

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2668

February 19, 2014, 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:

Certificate of Appreciation for Gene Edwards

Worksession Report:

Director's Report:

Review TMAPC Receipts for the month of January 2014

1. Minutes of January 22, 2014, Meeting No. 2666.
2. Minutes of February 5, 2014, Meeting No. 2667.

CONSENT AGENDA:

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

3. **LS-20675** (Lot-Split) (CD 4) – Location: Northeast corner of East 26th Place South and South Lewis Avenue (Related to: LC-556)
4. **LC-556** (Lot-Combination) (CD 4) – Location: East of the northeast corner of East 26th Place South and South Lewis Avenue (Related to: LS-20675)
5. **LC-557** (Lot-Combination) (County) – Location: West of the southwest corner of West 58th Street South and South 170th West Avenue
6. **LS-20677** (Lot-Split) (CD 8) – Location: South of the southwest corner of East 119th Street South and South Sheridan Road (Related to: LC-558 & LC-559)
7. **LC-558** (Lot-Combination) (CD 8) – Location: Southwest corner of East 119th Street South and South Sheridan Road (Related to: LS-20677)
8. **LC-559** (Lot-Combination) (CD 8) – Location: South of the southwest corner of East 119th Street South and South Sheridan Road (Related to: LS-20677)

9. **LC-560** (Lot-Combination) (CD 8) – Location: South of the southwest corner of East 119th Street South and South Oxford Avenue
10. **LC-561** (Lot-Combination) (CD 8) – Location: South of the southeast corner of East 119th Street South and South Norwood Avenue
11. **LC-562** (Lot-Combination) (CD 8) – Location: South of the southwest corner of East 119th Street South and South Norwood Avenue
12. **LC-563** (Lot-Combination) (CD 8) – Location: Northwest corner of East 119th Street South and South Sheridan Road
13. **LC-564** (Lot-Combination) (County) – Location: West of the northwest corner of West 15th Street South and South 263rd West Avenue
14. **LC-565** (Lot-Combination) (CD 8) – Location: North of the northwest corner of East 121st Street South and South Braden Avenue
15. **Change of Access** – Lot 1, Block 1, Airport Quick Parking Facility, South of Apache Street, east of North Sheridan Road (CD 3)
16. **PUD-793 – Craig Thurmond**, Location: West of South 177th East Avenue (Lynn Lane) on the south side of East 41st Street South, Requesting **Detail Site Plan** for an entry feature on East 41st Street South and a clubhouse facility inside this subdivision, **RS-4** (CD-6)
17. **AC-126 – Lou Reynolds**, Location: West of the southwest corner of South Utica Avenue at East 8th Street South, Requesting **Alternative Compliance Landscaping Plan** for a commercial kitchen on East 8th Street South, **CH** (CD-4)
18. **PUD-579-A – Khoury Engineering, Inc.**, Location: West of Highway 169 and north of East 81st Street South, Requesting **Detail Site Plan** for a new 5,834 square foot office building, **CO** (CD-7)
19. **Z-5636-SP-3 – Khoury Engineering, Inc.**, Location: West of South Garnett Road on the north side of the Broken Arrow Expressway, Requesting **Corridor Detail Site Plan** for a new 45,432 square foot three-story hotel, **CO** (CD-5)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

20. **LS-20676** (Lot-Split) (County) – Location: North of the northwest corner of West Fourth Street and North Willow Road

21. **Wind River Crossing** – Preliminary Plat, Location: West of the northwest corner of East 121st Street South and South Yale Avenue (CD 8)
22. **Legends on Memorial** – Preliminary Plat, Location: East of South Memorial Drive and north of East 91st Street South (CD 7)
23. **Authorization for an Accelerated Release of Building Permit** – Location: South of the southwest corner of East 103rd Street and South Memorial Drive (CD 8)
24. **PUD-807 – Association For Direct Care Trainers, Inc.**, Location: Northwest corner of North Yorktown Place and East Apache Street, Requesting PUD for an assisted living facility, from **RS-3 to RS-3/PUD-807**, (CD-1)
25. **Z-7253 – TMAPC**, Location: Berryhill Annexation Area, Requesting rezoning from **AG to RS-3/IL/IM**, (CD-2)
26. **Z-7255 – Lou Reynolds**, Location: South of southwest corner of East 13th Street and South Owasso Avenue, Requesting rezoning from **RS-3 to PK**, (CD-4)
27. **PUD-808 – Lou Reynolds**, Location: South of southwest corner of South Riverside Drive and East 71st Street, Requesting PUD for a family medical clinic under construction and Tulsa Police Department from **RM-2/OM to RM-2/OM/PUD-808** (CD-2)
28. **Adopt Resolution No. 2668:917 amending The 6th Street Infill Plan to supersede Resolution No. 2662:915 adopted by TMAPC on November 20, 2013**

OTHER BUSINESS

29. **LC-566** (Lot-Combination) (CD-8) – Request for refund \$100 application duplicated in error.
30. **LS-20678 and LC-567** (Lot-Split and Lot-Combination) (CD-8) – Request for refund \$200. Applicant withdrew his applications before processing.
31. **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 January 2014

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	18	\$437.50	\$437.50	\$875.00	89	\$1,130.00	\$1,130.00	\$2,260.00
Zoning	4	1,900.00	1,900.00	3,800.00	25	\$13,395.00	13,395.00	26,790.00
PUDs & Plan Reviews	25	2,617.50	2,617.50	5,235.00	188	\$20,549.25	20,549.25	41,098.50
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>\$4,955.00</u>	<u>\$4,955.00</u>	<u>\$9,910.00</u>		<u>\$35,074.25</u>	<u>\$35,074.25</u>	<u>\$70,148.50</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	6	\$662.50	\$662.50	\$1,325.00
Preliminary Plats	6	2,435.00	2,435.00	4,870.00	26	\$12,045.55	\$12,045.55	24,091.10
Final Plats	2	790.00	790.00	1,580.00	11	\$4,642.50	\$4,642.50	9,285.00
Plat Waivers	0	0.00	0.00	0.00	3	\$375.00	\$375.00	750.00
Lot Splits	7	375.00	375.00	750.00	49	\$2,436.25	\$2,436.25	4,872.50
Lot Combinations	15	750.00	750.00	1,500.00	57	\$2,850.00	\$2,850.00	5,700.00
Access Changes	1	25.00	25.00	50.00	1	\$100.00	\$100.00	200.00
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>\$4,375.00</u>	<u>\$4,375.00</u>	<u>\$8,750.00</u>		<u>\$23,106.80</u>	<u>\$23,106.80</u>	<u>\$46,213.60</u>
BOARDS OF ADJUSTMENT								
Fees	3	\$1,300.00	\$0.00	\$1,300.00	77	\$31,150.00	\$5,350.00	\$36,500.00
Refunds		(100.00)	0.00	(100.00)	44	(\$1,250.00)	\$0.00	(1,250.00)
NSF Check		<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	44	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Fees Waived		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	0	<u>\$0.00</u>	<u>\$0.00</u>	<u>0.00</u>
		<u>\$1,200.00</u>	<u>\$0.00</u>	<u>\$1,200.00</u>		<u>\$29,900.00</u>	<u>\$5,350.00</u>	<u>\$35,250.00</u>
TOTAL		\$10,530.00	\$9,330.00	\$19,860.00		\$88,081.05	\$63,531.05	\$151,612.10
LESS WAIVED FEES *		\$0.00		\$0.00		(\$520.32)		(\$520.32)
GRAND TOTALS		\$10,530.00	\$9,330.00	\$19,860.00		\$87,560.73	\$63,531.05	\$151,091.78

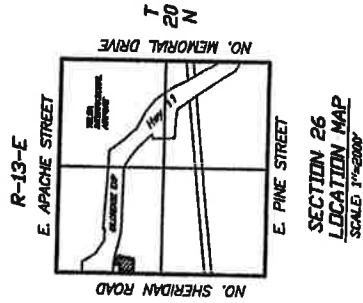
* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers for Tulsa Development Authority, Tulsa Airport Authority, Pearl Distr Based Code & Reinstating Previous Zoning of Recently Annexed Territory

**Change of Access on Recorded Plat
TMAPC February 19, 2014**

Lot 1, Block 1, Airport Quick Parking Facility

This application is made to allow a change of access to shift one access along North Sheridan Road. The property is zoned IL (industrial light).

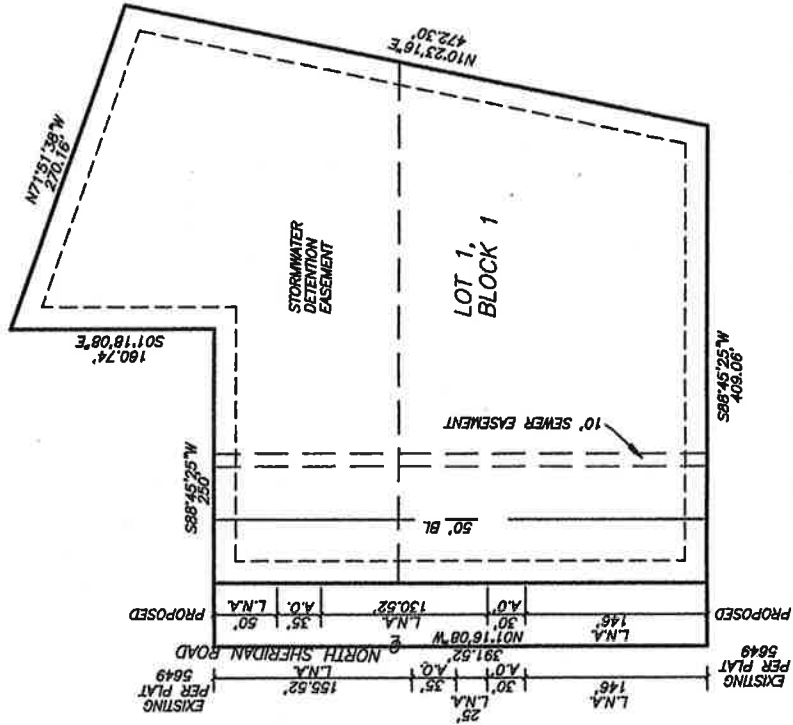
Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.



ENGINEER:

OWNER:

DAVID DRYER
AIRPORT LAND HOLDINGS



APPROVED: Dyke Dade 1/30/2014

for-TRAFFIC ENGINEER

Doua Duke, PE

C.O.T. Senior Engineer

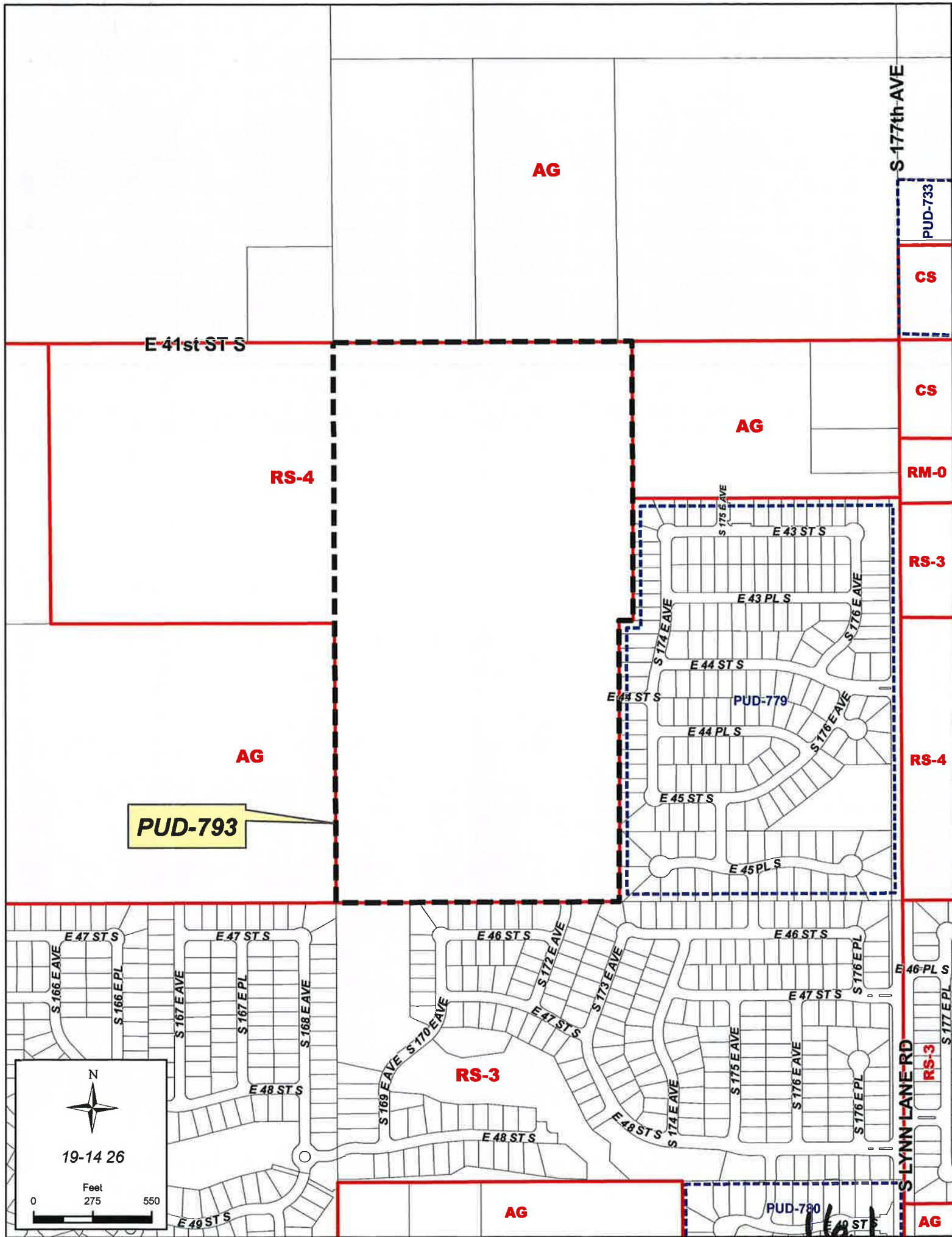
SITE ADDRESS:

2215 NO. SHERIDAN ROAD

LEGAL DESCRIPTION:

LOT 1, BLOCK 1, AIRPORT QUICK
PARKING FACILITY

15.2





E 41st ST S

S 177th AVE

PUD-793



19-14 26

Feet



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

16.2

February 19, 2014

STAFF RECOMMENDATION

PUD-793 (DSP): **PUD Detailed Site Plan** – Entry feature and clubhouse for Sunset Hills, an 82-acre single-family residential subdivision in the City of Tulsa that is part of, Section 06, T-19-N, R-14-E. The site is located West of South 177th East Avenue (Lynn Lane) on the south side of East 41st Street South. CZM 50; Atlas NA; CD-6

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for an entry feature on East 41st Street South and a clubhouse facility inside this subdivision. Both facilities are located in reserve areas and will be operated and maintained by a home owners association.

PERMITTED USES:

Allowed uses are single-family residences and customary accessory uses. The entry feature and clubhouse facility are accessory uses typical of this style of single-family dwelling projects historically developed in Tulsa.

DIMENSIONAL REQUIREMENTS:

The submitted site plans meets all applicable building height, floor area, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan. The draft final plat is working its way through the approval process and is consistent with the conceptual plan included in the PUD package.

ARCHITECTURAL GUIDELINES:

The new clubhouse and entry features are not limited by architectural style in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development. Access to the clubhouse will be through a combination of residential street construction and a private trail system meandering along the west property line.

LIGHTING:

Site lighting will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code.

16.3

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalk improvements are part of the subdivision construction and are part of a pedestrian system that provides circulation through large open space and on street sidewalk systems. The Clubhouse area is pedestrian friendly and multiple access points have been provided.

MISCELLANEOUS SITE CONSIDERATIONS:

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

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-793**. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed entry feature and clubhouse facility.

EAST 41st STREET SOUTH

1/2" = 1' SCALE LINE OF THE MAP OF THE MAP

9 88°40'55" W
66.77'



DEVELOPMENT LOT SUMMARY

A 65'x125' = 62 LOTS

B 70'x125' = 100 LOTS

C 75'x125' = 69 LOTS

TOTAL NUMBER OF LOTS - 231

Sunset Hills at Trinity Creek

231 TOTAL LOTS

Owner/Developer
SUNSET HILL DEVELOPMENT, LLC
1900 WEST ALDAM STREET
BROKEN ARROW, OK 74012
PHONE: (918) 491-8444
FAX: (918) 255-4444
MR. STEVE BROWN

Engineer/Surveyor
HRAOS, INC.
1815 WEST TACOMA, SUITE-A
BROKEN ARROW, OKLAHOMA 74012-1412
PHONE: (918) 258-2751
FAX: (918) 258-2554
C.A. 156-15 EXPIRES JUNE 30, 2009

LANDSCAPE ARCHITECT
PLANNING DESIGN GROUP
304 S. TALE AVE. SUITE 110
TULSA, OKLAHOMA 74103
PHONE: (918) 628-1255
FAX: (918) 628-1256

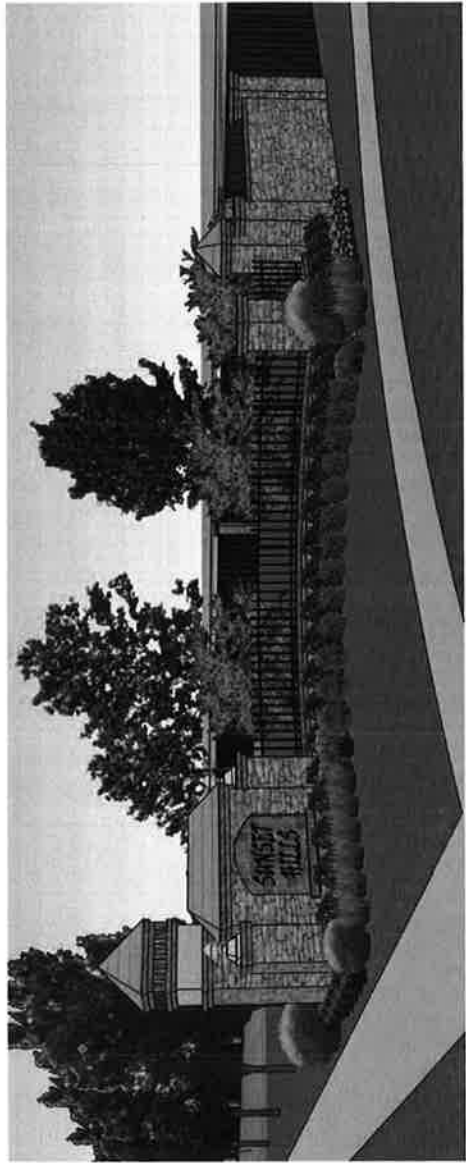


16.5

LANDSCAPE ARCHITECTURAL PACKAGE

SUNSET HILLS

TULSA, OKLAHOMA



PROJECT SHEET INDEX

COVER SHEET	I
SITE PLAN	SP-1
LAYOUT PLANS	L-1 - L-2
ARCHITECTURAL PLANS	A-1 - A-2
LANDSCAPE PLANS	PL-1 - PL-3
CONSTRUCTION DETAILS	D-1 - D-3
POOL PERMITTING	PP-1 - PP-3

OWNER:

PLANNING DESIGN GROUP
 1000 E. 10th Avenue, Suite 100
 Tulsa, Oklahoma 74103
 Phone: (918) 438-1288 Fax: (918) 438-1289



BEFORE YOU DIG
 CALL 811

16.6

[illegible]



LAYOUT NOTES

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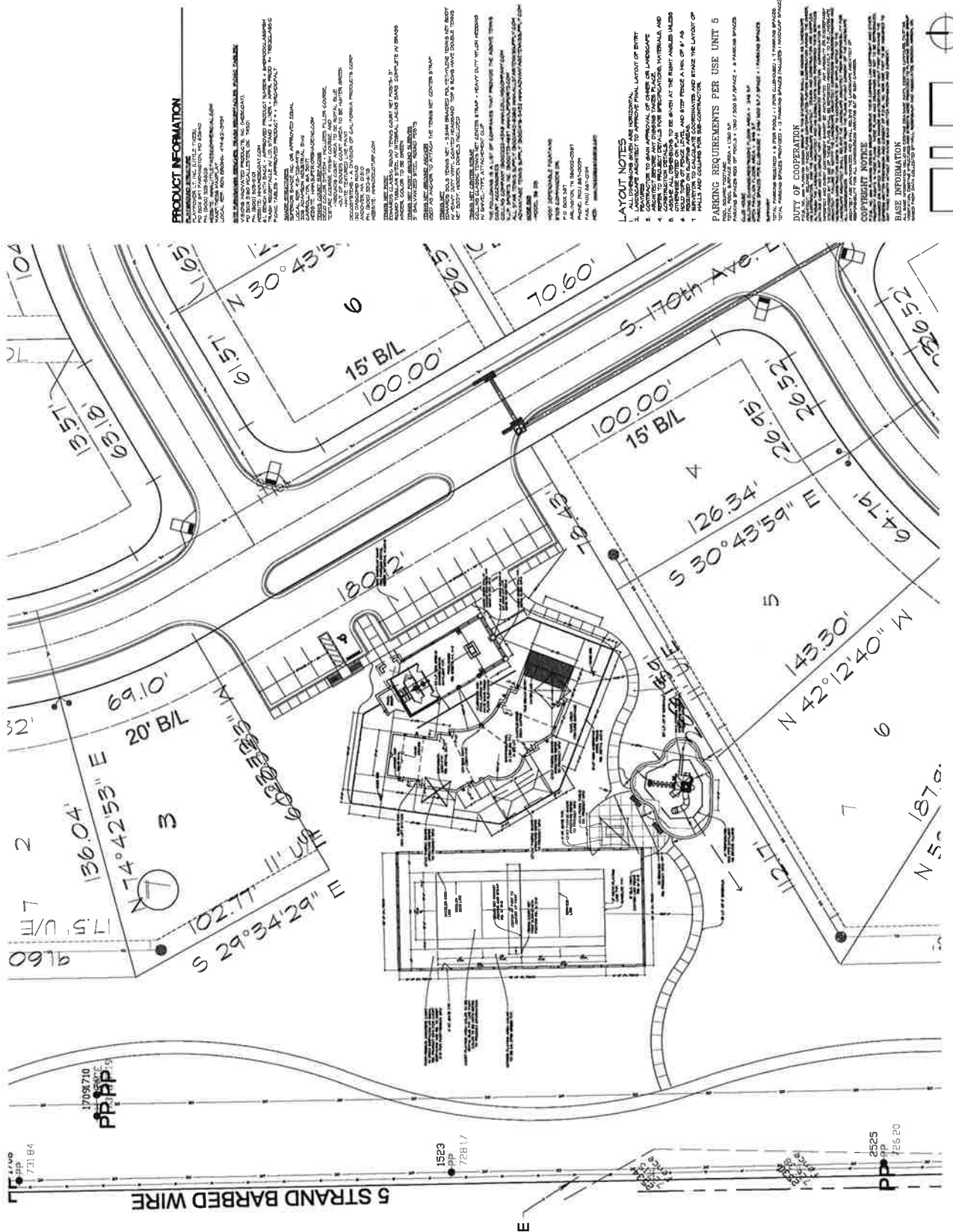
LIGHTING LEGEND

-  HIGH LIGHT FLOOD LIGHT (2000)
-  METAL HALIDE FLOOD LIGHT (2000)
-  DECORATIVE ARCHITECTURAL LIGHT
-  ORNAMENTAL FLOOD LIGHT

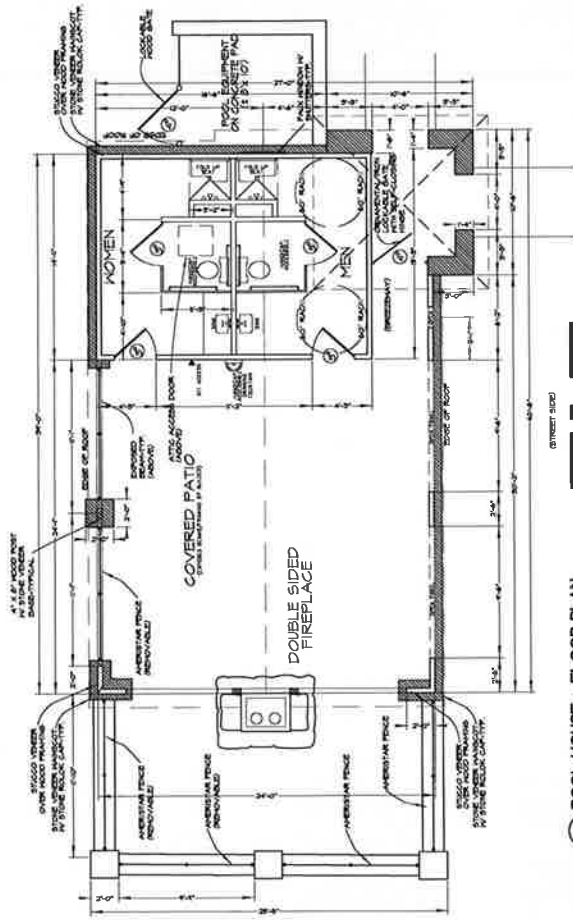
LIGHTING NOTES

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8



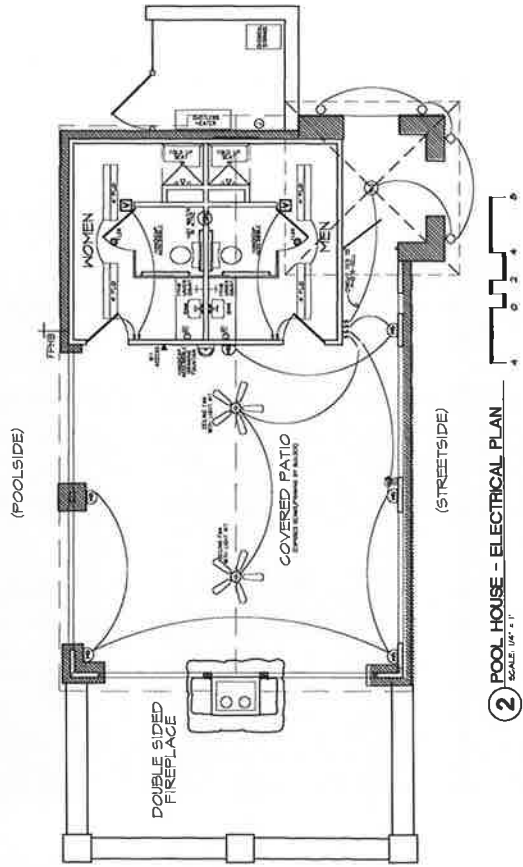
16.9



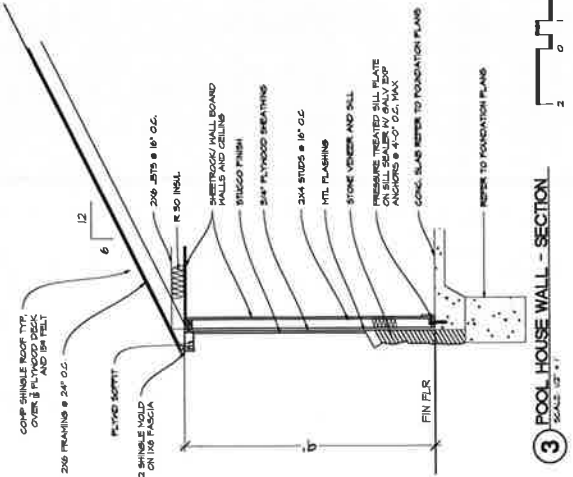
ELECTRICAL LEGEND

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1 POOL HOUSE - FLOOR PLAN
SCALE: 1/4" = 1'-0"



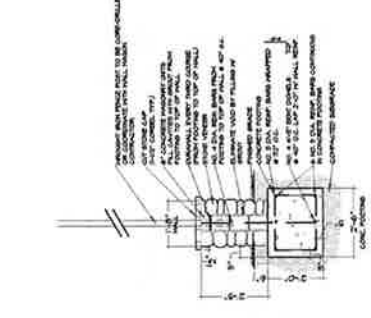
2 POOL HOUSE - ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



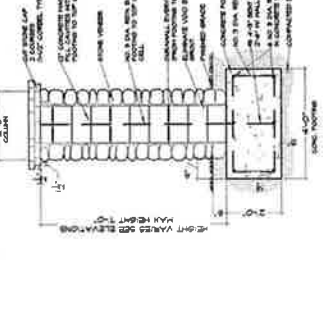
3 POOL HOUSE WALL - SECTION
SCALE: 1/4" = 1'-0"



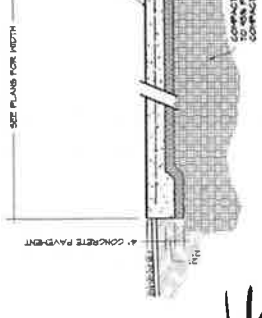
① 2012.12.10



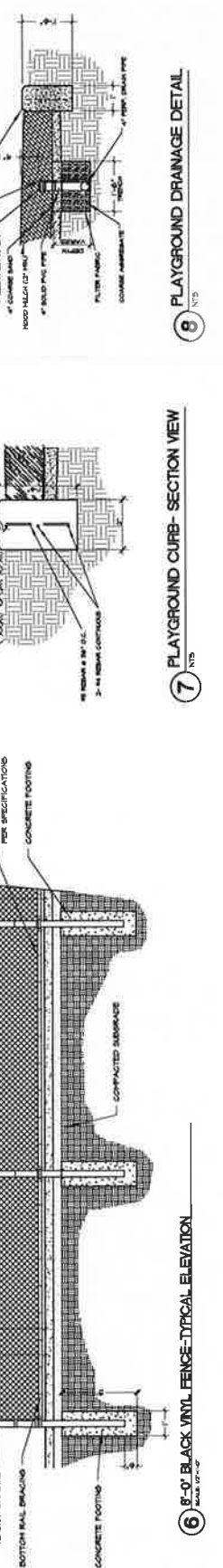
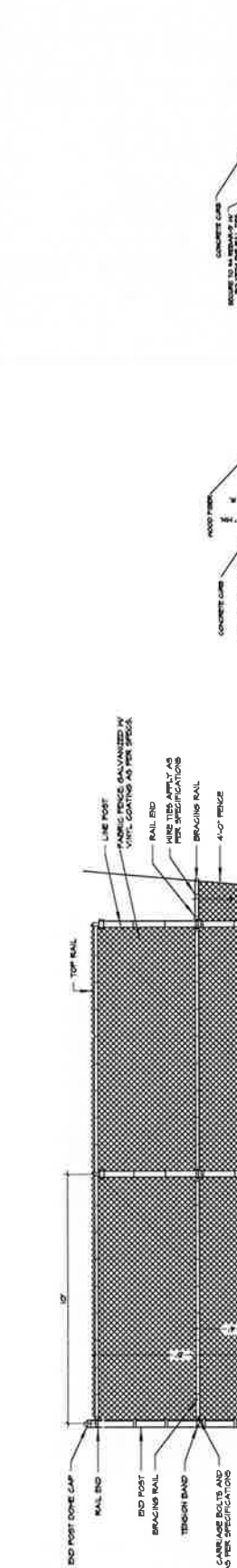
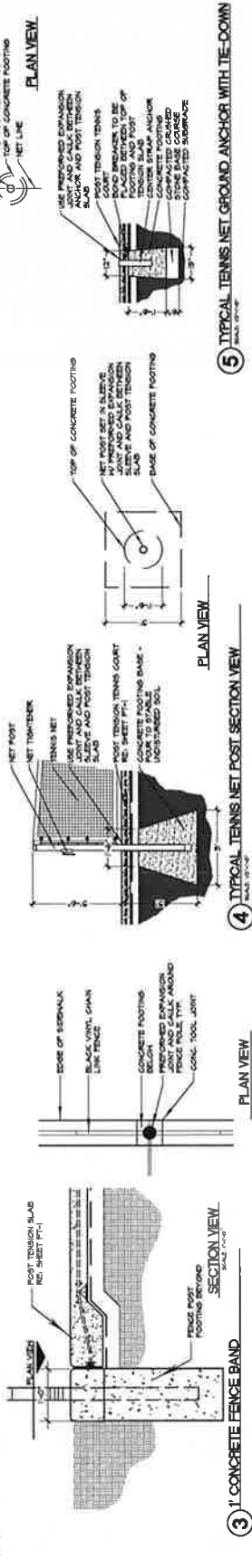
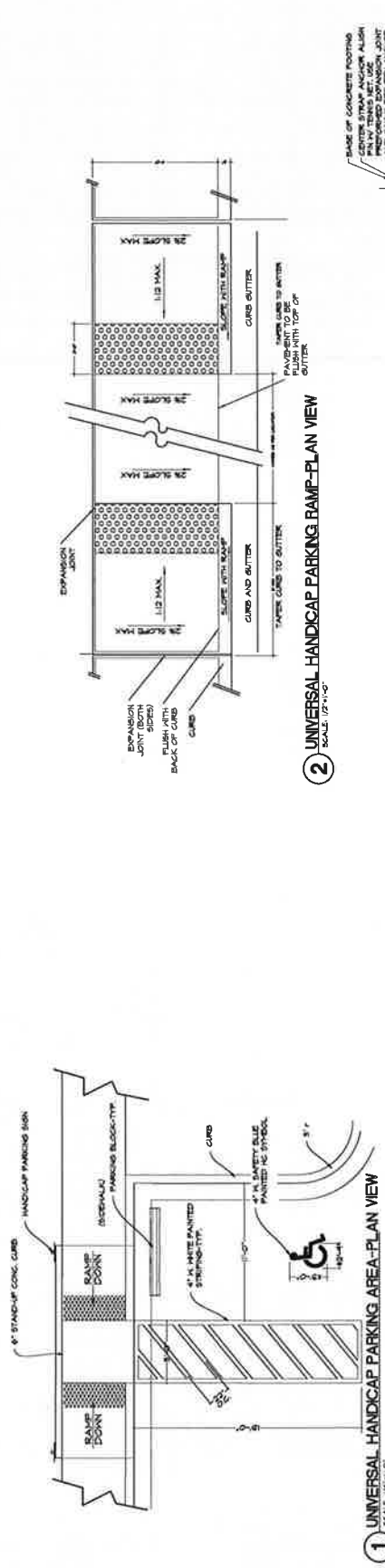
1 STONE WALL W/ WROUGHT IRON FENCE- SECTION



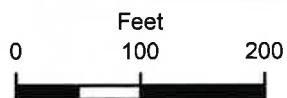
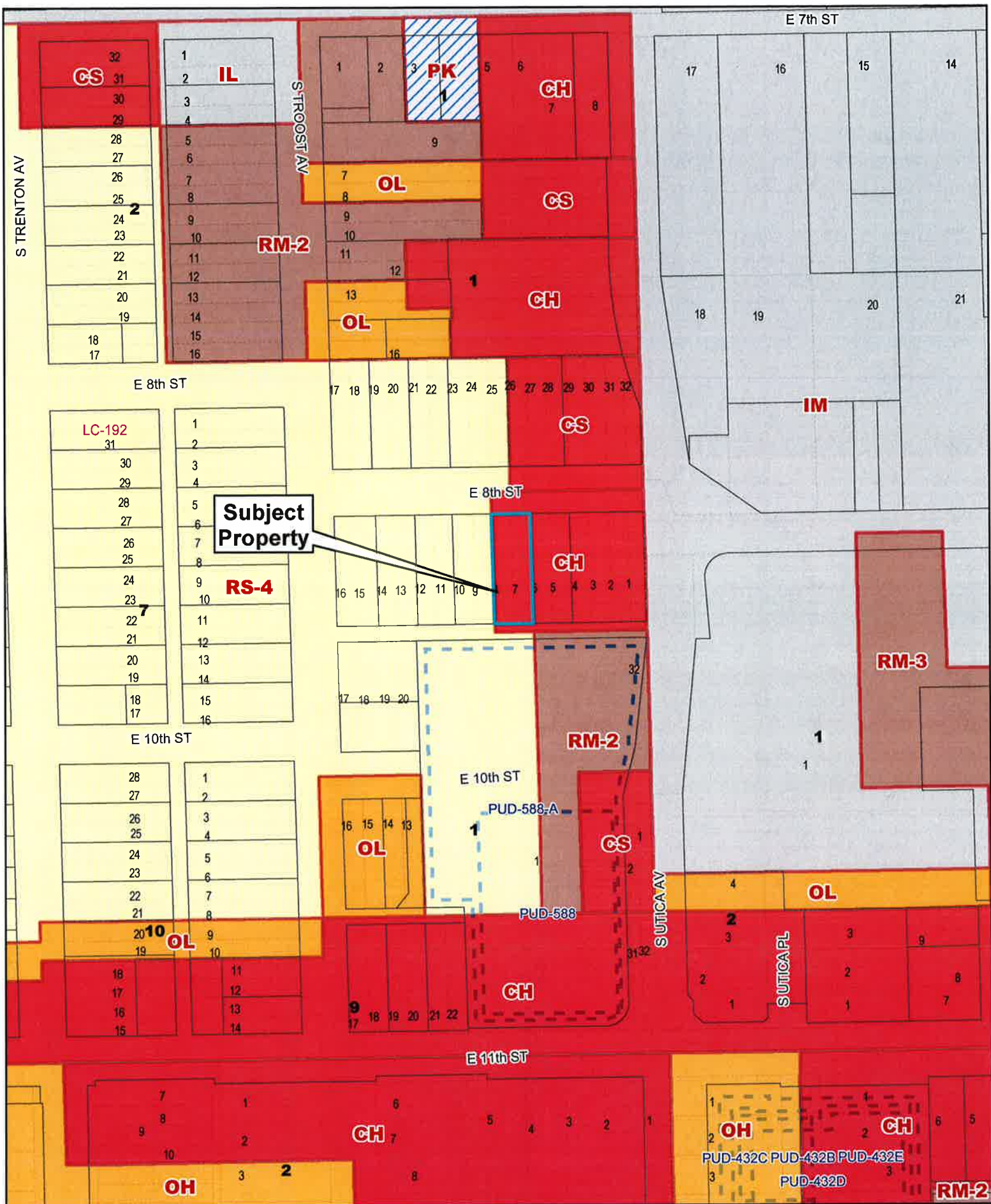
© 2006 The Authors
Journal compilation © 2006 Blackwell Publishing Ltd



8 TYPICAL CONCRETE PAVING - SECTION VIEW
NOT TO SCALE



16.14



AC-126

TRS

17.1





19-13 06

Feet

0 50 100

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

Aerial Photo Date: March 2012

17.2

February 19, 2014

STAFF RECOMMENDATION

AC-126: Alternative Compliance Landscape Plan located west of the southwest corner of South Utica Ave. at East 8th Street South; TRS 19-13-06; CZM 36; Atlas (2); CD 4;

The applicant is requesting TMAPC approval of an Alternative Compliance Landscape Plan for a commercial kitchen on East 8th Street South.

Staff contends that the proposed new plan is an acceptable plan as outlined below.

Staff Analysis:

The landscape plan submitted does not meet the technical requirements of Chapter 10 of the Tulsa Zoning Code as noted below:

- 1) Several parking spaces near the front or rear entrance of the proposed kitchen do not meet the requirement that all parking spaces must be within 50' of a green space with a tree as outlined in Section 1002.B.1.
- 2) The parking areas in the 8th Street side of the site do not have the required 5' green space outlined in Zoning Code Section 1002.A.2.
- 3) The street yard does not meet the 15% landscape area outlined in Section 1002.A.1

Staff Recommendation:

The overall landscape concept includes significant additional shrub planting between the property line and the back of the parking curb plus street trees planted in the 8th Street right-of-way.

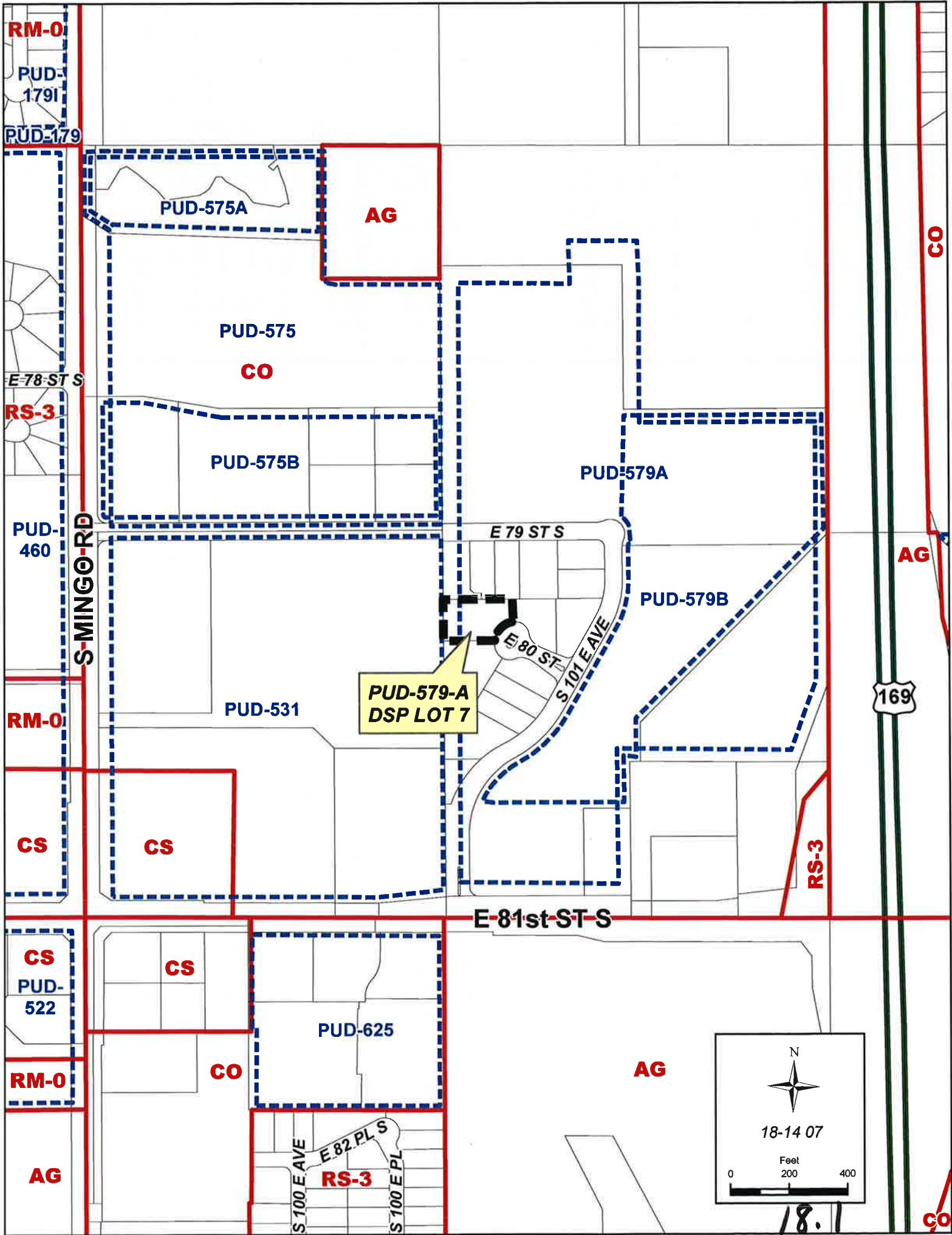
Existing mature shade trees along the west property line will remain. A minimum of 15 evergreen shrubs will be planted along the west property line.

The applicant has provided a landscape plan that exceeds the minimum number of trees required plus they are providing a visual buffer along the west property line complementing streetscape environment that provides appropriate screening for the residence west of the site.

All greenspace will be irrigated with an automatic irrigation system.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the Code and recommends **APPROVAL** of the Alternative Compliance Landscape Plan AC-126.

17.3





**PUD-579-A
DSP LOT 7**



18-14 07

Feet
0 200 400

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

18.2

February 19, 2014

STAFF RECOMMENDATION

PUD-579-A (DSP): PUD Detailed Site Plan – Office building in Lot 7, Block 1 Tallgrass Office Park in the City of Tulsa that is part of, Section 07, T-18-N, R-14-E. The site is located West of Highway 169 and north of East 81st Street South. CZM 54; Atlas 1413; CD-7

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new 5,834 square foot office building

PERMITTED USES:

Church, nursing home, schools, private clubs as permitted in Use Unit 2; community centers, as permitted in Use Unit 5; townhouse dwellings and multifamily dwellings; offices and studios as permitted in Use Unit 11; and uses customarily accessory to permitted uses. This building is Use Unit 11 and allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plans meets all applicable building height, floor area, and setback limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The architectural style is not limited in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting will meet the minimum standards outlined in the Planned Unit Development and in the Zoning Code.

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalk improvements are adequately shown on this project.

