

**AMENDED AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION**

Meeting No. 2715

February 3, 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:

1. Minutes of January 20, 2016, Meeting No. 2714

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-20841** (Lot-Split) (CD 8) – Location: Southwest corner of East 101st Street South and South 77th East Avenue
3. **LS-20847** (Lot-Split) (CD 9) – Location: East of the northeast corner of East 38th Street South and South Quincy Avenue
4. **LC-742** (Lot-Combination) (CD 4) – Location: South of the southeast corner of East 6th Street South and South Elgin Avenue
5. **LC-743** (Lot-Combination) (CD 4) – Location: Southeast corner of East 16th Street South and South Harvard Avenue
6. **LC-744** (Lot-Combination) (CD 4) – Location: Northeast corner of East 7th Street South and South Owasso Avenue
7. **LC-745** (Lot-Combination) (CD 4) – Location: Southeast corner of East 7th Street South and South Owasso Avenue
8. **LC-746** (Lot-Combination) (CD 4) – Location: South of the southeast corner of East 7th Street South and South Owasso Avenue
9. **LC-747** (Lot-Combination) (CD 4) – Location: Northeast corner of East 8th Street South and South Norfolk Avenue
10. **LC-748** (Lot-Combination) (CD 4) – Location: Northwest corner of East 8th Street South and South Norfolk Avenue

11. **LC-749** (Lot-Combination) (CD 4) – Location: Northeast corner of East 8th Street South and South Owasso Avenue
12. **Yorktown Villas** – Final Plat, Location: West of South Lewis Avenue and Joe Creek, south of East 61st Street South, (CD 2)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

13. **Timber Creek** – Preliminary Plat, Location: North of northeast corner of West 121st Street South and South 33rd West Avenue, (County)
14. **Union E-14** – Preliminary Plat, Location: East of southeast corner of East 31st Street South and South Garnett Road, (CD 6)
15. **Union E-14** – Accelerated Building Permit, Location: East of southeast corner of East 31st Street South and South Garnett Road, (CD 6)
16. **Kum and Go 871 Addition** – Preliminary Plat, Location: Southwest corner of East 61st Street and South Mingo Road, (CD 7)
17. **Z-7327 – Sack & Associates/Eric Sack**, Location: East of the southeast corner of South 177th East Avenue and East Admiral Place North, requesting rezoning from **AG/OL/PUD-290 to CS/PUD-290-A**, (CD 6) (Related to PUD-290-A)
18. **PUD-290-A– Sack & Associates/Eric Sack**, Location: East of the southeast corner of South 177th East Avenue and East Admiral Place North, requesting **PUD Major Amendment** to allow mini-storage, **AG/OL/PUD-290 to CS/PUD-290-A**, (CD 6) (Related to Z-7327)
19. **PUD-636-D – Matt Christensen**, Location: South of the southeast corner of West 71st Street and South Union Avenue, requesting a **PUD Major Amendment to Abandon** portions of PUD-636, (CD 2) (Continued from December 16, 2015 and January 6, 2016)
20. **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 and January 20, 2016)
21. **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 and January 20, 2016)

22. ***LS-20848** (Lot-Split) (CD 5) – Location: 5504 East 5th Place South / West of the southwest corner of East 5th Place South and South Hudson Avenue (Related to: LC-741)

23. ***LC-741** (Lot-Combination) (CD 5) – Location: 5504 East 5th Place South / West of the southwest corner of East 5th Place South and South Hudson Avenue (Related to: LS-20848)

OTHER BUSINESS

24. 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

email address: 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.

Final Subdivision Plat

Yorktown Villas - (CD 2)

West of South Lewis Avenue and Joe Creek, South of East 61st Street South

This plat consists of 16 Lots, 1 Block, on 2.75 acres.

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

121

1/27/16



Tulsa Metropolitan Area
Planning Commission

Case : Timber Creek
Preliminary Plat

Hearing Date: February 3, 2016

Case Report Prepared by:

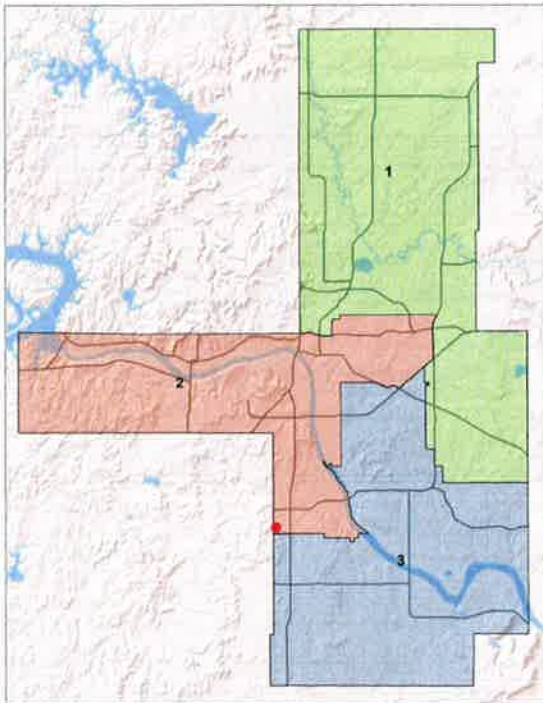
Diane Fernandez

Owner and Applicant Information:

Applicant: Ricky Jones, Tanner
Consultants

Owner: Jenks Land LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Preliminary Plat

Tract Size: 31.7 acres

Location: North of northeast corner of West
121st Street South and South 33rd West
Avenue

Zoning: RS (residential single family)

Staff Recommendation:
Staff recommends Approval.

City Council District: N/A

Councilor Name: N/A

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: INCOG Aerial INCOG Case Map Subdivision Map

13.1

PRELIMINARY SUBDIVISION PLAT

Timber Creek Addition - (County)

North of northeast corner of West 121st Street South and South 33rd West Avenue

The plat consists of 31 Lots, 1 Block, on 31.7 acres.

The following issues were discussed January 21, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned RS. There are oil wells, pipeline easements, and floodplain on the site. Release letters will be needed for gas and pipelines. A discussion about stub streets with the County Engineer included the difficulty of the site with the existing physical features.
2. **Streets:** No comment.
3. **Sewer:** No comment.
4. **Water:** Water is served by RWD # 2.
5. **Storm Drainage:** No comment.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Cox Cable may need additional easements.
7. **Other: Fire:** A release letter showing that they will serve the site will be needed from the Jenks Fire Department.
8. **Other: GIS :** Submit data control sheet. Provide individual lot addresses. Define the basis of bearing. Provide address disclaimer. Graphically show all property pins found and set on face of plat. Provide the surveyor and engineer email addresses. In location map label the project location. Change bearing graphically to read correctly. **County Engineer:** Stub streets across floodplain would be difficult. Show FEMA floodplain line. There will need to be site plans showing where building sites will be located for review. Finished floor elevations need to be shown on lots. Covenants need to show clearly that access of easements and pipelines will be across lots. Additional wider easements may be necessary. Floodplain development permits will be needed. Road profiles need to be submitted showing cross slopes. Right of way dedication needs to be shown appropriately. Reserve areas need to be defined and used also as utility easements. Lots and Blocks need to be renumbered and separated. Oil fields need to be further defined.

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. A waiver to cul-de-sac length is 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.

January 22, 2016

Diane Fernandez
INCOG
Williams Tower II
Two West Second Street
Suite 800
Tulsa, Oklahoma 74103

RE: Timber Creek subdivision plat

Dear Diane,

Per our discussion at the Technical Advisory Committee meeting yesterday, we respectfully request a waiver of Section 4.2.7 of the Tulsa Subdivision Regulations to permit a cul-de-sac greater than 750' in length. In earlier discussion with the Tulsa County Engineer's office, we added a stub street connecting the property to the east for future development. The property to the north contains a broad shallow floodplain which makes a future connect unpractical. Additionally, the property to the south is owned by industrial uses and connection from a residential single family neighborhood is undesirable.

As you know, there is some discussion about exactly how the cul-de-sac is measured but we feel it is best to request the waiver to eliminate any question of the design.

As always, thank you for your help.

Sincerely,



Ricky Jones, AICP, Principal

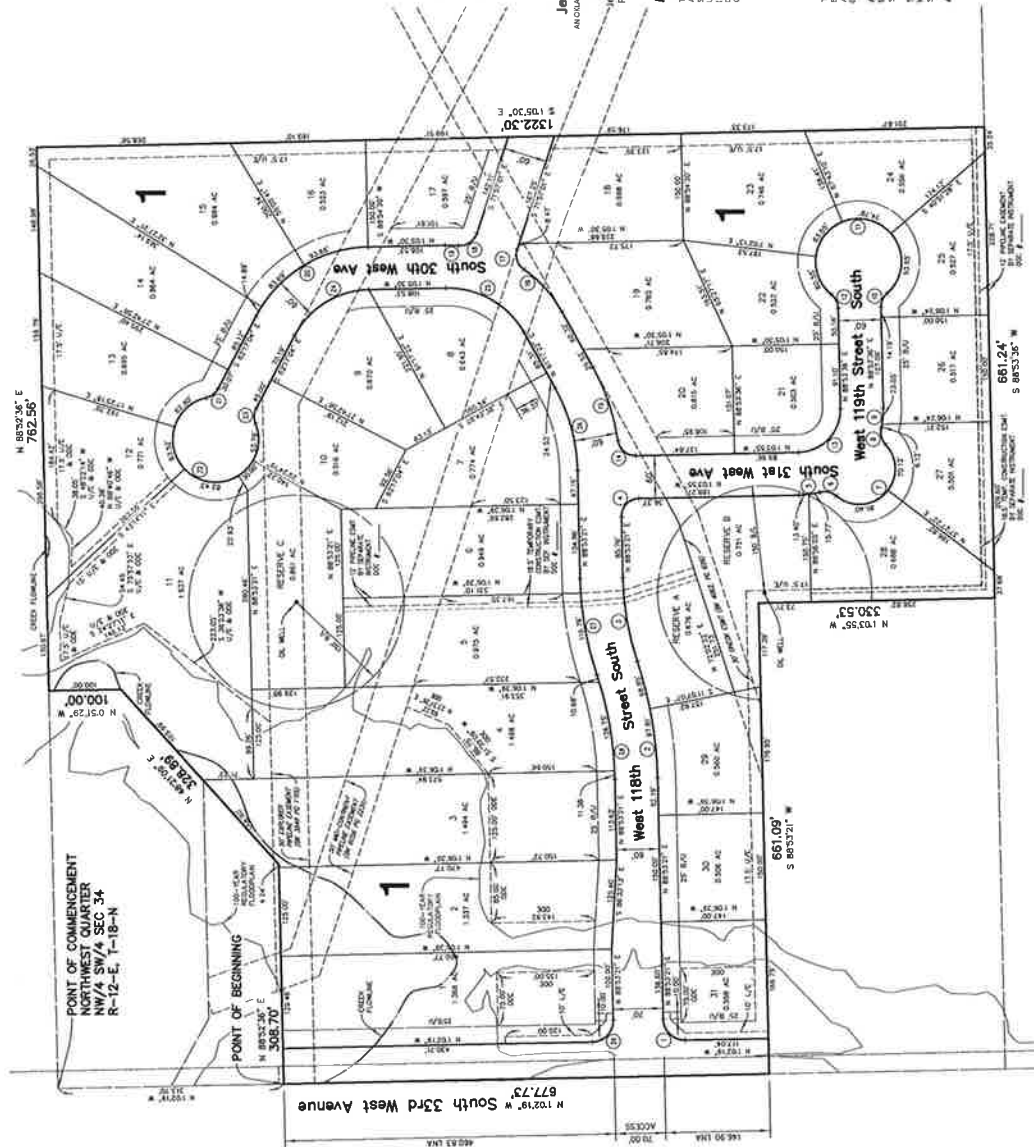
135

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION THIRTY-FOUR (34)
TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN MERIDIAN
AN ADDITION TO TULSA COUNTY, STATE OF OKLAHOMA

THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

ALL PROPERTY CORNERS ARE SET 3/4" IRON REBAR WITH YELLOW CAP STAMPED "TANNER RLS 1455" UNLESS OTHERWISE NOTED

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANT COORDINATE SYSTEM, NORTH ZONE (3561), NORTH AMERICAN DATUM 1983 (NAD83)

[illegible]

Timber Creek

Notes:

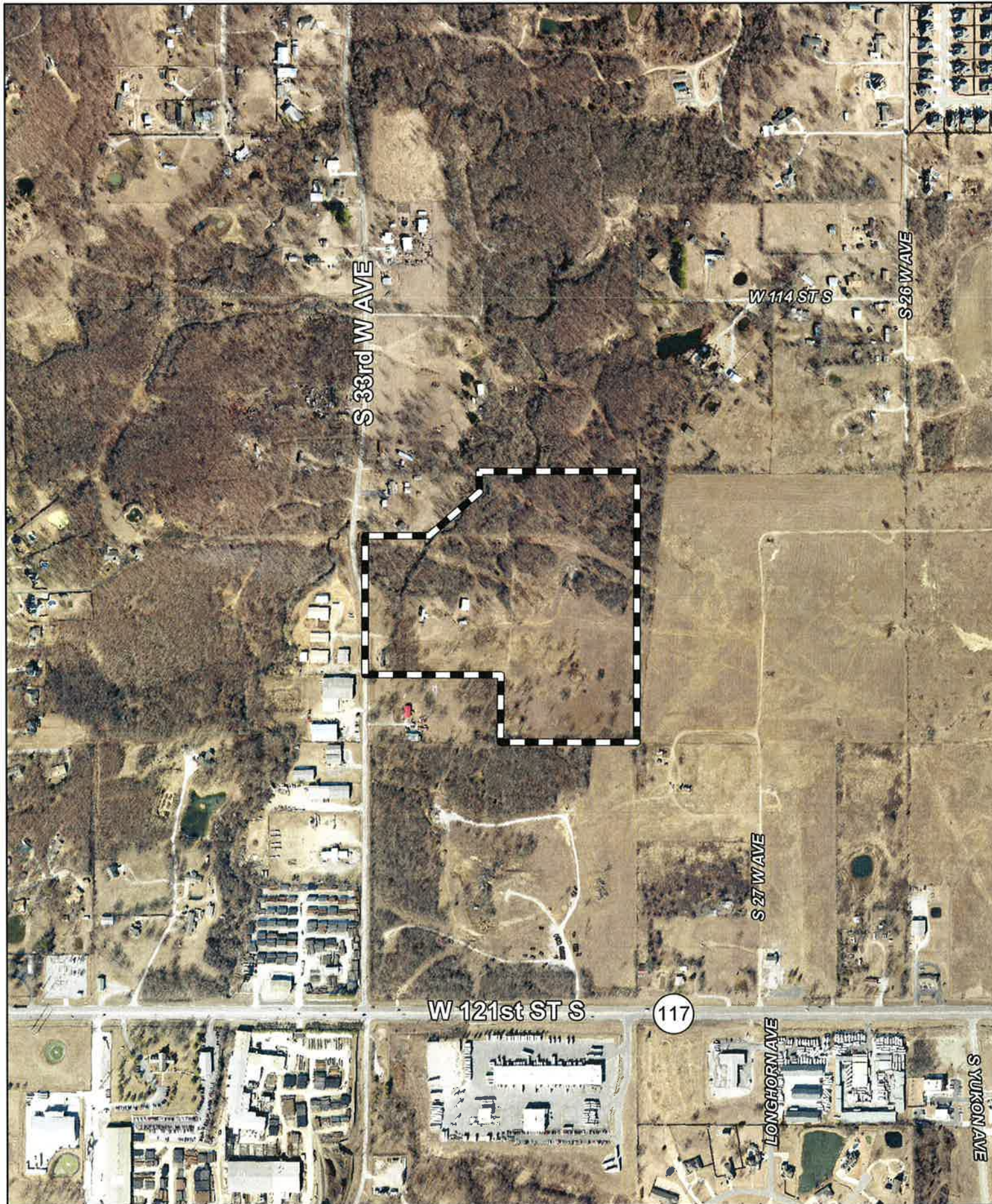
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SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAN E. TANNER, P. L.S. NO. 1435
CK CA NO. 2481, EXPIRES 4/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: (918) 745-9929

THIS MEMORANDUM OF SURFACE USE AGREEMENT IS ENTERED INTO BETWEEN BILL E. LADD TRUST (HEREINAFTER REFERRED TO AS "LADD TRUST"), JIMMY L. LADD, JR. (HEREINAFTER REFERRED TO COLLECTIVELY AS "SURFACE OWNER"), AND NRI SERVICES, INC. (HEREINAFTER REFERRED TO AS "OPERATOR") IN FURTHERANCE OF A CERTAIN SURFACE USE AGREEMENT DATED AS OF NOVEMBER 23, 2013, AS AMENDMENT INCLUDING EXHIBITS ATTACHED HERETO (THIS "AMENDMENT") COVERING ALL OF THE FOLLOWING SURFACES (HEREINAFTER REFERRED TO AS THE "SURFACE USE AGREEMENT") COVERING ALL OF THE FOLLOWING LANDS (HEREINAFTER REFERRED TO AS THE "SUBJECT LAND") IN TULSA COUNTY, STATE OF OKLAHOMA:

DATE OF PREPARATION: DECEMBER 30, 2015

SHEET 1 OF 3



0 300 600
Feet



Subject
Tract

TIMBER CREEK

18-12 34

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

Aerial Photo Date: March 2014



13.7





Tulsa Metropolitan Area
Planning Commission

Case : Union E-14
Preliminary Plat

Hearing Date: February 3, 2016

Case Report Prepared by:

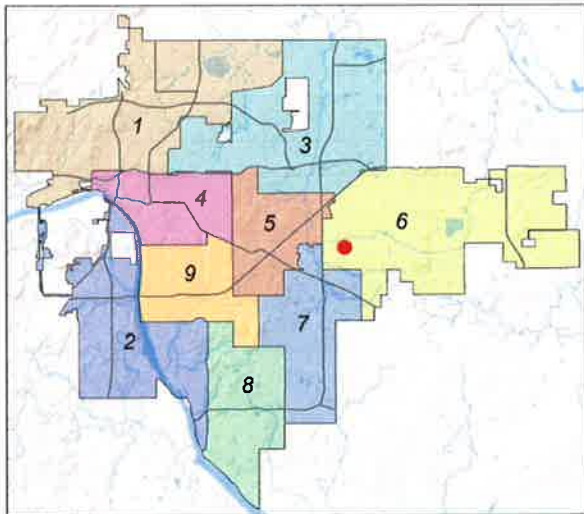
Diane Fernandez

Owner and Applicant Information:

Applicant: Jim Beach, Wallace
Engineering

Owner: Union Public Schools

Location Map:
(shown with City Council Districts)



Applicant Proposal: Preliminary Plat

Tract Size: 33 acres

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

Zoning: AG (agricultural), BOA 21749

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
Subdivision Map
Growth and Stability Map
Land Use Map

14.1

PRELIMINARY SUBDIVISION PLAT

Union E-14 Addition - (CD 6)

East of southeast corner of East 31st Street South and South Garnett Road

The plat consists of Lots, 1 Block, on acres.

