AMENDED AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2743
April 5, 2017, 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:
Work Session Report:
Director's Report:

1. Minutes of March 15, 2017, Meeting No. 2742

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-874** (Lot-Combination) (CD 2) – Location: North and west of northwest corner of West 91st Street South and South Union Avenue

3. **LS-20973** (Lot-Split) (CD 1) – Location: North of the northwest corner of East 36th Street North and North Peoria Avenue (related to LC-875)

4. **LC-875** (Lot-Combination) (CD 1) – Location: North of the northwest corner of East 36th Street North and North Peoria Avenue (related to LS-20973)

5. **LS-20975** (Lot-Split) (County) – Location: North of the northeast corner of South 45th West Avenue and West 49th Street South (related to LC-876)

6. **LC-876** (Lot-Combination) (County) – Location: North of the northeast corner of South 45th West Avenue and West 49th Street South (related to LS-20975)

7. **LS-20976** (Lot-Split) (CD 7) – Location: North of the northeast corner of South Memorial Drive and East 101st Street South

8. **LC-877** (Lot-Combination) (CD 4) – Location: East of the northeast corner of South Yorktown Avenue and East 24th Street South

9. **LC-878** (Lot-Combination) (CD 4) – Location: East of the northeast corner of South Lewis Avenue and East 28th Street South
10. **LS-20949** (Lot-Split) (CD 8) – Location: North of the northwest corner of East 116th Place South and South New Haven Avenue (related to LC-837)

11. **LC-837** (Lot-Combination) (CD 8) – Location: North of the northwest corner of East 116th Place South and South New Haven Avenue (related to LS-20949)

12. **PUD-215-16 KKT Architects** (CD 8) Location: Northwest corner of South 77th East Place and East 87th Street South requesting a **PUD Minor Amendment** to allow dynamic display sign

13. **PUD-564-A-1 Andrew Shank** (CD 5) Location: West of the northwest of corner South 86 East Avenue and East 28th Place South requesting a **PUD Minor Amendment** to add outdoor advertising as a permitted principal use

14. **PUD-550-6 Mark Capron** (CD 5) Location: Northwest of South 91st East Avenue and East Skelly Drive requesting a **PUD Minor Amendment** to revise landscape and lighting requirements

*14.A **LS-20974** (Lot-Split) (County) Location: North of the Northwest corner of East 86th Street North and North Yale Avenue

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

**PUBLIC HEARINGS:**

15. **CPA-59** (CD 2) Location: South of the southeast corner of West 71st Street and South Elwood Avenue requesting to amend the Land Use designation from “Employment” to “Existing Neighborhood” and amend the Stability and Growth designation from an “Area of Growth” to an “Area of Stability” on approximately 52.14 acres located south of the southeast corner of West 71st Street and South Elwood Avenue.

16. **LS-20971** (Lot-Split) (County) – Location: South of the Southwest corner of East 161st Street and South Harvard Avenue

17. **Titan Sports** (CD 2) Modification to previously approved Authorization for Accelerated Release of a Building Permit, Location: East of the northeast corner of East 81st Street South and South Elwood Avenue.

18. **Z-7192** (CD 9) Plat Waiver, Location: North of the northwest corner of East 49th Street South and South Harvard Avenue

19. **A Gathering Place for Tulsa** (CD 4 & 9) Preliminary Plat, Location: East and west of Riverside Drive between East 26th Street South and East 34th Street South

20. **Cottages at Cedar Ridge** (CD 7) Preliminary Plat, Location: West of the southwest corner of East 96th Street South and South Garnett Road

21. **CZ-454 Eddie Carson** (County) Location: Southwest corner of West 191st Street South and Highway 75 requesting rezoning from **AG to CH**
22. **CZ-455 Erik Enyart** (County) Location: East of the southeast corner of East 161st Street and South Lewis Avenue requesting rezoning from **AG** to **RE**

23. **Z-7379 Erik Enyart** (CD 9) Location: North of the northeast corner of South Columbia Avenue and East 53rd Street South requesting rezoning from **RS-2** to **RS-3**

24. **Z-7380 April McConell** (CD 4) Location: Northeast corner of West Admiral Boulevard and South Gilcrease Museum Road requesting rezoning from **RS-3** to **CS** (Staff requests continuance to May 3, 2017.)

**OTHER BUSINESS**


26. **TMAPC's Appointee to the River Parks Authority**

27. **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](http://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 Number:** PUD-215-16  
**Minor Amendment**

**Hearing Date:** April 5, 2017

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Nicole Watts, KKT Architects, Inc.

Property Owner: Independent School Dist. No. 9

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

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**Applicant Proposal:**

Concept summary: PUD minor amendment to allow dynamic display sign.

Gross Land Area: 9.15 acres

Location: NW/c South 77th E. Pl. and East 87th St S.

7625 East 87th Street South

Lot 1, Block 22 Chimney Hills South Blocks 18-31

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**Zoning:**  
Existing Zoning: RS-3/PUD-215  
Proposed Zoning: No Change

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

**Staff Data:**  
TRS: 8314  
CZM: 53  
Atlas: 1734

**Staff Recommendation:**  
Staff recommends approval.

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

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: PUD-215-16 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow a dynamic display sign.

Currently dynamic displays are not permitted in the development standards. This proposal would add dynamic displays as an allowable sign type for the use of the elementary school. The sign would need to comply with all applicable standards and restrictions of the City of Tulsa Zoning Code.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.

"Modification to approved signage, provided the size, location, number and character (type) of signs is not substantially altered."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-215 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibits:
   Site Plan C01
   Site Plan AS1.1
   Sign Rendering

With considerations listed above, staff recommends approval of the minor amendment request to allow a dynamic display for Lot 1, Block 22.
THIS WEEK
Tue - Girls BB Game at 7:00
Thu - Boys BB Game at 7:00
Fri - NO SCHOOL
| **TMA PC** | **Case Number:** PUD-564-A-1  
**Minor Amendment** |
<table>
<thead>
<tr>
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<tr>
<td><strong>Hearing Date:</strong> April 5, 2017</td>
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</table>
| **Case Report Prepared by:**  
Jay Hoyt | **Owner and Applicant Information:**  
**Applicant:** Andrew A. Shank  
**Property Owner:** 21st & 169 Center, LLC, c/o Eller & Detrich |
| **Location Map:**  
(shown with City Council Districts) | **Applicant Proposal:**  
**Concept summary:** PUD minor amendment to add outdoor advertising as a permitted principal use  
**Gross Land Area:** 2.6 acres  
**Location:** West of the NW/c South 86 E. Ave. and East 28th Pl S.  
8220 East Skelly Drive  
Lot 1, Block 1 Riverside Nissan Addition  
Development Area B |
| **Zoning:**  
**Existing Zoning:** OM/CS/RS-2/PUD-564-A  
**Proposed Zoning:** No Change | **Staff Recommendation:**  
Staff recommends approval. |
| **Comprehensive Plan:**  
**Land Use Map:** Regional Center  
**Growth and Stability Map:** Growth | **City Council District:** 5  
**Councilor Name:** Karen Gilbert |
| **Staff Data:**  
**TRS:** 9313 | **County Commission District:** 3  
**Commissioner Name:** Ron Peters  
**CZM:** 38  
**Atlas:** 457 |
SECTION I: PUD-564-A-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to add outdoor advertising as a permitted principal use.

The applicant proposes to modify the standards, as shown on applicant's Exhibit "A" to add Outdoor Advertising as a permitted use. This would allow a billboard to be placed within Development Area B. The billboard would be required to comply with the proposed sign standards as well as the City of Tulsa Zoning Code.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(1) of the City of Tulsa Zoning Code.

"Modification to approved signage, provided the size, location, number and character (type) of signs is not substantially altered."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-564-A shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Exhibits:
   Exhibit "A"

With considerations listed above, staff recommends approval of the minor amendment request to add outdoor advertising as a permitted principal use.
Exhibit “A”

The Applicant seeks a minor amendment to PUD 564-A to add Outdoor Advertising as a permitted principal use to Development Area “B” for an outdoor advertising sign (the “Sign”) along the I-44 corridor. This minor amendment revises the development standards of Development Area “B” of PUD 564-A as follows:

A. **Land Area:**

Net 2.595 Acres 112,055 SF

B. **Permitted Uses:**

Those uses included within Use Unit 10, Off-Street Parking, Use Unit 11, Offices and Studios, display for sale of new and uses automobiles and light trucks, and Use Unit 21, Business Signs and Outdoor Advertising Signs

C. **Maximum Building Floor Area:**

12,000 SF

D. **Maximum Building Height:**

20 FT

E. **Minimum Building Setbacks:**

- From easterly boundary of the Development Area 100 FT
- From southerly boundary of the Development Area 85 FT
- From westerly boundary of the Development Area 0 FT
- From northerly boundary of the Development Area 50 FT

F. **Minimum Bulk Waste Container Setback:**

No exterior trash collection facilities shall be located within 150 feet of the easterly boundary of Development Area B.

G. **Off-Street Parking:**

All parking areas for the display for sale of automobiles and light trucks shall have an all-weather, dust-free surface.

H. **Signs:**

**Ground Signs:**

One ground sign shall be permitted along the I-44 service road frontage which shall not exceed 160 square feet of display surface area and 25 feet in height. Such ground sign shall be located at least 225 feet from the easterly boundary of Development Area B.
Wall Signs:
Wall signs shall be permitted not exceeding two (2) square feet of display surface area per lineal foot of building wall to which attached, provided wall signs shall not be permitted on the easterly or southerly facing building walls within Development Area “B”.

Outdoor Advertising Signs:
1. One (1) outdoor advertising sign will be permitted along East Skelly Drive within the I-44 Freeway Sign Corridor with a maximum of 672 SF of display surface area and 50 FT in height measured from the base of the structure at current ground level. The Sign may contain digital technology, including without limitation, an LED display surface area conveying changeable copy.
2. The Sign shall be separated a minimum distance of 1200 FT from any other outdoor advertising sign on the same side of the freeway.
3. The Sign shall be located at least 225 FT from the easterly boundary of Development Area “B”.
4. The Sign shall be separated a minimum distance of 150 FT from any public park, as measured in a straight line from the nearest point on the Sign structure to the nearest point on the property of the park.
5. The Sign shall not be located within 200 FT of an R district, or designated residential development area, as measured in a straight line from the nearest point on the Sign structure to the nearest point of an R district or residential development area boundary line.
6. The Sign shall not contain more than two (2) sign faces.
7. The illumination of the face of the Sign shall not exceed 70 foot-candles.
8. The Sign shall not contain any flashing, blinking or traveling lights or reflective glitter.
9. The Sign shall be oriented to be primarily visible from the adjacent freeway.
10. The Sign shall not be supported by more than one post or column.
11. The Sign shall not be converted to any other type of sign without first obtaining a permit from the City of Tulsa.
12. The Sign shall have a minimum dwell time of at least eight (8) seconds and shall not contain any movement, animation, audio, video, pyrotechnics or other special effects.
13. The transition or change from one message to another on the Sign shall occur in one second or less and involve no animation or special effects.
14. The Sign shall not be located within 50 FT of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

15. The Sign shall not be located within or within 20 FT of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

16. The Sign shall be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

17. The Sign shall be equipped with a light detector/photocell that automatically adjusts the display’s brightness according to natural ambient light conditions.

18. The maximum brightness level of the dynamic display of the Sign shall not exceed 6,500 NITS during daylight hours or 500 NITS between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service.

19. The foregoing minimum dwell time and maximum illuminative brightness levels shall be subject to future modification and regulation in the exercise of the City’s police powers and no vested right shall ever be created in these conditions.

Except as outlined above, sign standards shall conform to the guidelines identified in the Sign Section of the Tulsa Zoning Code in effect at the time of Detailed Sign Plan Approval.

I. Internal Landscaped Areas:

A minimum of fifteen percent (15%) of the net land area shall be developed in accord with the Landscape Chapter of the Tulsa Zoning Code and in accord with the screening and landscape plan. Provided areas for the display for sale of automobiles and light trucks shall not be considered as required off-street parking for the administration of the off-street parking and landscape chapter requirements of the Tulsa Zoning Code.

The landscaped buffer area in Development Area A shall be tapered to follow the existing easternmost driveway in Development Area B and then widened to include an area approximately 140 feet wide at the northeastern corner of Development Area B. Deciduous trees shall be installed within the new landscaped area, as shown on the screening and landscaping plan, with a minimum caliper of two inches and minimum height of ten to twelve feet at planting, spaced approximately 25 feet apart to permit canopy development.

A six feet high or higher solid screening fence shall be constructed on the westerly side of the landscaped area within Development Area B to a point at the north boundary of Lot 11, Block 2, Candlelight Addition and then connected to the northwest corner of that lot. The extension of the screening fence shall create a visual barrier between the two residences adjacent to Development Area B and the vehicles displayed and an effective physical barrier to prevent trespassers from entering the landscaped buffer area.
J. General Provisions

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

A detail landscape plan for each lot shall be approved by the TMAPC prior to issuance of a building permit. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved landscape plan for the lot, prior to issuance of an occupancy permit. The landscaping materials required under the approved plan shall be maintained and replaced as needed as a continuing condition of the granting of an occupancy permit.

No sign permits shall be issued for erection of a sign on a lot within the PUD until a detail sign plan for that has been submitted and approved as being in compliance with the approved PUD development standards.

All trash, mechanical and equipment areas, including building mounted, shall be screened from public view in such a manner that the areas cannot be seen by persons standing at ground level.

Lighting used to illuminate the subject tract shall be so arranged as to shield and direct the light away from adjacent residential areas. Shielding of such light shall be designed so as to prevent the light-producing element or reflector of the light fixture from being visible to a person standing in the adjacent residential areas or street right-of-way. No light standard shall be located within 80 feet of the east boundary of Development Area A. No light standard shall be located within the landscape buffer area along the easterly boundary of Development Area B as shown on the screening and landscape plan. Light standards within 100 feet of the easterly boundary of Development Area B shall not exceed 16 feet in height. No light standard nor building-mounted light shall exceed 25 feet in height.

The Department of Public Works or a professional engineer registered in the State of Oklahoma shall certify to the appropriate City official that all required stormwater drainage structures and detention areas serving a lot have been installed in accordance with the approved plans prior to issuance of an occupancy permit on that lot.

There shall be no outside storage of the recyclable material, trash or similar material outside a screened receptacle, nor shall trucks or truck trailers be parked in the PUD except while they are actively being loaded or unloaded. Truck trailers shall not be used for storage.

An external public address speaker system shall be prohibited.

There shall be no access from the PUD to East 28th Place South.
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Mark Capron, Sisemore Weisz &amp; Assoc.</td>
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<td>Property Owner: Freedom Roads, LLC</td>
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<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
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<td>Existing Zoning: IL/CS/PUD-550</td>
<td>Staff recommends approval.</td>
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<td>Proposed Zoning: No Change</td>
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<tr>
<th>Comprehensive Plan:</th>
<th>City Council District:</th>
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<tbody>
<tr>
<td>Land Use Map: Employment</td>
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<tr>
<td>Growth and Stability Map: Growth</td>
<td>Councilor Name: Karen Gilbert</td>
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<tr>
<th>Location Map: (shown with City Council Districts)</th>
<th>Applicant Proposal:</th>
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<tbody>
<tr>
<td>[Image of map with City Council Districts]</td>
<td>Concept summary: PUD minor amendment to revise landscape and lighting requirements</td>
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<tr>
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<td>Gross Land Area: 20.71 acres</td>
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<td>Location: Northwest of South 91st E. Ave. and East Skelly Dr.</td>
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<tr>
<td></td>
<td>9005 East Skelly Drive</td>
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<td>Lot 1, Block 1 Dean’s RV Superstore</td>
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<td>TRS: 1913</td>
<td>2</td>
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<tr>
<td>CZM: 38</td>
<td>Commissioner Name: Karen Keith</td>
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<td>Atlas: 456/546</td>
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SECTION I: PUD-550-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to revise landscape and lighting requirements.

The request for lighting revisions is to reduce the area of prohibited lighting from the west 100 feet to the west 25 feet. In addition, lighting allowed within the remaining 150 feet of the west 250 feet was limited to 25 feet in height. This proposal would allow 25 foot high lighting with the east 75 feet of the west 100 feet of the site and 38 foot high lighting in the east 150 feet of the western 250 feet of the site. All lighting shall be pointed down.

The applicant has also proposed to increase the amount of trees required per lineal foot of landscape edge along the western boundary from 1 per 30 to 1 per 20. Additionally the proposal requests that, for the purpose of calculating street yard area for Phase II along East Skelly Drive, that 10 feet be used as the required width.

In addition to the required street trees, the applicant has proposed the addition of at least one small broadleaf evergreen tree be required for each 500 square feet of required street yard. Street trees and evergreen trees may be grouped similar to the concept plan attached.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved PUD standards and the character of the development are not substantially altered."

