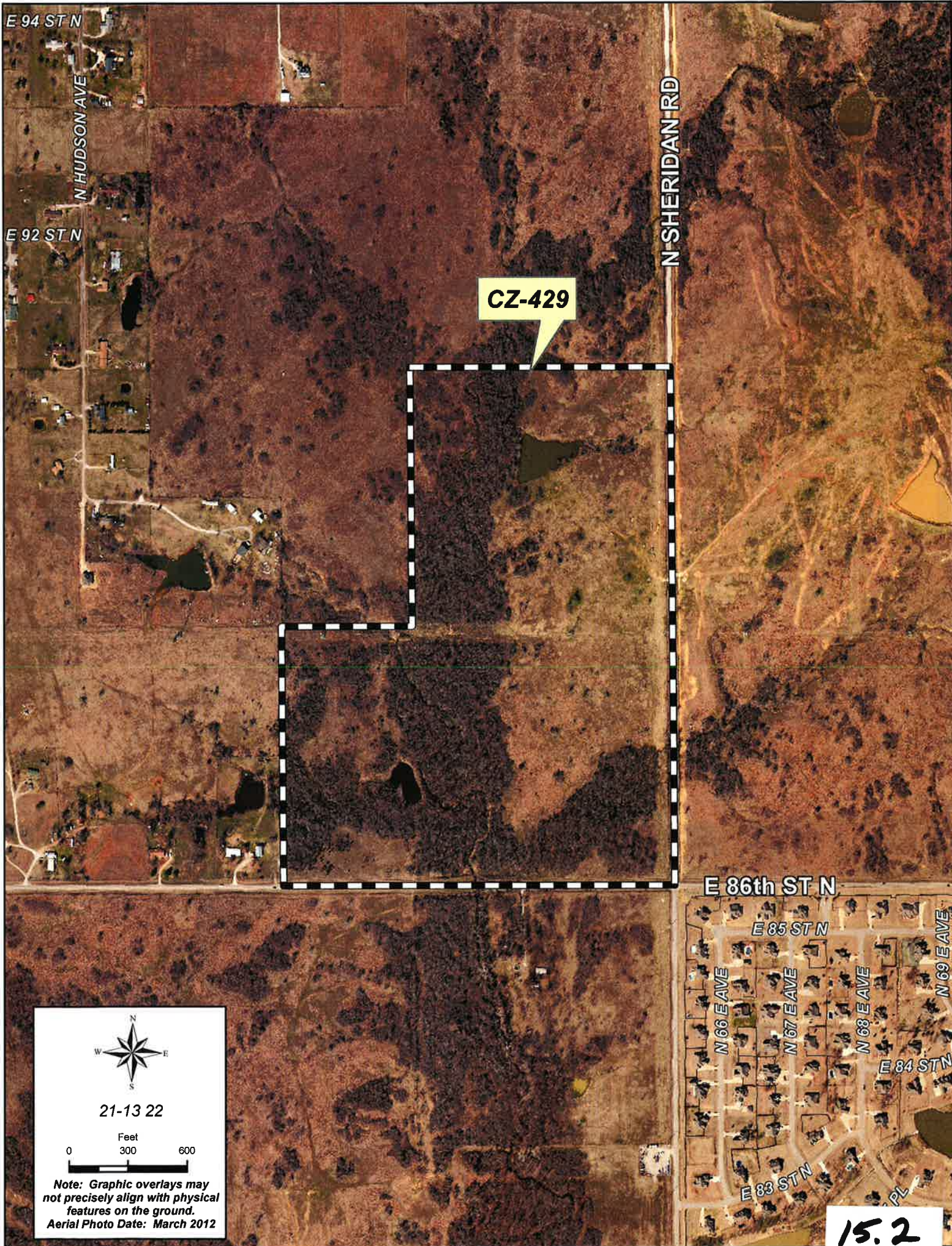
RE

E 83 ST N

N 68 E PL

15.1





21-13 22

Feet
0 300 600

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

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: CZ-429

TRS 13.21.22

Atlas NA

CZM 17

County

TMAPC Hearing Date: November 20, 2013

Applicant: Crafton Tull/ Jason Mohler

Tract Size: 100± acres

ADDRESS/GENERAL LOCATION: Northwest corner of East 86th Street and North Sheridan Road

EXISTING ZONING: AG

EXISTING USE: Agriculture

PROPOSED ZONING: RE

PROPOSED USE: Residential single-family

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

RELEVANT ZONING HISTORY:

CZ-423 April 2013: All concurred in approval of a request for rezoning a 160± acre tract of land from AG to RE for residential development, on property located northeast corner of East 86th Street North and North Sheridan Road.

CZ-347 September 2004: All concurred in approval of a request for rezoning a 160± acre tract of land from AG to RE for residential development, on property located on the southeast corner of East 86th Street North and North Sheridan Road and abutting south of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 100± acres in size and is located northwest corner of East 86th Street and North Sheridan Road. The property appears to be vacant and is zoned AG. The site is divided by a FEMA Zone AE flood plain covering approximately 30 acres. At this time there is no immediate plan to modify the flood plain.

SURROUNDING AREA: The subject tract is abutted on the east by North Sheridan Road, further east across Sheridan vacant property is zoned AG/RE; on the north by vacant property, zoned AG; on the south by East 86th Street North, further south across 86th street property is vacant and zoned AG; and on the west by a single family residence, zoned AG.

UTILITIES: The subject tract is served by Washington Rural Water District #4. Sanitary sewer is not available however each lot will provide individual septic systems meeting Oklahoma Department of Environmental Quality standards.

TRANSPORTATION VISION:

This site is outside the comprehensive plan for the City of Tulsa therefore there is no transportation vision outlined by the comprehensive plan that affects this site.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Sheridan Road	Secondary Arterial	100 feet	2
East 86 th Street North	Primary Arterial	120 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN (The North Tulsa County Comprehensive Plan 1980-2000):

This site is entirely in Tulsa County and outside of any city fence line. The only comprehensive plan developed for this area is The North Tulsa County Comprehensive Plan 1980-2000. The plan, at that time, illustrated the area as a residential area except for a very small commercial corner that was considered a possibility at the southeast corner of this project area. The comprehensive plan graphic shows an area that was development sensitive because of drainage issues.

Staff Comment: The North Tulsa County Comprehensive Plan 1980-2000 has continued to be a successful plan vision for this area. The requested RE zoning is consistent with a large lot subdivision pattern that will be the standard for single family standard development until a municipal sanitary sewer system is installed. A municipal system will allow a greater density but is not expected for this area in the foreseeable future.

STAFF RECOMMENDATION:

The site is consistent with the residential vision identified in the North Tulsa County Comprehensive plan 1980-2000.

The request is consistent with the expected development pattern in this area.

This single family residential zoning request will continue to take advantage of the street and waterline infrastructure that has been in place for years.

Therefore staff recommends Approval for CZ-429 to rezone the site from AG to RE.

11/20/13

15.4