

**AGENDA**  
**TULSA METROPOLITAN AREA PLANNING COMMISSION**  
**Meeting No. 2714**

January 20, 2016, 1:30 PM  
175 East 2nd Street, 2nd Level, One Technology Center  
Tulsa City Council Chamber

**CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

**REPORTS:**

**Chairman's Report:**

**Worksession Report:**

**Director's Report:**

Review TMAPC Receipts for the month of December 2015

1. Minutes of December 16, 2015, Meeting No. 2712
2. Minutes of January 6, 2016, Meeting No. 2713

**CONSENT AGENDA:**

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

3. **LS-20841** (Lot-Split) (CD 8) – Location: Southwest corner of East 101st Street South and South 77th East Avenue
4. **LS-20844** (Lot-Split) (CD 6) – Location: Southeast corner of East 13th Street South and South 133rd East Avenue
5. **LC-738** (Lot-Combination) (CD 4) – Location: Northeast corner of East Archer Street and North Cincinnati Avenue
6. **LC-739** (Lot-Combination) (CD 4) – Location: Southeast corner of East Archer Street and North Elgin Avenue
7. **LS-20845** (Lot-Split) (CD 1) – Location: East of the southeast corner of West 11th Street South and South 53rd West Avenue (Related to: LC-740)
8. **LC-740** (Lot-Combination) (CD 1) - Location: East of the southeast corner of West 11th Street South and South 53rd West Avenue (Related to: LS-20845)
9. **Oil Capital Heights –** Final Plat, Location: North of East 4th Place South, East of South Memorial Drive, (CD 3)

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**

## PUBLIC HEARINGS:

10. **Z-7323 – Gary Hassenflu**, Location: East of the northeast corner of South Yale Avenue and East 32nd Street South, requesting rezoning from **RS-2/RD to RM-3**, (CD 5) (Continued from 11/18/15 and 12/16/15) (**Withdrawn by applicant**)
11. **CVS-ERWII** – Minor Subdivision Plat, Location: Northeast corner of South Utica Avenue and East 15th Street (CD 4) (Continued from November 18, 2015 meeting, and January 6, 2016 meeting) (**Staff requests a continuance to February 17, 2016**)
12. **Z-7316**, Plat Waiver, Location: 3500 Sheridan Road, West of South Sheridan Road and north of East 36th Street South, (CD 5)
13. **Z-7325 – Eller & Detrich/Lou Reynolds**, Location: North of the northeast corner of East 21st Street South and South Utica Avenue, requesting a rezoning from **RS-3/PK/OL/OM/OH/CS/CH/PUD-417/PUD-417-A/PUD-417-B/PUD-417-C/PUD-417-D to MX-I**, (CD 4) (Related to PUD-417-E)
14. **PUD-417-E - Eller & Detrich/Lou Reynolds**, Location: North of the northeast corner of East 21st Street and South Utica Avenue, requesting a PUD Major Amendment to Abandon **RS-3/ PK/ OL/ OM/ OH/ CS/ CH/ PUD-417/ PUD-417-A/ PUD-417-B/ PUD-417-C/ PUD-417-D to MX-I**, (CD 4) (Related to Z-7325)
15. **PUD-467-A – Eller & Detrich/Andrew Shank**, Location: West of northwest corner of East 51st Street South and South Pittsburgh Avenue, requesting a **PUD Major Amendment** to add Use Unit 21 – Outdoor Advertising Sign, **CO/PUD-467 to CO/PUD-467-A**, (CD 9) (Related to Z-6310-SP-6) (Continued from December 16, 2015)
16. **Z-6310-SP-6 - Eller & Detrich/Andrew Shank**, Location: West of northwest corner of East 51st Street South and South Pittsburgh Avenue, requesting a **Major Amendment to a Corridor Development Plan** to add Use Unit -21-Outdoor Advertising Sign, **CO/PUD-467 to CO/PUD-467-A**, (CD 9) (Related to PUD-467-A) (Continued from December 16, 2015)

## OTHER BUSINESS

### 17. 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](http://www.tmapc.org)

email address: [esubmit@incog.org](mailto:esubmit@incog.org)

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.

**TMAPC RECEIPTS**  
**Month of December 2015**

----- Current Period -----				----- Year To Date -----				
ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED	
ZONING								
Zoning Letters	11	\$337.50	\$337.50	\$675.00	72	\$2,087.50	\$2,087.50	\$4,175.00
Zoning	2	810.00	810.00	1,620.00	32	14,912.50	14,912.50	29,825.00
PUDs & Plan Reviews	18	1,600.00	1,600.00	3,200.00	150	13,800.00	13,800.00	27,600.00
Refunds		0.00	0.00	0.00	0	(1,245.00)	(1,245.00)	(2,490.00)
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Fees Waived		0.00	0.00	0.00	0	0.00	0.00	0.00
		\$2,747.50	\$2,747.50	\$5,495.00		\$29,555.00	\$29,555.00	\$59,110.00
LAND DIVISION								
Minor Subdivisions	0	\$0.00	\$0.00	\$0.00	5	\$1,300.00	\$1,300.00	\$2,600.00
Preliminary Plats	2	662.50	662.50	1,325.00	18	\$10,025.00	\$10,025.00	20,050.00
Final Plats	4	1,750.00	1,750.00	3,500.00	9	\$4,127.50	\$4,127.50	8,255.00
Plat Waivers	1	125.00	125.00	250.00	8	\$1,000.00	\$1,000.00	2,000.00
Lot Splits	7	340.00	340.00	680.00	46	\$2,322.50	\$2,322.50	4,645.00
Lot Combinations	7	350.00	350.00	700.00	55	\$2,800.00	\$2,800.00	5,600.00
Access Changes	0	0.00	0.00	0.00	0	\$100.00	\$100.00	200.00
Other		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
NSF		0.00	0.00	0.00		(\$50.00)	(\$50.00)	(100.00)
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Fees Waived		0.00	0.00	0.00		\$0.00	0.00	0.00
		\$3,227.50	\$3,227.50	\$6,455.00		\$21,625.00	\$21,625.00	\$43,250.00
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
Refund		0.00		0.00		\$480.00	\$0.00	\$480.00
		0.00	0.00	0.00		\$480.00	\$0.00	\$480.00
BOARDS OF ADJUSTMENT								
Fees	23	\$8,350.00	\$850.00	\$9,200.00	95	\$32,400.00	\$5,950.00	\$38,350.00
Refunds		0.00	0.00	\$0.00	34	\$0.00	\$0.00	0.00
NSF Check		0.00	0.00	\$0.00	0	\$0.00	\$0.00	0.00
Fees Waived		0.00	0.00	0.00	0	\$0.00	\$0.00	0.00
		\$8,350.00	\$850.00	\$9,200.00		\$32,400.00	\$5,950.00	\$38,350.00
TOTAL		\$14,325.00	\$6,825.00	\$21,150.00		\$84,060.00	\$57,130.00	\$141,190.00
LESS WAIVED FEES *		\$245.51		\$245.51		(\$212.30)		(\$212.30)
GRAND TOTALS		\$14,570.51	\$6,825.00	\$21,395.51		\$83,847.70	\$57,130.00	\$140,977.70

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



## Final Subdivision Plat

**Oil Capital Heights** - (CD 3)

North of East 4<sup>th</sup> Place South, East of South Memorial Drive

This plat consists of 1 Lot, 1 Block, on 25 acres.

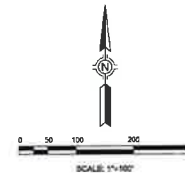
Staff has received release letters for this plat and can recommend **APPROVAL** of the Final Plat.

9.1

1/11/16

PART OF THE NORTHWEST QUARTER (NW¼) OF SECTION ONE (1), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13) EAST  
TULSA COUNTY, STATE OF OKLAHOMA  
**P.U.D. NO. 820-2**

Engineer/Surveyor:  
Sisemore Weisz & Associates, Inc.  
Certificate of Authorization No. 2421 Exp. June 30, 2017  
8111 E. 32nd Place  
Tulsa, Oklahoma 74135  
Phone: (918) 665-3600  
E-mail: gweisz@sw-assoc.com



**Subdivision Statistics:**  
 SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK  
 SUBDIVISION CONTAINS 25.792 TOTAL ACRES (1,123,281 SF)  
 LOT 1, BLOCK 1 CONTAINS 25.792 ACRES (1,123,487 SF)  
 AVE BEING DEDICATED BY PLAT CONTAINS 0.003 ACRES (134 SF)

**Legend:**

- UL = UTILITY EASEMENT
- BL = BUILDING SETBACK LINE
- ENR1 = EASEMENT
- STW = STORM SEWER EASEMENT
- ODR = OVERHEAD DRAINAGE EASEMENT
- BSR = SANITARY SEWER EASEMENT
- RWL = RESTRICTED WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- IP = IRON PIN
- CB = CHORD BOUNDARY
- CL = CHORD LENGTH
- L = LENGTH
- R = RADIUS
- BK = BOOK
- PG = PAGE
- SEC. = SECTION
- MA = MUTUAL ACCESS EASEMENT

**Monumentation:**  
3/8" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED

**Basis of Bearing:**  
GRID BEARINGS BASED ON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM WITH THE SOUTH LINE OF THE NORTHWEST QUARTER (NW1/4) AS MERIDIAN.

**Benchmark:**  
CHISELED BOX LOCATED APPROXIMATELY 92' S/E OF  
THE NE CORNER OF LOT 1, BLOCK 1, OIL CAPITAL HEIGHTS  
NAVD 1985 DATUM  
ELEVATION=528.71

CURVE#	LENGTH (L)	RADIUS (R)	DELTA (Δ)	CHORD (CHORD/100)	CHORD BEARING (°)
C1	30.00	30.00	90.00°	30.00	N 45.00° E
C2	40.00	30.00	117.00°	40.00	N 30.00° E
C3	2.00	15.00	108.00°	2.00	N 50.00° E
C4	0.50	30.00	17.00°	0.50	S 00.00° E
C5	34.00	15.00	177.00°	34.00	S 00.00° E

LINE#	LENGTH	BEARING
L1	141.80'	S 04°22'00" W
L2	100.00'	N 52°15'00" E
L3	120.00'	S 11°20'00" W
L4	120.00'	N 11°20'00" E
L5	184.40'	N 01°52'00" W
L6	184.40'	S 0°33'00" E
L7	150.00'	N 01°16'00" E
L8	20.00'	N 88°41'00" E
L9	103.00'	S 01°18'00" W
L10	20.00'	N 01°16'00" E
L11	20.00'	N 88°41'00" E
L12	20.00'	S 01°18'00" W

**FINAL PLAT  
ENDORSEMENT OF APPROVAL**

Tulsa Metropolitan Area Planning Commission  
Approval Date: \_\_\_\_\_

TMA/PCIN000

CITY ENGINEER

Council of the City of Tulsa, Oklahoma  
Approval Date: \_\_\_\_\_

CWA/MSA

MAYOR

ATTEST: CITY CLERK

CITY ATTORNEY

The expiration of this Final Plat will expire one year from the date of City Council approval. If not filed in the Office of the County Clerk before that date:

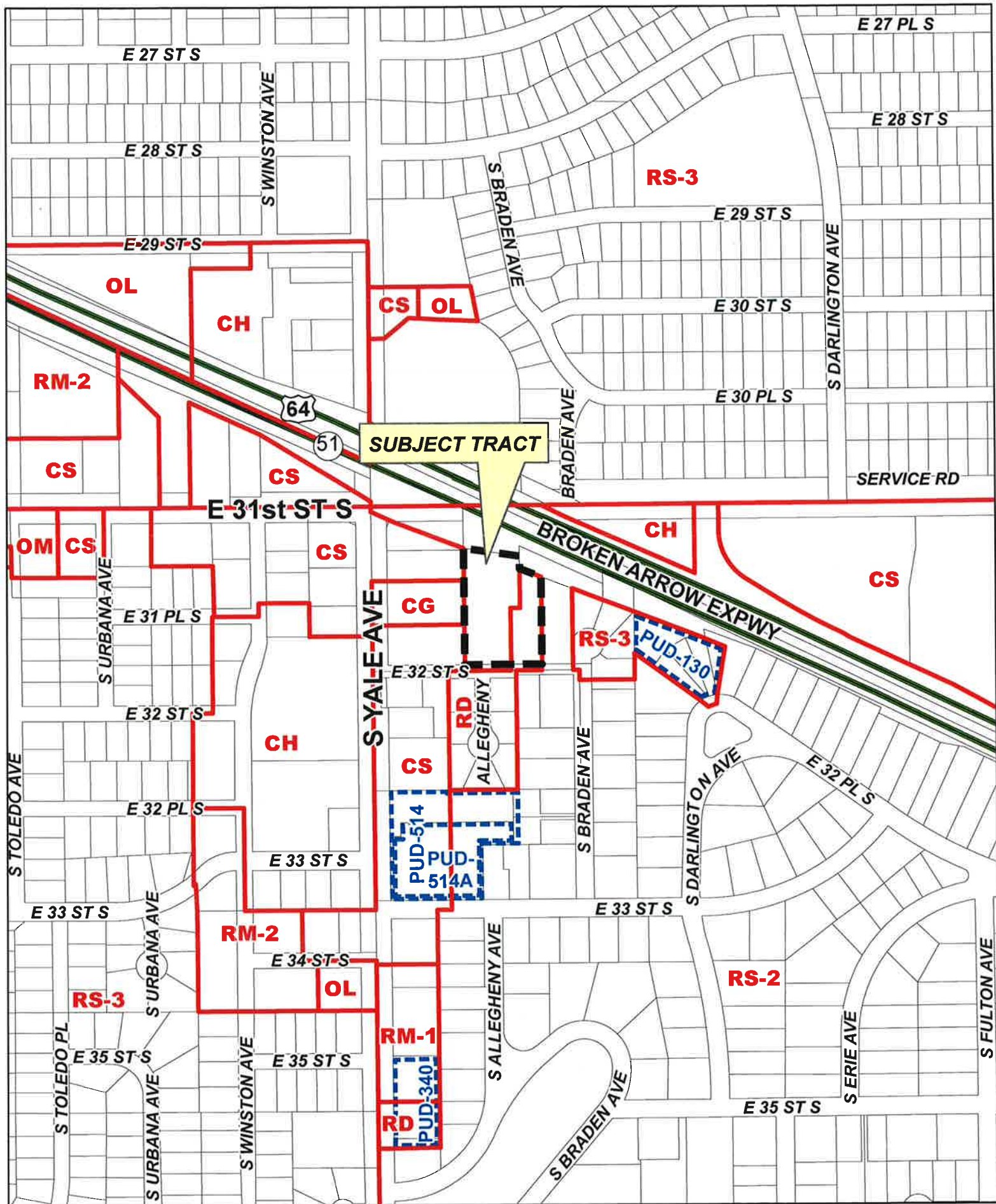
THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

Draft Final Plat 04  
Oil Capital Heights  
Sheet 1 of 3  
via Proseware December 20, 2015

**S. Memorial Dr.**  
WEST LINE OF THE HIGHWAY

© 2008 Blackwell Publishing Ltd *Journal of Internal Medicine* 263: 393–403

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**Z-7323**

19-13 22

10.1



## Huntsinger, Barbara

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**From:** Wilkerson, Dwayne  
**Sent:** Thursday, January 07, 2016 5:02 PM  
**To:** Gary Hassenflu  
**Cc:** Mike Marrara; [mac.rosser@crowedunlevy.com](mailto:mac.rosser@crowedunlevy.com); Mike Abernathie; Miller, Susan; Huntsinger, Barbara; Hoyt, Jay; Mariboho, Mindi  
**Subject:** RE: Rezoning app (Z-7323) (East of South Yale on the north side of East 32nd Street South)

We will withdraw your application as requested.