Section 30.010.I.2.c(9)

"Modification to approved screening and landscaping plans, provided the modification is not a substantial deviation from the original approved plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-550 and subsequent minor amendments shall remain in effect.
Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Exhibits:
   Proposed Minor Amendment Text
   Landscape Concept and Lighting Restriction Plan

With considerations listed above, staff recommends approval of the minor amendment request to revise landscape and lighting requirements.
Camping World
Formally Dean’s RV Superstore
PUD Minor Amendment
PUD-550-6

Whereas PUD No. 550-4 was approved by the Tulsa Metropolitan Area Planning Commission on January 22, 2014.

This Minor Amendment is to the PUD is submitted to request two revisions to the Development Standards for Lighting and Landscaping. The requested modifications is as follows:

Lighting

Current PUD #550-5:

Light standards within the western 250 feet of the development area shall not exceed 25 feet in height. All exterior lighting fixtures shall be hooded and direct light downward and away from the properties to the west. No light standards are permitted within the west 100’ of the development area.

Proposed PUD #550-6 per proposed Amendment:

No light standards are permitted within the west 25’ of the development area.

Light standards within the east 75 feet of the west 100 feet shall not exceed 25 feet in height.

Light standards within the east 150 feet of the western 250 feet of the development area shall not exceed 38 feet in height.

All exterior lighting fixtures shall be hooded and direct light downward and away from the properties to the west.

Landscape

ADDITIONAL REQUIREMENTS / RESTRICTIONS:

Current PUD #550-5:

Along the westerly boundaries of the development area, a minimum 30’ width landscape edge shall be installed. Within this landscape edge, a minimum of one tree per 30 lineal feet of landscape edge shall be installed, with planting of a variety of evergreen and deciduous trees that are suitable for, and tolerant of, northeast Oklahoma climate and plant material growing conditions. At time of planting, all trees must be a minimum of 6’ in height and have a minimum 2” tree caliper.

Proposed PUD #550-6 per proposed Amendment:

Along the westerly boundaries of the development area, a minimum 30’ width landscape edge shall be installed. Within this landscape edge, a minimum of
one tree per 20 lineal feet of landscape edge shall be installed, with planting of a variety of evergreen and deciduous trees that are suitable for, and tolerant of, northeast Oklahoma climate and plant material growing conditions. At time of planting, all trees must be a minimum of 6’ in height and have a minimum 2” tree caliper.

For the purpose of calculating area of the East Skelly Drive street yard of phase II (southwest 963 lineal feet of southeastern boundary development area adjacent to East Skelly Drive as depicted on Exhibit A) shall have a width of 10’. At least one tree must be planted and maintained or replaced in the aforementioned street yard landscape area for each 1,200 square feet of area, or fraction thereof.

In addition, At least one small broadleaf evergreen tree must be planted and maintained or replaced in the aforementioned street yard landscape area for each 500 square feet of area, or fraction thereof.

The Conceptual Landscape Plan for Phase II is attached hereto as Exhibit “A”.

Except as outlined above, the remainder of the PUD #550 development standards will remain the same as approved by the TMAPC.
Lighting Restrictions

A - EAST 25' NO LIGHTING PERMITTED
B - EAST 75' OF WEST 100' 25' MAX. LIGHT FIXTURE HEIGHT
C - EAST 150' OF WEST 250' 38' MAX. LIGHT FIXTURE HEIGHT
**TMAPC**

**Tulsa Metropolitan Area Planning Commission**

**Case Report Prepared by:**
Susan Miller, AICP  
Martha M. Schultz, Planner III  
Planning & Development Department

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

![Map Image]

**Comprehensive Plan:**
Land Use Map:  
Existing: Employment  
TMAPC initiated: New Neighborhood  
Recommendation: Existing Neighborhood

Recommendation to change Stability and Growth Map from Area of Growth to Area of Stability.

**Zoning:** AG

<table>
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<tr>
<th><strong>Case Number:</strong> CPA-59</th>
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<tr>
<td>Amendment to Tulsa Comprehensive Plan and West Highlands/Tulsa Hills Small Area Plan</td>
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**Hearing Date:** April 5, 2017

**Owner and Applicant Information:**
Applicant: TMAPC

Property Owners: Various

**TMAPC initiation:**
Land Use Map change from Employment to New Neighborhood

**Public meeting consensus:**
Land Use Map change from Employment to Existing Neighborhood

Stability and Growth Map change from Area of Growth to an Area of Stability

Size: 52.14 acres or 13 parcels

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

**Staff Recommendation:**

Staff recommends approval of the Existing Neighborhood and Area of Stability designations.

**City Council District:** 2  
**Councilor Name:** Jeannie Cue

**County Commission District:** 2  
**Commissioner Name:** Karen Keith

04.05.17
Comprehensive Plan Land Use Map Amendment Request
South of the southeast corner of West 71st Street and South Elwood Avenue

15.1
COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST
South of the southeast corner of West 71st Street and South Elwood Avenue (CPA-59)

I. PROPERTY INFORMATION AND LAND USE REQUEST

<table>
<thead>
<tr>
<th>Existing Land Use: Employment</th>
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<tbody>
<tr>
<td>Existing Stability and Growth designation: Area of Growth</td>
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<th>Proposed Land Use:</th>
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<td>TMAPC initiated: New Neighborhood</td>
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<tr>
<td>Recommendation: Existing Neighborhood</td>
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<tr>
<th>Recommended Stability and Growth designation: Area of Stability</th>
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<tbody>
<tr>
<td>Location: S of the SE corner of W. 71st St. and S. Elwood Ave.</td>
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<tr>
<td>Size: 52.14 acres or 13 parcels</td>
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</table>

A. Background

The land use assigned for this area at the time of adoption of the 2010 Tulsa Comprehensive Plan is Employment, with a Stability and Growth Map designation of Area of Growth. The subject area is in west Tulsa, on the eastern edge of the boundary of the West Highlands/Tulsa Hills Small Area Plan, which was adopted in 2014. This small area plan was initiated in response to development pressures in a previously agricultural area. The small area plan attempts to balance future development with existing aesthetics and open space while ensuring that transportation and related systems are enhanced. The map designations of Employment and Area of Growth for this area were not changed through the small area planning process.

The thirteen (13) parcels subject to the amendment zoned AG with mostly residential uses, are located between a utility substation on the north, City of Tulsa facilities to the east, and the new Jenks elementary school (under construction) to the south. On a parcel within the area subject to the amendment request, TMAPC recently denied a request to change zoning from Agricultural (AG) to Commercial General (CG) with an optional development plan (Z-7366) to allow a dog boarding and training facility. While considering this request and in response to feedback from neighborhood residents and property owners at the public hearing, TMAPC expressed concerns about the
Comprehensive Plan’s land use designation of Employment for the subject property and adjacent properties.

From this discussion, TMAPC directed staff to evaluate the appropriateness of this land use designation and the possibility of changing it to New Neighborhood through an amendment to the Comprehensive Plan.

B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan and West Highlands/Tulsa Hills Small Area Plan)

"Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.”

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

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

"The **Existing Residential Neighborhood** category is intended to preserve and enhance Tulsa’s existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities."

"**Areas of Stability** includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life."

D. Zoning and Surrounding Uses:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Area of Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>Employment</td>
<td>Growth</td>
<td>utility substation, vacant land, self-storage facility</td>
</tr>
<tr>
<td>South</td>
<td>OL/PUD-742</td>
<td>Employment</td>
<td>Growth</td>
<td>Jenks school (under construction)</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>Employment</td>
<td>Growth</td>
<td>City of Tulsa sewage treatment facilities</td>
</tr>
<tr>
<td>West</td>
<td>RM-O/RS-3/PUD-738, AG</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>S. Elwood Ave., apartments (under construction) and large lot residential</td>
</tr>
</tbody>
</table>
E. Applicant’s Justification:

As part of the amendment application, the applicant is asked to justify their amendment request. Specifically, they are asked to provide a written justification to address:

1. How conditions on the subject site have changed, as well as those on adjacent properties and immediate area;
2. How changes have impacted the subject site to warrant the proposed amendment; and;
3. How the proposed change will enhance the surrounding area and the City of Tulsa.

The TMAPC (applicant) initiated a land use amendment on February 1, 2017, directing staff to look closer at specific factors impacting the area that may warrant a land use change. When staff first presented the item to TMAPC for initiation, a New Neighborhood land use designation was suggested based on other similar properties in the surrounding area. However, since then, new information has resulted in a staff recommendation of Existing Neighborhood and Area of Stability designations on the subject properties. The following section summarizes justification for the proposed amendment.

F. Staff Summary:

The Comprehensive Plan recognizes that when conditions and markets change, consideration of plan amendments would be appropriate. Land use map designations proposed and adopted in the 2010 Comprehensive Plan considered zoning (existing and pending), land uses that were current at that time, and a forward look to a future development pattern in the area that could support the City’s long-range (20 to 30 years) vision for the future.

The following factors indicated a potential for more intense uses in the future, and thus supported the Employment land use designation and Area of Growth on the Growth and Stability Map when the Comprehensive Plan was adopted in 2010:

- Few residences on large lots
- AG zoning, typically a legacy condition that pre-dates urbanization within the City
- Relative proximity of a busy regional airport (Jones) to the south. Airports and complementary businesses generate employment opportunities.
- OL (Office-Low) zoning on property to the south. The Jenks Elementary School now under construction was not anticipated at the time.
- Proximity to the City of Tulsa sewage treatment facilities (drying beds), not generally considered a compatible land use near residential areas. These facilities are separated from the subject area by severe topography, dropping from west to east, toward the Arkansas River and no obvious street connections to the east.
- Utility substation to the north
- Commercial properties on 71st Street (also to the north)
Similar large-lot properties on the east side of S. Elwood were designated *New Neighborhood* (also in an *Area of Growth*), based on residential zoning (RM-3/RM-0/PUD-738) south of 71st Street and new subdivisions (Stonebrooke) at 81st Street. Currently, a large multi-family residential development is under construction south of the southwest corner of 71st and Elwood.

A few important factors warrant consideration of a Comprehensive Plan amendment in the subject area. First, the existing property owners acknowledge that the area is growing and changing, but have expressed the desire to maintain the stability of their residential neighborhood. The desires and concerns expressed by the neighborhood were the impetus for the TMAPC consideration to initiate this land use review. The following sections provide further details on neighborhood discussion since the initiation of this proposed amendment.

**Community Engagement**

To engage more residents in this discussion, the City of Tulsa scheduled a public meeting/listening session for 6 to 7 p.m. on Tuesday, March 7, 2017, at the SummerHill Suites at Tulsa Hills, 1521 W. 80th Street S. Invitations were mailed to all property owners within the subject area and those within 300’ of the subject area.

Because portions of the subject properties were included in West Highlands/Tulsa Hills Small Area Plan boundary, a courtesy invitation was extended to members of the Citizen Advisory Team via e-mail. City Councilor Jeannie Cue also invited constituents in the area.

**Public Meeting: March 7, 2017**

Based on sign-in sheets, approximately 30 persons (including staff and Councilor Cue) attended the meeting. Seven (7) directly affected property owners attended the meeting as shown in shaded areas on the map (See Attachment 6). Staff presented a PowerPoint presentation providing planning context (i.e., comprehensive planning, land use designations and how they differ from zoning), and references to the West Highlands/Tulsa Hills Small Area Plan.

As they considered TMAPC’s suggested amendment to *New Neighborhood*, attendees reviewed the Comprehensive Plan’s “building blocks” (also in the PowerPoint presentation) that illustrate concepts anticipated by land use designations of *Employment, New Neighborhood*, and *Existing Neighborhood*.

Staff clarified that any new development in the area *not allowed by AG zoning* would require rezoning, which in turn would be subject to notification of property owners and a public process similar to what occurred with Z-7366.

A general discussion between attendees and staff comprised the remaining half of the meeting. The primary development concern expressed by residents in the area - regardless of land use designations - was traffic on S. Elwood Avenue, with expectation of delays and hazards upon completion of the elementary school, multi-family...
construction near 71st Street and the Titan Sports complex on 81st Street. They noted that S. Elwood Avenue also provides an outlet for traffic to avoid congestion at 81st Street and Highway 75.

Attendees and property owners echoed the sentiments of speakers at the Z-7366 public hearing, stating their preference for this area to remain unchanged for the near future. Regarding land use designations for the subject area, attendees asserted the following positions in response to TMAPC’s proposed amendment to the land use plan:

- No support to retain the Employment designation
- No support for New Neighborhood, as they would not embrace new suburban-style development envisioned by this designation.
- Overwhelming support to change the land use designation to Existing Neighborhood.

This is a unique situation in that areas of low density with AG zoning designations were not typically assigned as Existing Neighborhoods or Areas of Stability when the Comprehensive Plan was adopted in 2010; however, it is not unprecedented. Of the 29,390 acres of AG zoned land within the City of Tulsa, 1,786 acres of 6% of that land are designated in the Comprehensive Plan as Existing Neighborhood and an Area of Stability (See Attachments 7-9).

Regarding changed conditions, the current Jenks elementary school under construction on the southern boundary of the subject area was not envisioned at the time of adoption of the Comprehensive Plan in 2010. When the zoning was changed from AG to OL/PUD-742 in 2007, the intent was for an office park, which would have been more in line with a larger Employment area. However, a major amendment to the PUD was approved in 2015 that altered the development potential of this site to an elementary school. A school use is complementary to the neighborhood and will support the stability of existing residences located nearby.

Another factor that may not have been taken into full consideration is the severe topographical change between the subject properties and the City of Tulsa sewage treatment facilities to the east. Because of the topography, heavily wooded nature of the eastern portions of the subject properties, and lack of connections to the City of Tulsa property, potential negative impacts resulting from that use are significantly mitigated.

G. STAFF RECOMMENDATION

Staff recommends APPROVAL of the Existing Neighborhood and Area of Stability designations for the subject area.
Meeting invitations mailed to property owners within this boundary. Those in yellow shaded area attended the meeting.
| **Case Number:** LS-20971  
| **Lot-Split** |
| **Hearing Date:** April 5, 2017 |

| **Case Report Prepared by:**  
| Amy Ulmer |

| **Owner and Applicant Information:**  
| Applicant: Tanner Consulting, LLC  
| Property Owners: Precision Project Management, Inc. |

| **Location Map:**  
| (shown with County Commission Districts) |

| **Applicant Proposal:**  
| Proposal to split an existing AG tract into three tracts.  
| The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.  
| Existing Use: Vacant  
| Tract A Size: 2.510 acres  
| Tract B Size: 2.510 acres  
| Tract C Size: 4.975 acres  
| Location: South of the Southwest Corner of 161st Street South & South Harvard Avenue |

| **Comprehensive Plan:**  
| n/a |

| **Zoning:**  
| Existing Zoning: AG |

| **Staff Recommendation:**  
| Staff recommends approval of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines. |

| **County Commission District:** 3  
| **Commissioner Name:** Ron Peters |
Lot-Split and Waiver of Subdivision Regulations

April 5, 2017

LS-20971
Tanner Consulting, LLC., (7329) (AG) (County)
Location: South of the Southwest Corner of the East 161st Street South & South Harvard Avenue.

The Lot-Split proposal is to split an existing AG (Agriculture) tract into three tracts. Tract 3 of the resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code. On March 21, 2017 The County Board of Adjustment granted a Variance of the minimum lot width from 150' to 149' for Tract 1 and Tract 2.

The Technical Advisory Committee met on March 16, 2017 and had no comments.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends APPROVAL of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.
**Case:** Titan Sports  
**Hearing Date:** April 5, 2017

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster               | **Applicant:** Tanner Consulting, LLC  
**Owner:** Titan Sports & Performance Center, LLC |

| **Location Map:**  
*(shown with City Council Districts)* | **Applicant Proposal:**  
Modification to a previously approved  
Authorization of Accelerated Release of a Building Permit  
**Location:** East of the northeast corner of East 81st Street South and South Elwood Avenue |

| **Zoning:** IL | **Staff Recommendation:**  
Staff recommends approval of the modifications with **conditions** |

| **City Council District:** 2 | **County Commission District:** 2  
**Councilor Name:** Jeannie Cue  
**Commissioner Name:** Karen Keith |

**EXHIBITS:** Letter submitted by applicant, Site Map
Modification to Previously Approved Authorization of Accelerated Release of a Building Permit

Titan Sports – (CD 2)
On March 1, 2017, TMAPC authorized the City of Tulsa Permit Center to issue building permits prior to the filing of a final plat.

