

**TULSA METROPOLITAN AREA PLANNING
COMMISSION**

Meeting No. 2700

June 17, 2015, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

1. Minutes of May 20, 2015, Meeting No. 2698

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-20781** (Lot-Split) (CD-6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (Related to LC-662) (continued from 5/20/15)
3. **LC-662** (Lot-Combination) (CD-6) – Location: East of the southeast corner of East Admiral Place and South 166th East Avenue (Related to LS-20781) (continued from 5/20/15)
4. **LC-667** (Lot-Combination) (CD-2) – Location: Southwest corner of East 66th Place South and South Troost Avenue
5. **Carriage Park** – Final Plat, Location: Northwest corner of North Sheridan Road and East 126th Street North, (County)
6. **PUD-221-F-5 – Shaw Homes**, Location: Northwest corner of East 129th East Avenue and East 43rd Street South, requesting a PUD Minor Amendment to increase allowable front yard coverage from 30% to 50%, **RS-3/PUD-221-F**, (CD-6)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN PUBLIC HEARINGS

(And Related Zoning Applications):

7. **Consider approving additional new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2016-2020**, finding projects are consistent with the Tulsa Comprehensive Plan
8. **CPA-36 – Eller & Detrich/Lou Reynolds**, Location: North of the northwest corner of South Delaware Place and East 15th Street South, requesting Amendment to The Comprehensive Plan for Land Use designation from “Existing Neighborhood” to “Main Street” on approximately .16 acre and to amend Stability and Growth designation from an “Area of Stability” to an “Area of Growth” on approximately .16 acre (CD-4) (Related to Z-7306)
9. **Z-7306 – Lou Reynolds**, Location: North of the northwest corner of South Delaware Place and East 15th Street South, requesting rezoning from **RS-3 to OL**, (CD-4) (Related to CPA-36)

PUBLIC HEARINGS:

10. **Z-7296 – Simon Acquisition II, LLC**, Location: Northeast corner of Highway 75 and West 61st Street, requesting a rezoning from **OL/CS/CO to CO**, (CD-2) (Continued from 3/18/15 and 4/15/15) (**Applicant is requesting a continuance to August 19, 2015 in order to explore its options with respect to this project.**)
11. **Z-7296-SP-1 – Simon Acquisition II, LLC**, Location: Northeast corner of Highway 75 and West 61st Street, requesting a Corridor Development Plan , (CD-2) (Continued from 3/18/15 and 4/15/15) (**Applicant is requesting a continuance to August 19, 2015 in order to explore its options with respect to this project.**)
12. **Crosstown Learning Center – Minor Subdivision Plat**, Location: East of the northeast corner of East Archer Street and South Lewis Avenue, (CD-3) (Continued from May 20, 2015, and June 3, 2015) (**Staff requests a continuance until July 1, 2015**)
13. **Mayra’s Addition – Minor Subdivision Plat**, Location: East of the northeast corner of East 21st Street South and South Memorial Drive, (CD-5) (Continued from May 20, 2015, and June 3, 2015) (**Staff requests a continuance until July 1, 2015**)
14. **7100 Riverside Revised – Preliminary Plat**, Location: West of Riverside Parkway, South of 71st Street South, (CD-2)
15. **7100 Riverside Revised – Accelerated Building Permits**, Location: West of Riverside Parkway, South of 71st Street South (CD-2)
16. **Centerpoint Business Park – Preliminary Plat**, Location: North of northeast corner of East 61st Street South and South 129th East Avenue, (CD-6)

17. **QuikTrip 0007** – Preliminary Plat, Location: Northeast corner of Admiral and Yale, (CD-3) (**Staff is requesting a continuance to July 1, 2015**)
18. **Project 19** – Preliminary Plat, Location: South of East 106th Street North, East of North Memorial Drive, (County)
19. **Northern Territory** – Preliminary Plat, Location: West of North 113th Street, North of 176th Street North, (County)
20. **AEP Transmission Services Center** – Preliminary Plat, Location: South of the southeast corner of East Archer Street and South 145th East Avenue, (CD-6)
21. **71 at Tulsa Hills** – Preliminary Plat, Location: South of southwest corner of West 71st Street South and South Elwood Avenue, (CD-2)
22. **BOA – 21906** – Plat Waiver, Location: 1621 East 11th Street South, (CD-4)
23. **Z-7298** – Plat Waiver, Location: 1131 East 37th Place South, (CD-9)
24. **PUD 168 A** – Plat Waiver, Location: South of southeast corner of East 81st Street South and South Harvard Avenue (CD-8)
25. **Z-7305 – Gary Ketchum**, Location: Northwest corner of South 33rd West Avenue and West 59th Street South, requesting rezoning from **RS-3 to CS**, (CD-2)
26. **PUD-168-A – Eller & Detrich/Lou Reynolds**, Location: South of southeast corner of East 81st Street South and South Harvard Avenue, requesting a PUD Major Amendment to add Use Unit 17 – Automotive and Allied Activities to permitted uses with geographic and size limitations, and add development standards, **RS-2/OL/CS/PUD-168**, (CD-8)
27. **PUD-817-A – David A. Peck**, Location: Southeast corner of East 4th Street South and South Madison Avenue, requesting a PUD Major Amendment to add Use Units 12A and 20, limited to a microbrewery and accessory uses and to modify some standards, **IL/PUD-817**, (CD-4)

OTHER BUSINESS

28. 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.

Final Subdivision Plat

Carriage Park - (County)

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

This plat consists of 46 Lots, 4 Blocks, on 40 acres.

Staff has received release letters for this plat and can recommend **APPROVAL** of the Final Plat.



Case Number: PUD-221F-5
Minor Amendment

Hearing Date: June 17, 2015

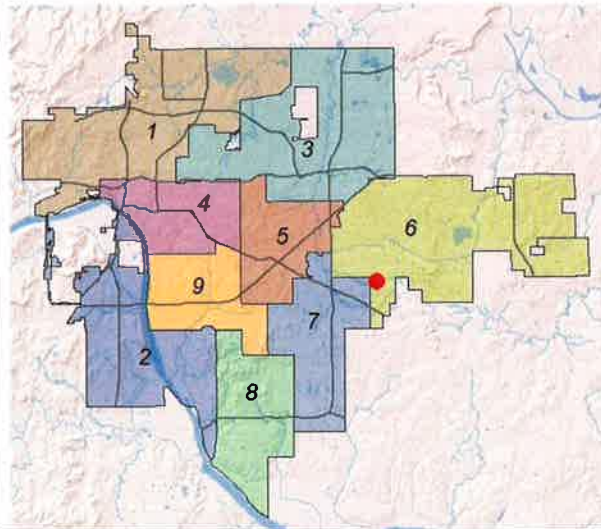
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: Shaw Homes

Property Owner: Shaw Homes

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to increase allowable front yard coverage from 30% to 50%

Gross Land Area: 1.7 acres

Location: Northwest corner of E. 129th E. Ave. & E. 43rd St. S.

Lot 5, Block 1, Lots 2, 4, 6, 8, Block 2; Lot 54, 56, 60, Block 3; Lot 5, Block 5 Crystal Creek

Zoning:
 Existing Zoning: RS-3/PUD-221F
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 9428
 CZM: 49
 Atlas: 1115

City Council District: 6
Councilor Name: Connie Dodson

County Commission District: 1
Commissioner Name: John Smaligo

SECTION I: PUD-221F-5 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD to increase the allowable front yard coverage of the subject lots from 30% to 50%

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."

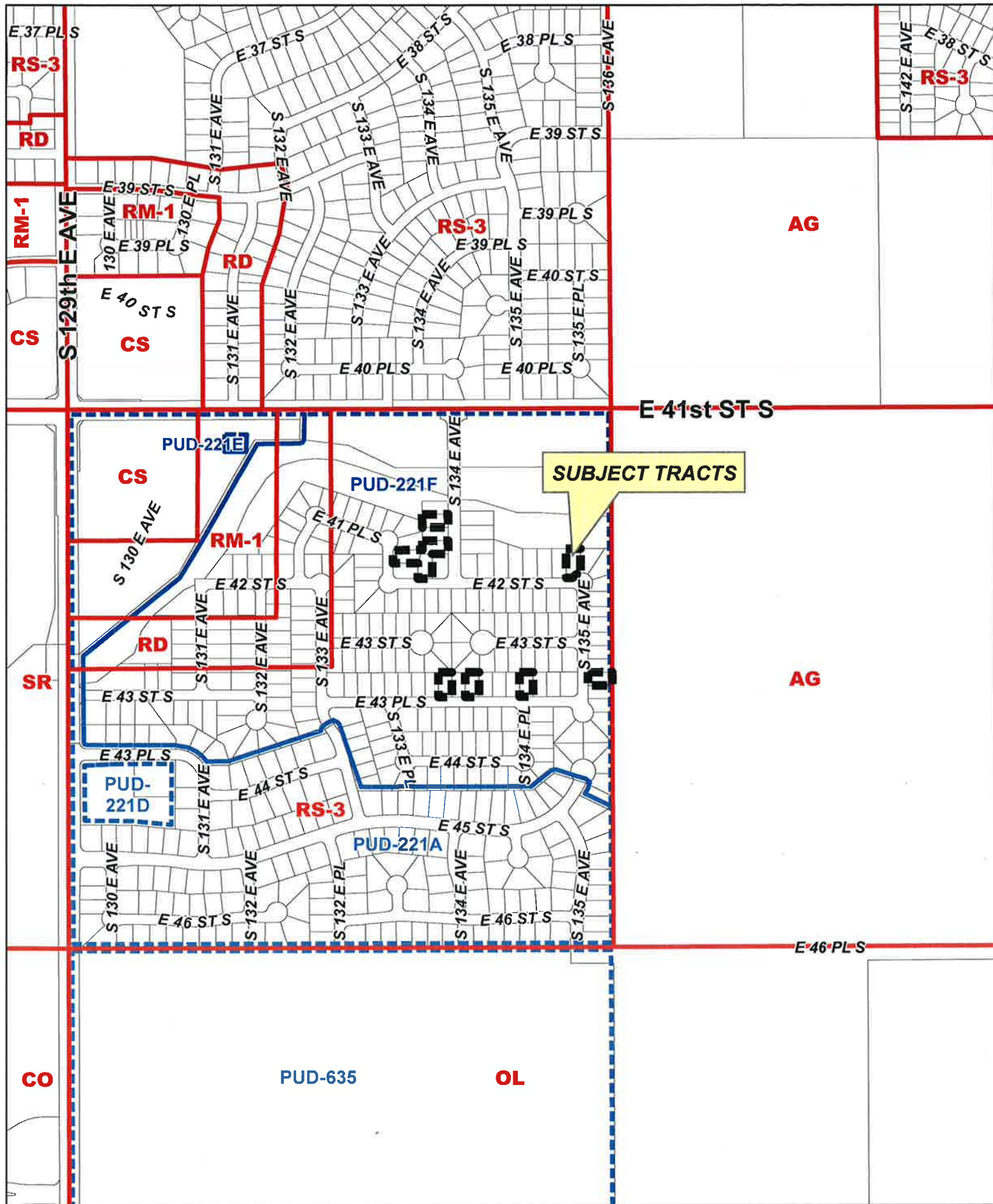
Staff has reviewed the request and determined:

- 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-221F and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Legal Descriptions

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable front yard coverage of the subject lots from 30% to 50%.



PUD-221-F-5

19-14 28

6.3





Feet
0 300 600



Subject
Tract

PUD-221-F-5

19-14 28

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

Aerial Photo Date: March 2014

6.4





Feet
0 100 200



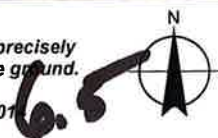
Subject
Tract

PUD-221-F-5

19-14 28

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

Aerial Photo Date: March 201



Legal descriptions for minor amendment: PUD-221-F-5

Lot 5 Block 1 – 13429 E 42nd ST S

Lot 2 Block 2 – 4120 S 134th AV E

Lot 4 Block 2 – 4128 S 134th AV E

Lot 6 Block 2 – 13305 E 42nd ST S

Lot 8 Block 2 – 4105 S 133rd PL E

Lot 54 Block 3 – 13333 E 43rd PL S

Lot 56 Block 3 – 13405 E 43rd PL S

Lot 60 Block 3 – 13421 E 43rd PL S

Lot 5 Block 5 - 4313 S 135th AV E

TMAPC
June 17, 2015
New CIP projects, FY 2016-2020

Item: Public hearing approving additional new capital improvement projects for the Capital Improvement Plan, Fiscal Year 2016-2020, finding the projects are consistent with the Tulsa Comprehensive Plan.

Background

The Capital Improvement Plan (CIP), containing recommended capital projects for the next five years, is a tool to implement the Comprehensive Plan. State Statutes provide that once a comprehensive plan has been adopted, no capital project shall be constructed or authorized without approval of its location, character and extent by the Planning Commission.

City departments generated the list of new capital improvements in the plan. The City of Tulsa prepares an annual Capital Improvement Plan that is published with the fiscal year budget. The Planning Commission generally reviews any new additions proposed for inclusion in the proposed capital plan before the draft budget and capital plan are published.

An initial list of FY 2016-2020 CIP projects were reviewed and found to be in conformance with the Comprehensive Plan by the TMAPC in March, 2015. Four additional projects for FY 2016-2020 have been submitted for consideration.

Staff Analysis

TMAPC staff reviewed the new proposed Capital Improvement Plan projects for consistency with the City of Tulsa's Comprehensive Plan. In general, the improvements listed are consistent with the Comprehensive Plan.

Below is a summarized list of those items, including: the name of the department, the item number(s) that correspond with the attached chart, and staff comments regarding relationship and consistency with the Comprehensive Plan.

- **Asset Management Department (AMD)**
 - 1) New Facilities Maintenance Building

Staff Comments: *The Asset Management Department is proposing a new facilities maintenance building in order to vacate and sell their existing building due to its' prime location in downtown. The concept of making this property located in the Brady District available for a more active use supports multiple policies in the Comprehensive Plan regarding creating a vibrant downtown and allowing for business expansion downtown. The proposal also contributes to the quality of life for the downtown, and, therefore, is in conformance with the Comprehensive Plan.*

2) Citywide Lighting Upgrades

Staff Comments: *The Asset Management Department seeks to replace old inefficient lighting systems with new energy efficient lighting technology at various City of Tulsa facilities. The Comprehensive Plan encourages energy efficiency, specifically, Land Use Policy 15.5, mentions the need to promote sustainable practices that increase energy efficiency. Therefore, the proposed project is consistent with the Comprehensive Plan's direction on sustainable development.*

- **Planning and Development Department**

3) Evans/Fintube – Ingress/Egress improvements

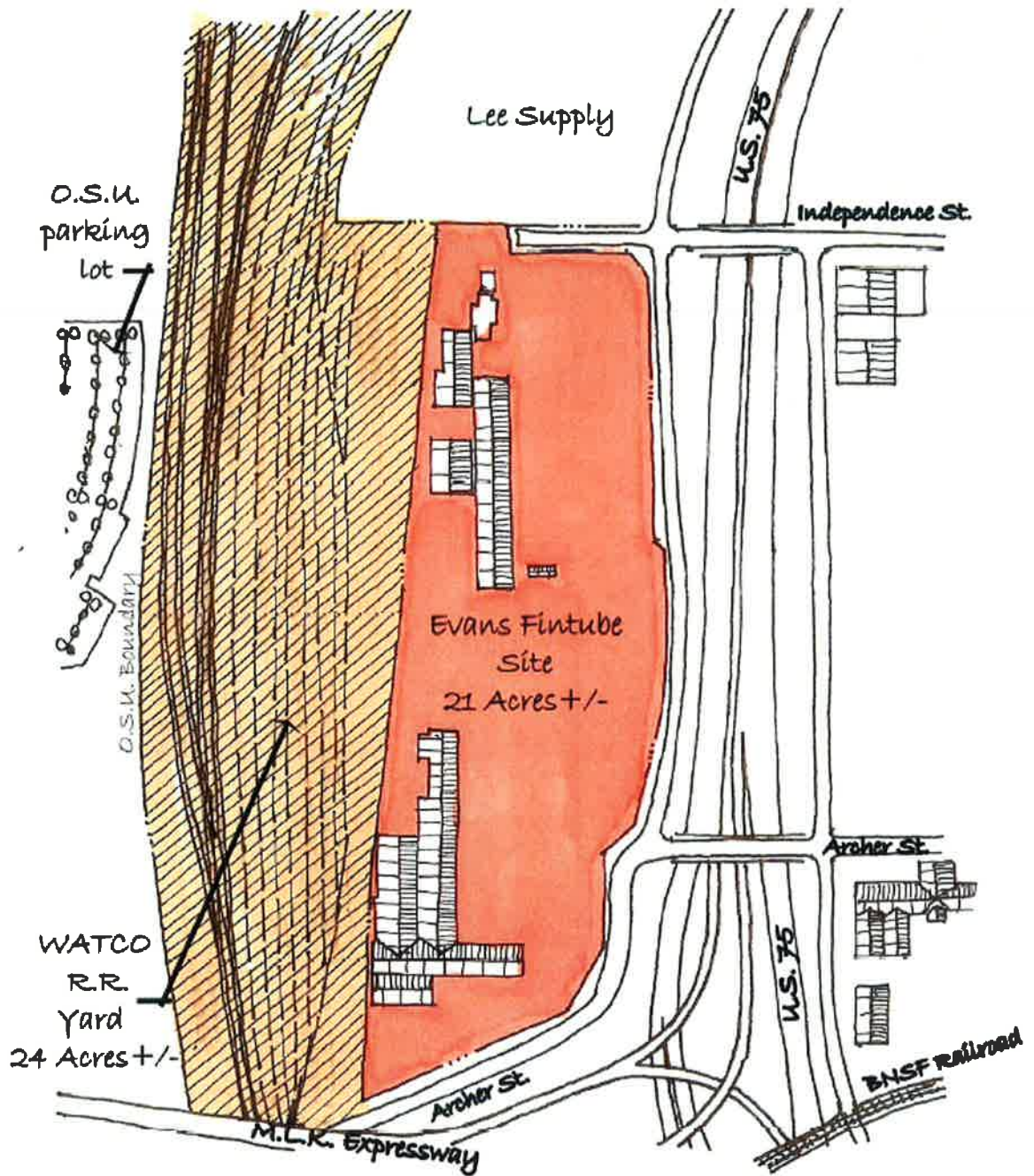
Staff Comments: *This project involves the voluntary acquisition for redevelopment, infrastructure and streetscaping to support commercial and residential development, enhance neighborhood connector streets to Evans Fintube redevelopment site, downtown districts and North Peoria Avenue from Archer Street to the terminus of the North Peoria TIF boundary. The intended result is to create an area destination serving downtown, universities, and neighborhoods.*

Evans Fintube is identified as a priority development site in the Downtown Area Master Plan. Specifically, the Plan speaks to the need for access improvements to the approximate 21 acre site located north and west of the intersection of U.S. 75 and I-244 (M.L. King Expressway) abutting downtown. Presently the site has very poor road access and is separated from O.S.U./Langston Campus by the approximate 24 acre WATCO Railroad yard.

The Tulsa Comprehensive Plan has identified this site as a Regional Center, which is described as: "Regional Centers are mid-rise mixed-use areas for large scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district."

Based on its general proximity to university campuses, the downtown and major arterials, this is an important site for a transit hub and mixed use development, contributing to a regional center at this location. Improved access as a result of the proposed capital improvement project would support such a development. Therefore, this proposed project is in conformance with the Comprehensive Plan.

EVANS-FINTUBE SITE - EXISTING CONDITIONS



Tulsa
A New Kind of Energy
 Planning Department
 Community Development & Education Division
 Tulsa, Oklahoma



- **Water & Sewer Department**

- 4) Tulsa County Property – E. 56th Street South and S. Garnett Road

Staff Comments: *This project involves the acquisition of a 9.53 acre parcel of land and associated buildings located at 5625 S Garnett Road, adjacent to the Water Distribution Maintenance Facility. The additional land would allow for future expansion and improvement of the 56th and Garnett maintenance facility.*

The intent is that the West Bank facility will develop in the future consistent with the Arkansas River Corridor Development Plan and there will be a need to relocate these services. An expansion of the facilities that already exist at E. 56th Street South and S. Garnett Road to accommodate this need will increase efficiencies and provide convenient access to the Broken Arrow Expressway and Highway 169.

One of the Guiding Principles for Economic Development is “The City invests in the critical infrastructure necessary to develop a robust and diversified economy.” This proposal will increase efficiencies in service provision by locating near an already existing facility and allow for the implementation of the Arkansas River Corridor Development Plan on the west bank. Therefore, this project is in conformance with the Comprehensive Plan.

FY16 - 20 NEW CIP PROJECTS CITY OF TULSA

REFERENCE	TITLE	DEPARTMENT	PURPOSE
1	New-Facilities Maintenance Building	Asset Management	Move Facilities Maintenance Group from 106 W Archer (6700 Sq/Ft) to a new or existing building so that the property presently occupied by that group can be sold due to it's prime location in the downtown area.
2	City Wide Lighting Upgrades	Asset Management	Improve visual environment, worker productivity and reduce energy expenses.
3	EVANS/FINTUBE - Ingress/Egress improvements	Planning	Voluntary Acquisition for redevelopment and infrastructure and streetscaping to support commercial and residential development; enhance neighborhood connector streets to Evans Fintube redevelopment site, downtown districts and N. Peoria avenue from Archer Street to the terminus of the N. Peoria TIF boundary.
4	Tulsa County Property - 56th and Garnett	Water & Sewer	Acquire a 9.53 acre parcel of land and associated buildings located at 5625 S Garnett Road, Tulsa, OK. The parcel has 600 feet of frontage on Garnett Road and is located adjacent to the Water Distribution Maintenance Facility located at 56th and Garnett. The additional land would allow for future expansion and improvement of the 56th and Garnett maintenance facility.

7.5

Project Title	New-Facilities Maintenance Building
Category	Facilities
Requesting Dept	Asset Management
Project Purpose	Move Facilities Maintenance Group from 106 W Archer (6700 Sq/Ft) to a new or existing building so that the property presently occupied by that group can be sold due to it's prime location in the downtown area.
Project Class	New
Reason for Class	The present facility is in the downtown area that is being redeveloped and the property may be sold because of it's prime location.
Est Use Life	30-40 Years
Address Location	106 W Archer
General Comments	Build a new facility or find another suitable location that works for the group. Would need a location that would accomodate the processes that are presently accomplished at the Archer Shop. Estimated cost to build \$130/Sq/Ft.
ROI	None
ROI Desc	None
Link Lev Descr	None
Rel To Outcome Desc	None
Time Required	
Relationship Other Projects	Sale of the 106 W Archer Building
Coordinating Agencies	Asset Management, Facilities Maintenance, Engineering, IT
Request Date	11/18/2014 3:00
Plan Or Study	None
Contact Person	Thomas Chandler

Project Title	City Wide Lighting Upgrades
Category	Facilities
Requesting Dept	Asset Management
Project Purpose	Improve visual environment, worker productivity and reduce energy expenses.
Project Class	Replacement
Reason for Class	Replacement of old inefficient lighting system with new energy efficient lighting technology.
Est Use Life	15-20
Address Location	Various City of Tulsa Facilities
General Comments	
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	On going
Relationship Other Projects	
Coordinating Agencies	Asset Management, Facilities Maintenance
Request Date	11/13/2014 14:00
Plan Or Study	
Contact Person	Thomas M. Chandler

Project Title Category	EVANS/FINTUBE - Ingress/Egress improvements
Requesting Dept	Planning
Project Purpose	Voluntary Acquisition for redevelopment and infrastructure and streetscaping to support commercial and residential development; enhance neighborhood connector streets to Evans Fintube redevelopment site, downtown districts and N. Peoria avenue from Archer Street to the terminus of the N. Peoria TIF boundary.
Project Class	New
Reason for Class	Needed to support large impact project (Evans/Fintube).
Est Use Life	
Address Location	North:Independence Street; South: Archer Street; West: Madison Street; East: Peoria Avenue
General Comments	Create area destination serving downtown, universities, and neighborhood constituencies.
ROI	
ROI Desc	
Link Lev Descr	
Rel To Outcome Desc	
Time Required	
Relationship Other Projects	
Coordinating Agencies	
Request Date	11/20/2014 14:55
Plan Or Study	Kenosha Sector Plan, Area Wide Brownfield
Contact Person	

Project Title	Tulsa County Property - 56th and Garnett
Category	Water
Requesting Dept	Water & Sewer
Project Purpose	Acquire a 9.53 acre parcel of land and associated buildings located at 5625 S Garnett Road, Tulsa, OK. The parcel has 600 feet of frontage on Garnett Road and is located adjacent to the Water Distribution Maintenance Facility located at 56th and Garnett. The additional land would allow for future expansion and improvement of the 56th and Garnett maintenance facility.
Project Class	New
Reason for Class	Tulsa County currently owns this property and uses it as a District Field Office. City of Tulsa and Tulsa County representatives met regarding the property and purchase. This project provides funding to acquire the property at the time Tulsa County offers it for sale.
Est Use Life	25
Address Location	5625 South Garnett Road, Tulsa OK
General Comments	NA
ROI	NA
ROI Desc	NA
Link Lev Descr	NA
Rel To Outcome Desc	NA
Time Required	0
Relationship Other Projects	NA
Coordinating Agencies	Tulsa County, Engineering
Request Date	5/21/2015 0:00
Plan Or Study	
Contact Person	Joan Arthur



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-36
Comprehensive Plan Amendment
(related to Z-7306)

Hearing Date: June 17, 2015

Case Report Prepared by:

Susan Miller, AICP

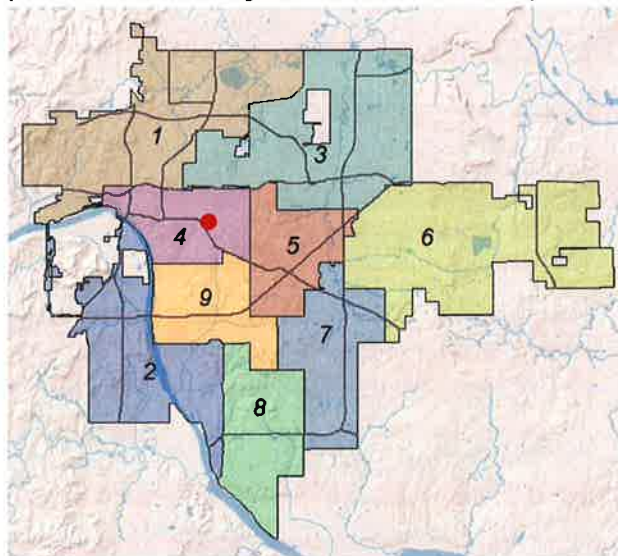
Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Mr. & Mrs. Charles Letcher

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Existing Use: single family home

Proposed Use: Parking to support medical
office use to the south

Tract Size: .16 acre

Location: North of northwest corner of S.
Delaware Pl. and E. 15th St. S.

Comprehensive Plan:

Land Use Map:

Existing: *Existing Neighborhood*

Proposed: *Main Street*

Stability and Growth Map:

Existing: *Area of Stability*

Proposed: *Area of Growth*

Zoning:

Existing Zoning: RS-3

Proposed Zoning: OL

Staff Recommendation:

Staff recommends **approval** of the *Main Street* and *Area of Growth* designations.

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

N of NW/c of S. Delaware Pl. and E. 15th St. S (CPA-36)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Existing Neighborhood</i> Existing Stability and Growth designation: <i>Area of Stability</i>
Proposed Land Use: <i>Main Street</i> Proposed Stability and Growth designation: <i>Area of Growth</i>
Location: N of NW/c of S. Delaware Pl. and E. 15th St. S
Size: .16 acre

A. Background

The area that is subject to this Comprehensive Plan amendment application is located along E. 15th Street South, an area characterized by a fairly narrow strip of commercially designated property surrounded by single family residential neighborhoods. Currently the subject site contains a single family home and is surrounded by established residential neighborhoods to the north, east and west and commercially designated property to the south. This site and area immediately north, east and west were designated as a *New Neighborhood* and an *Area of Stability* when the Comprehensive Plan was adopted in 2010. The commercially designated area immediately south was designated as a *Main Street* and an *Area of Growth*.

On May 6, 2015 the TMAPC voted unanimously to adopt a resolution for a Comprehensive Plan amendment (CPA-32) to change the land use from *Existing Neighborhood* to *Main Street* and on the lot immediately west of the subject site. As in this case (CPA-36), CPA-32 was also subject to a concurrent zoning application (Z-7293) to OL. As of the writing of this staff report, these cases have not been heard by City Council.

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 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. 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.”

An *Existing Neighborhood* land use designation was assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

“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.

C. Proposed Land Use/Area of Stability and Growth Designations (Tulsa Comprehensive Plan)

The applicant is proposing an *Area of Growth* and *Main Street* land use designation on the subject site.

“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.”

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

“**Main streets** represent some of Tulsa’s most interesting and lively streetscapes today, and will continue in the future. They will serve surrounding neighborhoods, and also will attract visitors to cafes, shops and eateries — lending each main street its own unique flavor and vibe. Traffic travels slower on main streets than on arterials, and they will have fewer lanes. It will be easy to park once on the street or in a shared parking lot, then walk to destinations. The walking environment will be pleasant, with wide sidewalks, street trees, benches, and other pedestrian amenities. In older parts of the city, main streets will serve as linear neighborhood centers, where grocery stores, restaurants, and other local-serving businesses are located. Because they also tend to specialize in different types of businesses, such as dining, galleries, or apparel, they will continue to attract visitors from around the region. Buildings along main streets will typically be built up to the sidewalk, and generally range from one- to three-stories in height, but can be taller, depending on the urban design plans for an area.”

“**Main streets** serve the highest intensity retail and mixed land uses in Tulsa’s areas such as downtown and in regional and neighborhood centers. Like multimodal streets, main streets are designed to promote walking, bicycling, and transit within an attractive landscaped corridor. Generally, main street activities are concentrated along a two to eight block area, but may extend further depending on the type of adjacent land uses and the area served. ”

“**Main streets** can be designed with two to four travel lanes, although typically have only two lanes. On street parking usually is provided to serve adjacent land uses. Unlike typical strip commercial developments, main streets offer the ability to park-once and walk amongst various destinations, thus reducing arterial trip making. The key is to create convenient parking that is on-street or provided in a shared public parking lot. In order to ensure the walkability of a main street, careful consideration must be made to the design elements and amount of parking lots. To further create a pedestrian friendly atmosphere, main streets have wide sidewalks, street furniture, outdoor cafes, plazas, and other public spaces.”

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential
South	CH	<i>Main Street</i>	Growth	medical office & associated parking
East	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential
West	RS-3	<i>Existing Neighborhood (pending proposed change to Main Street)</i>	Stability (pending proposed change to Area of Growth)	duplex

E. 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 addressing the above as part of their application:

1. *"The subject property is subject to a pending rezoning to the OL District in TMAPC Case No. Z-7306. The purpose of the OL zoning is to provide for the expansion of a recently repurposed medical facility owned by Drs. Jayen and Nicole Patel. Three (3) years ago, the Patels acquired the former Carpet City property on the northeast corner of East 15th Street and South Delaware Avenue and repurposed the carpet showroom into a state of the art medical facility. Last year, the Patels acquired the duplex to the west of the subject project and are seeking to rezone that property to OL from RS-3 (See TMAPC Case No. CPA-32 and TMAPC Case No. 7293). The Patels desire to continue to expand their medical facility and redevelop the remainder of the former Carpet City property which consists of a two (2) story warehouse that was used to manufacture and store carpet dating back to the 1940's. In order to expand their medical building to the north along Delaware Avenue and Delaware Place and to provide for the necessary parking, the Patels intend to raze: (1) the two (2) story warehouse; (2) the existing duplex to the north of such warehouse (which property is also subject to rezoning Z-7293); and (3) the house on this property. The Patels' redevelopment of the Carpet City showroom has been the catalyst for new development in this area as evidenced by the recent razing of several "far gone" buildings on the west side of Delaware Avenue, all of which has enhanced the redevelopment prospects for this area.*

Additionally, in the TMAPC Case No. CPA-32, the TMAPC voted unanimously to recommend the Comprehensive Plan be amended to plan the duplex property to the west of the property as an "Area of Growth" with a "Main Street" use designation."

2. *"The subject area is designated as "Existing Neighborhood" when most of the post Comprehensive Plan growth in the immediate area has been more supportive of a land use designation of "Main Street" based upon the continued redevelopment of the commercial zoned property around the subject property."*
3. *"The Comprehensive Plan did little if anything to, in fact, plan this area for either growth or stability. Instead, the Comprehensive Plan merely followed the then existing development pattern in this area and "planned" the residentially zoned area as an "Existing Neighborhood" and the commercially zoned area as a "Main Street".*

“At the time of the Comprehensive Plan, 15th and Delaware was the location of mostly dated and decaying commercial structures and facilities along with the usual occupants. Despite this area’s proximity to the economic vibrance of TU and Cherry Street, such economic vibrance has, until recently, like the Comprehensive Plan, overlooked 15th and Delaware.