INCOG  
C. Dwayne Wilkerson  
Assistant Director Land Development Services

2 West Second Street  
Suite 800  
Tulsa, OK 74103

918-579-9475  
[dwilkerson@incog.org](mailto:dwilkerson@incog.org)

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

From: Gary Hassenflu [<mailto:ghassenflu@garrisoncompanies.com>]  
Sent: Thursday, January 07, 2016 4:51 PM  
To: Wilkerson, Dwayne  
Cc: Mike Marrara; [mac.rosser@crowedunlevy.com](mailto:mac.rosser@crowedunlevy.com); Mike Abernathie  
Subject: Rezoning app

Dwayne,

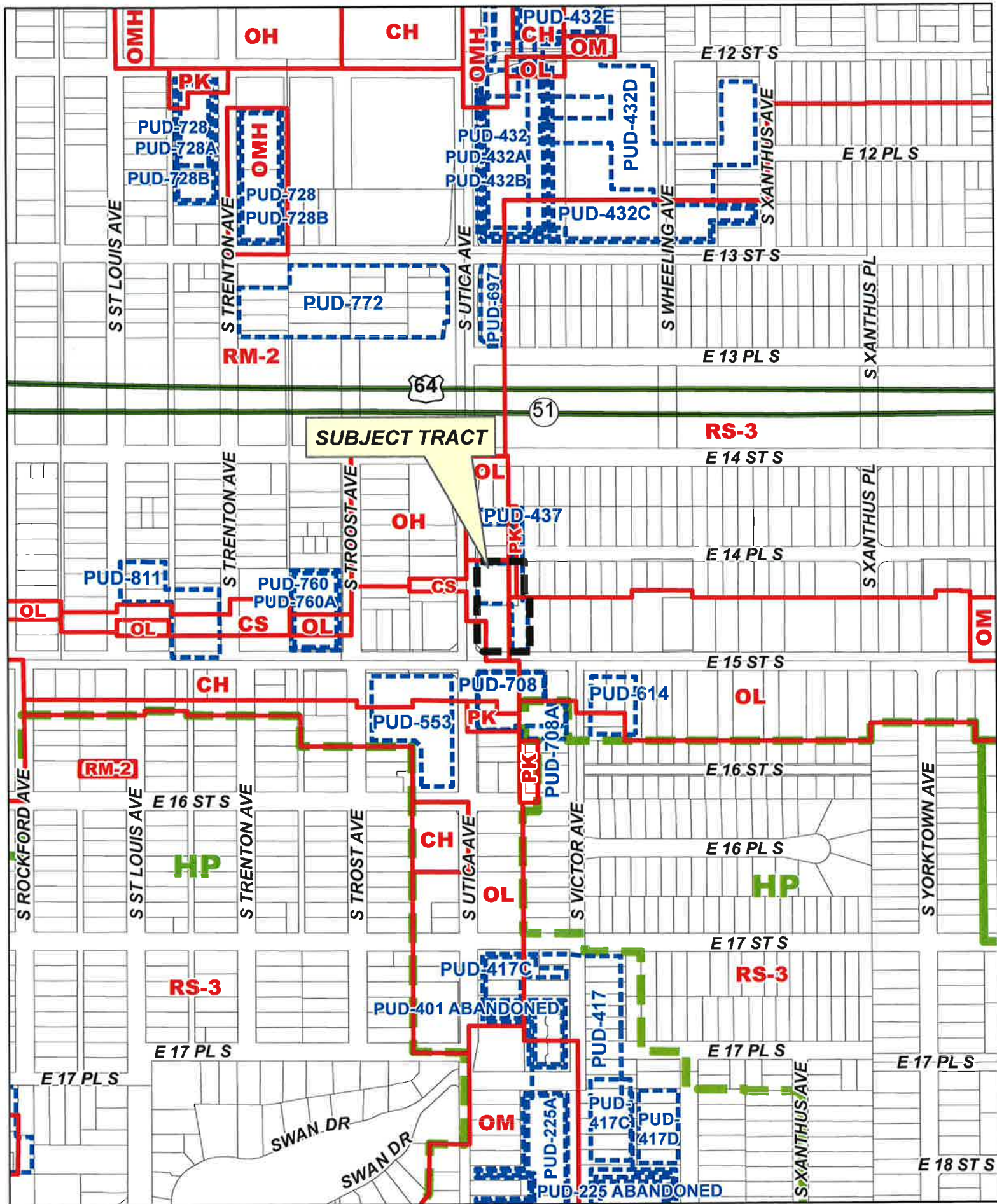
Please withdraw our re-zoning application for the 32nd and Yale property.

The city lost a great opportunity to regenerate an aging area and increase tax receipts.

Thank you for your assistance throughout this process.

Gary Hassenflu  
SE Tulsa Housing Partners, LP

Sent from my iPhone



Feet  
0 200 400

19-13 07



11.1



## PLAT WAIVER

January 20, 2016

**Z-7316 – 3500 Sheridan Road, West of South Sheridan Road and north of East 36<sup>th</sup> Street South, (CD 5)**

The platting requirement is being triggered by a rezoning from CS (commercial shopping) to CH (commercial heavy).

***Staff provides the following information from TAC for their January 7, 2016 meeting:***

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

**STREETS:** Sidewalks required per subdivision regulations.

**SEWER:** No comment.

**WATER:** Water useage will be unchanged per applicant. (A 8 inch water main line exists along East 36<sup>th</sup> Street South for water service connections. Should a looped public water main line extension be needed inside the property; then , a 20 foot waterline easement will be required to be dedicated.)..

**STORMWATER:** Drainage plan is required to identify and design for all offsite drainage that enters the proposed project.

**FIRE:** Will require a fire hydrant within 600 feet of any part of a sprinkled building as the hose lay. Will require a fire hydrant within 400 feet of any part of a non-sprinkled building as the hose lay. May require more fire fydrants depending on the size of building and construction type. A fire access road will be required to be within 200 feet of a sprinkled building as the hose lay and within 150 feet of a nonsprinkled building as the hose lay. . Knox access will be required on all gates crossing fire access road. Inside turning radius on fire access roads shall be 28 feet wide minimum. Fire access roads shall be 20 feet wide minimum If eave or parapet of building is 30 feet or higher from the level of fire access the aerial access will be required.

**UTILITIES:** No comment.

**OTHER/GENERAL:** Development Services staff strongly recommends that a six foot masonry concrete block stucco wall be constructed on the west side of the property along the RM-2 residential property. The wall should be well landscaped on both sides to soften the look and create a more aesthetically pleasing appearance for both the residential and proposed CH side of the wall while providing adequate screening. Sidewalks shall be constructed along East 36<sup>th</sup> Street, with a minimum of five feet in width, within a circulation accessibility; constructed in accordance with City standards.

A SWP3 will be required for the commercial building permit if over an acre is disturbed. A grading and drainage plan will be required within the commercial building permit.

Staff can recommend **APPROVAL** of the plat waiver as most requirements have been met for the platted property. The sidewalk requirements must be taken care of.

**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.



SERVICE RD

E 31st ST S

E 32 ST S

E 32 ST S

S 67 EAVE

S 68 EAVE

S 69 EAVE

E 32 ST S

E 32 PL S

64

51

BROKEN ARROW EXPWY

S SHERIDAN RD

E 36 ST S

E 36 PLS

E 38 ST S

ESKELLY DR

ESKELLY DR

E 38 ST S

E 40 ST S



Subject  
Tract

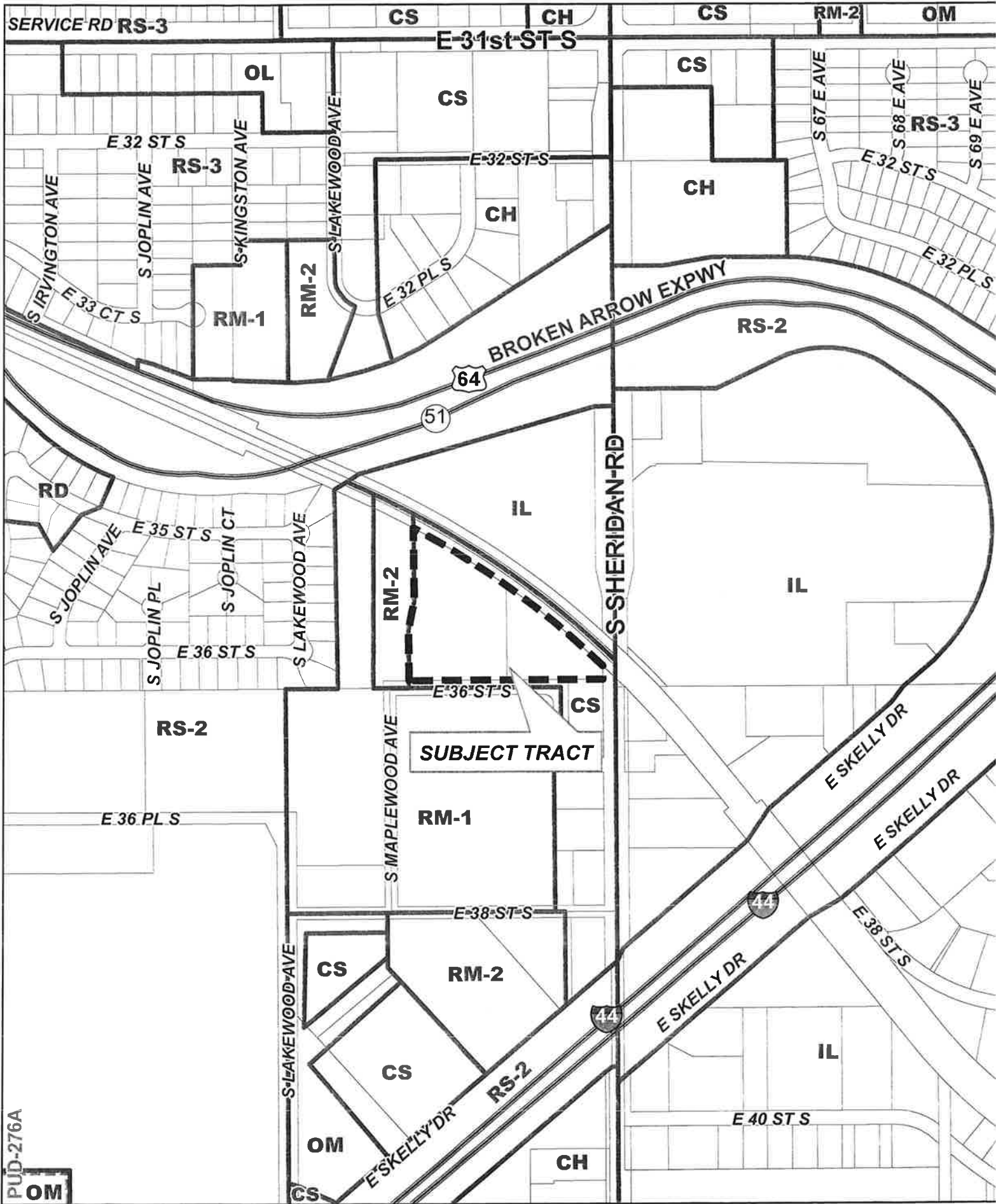
**Z-7316**

19-13 22

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

Aerial Photo Date: March 2014





**Z-7316**

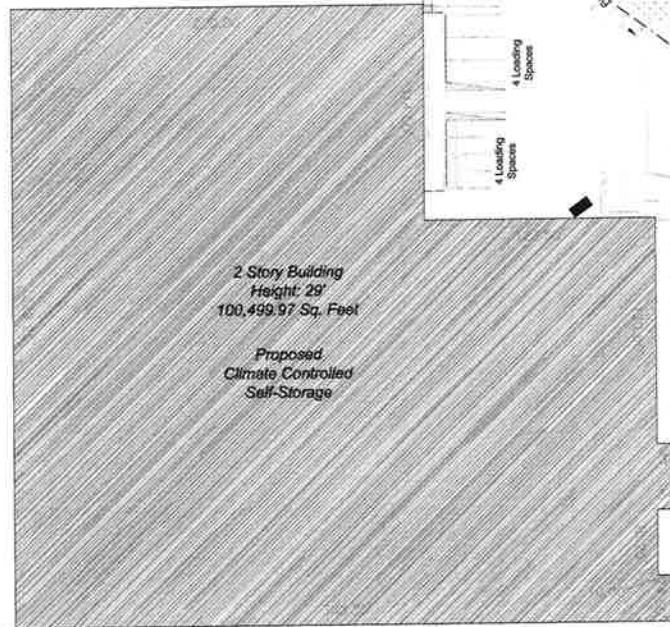
19-13 22

**12.5**



Pt. Lots 2 & 3, Block 2  
279064.32 Sq. Feet  
Total Acreage:  
6.41 Acres ±

PROPOSED  
TRUCK PARKING



2 Story Building  
Height: 29'  
100,499.97 Sq. Feet  
  
Proposed  
Climate Controlled  
Self-Storage

4 Loading  
Spaces

4 Loading  
Spaces

U-Haul  
Truck Parking

U-Haul  
Truck Parking

U-Haul  
Truck Parking

EAST 36TH STREET SOUTH  
(36' Concrete - Public 60' RW)



VICINITY MAP

EXISTING BUILDING SIZE

BUILDING FOOTPRINT: 100,499.97SF

NUMBER OF STORIES: 2

PROPERTY SIZE: 6.34 ACRES

ZONING: COMMERCIAL SHOPPING CENTER - CS

SETBACKS

FRONT: 50' REQUIRED

50' PROVIDED

SIDE

(South): 50' REQUIRED

50' PROVIDED

(North): N/A

REAR: N/A

BUILDING HEIGHT: N/A

PARKING

MINI-STORAGE: 1 PER 5,000SF OF MINI STORAGE FLOOR AREA PLUS 2 FOR ACCESSORY DWELLING (100,499.97SF/5,000SF) 20 SPACES REQUIRED

TRUCK RENTAL: 1 PER 600SF OF FLOOR AREA (3,000SF SHOWROOM/600SF) 5 PARKING SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 25

TOTAL PARKING PROVIDED = 177

AMERCO  
REAL ESTATE COMPANY

U-Haul  
3500 S. Sheridan Road  
Tulsa, OK 74145

Concept  
Site Layout

A1

12.4



Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-7325**

Related to PUD 417-E Abandonment

**Hearing Date: January 20, 2016**

**Case Report Prepared by:**

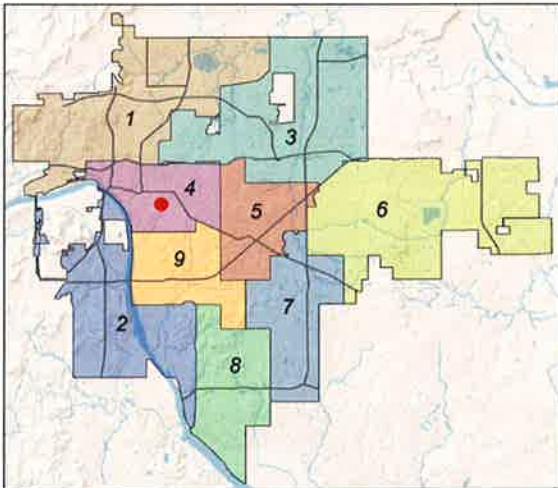
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* ST JOHN MEDICAL CENTER INC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Medical campus

*Proposed Use:* Medical campus

*Concept summary:* Rezoning to IMX with concurrent abandonment of PUD 417. This request was recommended by the Utica Midtown Corridor Small Area Plan for the St. Johns Medical Center Campus

*Tract Size:* 35 ± acres

*Location:* North of northeast corner of E. 21<sup>st</sup> St. S. & S. Utica Ave.