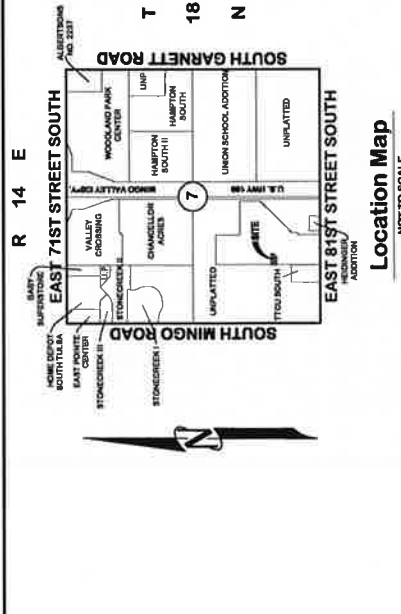
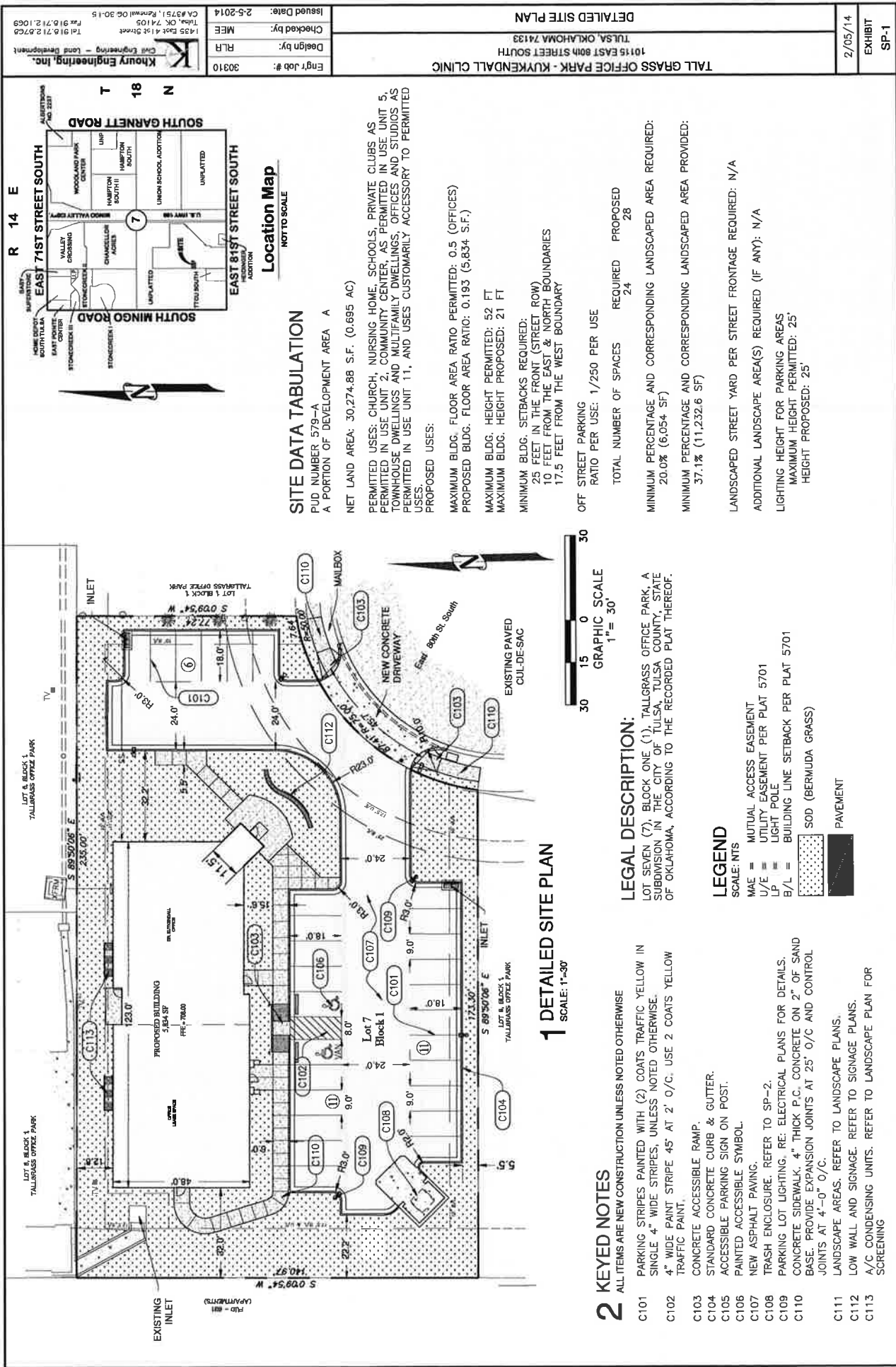
MISCELLANEOUS SITE CONSIDERATIONS:

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

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-579-A**. The site plan submittal meets or exceeds the minimum requirements of the PUD. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved PUD, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

Therefore, staff recommends **APPROVAL** of the detail site plan for the proposed new office building.



SITE DATA TABULATION

PUD NUMBER 579-A
A PORTION OF DEVELOPMENT AREA A

NET LAND AREA: 30,274.88 S.F. (0.695 AC)

PERMITTED USES: CHURCH, NURSING HOME, SCHOOLS, PRIVATE CLUBS, AS PERMITTED IN USE UNIT 2; COMMUNITY CENTER, AS PERMITTED IN USE UNIT 5; TOWNHOUSE DWELLINGS AND MULTIFAMILY DWELLINGS, OFFICES AND STUDIOS, AS PERMITTED IN USE UNIT 11, AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES.

PROPOSED USES:

MAXIMUM BLDG. FLOOR AREA RATIO PERMITTED: 0.5 (OFFICES)
PROPOSED BLDG. FLOOR AREA RATIO: 0.193 (5,834 S.F.)

MAXIMUM BLDG. HEIGHT PERMITTED: 52 FT
MAXIMUM BLDG. HEIGHT PROPOSED: 21 FT

MINIMUM BLDG. SETBACKS REQUIRED:
25 FEET IN THE FRONT (STREET ROW)
10 FEET FROM THE EAST & NORTH BOUNDARIES
17.5 FEET FROM THE WEST BOUNDARY

OFF STREET PARKING

RATIO PER USE: 1/250 PER USE

TOTAL NUMBER OF SPACES REQUIRED 24
PROPOSED 28

MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA REQUIRED:
20.0% (6,054 SF)

MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA PROVIDED:
37.1% (11,232.6 SF)

LANDSCAPED STREET YARD PER STREET FRONTAGE REQUIRED: N/A

ADDITIONAL LANDSCAPE AREA(S) REQUIRED (IF ANY): N/A

LIGHTING HEIGHT FOR PARKING AREAS
MAXIMUM HEIGHT PERMITTED: 25'

HEIGHT PROPOSED: 25'

1 DETAILED SITE PLAN

SCALE: 1"=30'

LEGAL DESCRIPTION:

LOT SEVEN (7), BLOCK ONE (1), TALLGRASS OFFICE PARK, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGEND

SCALE: NTS

MAE = MUTUAL ACCESS EASEMENT

U/E = UTILITY EASEMENT PER PLAT 5701

LP = LIGHT POLE

B/L = BUILDING LINE SETBACK PER PLAT 5701

SOD (BERMUDA GRASS)

PAVEMENT

2 KEYED NOTES

ALL ITEMS ARE NEW CONSTRUCTION UNLESS NOTED OTHERWISE

C101 PARKING STRIPES PAINTED WITH (2) COATS TRAFFIC YELLOW IN SINGLE 4" WIDE STRIPES, UNLESS NOTED OTHERWISE.

C102 4" WIDE PAINT STRIPE 45° AT 2' O/C. USE 2 COATS YELLOW TRAFFIC PAINT.

C103 CONCRETE ACCESSIBLE RAMP.

C104 STANDARD CONCRETE CURB & GUTTER.

C105 ACCESSIBLE PARKING SIGN ON POST.

C106 PAINTED ACCESSIBLE SYMBOL.

C107 NEW ASPHALT PAVING.

C108 TRASH ENCLOSURE. REFER TO SP-2.

C109 PARKING LOT LIGHTING, RE: ELECTRICAL PLANS FOR DETAILS.

C110 CONCRETE SIDEWALK. 4" THICK P.C. CONCRETE ON 2" OF SAND BASE. PROVIDE EXPANSION JOINTS AT 25' O/C AND CONTROL JOINTS AT 4'-0" O/C.

C111 LANDSCAPE AREAS. REFER TO LANDSCAPE PLANS.

C112 LOW WALL AND SIGNAGE. REFER TO SIGNAGE PLANS.

C113 A/C CONDENSING UNITS. REFER TO LANDSCAPE PLAN FOR SCREENING

<p>1435 East 41st Street Tulsa, OK 74105 Tel 918.712.0700 Fax 918.712.1069</p> <p>Khoury Engineering, Inc. Civil Engineering - Land Development</p>	<p>Eng'r Job #: 30310 Design by: RLR Checked by: MEE Issued Date: 2-5-2014 CA #3751, Renewal 06-30-15</p>	<p>TALL GRASS OFFICE PARK - KUYKENDALL CLINIC 10115 EAST 80TH STREET SOUTH TULSA, OKLAHOMA 74133</p> <p>DETAILED SITE PLAN</p>	<p>2/05/14 EXHIBIT SP-1</p>
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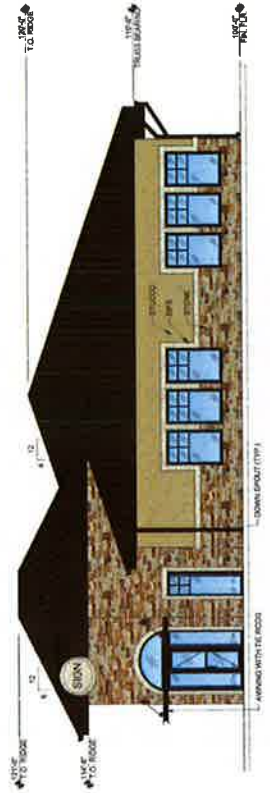
5.81



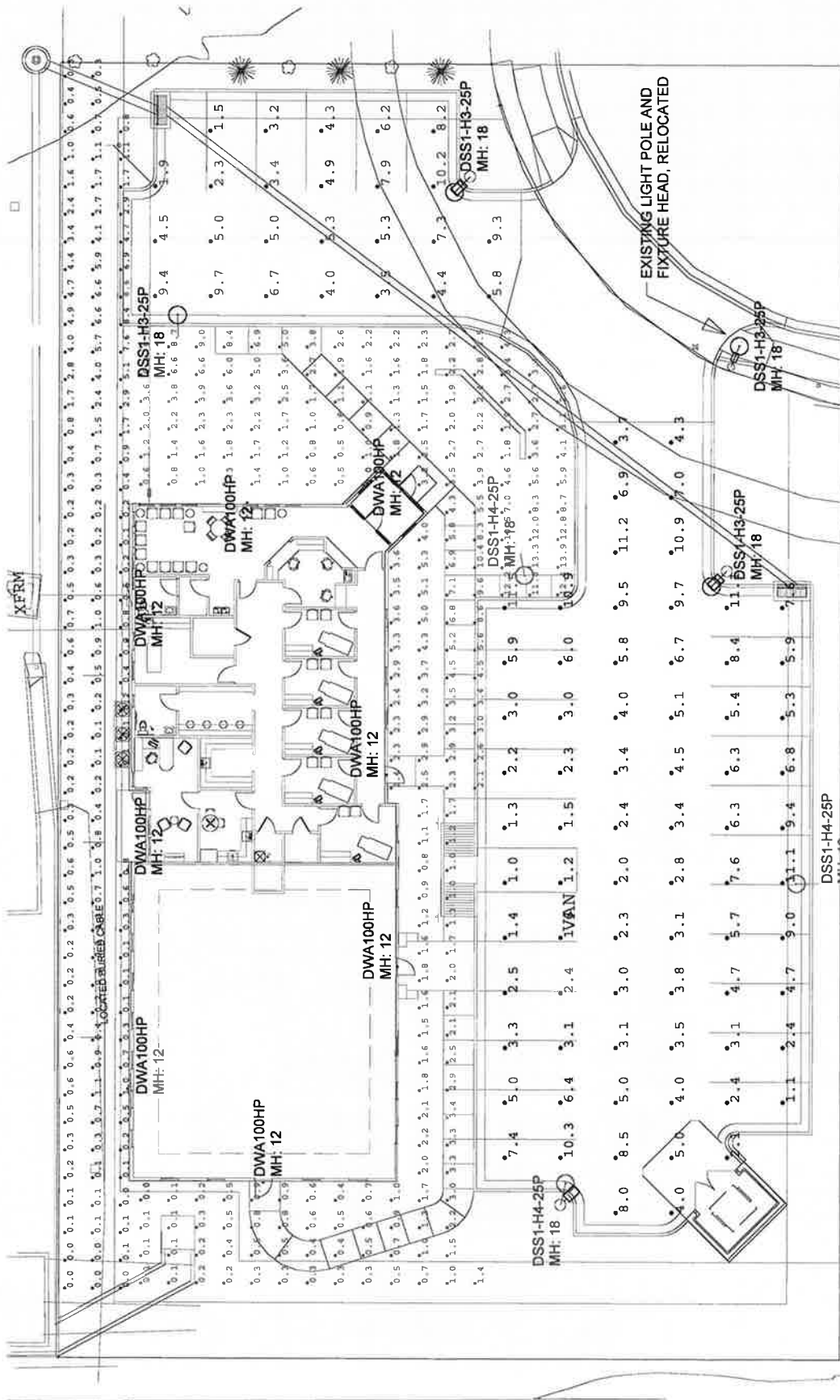
NOTE: EPOXY PAINT ALL EXPOSED STEEL



① SOUTH EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"



② EAST EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

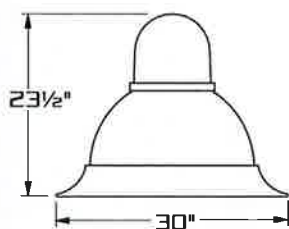


Calculation Summary					LLF			Total Lamp Lumens			Arr. Watts			Total Watts		
Symbol	Qty	Description	Arrangement	Units	Max	Avg	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg	Min
⊖	4	DSS1-HR-III-250PSMH	SINGLE	FC	8.6	1.25	0.0	290	22000	0.0	290	22000	0.0	1160	1160	0.0
⊖	8	DWA100HP-XXX	SINGLE	FC	13.9	2.97	0.0	130	9500	0.0	130	9500	0.0	1040	1040	0.0
⊖	3	DSS1-HR-IV-250PSMH	SINGLE	FC	10.2	5.57	1.5	290	22000	1.5	290	22000	1.5	870	870	1.5

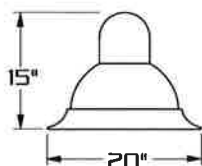
Calculation Summary					Units			Avg/Min			Max/Min		
Label	CalcType	Units	Max	Min	Max	Avg	Min	Max	Avg	Min	Max	Avg	Min
Back Building Zone	Illuminance	FC	8.6	0.0	N.A.	1.25	0.0	N.A.	1.25	0.0	N.A.	1.25	0.0
Building Zone	Illuminance	FC	13.9	0.0	N.A.	2.97	0.0	N.A.	2.97	0.0	N.A.	2.97	0.0
Front Parking Zone	Illuminance	FC	11.5	1.0	5.15	5.15	1.0	5.15	5.15	1.0	5.15	5.15	1.0
Side Parking Zone	Illuminance	FC	10.2	1.5	3.71	5.57	1.5	3.71	5.57	1.5	3.71	5.57	1.5

18.8

DSS

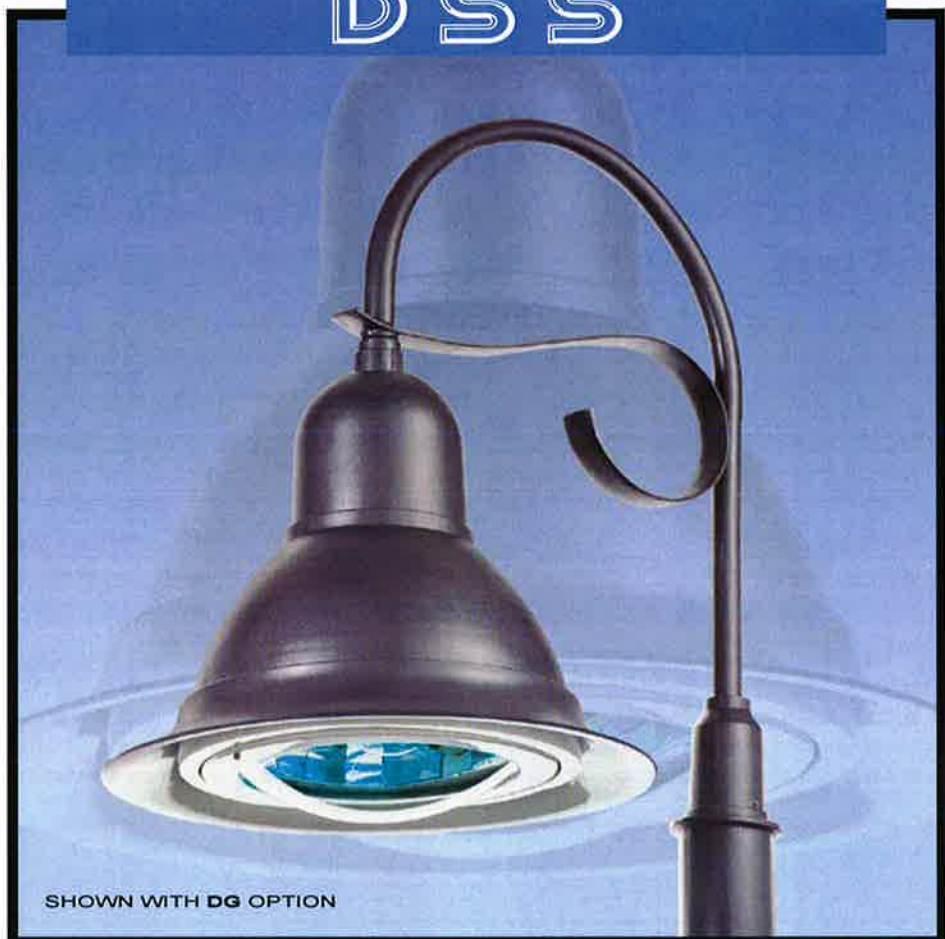


DSS1
[400 W. MAX.]



DSS2
[175 W. MAX.]

E.P.A. **DSS1- 1.72**
DSS2- 0.71



SHOWN WITH DG OPTION



WM



1



2-180



2-90



3-90



3-120



4-90

SPECIFICATIONS

HOUSING: DURABLE CORROSION RESISTANT CAST ALUMINUM CONSTRUCTION WITH REMOVABLE BALLAST TRAY FOR EASY BALLAST ACCESS.
REFLECTOR - HEAVY WALL SPUN ALUMINUM CONSTRUCTION. INSIDE OF REFLECTOR FINISHED WITH HIGH GLOSS WHITE ENAMEL.

OPTICS: PRECISE, COMPUTER DESIGNED SPECULAR SEGMENTED SIDE REFLECTORS WITH AN AUXILIARY HAMMER TONE PATTERNED TOP REFLECTOR COMBINES WITH CLEAR TEMPERED GLASS LENS TO PRODUCE A HIGHLY EFFICIENT, SHARP CUTOFF.

LAMP HOLDER: MEDIUM OR MOGUL BASE PORCELAIN.

LAMP: (BY OTHERS)

BALLAST: H.P.F./C.W.A. AUTOTRANSFORMER. -20° STARTING TEMPERATURE. ELECTRICAL COMPONENTS ARE MOUNTED TO A REMOVABLE BALLAST TRAY. BALLAST IS EQUIPPED WITH FACTORY INSTALLED QUICK DISCONNECT PLUG.

FINISH: POLYESTER POWDER COAT-STATE OF THE ART 20 PSI PRESSURE POWER WASH AT 140° TEMPERATURE INCORPORATES FOUR STEP IRON PHOSPHATE PROCESS TO CLEANSE AND PRETREAT THE METAL SURFACE FOR MAXIMUM PAINT ADHESION. ELECTROSTATICALLY APPLIED TEXTURED POLYESTER POWDER TOPCOAT IS BAKED AT 400° TEMPERATURE FOR MAXIMUM HARDNESS AND EXTERIOR DURABILITY.

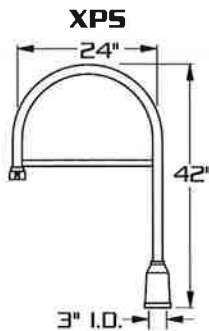
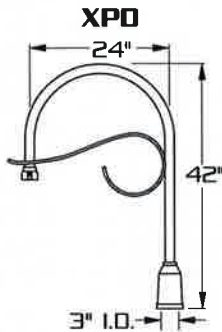


U.S. ARCHITECTURAL
LIGHTING

660 WEST AVENUE O, PALMDALE, CA 93551
(861) 233-2000
FAX NO. (861) 233-2001
www.usaltg.com

18.9
A10-1

MOUNTING STYLES

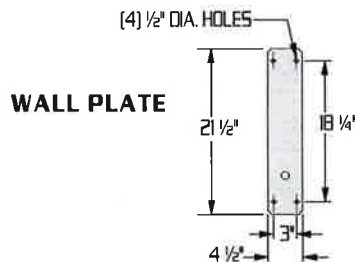


ARMS ARE HEAVY WALL
EXTRUDED ALUMINUM
CONSTRUCTION. FOR ADDITIONAL
ARM OPTIONS SEE ARM SECTION.

WALL MOUNT

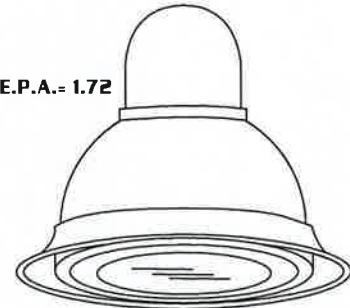


ARM BRACKET EXTRUDED
AND CAST ALUMINUM
CONSTRUCTION.



LAMP SIZE:
50 - 400 WATT

E.P.A. = 1.72



DSS1
[400 W. MAX.]

E.P.A. = 0.71












DSS2
[175 W. MAX.]

DURABLE CAST ALUMINUM
HOUSING.

INTEGRAL, SELF CONTAINED
BALLAST COMPARTMENT

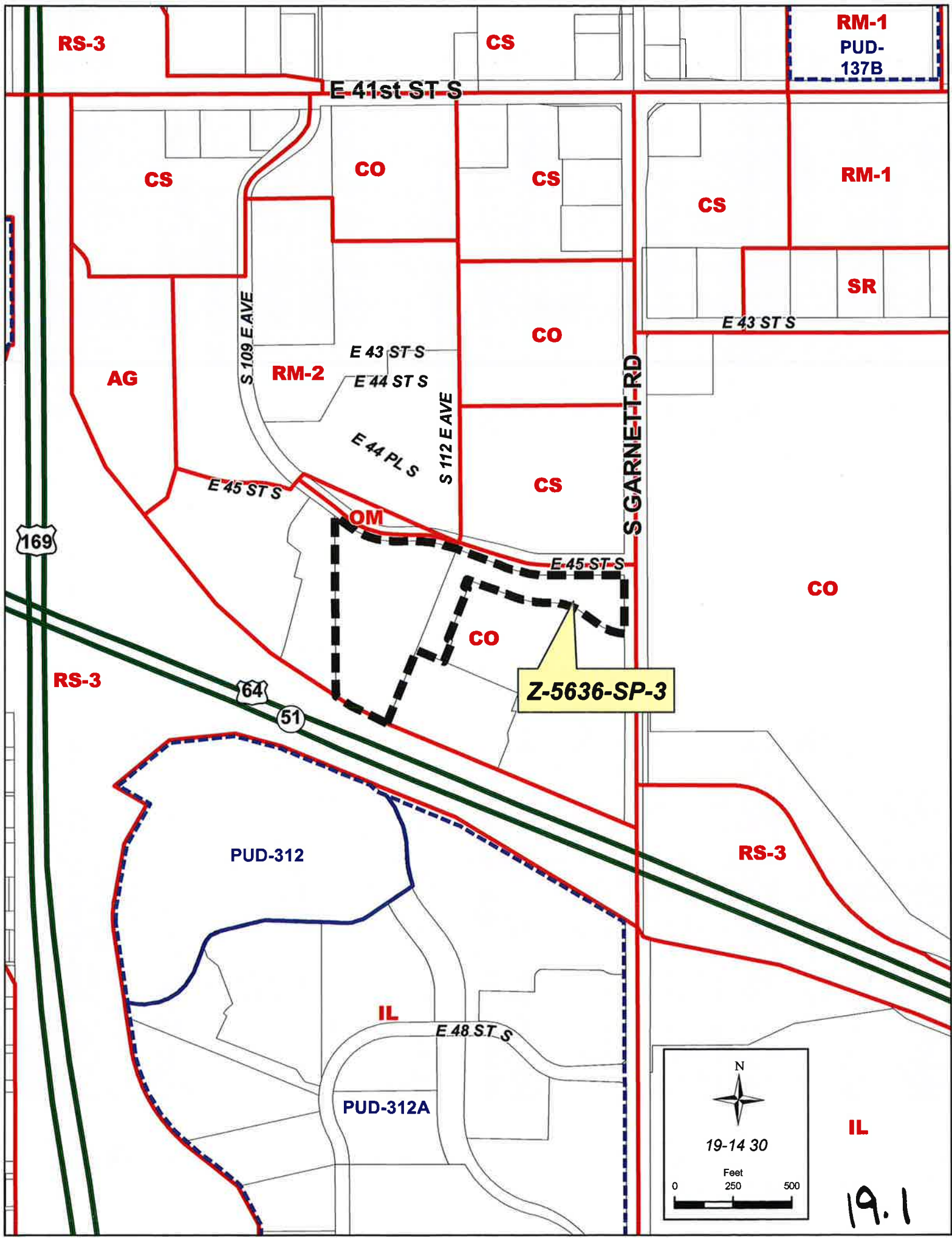
ORDERING INFORMATION

MODEL NO. : DSS	OPTICS HR-IV	WATTAGE 250 MH MT	TYPE XBE 1	VOLTAGE	MOUNTING RAL-8019-	OPTIONS HS	
MODEL NO. : DSS	OPTICS	LAMP	MOUNTING	FINISH	OPTIONS		
D S S	HORIZONTAL LAMP REFLECTORS	WATTAGE TYPE VOLTAGE	<div><input type="checkbox"/> XPD </div> <div><input type="checkbox"/> XPS </div> <div><input type="checkbox"/> WM </div> <div><input type="checkbox"/> 1 </div> <div>SEE ARM SECTION FOR ADDITIONAL</div>	STANDARD TEXTURED FINISH	<div><input type="checkbox"/> CONVEX GLASS.....DG</div> <div><input type="checkbox"/> CLEAR CONVEX POLYCARBONATE DIFFUSERLEX</div> <div><input type="checkbox"/> HOUSE SIDE SHIELDHS</div> <div><input type="checkbox"/> 3/8" IPS STEM MOUNT AND SWIVEL CANOPY Available for DSS2 only (4'-0" MAX.). . SM</div> <div><input type="checkbox"/> CHAIN MOUNTED Available for DSS2 only (4'-0" MAX.). . CM</div> <div><input type="checkbox"/> PHOTO CELL + VOLTAGE (EXAMPLE: PC120V)PC+V</div> <div><input type="checkbox"/> SINGLE FUSE (120V. , 277V)SF</div> <div><input type="checkbox"/> DOUBLE FUSE (208V. , 240V)DF</div>		
	<div><input type="checkbox"/> TYPE III HR-III..... (segmented, horizontal lamp)</div> <div><input type="checkbox"/> TYPE IV (FORWARD THROW) HR-IV..... (segmented, horizontal lamp)</div> <div><input type="checkbox"/> TYPE V HR-V-SQ..... (segmented, horizontal lamp)</div>	<div><input type="checkbox"/> 400 <input type="checkbox"/> HPS <input type="checkbox"/> 120</div> <div><input type="checkbox"/> 250 <input type="checkbox"/> MH <input type="checkbox"/> 208</div> <div><input type="checkbox"/> 175 <input type="checkbox"/> MV <input type="checkbox"/> 240</div> <div><input type="checkbox"/> 150 <input type="checkbox"/> 277</div> <div><input type="checkbox"/> 100 <input type="checkbox"/> 480</div> <div><input type="checkbox"/> 75 <input type="checkbox"/> MT</div> <div><input type="checkbox"/> 70</div> <div><input type="checkbox"/> 50</div>		DSS1 USE MOGUL BASE LAMPS			<div><input type="checkbox"/> BLACK RAL-8006-T</div> <div><input type="checkbox"/> WHITE RAL-9003-T</div> <div><input type="checkbox"/> GREY RAL-7004-T</div> <div><input type="checkbox"/> DRK BRONZE RAL-8019-T</div> <div><input type="checkbox"/> GREEN RAL-8006-T</div>
	VERTICAL LAMP REFLECTORS	DSS2 USE MEDIUM BASE LAMPS		FOR SMOOTH FINISH REMOVE SUFFIX "T" (EXAMPLE: RAL-8500)			
	<div><input type="checkbox"/> ASYMMETRIC ASY..... (segmented, vertical lamp) (DSS2 requires convex glass)</div> <div><input type="checkbox"/> TYPE V VR-V-SQ..... (segmented, vertical lamp) (DSS2 requires convex glass)</div>						SEE WEBSITE FOR ADDITIONAL COLORS

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18.10



RM-1
PUD-
137B

RS-3

CS

RM-1

CS

SR

E 43 ST S

CO

E 43 ST S

E 44 ST S

E 44 PL S

S 112 E AVE

S 109 E AVE

RM-2

AG

E 45 ST S

OM

E 45 ST S

CO

CO

Z-5636-SP-3

RS-3

PUD-312

RS-3

IL

E 48 ST S

PUD-312A

IL



19-14-30

Feet

250

500

19.1



N

19-14 30

Feet
0 250 500

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

February 19, 2014

STAFF RECOMMENDATION

Z-5636-SP-3 (DSP): **CORRIDOR DISTRICT DETAILED SITE PLAN** – Value Place Hotel, Lot One (1), Block Two (2), Towne Centre II in the City of Tulsa that is part of, Section 30, T-19-N, R-14-E. The site is located West of South Garnett Road on the north side of the Broken Arrow Expressway. CZM 49; Atlas 752; CD-5

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval for a new 45,432 square foot three-story hotel.

PERMITTED USES:

Use Units 19 (Hotel, Motel and Recreation) and Use Unit 21(outdoor advertising) are permitted within this section of the Corridor District. This project is Use Unit 19 and allowed by right.

DIMENSIONAL REQUIREMENTS:

The submitted site plan meets all applicable building height, floor area, and setback limitations. No modifications of the previously approved Corridor Development Plan are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:

The City Council has approved the masonry, cement board siding and EIFS exterior finishes after the Planning Commission recommendation to require full masonry exterior construction. The Building elevation is the same building elevation approved by the City Council 2/6/2014.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

The site plan exceeds the minimum parking defined in the Tulsa Zoning Code and the Planned Unit Development.

LIGHTING:

Site lighting will meet the minimum standards outlined in the Corridor Development Plan and will be pointed down. Flood lighting from the ground or building is not permitted.

SIGNAGE:

The site plan illustrates ground sign locations which require a separate permit. All signage will meet the Corridor Development guidelines. Any ground or monument signs placed in an easement will require a license agreement with the City prior to receiving a sign permit. This staff report does not remove the requirement for a separate sign plan review process.

SITE SCREENING AND LANDSCAPING:

The site plan as it relates to open space, landscape areas and screening is consistent with the Corridor Development standard requirements and it meets the minimum standards of the Landscape portion of the Tulsa Zoning Code. All trash receptacles are screened from public view. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

Sidewalk improvements are adequately shown on this project.

MISCELLANEOUS SITE CONSIDERATIONS:

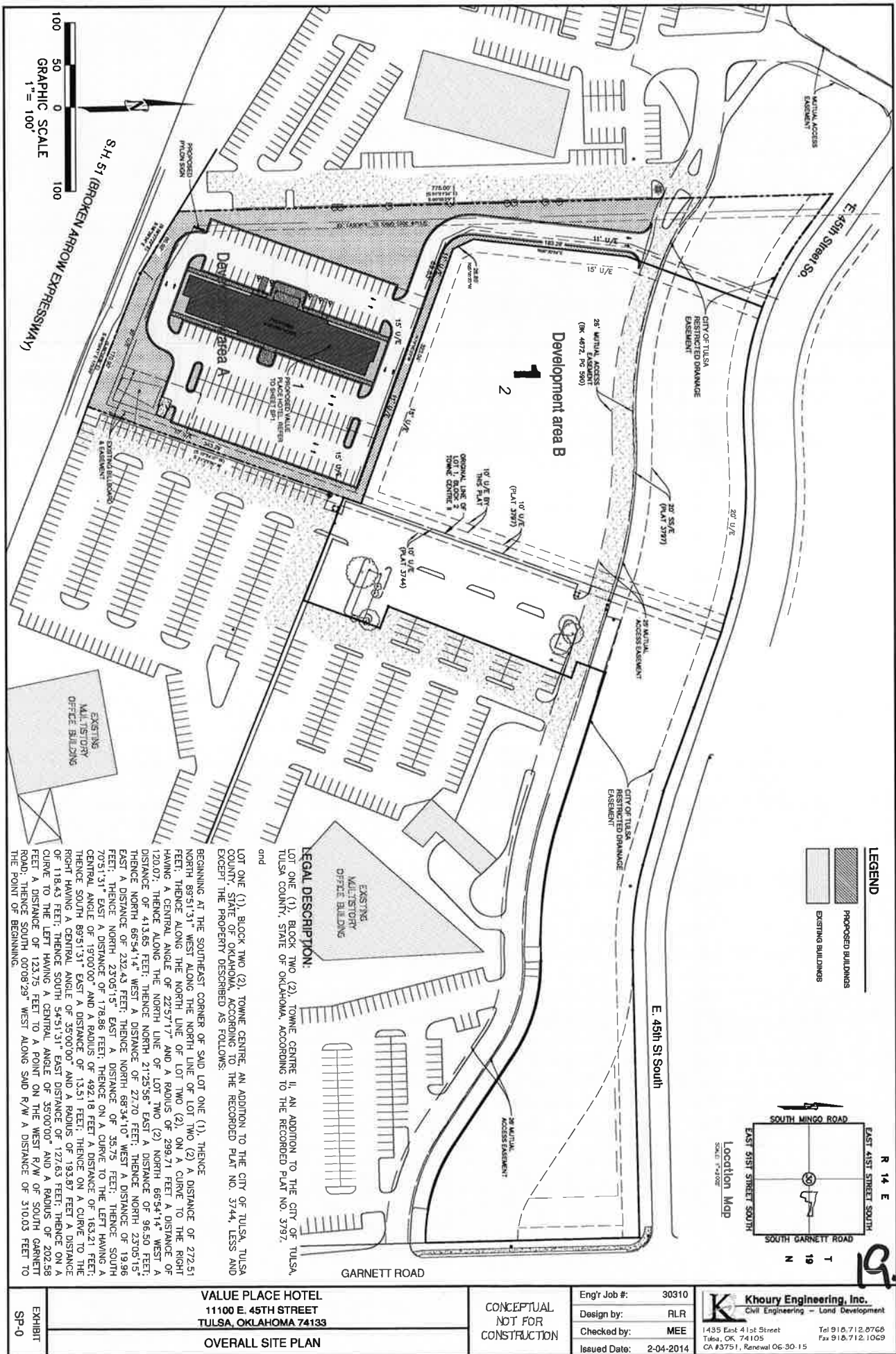
There are no concerns regarding the development of this area as it relates to the terrain modifications or its effects on adjacent property owners.

SUMMARY:

Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **Corridor Development Plan Z-7536-A(Development Area A)**. The site plan submittal meets or exceeds the minimum requirements of the Corridor standards.

Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Corridor Development Plan, and the stated purposes of the Planned Unit Development Section of the Zoning Code.

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



LEGEND

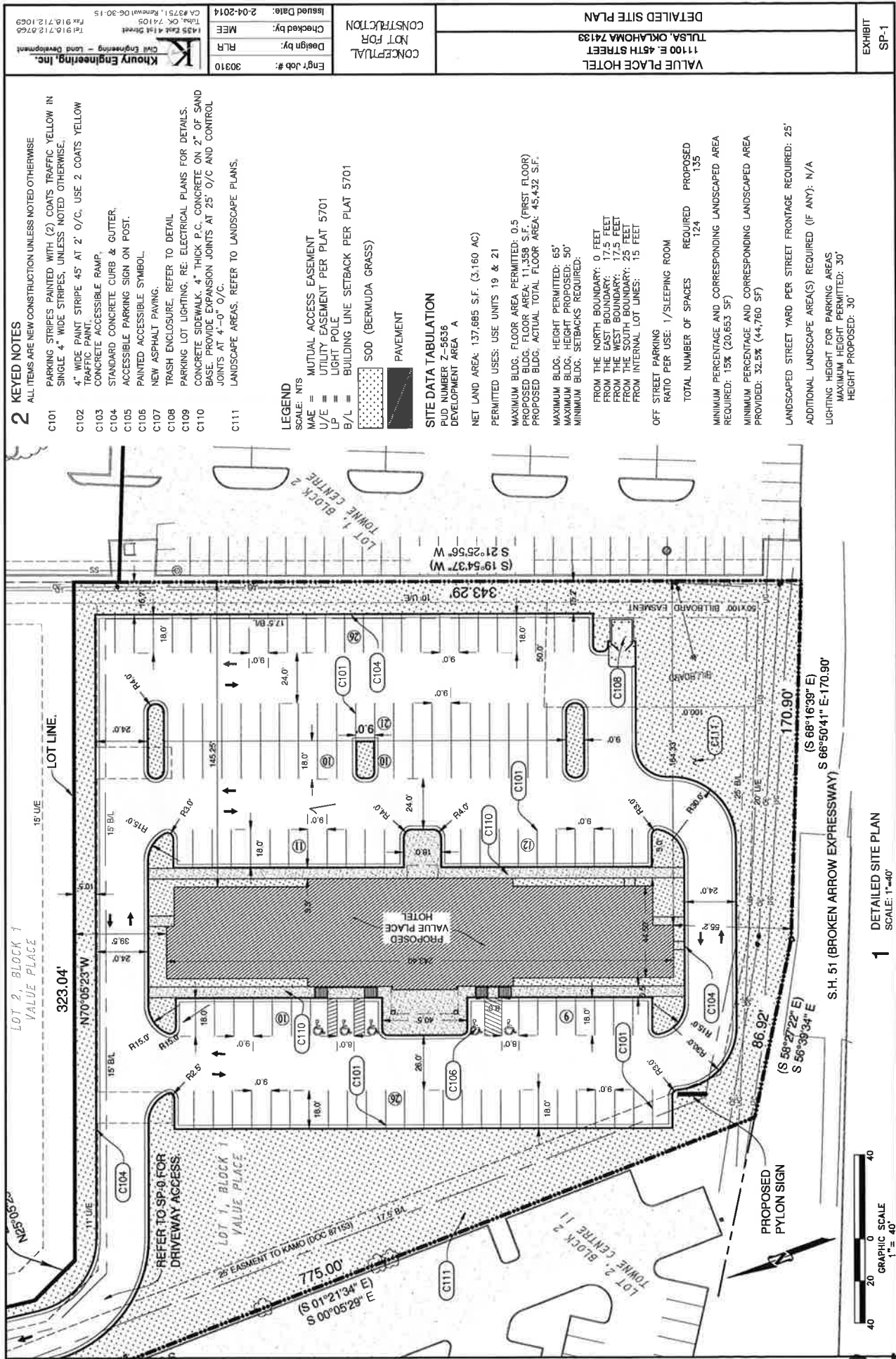
PROPOSED BUILDINGS
EXISTING BUILDINGS

LEGAL DESCRIPTION:

LOT ONE (1), BLOCK TWO (2), TOWNE CENTRE, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 3797, LESS AND EXCEPT THE PROPERTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT ONE (1), THENCE NORTH 89°51'31" WEST ALONG THE NORTH LINE OF LOT TWO (2), A DISTANCE OF 272.51 FEET; THENCE ALONG THE NORTH LINE OF LOT TWO (2), ON A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 22°57'17" AND A RADIUS OF 299.71 FEET A DISTANCE OF 120.07; THENCE ALONG THE NORTH LINE OF LOT TWO (2) NORTH 66°54'14" WEST A DISTANCE OF 413.65 FEET; THENCE NORTH 21°25'56" EAST A DISTANCE OF 96.50 FEET; THENCE NORTH 66°54'14" WEST A DISTANCE OF 27.70 FEET; THENCE NORTH 23°05'15" EAST A DISTANCE OF 232.43 FEET; THENCE NORTH 68°34'10" WEST A DISTANCE OF 19.96 FEET; THENCE NORTH 23°05'15" EAST A DISTANCE OF 35.75 FEET; THENCE SOUTH 70°51'31" EAST A DISTANCE OF 178.86 FEET; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 19°00'00" AND A RADIUS OF 492.18 FEET A DISTANCE OF 163.21 FEET; THENCE SOUTH 89°51'31" EAST A DISTANCE OF 3500.00' AND A RADIUS OF 193.87 FEET A DISTANCE OF 118.43 FEET; THENCE SOUTH 54°51'31" EAST A DISTANCE OF 127.63 FEET; THENCE ON A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 35°00'00" AND A RADIUS OF 202.58 FEET A DISTANCE OF 123.75 FEET TO A POINT ON THE WEST R/W OF SOUTH GARNETT ROAD; THENCE SOUTH 00°08'29" WEST ALONG SAID R/W A DISTANCE OF 310.03 FEET TO THE POINT OF BEGINNING.

EXHIBIT SP-0	<p>VALUE PLACE HOTEL 11100 E. 45TH STREET TULSA, OKLAHOMA 74133</p> <p>OVERALL SITE PLAN</p>	<p>CONCEPTUAL NOT FOR CONSTRUCTION</p>	<p>Eng'r Job #: 30310 Design by: RLR Checked by: MEE Issued Date: 2-04-2014</p>	<p>Khoury Engineering, Inc. Civil Engineering - Land Development</p> <p>1435 East 41st Street Tulsa, OK 74105 CA #3751, Renewal 06-30-15</p> <p>Tel 918.712.8768 Fax 918.712.1069</p>
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- 2 KEYED NOTES**
ALL ITEMS ARE NEW CONSTRUCTION UNLESS NOTED OTHERWISE
- C101 PARKING STRIPES PAINTED WITH (2) COATS TRAFFIC YELLOW IN SINGLE 4" WIDE STRIPES, UNLESS NOTED OTHERWISE.
 - C102 4" WIDE PAINT STRIPE 45° AT 2' O/C. USE 2 COATS YELLOW TRAFFIC PAINT.
 - C103 CONCRETE ACCESSIBLE RAMP.
 - C104 STANDARD CONCRETE CURB & GUTTER.
 - C105 ACCESSIBLE PARKING SIGN ON POST.
 - C106 PAINTED ACCESSIBLE SYMBOL.
 - C107 NEW ASPHALT PAVING.
 - C108 TRASH ENCLOSURE, REFER TO DETAIL.
 - C109 PARKING LOT LIGHTING, RE: ELECTRICAL PLANS FOR DETAILS.
 - C110 CONCRETE SIDEWALK, 4" THICK P.C. CONCRETE ON 2" OF SAND BASE. PROVIDE EXPANSION JOINTS AT 25' O/C AND CONTROL JOINTS AT 4'-0" O/C.
 - C111 LANDSCAPE AREAS. REFER TO LANDSCAPE PLANS.

