

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

25. **New CIP Projects, FY 2018-2022** - Approve based on the finding that the new capital improvement projects for the Capital Improvement Plan, Fiscal 2018-2022 are in conformance with the Tulsa Comprehensive Plan.
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 paggers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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



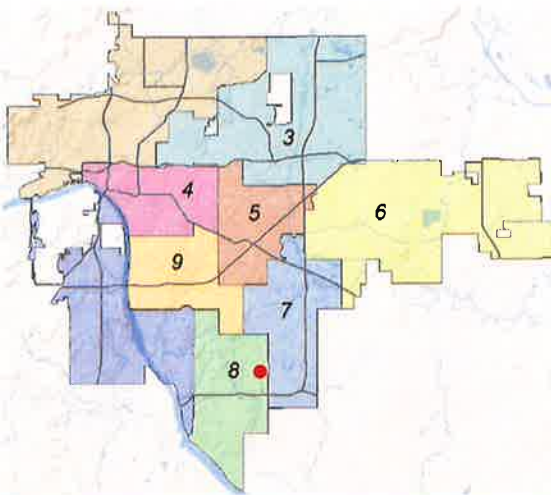
Case Number: PUD-215-16
Minor Amendment

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

Location Map:
 (shown with City Council Districts)



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

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

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

Staff Recommendation:
 Staff recommends **approval**.

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

City Council District: 8
Councilor Name: Phil Lakin
County Commission District: 3
Commissioner Name: Ron Peters

April 5, 2017

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 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:

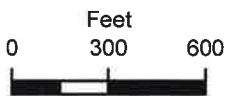
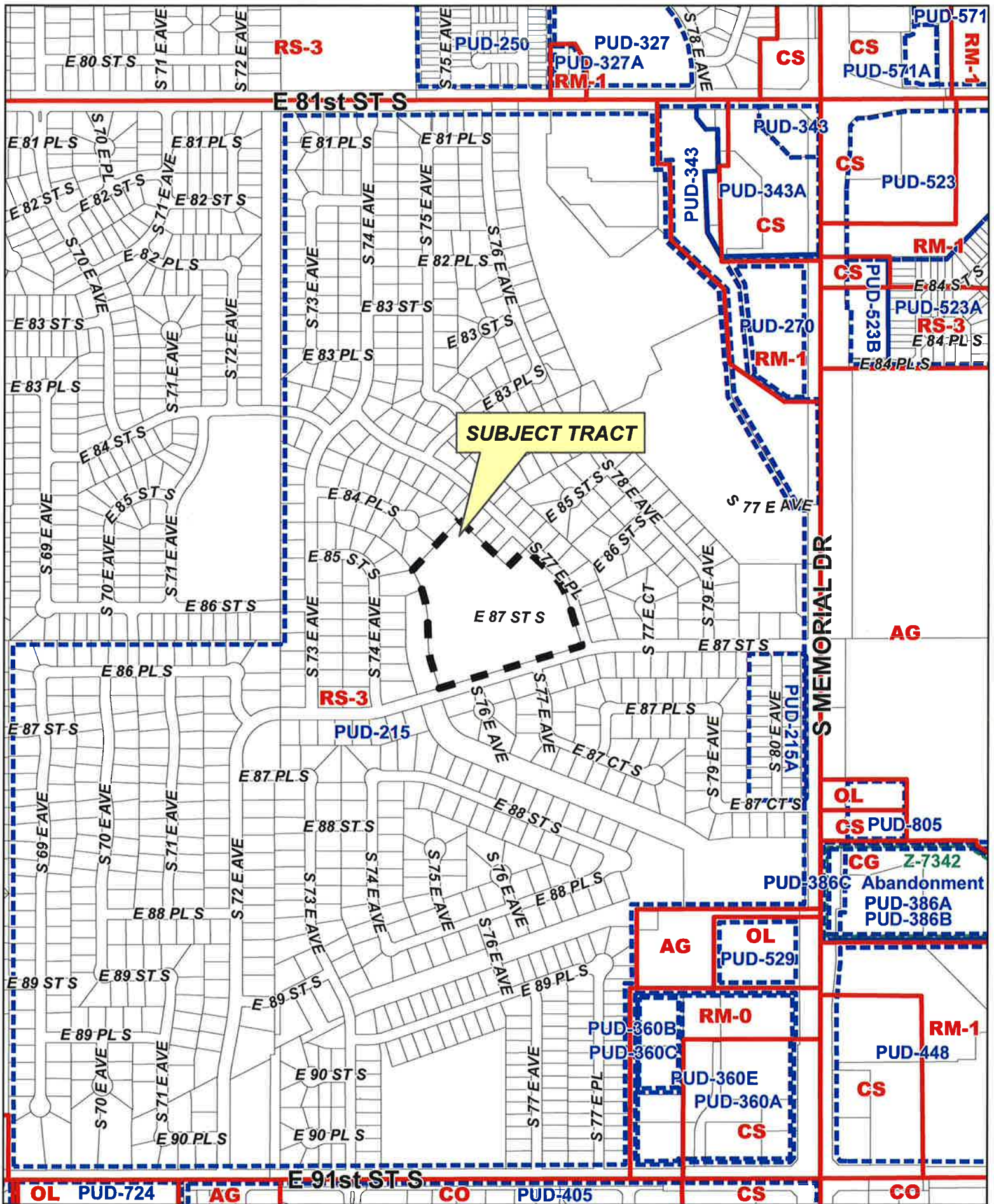
Site Plan C01

Site Plan AS1.1

Sign Rendering

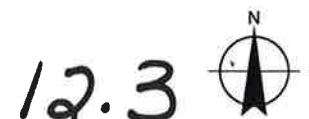
With considerations listed above, staff recommends **approval** of the minor amendment request to allow a dynamic display for Lot 1, Block 22.

12.2



PUD-215-16

18-13 14





Feet

0 300 600



**Subject
Tract**

PUD-215-16

18-13 14

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

Aerial Photo Date: February 2016



016
12.4

**UNION
DARNABY
ELEMENTARY
SCHOOL**

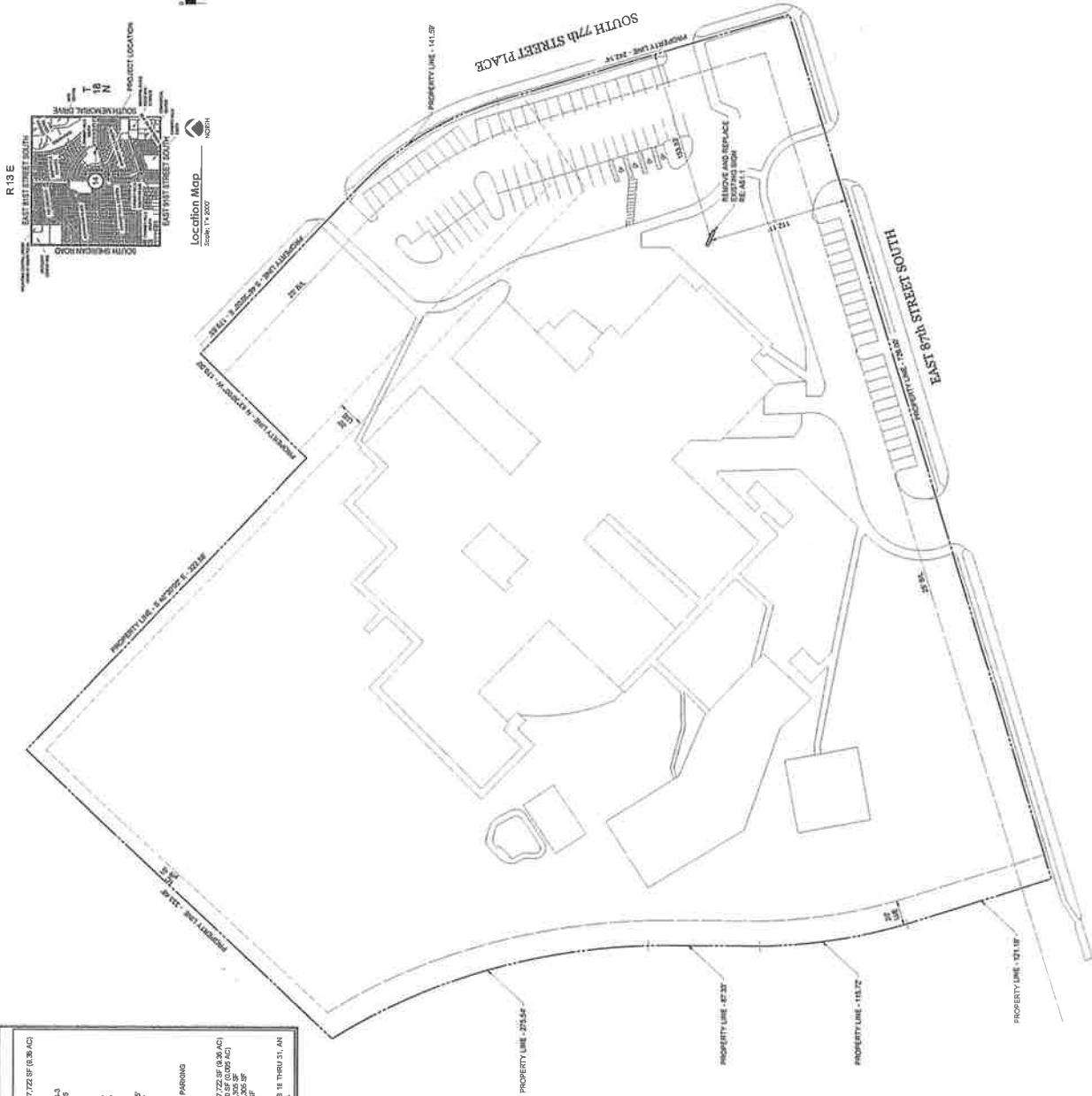
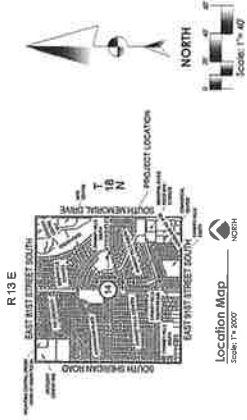
TULSA, OK
74133



POLE SCALE	
VERY SCALE	
AJLAS PAGE NO.	
MANAGER	
DRAWN BY	
CONSTRUCTION	

SITE PLAN

col



Site Data: PUD 215	
Land Area Summary	
Site Data	467,122 SF (8.38 AC)
ZONING	RE-3
PLANNED UNIT DEVELOPMENT	215
Parking Lot Subsurface Requirements:	
REQUIRED PARKING SPACES	35
FROM SOUTHWEST CORNER, ONE ALONG S. 8TH EAST (L.I.);	
FROM SOUTH BOUNDARY LINE ALONG S. 8TH EAST (L.I.);	
PROVIDED:	709
FROM SOUTHWEST CORNER, ONE ALONG S. 8TH EAST (L.I.);	10
FROM SOUTH BOUNDARY LINE ALONG S. 8TH EAST (L.I.);	
FROM SOUTH BOUNDARY LINE ALONG S. 8TH EAST (L.I.);	
Off-Street Parking Requirements	64 PARKING
PROVIDED:	
Impervious Area	467,122 SF (8.38 AC)
TOTAL SITE AREA	28,000 SF (0.65 AC)
TOTAL UNIMPAVED AREA	2,000 SF (0.05 AC)
PROPOSED IMPERVIOUS AREA:	0 SF
NET IMPERVIOUS:	0 SF
<p>LOTION D-17, S. 100TH STREET, TWO (2), CHERRY HILLS ESTATE BLVD. IN TRUSS 31, AN LOTION D-17, S. 100TH STREET, TWO (2), CHERRY HILLS ESTATE BLVD. IN TRUSS 31, AN LOTION D-17, S. 100TH STREET, TWO (2), CHERRY HILLS ESTATE BLVD. IN TRUSS 31, AN LOTION D-17, S. 100TH STREET, TWO (2), CHERRY HILLS ESTATE BLVD. IN TRUSS 31, AN</p>	

Legend

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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KKT ARCHITECTS, INC.
2200 SOUTH UTICA PLACE, SUITE 200
TULSA, OKLAHOMA 74114
TEL: 918.438.1114
WWW.KKTARCHITECTS.COM

UNION
JAMES R.
DARNABY
ELEMENTARY

7625 E. 87th
St.

TULSA, OK
74133



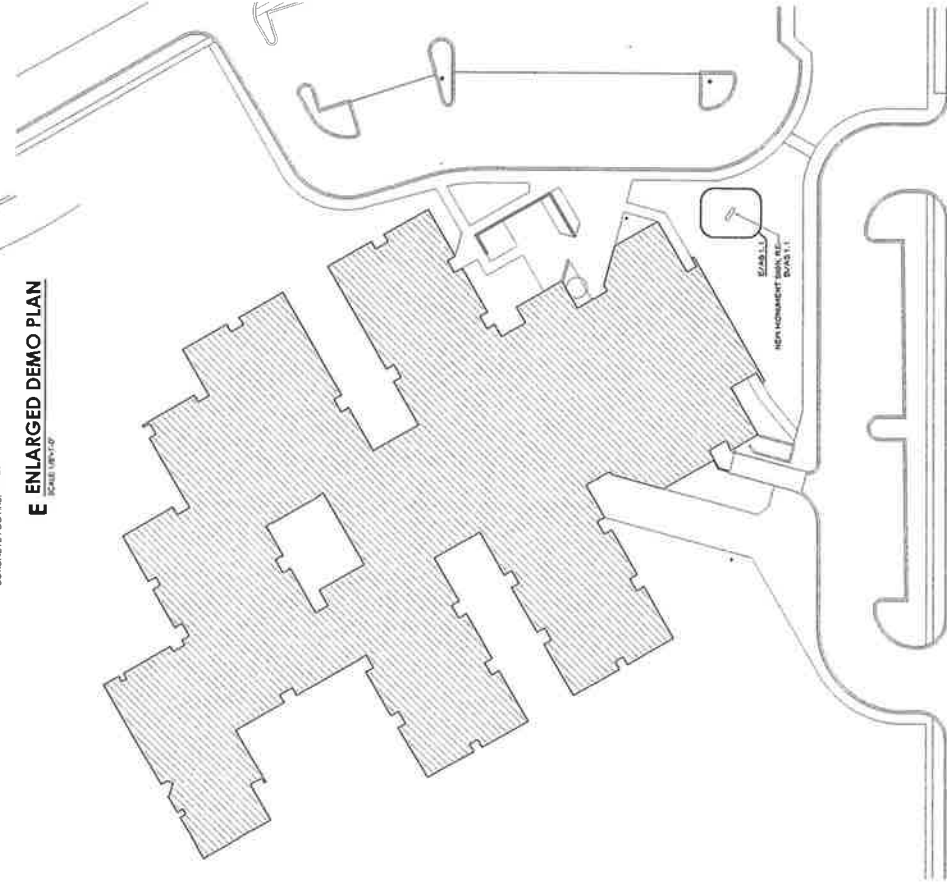
SCALE
MANAGER
DRAWN BY
DATE OF
REVISION

AS SHOWN
IN
AM
2.2.17

SITE PLAN
AS1.1

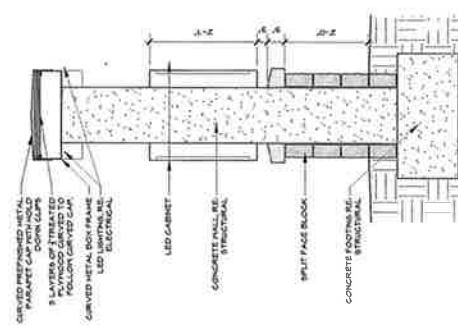
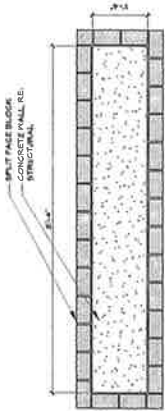
E ENLARGED DEMO PLAN
SCALE 3/4"=1'-0"

REMOVE EXISTING
MONUMENT SIGN
CONCRETE FOOTING



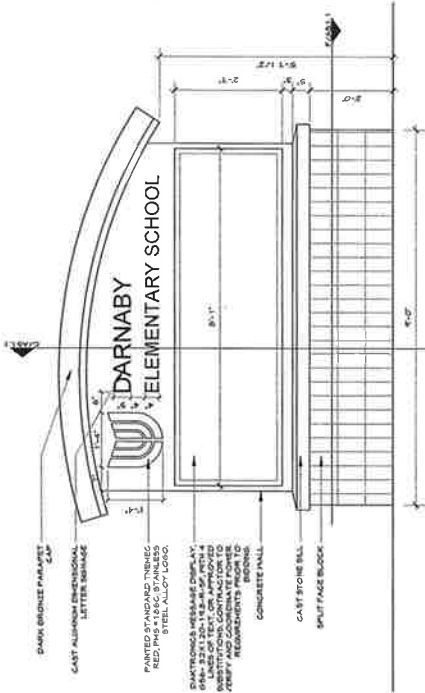
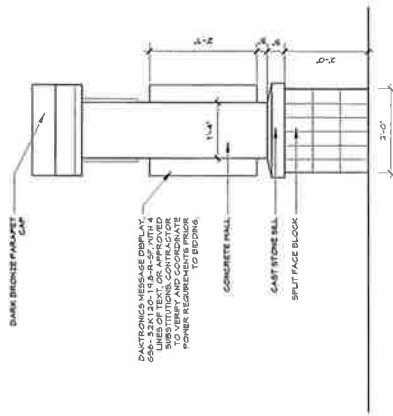
A SITE PLAN
SCALE 1/8"=1'-0"

F ENLARGED PLAN DETAIL
SCALE 3/4"=1'-0"



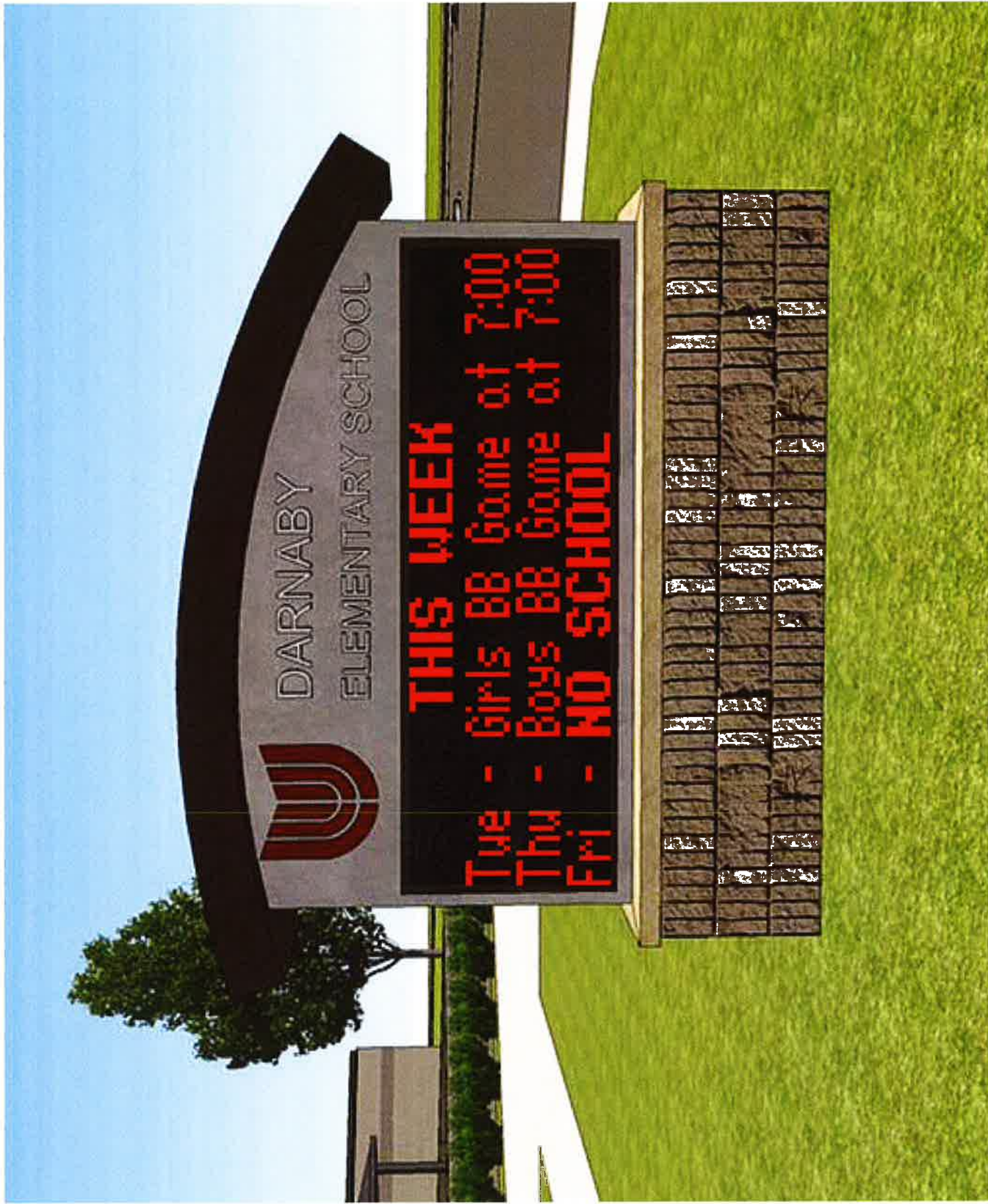
C MONUMENT SIGN SECTION
SCALE 3/4"=1'-0"

D MONUMENT SIGN ELEVATION
SCALE 3/4"=1'-0"



B MONUMENT SIGN ELEVATION
SCALE 3/4"=1'-0"

12.6



- Arched Accent Cap, Monument Support Structure, and Identification Letters/Logo are by Others
- Daktronics Message Display GS6-32x120-19.8-R-SF 2'7" wide x 8'1" wide

12.7

ALL DIMENSIONS ARE APPROXIMATE

DARNABY ELEMENTARY SCHOOL TULSA, OK

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Case Number: PUD-564-A-1
Minor Amendment

Hearing Date: April 5, 2017

Case Report Prepared by:
 Jay Hoyt

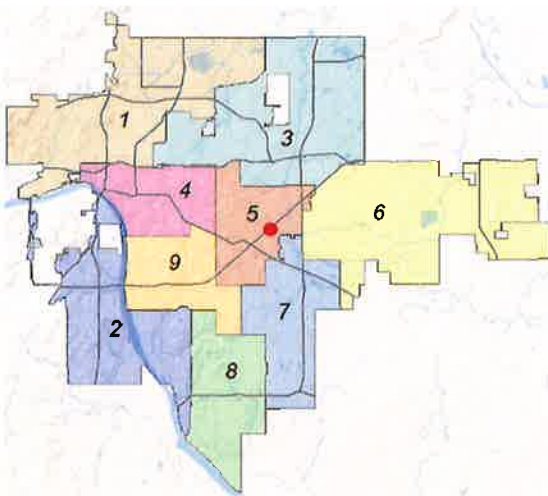
Owner and Applicant Information:

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 PI 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

Comprehensive Plan:

Land Use Map: Regional Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 9313

CZM: 38

Atlas: 457

City Council District: 5

Councilor Name: Karen Gilbert

County Commission District: 3

Commissioner Name: Ron Peters

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 30.010.1.2.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."