The following issues were discussed January 21, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned AG (agricultural) with BOA 21749 to allow a school use.
2. **Streets:** Show right of way on 31st Street and provide reference such as plat number or book/page number. Covenants section 1A refer to public right of way dedication although none is shown on the face of the plat. There appears to be a mutual access easement to Garnett Village which should be called out on the face of the plat.
3. **Sewer:** In the covenants, provide language restricting the use of the sanitary sewer easement. On the conceptual plan, SDR 26 pipe is only allowed with special written permission from the City of Tulsa. Lead Wastewater Design Engineer. A manhole will be required just outside of the school building per City of Tulsa standards.
4. **Water:** Add a width dimension to the waterline easement on the eastern property line. Covenants, Add standard waterline easement language to the covenants. Conceptual, An off-site waterline easement will be required on Garnett Village plat from the owners for the extension of the water main line..
5. **Storm Drainage:** The easement shown for flood plain was based on data from 1978. The flood plain information may have changed and should be updated based on elevations to conform to updated FEMA information and the easement adjusted accordingly. Information needs to be provided to demonstrate that existing easements are appropriately sized. This would include storm water detention easement and overland drainage easements.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comment.
7. **Other: Fire: fire hydrant coverage per IFC 2015** will be required for any new structures constructed onsite. Fire access road will be required within 150 feet of any non-sprinkled building and within 200 feet of any sprinkled building as the hose lay. All fire access roads are required to be 20 feet wide minimum. A 28 foot inside radius will be required on any fire access road. An approved turn around will be required on all fire access roads over 150

feet dead ended. Aerial access will be required if any part of the buildings eave or parapet is over 30 feet high from the lowest level of fire department access. Contact Rick Bruder at 918 527 0300 for any questions. An infrastructure development process permit is required for this project. The IDP permit must be officially signed and approved with an accompanying release letter before final approval of plat.

8. **Other: GIS :** Submit data control sheet. Provide individual addresses with final plat. Define the basis of bearing. Provide coordinates. Graphically show all property pins. Make the bearings and distances associated with the legal description bolder. In the location map add South 129th East Avenue. Provide engineer email address. Provide phone number for developer. Fill in all subdivisions on location map.

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.

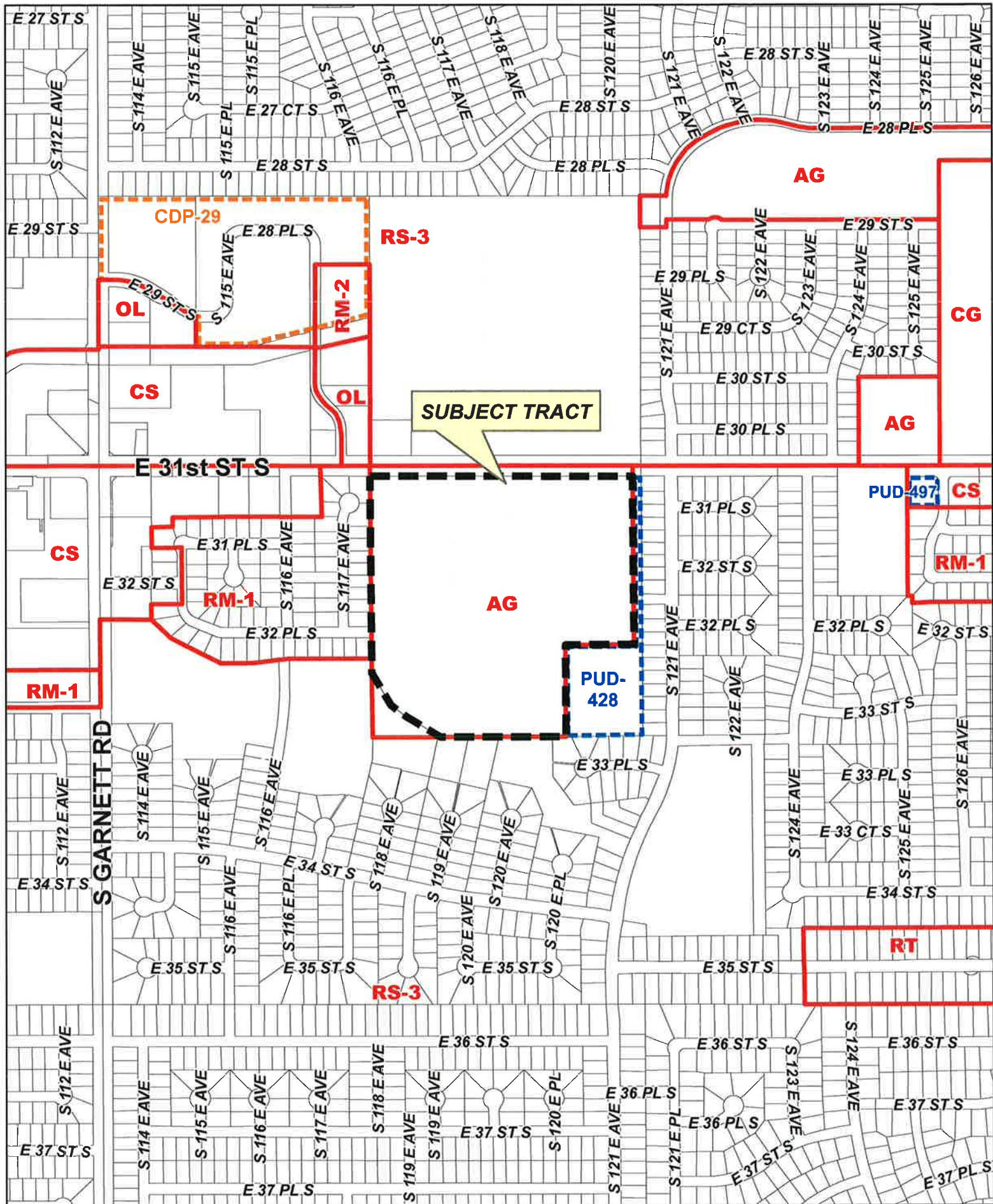
Standard Conditions:

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.





UNION E-14

19-14 20

14.8

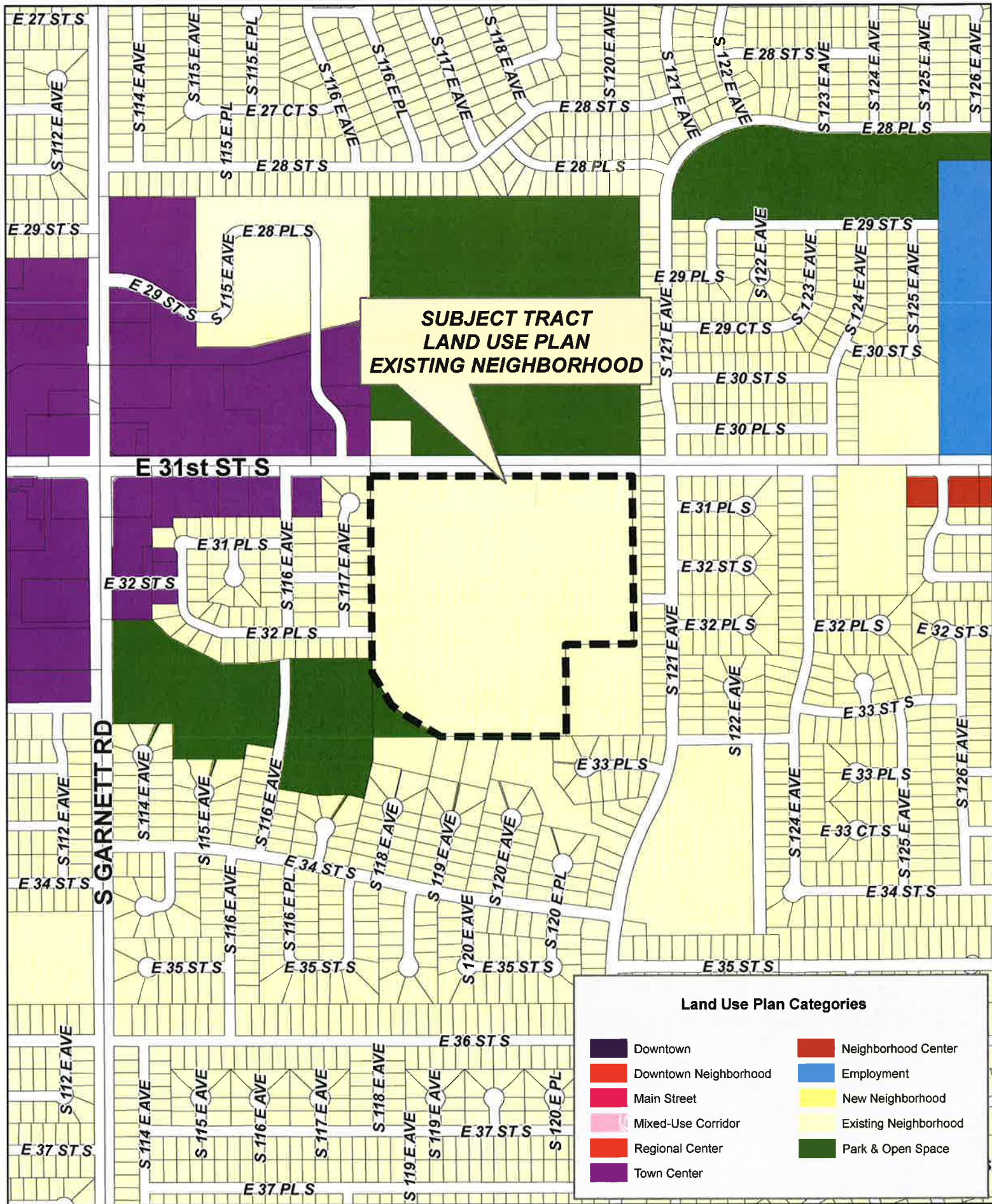




UNION E-14

19-14 20





UNION E-14

19-14 20



AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

Union E-14 Addition – (CD 6)

East of southeast corner of East 31st Street South and South Garnett Road

The property is zoned AG (agricultural) with BOA 21749 to allow a church use. Full permits are requested. A preliminary subdivision plat is an item for consideration on the same agenda.

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 narrative.

The following information was provided by the Technical Advisory Committee in its meeting January 21, 2016.

ZONING:

- *TMAPC Staff:* Full permits are requested.

STREETS:

- *Transportation:* No comment.

SEWER:

- *Public Works, Waste Water:* All 8 inch diameter sanitary sewer pipe, both public and private, must be constructed under an IDP.

WATER:

- *Public Works, Water:* No comments.

STORM DRAIN:

- *Public Works, Storm Water:* The easement shown for flood plain was based on data from 1978. The flood plain information may have changed and should be updated based on elevations to conform to updated FEMA information and the easement adjusted accordingly. Information needs to be provided to demonstrate that existing easements are appropriately sized. This would include storm water detention easements and overland drainage easements.

FIRE:

- *Public Works, Fire:* As long as predevelopment comments addressed prior to building CO, no objection to accelerated release of building permit.

15.1

UTILITIES:

- *Franchise Utilities:* No comments.

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

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



December 30, 2015

**Union E-14
Attachment to Application for
Accelerated Release of a Building Permit**

Extraordinary or Exceptional Circumstances that justify Accelerated Release of a Building Permit:

In order to complete construction of the new elementary school in time to open for the 2017 school year and properly utilize the funding designated for this project, construction must begin late winter/early spring 2016. The normal plat process will not be complete in time to accomplish this requirement. Union Public Schools requests to be allowed to begin all construction prior to completing the plat.

Benefits and Protections to the City if the Building Permit is released prior to filing the Final Plat:

The City of Tulsa can absolutely rely on Union Public Schools to complete its obligation to record the subdivision plat, consistent with its long history of completed projects. Union Public Schools has a long and impeccable history serving the educational needs of Elementary through High School students of the Tulsa community and doing so in continually-improving, state-of-the-art facilities.

MEEP Engineers
Professional Engineers
Civil & Mechanical
13305 Lurline Drive, Suite 100
Van Nuys, CA 91411
818.257.2020 phone

Civil Engineers
Professional Engineers
Mechanical & Piping
1000 E. Olive Ave. #2017
Orange, CA 92668
714.974.7413
118.384.5569

Landscaping Architects
Professional Architects
Professional Engineers of Agriculture &
Mechanical
2020 E. 21st Street
Tulsa, OK 74114
918.919.7421, 1483 pagers

Food Service Consultants
Food Service & Associates
Food Service Consultants
1000 E. 21st Street, Suite 101
Tulsa, OK 74114
918.462.1900 phone

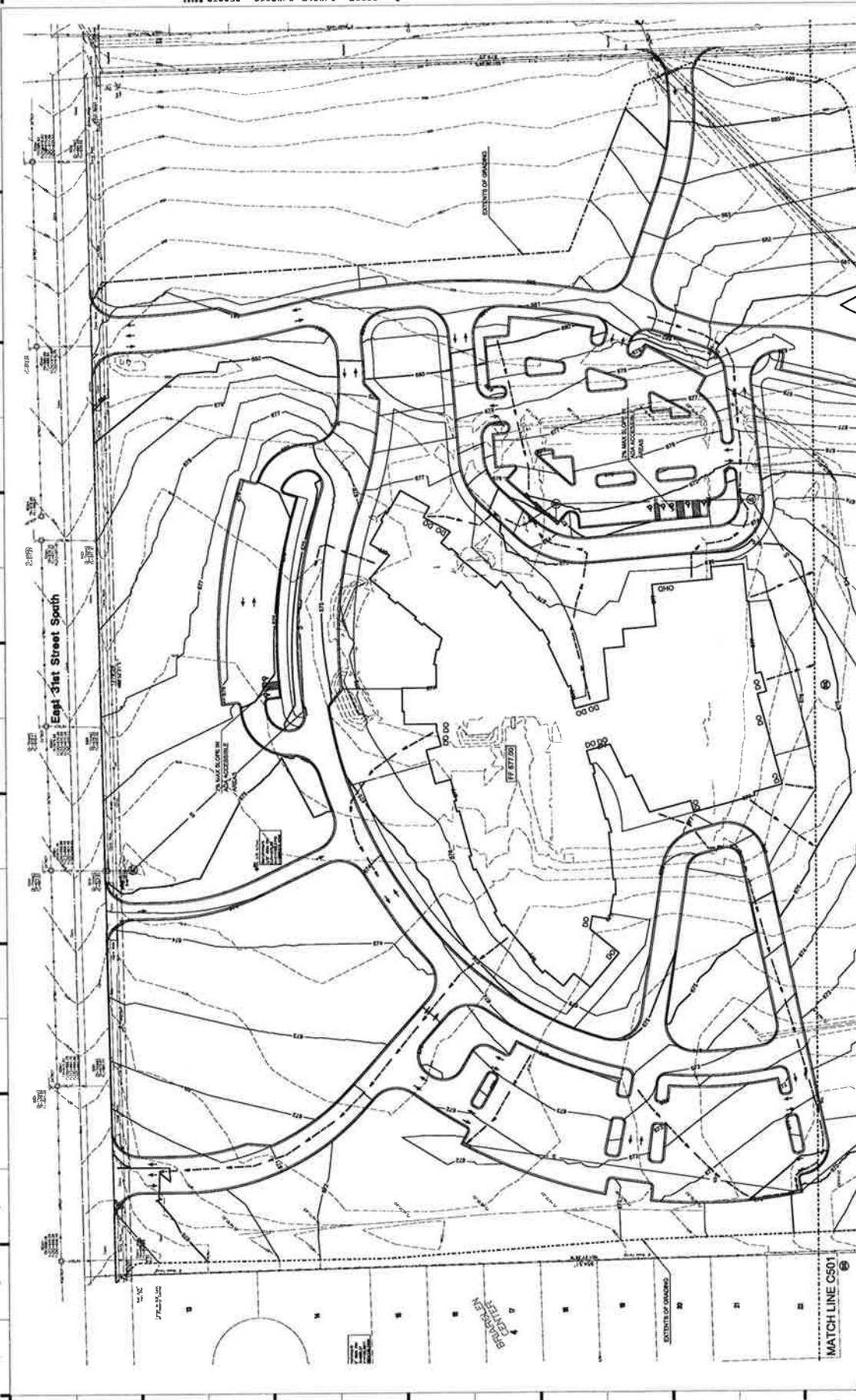
Union Elementary School #14
Union Public Schools
12000 E. 31st St
Tulsa, OK 74146



OILY/CRACKS CA #1088
 EXP DATE 09/01/10
 AGN NO: 1140133
 DRAWN BY: MM
 CHECKED BY: AT
 DATE: 08/05/10

C500

GRADING (NORTH)



CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST OBTAIN THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