**Zoning:**

*Existing Zoning:* RS-3/ PK/ OL/ OM/ OH/ CS/ CH/ PUD-417/ PUD-417-A/ PUD-417-B/ PUD-417-C/ PUD-417-D

*Proposed Zoning:* MX-I (Defined as IMX in the code adopted January 1, 2016)

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

The applicants request to abandon PUD 417 and the request for MX-I zoning was submitted prior to the effective date of the current Tulsa Zoning Code. The zoning designation in the current code for that district is IMX as shown in Zoning Code Table 1-1: Zoning District Name Conversions, and was adopted January 1, 2016.

**Staff Data:**

TRS: 9307

CZM: 37

Atlas: 32/ 13

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

13.1

## SECTION I: Z-7325

### DEVELOPMENT CONCEPT:

The applicant has requested rezoning and concurrent abandonment of PUD 417 for approximately 35 acres of land that is owned by different entities of the St. Johns Medical System. All of the property is outside of the Yorktown Historic Preservation District and included inside the Utica Corridor Small Area Plan. The Small Area Plan recommended abandonment of the PUD for the St. Johns Campus and also recommended initiating an Institutional Mixed Use zoning district. The new zoning classification was implemented and is now part of the Tulsa Zoning Code.

### 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:
  - IMX Boundary Illustration

### DETAILED STAFF RECOMMENDATION:

### DETAILED STAFF RECOMMENDATION:

**Staff recommends Approval of PUD-417-E Abandonment** to rezone property from RS-3/ PK/ OL/ OM/ OH/ CS/ CH/ PUD-417/ PUD-417-A/ PUD-417-B/ PUD-417-C/ PUD-417-D to PUD-417-E Abandonment.

Staff Summary: Approval for the abandonment of PUD-417 including all of its major and minor amendments will revert to the underlying zoning. Staff does not support the abandonment of the PUD without approval of the concurrent rezoning request for IMX zoning in case# Z-7325.

The zoning application for MX-I was the correct designation when the application was submitted in 2015. The Zoning Code effective January 1, 2016 renamed MX-I to IMX.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing hospital campus is consistent with the Regional Center land use designation and with the Area of Growth vision in the comprehensive plan. The requested PUD abandonment and rezoning is consistent with the Land Use Vision, the Transportation Vision and the Small Area Plan.

### Land Use Vision:

*Land Use Plan map designation:* Regional Center

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.

13.2

Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

#### *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:*

South Utica Avenue is classified as an Urban Arterial

The urban arterial designation requires a minimum of 70 foot wide street right of way. The Utica Midtown Corridor Small Area Plan recommends redevelopment of the public right of way with the Complete Streets Manual.

East 21<sup>st</sup> Street South is a Secondary Arterial with a Multi Modal Overlay.

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

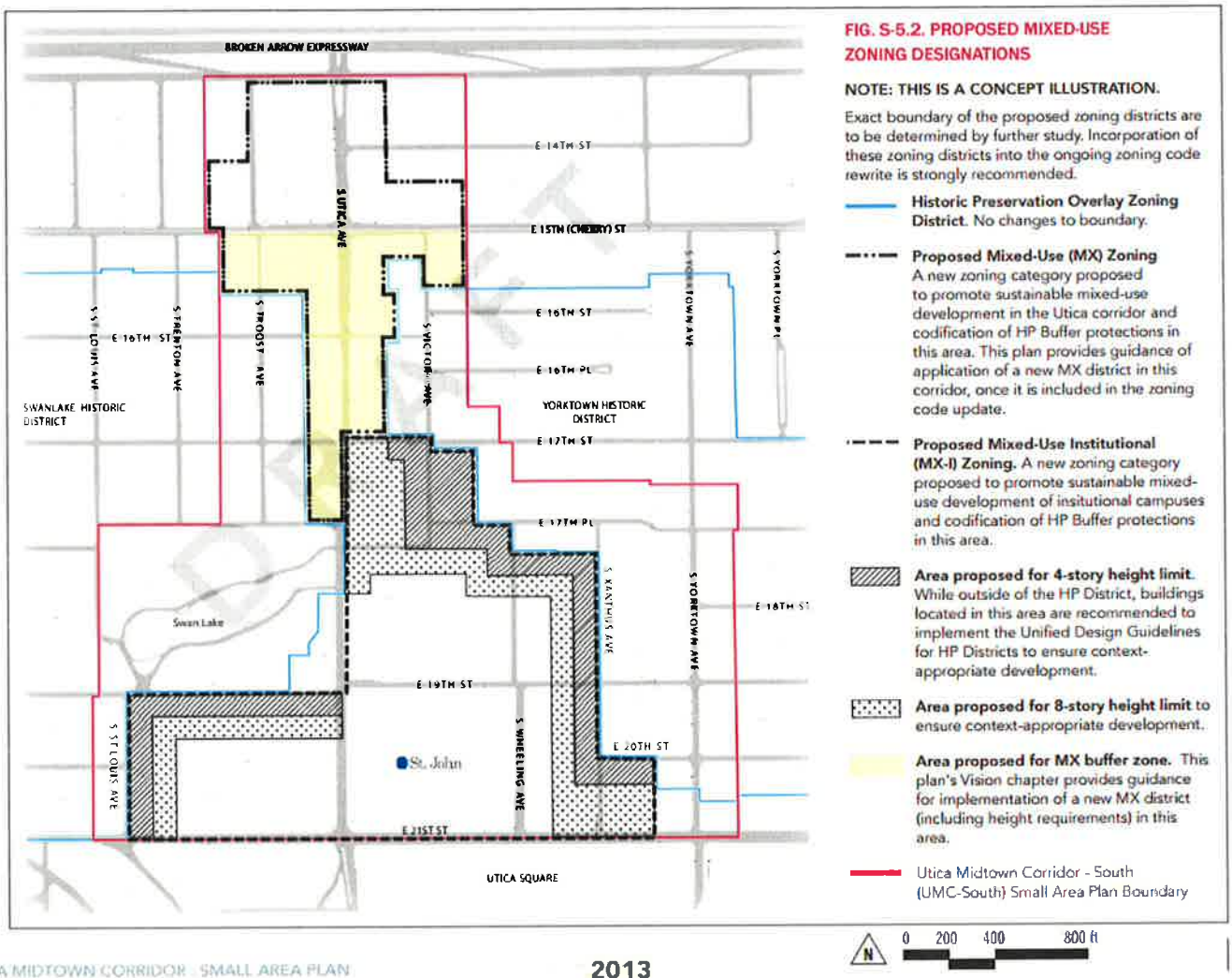
Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

##### *Trail System Master Plan Considerations:*

The Trail System Master Plan is not affected with this zoning request.

#### Small Area Plan:

The entire St. Johns campus was included in the Utica Midtown Corridor Small Area Plan and is completely within the proposed Mixed Use Institutional zoning category represented in the exhibit below.



### Special District Considerations:

This site is adjacent to the Yorktown Historic District. The area included in the PUD abandonment and the rezoning request not part of the Yorktown Historic District. IMX rezoning provides appropriate transitional treatment where abutting HP zoning. Those provisions were suggested in the small area planning process.

Historic Preservation Overlay: None that affect this request.

### DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is developed with high intensity hospital and associated uses. Existing conditions may not meet all of the development requirements in the IMX zoning classifications however future development will be required to meet the design standards defined in that district.

13.4

Environmental Considerations: None that affect the redevelopment opportunities that might be allowed by right in the IMX classification.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 21 <sup>st</sup> Street	Secondary Arterial	100 feet	4+
South Utica Avenue	Urban Arterial	70 feet	4+
South Wheeling Avenue	none	50 feet	2
South Victor Avenue	none	50 feet	2
East 19 <sup>th</sup> Street	none	50 feet	2
East 17 <sup>th</sup> Street	none	50 feet	2
East 17 <sup>th</sup> Place	none	50 feet	2
South Xanthus Avenue	none	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a single family residential area included in the Yorktown Historic Preservation District and a commercial area along the north side of East 21<sup>st</sup> Street South; on the north, Yorktown Historic Preservation District and a commercial area along the east side of South Utica Avenue; on the south, Utica Square zoned CH; and on the west by commercial development also zoned CH.

### **SECTION III: Relevant Zoning History**

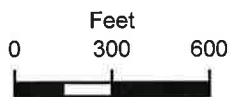
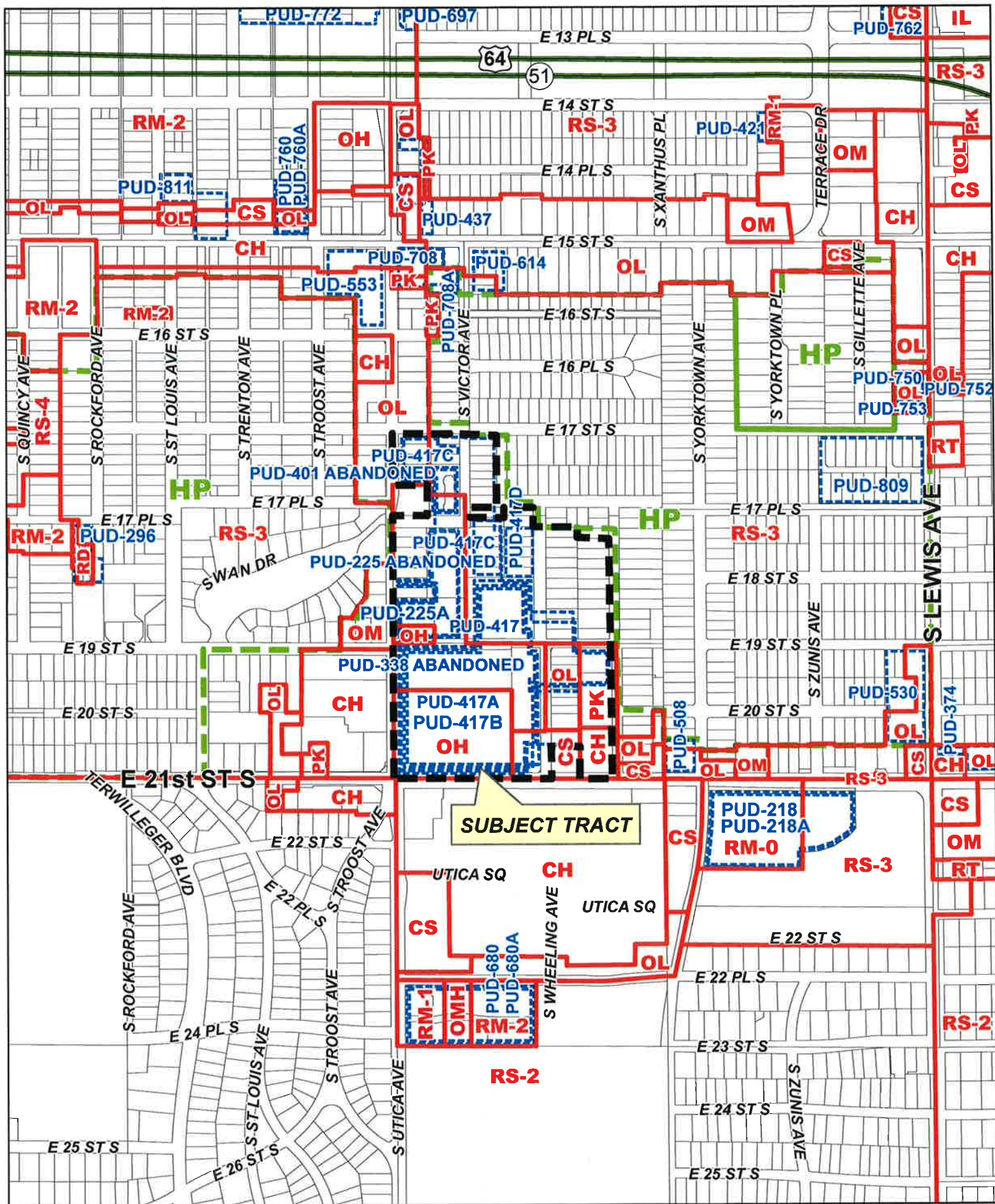
**ZONING ORDINANCE:** Ordinance numbers are: 16681 dated September 25, 1986 (PUD-417), 16867 dated July 30, 1987 (PUD-417-A), 17203 dated August 8, 1989 (PUD-417-B), 17529 dated July 2, 1991 (PUD-417-C), 19592 dated July 6, 1999 (PUD-417-D), established zoning for the subject property.

***Subject Property:***

**PUD-417 September 1986:** All concurred in approval subject to conditions of a PUD that combined and abandoned/repealed PUD's 225, 338 and 401. The PUD amended certain standards previously approved and added property to St. John Hospital complex. There were also four Major Amendments, to PUD-417, that modified Development Standards as well as added property to create the current St. John Medical campus.