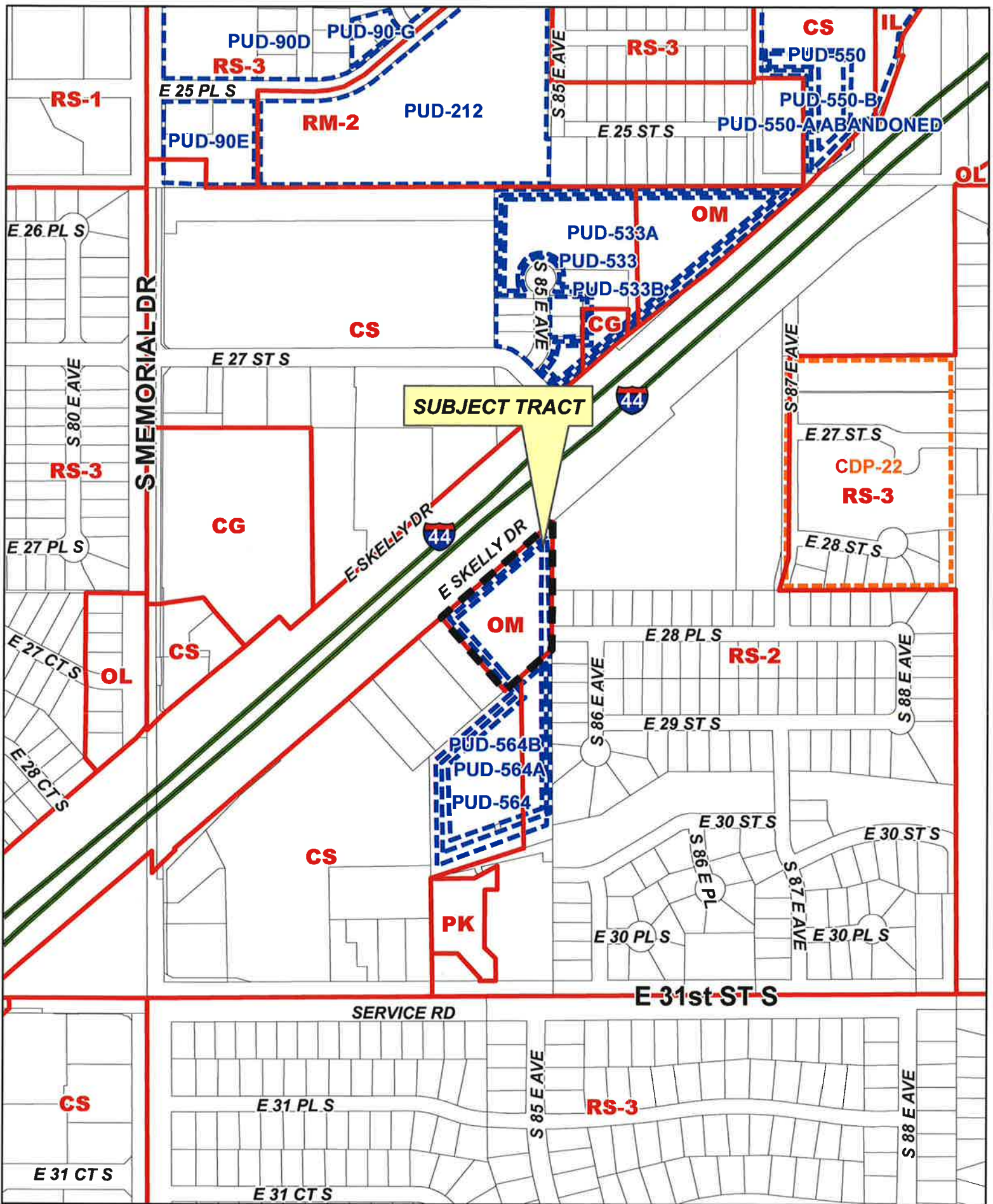
Staff has reviewed the request and determined:

- 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.

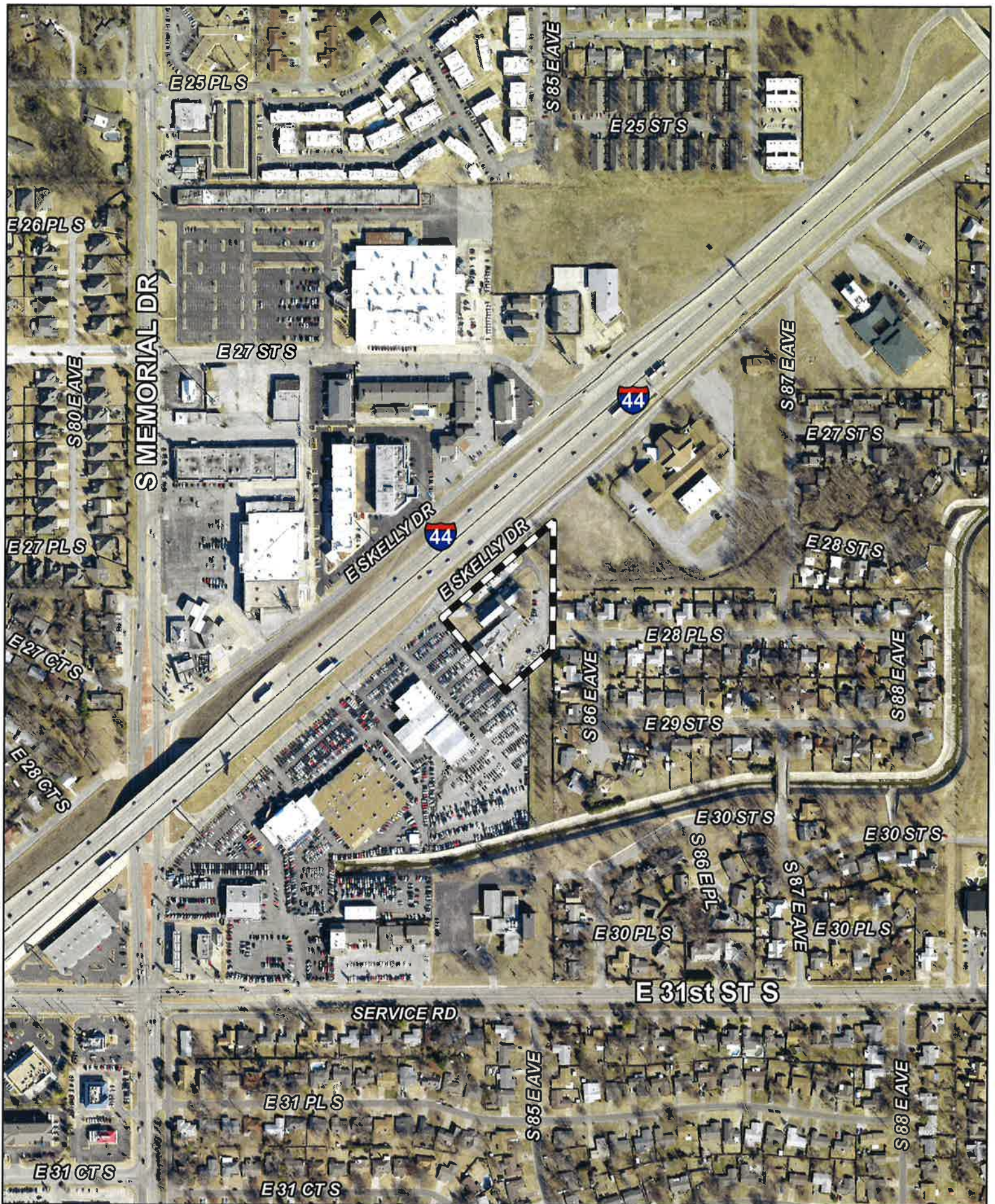


PUD-564-A-1

19-13 13

13.3





0 Feet
200
400



Subject
Tract

PUD-564-A-1

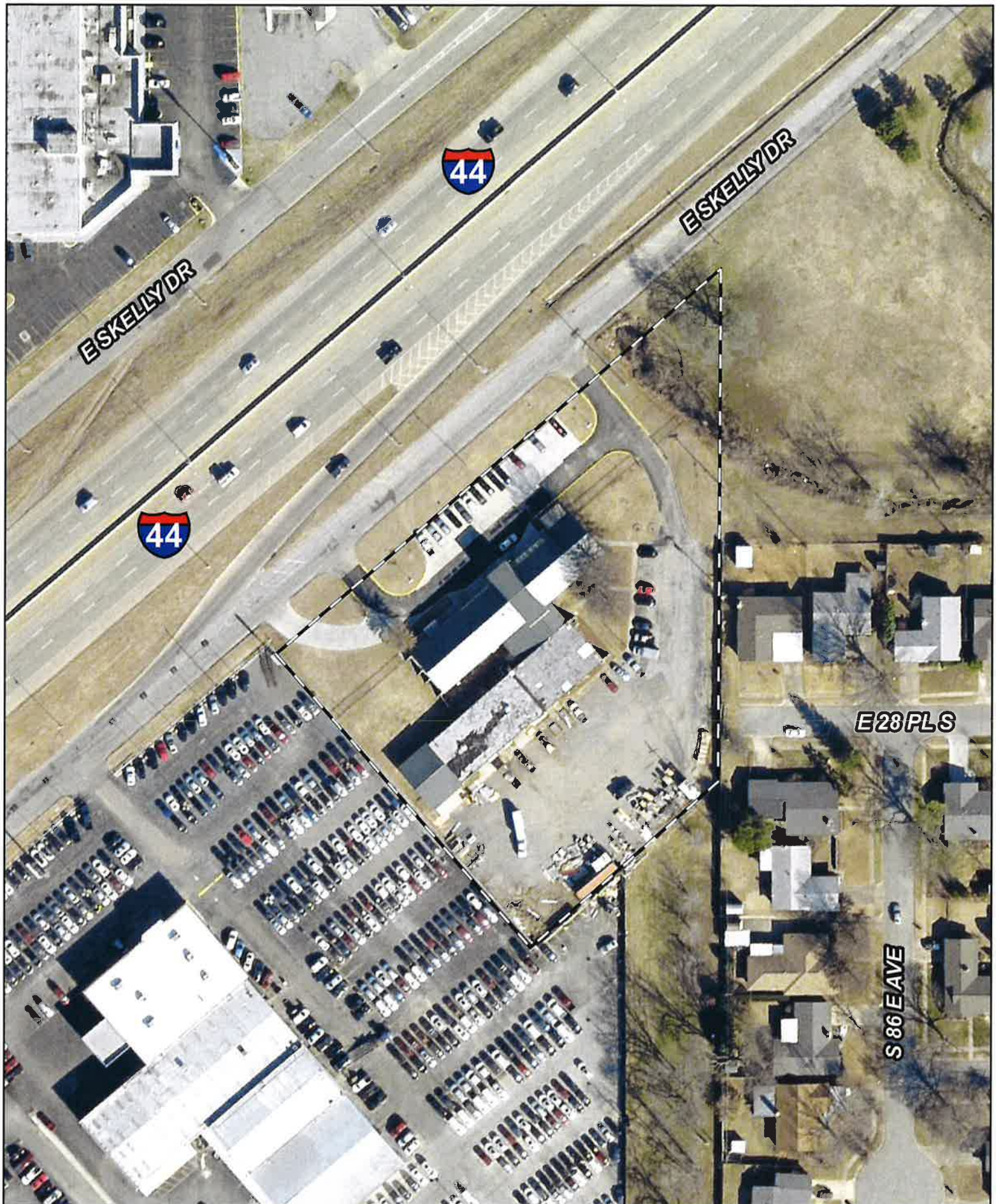
19-13 13

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

Aerial Photo Date: February 2016



13.4



0 50 100
Feet



Subject
Tract

PUD-564-A-1

19-13 13

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

Aerial Photo Date: February 2016

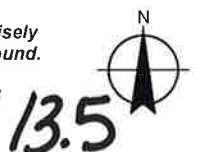


Exhibit "A"

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
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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 used 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.



Case Number: PUD-550-6
Minor Amendment

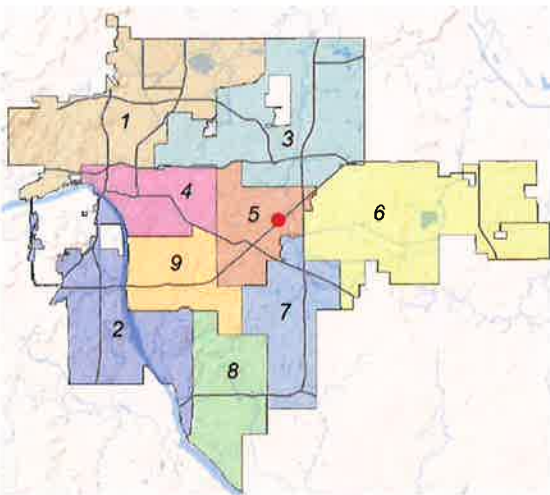
Hearing Date: April 5, 2017

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Mark Capron, Sisemore Weisz & Assoc.

Property Owner: Freedom Roads, LLC

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise landscape and lighting requirements

Gross Land Area: 20.71 acres

Location: Northwest of South 91st E. Ave. and East Skelly Dr.

9005 East Skelly Drive

Lot 1, Block 1 Dean's RV Superstore

Zoning:
 Existing Zoning: IL/CS/PUD-550
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Employment
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 1913
 CZM: 38 Atlas: 456/546

City Council District: 5
Councilor Name: Karen Gilbert

County Commission District: 2
Commissioner Name: Karen Keith

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 30.010.1.2.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 30.010.1.2.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

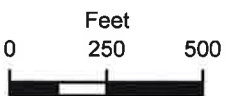
INCOG aerial photo

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.



19-13 13

14.4 



Subject
Tract

PUD-550-6

19-13 13

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

Aerial Photo Date: February 2016



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.

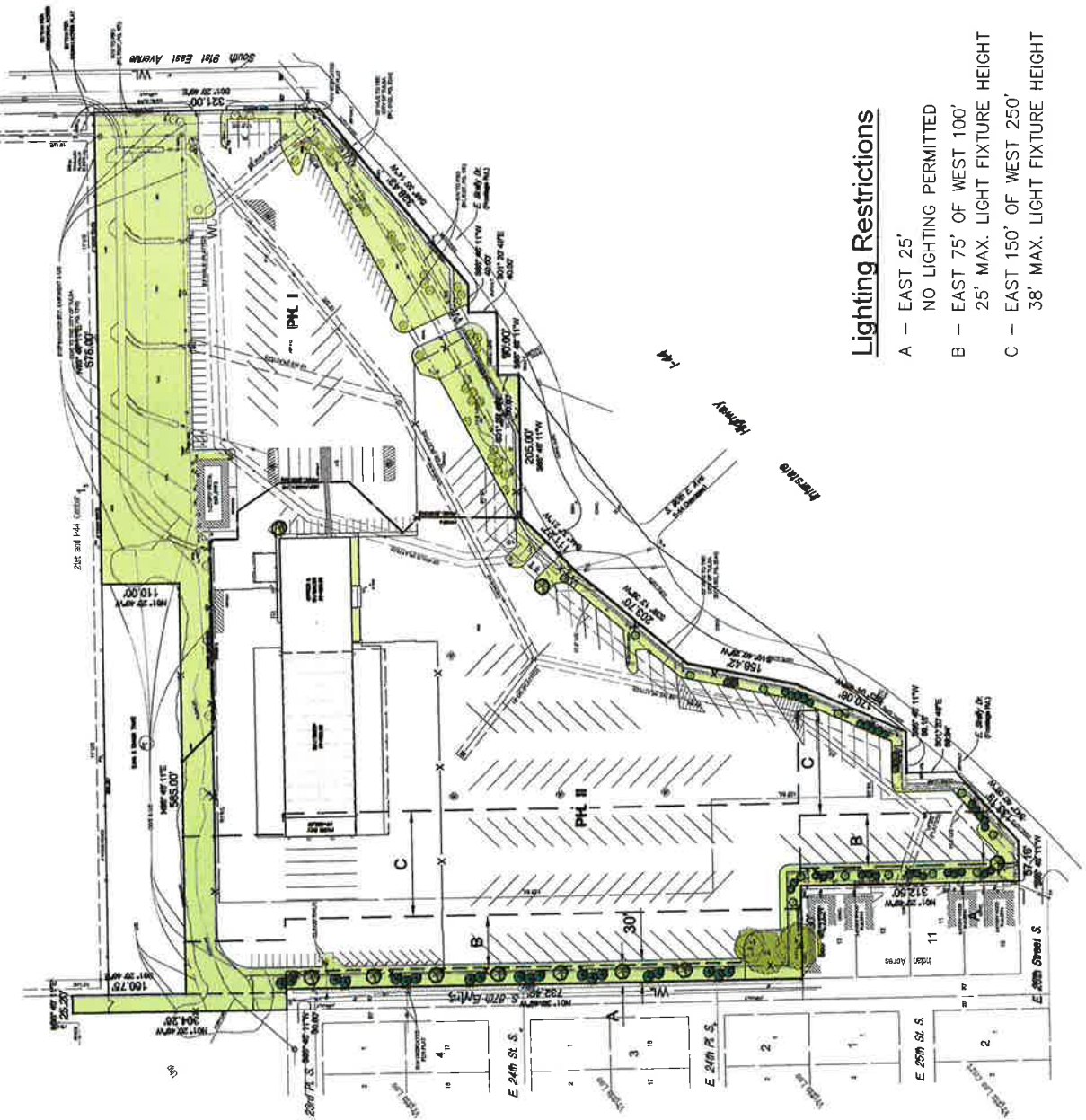
For the purpose of calculating area of the East Skelly Drive street yard of phase II (southwest 963 lineal feet of southeastern boundary development area adjacent to East Skelly Drive as depicted on Exhibit A) shall have a width of 10'. At least one tree must be planted and maintained or replaced in 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".

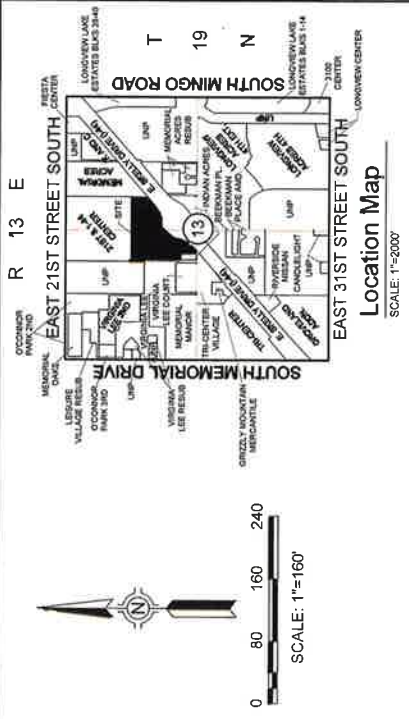
Except as outlined above, the remainder of the PUD ##550 development standards will remain the same as approved by the TMAPC.

R 13 E



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



Legend

- LANDSCAPED AREA
- EXISTING TREE TO REMAIN
- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- BROADLEAF EVERGREEN TREE


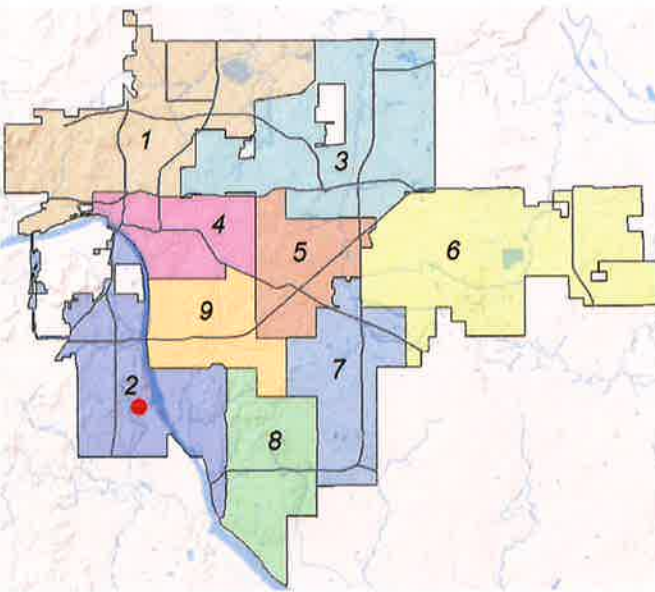
Exhibit "A" PUD 550-6 Landscape Concept And Lighting Restriction Plan

FOR
PART OF LOT 1, BLOCK 1, DEAN'S RV SUPERSTORE,
OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 13 EAST,
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

FILE: 1913.13 WO#: 17202.20 DATE: 2-2017

Siemore Weisz & Associates, Inc.
6811 EAST 39TH PLACE
TULSA, OKLAHOMA 74185
C.A. NO. 2421
PHONE: (918) 865-3800
FAX: (918) 865-8668
EXP. DATE 6/30/17

14.8

 <p>Tulsa Metropolitan Area Planning Commission</p>	<p>Case Number: CPA-59 Amendment to Tulsa Comprehensive Plan and West Highlands/Tulsa Hills Small Area Plan</p> <p>Hearing Date: April 5, 2017</p>
<p>Case Report Prepared by:</p> <p>Susan Miller, AICP</p> <p>Martha M. Schultz, Planner III Planning & Development Department</p>	<p>Owner and Applicant Information:</p> <p>Applicant: TMAPC</p> <p>Property Owners: Various</p>
<p>Location Map: (shown with City Council Districts)</p> 	<p>TMAPC initiation: Land Use Map change from <i>Employment</i> to <i>New Neighborhood</i></p> <p>Public meeting consensus: Land Use Map change from <i>Employment</i> to <i>Existing Neighborhood</i></p> <p>Stability and Growth Map change from <i>Area of Growth</i> to an <i>Area of Stability</i></p> <p>Size: 52.14 acres or 13 parcels</p> <p>Location: South of the southeast corner of West 71st Street and South Elwood Avenue</p>
<p>Comprehensive Plan: Land Use Map: Existing: <i>Employment</i> TMAPC initiated: <i>New Neighborhood</i> Recommendation: <i>Existing Neighborhood</i></p> <p>Recommendation to change Stability and Growth Map from <i>Area of Growth</i> to <i>Area of Stability</i>.</p> <p>Zoning: AG</p>	<p>Staff Recommendation:</p> <p>Staff recommends approval of the <i>Existing Neighborhood</i> and <i>Area of Stability</i> designations.</p> <p>City Council District: 2 Councilor Name: Jeannie Cue</p> <p>County Commission District: 2 Commissioner Name: Karen Keith</p>

TMAPC Staff Report
CPA-59
April 5, 2017

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

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

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:

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

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

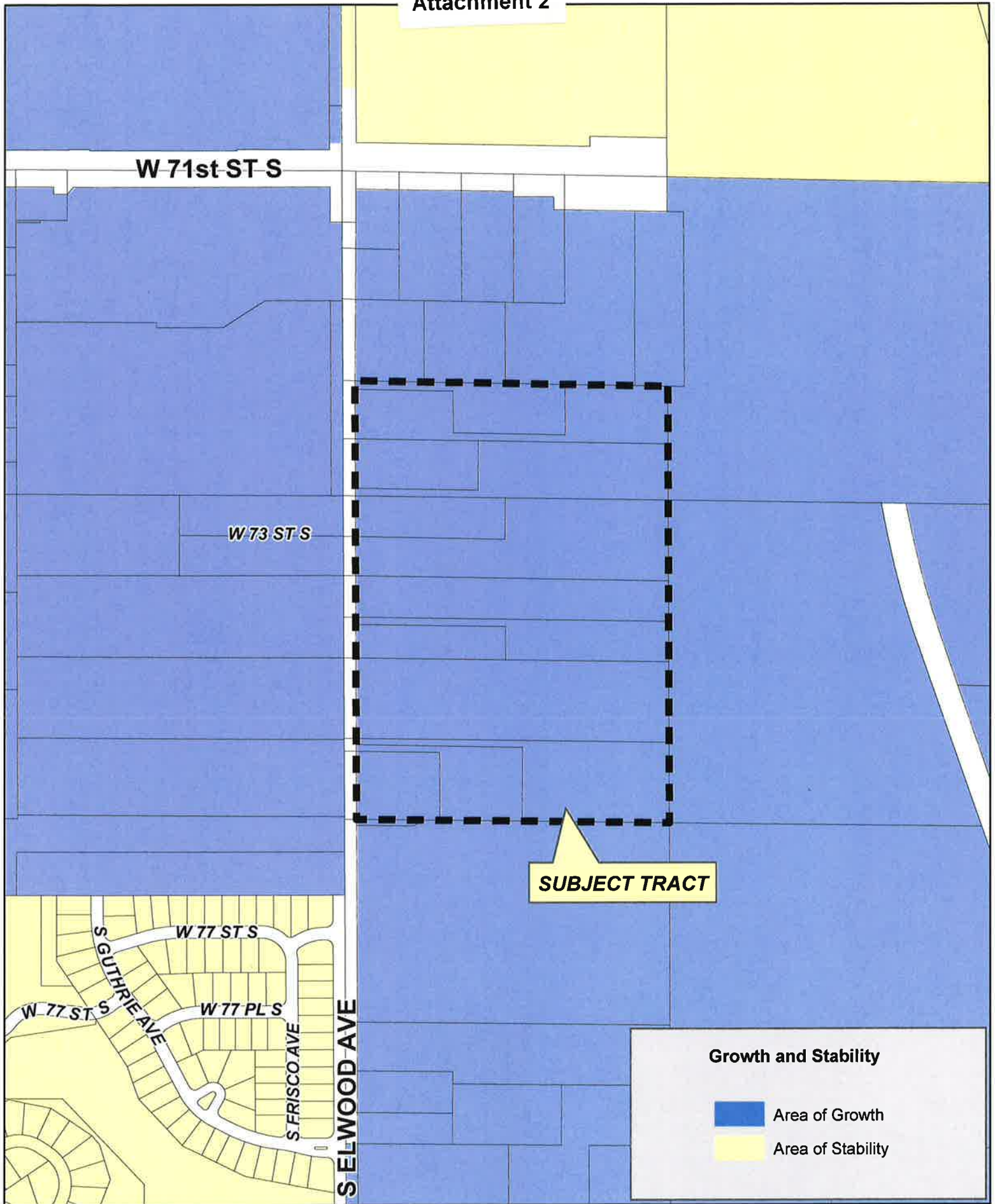
Staff recommends **APPROVAL** of the *Existing Neighborhood* and *Area of Stability* designations for the subject area.

