

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2684

October 15, 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: Work session will be held at 11:00 a.m. on November 5, 2014

Director's Report:

Review TMAPC receipts for the month of August 2014

1. Minutes of October 1, 2014, Meeting No. 2683

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.

2. **LS-20725**, (Lot-split) (County) - Location: South of southwest corner of East 116th Street North and US Highway 75, (related to LC-616)
3. **LC-616**, (Lot-combination) (County) - Location: South of southwest corner of East 116th Street North and US Highway 75, (related to LS-20725)
4. **LC-617**, (Lot-combination) (CD-2) - Location: North of northwest corner of South 32nd West Avenue and West 47th Street South
5. **LS-20727**, (Lot-split) (County) - Location: East of southwest corner of East 131st Street North and North 89th East Avenue
6. **LC-618**, (Lot-combination) (County) - Location: North of northwest corner of West 59th Street South and South 170th West Avenue
7. **LS-20728**, (Lot-split) (CD-2) - Location: West of West 78th Street South and South Union Avenue

8. **LS-20729**, (Lot-split) (County) - Location: North of northeast corner of West 61st Street South and South 85th West Avenue, (County) (related to LC-619)
9. **LC-619**, (Lot-combination) (County) - Location: North of northeast corner of West 61st Street South and South 85th West Avenue, (related to LS-20729)
10. **LS-20730**, (Lot-split) (County) - Location: Northeast corner of East 136th Street North and North 90th East Avenue
11. **LS-20731**, (Lot-split) (CD-6) - Location: South of the southwest corner of East Admiral Place and South 193rd East Avenue, (related to LC-620)
12. **LC-620**, (Lot-combination) (CD-6) - Location: South of the southwest corner of East Admiral Place and South 193rd East Avenue, (related to LS-20731)
13. **Amendment to Covenants – The Walk**, Location: Southeast corner of Highway 75 and West 81st Street South, (CD 2)
14. **PUD-717-2 – Sack & Associates, Inc./Ted Sack**, Location: South of southwest corner of East 116th Street North and North 44th East Avenue, requesting a PUD Minor Amendment to reallocate floor area within Tract B, **IL/PUD-717**, (County)
15. **PUD-686-10 – Mike Hughes Architect**, Location: Southeast corner of South Oswego Avenue and East 118th Boulevard, requesting a PUD Minor Amendment to reduce the rear yard setback from 20 feet to 10 feet, **RS-2/PUD-686**, (CD-8)
16. **PUD-636-C – Cedar Creek Consulting/Jason Emmett**, Location: Northeast corner of West 81st Street South and South Union Avenue, requesting PUD Detail Site Plan for a new hotel within the PUD, **CO/PUD-636**, (CD-2)
17. **AC-130 – J.R. Donelson**, Location: West of 145th East Avenue on the south side of Pine, requesting an Alternative Compliance Landscape Plan for an unoccupied storage building, (CD-3)
18. **AC-131 – AAB Engineering, LLC/Alan Betchan**, Location: Southwest corner of South Memorial Drive and East Admiral Place, requesting an Alternative Compliance Landscape Plan in lieu of the requirement for all parking spaces to be placed within 50 feet of a landscape area with a tree, **CH**, (CD-3)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS:

19. **CPA-31 – Eller & Detrich/Lou Reynolds**, Location: South and east of the southeast corner of South Memorial Drive and East Admiral Place, requesting Amendment to The Comprehensive Plan for an employment land use designation, **OL/CH/CS to CH/PUD**, (CD-3) (Related to Z-7282 and PUD-820)

PUBLIC HEARINGS:

20. **Z-7282 – Eller & Detrich/Lou Reynolds**, Location: South and east of southeast corner of South Memorial Drive and East Admiral Place, requesting a rezoning from **OL/CS/CH to CH**, (CD-3) (Related to CPA-31 and PUD-820)
21. **PUD-820 - Eller & Detrich/Lou Reynolds**, Location: South and east of southeast corner of South Memorial Drive and East Admiral Place, requesting a PUD for a beverage warehouse and distribution center, **OL/CS/CH to CH/PUD**, (CD-3) (Related to CPA-31 and Z-7282)
22. **Z-7248** - Plat Waiver, Location: 13742 East Pine, (CD-3)
23. **PUD-815 – Costco Wholesale/Michael Okuma**, Location: Northwest corner of East 103rd Street and South Memorial Drive, requesting a Landscape Plan for a new retail building and gas station within the PUD, **CS/PUD-815**, (CD-8)
24. **Z-7270 – 120 Development Group, LLC/Will Wilkins**, Location: Northwest corner of West Haskell Place and North Cheyenne Avenue, Requesting rezoning from **RS-4 to RM-2**, (CD-1) (Continued from 6/18/14 and 10/1/14) (Related to PUD-818)
25. **PUD-818 – 120 Development Group, LLC/Will Wilkins**, Location: Northwest corner of West Haskell Place and North Cheyenne Avenue, requesting a PUD for a multifamily residential project limited to 16 dwelling units, **RS-4/RM-2/PUD**, (CD-1) (Related to Z-7270)
26. **CZ-435 – Smalygo Properties, Inc.**, Location: North of the northwest corner of North Garnett Road and East 176th Street North, requesting rezoning from **AG to RE**, (County)
27. **Z-7283 – Bart C. James**, Location: West of southwest corner of East 31st Street and South Garnett Road, requesting a rezoning from **OL/CS to CS**, (CD-6) (Related to Z-7283 Plat Waiver)
28. **Z-7283** – Plat Waiver, Location: 10910 East 31st Street, (CD-6) (Related to Z-7283 rezoning)

29. **CZ-436 – Carson Law Firm PLLC/Barbara Carson**, Location: North of northwest corner of North Yale Avenue and East 126th Street North, requesting a rezoning from **AG to CG**, (County) (**Applicant has requested a continuance to November 19, 2014**) (Related to PUD-821)
30. **PUD-821 - Carson Law Firm PLLC/Barbara Carson**, Location: North of northwest corner of North Yale Avenue and East 126th Street North, requesting a PUD, **AG to CG/PUD**, (County) (**Applicant has requested a continuance to November 19, 2014**) (Related to CZ-436)
31. **PUD-822 – Eller & Detrich/Lou Reynolds**, Location: South and west of the southwest corner of South 129th East Avenue and East 101st Street South, requesting a PUD for zero lot-line single-family homes with private street and gated entry, **RM-0/RS/CS to RS/RM-0/CS/PUD**, (County)
32. **PUD-717-A – Sack & Associates, Inc./ Ted Sack**, Location: South of southwest corner of East 116th Street and North 44th East Avenue, requesting a PUD Major Amendment to Abandon portions of PUD-717 (Tract B-1), **IL/PUD-717 to IL/PUD-717-A**, (County)

OTHER BUSINESS

33. 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 August 2014

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	14	\$425.00	\$425.00	\$850.00	23	\$650.00	\$650.00	\$1,300.00
Zoning	3	1,495.00	1,495.00	2,990.00	7	3,455.00	3,455.00	6,910.00
PUDs & Plan Reviews	23	3,025.00	3,025.00	6,050.00	54	6,912.50	6,912.50	13,825.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$4,945.00</u>	<u>\$4,945.00</u>	<u>\$9,890.00</u>		<u>\$11,017.50</u>	<u>\$11,017.50</u>	<u>\$22,035.00</u>
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
Preliminary Plats	1	625.00	625.00	1,250.00	3	1,195.00	1,195.00	2,390.00
Final Plats	1	460.00	460.00	920.00	3	1,387.50	1,387.50	2,775.00
Plat Waivers	1	125.00	125.00	250.00	2	250.00	250.00	500.00
Lot Splits	16	767.50	767.50	1,535.00	21	991.50	991.50	1,983.00
Lot Combinations	16	800.00	800.00	1,600.00	20	1,000.00	1,000.00	2,000.00
Access Changes	0	0.00	0.00	0.00	1	25.00	25.00	50.00
Other		0.00	0.00	0.00	0	0.00	0.00	0.00
NSF		0.00	0.00	0.00	0	0.00	0.00	0.00
Refunds		0.00	0.00	0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		<u>\$2,777.50</u>	<u>\$2,777.50</u>	<u>\$5,555.00</u>		<u>\$4,849.00</u>	<u>\$4,849.00</u>	<u>\$9,698.00</u>
BOARDS OF ADJUSTMENT								
Fees	9	\$5,600.00	\$250.00	\$5,850.00	9	\$11,500.00	\$400.00	\$11,900.00
Refunds		0.00	0.00	\$0.00	19	(400.00)	0.00	(400.00)
NSF Check		0.00	0.00	\$0.00	0	0.00	0.00	0.00
Fees Waived		0.00	0.00	\$0.00		0.00	0.00	0.00
		<u>\$5,600.00</u>	<u>\$250.00</u>	<u>\$5,850.00</u>		<u>\$11,100.00</u>	<u>\$400.00</u>	<u>\$11,500.00</u>
TOTAL		\$13,322.50	\$7,972.50	\$21,295.00		\$26,966.50	\$16,266.50	\$43,233.00
LESS WAIVED FEES *				\$0.00		\$0.00		\$0.00
GRAND TOTALS		\$13,322.50	\$7,972.50	\$21,295.00		\$26,966.50	\$16,266.50	\$43,233.00

* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

Fernandez, Diane

From: R. Louis Reynolds [LReynolds@ellerdetrich.com]
Sent: Tuesday, October 07, 2014 4:14 PM
To: Fernandez, Diane
Subject: RE: The Walk

Dear Diane: Tulsa Metropolitan Area Planning Commission in Case No. Z 7164-SP-1-b approved a Minor Amendment to the Corridor Plan for the Subdivision modifying the Corridor Development Standards and eliminated the requirement that cisterns be used within the Subdivision and that a landscaped median be installed in South Olympia Avenue.

The First Amendment amends the Deed of Dedication by deleting the requirement that cisterns be used in the Subdivision and that a landscaped median be installed in South Olympia Avenue. The First Amendment also addresses an ambiguity in the Mutual Access Easement between Lots 7 and 8, as shown on the Plat, allowing its use for emergency vehicular and pedestrian access purposes. Let me know if you need anything else. Best regards, Lou Reynolds

R. Louis Reynolds

Eller&Detrich

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

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(866) 547-8900 toll free
(918) 392-9407 e-fax
rlreynolds@EllerDetrich.com

 www.EllerDetrich.com

IRS CIRCULAR 230 DISCLOSURE. In accordance with the United States Treasury Regulations, you are advised that this communication is not intended or written by the sender to be used, and it cannot be used, by any recipient for the purpose of avoiding penalties that may be imposed on the recipient under United States federal tax laws.

CONFIDENTIALITY STATEMENT. This message is sent by a law firm and may contain information that is privileged or confidential. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. No applicable privilege or confidentiality is waived by the party sending this communication and/or any attachments. If you received this email communication in error, please notify the sender immediately by reply e-mail or by telephone and delete the message and any attachments from your server. Thank you.

From: Fernandez, Diane [mailto:dfernandez@incog.org]
Sent: Monday, October 06, 2014 1:24 PM
To: R. Louis Reynolds
Subject: FW: The Walk

Before noon Wednesday please?

From: R. Louis Reynolds [mailto:LReynolds@ellerdetrich.com]
Sent: Friday, October 03, 2014 3:13 PM
To: Fernandez, Diane
Subject: RE: The Walk

You bet.

R. Louis Reynolds

**AMENDMENT TO THE DEED OF DEDICATION & RESTRICTIVE COVENANTS
OF
THE WALK AT TULSA HILLS**

THIS AMENDMENT TO DEED OF DEDICATION & RESTRICTIVE COVENANTS
(this "Amendment") is entered into to be effective as of the ____ day of _____, 2014.

RECITALS:

A. On March 19, 2014, 81 BeeVest L.L.C., an Oklahoma limited liability company ("Original Owner"), entered into that certain Deed of Dedication & Restrictive Covenants (the "Deed of Dedication"), which Deed of Dedication was recorded on June 12, 2014 in the Office of the Tulsa County Clerk, and which Deed of Dedication is for THE WALK AT TULSA HILLS, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the Final Plat of The Walk at Tulsa Hills recorded as Plat No. 6543 (the "Subdivision") in the Office of the Tulsa County Clerk.

B. Original Owner sold (i) Lots 1-4, 7 and 8 and the Reserves of the Subdivision to Walk at Tulsa Hills, LLC, a Tennessee limited liability company ("WTH") and (ii) Lots 5-6 of the Subdivision to Tulsa Funding Partners, LLC, a Tennessee limited liability company ("TP") (WTH and TP are referred to herein, collectively, as the "Developer").

C. On June 18, 2014, the Tulsa Metropolitan Area Planning Commission in Case No. Z-7164-SP-1-b approved a Minor Amendment to the Corridor Plan for the Subdivision modifying the Corridor Development Standards and eliminated the requirement that cisterns be used within the Subdivision and that a landscaped median be installed in South Olympia Avenue.

D. Developer desires to amend the Deed of Dedication as more particularly provided hereinbelow.

AMENDMENT:

NOW, THEREFORE, in consideration of the foregoing, the adequacy and receipt of which is hereby acknowledged as consideration, the Developer, as the owner of all of the Lots in the Subdivision, hereby amends the Deed of Dedication as follows:

1. Section I.J., Mutual Access Easement., of the Deed of Dedication is hereby amended by deleting Section I.J.2., in its entirety and replacing it with the following:

"2. The Mutual Access Easement located in Lot Seven (7) and Lot Eight (8) is also hereby established for the sole purpose of permitting emergency vehicular and pedestrian access upon, over and across such Mutual Access Easement to and from Olympia Avenue and West 83rd Street South to and from Hyde Park, a Subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded plat thereof ("Hyde Park") and the Subdivision as more particularly described in Section II below."

2. Section II.B.11., Landscaping and Screening., of the Deed of Dedication is hereby amended by deleting Section II.B.11., in its entirety and replacing it with the following:

“11. A minimum of ten percent (10%) of the net land area shall be improved as internal landscape open space. Long life trees and other landscape materials of native and other environmentally appropriate species will be provided to aid water recharge and water runoff retardation and provide a meaningful urban forest. Landscape material will also be utilized to screen parking and service areas. South Olympia Avenue will have extensive landscaping creating a meaningful streetscape. Street yard and parking area landscape will substantially conform to the Conceptual Landscape Plan as shown in Exhibit “A” for the Application for Corridor Development Plan Approval in Z-7164-SP-1, or as the same may be amended and approved by the TMAPC.”

3. Section II.B.13., Access and Circulation., of the Deed of Dedication is hereby amended by deleting Section II.B.13.A., in its entirety and replacing it with the following:

“A. Emergency Vehicular and Pedestrian Access to and from Hyde Park. Emergency vehicular and pedestrian access only between Lot Seven (7) and Lot Eight (8) and Hyde Park shall be provided on, over and across the drive to be constructed within the Mutual Access Easement in such lots as depicted on the accompanying Plat and may thereafter be reconfigured within such lots, provided that should the Mutual Access Easement be reconfigured it will in all events extend from the point of intersection of the private street within Hyde Park to the southerly boundary of Lot Seven (7) to Olympia Avenue or to West 83rd Street South. Such pedestrian access rights shall include the owners of the lots within Hyde Park together with their guests and invitees.”

Except as amended hereby, all of the other terms, conditions and provisions of the Deed of Dedication shall remain the same.

Dated on the day and year first above written.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.

SIGNATURE PAGES TO FOLLOW.

DEVELOPER:

WALK AT TULSA HILLS, LLC
a Tennessee limited liability company

By: _____

Gary W. Parkes
Its President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

This instrument was acknowledged before me this ____ day of _____, 2014, by Gary W. Parkes, the President of **WALK AT TULSA HILLS, LLC**, a Tennessee limited liability company.

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

TULSA FUNDING PARTNERS, LLC
a Tennessee limited liability company

By: _____

Gary W. Parkes
Its Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

This instrument was acknowledged before me this ____ day of _____, 2014, by Gary W. Parkes, the Vice President of **TULSA FUNDING PARTNERS, LLC**, a Tennessee limited liability company.

Notary Public

My Commission Expires: _____

[NOTARIAL SEAL]

13.5

Approved on this _____ day of _____, 2014.

APPROVED AS TO FORM:

**TULSA METROPOLITAN AREA
PLANNING COMMISSION**

By: _____
Assistant City Attorney

By: _____
Chairman



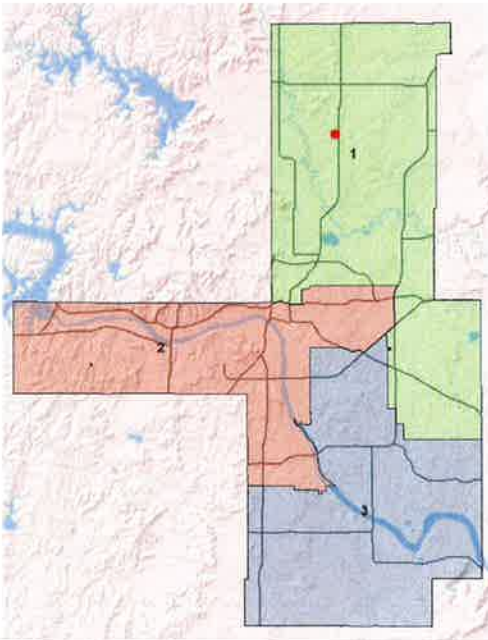
Case Number: PUD-717-2
Minor Amendment

Hearing Date: October 15, 2014

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Sack and Associates, Ted Sack
Property Owner: 75 North Center LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reallocate floor area within Tract B

Gross Land Area: 7.7 Acres

Location: South of the SW Corner of East 116th Street North and North 44th East Avenue

Part of Lot 2, Block 1 of 75 North Center

Zoning:
Existing Zoning: IL/PUD-717
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: N/A
Growth and Stability Map: N/A

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 21-13-09
CZM: 10 Atlas: 0

City Council District: N/A
Councilor Name: N/A
County Commission District: 1
Commissioner Name: John Smaligo

14.1

October 15, 2014

SECTION I: PUD-717-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to reallocate floor area within Tract B.

This application is related to Case Number PUD-717-A to abandon a portion of PUD-717. Tract B will be divided into Tract B-1 and B-2. Pending approval of PUD-717-A, Tract B-1 will no longer be a portion of PUD-717.

Currently the maximum floor area for Tract B is 35,000 sf. The applicant proposes to reallocate the maximum floor area as follows:

Maximum Allowable Floor Area: Tract B-1: 0 sf
Tract B-2: 35,000 sf

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:

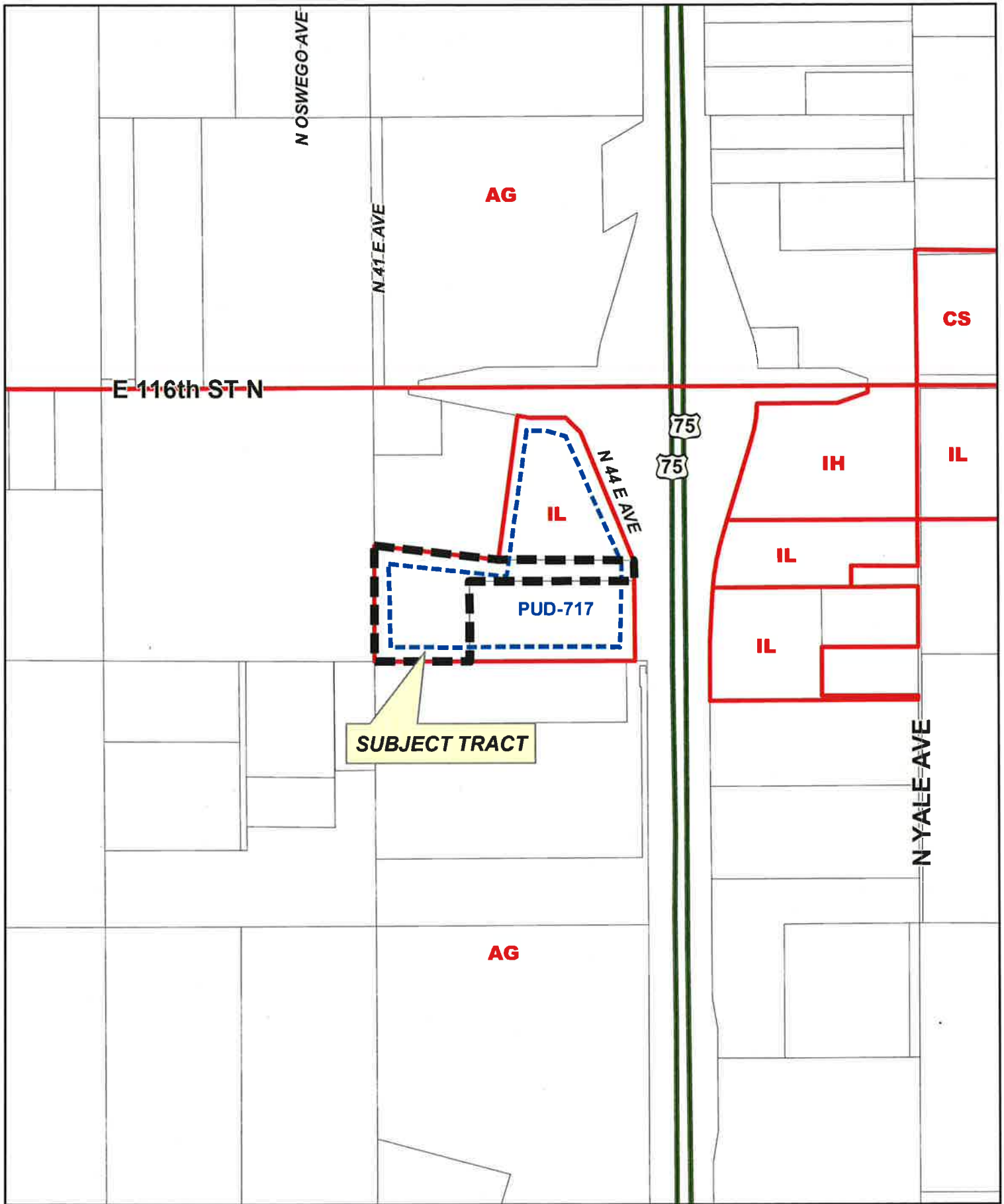
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-717 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan
Applicant Legal Description

With considerations listed above, staff recommends **approval** of the minor amendment request to reallocate floor area within Tract B.

14.2



0 Feet 300 600

PUD-717-2

21-13 09

14.3



0 Feet 300 600

Aerial Photo Date: March 2014

PUD-717-2

21-13 09

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



14.4

LEGAL DESCRIPTION
(TRACT B1)

A TRACT OF LAND THAT IS PART OF LOT 2 IN BLOCK 1 OF "75 NORTH CENTER" A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT NUMBER 5934 THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT THAT IS THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N 01°26'00" W ALONG THE EASTERLY LINE OF LOT 2 FOR 391.50 FEET; THENCE S 88°34'32" W AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 2 FOR 654.51 FEET; TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE CONTINUING S 88°34'32" W FOR 144.49 FEET; THENCE S 01°26'00" E AND PARALLEL WITH THE EASTERLY LINE OF LOT 2 FOR 391.50 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2; THENCE S 88°34'32" W ALONG SAID SOUTHERLY LINE FOR 457.63 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE N 01°24'11" W ALONG THE WESTERLY LINE OF LOT 2 FOR 570.10 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE S 83°50'37" E ALONG THE NORTHERLY LINE OF LOT 2 FOR 607.14 FEET; THENCE S 01°26'00" E AND PARALLEL WITH THE EASTERLY LINE OF LOT 2 FOR 98.51 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 262,516 SQUARE FEET OR 6.0265 ACRES.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON THE RECORDED PLAT OF "75 NORTH CENTER".

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY RONNIE LEE MARTIN, OKLAHOMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 1203, ON AUGUST 6, 2014. (CA NO. 1783)

14.5

LEGAL DESCRIPTION

(TRACT B2)

A TRACT OF LAND THAT IS PART OF LOT 2 IN BLOCK 1 OF "75 NORTH CENTER" A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT NUMBER 5934 THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT THAT IS THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N 01°26'00" W ALONG THE EASTERLY LINE OF LOT 2 FOR 391.50 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE S 88°34'32" W AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 2 FOR 654.51 FEET; THENCE N 01°26'00" W AND PARALLEL WITH THE EASTERLY LINE OF LOT 2 FOR 98.51 FEET TO A POINT ON THE NORTHERLY LINE OF LOT 2; THENCE N 88°39'23" E ALONG THE NORTHERLY LINE OF LOT 2 FOR 651.70 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE S 23°03'00" E ALONG THE EASTERLY LINE OF LOT 2 FOR 7.62 FEET; THENCE S 01°26'00" E ALONG SAID EASTERLY LINE FOR 90.50 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 64,162 SQUARE FEET OR 1.4730 ACRES.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON THE RECORDED PLAT OF "75 NORTH CENTER".

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY RONNIE LEE MARTIN, OKLAHOMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 1203, ON AUGUST 6, 2014. (CA NO. 1783)



Case Number: PUD-686-10
Minor Amendment

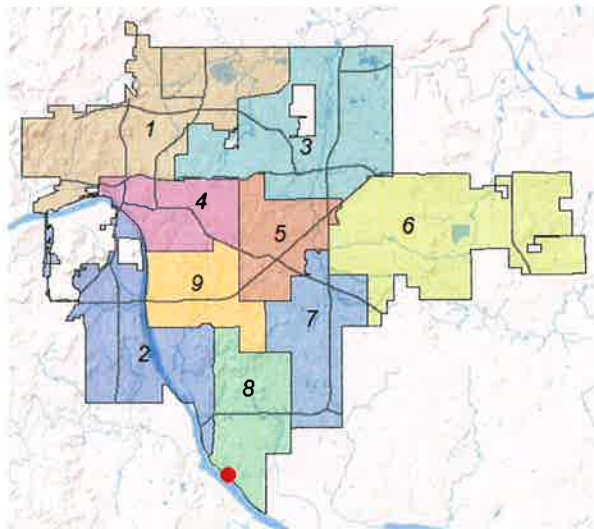
Hearing Date: October 15, 2014

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Mike Hughes, Architect

Property Owner: Ryan Marshall

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce the rear yard setback from 20 ft to 10 ft

Gross Land Area: 0.2 Acres

Location: SE Corner of South Oswego Avenue and East 118th Boulevard

Lot 1, Block 2 Wind River

11862 South Oswego Avenue

Zoning:
Existing Zoning: RS-2/PUD-686
Proposed Zoning: No Change

Staff Recommendation:
Staff recommends **approval**.

Comprehensive Plan:
Land Use Map: Existing Neighborhood
Growth and Stability Map: Stability

Staff Data:
TRS: 8333
CZM: 56
Atlas: 0

City Council District: 8
Councilor Name: Phil Lakin

County Commission District: 3
Commissioner Name: Ron Peters

October 15, 2014

SECTION I: PUD-686-10 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to reduce the required rear yard setback from 20 ft to 10 ft for Lot 1, Block 2.

For this lot, the rear yard is considered to be the southern yard, adjacent to South Delaware Avenue.

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:

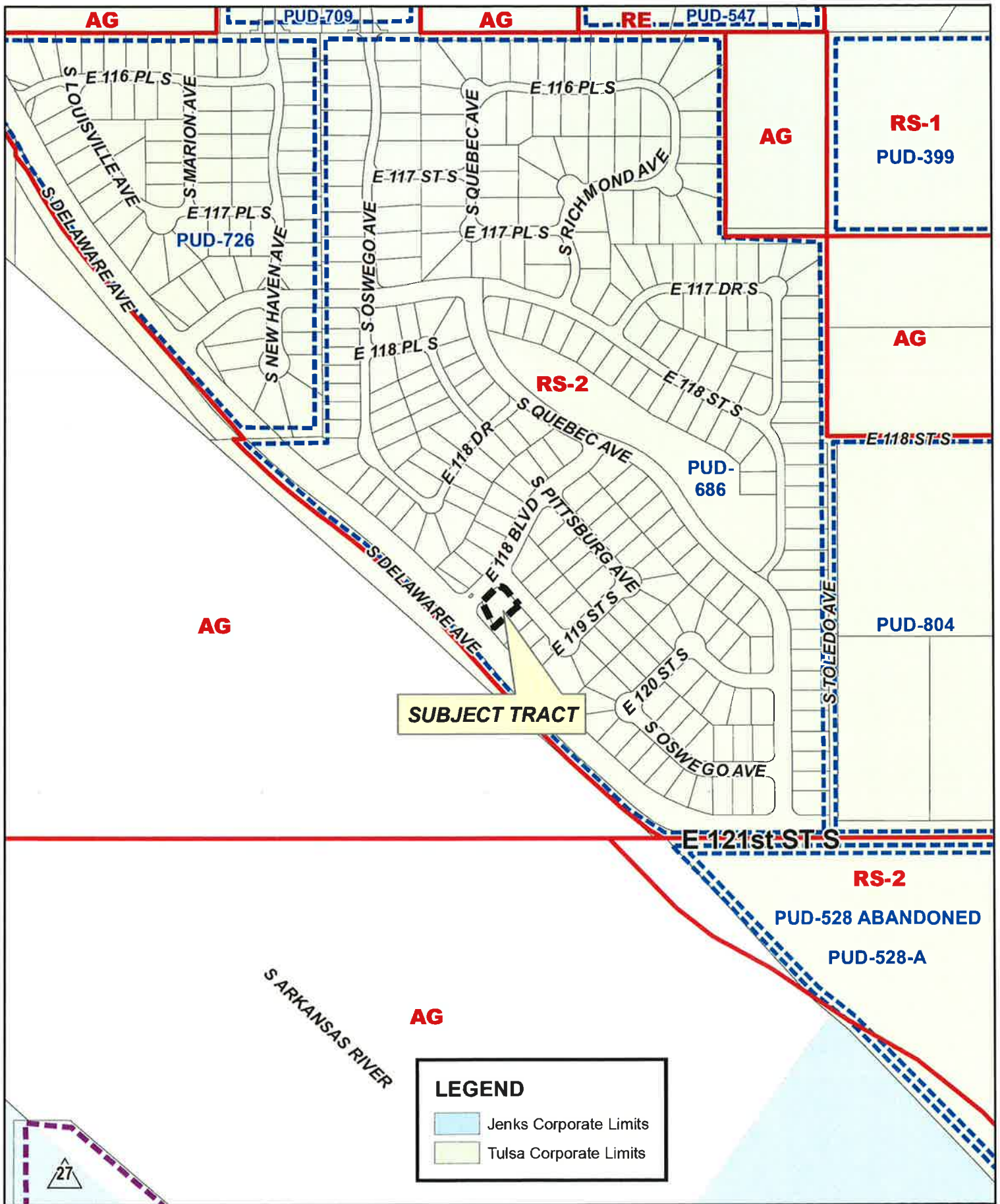
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-686 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan
Applicant email confirming neighborhood
association approval of setback change

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required rear yard setback from 20 ft to 10 ft for Lot 1, Block 2.

15.2



15.3



Aerial Photo Date: March 2014

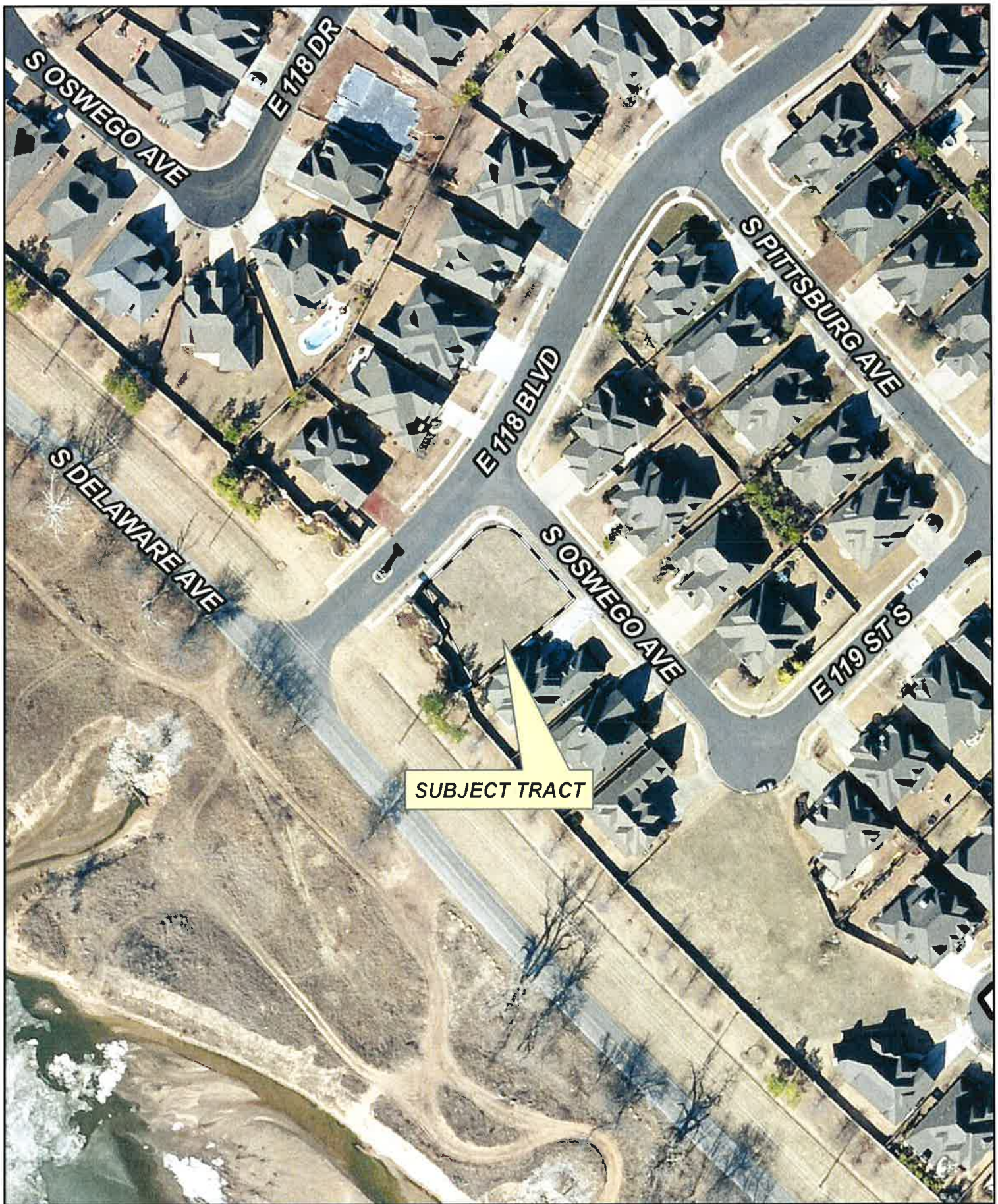
PUD-686-10

18-13 33

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



15.4



SUBJECT TRACT

0 50 100
Feet

Aerial Photo Date: March 2014

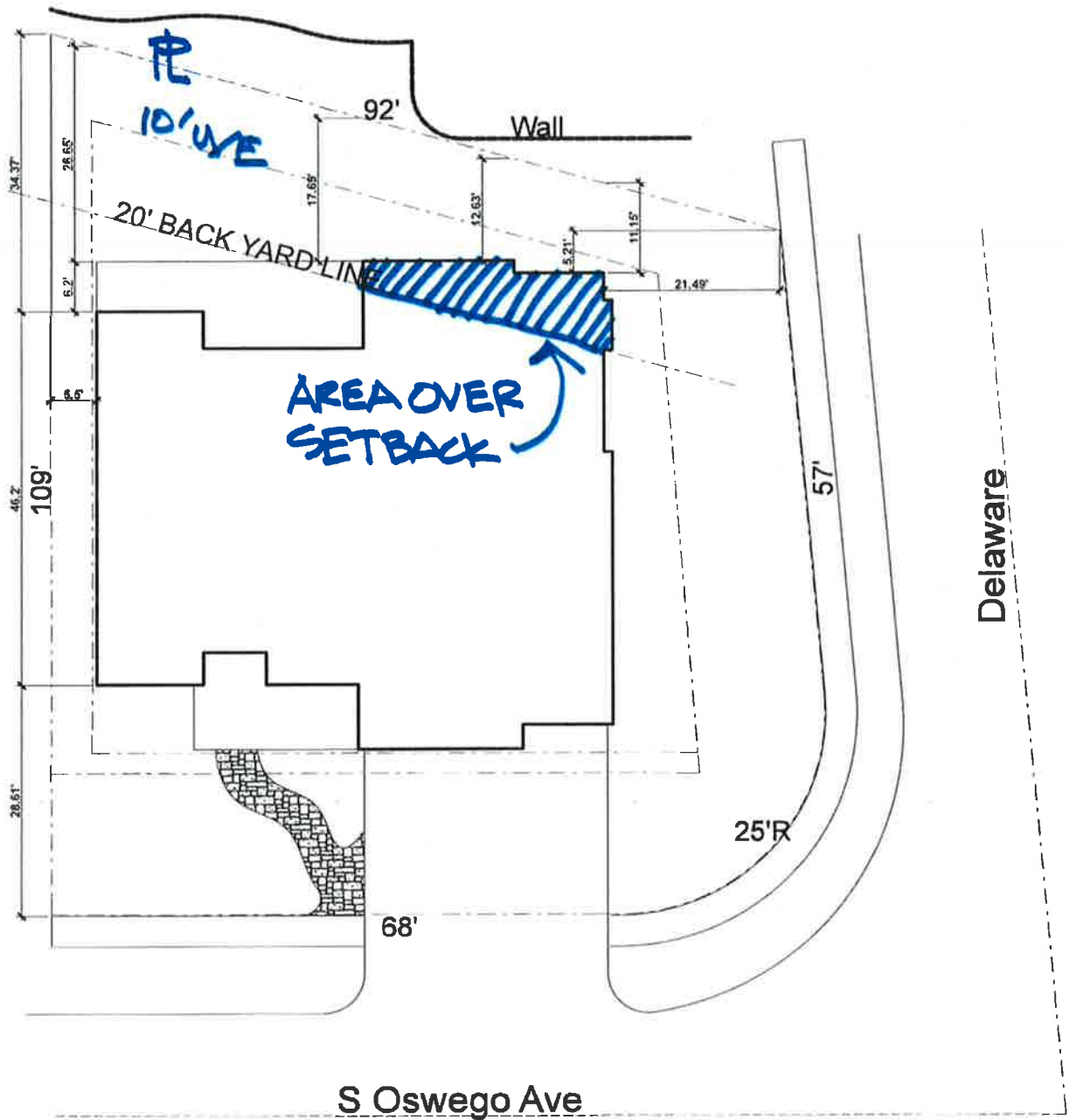
PUD-686-10

18-13 33

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



15.5



① SITE PLAN
SCALE 1" = 20'
11862 S. OSWEGO
MARSHALL

15.4

From: Ryan Marshall drmarshall@marshallchiropractic.com
Subject: Fwd: question
Date: September 18, 2014 at 3:28 PM
To: Mike Hughes mike@mharch.net

Here it is

Ryan Marshall, DC

www.MarshallChiropractic.com

Begin forwarded message:

From: "Sharon Moguin" <sharon@collins-associates.net>
Date: September 18, 2014 at 11:29:55 AM CDT
To: <drmarshall@marshallchiropractic.com>
Subject: RE: question

Hello Ryan:

The board met last night and agreed with the ARC to OK the building line issue. However, the ARC still needs to see the final plans and specs. If you will email them to me, I will distribute to the ARC members for review.

Sharon

From: drmarshall@marshallchiropractic.com [mailto:drmarshall@marshallchiropractic.com]
Sent: Wednesday, September 17, 2014 3:00 PM
To: sharon@collins-associates.net
Subject: question

Hello Sharon,

I was wondering if the neighborhood assoc had time to look at the building line that we submitted to you a week or two ago. Thank you!

Ryan Marshall

(918) 850-5147

15.7



Case Number: PUD-636-C
Detail Site Plan

Hearing Date: October 15, 2014

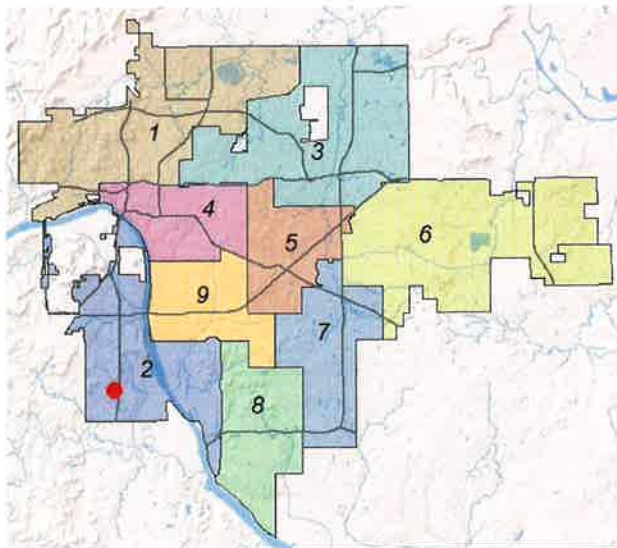
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: Cedar Creek Consulting - Jason Emmett

Property Owner: Tulsa Hills Hospitality, LLC
 – Robert Patel

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Detailed Site Plan:

Plan represents details for a new Hotel within the PUD.

Gross Land Area: 2.64 Acres

Location: Northeast Corner West of 81st Street South and South Union Avenue

Lot 2, Block 1 of Nickel Creek Phase 4

Development Area G

Zoning:

Existing Zoning: CO/PUD-636-C

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Approval is dependent upon the approval of the plat for Nickel Creek Phase 4.

Staff Data:

TRS: 18-11-14

CZM: 57

Atlas: 887

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

16.1

October 15, 2014

SECTION I: PUD-636-C Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detail site plan approval on a 2.64 Acre site in a Planned Unit Development for a new Hotel including one, four story building to be located in Development Area G.

PERMITTED USES:

The PUD and Corridor Development Plan establishes the uses as those allowed by right in a CS zoning district. As permitted by right in a CS district, including nightclub and/or bar if located within a principal hotel or motel building, but excluding other Use Unit 12A uses. The proposed Retail Building is allowed as a matter of right.

DIMENSIONAL REQUIREMENTS:

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

ARCHITECTURAL GUIDELINES:

The new building meets all applicable architectural guidelines in the Planned Unit Development.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:

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

LIGHTING:

Site lighting plans are provided. All parking lot lighting shall be hooded and directed downward and away from residential areas.

SIGNAGE:

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

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the

16.2

Landscape portion of the Tulsa Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:

The plan displays existing sidewalks along West 80th Street South. Internal circulation pathways are also shown to be provided on the site adjacent to the building.

MISCELLANEOUS SITE CONSIDERATIONS:

There are no concerns regarding the development of this area.

SUMMARY:

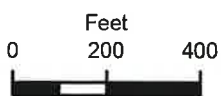
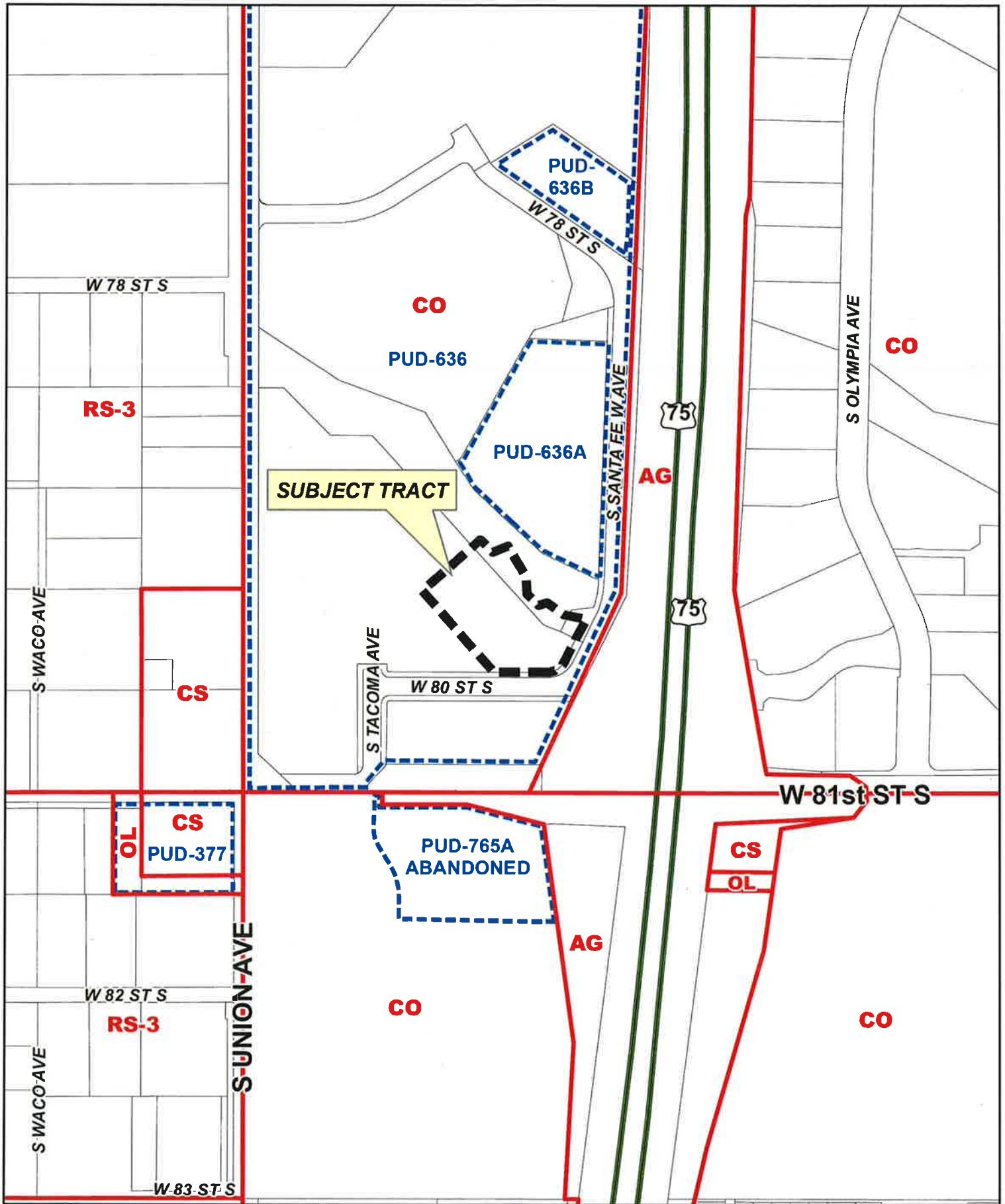
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved **PUD-636-C**. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Site Plan
Applicant Landscape Plan (for reference only)
Applicant Exterior Elevations
Applicant Photometric Plan
Applicant Trash Enclosure Details

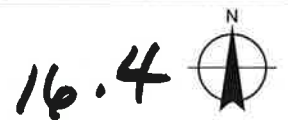
Staff recommends **APPROVAL** of the detail site plan for the proposed new hotel. Approval of this detail site plan is dependent upon the approval of the plat for Nickel Creek Phase 4.

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



PUD-636-C DSP

18-12 11



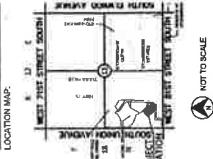


PUD-636-C DSP

18-12 11

16.5





PROJECT: **SPRINGHILL SUITES AT NICKLE CREEK**
TULSA, OKLAHOMA

PROJECT NUMBER: 14
DATE: 03.12



ISSUED FOR PERMIT

REVISIONS

REVISIONS

NO.	DATE	DESCRIPTION
1	03.12	ISSUED FOR PERMIT

LANDSCAPE PLAN

SHEET: **L1.00**

- LANDSCAPE GENERAL NOTES**
- A. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAWSUIT OR DISCREPANCY PRIOR TO ANY PLANTING.
 - B. LOCATE ALL UTILITIES AND SITE LIGHTING CONDITIONS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
 - C. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT THOSE OCCUPIED BY EXISTING IMPERVIOUS SURFACES, SHALL BE REVEGETATED TO MATCH EXISTING CONDITIONS. THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY OWNER, AS NEEDED, TO THE REVEGETATED AREAS. TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 12" IN ALL AREAS. UNLESS OTHERWISE SPECIFIED, ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA COUNTY LANDSCAPE DESIGN SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED, ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA COUNTY LANDSCAPE DESIGN SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED, ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA COUNTY LANDSCAPE DESIGN SPECIFICATIONS.
 - D. TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 12" IN ALL AREAS. UNLESS OTHERWISE SPECIFIED, ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA COUNTY LANDSCAPE DESIGN SPECIFICATIONS.
 - E. TOPSOIL SHALL BE PLACED TO A MINIMUM DEPTH OF 12" IN ALL AREAS. UNLESS OTHERWISE SPECIFIED, ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA COUNTY LANDSCAPE DESIGN SPECIFICATIONS.
 - F. ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS. (SEE DETAIL SHEETS)
 - G. NO PLANT MATERIAL SHALL BE PLANTED IN FROZEN GROUND.
 - H. ALL PLANTING BEDS AS DESIGNATED SHALL BE BORDERS BY 4" INTERLOCKING ALUMINUM EDGING AND STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE.
 - I. ALL PLANTING BEDS SHALL RECEIVE A LAYER OF SPREAD PINE BARK MULCH OR EQUIVALENT. MULCH SHALL BE PLACED TO A MINIMUM DEPTH OF 2" IN ALL AREAS. UNLESS OTHERWISE SPECIFIED, ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE TULSA COUNTY LANDSCAPE DESIGN SPECIFICATIONS.
 - J. FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 10-10-10 TIME RELEASE FERTILIZER.
 - K. SOODING SPECIFICATIONS: ALL PLANTS SHALL BE FERTILIZED WITH A THOROUGH WATERING IMMEDIATELY FOLLOWING APPLICATION AT THE RATE OF \$5 LBS PER 1,000 SQ. FT. WORKED INTO THE TOP 2".
 - L. SOOD SHALL BE A SPECIES RECOMMENDED BY AN EXPERIENCED LOCAL A N-CERTIFIED NURSERY. SOOD IS TO BE THOROUGHLY ROOTED, WEDD-DISEASE AND FREE FROM INJURY AND UNIFORM IN THICKNESS.

