

**AMENDED AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2726
July 20, 2016, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Worksession Report:

Director's Report:

Review TMAPC Receipts for the month of June 2016

1. Minutes of July 6, 2016, Meeting No. 2725

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-789** (Lot-Combination) (CD 8) – Location: West of the northwest corner of East 119th Street South and South Sheridan Road
3. **LC-791** (Lot-Combination) (CD 5) – Location: West of the southwest corner of East 16th Street South and South 85th East Avenue
4. **LC-792** (Lot-Combination) (County) – Location: North of the northeast corner of East 96th Street North and North Harvard Avenue
5. **LS-20897** (Lot-Split) (CD 9) – Location: Southeast corner of East 51st Street South and South Vandalia Avenue (Related to: LC-793)
6. **LC-793** (Lot-Combination) (CD 9) – Location: South of the southeast corner of East 51st Street South and South Vandalia Avenue (Related to: LS-20897)
7. **LS-20898** (Lot-Split) (County) – Location: North of the northeast corner of East 176th Street North and North Mingo Road
8. **LS-20899** (Lot-Split) (CD 8) – Location: East of the northeast corner of East 104th Street South and South Louisville Avenue (Related to: LC-794)
9. **LC-794** (Lot-Combination) (CD 8) – Location: East of the northeast corner of East 104th Street South and South Louisville Avenue (Related to: LS-20899)
10. **LC-795** (Lot-Combination) (CD 3) – Location: East of the northeast corner of East Admiral Place and North 129th East Avenue (Related to Change of Access)
11. **Change of Access** – 13003 East Admiral Place, East of the northeast corner of East Admiral Place and North 129th East Avenue, (CD 3) (Related to LC-795)

12. **LC-796** (Lot-Combination) (CD 7) – Location: Southeast corner of East 47th Street South and South 101st East Avenue
13. **LS-20900** (Lot-Split) (County) – Location: North of the northeast corner of East 136th Street North and North 90th East Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS:

14. **CPA-45 through CPA-49** - Consider adoption of 2016 Housekeeping Amendments to the Tulsa Comprehensive Plan, amending the Land Use Map, Stability and Growth Map and text.

PUBLIC HEARINGS:

15. **Crane Carrier Lot 1 Amended Preliminary Plat**-North of the northeast corner of East 46th Street North and North Mingo Road, (CD 3)
16. **The Estates at the River III, Preliminary Plat** - East of South Yale Avenue and north of East 131st Street South, (CD 8)
17. **Authorization for an Accelerated Release of Building Permit**- 71 at Tulsa Hills, Location: South of southwest corner of West 71st Street South and South Elwood Avenue, (CD 2)
18. **Z-7331 Dr. S. Lee Hays**-(CD 9) Location: North of the northwest corner of South Columbia Avenue and Skelly Drive requesting rezoning from **RS-1 to OL with Optional Development Plan**. (Continued from April 20, 2016, May 18, 2016, June 1, 2016, June 15, 2016 and July 6, 2016)
19. **Z-7349 Jim Congleton**-(CD 9) Location: South of the southwest corner of South Peoria Avenue and East 55th Street requesting rezoning from **RS-3 to CS**. (Related to Z-7349 Plat Waiver)
20. **Z-7349**, Plat Waiver, Location: South of the southwest corner of South Peoria Avenue and East 55th Street. (CD 9) (Related to Z-7349 rezoning)

OTHER BUSINESS

21. **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.

KimS

TMAPC RECEIPTS
Month of June 2016

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	4	\$225.00	\$225.00	\$450.00	122	4,075.00	4,075.00	\$8,150.00
Zoning	8	3,750.00	3,750.00	7,500.00	70	33,067.50	33,067.50	66,135.00
Plan Reviews	37	3,625.00	3,625.00	7,250.00	320	30,375.00	30,375.00	60,750.00
Refunds		0.00	0.00	0.00		(1,322.50)	(1,322.50)	(2,645.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$7,600.00</u>	<u>\$7,600.00</u>	<u>\$15,200.00</u>		<u>\$66,195.00</u>	<u>\$66,195.00</u>	<u>\$132,390.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	5	\$1,300.00	\$1,300.00	2,600.00
Preliminary Plats	2	1,307.50	1,307.50	2,615.00	30	\$16,525.00	\$16,525.00	33,050.00
Final Plats	0	0.00	0.00	0.00	18	\$8,005.00	\$8,005.00	16,010.00
Plat Waviers	1	125.00	125.00	250.00	19	\$2,375.00	\$2,375.00	4,750.00
Lot Splits	8	390.00	390.00	780.00	102	\$5,300.00	\$5,300.00	10,600.00
Lot Combinations	11	550.00	550.00	1,100.00	108	\$5,450.00	\$5,450.00	10,900.00
Other	3	325.00	325.00	650.00	13	\$1,025.00	\$1,025.00	2,050.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		(\$50.00)	(\$50.00)	(100.00)
		<u>\$2,697.50</u>	<u>\$2,697.50</u>	<u>\$5,395.00</u>		<u>\$39,930.00</u>	<u>\$39,930.00</u>	<u>\$79,860.00</u>
TMAPC COMP								
Comp Plan Admendment	1	\$250.00	\$0.00	\$250.00	6	\$1,230.00	\$0.00	\$1,230.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		\$0.00	\$0.00	\$0.00
		<u>\$250.00</u>	<u>\$0.00</u>	<u>\$250.00</u>		<u>\$1,230.00</u>	<u>\$0.00</u>	<u>\$1,230.00</u>
BOARDS OF ADJUSTMENT								
Fees	23	\$6,150.00	\$2,400.00	\$8,550.00	228	\$67,672.00	\$16,165.00	\$83,837.00
Refunds		0.00	(150.00)	(\$150.00)		(\$1,950.00)	(\$150.00)	(2,100.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$6,150.00</u>	<u>\$2,250.00</u>	<u>\$8,400.00</u>		<u>\$65,722.00</u>	<u>\$16,015.00</u>	<u>\$81,737.00</u>
TOTAL		\$16,697.50	\$12,547.50	\$29,245.00		\$173,077.00	\$122,140.00	\$295,217.00
LESS WAIVED FEES *		\$0.00		\$0.00		(\$1,934.10)		(\$1,934.10)
GRAND TOTALS		\$16,697.50	\$12,547.50	\$29,245.00		\$171,142.90	\$122,140.00	\$293,282.90

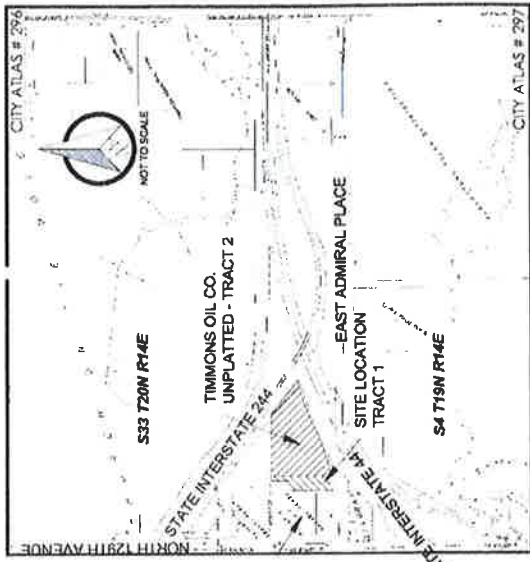
* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.

Change of Access on Recorded Plat TMAPC July 20, 2016

13003 East Admiral Place

This application is made to allow a change of access to add access points and limits of no access along East Admiral Place. The property is zoned CG.

Staff recommends approval of the change of access. The Traffic Engineer has reviewed and approved the request. Staff recommends **APPROVAL** of the change of access as submitted.



LOCATION MAP

APPROVED: *[Signature]*
TRAFFIC ENGINEER

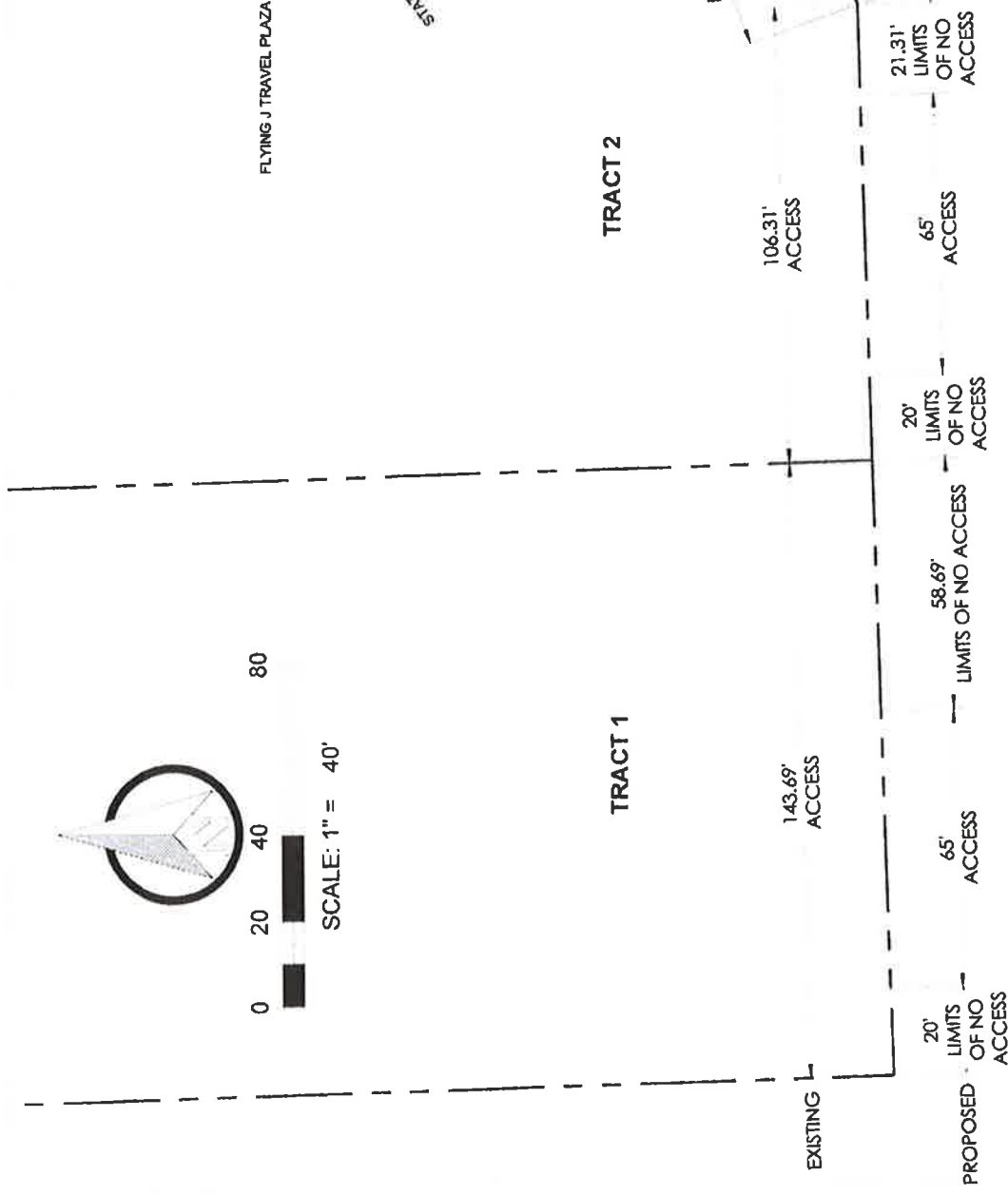


EXHIBIT "A"
REVISED CHANGE OF ACCESS EXHIBIT
FOR
TRACT 1 & TRACT 2
SECTION 4, T-19-N, R-14-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

E. ADMIRAL PLACE



11.2



11.3

0 Feet
200
400



Subject
Tract

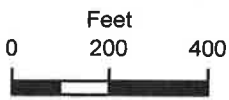
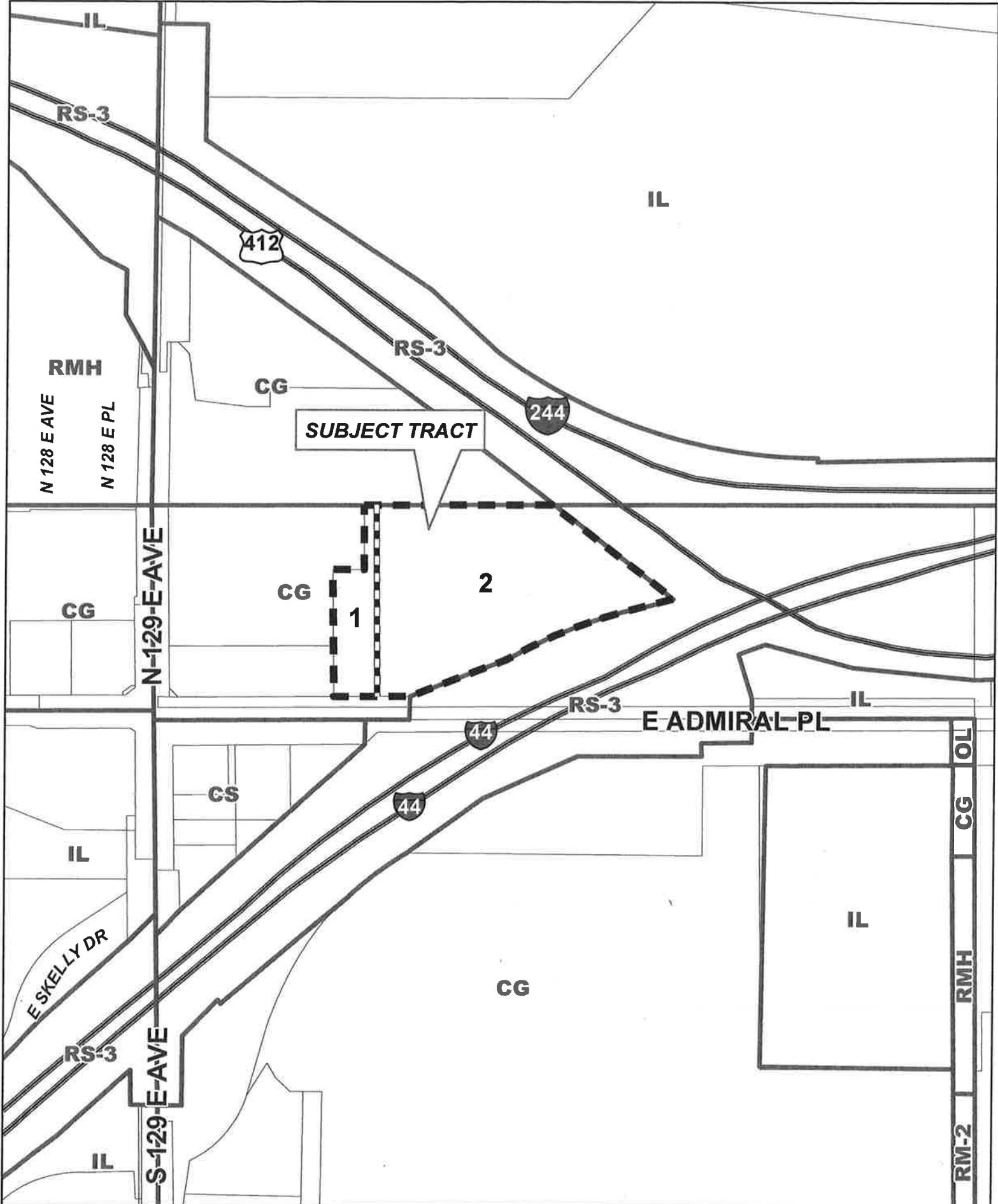
LC-795

19-14 04

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

Aerial Photo Date: February 2016





LC-795

19-14 04

11.4



TMAPC

July 20, 2016

2016 Comprehensive Plan Housekeeping Amendments

- A. **Item:** Consider adoption of 2016 Housekeeping Amendments to the Comprehensive Plan, amending the Land Use Map, Stability and Growth Map and text.
- B. **Background:** The Tulsa Comprehensive Plan was adopted in July, 2010 and housekeeping amendments were adopted in 2013 and 2014. During both years, amendments were adopted, relating to the *Land Use Map* and the *Areas of Stability and Growth Map* of the Comprehensive Plan, as well as changes to the text of the Comprehensive Plan. This year, four map amendments and a series of text amendments are proposed.

As the Plan is used on a daily basis to guide development decisions in Tulsa (both public and private), a consequence of implementation is finding certain areas and/or parcels of land do not have the most appropriate map designations. Some of these are discovered through review of development applications, some by the need to proactively designate lands for future activity and some areas or parcels simply did not receive the most appropriate map designation when the Plan was adopted.

The Comprehensive Plan states that the Land Use Plan and Areas of Stability and Growth Map “should be updated at five year intervals with projections toward the future. Housekeeping updates and maintenance to reflect development approvals should be made annually.” (p. LU-75)

The Policies and Procedures and Code of Ethics of the Tulsa Metropolitan Area Planning Commission include a specific process regarding how to proceed with housekeeping amendments. The document states: “TMAPC staff will establish a system to track all housekeeping amendments needed to reflect development approvals and present a comprehensive plan amendment to TMAPC annually, generally in July. These annual amendments will include updates to the Land Use Plan and, if necessary, changes to the Growth and Stability Maps.”

There are four areas and/or parcels that have been identified as proposed map amendments to the Comprehensive Plan, in addition to a series of text amendments. The attachments to this report contain information on each of these, including general information, justification for the change, and supporting maps.

- C. **Staff Recommendation:** Adopt Comprehensive Plan housekeeping amendments (CPA-45 through CPA-49) as presented.

ATTACHMENT 1
Comprehensive Plan Amendment (CPA-45)
Change of Land Use and Area of Stability & Growth Designations

Location: South of the SW corner of East 11th Street South and S. 83rd E. Ave.

Size: .5 Acres

Zoning District: OL

Existing Use: Office

	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
	<u>Existing</u>	<u>Area of Stability</u>
<u>Proposed</u>	<i>Town Center</i>	<i>Area of Growth</i>

Development Approval History:

- **2014: Z-7267:** The TMAPC approved a rezoning on the subject lot from RS-1 to OL.

Justification: At the time of adoption of the Comprehensive Plan in 2010, the Land Use designation was identified as *Existing Neighborhood* and an *Area of Stability*. In Z-7267 the TMAPC approved a request to rezone the site to OL to facilitate the development of a light office use on the site. The existing Land Use and Growth and Stability designation assigned to the property does not adequately reflect the existing and future uses intended for the site. A *Town Center* and *Area of Growth* land use designation will more appropriately do that.

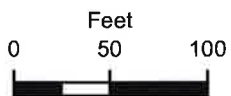
Staff Recommendation: Staff recommends changing the subject site to the *Town Center* land use designation and an *Area of Growth*.