W 73 ST S

Land Use Plan Categories

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

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



Feet
0 250 500

CPA-59

18-12 12

15.9





0 Feet 250 500



Subject Tract

CPA-59

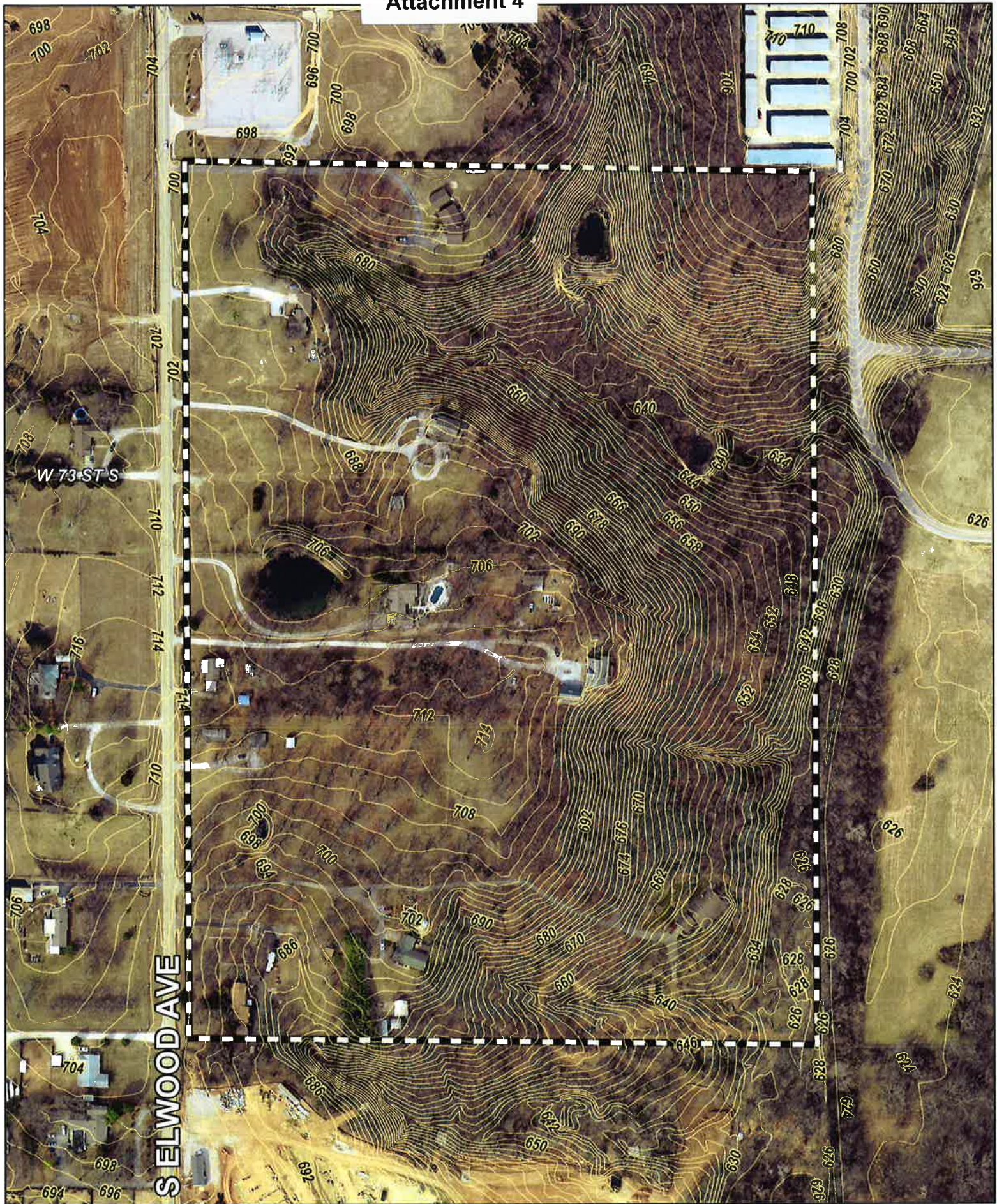
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



15.10



0 125 250
Feet



Subject
Tract

CPA-59

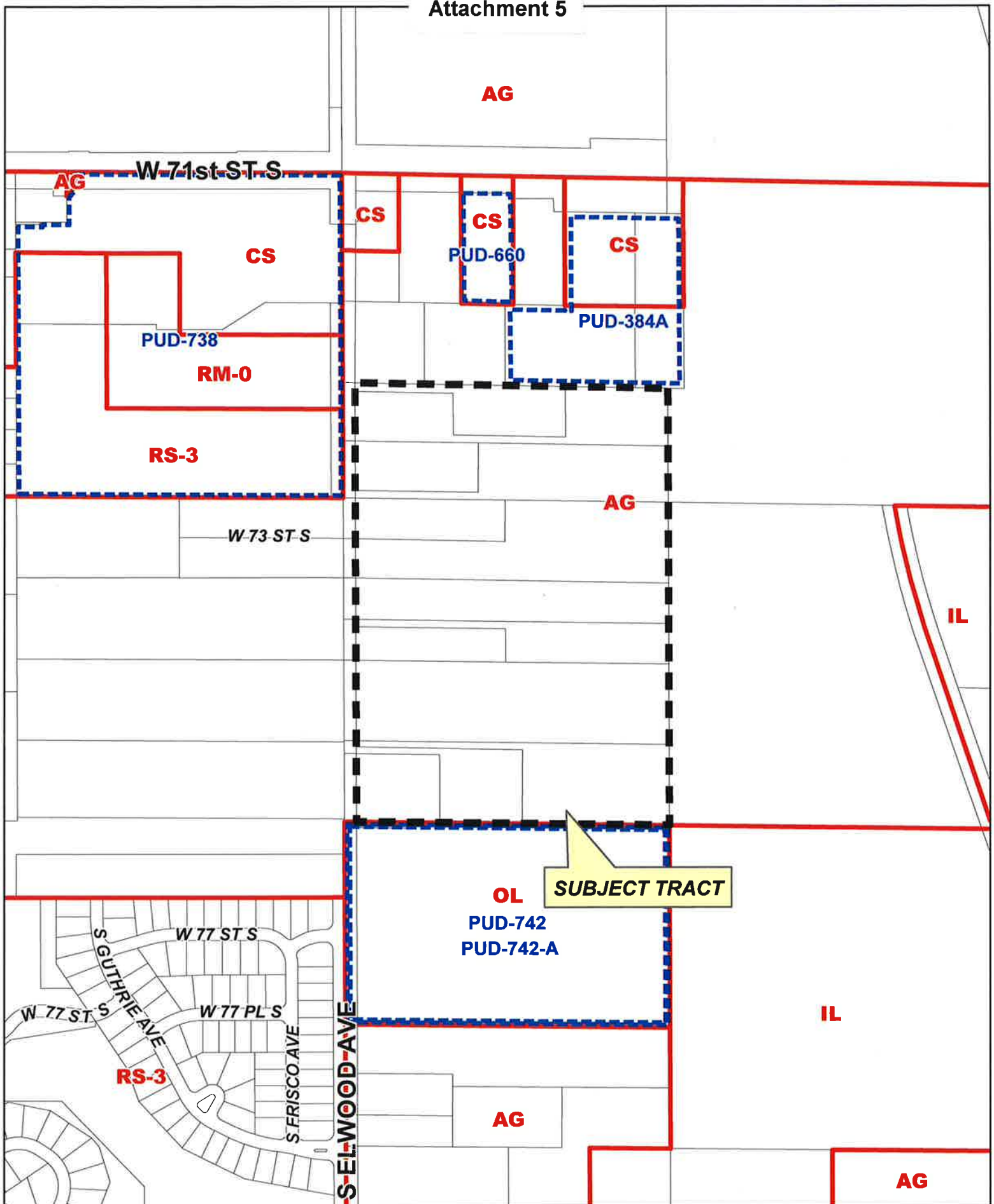
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

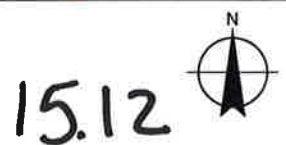


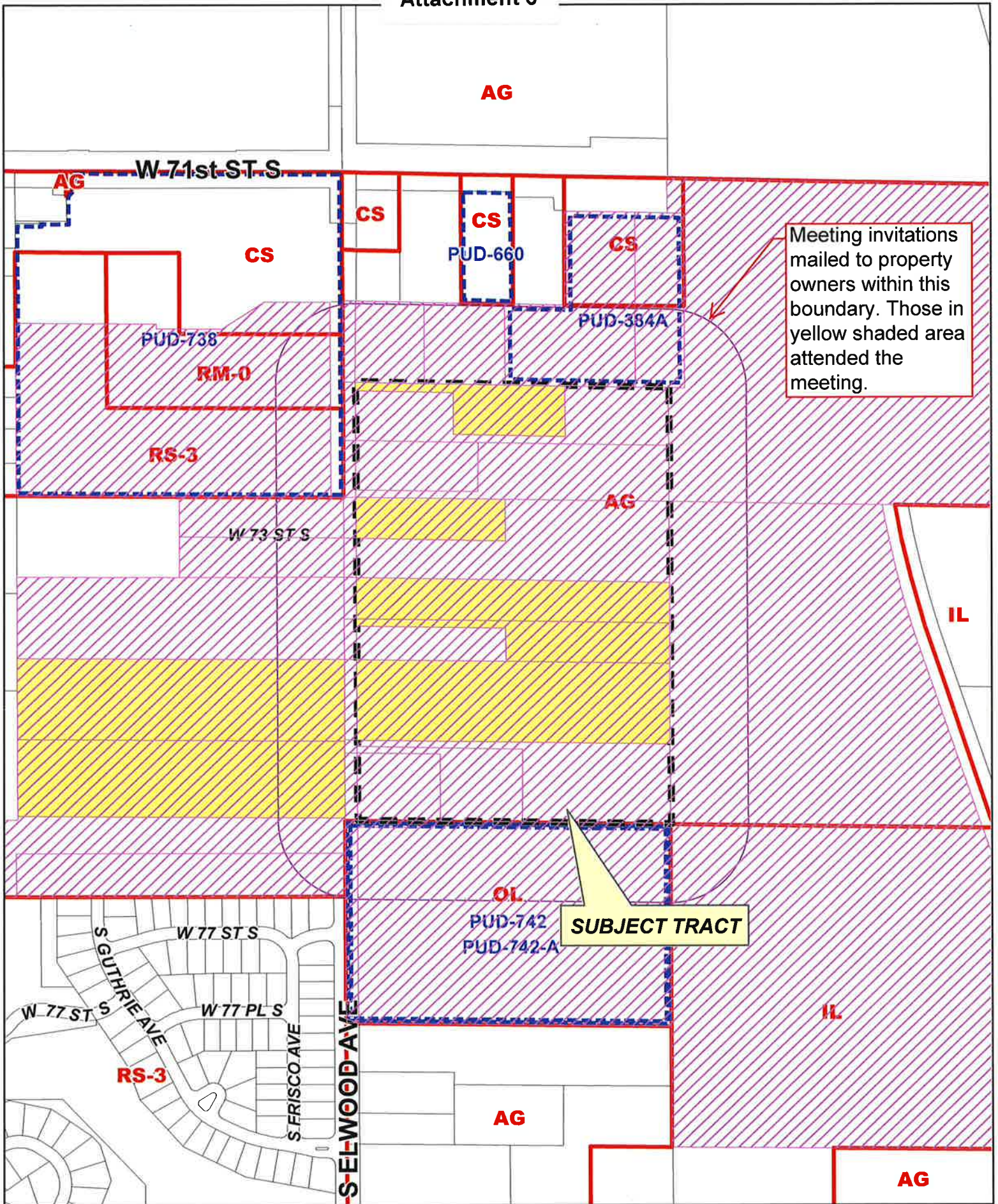
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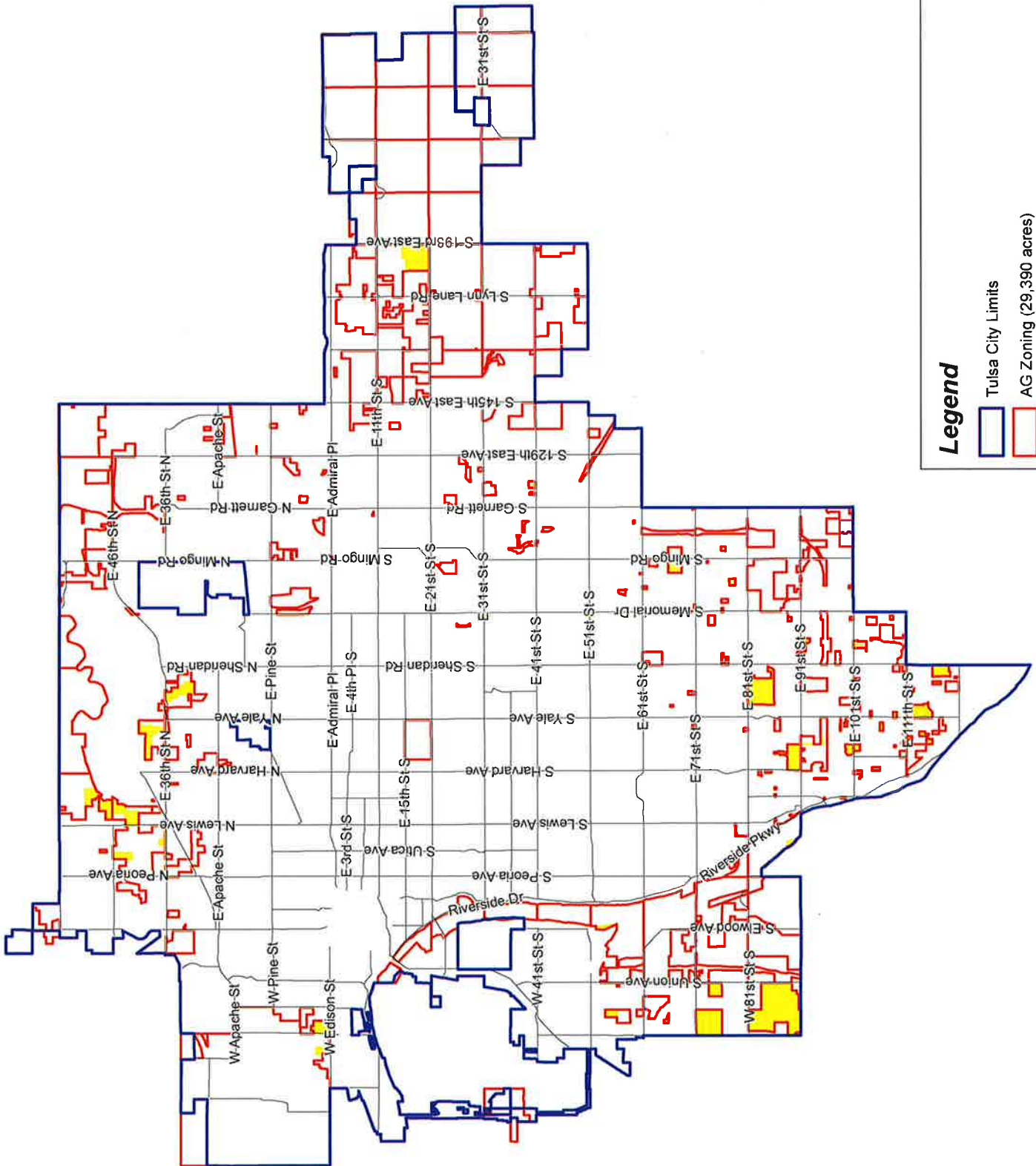




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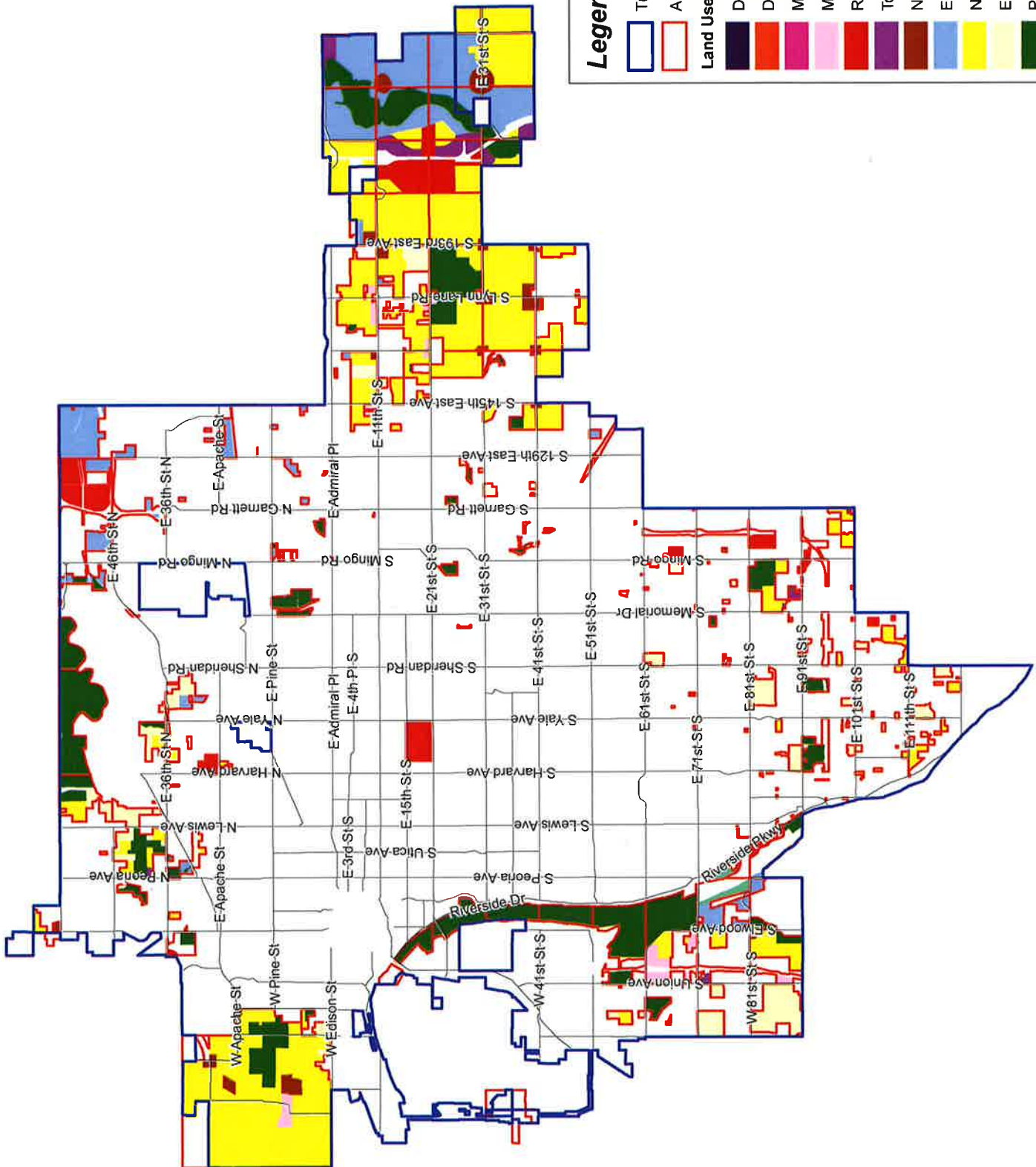


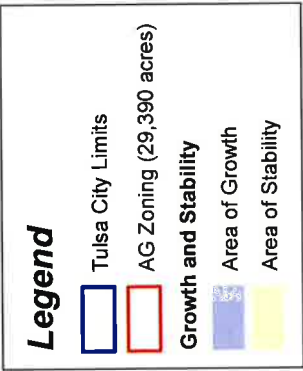
Legend

Tulsa City Limits

AG Zoning (29,390 acres)

Areas Designated Existing Neighborhood and Area of Stability (1,786 acres or 6%)







Tulsa Metropolitan Area
Planning Commission

Case Number: LS-20971
Lot-Split

Hearing Date: April 5, 2017

Case Report Prepared by:

Amy Ulmer

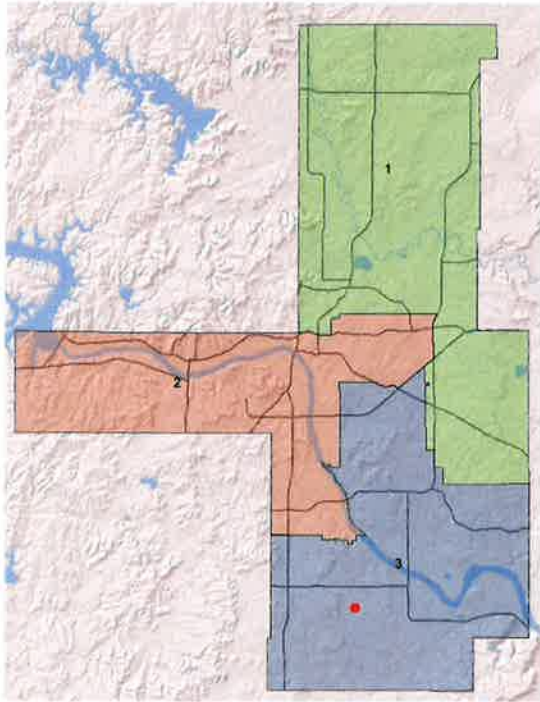
Owner and Applicant Information:

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

14.1

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.