The vitality of the Existing Neighborhood is directly related to the vitality of the Main Street. Likewise, the vitality of the Main Street is directly related to the vitality of the Existing Neighborhood.

The Comprehensive Plan failed to recognize this relationship in this area and thus failed to designate any additional area of growth necessary to rejuvenate and permit redevelopment of the Main Street area.

The change in land use designation to Main Street from Existing Neighborhood to permit the expansion of the Patels’ medical facility will replace dilapidated structures with modern facilities and will enhance the relationship between the existing neighborhood and the adjacent office and commercial uses as well as enhance the employment and development opportunities within the surrounding area and provide growth and economic development for the City of Tulsa.”

F. Staff Summary:

The subject site is a residential lot that contains a house built in 1927 and is the first house on the west side Delaware Place leading into the neighborhood, north of the existing *Main Street* land use designation and CH zoning. The homes in the surrounding neighborhood were primarily built prior to World War II and, therefore, are an important part of Tulsa’s history.

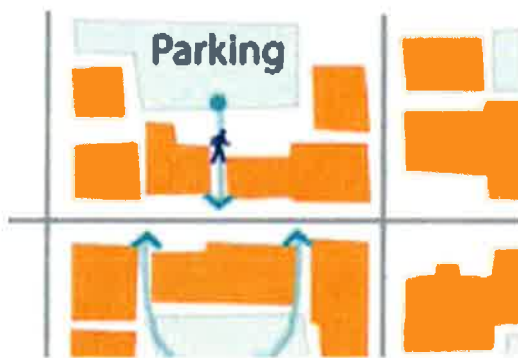
The lot immediately to the west is also subject to pending Comprehensive Plan amendment (CPA-32) and rezoning (Z-7293) applications. On May 6, 2015 the TMAPC voted unanimously to adopt a resolution for a Comprehensive Plan amendment (CPA-32) to change the land use from *Existing Neighborhood* to *Main Street* and to recommend approval of a concurrent zoning application (Z-7293) to OL. As of the writing of this staff report, these cases have not been heard by City Council.

Requests to amend land use in an *Existing Neighborhood* for expansion of an adjacent commercial use are challenging, and the Comprehensive Plan provides some guidance in considering such applications. First, a Guiding Principle of the Comprehensive Plan (p. 6)

states: *"Business owners are able to easily find adequate and attractive space for expanding businesses into downtown, along main streets, or in employment centers."*

Also, Land Use Policy 2.7 calls for the need for transition zones between intensities and uses: *"Use the Stability and Growth Map as a guide to where future growth and development will occur. The Stability and Growth map helps establish the implementation priorities for PLANiTULSA in specific geographic areas. Edges between the areas of stability and areas of growth are variable and in most cases are transition zones between intensities of uses."* If the proposed request (CPA-36) and pending CPA-32 are approved, it would represent such a transition and any adverse impacts to the neighborhood from the adjacent *Area of Growth* would need to be mitigated. If both Comprehensive Plan amendment applications to *Main Street* and *Area of Growth* and both rezoning applications to OL are approved, screening will be required between the non-residential uses and the residential neighborhood to the north.

Parking is proposed on the subject site to support the expansion of the medical office use to the south and should serve as a transition between the residential and commercial uses. The Comprehensive Plan (p. 30) supports the concept of shared parking located behind buildings in *Main Street* land use designations.



In addition to on-street parking, shared lots in centers and main streets can be located behind buildings.

This request also includes a change to the Areas of Stability and Growth Map. The Plan provides criteria for areas of growth and for selecting additional areas of growth in the future: (p LU 57)

"The following criteria were used to select the Areas of Growth in the plan.

After the plan is adopted, new or revised Areas of Growth can be proposed based on these same criteria.

- *Underutilized land, especially surface parking lots or vacant buildings downtown or along corridors*

- *Areas already undergoing positive change which is expected to continue*
- *Areas adjacent to transit and around transit stations, existing and planned*
- *Areas along corridors with frequent bus service that can accommodate development on underutilized land*
- *Locations where appropriate infill development will promote shorter and less frequent trips*
- *Areas with special opportunities such as where major public or private investments are planned”*

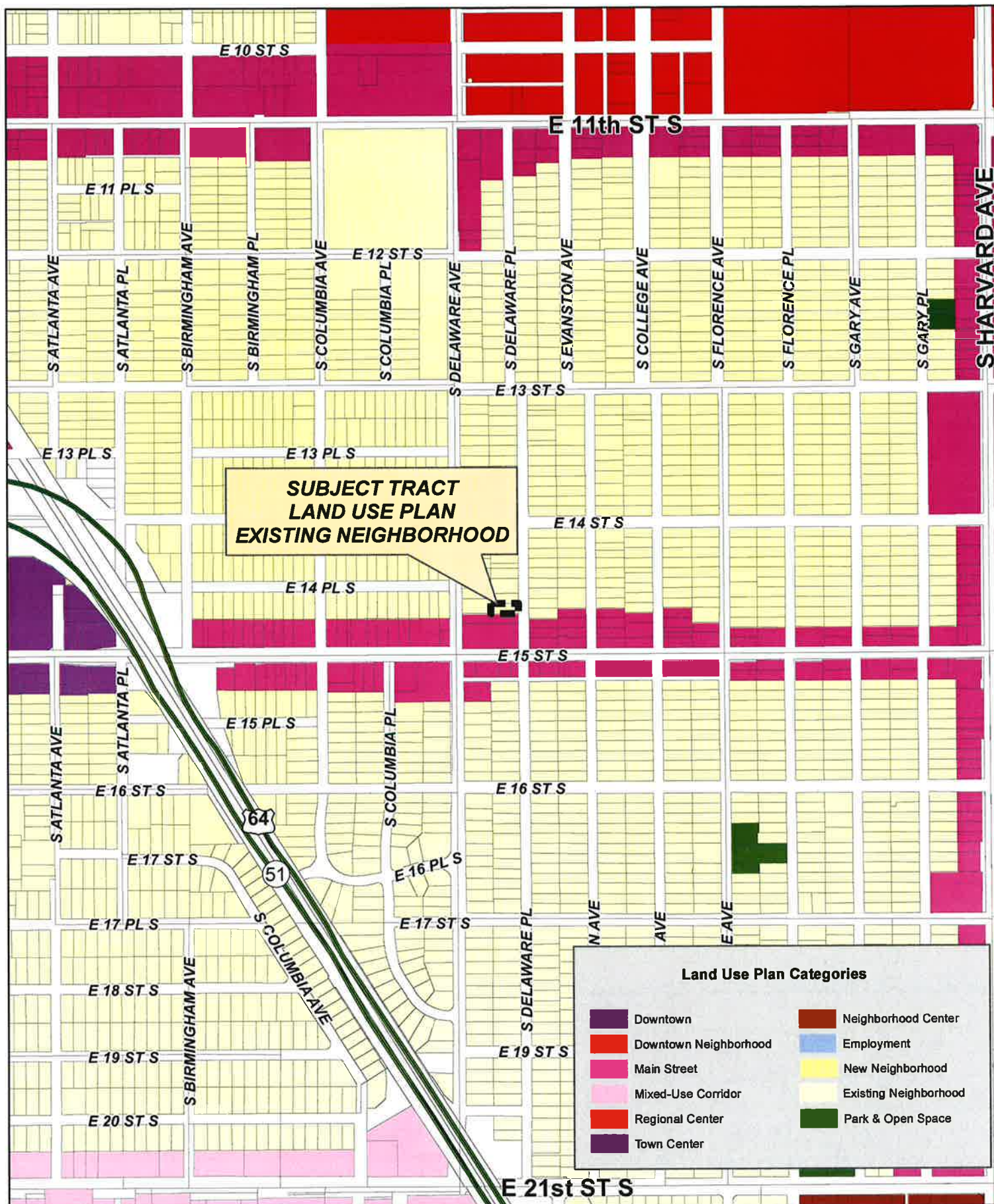
This proposal meets several of the criteria. For instance, E. 15th Street S. in this area is experiencing positive change that is expected to continue. There are other revitalization efforts in this area, most significantly on the site to the west - on the northwest corner of Delaware Ave. and E. 15th Street S. Parking has been an ongoing constraint in the redevelopment of this corridor and there have been some discussions between business/homeowners and the City to allow for on-street parking along E. 15th Street S. In response to transit provision, a bus route that runs every 45 minutes on E. 15th Street S. serves this site.

It appears that the *Main Street* land use designation was assigned to this segment of E. 15th Street South to reflect existing conditions in 2010 when the Comprehensive Plan was adopted. When examining the depth of other *Main Street* land use designations in around the City, several appear to be of slightly greater depth, therefore better accommodating future development potential. The parking requirements in the Zoning Code often constrain properties from redeveloping in their current configuration. This fact, in addition to the concern of further encroachments into an existing residential neighborhood creates difficult situations.

In this particular instance, due primarily to the fact that the subject lot may be bordered by *Main Street* land use designations to the south and west, an expansion into this site is appropriate. However, any further encroachment into the residential neighborhood in the area would not be supported until such time that a larger evaluation could be done of the appropriate depth of a *Main Street* land use designation for this segment of E. 15th Street South.

II. STAFF RECOMMENDATION

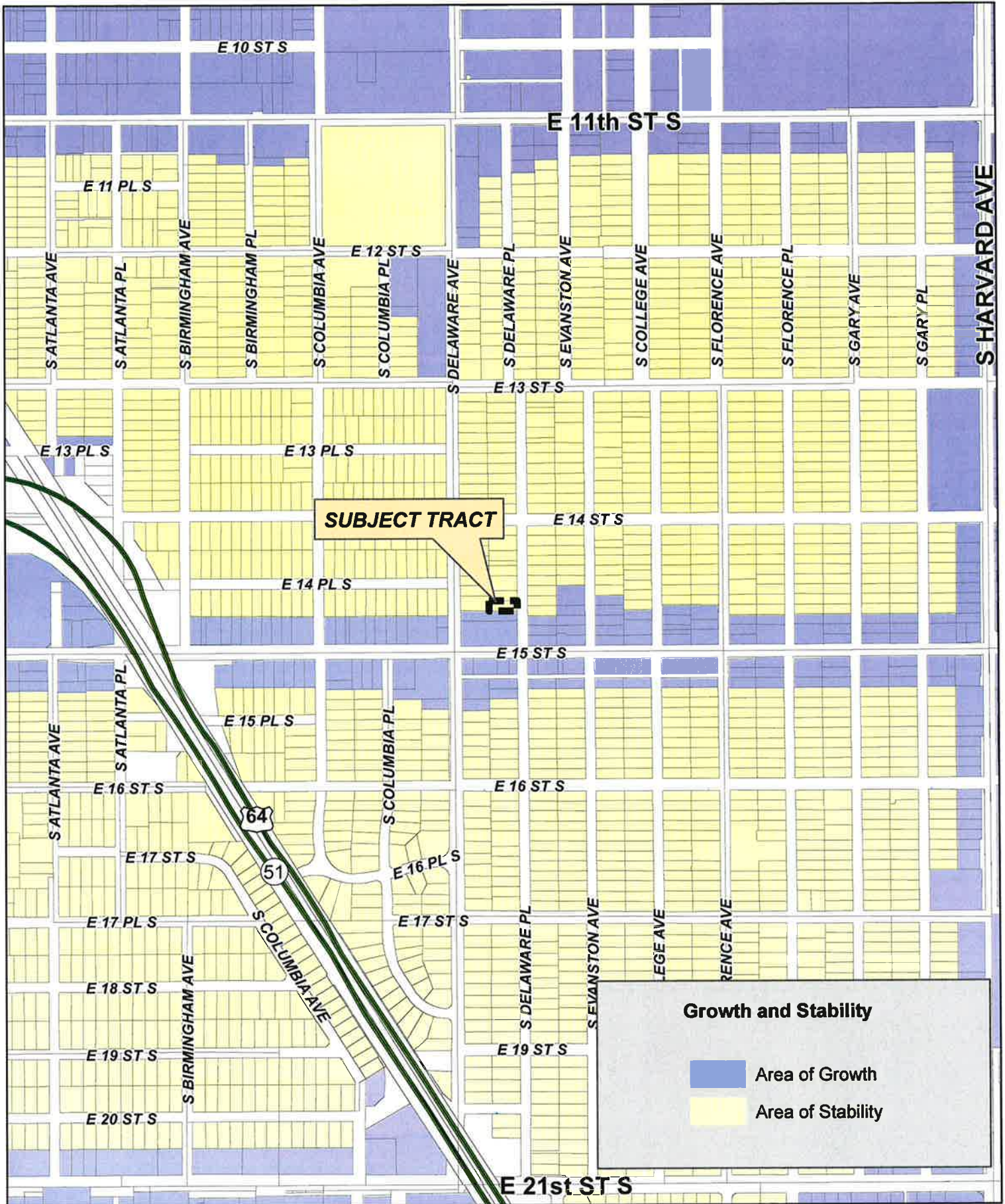
- Staff recommends **Approval** of the *Main Street and Area of Growth* designations as submitted by the applicant.



CPA-36

19-13 08





CPA-36

19-13 08

8.11



Feet
0 300 600



Subject
Tract

CPA-36

19-13 08

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

Aerial Photo Date: March 2014



8.12



0 50 100
Feet



Subject
Tract

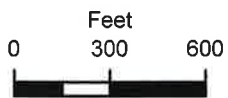
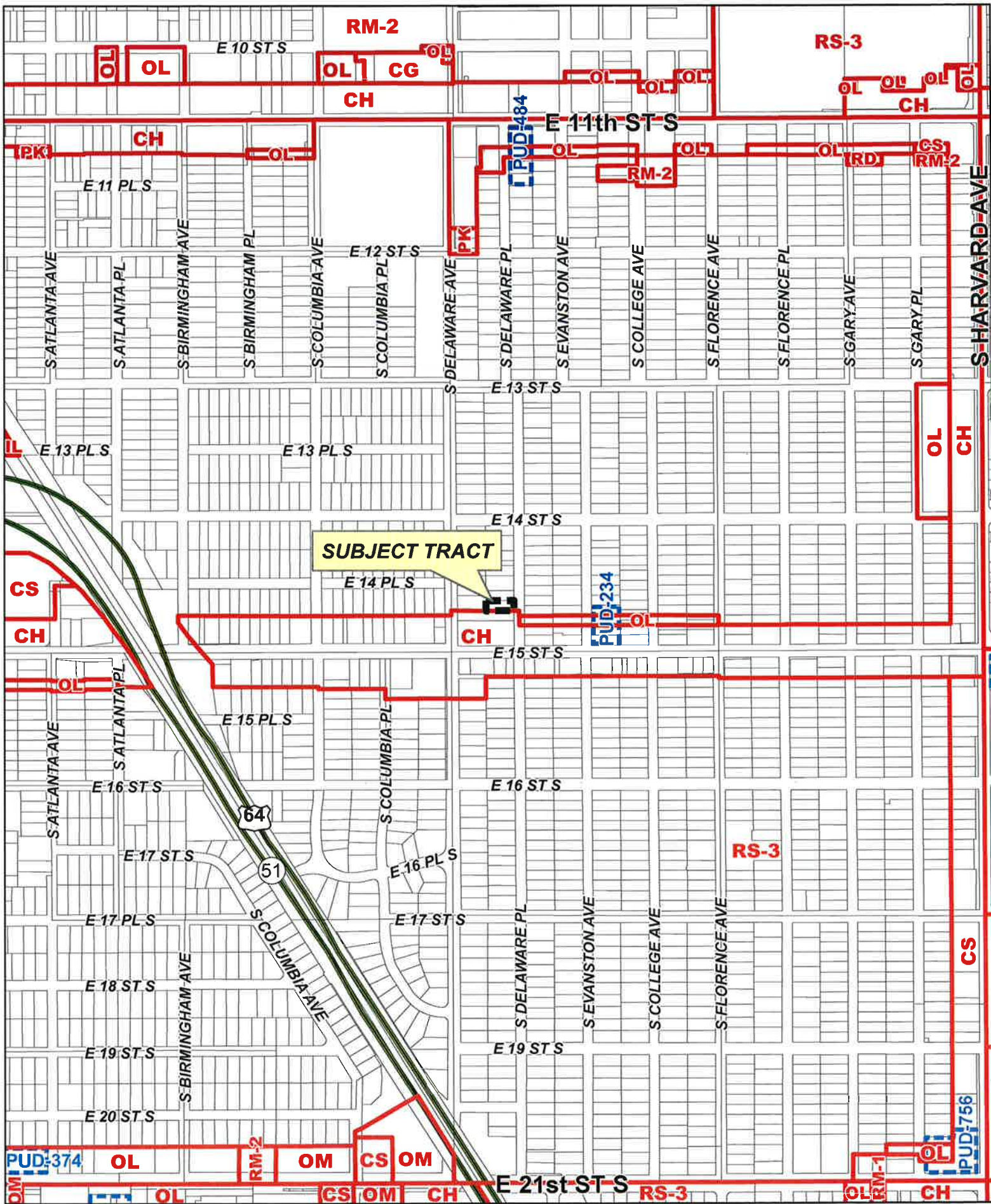
CPA-36

19-13 08

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

Aerial Photo Date: March 2014





CPA-36

19-13 08





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7306
(related to CPA-36)

Hearing Date: June 17, 2015

Case Report Prepared by:

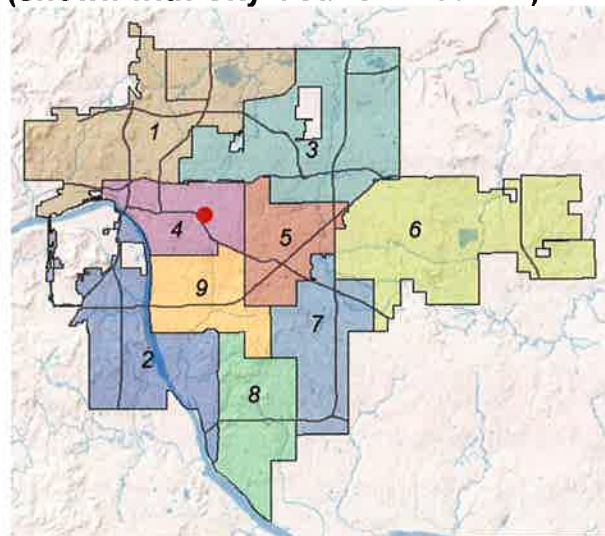
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: Mr. & Mrs. Charles Letcher

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Single-family residential

Proposed Use: Medical office and parking

Concept summary: Applicant is requesting OL zoning to support expansion of a medical office clinic and its associated parking.

Tract Size: 0.16 ± acres
7000.12 ± sq. ft

Location: North of northwest corner S. Delaware Pl. and E. 15th St. S.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Existing Neighborhood with concurrent request to change to Main Street

Stability and Growth Map: Area of Stability
With concurrent request to change to Area of Growth

Staff Recommendation:

Staff recommends Approval.

Staff Data:

TRS: 9308

CZM: 37

Atlas: 55

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

9.1

SECTION I: Z-7306

DEVELOPMENT CONCEPT:

The applicant is requesting a rezoning from RS-3 to OL. The OL zoning will support an expansion of the existing medical clinic immediately south of Z-7306 and is consistent with the same request (Z-7293) that was recently heard and recommended for approval by Planning Commission on the site immediately west of the subject site. In conjunction with this zoning request the applicant has requested a Comprehensive Plan amendment (CPA-36) to change the site from Existing Neighborhood to Main Street designation. The site is north of East 15th Street on the west side of South Delaware Place.

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:

DETAILED STAFF RECOMMENDATION:

The rezoning request from RS-3 to OL is consistent with the historic character of zoning buffers between high intensity development and residential areas in a Main Street Land Use designation and;

OL is consistent with the expected development plan for this particular user and will require a lot combination and Plat or Plat Waiver to be used for the expansion of the existing medical facility.

OL is consistent with the anticipated Comprehensive Plan revision that is being presented in conjunction with this application and:

OL is consistent with the existing proximate properties, therefore;

Staff recommends Approval of Z-7306 to rezone property from RS-3 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed zoning request has been prepared in conjunction with the anticipated Comprehensive Plan Land Use and Growth and Stability modifications outlined in CPA-36. The proposed OL zoning pattern has been used in other locations along 15th street as a transition between CH and residential uses in a Main Street land use designation. The Comprehensive Plan at this location did not recognize the potential growth pattern that would be associated with a vibrant Main Street land use and did not recognize adequate expansion to support the Main Street designation. Staff has recommended approval for the Comprehensive Plan amendment and this report has been prepared with the assumption that the plan will be amended as outlined below.

Land Use Vision:

9.2

Land Use Plan map designation: Main Street

“Main streets represent some of Tulsa’s most interesting and lively streetscapes today, and will continue in the future. They will serve surrounding neighborhoods, and also will attract visitors to cafes, shops and eateries — lending each main street its own unique flavor and vibe. Traffic travels slower on main streets than on arterials, and they will have fewer lanes. It will be easy to park once on the street or in a shared parking lot, then walk to destinations. The walking environment will be pleasant, with wide sidewalks, street trees, benches, and other pedestrian amenities. In older parts of the city, main streets will serve as linear neighborhood centers, where grocery stores, restaurants, and other local-serving businesses are located. Because they also tend to specialize in different types of businesses, such as dining, galleries, or apparel, they will continue to attract visitors from around the region. Buildings along main streets will typically be built up to the sidewalk, and generally range from one- to three-stories in height, but can be taller, depending on the urban design plans for an area.”

“Main streets serve the highest intensity retail and mixed land uses in Tulsa’s areas such as downtown and in regional and neighborhood centers. Like multimodal streets, main streets are designed to promote walking, bicycling, and transit within an attractive landscaped corridor. Generally, main street activities are concentrated along a two to eight block area, but may extend further depending on the type of adjacent land uses and the area served. “

“Main streets can be designed with two to four travel lanes, although typically have only two lanes. On street parking usually is provided to serve adjacent land uses. Unlike typical strip commercial developments, main streets offer the ability to park-once and walk amongst various destinations, thus reducing arterial trip making. The key is to create convenient parking that is on-street or provided in a shared public parking lot. In order to ensure the walkability of a main street, careful consideration must be made to the design elements and amount of parking lots. To further create a pedestrian friendly atmosphere, main streets have wide sidewalks, street furniture, outdoor cafes, plazas, and other public spaces.”

Areas of Stability and Growth designation: 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.”

Transportation Vision:

Major Street and Highway Plan:

15th Street is considered an Urban Arterial with a Main Street designation. Delaware is considered a residential street at this location but not considered part of the Main Street designation. Ultimately both streets anticipate the following:

15th Street anticipates 2 lanes of through traffic with on-street parking on both sides with sidewalks and buildings close to the ultimate right of way line.

Delaware Place anticipates 2 lanes of through traffic and sidewalks without on-street parking.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The existing site is a single family residence that will be removed to accommodate growth potential for the existing business on 15th Street. There are no existing conditions that would complicate development of this site. The north line of the rezoning request will require a screening fence between OL and residential.*

Environmental Considerations: Immediately south of this site an existing abandoned building will be demolished to allow expansion of the medical facility at the corner of East 15th Street South and Delaware Place. There are no obvious or known environmental considerations that affect the redevelopment of this site. Reconstruction adjacent to an existing neighborhood is always sensitive and the developer will be encouraged to work with the neighbors and minimize the impact on the neighborhood during that process. Standard screening fencing as required by the Zoning Code will be required between the OL and Residential areas north and east of the Z-7293 boundary.

South Delaware Place is fully developed meeting the ultimate build potential recognized in the Major Street and Highway Plan.

East 15th Street is one lot south. The East 15th Street vision includes on street parking and two lanes of vehicular travel. This project will not adversely affect that plan.

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Delaware Place	Residential	50 feet	2
East 15 th Street South	Urban Arterial with Main Street Overlay	70 feet	4

9.4

Utilities:

The subject tract has municipal water and sewer available.

Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential
South	CH	<i>Main Street</i>	Growth	medical office & associated parking
East	RS-3	<i>Existing Neighborhood</i>	Stability	single family residential
West	RS-3	<i>Existing Neighborhood (pending proposed change to Main Street)</i>	Stability (pending proposed change to Area of Growth)	duplex

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

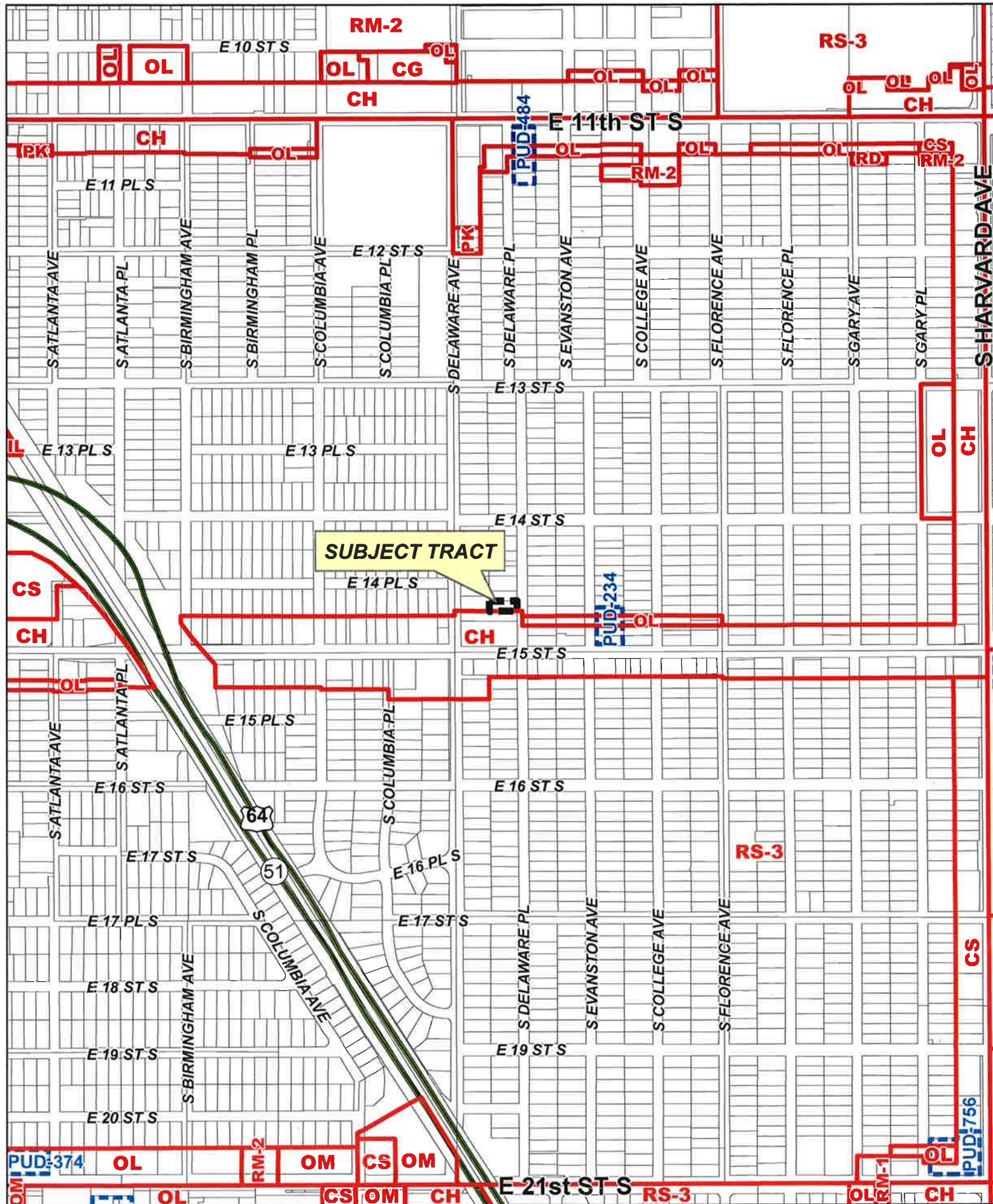
Subject Property:

No relevant history for the subject property.

Surrounding Property:

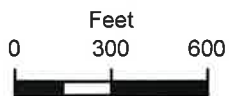
Z-7293 May 2015: Staff and TMAPC concurred in recommending approval, to City Council, of a request for rezoning a 10,498± square foot tract of land from RS-3 to OL for medical office and parking use, on property located north of northeast corner of S. Delaware Ave. and E. 15th St. S. and abutting the subject property to the west. As of the writing of this staff report (6/11/15), the case has not yet been heard by City Council.

PUD-234 July 1980: All concurred in approval of a proposed Planned Unit Development on a 28,000± square foot tract of land for an auto body repair shop and permitting uses as a matter of right in the CH district and off-street parking, on property located on the northeast corner of E. 15th St. and S. Evanston Ave.