E 11th ST S

E 12 ST S

S 83 E AVE



Subject
Tract

CPA-45

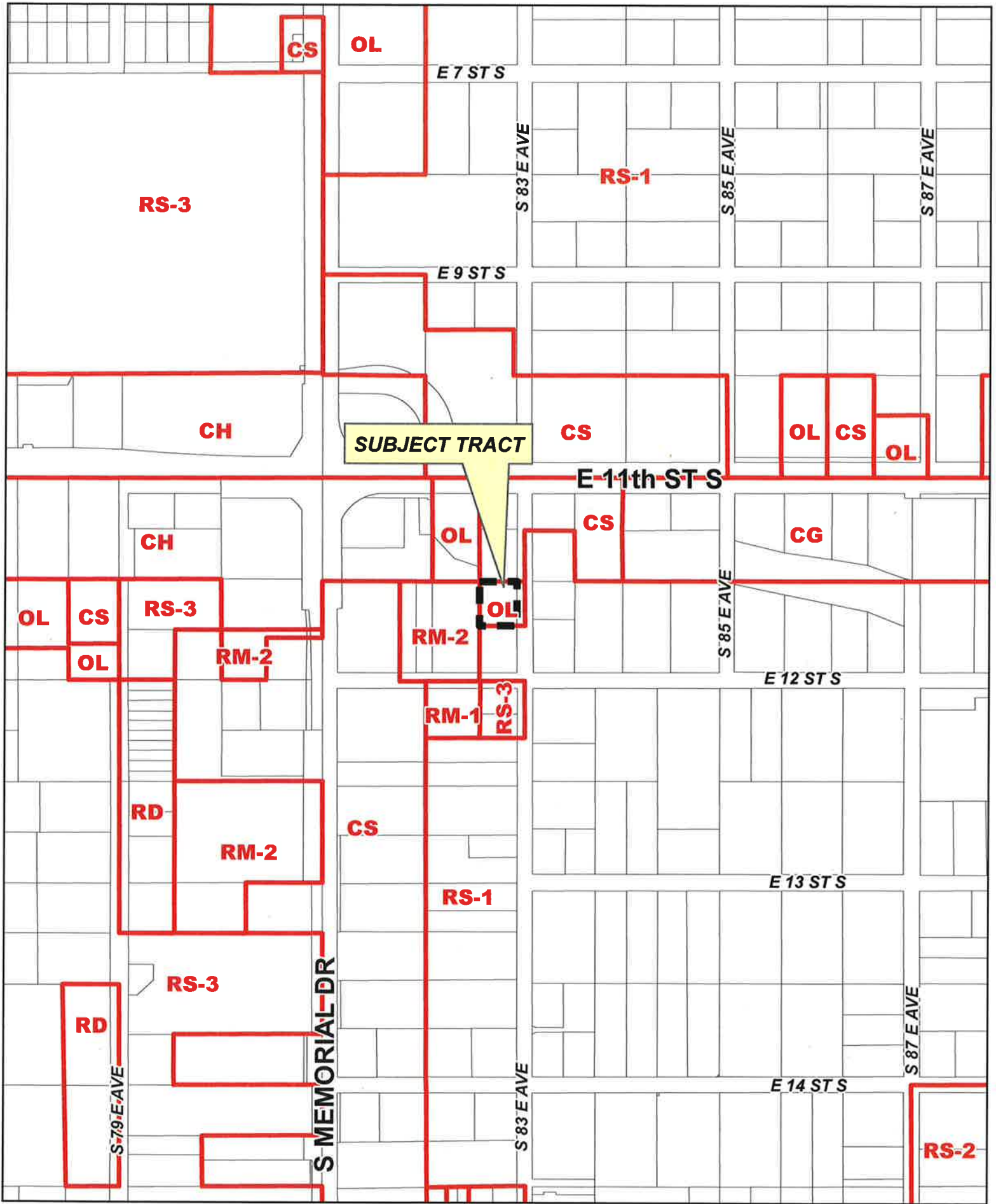
19-13 12

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

Aerial Photo Date: March 2016



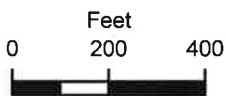
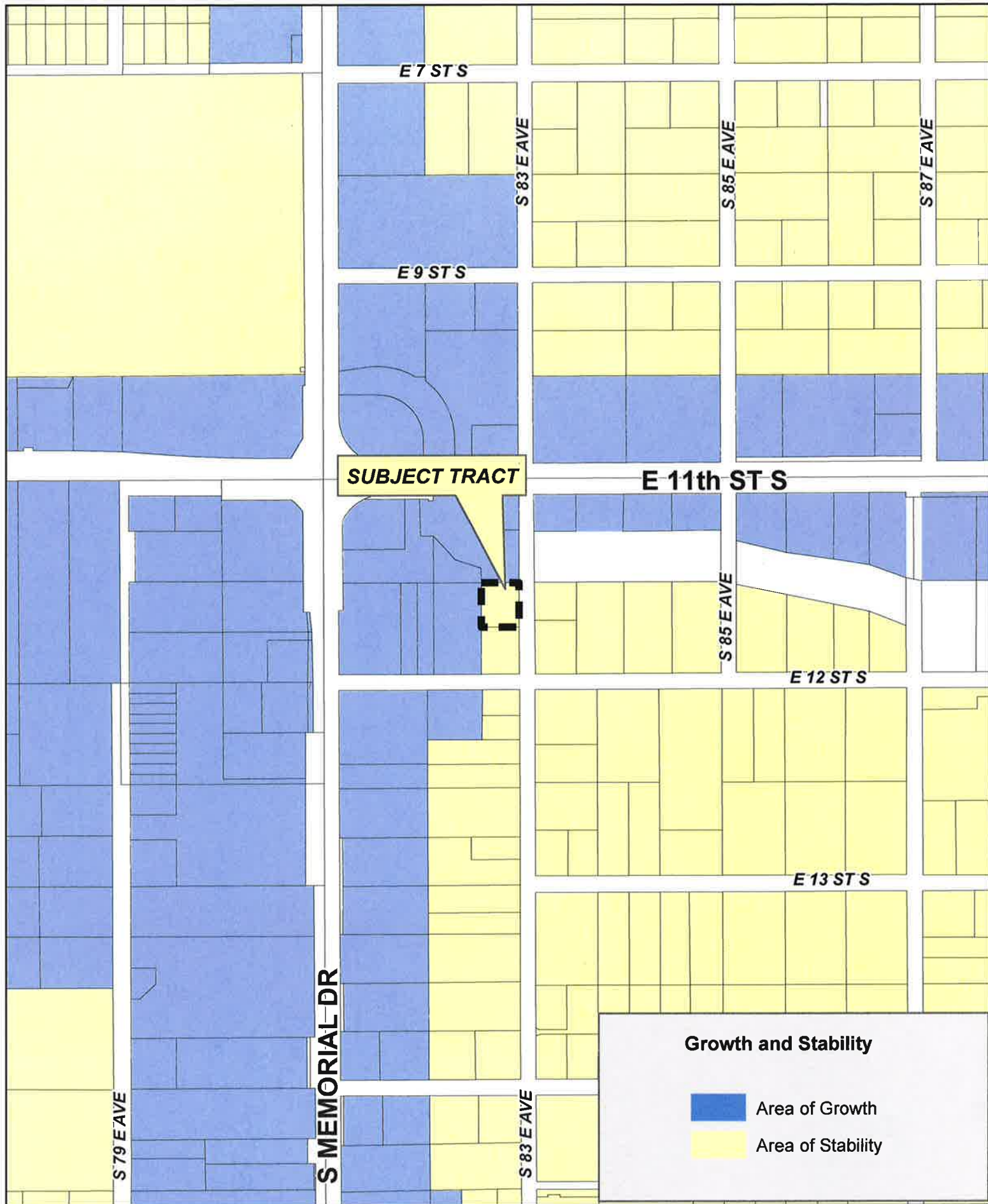
14.3



CPA-45

19-13 12

N
14.4



CPA-45

19-13 12

14.6



ATTACHMENT 2
Comprehensive Plan Amendment (CPA-46)
Change of Area of Stability & Growth Designations

Location: West of the NW corner of E. 49th St. S. and S. Peoria Ave.

Size: .5 Acres **Zoning District:** OL and RS-3 **Existing Use:** Vacant Lots and Residential

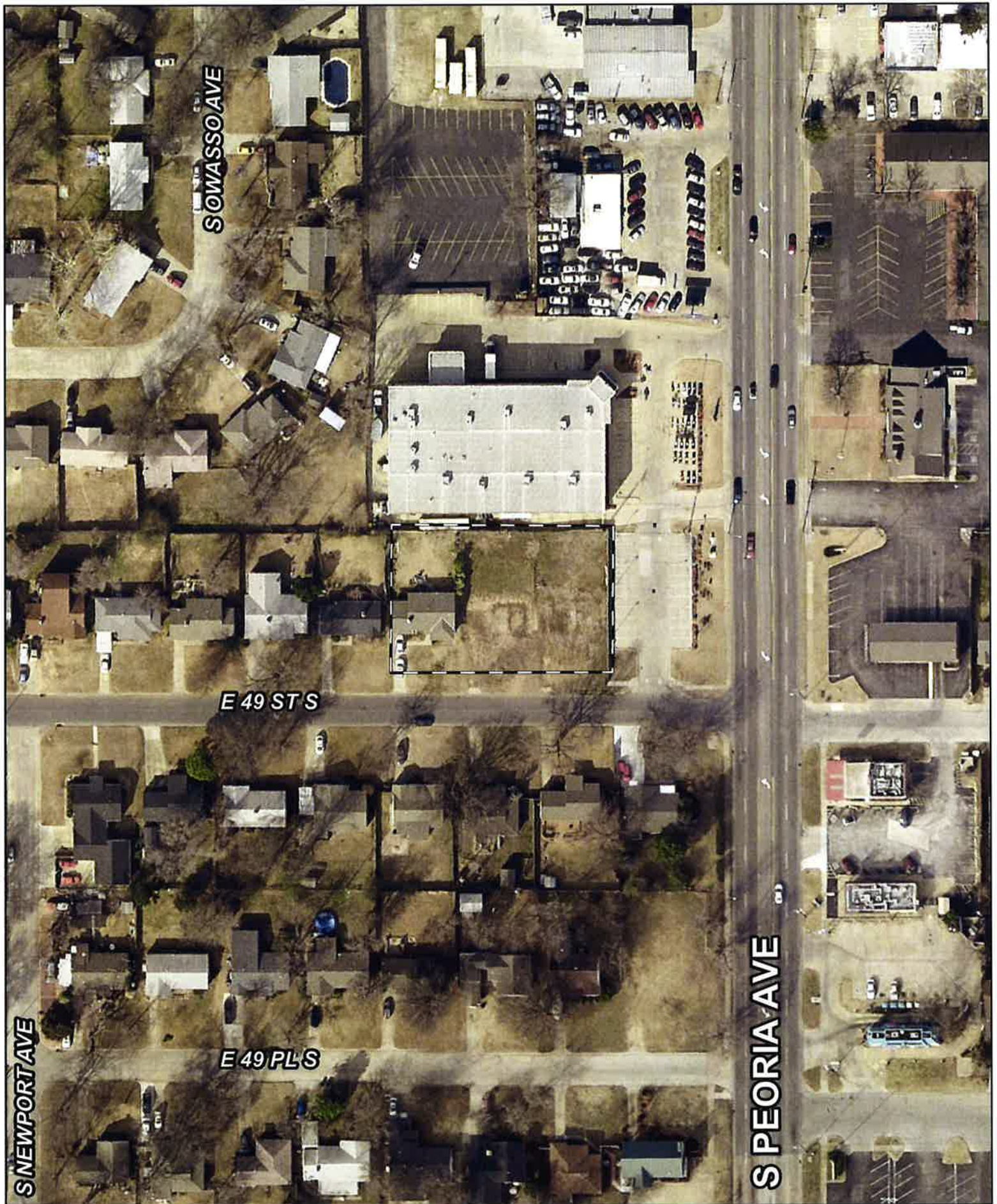
	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
<u>Existing</u>	Mixed Use Corridor	Area of Stability
<u>Proposed</u>	N/A	Area of Growth

Development Approval History:

- **2015: Z-7310:** The TMAPC approved a rezoning from RS-3 to OL to permit expansion of a parking area.
- **2015: PUD-837:** Established a commercial/parking area on the property to support the existing Myers-Duren Harley Davidson store.

Justification: The site is designated as a *Mixed-Use Corridor* and *Area of Stability*. The development standard of the PUD allow for the expansion of an existing parking area for the Myers-Duren Harley Davidson store. The existing Stability & Growth designation is not in alignment with current Land Use designation and it does reflect the potential uses intended for the site.

Staff Recommendation: Staff recommends changing the subject area to an *Area of Growth*.



0 50 100
Feet



Subject
Tract

CPA-46

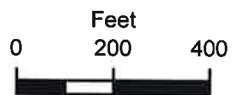
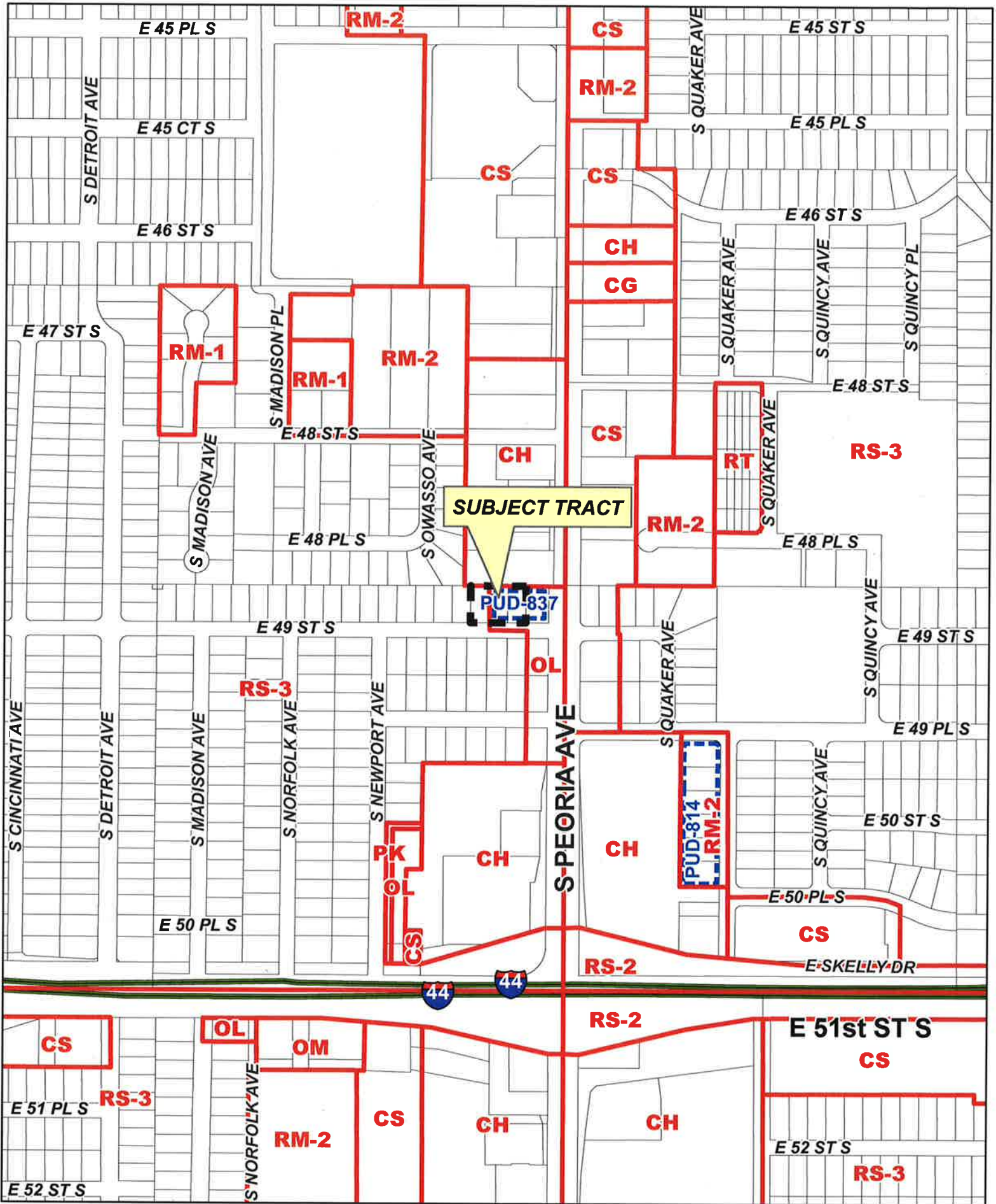
19-12 25

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

Aerial Photo Date: March 21

14.8



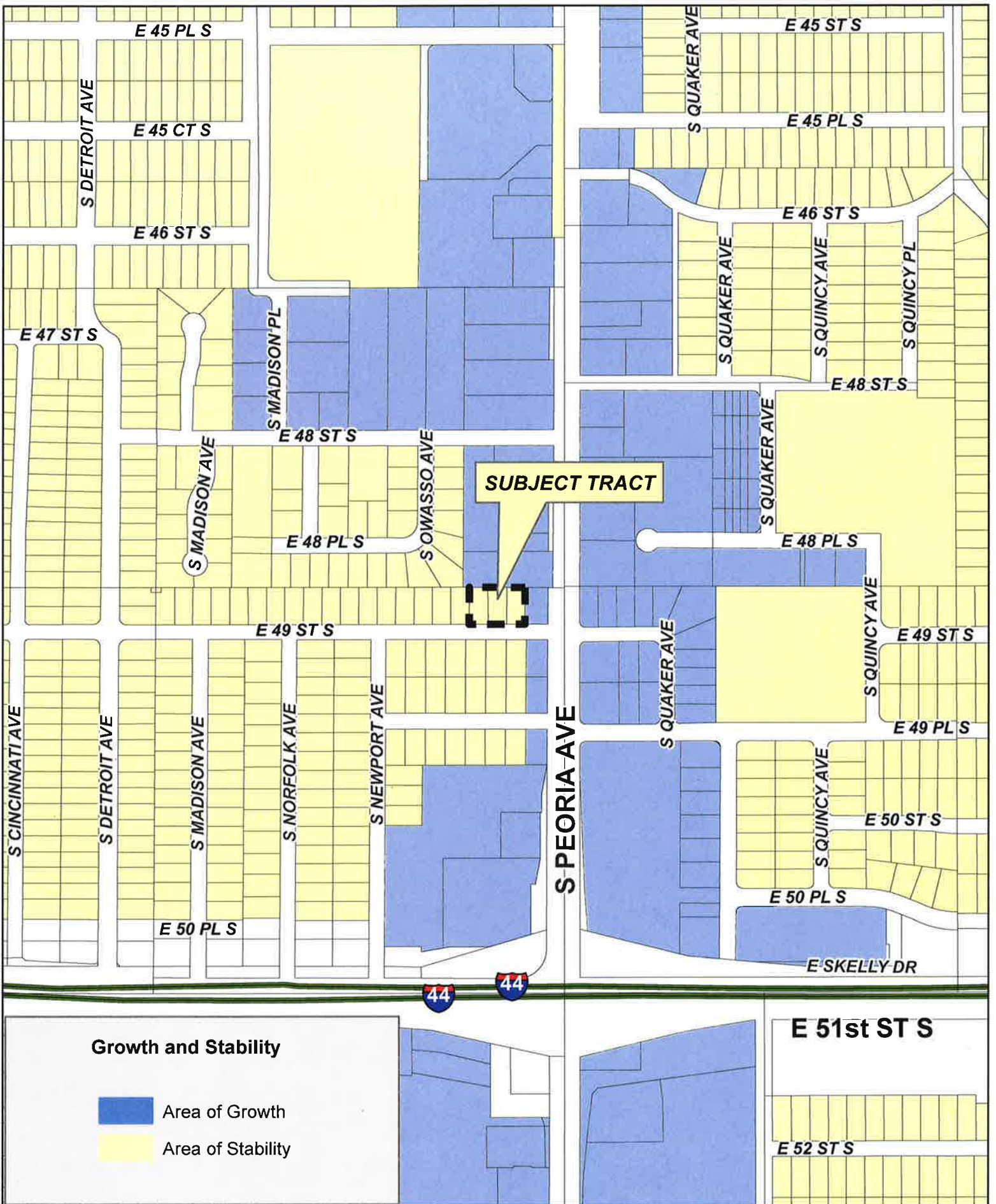


CPA-46

19-12 25

14.9

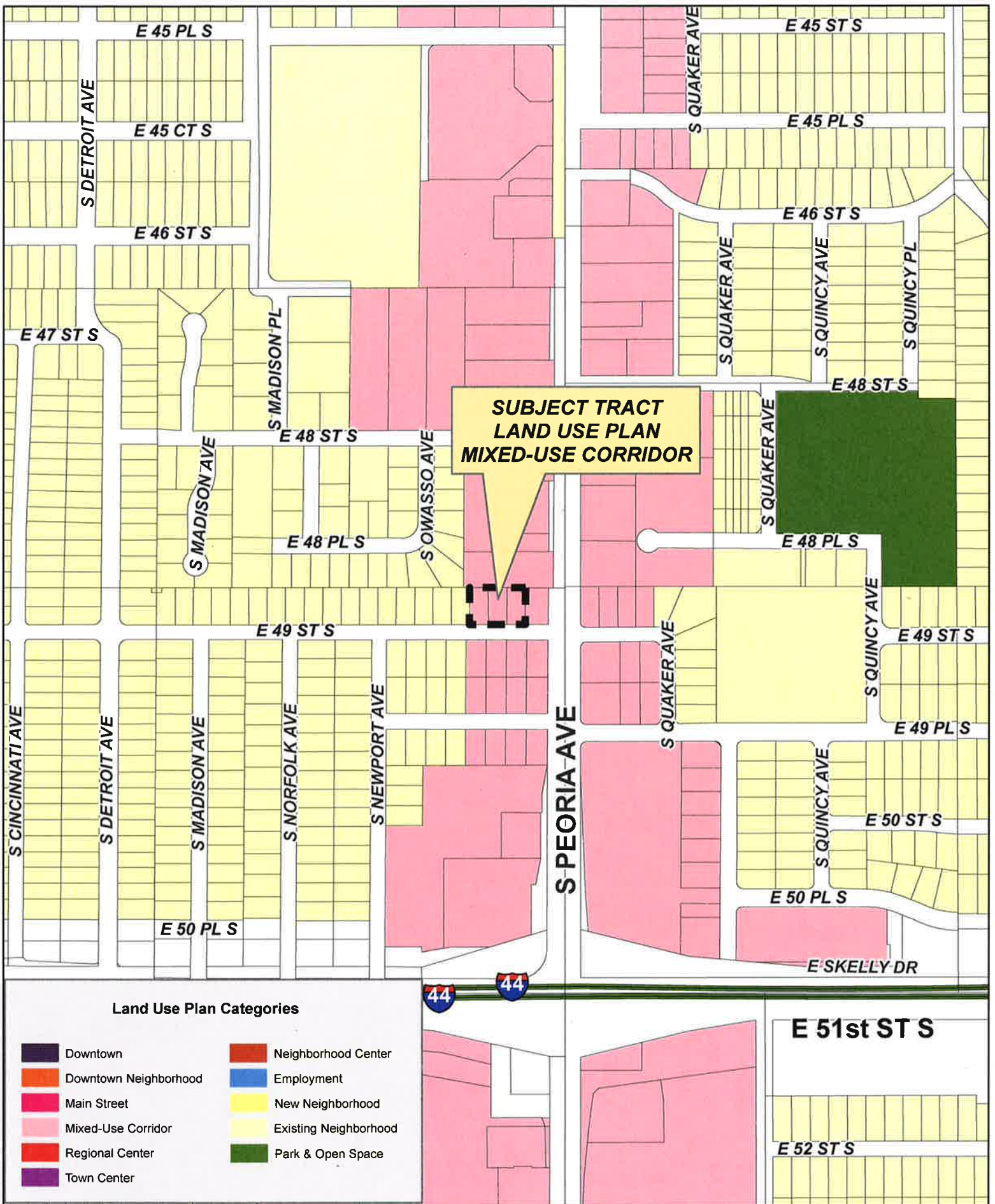




CPA-46

19-12 25

14.10



Feet
0 200 400

CPA-46

19-12 25

14.11



ATTACHMENT 3
Comprehensive Plan Amendment (CPA-47)
Change of Land Use and Area of Stability & Growth Designations

Location: Northeast corner of S Lewis Ave and Interstate 44

Size: 1.5 Acres

Zoning District: CS

Existing Use: I-44 Right-of-Way

	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
<u>Existing</u>	<i>Town Center</i>	<i>Area of Growth</i>
<u>Proposed</u>	<i>None</i>	<i>None</i>

Justification: The use and character of the site has changed as I-44 was recently widened and the property is no longer developable. Therefore, any land use designations or growth and stability designations should be removed from the site.