E 161st ST S

S HARVARD AVE

3

1

2

0 Feet
200
400



Subject
Tract

LS-20971

17-13 29

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : Titan Sports

Hearing Date: April 5, 2017

Case Report Prepared by:

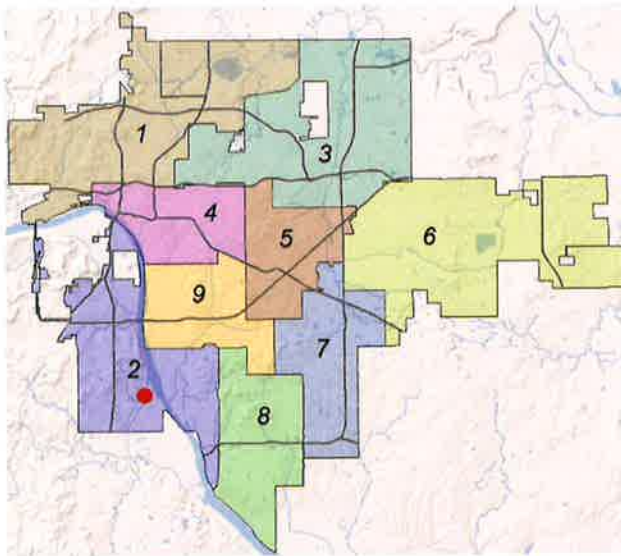
Nathan Foster

Owner and Applicant Information:

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

Councilor Name: Jeannie Cue

County Commission District: 2

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.



LAND PLANNING | LAND SURVEYING | CIVIL ENGINEERING

5323 SOUTH LEWIS AVENUE
TULSA OKLAHOMA 74105-6539
OFFICE: 918.745.9929

Mach 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.

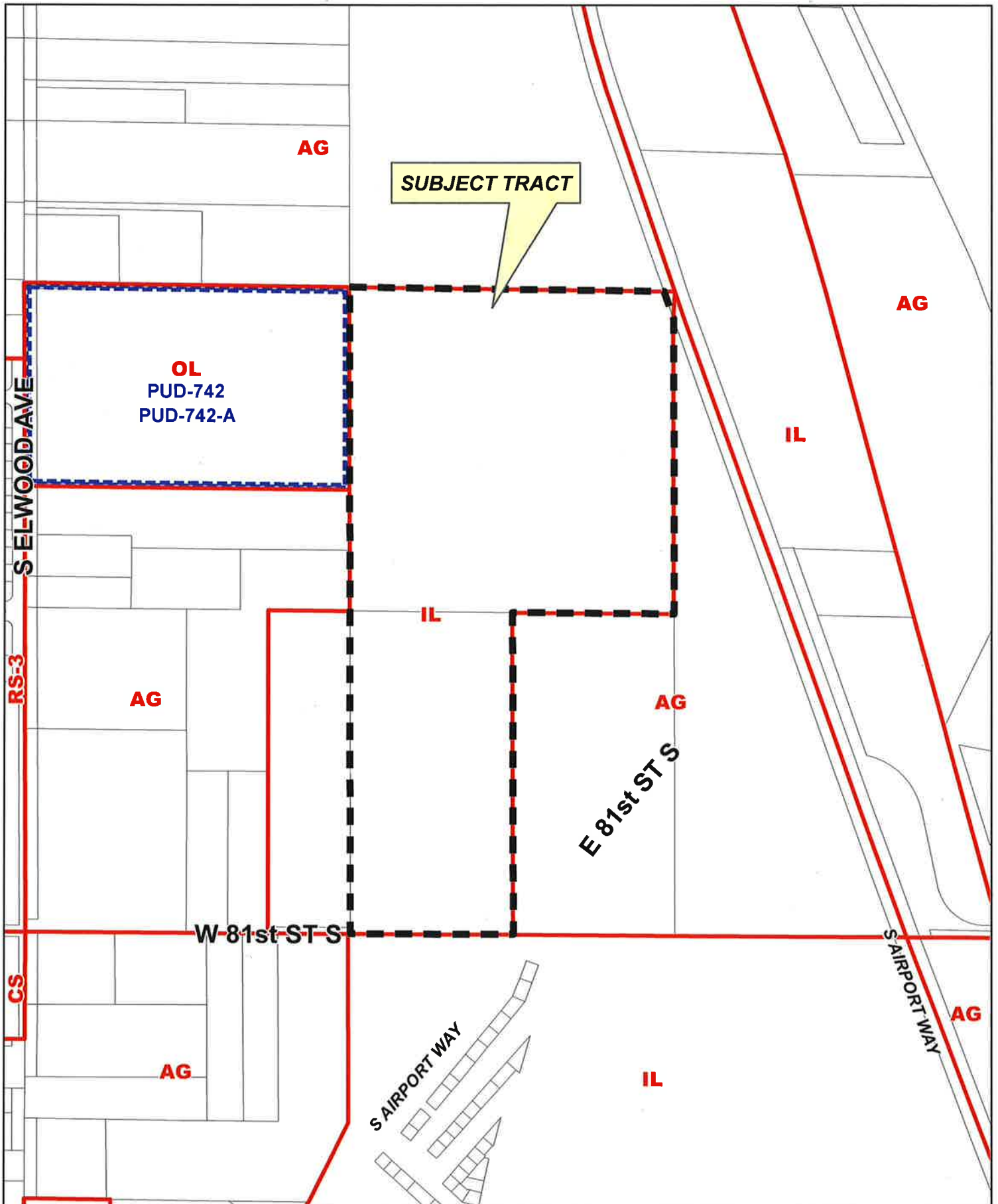
According to the Tulsa Zoning Code Section 70.080 B.2.c, "All required right-of-way dedications must occur before the issuance of the building permit" and while we hope to have the plat completed and filed of record, this may not be the case. As a precaution, we would respectfully request a waiver by 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 VanValkenburgh
Paul Enix
Stan Liedel

17.3



Feet
0 250 500

Titan Sports

18-12 12

17.4





Tulsa Metropolitan Area
Planning Commission

Case : Z-7192 Plat Waiver

Hearing Date: April 5, 2017

Case Report Prepared by:

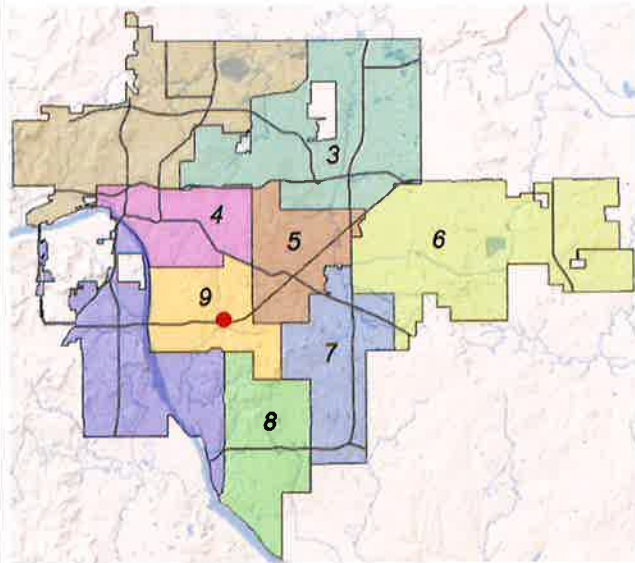
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: MT Bedford, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver Request

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

Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 3

Commissioner Name: Ron Peters

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.

TULSA METROPOLITAN AREA PLANNING COMMISSIONINCOG - 2 West 2nd Street, Suite 800 - Tulsa, Oklahoma 74103 - (918) 584-7526 - FAX (918) 583-1024

www.tmapc.org

☒ PLAT WAIVER [] *ACCELERATED RELEASE OF BUILDING PERMIT***APPLICATION INFORMATION**

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

*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 additional ROW or 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.

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
NAME <u>Tanner Consulting, LLC</u>	NAME <u>MT Bedford, LLC</u>
ADDRESS <u>5323 S. Lewis Ave.</u>	ADDRESS <u>324 N. Robinson</u>
CITY, ST, ZIP <u>Tulsa, OK 74105</u>	CITY, ST, ZIP <u>Oklahoma City, OK 73102</u>
DAYTIME PHONE <u>918 745-9929</u>	DAYTIME PHONE _____
EMAIL <u>ricky@tannerconsulting.com</u>	EMAIL _____
I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.	
SIGNATURE & DATE: <u>Ricky Jones</u>	<u>Feb. 28, 2017</u>

DOES OWNER CONSENT TO THIS APPLICATION ☒ YES [] NO. WHAT IS APPLICANT'S RELATIONSHIP TO OWNER? Engineer for Owner

APPLICATION FEES
TOTAL DUE: <u>\$250</u> RECEIPT NUMBER: <u>229054</u>

APPLICATION FEES IN WHOLE OR PART WILL NOT BE REFUNDED AFTER NOTIFICATION HAS BEEN GIVEN.

DISPOSITION

TMAPC ACTION: [] APPROVED [] DENIED DATE: _____ CONDITIONS: _____

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:

- | | YES | NO |
|--|-------------------------------------|----------------------------------|
| 1) Has property previously been platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Are there restrictive covenants contained in a previously filed plat? | <input checked="" type="checkbox"/> | <input type="checkbox"/> Private |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- | | | |
|--|-------------------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with Major Street and Highway Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Will any restrictive covenants be filed by separate instrument? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8) Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9) Is the property in a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10) Is this a Major Amendment to a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

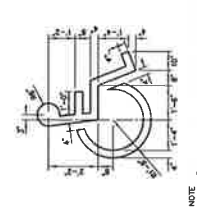
NOTE:

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.



AND BLUE BACKGROUND FOR CONCRETE PARKING LOT ONLY.

100

Handicap Symbol Detail

REPLICATIONS FOR HIGHWAY CONSTRUCTION
REPLICATIONS FOR HIGHWAY CONSTRUCTION
REPLICATIONS FOR HIGHWAY CONSTRUCTION
1, 2 AND ABOVE 1.51 AND 1.7

61000121

18.4



Tulsa Metropolitan Area
Planning Commission

Case: A Gathering Place for Tulsa

Hearing Date: April 5, 2017

Case Report Prepared by:

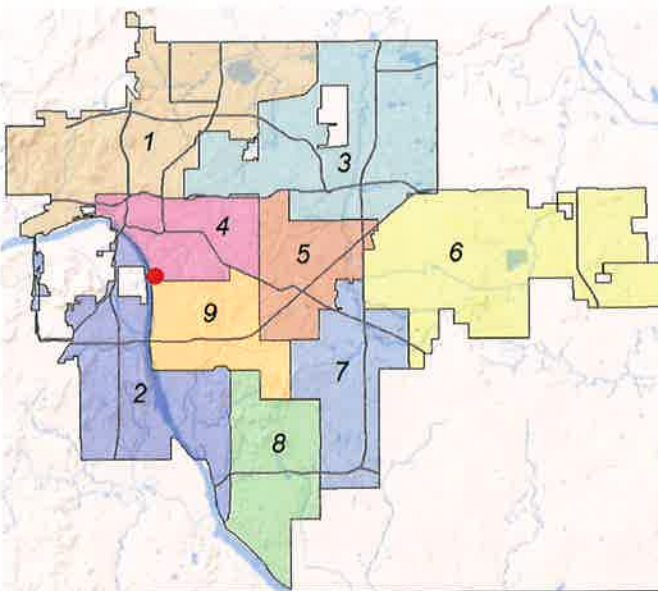
Nathan Foster

Owner and Applicant Information:

Applicant: Geodeca, LLC

Owner: GKFF, City of Tulsa, Tulsa County

Location Map:
(shown with City Council Districts)



Applicant Proposal:

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

Zoning: AG, RM-3, RS-3

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

City Council Districts: 4 & 9

Councilor Names: Blake Ewing &
Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

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.

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	Approval Date
TMA/PC/DOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date	
CHAIRMAN	
MAYOR	
ATTEST: CITY CLERK	
CITY ATTORNEY	

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

OWNERS:

TULSA GATHERING PLACE LLC C/O RYAN LLC
15 W 6TH ST BTE 5400
TULSA, OK 74119
Phone Number:

CITY OF TULSA
200 CIVIC CENTER TOWER 903
TULSA, OK 74119
Phone Number:

CITY OF TULSA AND TULSA COUNTY
175 E 2ND ST BTE 280
TULSA, OK 74103
Phone Number:

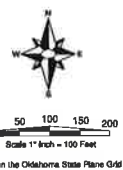
ENGINEER:
HNTB Corporation
715 Kink Drive
Kansas City, MO 64106
816.472.1201
cmorgan@hntb.com
CA # 1892 Renewal Date June 30th 2017

SURVEYOR:
GEODECA LLC
6028 S. 60TH E. Ave. Suite 101
Tulsa, Oklahoma 74145
818 848 4084
mshub@geodeca.com
CA # 5524 Renewal Date June 30th 2018

ADDRESS:
Riverside Drive, Tulsa, OK 74133
(Addresses shown on this plat were accurate at the time this plat was filed. Addresses are subject to change and should never be relied on in place of legal description)

MONUMENTATION:
Corner Monumented with a #3 Rebar with an Orange Plastic Cap or a Rebar with Steel Washer, stamped "GEODECA CLASSIC" Unless Monument Found

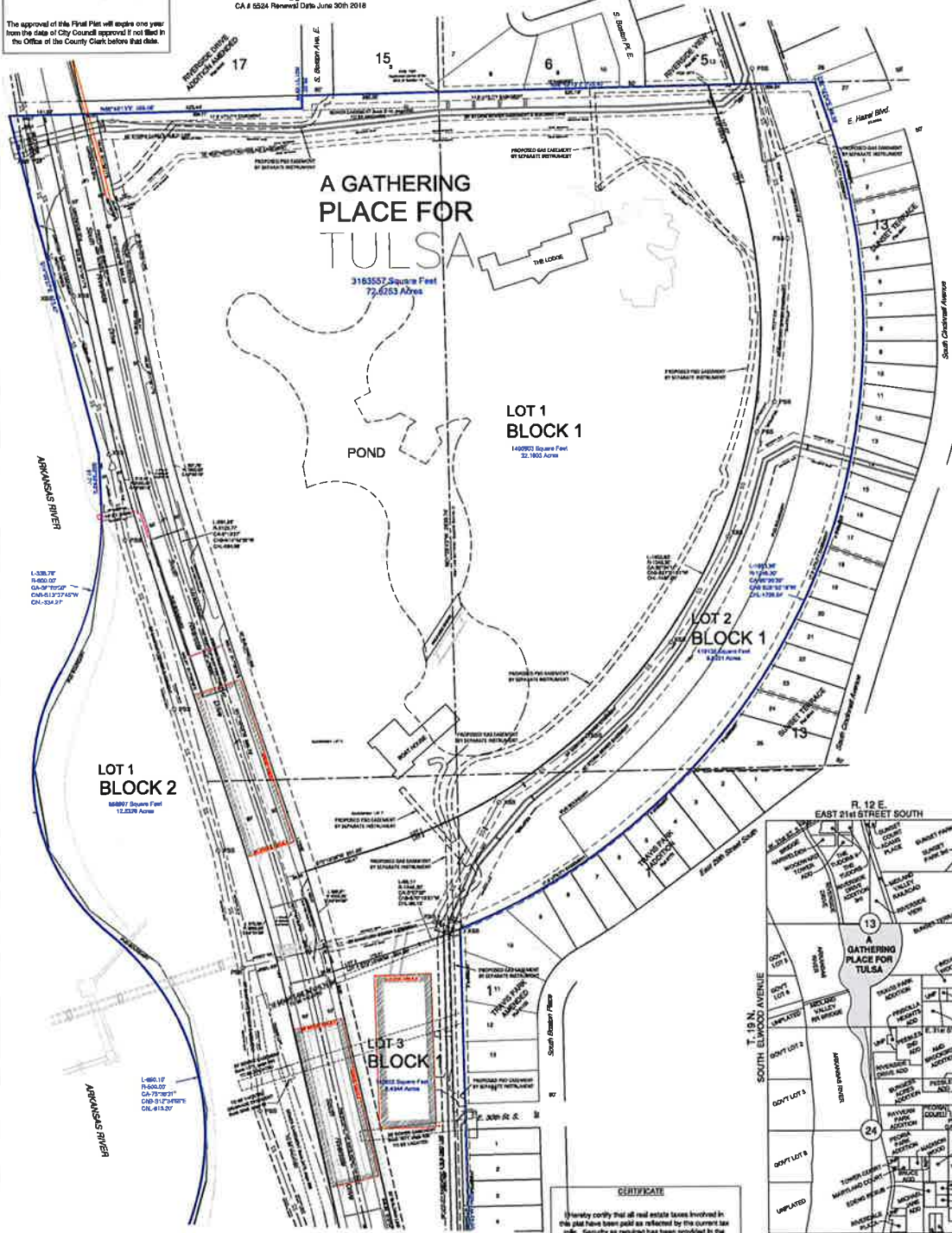
SUBDIVISION STATISTICS:
2 BLOCKS, 8 LOTS
SUBDIVISION GROSS AREA
3163557 Square Feet 72.653 Acres
BLOCK 1, LOT 1
1420903 Square Feet 32.1803 Acres
BLOCK 1, LOT 2
412136 Square Feet 9.0221 Acres
BLOCK 1, LOT 3
149603 Square Feet 3.4344 Acres
BLOCK 2, LOT 1
556887 Square Feet 12.8028 Acres
BLOCK 2, LOT 2
367827 Square Feet 8.3204 Acres
DEDICATED RIGHT OF WAY, SECTION 13
272290 Square Feet on 6.2463 Acres



PRELIMINARY PLAT

A GATHERING PLACE FOR TULSA

An Addition to the City of Tulsa
a Subdivision of the S/2 of Section 13 and the N/2 of
Section 24, T-19-N, R-12-E, Indian Meridian, City of
Tulsa, Tulsa County, State of Oklahoma
P.U.D., 799



CERTIFICATE

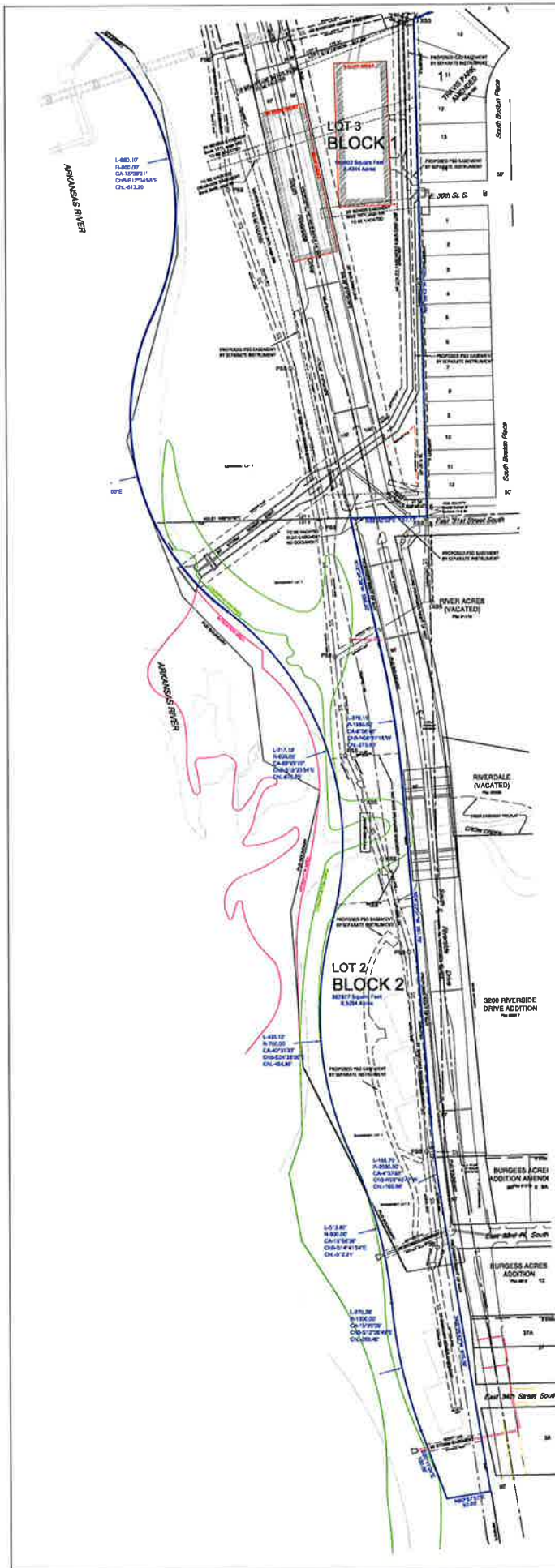
I hereby certify that all real estate taxes involved in this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ _____ per trustee receipt not to be applied to 20 _____ taxes. This certificate is NOT to be construed as payment of 20 _____ taxes in full but is given in order that this plat may be filed on record. 20 _____ taxes may exceed the amount of security deposit.

Dated _____

Tulsa County Treasurer

By: _____ Deputy

19.4



PRELIMINARY PLAT

A GATHERING PLACE FOR TULSA

An Addition to the City of Tulsa
a Subdivision of the S/2 of Section 19 and the N/2 of
Section 24, T-19-N, R-12-E, Indian Meridian, City of
Tulsa, Tulsa County, State of Oklahoma
P.U.D. 789

Deed of Dedication

A GATHERING PLACE FOR TULSA

KNOW ALL MEN BY THESE PRESENTS:

TULSA'S GATHERING PLACE LLC is the Owner of the following described real estate in the City of Tulsa, Tulsa County, State of Oklahoma.

Legal Description:

A Tract of Land that is a part of the South Half (S/2) of Section Thirteen (13), of Township Nineteen (19) North, Range Twelve (12) East of the Indian Meridian, Tulsa County, Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows:

Point of Beginning at the Northwest corner of the Southeast Quarter (SE/4) of Section Thirteen (13), also being the Southwest Corner of Block 6 of "RIVERSIDE VIEW", an Addition in the City of Tulsa, according to the recorded plat #974 thereof. Thence along the North line of the Southeast Quarter (SE/4) of Section Thirteen (13), N88°49'13"E a distance of 520.18 feet; Thence along the West line of the Southeast Quarter (SE/4) of Section Thirteen (13), S18°18'04"E a distance of 147.87 feet; Thence continuing along said Railroad Right of way with a curve to the right having a radius of 1046.30 feet, an arc length of 1533.93 feet, a central angle of 90°34'11", a chord bearing of S77°01'01"W, and a chord length of 1487.03 feet; Thence continuing along said Railroad Right of way S77°18'06"W a distance of 201.00 feet; Thence N17°19'23"W a distance of 585.73 feet; Thence with a curve to the right having a radius of 3123.77 feet, an arc length of 284.88 feet, a central angle of 09°13'37", a chord bearing of N14°42'30"W, and a chord length of 284.88 feet; Thence N12°05'45"W a distance of 656.33 feet; Thence on a line 25.00 feet from and parallel with the South line of "RIVERSIDE DRIVE ADDITION AMENDED", an Addition in the City of Tulsa, according to the recorded plat #442 thereof, N88°49'13"E a distance of 423.44 feet; Thence N01°01'29"W a distance of 25.00 feet to the Southeast Corner of Block 17, "RIVERSIDE DRIVE ADDITION"; Thence N88°49'13"E a distance of 262.00 feet to the Point of Beginning.

Having an area of 144683.25 square feet, 33.215 acres

The above described real estate, less and except, any public street right-of-way hereinafter dedicated, is hereafter referred to as the "Tulsa's Gathering Place, LLC Property". Tulsa's Gathering Place, LLC Property within the accompanying plat, is depicted and platted as Lot 1 Block 1, A GATHERING PLACE FOR TULSA.

City of Tulsa is the Owner of the following described real estate in the City of Tulsa, Tulsa County, State of Oklahoma.