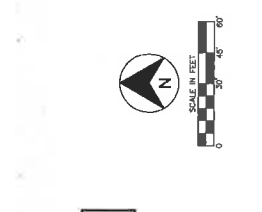
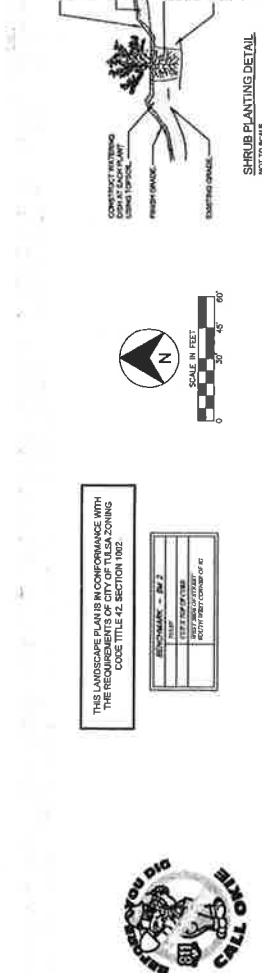
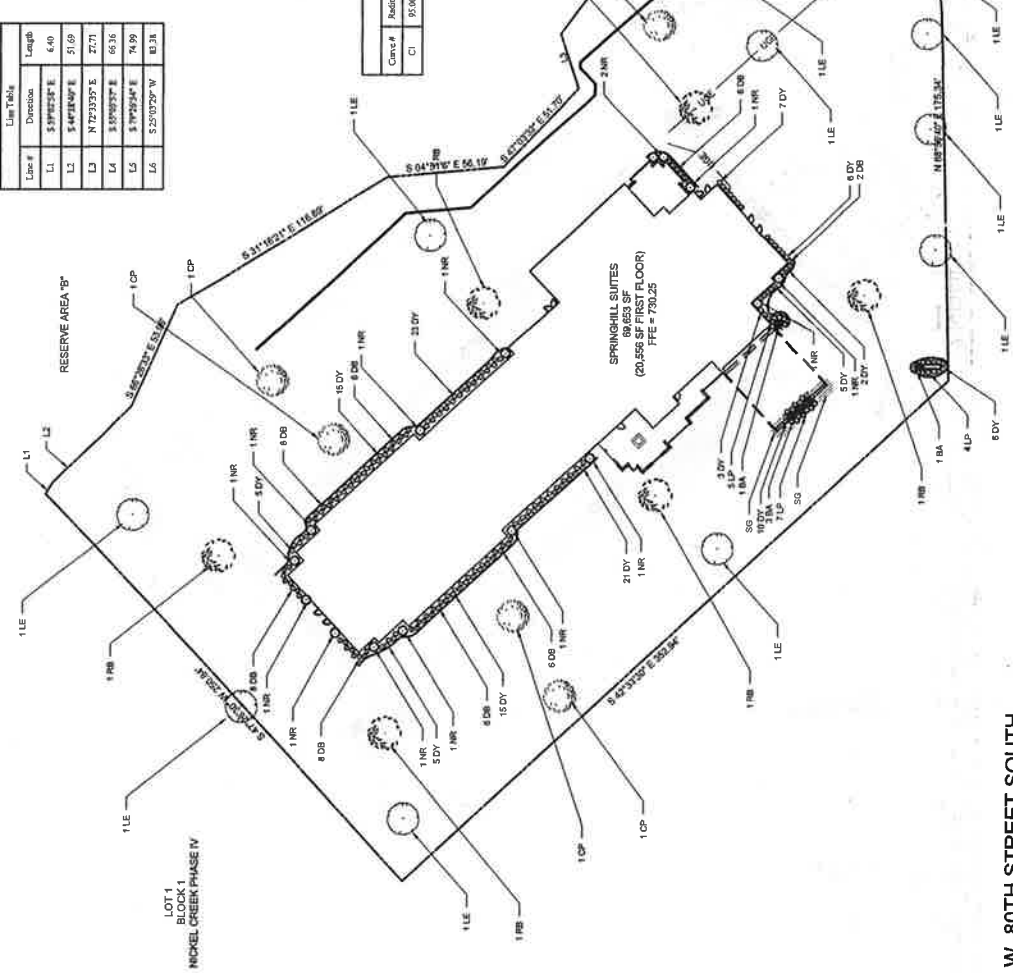
KEY	QTY	COMMON NAME	Botanical Name	ROOT	SIZE	COMMENTS
1	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"
2	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"
3	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"
4	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"
5	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"
6	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"
7	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"
8	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"
9	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"
10	1	SPRINGHILL SUITES	SPRINGHILL SUITES	1/2"	1/2"	1/2"

LANDSCAPE REQUIREMENTS

Category	Requirement
IMPERVIOUS SURFACE AREA	111,377.54 SF
TOTAL OVERALL AREA	111,377.54 SF
EXISTING IMPERVIOUS SURFACE AREA	76,542 SF (68.4%)
PROPOSED IMPERVIOUS SURFACE AREA	76,542 SF (68.4%)
TOTAL IMPERVIOUS SURFACE AREA	153,089.54 SF (136.8%)
LANDSCAPED AREA	111,377.54 SF
REQUIRED LANDSCAPE AREA	111,377.54 SF
STREET YARD AREA	21,900 SF
REQUIRED STREET YARD LANDSCAPE AREA	21,900 SF
PROPOSED STREET YARD LANDSCAPE AREA	21,900 SF
PROPOSED LANDSCAPE AREA	111,377.54 SF
NUMBER OF PARKING SPACES	104 SPACES
PROVIDED PARKING LOT TREES	104 TREES

Curve Data

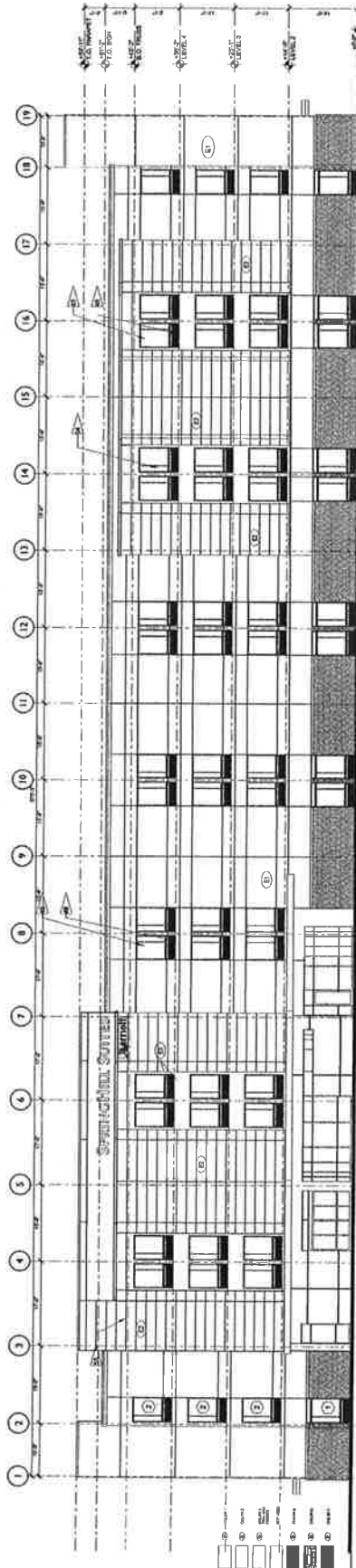
Curve #	Radius	Length	Delta	Tangent	Chord Bearing	Chord Length
1	15.00'	105.83'	60°35'21"	57.23'	N 57°00'00" E	100.52'



THIS LANDSCAPE PLAN IS IN CONFORMANCE WITH THE TULSA COUNTY LANDSCAPE DESIGN SPECIFICATIONS, CODE TITLE 45, SECTION 1802.

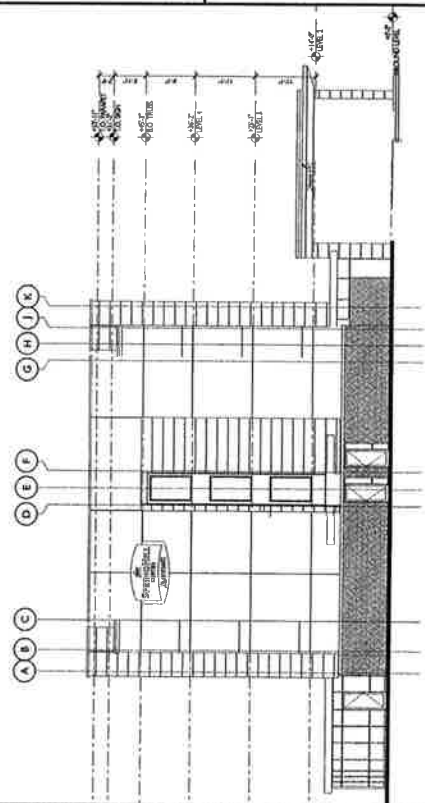
W. 80TH STREET SOUTH

16.7



1 EXTERIOR ELEVATION @ BUILDING FRONT
SCALE 3/32" = 1'-0"

EXTERIOR NOTES	CRITERIA NOTES
<p>1. GUTTERS SHALL BE PRE-FINISHED ALUMINUM, BAWCON RECTANGULAR TYPE WITH 1/2\"</p> <p>2. DOWNSPOUTS SHALL BE PRE-FINISHED ALUMINUM, BAWCON RECTANGULAR TYPE WITH 1/2\"</p> <p>3. DOWNSPOUTS SHALL BE PRE-FINISHED ALUMINUM, BAWCON RECTANGULAR TYPE WITH 1/2\"</p> <p>4. SEE DOWNSPROUT SCHEDULES FOR ADDITIONAL INFORMATION.</p> <p>5. WATER PIPE SHALL BE PAINTED TO MATCH DOWNSPROUTS.</p> <p>6. PAINT ALL ROOF TOP MOUNTED DEVICES AND PENETRATIONS TO MATCH ADJACENT ROOF MATERIAL.</p> <p>7. PAINTED TRIM SHALL BE INTERIOR IN THE FINISH AND SHALL NOT BE A PAINTED TRIM.</p>	<p>40. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>41. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>42. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>43. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>44. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>45. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>46. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>47. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>48. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>49. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p> <p>50. FINISH DOWNSPROUTS SHALL BE INTERIOR, WITH FINISHES.</p>



2 SIDE ELEVATION
SCALE 3/32" = 1'-0"

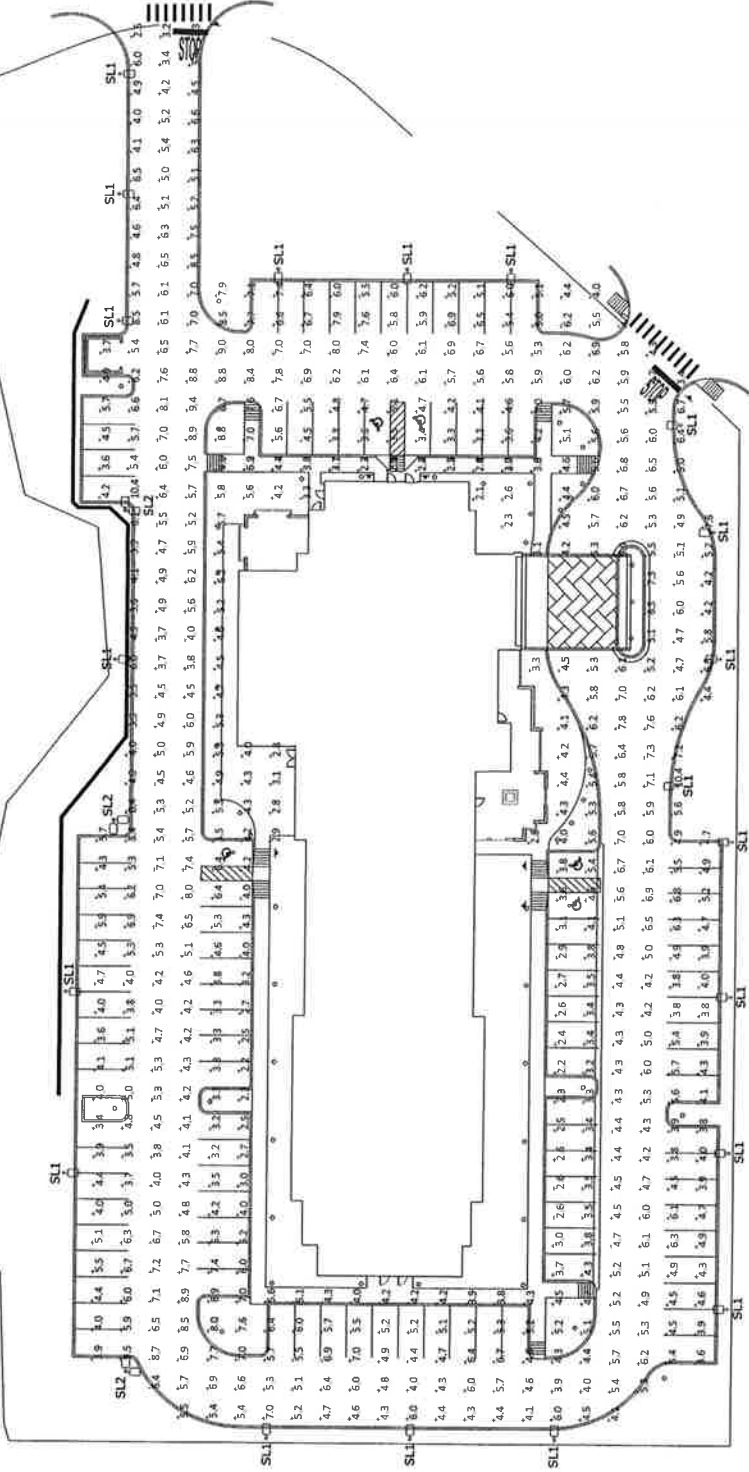
Leisure
Hospitality
Tulsa, Oklahoma
C/O ROBERT PAREL

DATE: 09/14/2014
SHEET: 001
PROJECT: 001
REVISIONS:

NOT VALID FOR CONSTRUCTION PERMITS
SOUND IN THE BLOCK

16.8

SPRINGHILL SUITES
NICKEL CREEK



PHOTOMETRIC SITE PLAN
SCALE 1"=20'-0"

Luminaire Schedule			Catalog No.		
Symbol	Label	Description	SPALDING #	Lum. Watts	Lum. Lumens
□	SL1	20 Full Cutoff, Type 4, Pole mount LED single, 25' Square straight steel pole	CL1-AD-90LU-5K-4-PS w/ SSS-25-40-7-A2-PS Pole	210	19202
◇	SL2	3 Full Cutoff, Type 4, Pole mount LED 2 @ 90°, 25' Square straight steel pole	SPALDING # (2)CL1-AD-90LU-5K-4-PS w/ SSS-25-40-7-B2-PS Pole	210 x 2	19202 x 2

Note: Poles to be mounted on 2'-6" A.G. elevated concrete base.

Calculation Summary					
Label	CalcType	Units	Avg	Max	Max/Min
PARKING	Illuminance	Fc	5.19	10.4	2.47 : 1
					4.95 : 1

16.9

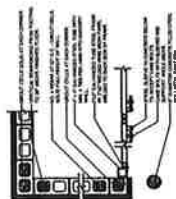
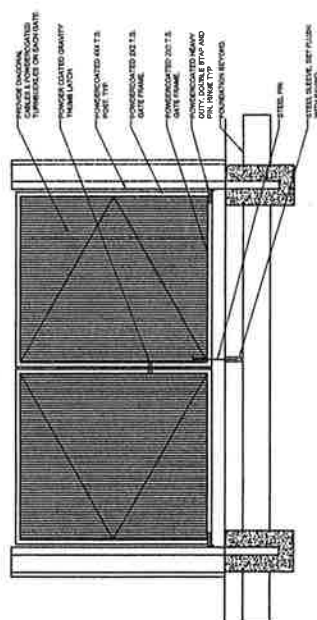
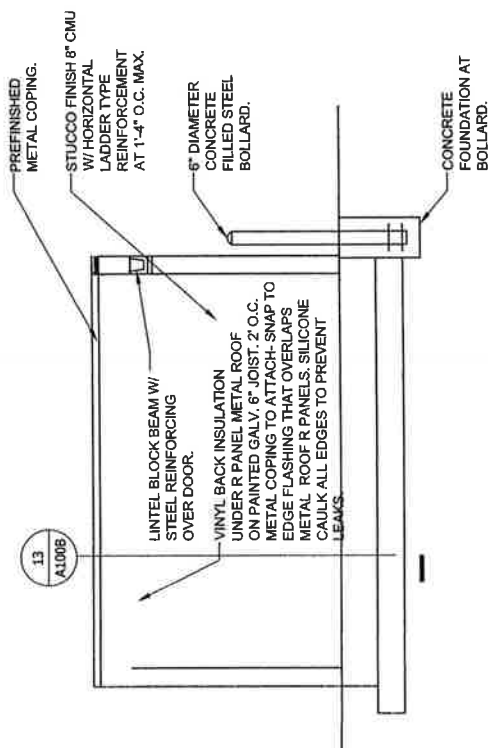


Diagram illustrating the floor plan of a bathroom stall, showing the layout of the stall, toilet, and associated plumbing fixtures. Key components and labels include:

- TOILET**: Located at the bottom left of the stall.
- FREEZE PROOF WATER FAUCET W/ HOSE REEL**: Located on the right wall of the stall.
- SLOPE CONCRETE TO DRAIN**: Indicated by an arrow pointing towards the drain area.
- DOWN**: Indicated by an arrow pointing towards the drain area.
- 9 A100B**: A circular callout indicating a specific detail or component.



16.10



Case #: AC-130
Alternative Compliance Landscape Plan

Hearing Date: October 15, 2014

Case Report Prepared by:

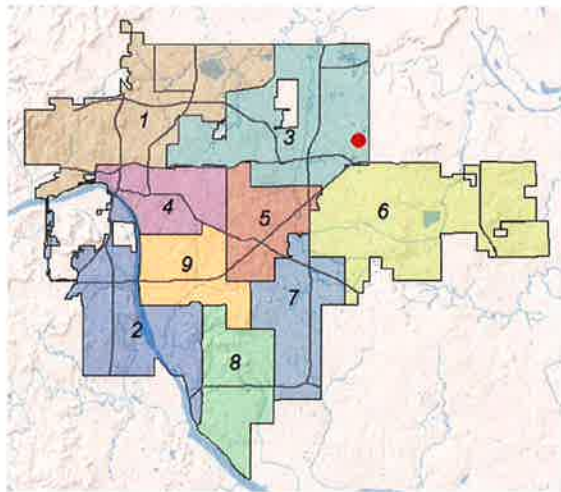
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: JR Donelson
 Property Owner: AMR Properties, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary:
 Request for Alternative Compliance Landscape Plan for unoccupied storage building. No water or sewer service is being installed for this new building. Existing mature trees are being saved.

Net Land Area:
 3.5 Acres

Location:
 West of 145th E. Avenue on the south side of Pine.
 13742 East Pine Street

Zoning:

Existing Zoning: IL
 Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Employment
 Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

The request provides satisfactory alternative plans for the Landscape standards of Chapter of the Tulsa Zoning Code

Staff Data:

TRS: 0433
 CZM: 38 Atlas: 369

County Commission District: 1

Commissioner Name: John Smaligo

City Council District: 3

Councilor Name: David Patrick

AC-130 ALTERNATIVE COMPLIANCE LANDSCAPE PLAN

SECTION I:

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a proposed new concrete equipment and supply building that will not be served with water or sewer service.

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

- 1) The parking spaces for the storage lot will not be within 50 feet of a required landscaped area, as required by section 1002.B.1 of the Code.
- 2) The site does not provide required street yard trees as required by Section 1002.C.1 of the Code
- 3) The site is required to have one tree for three parking spaces.
- 4) The site cannot be irrigated, there is no water service to the site and none is anticipated.
- 5) The parking will be constructed without a concrete curb or other protection adjacent to the landscape areas.

In exchange for development of the site that would meet the provisions of the code noted above the applicant has voluntarily agreed to protect the existing trees as shown on the plan and provide water when appropriate from off site.

Any gravel between Pine and the proposed building will be removed and replaced with 6" of topsoil and covered with sod. The sod will be watered manually until established.

The code allows the Planning Commission to approve Alternative Compliance Landscape Plans that do not meet the technical requirements of Chapter 10 of the code, so long as the submitted plan is, "equivalent to or better than" the requirements of Chapter 10.

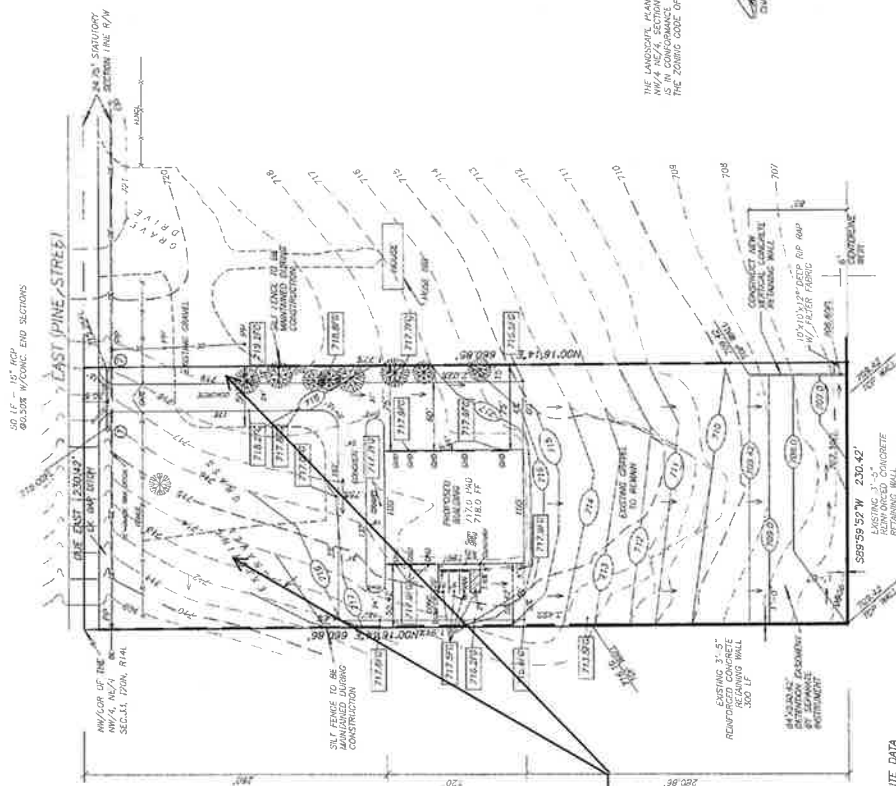
The subject property is zoned IL. Chapter 10 of the Code states that 15% of the street yard on non-residential lots shall be landscaped. The alternative compliance landscape plan provides 100% landscaped area in the street yard, and saves 9 existing trees larger than 6" diameter which provides a credit of 18 trees.

In lieu of placing 5 new trees the applicant request saving the existing trees and provides front yard improvements. The existing trees, even though they are all along the east fence line, provide a more significant urban forest than would be created if the

a few trees were scattered through the site. This design solution provides greater benefit to the property by providing meaningful shade and wildlife habitat.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-130.

SECTION II: Applicants text and landscape plan are included as attachments.



THE LANDSCAPE PLAN FOR A TRACT OF LAND SITUATED IN THE NW/4 NW/4 NE/4, SECTION 33, T-20-N, R-14-E, TULSA COUNTY, O.K. IS IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 10 OF THE ZONING CODE OF THE CITY OF TULSA, OKLAHOMA.



9/26/14
Charles K. Howard

ENGINEER:
JR DONELSON, INC.
12820 SO. MEMORIAL DRIVE
OFFICE 100
BIXBY, OKLAHOMA 74008
PHONE 918-394-3030
C.C.A. NO. 5611 EXP. 6-30-2015
EMAIL: JRDON@TUSACOMAIL.COM

OWNER:
CHAMPION CONCRETE SERVICES, INC.
P.O. BOX 291276
TULSA, OK 74169
PHONE: 918-438-6203

SITE ADDRESS:
15742 E. PINE ST.

LEGAL DESCRIPTION:

LEGAL DESCRIPTION:
THE WEST 210.42 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¹/₄, NE¹/₄) OF SECTION THIRTY-THREE (33), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U. S. GOVERNMENT SURVEY THEREOF, CONTAINING 3.20 ACRES OF LAND, MORE OR LESS.

SITE DATA:
ZONING: "I-18"

NOTE.
THE PROPOSED BUILDING
WILL HAVE NO EMPLOYEES
TO BE USED FOR
EQUIPMENT STORAGE

All existing gravel between Pine Street and the proposed new building will be removed and replaced with 6" of topsoil and sod. Sod will be watered manually until established.

LANDSCAPE DATA

1	3	CHANGING BEL	BE	ANGUSTO	10	4
		MOX	MI			
2	101	ANER	52,273	57	2.5	AL
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
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		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	
		CHES	51,540	41	100	
		MOX	35,674	43		
		MOX	35	42	47	

SITE DATA

LOT AREA	152,275 SF / 3.5 AC.
PARKING PROVIDED	2 SPA. AND 1 HC-VAN
BUILDING SIZE	12,000 SF
ZONING	"L"
PROPERTY USE	25 - WAREHOUSE

[illegible]

Number of reports

no	6/20/2016	
new	cf 2	years

17.4



Case #: AC-131
Alternative Compliance Landscape Plan

Hearing Date: October 15, 2014

Case Report Prepared by:

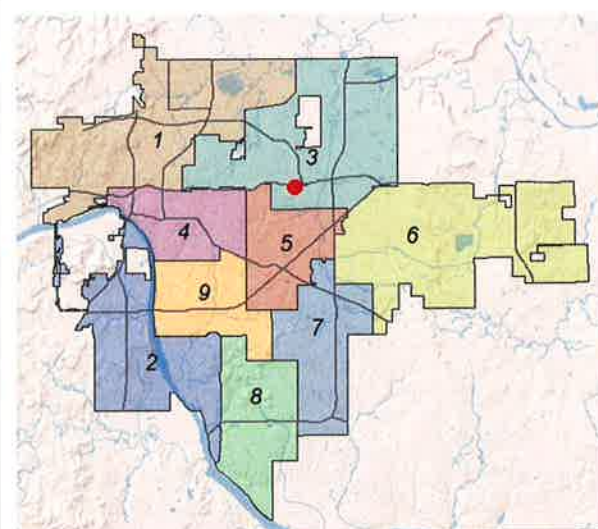
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: AAB Engineering (Alan Betchen)
 Property Owner: QuikTrip Corporation

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary:
 Request for Alternative Compliance Landscape Plan in lieu of the requirement for all parking spaces to be placed within 50 feet of a landscape area with a tree.

Net Land Area:
 1.6 Acres

Location:
 Southwest Corner of South Memorial Drive at East Admiral Place

Zoning:

Existing Zoning: CH
 Proposed Zoning: No Change

Comprehensive Plan:

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

Staff Recommendation:

Staff recommends **approval**.

The request provides satisfactory alternative plans for the Landscape standards of Chapter of the Tulsa Zoning Code

Staff Data:

TRS: 0433
 CZM: 31 Atlas: 1238

County Commission District: 2

Commissioner Name: Karen Keith

City Council District: 3

Councilor Name: David Patrick

AC-130 ALTERNATIVE COMPLIANCE LANDSCAPE PLAN

SECTION I:

The applicant is requesting TMAPC approval for an Alternative Compliance Landscape Plan for a proposed new convenience store at the southwest corner of South Memorial at East Admiral Place North.

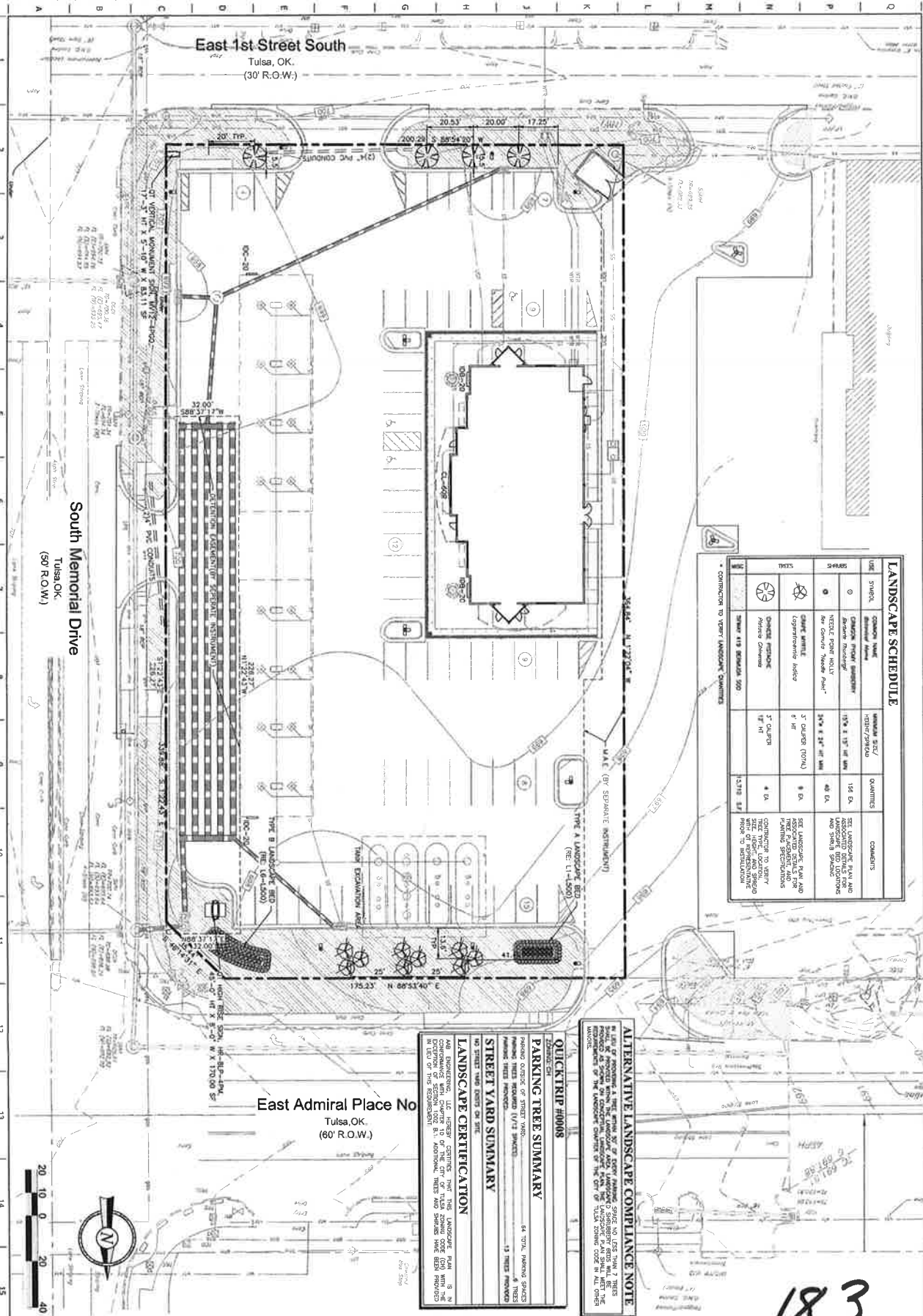
The landscape plan submitted does not meet the technical requirements of Chapter 10 of the code for the following reasons:

- 1) The parking spaces for the storage lot will not be within 50 feet of a required landscaped area, as required by section 1002.B.1 of the Code.

In exchange for site development that would meet the provisions of the Landscape Chapter of the Tulsa Zoning Code noted above, the applicant has voluntarily agreed to provide an alternative compliance plan providing 13 trees and two landscape beds and full site irrigation that are part of the corporate identity for the QuikTrip Corporation.

Staff contends the applicant has met the requirement that the submitted Alternative Compliance Landscape Plan "be equivalent or better than" the technical requirements of Chapter 10 of the code and recommends **APPROVAL** of Alternative Compliance Landscape Plan AC-131.

SECTION II: Applicants text and landscape plan are included as attachments.

[illegible]

ALTERNATIVE LANDSCAPE COMPLIANCE NOTE

IN LAY OF PLACING A TREE WITHIN 30' OF EXISTING WALKING SPACE NO LESS THAN 7 FEET SHALL BE PROVIDED WITHIN THE JACOBSON AND LANDSHOLD SHRUBBERY BEDS WILL BE PROVIDED AS SHOWN ON CONCEPTUAL LANDSCAPE PLAN. THE LANDSCAPE PLAN SHALL MEET THE REQUIREMENTS OF THE LANDSCAPE DIVISION OF THE CITY OF TULSA ZONING CODE IN ALL OTHER MATTERS.

QUICKTRIP #0008
YOUNG & RUBICAM

PARKING TREE SUMMARY	
PARKING OUTSIDE OF STREET YARD:	54 TOTAL PARKING SPACES
PARKING TREES REQUIRED (1/12 SPACES)	4 TREES
PARKING TREES PROVIDED	13 TREES PROVIDED

STREET YARD SUMMARY

How do I study for this exam?

LANDSCAPE CERTIFICATION

AGG ENGINEERING, LLC HEREBY CERTIFIES THAT THIS LANDSCAPE PLAN IS IN CONFORMANCE WITH CHAPTER 10 OF THE CITY OF TULSA ZONING CODE (CZ) WITH THE EXCEPTION OF SECTION 1002 B.1. ADDITIONAL TREES AND SHRUBS HAVE BEEN PROVIDED IN LIEU OF THIS REDUCEMENT.

East Admiral Place No
Tulsa, OK.
(60' R.O.W.)

South Memorial Drive
Tulsa, OK
(50' R.O.W.)

East 1st Street South
Tulsa, OK.
(30' R.O.W.)

QuikTrip No. 0008

ADMIRAL & MEMORIAL
TULSA, OK.



AAB Engineering, LLC
Engineering • Land Planning

P.O. Box 27581, 171 C St. B.
 Sand Springs, OK 74083
 OK 0442118 Exp. June 30, 2018
 Office (918) 554-2703
 Fax (918) 514-2701



REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 02/21/14

SHEET TITLE:

JAS PG



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-31
Comprehensive Plan Amendment
(related to Z-7282 & PUD-820)

Hearing Date: November 5, 2014

Case Report Prepared by:

Susan Miller, AICP

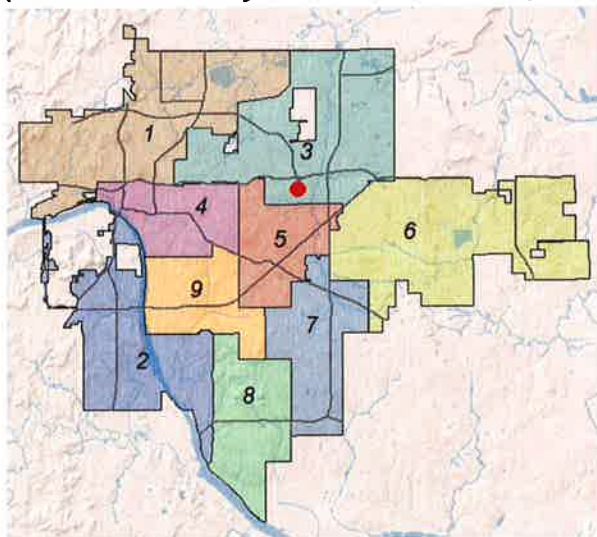
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Couch Holdings, LLC

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Existing Use: Vacant

Proposed Use: Beverage and Warehouse
distribution facility

Tract Size: 25.79+ acres

Location: S and E of the SE/c of S. Memorial
Dr. and E. Admiral Pl.

Comprehensive Plan:

Existing Land Use Map: *New Neighborhood*
(18.46 ac.) & *Town Center* (7.33 ac.)

Proposed Land Use Map: *Employment*

Growth and Stability Map: *Area of Growth*

Small Area Plan: *East Tulsa Neighborhood*
Detailed Implementation Plan – Phase 2 “412
Corridor”

Zoning:

Existing Zoning: OL, CH & CS

Proposed Zoning: CH/PUD

Staff Recommendation:

Staff recommends **approval** of the
Employment land use designation, subject to
approval of PUD-820 (with recommended
development standards).

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

S and E of the SE/c of S. Memorial Dr. and E. Admiral Pl. (CPA-31)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Town Center</i> (west 7.33 acres) & <i>New Neighborhood</i> (east 18.46 acres)
Proposed Land Use: <i>Employment</i>
Location: S and E of the SE/c of S. Memorial Dr. and E. Admiral Pl.
Size: approx. 25.79 acres

A. Background

The area that is subject to this Comprehensive Plan amendment application is located in an area in Tulsa that has historically been a mix of commercial, light industrial and residential uses. The subject site is vacant and is surrounded by established residential neighborhoods on the south and east and vacant properties on the north and west. This site and area immediately north/northeast were designated as a *New Neighborhood* and an *Area of Growth* when the Comprehensive Plan was adopted in 2010.

B. Existing Land Use/Area of Stability and Growth Designations (Tulsa Comprehensive Plan)

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, this area was designated as an *Area of Growth*:

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

area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

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

Town Center and *New Neighborhood* land use designations were assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

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

“The **New Neighborhood** Residential Building Block is comprised of a plan category by the same name. It 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.”

C. East Tulsa Neighborhood Detailed Implementation Plan – Phase 2 “412 Corridor”

The East Tulsa neighborhood plan also recognizes this undeveloped land as an opportunity site for development. The plan’s “Detailed Area Plan” map (page 43) designates this site as a “vacant, undeveloped or underdeveloped Large Site” suitable for development. Plan recommendations include:

“G. Vacant, Undeveloped or Under-Developed Large Sites

“(1) There are several sites in the East Tulsa 412 Corridor Phase 2 Detailed Study Area that were considered by the East Tulsa Community Planning Team to be vacant, undeveloped, or underdeveloped. It is

recommended that these sites be developed in a manner that will support the overall goals and recommended policies of the East Tulsa Neighborhood Detailed Implementation Plan. The sites should be developed in accordance with the applicable District Plan and the "Metropolitan Development Guidelines".

"(3) The vacant and undeveloped lands are recognized as opportunity sites for development and extension of municipal services, particularly potable water and sanitary "sewerage service, are intended to be extended to these areas in a timely manner as possible. Potential uses and development considerations for vacant, undeveloped, and under-developed large sites are set forth in Appendix P – "Community Suggested Uses and Development P Improvements and Considerations" and Appendix Q – "Additional Vacant, Undeveloped, Under-Developed Property and Opportunity Sites". Also depicted are important considerations which should be taken into account when development of these sites is to occur. There are other development factors that must also be considered, but which have not been noted at in this study.

"(4) Should development of vacant and undeveloped property require new zoning, it is encouraged that the rezoning be coupled with a Planned Unit Development (P.U.D.) when the property is adjacent to existing and planned residential neighborhoods to help insure appropriate protection and buffering of the neighborhoods."

(SOURCE: East Tulsa Neighborhood Detailed Implementation Plan – Phase 2 "412 Corridor"; pages 36-37; 43.)

D. Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing an *Employment* land use designation on the subject site.

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

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

E. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS, CH & RS-2	<i>Town Center & New Neighborhood</i>	Growth	vacant & businesses
South	RS-1	<i>Existing Neighborhood</i>	<i>Growth/Stability</i>	large lot residential
East	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential
West	CS & RS-2	<i>Town Center</i>	<i>Growth</i>	construction offices, church

F. Applicant's Justification:

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. how conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. how changes have impacted the subject site to warrant the proposed amendment; and
3. how the proposed change will enhance the surrounding area and the City of Tulsa.

The applicant provided the following justification as part of their application:

"The subject property is the subject of rezoning in TMAPC case No. Z-7278 for rezoning to CH to be overlaid with PUD 820 for the development of a beverage warehouse and distribution facility.

The subject area is designated as "New Neighborhood" when most of the recent growth in the area has been more supportive of a land use designation of "Employment" based on the expansion of the commercial and industrial activities around the subject property.

The change in the land use designation to "Employment" from "New Neighborhood" will enhance the employment and development opportunities within the surrounding area and provide growth and economic development for the City of Tulsa."

In addition, the applicant stated: "This property and case presents some planning challenges, particularly when planning, on a City wide basis like PlaniTulsa [aka Tulsa Comprehensive Plan]. At the time of PlaniTulsa, this area was slowing moving in a commercial direction. As to the property: it was a large tract of vacant land surrounded by a Super Wal-Mart, a construction company, an auto

repair shop and residences. So based on the size of the property alone, it was not too difficult then to classify the property as an "area of growth". The land use plan classification was trickier. Without a detailed study of the area, the classification of "new neighborhood" was perhaps then a good enough solution. Had the property and area been analyzed on a more granular basis, what growth there was would have been determined to be trending toward employment and commercial activity. In the big picture that is still what is going on in the area today. Since PlaniTulsa, a residence on CH zoned property adjoining the property on the north was sold by the Assessor for taxes and promptly razed by the new owner. This property is vacant today. Perhaps the property was not properly classified in PlaniTulsa: the property was planned as an "area of growth", which was correct, so it was further classified as a "new neighborhood" instead of "existing neighborhood" or "employment". It is difficult to imagine the defining characteristics of a "new neighborhood" taking root on the property today. Also, the property was not and, the existing development pattern today is not an "existing neighborhood". The major change in the area is the development opportunity presented by the warehouse project. The property is in an area of growth so, in the big picture, the plan is partially correct and this invites a more thorough analysis. It seems to me that PUD 820 is such a more thorough analysis and is the equivalent of a small area plan for the property and, as such, supports the proposed comprehensive plan amendment and rezoning."

G. Staff Response:

As it exists today, this area is a mix of uses - residential, commercial and light industrial. Some of the larger residential lots to the north of the subject site, designated *New Neighborhood* (between the subject site and the *Employment* designation which fronts on Admiral Place), are vacant and transitioning to other uses. In fact, the 3 lots (formerly residential) immediately north that front on S. 85th E. Ave. are zoned CH. These 3 lots appear to have been incorrectly designated as *New Neighborhood* and should be addressed in the next round of housekeeping amendments. On the northeast border of the subject site are large lot residential uses, zoned RS-2, also designated as *New Neighborhood*. And, further north is a small stable, viable residential neighborhood designated as *Existing Neighborhood*.

To the south and east of the subject site are established single family residential neighborhoods with an *Existing Neighborhood* land use designation. The surrounding neighborhoods are the key consideration in this land use amendment request.

The existing mix of uses presents a challenge to the area in that there is a need to accommodate them without negatively impacting one another. Introducing a large new

Employment area on the subject site could be an asset or a detriment to the adjacent existing neighborhoods, depending on allowed uses and development standards adopted as part of the development proposal. *Employment* land use designations are located near *Existing Neighborhoods* in other locations in the City of Tulsa and provide both positive and negative examples to this situation.

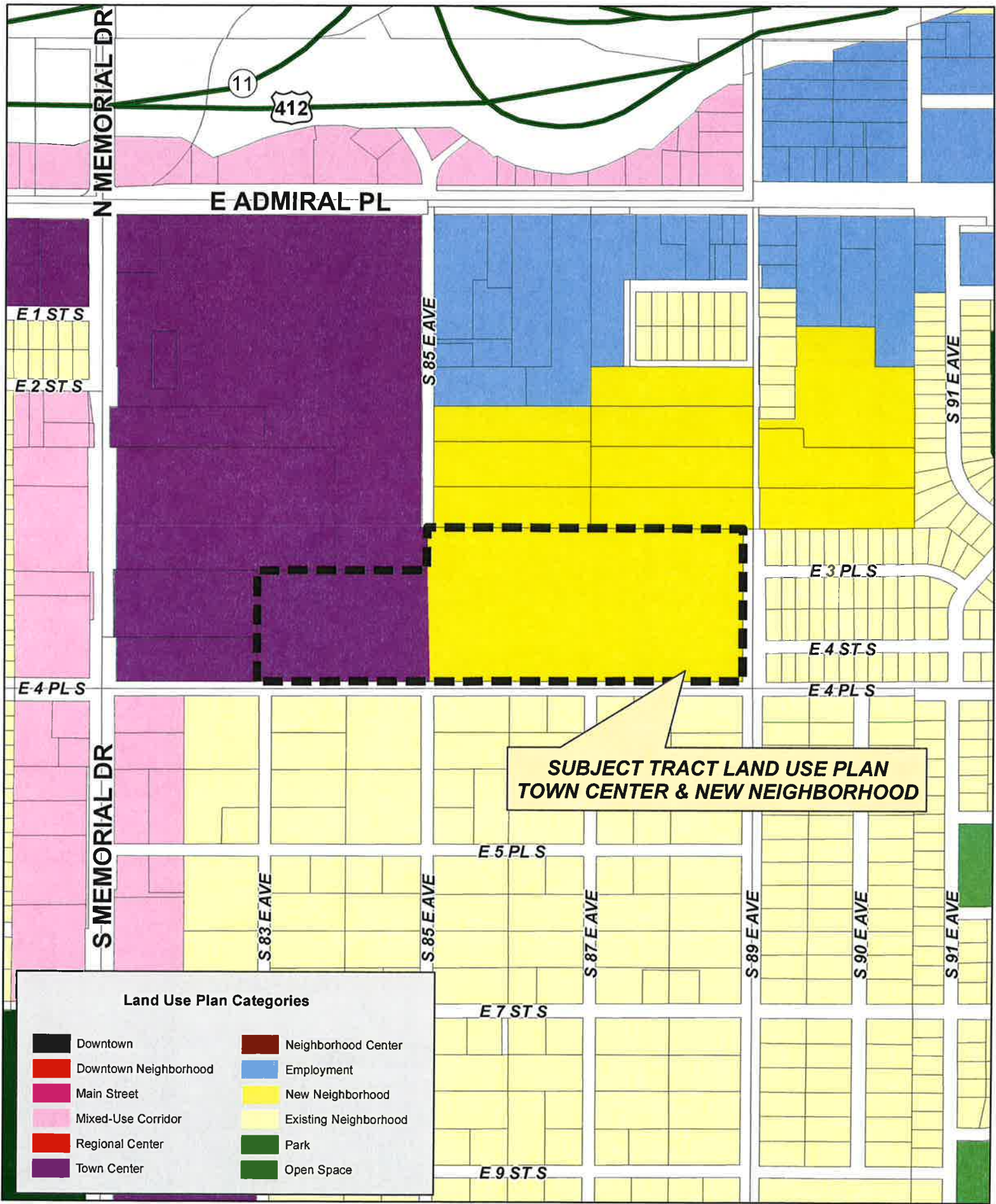
As part of a Comprehensive Plan amendment request, an applicant is asked to explain how conditions around the site changed to warrant the amendment request or, alternatively argue that the existing land use designation was incorrectly assigned to the site. The applicant makes the case that this large site was clearly an *Area of Growth*, but not studied closely enough at that time to determine if the *New Neighborhood* land use designation was the most appropriate for the site. However, it was assigned this designation and the applicant states that this does not reflect the existing development pattern today.

Whether the existing *New Neighborhood* or proposed *Employment* land use designation is assigned to the subject site, the subject site needs to be developed as complementary to the existing area in a way that will strengthen the existing residential neighborhoods. Based on the development concept proposed by the applicant, with the recommended vehicular access, building placement, landscaping, buffering and trail system improvements, an *Employment* land use designation could be an appropriate designation for this site.

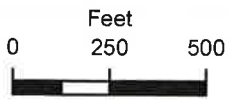
Therefore, the proposed land use designation of *Employment*, subject to the development standards recommended in the Planned Unit Development (PUD) would be appropriate, compatible and consistent with the surrounding area.