- LEGEND**
SCALE: NTS
- MAE = MUTUAL ACCESS EASEMENT
 - U/E = UTILITY EASEMENT PER PLAT 5701
 - LP = LIGHT POLE
 - B/L = BUILDING LINE SETBACK PER PLAT 5701
- SOD (BERMUDA GRASS)
PAVEMENT

SITE DATA TABULATION
PUD NUMBER Z-5636
DEVELOPMENT AREA A
NET LAND AREA: 137,665 S.F. (3.160 AC)
PERMITTED USES: USE UNITS 19 & 21
MAXIMUM BLDG. FLOOR AREA PERMITTED: 0.5
PROPOSED BLDG. FLOOR AREA: 11,398 S.F. (FIRST FLOOR)
PROPOSED BLDG. ACTUAL TOTAL FLOOR AREA: 45,432 S.F.
MAXIMUM BLDG. HEIGHT PERMITTED: 65'
MAXIMUM BLDG. HEIGHT PROPOSED: 50'
MINIMUM BLDG. SETBACKS REQUIRED:
FROM THE NORTH BOUNDARY: 0 FEET
FROM THE EAST BOUNDARY: 17.5 FEET
FROM THE WEST BOUNDARY: 17.5 FEET
FROM THE SOUTH BOUNDARY: 25 FEET
FROM INTERNAL LOT LINES: 15 FEET
OFF STREET PARKING
RATIO PER USE: 1/SLEEPING ROOM
TOTAL NUMBER OF SPACES
REQUIRED 124
PROPOSED 135
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA
REQUIRED: 15% (20,653 SF)
MINIMUM PERCENTAGE AND CORRESPONDING LANDSCAPED AREA
PROVIDED: 32.5% (44,760 SF)
LANDSCAPED STREET YARD PER STREET FRONTAGE REQUIRED: 25'
ADDITIONAL LANDSCAPE AREA(S) REQUIRED (IF ANY): N/A
LIGHTING HEIGHT FOR PARKING AREAS
MAXIMUM HEIGHT PERMITTED: 30'
HEIGHT PROPOSED: 30'

VALUE PLACE HOTEL
11100 E. 45TH STREET
TULSA, OKLAHOMA 74139
DETAILED SITE PLAN

1 DETAILED SITE PLAN
SCALE: 1"=40'

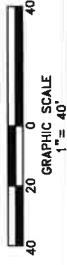


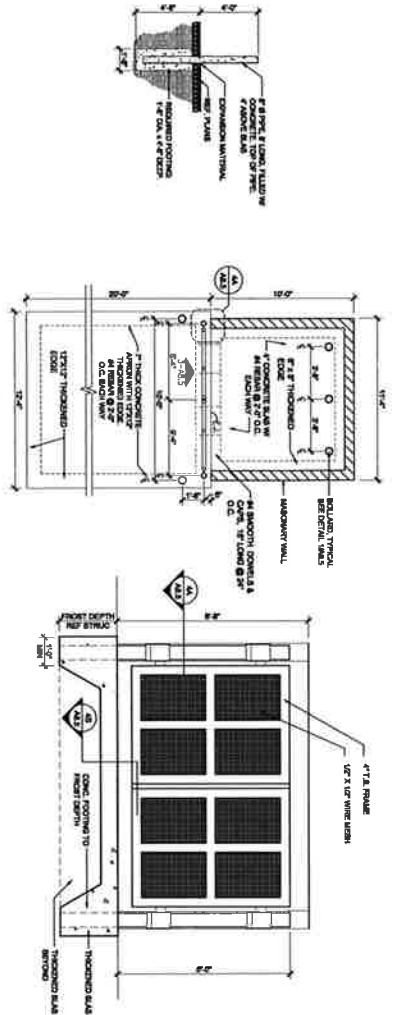
EXHIBIT
SP-1

Eng'r Job #: 30310
Design by: RLR
Checked by: MEE
Issued Date: 2-04-2014
K Khoury Engineering, Inc.
Civil Engineering - Land Development
1435 East 44th Street
Tulsa, OK 74105
Tel: 918.712.0769
Fax: 918.712.1069
CA #3751, Renewal 06-30-15

1 TYPICAL BOLLARD DETAIL

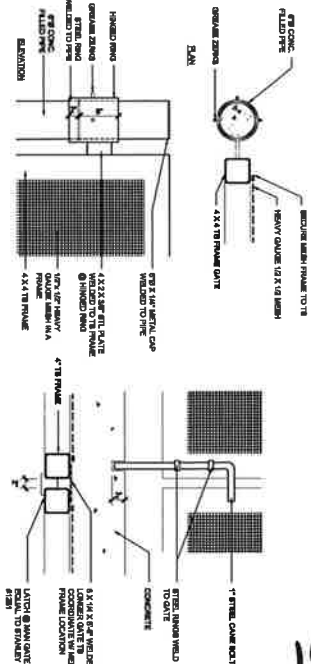
2 DUMPSTER ENCLOSURE PLAN

3 DUMPSTER ENCLOSURE ELEVATION

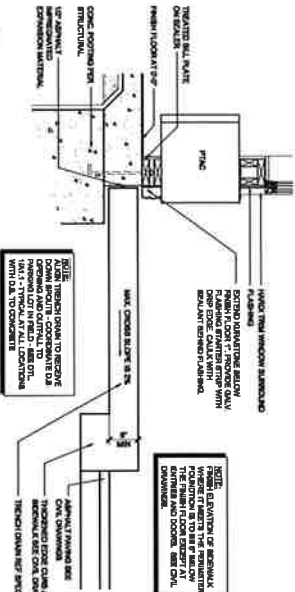


4A HINGE RING SECTION

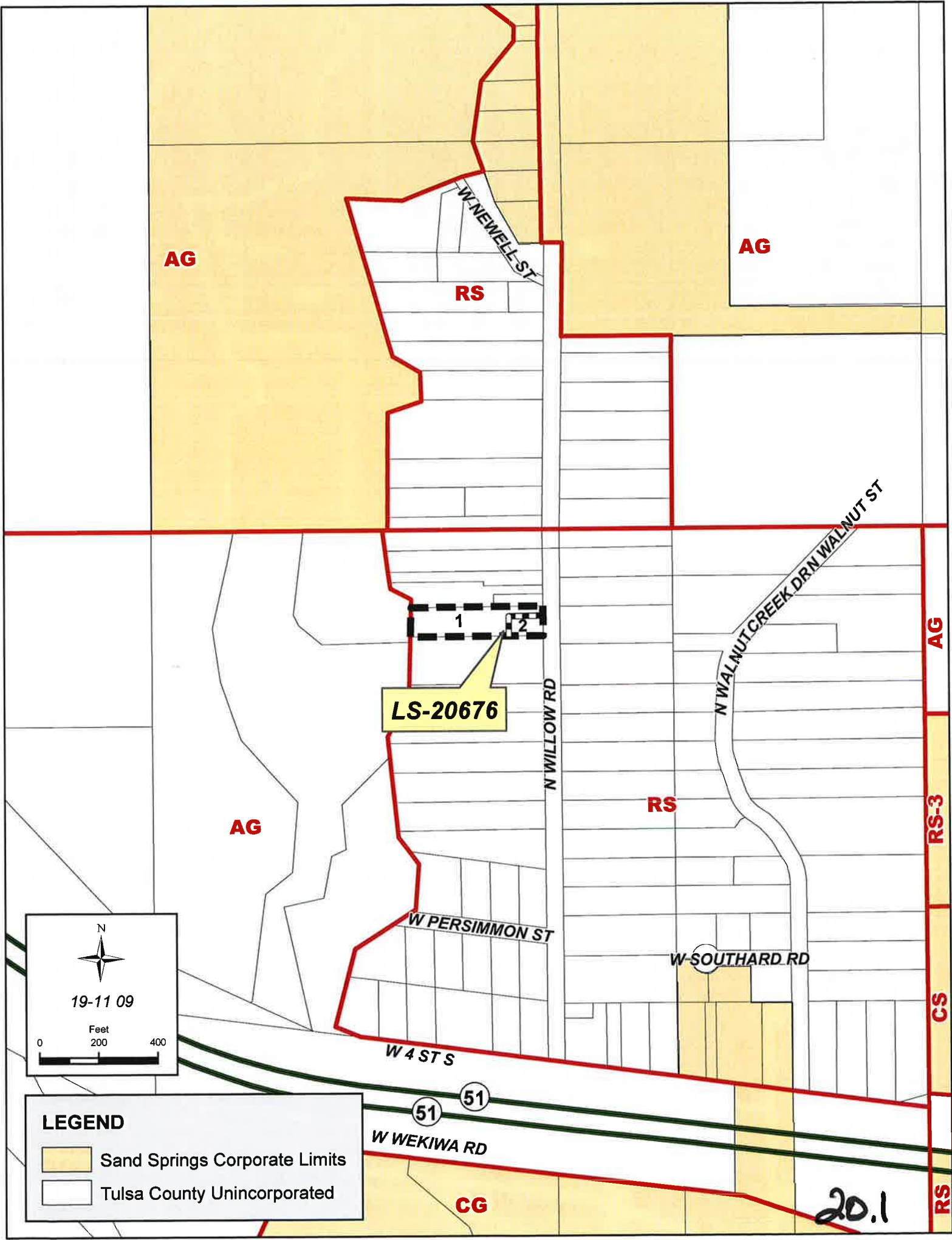
4B GATE DETAIL



6 BUILDING SILL AT SIDEWALK



19.7



AG

AG

RS

LS-20676

1

2

AG

RS

AG

RS-3

CS

RS

CG

20.1





19-11-09

Feet

200

400

LEGEND

-  Sand Springs Corporate Limits
-  Tulsa County Unincorporated



W NEWELL ST

1 2

LS-20676

N WILLOW RD

N WALNUT CREEK DR

W PERSIMMON ST

W SOUTHARD RD

W 4 ST S

W WEKIWA RD



19-11 09

Feet
0 200 400

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

2012

WAIVER OF SUBDIVISION REGULATIONS FOR A LOT-SPLIT

February 19, 2014

LS-20676

Larry Deason, (9109) (RS) (County)

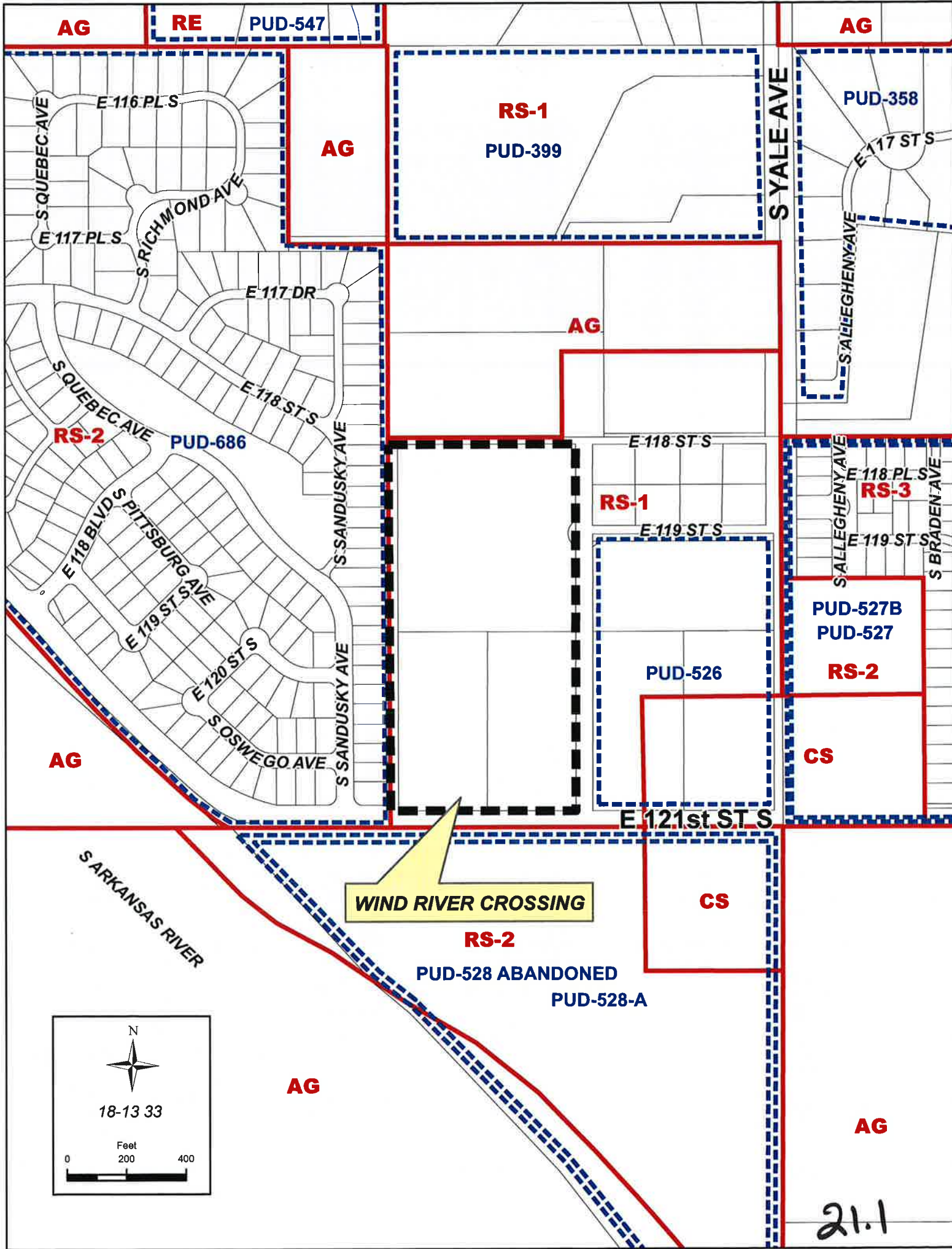
**North of the Northwest corner of West Fourth Street and North
Willow Road**

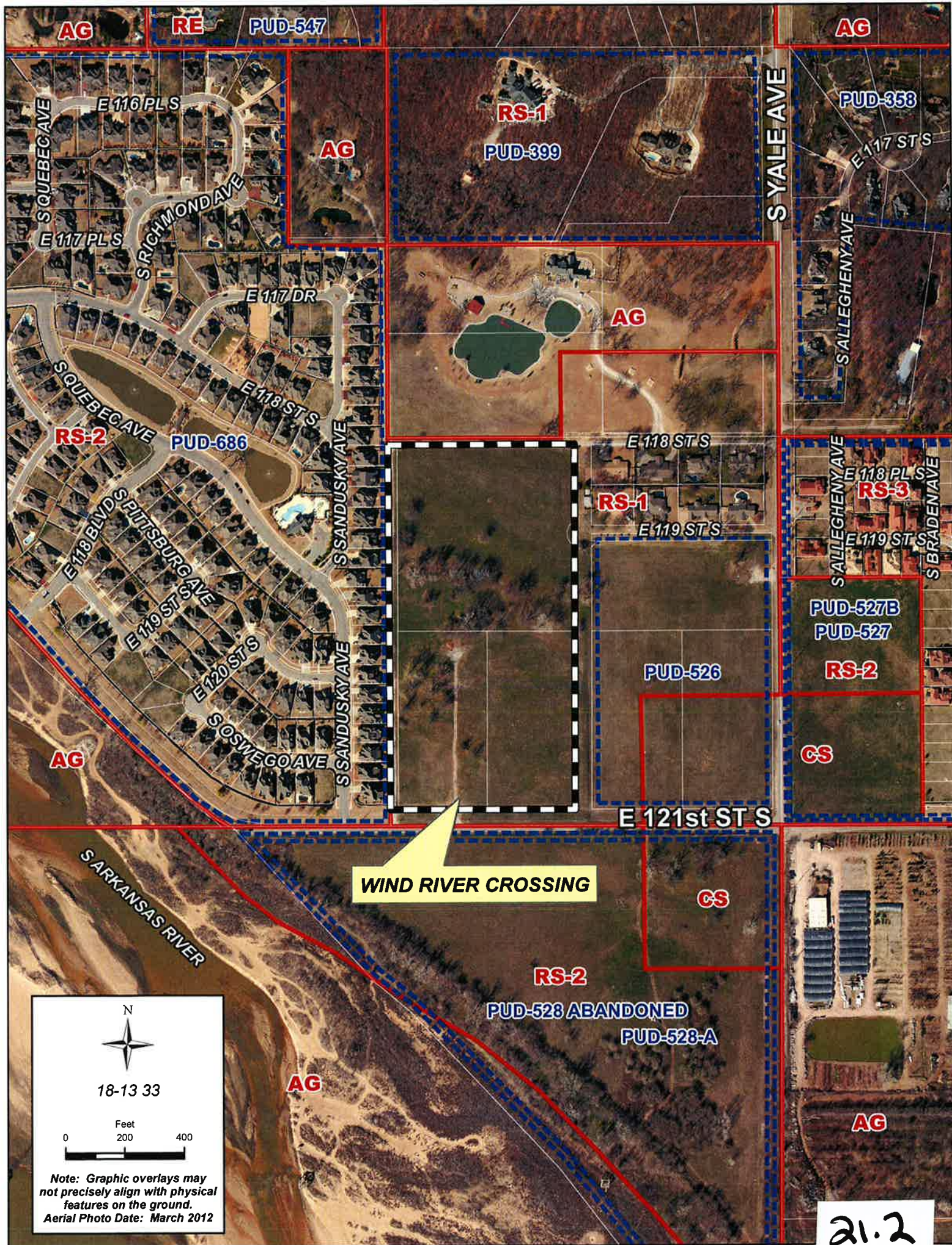
The Lot-Split proposal is to split an existing RS (Residential Single Family) tract into two tracts. Both of the resulting tracts will exceed the Bulk and Area Requirements of the Tulsa County Zoning Code.

One of the resulting tracts will have more than three side lot lines as required by the *Subdivision Regulations*. The applicant is requesting a waiver of the *Subdivision Regulations* that no tract has more than three side lot lines.

The Technical Advisory Committee met on February 6, 2014 and had no comments.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the waiver of *Subdivision Regulations* and the lot-split.





PRELIMINARY SUBDIVISION PLAT

Wind River Crossing - (8333) (CD 8)

West of the northwest corner of East 121st Street South and South Yale Avenue

This plat consists of 65 Lots, 4 Blocks, on 18.9 acres.

The following issues were discussed February 6, 2014, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 804. Bixby will be sent a referral and may have concern about a future bridge location. Any least tern and eagle habits will have to be protected per Department of Fish and Wildlife. Private streets and a gated community is proposed.
2. **Streets:** Provide 6 foot wide sidewalk easement along both sides of all streets. Provide street names and widths. Provide sidewalks along all streets. Entrance bulb areas subject to adjustment based on design conditions to be reviewed for IDP (infrastructure development plan) process.
3. **Sewer:** Along the east boundary line of Lots 23 – 25, Block 1, change the proposed 15 foot utility easement to a 17.5 foot utility easement. A 17.5 foot utility easement is also required along the south boundary line of Blocks 1,3 and 4. In Section I.13, the word planning should be planting. Since lots 1-16 Block 1 already have access to the existing sanitary sewer line in Wind River, we don't need the proposed sewer line shown on the conceptual plans. The proposed sewer lines in Blocks 2 and 4 are not in the standard location. They should be in the west and south side of the property line. If TAC members have no objection, the line can remain as shown.
4. **Water:** The proposed location of the water mains within the subdivision does not allow for maintenance repairs. Center the water mainline inside the 10 foot restricted waterline easement. On block 1, lot 23, the proposed 18.5 foot utility easement should be denoted as a restricted waterline easement. Within the subdivision entrances it appears something is being constructed over the water lines. That will not be allowed. A 12 inch ductile iron pipe will be required along East 121st Street South.
5. **Storm Drainage:** Much of the property is within the City of Tulsa regulatory floodplain. All floodplain requirements must be addressed. Note that the 1986 flood is being evaluated for adoption as the Tulsa Regulatory Floodplain. Reference section 1.7; the phrase "and from property outside the subdivision " has been removed and should be added back in. Add a note that the area was flooded in 1986.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed. Bixby telephone will serve the addition.
7. **Other: Fire:** Fire hydrants will be required per IFC 2009 section 507.5. Knox access will be required on all gates. All gates shall have a 20 foot clear opening. All hammerheads shall meet the requirements of IFC 2009

Appendix D103.4.

8. **Other: GIS:** No email address for engineer and surveyor, not all subdivisions shown on location map, street names needed before final plat, are you vacating South Toledo Avenue?, need subdivision control data sheet. Separate ONG and general utility easements. Clarify fence easement with the ONG easement.

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

Waivers of Subdivision Regulations:

1. None requested.

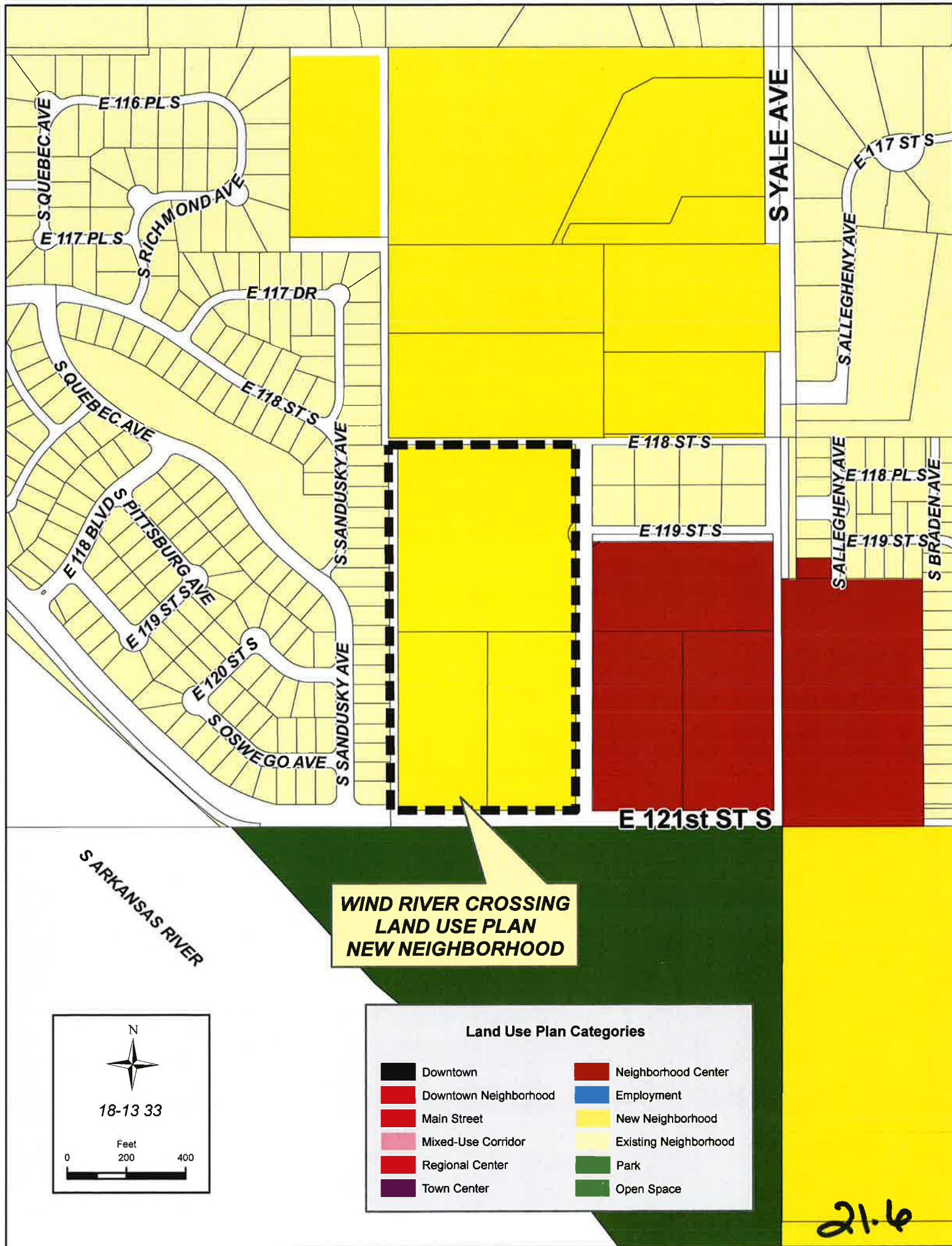
Special Conditions:

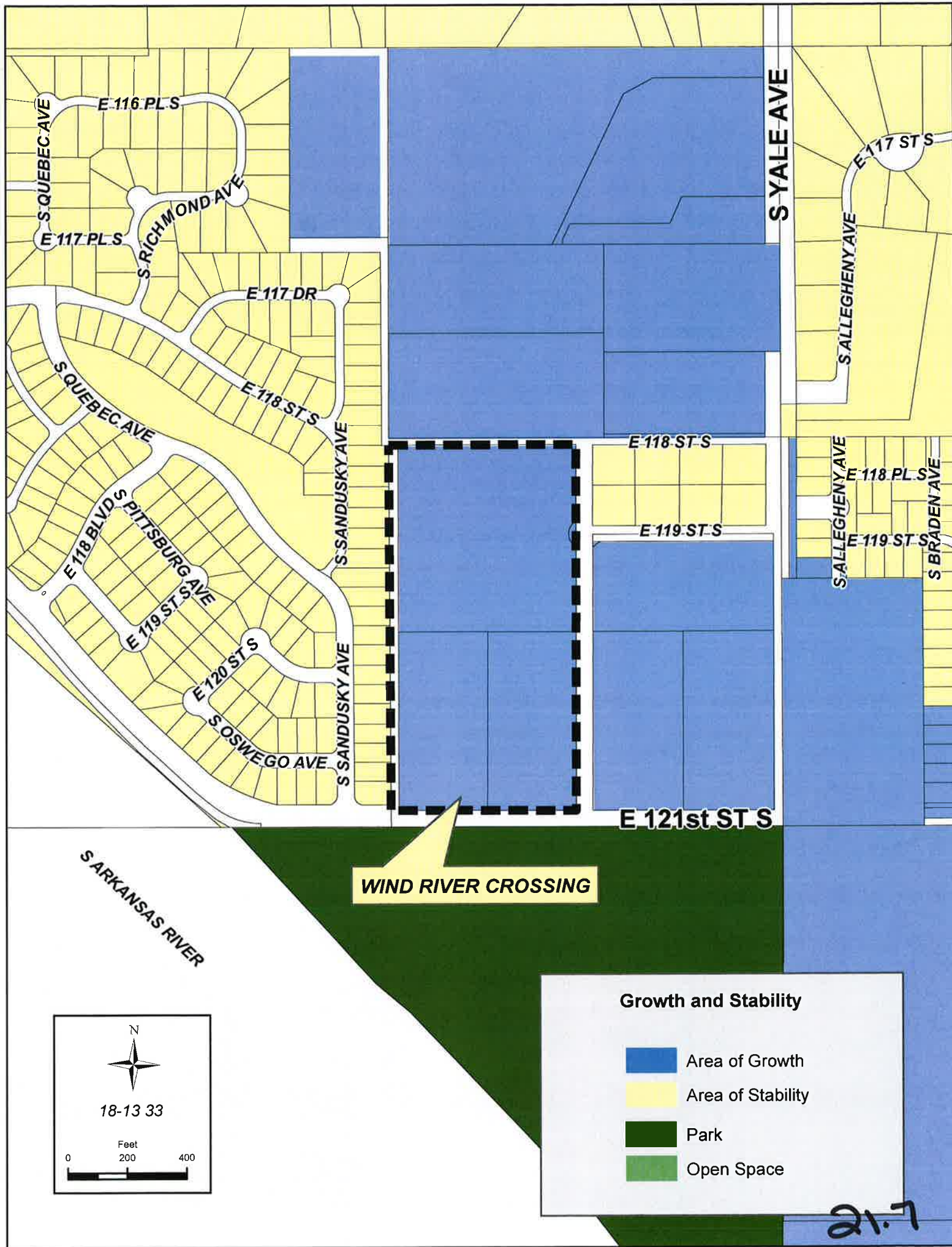
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

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

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







Preliminary Plat
PUD-804

Wind River Crossing

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER,
SECTION 33, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN MERIDIAN
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

BY - BUILDING DEPT
RAV - BUILDING DEPT & UTILITY ENGINEER
RE NC - RECORDS & PLANS
DOC - DOCUMENT
EQUIP - EQUIPMENT
ODE - OVERLAND DRAINAGE EXAMINER
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
SIP - SURVEY - SEPARATE INSTRUMENT
SUL - SURVEY - SEPARATE INSTRUMENT
ULR - UTILITY ENGINEER

OWNER:
Gold Team Realty Group, LLC
2502 East 21st Street, Suite B
Tulsa, Oklahoma 74114
Phone: (918) 582-0139
CONTACT: ALAN STAAB

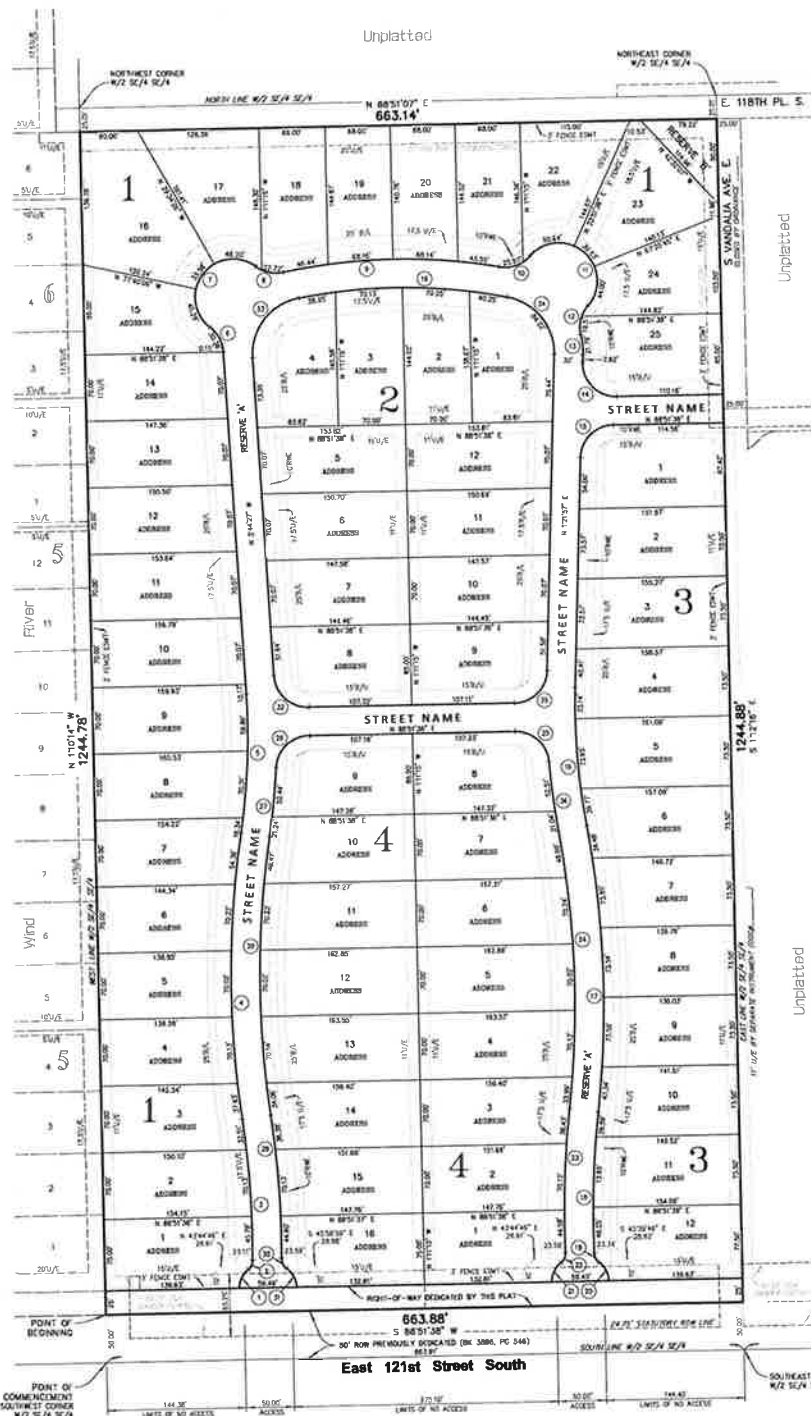
SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DATE: JANUARY 14, 2018
OK CA NO. 2661, EXPIRES 6/30/2023
5373 South Leads Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929



Location Map

SHEDDING CONTAINS
SIXTY FIVE (65) BUCKS IN FOUR (4) BLOCKS
AND THIRY (3) BUCKS
GRASS SUBDIVISION AREA: 18.361 ACRES

FINAL PLAT
CERTIFICATE OF APPROVAL
I hereby certify that this plat was approved by the Tulsa Water and Sewer Utility Commission on _____
The approval is valid for the period of the County Clerk's office before _____
CITY ENGINEER _____
APPROVED _____
Deputy of the City of Tulsa
Signature _____
Title _____
Approved: City Attorney



Curve Table

CHORD	VERGENCE	CHORD DIST	CHORD DIST	CHORD DIST
1	1.2349	0.2709	1.2349	0.2709
2	1.2349	0.2709	1.2349	0.2709
3	1.2349	0.2709	1.2349	0.2709
4	1.2349	0.2709	1.2349	0.2709
5	1.2349	0.2709	1.2349	0.2709
6	1.2349	0.2709	1.2349	0.2709
7	1.2349	0.2709	1.2349	0.2709
8	1.2349	0.2709	1.2349	0.2709
9	1.2349	0.2709	1.2349	0.2709
10	1.2349	0.2709	1.2349	0.2709
11	1.2349	0.2709	1.2349	0.2709
12	1.2349	0.2709	1.2349	0.2709
13	1.2349	0.2709	1.2349	0.2709
14	1.2349	0.2709	1.2349	0.2709
15	1.2349	0.2709	1.2349	0.2709
16	1.2349	0.2709	1.2349	0.2709
17	1.2349	0.2709	1.2349	0.2709
18	1.2349	0.2709	1.2349	0.2709
19	1.2349	0.2709	1.2349	0.2709
20	1.2349	0.2709	1.2349	0.2709
21	1.2349	0.2709	1.2349	0.2709
22	1.2349	0.2709	1.2349	0.2709
23	1.2349	0.2709	1.2349	0.2709
24	1.2349	0.2709	1.2349	0.2709

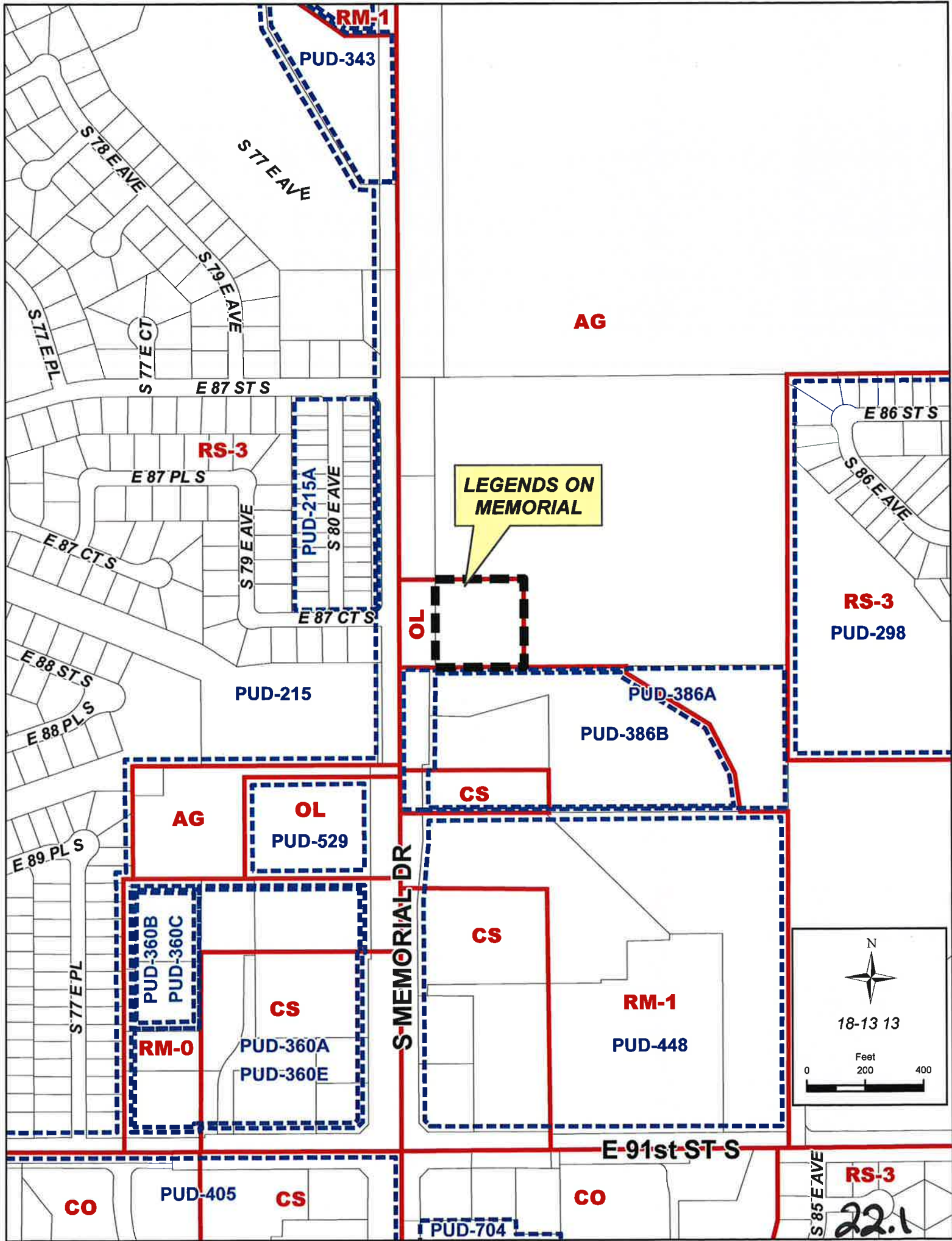
Lot Area Table

AREA LABEL	AREA(SF)	AREA(AC)	AREA LABEL	AREA(SF)	AREA(AC)
1	11,138 SF	0.260 Acres	1	12,876 SF	0.296 Acres
2	10,379 SF	0.238 Acres	2	11,291 SF	0.259 Acres
3	10,111 SF	0.232 Acres	3	11,534 SF	0.265 Acres
4	9,794 SF	0.225 Acres	4	11,788 SF	0.270 Acres
5	9,076 SF	0.209 Acres	5	11,745 SF	0.269 Acres
6	9,088 SF	0.210 Acres	6	11,177 SF	0.257 Acres
7	10,431 SF	0.240 Acres	7	10,886 SF	0.249 Acres
8	11,097 SF	0.254 Acres	8	10,177 SF	0.234 Acres
9	11,254 SF	0.258 Acres	9	10,145 SF	0.233 Acres
10	11,085 SF	0.254 Acres	10	10,683 SF	0.245 Acres
11	10,885 SF	0.249 Acres	11	11,181 SF	0.257 Acres
12	10,645 SF	0.244 Acres	12	11,713 SF	0.269 Acres
13	10,423 SF	0.239 Acres	13	10,423 SF	0.239 Acres
14	10,205 SF	0.234 Acres	14	10,205 SF	0.234 Acres
15	10,179 SF	0.234 Acres	15	10,179 SF	0.234 Acres
16	10,111 SF	0.232 Acres	16	10,111 SF	0.232 Acres
17	10,111 SF	0.232 Acres	17	10,111 SF	0.232 Acres
18	10,111 SF	0.232 Acres	18	10,111 SF	0.232 Acres
19	10,111 SF	0.232 Acres	19	10,111 SF	0.232 Acres
20	10,111 SF	0.232 Acres	20	10,111 SF	0.232 Acres
21	10,111 SF	0.232 Acres	21	10,111 SF	0.232 Acres
22	10,111 SF	0.232 Acres	22	10,111 SF	0.232 Acres
23	10,111 SF	0.232 Acres	23	10,111 SF	0.232 Acres
24	10,111 SF	0.232 Acres	24	10,111 SF	0.232 Acres

Notes:

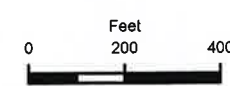
- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY LINES ARE SET 3/4" BORN REBAR WITH YELLOW CAP STAMPED "TANNER 181545" UNLESS OTHERWISE NOTED.
- THE REBAR IS SHOWN HEREON AS BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (2011), NORTH AMERICAN DATUM 83.
- ADDRESS SHOWN ON THIS PLAT ARE ACCORDANT AS THE TIME THE PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD BE REFILED OR IN PLACE OF THE LEGAL DESCRIPTION.
- ACCESS AT THE TIME OF PLAT WAS PROVIDED BY SOUTH 121ST STREET EAST BY WHEEL OF RIGHT-OF-WAY DEED RECORDED IN BOOK 200, PAGE 146, TULSA COUNTY CLERK'S OFFICE.

21.8





18-13 13



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

E 87 CTS

S MEMORIAL DR

LEGENDS ON
MEMORIAL



18-13 13



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

22.3

PRELIMINARY SUBDIVISION PLAT

Legends on Memorial - (8313) (CD 7)

East of South Memorial Drive and North of East 91st Street South

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

The following issues were discussed February 6, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned Planned Unit Development 805. Standards for PUD must be met.
2. **Streets:** Access designation should be same width as mutual access easement unless it is existing. Modify sidewalk language to reflect actual condition on site. Remove sentence "The owner/developer shall construct... onto minor streets." Modify last sentence to read "Owner/developer shall construct required sidewalks. Sidewalks must be constructed by developer and not "By Others". Sidewalk installation will need to meet with approval of IDP plan and Development Services staff approval.
3. **Sewer:** The standard location of the proposed sanitary sewer line is 12.5 feet from the property line within a 17.5 foot perimeter easement.
4. **Water:** No comment.
5. **Storm Drainage:** Reference is made to the floodplain atlas dated June 2010. Use the latest edition, presently April 2013. Runoff may not be allowed to sheet flow off of the property. Submit a detention determination.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Additional easements may be needed. Reference the dedication document for the northern PSO easement. Does the ONEOK easement allow drives and parking?
7. **Other: Fire:** A fire hydrant will be required within 400 feet of any part of a non-sprinkled structure as the hose lays and within 600 feet of any part of a sprinkled structure.
8. **Other: GIS:** Scale not correct, State coordinate system used in Basis of Bearing, show all subdivisions on location map, remove contours from plat drawing, change outer boundary format to show total distance of the east and west line. Then show the individual lot dimension (if different then total line distance) inside the lot, lots need addressing before final plat, need subdivision data control sheet.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

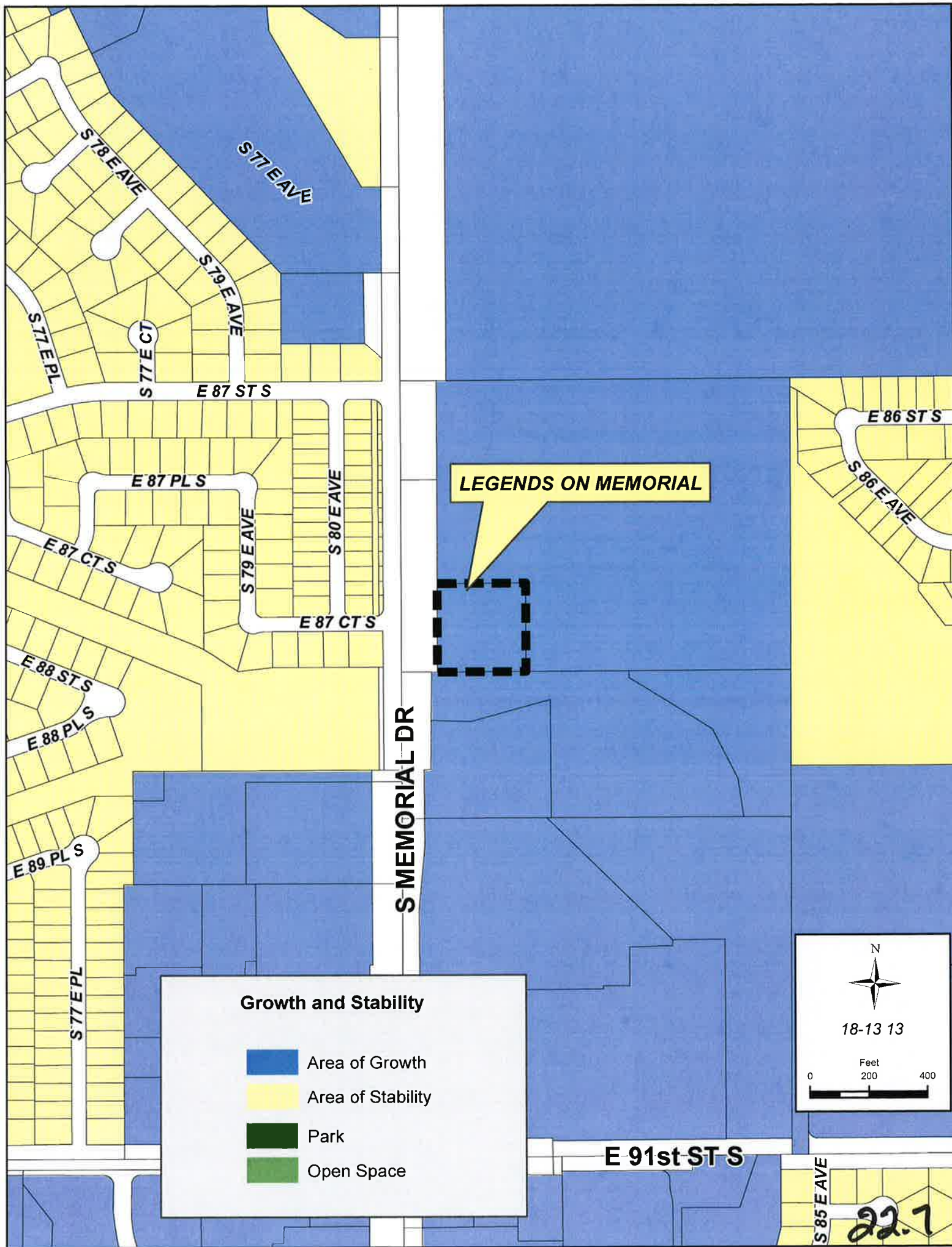
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

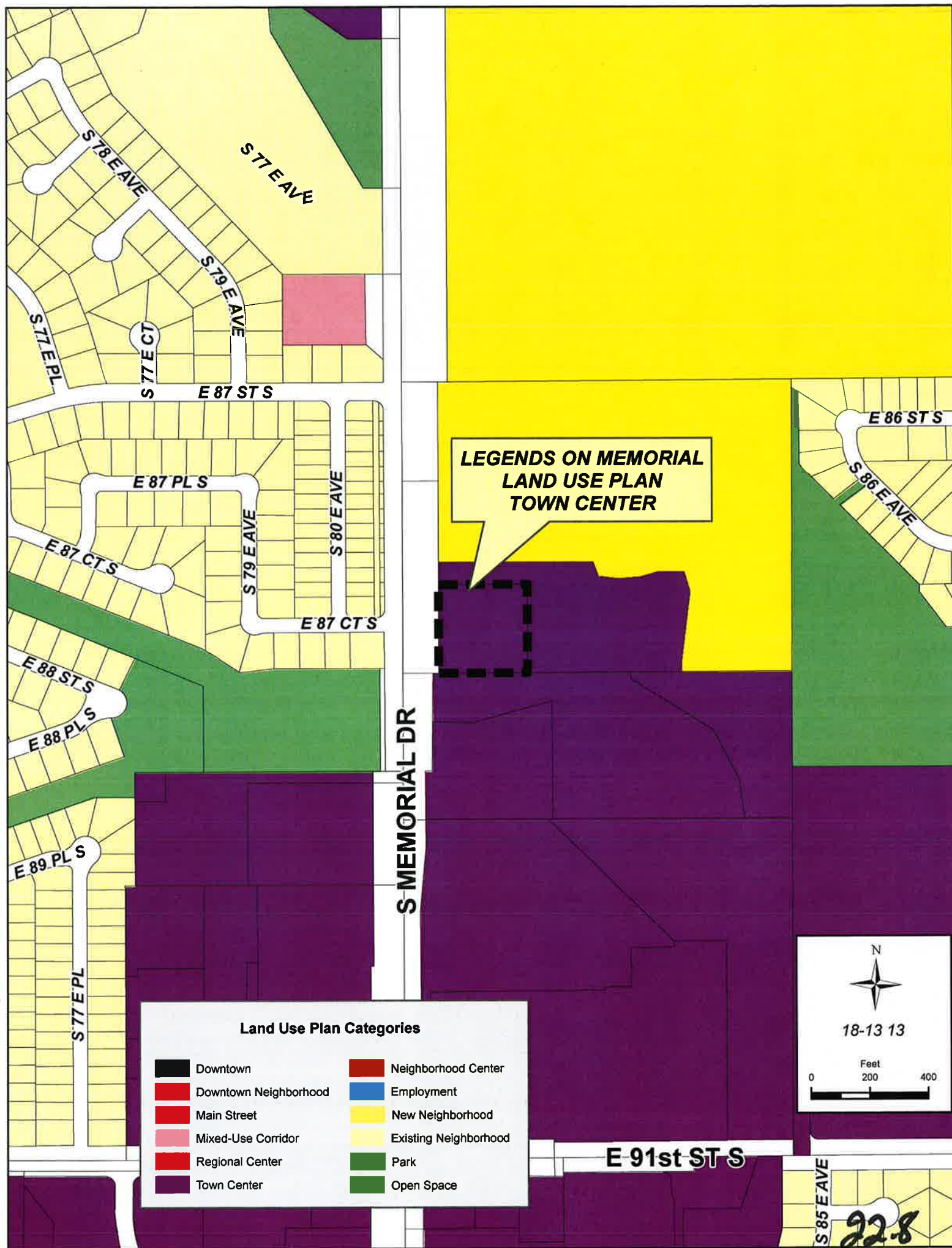
Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)
13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste

disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]
15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)
16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.





