AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2721
May 4, 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 April 6, 2016, Meeting No. 2719

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. LC-766 (Lot-Combination) (CD 7) – Location: East of the northeast corner of East 91st Street South and South Memorial Drive

3. LC-767 (Lot-Combination) (County) – Location: Northeast corner of West 206th Street South and Highway 75.

4. LS-20876 (Lot-Split) (County) – Location: South of the southwest corner of East 96th Street North and North Lewis Avenue

5. LC-768 (Lot-Combination) (CD 8) – Location: West of the northwest corner of East 93rd Street South and South 73rd East Avenue

6. LS-20877 (Lot-Split) (CD 4) – Location: East of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20878, 20879, 20880 and LC-769)

7. LS-20878 (Lot-Split) (CD 4) – Location: South and East of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20879, 20880 and LC-769)

8. LS-20879 (Lot-Split) (CD 4) – Location: South of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20878, 20880 and LC-769)

9. LS-20880 (Lot-Split) (CD 4) – Location: South of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20878, 20879 and LC-769)
10. **LC-769** (Lot-Combination) (CD 4) – Location: South of the southeast corner of East 1st Street South and South Elgin Avenue (Related to: LS-20877, 20878, 20879 and LS-20880)

11. **Oakmont Estates (formerly Hudson Place)** – Final Plat, Location: East of northeast corner of East 101st Street South and South Yale Avenue, (CD 8)

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

**PUBLIC HEARING**

12. **The Estates at the River II** – Preliminary Plat, Location: South of East 121st Street South, West of South Hudson Avenue, (CD 8) (Continued from April 6, 2016 and April 20, 2016 meetings)

13. **Mayra’s Addition** – Minor Subdivision Plat, Location: East of the northeast corner of East 21st Street South and Memorial Drive (CD 5) (Continued from April 20, 2016 meeting) (Staff requests a continuance to May 18, 2016.)

14. **PUD-824-Presley Family Ministries**– (County) Location: Southeast corner of West 41st Street and Gilcrease Expressway requesting a Detail Site Plan.

15. **Z-7337-Tanner Consulting LLC/Eric Enyart**– (CD 8) Location: South of the Southwest corner of East 121st Street and South Sheridan Road requesting rezoning from **AG to RS-3**

16. **Z-7338-Geodeca, LLC/Russell Muzika**–(CD 6) Location: Southwest corner of East 21st Street and South 109th East Avenue requesting rezoning from **OM/CS to CS**.

**OTHER BUSINESS**

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 pagers 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.
**Case:** Estates at the River II Preliminary Plat

**Hearing Date:** May 4, 2016
(continued from April 6, and April 20, 2016)

**Case Report Prepared by:** Diane Fernandez

**Owner and Applicant Information:**
*Applicant:* Erik Enyart, Tanner Consulting
*Owner:* 121st Street LLC

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

![Location Map](image)

**Applicant Proposal:**
Requesting a Preliminary Plat

**Tract Size:** 28 acres

**Location:** South of East 121st Street South, West of South Hudson Avenue

**Zoning:** Planned Unit Development 803

**Staff Recommendation:**
There is no recommendation at this time.

**City Council District:** 8
*Councilor Name:* Phil Lakin

**County Commission District:** 3
*Commissioner Name:* Ron Peters

**EXHIBITS:**
INCOG Aerials
INCOG Case Map
Subdivision Map
Growth and Stability Map
Land Use Map
PRELIMINARY SUBDIVISION PLAT

The Estates at the River II - (CD 8)
South of East 121st Street South, West of South Hudson Avenue

The plat consists of 96 Lots, 5 Blocks, on 28 acres.

The following issues were discussed March 3, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning**: The property is zoned Planned Unit Development 803.

2. **Streets**: Call out width of 123rd Street. Call out curve number on the face of the plat. Curve table has been provided without associated numbers shown on plan. An additional stub street should be considered to the west of the development. There is a concern about where a proposed possible bridge alignment may be positioned near the development and how traffic coming across the bridge will travel near the development and how Yale Avenue would be utilized with a new traffic pattern.