II. STAFF RECOMMENDATION

- Staff recommends **approval** of the *Employment* land use designation as submitted by the applicant, subject to approval of the recommended development standards in the Planned Unit Development (PUD-820)



**SUBJECT TRACT LAND USE PLAN
TOWN CENTER & NEW NEIGHBORHOOD**

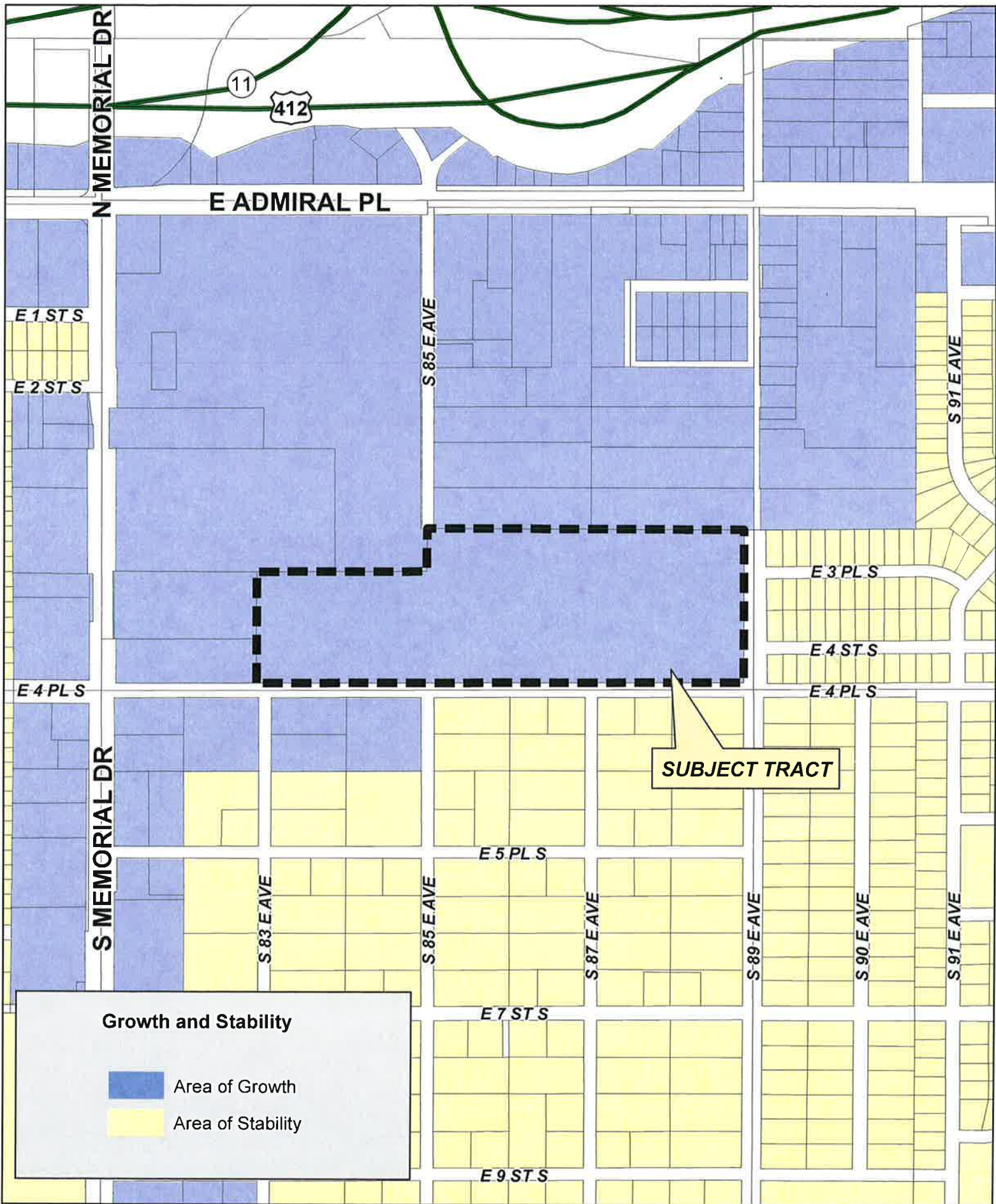


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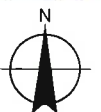




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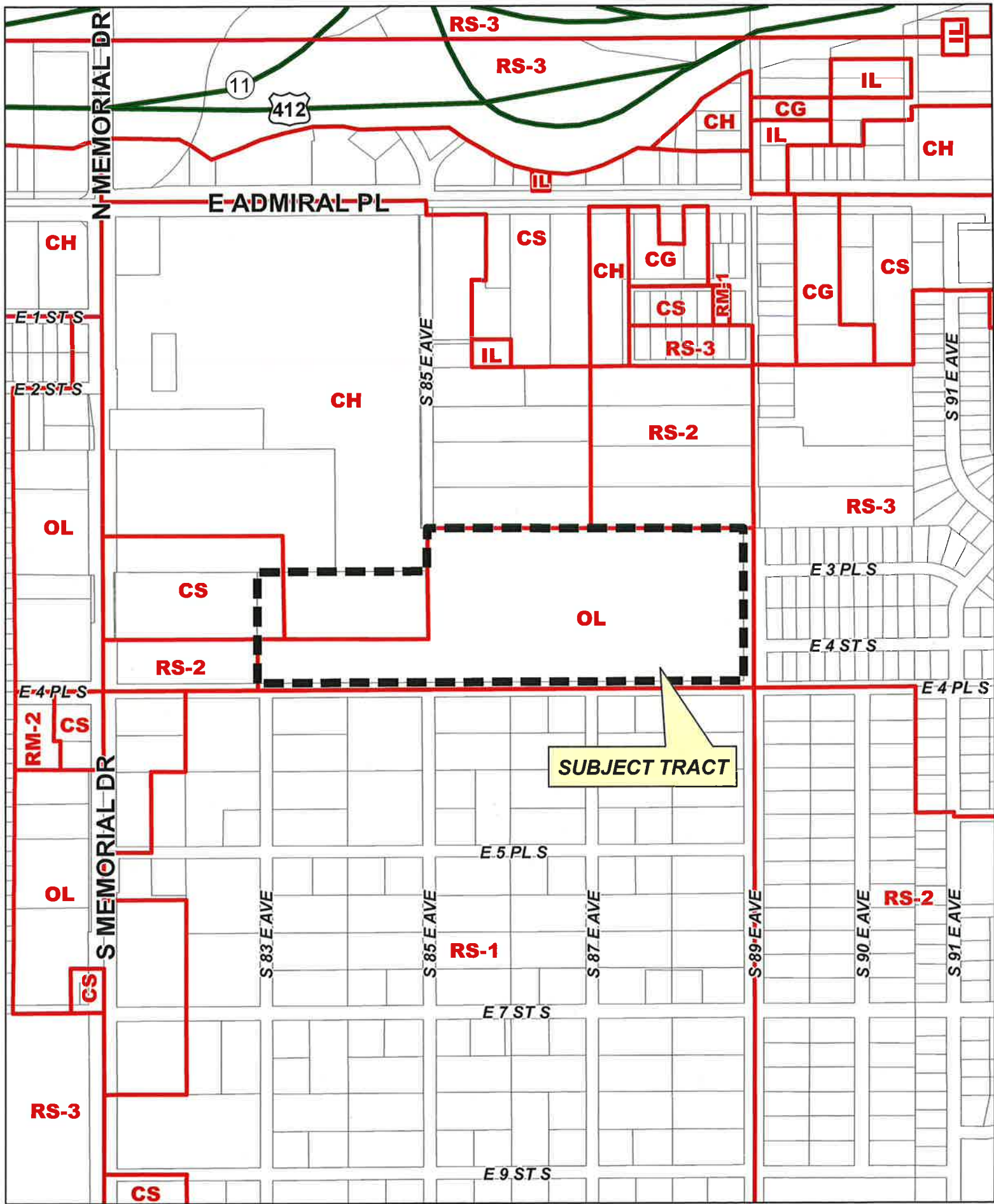
Aerial Photo Date: March 2014

CPA-31

19-13 01

19.10
Note: Graphic overlays may not precisely align with physical features on the ground.



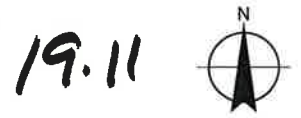


SUBJECT TRACT



CPA-31

19-13 01





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7282

Hearing Date: October 15, 2014

Case Report Prepared by:

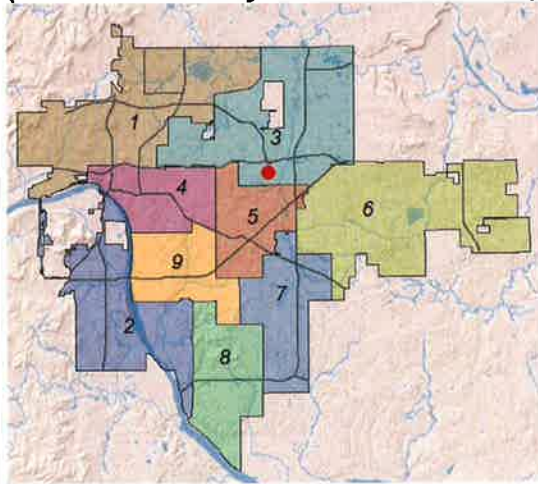
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: COUCH HOLDINGS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Beverage warehouse and distribution center

Concept summary: Z-7282 and CH zoning in conjunction with PUD 820 supports new a distribution center. A comprehensive plan land use map revision is also being processed for this site.

Tract Size: : 26+ acres

Location: South and east of the southeast corner of South Memorial Drive and East Admiral Pl.

Zoning:

Existing Zoning: OLI CSI CH

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: New Neighborhood, Town Center
Land Use Map: New Neighborhood, Town Center (Applicant has requested Employment to support his request)

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of Z-7282 for CH zoning only in conjunction with PUD 820.

Staff Data:

TRS: 9301

CZM: 38

Atlas: 451

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7282

DEVELOPMENT CONCEPT:

The Applicant proposes a beverage warehouse and distribution center on approximately 26 acres of land located East of South Memorial Drive and East 4th Place South.

The Applicant has operated in the metropolitan area since 1959 and today operates four separate warehouse and distribution centers in the metropolitan area. The Applicant desires to consolidate its business operations into a central site in order to become more efficient and has selected this site for development as a beverage warehouse and distribution center.

The Project has good access to the expressway system and arterial streets. Access to the Project shall be along South 85th East Avenue.

In order to adequately buffer and screen the Project from the existing single family developments to the north, east and south, the Project development standards provide for significant building setbacks exceeding 100 FT, an extensive landscape buffer between such residential areas and a Project screening fence. In order to maximize the effectiveness of the Project screening fence, such screening fence will be located off of the Property line and along the perimeter of the parking and drive areas.

Presently, the Project site is zoned CH – Commercial High Intensity District, CS – Commercial Shopping Center District and OL – Office Low Intensity District and will be rezoned to CH overlaid with PUD No. 820 in order to permit the use of the property for warehouse use and to establish development standards and conditions assuring a compatible relationship between the Project and the nearby residential uses.

EXHIBITS:

INCOG EXHIBITS

Case map

Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

None (Refer to PUD 820)

DETAILED STAFF RECOMMENDATION:

Z-7282 requesting CH zoning is not currently compatible with the New Neighborhood land use designation in the Tulsa Comprehensive Plan and;

Z-7282 requesting CH zoning is compatible with the Town Center land use designations and;

Z-7282 was recognized in the East Tulsa Neighborhood Implementation plan as a “Large Undeveloped or Underdeveloped” site that within context of a PUD could be developed as a successful infill project and;

The applicant has provided concurrent request with PUD 820 which provides appropriate development guidelines to integrate this project into the neighborhood and;

20.2

The zoning request for the entire site is not appropriate unless accompanied by a PUD and Tulsa Comprehensive Plan Amendment. If for any reason the PUD is abandoned the underlying rezoning request should be reconsidered and,

CH zoning as requested by Z-7282 is only consistent with the anticipated development pattern in the area when accompanied with the PUD therefore;

Staff recommends Approval of Z-7282 to rezone property from OL/CS/CH to CH in conjunction with PUD 820..

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

***Staff Summary:** The existing Land Use Map in the Tulsa comprehensive plan is not consistent with the proposed use. The applicant has submitted a concurrent request to amend the Land Use Map for employment uses. The project will conform to the employment designation if the land use designation is approved as requested. The employment designation is defined as defined below:*

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

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

Land Use Vision:

***Land Use Plan map designation:** New Neighborhood/ Town Center*

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

***Areas of Stability and Growth 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: None

Trail System Master Plan Considerations: An important link for the 4th Street Multipurpose trail system is missing east of South Memorial Avenue. The existing traffic signal on Memorial at 4th along with the 60 foot street right-of-way without a street provides an opportunity to provide a new trail link with a crossing at a signalized intersection.

INCOG transportation planners have provided the following illustration that defines the desired result with this project.

Staff Comment:

An infill project like the one proposed in PUD 820 is an asset to the community when integrated into the existing development pattern and expected transportation plan. With that consideration staff recommends inclusion of the trail link as part of this project. The trail improvement is part of the consideration for amending the Tulsa Comprehensive Plan land use map and recommending approval for the PUD.

Within the PUD, the development team has integrated many items discussed early in the project discussion including landscape treatment, relevant screening, building placement, and many other items related to a high quality infill development. Many of those components will help successfully integrate this project into the neighborhood. Integration of the trail into the neighborhood is a good example of how this project will strengthen that concept and provide a stronger link to the Mingo Trail system to the east and the existing on-street trail system on 4th Street west of this site.

Infrastructure improvements of all kinds improve neighborhood lifestyle and provide benefits to the end user.

Multi Purpose Trail Exhibit



Small Area Plan: East Tulsa Neighborhood Implementation Plan (Phase 2).

This site is included in the East Neighborhood Implementation Plan and is partially identified as a vacant undeveloped or under-developed large site. The plan does not provide a specific vision for this infill opportunity.

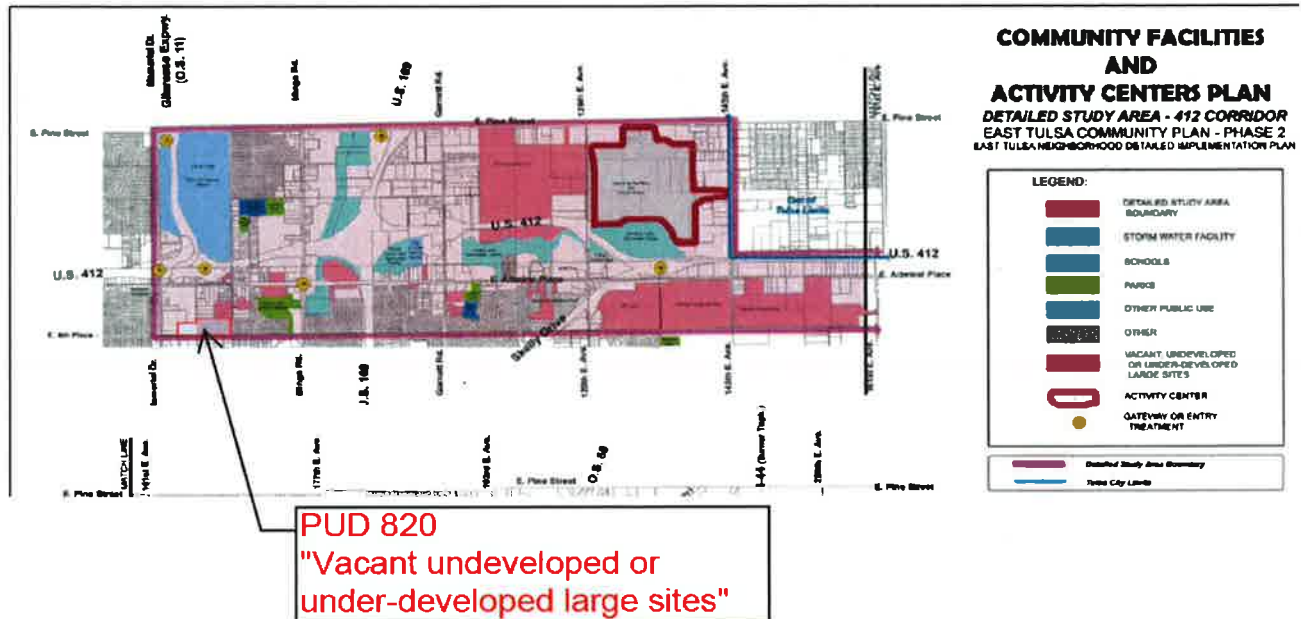
20.5

REVISED 10/9/2014

THE PLAN

East Tulsa Neighborhood Detailed Implementation Plan – Phase 2 "412 Corridor"

Exhibit 20



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: PUD 820 is vacant land. Aerial photographs show historic storage of construction materials and the site has been graded but there are no known environmental concerns that will affect site development.

Environmental Considerations: None that will significantly affect site development. The PUD has provided significant landscape edges and screening that recognize the slopes and drainage system. In many instances those drainage components have provided additional screening and buffering for the adjacent residential properties.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 4 th Place	None	50 feet	The east 2/3rds of the frontage is 2 lane asphalt, the west portion is not paved.
South 89 th East Avenue	None	50 feet	2
South 85 th East Avenue	None	50 feet	2

20.6
 REVISED 10/9/2014

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a single family residential subdivision, zoned RS-3; on the north by vacant property, miscellaneous business and industry, zoned RS-2 and CH; on the south by single family residential property, zoned RS-1; and on the west by property that has been the historic headquarters for a construction company and a church, zoned CS and RS-2.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970, established zoning for the subject property.

Subject Property:

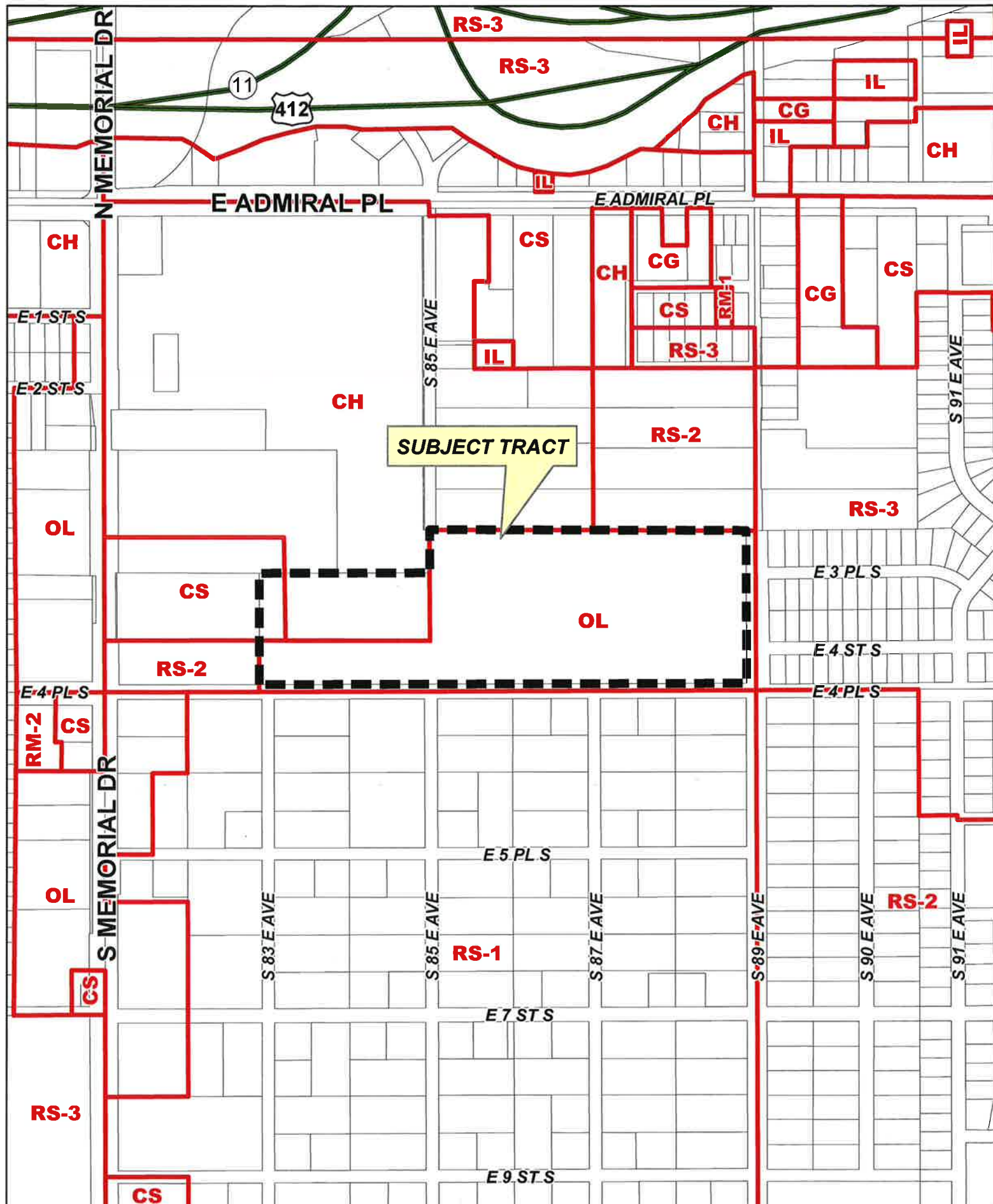
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BOA-19314 April 23, 2002: The Board of Adjustment approved a ***Special Exception*** to permit existing construction company uses in CS district; a ***Special Exception*** to permit Building Contract Construction Services, Use Unit 25, in a CH district, including but not limited to heavy construction equipment/storage parking; and a ***Variance*** to allow Use Unit 25 uses to be conducted outside (not in a building) on CH property within 300' of residential property, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or Comprehensive Plan, subject to maintenance and continuation of the berm along the south OL property line that would run the distance of the CH property and turn back to the north and tie into the east line of the CH property, and some marking along the south property line of the CH property to depict the boundary that would be visible to the neighborhood, and no storage or activities relating to the construction company be conducted in the OL district, on property located at 401 S. Memorial Dr. and also known as part of the subject property.

Surrounding Property:

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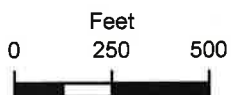
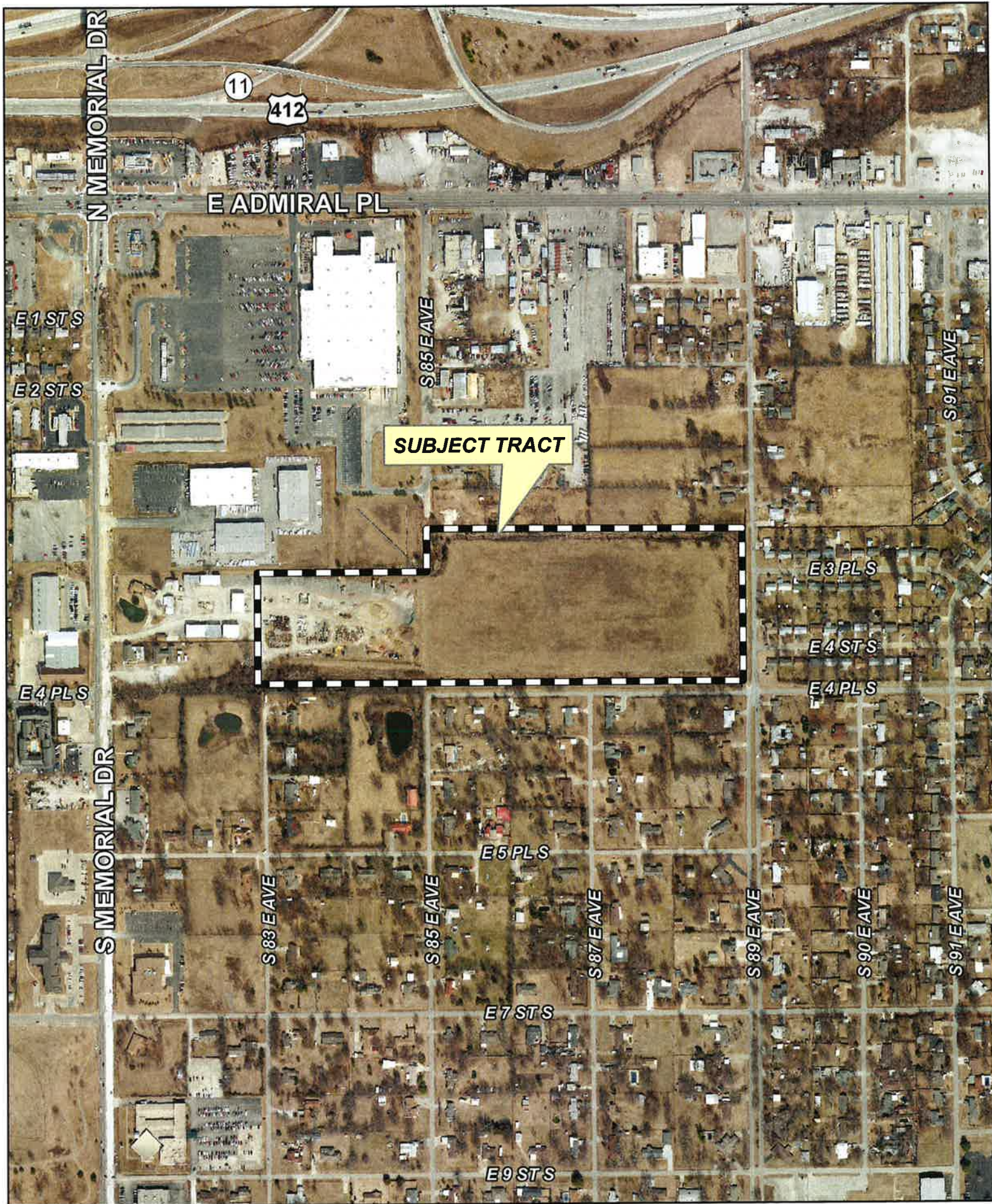
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Aerial Photo Date: March 2014

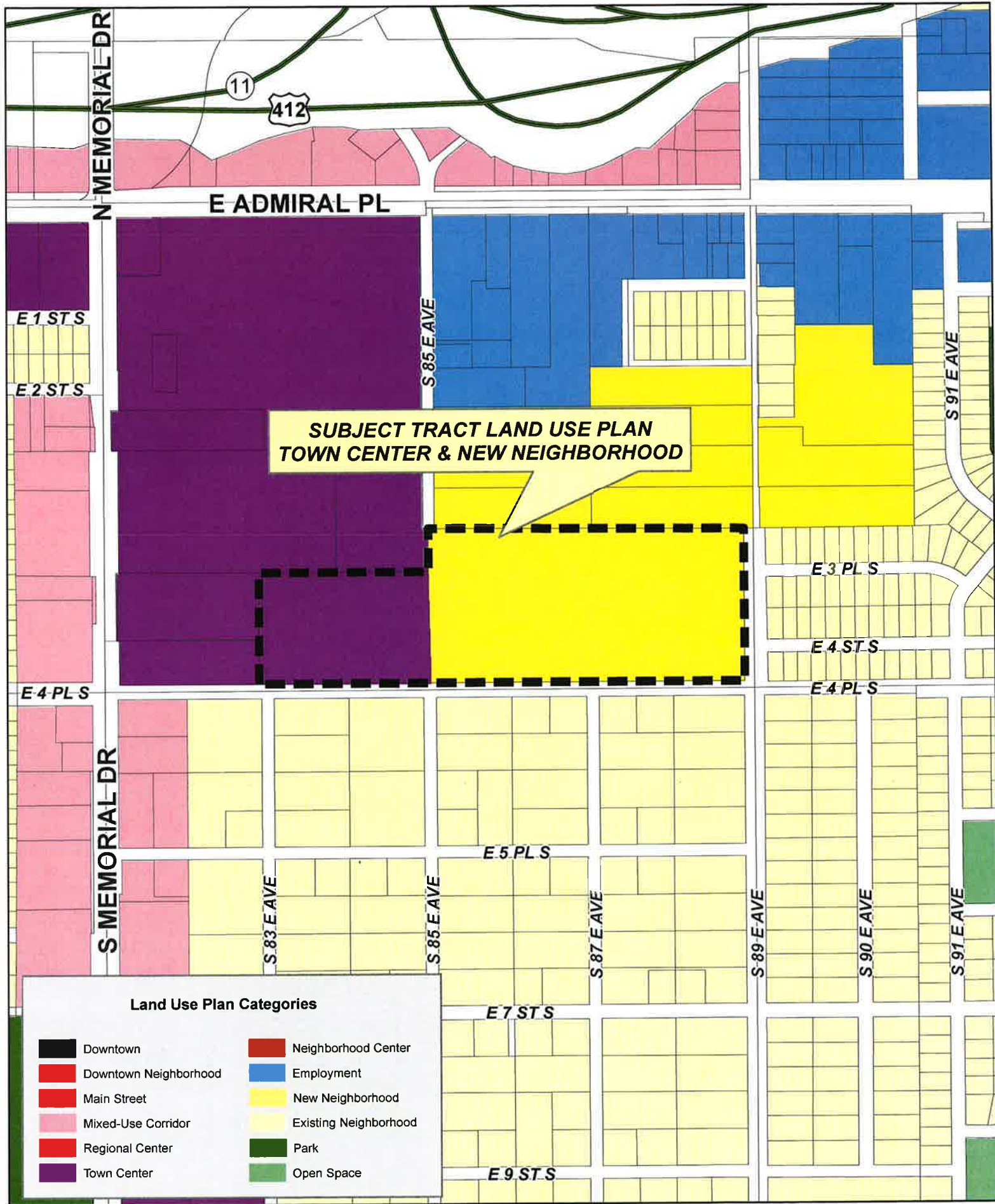
Z-7282/PUD-820

19-13 01

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

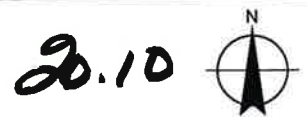
20.9

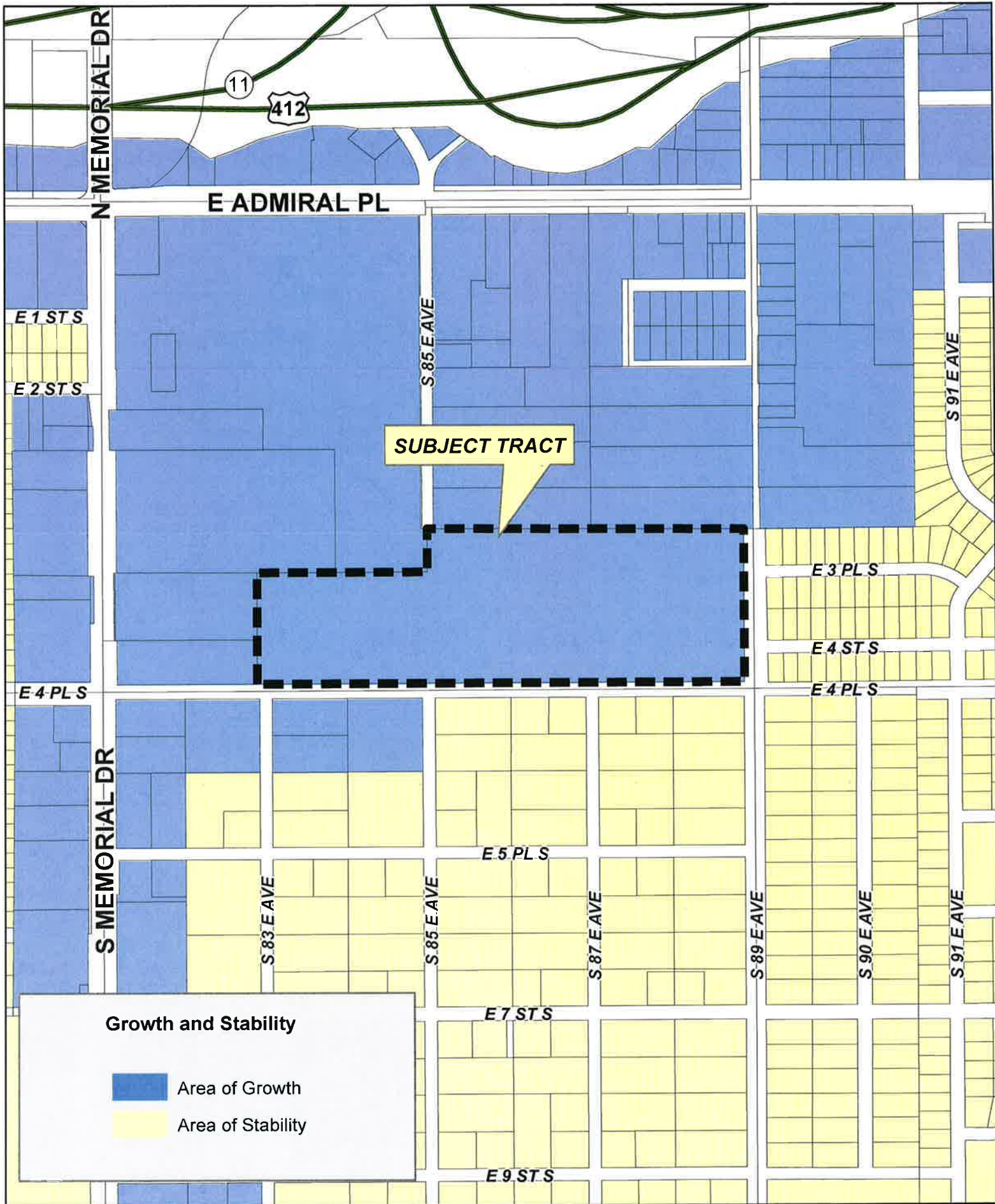




Z-7282/PUD-820

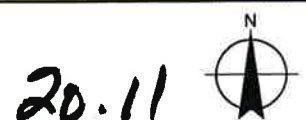
19-13 01





Z-7282/PUD-820

19-13 01





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-820

Hearing Date: October 15, 2014

Case Report Prepared by:

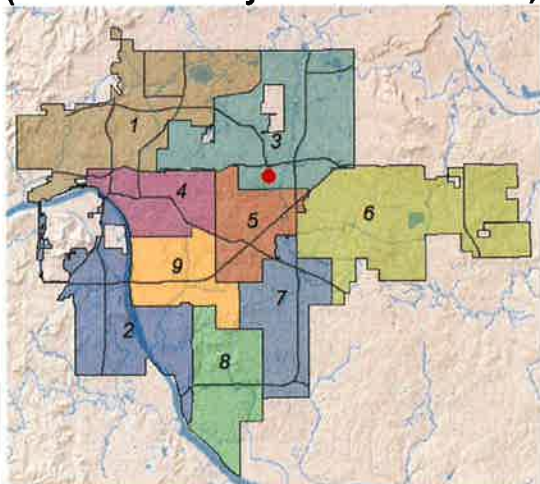
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: COUCH HOLDINGS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Beverage warehouse and distribution center

Concept summary: CH zoning In conjunction with PUD 820 supports new a distribution center. A comprehensive plan land use map revision is also being processed for this site.

Tract Size: : 26± acres

Location: South and east of the southeast corner of South Memorial Drive and East Admiral Pl.

Zoning:

Existing Zoning: OLI CSI CH

Proposed Zoning: CH/ PUD-820

Comprehensive Plan:

Land Use Map: New Neighborhood, Town Center (Applicant has requested Employment to support his request)

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for PUD 820 which will be used as a Distribution Center. Significant development standards buffer the surrounding residential properties. Staff also recommends construction of an important link for the 4th Street Multipurpose trail.

Staff Data:

TRS: 9301

CZM: 38

Atlas: 451

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

21.1

SECTION I: PUD-820

APPLICANTS DEVELOPMENT CONCEPT:

The Applicant proposes a beverage warehouse and distribution center on approximately 26 acres of land located East of South Memorial Drive and East 4th Place South. The Conceptual Site Plan for the Project is attached hereto as Exhibit "A". An Aerial Photograph of the Project site showing adjacent and nearby land uses is attached hereto as Exhibit "B".

The Applicant has operated in the metropolitan area since 1959 and today operates four separate warehouse and distribution centers in the metropolitan area. The Applicant desires to consolidate its business operations into a central site in order to become more efficient and has selected this site for development as a beverage warehouse and distribution center.

The Project has good access to the expressway system and arterial streets. Access to the Project shall be along South 85th East Avenue.

In order to adequately buffer and screen the Project from the existing single family developments to the north, east and south, the Project development standards provide for significant building setbacks exceeding 100 FT, an extensive landscape buffer between such residential areas and a Project screening fence. In order to maximize the effectiveness of the Project screening fence, such screening fence will be located off of the Property line and along the perimeter of the parking and drive areas.

Presently, the Project site is zoned CH – Commercial High Intensity District, CS – Commercial Shopping Center District and OL – Office Low Intensity District and will be rezoned to CH overlaid with PUD No. 820 in order to permit the use of the property for warehouse use and to establish development standards and conditions assuring a compatible relationship between the Project and the nearby residential uses. The existing zoning is shown on Exhibit "C" attached hereto.

EXHIBITS:

INCOG EXHIBITS:

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

Applicant Exhibits:

- Exhibit A: Conceptual Site Plan
- Exhibit B: Aerial Photograph – Site & Surrounding
- Exhibit C: Area Zoning
- Exhibit D-1: Conceptual Landscape & Screening (West)
- Exhibit D-2: Conceptual Landscape & Screening (East)
- Exhibit E: Illustrative Cross-Sectional View
- Exhibit F: Site access and Circulation Plan
- Exhibit G-1: Site Topography and Drainage Concept Plan
- Exhibit G-2: Site Topography and Drainage Concept Plan
- Exhibit H: Existing and Proposed Utilities Plan

21.2

PUD-820 DEVELOPMENT STANDARDS:

LAND AREA (GROSS): 25.80 Acres (1,123,621 SF)

LAND AREA (NET): 25.30 Acres (1,102,031 SF)

EXISTING ZONING: OL, CS, CH

PROPOSED ZONING: PUD / CH

PERMITTED USES:

Uses permitted in Use Unit 11, Offices, Studios and Support Services, Use Unit 17, Automotive and Allied Activities; and Use Unit 23, Warehousing and Wholesaling, and Uses Customarily Accessory to the Permitted Principle Uses.

MAXIMUM BUILDING FLOOR AREA: 280,000 SF

MAXIMUM BUILDING HEIGHT: 2-stories / 40 Feet, with building sidewalls no greater than 28 feet in height as measured from finished grade.

MINIMUM BUILDING SETBACKS:

From northerly boundary limits of PUD:	90 feet*
From southerly boundary limits of PUD:	100 feet
From easterly boundary limits of PUD:	225 feet
From westerly boundary limits of PUD:	25 feet

* Provided the minimum building setback for the northerly boundary line of the PUD within the west 700 feet shall be 25 feet.

MINIMUM OPEN SPACE: 15% of net lot area

SIGNAGE:

Business signs may be permitted upon the site as follows:

1. One (1) ground sign shall be allowed within the Project, with a maximum height of 25 feet, and a maximum display surface area 150 square feet. Such ground sign shall be located no closer than 125 feet from the north boundary, nor closer than 400 feet from the south boundary.
2. Wall signs shall be limited to one (1) square foot per lineal foot of building wall upon which is it affixed. Directional or instructional wall signs may be placed upon any of the building walls; however, such signs shall be limited to no greater than 10 square feet in size, and shall be located a minimum distance of 75 FT from the north boundary of the site, and a minimum distance of 175 FT from the east and south boundaries.

LIGHTING:

Light standards, whether located upon freestanding light poles or building-mounted, shall not exceed 25 feet in height. All exterior lighting fixtures shall be hooded and direct light downward and away from properties to the north, south and east. No light standards shall be permitted within 75 feet of the north boundary, nor within 100 feet of the south and east boundaries.

21.3

SITE SCREENING AND LANDSCAPING:

To create a more effective buffer, a solid screening fence a minimum of 6 FT in height will be located off of the boundary of the Project, close to the drive areas and parking areas and between such screening fence and the Project boundary. Landscaping shall be installed as shown on the Illustrative Site Perimeter Landscaping & Screening Plan attached hereto as Exhibit "D". Such landscaping shall provide a landscape buffer zone for the purpose of enhancing the visual screening and buffering the Project. The landscape buffer shall be planted with a variety of evergreen and deciduous trees that are suitable for the area. At the time of planting, all trees within the landscape buffer zone shall be a minimum height of eight (8) feet and have a minimum caliper of two (2) inches. These trees are in addition to and separate from required parking lot area and or street yard trees required for the Project by the Tulsa Zoning Code. Finally, the landscaping plan for the Project will include no less trees in number or density than is shown on the Conceptual Landscape and Screening Plan. An Illustrative Cross-Sectional View is attached hereto as Exhibit "E" showing the effectiveness of the proposed screening and landscape buffer.

Only one house faces north along 4th street adjacent to this project. Particular attention to detail north of that home may require additional landscape and screening. During the detailed site plan and landscape plan process the existing tree buffer will be protected from injury during Significant additional evergreen, deciduous trees and shrubs will be planted to enhance the existing tree line at that location. That concept has not been completely illustrated on the landscape or screening plan. The details will be established during the site plan process.

VEHICULAR ACCESS:

All vehicular access shall be limited to use of S. 85th E. Ave., with the exception of a locked emergency-only ingress/egress gate along the west boundary of the Project site. The Site Access and Circulation Plan is attached hereto as Exhibit "F".

PEDESTRIAN / MULTIPURPOSE ACCESS:

Sidewalks will meet the subdivision regulations on the perimeter of the property and provide appropriate interior pedestrian access.

A 10' wide multipurpose trail will be constructed from the intersection of South Memorial at 4th within the existing street 4th Street right of way to the intersection.

OFF-STREET PARKING:

As permitted by the applicable Use Unit of the Tulsa Zoning Code.

TOPOGRAPHY AND STORM WATER DRAINAGE:

The approximate 26 acre (net) Project site generally slopes is a west-to-east, with native trees and vegetative cover that is primarily limited to the north, south and east boundaries of the Project site where natural drainage swales exist. The highest elevation of the Project site is approximately 765 feet above sea level near the west boundary, and the lowest elevation is approximately 730 feet near the southeast corner of the Project site where storm sewer drainage infrastructure has been installed to carry stormwater flow diagonally under S. 89th Ave. E. to a City of Tulsa 78" storm sewer line located slightly southeast of the intersection of S. 89th Ave. E. and E. 4th Pl. S.

As reflected upon the Site Topography and Drainage Concept Plan, attached hereto as Exhibit "G", a stormwater detention pond or ponds are planned for construction near the south and east boundaries of the Project site. Additionally, to support proper stormwater drainage flow within the natural drainage swales near the north, south and east boundaries of the Project site, some of the existing vegetative growth and debris within the flow limits of such drainage

21.4

channels will need to be removed or cleared, which activity shall be coordinated with City of Tulsa stormwater management staff.

UTILITIES:

Presently, all necessary utilities to serve the Project are either available on-site or within close proximity to it, as shown upon the Existing and Proposed Utilities Plan attached hereto as Exhibit "H". Required utility line extensions and improvements shall be closely coordinated with City of Tulsa staff and franchise utility providers during the subdivision platting efforts of the property following necessary zoning approvals.

PLATTING REQUIREMENT:

It is anticipated that the Project will be included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission (TMAPC) and the Tulsa City Council, and duly filed of record in the Tulsa County Clerk's office.

EXPECTED SCHEDULE OF DEVELOPMENT:

Development is expected to begin in the Spring 2015 after final approval of the Planned Unit Development, platting of the property and Detail Site Plan approval. The Applicant intends to commence initial site grading following zoning and approval of the Planned Unit Development and preliminary plat approval and the issuance of an Earthchange Permit therefor.

DETAILED PLANS REVIEW:

No building permit shall be issued for a lot within the Project until a Detail Site Plan and a Detail Landscape Plan has been submitted to and approved for such lot by the Tulsa Metropolitan Area Planning Commission.

DETAILED STAFF RECOMMENDATION:

The site is not currently compatible with the New Neighborhood or Town Center land use designations in the Tulsa Comprehensive Plan (aka PlaniTulsa) however, this site was recognized in the East Tulsa Neighborhood Implementation plan as a "Large Undeveloped or Underdeveloped" site that within context of a PUD could be developed as a successful infill project and;

The PUD has provided appropriate development guidelines to integrate this project into the neighborhood and;

The applicant has submitted a concurrent request to change the land use designation to Employment and;

The PUD is consistent with the anticipated development pattern in the area and;

PUD 818 is consistent with the Planned Unit Development chapter of the Tulsa Zoning Code therefore;

Staff recommends Approval of PUD-820 as outlined in Section I above.

21.5

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing Land Use Map in the Tulsa comprehensive plan is not consistent with the proposed use. The applicant has submitted a concurrent request to amend the Land Use Map for employment uses. The project will conform to the employment designation if the land use designation is approved as requested. The employment designation is defined as defined below:

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

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

Land Use Vision:

Land Use Plan map designation: New Neighborhood/ Town Center

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

Areas of Stability and Growth 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.

21.4

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: An important link for the 4th Street Multipurpose trail system is missing east of South Memorial Avenue. The existing traffic signal on Memorial at 4th along with the 60 foot street right-of-way without a street provides an opportunity to provide a new trail link with a crossing at a signalized intersection.

INCOG transportation planners have provided the following illustration that defines the desired result with this project.

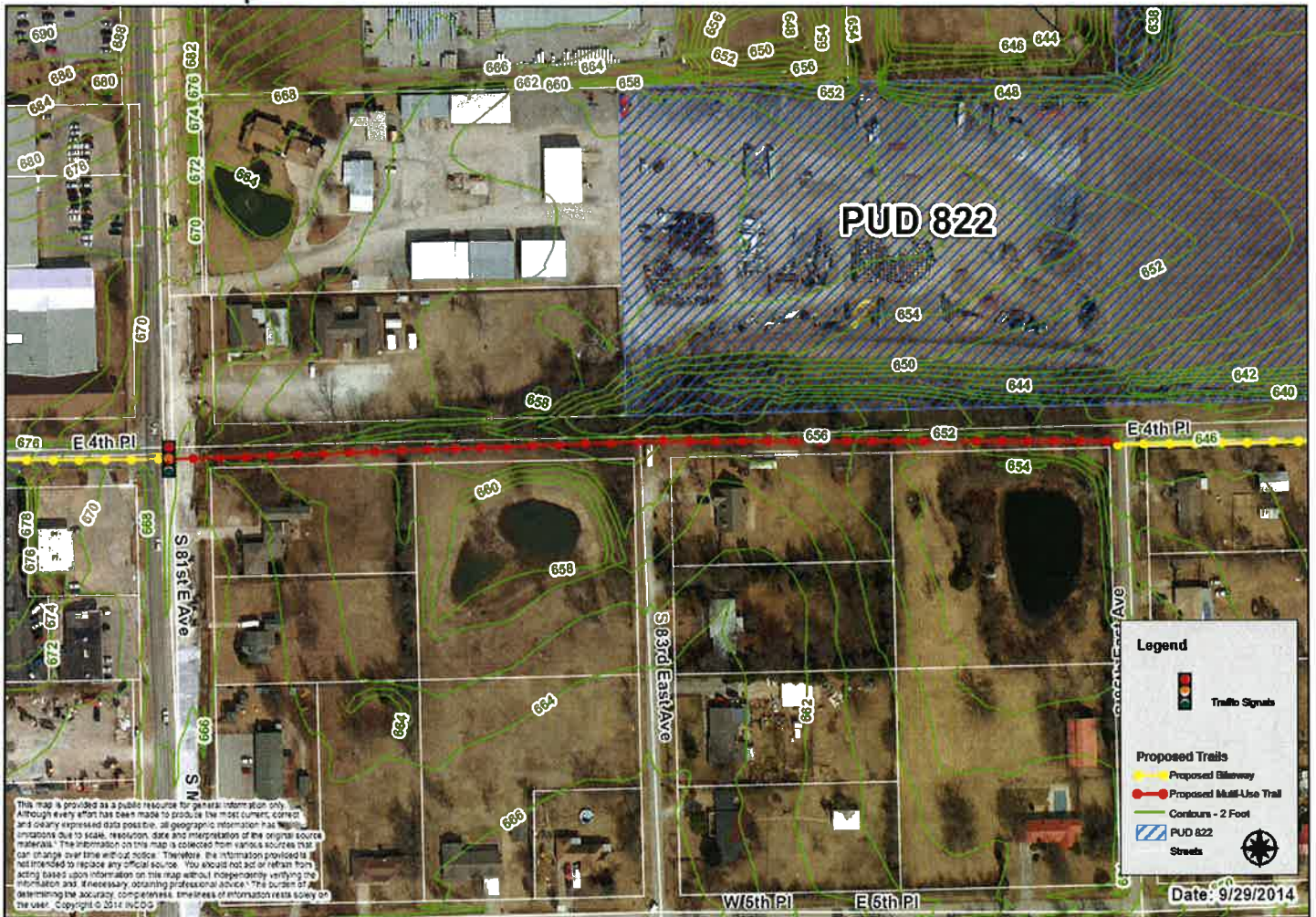
Staff Comment:

An infill project like the one proposed in PUD 820 is an asset to the community when integrated into the existing development pattern and expected transportation plan. With that consideration staff recommends inclusion of the trail link as part of this project. The trail improvement is part of the consideration for amending the Tulsa Comprehensive Plan land use map and recommending approval for the PUD.

Within the PUD, the development team has integrated many items discussed early in the project discussion including landscape treatment, relevant screening, building placement, and many other items related to a high quality infill development. Many of those components will help successfully integrate this project into the neighborhood. Integration of the trail into the neighborhood is a good example of how this project will strengthen that concept and provide a stronger link to the Mingo Trail system to the east and the existing on-street trail system on 4th Street west of this site.

Infrastructure improvements of all kinds improve neighborhood lifestyle and provide benefits to the end user.

Multi Purpose Trail Exhibit



Small Area Plan: East Tulsa Neighborhood Implementation Plan (Phase 2).

