

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2678

July 23, 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:

Worksession Report:

Director's Report:

Review TMAPC receipts for the month of June 2014

CONSENT AGENDA:

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

1. **LC-591** (Lot-Combination) (CD 4) – Location: West of the Northwest corner of East 21st Street South and South Birmingham Avenue
2. **Cherry Street Ridge Amended** – Final Plat, Location: Northwest corner of South Troost Avenue and East 15th Street South, (CD 4) (Continued from July 9th 2014 meeting.)
3. **Unit Corp** – Final Plat, Location: Southeast corner of West 81st Street South, and South Union Avenue, (CD 2)
4. **PUD-431-C-4 – Tulsa Engineering & Planning Associates, Inc./Tim Terral**, Location: West of the southwest corner of East 101st Street South and South Sheridan Road, Requesting a **PUD Minor Amendment** to reduce the required parking from 18 to 17 spaces, **RS-3/PUD-431-C**, (CD-8)
5. **Z-4900-SP-9a – Roy D. Johnsen**, Location: Southeast corner of South Mingo Road and East 75th Street, Requesting a **Corridor Minor Amendment** to remove the senior housing limitation on allowable uses, **CO/Z-4900-SP-9**, (CD-7)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

6. **CVS Tulsa Addition** – Minor Subdivision Plat, Location: Northwest corner of East 31st Street South and South Garnett Road, (CD 6) (Continued from July 9, 2014 meeting.)
7. **Costco Addition** – Preliminary Plat, Location: South of Southwest corner of South Memorial Drive and 101st Street South, (CD 8)
8. **Carriage Park** – Preliminary Plat, Location: Northwest corner of North Sheridan Road and East 126th Street North (County)
9. **PUD-811 – Roy D. Johnsen**, Location: Northwest corner of South Trenton Avenue and East 15th Street South, requesting a **PUD**, (CD-4), (Continued from 6/4/14 and 7/9/14) **(Staff is requesting a continuance to August 6, 2014)**
10. **CZ-433 – Coulter Law Firm, P.C.**, Location: South of southeast corner of South 65th West Avenue and West 51st Street, Request rezoning from **AG to IM**, (County) (Continued from 7/9/14)
11. **PUD-816 – Sisemore Weisz & Associates/Mark Capron**, Location: South of southeast corner of South 177th East Avenue and East 41st Street South, Requesting PUD, (CD-6) **(Staff is requesting a continuance to 8/20/14.)**
12. **Z-6078-SP-5 – Rob Coday**, Location: North of northeast corner of South 101st East Avenue and East 66th Street South, Requesting a Corridor Development Plan for a gymnasium, office and warehouse associated with office space, **CO**, (CD-7)
13. **Z-7274 – Eller & Detrich/Lou Reynolds**, Location: North and west of the northwest corner of East 6th Street South and South Peoria Avenue, Requesting rezoning from **FBC/RM-2 to CH** and remove this site from FBC Regulating Plan, (CD-4)
14. **Z-7275 – Austin P. Bond, Esq.**, Location: Northeast corner of East 6th Street South and South Norfolk Avenue, Requesting rezoning from **FBC to CH** and remove this site from FBC Regulating Plan, (CD-4)
15. **Z-7276 – S. Douglas Dodd, Esq.**, Location: West of southwest corner of East 8th Street South and South Peoria Avenue, Requesting rezoning from **FBC to OL** and remove this site from FBC Regulating Plan, (CD-4)
16. **PUD-683-A – Eller & Detrich/Andrew A. Shank**, Location: Southwest corner of North Yale Avenue and East 136th Street North, Requesting a PUD Abandonment, (Staff is requesting a continuance to August 6, 2014, (County)

17. **PUD-813 – Roy D. Johnsen**, Location: West of southwest corner of East 41st Street South and South 177th East Avenue, requesting **PUD** to allow larger paved surface in the front yard, increase building height and permit rear access to garage on cul-de-sac/double frontage lots, **RS-4 to RS-4/PUD-813**, (CD-6)

OTHER BUSINESS

18. **Z-4900-SP-9a – Roy D. Johnsen**, staff is requesting a full refund for the corridor minor amendment due to incorrect processing.

19. 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 June 2014

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	17	\$437.50	\$437.50	\$875.00	138	\$2,630.00	\$2,630.00	\$5,260.00
Zoning	6	2,420.00	2,420.00	4,840.00	43	\$22,095.00	\$22,095.00	44,190.00
PUDs & Plan Reviews	52	7,610.50	7,610.50	15,221.00	361	\$42,264.75	\$42,264.75	84,529.50
Refunds		0.00	0.00	0.00	0	(\$450.00)	(\$450.00)	(900.00)
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		10,468.00	10,468.00	20,936.00		66,539.75	66,539.75	133,079.50
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	11	\$1,962.50	\$1,962.50	\$3,925.00
Preliminary Plats	5	2,385.00	2,385.00	4,770.00	43	\$20,167.48	\$20,167.48	40,334.95
Final Plats	1	500.00	500.00	1,000.00	18	\$7,689.00	\$7,689.00	15,378.00
Plat Waivers	0	0.00	0.00	0.00	7	\$875.00	\$875.00	1,750.00
Lot Splits	6	304.94	304.94	609.87	73	\$3,567.19	\$3,567.19	7,134.37
Lot Combinations	10	500.00	500.00	1,000.00	81	\$4,050.00	\$4,050.00	8,100.00
Access Changes	0	0.00	0.00	0.00	3	\$150.00	\$150.00	300.00
Other		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00	0	(\$355.00)	(\$355.00)	(710.00)
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		3,689.94	3,689.94	7,379.87		38,106.16	38,106.16	76,212.32
BOARDS OF ADJUSTMENT								
Fees	22	\$7,620.00	\$1,400.00	\$9,020.00	179	\$62,806.00	\$13,200.00	\$76,006.00
Refunds		(300.00)	0.00	(\$300.00)	44	(\$2,161.00)	\$0.00	(2,161.00)
NSF Check		0.00	0.00	\$0.00	44	\$0.00	\$0.00	0.00
Fees Waived		0.00	0.00	0.00		0.00	0.00	0.00
		7,320.00	1,400.00	8,720.00		60,645.00	13,200.00	73,845.00
TOTAL		\$21,477.94	\$15,557.94	\$37,035.87		\$165,290.91	\$117,845.91	\$283,136.82
LESS WAIVED FEES *		\$0.00		\$0.00		(\$3,696.62)		(\$3,696.62)
GRAND TOTALS								
		\$21,477.94	\$15,557.94	\$37,035.87		\$161,594.29	\$117,845.91	\$279,440.20

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



Tulsa Metropolitan Area
Planning Commission

Case Number: Cherry Street Ridge
Amended Final Plat

Hearing Date: July 23, 2014

Case Report Prepared by:

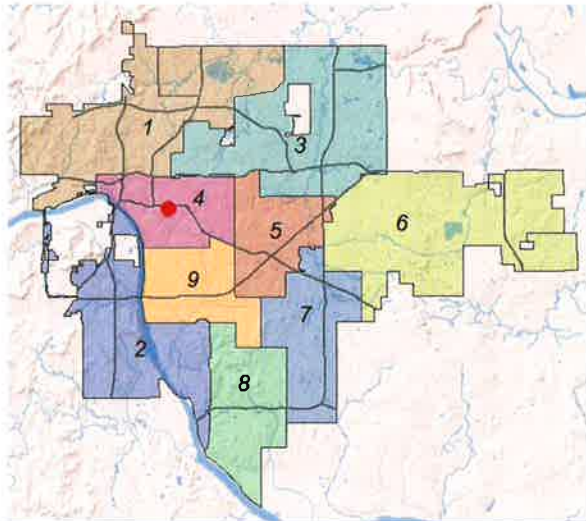
Diane Fernandez

Owner and Applicant Information:

Applicant: Ricky Jones, Tanner Consulting

Property Owner: Cherry Street Ridge LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

*Final Plat Approval for Cherry Street Ridge
Amended Final Plat*

Location:: Northwest corner of South Troost
Avenue and East 15th Street South

Zoning:

Existing Zoning: PUD 760 A

Staff Recommendation:

Staff recommends **approval**.

Release letters have been received.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Subdivision Map

PUD 760

A REPLAT OF "CHERRY STREET RIDGE",
A RESUBDIVISION OF ALL OF BLOCK 1, LOTS 7-12, "CLARK'S ADDITION",
AN ADDITION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.



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

GROSS SUBDIVISION AREA:
43,962.88 SQ. FT. OR 1.009 ACR.

OWNER:
Madison Investment I, LP
1325 West 36th Place South
Tulsa, Oklahoma 74107
Phone: (918) 863-2462
Contact: William J. Stava, Jr.

SURVEYOR/ENGINEER:
Tanner Consulting, LLC.
DAN E. TANNER, A.E., No. 1815
OK CEN. 3862, DOWNSIDE 74210
DAN@TANNERCONSUL.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74108
Phone: (918) 745-9929

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P.L.S. NO. 1835
OK CA NO. 21662, DOPINETS 6/24/2015
DAN@TANNERCONSULTING.COM
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 12,
"CLARK'S ADDITION" AT S 83°14'46" W.

Notes

- THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- ALL PROPERTY CORNERS ARE SET 3/8" IRON PINS WITH YELLOW CAP STAMPED "TANNER 1435" UNLESS OTHERWISE NOTED.
- PROPERTY SHOWN ON PLAT DOES NOT LIE WITHIN THE CITY OF TULSA REGULATORY FLOODPLAIN.

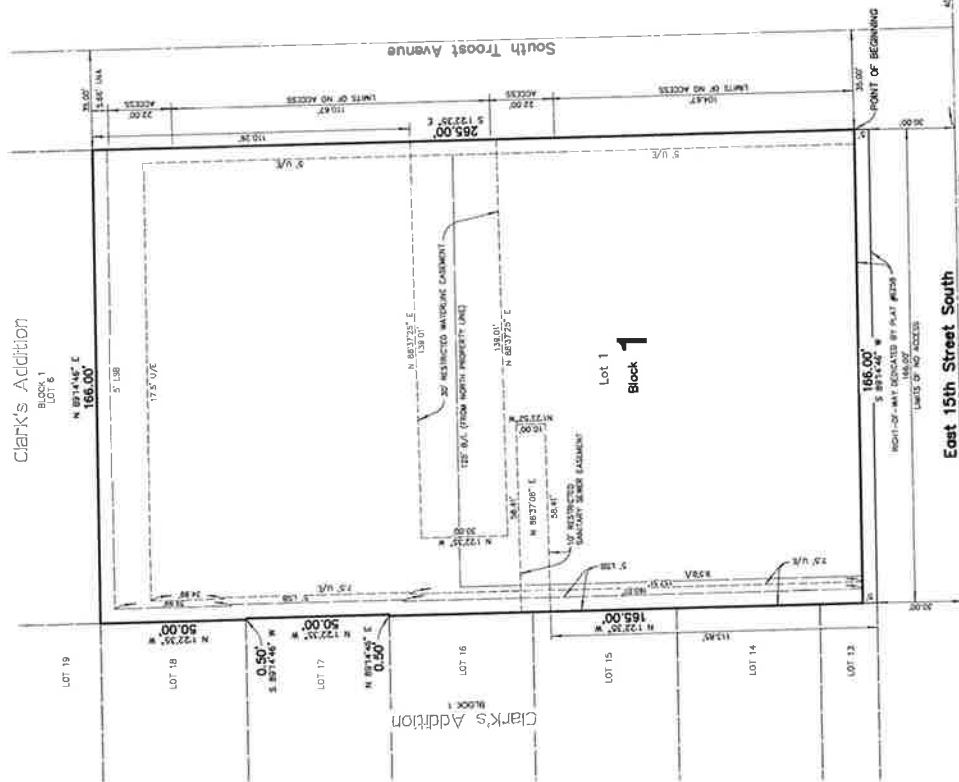
DATE OF PREPARATION: MAY 16, 2014



Scale: 1"= 20'

Tanner Consulting

B/L = BUILDING LINE
LSD = LANDSCAPE BUFFER
LMA = LIMITS OF NO ACCESS
U/E = UTILITY EASEMENT


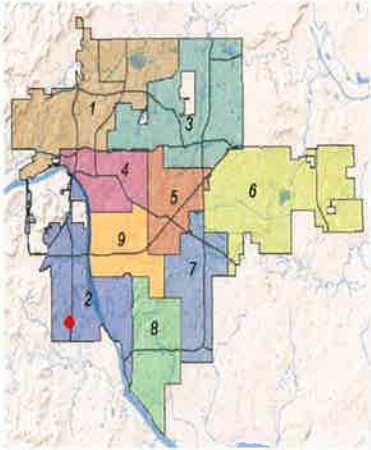


East 15th Street South

SOUTHEAST CORNER NW/4
SECTION 7, T-18-N, R-19-E

Cherry Street Ridge Amended

2.501.1334

 <p>Tulsa Metropolitan Area Planning Commission</p>	<p><u>Case Number:</u> Unit Corporation Plat Final Subdivision Plat</p> <p><u>Hearing Date:</u> July 23, 2014</p>
<p><u>Case Report Prepared by:</u></p> <p>Diane Fernandez</p>	<p><u>Owner and Applicant Information:</u></p> <p><i>Applicant:</i> Nicole Watts</p> <p><i>Property Owner:</i> Unit Petroleum Company</p>
<p><u>Location Map:</u> (shown with City Council Districts)</p> 	<p><u>Applicant Proposal:</u></p> <p>Final Subdivision Plat Approval</p> <p><i>Tract Size:</i> 30 acres</p> <p><i>Location:</i> Southeast corner of West 81st Street South, and South Union Avenue</p>
<p><u>Zoning:</u> <i>Existing Zoning:</i> CO Z7236 SP 1/Z-7115-SP-2</p> <p><u>Comprehensive Plan:</u> <i>Land Use Map:</i> Town Center</p> <p><i>Areas of Stability and Growth Map:</i> Area of Growth</p>	<p><u>Staff Recommendation:</u></p> <p>Staff recommends approval.</p>
	<p><u>City Council District:</u> 2 <i>Councilor Name:</i> Jeannie Cue</p> <p><u>County Commission District:</u> 2 <i>Commissioner Name:</i> Karen Keith</p>

EXHIBITS:
Subdivision Map

DRAFT FINAL PLAT

UNIT CORPORATION

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA,
BEING A SUBDIVISION OF A PART OF THE NW 1/4 OF SECTION FOURTEEN (14),
TOWNSHIP 18 NORTH, RANGE 12 EAST, OF THE INDIAN BASE AND MERIDIAN.

CERTIFICATE OF PLAT APPROVAL

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____ at _____.

By: _____

City Engineer

APPROVED _____

By the Council of the City of Tulsa, Oklahoma

Chairman _____

Mayor _____

Attest: City Clerk _____

Approved: City Attorney _____

CERTIFICATE

I hereby certify that all taxes and fees included in this plat have been paid as reflected by the current tax roll. Security as required has been provided in the manner required by law. This plat is subject to the provisions of the Oklahoma Statutes, Title 10, Chapter 1, Section 10-1-1, and the Tulsa City Charter, Chapter 2, Article 1, Section 2-1-1. In witness whereof, this plat is signed and sealed on this _____ day of _____, 2007.

Dated: _____

By: _____

City Clerk

By: _____

City Engineer

STATE OF OKLAHOMA

COUNTY OF TULSA

I, _____, Tulsa County Clerk, do hereby certify that this is a true and correct copy of a plat as returned to me on file in my office.

Dated: _____

By: _____

City Clerk

CURVE NO.	LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.22	S82°18'15"E	100.22
C2	115.87	S84°45'18"E	115.87
C3	115.87	S84°45'18"E	115.87
C4	115.87	S84°45'18"E	115.87
C5	115.87	S84°45'18"E	115.87
C6	115.87	S84°45'18"E	115.87
C7	115.87	S84°45'18"E	115.87
C8	115.87	S84°45'18"E	115.87
C9	115.87	S84°45'18"E	115.87
C10	115.87	S84°45'18"E	115.87
C11	115.87	S84°45'18"E	115.87
C12	115.87	S84°45'18"E	115.87
C13	115.87	S84°45'18"E	115.87
C14	115.87	S84°45'18"E	115.87
C15	115.87	S84°45'18"E	115.87
C16	115.87	S84°45'18"E	115.87
C17	115.87	S84°45'18"E	115.87
C18	115.87	S84°45'18"E	115.87

LOT LINE TABLE

LINE NO.	LENGTH	BEARING
L1	115.87	S84°45'18"E
L2	115.87	S84°45'18"E
L3	115.87	S84°45'18"E
L4	115.87	S84°45'18"E
L5	115.87	S84°45'18"E
L6	115.87	S84°45'18"E
L7	115.87	S84°45'18"E
L8	115.87	S84°45'18"E
L9	115.87	S84°45'18"E
L10	115.87	S84°45'18"E
L11	115.87	S84°45'18"E
L12	115.87	S84°45'18"E

ABBREVIATIONS

AC	As Shown
AD	As Deeded
ADJ	Adjacent
ADJ. L	Adjacent Lot
ADJ. S	Adjacent Section
ADJ. T	Adjacent Township
ADJ. R	Adjacent Range
ADJ. M	Adjacent Meridian
ADJ. C	Adjacent County
ADJ. S	Adjacent State
ADJ. F	Adjacent Federal
ADJ. I	Adjacent Indian
ADJ. O	Adjacent Other

LOT ADDRESS TABLE

LOT NO.	ADDRESS
1	1000 N. 10th St.
2	1000 N. 11th St.
3	1000 N. 12th St.
4	1000 N. 13th St.
5	1000 N. 14th St.
6	1000 N. 15th St.
7	1000 N. 16th St.
8	1000 N. 17th St.
9	1000 N. 18th St.
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218	1000 N. 227th St.
219	1000 N. 228th St.
220	1000 N. 229th St.
221	1000 N. 230th St.
222	1000 N. 231st St.
223	1000 N. 232nd St.
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313	1000 N. 322nd St.
314	1000 N. 323rd St.
315	1000 N. 324th St.
316	1000 N. 325th St.
317	1000 N. 326th St.
318	1000 N. 327th St.
319	1000 N. 328th St.
320	1000 N. 329th St.
321	1000 N. 330th St.
322	1000 N. 331st St.
323	1000 N. 332nd St.
324	1000 N. 333rd St.
325	1000 N. 3



Case #: PUD-431-C-4
Minor Amendment

Hearing Date: July 23, 2014

Case Report Prepared by:

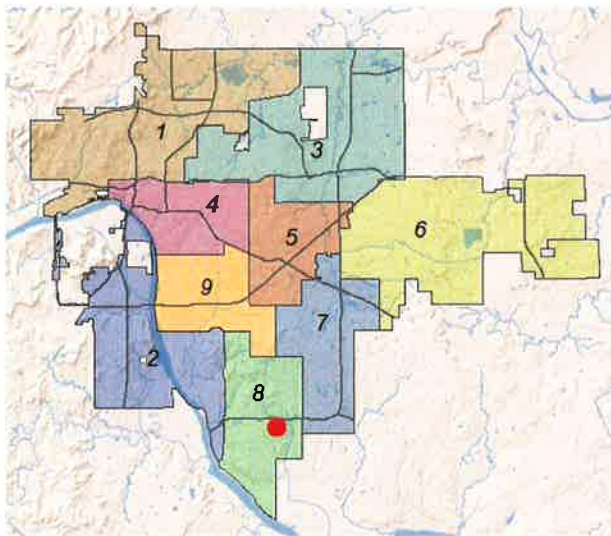
Jay Hoyt

Owner and Applicant Information:

Applicant: Tulsa Engineering and Planning Associates, Inc. - Tim Terral
 Property Owner: Brent Parsons

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the required parking from 18 to 17 spaces.

Gross Land Area:
 0.2878 Acres

Location: West of the SW Corner of East 101st Street South and South Sheridan Road

6303 East 102nd Street South

Zoning:

Existing Zoning: RS-3/PUD-431-C
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Neighborhood Center
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 18-13-27

CZM: 57

Atlas: 2470

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

July 23, 2014

SECTION I: PUD-431-C-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the required parking from 18 to 17.

The Development Standards for PUD-431-C call for parking to be as required by the Tulsa Zoning Code in accordance with the applicable Use Unit designation. The office building is considered Use Unit 11 which requires 1 spaces per 300 SF. The building is shown to contain 5,398 SF, which would require 18 spaces.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 1107.H.9 PUD Section of the City of Tulsa Zoning Code.*

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved Development Plan, the approved PUD standards and the character of the development are not substantially altered."

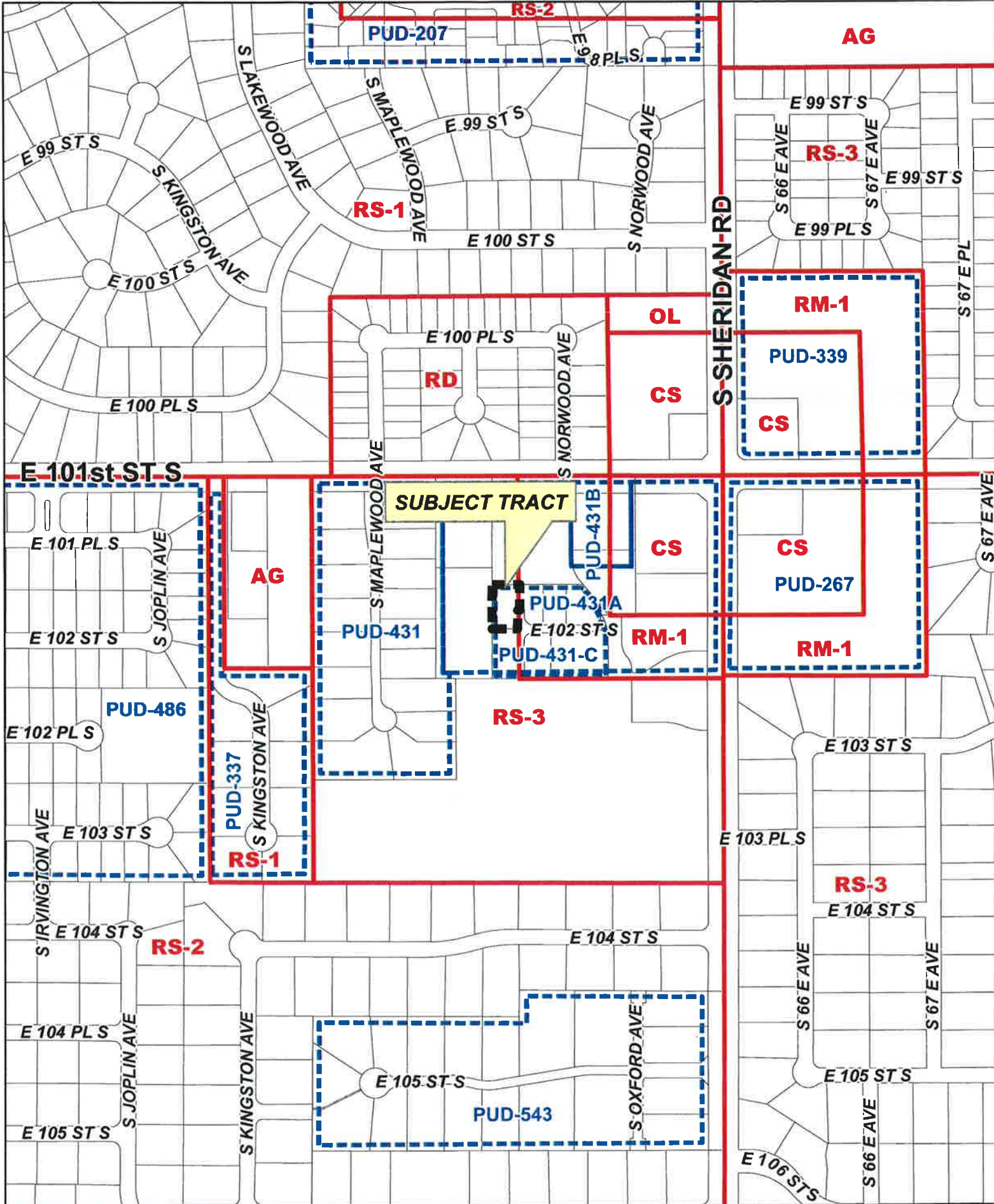
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-431-C shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Minor Amendment Information
Applicant Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required parking from 18 to 17 spaces.



PUD-431-C-4

18-13 27

4.3







E 101st ST S

SUBJECT TRACT

S NORWOOD AVE

E 102 ST S



Aerial Photo Date: March 2014

PUD-431-C-4

18-13 27

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

4.5



Minor Amendment to
PUD 431-C

Lot 4/Block 1

Copper Oaks Office Park

Tulsa, Oklahoma



Tulsa Engineering & Planning Associates
9820 East 41st Street
Tulsa, Oklahoma 74146
918.252.9621 Fax 918.250.4566

06/25/2014

4.6

TABLE OF CONTENTS

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I. Narrative	1
II. Exhibit A - Conceptual Site Plan	

I. NARRATIVE

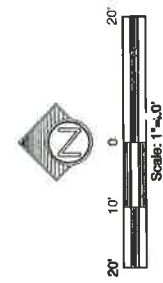
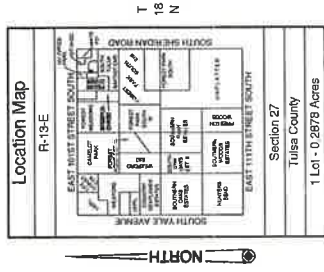
The Copper Oaks Office Park Planned Unit Development (PUD 431-C) was approved by the Tulsa Metropolitan Area Planning Commission on December 20, 2006 and by the Tulsa City Council on February 1, 2007. Copper Oaks Office Park is a 2.5333 acre office development located roughly 335 ft. south of East 101st Street South, approximately 660 ft. west of South Sheridan Road.

This Minor Amendment to PUD 431-C affects only Lot 4/Block 1, Copper Oaks Office Park (Plat No. 6147) and is submitted to request a revision to the Development Standards outlined in PUD 431-C, specifically relating to the required number of parking spaces in an office use (Section 1211.D of the Tulsa Zoning Code). The requested modification is as follows:

- 1). **Reduce the Minimum Required Number of Parking Spaces from 18 to 17.** Based on the office use and an existing 5,398 SF building, this decrease in the number of parking spaces reduces the parking ratio from 1 space/300 SF to 1 space/318 SF.

All other Development Standards for PUD 431-C are to remain unchanged.

Lot 1/Block 1
SOUTH TULSA BAPTIST CHURCH EXTENDED
(Plat No. 6034)



DATA SUMMARY:	
TOTAL TRACT AREA	0.2878 Acres (Net)
PROPOSED USE	Office/Use Unit 11
BUILDING FLOOR AREA (Existing)	12,535 SF
OFF STREET PARKING	5,398 SF
Parking Ratio (Required)	1/300 SF
Parking Ratio (Proposed)	1/318 SF
Total Number of Spaces (Required)	17 + 1 HC
Total Number of Spaces (Proposed)	16 + 1 HC

EXHIBIT 'A'

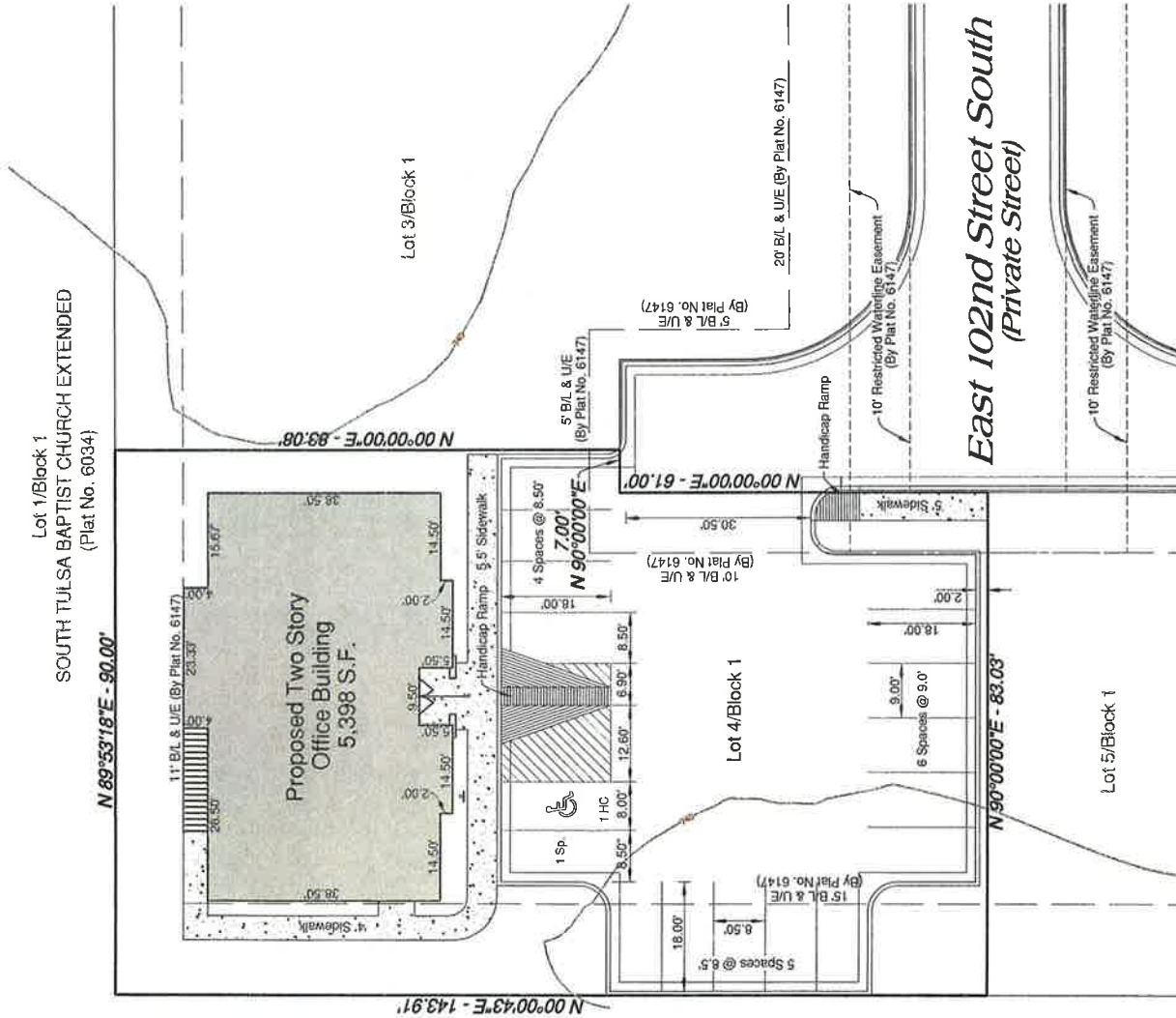
Lot 4/Blk. 1

Copper Oaks

Office Park

Conceptual Site Plan

C:\14799\UD\14072 E.A. Conceptual Site Plan.dwg, 02/20/00



lep

4.9



Tulsa Metropolitan Area
Planning Commission

Case #: Z-4900-SP-9a
Minor Amendment

Hearing Date: July 23, 2014

Case Report Prepared by:

Jay Hoyt

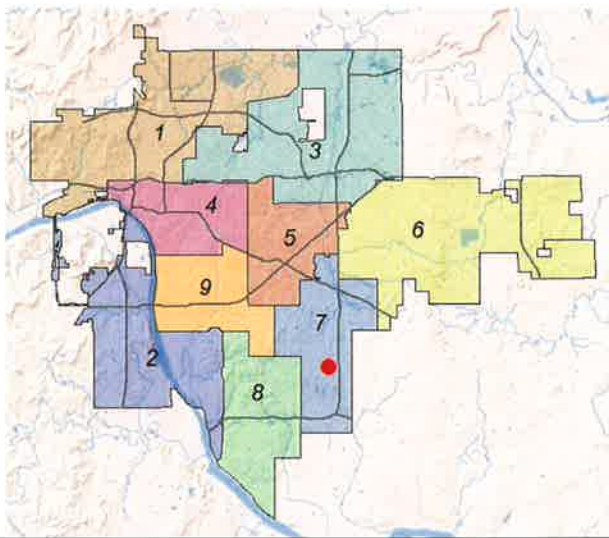
Owner and Applicant Information:

Applicant: Roy Johnsen

Property Owner: Quapaw Investments,
L.L.C.

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor minor amendment to remove the senior housing limitation on allowable uses.

Gross Land Area:
19.64 Acres

Location: SE Corner of Mingo Road and
East 75th Street

Zoning:

Existing Zoning: CO/Z-4900-SP-9

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: New Neighborhood

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 18-14-7

CZM: 54

Atlas: 1266/1127

City Council District: 7

Councilor Name: Arianna Moore

County Commission District: 3

Commissioner Name: Ron Peters

July 23, 2014

SECTION I: Z-4900-SP-9a Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the Corridor Development Standards to remove the senior housing limitation on allowable uses.

The current Permitted Uses within the Development Standards for Z-4900-SP9 are Use Unit 8; Multifamily Dwellings and Similar Uses but limited to senior housing. The senior housing limitation was included in error and was not intended to be a condition placed upon the permitted uses within Z-4900-SP-9.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 806.C of the Corridor District Provisions of the City of Tulsa Zoning Code.*

“Minor changes in the proposed corridor development plan may be authorized by the Planning Commission, which shall direct the processing of an amended site plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved sit plan and the purposes and standards of this chapter. “

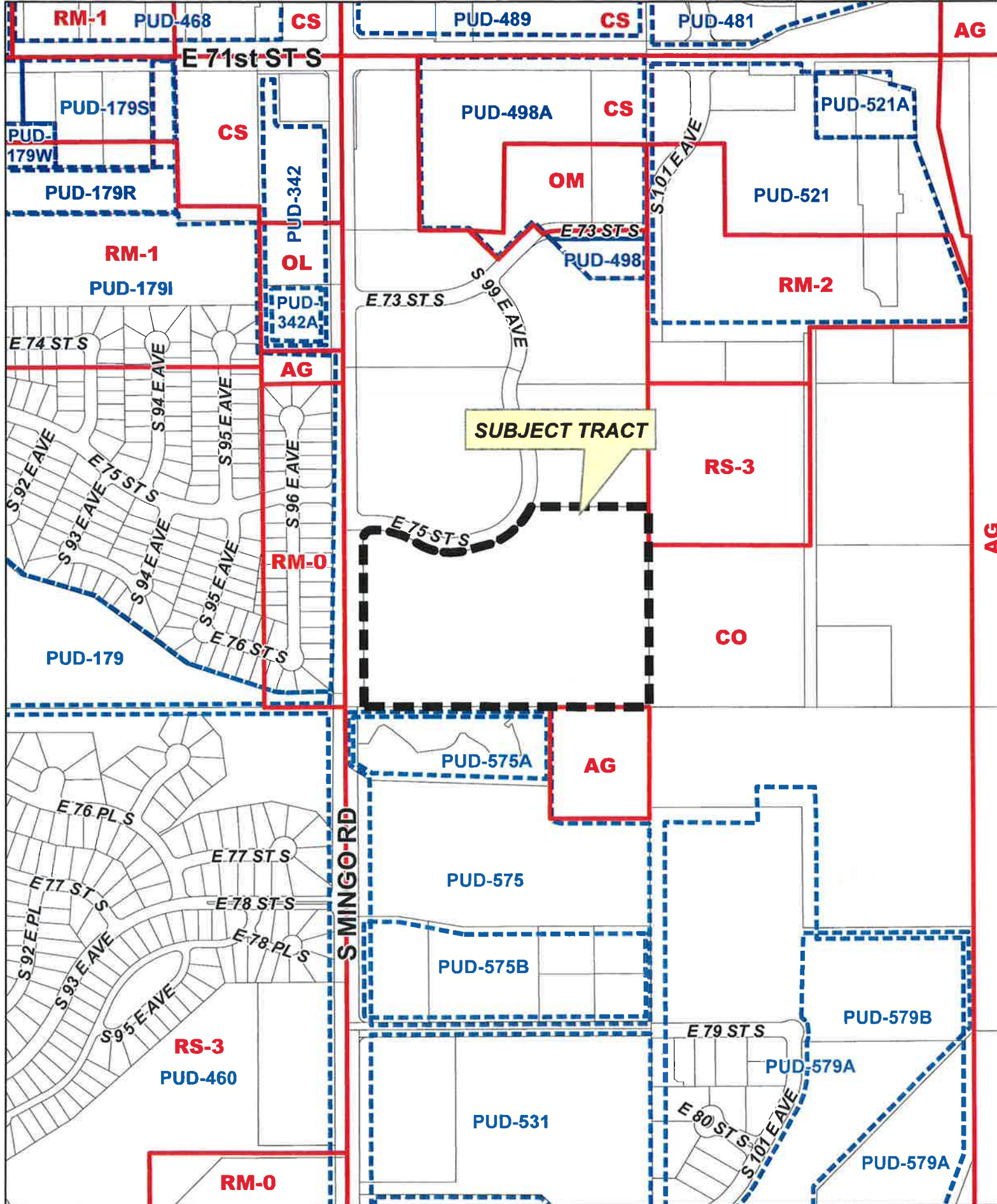
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the original Corridor Development Plan.
- 2) All remaining development standards defined in Z-4900-SP-9 shall remain in effect.
- 3) The original Senior Housing limitation was included in error and was not intended to be included with the original Corridor Plan Z-4900-SP-9.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Legal Description

With considerations listed above, staff recommends **approval** of the minor amendment request to remove the senior housing limitation on allowable uses.



Z-4900-SP-9a

18-14 07

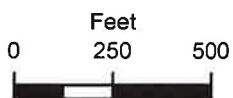


5.3



SUBJECT TRACT

S MINGORD

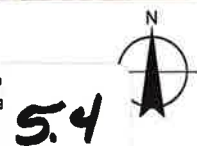


Aerial Photo Date: March 2014

Z-4900-SP-9a

18-14 07

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



Legal Description for Z-4900-SP-9:

A TRACT OF LAND THAT IS PART OF GOVERNMENT LOT TWO (2) OF SECTION SEVEN (7), TOWNSHIP EIGHTEEN (18) NORTH, RANGE FOURTEEN (14) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH $88^{\circ}58'13''$ EAST AND ALONG THE SOUTH LINE OF LOT 2, FOR A DISTANCE OF 50.00 FEET TO A POINT ON THE PRESENT EAST RIGHT-OF-WAY LINE OF SOUTH MINGO ROAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH $1^{\circ}21'17''$ WEST AND ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 680.28 FEET TO A POINT OF CURVATURE; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $90^{\circ}00'00''$, A CHORD BEARING AND DISTANCE OF NORTH $43^{\circ}38'43''$ EAST FOR 42.43 FEET, FOR AN ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENCY ON THE PRESENT SOUTH RIGHT-OF-WAY LINE OF EAST 75TH STREET SOUTH; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR THE FOLLOWING SIX (6) COURSES; NORTH $88^{\circ}38'43''$ EAST FOR A DISTANCE OF 30.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 330.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF $30^{\circ}00'00''$, A CHORD BEARING AND DISTANCE OF SOUTH $76^{\circ}21'17''$ EAST FOR 170.82 FEET, FOR AN ARC DISTANCE OF 172.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH $61^{\circ}21'17''$ EAST FOR A DISTANCE OF 35.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 235.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $45^{\circ}00'00''$, A CHORD BEARING AND DISTANCE OF SOUTH $83^{\circ}51'17''$ EAST FOR 179.86 FEET, FOR AN ARC DISTANCE OF 184.57 FEET TO A POINT OF TANGENCY; THENCE NORTH $73^{\circ}38'43''$ EAST FOR A DISTANCE OF 85.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A 285.00 FOOT RADIUS CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF $51^{\circ}06'46''$, A CHORD BEARING AND DISTANCE OF NORTH $48^{\circ}05'20''$ EAST FOR 245.90 FEET, FOR AN ARC DISTANCE OF 254.24 FEET; THENCE NORTH $88^{\circ}38'43''$ EAST FOR A DISTANCE OF 471.69 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH $1^{\circ}11'19''$ EAST AND ALONG SAID EAST LINE, FOR A DISTANCE OF 813.63 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2; THENCE SOUTH $88^{\circ}58'13''$ WEST AND ALONG THE SOUTH LINE OF SAID LOT 2, FOR A DISTANCE OF 1171.91 FEET TO THE POINT OF BEGINNING; THE TRACT DESCRIBED IN THE SURVEYOR'S LEGAL DESCRIPTION IS WHOLLY CONTAINED WITHIN THE DEED LEGAL DESCRIPTION AS PROVIDED IN THE TITLE COMMITMENT.



Tulsa Metropolitan Area
Planning Commission

Case Number: CVS Tulsa Addition
Minor Subdivision Plat

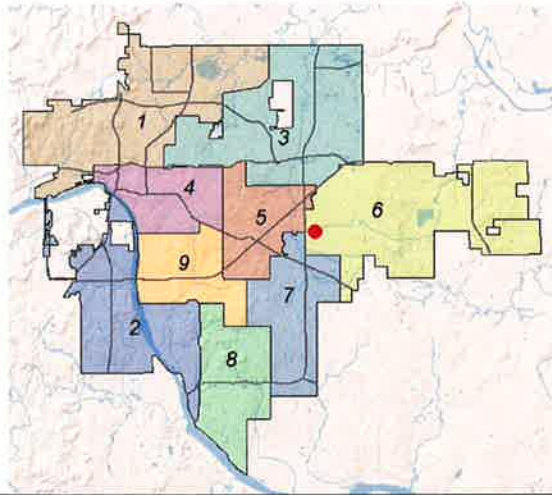
Hearing Date: July 23, 2014

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Michael Doggett

Property Owner: CVS 10012 LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Minor Subdivision Plat Approval

Tract Size: .94+ acres

Location: Northwest corner of East 31st
Street South and South Garnett Road

Zoning:
Existing Zoning: CS

Staff Recommendation:
Staff recommends **approval**.

Comprehensive Plan:
Land Use Map: Town Center

Areas of Stability and Growth Map: Area of
Growth

City Council District: 6

Councilor Name: Byron Steele

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Subdivision Map

6.1

MINOR SUBDIVISION PLAT

CVS Tulsa Addition - (CD 6)

Northwest corner of East 1st Street South and South Garnett Road

This plat consists of 1 Lot, 1 Block, on .94 acres.

The following issues were discussed June 5, and June 19, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned CS (commercial service).
 2. **Streets:** No comment.
 3. **Sewer:** No comment.
 4. **Water:** No comment.
 5. **Storm Drainage:** No comment.
 6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
 7. **Other: Fire:** No comment.
 8. **Other: GIS:** No comment.
- Legal:** Revised language from City Legal needs to be incorporated.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

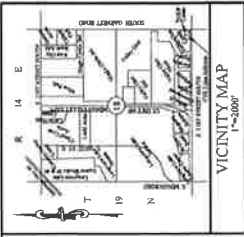
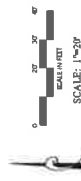
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved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

A subdivision in the City of Tulsa, Tulsa County, Oklahoma, being a replat of part of Survey Center and part of Valley Glen Center in the Southeast Quarter of Section 18, Township 19 North, Range 14 East of the Indian Base and Meridian.

BASES OF BEARINGS.
OKLAHOMA STATE PLANE GRID, NORTH ZONE, NAD 83
CONTROL STATION - TUL 10
404,197.539 (N) 2,568,706.729 (E) (US SURVEY PLT)
COMBINED FACTOR: 6.999613117 (AT CONTROL STA.)
DATE OF ADJUSTMENT: JULY 2008



VICINITY MAP

STATE OF OKLAHOMA
COUNTY OF TULSA

I, Earlene Witham, Tulsa
and State above named,
is a true and correct copy
my office.

Dated this _____ day of _____, 19____

EARLENE WITHAM

FINAL PLAT
CERTIFICATE OF APPROVAL

I hereby certify that this plan was approved by the Tulsa Metropolitan Area Planning Commission on:

This approval is void if this plan is not filed in the office of the County Clerk on or before _____.

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

Quarta

Address: _____

...and, City Attorney

and On-Field

E. 31st Street S.
(public right of way)

SE Corner of the SE 1/4
Sect. 18, T19N, R14E

South line of the SE 1/4
Sec 18, T 19 N, R 14 E

Owner:
CVS 10012 OK, LLC
One CVS Drive
Woodstock, NJ 072196
817-605-1901

Surveyor:
Richard L. Dayton, PLS
Consult. Civil Engineering, Inc.
3214 NW Avignona Way, Suite 4
Bentonville, AR 72712
(479) 464-4150
(479) 464-9040 Fax

X **zark**



Civil Engineering Inc.