SUBJECT TRACT

Z-7306



19-13 08





0 300 600
Feet



Subject
Tract

Z-7306

19-13 08

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

Aerial Photo Date: March 201





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Feet



Subject
Tract

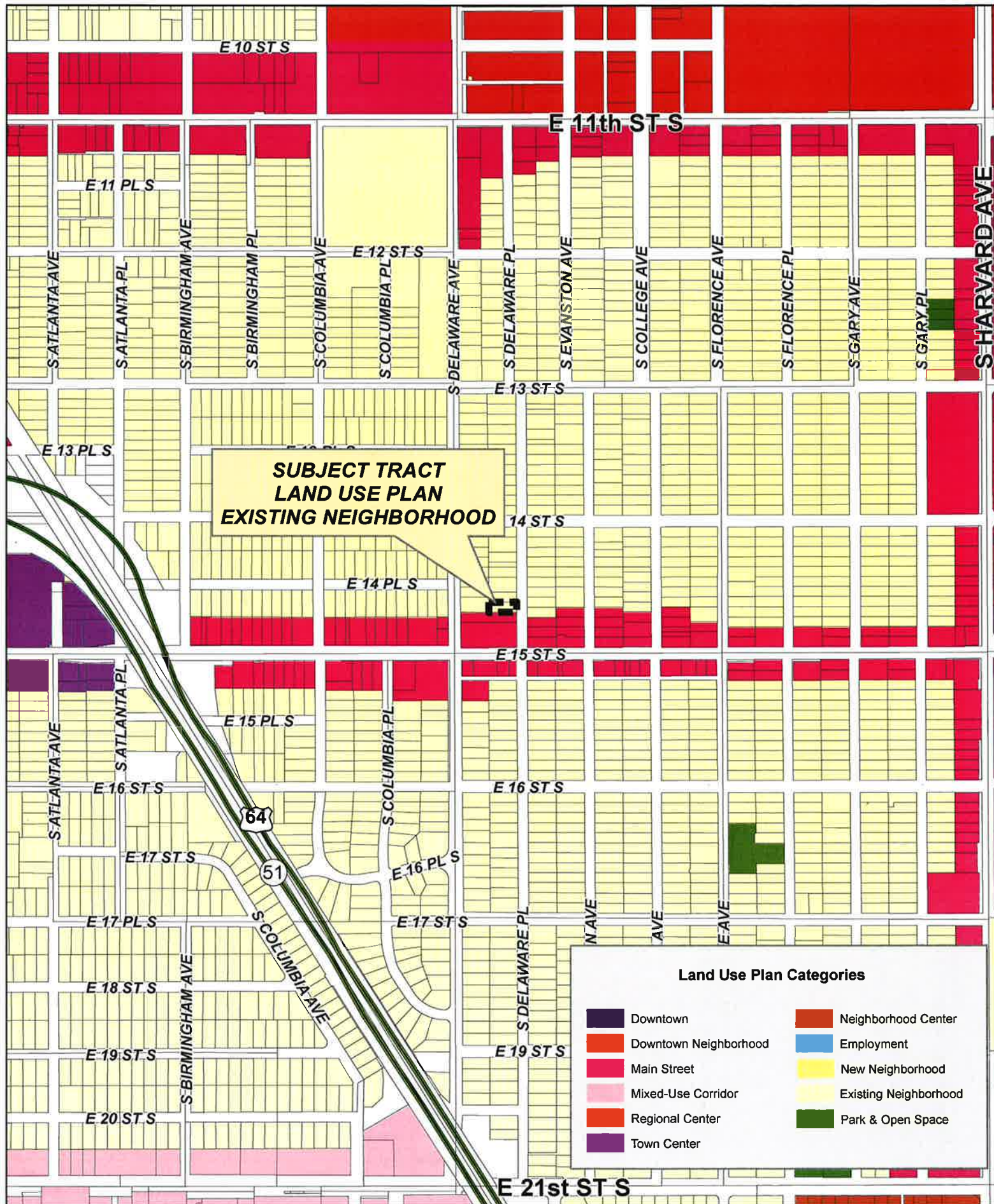
Z-7306

19-13 08

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

Aerial Photo Date: March 201



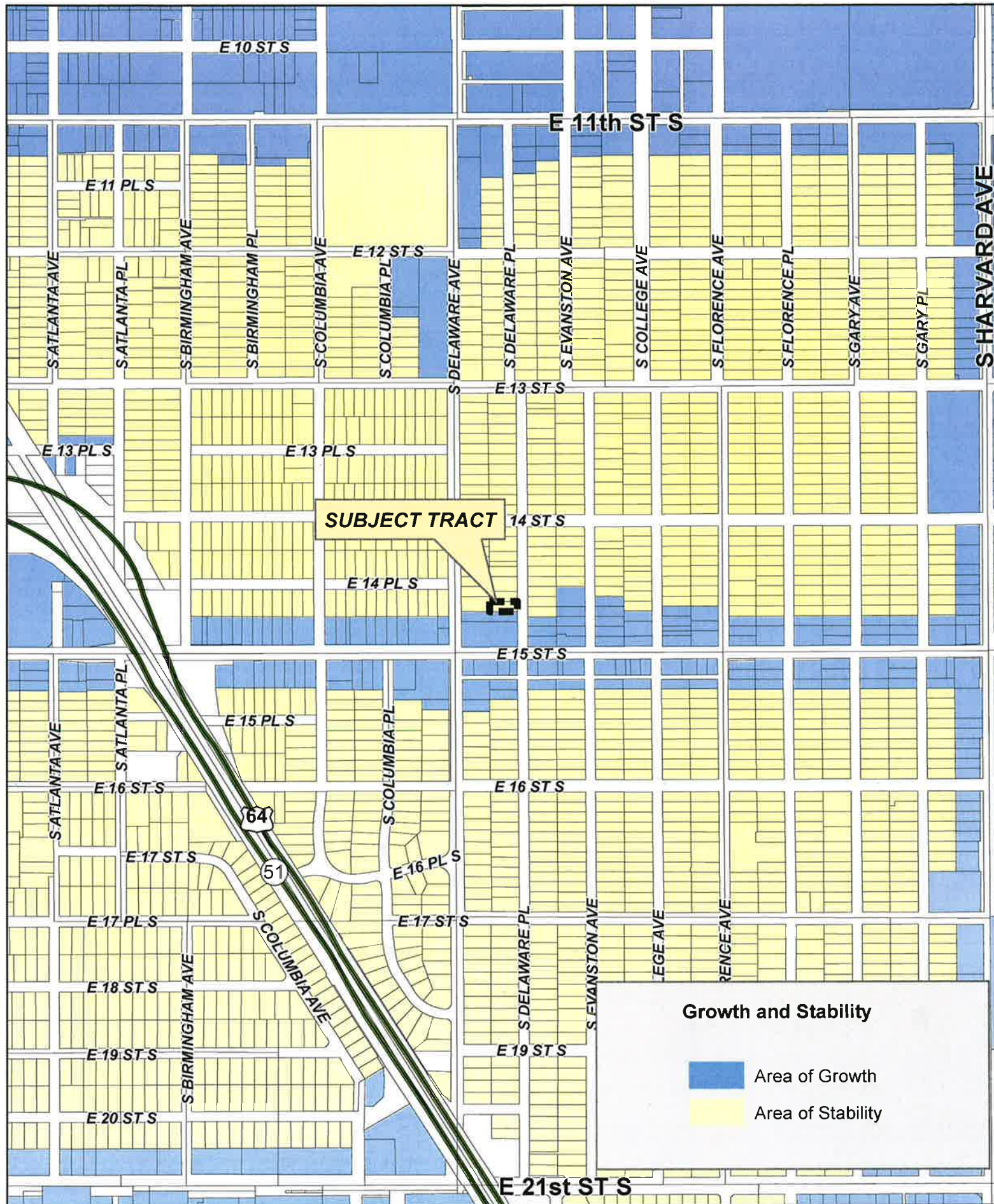


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Z-7306

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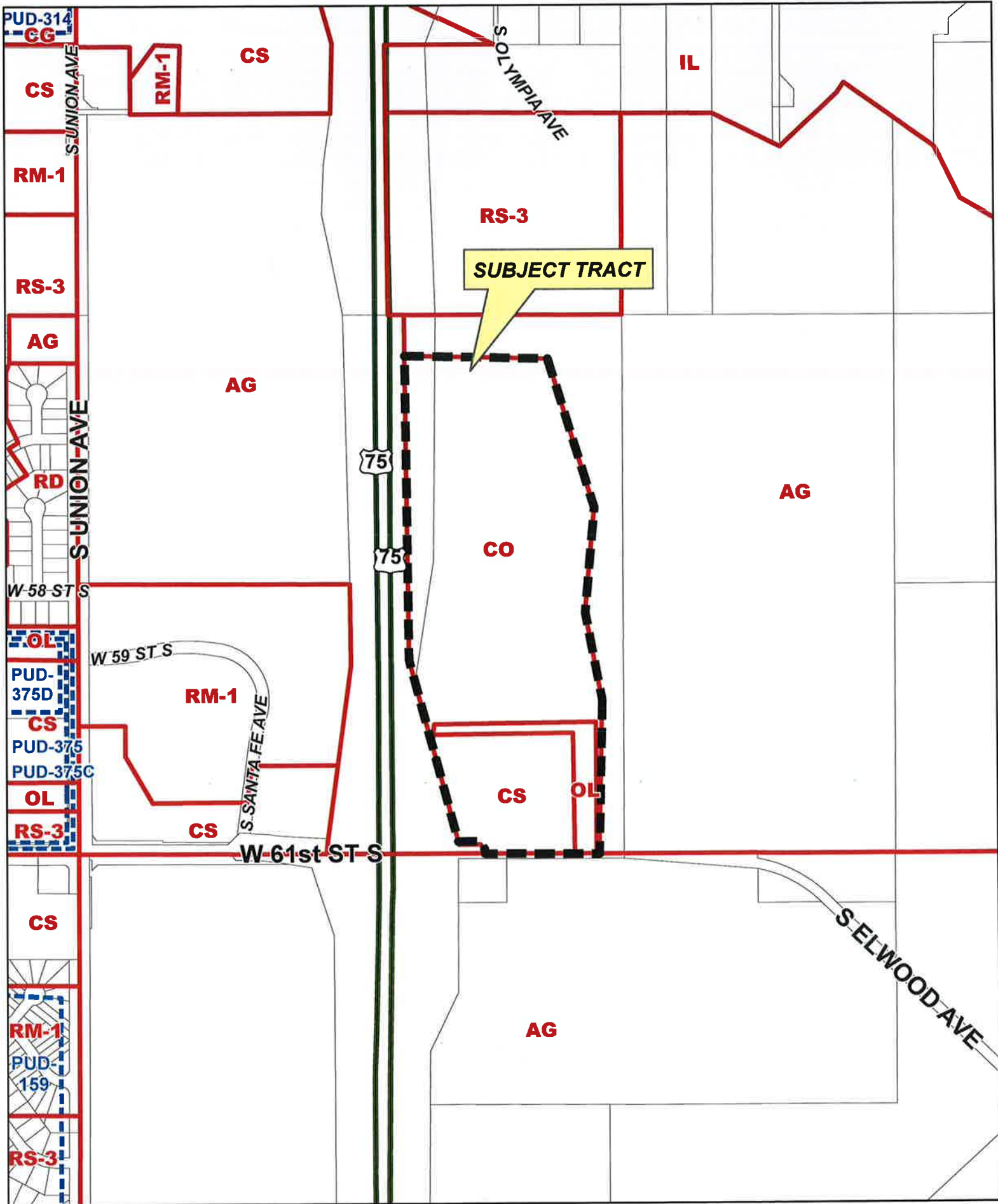
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Z-7306

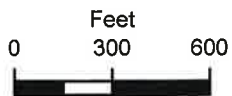
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9.10





Z-7296/Z-7296-SP-1



19-12 35

10.1



Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
James C. Hodges
Shanann Pinkham Passley
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rlreynolds@ellerdetrich.com

June 3, 2015

VIA EMAIL: dwilkerson@incog.org

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

Attention: Mr. Dwayne Wilkerson

Re: TMAPC Case No. Z-7296 and
TMAPC Case No. Z-7296-SP-1

Dear Commissioners:

On behalf of the Applicant, I am writing to request that the TMAPC continue the hearing date to August 19, 2015, from June 17, 2015. The Applicant requests this additional time in order to explore its options with respect to this Project.



Tulsa Metropolitan Area Planning Commission
c/o Indian Nations Council of Governments
June 3, 2015
Page 2

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

Sincerely,

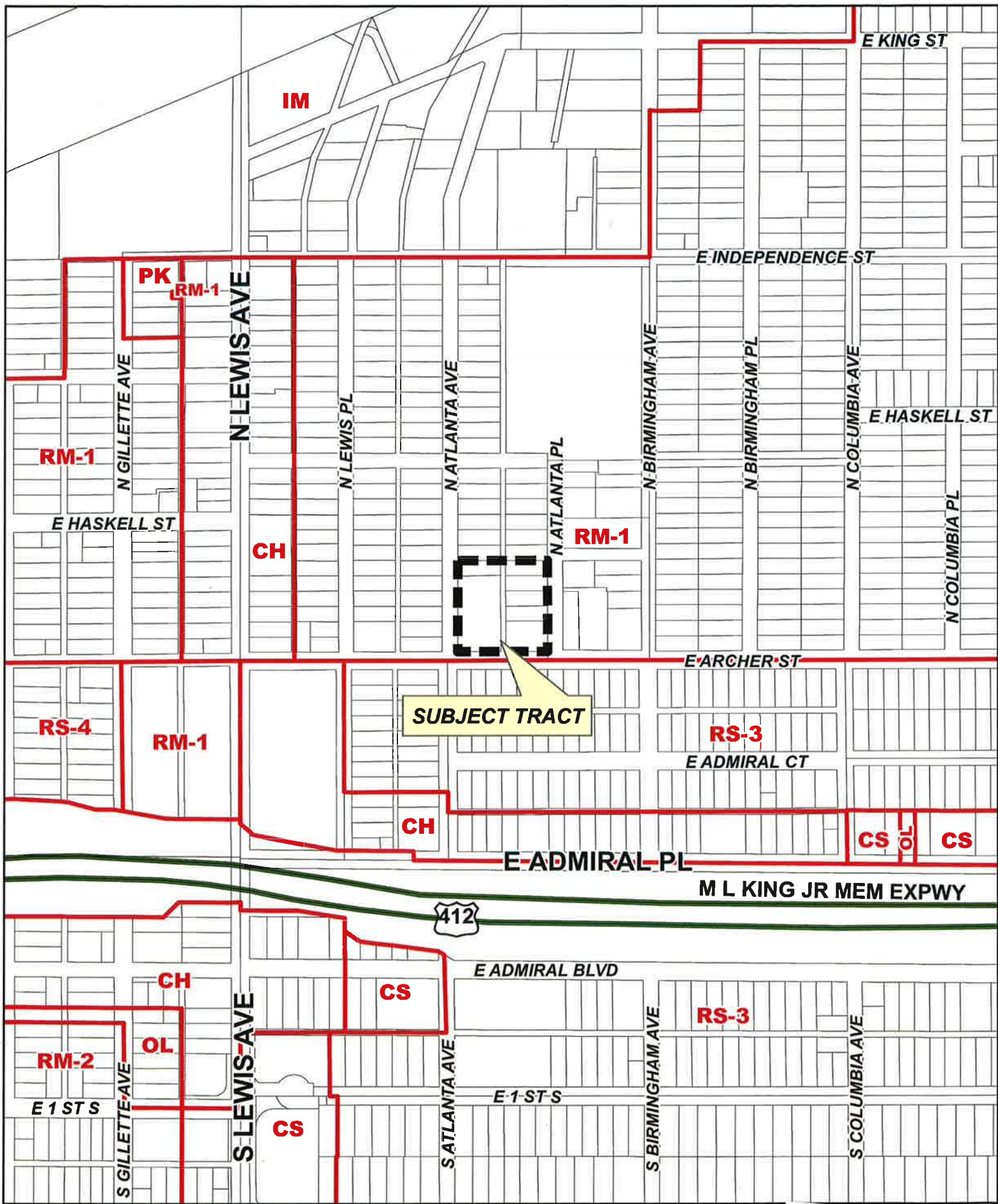
ELLER & DETRICH
A Professional Corporation



R. Louis Reynolds

RLR:rea

cc: Mr. George M. Stock
Via email: gstock@stockassoc.com

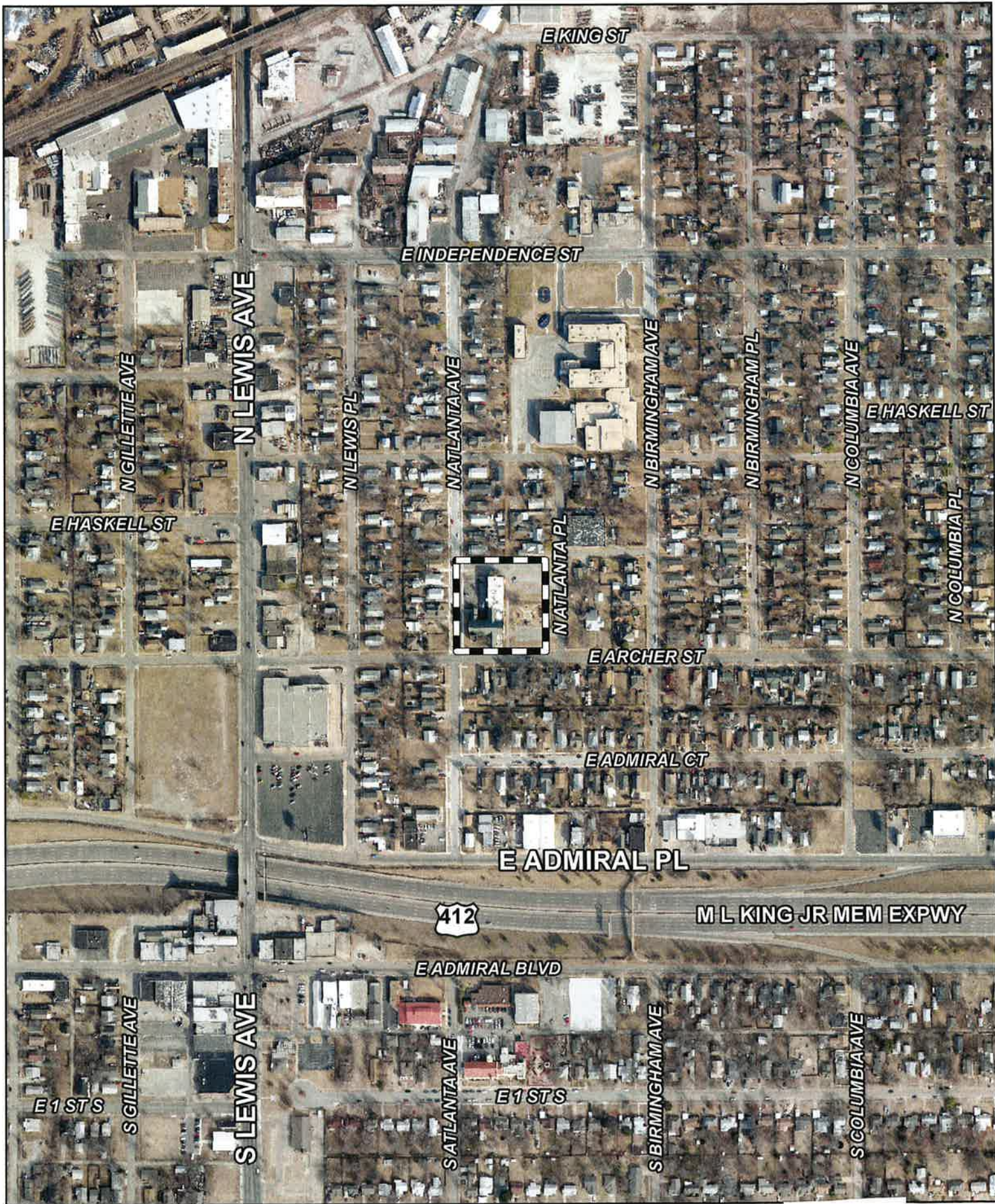


CROSSTOWN LEARNING CENTER

20-13 32

12.1





Feet
0 200 400



Subject
Tract

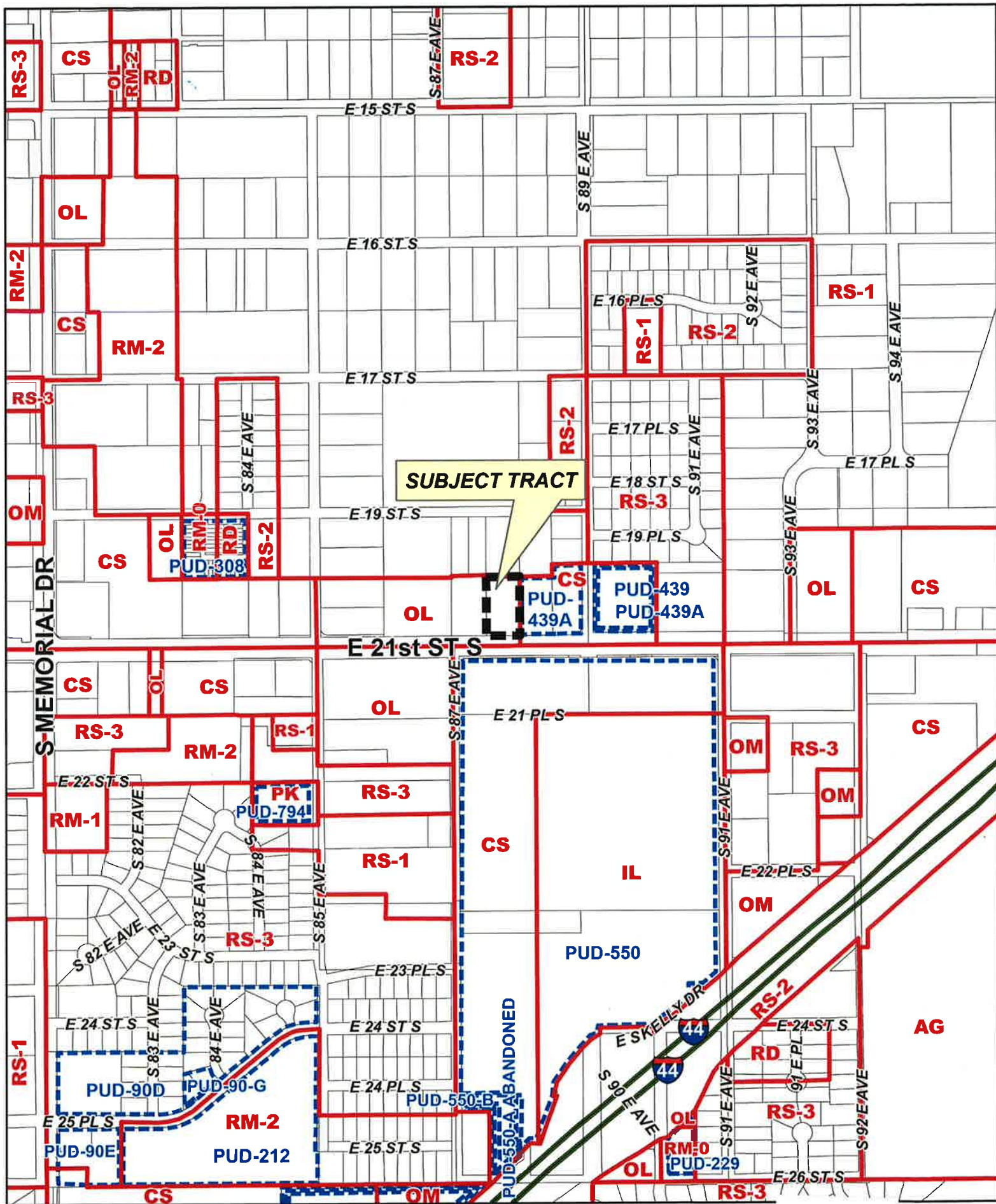
CROSTOWN LEARNING CENTER

20-13 32

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align with physical feature
Aerial Photo Date: h

12.2





MAYRA'S ADDITION

19-13 12

13.1





E 19th ST S

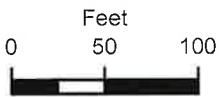
S 89th AVE

E 21st ST S

S 87th AVE

13.2

MAYRA'S ADDITION



Subject
Tract

19-13 12

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





Tulsa Metropolitan Area
Planning Commission

Case : 7100 Riverside Parkway Revised

Preliminary Plat

Hearing Date: June 17, 2015

Case Report Prepared by:

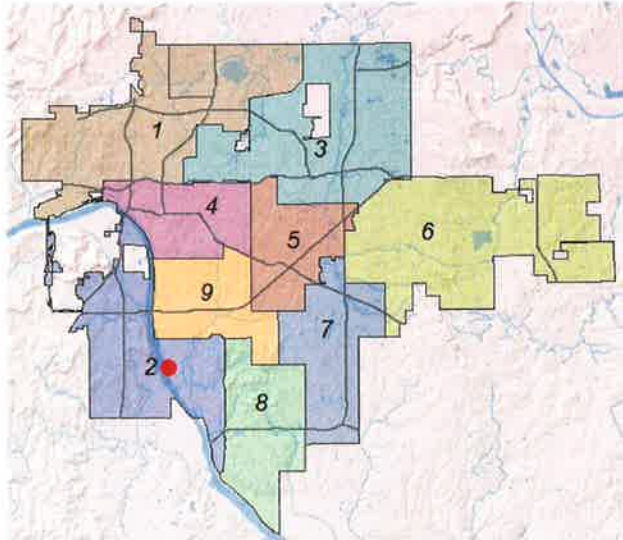
Diane Fernandez

Owner and Applicant Information:

Applicant: Ted Sack, Sack and Associates

Owner: Tulsa Public Facilities Authority

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat Approval

Tract Size: 12.3 ± acres

Location: West of Riverside Parkway, South
of 71st Street South

Zoning:

Existing Zoning: Planned Unit
Development 128 E S, (OMH, CS, RM-2
underlying)

Staff Recommendation:

Staff recommends **approval**.

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

INCOG Aerial
INCOG Case Map
Plat Map

PRELIMINARY SUBDIVISION PLAT

7100 Riverside Parkway Revised - (CD 2)

West of Riverside Parkway, South of 71st Street South

This plat consists of 2 Lots, 1 Block, on 12.3 acres.

The following issues were discussed May 21, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 128 E 5 Minor Amendment with OMH, CS and RM2 underlying zoning. All PUD conditions must be met.
2. **Streets:** Clarify if right of way on Riverside and 71st are existing or dedicated per this plat. Confirm 120 foot right of way from centerline of 71st. If correct, further technical review will result in potential to affect site layout as proposed. The purpose and need of the Reserve Areas should be better defined, and also owner responsibilities for each, Accesses must be approved by Development Services with fire department consent.
3. **Sewer:** No comment.
4. **Water:** Show bearings and distances along the proposed 20 foot restrictive waterline easements.
5. **Storm Drainage:** Any portion of storm sewer system that conveys runoff from within platted properties should be private systems. No public dedication or easements are necessary.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO has existing underground that can serve trails.
7. **Other: Fire:** A mutual access easement is needed to access property. If any structure being built requires a second remote fire access then a mutual access agreement will be required between lots.
8. **Other: GIS** Identify all subdivisions in location map. Engineer/surveyor needs to show certificate of authorization expiration date. Show addresses. Move scale and scale bar to same location. Submit data control sheet. Note that area falls inside the 500 year floodplain. **River Parks:** Trails will remain

where they are located. Property is owned by the public park facility and a lease will be signed.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

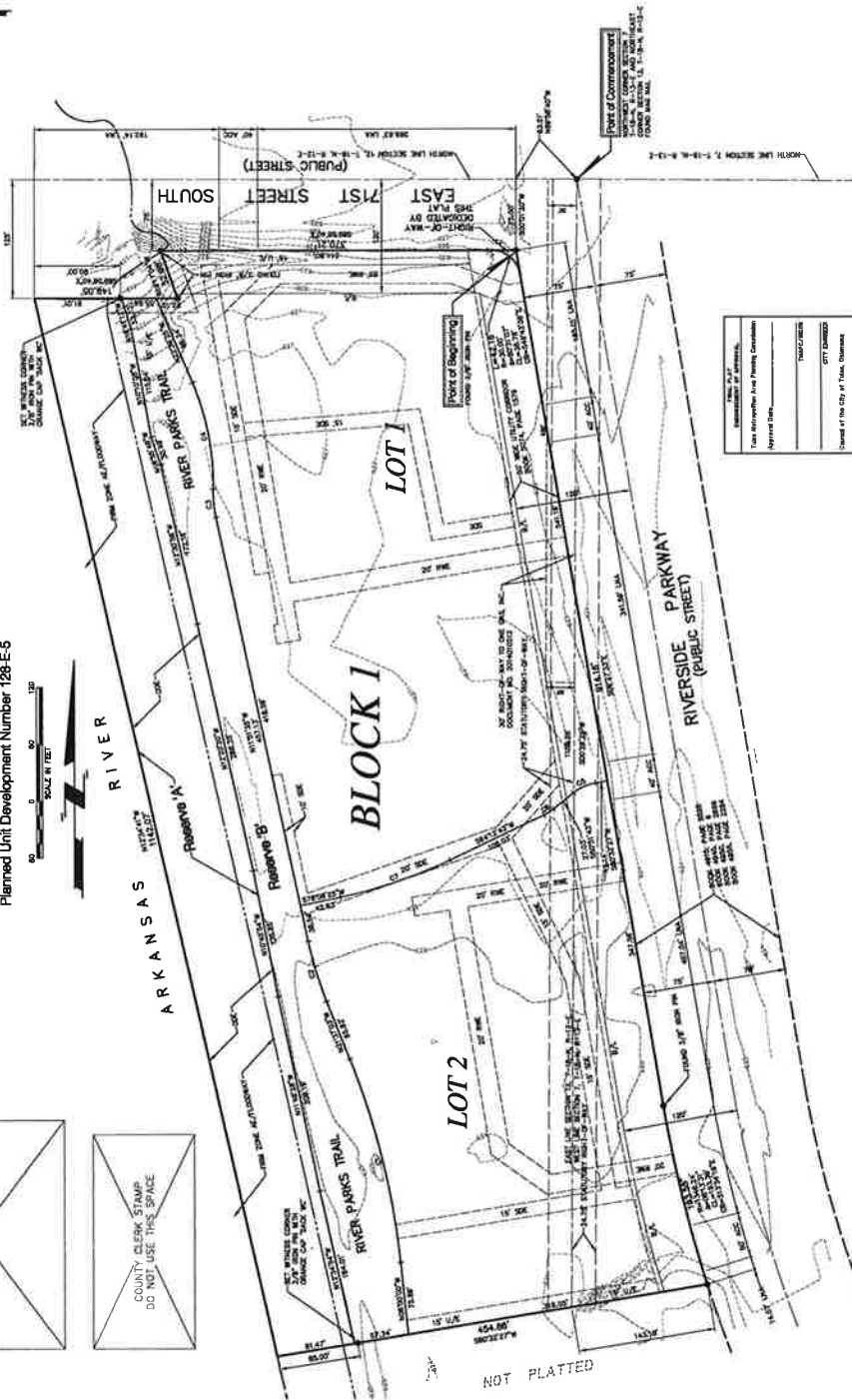
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory,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

'REVISED PRELIMINARY' 7100 Riverside Parkway

A SUBDIVISION OF PART OF THE
NW 1/4 OF SECTION 7, T-18-N, R-13-E
AND PART OF THE
NE 1/4 OF SECTION 12, T-18-N, R-12-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA
Planned Unit Development Number 128-E-5

TREASURER'S STAMP
DO NOT USE THIS SPACE

COUNTY CLERK STAMP
DO NOT USE THIS SPACE



Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD LENGTH
C1	281.55	511.00	15.57	281.55	281.55
C2	281.55	511.00	15.57	281.55	281.55
C3	281.55	511.00	15.57	281.55	281.55
C4	281.55	511.00	15.57	281.55	281.55
C5	281.55	511.00	15.57	281.55	281.55
C6	281.55	511.00	15.57	281.55	281.55
C7	281.55	511.00	15.57	281.55	281.55

APPROVED FOR THE CITY OF TULSA, OKLAHOMA

APPROVED DATE: _____

APPROVED BY: _____

APPROVED FOR THE CITY OF TULSA, OKLAHOMA

APPROVED DATE: _____

APPROVED BY: _____



Owner
TULSA PUBLIC FACILITIES AUTHORITY
175 SOUTH STREET, SUITE 100
TULSA, OKLAHOMA 74103
PHONE: (918) 594-2100

Developer
LOR DEVELOPMENT SERVICES LLC
ATTN: MR. DREW MCGRATH
8000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75231
PHONE: (469) 232-9090

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
3530 TULSA, OKLAHOMA 74133-1319
PHONE: (918) 582-4111
FAX: (918) 582-4111
E-MAIL: SACK@SACKANDASSOCIATES.COM
C.A. No. 782

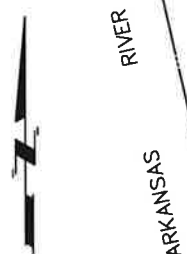
Basis of Bearings
THE BEARING SHOWN HEREON ARE BASED ON THE NORTHERLY
LINE OF THE NE 1/4 OF SECTION 12, T-18-N, R-12-E HAVING
AN ASSUMED NON-ASTRONOMICAL BEARING OF 89°58'40"E.



Monumentation
ALL CORNERS TO BE SET USING A 3/8" x 18" IRON PIN
WITH A YELLOW CAP STAMPED "SACK LS 1138", OR "CA
NUMBER 1783".