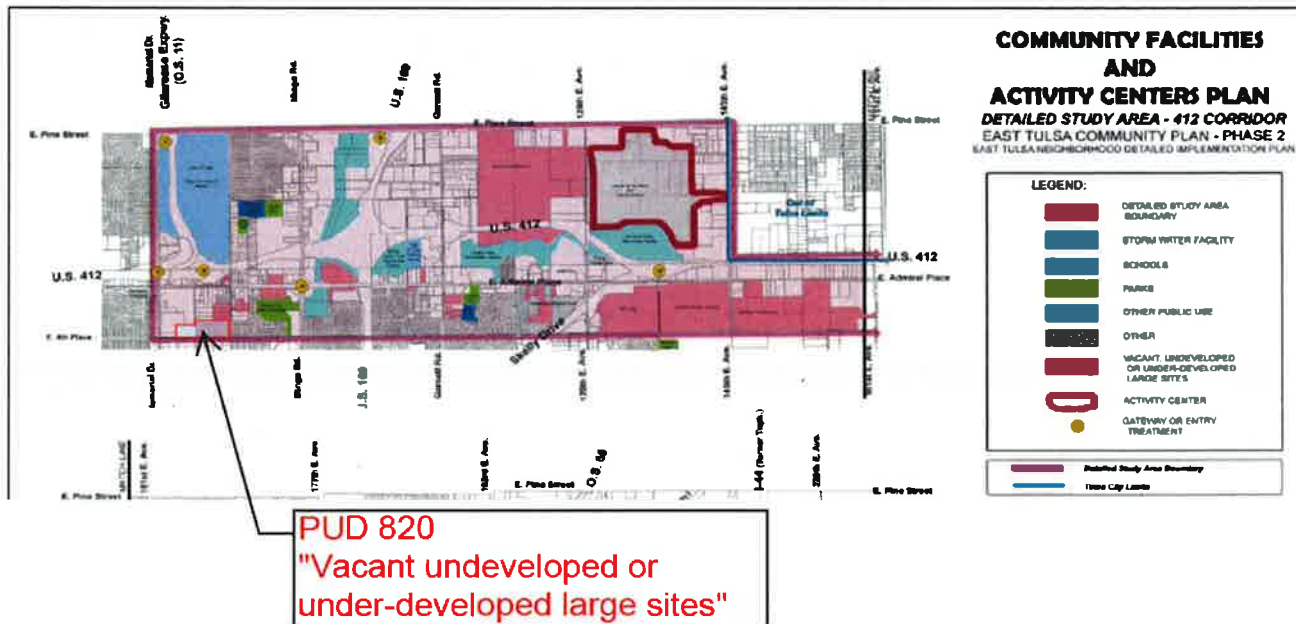
This site is included in the East Neighborhood Implementation Plan and is partially identified as a vacant undeveloped or under-developed large site. The plan does not provide a specific vision for this infill opportunity.

21.8

THE PLAN

East Tulsa Neighborhood Detailed Implementation Plan – Phase 2 "412 Corridor"

Exhibit 20



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: PUD 820 is vacant land. Aerial photographs show historic storage of construction materials and the site has been graded but there are no know environmental concerns that will affect site development.

Environmental Considerations: None that will significantly affect site development. The PUD has provided significant landscape edges and screening that recognize the slopes and drainage system. In many instances those drainage components have provided additional screening and buffering for the adjacent residential properties.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 4 th Place	None	50 feet	The east 2/3rds of the frontage is 2 lane asphalt, the west portion is not paved.
South 89 th East Avenue	None	50 feet	2
South 85 th East Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a single family residential subdivision, zoned RS-3; on the north by vacant property, miscellaneous business and industry, zoned RS-2 and CH; on the south by single family residential property, zoned RS-1; and on the west by property that has been the historic headquarters for a construction company and a church, zoned CS and RS-2.

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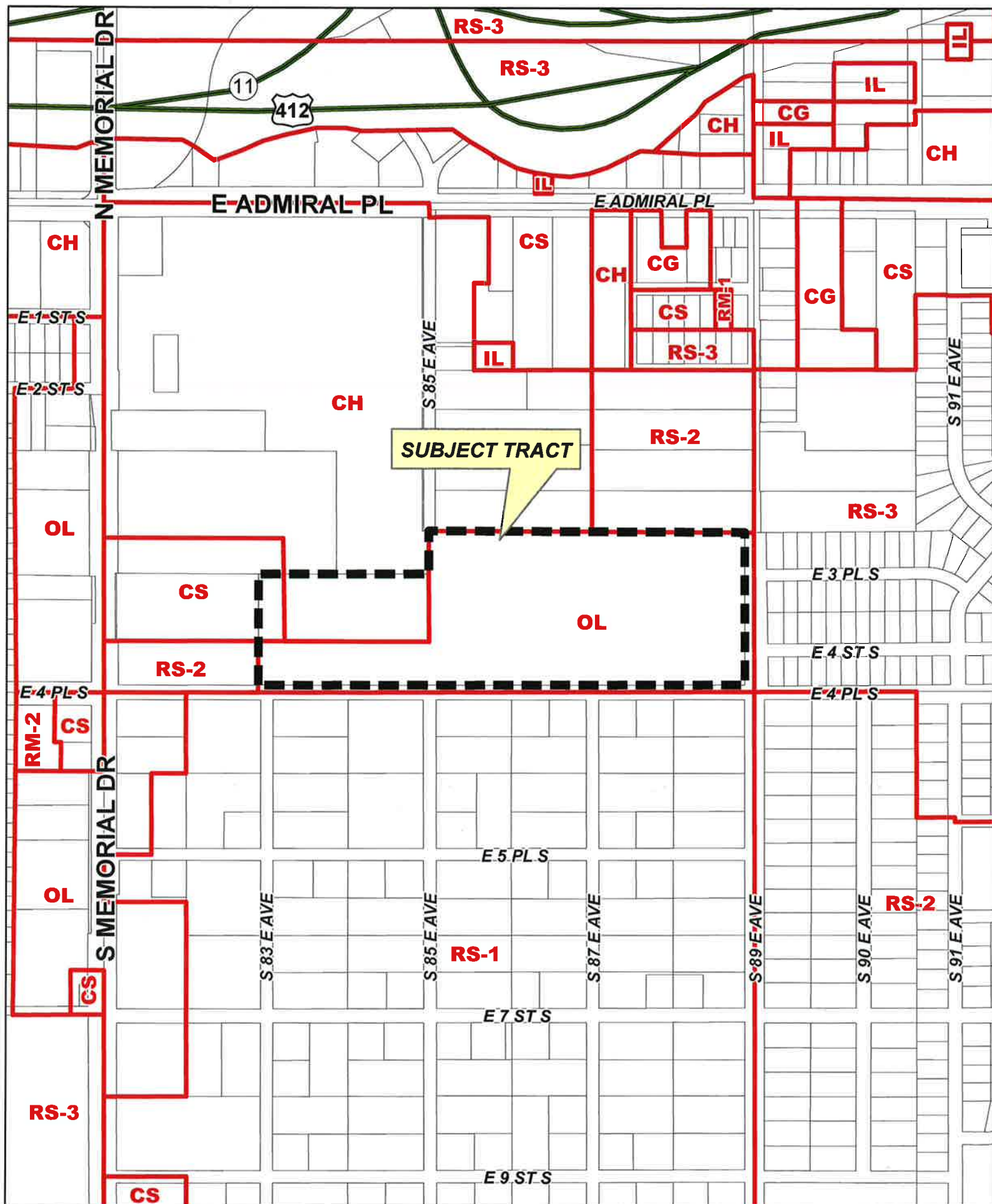
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Z-CASE Ordinance #8979 July 1960: All concurred in approval of a request for rezoning a tract of land from U-1B (RS-2) to U-3E (CH) on property located south of the southeast corner of S. 85th E. Ave. and E. Admiral Pl.

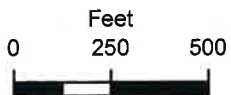


Z-7282/PUD-820

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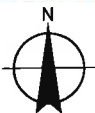
Aerial Photo Date: March 2014

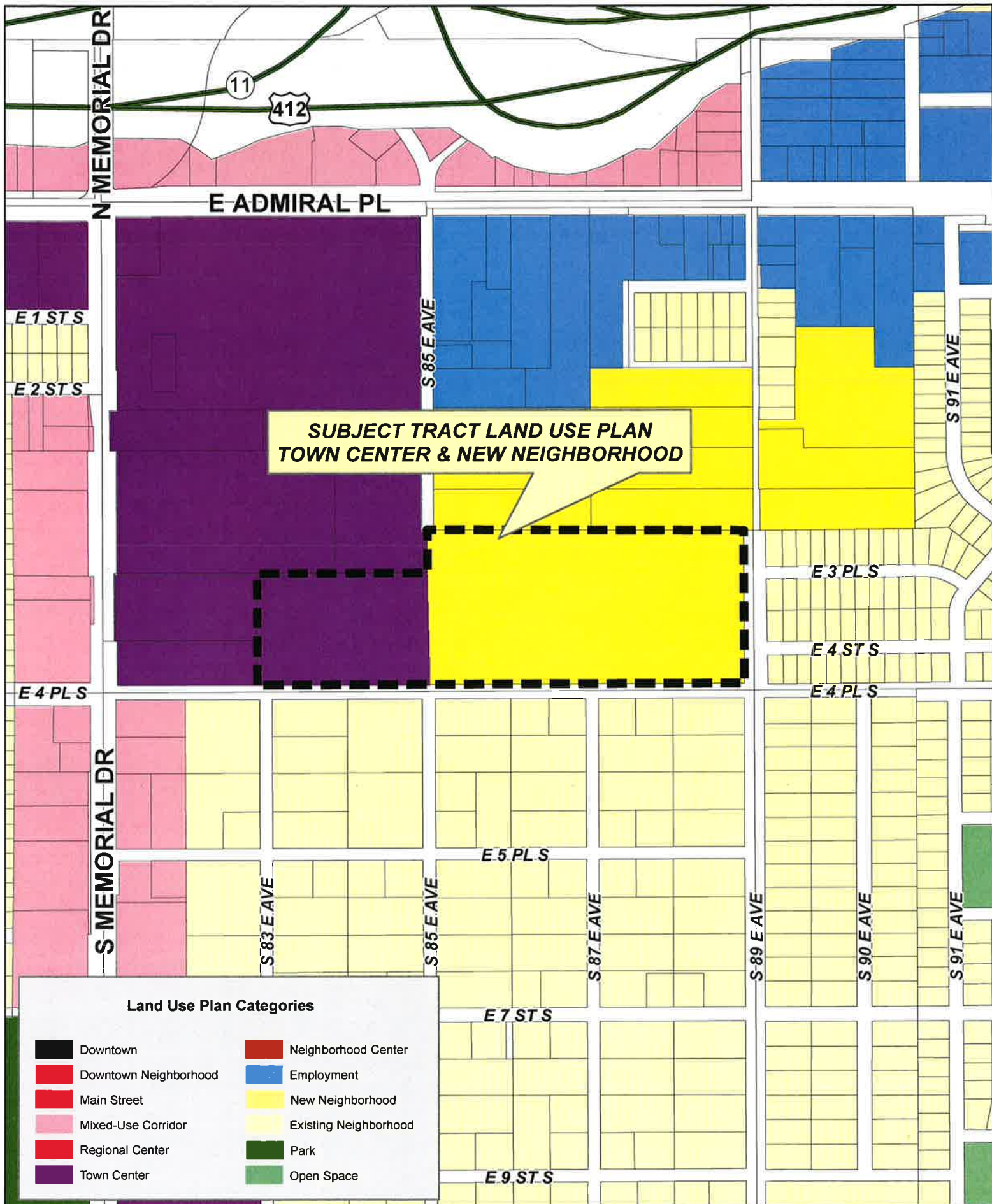
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Z-7282/PUD-820

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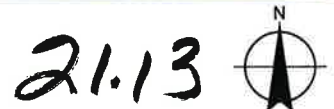
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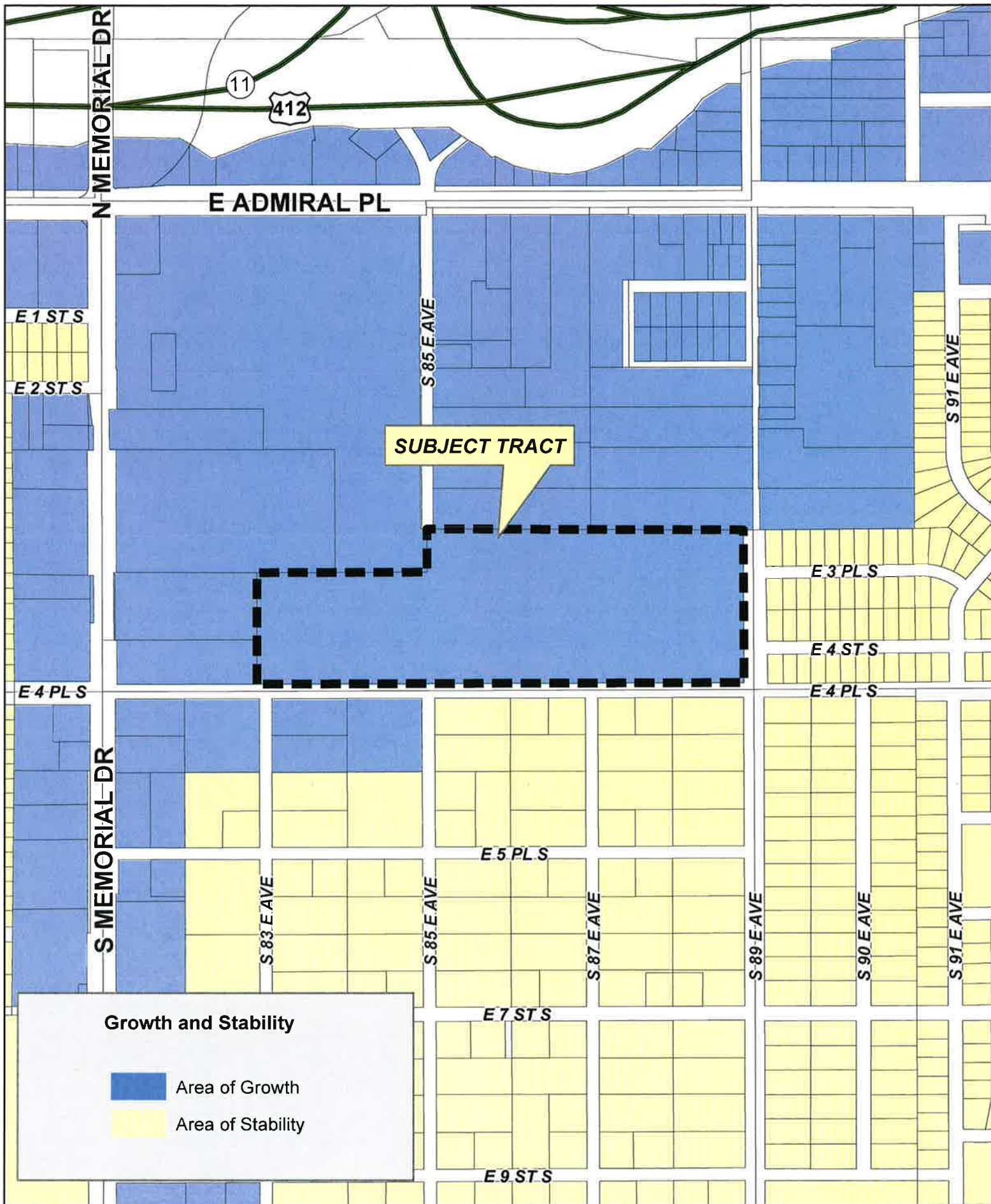




Z-7282/PUD-820

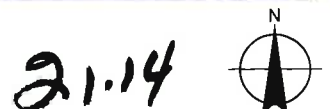
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Z-7282/PUD-820

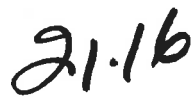
19-13 01



Multi Purpose Trail Exhibit



21.15



Sisemore Weisz & Associates, Inc.

8111 EAST 32nd PLACE	PHONE (918) 865-3600
TULSA OKLAHOMA 74135	FAX (918) 865-8688
OKLAHOMA 74135	EXP DATE 6/30/95

FILE: 1913.01

Section A-A, Screening Fence Location
(NOT TO SCALE)

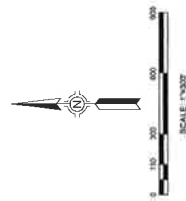
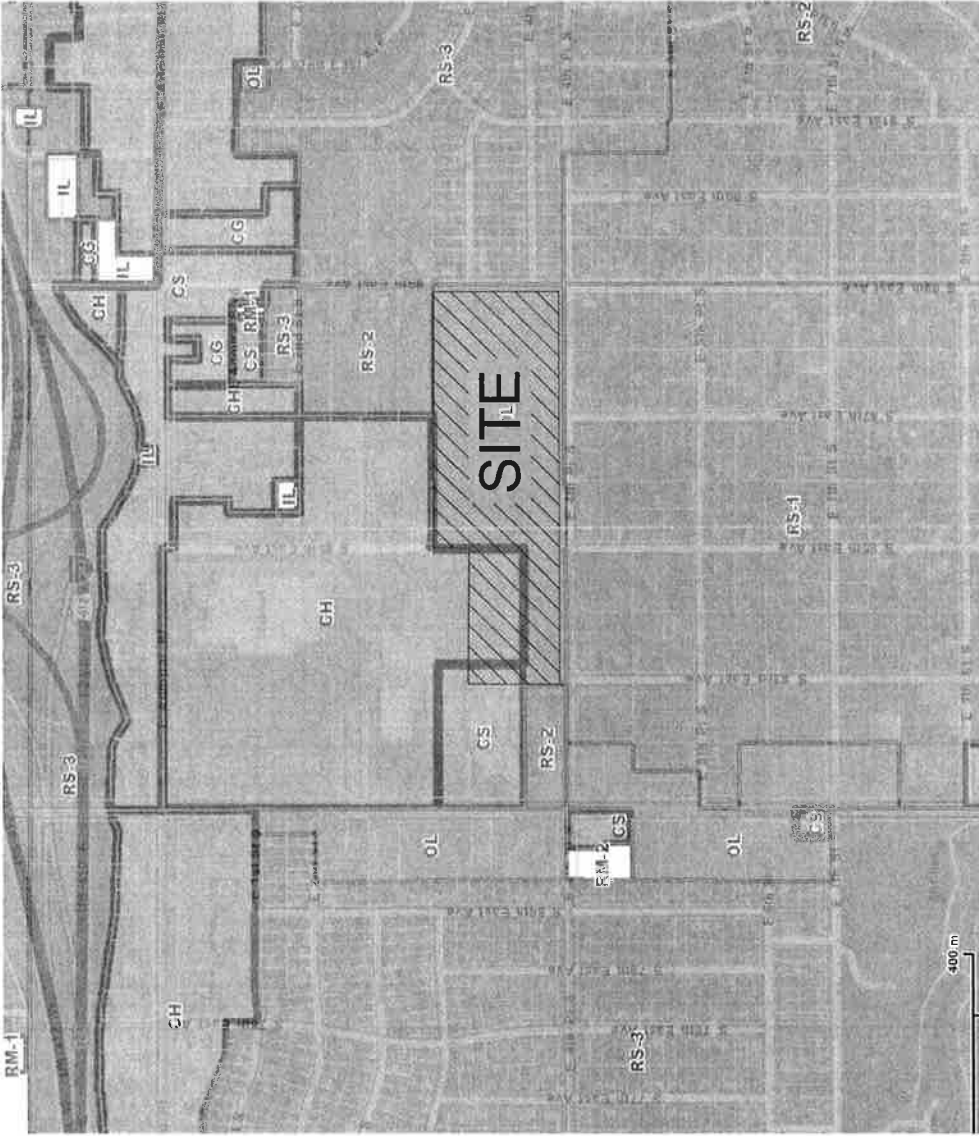


Exhibit C
Area Zoning
Oil Capital Heights - PUD 820
City of Tulsa, Tulsa County, Oklahoma



Sisemore Weisz & Associates, Inc.
811 EAST 32ND PL, ACZ
TULSA, OKLAHOMA 74106
PHONE (918) 685-3600
FAX (918) 685-3601
E-MAIL TULSA@SWA-OKLA.COM
WWW.SWA-OKLA.COM
CA NO 2421
EXP DATE 6/30/75

FILE: 1913.01 WO#: 17335

21.18



Conceptual Landscape & Screening Plan

Oil Capital Heights - PUD 820
City of Tulsa, Tulsa County, Oklahoma



Sisemore Weisz & Associates, Inc.
6111 EAST 32nd PLACE
TULSA, OKLAHOMA 74135
CA NO 2421
PHONE: (318) 665-3600
FAX (918) 665-8658
EXP DATE 6/30/15

WO#: 17335

FILE: 1913.01

Legend

DECIDUOUS TREES

FLOWERING TREES

EVERGREEN TREES

PROPOSED FENCE

X



21.19

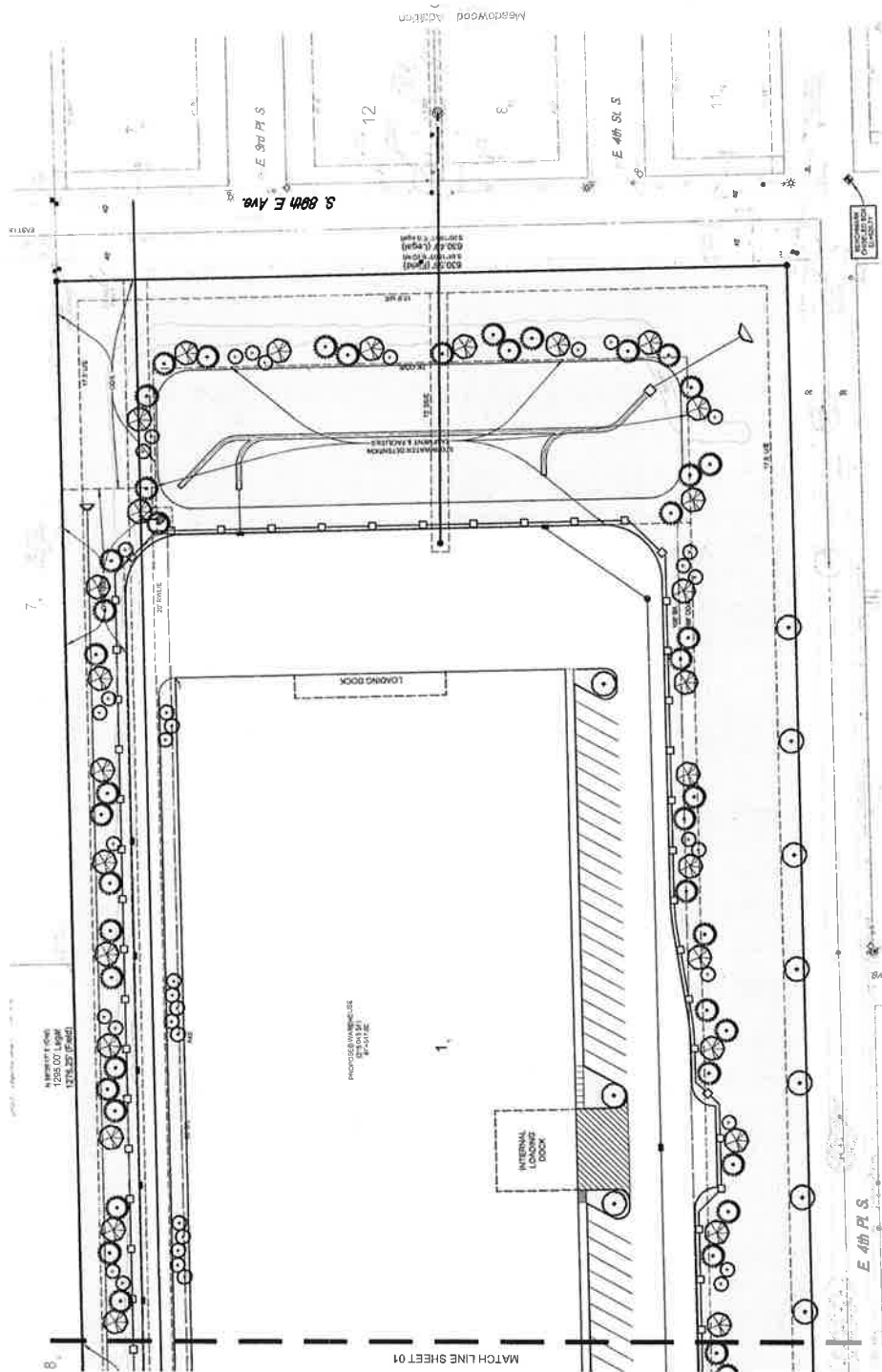


Exhibit D - 2
 Conceptual Landscape & Screening Plan
Oil Capital Heights - PUD 820
 City of Tulsa, Tulsa County, Oklahoma

Sisemore Weisz & Associates, Inc.
 8111 EAST 35TH PLACE
 TULSA, OKLAHOMA 74121
 PHONE: (918) 565-3800
 FAX: (918) 565-3800
 EXP. DATE: 6/30/76

- Legend
- DECIDUOUS TREES
 - FLOWERING TREES
 - EVERGREEN TREES
 - PROPOSED FENCE
 - LANDSCAPE AREA



FILE: 1913.01
 WO#: 17335

21.20

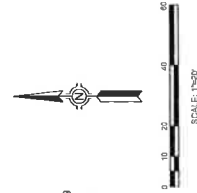
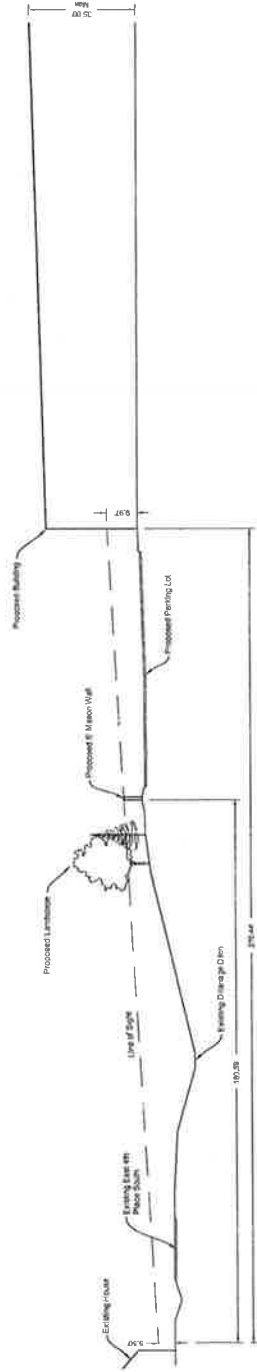


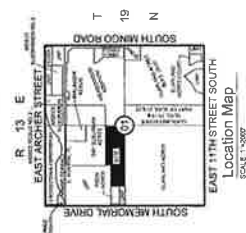
Exhibit E
 Illustrative Cross-Sectional View
Oil Capital Heights - PUD 820
 City of Tulsa, Tulsa County, Oklahoma



Sisemore Weisz & Associates, Inc.
 8111 EAST 32ND PLACE, SUITE 242
 TULSA, OKLAHOMA 74121
 PHONE: (918) 665-3900
 FAX: (918) 665-3999
 EXP. DATE: 6/30/16

FILE: 1913.01 WO#: 17335

21.21



Sisemore Weisz & Associates, Inc.

(611) EAST 32ND PLACE	PHONE (918) 885-3600
TULSA, OKLAHOMA 74105	FAX (918) 885-8688
C/A NO 2421	EXP DATE 6/30/95

FILE: 1913.01 WO#: 17335

21.22

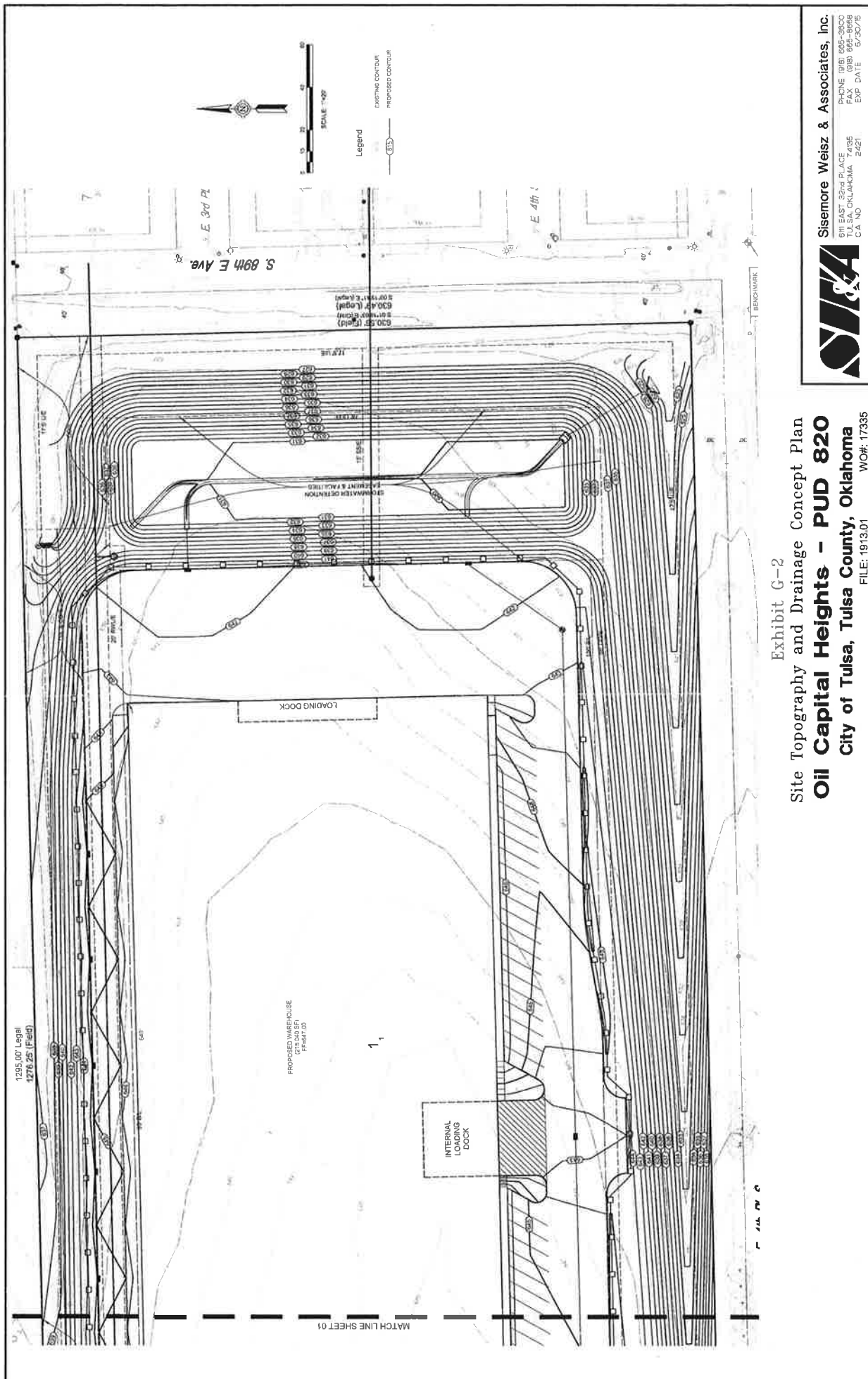
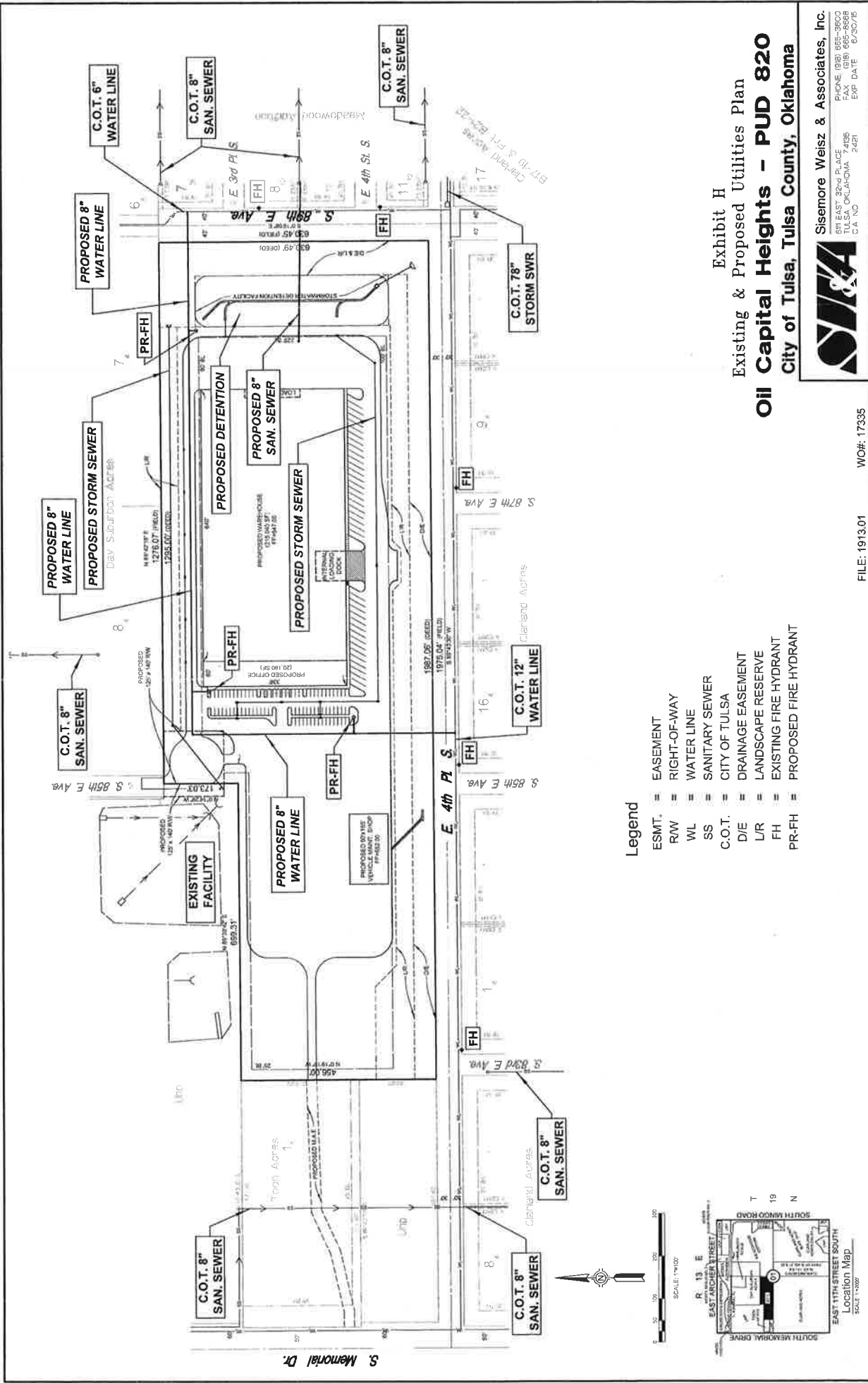


Exhibit G-2
 Site Topography and Drainage Concept Plan
Oil Capital Heights - PUD 820
 City of Tulsa, Tulsa County, Oklahoma

W&A Sismore Weisz & Associates, Inc.
 8711 EAST 32ND PLACE, #356
 TULSA, OKLAHOMA 74221
 PHONE (918) 666-3800
 FAX (918) 666-3800
 DATE 6/30/16
 EXP DATE 6/30/16

FILE: 1913.01 WO#: 17335

21.24



Legend

- ESMT. = EASEMENT
- R/W = RIGHT-OF-WAY
- WL = WATER LINE
- SS = SANITARY SEWER
- C.O.T. = CITY OF TULSA
- D/E = DRAINAGE EASEMENT
- L/R = LANDSCAPE RESERVE
- FH = EXISTING FIRE HYDRANT
- PR-FH = PROPOSED FIRE HYDRANT



Exhibit H
Existing & Proposed Utilities Plan
Oil Capital Heights - PUD 820
City of Tulsa, Tulsa County, Oklahoma



Sisemore Weisz & Associates, Inc.
 811 EAST 32nd PLACE
 TULSA, OKLAHOMA 74136
 PHONE (918) 665-3600
 FAX (918) 665-8668
 CA NO. 2421
 EXP. DATE 6/30/16

FILE: 1913.01 WO#: 17335

21.25

La Quinta Motel
Wholesale Beverage Dist. Center
POD 820
2-7282

Name	Address	Contact Info
LOU REYNOLDS	2727 E. 21 st St.	lreynolds@eller
Rev Bill Strick	415 S M Dr Cell 882-381-5003	detrich.com

Sue Culbert
Don Culbert

Larry + Regina Strickland

Strickland3@TulsaCoxMail.com

Judy Davis + Wendell Davis

David Henson 511 S. 87th East Ave.

~~Dore Henson~~ 511 So. 87th East Ave

Hertie Henson

Julia Allande } 8523 E 5th Place

Paulino Allande

E.J. & Julia Kirby 453 S. 87th E Ave



Tulsa Metropolitan Area
Planning Commission

Case Number: Plat Waiver Z-7248

Hearing Date: October 15, 2014

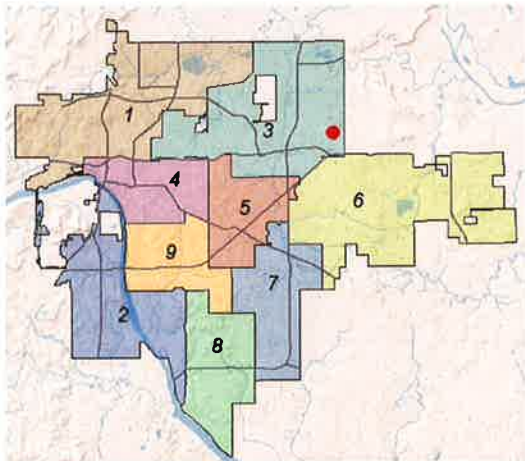
Case Report Prepared by:

Diane Fernandez

Owner and Applicant Information:

Applicant: J R Donelson

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver Request

Tract Size: 3.5 ± acres

Location: 13742 East Pine

Zoning:

Existing Zoning: IL

Staff Recommendation:

Staff recommends **approval**.

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerial
INCOG Case Map
Site Plan

22.1

PLAT WAIVER

October 15, 2014

Z-7248 – 13742 East Pine (CD 3)

The platting requirement is being triggered by a rezoning from AG to IL. A lot split was also approved.

Staff provides the following information from TAC for their October 2, 2014 meeting:

ZONING: TMAPC Staff: The property will be used to construct a metal building to store concrete construction equipment. Adjacent properties are unplatted. The building is only to be used for storage next to an existing dwelling. If use intensity changes property will be platted.

STREETS: Fifty feet of right-of-way required from center line of Pine Street. Thirty feet of right-of-way required at west property line for collector per Major Street and Highway Plan. Sidewalks required per subdivision regulations.

SEWER: Perimeter utility easements should be required. If there is no sewer available in the area for service, then we will need an easement restricting the use of the lateral field.

WATER: The extension of a looped water main line could be a requirement because the existing 24 inch is not a tap able line size for water services. Approval required from Engineering Services and Water Distribution at 23rd and Jackson.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff recommends **APPROVAL** of the plat waiver for the platted property.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

	Yes	NO
1. Has Property previously been platted?		X
2. Are there restrictive covenants contained in a previously filed plat?		X
3. Is property adequately described by surrounding platted properties or street right-of-way?		X

22.2

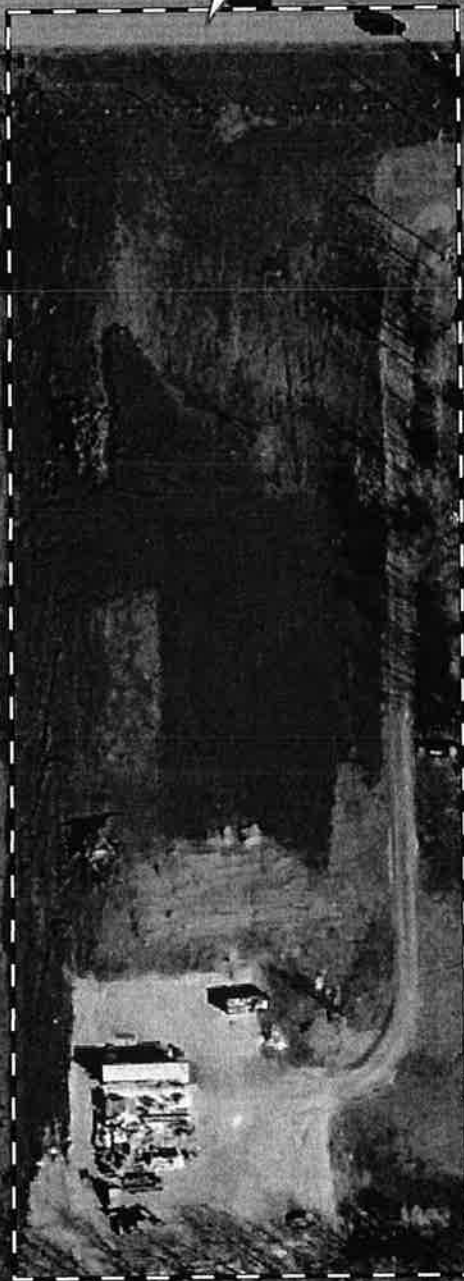
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

	YES	NO
4. Is right-of-way dedication required to comply with Major Street and Highway Plan?	X	
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?	X	
6. Infrastructure requirements:		
a) Water		X
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		
b) Sanitary Sewer		
i. Is a main line extension required?	X	
ii. Is an internal system required?		X
iii. Are additional easements required?		X
c) Storm Sewer		
i. Is a P.F.P.I. required?		X
ii. Is an Overland Drainage Easement required?		X
iii. Is on site detention required?		X
iv. Are additional easements required?		
7. Floodplain		X
a) Does the property contain a City of Tulsa (Regulatory) Floodplain?	X	
b) Does the property contain a F.E.M.A. (Federal) Floodplain?		X
8. Change of Access		
a) Are revisions to existing access locations necessary?		X
9. Is the property in a P.U.D.?		
a) If yes, was plat recorded for the original P.U.D.		
10. Is this a Major Amendment to a P.U.D.?		X
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?		
11. Are mutual access easements needed to assure adequate access to the site?		
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?		X

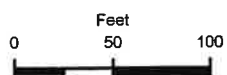
Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.

Z-7248

E PINE ST



20-14 33



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

22.4

AG

IM

N-145th-E-AVE

IL

CH

IL

AC

PL

CC

AC

E READING PL

RS-3

IH

IH

IL

CH

RS-3

IL

E-PINE-ST

AG

Z-7248

N-143-E-AVE

E-MARSHALL-ST

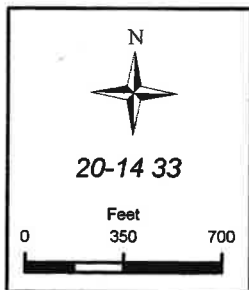
IL

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N-129th-E-AVE

RS-3





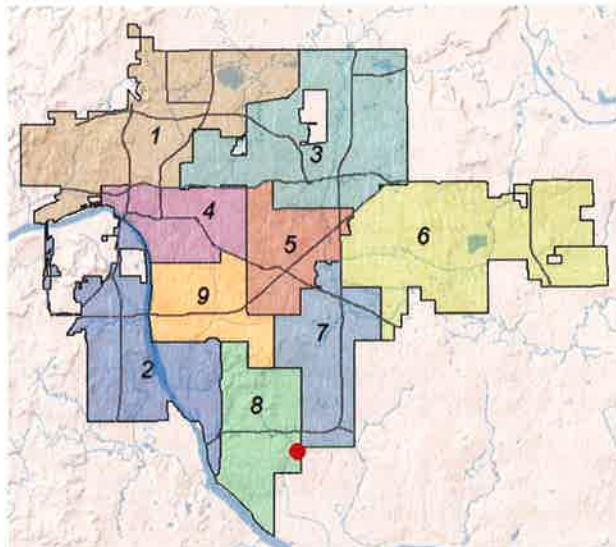
Case #: PUD-815
Detail Landscape Plan

Hearing Date: October 15, 2014

Case Report Prepared by:
 Dwayne Wilkerson

Owner and Applicant Information:
 Applicant: Costco Wholesale/ Michael Okuma
 Property Owner: William E. Warren Foundation/
 Thomas E. Cooper

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Detail Landscape Plan:
 Plan represents details for a new Retail Building
 and Gas Station within the PUD.
 Gross Land Area: 18.18 acres
 Location: Northwest corner of E. 103rd St. & S.
 Memorial Dr.

Zoning:
 Existing Zoning: CS/PUD-815
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Regional Center
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8326
 CZM: 57
 Atlas: 2468

City Council District: 8
Councilor Name: Phil Lakin
County Commission District: 3
Commissioner Name: Ron Peters

October 15, 2014

SECTION I: PUD-815 Detailed Landscape Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:

The applicant is requesting detailed landscape plan approval on an 18.18 Acre site included in Planned Unit Development for a new retail building including one, one story building and one gas station. Normally the PUD landscape plan reviewed at staff level however the Planning Commission requested a public hearing to review the landscape plan on this particular site.

The general concept for the landscape plan provides significant additional landscape and site screening standards across the entire parking and provides significant landscaping north and west of the building to provide a buffer between the retail and residential areas.

SITE SCREENING AND LANDSCAPING:

The open space, landscape area and screening exceed the minimum standards defined by the Planned Unit Development conceptual plan and significantly exceed the minimum standards of the Landscape chapter of the Tulsa Zoning Code.

SUMMARY:

Staff has reviewed the applicant's submittal of the detailed landscape plan as it relates to the approved **PUD-815**. The landscape plan meets or exceeds the minimum requirements of the Planned Unit Development concept and;

Staff finds that the landscape plan exceeds minimum standards of the Landscape chapter of the Tulsa Zoning Code therefore;

Staff recommends **APPROVAL** of the detailed landscape plan for the proposed new retail building and fueling station.

SECTION II: Supporting Documentation

INCOG Exhibits included with staff recommendation:

Zoning case aerial map

Aerial photo

Applicant Exhibits:

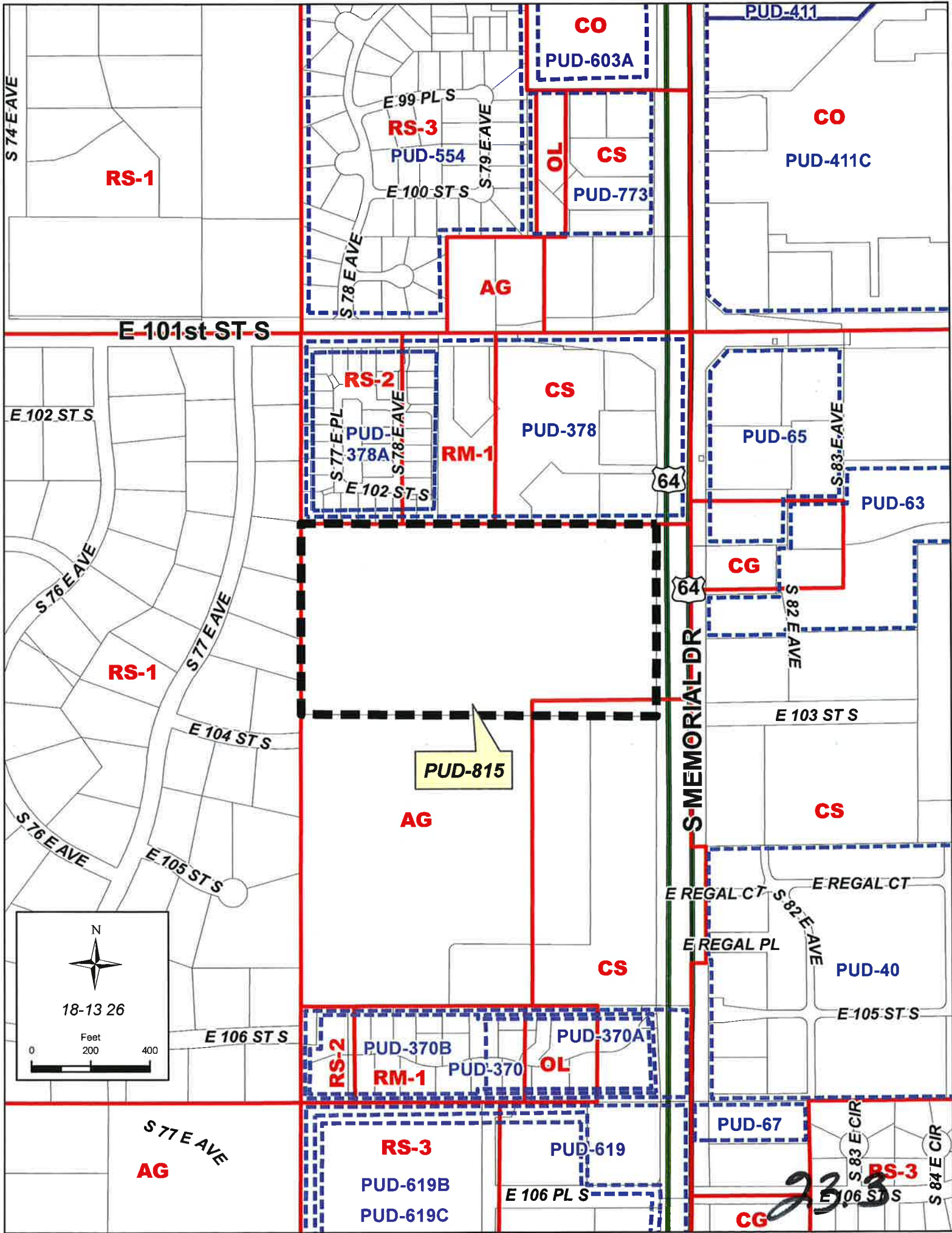
Landscape Concept as approved in the PUD

Landscape Plan

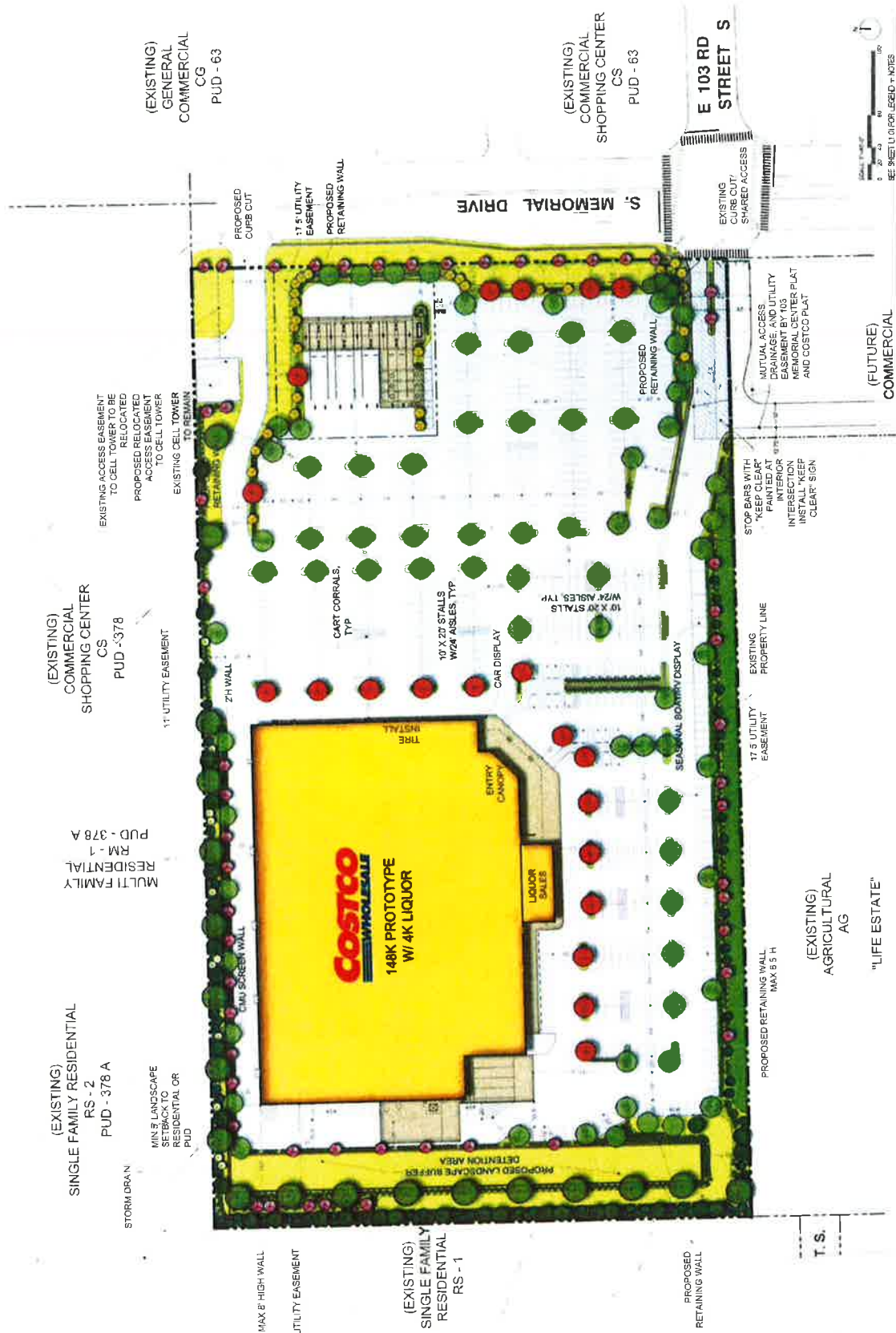
Landscape Details

Rendering of mature plant material as seen from the northwest.