With regard to that authorization, Section 70.080-B-2-c of the City of Tulsa Zoning Code reads as follows:

"The planning commission, pursuant to its exclusive jurisdiction over subdivision plats, is authorized to allow the accelerated release of a building permit, upon approval of a proposed preliminary plat, thereby enabling building permits to be issued prior to the filing of the final plat. All required street right-of-way dedications must occur before issuance of a building permit. Prior to allowing accelerated release of a building permit, the planning commission must determine that extraordinary or exceptional circumstances warrant the release and that compliance with the filing of the final plat is reasonably assured. In exercising its discretion to allow accelerated release of a building permit, the planning commission may:

1. Waive the requirement for street dedication as a condition of approval of a building permit being released prior to the filing of a final plat. Such waiver may only occur upon a determination that circumstances related to the particular project reasonably preclude the future use or improvement of the area for which dedication would be required;
2. Require that no final inspection of buildings or structures occur, that no certificate of occupancy be issued and that no building be occupied until the platting requirement is fully complied with; and
3. Prescribe other conditions determined to be necessary to ensure the filing of the final plat.

At the initial hearing, there was no request made to waive the requirement of street dedication prior to the issuance of a building permit as covered in 1 above. Additionally, no condition was added to require a final plat be filed prior to the issuance of a Certificate of Occupancy as stated in 2 above. The applicant has requested a waiver of the requirement that street dedication be completed prior to the issuance of a permit. Staff supports this request with the added condition that no Certificates of Occupancy be issued prior to the filing of a plat.

Staff recommends approval of the modification of the previous approval with those added conditions.
March 14, 2017

Mr. Nathan Foster
INCOG
2 west Second Street
Suite 800
Tulsa, Oklahoma 74103

RE: Titan Sport subdivision plat

Dear Nathan,
As you are aware, the TMAPC approved a request for an Accelerated Building Permit at the March 1st meeting. This approval will us to proceed with the foundation permit and complete the Draft Final plat for submittal and approval before the Planning Commission and City Council. We anticipate approximately four weeks to complete the foundation and then we will be ready to go vertical with the building in which a full building permit is required.

According to the Tulsa Zoning Code Section 70.080 B.2.c, “All required right-of-way dedications must occur before the issuance of the building permit” and while we hope to have the plat completed and filed of record, this may not be the case. As a precaution, we would respectfully request a waiver by the TMAPC of the above requirement in order to let the City issue the building permit and dedicated the right-of-way by the subdivision plat when approved and filed of record. We are not asking to ‘waive’ the dedication requirement, just allow the issuance of the building permit before the plat is filed of record which will dedicate 81st Street. Thank you for your consideration.

Respectfully,

Ricky Jones, Principal, AICP

Cc: Janine Van Valkenburgh
    Paul Enix
    Stan Liedel
<table>
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<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Tanner Consulting, LLC</td>
</tr>
<tr>
<td></td>
<td>Owner: MT Bedford, LLC</td>
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<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
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<tbody>
<tr>
<td><img src="image" alt="Map of Tulsa Metropolitan Area Planning Commission" /></td>
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<tr>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Plat Waiver Request</td>
</tr>
</tbody>
</table>

| **Location:** North of the northwest corner of East 49th Street South and South Harvard Avenue |

| **Zoning:** CS |

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
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</thead>
<tbody>
<tr>
<td>Staff recommends approval of the plat waiver</td>
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<table>
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<tr>
<th><strong>City Council District:</strong> 9</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Councilor Name:</strong> Ben Kimbro</td>
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<table>
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<tr>
<th><strong>County Commission District:</strong> 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commissioner Name:</strong> Ron Peters</td>
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</tbody>
</table>

**Exhibits:** Plat Waiver Application, Site Plan
PLAT WAIVER

Z-7192 – (CD 9)
North of the northwest corner of East 49th Street South and South Harvard Avenue

The platting requirement for this property is being triggered by a rezoning approval (Z-7192) in 2012. The property has been previously platted.

The Technical Advisory Committee met on March 16th, 2017 and the following items were determined:

1. All required right-of-way has been dedicated and is in place.
2. Necessary easements are all in place and no additional easements will be needed at this time.
3. A Change of Access has been approved by TMAPC and filed of record with Tulsa County to align newly proposed access with previously filed plat.
4. The property is currently shown to be located in the City of Tulsa Regulatory Floodplain and partially located within a FEMA floodplain. Any proposed development within the regulatory floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as city drainage standards. Any proposed changes to the floodplain boundaries or flood elevations will be subject to Floodplain Map Revisions.

Staff recommends approval of the plat waiver.
PLAT WAIVER  [ ] ACCELERATED RELEASE OF BUILDING PERMIT

APPLICATION INFORMATION
RECEIVED BY: N/A  DATE FILED: 2/28/17  TAC DATE: 3/14/17  TMACP DATE: 4/5/17
ZONING REFERENCE CASE: Z-7192  BOA REFERENCE CASE: N/A
TMACP DATE (IF PENDING): PROPOSED ZONING:

*A PRELIMINARY PLAT MUST BE IN PROCESS BEFORE A REQUEST FOR ACCELERATED RELEASE WILL BE CONSIDERED.
*PLAT NAME: N/A  *APPROVAL DATE:  *ANTICIPATED APPROVAL DATE:

SUBJECT PROPERTY INFORMATION
ADDRESS OR DESCRIPTIVE LOCATION: North of NW/4, E. 49th & South Harvard Ave.
LEGAL DESCRIPTION: "SEE ATTACHED"

PRESENT ZONING CS T-R-S 19-13-29 CZM ATLAS CD

INFORMATION ABOUT YOUR PROPOSAL
REASON FOR PLAT WAIVER APPLICATION: Previously platted. No additionalROW OF EASEMENTS NEEDED.

*EXTRAORDINARY OR EXCEPTIONAL CIRCUMSTANCES THAT JUSTIFY ACCELERATED RELEASE OF A BUILDING PERMIT:
NA.

*BENEFITS AND PROTECTIONS TO THE CITY IF THE BUILDING PERMIT IS RELEASED PRIOR TO FILING THE FINAL PLAT:
NA.

<table>
<thead>
<tr>
<th>APPLICANT INFORMATION</th>
<th>PROPERTY OWNER INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>NAME: Tomner Consulting, LLC</td>
<td>NAME: MT Bedford, LLC</td>
</tr>
<tr>
<td>ADDRESS: 5323 S. Lewis Ave.</td>
<td>ADDRESS: 324 N. Robinson</td>
</tr>
<tr>
<td>CITY, ST, ZIP: Tulsa, OK 74105</td>
<td>CITY, ST, ZIP: Oklahoma City, OK 73102</td>
</tr>
<tr>
<td>DAYTIME PHONE: 918-748-9929</td>
<td>DAYTIME PHONE</td>
</tr>
<tr>
<td>EMAIL: <a href="mailto:rick@tomnerarch.com">rick@tomnerarch.com</a></td>
<td>EMAIL</td>
</tr>
</tbody>
</table>

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE & DATE: Richard Jones  Feb. 28, 2017

DOES OWNER CONSENT TO THIS APPLICATION? [X]  IN. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineer for Owner

APPLICATION FEES
TOTAL DUE: $260  RECIPIENT NUMBER: 229054

DISPOSITION
TMACP ACTION: [X] APPROVED  [ ] DENIED  DATE:  CONDITIONS:

REVISED 11/3/2015

18.3
NOTE: THIS FORM ACCOMPANIES PLAT WAIVER APPLICATIONS ONLY, NOT USED FOR ACCELERATED RELEASE REQUESTS.

TMAPC POLICY ON PLAT WAIVERS:
(This form is to be completed by applicant.)

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

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

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1) Has property previously been platted?</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2) Are there restrictive covenants contained in a previously filed plat?</td>
<td></td>
<td></td>
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<tr>
<td>3) Is property adequately described by surrounding platted properties or street R/W?</td>
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</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>YES</th>
<th>NO</th>
</tr>
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<tbody>
<tr>
<td>4) Is right-of-way dedication required to comply with Major Street and Highway Plan?</td>
<td></td>
<td></td>
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<tr>
<td>5) Will any restrictive covenants be filed by separate instrument?</td>
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<td></td>
</tr>
</tbody>
</table>
| 6) Infrastructure requirements  
a) Water  
j) Is a main line water extension required? |   |   |
|   |   |   |
|   |   |   |
|   |   |   |
| b) Sanitary Sewer  
j) Is a main line extension required? |   |   |
|   |   |   |
|   |   |   |
| c) Storm Sewer  
j) Is a P.F.P.I. required? |   |   |
|   |   |   |
|   |   |   |
| 7) Floodplain  
a) Does the property contain a City of Tulsa (Regulatory) Floodplain? |   |   |
|   |   |   |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? |   |   |

8) Change of Access  
a) Are revisions to existing access locations necessary? |   |   |

9) Is the property in a P.U.D.?  
a) If yes, was plat recorded for the original P.U.D.? |   |   |

10) Is this a Major Amendment to a P.U.D.?  
a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? |   |   |

NOTE:
If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk’s office by the applicant.
Project Description

A PARCEL OF LAND THAT IS PART OF LOT ONE (1), BLOCK ONE (1), A RESUBDIVISION OF LOTS 1, 2, 3, 4, ALL IN BLOCK 1 OF VILLA GROVE SUBDIVISION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 2873, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°56'16" WEST ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 0°05'24" EAST AND PARALLEL WITH THE EAST LINE OF LOT 1, FOR A DISTANCE OF 152.04 FEET TO A POINT; THENCE SOUTH 89°56'20" WEST FOR A DISTANCE OF 246.00 FEET; THENCE SOUTH 0°05'24" EAST AND PARALLEL WITH THE WEST LINE OF LOT 1, FOR A DISTANCE OF 152.00 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF LOT 1; THENCE SOUTH 89°55'51" WEST AND ALONG SAID SOUTH LINE, FOR A DISTANCE OF 34.00 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1; THENCE NORTH 0°05'24" WEST AND ALONG SAID WEST LINE, FOR A DISTANCE OF 304.03 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1; THENCE NORTH 89°56'16" EAST ALONG THE NORTH LINE OF LOT 1, FOR A DISTANCE OF 280.00 FEET TO THE POINT OF BEGINNING.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant: Geodeca, LLC</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Owner: GKFF, City of Tulsa, Tulsa County</strong></td>
</tr>
</tbody>
</table>

| **Location Map:**          | **Applicant Proposal:**            |
| (shown with City Council Districts) | Preliminary Subdivision Plat |
|                             | 5 lots, 2 blocks, 72.63± acres |
|                             | **Location:** East and west of Riverside Drive between East 26th Street South and East 34th Street South |

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> AG, RM-3, RS-3</th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the Preliminary Plat</td>
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<thead>
<tr>
<th><strong>City Council Districts:</strong> 4 &amp; 9</th>
<th><strong>Councilor Names:</strong> Blake Ewing &amp; Ben Kimbro</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>County Commission District:</strong> 2</td>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
</tr>
</tbody>
</table>

**Exhibits:** Preliminary Plat Submittal, Site Map, Aerials, Ownership Map, Land Use Map, Stability & Growth Map
PRELIMINARY SUBDIVISION PLAT

A Gathering Place for Tulsa – (CD 4 & 9)
East and west of Riverside Drive between East 26th Street South and East 34th Street South

The plat consists of 5 lots, 2 blocks on 72.63± acres.

The Technical Advisory Committee met on March 16th, 2017 and provided the following conditions:

1. Zoning – The majority of the property is zoned AG (Agriculture) with other portions being zoned RM-3 (Residential Multifamily – 3) and RS-3 (Residential Single Family – 3). Development standards for the park are regulated by Planned Unit Development 799 which was approved in August of 2013.

2. General Development – Remove the following items from final plat submittal:
   a. Pond boundary
   b. Underground sanitary & storm sewer
   c. Edge of roadway
   d. Boat house
   e. As-built building & bridge
   f. Lodge
   g. Proposed bridge
   h. Conservation & mitigation areas
   i. PUD boundary
   j. Meander line

3. Engineering Graphics – Add tic marks to all line segments to show the end of one bearing and distance and the beginning of the next. Ensure all curve data is shown on the plat. Make sure that the line type used is indicative of a boundary line. Provide an overall legal description of the Plat boundary for "A Gathering Place for Tulsa” on the first two sheets. Then a sheet that specifically addresses the legal description for the properties of the Gathering Place and the City of Tulsa and then two sheets that specifically address the legal description of the property description for the City of Tulsa and Tulsa County. One Existing Subdivision name is mislabeled, “Riverdale Plaza” is shown by the County Assessor as “Riverside Plaza”. Basis of Bearing needs to have the complete State Plan Coordinate System title which was used for this Plat. Also add the bearing used i.e. “North line of the Southeast Quarter of Section 13 being N88°49’13"E...” Show the dimensions for each lot. Remove “Phone Number:” (or add the number) for each Owner listed on the Plat. Missing the Subdivision Control Data Sheet.
4. **Floodplain** – Portions of the subject property are located within the Arkansas River, Swan Creek, and Crow Creek floodplains. All delineated floodplain boundaries including, City of Tulsa Regulatory Floodplain, FEMA Floodplain (Zone AE), and FEMA Floodway should be clearly and accurately shown on the plat with the base flood/water surface elevations labeled. A Letter of Map Revision (LOMR) from FEMA is required to follow CLOMR Case #15-06-3735R and for any additional proposed development within the FEMA floodplain and Floodway.

**Waivers of Subdivision Regulations:**

None Requested

Staff recommends **approval** of the preliminary plat as submitted subject to the conditions provided by the Technical Advisory Committee and all requirements of the Subdivision Regulations.
A GATHERING PLACE FOR TULSA

LOT 1 BLOCK 1

LOT 2 BLOCK 1

LOT 3 BLOCK 1

POND

Prepared by:

19.4
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Tuttle &amp; Associates, INC</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Cottages Grace, LLC</td>
</tr>
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<tr>
<th><strong>Location Map:</strong></th>
<th><strong>Applicant Proposal:</strong></th>
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<tr>
<td><em>(shown with City Council Districts)</em></td>
<td>Preliminary Subdivision Plat</td>
</tr>
<tr>
<td></td>
<td>1 lot, 1 block, 18.69± acres</td>
</tr>
<tr>
<td></td>
<td><strong>Location:</strong> West of the southwest corner of East 96th Street South and South Garnett Road</td>
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<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td>RM-3, Z-7350 Optional Development Plan</td>
<td>Staff recommends approval of the Preliminary Plat</td>
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<table>
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<th><strong>City Council District:</strong></th>
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<tr>
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<table>
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<th><strong>Councilor Name:</strong></th>
<th><strong>Commissioner Name:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Anna America</td>
<td>Ron Peters</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Preliminary Plat Submittal, Conceptual Improvements Plan, Site Map, Aerials, Land Use Map, Stability & Growth Map
PRELIMINARY SUBDIVISION PLAT

Cottages at Cedar Ridge – (CD 7)
West of the southwest corner of East 96th Street South and South Garnett Road

The plat consists of 1 lot, 1 block on 18.96± acres.

The Technical Advisory Committee met on March 16th, 2017 and provided the following conditions:

1. **Zoning** – The property is zoned RM-3 (Residential Multifamily – 3) with an optional development plan (Z-7350). Approved optional development plan standards must be included with final plat. It is recommended that proposed utility lines at the south end of the property be relocated outside of designated landscaping/screening areas to avoid conflict with development standards.

2. **General Development** – Add metes and bounds to the RWE. Add metes and bounds as necessary to 15’ storm easement. Clarify public/private portions of water, sewer, and stormwater lines. Public lines must be located in appropriate easements. Obstructions located within public rights-of-way or easement will require approval of a separate agreement.

3. **Engineering Graphics** – Submit Subdivision Control Data Sheet with final plat. Identify all platted subdivisions in the location map and clearly label with subdivision name. Provide north arrow for location map. Remove contours on final plat. Add “State of” before Oklahoma in the plat subtitle. Graphically show all found or set property pins associated with the plat. Provide/state basis of bearings between two known points and clarify basis of bearing language. Label lot graphically with address. List blocks and reserve areas under plat statistics. Change the bearing angle from the POC to read N 00°03’00”W, not S 00°03’00”E.

4. **Transportation & Traffic** – Provide Limits of No Access along East 96th Street South. Provide 5’ sidewalks and access ramps and ensure connectivity with any existing sidewalks. Provide standard plat covenants for driveways and LNA. Driveways should be 24’-36’. 25’ radius. 2% slope for sidewalk through driveways. Provide ROW dimension for East 96th Street South.

5. **Fire** – Fire hydrants will be required every 500’ on all roads fronting the development if they are not already in place. Gated entry will require KNOX access.

6. **Water & Sewer** – Separation distance of 5’ required between carport edges and waterline easement edges. Define “green area” overlapping RWE along the
south property line. Sanitary sewer main should be placed in the U/E along the north property line instead of the ROW. Internal mains should either be placed in easements or designated as “private”.