3. **Sewer**: A sanitary sewer easement, with a minimum width of 15 feet, with the sanitary sewer pipe centered within the easement, must be provided along the south line of Reserve A where the proposed sanitary sewer line crosses the Reserve.

4. **Water**: 1.10 Utility easement dedication requires Legal Department review for acceptance.

5. **Storm Drainage**: Floodplain Administrator: Historically, this parcel was inundated with floodwaters during the 1986 Arkansas River Flood. The proposed subdivision is almost entirely located within the City Regulatory and FEMA floodplains. The floodplain boundaries must be delineated on the plat as well as any necessary surface drainage easements or compensatory storage easements. Any proposed changes to the FEMA floodplain will require a CLOMR and LOMR (letters of map revision). All development shall be compliant with City of Tulsa Revised Ordinances Title 11 A.

6. **Utilities**: Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.

7. **Other**: **Fire**: An approved turnaround will be required if Hudson is more than 150 feet dead ended from the center of 123rd Street. Fire hydrant coverage will be required per IFC 2015 Section 5-7.5 this includes Hudson Avenue.

8. **Other**: **GIS**: Provide individual lot addresses for the plat. Submit subdivision data control sheet with final plat. Incorporate the point of commencement along with the bearing and distance into the legal description up to the point of beginning. Remove the parcel lines and lot labels in the location map. Show only the platted subdivisions and label all other land as unplatted. Graphically show all property pins found or set on the face of the plat. Addresses: South Hudson Avenue East should really be South Granite
Place but it looks like The Estates at the River (which is just north of The Estates at the River II) has the street name as South Hudson Avenue. If The Estates at the River can change the street name to south Granite Place, then The Estates at the River II should also change the name to South Granite Place.

An IDP permit is required. All storm and sanitary easements require a 15 foot wide or 7.5 foot wide width on both sides of two lots. Indicate the width of 123rd Street. Use and Maintenance need to be clearly defined in the Deed of Dedication in plat covenants language for Section III E for Reserve A. Use City of Tulsa plat covenant language for Section 1.10, Utility easement dedication.

Staff has no recommendation at this time.

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.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Presley Family Ministries Property Owner: Presley Family Ministries</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Location Map:</strong></th>
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<tbody>
<tr>
<td>(shown with County Commission Districts)</td>
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</tbody>
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<thead>
<tr>
<th></th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Detailed Site Plan: Plan represents details for a new mixed use development within the PUD.</td>
</tr>
<tr>
<td></td>
<td>Gross Land Area: 21.5 Acres</td>
</tr>
<tr>
<td></td>
<td>Location: Southeast corner of W. 41st St. and Gilcrease Expressway</td>
</tr>
<tr>
<td></td>
<td>The Land - Phase I</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Zoning: RM-2/CG/PUD-824 Proposed Zoning: No Change</td>
<td>Staff recommends APPROVAL.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Comprehensive Plan:</strong></th>
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</thead>
</table>

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<thead>
<tr>
<th><strong>Staff Data:</strong></th>
<th><strong>County Commission District:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>TRS: 9229 CZM: 45</td>
<td>2</td>
</tr>
<tr>
<td>Atlas: 0</td>
<td>Commissioner Name: Karen Keith</td>
</tr>
</tbody>
</table>
SECTION I: PUD-824 Detailed Site Plan

STAFF RECOMMENDATION

CONCEPT STATEMENT:
The applicant is requesting detail site plan approval on a 21.5 Acre site in a Planned Unit Development for a mixed use development. This detail site plan concerns the site layout and development concept of The Land – Phase I. Further detail site plan review will be required for future phases and for individual buildings within The Land mixed use development.

PERMITTED USES:
Residential, office, lodging, retail and assembly are permitted within the mixed use development. The uses proposed are allowed by right.

DIMENSIONAL REQUIREMENTS:
The submitted site plan meets all applicable limitations. No modifications of the previously approved Planned Unit Development are required for approval of this site plan.

ARCHITECTURAL GUIDELINES:
The detail site plan does not provide details on the individual buildings within the Planned Unit Development. Future detail site plan reviews will be required to determine conformance of structures to development standards.

OFF-STREET PARKING AND VEHICULAR CIRCULATION:
The site plan meets the minimum parking defined in the Tulsa County Zoning Code and the Planned Unit Development.