23.2



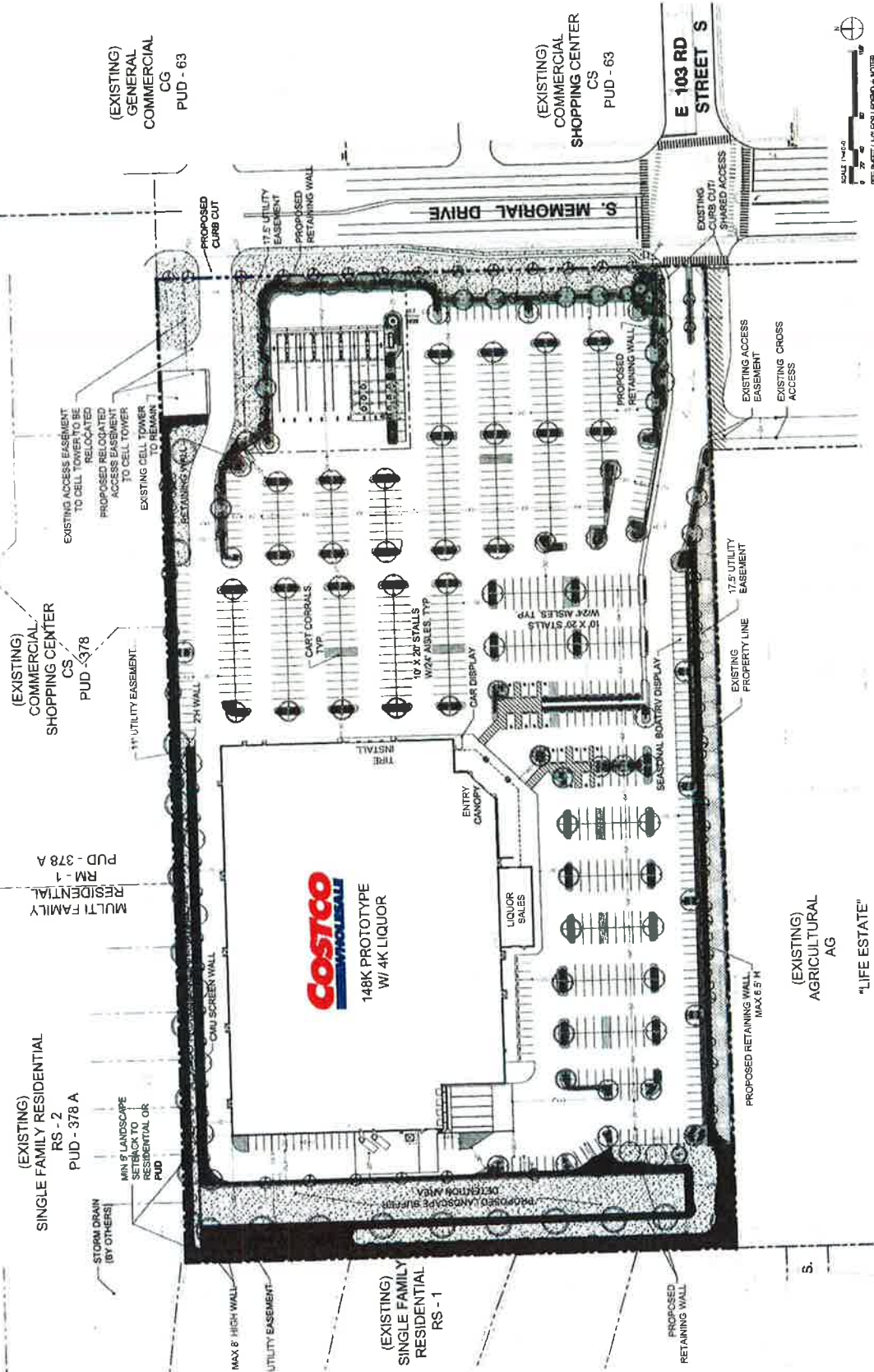




COSTCO WHOLESALE L1-00
 PRELIMINARY LANDSCAPE PLAN
 NW S. MEMORIAL DRIVE & E 103RD STREET
 TULSA, OKLAHOMA
 DW # 12-1153 20120809.D 06/09/14

WEISMAN DESIGN GROUP
 LANDSCAPE ARCHITECTURE
 1000 N. UNIVERSITY
 SUITE 200
 TULSA, OKLAHOMA 74103
 TEL: 918.442.1111 FAX: 918.442.1112
 WWW.WEISMANDSG.COM

23.5



WEISMANDESIGNGROUP
 1100 S. MEMORIAL DRIVE, SUITE 1000, TULSA, OK 74106
 TEL: 918.438.1100 FAX: 918.438.1101
 WWW.WEISMANDESIGNGROUP.COM

COSTCO WHOLESALE | L1-00
 PRELIMINARY LANDSCAPE PLAN
 1100 S. MEMORIAL DRIVE & 1000 STREET
 TULSA, OK 74106
 201-2000-0 02/2014

SEE SHEET L1-01 FOR LEGEND & NOTES

23.6

(EXISTING)
SINGLE FAMILY RESIDENTIAL
RS - 2
PUD - 378 A

MIN 5' LANDSCAPE
SETBACK TO
RESIDENTIAL OR
PUD

MULTI FAMILY
RESIDENTIAL
RM - 1
PUD - 378 A

(EXISTING)
COMMERCIAL
SHOPPING CENTER
CS
PUD - 378

(EXISTING)
GENERAL
COMMERCIAL
CG
PUD - 63

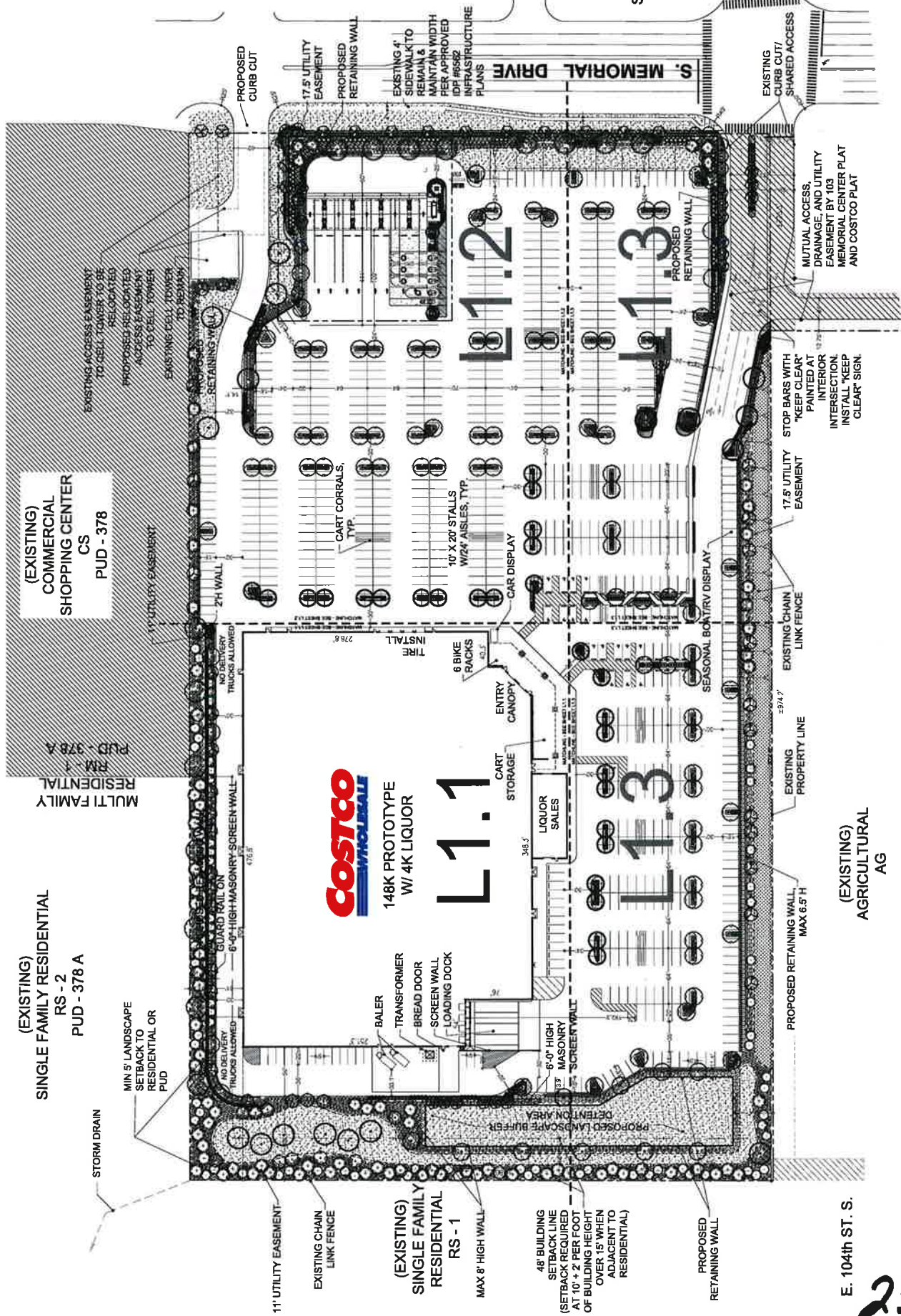
(EXISTING)
COMMERCIAL
SHOPPING CENTER
CS
PUD - 63

E 103 RD
STREET S

E. 104th ST. S.

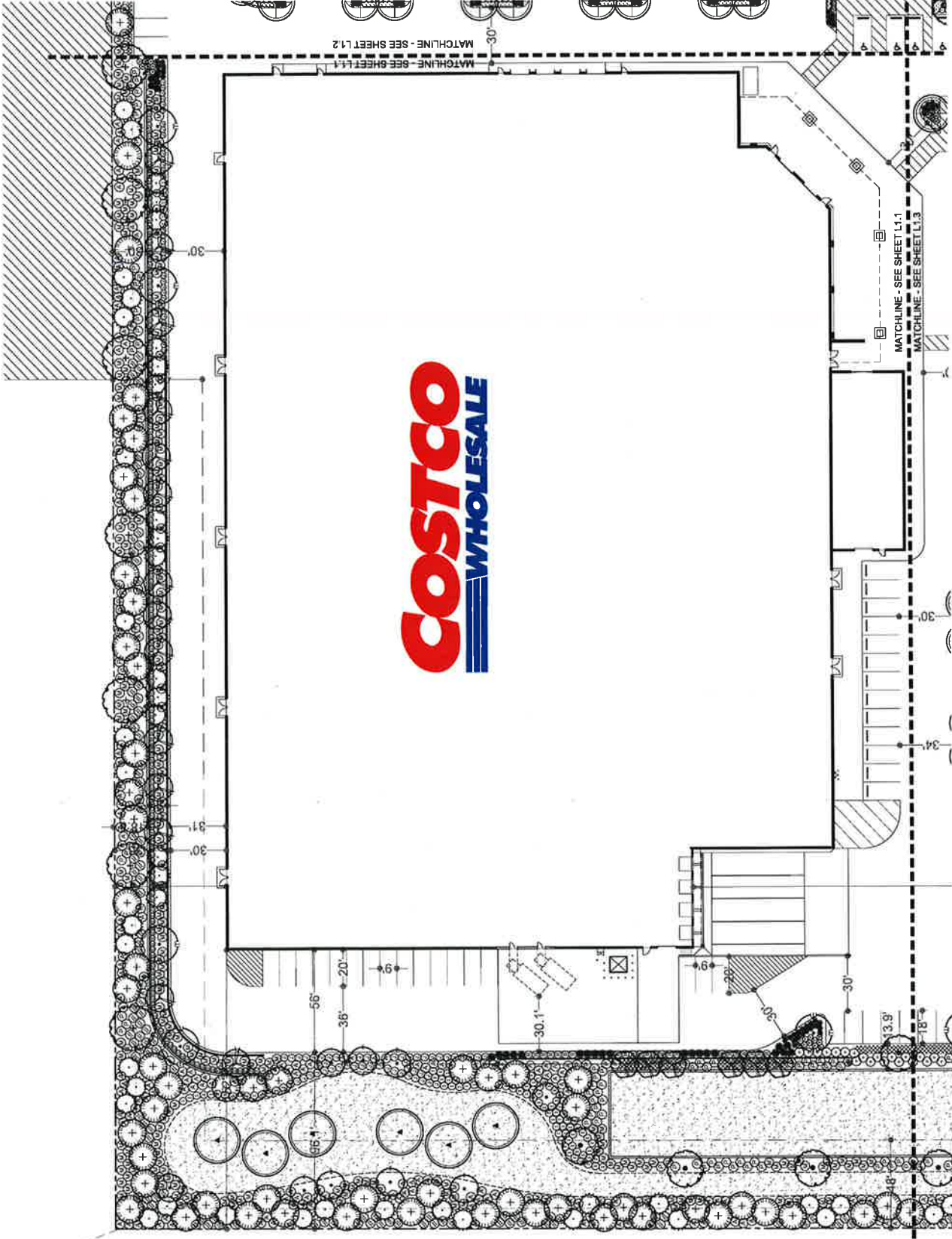
(EXISTING)
AGRICULTURAL
AG

"LIFE ESTATE"



23.7





COSTCO
WHOLESALE

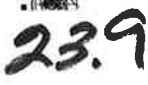
SCALE: 1"=20'-0"
0 10 20 30 40 50
SEE SHEET L1.4 FOR LEGEND, DETAILS, NOTES, AND CALCULATIONS



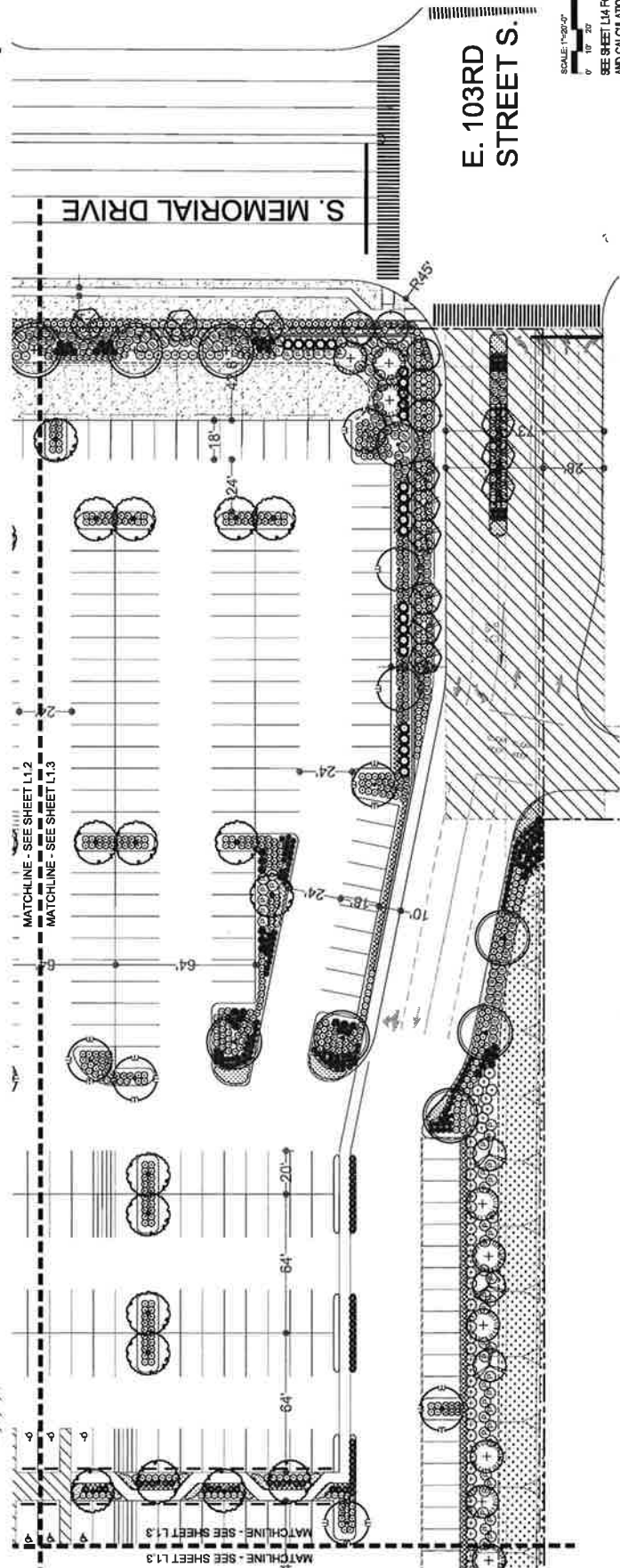
COSTCO WHOLESALE | L1.1
LANDSCAPE PLAN
N.W. S. MEMORIAL DRIVE & E. 108th STREET
TULSA, OKLAHOMA
DW # 12-2159 | 20120308.0 08/25/14

WEISMANDESIGNGROUP
18000 Industrial Boulevard, Suite 200
Irvine, CA 92612
Tel: 949 255 5450 | Fax: 949 255 5470
www.wdsg.com

23.8

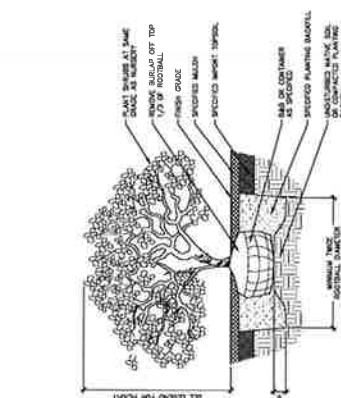
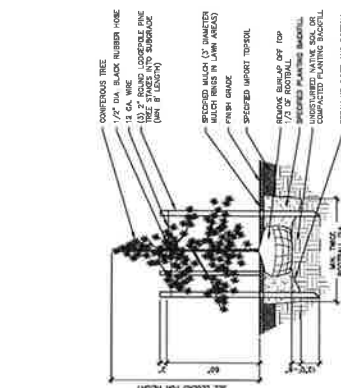
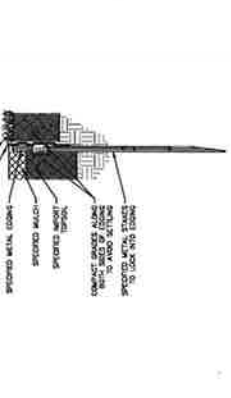
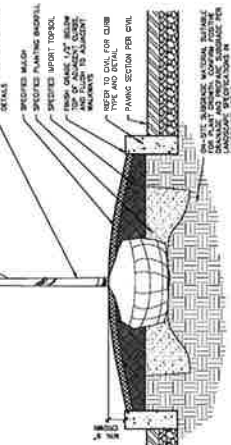
**COSTCO**

GreenbergFarrow WEISMANDESIGNGROUP
19000 MacArthur Boulevard, Suite 2140



23.10



[illegible][illegible][illegible]

LANDSCAPE LEGEND, NOTES & DETAILS

20120309 0 09/25/14
NWQ S. MEMORIAL DRIVE & E. 103rd STREET
TULSA, OKLAHOMA
CN # T2-4159 |

CZDE | LANDSCAPE ARCHITECTURE
PO BOX 1473
WALLACEMICHIGAN.COM



23.12

GreenbergFarrow
16000 MacArthur Blvd., Suite 250
Irvine, CA 92612
T: 949 296 0500 F: 949 296 0479

COSTCO WHOLESALE | **VIEW FROM NORTHWEST**
(5-10 YEAR GROWTH)
NWQ S MEMORIAL DRIVE & E 103RD STREET S
TULSA, OKLAHOMA
CW # 12-3159 | 20123399.0 07/20/2014





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7270

Hearing Date: October 15, 2014

Case Report Prepared by:

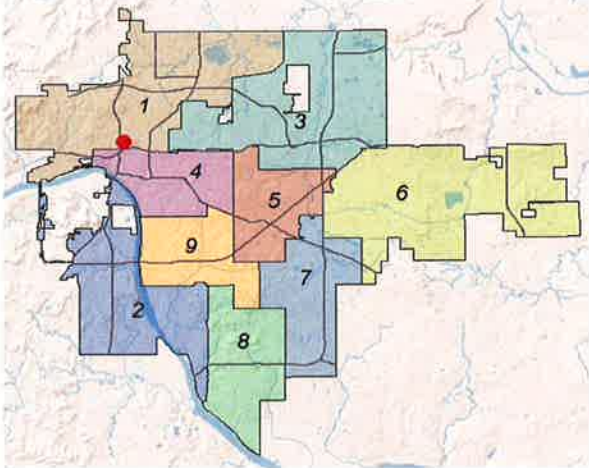
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: 120 Development Group, LLC/Will Wilkins

Property Owner: W3 Development – One LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Existing Use: Vacant

Proposed Use: Multifamily

Concept summary: Rezoning required supporting a multifamily residential project limited to 16 dwelling units.

Tract Size: 0.48+ acres
21,128± square feet

Location: Northwest corner of W. Haskell Pl and N Cheyenne Ave.

Zoning:

Existing Zoning: RS-4

Proposed Zoning: RM-2

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Stability

Staff Recommendation:

Staff recommends approval for Z-7270 to rezone from RS-4 to RM-2 but only in conjunction with PUD 818 to allow a multifamily residential project limited to 16 dwelling units.

The site is located in the Brady Heights Historic Preservation area and will also require Tulsa Preservation Commission approval.

Staff Data:

TRS: 0235

CZM:

Atlas: 44

City Council District: 1

Councilor Name: Jack Henderson

County Commission District: 1

Commissioner Name: John Smaligo

24.1

SECTION I: Z- 7270

DEVELOPMENT CONCEPT:

APPLICANTS DEVELOPMENT CONCEPT:

This is a proposed re-development project of multi-family residential units on a 0.49 acre property. The property is located on the NW corner of W. Haskell Pl. and N. Cheyenne Ave. within the historic Brady Heights neighborhood. The property was originally a part of the Catholic Charities massing of property that also included the church located to the West and 3 single family residential units that extended North from the church site. The subject property was purchased by W3 Development, LLC in December 2011.

The developers are very much in tune with the current state of multi-family residential and commercial re-development of downtown and in particular, the nearby Brady Arts District. In addition, the owner's representative is a resident of the Brady Heights neighborhood, and has developed 3 of the last 4 new construction, single family homes to be located within this neighborhood. The last home developed for sale was in 2008, selling in 2009. The owner's representative is also aware of the growing interest in this neighborhood as an alternative to offerings within the nearby CBD district of downtown proper. The developers see this project as an opportunity to entice and transition current downtown apartment dwellers into this neighborhood and later into its existing single family dwellings. In addition to the transitioning aspect of this project, the developer seeks to embrace the vision of the Tulsa Comprehensive Plan by encouraging greater density and diversity within the downtown core's surrounding neighborhoods.

The owner's representative has held two meetings with the Brady Heights Neighborhood Association. The first was held with the Board of Directors on April 19th with little to no comment at that time. The second meeting was held with the general membership of the neighborhood on May 17th. Those in attendance comprised less than half the ownership interests in the neighborhood. Main topics of concern were the multi-family aspect and its relation to potential Section 8/subsidized housing and general design with many seeking input in the design aspect of the project. This project WILL NOT utilize subsidized housing programs. To date, only two residents have reached out to the developers beyond those meetings.

The developers have pledged to make every effort in the design of the project to maintain the architectural character of this historic area. The developers have already met with Tulsa Preservation Commission staff to review the conceptual design and incorporate suggested changes. The project will be submitted to the Tulsa Preservation Commission for their review and approval. Design of the project and its structures will meet the standards defined in the Tulsa Preservation Commission Unified Design Guidelines for Commercial Structures.

The property owner intends to develop a multi-family project with (16) one bedroom units contained within two separate structures. The largest structure facing Cheyenne would encompass (12) apartment units within a 3-story structure. The second structure would encompass (4) one bedroom units within a 2-story structure. The purpose of the varying structure heights is to maintain similar roof lines given the rising topography of the subject property rising from East to West. Off-site parking will be located behind the structures to accommodate the required parking per code with access off of Haskell and off of the alley located to the West of the subject parcel. Landscaping and screening will be addressed for

24.2

access points off of Haskell and to hide any mechanical equipment from view down Haskell and the alley.

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: refer to PUD 818

DETAILED STAFF RECOMMENDATION:

Z-7270 in conjunction with PUD 818 is consistent with the Existing Neighborhood land use designation of the Tulsa Comprehensive Plan. The general concept for a small scale multifamily residential project does not preserve the existing single family nature of the neighborhoods built after World War II but this neighborhood was originally developed when a mix of commercial, offices, multi family, churches and other uses were part of the fabric of a neighborhood and;

Z-7270 in conjunction with PUD 818 is compatible with the anticipated development of the Brady Heights Historic area however it should be noted that the general mixed use character of the Brady Heights neighborhood should not evolve into a collection of multifamily residential properties. This part of Brady Heights includes a disproportionate amount of vacant lots. The general trend for the area should be single family residential development therefore;

Staff recommends Approval of Z-7270 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7270 in conjunction with PUD 818 is located inside the Brady Heights Historic district. The building placement and use is defined in the PUD. The architectural style of the building is reviewed and recommended for approval by the Preservation Commission. The Brady Height neighborhood was constructed in the 1920's and included a mix of single family residential lots, small scale multi family, small mixed use commercial buildings and church uses.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height,

24.3

and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability

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

Transportation Vision:

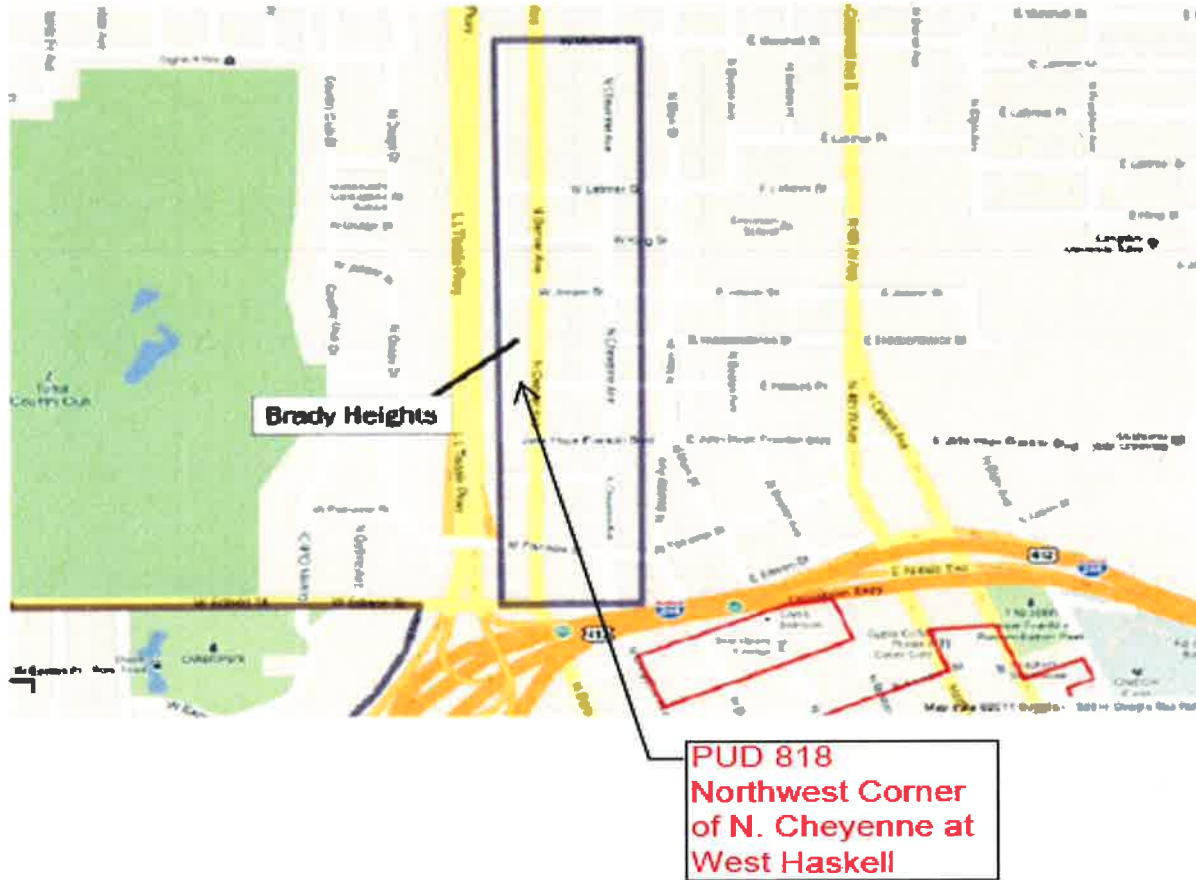
Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: This site is at the north western corner of the Downtown Master Plan which recognizes the importance of Brady Heights as a historic neighborhood and potential for high quality residential redevelopment opportunities. The streetscape quality for pedestrian and vehicular uses are noted as one of the primary goals for the Downtown Master Plan.

BRADY HEIGHTS HISTORIC DISTRICT
NATIONAL REGISTER DISTRICT BOUNDARY MAP



Southeast Corner
North Denver at West Latimer Intersection:

The image below illustrates the mix of small scale apartments, single family residential and small commercial mixed use buildings in the Brady Heights Neighborhood.



DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is part of several vacant lots on the west side of N. Cheyenne and North of West Haskell. The only significant vegetation is on the perimeter of the site and the terrain is sloping from west to east.*

Existing Site
Top left of photograph below:



Environmental Considerations: There are no significant physical constraints affecting the development of this property. Some terrain from the high point on the west adjacent to the alley to a low point on Cheyenne on the east boundary will require careful attention to detail for the site to meet ADA guidelines.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Cheyenne Avenue	None	50 feet	2
East Haskell Place	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single family residential, zoned RS-4; on the north by vacant lot, zoned RS-4; on the south by a vacant lot, zoned RS-4; and on the west by a church building, zoned RS-4.

SECTION III: Relevant Zoning History:

ZONING ORDINANCE: Ordinance number 17817 dated November 5, 1992, established zoning for the subject property.

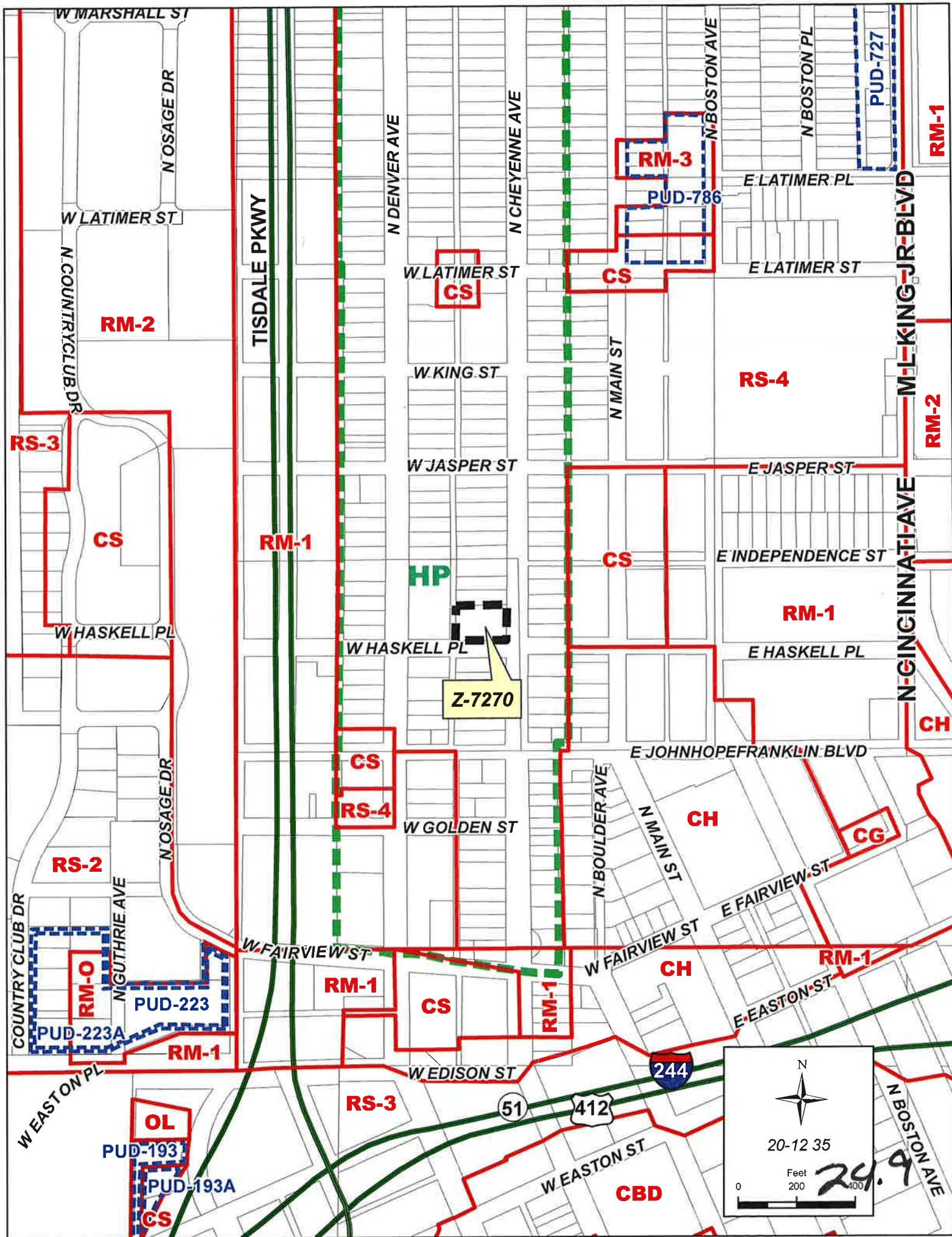
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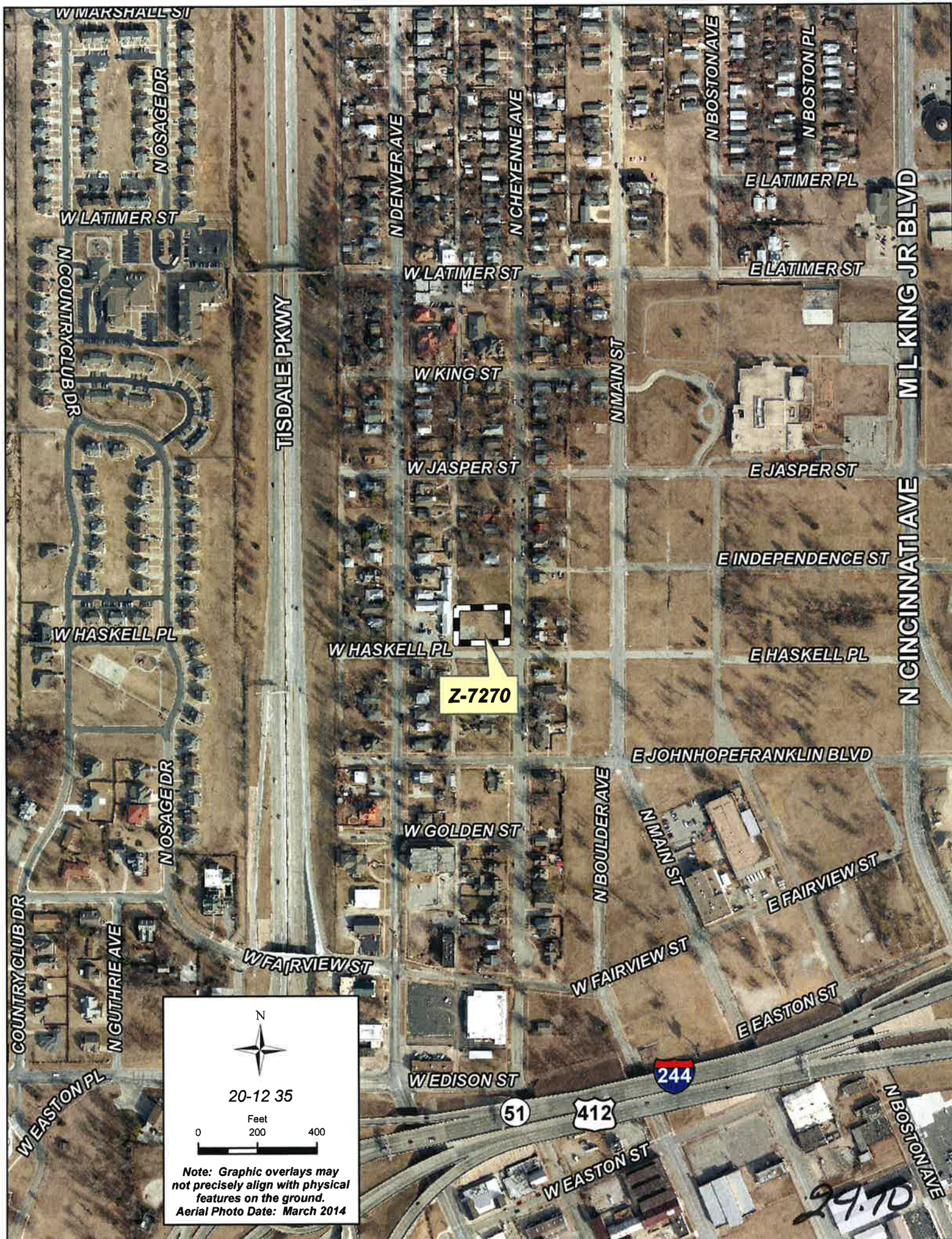
Subject Property:

Z-6723 December 1999: The homeowners of Brady Heights requested rezoning for many of the properties to an HP (Historic Preservation) category between Marshall and Fairview Streets, the L.L. Tisdale Expressway and west of Main Street. The TMAPC and City Council unanimously approved the request.

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BOA-15544 November 1, 1990: The Board of Adjustment approved a Variance of the required setback or parking spaces from abutting R district from the centerline of Haskell Pl. from 50 ft. to 38 ft. for Use Unit 5; per revised site plan submitted; subject to the execution of a tie contract between the lot containing the principal use and the proposed parking lot, on property located at the subject property.





W MARSHALL ST

N OSAGE DR

W LATIMER ST

N COUNTRY CLUB DR

TISDALE PKWY

N DENVER AVE

N CHEYENNE AVE

N BOSTON AVE

N BOSTON PL

E LATIMER PL

E LATIMER ST

M L KING JR BLVD

W LATIMER ST

W KING ST

W JASPER ST

E JASPER ST

E INDEPENDENCE ST

W HASKELL PL

W HASKELL PL

E HASKELL PL

Z-7270

E JOHN HOPE FRANKLIN BLVD

W GOLDEN ST

N BOULDER AVE

N MAIN ST

E FAIRVIEW ST

COUNTRY CLUB DR

N GUTHRIE AVE

W FAIRVIEW ST

W FAIRVIEW ST

E EASTON ST

W EDISON ST

244

51

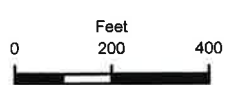
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WEASTON ST

N BOSTON AVE



20-12 35



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

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W JASPER ST

N DENVER AVE

N CHEYENNE AVE

Z-7270

W HASKELL PL

E JOHNHOPEFRANKLIN BLVD

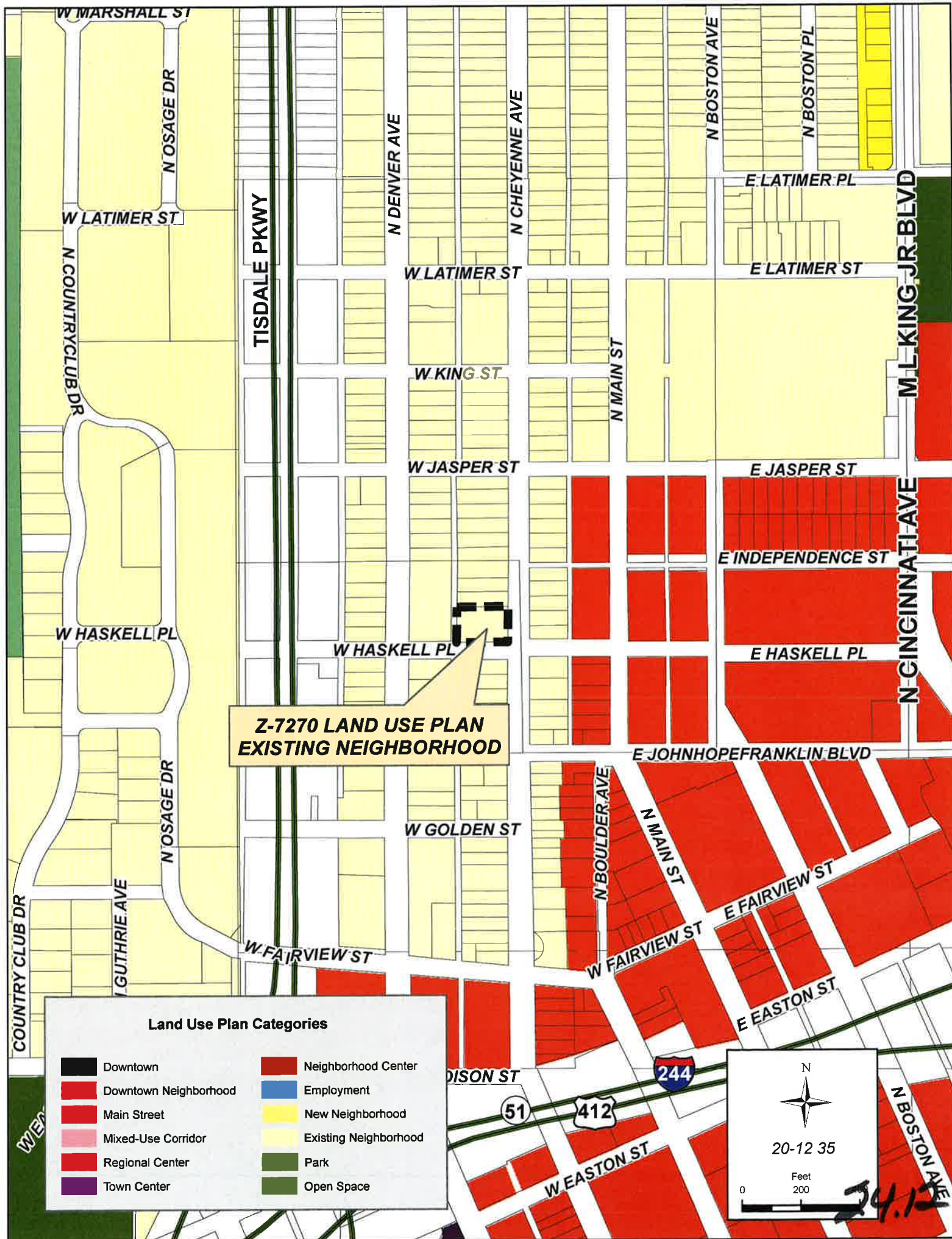


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Feet
0 50 100













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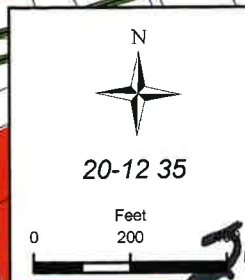
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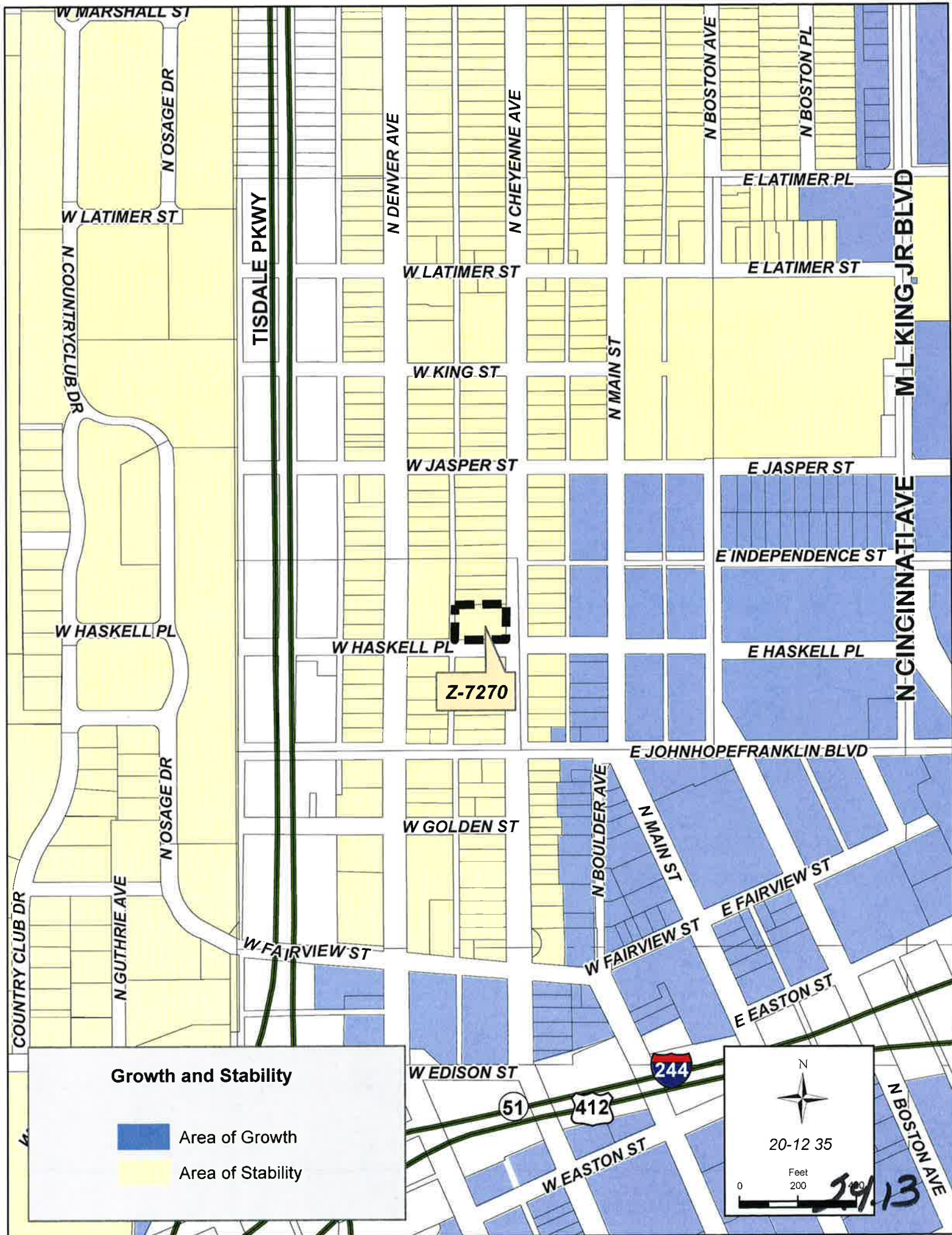


**Z-7270 LAND USE PLAN
EXISTING NEIGHBORHOOD**

Land Use Plan Categories

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





Jeremy Grodhaus
Cultivate Tulsa Foundation
918-851-6769

For submission to the TMAPC public hearing on October 15, 2014 at 1:30pm

Agenda item: Z-7270 – 120 Development Group, LLC

Page 1

There is a general concern pertaining to the proposed PUD development located on the NW corner of W. Haskell Pl. and N Cheyenne Ave. The following will outline that this proposal is out of context, character, and scale for the Brady Heights Historic District, does not fit in any of the available zoning codes on record, does not follow the spirit and intent of a PUD, ignores specific goals of PlaniTulsa, and is generally a bad fit for the neighborhood. There three core arguments detailed below that will explain this concern. All efforts to verify facts and statements were done to the best of the author's ability given reasonably available resources.