3214 N.W. AVIGNON WAY, SUITE 4

3214 N.W. AVIGNON WAY, SUITE 4
BENTONVILLE, AR 72712

779.484.8850 | OFFICE 479.484.9040 | FAX

University of North Carolina
Chapel Hill, NC 27599-7050
USA
E-mail: shirley@unc.edu

Canadian Certificate of Appointment
No. 3435 Exp. 6/30/18

DATA ON FAMILIARITY: none (N/A)

1002 J. J. Kim

● 西貢電	（本報記者採訪）
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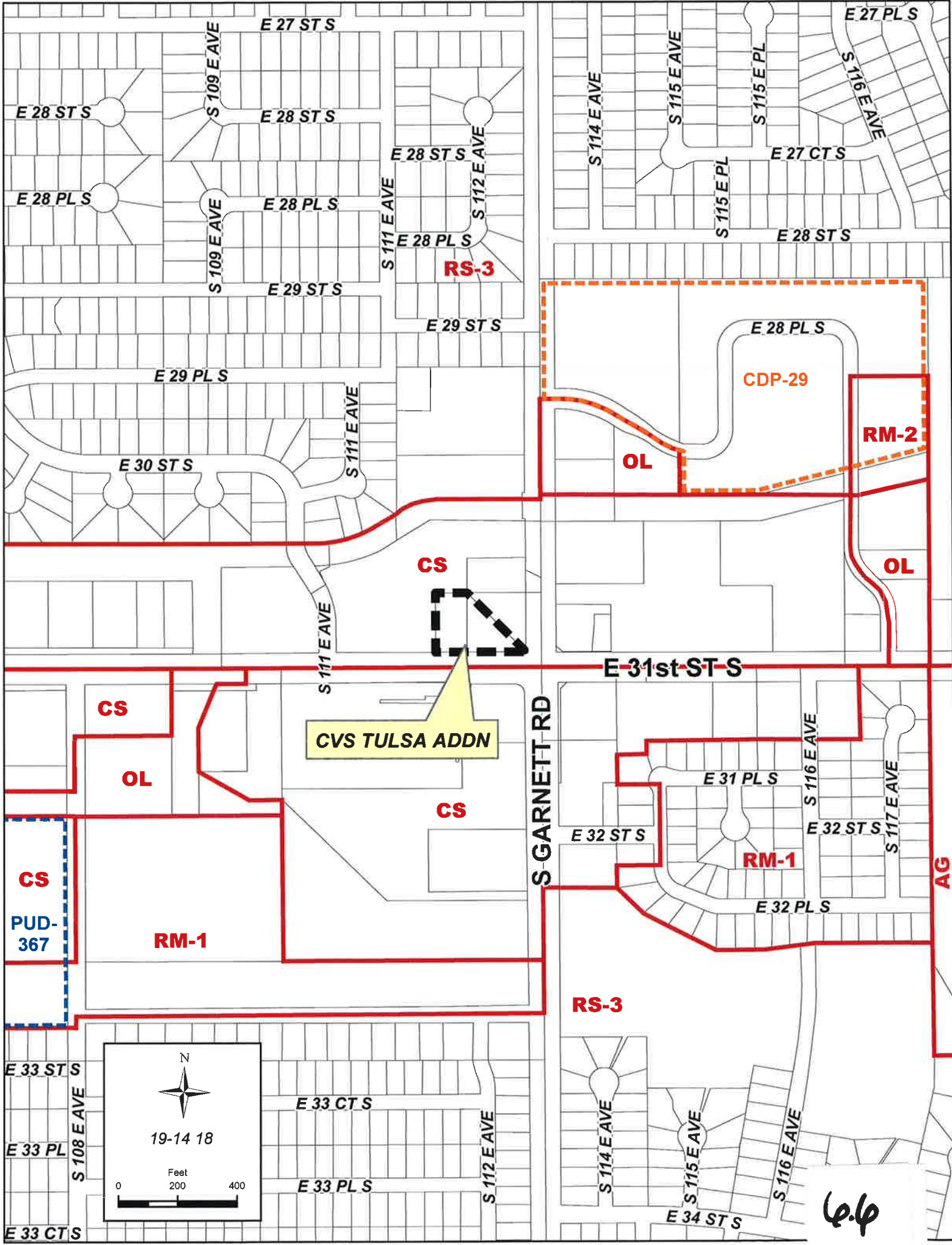
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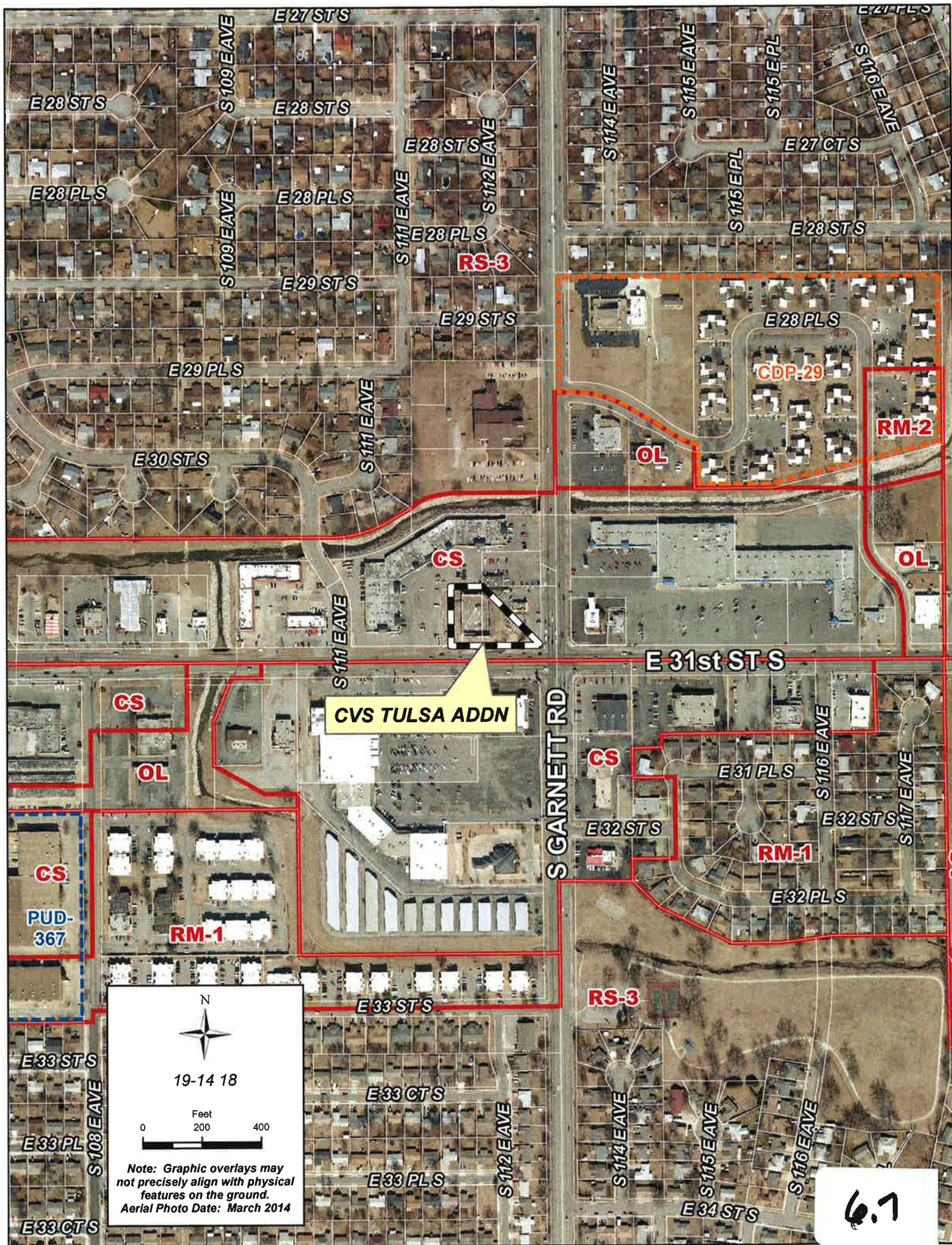
DATE : 08-1

BY : JAGDIP K.

FOR APPROVAL

SIGNATURE OF _____





CVS TULSA ADDN

S GARNETT RD

E 31st ST S

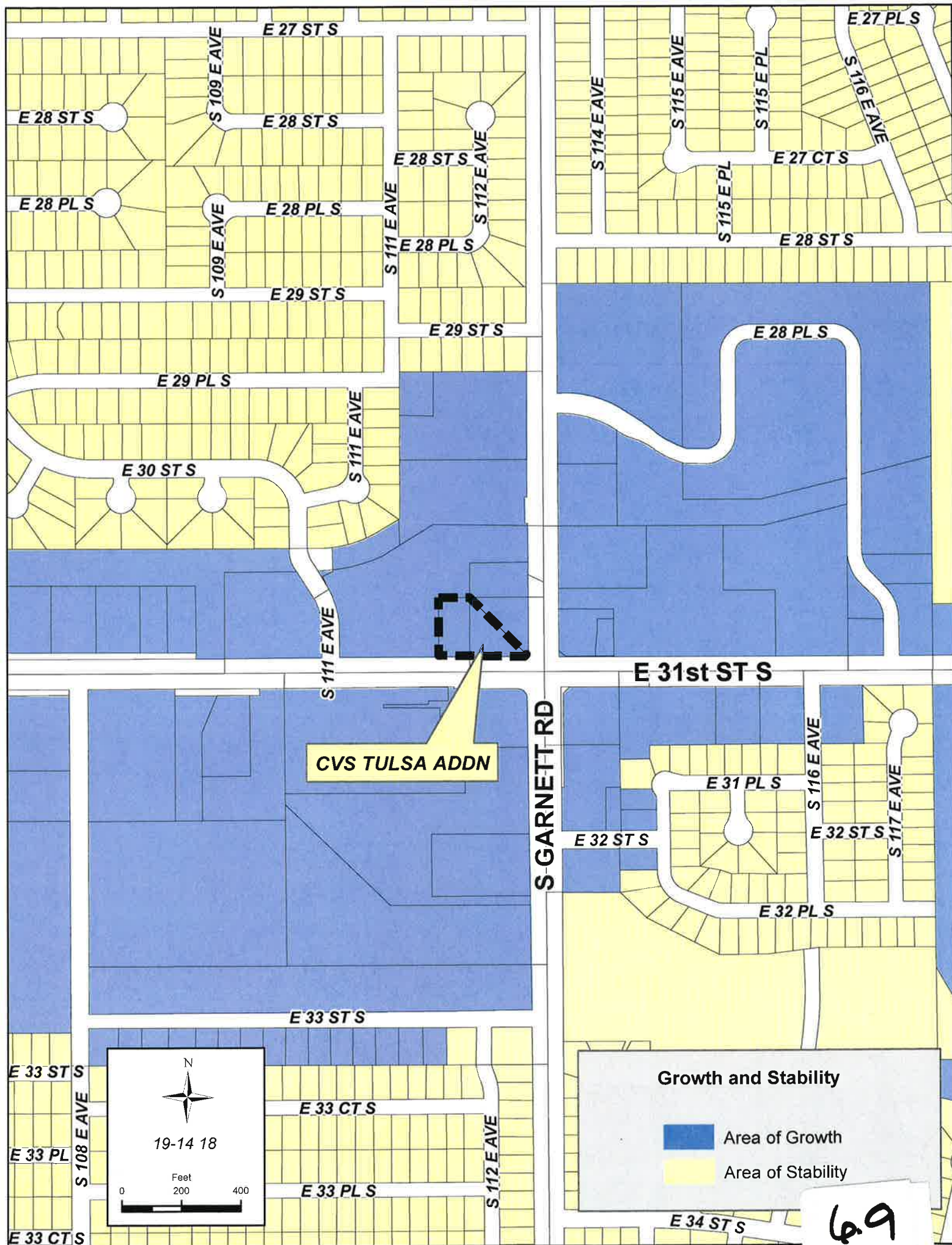


19-14 18

0 50 100
Feet

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

6.8





Tulsa Metropolitan Area
Planning Commission

Case Number: Costco Addition
Preliminary Subdivision Plat

Hearing Date: July 23, 2014

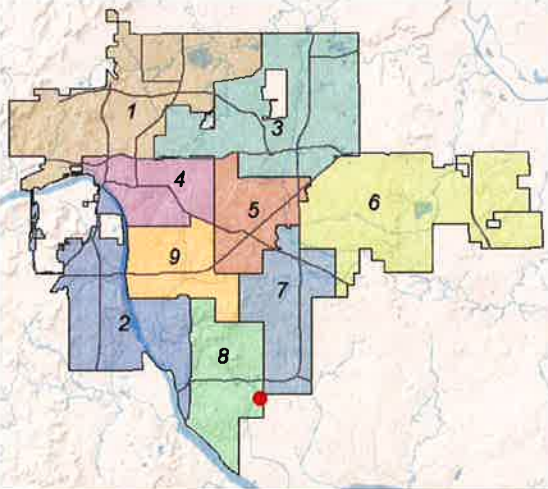
Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:

Applicant: David Kochalka, Kimley-Horn

Property Owner: W.E. Warren Foundation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat Approval

Tract Size: 18 acres

Location: South of Southwest corner of
South Memorial Drive and 101st Street South

Zoning:

Existing Zoning: CS , AG

Pending Zoning: CS, Planned Unit
Development 815

Comprehensive Plan:

Land Use Map: Regional Center

Areas of Stability and Growth Map: Area of
Growth

Staff Recommendation:

Staff recommends **approval**.

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

INCOG Case map

INCOG Aerial (small scale)

INCOG Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Subdivision Map

7.1

PRELIMINARY SUBDIVISION PLAT

Costco Addition - (CD 8)

South of Southwest corner of South Memorial Drive and 101st Street

This plat consists of 2 Lots, 1 Block, on 18 acres.

The following issues were discussed June 19, 2014, at the Technical Advisory Committee (TAC) meetings:

1. **Zoning:** The property is zoned AG/CS (agricultural/commercial shopping) with Planned Unit Development 815 and CS zoning pending. Put PUD development standards in covenants.
2. **Streets:** Dimension and clarify the purpose of the existing right-of-way easement along the south property line. Limits of no access and access need to be shown. ODOT right-of-way needs to be reflected on plat. If no right-of-way is being dedicated by this plat then no reference to dedication should be included. Sidewalk section should be modified to reflect actual plat condition.
3. **Sewer:** No comment.
4. **Water:** All waterline easements need to be 20 feet. The water line adjacent to the detention basin is too close and will need to be 20 feet minimum from back of wall. Further restrictions on location to be determined during IDP (infrastructure development plan) review and upon getting further details of wall and any supporting geotextile. Therefore, location of easement for this line will change per outcome of IDP and wall review.
5. **Storm Drainage:** Change the 15 foot storm sewer easement to 15 foot drainage easement.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Correct deed of dedication per ONG.
7. **Other: Fire:** A fire hydrant will be required within 600 feet of any part of a fully sprinkled building as the hose lays and within 400 feet of any part of a non-sprinkled building as the hose lays. Aerial access will be required per IFC 2009 section D105 if any part of the building is 30 feet above the lowest level of fire department vehicle access. Fire Department Connection will be on the front of the building.
8. **Other: GIS:** Not all subdivisions identified on Location Map, change the direction of bearing on the east boundary of the plat to match legal description, show property to the south as unplatted, show expiration date of Engineers Certificate of Authorization, scale the location map, dimension with bearing and distances all easement lines, show number of lots, blocks, reserves in the plat, submit data control sheet, add legal description to covenants page. Provide widths of all existing easements. Verify that the 17.5 foot perimeter utility easement along the south property line can be platted over the existing easements. Don't reference the Public Works

Department, use City of Tulsa.

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.

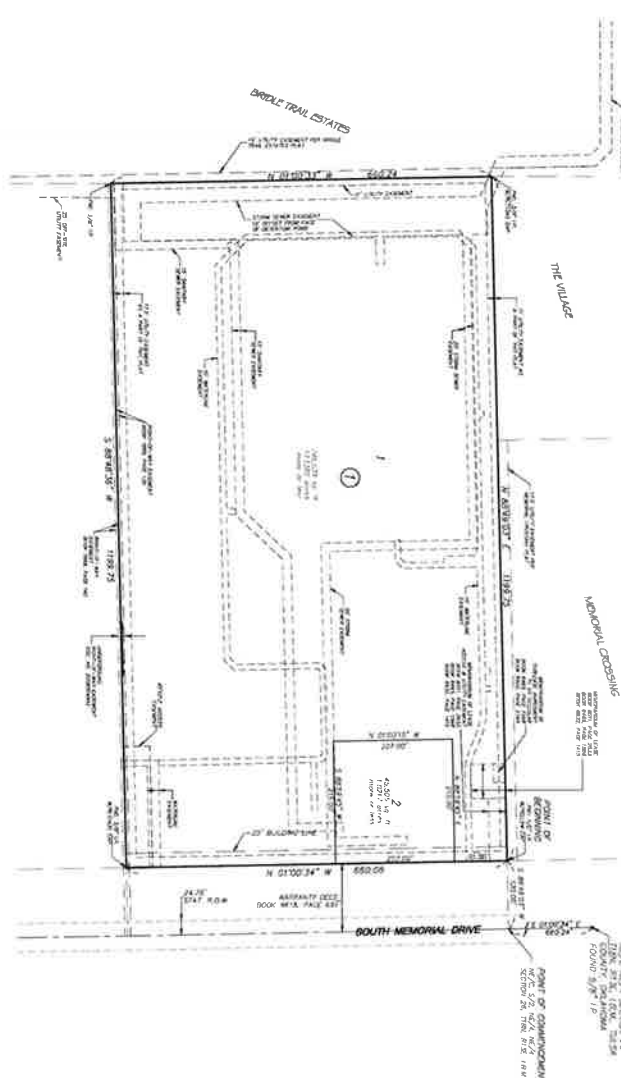
7.5



92 7652-7330

OWNER/DEVELOPER
MILLIE E. WARBORN FOUNDATION
ATTN: THOMAS E. COOPER
5555 S. YALE, SUITE 1040
TULSA, OKLAHOMA 74135
1-918-481-7911
Email: tcooper@earthlink.com

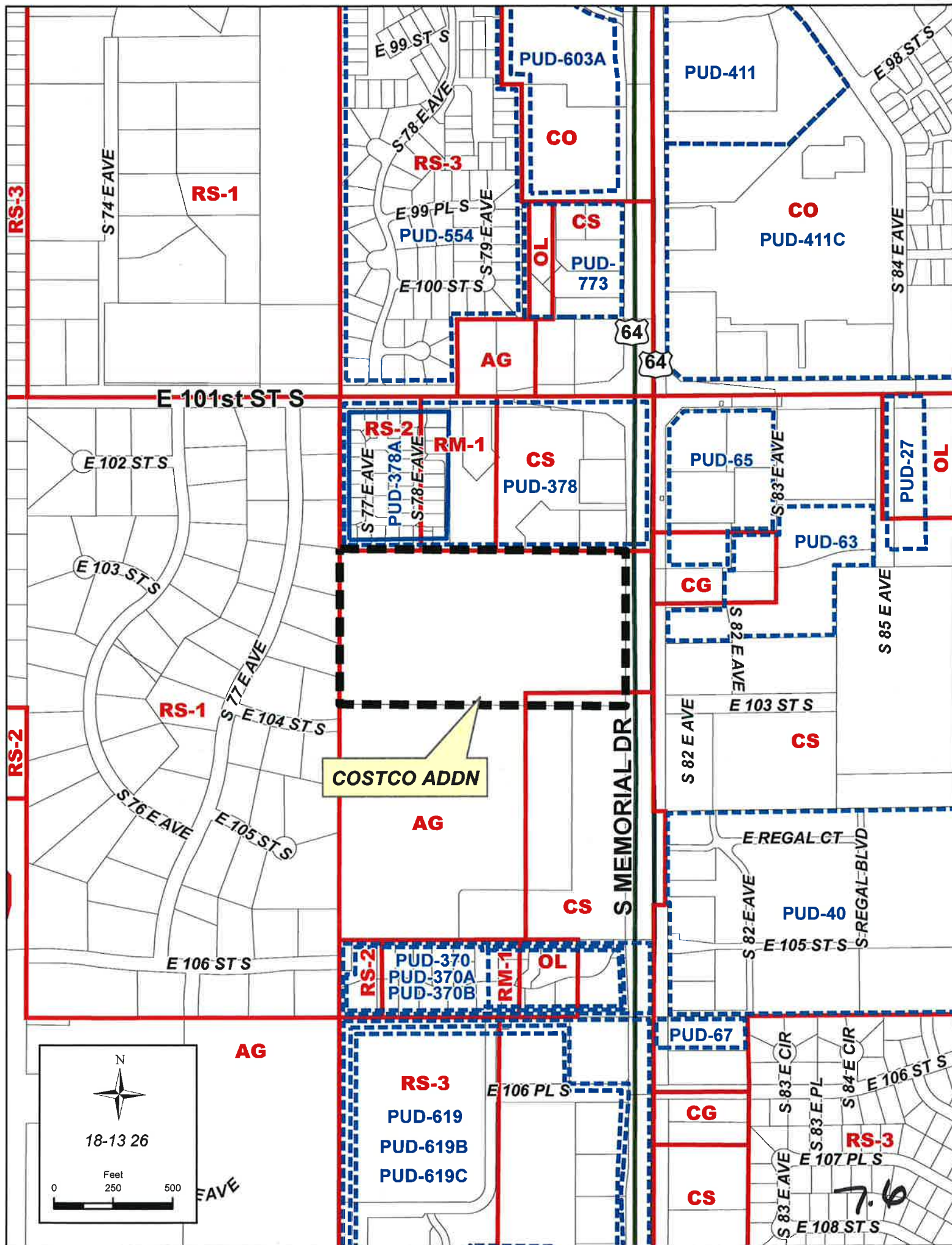
DESIGN ENGINEER
KYLE E. MORRIS AND ASSOCIATES
OKLAHOMA CREDIT
ATTN: DAVID MCKINLAY, P.E.
5750 GENESEE COURT, SUITE 200
FRENCH, TEXAS 77036
972-343-1580
Email: dmckinlay@earthlink.com

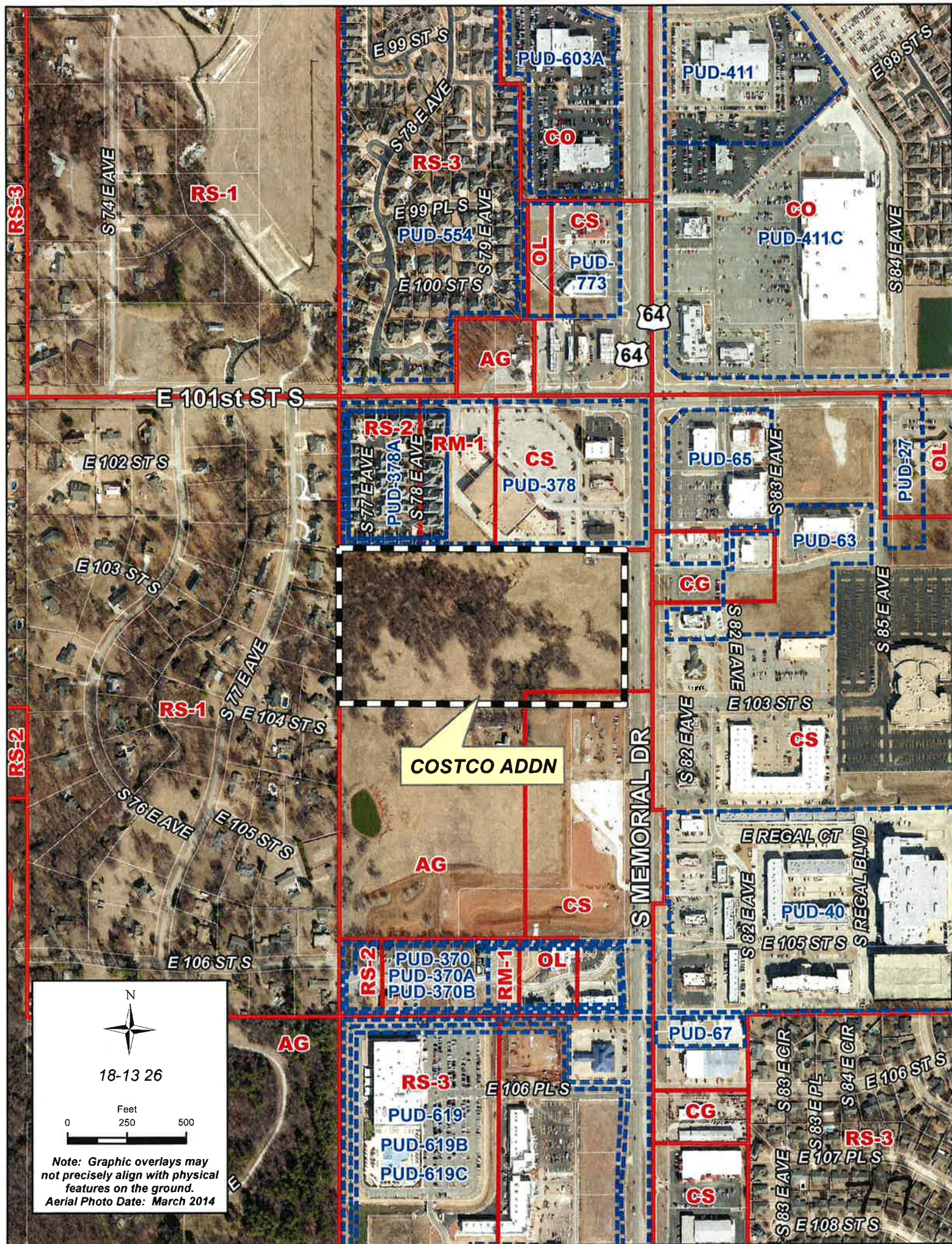


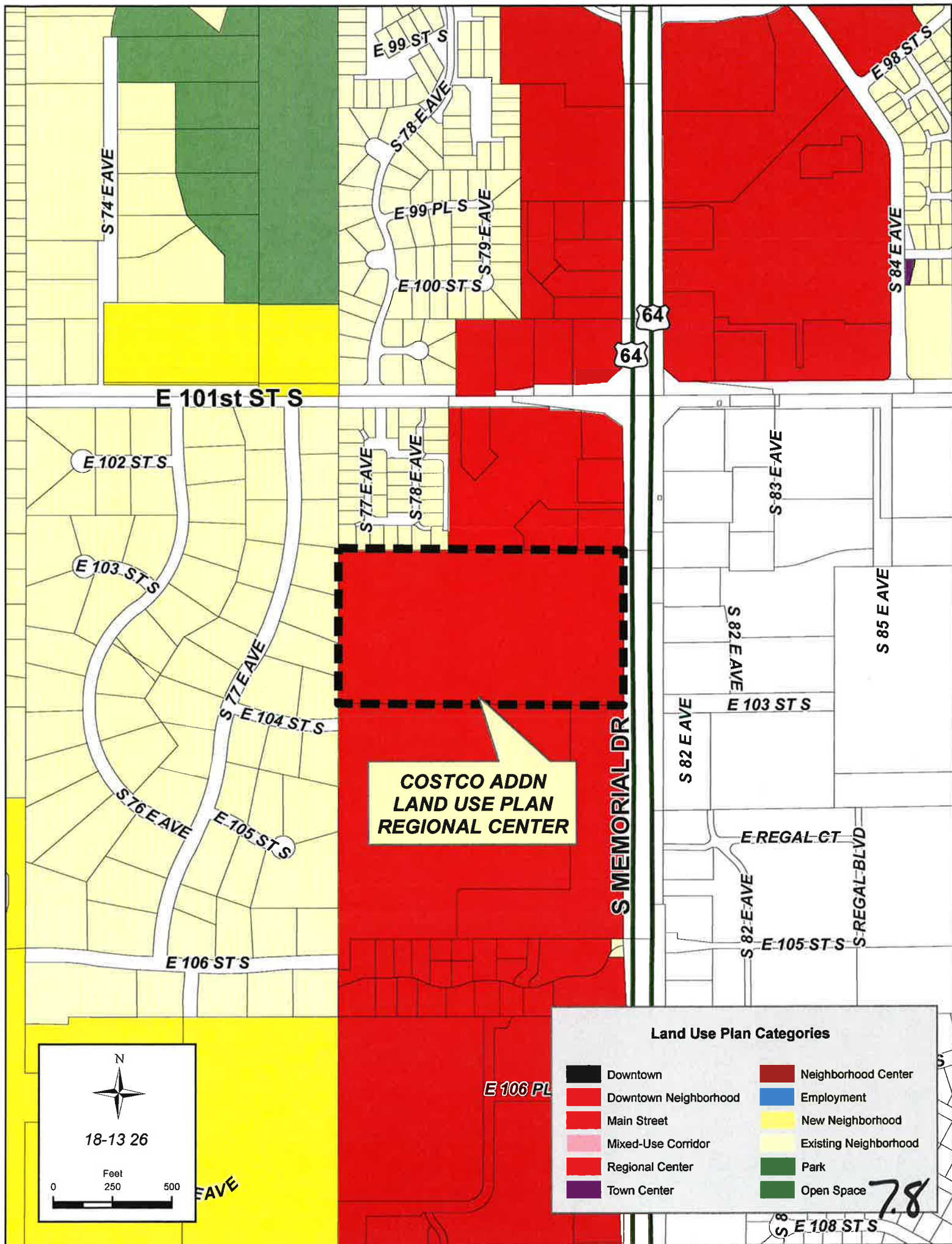
more or less

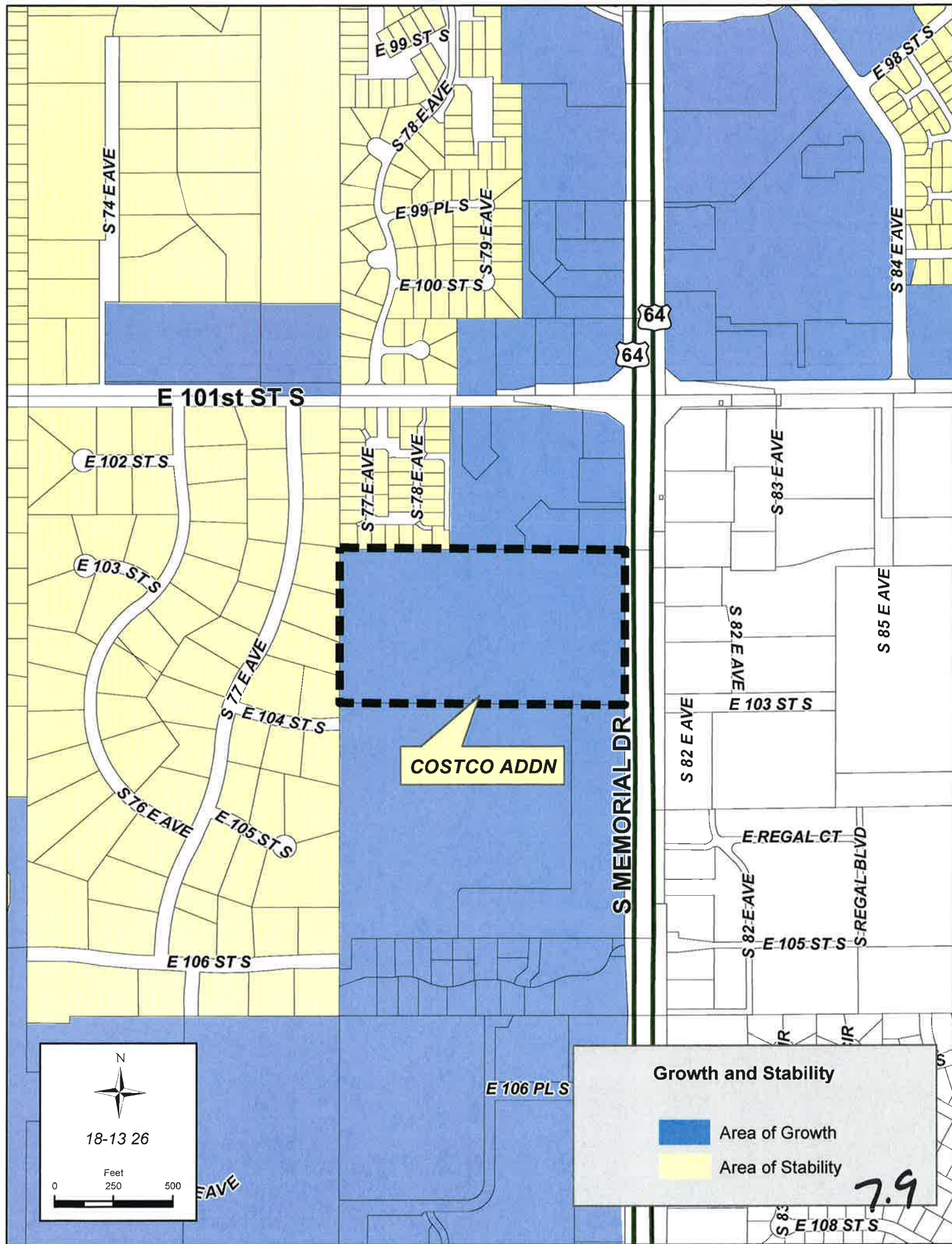


DATE OF PREPARATION: APRIL 20, 2014











Tulsa Metropolitan Area
Planning Commission

Case Number: Carriage Park Addition
Preliminary Subdivision Plat

Hearing Date: July 23, 2014

Case Report Prepared by:

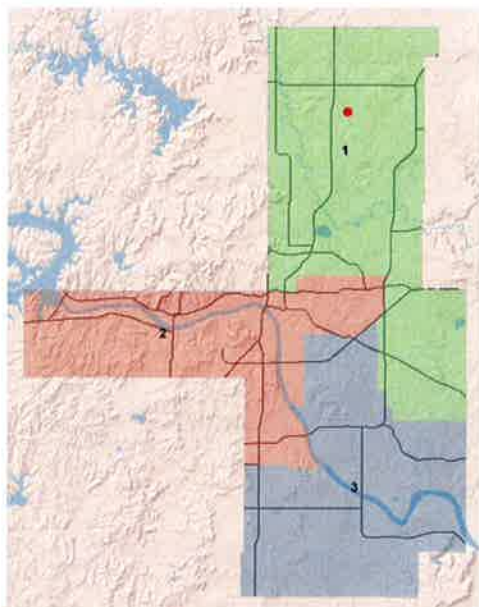
Diane Fernandez

Owner and Applicant Information:

Applicant: JR Donnelson

Property Owner: Legacy Homes and Land
LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat Approval

Tract Size: 39 ± acres

Location: Northwest corner of North
Sheridan Road and East 126th Street North

Zoning:

Existing Zoning: RS (residential single
family)

Staff Recommendation:

Staff recommends **approval**.

City Council District: N/A

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Case map
INCOG Aerial (large scale)
Subdivision Map

8.1

THIS IS A PRELIMINARY PLAT OF THE SE/4 OF SECTION 34, T22N, R13E, TULSA COUNTY, OKLAHOMA, PREPARED BY THE SURVEYOR OF TULSA COUNTY, OKLAHOMA, FOR THE PURPOSE OF RECORDING THE PLAT IN THE PUBLIC RECORDS OF TULSA COUNTY, OKLAHOMA.

THE SURVEYOR OF TULSA COUNTY, OKLAHOMA, HAS REVIEWED THE PLAT AND HAS DETERMINED THAT IT COMES WITHIN THE REQUIREMENTS OF THE OKLAHOMA SURVEYING ACT, TITLE 10, SECTION 1-101, AND HAS THEREFORE RECORDED THE PLAT IN THE PUBLIC RECORDS OF TULSA COUNTY, OKLAHOMA.

DATE OF RECORDING: MAY 1, 2014
SHEET 1 OF 4

NE CORNER OF THE SE/4 OF SECTION 34

UNPLATTED

SE CORNER OF SECTION 34

NO. 126TH ST. NO.

NO. 127TH ST. NO.

NO. 128TH ST. NO.

NO. 129TH ST. NO.

NO. 130TH ST. NO.

NO. 131ST ST. NO.

NO. 132ND ST. NO.

NO. 133RD ST. NO.

NO. 134TH ST. NO.

NO. 135TH ST. NO.

NO. 136TH ST. NO.

NO. 137TH ST. NO.

NO. 138TH ST. NO.

NO. 139TH ST. NO.

NO. 140TH ST. NO.

NO. 141ST ST. NO.

NO. 142ND ST. NO.

NO. 143RD ST. NO.

NO. 144TH ST. NO.

NO. 145TH ST. NO.

NO. 146TH ST. NO.

NO. 147TH ST. NO.



SCALE: 1" = 100'

LEGEND

- B.L. BUILDING LINE
- C.L. CENTER LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O. POINT OF BEGINNING
- F.D. FLOOD DISTANCE
- E.E. EASEMENT
- E.Q. EASEMENT QUARTER
- L.N.A. LIMITS OF NO ACCESS
- A.O. ACCESS OPENING
- R.O. ROAD
- A.D. ADDRESS

CERTIFICATE

STATE OF OKLAHOMA }
COUNTY OF TULSA } SS
I, the undersigned, being a duly qualified and sworn Surveyor of the County of Tulsa, State of Oklahoma, do hereby certify that the foregoing is a true and correct copy of a plat of land as shown to me in a field book, and that the same has been duly recorded in the Public Records of Tulsa County, Oklahoma, in Book 1, Page 4.

THE BASE OF BEARINGS FOR THE SURVEY SHOWN THEREON IS THE S 01°13'37"

THIS PLAT MEETS THE OKLAHOMA MINIMUM REQUIREMENTS FOR A PLAT OF LAND AND WAS FILED AS SUCH IN THE PUBLIC RECORDS OF TULSA COUNTY, OKLAHOMA, ON MAY 1, 2014.

NOTE: ADDRESSES SHOWN ON THIS PLAT WERE PROVIDED BY THE COUNTY AND THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE SAME. ADDRESSES ARE SUBJECT TO CHANGE AND ARE NOT TO BE USED FOR LEGAL PURPOSES.

CURVE DATA

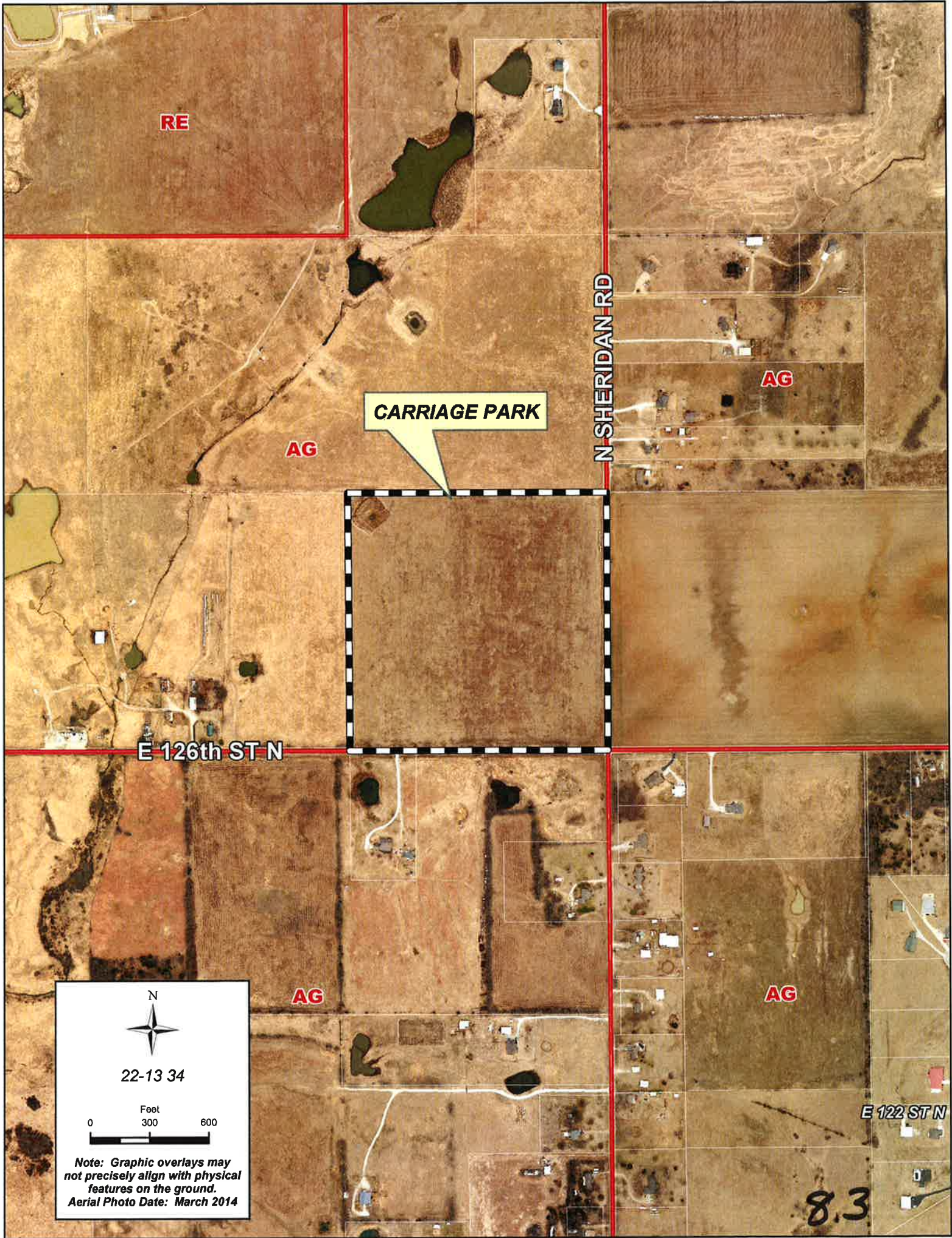
NO.	DELTA	RADIUS	LENGTH
1	205°58'29"	60'	219.54'
2	271°12'28"	160'	75.98'
3	40°49'34"	145'	101.32'
4	67°10'25"	500'	55.43'
5	270°16'00"	500'	20.40'
6	300°00'00"	60'	314.16'

LINE DATA

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
1	N46°09'07"W	35.51'	9	N44°20'53"E	34.90'
2	N45°09'07"W	35.23'	10	N45°09'07"W	35.80'
3	N45°09'07"W	35.80'	11	N46°15'32"W	36.19'
4	N45°09'07"W	34.80'	12	S43°19'07"W	34.80'
5	N45°09'07"W	34.80'	13	N45°09'07"W	34.80'
6	N45°09'07"W	35.80'	14	N44°20'53"E	34.90'
7	N45°09'07"W	35.80'	15	N45°09'07"W	40.72'
8	N44°20'53"E	34.90'	16	N45°09'07"W	35.61'
			17	S43°47'40"W	35.37'

CARRIAGE PARK
MAY 1, 2014
Sheet 1 of 4

8.2



RE

AG

CARRIAGE PARK

N SHERIDAN RD

AG

E 126th ST N

AG

AG

E 122 ST N

8.3



22-13 34



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

RE

AG

CARRIAGE PARK

N SHERIDAN RD

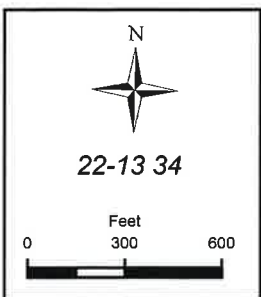
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E 126th ST N

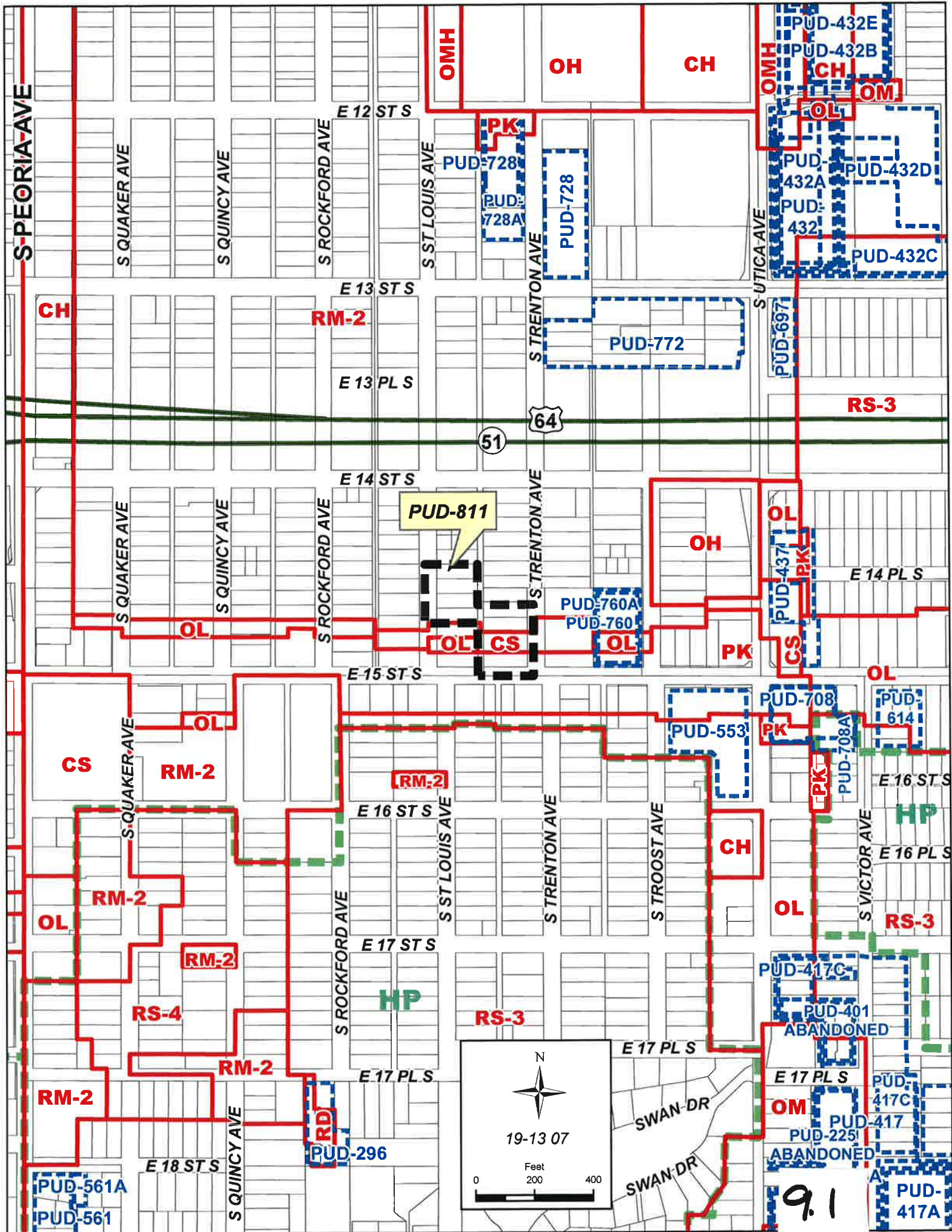
AG

AG

E 122 ST N



8.4



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Thursday, July 17, 2014 11:22 AM
To: Huntsinger, Barbara
Subject: FW: PUD 811

From: Wilkerson, Dwayne
Sent: Thursday, July 17, 2014 9:21 AM
To: Roy Johnsen
Cc: 'Ricky Jones'
Subject: PUD 811

Good morning Roy,

As we discussed this morning, staff will request a continuance for this project from the July 23rd Planning Commission meeting to the August 6th meeting.