LIGHTING:
Site lighting plans not provided. Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. No light fixture shall be installed in excess of 25 feet in height.

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

SITE SCREENING AND LANDSCAPING:
Conceptually the open space, landscape area and screening are consistent with the Planned Unit Development requirements and meet the minimum standards of the Landscape portion of the Tulsa County Zoning Code. This staff report does not remove the requirement for a separate landscape plan review process.

PEDESTRIAN ACCESS AND CIRCULATION:
The plan displays pedestrian paths adjacent along 41st Street and throughout the development.

MISCELLANEOUS SITE CONSIDERATIONS:
There are no concerns regarding the development of this area.
SUMMARY:
Staff has reviewed the applicant's submittal of the site plan as it relates to the approved PUD-824. The site plan submittal meets or exceeds the minimum requirements of the Planned Unit Development. Staff finds that the uses and intensities proposed with this site plan are consistent with the approved Planned Unit Development, and the stated purposes of the Planned Unit Development section of the Zoning Code.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Development Standards Tables
Applicant Site Plan, Sheets 1-3

Staff recommends APPROVAL of the detail site plan for the proposed mixed use development.

(Note: Detail site plan approval does not constitute sign plan or landscape plan approval.)
**Development Standards Tables**

The following Tables are from the Smart Code Model Form-based Code v9.2, and adapted to context and urban design of The Land.

<table>
<thead>
<tr>
<th>Table 1: Transect Zone Descriptions. This table provides descriptions of the character of each Transect Zone.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>T3</strong> T-3 SUB-URBAN</td>
</tr>
<tr>
<td>T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that have some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</td>
</tr>
<tr>
<td>Building Placement: Large and variable front and side yard setbacks.</td>
</tr>
<tr>
<td>Typical Building Height: 1- to 2-Story.</td>
</tr>
<tr>
<td><strong>T4</strong> T-4 GENERAL URBAN</td>
</tr>
<tr>
<td>T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and side-walks define medium-sized Blocks.</td>
</tr>
<tr>
<td>Building Placement: Shallow to medium front and side yard setbacks.</td>
</tr>
<tr>
<td>Typical Building Height: 2- to 3-Story Mixed Use buildings.</td>
</tr>
<tr>
<td><strong>T5</strong> T-5 URBAN CENTER</td>
</tr>
<tr>
<td>T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</td>
</tr>
<tr>
<td>Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall.</td>
</tr>
<tr>
<td>Typical Building Height: 2- to 3-Story with some variation.</td>
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</tbody>
</table>
TABLE 7: Private Frontages. The Private Frontage is the area between the building facade and the Lot lines.

<table>
<thead>
<tr>
<th>SECTION</th>
<th>PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT →</td>
<td>R.O.W.</td>
</tr>
<tr>
<td>PRIVATE →</td>
<td>PUBLIC</td>
</tr>
<tr>
<td>FRONTAGE</td>
<td>FRONTAGE</td>
</tr>
</tbody>
</table>

a. **Common Yard**: a planted frontage wherein the façade is set back substantially from the Frontage Line. The front yard created remains unfenced and is usually continuous with adjacent yards, supporting a common landscape. The deep setback provides a buffer from the higher speed thoroughfares.

b. **Porch & Fence**: a planted frontage where the façade is set back from the Frontage Line with an attached porch permitted to encroach. A fence at the Frontage Line maintains street-spatial definition. Porches shall be no less than 8 feet deep.

c. **Terrace or Lightwell**: a frontage wherein the façade is set back from the Frontage Line by an elevated terrace or sunken lightwell. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment. Terraces are suitable for conversion to outdoor cafes. Syn: Dooryard.

d. **Forecourt**: a frontage wherein the façade is close to the Frontage Line and the central portion is set back. The forecourt created is suitable for vehicular drop-offs. This type should be allocated in conjunction with other frontage types. Large trees within the forecourts may overhang the sidewalks.

e. **Stoop**: a frontage wherein the façade is aligned close to the Frontage Line with the first story elevated from the sidewalk sufficiently to ensure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

f. **Shopfront**: a frontage wherein the façade is aligned close to the Frontage Line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that should overlap the sidewalk to within 2 feet of the curb. Syn: Retail Frontage.