Legend
ACC = ACCESS PERMITTED
B/A = BAILING LINE
C/A = CROWN AND IMAGE EASEMENT
D/E = DITCH AND EASEMENT
E/E = EASEMENT
F/E = FENCED EASEMENT
G/E = GATED EASEMENT
H/E = HIGHWAY EASEMENT
I/E = IRRIGATION EASEMENT
J/E = JAIL EASEMENT
K/E = KITCHEN EASEMENT
L/E = LAWN EASEMENT
M/E = MEADOW EASEMENT
N/E = NEST EASEMENT
O/E = OCEAN EASEMENT
P/E = POND EASEMENT
Q/E = QUARTERS EASEMENT
R/E = RIVER EASEMENT
S/E = STREET EASEMENT
T/E = TANK EASEMENT
U/E = UTILITY EASEMENT
V/E = VENT EASEMENT
W/E = WAREHOUSE EASEMENT
X/E = X-RAY EASEMENT
Y/E = YARD EASEMENT
Z/E = ZOO EASEMENT

Subdivision Statistics
SUBDIVISION CONTAINS 2 LOTS IN 1 BLOCK
AND RESERVES 'A' & 'B'
BLOCK 1 CONTAINS 6,750.7 ACRES (381,444.57)
RESERVE 'A' CONTAINS 2,250.2 ACRES (88,442.57)
RESERVE 'B' CONTAINS 1,300.3 ACRES (54,044.57)

Surveyor Note
THE LAST SITE VISIT WAS MADE ON _____, 2014



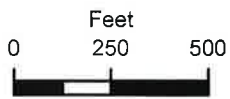
—	SD	—	PROPOSED STORM SEWER
—	SS	—	PROPOSED SANITARY SEWER
—	W	—	PROPOSED WATERLINE
			PROPOSED STORM STRUCTURE
			PROPOSED FIRE HYDRANT



REVISED CONCEPTUAL IMPROVEMENT PLAN

CP **SACK AND ASSOCIATES, INC.**
2030 East 31st Street, Suite 101, Tulsa, Oklahoma 74112-1278
(918) 485-4111 Fax (918) 412-9121 1-800-441-4411

ATLAS PAGE NO. 1160	SHEET 1 OF 1 SHEETS
---------------------	---------------------



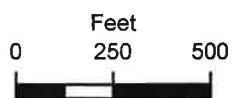
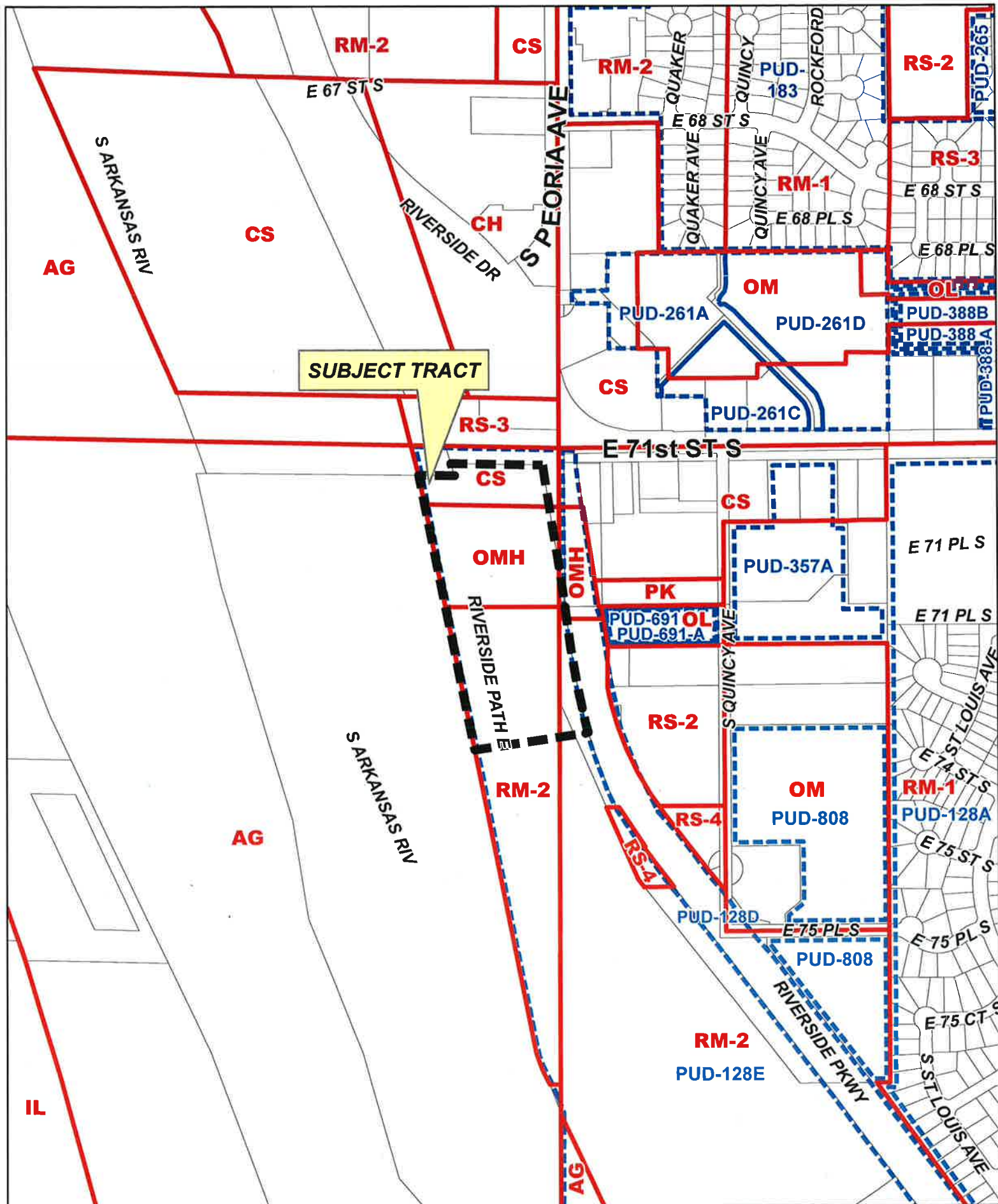
7100 RIVERSIDE PARKWAY

14.7

18-12 12

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





7100 RIVERSIDE PARKWAY

18-12 12

14.8



AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

7100 Riverside Parkway (revised) Addition –(CD 2)

West of Riverside Parkway, South of 71st Street South

The property is zoned PUD 128 E 5. Full permits are requested. A preliminary subdivision plat has been submitted and will be heard June 17, 2015 by the planning commission.

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

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached application.

The following information was provided by the Technical Advisory Committee in its meeting May 21, 2015.

ZONING:

- *TMAPC Staff:* Full permits are requested.

STREETS:

- *Transportation:* No comment.

SEWER:

- *Public Works, Waste Water:* No comments.

WATER:

- *Public Works, Water:* No comments.

STORM DRAIN:

- *Public Works, Storm Water:* No comments.

FIRE:

- *Public Works, Fire:* No comments.

UTILITIES:

- *Franchise Utilities:* No comments.

15.1

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

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

TULSA METROPOLITAN AREA PLANNING COMMISSION

INCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

[] PLAT WAIVER [X] *ACCELERATED RELEASE OF BUILDING PERMIT*

APPLICATION INFORMATION

RECEIVED BY: NW DATE FILED: 5/8/15 TAC DATE: 5/21/15 TMAPC DATE: 6/3/15

ZONING REFERENCE CASE: _____ BOA REFERENCE CASE: _____
TMAPC DATE (IF PENDING): _____ PROPOSED ZONING: _____ BOA DATE (IF PENDING): _____

*A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.

*PLAT NAME: 7100 RIVERSIDE PARKWAY *APPROVAL DATE: _____ *ANTICIPATED APPROVAL DATE: _____

SUBJECT PROPERTY INFORMATION

ADDRESS OR DESCRIPTIVE LOCATION: _____

LEGAL DESCRIPTION: PART OF THE NW/4 OF SECTION 7, T-18-N, R-13-E AND PART OF THE NE/4 OF SECTION 12, T-18-N, R-12-E,

CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

PRESENT ZONING PUD-128-E/OMH/CS/RM2 T-R-S 18-12-12 CZM _____ ATLAS _____ CD _____

INFORMATION ABOUT YOUR PROPOSAL

*EXTRAORDINARY OR EXCEPTIONAL CIRCUMSTANCES THAT JUSTIFY ACCELERATED RELEASE OF A BUILDING PERMIT: THE PROPERTY IS OWNED BY THE TULSA PUBLIC FACILITIES AUTHORITY AND IS SUBJECT TO A LEASE. ALL MEANS NEED TO BE TAKEN TO ALLOW THE BUILDING TO START CONSTRUCTION IN ORDER TO MEET THE REQUIRED SCHEDULE.

*BENEFITS AND PROTECTIONS TO THE CITY IF THE BUILDING PERMIT IS RELEASED PRIOR TO FILING THE FINAL PLAT: THERE IS NO DETRIMENT TO THE CITY IN RELEASING THE BUILDING PERMIT PRIOR TO FILING THE FINAL PLAT BECAUSE THE PROPERTY IS OWNED BY THE TULSA PUBLIC FACILITIES AUTHORITY AND IS NOT SUBJECT TO CONVEYANCE OR OTHER SUCH TRANSFER WITHOUT A PUBLIC HEARING. ADDITIONALLY, THIS IS AN AREA ON WHICH THE CITY HAS SOUGHT FOR SOME TIME TO INCREASE COMMERCIAL ACTIVITY THAT FITS INTO THE RIVER PARKS TRAIL SYSTEM. THE CITY WILL BE BENEFITTED BY THE PROPOSED COMMERCIAL CENTER OPENING FOR BUSINESS, BRINGING IN A NEW ANCHOR RETAIL TENANT TO TULSA, WHICH TENANT'S BUSINESS IS AN ASSET TO THE RIVER PARKS TRAIL SYSTEM AS WELL AS THE CITY AS A WHOLE, AND PROVIDING HIGH QUALITY JOBS TO THE AREA. PUBLIC AND PRIVATE UTILITIES ARE AVAILABLE AT THE SITE, EXCEPT FOR SANITARY SEWER WHICH WILL BE EXTENDED FROM THE SOUTH, NO OFF-SITE EASEMENTS ARE NEEDED FOR DEVELOPMENT OF THE PROPERTY.

APPLICANT INFORMATION		PROPERTY OWNER INFORMATION	
NAME	SACK AND ASSOCIATES, INC.	NAME	TULSA PUBLIC FACILITIES
ADDRESS	P.O. BOX 50070	ADDRESS	C/O APPLICANT
CITY, ST, ZIP	TULSA, OK 74150	CITY, ST, ZIP	
DAYTIME PHONE	(918) 592-4111	DAYTIME PHONE	
EMAIL	tsack@sackandassociates.com	EMAIL	
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.			
SIGNATURE & DATE: <u>Sheldene A. Sack</u> <u>5-8-2015</u>			
DOES OWNER CONSENT TO THIS APPLICATION [X] Y [] N. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? <u>AGENT</u>			

APPLICATION FEES

TOTAL DUE: \$ 500.00 RECEIPT NUMBER: 227053

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC ACTION: [] APPROVED [] DENIED DATE: _____ CONDITIONS: _____

15.3



Tulsa Metropolitan Area
Planning Commission

Case : Centerpoint Business Park

Preliminary Plat Approval

Hearing Date: June 17, 2015

Case Report Prepared by:

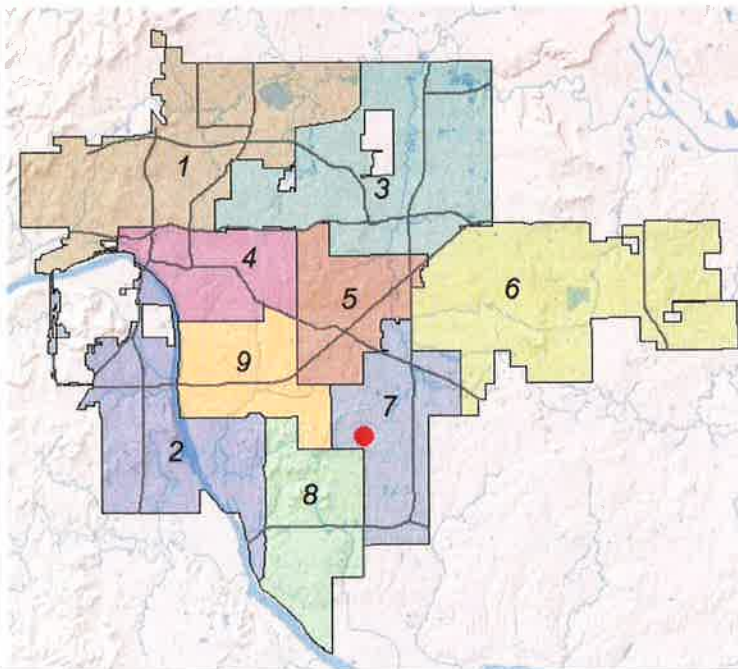
Diane Fernandez

Owner and Applicant Information:

Applicant: Mark Capron, Seisemore
Weisz and Associates

Owner: 5555 Property Developers,
LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Plat Waiver Approval

Tract Size: 71 ± acres

Location: North of northeast corner
of East 61st Street South and South
129th East Avenue

<p><u>Zoning:</u></p> <p><i>Existing Zoning:</i> IL (industrial light)</p>	<p><u>Staff Recommendation:</u></p> <p>Staff recommends approval.</p>
	<p><u>City Council District: 6</u></p> <p><i>Councilor Name:</i> Connie Dodson</p> <p><u>County Commission District: 1</u></p> <p><i>Commissioner Name:</i> John Smaligo</p>

EXHIBITS:

INCOG Aerial
 INCOG Case Map
 Plat Map
 Growth and Stability Map
 Land Use Map

PRELIMINARY SUBDIVISION PLAT

Centerpoint Business Park - (CD 6)

North of northeast corner of East 61st and South 129th East Avenue

This plat consists of 8 Lots, 2 Blocks, on 71 acres.

The following issues were discussed May 21, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** Review on-going. No major issues identified that should prevent the preliminary plat from proceeding.
3. **Sewer:** Existing sanitary sewer line shown in northwest part of Lot 3, Block 2 of this plat is a private sanitary sewer line and should be labeled as such or the entire private system will have to convert to a public system.
4. **Water:** Proposed waterlines are being installed under the IDP process.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Show all subdivisions in location map. Show addresses for individual lots shown with standard caveat. Submit control data sheet and proper legal description. "All easements, access points, and other pertinent plat details are subject to change upon further review of design plans."

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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

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

Preliminary Plat

BE PART OF LOT 1, BLOCK 1, FORD MOTOR COMPANY TRACT, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

Engineer/Surveyor:
Sisemore Weisz & Associates, Inc.
Certificate of Authorization No. 2421 Exp. June 30, 2015
6111 E. 32nd Place
Tulsa, Oklahoma 74135
Phone: (918) 685-3600
E-mail: gweiszw@sw-assoc.com

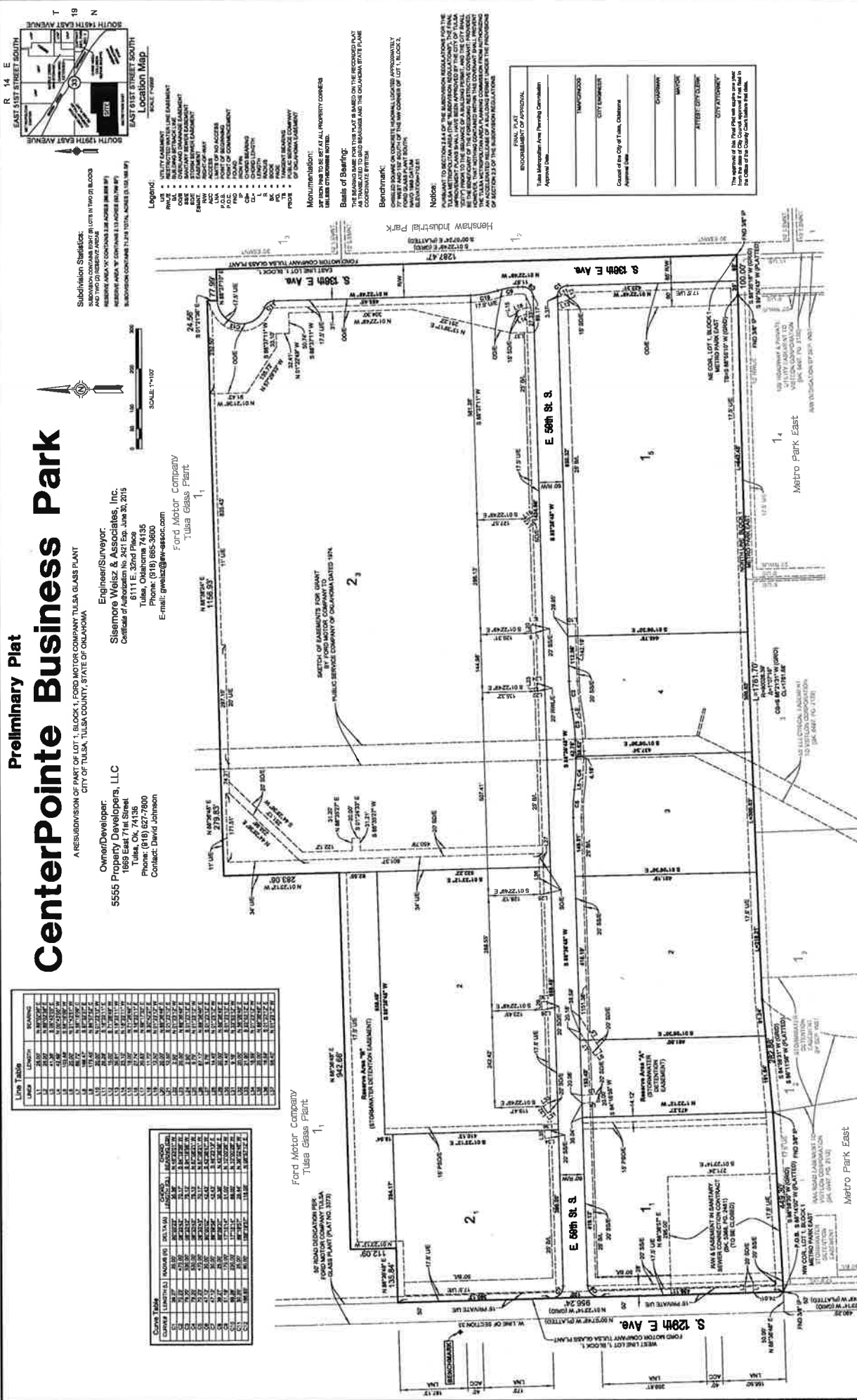
Cond Mat

[illegible]

Curve Table		MODULUS (G)	DELTA (M)	TORSION INTEGRAL	TORSION MODULUS
CURVE LENGTH	WAVELENGTH				
C1	30.27	21.59	30.27	16.62	16.62
C2	30.27	21.59	30.27	16.62	16.62
C3	70.02	53.50	70.02	39.17	39.17
C4	70.02	53.50	70.02	39.17	39.17
C5	70.02	53.50	70.02	39.17	39.17
C6	55.92	43.95	55.92	32.17	32.17
C7	55.92	43.95	55.92	32.17	32.17
C8	41.72	34.36	41.72	25.17	25.17
C9	41.72	34.36	41.72	25.17	25.17
C10	30.27	21.59	30.27	16.62	16.62
C11	30.27	21.59	30.27	16.62	16.62
C12	140.83	106.97	140.83	81.67	81.67
C13	140.83	106.97	140.83	81.67	81.67
C14	140.83	106.97	140.83	81.67	81.67

Ford Motor Company
Tulsa Glass Plant

50% ROAD DEDICATION PER:
 ORO MOTOR COMPANY TULSA
 215 E. 1ST (PLAT NO. 3373)



E 61st St S.

P.O.C.
2W COR., SWM
ADDRESS: T.S.N. 8.142

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

16.4



Feet
0 300 600



Subject
Tract

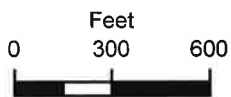
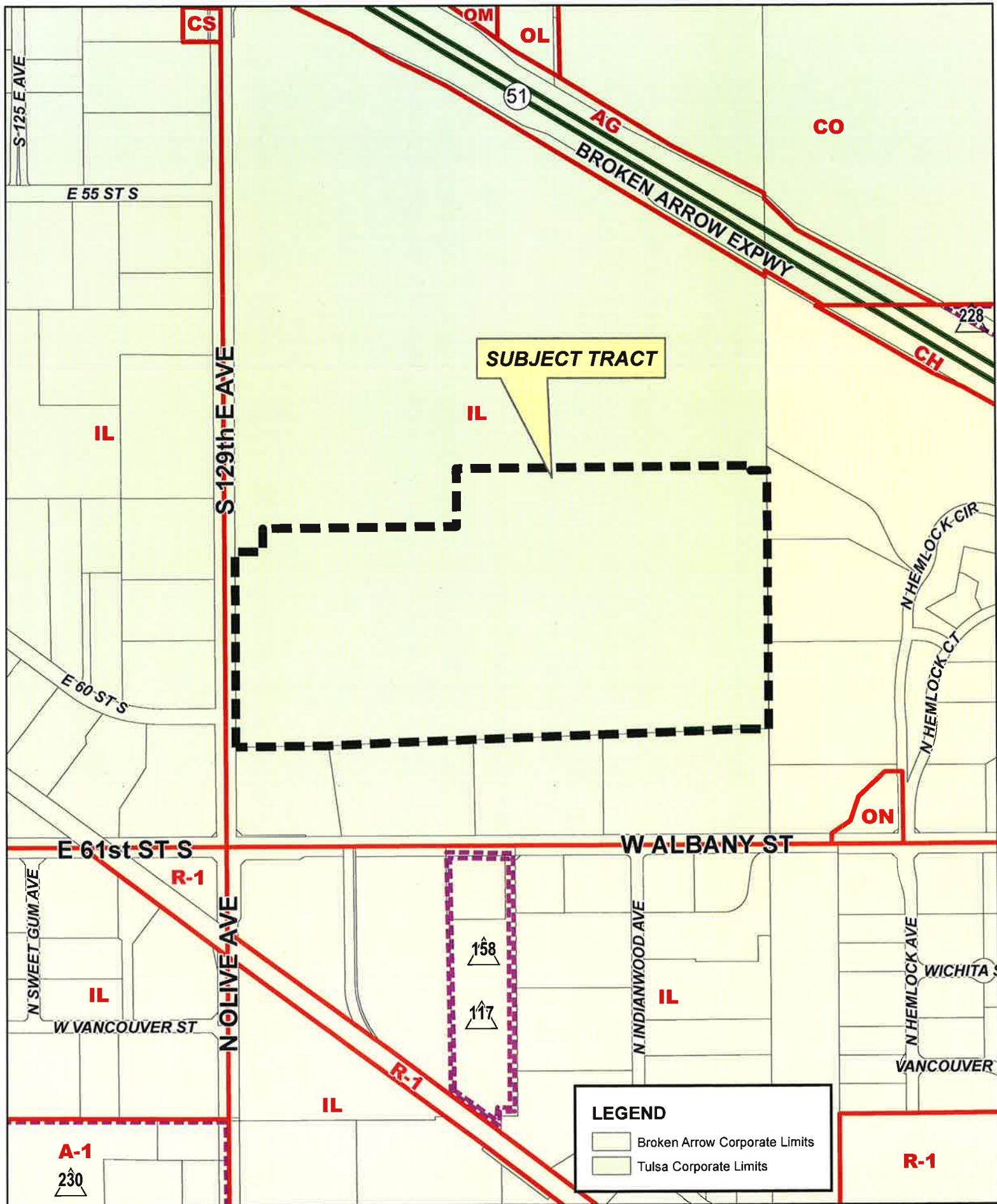
19-14 33

CENTERPOINTE BUSINESS PARK

16.7



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

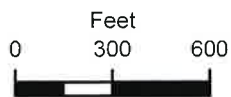
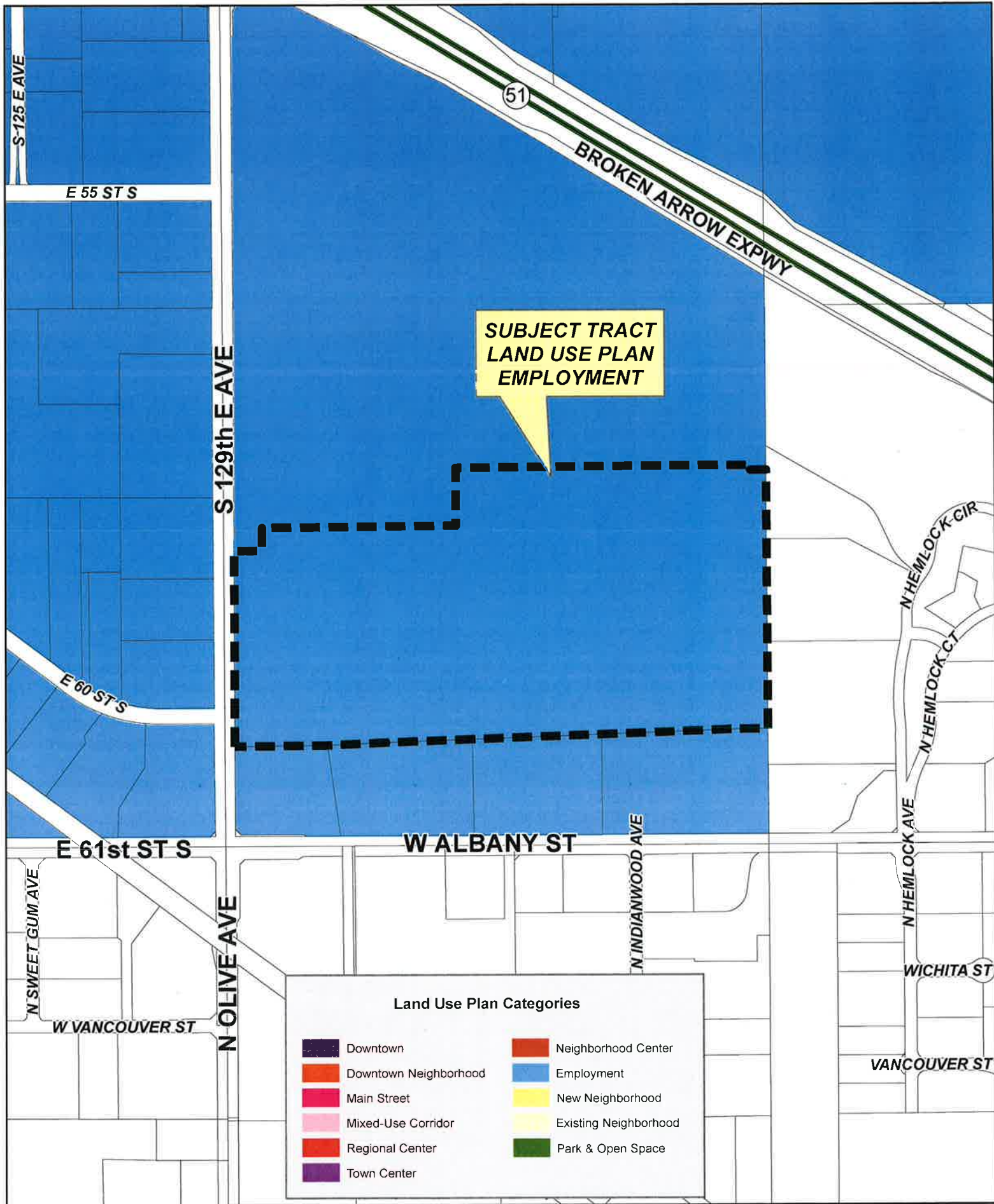


CENTERPOINTE BUSINESS PARK

16.8

19-14 33

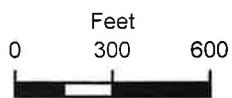




CENTERPOINTE BUSINESS PARK

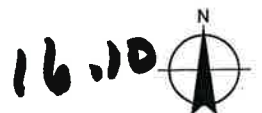
16.9





CENTERPOINTE BUSINESS PARK

19-14 33





Feet
0 200 400



Subject
Tract

QUIK TRIP NO. 0007

19-13 03

17.1
Note: Graphic overlays may not precisely
align with physical features on the ground.
Aerial Photo Date: March 2014





Tulsa Metropolitan Area
Planning Commission

Case : Project 19

Preliminary Plat

Hearing Date: June 17, 2015

Case Report Prepared by:

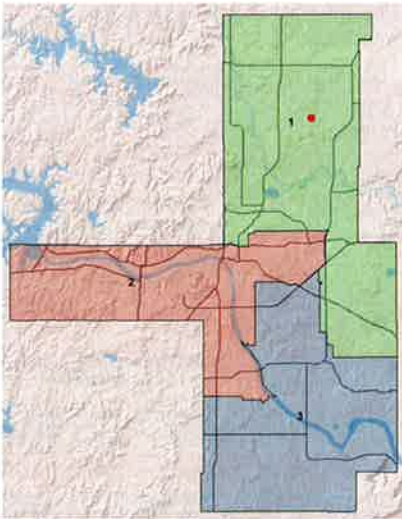
Diane Fernandez

Owner and Applicant Information:

Applicant: Alan Betchan, AAB Engineering

Owner: Project 19 LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat Approval

Tract Size: 17.59 ± acres

Location: South of East 106th Street North,
East of North Memorial Drive

Zoning:

Existing Zoning: RE (residential estate)
pending, AG (agricultural)

Staff Recommendation:

Staff recommends **approval**.

City Council District: N/A

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerial
INCOG Case Map
Plat Map

PRELIMINARY SUBDIVISION PLAT

Project 19 - (County)

South of east 106th Street North, East of Memorial

This plat consists of 23 Lots, 2 Blocks, on 17.59 acres.

The following issues were discussed May 21, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE (residential estate) pending, AG (agricultural) existing.
2. **Streets:** No comment.
3. **Sewer:** Septic or Aerobic will be used.
4. **Water:** See attached Rural Water District # 3 comments.
5. **Storm Drainage:** Storm water drainage study and resulting drainage easements must meet with County Engineer approval.
6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other: Fire:** Outside of City Limits. Owasso Fire Marshall should be contacted for comments/release letter.
8. **Other: GIS:** Label unplatted area in location map. Show addresses and caveat. Submit data control sheet. Add location description under plat title. Show phone number and email for owner information. .

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

Waivers of Subdivision Regulations:

1. None requested.

18.2

Special Conditions:

1. The concerns of the County Engineer must be taken care of to his satisfaction.

Standard Conditions:

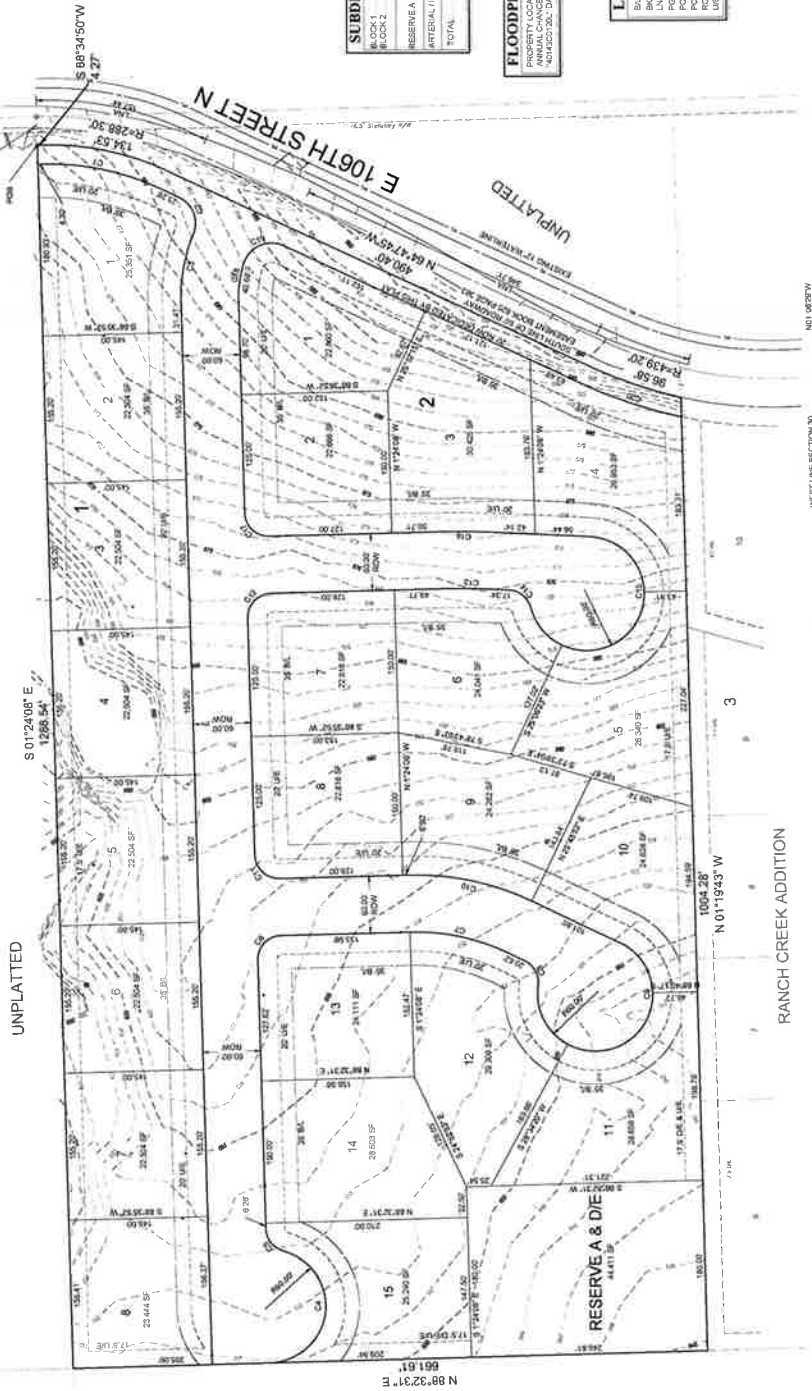
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.
2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).
4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.
5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.
6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.
7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)
8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.
10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.
11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.
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16. The method of water supply and plans therefor shall be approved by the City/County Health Department.
17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.
18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)
20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)
21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.
22. All other Subdivision Regulations shall be met prior to release of final plat.
23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.

Project 19

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2016
PO BOX 2136
SAND SPRINGS, OKLAHOMA 74083
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM

ENGINEER/SURVEYOR:
AAB ENGINEERING, L.L.C.
OF AUTHORIZATION NO. 6318, E
PO BOX 2136
SAND SPRINGS, OKLAHOMA 74401
PHONE: (918) 614-4283
EMAIL: ALAN@AABENG.COM



SUBDIVISION DATA

BASIS OF BEARINGS
BASED ON THE OAKLAND NORTH COAST COORDINATE SYSTEM

LAND AREA
799183.57 ± 17.71 SQUARES

MONUMENTATION
A 35" X 1/2" IS REBAR WITH A YELLOW MARK CAP STAMPED "A49
CONV. 1978". INTERSECTIONS, POINTS OF CURVE, POINTS OF
TANGENT, POINTS OF COMPOUND CURVE, POINTS OF REVERSE
CURVE, POINTS OF TANGENT, POINTS OF CURVE, AND POINTS OF
INTERSECTION ARE MONUMENTED BY IRON PIPES SETTING
AFTER COMPLETION OF IMPROVEMENTS UNLESS NOTED
OTHERWISE.

ADDRESSES
ADDRESSER'S SUPPLY OF ADDRESSES ACCURATE AT THE
TIME THIS PARCEL WAS ACQUIRED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NOT BE RELIED ON IN PLACE OF LEGAL
DESCRIPTION.