Legal Description:

That part of the vacated Midland Valley Right of Way lying in the South Half (S/2) of Section Thirteen (13), of Township Nineteen (19) North, Range Twelve (12) East of the Indian Meridian, Tulsa County, Oklahoma, according to the United States Government Survey thereof, being more particularly described as follows:

Point of Beginning on the North line of the Southeast Quarter (SE/4) of Section Thirteen (13), a distance of 520.18 feet from the Northwest corner of the Southeast Quarter (SE/4) of Section Thirteen (13); Thence along the North line of the Southeast Quarter (SE/4) of Section Thirteen (13), N88°49'13"E a distance of 205.28 feet to the Northwest corner of Lot 27 of Block 6 of "SUNSET TERRACE", an Addition in the City of Tulsa, according to the recorded plat #644 thereof. Thence along the West line of "SUNSET TERRACE", S18°18'04"E a distance of 86.39 feet; Thence continuing along the West line of "SUNSET TERRACE" and the Northwest boundary of "TRAVIS PARK ADDITION", an Addition in the City of Tulsa, according to the recorded plat #775 thereof, with a curve to the right having a radius of 1246.30 feet, an arc length of 1883.95 feet, a central angle of 86°36'39", a chord bearing of S25°02'15"W, and a chord length of 1709.84 feet to the Northwest corner of "TRAVIS PARK AMENDED", an Addition in the City of Tulsa, according to the recorded plat #1122 thereof. Thence continuing on the boundary of the vacated Midland Valley Railroad Right of Way, on a curve to the right having a radius of 1246.30 feet, an arc length of 86.11 feet, a central angle of 09°57'32", a chord bearing of S70°19'21"W, and a chord length of 86.10 feet; Thence S72°18'06"W a distance of 201.00 feet; Thence N17°41'54"W a distance of 252.00 feet; Thence N17°18'06"E a distance of 201.00 feet; Thence with a curve to the left having a radius of 1046.30 feet, an arc length of 1533.93 feet, a central angle of 90°34'11", a chord bearing of N27°01'01"E, and a chord length of 1487.03 feet; Thence N18°16'04"W a distance of 147.87 feet to the Point of Beginning.

Having an area of 42602.75 square feet, 9.780 acres

The above described real estate, less and except, any public street right-of-way hereinafter dedicated, is hereafter referred to as "City of Tulsa Property". City of Tulsa Property within the accompanying plat, is depicted and platted as Lot 2 Block 1, A GATHERING PLACE FOR TULSA.

City of Tulsa and Tulsa County is the Owner of the following described real estate in the City of Tulsa, Tulsa County, State of Oklahoma.

Legal Description:

A Tract of Land that is a part of the Government Lot 4 and Government Lot 7 of Section Thirteen (13), and a part of the Government Lot 1 and Government Lot 4 of Section Twenty-four (24), Township Nineteen (19) North, Range Twelve (12) East of the Indian Meridian, Tulsa County, Oklahoma, according to the United States Government Survey thereof, along with all that part of the Arkansas River located, together more particularly described as follows:

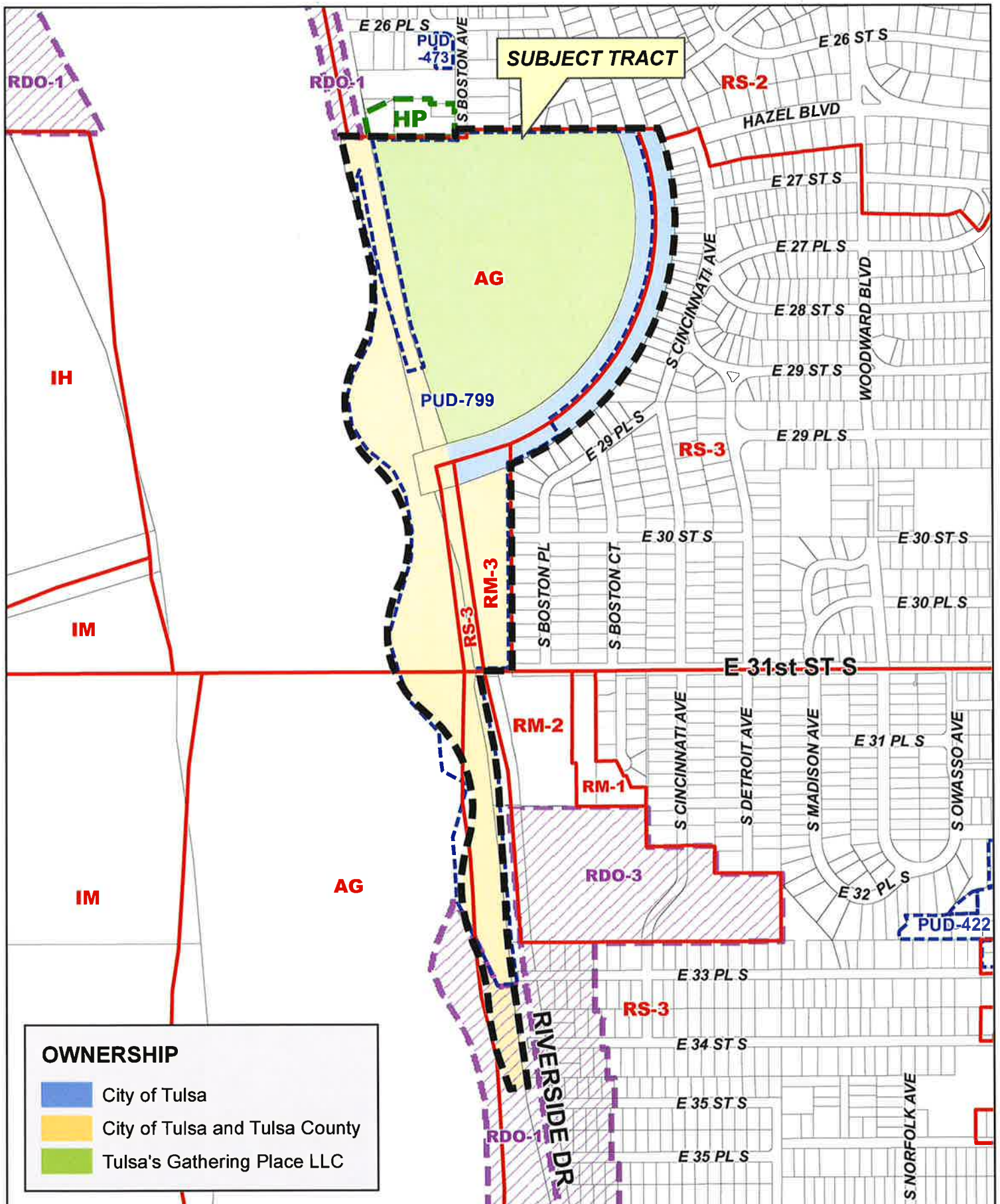
Point of Beginning at the Quarter Corner of Section Thirteen (13) and Section Twenty-four (24), Thence along the East line of Government Lot 7 of Section Thirteen (13), being contiguous with the West line of "TRAVIS PARK ADDITION", an Addition in the City of Tulsa, according to the recorded plat #775 thereof, N01°09'43"W a distance of 1023.41 feet to the Northwest corner of "TRAVIS PARK AMENDED", an Addition in the City of Tulsa, according to the recorded plat #1122 thereof. Thence along the South boundary of the vacated Midland Valley Railroad Right of Way, on a curve to the right having a radius of 1246.30 feet, an arc length of 86.11 feet, a central angle of 09°57'32", a chord bearing of S70°19'21"W, and a chord length of 86.10 feet; Thence continuing along said Railroad Right of way, S72°18'06"W a distance of 201.00 feet; Thence continuing along said Railroad Right of way, N17°41'54"W a distance of 252.00 feet; Thence N17°18'06"E a distance of 201.00 feet; Thence with a curve to the right having a radius of 3123.77 feet, an arc length of 284.88 feet, a central angle of 09°13'37", a chord bearing of N14°42'30"W, and a chord length of 284.88 feet; Thence N12°05'45"W a distance of 656.33 feet; Thence on a line 25.00 feet from and parallel with the South line of "RIVERSIDE DRIVE ADDITION AMENDED", an Addition in the City of Tulsa, according to the recorded plat #442 thereof, S88°49'13"W a distance of 141.62 feet; Thence S14°20'27"E a distance of 673.47 feet; Thence S02°32'45"E a distance of 97.71 feet; Thence with a curve to the right having a radius of 800.00 feet, an arc length of 336.76 feet, a central angle of 32°70'04", a chord bearing of S10°37'49"W, and a chord length of 334.27 feet; Thence with a reverse curve to the left having a radius of 400.00 feet, an arc length of 559.95 feet, a central angle of 80°12'24", a chord bearing of S10°17'59"E, and a chord length of 618.33 feet; Thence with a reverse curve to the right having a radius of 500.00 feet, an arc length of 660.10 feet, a central angle of 75°36'31", a chord bearing of S12°34'50"E, and a chord length of 613.20 feet; Thence with a reverse curve to the left having a radius of 500.00 feet, an arc length of 679.64 feet, a central angle of 77°62'80", a chord bearing of S13°42'05"E, and a chord length of 628.61 feet; Thence with a reverse curve to the right having a radius of 600.00 feet, an arc length of 717.19 feet, a central angle of 69°29'10", a chord bearing of S18°52'54"E, and a chord length of 673.25 feet; Thence with a reverse curve to the left having a radius of 700.00 feet, an arc length of 495.12 feet, a central angle of 40°31'33", a chord bearing of S04°25'06"E, and a chord length of 484.86 feet; Thence with a reverse curve to the right having a radius of 900.00 feet, an arc length of 312.80 feet, a central angle of 18°58'38", a chord bearing of S14°11'41"E, and a chord length of 312.21 feet; Thence with a reverse curve to the left having a radius of 1000.00 feet, an arc length of 273.28 feet, a central angle of 15°29'09", a chord bearing of S12°26'49"E, and a chord length of 268.46 feet; Thence S20°11'24"E a distance of 150.00 feet; Thence N80°57'57"E a distance of 50.00 feet; Thence N20°05'43"W a distance of 615.39 feet; Thence with a curve to the right having a radius of 2050.00 feet, an arc length of 168.70 feet, a central angle of 04°37'52", a chord bearing of N06°46'47"W, and a chord length of 185.66 feet; Thence N04°27'51"W a distance of 861.78 feet; Thence with a curve to the left having a radius of 1950.00 feet, an arc length of 278.13 feet, a central angle of 08°04"E, a chord bearing of N08°11'15"W, and a chord length of 278.30 feet; Thence N12°34'29"W a distance of 288.60 feet; Thence N88°50'32"E a distance of 157.13 feet to the Point of Beginning.

Having an area of 1290684.43 square feet, 29.630 acres

The Basis of Bearing used for this legal description is the Oklahoma State-Plane Coordinate North Zone grid system.

And has caused the above described land to be surveyed, staked, platted and subdivided into two (2) blocks with two (2) lots, three (3) reserves, and streets, in conformity with the accompanying plat and survey (hereinafter referred to as "Plat") and has entitled and designated the subdivision as "A GATHERING PLACE FOR TULSA", a Subdivision in the City of Tulsa, Tulsa County, Oklahoma (hereinafter the "Subdivision").

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



0 300 600
Feet

19-12 13 & 24

**A GATHERING
PLACE FOR TULSA**

19.8





0 300 600
Feet



Subject
Tract

19-12 13 & 24

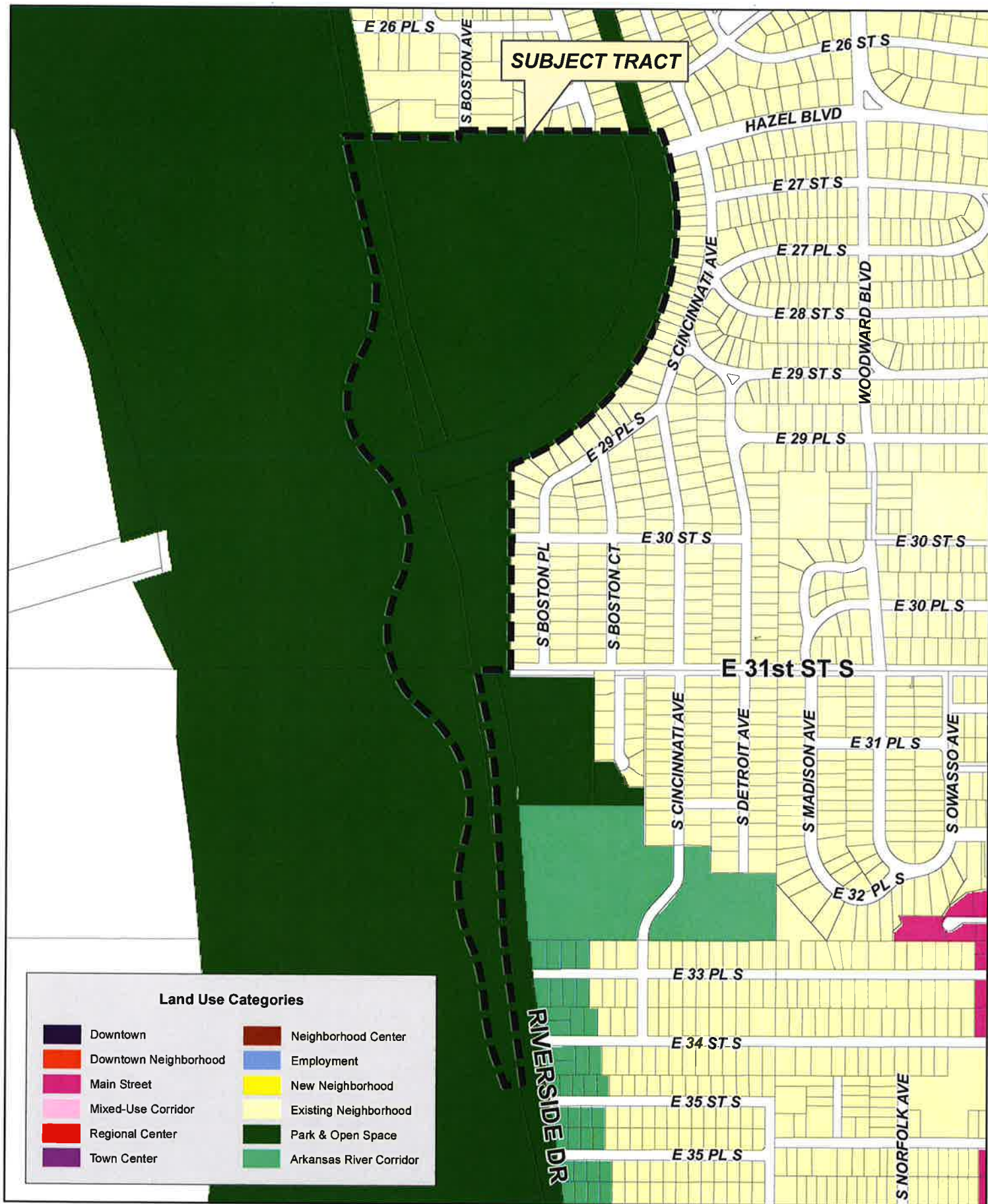
A GATHERING PLACE FOR TULSA

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

Aerial Photo Date: February 2016



19.9

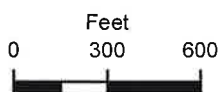


Feet
0 300 600

19-12 13 & 24

A GATHERING PLACE FOR TULSA





19-12 13 & 24

**A GATHERING
PLACE FOR TULSA**

19.11





Tulsa Metropolitan Area
Planning Commission

Case : Cottages at Cedar Ridge

Hearing Date: April 5, 2017

Case Report Prepared by:

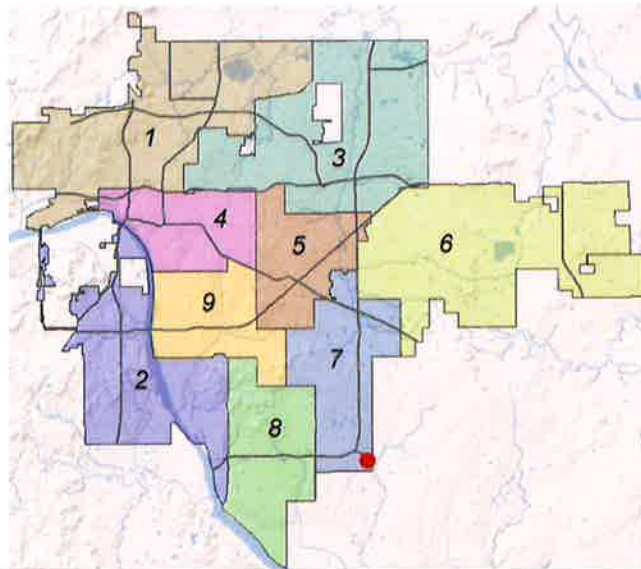
Nathan Foster

Owner and Applicant Information:

Applicant: Tuttle & Associates, INC

Owner: Cottages Grace, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

1 lot, 1 block, 18.69± acres

Location: West of the southwest corner of
East 96th Street South and South Garnett
Road

Zoning: RM-3, Z-7350 Optional
Development Plan

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

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

20.2

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.

Plat No.

PRELIMINARY PLAT COTTAGES AT CEDAR RIDGE

A PART OF LOT 1 OF BLOCK 1 OF GRACE FELLOWSHIP CHURCH AND SCHOOL, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
OPTIONAL DEVELOPMENT PLAN Z-7350

DEVELOPER

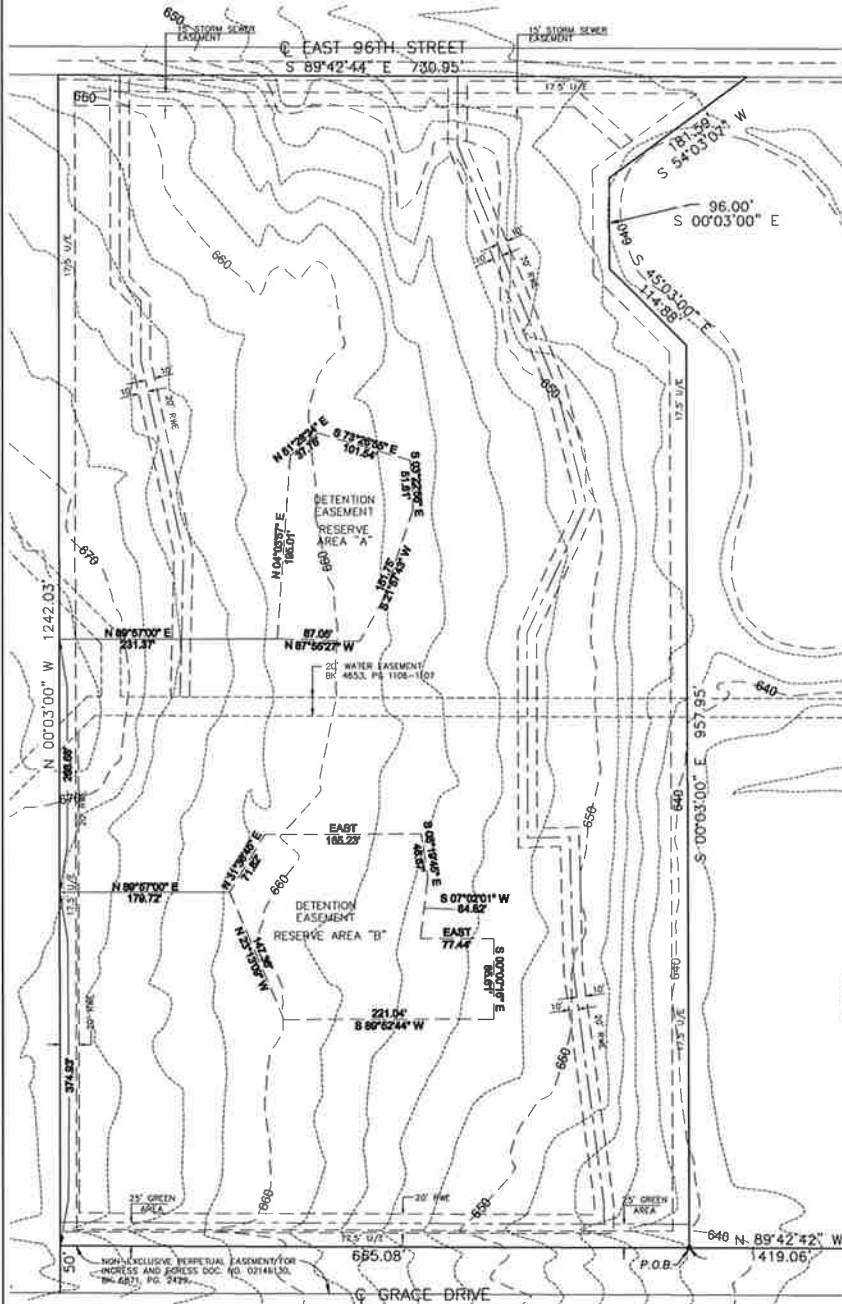
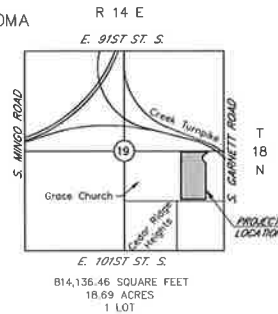
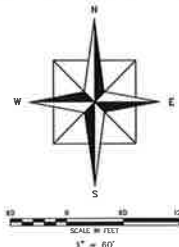
CASE AND ASSOCIATES PROPERTIES, INC.

an Oklahoma corporation
4200 E. SKELLY DRIVE
TULSA, OKLAHOMA 74135
PHONE: (918) 492-1983

ENGINEER/SURVEYOR

TUTTLE & ASSOCIATES, INC.

9718 E. 55TH PL.
TULSA, OKLAHOMA 74146
PHONE: (918) 663-5567
EMAIL: tuttle-associates@abcglobal.net
CERTIFICATE OF AUTHORITY CA 465
EXPIRATION 6-30-17



APPROVED	by the City Council of the City of Tulsa, Oklahoma
Mayor	
Attest: City Clerk	

STATE OF OKLAHOMA } ss
COUNTY OF TULSA }
I, Joan Hastings, Tulsa County Clerk, do hereby certify that the foregoing is a true and correct copy of a file instrument on file in my office.
Dated the ____ day of _____, 20__
JOAN HASTINGS, Tulsa County Clerk
Deputy

CERTIFICATE
I hereby certify that all real estate taxes assessed to this plat have been paid as reflected by the current tax rolls. Security as required has been provided in the amount of \$ _____
per tract receipt to _____ applied to _____
This certificate is NOT to be construed as payment of _____
Taxes in full but is given in order that this plat may be filed on record.
_____ Taxes could exceed the amount of the security deposit.
Dated _____ 20__
Tulsa County Treasurer
By _____ Deputy

LEGAL DESCRIPTION

A part of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk. Said part of Lot 1 of Block 1 being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk; THENCE N 00°03'00" W along the Easterly Line of said Lot 1 of Block 1 also being the Westerly Right-of-Way line of South Garnett Road for a distance of 50.00 feet; THENCE N 89°42'42" W and parallel with the Southerly line of said Lot 1 of Block 1 for a distance of 418.00 feet to the POINT OF BEGINNING; THENCE continuing N 89°42'42" W for a distance of 665.08 feet; THENCE N 00°03'00" W and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 1,242.03 feet to a point 30.00 feet perpendicularly distant from the Northerly line of said Lot 1 of Block 1; THENCE S 89°42'42" E and parallel with the Northerly line of said Lot 1 of Block 1 for a distance of 730.95 feet; THENCE S 54°03'00" W for a distance of 181.59 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 96.00 feet; THENCE S 45°03'00" E for a distance of 114.88 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 957.95 feet to the POINT OF BEGINNING. Basis of Bearings is the record bearing N 00°03'00" W along the Easterly line of the aforementioned Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk.

Said Tract of land contains 814,136.46 Square Feet or 18.69 acres more or less.