Preliminary Plat

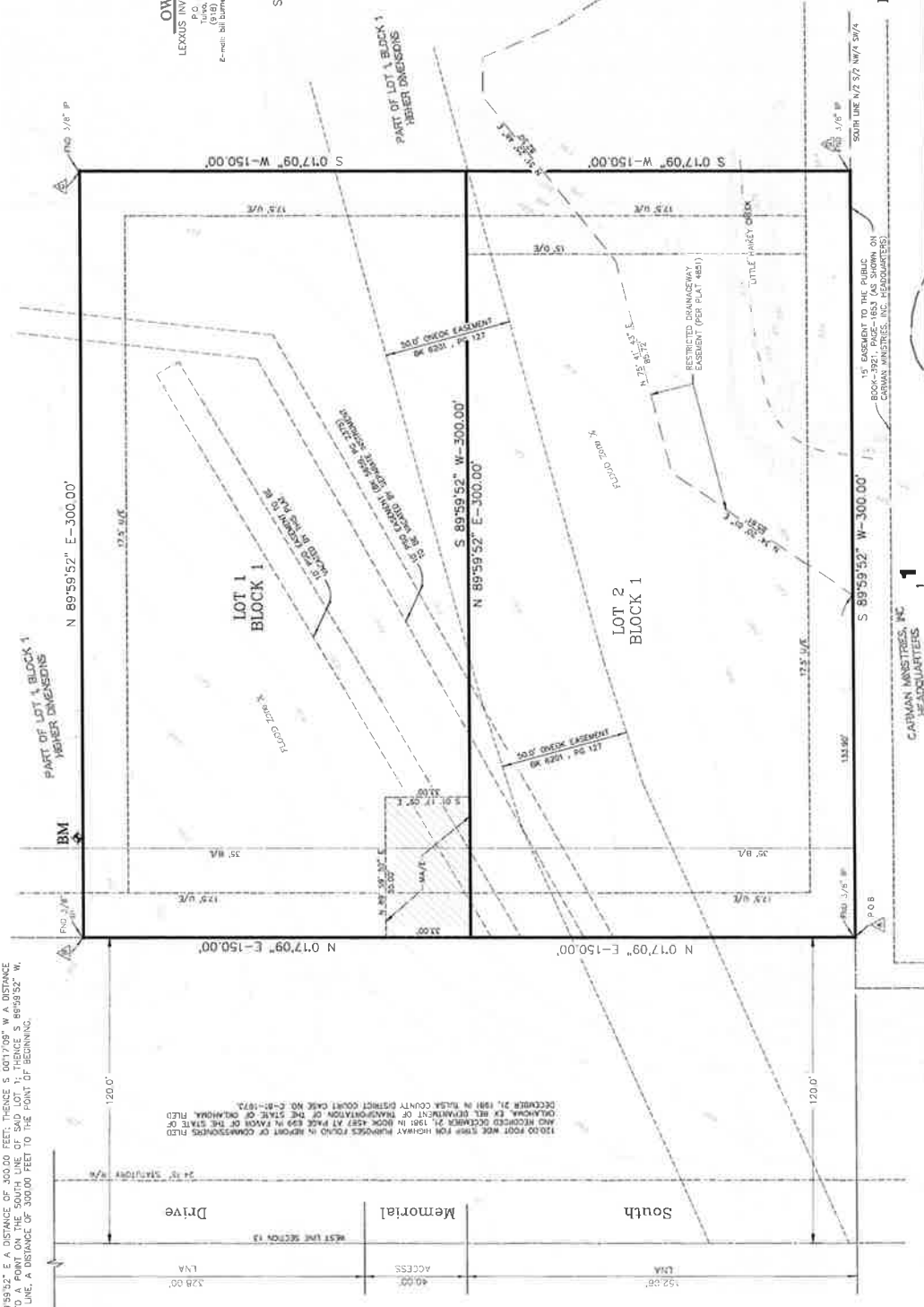
LEGENDS ON MEMORIAL

A Replat of part of Lot 1, Block 1, HIGHER DIMENSIONS, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma. The addition contains two (2) Lots in one (1) Block. A tract of land in the Northwest quarter (NW/4) of the Southwest Quarter (SW/4) of Section Thirteen (13), Township Eighteen (18) North, Range Thirteen (13) East

LEGAL DESCRIPTION-BLOCK 1

A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION 13, TOWNSHIP 18 NORTH, RANGE 13 EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF BLOCK 1, PLAT NO. 4851, ACCORDING TO THE RECORDED PLAT NO. 4851, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF HIGHER DIMENSIONS (PLAT #4841); THENCE N 07°10'52" E ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 300.00 FEET; THENCE N 89°59'52" E A DISTANCE OF 300.00 FEET; THENCE S 07°10'52" W A DISTANCE OF 300.00 FEET; THENCE S 89°59'52" W A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.



OWNER
LEXUS INVESTMENTS, LLC.
P.O. BOX 840
Tulsa, Oklahoma 74115
(918) 527-4578
E-mail: bill.burnett@lexusinvestments.com
CA No. 351 Renewed June 30, 2015

ENGINEER
Khoury Engineering, Inc.
1435 East 41st Street
Tulsa, Oklahoma 74115
(918) 772-8288
E-mail: khoury@khouryengineering.com
CA No. 351 Renewed June 30, 2015

SURVEYOR
Sienmore Wietz & Associates, Inc.
1111 E. 19th Street
Tulsa, Oklahoma 74115
(918) 665-3600
E-mail: info@sienmore.com
CA No. 2421 Renewed June 30, 2015

BASIS OF BEARING
THE BEARING BASE FOR THIS PLAT IS BASED ON THE RECORDED PLAT OF HIGHER DIMENSIONS PLAT NO. 4851.

BENCHMARK
CHISELY SQUARE ON CONCRETE CURB
ELEVATION=202.16
(1988 NAD83)

FLOOD NOTE
A PORTION OF THE PROPERTY DESCRIBED HEREON LIES WITHIN THE FLOOD HAZARD ZONE SHOWN ON THE REGULATORY FLOODPLAIN MAP ATLAS FOR THE CITY OF TULSA DATED JUNE 2010.

LEGEND
1/4" = 1' SCALE
B/L = BUILDING SETBACK LINE
M/A/E = MUTUAL ACCESS EASEMENT
D/E = DRAINAGE EASEMENT
P.O.B. = POINT OF BEGINNING
B.M. = BENCHMARK

LOT AREA
Lot 1 45,000 S.F./1.03 AC
Lot 2 45,000 S.F./1.03 AC

STATE PLANE COORDINATES

Northing	Easting
34,075.43	2,532,802.08
34,367.57	2,533,435.99
34,375.37	2,533,735.79
34,657.63	2,534,502.16

MONUMENTATION
FOUND MONUMENTS AND BENCHMARKS UNLESS NOTED OTHERWISE HEREON.

LEGENDS ON MEMORIAL, Tulsa County
Preliminary Plat - January 17, 2014
Sheet 1 of 1

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

103 Memorial Addition – (8326) (CD 8)

South of the southwest corner of East 103rd Street and South Memorial Road

The property is zoned CS (commercial shopping) and AG (agricultural). Full permits are requested. A preliminary subdivision plat for the subdivision was approved on June 5, 2013.

Review of this application must focus on the extraordinary or exceptional circumstances that extend the normal processing schedule and on the benefits and protections to the City that may be forfeited by releasing the Building Permit prior to filing of the final plat and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: There is no detriment to the City in releasing the building permit prior to filing of the final plat and the City will be benefitted by improving the scope and availability of medical services in an area where similar services and facilities are lacking and providing high quality jobs to the area. All IDP plans have been approved by the City. There have been additional easements recorded to take care of access and utility issues between the property and the abutting property.

The following information was provided by the Technical Advisory Committee in its meeting February 6, 2014:

ZONING: TMAPC Staff: Full permits are requested.

STREETS: Transportation: No comment.

SEWER: Public Works, Waste Water: No water or sanitary sewer taps for service can be issued until the proposed sanitary sewer main extension has been completed and accepted by the City for service.

WATER: Public Works, Water: No comments.

STORM DRAIN: Public Works, Storm Water: No comments.

FIRE: Public Works, Fire: No comments.

UTILITIES: Franchise Utilities: No comments.

The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits could adhere to this ideal.

The TAC (Technical Advisory Committee) did not object to the accelerated building permit.

Warren Professional Building Corporation

Thomas E. Cooper
Chairman and
Chief Executive Officer

February 10, 2014

Tulsa Metropolitan Area Planning Commission
c/o Indian Nations Council of Governments
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

Attention: Ms. Diane Fernandez

**Re: Application for Accelerated Release of Building Permit
103 Memorial Center**

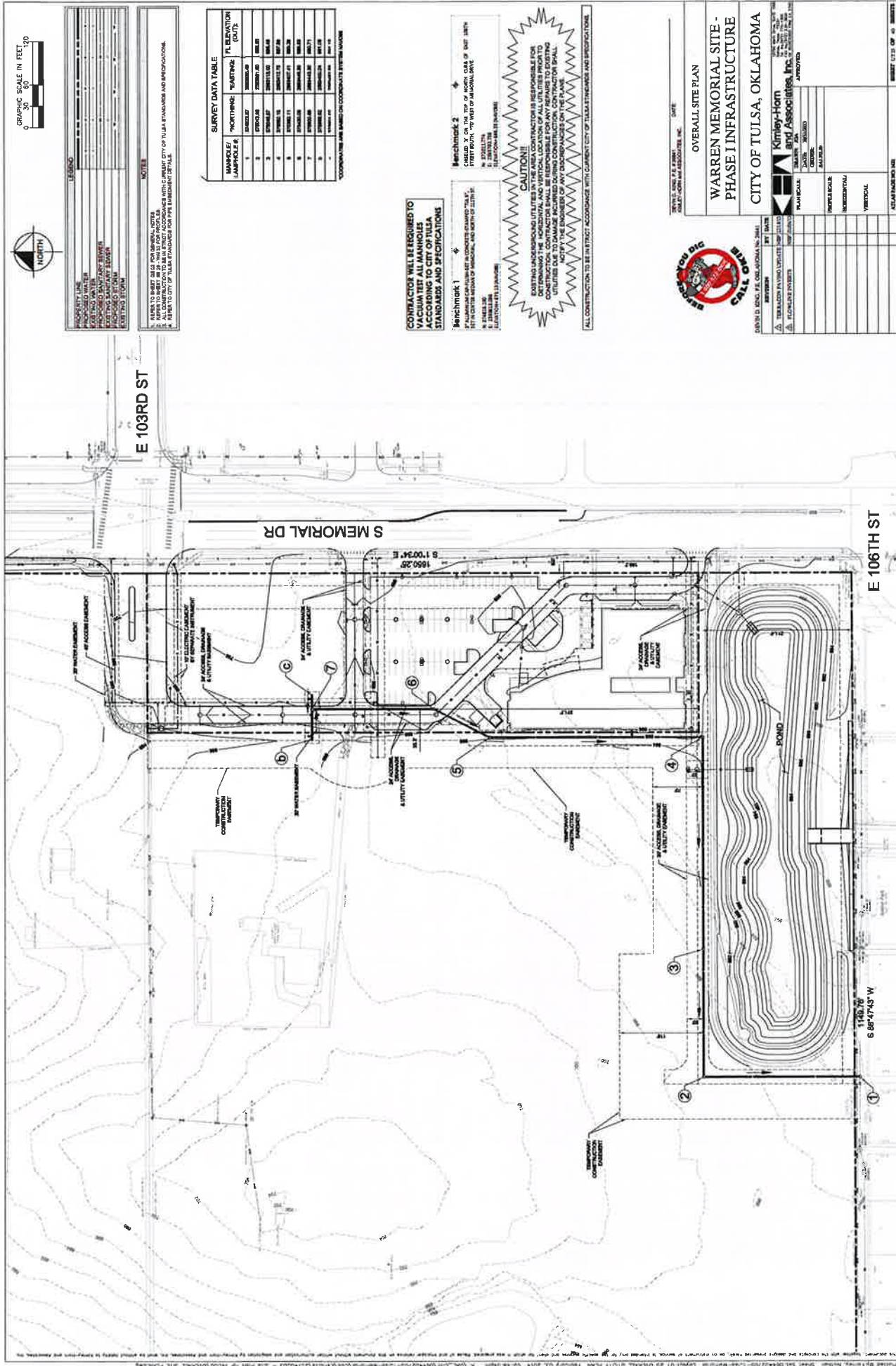
Dear Ms. Fernandez:

I am writing to request that the TMAPC approve our Application for an Accelerated Release of Building Permit (the "Application"). The Application is necessitated by the delays associated with off-site issues that have little to do with the development of the 103 Memorial Center by the Warren Professional Building Corporation. In addition to the resolution of these issues, we are near completion of the site grading under an Earth Change Permit, and all of the required IDP improvements are approved and under construction. With the exception of Bixby Telephone and Cox Cable, all of the release letters have been obtained. The only condition to the release of our Building Permit is platting and we simply cannot afford any more delay associated with the vertical construction of the Warren Clinic Urgent Care on Memorial.

Should you have any questions, please do not hesitate to call.

Sincerely,





LEGEND

PROPOSED WATER	EXISTING WATER
PROPOSED SANITARY SEWER	EXISTING SANITARY SEWER
PROPOSED STORM	EXISTING STORM

NOTES

1. REFER TO SHEET 001 FOR GENERAL NOTES.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS.
4. REFER TO CITY OF TULSA STANDARDS FOR PIPE DIMENSION DETAILS.

SURVEY DATA TABLE

MANHOLE / LAMPPOST #	NORTHING	EASTING	FIN ELEVATION (GAT)
1	10000.00	10000.00	1000.00
2	10000.00	10000.00	1000.00
3	10000.00	10000.00	1000.00
4	10000.00	10000.00	1000.00
5	10000.00	10000.00	1000.00
6	10000.00	10000.00	1000.00
7	10000.00	10000.00	1000.00
8	10000.00	10000.00	1000.00
9	10000.00	10000.00	1000.00
10	10000.00	10000.00	1000.00

*COORDINATES ARE BASED ON COORDINATE SYSTEM NUMBER

CONTRACTOR WILL BE REQUIRED TO VACUUM TEST ALL MANHOLES ACCORDING TO CITY OF TULSA STANDARDS AND SPECIFICATIONS.

Benchmark 1
 *MANHOLE OR LAMPPOST IN CONCRETE DAWG "TUL" SET IN CEMENT MEDIUM OF MANHOLE, AND NORTH OF UTILITY.
 ELEVATION: 1000.00
 LOCATION: 10000.00 N, 10000.00 E

Benchmark 2
 *MANHOLE OR LAMPPOST IN CONCRETE DAWG "TUL" SET IN CEMENT MEDIUM OF MANHOLE, AND NORTH OF UTILITY.
 ELEVATION: 1000.00
 LOCATION: 10000.00 N, 10000.00 E

CAUTION!
 EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND MARKING PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION.

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS.



OVERALL SITE PLAN

WARREN MEMORIAL SITE - PHASE I INFRASTRUCTURE

CITY OF TULSA, OKLAHOMA

Kinley-Horn and Associates, Inc.

APPROVED

DATE

BY

FOR

PROJECT

LOCATION

SCALE

SHEET 01 OF 40 SHEETS

23.4

103 Memorial Center

OWNER:
Foundation Land Holding Company-
Memorial #1, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY
CONTACT: THOMAS COOPER
6585 South Yale Avenue, Suite 1040
Tulsa, Oklahoma 74136
Phone: (918) 483-7911

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1485
OF CA. NO. 2862, EXP/REC/1/9/2025
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918)745-9929
Dan@TannerBallShop.com

Legend

ADJURE	MUTUAL ACCESS, DRAINAGE & UTILITY EASEMENT
BUILDING LINE	
BOOK & PAGE	
CR POB	
CD	CHORD MEASURING
CO	CORNER DISTANCE
DOC	DOCUMENT
ESMT	EASEMENT
INSTRUM	INSTRUMENT
MAE	MUTUAL ACCESS EASEMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RETRACTED	RETRACTED WHATEVER EASEMENT
UTLTY	UTILITY EASEMENT

1. THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
2. ALL PROPERTY CORNERS ARE SET 2 FT. BOW BEAR WITH YELLOW CAP STAMPED "TANNER 1455" UNLESS OTHERWISE NOTED.
3. THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (1303). NORTH AMERICAN DATUM (1483). THE WEST LINE OF SECTION 28 BEING NORTH 17°30'44" WEST.



FINAL PLAN
CERTIFICATE OF APPROVAL

I hereby certify that the plat was approved by the Plat Commission After Hearing Commission on _____.

_____ JUDGE/JUDGES

This reference is void if the plat is not filed in the Office of the County Clerk on or before _____.

_____ CITY CLERK/CLERK

APPROVED _____ by the
Council of the City of Tulsa,
Oklahoma.

_____ Chairman

_____ Mayor

_____ ATTEST: City Clerk

_____ APPROVING CITY ALDERMAN

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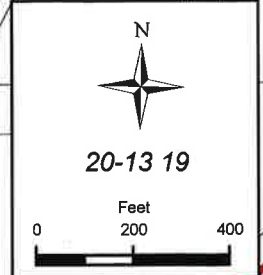
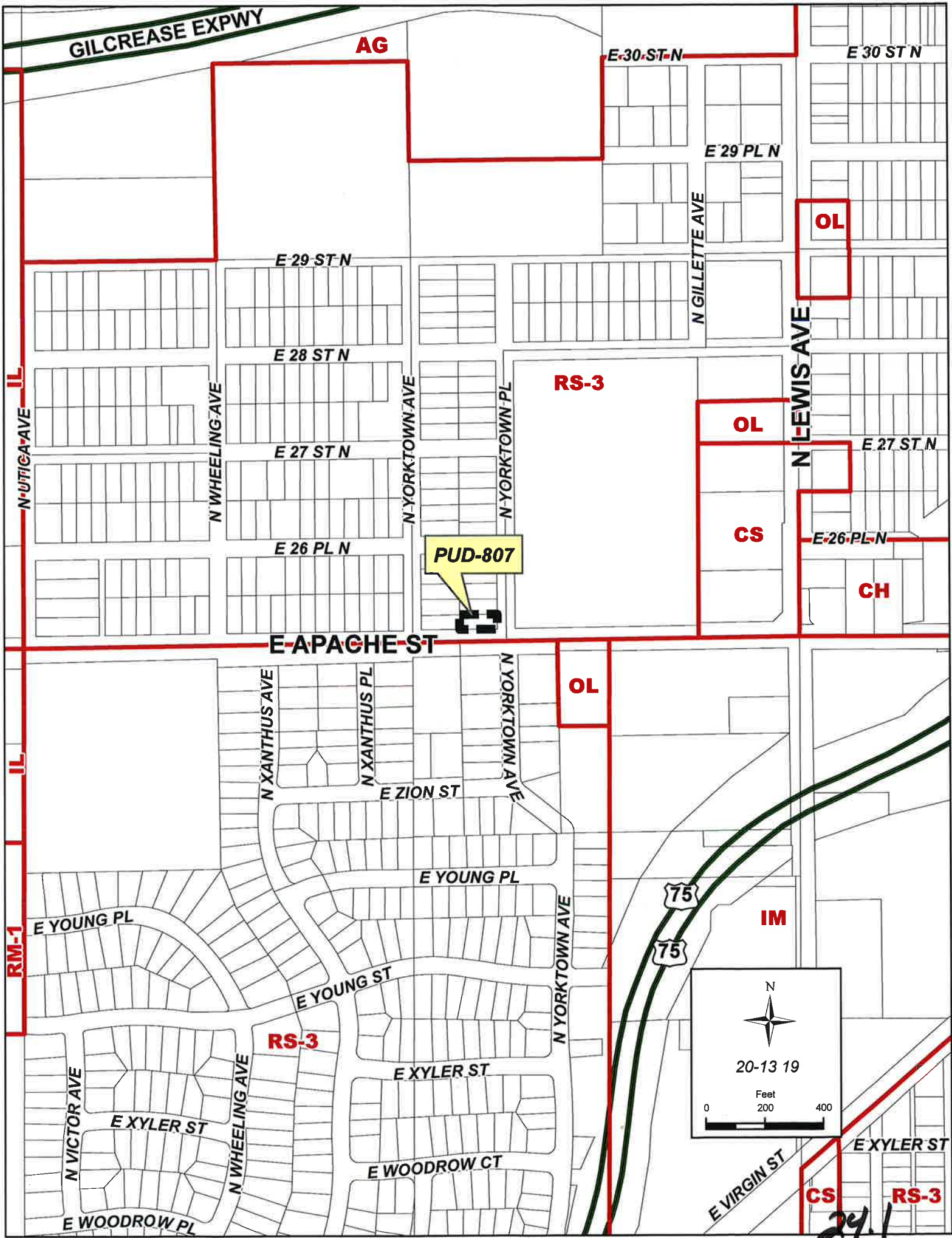
SUBDIVISION CONTAINS
TWO (2) LOTS IN ONE (1) BLOCK
AND ONE (1) RESERVE

SUBDIVISION AREA: 7.88 ACRES

DATE OF PREPARATION: JANUARY 15, 2016

103 Memorial Center
SHEET 1 OF 2

23.5



29.1



PUD-807

E APACHE ST

N

20-13 19

Feet
0 200 400

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

24.2



20-13 19

0 50 100
Feet

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

24.3

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-807

TRS 0219

Atlas 283

CZM 29

CD-1

TMAPC Hearing Date: February 19, 2014

Applicant: Association For Direct Care Trainers,
Inc.

Tract Size: .16± acres
6760± square feet

ADDRESS/GENERAL LOCATION: Northwest corner of North Yorktown Place and East
Apache Street

PRESENT ZONING: RS-3

PRESENT USE: Single-family residence

PROPOSED ZONING: RS-3/ PUD-807

PROPOSED USE: Assisted living facility

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970, established zoning for the subject property.

RELEVANT ZONING HISTORY:

BOA-12253 October 28, 1982: The Board of Adjustment approved a Special Exception to allow a pre-school in an RS-3 district, on property located at 2703 North Yorktown Place and abutting east, across N. Yorktown Pl., of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 6760± square feet in size and is located Northwest corner of North Yorktown Place and East Apache Street. The property appears to be a single family residence and is zoned RS-3. The site is an existing single family residential structure which will remain but will be renovated to accommodate a group home.

SURROUNDING AREA: The subject tract is abutted on the east by Board of Education Property, zoned RS-3; on the north, south and west by single family residential, zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan designates East Apache as a secondary arterial. There are no special considerations in the Comprehensive Plan for this street. The Existing structure locations along Apache Street will prohibit the dedication of any additional right of way for the foreseeable future.

24.4

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Yorktown Place	NA	50 feet	2
East Apache Street	Secondary Arterial	100 feet	4

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Land Use Designation:

PUD 807 is entirely within an **Existing Neighborhood** land use designation. An Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Staff Comment: PUD 807 is consistent with the vision identified for appropriate infill. The applicant had already submitted plans to the building permit office and received a letter of deficiency suggesting a presentation to the Board of Adjustment however due to the number of items that need relief it was staff opinion that the best method for accomplishing this infill development was through a PUD.

Growth and Stability Designation:

This PUD is part of an area mapped as an **Area of Growth** in the Areas of Stability and Growth map. 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.

Staff Comment: PUD 807 is consistent with the vision identified for appropriate infill in Existing Neighborhood and Areas of Growth designations.

APPLICANTS DEVELOPMENT CONCEPT:

The Association for Direct Care Trainers, Inc.,(AFDCT, Inc.) provides Habilitation Training Services to persons with developmental disabilities in a home setting. We help these individuals increase their independence and to live in the community successfully. We help with daily living skills such as cooking housekeeping, laundry safety skills, money management, accessing medical care, participation in community activities, advocacy and employment skills. AFDCT, Inc. has been successfully providing these services for more than

24.5

21 years to the greater Tulsa area. More than 100 families are being served by the more than 120 AFDCT, Inc. employees. AFDCT, Inc. is a For Profit Business contracting with the state of Oklahoma.

This facility will be located in an existing structure located at 2604 North Yorktown Place East in Tulsa and will accommodate up to five residents in an existing residential structure which will be remodeled and an addition added to the structure. The 0.16 acre lot is a platted property and is zoned RS-3. The proposed addition/renovations shall provide adequate space and shall maintain the residential character of the neighborhood. The client base are individuals who are currently living in their families home and life changes have affected their families' ability to provide an around the clock, sound and secure in-home supervised environment. The residents shall be provided 24 hour supervision which will require six employees. This staff and its facility will be monitored by The Department of Human Services. Van transportation may be provided. Not more than 4 vehicles will be located on the site at any time with additional accommodations for at least one vehicle that has capacity to carry up to 10 passengers which may be parked temporarily on the property. AFDCT, Inc. will utilize additional security and monitoring services to insure the safety and welfare of the residents and community.

APPLICANTS REFERENCED EXHIBITS:

- Exhibit 1 Conceptual Site Plan
- Exhibit 2 Privacy Fence Details
- Exhibit 3 Fred Thompson Addition Subdivision and deed of dedication
- Exhibit 4 Residential Driveway

PUD 807 DEVELOPMENT STANDARDS:

Gross land area: 0.316 acres

Permitted uses:

Use Unit 6 (Single-Family Dwelling) and Use Unit 8 (Multi Family and Similar Uses) but limited to an assisted living facility with 24 hour supervision as required for a community group home monitored by the Department of Human Services.

Maximum Dwelling Units: 5

Minimum Lot Width: 53 feet

Minimum Lot Size: 6890 square feet

Minimum Livability Space: 2000 square feet
(Open space not allocated to parking or drives but includes drives within the rear yard)

Maximum Building Height: 35 feet

Minimum Setbacks:

- From centerline of North Yorktown Pl. East 55 feet*
- From centerline of East Apache Street 44 feet**
- From North boundary of PUD 10 feet
- From West boundary of PUD 25 feet

- * The existing front porch illustrated on the conceptual site plan may remain and be maintained in its present form.
- ** The existing structure is located 44'-7" from the centerline. New construction shall match the existing structure setback.

Other Bulk and Area Requirements: As provided within an RS-3 District

Off-street parking: Within the lot, a minimum of 3 parking spaces shall be provided with at least one space being accessible and meeting American Disability Act guidelines for a van accessible space.

Landscape and Screening Requirements:

The site will be screened from the abutting properties on the north and west. A 6' wood screening fence will be installed along those property lines except where a 4 foot height limit is required between the property line and the building setback lines.

Trees and shrubs shall be planted and maintained within the Apache and the Yorktown Place street yard. A minimum of 4 trees shall be planted in the Apache Street Yard. The existing tree shall be saved and maintained in the Yorktown Street Yard. In the event that the Yorktown tree is replaced it shall be replaced with a minimum 2.5" caliper shade tree with a minimum height of 14 feet.

Shrubs shall be placed on the south and east sides of the lots between the building and property line. A minimum of 40 - 5 gallon shrubs shall be installed creating an effective foundation planting adjacent to the house.

All shrubs and trees shall be irrigated with an underground irrigation system and maintained in a healthy condition.

Lighting:

All lighting shall be residential style lighting and directed down and away from adjacent property lines. No lighting will be more than 12' height whether building or ground mounted.

Signage:

Ground signage is not allowed. One wall mounted sign may be installed on the structure. The maximum size of the sign shall not exceed 12 square feet and may not be illuminated.

ACCESS AND CIRCULATION:

Vehicular access shall be derived from East Apache and North Yorktown. The materials and construction standards and specifications for the driveway access inside the private street right of way shall meet or exceed the City of Tulsa standards for residential and arterial street construction.

Sidewalks shall be constructed and maintained in the Apache and Yorktown right of way meeting City of Tulsa standards for sidewalk construction.

UTILITIES AND DRAINAGE:

There are no significant concerns regarding the Planned Unit Development related to any of the infrastructure requirements for utilities and drainage.

SITE PLAN REVIEW:

A detailed site plan shall be submitted and approved in a public hearing at the Planning Commission meeting or exceeding the standards of the PUD.

STAFF RECOMMENDATION:

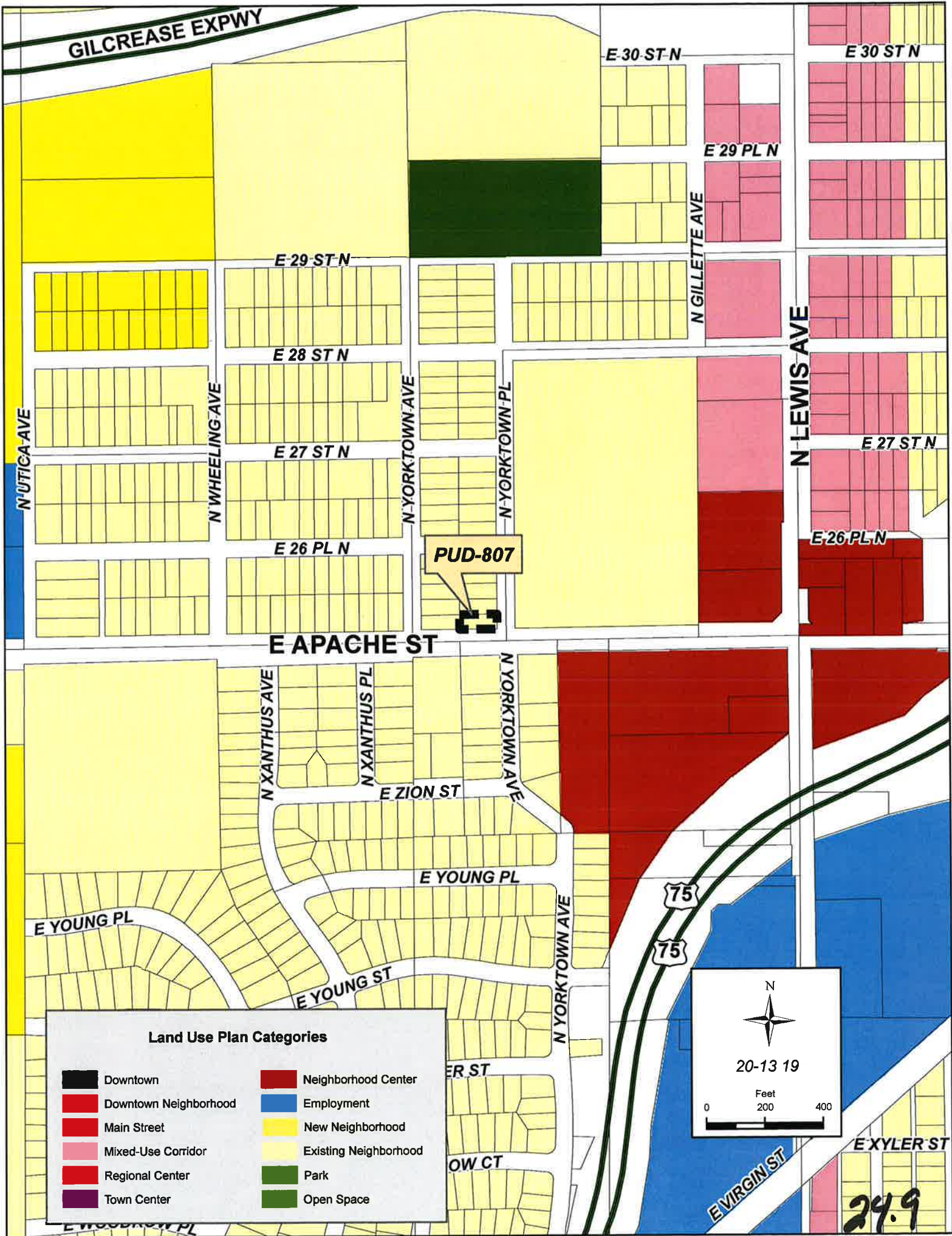
PUD 807 is consistent with the stated purposes of the PUD chapter of the Tulsa Zoning Code

The Planned Unit Development is an infill project that is consistent with the concepts presented in the Existing Neighborhood and Areas of Growth sections of the Comprehensive Plan.

The Planned Unit Development provides specific, signage, screening, landscaping and lighting guidelines which provide a site that is harmonious with the existing and expected development of the surrounding areas.

Therefore staff recommends **APPROVAL** of PUD 807 as outlined in the Applicant's Development Concept, referenced exhibits and development standards outlined above.

02/19/14



GILCREASE EXPWY

E 30 ST N

E 30 ST N

E 29 PL N

E 29 ST N

E 28 ST N

E 27 ST N

E 26 PL N

PUD-807

E APACHE ST

E ZION ST

E YOUNG PL

E YOUNG PL

E YOUNG ST

ER ST

OW CT

N GILLETTE AVE

N LEWIS AVE

E 27 ST N

E 26 PL N

E XYLER ST

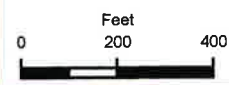
EVIRGIN ST

Land Use Plan Categories

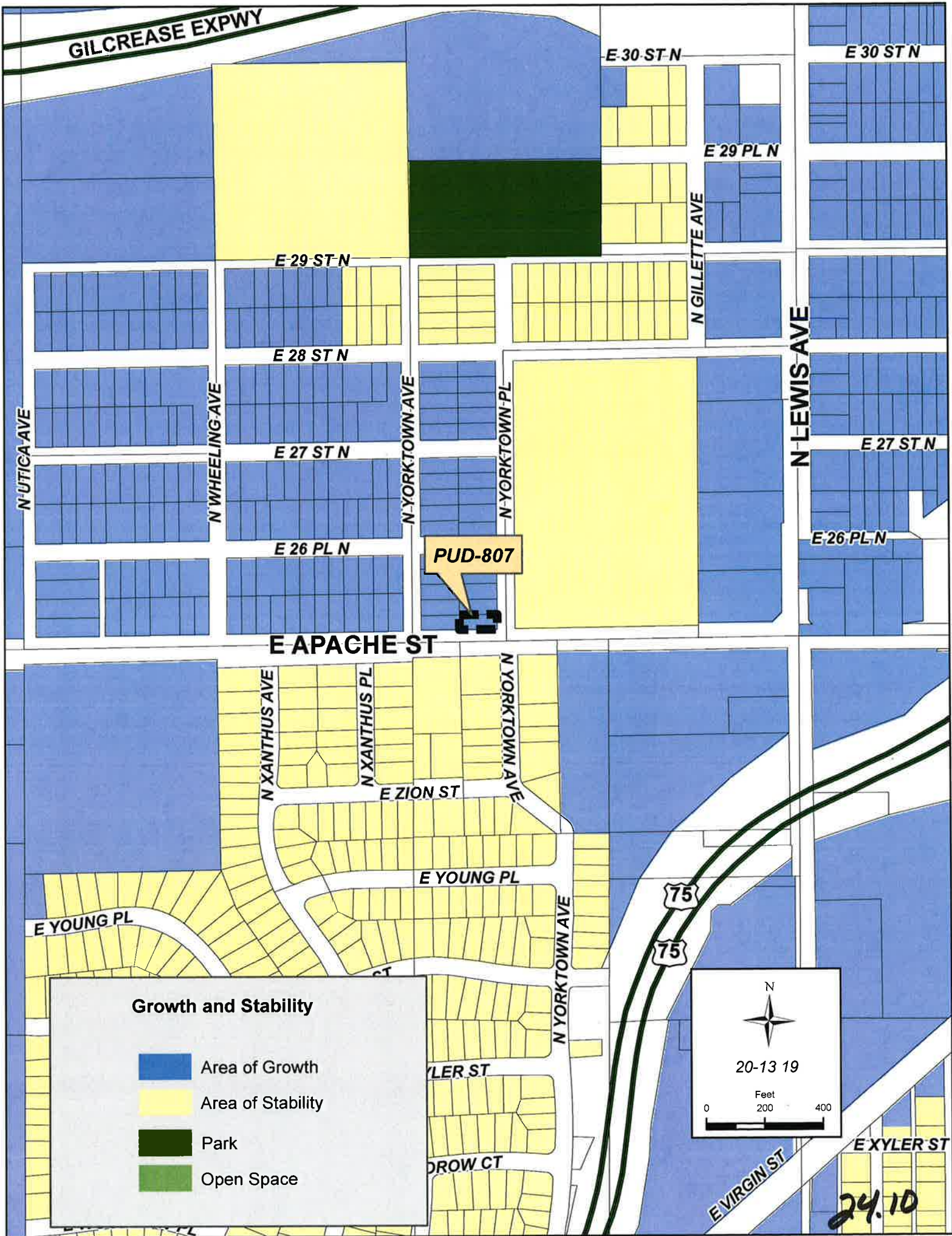
- | | |
|-----------------------|-----------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park |
| Town Center | Open Space |



20-13 19

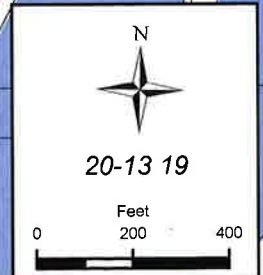


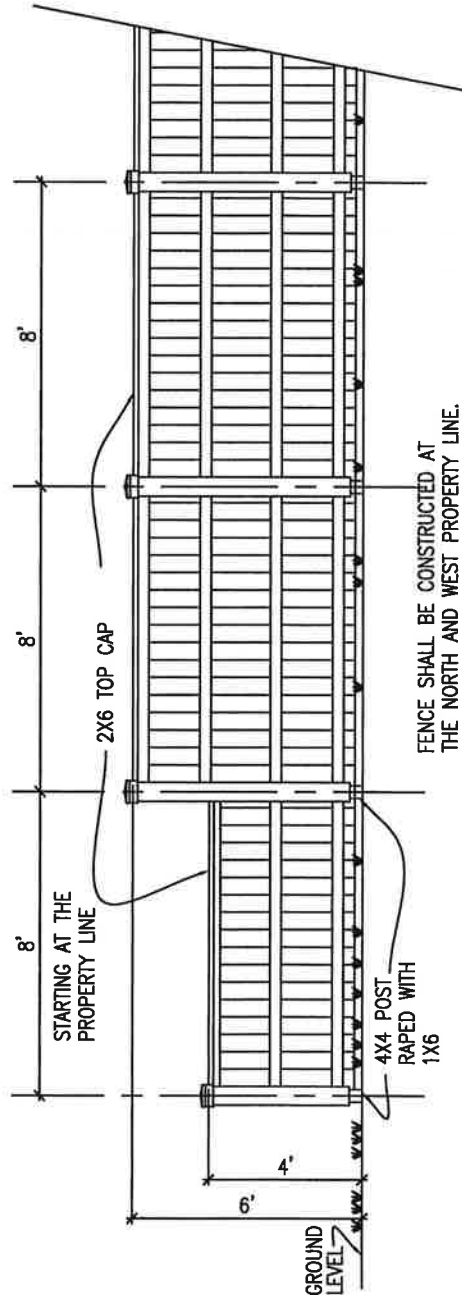
24.9



Growth and Stability

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





1

PRIVACY FENCE DETAIL

1/4" = 1'-0"

NORTH YORKTOWN

ASSOCIATION FOR DIRECT
CARE TRAINERS, INC.

2804 NORTH YORKTOWN PL. EAST
TULSA, OKLAHOMA 74118

PLANNED UNIT DEVELOPMENT NO. 887
DECEMBER 2013

UPS DEVELOPMENT CORP.