1. This project does not fit into existing zoning codes and does not follow the set out purposes of a Planned Unit Development (PUD).

The current RS-4 zoning of the area only allows for single family homes and duplexes by exception. Further, the current residential zoning codes in general do not allow for a 3 story structure to exist on the proposed lot due to distance requirements. A minimum of 75 feet of distance from any RS-4 zoning area is required for a 3 story building of this type.¹ There simply isn't enough lot space for this requirement. Nowhere in the city of Tulsa would this proposal be legal given the conditions set forth. PUD's generally allow for a varied land use with multiple structures/spaces that harmonize with each other and offer a benefit to the area. A paraphrased purpose based on Tulsa's zoning guide is²:

Promote innovative land use with meaningful open space and flexible, creative, and continuous design while keeping with the character and function of the area.

This proposal is a single type structure with a non-innovative single use and very limited open space, benefiting the owner of the property over the surrounding area disproportionately, and not at all keeping with the character of a single family residential neighborhood.

2. Historic context and scale are out of alignment.

Historic context must be taken into consideration due to the HP zoning³. This has particular relevance because the Preservation Commission of Tulsa has no opportunity to review or comment on this proposal beforehand. Having no chance to determine if this structure is at its core appropriate to the Brady Heights Historic District essentially leaves their hands tied allowing only review of aesthetics of an otherwise potentially inappropriate building.

24.14

Jeremy Grodhaus
Cultivate Tulsa Foundation
918-851-6769

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Page 2

This neighborhood developed circa 1908-1920. The structures built in that era are the reason for its historical significance on the National Register and by extension the purpose of the historic district. There were simply no buildings like the proposed being built in the area at that time according to the historic Sanborn fire maps on file at the Tulsa Historical Society⁴. The few buildings that are similar to the proposed (only one of which is 3 stories) were built in the 20's and 30's and are only minor contributors to the overall district. Further these brick structures were located along a single corridor of commercial activity (Latimer Corridor) and on the outskirt of the district (Fairview Apartments). Both of these areas are either commercially zoned or abut an RM-1 zoning.

Swan Lake Historic District has been paralleled for comparison and justification of this development. This confuses the issue because these two developments came about 10-15 years apart, and although that may seem like a short period of time, to an early developing Tulsa in the early 20th century, it makes a substantial difference. It is true that these types of buildings were and are an important part of the Swan Lake Historic District and its subsequent listing on the National Register, however what is significant to Swan Lake is not necessarily what is significant to Brady Heights. In fact one could argue the opposite; it is these differences that make them unique and worthy of historic designation. The preservation guidelines suggest looking to other properties of this type outside of the districts to glean insight in design, but this is because there are so few examples available from which to glean this insight. In the case of Brady Heights it is because they simply weren't there in the first place⁵.

Further, the scale of a three story building will have a dominating appearance in the streetscape. All of Cheyenne is populated with single story bungalows and small two story houses. The proposed height when taking into consideration its consistent width of roughly 100 feet will have the appearance of a much larger structure. If the peak of a two story gabled house is 30 feet, its relative width at that height is quite small. In fact the full width of the structure begins to reduce at roughly 20 feet in height. A large rectangular façade keeping its full width from grade to the top of the proposed 35 feet will without question feel considerably larger than the numbers might suggest on paper.

In addition, the topography of the area drops from West to East exacerbating this height difference.⁶ The required leveling of the grade will no doubt raise the current elevation of the East side of the lot. Houses on the East side of Cheyenne are already at a lower elevation than the current West side of the street. The combined affect of this will further accentuate the proposed building's height and will by comparison dwarf the houses set to the East. The 3 story building will have a monolithic effect at this intersection.

24.15

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3. Does not keep the fabric and framework of the community.

Departure from the intended preservation of the district will negatively impact property values. It is proven and commonly accepted that historic districts raise the value of the properties within their boundaries.⁷ This district's unique character drives that value, and by departing from the very nature of this character, we run the risk of devaluing our properties, blurring the focus and vision of the people who worked so hard to create such a place. Housing prices and demand are on the rise in our neighborhood. In the past year 15 homes have sold within the district showing a roughly 20% increase in overall sale value over the previous year.⁸ Finished homes are selling before they are officially on the market and those that are listed are snapped up within a few weeks.

Overwhelmingly we have heard from people moving in that it is our tight knit community that makes Brady Heights special to them, why they chose to move in, and why they continue to stay. This community has lasted because property owners have a vested interest in their land and homes, and it is partly this ownership that helps to keep the community so engaged. Brady Heights is the closer neighborhood alternative for those who prefer residential streetscapes, but still want to maintain a walkable proximity to downtown. This is of particular importance because there are no other options like this surrounding the downtown area, specifically the popular Brady Arts and Blue Dome districts, as well as the important business sector centered around 3rd and Main.

The proposal's argument that apartments used as transitional housing will lead to young professionals trying before buying into Brady Heights is based on supposition, and any evidence from other locations is largely irrelevant due to the unique dynamics of the City of Tulsa, the different areas of Tulsa, and the specific dynamics of the Brady Heights neighborhood. Our neighborhood currently has rental properties available for those interested in transitioning to single family residents through traditional single family homes for rent, garage apartments, and a few loft apartments in the 20's era buildings mentioned above. This sort of transitional situation is more ideal than the typical complex proposed because of the realistic lifestyle of living in a single family home and the close relationship to the home owner in the garage apartment example. Transitional housing is important to any neighborhood, but the way in which the transition takes place is the sort of nuanced approach that shows thoughtful development.

PlaniTulsa Land Use Part 8, citing sections 3.2 and 3.6 support "the creation of higher density mixed- use areas at major centers served by transit", and "Encourage new development to be appropriate to the context of its location in density, massing,

24.14

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intensity and size, particularly when adjacent to existing residential areas and historic districts.”, and “Design buildings to be compatible in height, scale, bulk and massing to the urban context and established character of the surrounding area.” This would suggest that the focus on high density should be towards downtown and that any infill in residential areas outside of the downtown core should be sensitive to its immediate surroundings with particular emphasis on historic districts. Further, PlaniTulsa’s Housing Priority number 1 states in part, “The City should further develop its ability to preserve existing single-family areas.”⁹ In conclusion, it is requested that this PUD be denied outright, as proposed, due to its non-typical design and scale for the streetscape, the neighborhood, and the historic period of significance. This district is the closer neighborhood alternative to the high density downtown core and this proposal lays the groundwork to change the nature of that important relationship. It is also requested that special consideration be made to historic context given that the Preservation Commission has no prior opportunity to review before a ruling must be made. Finally, it is requested that due consideration is given the fact that this development simply does not legally fit in any existing zoning code, nor does it follow the spirit and intent of a PUD.

24.17

**Jeremy Grodhaus
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¹ Zoning Code of the City of Tulsa, Title 42 Section 403-A, Item 1

² Zoning Code of the City of Tulsa, Title 42 Section 1101. Purposes

³ Zoning Code of the City of Tulsa, Title 42 Section 1052-N

⁴ These maps are available in a digitized version through the Tulsa City County Library as well as a physical version located at the Tulsa Historical Society

⁵ Sanborn Fire Maps 1915 Vol 1

⁶ *OGQ-87. Geologic map of the Tulsa 7.5' quadrangle, Tulsa County, Oklahoma, by T.M. Stanley. 2013. Scale 1:24,000.

⁷ *TU Group Studies Forgotten Tulsa Neighborhoods* Friday, August 23, 2013

<http://www.utulsa.edu/academics/colleges/henry-kendall-college-of-arts-and-sciences/Departments-and-Schools/Anthropology/News-Events-and-Publications/Lamont%20Lindstrom/2013/August/neighborhoodpreservation.aspx>

⁸ http://www.zillow.com/homes/1_ah/Brady-Heights-Tulsa-OK_rb/

⁹ PlaniTulsa Comprehensive Plan Land Use Part 8 Section 3.2, Section 3.6; Housing Part 3



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-818

Hearing Date: October 15, 2014

Case Report Prepared by:

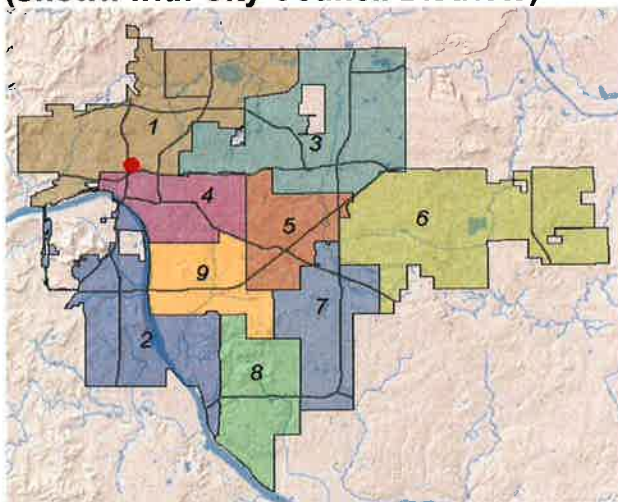
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: 120 Development Group, LLC/ Will Wilkins

Property Owner: W3 Development -One LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Multifamily - Use Unit 8

Concept summary: PUD and rezoning required supporting a multifamily residential project limited to 16 dwelling units.

Tract Size: 0.48 \pm acres
21,126.69 \pm sq. ft

Location: Northwest corner W. Haskell Pl. & N. Cheyenne Ave.

Zoning:

Existing Zoning: RS-4

Proposed Zoning: RM-2/ PUD-818

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval for PUD 818 to allow a multifamily residential project limited to 16 dwelling units.

The site is located in the Brady Heights Historic Preservation area and will also require Tulsa Preservation Commission approval.

Staff Data:

TRS: 0235

CZM: 28

Atlas: 44

City Council District: 1

Councilor Name: Jack Henderson

County Commission District: 1

Commissioner Name: John Smaligo

25.1

SECTION I: PUD-818

APPLICANTS DEVELOPMENT CONCEPT:

This is a proposed re-development project of multi-family residential units on a 0.49 acre property. The property is located on the NW corner of W. Haskell Pl. and N. Cheyenne Ave. within the historic Brady Heights neighborhood. The property was originally a part of the Catholic Charities massing of property that also included the church located to the West and 3 single family residential units that extended North from the church site. The subject property was purchased by W3 Development, LLC in December 2011.

The developers are very much in tune with the current state of multi-family residential and commercial re-development of downtown and in particular, the nearby Brady Arts District. In addition, the owner's representative is a resident of the Brady Heights neighborhood, and has developed 3 of the last 4 new construction, single family homes to be located within this neighborhood. The last home developed for sale was in 2008, selling in 2009. The owner's representative is also aware of the growing interest in this neighborhood as an alternative to offerings within the nearby CBD district of downtown proper. The developers see this project as an opportunity to entice and transition current downtown apartment dwellers into this neighborhood and later into its existing single family dwellings. In addition to the transitioning aspect of this project, the developer seeks to embrace the vision of the Tulsa Comprehensive Plan by encouraging greater density and diversity within the downtown core's surrounding neighborhoods.

The owner's representative has held two meetings with the Brady Heights Neighborhood Association. The first was held with the Board of Directors on April 19th with little to no comment at that time. The second meeting was held with the general membership of the neighborhood on May 17th. Those in attendance comprised less than half the ownership interests in the neighborhood. Main topics of concern were the multi-family aspect and its relation to potential Section 8/subsidized housing and general design with many seeking input in the design aspect of the project. This project WILL NOT utilize subsidized housing programs. To date, only two residents have reached out to the developers beyond those meetings.

The developers have pledged to make every effort in the design of the project to maintain the architectural character of this historic area. The developers have already met with Tulsa Preservation Commission staff to review the conceptual design and incorporate suggested changes. The project will be submitted to the Tulsa Preservation Commission for their review and approval. Design of the project and its structures will meet the standards defined in the Tulsa Preservation Commission Unified Design Guidelines for Commercial Structures.

The property owner intends to develop a multi-family project with (16) one bedroom units contained within two separate structures. The largest structure facing Cheyenne would encompass (12) apartment units within a 3-story structure. The second structure would encompass (4) one bedroom units within a 2-story structure. The purpose of the varying structure heights is to maintain similar roof lines given the rising topography of the subject property rising from East to West. Off-site parking will be located behind the structures to accommodate the required parking per code with access off of Haskell and off of the alley located to the West of the subject parcel. Landscaping and screening will be addressed for access points off of Haskell and to hide any mechanical equipment from view down Haskell and the alley.

PUD-818 DEVELOPMENT STANDARDS:

This PUD will consist of one development area subject to the following development standards:

Land Area (gross)

32,400 sf

25.2

Land Area (net)	21,127 sf
Permitted Uses	Use Unit 8: Multi-Family Dwelling with customarily incidental uses in RM-2 districts.
Maximum Dwelling units	16 (regardless of #/bedrooms)
Maximum Building Height from finished floor at first floor	40 Feet to top of parapet
Maximum Floor Area	14,000 sf
Minimum Off-Street Parking Spaces Per Dwelling -	1.5 spaces per dwelling unit.
Build To Lines* -	
From West Haskell Place	0'-0"
From North Cheyenne Avenue	10'-0"
North Property Line	38'-0"
West Property Line	23'-0"

**A "build-to-line" shall be the line on the lot facing West Haskell Place or North Cheyenne Avenue where the front façade of a structure shall be placed. If lot circumstances prohibit placement at that line because of physical characteristics recognized by the Preservation Commission the structure may be moved up to 10' further from the public street as approved by the Preservation Commission without amending the Planned Unit Development.*

Minimum Livability Area per Dwelling – 500 sf/Unit

HISTORIC PRESERVATION OVERLAY STANDARDS:

No residential building permit shall be issued until a Certificate of Appropriateness is granted by the Tulsa Preservation Commission. The architectural character of all structures in this PUD shall meet the standards defined in the Tulsa Preservation Commission Unified Design Guidelines for Residential Structures.

The Historic Preservation consideration of this PUD shall be in conformance with Chapter 10a of the Tulsa Zoning Code. The Tulsa Preservation Commission shall approve the structures and future modifications through the review of an application for Certificate of Appropriateness.

UTILITIES:

All utilities are available to the property. City of Tulsa waterlines are located along North Cheyenne Avenue with sanitary sewer lines located along both West Haskell Place and North Cheyenne Avenue. Stormwater is located along North Cheyenne Avenue. Gas, electric, cable and telephone are all available to the property.

VEHICULAR ACCESS AND CIRCULATION:

Vehicular access will be from West Haskell Pl. to both the adjacent alley located to the West of the property and the parking lot drive located between the two structures.

25.3

The alley approach from Haskell will be modified to meet current City of Tulsa Standards.

PEDESTRIAN ACCESS:

Pedestrian Access will continue to be provided in public street right of way. Sidewalk improvements may be required during the development process to enhance the standards provided in the American Disability Act. It is anticipated that stairs will be added from the public sidewalk to all of the residential access points and their adjacent sidewalks. Stair details will be a part of the site development considerations reviewed by the Tulsa Preservation Commission.

BUILDING IDENTIFICATION SIGNAGE:

Building identification signage or lettering shall receive a Certificate of Appropriateness from the Tulsa Preservation Commission.

LIGHTING:

All lighting standards shall be constructed in a manner that prevents visibility of the light emitting element or from the reflector inside the fixture from nearby residentially zoned properties. All light fixtures must be pointed down and away from residentially zoned properties across a public street or adjacent residentially zoned properties north of the PUD.

No building mounted light fixture will be placed greater than 20 feet above finished ground.

Any pole mounted light will be limited to 15 feet above finished ground.

Prior to installation of any lighting in any exterior areas contained in the PUD a Certificate of Appropriateness shall be approved by the Preservation Commission.

TRASH REMOVAL STORAGE AND SITE SCREENING:

All trash and mechanical areas shall be screened from public view of person standing at ground level. A fabric mesh, or other gate system will be installed with with a minimum opacity of 95% shall be allowed on enclosure doors. Trash removal may only be accessed from the public alley on the west boundary of the site.

A masonry screening wall shall be installed parallel to East Haskell Place and North Cheyenne within 10 feet of any parking area. The fence or wall will be a minimum of 4 feet in height above the nearest parking area curb elevation. Openings or gates may be allowed in the screening wall system for pedestrian access.

LANDSCAPING:

Minimum internal landscaped space

15%

In lieu of providing trees within 50' of every parking space, trees shall be planted or preserved within the lot and within 15 feet of the street right of way line. Trees shall be planted and maintained as follows; 7 new trees shall be planted along Haskell and 5 trees shall be planted along North Cheyenne. New trees shall be a minimum size of 2.5" caliber and 12' tall.

25.4

The PUD shall meet the requirements of the Landscape Chapter of the City of Tulsa Zoning Code in all other manners.

PLATTING REQUIREMENT:

The property will be re-platted as part of the development of this site however building permits may be issued because the underlying plat is still in effect.

EXPECTED SCHEDULE OF DEVELOPMENT:

It is anticipated that site development will commence as soon as all necessary approvals are obtained. The anticipated date is Spring 2015 at the latest.

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:
 - Conceptual Building Elevations
 - Conceptual Site Plan
 - Brady Heights Apartment Location Exhibit
 - Owen Park Apartment Location Exhibit
 - Swan Lake Apartment Location Exhibit

DETAILED STAFF RECOMMENDATION:

PUD 818 is consistent with the Existing Neighborhood land use designation of the Tulsa Comprehensive Plan. The general concept for a small scale multifamily residential project does not preserve the existing single family nature of the neighborhoods built after World War II but this neighborhood was originally developed when a mix of commercial, offices, multi family, churches and other uses were part of the fabric of a neighborhood and;

The PUD is consistent with the PUD chapter of the Tulsa Zoning Code and;

PUD 818 is compatible with the anticipated development of the Brady Heights Historic area however it should be noted that the general mixed use character of the Brady Heights neighborhood should not evolve into a collection of multifamily residential properties. This part of Brady Heights includes a significant inventory of vacant lots. The general trend for the area should be single family residential development and;

The improvements of the street yard and pedestrian experience in the street right-of-way are consistent with the vision of the Downtown Tulsa Master Plan and;

The PUD detailed site plan will be submitted to the Planning Commission for approval after the Preservation Commission reviews and approves the building and site as being consistent with the Tulsa Preservations Commission Unified Design Guidelines for this project therefore;

Staff recommends Approval of PUD-818 as outlined in Section I above.

25.5

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: PUD 818 is located inside the Brady Heights Historic district. The building placement and use is defined in the PUD. The architectural style of the building is reviewed and recommended for approval by the Preservation Commission. The Brady Height neighborhood was constructed in the 1920's and included a mix of single family residential lots, small scale multi family, small mixed use commercial buildings and church uses.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

Areas of Stability and Growth designation: Area of Stability

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

Transportation Vision:

Major Street and Highway Plan: None

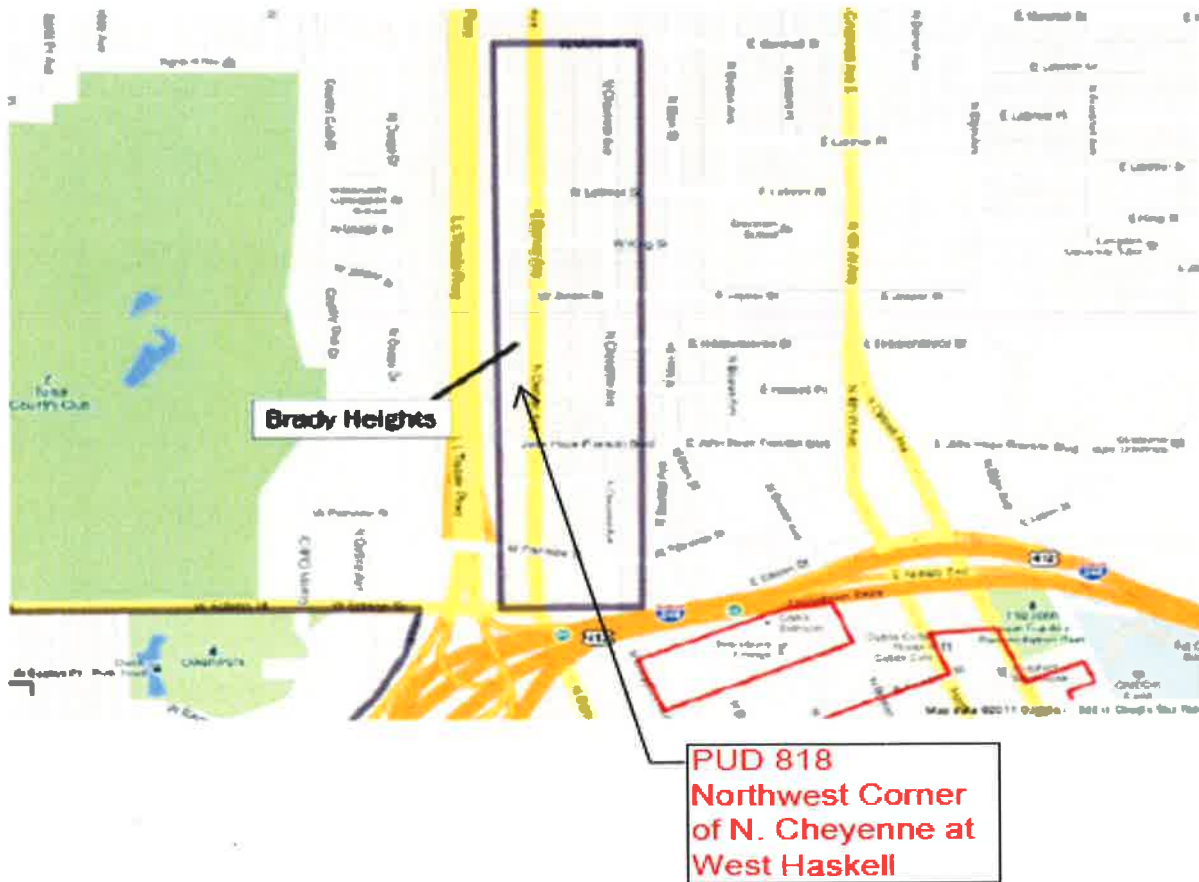
Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: This site is at the north western corner of the Downtown Master Plan which recognizes the importance of Brady Heights as a historic neighborhood and potential for high quality residential redevelopment opportunities. The streetscape quality for pedestrian and vehicular uses are noted as one of the primary goals for the Downtown Master Plan.

25.4

BRADY HEIGHTS HISTORIC DISTRICT
NATIONAL REGISTER DISTRICT BOUNDARY MAP



Southeast Corner
North Denver at West Latimer Intersection:

The image below illustrates the mix of small scale apartments, single family residential and small commercial mixed use buildings in the Brady Heights Neighborhood.



DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is part of several vacant lots on the west side of N. Cheyenne and North of West Haskell. The only significant vegetation is on the perimeter of the site and the terrain is sloping from west to east.*

Environmental Considerations: There are no significant physical constraints affecting the development of this property. Some terrain from the high point on the west adjacent to the alley to a low point on Cheyenne on the east boundary will require careful attention to detail for the site to meet ADA guidelines.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Cheyenne Avenue	None	50 feet	2
East Haskell Place	None	50 feet	2

Utilities:

25.8

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by single family residential, zoned RS-4; on the north by vacant lot, zoned RS-4; on the south by a vacant lot, zoned RS-4; and on the west by a church building, zoned RS-4.

SECTION III: Relevant Zoning History

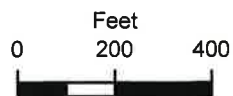
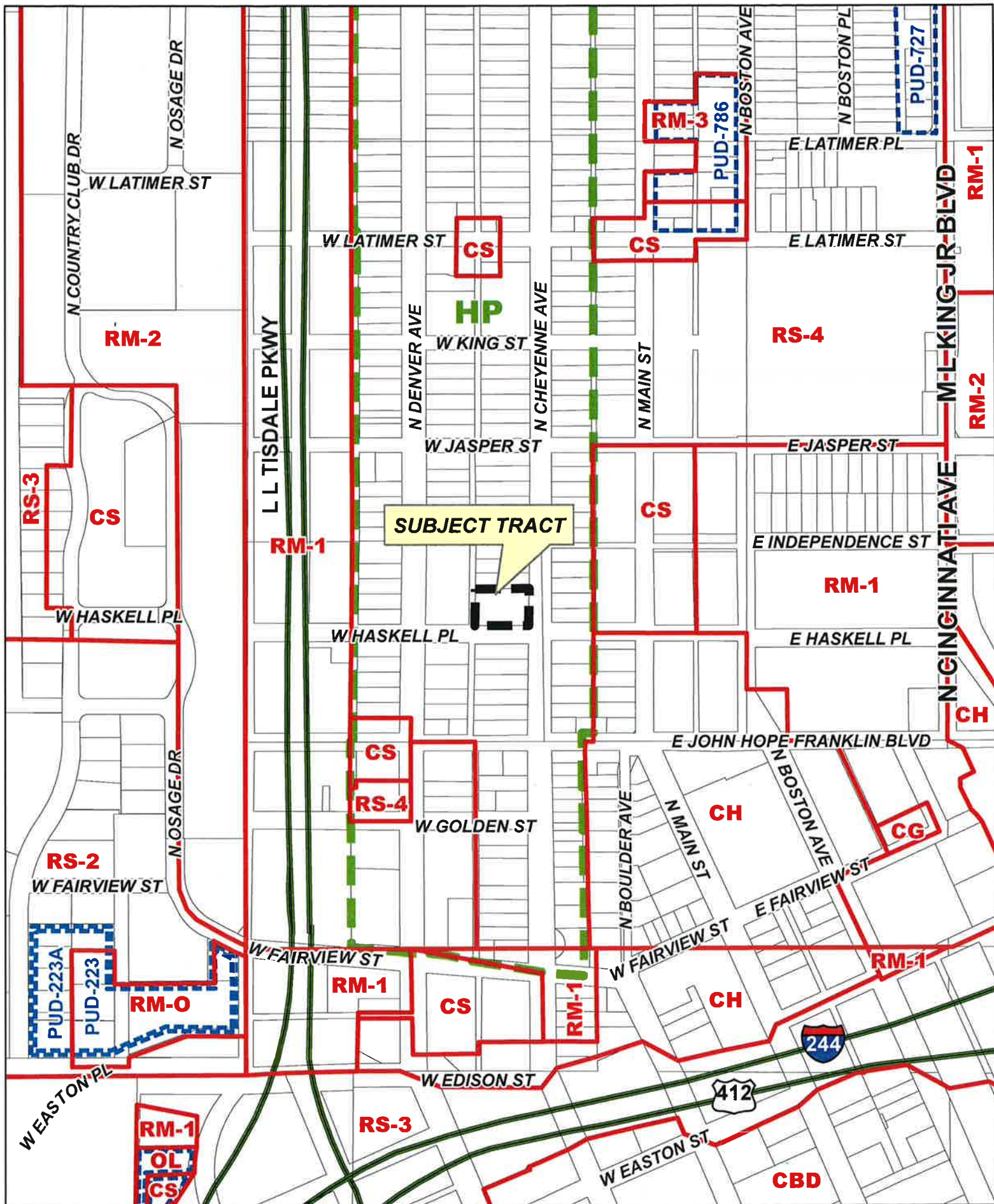
ZONING ORDINANCE: Ordinance number 17817 dated November 5, 1992, established zoning for the subject property.

Subject Property:

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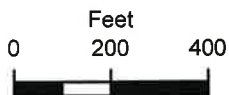
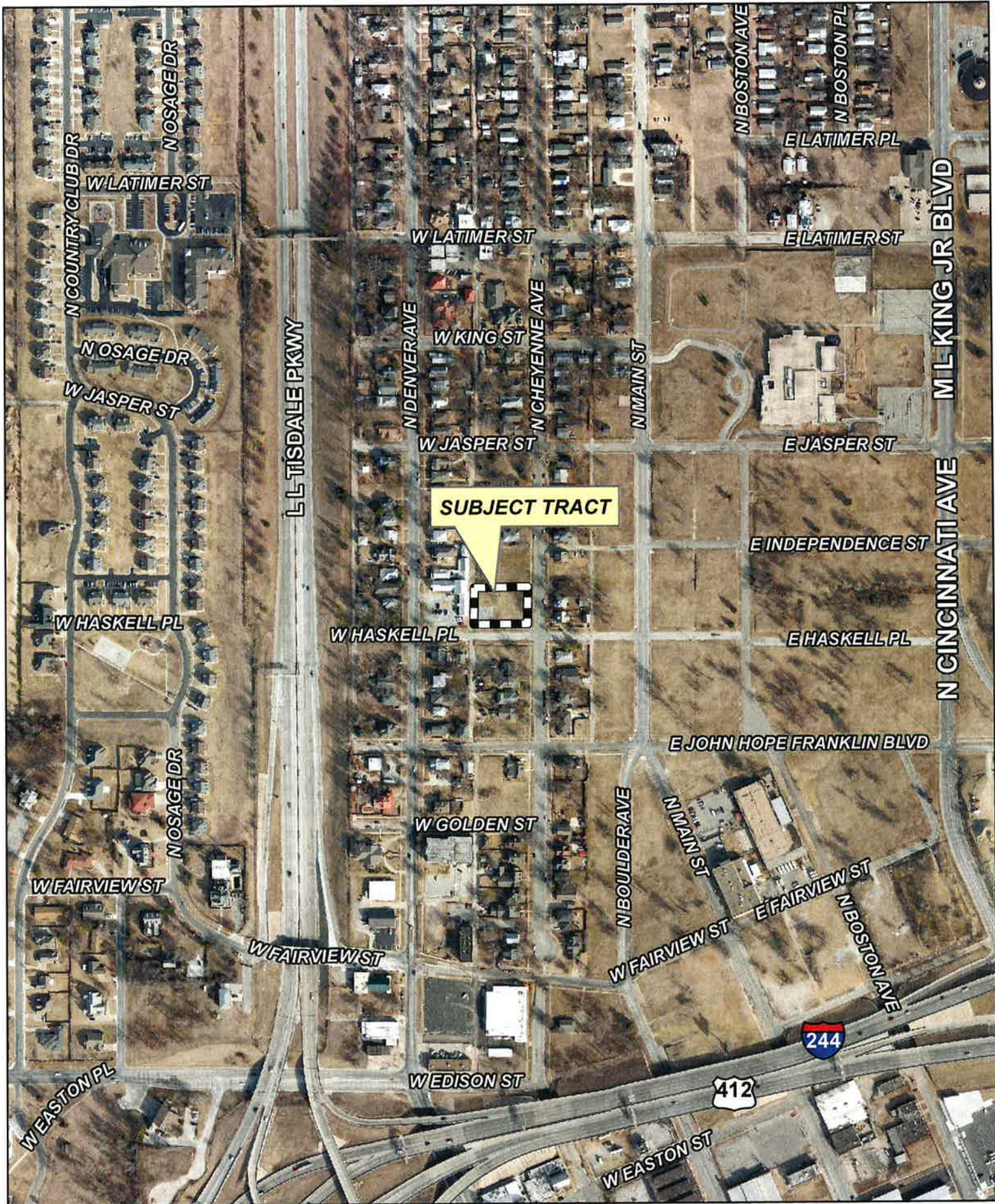
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PUD-818

20-12 35





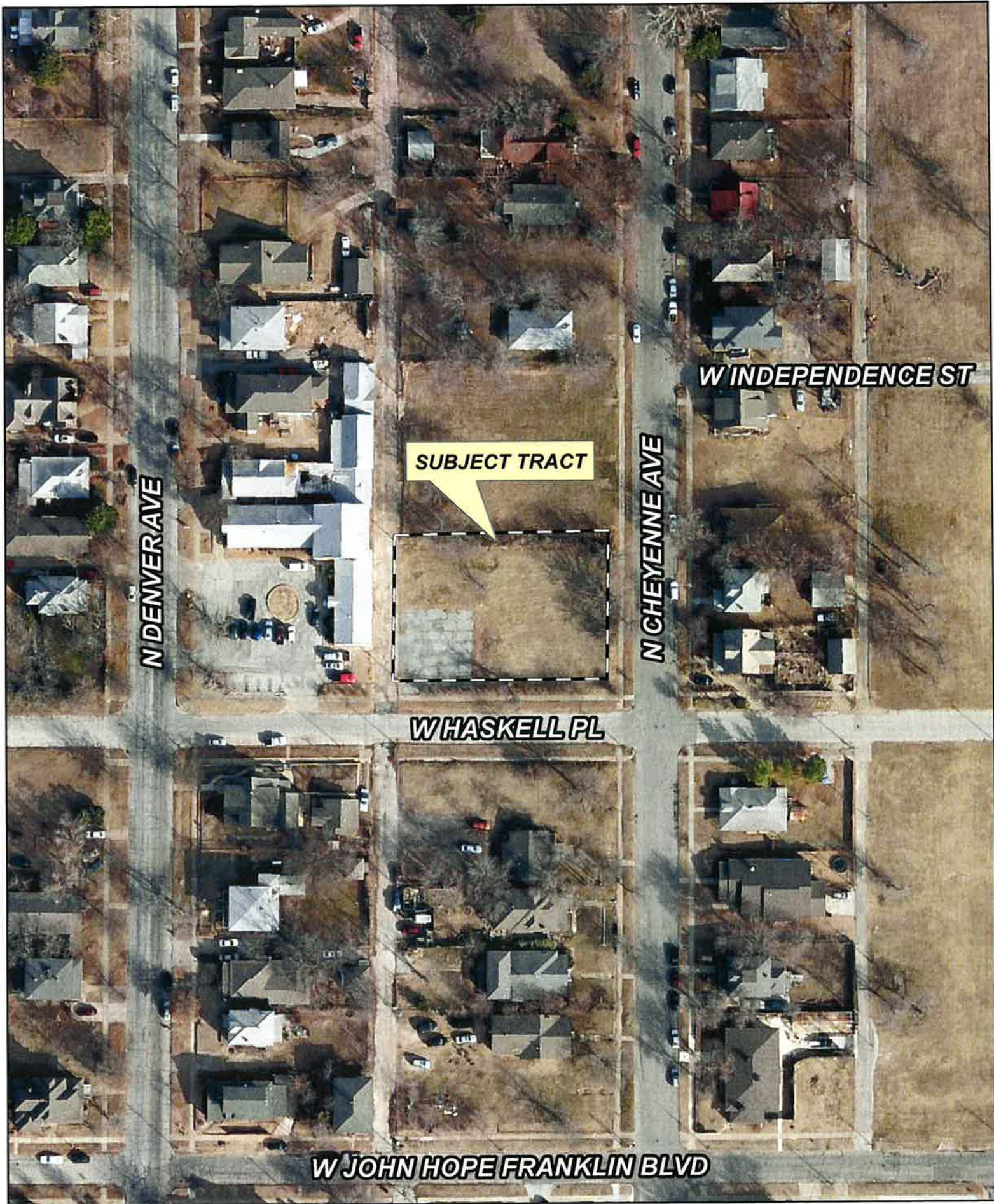
Aerial Photo Date: March 2014

PUD-818

20-12 35

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





N DENVER AVE

W INDEPENDENCE ST

SUBJECT TRACT

N CHEYENNE AVE

W HASKELL PL

W JOHN HOPE FRANKLIN BLVD



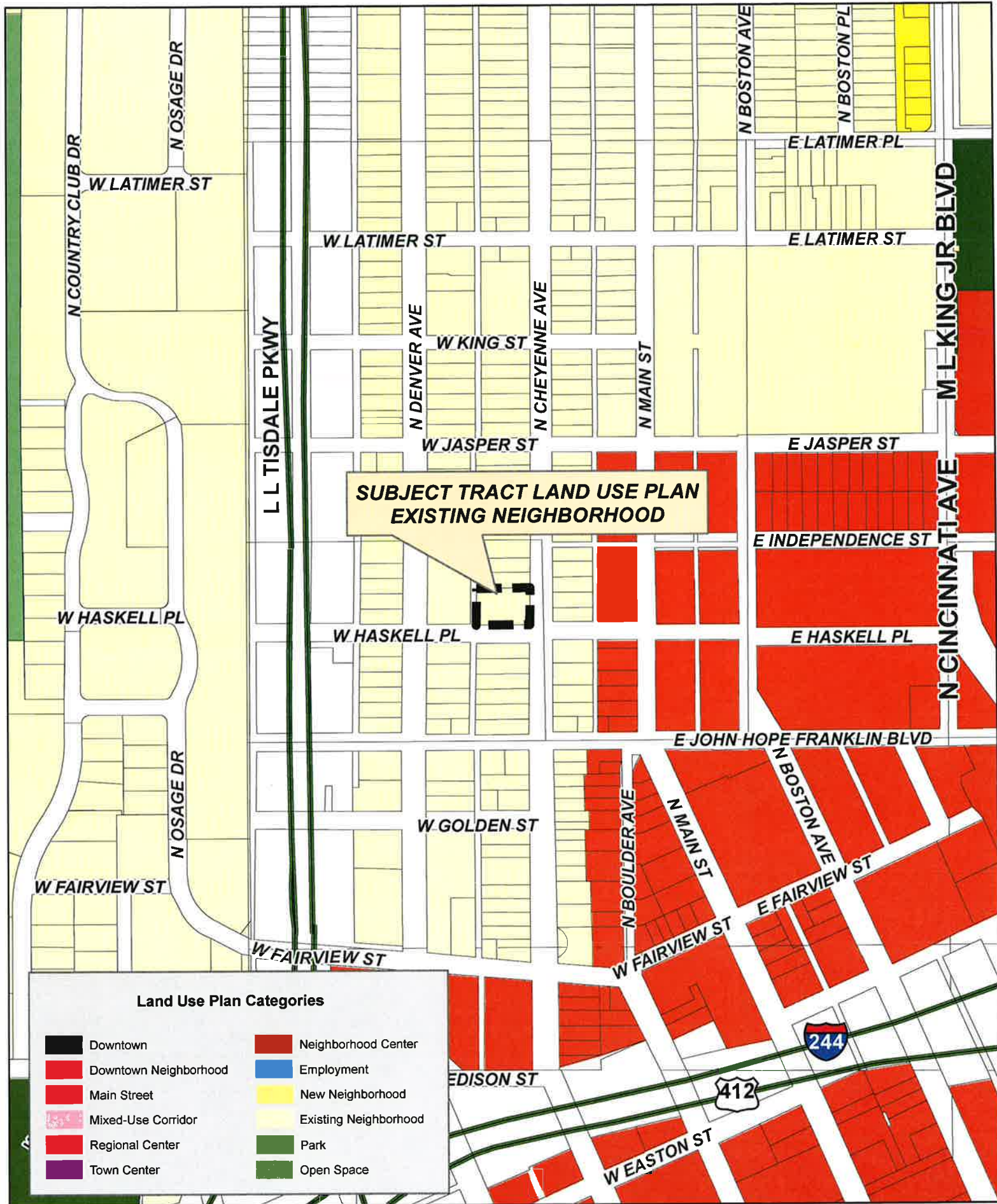
Aerial Photo Date: March 2014

PUD-818

20-12 35

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





Feet
0 200 400

PUD-818

20-12 35

25.13





PUD-818

20-12 35

25.14

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OWNER
BILL WILKINS
615 North Chyenne
Tulsa, OK 74106
phone: (918) 902-0760

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9726 E 42nd Street, Suite 212
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www.sqdarchitects.com

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phone: (918) 902-0760

BUILDING SECTION	TOILET ACCESSORIES KITCHEN ACCESSORIES EQUIPMENT NUMBER FLOOR ELEVATION EXISTING SPOT GRADE NEW SPOT GRADE HEIGHT ELEVATION REFERENCE TEST BORING LOCATION	ENLARGED FLOOR PLAN OR PLAN DETAIL	STRUCTURAL GRID
WALL SECTION			
BUILDING ELEVATION			
INTERIOR DETAIL			
INTERIOR ELEVATION			
PARTITION TYPE			
ROOM NAME AND NUMBER			
DOOR SYMBOL			
KEYNOTE			
WINDOW SYMBOL			

[illegible]

CS	COVER SHEET
A1	SITE PLAN
A2	FLOOR PLANS - BUILDING A
A3	FLOOR PLANS - BUILDING B
A4	FLOOR PLANS - BUILDING B
A5	REFLECTED CEILING PLANS - BLDG A
A6	REFLECTED CEILING PLANS - BLDG B
A7	REFLECTED CEILING PLANS - BLDG B
A8	PERSPECTIVE RENDERING

Brady Heights Apartments
Tulsa, Oklahoma
PUD Application
Cover Sheet



© SQD October 2014

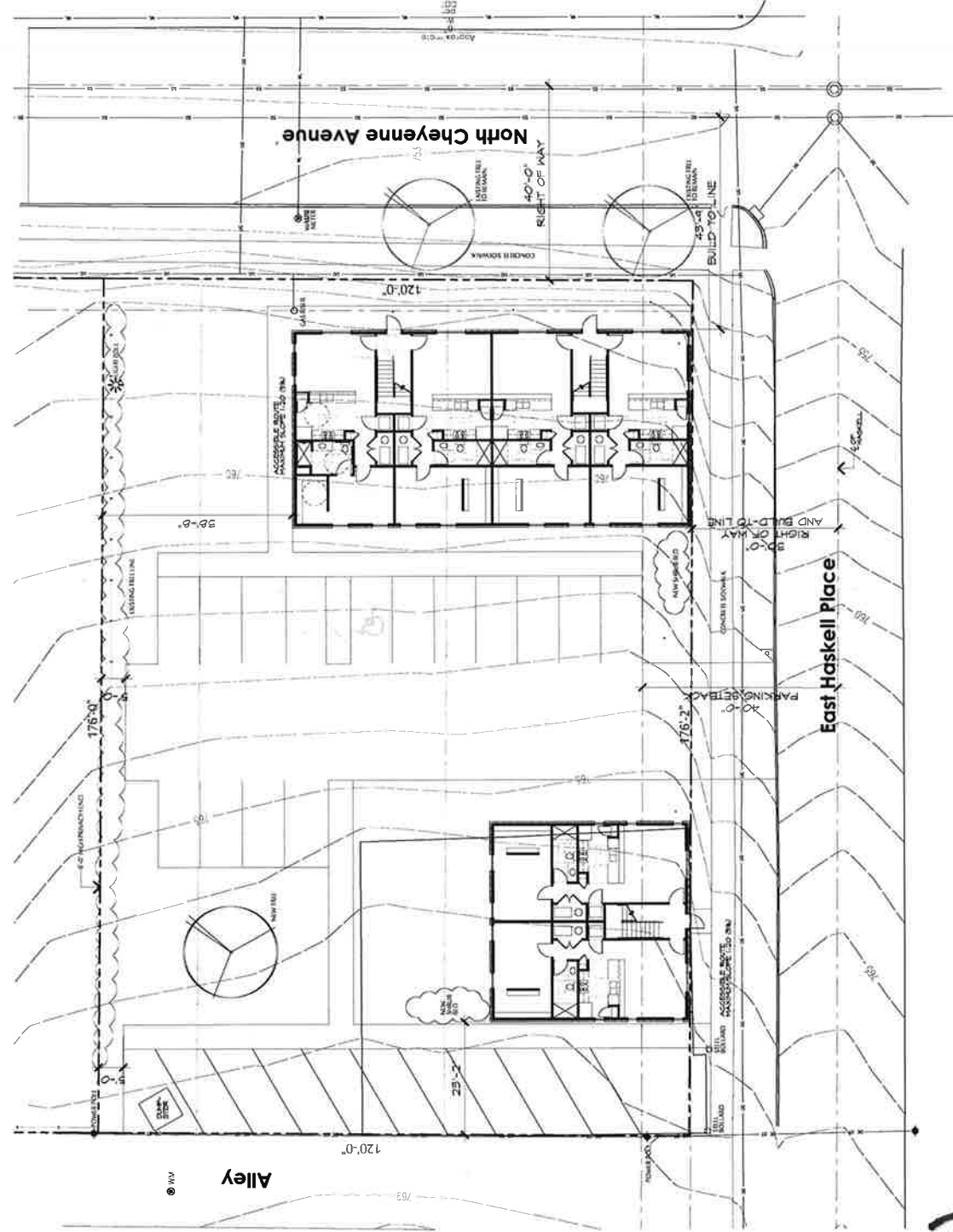
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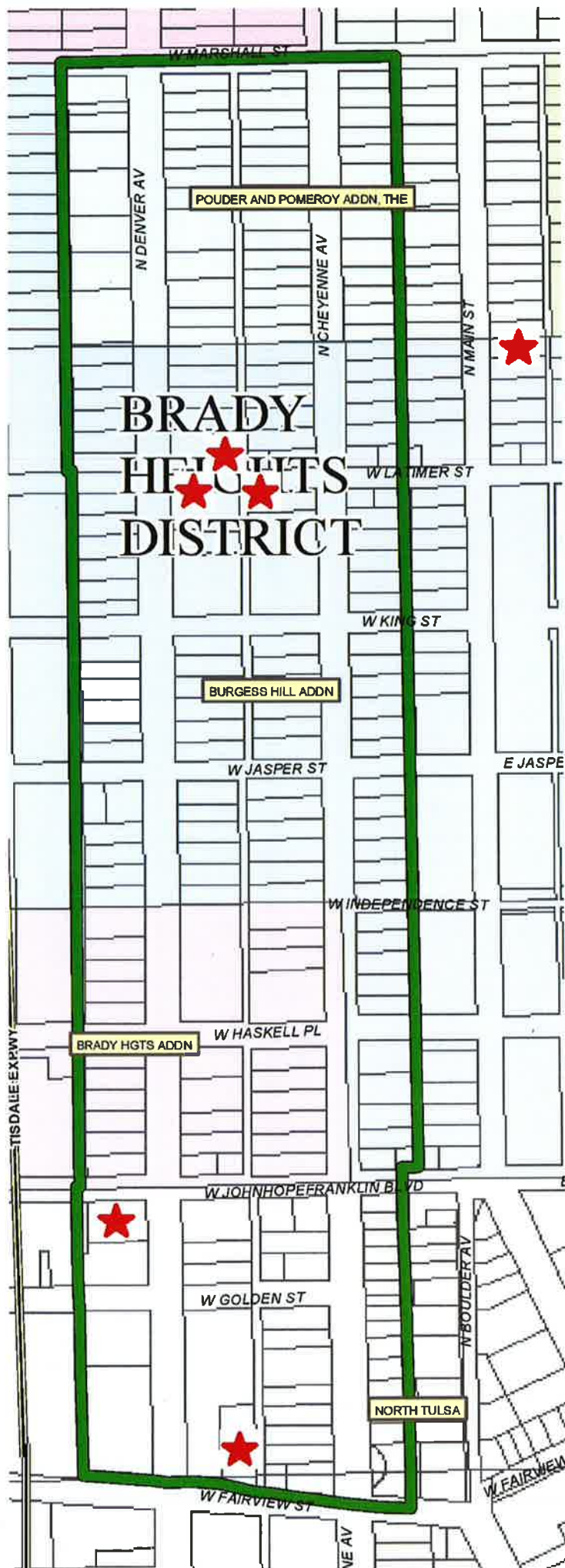
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NOTES

- ZONING CODE REQUIRES 1.5 PARKING SPACES PER UNIT.
- SEPARATED PARKING DUE TO SLOPE OF SITE. THIS MAKES ACCESSIBLE ROUTE EASIER TO CONSTRUCT (NO RAMPS).
- THE SHOWN PARKING NORTH-SOUTH TO WORK WITH THE SLOPE OF THE SITE.
- MAINTAINING A "GREEN SPACE" BETWEEN THE PARKING AREAS.
- PARKING REQUIRES 40'-0" SETBACK FROM CENTERLINE OF HASKELL.
- VERIFY IF CITY WILL ALLOW PARKING RIGHT OFF OF THE ALLEY.
- CUBS CUT ALONG CHEYENNE WOULD REQUIRE A RETAINING WALL ALONG EAST PROPERTY LINE.
- ALL FIRST FLOOR UNITS WILL HAVE TO BE ANGE 112.1 TYPE 8' UNITS, WHICH WILL REQUIRE RECONSTRUCTION TO THE BATHROOM LAYOUT.
- TOTAL GROSS SQUARE FOOTAGE: 13,283 SF
- TOTAL GROSS SQUARE FOOTAGE: 13,283 SF
- MINIMUM LIVABILITY AREA: 9,217 SF; OR 574 SF PER DWELLING UNIT

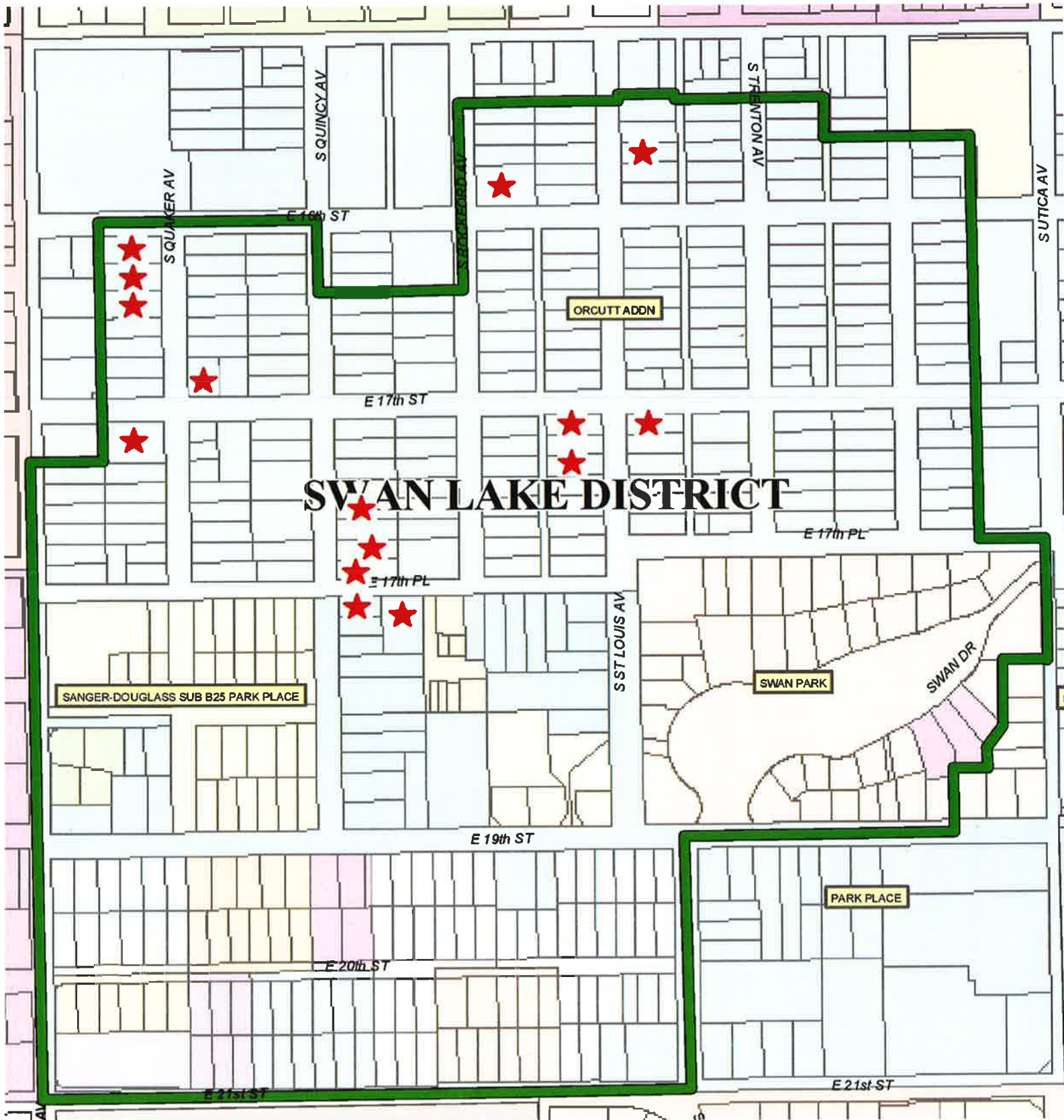


BRADY HEIGHTS

Primary construction 1906-1925

★ Denotes Multi-Story Apartment & Commercial





Swan Lake - Primary Construction 1910-1930 (res); 1925-1935 (comm)

Swan Lake contains two and three story, 1920-1930 multi-family apartments

★ Denotes two and three story existing multi-family apartment dwellings

25.18

OWEN PARK

Primary Construction 1910-1930



★ Denotes existing multi-family apartment dwellings



25.19

For submission to the TMAPC public hearing on October 15, 2014 at 1:30pm

Agenda item: Z-7270 – 120 Development Group, LLC

Page 1

There is a general concern pertaining to the proposed PUD development located on the NW corner of W. Haskell Pl. and N Cheyenne Ave. The following will outline that this proposal is out of context, character, and scale for the Brady Heights Historic District, does not fit in any of the available zoning codes on record, does not follow the spirit and intent of a PUD, ignores specific goals of PlaniTulsa, and is generally a bad fit for the neighborhood. There three core arguments detailed below that will explain this concern. All efforts to verify facts and statements were done to the best of the author's ability given reasonably available resources.