LEGEND

- O FOUND IRON PIN
- SET 3/8" IRON PIN
- M.H. MANHOLE
- J.B. JUNCTION BOX
- R.C.P. REINFORCED CONC. PIPE
- TEL. TELEPHONE
- G GAS
- W WATER
- U/E UTILITY EASEMENT
- RWE RESTRICTED WATER EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

Monument Notes

All corners shown hereon were set using a 5/8" x 16" steel pin with a plastic cap stamped "RLS 1094" at all corners. The addresses are subject to change and should not be relied on in place of the legal description.

Lot Addresses

Addresses shown on this Plat provided by the City of Tulsa Planning Department are accurate at the time the plat was filed. The addresses are subject to change and should not be relied on in place of the legal description.

Basis of Bearings

The non-astronomic bearings for said tract are based on a bearing of N 00°03'00" W along the East line of Section 16, T-18-N, R-14-E, City of Tulsa, Tulsa County, Oklahoma

P.O.C.
SE CORNER LOT 1, BLOCK 1, GRACE FELLOWSHIP CHURCH AND SCHOOL, SEC. 16, T-18-N, R-14-E, TULSA COUNTY

COTTAGES AT CEDAR RIDGE

PREPARED: 02-27-2017
Sheet 1 of 2

20.4

**DEED OF DEDICATION
AND
RESTRICTIVE COVENANTS
COTTAGES AT CEDAR RIDGE
OPTIONAL DEVELOPMENT PLAN NO. Z-7350**

KNOW ALL MEN BY THESE PRESENTS:

That CASE AND 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 FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk. Said part of Lot 1 of Block 1 being more particularly described as follows:

COMMENCING at the Southeast Corner of Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk. THENCE N 00°03'00" W along the Easterly line of said Lot 1 of Block 1 also being the Westerly Right-of-Way line of South Cornell Road for a distance of 50.00 feet; THENCE N 89°42'42" W and parallel with the Southerly line of said Lot 1 of Block 1 for a distance of 419.05 feet to the POINT OF BEGINNING, THENCE continuing N 89°42'42" W for a distance of 665.08 feet; THENCE N 00°03'00" W and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 1,242.03 feet to a point 30.00 feet perpendicularly distant from the Northerly line of said Lot 1 of Block 1; THENCE S 89°42'42" E and parallel with the Northerly line of said Lot 1 of Block 1 for a distance of 730.95 feet; THENCE S 34°03'07" W for a distance of 181.50 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 16.00 feet; THENCE S 43°03'00" E for a distance of 114.88 feet; THENCE S 00°03'00" E and parallel with the Easterly line of said Lot 1 of Block 1 for a distance of 957.85 feet to the POINT OF BEGINNING. Bases of Bearings in the record bearing N 00°03'00" W along the Easterly line of the aforementioned Lot 1 of Block 1 of GRACE FELLOWSHIP CHURCH AND SCHOOL, an addition to the City of Tulsa, Tulsa County, Oklahoma according to Plat Number 4263 filed in the records of the Office of the Tulsa County Clerk.

Said Tract of land contains 814,136.46 Square Feet or 18.690 acres more or less.

and has caused the above-described land to be surveyed, staked, plotted and subdivided into one lot, one block and one reserve area in conformity with the accompanying plat and survey (hereinafter the "Plat") and has entitled and designated the subdivision as "COTTAGES AT CEDAR RIDGE" a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma (hereinafter the "Subdivision" or "COTTAGES AT CEDAR RIDGE").

I. PUBLIC STREETS AND UTILITY EASEMENTS

A. Utility Easements

The Owner/Developer does hereby dedicate to the public the street rights-of-way as depicted on the accompanying plat. Additionally, the owner does hereby dedicate for public use the utility easements as depicted on the Plat as "U/E" or "Utility Easement" for the several purposes of construction, maintaining, operating, repairing, replacing, only/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines, and cable television lines, together with all valves, meters and equipment for each of such facilities and other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, that the Owner/Developer hereby reserves the right to construct and maintain water lines and sewer lines within the utility easements for the purpose of furnishing water and/or sewer service to areas within or outside the Plat and the Owner/Developer further reserves the right to construct and maintain within the utility easements, parking areas, landscaping, screening fences and other nonobstructing improvements.

B. Underground Electric and Communication Service

- Overhead lines for the supply of electric, telephone and cable television service may be located along North boundary. Street light poles or standards may be served by underground cable, and elsewhere throughout the Subdivision all supply lines shall be located underground, in the easement ways reserved for general utility services and public streets, as depicted on the Plat. Service pedestals and transformers, or sources of supply of secondary voltage, may also be located in easement ways.
- Underground service cables to all structures which may be located within the Subdivision may be run from the nearest service pedestal or transformer to the point of usage determined by the location and construction of the structure as may be located upon a lot, provided, that upon the installation of such a service cable to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, effective and exclusive right of way easement on the Lot covering a 5 foot strip extending 2.5 feet on each side of such service cable, extending from the service pedestal or transformer to the service entrance on the structure.
- The supplier of service, through its agents and employees, shall at all times have the right of access to all the easement ways depicted on the Plat or provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of underground electric or communication facilities installed by the supplier of the service.
- The owner of each lot shall be responsible for the protection of the underground service facilities located on the Lot and shall prevent the alteration of grade or any construction activity which may interfere with electric, telephone or cable television facilities. The supplier of service shall be responsible for ordinary maintenance of underground facilities, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner or his agents or contractors.

5. The foregoing covenants set forth in this Subsection B shall be enforceable by the supplier of service and the Owner of each Lot agrees to be bound hereby.

C. Water Mains, Sanitary Sewer, and Storm Sewer Services

- The Owner of the Lot shall be responsible for the protection of the public water mains, sanitary sewer mains and storm sewers located on this Lot.
- Within the utility easement, restricted waterline and Drainage Easement Areas depicted on the accompanying Plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, sanitary sewer main, or storm sewer or any construction activity that would interfere with public water mains, sanitary sewer mains, and storm sewers shall be prohibited.
- The City of Tulsa, Oklahoma, or its successors shall be responsible for ordinary maintenance of public water and sewer mains, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner, his agents or contractors.
- The City of Tulsa, Oklahoma, or its successors shall at all times have right of access to all easements depicted on the accompanying Plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of underground water or sanitary sewer or storm sewer facilities.
- The foregoing covenants set forth in this Subsection C shall be enforceable by the City of Tulsa, Oklahoma, or its successors, and the Owner of the Lot agrees to be bound.

D. Gas Service

- The Owner of the Lot shall be responsible for the protection of the underground gas facilities located on the Lot.
- Within the depicted utility easement areas, the alteration of grade or any construction activity which may interfere with the underground gas facilities, shall be prohibited.
- The supplier of gas service or its successors shall be responsible for ordinary maintenance of the gas facilities, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner, his agents or contractors.
- The supplier of gas service or its successors shall at all times have right of access with their equipment to all easement ways depicted on the Plat or otherwise provided for in this Deed of Dedication for the purpose of installing, maintaining, removing or replacing any portion of underground gas facilities.
- Underground gas service lines to all structures which may be located within the subdivision may be run from the nearest gas main to the point of usage determined by the location and construction of such structure or may be located upon the lot, provided that upon the installation of a service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent and effective easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service line, extending from the gas main to the service entrance on the structure.
- The foregoing covenants set forth in this Subsection D shall be enforceable by the supplier of gas service or its successors and the owner of the Lot agrees to be bound hereby.

E. Reserve Area Stormwater Detention Easements

- The Owner/Developer does hereby dedicate to the City of Tulsa, Oklahoma for public use (subject to easements of record) a perpetual easement on, over, and across the property designated and shown on the accompanying plat as Reserve Areas "A" and "B" (hereinafter referred to as the "detention easement area") for the purposes of permitting the flow, conveyance, retention, detention and discharge of stormwater runoff from the various lots within "COTTAGES AT CEDAR RIDGE" and from properties not included within "COTTAGES AT CEDAR RIDGE".
- Detention, retention and other drainage facilities constructed within the detention easement area shall be in accordance with standards and specifications approved by the City of Tulsa, Oklahoma.
- No fence, wall building or other obstruction may be placed or maintained in the detention easement area nor shall there be any alteration of the grades or contours in such easement area unless approved by the Department of Public Works of the City of Tulsa.
- Detention, retention, and other drainage facilities shall be maintained by the COTTAGES AT CEDAR RIDGE homeowners' association, to the extent necessary to achieve the intended drainage, retention, and detention functions including repair of appurtenances and removal of obstructions and siltation and the COTTAGES AT CEDAR RIDGE homeowners' association shall provide customary grounds maintenance within the detention easement area in accordance with the following standards:
 - Gross areas shall be mowed (in season at regular intervals not exceeding four weeks).
 - Concrete appurtenances shall be maintained in good condition and replaced if damaged.
 - The detention easement area shall be kept free of debris.
 - Cleaning of siltation and vegetation from concrete channels shall be performed a minimum of twice yearly.
- Landscaping approved by the City of Tulsa shall be allowed within the detention easement.
- In the event the COTTAGES AT CEDAR RIDGE homeowners' association should fail to properly maintain the detention, retention, and other drainage facilities or, in the event of the placement of an obstruction within, or the alteration of the grade or contour within the detention easement area, the City of Tulsa, Oklahoma, or its designated contractor may enter and perform maintenance necessary to the achievement of the intended drainage functions and may remove any obstruction or correct any alteration of grade or contour, and the cost thereof shall be paid by the COTTAGES AT CEDAR RIDGE homeowners' association. In the event the association fails to pay the cost of maintenance after completion of the maintenance and receipt of a statement of costs, the City of Tulsa, Oklahoma, may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against each lot within "COTTAGES AT CEDAR RIDGE," provided however, the lien against each lot shall not exceed that lot's pro rata costs. A lien established as above provided may be foreclosed by the City of Tulsa, Oklahoma.

F. Restricted Waterline Easement

The Owner/Developer does hereby dedicate for public use perpetual easements on, over, and across those areas depicted on the accompanying plat as "Restricted Waterline Easement" or (R/W/E) for the purposes of constructing, maintaining, operating, repairing, replacing, and/or removing waterlines, together with all fittings including the pipes, valves, meters and equipment and other appurtenances thereto, together with rights of ingress and egress to and upon the easements for the uses and purposes aforesaid.

G. Surface Drainage

Each lot, in accordance with the final grading plan, shall receive and drain in an unobstructed manner the storm and surface waters from lots and drainage areas of higher elevation and from public streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across the lot owned. The foregoing covenants set forth in this Subsection G shall be enforceable by any affected lot owner or by the City of Tulsa, Oklahoma.

H. Paving and Landscaping Within Easements

The Owner of the Lot affected shall be responsible for the repair of damage to landscaping and paving occasioned by necessary maintenance of underground water, sewer, storm sewer, electric, natural gas and communication facilities as depicted upon the Plat, provided, however, the City of Tulsa, Oklahoma or the supplier of the utility service shall use reasonable care in the performance of such activities.

I. Sidewalks

Sidewalks are required along streets designated by and in accordance with subdivisions regulations. Required sidewalks shall be constructed in conformance with City of Tulsa engineering design standards. The owner/developer shall construct required sidewalks within reserve areas, common areas and along arterial street frontages and abutting lots having access onto minor streets. Where sidewalks are not constructed by the owner/developer, the builder of each lot shall construct the required sidewalk.

II. OPTIONAL DEVELOPMENT PLAN RESTRICTIONS

WHEREAS, COTTAGES AT CEDAR RIDGE was submitted as Optional Development Plan No. Z-7350 as provided within the Zoning Ordinance of the City of Tulsa, Oklahoma as amended and existing on September 14, 2016, (hereinafter the "Tulsa Zoning Code"), which Optional Development Plan No. Z-7350 was affirmatively recommended by the Tulsa Metropolitan Area Planning Commission on August 16, 2016;

WHEREAS, the planned unit development provisions of the Tulsa Zoning Code require the establishment of covenants of record, running to and enforceable by the City of Tulsa, Oklahoma, sufficient to assure the implementation and continued compliance with the approved planned unit development; and

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for an orderly development and to ensure adequate restrictions for the mutual benefit of the Owner/Developer, its successors and assigns, and the City of Tulsa, Oklahoma;

THEREFORE, the Owner/Developer does hereby impose the following restrictions and covenants which shall be covenants running with the land and shall be binding upon the Owner/Developer, its successors and assigns, and shall be enforceable as hereinafter set forth:

A. Use of Land

The development of COTTAGES AT CEDAR RIDGE shall be subject to Optional Development Plan No. Z-7350 and provisions of the Tulsa Zoning Code, as the provisions existed on September 14, 2016.

B. Development Standards (Lot 1, Block 1)

Lot 1, Block 1, shall meet the standards of RM-3 zoning districts except as otherwise limited or restricted below as approved in Optional Development Plan No. Z-7350 on September 14, 2016:

- A. Permitted Uses: The Subject Property shall be used only for the following Specific Uses included in the "Household Living" Subcategory of the Tulsa Zoning Code: (i) Apartments; (ii) Condos; (iii) Townhouses; (iv) and/or Multi-unit houses, along with all uses accessory or incidental thereto including leasing offices and recreational amenities customarily found in multifamily developments.
- B. Specifically Prohibited Uses: The Subject Property shall not be used for any use that would be classified under the following Uses, Subcategories or Specific Uses as defined in the Tulsa Zoning Code: (i) any Specific Use included in the "Group Living" Subcategory; (ii) any Subcategory or Specific Uses included in the "Public, Civic and Institutional" Use Category; (iii) any Subcategory or Specific Uses included in the "Commercial" Use Category; or (iv) any Subcategory included in the "Agricultural" Use Category.
- C. Oil and Gas Development: The Subject Property shall not contain any oil or gas well.
- D. Building Setbacks/Green Space: (i) Building Setback/Green space along Grace Chapel Drive: The Subject Property shall maintain a twenty-five foot (25') building setback / green space area along the Southern edge of the Subject Property in which only sidewalks, access driveways, perimeter fencing/gates, landscaping (including trees, shrubs, irrigation, landscape lighting and other typical items which are a part of a landscape edge as required or permitted by the Tulsa Zoning Code) may be constructed. (ii) Green Space tree guidelines: Within the 25 foot green space area north the Grace Chapel Drive right-of-way a minimum of one tree for each 300 square feet shall be installed and maintained. The trees shall be a minimum height of 12 feet tall at planting.
- E. Other Setbacks: The remaining building setbacks shall be in accordance with the Tulsa Zoning Code.
- F. Maximum Number of Dwelling Units: The Subject Property shall not contain more than three hundred eighty (380) dwelling units.
- G. Minimum Parking: The subject Property shall contain parking spaces in compliance with the Tulsa Zoning Code.
- H. Height Limitations: (i) Property-wide Height Limitations: The maximum building height on any structure located within the Subject Property shall be fifty feet (50'). (ii) Specific Height Limitation: Any residential structure which is located within seventy-five feet (75') (measured radially) of the Southwest corner of the Subject Property shall not exceed two (2) stories nor a maximum height of thirty five feet (35').
- I. Additional Design Standards: Any residential structure which is located within seventy-five feet (75') (measured radially) of the Southwest corner of the Subject Property shall not contain southerly facing windows on the second story. The measurement shall be taken from the north edge of the Grace Drive right of way at its intersection with the west property line.
- J. Transportation System Improvements: (i) The regional trail system is north of East 98th Street South and east of Garnett. The site plan shall connect to the trail with a concrete surface pedestrian and bike path not less than 6 feet wide. (ii) The private drive commonly called Grace Drive shall be constructed or reconstructed to meet City of Tulsa standards for a residential street from the west edge of the project all the way to South Garnett. A minimum right of way width of 50 feet shall be dedicated.
- K. Construction Traffic Management Plan: The detailed site plan shall include exhibits to illustrate residential traffic flow to and from the proposed multifamily development on the Subject Property to and from South Garnett Road during the period of anticipated street reconstruction on South Garnett Road between the Creek Turnpike and South 101st East Avenue. A construction traffic management plan (as described below) shall be included in the site plan package which shall be subject to review and administrative approval by the City of Tulsa Development Services department prior to release of the detailed site plan by INCDG. The construction traffic management plan (i) shall expressly prohibit construction traffic related to the construction of the proposed multifamily development on the Subject Property from utilizing South 106th East Avenue for ingress to or egress from the Subject Property and (ii) shall provide a general understanding of the anticipated residential traffic flow between the Subject Property and South Garnett Road during the period of any projected overlap of the currently planned street reconstruction on South Garnett Road between the Creek Turnpike and South 101st East Avenue and the opening of the proposed multifamily development on the Subject Property. The foregoing provision of this Section K of the Optional Development Plan is not intended to make the (i) construction or operation of the multifamily development on the Subject Property and (ii) the street reconstruction on South Garnett Road mutually exclusive of one another but rather to promote harmony between the same.

III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner/Developer, its successors and assigns. Within the provisions of Section I. Easements and Utilities are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section I whether or not specifically therein so stated shall inure to the benefit of and shall be enforceable by the City of Tulsa, Oklahoma. The covenants contained in Section II. Optional Development Plan Restrictions are established pursuant to the Planned Unit Development provisions of the Tulsa Zoning Code and shall inure to the benefit of the City of Tulsa, Oklahoma and the owner of Lot 1, Block 1, of the Subdivision, if the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section II, it shall be lawful for the City of Tulsa or any owner of Lot 1, Block 1, to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant, in any judicial action brought by an owner of Lot 1, Block 1, which action seeks to enforce the covenants or restrictions set forth herein or to recover damages for the breach thereof, the prevailing party shall be entitled to recover reasonable attorneys fees and costs and expenses incurred in such action.

B. Duration

These restrictions, to the extent permitted by applicable law, shall be perpetual but in any event shall be in force and effect for a term of not less than thirty (30) years from the date of the recording of this Deed of Dedication unless terminated or amended as hereinafter provided.

C. Amendment

The covenants contained within Section I. Easements and Utilities may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission, or its successors and the City of Tulsa, Oklahoma. The covenants contained within Section II. Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Tulsa Metropolitan Area Planning Commission, or its successors. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded.

D. Severability

Invalidation of any restriction set forth herein, or any part thereof, by an order, judgment, or decree of any Court, or otherwise, shall not invalidate or affect any of the other restrictions or any part thereof as set forth herein, which shall remain in full force and effect.

IN WITNESS WHEREOF, the Owner/Developer, has executed this instrument this _____ day of _____, 2017.

CASE AND ASSOCIATES PROPERTIES, INC.
an Oklahoma corporation

By _____
Mike D. Case, President

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

This instrument was acknowledged before me this _____ day of _____, 2017, by Mike D. Case as President of CASE AND ASSOCIATES PROPERTIES, INC., an Oklahoma corporation

My Commission Number: _____

My Commission Expires: _____

Notary Public

CERTIFICATE OF SURVEY

I, Jeffrey A. Tuttle, a Registered Professional Land Surveyor, in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and plotted the tract of land described above, and that the accompanying plat designated herein as "COTTAGES AT CEDAR RIDGE", a subdivision in the City of Tulsa, Tulsa County, State of Oklahoma, is a true representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying.

Jeffrey A. Tuttle
Registered Professional Engineer and Land Surveyor

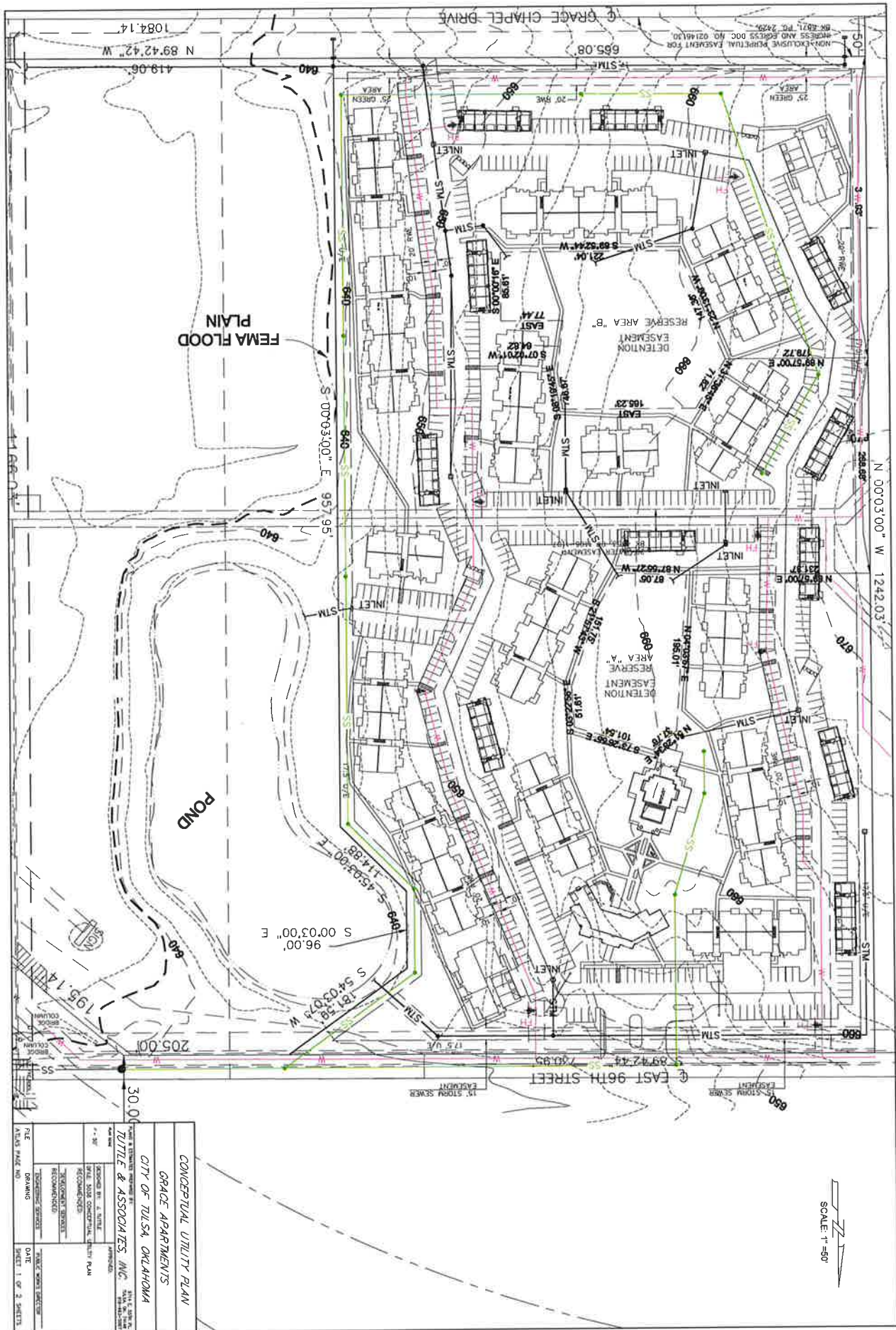
STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

The foregoing Certificate of Survey was acknowledged before me this _____ day of _____, 2017 by Jeffrey A. Tuttle.