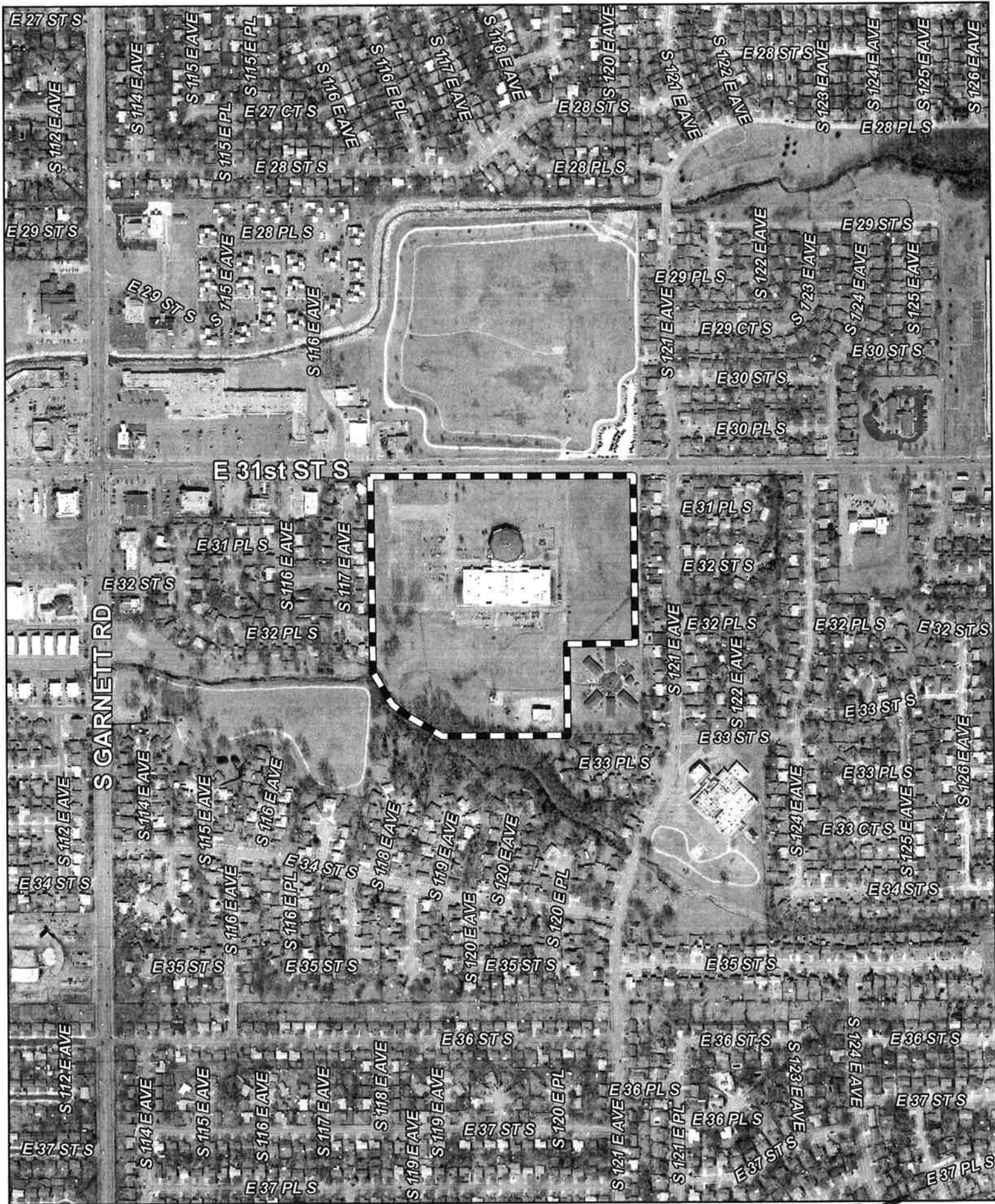


6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASED AND PAVED AREAS.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CONCERNING CODES AND REGULATIONS.
8. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION. ANY POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. ANY REQUIRED TEMPORARY ACCESS SHALL BE INCLUDED IN THE SCOPE OF WORK.
9. SIDEWALKS SHALL HAVE MAX 2% CROSS SLOPE.

GENERAL GRADING NOTES

1. ALL EXISTING UTILITIES SHALL BE LOCATED BY THE LOW VOLTAGE ENGINEERING CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
2. ALL CUT ON FULL BENCH SHALL BE 1:1 ON FLATTENED UNLESS OTHERWISE NOTED
3. EXISTING ROAD STRUCTURES TO BE PROTECTED AND REPAIRED AS NEEDED AND EXISTING PIPE ARE TO BE CLEANED OUT TO REMOVE ALL BILT AND DEBRIS.
4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURES AS NECESSARY.
5. ALL STORM PIPE EXISTING STRUCTURES SHALL BE DROUGHT TO ASHLE CONNECTION

15.9



Feet
0 300 600



Subject
Tract

UNION E-14

19-14 20

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

Aerial Photo Date: March 2014





Tulsa Metropolitan Area
Planning Commission

Case : Kum & Go 871
Preliminary Plat

Hearing Date: February 3, 2016

Case Report Prepared by:

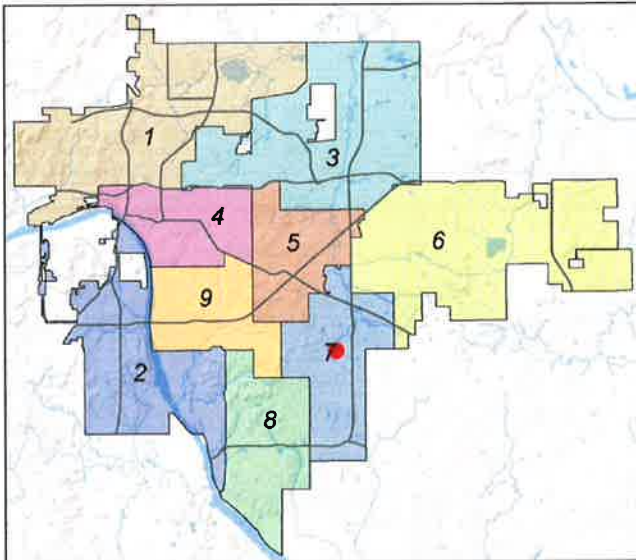
Diane Fernandez

Owner and Applicant Information:

Applicant: David Henke, Crafton Tull

Owner: Kum and Go

Location Map:
(shown with City Council Districts)



Applicant Proposal: Preliminary Plat

Tract Size: 1.54

Location: Southwest corner of East 61st
Street and South Mingo Road

Zoning: CS (commercial shopping)

Staff Recommendation:

Staff recommends Approval

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

INCOG Aerials
INCOG Case Map
Subdivision Map
Growth and Stability Map
Land Use Map

16.1

PRELIMINARY SUBDIVISION PLAT

Kum & Go 871 Addition - (CD 7)

Southwest corner of East 61st Street and South Mingo Road

The plat consists of 1 Lot, 1 Block, on 1.54 acres.

The following issues were discussed January 21, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned CS.
2. **Streets:** What is the width of right of way for Warranty Deed BK 5572 PG 1025? There is a 10 foot gap in right of way dedication between the 40 foot Deed of Dedication and warranty deed. Fifty feet of right of way is needed at this location. Corner clip should be 42.42 feet. Show dedication by leader lines.
3. **Sewer:** No comment.
4. **Water:** No comment.
5. **Storm Drainage:** The easements or storm sewer need to be adjusted so as to have the proposed storm sewer completed within the appropriate easement.
6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Identify all subdivisions on location map. Provide owner surveyor/engineer email addresses. Need addresses caveat. Provide all boundary line dimensions. Need addresses for all lots. Submit control data sheet. Show area of plat in 100 year floodplain area. Correct legal description. Show site in location map. Correct street names in location map. Define basis of bearing between two known points. Provide bearing from point of commencement to point of beginning. Provide symbol for pins set for 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 Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

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

Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

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

**A MINOR SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
A PART OF THE NE/4 OF THE NE/4 OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 13 EAST
1.48 ACRES, 1 BLOCK, 1 LOT**

PROPERTY DESCRIPTION

1 PART OF THE NE/4 OF THE NE/4 OF THE NE/4 OF SECTION
ONE (1) TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13)
EAST, TULSA COUNTY, STATE OF OKLAHOMA, MORE
SPECS. AND V. DESCRIBED AS FOLLOWS:

A. B. WATSON, JR. FLS 1067
220 EAST 8TH STREET
TULSA, OK 74110
918-584-0347
BRADY.WATSON@CRAFTTULSA.COM

DAVID P. HEARDE JR. FE 25202
220 EAST 8TH STREET
TULSA, OK 74110
918-584-0347
DAVID.HEARDE@CRAFTTULSA.COM

SYMBOLS

- SET IRON PIN (SUP)
- BENCH-MARK
- FOUND MONUMENT
- FOUND IRON PIN



PROPERTY LINE
RIGHT OF WAY
NEW EASEMENT
EXISTING EASEMENT

BASIS OF BEARING

THE NORTH LINE OF THE NORTHEAST QUARTER NE/4 SECTION 1,
R-13-E, T-10-N, OF THE INDIAN BASE AND MERIDIAN,
TULSA COUNTY, STATE OF OKLAHOMA, IN 1873-19° E

FLOOD STATEMENT

RETURN PANEL NO. 4074300J7LL DATED OCTOBER 18, 2012
CLASSIFIES THE PROPERTY DESCRIBED HEREIN AS ZONE "X", AN

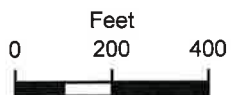
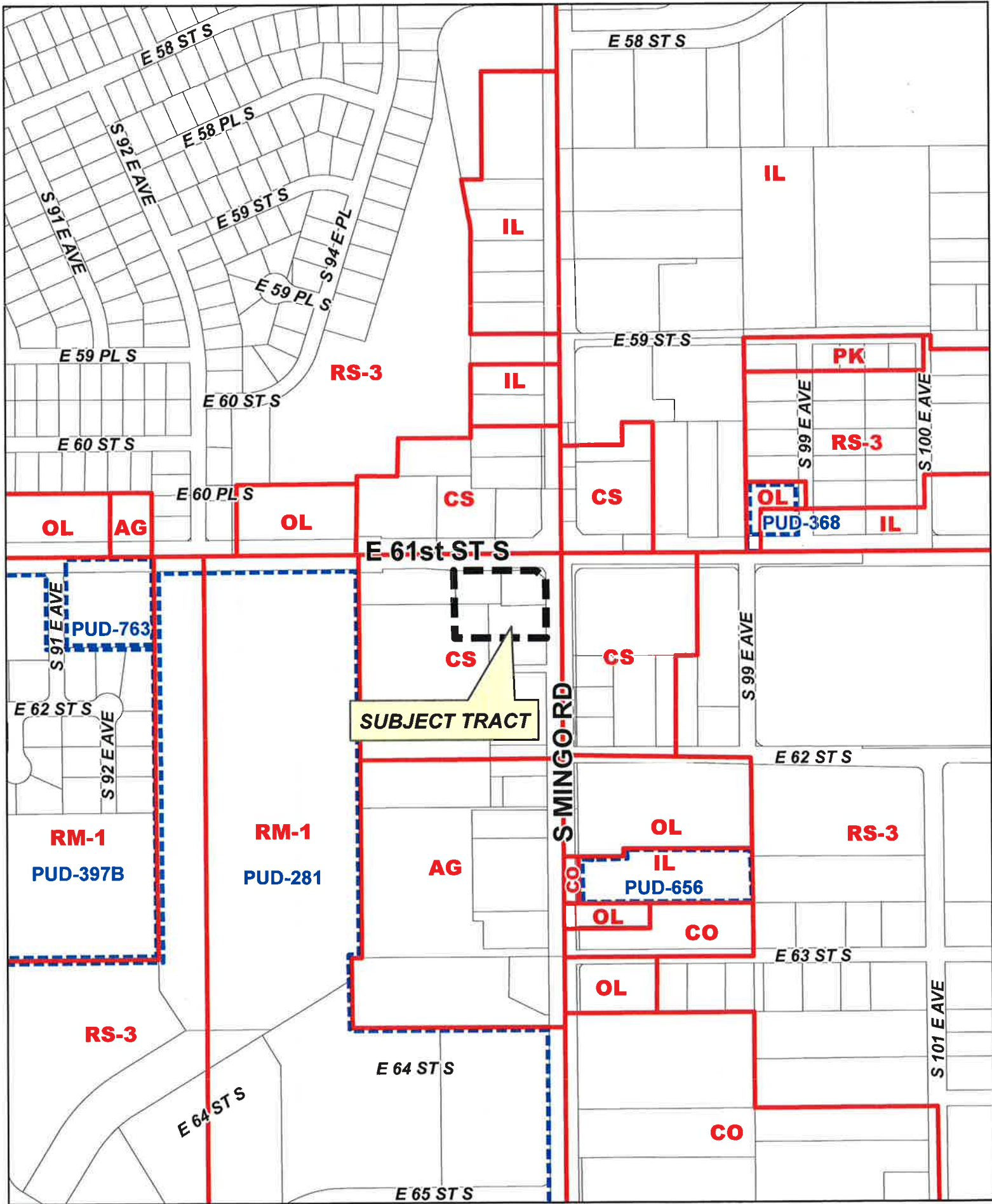
UNITED STATES OF AMERICA
DISTRICT COURT OF THE SOUTHERN DISTRICT OF NEW YORK

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE INFORMATION CONTAINED HEREIN. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF OCCURRING.

ADDRESSES SHOWN ON THIS PLAT ARE
ACCURATE AT THE TIME THE PLAT WAS
FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED
ON IN PLACE OF THE LEGAL DESCRIPTION

REPAIRED DATE DECEMBER 31 2015
SHEET 1 OF 2

16.5



KUM & GO 871 ADDN

18-13 01





0 200 400
Feet



Subject
Tract

KUM & GO 871 ADDN

18-13 01

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



16.7



0 50 100
Feet



Subject
Tract

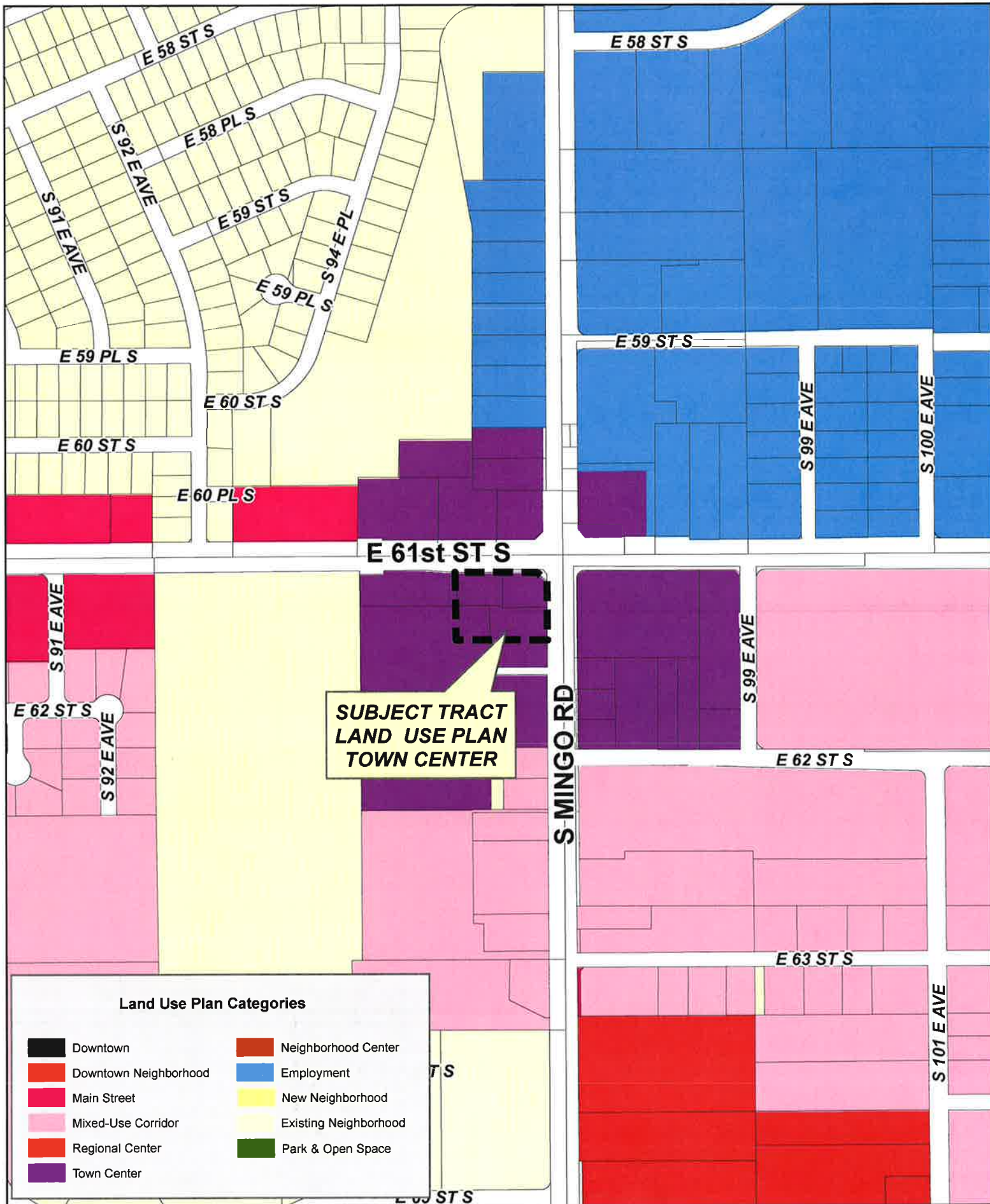
KUM & GO 871 ADDN

18-13 01

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

16.8





KUM & GO 871 ADDN

18-13 01

16.10





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7327

Related to PUD-290-A

Hearing Date: February 3, 2016

Case Report Prepared by:

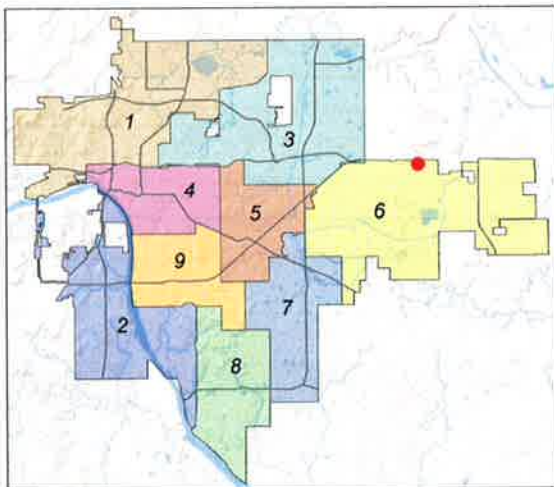
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Eric Sack

Property Owner: WD Construction LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Mini-storage

Concept summary: Rezoning in conjunction with a major PUD amendment will only allow Self Storage facilities and further define design standards.

Tract Size: 4.6 \pm acres

Location: East of the southeast corner of S. 177th E. Ave. and E. Admiral Pl. N.