7. **Floodplain** – Portions of the subject property are located within the Haikey Creek floodplain. All delineated floodplain boundaries including City of Tulsa Regulatory Floodplain, FEMA Floodplain (Zone AE), and FEMA Floodway should be clearly and accurately shown on the plat with the base flood/water surface elevations labeled.

**Waivers of Subdivision Regulations:**

None Requested

Staff recommends **approval** of the preliminary plat as submitted subject to the conditions provided by the Technical Advisory Committee and all requirements of the Subdivision Regulations.
DEED OF DEDICATION AND
RESTRICTIVE COVENANTS
COTTAGES AT CEDAR RIDGE
OPTIONAL DEVELOPMENT PLAN NO. 8-7350

KNOW ALL MEN BY THESE PRESENTS, TUG CATTLE & ASSOCIATES PROPERTIES, INC., an Oklahoma corporation (hereinafter the “Owner/Developer”), is the owner of the following described real property situated in the City of Tulsa, Tulsa County, State of Oklahoma, to-wit:

LEGAL DESCRIPTION
A part of Lot 1 of Block 1 of GRACE FOUNDATION CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the City of Tulsa County (takings), more particularly described as follows:

GOSCHISONS all of the Southwest Corner of Lot 1 of Block 1 of GRACE FOUNDATION CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the City of Tulsa County (takings), more particularly described as follows:

Dedicated by the Owner/Developer to the City of Tulsa, Tulsa County, Oklahoma, to-wit:

1. PUBLIC STREETS AND UTILITIES EASEMENTS

A. Street Easements

The Owner/Developer hereby dedication to the public the street rights-of-way in the City of Tulsa, Tulsa County, State of Oklahoma hereby the “Street Easements” and “Street” hereinafter referred to.

2. Underground Electric, and Communication Service Expansions

A. Underground Electric and Communication Service Expansions shall be made by the Owner/Developer in accordance with the requirements of the City of Tulsa, Tulsa County, State of Oklahoma, and the applicable laws and codes thereof.

3. Water, Wastewater, Sewer, and Storm Sewer Services

A. The Owner/Developer shall be responsible for the construction of water, wastewater, sewer, and storm sewer services on the property.

4. Gas Service

A. The Owner/Developer shall be responsible for the installation of gas service on the property.

5. Sanitation and Storm Drainage Drainage

A. The Owner/Developer shall be responsible for the installation of sanitation and storm drainage drainage on the property.

6. Fire Protection

A. The Owner/Developer shall be responsible for the installation of fire protection systems on the property.

7. Sewerage and Septic Systems

A. The Owner/Developer shall be responsible for the installation of sewerage and septic systems on the property.

8. Electric Service

A. The Owner/Developer shall be responsible for the installation of electric service on the property.

9. Gas Service

A. The Owner/Developer shall be responsible for the installation of gas service on the property.

10. Sanitation and Storm Drainage Drainage

A. The Owner/Developer shall be responsible for the installation of sanitation and storm drainage drainage on the property.

11. Fire Protection

A. The Owner/Developer shall be responsible for the installation of fire protection systems on the property.

12. Sewerage and Septic Systems

A. The Owner/Developer shall be responsible for the installation of sewerage and septic systems on the property.

13. Electric Service

A. The Owner/Developer shall be responsible for the installation of electric service on the property.

14. Gas Service

A. The Owner/Developer shall be responsible for the installation of gas service on the property.

15. Sanitation and Storm Drainage Drainage

A. The Owner/Developer shall be responsible for the installation of sanitation and storm drainage drainage on the property.

16. Fire Protection

A. The Owner/Developer shall be responsible for the installation of fire protection systems on the property.

17. Sewerage and Septic Systems

A. The Owner/Developer shall be responsible for the installation of sewerage and septic systems on the property.

18. Electric Service

A. The Owner/Developer shall be responsible for the installation of electric service on the property.

19. Gas Service

A. The Owner/Developer shall be responsible for the installation of gas service on the property.

20. Sanitation and Storm Drainage Drainage

A. The Owner/Developer shall be responsible for the installation of sanitation and storm drainage drainage on the property.

21. Fire Protection

A. The Owner/Developer shall be responsible for the installation of fire protection systems on the property.

22. Sewerage and Septic Systems

A. The Owner/Developer shall be responsible for the installation of sewerage and septic systems on the property.
III. ENFORCEMENT, DELAY, AMENDMENT, AND REVOCABILITY

A. Enforcement

The restrictions herein set forth and covenants to run with the land shall be binding upon the Owner/Developer, its successors and assigns. Whenever the provisions of this Section I: Covenants and Utilities are not fulfilled, a fine shall be assessed against the offending party, and the court shall have jurisdiction to order the said party to cease and desist from such violation. The fines shall be payable to the City of Tulsa, Oklahoma, and shall be determined by the court.

B. Amendment

The covenants contained herein shall not be amended without the written consent of the Owners/Developers and shall be enforceable by any party who shall have a legal interest in the subject property.

C. Revocability

In the event of any conflict between the terms of this deed of declaration and the deeds to which this deed of declaration is attached, the terms of this deed of declaration shall govern.

D. Severability

If any provision of this document is held by any court to be invalid, it shall be deemed to be severable, and the remaining provisions shall remain in full force and effect.

Witnesses:

[Signatures]

John A. Tuttle
Registered Professional Engineer

County of Tulsa

State of Oklahoma

This instrument was acknowledged before me this __________ day of __________, 2017, by John A. Tuttle, a duly authorized officer of the State of Oklahoma.

My Commission Number: ________________________________

My Commission Expires: ________________________________

[Stamp]
SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

COTTAGES AT
CEDAR RIDGE
**Case Number:** CZ-454  
**Hearing Date:** April 5, 2017

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Eddie Carson  
**Property Owner:** CARSON AND YOCHAM LLC

**Location Map:**  
(Shown with County Commission Districts)

**Applicant Proposal:**  
**Present Use:** Vacant  
**Proposed Use:** Commercial  
**Concept summary:** Rezone to CH to permit commercial or minor industrial uses.  
**Tract Size:** 36.24 ± acres  
**Location:** Southwest corner of W. 191st St. S. and Highway 75

**Zoning:**  
**Existing Zoning:** AG  
**Proposed Zoning:** CH

**Comprehensive Plan:**  
**Land Use Map:** N/A  
**Stability and Growth Map:** N/A

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 6210  
CZM: 70  
Atlas: 0

**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: CZ-454

DEVELOPMENT CONCEPT: The applicant is requesting to rezone the subject property from AG to CH in order to permit the marketing of the site for potential commercial and minor industrial uses, including a movie theater or warehousing.

EXHIBITS:
  INCOG Case map
  INCOG Aerial

DETAILED STAFF RECOMMENDATION:

CZ-454 is non injurious to the existing proximate properties and;

CH zoning is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-454 to rezone property from AG to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the US 75 Corridor District of The City of Glenpool Comprehensive Plan. The City of Glenpool Comprehensive Plan states that highway and tourist commercial development should be concentrated in the US 75 Corridor.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W. 191st St. S. is a Secondary Arterial

Trail System Master Plan Considerations: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant land.

Environmental Considerations: None

21.2
Streets:

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<td>Freeway</td>
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<tr>
<td>West 191st Street South</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<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>
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<td>N/A</td>
<td>Vacant</td>
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<td>AG</td>
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<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>CS</td>
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<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>Vacant</td>
</tr>
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</table>

SECTION III: Relevant Zoning History

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

No relevant history.

4/5/2017 1:30 PM
W 191st ST S

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

Aerial Photo Date: February 2016

Subject Tract

CZ-454
16-12 10
Thanks for the referral. The subject tract is inside our fence line and according to the City of Glenpool 2030 Comprehensive Plan designated as US 75 Corridor District showing Industrial on the west side of the US 75 Corridor District. See attached Comp Plan.

Excerpts from the Comp Plan.

*Highway and tourist commercial development should be concentrated in the US-75 corridor as shown on the 2030 PLAN.
*Light and medium industrial development shall be limited to those areas west of US-75 with buffering and setbacks on the west for a smooth transition to abutting existing and planned Low Intensity Residential development.
*The impact of improvement of US-75 to expressway standards will increase the travel along this route, which will also increase the potential for transit and travel-related businesses (truck stops, hotels, motels, restaurants, etc.) along US-75. Continued development in the designated US-75 Corridor area from 151st to 191st will increase opportunities for local jobs and employment.

*Movie Theatre is a use unit #19 and is allowable by right in a CS or CG zoning district.
*Truck Stop is a use unit #22 and is allowable in a CG with BOA Special Exception or in an IL zoning district by right.

With that said, an CS or CG zoning district or an IL zoning district would be encouraged but nothing higher because of the objectionable uses allowed in the heavier IM or IH zoning districts.

Thanks,

Rick Malone
City Planner
(918) 209-4617 Office
rmalone@cityofglenpool.com
**Case Number:** CZ-455

**Hearing Date:** April 5, 2017

### Case Report Prepared by:
Jay Hoyt

### Owner and Applicant Information:

**Applicant:** Erik Enyart

**Property Owner:** RGT/CHARLESTON PARTNERS LTD

### Location Map:
(shown with County Commission Districts)

![Location Map](image)

### Applicant Proposal:

**Present Use:** Vacant

**Proposed Use:** Residential

**Concept summary:** Rezone to RE to permit single-family residential

**Tract Size:** 55.76 ± acres

**Location:** East of the southeast corner of E. 161st St. S. and S. Lewis Ave.

### Zoning:

**Existing Zoning:** AG

**Proposed Zoning:** RE

### Comprehensive Plan:

**Land Use Map:** N/A

**Stability and Growth Map:** N/A

### Staff Recommendation:

Staff recommends approval.

### Staff Data:

**TRS:** 7329

**CZM:** 66

**Atlas:** 0

### County Commission District:

**Commissioner Name:** Ron Peters

REVISED 3/28/2017
SECTION I: CZ-455

DEVELOPMENT CONCEPT: The applicant has requested RE zoning in order to permit the development of a single-family residential subdivision.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Applicant Exhibits:
  - Exhibit A.1
  - Exhibit A.2

DETAILED STAFF RECOMMENDATION:

CZ-455 is non injurious to the existing proximate properties and;

RE zoning is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-455 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is located within the fence line of the City of Bixby and is located within a "Vacant, Agricultural, Rural Residences and Open Land" Land Use with Low Intensity. Marcaea Hilton, City Planner at the City of Bixby has stated that the parcel in question would support RE zoning.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: E. 161st St. S. is a Secondary Arterial

Trail System Master Plan Considerations: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant land.

Environmental Considerations: None
Streets:

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<th>Exist. Access</th>
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<th>MSHP R/W</th>
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<tr>
<td>East 161st Street</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>2</td>
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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>
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<tr>
<td>West</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>Single-Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING RESOLUTION: Resolution number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

No relevant history.

4/5/2017 1:30 PM
Exhibit "A.1"  
Breeze Farms Phase II  
Rezoning Exhibit

Description

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST, OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE SOUTH 1°16'19" EAST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 1318.67 FEET; THENCE SOUTH 88°43'18" WEST FOR A DISTANCE OF 528.45 FEET; THENCE NORTH 71°56'27" WEST FOR A DISTANCE OF 213.15 FEET; THENCE SOUTH 88°52'04" WEST FOR A DISTANCE OF 189.52 FEET; THENCE SOUTH 62°43'01" WEST FOR A DISTANCE OF 402.37 FEET; THENCE ALONG A 660.00 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°52'24", A CHORD BEARING AND DISTANCE OF NORTH 32°04'16" WEST FOR 125.07 FEET, FOR AN ARC DISTANCE OF 125.25 FEET; THENCE SOUTH 88°52'04" WEST FOR A DISTANCE OF 496.33 FEET; THENCE NORTH 1°10'27" WEST AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER, FOR A DISTANCE OF 1319.99 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88°52'02" EAST AND ALONG SAID NORTH LINE, FOR A DISTANCE OF 1838.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,418,466 SQUARE FEET OR 55.25 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83) 1993; SAID BEARINGS ARE BASED LOCALY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

(1) 3/8" IRON PIN FOUND AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 29;
(2) 1/2" IRON PIN FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SECTION 29;
THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 1°10'27" WEST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN EDWIN TANNER
1435
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/17

23.4
Mindi, thank you for the heads up. The comprehensive plan has the hard corner dedicated as Medium intensity, but the parcel in question is low intensity and would support the RE zoning. The City would like to be kept abreast during the platting process as well.
Marcae’ D Hilton
City Planner, City of Bixby
918-366-0427

From: Mariboho, Mindi [mailto:MMariboho@incog.org]
Sent: Monday, March 27, 2017 11:17 AM
To: Marcae Hilton <Mhilton@BixbyOK.gov>
Subject: FW: County rezoning: CZ-455
Importance: High

Ok, I’m trying this again. Please see below...thank you.

Mindi Mariboho

From: Mariboho, Mindi
Sent: Monday, March 27, 2017 10:47 AM
To: 'mhilton@bixby.com'
Cc: Hoyt, Jay
Subject: County rezoning: CZ-455
Importance: High

Good morning Marcae—I’m forwarding a copy of a rezoning case within your fence line: CZ-455. Can you please review and send back any recommendations/comments to Jay Hoyt, by end of day, Wednesday, March 29, 2017.

Thank you and have a wonderful day!

Mindi Mariboho | Land Regulations Specialist
2 West 2nd Street Ste. 800| Tulsa OK 74103
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
**Applicant:** Erik Enyart
**Property Owner:** DOWNING, ROBERT L TTEE

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

**Applicant Proposal:**
*Present Use:* Vacant

*Proposed Use:* Residential

*Concept summary:* Rezoning to support lot split for two residential tracts.

*Tract Size:* 0.92 ± acres

*Location:* North of northeast corner of S. Columbia Pl. and E. 53rd St. S.

**Zoning:**
*Existing Zoning:* RS-2

*Proposed Zoning:* RS-3

**Comprehensive Plan:**
*Land Use Map:* New Neighborhood

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**
Staff recommends approval of the rezoning request from RS-2 to RS-3.

**Staff Data:**
| TRS: 9332 | CZM: 47 | Atlas: 562/561 |

**City Council District:** 9
**Councilor Name:** Ben Kimbro

**County Commission District:** 3
**Commissioner Name:** Ron Peters
SECTION I: Z-7379

DEVELOPMENT CONCEPT:

The proposed zoning is necessary to support two single family residential lots on this property. The expected lot configuration will be larger than RS-3 minimums.

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 included in staff report

DETAILED STAFF RECOMMENDATION:

RS-3 zoning is consistent with the New Neighborhood land use vision in the Tulsa Comprehensive Plan and,

RS-3 rezoning as requested by Z-7379 is consistent with the existing proximate properties. Redevelopment plans as part of Planned Unit Development 295-A (north) and PUD 499 (southwest) have been previously approved but not redeveloped. Density and lot configuration allowed on those tracts could be much smaller than RS-3 zoning requested and,

Z-7379 is consistent with the anticipated future development of the surrounding properties therefore;

Staff recommends Approval of Z-7379 to rezone property from RS-2 to RS-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The New Neighborhood land use designation anticipates appropriate infill development. Rezoning at this location will create an opportunity to provide additional users to connect with the existing utility and street infrastructure.

Land Use Vision:

Land Use Plan map designation: New Neighborhood
"The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center."

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

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

Transportation Vision:

Major Street and Highway Plan: None

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 nearly flat with several large trees and historically has been occupied with one home. At the time of the staff report the lot was empty.

Environmental Considerations: Staff recommends establishing a tree protection plan to help integrate new construction in to the neighborhood. Otherwise there are no known considerations that affect site development.

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>South Columbia Place</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>RS-2 with PUD-295-A overlay. The PUD was approved with 58 foot wide lots and 6500 sq ft of lot area minimums adjacent to Z-7379.</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>No homes but the private street infrastructure has been installed years ago.</td>
</tr>
<tr>
<td>East</td>
<td>RS-2</td>
<td>Existing neighborhood</td>
<td>Stability</td>
<td>Single family residential</td>
</tr>
<tr>
<td>South</td>
<td>RS-2</td>
<td>Existing neighborhood</td>
<td>Stability</td>
<td>Single family residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-2 and RS-2 with PUD 499 overlay (allowed 3 lots on a private street)</td>
<td>Existing neighborhood</td>
<td>Stability</td>
<td>Single family residential</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

Subject Property:

No relevant history.

Surrounding Property:

BOA-17901 January 13, 1998: The Board of Adjustment approved a Variance of the required side yard from 10 ft. to 5.5 ft. to allow for an addition to an existing dwelling, on property located at 5311 S. Columbia Ave. and southwest of subject property.