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13.5

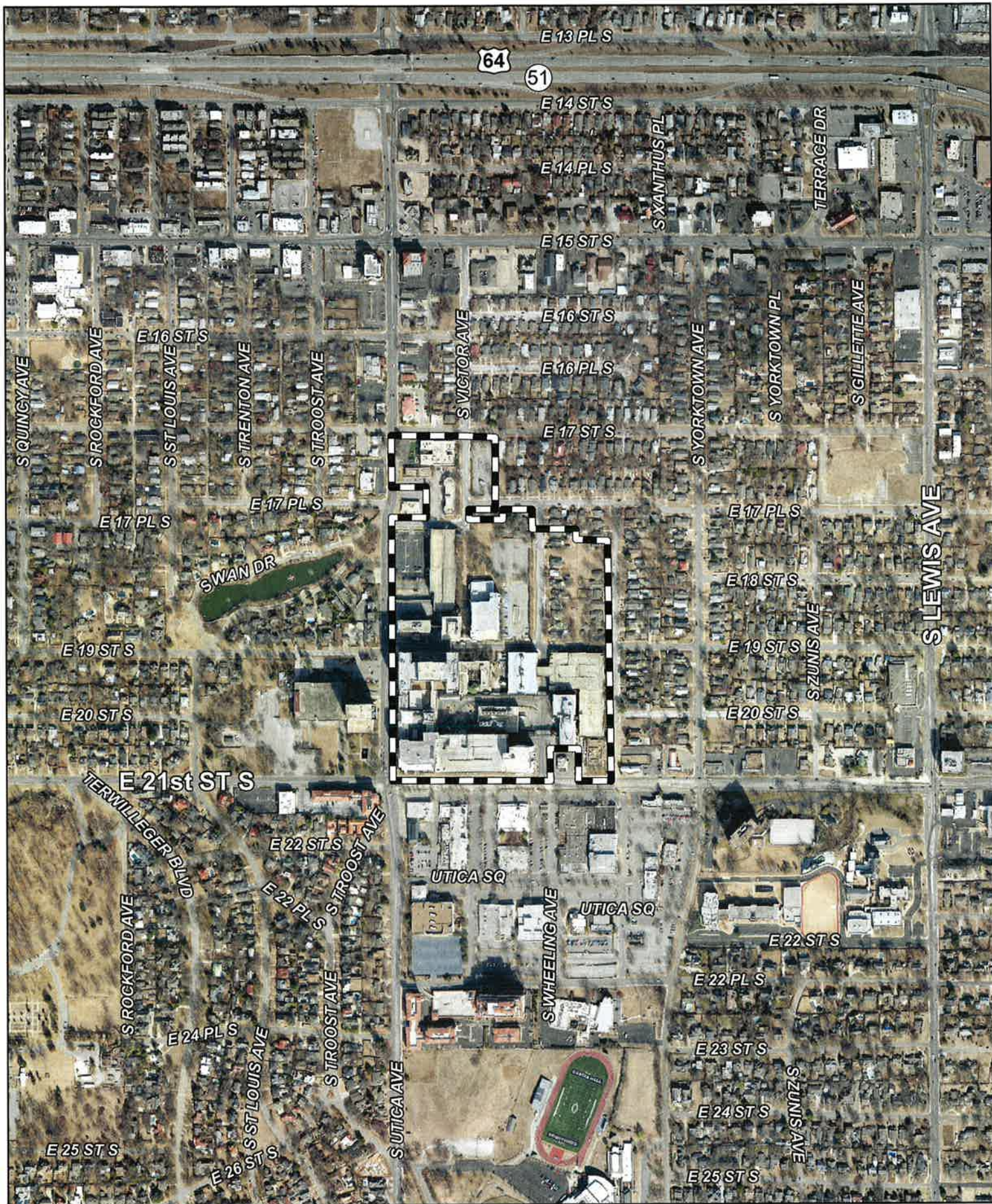


Z-7325

19-13 07

13.6





Feet  
0 300 600



Subject  
Tract

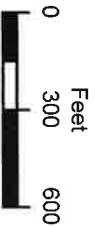
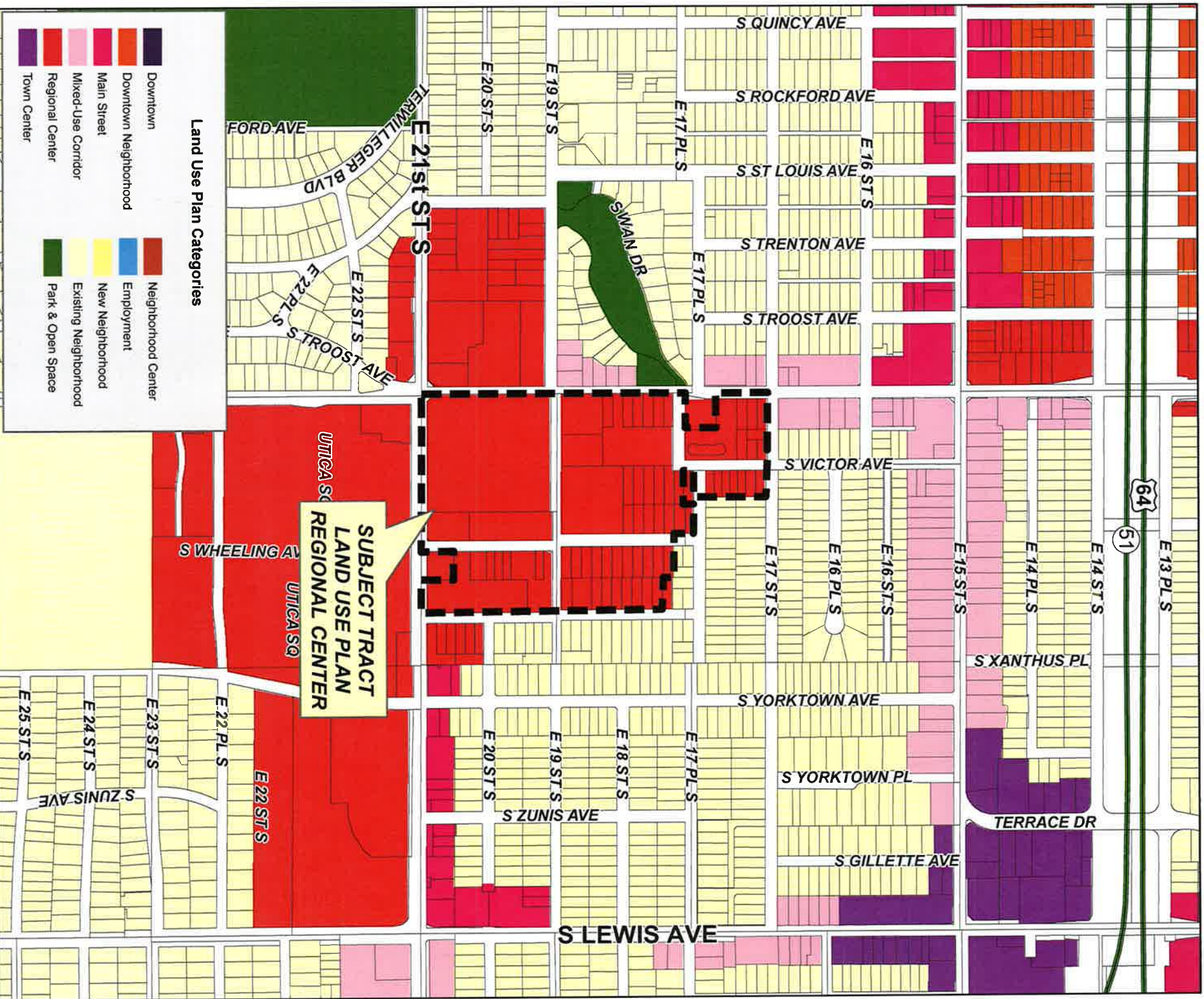
**Z-7325**

19-13 07

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

**13.7**

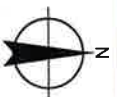


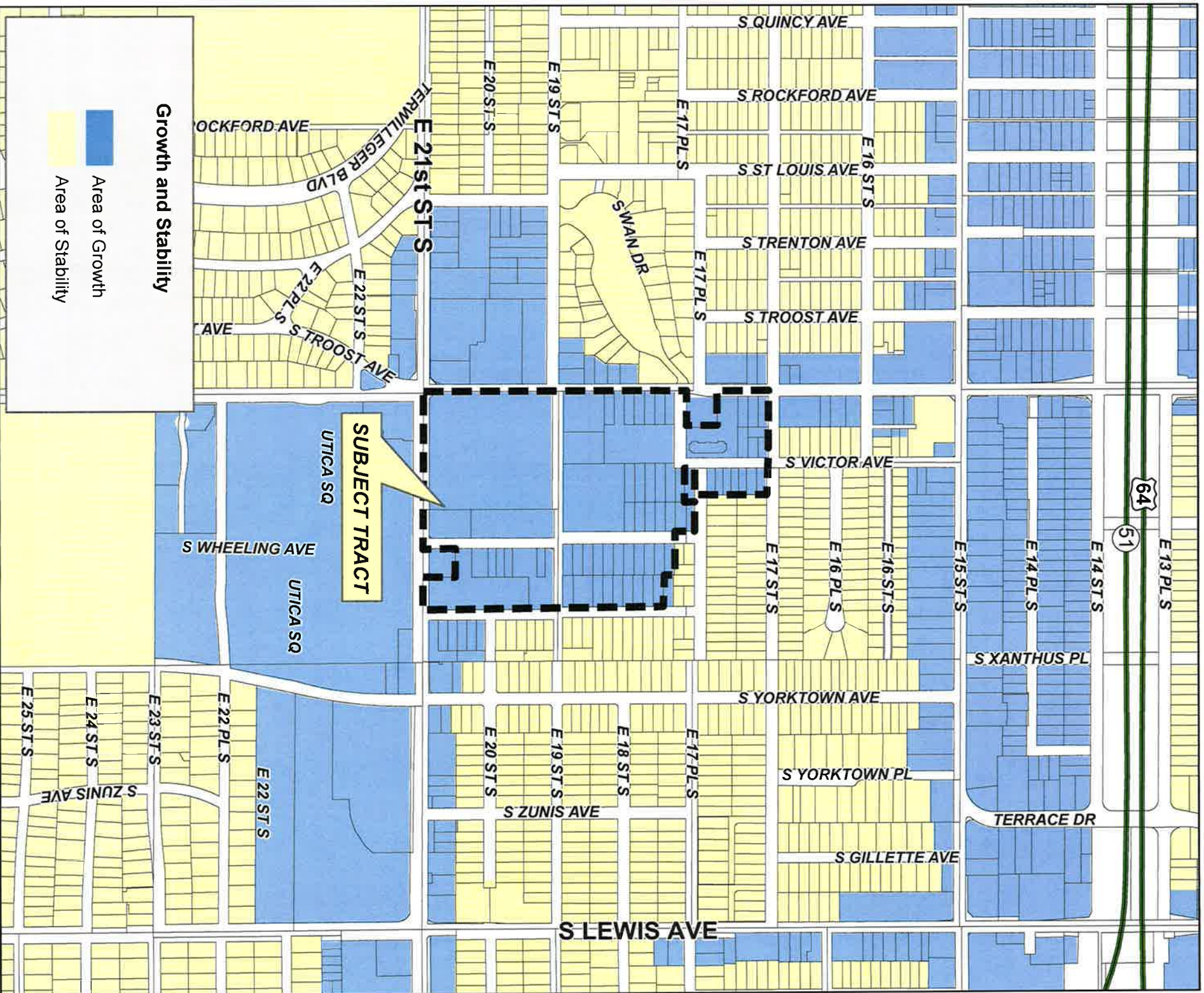


Z-7325

19-13 07

13.8

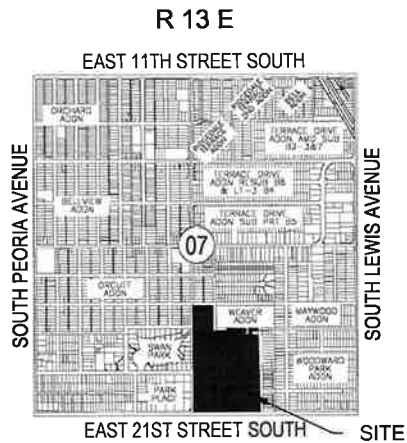




Z-7325

19-13 07

13.1



### Location Map

Scale: 1"= 3000'



T 19 N

S. UTICA AVE. E.

S. UTICA AVE. E.

S. UTICA AVE. E.

S. VICTOR AVE. E.

S. WHEELING AVE. E.

S. XANTHUS AVE. E.

E. 17TH ST. S.

E. 17TH PL. S.

TRACT NOT INCLUDED

E. 17TH PL. S.

HP BOUNDARY

E. 19TH PL. S.

E. 19TH PL. S.

E. 21ST ST. S.



**KKT ARCHITECTS, INC.**  
 2200 SOUTH UTICA PLACE, SUITE 200  
 TULSA, OKLAHOMA 74114  
 [P] 918.744.4270 \ [F] 918.744.7849  
 WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION  
 NO. CA 5305 EXP. 06/30/2017



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

**ST JOHN  
 MAIN CAMPUS**

1923 South Utica Ave,  
 Tulsa, Oklahoma 74104



HORT SCALE	1"=250'
VERT SCALE	
ATLAS PAGE NO.	
MANAGER	ANW
DRAWN BY	LST
DATE	1/7/2016

REZONING EXHIBIT

**C01**

13.10



Tulsa Metropolitan Area  
Planning Commission

**Case Number:** PUD-417-E Abandonment  
**Major Amendment**  
Related to Z-7325

**Hearing Date:** January 20, 2016

**Case Report Prepared by:**

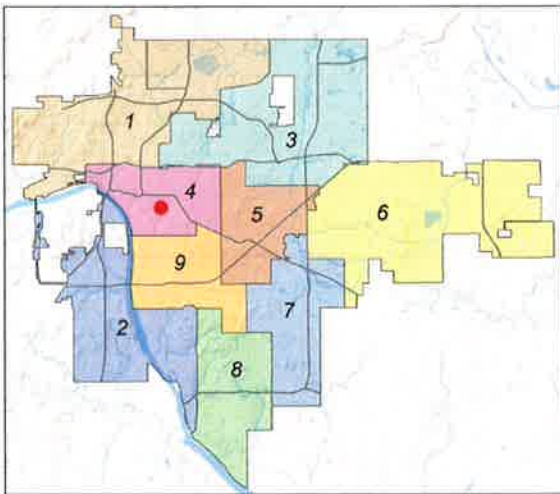
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Lou Reynolds

*Property Owner:* ST JOHN MEDICAL CENTER INC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Medical campus

*Proposed Use:* Medical campus

*Concept summary:* Abandon PUD 417 with a concurrent rezoning of IMX. This request was recommended by the Utica Midtown Corridor Small Area Plan for the St. Johns Medical Center Campus.

*Tract Size:* 35 ± acres

*Location:* North of northeast corner of E. 21<sup>st</sup> St. S. & S. Utica Ave.

**Zoning:**

*Existing Zoning:* RS-3/ PK/ OL/ OM/ OH/ CS/ CH/ PUD-417/ PUD-417-A/ PUD-417-B/ PUD-417-C/ PUD-417-D

*Proposed Zoning:* PUD-417-E Abandonment

**Comprehensive Plan:**

*Land Use Map:* Regional Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval.**

The applicants request for MX-I zoning was submitted prior to the effective date of the current Tulsa Zoning Code. The zoning designation in the current code for that district is IMX as shown in Table 1-1: Zoning District Name Conversions, in the code adopted January 1, 2016.

**Staff Data:**

TRS: 9307

CZM: 37

Atlas: 32/13

**City Council District: 4**

*Councilor Name:* Blake Ewing

**County Commission District: 2**

*Commissioner Name:* Karen Keith

14.1

## SECTION I: PUD-417-E Abandonment

### DEVELOPMENT CONCEPT:

The applicant has requested rezoning and concurrent abandonment of PUD 417 for approximately 35 acres of land that is owned by different entities of the St. Johns Medical System. All of the property is outside of the Yorktown Historic Preservation District and included inside the Utica Corridor Small Area Plan. The Small Area Plan recommended abandonment of the PUD for the St. Johns Campus and also recommended initiating an Institutional Mixed Use zoning district. The new zoning classification was implemented and is now part of the Tulsa Zoning Code.

### 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:
  - IMX Boundary illustration

### DETAILED STAFF RECOMMENDATION:

**Staff recommends Approval of PUD-417-E Abandonment** to rezone property from RS-3/ PK/ OL/ OM/ OH/ CS/ CH/ PUD-417/ PUD-417-A/ PUD-417-B/ PUD-417-C/ PUD-417-D to PUD-417-E Abandonment.

Staff Summary: Approval for the abandonment of PUD-417 including all of its major and minor amendments will revert to the underlying zoning. Staff does not support the abandonment of the PUD without approval of the concurrent rezoning request for IMX zoning outlined in case # Z-7325.

The zoning application for MX-I was the correct designation when the application was submitted in 2015. The Zoning Code effective January 1, 2016 renamed MX-I to IMX.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing hospital campus is consistent with the Regional Center land use designation and with the Area of Growth vision in the comprehensive plan. The requested PUD abandonment and rezoning is consistent with the Land Use Vision, the Transportation Vision and the Small Area Plan.

### Land Use Vision:

*Land Use Plan map designation:* Regional Center

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.

14.2

### *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:*

South Utica Avenue is classified as an Urban Arterial

The urban arterial designation requires a minimum of 70 foot wide street right of way. The Utica Midtown Corridor Small Area Plan recommends redevelopment of the public right of way with the Complete Streets Manual.

East 21<sup>st</sup> Street South is a Secondary Arterial with a Multi Modal Overlay.