[illegible]

FLOODPLAIN
PROPERTY LOCATED IN FEMA ZONE 'X'-SHADED (0.2% ANNUAL CHANCE) FLOODPLAIN AS SHOWN ON FIRM PANEL '40143C0120.' DATED "OCTOBER '16 2012"

LEGEND	
B/L	BUILDING SETBACK LINE
BK	BOOK
LNA	LIMITS OF NO ACCESS
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
USE	UTILITY EASEMENT



Feet
0 250 500



Subject
Tract

PROJECT 19

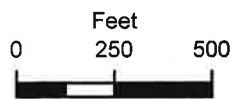
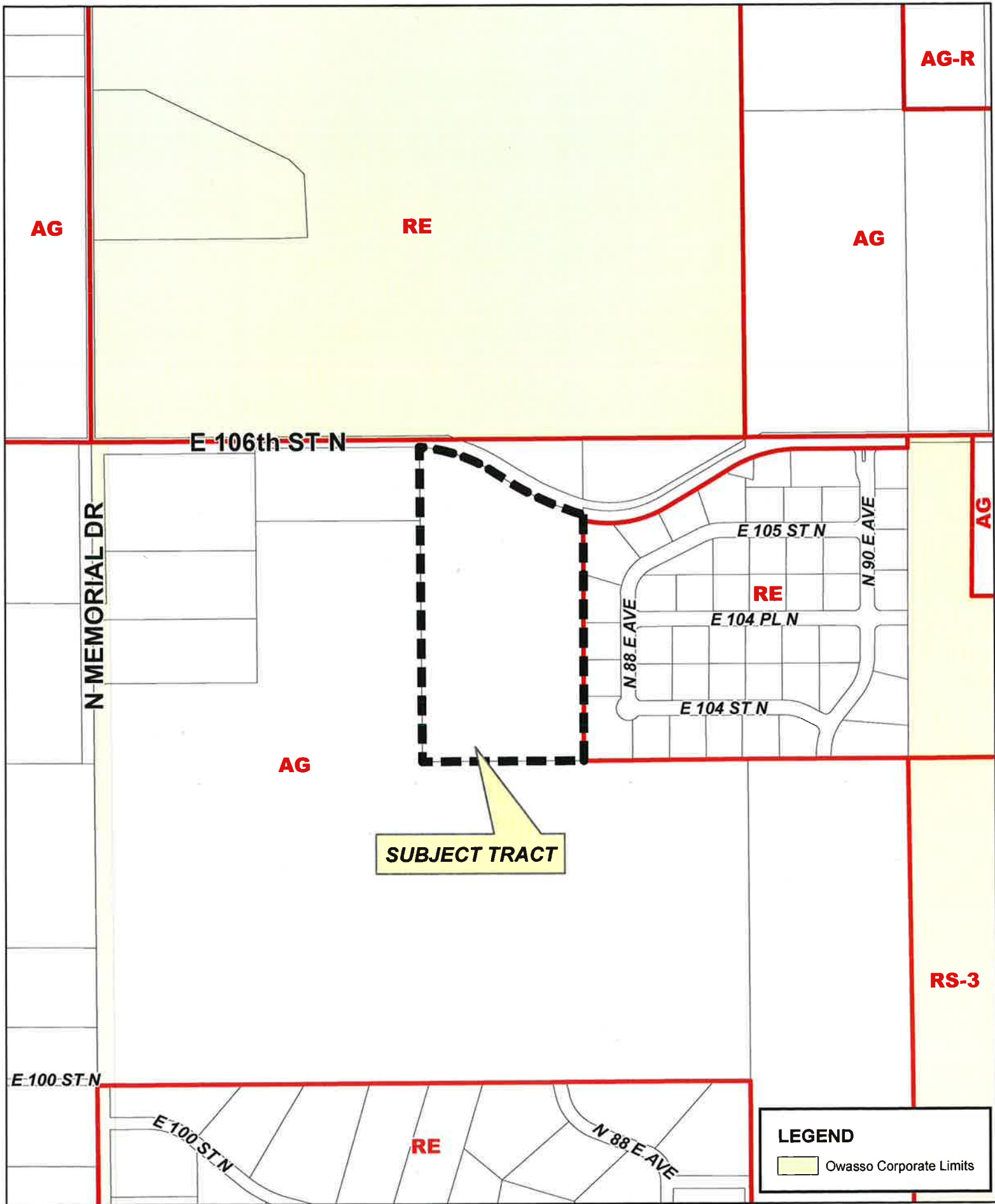
21-13 13

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

Aerial Photo Date: March 2014

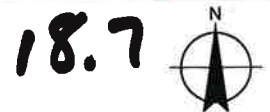


18.4



PROJECT 19

21-13 13





Tulsa Metropolitan Area
Planning Commission

Case : Northern Territory

Preliminary Plat

Hearing Date: June 17, 2015

Case Report Prepared by:

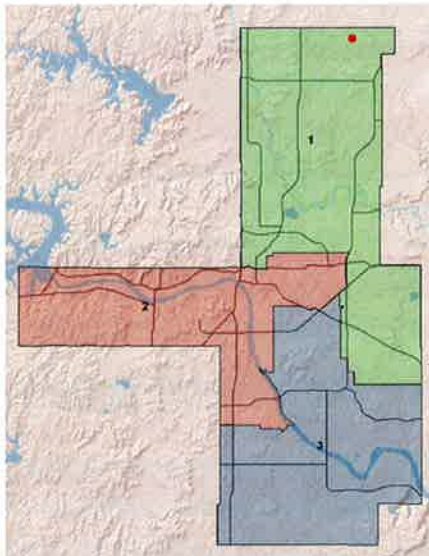
Diane Fernandez

Owner and Applicant Information:

Applicant: Kyle Smalygo, Smalygo Properties

Owner: Smalygo Properties, INC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat Approval

Tract Size: 20 ± acres

Location: West of North 113th Street, North of 176th Street North

Zoning:

Existing Zoning: RE (residential estate) pending, AG (agricultural) existing

Staff Recommendation:

Staff recommends **approval**.

City Council District: N/A

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

INCOG Aerial

INCOG Case Map

Plat Map

19.1

PRELIMINARY SUBDIVISION PLAT

Northern Territory - (County)

West of North 113th Street, North of 176th Street North

This plat consists of 9 Lots, 1 Block, on 20 acres.

The following issues were discussed June 4, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RE (residential estate) (pending), AG (existing) (agricultural). Cul de sac must meet proper length. Show square footages to meet zoning on plat. Setbacks shown need to be per zoning requirements.
2. **Streets:** Dedicate 50 feet of right of way and an 8 foot turn lane dedication with book and page number. Lot 3 may need additional access with driveway location.
3. **Sewer:** Septic systems will be used.
4. **Water:** Rural water district # 3 must approve and provide water service.
5. **Storm Drainage:** Construction plans and drainage plans must be submitted and approved through County Engineer. A dry pond may become part of Lot 3. A drainage easement may be needed on Lot 2.
6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other: Fire:** Outside of City Limits . Contact Collinsville Fire Department for comments.
8. **Other: GIS:** Provide owner and engineer/surveyor email addresses and CA number/PE number. Add location description under plat title. Plat boundary line weight should be the heaviest so it stands out. Correct location map section street names. Provide individual lot addresses and address caveat/disclaimer. Add date of preparation to plat. State basis of bearing. Fix legal description. Remove small north arrow symbols on lots 5 and 10. Label all unplatted areas in the location map. Submit control data sheet. Provide street name in subdivision. Remove topo features on final plat.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the County Engineer must be taken care of to his satisfaction.

Standard Conditions:

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

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



0 300 600
Feet



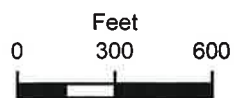
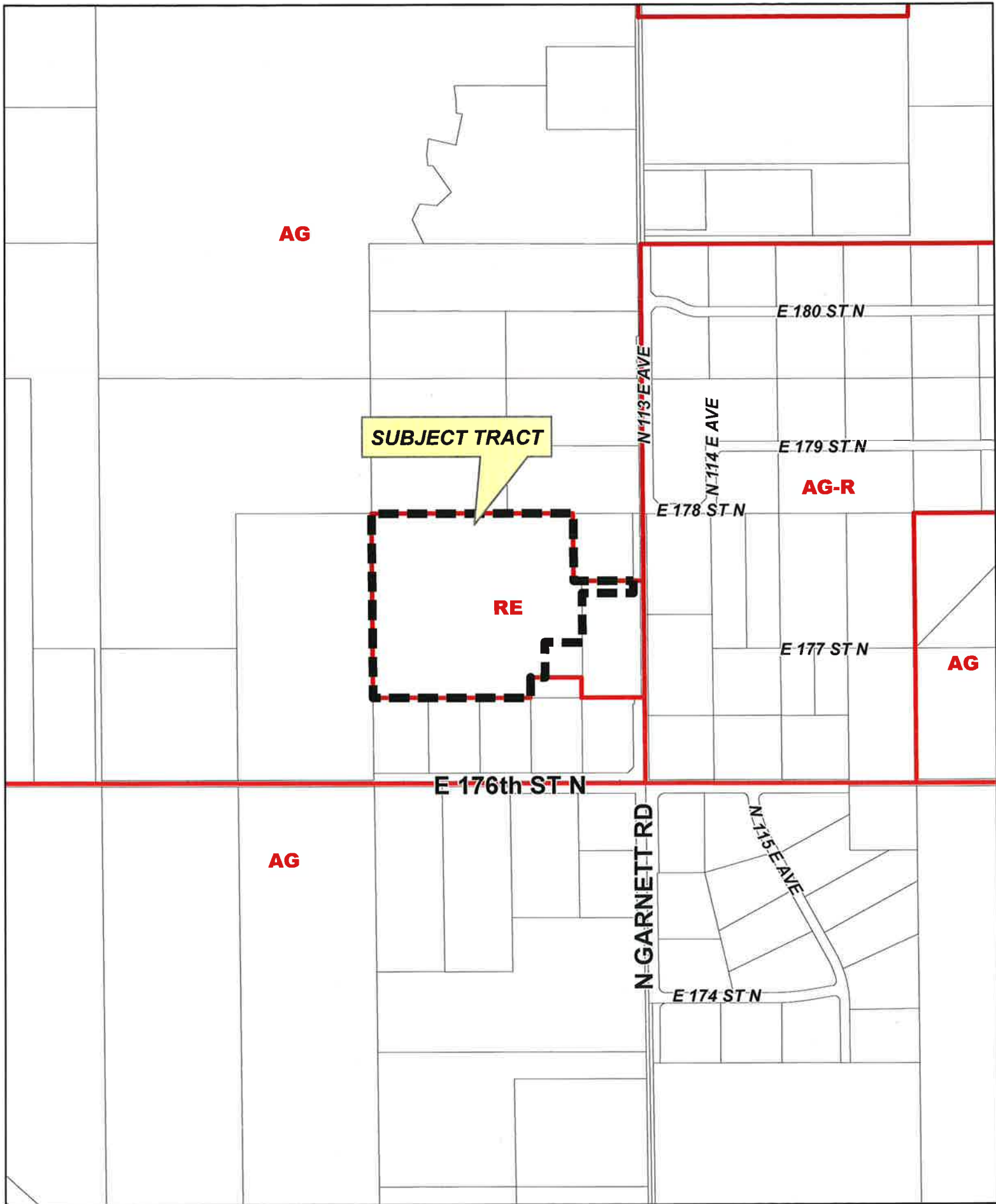
Subject
Tract

NORTHERN TERRITORY

22-14 06

19.5
Note: Graphic overlays may not precisely
align with physical features on the ground.
Aerial Photo Date: March 2014





NORTHERN TERRITORY

22-14 06

19.6





Tulsa Metropolitan Area
Planning Commission

Case : AEP Transmission Services Center

Preliminary Plat

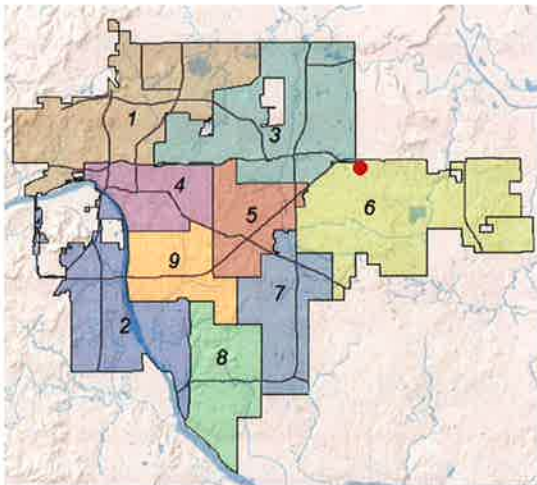
Hearing Date: June 17, 2015

Case Report Prepared by:
Diane Fernandez

Owner and Applicant Information:
Applicant: Tim Terrell, TEP Engineering

Owner: AEP Oklahoma Transmission
Company INC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Plat Waiver Approval

Tract Size: 70 ± acres

Location: South of the southeast corner of
East Archer Street and South 145th East
Avenue

Zoning:
Existing Zoning: IL (industrial light)

Staff Recommendation:
Staff recommends **approval**.

City Council District: 6
Councilor Name: Connie Dodson
County Commission District: 1
Commissioner Name: John Smaligo

EXHIBITS:

- INCOG Aerial
- INCOG Case Map
- Plat Map
- Growth and Stability Map
- Land Use Map

20.1

PRELIMINARY SUBDIVISION PLAT

AEP Transmission Services Center - (CD 6)

South of the southeast corner of East Archer Street and South 145th East Avenue

This plat consists of 1 Lot, 1 Block, on 70 acres.

The following issues were discussed June 4, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IL (industrial light).
2. **Streets:** Consulting Engineer is waiting for a letter about the dedication of the right of way and not having to build the roadway from Development Services. A 30 foot corner clip is required at the intersection of 145th East Avenue and 4th Street. Label 4th Street. Modify sidewalk language in covenants to reflect one lot, one block not multiple lots.
3. **Sewer:** Sewer location needs to be approved through Development Services.
4. **Water:** Waterline is not to be built in collector street.
5. **Storm Drainage:** No comment.
6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Provide address to plat. Add City of Tulsa, Tulsa County to location description under plat title. Remove contours from face of plat on final plat. Add contours to conceptual. Symbolize property pins as to what is found or set. Submit data control sheet. Identify all subdivisions in location map. Fix street name to East Admiral Place. Show locations and widths of and the recording references for all oil, gas and petroleum easements on plat. Show building setback lines. Show bench mark locations.

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

20.2

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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

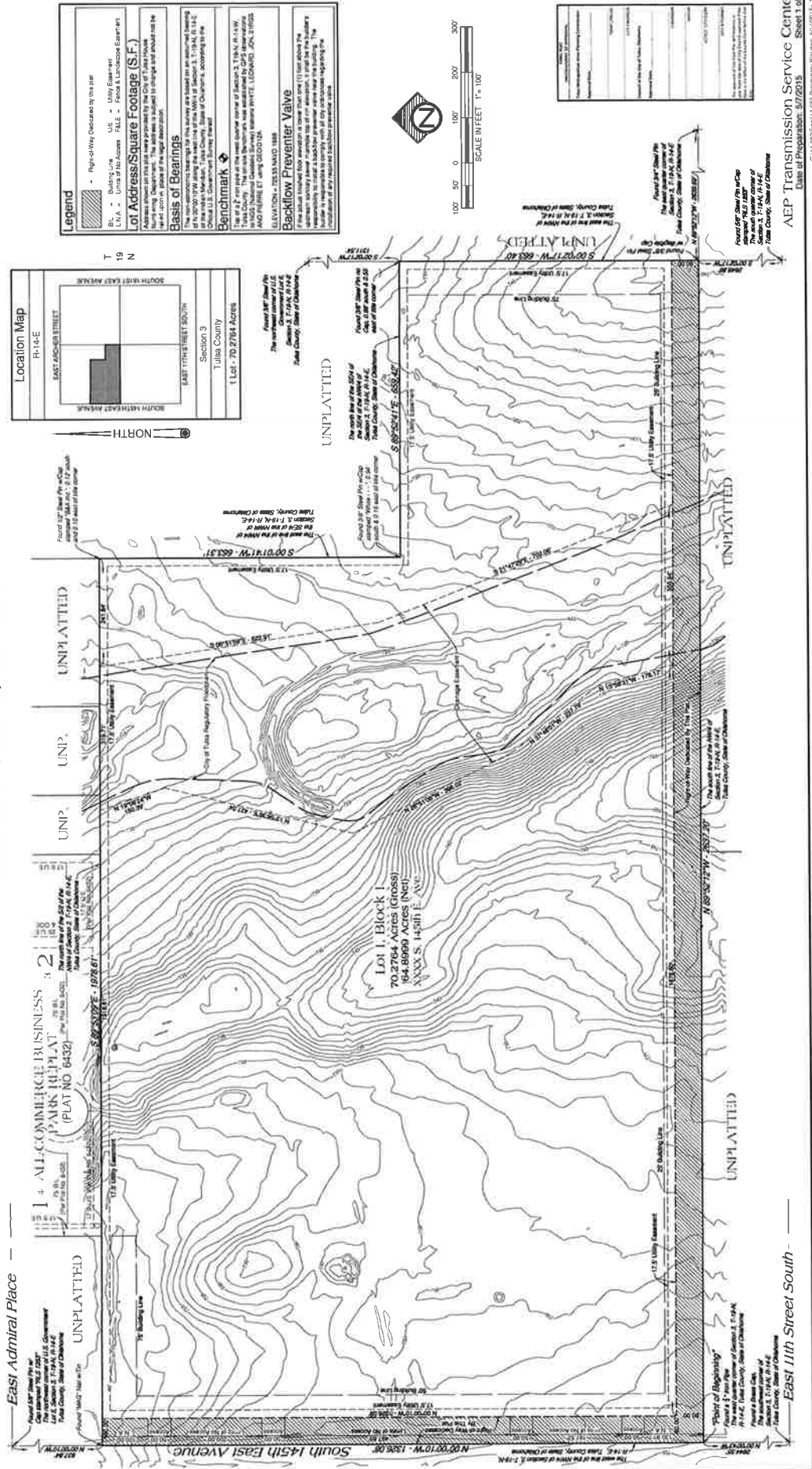
OWNER / DEVELOPER
AEP Oklahoma Transmission Co., Inc.
P O Box 201
Tulsa, Oklahoma 74102
918 559 2130
tulie@aep.com

AEP Transmission Service Center

A subdivision in the City of Tulsa, being a part of the S/2 of the NW/4 of Section 3, Township 19 North, Range 14 East, of the Indian Meridian, Tulsa County, State of Oklahoma

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street, Suite 102
Tulsa, Oklahoma 74146
918 252 9621
W. Billie@tulsaengineering.com
CERTIFICATE OF AUTHORIZATION NO. 321
RENEWAL DATE: JUNE 30, 2015





0 Feet 300 600

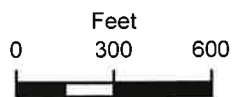
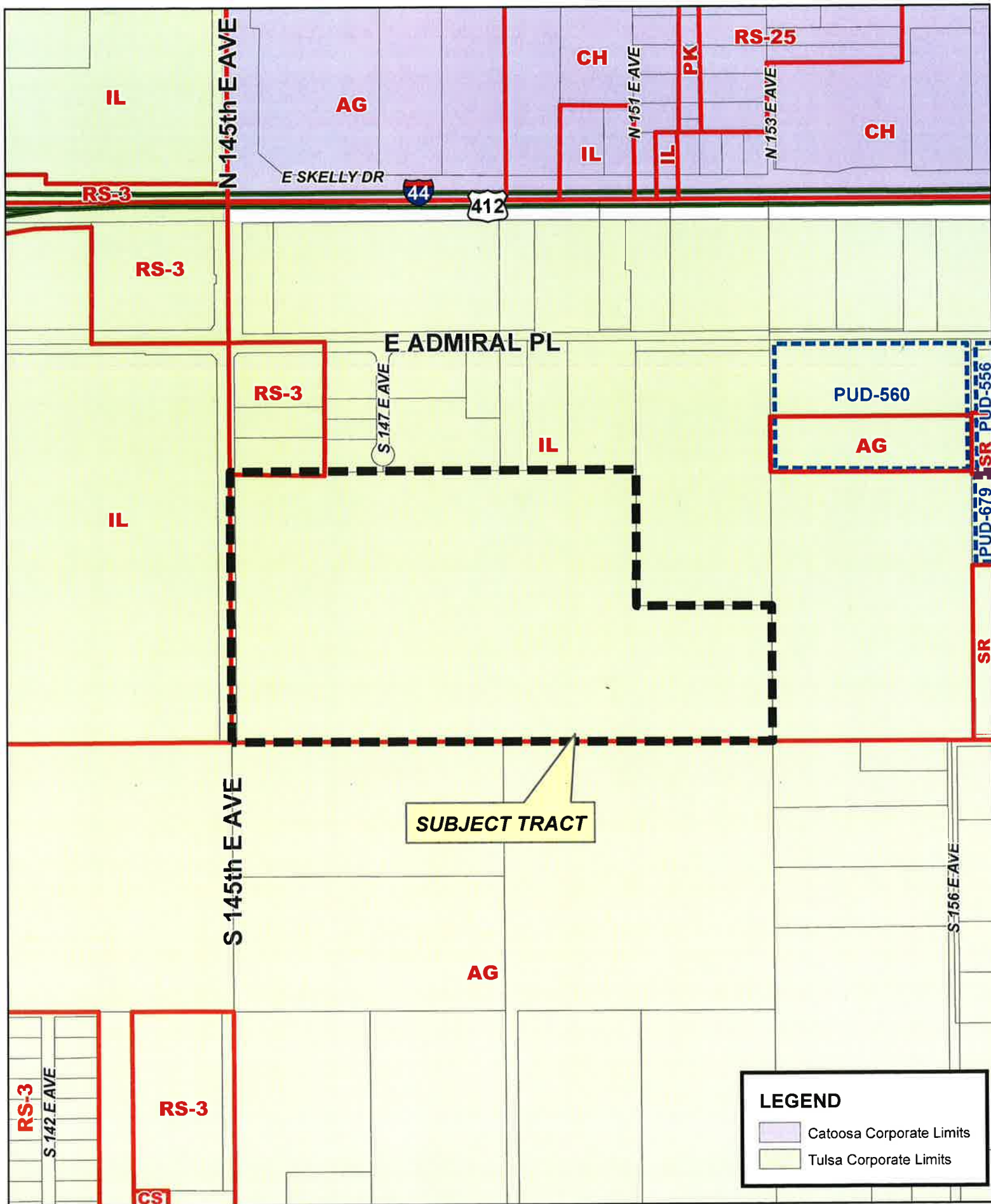
AEP TRANSMISSION SERVICE CENTER



Subject
Tract

19-14 03

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

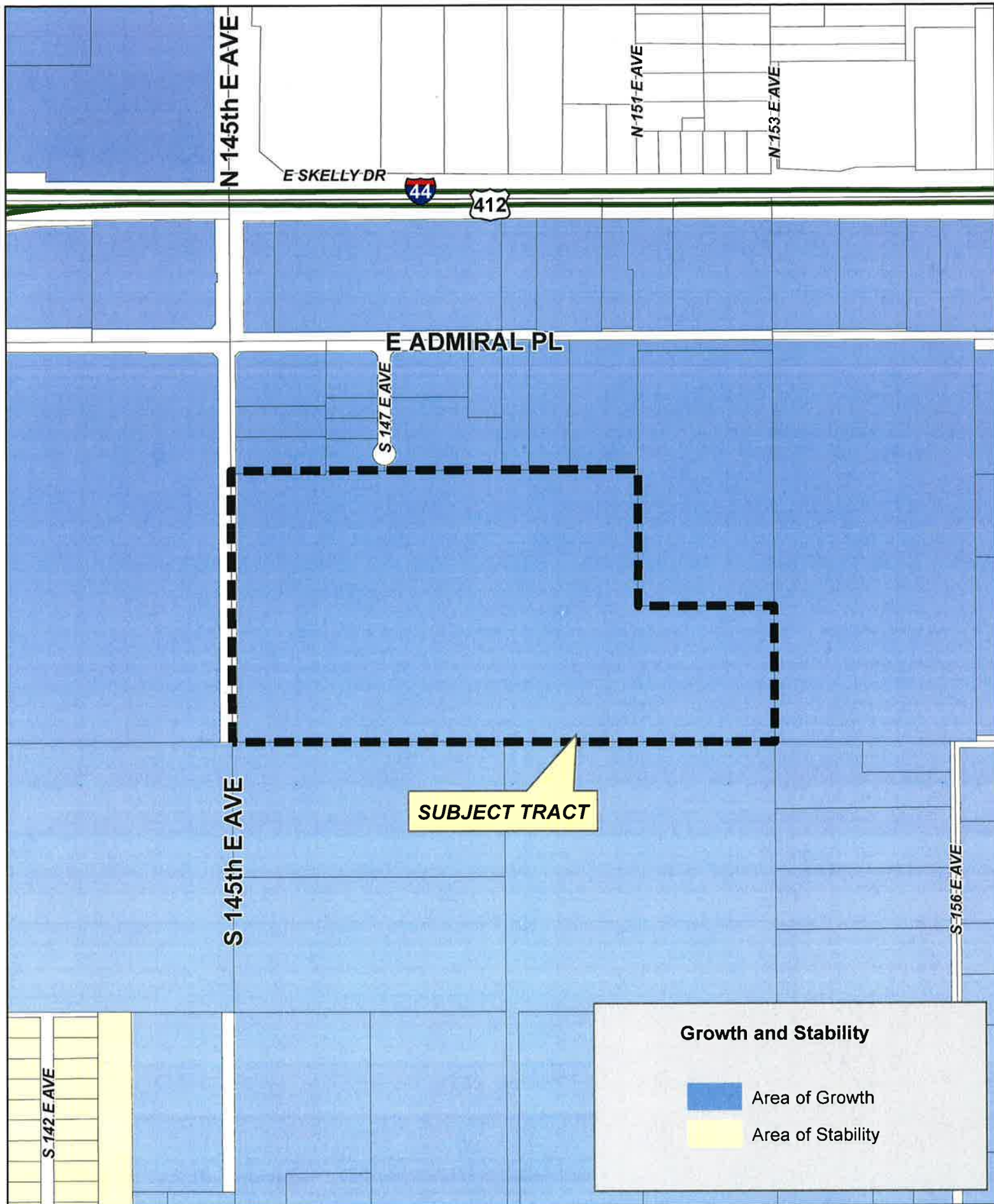


AEP TRANSMISSION SERVICE CENTER

20.7

19-14 03

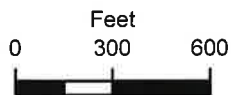
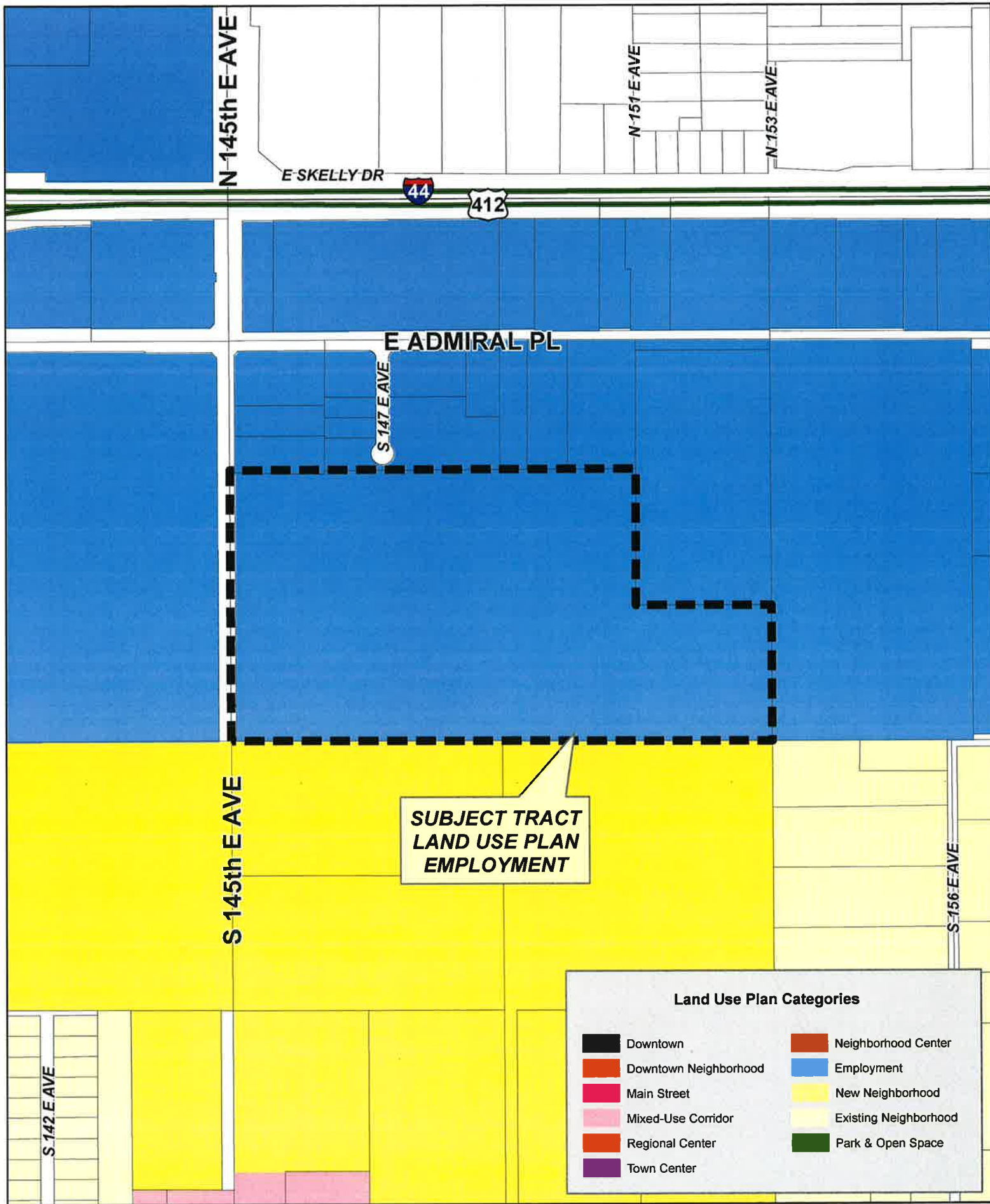




AEP TRANSMISSION SERVICE CENTER

20.8

19-14 03



AEP TRANSMISSION SERVICE CENTER

19-14 03

20.9





Tulsa Metropolitan Area
Planning Commission

Case : 71 at Tulsa Hills

Preliminary Plat

Hearing Date: June 17, 2015

Case Report Prepared by:

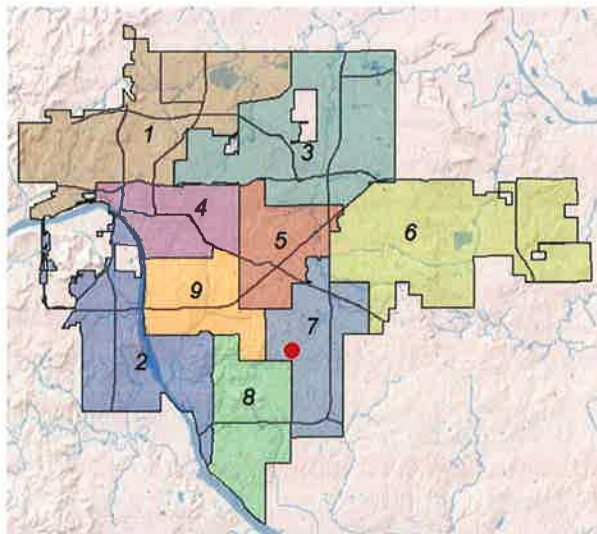
Diane Fernandez

Owner and Applicant Information:

Applicant: Ricky Jones, Tanner Consulting

Owner: 71 at Tulsa Hills Apartments LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver Approval

Tract Size: 22 ± acres

Location: South of southwest corner of West 71st Street South and South Elwood Avenue

Zoning:

Existing Zoning: Planned Unit
Development 738

Staff Recommendation:

Staff recommends **approval**.

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

INCOG Aerial
INCOG Case Map
Plat Map
Growth and Stability Map
Land Use Map

PRELIMINARY SUBDIVISION PLAT

71 at Tulsa Hills - (CD 2)

South of southwest corner of West 71st Street South and South Elwood Avenue

This plat consists of 1 Lot, 1 Block, on 22 acres.

The following issues were discussed June 4, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 738.
2. **Streets:** Modify sidewalk language in covenants to reflect one lot, one block not multiple lots.
3. **Sewer:** No comment.
4. **Water:** Along the northeast corner of the property 17.5 foot utility easement will be required instead of 5 foot utility easement. Show bearings and distances on the proposed waterline and utility easements. Label the watercourse Hager Creek within the site. Show FEMA and City of Tulsa regulatory floodways. Show building set back lines. Show contours and bench mark. Provide data closure form.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** PSO transmission line may be affected with elevation changes. Right of way agents will do a survey and assess charges. Access will be needed to maintain poles. Building clearance will be important.
7. **Other: Fire:** A 20 foot mutual access easement will be required for the north access if this access is going to be used to meet the remoteness for the second access. Please feel free to contact Rick Bruder for questions.
8. **Other: GIS:** Provide addresses in plat. Show bearing and distance offsets for all easements. Submit data control sheet. Define basis of bearing. Show all subdivisions in location map. Provide email address with owner information. **Airport:** An aviation easement will be needed and an air study will be needed.