PUD-295-A November 1996: All concurred in approval of a proposed Major Amendment to a Planned Unit Development, on a 5+ acre tract of land, to increase the original PUD by adding three adjoining residential lots to allow single-family homes, additional parking for the existing townhouses, and a water retention facility, on property located south of the southeast corner of East 51st Street South and South Columbia Place.

PUD-499 June 1993: All concurred in approval of a proposed Planned Unit Development on a 1+ acre tract of land for three single-family dwelling with private drive and common area, on property located north of the northwest corner of S. Columbia Pl. and E. 53rd St. S. and just southwest of subject property, across S. Columbia Pl.

BOA-14446 April 16, 1987: The Board of Adjustment approved a Variance of the setback from the centerline of E. 53rd St. from 55 ft. to 33 ½ ft. to allow for an addition to an existing dwelling unit; per plot plan; subject to no enclosure of carport, on property located at 5304 S. Columbia Pl. and southwest of subject property.
PUD-295 October 1982: All concurred in approval of a proposed Planned Unit Development on a 1.75± acre tract of land for 21 townhomes with conditions on property located south of the southeast corner of East 51st Street South and South Columbia Place.

Z-5518/ PUD-257 October 1981: All concurred in approval of a request for rezoning from RS-2 to OM and a proposed Planned Unit Development on a 3± acre tract of land for an office development, on property located on the southeast corner of E. 51st St. and S. Columbia Pl.

PUD-266 September 1981: All concurred in approval of a proposed Planned Unit Development on a 8.9± acre tract of land for Brittany Square, 18,000 square foot office building, 212 apartment unit development and a club house on property located on the south side of East 51st Street at South Delaware Place and abutting south and west of subject property.

4/5/2017 1:30 PM
Kim,

We have met with the property owner / applicant regarding an amendment to the land use designation of the Comprehensive Plan for property that will include the lot identified in Z-7380.

Staff is requesting a continuance from April 5th to May 3rd for Z-7380 so the comprehensive plan amendment and zoning request can be heard concurrently.

Thanks

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

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Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

Celebrating 50 Years of Service
to the Tulsa Region
TMAPC
April 5, 2017
New CIP projects, FY 2018-2022


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

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

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

A new CIP projects summary is attached. Below is a summarized list of those items, including: the name of requesting Department, the project name, the item number(s) that correspond with the attached chart, and staff comments regarding relationship and consistency with the Comprehensive Plan.

- Equipment Management
  1) Install Solar Panel Systems at EMD Facilities
  **Staff Comments:** This proposed project is consistent with the vision in the Comprehensive Plan for efficient building design on p. LU 24.

  "Efficient Building Design
  New buildings in Tulsa will be designed to be more energy efficient and have a lighter touch on the environment than those of today. Buildings should be designed with Tulsa’s climate in mind, to make use of passive solar heating during the winter, energy-efficient cooling in the summer, and efficient lighting year-round. Many new homes should include sustainable features, such as solar water heaters, non-toxic building materials, and solar energy systems, where applicable. This approach to energy savings and design will help create buildings that are less costly to maintain."

04.5.17 New CIP Projects FY 2018-2022
• Fire Department
  2) Fire Department Fitness Testing Facility
  3) Fire Station 34 near 3300 S. 177th E. Ave
  4) Roofing replacement Fire Department

Staff Comments: The proposed Fire Department projects primarily focus on system upkeep and rehabilitation/maintenance of existing facilities. Although no specific guidance is provided in the Comprehensive Plan, the projects will contribute to public safety and maintenance of existing City facilities.

• Gilcrease Museum
  5) Office Renovation
  6) Storage Building
  7) Test and Balance Mechanical Upgrades

Staff Comments: These proposed projects represent improvements to an existing museum in the City of Tulsa and are consistent with the Plan’s focus on enhancing education and improving Tulsa’s quality of life.

• Information Technology
  8) One Technology Center, Compsat, Police Courts, Convention Center
  9) Roofing replacement Telecommunications Department

Staff Comments: These proposed projects are related to rehabilitation and system upkeep and are generally consistent with the Comprehensive Plan’s direction on infrastructure maintenance.

• MTTA
  10) Bus Stop Signs
  11) Electric Shuttle System

Staff Comments: These projects involve maintaining and enhancing the existing transportation system through strategic investments and promoting multiple transportation choices for citizens. Also, an electric shuttle system would provide a “green” alternative transportation mode which is in line with Land Use Priority 5.

  • Land Use Priority 5 (Ensure that areas of growth benefit from high quality sustainable development)
    Goal 15—Tulsa is a leader in sustainable development. Policies to support this goal include:
      o 15.1 Promote significant sustainable projects.
      o 15.2 Establish goals for reducing the city’s and region’s carbon footprint. (p. LU 86)
• **PAC**
  12) Chapman Music Hall Constellation and PA System Renovation
  13) Tulsa Performing Arts Center Exterior Door Replacement and Repair

  **Staff Comments:** The proposed improvements to the Performing Arts Center (PAC) is consistent with the Comprehensive Plan’s understanding of the downtown core as Tulsa’s “...most intense regional center of commerce, housing, culture and entertainment.” (p. LU 31)

• **Parks**
  14) Page Belcher and Mohawk Golf Course Facilities Roof Replacement/Repair
  15) Zoo Complete Roof Renovation/ Renovation Package
  16) Expanded Parking Lot and Improved Mohawk Park Entry
  17) Pathways/Service Roads/Staff Parking Lot

  **Staff Comments:** Based on the below and similar policies regarding parks, the proposed projects are in conformance with the Tulsa Comprehensive Plan.

• **Parks, Trails and Open Space Priority 5 (Improve Access and Quality of Parks and Open Space)**
  Goal 14 – Parks and recreational facilities are updated to address changing needs and desires.

  - Policy 14.1 Add comfort and convenience features to parks.
  - Policy 14.2 Identify parks components that need to be updated or replaced and develop a schedule, budget and methodology to complete improvements.
  - Policy 14.4 Identify Parks throughout the City for upgrade and develop an action plan to accomplish upgrades. (p. PA 29)

• **Police**
  18) Police Courts Building

  **Staff Comments:** The proposed Police Courts building project focuses on rehabilitation and maintenance of existing facilities. Although no specific guidance is provided in the Comprehensive Plan, the projects will contribute to public safety and maintenance of existing City facilities.

• **Public Works**
  19) Engineering Services Roof Replacement
  20) Roofing replacement Surface Drainage and Vegetation
  21) Fred Creek 73rd & Harvard Bridge Replacement
  22) Admiral Place Sidewalk-7300 to 8900 E. Admiral Place
  23) Creek Turnpike and Memorial Drive Interchange Safety improvements
  24) Lewis Avenue-51st to 61st St. South Sidewalks
  25) Lewis Avenue-81st to 91st St. South Sidewalks

04.5.17 New CIP Projects
FY 2018-2022
26) Memorial Drive-31st to 61st St. South Sidewalks
27) Peoria and 36th St. N. Intersection Improvements
28) Traffic Studies and Data Collection
29) W. 51st Street South Sidewalk-3300 West to 2500 West 51st St. South
30) Woodland Hills Mall Access Road-68th St. S.
31) 71st St. Lift Station Electrical Upgrades
32) Southside WWTP Electrical Upgrades
33) Southside WWTP Digester MCC Replacement
34) Sodium Hydroxide Storage and Feed System Upgrade
35) Powdered Activated Carbon Feed System Upgrade
36) AB Jewell WTP Improvements-Residuals Improvements Phase 2

Staff Comments: The above projects are primarily maintenance/improvements and generally consistent with the Comprehensive Plan’s direction on infrastructure. Several of the above items are for construction of sidewalks, which are widely supported throughout the Comprehensive Plan. These projects further many of the Land Use, Transportation and Parks, Trails and Open Space priorities, goals and policies in the Comprehensive Plan.

- Tulsa Convention Center
  37) BOK & CBC-Food & Beverage Improvements
  38) CBC-Resurfacing the Exhibit Hall Floors at the Cox Business Center

Staff Comments: These proposed projects represent maintenance/improvements to the Cox Convention Center and BOK Center and contribute to the vision of the Comprehensive Plan and Downtown Master Plan by enhancing quality of life, economic development, educational and cultural opportunities for Tulsa’s citizens.

Staff Recommendation
Approve based on the finding that the new capital improvement projects for the Capital Improvement Plan, FY 2018-2022 are in conformance with the Tulsa Comprehensive Plan.
<table>
<thead>
<tr>
<th>Project Title</th>
<th>Category</th>
<th>Requiring Dept</th>
<th>Project Purpose</th>
</tr>
</thead>
<tbody>
<tr>
<td>Instill Solar Panel Systems at EMD Facilities</td>
<td>Facilities</td>
<td>Equipment</td>
<td>Management</td>
</tr>
<tr>
<td>Fire Department Fitness Testing Facility</td>
<td>Facilities</td>
<td>Fire</td>
<td>Construction of an all-weather, indoor firefighter entrance exam and annual fitness testing facility for the Tulsa Fire Department.</td>
</tr>
<tr>
<td>Fire Station 34 near 2300 S. 577th E. Ave</td>
<td>Facilities</td>
<td>Fire</td>
<td>Future growth of far east Tulsa will necessitate a fire station in this area.</td>
</tr>
<tr>
<td>Roofing replacement Fire Department</td>
<td>Facilities</td>
<td>Fire</td>
<td>Replacement of dissaplated roofing systems on the following facilities: Field Operations Building, Fire Academy Training Center West, Fire Department headquarters, Fire Department Supply, Fire Station 1, 3, 5, 10, 12, 23, 25, 30, 36, 37, 38, 15, 31, 32.</td>
</tr>
<tr>
<td>Office Renovation</td>
<td>Silicons</td>
<td>Office</td>
<td>Renovation of the 2nd floor and administrative office spaces.</td>
</tr>
<tr>
<td>Storage Building</td>
<td>Silicons</td>
<td>Storage</td>
<td>Construction of a 40' x 60', climate-controlled metal storage building on the museum property, including a 15' x 12' overhead door (no windows).</td>
</tr>
<tr>
<td>Test and Balance Mechanical Upgrades</td>
<td>Silicons</td>
<td>Test</td>
<td>Work to correct deficiencies found from previous testing of existing air and hydraulic systems.</td>
</tr>
<tr>
<td>One Technology Center, Computer, Police, Courts, Convention Center</td>
<td>Facilities</td>
<td>Information</td>
<td>Technology</td>
</tr>
<tr>
<td>roofing replacement, Telecommunications Department</td>
<td>Facilities</td>
<td>Information</td>
<td>Replacement of dissaplated roofing systems on the following facilities: Electronic Shop, Telecommunications Garage.</td>
</tr>
<tr>
<td>Bus Stop Signs</td>
<td>MTTA</td>
<td>Bus</td>
<td>Replace all existing street bus stop signs with new informational signs.</td>
</tr>
<tr>
<td>Electric Shuttle System</td>
<td>MTTA</td>
<td>Shuttle</td>
<td>Purchase and of up to five (5) electric shuttle buses and charging systems.</td>
</tr>
<tr>
<td>Chapman Music Hall Constellation and PA System Renovation</td>
<td>Facilities</td>
<td>FAC</td>
<td>The existing PA and Sound system are 15 plus years old. Many parts are obsolete, discontinued and unavailable. The system is inadequate for the newer shows now touring.</td>
</tr>
<tr>
<td>Tulsa Performing Arts Center Exterior Door Replacement and Repair</td>
<td>Facilities</td>
<td>FAC</td>
<td>The existing exterior doors are original equipment. The mountings structures, hinges, closers, and latches are worn out. Repair is required.</td>
</tr>
<tr>
<td>Page Belcher and Mohawk Golf Course Facilities Roof Replacement/Repair</td>
<td>Facilities</td>
<td>Parks</td>
<td>To repair or replace existing roof structures on all CDT golf course facilities.</td>
</tr>
<tr>
<td>Zoo Complete Roof Renovation/Renovation Package</td>
<td>Facilities</td>
<td>Parks</td>
<td>To repair and replace roof structures on existing Tulsa Zoo buildings owned by the City of Tulsa.</td>
</tr>
<tr>
<td>Expanded Parking Lot and Improved Mohawk Park Entry</td>
<td>Zoo</td>
<td>Parks</td>
<td>The current entry into Mohawk Park as well as the zoo parking lot does not represent the Tulsa Zoo that the City of Tulsa taxpayers or the private donors have invested millions of dollars in over the last 6 years. As the largest daily attraction in our region, with over 750,000 annual zoo patrons projected after the opening of the last Kingdom exhibit complex in Spring 2017, and the expected 1,000,000 annual guests at the completion of our Master Plan, the zoo parking lot is extremely undersized. On weekend days, during special events, and during peak periods of visitation such as spring break, school group season, and fall break, guests are forced to park on the grass due to no parking spaces being available. The current zoo parking lot has only 745 spots available for the public with no dedicated school bus parking or waitways through the parking lot. To meet the anticipated growth of visitation, the zoo needs to triple parking space at the zoo. This will also allow traffic to flow through more freely along 66th Street North on peak attendance days. In addition, the zoo would like to move the Mohawk Park Entries, which handles cars, closer to the zoo front entry in order to access the internet and install a security camera system for staff and guest safety. Upgraded and more professional parking booths would serve as a crime deterrent in Mohawk Park and our parking lot by allowing the zoo to control access. Also, the existing lighting is inadequate for after hours programs and events and does not utilize current technology for energy efficiency. New LED lighting will need to be added for the safety and security of visitors and for energy efficiency.</td>
</tr>
<tr>
<td>Pathways/Service Roads/Staff Parking Lot</td>
<td>Zoo</td>
<td>Parks</td>
<td>To make repairs/replications of zoo site parking and pathways to prevent zoo patron and staff injury due to slips, trips and falls.</td>
</tr>
<tr>
<td>Engineering Services Roof Replacement</td>
<td>Facilities</td>
<td>Public Works</td>
<td>Replacement of dissaplated roofing systems on the following facilities: Administration North and South.</td>
</tr>
<tr>
<td>Project Title</td>
<td>Category</td>
<td>Requesting Dept</td>
<td>Project Purpose</td>
</tr>
<tr>
<td>------------------------------------------------------------------------------</td>
<td>----------</td>
<td>-----------------</td>
<td>----------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>20 Roofing replacement Surface Drainage and Vegetation.</td>
<td>Facilities</td>
<td>Public Works</td>
<td>Replacement of existing roofed runoff system at Operations/Garage Building #7</td>
</tr>
<tr>
<td>21 Fred Creek 73rd &amp; Harvard Bridge Replacement</td>
<td>Flood</td>
<td>Public Works</td>
<td>Existing undervise bridge needs to be replaced.</td>
</tr>
<tr>
<td>22 Admiral Place Sidewalk - 7300 to 8500 E, Admiral Place</td>
<td>Streets</td>
<td>Public Works</td>
<td>To provide sidewalk along Admiral Boulevard where none currently exists. This would provide ADA compliant walking surface across shared driveway.</td>
</tr>
<tr>
<td>23 Creek Turnpike and Memorial Drive Interchange Safety Improvements</td>
<td>Streets</td>
<td>Public Works</td>
<td>Project for modifications at the intersection to include addition of turn bays, lengthening of turn bays, and other safety improvements to reduce accidents and to increase traffic flow.</td>
</tr>
<tr>
<td>24 Lewis Ave., 51st to 61st St., South Sidewalks</td>
<td>Streets</td>
<td>Public Works</td>
<td>To provide sidewalks on both sides of Lewis and a pedestrian bridge across a drainage channel.</td>
</tr>
<tr>
<td>25 Lewis Avenue - 51st to 51st St., Sidewalks</td>
<td>Streets</td>
<td>Public Works</td>
<td>To provide sidewalks on both sides of Lewis and a pedestrian bridge across a drainage channel.</td>
</tr>
<tr>
<td>26 Memorial Drive - 31st to 61st St., South Sidewalks</td>
<td>Streets</td>
<td>Public Works</td>
<td>To improve the ADA compliance sidewalks and curb ramps on east and west side of Memorial Drive intersecting 31st and 61st St. 5.</td>
</tr>
<tr>
<td>27 People and 36th St. N. Intersection Improvements</td>
<td>Streets</td>
<td>Public Works</td>
<td>Improve the geometrics at the intersection, by providing a right turn lane on the east leg of the intersection and added storage capacity for the existing turn lanes. Also, resolve the drainage ditch on the northeast corner of the intersection with storm sewer system.</td>
</tr>
<tr>
<td>28 Traffic Studies and Data Collection</td>
<td>Streets</td>
<td>Public Works</td>
<td>Project is to provide adequate funding to develop various traffic studies including Traffic Impact Studies, Pedestrian Mobility Studies, Lighting Studies, Speed Studies, Accident Studies, Access Management, and the data collection efforts and mechanisms necessary for these studies.</td>
</tr>
<tr>
<td>29 W. 31st Street South Sidewalk - 2300 West to 2500 West 31st St.</td>
<td>Streets</td>
<td>Public Works</td>
<td>To install new sidewalks at this location to provide pedestrian access from neighborhoods to businesses at 31st W. Ave. and 25th W. Ave. intersections as well as the Zarrow Library.</td>
</tr>
<tr>
<td>30 Woodland Hills Mall Access Road - 68th St. E.</td>
<td>Streets</td>
<td>Public Works</td>
<td>New street would link Mango Road to the back of Woodland Hills Mall south of Union High School.</td>
</tr>
<tr>
<td>31 73rd St. Lift Station Electrical Upgrades</td>
<td>Sewer</td>
<td>Public Works</td>
<td>Replace existing motor control center (MCC) MCC-39 and variable frequency drives for the two wastewater pumps and two raw water pumps. Project would also upgrade existing utility sources and create a main 6-10 main MCC, further enhancing the electrical reliability of the lift station.</td>
</tr>
<tr>
<td>32 Southside WWTP Electrical Upgrades</td>
<td>Sewer</td>
<td>Public Works</td>
<td>Reconfigure the electrical distribution system at the Southside WWTP, starting with the main incoming switchgear, in order to enhance reliability and upgrade equipment that is nearing the end of its useful service life. The project will involve replacing the main switchgear and re-engineering how downstream switchgear are fed.</td>
</tr>
<tr>
<td>33 Southside WWTP Digester MCC Replacement</td>
<td>Sewer</td>
<td>Public Works</td>
<td>Replace the motor control center (MCC) in the Digester building at the Southside WWTP. Project requires the construction of a new MCC building to house the equipment in order to install the new equipment in an unclassified area for compliance with MOPR RBF Fire Protections in Water Resource Treatment and Collection Facilities.</td>
</tr>
<tr>
<td>34 Sodium Hydrosulfide Storage and Feed System Upgrade</td>
<td>Water</td>
<td>Public Works</td>
<td>The project consists of installing two (2) sodium hydrosulfide storage tanks, one transfer pump, one day tank, four feed pumps and associated control system and relocate it to the raw water chemical building immediately adjacent to the clear well treatment points.</td>
</tr>
<tr>
<td>35 Powdered Activated Carbon Feed System Upgrade</td>
<td>Water</td>
<td>Public Works</td>
<td>This project involves replacing the existing powdered activated carbon (PAC) feed system and storage location. Project will create individual PAC injection point to each clarifier(s) which will allow for a more tailored approach of addressing the taste and odor (T&amp;O) and cyanate removal that will be specific to each clarifier.</td>
</tr>
<tr>
<td>36 Ada jewel WTP improvements - Residuals Improvements Phase 2</td>
<td>Water</td>
<td>Public Works</td>
<td>Phase 2 Construction includes the following: Capacity expansion by the addition of gravity thickeners, upgrades to the poly group. Other improvements include paving of access road for sludge removal and emergency access from the WTP as well as signage improvements and curbing of the sludge storage area.</td>
</tr>
<tr>
<td>37 BOB &amp; CBC - Food &amp; Beverage Improvements</td>
<td>Tulsa Convention Center</td>
<td>Public Works</td>
<td>Replace and upgrade various components of the food and beverage plant of seating areas at the Convention Center. As listed in 3 years detail of 10 year Maintenance Plan.</td>
</tr>
<tr>
<td>38 CBC - Resurfacing the Exhibit Hall Floors at the Cox Business Center</td>
<td>Tulsa Convention Center</td>
<td>Public Works</td>
<td>The exhibit halls at the CBC are some of the most high-traffic, both pedestrian and vehicle - areas of the building. The floors have not been resurfaced since 2012.</td>
</tr>
</tbody>
</table>
# Install Solar Panel Systems at EMD Facilities