Zoning:

Existing Zoning: AG/ OL/ PUD-290

Proposed Zoning: CS/ PUD-290-A

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9401

CZM: 40

Atlas: 2046

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

17.1

SECTION I: Z-7327

DEVELOPMENT CONCEPT:

The previous OL zoning was established to support PUD 290 which was approved in 1982 with four development areas. The subject tract was not developed and has remained vacant. CS zoning at this location is not appropriate unless accompanied with a PUD.

The Tulsa Zoning Code adopted by the City of Tulsa currently classifies the proposed project as a Self-Storage Use Classification. Z-7327 has been submitted to change the entire parcel to CS zoning.

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:
See PUD 290-A

DETAILED STAFF RECOMMENDATION:

The zoning request with the concurrent PUD is consistent with the requirements outlined for Self Storage use classifications in the Tulsa Zoning Code and;

Z-7327 will support the density requirements for PUD 290-A and;

Z-7327 in conjunction with PUD 290-A is harmonious with the existing and anticipated land uses along the Admiral Place corridor and;

CS zoning as modified by the development standards identified in the PUD 290-A help define this as a special corridor recognized in the East Tulsa Implementation Plan therefore;

Staff recommends Approval of Z-7327 to rezone property from AG/OL/PUD-290 to CS but only in conjunction with the major amendment associated with this proposal.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The mixed use corridor vision of the Comprehensive Plan adopted in 2010 is not completely consistent with the vision of the East Tulsa Neighborhood Implementation plans that were implemented in 2007. Mini storage uses are not generally part of the vision of a Mixed Used Corridor however the zoning code requires self storage frontage along an arterial street.

The design considerations for screening and landscape edges along the street right of way in conjunction with the modified sign standards in the PUD are consistent with the special treatment corridor defined in the small area plan.

17.2

Building orientation is an important consideration with this proposal. The conceptual site plan illustrates service doors facing Admiral Place. The preferred orientation is for the end of the building to face East Admiral unless the back of a building is used for screening along East Admiral. During detailed site plan review staff will require a concept plan with garage door orientation facing east and west before site plan approval.

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: None

Trail System Master Plan Considerations: None

Small Area Plan: East Tulsa Neighborhood Implementation Plan

This study area recognizes East Admiral Place as a traffic corridor. This corridor is where the primary vehicular movement corridor that links the various components of a community, its "urban villages" and neighborhoods, and help organize metropolitan structure. These include major roads, arterial streets and expressways. The amount of road right of way often allows for significant pedestrian paths and people friendly treatment such as detailed landscaping, street trees, special pavement benches and similar features. In less dense areas these roadways and

adjacent development often serve as the edges or boundaries of adjoining neighborhoods or districts.

This area is part of a Special Treatment Corridor and is intended to have special landscape, street trees, streetscape, signs, lighting, and similar enhancements provided along them. These corridors provide direct access to particular important community design elements.

The key design elements of the East Tulsa Community Plan illustrate this area as a Neighborhood. These are primarily internally well connected, residential use in suburban areas and more compact, interconnected, mixed use in urban areas. They should be designed within easy walking distances by way of pathways and streets to services and transit links, and are to enable neighbor's to know each other and foster community safety.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently undeveloped with gently sloping land and scattered trees.*

Environmental Considerations: None that affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East Admiral Place	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a large lot single family residential lot, zoned RS-1; on the north across East Admiral Place by industrial development, zoned IL; on the south by undeveloped property, zoned RS-1 and on the west by a single family residence and vacant property, zoned CS and OL.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 15458 dated September 2, 1982 (PUD-290) and 15457 dated September 2, 1982 (Z-5719), established zoning for the subject property.

Subject Property:

PUD-290 September 1982: All concurred in approval of a proposed Planned Unit Development on a - **4.6±** acre tract of land for a horticultural nursery, landscape nursery, office and retail sales of plants and related items, on property located east of the southeast corner of E. Admiral Pl. and S. 177th E. Ave. and also known as the subject property.

17.4

Z-5719 September 1982: A request for rezoning was made on a **10±** acre tract of land from RS-1 to AG/CS for commercial, office and horticultural nursery, on property located on the southeast corner of E. Admiral Pl. and S. 177th E. Ave. and a part of the subject property. All concurred in approval of AG/OL and CS.

Surrounding Property:

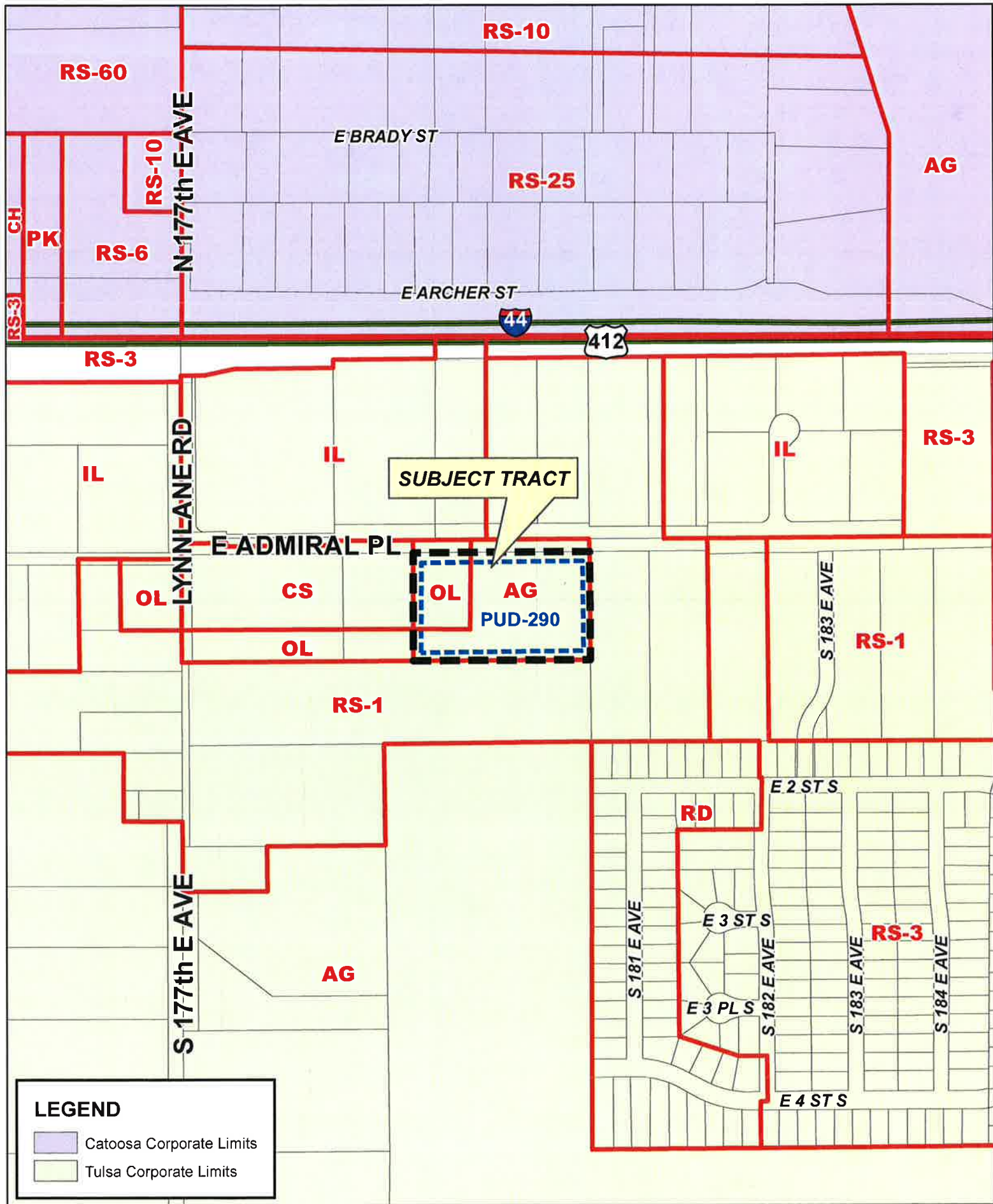
Z-7186 January 2012: All concurred in approval of a request for rezoning a **5.77±** acre tract of land from CS to IL for office and warehouse, on property located northeast corner of East Admiral Place and South 177th East Avenue.

Z-6847 January 2002: All concurred in approval of a request for rezoning a **2.04±** acre tract of land from RS-1 to IL for commercial and industrial use on property located east of the northeast corner of East Admiral Place and South 177th East Avenue and north of subject property.

Z-6832 October 2001: All concurred in approval of a request to rezone a **2.6±** acre tract from RS-1 to IL for warehousing and light industrial use on property located east of northeast corner of East Admiral Place and South 177th East Avenue and north of subject property.

2/3/2016 1:30 PM

17.5

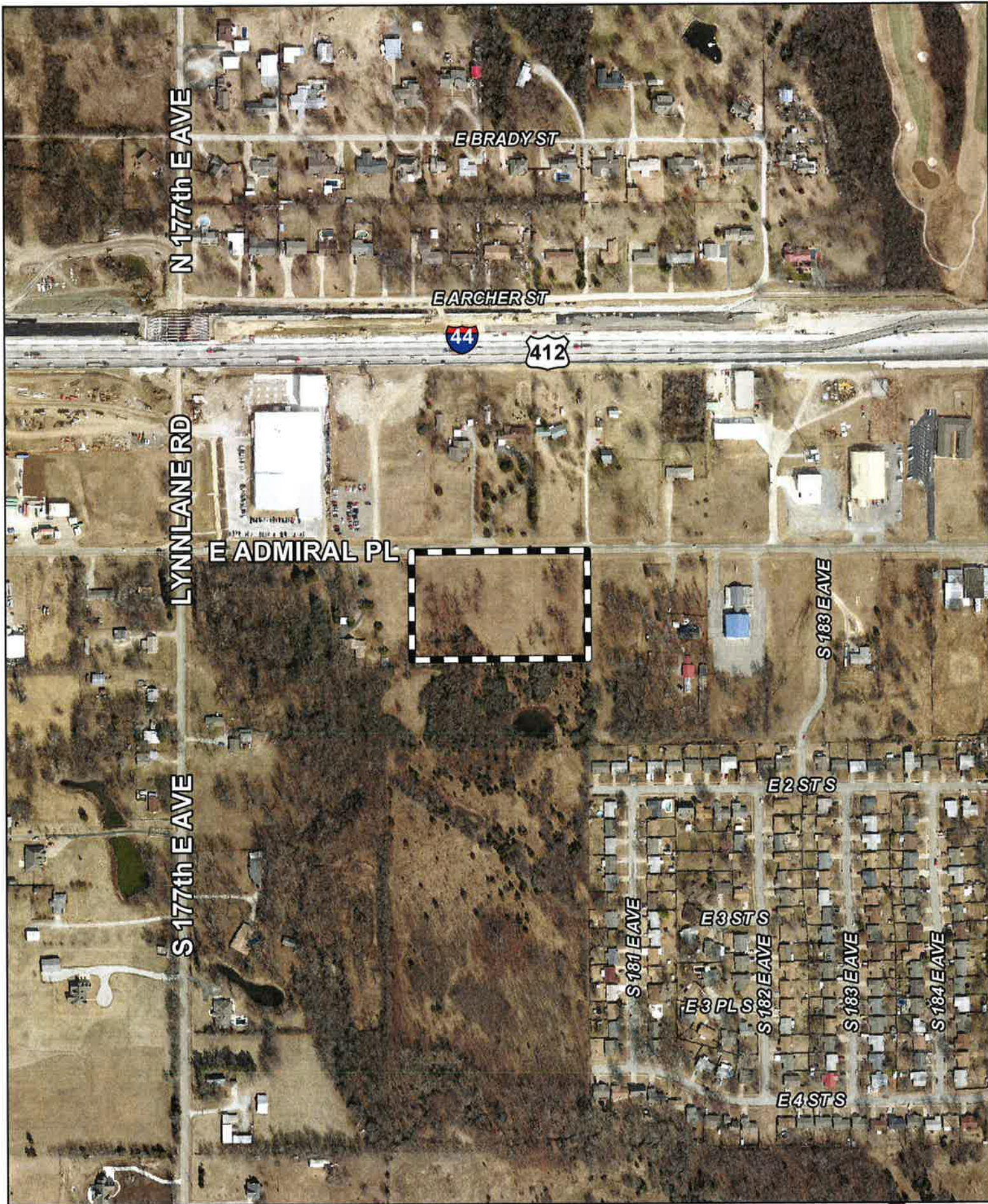


Z-7327

19-14 01

17.4





N 177th E AVE

E BRADY ST

E ARCHER ST



LYNNLANE RD

E ADMIRAL PL

S 183 E AVE

S 177th E AVE

E 2 STS

S 181 E AVE

E 3 STS

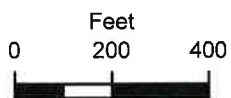
E 3 PLS

S 182 E AVE

S 183 E AVE

S 184 E AVE

E 4 STS



Subject
Tract

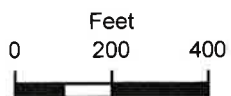
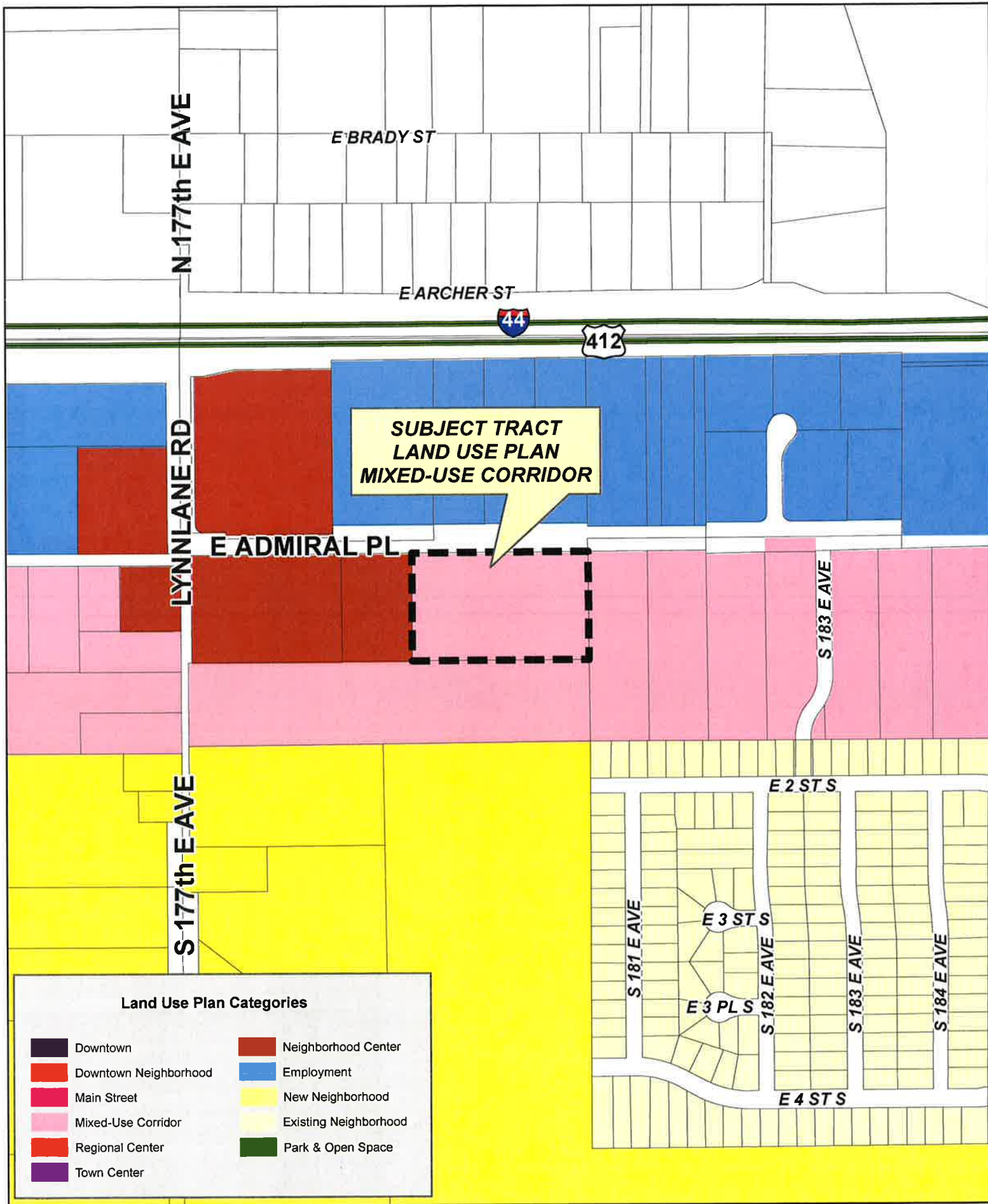
Z-7327