Staff Recommendation: Staff recommends removing the *Town Center* and *Area of Growth* designation from the subject site.



0 50 100
Feet



Subject
Tract

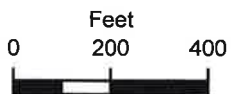
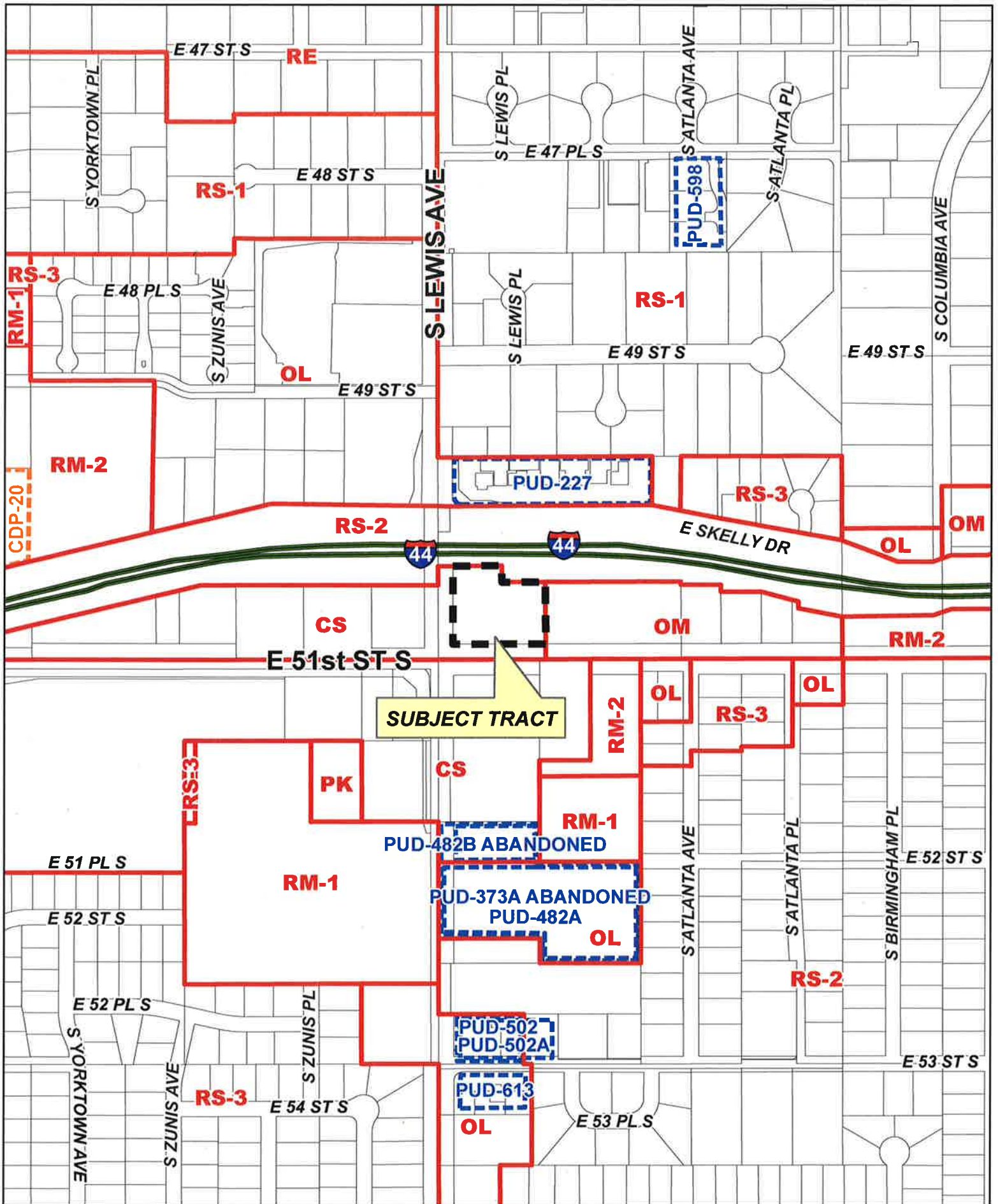
CPA-47

19-13 32

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

Aerial Photo Date: March 2016

14.13

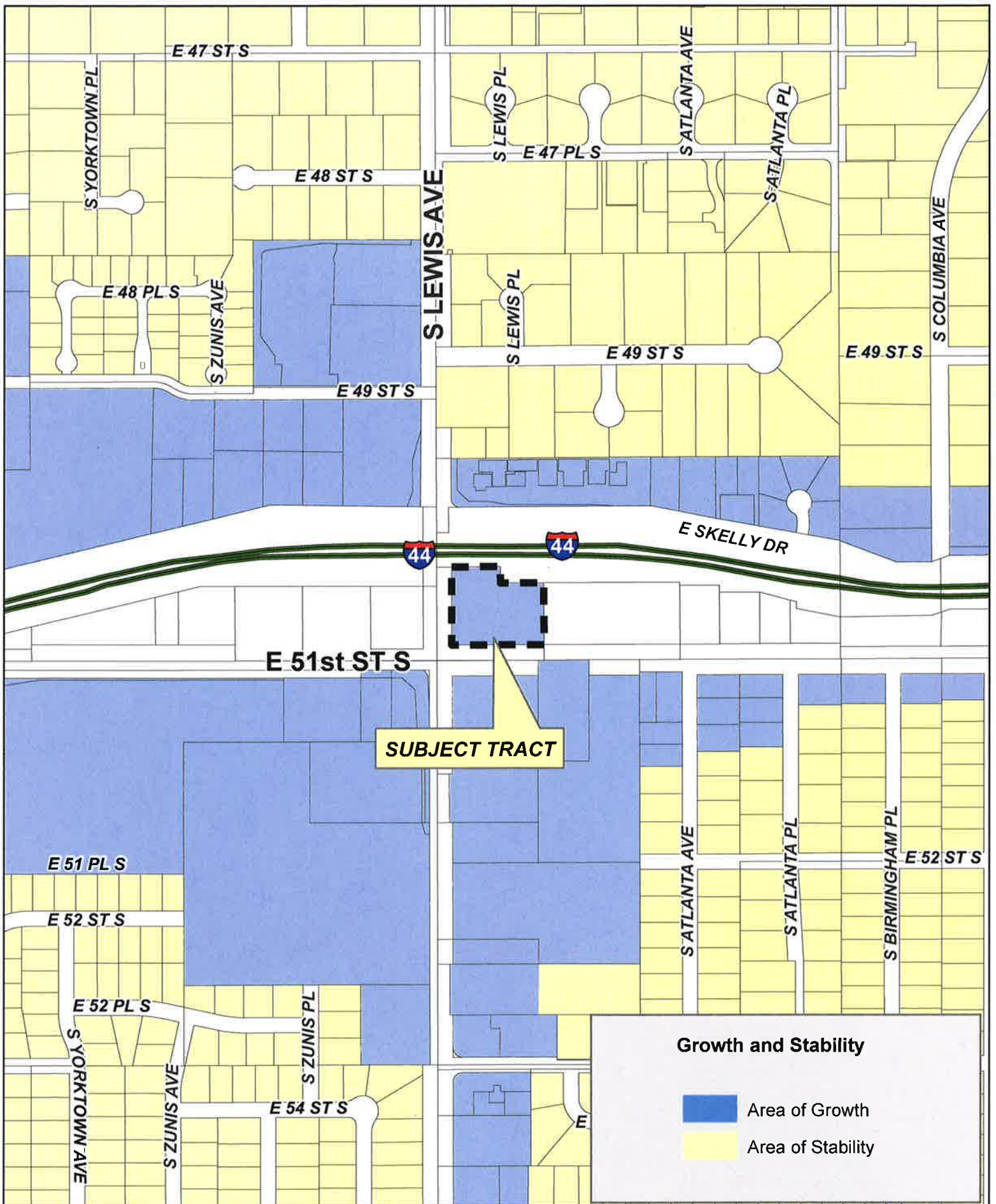


CPA-47

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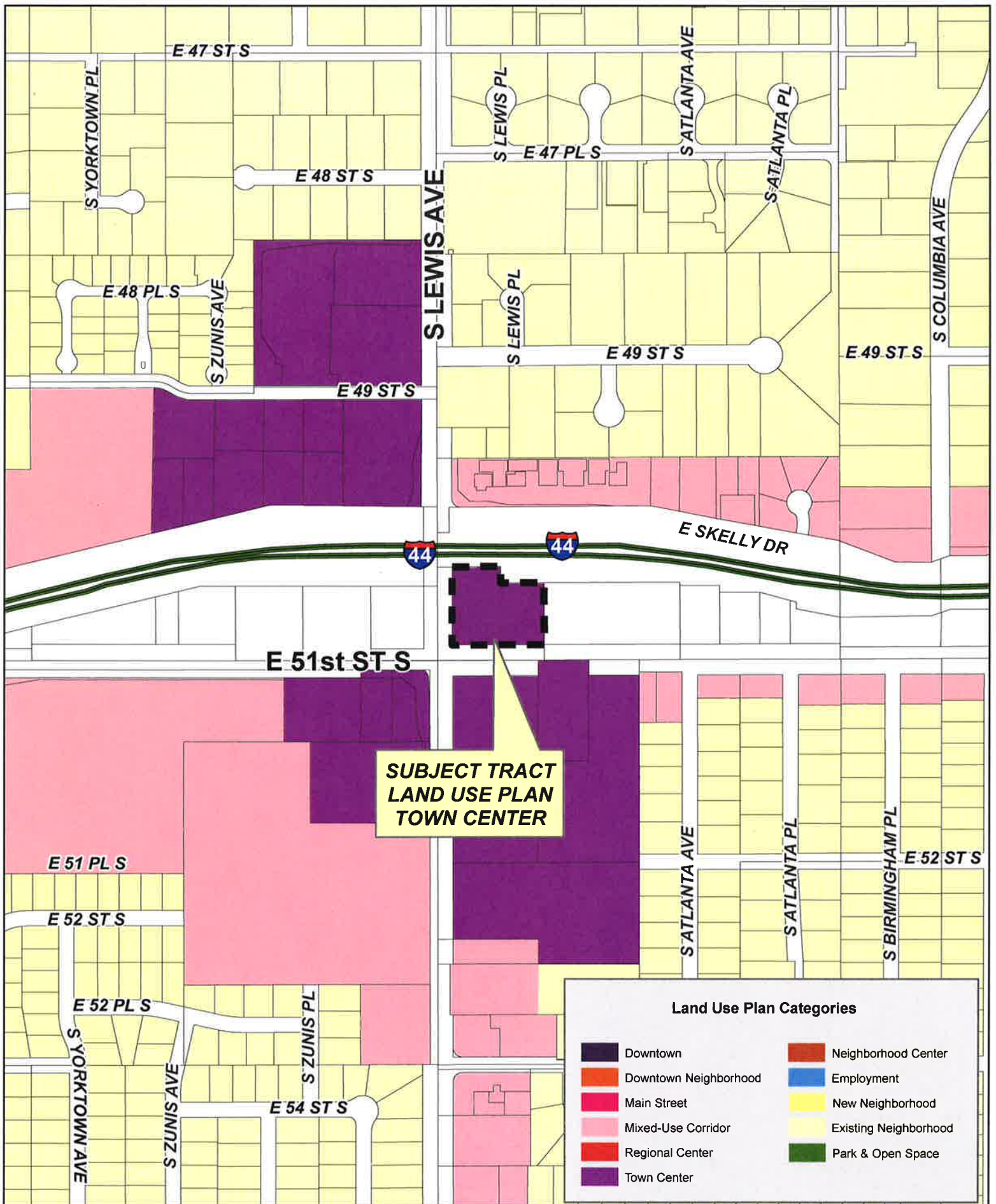
0 200 400
Feet

CPA-47

19-13 32

14.15





Feet
0 200 400

CPA-47

19-13 32

14.16



ATTACHMENT 4 **Comprehensive Plan Amendment (CPA-48)** Change of Land Use Designation

Location: SW/c of E 96th St S & S Garnett Rd

Size: 26.7 Acres **Zoning District:** AG

Existing Use: Vacant

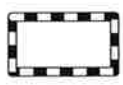
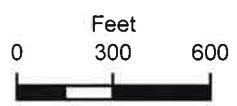
	<u>Land Use Designation</u>	<u>Stability & Growth Designation</u>
<u>Existing</u>	Regional Center	Area of Growth
<u>Proposed</u>	New Neighborhood	N/A

Development Approval History:

- **2015: CPA 38** - The TMAPC approved a Comprehensive Plan Amendment from New Neighborhood to Regional Center to accompany a rezoning application (Z-7320) to allow a medical office corridor use.

Justification: In 2015 the property owner submitted a rezoning application (Z-7320) from AG to CO to permit development of medical office space and commercial uses on the subject site. To support the rezone request the applicant requested that land use amendment (CPA 38) be approved at the November 18, 2015 TMAPC hearing and stated that he would return to the TMAPC at later date to request approval for the rezoning application. Since that time the request to rezone the subject site to CO has been withdrawn and the proposed medical office corridor development has been discarded. At this time there is no clear vision for the redevelopment of the AG zoned lot and the current Regional Center designation is no longer in alignment with the existing and intended zoning and use of the site. A *New Neighborhood* designation is more compatible with existing use and zoning of the site and would ensure compatibility with the surrounding land uses until that time when a clear vision for redeveloping the site is identified.

Staff Recommendation: Staff recommends changing the subject area to a *New Neighborhood*.



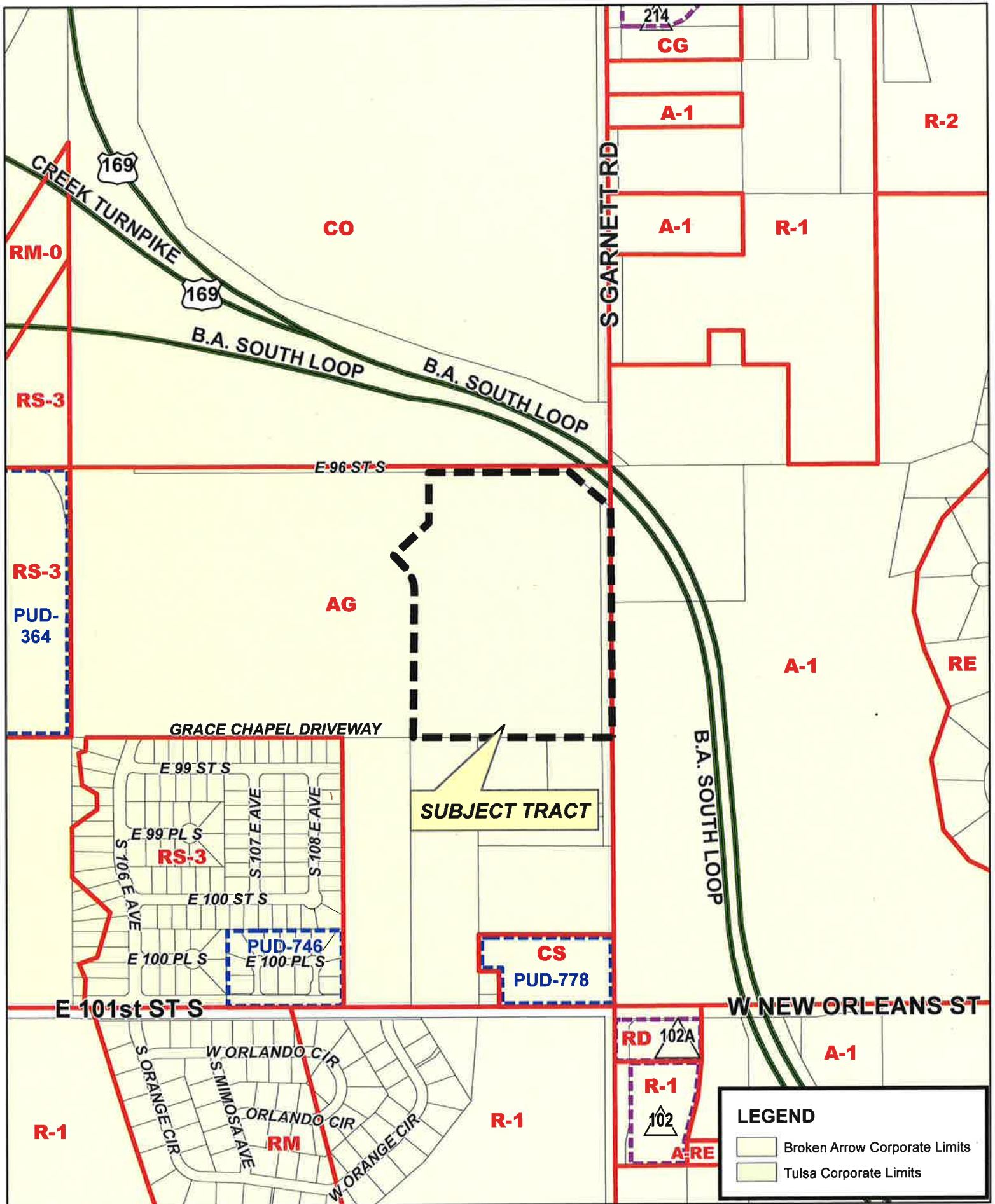
Subject
Tract

CPA-48

18-14 19

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2011

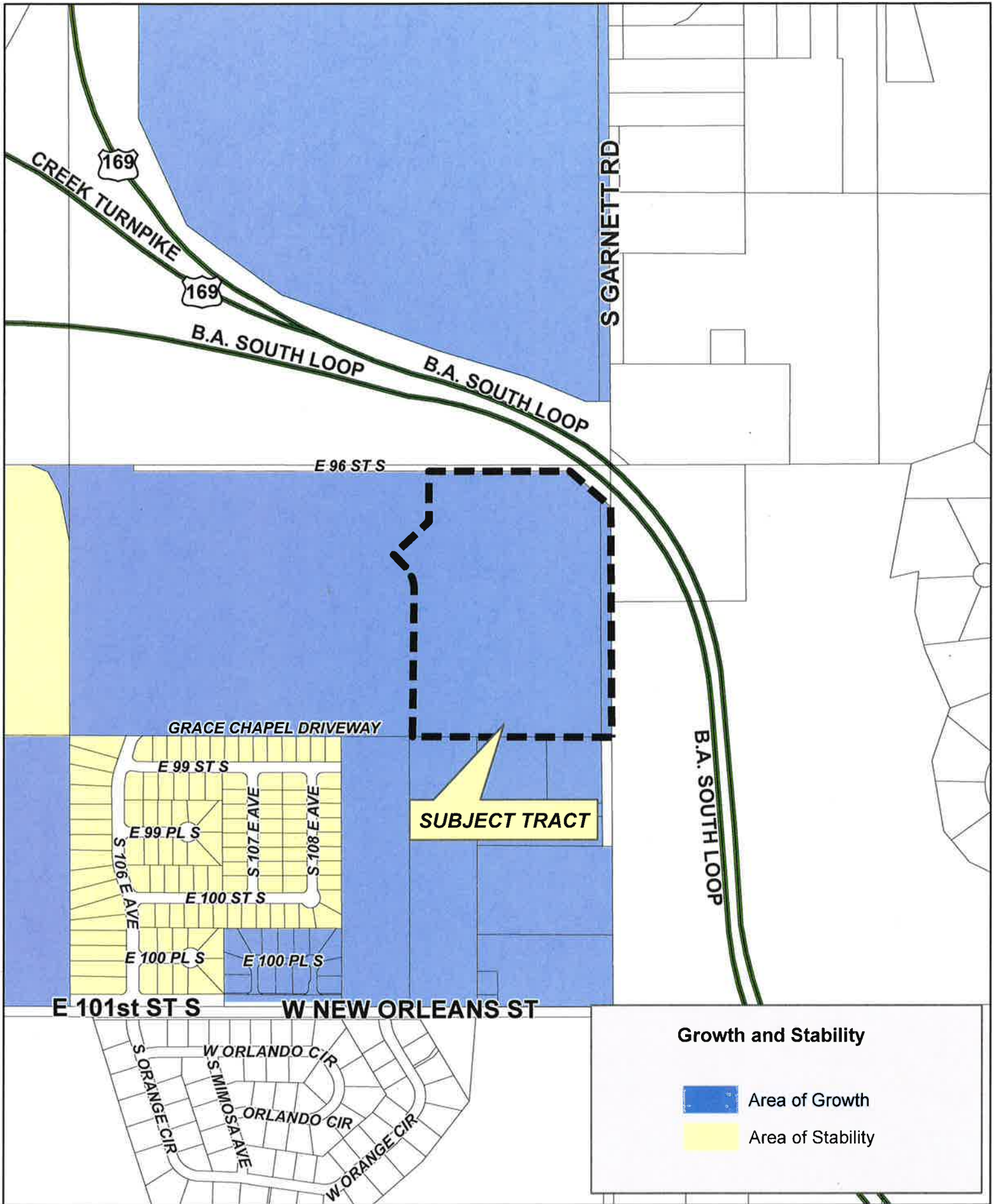
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CPA-48