**Install Solar Panel Systems at EMD facilities to substantially reduce or eliminate electrical costs, offset fossil-fuel-based energy consumption, and utilize a source of clean renewable energy.**

<table>
<thead>
<tr>
<th>CLASS</th>
<th>New</th>
<th>PRIORITY</th>
<th>High</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>1 Year</td>
<td>LOCATION</td>
<td>470 West 23rd Street; 480 West 23rd Street; 490 West 23rd Street; 1790 Newblock Park Drive; 1720 Newblock Park Drive; 5605 S. Garnett Road; and 5575 S. Garnett Road.</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>25 Years</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Reason for class:** Install new solar panel systems on existing facilities to reduce/eliminate electrical costs, improve energy security, and benefit the environment.

**General comments:** The environmental advantages of solar systems are decreased reliance on fossil fuels, the increase in clean renewable energy entering the grid, and the reduced energy-related pollution and greenhouse emissions. Solar is a reliable source of energy, creates no pollution, and works during drought or heat wave. Other benefits of solar energy include: low maintenance, consistent and constant power source, energy security, energy independence, and roof protection/insulation.

**Relationship to other projects:** TBD

**Coordinating agencies:** Engineering, Finance

**Plan or study:** Mayor and City Council initiatives on Energy Efficiency, Fuel Reductions, and Cost Reductions. Sustainability Plan

**Relationship to plan:** TBD

**Created request:** 12/8/2016

**Modified:** 12/8/2016

**Contact email:** Brian Franklin

bfranklin@cityoftulsa.org

**ROI description:** Up to $100K savings per year; system payback in 12 years or less.

**ROI description:** Average annual electrical costs for all EMD facilities = $75K to $100K. The cost to install solar systems is between $9.50/SQ Foot to a High of $11.00/SQ Foot. The estimated cost to outfit all EMD facilities with solar systems is $1 million. ROI = reduction of up to $100K per year in electrical costs. Payback could occur in 12 years or less.

**Links & leverages description:** TBD
# Fire Department Fitness Testing Facility

Construction of an all-weather, indoor firefighter entrance exam and annual fitness testing facility for the Tulsa Fire Department.

<table>
<thead>
<tr>
<th>DEPARTMENT CATEGORY</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT</td>
<td></td>
</tr>
<tr>
<td>PURPOSE</td>
<td></td>
</tr>
<tr>
<td>CLASS</td>
<td></td>
</tr>
<tr>
<td>DURATION</td>
<td>Expans</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>N/A</td>
</tr>
<tr>
<td>PRIORITY</td>
<td>High</td>
</tr>
<tr>
<td>LOCATION</td>
<td>1760 Newblock Park Dr., East of Current Fire HQ.</td>
</tr>
</tbody>
</table>

### Reason for Class

TFD administers a third party validated entrance testing instrument called the Physical Ability Test for confirmation of new hires. TFD uses the same instrument for annual confirmation of member compliance with contractual physical fitness testing program. The current facilities for this program have been in use since 1995 and are located outside on what was an existing concrete pad. The current facilities/props are use from over 2000 applicants, TFD members, and neighboring fire department applicants and members annually. The current props have been in a consistent state of repair and maintenance due to being located outside.

### General Comments

Current issues include increasing number of fire department members that are mandatory participants in annual physical ability testing. The number began with 15 members in 1995 and has increased to 525 as of 12/9/16. Eventually all TFD members will be mandatory. Besides maintenance and degradation, the increasing issue with use of the exterior PAT course has been the ability to schedule the number of applicants and personnel that need to use the course. This is scheduling is restrictive due to limitations of inclement weather and certain times of year such as months that are extremely cold or extremely warm for reasons of safety.

### Relationship to Other Projects

| N/A | N/A |

### Coordinating Agencies

AMD, Public Works, Engineering

### Plan or Study

1999 Tulsa Fire Department Fitness/Wellness Program, Current Local 175 Collective Bargaining Agreement.

### Relationship to Plan

N/A

### Created

12/9/2016

### Request

12/9/2016

### Modified

12/9/2016

### ROI

N/A

### ROI Description

Maintenance of benefits of TFD Fitness, Wellness, and Safety programs to reduce injuries and workers compensation claims.

### Links & Leverages Description

N/A

### Contact

Michael J. Mallory

mmallory@cityoftulsa.org
### Fire Station 34 near 3300 S. 177th E. Ave

Future growth of far east Tulsa will necessitate a fire station in this area.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Expansion</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>N/A</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>50 years</td>
</tr>
<tr>
<td>PRIORITY</td>
<td>low</td>
</tr>
<tr>
<td>LOCATION</td>
<td>3300 S. 177th E. Ave</td>
</tr>
</tbody>
</table>

In 2001, the City of Tulsa annexed the area of Tulsa from 193rd E. Ave to 257th E. Ave. This has resulted in a proportionately thin strip to the east that has (from 2001 to 2016) relatively low population density. Future growth in this area will necessitate a fire station for fire and life safety risks as well as insurance rating purposes.

GENERAL COMMENTS
Costs include price of equipment for station - fire engine, Expansion of fleet.

<table>
<thead>
<tr>
<th>RELATIONSHIP TO OTHER PROJECTS</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>COORDINATING AGENCIES</td>
<td>Public Works, Engineering</td>
</tr>
<tr>
<td>PLAN OR STUDY</td>
<td>TFD Internal Deployment Study 2016/7, 2016 ICMA Fire Department Report</td>
</tr>
<tr>
<td>RELATIONSHIP TO PLAN</td>
<td>N/A</td>
</tr>
</tbody>
</table>

| CREATED REQUEST MODIFIED     | 12/9/2016       |
| CONTACT EMAIL                | Michael J. Mallory  mmailory@cityoftulsa.org |

25.9
<table>
<thead>
<tr>
<th>DEPARTMENT CATEGORY</th>
<th>Fire Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT</td>
<td>Roofing replacement Fire Department.</td>
</tr>
<tr>
<td>PURPOSE</td>
<td>Replacement of dilapidated roofing systems on the following facilities: Field Operations Building, Fire Academy Training Center West, Fire Department headquarters, Fire Department Supply, Fire Station 2, 3, 4, 5, 10, 12, 23, 25, 26, 27, 28, 29, 31, 32.</td>
</tr>
<tr>
<td>CLASS DURATION</td>
<td>Replacement N/A</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>15-30</td>
</tr>
<tr>
<td>PRIORITY</td>
<td>High</td>
</tr>
<tr>
<td>LOCATION</td>
<td>1420 Charles Page BLVD, 1760 Newblock Park Drive, 1790 Newblock Park Drive, 524 West Edison, 61 N Utica, 524 West 12th St., 102 E 18th St, 508 E Pine, 3123 W 40th St, 4348 E 51st St, 7419 E 42nd Pl, 2404 W 51st St, 11707 E 31 St, 7310 E 71st St, 7429 S Lewis, 3002 N Mingo, 6010 E 91st St.</td>
</tr>
<tr>
<td>REASON FOR CLASS</td>
<td>To replace dilapidated roofing systems to tighten the building envelope to prevent water intrusion and thereby prevent indoor air quality and mold problems within our facilities.</td>
</tr>
<tr>
<td>GENERAL COMMENTS</td>
<td>Roofs are currently in disrepair and leaking</td>
</tr>
<tr>
<td>RELATIONSHIP TO OTHER PROJECTS</td>
<td>N/A</td>
</tr>
<tr>
<td>COORDINATING AGENCIES</td>
<td>AMD, Special Project Engineering</td>
</tr>
<tr>
<td>PLAN OR STUDY</td>
<td>Roofing Reports</td>
</tr>
<tr>
<td>RELATIONSHIP TO PLAN</td>
<td>N/A</td>
</tr>
<tr>
<td>CREATED REQUEST MODIFIED</td>
<td>12/6/2016</td>
</tr>
<tr>
<td>CONTACT EMAIL</td>
<td>Max Wells, Thomas Chandler <a href="mailto:mwell@cityoftulsa.org">mwell@cityoftulsa.org</a>, <a href="mailto:tchandler@cityoftulsa.org">tchandler@cityoftulsa.org</a></td>
</tr>
</tbody>
</table>
Office Renovation

Renovation of the 2nd floor and administrative office spaces.

REASON FOR CLASS
Remodel of the 2nd floor to accommodate offices for staff and file storage. Removal of walls, constructing individual offices, painting, new carpeting, ceilings, lighting, furniture and fixtures. Install new carpeting in the Administration Offices.

GENERAL COMMENTS
Est. as of 12/5/16 (Design includes contingencies)

CONTACT EMAIL
Susan Neal/James Pepper Henry sandi-freeman@utulsa.edu
### Storage Building

Construction of a 40' x 60', climate-controlled metal storage building on the museum property. Including a 10 x 12 overhead door (no windows), security monitoring cameras.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>1</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Priority:** High

**Location:** Gilcrease Museum

The museum requires a secure and climate controlled storage facility for storing exhibition furniture, vitrines, props, shipping crates, gallery lighting supplies, museum store inventory and archived business files.

**General Comments:**

Est. as of 12/5/16  (Design includes contingencies)

**Relationship to Other Projects:** N/A

**Coordinating Agencies:** N/A

**Plan or Study:** N/A

**Relationship to Plan:** N/A

**Created:** 1/27/2017
**Request:** 12/5/2016
**Modified:** 1/27/2017

**Contact:** Susan NeaV James Pepper Henry
**Email:** sandi-freeman@utulsa.edu
# Test and Balance Mechanical Upgrades

**Purpose:** Work to correct deficiencies found from previous testing of exhibiting air and hydronic system

**Class:** Rehabilitation

**Duration:** 1

**Estimated Life:** N/A

**Priority:** High

**Location:** Gilcrease Museum

**Reason for Class:** Critical AHU duct modifications (8 AHU's total). Outside air ductwork modifications (7 AHUs total). Complete test and balance of air system after all modifications take place.

**General Comments:** Est. as of 12/5/16  (Design includes contingencies)

**Relationship to Other Projects:** N/A

**Coordinating Agencies:** N/A

**Plan or Study:** N/A

**Relationship to Plan:** N/A

**Created Request:** 1/27/2017

**Modified:** 12/5/2016

**Contact Email:** Sandi Freeman, James Pepper Henry

sandifreeman@utulsa.edu

**Created:** 1/27/2017

**Modified:** 1/27/2017
## One Technology Center, Compstat, Police Courts, Convention Center

To upgrade the Building Automation system (Metasys) in the project facilities. Replacing discontinued LON controllers, BACnet Field Equipment Controllers (FEC's) and Input Output Modules (IOM's) modifying the Metasys database to add new controls, programs and graphics to improve over all system function and reliability.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>N/A</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>10 to 15 Years</td>
</tr>
</tbody>
</table>

### Purpose

**Priority:** High  
**Location:** 175 E, 2nd St, 600 Civic Center, 100 Civic Center

**Reason for Class:** N/A

### General Comments

Upgrading the Building Automation System would ensure that we do not lose control of the HVAC systems in the building(s) that the Metasys system controls and improve comfort and energy efficiency in those facilities.

### Relationship to Other Projects

**N/A**

### Coordinating Agencies

**Asset Management Department**

### Plan or Study

**N/A**

### Relationship to Plan

**N/A**

### Created

<table>
<thead>
<tr>
<th>Request</th>
<th>12/5/2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>Modified</td>
<td>12/6/2016</td>
</tr>
</tbody>
</table>

### Contact

**Thomas Chandler**  
**tchandler@ctyoftulsa.org**
Roofing replacement Telecommunications Department

replacement of dilapidated roofing systems on the following facilities Electronics Shop, Telecommunications Garage

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>N/A</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>15-30</td>
</tr>
</tbody>
</table>

| PRIORITY | High |
| LOCATION | 3411 N Columbia |

To replace dilapidated roofing systems to tighten the building envelope to prevent water intrusion and thereby prevent indoor air quality and mold problems within our facilities.

roofs are currently in disrepair and leaking.

| RELATIONSHIP TO OTHER PROJECTS | N/A |
| COORDINATING AGENCIES | N/A |
| PLAN OR STUDY | Roofing Report |
| RELATIONSHIP TO PLAN | N/A |

| ROI | N/A |
| ROI DESCRIPTION | N/A |
| LINKS & LEVERAGES DESCRIPTION | N/A |

| CREATED REQUEST MODIFIED | 12/6/2016 12/6/2016 |
| CONTACT EMAIL | Max Wells, Thomas Chandler mwells@cityofftula.org, tchandler@cityofftula.org |
Bus Stop Signs

Replace all existing street bus stop signs with new informational signs.

- Replacement: 1
- Est Life: 20
- Priority: Med
- Location: Tulsa metropolitan area

Provides more information to bus riders at all street locations.

General Comments:
- Federal: $300,000
- Local: $75,000

Relationship to Other Projects:
- N/A

Coordinating Agencies:
- INCOG

Plan or Study:
- N/A

Relationship to Plan:
- N/A

Created:
- 1/27/2017
- 10/29/2008
- 1/27/2017

Contact Email:
- bcartwright@tulsatransit.org
# Electric Shuttle System

**PURPOSE**

Purchase and of up to five (5) electric shuttle buses and a charging system.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>1</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>12</td>
</tr>
</tbody>
</table>

**REASON FOR CLASS**

Provides a green shuttle system for downtown and midtown areas.