Respectfully,

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-433

Hearing Date: July 23, 2014

Case Report Prepared by:

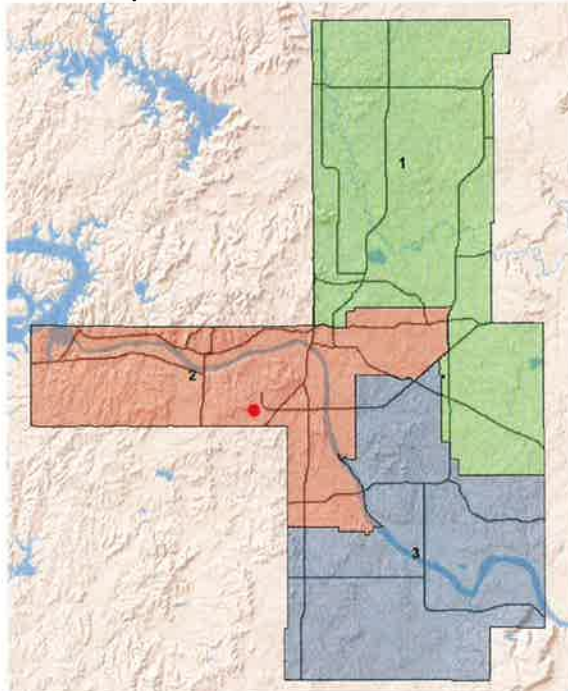
Jay Hoyt

Owner and Applicant Information:

Applicant: Coulter Law Firm, PC

Property Owner: Charles W. Elliott II

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Existing Use: Agriculture

Proposed Use: Industrial warehousing and storage

Concept summary: Rezone the east part of a parcel from AG to IM. The east portion of the parcel is in Tulsa County jurisdiction. The west 301 feet is in the City of Sapulpa. A separate rezoning request will be required for the land in the City of Sapulpa.

Tract Size: 15± acres (rezoning app. 12.7 acres)

Location: South of southeast corner S. 65th W. Ave. and W. 51st St.

Zoning:

Existing Zoning: AG

Proposed Zoning: IM

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9232

CZM: 45

Atlas: 0

County Commission District: 2

Commissioner Name: Karen Keith

10.1

CONCEPT STATEMENT:

The applicant has not provided information illustrating the expected development plan for the site.

The total parcel of land is approximately 15 acres. The east portion of land contained in CZ-433 area is approximately 12.7 acres. This rezoning request is limited to the east portion that is outside the City of Sapulpa.

SECTION I: Detailed Staff Recommendation

CZ-433 is adjacent to existing IM zoned sites to the South and East, and:

IM zoning is harmonious with the existing and expected development on the site and the existing surrounding properties, and;

Staff has been in contact with the Planner for the City of Sapulpa and confirmed the they support the proposed rezoning and will also support the rezoning request for the portion of the parcel that is inside the City of Sapulpa, therefore;

staff recommends APPROVAL of CZ-433 for the rezoning from AG to IM

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

This site is outside the limits of the Comprehensive Plan in the City of Tulsa and was not included in the Tulsa Metropolitan Area Comprehensive Plan. The west 301 feet of the subject property has been annexed by the City of Sapulpa. Access to South 65th West Avenue is through this western portion located within the City of Sapulpa.

The parcel of land has appropriate frontage and access to South 65th West Avenue. The rezoning request will require a subdivision plat that is partially in the City of Sapulpa and partially in Tulsa County,

The applicant intends to submit to the City of Sapulpa for a rezoning to Industrial for the western 301 feet of the site.

AREA DESCRIPTION:

Site Analysis: The subject property is approximately 15± acres in size and is located south of southeast corner S. 65th W. Ave. and W. 51st St. The property appears to be agriculture and is zoned AG.

Surrounding Properties: The subject tract is abutted on the east by a single family residence, zoned AG; on the north by a single family residence and a masonry company, zoned AG; on the south by a single family residence zoned RS and vacant land, zoned IM; and on the west by a pipe production facility, zoned IL/IM.

STREETS:

10.2

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 65 th West Avenue	Secondary Arterial	100 feet	2

UTILITIES:

The subject tract has no water and sewer available.

EXHIBITS:

INCOG Case map indicating proximity of Sapulpa Corporate Limits

INCOG Aerial

Letter of Support from County Commissioner Karen Keith

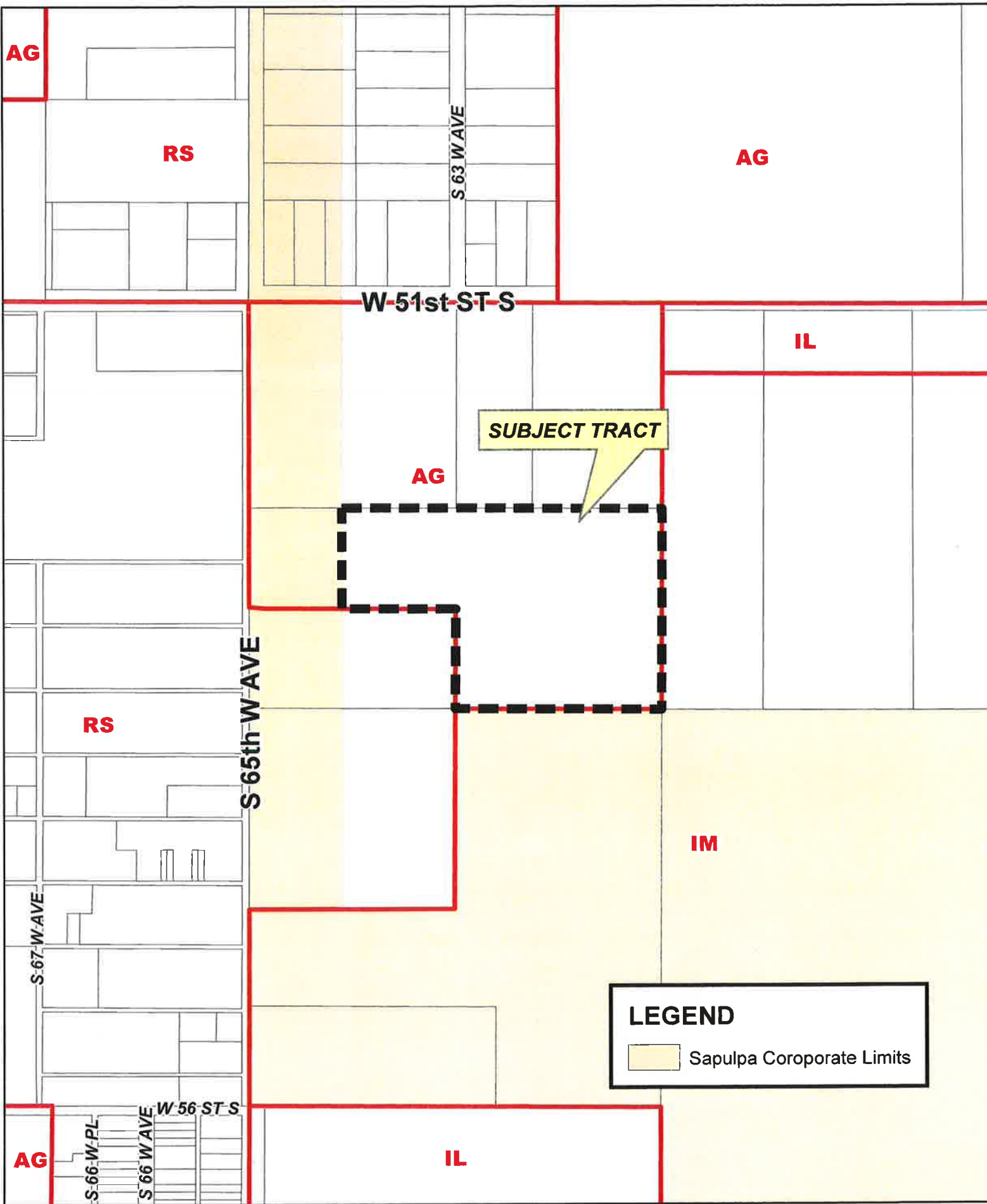
Applicant Exhibits:

Ordinance #2627

Legal Description

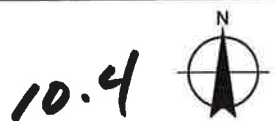
SECTION III: Relevant Zoning History:

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



CZ-433

19-12 32





Aerial Photo Date: March 2014

CZ-433

19-12 32

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

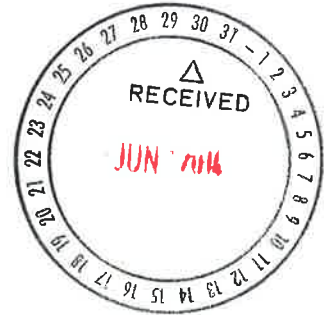




Board of County Commissioners

Tulsa County Administration Bldg.
500 South Denver
Tulsa, Oklahoma 74103-3832
918.596.5015

KAREN KEITH
DISTRICT 2



June 26, 2014

Tulsa Metropolitan Area Planning Commission
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Re: 5263 S. 65th West Avenue, Tulsa, Oklahoma 74107
Rezoning Application Case #CZ-433

Dear TMAPC Board Members:

This letter is to expressed my full support for rezoning application case Z-433, American Demolition and Site Services project, located on the west side of South 65th West Avenue between 51st and 61st.

American Demolition and Site Services plans to build its headquarter offices here and spend approximately \$400,000 for this development. American Demolition and Site Services currently has 20 employees with a planned growth of 50 employees within the next 5 years.

This forward thinking approach to smart growth will have a major economic boost for Tulsa County, and create a platform for additional job growth. I hope that you will also give your support for this project.

Sincerely,

Karen Keith
County Commissioner
District 2

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (N/2 SW/4 NW/4 NW/4) LESS AND EXCEPT THE WEST 301 FEET THEREOF, AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SE/4 NW/4 NW/4) OF SECTION THIRTY-TWO (32), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

Ordinance # 2627

Section 1. Annexed Territory. That the following described area, situated in Tulsa County, Oklahoma, shall become attached to and be within the corporate limits of the City of Sapulpa, Oklahoma, and shall hereafter be considered an integral part of the corporate limits, and said corporate limits to the City of Sapulpa, Oklahoma, are extended and enlarged so as to include all of the property described as follows, to-wit:

THE EAST 24.75 FEET OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA, BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST BLVD THENCE NORTH TO THE NORTH RIGHT OF WAY LINE OF THE ST LOUIS SAN FRANCISCO/BURLINGTON NORTHERN RAILROAD RIGHT OF WAY LINE,

THENCE, ALL OF THE SOUTH 301 FEET OF THE SE/4 NE/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST, LYING NORTH OF AND ADJACENT TO AND PARALLEL WITH THE RAILROAD RIGHT OF WAY,

THENCE, ALL OF THE SOUTH 301 FEET OF THE N/2 SE/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST, LYING NORTH OF AND ADJACENT TO AND PARALLEL WITH THE RAILROAD RIGHT OF WAY,

THENCE, ALL OF THE NE/4 SW/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST, LYING NORTH OF THE RAILROAD RIGHT OF WAY,

THENCE, ALL OF THE SOUTH 301 FEET OF THE WEST 301 FEET OF THE SE/4 OF THE NW/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST,

THENCE, ALL OF THE SOUTH 301 FEET OF THE SW/4 OF THE NW/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST,

THENCE, ALL OF THE WEST 301 FEET OF THE NW/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST,

THENCE, ALL OF THE WEST 301 FEET OF THE SW/4 SW/4 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 12 EAST,

THENCE, ALL OF THE NORTH 301 FEET OF THE S/2 S/2 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 12 EAST,

Ordinance # 2627

THENCE, ALL OF THE EAST 301 FEET OF THE SE/4 SE/4 OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 12 EAST,

THENCE, ALL OF THE NORTH 301 FEET OF THE EAST 301 FEET OF THE NE/4, NE/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST,

THENCE, ALL OF THE NORTH 301 FEET OF NW/4 OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 12 EAST, LYING WEST OF THE RAILROAD RIGHT OF WAY,

THENCE, ALL OF THE SOUTH 301 FEET OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 12 EAST, LYING NORTH OF AND ADJACENT TO AND PARALLEL WITH THE RAILROAD RIGHT OF WAY AND INTERSECTING WITH AND CONNECTING TO THE SOUTH 301 FEET OF THE SE/4 NE/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 12 EAST, ALSO LYING NORTH OF AND ADJACENT TO AND PARALLEL WITH THE RAILROAD RIGHT OF WAY (hereinafter the "Territory").

Section 2. Map. The annexation of the above-described property located in Tulsa County, Oklahoma is represented by the map attached hereto as Exhibit "A" which is incorporated herein and made a part hereof.

Section 3. Zoning and Ward Classification. Said property shall retain its current (pre-annexation) zoning classification upon and after inclusion into corporate limits. Said property shall be considered and made a part of Ward 5 of the City of Sapulpa upon and after inclusion into corporate limits.

Section 4. Severability. If any one or more of the sections, sentences, clauses or parts of this ordinance shall for any reason be held invalid, the invalidity of such section, sentence, clause or part shall not affect or prejudice in any way the applicability and validity of any other section, sentence, clause or provision of this ordinance.

Section 5. Emergency. Being immediately necessary that the provisions of this ordinance be put into full force and effect for the preservation of the public peace, health and safety of the City of Sapulpa, Oklahoma, an emergency is hereby declared to exist and this ordinance shall be in full force and effect after its passage, approval and publication as required by law.

PASSED AND APPROVED in regular session this 6 day of January 2011, with emergency clause separately voted upon.

Doug Haught
Doug Haught
Mayor

Ordinance #2627

ATTEST:

Shirley Crayton
Shirley Burzio
City Clerk

APPROVED AS TO FORM:

David R. Widdoes
David R. Widdoes
City Attorney





Tulsa County Clerk - EARLENE WILSON
Doc # 2011003931 Page(s): 5
Recorded 01/10/2011 at 04:12 PM
Receipt # 251574 Fee \$21.00

Published in the Tulsa World
on January 9, 2011.

NUMBER 2627

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF SAPULPA, OKLAHOMA, MAKING FINDINGS OF FACT; ANNEXING AN AREA ADJACENT TO THE CITY OF SAPULPA IN SECTIONS 29, 32 and 33, TOWNSHIP 19 NORTH, RANGE 12 EAST, TULSA COUNTY, OKLAHOMA INTO AND AS A PART OF THE CORPORATE LIMITS OF THE CITY OF SAPULPA; DESIGNATING THE TRACT TO BE ANNEXED; PROVIDING FOR THE ZONING OF THE ANNEXED AREA; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

WHEREAS, a proposal has been presented to the City Council of the City of Sapulpa, Oklahoma, proposing consideration, approval and passage of an ordinance extending and annexing into the corporate limits of the City of Sapulpa certain real property adjacent or contiguous to the City under the Charter of the City of Sapulpa, the Sapulpa City Code, and the laws of the State of Oklahoma, and

WHEREAS, after due consideration of the facts and being sufficiently advised, the City Council hereby finds that all requirements necessary for annexation of the following described real property into the City of Sapulpa and to extend the corporate limits thereof have been complied with as provided by the Charter of the City of Sapulpa, the Sapulpa City Code and the laws of the State of Oklahoma as set out in Title 11 Oklahoma Statutes, Section 21-101, *et seq.*, including but not limited to, the following:

- a. That the property to be annexed is adjacent or contiguous to property already within corporate limits of the City of Sapulpa, Oklahoma;
- b. That the owners of more than fifty percent (50%) of the property area to be annexed have consented in writing to be annexed to and into the corporate limits of the City of Sapulpa;
- c. That on December 20, 2010, the City Council directed that notice of the proposed annexation of the territory be published and mailed as required by 11 O.S. Section 21-103; and that on December 21, 2010, a sufficient notice of the proposed annexation of the territory was published in a legally qualified newspaper of general circulation in the territory to be annexed, and said notice was also mailed to all owners of property to be annexed and all other recipients required to receive such notice as per 11 O.S. Section 21-103.
- d. That on January 6, 2011, the City Council conducted a public hearing on the proposed annexation of the territory in the manner provided for in 11 O.S. Section 21-103.

BE IT ORDAINED BY THE CITY COUNCIL, CITY OF SAPULPA, OKLAHOMA:



SAPULPA CITY CLERK
BOX 1130
Sapulpa, OK 74067

10.11



Huntsinger, Barbara

From: Wilkerson, Dwayne
Sent: Thursday, July 17, 2014 11:27 AM
To: Mark Capron
Cc: Huntsinger, Barbara
Subject: PUD 816 revision

Good morning Mark

As we discussed previously, staff will request a continuance for this project from the July 23rd Planning Commission meeting to the August 20th meeting. This continuance will accommodate the advertising schedule necessary for the additional land area added to the PUD.

Respectfully,

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-6078-SP-5

Hearing Date: July 23, 2014

Case Report Prepared by:

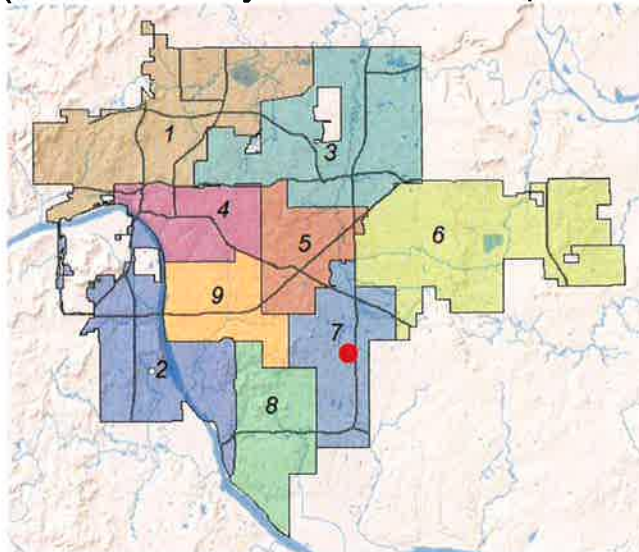
Jay Hoyt

Owner and Applicant Information:

Applicant: Rob Coday

Property Owner: Kyong Chong

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Vacant

Proposed Use: Gymnasium/ office/
warehousing

Concept summary: Provide standards for the
construction of a Gymnasium and Warehouse
with associated Office space.

Tract Size: 2± acres

Location: North of northeast corner S. 101st E.
Ave. and E. 66th St. South

Zoning:

Existing Zoning: CO

Comprehensive Plan:

Land Use Map: Regional Center

Growth and Stability Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8406

CZM: 54

Atlas: 873

City Council District: 7

Councilor Name: Adrienne Moore

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: Z-6078-SP-5

DEVELOPMENT CONCEPT:

APPLICANT CONCEPT

The project will be a one story gymnasium and warehouse with space for offices relating to operation of the gymnasium and warehouse.

DEVELOPMENT STANDARDS:

Net land area:	2.36 acres
Uses Allowed:	Use Unit 11; Offices, Studios and Support Services, Use Unit 19; Hotel, Motel and Recreation Facilities Use Unit 23; Warehousing and Wholesaling
Maximum Floor Area:	22,000 sq. feet
Maximum Building Coverage:	30%
Maximum Building Height:	35 Feet
Minimum Parking Spaces:	As required by associated Use Unit
Minimum Building Setbacks: From Centerline of S. 101st	50 feet
Signage:	Ground and Wall signs shall meet the standards defined in the Corridor District of the Tulsa Zoning Code. Wall signs are prohibited on the East side.
Landscaping:	All landscaping shall meet or exceed the minimum standards of Chapter 10 of the Tulsa Zoning Code.
Lighting:	35 ft maximum height for lighting in parking areas. Lighting used to illuminate an off-street parking area shall be so arranged as to shield and direct the light away from properties within an R District which do not contain uses for which the parking is being provided. Shielding of such light shall be designed so as to prevent the light-producing element of the light fixture from being visible to a person standing in an R District.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:

Area Map with Site Dimensions
Site Plan
Exterior Elevations
Grading/Erosion Plan
Drainage Plan

DETAILED STAFF RECOMMENDATION:

The Corridor Development Plan is compatible with the existing site and surrounding properties. West of this site are existing skating and swimming facilities. East of this site is an existing football field.

Z-6078-SP-5 is consistent with the Tulsa Comprehensive Plan.

Staff recommends Approval of Z-6078-SP-5 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The construction of the gymnasium/warehouse facility is consistent with the Comprehensive Plan designation of this area

Land Use Vision:

Land Use Plan map designation:

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

Areas of Stability and Growth map designation:

This is an Area of Growth which identifies area 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 in 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.

Transportation Vision:

Major Street and Highway Plan:

The Major Street and Highway Plan has not been implemented in this area. South 101st East Avenue is designated as a Residential Collector.

DESCRIPTION OF EXISTING CONDITIONS:

Site Analysis: The subject property is approximately 2± acres in size and is located north of northeast corner S. 101st E. Ave. and E. 66th St.. The property appears to be vacant and is zoned CO.

Surrounding Properties: The subject tract is abutted on the east by a school football field, zoned RS-3; on the north by a single family residence, zoned CO; on the south by a single family residence and vacant land, zoned CO; and on the west by a swimming facility and vacant land, zoned CO.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 101 st East Avenue	Residential Collector	60 feet	2

UTILITIES:

The subject tract has municipal water. Provided plans indicated a septic system will be installed for the site.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 16498 dated November 18, 1985, established zoning for the subject property.

Subject Property:

Z-6078-SP-2 March 1995: All concurred in approval of a Corridor Site Plan to permit a mobile home on property located north of northwest corner of East 66th Street and South 101st Avenue East.

Z-6078-SP-1 July 6, 1994: Staff recommended denial of a proposed Corridor Development Plan on a 2± acre tract of land for and indoor and outdoor roller skate rink with a jogging/skating trail on property located north of the northwest corner of E. 66th St. and S. 101st E. Ave. The applicant requested to withdraw an application

Z-6078 November 1985: All concurred in approval of a request for rezoning a 10± acre tract of land from RS-3 to CO for various uses, on property located on the northeast corner of E. 66th St. and S. Mingo Rd.

Surrounding Property:

12.4

Z-6277-SP-3/ Z-6484-SP-1/ Z-6718-SP-1 October 2006: All concurred in approval of a request for a Corridor Development Plan on a 13± acre tract of land for commercial/office development, on property located northeast corner and northeast of the northeast corner of East 66th Street and South 101st East Avenue.

Z-6882 March 2003: All concurred in approval of a request for rezoning a 2.9± acre tract of land from OL to CO for church athletic fields, on property located south of southeast corner of East 63rd Street and South Mingo Road.

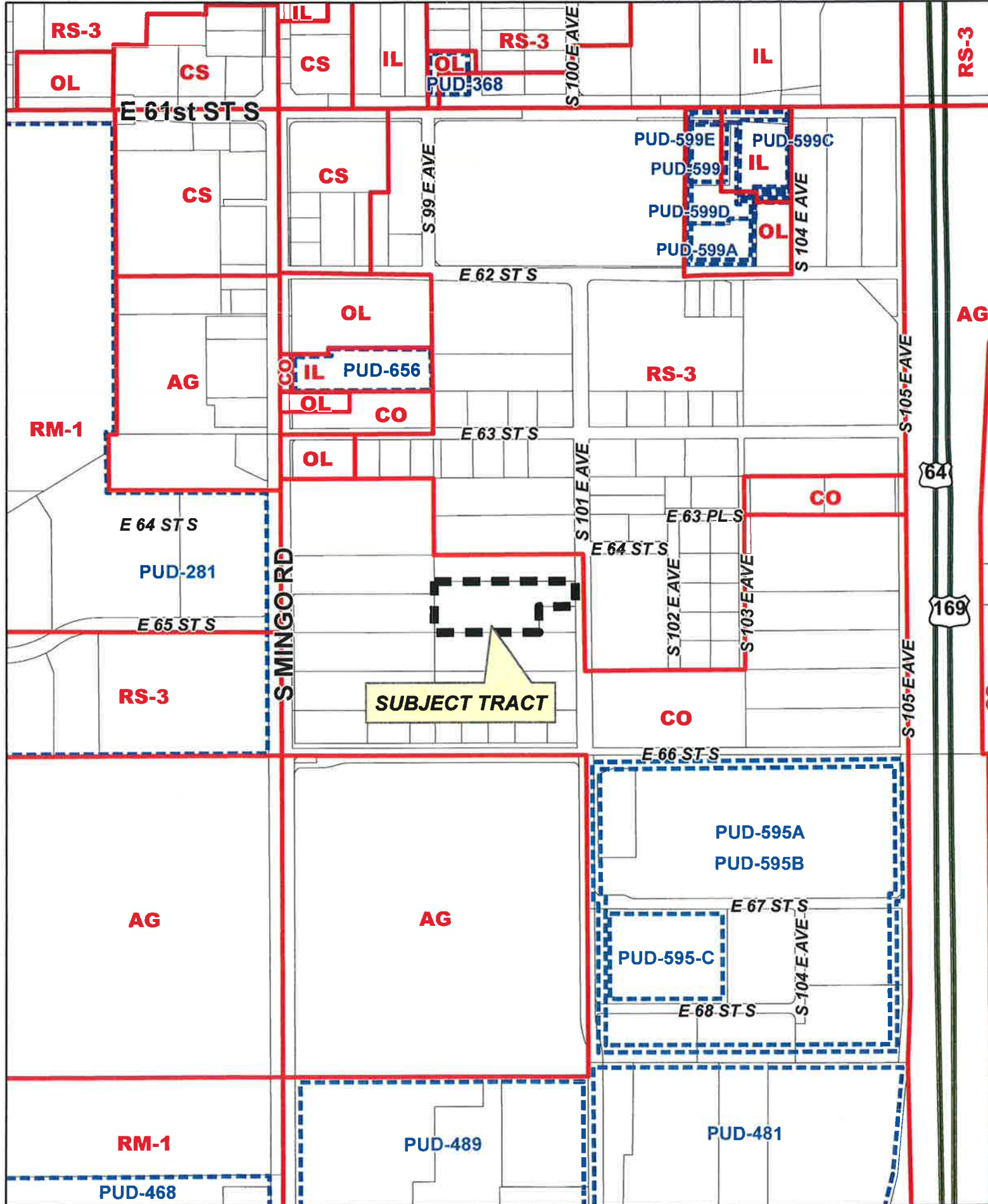
Z-5903-SP-4 March 2003: All concurred in approval of a proposed Corridor Site Plan on 6.3± acre tract for church athletic fields, on property located south of southeast corner of East 63rd Street and South Mingo Road.

Z-5903-SP-3 November 2002: All concurred in approval of a proposed Corridor Site Plan on 1.1± acre tract for a two-story office building, on property located southeast of southeast corner of East 63rd Street and South Mingo Road.

Z-6673-SP-1/AC-47 April 1999: All concurred in approval of a Corridor Site Plan on 4.56± acre tract of land for a 75,000 square foot recreational vehicle storage and self-storage facility; also approving an Alternative Compliance to landscape requirements, located south of southwest corner of E. 63rd St. & S. 105th E. Ave.

Z-5903-SP-2 April 1995: All concurred in approval of a proposed Corridor Site Plan on 6.3± acre tract for Miller Swim School, on property located south of southeast corner of East 63rd Street and South Mingo Road.

Z-5903-SP-1 April 1995: All concurred in approval of a proposed Corridor Site Plan on 3.25± acre tract for indoor and outdoor skating rinks, on property located south of southeast corner of East 63rd Street and South Mingo Road.



Z-6078-SP-5

18-14 06

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0 Feet
250 500

Aerial Photo Date: March 2014

Z-6078-SP-5

18-14 06

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



127



E 64 ST S

S 101 E AVE

0 Feet 50 100

Aerial Photo Date: March 2014

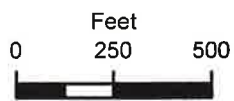
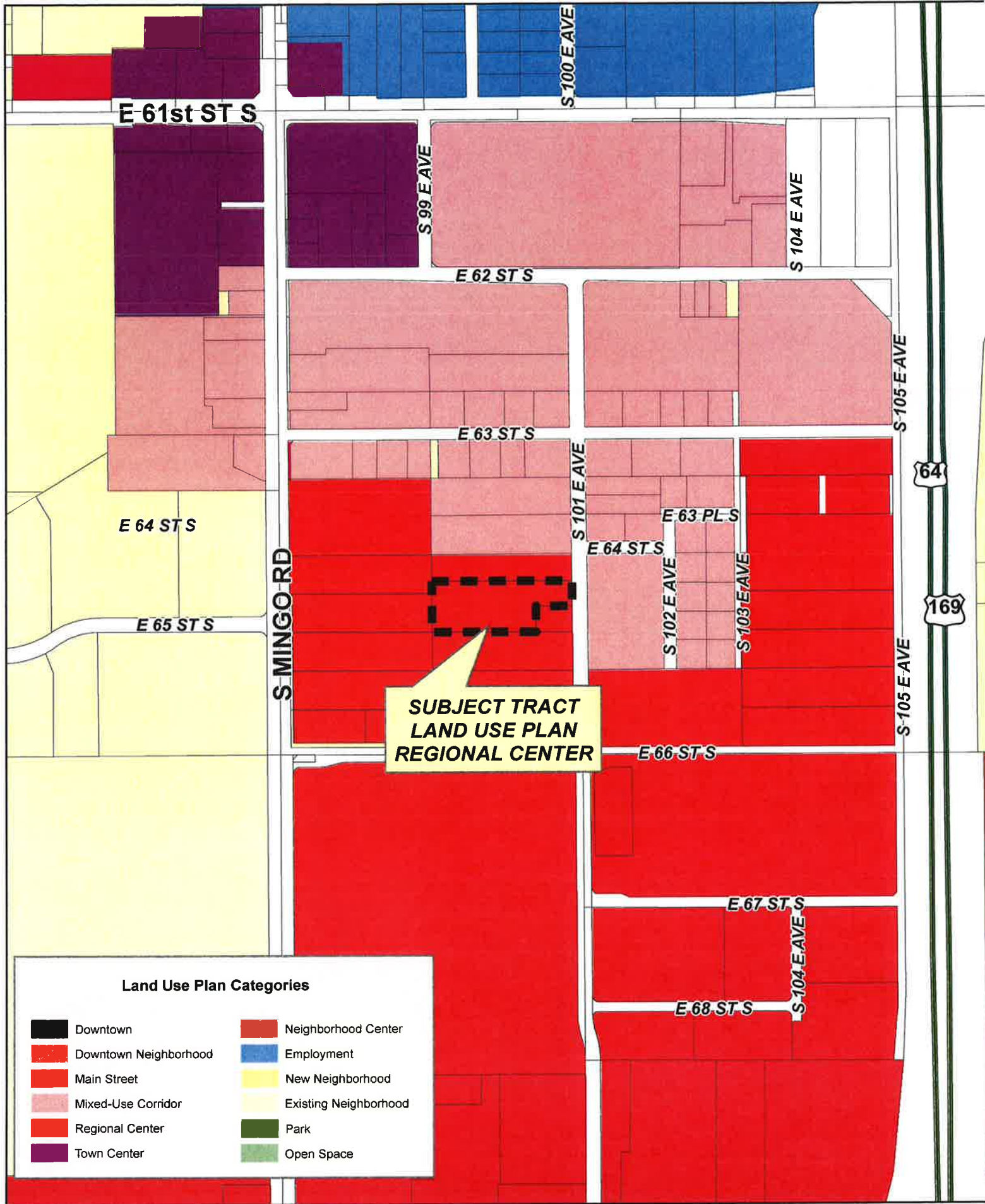
Z-6078-SP-5

18-14 06

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

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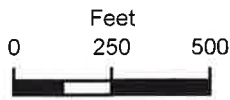
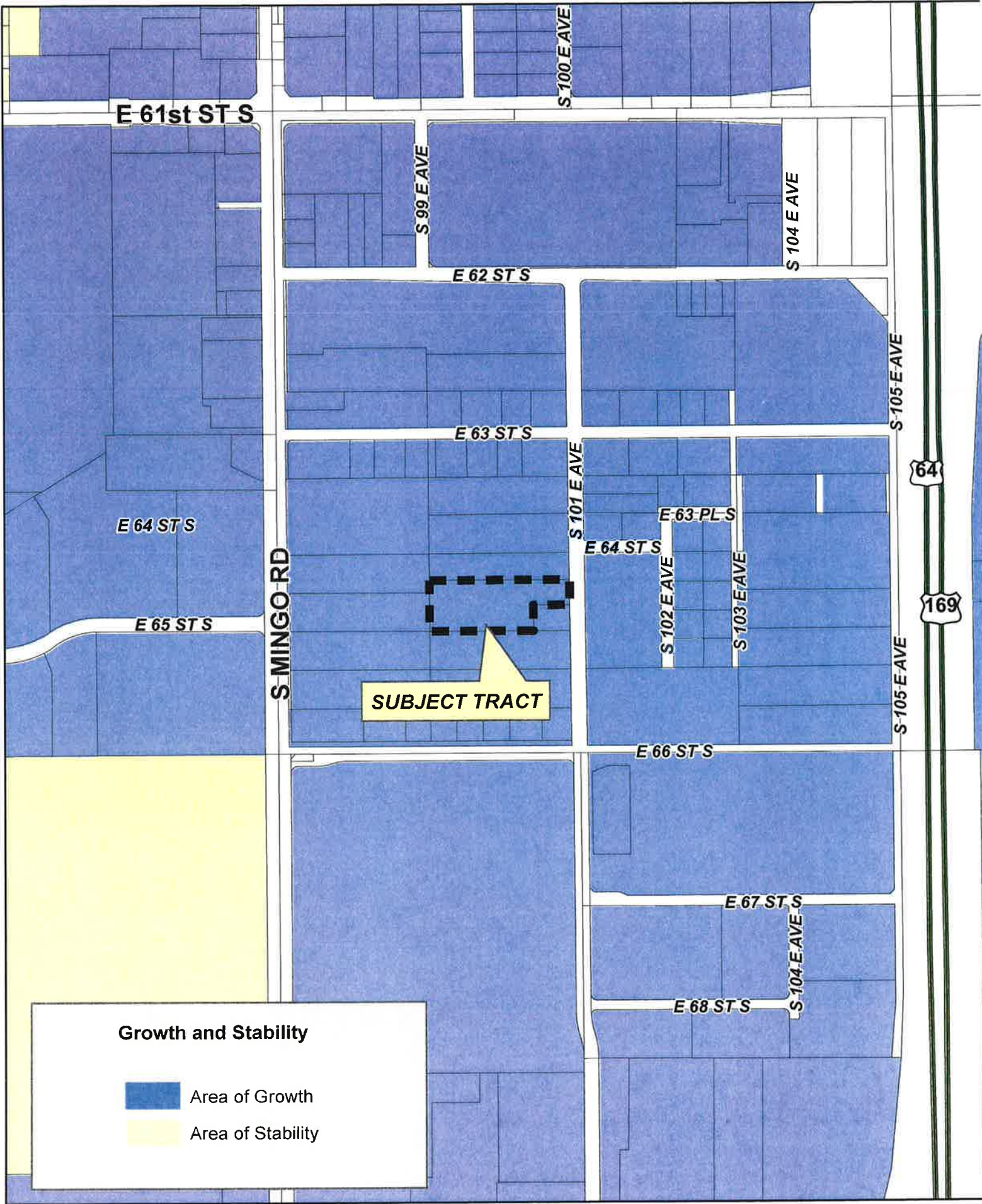


Z-6078-SP-5

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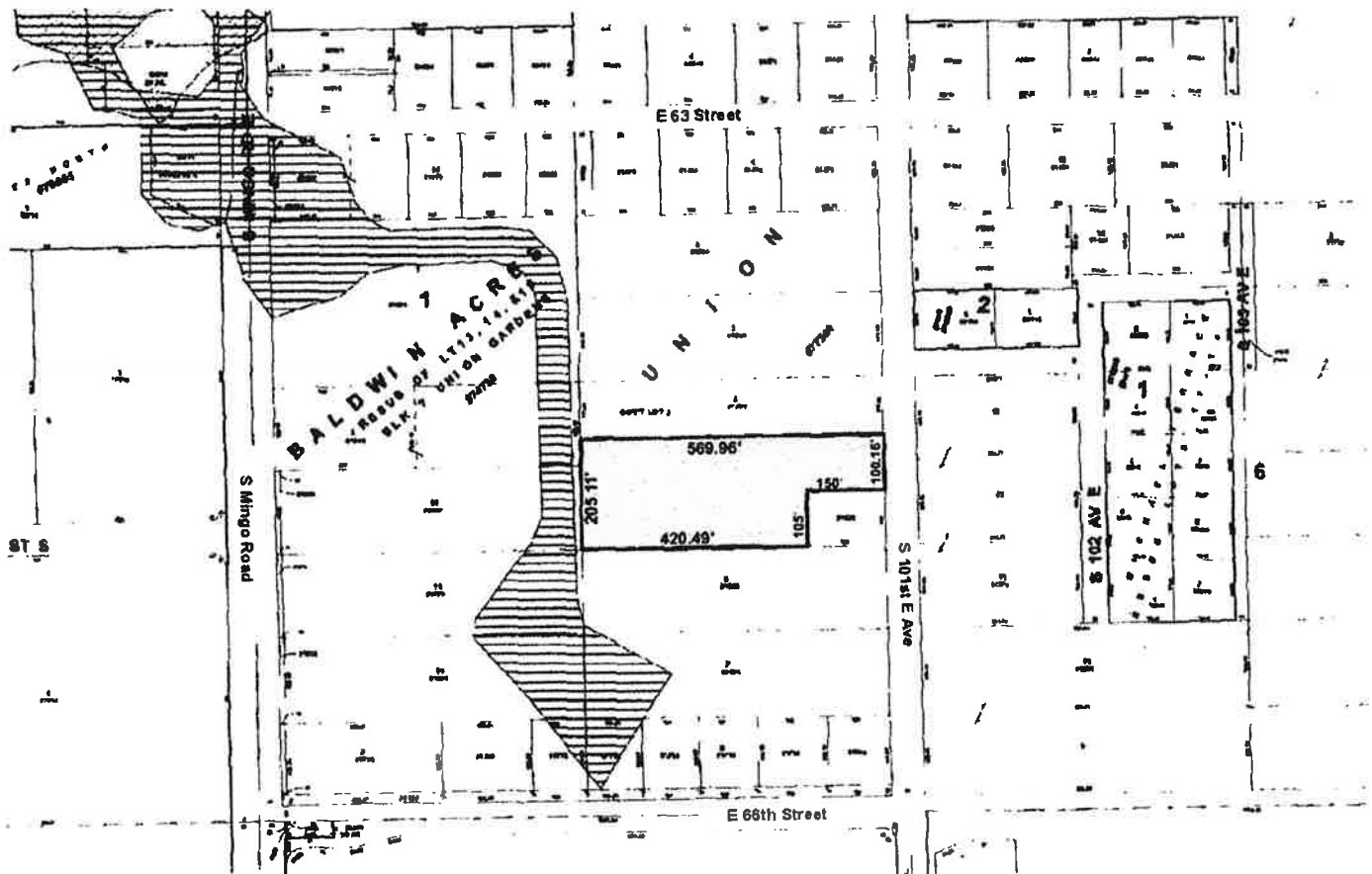
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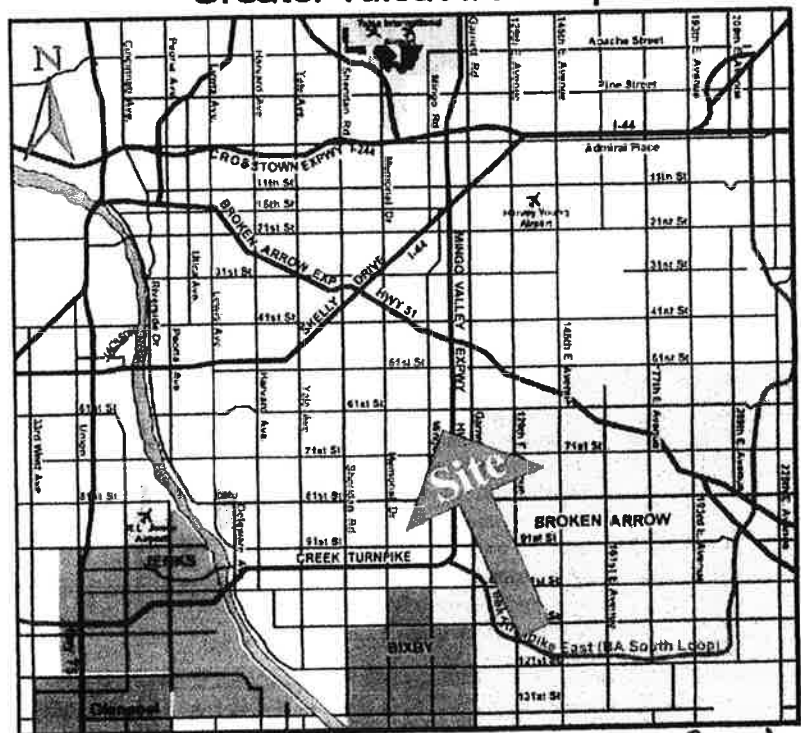
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6420 S. 101st E. Avenue - Tulsa, OK



Greater Tulsa Area Map



Contact:
Doug Bauer, CCIM
918-665-1210



12.11

rob coday
architect
p.o. box 128
kiefer, ok 74041
918 636 0574
roodlavarch@yahoo.com

construction associates unlimited
8906 east stelly drive
Tulsa, Oklahoma 74129
918 665 0902
constrau@aol.com

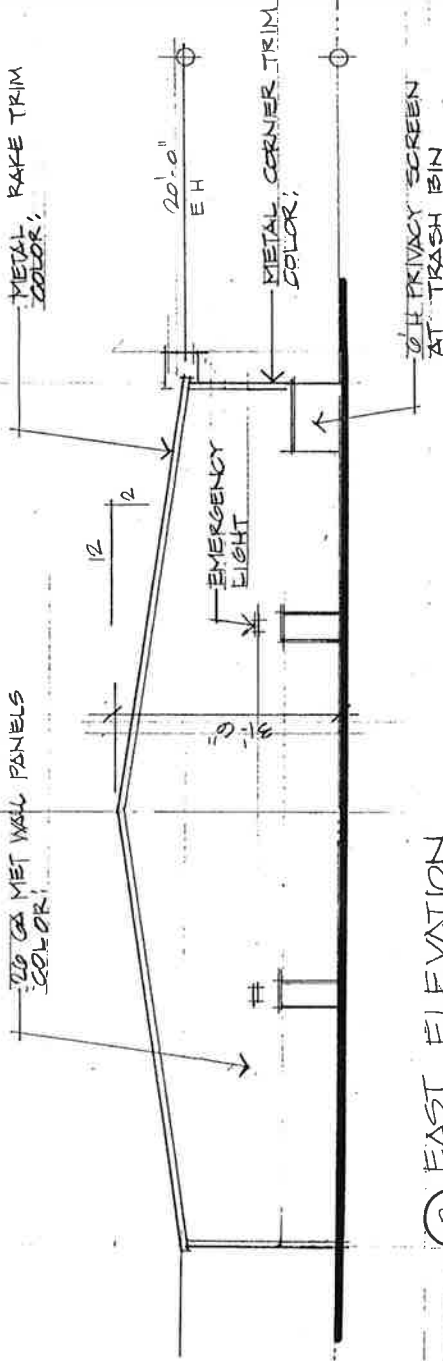
**new building with spec space
for
luxé
tulsa, okla/home**