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

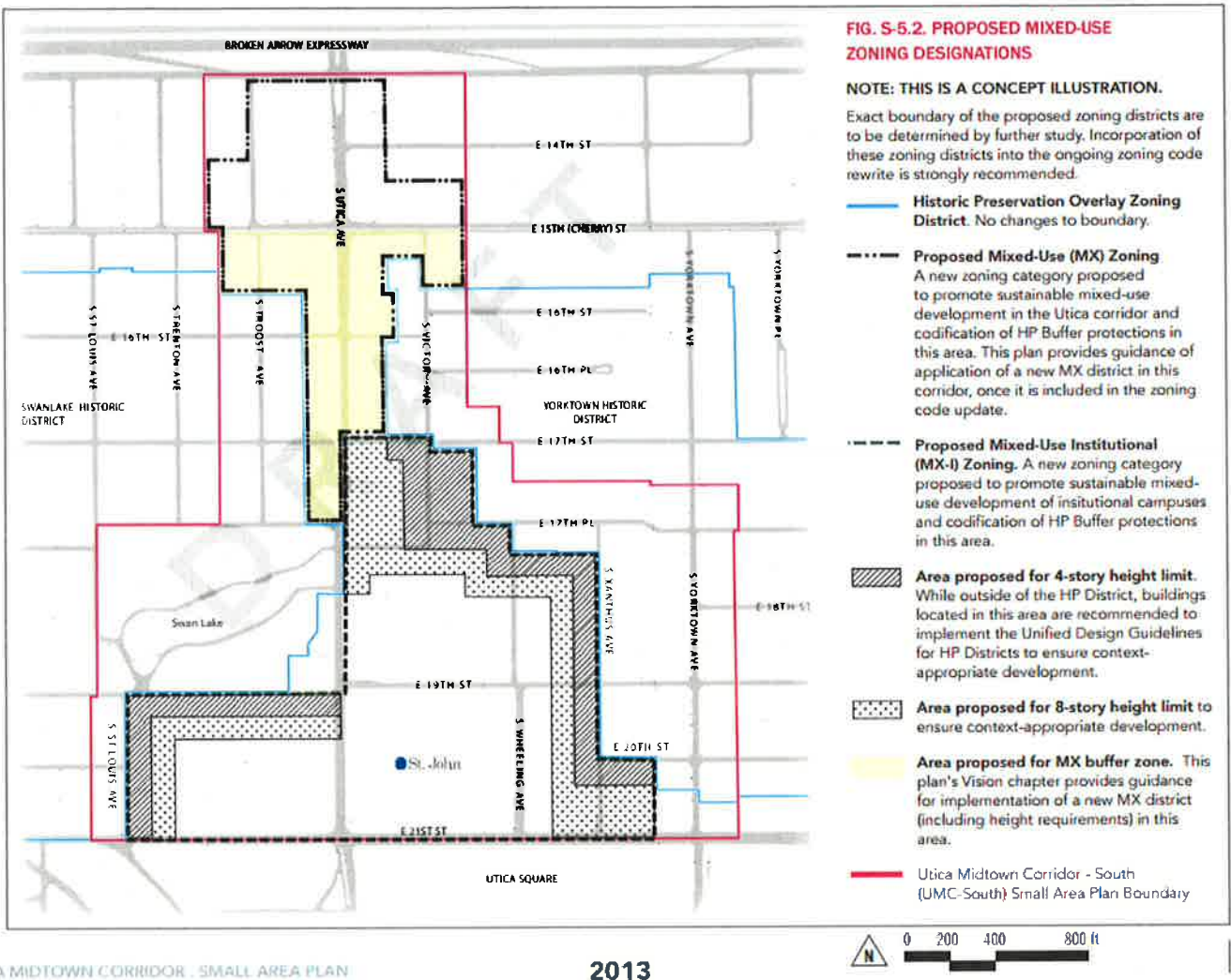
Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

#### *Trail System Master Plan Considerations:*

The Trail System Master Plan is not affected with this zoning request.

### Small Area Plan:

The entire St. Johns campus was included in the Utica Midtown Corridor Small Area Plan and is completely within the proposed Mixed Use Institutional zoning category represented in the exhibit below.



### Special District Considerations:

This site is adjacent to the Yorktown Historic District. The area included in the PUD abandonment and the rezoning request not part of the Yorktown Historic District. IMX rezoning provides appropriate transitional treatment where abutting HP zoning. Those provisions were suggested in the small area planning process.

Historic Preservation Overlay: None that affect this request.

### DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is developed with high intensity hospital and associated uses. Existing conditions may not meet all of the development requirements in the IMX zoning classifications however future development will be required to meet the design standards defined in that district.

Environmental Considerations: None that affect the redevelopment opportunities that might be allowed by right in the IMX classification.

Streets:

14.4

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 21 <sup>st</sup> Street	Secondary Arterial	100 feet	4+
South Utica Avenue	Urban Arterial	70 feet	4+
South Wheeling Avenue	none	50 feet	2
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East 17 <sup>th</sup> Street	none	50 feet	2
East 17 <sup>th</sup> Place	none	50 feet	2
South Xanthus Avenue	none	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a single family residential area included in the Yorktown Historic Preservation District and a commercial area along the north side of East 21<sup>st</sup> Street South; on the north, Yorktown Historic Preservation District and a commercial area along the east side of South Utica Avenue; on the south, Utica Square zoned CH; and on the west by commercial development also zoned CH.

**SECTION III: Relevant Zoning History**

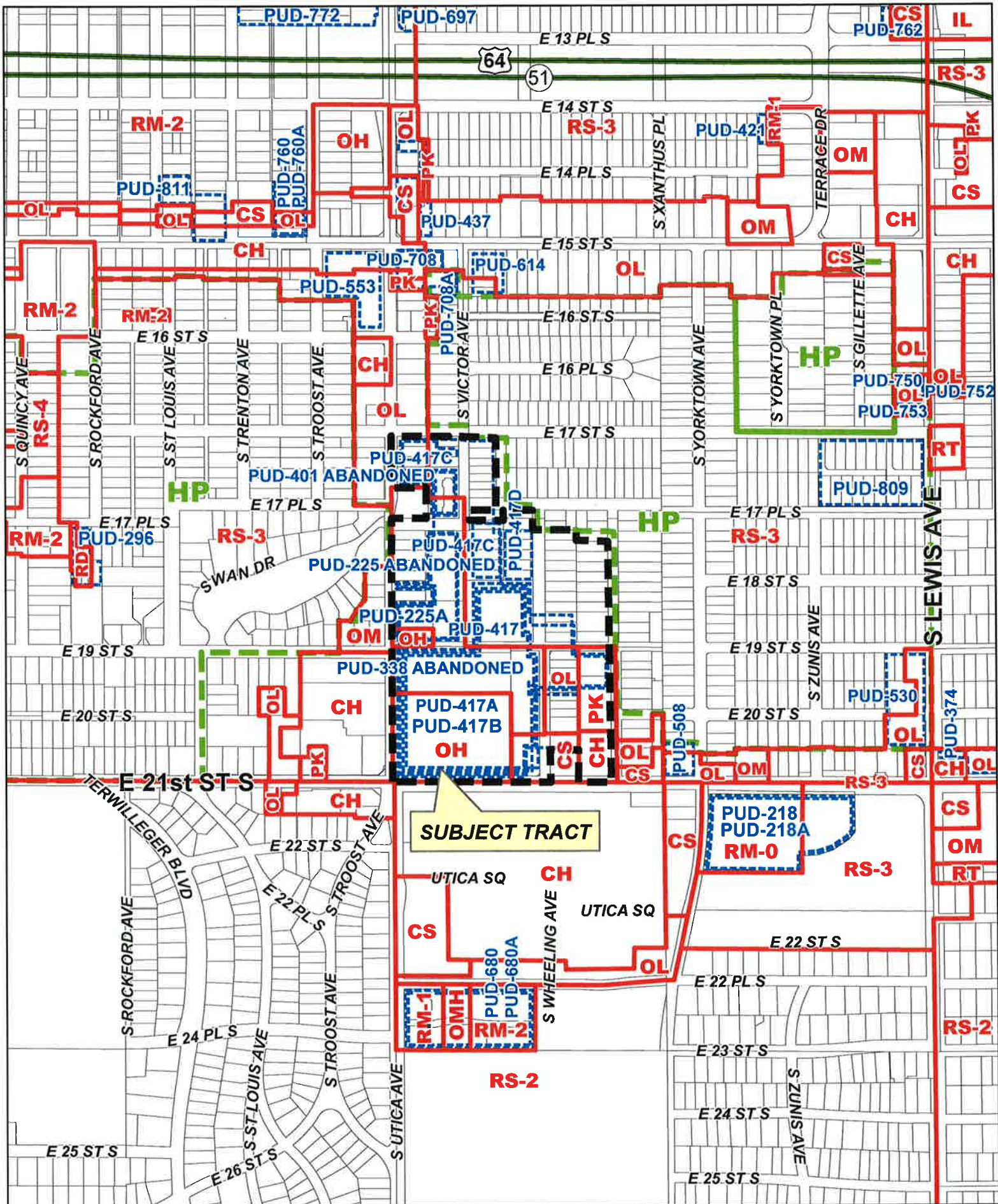
**ZONING ORDINANCE:** Ordinance numbers are: 16681 dated September 25, 1986 (PUD-417), 16867 dated July 30, 1987 (PUD-417-A), 17203 dated August 8, 1989 (PUD-417-B), 17529 dated July 2, 1991 (PUD-417-C), 19592 dated July 6, 1999 (PUD-417-D), established zoning for the subject property.

***Subject Property:***

**PUD-417 September 1986:** All concurred in approval subject to conditions of a PUD that combined and abandoned/repealed PUD's 225, 338 and 401. The PUD amended certain standards previously approved and added property to St. John Hospital complex. There were also four Major Amendments, to PUD-417, that modified Development Standards as well as added property to create the current St. John Medical campus.

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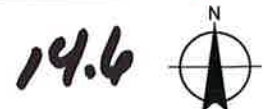
14.5

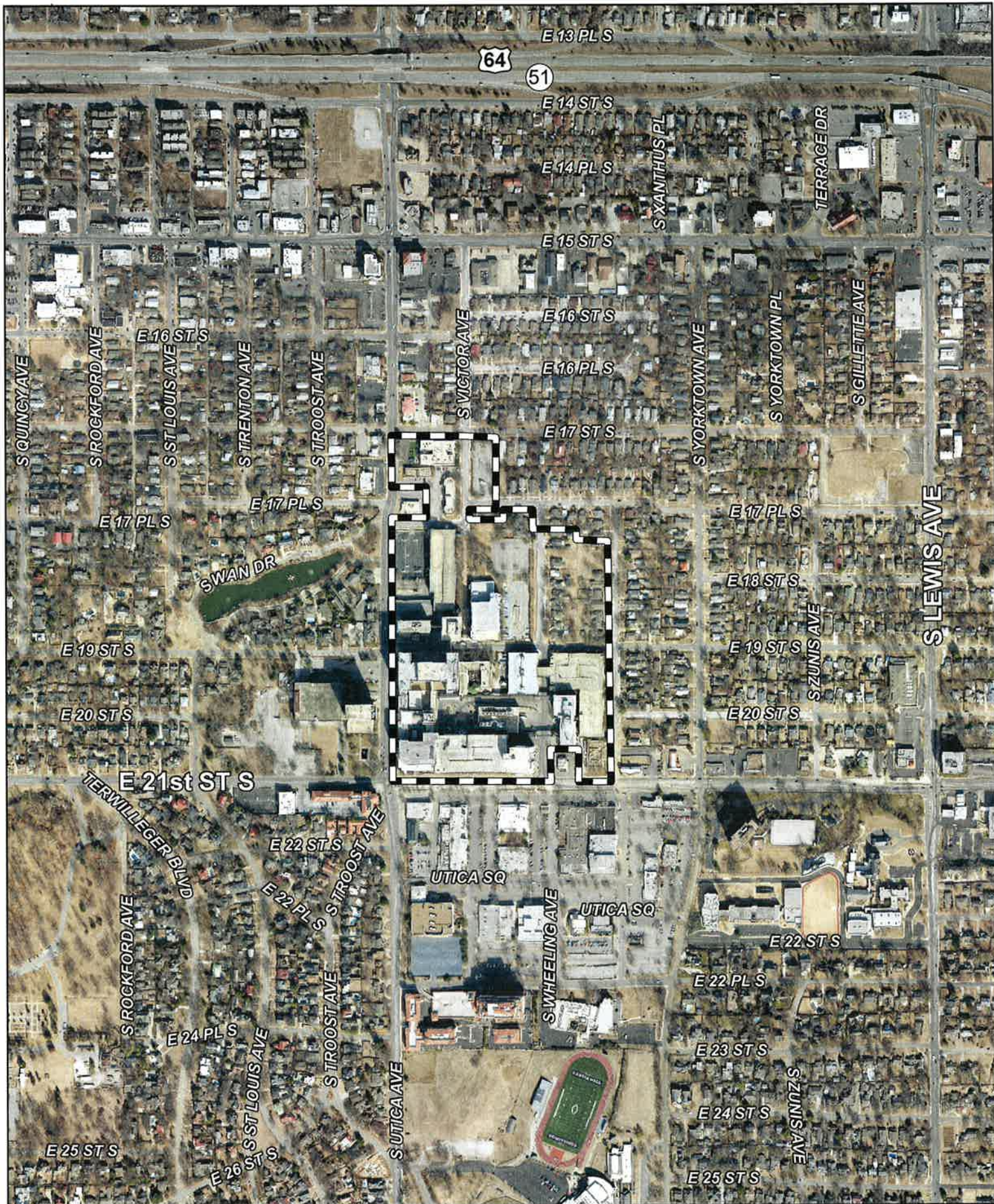


## PUD-417-E ABANDONED



19-13 07





0 300 600  
Feet



Subject  
Tract

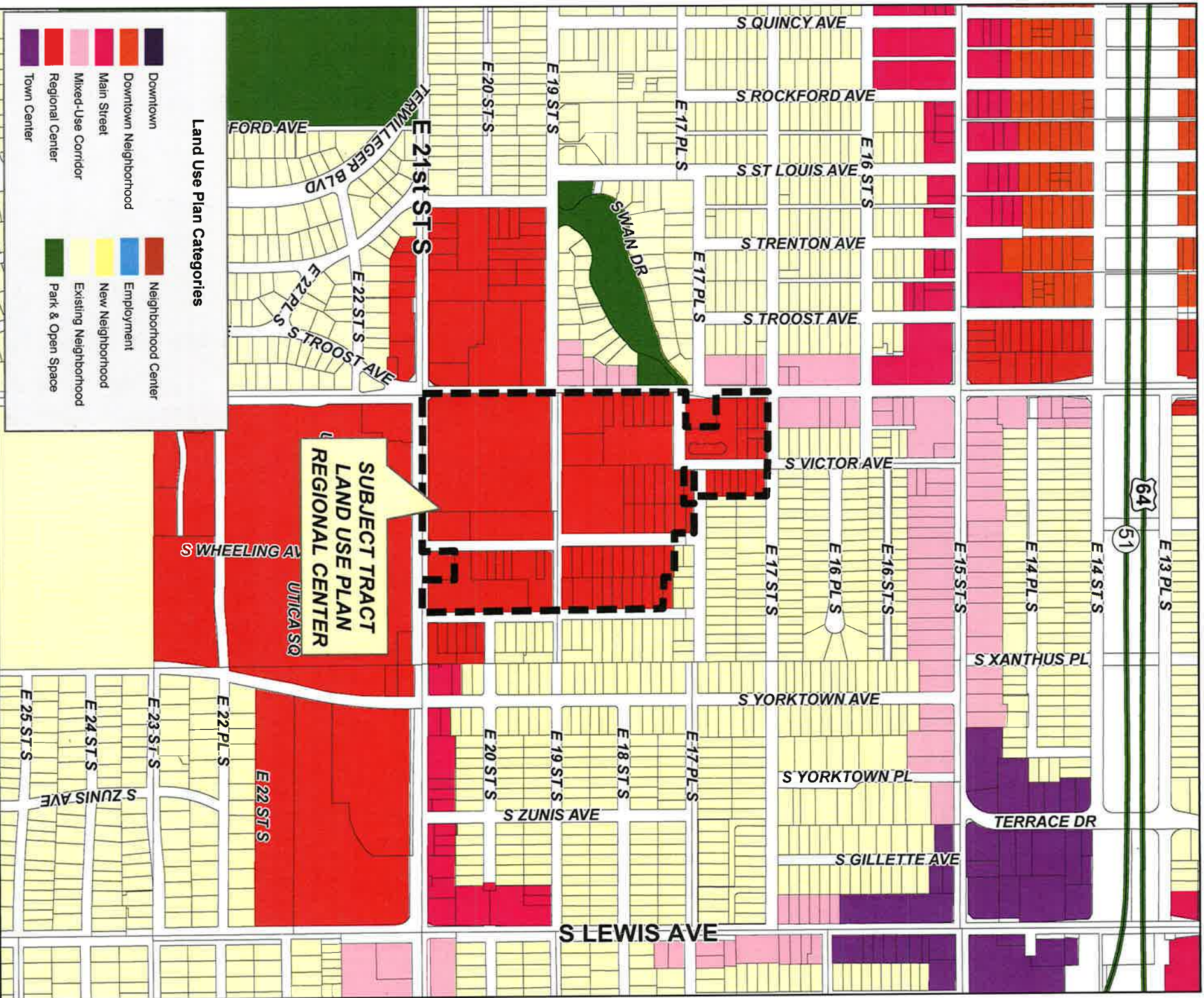
19-13 07

## PUD-417-E ABANDONED

14.7

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









**Location Map**

Scale: 1"= 3000'