P. O. BOX 80433
MEMPHIS, TN 38108
(901) 262.7878
e-mail address:
r_fowler@uballcoast.net

24.12



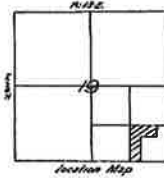
FRED THOMPSON ADDITION

To Tulsa, Tulsa County, Oklahoma

Scale: 1"=100'
March 1950

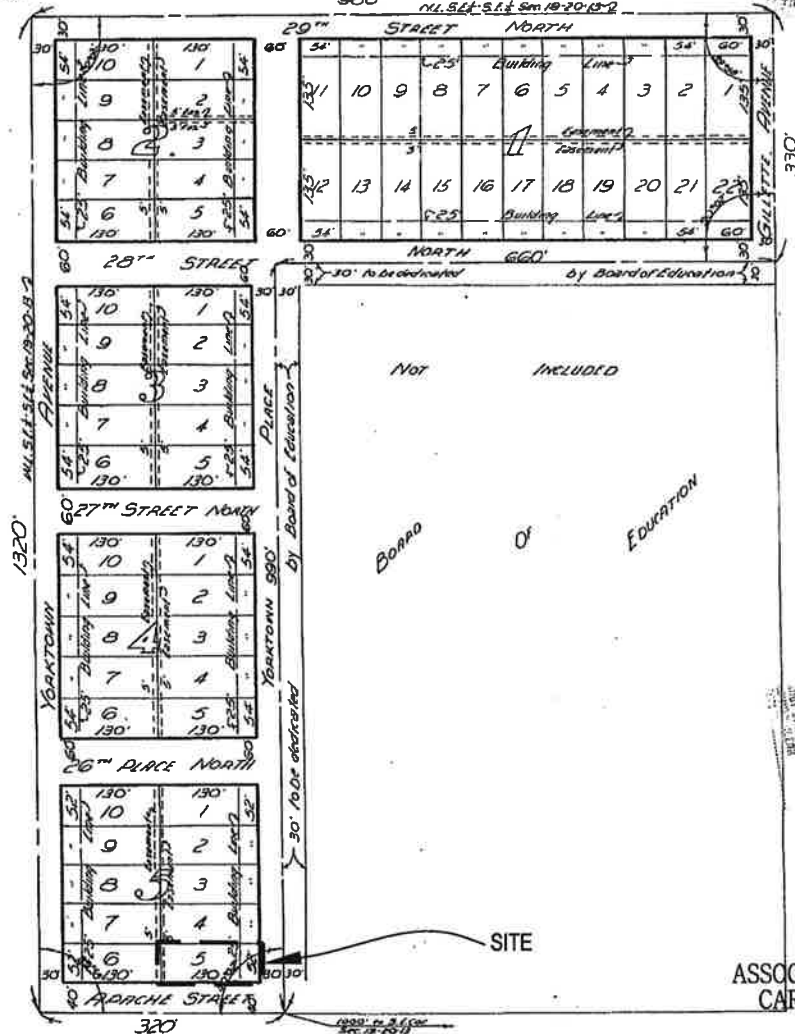
Surveyor

N.K. White
Surveyor



UNPLATTED

980' N. 54.5 E. 5.1 ft. 5m 18-20-13-2



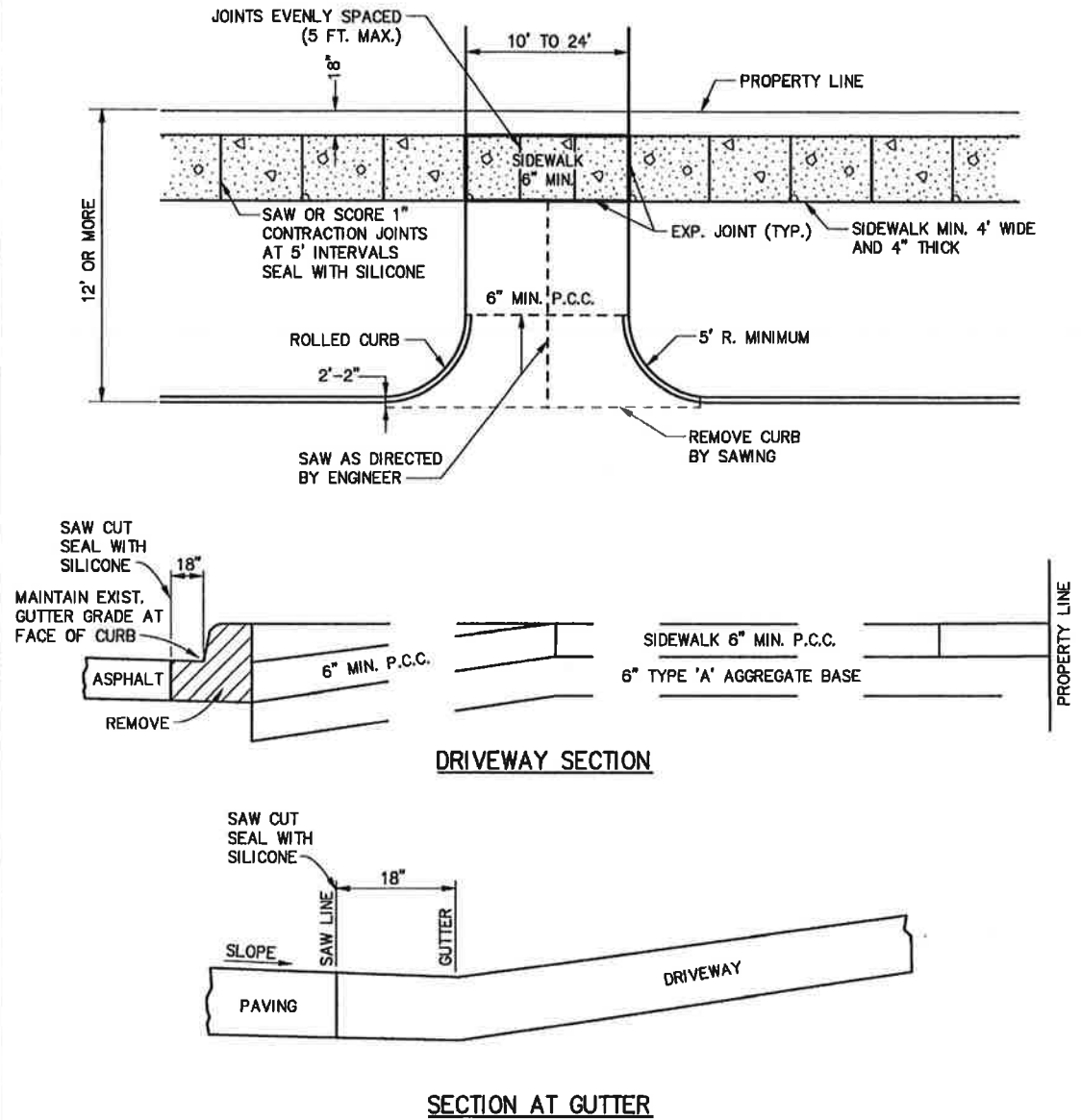
ASSOCIATION FOR DIRECT
CARE TRAINERS, INC.

2604 NORTH YORKTOWN PL. EAST
TULSA, OKLAHOMA 74118

PLANNED UNIT DEVELOPMENT NO. 807
DECEMBER 2013

UPS DEVELOPMENT CORP.
P. O. BOX 80433
MEMPHIS, TN 38108
(901) 268.7878
e-mail address:
r_rover@bellsouth.net

24.13



RESIDENTIAL CONCRETE DRIVEWAY
ASPHALT STREET

CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT

DRAWN BY: S.R.W.

CHECKED BY:

DATE: OCTOBER 2013

APPROVED

NOT TO SCALE

STANDARD NO. 702

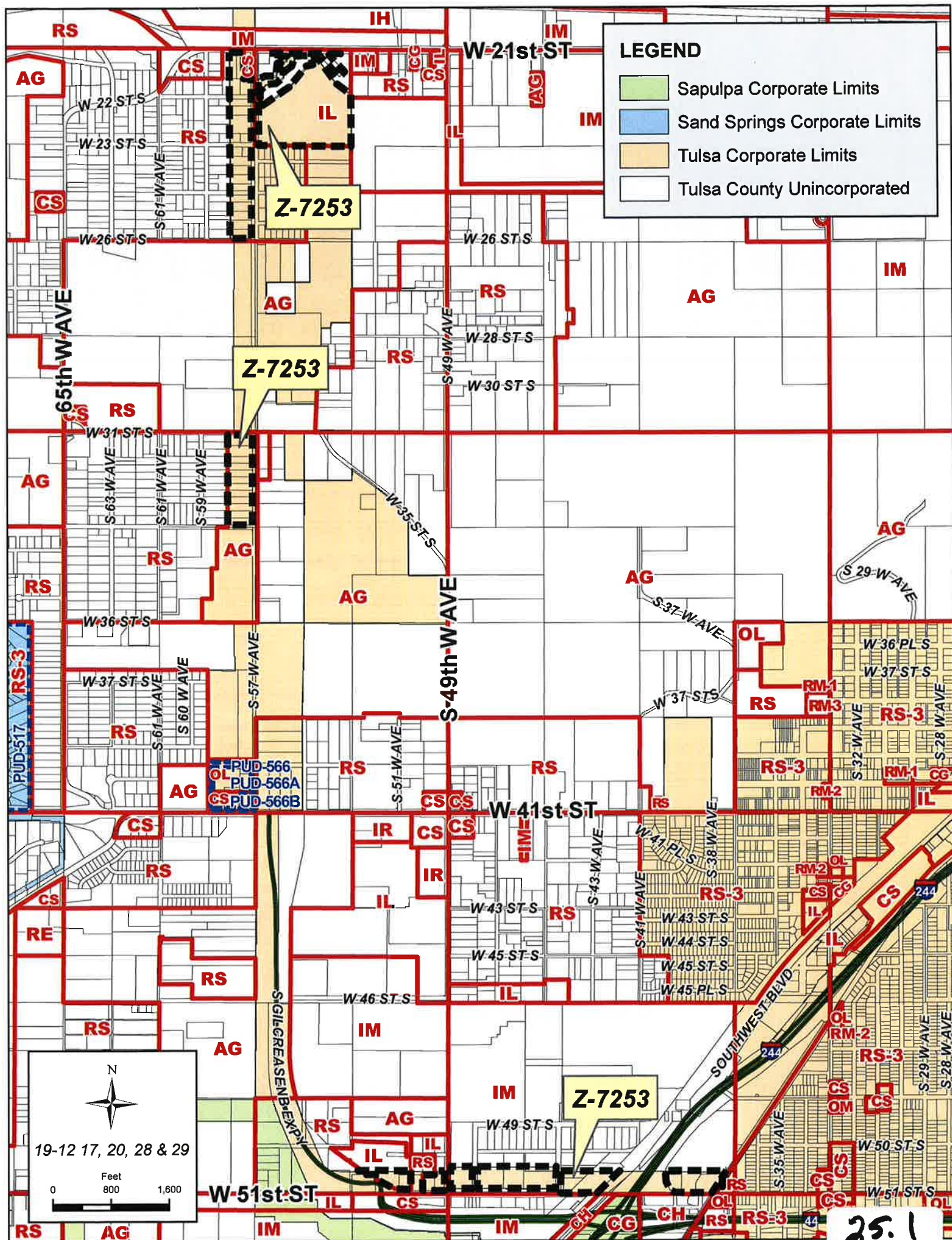
2

RESIDENTIAL DRIVEWAY

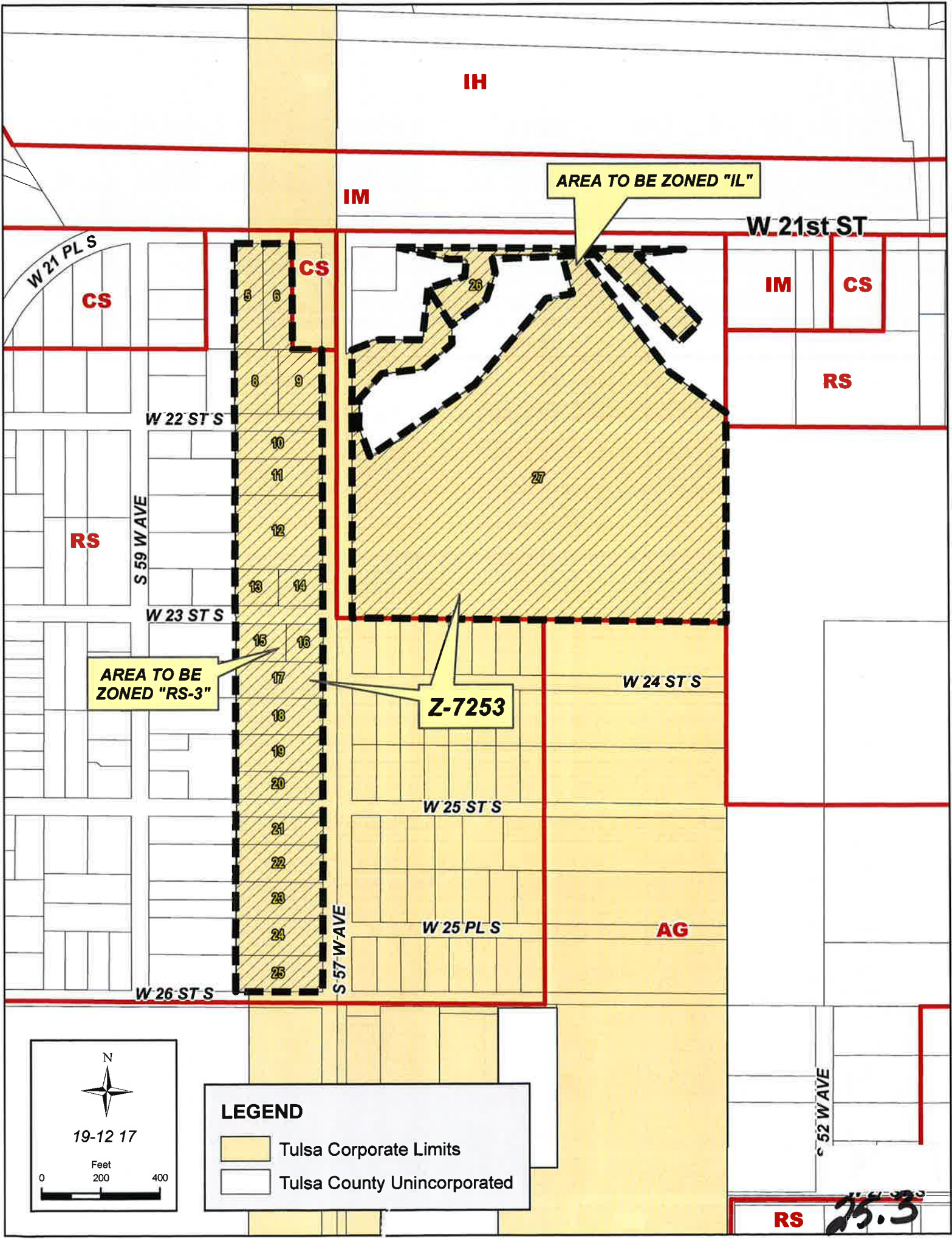
NONE

NORTH YORKTOWN

24.14







RS 25.3



AREA TO BE ZONED "IL"

W 21st ST

W 21 PL S

W 22 ST S

S 59 WAVE

W 23 ST S

AREA TO BE ZONED "RS-3"

Z-7253

W 24 ST S

W 25 ST S

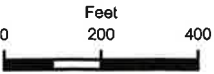
W 25 PL S

S 57 WAVE

S 52 WAVE

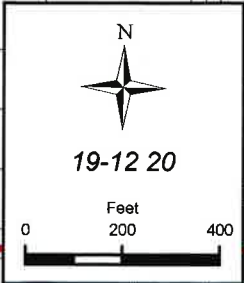
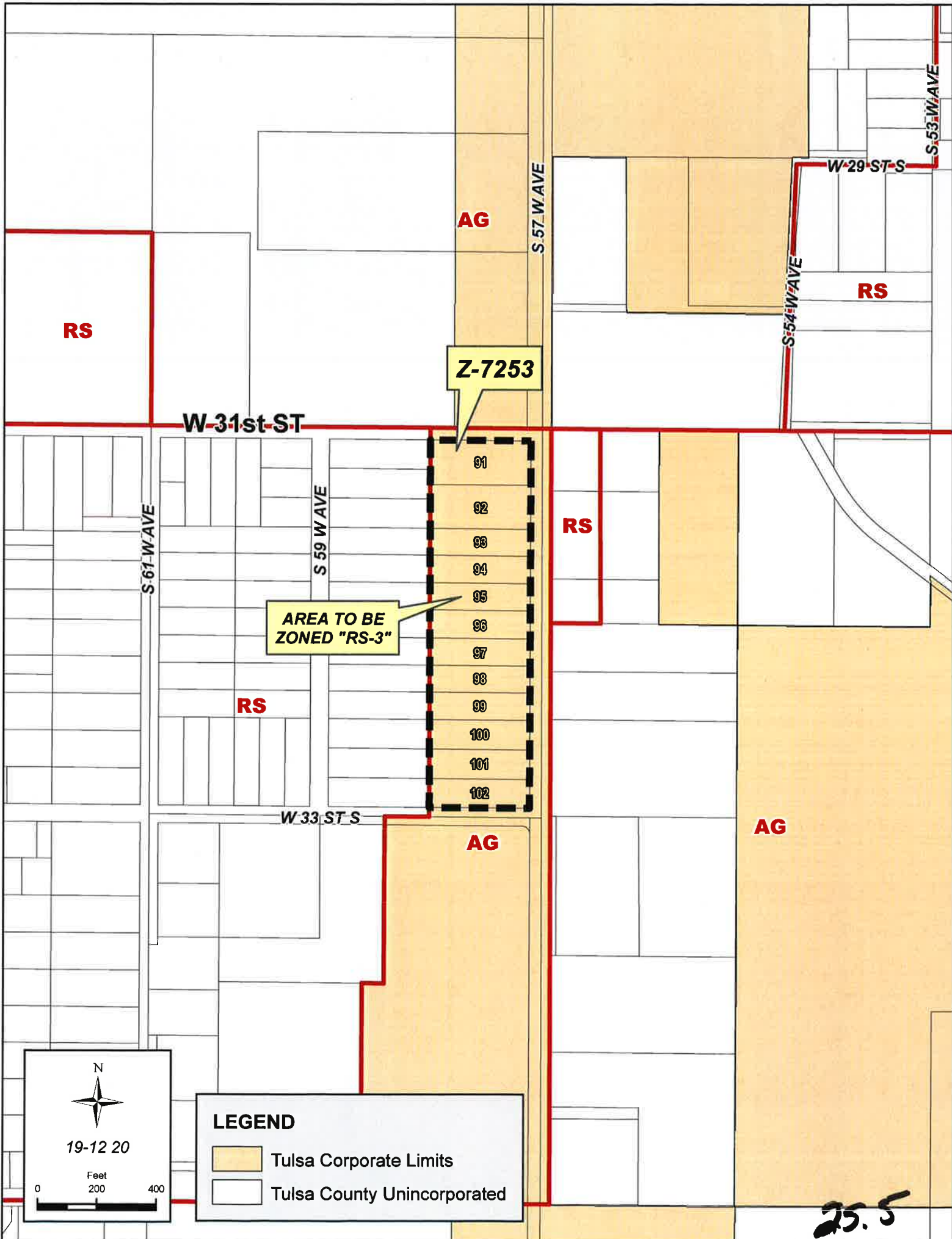


19-12 17



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

25.4



LEGEND

- Tulsa Corporate Limits
- Tulsa County Unincorporated

25.5



Z-7253

W 31st ST

S 61 WAVE

S 59 WAVE

S 57 WAVE

S 54 WAVE

W 29 ST S

S 53 WAVE

**AREA TO BE
ZONED "RS-3"**

W 33 ST S

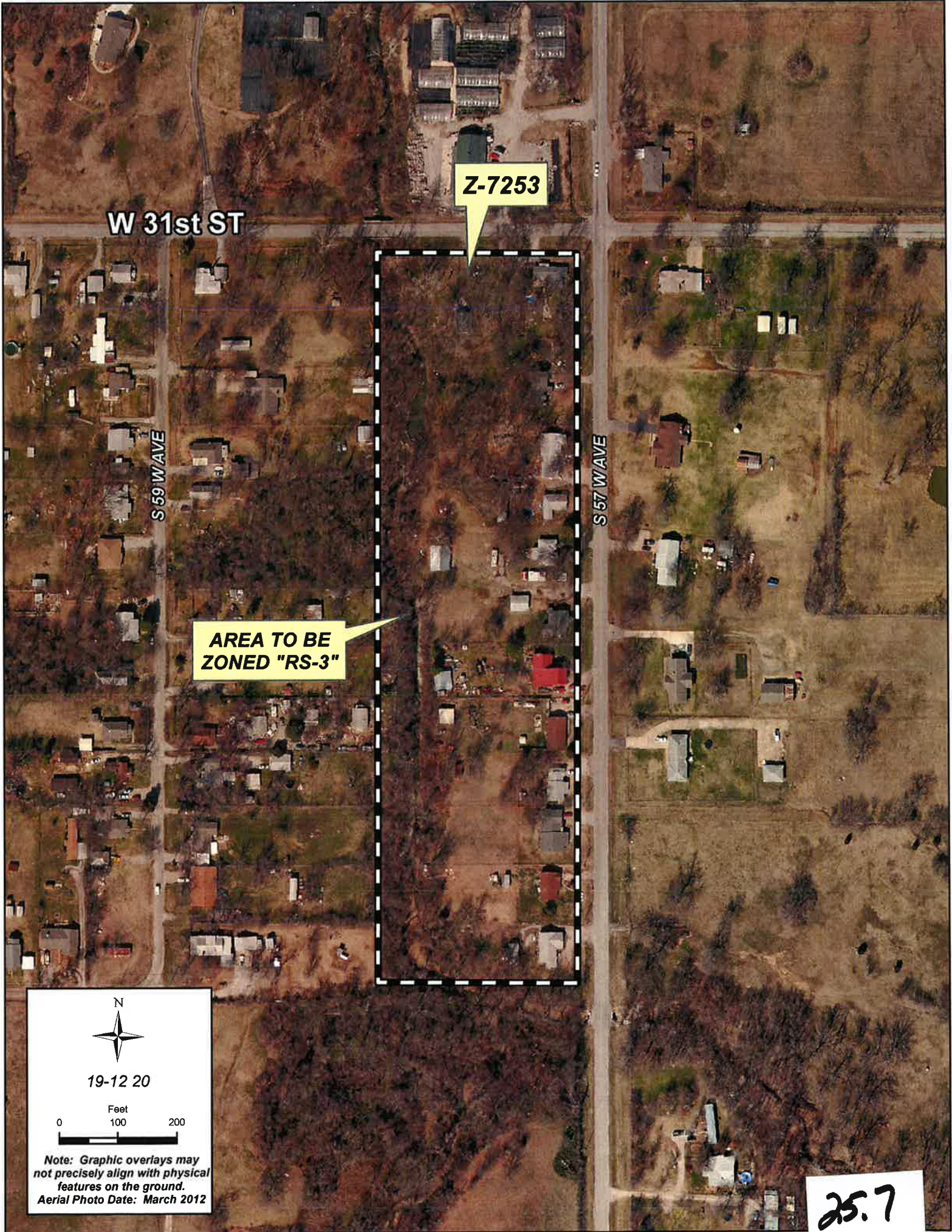


19-12 20



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

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W 31st ST

Z-7253

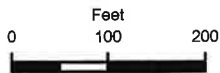
S 59 W AVE

S 57 W AVE

AREA TO BE
ZONED "RS-3"

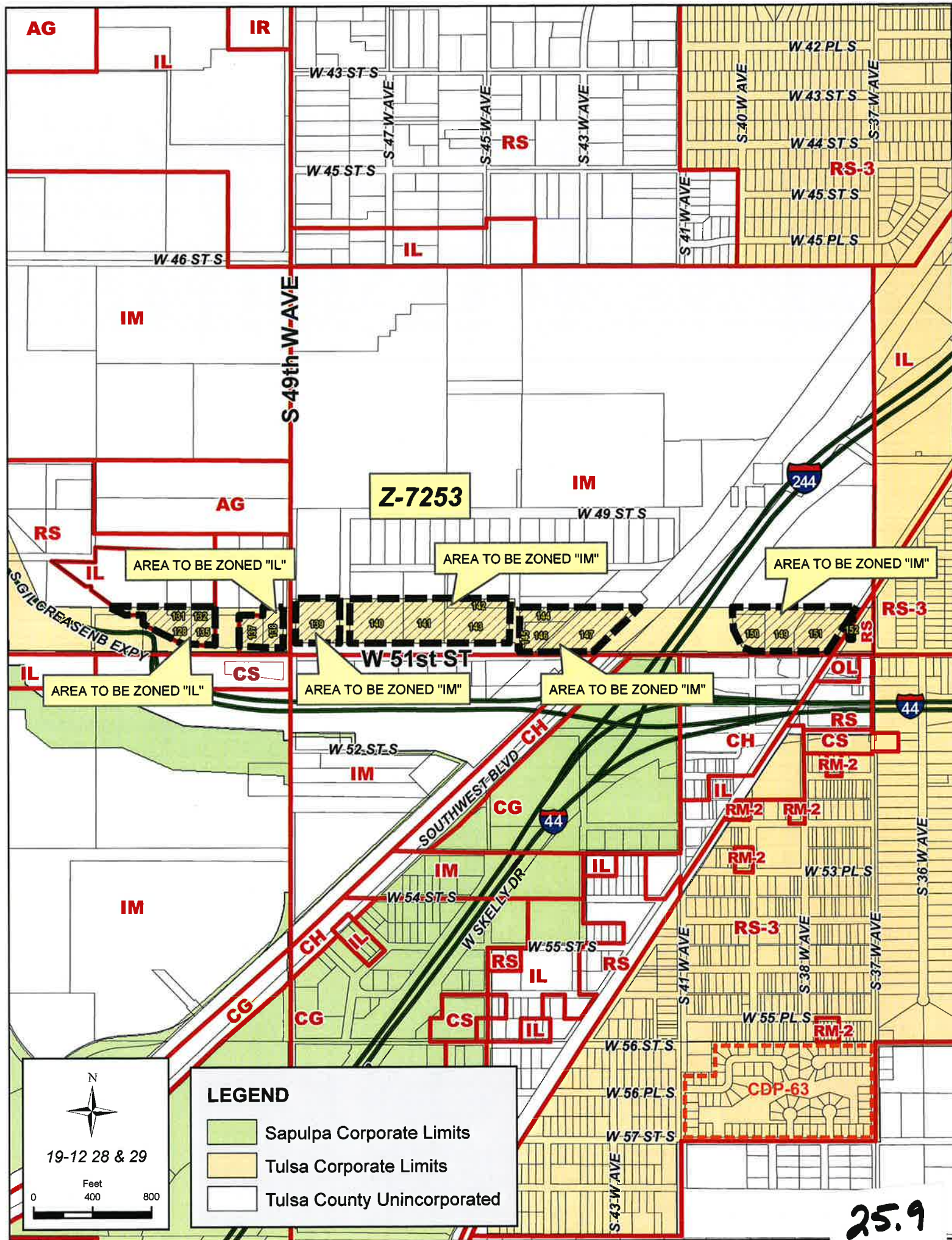


19-12 20



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

25.7





W 43 ST S

W 45 ST S

W 46 ST S

S 49th W AVE

Z-7253

AREA TO BE ZONED "IL"

AREA TO BE ZONED "IM"

AREA TO BE ZONED "IM"

AREA TO BE ZONED "IL"

AREA TO BE ZONED "IM"

AREA TO BE ZONED "IM"

W 51st ST

W 49 ST S

244

44

SOUTHWEST BLVD

44

W 54 ST S

W SKELLY DR

W 55 ST S

W 52 PL S

W 53 PL S

W 55 PL S

W 56 ST S

W 56 PL S

W 57 ST S

W 57 ST S

S 45 W AVE

S 44 W AVE

S 41 W AVE

S 38 W AVE

S 37 W AVE

S 36 W AVE

W 42 PL S

W 43 ST S

W 44 ST S

W 45 ST S

W 45 PL S

S 37 W AVE

S 40 W AVE

S 41 W AVE

S 43 W AVE

S 45 W AVE

S 47 W AVE



19-12 28 & 29

0 Feet 400 800

25.10

**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: Z-7253

TRS 9217, 9220, 9228, 9229

**Atlas 261, 262, 328, 330, 331, 480, 481
482**

CZM 35, 45

CD-2

TMAPC Hearing Date: February 19, 2014

Applicant: TMAPC

Tract Size: 77± acres

ADDRESS/GENERAL LOCATION: Berryhill Annexation area

PRESENT ZONING: AG

**PRESENT USE: Residential, industrial,
some vacant**

PROPOSED ZONING: RS-3/ IL/ IM

PROPOSED USE: Existing uses

ZONING ORDINANCE: Ordinance number 22727 dated August 16, 2012, states the annexation into the City of Tulsa and established zoning for the subject property as AG.

**** Resolution number 98254 dated September 15, 1980 established zoning for the subject properties when they were in the unincorporated Tulsa County limits, unless noted below.**

RELEVANT ZONING HISTORY:

CZ-291 October 2001: All concurred in approval of a request for rezoning a 10± acre tract of land from RS to IL for light industrial/ mini-storage on property located west of the northwest corner of West 51st Street and South 49th West Avenue and a part of subject property.

CZ-240 February 1998: All concurred in approval of a request for rezoning a 1± acre tract of land from IL to RS for residential use, on property located west of southwest of West 50th Street and South 49th West Avenue and a part of subject property.

CZ-58 August 1982: All concurred in approval of a request for rezoning a 2± acre tract of land from RS to IL for light industrial use, on property located west of northwest corner of West 51st Street and South 49th West Avenue and a part of subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject properties are some of the annexed parts of Berryhill into the City limits of Tulsa and is zoned AG because of the annexation.

UTILITIES: The subject tract has water and sewer available.

TRANSPORTATION VISION:

25.11

The Comprehensive Plan designates

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 21 st Street	Secondary Arterial	100'	N/A
South 57 th West Avenue	Commercial Collector	80'	N/A
West 31 st Street	Secondary Arterial	100'	N/A
South 49 th West Avenue	Secondary Arterial	100'	N/A
West 51 st Street	Secondary Arterial	100'	N/A

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Comprehensive Plan designations for the property along the Expressway alignment may be determined through a future land use plan analysis in a subsequent phase of study for this area.

STAFF RECOMMENDATION:

The Planning Commission initiated rezoning for the Berryhill Annexation Area on October 2, 2013. Staff has held three separate meetings for the public at Chandler Park for each of the three general areas proposed for rezoning. The meetings were held October 22, and 29, and November 5, of 2013.

The Tulsa City Council annexed properties along the Gilcrease Expressway alignment in 2011 along with a correction ordinance in August of 2012. All property that was annexed at that time was brought in to the City Limits with a zoning classification of AG (agricultural zoning) per the annexation ordinance and the City of Tulsa existing Zoning Code regulations.

The primary purpose of this rezoning effort is to correct nonconformities that exist as a result of the annexation and resulting AG zoning. Staff identified three subareas in need of rezoning consideration. Attached to this staff report, are maps detailing information in the area – the larger map includes all three subareas; and three smaller maps show each subarea in more detail. Ownership tracts have been established and are shown on the maps. A corresponding spreadsheet provides detailed information on ownership, previous and proposed zoning. A comparison of the zoning in place before the annexation and after the annexation has determined that certain properties should be rezoned per past zoning patterns and compatibility of existing land uses.

Parcels highlighted on the maps that are proposed for rezoning includes a total of fifty-three parcels of land. Parcels containing industrial uses that were previously zoned for industrial uses are proposed to be rezoned for these uses. Parcels utilized for and previously zoned for residential single family uses in residential subdivisions are proposed to be zoned for these uses using comparable zoning in the City zoning categories. With the exception of the existing County Maintenance Facility, staff recommends that property owned by the City of Tulsa, Oklahoma Department of Transportation or Tulsa County within the expressway functional alignment be left in the existing AG zoning category since there are no existing uses on these

25.12

properties that are nonconforming with the AG zoning district. Also, the functional expressway alignment for the Gilcrease Expressway has been put on the maps for the annexation area.

Comprehensive Plan designations for the property along the Expressway alignment may be determined through a future land use plan analysis in a subsequent phase of study for this area.

Staff recommends **APPROVAL** of the rezoning to RS-3 (residential single family), IL (industrial light) and IM (industrial medium) per the maps included for the case.

02/19/14

Berryhill Parcel Chart

Parcel Map Number	Owner Name	Property Address	Zoning Before Annexation	Land Use	Is Property Recommended for Rezoning?	Zoning Recommended	Comments
1	Mer Rand Investments, LLC		IH, IM	Vacant	NO	Leave AG	
2	South Shore Development, LLC		IH	Vacant	NO	Leave AG	
3	Mer Rand Investments, LLC		IH	Gas, Tanks, Storage	NO	Leave AG	
4	Frisco RR CO		IH	Railroad	NO	Leave AG	
5	Gillelan, Marketta Melba	5802 W 21 ST S	RS	Residential	YES	RS-3	
6	Gillelan, Marketta	5716 W 21 St S	RS	Residential	YES	RS-3	
7	Gillelan, Marketta		CS	Vacant	NO	Leave AG	
8	Binger, Wayne K and Elizabeth A	5719 W 22 ST S	RS	Residential	YES	RS-3	
9	Martin, Ricky Dale TTEE	5707 W 22 ST S	RS	Residential	YES	RS-3	
10	Rudluff, Robert M	2204 S 57 AV W	RS	Residential	YES	RS-3	
11	Dugan, Anita G	2208 S 57 AV W	RS	Residential	YES	RS-3	
12	Francisco, F Darren & Lana Jo	2240 S 57 AV W	RS	Residential	YES	RS-3	
13	Sherrick, Amy A	5707 W 23 ST S	RS	Residential	YES	RS-3	
14	Austin, Rochelle M	5703 W 23 ST S	RS	Residential	YES	RS-3	
15	McElyea, Kenneth F	5704 W 23 ST S	RS	Residential	YES	RS-3	
16	Rich, Ralph A and Thelma L	2302 S 57 AV W	RS	Residential	YES	RS-3	
17	Whelan, Renee Ann	2310 S 57	RS	Residential	YES	RS-3	

Berryhill Parcel Chart

		AV W	RS		Residential	YES		RS-3	
18	Pringle, Donald Lynn	2330 S 57 AV W	RS		Residential	YES		RS-3	
19	Weinstock, Matthew S & Kimberly A	2410 S 57 AV W	RS		Residential	YES		RS-3	
20	Mills, James A	2448 S 57 AV W	RS		Residential	YES		RS-3	
21	Chipman, James Q	2502 S 57 AV W	RS		Residential	YES		RS-3	
22	Silkey, Sam E and Linda Lou	2512 S 57 AV W	RS		Residential	YES		RS-3	
23	Silkey, Sam E and Linda Lou	2528 S 57 AV W	RS		Residential	YES		RS-3	
24	Burgess, Donald E & Pamela J		RS		Residential	YES		RS-3	
25	Bird, Logie JR	2540 S 57 AV W	RS		Residential	YES		RS-3	
26	Tulsa County		IL		County Maintenance Facility	YES		IL	
27	Groendyke Transport INC.	2223 S 57 AV W	IL		Industrial	YES		IL	
28	City of Tulsa		AG		Vacant	NO		Leave AG	
29	City of Tulsa	5645 W 24 ST S	AG		Vacant	NO		Leave AG	
30	City of Tulsa		AG		Vacant	NO		Leave AG	
31	City of Tulsa		AG		Vacant	NO		Leave AG	
32	City of Tulsa		AG		Vacant	NO		Leave AG	
33	City of Tulsa	5619 W 24 ST S	AG		Vacant	NO		Leave AG	
34	City of Tulsa		AG		Vacant	NO		Leave AG	
35	City of Tulsa		AG		Vacant	NO		Leave AG	
36	City of Tulsa		AG, RS		Vacant	NO		Leave AG	
37	City of Tulsa		AG		Vacant	NO		Leave AG	

25.15

Berryhill Parcel Chart

38	City of Tulsa	5646 W 24 ST S	AG	Vacant	NO	Leave AG	
39	City of Tulsa		AG	Vacant	NO	Leave AG	
40	City of Tulsa		AG	Vacant	NO	Leave AG	
41	City of Tulsa		AG	Vacant	NO	Leave AG	
42	City of Tulsa		AG	Vacant	NO	Leave AG	
43	City of Tulsa		AG	Vacant	NO	Leave AG	
44	City of Tulsa		AG	Vacant	NO	Leave AG	
45	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
46	City of Tulsa		AG	Vacant	NO	Leave AG	
47	City of Tulsa	5645 W 25 ST S	AG	Vacant	NO	Leave AG	
48	City of Tulsa		AG	Vacant	NO	Leave AG	
49	City of Tulsa		AG	Vacant	NO	Leave AG	
50	City of Tulsa		AG	Vacant	NO	Leave AG	
51	City of Tulsa		AG	Vacant	NO	Leave AG	
52	City of Tulsa		AG	Vacant	NO	Leave AG	
53	City of Tulsa		AG	Vacant	NO	Leave AG	
54	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
55	City of Tulsa		AG	Vacant	NO	Leave AG	
56	City of Tulsa		AG	Vacant	NO	Leave AG	
57	City of Tulsa		AG	Vacant	NO	Leave AG	
58	City of Tulsa	5630 W 25 ST S	AG	Vacant	NO	Leave AG	
59	City of Tulsa		AG	Vacant	NO	Leave AG	
60	City of Tulsa		AG	Vacant	NO	Leave AG	
61	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
62	City of Tulsa		AG	Vacant	NO	Leave AG	
63	City of Tulsa		AG	Vacant	NO	Leave AG	
64	City of Tulsa	5635 W 25 PL S	AG	Vacant	NO	Leave AG	
65	City of Tulsa		AG	Vacant	NO	Leave AG	
66	City of Tulsa		AG	Vacant	NO	Leave AG	

25.14

Berryhill Parcel Chart

67	City of Tulsa		AG		Vacant	NO	Leave AG	
68	City of Tulsa		AG		Vacant	NO	Leave AG	
69	City of Tulsa		AG, RS		Vacant	NO	Leave AG	
70	City of Tulsa		AG		Vacant	NO	Leave AG	
71	City of Tulsa		AG		Vacant	NO	Leave AG	
72	City of Tulsa		AG		Vacant	NO	Leave AG	
73	City of Tulsa		AG		Vacant	NO	Leave AG	
74	City of Tulsa	5626 W 25 PL S	AG		Vacant	NO	Leave AG	
75	City of Tulsa		AG		Vacant	NO	Leave AG	
76	City of Tulsa		AG		Vacant	NO	Leave AG	
77	City of Tulsa		AG		Vacant	NO	Leave AG	
78	City of Tulsa		AG, RS		Vacant	NO	Leave AG	
79	Bean, Bob L and Alma R	6140 W 26 ST S	AG		Vacant, Residential	NO	Leave AG	
80	Frazier, Mary Trustee	5915 W 31 ST S	AG		Retail sales of plant stock and landscaping business	NO	Leave AG	CBOA- 1569
81	Frazier, Charles W	5911 W 31 ST S	AG		"	NO	Leave AG	CBOA- 1569
82	King, Kenneth R		AG		Vacant	NO	Leave AG	
83	Tulsa County		AG		Vacant	NO	Leave AG	
84	City of Tulsa		AG		Vacant	NO	Leave AG	
85	City of Tulsa		AG		Vacant	NO	Leave AG	
86	City of Tulsa		AG		Vacant	NO	Leave AG	
87	City of Tulsa		AG		Vacant	NO	Leave AG	
88	City of Tulsa		AG		Vacant	NO	Leave AG	

Berryhill Parcel Chart

89	City of Tulsa	2928 S 54 AV W	AG	Residential	NO	Leave AG	
90	City of Tulsa	2902 S 54 AV W	AG	Vacant	NO	Leave AG	
91	Givens, Misty D	3100 S 57 AV W	RS	Residential	YES	RS-3	
92	Clausen, Albert and Carolyn	3112 S 57 AV W	RS	Residential	YES	RS-3	
93	Taylor, Mary Nichole Etal	3130 S 57 AV W	RS	Residential	YES	RS-3	
94	Taylor, Mary Nichole Etal	3136 S 57 AV W	RS	Residential	YES	RS-3	
95	Haws, Paul and Janet	3144 S 57 AV W	RS	Residential	YES	RS-3	
96	Shepard, Brenda G	3150 S 57 AV W	RS	Residential	YES	RS-3	
97	Westfall, Robbie and Larry Allen	3158 S 57 AV W	RS	Residential	YES	RS-3	
98	Goodman, Joseph and Tiffany	3166 S 57 AV W	RS	Residential	YES	RS-3	
99	Mills, Charles W	3180 S 57 AV W	RS	Residential	YES	RS-3	
100	Martin, Jeffrey S & Barbara A	3188 S 57 AV W	RS	Residential	YES	RS-3	
101	Postoak, Amos Thompson	3190 S 57 AV W	RS	Residential	YES	RS-3	
102	Big Eight Real Estate Inc.	3196 S 57 th West AV	Rs	Residential	YES	RS-3	
103	Gary Herman		RS	Vacant	NO	AG	
104	Baptist Church		AG	Church	NO	Leave AG	CBOA- 2285
105	Simpson, Herman		AG	Residential	NO	Leave AG	
106	Simpson, Herman		AG	Vacant	NO	Leave AG	

Berryhill Parcel Chart

107	Dollar General, Gary Herman		PUD 566 A (CS, OL)	Retail, Commercial	NO	Leave PUD 566 A	
108	Norris, Troy G and Shanon M	4902 S 57 AV W	PUD 566 A (CS, OL)	Donut Shop	NO	Leave PUD 566 A	
109	City of Tulsa		RS	Vacant	NO	Leave AG	
110	Childers, Valton J and Howard G		AG	Vacant	NO	Leave AG	
111	Childers, Valton J and Joann		AG	Vacant	NO	Leave AG	
112	Hamil, Edward H Trustee		AG	Vacant	NO	Leave AG	
113	Hester, Sammy K and Nadine Marie	3402 S 49 AV W	AG	Residential	NO	Leave AG	
114	Geiger, James E and Martha L	3701 S 57 AV W	AG	Residential	NO	Leave AG	
115	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
116	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
117	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
118	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
119	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
120	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
121	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
122	City of Tulsa		AG, RS	Vacant	NO	Leave AG	
123	Tulsa County		AG	Vacant	NO	Leave AG	
124	Plains Services LP	S 57 W AVE	AG	Vacant	NO	Leave AG	
125	State of Oklahoma		RS	Vacant	NO	Leave AG	
126	State of Oklahoma		RS	Vacant	NO	Leave AG	
127	State of Oklahoma		RS	Vacant	NO	Leave AG	
128	A Safe Place Mini Storage INC	5101 W 51 ST S	IL	Vacant	YES	IL	
129	State of Oklahoma		RS	Vacant	NO	Leave AG	
130	State of Oklahoma		RS	Vacant	NO	Leave AG	

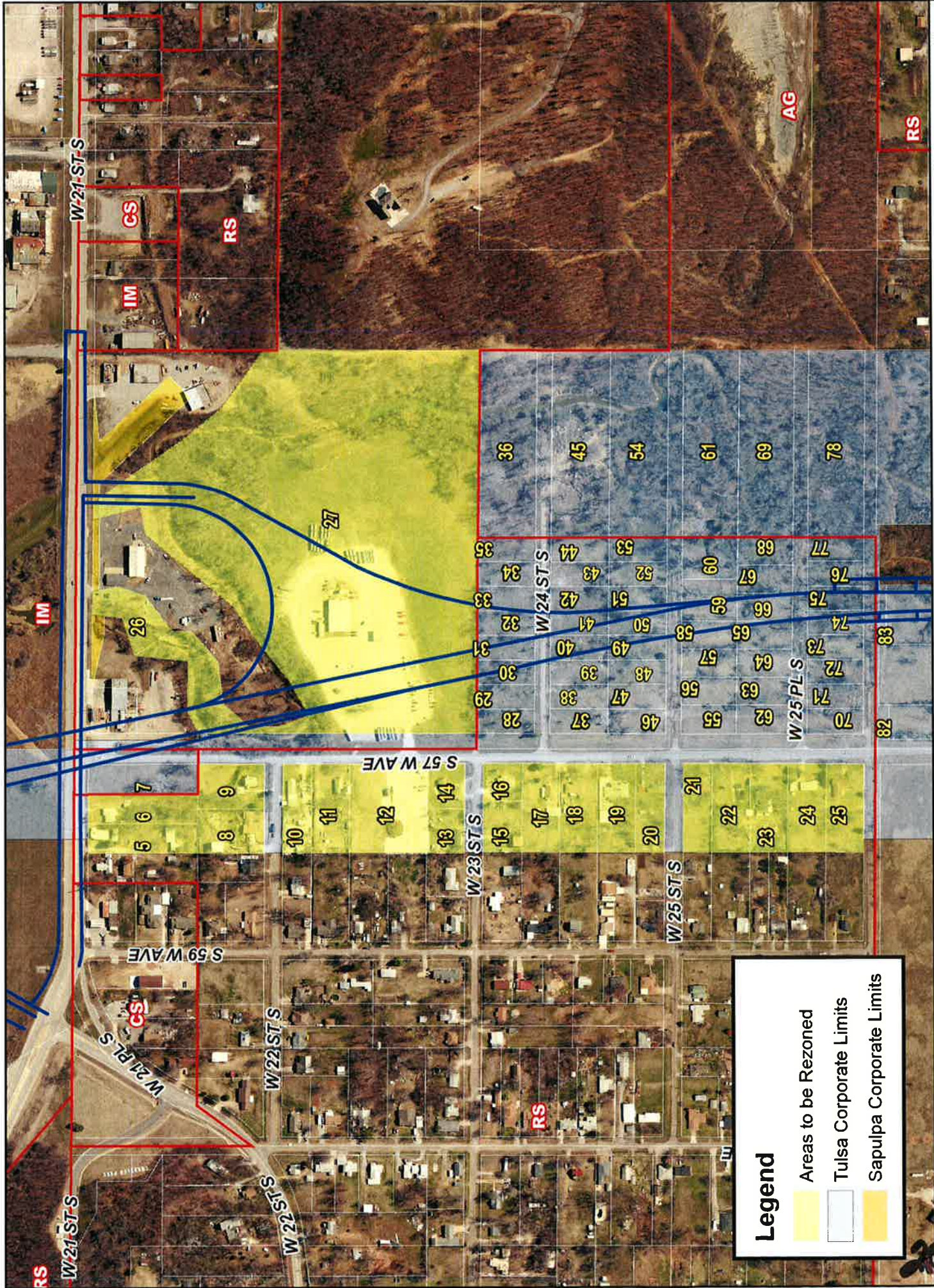
Berryhill Parcel Chart

131	A Safe Place mini Storage INC		IL	Vacant	YES	IL	
132	A Safe Place Mini Storage INC		IL	Vacant	YES	IL	
133	Barnes, Robert	5012 W 50 ST S	RS	Residential	NO	AG	
134	Dennis, Judy J	4916 W 50 ST S	RS	Vacant	NO	AG	
135	Westfall, Carl & Nancy	5079 W 51 ST S	IL	Vacant	YES	IL	
136	CDC Investments LLC	4927 W 51 ST S	RS	Vacant	NO	AG	
137	CDC Investments LLC	4907 W 51 ST S	IL	Industrial	YES	IL	
138	Nickell, Carl Ray	4901 W 51 ST S	IL	Industrial	YES	IL	
139	Hydrotex Partners LTD	4920 S 48 AV W	IM	Industrial	YES	IM	
140	West Tulsa Management LLC	4953 S 48 AV W	IM	Industrial	YES	IM	
141	D-A Properties II LLC	4553 W 51 ST S	IM	Industrial	YES	IM	
142	Enduro Pipeline Services INC	5000 S 45 AV W	IM	Industrial	YES	IM	
143	Enduro Pipeline Services INC	5000 S 45 AV W	IM	Industrial	YES	IM	
144	McCloskey, Gerald L JR	4953 S 45 AV W	IM	Industrial	YES	IM	
145	Bradford Companies		IM	Industrial	YES	IM	
146	Bradford Pipe and Cement Co	4451 E 51 ST S	IM	Industrial	YES	IM	
147	Bradford Companies	4451 E 51 ST S	IM	Industrial	YES	IM	
148	State of Oklahoma		IM	Vacant	NO	Leave AG	