A200

11 JUNE 2014

① NORTH ELEVATION
 $\angle CO'' = 180^\circ$

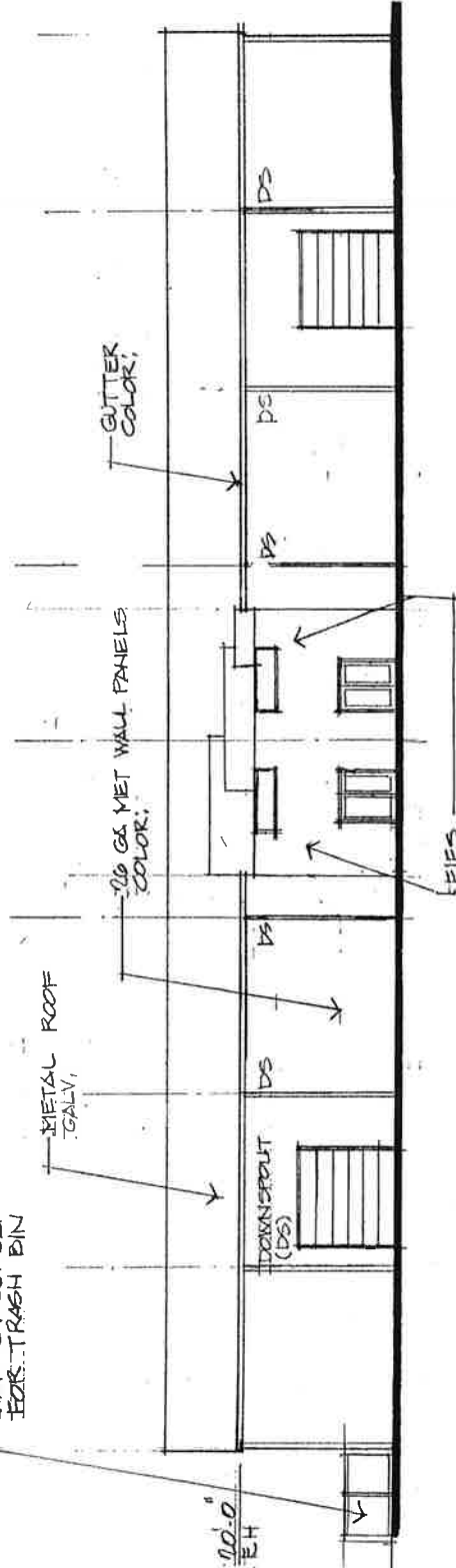
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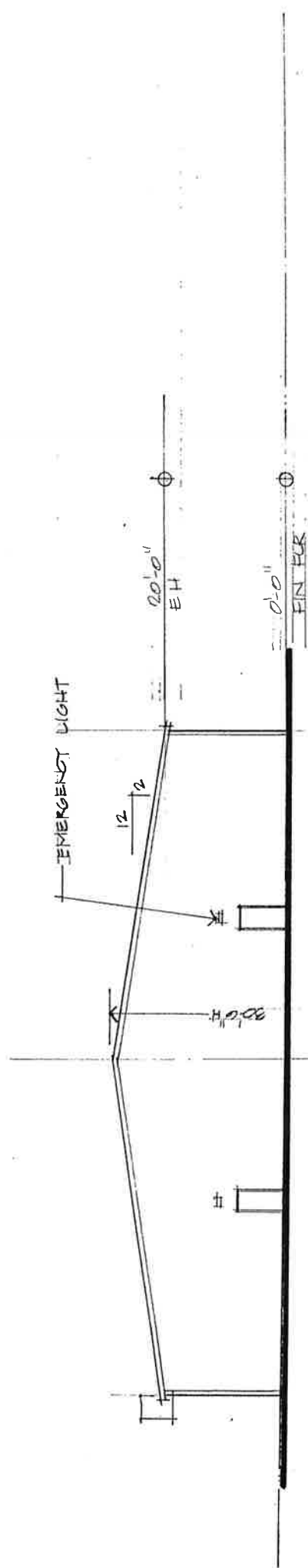
© EAST ELEVATION

$$1/60 = 1 - 0.9 =$$

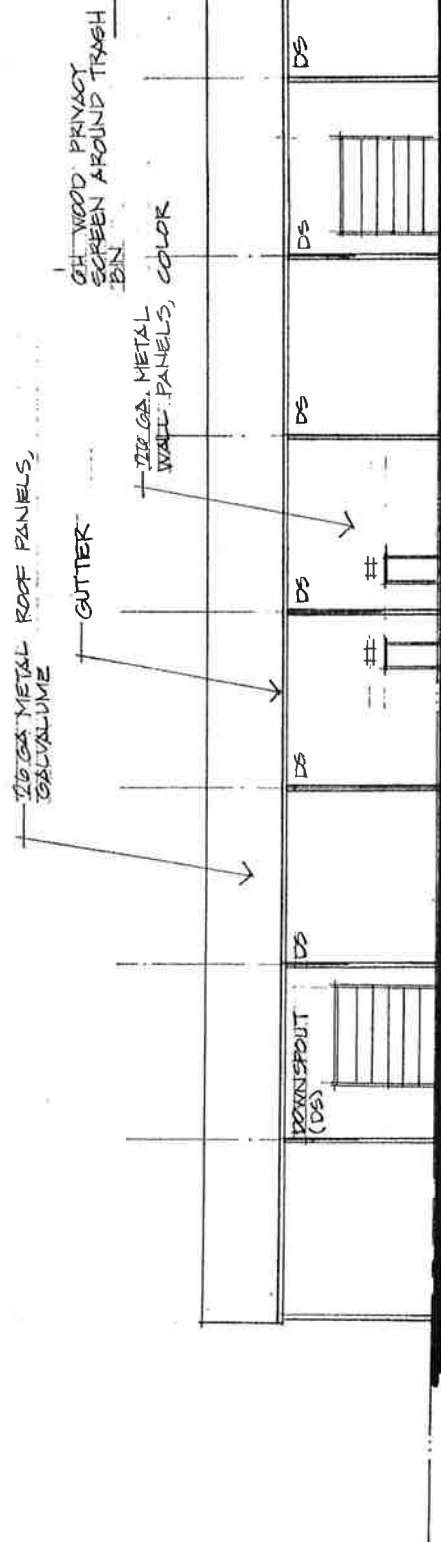
TH GATES @
PRIVACY SCREEN
FOR TRASH BIN



① NORTH ELEVATION
 $\angle CO'' = 180^\circ$



1 WEST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"

rob coday
architect
p.o. box 128
tulsa, ok 74041
918 636 0574
rob.coday@att.net

construction associates unlimited
8906 east skelly drive
Tulsa, Oklahoma 74129
918 665 0902
constrau@aol.com

new building with spec space
for
lux
tulsa, oklahoma

A201

11 JUNE 2014

12.14

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

BEFORE YOU DIG,
CALL OKIE FOR
LOCATION OF
UNDERGROUND UTILITIES.
1-800-522-6543

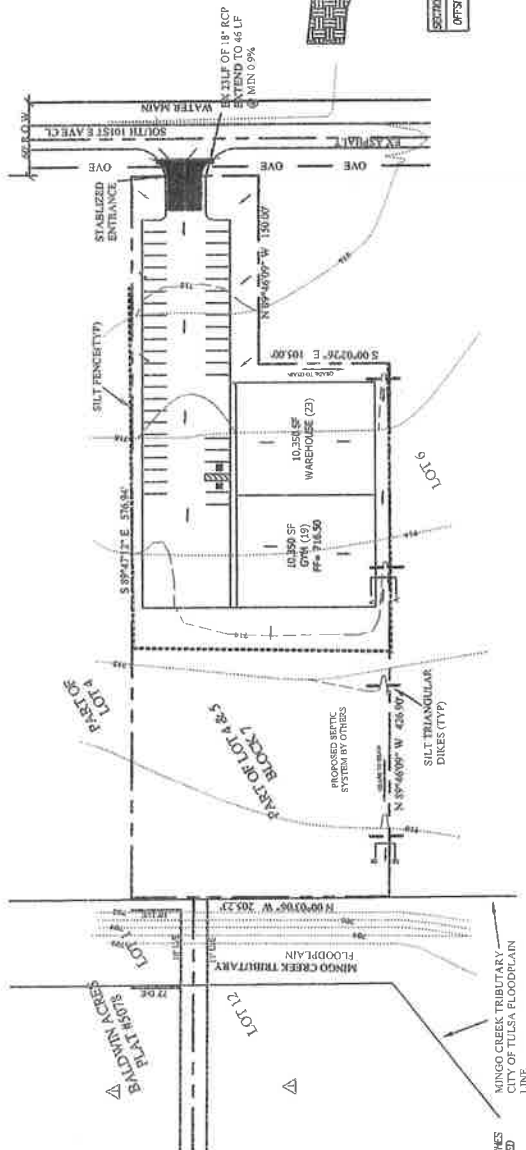
5420 S 101ST E AVE

SOUTH 47' OF LOT 4 AND ALL OF LOT 3, LESS THE E 1/6 OF LOT 3, BLOCK 7
UNION GARDENS, A SUBDIVISION IN THE CITY OF TULSA, ALL IN SECTION 6,
T-18-N, R-14-E, CITY OF TULSA, TULSA COUNTY, OKLAHOMA

ENGINEERS
ROGERS ENGINEERING & CONST. INC.
9036 S. INDUSTRIAL DRIVE
CHILSEA, OK 74018
918.788.5039
CA44369
EXPIRES 6/30/2015
rogers_engineering@hotmail.net

DEVELOPER/OWNER
KYONG CHONG
1114 S MAGNOLIA PL.
BROOKLYN AVE., OK 74012
817 695 4012

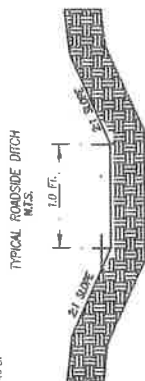
SURVEYOR
EODISCA LAND SURVEYING
P.O. BOX 330281
TULSA, OK 74133
918-949-4004
CA#5524
EXPRESS 6/30/2014



CULVERT SUMMARY CHART [1]

STRUCTURE	LENGTH	PIPE	SLOPE (%)	\bar{Q} CAPACITY [2] (cfs)	Q_c (100) 3] (cfs)	VELOCITY (fps)	UPSTREAM		DOWNSTREAM	
							HGL (ft)	EGL (ft)	HGL (ft)	EGL (ft)
CULVERT A	46	18" RCP	0.9	8.86	0.13	1.72	719.15	N/A	718.75	N/A

[1] FFWA HY-8 CULVERT ANALYSIS VERSION 7
[2] NON-PRESSURE FLOW
[3] FOR 100-YR RAINFALL EVENT





ALL FILL SHALL BE PLACED AT 95% SPCD COMPACTION PRIOR TO CONSTRUCTION OF OTHER FACILITIES.

CHANNEL SECTION (CHART)

SECTION	Q100	DEPTH	WIDTH	SIDE SLOPES	V	SLOPE
A-A	3.50 cfs	0.8 FT.	7.85 FT.	3:1	0.80 ft	15%
B-B	4.10 cfs	0.7 FT.	0.21 FT.	3:1	0.04 ft	15%

CHANNEL SECTION CHART						
SECTION	Q100	DEPTH	WIDTH	SIDE SLOPES	V	SLOPE
OFFSITE	0.13 cfs	0.08 FT.	2.1 FT	2:1	0.3 fps	0.9%

PROJECT: LUKE CHIEF FACILITY	SHEET TITLE: GRADING & EROSION CONTROL	PROJECT NUMBER: 2014.05.23			DATE
					DATE
Engineering, Inc. 6035 SUGAR HILL DRIVE PHONE: (313) 795-5286 Cell: 409 400 49151			CHECKED BY: BOG DATE: 4/23/14	DRAWING LUNCHEON DRAWINGS	
SW01			DATE: 4/23/14	DATE: 4/23/14	

12.15

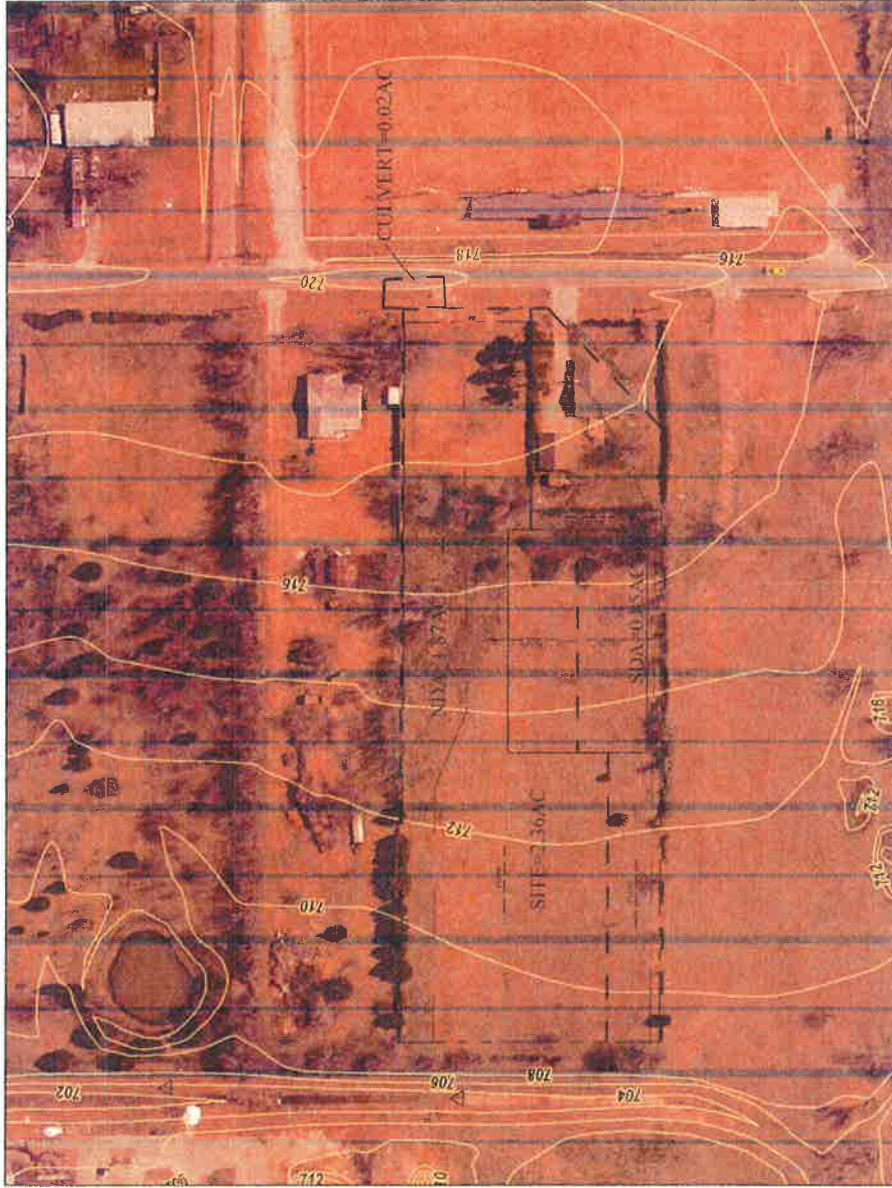
SOUTH 47' OF LOT 4 AND ALL OF LOT 5, LESS THE E 150' OF LOT 5, BLOCK 7
 UNION GARDENS, A SUBDIVISION IN THE CITY OF TULSA; ALL IN SECTION 6,
 T-18-N, R-14-E, CITY OF TULSA, TULSA COUNTY, OKLAHOMA
 SUBJECT PROPERTY WHOLLY WITHIN ZONE X (UNSHADED) PER FIRM
 PANEL 40143C0378L, REVISED OCTOBER 16, 2012

NEW CONSTRUCTION LUXE CHEER FACILITY DRAINAGE PLAN

6420 S 101ST E AVE

TOTAL DRAINAGE AREA = 118.35 SF (0.77 AC)
 DISTURBED AREA = 45,750 SF (1.04 AC)
 EXISTING SITE AREA = 102,703 SF (2.35 AC)
 OFFSITE AREA = 15,648 SF (0.36 AC)
 EXISTING IMPERVIOUS = 4,690 SF (0.10 AC)
 EX SITE IMPERVIOUS = 90 SF (0.00 AC)
 PROP SITE IMPERVIOUS = 43,733 SF (1.00 AC)

PROPERTY LINE
 EXISTING CONTOUR
 PROPOSED CONTOUR
 DRAINAGE BOUNDARY
 TOC



DRAINAGE AREA SUMMARY

DRAINAGE AREA	ACRES (SF)	C	REACH GRASSY	REACH PAVING	SLOPE GRASSY	SLOPE PAVING	VELOCITY GRASSY	VELOCITY PAVING	T _c (min)	Q ₁₀₀ (cfs)	DITCH CHANNEL	DITCH DESIGN
INDA	1.87 (81,253)	.45	265	336.5	1.7	2.0	2.10	2.80	4.1	9.02	N/A	OFFSITE GRASS
SDA	0.8337 (096)	.45	416.5	111	1.7	1.8	2.10	2.64	4.0	3.02	0.87	SOUTH
CULVERT	0.07 (1,131)	.55	35	8.5	0.9	2.0	1.46	1.42	1.0	0.13	0.08	ROADSIDE



DESIGNED BY
 KONG CHONG
 1114 S. TULSA AVE
 BIRMINGHAM, AL 35204
 918.666.4412

ENGINEER
 BOHNS ENGINEERING & CONSTRUCTION, INC.
 802 S. HASTINGS AVE
 CHELSEA, OK 74010
 918.789.5089
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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7274

Hearing Date: July 23, 2014

Case Report Prepared by:

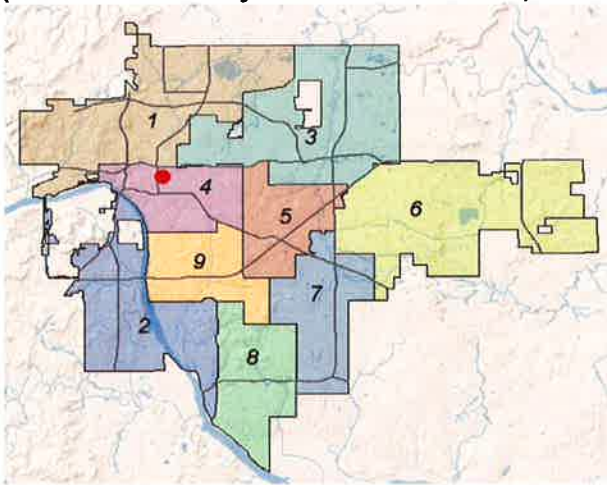
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Indian Health Care Resource Center

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Medical Center and vacant property north of the Medical Center

Proposed Use: Medical Center

Concept summary: Rezone to CH to consolidate all ownership into one zoning category. Remove from FBC Regulating Plan.

Tract Size: 5± acres

Location: North and west of northwest corner of E. 6th St. South and S. Peoria Ave.

Zoning:

Existing Zoning: FBC/ RM-2

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9201

CZM: 36

Atlas: 1

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

13.1

SECTION I: Z- 7274

DEVELOPMENT CONCEPT:

Future expansion of the existing healthcare facility northwest of South Peoria Avenue at East 6th Street South is anticipated.

The applicant has not provided a development concept or a site plan for this request. Recent discussions with the land owner indicated that there were no immediate plans for re-development.

DETAILED STAFF RECOMMENDATION:

The rezoning request from Form Based Code (FBC) to CH is consistent with the land use designation in the Tulsa Comprehensive Plan and;

CH zoning is consistent with the Auto Oriented Commercial designation defined in the Pearl District – 6 Street Infill Plan that was amended in April 2014, and;

The CH zoning request is not consistent with the FBC Regulating Plan that is an essential component of the Form Based Code. The Regulating Plan defines this Frontage as Urban General Storefront on East 6th Street South and South Norfolk Avenue. Urban General Storefront Frontage requires new building construction to be placed at the right of way line and surface parking to be placed approximately 30 feet from the street right of way, and;

CH zoning allows development that would be consistent with the Elm Creek / 6th Street Conveyance Plan that was prepared for the regional detention facilities in this area, and;

CH zoning does not provide support or encouragement for site plan design or other design considerations that would support the Conveyance plan that was part of the Vision 2025 bond package or with the FEMA matching grant application adjacent to this site. Staff has met with the property owner and discussed a Planned Unit Development (PUD) as an option to encourage development consistent with this Plan. (See attached Letter from Dawn Warrick, AICP, City of Tulsa Planning and Development Department Director.)

Staff recommends Approval of Z-7274 to rezone property from FBC to CH and removal from the FBC Regulating Plan.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The planning effort on this area of Tulsa has been extensive and generally supports the rezoning request for a high intensity development that CH would allow. CH zoning allows many uses such as community services and similar uses, off-street parking, townhouse dwellings, multifamily dwellings offices, eating establishments, adult entertainment, mini storage, drive in restaurants, scientific research and warehousing and wholesaling. CH zoning does not have a maximum floor area ratio building heights or building setbacks.

13.2

Many of these uses and the unlimited floor area are generally consistent with the Downtown Neighborhood vision in the Comprehensive Plan and the Auto Oriented Commercial designation in the 6th Street Infill Plan.

The requested CH zoning allows many of the uses that Form Based Code allows, it also allows building setbacks adjacent to the public right of way however it does not encourage any of urban building forms that were an essential component of the Form Based Code

Land Use Vision:

Land Use Plan map designation: The site is completely inside the Downtown Neighborhood designation.

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

Areas of Stability and Growth designation: The site is completely inside the Area of Growth designation.

The purpose of an Area 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 in 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.

Transportation Vision:

Major Street and Highway Plan:

South Peoria is a multi modal corridor with a Bus Rapid Transit Plan stop at 6th street. This rezoning request will require a Plat or Plat waiver and should consider acquisition of appropriate right-of-way for installation of a rapid transit shelter.

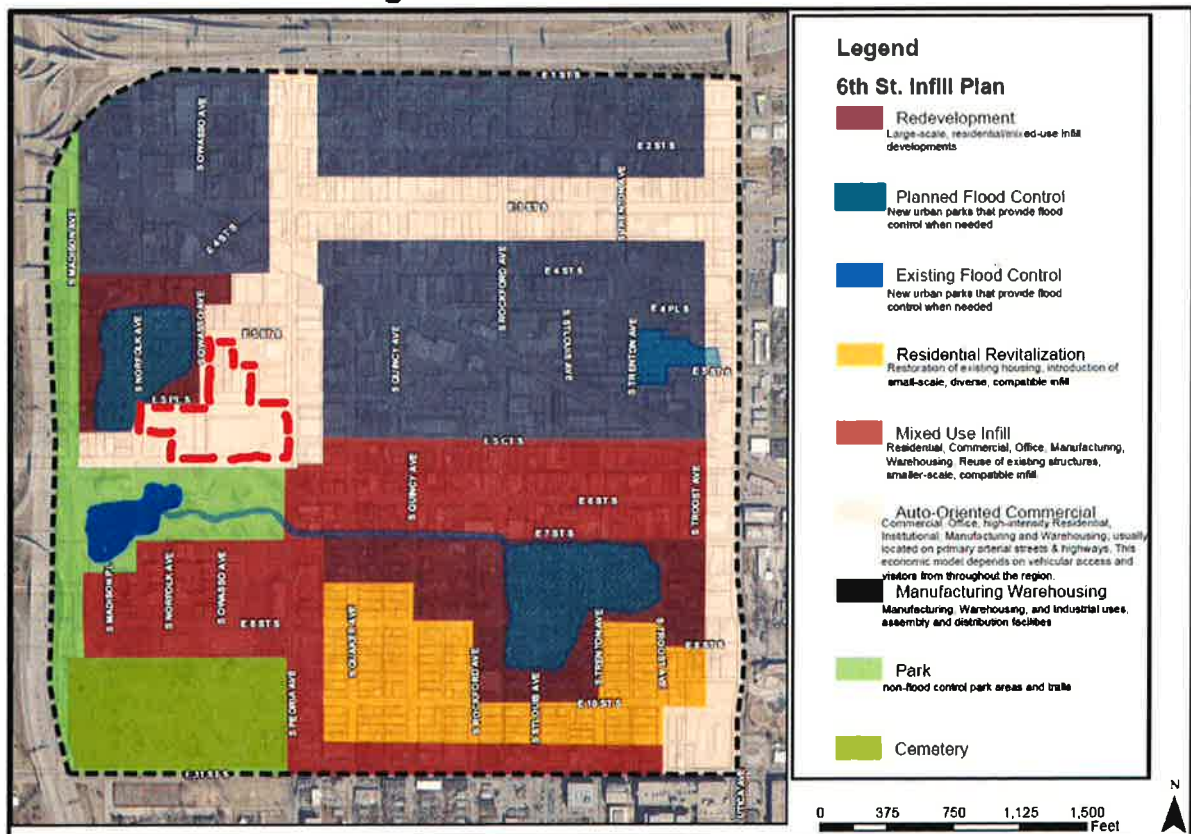
RELATIONSHIP TO THE SMALL AREA PLAN: (PEARL DISTRICT – 6TH STREET INFILL PLAN)

Staff Comment: This site is partially included the regulating plan that was established by the Form Based Code. The north boundary of the regulating plan is at East 5th Place South. North of that boundary the property is zoned RM-2 and there is no regulating plan in effect. Recent changes to the land use map are not reflected in the regulating plan.

The site is completely included an Auto Oriented Commercial District defined in the 6th Street Infill Plan which was amended in April 2014. This Auto Oriented Commercial District was originally Mixed Use Infill and Redevelopment Area supporting the anticipated City investment in the regional detention facility.

The Auto Oriented Commercial district is defined as “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”

16.2. General Urban Design Recommendations



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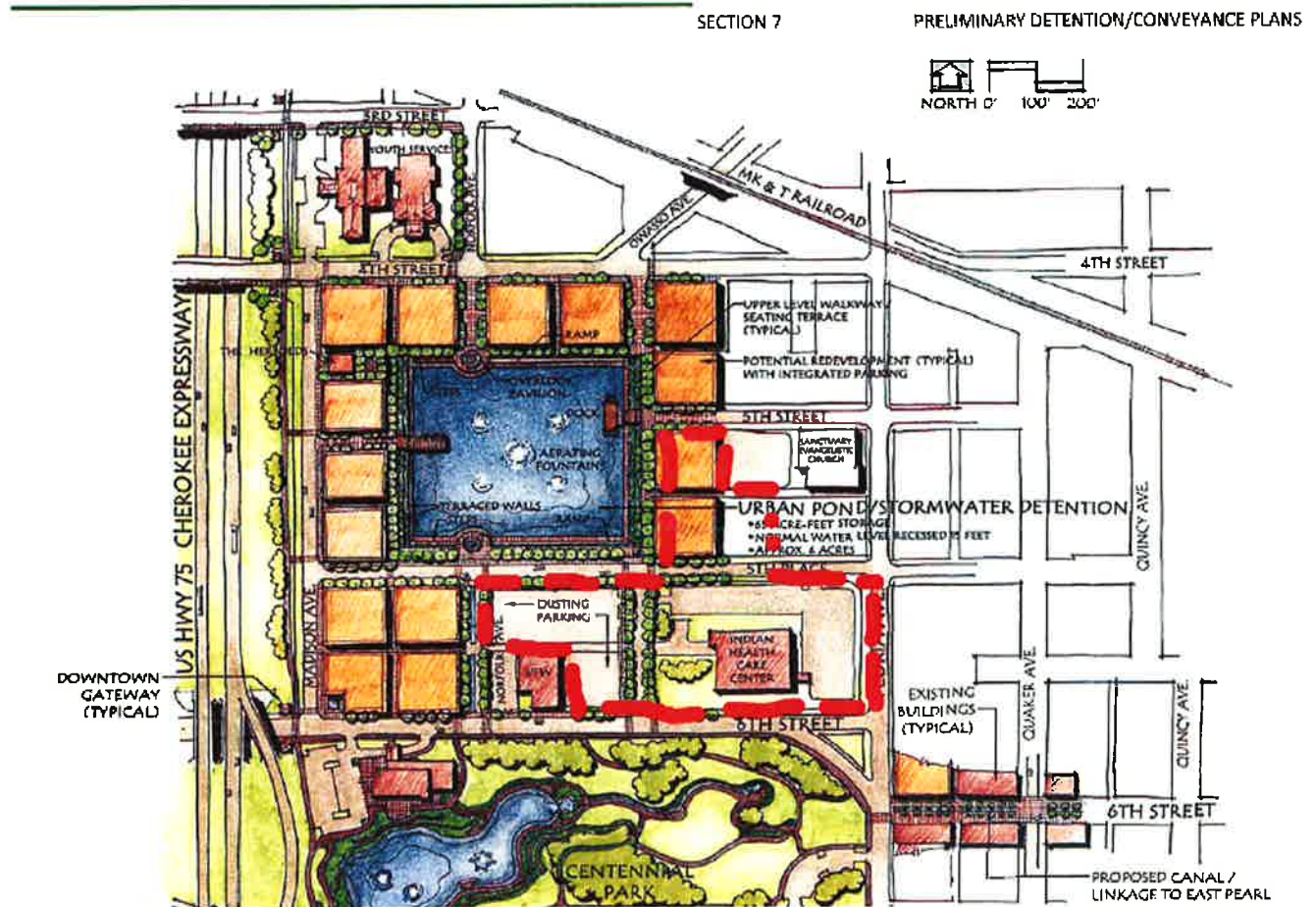
Special District Considerations:

Z-7274 is adjacent to the Regional Detention facility identified as the West Pearl Detention facility included in the March 2010 Elm Creek / 6th Street Drainage, Detention and Conveyance Plan. Within that plan a large detention facility was proposed with funding provided by several sources including a Vision 2025 funding package and part of a recent FEMA grant application.

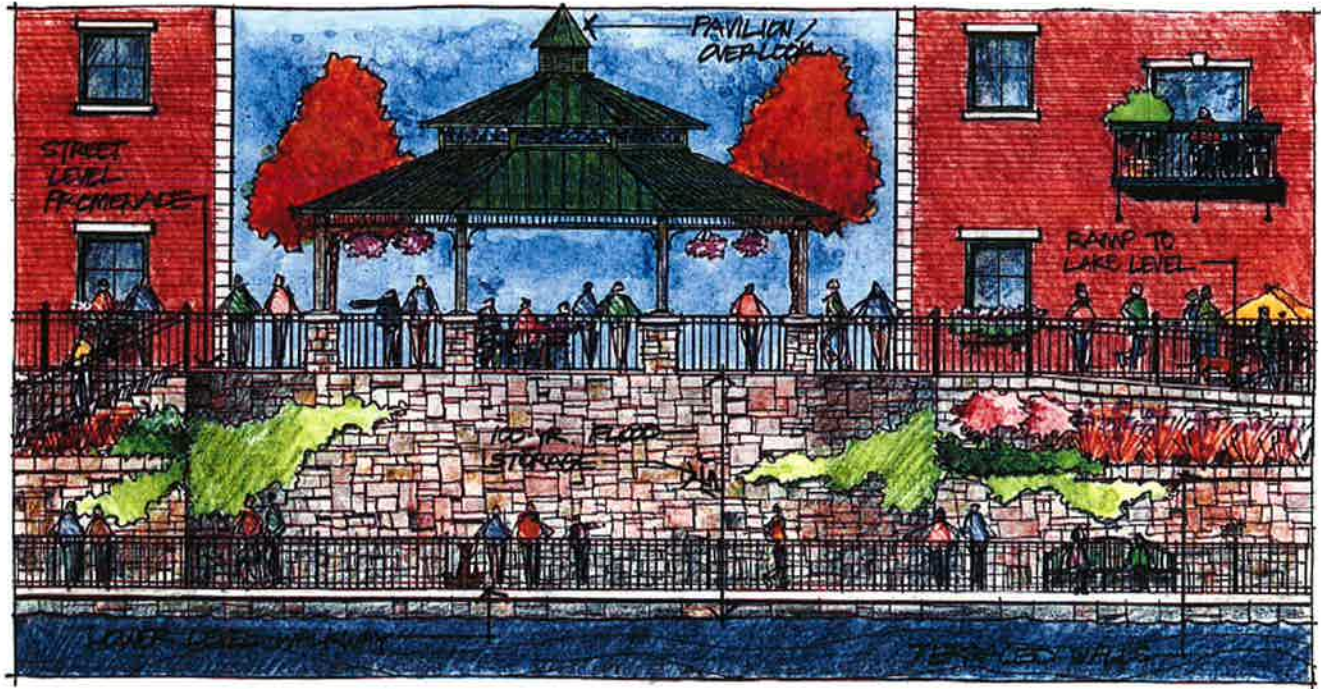
The concept illustrated below and included in the 6th Street Conveyance plan provided the image that the pond and adjacent properties would be an opportunity to create unique architectural landmarks that reinforce the urban character of the Pearl District.

WEST PEARL DETENTION CONCEPT PLAN:

Red dashed line is limit of zoning request for Z-7275



As shown previously in Figure 5, the West Pearl plan includes two large pavilions to be built on the north and south edges of the basin. These two pavilions are planned to be aligned with the centerline of Norfolk Avenue to enhance their visibility and physical access. As illustrated in the sketch below, the proposed open-air structures overlook the pond and create inviting places for social interaction. The pavilions also have the opportunity to create unique architectural landmarks that reinforce the urban character of the Pearl District.



West Pearl - Lake Overlook Elevation

7 - 30

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Much of the site adjacent to the south east edge of the planned urban detention facility has been demolished by the applicant. Surface parking has been constructed near the west end of Z-7274 and was approved by the Board of Adjustment. West of this site significant flooding has occurred and the storm water detention facility is part the solution for a regional flood problem. Redevelopment of this site will require carefully consideration of stormwater drainage and coordination with the planed facilities in this area.

Site Analysis: The subject property is approximately 5± acres in size and is located north and west of northwest corner of E. 6th St. South and S. Peoria Ave. The property appears to be used as a medical center and is zoned FBC and RM-2.

Environmental Considerations: There are no known terrain, soil or other environmental considerations that would affect the development of this site within the guidelines of CH zoning category. The proposed storm water detention facility adjacent to this site should be a consideration for any future development plans.

13.6

Surrounding Properties: The subject tract is abutted on the east by a mix of businesses including automotive repair, zoned IM; on the north by a Church, vacant property and industrial properties , zoned RM-2 and IL; on the south by a large stormwater detention facility and community center, zoned FBC; and on the west by the VFW, zoned FBC.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 6 th St.	Collector	80 feet	4
East 5 th Pl.	NA	50 feet	2
South Peoria Ave.	Urban Arterial	70 feet	4
S. Norfolk Ave.	NA	50 feet	2
S. Owasso Ave.	NA	50 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Letter from Dawn Warrick, AICP, City of Tulsa Planning and Development Department
Director
Applicant Exhibits:
None

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 22551 dated November 8, 2011, and number 11814 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-7176 November 2011: All concurred in approval of a request for rezoning a 60± acre tract of land from RM-2, CS, IL, OL, CH, CS, RM-3, PK and PUD-629 to FBC for mixed uses on property located at E. 6th St. South and S. Peoria Avenue (Pearl District Area).

BOA-20217 April 11, 2006: The Board of Adjustment **approved** a *Special Exception* to permit off-street parking in an RM-2 district; to remove the screening requirements along E. 5th Pl, E. 6th St., and S. Norfolk; and to permit required parking on a lot not containing the principal use, finding it will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and **approved** a *Variance* of the parking lot setback from the centerline of abutting streets in an R district, per plan, subject to Exhibit A provided by the applicant; the lighting will be directed down and away from the north and west boundaries; to amend the existing tie agreement to include the additional property (to

permit a significant parking lot); located on the South side of East 5th Place between South Norfolk and South Peoria Avenue.

BOA-19780 March 23, 2004: The Board of Adjustment **approved** a *Special Exception* to permit off-street parking on Tract II in an RM-2 district; a *Special Exception* to permit required off-street parking spaces for the planned building expansions in Tract I to be located on Tract II; a *Variance* permitting the setback of the proposed parking areas: From the centerline of E. 5th Pl. 50' to 35'; from S. Owasso Ave. 50' to 35'; and from E. 6th St. 50' to 35'; and a *Special Exception* removing the screening requirement along E. 5th Pl. and E. 6th St. and along the west boundary of Tract II, per amended plan, with condition for a tie-agreement between Tract I and II for parking; located on the subject property.

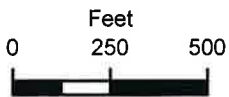
BOA-18204 October 13, 1998: the Board of Adjustment **approved** a *Special Exception* to remove the screening requirement between the CS and RM-2 districts to the west and south; located on the subject property.

Z-6507 November 1995: All concurred in approval of a request to rezone a 3± acre tract from RM-2 to CS for an outpatient medical office, clinical facility providing dental care, health care, pharmacy, and counseling services for the Indian Health Care Resource Center of Tulsa, located on the northwest corner of East 6th Street and South Peoria Avenue.

Surrounding Property:

PUD-629 April 2000: All concurred in approval of a proposed Planned Unit Development on a 2± acre tract, for a mixed use development (The Village at Central Park) to include residential, retail and office uses, located on the west side of South Peoria Avenue at East 8th Street South. Z-7176 rezoned this property to FBC. Language in that ordinance abandoned the PUD





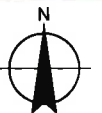
Aerial Photo Date: March 2014

Z-7274

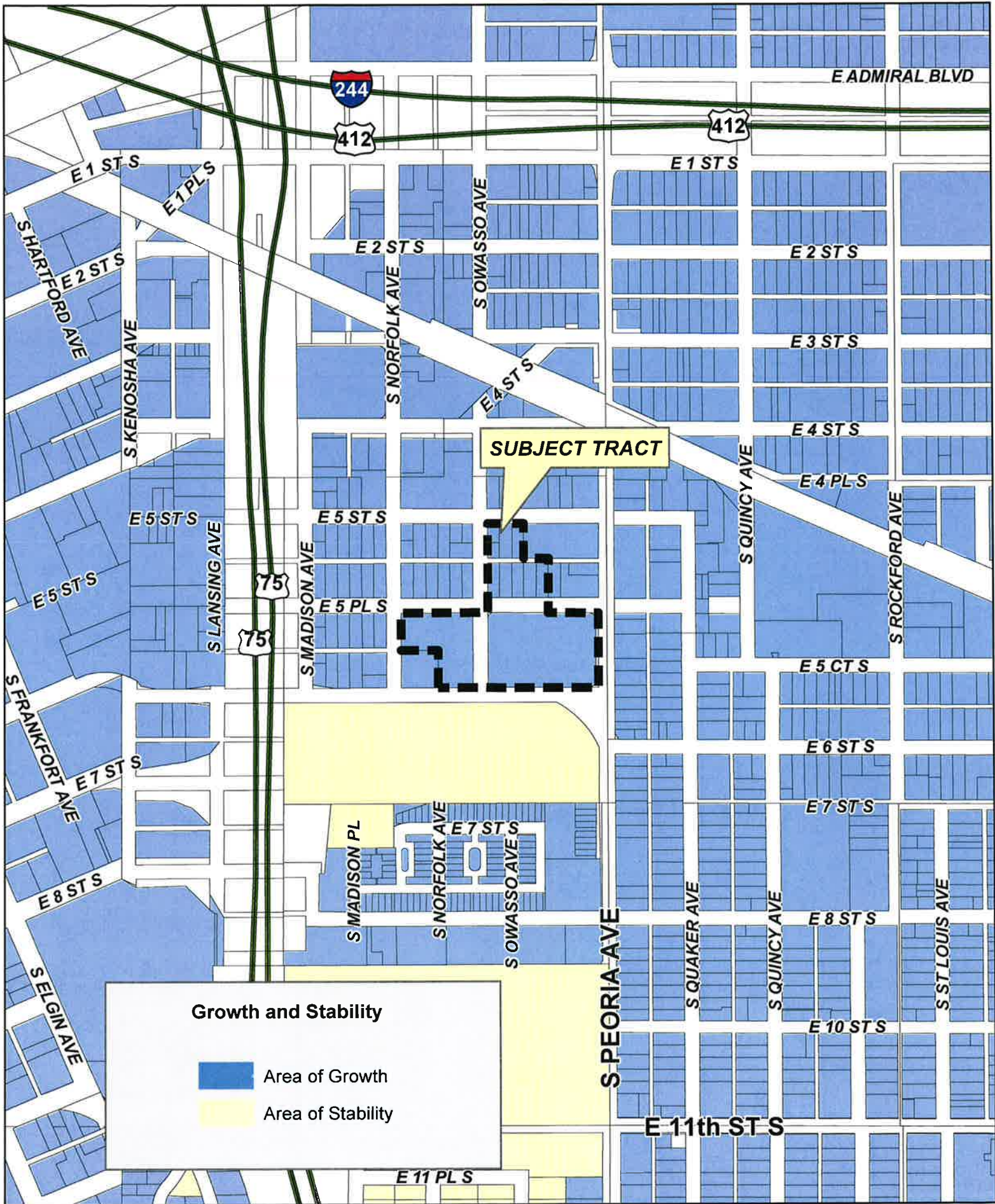
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Note: Graphic overlays may not precisely align with physical features on the ground.

13.10







Z-7274

19-12 01

13.12

DATE: July 17, 2014

TO: Susan Miller, AICP, Land Development Manager - INCOG

FROM: Dawn T. Warrick, AICP, Director

SUBJECT: Rezoning Application – Z-7264 / Planned flood control capital project

In 2008, the City constructed 58 acre feet of flood storage in Centennial Park, completing the first phase of the Elm Creek Master Drainage Plan. The objective for this project was not only to create flood control, but also to build an attractive amenity that enhances the economic potential of this neighborhood. By all accounts this strategy has proven successful: nearly all abutting property is reoccupied and improved, largely with high-end townhomes. Catalytic public investments– like the detention pond – remain a cornerstone of planning efforts in the Pearl District, and in the neighborhood’s subsequent revitalization.



Figure 1 Centennial Park - Flood Control as a catalyst for economic revitalization

Through an extensive six-year planning effort, Pearl District property and business owners, in partnership with the City of Tulsa, were able to create the 6th Street Infill Plan, amend the Elm Creek Master Drainage Plan, and amend the Downtown Neighborhood Urban Renewal Plan. These plans were carefully layered to create opportunities for private mixed use development supported by high-quality public open space. Later, these plans were submitted for funding consideration to FEMA and Improve Our Tulsa. We are now poised to apply this so-far highly successful strategy at a new location adjacent to the proposed rezoning and have already received partial funding to do this. The proposed rezoning could contribute to or detract from this objective, though we believe that the TMAPC can recommend a solution that fulfills this request while minimizing the possibility for undesirable outcomes.

Phase II of the flood control and redevelopment will be the development of the West Pond. A grant request for flood control was submitted to FEMA in 2011, and additional local funds for redevelopment were secured through Improve Our Tulsa in 2013. The City has planned a public investment in excess of \$10 million in the vicinity of the West Pond. The proposed rezoning will, in fact, abut approximately 40% of the perimeter of the planned pond on two sides; south and east.

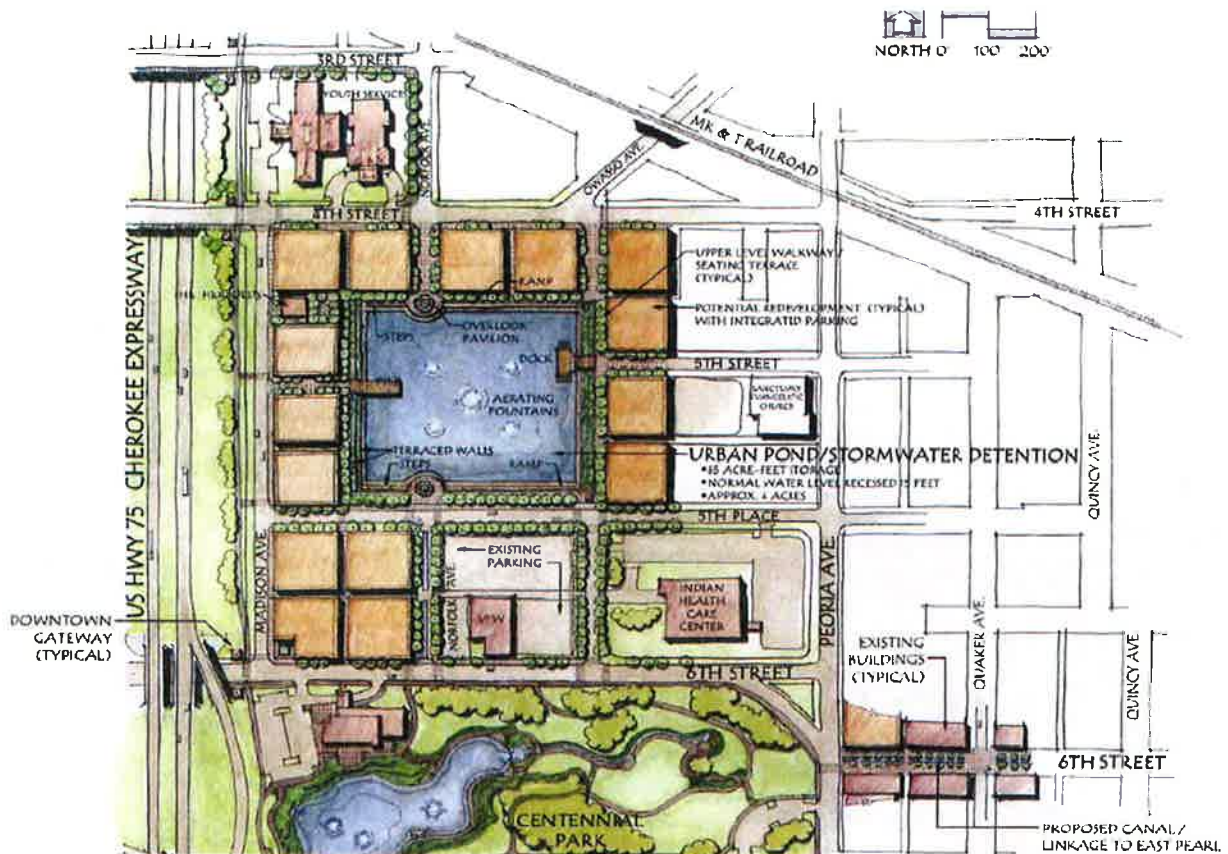


Figure 2 West Pond Design concept in 2008



Figure 3 Design Concept from 2008

Plans for this area were all reviewed and adopted by the TMAPC at various times between 2005 and 2009. As a result of plan amendments adopted in 2013, the 6th Street Infill Plan now recommends “Auto-oriented” development on the south and west sides of the West Pond, which at first might appear to be a significant departure from the plans for high-density mixed-use development around a high-quality flood control amenity. One could reasonably foresee parking lots, loading areas and screened dumpsters abutting the pond; these are all certainly allowed *by right* under CH.

But this isn’t the only possible outcome under CH zoning; CH could still deliver the kind of development that serves as a foundation for public investment in this area. CH zoning does allow construction at higher densities with generally lower setback requirements. In this case CH zoning could either add or detract from the plan depending on how the applicant chooses to use it.

Typically, in situations where the TMAPC is uncomfortable with the full range of possibilities allowed in a proposed zoning district, they recommend a Planned Unit Development. This may be appropriate for this case and we will trust your judgment as planners to recommend a solution that delivers the appropriate zoning while ensuring that the We recommend the TMAPC consider a PUD for the site that would call for development immediately around the perimeter of the West Pond in a way that is generally consistent and compatible with the plan. A PUD would provide some level of predictability and assurance the West Pond investment can still serve as a catalyst for continued revitalization in the Pearl District by addressing edge treatments needed to support redevelopment surrounding the flood control amenity.