**GENERAL COMMENTS**

Federal $2.5 million  Local $3 million

<table>
<thead>
<tr>
<th>RELATIONSHIP TO OTHER PROJECTS</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>COORDINATING AGENCIES</td>
<td>INCOG</td>
</tr>
<tr>
<td>PLAN OR STUDY</td>
<td>N/A</td>
</tr>
<tr>
<td>RELATIONSHIP TO PLAN</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**PRIORITY**  Med

**LOCATION**  Tulsa metropolitan area

**CONTACT**  
**EMAIL**  bcartwright@tulsatransit.org

**CREATED**  1/27/2017

**REQUEST MODIFIED**  10/28/2008

**CONTACT MODIFIED**  1/27/2017
Chapman Music Hall Constellation and PA System Renovation

The existing PA and Sound system are 15 plus years old. Many parts and obsolete, discontinued and unavailable. The system is inadequate for the newer shows now touring. The Constellation and updated PA System would better suit the newer shows, be more adequate for integrating the new Fire and Emergency alarm voice warning system, and improve the customer experience.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Rehab</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>1yr</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>15-20 years</td>
</tr>
</tbody>
</table>

**REASON FOR CLASS**

It is a replacement and upgrade to the existing obsolete system.

**GENERAL COMMENTS**

This upgrade would provide a significant enhancement to many integral parts of the theater experience and would help ensure the best performance available by the newest touring shows, as well as Tulsa’s own Opera, Ballet, and Symphony.

<table>
<thead>
<tr>
<th>RELATIONSHIP TO OTHER PROJECTS</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>COORDINATING AGENCIES</td>
<td>PAC</td>
</tr>
<tr>
<td>PLAN OR STUDY</td>
<td>N/A</td>
</tr>
<tr>
<td>RELATIONSHIP TO PLAN</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**ROI**

<table>
<thead>
<tr>
<th>ROI DESCRIPTION</th>
<th>N/A</th>
</tr>
</thead>
</table>

**LINKS & LEVERSAGES DESCRIPTION**

<table>
<thead>
<tr>
<th>CONTACT EMAIL</th>
<th>Scott McLarty</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td><a href="mailto:SMclarty@cityoftulsa.org">SMclarty@cityoftulsa.org</a></td>
</tr>
</tbody>
</table>
## Tulsa Performing Arts Center Exterior Door Replacement and Repair

The existing exterior doors are original equipment. The mounting structures, hinges, closers, and framing are worn out. Repairs are becoming exceedingly difficult and expensive. Parts are hard to come by and alternative repairs are becoming increasingly common. Replacing the doors and repairing structural features will provide safety and security to the building, minimize possible dangerous situations, and improve physical and environmental integrity of the building.

### Class, Duration, Est. Life
- **Class**: Rehab
- **Duration**: 6 mos
- **Est. Life**: 50 years

### Reason for Class
This is a replacement to existing doors and support structure.

### General Comments
This would greatly improve the integrity of the building and help ensure the best energy conservation and customer safety.

### Relationship to Other Projects
- **PAC**: N/A

### Coordinating Agencies
- **PAC**: N/A

### Plan or Study
- **PAC**: N/A

### Relationship to Plan
- **PAC**: N/A

### Created Request Modified
- **PAC**: 12/7/2016
- **PAC**: 10/1900
- **PAC**: 12/7/2016

### Contact Email
- **Bryan Clemons**: bclemens@cityoftulsa.org
<table>
<thead>
<tr>
<th>DEPARTMENT</th>
<th>PARKS</th>
</tr>
</thead>
<tbody>
<tr>
<td>CATEGORY</td>
<td>Facilities</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>Page Belcher and Mohawk Golf Course Facilities Roof Replacement/Repair</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>PURPOSE</th>
<th>To repair and or replace existing roof structures on all COT golf course buildings.</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>18 months</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>20 years</td>
</tr>
</tbody>
</table>

| PRIORITY | High |
| LOCATION | Mohawk: 5223 E 41st street north |
| Page Belcher: 6666 s Union Ave |

| REASON FOR CLASS | N/A |
| GENERAL COMMENTS | N/A |

| RELATIONSHIP TO OTHER PROJECTS | N/A |
| COORDINATING AGENCIES | N/A |
| PLAN OR STUDY | N/A |
| RELATIONSHIP TO PLAN | N/A |

| CREATED REQUEST | 12/6/2016 |
| MODIFIED | 12/6/2016 |

| CONTACT EMAIL | jackiebubenik@cityoftulsa.org |

Jack Bubenik
# Zoo Complete Roof Renovation/Renovation Package

**To Repair and or replace roof structures on existing Tulsa Zoo buildings owned by the City of Tulsa.**

<table>
<thead>
<tr>
<th>DEPARTMENT CATEGORY</th>
<th>Parks</th>
<th>Facilities</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT</td>
<td></td>
<td></td>
</tr>
<tr>
<td>PURPOSE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CLASS</td>
<td>Rehabilitation</td>
<td></td>
</tr>
<tr>
<td>DURATION</td>
<td>2 years</td>
<td></td>
</tr>
<tr>
<td>EST LIFE</td>
<td>20 years</td>
<td></td>
</tr>
<tr>
<td>PRIORITY</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>LOCATION</td>
<td>5701 E 36th street north</td>
<td></td>
</tr>
<tr>
<td>REASON FOR CLASS</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>GENERAL COMMENTS</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>RELATIONSHIP TO OTHER PROJECTS</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>COORDINATING AGENCIES</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>PLAN OR STUDY</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>RELATIONSHIP TO PLAN</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>CREATED REQUEST</td>
<td>12/6/2016</td>
<td></td>
</tr>
<tr>
<td>MODIFIED REQUEST</td>
<td>12/6/2016</td>
<td></td>
</tr>
<tr>
<td>CONTACT EMAIL</td>
<td><a href="mailto:Jackiebubenik@cityoftulsa.org">Jackiebubenik@cityoftulsa.org</a></td>
<td></td>
</tr>
</tbody>
</table>

| ROI | N/A |  |
| ROI DESCRIPTION | N/A |  |
| LINKS & LEVERAGES DESCRIPTION | N/A |  |
# Expanded Parking Lot and Improved Mohawk Park Entry

The current entry into Mohawk Park as well as the zoo parking lot does not represent the Tulsa Zoo that the City of Tulsa taxpayers or the private donors have invested millions of dollars in over the last 6 years. As the largest daily attraction in our region, with over 750,000 annual zoo patrons projected after the opening of the Lost Kingdom exhibit complex in spring 2017, and the expected 1,000,000 annual guests at the completion of our Master Plan, the zoo parking lot is extremely undersized. On weekend days, during special events, and during peak periods of visitation such as spring break, school group season, and fall break, guests are forced to park on the grass due to no parking spaces being available. The current zoo parking lot has only 743 spots available for the public with no dedicated school bus parking or walkways through the parking lot. To meet the anticipated growth of visitation, the zoo needs to triple parking space at the zoo. This will also allow traffic to flow through more freely along 36th Street North on peak attendance days. In addition, the zoo would like to move the Mohawk Park entry booths, which handles cash, closer towards the zoo front entry in order to access the internet and install a security camera system for staff and guest safety. Upgraded and more professional parking booths would serve as a crime deterrent in Mohawk Park and our parking lot by allowing the zoo to control access. Also, the existing lighting is inadequate for after hours programs and events and does not utilize current technology for energy efficiency. New LED lighting will need to be added for the safety and security of visitors and for energy efficiency.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>NA</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>50</td>
</tr>
<tr>
<td>REASON FOR CLASS</td>
<td>N/A</td>
</tr>
<tr>
<td>GENERAL COMMENTS</td>
<td>NA</td>
</tr>
<tr>
<td>RELATIONSHIP TO OTHER PROJECTS</td>
<td>NA</td>
</tr>
<tr>
<td>COORDINATING AGENCIES</td>
<td>Engineering, Parks</td>
</tr>
<tr>
<td>PLAN OR STUDY</td>
<td>Tulsa Zoo Master Plan</td>
</tr>
<tr>
<td>RELATIONSHIP TO PLAN</td>
<td>NA</td>
</tr>
<tr>
<td>CREATED</td>
<td>1/27/2017</td>
</tr>
<tr>
<td>REQUEST MODIFIED</td>
<td>2/22/2013</td>
</tr>
<tr>
<td>PRIORITY</td>
<td>High</td>
</tr>
<tr>
<td>LOCATION</td>
<td>6421 East 36th Street North, Tulsa, OK 74115</td>
</tr>
<tr>
<td>ROI</td>
<td>N/A</td>
</tr>
<tr>
<td>ROI DESCRIPTION</td>
<td>With an improved entry and more parking, guests will no longer turn away from the zoo on peak attendance days meaning more revenue and sales tax generation for the City of Tulsa. We will also work to beautify our area of Mohawk Park which serves as an important impression point in North Tulsa to our expected 1,000,000 annual visitors at the completion of our Master Plan.</td>
</tr>
<tr>
<td>LINKS &amp; LEVERAGES DESCRIPTION</td>
<td>NA</td>
</tr>
<tr>
<td>CONTACT EMAIL</td>
<td>Terrie Correll</td>
</tr>
</tbody>
</table>
**Pathways/Service Roads/Staff Parking Lot**

To make repairs/replacements of zoo site paving and pathways to prevent zoo patron and staff injury due to slips, trips and falls.

**PRIORITY** | Medium
--- | ---
**LOCATION** | N/A

**REASON FOR CLASS**
Site paving and pathways throughout zoo have: 1) spalling; 2) uneven areas; 3) potholes and substantial cracks throughout zoo. This presents a safety hazard for zoo patrons and staff in slips, trips and falls. The site paving and pathways have exceeded their life expectancy due to long term deferred maintenance of these areas.

**GENERAL COMMENTS**
N/A

**RELATIONSHIP TO OTHER PROJECTS**
N/A

**COORDINATING AGENCIES**
N/A

**PLAN OR STUDY**
Tulsa Zoo Master Plan

**RELATIONSHIP TO PLAN**
N/A

**CREATED REQUEST MODIFIED**
1/27/2017 1/0/1900 1/27/2017

**CONTACT EMAIL**
Terrie Correll
mailto:terrie@tulsazoo.org

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# Police Courts Building

Upgrade the following systems within the Police Courts Building:

<table>
<thead>
<tr>
<th>Class</th>
<th>Rehabilitation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duration</td>
<td>N/A</td>
</tr>
<tr>
<td>Estimated Life</td>
<td>10-15 Years</td>
</tr>
<tr>
<td>Priority</td>
<td>High</td>
</tr>
<tr>
<td>Location</td>
<td>600 Civic Center</td>
</tr>
</tbody>
</table>

Major renovation is needed to this facility to keep it in a safe, efficient, usable condition for City personnel and the general public.

| Comments     | N/A |

<table>
<thead>
<tr>
<th>Relationship to Other Projects</th>
<th>N/A</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Coordinating Agencies</th>
<th>Asset Management Department/Police</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plan or Study</td>
<td>N/A</td>
</tr>
<tr>
<td>Relationship to Plan</td>
<td>N/A</td>
</tr>
</tbody>
</table>

| Contacts Email                  | Thomas Chandler tchandler@cityoftulsa.org |
### Engineering Services Roof Replacement

**Purpose:** Replacement of dilapidated roofing systems on the following facilities Administration North and South.

**Class:** Replacement  
**Duration:** N/A  
**EST LIFE:** 15-30

**Priority:** High  
**Location:** 2317 S. Jackson

**Reason for Class:** To replace dilapidated roofing systems to tighten the building envelope to prevent water intrusion and thereby prevent indoor air quality and mold problems within our facilities.

**General Comments:** Roofs are in disrepair and leaking.

**Relationship to Other Projects:** N/A

**Coordinating Agencies:** AMD, Special Projects Engineering

**Plan or Study:** Roofing Reports.

**Relationship to Plan:** N/A

**Created Request Modified:**  
- Created: 12/6/2016  
- Request Modified: 12/6/2016  
- Modified: 12/7/2016

**Contact:** Max Wells, Thomas Chandler  
- **Email:** mwells@cityoftulsa.org, tchandler@cityoftulsa.org

---

### ROI

**ROI:** N/A

**ROI Description:** N/A

**Links & Leverages Description:** N/A
# Roofing replacement Surface Drainage and Vegetation.

**Purpose:** Replacement of dilapidated roofing system at Operations/Garage Building #7

<table>
<thead>
<tr>
<th>Class</th>
<th>Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duration</td>
<td>N/A</td>
</tr>
<tr>
<td>EST Life</td>
<td>15-30</td>
</tr>
</tbody>
</table>

**Reason for Class:** To replace dilapidated roofing system to tighten the building envelope to prevent water intrusion and thereby prevent indoor air quality and mold problems in our facility.

**General Comments:** Roof is currently in disrepair and leaking.

**Relationship to Other Projects:** N/A

**Coordinating Agencies:** AMD, Special Projects Engineering

**Plan or Study:** Roofing Report

**Relationship to Plan:** N/A

**Created Request Modified:**
- 12/6/2016
- 12/6/2016

**Contact Email:**
- Max Wells, Thomas Chandler
  - mwells@cityoftulsa.org, tchandler@cityoftulsa.org
# Fred Creek 73rd & Harvard Bridge Replacement

**Existing undersized bridge overtops in less than 10-year rainfall event.**

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>1 year</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>50 Years</td>
</tr>
</tbody>
</table>

**Reason for Class:**

Project identified in Fred Creek Master Drainage Plan

**General Comments:**

N/A

**Relationship to Other Projects:**

Reduce flooding of arterial street

**Coordinating Agencies:**

Streets & Stormwater, Corps of Engineers

**Plan or Study:**

Fred Creek MDP

**Relationship to Plan:**

Reduce flooding of arterial street

**ROI:**

N/A

**ROI Description:**

Reduction in flooding

**Links & Leverages Description:**

N/A

**Created Request:**

12/6/2016

**Modified Request:**

12/6/2016

**Created Contact Email:**

Bill Robison
brobison@cityoftulsa.org
Admiral Place Sidewalk - 7300 to 8900 E. Admiral Place

To provide sidewalk along Admiral Boulevard where none currently exists. This would provide an ADA compliant walking surface across shared address with no access limitations to their facilities. The project will also provide access control at driveways wherever possible.

CLASS
New

DURATION
2

EST LIFE
50

PRIORITY
Medium

LOCATION
7300 to 8900 E. Admiral Place

REASON FOR CLASS
This would provide new sidewalks where none currently exist.

GENERAL COMMENTS
This is the No. 9 priority sidewalk location in the inventory of Sidewalk Needs. This sidewalk project is needed to provide ADA-compliant access in this corridor across uncontrolled vast asphalt expanses used as access to local business.
# Creek Turnpike and Memorial Drive Interchange Safety Improvements

**Project**

Project for modifications at the intersection to include addition of turn bays, lengthening of turn bays, and other safety improvements to reduce accidents and to increase traffic flow.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Expansion</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>2 years</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>20</td>
</tr>
</tbody>
</table>

**Reason for Class**

Addition and lengthening of turn bays and safety improvements.

**General Comments**

Improvement of interchange function by increasing storage for turning movements and modification of traffic signal timing as needed.

**Relationship to Other Projects**

N/A

**Coordinating Agencies**

Internal, Utilities, Streets and Stormwater, ODOT

**Plan or Study**

N/A

**Relationship to Plan**

N/A

**Created Request Modified**


**ROI**

N/A

**ROI Description**

Reduced traffic delay due to improvements in storage and improved green time for turning movements.

**Links & Leverages Description**

N/A

**Contact Email**

Brent Stout brentstout@cityofftusa.org
# Lewis Ave. - 51st to 61st St. South Sidewalks

## Purpose
To install sidewalks on both sides of Lewis.

<table>
<thead>
<tr>
<th>Class</th>
<th>Duration</th>
<th>Est Life</th>
</tr>
</thead>
<tbody>
<tr>
<td>New</td>
<td>1 year</td>
<td>50</td>
</tr>
</tbody>
</table>

## Priority
High

## Location
5100 to 6100 S. Lewis Avenue

## Reason for Class
Sidewalks non-existent throughout most of this corridor with the exception of 59th Ct, to the south.

## General Comments
No. 1 priority sidewalk on Inventory of Sidewalk Needs. Install new 5’ sidewalk where none exists along the east and west sides of Lewis. Provide 5 ft. space from back of curb where possible.