25.20

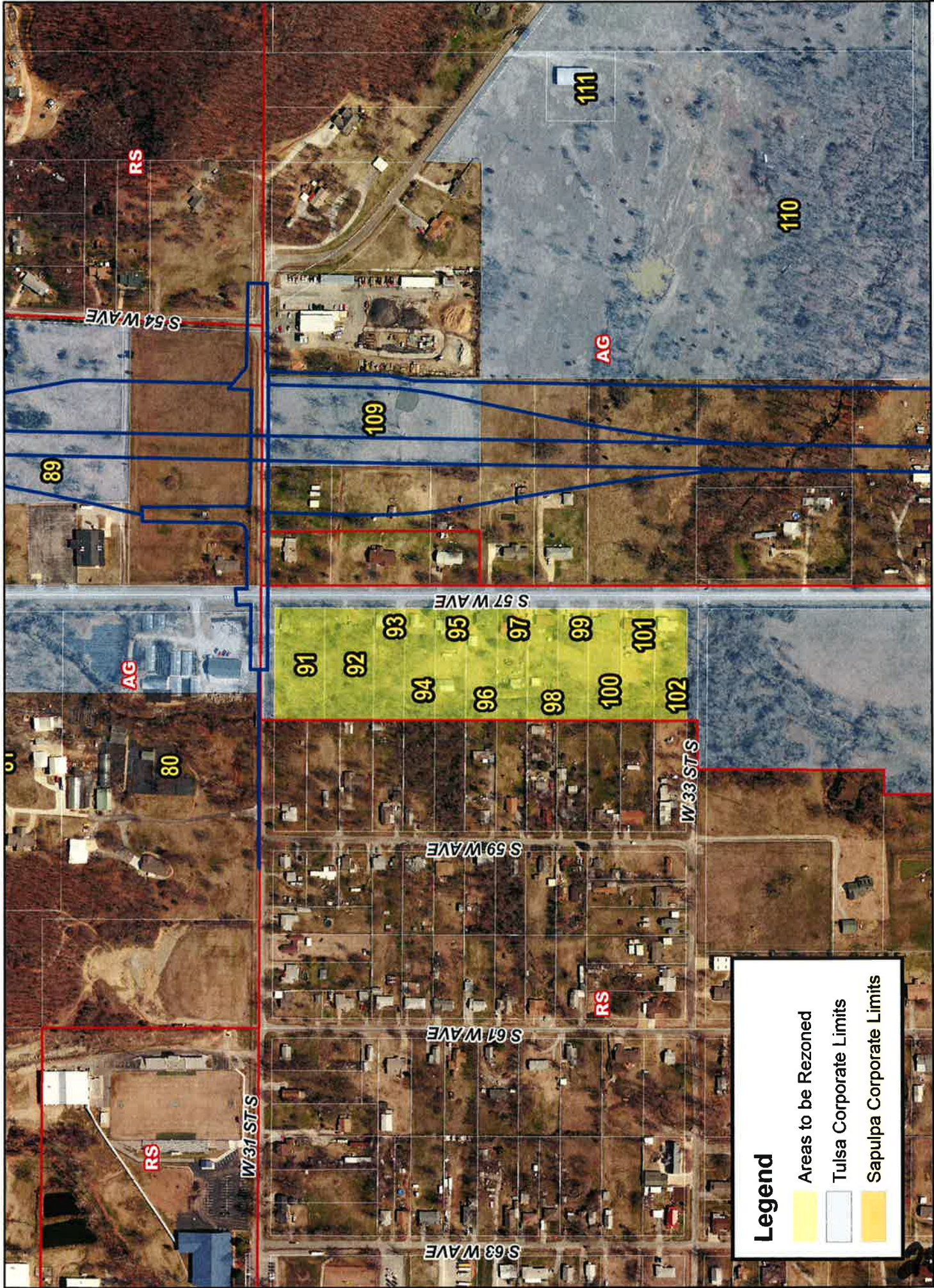
Berryhill Parcel Chart

149	Linpen Investments LLC	5001 S Frontage RD	IM	Industrial	YES	IM	
150	Linpen Investments LLC	4001 W 51 ST S	IM	Industrial	YES	IM	
151	Chalmers, Samuel A TTEE	3801 W 51 ST S	IM	Industrial	YES	IM	
152	Adetula, Amos Olatunde		IM	Industrial	YES	IM	
153	Gleanor Missionary Society INC		RS	Vacant	NO	AG	



Proposed Berryhill Rezoning Area 1

25.22



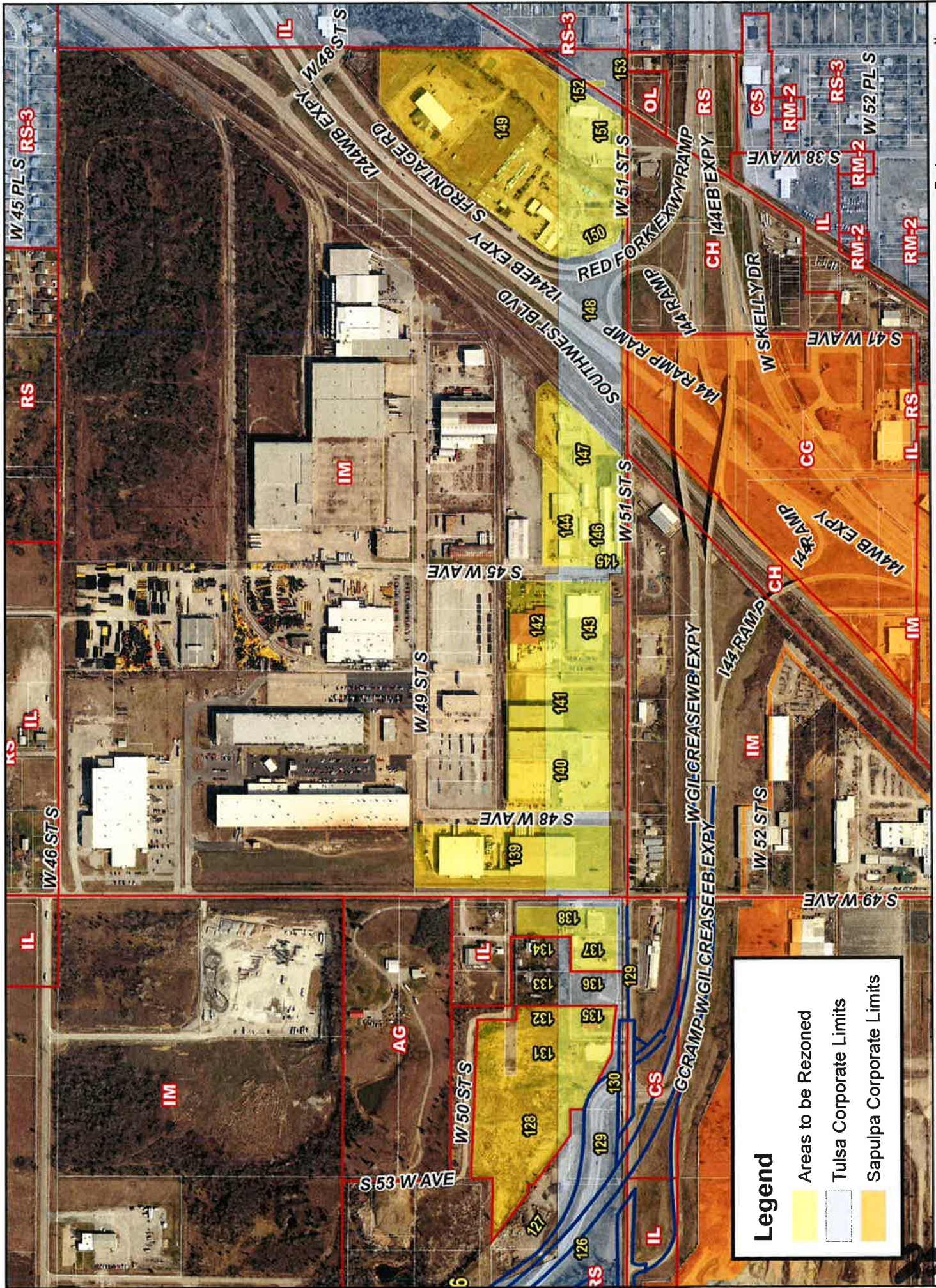
Legend

- Areas to be Rezoned
- Tulsa Corporate Limits
- Sapulpa Corporate Limits



Proposed Berryhill Rezoning Area 2

25.23



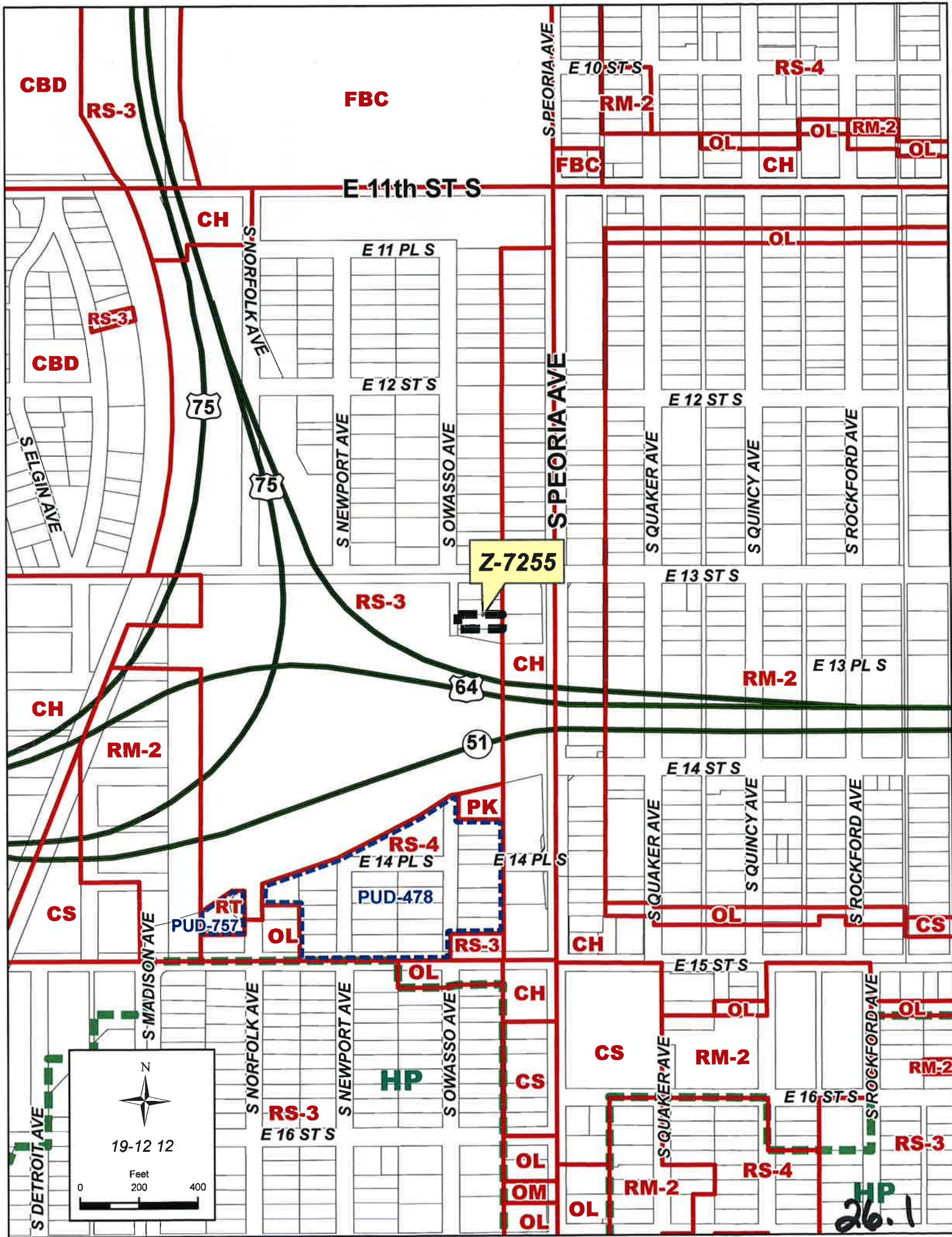
Legend

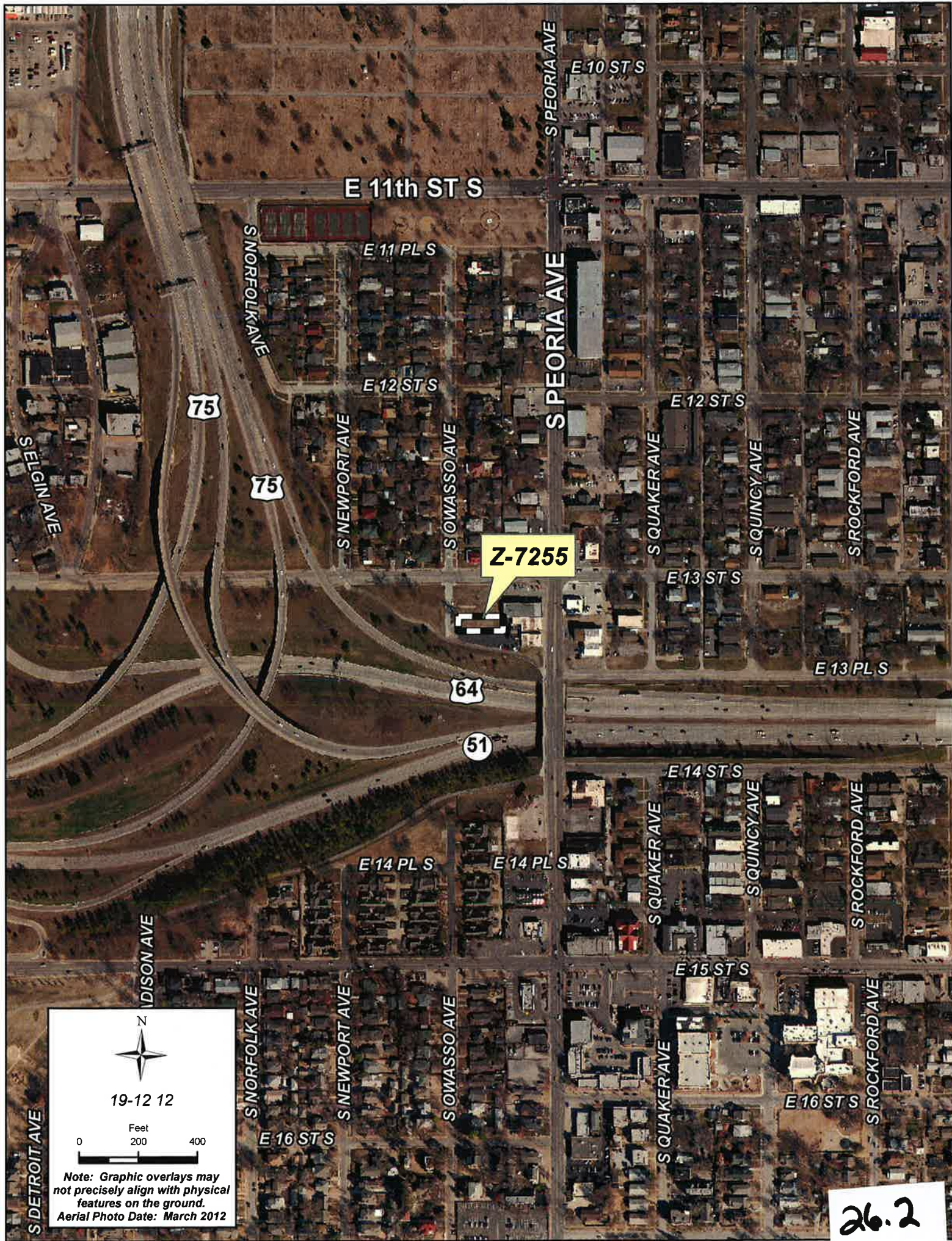
- Areas to be Rezoned
- Tulsa Corporate Limits
- Sapulpa Corporate Limits



Proposed Berryhill Rezoning Area 3

25.24





E 11th ST S

S PEORIA AVE

E 10 ST S

SNORFOLK AVE

E 11 PL S

E 12 ST S

S PEORIA AVE

E 12 ST S

S QUAKER AVE

S QUINCY AVE

S ROCKFORD AVE

Z-7255

E 13 ST S

E 13 PL S

64

51

E 14 PL S

E 14 PL S

E 14 ST S

S QUAKER AVE

S QUINCY AVE

S ROCKFORD AVE

E 15 ST S

E 16 ST S



19-12 12

Feet

0 200 400

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

26.2

S OWASSO AVE

E 13 ST S

Z-7255

S PEORIA AVE

E 13 PL S

64

51

E 14 ST S

26.3



19-12 12

Feet
0 50 100

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: Z-7255

TRS 9212

Atlas 4

CZM 36

CD-4

TMAPC Hearing Date: February 19, 2014

Applicant: Lou Reynolds

Tract Size: 7,405± square feet

ADDRESS/GENERAL LOCATION: South of southwest corner of E. 13th St. and S. Owasso Ave. (1311 S. Owasso Ave.)

PRESENT ZONING: RS-3

PRESENT USE: Vacant

PROPOSED ZONING: PK

PROPOSED USE: Parking lot

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

RELEVANT ZONING HISTORY:

BOA-21141 September 24, 2010: The Board of Adjustment approved a ***Variance*** of the parking requirement from 31 spaces to 0 existing spaces (Section 1200) to permit commercial use of existing buildings; finding that this neighborhood and particularly these lots are legal nonconforming, that years ago when the buildings were built they were in conformance with the code but with the changes in later years they are not. According to the site plan 3.8 there may be 17 parking spaces although for legal purposes the parking availability is still zero. The Board will require the applicant applies to TMPAC for a lot combination for the two CH zoned lots, on property located at 1312-18 South Peoria Avenue and abutting east of subject property.

BOA-19090 July 24, 2001: The Board of Adjustment approved a ***Variance*** of the 200' setback requirement to allow for a 672 sq. ft. outdoor advertising sign to be located within 50' of an RS district; a ***Variance*** of the aggregate display surface area per lineal foot of street frontage requirement to allow a 672 sq. ft. sign to be located on the subject property which includes 132' of freeway corridor frontage and 100' of street frontage in a CH zoned area; and a ***Variance*** of the 10 feet setback requirement for outdoor advertising signs from a freeway right-of-way, finding the sign is exactly the same size and height as the existing sign and at the same location, on property located at 1312 South Peoria Avenue and abutting east and south of subject property.

BOA-8278 June 6, 1974: The Board of Adjustment approved a ***Special Exception*** to permit off-street parking in conjunction with commercial on adjoining property, waiving the screening requirement on the south property line of the property in an RS-3 district, on property located south of southeast corner of South Owasso Avenue and East 13th Street.

26.4

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 7,405± square feet in size and is located south of southwest corner of E. 13th St. and S. Owasso Ave. The property appears to be vacant and is zoned RS-3. This lot will create a small parking area and should be part of an overall parking strategy with the existing parking lot south of this site. It is anticipated that Board of Adjustment action and an Alternative Compliance Landscape Plan will be required to achieve the overall goals for this site.

SURROUNDING AREA: The subject tract is abutted on the east by a printing business, zoned CH; on the north by vacant single family lots, zoned RS-3; on the south by a surface parking lot, zoned RS-3; and on the west by highway and street right of way, zoned RS-3.

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

TRANSPORTATION VISION:

The Comprehensive Plan does not provide special considerations for South Owasso or for East 13th street. The transportation vision contained in the Comprehensive Plan will not be affected with this rezoning request. It is anticipated that this lot will be used for the common benefit of existing business owners east and south east of this site. It is also anticipated that this could be a parking destination for users of the public trail adjacent to Highway right of way. All of those considerations should be part of the plan for this project.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Owasso Avenue	None	50 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

Staff Comment: This zoning request is exactly what the Comprehensive Plan contemplates for this area however the size of this lot will only allow one row of parking and one drive aisle. The new parking lot construction will require screening adjacent to all RS-3 property including screening the parking lot south of this site. Staff strongly supports a coordinated parking strategy with the property owner to the south to create a parking solution that meets design requirements for the City of Tulsa.

The existing parking lot to the south appears to be approved as part of a Board of Adjustment Case. Unfortunately the existing lot does not conform to City of Tulsa Zoning Code standards for landscaping, parking or aisle sizes, screening or other requirements required by the normal building permit process at the City of Tulsa. The parking lot also appears to be constructed outside of the lot boundaries into the City of Tulsa trail system.

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

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

Staff Comment: *Areas of Growth are intended to provide value to the city as a whole. This site can add that value however it would require a coordinated effort with the property owner to the south to improve the vehicular relationship to the trail system users. With appropriate design considerations this facility will also add value to the Main Street vision as stated in the Comprehensive Plan for South Peoria Ave. and to the neighborhood north and west of this site.*

STAFF RECOMMENDATION:

The requested rezoning is not injurious to the surrounding property.

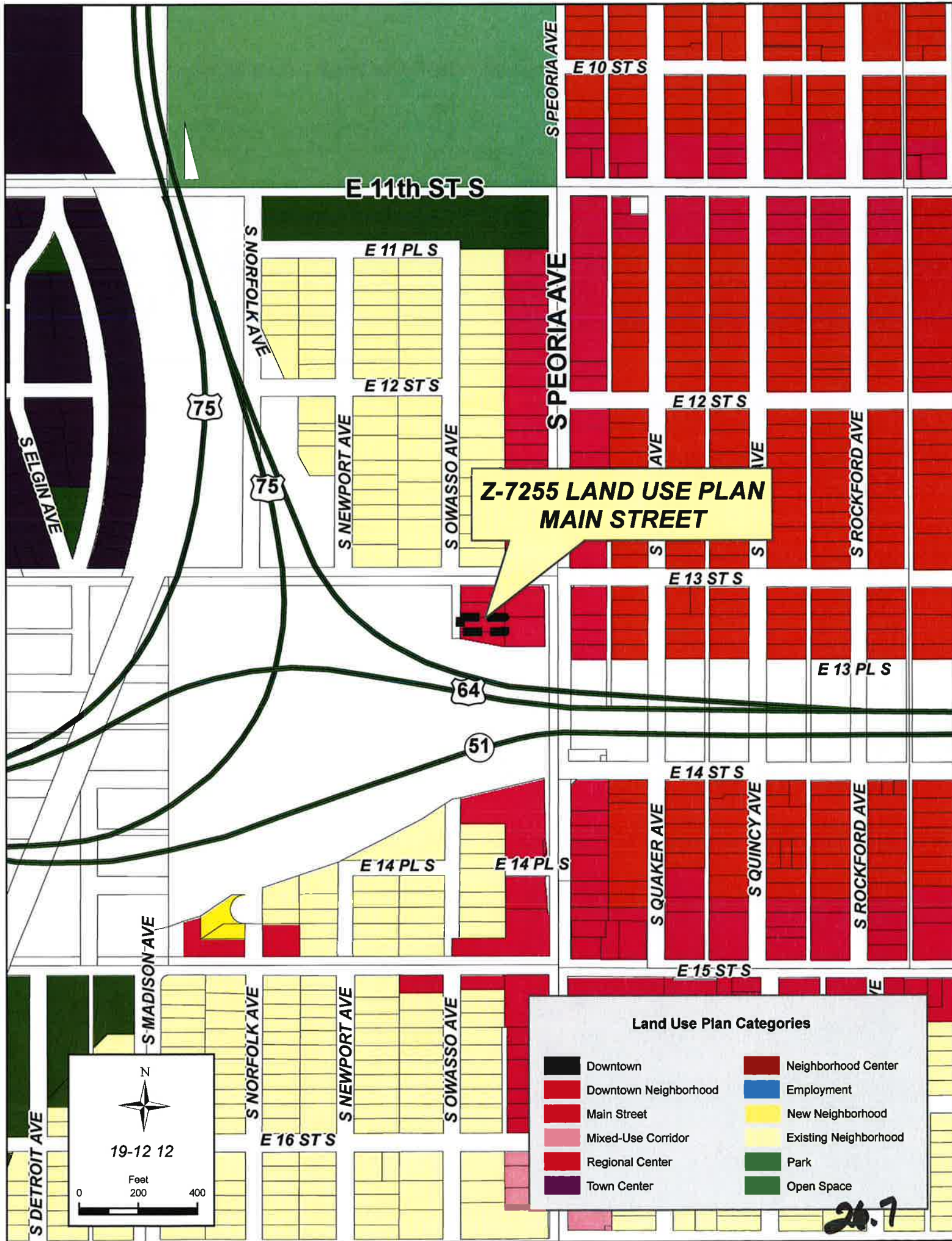
Z-7255 request for PK zoning is consistent with the vision outlined for this area in Comprehensive Plan.

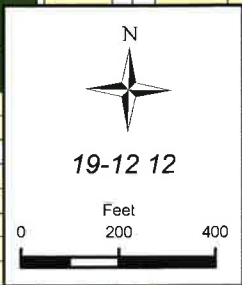
PK zoning is harmonious with the expected development pattern in this area.

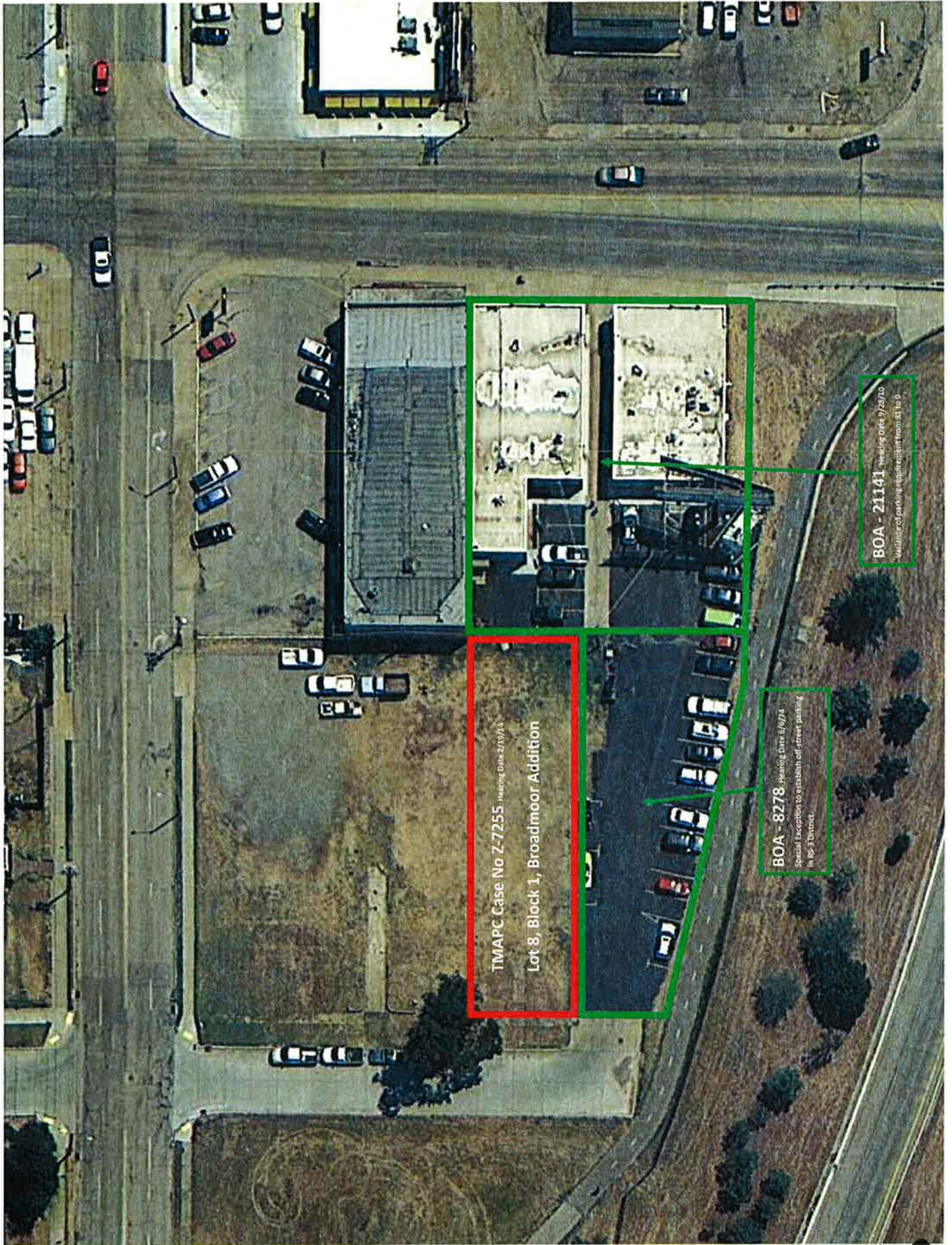
Therefore **staff recommends approval of Z-7255** for a rezoning request from RS-3 to PK.

02/19/14

26.4







26.9

Wilkerson, Dwayne

From: Carmen Warden [carmen.warden@gmail.com]
Sent: Friday, February 07, 2014 10:10 AM
To: Wilkerson, Dwayne
Subject: TMAPC Case No. Z-7255, Lot 8, Block 1, Broadmoor Addition

Mr. Wilkerson,

On behalf of the Tracy Park Neighborhood Association, it is my pleasure to advise that we are in support the proposed rezoning of the lot with the physical address of 1311 South Owasso from RS-3 to PK. The adjacent property owners, Pearl Street Investment Group, LLC (PSIG), recently invited the neighbors of Tracy Park to a meeting where they explained the reasons for the request for additional parking and how the proposed parking configuration would look and how it would work.

During that meeting our neighborhood expressed some concerns that we would like to see become part of the requirements for the rezoning, which PSIG agreed to. We would like to see a screening fence on the north side of the new parking lot that would be constructed of wood pickets with brick columns to match the appearance of the existing buildings. We would like to see lighting that is not offensive to the neighborhood. We understand the landscape requirement may need to be waived.

Our concerns addressed, we are very excited to see these kinds of projects that improve the neighborhood but keep with the traditions of the neighborhood at the same time. We appreciate your consideration of our opinion and as President of our association I am available to speak with you in more detail if needed.

Sincerely,

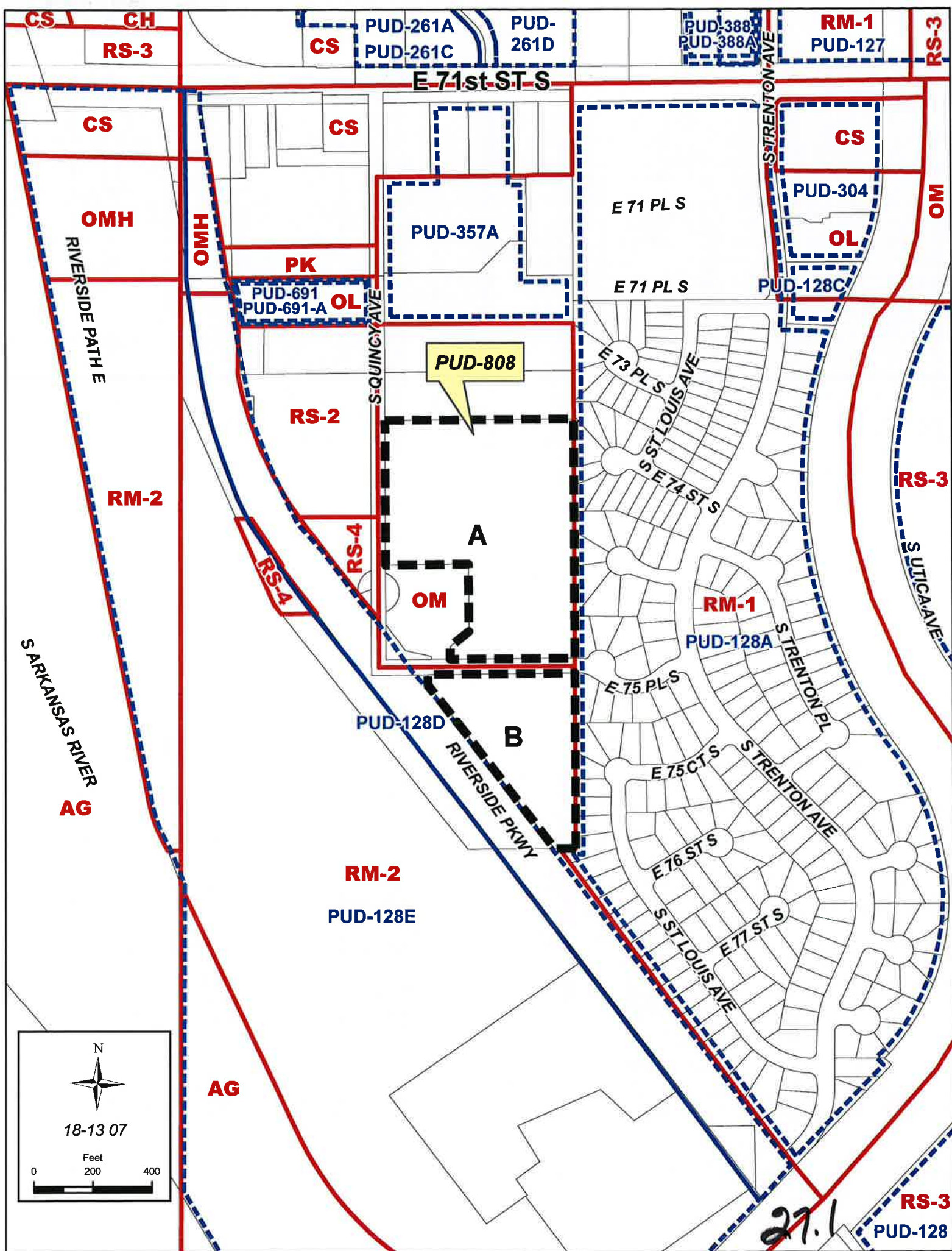
Carmen Warden

Tracy Park Neighborhood Association

C: 918-384-8644 O: 918-699-7127

Existing Zoning





**TULSA METROPOLITAN AREA PLANNING COMMISSION
CASE REPORT**

APPLICATION: PUD-808

TRS 8307

Atlas 1139/ 1278

CZM 52

CD-2

TMAPC Hearing Date: February 19, 2014

Applicant: Lou Reynolds

Tract Size: 14± acres

ADDRESS/GENERAL LOCATION: South of southwest corner of South Riverside Drive and East 71st Street

PRESENT ZONING: RM-2/ OM

**PRESENT
USE:**

**Family medical clinic
under construction and
TPD Riverside Drive**

PROPOSED ZONING: RM-2/ OM / PUD-808

**PROPOSED
USE:**

**Family medical clinic
and TPD Riverside Drive**

ZONING ORDINANCE: Ordinance number 21682 dated November 27, 2007; number 21640 dated October 15, 2007; and number 15154 dated October 6, 1981 established zoning for the subject property.

RELEVANT ZONING HISTORY:

Subject Property:

BOA-21277 May 24, 2011: The Board of Adjustment **approved** a *Variance* of the maximum number of signs permitted for a non-residential use in the RM district (Section 402.B.4), on property located at 7515 South Riverside Drive.

BOA-20842 January 13, 2009: The Board **approved** a *Minor Special Exception* to amend a previously approved plan to permit a canopy and walkway cover to an existing police station, per plan on page 15.6, on property located at 7515 South Riverside Drive.

Z-7074 November 2007: All concurred in approval of a request for rezoning a 12± acre tract of land from RS-2/ RS-4 to OM for future office development, on property located south of southeast corner of South Quincy Avenue and East 71st Street, and is also a part of the subject property.

Z-7066 October 2007: All concurred in approval of a request for rezoning a 5± acre tract of land from RS-2 to OM for office use, on property located on the northeast corner of East 75th Place and South Riverside Drive and is also a part of the subject property.

BOA-17779 August 12, 1996: The Board of Adjustment approved a Special Exception to permit accessory car wash for Uniform South Police Sub-station; per plan submitted (site #1), subject to that there be no blower or drying equipment exceeding the City's ban on noise pollution; subject to there being no lights shining toward the residence to the east; subject to proper landscaping installed between the subject site and the neighborhood to the east; subject to the Department looking for an alternate site for the existing vacuum cleaner; on property located at 7515 South Riverside Drive. This case went to District Court (CJ-97-4646) and addressed the landscaping on the east property line.

BOA-17169 September 12, 1995: The Board of Adjustment **approved** an amendment to a previously approved site plan for a police station, on property located at 7515 South Riverside Drive.

BOA-16283 March 9, 1993: The Board of Adjustment **approved** a *Minor Special Exception* to amend a previously approved site plan to permit a canopy over existing gas pumps, on property located at 7515 South Riverside Drive.

BOA-15393 March 1, 1990: The Board of Adjustment **approved** a *Special Exception* to permit the expansion of the parking area accessory to the police station, per plot plan submitted; finding that the expansion will not be closer to the residential area than the existing parking lot, on property located at 7515 South Riverside Drive.

BOA-14434 July 23, 1991 the Board **approved** an *amendment* to a previously approved site plan as submitted, to permit identification signs; located at 7515 South Riverside Drive.

On **February 4, 1988** the Board **approved** the detail plot plan (attached), building elevations, landscape and fencing plans for a police substation which was approved by the Board on March 19, 1987.

On **March 19, 1987** the Board **approved** a *Special Exception* to allow for a police station in an RM-2 zoned district; subject to a police department representative returning to the Board with a detailed plot plan, building elevations, landscape and fencing plans; subject to parking for the late shift being restricted to the western portion of the property (not against east boundary); subject to a living fence being planted along the north boundary on 75th Pl.

Z-5598 October 1981: All concurred in approval of a request for rezoning a tract of land from AG to RM-2 on property located on the southeast corner of East 75th Place and Riverside Drive and is also a part of the subject property.

AREA DESCRIPTION:

SITE ANALYSIS: The subject property is approximately 14+ acres in size and is located south of southeast corner of South Riverside Drive and East 71st Street. Development Area A is under construction as St. Johns Family Medical Center, Development Area B is an existing Tulsa Police Department Riverside Division and the subject property is zoned RM-2/ OM.

SURROUNDING AREA: The subject tract is abutted on the east by single family residential subdivision, zoned RM-1 /PUD-128A; on the north by vacant property zoned OM; on the south and west by Riverparks, a Credit Union and Assisted Care Living Center, zoned OM, RS-4 and RS-2/PUD-128E.

UTILITIES: The subject tracts have municipal water and sewer available.

TRANSPORTATION VISION:

The Comprehensive Plan designates Riverside Drive as a Multi Modal Parkway. The Parkway designation provides design considerations for capital improvement projects however there is no specific component of the Comprehensive Plan outlining the vision of that building block.

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

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

Staff Comment: The implementation of this PUD does not provide challenges for future development.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Riverside Parkway	Parkway	150 feet	4 +
South Quincy Avenue	None	50 feet	2

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This site is located at the south end of a large **Town Center** Area centered near 71st at Riverside Parkway. 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.

Staff Comment: This PUD is unique because it covers an area that has been previously developed. The existing development is not greatly affected however the PUD overlay will help provide a cohesive strategy for landscaping and signage that will help provide visual continuity. The medical center and the police department are consistent with the Town Center vision of an area that provides some employment and serves the neighborhood.

This site is also designated an **Area of Growth** in the Comprehensive Plan. 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 Comment: This project is consistent with the Comprehensive Plan vision of an Area of Growth. Both sites provide employment and service opportunities to the residents of the City of Tulsa and the plan successfully uses infrastructure that is already in place.

OUTLINE OF PUD 808:

I. DEVELOPMENT CONCEPT:

The purpose of Planned Unit Development No. 808 is to provide a PUD overlay providing a cohesive framework for future development and to enhance the safety and flow of vehicular and pedestrian traffic through the existing St. John's Family Medical Center and Tulsa Police Department Riverside Division (the "Project").

The Project is comprised of approximately 14.14 acres of land south and east of the intersection of East 71st Street and South Riverside Drive and is a little unique in that the Police station and the first phase of St John's Family Medical Center are already constructed.

An Aerial Photograph of the Project and surrounding area land uses is attached hereto as Exhibit "B".

The Project is in the vicinity of a mix of single family neighborhoods, apartments and offices. The Project will enhance the safety and flow of vehicular traffic, improve the aesthetic appeal of the underlying property and better inform the public of the hospital and public protection uses contained thereon by adding innovative joint landscaping and project identification to the Project.

Attached hereto as Exhibit "A" is a Conceptual Site Illustration of the proposed plan for the Project.

No zoning change is necessary to support PUD No. 808. The existing zoning is shown on the Area Zoning Map attached hereto as Exhibit "G".

APPLICANTS REFERENCED EXHIBITS:

Exhibit A: Conceptual Site Plan
Exhibit B: Aerial Photograph
Exhibit C: Development Area Exhibit
Exhibit D: Access and Circulation Plan
Exhibit E: Landscape Plan
Exhibit F: Existing Utilities and Topography
Exhibit G: Existing Zoning
Exhibit H: Signage Plan
Exhibit I: Zoning Map
Exhibit J: Legal Description

II. PUD 808 DEVELOPMENT STANDARDS – DEVELOPMENT AREA "A":

A. LAND AREA:

1. GROSS:	457,490 SF	10.50 AC
2. NET:	434,626 SF	9.98 AC

B. PERMITTED USES:

Uses permitted as a matter of right and special exception in the OM-Office Medium Intensity District, and uses of a nature customarily accessory thereto.

C. MAXIMUM BUILDING FLOOR AREA: 228,745 SF

D. MAXIMUM BUILDING HEIGHT: NA

E. OFF-STREET PARKING:

As specified in the applicable use units and in conformance with the requirements of Chapter 13, Off-Street Parking and Loading, of the Tulsa Zoning Code.

F. MINIMUM BUILDING SETBACKS:

From the North boundary	25 FT	
From the East boundary (S. Quincy Ave.)		25 FT
From the South boundary (E. 75 th Pl. S.)	25 FT	
From the West boundary	25 FT	
From internal lot lines		0 FT

G. LANDSCAPED AREA; SCREENING:

A minimum of fifteen percent (15%) of the total area of Development Area "A" will be improved as internal landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code. The minimum landscaped area of Development Area "A" shall be established at Detailed Site Plan Review. The landscaping of Development Area "A" shall include landscaping along East 75th Place South that is consistent with the design features located on that portion of Development Area "B" along East 75th Place South so that the combined landscaping elements convey a united entry feature to the Project in accordance with Exhibit "E". The eastern boundary of Development Area "A" shall be appropriately landscaped and/or screened from the abutting R zoned property.

H. SIGNS:

GROUND SIGNS:

One (1) ground sign will be permitted along South Quincy Avenue with a maximum of 72 SF of display surface area and 12 FT in height.

One (1) ground sign will be permitted along East 75th Place South with a maximum of 16 SF of display surface area and 5.5 FT in height.

WALL SIGNS:

One (1) wall sign will be permitted on the North building wall with a maximum of 200 SF of display surface area.

One (1) wall sign will be permitted on the South building wall with a maximum of 200 SF of display surface area.

One (1) wall sign will be permitted on the West building wall with a maximum of 150 SF of display surface area.

Three (3) wall signs will be permitted on the East building wall with a maximum of 10 SF of display surface area each.

*Signs not visible from a public street, including, without limitation way finding, directional and informational signs, will be permitted without requiring Detail Sign Plan approval.

I. LIGHTING:

The erection of lighting fixtures on Tract "A" is being installed during the review process for this PUD. All future lighting elements in Tract "A" shall be subject to the following: lighting standards including building mounted shall be hooded and directed downward and away from the boundaries of the Project. 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 an adjacent residential area.

J. TRASH AND MECHANICAL EQUIPMENT AREAS:

All trash, mechanical and 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.

III. DEVELOPMENT STANDARDS – DEVELOPMENT AREA “B”:

A. LAND AREA:

1. GROSS:	246,019 SF	5.65 AC
2. NET:	181,038 SF	4.16 AC

B. PERMITTED USES:

Uses permitted as a matter of right and special exception in the RM-2 Residential Multifamily Medium Density District, and uses of a nature customarily accessory thereto.

C. MAXIMUM BUILDING FLOOR AREA: 123,009.5 SF

D. MAXIMUM BUILDING HEIGHT: 35 FT

E. OFF-STREET PARKING:

As specified in the applicable use units and in conformance with the requirements of Chapter 13, Off-Street Parking and Loading, of the Tulsa Zoning Code.

F. MINIMUM BUILDING SETBACKS:

From the North boundary (East 75 th Place South)	10 FT
From the East boundary*	25 FT
From the South boundary	25 FT
From the West boundary (South Riverside Drive)	35 FT
From internal lot lines	0 FT

*The existing accessory building located along the East boundary of Tract “B” is not subject to the setback requirements herein.

G. LANDSCAPED AREA; SCREENING:

A minimum of fifteen percent (15%) of the total area of Development Area “B” will be improved as internal landscaped open space in accordance with the provisions of the Landscape Chapter of the Tulsa Zoning Code. The minimum landscaped area of Development Area “B” shall be established at Detailed Site Plan Review. The landscaping of Development Area “B” shall include landscaping along East 75th Place South that is consistent with the design features located on that portion of Development Area “A” along East 75th Place South so that the combined landscaping elements convey a united entry feature to the Project in accordance with Exhibit “E”. Because of the public protection use of Tract “B”, the ten (10) FT gated screening fence located around the existing improvements as shown on Exhibit “A” is appropriate.