19-14 01

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

Aerial Photo Date: March 2014



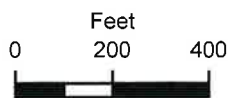


Z-7327

19-14 01

17.8





Z-7327

19-14 01

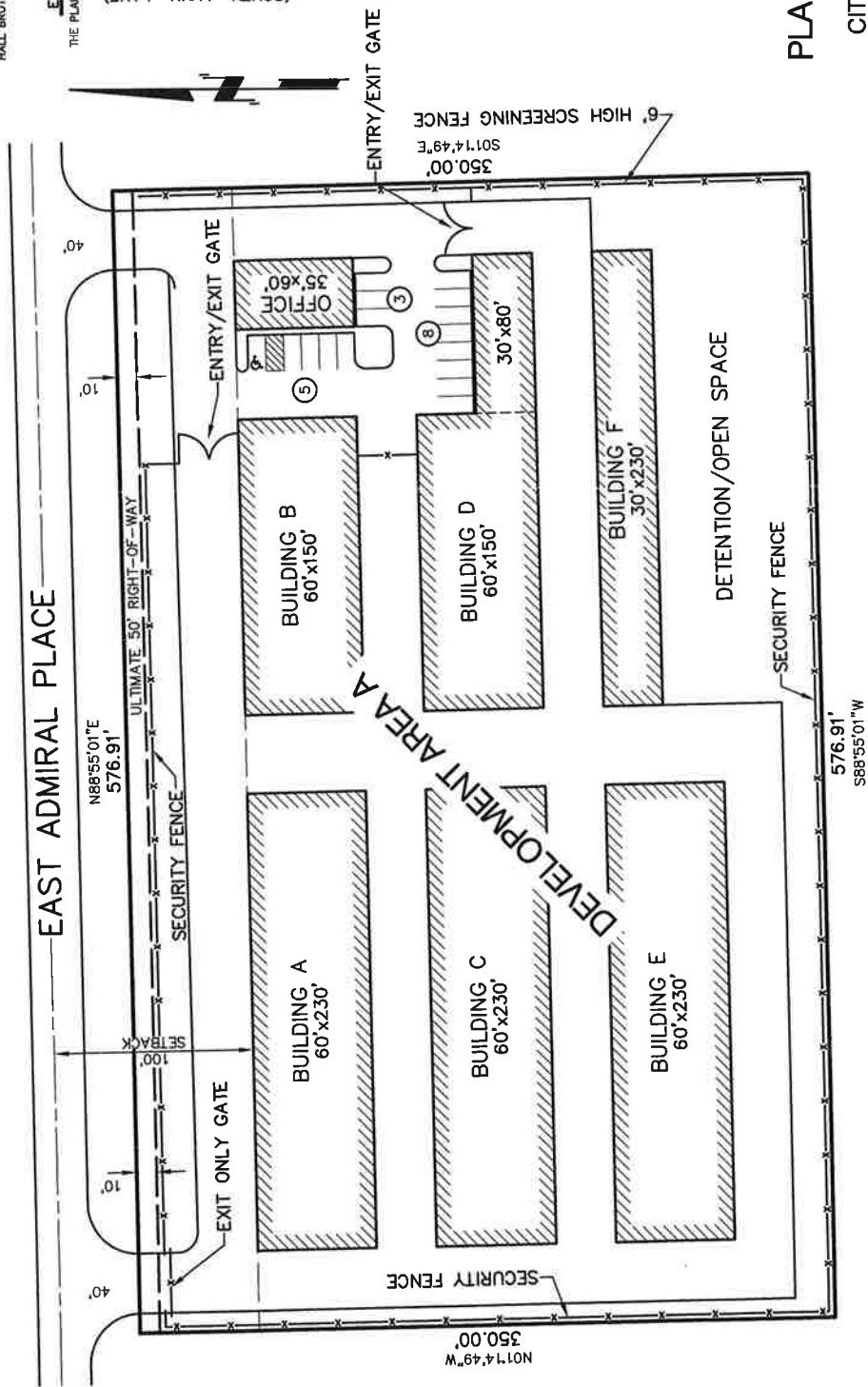
17.9



LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN A PART OF LOT FIVE (5), IN SECTION ONE, TOWNSHIP 19 NORTH, RANGE 14 EAST, INDIAN BASE AND MERIDIAN, COUNTY OF TULSA, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT 40 FEET SOUTH AND 748 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT FIVE (5); THENCE EAST FOR 572 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT FIVE (5); THENCE SOUTH AND ALONG THE EAST LINE OF SAID LOT FIVE (5) FOR 350 FEET; THENCE WEST FOR 572 FEET MORE OR LESS TO A POINT 390 FEET SOUTH AND 748 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT FIVE (5); THENCE NORTH 350 FEET TO THE POINT OF BEGINNING.



CONCEPT SITE PLAN

FOR

PLANNED UNIT DEVELOPMENT 290
SECTION 1, T-19-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-290-A
Related to Z-7327

Hearing Date: February 3, 2016

Case Report Prepared by:

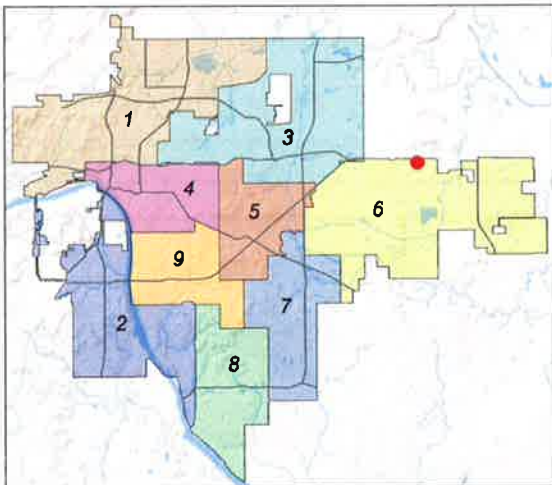
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Eric Sack

Property Owner: WD Construction, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Mini-storage

Concept summary: Amend PUD approved in 1982 but never developed. Amended PUD will only allow Self Storage facilities and further define design standards.

Tract Size: 4.6 \pm acres

Location: East of the southeast corner of S. 177th E. Ave. and E. Admiral Pl. N.

Zoning:

Existing Zoning: AG/ OL/ PUD-290

Proposed Zoning: CS/ PUD-290-A

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

In conjunction with accompanying CS zoning staff recommends approval. The proposed Use Classification is not allowed with current OL and AG zoning.

Staff Data:

TRS: 9401

CZM: 40

Atlas: 2046

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

18.1

SECTION I: PUD-290-A

DEVELOPMENT CONCEPT:

PUD 290 was approved in 1982 with four development areas however; the subject tract was not developed and has remained vacant. PUD-290-A is an amendment that will combine the original Development Areas I through IV into a single Development Area, define development standards that will be consistent with the Comprehensive Plan and change the permitted uses to those allowed within Use Unit 16, Mini Storage. The application was submitted prior to the implementation of the Zoning Code adopted by the City of Tulsa January 1, 2016.

The Tulsa Zoning Code adopted by the City of Tulsa currently classifies this as a Self-Storage Use Classification. The underlying zoning is OL and AG however a concurrent request has been submitted to change the parcel to CS zoning.

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:
 Concept site plan

SECTION II: PUD-290-A DEVELOPMENT STANDARDS:

Permitted Uses

1. Those uses customarily allowed in the Use Category for Self-service Storage Facilities.
2. Outdoor storage of any kind is prohibited.
3. Accessory Office use for the operations of the Self-service Storage Facility is permitted.

Maximum Building Height:

Two story with a maximum height not exceeding 35 feet as measured from the finished floor elevation of the first floor.

Minimum Building Setback: (measured from the major street and highway planned right of way)

- | | |
|---|---------|
| 1. East Admiral | 10 feet |
| 2. PUD Boundaries on the East, South and West | 25 feet |

Vehicular Access and Circulation:

A maximum of two vehicular access points connecting the site to East Admiral Place.

Pedestrian Access:

Sidewalk construction is required along the East Admiral Place frontage. Pedestrian access is also required from the street to the any office or commercial building.

Landscape and Screening Requirements:

The site shall meet or exceed the minimum standards of the Landscape Chapter of the Zoning Code and as supplemented below.

Within 20 feet of the street right of way a minimum of 20 trees shall be installed and maintained with a minimum 2" caliper and 12' height. The trees may be a mix of deciduous or evergreen and may be grouped.

A 20 foot wide landscaped area must installed and maintained adjacent to the south line of the street right of way.

Along the street right of way; fencing with a minimum height of 6 feet shall be installed. The fence may be wood with a cap detail, masonry or wrought iron style fence. Chain link fencing is not allowed within 20 feet of the East Admiral Place right of way.

Dumpsters must be screened or otherwise placed where they are not visible from the street right of way or adjacent property.

An 8 foot screening fence is required along the west, south and east boundary. Screening along the south side may be omitted by staff during detailed site plan review if another option for screening is sufficient to protect the visual impact of the adjacent residentially zoned property south of the site. One example of an alternative solution might include a significant landscape buffer including newly installed and maintained plant material with adequate density to create an effective visual screen for property to the south. Preservation of existing native vegetation may be considered in lieu of a screening fence on the south side.

Signage:

All signage standards shall meet the standards defined in the zoning code for CS districts except as noted below.

- 1) All ground signage shall be a monument style sign with a maximum height of 20 feet.
- 2) Digital display signage is not allowed.
- 3) Sign lighting must be constant light and may be internally or externally illuminated.
- 4) Off-premise outdoor advertising signs are prohibited.

Lighting:

1. All lighting shall be pointed down and away from adjacent property lines.
2. The maximum height of ground or building mounted lighting shall not exceed 16 feet.

Subdivision Plat Requirement:

No building permit will be issued until a subdivision plat has been filed for this site.

DETAILED STAFF RECOMMENDATION:

The zoning request and PUD is consistent with the requirements outlined for Self Storage use classifications in the Tulsa Zoning Code and;

PUD 290-A is consistent with the PUD section of the Tulsa Zoning Code and;

PUD 290-A is harmonious with the existing and anticipated land uses along the Admiral Place corridor and;

The development standards identified in the PUD help define this as a special corridor recognized in the East Tulsa Implementation Plan therefore;

Staff recommends Approval of PUD-290-A as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The mixed use corridor vision of the Comprehensive Plan adopted in 2010 is not completely consistent with the vision of the East Tulsa Neighborhood Implementation plans that were implemented in 2007. Mini storage uses are not generally part of the vision of a Mixed Used Corridor however the zoning code requires self storage frontage along an arterial street.

The design considerations for screening and landscape edges along the street right of way in conjunction with the modified sign standards in the PUD are consistent with the special treatment corridor defined in the small area plan.

Building orientation is an important consideration with this proposal. The conceptual site plan illustrates service doors facing Admiral Place. The preferred orientation is for the end of the building to face East Admiral unless the back of a building is used for screening along East Admiral. During detailed site plan review staff will require a concept plan with garage door orientation facing east and west before site plan approval.

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:

18.4

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: East Tulsa Neighborhood Implementation Plan

This study area recognizes East Admiral Place as a traffic corridor. This corridor is where the primary vehicular movement corridor that links the various components of a community, its "urban villages" and neighborhoods, and help organize metropolitan structure. These include major roads, arterial streets and expressways. The amount of road right of way often allows for significant pedestrian paths and people friendly treatment such as detailed landscaping, street trees, special pavement benches and similar features. In less dense areas these roadways and adjacent development often serve as the edges or boundaries of adjoining neighborhoods or districts.

This area is part of a Special Treatment Corridor and is intended to have special landscape, street trees, streetscape, signs, lighting, and similar enhancements provided along them. These corridors provide direct access to particular important community design elements.

The key design elements of the East Tulsa Community Plan illustrate this area as a Neighborhood. These are primarily internally well connected, residential use in suburban areas and more compact, interconnected, mixed use in urban areas. They should be designed within easy walking distances by way of pathways and streets to services and transit links, and are to enable neighbor's to know each other and foster community safety.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently undeveloped with gently sloping land and scattered trees.*

Environmental Considerations: None that affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Admiral Place	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a large lot single family residential lot, zoned RS-1; on the north across East Admiral Place by industrial development, zoned IL; on the south by undeveloped property, zoned RS-1 and on the west by a single family residence and vacant property, zoned CS and OL.

SECTION IV: Relevant Zoning History

18.5

ZONING ORDINANCE: Ordinance number 15458 dated September 2, 1982 (PUD-290) and 15457 dated September 2, 1982 (Z-5719), established zoning for the subject property.

Subject Property:

PUD-290 September 1982: All concurred in approval of a proposed Planned Unit Development on a - **4.6±** acre tract of land for a horticultural nursery, landscape nursery, office and retail sales of plants and related items, on property located east of the southeast corner of E. Admiral Pl. and S. 177th E. Ave. and also known as the subject property.

Z-5719 September 1982: A request for rezoning was made on a **10±** acre tract of land from RS-1 to AG/CS for commercial, office and horticultural nursery, on property located on the southeast corner of E. Admiral Pl. and S. 177th E. Ave. and a part of the subject property. All concurred in approval of AG/OL and CS.

Surrounding Property:

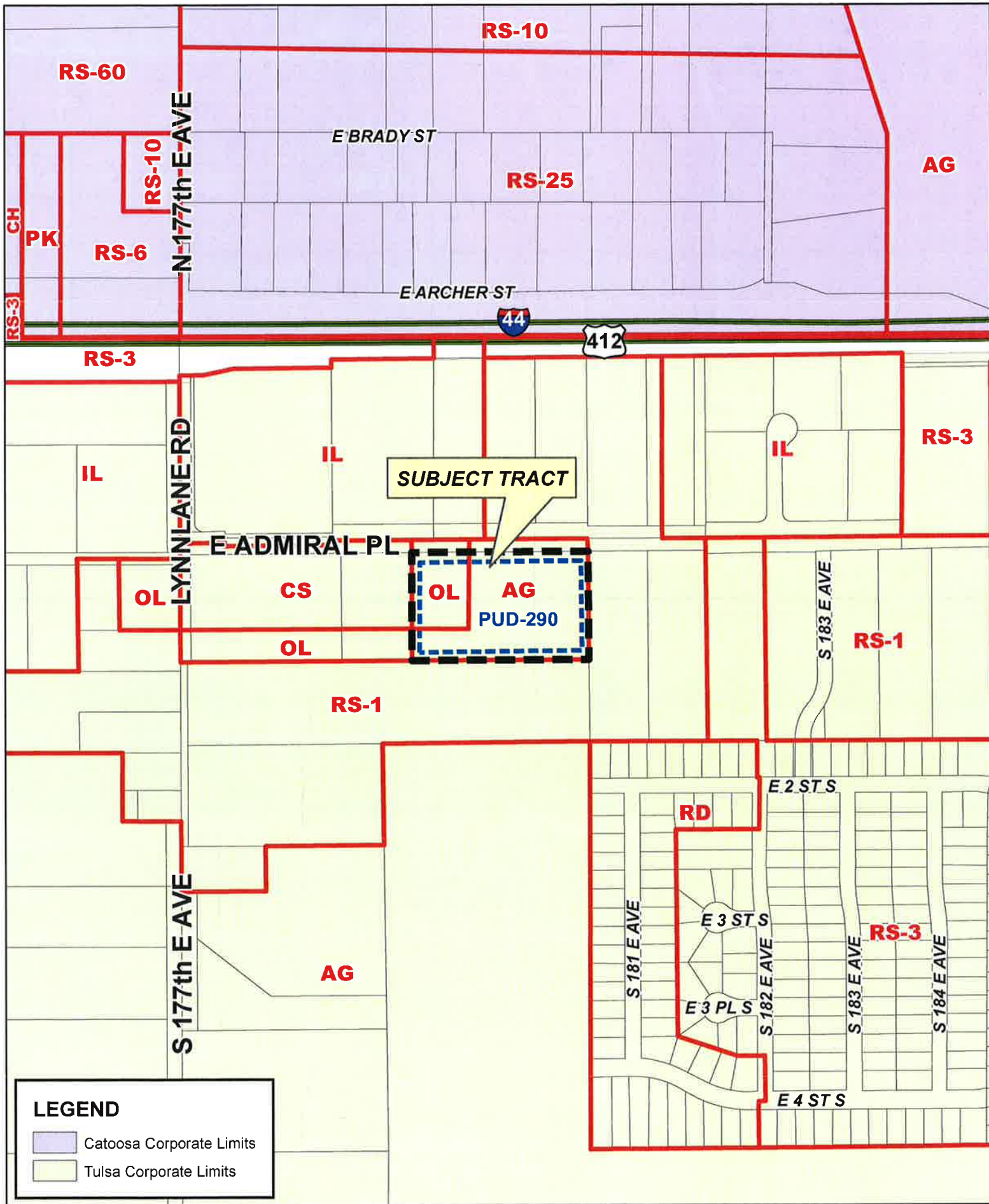
Z-7186 January 2012: All concurred in approval of a request for rezoning a **5.77±** acre tract of land from CS to IL for office and warehouse, on property located northeast corner of East Admiral Place and South 177th East Avenue.

Z-6847 January 2002: All concurred in approval of a request for rezoning a **2.04±** acre tract of land from RS-1 to IL for commercial and industrial use on property located east of the northeast corner of East Admiral Place and South 177th East Avenue and north of subject property.



Z-6832 October 2001: All concurred in approval of a request to rezone a **2.6±** acre tract from RS-1 to IL for warehousing and light industrial use on property located east of northeast corner of East Admiral Place and South 177th East Avenue and north of subject property.