1. This project does not fit into existing zoning codes and does not follow the set out purposes of a Planned Unit Development (PUD).

The current RS-4 zoning of the area only allows for single family homes and duplexes by exception. Further, the current residential zoning codes in general do not allow for a 3 story structure to exist on the proposed lot due to distance requirements. A minimum of 75 feet of distance from any RS-4 zoning area is required for a 3 story building of this type.¹ There simply isn't enough lot space for this requirement. Nowhere in the city of Tulsa would this proposal be legal given the conditions set forth. PUD's generally allow for a varied land use with multiple structures/spaces that harmonize with each other and offer a benefit to the area. A paraphrased purpose based on Tulsa's zoning guide is²:

Promote innovative land use with meaningful open space and flexible, creative, and continuous design while keeping with the character and function of the area.

This proposal is a single type structure with a non-innovative single use and very limited open space, benefiting the owner of the property over the surrounding area disproportionately, and not at all keeping with the character of a single family residential neighborhood.

2. Historic context and scale are out of alignment.

Historic context must be taken into consideration due to the HP zoning³. This has particular relevance because the Preservation Commission of Tulsa has no opportunity to review or comment on this proposal beforehand. Having no chance to determine if this structure is at its core appropriate to the Brady Heights Historic District essentially leaves their hands tied allowing only review of aesthetics of an otherwise potentially inappropriate building.

25.20

For submission to the TMAPC public hearing on October 15, 2014 at 1:30pm
Agenda item: Z-7270 – 120 Development Group, LLC

Page 2

This neighborhood developed circa 1908-1920. The structures built in that era are the reason for its historical significance on the National Register and by extension the purpose of the historic district. There were simply no buildings like the proposed being built in the area at that time according to the historic Sanborn fire maps on file at the Tulsa Historical Society⁴. The few buildings that are similar to the proposed (only one of which is 3 stories) were built in the 20's and 30's and are only minor contributors to the overall district. Further these brick structures were located along a single corridor of commercial activity (Latimer Corridor) and on the outskirts of the district (Fairview Apartments). Both of these areas are either commercially zoned or abut an RM-1 zoning.

Swan Lake Historic District has been paralleled for comparison and justification of this development. This confuses the issue because these two developments came about 10-15 years apart, and although that may seem like a short period of time, to an early developing Tulsa in the early 20th century, it makes a substantial difference. It is true that these types of buildings were and are an important part of the Swan Lake Historic District and its subsequent listing on the National Register, however what is significant to Swan Lake is not necessarily what is significant to Brady Heights. In fact one could argue the opposite; it is these differences that make them unique and worthy of historic designation. The preservation guidelines suggest looking to other properties of this type outside of the districts to glean insight in design, but this is because there are so few examples available from which to glean this insight. In the case of Brady Heights it is because they simply weren't there in the first place⁵.

Further, the scale of a three story building will have a dominating appearance in the streetscape. All of Cheyenne is populated with single story bungalows and small two story houses. The proposed height when taking into consideration its consistent width of roughly 100 feet will have the appearance of a much larger structure. If the peak of a two story gabled house is 30 feet, its relative width at that height is quite small. In fact the full width of the structure begins to reduce at roughly 20 feet in height. A large rectangular façade keeping its full width from grade to the top of the proposed 35 feet will without question feel considerably larger than the numbers might suggest on paper.

In addition, the topography of the area drops from West to East exacerbating this height difference.⁶ The required leveling of the grade will no doubt raise the current elevation of the East side of the lot. Houses on the East side of Cheyenne are already at a lower elevation than the current West side of the street. The combined affect of this will further accentuate the proposed building's height and will by comparison dwarf the houses set to the East. The 3 story building will have a monolithic effect at this intersection.

25.21

For submission to the TMAPC public hearing on October 15, 2014 at 1:30pm

Agenda item: Z-7270 – 120 Development Group, LLC

Page 3

3. Does not keep the fabric and framework of the community.

Departure from the intended preservation of the district will negatively impact property values. It is proven and commonly accepted that historic districts raise the value of the properties within their boundaries.⁷ This district's unique character drives that value, and by departing from the very nature of this character, we run the risk of devaluing our properties, blurring the focus and vision of the people who worked so hard to create such a place. Housing prices and demand are on the rise in our neighborhood. In the past year 15 homes have sold within the district showing a roughly 20% increase in overall sale value over the previous year.⁸ Finished homes are selling before they are officially on the market and those that are listed are snapped up within a few weeks.

Overwhelmingly we have heard from people moving in that it is our tight knit community that makes Brady Heights special to them, why they chose to move in, and why they continue to stay. This community has lasted because property owners have a vested interest in their land and homes, and it is partly this ownership that helps to keep the community so engaged. Brady Heights is the closer neighborhood alternative for those who prefer residential streetscapes, but still want to maintain a walkable proximity to downtown. This is of particular importance because there are no other options like this surrounding the downtown area, specifically the popular Brady Arts and Blue Dome districts, as well as the important business sector centered around 3rd and Main.

The proposal's argument that apartments used as transitional housing will lead to young professionals trying before buying into Brady Heights is based on supposition, and any evidence from other locations is largely irrelevant due to the unique dynamics of the City of Tulsa, the different areas of Tulsa, and the specific dynamics of the Brady Heights neighborhood. Our neighborhood currently has rental properties available for those interested in transitioning to single family residents through traditional single family homes for rent, garage apartments, and a few loft apartments in the 20's era buildings mentioned above. This sort of transitional situation is more ideal than the typical complex proposed because of the realistic lifestyle of living in a single family home and the close relationship to the home owner in the garage apartment example. Transitional housing is important to any neighborhood, but the way in which the transition takes place is the sort of nuanced approach that shows thoughtful development.

PlaniTulsa Land Use Part 8, citing sections 3.2 and 3.6 support "the creation of higher density mixed- use areas at major centers served by transit", and "Encourage new development to be appropriate to the context of its location in density, massing,

25.22

Jeremy Grodhaus
Cultivate Tulsa Foundation
918-851-6769

For submission to the TMAPC public hearing on October 15, 2014 at 1:30pm

Agenda item: Z-7270 – 120 Development Group, LLC

Page 4

intensity and size, particularly when adjacent to existing residential areas and historic districts.”, and “Design buildings to be compatible in height, scale, bulk and massing to the urban context and established character of the surrounding area.” This would suggest that the focus on high density should be towards downtown and that any infill in residential areas outside of the downtown core should be sensitive to its immediate surroundings with particular emphasis on historic districts. Further, PlaniTulsa’s Housing Priority number 1 states in part, “The City should further develop its ability to preserve existing single-family areas.”⁹ In conclusion, it is requested that this PUD be denied outright, as proposed, due to its non-typical design and scale for the streetscape, the neighborhood, and the historic period of significance. This district is the closer neighborhood alternative to the high density downtown core and this proposal lays the groundwork to change the nature of that important relationship. It is also requested that special consideration be made to historic context given that the Preservation Commission has no prior opportunity to review before a ruling must be made. Finally, it is requested that due consideration is given the fact that this development simply does not legally fit in any existing zoning code, nor does it follow the spirit and intent of a PUD.

25.23

Jeremy Grodhaus
Cultivate Tulsa Foundation
918-851-6769

For submission to the TMAPC public hearing on October 15, 2014 at 1:30pm

Agenda item: Z-7270 – 120 Development Group, LLC

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¹ Zoning Code of the City of Tulsa, Title 42 Section 403-A, Item 1

² Zoning Code of the City of Tulsa, Title 42 Section 1101. Purposes

³ Zoning Code of the City of Tulsa, Title 42 Section 1052-N

⁴ These maps are available in a digitized version through the Tulsa City County Library as well as a physical version located at the Tulsa Historical Society

⁵ Sanborn Fire Maps 1915 Vol 1

⁶ *OGQ-87. Geologic map of the Tulsa 7.5' quadrangle, Tulsa County, Oklahoma, by T.M. Stanley. 2013. Scale 1:24,000.

⁷ *TU Group Studies Forgotten Tulsa Neighborhoods* Friday, August 23, 2013

<http://www.utulsa.edu/academics/colleges/henry-kendall-college-of-arts-and-sciences/Departments-and-Schools/Anthropology/News-Events-and-Publications/Lamont%20Lindstrom/2013/August/neighborhoodpreservation.aspx>

⁸ http://www.zillow.com/homes/1_ah/Brady-Heights-Tulsa-OK_rb/

⁹ PlaniTulsa Comprehensive Plan Land Use Part 8 Section 3.2, Section 3.6; Housing Part 3

25.24



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-435

Hearing Date: October 15, 2014

Case Report Prepared by:

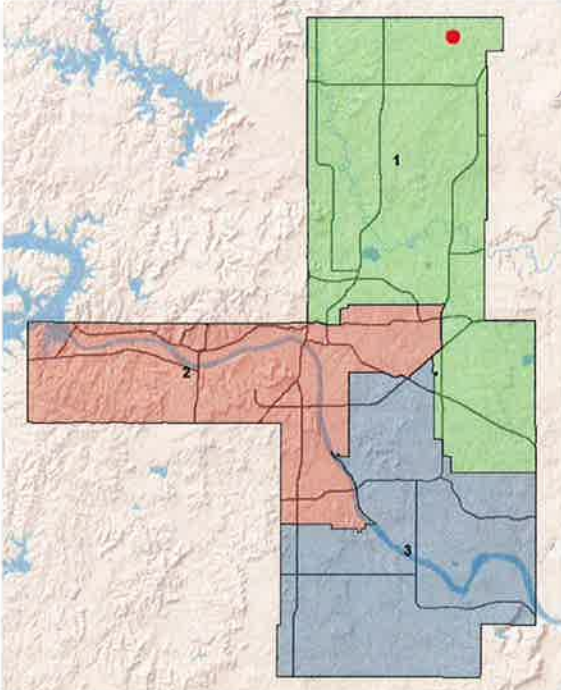
Jay Hoyt

Owner and Applicant Information:

Applicant: Smalygo Properties Inc

Property Owner: SMALYGO PROPERTIES INC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Single-Family Residential
Subdivision

Concept summary: Rezoning of property from AG
to RE for a new residential subdivision.

Tract Size: : 24± acres

Location: North of northwest corner of N. Garnett
Rd. & E. 176th St. N..

Zoning:

Existing Zoning: AG

Proposed Zoning: RE

Comprehensive Plan:

Land Use Map: n/a

Stability and Growth Map: n/a

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 2406

CZM: 4

Atlas: 0

County Commission District: 1

Commissioner Name: John Smaligo

26.1

SECTION I: CZ-435

CONCEPT STATEMENT:

The total parcel of land is approximately 24 acres. The applicant has indicated that the proposed use for the subject parcel will be for a new residential subdivision.

SECTION I: Detailed Staff Recommendation

CZ-435 is adjacent to existing single-family residences on large lots to the North, South, East and West, and:

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

Staff recommends **APPROVAL** of CZ-435 for the rezoning from AG to RE.

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.

DESCRIPTION OF EXISTING CONDITIONS:

Site Analysis: The subject property is approximately 24+ acres in size and is located North of the Northwest corner of East 176th Street North and North Garnett Road. The property appears to be vacant and is zoned AG.

Surrounding Properties: The subject tract is abutted on the North, East and West by farm land and single-family residence, zoned AG; and on the South by single-family residences, zoned AG.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Garnett Road	Secondary Arterial	100'	2

Utilities:

The subject tract does not have municipal water and sewer available.

EXHIBITS:

INCOG Case map
INCOG Aerial
Applicant Survey

SECTION III: Relevant Zoning History

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

26.2

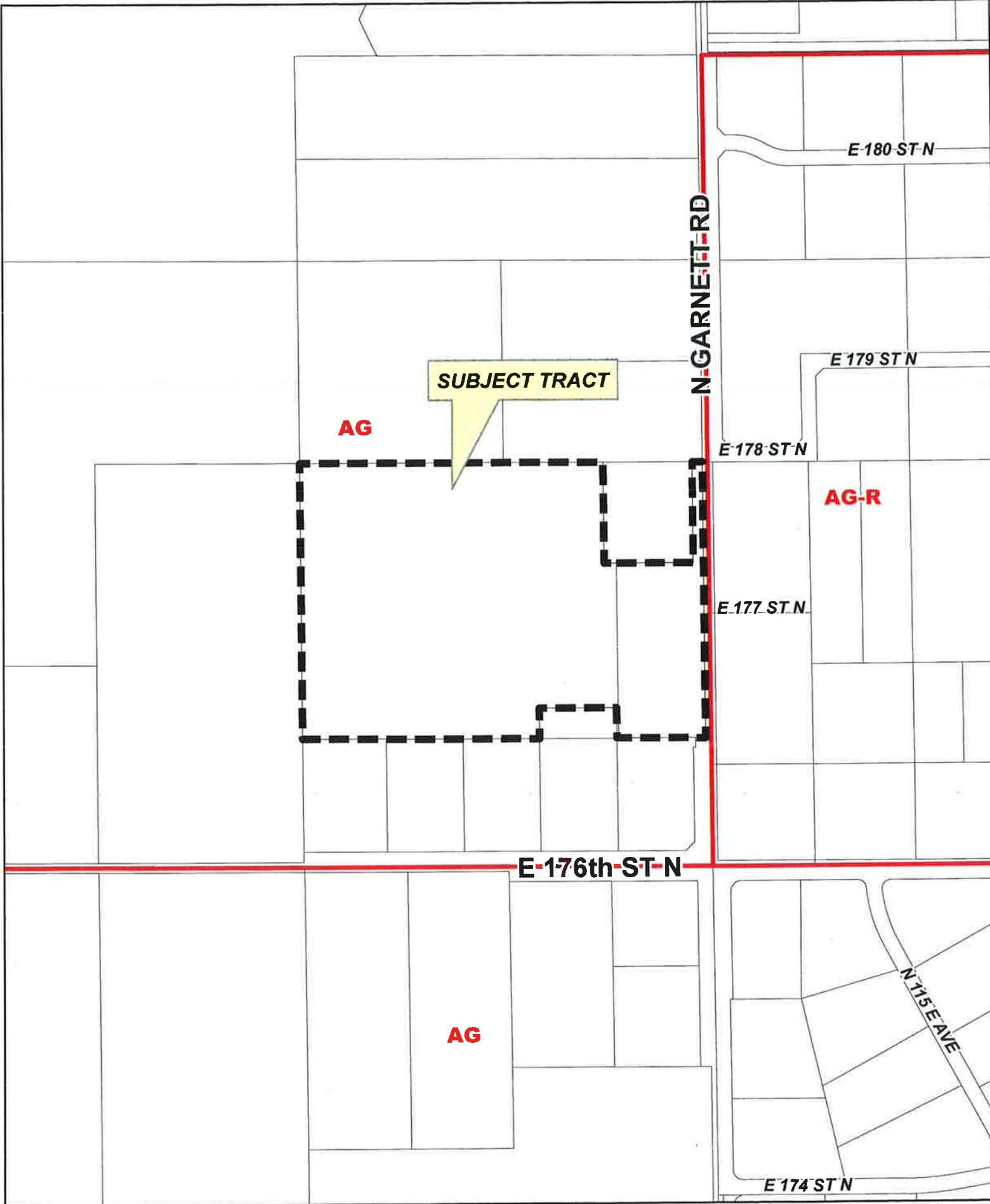
Surrounding Property:

CZ-352 April 2005: All concurred in approval of a request for rezoning a 19± acre tract of land from AG to RE for a residential development, on property located south of the southeast corner East 186th Street North and North Garnett Road

CZ-274 December 2000: TMAPC recommended approval of a request to rezone a 9.3-acre tract located on the northeast corner of East 176th Street North and North 129th East Avenue from AG to RE for single-family development. Final hearing before the Board of County Commissioners has never been pursued by the applicant.

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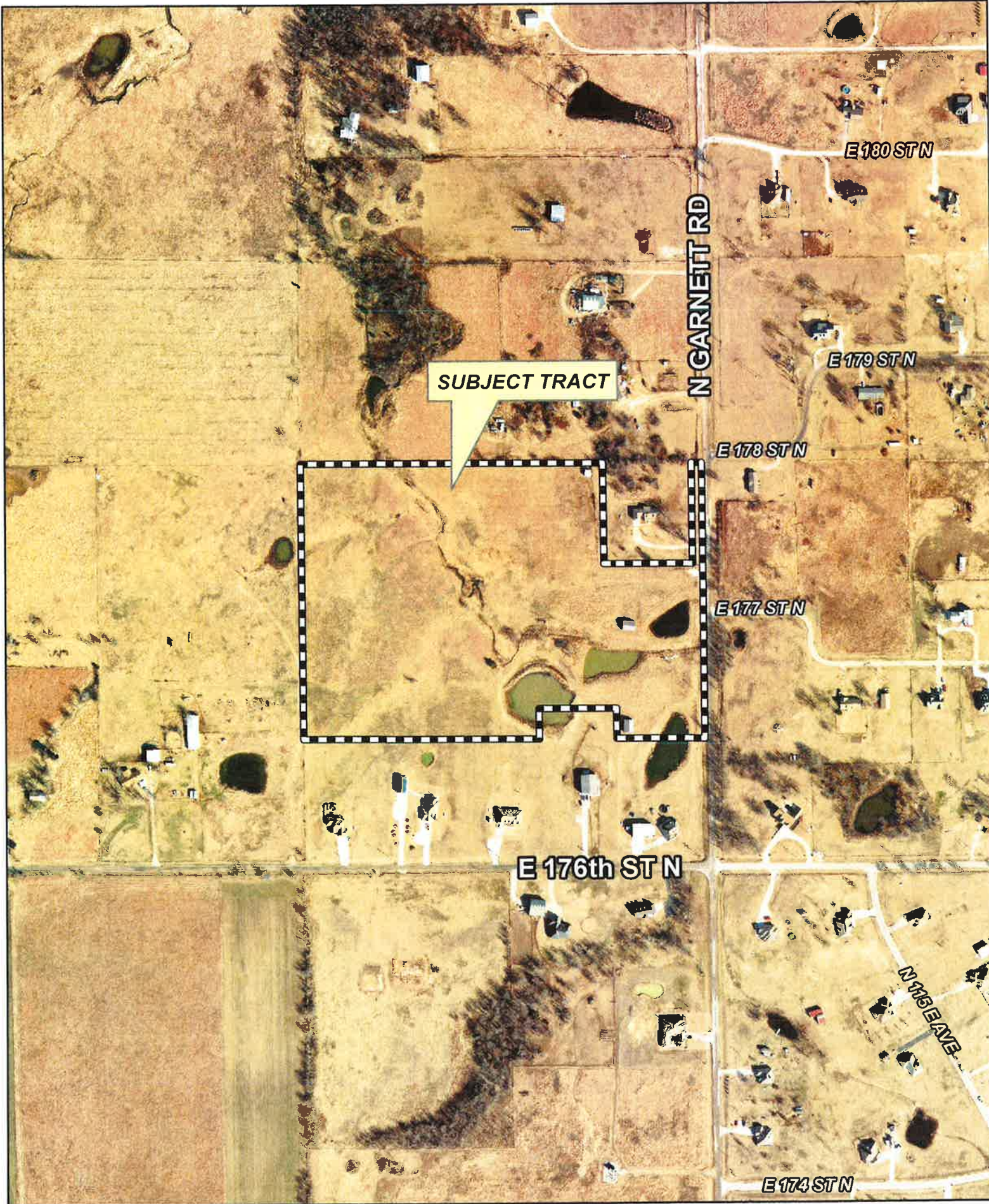
26.3



CZ-435

22-14 06





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Aerial Photo Date: March 2014

CZ-435

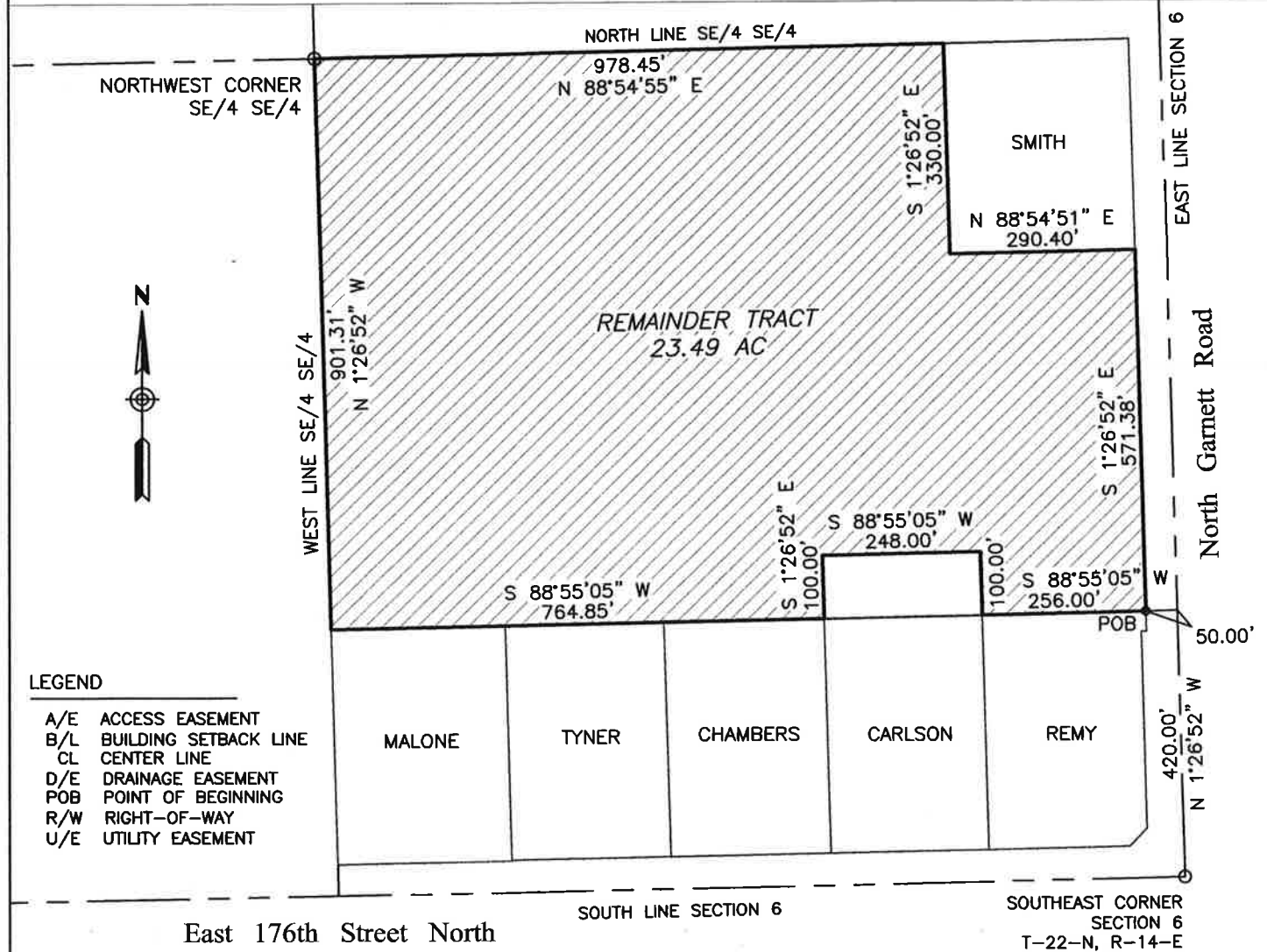
22-14 06

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



26.5

EXHIBIT



LEGEND

A/E ACCESS EASEMENT
 B/L BUILDING SETBACK LINE
 CL CENTER LINE
 D/E DRAINAGE EASEMENT
 POB POINT OF BEGINNING
 R/W RIGHT-OF-WAY
 U/E UTILITY EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND THAT IS PART OF THE SE/4 OF SE/4 OF SECTION 6, T-22-N, R-14-E, IB&M, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE N 01°26'52\" W ALONG THE EAST LINE OF SAID SECTION 6 A DISTANCE OF 420.00 FEET; THENCE S 88°55'05\" W A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE S 88°55'05\" W A DISTANCE OF 256.00 FEET; THENCE N 01°26'52\" W A DISTANCE OF 100.00 FEET; THENCE S 88°55'05\" W A DISTANCE OF 248.00 FEET; THENCE S 01°26'52\" E A DISTANCE OF 100.00 FEET; THENCE S 88°55'05\" W A DISTANCE OF 764.85 FEET TO A POINT ON THE WEST LINE OF SAID SE/4 SE/4; THENCE N 01°26'52\" W ALONG SAID WEST LINE A DISTANCE OF 901.31 FEET TO THE NORTHWEST CORNER OF SAID SE/4 SE/4; THENCE N 88°54'55\" E ALONG THE NORTH LINE OF SAID SE/4 SE/4 A DISTANCE OF 978.45 FEET; THENCE S 01°26'52\" E A DISTANCE OF 330.00 FEET; THENCE N 88°54'51\" E A DISTANCE OF 290.40 FEET; THENCE S 01°26'52\" E A DISTANCE OF 571.38 FEET TO THE POINT OF BEGINNING, CONTAINING 23.49 ACRES MORE OR LESS.

Royce
 Land Surveying, P.C.

CERTIFICATE OF AUTHORIZATION NUMBER: 5270
 EXPIRATION DATE: 06/30/2013

DRAWING NAME	REVISION	12324 EAST 86TH STREET NORTH #238 OWASSO, OK 74055 PH 918-376-9327 FAX 918-376-9425	SCALE	DATE
11564-EXHIBIT4.dwg			1\"=100'	03/29/12

26.6



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7283

Hearing Date: October 15, 2014

Case Report Prepared by:

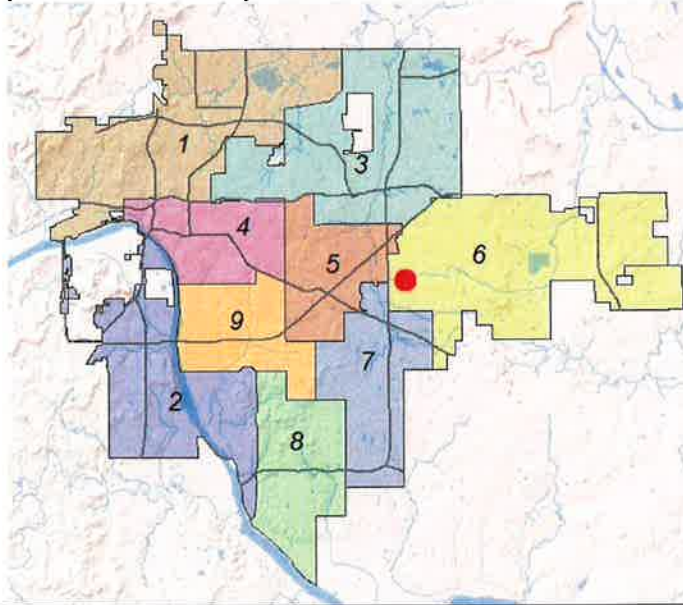
Jay Hoyt

Owner and Applicant Information:

Applicant: Bart C. James

Property Owner: H M D 31 LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant – Former Restaurant

Proposed Use: Car wash

Concept summary: Rezone OL/CS zoned property to CS zone.

Tract Size: : 1.78 ± acres
77345.45 ± sq. ft

Location: West of southwest corner of E. 31st St.
and S. Garnett Rd.

Zoning:

Existing Zoning: OL/ CS

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9419

CZM: 49

Atlas: 749

City Council District: 6

Councilor Name: Byron Steele

County Commission District: 1

Commissioner Name: John Smaligo

27.1

SECTION I: Z-7283

DEVELOPMENT CONCEPT:

Rezone property that is currently in both OL and CS zones to CS zone. Applicant proposes to construct a carwash at this location. Applicant has applied for a special exception to permit a carwash, Use Unit 17, in a CS district. The special exception case is on the 10/14 Board of Adjustment agenda.

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

DETAILED STAFF RECOMMENDATION:

Z-7283 requesting CS (Commercial Shopping Center) as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

CS zoning is harmonious with existing surrounding property; and

CS zoning is consistent with the expected future development pattern of the proximate properties; therefore

Staff recommends **APPROVAL** of Z-7283 for the rezoning from OL/CS to CS

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7283 is included in a Town Center and an Area of Growth. The rezoning request will complement the vision identified. The CS zoning designation will provide many future opportunities for development and allow density to match the long term vision for the area.

Land Use Vision:

Land Use Plan map designation: Town Center

Areas of Stability and Growth designation: Area of Growth

Land Use Plan map designation: The entire site is part of a Town Center Designation.

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

27.2

Areas of Stability and 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.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 31 st Street	Secondary Arterial	100'	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the East and North by shopping centers, zoned CS; on the south by multifamily housing, zoned RM-1; and on the west by a credit union, zoned OL.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 16315 dated October 19, 1983 (CS) and 11825 dated June 26, 1970 (OL), established zoning for the subject property.

Subject Property:

BOA-21781: There is a pending application to be heard on **October 14, 2014**, before the Board of Adjustment for a **Special Exception** to allow a car wash (UU17) in the CS District (Section 701, Table 1), on property located at and known as the subject property.

BOA-13524 April 4, 1985: The Board of Adjustment approved a Variance of the minimum frontage requirement in a CS district from 150 ft. to 98 ft.; finding the hardship was the taking of the 20 ft. for right-of-way purposes and a Special Exception to eliminate the use of a screening fence since the area is subject to flooding and a fence will dam up the flow, on property located west of southwest corner of E. 31st St. and S. Garnett Rd. and also known as the subject property.

Z-5865 October 1983: All concurred in approval of a request for rezoning a 4+ acre tract of land from OL to CS for all that portion that was not within the floodway, on property located east of the southeast corner of S. 108th E. Ave. and E. 31st St. and also known as the subject property.

27.3

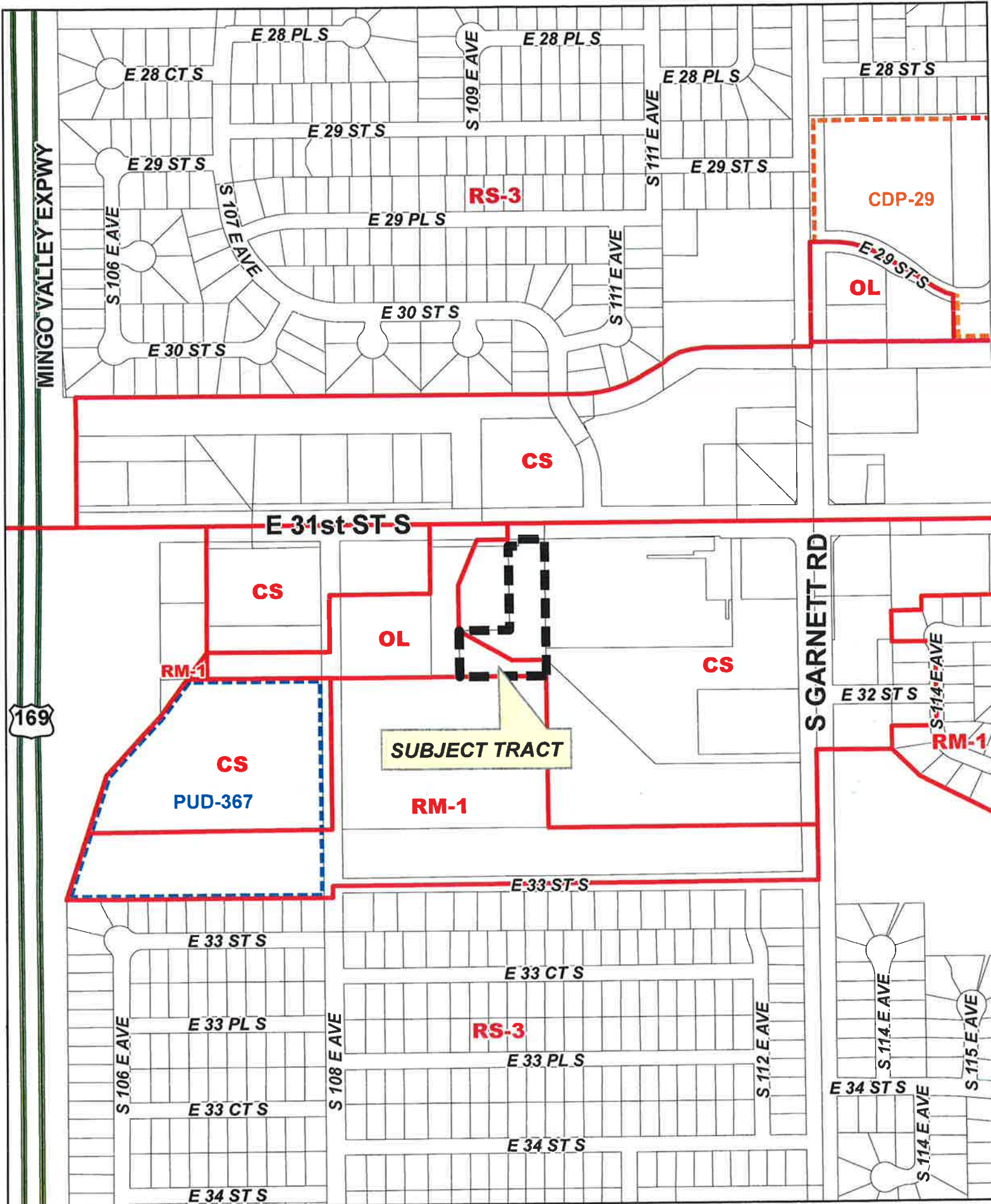
Surrounding Property:

Z-6495 August 1995: All concurred in approval of a request for rezoning a 1± acre tract of land from OL to CS for restaurant use, on property located east of southeast corner of S. 108th E. Ave. and E. 31st St. and abutting west of subject property.

10/15/2014 1:30 PM

27.4

REVISED 10/8/2014



169

Z-7283

19-14 19

27.5





169

SUBJECT TRACT

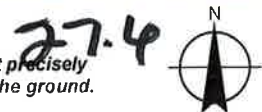


Aerial Photo Date: March 2014

Z-7283

19-14 19

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





E 31st ST S

SUBJECT TRACT

0 50 100
Feet

Aerial Photo Date: March 2014

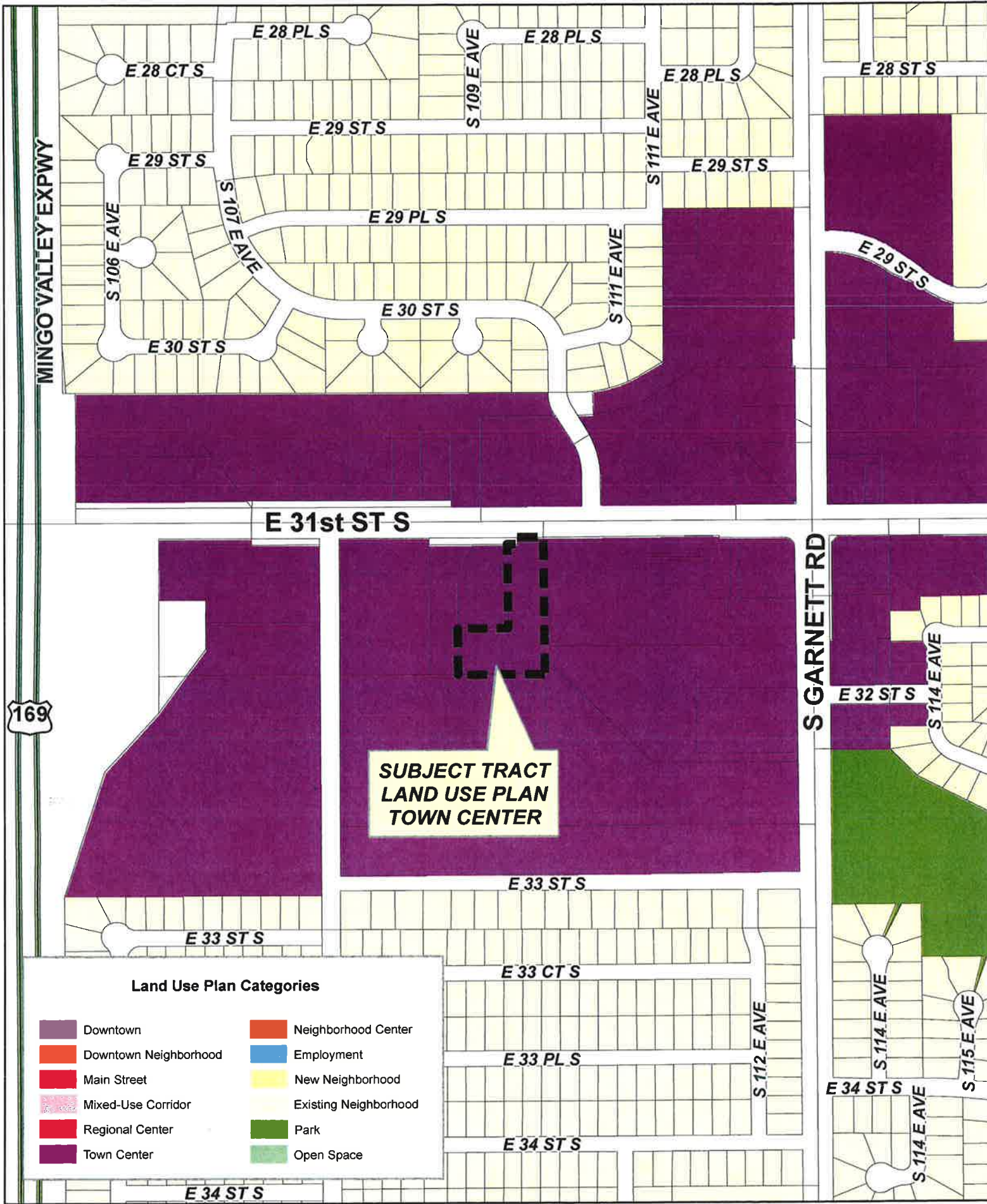
Z-7283

19-14 19

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

27.7





169

Land Use Plan Categories

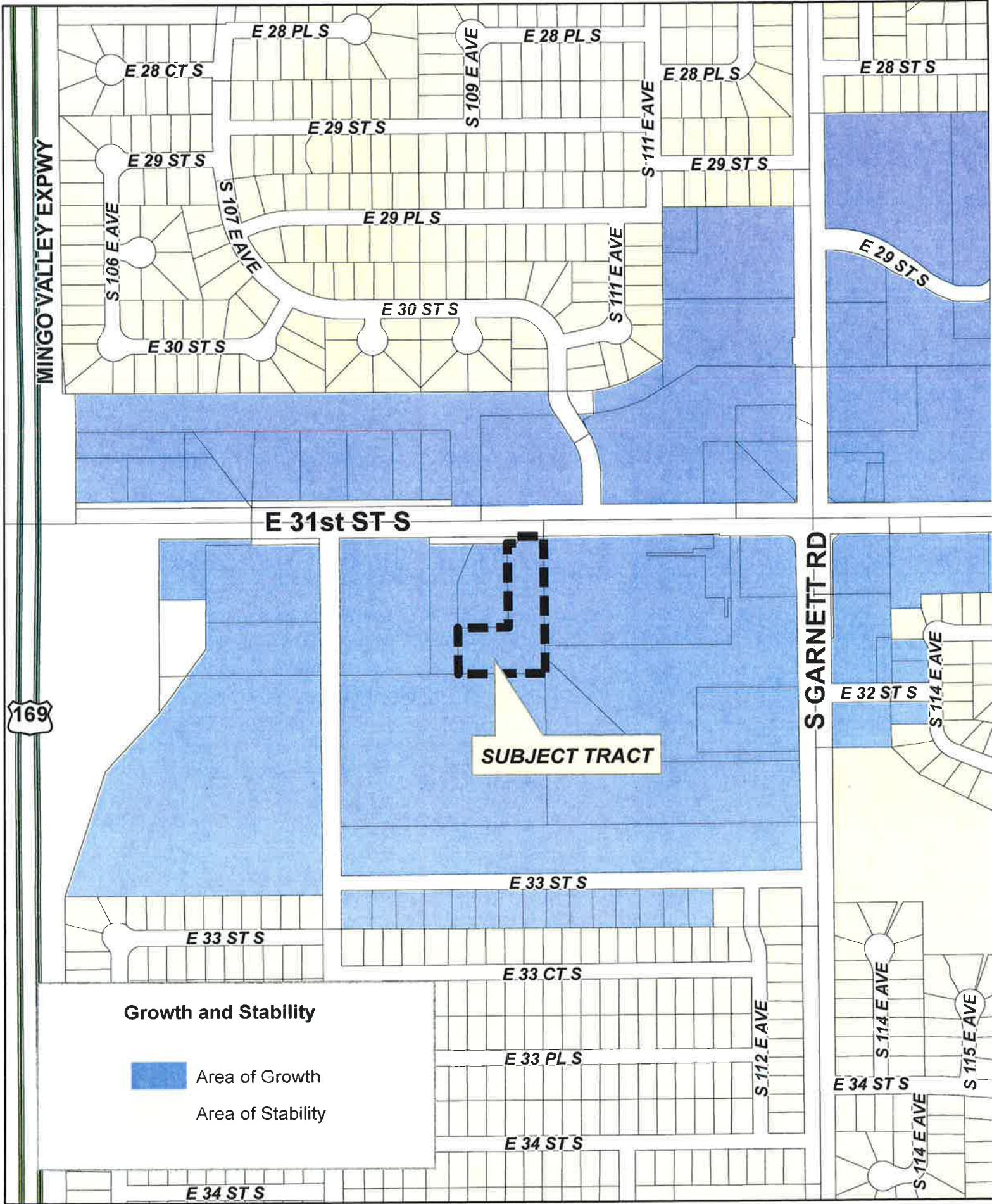
- | | |
|---|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park |
|  Town Center |  Open Space |

Z-7283


19-14 19

27.8





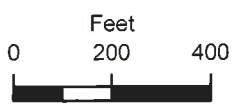
Growth and Stability

 Area of Growth
Area of Stability

Z-7283

19-14 19

27.9





Tulsa Metropolitan Area
Planning Commission

Case Number: Plat Waiver Z 7283

Hearing Date: October 15, 2014

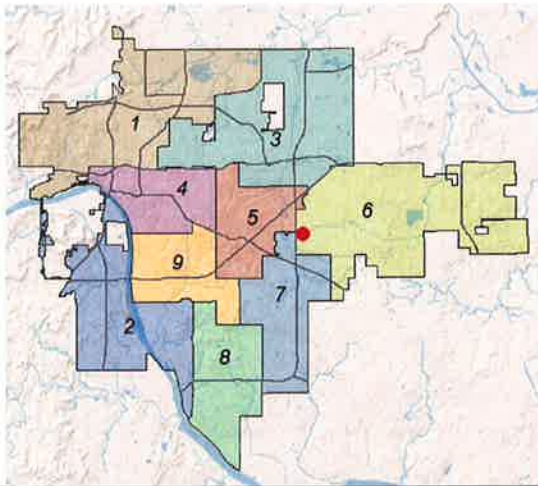
Case Report Prepared by:

Diane Fernandez

Owner and Applicant Information:

Applicant: Bart James, Attorney for L&L Industries, HMD 31, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver Request

Tract Size: 1.78 ± acres

Location: 10910 East 31st Street

Zoning:

Existing Zoning: Z-7283 pending

Staff Recommendation:

Staff recommends **approval**.

City Council District: 6

Councilor Name: Byron Steele

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerial (small scale)

Case Map

PLAT WAIVER

October 15, 2014

Z-7283 – 10910 East 31st Street (CD 6)

The platting requirement is being triggered by a rezoning from OL (office light) to CS (commercial shopping) and Special Exception for a car wash operation.

Staff provides the following information from TAC for their September 18, 2014 meeting:

ZONING: TMAPC Staff: The property has been previously platted.

STREETS: No comment.

SEWER: No comment.

WATER: No comment.

STORMWATER: Floodplains are required to be placed in an overland drainage easement.

FIRE: Emergency exit on access drive will need to be 20 feet wide or an approved turnaround will need to be provided for the vacuum drive. Further options can be discussed.

UTILITIES: No comment.