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

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

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

Standard Conditions:

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

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

21.4



W 71st ST S

S JACKSON AVE

W 73rd ST S

S ELWOOD AVE

71 AT TULSA HILLS

0 Feet 200 400

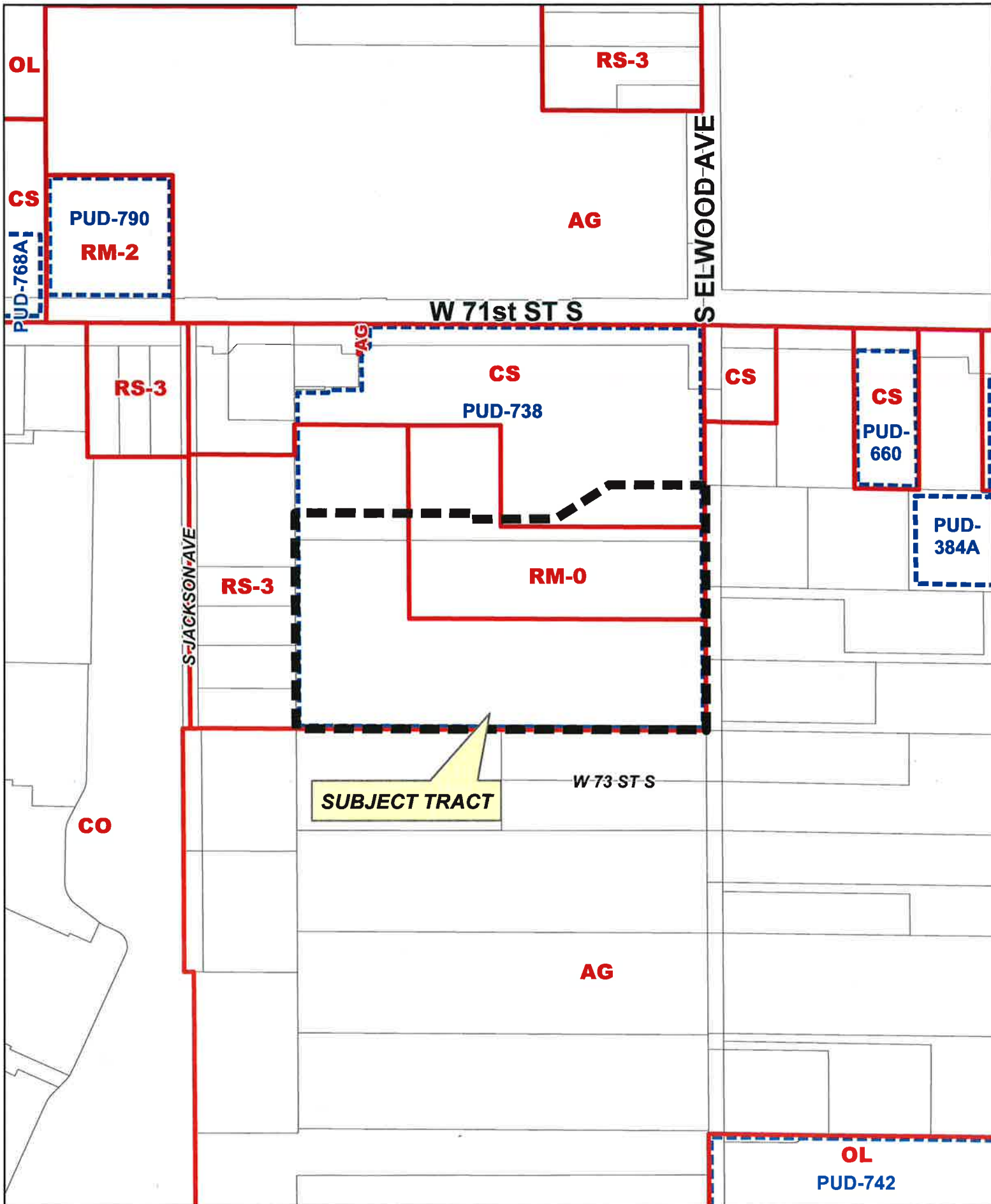


Subject Tract

18-12 11

21.6
Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: March 2014



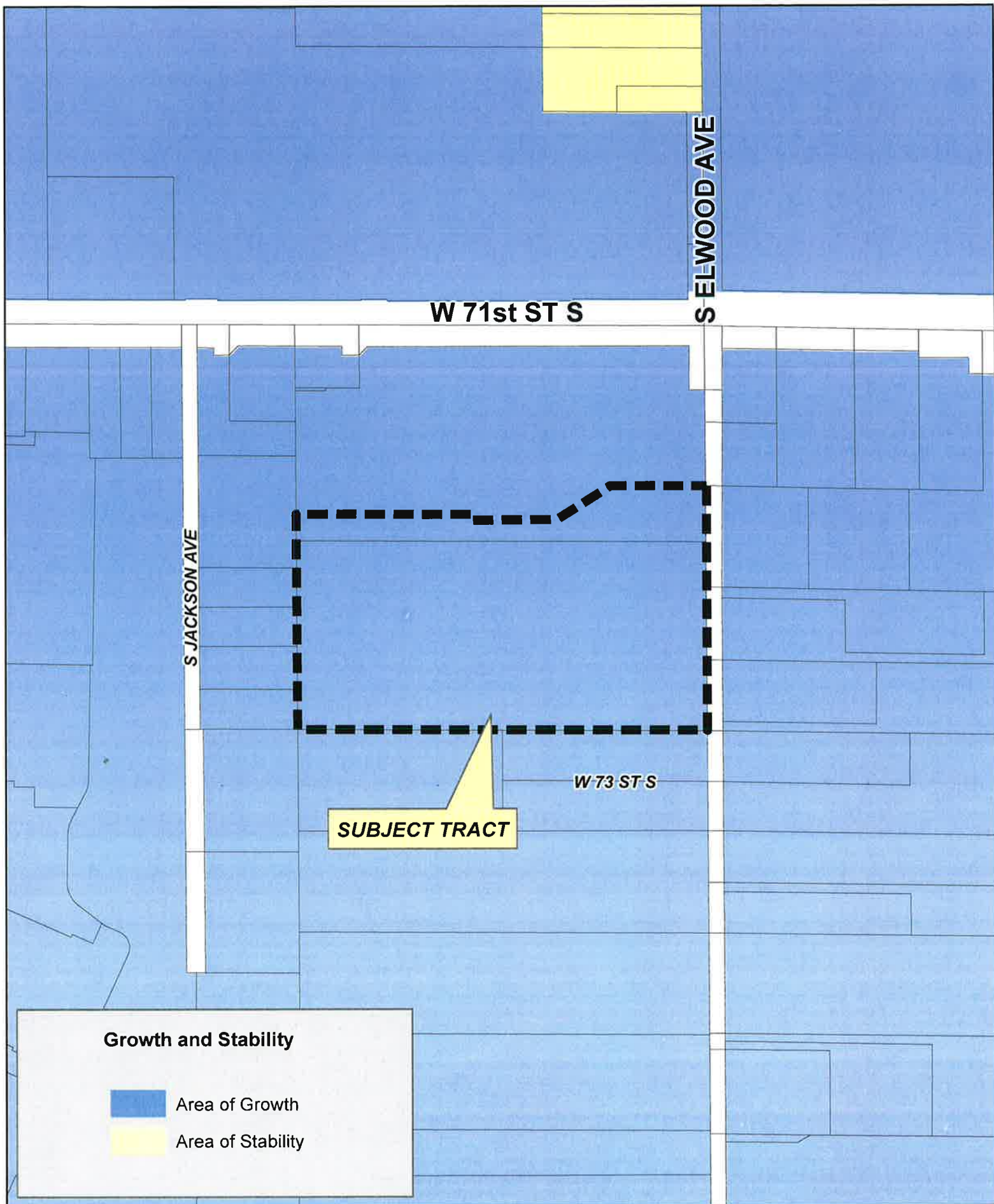


71 AT TULSA HILLS

18-12 11

21.7





Growth and Stability



Area of Growth



Area of Stability

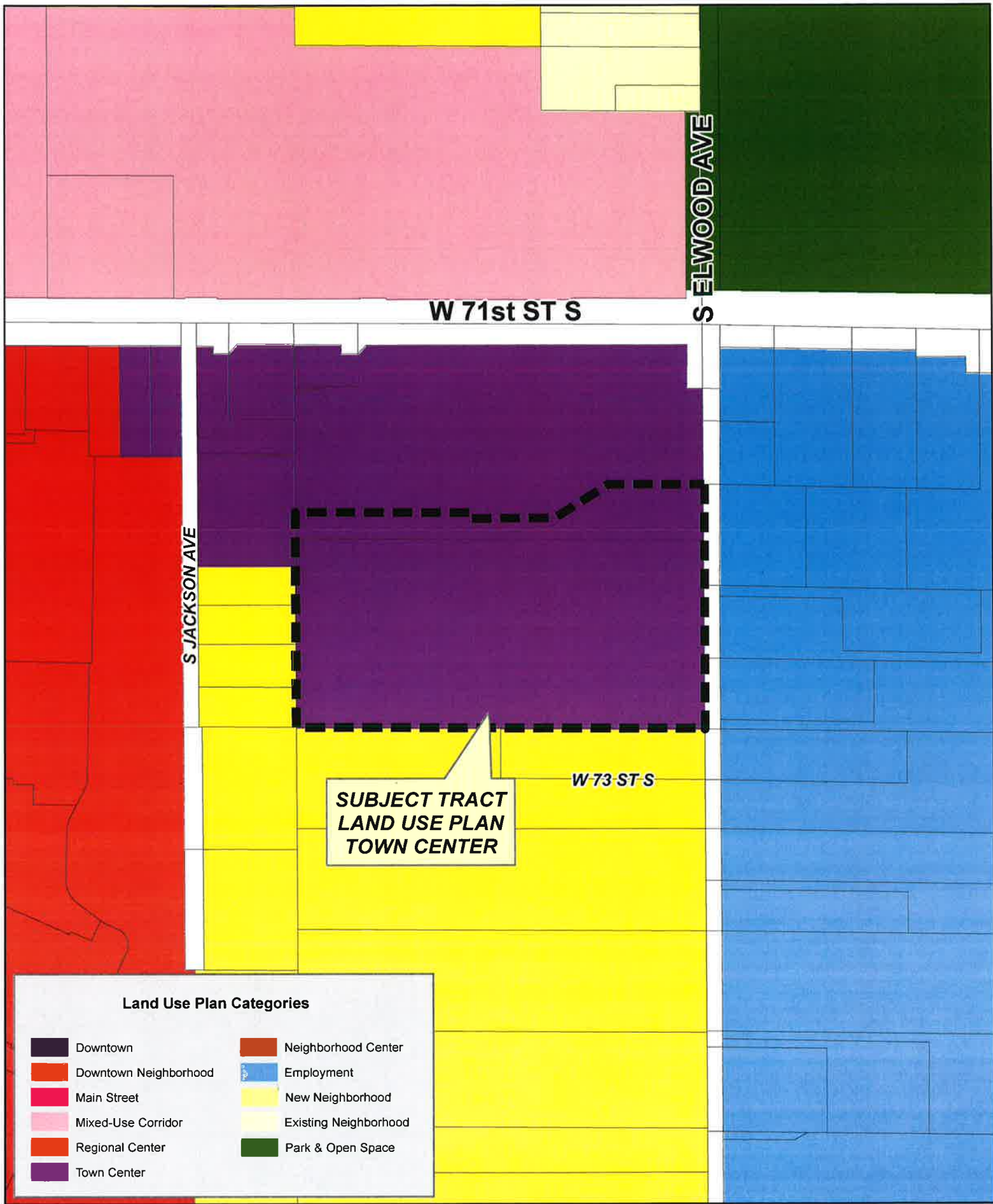


71 AT TULSA HILLS

18-12 11

21.8





0 200 400
Feet

71 AT TULSA HILLS

18-12 11

21.9



PLAT WAIVER

June 17, 2015

BOA – 21906 – 1621 East 11th Street South (CD-4)

The platting requirement is being triggered by a Board of Adjustment case for an outdoor stage use..

Staff provides the following information from TAC for their May 21, 2015 meeting:

ZONING: TMAPC Staff: A five-foot right of way dedication is required along 11th Street and a 25-foot corner clip is required at the intersection of 11th Street and Troost. Sidewalks are required along all streets. .

STREETS: A five-foot right of way dedication is required along 11th Street and a 25-foot corner clip is required at the intersection of 11th Street and Troost. Sidewalks are required along all streets...

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff can recommend **APPROVAL** of the plat waiver as most requirements have been met for the platted property.

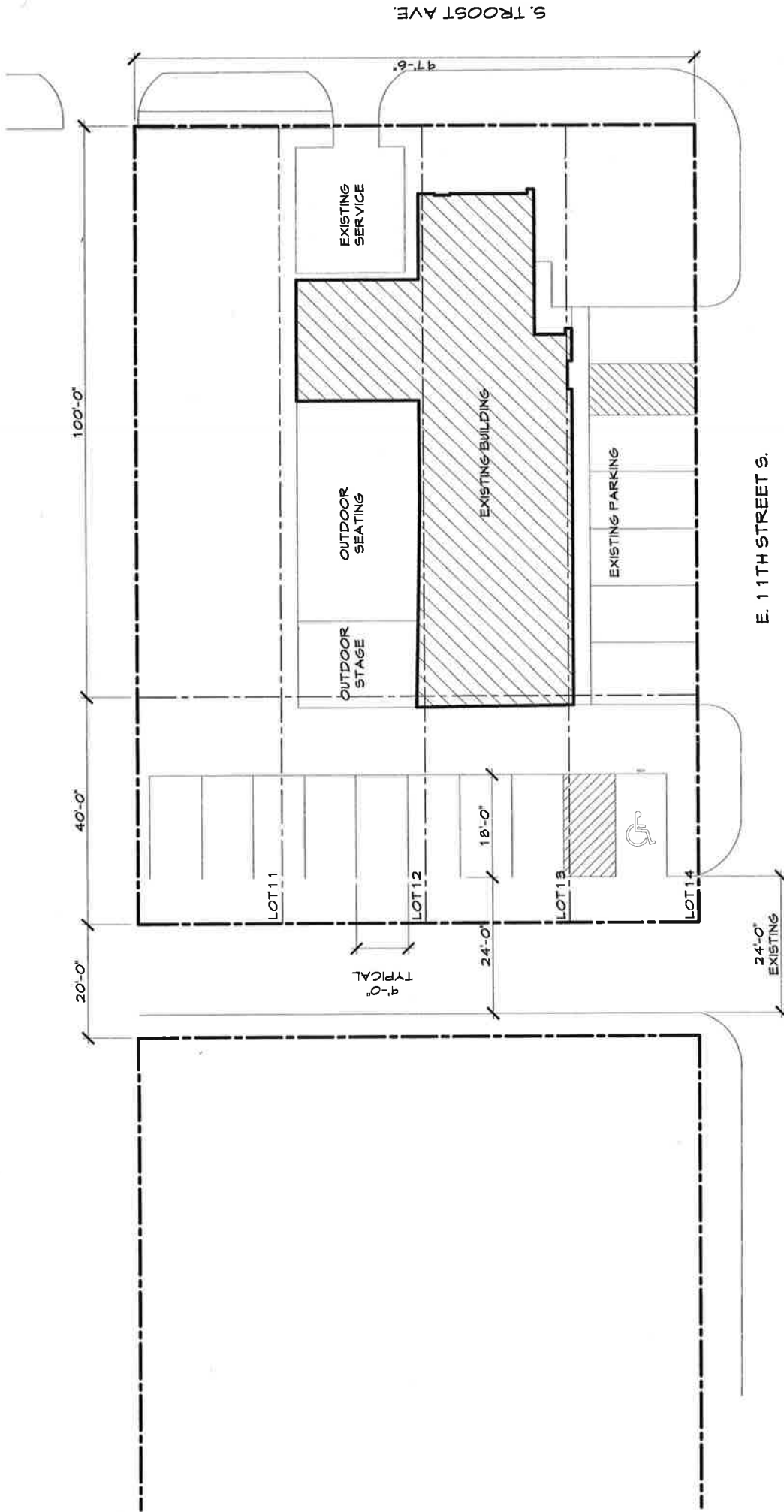
A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

- | | 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 | |

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		
i. Is a main line water extension required?		X
ii. Is an internal system or fire line required?		X
iii. Are additional easements required?		X
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?		X
7. Floodplain		
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.?		X
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.?		X
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.



OLD SOUL GASTROPUB

1621 E. 11TH STREET LLC
720 SOUTH NORFOLK, TULSA, OK 74120

5 / 6 / 2015

A SITE PLAN

Scale: 1/16" = 1'-0"

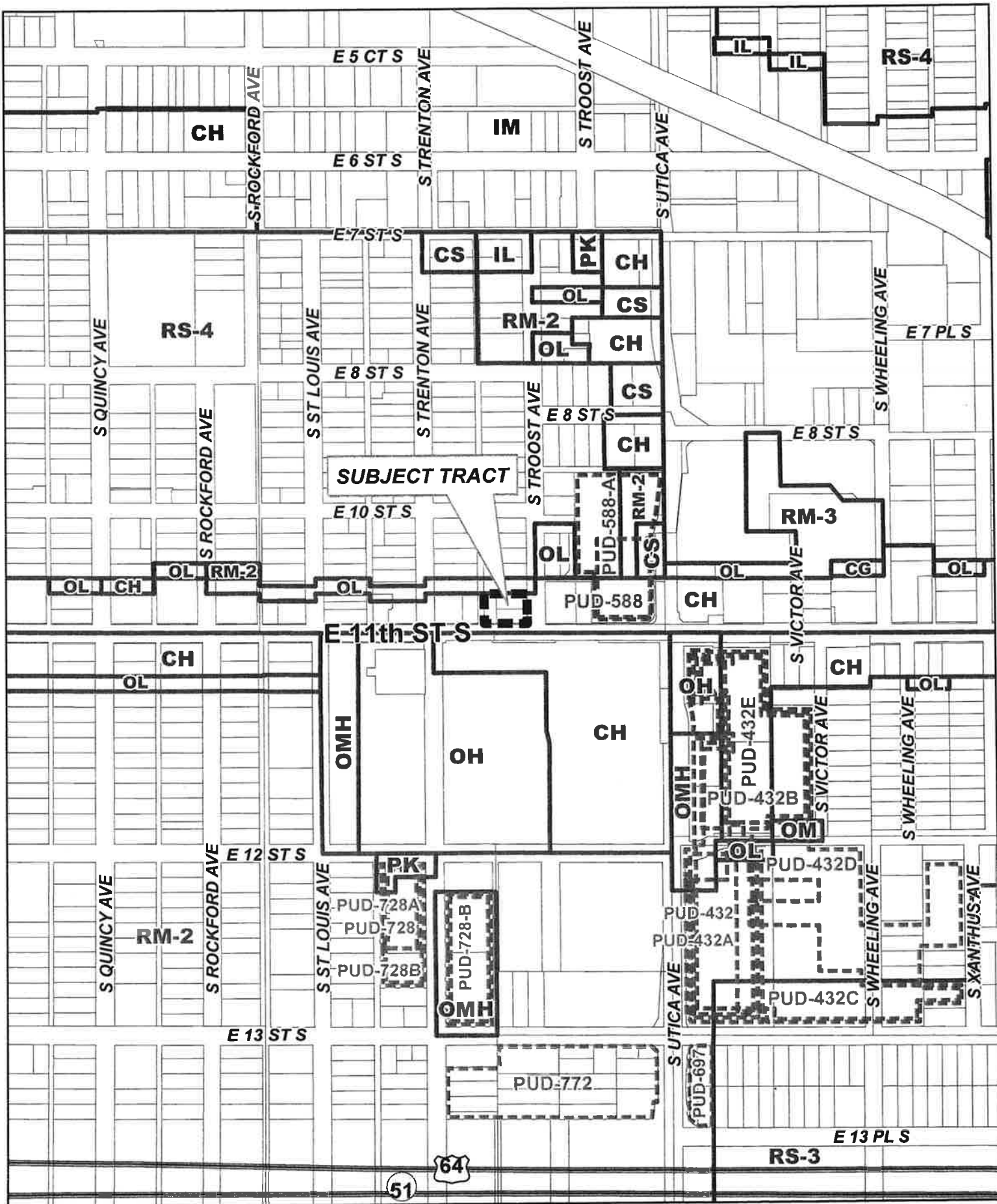


NORTH



Kinslow, Keith & Todd, Inc.
architectural / interior / engineering

22.3



BOA-21906

19-13 06

22.4



PLAT WAIVER

June 17, 2015

Z-7298 – 1131 East 37th Place South (CD 9)

The platting requirement is being triggered by a rezoning to Parking(PK).

Staff provides the following information from TAC for their June 4, 2015 meeting:

ZONING: TMAPC Staff: Typically a new plat would be required but items and requirements have been satisfied by separate instrument.

STREETS: Sidewalk will be needed along 37th Place.

SEWER: No comment.

WATER: No comment..

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff can recommend **APPROVAL** of the plat waiver as most requirements have been met for the platted property.

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

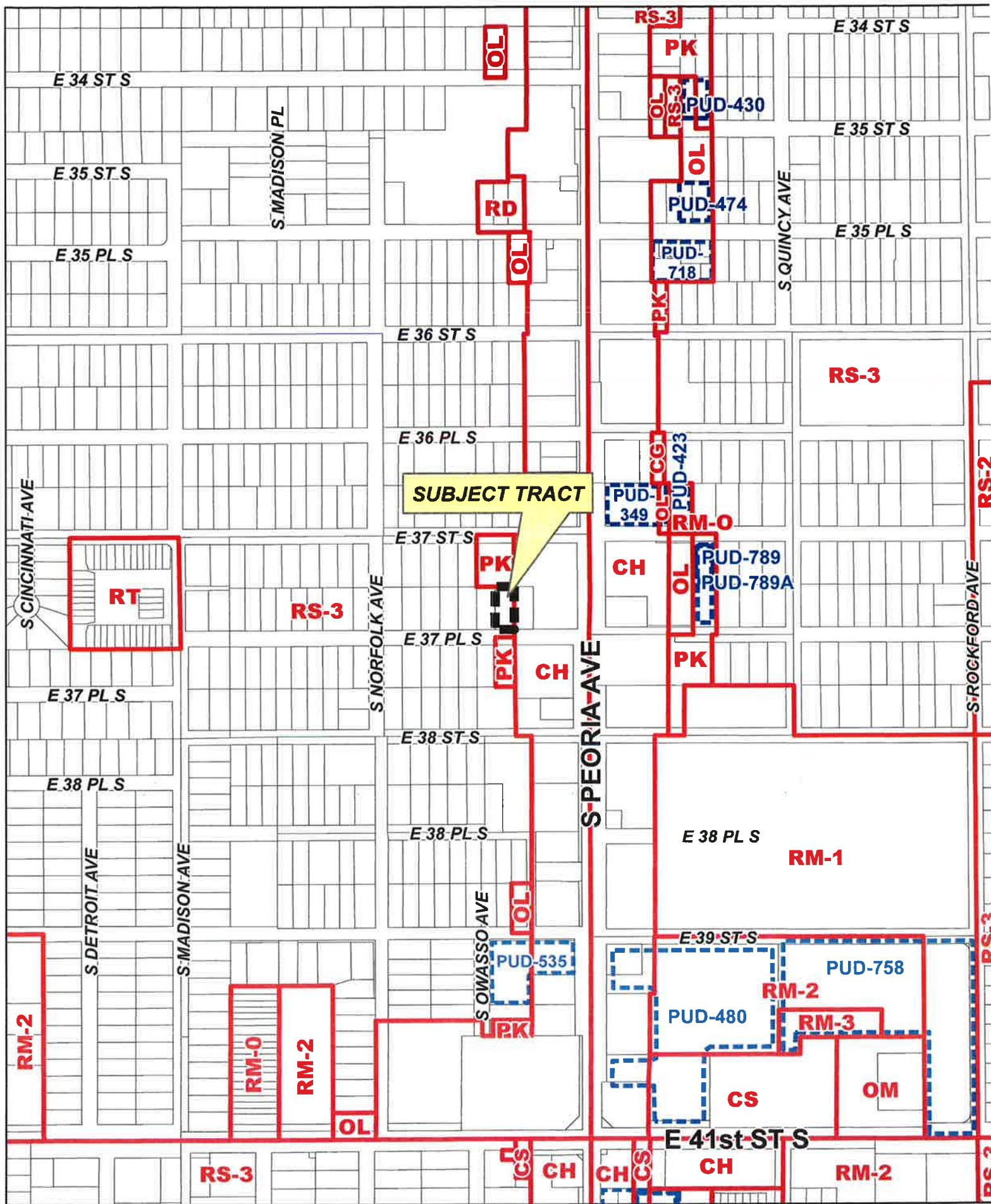
	Yes	NO
1. Has Property previously been platted?		X
2. Are there restrictive covenants contained in a previously filed plat?		X
3. Is property adequately described by surrounding platted properties or street right-of-way?	X	

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		

- | | |
|---|---|
| i. Is a main line water extension required? | X |
| ii. Is an internal system or fire line required? | X |
| iii. Are additional easements required? | X |
| 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? | X |
| 7. Floodplain | |
| 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.? | X |
| 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.? | X |
| 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.



SUBJECT TRACT

Z-7298

19-12 24

23.3





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Feet



Subject
Tract

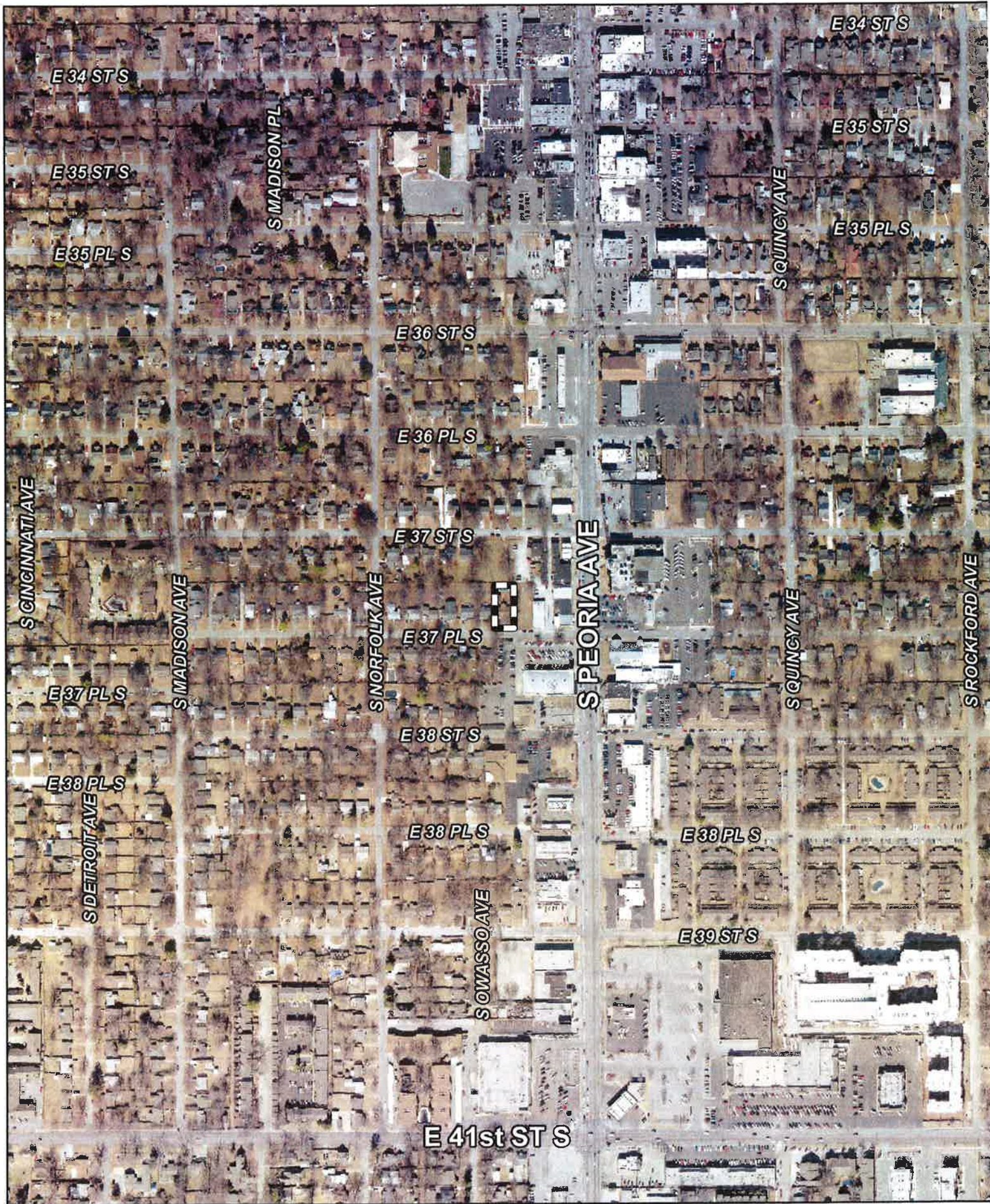
Z-7298

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Note: Graphic overlays may
align with physical features o

Aerial Photo Date: Mar





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Subject
Tract

Z-7298

19-12 24

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

Aerial Photo Date: March 21

23.5



PLAT WAIVER

June 17, 2015

PUD 168 A- South of southeast corner of East 81st Street South and South Harvard Avenue (CD-8)

The platting requirement is being triggered by a major amendment to PUD 168.

Staff provides the following information from TAC for their June 4, 2015 meeting:

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

STREETS: Sidewalks are required.

SEWER: No comment.

WATER: No water service connections can be made onto the 24 inch water main line without approval.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff can recommend **APPROVAL** of the plat waiver as most requirements have been met 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 | |

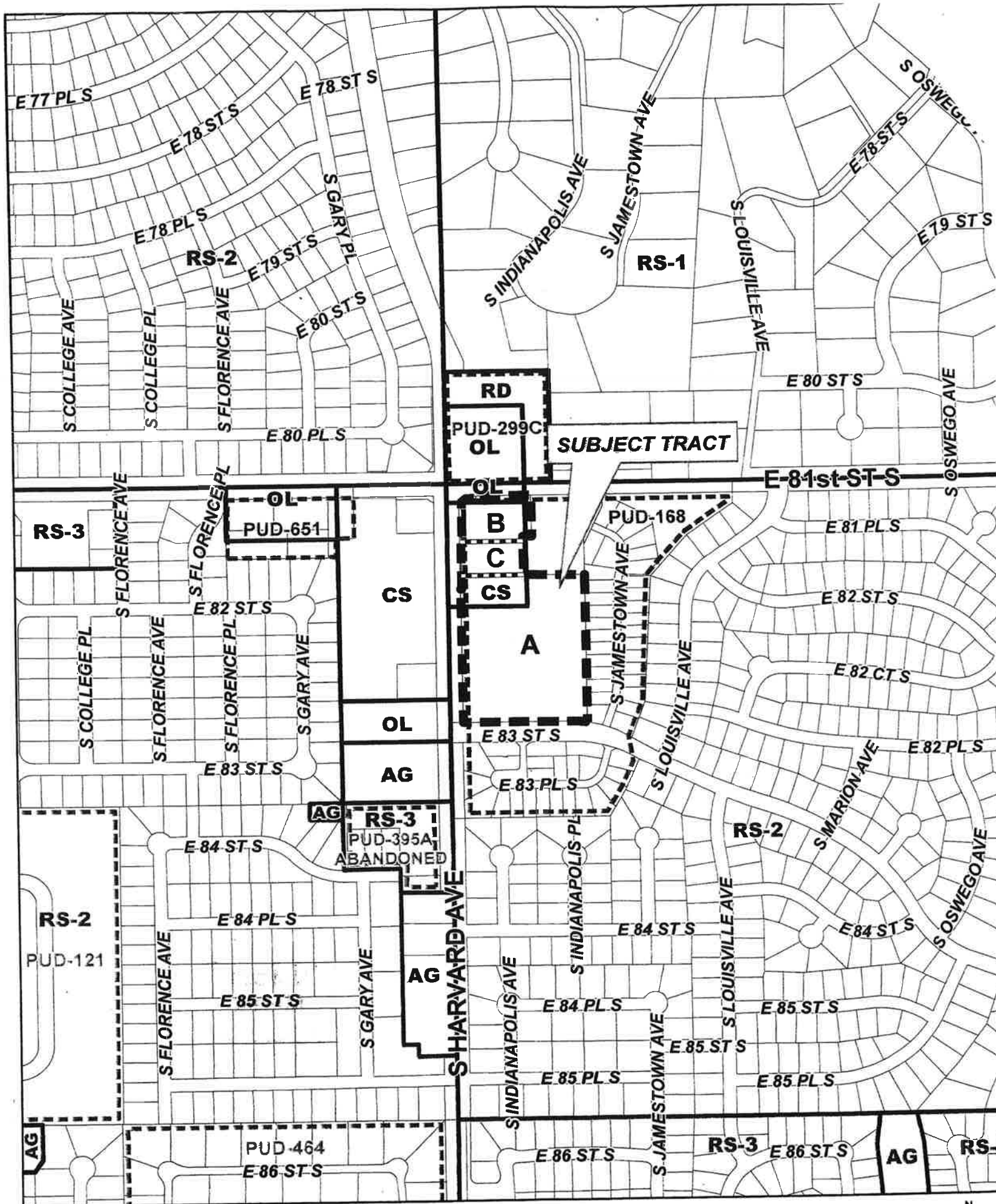
A YES answer to the remaining questions would generally NOT be favorable to a plat waiver:

- | | 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: | | |

24.1

- | | | |
|---|---|---|
| a) Water | | |
| i. Is a main line water extension required? | | X |
| ii. Is an internal system or fire line required? | | X |
| iii. Are additional easements required? | | X |
| 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? | | X |
| 7. Floodplain | | |
| 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.? | X | |
| 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.? | | X |
| 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.