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LEGEND

-  Catoosa Corporate Limits
-  Tulsa Corporate Limits

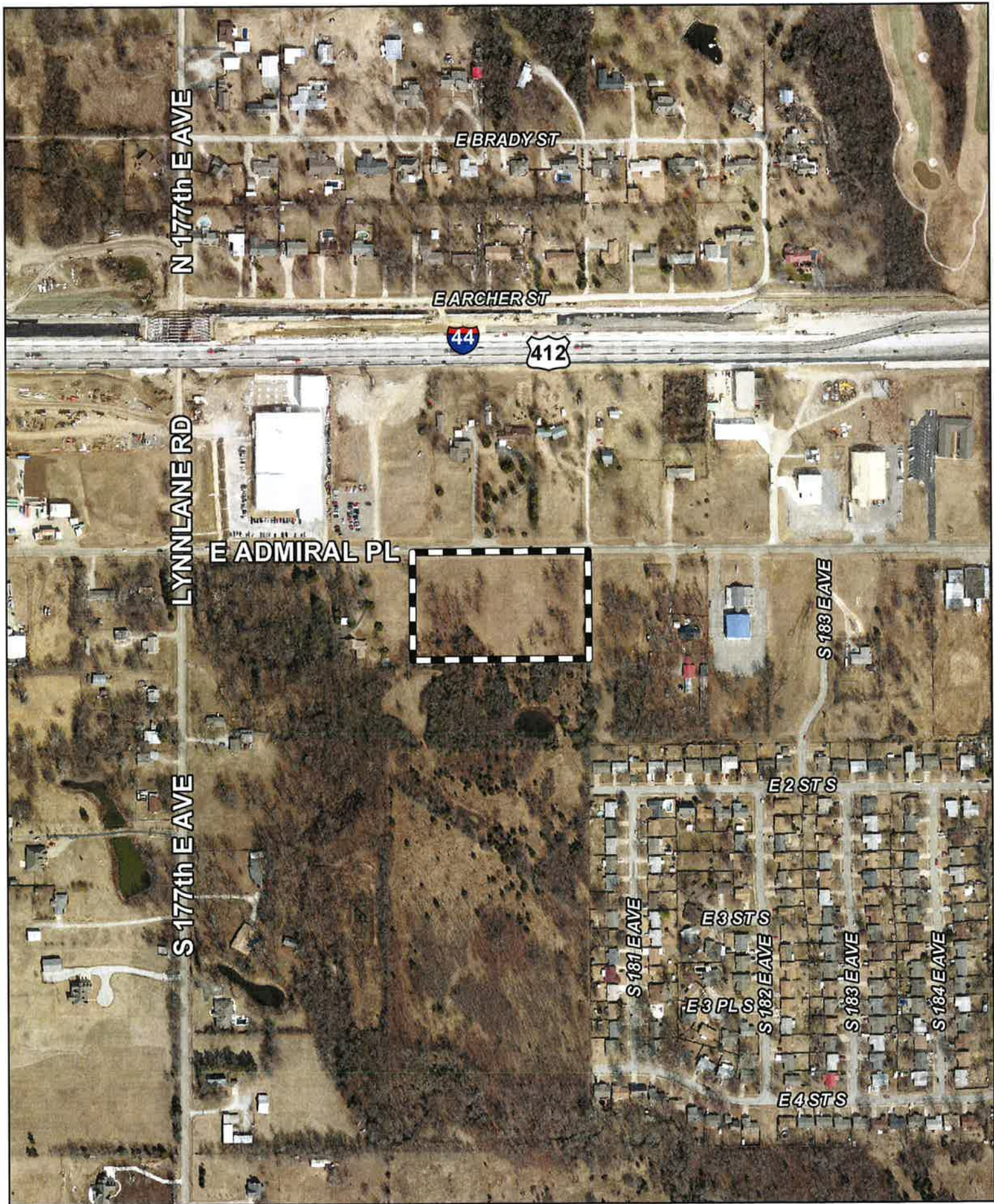


PUD-290-A

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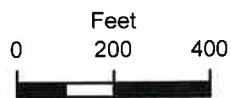
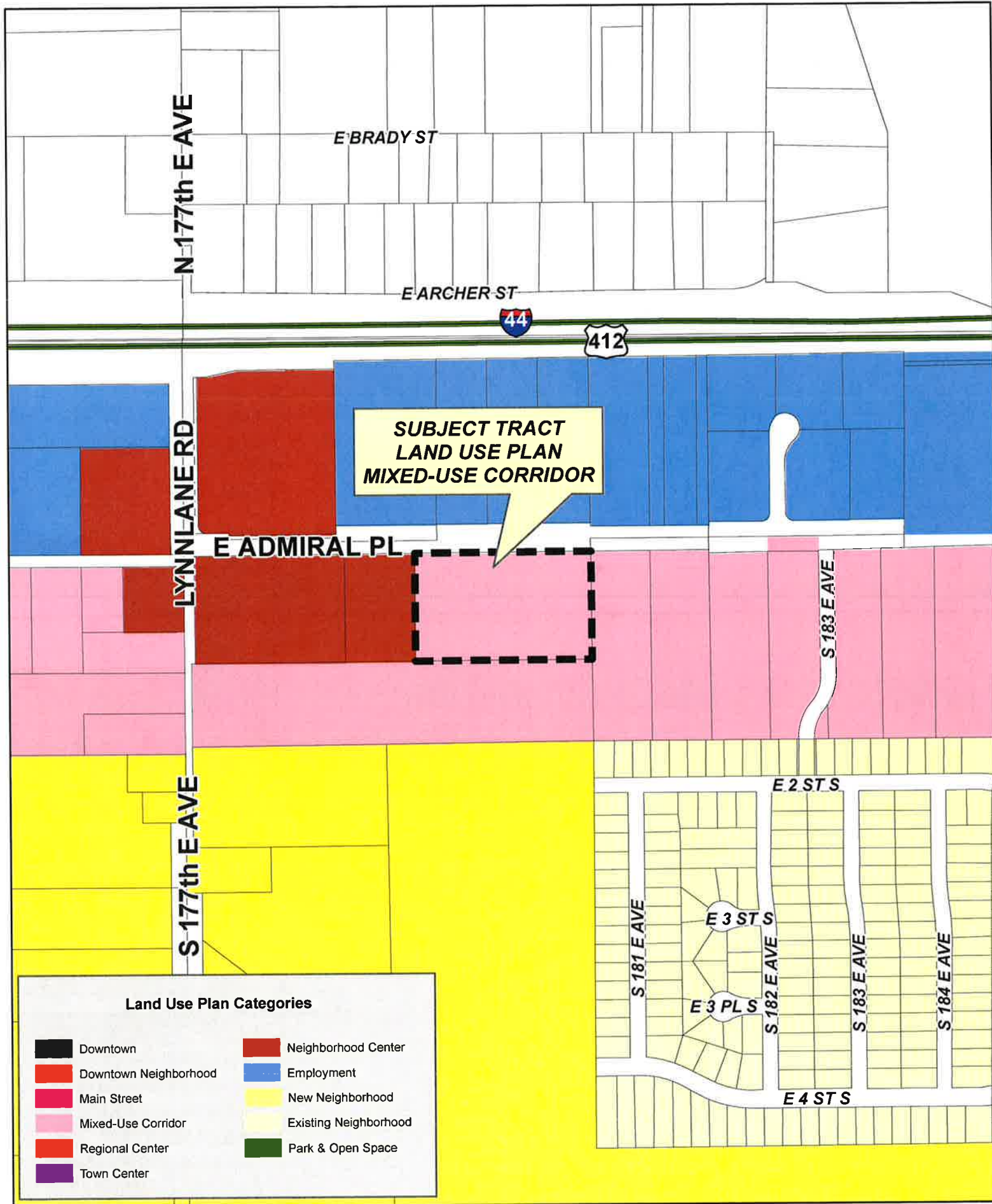
Subject
Tract

PUD-290-A

19-14 01

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



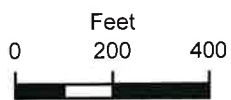


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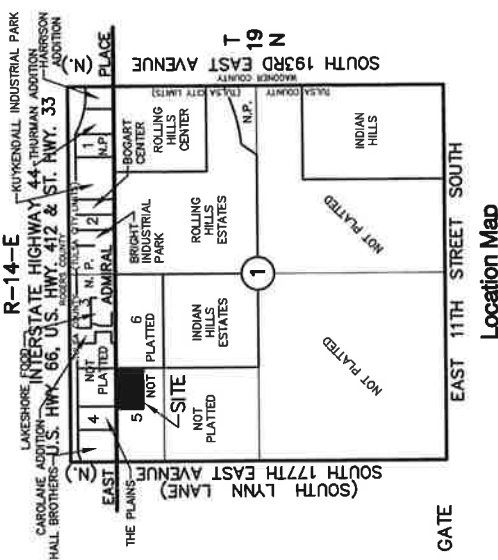
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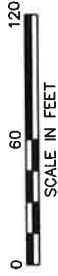
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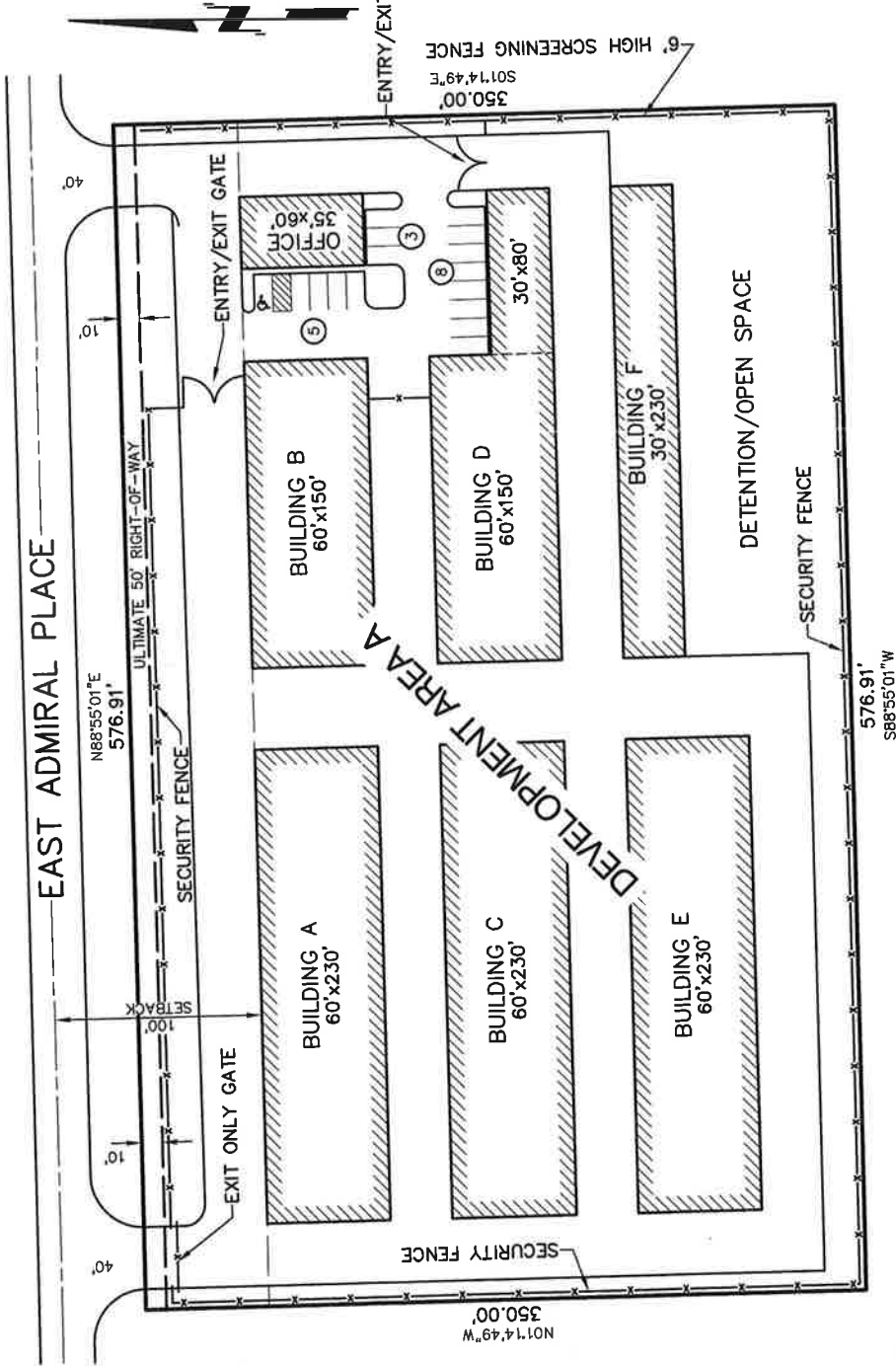
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CONCEPT SITE PLAN FOR PLANNED UNIT DEVELOPMENT 290 SECTION 1, T-19-N, R-14-E CITY OF TULSA, TULSA COUNTY, OKLAHOMA



SACK AND ASSOCIATES, INC.
1000 N. W. 10th St., Suite 100
Tulsa, Oklahoma 74103
Phone: 918.592.4111 Fax: 918.592.4299 E-mail: info@sackandassociates.com
CA Number 1753 (PE/LS)
Project: ADMIRAL AND 179TH E AVE.-N. Drawing: EMB010A
Owner: UAC Date: 03/05/15 File: 1914101 Drawn: C
XREF's: CONCEPT S-11/17 E-2415
Printed: 09 DEC 2015





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-636-D Abandonment
(Partial)

Hearing Date: February 3, 2016
Continued from 12/16/2015 and 01/06/2016

Case Report Prepared by:

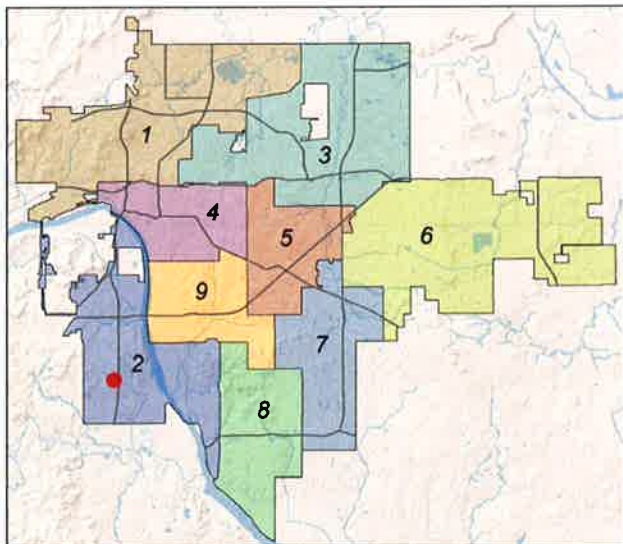
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Matt Christensen

Property Owner: Horizon West Tulsa, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Undeveloped

Proposed Use: Partial abandonment of PUD-636

Concept summary: Abandoned the north part of PUD-636 leaving the underlying CO zoning in place. A new Development Plan will be required for any future development

Tract Size: 35.72 +/- acres (applicants parcel)
0.81 +/- acres (ODOT Right-of-way)

36.53 +/- acres total

Location: South of southeast corner of W. 71st St.
S. and S. Union Ave.

Zoning:

Existing Zoning: PUD-636, CO

Proposed Zoning: PUD-636-D Abandonment
(Partial)

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Abandon Development areas A (Single family residential), part of Development Area B (Multi Family) and part of Development area C (Multi Family) in PUD 636.

Staff Data:

TRS: 8211

CZM: 51

Atlas: 0

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

19.1

SECTION I: PUD-636-D Abandonment (Partial)

DEVELOPMENT CONCEPT:

The applicant has requested abandonment of the PUD that was placed over existing Corridor Zoning. The current practice would not encourage a PUD over Corridor Zoning and would require a new Corridor Development Plan. The abandonment of this PUD will require a new Development Plan for any new construction on the property.

In 2003, after the Corridor Zoning and PUD were approved, the Oklahoma Department of Transportation purchased land that included part of the PUD. The parcel does not meet bulk and area requirements for any zoning classification inside the City of Tulsa and does not have access to a public street or frontage on a public street right of way.

The abandonment requested includes the applicants request plus the property that has been purchased by ODOT.

The following snippet illustrates the PUD abandonment site. The large tract outlined on the west side is part of the applicant's property. The small tracts on the east edge are owned by ODOT.



The original PUD 636 identified development areas graphically and without boundary dimensions. The land area was precisely identified however the lack of boundary information make it impossible to know precisely identify the remaining land area in the PUD. The abandonment of a portion of the PUD leaves Development Area B with 10.29 acres which has been developed with a multi family development and Development Area C with 9.92 acres which has also been developed as a multi

family project. The site plans for both of those projects were approved with appropriate standards for all bulk and area requirements contained within the platted lots.

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 Applicants legal description
 - Exhibit B Applicants Exhibit for legal description
 - ODOT Warranty Deed
 - Development Area Boundary Map for remaining PUD.

DETAILED STAFF RECOMMENDATION:

Staff recommends **approval of PUD-636-D Abandonment** to rezone property from CO/ PUD-636 to CO/PUD-636-D Abandonment for the property outlined in the legal descriptions and exhibits attached.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Future development opportunities on this site will not be approved except after a public hearing and recommendation at the Planning Commission and then approved by City Council. Abandonment of the PUD actually provides an opportunity for reestablishing development standards that were not considered during the original zoning and PUD that was approved in 2000.

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.

19.3

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: West Highlands Small Area Plan

The land use map included in the West Highlands Small Area Plan illustrates this area as a Town Center with buffer and includes a visionary component for future development respecting the rural context of the area.

Strategies to maintain the existing character include:

- Retaining tree cover;

- Maintaining significant amounts of open space, through strategies such as clustering, land banking and conservation easements;

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is heavily wooded with some terrain. Abandonment of the PUD will provide an opportunity to establish a development plan with future development that is consistent with the West Highlands Small Area Plan.

17.4

Environmental Considerations: None that would affect the abandonment of the PUD.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Union Avenue	Secondary Arterial with Multi Modal Overlay	100'	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by ODOT right of way for Highway 75. Further East a large parcel of CO zoned property has been established for Tulsa Hills Shopping Center; on the north by rural property, zoned AG; on the south by multi family residential, zoned CO/PUD-636; and on the west by rural property, zoned AG.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: ZONING ORDINANCE: Ordinance number 19935 dated October 2, 2000; and 14912 dated December 5, 1980; and 13521, dated November 21, 1975 established zoning for the subject property.

Subject Property:

PUD-636/ Z-5457-SP-2/ Z-4825-SP-1 October 2000: All concurred in approval for a proposed Planned Unit Development, on a 108+ acre tract of land for a mixed use development including, single-family, townhouse dwellings, multifamily and commercial uses subject to conditions of the PUD located on the northwest corner of West 81st Street South and South Highway 75 and includes the subject property.

Surrounding Property:

No relevant history on surrounding property.