## Relationship to Other Projects
N/A

## Coordinating Agencies
Internal, Streets and Stormwater, Utilities

## Plan or Study
Major Street and Highway Plan

## Relationship to Plan
N/A

## Created and Modified
- Created: 12/7/2016
- Modified: 12/7/2016

## Contact
Brent Stout
brentstout@cityoftulsa.org
# Lewis Avenue - 81st to 91st St. S. Sidewalks

**Purpose:** To provide sidewalks on both sides of Lewis and a pedestrian bridge across a drainage channel.

<table>
<thead>
<tr>
<th>Class</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>Duration</td>
<td>1 year</td>
</tr>
<tr>
<td>Est Life</td>
<td>50</td>
</tr>
</tbody>
</table>

**Priority:** High

**Location:** 8100 S. Lewis Ave. to 9100 S. Lewis Ave.

**Reason for Class:** There is no existing sidewalk at this location.

**General Comments:** This project is the No. 7 and No. 8 priority in the Sidewalk Inventory of Needs. Would provide an ADA compliant path from housing at 85th St. S, and points south to 81st and Lewis area, including Walmart, shopping center, medical facilities, and ORU campus.

**Relationship to Other Projects:** N/A

**Coordinating Agencies:** Internal, Streets and Stormwater, Utilities

**Plan or Study:** Major Street and Highway Plan

**Relationship to Plan:** N/A

**Created Request Modified:**
- Created: 12/7/2016
- Request Modified: 12/7/2016
- Contact Email: brentstout@cityoftulsa.org
**Memorial Drive - 31s to 61st St. South Sidewalks**

To install ADA compliant sidewalks and curb ramps on east and west side of Memorial Drive extending from 31st St. S. south to 61st St. S.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>DURATION</th>
<th>EST LIFE</th>
<th>PRIORITY</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>New</td>
<td>1 year</td>
<td>50 years</td>
<td>High</td>
<td>3100 S. Memorial Drive south to 6100 S. Memorial Drive</td>
</tr>
</tbody>
</table>

**Reason for Class**

Only small extents of sidewalk exist in this corridor.

**General Comments**

This is the No. 6 priority location in the Sidewalk Inventory of Needs. Installation of sidewalks on a high traffic commuter corridor.

**Relationship to Other Projects**

N/A

**Coordinating Agencies**

Internal, Streets and Stormwater, Utilities

**Plan or Study**

Major Street and Highway Plan

**Relationship to Plan**

N/A

**Created Request Modified**

12/7/2016 12/7/2016

**Contact**

Brent Stout
brentstout@cityoftulsa.org

25.32
## Peoria and 36th St. N. Intersection Improvements

Improve the geometrics of the intersection, by providing a right turn lane on the east leg of the intersection and added storage capacity for the exiting turn lanes. Also, enclose the drainage ditch on the northeast corner of the intersection with storm sewer system.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Expansion</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>2</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>30</td>
</tr>
</tbody>
</table>

**Priority:** High

**Location:** 36th St. N. and Peoria Avenue

**Reason for Class:**
This is an expansion of the existing intersection to include sidewalks, ADA compliant sidewalks and pushbuttons, crosswalks and lighting.

**General Comments:**
This intersection has geometric issues that create a safety issue and non-standard pedestrian features. Sidewalk and lighting north of Peoria to 46th St. N. is also to be added where necessary. Flat Rock Creek bridge is an ODOT project and will have sidewalks on both sides.

**Relationship to Other Projects:** N/A

**Coordinating Agencies:**
Internal, Planning, Utilities

**Plan or Study:**
North Peoria Corridor Study 2006, and 36th St. N. Small Area Plan 2014

**Relationship to Plan:** N/A

**Created Request Modified:**
12/6/2016 12/6/2016

**Contact Email:**
Brent Stout / Theron Warlick
brentstout@cityoffulta.org
Traffic Studies and Data Collection

Project purpose is to provide adequate funding to develop various traffic studies including Traffic Impact Studies, Multimodal Mobility Studies, Lighting Studies, Speed Studies, Accident Studies, Access Management and the data collection efforts and mechanisms necessary for these studies.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Replacement</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>5 years</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>15</td>
</tr>
</tbody>
</table>

| PRIORITY | High |
| LOCATION | Citywide |

These studies and data collection efforts are necessary to best determine traffic safety, multimodal, lighting and other improvement needs to include in current or future roadway projects.

This project funds an ongoing need for traffic-related information on City of Tulsa streets. The nature of the studies is predicated by the purpose of the project.

Studies are key in determining the right improvements for the project at the right location.

Studies will pay for themselves in savings due to avoiding unnecessary improvements, resultant project improvements that decrease accidents and improve conditions for all users of the street.

Brent Stout / Kurt Kraft
brentstout@cityoftulsa.org
W. 51st Street South Sidewalk - 3300 West to 2500 West 51st St. S.

To install new sidewalks at this location to provide pedestrian access from neighborhoods to businesses at 33rd W. Ave. and 25th W. Ave. intersections as well as the Zarrow Library.

CLASS
New

PRIORITY
High

DURATION
2

LOCATION
3300 W. 51st St. S. to 2500 W. 51st St. S.

EST LIFE
50

REASON FOR CLASS
There is currently no sidewalk through most of this corridor.

GENERAL COMMENTS
This is the No. 11 priority sidewalk in the Inventory of Sidewalk Needs. This project requires approximately $500K in storm sewer be installed in order to construct the sidewalk continuously from 25th to 33rd.

RELATIONSHIP TO OTHER PROJECTS
N/A

COORDINATING AGENCIES
Internal, Streets and Stormwater, Utilities.

PLAN OR STUDY
Major Street and Highway Plan

RELATIONSHIP TO PLAN
N/A

CREATED REQUEST MODIFIED
12/7/2016
12/7/2016

CONTACT EMAIL
Brent Stout
brentstout@cityoftulsa.org
**Woodland Hills Mall Access Road - 68th St. S.**

New street would link Mingo Road to the back of Woodland Hills Mall just south of Union High School.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>New</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>2 years</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>30</td>
</tr>
</tbody>
</table>

**REASON FOR CLASS**

This would create a new street that serves as a secondary path to and from Woodland Hills Mall from Mingo Road.

**GENERAL COMMENTS**

This would be an economic development linkage to encourage development along the north and east of Woodland Hills, and alleviate some of the heavy traffic on 71st St, from the Mall to and from U.S. 169. The street would also improve safety for access into Union High School property.

**RELATIONSHIP TO OTHER PROJECTS**

N/A

**COORDINATING AGENCIES**

Internal, City Council, Planning, Streets and Stormwater

**PLAN OR STUDY**

None

**RELATIONSHIP TO PLAN**

N/A

**CREATED REQUEST MODIFIED**

12/6/2016 12/6/2016 12/7/2016

**CONTACT EMAIL**

Brent Stout / Matt Liechti
brentstout@cityoftulsa.org
# 71st St Lift Station Electrical Upgrades

Replace existing motor control center (MCC) MCC-19 and variable frequency drives for the two wastewater pumps and two raw water pumps. Project would also segregate incoming utility sources and create a main-to-main MCC, further enhancing the electrical reliability of the lift station.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Scope/Rehabil</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>2018</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>25</td>
</tr>
</tbody>
</table>

| PRIORITY | N/A |
| LOCATION | Southside |

| REASON FOR CLASS | N/A |
| GENERAL COMMENTS | 16WPC_SS_0017 |

| RELATIONSHIP TO OTHER PROJECTS | N/A |
| COORDINATING AGENCIES | ODEQ |
| PLAN OR STUDY | N/A |
| RELATIONSHIP TO PLAN | N/A |

| ROI | N/A |
| ROI DESCRIPTION | N/A |
| LINKS & LEVERAGES DESCRIPTION | N/A |

| CREATED REQUEST MODIFIED | 1/0/1900 1/4/2017 1/0/1900 |
| CONTACT EMAIL | Robert Shelton rshelton@cityoftulsa.org |
Southside WWTP Electrical Upgrades

Reconfigure the electrical distribution system at the Southside WWTP, starting with the main incoming switchgear, in order to enhance reliability and upgrade equipment that is nearing the end of its useful service life. The project will involve replacing the main switchgear and re-arranging how downstream switchgear are fed.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>DURATION</th>
<th>PRIORITY</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cement/Rehab</td>
<td>2018</td>
<td>N/A</td>
<td>Southside</td>
</tr>
</tbody>
</table>

GENERAL COMMENTS

18WPC_SS_0018

RELATED TO OTHER PROJECTS

COORDINATING AGENCIES

PLAN OR STUDY

RELATIONSHIP TO PLAN

CREATED REQUEST MODIFIED

Robert Shelton
rshelton@cityoftulsa.org
Southside WWTP Digester MCC Replacement

Replace the motor control center (MCC) in the Digester Building at the Southside WWTP. Project requires the construction of a new MCC building to house the equipment in order to install the new equipment in an unclassified area for compliance with NFPA 820 Fire Protection in Wastewater Treatment and Collection Facilities.

<table>
<thead>
<tr>
<th>PURPOSE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Replace the motor control center (MCC) in the Digester Building at the Southside WWTP. Project requires the construction of a new MCC building to house the equipment in order to install the new equipment in an unclassified area for compliance with NFPA 820 Fire Protection in Wastewater Treatment and Collection Facilities.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CLASS</th>
<th>DURATION</th>
<th>EST LIFE</th>
<th>PRIORITY</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cement/Rehab</td>
<td>2018</td>
<td>25</td>
<td>N/A</td>
<td>Southside</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>REASON FOR CLASS</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GENERAL COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>16WPC_SS_0019</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RELATIONSHIP TO OTHER PROJECTS</th>
<th>ROI</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COORDINATING AGENCIES</th>
<th>ROI DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>ODEQ</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLAN OR STUDY</th>
<th>LINKS &amp; LEVERAGES DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RELATIONSHIP TO PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CREATED REQUEST MODIFIED</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/0/1900 1/4/2017 1/0/1900</td>
</tr>
</tbody>
</table>

Contact: Robert Shelton
Email: rshelton@cityoftulsa.org
### Sodium Hydroxide Storage and Feed System Upgrade

The project consists of installing two (2) sodium hydroxide storage tanks, one transfer pump, one day tank, four feed pumps and associated control system and relocate it to the raw water chemical building immediately adjacent to the clear well injection points.

| DEPARTMENT | Public Works  |
| CATEGORY | Water  |
| PROJECT |  |
| PURPOSE |  |

| CLASS | Regulatory |
| DURATION | 2018 |
| EST LIFE | 40 |
| PRIORITY | N/A |
| LOCATION | AB Jewell |

| REASON FOR CLASS | N/A |
| GENERAL COMMENTS | 18WS_ABJ_0015 |

| RELATIONSHIP TO OTHER PROJECTS | N/A |
| COORDINATING AGENCIES | N/A |
| PLAN OR STUDY | N/A |
| RELATIONSHIP TO PLAN | N/A |

| CREATED REQUEST MODIFIED | 1/0/1900 11/16/2016 1/0/1900 |
| CONTACT EMAIL | Anthony Wilkins awilkins@cityoftulsa.org |

| ROI | N/A |
| ROI DESCRIPTION | N/A |
| LINKS & LEVERAGES DESCRIPTION | N/A |
# Powdered Activated Carbon Feed System Upgrade

This project involves replacing the existing powdered activated carbon (PAC) feed system and storage location. Project will create individual PAC injection point to each clarifier(s) which will allow for a more tailored approach of addressing the taste and odor (T&O) and cyanotoxin removal that will be specific to each clarifier.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>PRIORITY</th>
<th>LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance/Rehabil</td>
<td>N/A</td>
<td>AB Jewell</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GENERAL COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>18WS_ABJ_0016</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RELATIONSHIP TO OTHER PROJECTS</th>
<th>ROI</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>COORDINATING AGENCIES</th>
<th>ROI DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PLAN OR STUDY</th>
<th>LINKS &amp; LEVERSAGES DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>RELATIONSHIP TO PLAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CREATED REQUEST MODIFIED</th>
<th>CONTACT EMAIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>1/0/1900</td>
<td>Anthony Wilkins <a href="mailto:awilkins@cityoftulsa.org">awilkins@cityoftulsa.org</a></td>
</tr>
</tbody>
</table>
### AB Jewell WTP Improvements - Residuals Improvements Phase 2

Phase 2 Construction includes the following. Capacity expansion by the addition of a gravity thickener, upgrades to the polymer systems. Other improvements includes paving of access road for sludge removal and emergency egress from the WTP as well as lagoon improvements and covering of the sludge storage area.

| Class | Relief/Capacity |
|-------|----------------|----------------|
| Duration | 2020 |
| EST Life | 40 |

**Priority:** N/A

**Location:** AB Jewell

**General Comments:** 18WS_ABJ_0017

**Relationship to Other Projects:** N/A

**Coordinating Agencies:** N/A

**Plan or Study:** N/A

**Relationship to Plan:** N/A

**Created Request Modified:** 1/0/1900 11/16/2016 1/0/1900

**Contact Email:** Anthony Wilkins awilkins@cityoftonawanda.org
BOK & CBC - Food & Beverage Improvements

Replace and upgrade various components of the food and beverage point-of-sale systems within the Cox Business Center (CBC) and BOK Center. As listed in 5 year detail of 30 Year Maintenance Plan.

Project will replace/upgrade various components of the food and beverage systems within the CBC and BOK.

Estimated cost of installation at both facilities is: $900,000. Extensive RFP process to follow on a national level. 5% Contingency
CBC - Resurfacing the Exhibit Hall Floors at the Cox Business Center

The Exhibit Halls at the CBC are some of the most high-traffic, both pedestrian and vehicle - areas of the building. The floors have not been resurfaced since 2002.

<table>
<thead>
<tr>
<th>CLASS</th>
<th>Rehab</th>
</tr>
</thead>
<tbody>
<tr>
<td>DURATION</td>
<td>20</td>
</tr>
<tr>
<td>EST LIFE</td>
<td>8 years</td>
</tr>
<tr>
<td>PRIORITY</td>
<td>High</td>
</tr>
<tr>
<td>LOCATION</td>
<td>CBC Center</td>
</tr>
</tbody>
</table>

Resurface and finish the Exhibit Hall floors

Resurface and finish the Exhibit Hall floors at a cost of $215,000. 5% Contingency

RELATIONSHIP TO OTHER PROJECTS: N/A
COORDINATING AGENCIES: N/A
PLAN OR STUDY: SMG 30 Year Maintenance Plan
RELATIONSHIP TO PLAN: N/A

CREATED REQUEST MODIFIED: 1/27/2017 12/8/2016 1/27/2017

CONTACT EMAIL: Willie Williams
mailto:wwilliams@smgtulsa.com
Potential
River Parks Authority nominee

Marvin E. Jones, Jr.
Bio
as of March 21, 2017

Career / Experience:
Marvin E. Jones, Jr. has over 28 years of experience in the professional world.

Marvin is currently Vice President of Business Development with Bluefin Payment Systems. Bluefin Payment Systems is the leading provider of secure payment technology for retailers, enterprises and small to medium-sized businesses worldwide. Bluefin specializes in PCI-validated Point-to-Point Encryption (P2PE) integrated and stand-alone solutions for retail, mobile, call center and kiosk/unattended environments, and secure Ecommerce technologies including transparent redirect and tokenization.

Marvin served as Executive Vice President with MicahTek for over 14 years, where he managed and directed all departments, which include, Information Systems, Software Development, Call Center, Distribution Center, Mail Processing, Facility Operations, Client Services and Website Design. MicahTek consists of 350-400 employees and contractors during peak season.

He received his Bachelor’s degree from the University of North Carolina at Pembroke. Marvin also pursued and received his MBA in Business, while he was a working professional.

Prior to joining MicahTek in 2001, Marvin was a Senior Executive of a rapid growing non-profit organization. He developed the plan to establish international operations in 4 different countries; United Kingdom, South Africa, Australia, and Canada. Afterwards, he developed procedures to efficiently handle logistics between each company and the US headquarters. Timely execution and attention to detail became instrumental to a thriving organization that is still operational today.

Prior to working for the rapid growing non-profit, Marvin worked with AT&T as a Project Manager and Programmer.

Over the course of his career, Marvin Jones has gained respect as an expert in his field and acted as a consultant at many levels. His business success stems from a deep and personal commitment to partnering with those he works with. He believes that by helping others succeed, he succeeds as well and this has proven true in all of his business ventures.

Community:
He is rapidly emerging as a business leader in the Tulsa community. He has experience in serving on volunteer Boards. In addition, he has worked on several committees involving mentoring young males to prepare for their future.

He and his wife Robin have been very involved with the Jack and Jill of America, Tulsa Chapter. This organizations promote growth and development of children and the community via education, financial literacy, among other programs.

Commitment to Family:
A devoted family man, Marvin has been married to Robin for over 25 years. The couple has 2 daughters and currently reside in Tulsa, Oklahoma. They are committed to nurturing their daughters to show respect to all they come in contact with.

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