g. **Gallery**: a frontage wherein the façade is aligned with the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery should be no less than 10 feet wide and should overlap the sidewalk to within 2 feet of the curb.

h. **Arcade**: a colonnade supporting habitable space that overlaps the sidewalk, while the façade at sidewalk level remains at or behind the Frontage Line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and should overlap the sidewalk to within 2 feet of the curb.
TABLE 9: Building Disposition. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>a. Edgyard: Specific Types - single-family House, Cottage, villa, Estate House, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well placed Backbuilding and/or Outbuilding.</td>
<td></td>
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<tr>
<td>b. Sideyard: Specific Types - Charleston single-House, double house, zero-lot-line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a Twin or double house. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</td>
<td></td>
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<tr>
<td>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-work unit, loft building, Apartment House, Mixed use Block, Flex building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</td>
<td></td>
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<tr>
<td>d. Courtyard: Specific Types - patio House. A building that occupies the boundaries of its Lot while internally defining one or more private patios. This is the most urban of types, as it is able to shield the private realm from all sides while strongly defining the public Thoroughfare. Because of its ability to accommodate incompatible activities, masking them from all sides, it is recommended for workshops, Lodging and schools. The high security provided by the continuous enclosure is useful for crime-prone areas.</td>
<td></td>
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<tr>
<td>e. Specialized: A building that is not subject to categorization. Civic buildings, which may express the aspirations of institutions, are included, and subject to Site Plan Review.</td>
<td></td>
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</tbody>
</table>

"14.6"
TABLE 10: Building Function. This table categorizes building functions within Transit Zones. Parking requirements are correlated to functional intensity. On-street parking spaces at the lot frontage as well as onsite parking spaces are credited toward the parking space requirement.

<table>
<thead>
<tr>
<th></th>
<th>T3</th>
<th>T4</th>
<th>T5</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. RESIDENTIAL</td>
<td>Restricted Residential: The number of dwellings on each Lot is limited to one within a Principal Building and one within an Accessory Building, with 2 parking spaces for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 440 sf, excluding the parking area.</td>
<td>Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking spaces for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).</td>
<td>Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).</td>
</tr>
<tr>
<td>b. LODGING</td>
<td>Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.</td>
<td>Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.</td>
<td>Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated with parking according to Retail Function.</td>
</tr>
<tr>
<td>c. OFFICE</td>
<td>Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.</td>
<td>Limited Office: The building area available for office use on each Lot is limited to the first Story of the Principal Building and the Accessory building, and by the requirement of 3.0 assigned parking places per 1,000 square feet of net office space in addition to the parking requirement for each dwelling.</td>
<td>Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1,000 square feet of net office space.</td>
</tr>
<tr>
<td>d. RETAIL</td>
<td>Restricted Retail: The building area available for retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail area in addition to the parking requirement for each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20,</td>
<td>Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per block, and by the requirement of 4.0 assigned parking places per 1,000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store or food service seating no more than 40.</td>
<td>Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1,000 square feet of net Retail space. Retail spaces under 1,500 square feet are exempt from parking requirements.</td>
</tr>
<tr>
<td>e. CIVIC (SWIMMING POOL, VISITOR CENTER, CHAPEL)</td>
<td>Special Site Plan review,</td>
<td>Special Site Plan review,</td>
<td>Special Site Plan review,</td>
</tr>
<tr>
<td>f. VOLLEYBALL COURTS, PONDS, DRAINAGE, TRAILS</td>
<td>No parking requirements,</td>
<td>No parking requirements,</td>
<td>No parking requirements,</td>
</tr>
</tbody>
</table>

Table 11: Parking Calculations. The Shared Parking Factor for each Function, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