INDIAN HEALTH CARE

RESOURCE CENTER OF TULSA

July 16, 2014

Dwayne Wilkerson
Assistant Director, Land Development Services
INCOG
2 West Second Street, Suite 800
Tulsa, Oklahoma 74103

Dear Dwayne,

This letter is a follow up to our meeting with you, Dawn Warrick, and Theron Warlick on July 10th to discuss the proposed Pearl District West Detention Pond and our property to the east. As Indian Health Care Resource Center (IHCRC) recently submitted an application for rezoning these lots to CH, there was concern from City Planning regarding how IHCRC might develop our lots adjacent to the proposed pond.

City Staff wanted promises on what we will build and where, and asked us to locate our facility on the edge that abuts the proposed pond. As we said in the meeting, this is a complete reversal of where the City was asking us to build our facility less than a year ago – abutting Peoria, with parking in the rear.

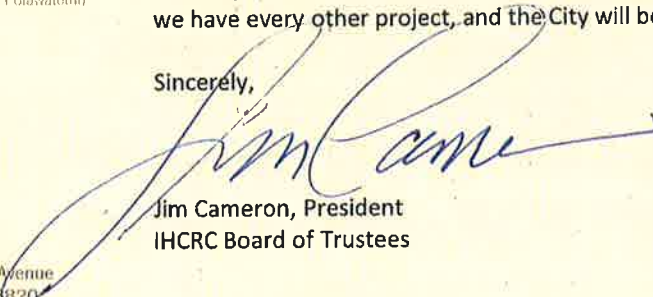
When IHCRC moved to the corner of 6th and Peoria in 1999, we became the cornerstone for redevelopment in the Pearl District. Over the past 15 years, we have removed dilapidated buildings, blight, crime, and overgrowth. We have replaced this with state-of-the-art, exceptional quality, well-landscaped properties. Who wouldn't want to be our neighbor?

Please see the attached photos as a reminder of what IHCRC's campus looks like – and this standard is kept year round. Theron indicated great concern with us "putting a dumpster back there" (adjacent to the proposed pond). You can see in the last page of photos how IHCRC screens our dumpsters. I would bet it would be impossible to find a City dumpster screening of this caliber.

Dwain, you had indicated that "whatever is on the edge of the pond needs to contribute to the pond." There is no doubt that the Wellness Center IHCRC plans to develop on this property will contribute to not only the proposed pond, but also the entire neighborhood and the city of Tulsa.

You may rest assured that IHCRC will develop our property in the same, high quality manner as we have every other project, and the City will be proud to call us neighbors.

Sincerely,


Jim Cameron, President
IHCRC Board of Trustees

Board of Trustees

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Mary Ann Vassar
(Cherokee)
Jay Anderson, D.D.S.
(Chickasaw)
Ed Pierce
(Citizen Nation Polawatomi)
Goldie Phillips
(Comanche)
David D. Moon, D.O.
(Chickasaw)
Bob Billing
(Cherokee)
Carmelita Skeeter
CEO (Citizen Nation Polawatomi)

550 South Peoria Avenue
Tulsa, OK 74120-3820
918.588.1900 t
918.582.6405 f
www.ihcrc.org
Non-profit 501 (c) (3)

13.14

Medicine Wheel Park



Main Entrance



13.17

South Side of Facility



East Side of Facility



13.18



North Side of Facility

East Parking Lot



13.19

Dumpster Enclosure



13.20



Mr. Joshua Walker
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, 800
Tulsa, OK 74103

Chairman Walker and Commissioners,

I am in support of Indian Health Care Resource Center's application for rezoning (Z-7274). IHCRC is, has been, and will continue to be, at the forefront of revitalization in the Pearl District. IHCRC is a tremendous asset to our neighborhood and is poised for additional development. Approval of their rezoning application will help to continue just that.

Regards,

Jason Wall
Johnson Body Shop
1701 East 7th Street
Tulsa, OK 74104

13.21



The Center For Individuals
With Physical Challenges



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Whitney Pancoast

Lori A. Long, MHR, CFRE
Executive Director

July 11, 2014

Dwayne Wilkerson
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning Application Z-7274

Dear Dwayne,

Indian Health Care Resource Center of Tulsa (IHCRC) has submitted an application to rezone their properties to CH (Z-7274). I am in complete support of this application, and am asking for your support as well.

IHCRC has been located at the corner of 6th and Peoria since 1999. Over the past 15 years, they have turned unsightly properties into a beautiful campus. We are in support of their efforts to develop again to the north of their clinic, to create a Wellness Center. Changing their zoning to CH will enable them to continue development.

Please approve their application for rezoning to CH at the July 23rd hearing.

Sincerely,

Lori A. Long, MHR, CFRE
Executive Director

13.22

July 11, 2014



Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Dear Chairman Covey:

I am writing to you in full support of the rezoning application (Z-7274) for Indian Health Care Resource Center (IHCRC) that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their properties to CH.

IHCRC has been a role model for development since relocating to the Pearl District in 1999. They are now making plans to develop a Wellness Center to the north of their clinic. It is exciting to see this property develop with the same high quality as their existing properties.

I sincerely ask that you support this application and vote to approve it.

Best regards,

A handwritten signature in cursive script, reading 'Michael R. Idemell', is written below the text 'Best regards,'.

13.23

HILLCREST FEDERAL CREDIT UNION
1635 East 11th Street
Tulsa, Oklahoma 74120

July 11, 2014

Dwayne Wilkerson
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning Application Z-7274

Dear Dwayne,

Indian Health Care Resource Center of Tulsa (IHCRC) has submitted an application to rezone their properties to CH (Z-7274). I am in complete support of this application, and am asking for your support as well.

IHCRC has been located at the corner of 6th and Peoria since 1999. Over the past 15 years, they have turned unsightly properties into a beautiful campus. We are in support of their efforts to develop again to the north of their clinic, to create a Wellness Center. Changing their zoning to CH will enable them to continue development.

Please approve their application for rezoning to CH at the July 23rd hearing.

Linda Curtis, CEO
Hillcrest FCU

13.24

July 11, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Dear Chairman Covey:

I am writing to you in full support of the rezoning application (Z-7274) for Indian Health Care Resource Center (IHCRC) that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their properties to CH.

IHCRC has been a role model for development since relocating to the Pearl District in 1999. They are now making plans to develop a Wellness Center to the north of their clinic. It is exciting to see this property develop with the same high quality as their existing properties.

I sincerely ask that you support this application and vote to approve it.

Best regards,



Joseph M. Westervelt

13.25

738 S Norfolk Ave
Tulsa, OK 74120
Friday, July 11, 2014

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
% Susan Miller, INCOG
2, West 2nd St., Suite 800
Tulsa OK 74103

Dear Mr. Covey,

This letter is in regard to TMAPC cases Z-7274, Z-7275, and Z-7276. Case Z-7274 is for the property of the Indian Nation Health Center, case Z-7275 is the VFW, and case Z-7276 the American Legion Post Number 1. All of these properties are currently included in the Form Based Code area which has been established in the Pearl District. As residents of the Village at Central Park, we would like to express our opposition to these applications for a zoning change.

Form-based code (FBC) is designed to facilitate urban, pedestrian-friendly neighborhoods which allow for both business and residential property to co-exist. One reason we moved to the Village five years ago was because we saw this as an area of Tulsa which was ripe for redevelopment of this type.

It is our understanding that since the buildings in question were grandfathered in when the FBC was established in the Pearl, their owners are not required to make any changes to the buildings to make them meet that code unless they are planning some addition or external renovation. On the other hand, changing the zoning of the American Legion to OL or the Indian Nation Health and the VFW to CH would establish a path for these properties to be converted to uses which would impact our property value in a negative way. For example, one use permitted for OL, albeit by exception, is that of a mini-storage facility. Zoning of CH allows mini-storage facilities by right. FBC does not allow for mini-storage facilities.

We are particularly concerned by the request of the American Legion (Z-7276) since it is directly across 8th Street from our development. Although their building does not currently meet FBC, its grounds have recently been upgraded with new fencing and other amenities. The Legion has been a good neighbor to the Village and we would not like to see some other less desirable entity take its place.

We would appreciate your disapproval of this request.

Sincerely,



Marwin K. Kemp



Nantelle P. Kemp

13.26

July 12, 2014

Michael Covey, Chairman
Tulsa Metropolitan Planning Commission
% Susan Miller, INCOG
2 West 2nd Street
Tulsa, OK 74102

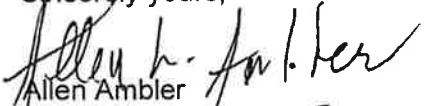

Dear Sir, and members of the TMAPC, .

We are writing to oppose the proposed changes to zoning for the American Legion. This is case number 7276. We have a house directly across the street from of the American Legion at 1129 E. 8th Street. Although it is currently for sale, we are concerned about the affect the proposed zoning change may have on the value of our property and its desirability for potential owners. We were happy neighbors with the Legion, and they have been good neighbors to the Villages at Central Park. However, we do not see an advantage to changing the Form Based Code (FBC) zoning to OL Office Low Intensity. The Pearl District worked hard to initiate FBC for our area. These codes promote compatible, urban low density housing, more compact sustainable neighborhoods, and promote a pedestrian friendly community.

Changing the code in favor of the request seems to chip away at FBC that the neighborhood worked so hard to put in place. We understand there are two other cases that are also under consideration at this time. We also believe that the Legion's and other rezoning requests, if allowed, will set a precedent for more rezoning requests, thus creating zoning pockets within the FBC and thus reverse its purpose. We hope that the TMAPC will sustain FBC zoning; not let it be eroded away by patches of different zoning. The commission has been supportive of FBC in the past and we hope you will continue to sustain your support. The Villages has been an innovative, positive urban area where people have wanted to live. As cities across the United States re-urbanize, FBC is model zoning and Tulsa has been lucky to be in-step with other progressive cities who are recognizing its worth.

In summary, we are concerned that these zoning changes may potentially affect the long-term desirability of our neighborhood and the value and appeal of our home.

Sincerely yours,


Allen Ambler

Cathy Ambler

1129 E. 8th Street
Tulsa, OK 74120

13.27

July 13, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
In Care of: Ms. Susan Miller
INCOG
2 West Second St., Suite 800
Tulsa, Oklahoma 74103

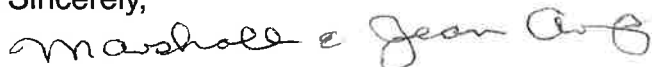
Re: Zoning Change Requested by the American Legion, VFW and
Indian Nation Health Center

Dear Mr. Covey:

My husband and I are very concerned about the possibility of a zoning change from the current Form-based Code to Office Low Density Code in our area. We are seniors living in The Village at Central Park for the past twelve years. A change of this nature could open our area to uses detrimental to the value of our property. Additionally, this change could be the opposite of the walkability we are trying to achieve in The Pearl District.

Please do not approve this zoning change.

Sincerely,

A handwritten signature in cursive script that reads "Marshall & Jean Arp".

Marshall and Jean Arp
705 South Norfolk Ave.
Tulsa, OK 74120

918-582-2872

13.28

Julia A. Karlak, M.D.

David C. Martin, M.D.

Diplomats, American Board of Internal Medicine

1725 E 19th St. Suite 602

Tulsa, OK 74104

(918) 748-7677

July 14 - 14

Chairman Michael Carey,

Please do not Change Coding from
FBC to CH of

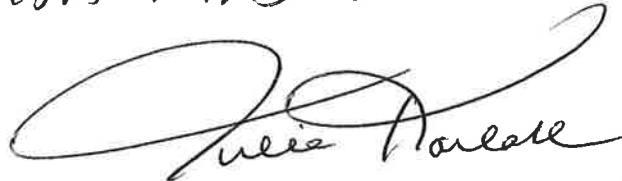
American Legion Building Z-7276

VFW Z-7275

Indian Nation Health Center

Z-7274

I am a local resident @ Village at
Central Park. People like myself
will leave that area of the city if code 45
Tulsa wants our generation + socioeconomic
status down. I am for a
vibrant TULSA MID-TOWN!



CC 13.29
5miller@inceg.org
D.W. Kersen@inceg.org

hillcrest

HealthCare System

July 14, 2014

Dwayne Wilkerson
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning Application Z-7274

Dear Dwayne,

Indian Health Care Resource Center of Tulsa (IHCRC) has submitted an application to rezone their properties to CH (Z-7274). I am in complete support of this application, and am asking for your support as well.

IHCRC has been located at the corner of 6th and Peoria since 1999. Over the past 15 years, they have turned unsightly properties into a beautiful campus. We are in support of their efforts to develop the north of their clinic to create a Wellness Center.

Your support of this application will allow IHCRC to continue to improve the total health and wellness of our neighbors and our community.

Please approve their application for rezoning to CH at the July 23rd hearing.

Sincerely,



Kevin Gross
President & Chief Executive Officer
Hillcrest HealthCare System

13.30



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July 14, 2014

Michael Covey, Chairman
TMAPC
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Chairman Covey:

I am writing to you in full support of the rezoning application (Z-7274) for Indian Health Care Resource Center (IHCRC) that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their properties to CH.

IHCRC has been a role model since relocating to the Pearl District in 1999. They are now making plans to develop a Wellness Center to the north of their clinic. As a third-generation, family-owned business, NPI is thrilled to have an organization with such high standards continuing development in our neighborhood.

I sincerely ask that you support this application and vote to approve it.

If you have any questions or need additional information, please do not hesitate to contact me at 918-584-2651 x 202 or brookeh@nameplatesusa.com.

Best regards,

Brooke Hamilton
President

13.31

Miller, Susan

From: Musician Blue [musicianblue@earthlink.net]
Sent: Monday, July 14, 2014 2:20 PM
To: Miller, Susan
Cc: Wilkerson, Dwayne
Subject: Opposing zoning changes

Dear Ms. Miller - please convey the following to Mr. Michael Covey, Chairman of the Tulsa Metropolitan Area Planning Commission.

As a homeowner and resident of the Village at Central Park (6th and S. Peoria) since 2004, I strongly oppose the proposed zoning changes in cases Z-7274 (Indian Nation Health Center), Z-7275 (the VFW), and Z-7276 (the American Legion). I respect these institutions and appreciate their stability in this community. However, such new zoning allowances would cause an immediate, and potential, detriment to the neighborhoods in the area - resulting in property devaluation, loitering, and going against many of the favorable strides that we, as Tulsans, have made in this area of our city. Zoning is one of the few mechanisms that we have to avoid land uses that are incongruent with our larger city goals of cleaning up this part of Tulsa. Please use it, in this case, to guard and promote our tenuous community stability at 6th and Peoria.

Sincerely,

Melanie Davis
742 S. Norfolk Ave.
Tulsa, OK 74120

Miller, Susan

From: Julia Karlak [juliakarlak@me.com]
Sent: Monday, July 14, 2014 2:23 PM
To: Miller, Susan; Wilkerson, Dwayne
Cc: Nan Kemp; Jamie Jamieson Jamieson; Kathy Henry; David Martin
Subject: Code changes

Please do NOT change the zoning of:

VFW

AMERICAN LEGION

INDIAN NATION HEALTH CARE

from FBC TO CH.

I am a professional with good citizenship qualities and socioeconomic status. Moving out of the area bec of possible lifestyle changes will hinder the revitalizing of midtown. Tulsa is just beginning to be attractive to professionals like myself and tourists of the city and beyond.

Julia Karlak MD

Sent from my iPhone

VILLAGE OWNERS
association

Date: July 14, 2014

To: Michael Covey, Chairman,
Tulsa Metropolitan Area Planning Commission
% Ms Susan Miller & Mr. Dwayne Wilkerson
INCOG
2, West Second St., Suite 800
Tulsa OK 74103

Board of Directors
Village 1 Owners Association (V1OA)
The Village at Central Park
8th and Peoria
Tulsa OK 74120

Re: TMAPC zoning case Z-7274 (IHCRC)
TMAPC zoning case Z-7275 (VFW)
TMAPC zoning case Z-7276 (American Legion)

We, the Board of Directors of The Village at Central Park homeowner's association (V1OA), stand in unanimous opposition to the above-referenced zoning cases currently before the TMAPC, and respectfully request that they be denied.

Each request asks that the property owner be allowed to develop to standards other than those allowed within the current Form Based Code (FBC) designation, in one case to Office Light Intensity and in two others, to Commercial High Intensity.

The Village at Central Park development pioneered the Form Based Code. The project developer, and our several dozen homeowners, invested tens of millions of dollars in this upscale, town home community. This investment transformed a once-blighted area into a proud, diverse and vital community. All this positive change was grounded on a common belief in the Form Based Code, and its ultimate goal of a pedestrian-oriented, humanly-scaled environment.

It is no exaggeration the development of The Village at Central Park seeded the resurgence of the Pearl District specifically, and of downtown Tulsa in general. A once run-down, drug-infested and economically

13.34

blighted district is today a vibrant, urbane community with a diverse population and an increasingly healthy economic base.

Concurrent with the Village development, the Family and Children's Services facility was expanded and upgraded at 8th and Peoria. Subsequently, the old, art deco Fire Alarm building, long abandoned by the City of Tulsa, became the new home of the American Lung Association after a \$5M restoration. Old Central Park was completely reconfigured as a major part of the area flood control system while becoming the 'Woodward Park' of the Pearl District. It is now one of the most photographed areas of the city. The antiquated 6th Street community center was razed and replaced by a handsome Central Park Community Center, one of the city's finest. The corner of 6th and Peoria has experienced a resurgence of restaurants, shops, small businesses and offices along its length. It has become a center of neighborhood gatherings and a haven of Tulsa University student activity. Even more revitalization is in the offing, all of it being accomplished under the Form Based Code.

The Village, and the Form Based Code experiment, has proven that quality housing and urban living within walking distance of downtown is both viable and appealing to a diverse range of homebuyers. Its success has underpinned a general citizens' confidence in Vision 2020, spawning the new BOK Center, the new Driller Stadium and the amazing redevelopment of the Brady District, from an abandoned and derelict backwater, into the most vital of urban centers, attracting businesses, entertainment, dining and an even broader range of residential living options. The city of Tulsa actually has a vibrant downtown now, and The Village at Central Park led the way.

Moreover, the Village itself was successful largely because it pioneered a new approach to shaping our neighborhoods and buildings, namely the Form Based Code. It enforced development and construction standards that encouraged human scale and livability be held at least as important as the automobile. Whereas downtown Tulsa today still suffers from a sea of parking lots at the same time it boasts a dearth of convenient, affordable parking, the Pearl District is an example of human communities and automobiles living in peaceful coexistence.

Absent the Village, and the Form Based Code, it is very likely the Pearl District would not exist today. The American Legion, the 6th street VFW and the Indian Nation Health Care Center would still be sitting midst a derelict, blighted area filled with drug dealers, abandoned homes and transients. Instead, they now reside among a vital, thriving community. While doing

little to inspire or even participate in this resurgence, in and of themselves, each is now the beneficiary of much-increased property values.

It seems incongruous and wrong-headed for these same property owners to now be allowed to opt out of the very Form Based Code that brought about this resurgence of urban living and increased property values. It is unthinkable that the City would now allow isolated islands of office, mini-storage units, subsidized multi-family housing and heavy commercial development, and their attendant seas of parking, to re-infest the area where the Form Based Code has so clearly succeeded.

The American Legion, the VFW and the Indian Health Care Resource Center are highly valued members of this community. We hope they remain so for many years to come. However, we see no possible expansion or renovation of their facilities or properties that could not be accommodated within the Form Based Code. If they have designs for uses other than the current ones, then this heavily-invested community deserves to know their intentions and why the Form Based Code need be abandoned in order to bring them about. This is especially true if their plans could adversely affect the Pearl District community and property values.

Therefore, we strenuously object to all three of these requests to opt out of the existing Form Based zoning designation. We respectfully request TMAPC reject these requests in order to preserve and protect the Form Based code that we consider to be nothing less than a covenant made with us by the City of Tulsa to maintain a standard of development that would insure both the quality of our community and the values of our properties.

Respectfully,

The Board of Directors
Village One Owners Association (V1OA)

Bob Workman, President
Nan Kemp, Secretary
Doug Campbell, Treasurer

1121 E. 8th St.
Tulsa, OK 74120
Monday, July 14, 2014

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
c/o Susan Miller, INCOG
2, West 2nd St., Suite 800
Tulsa, OK 74103

Dear Mr. Covey,

We are writing in regard to TMAPC cases Z-7274, the property of the Indian Nation Health Center; Z-7275, the VFW and Z-7276, The American Legion Post Number 1. The zoning for these properties is currently Form Based Code (FBC) which has been established in the Pearl District. We are residents of the Village at Central Park and have owned our home since 2002. We would like to express our opposition to each of these zoning changes.

The American Legion Post Number 1 is directly across from our house and it is our understanding that they may operate as they have even though their building does not comply with the Form Based Code since they have been grandfathered in when this section of the Pearl District became zoned FBC. We enjoy having them as neighbors but would have concern if the property were sold with an alternate zoning in place and an unknown owner who could build in a way that is not compatible with the redevelopment of the neighborhood. This would very likely adversely impact our property value.

We have the same concern about the other two properties that are requesting a zoning change. One of the major reasons that we invested in this part of town was because of the urban flavor of the neighborhood and the potential of the Pearl District. We have both been volunteers in this neighborhood for many years and have seen much improvement since we moved here. The Form Based Code in this area is compatible with the Comprehensive Plan of Tulsa and changing this would be a major step backwards.

This neighborhood has suffered for thirty plus years saddled with a suburban zoning code. Prior to the implementation of the Form Based Code, the few businesses to participate in the renaissance of this neighborhood required waivers and exceptions to the code before they could open. Many of those businesses anticipated the Form Based Code and other businesses have since opened, encouraged by the Form Based Code. Please accept our urging that the TMAPC will not commence another thirty years of under utilized urban land capital. We respectfully ask that you disapprove these requests.

Sincerely,

Michael P. O'Neil

Victoria Ann Pace-O'Neil

13.37

INDIAN HEALTH CARE

RESOURCE CENTER OF TULSA

July 15, 2014

Tulsa Metropolitan Area Planning Commission
Two West 2nd Street,
Suite 800
Tulsa, OK 74103

Dear Commissioners:

I am asking for your complete support of IHCRC's rezoning application #Z-7274 to be heard at the July 23rd TMAPC meeting.

Indian Health Care Resource Center of Tulsa, Inc. (IHCRC) formed in 1976 to meet the health care needs of Tulsa's Indian population. Medical, wellness, dental, optometry, pharmacy, mental health and substance abuse services are provided at our federally qualified health care center by a staff of over 130 employees. Members of all federally recognized Indian tribes are served by our community-based local nonprofit agency.

In 1999, we relocated to the corner of 6th and Peoria with a state-of-the-art facility and beautiful, natural landscaping. To support the continual growth of patient services since that time, we have constructed a 171-car parking lot to the west, expanded the existing facility by doubling its size, and acquired property to the north. Our plans are to develop a Wellness Center on this property, continuing our long-term health promotion goal to improve general health status and reduce the incidence and severity of chronic disease by engaging the Indian community in ongoing health promotion, prevention and disease management activities. This facility will be designed and maintained with the same high quality standards seen throughout IHCRC's campus.

I am asking for your support of our rezoning application, and your vote to approve it.

Sincerely,



Carmelita Skeeter
CEO

Board of Trustees

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Soc and Fox)
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(Cherokee)
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(Cherokee)
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Goldie Phillips
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Bobby Jones
(Cherokee)
David D. Moon, D.O.
(Choctaw)

550 South Peoria Avenue
Tulsa, OK 74120-3820
918.588.1900 t
918.582.6405 f
www.ihcrc.org

13.38

INDIAN HEALTH CARE

RESOURCE CENTER OF TULSA

July 15, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Dear Chairman Covey:

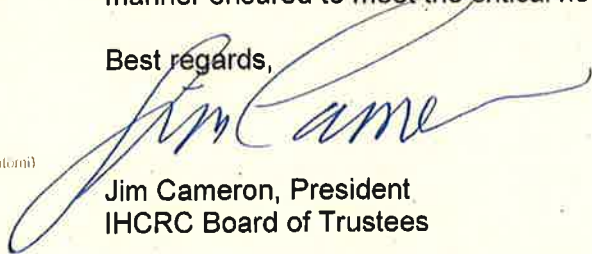
On behalf of the Indian Health Care Resource Center (IHCRC) Board of Trustees, I am writing to you regarding IHCRC's rezoning application, case# Z-7274. The IHCRC Board of Trustees requests your full support of our zoning application.

Our facility and parking lot were rezoned to Form Based Code (FBC) as part of the "pilot" program. By the very nature of our operation, IHCRC should never have been rezoned in this manner. In addition, the lots acquired to the north, previously houses, with its current RM2 zoning does not meet our needs to develop a Wellness Center on this property.

As IHCRC plans for the future expansion of our campus, as part of our growth and mission, it is imperative for our entire campus to receive a uniform zoning classification. The CH zoning requested is consistent with the Comprehensive Plan and is best suited for IHCRC's properties.

TMAPC's support of IHCRC's rezoning application is sincerely requested. Approval will allow the continuing development of IHCRC's medical campus in a manner ensured to meet the critical needs of our patients.

Best regards,



Jim Cameron, President
IHCRC Board of Trustees

Board of Trustees

Jim Cameron
President (Cherokee)
Luke Essman
Vice President (Osage)
Joe Neely,
Secretary (Creek)
Herbert P. Haschke, Jr.
Treasurer
Janice Edmiston
(Chicklaw/Sac and Fox)
Madeline Teague
(Cherokee)
Mary Ann Vassar
(Cherokee)
Jay Anderson, D.D.S.
(Chicklaw)
Ed Pierce
(Citizen Nation Polawatom)
Goldie Phillips
(Comanche)
David D. Moon, D.O.
(Chickasaw)
Bob Bitling
(Cherokee)
Carmelita Skeeter
CEO (Citizen Nation Polawatom)

Miller, Susan

From: Bill Glossen [glossenb@gmail.com]
Sent: Tuesday, July 15, 2014 3:09 PM
To: Miller, Susan
Cc: Wilkerson, Dwayne
Subject: Zoning change request by the American Legion, VFW, and Indian Nation Health Center

Michael Covey, Chairman,
Tulsa Metropolitan Area Planning Commission
% Ms Susan Miller,
INCOG
2, West Second St., Suite 800
Tulsa OK 74103

Dear Mr. Covey,

As residents of The Village, we believe that these zoning requests are not in the best interest of the Village.
Therefore, we'd like to voice our opposition to these zoning changes.

Especially in regard to the American Legion, such a change would open up possible uses of the site either by right or by exception that would be detrimental to the Village.

Thank you for your consideration.

Sincerely,

Bill & Dawn Glossen
718 S. Owasso Ave
glossenb@gmail.com
405-996-6903

Kathleen M. Henry
754 South Norfolk Ave,
Tulsa, Oklahoma 74120
kathymhenry@mac.com

Michael Covey, Chairman
Tulsa Metropolitan Planning Commission
c/o Ms. Susan Miller
INCOG
2 West Second St., Suite 800
Tulsa OK 74103

Dear Sir,

As a resident & property owner in The Village at Central Park, just across the street, I urge you to **reject Zoning case 7276**, of the American Legion's proposed re-zoning of the above property from the Form Based Code to Office Low Density. I also urge you to **reject cases 7274 and 7275** for the VFW and Indian Health Center.

I am **strongly opposed** to any move to rezone this part of our Pearl District to anything other than the current form based code. The American Legion and VFW buildings, as they are, are fine. They were there before us. However, if either want to sell their property and have some developer (who does not understand the FBC and our neighborhood) come in and build set back office building(s) or other buildings not compatible with our walkable, urban neighborhood, then those new buyers/developers can educate themselves about what is happening all over the U.S. in **hundreds** of cities with FBC and adapt. They can act like good neighbors and **work with their neighbors by using the Form Based Code**, instead of thumbing their noses at us.

Would the TMAPC **please** respect local property owners/residents and neighbors when making your decisions and reject this? We are an **urban neighborhood**. We are not like the rest of Tulsa. We at the Village want the Form Based Code in our neighborhood. Also, please be reminded that just in June, another property owner was approved by the TMAPC to **join** the Form Based Code area.

I am out of the country so I will not be able to appear in person. I request that this be read at each of the hearings as input from a neighboring property owner/resident. Please **reject** these three applications. Thank you.

Best regards,

Kathleen M. Henry

13.41

Max Tankersley
1312 East 26th Street
Tulsa, OK 74114

July 16, 2014

Ms. Barbara Huntsinger
TMAPC

Ms. Huntsinger:

I am in support of the proposed zoning change for the IHCRC and American Legion. Both entities are important to the Pearl District. The IHCRC has long-range development plans in conjunction with this zoning change. The current Form Based Code is creating a burden on their development. For the American Legion it is difficult to make substantial improvements to their property under the Form Based Code. Like the VFW Post the IHCRC and the American Legion had limited input in changing of its previous zoning to the Form Base Code. I believe their request to restore the zoning is reasonable and should be granted.

Sincerely,



Max Tankersley

13.4/2



SHERRELL PAINT & BODY

537 South Peoria
Tulsa, Oklahoma 74120
Phone: 918-582-3763
Fax: 918-582-4428

July 16, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower 11
Two West 2nd Street, Suit 800
Tulsa OK 74103

Dear Chairman Covey:

I am writing to you in full support of re-zoning application (z-7276) for the Indian Health Care Resource Center (IHCRC) that will before you at the July 23rd TMAPC meeting. They are seeking to re-zone their property to CH.

I can't say enough good about the IHCRC, they have been such a good role model for the neighborhood, it was one of the first big improvements to the area. Just the act of building this facility has not only cleaned up this part of the city but they have been great about helping other businesses in the area.

Please support this application and vote to approve it.

Thank you.

Vic Sherrell

13.43

Michael Covey, Chairman,
Tulsa Metropolitan Planning Commission
% Ms Susan Miller,
INCOG
2, West Second St., Suite 800
Tulsa OK 74103

July 16, 2014

Dear Mr Covey,

Zoning Cases 7274, 7275 and 7276

I write concerning the above three re-zoning applications and ask that you reject all three. Taking them in turn:

Case 7276

Please reject the application to re-zone the American Legion from form-based code to Office Low Density.

My company owns ten lots immediately opposite the subject location. My family and I live 100 yards from the Legion.

The subject site is a 2-acre sliver of land between our lots and Oaklawn Cemetery, and is currently designated as 'townhouse/small apartment' within the form-based code. Our properties have the same classification, and so does every home at The Village At Central Park.

The American Legion is grand-fathered into the form-based code, and we are proud to have the Legion as our neighbor.

There is however no Plan-based reason to change its zoning from form-based code to 'Office Low Intensity'.

Nor does the Legion in its present form benefit from such a change. To the contrary, in fact.

If the Legion were to sell out - which seems the only plausible purpose for this proposed zoning change - the 'Office Low Density' classification would allow incompatible, non-urban, lower-density housing formats. Such a designation would damage the potential for creating the more compact, sustainable neighborhood for which the Pearl District Association has fought for over a decade, alongside the City of Tulsa, and whose purposes are enshrined in the 6th St. Plan. It would also be likely to reduce the financial value of the site for the Legion, since it would be

subject to parking requirements that do not apply to the form-based code, and the site's productivity would be sharply lower.

If the intention on the other hand is to develop a set of offices on the site then this would be equally inappropriate, since it would involve expanses of parking and suburban setbacks that are completely at variance from the urban, residential feel of the existing neighborhood, intended by the form-based code.

Given that 8th St. dead-ends at its west end, there is no reason to turn the Legion's site into an office complex, which would be much more appropriate on an arterial where access is easier and the site more visible.

If the Legion intends to do nothing at all, then there is no need to change the zoning at all: it is grand-fathered in - even if disaster struck and it needed to be re-built, as is!

This application flies in the face of the Comprehensive Plan, the City's Zoning Update and the City's form-based code which - contrary to the opinion of a militant minority of opponents - is much better suited to the city's future sustainability and viability than conventional zoning. 500 communities across the USA have figured this out and have adopted a 'form' based code. That number continues to grow.

The 6th St. Plan was recently partially amended (to its detriment and against the will of the Pearl District Association), but no amendment was made to the area that includes the American Legion. There is thus no Plan-based excuse for amending the zoning from the form-based code, to which it was changed only a couple of years ago to fulfill the 6th. St. Plan's intent.

The American Legion has not contacted its neighbors to explain its purposes, which is why I develop the above hypotheses.

I hope the TMAPC agrees with me that to change zoning willy-nilly, for reasons that are not grounded in the purposes of the Comprehensive Plan, then neither property owners nor developers would be able to rely on the City of Tulsa to play a responsible, predictable, role in land use administration. Tulsa should not risk becoming known as a wild west of erratic, ad hoc zoning code changes designed to suit the agendas of individual property owners.

The 6th St. Plan and the Comprehensive plan call for greater densities, more walkable neighborhoods and for transit-oriented development. The subject site is adjacent to Peoria Avenue, one of the busiest mass transit corridors in the city and due to benefit from Tulsa's first Bus Rapid Transit route, for which tax-payers recently approved the expenditure of \$15 millions.

I am pleased to say that our own property is subject to the form-based code, and the continued inclusion of the American Legion within the same Code helps to boost the viability of the surrounding businesses and homes in the neighborhood.

(As an aside I know of at least more four Pearl property owners who are interested in joining the form-based code. The first application to do so was approved by the TMAPC in June. Some potential applicants face a financial hurdle in joining the new Code, which they would not have faced had the FBC been applied to the rest of the Pearl District as originally intended by the City, INCOG and by the Pearl District Association.)

Cases 7274 and 7275

I note that the application 7276 was submitted on the same day as two other applications for re-zonings out of the form-based code which I also urge you to reject: cases 7274 and 7275.

This coincidence makes me wonder if these three applications amount to little more than a frivolous attempt to dis-credit the form-based code. If so, the rhetoric is at the expense of the VFW, since the VFW already substantially conforms to the form-based code and presently has no minimum parking requirement. A change to CH zoning would *create* a parking requirement burden. The VFW would become a legal, non-conforming property. The VFW risks becoming even more dependent on the IHCR's neighborly goodwill, and the absence of parking with CH zoning would become more of a challenge if it wanted to sell the property on the open market.

As important, I draw your attention also to the possible negative effect of applications 7264 and 7265 on the viability of City's long-standing application for federal funding for the West Pearl detention pond, a matter of public safety on which the Pearl District Association has worked closely with City engineers, planners and designers since 2001 - a project on which the IHCR was represented throughout. The TMAPC should *not* be changing zoning in the vicinity of the pond at such a crucial time and without an extremely good reason - especially if the zoning change purposes are not even grounded in the policies of the city's Comprehensive Plan, nor in the intentions expressed by the City in its own application for federal funding. To do so would be little short of reckless.

I urge you to reject all three of these inappropriate and potentially injurious applications, nos. 7274, 7275 and 7276.

Respectfully,

A handwritten signature in black ink that reads "Jamie Jamieson". The signature is fluid and cursive, with the first name "Jamie" being more prominent than the last name "Jamieson".

Jamie Jamieson

Managing Partner, The Village At Central Park, LLC



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7275

Hearing Date: July 23, 2014

Case Report Prepared by:

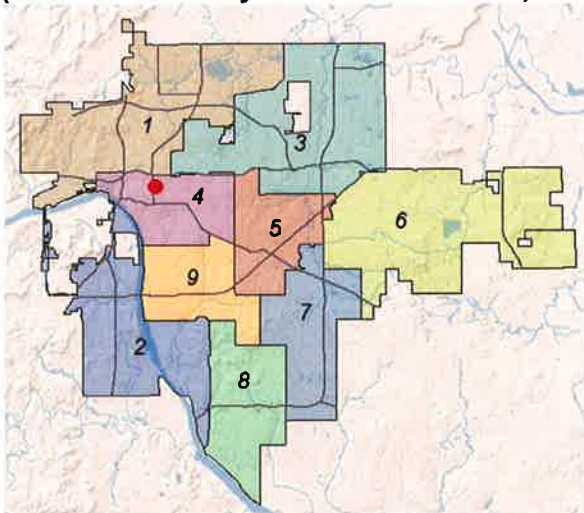
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Austin P. Bond, Esq.

Property Owner: Tulsa Post VFW #577

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Veterans of Foreign Wars (VFW)

Proposed Use: VFW

Concept summary: Rezone from FBC to CH and remove from FBC regulating plan.

Tract Size: 0.5± acres

Location: Northeast corner of E. 6th St. South and S. Norfolk Ave.

Zoning:

Existing Zoning: FBC

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9201

CZM: 36

Atlas: 1

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

14.1

SECTION I: Z-7275

DEVELOPMENT CONCEPT:

The applicant has not provided a development concept or a site plan for this request.

DETAILED STAFF RECOMMENDATION:

The rezoning request from Form Based Code (FBC) to CH is consistent with the land use designation in the Tulsa Comprehensive Plan and;

CH zoning is consistent with the Auto Oriented Commercial designation defined in the Pearl District – 6th Street Infill Plan that was amended in April 2014, and;

The CH zoning request is not consistent with the Regulating Plan that is an essential component of the Form Based Code. The Regulating Plan defines this Frontage as Urban General Storefront on East 6th Street South and South Norfolk Avenue. Urban General Storefront Frontage requires new building construction to be placed at the right of way line and surface parking to be placed approximately 30 feet from the street right of way, and;

In the event that CH zoning is approved, the Regulating Plan should be amended to remove this site from that plan, and;

CH zoning allows development that would be consistent with the Elm Creek / 6th Street Conveyance Plan that was prepared for the regional detention facilities in this area, and;

CH zoning does not provide support or encouragement for site plan design or other design considerations that would support the Conveyance Plan that was part of the Vision 2025 bond package or with the FEMA matching grant application north of this site, and;

Staff recommends Approval of Z-7275 to rezone property from FBC to CH and removal from the FBC Regulating Plan.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The planning effort on this area of Tulsa has been extensive. The current Small Area Plan and the Tulsa Comprehensive Plan generally supports the rezoning request for a high intensity development that CH would allow. CH zoning allows many uses such as community services and similar uses, off-street parking, townhouse dwellings, multifamily dwellings offices, eating establishments, adult entertainment, mini storage, drive in restaurants, scientific research and warehousing and wholesaling. CH zoning does not have a maximum floor area ratio, building heights or building setbacks.

14.2

Many of these uses and the unlimited floor area are generally consistent with the Downtown Neighborhood vision in the Comprehensive Plan and the Auto Oriented Commercial designation in the 6th Street Infill Plan.

The requested CH zoning allows many of the uses that Form Based Code allows, it also allows building setbacks adjacent to the public right of way however it does not encourage any of urban building forms that were an essential component of the Form Based Code.

Z-7275 is adjacent to an Urban General Frontage in the Regulating Plan which requires new buildings to be placed at the right of way line and parking is required to be setback a minimum of 30 feet from the right of way line.

Land Use Vision:

Land Use Plan map designation: The site is completely inside the Downtown Neighborhood designation.

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

Areas of Stability and Growth designation: The site is completely inside the Area of Growth designation.

The purpose of an Area 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 in 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.

Transportation Vision:

Major Street and Highway Plan:

East 6th Street South is a Collector Street that connects the Central Business District with the University of Tulsa. 6th street was vital to the vision included in the Pearl District – 6th Street Infill Plan.

6th Street South is also part of the Transit System that would ultimately connect to the Bus Rapid Transit system on Peoria approximately two blocks from the is site.

RELATIONSHIP TO THE SMALL AREA PLAN: (PEARL DISTRICT – 6TH STREET INFILL PLAN)

Staff Comment: This site is included in the Form Based Code Regulating Plan. The land use designation of Mixed Use Infill was changed to Auto-Oriented Commercial as part of the 2014 Small Area Plan amendments. Therefore, the FBC Regulating Plan is no longer consistent with the Small Area Plan.

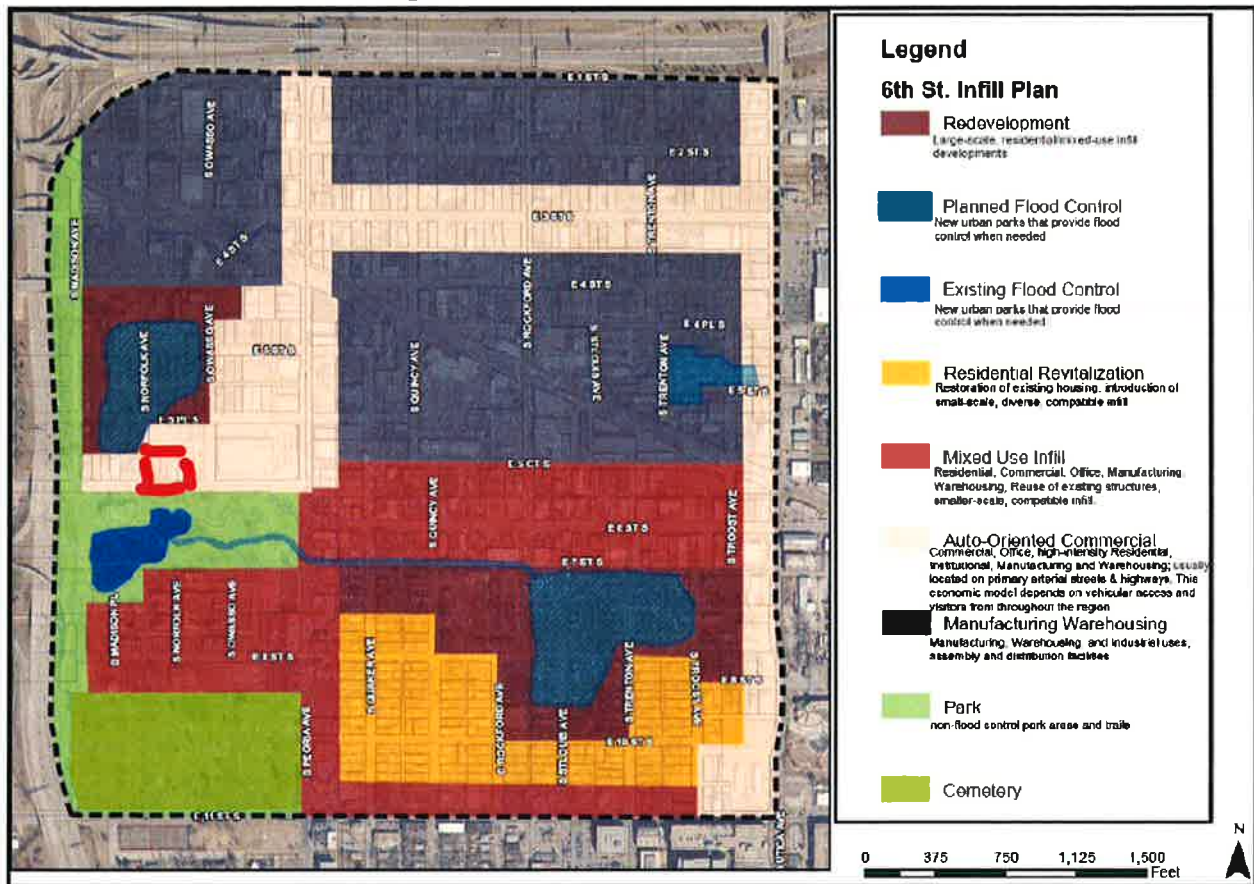
Small Area Plan Land Use Vision:

The site is completely included an Auto Oriented Commercial District defined in the 6th Street Infill Plan which was amended in April 2014. This Auto Oriented Commercial District was originally Mixed Use Infill supporting the anticipated public investment in the regional detention facility.

The Auto Oriented Commercial district is defined as “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”

Pearl District – 6th Street Infill Plan Land Use Map:
Z-7275 outlined in red below:

16.2. General Urban Design Recommendations



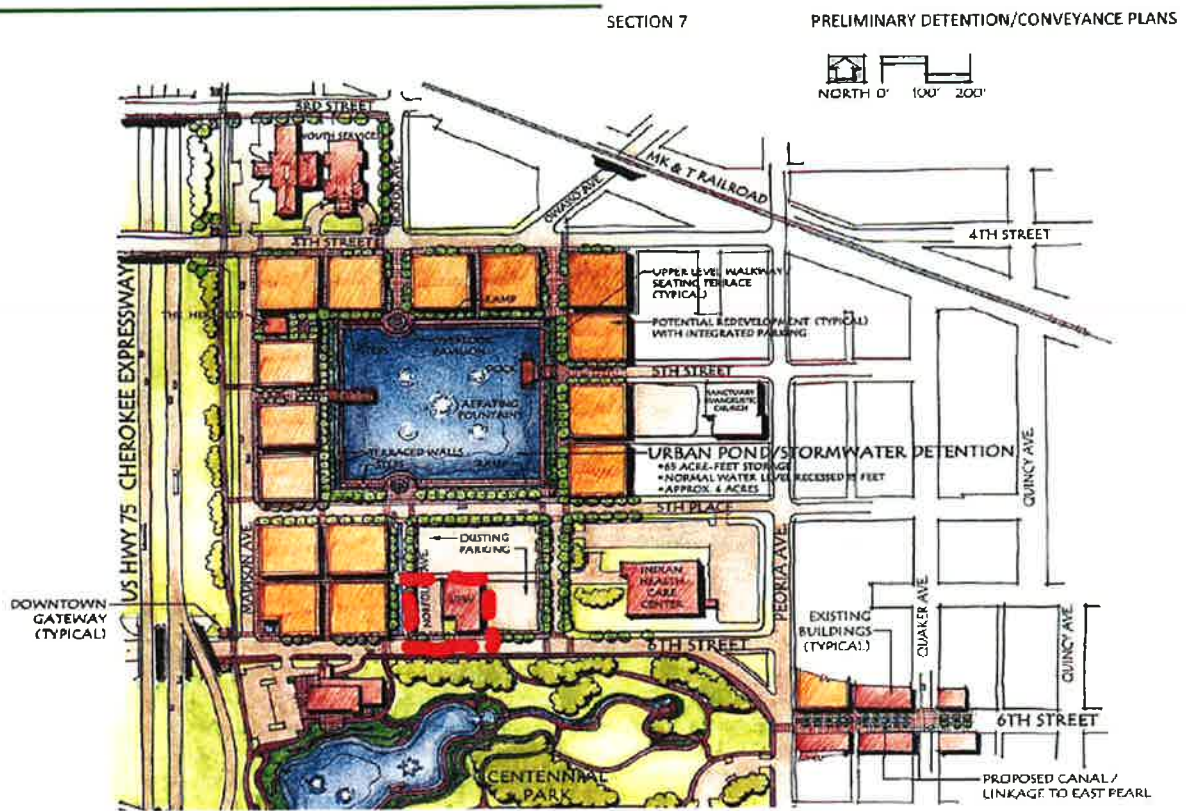
Special District Considerations:

Z-7274 is adjacent to the Regional Detention facility identified as the West Pearl Detention facility included in the March 2010 Elm Creek / 6th Street Drainage, Detention and Conveyance Plan. Within that plan a large detention facility was proposed with funding provided by several sources including a Vision 2025 funding package and part of a recent FEMA grant application.