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REVISED 1/26/2016



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Feet



Subject
Tract

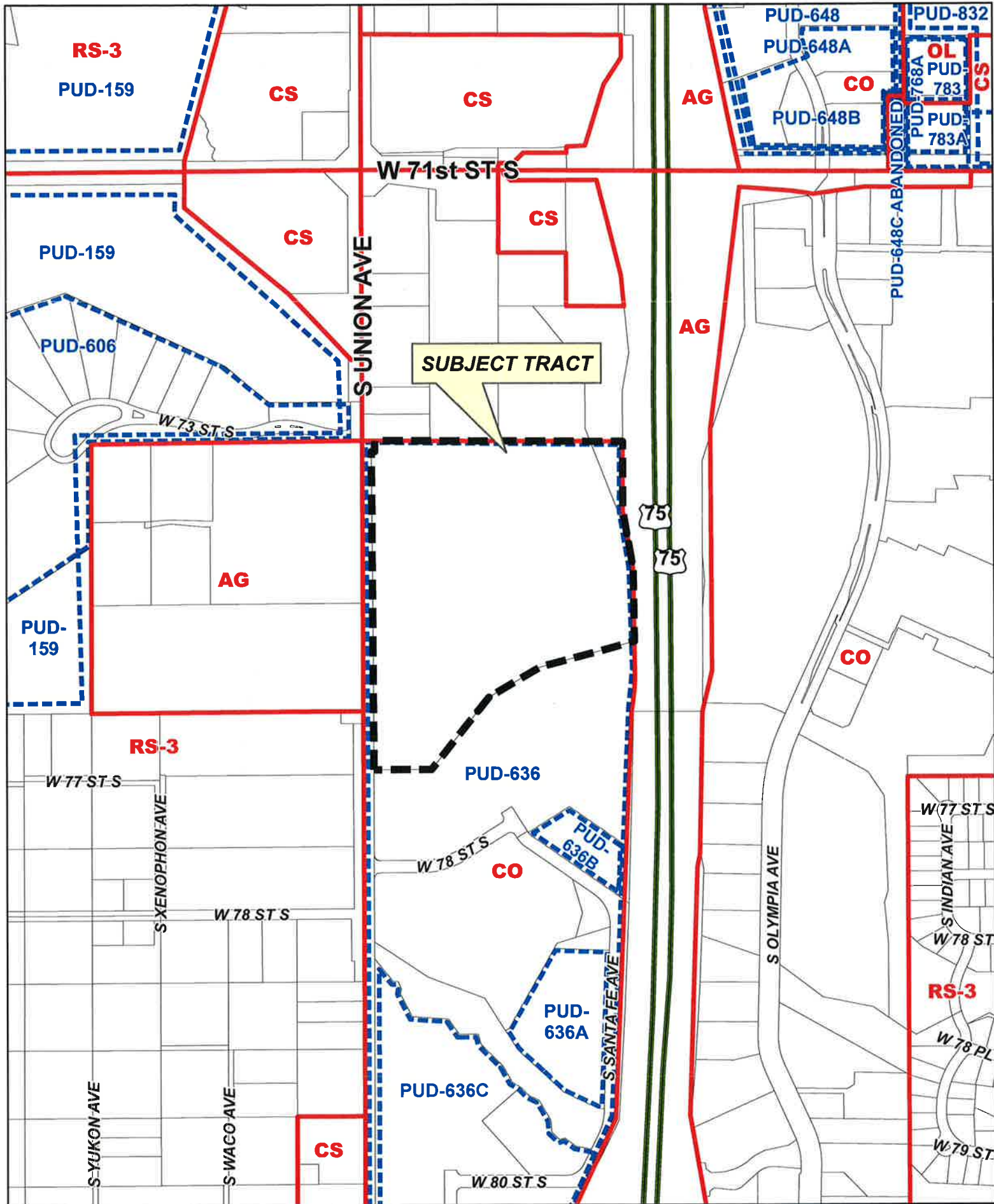
PUD-636-D ABANDONMENT (PARTIAL)

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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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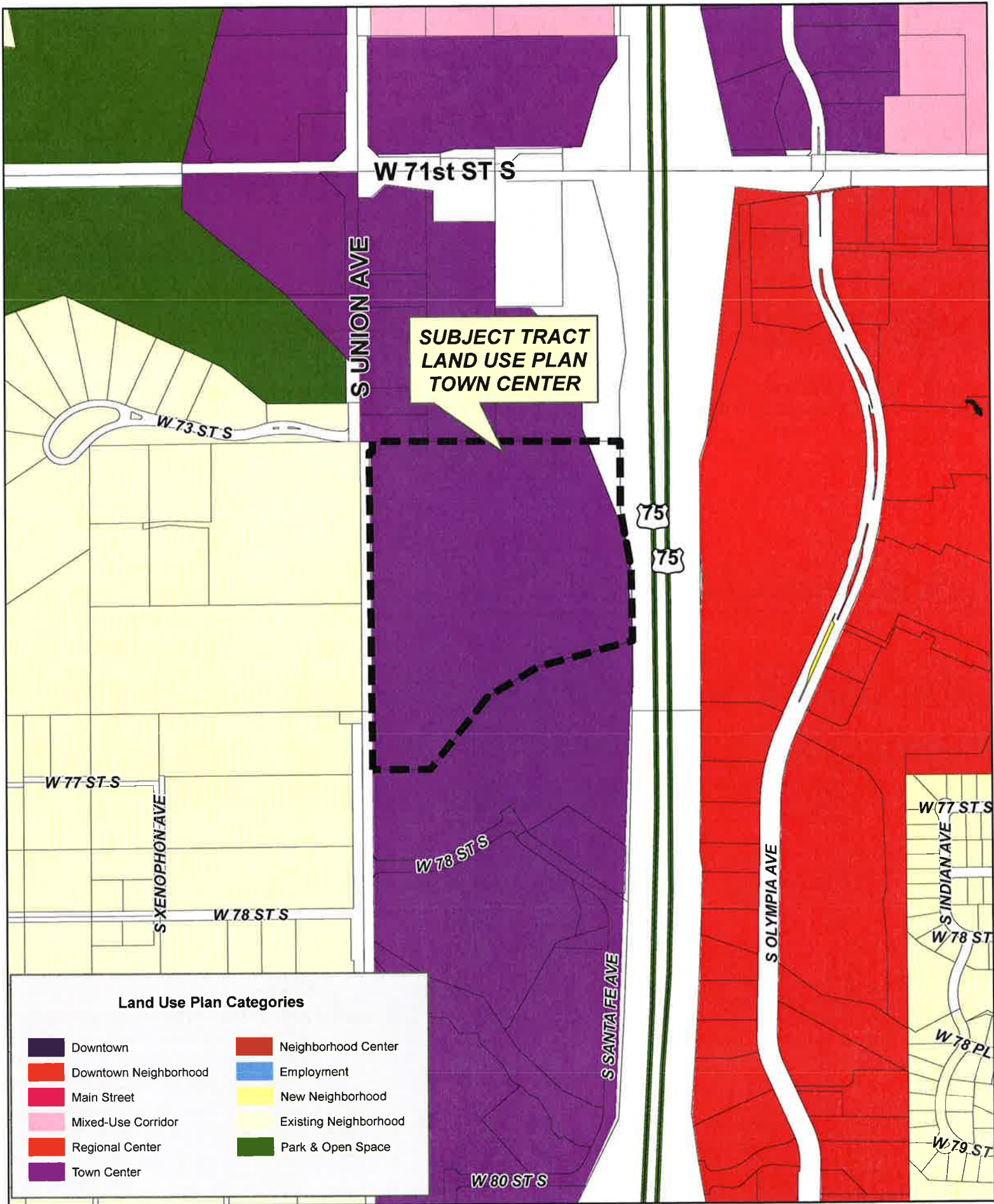


PUD-636-D ABANDONMENT (PARTIAL)

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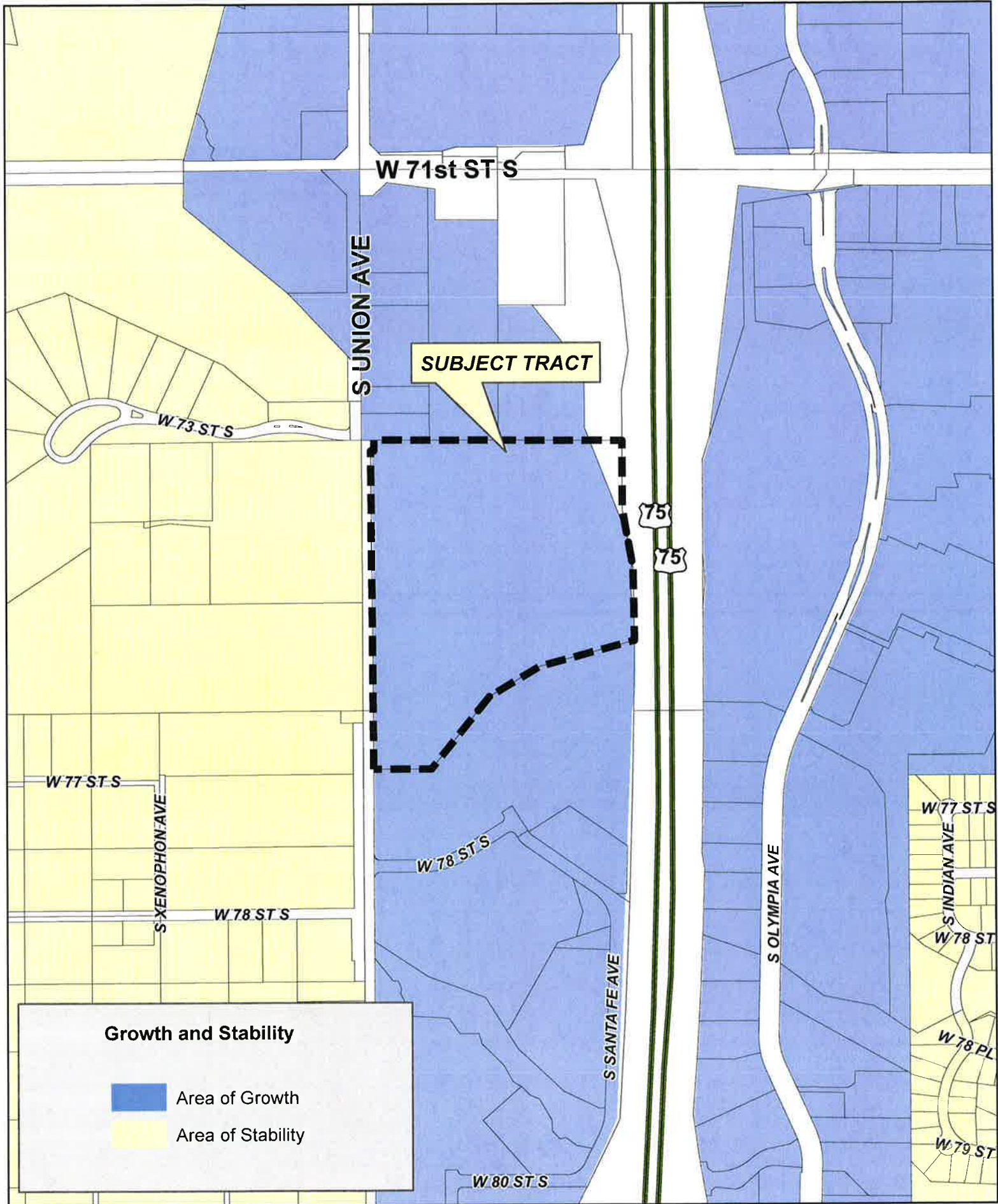




PUD-636-D ABANDONMENT (PARTIAL)

18-12 11





PUD-636-D ABANDONMENT (PARTIAL)

18-12 11

19.9



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-467-A

Major Amendment

Related to Z-6310-SP-6

Hearing Date: February 3, 2016

Continued from 12/16/2015 and 01/20/2016

Case Report Prepared by:

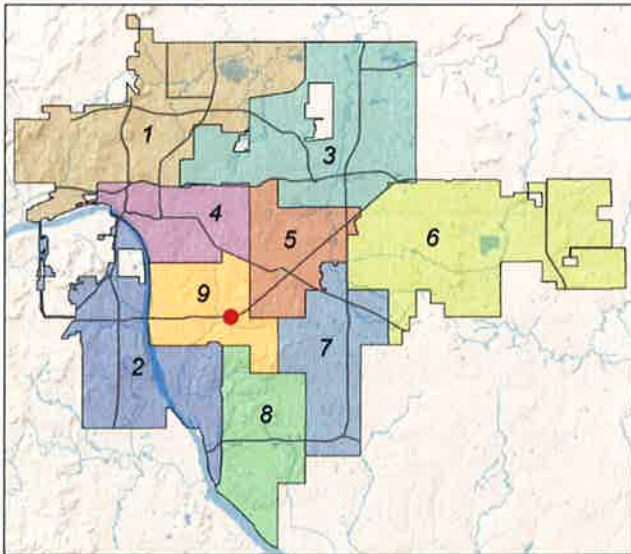
Dwayne Wilkerson

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: CO/ PUD-467

Proposed Zoning: CO/ 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

20.1

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 51st 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,

20.2

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 51st 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

20.3

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 51st 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 51st. 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:

20.4

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 51st Street.

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

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 51 st 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 51st Street South, further south small offices zoned OL; and on the west by I-44 on and off ramp to East 51st 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. 51st 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. 51st 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. 51st 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. 51st St. and S. Marion Ave.

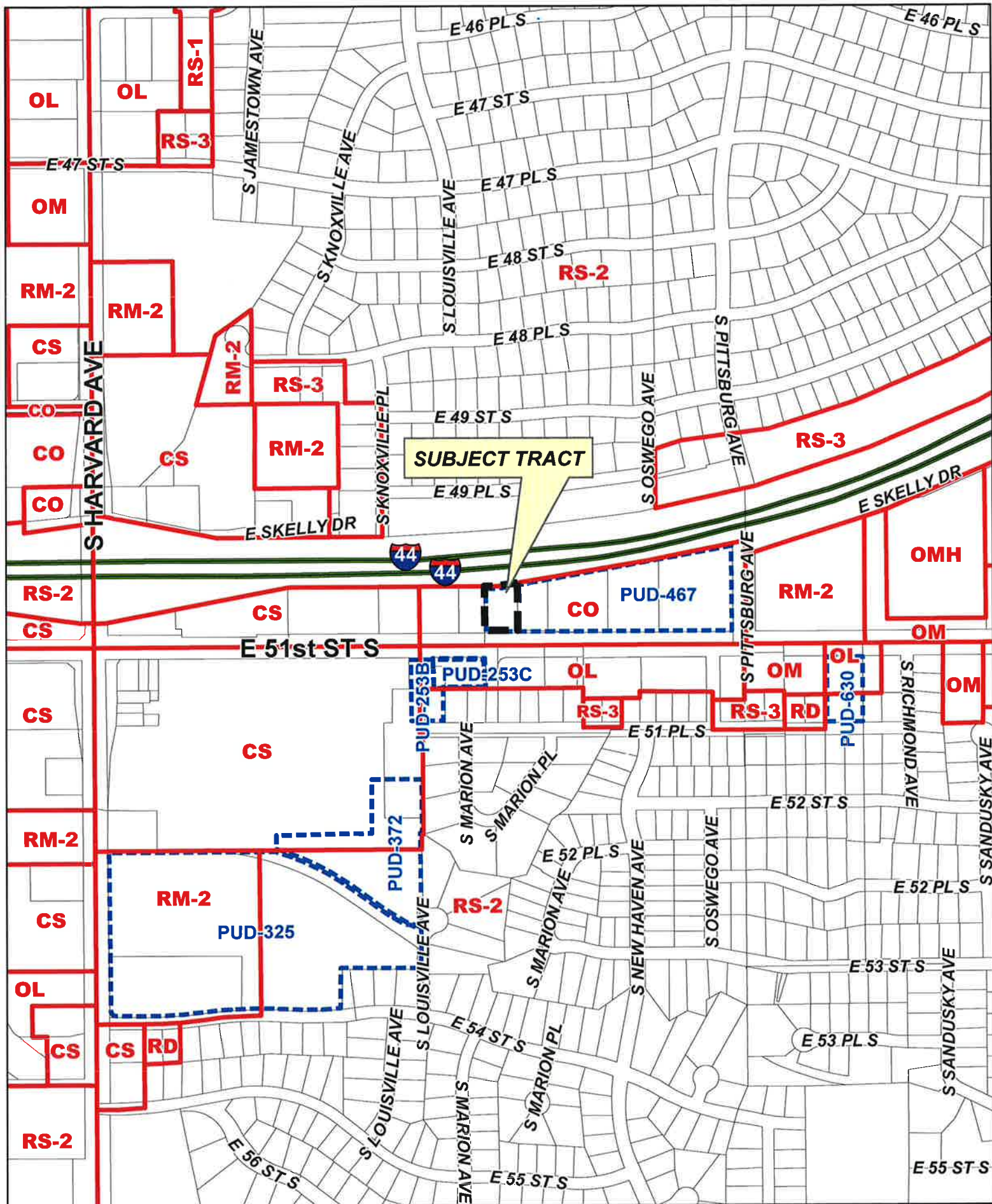
20.5

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. 51st St. and S. Marion Ave.