<table>
<thead>
<tr>
<th>Required Parking (See Table 10)</th>
<th>T2</th>
<th>T3</th>
<th>T4</th>
<th>T5</th>
<th>T6</th>
</tr>
</thead>
<tbody>
<tr>
<td>RESIDENTIAL</td>
<td>2.0 / dwelling</td>
<td>1.0 / dwelling</td>
<td>1.3 / dwelling</td>
<td>1.0 / dwelling</td>
<td>1.0 / dwelling</td>
</tr>
<tr>
<td>LODGING</td>
<td>1.0 / dwelling</td>
<td>1.0 / dwelling</td>
<td>1.0 / dwelling</td>
<td>1.0 / dwelling</td>
<td>1.0 / dwelling</td>
</tr>
<tr>
<td>OFFICE</td>
<td>3.0 / 1,000 sq.ft</td>
<td>3.0 / 1,000 sq.ft</td>
<td>3.0 / 1,000 sq.ft</td>
<td>3.0 / 1,000 sq.ft</td>
<td>3.0 / 1,000 sq.ft</td>
</tr>
<tr>
<td>RETAIL</td>
<td>4.0 / 1,000 sq.ft</td>
<td>4.0 / 1,000 sq.ft</td>
<td>4.0 / 1,000 sq.ft</td>
<td>4.0 / 1,000 sq.ft</td>
<td>4.0 / 1,000 sq.ft</td>
</tr>
<tr>
<td>CIVIC</td>
<td>To be determined by Warrant</td>
<td>To be determined by Warrant</td>
<td>To be determined by Warrant</td>
<td>To be determined by Warrant</td>
<td>To be determined by Warrant</td>
</tr>
<tr>
<td>OTHER</td>
<td>To be determined by Warrant</td>
<td>To be determined by Warrant</td>
<td>To be determined by Warrant</td>
<td>To be determined by Warrant</td>
<td>To be determined by Warrant</td>
</tr>
</tbody>
</table>

Required Parking Factor

- Required Parking Factor
- Residential
- Lodging
- Office
- Retail
- CIVIC
- Other

- Residential
- Lodging
- Office
- Retail
- CIVIC
- Other
### Table 15A. Form-based Code Graphics - T3

#### T3

#### Building Height
- Building height shall be measured in number of stories, excluding Attics and basements.
- Stories may not exceed 14 ft in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 10 ft with a maximum of 25 ft.
- Height shall be measured to the eaves or roof deck.
- Porch required.

#### Setbacks - Principal Building
1. The facades and elevations of Principal Buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

#### Setbacks - Outbuilding
1. The Elevations of the Outbuilding shall be distanced from the lot lines as shown.

#### Private Frontages
2. Porch & Fence permitted.
3. Terrace or Lightwell not permitted.
4. Forecourt not permitted.
5. Stoop not permitted.
7. Gallery not permitted.
8. Arcade not permitted.

#### Parking Provisions
1. Uncovered parking spaces may be provided at the street frontage and/or within the second and third layer as shown in the diagram (see Table 10).
2. Covered parking shall be provided within the third layer as shown in the diagram (see Table 10). Side or rear entry garages may be allowed in the first or second layer by Special Site Plan review.
3. Trash containers shall be stored within the third layer.

---

**Table 1: Building Function (See Table 1)**
- Residential: restricted use
- Lodging: restricted use
- Office: restricted use
- Retail: restricted use

**Table 2: Building Configuration**
- Principal Building: 2 stories max.
- Outbuilding: 2 stories max.

**Table 3: Lot Occupation**
- Lot Width: 35 ft. min., 70 ft. max.
- Lot Coverage: 60% max.

**Table 4: Building Disposition (See Table 7)**
- Edgeyard permitted.
- Sideyard permitted.
- Rearyard not permitted.
- Courtyard not permitted.

**Table 5: Setbacks - Principal Building**
- Front Setback Principal: 8 ft. min.
- Front Setback Secondary: 6 ft. min.
- Side Setback: 6 ft. min.
- Rear Setback: 20 ft. min.*
- Frontage Buildout: 40% min. at setback

**Table 6: Setbacks - Outbuilding**
- Front Setback Principal: 20 ft. min. + bldg. setback
- Front Setback Secondary: 6 ft. min. or 6 ft. at corner
- Side Setback: 3 ft. min.
- Rear Setback: 3 ft. min.*

**Note:** Attached garages with no more than one floor of habitable space above, shall be setback from lot lines in accordance with Setbacks - Outbuilding.