The concept illustrated below and included in the 6th Street Conveyance plan provided the image that the pond and adjacent properties would be an opportunity to create unique architectural landmarks that reinforce the urban character of the Pearl District.

14.5

West Pearl Stormwater Detention Conceptual Plan:
Z-7275 outlined in red below:



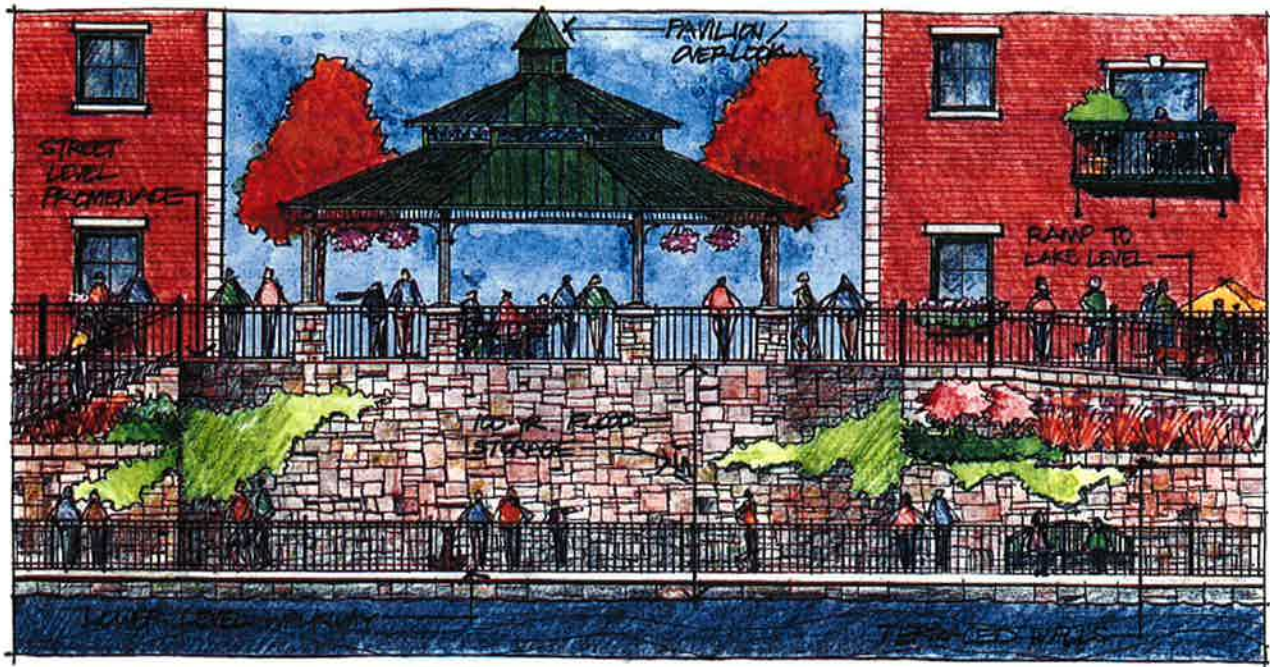
14.6

West Pearl Detention Conceptual illustration of pond edge:

SECTION 7

PRELIMINARY DETENTION/CONVEYANCE PLANS

As shown previously in Figure 5, the West Pearl plan includes two large pavilions to be built on the north and south edges of the basin. These two pavilions are planned to be aligned with the centerline of Norfolk Avenue to enhance their visibility and physical access. As illustrated in the sketch below, the proposed open-air structures overlook the pond and create inviting places for social interaction. The pavilions also have the opportunity to create unique architectural landmarks that reinforce the urban character of the Pearl District.



West Pearl - Lake Overlook Elevation

7 - 30

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Site Analysis: The subject property is approximately 0.5± acres in size and is located northeast corner of E. 6th St. and S. Norfolk Ave. The property is currently an existing Veterans of Foreign Wars building with surface parking and is zoned FBC.

Environmental Considerations: There are no known terrain, soil or other environmental considerations that would affect the development of this site within the guidelines of CH zoning category. The proposed storm water detention facility north of this site should be a consideration for any future development plans.

Surrounding Properties: The subject tract is completely surrounded by Form Based Code zoning. Northeast of the site is surface parking, west of the site is an auto repair shop, south of the site is the storm water detention facility and Community Center building. The northwest tip of the property is across the street from single family residential property zoned RM-2 and is part of the proposed west pearl detention facility.

14.7

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 6 th Street	Collector	80 feet	4
South Norfolk Avenue	NA	50 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
None

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 22551 dated November 8, 2011, established zoning for the subject property.

Subject Property:

Z-7176 November 2011: All concurred in approval of a request for rezoning a 60± acre tract of land from RM-2, CS, IL, OL, CH, CS, RM-3, PK and PUD-629 to FBC for mixed uses on property located at E. 6th St. and S. Peoria Avenue (Pearl District Area).

Surrounding Property:

PUD-629 April 2000: All concurred in approval of a proposed Planned Unit Development on a 2± acre tract, for a mixed use development (The Village at Central Park) to include residential, retail and office uses, located on the west side of South Peoria Avenue at East 8th Street South.

BOA-20217 April 11, 2006: The Board of Adjustment **approved** a *Special Exception* to permit off-street parking in an RM-2 district; to remove the screening requirements along E. 5th Pl, E. 6th St., and S. Norfolk; and to permit required parking on a lot not containing the principal use, finding it will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare; and **approved** a *Variance* of the parking lot setback from the centerline of abutting streets in an R district, per plan, subject to Exhibit A provided by the applicant; the lighting will be directed down and away from the north and west boundaries; to amend the existing tie agreement to include the additional property (to permit a significant parking lot); located on the South side of East 5th Place between South Norfolk and South Peoria Avenue.

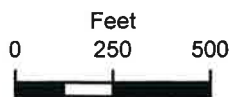
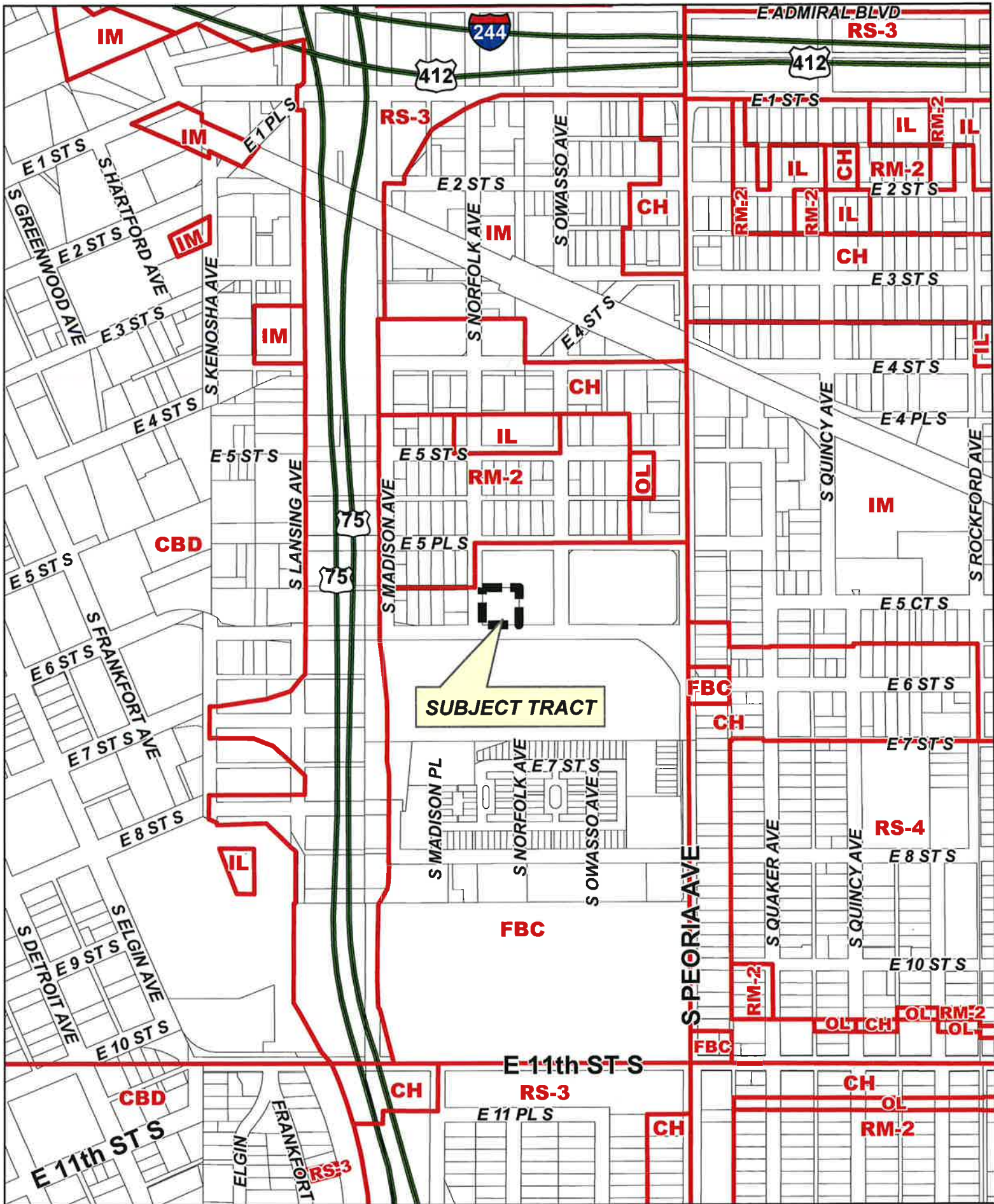
14.8

BOA-19780 March 23, 2004: The Board of Adjustment **approved** a *Special Exception* to permit off-street parking on Tract II in an RM-2 district; a *Special Exception* to permit required

off-street parking spaces for the planned building expansions in Tract I to be located on Tract II; a *Variance* permitting the setback of the proposed parking areas: From the centerline of E. 5th Pl. 50' to 35'; from S. Owasso Ave. 50' to 35'; and from E. 6th St. 50' to 35'; and a *Special Exception* removing the screening requirement along E. 5th Pl. and E. 6th St. and along the west boundary of Tract II, per amended plan, with condition for a tie-agreement between Tract I and II for parking; located on the subject property.

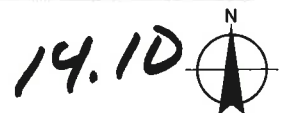
BOA-18204 October 13, 1998: the Board of Adjustment **approved** a *Special Exception* to remove the screening requirement between the CS and RM-2 districts to the west and south; located on the subject property.

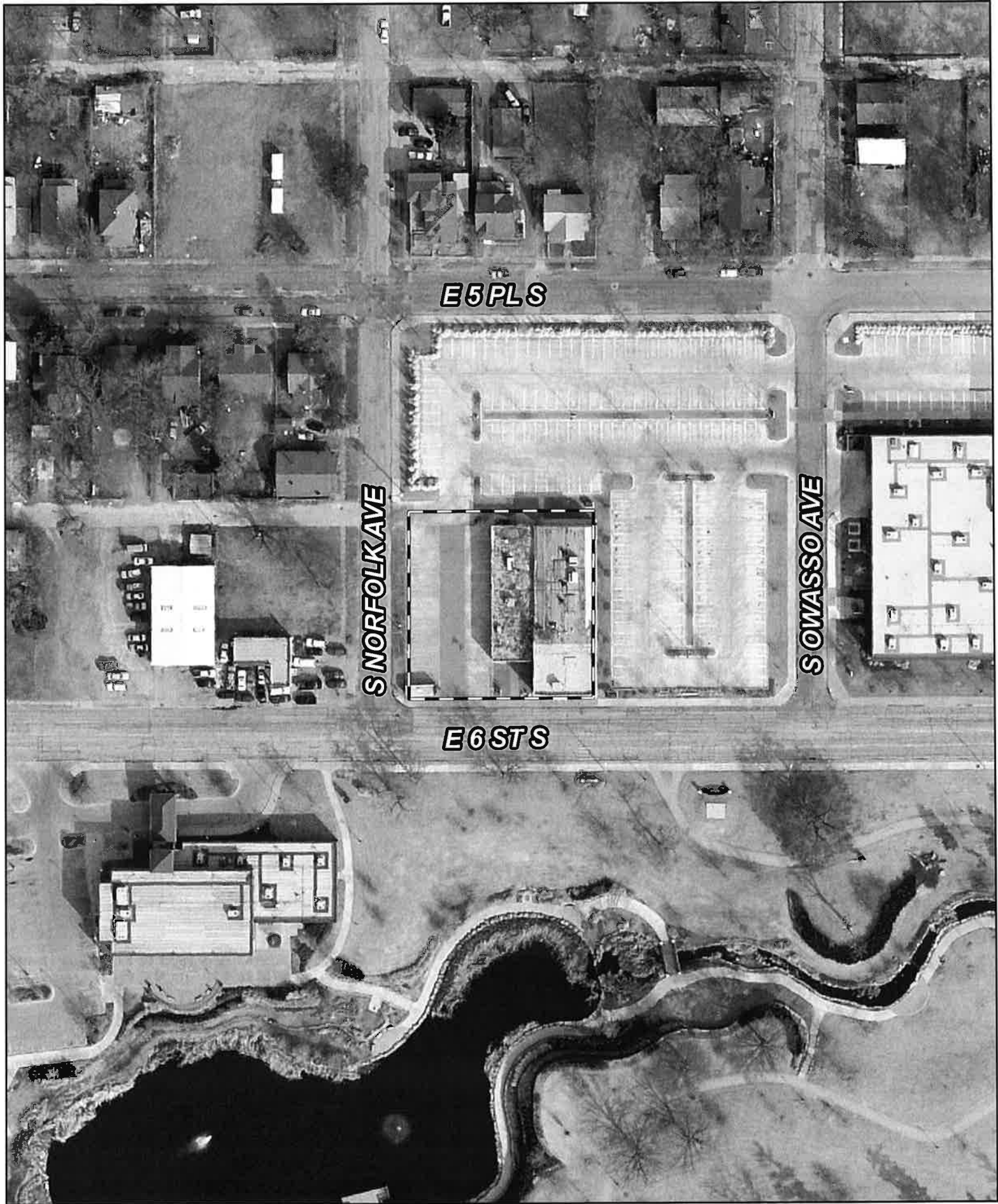
Z-6507 November 1995: All concurred in approval of a request to rezone a 3± acre tract from RM-2 to CS for an outpatient medical office, clinical facility providing dental care, health care, pharmacy, and counseling services for the Indian Health Care Resource Center of Tulsa, located on the northwest corner of East 6th Street and South Peoria Avenue.



Z-7275

19-12 01





E5PLS

S NORFOLK AVE

SOWASSO AVE

E6STS

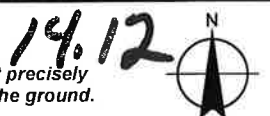
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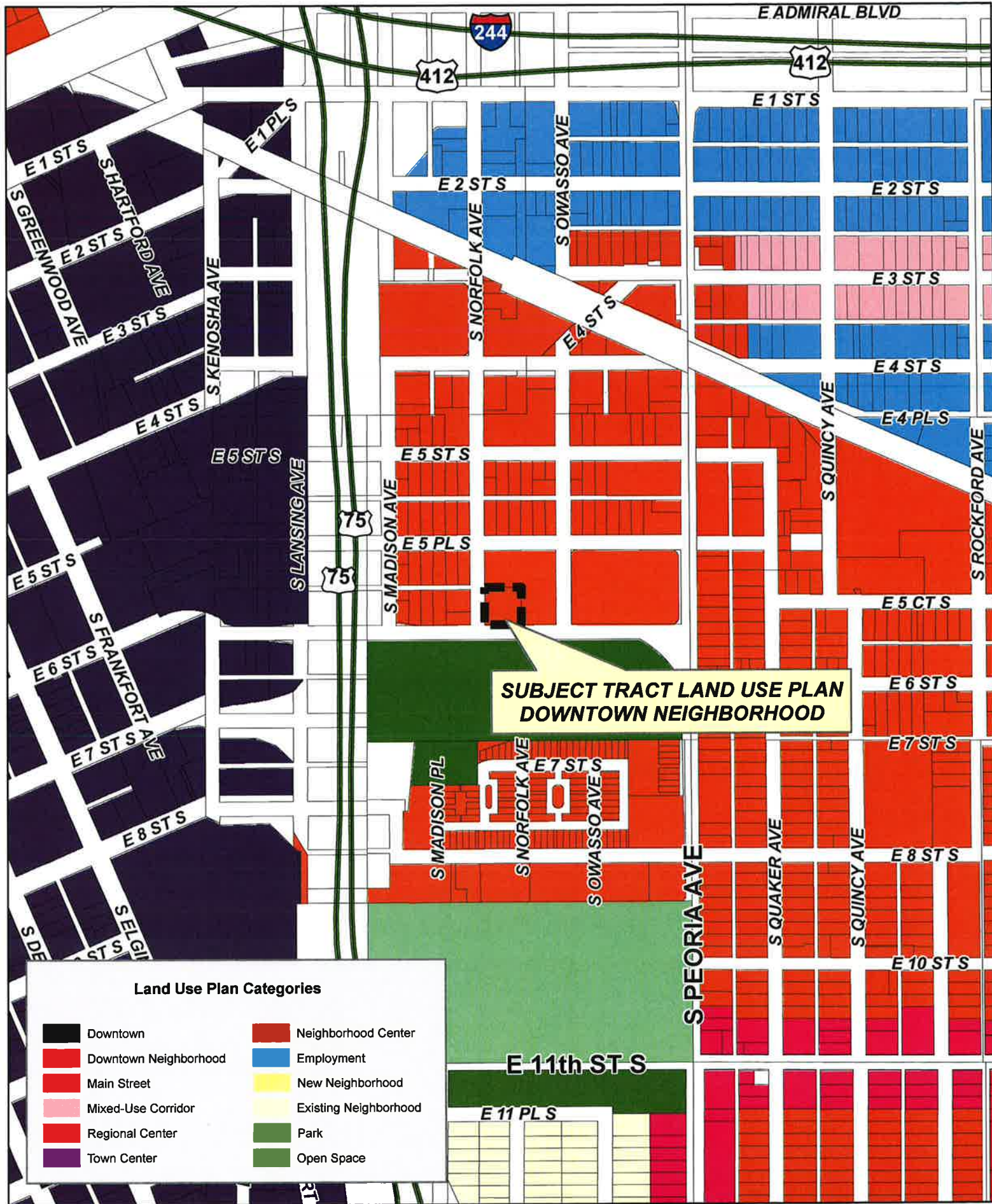
Aerial Photo Date: March 2014

Z-7275

19-12 01

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





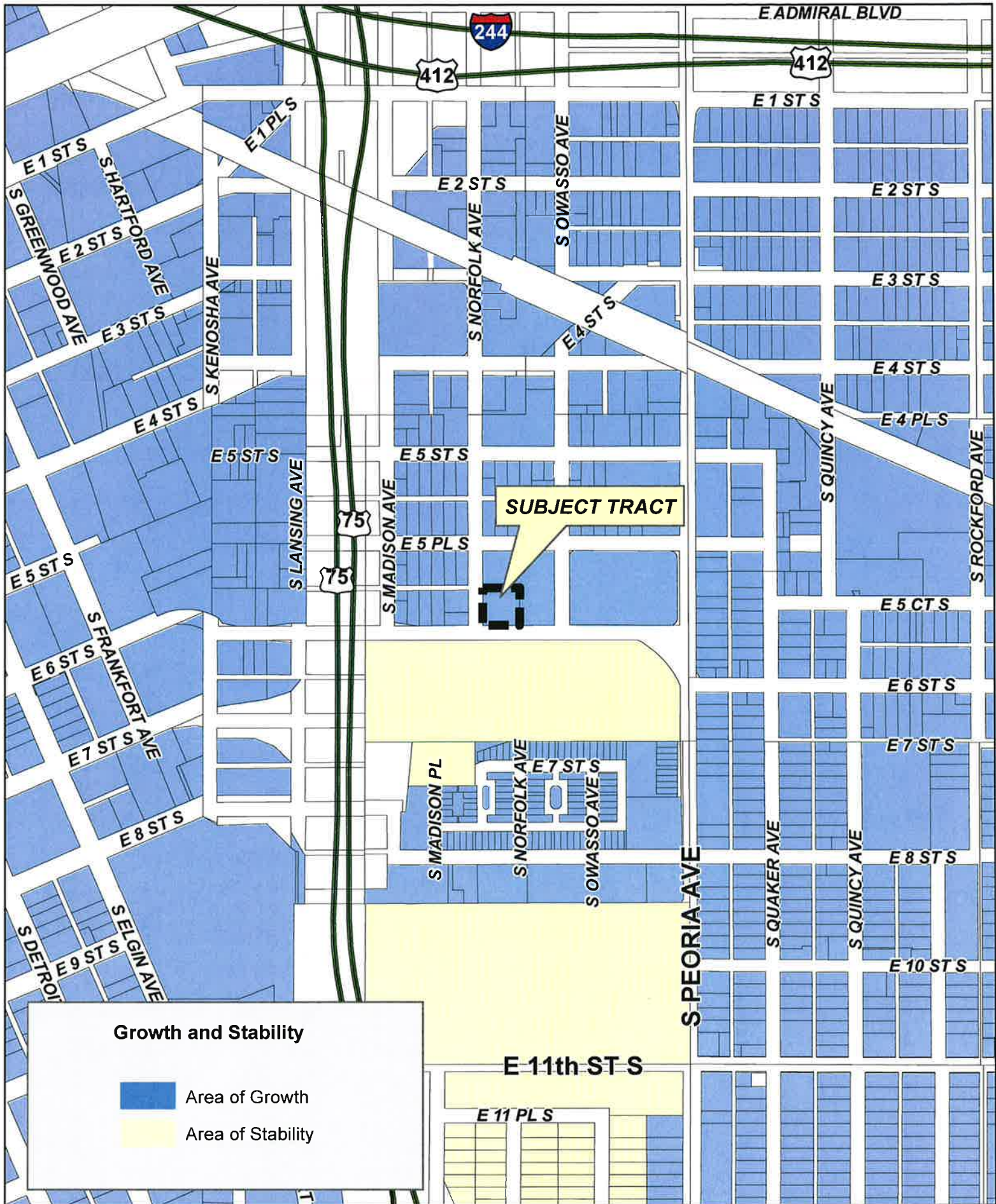
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Z-7275

19-12 01

14.13





Z-7275

19-12 01

19.14



Max Tankersley
1312 East 26th Street
Tulsa, OK 74114

July 10, 2014

Ms. Barbara Huntsinger
TMAPC

Ref: Z-7275

Ms. Huntsinger:

I am in support of the proposed zoning change in the referenced zoning case. I am an active member of Veterans of Foreign Wars Post 577, a member of the Pearl District Business and Property Owners Association, and a property owner within the district. Post 577 had limited input in changing of its previous zoning to the Form Base Code. I believe CH zoning will restore the flexibility we need for future uses of our property.

Our VFW Post has been active since 1922 helping Veterans and their families. This is our mission and a change (or in reality restoring of) our zoning allows us to continue our work with more certainty.

Sincerely,



Max Tankersley

14.15



Mr. Joshua Walker
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, 800
Tulsa, OK 74103

Chairman Walker and Commissioners,

I am in support of VFW post #577 application for rezoning (Z-7275). The VFW are a valued members of the community and neighborhood. Please assist them by voting for approval of their application.

Regards,

Jason Wall
Johnson Body Shop
1701 East 7th Street
Tulsa, OK 74104

14.16



July 11, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Dear Chairman Covey:

I am writing to you in full support of the rezoning application (Z-7275) for Veterans of Foreign Wars Post #577 (VFW) that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their property to CH.

The VFW has been a landmark in the Pearl District since 1922. They have 540 members, and actively serve Veterans and their families. The zoning of their property should be restored to its original designation of CH.

I sincerely ask that you support this application and vote to approve it.

Best regards,

14.17



The Center For Individuals
With Physical Challenges



TULSA

2013-2014 Board of Directors

Officers:

Annie Tomecek
President

July 11, 2014

Val Fimbres
1st Vice President

Ignacio Fernandez
2nd Vice President

Tom McPherson
3rd Vice President

Dylan McCants
Secretary/Treasurer

Megan A. Meussner
Immediate Past President

Dwayne Wilkerson
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning Application Z-7275

Members:

Kris Beach
Scott Beller
Amber Burton
Kristin Dickerson
Bill Doyle
Eric Ellsworth
Ken Etheredge
Jason Grunin
Dwayne Henderson
Brendon Maguffee
Samantha Marshall
Jack Montgomery
Dr. Stacy Nix
Jim Ogez
Bob O'Neal
Garth Renfrow
Lance Taylor

Dear Dwayne,

Veterans of Foreign Wars Post #577 (VFW) has submitted an application to rezone their property to CH (Z-7275). I am in complete support of this application, and am asking for your support as well.

The VFW has been helping Veterans and their families in Tulsa for almost 100 years. Their membership is currently at 540. Restoring their property to CH is important for their current and future use.

Please approve their application for rezoning to CH at the July 23rd hearing.

Sincerely,

Lori A. Long, MHR, CFRE
Executive Director

Interns:

Shawn Crisp
Seth Erkenbeck
Seth Hilsabeck
Whitney Pancoast

Lori A. Long, MHR, CFRE
Executive Director

14.18

HILLCREST FEDERAL CREDIT UNION
1635 East 11th Street
Tulsa, Oklahoma 74120

July 11, 2014

Dwayne Wilkerson
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning Application Z-7275

Dear Dwayne,

Veterans of Foreign Wars Post #577 (VFW) has submitted an application to rezone their property to CH (Z-7275). I am in complete support of this application, and am asking for your support as well.

The VFW has been helping Veterans and their families in Tulsa for almost 100 years. Their membership is currently at 540. Restoring their property to CH is important for their current and future use.

Please approve their application for rezoning to CH at the July 23rd hearing.

Linda Curtis, CEO
Hillcrest FCU

14.19

July 11, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, Suite 800
Tulsa, OK 74103

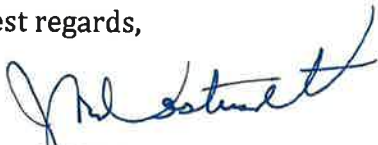
Dear Chairman Covey:

I am writing to you in full support of the rezoning application (Z-7275) for Veterans of Foreign Wars Post #577 (VFW) that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their property to CH.

The VFW has been a landmark in the Pearl District since 1922. They have 540 members, and actively serve Veterans and their families. The zoning of their property should be restored to its original designation of CH.

I sincerely ask that you support this application and vote to approve it.

Best regards,



Joseph M. Westervelt

14.20

738 S Norfolk Ave
Tulsa, OK 74120
Friday, July 11, 2014

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
% Susan Miller, INCOG
2, West 2nd St., Suite 800
Tulsa OK 74103

Dear Mr. Covey,

This letter is in regard to TMAPC cases Z-7274, Z-7275, and Z-7276. Case Z-7274 is for the property of the Indian Nation Health Center, case Z-7275 is the VFW, and case Z-7276 the American Legion Post Number 1. All of these properties are currently included in the Form Based Code area which has been established in the Pearl District. As residents of the Village at Central Park, we would like to express our opposition to these applications for a zoning change.

Form-based code (FBC) is designed to facilitate urban, pedestrian-friendly neighborhoods which allow for both business and residential property to co-exist. One reason we moved to the Village five years ago was because we saw this as an area of Tulsa which was ripe for redevelopment of this type.

It is our understanding that since the buildings in question were grandfathered in when the FBC was established in the Pearl, their owners are not required to make any changes to the buildings to make them meet that code unless they are planning some addition or external renovation. On the other hand, changing the zoning of the American Legion to OL or the Indian Nation Health and the VFW to CH would establish a path for these properties to be converted to uses which would impact our property value in a negative way. For example, one use permitted for OL, albeit by exception, is that of a mini-storage facility. Zoning of CH allows mini-storage facilities by right. FBC does not allow for mini-storage facilities.

We are particularly concerned by the request of the American Legion (Z-7276) since it is directly across 8th Street from our development. Although their building does not currently meet FBC, its grounds have recently been upgraded with new fencing and other amenities. The Legion has been a good neighbor to the Village and we would not like to see some other less desirable entity take its place.

We would appreciate your disapproval of this request.

Sincerely,



Marwin K. Kemp



Nantelle P. Kemp

14.21

July 12, 2014

Michael Covey, Chairman
Tulsa Metropolitan Planning Commission
% Susan Miller, INCOG
2 West 2nd Street
Tulsa, OK 74102

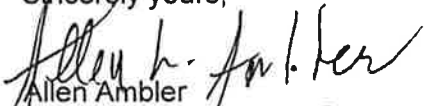

Dear Sir, and members of the TMAPC,

We are writing to oppose the proposed changes to zoning for the American Legion. This is case number 7276. We have a house directly across the street from of the American Legion at 1129 E. 8th Street. Although it is currently for sale, we are concerned about the affect the proposed zoning change may have on the value of our property and its desirability for potential owners. We were happy neighbors with the Legion, and they have been good neighbors to the Villages at Central Park. However, we do not see an advantage to changing the Form Based Code (FBC) zoning to OL Office Low Intensity. The Pearl District worked hard to initiate FBC for our area. These codes promote compatible, urban low density housing, more compact sustainable neighborhoods, and promote a pedestrian friendly community.

Changing the code in favor of the request seems to chip away at FBC that the neighborhood worked so hard to put in place. We understand there are two other cases that are also under consideration at this time. We also believe that the Legion's and other rezoning requests, if allowed, will set a precedent for more rezoning requests, thus creating zoning pockets within the FBC and thus reverse its purpose. We hope that the TMAPC will sustain FBC zoning; not let it be eroded away by patches of different zoning. The commission has been supportive of FBC in the past and we hope you will continue to sustain your support. The Villages has been an innovative, positive urban area where people have wanted to live. As cities across the United States re-urbanize, FBC is model zoning and Tulsa has been lucky to be in-step with other progressive cities who are recognizing its worth.

In summary, we are concerned that these zoning changes may potentially affect the long-term desirability of our neighborhood and the value and appeal of our home.

Sincerely yours,


Allen Ambler

Cathy Ambler

1129 E. 8th Street
Tulsa, OK 74120

14.22

July 13, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
In Care of: Ms. Susan Miller
INCOG
2 West Second St., Suite 800
Tulsa, Oklahoma 74103

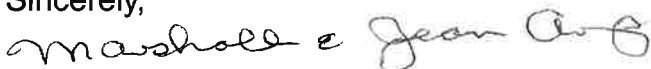
Re: Zoning Change Requested by the American Legion, VFW and
Indian Nation Health Center

Dear Mr. Covey:

My husband and I are very concerned about the possibility of a zoning change from the current Form-based Code to Office Low Density Code in our area. We are seniors living in The Village at Central Park for the past twelve years. A change of this nature could open our area to uses detrimental to the value of our property. Additionally, this change could be the opposite of the walkability we are trying to achieve in The Pearl District.

Please do not approve this zoning change.

Sincerely,

A handwritten signature in cursive script that reads "Marshall & Jean Arp".

Marshall and Jean Arp
705 South Norfolk Ave.
Tulsa, OK 74120

918-582-2872

14.23

Miller, Susan

From: Musician Blue [musicianblue@earthlink.net]
Sent: Monday, July 14, 2014 2:20 PM
To: Miller, Susan
Cc: Wilkerson, Dwayne
Subject: Opposing zoning changes

Dear Ms. Miller - please convey the following to Mr. Michael Covey, Chairman of the Tulsa Metropolitan Area Planning Commission.

As a homeowner and resident of the Village at Central Park (6th and S. Peoria) since 2004, I strongly oppose the proposed zoning changes in cases Z-7274 (Indian Nation Health Center), Z-7275 (the VFW), and Z-7276 (the American Legion). I respect these institutions and appreciate their stability in this community. However, such new zoning allowances would cause an immediate, and potential, detriment to the neighborhoods in the area - resulting in property devaluation, loitering, and going against many of the favorable strides that we, as Tulsans, have made in this area of our city. Zoning is one of the few mechanisms that we have to avoid land uses that are incongruent with our larger city goals of cleaning up this part of Tulsa. Please use it, in this case, to guard and promote our tenuous community stability at 6th and Peoria.

Sincerely,

Melanie Davis
742 S. Norfolk Ave.
Tulsa, OK 74120

Julia A. Karlak, M.D.

David C. Martin, M.D.

Diplomats, American Board of Internal Medicine

1725 E 19th St. Suite 602

Tulsa, OK 74104

(918) 748-7677

July 14 - 14

Chairman Michael Carey,

Please do not Change Coding from
FBC to CH of

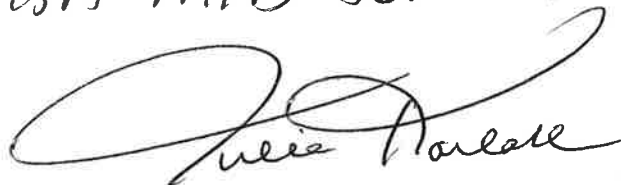
American Legion Building Z-7276

VFW Z-7275

Indian Nation Health Center

Z-7274

I am a local resident @ Village at
Central Park. People like myself
will leave that area of the city if code 45
Tulsa wants our generation + socioeconomic
status dismantled. I am for a
vibrant TULSA mid-town!



cc 14.25
5miller@incoy.org
D.W. Kerson@incoy.org



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July 14, 2014

Michael Covey, Chairman
TMAPC
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Chairman Covey:

I am writing to you in full support of the rezoning application (Z-7275) for Veterans of Foreign Wars Post #577 (VFW) that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their property to CH.

The VFW has been a landmark in the Pearl District since 1922. They actively serve Veterans and their families, and have about 540 members. The zoning of their property should be restored to its original designation of CH.

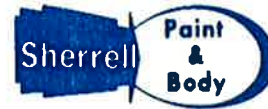
I sincerely ask that you support this application and vote to approve it.

If you have any questions or need additional information, please do not hesitate to contact me at 918-584-2651 x 202 or brookeh@nameplatesusa.com.

Best regards,

Brooke Hamilton
President

14.26



"Making Friends Through Service"

SHERRELL PAINT & BODY

537 South Peoria
Tulsa, Oklahoma 74120
Phone: 918-582-3763
Fax: 918-582-4428

July 14, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower 11
Two West 2nd Street, Suit 800
Tulsa OK 74103

Dear Chairman Covey:

I am writing to you in full support of re-zoning application (z-7276) for Veterans of Foreign Wars Post # 577 (VFW) that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their property to CH.

The VFW has been a land mark in the pearl district since 1922 with 540 members and actively serve Veterans and their families. The Zoning of their property should be restored to its original designation of CH.

The VFW is not only a land mark in this community, it is more than just a building that has been here for that long, but it is still active.

Vic Sherrell

14.27

hillcrest

HealthCare System

July 14, 2014

Dwayne Wilkerson
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning Application Z-7275

Dear Dwayne,

Veterans of Foreign Wars Post #577 (VFW) has submitted an application to rezone their property to CH (Z-7275). I am in complete support of this application, and am asking for your support as well.

The VFW has been helping Veterans and their families in Tulsa for almost 100 years. Their membership is currently at 540. Restoring their property to CH is important for their current and future use.

Please approve their application for rezoning to CH at the July 23rd hearing.

Sincerely,



Kevin Gross
President & Chief Executive Officer
Hillcrest HealthCare System

14.28

Miller, Susan

From: Julia Karlak [juliakarlak@me.com]
Sent: Monday, July 14, 2014 2:23 PM
To: Miller, Susan; Wilkerson, Dwayne
Cc: Nan Kemp; Jamie Jamieson Jamieson; Kathy Henry; David Martin
Subject: Code changes

Please do NOT change the zoning of:
VFW
AMERICAN LEGION
INDIAN NATION HEALTH CARE
from FBC TO CH.

I am a professional with good citizenship qualities and socioeconomic status. Moving out of the area bec of possible lifestyle changes will hinder the revitalizing of midtown. Tulsa is just beginning to be attractive to professionals like myself and tourists of the city and beyond.

Julia Karlak MD

Sent from my iPhone

VILLAGE OWNERS
association

Date: July 14, 2014

To: Michael Covey, Chairman,
Tulsa Metropolitan Area Planning Commission
% Ms Susan Miller & Mr. Dwayne Wilkerson
INCOG
2, West Second St., Suite 800
Tulsa OK 74103

Board of Directors
Village 1 Owners Association (V1OA)
The Village at Central Park
8th and Peoria
Tulsa OK 74120

Re: TMAPC zoning case Z-7274 (IHCRC)
TMAPC zoning case Z-7275 (VFW)
TMAPC zoning case Z-7276 (American Legion)

We, the Board of Directors of The Village at Central Park homeowner's association (V1OA), stand in unanimous opposition to the above-referenced zoning cases currently before the TMAPC, and respectfully request that they be denied.

Each request asks that the property owner be allowed to develop to standards other than those allowed within the current Form Based Code (FBC) designation, in one case to Office Light Intensity and in two others, to Commercial High Intensity.

The Village at Central Park development pioneered the Form Based Code. The project developer, and our several dozen homeowners, invested tens of millions of dollars in this upscale, town home community. This investment transformed a once-blighted area into a proud, diverse and vital community. All this positive change was grounded on a common belief in the Form Based Code, and its ultimate goal of a pedestrian-oriented, humanly-scaled environment.

It is no exaggeration the development of The Village at Central Park seeded the resurgence of the Pearl District specifically, and of downtown Tulsa in general. A once run-down, drug-infested and economically

14.30

blighted district is today a vibrant, urbane community with a diverse population and an increasingly healthy economic base.

Concurrent with the Village development, the Family and Children's Services facility was expanded and upgraded at 8th and Peoria. Subsequently, the old, art deco Fire Alarm building, long abandoned by the City of Tulsa, became the new home of the American Lung Association after a \$5M restoration. Old Central Park was completely reconfigured as a major part of the area flood control system while becoming the 'Woodward Park' of the Pearl District. It is now one of the most photographed areas of the city. The antiquated 6th Street community center was razed and replaced by a handsome Central Park Community Center, one of the city's finest. The corner of 6th and Peoria has experienced a resurgence of restaurants, shops, small businesses and offices along its length. It has become a center of neighborhood gatherings and a haven of Tulsa University student activity. Even more revitalization is in the offing, all of it being accomplished under the Form Based Code.

The Village, and the Form Based Code experiment, has proven that quality housing and urban living within walking distance of downtown is both viable and appealing to a diverse range of homebuyers. Its success has underpinned a general citizens' confidence in Vision 2020, spawning the new BOK Center, the new Driller Stadium and the amazing re-development of the Brady District, from an abandoned and derelict backwater, into the most vital of urban centers, attracting businesses, entertainment, dining and an even broader range of residential living options. The city of Tulsa actually has a vibrant downtown now, and The Village at Central Park led the way.

Moreover, the Village itself was successful largely because it pioneered a new approach to shaping our neighborhoods and buildings, namely the Form Based Code. It enforced development and construction standards that encouraged human scale and livability be held at least as important as the automobile. Whereas downtown Tulsa today still suffers from a sea of parking lots at the same time it boasts a dearth of convenient, affordable parking, the Pearl District is an example of human communities and automobiles living in peaceful coexistence.

Absent the Village, and the Form Based Code, it is very likely the Pearl District would not exist today. The American Legion, the 6th street VFW and the Indian Nation Health Care Center would still be sitting midst a derelict, blighted area filled with drug dealers, abandoned homes and transients. Instead, they now reside among a vital, thriving community. While doing

little to inspire or even participate in this resurgence, in and of themselves, each is now the beneficiary of much-increased property values.

It seems incongruous and wrong-headed for these same property owners to now be allowed to opt out of the very Form Based Code that brought about this resurgence of urban living and increased property values. It is unthinkable that the City would now allow isolated islands of office, mini-storage units, subsidized multi-family housing and heavy commercial development, and their attendant seas of parking, to re-infest the area where the Form Based Code has so clearly succeeded.

The American Legion, the VFW and the Indian Health Care Resource Center are highly valued members of this community. We hope they remain so for many years to come. However, we see no possible expansion or renovation of their facilities or properties that could not be accommodated within the Form Based Code. If they have designs for uses other than the current ones, then this heavily-invested community deserves to know their intentions and why the Form Based Code need be abandoned in order to bring them about. This is especially true if their plans could adversely affect the Pearl District community and property values.

Therefore, we strenuously object to all three of these requests to opt out of the existing Form Based zoning designation. We respectfully request TMAPC reject these requests in order to preserve and protect the Form Based code that we consider to be nothing less than a covenant made with us by the City of Tulsa to maintain a standard of development that would insure both the quality of our community and the values of our properties.

Respectfully,

The Board of Directors
Village One Owners Association (V1OA)

Bob Workman, President
Nan Kemp, Secretary
Doug Campbell, Treasurer

14.32

1121 E. 8th St.
Tulsa, OK 74120
Monday, July 14, 2014

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
c/o Susan Miller, INCOG
2, West 2nd St., Suite 800
Tulsa, OK 74103

Dear Mr. Covey,

We are writing in regard to TMAPC cases Z-7274, the property of the Indian Nation Health Center; Z-7275, the VFW and Z-7276, The American Legion Post Number 1. The zoning for these properties is currently Form Based Code (FBC) which has been established in the Pearl District. We are residents of the Village at Central Park and have owned our home since 2002. We would like to express our opposition to each of these zoning changes.

The American Legion Post Number 1 is directly across from our house and it is our understanding that they may operate as they have even though their building does not comply with the Form Based Code since they have been grandfathered in when this section of the Pearl District became zoned FBC. We enjoy having them as neighbors but would have concern if the property were sold with an alternate zoning in place and an unknown owner who could build in a way that is not compatible with the redevelopment of the neighborhood. This would very likely adversely impact our property value.

We have the same concern about the other two properties that are requesting a zoning change. One of the major reasons that we invested in this part of town was because of the urban flavor of the neighborhood and the potential of the Pearl District. We have both been volunteers in this neighborhood for many years and have seen much improvement since we moved here. The Form Based Code in this area is compatible with the Comprehensive Plan of Tulsa and changing this would be a major step backwards.

This neighborhood has suffered for thirty plus years saddled with a suburban zoning code. Prior to the implementation of the Form Based Code, the few businesses to participate in the renaissance of this neighborhood required waivers and exceptions to the code before they could open. Many of those businesses anticipated the Form Based Code and other businesses have since opened, encouraged by the Form Based Code. Please accept our urging that the TMAPC will not commence another thirty years of under utilized urban land capital. We respectfully ask that you disapprove these requests.

Sincerely,

Michael P. O'Neil

Victoria Ann Pace-O'Neil

14.33

Miller, Susan

From: Bill Glossen [glossenb@gmail.com]
Sent: Tuesday, July 15, 2014 3:09 PM
To: Miller, Susan
Cc: Wilkerson, Dwayne
Subject: Zoning change request by the American Legion, VFW, and Indian Nation Health Center

Michael Covey, Chairman,
Tulsa Metropolitan Area Planning Commission
% Ms Susan Miller,
INCOG
2, West Second St., Suite 800
Tulsa OK 74103

Dear Mr. Covey,

As residents of The Village, we believe that these zoning requests are not in the best interest of the Village.
Therefore, we'd like to voice our opposition to these zoning changes.

Especially in regard to the American Legion, such a change would open up possible uses of the site either by right or by exception that would be detrimental to the Village.

Thank you for your consideration.

Sincerely,

Bill & Dawn Glossen
718 S. Owasso Ave
glossenb@gmail.com
405-996-6903

Kathleen M. Henry
754 South Norfolk Ave,
Tulsa, Oklahoma 74120
kathymhenry@mac.com

Michael Covey, Chairman
Tulsa Metropolitan Planning Commission
c/o Ms. Susan Miller
INCOG
2 West Second St., Suite 800
Tulsa OK 74103

Dear Sir,

As a resident & property owner in The Village at Central Park, just across the street, I urge you to **reject Zoning case 7276**, of the American Legion's proposed re-zoning of the above property from the Form Based Code to Office Low Density. I also urge you to **reject cases 7274 and 7275** for the VFW and Indian Health Center.

I am **strongly opposed** to any move to rezone this part of our Pearl District to anything other than the current form based code. The American Legion and VFW buildings, as they are, are fine. They were there before us. However, if either want to sell their property and have some developer (who does not understand the FBC and our neighborhood) come in and build set back office building(s) or other buildings not compatible with our walkable, urban neighborhood, then those new buyers/developers can educate themselves about what is happening all over the U.S. in **hundreds** of cities with FBC and adapt. They can act like good neighbors and **work with their neighbors by using the Form Based Code**, instead of thumbing their noses at us.