PUD-168-10

24.3

18-13 16





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7305

Hearing Date: June 17, 2015

Case Report Prepared by:

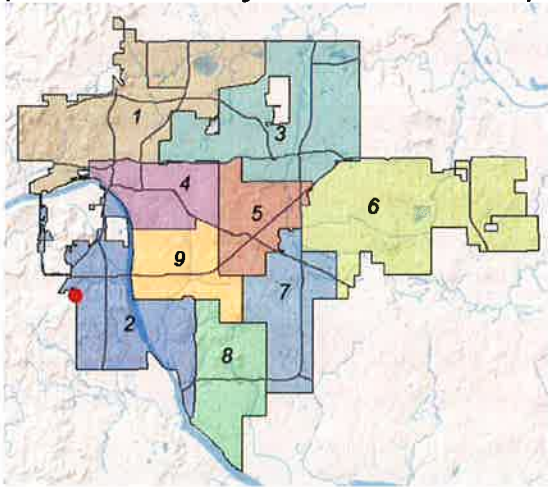
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Gary Ketchum

Property Owner: GAXIOLA-OAKLEY, JACK R AND

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Teamsters Union, Tulsa Office.

Concept summary: Rezone the site for commercial and office use as recommended in the Comprehensive plan.

Tract Size: 0.71 ± acres
31080.19 ± sq. ft

Location: Northwest corner of S. 33rd W. Ave. and W. 59th St. S.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

The proposed use for this site will be classified as Use Unit 11 which will be allowed by right with the CS zoning. This development will help continue the Area of Growth concept identified along this corridor on West 33rd Street South.

Staff Data:

TRS: 9233

CZM: 45

Atlas: 669/ 670

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

25.1

SECTION I: Z-7305

DEVELOPMENT CONCEPT:

The applicant has submitted a request for CS zoning that will support future redevelopment for office and commercial space. The proposed building will be a Teamster Union office and is planned to be a single story building with the quality that is illustrated in the example photographs supplied by the applicant.

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:
 - Photograph of proposed building style.

DETAILED STAFF RECOMMENDATION:

Z-7305 request for CS zoning is consistent with the Mixed-Use Corridor land use classification in the Comprehensive Plan. Immediately south across West 59th Street South is an existing single family residence, included in a Neighborhood Center land use designation, which may ultimately be developed with CS zoning and,

CS zoning is consistent with the anticipated development pattern along the west side of South 33rd West Avenue from West 61st Street South north to West 56th Street South and,

Property south and near the west border of the site is in Tulsa County and is not included in a Comprehensive Plan however the CS zoning request at this location is non-injurious to the proximate properties therefore,

Staff recommends Approval of Z-7305 to rezone property from RS-3/ to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed CS zoning is consistent with the anticipated development pattern for a Mixed Use Corridor. The proposed use for the Teamsters Union Tulsa Office is consistent with the mix of uses along 33rd West Avenue. The existing development along S. 33rd West Avenue is a wide variety of uses and includes a Retirement Community at the north end of the Mixed-Use Corridor near West 56th Street, a mini storage just south of the Retirement Community, a City of Tulsa Water system building and 4 single family residential homes. South of the site on S. 33rd West Avenue are a wide variety of uses include a single family residence, donut shop, trophy shop and convenience store.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

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: Secondary Arterial

33rd West Avenue is a Secondary Arterial with a street right of way requirement of 100 feet. No multi-modal overlay affects the anticipated development of street or this site.

Trail System Master Plan Considerations: None

Small Area Plan: Southwest Tulsa Plan (Phase 1 adopted in 2009 Phase 2 adopted in 2011.)

The Southwest Tulsa Plan does not specifically define land use patterns in this area however the Phase two plan provides several references to the Tulsa Comprehensive Plan supporting the land use patterns.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is a green field site with no evidence of previous building construction. Terrain is generally flat with grass and tree cover only around the perimeter of the site.

Environmental Considerations: None that will affect development patterns on the site

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 33 rd West Avenue	Secondary Arterial	100 feet	4
West 59 th Street	Residential	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 church Allowed by Special Exception and zoned RS-3; on the north by single family residential, zoned RS-3; on the south by single family residential, zoned RS-3; and on the west by single family residential property, zoned RS-3.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11821 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history for subject property.

Surrounding Property:

Z-6562/ PUD-551 November 1996: All concurred in approval of a request for rezoning a 4± acre tract of land from RS-3 to RM-0 and a proposed Planned Unit Development on a for multifamily elderly housing, on property located on the northwest corner of W. 57th St. and S. 33rd W. Ave.

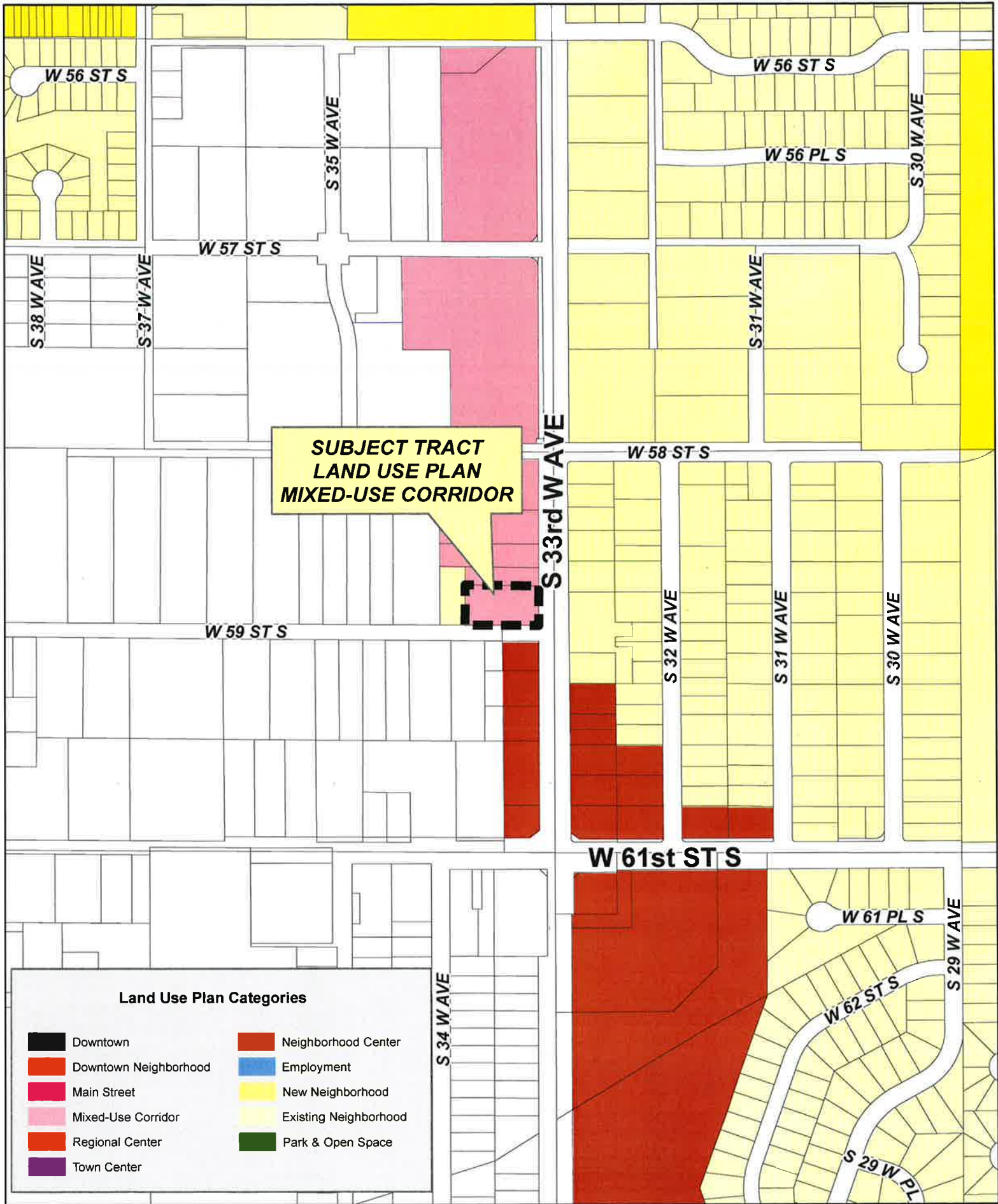
Z-6543 September 1996: All concurred in approval of a request for rezoning a 1± acre tract of land from RS-3 to CS for a laundromat, on property located on the south of the southwest corner of W. 9th St. and S. 33rd W. Ave.

Z-6348/ PUD-483 April 1992: All concurred in approval of a request for rezoning a 5± acre tract of land from RS-3 to RS-3/ CS and a proposed Planned Unit Development for mini-storage and auto repair business, on property located southwest corner of W. 57th St. and S. 33rd W. Ave.

Z-6298 May 1991: All concurred in approval of a request for rezoning a .5± acre tract of land from RS-3 to CS for commercial use, on property located north of the northeast corner of S. 33rd W. Ave. and W. 61st St.

BOA-11944 May 13, 1982: The Board of Adjustment a Special Exception to permit church use and activities in an RS-3 district, per plot plan submitted, on property located at 5900 S. 33rd W. Ave. and abutting across S. 33rd W. Ave. to the east.



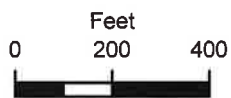
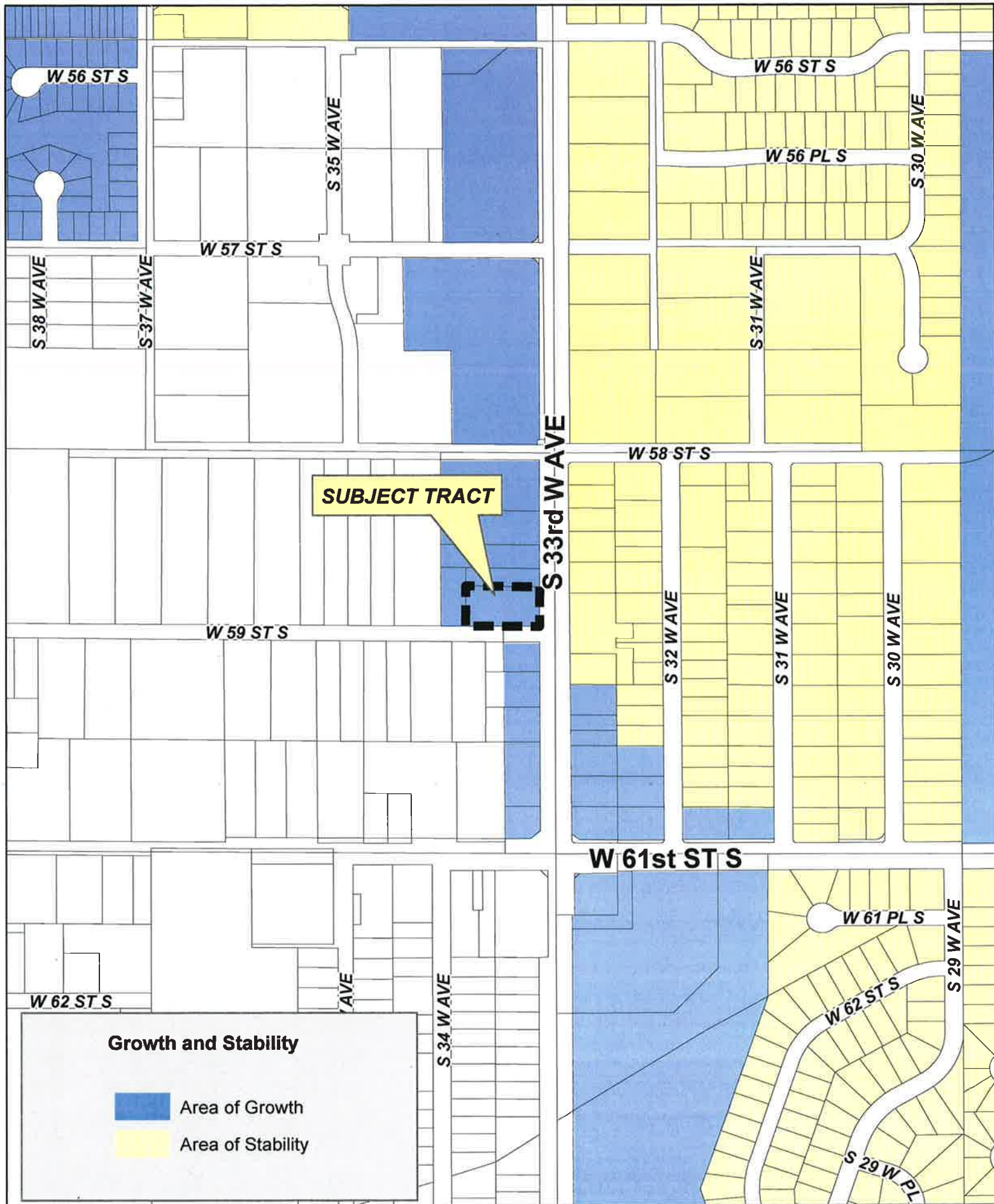


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Z-7305

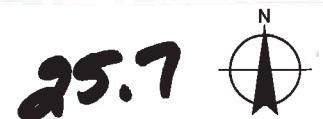
19-12 33

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Z-7305

19-12 33





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Subject
Tract

Z-7305

19-12 33

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

Aerial Photo Date: March 2014





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Feet



Subject
Tract

Z-7305

19-12 33

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

Aerial Photo Date: March 201

25.9







Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-168-A

Hearing Date: June 17, 2015

Case Report Prepared by:

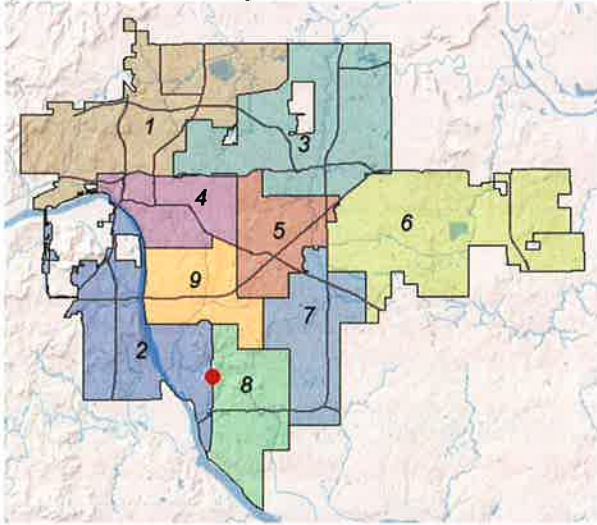
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: WALNUT CREEK PARTNERS
LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Shopping center

Proposed Use: Car care center

Concept summary: Add Use Unit 17 – Automotive and Allied Activities to permitted uses with geographic and size limitations. Add development standards.

Tract Size: 8.99 ± acres
391,680.06 ± sq. ft

Location: South of southeast corner of E. 81st St. S.
and S. Harvard Ave.

Zoning:

Existing Zoning: RS-2/ OL/ CS/ PUD-168

Proposed Zoning: PUD-168-A

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8316

CZM: 52

Atlas: 1421

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

26.1

SECTION I: PUD-168-A

DEVELOPMENT CONCEPT:

The applicant has requested the addition of Use Unit 17 - Automotive and Allied Activities to the permitted uses in the southwest corner of Development area A, PUD 168. This proposed addition to allowable uses is to allow a car care center to be located within an existing building and is limited to a maximum floor area of 10,000 square feet.

The applicant has proposed modifications to the site to soften any impact the addition of a car center may have, such as the addition of a masonry screening wall along with additional landscaping and screening as illustrated on the applicant's Exhibit B-1. Limits on hours of operation, storage of materials and direction of service doors will also be requirements of the PUD.

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

Exhibit B – Nature of Amendment/Description of Proposal

Exhibit B-1 – Site Plan showing the precise location where auto care center will be allowed.

Illustration of proposed car care center

PUD-168-A DEVELOPMENT STANDARDS:

1. The maximum floor area for this use and car care center in Development Area A shall not exceed 10,000 square feet of floor area in the area depicted in Exhibit B-1.
2. Provide a masonry screening wall as illustrated on Exhibit B-1 dated May 20, 2015. The minimum wall heights noted on the Exhibit will be measured from the adjacent top of curb elevations in the parking area. Standard concrete block (CMUs) will not be allowed and the wall materials and colors must be complimentary to the existing building and properties on the south side of East 83rd Street South.
3. Provide landscape and screening that meets or exceeding the minimum concept as shown on Exhibit B-1.
 - A. Trees will be spaced with a maximum 30 feet spacing measured from each tree trunk. The minimum install size will be 2.5 inch caliper and 12 foot height.
 - B. Shrub areas, illustrated in concept on Exhibit B-1, will be installed with a minimum planting height and density to provide additional continuous landscape edge between the street and screening wall and surface parking with a minimum of 30 inch height with a 3 season growing cycle.
4. Automobiles and light trucks will be the only vehicles serviced at this location.
5. Hours of operation will be limited to 7:00 am to 6:00 pm Monday through Saturday.
6. All automobile or light truck repair will be performed inside the building

7. All vehicles left overnight will be parked inside the building.
8. All merchandise will be stored and displayed inside the building.
9. All vehicle service doors will face west (i.e. South Harvard Avenue).
10. No vehicle service doors will face south (i.e. East 83rd Street).
11. Wall mounted business signs are prohibited on the south face any building in Development Area A.
12. Any Mechanical equipment required for use unit 17 will be prohibited south of the existing building wall.
13. Wall mounted lighting is prohibited on the south side of the area where Use Unit 17 is allowed. Any ground lighting will be pointed down and away from the residential area south of East 83rd Street south and is limited to 16' height.

All remaining development standards defined in PUD-168 and all previous amendments shall remain in effect.

VEHICULAR ACCESS AND CIRCULATION:

Ingress and egress to the site will be from E. 83rd Street South and South Harvard Avenue.

PEDESTRIAN ACCESS:

Existing pedestrian paths adjacent to the building are to remain.

PLATTING REQUIREMENT:

Major amendments to the PUD require a plat or plat waiver.

EXPECTED SCHEDULE OF DEVELOPMENT:

No building permit shall be issued until the platting requirements of Section 1107.F of the Zoning Code have been satisfied or a plat waiver shall be approved by the TMAPC.

No zoning clearance permit shall be issued until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

DETAILED STAFF RECOMMENDATION:

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The PUD development standards are consistent with the anticipated growth and future uses in this area, and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

The addition of Use Unit 17 shall be limited to a car and light truck care facility in the specific location defined on Site Exhibit B-1.

Staff recommends Approval of PUD-168-A as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD request is consistent with the Land Use and Growth and Stability vision identified for this area in the Tulsa Comprehensive Plan. The Neighborhood Center vision anticipated small-scale mixed use areas that provide the neighborhood with a variety of goods and services. This PUD will allow that to happen by continuing to provide uses allowed in the original PUD while adding a car care center to this location.

Land Use Vision:

Land Use Plan map designation:

The entire site is part of the Neighborhood Center designation. Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Areas of Stability and Growth map designation:

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

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

Transportation Vision:

Major Street and Highway Plan: South Harvard Avenue is a Secondary Arterial with 2 lanes of traffic. East 83rd Street South is a Residential Collector with 2 lanes of traffic.

Trail System Master Plan Considerations: There are no special considerations necessary for this site.

26.4

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The proposed space is located in a retail shopping center and has been vacant for several years. Areas to the North and West are commercial/retail. Areas to the South and East are residential.

Environmental Considerations: There are no environmental considerations.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Harvard Avenue	Secondary Arterial	100 feet	2
East 83 rd Street South	Residential Collector	60	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east and south by single-family residences, zoned RS-2/PUD-168; on the north by commercial/retail, zoned CS/PUD-168; and on the west by commercial/retail/offices, zoned CS/OL.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 13470 dated September 3, 1975 (PUD-168) and 13422 dated June 5, 1975 (Z-4758), established zoning for the subject property.

Subject Property:

PUD-168 September 1975: All concurred in approval of a proposed Planned Unit Development on a 26± acre tract of land for commercial, office and residential development, on property located on the southeast corner of E. 81st St. and S. Harvard Ave.

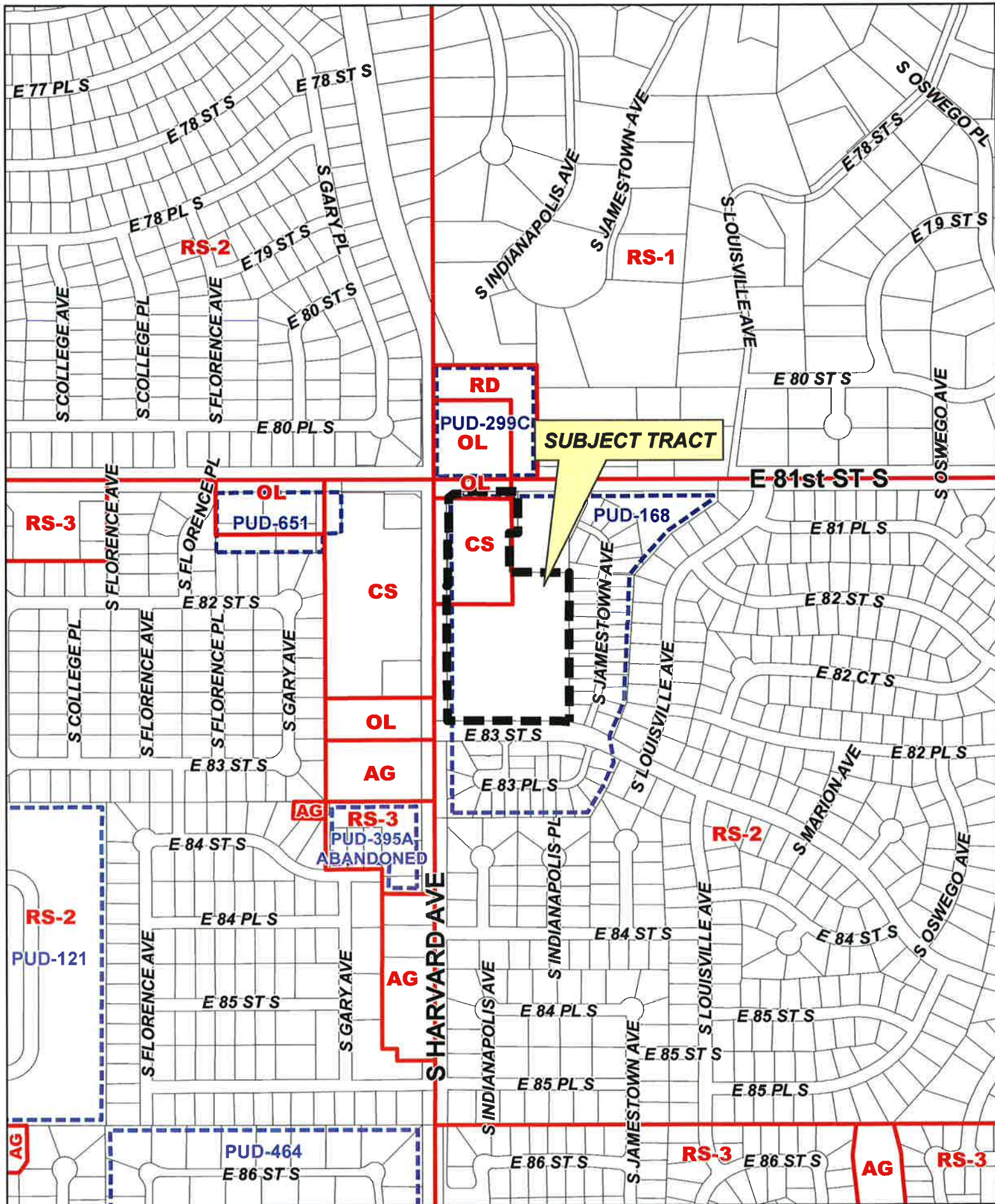
Surrounding Property:

No relevant history for surrounding properties.

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26.5

REVISED 6/10/2015



PUD-168-A

18-13 16

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Feet



Subject
Tract

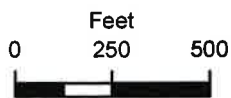
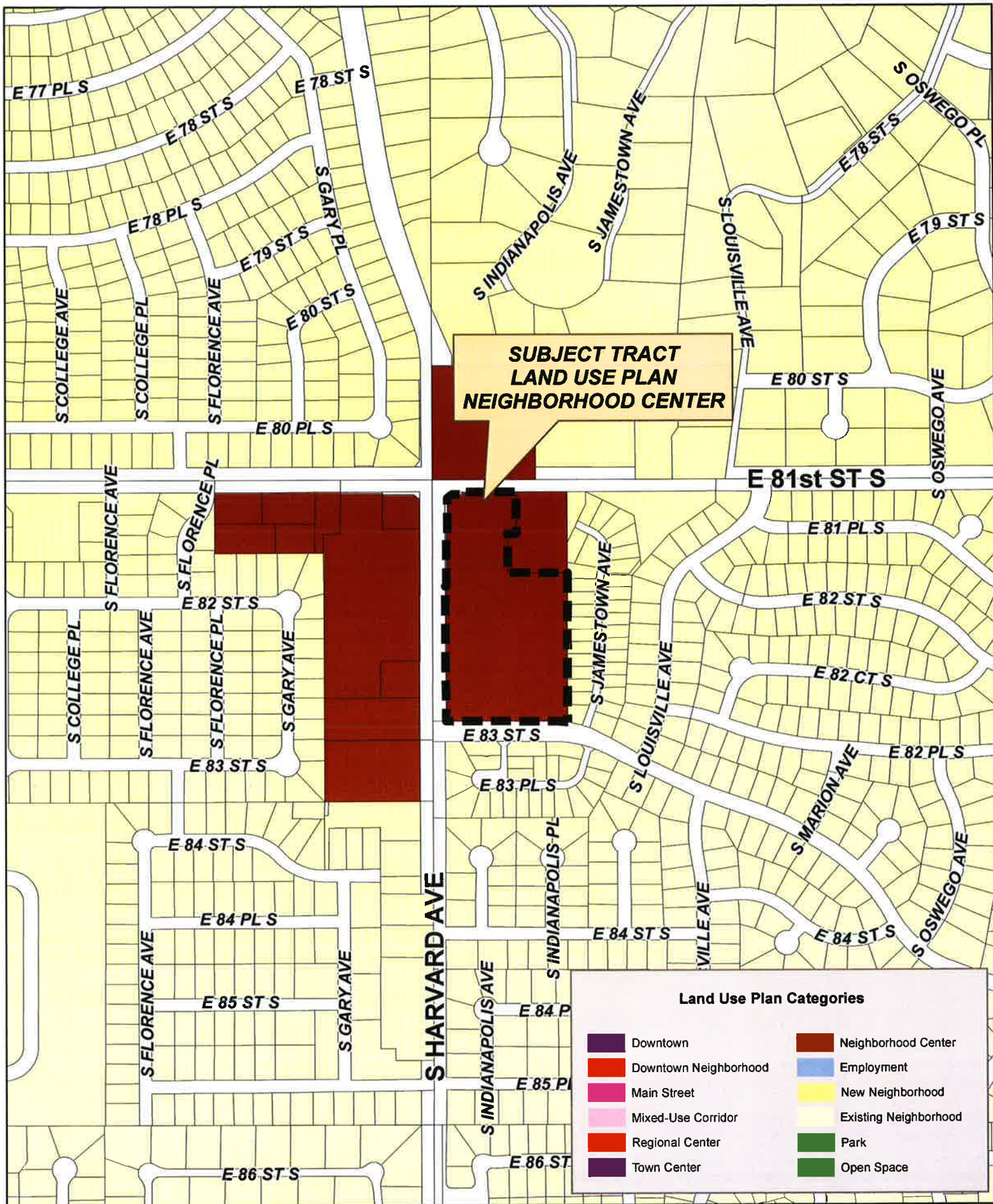
PUD-168-A

18-13 16

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

Aerial Photo Date: March 2014



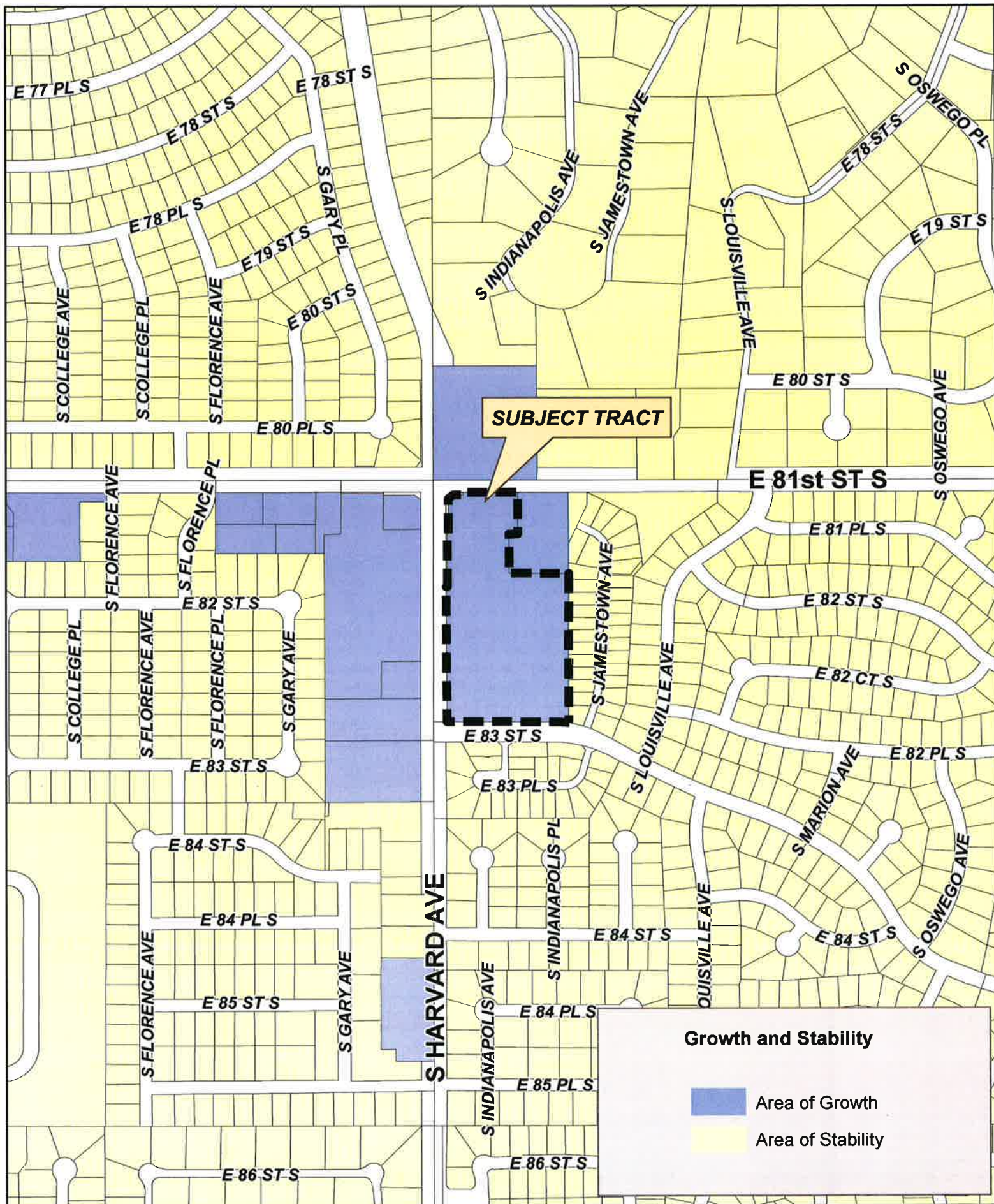


PUD-168-A

18-13 16

26.8





PUD-168-A

18-13 16

26.9



EXHIBIT "B"

NATURE OF AMENDMENT/DESCRIPTION OF PROPOSAL

PUD 168-A

The purpose of this Minor Amendment is to allow Use Unit 17., Automotive and Allied Activities (i.e., a car care center) as an additional Permitted Use in the Walnut Creek Shopping Center in an existing building at the location shown on the Conceptual Site Plan attached hereto as Exhibit "B-1".