*15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.
### Table 15B. Form-based Code Graphics - T4

#### BUILDING CONFIGURATION
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 feet with a maximum of 25 feet.
3. Height shall be measured to eave or roof deck.

#### SETBACKS - PRINCIPAL BUILDING
1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.

#### SETBACKS - OUTBUILDING
1. The Elevations of the Outbuilding shall be distanced from the Lot lines as shown.

#### PARKING PLACEMENT
1. Uncovered parking spaces may be provided on the street frontage and within the third Layer as shown in the diagram (see Table 15A).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 15A).
3. Trash containers shall be stored within the third Layer.

---

### Building Function (See Table 15 & Table 16)

<table>
<thead>
<tr>
<th>Function</th>
<th>Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>limited use</td>
</tr>
<tr>
<td>Lodging</td>
<td>limited use</td>
</tr>
<tr>
<td>Office</td>
<td>limited use</td>
</tr>
<tr>
<td>Retail</td>
<td>limited use</td>
</tr>
</tbody>
</table>

#### BUILDING CONFIGURATION (See Table 15A)***

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Stories max.</th>
<th>1 min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Outbuilding</td>
<td>2</td>
<td></td>
</tr>
</tbody>
</table>

#### LOT OCCUPATION (See Table 15B)

<table>
<thead>
<tr>
<th>LOT W/min</th>
<th>8 ft. min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOT Coverage</td>
<td>70% max.</td>
</tr>
</tbody>
</table>

#### BUILDING DISPOSITION (See Table 15C)

<table>
<thead>
<tr>
<th>Element</th>
<th>Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Edgewayard</td>
<td></td>
</tr>
<tr>
<td>Sideyard</td>
<td>permitted</td>
</tr>
<tr>
<td>Rearyard</td>
<td>permitted</td>
</tr>
<tr>
<td>Courtyard</td>
<td>not permitted</td>
</tr>
</tbody>
</table>

#### SETBACKS - PRINCIPAL BUILDING (See Table 15D)***

<table>
<thead>
<tr>
<th>Description</th>
<th>3 ft. min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>[g.1] Front</td>
<td>3 ft. min.</td>
</tr>
<tr>
<td>[g.2] Front</td>
<td>3 ft. min.</td>
</tr>
<tr>
<td>[g.3] Side</td>
<td>3 ft. min.</td>
</tr>
<tr>
<td>[g.4] Rear</td>
<td>3 ft. min.</td>
</tr>
<tr>
<td>[h.5] Front</td>
<td>20 ft. min.</td>
</tr>
<tr>
<td>[h.6] Side</td>
<td>0 ft. min. or 3 ft. at corner</td>
</tr>
<tr>
<td>[h.7] Rear</td>
<td>3 ft. min.</td>
</tr>
<tr>
<td>Frontage Buildout</td>
<td>Not applicable</td>
</tr>
</tbody>
</table>

#### SETBACKS - OUTBUILDING (See Table 15E)

<table>
<thead>
<tr>
<th>Description</th>
<th>3 ft. min.</th>
</tr>
</thead>
<tbody>
<tr>
<td>[h.5] Front</td>
<td>20 ft. min.</td>
</tr>
<tr>
<td>[h.6] Side</td>
<td>0 ft. min. or 3 ft. at corner</td>
</tr>
<tr>
<td>[h.7] Rear</td>
<td>3 ft. min.</td>
</tr>
</tbody>
</table>

#### PRIVATE FRONTAGES (See Table 15F)

<table>
<thead>
<tr>
<th>Feature</th>
<th>Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Lawn</td>
<td>not permitted</td>
</tr>
<tr>
<td>Porch &amp; Fence</td>
<td>permitted</td>
</tr>
<tr>
<td>Terrace or Lightwell</td>
<td>not permitted</td>
</tr>
<tr>
<td>Forecourt</td>
<td>not permitted</td>
</tr>
<tr>
<td>Stoop</td>
<td>permitted</td>
</tr>
<tr>
<td>Shopfront &amp; Awning</td>
<td>not permitted</td>
</tr>
<tr>
<td>Gallery</td>
<td>not permitted</td>
</tr>
<tr>
<td>Arcade</td>
<td>not permitted</td>
</tr>
</tbody>
</table>

#### PARKING PROVISIONS (See Table 15G & 16)

- **Multiple uses:** one lot shall be permitted and sized to allow a minimum separation of 6 ft. between buildings.
- * or 18 feet from corner line of alley
- "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.
### Table 15C. Form-based Code Graphics - T5

#### BUILDING CONFIGURATION
1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial functions which must be a minimum of 11 ft, with a maximum of 20 feet.
3. Height shall be measured to the eave or roof deck.