18-14 19

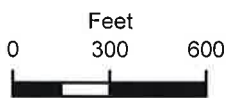
14.19

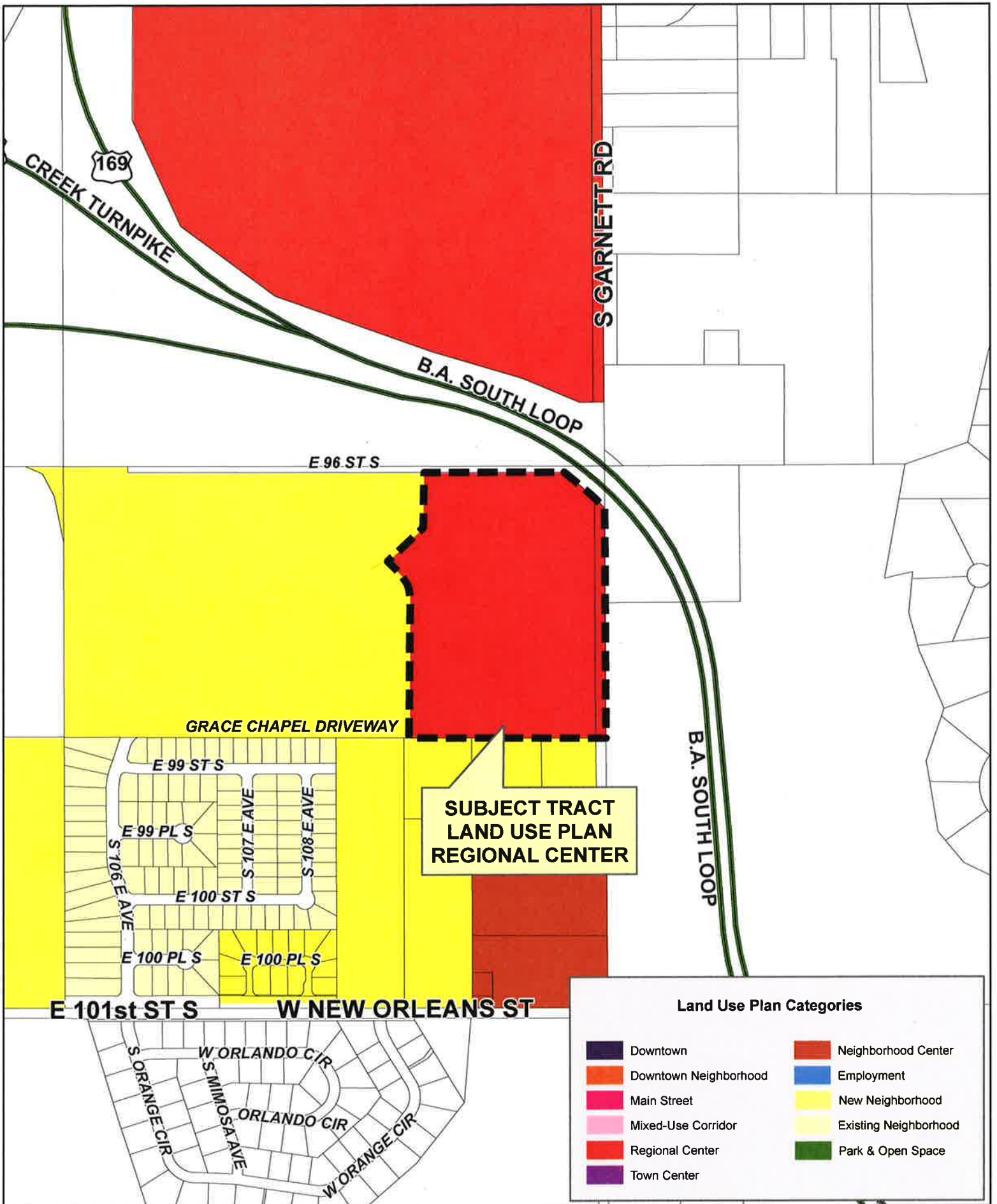


CPA-48

18-14 19

14.20)





CPA-48

18-14 19

14.21



ATTACHMENT 5
Comprehensive Plan Amendment (CPA-49)
Text Amendments

1) Page LU: 80

Goal 4.3 -

Ensure that adequate land to accommodate desired development is zoned and ready for development through implementation of ~~city-initiated~~ zoning cases following the adoption of small area plans. ~~City-initiated~~ All zoning recommendations should be consistent with ~~small area plans~~ the Comprehensive Plan.

Justification: The majority of zoning changes are initiated through private parties and City initiated zoning has happened through one Small Area Plan for a Form Based Code. The City should work with interested private parties to initiate zoning changes that are consistent with the Comprehensive Plan, Small Area Plans, which amend the Comprehensive Plan, or other plans and studies.

2) Page LU: 86-87

Goal 17 -

Tulsa's natural and sensitive areas are protected and conserved. Policies to support this goal include:

~~17.1 Establish sensitive area criteria/establish areas of conservation.~~

~~• Obtain comprehensive information in order to prioritize programs that would protect key resources.~~

~~• Establish a system of designating specific areas as ecologically sensitive areas worthy of protection.~~

~~• Particularly in riparian areas, establish a standardized buffer widths based on resource type and adjacent topography. For riparian areas, buffer widths will be based on water quality function and wildlife habitat needs. Establishing standardized buffers may require that precise boundaries be delineated prior to environmental review for new development, particularly in riparian areas.~~

~~• Identify key public natural landmarks and scenic views.~~

~~17.2 Establish buffer zones and protection areas around key ecologically sensitive areas to prevent future development within those boundaries except for recreational facilities.~~

are included in Parks, Trails and Open Space Goals 8 and 9.

Justification: This goal and associated policies are a repeat of *Goals 8 and 9* found in the Parks Trails and Open Space section

3) Page LU: 87

Goal 18

*Development on impacted sites or areas is regulated to protect sensitive areas. Policies to support this goal **include:***

~~18.1 In areas of growth expected to develop, continue to conduct watershed-wide master drainage planning consistent with the citywide master drainage plan, in coordination with small area planning process.~~

~~18.2 Preserve undeveloped floodplain areas for storm water conveyance.~~

~~18.3 Investigate compensation programs or zoning measures to allow transfer of development rights from environmentally constrained areas to unconstrained areas.~~

~~18.4 Continue to use best management practices for development within floodplain areas.~~
are included in Parks, Trails and Open Space Goal 10.

Justification: This goal and associated policies are a repeat of *Goal 10* found in the Parks Trails and Open Space section.

Staff Recommendation: Staff recommends approval of the comprehensive plan text amendments as presented.



Tulsa Metropolitan Area
Planning Commission

Case: Crane Carrier Lot 1
Amended

Preliminary Plat

Hearing Date: July 20, 2016

Case Report Prepared by:

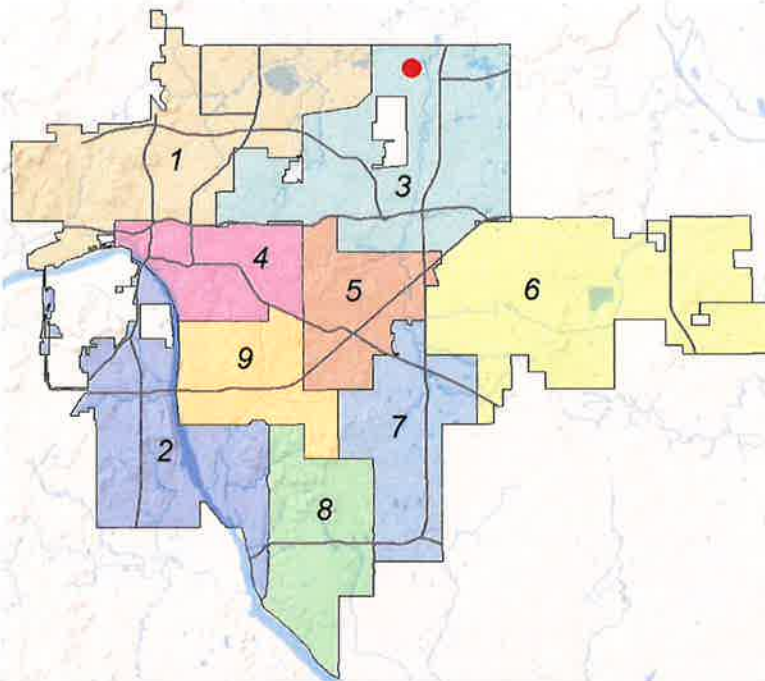
Diane Fernandez

**Owner and Applicant
Information:**

Applicant: Mark Capron, Sisemore
Weiz and Associates

Owner: Bruce Duncan, Duncan
and Sons

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Plat

Location: North of the northeast
corner of East 46th Street North
and North Mingo Road

Zoning: IM (industrial medium)

Staff Recommendation:
Staff recommends Approval.

EXHIBITS: INCOG Aerials, Case Maps, Land Use
Map, Growth and Stability Map, Subdivision Map

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John
Smaligo

PRELIMINARY SUBDIVISION PLAT

Crane Carrier Lot 1 Amended - (CD 3)

North of the northeast corner of East 46th Street North and North Mingo Road

The plat consists of 5 Lots, 1 Block, on 51.8 acres.

The following issues were discussed July 7, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned IM (industrial medium).
2. **Streets:** No comment.
3. **Sewer:** Provide width of existing Sanitary Sewer easement along the west property line. North of the sanitary sewer easement total width of utility easement must be 17.5 feet. In covenants Section 1.A delete reference in Cosmopolitan Apartments and replace with this plat name. In Section 1.C.2 put a comma after "Restricted Waterline". Floodplain in area. Put 17.5 foot easement on top of sanitary sewer easement. It is in the AE flood zone. Significant fill has been added to this location..
4. **Water:** No comment.
5. **Storm Drainage:** Storm drainage shall conform to existing conditions as much as reasonably possible unless doing so would cause drainage issues..
6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other: Fire:** No comment.
8. **Other: GIS:** Submit data control sheet. Provide corrected name for Jet Port Industrial Park. Provide individual lot addresses. Label on the face of plat. Identify the point of commencement as the southwest corner of Section 7 on the face of the plat and in the legal description. Please identify the basis of bearing between two known points. Provide the bearing angle. Graphically show property pins found or set that are associated with the plat. **Airport:** An Avigation easement is necessary with wording alerting people about noise.

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.



N MINGO RD

E 49th ST N

N 95th AVE

266

E 46th ST N



Subject
Tract

Crane Carrier Lot 1 Amended

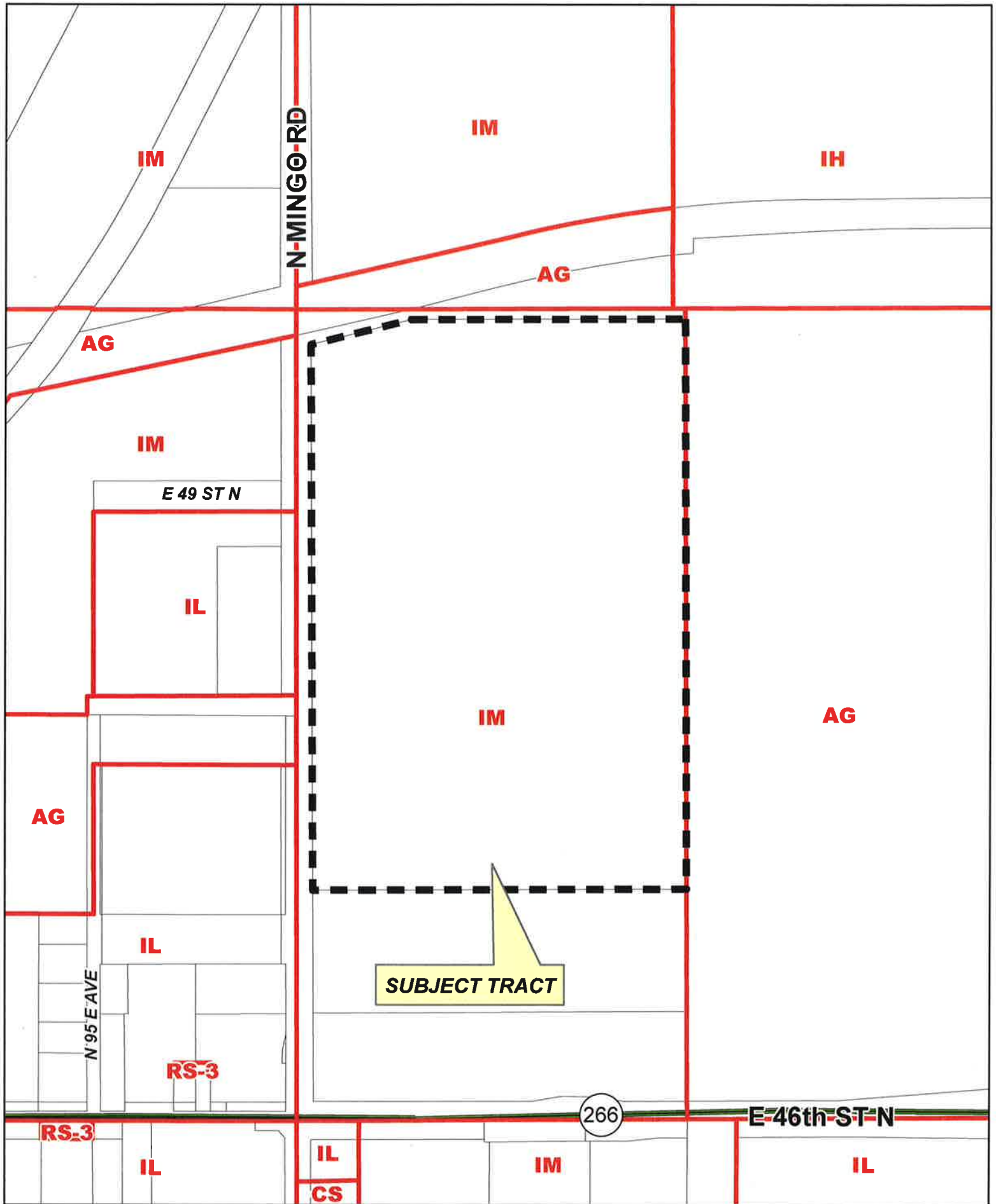
20-14 07

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

Aerial Photo Date: February 2016

15.6





**Crane Carrier
Lot 1 Amended**

20-14 07

15.7



N MINGO RD

E 49 ST N

E AVE

SUBJECT TRACT

Growth and Stability



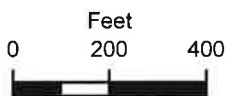
Area of Growth



Area of Stability

266

E 46th ST N



**Crane Carrier
Lot 1 Amended**

20-14 07

15.8



N-MINGO RD

E 49th ST N

**SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT**

Land Use Plan Categories

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

266

E 46th ST N



**Crane Carrier
Lot 1 Amended**

20-14 07





Tulsa Metropolitan Area
Planning Commission

Case: Estates at the River III

Preliminary Plat

Hearing Date: July 20, 2016

Case Report Prepared by:

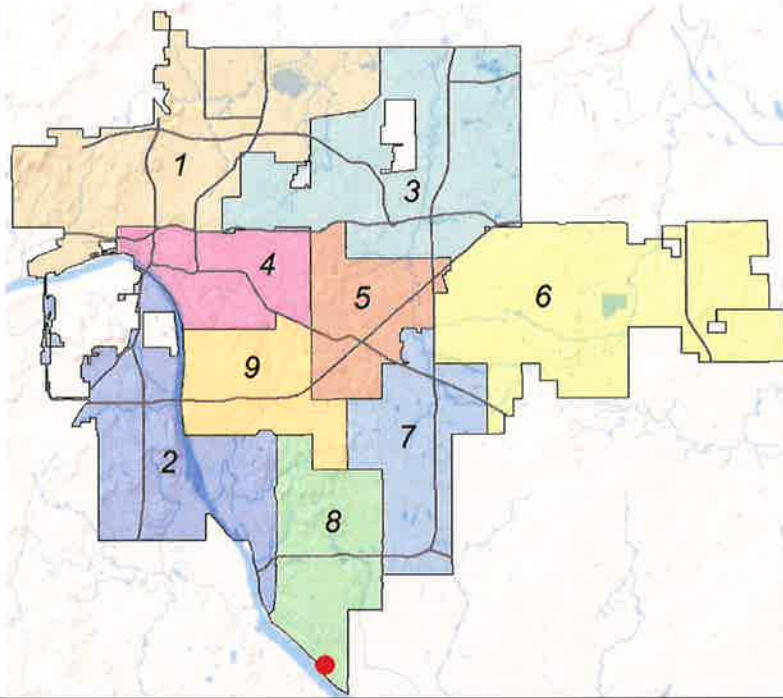
Diane Fernandez

**Owner and Applicant
Information:**

Applicant: Erik Enyart, Tanner
Consulting

Owner: 121st Street Property LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Preliminary Plat

Location: East of South Yale
Avenue and north of East 131st
Street South

Zoning: RS-3/PUD 803

Staff Recommendation:
Staff recommends Approval.

EXHIBITS: INCOG Aerials, Case Maps, Land Use
Map, Growth and Development Map, Subdivision Map

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

14.1

PRELIMINARY SUBDIVISION PLAT

The Estates at the River III - (CD 8)

East of South Yale Avenue and north of East 131st Street South

The plat consists of 157 Lots, 8 Blocks, on 62 acres.