T 19 N

S. UTICA AVE. E.

S. VICTOR AVE. E.

E. 17TH ST. S.



E. 17TH PL. S.

TRACT NOT INCLUDED

E. 17TH PL. S.

HP BOUNDARY

S. WHEELING AVE. E.

S. XANTHUS AVE. E.

E. 19TH PL. S.

E. 19TH PL. S.

S. UTICA AVE. E.

E. 21ST ST. S.



**KKT ARCHITECTS, INC.**  
2200 SOUTH UTICA PLACE, SUITE 200  
TULSA, OKLAHOMA 74114  
[P] 918.744.4270 \ [F] 918.744.7849  
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION  
NO. CA 5305 EXP. 06/30/2017



ALL CONSTRUCTION TO BE IN STRICT  
ACCORDANCE WITH CURRENT CITY OF BROKEN  
ARROW STANDARDS AND SPECIFICATIONS  
(INCLUDING O.D.O.T. 2007 EDITION)

**ST JOHN  
MAIN CAMPUS**

1923 South Utica Ave.  
Tulsa, Oklahoma 74104



HORT SCALE	1"=250'
VERT SCALE	"
ATLAS PAGE NO.	"
MANAGER	ANW
DRAWN BY	LST
DATE	1/7/2016

REZONING EXHIBIT

**C01**



Tulsa Metropolitan Area  
Planning Commission

**Case Number: PUD-467-A**

**Major Amendment**

Related to Z-6310-SP-6

**Hearing Date: January 20, 2016**

Continued from December 16, 2015

**Case Report Prepared by:**

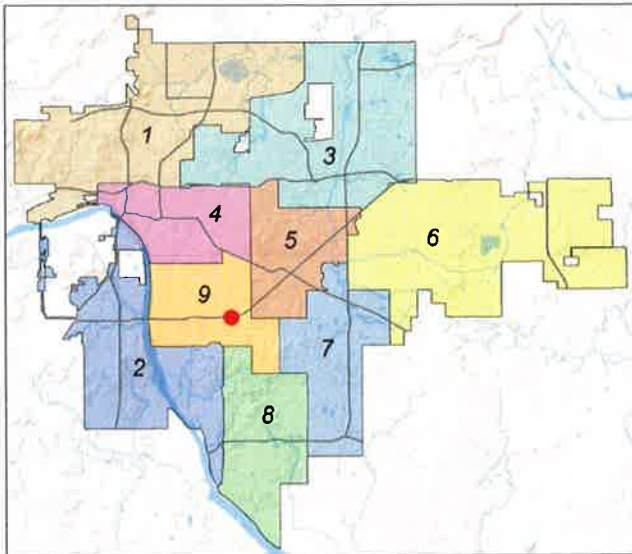
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Andrew Shank

*Property Owner:* EAST 51ST PROPERTIES LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Commercial

*Proposed Use:* Major amendment to PUD 467 to add Use Unit 21 (Outdoor advertising)

*Concept summary:* In conjunction with Z-6310-SP-6 this PUD is also a major amendment to add Use Unit 21 (Outdoor advertising). The PUD cannot be approved without the amendment to the Corridor Development Plan.

*Tract Size:* 0.57 ± acres

*Location:* West of northwest corner of E. 51 St. S. and S. Pittsburgh Ave.

**Zoning:**

*Existing Zoning:* COI PUD-467

*Proposed Zoning:* COI PUD-467-A

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends denial.**

The request is not harmonious with the original PUD 437 and is not consistent with the Town Center Vision of the Comprehensive Plan.

**Staff Data:**

TRS: 9328

CZM: 47

Atlas: 469

**City Council District: 9**

*Councilor Name:* G.T. Bynum

**County Commission District: 3**

*Commissioner Name:* Ron Peters

15.1

## **SECTION I: PUD-467-A**

### **DEVELOPMENT CONCEPT:**

Applicant requested an amendment to add existing Development Standards to allow Use Unit 21 (outdoor advertising).

### **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:
  - Exhibit A: Legal description
  - Exhibit B: Major amendment request to allow Outdoor Advertising (Use Unit 21)
  - Exhibit A: Sign exhibit

## **SECTION II PUD-467-A DEVELOPMENT STANDARDS:**

Add use Unit 21 to Development Area 3 and amend the signage standards in order to allow for an outdoor advertising sign to be located on Development Area 3, pursuant to the conceptual Site Plan included in the applicant exhibits listed above.

### **DETAILED STAFF RECOMMENDATION:**

The conceptual plan referenced by the applicant identifies a proposed sign height of 60 feet with a 672 square foot display area identified. The major amendment does not provide a maximum display surface area. No new design standards are proposed for the PUD and,

PUD 467-A is not harmonious with the original vision of the PUD as approved in 1991 and,

The sign standards identified in the original PUD 467 specifically identified a maximum of one sign on the lot along I-44 with a maximum height of 25 feet and a maximum display surface area of 144 square feet. Since 1991 seven minor amendments have been allowed. Six of those amendments added or further defined signage for the center. All of those additional signs are generally within the original height and size standards identified in the PUD however, the overall impacts of the incremental changes to those standards have created a development that is no longer consistent with the vision of PUD 437. Provisions for additional design standards to create a harmonious development have never been implemented during the evolution of the PUD. Adding outdoor advertising will stray further from the original concept of the PUD and,

The PUD chapter of the zoning code limits outdoor advertising to Use Unit 1221.F which references standards for digital signs in 1221.G. The PUD amendment request does not clarify if digital signage is proposed however the proposed location of the sign will add a visual distraction to drivers as they exit from east bound I-44. Drivers are required to slow from highway speeds while making a sharp turn and ultimately navigate a traffic signal to East 51<sup>st</sup> Street South. Any sign at that location may have that effect however digital signage is a significant distraction and safety consideration at this location and,

The major amendment does not provide a unified treatment of the development possibilities of the project site and,

**15.2**

PUD 467-A is not consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code therefore,

**Staff recommends Denial of PUD-467-A as outlined in Section II above.**

## **SECTION II: Supporting Documentation**

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: The general concept of the Town Center is to provide a pedestrian oriented development. The desired pedestrian scale is in direct conflict with the proposed size of outdoor advertising structures.*

### Land Use Vision:

*Land Use Plan map designation:* Town Center

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

*Areas of Stability and Growth designation:* Area of Growth

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

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

### Transportation Vision:

*Major Street and Highway Plan:* (East 51<sup>st</sup> Street South)

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have

on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

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

*Trail System Master Plan Considerations:* None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The existing PUD has several signs that have been allowed along I-44. Those signs adequately serve the needs of the existing business. Recent roadway improvements on East 51<sup>st</sup> and I-44 also provide greater visibility for existing businesses along this corridor. Recent major highway changes that included adding an off ramp from east bound traffic to access East 51<sup>st</sup>. The potential distraction of an outdoor advertising sign while exiting I-44, negotiating a sharp right turn, determining correct lane location and navigating a stop light is already a challenge. Adding outdoor advertising is not appropriate at this location. (See image below)*



Environmental Considerations:

15.4

Significant safety concerns for off ramp east bound traffic.

The proposed signage creates additional distraction to drivers in the east bound I-44 traffic lane while also trying to avoid on-ramp traffic from East 51<sup>st</sup> Street.

On-ramp traffic will be distracted while trying to merge to I-44 from East 51<sup>st</sup> Street South.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 <sup>st</sup> Street	Primary Arterial	120 feet	6 +

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by commercial property , zoned CO/PUD 467; on the north by I-44, the south by East 51<sup>st</sup> Street South, further south small offices zoned OL; and on the west by I-44 on and off ramp to East 51<sup>st</sup> Street South.

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 17486 dated May 2, 1991, established zoning for the subject property.

***Subject Property:***

**Z-6310/ PUD-467 May 1991:** All concurred in approval of a request for rezoning a 7.88± acre tract of land from OM/ OMH to CO with a Planned Unit Development for a commercial development including restaurant and retail, on property located on the northwest corner of E. 51<sup>st</sup> St. and S. Pittsburgh Ave. and a part of the subject property. The PUD specifically states that outdoor advertising signs are expressly prohibited.

***Surrounding Property:***

**PUD-235-C December 1991:** All concurred in approval of a proposed Major Amendment to PUD on a 2.2± acre tract of land to add restaurant use with accessory bar, to the west half of Building 2, to permitted uses, on property located at the southwest corner of E. 51<sup>st</sup> St. and S. Marion Ave.

**PUD-253-B April 1985:** All concurred in approval of a proposed Major Amendment to PUD on a 2.2± acre tract of land for access/curb cut on S. Marion Ave., which was previously denied by TMAPC, on property located at the southwest corner of E. 51<sup>st</sup> St. and S. Marion Ave.

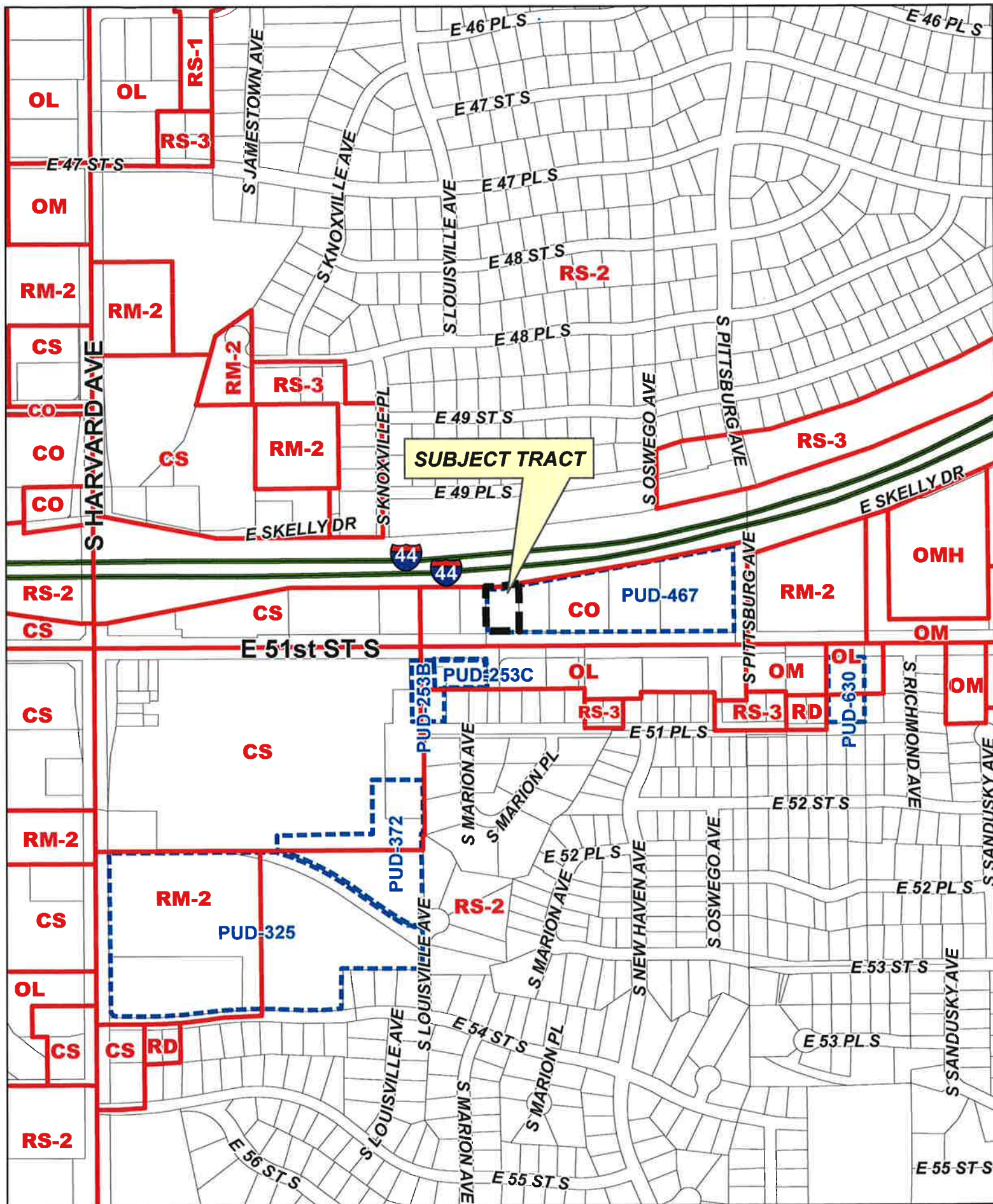
**PUD-253-A November 1983:** All concurred in approval of a proposed Major Amendment to PUD on a 2.2± acre tract of land to add property to PUD and to add limited retail uses in Building 1, which was limited to office use only, on property located at the southwest corner of E. 51<sup>st</sup> St. and S. Marion Ave.

15.5

**PUD-253 April 1981:** All concurred in approval of a proposed Planned Unit Development on a 1.3± acre tract of land for office building and convenience store, on property located at the southwest corner of E. 51<sup>st</sup> St. and S. Marion Ave.