Would the TMAPC **please** respect local property owners/residents and neighbors when making your decisions and reject this? We are an **urban neighborhood**. We are not like the rest of Tulsa. We at the Village want the Form Based Code in our neighborhood. Also, please be reminded that just in June, another property owner was approved by the TMAPC to **join** the Form Based Code area.

I am out of the country so I will not be able to appear in person. I request that this be read at each of the hearings as input from a neighboring property owner/resident. Please **reject** these three applications. Thank you.

Best regards,

Kathleen M. Henry

14.35



Michael Covey, Chairman,
Tulsa Metropolitan Planning Commission
% Ms Susan Miller,
INCOG
2, West Second St., Suite 800
Tulsa OK 74103

July 16, 2014

Dear Mr Covey,

Zoning Cases 7274, 7275 and 7276

I write concerning the above three re-zoning applications and ask that you reject all three. Taking them in turn:

Case 7276

Please reject the application to re-zone the American Legion from form-based code to Office Low Density.

My company owns ten lots immediately opposite the subject location. My family and I live 100 yards from the Legion.

The subject site is a 2-acre sliver of land between our lots and Oaklawn Cemetery, and is currently designated as 'townhouse/small apartment' within the form-based code. Our properties have the same classification, and so does every home at The Village At Central Park.

The American Legion is grand-fathered into the form-based code, and we are proud to have the Legion as our neighbor.

There is however no Plan-based reason to change its zoning from form-based code to 'Office Low Intensity'.

Nor does the Legion in its present form benefit from such a change. To the contrary, in fact.

If the Legion were to sell out - which seems the only plausible purpose for this proposed zoning change - the 'Office Low Density' classification would allow incompatible, non-urban, lower-density housing formats. Such a designation would damage the potential for creating the more compact, sustainable neighborhood for which the Pearl District Association has fought for over a decade, alongside the City of Tulsa, and whose purposes are enshrined in the 6th St. Plan. It would also be likely to reduce the financial value of the site for the Legion, since it would be

subject to parking requirements that do not apply to the form-based code, and the site's productivity would be sharply lower.

If the intention on the other hand is to develop a set of offices on the site then this would be equally inappropriate, since it would involve expanses of parking and suburban setbacks that are completely at variance from the urban, residential feel of the existing neighborhood, intended by the form-based code.

Given that 8th St. dead-ends at its west end, there is no reason to turn the Legion's site into an office complex, which would be much more appropriate on an arterial where access is easier and the site more visible.

If the Legion intends to do nothing at all, then there is no need to change the zoning at all: it is grand-fathered in - even if disaster struck and it needed to be re-built, as is!

This application flies in the face of the Comprehensive Plan, the City's Zoning Update and the City's form-based code which - contrary to the opinion of a militant minority of opponents - is much better suited to the city's future sustainability and viability than conventional zoning. 500 communities across the USA have figured this out and have adopted a 'form' based code. That number continues to grow.

The 6th St. Plan was recently partially amended (to its detriment and against the will of the Pearl District Association), but no amendment was made to the area that includes the American Legion. There is thus no Plan-based excuse for amending the zoning from the form-based code, to which it was changed only a couple of years ago to fulfill the 6th. St. Plan's intent.

The American Legion has not contacted its neighbors to explain its purposes, which is why I develop the above hypotheses.

I hope the TMAPC agrees with me that to change zoning willy-nilly, for reasons that are not grounded in the purposes of the Comprehensive Plan, then neither property owners nor developers would be able to rely on the City of Tulsa to play a responsible, predictable, role in land use administration. Tulsa should not risk becoming known as a wild west of erratic, ad hoc zoning code changes designed to suit the agendas of individual property owners.

The 6th St. Plan and the Comprehensive plan call for greater densities, more walkable neighborhoods and for transit-oriented development. The subject site is adjacent to Peoria Avenue, one of the busiest mass transit corridors in the city and due to benefit from Tulsa's first Bus Rapid Transit route, for which tax-payers recently approved the expenditure of \$15 millions.

I am pleased to say that our own property is subject to the form-based code, and the continued inclusion of the American Legion within the same Code helps to boost the viability of the surrounding businesses and homes in the neighborhood.

(As an aside I know of at least more four Pearl property owners who are interested in joining the form-based code. The first application to do so was approved by the TMAPC in June. Some potential applicants face a financial hurdle in joining the new Code, which they would not have faced had the FBC been applied to the rest of the Pearl District as originally intended by the City, INCOG and by the Pearl District Association.)

Cases 7274 and 7275

I note that the application 7276 was submitted on the same day as two other applications for re-zonings out of the form-based code which I also urge you to reject: cases 7274 and 7275.

This coincidence makes me wonder if these three applications amount to little more than a frivolous attempt to dis-credit the form-based code. If so, the rhetoric is at the expense of the VFW, since the VFW already substantially conforms to the form-based code and presently has no minimum parking requirement. A change to CH zoning would *create* a parking requirement burden. The VFW would become a legal, non-conforming property. The VFW risks becoming even more dependent on the IHCRC's neighborly goodwill, and the absence of parking with CH zoning would become more of a challenge if it wanted to sell the property on the open market.

As important, I draw your attention also to the possible negative effect of applications 7264 and 7265 on the viability of City's long-standing application for federal funding for the West Pearl detention pond, a matter of public safety on which the Pearl District Association has worked closely with City engineers, planners and designers since 2001 - a project on which the IHCRC was represented throughout. The TMAPC should *not* be changing zoning in the vicinity of the pond at such a crucial time and without an extremely good reason - especially if the zoning change purposes are not even grounded in the policies of the city's Comprehensive Plan, nor in the intentions expressed by the City in its own application for federal funding. To do so would be little short of reckless.

I urge you to reject all three of these inappropriate and potentially injurious applications, nos. 7274, 7275 and 7276.

Respectfully,

A handwritten signature in black ink that reads "Jamie Jamieson". The signature is fluid and cursive, with the first name "Jamie" and last name "Jamieson" clearly distinguishable.

Jamie Jamieson

Managing Partner, The Village At Central Park, LLC

14.38



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7276

Hearing Date: July 23, 2014

Case Report Prepared by:

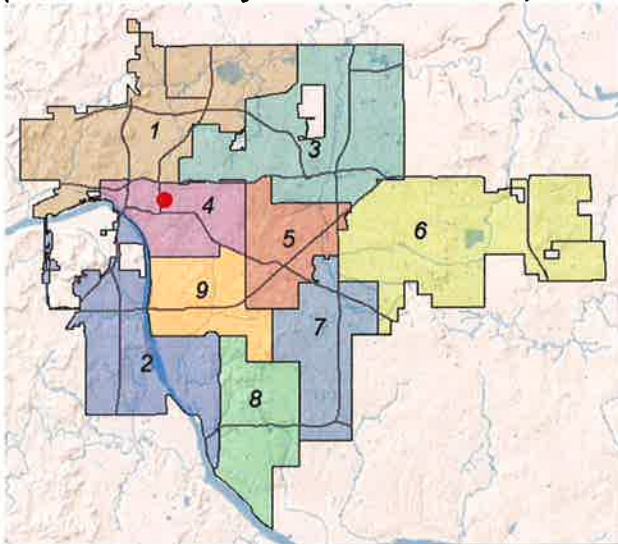
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: S. Douglas Dodd, Esq.

Property Owner: Joe Carson Post Bldg. Assn.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: American Legion Post No. 1

Proposed Use: American Legion Post No. 1

Concept summary: Rezone site from FBC to OL
and remove from FBC Regulating Plan

Tract Size: 2.51± acres

Location: West of southwest corner of E. 8th St.
South and S. Madison Pl.

Zoning:

Existing Zoning: FBC

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends denial.

Staff Data:

TRS: 9201

CZM: 36

Atlas: 1

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

15.1

SECTION I: Z-7276

DEVELOPMENT CONCEPT:

The applicant has not provided a development concept or a site plan for this request.

DETAILED STAFF RECOMMENDATION:

The rezoning request from Form Based Code (FBC) to OL is not consistent with the Downtown Neighborhood Designation in the Tulsa Comprehensive Plan and;

OL zoning is not consistent with the Mixed Use Infill designation defined in the Pearl District – 6th Street Infill Plan, and;

OL zoning requires substantial building setbacks, low building density, and provides site planning obstacles that could be implement within the FBC development standards, and;

This site is surrounded by FBC properties and there are no known re-development plans for this site. The existing site can remain exactly like it is or significant improvements can be made within the standards of the FBC zoning category, therefore;

Staff recommends Denial of Z-7276 to rezone property from FBC to OL.

In the event that OL Zoning is approved, the Regulating Plan must be amended to remove this site from that Plan and should be part of the motion by the Planning Commission.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Tulsa Comprehensive Plan does not support the rezoning request for a Light Office development in a Downtown Neighborhood. OL zoning allows many low density uses such as Single Family Dwellings, Duplex Dwelling, Townhouse Dwelling, Off-street Parking and Offices, Studios and Support Services.

OL zoning does not allow Community Services and Similar uses without a special exception by the Board of Adjustment. This site was previously granted a special exception by the City of Tulsa Board of Adjustment for the American Legion on an RS-3 parcel.

OL zoning as described in Chapter 6 of the Tulsa Zoning Code is described as follows” “The OL District is designed to facilitate the development and preservation of low intensity office development.” That purpose is in direct conflict with the vision of the Mixed Use infill designation of the 6th Street Infill Plan and with the Downtown Neighborhood designation.

The requested OL zoning allows all of the uses that Form Based Code allows at this location. OL zoning prohibits future construction at the street right of way and does not encourage any of urban building forms that were an essential component of the Form Based Code along 8th Street South.

Land Use Vision:

Land Use Plan map designation: The site is completely inside the Downtown Neighborhood designation.

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

Areas of Stability and Growth designation: The site is completely inside the Area of Growth designation.

The purpose of an Area 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 in 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.

Transportation Vision:

This site is not affected by any long term plans included in the Transportation Vision.

Trail System Master Plan Considerations: None

RELATIONSHIP TO THE SMALL AREA PLAN: (PEARL DISTRICT – 6th STREET INFILL PLAN)

Staff Comment: The site is considered an area of Mixed Use Infill. The Comprehensive plan recognizes that Tulsa has not had significant experience with infill development

15.3

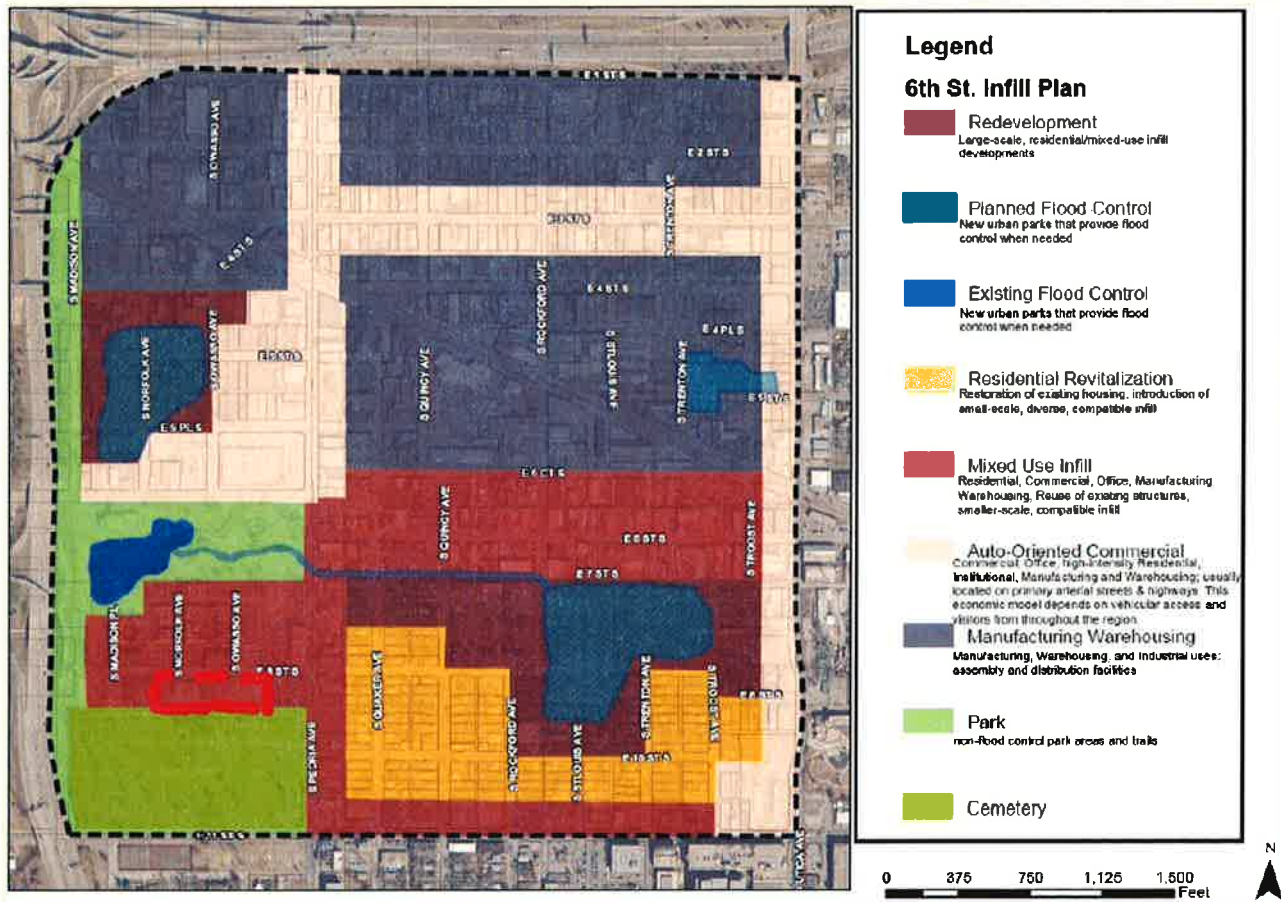
and suggests including a coordinated approach to making redevelopment desirable and doable. The 6th Street Infill Plan is the first area where a coordinated approach for future urbanization of Tulsa has been tried. Opposition to the small area plan has resulted in significant changes to the original plan adopted. It is staff opinion that maintaining the core of the 6th Street Infill Plan at this location is an important step to the establishing the long term vision of this neighborhood.

Small Area Plan Land Use Designation:

The site is completely included a Mixed Use Infill area defined in the 6th Street Infill Plan which was amended in April 2014.

The Mixed Use Infill district is defined as "Residential, Commercial, Office, Manufacturing, Warehousing, reuse of existing structures, smaller-scale, compatible infill"

Pearl District – 6th Street Infill Plan Land Use Map: Z-7276 outlined in red below:



FORM BASED CODE REGULATING PLAN: (Townhouse Small Apartment Frontage Building Form)

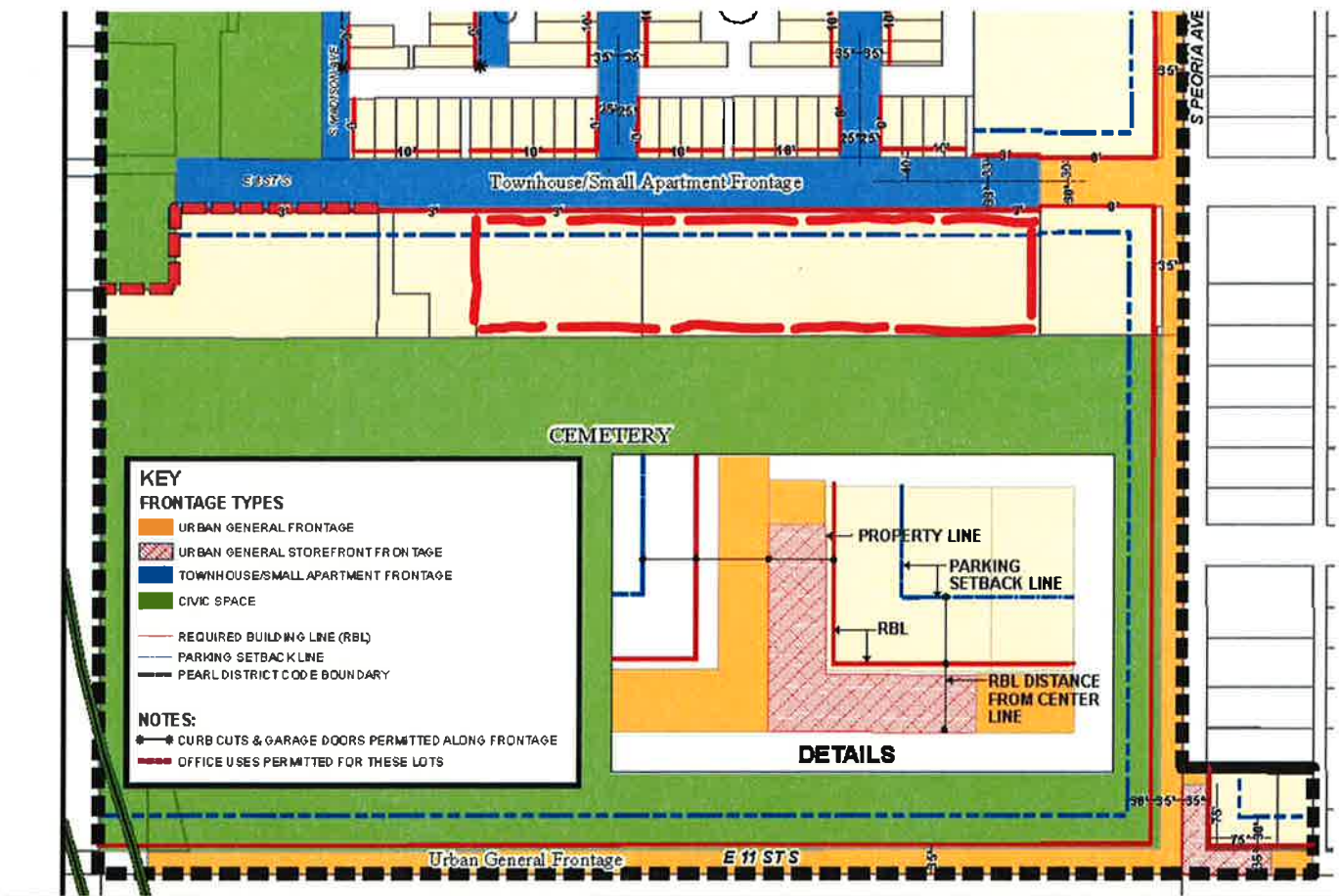
15.4

Staff Comment: Z-7276 is currently regulated by a townhouse / small apartment building form standard. That standard does not prohibit office uses or any uses similar to the American Legion but does provide standards for future building construction. The existing facility or facility maintenance is not affected by the Form Based Code or the Regulating Plan.

Future expansion plans of the facility may require implementation of some of the building form standards.

Townhouse Small Apartment Frontage Building form as defined in the Form Based Code:

The townhouse small apartment building form standard is of moderate intensity, often created by a series of smaller attached structures, commonly single family residential, but potentially also stacked flats, service commercial or live work arrangements. This frontage type can be used to transition the urban form and intensity of the urban general frontage to abutting detached properties. This standard has regular entrances, as frequently as sixteen feet. The character and intensity of this frontage varies with the location of the required building line.... The buildings may be placed at the back of the sidewalk with stoops or may be arranged with front porches and small front yards. Similarly either tree pits or tree lawns may be found in the street space. Comparable in scale to that of the townhouse, small apartment may also be build to the sidewalk or with small front yards and may include porches balconies or courtyards.



15.5

Special District Considerations: This site is not affected by any Special District Considerations.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Site Analysis: The subject property is approximately 2.51± acres in size and is located west of southwest corner of E. 8th St. South and S. Madison Pl. The property is occupied by American Legion Post No. 1 and is zoned Form Based Code (FBC).

Environmental Considerations: This site is developed. Future redevelopment opportunities are not limited by terrain, soil or other known considerations that would affect the redevelopment this site as an OL or FBC property.

Surrounding Properties: The subject tract is surrounded by FBC on all sides, west of the site is the Historic Fire Alarm building, north is a single family townhome style development, east is the American Lung association building, south is a public cemetery.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 8 th Street	NA	50 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - None

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 22551 dated November 8, 2011, established zoning for the subject property.

Subject Property:

Z-7176 November 2011: All concurred in approval of a request for rezoning a 60± acre tract of land from RM-2, CS, IL, OL, CH, CS, RM-3, PK and PUD-629 to FBC for mixed uses on property located at E. 6th St. and S. Peoria Avenue (Pearl District Area).

BOA-18930 November 2000: The Board of Adjustment approved a variance of the minimum required lot width on Lot 3, the easternmost lot of the subject tract, to allow a lot-split. The lot was then added to the western adjoining lots, creating the subject property. This property is

15.4

proposed for additional land area for development as offices, educational facilities and historical preservation purposes for the American Lung Association of Oklahoma (ALAO).

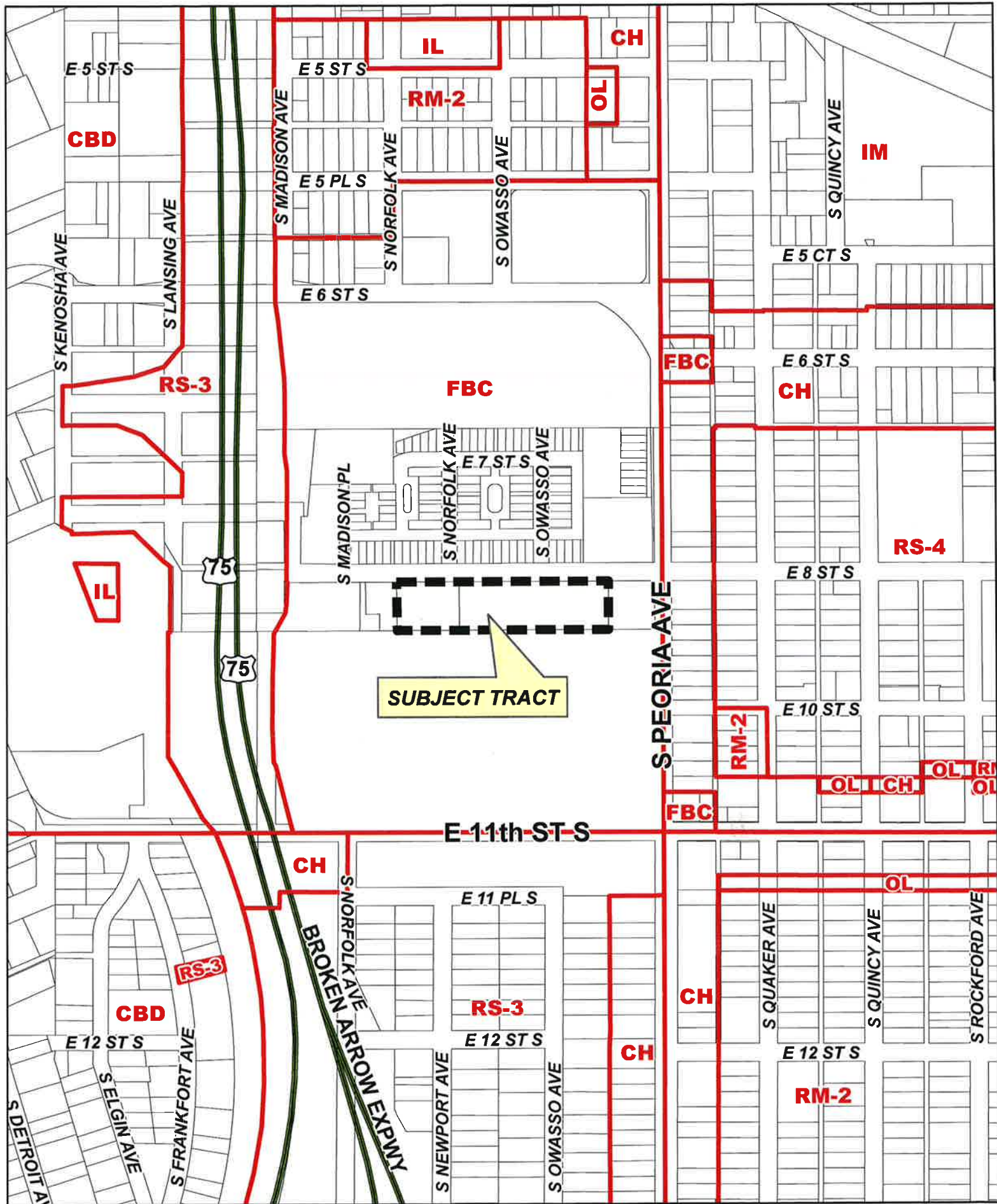
BOA-13712 August 1985: The Board of Adjustment approved a request for a Special Exception to permit an existing American Legion Post in an RS-3-zoned district on the subject tract.

BOA-13089 April 1984: The Board of Adjustment approved a Special Exception to permit an accessory building on a lot as the principal use, on the subject tract. The proposed use of the building was for storage of equipment for the adjoining cemetery.

Surrounding Property:

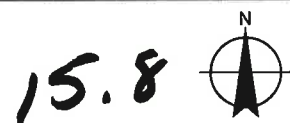
Z-6507 November 1995: All concurred in approval of a request to rezone a 3± acre tract from RM-2 to CS for an outpatient medical office, clinical facility providing dental care, health care, pharmacy, and counseling services for the Indian Health Care Resource Center of Tulsa, located on the northwest corner of East 6th Street and South Peoria Avenue.

PUD-629 April 2000: All concurred in approval of a proposed Planned Unit Development on a 2± acre tract, for a mixed use development (The Village at Central Park) to include residential, retail and office uses, located on the west side of South Peoria Avenue at East 8th Street South.



Z-7276

19-12 01





Feet
0 200 400

Aerial Photo Date: March 2014

Z-7276

19-12 01

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



15.9



0 50 100
Feet

Aerial Photo Date: March 2014

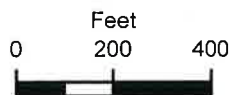
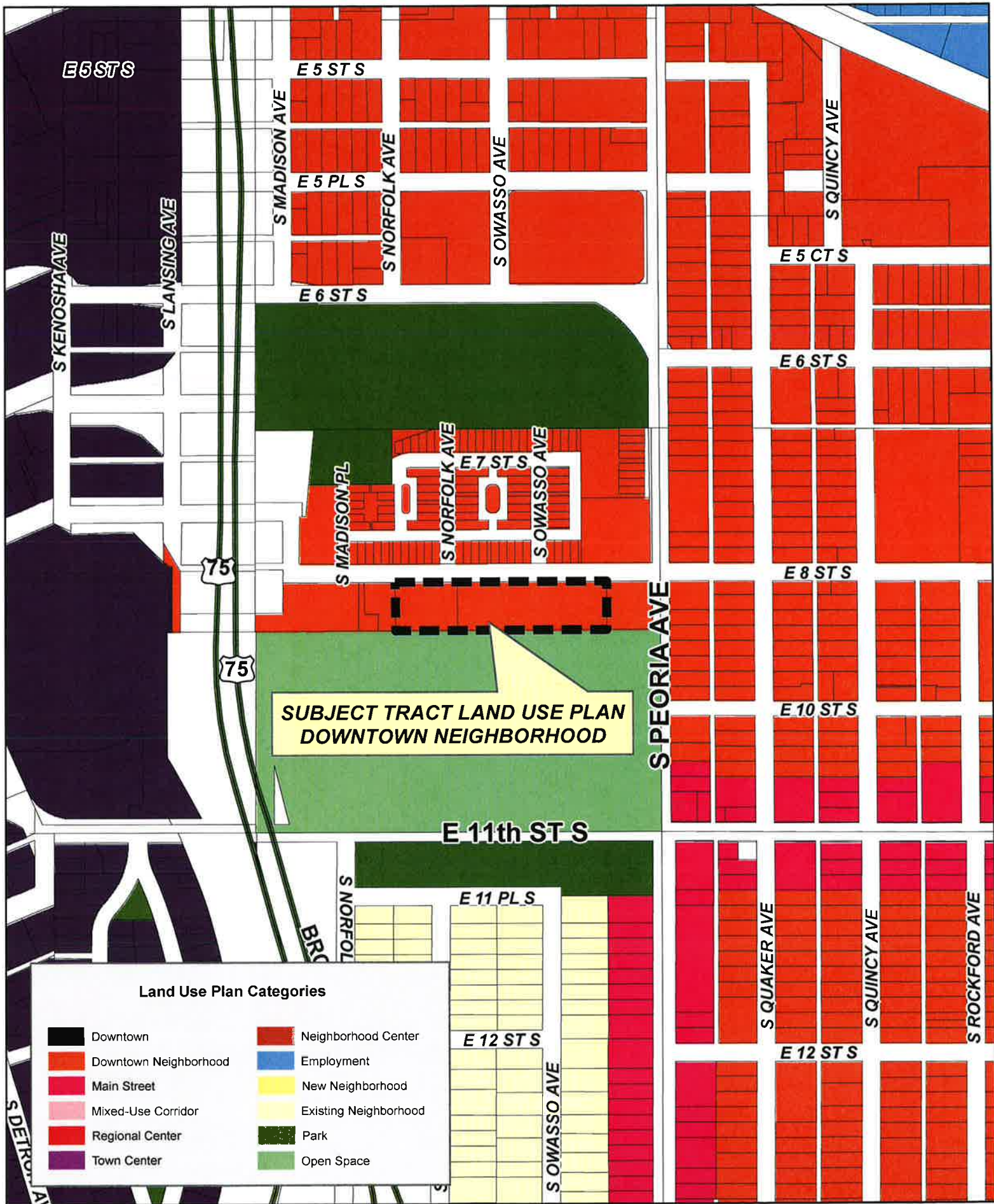
Z-7276

19-12 01

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

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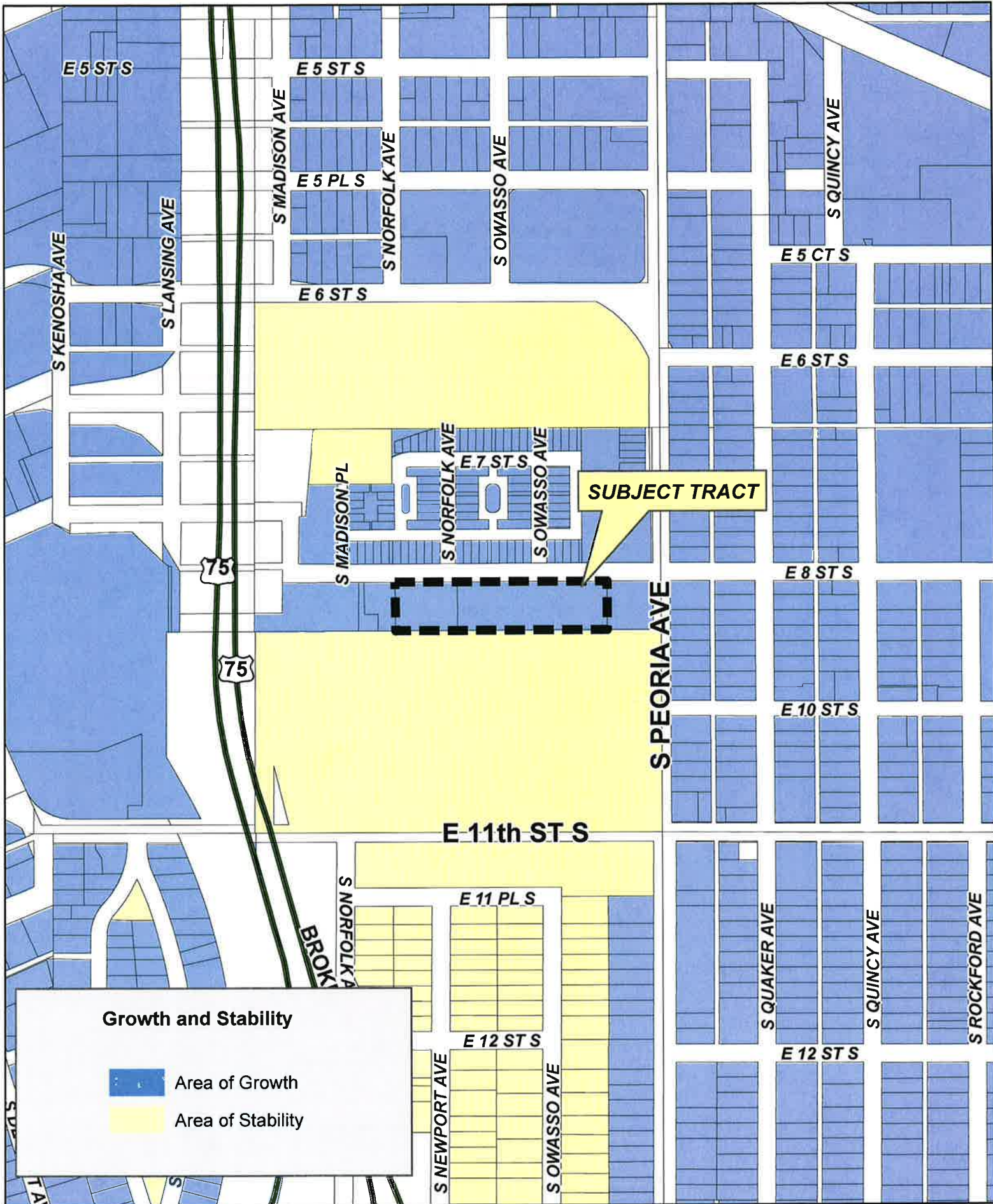


Z-7276

19-12 01

15.11





Z-7276

19-12 01

15.12



July 11, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Dear Chairman Covey:

I am writing to you in full support of the rezoning application (Z-7276) for the American Legion Post No. 1 that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their property to OL.

This American Legion is the oldest operating post in the United States – they are nearing their 100 year anniversary. Rezoning this property to OL is more consistent with the function of the American Legion.

I sincerely ask that you support this application and vote to approve it.

Best regards,



Joseph M. Westervelt

15.13

HILLCREST FEDERAL CREDIT UNION
1635 East 11th Street
Tulsa, Oklahoma 74120

July 11, 2014

Dwayne Wilkerson
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning Application Z-7276

Dear Dwayne,

American Legion Post No. 1 has submitted an application to rezone their property to OL (Z-7276). I am in complete support of this application, and am asking for your support as well.

This Post is nearing their 100 year anniversary, and is the oldest operating in the U.S. Changing their zoning designation to OL is more in line with the American Legion operations.

Please approve their application for rezoning to OL at the July 23rd hearing.

Linda Curtis, CEO
Hillcrest FCU

15.14



July 11, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Dear Chairman Covey:

I am writing to you in full support of the rezoning application (Z-7276) for the American Legion Post No. 1 that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their property to OL.

This American Legion is the oldest operating post in the United States - they are nearing their 100 year anniversary. Rezoning this property to OL is more consistent with the function of the American Legion.

I sincerely ask that you support this application and vote to approve it.

Best regards,

Michael T. Russell

15.15



The Center For Individuals
With Physical Challenges



TULSA

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Lori A. Long, MHR, CFRE
Executive Director

July 11, 2014

Dwayne Wilkerson
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning Application Z-7276

Dear Dwayne,

American Legion Post No. 1 has submitted an application to rezone their property to OL (Z-7276). I am in complete support of this application, and am asking for your support as well.

This Post is nearing their 100 year anniversary, and is the oldest operating in the U.S. Changing their zoning designation to OL is more in line with the American Legion operations.

Please approve their application for rezoning to OL at the July 23rd hearing.

Sincerely,

Lori A. Long, MHR, CFRE
Executive Director

15.14

738 S Norfolk Ave
Tulsa, OK 74120
Friday, July 11, 2014

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
% Susan Miller, INCOG
2, West 2nd St., Suite 800
Tulsa OK 74103

Dear Mr. Covey,

This letter is in regard to TMAPC cases Z-7274, Z-7275, and Z-7276. Case Z-7274 is for the property of the Indian Nation Health Center, case Z-7275 is the VFW, and case Z-7276 the American Legion Post Number 1. All of these properties are currently included in the Form Based Code area which has been established in the Pearl District. As residents of the Village at Central Park, we would like to express our opposition to these applications for a zoning change.

Form-based code (FBC) is designed to facilitate urban, pedestrian-friendly neighborhoods which allow for both business and residential property to co-exist. One reason we moved to the Village five years ago was because we saw this as an area of Tulsa which was ripe for redevelopment of this type.

It is our understanding that since the buildings in question were grandfathered in when the FBC was established in the Pearl, their owners are not required to make any changes to the buildings to make them meet that code unless they are planning some addition or external renovation. On the other hand, changing the zoning of the American Legion to OL or the Indian Nation Health and the VFW to CH would establish a path for these properties to be converted to uses which would impact our property value in a negative way. For example, one use permitted for OL, albeit by exception, is that of a mini-storage facility. Zoning of CH allows mini-storage facilities by right. FBC does not allow for mini-storage facilities.

We are particularly concerned by the request of the American Legion (Z-7276) since it is directly across 8th Street from our development. Although their building does not currently meet FBC, its grounds have recently been upgraded with new fencing and other amenities. The Legion has been a good neighbor to the Village and we would not like to see some other less desirable entity take its place.

We would appreciate your disapproval of this request.

Sincerely,



Marwin K. Kemp



Nantelle P. Kemp

15.17

July 12, 2014

Michael Covey, Chairman
Tulsa Metropolitan Planning Commission
% Susan Miller, INCOG
2 West 2nd Street
Tulsa, OK 74102

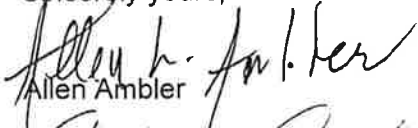

Dear Sir, and members of the TMAPC,

We are writing to oppose the proposed changes to zoning for the American Legion. This is case number 7276. We have a house directly across the street from of the American Legion at 1129 E. 8th Street. Although it is currently for sale, we are concerned about the affect the proposed zoning change may have on the value of our property and its desirability for potential owners. We were happy neighbors with the Legion, and they have been good neighbors to the Villages at Central Park. However, we do not see an advantage to changing the Form Based Code (FBC) zoning to OL Office Low Intensity. The Pearl District worked hard to initiate FBC for our area. These codes promote compatible, urban low density housing, more compact sustainable neighborhoods, and promote a pedestrian friendly community.

Changing the code in favor of the request seems to chip away at FBC that the neighborhood worked so hard to put in place. We understand there are two other cases that are also under consideration at this time. We also believe that the Legion's and other rezoning requests, if allowed, will set a precedent for more rezoning requests, thus creating zoning pockets within the FBC and thus reverse its purpose. We hope that the TMAPC will sustain FBC zoning; not let it be eroded away by patches of different zoning. The commission has been supportive of FBC in the past and we hope you will continue to sustain your support. The Villages has been an innovative, positive urban area where people have wanted to live. As cities across the United States re-urbanize, FBC is model zoning and Tulsa has been lucky to be in-step with other progressive cities who are recognizing its worth.

In summary, we are concerned that these zoning changes may potentially affect the long-term desirability of our neighborhood and the value and appeal of our home.

Sincerely yours,


Allen Ambler

Cathy Ambler

1129 E. 8th Street
Tulsa, OK 74120

15.18

July 13, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
In Care of: Ms. Susan Miller
INCOG
2 West Second St., Suite 800
Tulsa, Oklahoma 74103

Re: Zoning Change Requested by the American Legion, VFW and
Indian Nation Health Center

Dear Mr. Covey:

My husband and I are very concerned about the possibility of a zoning change from the current Form-based Code to Office Low Density Code in our area. We are seniors living in The Village at Central Park for the past twelve years. A change of this nature could open our area to uses detrimental to the value of our property. Additionally, this change could be the opposite of the walkability we are trying to achieve in The Pearl District.

Please do not approve this zoning change.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marshall & Jean Arp".

Marshall and Jean Arp
705 South Norfolk Ave.
Tulsa, OK 74120

918-582-2872

15.19



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July 14, 2014

Michael Covey, Chairman
TMAPC
Two West 2nd Street, Suite 800
Tulsa, OK 74103

Chairman Covey:

I am writing to you in full support of the rezoning application (Z-7276) for the American Legion Post No. 1 that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone their property to OL.

This American Legion is the oldest operating Post in the United States, and is nearing their 100-year anniversary. Rezoning this property to OL is more consistent with the business of the American Legion.

I sincerely ask that you support this application and vote to approve it.

If you have any questions or need additional information, please do not hesitate to contact me at 918-584-2651 x 202 or brookeh@nameplatesusa.com.

Best regards,

Brooke Hamilton
President

15.20

Julia A. Karlak, M.D.

David C. Martin, M.D.

Diplomats, American Board of Internal Medicine

1725 E 19th St. Suite 602

Tulsa, OK 74104

(918) 748-7677

July 14 - 14

Chairman Michael Carey,

Please do not Change Coding from
FBC to CH of

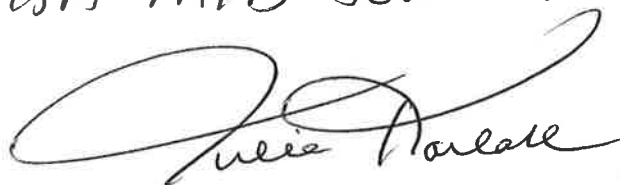
American Legion Building Z-7276

VFW Z-7275

Indian Nation Health Center

Z-7274

I am a local resident @ Villages at
Central Park. People like myself
will leave that area of the city if code Δ's
Tulsa wants our generation + socioeconomic
status dismantled. I am for a
vibrant TULSA mid-towns!



cc 15.21
smiller@incoy.org
D.Willerson@incoy.org




Mr. Joshua Walker
Tulsa Metropolitan Area Planning Commission
Williams Tower II
Two West 2nd Street, 800
Tulsa, OK 74103

Chairman Walker and Commissioners,

I am in support of American Legion Post # 1's application for rezoning (Z-7276). The American Legion is a valued member of our community and neighborhood. Please assist them by voting for approval of their application.

Regards,



Jason Wall
Johnson Body Shop
1701 East 7th Street
Tulsa, OK 74104

15.22

Miller, Susan

From: Musician Blue [musicianblue@earthlink.net]
Sent: Monday, July 14, 2014 2:20 PM
To: Miller, Susan
Cc: Wilkerson, Dwayne
Subject: Opposing zoning changes

Dear Ms. Miller - please convey the following to Mr. Michael Covey, Chairman of the Tulsa Metropolitan Area Planning Commission.

As a homeowner and resident of the Village at Central Park (6th and S. Peoria) since 2004, I strongly oppose the proposed zoning changes in cases Z-7274 (Indian Nation Health Center), Z-7275 (the VFW), and Z-7276 (the American Legion). I respect these institutions and appreciate their stability in this community. However, such new zoning allowances would cause an immediate, and potential, detriment to the neighborhoods in the area - resulting in property devaluation, loitering, and going against many of the favorable strides that we, as Tulsans, have made in this area of our city. Zoning is one of the few mechanisms that we have to avoid land uses that are incongruent with our larger city goals of cleaning up this part of Tulsa. Please use it, in this case, to guard and promote our tenuous community stability at 6th and Peoria.

Sincerely,

Melanie Davis
742 S. Norfolk Ave.
Tulsa, OK 74120

Miller, Susan

From: Julia Karlak [juliakarlak@me.com]
Sent: Monday, July 14, 2014 2:23 PM
To: Miller, Susan; Wilkerson, Dwayne
Cc: Nan Kemp; Jamie Jamieson Jamieson; Kathy Henry; David Martin
Subject: Code changes

Please do NOT change the zoning of:
VFW
AMERICAN LEGION
INDIAN NATION HEALTH CARE
from FBC TO CH.

I am a professional with good citizenship qualities and socioeconomic status. Moving out of the area bec of possible lifestyle changes will hinder the revitalizing of midtown. Tulsa is just beginning to be attractive to professionals like myself and tourists of the city and beyond.

Julia Karlak MD

Sent from my iPhone

hillcrest

HealthCare System

July 14, 2014

Dwayne Wilkerson
INCOG
2 West Second Street
Suite 800
Tulsa, OK 74103

RE: Rezoning Application Z-7276

Dear Dwayne,

American Legion Post No. 1 has submitted an application to rezone their property to OL (Z-7276). I am in complete support of this application, and am asking for your support as well.

This Post is nearing their 100 year anniversary, and is the oldest operating post in the country. Changing their zoning designation to OL is more in line with the American Legion operations.

Please approve their application for rezoning to OL at the July 23rd hearing.

Sincerely,



Kevin Gross
President & Chief Executive Officer
Hillcrest HealthCare System

15.25

Miller, Susan

From: Jan Jennings [jj20@cornell.edu]
Sent: Monday, July 14, 2014 11:24 AM
To: Miller, Susan
Cc: Wilkerson, Dwayne
Subject: American Legion Rezoning Request

Susan,

My husband and I moved 1,500 from our home in Ithaca, New York, expressly to buy a townhouse in The Village at Central Park. No other development like this exists in the United States. The Form Based Code is essential to the concept of the 6th Street Renovation Plan. There is no compelling reason why the American Legion wants to change their code status, and significant reasons why they should not.

Sincerely,

Jan Jennings
719 South Norfolk Ave
Tulsa, OK 74120

VILLAGE OWNERS
association

Date: July 14, 2014

To: Michael Covey, Chairman,
Tulsa Metropolitan Area Planning Commission
% Ms Susan Miller & Mr. Dwayne Wilkerson
INCOG
2, West Second St., Suite 800
Tulsa OK 74103

Board of Directors
Village 1 Owners Association (V1OA)
The Village at Central Park
8th and Peoria
Tulsa OK 74120

Re: TMAPC zoning case Z-7274 (IHCRC)
TMAPC zoning case Z-7275 (VFW)
TMAPC zoning case Z-7276 (American Legion)

We, the Board of Directors of The Village at Central Park homeowner's association (V1OA), stand in unanimous opposition to the above-referenced zoning cases currently before the TMAPC, and respectfully request that they be denied.