#### SETBACKS - PRINCIPAL BUILDING
1. The Elevations and Elevations of Principal Buildings shall be measured from the lot lines as shown.

#### SETBACKS - OUTBUILDING
1. The Elevations of the Outbuilding shall be measured from the lot lines as shown.

#### PARKING PLACEMENT
1. Uncovered parking spaces may be provided on the street frontage, in a shared parking lot, or when the total number of spaces required equals or exceeds the number as shown in the Diagram (see Table 70).

#### PRIVATE FRONTAGES
- Common Lawn: Not permitted
- Porch or Pergola: Not permitted
- Terrace or Lighthouse: Permitted
- Forecourt: Permitted
- Stoop: Permitted
- Shopfront Awning: Permitted
- Gallery: Permitted
- Arcade: Permitted

Refer to approved Site Plan.

#### PARKING PROVISIONS
(See Table 6.6.1)

*  * or 15 feet from center line of alley
* "N" stands for any Stories above that shown, up to the maximum number shown in the Diagram.
### TABLE 17. DEFINITIONS ILLUSTRATED

#### 1. THOROUGHFARE & FRONTAGES

<table>
<thead>
<tr>
<th>Building</th>
<th>Private Frontage</th>
<th>Public Frontage</th>
<th>Vehicular Lanes</th>
<th>Public Frontage</th>
<th>Private Frontage</th>
<th>Building</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### 2. TURNING RADIUS

1. Radius at the Curb
2. Effective Turning Radius (≥ 8 ft)

#### 3. BUILDING DISPOSITION

1. Principal Building
2. Backbuilding
3. Outbuilding

#### 4. LOT LAYERS

1. 1st layer
2. 2nd layer
3. 3rd layer

#### 5. FRONTAGE & LOT LINES

1. Frontage Line
2. Lot Line
3. Facades
4. Elevations

#### 6. SETBACK DESIGNATIONS

1. Front Setback
2. Side Setback
3. Rear Setback

#### 7. NETWORK-BASED PEDESTRIAN SHED

1. Guide to pedestrian movement
2. Network connections
3. Shed boundaries
**Tulsa Metropolitan Area Planning Commission**

**Case Number:** Z-7337

**Hearing Date:** May 4, 2016

---

**Case Report Prepared by:**

Dwayne Wilkerson

**Owner and Applicant Information:**

**Applicant:** Tanner Consulting, LLC/ Eric Enyart

**Property Owner:** Stone Horse Development, LLC

---

**Location Map:**

(shown with City Council Districts)

![Location Map](image)

---

**Applicant Proposal:**

**Present Use:** Vacant

**Proposed Use:** Single-family residential

**Concept Summary:** RS-3 zoning is requested for the expansion of the adjacent subdivision expansion identified in PUD 828. The street layout and lot configuration will be integrated with PUD 828.

**Tract Size:** 64.01 ± acres

**Location:** South of southwest corner of E. 121st St. & S. Sheridan Rd.

---

**Zoning:**

**Existing Zoning:** AG

**Proposed Zoning:** RS-3

**Comprehensive Plan:**

**Land Use Map:** New Neighborhood

**Stability and Growth Map:** Area of Growth

---

**Staff Recommendation:**

Staff recommends approval of Z-7337 requesting rezoning from AG to RS-3.

---

**Staff Data:**

**TRS:** 7303

**CZM:** 62

**Atlas:** 0

---

**City Council District:** 8

**Councilor Name:** Phil Lakin Jr.

**County Commission District:** 3

**Commissioner Name:** Ron Peters
SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD
# TMAPC

## Tulsa Metropolitan Area Planning Commission

### Case Report Prepared by:
Dwayne Wilkerson

### Owner and Applicant Information:
**Applicant:** Geodeca, LLC/ Russell Muzika  
**Property Owner:** VAN, LOI THI & UT VAN LE

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

![Location Map](image)

## Applicant Proposal:
**Present Use:** Vacant  
**Proposed Use:** Hotel  

*Concept summary:* Property is partially zoned OM and partially CS. The applicant has requested CS zoning for the entire parcel.