H. SIGNS:

PROJECT IDENTIFICATION SIGNS:

One (1) Project identification sign will be permitted along South Riverside Drive with a maximum of 120 SF of display surface area and 12 FT in height. The Project identification sign may contain digital technology, including without limitation an LED display surface area conveying changeable copy subject to the illumination standards for digital sign standards provided for business sign standards of the Tulsa Zoning Code. This sign must be included as part of a unified landscape area similar to the concepts illustrated in Exhibit E.

The Project Identification sign will be reviewed by staff separately however in this instance the landscape design along with the Project Identification Sign must be reviewed simultaneously.

GROUND SIGNS:

One (1) ground sign will be permitted along South Riverside Drive with a maximum of 84 SF of display surface area and 12 FT in height and shall be lit by constant light.

One (1) ground sign will be permitted along East 75th Place South with a maximum of 64 SF of display surface area and 8 FT in height and shall be lit by constant light.

*Signs not visible from a public street, including, without limitation way finding, directional and informational signs, will be permitted without requiring Detail Sign Plan approval.

**The existing monument artwork consisting of the fraternal police emblem located along South Riverside Drive is not a sign and pursuant to the Tulsa Zoning Code is not subject to regulation.

I. LIGHTING:

The erection of lighting fixtures on Tract "B" is complete. All future lighting elements in Tract "B" shall be subject to the following: lighting standards including building mounted shall be hooded and directed downward and away from the boundaries of the Project. 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 an adjacent residential area.

J. TRASH AND MECHANICAL EQUIPMENT AREAS:

The trash and mechanical equipment areas located on Tract "B" are already constructed and are sufficiently screened by the existing buildings. All future trash, mechanical and 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.

K. LANDSCAPING AND SCREENING CONCEPT:

The Project will meet the current landscaping requirements as set forth in the City of Tulsa Zoning Code, Chapter 10 or as amended by an Alternative Compliance Landscape Plan. The landscaping of Development Area "A" and Development Area "B" along East 75th Place South will include consistent design features so that the combined landscaping elements convey a united entry feature to the Project similar to the concept shown in Exhibit "E". The landscaping and screening along the eastern boundary of Development Area "A" will appropriately screen the use of Development Area "A" from the abutting residential property to the East. Because of the public protection use of Tract "B", the ten (10) FT gated screening fence located around the existing improvements as shown on Exhibit "A" is appropriate.

L. ACCESS AND CIRCULATION:

The Project has two access points along South Riverside Drive and one access point along South Quincy Avenue. Cross-access for all Development Areas within the PUD will be provided for. There will be no direct vehicular connections between the Project and the abutting residential property to the East. Pedestrian connectivity from the neighborhood will be allowed at the east end of East 75th Street South.

M. AREA ZONING:

The existing Comprehensive Plan Map is attached hereto as Exhibit "I" and the Area Zoning Map is attached hereto as Exhibit "G".

N. SITE PLAN REVIEW:

No building permits shall be issued for any future building within the Project until a Planned Unit Development Detail Site Plan and Detailed Landscape Plan for that lot or parcel have been submitted to the Tulsa Metropolitan Area Planning Commission and approved as being in compliance with the approved Planned Unit Development Standards. For the purpose of this Section, the term "future building" shall mean any building that does not exist or has not been permitted within the Project prior to the final approval of PUD 808.

O. SCHEDULE OF REDEVELOPMENT:

The Project is scheduled to begin in early 2014 after approval of the Planned Unit Development, Detailed Site Plan approval, and the re-platting or plat waiver of the Project.

STAFF RECOMMENDATION:

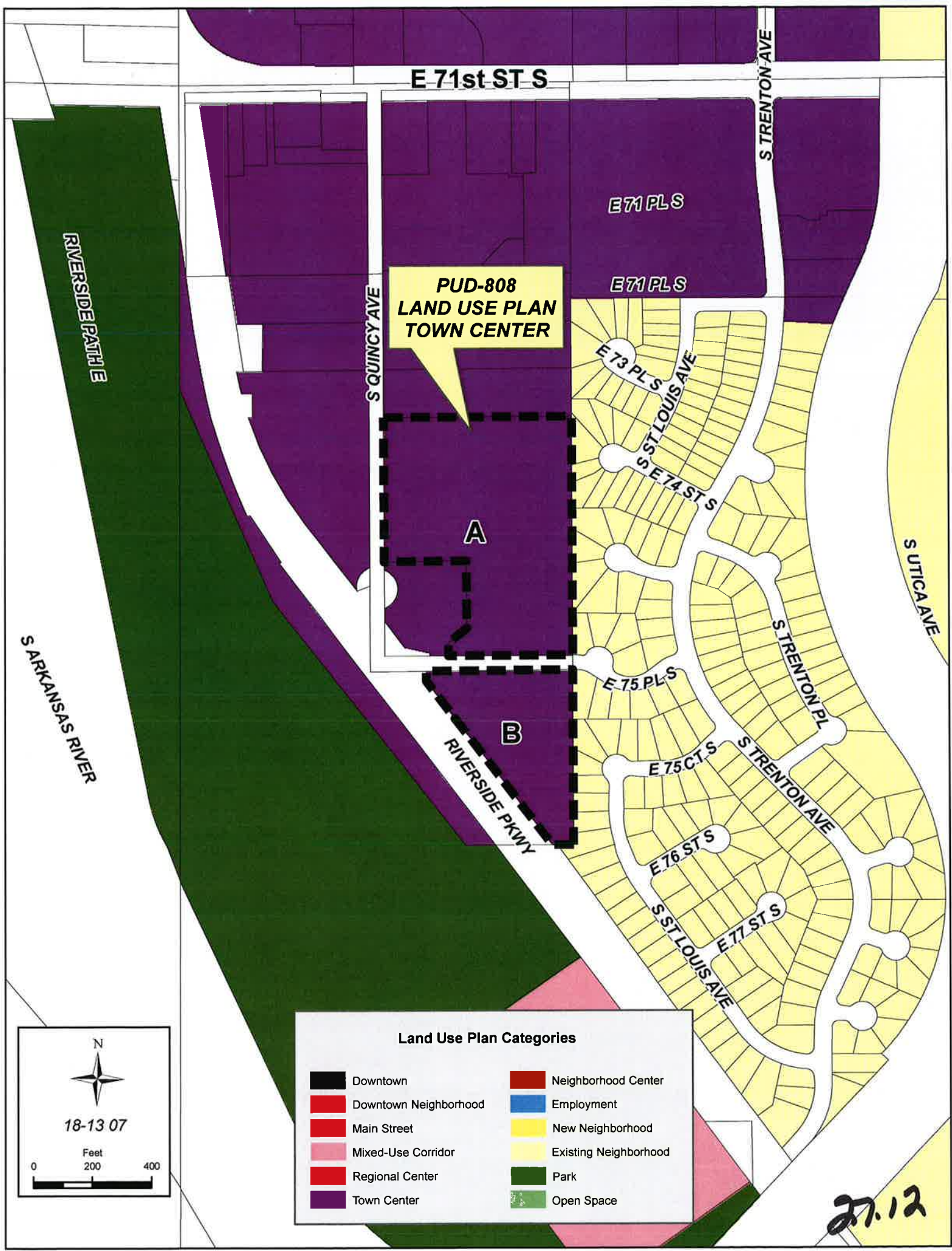
PUD-808 is consistent with the stated purposes of the PUD chapter of the Tulsa Zoning Code

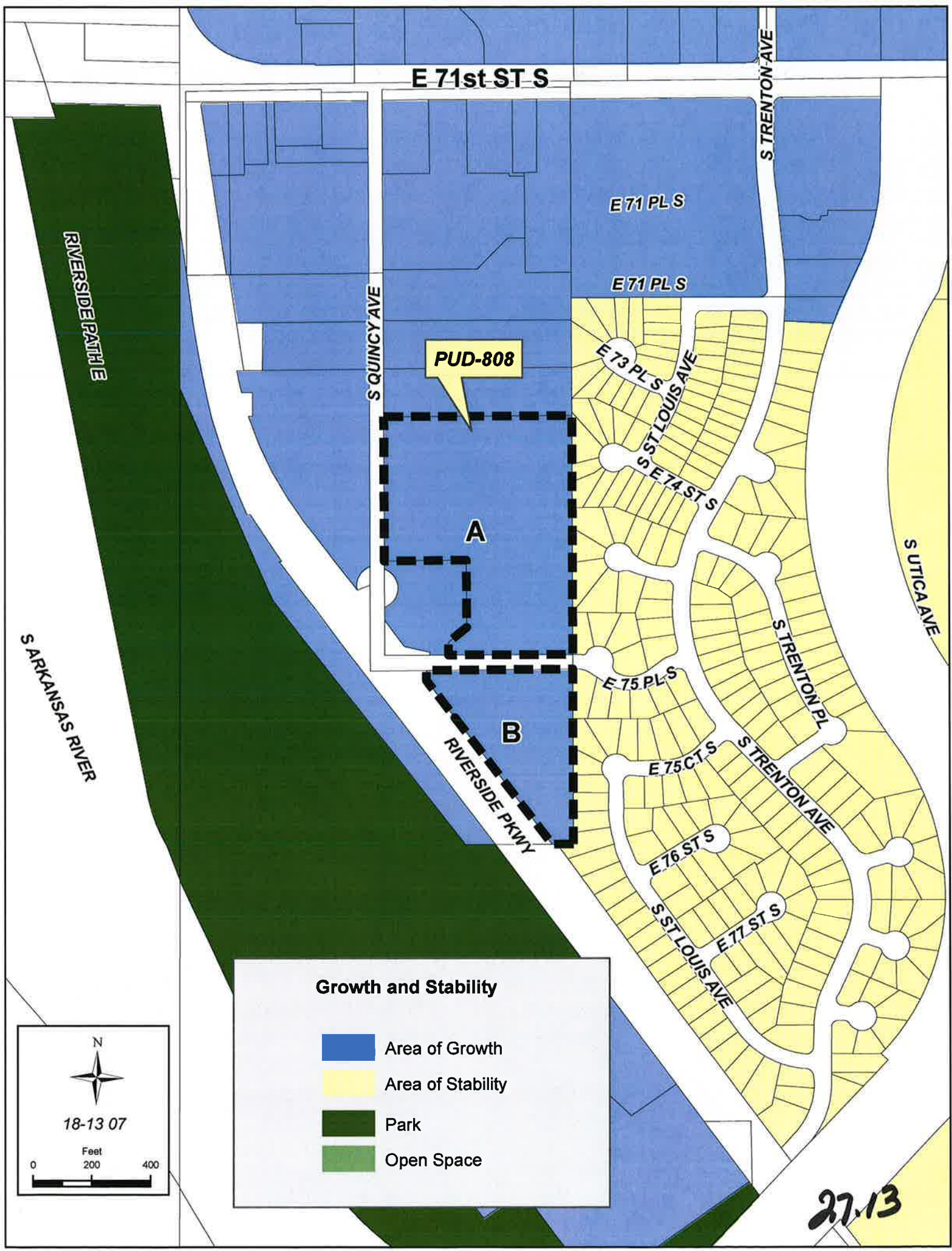
The Planned Unit Development is an infill project that is consistent with the concepts presented in the Town Center and Areas of Growth designations of the Comprehensive Plan.

The Planned Unit Development provides specific, development standards for screening, landscaping lighting and signage which provide a site that is harmonious with the existing and expected development of the surrounding areas.

Therefore staff recommends **APPROVAL** of PUD-808 as outlined in the Applicants Development Concept, Referenced Exhibits and Development Standards outlined above.

27.11





E 71st ST S

S TRENTON AVE

E 71 PL S

E 71 PL S

PUD-808

S QUINCY AVE

E 73 PL S

S ST LOUIS AVE

S E 74 ST S

A

E 75 PL S

B

E 75 CT S

S TRENTON PL

S TRENTON AVE

E 76 ST S

S ST LOUIS AVE

E 77 ST S

S UTICA AVE

RIVERSIDE PKWY

RIVERSIDE PATH E

S ARKANSAS RIVER

Growth and Stability

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

N

18-13 07

Feet

200

400

27.13



kinslow, keith & todd, inc.
architectural | interiors | engineering
tel 918.744.4270
fax 918.744.7849
2200 south ulca place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2015



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF TULSA STANDARDS AND
REGULATIONS INCLUDING TULSA 2007 ORDINANCE

**ST. JOHN
HEALTH SYSTEM
FAMILY
MEDICAL
CLINIC**

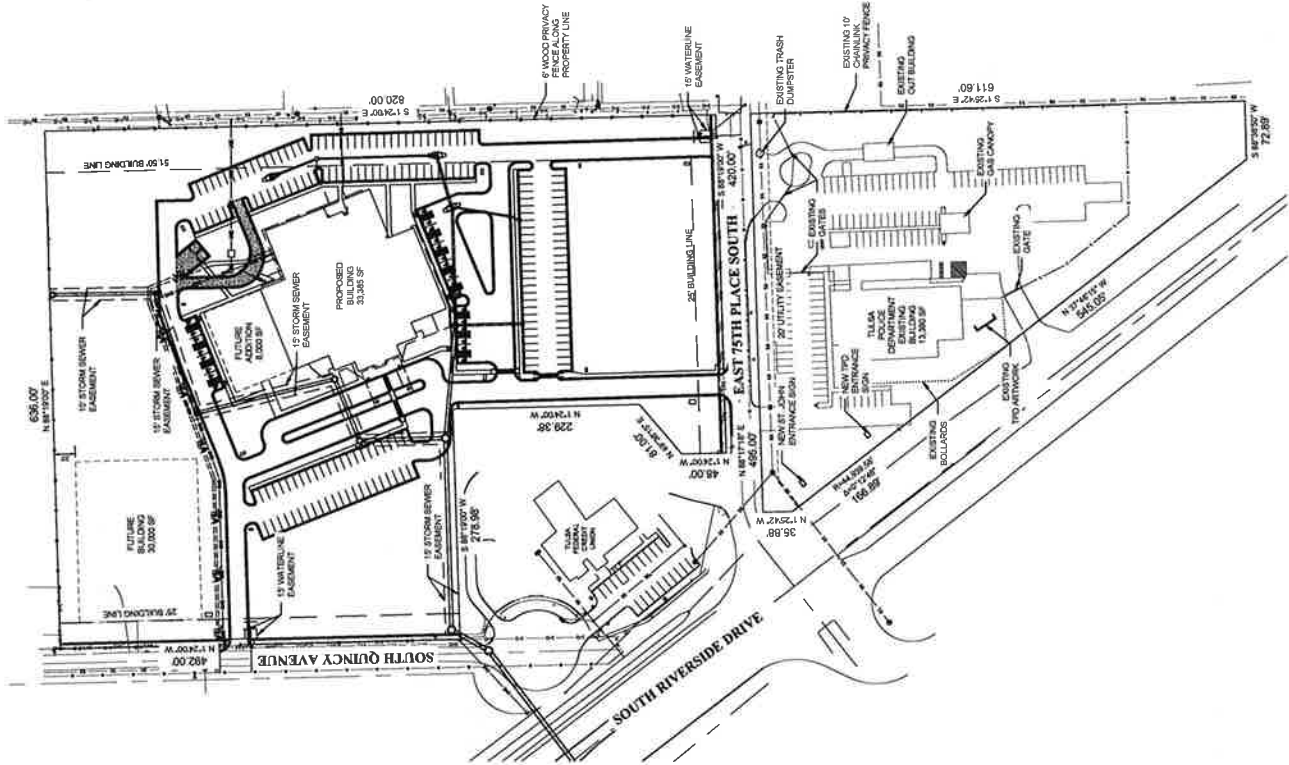
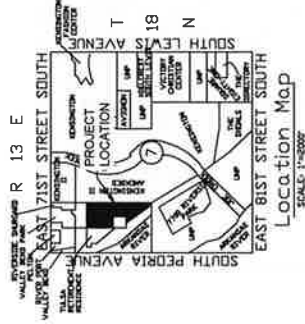
**TULSA,
OKLAHOMA**



SCALE	1" = 150'
SPR NO.	6505
ATLAS PAGE NO.	600
MANAGER	ANW
DRAWN BY	TWG
DATE	02/12/2014

**CONCEPTUAL
SITE PLAN**

EXHIBIT A



27.14



knowlton & todd, inc.
architecture | interiors | engineering
tel 918.744.4270
fax 918.744.7849
2200 south ullico place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2015



ALL CONSTRUCTION TO MEET ACCORDANCE
WITH CURRENT CITY OF TULSA STANDARDS AND
SPECIFICATIONS INCLUDING 0.01.007.009 EDITION

ST. JOHN
HEALTH SYSTEM
**FAMILY
MEDICAL
CLINIC**

TULSA,
OKLAHOMA



SCALE	1"=150'
DATE	02/10/2014
PROJECT NO.	1001
MANAGER	AMW
DRAWN BY	TMS

SITE PLAN
WITH AERIAL

EXHIBIT B

27.15



idmkow, keith & todd, inc.
 architecture | interior | 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 5305 EXP. 06/30/2015



ALL CONSTRUCTION TO BE IN ACCORDANCE
 WITH CURRENT CITY OF TULSA STANDARDS AND
 SPECIFICATIONS INCLUDING CDD-03.2007 EDITION

**ST. JOHN
 HEALTH SYSTEM
 FAMILY
 MEDICAL
 CLINIC**

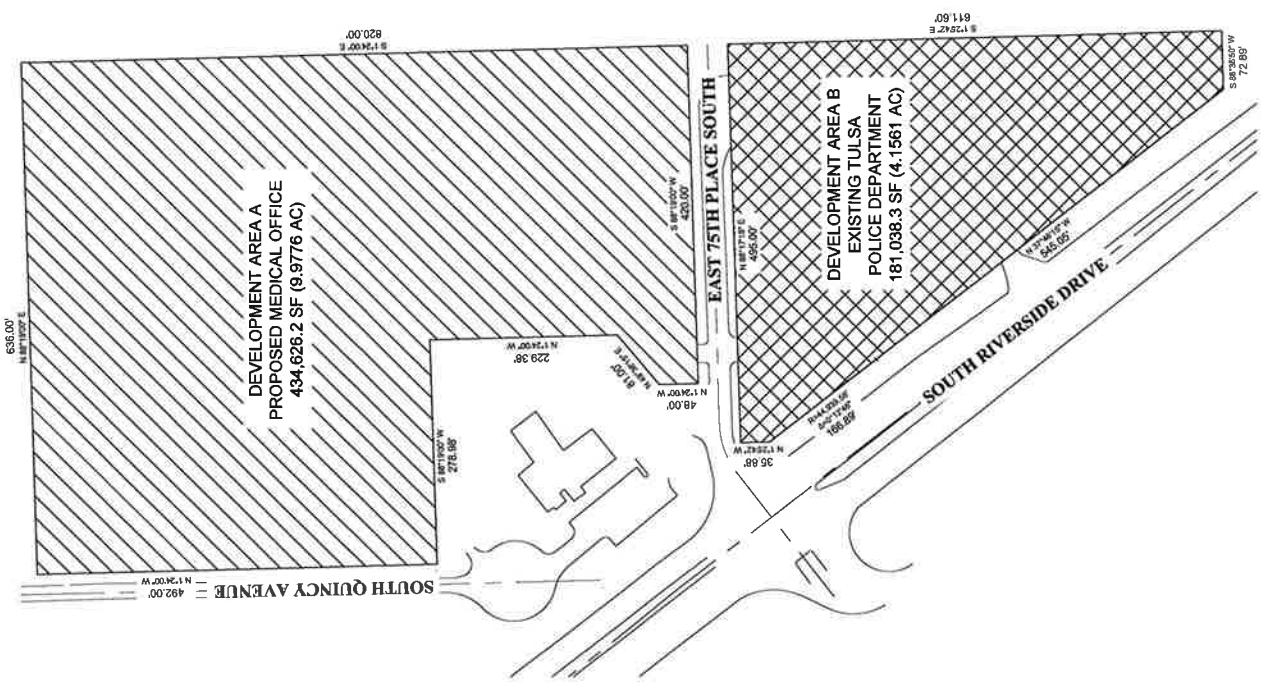
**TULSA,
 OKLAHOMA**



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DESIGNED BY	AKT
CHECKED BY	AKT
IN CHARGE	AKT
MANAGER	AKT
DRAWN BY	AKT
DATE	02/10/2014

**DEVELOPMENT
 AREAS**

EXHIBIT C



27.16



Kinslow, Keith & Todd, Inc.
architecture | interior | engineering
tel 918.744.4270
fax 918.744.7849
200 south ullico place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2015



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH CURRENT CITY OF TULSA STANDARDS AND
SPECIFICATIONS INCLUDING C.O.D. 2007 EDITION

**ST. JOHN
HEALTH SYSTEM
FAMILY
MEDICAL
CLINIC**

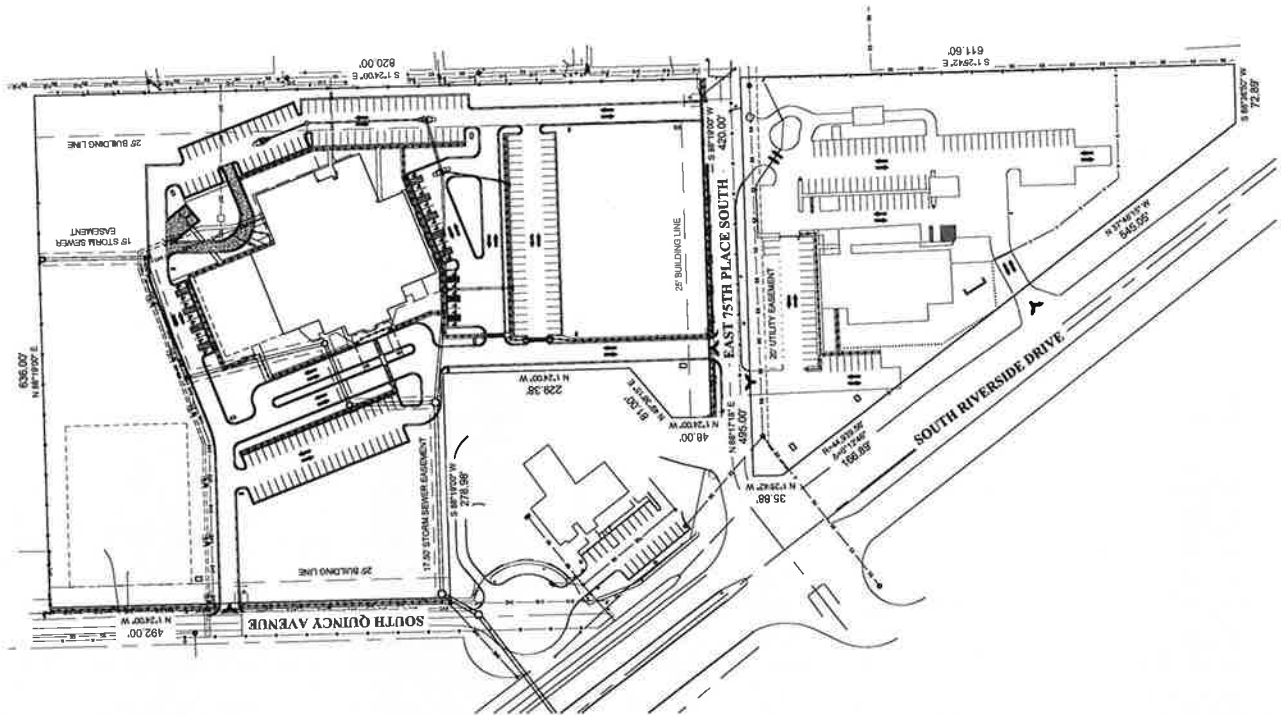
**TULSA,
OKLAHOMA**



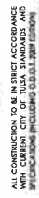
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MANAGER	ANY
DRAWN BY	TAB
DATE	02/10/2014

**ACCESS AND
CIRCULATION
PLAN**

EXHIBIT D



27.17

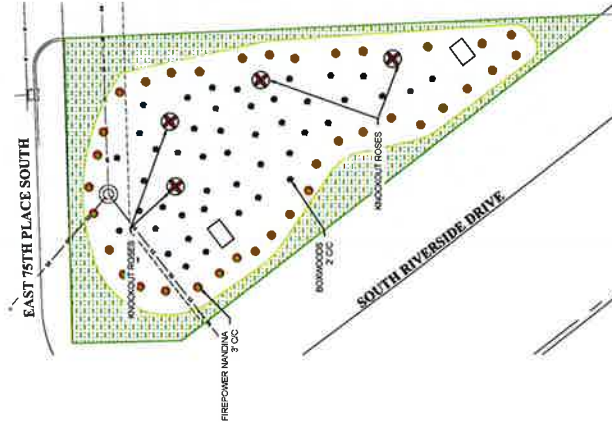
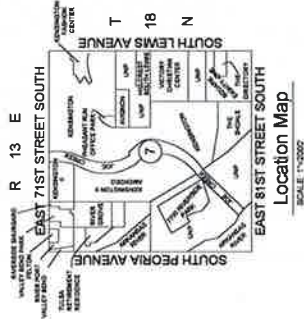


**FAMILY
MEDICAL
CLINIC**

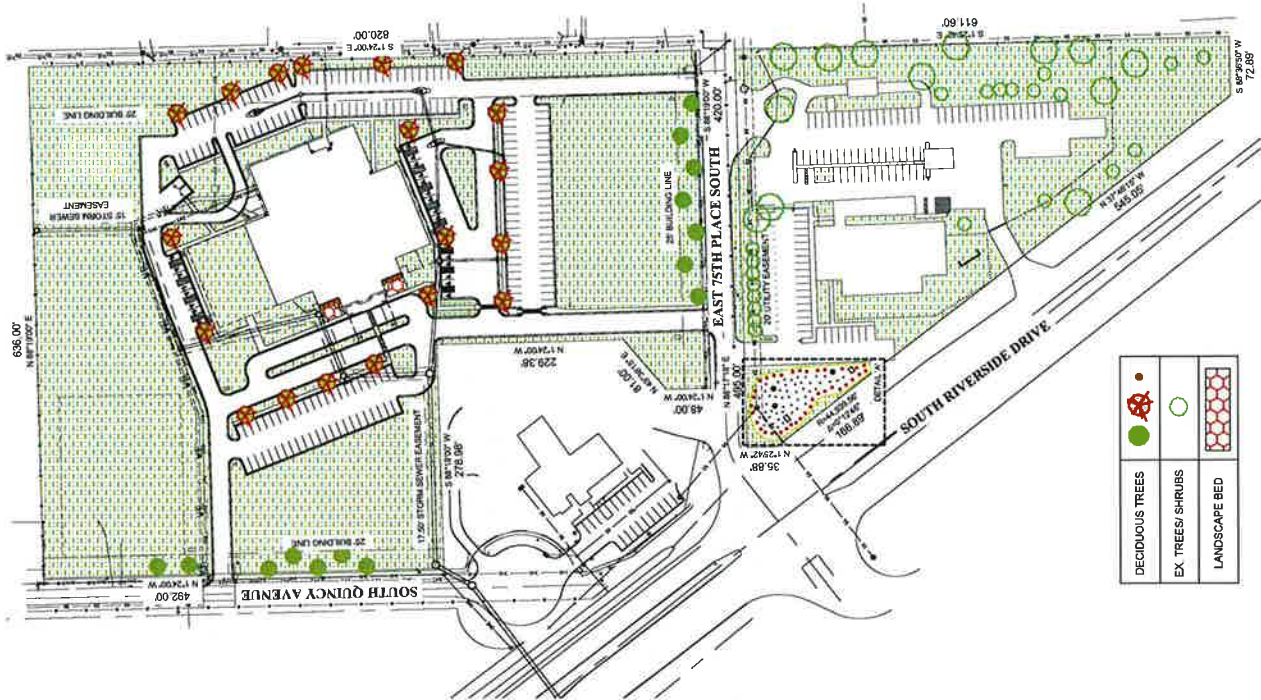


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IDP NO.	6605
ATLAS PAGE NO.	663
MANAGER	ANW
DRAWN BY	TMS
DATE	02/10/2014

EXHIBIT E



A Landscape Bed Detail



27.18



Kinlow, Keith & Todd, Inc.
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tel 918.744.4270
fax 918.744.7849
2200 south ulico place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2015



ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE
WITH THE CITY OF TULSA STANDARDS AND
SPECIFICATIONS INCORPORATED BY REFERENCE.

**ST. JOHN
HEALTH SYSTEM
FAMILY
MEDICAL
CLINIC**

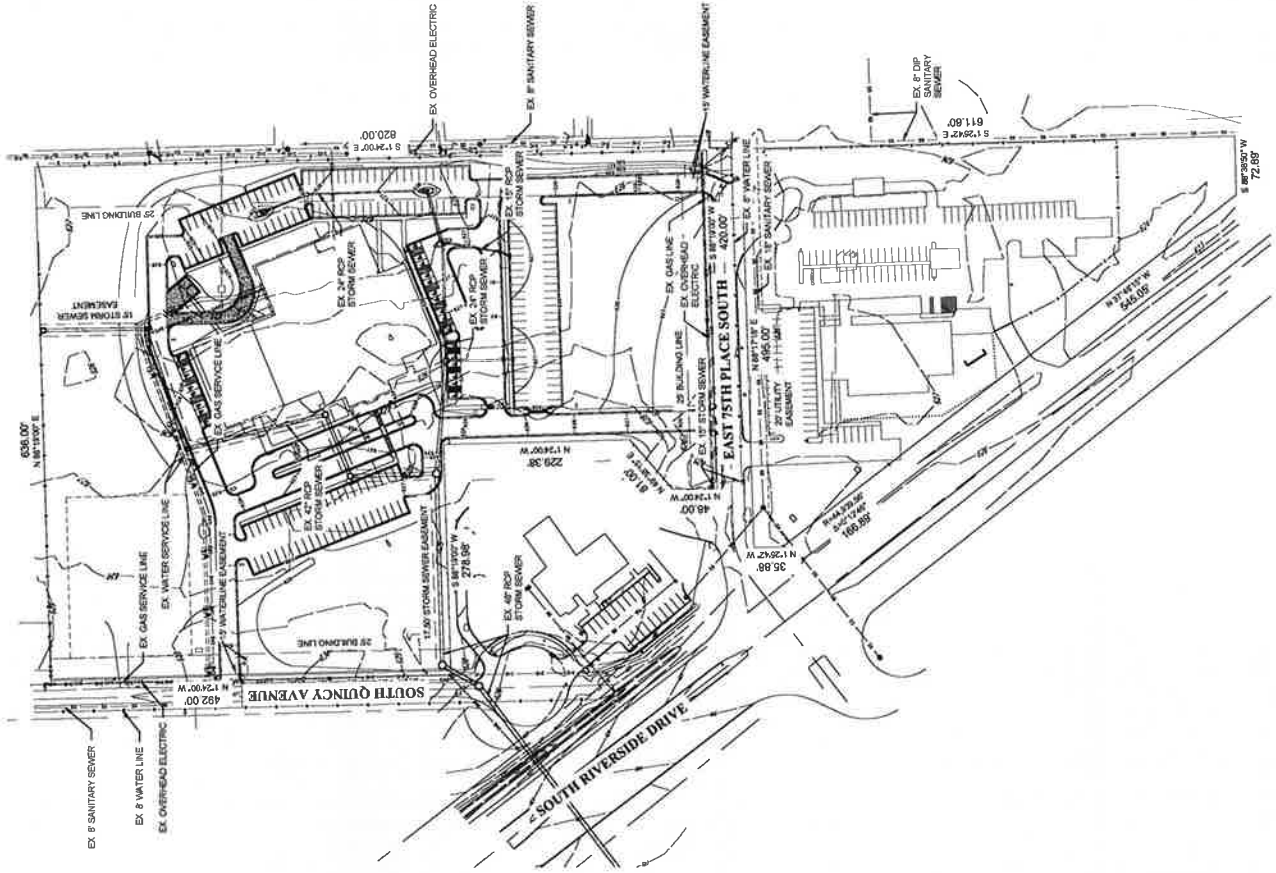
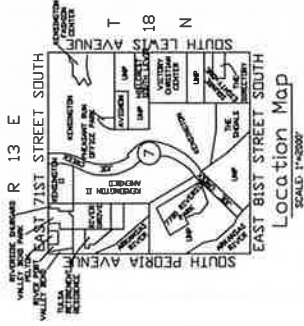
**TULSA,
OKLAHOMA**



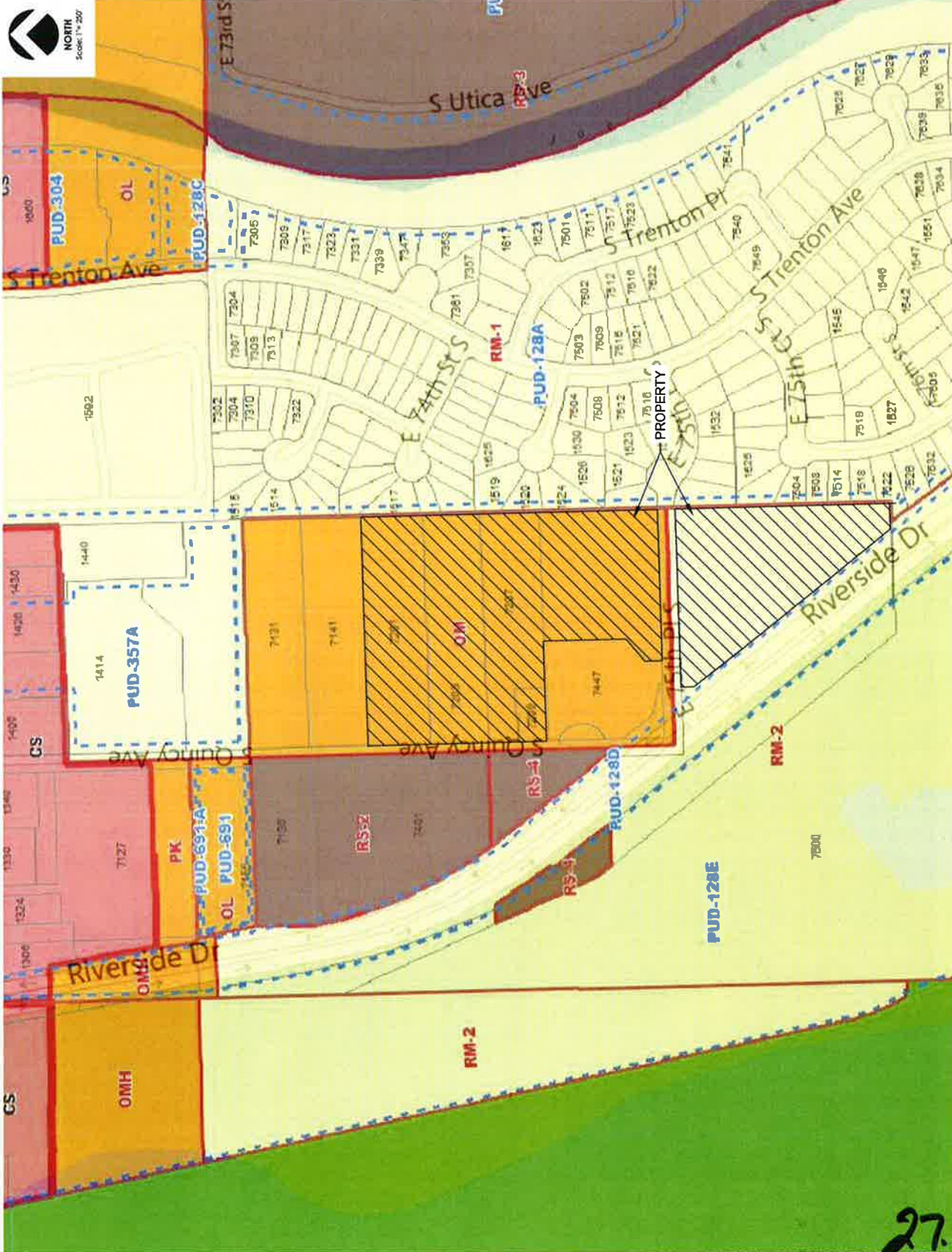
SCALE	1" = 150'
DATE	02/01/2014
DESIGNED BY	AKS
CHECKED BY	AKS
MANAGER	AKS
DRAWN BY	AKS

**EXISTING UTILITIES
& TOPOGRAPHY**

EXHIBIT F



27.19



Kistow, Keith & Todd, Inc.
architectural interior engineering
tel 918.744.4270
fax 918.744.7849
200 south ulsa place suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5505 EXP. 06/30/2015



ALL CONSTRUCTION IS TO BE ACCORDANCE
WITH CURRENT CITY OF TULSA STANDARDS AND
SPECIFICATIONS INCLUDING TULSA ZONING ORDINANCE

**ST. JOHN
HEALTH SYSTEM
FAMILY
MEDICAL
CLINIC**

**TULSA,
OKLAHOMA**



SCALE	1" = 200'
DATE	ASD
DESIGNED BY	AKS
ATLASS/PAGE NO.	AKS
MANAGER	AKS
DRAWN BY	TAK
DATE	02/10/2014

EXISTING ZONING

EXHIBIT G



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

**ST. JOHN
HEALTH SYSTEM**

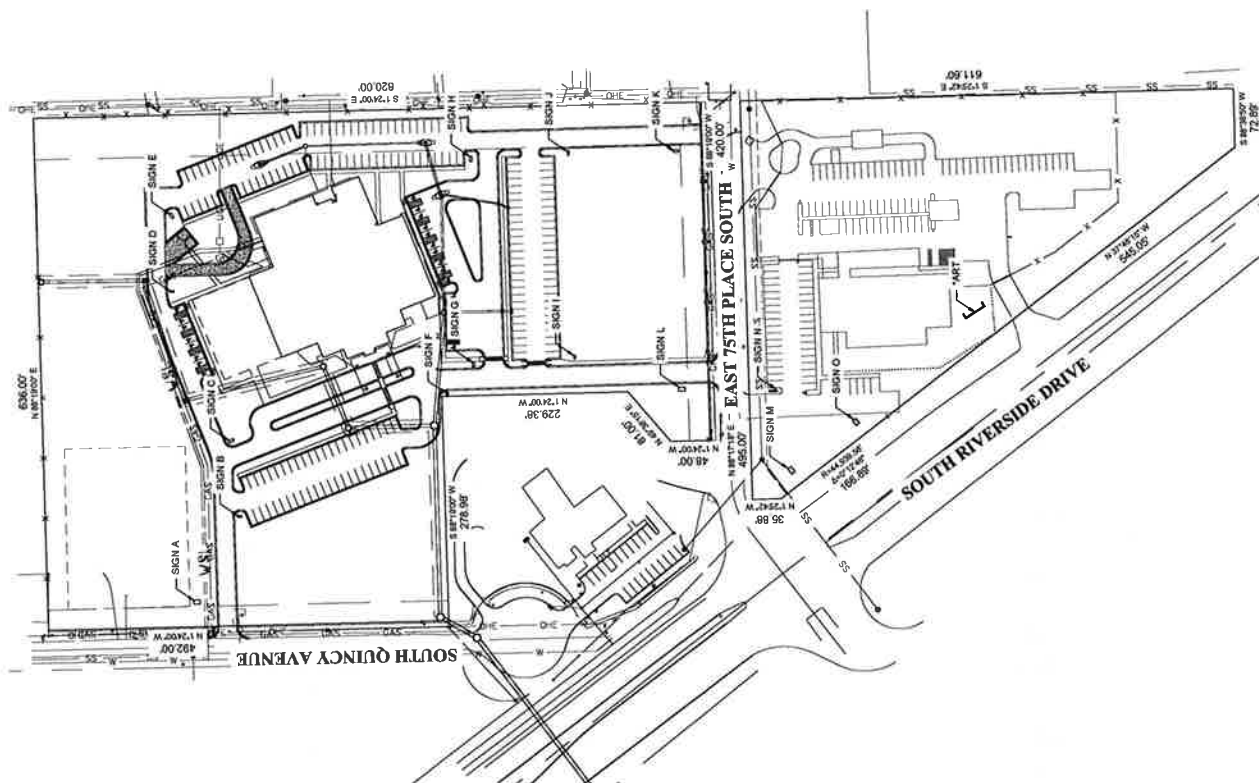
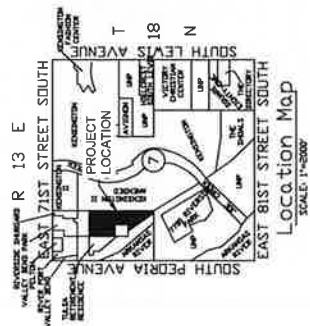
TULSA,
OKLAHOMA



SCALE	1"= 150'
IDP NO.	6606
ATLAS PAGE NO.	663
MANAGER	ANW
DRAWN BY	TMS
DATE	02/10/2014

SIGNAGE PLAN

EXHIBIT H



SIGNAGE TABLE	
SIGN A:	SMALL FACILITY ID
SIGN B:	SMALL GROUND DIRECTIONAL
SIGN C:	MEDIUM GROUND DIRECTIONAL
SIGN D:	MEDIUM GROUND DIRECTIONAL
SIGN E:	MEDIUM GROUND DIRECTIONAL
SIGN F:	SMALL GROUND DIRECTIONAL
SIGN G:	MEDIUM GROUND DIRECTIONAL
SIGN H:	MEDIUM GROUND DIRECTIONAL
SIGN I:	SMALL GROUND DIRECTIONAL
SIGN J:	MEDIUM GROUND DIRECTIONAL
SIGN K:	MEDIUM GROUND DIRECTIONAL
SIGN L:	ENTRANCED SIGN WITH LED
SIGN M:	RETRACTED SIGN WITH LED
SIGN N:	NEW TPO SIGN WITH LED
SIGN O:	EXISTING TPO SIGN WITH LED
SIGN P:	EXISTING TPO SIGN WITH LED
SIGN Q:	EXISTING TPO SIGN WITH LED
SIGN R:	EXISTING TPO SIGN WITH LED
SIGN S:	EXISTING TPO SIGN WITH LED
SIGN T:	EXISTING TPO SIGN WITH LED
SIGN U:	EXISTING TPO SIGN WITH LED
SIGN V:	EXISTING TPO SIGN WITH LED
SIGN W:	EXISTING TPO SIGN WITH LED
SIGN X:	EXISTING TPO SIGN WITH LED
SIGN Y:	EXISTING TPO SIGN WITH LED
SIGN Z:	EXISTING TPO SIGN WITH LED



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200 south ulica place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com
CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2015



ALL CONSTRUCTION TO BE IN ACCORDANCE
WITH CURRENT CITY OF TULSA STANDARDS AND
SPECIFICATIONS INCLUDING TULSA'S LATEST EDITION.

ST. JOHN
HEALTH SYSTEM
**FAMILY
MEDICAL
CLINIC**

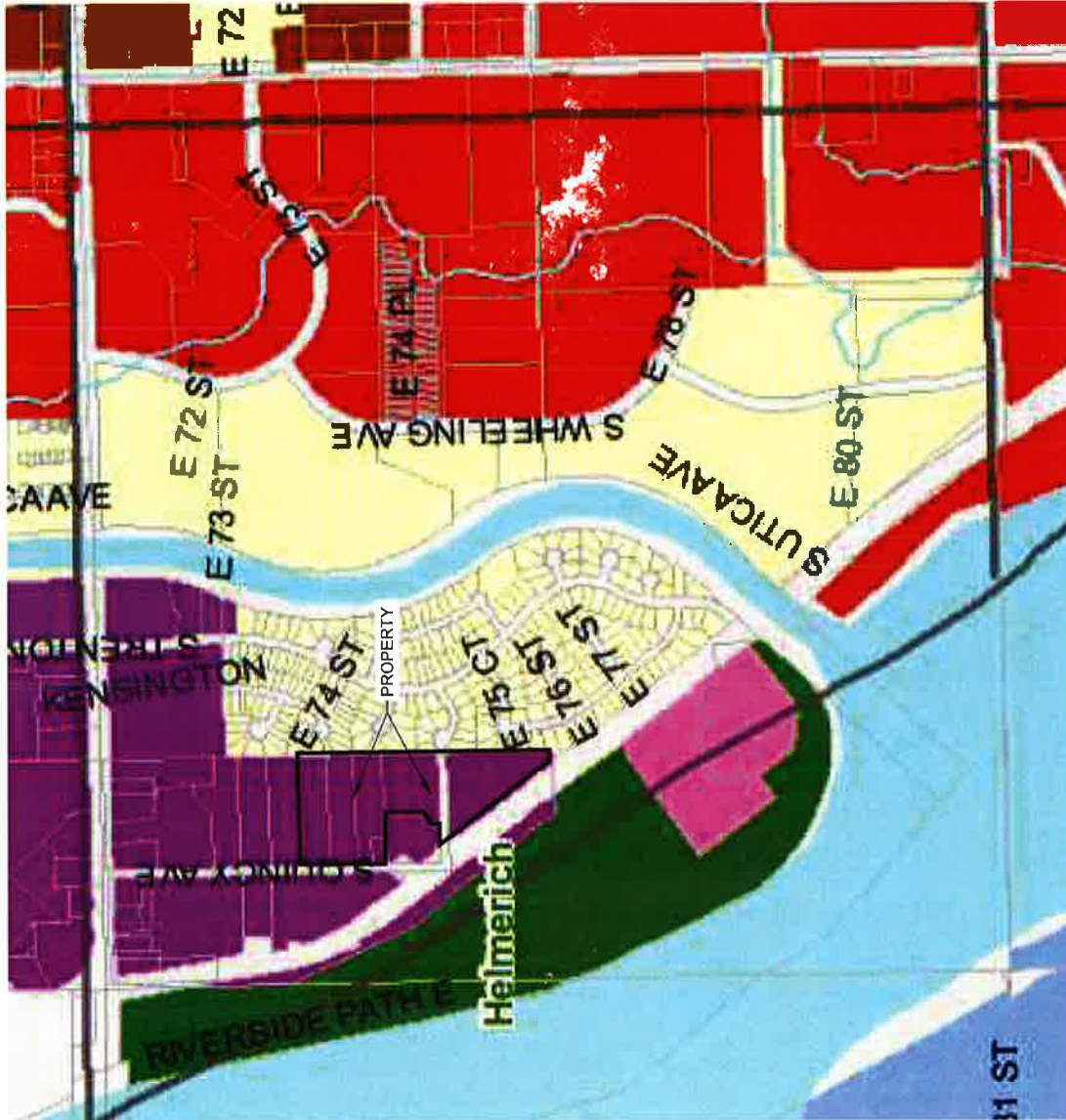
TULSA,
OKLAHOMA



SCALE
SHEET NO.
DATE
DRAWN BY
CHECKED BY
DATE

COMPREHENSIVE
PLAN MAP

EXHIBIT I



Land Use Plan as of July 2010



27.22

TMAPC

February 19, 2014

The 6th Street Infill Plan Amendments

Item: Consider adoption of a Resolution amending The 6th Street Infill Plan of the Tulsa Comprehensive Plan to supersede Resolution No. 2662:915 as adopted on November 20, 2013.