Such car care center use will be subject to the following conditions:

1. The maximum floor area for this use and car care center in Development Area A shall not exceed 10,000 square feet of floor area.
2. Provide a masonry screening wall as illustrated on Revised Exhibit "B-1" dated May 20, 2015. The minimum wall heights noted on the Exhibit will be measured from the adjacent top of curb elevations in the parking area. Standard concrete block (CMU's) will not be allowed.
3. Provide Landscape and Screening that meet or exceed the minimum concept as shown on Revised Exhibit "B-1".
 - A. Trees will be spaced with a maximum 30 feet spacing measured from each tree trunk. The minimum install size will be 2.5 inch caliper and 12 foot height.
 - B. Shrubs areas, illustrated in concept on the Exhibit, will be installed with a minimum planting height and density to provide additional continuous landscape edge between the street and screening wall and surface parking with a minimum 30 inch height with a 3 season growing cycle.
4. Automobiles and light trucks will be the only vehicles worked on.
5. Hours of operation for the car care center will be 7:00 a.m. to 6:00 p.m., Monday through Saturday.
6. All work will be performed inside the building.
7. All vehicles left overnight will be parked inside the premises.
8. All merchandise will be stored and displayed inside the building.
9. All vehicle service doors will face west (i.e., South Harvard Avenue).
10. No vehicle service doors will face south (i.e. East 83rd Street).

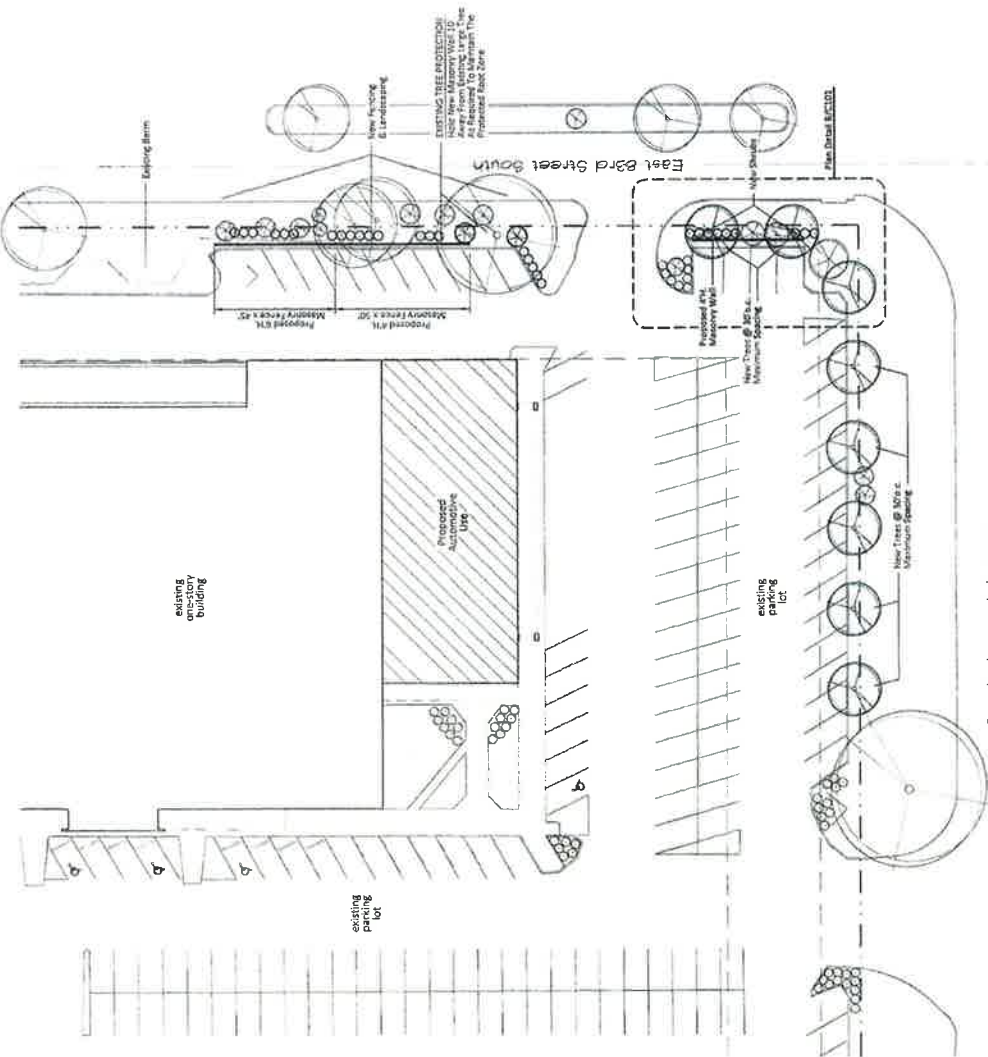
Preliminary
Not for Construction

26.11

TMAPC NO. RD 168-A
EXHIBIT "B-1"

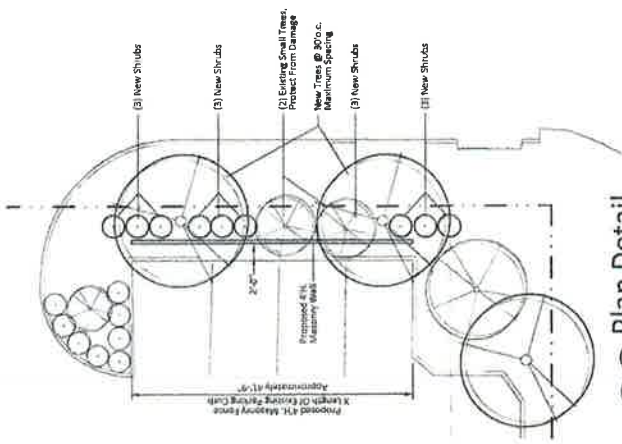
Site/Landscaping Plan

South Harvard Avenue



Legend	
	Existing Large Tree
	Existing Small Tree
	Existing Shrubs
	New Large Tree
	New Small Tree
	New Shrubs

Plan Detail

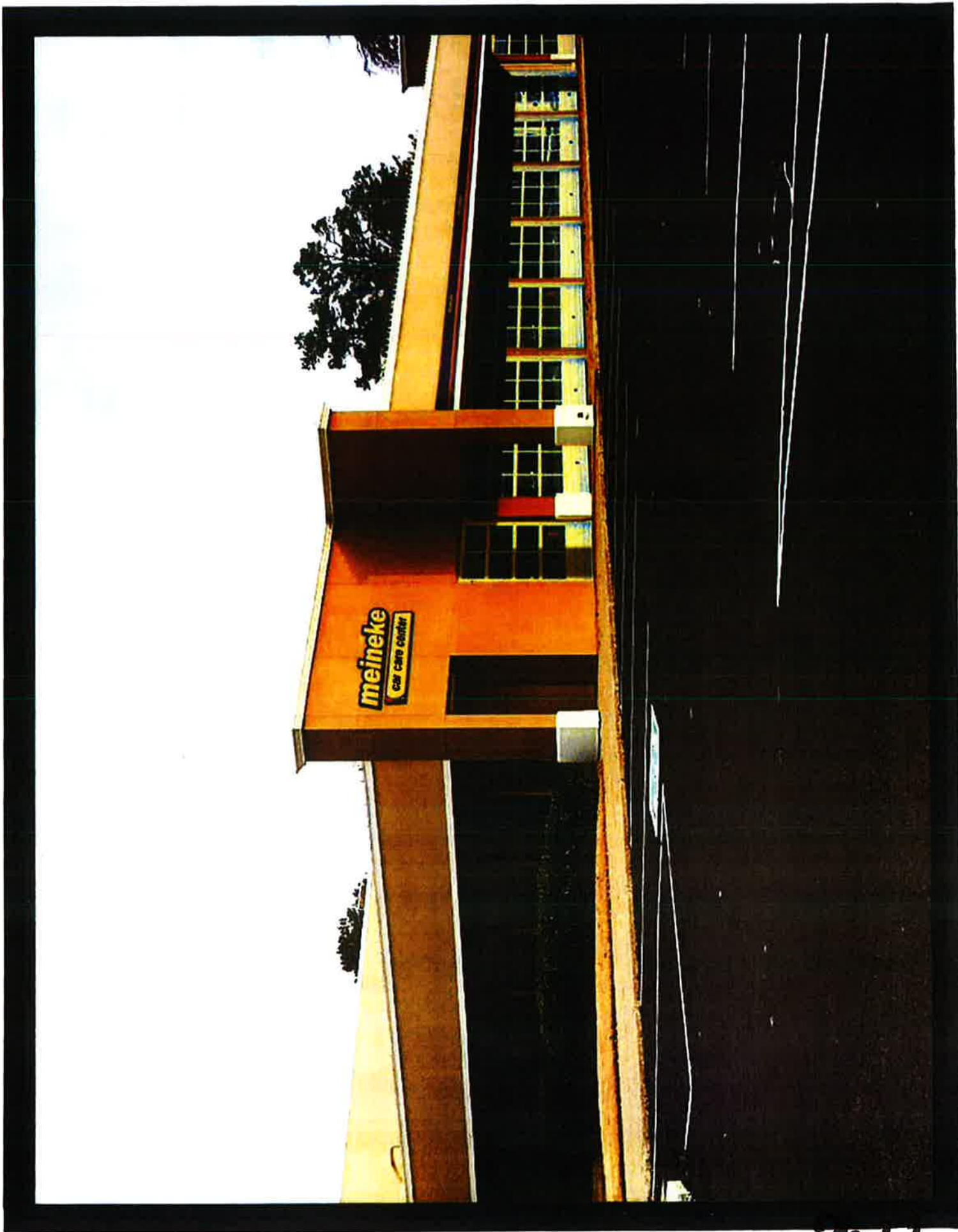


Sheet Content
Project Name
Map Detail

Preliminary Site Plan For
Walnut Creek Shopping Center
East 81st Street South & South Harvard Avenue
Tulsa, Oklahoma

White Design Group, P.C.
Architectural and Interiors Consulting
3001 East 41st Street, Suite 110, Tulsa, Oklahoma 74125

Revisions:



20.12



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-817-A

Hearing Date: June 17, 2015

Case Report Prepared by:

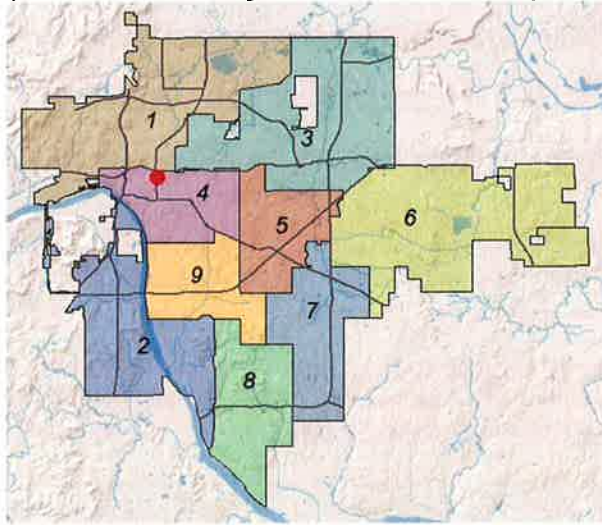
Jay Hoyt

Owner and Applicant Information:

Applicant: David Peck

Property Owner: 4TH STREET BREWERY LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant building

Proposed Use: Add Use Units 12A, and 20 limited to a microbrewery and accessory uses and to modify some standards.

Concept summary: Add Use Unit 12A and Use Unit 20 limited to a microbrewery and accessory uses to allowable uses and to modify volume of production limitation of Use Unit 26.

Tract Size: 0.5 ± acres
21601.49 ± sq. ft

Location: Southeast corner of E. 4th St. S. and S. Madison Ave.

Zoning:

Existing Zoning: IL/ PUD-817

Proposed Zoning: IL/ PUD-817-A

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 9201

CZM: 36

Atlas: 8

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

27.1

SECTION I: PUD-817-A

DEVELOPMENT CONCEPT:

The applicant has requested the addition of Use Unit 12A – Adult Entertainment Establishments and Use Unit 20 – Commercial Recreation: Intensive in order to provide a potential taproom to the brewery and to allow recreation and occasional events in an outdoor space on site. The proposed uses would be limited to those associated with the operation of a microbrewery, thereby limiting any potential development that would fall into either Use Units.

In approved PUD-817, Use Unit 26 for the microbrewery contained a limitation of 5,000 on the number of beer barrels that could be produced annually. This limitation is proposed to be amended to 15,000 beer barrels annually to allow for future growth of the microbrewery.

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
- Amendment Text
- Applicant Statement of Intended Uses

PUD-817-A DEVELOPMENT STANDARDS:

Permitted Uses and accessory uses customarily incident to a principal use:

Uses previously allowed in PUD-817

Use Unit 12A (Adult Entertainment Establishments) Limited to uses associated with the operation of a microbrewery

Use Unit 20 (Commercial Recreation: Intensive) Limited to uses associated with the operation of a microbrewery

Use Unit 26 but limited to a microbrewery with a production of less than 15,000 beer barrels annually. No outside storage of any kind allowed.

VEHICULAR ACCESS AND CIRCULATION:

Ingress and egress to the site will be from E. 4th Street South and South Madison Avenue.

PEDESTRIAN ACCESS:

Existing sidewalks along East 4th Street South and South Madison Avenue frontages shall be preserved, or reinstalled if damaged.

PLATTING REQUIREMENT:

Major amendments to the PUD require a plat or plat waiver.

EXPECTED SCHEDULE OF DEVELOPMENT:

No building permit shall be issued until the platting requirements of Section 1107F of the Zoning Code have been satisfied or a plat waiver shall be approved by the TMAPC.

No zoning clearance permit shall be issued until a detail site plan for the lot, which includes all buildings, parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD development standards.

DETAILED STAFF RECOMMENDATION:

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The PUD development standards are consistent with the anticipated growth and future uses in this area, and;

The applicant's proposal is consistent with the goals of The 6th Street Infill (Pearl District) Small Area Plan and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

Staff recommends Approval of PUD-817-A as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD request is consistent with the Land Use and Growth and Stability vision identified for this area in the Tulsa Comprehensive Plan. The Downtown neighborhood vision anticipated former warehousing and manufacturing areas that are evolving into areas where people both live and work. The original PUD will allowed that to happen by continuing to provide uses allowed in the original CH zoning district while adding a microbrewery use to the location and this amendment would add additional opportunities for the growth of this microbrewery.

Land Use Vision:

Land Use Plan map designation:

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

Areas of Stability and Growth map designation:

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

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

Transportation Vision:

Major Street and Highway Plan: East 4th Street South is a Commercial CBD collector with 4 lanes of traffic. The anticipated vision of this type street could include on street parking.

Trail System Master Plan Considerations: There are no special considerations necessary for this site.

Small Area Plan: (The 6th Street Infill/Pearl District Small Area Plan)

The 6th Street Infill (Pearl District) Small Area Plan. The Small Area Plan considers this area a redevelopment sub area and is north of a planned flood control area. The vision for the Small Area Plan includes high-quality new development successfully integrated into the neighborhood. The goals include high density housing, mixed use development and complements and enhances the existing neighborhood. Infill development in these kinds of neighborhoods needs to reflect those traits.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing single story metal building was formerly an automotive repair facility and can be reused for a microbrewery. The surrounding properties are a wide variety of residential, commercial and community service facilities. The site is within the freeway corridor and an existing outdoor advertising site is located above the existing building.

Environmental Considerations: There are no environmental considerations beyond the flood considerations that are part of The 6th Street Infill (Pearl District) Small Area Plan

Streets:

<u>Existing Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Madison Avenue	None	50 feet	2
East 4 th Street South	Commercial/CBD Collector	80 feet	4

27.4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by commercial property, zoned CH; on the north by Youth Services, zoned CH with a Special Exception granted by the Board of Adjustment; on the south by single family residential, zoned RM-2; and on the west by Highway 75 with an underlying zoning of RS-3.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 23195 dated October 14, 2014, established zoning for the subject property.

Subject Property:

Z-7277 October 2014: All concurred in approval of a request for rezoning a .5± acre tract of land from CH to IL for a microbrewery, on property located southeast corner of East 4th St. South & South Madison Ave.

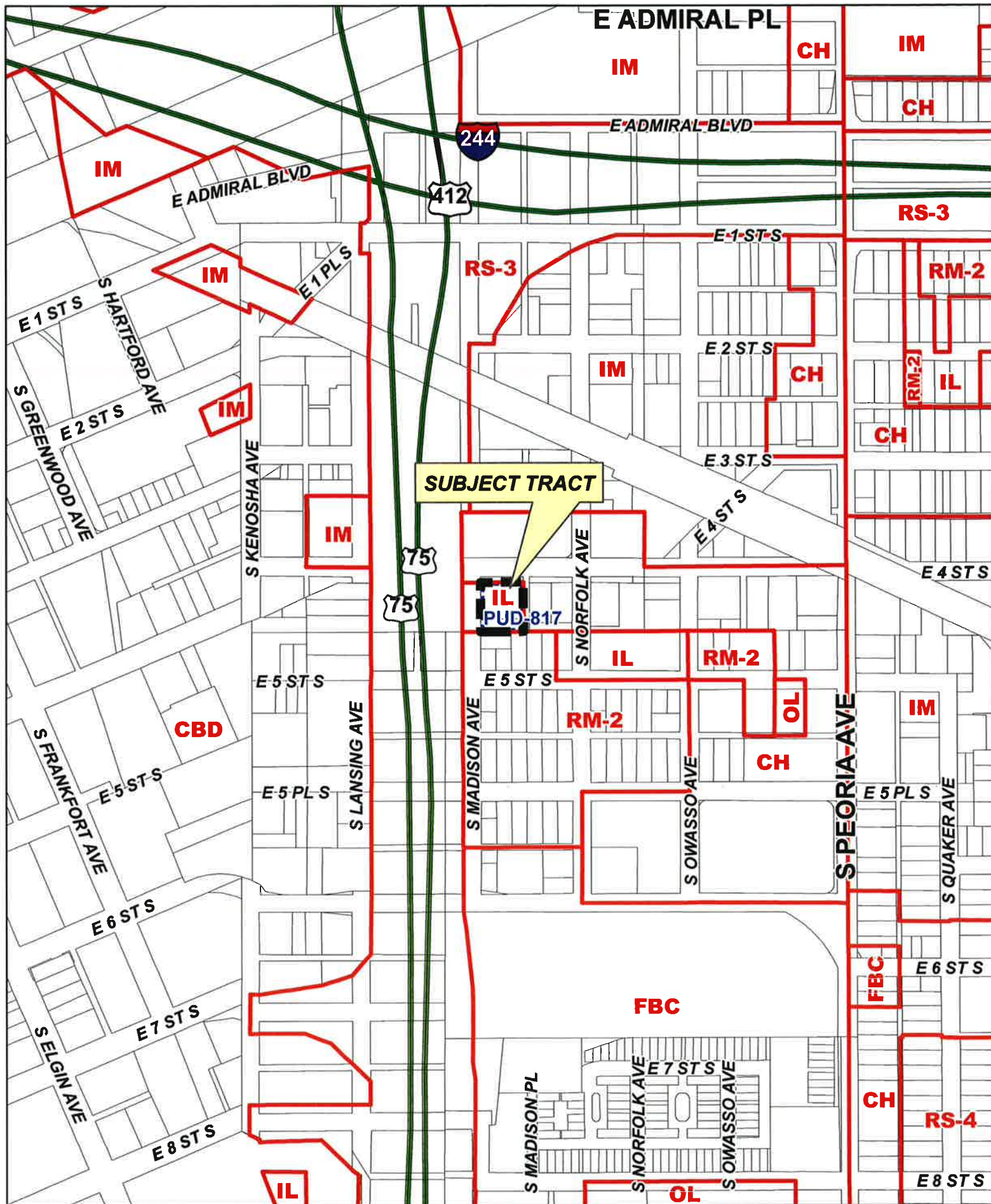
PUD-817 October 2014: All concurred in approval of a proposed Planned Unit Development on a .5± acre tract of land for uses allowed in a CH district and Use Unit 26, limited to a micro-brewery, on property located southeast corner of East 4th St. South & South Madison Ave.

BOA-13654 July 11, 1985: The Board of Adjustment denied a Variance of the 1200' spacing between outdoor advertising signs to 960' to permit an existing sign in a CH district; finding that the applicant did not demonstrate a hardship, on property located at 1004 E. 4th St. and also known as the subject property. The case was appealed to District Court and was overturned by the judge (CJ8-5-4884).

Surrounding Property:

BOA-18040 May 26, 1998: The Board of Adjustment approved a Special Exception to permit an emergency and protective shelter, Youth Services of Tulsa, in a CH and IM district, on property located on the southeast corner of E. 3rd St. and S. Madison Ave.

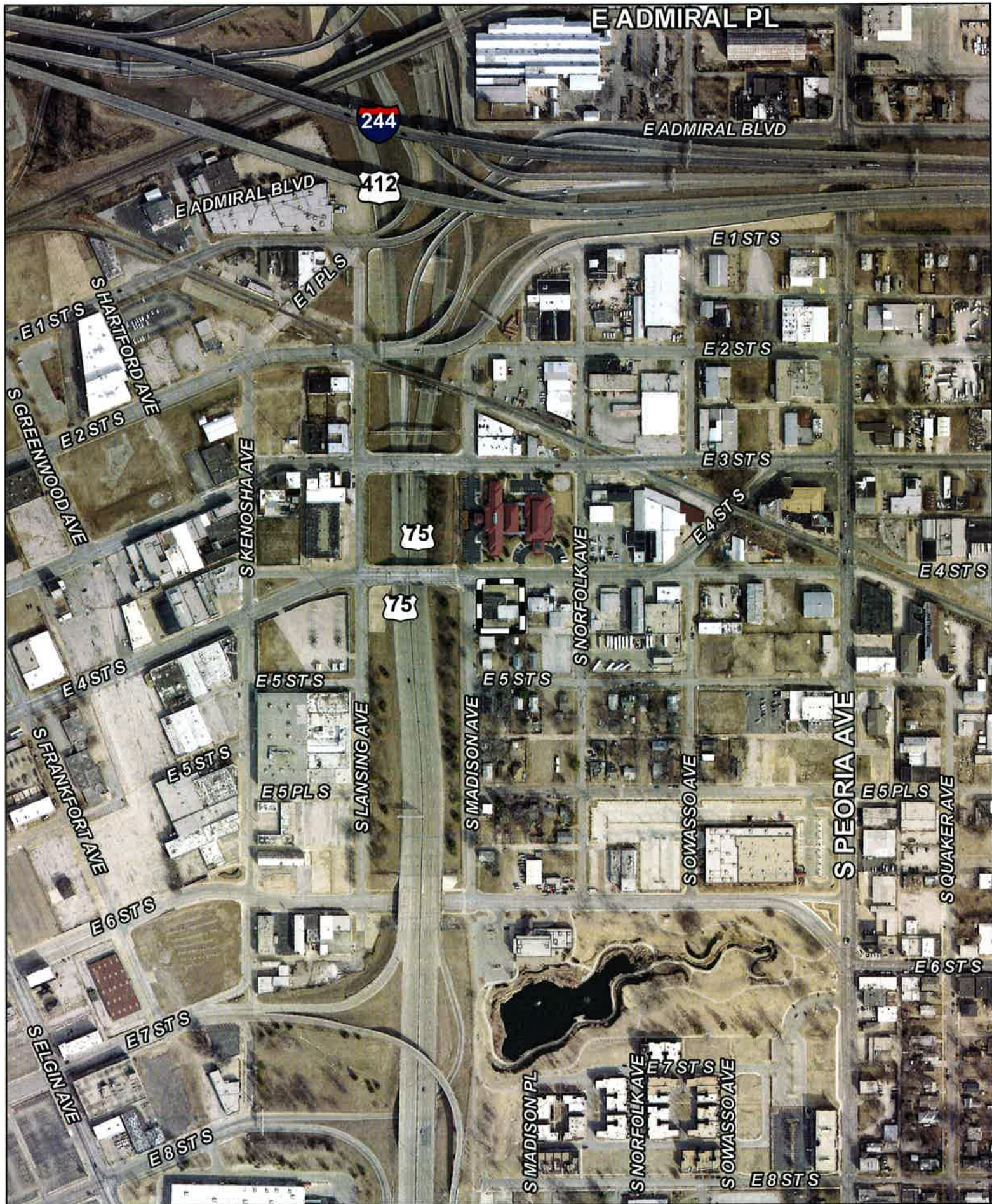
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PUD-817-A

19-12 01





0 200 400
Feet



Subject
Tract

PUD-817-A

19-12 01

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

Aerial Photo Date: March 2014





0 50 100
Feet



Subject
Tract

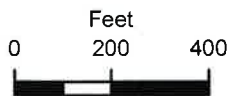
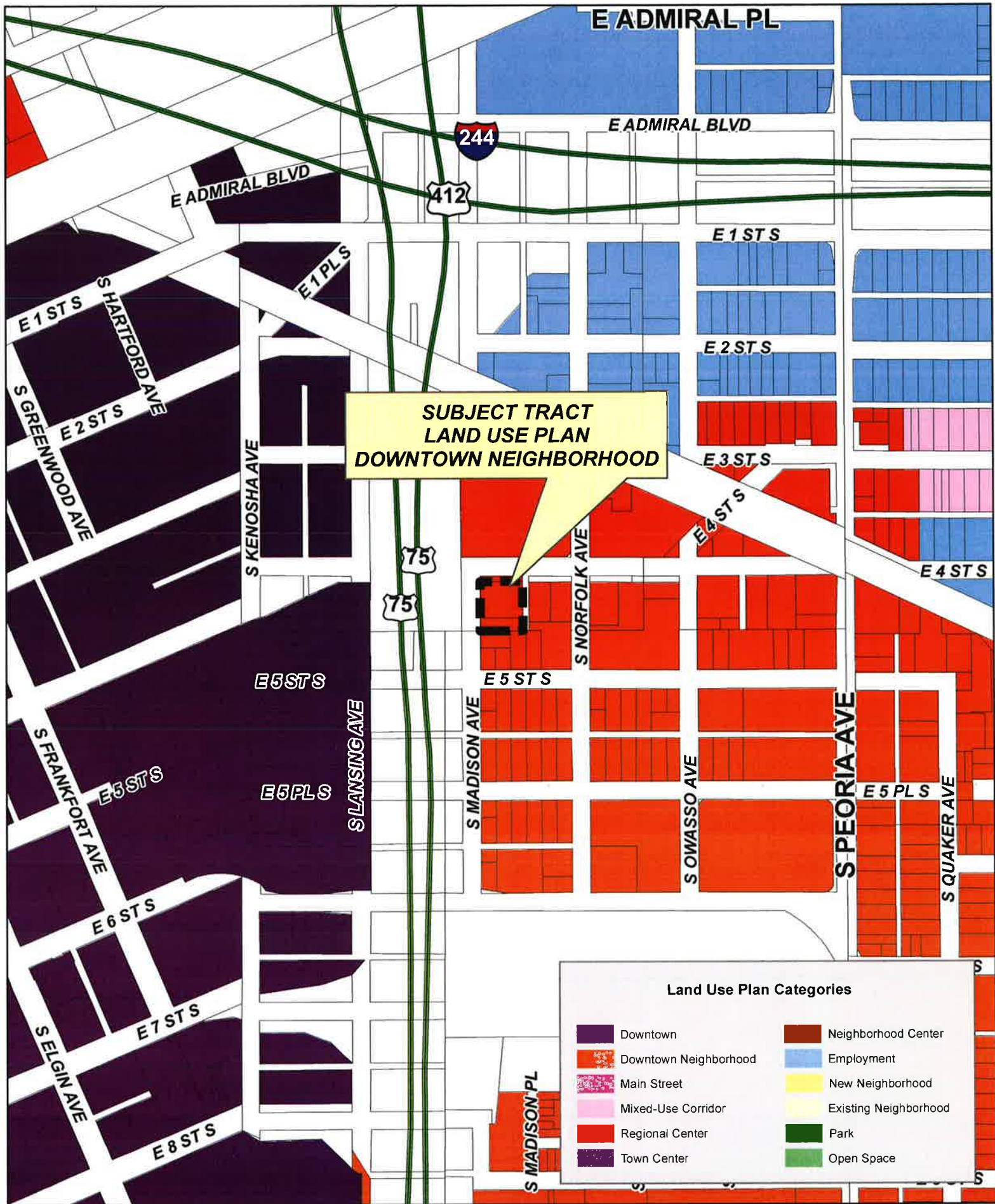
PUD-817-A

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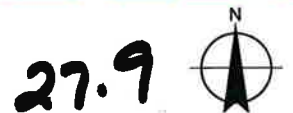
Aerial Photo Date: March 2014





PUD-817-A

19-12 01





PUD-817-A

19-12 01

27.10

PUD-817-A Major Amendment

PUD-817 DEVELOPMENT STANDARDS:

This PUD shall be governed by the use and development regulations of the IL Districts of the Tulsa Zoning Code except as follows:

Development Area A

Current Standards

Gross Land Area:

33,030 s.f. (Incl. 30' ROW on Madison Ave. & 40' ROW on E. 4th Street)

Net Land Area:

21,601 s.f. (No ROW included)

Permitted Uses and accessory uses customarily incident to a principal use:

Use Unit 1 (Area-wide uses)

Use Unit 4 (Public Protection and Utility Facilities)

Use Unit 11 (Offices, studios, and Support Services)

Use Unit 12 (Eating Establishments, Other than Drive-ins)

Use Unit 13 (Convenience Goods and Services)

Use Unit 14 (Shopping Goods and Services)

Use Unit 15 (Other Trades and Services)

Use Unit 21 Business Signs, Outdoor Advertising)

Use Unit 26 but limited to a micro-brewery with a production of less than 5,000 beer barrels annually. No outside storage of any kind allowed.

Net Development Area

0.50 Acres (21,602 s.f.)

Maximum Building Floor Area

Not Applicable: Refer to height, building setback, landscape and parking standards.

Minimum Building Setbacks:

From existing street right of way on South Madison Ave.

10 feet

From existing street right of way
on East 4th Street South

10 feet

From South Boundary of the
PUD

5 feet

From the east lot lines of 4,5 and
the south 30 feet of Lot 6 block
15 Hodge addition. (PUD east
edge)

0 feet

Maximum Building Height:

55 feet

Vehicular Parking:

9 parking spaces will be provided for the
existing building of 7,200 sf.; A total of
15 parking spaces will be provided for a
maximum of 10,000 square feet of
building floor area without regard to the
building use. Additional building
expansion over 10,000 square feet is
not anticipated however if expansion
exceeds that size no additional parking
is required by this PUD.

Development Area A

Permitted Uses and accessory uses
customarily incident to a principal
use:

Proposed Revisions

Uses previously allowed in PUD-817

Use Unit 12A (Adult Entertainment
Establishments) Limited to uses
associated with the operation of a
microbrewery

Use Unit 20 (Commercial Recreation:
Intensive) Limited to uses associated
with the operation of a microbrewery

Use Unit 26 but limited to a micro-
brewery with a production of less than
15,000 beer barrels annually. No
outside storage of any kind allowed.

All other standards established in PUD-817 to remain.

2712

At the facility at 4th and Madison, we want to be a complete brewery..front to back. We want to be able to manufacture products that are then packaged and picked up by the wholesaler trucks to be distributed to all of Oklahoma and eventually the surrounding states. We also want to be able to have people come visit the brewery, tour, sample our high point beers (over 4.0 abv) and purchase merchandise. We also want to have a tap room in the front of the building. This taproom would allow customers to come in, sit down, watch a baseball game on the TV, and drink our Low-point (Under 4.0 abv) beers. This would also include purchasing kegs, growlers, 6 packs, etc...of the low-point beer to take home with them. Once the sb424 bill gets passed and signed into law, we want to be able to start selling all our products (low & high point) out of this tap room. Along with this tap room, we have a backyard on the south side of the building that is completely fenced in and now has a privacy fence on the south. We would like to use this yard on certain occasions (during events, etc) to add to the customer experience and have a biergarten of sorts back there.