**Tract Size:** 1.15 ± acres  

**Location:** Southwest corner of E. 21st St. and S. 109th E. Ave.

## Zoning:
**Existing Zoning:** OM / CS  
**Proposed Zoning:** CS

### Comprehensive Plan:
**Land Use Map:** Mixed-Use Corridor  
**Stability and Growth Map:** Area of Growth

## Staff Recommendation:
**Staff recommends approval of Z-7338 to rezone the entire parcel to CS.**

## Staff Data:
**TRS:** 9418  
**CZM:** 39  
**Atlas:** 746

## City Council District:
**City Council District:** 6

**Councilor Name:** Connie Dodson

## County Commission District:
**County Commission District:** 1  
**Commissioner Name:** John Smaligo

---

**Case Number:** Z-7338  
**Hearing Date:** May 4, 2016

---

REVISED 4/27/2016
SECTION I: Z-7338

DEVELOPMENT CONCEPT:

The applicant has requested rezoning to allow consistent development opportunities for the entire parcel. In 2003 a PUD allowed a small amount of CS zoning. When the PUD was abandoned in 2008 the underlying zoning was not modified leaving a part of the property with unusable CS zoned area. CS zoned property is consistent with the Tulsa Comprehensive Plan.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7338 requesting CS zoning is consistent with the Mixed-Use Corridor land use designation of the Comprehensive Plan, and;

CS zoning is compatible with the existing proximate properties, and;

CS zoning is compatible with the anticipated future redevelopment opportunities in this area, therefore;

Staff recommends Approval of Z-7338 to rezone property from OM/CS to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning allows retail and other commercial activities that are part of the vision of a Mixed Use Corridor Land Use Designation. The CS designation allows the buildings to be placed closer to the street supporting the vision of a Mixed Use Corridor.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

Areas of Stability and Growth designation: Area of Growth

Transportation Vision:

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.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is not developed is nearly flat and grass covered.

Environmental Considerations: No known environmental constraints affect development of this site.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 21st Street</td>
<td>Primary Arterial</td>
<td>120 feet</td>
<td>4</td>
</tr>
<tr>
<td>South 109th East Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RM-2</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single family residential</td>
</tr>
<tr>
<td>East</td>
<td>RM-2</td>
<td>Town Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>RM-2</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Commercial (Learning Center) Multifamily further south</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 20675 dated September 17, 2003 (Z-6903, CS) and 11817 dated June 26, 1970 (OM), established zoning for the subject property.

Subject Property:

PUD-689-A Abandonment July 2008: All concurred in approval of a proposed Major Amendment to Abandon PUD-689, on a 4+ acre tract of land to permit retail services, on property located in the southwest corner of East 21st Street and South 109th East Avenue and also known as the subject property.
**PUD-689 September 2003:** All concurred in approval of a request for rezoning a 1.15+ acre tract of land for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue and also known as the subject property.

**Z-6903 September 2003:** All concurred in approval of a request for rezoning a .39+ acre tract of land from OM to CS with a PUD (PUD-689) for computer store and repair with internet coffee shop on property located southwest corner East 21st Street South and South 109th East Avenue and also known as a part of the subject property.

**Surrounding Property:**

**BOA-17575 November 1996:** The Board of Adjustment approved a request for a Special Exception to allow a mini-storage facility, subject to approval of a site plan by the Board prior to issuance of a building permit, on the tract located at 10720 E. 21st St. and also abutting west of the subject property.

**BOA-8253 April 18, 1974:** The Board of Adjustment approved a Minor Variance to permit a children’s nursery located in an RM-1 district to be expanded across lot lines into an OM district, per plot plan, on property located at 2134 S. 109th E. Ave. and is abutting south of the subject property.

5/4/2016 1:30 PM
Growth and Stability

- Area of Growth
- Area of Stability

Z-7338
19-14 18

16.8