My Commission Number: _____

My Commission Expires: _____

Notary Public



SCALE: 1" = 50'

CONCEPTUAL UTILITY PLAN	
GRACE APARTMENTS	
CITY OF TULSA, OKLAHOMA	
TUTTLE & ASSOCIATES, INC.	
DRAWN BY: J. TUTTLE	
CHECKED BY: J. TUTTLE	
DESIGNED BY: J. TUTTLE	
DATE: 08/14/2018	
SHEET 1 OF 2 SHEETS	
DATE: 08/14/2018	
DRAWING: UTILITY PLAN	
FILE: 1808 CONCEPTUAL UTILITY PLAN	
PROJECT: GRACE APARTMENTS	
SHEET 1 OF 2 SHEETS	



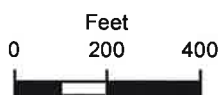
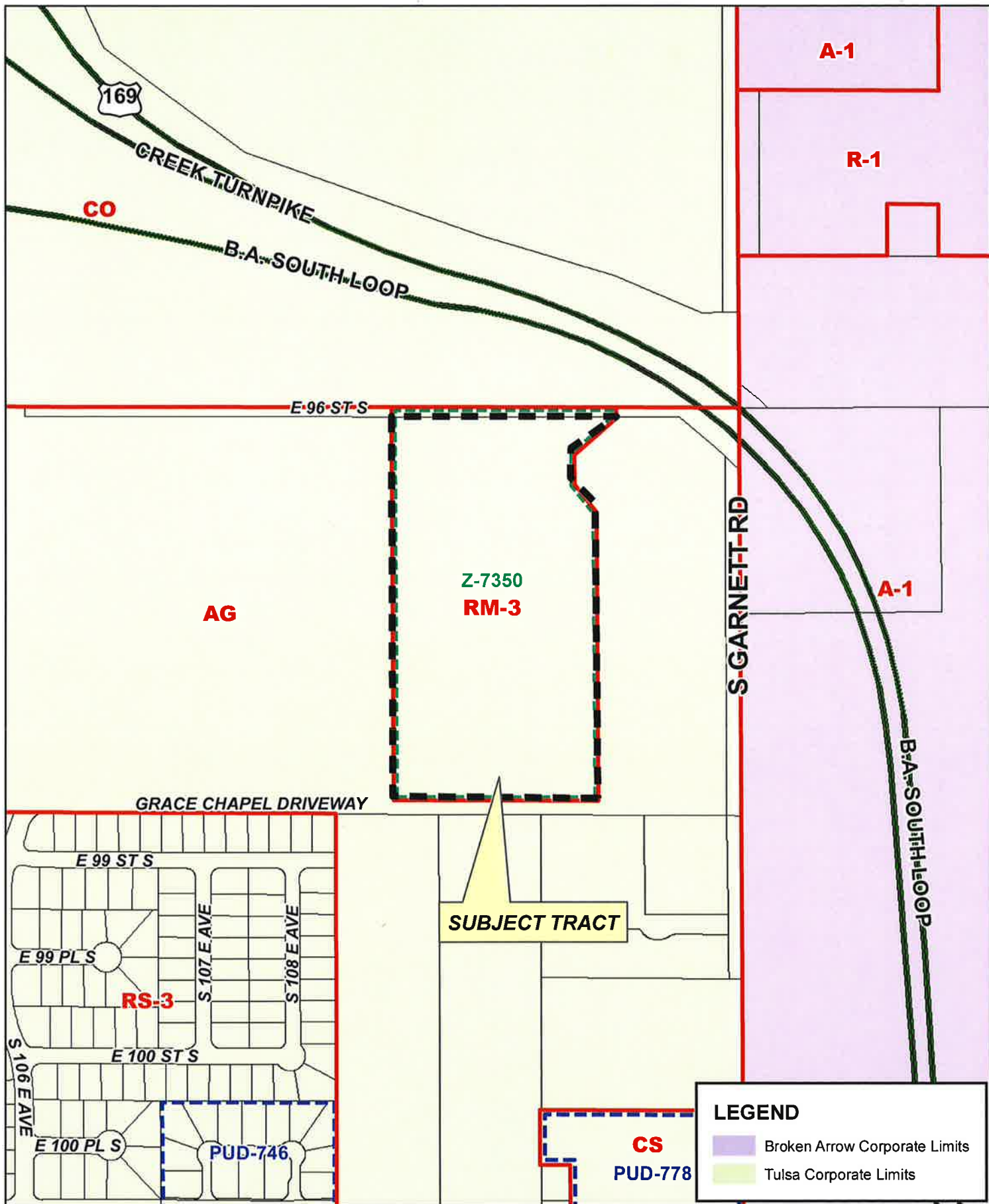
ALL RIGHTS RESERVED. YOU AGREE TO HOLD THE CITY OF TULSA, OKLAHOMA, HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY THE CITY OF TULSA, OKLAHOMA, OR ITS OFFICIALS, EMPLOYEES, AGENTS OR CONTRACTORS, ARISING OUT OF OR RESULTING FROM THE USE OF THE INFORMATION CONTAINED HEREIN, WHETHER OR NOT SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES ARE CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF THE CITY OF TULSA, OKLAHOMA, OR ITS OFFICIALS, EMPLOYEES, AGENTS OR CONTRACTORS.



REVISION	BY	DATE

SANITARY SEWER	
GRADE APARTMENTS	
CITY OF TULSA, OKLAHOMA	
DESIGNED BY: J. LITTLE	
CHECKED BY: J. LITTLE	
DATE: 12/31/2024	
PROJECT: 2024-2025	
DRAWING: 2024-2025	
SHEET: 2 OF 2 SHEETS	





18-14 19

COTTAGES AT CEDAR RIDGE

20.9





0 Feet 200 400



Subject Tract

18-14 19

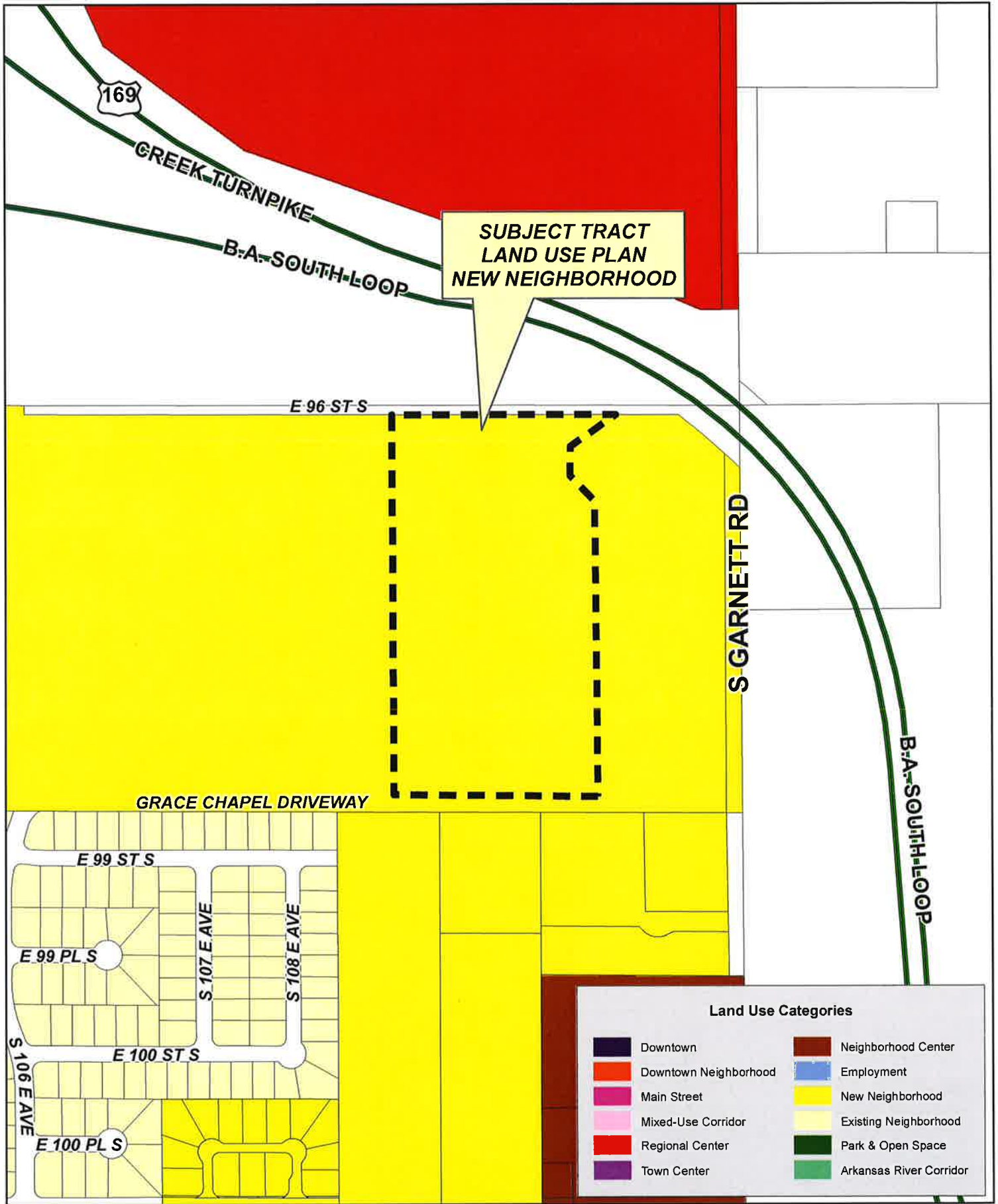
COTTAGES AT CEDAR RIDGE

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

Aerial Photo Date: February 2016



20.10

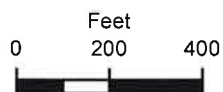
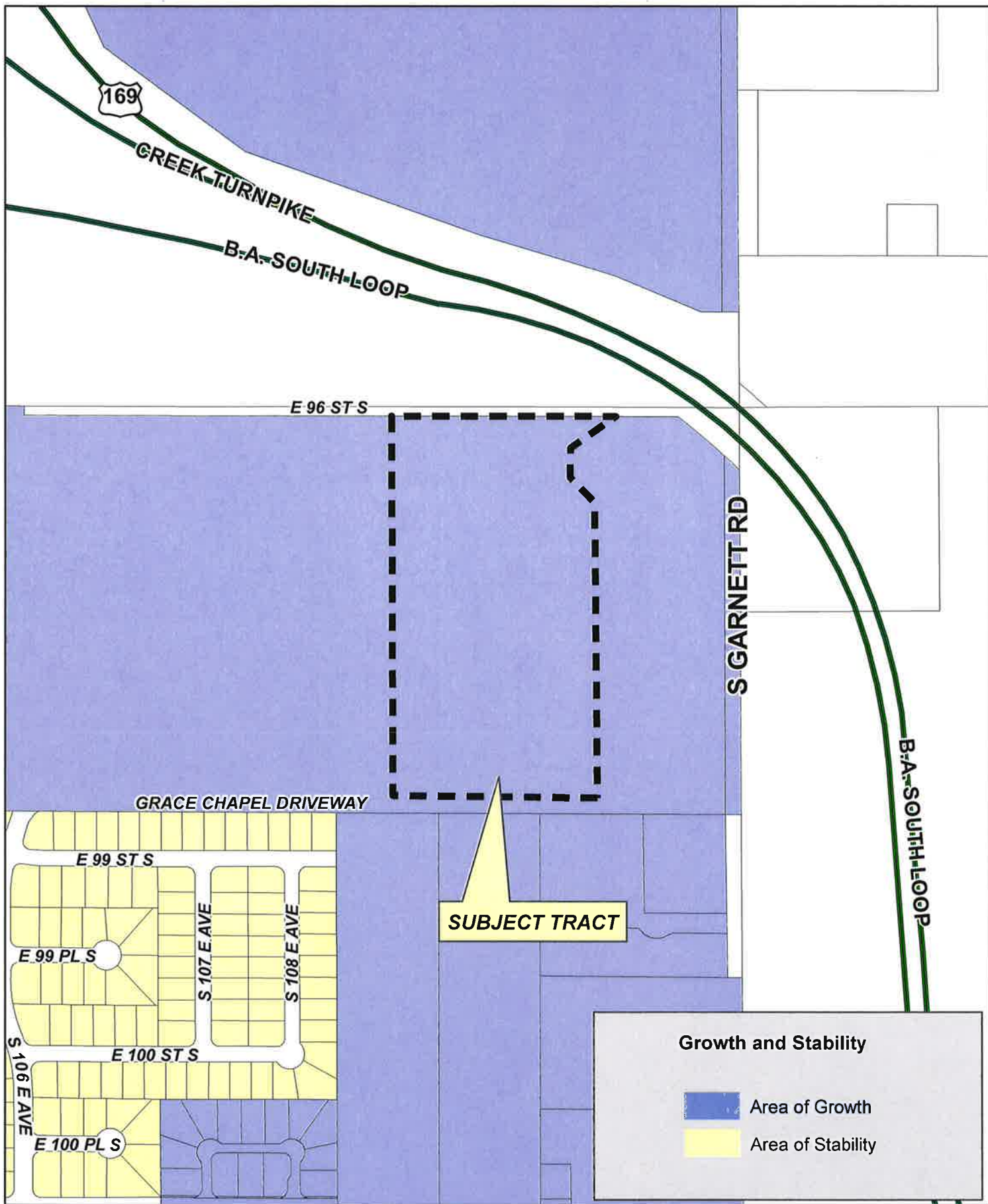


Feet
0 200 400

18-14 19

COTTAGES AT CEDAR RIDGE





18-14 19

COTTAGES AT CEDAR RIDGE

20.12





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-454

Hearing Date: April 5, 2017

Case Report Prepared by:

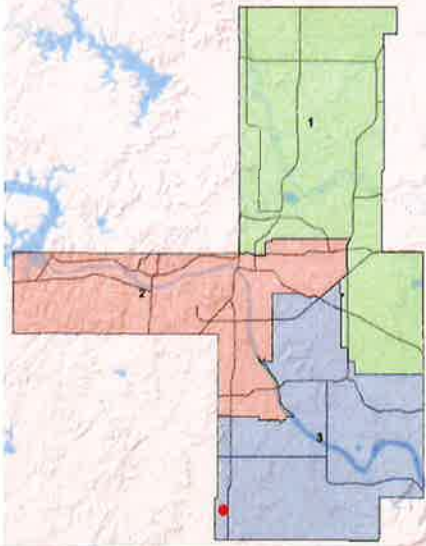
Jay Hoyt

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

21.1

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

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
Highway 75	Freeway	Per ODOT	4
West 191 st Street South	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Vacant
South	AG	N/A	N/A	Vacant
East	CS	N/A	N/A	Vacant
West	AG	N/A	N/A	Vacant

SECTION III: Relevant Zoning History

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

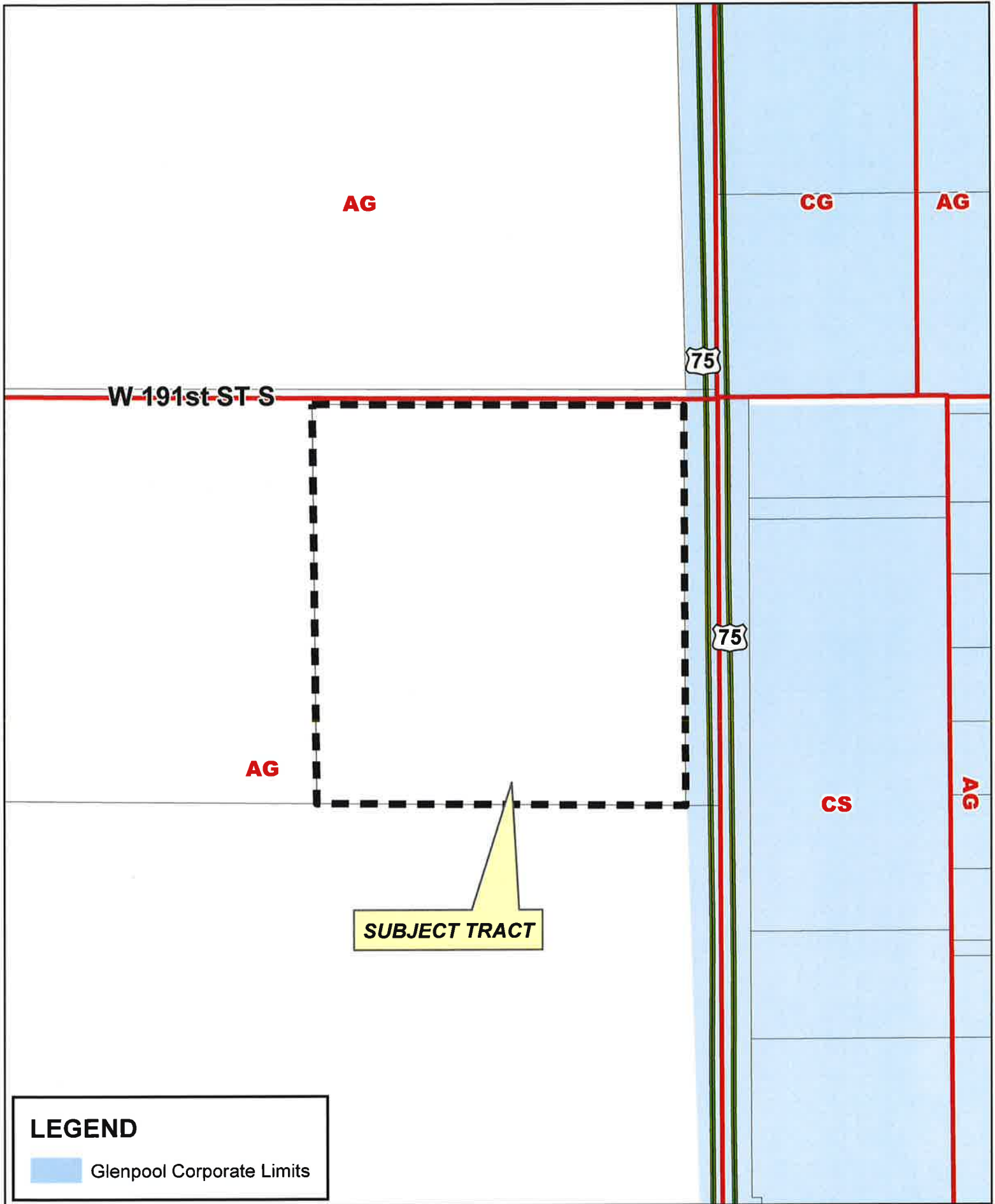
Subject Property:

No relevant history.

Surrounding Property:

No relevant history.

4/5/2017 1:30 PM



CZ-454

16-12 10

21.4

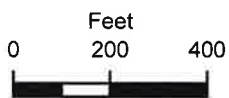




W 191st ST S

75

75



Subject
Tract

CZ-454

16-12 10

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

Aerial Photo Date: February 2016



21.5

Hoyt, Jay

Subject: FW: County rezoning: CZ-454
Attachments: New Comp Plan Map With Update full.pdf
Importance: High

From: Richard Malone [<mailto:rmalone@cityofglenpool.com>]
Sent: Tuesday, March 28, 2017 4:47 PM
To: Mariboho, Mindi
Subject: RE: County rezoning: CZ-454

Mindi:

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





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-455

Hearing Date: April 5, 2017

Case Report Prepared by:

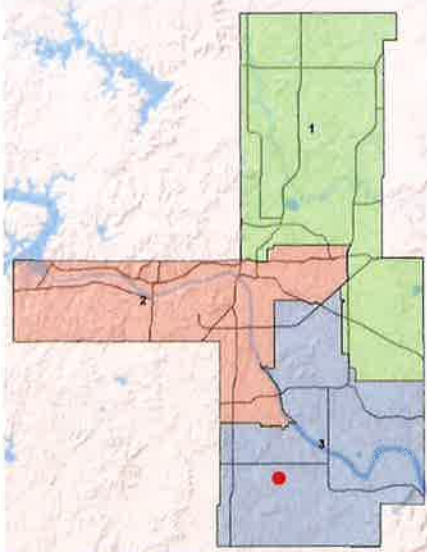
Jay Hoyt

Owner and Applicant Information:

Applicant: Erik Enyart

Property Owner: RGT/CHARLESTON PARTNERS LTD

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential

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

Tract Size: 55.76 \pm 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: 3

Commissioner Name: Ron Peters

22.1

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. Marcae 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

22.2

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 161 st Street	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Single-Family
South	AG	N/A	N/A	Vacant/Agricultural
East	AG	N/A	N/A	Vacant
West	AG	N/A	N/A	Single-Family

SECTION III: Relevant Zoning History

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

Subject Property:

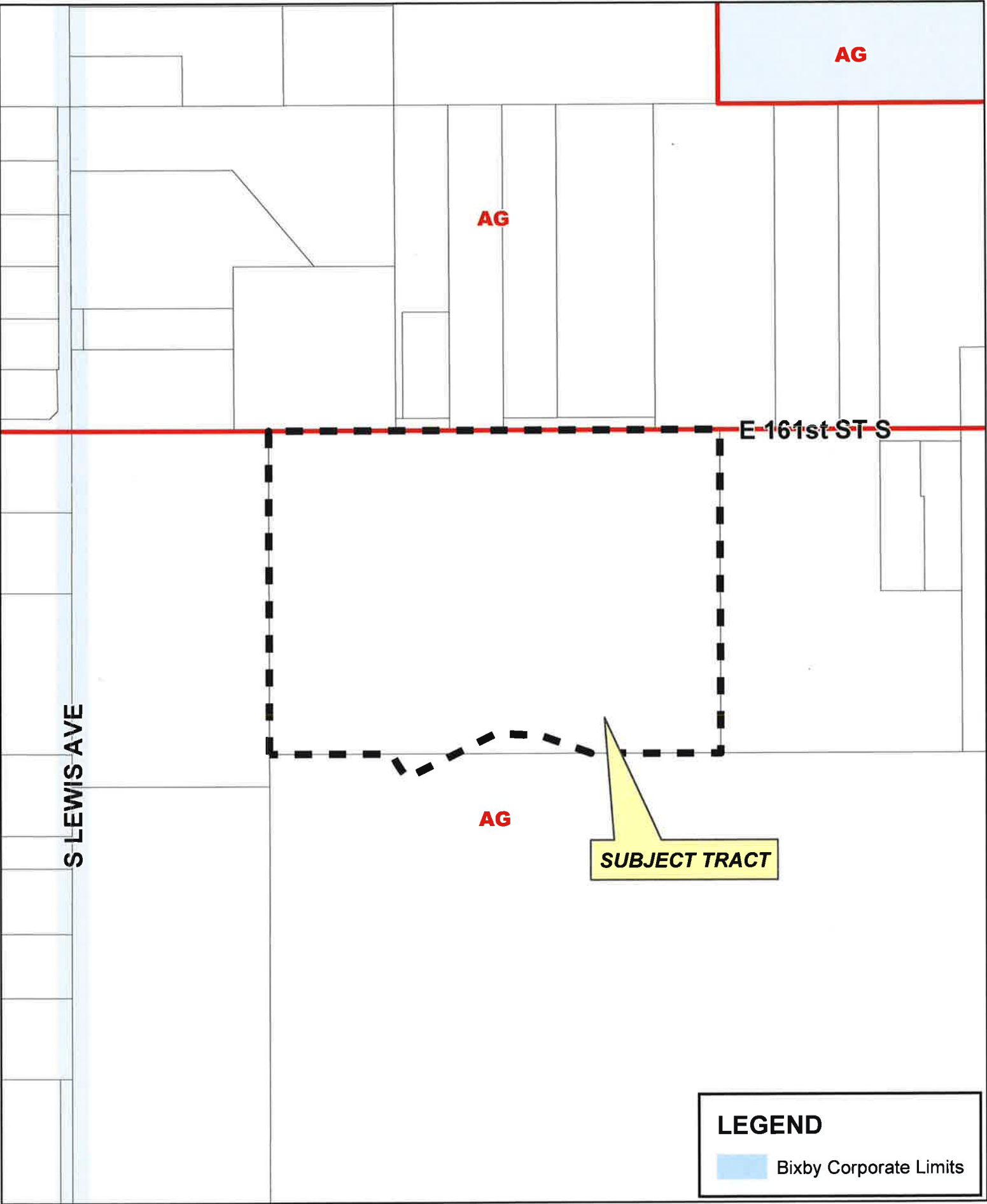
No relevant history.

Surrounding Property:

No relevant history.