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PUD-467-A

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Subject  
Tract

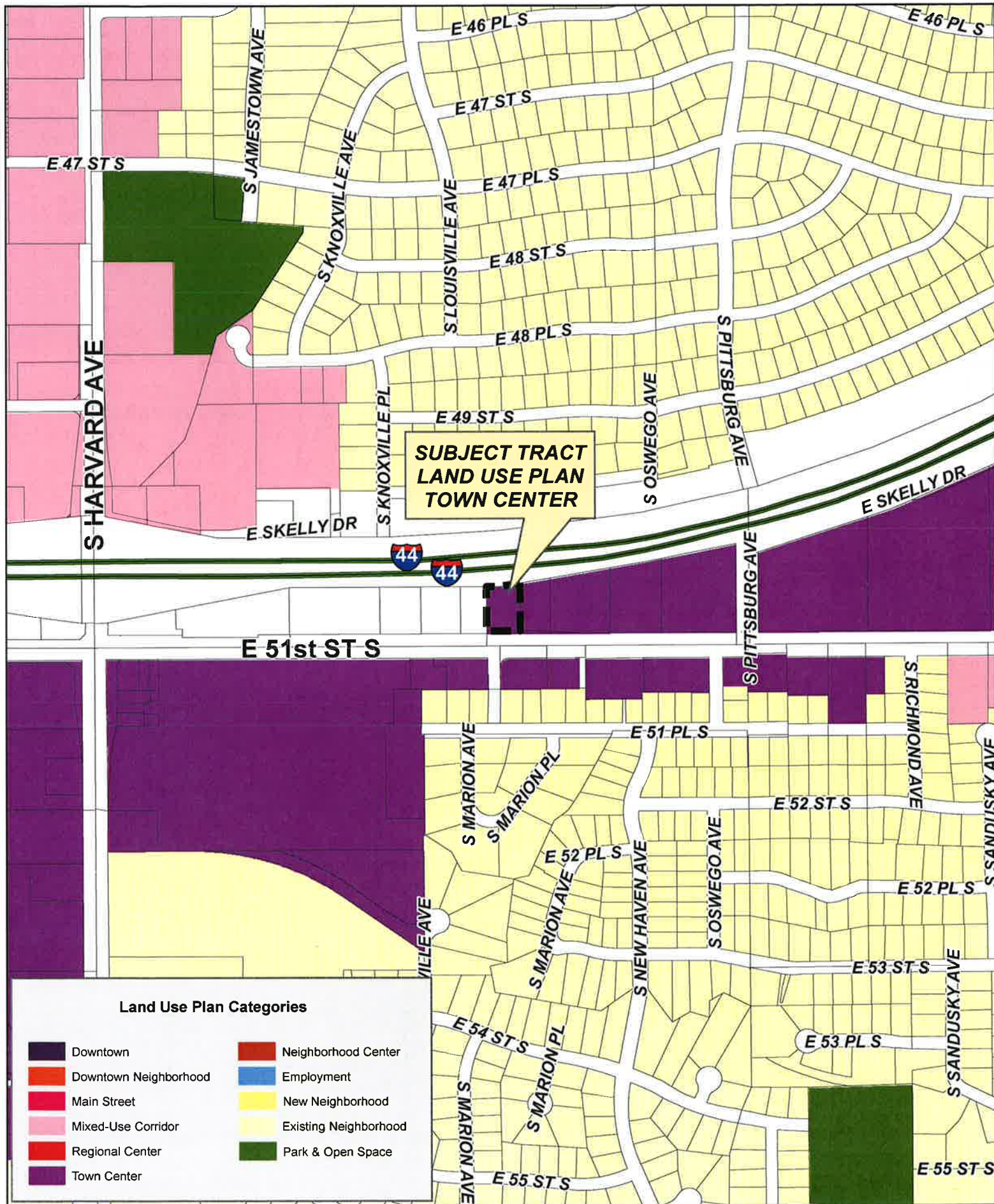
**PUD-467-A**

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**PUD-467-A**

19-13 28

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**PUD-467-A**

19-13 28



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Part of Lot 1, Block 1, DICKENS COMMONS RESUBDIVISION of Lot 3, Block 1, MORELAND ADDITION, beginning at the Southwest corner, thence N 189.99 E 57.19 NE 78.58 S 2 02.89 W 134.30 to the point of beginning less beginning at the Southwest corner of Lot 1 thence E 134.30 N 10 W 134.32 S 10 to the point of beginning for the road in Block 1.

15.11

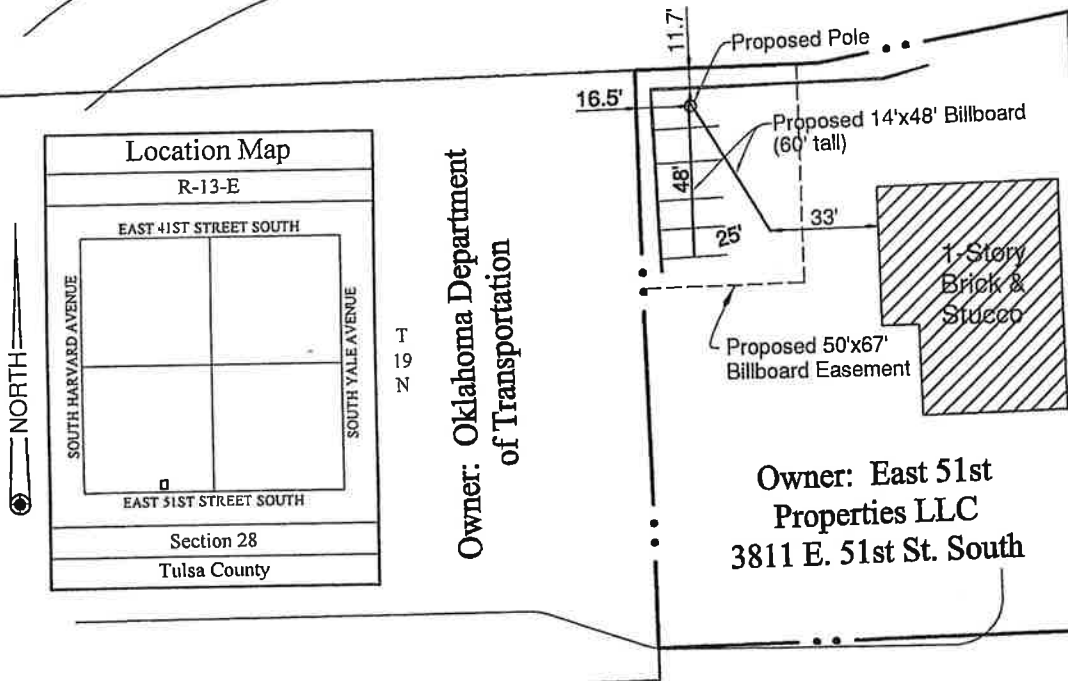
## **EXHIBIT "B"**

The Applicant seeks a Major Amendment to Z-6310/PUD-467 to add Use Unit 21 to Development Area 3 and amend the Signage Standards in order to allow for an outdoor advertising sign to be located on Development Area 3, pursuant to the Conceptual Site Plan attached hereto.

15.12

# Exhibit "A"

Eastbound Interstate Hwy. 44



South 51st Street

PROPOSED OUTDOOR ADVERTISING SIGN LOCATION  
A PART OF L1, B1, "DICKENS COMMONS", CITY OF TULSA



Tulsa Engineering & Planning Associates, Inc.  
9820 East 41st Street, Suite 102 Tulsa, OK 74146  
Phone: 918-252-9621 Fax: 918-250-4566  
Civil Engineering • Land surveying • Land Planning  
Certificate of Authorization No. CA 551 PE/LS Renewal Date June 30, 2017



Job No: 15-072.00  
Scale: 1" = 60'  
Date: 07/31/2015

15.13





Tulsa Metropolitan Area  
Planning Commission

**Case Number: Z-6310-SP-6**

**Major Amendment**

Related to PUD 467-A

**Hearing Date: January 20, 2016**

Continued from December 16, 2015

**Case Report Prepared by:**

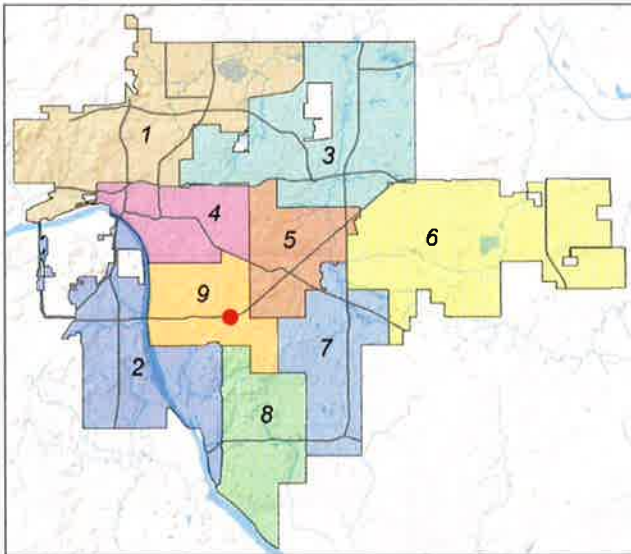
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Andrew Shank

*Property Owner:* EAST 51ST PROPERTIES LLC

**Location Map:**  
**(shown with City Council Districts)**



**Applicant Proposal:**

*Present Use:* Commercial

*Proposed Use:* Add Use Unit 21-outdoor advertising sign

*Concept summary:* Major Amendment to Corridor Development plan supporting 467-A to adding outdoor advertising.

*Tract Size:* 0.57 ± acres

*Location:* West of northwest corner of E. 51 St. S. and S. Pittsburgh Ave.

**Zoning:**

*Existing Zoning:* CO/ PUD-467

*Proposed Zoning:* CO

**Comprehensive Plan:**

*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends denial.**

The request is not harmonious with PUD 437 and is not consistent with the Town Center Vision of the Comprehensive Plan. Staff does not recommend approval of Z-6310-SP-6 without the PUD overlay therefore we recommend denial of this zoning request.

**Staff Data:**

TRS: 9328

CZM: 47

Atlas: 469

**City Council District: 9**

*Councilor Name:* G.T. Bynum

**County Commission District: 3**

*Commissioner Name:* Ron Peters

16.1

## **SECTION I: Z-6310-SP-6**

### **DEVELOPMENT CONCEPT:**

#### **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:  
Refer to PUD 467-A

### **DETAILED STAFF RECOMMENDATION:**

Z-6310-SP-6 must be a concurrent submittal with PUD 467-A. The following recommendation for denial of PUD 467-A also support a denial of Z-6310 SP-6.

The conceptual plan referenced by the applicant identifies a proposed sign height of 60 feet with a 672 square foot display identified. The major amendment does not provide a maximum display surface and adds nothing to the design standards of the PUD and,

PUD 467-A is not harmonious with the original vision of the PUD as previously approved in 1991 and,

The sign standards identified in the original PUD 467 specifically identified a maximum of one sign on the lot along I-44 with a maximum height of 25 feet and a maximum display surface area of 144 square feet. Since 1991 seven minor amendments have been allowed. Six of those amendments added or further defined signage for the center. All of those additional signs are generally within the original height and size standards identified in the PUD. The overall impacts of the incremental changes to the original sign standards have created a development that is no longer consistent with the vision of PUD 437. Provisions for additional design standards to create a harmonious development have never been implemented during the evolution of the PUD. Additional signage will stray further from the original concept of the PUD and,

The PUD chapter of the zoning code limits outdoor advertising to Use Unit 1221.F which references standards for digital signs in 1221.G. The PUD amendment request does not clarify if digital signage is proposed however the proposed location of the sign will add a visual distraction to drivers as they exit from east bound I-44. Drivers are required to slow from highway speeds while making a sharp turn and ultimately navigate a traffic signal to East 51<sup>st</sup> Street South. Any sign at that location may have that effect however digital signage is a significant distraction and safety consideration at this location and,

The major amendment does not provide a unified treatment of the development possibilities of the project site and,

PUD 467-A is not consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning Code therefore,

16.2

**Staff recommends Denial of Z-6310-SP-6 as outlined in above.**

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

***Staff Summary:** The general concept of the Town Center is to provide a pedestrian oriented development. The desired pedestrian scale is in direct conflict with the proposed size of outdoor advertising structures.*

### **Land Use Vision:**

*Land Use Plan map designation:* Town Center

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

*Areas of Stability and Growth designation:* Area of Growth

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

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

### **Transportation Vision:**

*Major Street and Highway Plan:*

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the

street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing PUD has permitted several signs along I-44 that adequately serve the needs of the existing business. Recent roadway improvements on East 51<sup>st</sup> and I-44 provide adequate visibility for existing businesses. One of the major change in this area included adding an off ramp for east bound traffic to access East 51<sup>st</sup>. The potential distraction of an outdoor advertising sign while exiting I-44, negotiating a sharp right turn, determining correct lane location and navigating a stop light is already a challenge. Adding outdoor advertising is not appropriate at this location.



Environmental Considerations:

Significant safety concerns for off ramp east bound traffic.

16.4

The proposed signage creates additional distraction to drivers in the east bound I-44 traffic lane while also trying to avoid on-ramp traffic from East 51<sup>st</sup> Street.

On-ramp traffic will be distracted while trying to merge to I-44 from East 51<sup>st</sup> Street South.