Staff recommends **APPROVAL** of the plat waiver for the platted property pending the rezoning and board of adjustment approval.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | Yes | NO |
|---|-----|----|
| 1. Has Property previously been platted? | X | |
| 2. Are there restrictive covenants contained in a previously filed plat? | X | |
| 3. Is property adequately described by surrounding platted properties or street right-of-way? | X | |

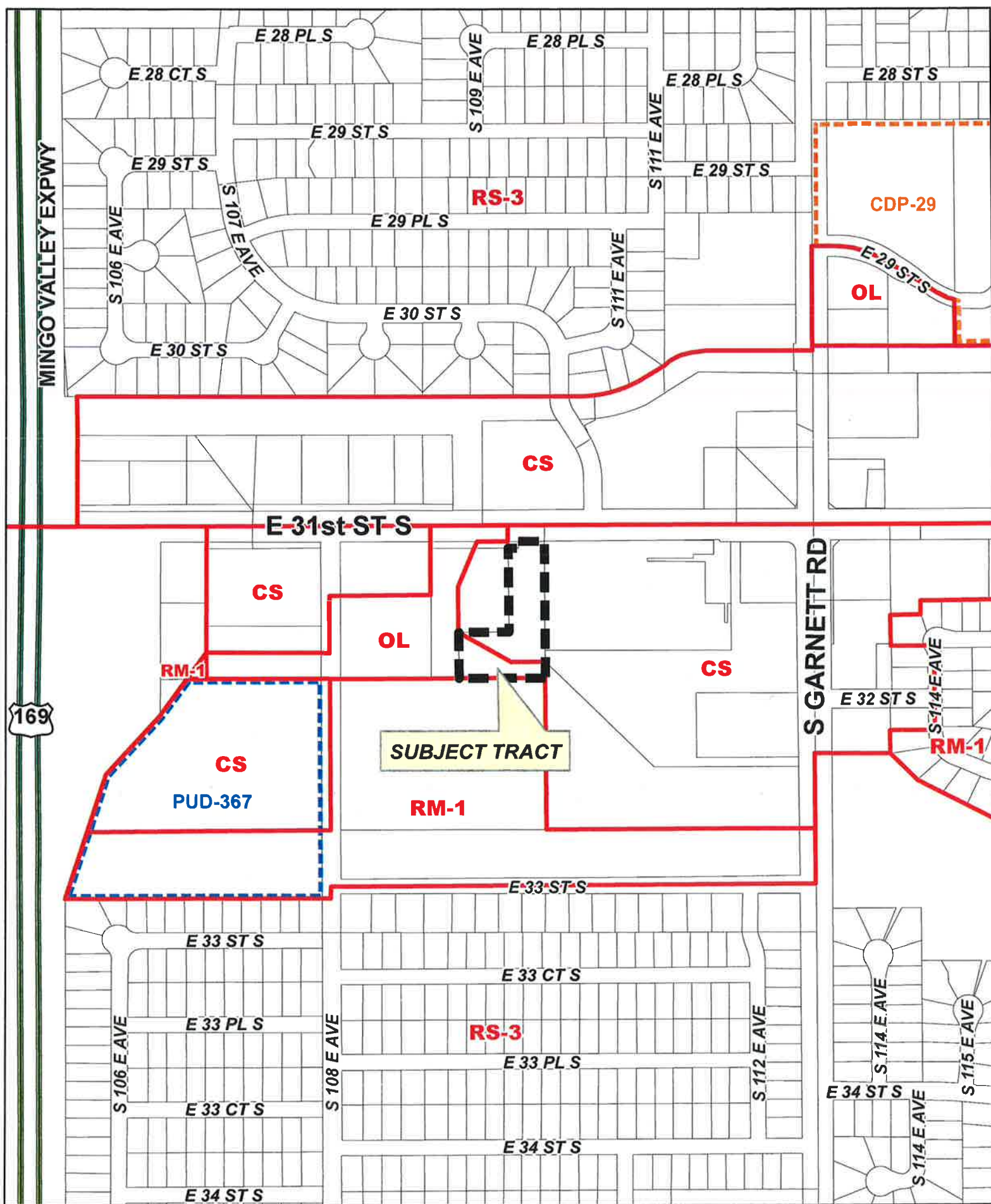
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | YES | NO |
|--|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |

28.2

- | | | |
|-----|---|---|
| 5. | Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | X |
| 6. | Infrastructure requirements: | |
| | a) Water | X |
| | i. Is a main line water extension required? | X |
| | ii. Is an internal system or fire line required? | X |
| | iii. Are additional easements required? | |
| | b) Sanitary Sewer | |
| | i. Is a main line extension required? | X |
| | ii. Is an internal system required? | X |
| | iii. Are additional easements required? | X |
| | c) Storm Sewer | |
| | i. Is a P.F.P.I. required? | X |
| | ii. Is an Overland Drainage Easement required? | X |
| | iii. Is on site detention required? | X |
| | iv. Are additional easements required? | |
| 7. | Floodplain | X |
| | a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | X |
| | b) Does the property contain a F.E.M.A. (Federal) Floodplain? | X |
| 8. | Change of Access | |
| | a) Are revisions to existing access locations necessary? | X |
| 9. | Is the property in a P.U.D.? | |
| | a) If yes, was plat recorded for the original P.U.D. | |
| 10. | Is this a Major Amendment to a P.U.D.? | X |
| | a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | |
| 11. | Are mutual access easements needed to assure adequate access to the site? | X |
| 12. | Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? | X |

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.



169



Z-7283

19-14 19

28.4





169

SUBJECT TRACT

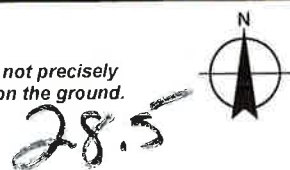


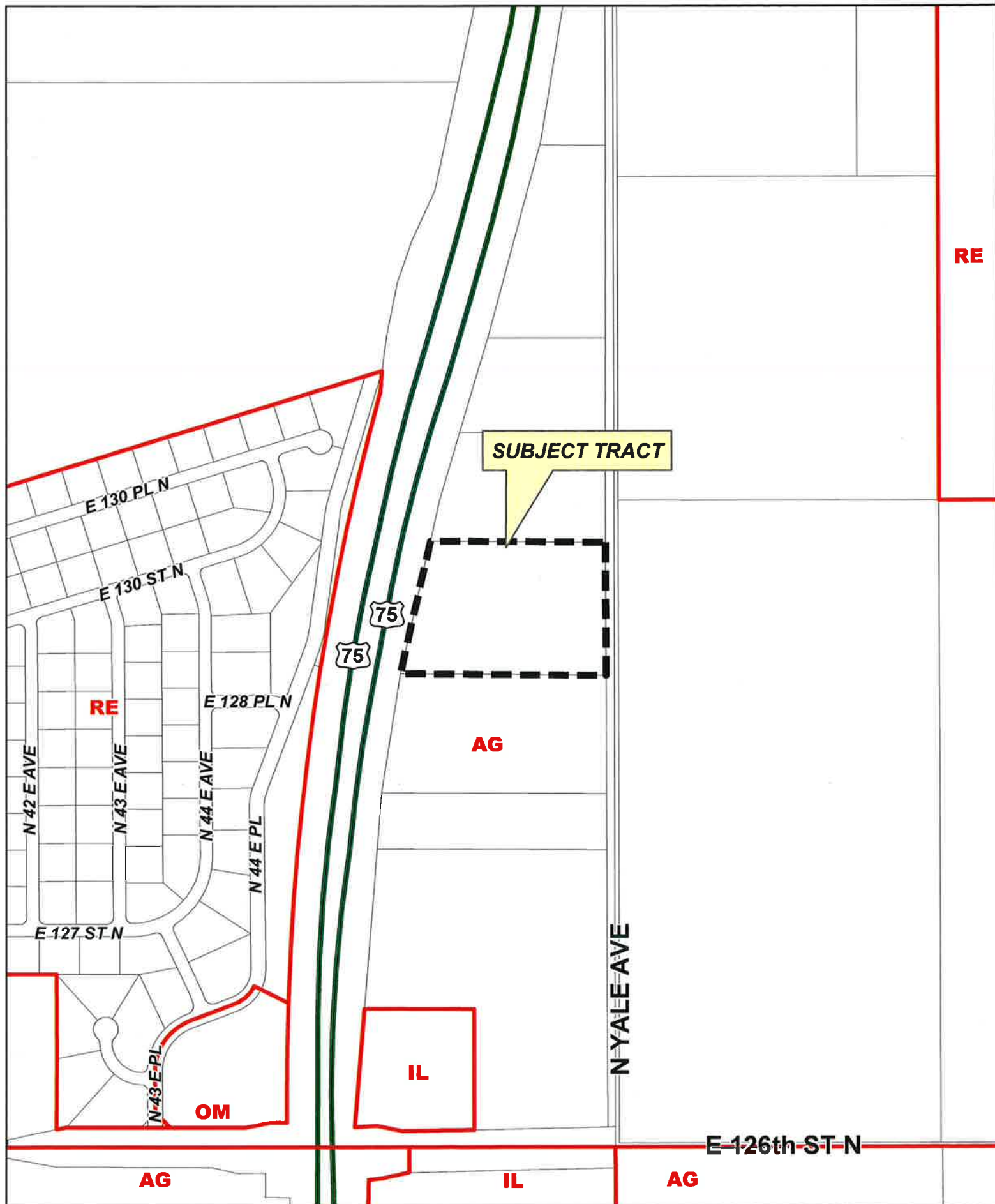
Aerial Photo Date: March 2014

Z-7283

19-14 19

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





CZ-436/PUD-821

22-13 33

29.1



Huntsinger, Barbara

From: Hoyt, Jay
Sent: Tuesday, October 07, 2014 2:58 PM
To: Huntsinger, Barbara; Wilkerson, Dwayne
Subject: FW: Snow Cattle Company

This is for Case Numbers PUD-821 and CZ-436.

-----Original Message-----

From: Barbara Carson [<mailto:barbaracarson@yahoo.com>]
Sent: Tuesday, October 07, 2014 2:52 PM
To: Hoyt, Jay
Subject: Snow Cattle Company

This is a confirmation email that we agree to continue our hearing set for October 15 to November 19.

Thank you for all your assistance.

Barbara Carson, Esq.
624 S. Denver, Suite 202
Tulsa, OK 74119
(918) 605-8862



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-822

Hearing Date: October 15, 2014

Case Report Prepared by:

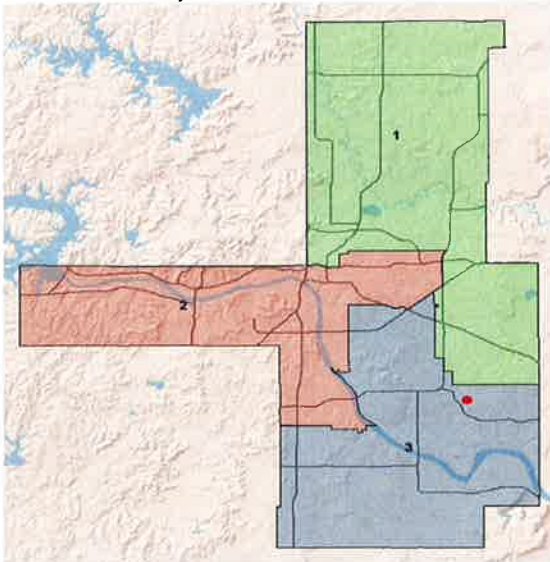
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Eller & Detrich/Lou Reynolds

Property Owner: NOTTINGHAM GROUP LLC

Location Map:
(shown with County Commission
Boundaries)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Zero lot line single-family homes
with private street and gated entry

Concept summary: This PUD is implemented for
the benefit of the developer as part of the land
transaction schedule. The final goal for this project
will include Broken Arrow annexation with a new
PUD, Subdivision Plat and City of Broken Arrow
services. Rezoning is not required for this project.

Tract Size: : 27 \pm acres

Location: South and west of the southwest corner of S.
129th E. Ave. and E. 101st St. S.

Zoning:

Existing Zoning: RM-0, RS, CS

Proposed Zoning: RS, RM-0, CS, PUD-822

Comprehensive Plan:

Land Use Map: n/a

Stability and Growth Map: n/a

Staff Recommendation:

**Staff recommends approval for PUD however
we recognize that the City of Broken Arrow and
Tulsa County will be coordinating stormwater,
utility connections and transportation planning.
We expect Broken Arrow to require annexation
and a new PUD when annexed.**

Staff Data:

TRS: 8429

CZM: 58

Atlas: NA

County Commission District: 3

Commissioner Name: Ron Peters

31.1

SECTION I: PUD-822

DEVELOPMENT CONCEPT:

Rabbit Run is comprised of 27.4 acres of land south and west of the southwest corner of East 101st Street South (West New Orleans Street) and South 129th East Avenue (South Olive Avenue). A decorative wall will run along the frontage of both such streets and will blend architecturally with the entry features. A Boundary Map of Rabbit Run is attached hereto as Exhibit "A".

Rabbit Run is a master planned zero lot line single family residential development. The Conceptual Site Plan for Rabbit Run is attached hereto as Exhibit "B".

Rabbit Run will be comprised of 115 lots and 17 Reserve Areas. The Reserve Areas will be designed as Project amenities and will contain many special features such as private streets, entry monuments, sidewalks, common parking areas, detention areas, signage, a clubhouse, a private park with walking trails, playground and recreational facilities. A home owners association will be established to provide for the maintenance, repair and replacement of the Reserve Areas and the improvements constructed therein.

Rabbit Run will be gated and will be served by private streets. The private streets will be constructed within a thirty (30) foot wide Reserve Area. The pavement cross-section will be constructed to provide for a minimum of twenty-seven (27) feet from the back of curb to back of curb for a two (2) lane driveway. Roll back or lay back curbs will be permitted. A four (4) foot sidewalk will be constructed on both sides of the street curb, except where parking bays are provided and at such locations the sidewalk width may be increased to five (5) feet. Decorative paving materials such as brick colored and or stamped concrete or colored concrete blocks may be substituted for plain concrete in key locations or for the entire sidewalk and walkway system. Additionally, at the corners of the property, flag lots may be utilized together with cross access easements.

An unnamed tributary to Haikey Creek bisects the property running east to west and will be wholly located within a Reserve Area and generally left in its natural condition, except for private street crossings, sidewalks, recreational facilities, detention facilities and any required utilities.

Except for utilities along the arterial streets, all utilities within the Project will be located underground.

There are two public street stubs leading into the development from the south and west and neither of these streets will be extended into the Project.

Rabbit Run is zoned RS – Residential Single Family District and RM-O – Residential Multifamily Lowest Density District and no rezoning will be required to support this PUD.

EXHIBITS:

INCOG Case map

INCOG Aerial

Applicant Exhibits:

Exhibit A: Boundary Map

Exhibit B: Conceptual Site Plan

Exhibit C: Access and Circulation Plan

Exhibit D: Landscape and Screening Plan

Exhibit E: Existing and Proposed Utilities

Exhibit F: Area Zoning Map

Exhibit G: Aerial Photograph – Land Uses

PUD-822 DEVELOPMENT STANDARDS:

LAND AREA:

GROSS:	1,195,345.03 SF	27.441 AC
NET:	1,135,307.28 SF	26.063 AC

PERMITTED USES:

Uses permitted as a matter of right in Use Unit 6, along with customary and accessory uses including but not limited to detached accessory buildings, gated entry, entry monuments, landscaped entrances, sidewalks, signage, security gate house, clubhouse and related recreational facilities, including food preparation facilities for residents only and meeting rooms, project sales offices, park and open spaces, playground and related recreational facilities, maintenance facilities, court gates, common parking areas, trails and walkways, detention facilities, picnic shelters and picnic facilities, gazebos and water features, private street crossing and related bridge, and other uses incidental thereto.

MAXIMUM NUMBER OF LOTS: 115

MINIMUM LOT WIDTH: 50 FT*

* Except for flag and cul-de-sac lots which will have an eighteen (18) foot minimum width at the building line.

MINIMUM LOT AREA: 5200 SF

MAXIMUM BUILDING HEIGHT:

RESIDENTIAL STRUCTURES:	35 FT
NON-RESIDENTIAL STRUCTURES:	25 FT

LIVABILITY SPACE PER DWELLING UNIT: 1200 SF

31.3

LAND AREA PER DWELLING UNIT:

4000 SF

OFF STREET PARKING:

Two (2) enclosed off-street parking spaces per dwelling unit and at least two (2) additional off-street parking spaces per dwelling unit.

MINIMUM YARD REQUIREMENTS:

External Boundaries:

From property line abutting South 129 th East Avenue (S. Olive Avenue)	30FT
From property line abutting East 101 st Street South (W. New Orleans)	30FT

From the north and east property lines

Adjacent to commercial and/or multi-family areas	20FT
From the south property line	20FT
From the west property line	20FT

Internal Boundaries:

Front Yard Setbacks:

From lots required to have a sidewalk	25 FT*
---------------------------------------	--------

* Such twenty-five (25) foot front yard setback may be reduced to fifteen (15) feet for a garage provided the garage doors are located at 90 degrees from the street line and the garage is side loaded. A fifteen (15) foot setback shall be allowed for the habitable portion of the structure provided that the garage is located at least twenty-five (25) feet from the street.

Side Yard Setbacks	1 FT and 9 FT**
--------------------	-----------------

** Side yard setbacks shall be a minimum of one (1) foot on one lot line and nine (9) feet on the other lot line ensuring there will be a minimum of ten (10) feet between buildings.

Side yard setbacks on corner lots shall be a minimum of fifteen (15) feet providing the garage does not front upon the street.

Rear Yard Setbacks:

20 FT***

*** Except for lots that back up to the open space park the minimum rear yard can be reduced to ten (10) feet.

Detached accessory buildings shall comply with the minimum yard requirements for principal structures.

31.4

PRIVATE STREETS:

Minimum width: 30 feet of reserve area with 27 feet of paving*

Sidewalks will be placed on both sides of the streets however where streets abut common open space the sidewalks may extend into the common area generally following the street alignment.

** The streets within the Project will be designed and constructed to the standards of the City of Broken Arrow. No streets will be constructed within the Project without the approval of the Director of Development Services of the City of Broken Arrow or his successor.*

ENTRY GATES:

Entry gates, guard houses and decorative monuments, if proposed, must receive Detail Site Plan approval from the appropriate Planning Commission or prior to the issuance of a building permit. Entry gates are anticipated at the stub street locations along the west and south boundaries of the subdivisions.

Stub streets from adjacent subdivisions will be terminated with an appropriate vehicular turn around on the public side of the gates. The turnaround will meet the standards of the fire department and /or provide adequate turn around without backing out of the stub street or using private driveways.

SIGNS:

Entry identification signs shall be permitted with a maximum display surface area of 48 square feet of display surface area on each side of the entrance from East 101st Street South and 48 square feet of display surface area on each side of the entrance from South 129th East Avenue. The total entry identification signage at each such entry will not exceed 96 square feet of display surface area.

VEHICULAR ACCESS AND CIRCULATION:

Entry into Rabbit Run will be via East 101st Street South and South 129th East Avenue.

Within the subdivision, access will be by private streets. Ownership of the private streets will be transferred to the home owners association. After transfer, the private streets will be maintained by the home owners association.

PEDESTRIAN ACCESS:

Sidewalks will be constructed on both sides of the private streets. The locations shown on the Access and Circulation Plan attached hereto as Exhibit "C" do not completely show the sidewalk system however it does provide a general outline of the anticipated trail system in the green space.

31.5

LANDSCAPING AND SCREENING PLAN:

The Project will be extensively landscaped and will be screened by a 6 foot high decorative screening wall on the north boundary along East 101st Street South, on the East boundary along South 129th East Avenue, on the commercial area along the north and east boundary lines and a 6 foot wood screening fence along the west and south boundary lines as shown on the Landscaping and Screening Plan attached hereto as Exhibit "D".

ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY:

Rabbit Run is an undeveloped property with significant vegetation including large trees and a large creek that extends from South 129th East Avenue to the western property boundary. The area on the north side of the creek drains from northeasterly to the south and the area on the south side of the creek drains from the southeasterly direction north to the creek. Runoff from this site discharges to the west into a platted reserve area within Southern Trails Estates.

The Project soil composition consists of variable classifications with mostly silt loams or silty clay loams. These soils are sufficient for residential type construction.

DRAINAGE AND UTILITIES:

Storm water detention will be provided on-site within a platted Reserve Area located around the creek area. Electric, cable and gas are readily available to the site with service coming from the platted subdivisions to the south and west. Water line and sanitary sewer service will be provided by the City of Broken Arrow with service coming also from the south and west existing facilities.*

The Existing and Proposed Utilities are shown on Exhibit "E" attached hereto.

**Water, sanitary sewer and stormwater facilities will be designed and constructed to the standards of the City of Broken Arrow. No water, sanitary sewer or stormwater facilities will be constructed within the Project without the approval of the Director of Development Services of the City of Broken Arrow or his successor.*

EXISTING ZONING AND LAND USE:

Rabbit Run is currently zoned RS and RM-O.

An Area Zoning Map, Exhibit "F", shows the existing zoning and the proximity of Rabbit Run and an Aerial Photograph – Land Uses, Exhibit "G", shows the uses of the property within the vicinity of the Project.

SITE PLAN REVIEW:

No building permit will be issued until a subdivision plat, which will serve as the site plan, is approved and filed of record with the Tulsa County Clerk.

The neighborhood signage and all common area lighting will require Site Plan approval through the Tulsa Metropolitan Area Planning Commission.

SCHEDULE OF DEVELOPMENT:

Initial construction is anticipated to commence in the Spring of 2015, once the PUD and subdivision plat have been completed and approved. It is anticipated that the initial Tulsa County PUD will be abandoned when the project is annexed into the City of Broken Arrow. At that time the City of Broken Arrow will require a new Planned Unit Development that may modify some of the development standards contained in this Tulsa County PUD 822.

NEIGHBORHOOD IDENTIFICATION SIGN AND LIGHTING:

Neighborhood identification signage and lighting is expected as part of the screening and entry features. Concept plans have not been prepared for this portion of the PUD submittal however any lighting and signage will meet the minimum standards for the current City of Broken Arrow Zoning Code.

DETAILED STAFF RECOMMENDATION:

PUD-822 is consistent with the City of Broken Arrow Comprehensive Plan Land Use classification system and;

The development standards defined herein are consistent with the PUD chapter in the Tulsa County zoning code and;

The developer, project engineer, project attorney have expressed a desire to annex this property into the City of Broken Arrow and are working with Broken Arrow to insure that the development standards on all levels of planning and engineering are compatible with Broken Arrow standards in anticipation of future annexation procedures and;

The proposed project is consistent with the expected development of the proximate properties therefore;

Staff recommends Approval of PUD-822 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE BROKEN ARROW COMPREHENSIVE PLAN:

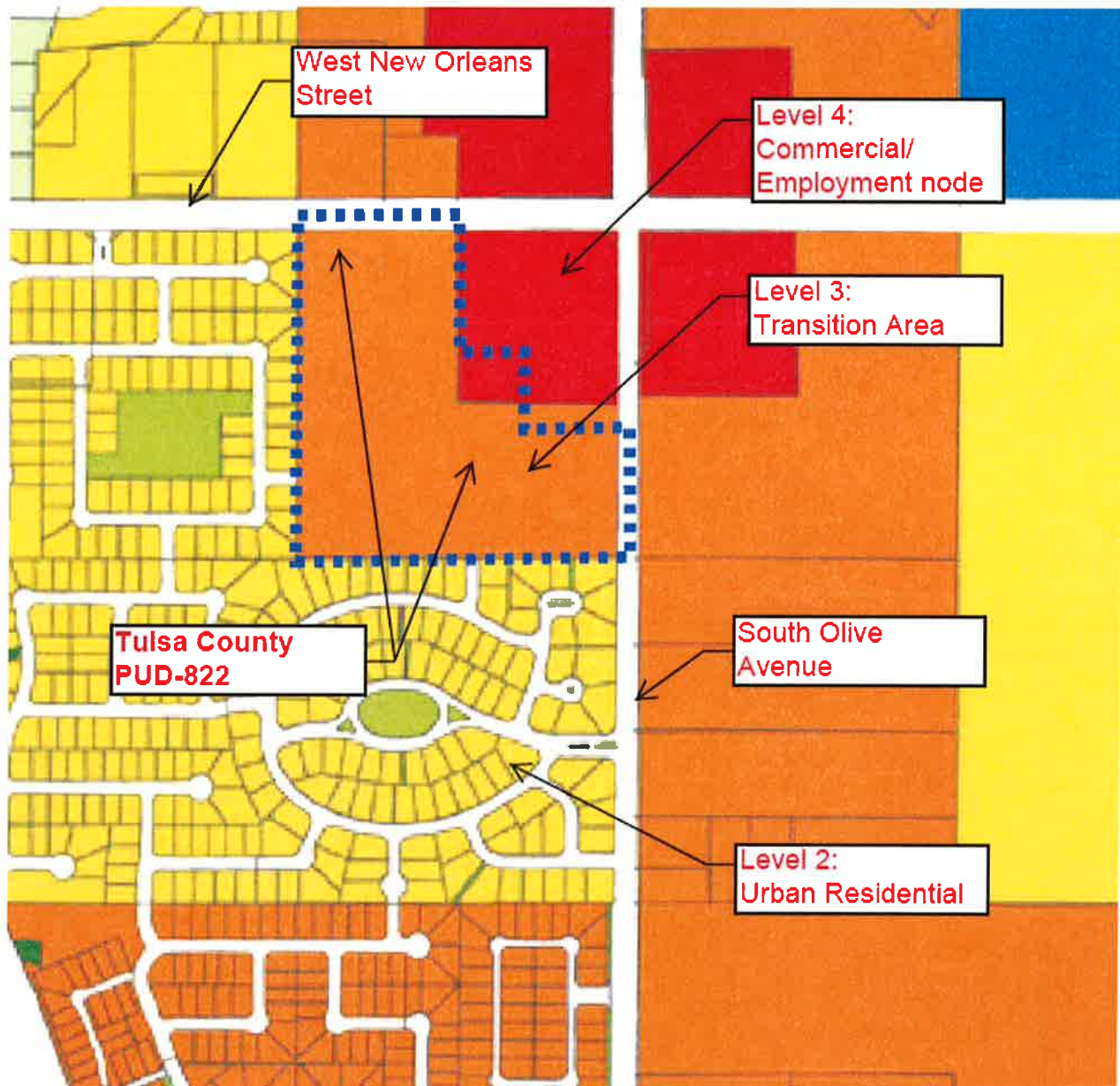
Staff Summary: This site is part of a 40 acre parcel that has never been annexed and is completely surrounded by the City of Broken Arrow and is included in their Comprehensive Plan. This project will ultimately be served by City of Broken Arrow services.

Land Use Vision:

The City of Broken Arrow Comprehensive plan illustrates this area as being in the Transition area at the edge of a Commercial/Employment node.

The Transition Area (Level 3) generally allows development that is compatible with both the single family residential development on the west and south and the Commercial and Employment none to the north and east. That land use can allow multi family, office and other uses that generally provide a lower density land use as development patterns extend away from the higher intensity node at the intersection.

Broken Arrow Comprehensive Plan Land Use Designations



Land Use Plan map designation: Broken Arrow Comprehensive Plan Land Use Designations

Level 4: Commercial/Employment Node

Land Use Intensity Level 4 represents the typical local commercial and office intensity of land use in Broken Arrow. The Level 4 classification generally designates commercial or office activities that have developed in notes around arterial street intersections. Examples of uses would include free-standing commercial buildings, small-scale shopping centers, and office developments permitted in Level 3. No residential uses are permitted within Level 4.

Level 3: Transition Area

Single Family residential districts are possible and multi family residential districts are allowed as defined on the Land Use Intensity System Zoning District Table. Land Use Intensity Level 3 represents a transition zone from strictly residential development to strictly non-residential development. As such, the primary uses for Level 3 are higher density residential uses and lower density employment uses. This level of intensity should be located adjacent to an arterial street. The principal uses in this district would be single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and and planned office parks.

Transportation Vision:

Major Street and Highway Plan: The Tulsa Metropolitan area major street and highway plan illustrates Olive and New Orleans as part of the basic transportation system for arterial street standards. During the development of this project specific details for appropriate connections from private to public streets will be determined by the developer in agreement with City of Broken Arrow. Standards.

Trail System Master Plan Considerations: None

Small Area Plan: None in Tulsa County or in Broken Arrow

Special District Considerations:

This City of Broken Arrow will ultimately require annexation or some form of agreement prior to allowing the developer to connect to the public street system or the public utilities. During the technical advisory committee meeting Broken Arrow representatives were present and established the beginnings of a working relationship with the County Engineer. Both agreed that this project was consistent with the anticipated future growth in this area and were in agreement to make sure that all development would meet City of Broken Arrow Engineering and planning standards.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is heavily wooded and surrounded on the west and south with single family residential neighborhoods. The significant environmental features are the existing tree canopy and creek on the site. The density of the

neighborhood will destroy many of the trees however the plan is sensitive to maintaining as much of the natural character of the creek area as possible after utility and trail construction.

Environmental Considerations:

The site is bisected by a significant natural creek flowing from east to west that will be preserved as green space. Site plan development for street configuration and lot placement allow significant green space for the future enjoyment of the residence in this neighborhood.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 129 th East Avenue (South Olive Ave.)	Secondary Arterial	100 feet	2
East 101 st Street (West New Orleans St.	Primary Arterial	120 feet	2

Utilities:

The subject tract **does not have** municipal water and sewer available. The City of Broken Arrow will require annexation or some other agreement to allow utility service connections. The details will be worked out during the subdivision plat process. During the technical advisory committee meeting staff from INCOG, Tulsa County engineering, City of Broken Arrow development services, the applicant, project engineer and project attorney were all in agreement that the utility and street infrastructure system would work together to provide site utilities, stormwater drainage and pavement systems that could be ultimately annexed into the City of Broken Arrow meeting all City of Broken Arrow Engineering Standards.

Surrounding Properties: The subject tract is abutted on the North by a mix of PUD 75 and A-1 zoning classification, on the east by A-1 zoning, and on the west and south by existing single family residential subdivisions zoned RS-2 and R-2.

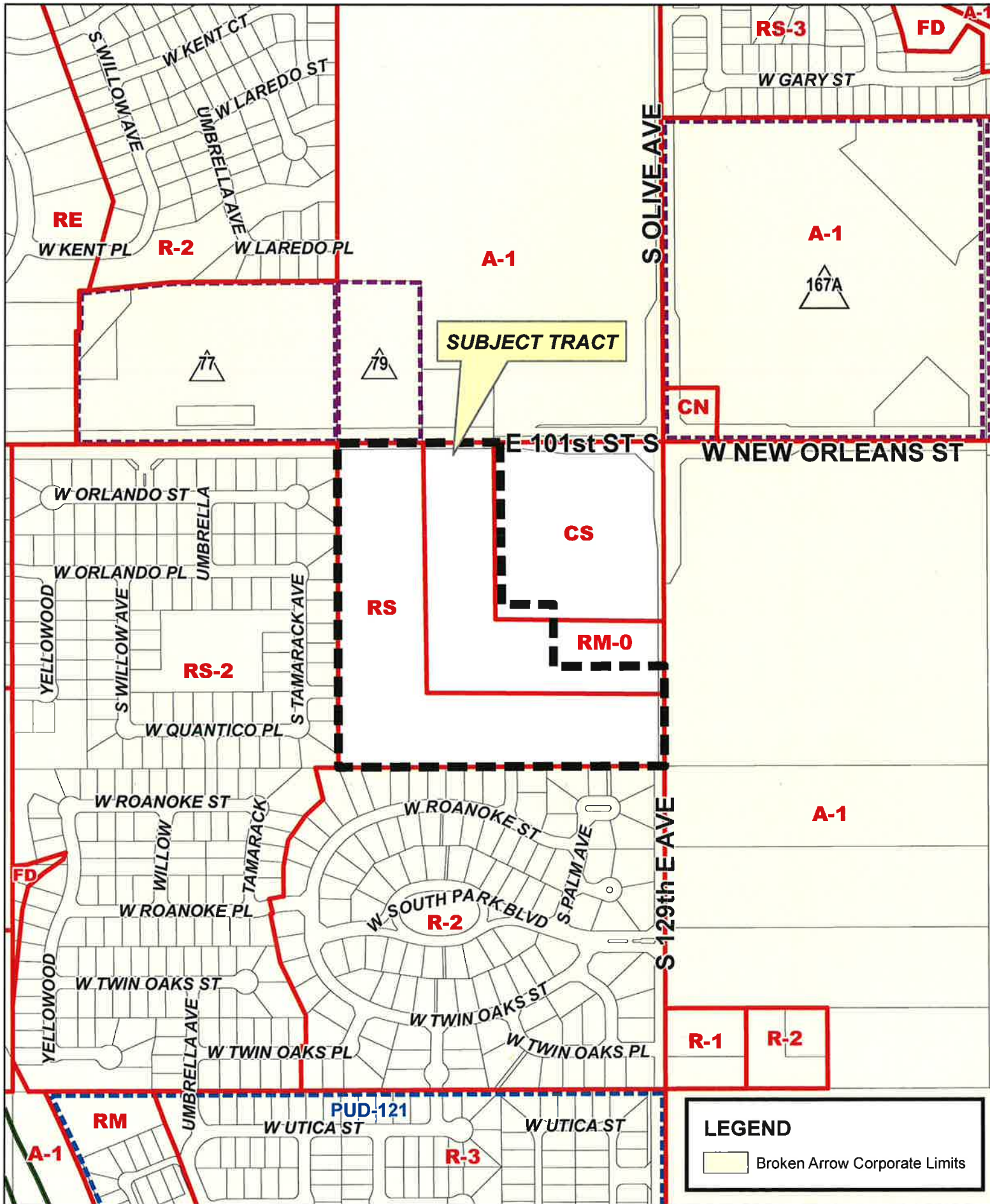
SECTION III: Relevant Zoning History

ZONING RESOLUTION: Resolution number 104827 dated September 16, 1983, established zoning for the subject property.

Subject Property:

CZ-85 September 1983: All concurred in approval of a request for rezoning a 40± acre tract of land from AG to CS/ RM-0/ RS for commercial and residential uses, on property located on the southwest corner of E. 101st St. and S. 129th E. Ave. and also known as part of the subject property.

31.10



PUD-822

18-14 29

31.11





Aerial Photo Date: March 2014

PUD-822

18-14 29

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

31.12



West New Orleans Street

S 88°31'41" W
659.77'

APPROXIMATELY
27.44 ACRES

660.89'
N 01°17'46" W

S 88°32'26" W
211.85'

252.00'
N 01°18'12" W

S 88°32'26" W
448.00'

409.03'
N 01°18'12" W

South Olive Avenue

1319.87'
N 88°33'10" E



DATE: SEP 3, 2014

EXHIBIT

A

BOUNDARY MAP

RABBIT RUN

W. Chung

31.13



CONCEPTUAL SITE PLAN

EXHIBIT

B

RABBIT RUN



31.14

31.14

West New Orleans Street

S 08°31'41" W
659.77'

S 08°31'41" W
659.77'

Southern Trails Estates

South Tamarack Avenue

RESERVE
"C"

W. Greenfield

Unplatted

South Olive Avenue

409.03'
N 01°15'12" W

**The Estates
of Birchwood**

Nottingham



DATE: SEP 3, 2014

EXHIBIT

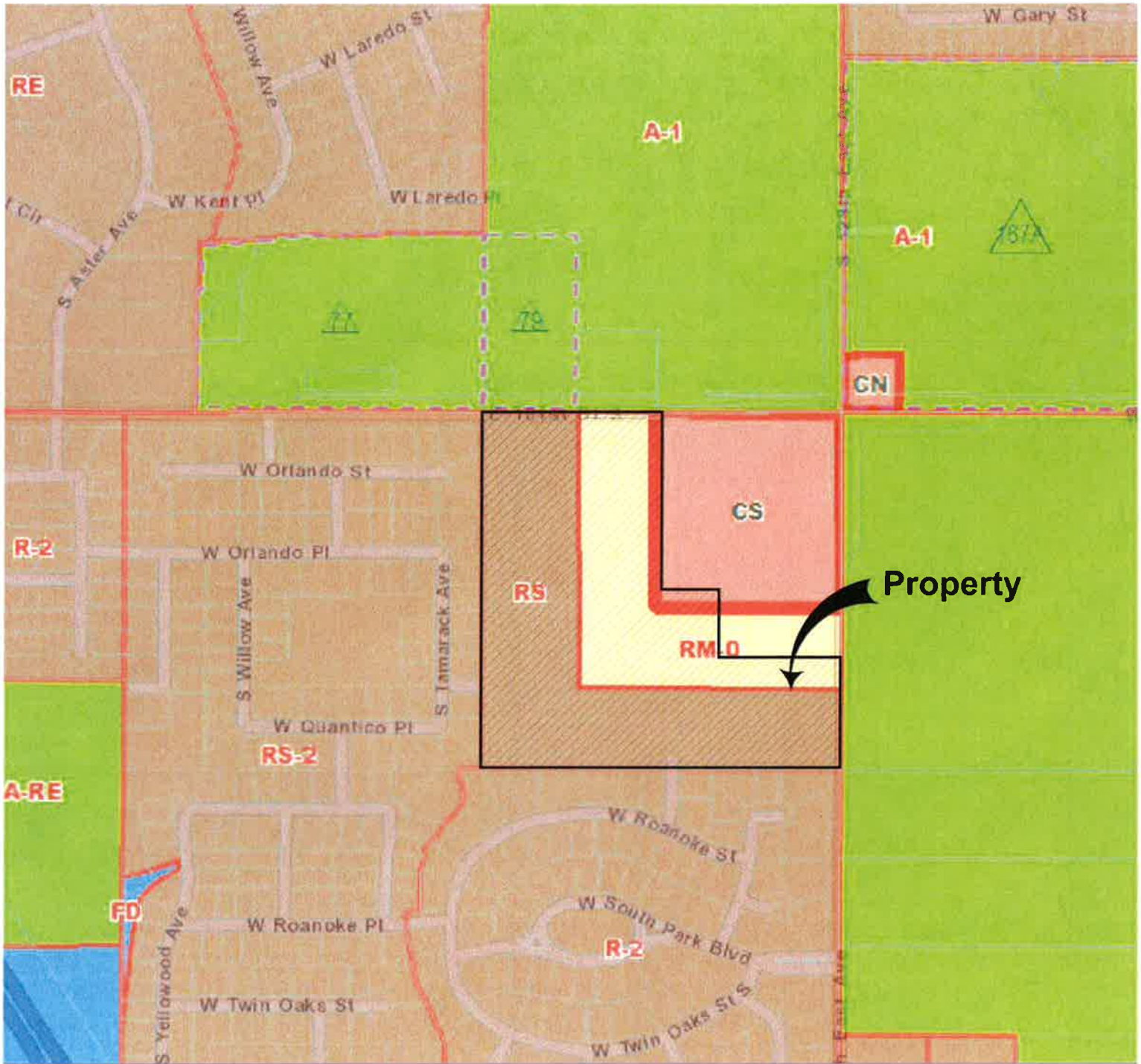
E

EXISTING AND PROPOSED UTILITIES

PREPARED BY: ROSENBAUM CONSULTING, LLC

RABBIT RUN

31.17



DATE: SEP. 03, 2014



AREA ZONING MAP RABBIT RUN

[Signature]

31.18



DATE SEP 3, 2014

EXHIBIT
G

AERIAL PHOTOGRAPH - LAND USES

RABBIT RUN

A handwritten signature or logo in black ink, possibly reading 'W. Wang'.

31.19



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-717-A Abandonment

Hearing Date: October 15, 2014

Case Report Prepared by:

Jay Hoyt

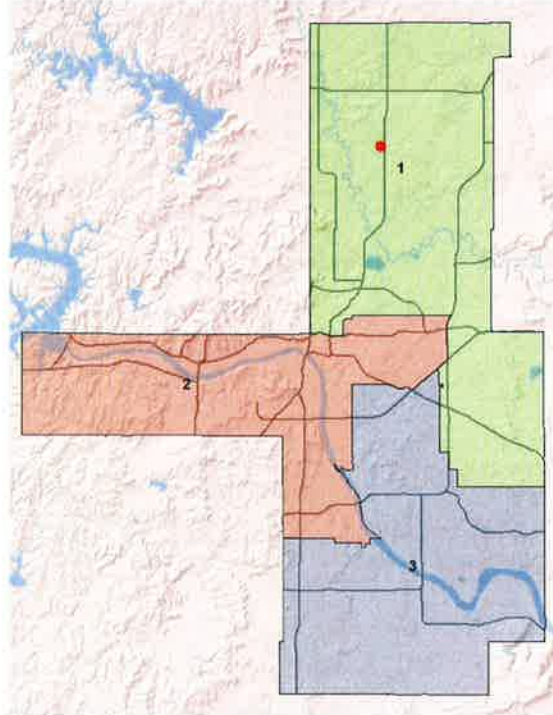
Owner and Applicant Information:

Applicant: Sack and Associates, Ted Sack

Property Owner: 75 NORTH CENTER LLC

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Abandon a portion of PUD-717
(Tract B-1)

Concept summary: Abandon a portion of Tract B
within PUD-717

Tract Size: : 7 ± acres

Location: South of southwest corner of E. 116th St.
and N. 44th E. Ave.

Zoning:

Existing Zoning: IL/ PUD-717

Proposed Zoning: IL/ PUD-717-A
Abandonment

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 1309

CZM: 10

Atlas: 0

County Commission District: 1

Commissioner Name: John Smaligo

32.1

SECTION I: PUD-717-A Abandonment

DEVELOPMENT CONCEPT:

The applicant is proposing to abandon a portion of PUD-717. A lot split has been applied for to create Tracts B-1 and B-2 from the existing Tract B. This proposal abandons PUD-717 for Tract B-1 only. Tract B-2 is to remain within the existing PUD.

A minor amendment has been applied for to reallocate the floor area that is allowed for Tract B within PUD-717 to reduce the allowable floor area within B-1 to 0 sf and to allocate the allowed 35,000 sf to new Tract B-2.

The applicant has applied for a lot combination to combine Tract B-1 with the adjacent Tract to the North, Tract C as shown on the applicant's exhibit included with this report. This proposed lot combination is the reason behind abandoning the PUD within Tract B-1 as combining a lot outside of a PUD with a lot within a PUD is not allowed.

PUD-717 Abandonment DEVELOPMENT STANDARDS:

All existing Development Standards within the remaining portions of PUD-717 shall remain in effect, including minor amendment PUD-717-2 if approved.

DETAILED STAFF RECOMMENDATION:

Staff recommends **Approval** of PUD-717 abandonment as outlined in Section I above.

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.

DESCRIPTION OF EXISTING CONDITIONS:

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North 41 st East Avenue	N/A	N/A	2

Surrounding Properties: The subject tract is abutted on the east by a storage facility, zoned IL; on the north by a single-family residence, zoned AG; on the south by farm land, zoned AG; and on the west by vacant land, zoned AG.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Applicant Legal Description
- Applicant Proposed Tracts

32.2

SECTION III: Relevant Zoning History

ZONING RESOLUTION: Resolution number 198944 dated August 22, 2005 (PUD-717), and number 192098 dated February 23, 2004 (CZ-333), established zoning for the subject property.

Subject Property:

PUD-717 August 2005: All concurred in approval of a proposed Planned Unit Development on a 22+ acre tract of land for commercial and storage use, per conditions, on property located on the southwest corner of East 116th Street North and U.S. Highway 75.

CZ-333 January 2004: A request to rezone a tract of land from AG to IL or CG was filed. Staff recommended denial of both the IL and the CG as the property was designated as a Corridor Intensity- Agricultural district. The request was amended by the applicant and all concurred in approval to rezone the north 660 feet to IL, leaving the southern portion of the tract AG on property located on the southwest corner of East 116th Street North and U.S. Highway 75. (Related to PUD-717)

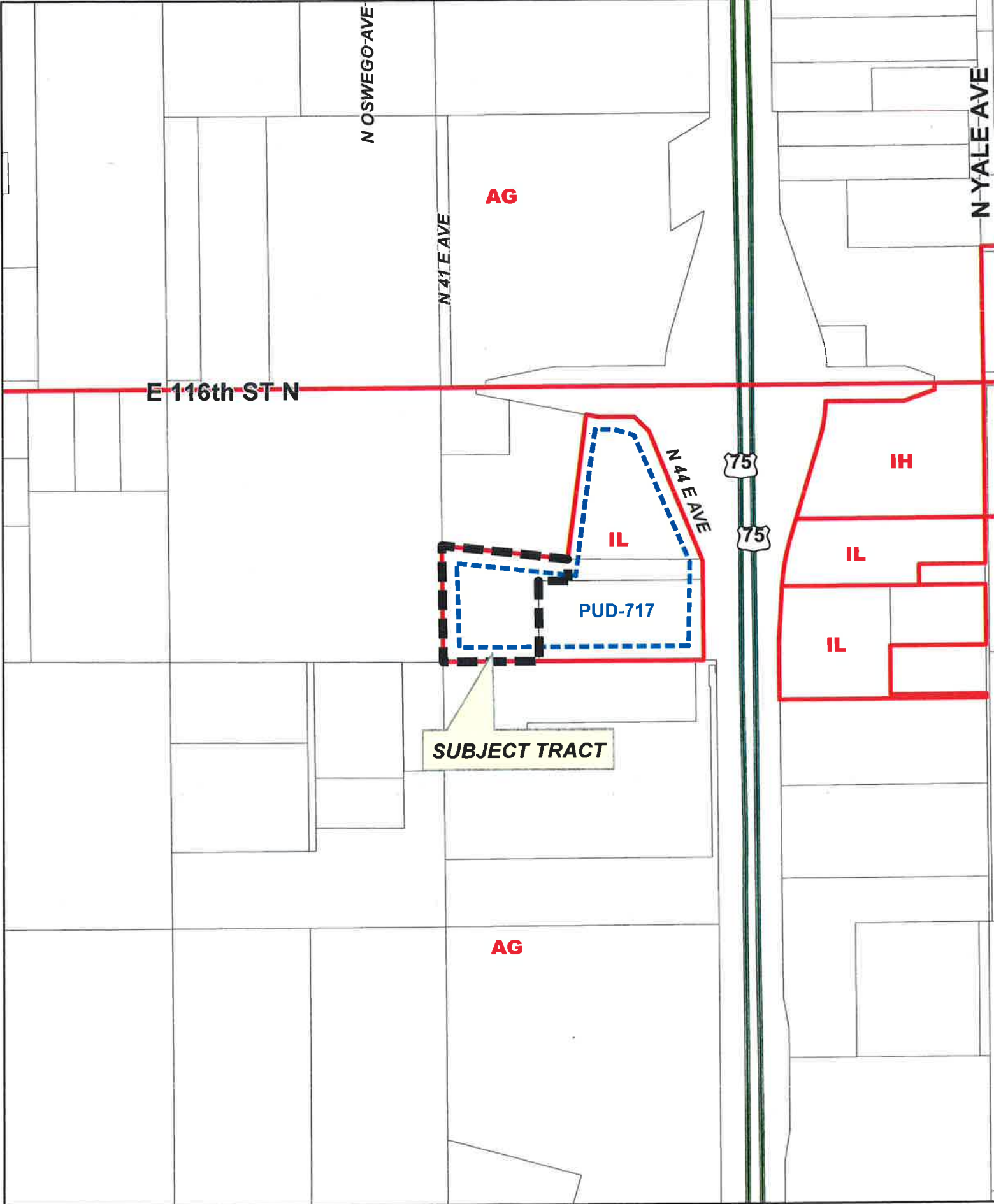
Surrounding Property:

CZ-421 June 2013: All concurred in approval of a request for rezoning a 6+ acre tract of land from AG to IL for highway maintenance facility for Tulsa County, on property located south of southwest corner of North Yale Avenue and East 116th Street North.

CZ-386 August 2007: The staff and TMAPC recommended for denial of a request for rezoning a 10+ acre tract of land from AG to IL for farm equipment sales on property located south of the southeast corner of East 116th Street North and North Yale Avenue and abutting south of subject property. The applicant appealed it to the County Commissioners and they approved the application for IL zoning.

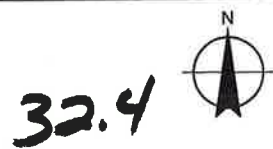
CZ-351 April 2005: Staff and TMAPC concurred in denial of a request for rezoning a 12.49+ acre tract of land from AG to IH, but approval of IL on property located on the southeast corner of U.S. Highway 75 and East 116th Street North. The Board of County Commissioner's however, approved IH zoning.

10/15/2014 1:30 PM



PUD-717-A ABANDONMENT

21-13 09





PUD-717-A ABANDONMENT

Aerial Photo Date: March 2014

21-13 09

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

32.5



LEGAL DESCRIPTION

(TRACT B1)

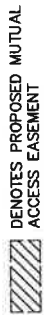
A TRACT OF LAND THAT IS PART OF LOT 2 IN BLOCK 1 OF "75 NORTH CENTER" A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA ACCORDING TO THE RECORDED PLAT NUMBER 5934 THEREOF, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT THAT IS THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N 01°26'00" W ALONG THE EASTERLY LINE OF LOT 2 FOR 391.50 FEET; THENCE S 88°34'32" W AND PARALLEL WITH THE SOUTHERLY LINE OF LOT 2 FOR 654.51 FEET; TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND; THENCE CONTINUING S 88°34'32" W FOR 144.49 FEET; THENCE S 01°26'00" E AND PARALLEL WITH THE EASTERLY LINE OF LOT 2 FOR 391.50 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 2; THENCE S 88°34'32" W ALONG SAID SOUTHERLY LINE FOR 457.63 FEET TO THE SOUTHWEST CORNER OF LOT 2; THENCE N 01°24'11" W ALONG THE WESTERLY LINE OF LOT 2 FOR 570.10 FEET TO THE NORTHWEST CORNER OF LOT 2; THENCE S 83°50'37" E ALONG THE NORTHERLY LINE OF LOT 2 FOR 607.14 FEET; THENCE S 01°26'00" E AND PARALLEL WITH THE EASTERLY LINE OF LOT 2 FOR 98.51 FEET TO THE "POINT OF BEGINNING" OF SAID TRACT OF LAND.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 262,516 SQUARE FEET OR 6.0265 ACRES.

THE BEARINGS USED IN THE ABOVE LEGAL DESCRIPTION ARE BASED ON THE RECORDED PLAT OF "75 NORTH CENTER".

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY RONNIE LEE MARTIN, OKLAHOMA LICENSED PROFESSIONAL LAND SURVEYOR NO. 1203, ON AUGUST 6, 2014. (CA NO. 1783)



A horizontal scale bar with alternating black and white segments. It is labeled with '0' at the left end, '150' in the middle, and '300' at the right end. Below the bar, the text 'SCALE IN FEET' is written.

SACK AND ASSOCIATES, INC.
3550 East 31st Street, Suite A, Tulsa, Oklahoma 74125-1519
Phone 918.592.4229 Fax 918.592.4229 sales@sackassociates.com
CA Number 1783 (9/4/03)

Project: 118TH N AND HWY75-A
Drawn: LMR Order: F05050
Drawing: 08/07/04
Date: 2113.09 Designer: C
Sheet# 5 CORPUS 5-1177X T-542
Printed: 04 SEP 2014