12/16/2015 1:30 PM

20.4

REVISED 12/10/2015

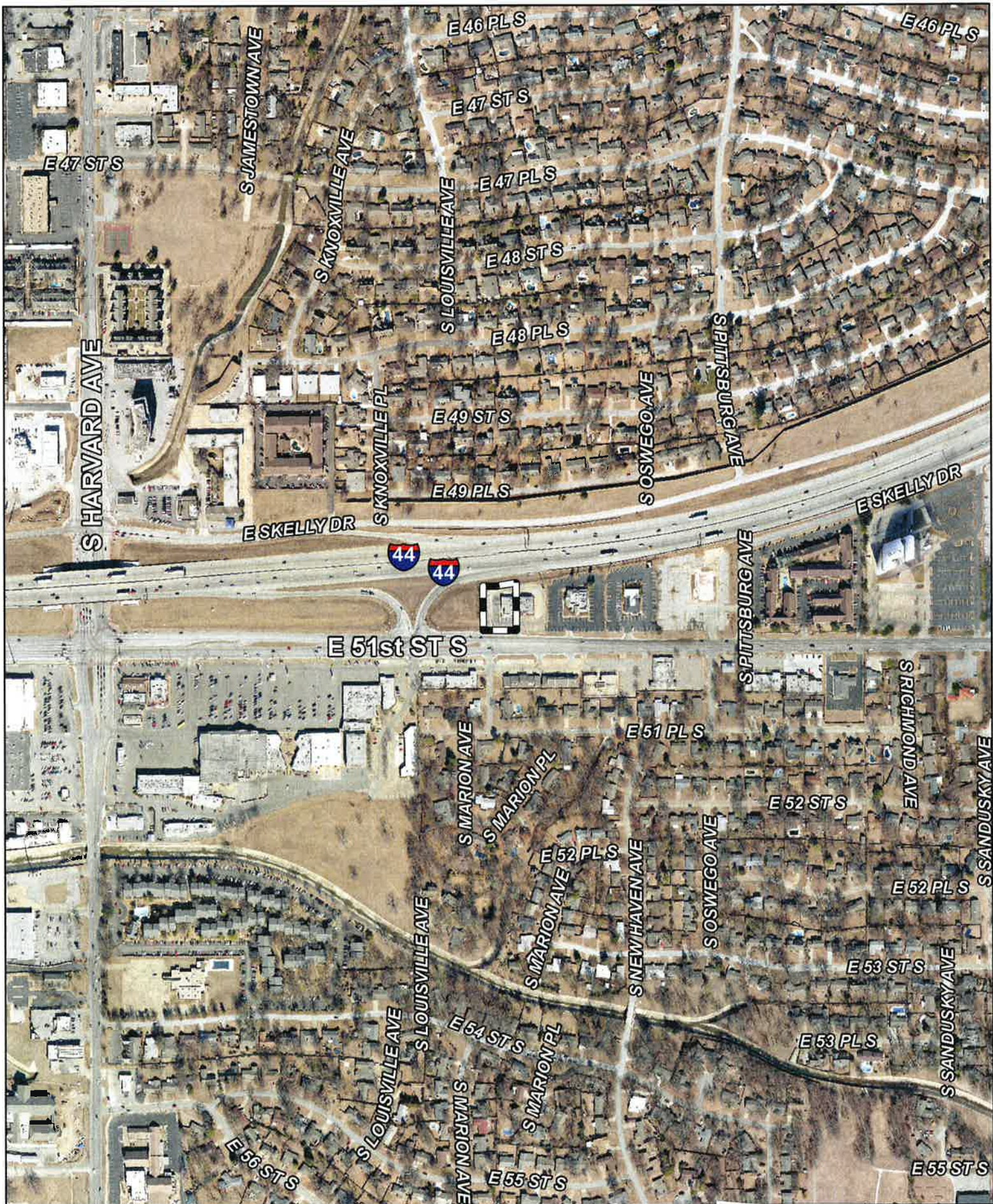


PUD-467-A

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20.7





Feet
0 250 500



Subject
Tract

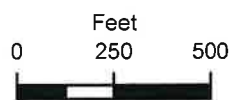
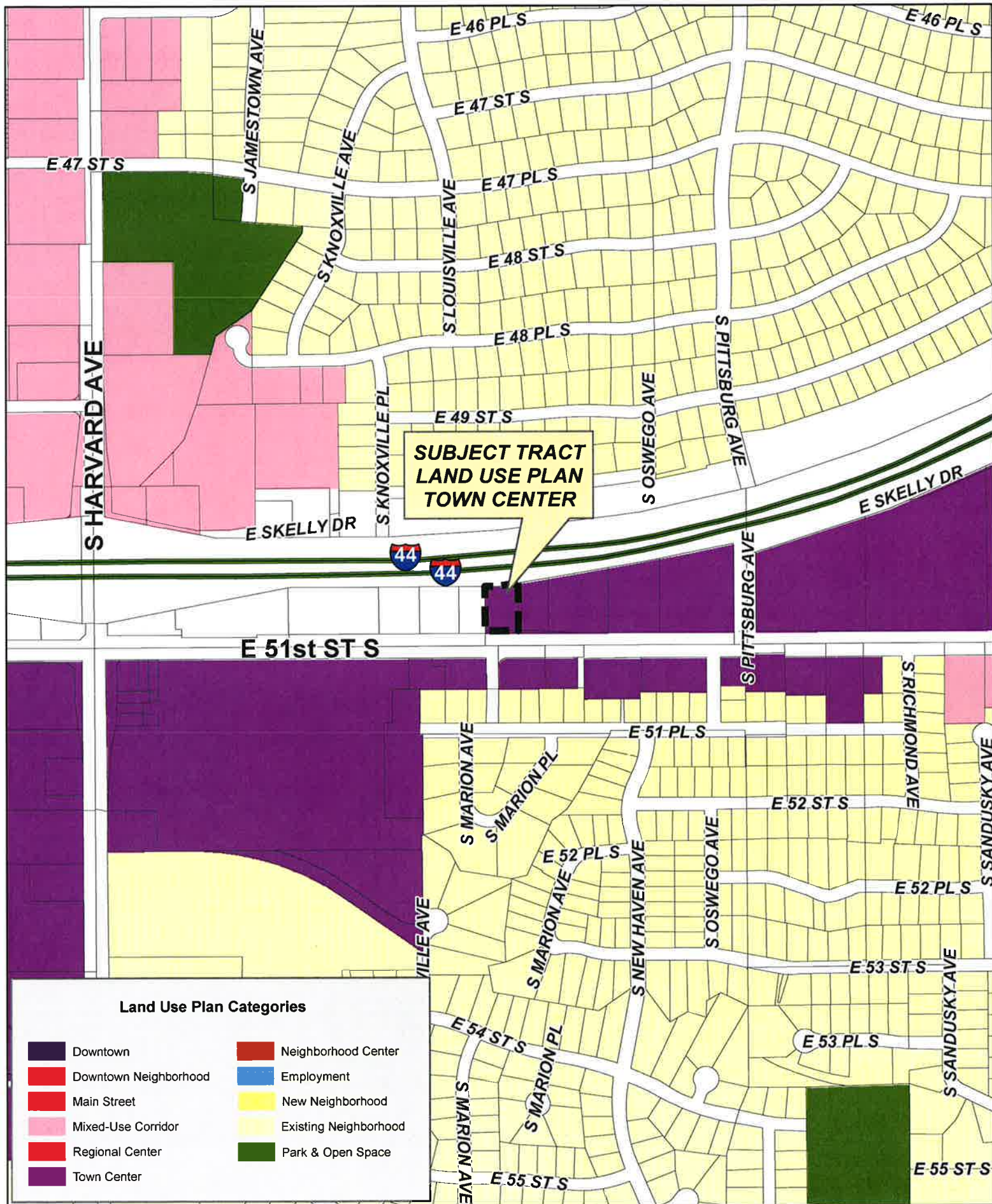
PUD-467-A

19-13 28

Note: Graphic
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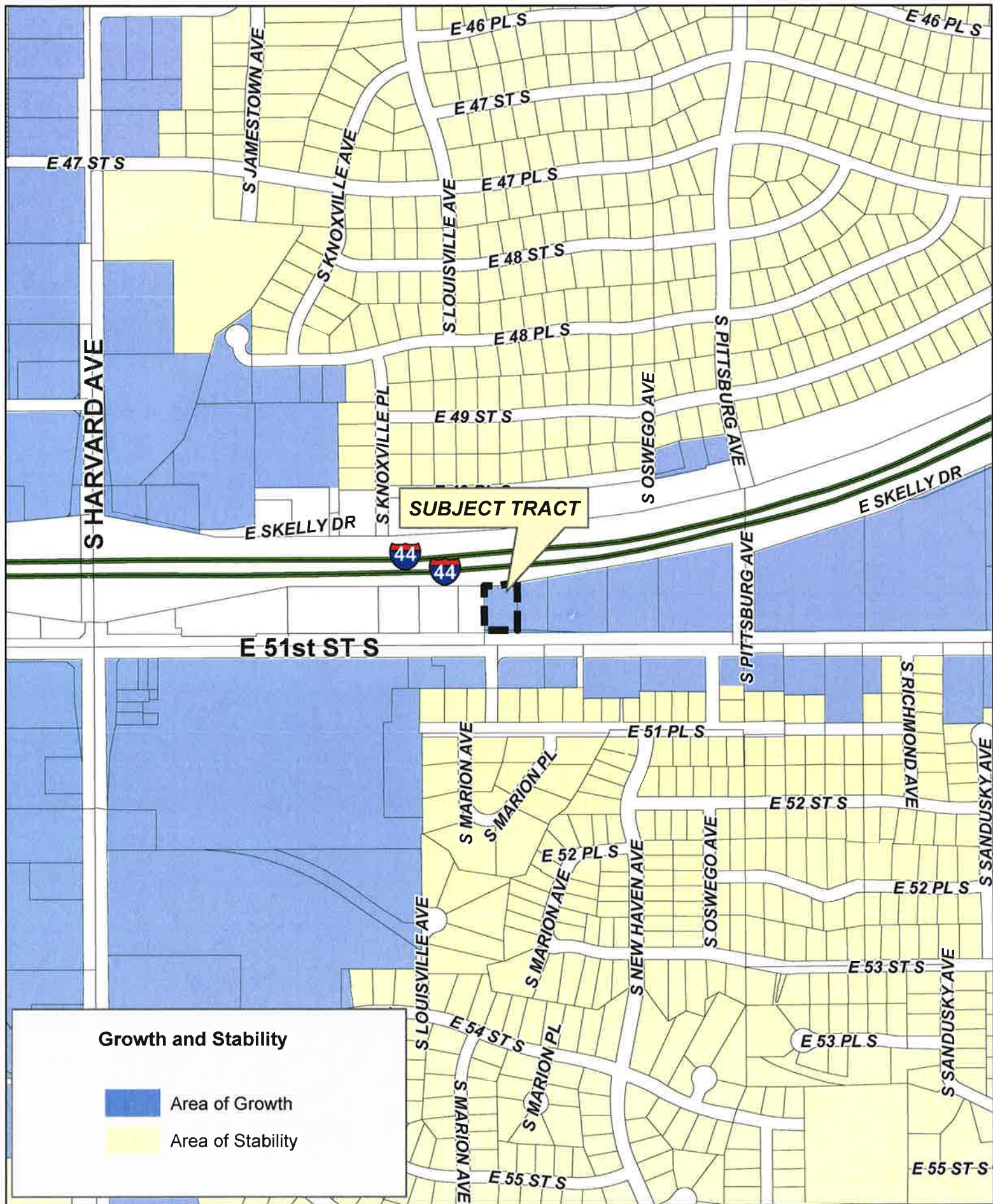


PUD-467-A

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0 250 500
Feet

PUD-467-A

19-13 28

2010



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.

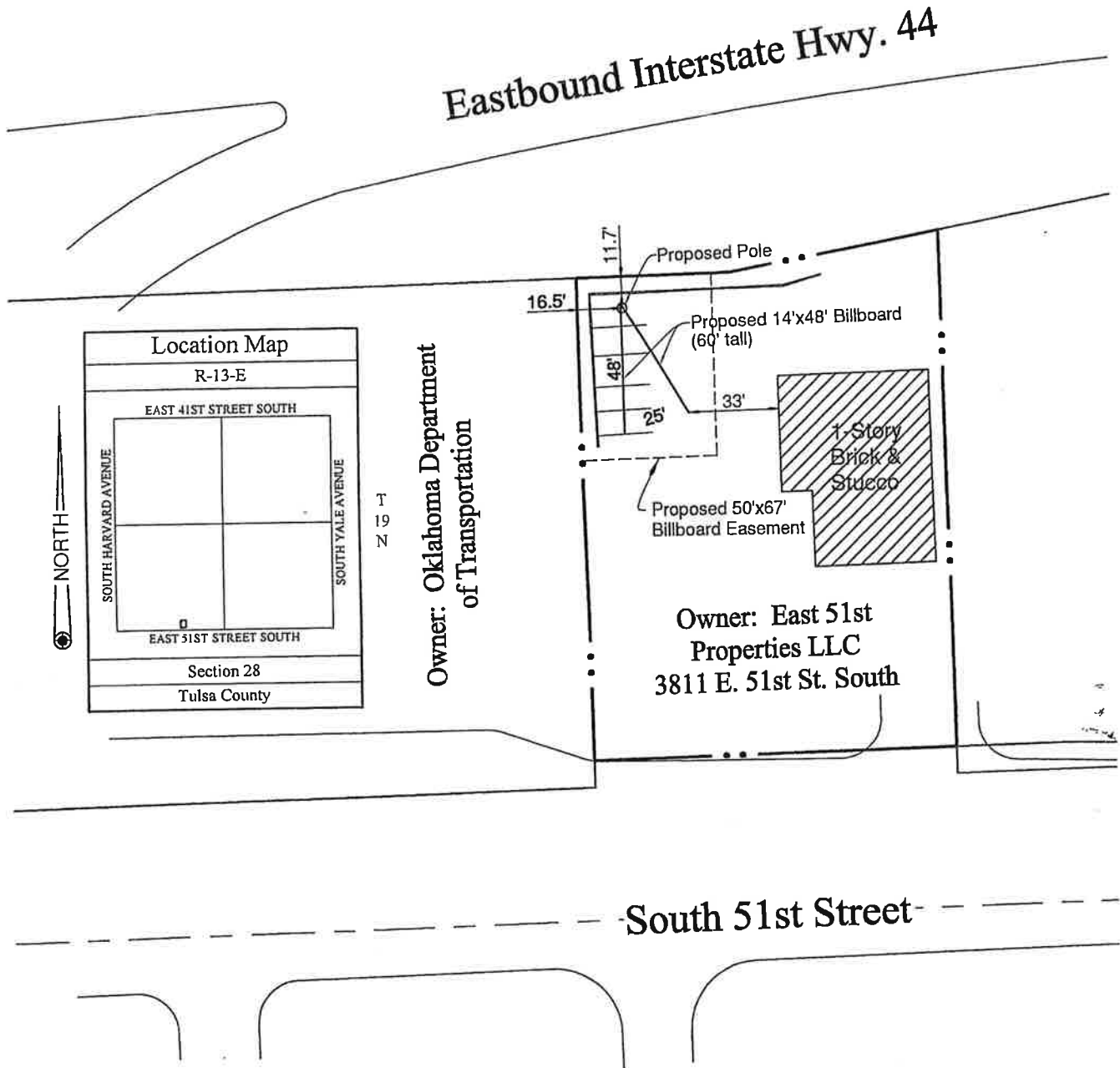
20.11

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.

20.12

Exhibit "A"



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 • Landsurveying • Land Planning
Certificate of Authorization No. CA 531 PE/LS Renewal Date June 30, 2017



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

20.13



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-6310-SP-6

Major Amendment

Related to PUD 467-A

Hearing Date: February 3, 2016

Continued from 12/16/2015 and 01/20/2016

Case Report Prepared by:

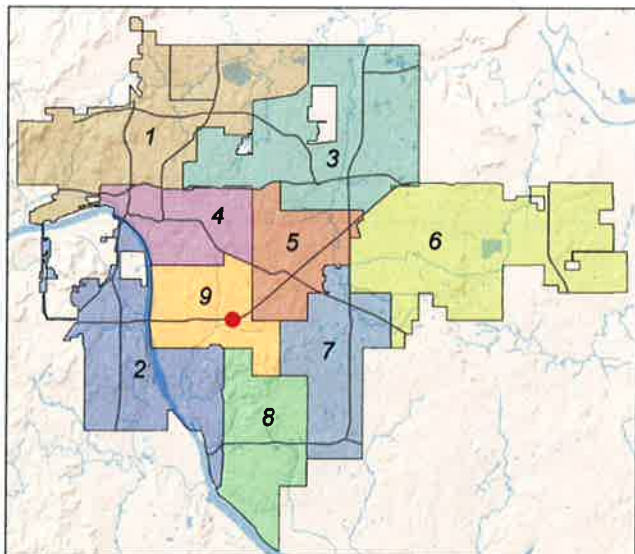
Dwayne Wilkerson

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

21.1

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 51st 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,

21.2

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

21.3

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 51st 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 51st. 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.

21.4

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 51st Street.

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

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 51 st 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 51st Street South, further south small offices zoned OL; and on the west by I-44 on and off ramp to East 51st 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. 51st St. and S. Pittsburgh Ave. and a part of the subject property. The PUD specifically states that outdoor advertising signs are expressly prohibited.

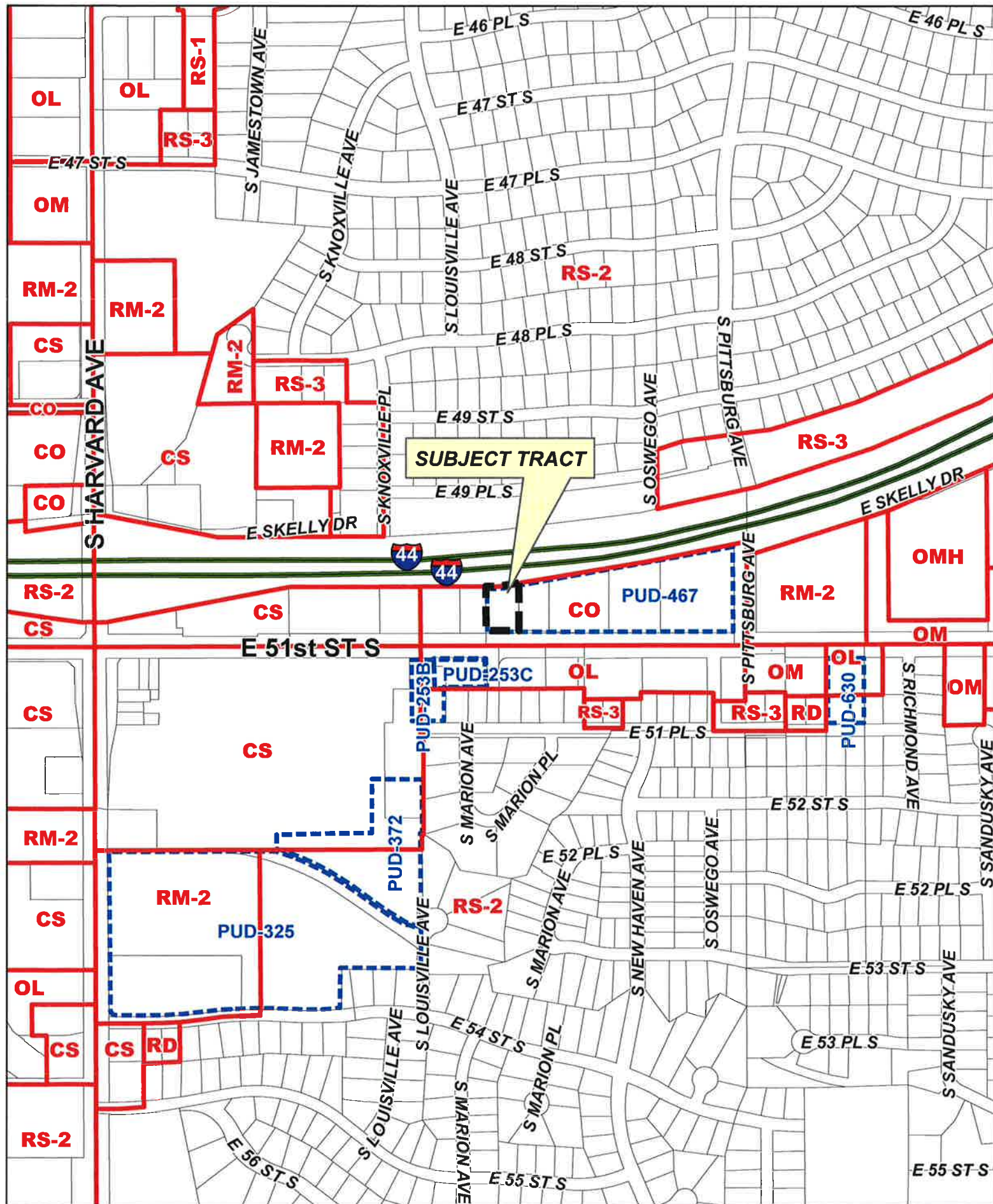
Surrounding Property:

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. 51st 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. 51st 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. 51st St. and S. Marion Ave.

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. 51st St. and S. Marion Ave.



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



19-13 28

21.6



E49PLS

ESKELLYDR



E 51st ST S
E 51st ST S

S MARION AVE



Subject
Tract

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

19-13 28

21.8

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





Z-6310-SP-6

19-13 28

21.10