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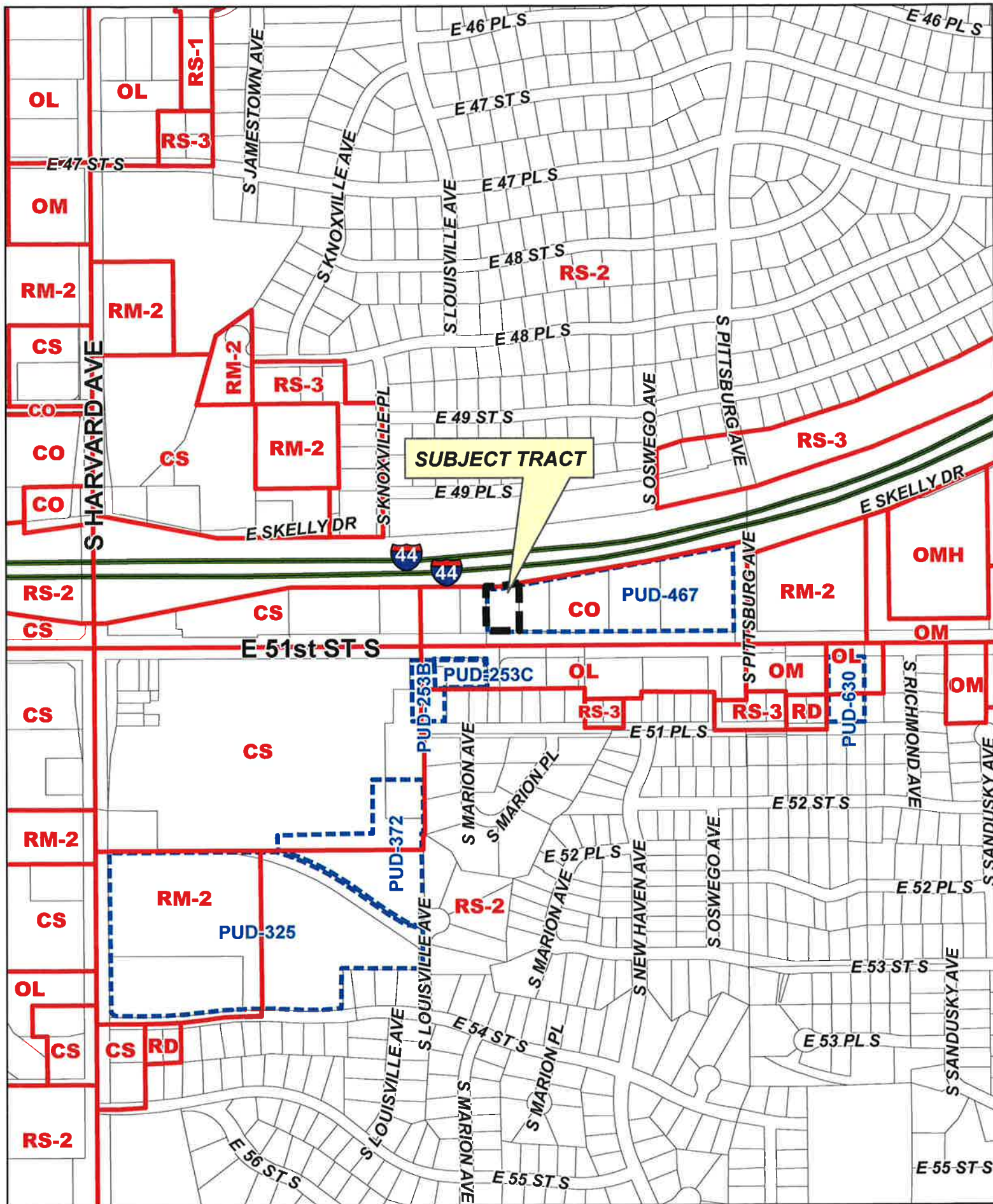
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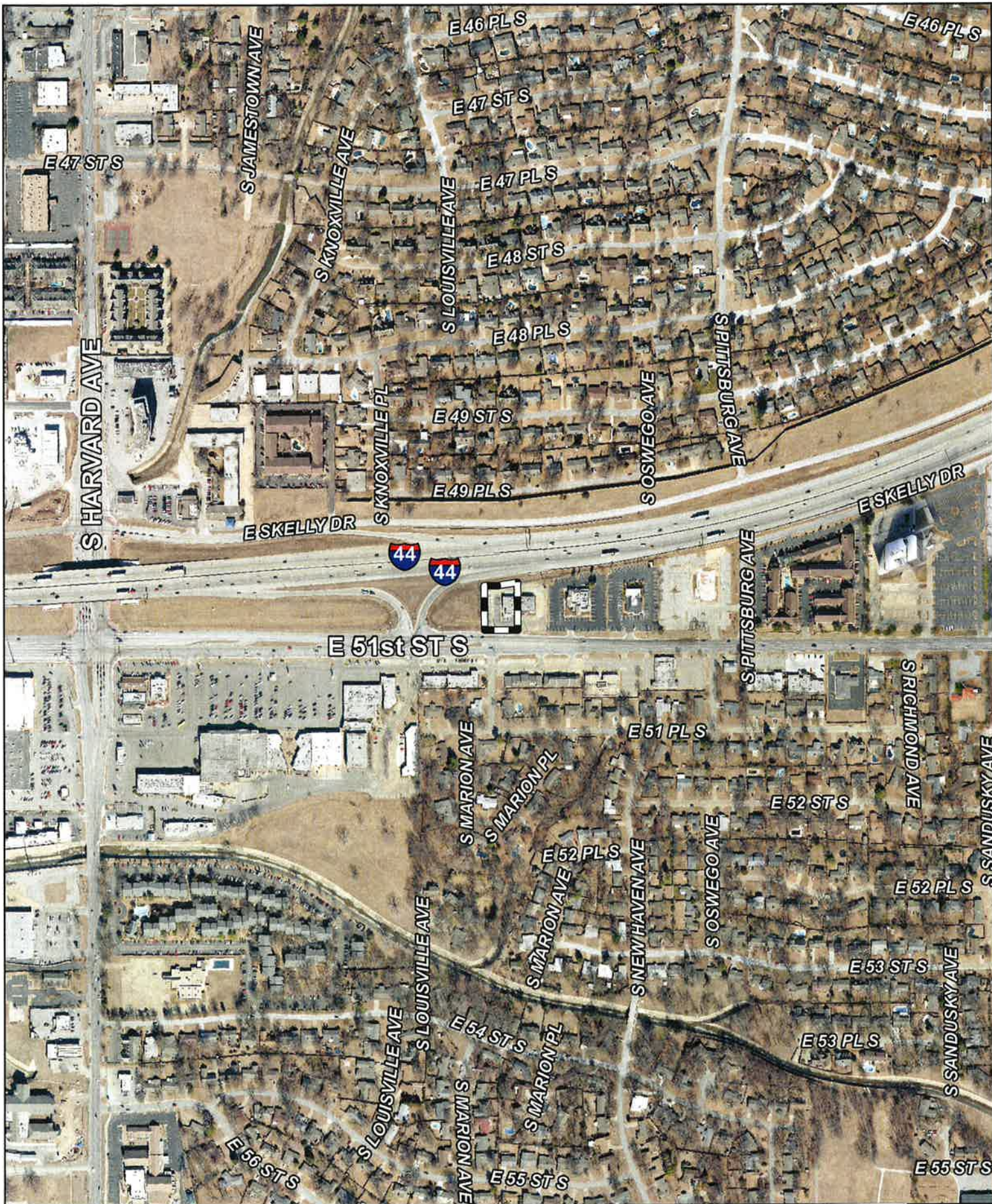
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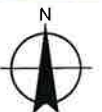
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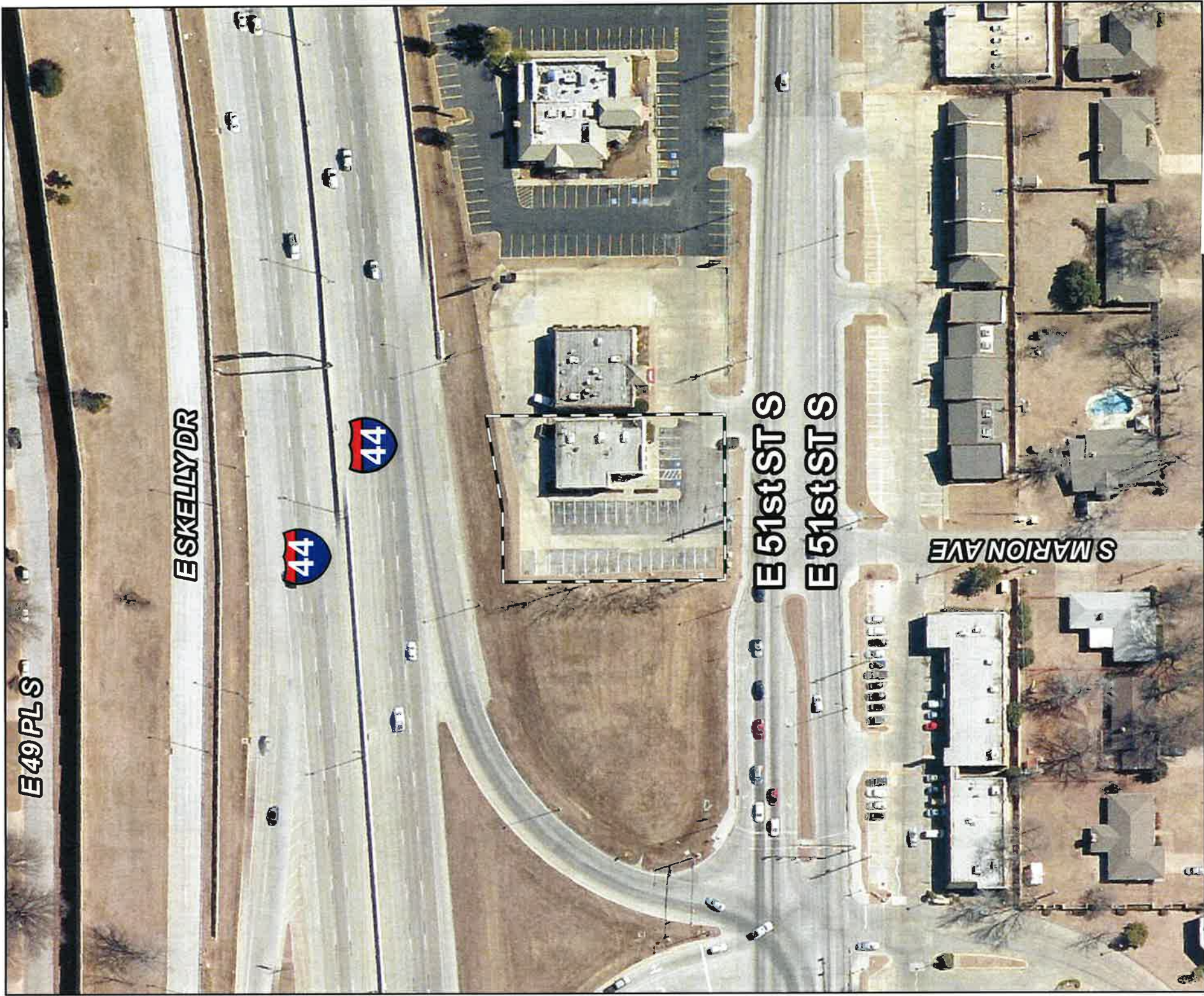
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**PUD-467-A/Z-6310-SP-6**

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





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E 51st ST S

E 51st ST S

S MARION AVE



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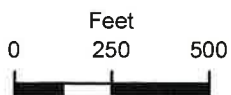
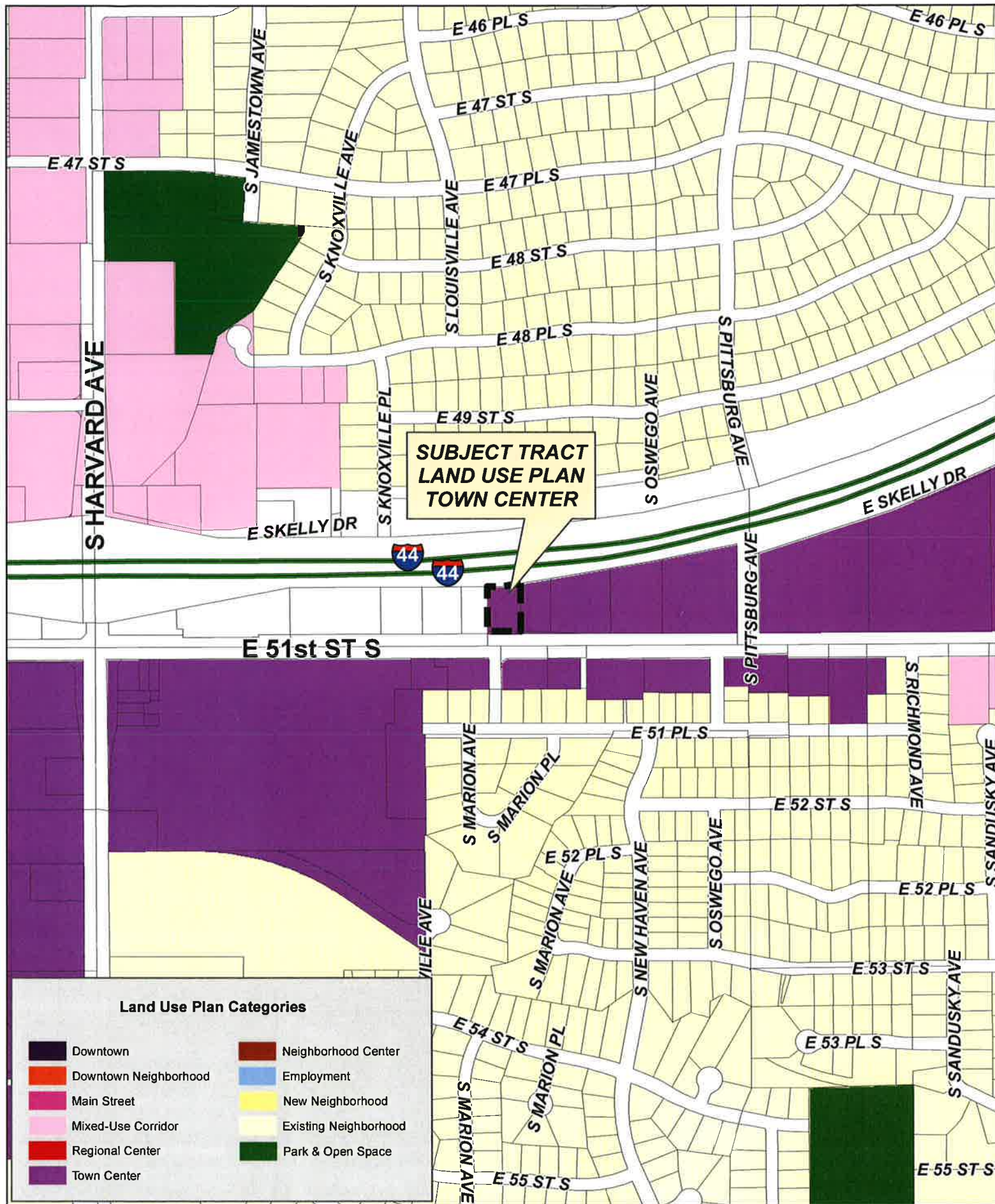
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PUD-467-A/Z-6310-SP-6

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Aerial Photo Date: March 2014

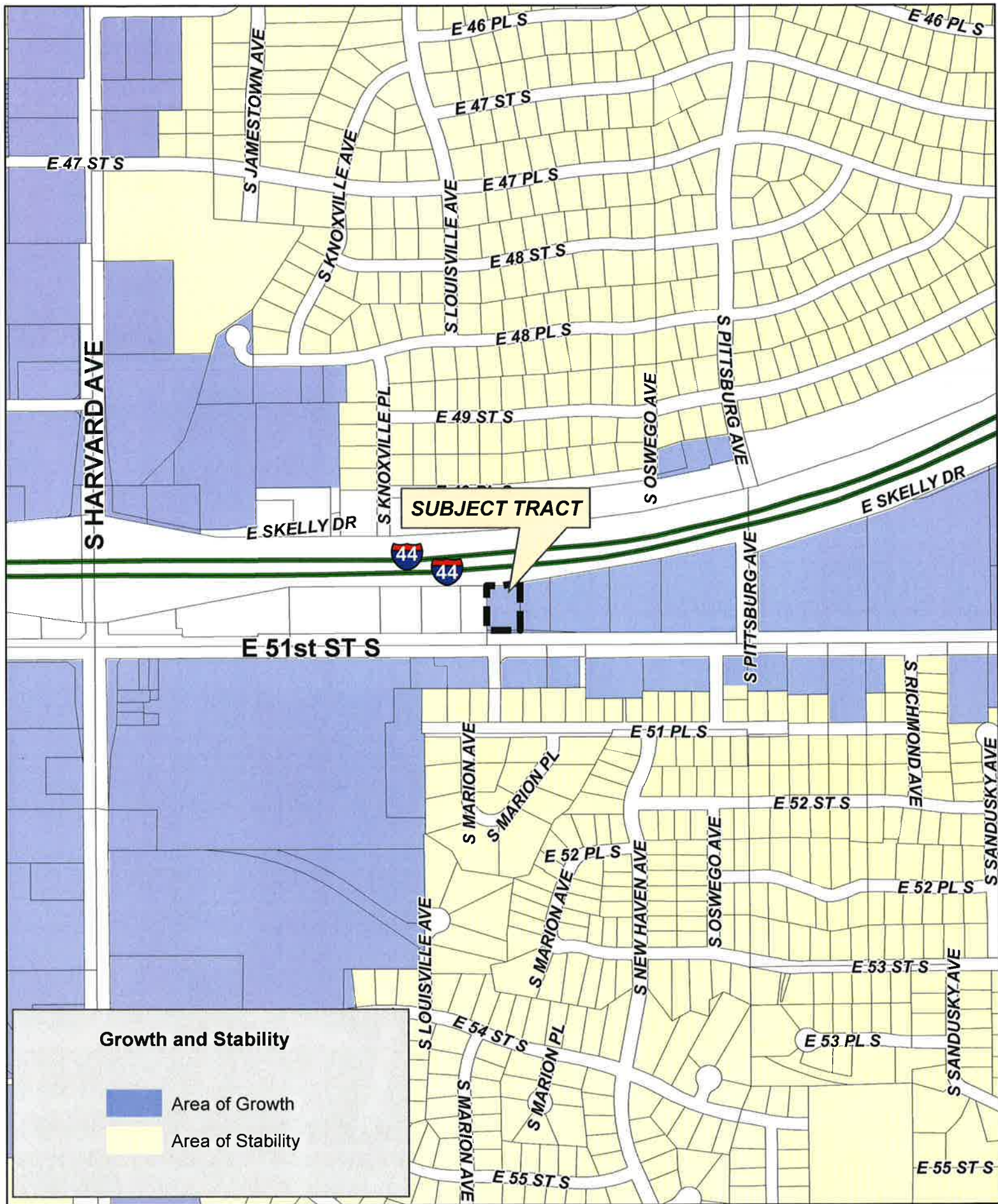


**Z-6310-SP-6**

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**Z-6310-SP-6**

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