Background: Subsequent to the TMAPC adoption of The 6th Street Infill Plan amendments on November 20, 2013, the amendments were transmitted to City Council (See **Attachment I**, TMAPC adopted Map 11/20/13). Oklahoma Statutes, Title 19, Section 863.7, provides City Council the following options regarding plan amendments:

"The council ... may approve the plan in whole or in part, or return the plan or any portion thereof to the commission for further consideration."

The 6th Street Infill Plan amendments were presented to City Council on January 30, 2014 for consideration. The Council unanimously voted to send the entirety of The 6th Street Infill Plan amendments back to the TMAPC with two suggested map revisions.

The two suggested map changes are identified on **Attachment II** of this report and are as follows:

- 1) **South of E. 4th St. and west of S. Peoria Ave.** – This suggested revision is to change the designation on the land use map (and related subarea maps) to *Auto-Oriented Commercial*. As a result of a scrivener's error, the applicant's map extended the *Redevelopment* subarea one block east where it did not previously exist. The original land use map showed this area as *Mixed Use Infill* and it was the applicant's intent that this be changed to the *Auto-Oriented Commercial* subarea.
- 2) **E. 11th St. between S. Troost Ave. and S. Peoria Ave.** – This suggested revision is to return the land use map designation (and related subarea maps) on E. 11th St. between S. Troost Ave. and S. Peoria Ave. to the *Mixed Use Infill* subarea, as it was on the original land use map. This change was a negotiated item between the applicant and the District Councilor during the City Council review process.

Staff Recommendation: Adopt attached Resolution superseding Resolution No. 2662:915.



Legend

6th St. Infill Plan

Redevelopment
Large-scale, residential/mixed-use infill developments

Planned Flood Control
New urban parks that provide flood control when needed

Existing Flood Control
New urban parks that provide flood control when needed

Residential Revitalization
Restoration of existing housing, introduction of small-scale, diverse, compatible infill

Mixed Use Infill
Residential, Commercial, Office, Manufacturing, Warehousing, Reuse of existing structures, smaller-scale, compatible infill.

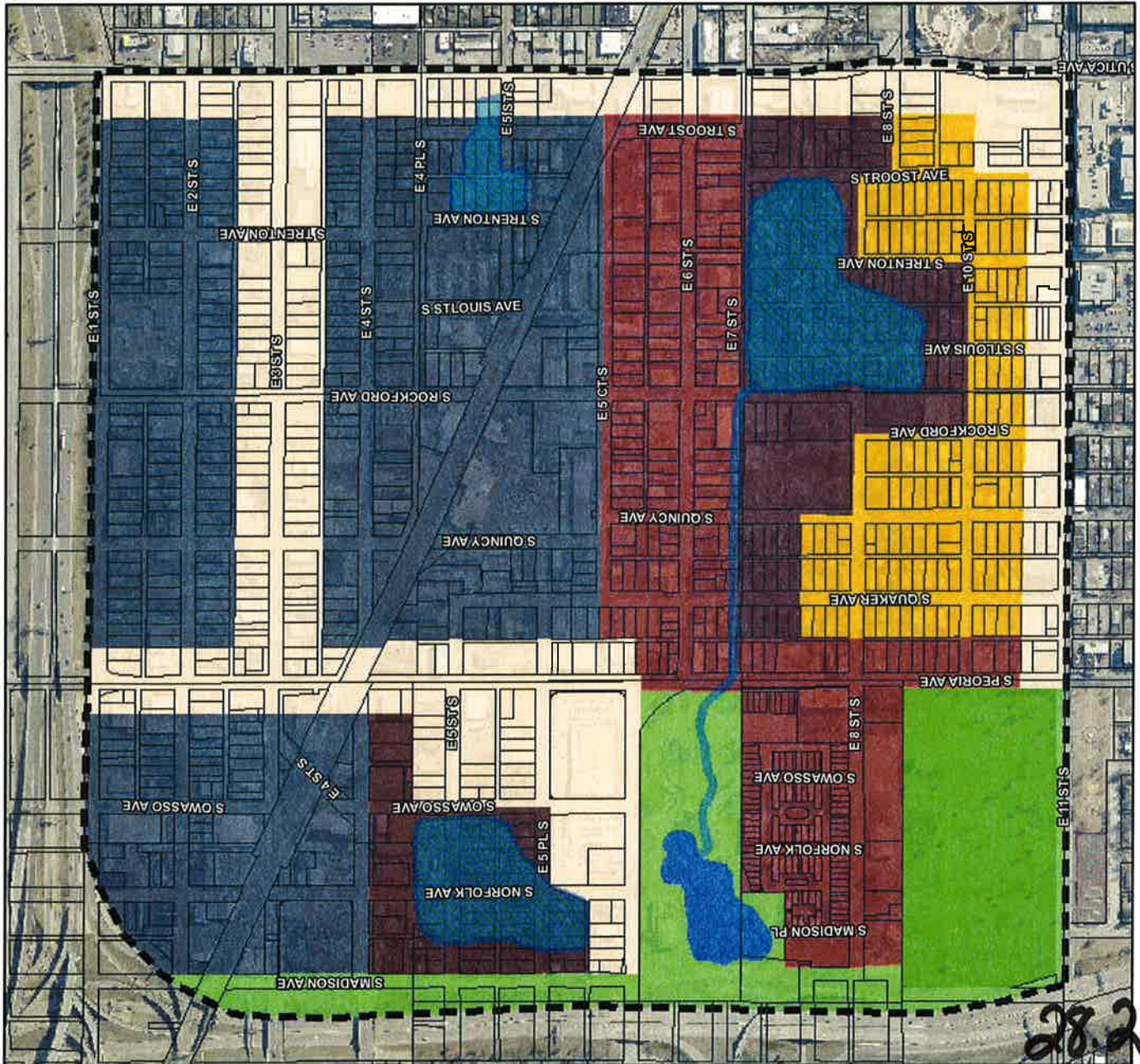
Auto-Oriented Commercial
Commercial, Office, high-intensity Residential, Institutional, Manufacturing and Warehousing; usually located on primary arterial streets & highways. This economic model depends on vehicular access and visitors from throughout the region.

Manufacturing Warehousing
Manufacturing, Warehousing, and Industrial uses; assembly and distribution facilities

Park
non-flood control park areas and trails

Cemetery

0 375 750 1,125 1,500 Feet

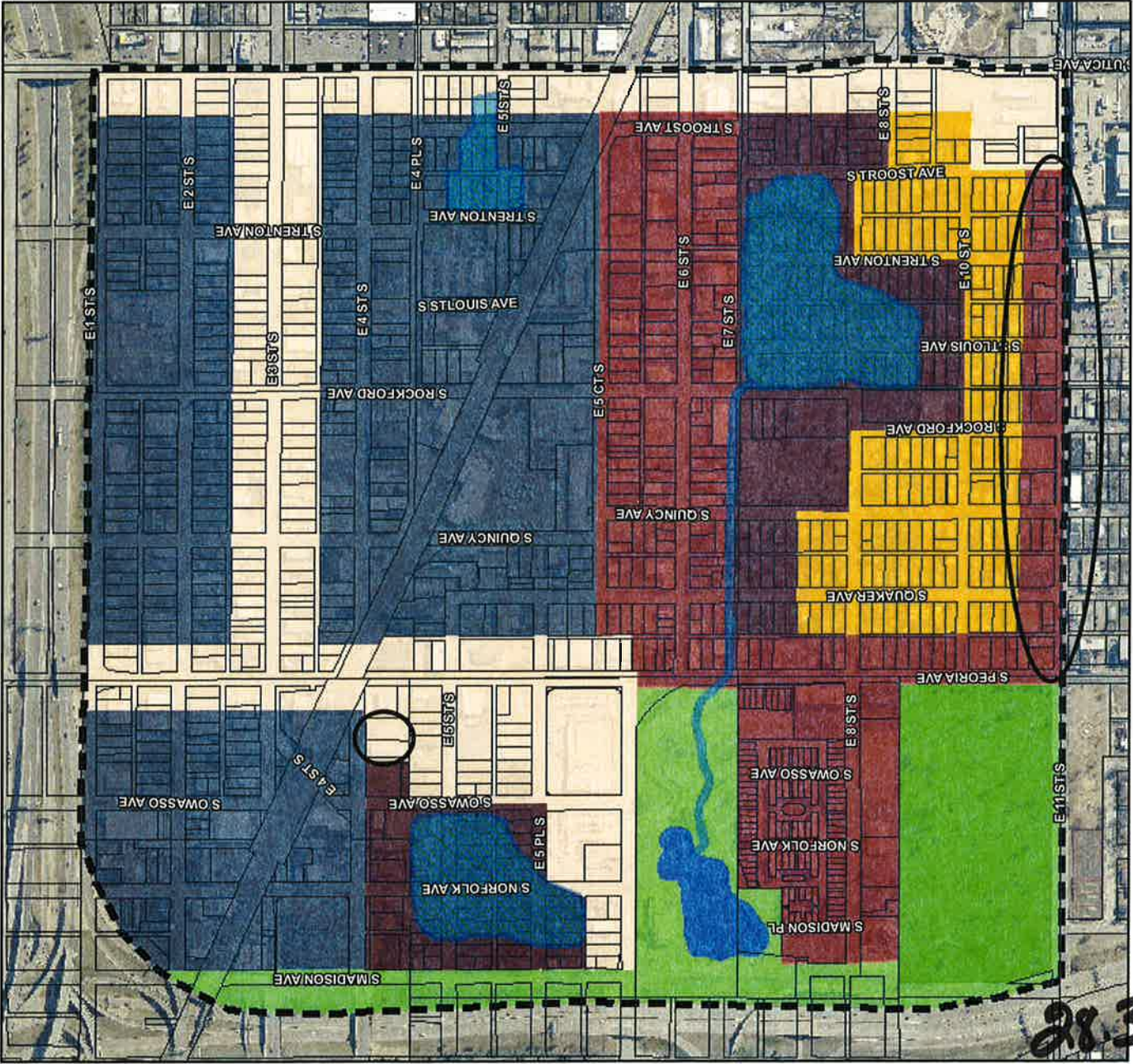




Legend

6th St. Infill Plan

-  **Redevelopment**
Large-scale, residential/mixed-use infill developments
-  **Planned Flood Control**
New urban parks that provide flood control when needed
-  **Existing Flood Control**
New urban parks that provide flood control when needed
-  **Residential Revitalization**
Restoration of existing housing, introduction of small-scale, diverse, compatible infill
-  **Mixed Use Infill**
Residential, Commercial, Office, Manufacturing, Warehousing, Reuse of existing structures, smaller-scale, compatible infill
-  **Auto-Oriented Commercial**
Commercial, Office, high-intensity Residential, Institutional, Manufacturing and Warehousing; usually located on primary arterial streets & highways. This economic model depends on vehicular access and visitors from throughout the region.
-  **Manufacturing Warehousing**
Manufacturing, Warehousing, and Industrial uses; assembly and distribution facilities
-  **Park**
non-flood control park areas and trails
-  **Cemetery**



28.3

RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No. 2668:917

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION, PURSUANT TO TITLE 19 OKLAHOMA STATUTES, SECTION 863.7; SUPERSEDING RESOLUTION NO.: 2662:915; AMENDING THE TULSA COMPREHENSIVE PLAN BY ADOPTING AMENDMENTS TO THE 6TH STREET INFILL PLAN

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on 2nd of November, 2005, adopt The 6th Street Infill Plan as part of the District Four Plan Map and Text, both parts of the Comprehensive Plan of the Tulsa Metropolitan Area. The Plan was subsequently approved by the Tulsa City Council on the 5th of January, 2006; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22nd of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, The 6th Street Infill Plan was recognized in the Tulsa Comprehensive Plan as an existing neighborhood plan that should continue to serve the role of guiding development decisions in the area; and

WHEREAS, a public hearing was held on November 6, 2013, and after due study and deliberation, this Commission deemed it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt amendments to The 6th Street Infill Plan; and

WHEREAS, on November 20, 2013, this Commission approved Resolution No. 2662:915 adopting the amendments to The 6th Street Infill Plan and thereafter submitted the Resolution to the Tulsa City Council; and

WHEREAS, on January 30, 2014, the Tulsa City Council reviewed the amendments to the 6th Street Infill Plan included in Resolution No. 2662:915 and, as set forth in Title 19 Oklahoma Statutes, Section 863.7, voted to return the plan to the Commission for further consideration of two additional map amendments; and

WHEREAS, a public hearing was held by this Commission on February 19, 2014 and after due study and deliberation, this Commission deemed it advisable and in keeping with the purpose of this Commission, as set forth in Title 19 Oklahoma Statutes, Section 863.7, to adopt amendments to The 6th Street Infill Plan, as hereafter described:

CPA-19: Amend boundaries of the Plan area and subareas on The 6th Street Infill Plan land use map; and

CPA-20: Reconcile titles and boundaries of subareas to conform to The 6th Street Infill Plan land use map; and

CPA-21: Amend text in The 6th Street Infill Plan regarding street closures, parking, housing and subarea descriptions.

NOW THEREFORE, BE IT RESOLVED, by the Tulsa Metropolitan Area Planning Commission:

Section 1. That this Resolution shall supersede Resolution No. 2662:915.

Section 2. That The 6th Street Infill Plan, part of the Tulsa Comprehensive Plan, as adopted by the Tulsa Metropolitan Area Planning Commission on July 6, 2010 and as amended from time to time, shall be and is hereby amended.

Section 3. That a true and correct copy of the amendments are attached to this Resolution.

Section 4. That upon adoption by the Tulsa Metropolitan Area Planning Commission, this Resolution shall be transmitted and submitted to the City Council of the

City of Tulsa for its consideration, action and requested approval within forty-five (45) days of its submission.

Section 5. That upon approval by the Tulsa City Council, or should the City Council fail to act upon this amendment to the Tulsa Comprehensive Plan within forty-five (45) days of its submission, it shall be deemed approved with the status of an official plan and immediately have full force and effect.

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

28.7

APPROVAL OF THE TULSA CITY COUNCIL

APPROVED by the City Council of the City of Tulsa, Oklahoma on this _____ day of _____ 2014.

Karen Gilbert, Chair of the City Council

APPROVED AS TO FORM:

Assistant City Attorney

ATTESTATION AND CERTIFICATION
CITY COUNCIL OF THE CITY OF TULSA

STATE OF OKLAHOMA)
)
COUNTY OF TULSA) SS.

To The City Clerk of the City of Tulsa and the County Clerk of Tulsa County:

I, Karen Gilbert, Chair of the City Council of the City of Tulsa, Oklahoma certify on this _____ day of _____ 2014 that the foregoing Resolution and amendment to the Tulsa Comprehensive Plan attached to this Resolution are a true and correct copy of the Resolution and amendment to the Tulsa Comprehensive Plan as approved by the City Council of the City of Tulsa.

Karen Gilbert, Chair of the City Council

Subscribed and sworn to before me on this day of 2014.

Notary Public

My Commission Expires: _____

Commission No.: _____

CPA-19

Amend boundaries of the Plan area and subareas on
The 6th Street Infill Plan land use map
as attached

6th St. Infil Plan

Redevelopment

Large-scale, residential/mixed-use infill developments

Planned Flood Control

Existing Flood Control

Residential Revitalization

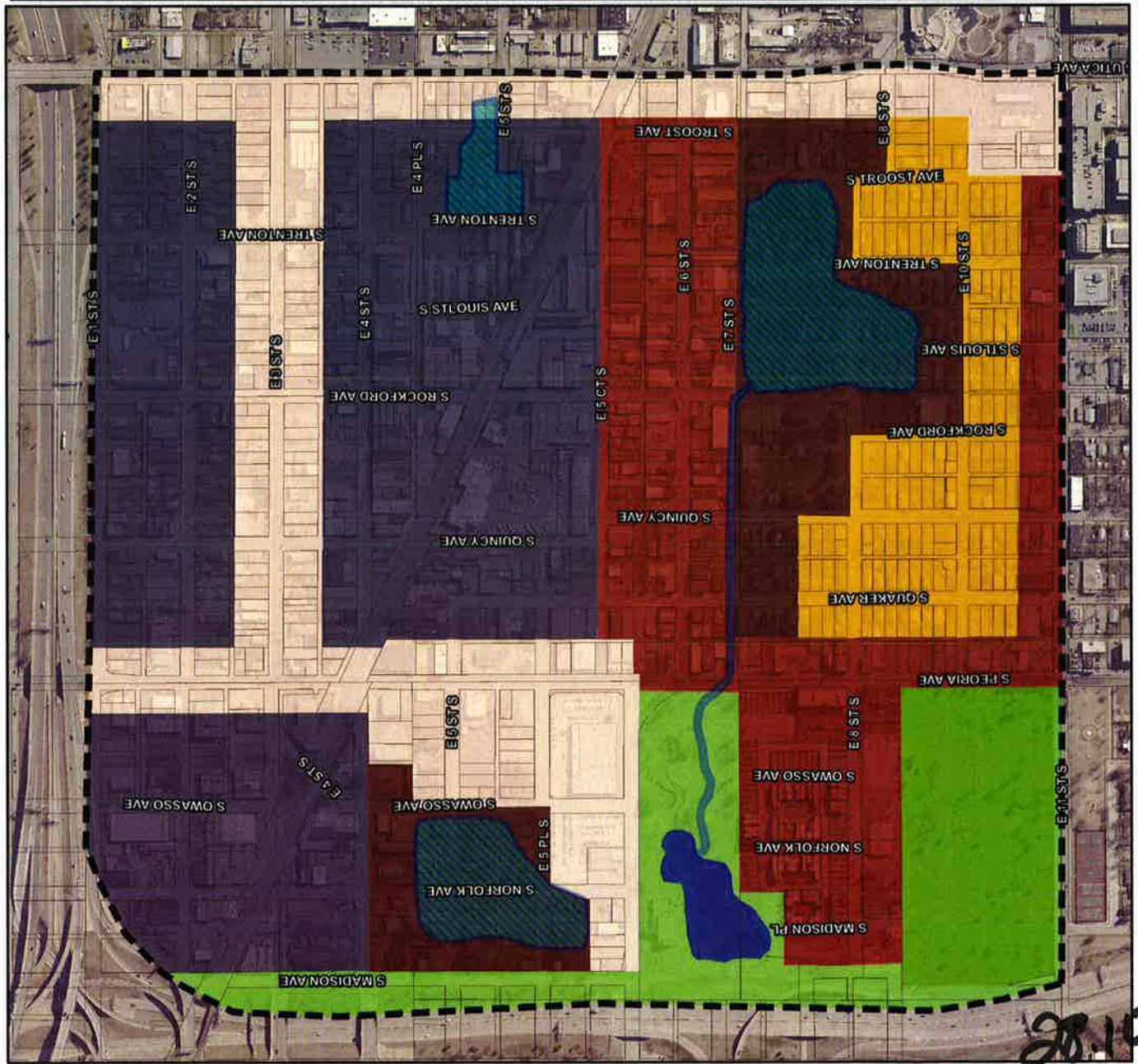
Mixed Use Infill
Residential, Commercial, Office, Manufacturing,
Warehousing, Reuse of existing structures,
smaller-scale, compatible infill.

Auto-Oriented Commercial
Commercial, Office, high-intensity Residential, Institutional, Manufacturing and Warehousing; usually located on primary arterial streets & highways. This economic model depends on vehicular access and visitors from throughout the region.

Manufacturing Warehousing

Park

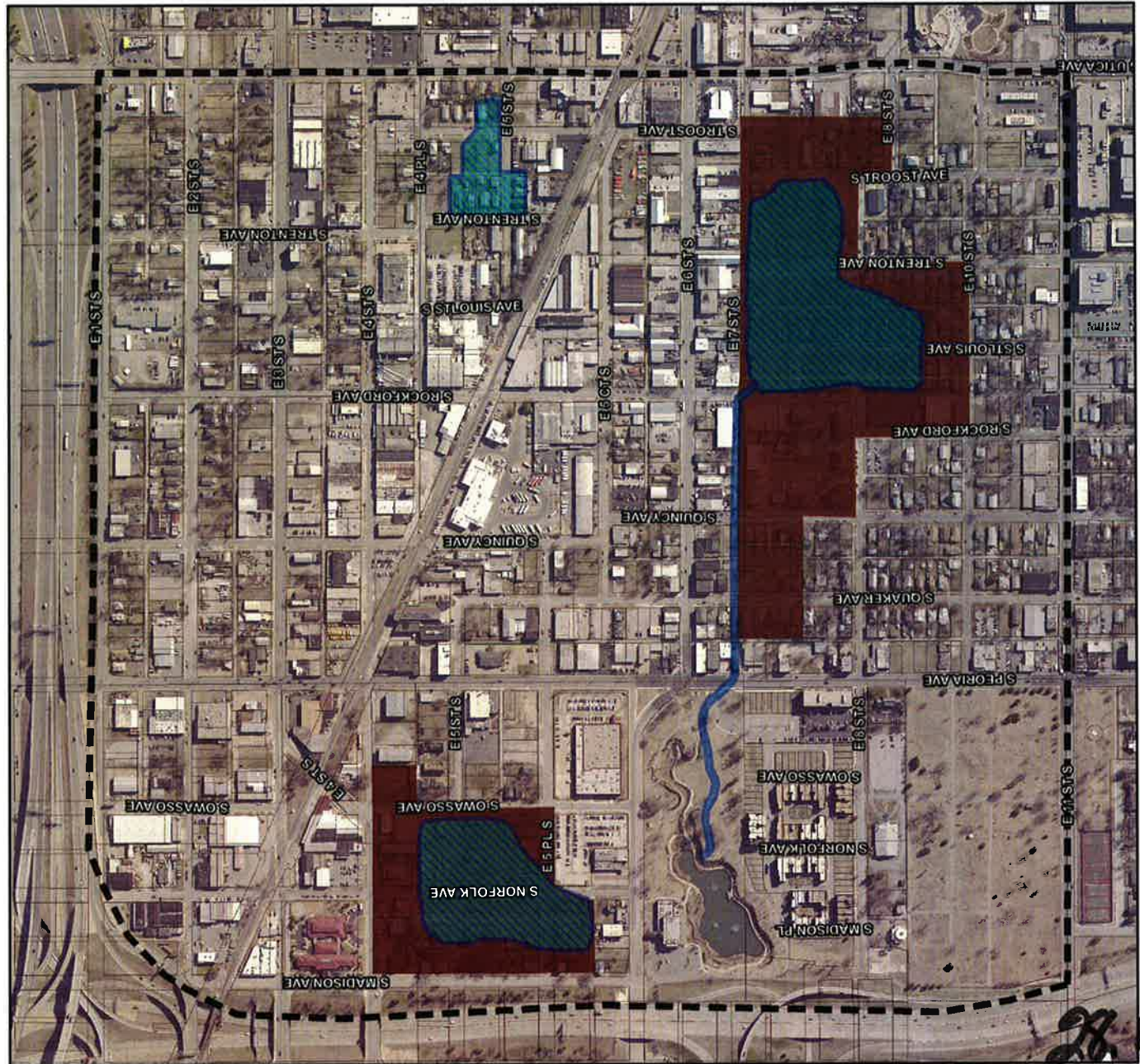
Cemetery

**Z**

A vertical scale bar labeled "Feet" with markings at 0, 375, 750, 1,125, and 1,500.

CPA-20

Reconcile titles and boundaries of subareas to conform to
The 6th Street Infill Plan land use map
as attached

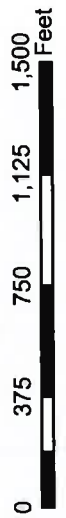


Legend

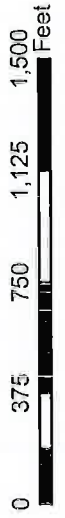
6th St. Infill Plan

Redevelopment
 Large-scale, residential/mixed-use infill developments

Planned Flood Control
 New urban parks that provide flood control when needed



28 2



Legend

6th St. Infill Plan



Planned Flood Control
New urban parks that provide flood control when needed



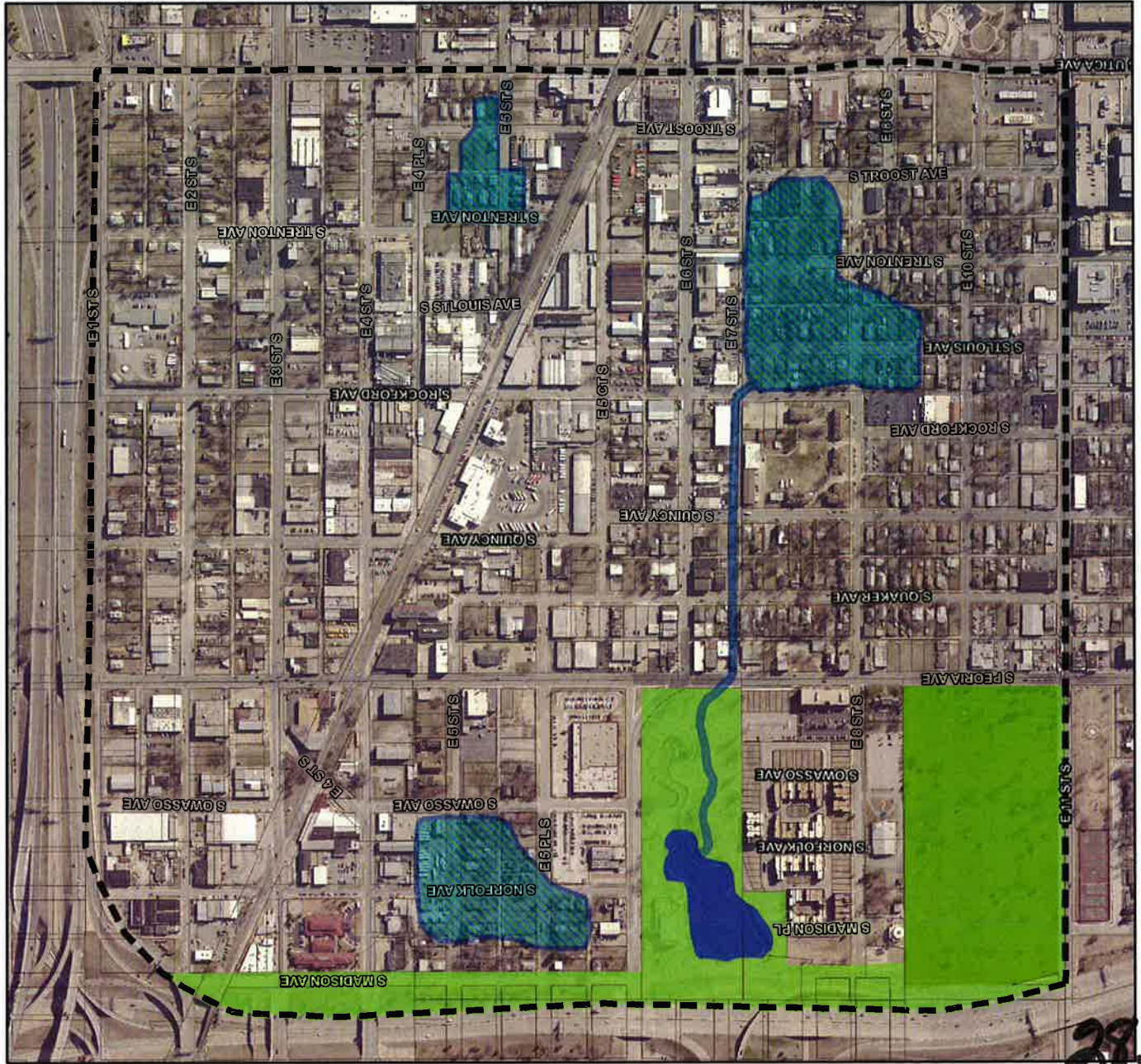
Existing Flood Control
New urban parks that provide flood control when needed



Park
non-flood control park areas and trails



Cemetery

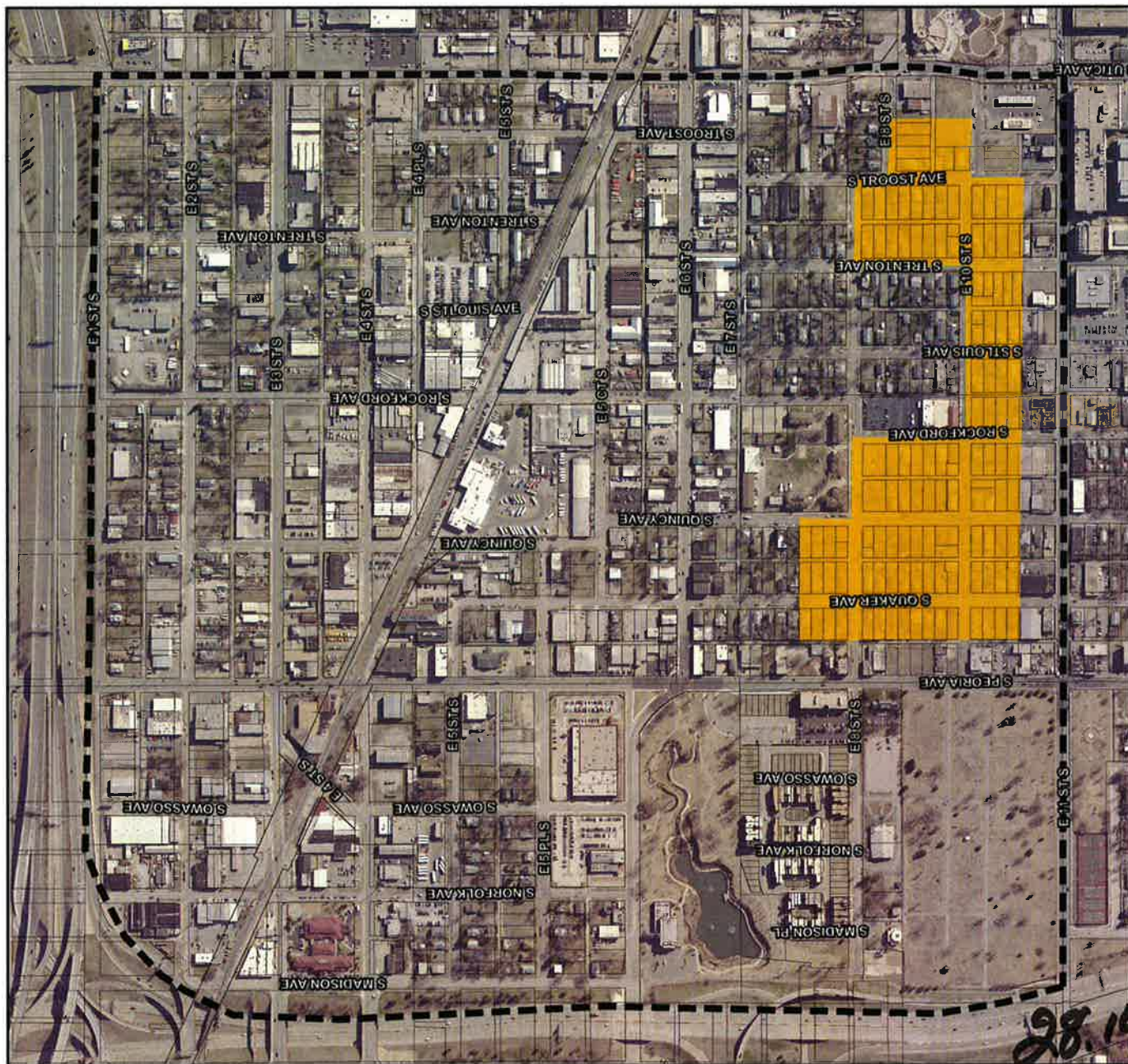


Legend

6th St. Infill Plan



Residential Revitalization
Restoration of existing housing, introduction of
small-scale, diverse, compatible infill

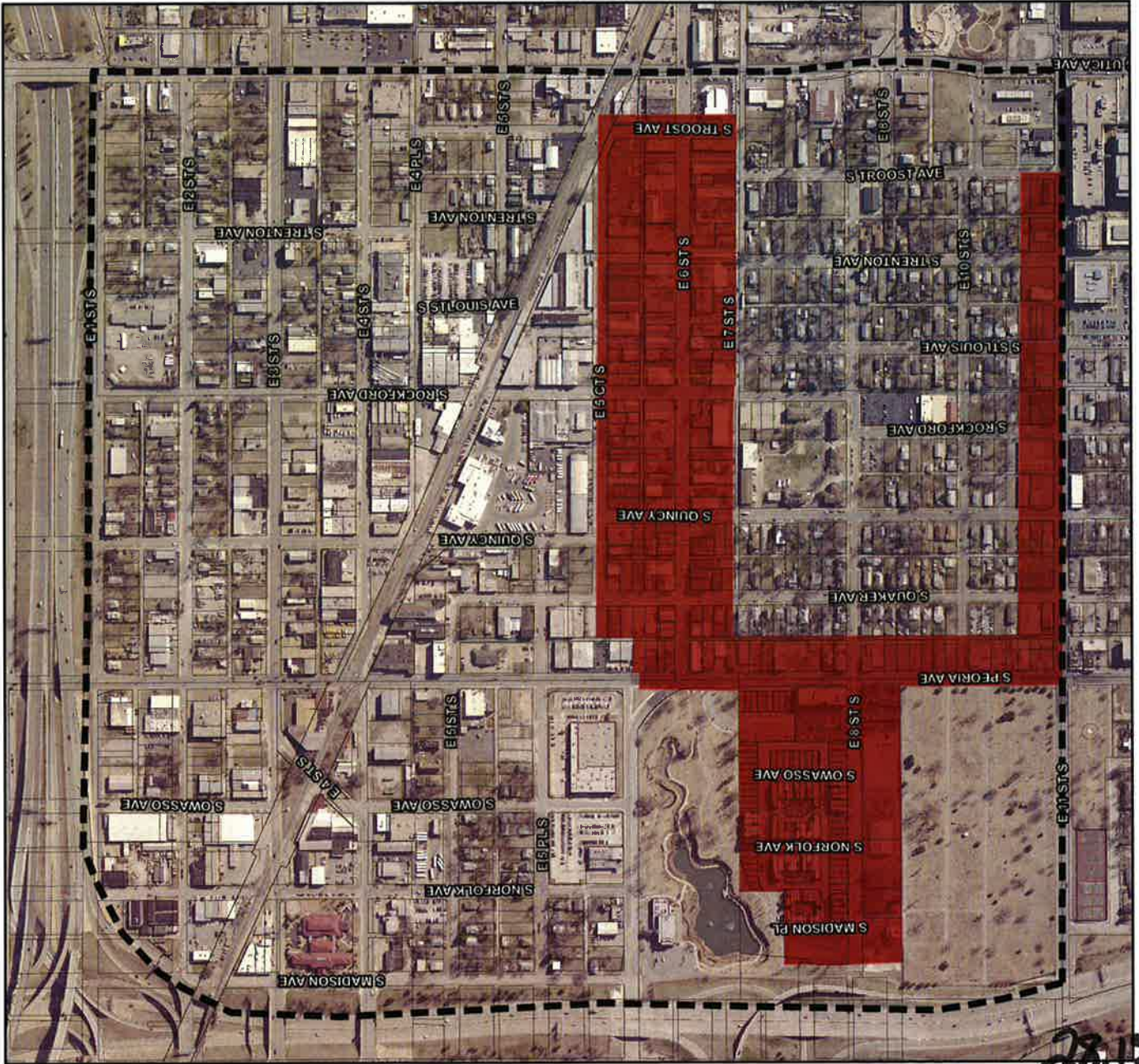


Legend

6th St. Infill Plan

Mixed Use Infill

Residential, Commercial, Office, Manufacturing, Warehousing, Reuse of existing structures, smaller-scale, compatible infill.



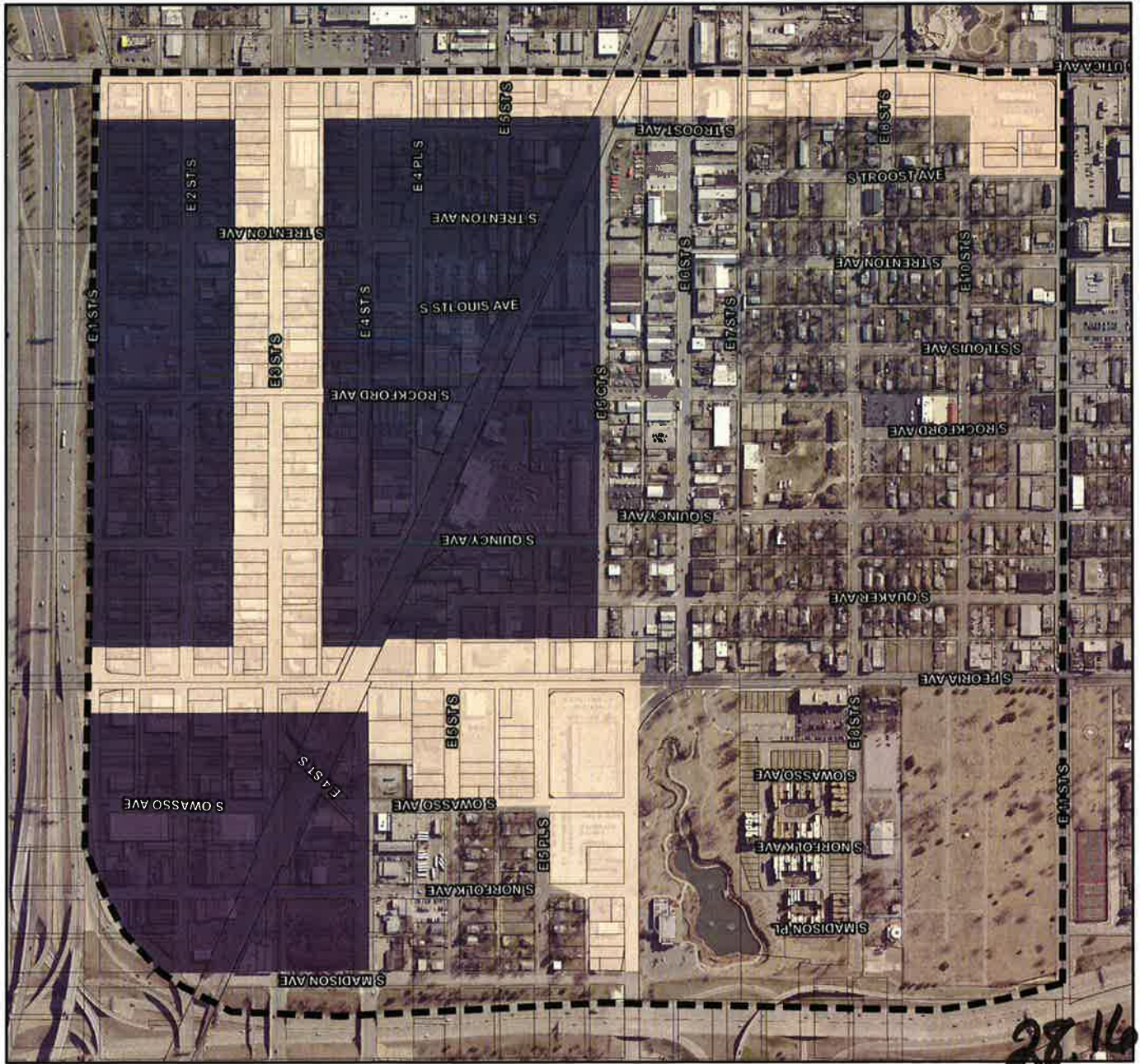
0 375 750 1,125 1,500 Feet

28.15

6th St. Infill Plan

Auto-Oriented Commercial
Commercial, Office, high-intensity Residential, Institutional, Manufacturing and Warehousing; usually located on primary arterial streets & highways. This economic model depends on vehicular access and visitors from throughout the region.

Manufacturing Warehousing



28.16



0 375 750 1,125 1,500 Feet

CPA-21

Amendments to text in The 6th Street Infill Plan regarding street closures, parking, housing and subarea descriptions.

3. Recommended Changes in Development Policy, at page 14 of The 6th Street Infill Plan, is amended to read as follows:

The purpose of this Plan, above all else, is to give a voice to the people of this neighborhood and allow them to share with others that this is a neighborhood with many assets, great vision, and significant potential. But to implement this plan, fundamental changes to the way we develop in Tulsa are needed. The objective of this plan is not to alter the development “status quo” for the entire City but merely to fine tune development policy in ways that support, rather than impede, the growth and redevelopment of this area. This Plan is not regulatory in nature, rather a guide for future regulations. The Plan should also act as a policy guide for development proposals; however, each development proposal must be evaluated on its own merit based on unique site conditions.

16.9 Street Alignment and Streetscaping, at page 70 of The 6th Street Infill Plan, is amended to read as follows:

The 6th Street neighborhood is laid out on a grid pattern, with several local streets feeding into the arterial streets of 11th Street, 6th Street, Utica Avenue, and Peoria Avenue. The existing grid pattern efficiently promotes accessibility for both vehicles and pedestrians via many routes. As important, the rectangular blocks circumscribed by this grid provide an efficient starting point for the restoration and rebuilding of this neighborhood.

Some changes to the grid may be required to accommodate parks, ponds, paths, institutional, multifamily, and commercial uses and that this will involve the closing of some streets and introduction of a few new curvilinear streets. But it is hoped that these changes will be minimal. The streets should retain the characteristics of a traditional urban neighborhood in certain subareas. Provided however, street closures may be considered for larger-scale developments or projects that require controlled access, efficient utilization of tracts created by the creation of detention ponds, and where the impact of street closure will be minimal.

16.9.1.1.1, at page 71 of The 6th Street Infill Plan, is amended to read as follows: Whenever and wherever possible, the existing grid network of streets and sidewalks should be retained. However, street closures may be considered for larger-scale development or projects that require controlled access, creation of detention ponds, or where the impact of a street closure is minimal.

16.2.4 Parking Philosophy, at page 59 of The 6th Street Infill Plan, is amended to read as follows:

An area-wide parking strategy should at its core reflect the following understanding: Additional off-street parking will facilitate reuse of existing structures, and 2) On- street parking is beneficial for businesses, people in cars, and pedestrians (through indirect traffic calming effects). Generally, off-street parking areas should be located behind principal structures. Good design (access, landscaping, screening, setbacks, etc.) can provide an adequate buffer between commercial and abutting residential properties. Shared parking in a pedestrian-oriented, mixed-use area is an inherent design benefit. Commercial areas, residential developments, churches, and institutions, should work together to provide maximum efficiency and minimum amounts of land. Formal association among property owners is encouraged so that revenue and incentives can be focused on creating structured parking. There should be no reduction in required parking as specified in the Tulsa Zoning Code, unless a variance is granted by the Board of Adjustment, until such time as parking facilities or enhanced public transportation are available, or new incentives are included in the Tulsa Zoning Code.

The subarea definitions for Residential Revitalization, Mixed Use Infill, Auto-Oriented Commercial and Manufacturing Warehousing on The 6th Street Infill Plan land use map, at page 84 of The 6th Street Infill Plan, is amended to read as follows:

Residential Revitalization

Restoration of existing housing, introduction of small-scale, diverse, compatible infill

Mixed Use Infill

Residential, Commercial, Office, Manufacturing, Warehousing, Reuse of existing structures, smaller scale, compatible infill.

Auto-Oriented Commercial

Commercial, Office, high-intensity Residential, Institutional, Manufacturing and Warehousing; usually located on primary arterial streets & highways. This economic model depends on vehicular access and visitors from throughout the region.

Manufacturing Warehousing

Manufacturing, Warehousing, and Industrial uses; assembly and distribution facilities.