The following issues were discussed July 7, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 803. There will be the need for dedication of a trail easement the size and location of which will be determined before final plat approval. Covenant language for the dedication will need to be approved through City Legal.
2. **Streets:** Streets will be redesigned to meet Fire Department and Development Services staff approval. Additional right of way may need to be dedicated. Extend Hudson Avenue to the south and provide a second access at 126th Place. 125th Street is located inside the Limits of No Access. Delete Note 4 from the face of the plat. Limits of No Access is only defined for Arterial streets. Covenant Section 1.1.8 should be titled, Streets and easement dedication. Use standard plat languages in this section. Use standard language for Limits of No Access, Section 1.1.6,
3. **Sewer:** Why is the UE along west property line of Block 14, 22.5'? Call out width of easement along Lots 15, 16 and 17 Block 18 and Lots 10-14, Block 19. Use standard plat language in Covenant, Section 1.1.9.
4. **Water:** If fire hydrants are needed along Hudson Avenue a water main extension line will be required.
5. **Storm Drainage:** Site will need to comply with all drainage and flood plain criteria which includes conveyance of all anticipated future offsite storm water discharges. A CLOMR is being worked on for the floodplain.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Bixby telephone service exists in this area.
7. **Other: Fire:** The two entrances to this developed area do not meet the remoteness requirement. A second access at 126th Place would meet the requirement. Will require a fire hydrant within 600 feet of any part of a building as the hose lay. If Hudson is extended to 126th Place Hydrants will be required on Hudson at 500 foot spacing.
8. **Other: GIS:** Submit control data sheet. Label the project location in the location map with text and leader line. Provide individual lot addresses. Property is in floodplain. Provide or state the address caveat/disclaimer under the notes section. Graphically show property pins found or set that are associated with the plat. Engineering Services would prefer to see you label and graphically show the point of commencement and provide bearing/distance to point of beginning. Add this into the metes/bounds legal description. The point of commencement being the half section line or

section line of Section 3, T 17 N R 13 E.

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.



0 400 800
Feet



Subject
Tract

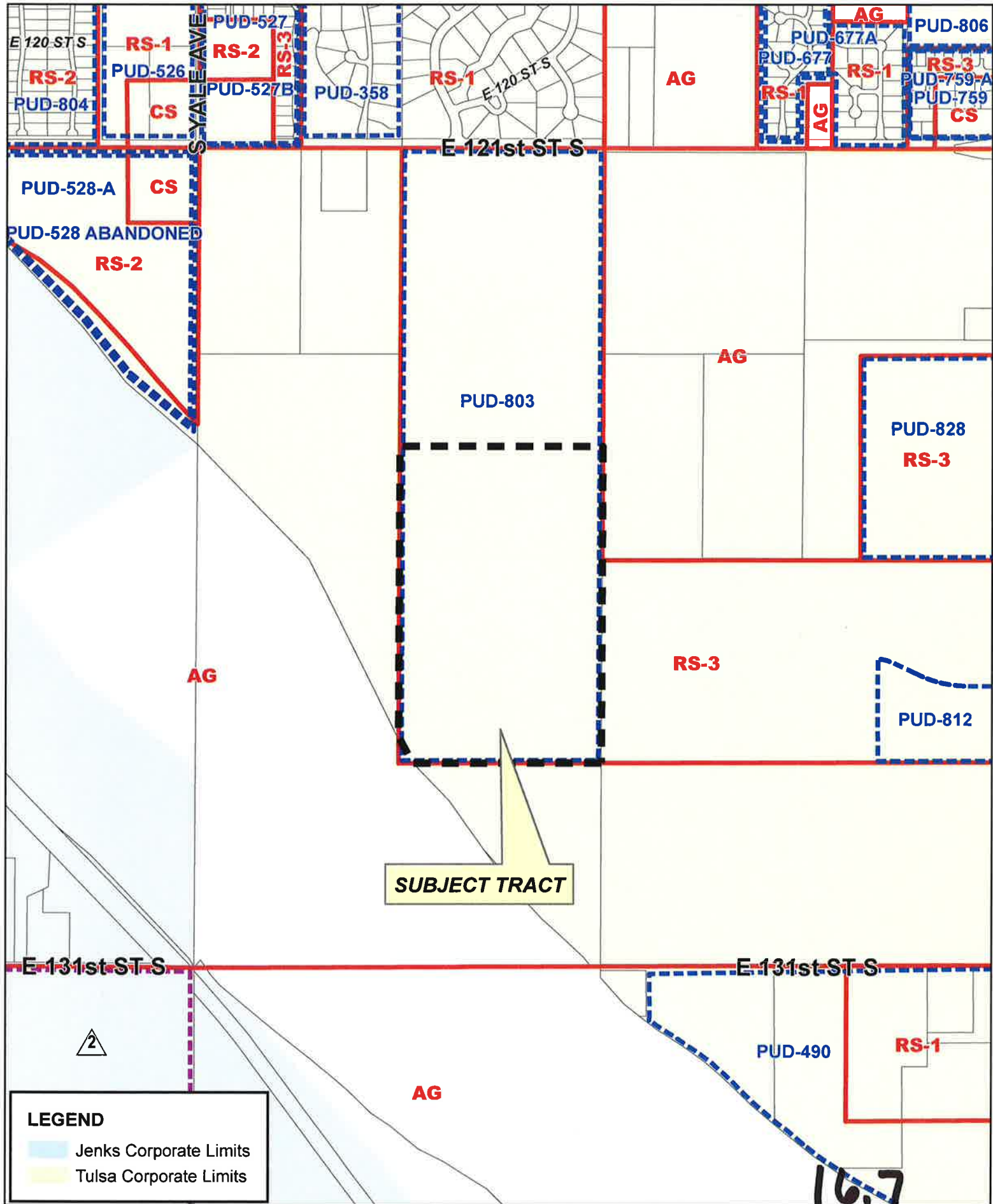
The Estates at the River III

17-13 03

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

Aerial Photo Date: February 2016





SUBJECT TRACT

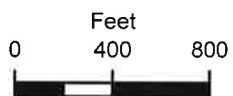
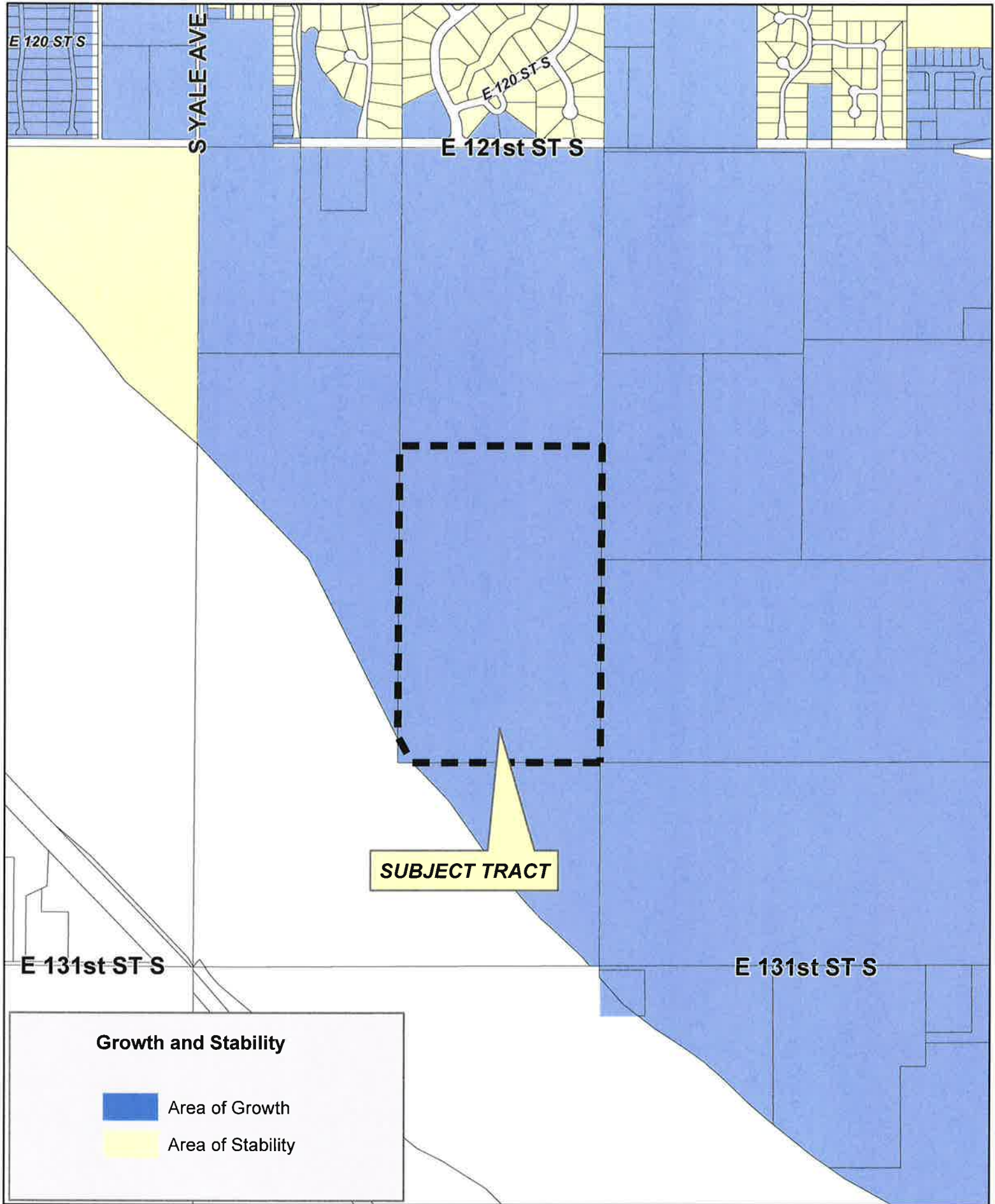
LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits

**The Estates
at the River III**

17-13 03



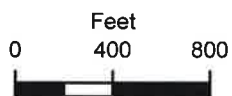
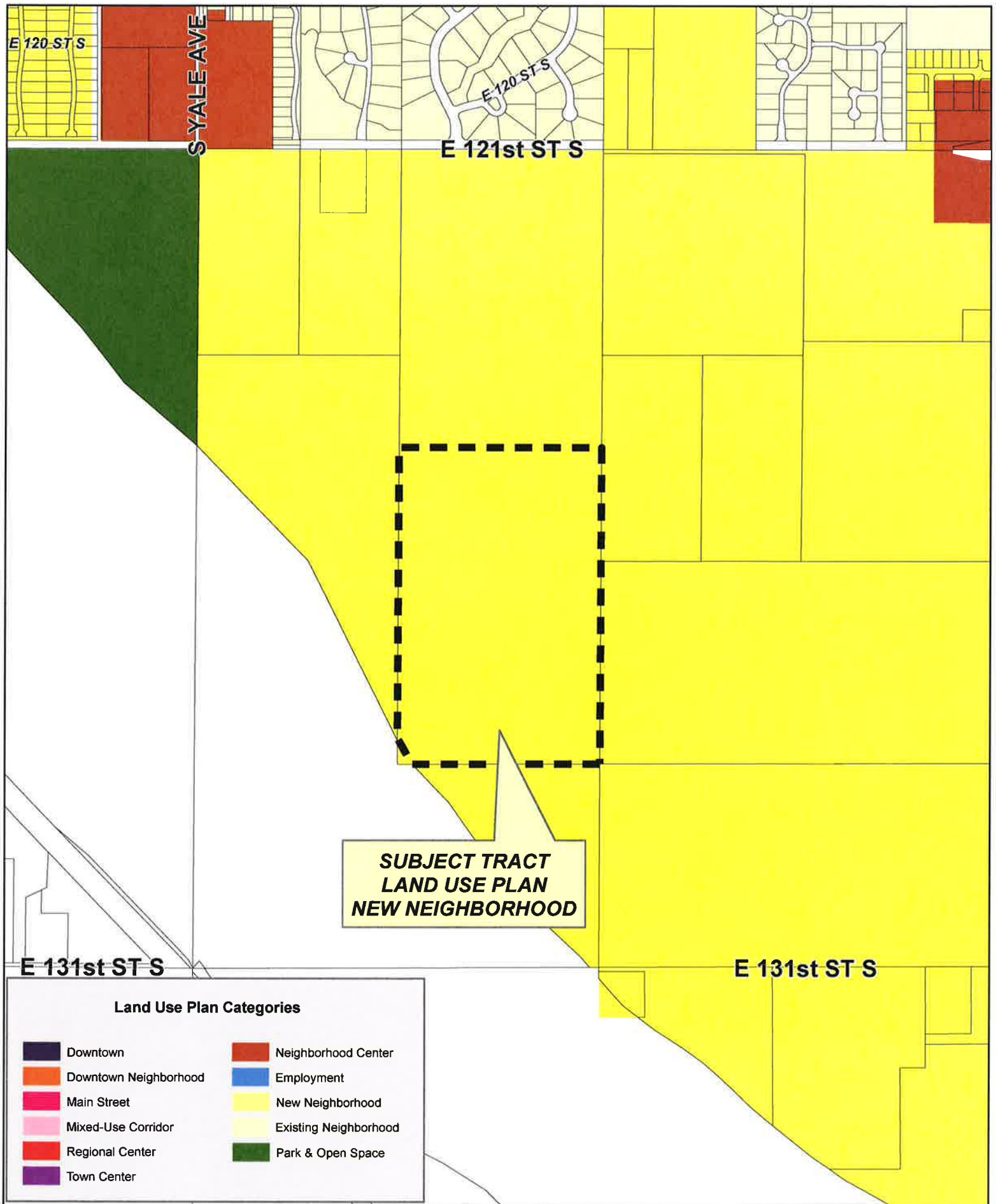


***The Estates
at the River III***

17-13 03

16.8





The Estates at the River III

17-13 03





Tulsa Metropolitan Area
Planning Commission

Case : Accelerated Building Permit
71 at Tulsa Hills

Hearing Date: July 20, 2016

Case Report Prepared by:

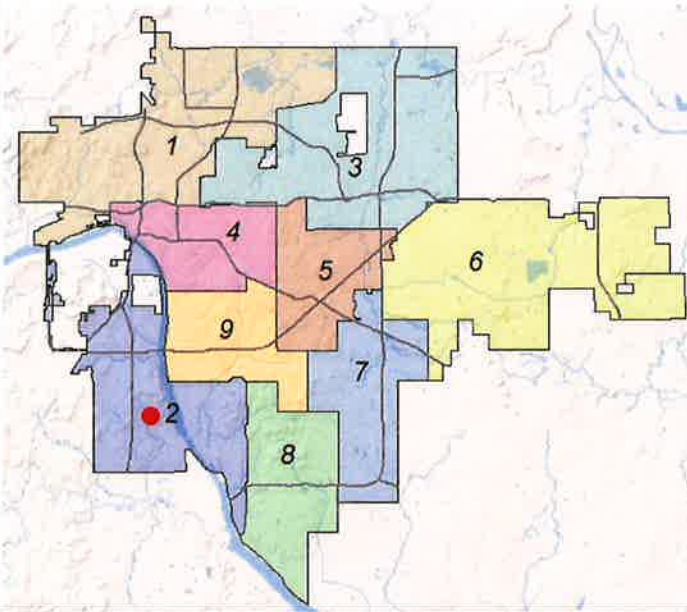
Diane Fernandez

Owner and Applicant Information:

Applicant: Architects Collective/Tanner
Consulting

Owner: 71@Tulsa Hills LP

Location Map:
(shown with City Council Districts)



Applicant Proposal:

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

Zoning: PUD 738

Staff Recommendation:
Staff recommends Denial.

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Site Plans

AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

71 at Tulsa Hills Addition – (CD 2)

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

The property is zoned Planned Unit Development 738. Full permits are requested.

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: "Permit required extraordinary time to obtain all offsite easements delaying the final Plat application and significantly delaying the project to the detriment of the applicant. All easements have been obtained." "Applicant agrees to assume all responsibilities related to this release and hold the City harmless from any losses. This release will allow this property to produce tax and utility revenue to the City earlier."

The following information was provided by the Technical Advisory Committee on July 7, 2016:

TRANSPORTATION: No comment.

SEWER:

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

WATER:

- *Public Works, Water:* No comment.

STORM DRAIN:

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

FIRE:

- *Public Works, Fire:* No comment.

UTILITIES:

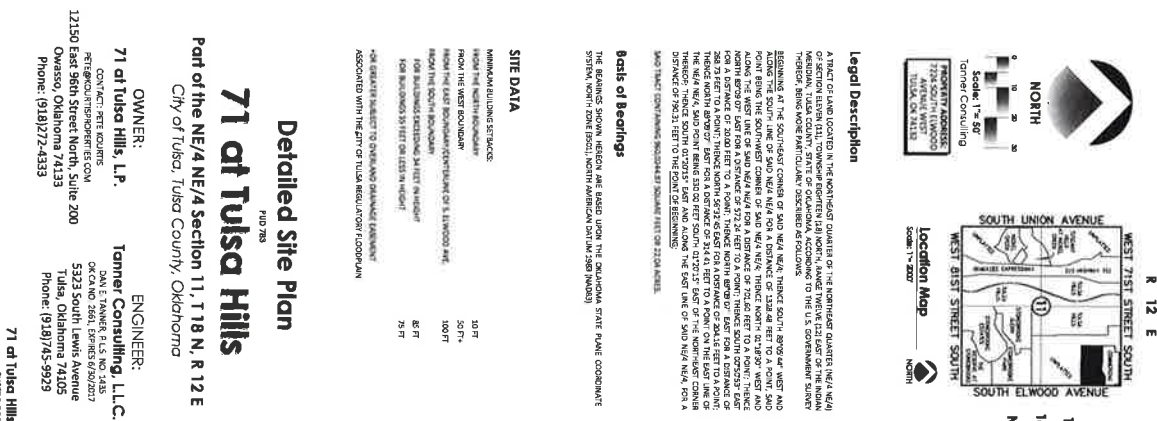
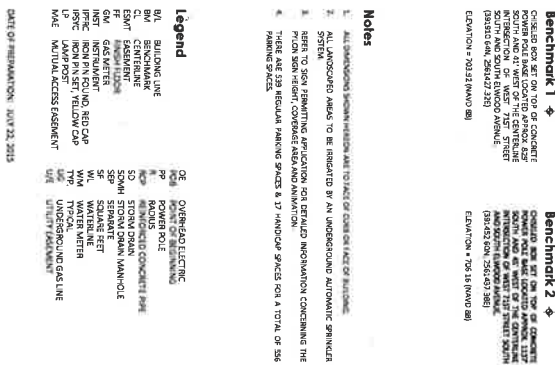
- *Franchise Utilities:* No comment.

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".

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

Staff recommends Denial of the authorization to release the accelerated building permit per guidelines in the existing subdivision regulations. However, the Commission should be aware that the subdivision regulations update will likely consider changes to the current process. The Final Plat should be released soon for the site and approval will likely be requested at an upcoming meeting. The expanded time frame for allowing this plat to proceed or be released involves a separate process for dedication of easements.



1. TOWARDING INDICATION SHOWN HEREIN WAS PROVIDED BY TANNER
11. ALL GAMES ARE BASED ON NORTH AMERICAN CURRENCY DOLLAR 1988
12. (MAYOR)
13. WHEREVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL
14. CONSIDERABLY BE REPEATED TO MEAN THE CITY OF TULSA, OKLAHOMA UNLESS
15. THE CONTEXT CLEARLY INDICATES OTHERWISE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY
17. PERMITS AND INSURANCE AS REQUIRED.
18. THE CITY, INCLUDING PERSONNEL OF THE CITY, DOES NOT GUARANTEE
19. THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
20. THE CONTRACTOR SHALL OBTAIN THE CITY ENGINEERING DEPARTMENT AT
21. LEAST 72 HOURS IN ADVANCE FOR CONSTRUCTION.
22. THE CONTRACTOR SHALL BE PROVIDED BY THE OWNER ANY
23. READING-WAY PLANS ARE REQUIRED SHALL ALL WORK IN CITY OF TULSA
24. BE COMPLETED BY THE CITY ENGINEERING DEPARTMENT.