Each request asks that the property owner be allowed to develop to standards other than those allowed within the current Form Based Code (FBC) designation, in one case to Office Light Intensity and in two others, to Commercial High Intensity.

The Village at Central Park development pioneered the Form Based Code. The project developer, and our several dozen homeowners, invested tens of millions of dollars in this upscale, town home community. This investment transformed a once-blighted area into a proud, diverse and vital community. All this positive change was grounded on a common belief in the Form Based Code, and its ultimate goal of a pedestrian-oriented, humanly-scaled environment.

It is no exaggeration the development of The Village at Central Park seeded the resurgence of the Pearl District specifically, and of downtown Tulsa in general. A once run-down, drug-infested and economically

15.27

blighted district is today a vibrant, urbane community with a diverse population and an increasingly healthy economic base.

Concurrent with the Village development, the Family and Children's Services facility was expanded and upgraded at 8th and Peoria. Subsequently, the old, art deco Fire Alarm building, long abandoned by the City of Tulsa, became the new home of the American Lung Association after a \$5M restoration. Old Central Park was completely reconfigured as a major part of the area flood control system while becoming the 'Woodward Park' of the Pearl District. It is now one of the most photographed areas of the city. The antiquated 6th Street community center was razed and replaced by a handsome Central Park Community Center, one of the city's finest. The corner of 6th and Peoria has experienced a resurgence of restaurants, shops, small businesses and offices along its length. It has become a center of neighborhood gatherings and a haven of Tulsa University student activity. Even more revitalization is in the offing, all of it being accomplished under the Form Based Code.

The Village, and the Form Based Code experiment, has proven that quality housing and urban living within walking distance of downtown is both viable and appealing to a diverse range of homebuyers. Its success has underpinned a general citizens' confidence in Vision 2020, spawning the new BOK Center, the new Driller Stadium and the amazing re-development of the Brady District, from an abandoned and derelict backwater, into the most vital of urban centers, attracting businesses, entertainment, dining and an even broader range of residential living options. The city of Tulsa actually has a vibrant downtown now, and The Village at Central Park led the way.

Moreover, the Village itself was successful largely because it pioneered a new approach to shaping our neighborhoods and buildings, namely the Form Based Code. It enforced development and construction standards that encouraged human scale and livability be held at least as important as the automobile. Whereas downtown Tulsa today still suffers from a sea of parking lots at the same time it boasts a dearth of convenient, affordable parking, the Pearl District is an example of human communities and automobiles living in peaceful coexistence.

Absent the Village, and the Form Based Code, it is very likely the Pearl District would not exist today. The American Legion, the 6th street VFW and the Indian Nation Health Care Center would still be sitting midst a derelict, blighted area filled with drug dealers, abandoned homes and transients. Instead, they now reside among a vital, thriving community. While doing

little to inspire or even participate in this resurgence, in and of themselves, each is now the beneficiary of much-increased property values.

It seems incongruous and wrong-headed for these same property owners to now be allowed to opt out of the very Form Based Code that brought about this resurgence of urban living and increased property values. It is unthinkable that the City would now allow isolated islands of office, mini-storage units, subsidized multi-family housing and heavy commercial development, and their attendant seas of parking, to re-infest the area where the Form Based Code has so clearly succeeded.

The American Legion, the VFW and the Indian Health Care Resource Center are highly valued members of this community. We hope they remain so for many years to come. However, we see no possible expansion or renovation of their facilities or properties that could not be accommodated within the Form Based Code. If they have designs for uses other than the current ones, then this heavily-invested community deserves to know their intentions and why the Form Based Code need be abandoned in order to bring them about. This is especially true if their plans could adversely affect the Pearl District community and property values.

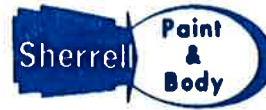
Therefore, we strenuously object to all three of these requests to opt out of the existing Form Based zoning designation. We respectfully request TMAPC reject these requests in order to preserve and protect the Form Based code that we consider to be nothing less than a covenant made with us by the City of Tulsa to maintain a standard of development that would insure both the quality of our community and the values of our properties.

Respectfully,

The Board of Directors
Village One Owners Association (VIOA)

Bob Workman, President
Nan Kemp, Secretary
Doug Campbell, Treasurer

15.29



"Making Friends Through Service"

SHERRELL PAINT & BODY

537 South Peoria
Tulsa, Oklahoma 74120
Phone: 918-582-3763
Fax: 918-582-4428

July 14, 2014

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Williams Tower 11
Two West 2nd Street, Suit 800
Tulsa OK 74103

Dear Chairman Covey:

I am writing to you in full support of re-zoning application (z-7276) for the American Legion Post No1 that will be before you at the July 23rd TMAPC meeting. They are seeking to re-zone there property to OL.

I ask that you support this application and vote to approve it.

This post is the oldest post in the U.S.A. It is going on there 100th year. I think OL is the proper zone for them.

Thank you

Vic Sherrell

15.30

1121 E. 8th St.
Tulsa, OK 74120
Monday, July 14, 2014

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
c/o Susan Miller, INCOG
2, West 2nd St., Suite 800
Tulsa, OK 74103

Dear Mr. Covey,

We are writing in regard to TMAPC cases Z-7274, the property of the Indian Nation Health Center; Z-7275, the VFW and Z-7276, The American Legion Post Number 1. The zoning for these properties is currently Form Based Code (FBC) which has been established in the Pearl District. We are residents of the Village at Central Park and have owned our home since 2002. We would like to express our opposition to each of these zoning changes.

The American Legion Post Number 1 is directly across from our house and it is our understanding that they may operate as they have even though their building does not comply with the Form Based Code since they have been grandfathered in when this section of the Pearl District became zoned FBC. We enjoy having them as neighbors but would have concern if the property were sold with an alternate zoning in place and an unknown owner who could build in a way that is not compatible with the redevelopment of the neighborhood. This would very likely adversely impact our property value.

We have the same concern about the other two properties that are requesting a zoning change. One of the major reasons that we invested in this part of town was because of the urban flavor of the neighborhood and the potential of the Pearl District. We have both been volunteers in this neighborhood for many years and have seen much improvement since we moved here. The Form Based Code in this area is compatible with the Comprehensive Plan of Tulsa and changing this would be a major step backwards.

This neighborhood has suffered for thirty plus years saddled with a suburban zoning code. Prior to the implementation of the Form Based Code, the few businesses to participate in the renaissance of this neighborhood required waivers and exceptions to the code before they could open. Many of those businesses anticipated the Form Based Code and other businesses have since opened, encouraged by the Form Based Code. Please accept our urging that the TMAPC will not commence another thirty years of under utilized urban land capital. We respectfully ask that you disapprove these requests.

Sincerely,

Michael P. O'Neil

Victoria Ann Pace-O'Neil

15.31

Miller, Susan

From: Bill Glossen [glossenb@gmail.com]
Sent: Tuesday, July 15, 2014 3:09 PM
To: Miller, Susan
Cc: Wilkerson, Dwayne
Subject: Zoning change request by the American Legion, VFW, and Indian Nation Health Center

Michael Covey, Chairman,
Tulsa Metropolitan Area Planning Commission
% Ms Susan Miller,
INCOG
2, West Second St., Suite 800
Tulsa OK 74103

Dear Mr. Covey,

As residents of The Village, we believe that these zoning requests are not in the best interest of the Village.
Therefore, we'd like to voice our opposition to these zoning changes.

Especially in regard to the American Legion, such a change would open up possible uses of the site either by right or by exception that would be detrimental to the Village.

Thank you for your consideration.

Sincerely,

Bill & Dawn Glossen
718 S. Owasso Ave
glossenb@gmail.com
405-996-6903



Carson-Wilson-Rigney-Forrester-Shoemaker
American Legion Post 1
"The Oldest Post in America"

July 15, 2014

James D. Baker
Commander

Rick Alfaro
Past Commander

John Irby
1st Vice Commander

Vanessa Shackelford
2nd Vice Commander

Bob Nixon
3rd Vice Commander

Laurie Nidiffer
Adjutant

Vanessa Shackelford
Finance Officer

Gloria Davis
Sergeant-at-Arms

Joe Nosak
Chaplain

Executive Board

Gordon Folsom
Jim Wills
Ralph Brown
John Ward
Leon Grable
Joe Reynolds

Mr. Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission
Two West 2nd Street, Suite 800
Tulsa, OK 74103-4236

Re: Case number: Z-7276, American Legion Post No. 1 zoning application

Dear Chairman Covey and Commissioners:

I am writing as Judge Advocate and member of American Legion, Carson-Wilson-Rigney-Forrester-Shoemaker, Post 1 ("American Legion Post 1"), located at 1120 East 8th Street here in Tulsa. On June 12, 2014, American Legion Post No. 1 filed an application to change the zoning of its property from the Pearl District FBC back to the previous OL zoning. Post No. 1's present and proposed use would be Use Unit 2. Many of you will recall that the American Legion was and is in the "pilot area" for the Pearl District rezoning effort.

Chartered by Congress in 1919, The American Legion is a nonprofit, community service veterans' organization with nearly three million members worldwide from veterans of any conflict from World War I to the present. Tulsa's Post 1 is the oldest American Legion Post in America and has roughly 1,600 members, including our Tulsa units of the Sons of the American Legion and the American Legion Auxiliary. Our members and supporters are spread over a large area of Tulsa and surrounding communities.

From the beginning of the Pearl District zoning discussions, we questioned why our Post property, which has been in place and in use for more than three generations, was being included in the "pilot" zoning area. As we explained in public information meetings, meetings of your Commission and meetings of the Tulsa City Council, American Legion Post 1 is a unique property with one unique, important and unchanging mission; to serve American war veterans and their families.

Our property has been built and updated over the decades to facilitate and support our mission. Our building is a large, one-story structure. Many of our veteran members and their families are slightly or greatly disabled and would not be well served by the type of multiple story facility contemplated and required by the Pearl District FBC.

/ 5.33



Carson -Wilson -Rigney -Forrester - Shoemaker
American Legion Post 1
"The Oldest Post in America"

We have and utilize a very large parking lot to accommodate our veteran members from throughout the Tulsa area and Legion visitors from across the state of Oklahoma. Our members and guests depend on ample parking and easy building access.

While the current Pearl District FBC requires new structures which are no doubt lovely and "pedestrian friendly", they are neither friendly nor suitable for the mission and use of American Legion Post 1. That is why we believe our prior and requested zoning and use unit are appropriate and necessary.

When it became clear that American Legion Post 1 and its neighbors, The American Lung Association, the original Family & Childrens Services building and the Oak Lawn Cemetery would not be "carved out" of the Pearl District pilot area, we shifted our efforts to seeking a provision in the code that would not require compliance with the new FBC in the event of rebuilding due to a casualty loss. While we are grateful for those changes to the code, we still believe we are incorrectly and inappropriately included in the Pearl District FBC.

We now believe that the only way to appropriately zone American Legion Post 1 for our decades old mission and our future service to our veteran members and supporters is to seek a return to the OL zoning which applied to the American Legion for so many years.

We are convinced that the FBC is far too restrictive and, for American Legion Post 1, is unnecessary, inappropriate and damaging to our decades-long service to veterans and their families.

We respectfully ask this Commission to rezone the American Legion Post 1 property as OL with a Use Unit 2.

If you or your staff, have questions about American Legion Post 1's positions in this matter, please contact the undersigned at (918) 591-5316, (918) 694-9316 or sddodd@dsda.com.

Sincerely,

Doug Dodd
Judge Advocate

EXHIBIT "A"

Carson – Wilson – Rigney – Forrester - Shoemaker Post 1, The American Legion

Lots 7 through 24, and the Vacated alley adjacent on the South and the East Twenty (20) feet of the Vacated Alley adjacent on the West of Lot 24, Block 5, Oaklawn Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

And

Lots 1 through 3, less the West 7.5 feet of Lot 3, and the Vacated alley adjacent on the South and the West twenty (20) feet of the Vacated alley adjacent on the East of Lot 1, Block 4, Oaklawn Addition, an addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof.

15.35

Max Tankersley
1312 East 26th Street
Tulsa, OK 74114

July 16, 2014

Ms. Barbara Huntsinger
TMAPC

Ms. Huntsinger:

I am in support of the proposed zoning change for the IHCRC and American Legion. Both entities are important to the Pearl District. The IHCRC has long-range development plans in conjunction with this zoning change. The current Form Based Code is creating a burden on their development. For the American Legion it is difficult to make substantial improvements to their property under the Form Based Code. Like the VFW Post the IHCRC and the American Legion had limited input in changing of its previous zoning to the Form Base Code. I believe their request to restore the zoning is reasonable and should be granted.

Sincerely,



Max Tankersley

15.34

Kathleen M. Henry
754 South Norfolk Ave,
Tulsa, Oklahoma 74120
kathymhenry@mac.com

Michael Covey, Chairman
Tulsa Metropolitan Planning Commission
c/o Ms. Susan Miller
INCOG
2 West Second St., Suite 800
Tulsa OK 74103

Dear Sir,

As a resident & property owner in The Village at Central Park, just across the street, I urge you to **reject Zoning case 7276**, of the American Legion's proposed re-zoning of the above property from the Form Based Code to Office Low Density. I also urge you to **reject cases 7274 and 7275** for the VFW and Indian Health Center.

I am **strongly opposed** to any move to rezone this part of our Pearl District to anything other than the current form based code. The American Legion and VFW buildings, as they are, are fine. They were there before us. However, if either want to sell their property and have some developer (who does not understand the FBC and our neighborhood) come in and build set back office building(s) or other buildings not compatible with our walkable, urban neighborhood, then those new buyers/developers can educate themselves about what is happening all over the U.S. in **hundreds** of cities with FBC and adapt. They can act like good neighbors and **work with their neighbors by using the Form Based Code**, instead of thumbing their noses at us.

Would the TMAPC **please** respect local property owners/residents and neighbors when making your decisions and reject this? We are an **urban neighborhood**. We are not like the rest of Tulsa. We at the Village want the Form Based Code in our neighborhood. Also, please be reminded that just in June, another property owner was approved by the TMAPC to **join** the Form Based Code area.

I am out of the country so I will not be able to appear in person. I request that this be read at each of the hearings as input from a neighboring property owner/resident. Please **reject** these three applications. Thank you.

Best regards,

Kathleen M. Henry

15.37



Michael Covey, Chairman,
Tulsa Metropolitan Planning Commission
% Ms Susan Miller,
INCOG
2, West Second St., Suite 800
Tulsa OK 74103

July 16, 2014

Dear Mr Covey,

Zoning Cases 7274, 7275 and 7276

I write concerning the above three re-zoning applications and ask that you reject all three. Taking them in turn:

Case 7276

Please reject the application to re-zone the American Legion from form-based code to Office Low Density.

My company owns ten lots immediately opposite the subject location. My family and I live 100 yards from the Legion.

The subject site is a 2-acre sliver of land between our lots and Oaklawn Cemetery, and is currently designated as 'townhouse/small apartment' within the form-based code. Our properties have the same classification, and so does every home at The Village At Central Park.

The American Legion is grand-fathered into the form-based code, and we are proud to have the Legion as our neighbor.

There is however no Plan-based reason to change its zoning from form-based code to 'Office Low Intensity'.

Nor does the Legion in its present form benefit from such a change. To the contrary, in fact.

If the Legion were to sell out - which seems the only plausible purpose for this proposed zoning change - the 'Office Low Density' classification would allow incompatible, non-urban, lower-density housing formats. Such a designation would damage the potential for creating the more compact, sustainable neighborhood for which the Pearl District Association has fought for over a decade, alongside the City of Tulsa, and whose purposes are enshrined in the 6th St. Plan. It would also be likely to reduce the financial value of the site for the Legion, since it would be

subject to parking requirements that do not apply to the form-based code, and the site's productivity would be sharply lower.

If the intention on the other hand is to develop a set of offices on the site then this would be equally inappropriate, since it would involve expanses of parking and suburban setbacks that are completely at variance from the urban, residential feel of the existing neighborhood, intended by the form-based code.

Given that 8th St. dead-ends at its west end, there is no reason to turn the Legion's site into an office complex, which would be much more appropriate on an arterial where access is easier and the site more visible.

If the Legion intends to do nothing at all, then there is no need to change the zoning at all: it is grand-fathered in - even if disaster struck and it needed to be re-built, as is!

This application flies in the face of the Comprehensive Plan, the City's Zoning Update and the City's form-based code which - contrary to the opinion of a militant minority of opponents - is much better suited to the city's future sustainability and viability than conventional zoning. 500 communities across the USA have figured this out and have adopted a 'form' based code. That number continues to grow.

The 6th St. Plan was recently partially amended (to its detriment and against the will of the Pearl District Association), but no amendment was made to the area that includes the American Legion. There is thus no Plan-based excuse for amending the zoning from the form-based code, to which it was changed only a couple of years ago to fulfill the 6th. St. Plan's intent.

The American Legion has not contacted its neighbors to explain its purposes, which is why I develop the above hypotheses.

I hope the TMAPC agrees with me that to change zoning willy-nilly, for reasons that are not grounded in the purposes of the Comprehensive Plan, then neither property owners nor developers would be able to rely on the City of Tulsa to play a responsible, predictable, role in land use administration. Tulsa should not risk becoming known as a wild west of erratic, ad hoc zoning code changes designed to suit the agendas of individual property owners.

The 6th St. Plan and the Comprehensive plan call for greater densities, more walkable neighborhoods and for transit-oriented development. The subject site is adjacent to Peoria Avenue, one of the busiest mass transit corridors in the city and due to benefit from Tulsa's first Bus Rapid Transit route, for which tax-payers recently approved the expenditure of \$15 millions.

I am pleased to say that our own property is subject to the form-based code, and the continued inclusion of the American Legion within the same Code helps to boost the viability of the surrounding businesses and homes in the neighborhood.

(As an aside I know of at least more four Pearl property owners who are interested in joining the form-based code. The first application to do so was approved by the TMAPC in June. Some potential applicants face a financial hurdle in joining the new Code, which they would not have faced had the FBC been applied to the rest of the Pearl District as originally intended by the City, INCOG and by the Pearl District Association.)

Cases 7274 and 7275

I note that the application 7276 was submitted on the same day as two other applications for re-zonings out of the form-based code which I also urge you to reject: cases 7274 and 7275.

This coincidence makes me wonder if these three applications amount to little more than a frivolous attempt to dis-credit the form-based code. If so, the rhetoric is at the expense of the VFW, since the VFW already substantially conforms to the form-based code and presently has no minimum parking requirement. A change to CH zoning would *create* a parking requirement burden. The VFW would become a legal, non-conforming property. The VFW risks becoming even more dependent on the IHCRC's neighborly goodwill, and the absence of parking with CH zoning would become more of a challenge if it wanted to sell the property on the open market.

As important, I draw your attention also to the possible negative effect of applications 7264 and 7265 on the viability of City's long-standing application for federal funding for the West Pearl detention pond, a matter of public safety on which the Pearl District Association has worked closely with City engineers, planners and designers since 2001 - a project on which the IHCRC was represented throughout. The TMAPC should *not* be changing zoning in the vicinity of the pond at such a crucial time and without an extremely good reason - especially if the zoning change purposes are not even grounded in the policies of the city's Comprehensive Plan, nor in the intentions expressed by the City in its own application for federal funding. To do so would be little short of reckless.

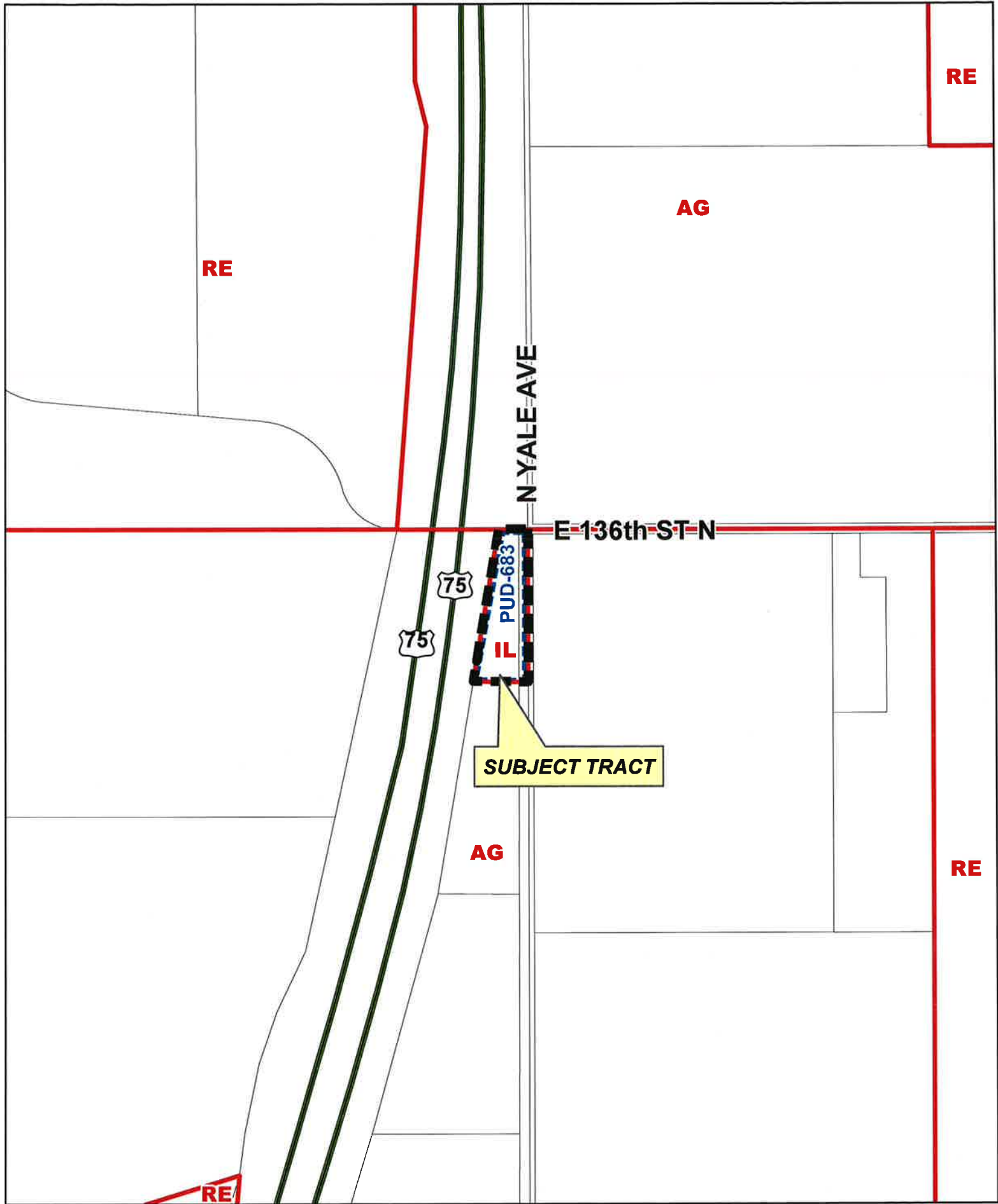
I urge you to reject all three of these inappropriate and potentially injurious applications, nos. 7274, 7275 and 7276.

Respectfully,

A handwritten signature in black ink, appearing to read "Jamie Jamieson". The signature is fluid and cursive, with the first name "Jamie" and last name "Jamieson" clearly distinguishable.

Jamie Jamieson

Managing Partner, The Village At Central Park, LLC



PUD-683-A Abandonment

22-13 33

16.1



Huntsinger, Barbara

Subject: FW: PUD 683-A

From: Andrew Shank [<mailto:AShank@ellerdetrich.com>]

Sent: Wednesday, July 16, 2014 9:37 AM

To: Wilkerson, Dwayne

Subject: RE: PUD 683-A

Dwayne:

Let's continue this matter to the August 6, 2014 TMAPC meeting in order to give us time to work out solutions to your comments below.

Best,

AAS

Andrew A. Shank

Eller&Detrich

2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533

(918) 392-9414 direct line

(866) 547-8900 toll free

(918) 392-9415 e-fax

ashank@EllerDetrich.com

 www.EllerDetrich.com

From: Wilkerson, Dwayne [<mailto:DWilkerson@incog.org>]

Sent: Wednesday, July 16, 2014 9:33 AM

To: Andrew Shank

Subject: PUD 683-A

Mr. Shank,

As part of the PUD abandonment process we will require a plat waiver. During that process we will require the 50 foot street right of way along North Yale that was never dedicated.

Please note that many of the requirements of the PUD including landscaping have not been properly maintained. I am now concerned that the original PUD standards that should have been installed were never done properly.

Also please verify that gravel parking is allowed in this PUD or the underlying zoning in Tulsa County. Section 1340.D of the Tulsa County code requires all "unenclosed off-street parking areas shall be surfaced with an all-weather material" Gravel is not typically an all weather surface there is nothing in the PUD that relieves that requirement.

Before we abandon the PUD it is my belief that the original standards should be re-established including but not limited to street right of way dedication, pavement, and landscape installation.

With your authorization I will continue the hearing to the August 6th meeting for further discussion.

Respectfully,

INCOG



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-813

Hearing Date: July 23, 2014

Case Report Prepared by:

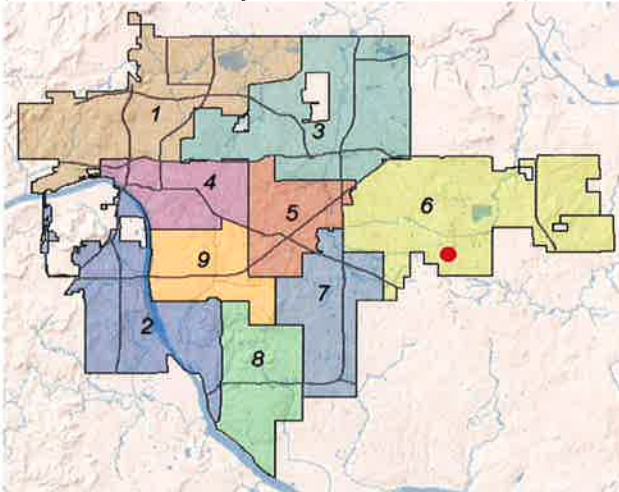
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Roy D. Johnsen

Property Owner: Steve Brown

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: One dwelling

Proposed Use: Single-family dwellings

Concept summary: Reconsider PUD-813 to allow larger paved surface in the front yard increase building height and permit rear access to garage on cul-de-sac / double frontage lots.

Tract Size: 40± acres

Location: West of southwest corner E. 41st St. South and S. 177th E. Ave.

Zoning:

Existing Zoning: RS-4

Proposed Zoning: RS-4/ PUD-813

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Growth

Staff Recommendation:

Staff recommends **approval for PUD 813** however the conceptual plan included is not completely consistent with the Tulsa Comprehensive Plan for a fully connected neighborhood with limited cul-de-sac development.

Staff Data:

TRS: 9426

CZM: 50

Atlas: 0

City Council District: 6

Councilor Name: Skip Steele

County Commission District: 1

Commissioner Name: John Smaligo

17.1

SECTION I: PUD- 813

APPLICANTS DEVELOPMENT CONCEPT:

Sunset Hills II comprises approximately 40 acres of land located approximately one fourth of a mile east of the southeast corner of East. 41st Street South at South 161st East Avenue in the City of Tulsa, Oklahoma and is described within Exhibit F and hereinafter referred to as the "Site". The Site is zoned RS-4, Residential Single Family District.

Property to the north and west of the Site is generally rural in nature and zoned AG, Agriculture District. The east boundary of the Site is abutted by the Sunset Hills single-family subdivision which is zoned RS-4 and Planned Unit Development 793. Sunset Hills (PUD 793) phase I is currently under construction.

The Site was originally planned for development as a small lot single family residential subdivision, but in response to market demand the developer now plans to configure larger lots than lots permitted within the existing RS-4 zoning and it should be noted that the proposed lots are also larger than the minimum permitted lots within a RS-3 zoning district. Residences are planned for a maximum height of 40 feet which permits higher ceilings and pitched roofs and are planned to include 3 car garages.

The Planned Unit Development is submitted to permit a driveway of sufficient width to access a 3-car garage which results in paving within the required front yard that exceeds the limitation of Section 1303D. of the Tulsa Zoning Code and to permit the increased height of the residences from 35 feet to 40 feet and to permit rear access to the garage for any lots within a cul-de-sac that have street frontage at the front and rear yards.

No rear yard access will be allowed from East 41st Street South.

Sunset Hills phase I (PUD 793) is being developed by a related entity and it is anticipated that the Sunset Hills II residents will have access to the planned recreational facilities which will be located adjacent to the east boundary of Sunset Hills II.

EXHIBITS:

- INCOG Case map

- INCOG Aerial

- Tulsa Comprehensive Plan Land Use Map

- Tulsa Comprehensive Plan Areas of Stability and Growth Map

- Applicant Exhibits:

 - Exhibit A: Conceptual Site Plan

 - Exhibit B: Conceptual Site Plan with Aerial and Sunset Hills Phase I

 - Exhibit C: Existing Amenities to serve Sunset Hills Phase II

 - Exhibit D: Existing Topography and Aerial

 - Exhibit E: Front Yard Summary illustrating 550 square feet of paving surface.

PUD 813 DEVELOPMENT STANDARDS:

Development Area A- Single Family Lots

Permitted Uses	Single family residences and customary accessory uses
Minimum Lot Width:	65 feet
Maximum Area of Off-Street Parking allowed in a required Front Yard	700 square feet.
Maximum Height of Dwelling:	40 feet
Other Bulk and Area Requirements:	As set forth within an RS-4 District
Screening along East 41 st	Match wall or fence construction standards in PUD 793 and provide reserve area on plat for homeowners association maintenance of wall along East 41 st Street South.
Open Space and Common Areas:	Reserve areas will also be provided for open space, recreation, and storm water detention. All reserve areas will be shown on the face of the Plat and maintained by a homeowners association.

VEHICULAR ACCESS AND CIRCULATION:

Stub streets will be provided to connect with the existing stubs east of the site and anticipated future connections south and west.

PEDESTRIAN ACCESS:

The Developer shall construct sidewalks in the 41st Street Right of way and in any street right of way adjacent to reserve areas prior to completion of the Infrastructure Development Plan construction process. No building permit for residential construction will be released until sidewalks are constructed in those areas.

PLATTING REQUIREMENT:

A Subdivision Plat must be filed at the Tulsa County Courthouse prior to release of a residential building permit.

EXPECTED SCHEDULE OF DEVELOPMENT:

The project is expected to begin as soon as plans and zoning are completed. Expected construction for the infrastructure will be less than one year after the project is released from City Engineering.

DETAILED STAFF RECOMMENDATION:

Staff Comment: PUD-813 was originally considered at the June 4th, 2014 Planning Commission. Prior to the City Council meeting the applicant requested a reconsideration of the PUD. The reconsideration changes the allowable impervious area for parking in the front yard from 550 square feet to 700 square feet. All the remaining development standards that were recommended for approval at the June 4th meeting stayed the same.

PUD 813 is consistent with the PUD chapter of the Zoning Code, and;

The PUD is consistent with the vision outlined in the Land Use Plan and Area of Growth map in the Comprehensive Plan, and;

This project is consistent with the anticipated growth pattern of the area, and;

The staff recommendation is not an endorsement of the conceptual plan provided, therefore

Staff recommends approval of PUD-813 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is one of the primary Single Family Residential opportunities available for development in Tulsa. The water and sewer systems are available to the site however most of the arterial street infrastructure is still two lane unimproved streets. Continued suburban style development in this area will add pressure to the City of Tulsa to provide additional vehicular street capacity. The Comprehensive Plan clearly defines future street construction in this area to be a multimodal including bike lanes, bus and pedestrian access. It may be years before this street system is completed to the standards defined in the Comprehensive Plan.

The internal street system is provided throughout the subdivision in a system of cul-de-sac's which creates vehicular circulation patterns that are unnecessarily complex on this site. The street system provides little incentive to encourage bicycle or pedestrian circulation alternatives.

The internal street system on the conceptual plan is not consistent with the interconnected street system contemplated in the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

17.4

Areas of Stability and Growth map designation: Area of Growth

The purpose of an Area 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 in 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.

Transportation Vision:

Major Street and Highway Plan: East 41st is a Secondary Arterial Street with a Multimodal overlay.

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.

Trail System Master Plan Considerations:

A private trail system and sidewalks along all public streets are an important part of this plan however there are no trail system considerations at this location. The major street and highway plan recognizes that East 41st Street South may have bicycle lanes.

Pedestrian Connection Systems:

The abundance of cul-de-sacs illustrated on the conceptual plan is not consistent with the comprehensive plan.

17.5

During the plat process the developer shall provide pedestrian access to encourage pedestrian connections to the trail system and green space adjacent to the east boundary of this PUD.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The south portion of this site is near a significant floodplain. As a result a large scale single family development is not likely. One stub street to the south has been provided in anticipation of a small future single family residential development. There are no significant terrain concerns for this proposed development.

Site Analysis: The subject property is approximately 40+ acres in size and is located west of southwest corner E. 41st St. and S. 177th E. Ave. The property appears to be mostly vacant and is zoned RS-4.

Surrounding Properties: The subject tract is abutted on the east by Sunset Hills I , zoned RS-4/PUD 793; on the north by vacant land, zoned AG; on the south by vacant land, zoned AG; and on the west by vacant land, zoned AG.

STREETS:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 41 st Street	Secondary Arterial with multi modal overlay	100 feet	2

UTILITIES:

The subject tract has municipal water and sewer available.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 21690 dated December 20, 2007, established zoning for the subject property.

Subject Property:

Z-7075 December 2007: All concurred in approval of a request for rezoning a 122+ acre tract of land from AG to RS-3 on the east 80+ acres and RS-4 on the northwest 40 acres, on property located west of the southwest corner of East 41st Street and South 177th East Avenue and a part is the subject property.

Surrounding Property:

PUD-793 August 2012: All concurred in approval of a proposed Planned Unit Development on a 82+ acre tract of land for single-family residential use, on property located west of southwest of East 41st Street and South 177th East Avenue and abutting east of subject property.

17.4

PUD-779 November 2010: All concurred in approval of a proposed Planned Unit Development on a 57± acre tract of land for residential development, on property located south of southwest corner of East 41st Street South and South 177th East Avenue.

Z-7156 August 2010: All concurred in approval of a request for rezoning an 82± acre tract of land from RS-3 to RS-4 on property located West of southwest of East 41st Street and South 177th East Avenue and is abutting east of the subject property.

Z-7048 March 2007: All concurred in approval of a request for rezoning a 46.7± acre tract of land from AG to RS-4 for single-family development on property located south of southwest corner of East 41st Street South and South 177th East Avenue.

Z-7028 August 2006: All concurred in approval of a request to rezone a 10+ acre tract from AG to RS-3 on property located south of southwest corner of East 41st Street and South 177th East Avenue.

Z-6911 September 2003: All concurred in approval of a request to rezone a 160± acre tract of land from AG to RS-3 for single-family development, located east of the northeast corner of East 51st Street South and South 161 East Avenue.

RS-3

RM-0

AG

AG

E 41st ST S

PUD-813

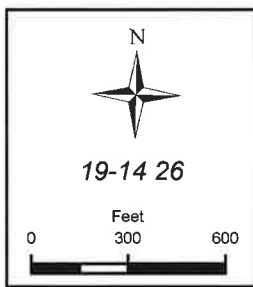
AG

RS-4

PUD-793

AG

AG



E 43 ST
E 43 PL
E 44 ST
44th ST S
E 44 PL
S 174 E AVE
S 45 ST
PUD-779
E 45 PL

A-R-3

PUD-94

RS-3

S 162 E AVE
E 47 ST S
E 47 PL S
S 165 E
S 166 E PL
S 167 E AVE
S 167 E PL
S 168 E AVE
E 48 ST S
E 48 PL S
S 165 E AVE
S 166 E AVE
S 167 E AVE
S 168 E AVE
S 169 E AVE
E 46 ST S
E 47 ST S
S 170 E AVE
S 172 E AVE
S 173 E AVE
S 174 E AVE
E 46 ST S
E 48 ST S
TS

17.8



PUD-813

E 41st ST S

E 43 ST

E 43 PL

E 44 ST

44 ST S

44 PL

S 174 EAVE

S 174 ST

E 45 PL



19-14 26

Feet
0 300 600

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

S 165 E

E 47 ST S

S 166 E PL

S 167 EAVE

S 167 E PL

S 168 EAVE

E 46 ST S

E 47 ST S

S 172 EAVE

S 173 EAVE

S 174 EAVE

S 166 EAVE

S 165 EAVE

E 48 ST S

S 169 EAVE

S 170 EAVE

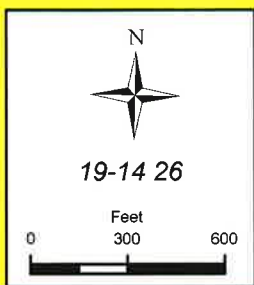
E 48 ST S

17.9

8 ST S

**PUD-813 LAND USE PLAN
NEW NEIGHBORHOOD**

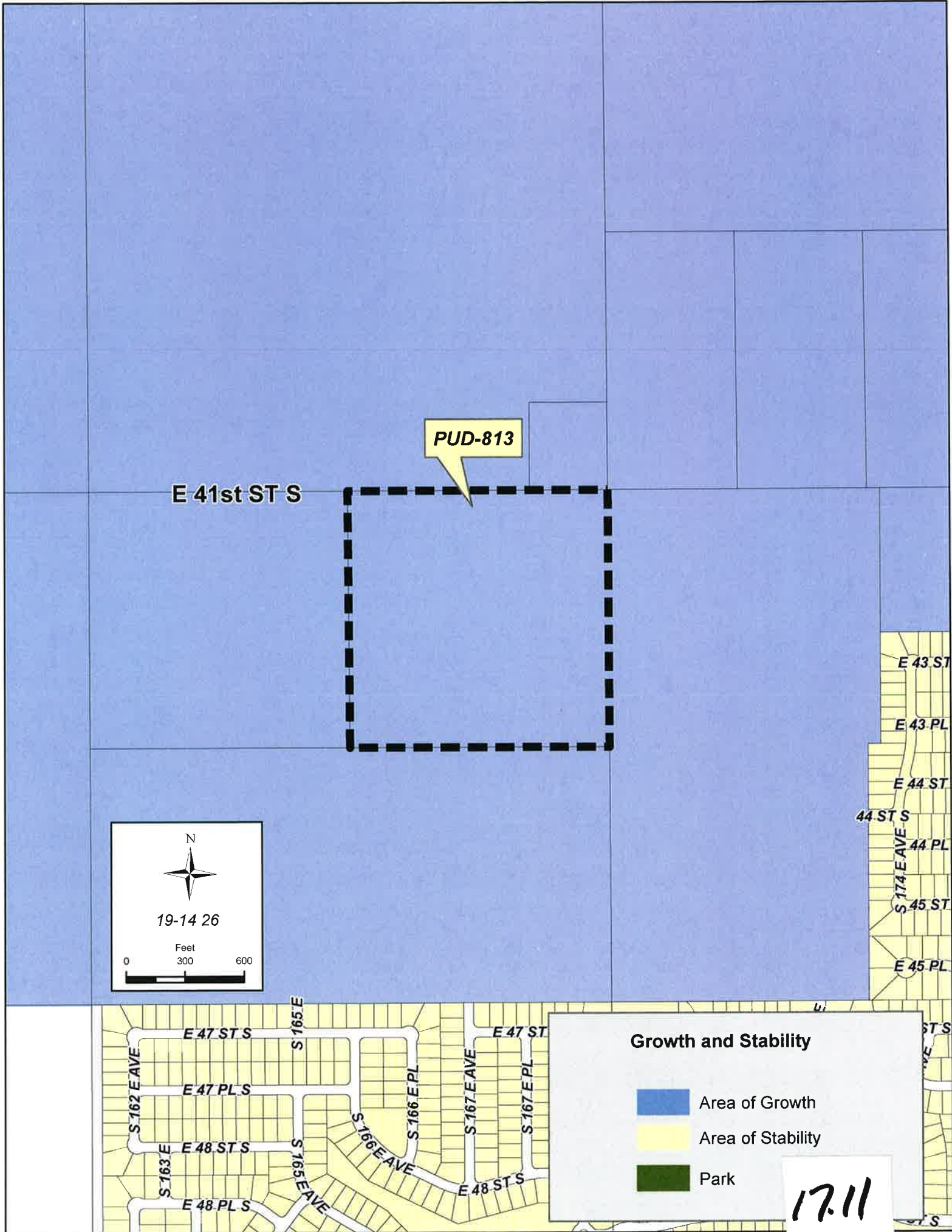
E 41st ST S

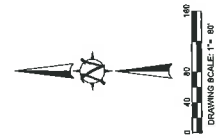


Land Use Plan Categories

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

17.10





OWNER/DEVELOPER
SUNSET HILLS DEVELOPMENT, LLC
 2608 WEST KENOSHA #235
 BROOKFIELD, WI 53005
 PHONE: 815.514.4253
 FAX: 815.514.4298

ENGINEER
AAB ENGINEERING, LLC
 PO BOX 739
 SAND SPRING, OK 74063
 PHONE: 918.514.4253
 FAX: 918.514.4298

Conceptual Site Plan for Sunset Hills II

EAST 41ST STREET SOUTH



SUBDIVISION STATISTICS	
BLOCK 1	1.11 ACRES - 14 LOTS
BLOCK 2	5.88 ACRES - 29 LOTS
BLOCK 3	1.11 ACRES - 14 LOTS
BLOCK 4	2.22 ACRES - 14 LOTS
BLOCK 5	1.11 ACRES - 14 LOTS
BLOCK 6	1.11 ACRES - 14 LOTS
BLOCK 7	5.11 ACRES - 26 LOTS
BLOCK 8	1.11 ACRES - 14 LOTS
RESERVE AREA	1.11 ACRES
STREET R.O.W.	8.88 ACRES
TOTAL	30.86 ACRES - 133 LOTS



Exhibit "A"

AAB Engineering, LLC
Engineering • Land Planning
 PO Box 2188 Sand Springs, OK 74063
 OKLAHOMA REG. NO. 1000000000000000
 OKLA. (918) 514-4253 FAX: (918) 514-4298



17.12

Conceptual Site Plan With Aerial
for

Sunset Hills II

OWNER/DEVELOPER
SUNSET HILLS DEVELOPMENT, LLC
1000 N. W. 10TH AVE.
BROOKER ARROW, OK 74012
PHONE: 918.451.8144
MR. STEVE BROWN

ENGINEER
AAB ENGINEERING, LLC
PO BOX 270
SAND SPRINGS, OK 74083
PHONE: 918.614.4283
FAX: 918.614.4286

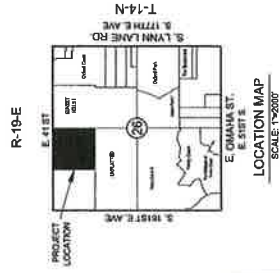
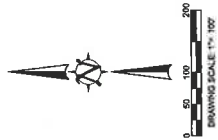


Exhibit "B"

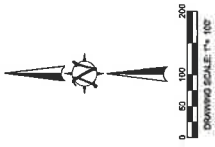
AAB Engineering, LLC
AAB
Engineering • Land Planning
PO Box 270 Sand Springs, OK 74083
OK 74083-0270
Office: 918.614.4283 Fax: 918.614.4286



17.13

Existing Amenities
to Serve

Sunset Hills II



OWNER/DEVELOPER
SUNSET HILLS DEVELOPMENT, LLC
2608 WEST KENOSHA
BROKEN ARROW, OK 74012
PHONE: 918.451.8144
WWW.SUNSETHILLS.COM

ENGINEER
AAB ENGINEERING LLC
PO BOX 2138
SAND SPRING, OK 74063
PHONE: 918.514.4283
FAX: 918.514.4288



EAST 41ST STREET SOUTH

SUNSET HILLS II

AAB Engineering, LLC
Engineering & Land Planning
PO Box 2138 Sand Springs, OK 74063
OK GAM0318 Exp. June 30, 2018
Office: (918) 514-4283 Fax: (918) 514-4288



17.14

R-19-E



LOCATION MAP
SCALE: 1"=200'

Exhibit "C"

R-19-E

Existing Topography and Aerial
for

Sunset Hills II

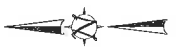


Exhibit "D"

AAB Engineering, LLC



Engineering & Land Planning
PO Box 2100 Sand Springs, OK 74063
Phone: (918) 514-4283 Fax: (918) 514-4283



GRAPHIC SCALE: 1"=80'

OWNER/DEVELOPER
SUNSET HILLS DEVELOPMENT, LLC

1400 S. LYNN LAKE RD.
PO BOX 4283
BROKEN ARROW, OK 74023
PHONE: 516 612 1142
MR. STEVE BROWN

ENGINEER
AAB ENGINEERING, LLC

PO BOX 2100
SAND SPRINGS, OK 74063
PHONE: 918 514 4283
FAX: 918 514 4283

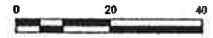


17.15

S 90°00'00" E
70.00'



SCALE: 1"=20'



11' UTILITY EASEMENT

7850 SF
LIVABILITY SPACE

N 0°00'00" E
120.00'

120.00'
S 0°00'00" W

2 STORY
DWELLING

5'

5'

BUILDING LINE

varies

4' CONCRETE
SIDEWALK

70.00'

N 90°00'00" W

AREA SUMMARY

AREA OF FRONT YARD
YARD: 1400 SF

AREA OF PARKING IN FRONT
YARD: *700 sq. ft.*

HRAOK, INC

ENGINEERS • SURVEYORS • PLANNERS

1913 WEST TACOMA - SUITE A
BROKEN ARROW, OKLAHOMA 74012
CA# 3843 EXP. DATE: 6-30-2013

VOICE: (918) 258-3737
FAX: (918) 258-2554
www.hraok.com

EXHIBIT E

TYPICAL LOT

17.16