ID#	Description	ELEVATION - 703.52 (NAD 83)
CHASLEIGH BOX 101 OF CONCRETE POWER POLE WAS LOCATED APPROX. 137 SOUTH AND 45 WEST OF THE CENTRAL/BLM INTERSECTION OF WEST 71ST STREET SOUTH AND SOUTH ELWOOD AVENUE.	CHASLEIGH BOX 101 OF CONCRETE POWER POLE WAS LOCATED APPROX. 137 SOUTH AND 45 WEST OF THE CENTRAL/BLM INTERSECTION OF WEST 71ST STREET SOUTH AND SOUTH ELWOOD AVENUE.	ELEVATION - 703.52 (NAD 83)
199302 06M, 258427 2121	199302 06M, 258427 2121	ELEVATION - 703.52 (NAD 83)

TOTAL LOT AREA	(22.09 ACRES)	960,027 SF
EXISTING IMPEVIOUS AREA		[0%] 0 SF
PROPOSED IMPERVIOUS AREA		[57.5%] 551,990 SF
INCREASE IN IMPEVIOUS AREA		[57.5%] 551,990 SF

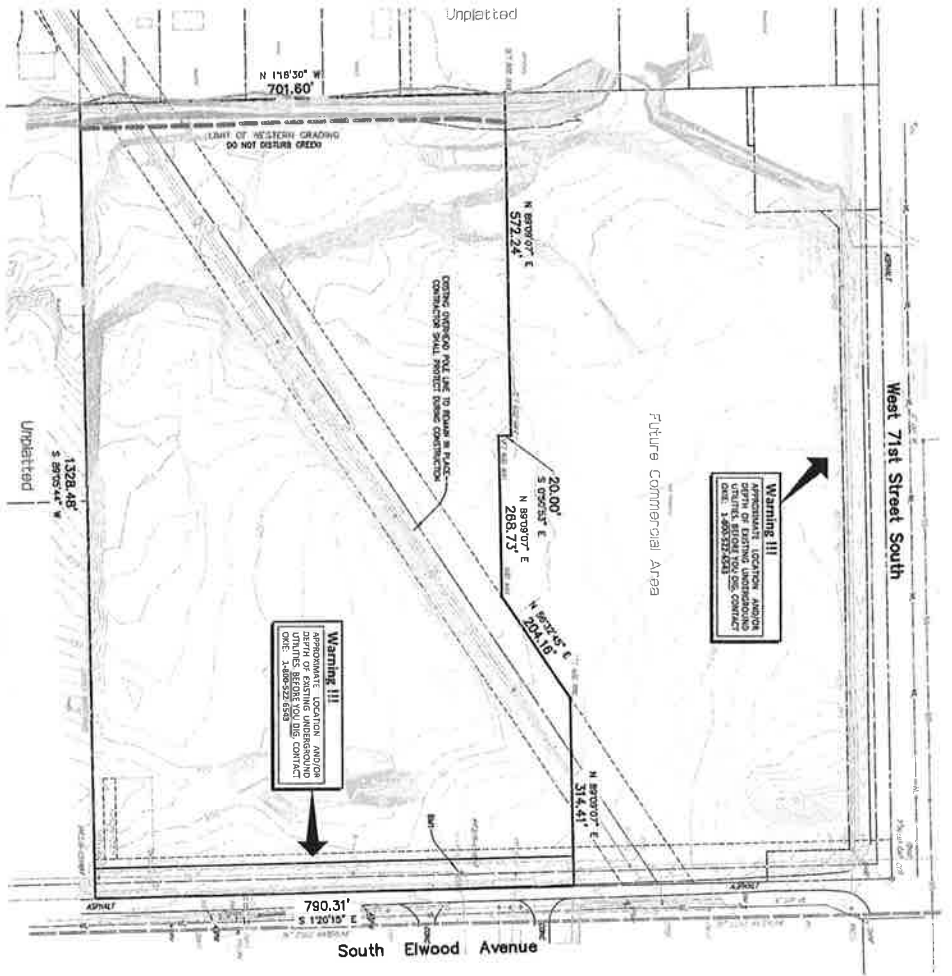
TANNER CONSULTING, LLC
 JOSTIN MORGAN
 5523 SOUTH VENTURES AVE
 TULSA, OK 74110
 PHONE: (318) 765-9629
 CITY OF TULSA
 MICHAEL LING
 11 EAST SECOND STREET
 TULSA, OK 74102
 PHONE: (918) 596-1564
 ACP/PO
 KATHI BLEWIS
 2122 E 51ST STREET
 TULSA, OK 74105
 PHONE: (918) 596-6636
 OK COMMUNICATIONS
 ROBERT DEW
 11811 EAST 51ST STREET
 TULSA, OK 74133
 PHONE: (918) 596-6572
 A/C
 AL NICHOLS
 3800 EAST 51ST STREET
 TULSA, OK 74138
 PHONE: (918) 596-4237
 OK COMMUNICATIONS
 KATHI BLEWIS
 2122 E 51ST STREET
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 PHONE: (918) 596-6572
 A/C
 AL NICHOLS
 3800 EAST 51ST STREET
 TULSA, OK 74138
 PHONE: (918) 596-4237

[illegible]

STANDARDS OF THE CITY OF TULSA PERTAINING TO DRAINAGE, DETENTION AND EARTH CHARGE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

71 at Tulsa Hills

PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 NE1/4) OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 12 EAST OF THE INDIAN MERIDIAN
A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



THE FOLLOWING STANDARD DRAWINGS FROM THE OKLAHOMA DEPARTMENT OF TRANSPORTATION (DOT) WILL BE REQUIRED:

SHEET NUMBER - NAME

A 04 0001 STD CONCRETE ROAD RUTS FOR 16" TO 22" A.C. PAVTS

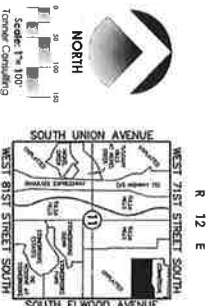
E3 0001 STD CONCRETE SHOULDER FOR DOUBLE & TRIPLE CONCRETE PAVT

CULVERTS

R 04 0101 STD PAVED DITCHES AND FLUMES

OWNER:
71 at Tulsa Hills Apartments, L.P.
CONTACT: PETE KOUTIS
12150 East 96th Street North, Suite 200
Owasso, Oklahoma 74055
Phone: (918)272-4333

APPROVED
FOR IDP PERMIT ONLY
MICHAEL C. BO, PE
DATE 3-15-2014
MICHAEL C. BO, PE
DATE 3-15-2014



Full Set Index

SHEET NUMBER - NAME
GE01 - BOUNDARY AND EXISTING TOPOGRAH
GE02 - DIMENSIONED SITE PLAN (SOUTH)
GE03 - DIMENSIONED SITE PLAN (EAST)
GE04 - DIMENSIONED SITE PLAN (NORTH)
GE05 - DIMENSIONED SITE PLAN (NORTHWEST)
GE06 - DIMENSIONED SITE PLAN (NORTHEAST)
GE07 - STREET NORTH DRIVE PLAN & PROFILE
GE08 - GRADING PLAN (NORTH NORTH EAST)
GE09 - GRADING PLAN (NORTH NORTH WEST)
GE10 - GRADING PLAN (NORTH SOUTH EAST)
GE11 - GRADING PLAN (NORTH SOUTH WEST)
GE12 - GRADING PLAN (SOUTH NORTH EAST)
GE13 - GRADING PLAN (SOUTH NORTH WEST)
GE14 - GRADING PLAN (EAST NORTH WEST)
GE15 - GRADING PLAN (WEST NORTH WEST)
GE16 - GRADING PLAN (SOUTH SOUTH WEST)
GE17 - GRADING PLAN (SOUTH SOUTH EAST)
GE18 - DRAINAGE AREA MAP
GE19 - DRAINAGE AREA MAP
GE20 - DRAINAGE AREA MAP
SW1 - REGIONAL, METRO/LOCAL SUBURBAN
SW1S - REGIONAL, METRO/LOCAL SUBURBAN
SW1D - ON/STATE STREET SEWER PLAN
SW1L - ZONING SEWER PLAN

- SW22 - STORM SEWER PHOTOS
- SW23 - STORM SEWER PHOTOS
- SW24 - STORM SEWER PHOTOS
- SW25 - STORM SEWER PHOTOS
- SW26 - STORM SEWER PHOTOS
- SW27 - STORM SEWER ALIGNED DETAILS
- SW28 - STORM SEWER ALIGNED DETAILS
- SW29 - STORM AND WASTE COVER SHEET
- SW30 - STORM SANITARY PLAN & PROFILE
- SW31 - STORM SANITARY PLAN & PROFILE
- SW32 - STORM SANITARY PLAN & PROFILE
- SW33 - ONSITE SANITARY SEWER PLAN
- SW34 - SANITARY SEWER PHOTOS
- SW35 - SANITARY SEWER ALIGNMENT DETAILS
- WM07 - ONSITE WASTEWATER PLAN
- WM08 - OFFSITE WASTEWATER PLAN & PROFILE
- WM09 - ONSITE WASTEWATER PHOTOS
- WM10 - ONSITE WASTEWATER PHOTOS
- WM11 - WASTEN RESTAURATION JOINT DETAILS
- CE01 - SITE ASSESSMENT PLAN
- SD02 - SURVEY DATA SHEET

126 STANDARD STRAW BALE DIKE, SILT FENCE & CONSTRUCTION

[illegible]

17.6

71 at Tulsa Hills
Part of NE/4 NE/4, Section 11, T-18-N R-12-E
Tulsa, Oklahoma

10

OF 42



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7331 (With an Optional Development Plan)

Hearing Date: July 20, 2016

- Applicant requested 4 previous continuances beginning April 20th to May 18th then to June 1st, then to June 15th then to July 6th.
- Applicant requested continuance from July 6th to July 20th. Commissioner Dix agreed to one more continuance with the understanding that this would be the last continuance request.

Case Report Prepared by:

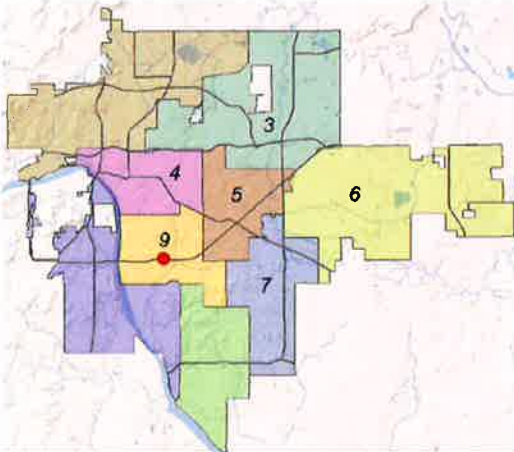
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Dr. S. Lee Hays (represented by Lou Reynolds at Planning Commission Meeting)

Property Owner: 4940 LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Chiropractic offices

Concept summary: OL Rezoning request to support medical office building construction.

Tract Size: 0.93 ± acres

Location: North of the northwest corner of S. Columbia Ave and Skelly Dr.

Zoning:

Existing Zoning: RS-1

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval for Z-7331 requesting OL zoning.

Staff Data:

TRS: 9329

CZM: 47

Atlas: 471

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

18.1

SECTION I: Z-7331

DEVELOPMENT CONCEPT:

OM zoning was the original request from the applicant and the Notice of Public Hearing was published requesting OM. After discussion with staff the request was amended to OL zoning which will be more compatible with the single family residential development north and west of the site. OL zoning satisfies the need for the anticipated Chiropractic office. **An optional development plan has been submitted after extensive discussion with the interested property owners in the neighborhood.**

EXHIBITS:

INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Conceptual Site Plan

SECTION II: OPTIONAL DEVELOPMENT PLAN PROVISIONS:

1. Use. The use of Lot 4 will be limited to professional offices until September 1, 2026.
2. Hours of Operation. Office hours for client visits will be limited to 7:00 a.m. to 7:00p.m., Monday through Friday, and 8:00 a.m. to 12:00.pm. on Saturdays for until September 1, 2026.
3. Total Square Feet. The total square feet of all the buildings on Lot 4 will not exceed four thousand square feet (4,000SF).
4. Building Materials. Except for windows, doors, roofs and other architectural elements, the buildings on Lot 4 will be constructed primarily of masonry, stucco or brick and will be earth tone colors.
5. Building Setback Provisions.
 - a. Within one hundred (100 FT) of the east property line of Lot 4, no building will be built on Lot 4 within eighty-one feet (81 FT) of the north property line of Lot 4.
 - b. Within two hundred feet (200 FT) of the east property line of Lot 4, no building will be built on Lot 4 within fifty feet (50 FT) of the north property line of Lot 4.
 - c. Within two hundred ninety-nine feet (299 FT) of the east property line of Lot 4, no building will be built on Lot 4 within fifteen feet (15 FT) of the north property line of Lot 4.
6. Screening Fence. A cedar screening fence will be constructed and maintained along the north boundary of Lot 4 commencing 10 feet west of the east boundary of Lot 4. Such cedar screening fence will be a eight feet (8 ft) in height. Such fence will be finished with a cedar cap detail.

7. Boundary Landscaping. Nellie R. Stevens hollies (sized#3 at the time of planting) will be planted and maintained at intervals of three feet (3 FT) along the north boundary of Lot 4. Such hollies will be planted on the south side of the screening fence described in Section 6 above.
8. Concrete Block Wall. A segmental concrete block wall will be constructed and maintained on Lot 4 in front of and approximately six inches (6 IN) south of an existing masonry wall on Lot 3, Block2, South Lewis View ("Lot 3"). Such concrete block wall will be constructed level with Lot 3 on the north. The space between such concrete block wall and the existing masonry wall will be backfilled level with Lot 3. The cedar fence referred to in Section &, above, will be placed with footings between such walls on top of the backfill. As part of the construction of such segmental concrete block wall, the existing chain-link fence will be removed.
9. Street Planting Bed. Off-street parking areas must meet the provisions of Section 65.040. The following additional provisions apply.
 - a. A planting bed of at least one hundred twenty-five square feet (125 SF) will be constructed and maintained on each side of the drive opening from Lot 4 onto Columbia Avenue. The plantings within such beds will consist of deciduous and evergreen shrubs and groundcovers and annual and perennial flowering plants.
 - b. A project sign may be located in one (1) of the planting beds in accordance with applicable City ordinances.
10. Building Landscaping. Lot 4 will be landscaped and maintained in accordance with the regulations of Chapter 65 of the Tulsa Zoning Code. The following additional provisions apply.
 - a. A minimum of ten (10) deciduous trees at least twelve feet (12 FT) in height, at the time of planting, will be planted adjacent to the parking areas on Lot 4.
 - b. Green space abutting each building or its associated parking area on Lot 4 will be planted with a minimum of three (3) small flowering trees incorporated into a planting bed with a minimum of at least three hundred fifty square feet (350 SF) for each such planting bed. Such planting beds will include a variety of deciduous and evergreen shrubs and groundcovers and annual and perennial flowering plants.
 - c. All such planting beds will be bordered by concrete walks, concrete curbs or steel landscape edging. All areas in such planting beds not covered by plant materials will receive and maintain wood mulch not less than three inches (3 IN) deep. Portions of Lot 4 that are not paved or improved or otherwise included within planting beds will be sodded with Bermuda grass.

DETAILED STAFF RECOMMENDATION:

Z-7331 requesting OL zoning is consistent with the Mixed-Use land use designation of the Comprehensive Plan and;

OL zoning is compatible with the existing proximate properties and;

At this location OL zoning is an appropriate buffer from the single family residential property north of the site to the I-44 corridor. The applicant has worked with the property owners in the neighborhood to establish an Optional Development Plan. The Optional Development Plan is consistent with the

provisions of Section 40.040-B.2 of the Tulsa Zoning Code. Staff supports the rezoning request with or without the optional development plan and;

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

Staff recommends Approval of Z-7331 to rezone property from RS-1 to OL with the Optional Development Plan Provisions outlined in Section II above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: OL zoning is consistent with the Mixed Use Corridor vision of the Comprehensive Plan however in this instance the I-44 frontage will not include windows, store fronts or on-street parking.

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 that affect the site.

18.4

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 site is vacant with wooded edges. The building orientation could be toward Columbia Ave.; however the building front of the other buildings along this corridor are all facing I-44. The proposed building should face the expressway. East of Columbia Ave. an existing but vacant office building faces I-44 however surface parking and existing driveways enter and exit to Columbia Ave.

The following image is looking northwest toward the property from the intersection of Skelly Drive at the intersection with South Columbia Ave.



The following image is from the northeast corner of the subject property looking south.



Environmental Considerations: No known environmental constraints affect the site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Columbia Avenue	none	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-1	Existing Neighborhood	Area of Stability	Single family residential
East	OM	Mixed-Use Corridor	Area of Growth	Vacant Office Building
South (south of I-44)	RS-2	Mixed-Use Corridor	Area of Growth	Single family residential
West	RS-3	Mixed-Use Corridor	Area of Growth	Residential duplex

SECTION III: Relevant Zoning History

18.6

REVISED 7/18/2016

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

Subject Property:

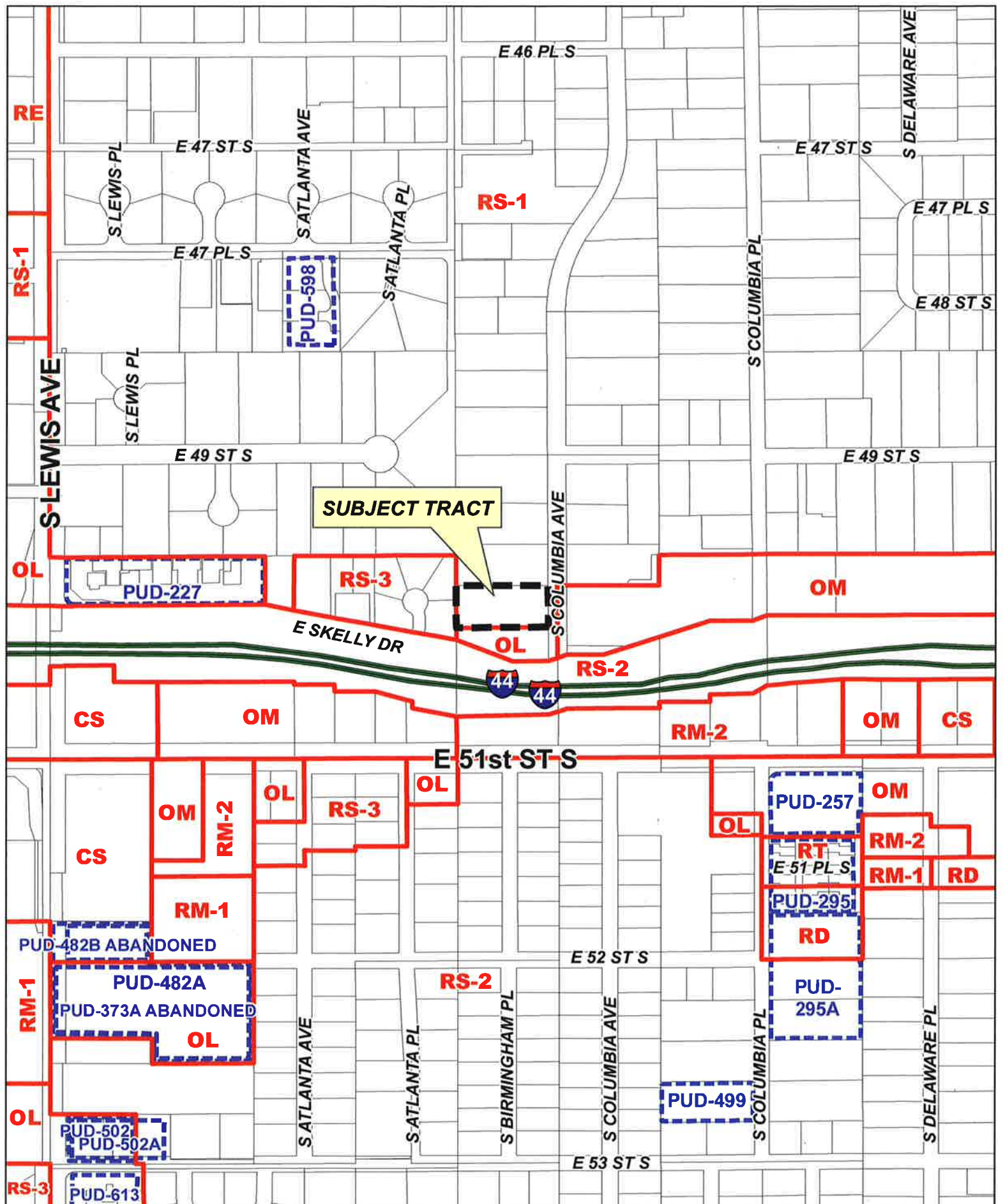
Z-6690/ PUD-622 November 1999: Staff and TMAPC concurred in approval of a request for *rezoning* a 1± acre tract of land from RS-1 to RT with a *Planned Unit Development*, for a townhouse development, on property located south of the southwest corner of E. 49th St. S. and S. Columbia Ave. and also known as the subject property. City Council **denied** the requests.

Z-6552 August 1996: Request to rezone the subject tract from RS-1 to OM. Staff recommended denial of OM and OL in the alternative. On appeal, City Council **denied** the requests for either category.

Surrounding Property:

BOA-13513 April 1985: The Board of Adjustment **approved** a *Variance* to permit a second story to an existing structure in an OL zoned district on property located on the northwest corner of I-44 Expressway and S. Columbia Avenue and abutting the subject tract on the south.

5/18/2016 1:30 PM

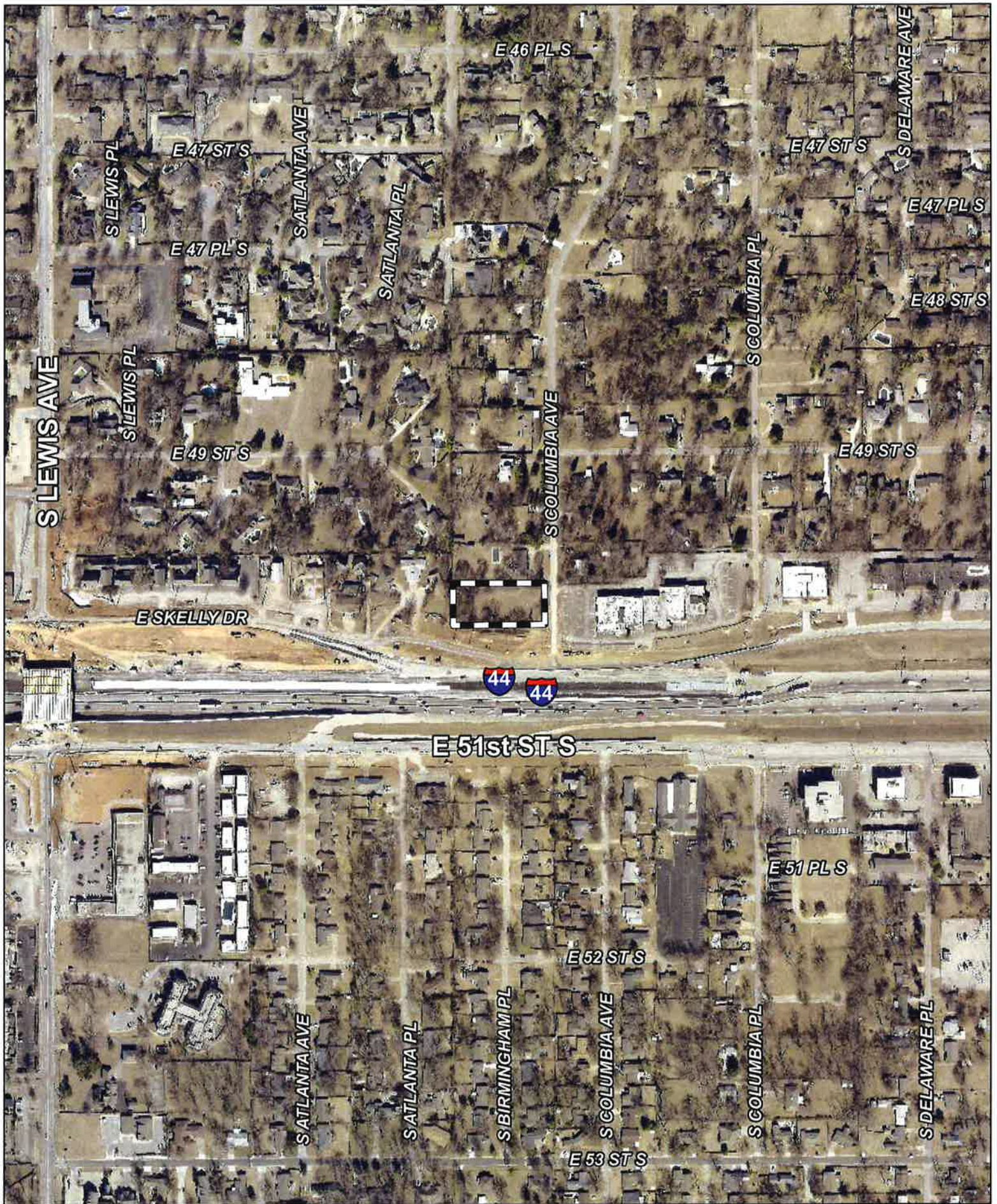


Z-7331

19-13 29

18.8





0 Feet 200 400



Subject Tract

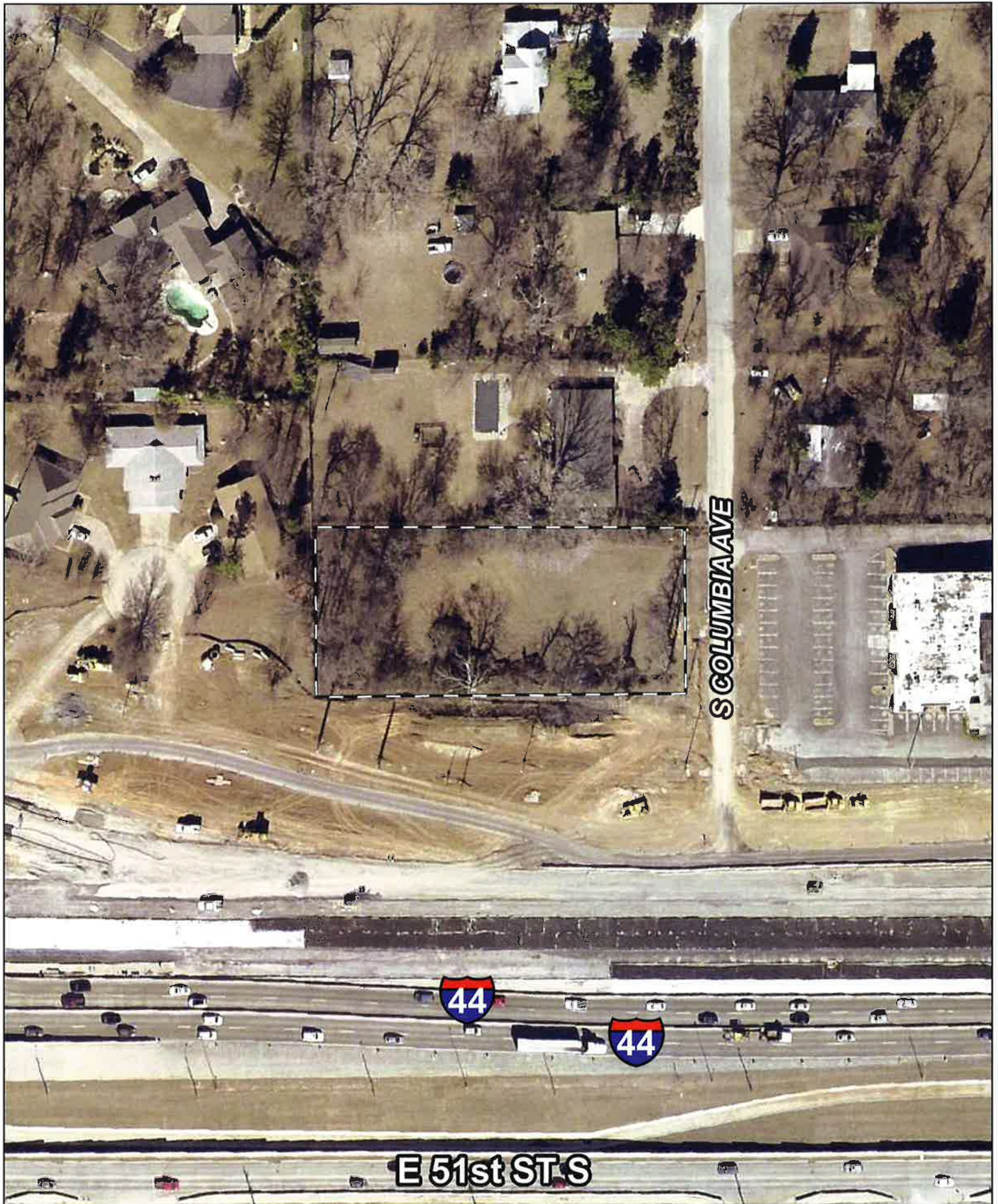
Z-7331

19-13 29

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

Aerial Photo Date: March 20

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Feet



Subject
Tract

Z-7331

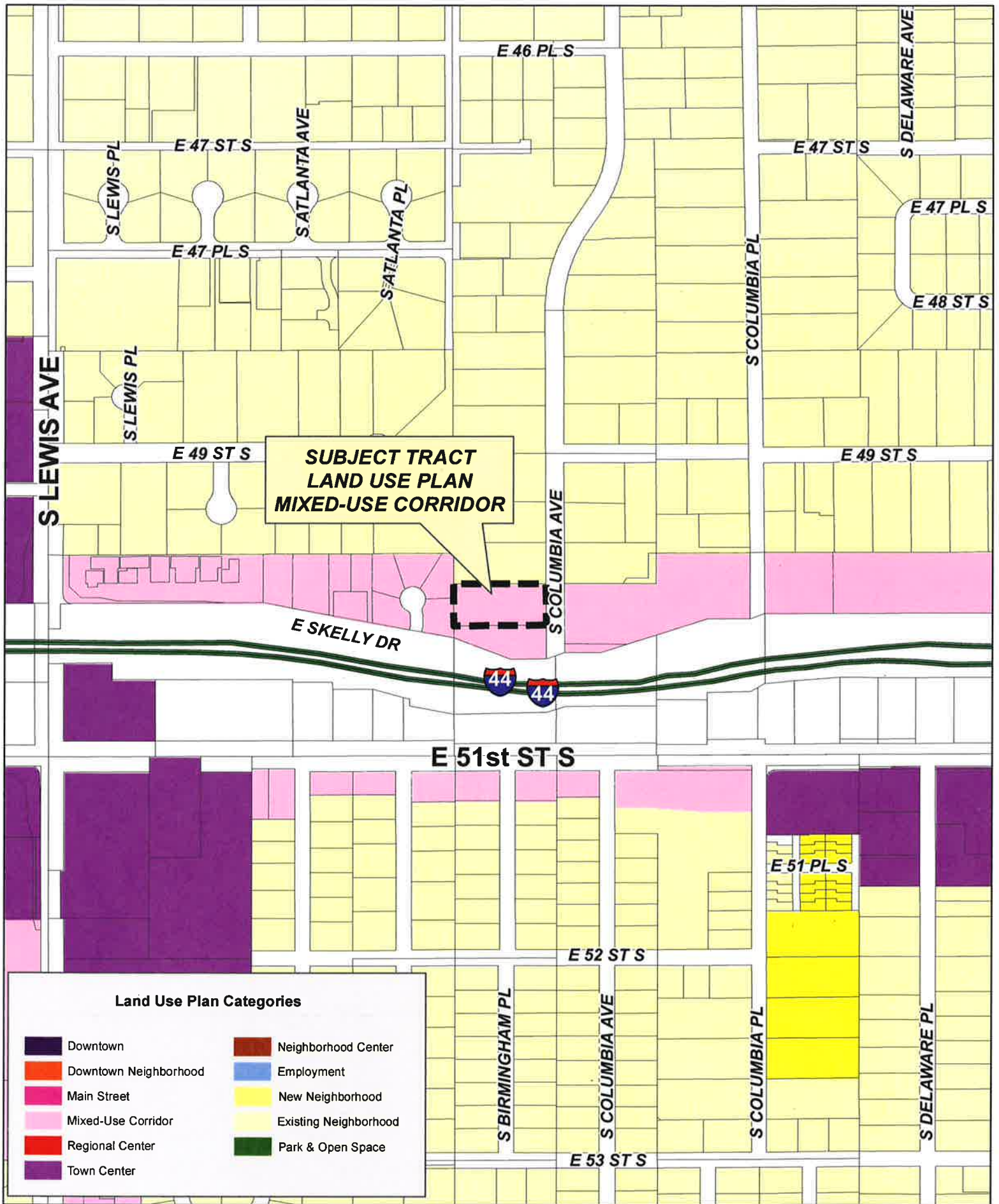
19-13 29

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

Aerial Photo Date: March 2014



18.10



Land Use Plan Categories

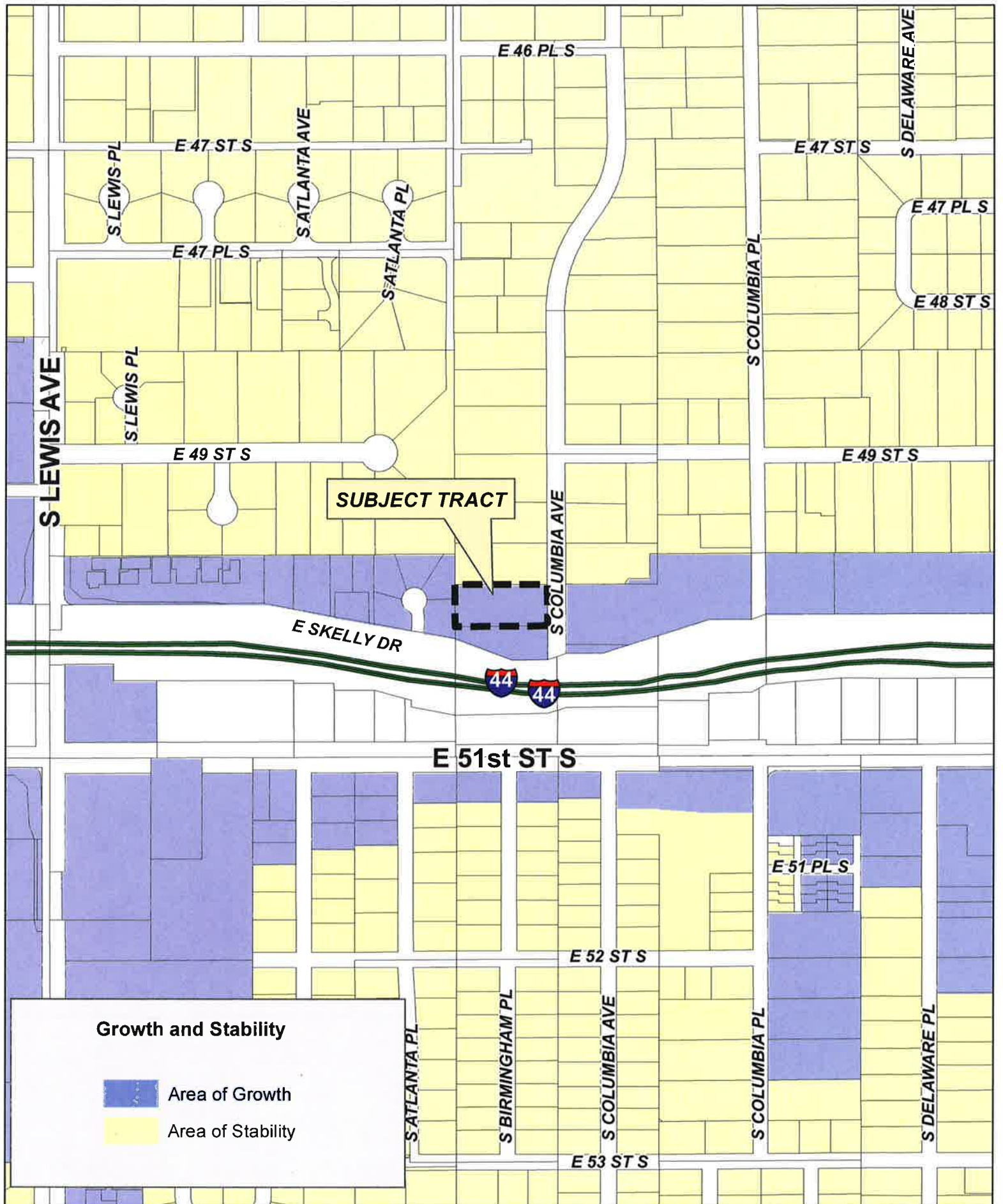
- | | |
|--|---|
|  Downtown |  Neighborhood Center |
|  Downtown Neighborhood |  Employment |
|  Main Street |  New Neighborhood |
|  Mixed-Use Corridor |  Existing Neighborhood |
|  Regional Center |  Park & Open Space |
|  Town Center | |

Z-7331

19-13 29

18.11





Z-7331

19-13 29

18.12.



Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, June 01, 2016 11:11 AM
To: Sawyer, Kim
Subject: FW: Z-7331 (Continuance request from June 1st to June 15th)

Kim,

Please forward this request to the Planning Commission.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: R. Louis Reynolds [<mailto:L.Reynolds@ellerdetrich.com>]
Sent: Tuesday, May 31, 2016 5:07 PM
To: Wilkerson, Dwayne
Cc: Gary Maddux (gmaddux@barberbartz.com)
Subject: Z-7331

Dear Dwayne: The applicant and neighbor, Gary Maddux, need additional time to work out some terms for a conditional development plan. As a result, Mr. Maddux and I respectfully request that the TMAPC continue the hearing on this case to June 15, 2016 from June 1, 2016. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds

Eller&Detrich

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

(918) 747-8900 phone
(866) 547-8900 toll free
(918) 392-9407 e-fax
rlreynolds@EllerDetrich.com

 www.EllerDetrich.com

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FILE COPY

Wilkerson, Dwayne

From: Wilkerson, Dwayne
Sent: Wednesday, June 15, 2016 11:54 AM
To: 'R. Louis Reynolds'
Cc: Sawyer, Kim; Miller, Susan; 'Michael Covey'
Subject: RE: Z-7331

Mr. Reynolds,

I will forward your request to the Planning Commission for their consideration.

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: R. Louis Reynolds [<mailto:LReynolds@ellerdetrich.com>]
Sent: Wednesday, June 15, 2016 11:36 AM
To: Wilkerson, Dwayne
Subject: Z-7331

Dear Dwayne: The Applicant, Dr. Hays, and his neighbor, Gary Maddux, need additional time to work out some terms for a conditional development plan. The Applicant has engaged a landscape architect to prepare a plan for the parties to agree on. This process has taken more time than anticipated but appears to be headed in an agreeable direction. As a result, Mr. Maddux and I respectfully request that the TMAPC continue the hearing on this case to July 6, 2016 from June 15, 2016. Let me know if you have any questions. Best regards, Lou Reynolds

R. Louis Reynolds

Eller&Detrich

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

(918) 747-8900 phone
(866) 547-8900 toll free
(918) 392-9407 e-fax
rlreynolds@EllerDetrich.com

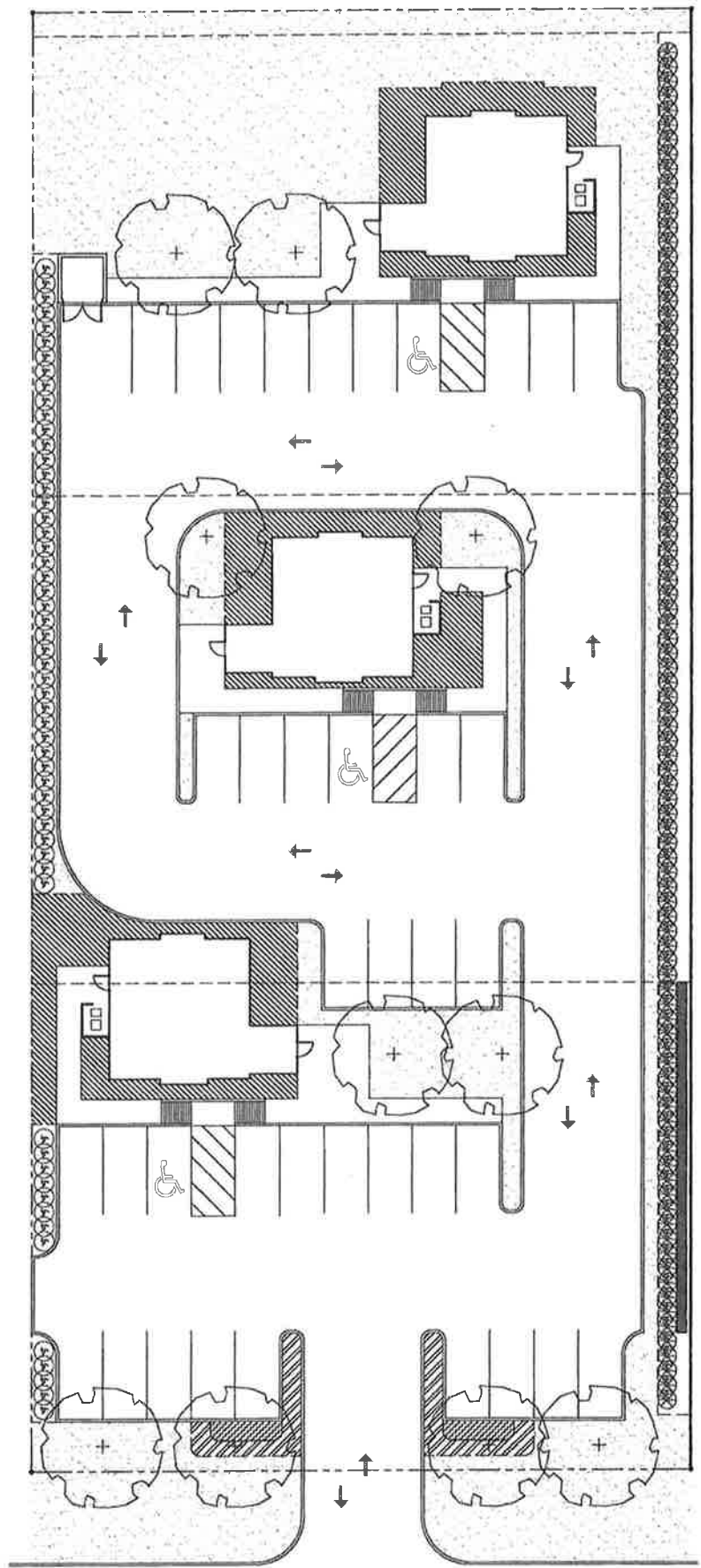
 www.EllerDetrich.com

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1 LANDSCAPE PLAN
1/8" = 1'-0"



08/15/16
1000/1
LANDSCAPE ARCHITECT
TULSA, OKLAHOMA
LANDSCAPE PLAN
L 1.00



COLUMBIA OFFICE BUILDINGS
TULSA, OKLAHOMA

howell &
vancuren
LANDSCAPE ARCHITECTS
TULSA, OKLAHOMA

18.16



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7349

Hearing Date: July 20, 2016

Case Report Prepared by:

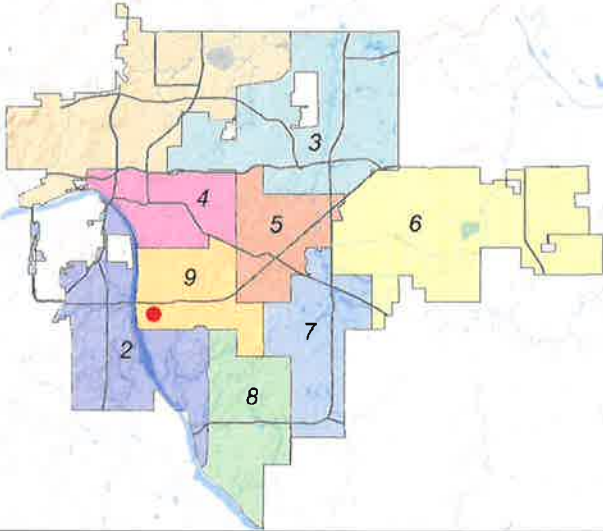
Jay Hoyt

Owner and Applicant Information:

Applicant: Jim Congleton

Property Owner: Ted Parks, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Office/Commercial

Concept summary: Proposed CS zoning to permit a commercial office and workshop

Tract Size: 0.3 ± acres
13159.53 ± sq. ft

Location: South of southwest corner of S. Peoria Ave. and E. 55th St. S.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9236

CZM: 46

Atlas: 564/ 565

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7349

DEVELOPMENT CONCEPT:

The applicant is proposing to rezone a property that is currently in an RS-3 zone to CS zone. The applicant proposes to utilize the site and existing former single-family residence as a commercial office and workshop space.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7349 requesting CS as identified in the Tulsa Zoning Code is consistent with the vision identified in the Comprehensive Plan; and

CS zoning is harmonious with existing surrounding property; and

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

Staff recommends **Approval** of Z-7349 to rezone property from RS-3 to CS

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7349 is included in Mixed-Use Corridor and an Area of Growth. The rezoning request will complement the vision identified.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. 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. Mixed-Use Corridors 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.

19.2

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: Secondary Arterial

Trail System Master Plan Considerations: This site is approximately ½ mile from the River Parks East Bank Trail

Small Area Plan: Riverwood Neighborhood Plan

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site currently contains a vacant single-family residence.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Peoria Avenue	Secondary Arterial	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Mixed-Use	Growth	Vacant
South	OL	Mixed-Use	Growth	Office
East side of S Peoria Ave	CS/PUD-652	Mixed-Use	Growth	Retail
West	RS-3	Existing Neighborhood	Stability	Single-family residence

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history

Surrounding Property:

Z-7135 July 2009: All concurred in **approval** of a request for *rezoning* a 20,000± square foot tract of land from RS-3 to OL for attorney offices, on property located south of southeast corner of South Peoria Avenue and East 55th Street and northeast of subject property.

Z-6813/PUD-652 August 2001: All concurred in **approval** of a request for *rezoning* and a proposed *Planned Unit Development* on a .872± acre tract of land from OL to CS/PUD for a retail development as included within Use Unit 14, but excluding pawnshop, on property located on the northeast corner of South Peoria Avenue and East 55th Place and abutting east of subject property across S. Peoria Ave.

BOA-16598 March 8, 1994: The Board of Adjustment **approved** a *Special Exception* to permit the expansion of an existing church, *Variance* of the minimum one acre requirement, *Variance* of the maximum floor area ratio of .5, *Variance* of the 100' frontage, *Variance* of the required 25' setback from abutting R districts, a *Variance* to permit parking in the front yard and a *Variance* to permit parking on a lot other than a lot containing the principal use, on property located at 5345 S. Peoria Ave. E.

Z-6349 March 1992: All concurred in **approval** of a request for *rezoning* a .4± acre tract of land from RS-3 to OL for office uses on property located on the southwest corner of South Peoria Avenue and East 56th Street and south of subject property.

Z-5634 January 1982: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL on property located on the southeast corner of South Peoria Avenue and East 55th Street and northeast of subject property.

Z-5361 March 1980: All concurred in denial of a request for *rezoning* a tract of land from RS-3 to CS but **approval** of OL on property located north of northwest corner of South Peoria Avenue and East 56th Street and abutting south of subject property.

BOA-10737 November 8, 1979: The Board of Adjustment **approved** a *Special Exception* to use the property for a child nursery school, subject to the presentation that no more than 14 infants will be

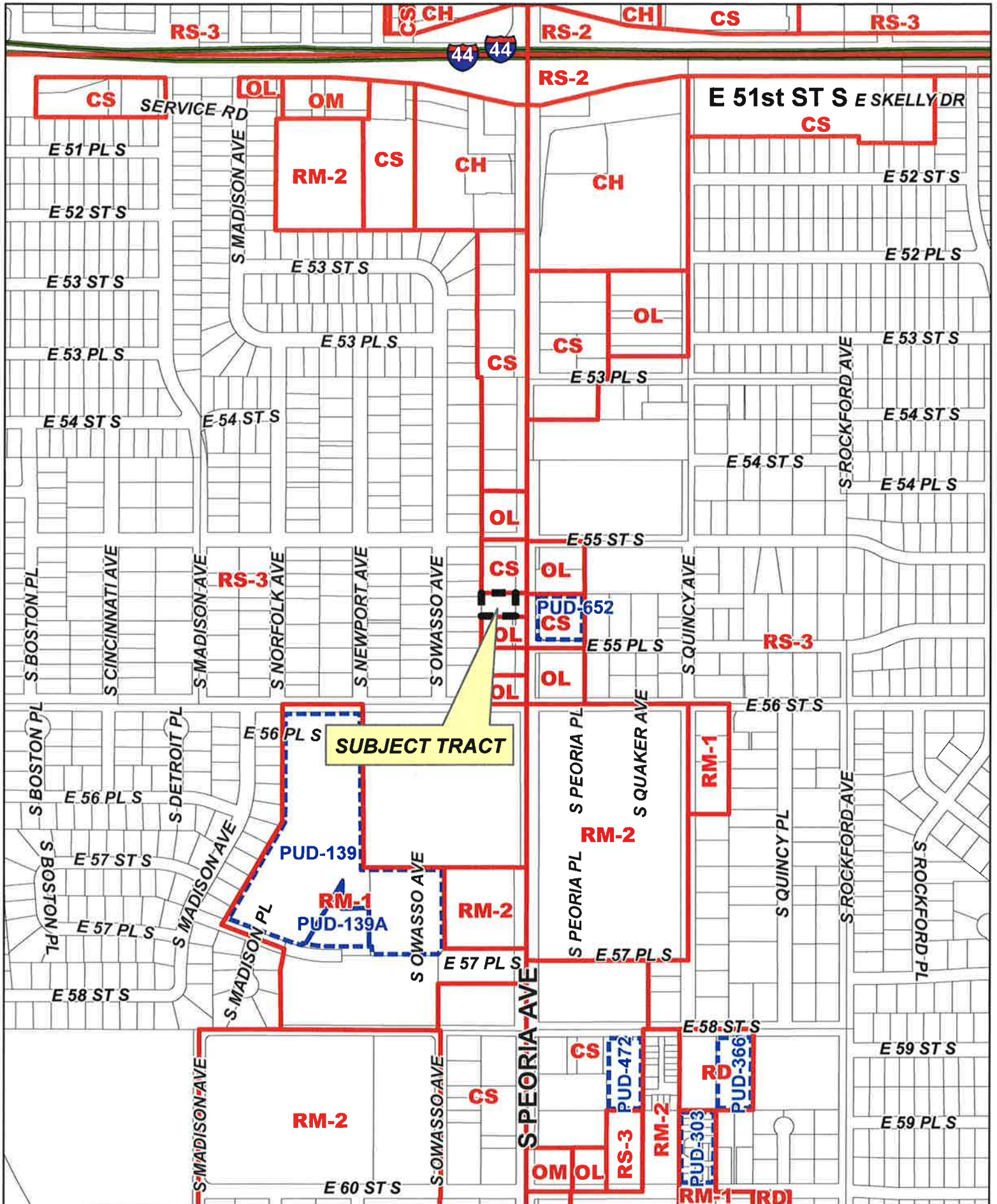
cared for in the nursery with 3 employees; the house of operation to be 6:30 a.m. to 6:30 p.m., per plot plan submitted, on property located at 5532 S. Peoria Ave. and abutting south of subject property.

BOA-07953 June 21, 1973: The Board of Adjustment **approved** a *Special Exception* to operate a child care center in existing church building in an RS-3 District, on property located at 5345 S. Peoria Ave. E.

C-72-121 August 1972: In the District Court Case the judge enjoins the City from enforcing the zoning ordinances in any manner which would interfere with the use of the property for commercial purposes in accord with the provisions and restrictions of a CS Commercial Shopping District, on property located on the southwest corner of S. Peoria Ave. and E. 55th St. S. and abutting north of the subject property.

BOA-5318 January 11, 1967: The Board of Adjustment **approved** a *Special Exception* to erect a new building for child's care center, on property located at north of the northwest corner of S. Peoria Ave. and E. 56th St. S. and south of subject property.

7/20/2016 1:30 PM



Z-7349

19-12 36

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E 55 STS

S PEORIA AVE

E 55 PLS

SOWASSO AVE

E 56 STS

19.8



Subject
Tract

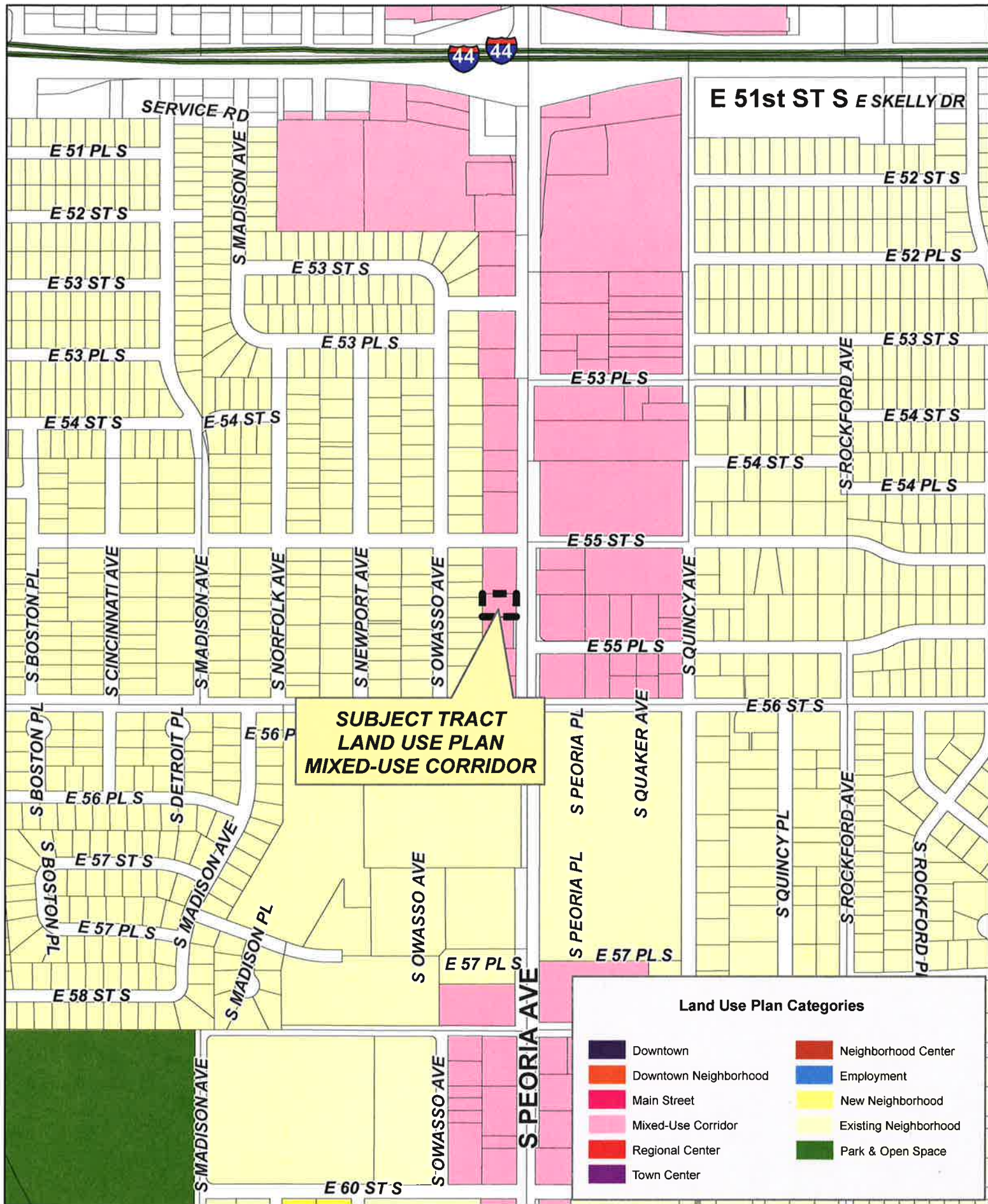
Z-7349

19-12 36

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

Aerial Photo Date: February 2016



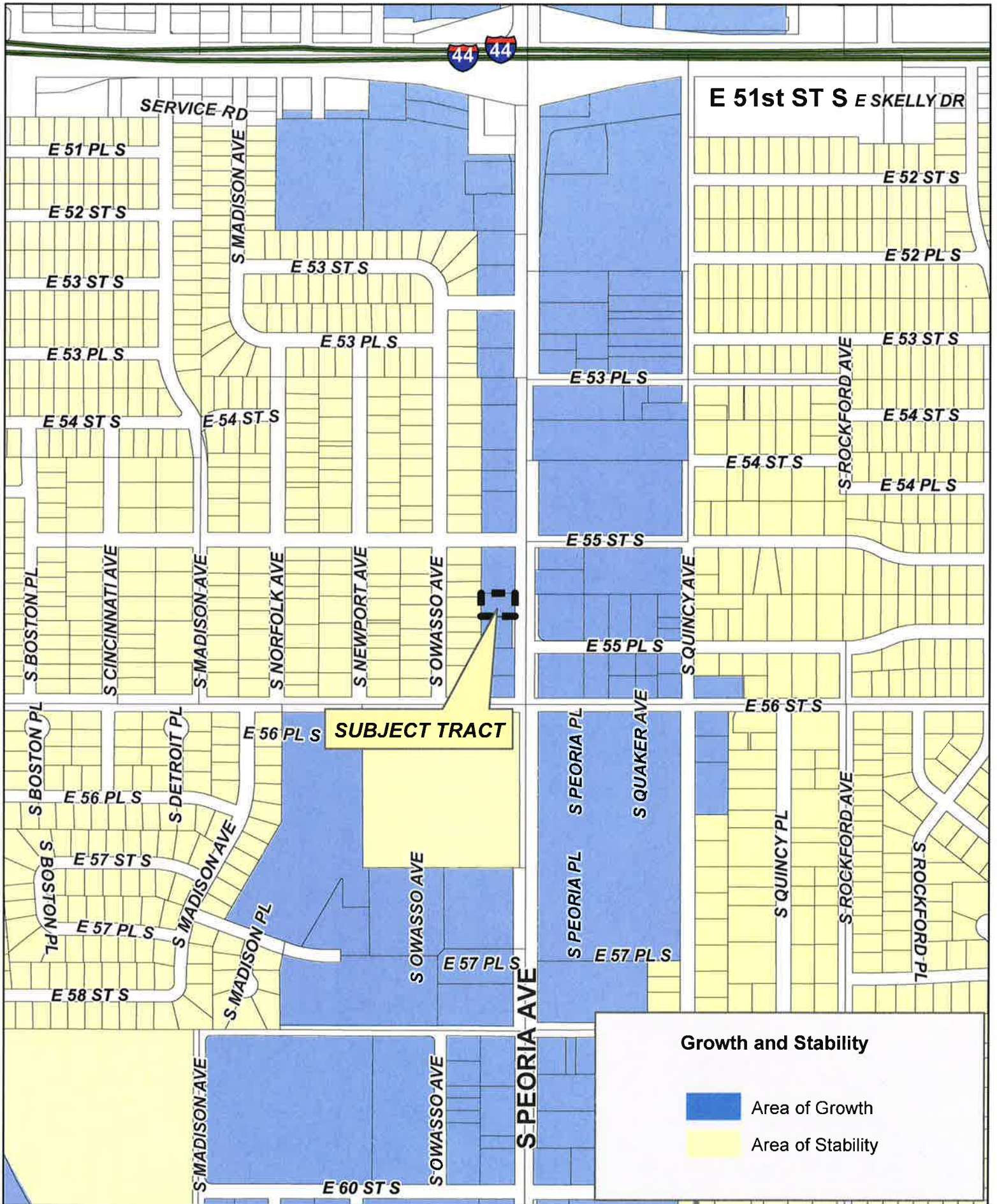


Z-7349

19-12 36

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Z-7349

19-12 36

19.10





Tulsa Metropolitan Area
Planning Commission

Case : Plat Waiver for related zoning case
Z-7349

Hearing Date: July 20, 2016

Case Report Prepared by:

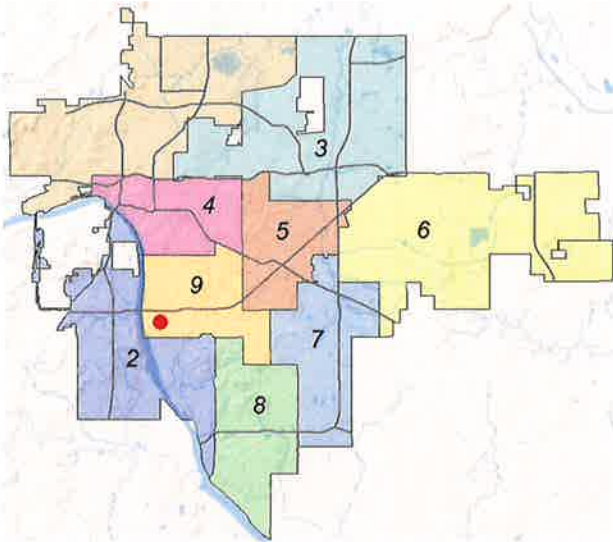
Diane Fernandez

Owner and Applicant Information:

Applicant: Jim Congleton

Owner: Ted Parks, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal: Plat Waiver

Present Use: Vacant

Proposed Use: Office/Commercial

Tract Size: 0.3 \pm acres
13159.53 \pm sq. ft

Location: South of southwest corner of S.
Peoria Ave. and E. 55th St. S.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Data:

TRS: 9236

CZM: 46

Atlas: 564/ 565

Staff Recommendation:

Staff recommends Approval.

City Council District: 9

Councilor Name: G.T. Bynum

County Commission District: 2

Commissioner Name: Karen Keith

20.1

PLAT WAIVER

July 20, 2016

Z-7349 – 5528 South Peoria Avenue East, Part of Lots 16 and 17, Block 5, Houstonia Home Sites Addition, (CD 9)

The platting requirement is being triggered by a rezoning from RS-3 to CS.

Staff provides the following information from TAC for their June 16, 2016 meeting:

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

STREETS: Peoria Avenue is secondary arterial at that location with 50 feet right of way requirement from center line. Existing right of way is 40 feet. Ten feet of additional right of way is required along Peoria. Sidewalks are required where not existing.

SEWER: No comments.

WATER: No comments.

STORMWATER: No comment.

FIRE: No comments.

UTILITIES: No comments.

Staff can recommend **APPROVAL** of the plat waiver for the previously platted property.

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

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

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

- | | YES | NO |
|--|-----|----|
| 4. Is right-of-way dedication required to comply with Major Street and Highway Plan? | | X |
| 5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? | | X |
| 6. Infrastructure requirements: | | |

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



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