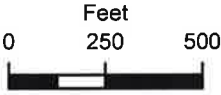
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22.3



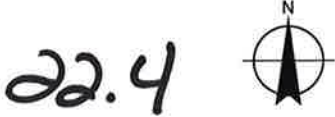
LEGEND

 Bixby Corporate Limits



CZ-455

17-13 29





0 Feet 250 500



Subject
Tract

CZ-455

17-13 29

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

Aerial Photo Date: February 2016

22.5



Exhibit "A.1"
Breeze Farms Phase II
Rezoning Exhibit

PAGE 1 OF 1

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.

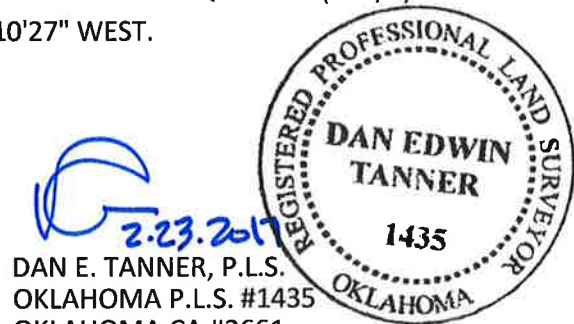
Basis of Bearing

THE 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 LOCALLY 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.



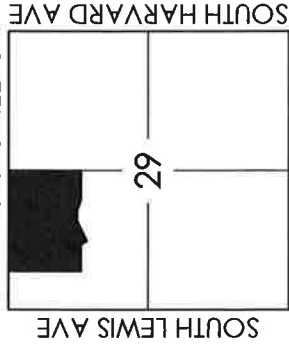
DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/17

22.6

 **Tanner Consulting LLC**
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

R 13 E

EAST 161ST STREET S



SOUTH LEWIS AVE

SOUTH HARVARD AVE

T 17 N

Location Map

Exhibit "A.2"

Breeze Farms Phase II

Rezoning Exhibit



NORTH
NOT TO SCALE

S 88°52'02" W
800.00'

N 88°52'02" E
1838.83'

NORTH LINE NW/4 SECTION 29

NW CORNER
NW/4
IPF 1/2 INCH

POB
NE COR NW/4
NF MAG

EAST LINE NW/4 SECTION 29

1318.67'
S 176°19" E

N 110°27' W
1319.99'

S 88°52'04" W
189.52'

S 88°52'04" W
496.33'

R-660.00'
D-10°52'24"
L-125.25'
CB-N32°04'16"W
CD-125.07'

LEGEND

CB CHORD BEARING
CD CHORD DISTANCE
L LENGTH OR ARC LENGTH
POB POINT OF BEGINNING

S 88°43'18" W
528.45'
N 71°56'27" W
213.15'

Tanner Consulting LLC
5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539 | 918.745.9929

02/23/2017 RMC GILL 14041_EX PHASE II ZONING EXHIBIT

Hoyt, Jay

Subject: FW: County rezoning: CZ-455

From: Marcae Hilton [<mailto:MHilton@BixbyOK.gov>]

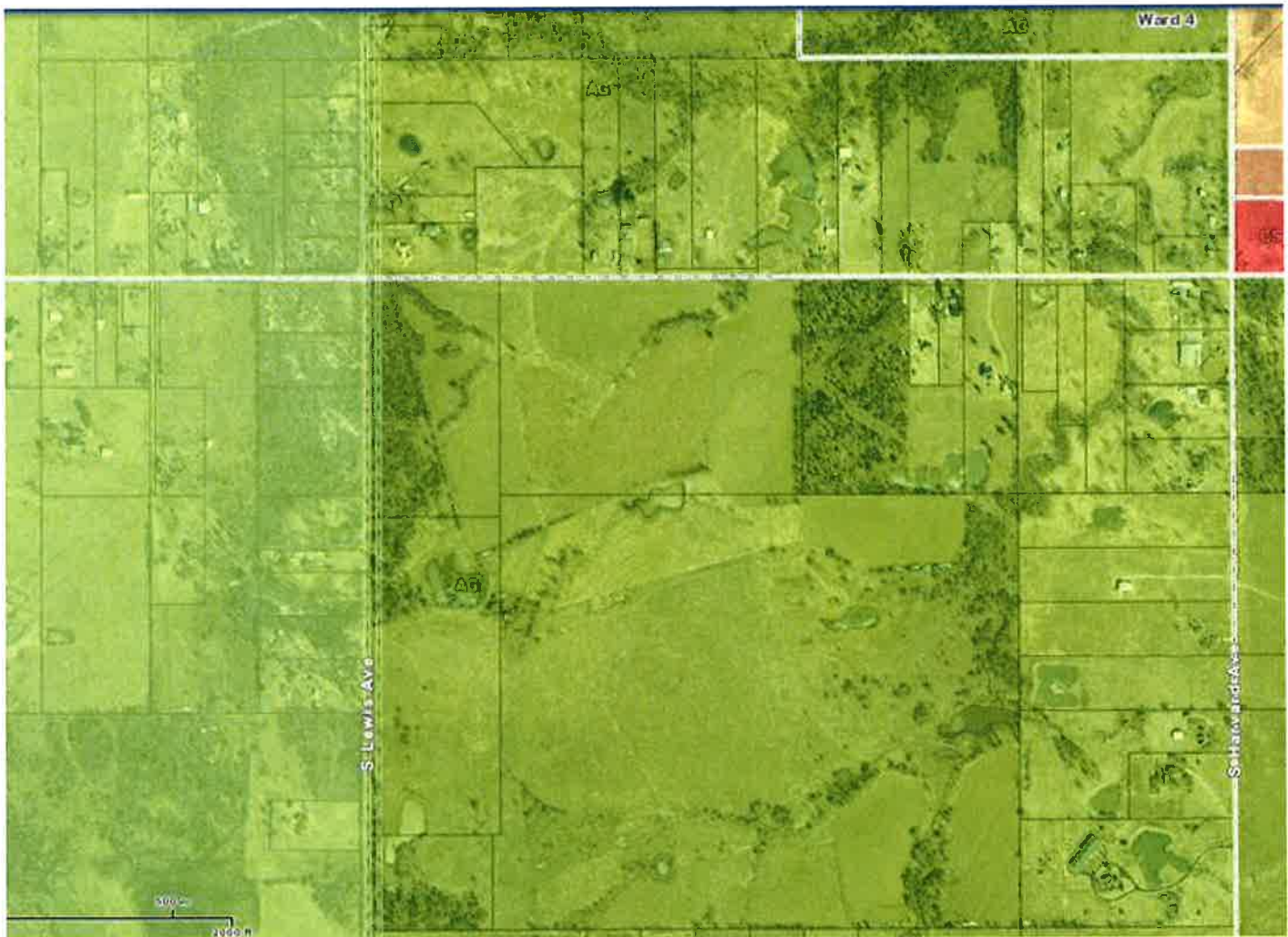
Sent: Monday, March 27, 2017 1:24 PM

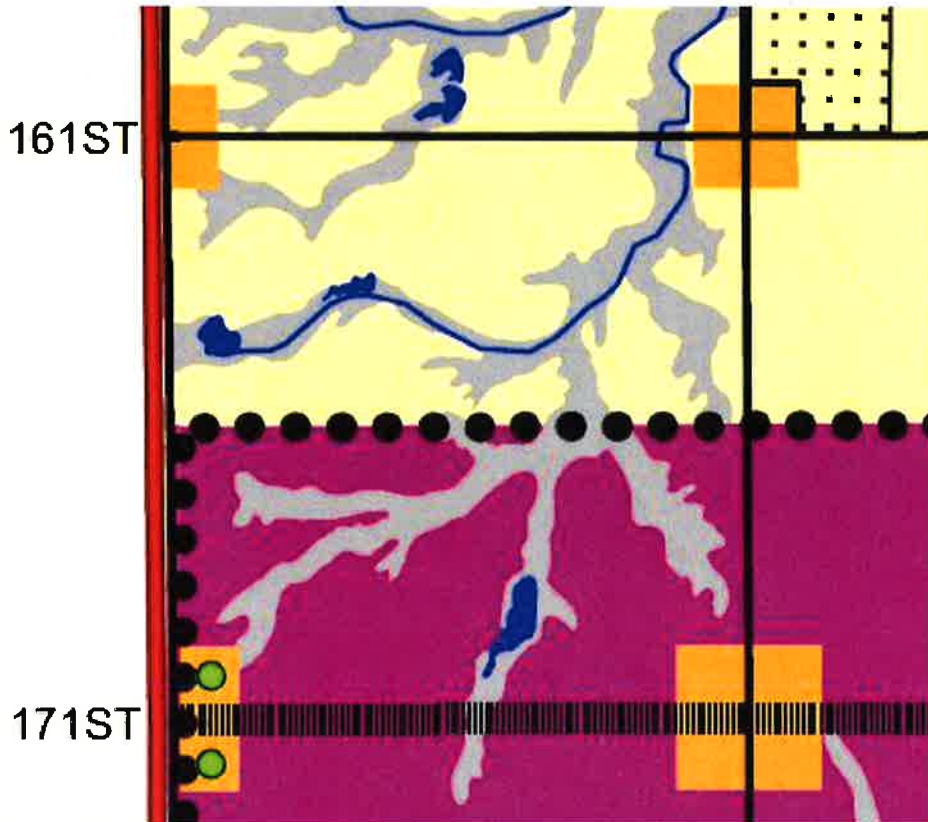
To: Mariboho, Mindi

Cc: Jason Mohler; Jared Cottle

Subject: RE: County rezoning: CZ-455

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



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7379

Hearing Date: April 5, 2017

Case Report Prepared by:

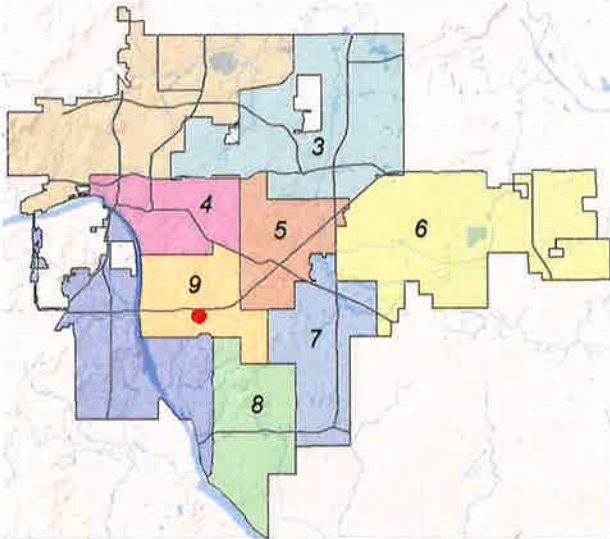
Dwayne Wilkerson

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

231

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:

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

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-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.	New Neighborhood	Growth	No homes but the private street infrastructure has been installed years ago.
East	RS-2	Existing neighborhood	Stability	Single family residential
South	RS-2	Existing neighborhood	Stability	Single family residential
West	RS-2 and RS-2 with PUD 499 overlay (allowed 3 lots on a private street)	Existing neighborhood	Stability	Single family residential

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.

23.4

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.

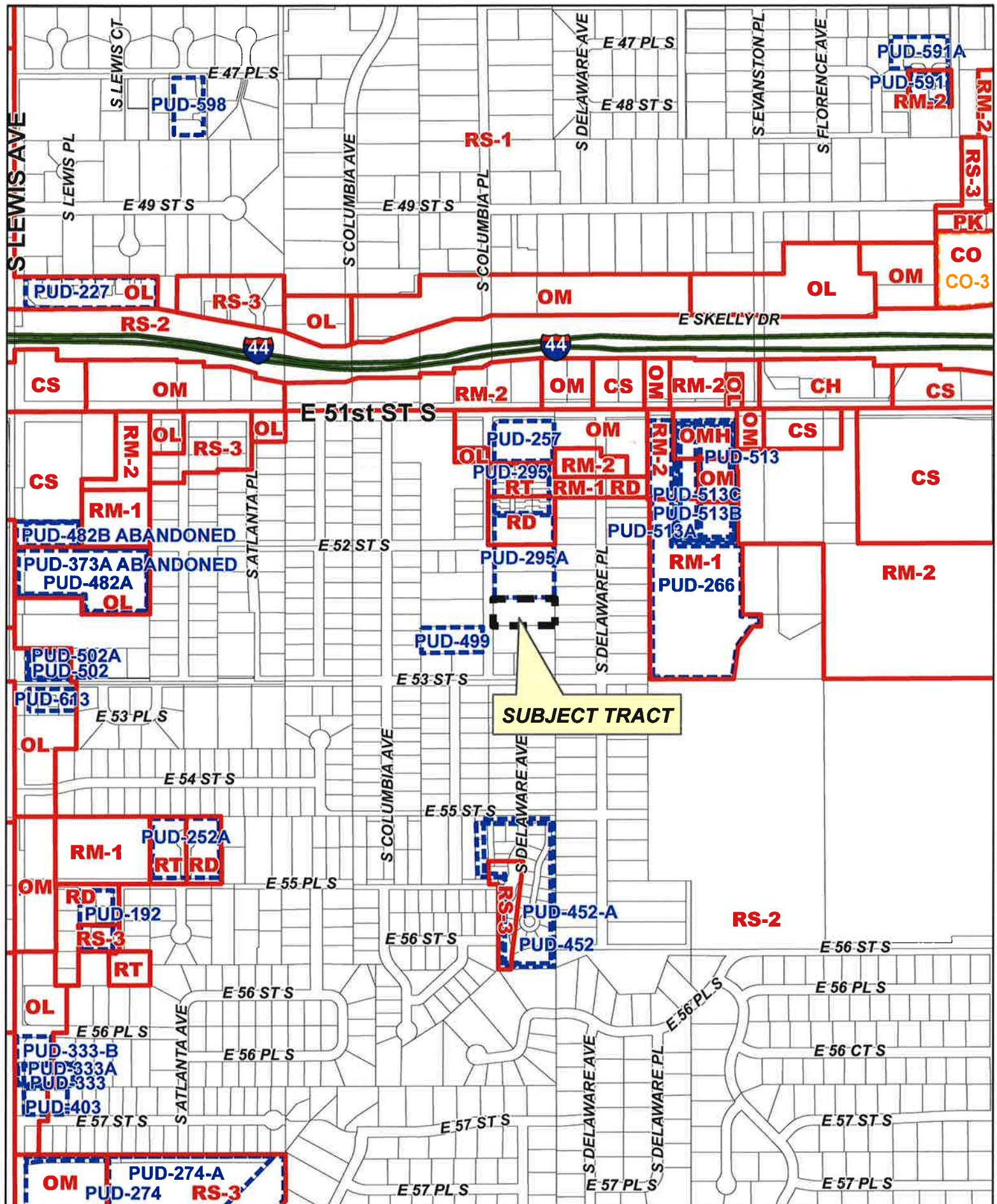
Z-5518/ PUD-257 October 1981: All concurred in approval of a request for rezoning from RS-2 to OM and a proposed Planned Unit Development on a 3+ acre tract of land for an office development, on property located on the southeast corner of E. 51st St. and S. Columbia Pl.

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.

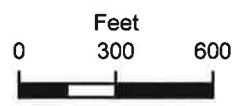
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23.5

REVISED 3/30/2017



SUBJECT TRACT

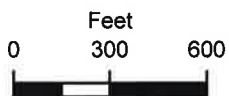


Z-7379

19-13 32

23.6





Subject
Tract

Z-7379

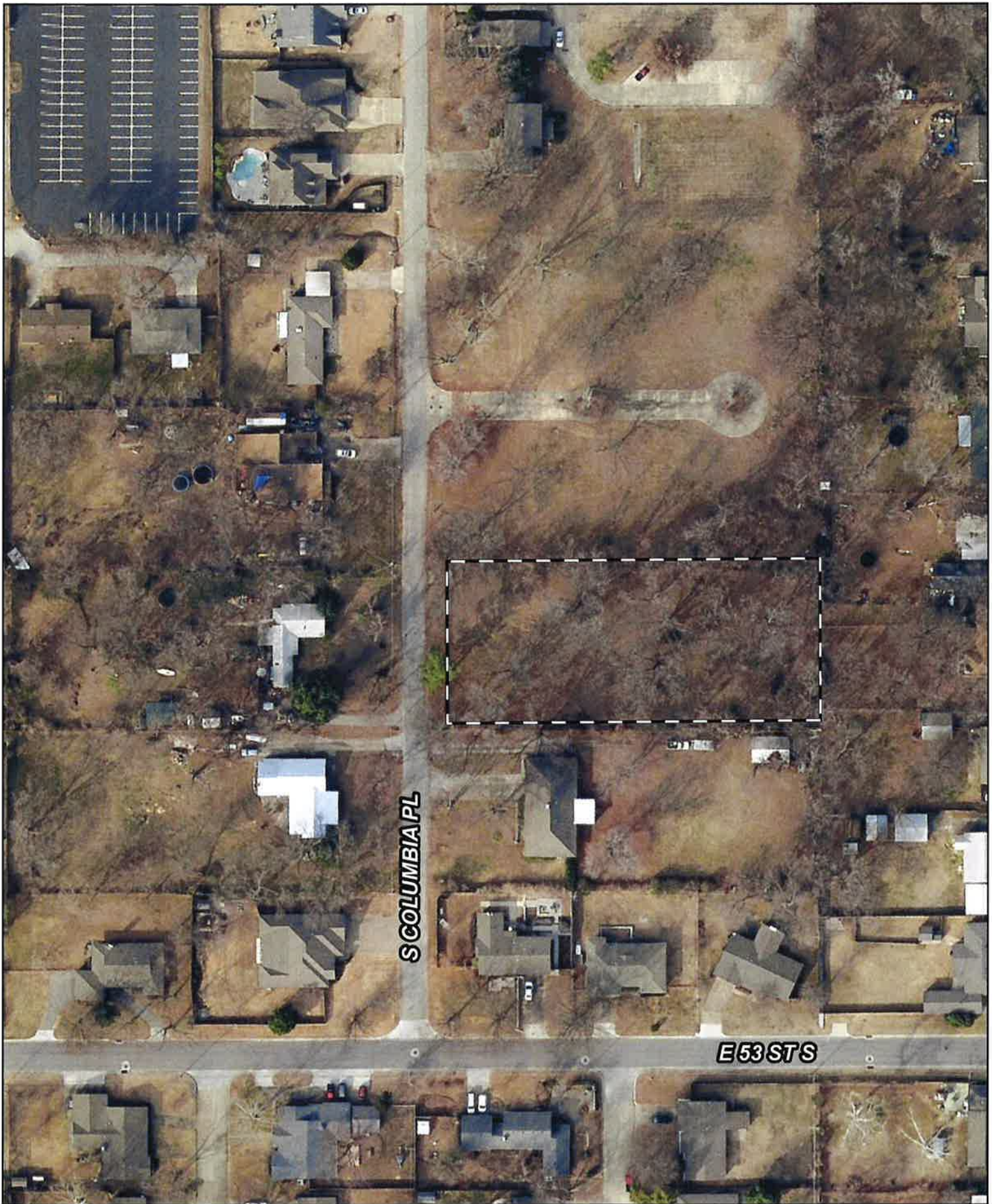
19-13 32

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

Aerial Photo Date: February 2016



23.7



COLUMBIA PL

E 53 STS

0 50 100
Feet



Subject
Tract

Z-7379

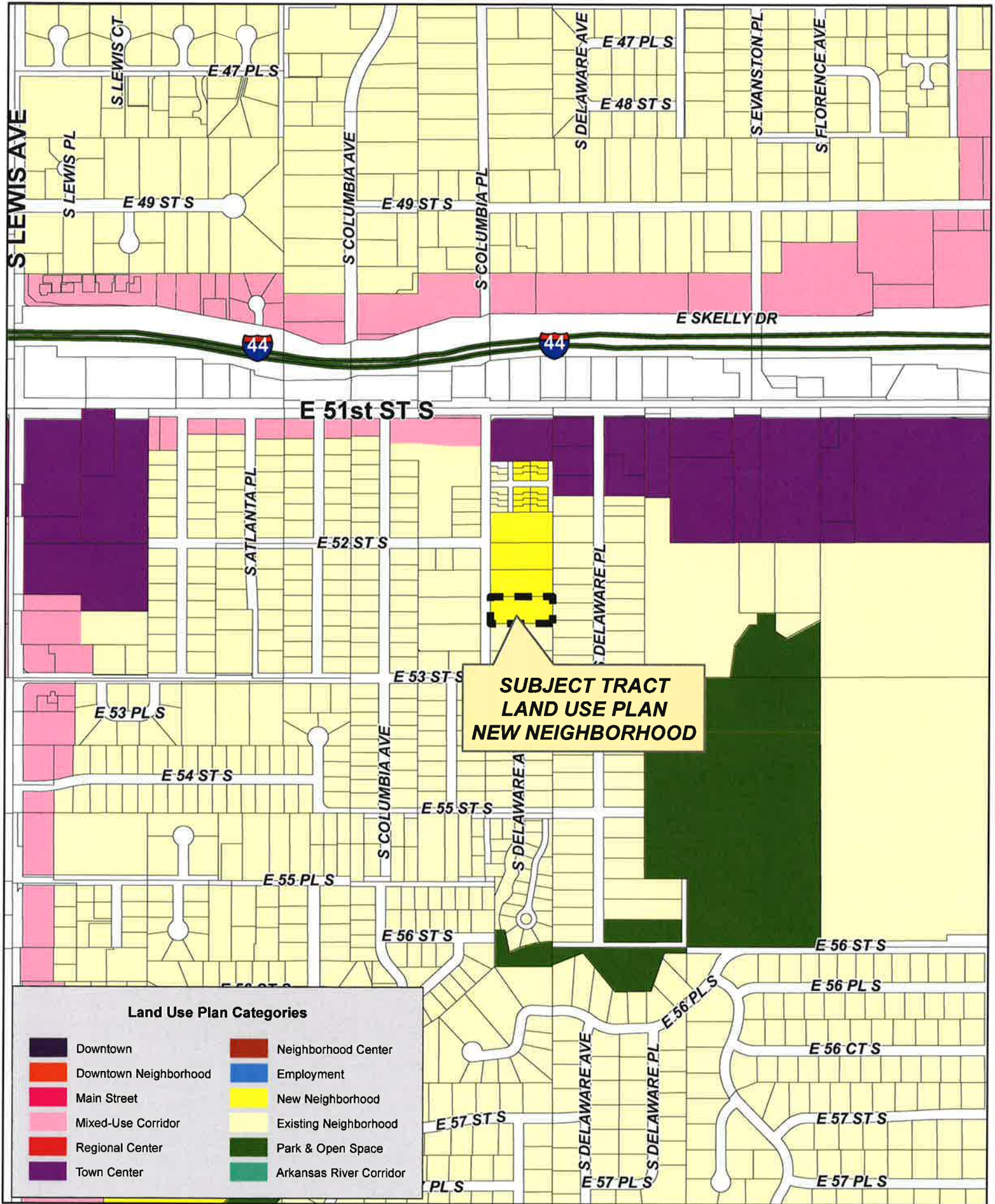
19-13 32

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

Aerial Photo Date: February 2016



23.8



Z-7379

19-13 32

23.9

7-7380

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, March 29, 2017 12:38 PM
To: Sawyer, Kim
Cc: Miller, Susan; Ulmer, Amy
Subject: Z-7380 Rezoning continuance request

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

2 West Second Street
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

Item: Public hearing approving new capital improvement projects for the Capital Improvement Plan, Fiscal Year 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."

- **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 Tulsan's quality of life.*

- **Information Technology**

- 8) One Technology Center, Compstat, 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:

- *15.1 Promote significant sustainable projects.*
- *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

- 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.

**FY18 - 22 NEW PROJECTS
CITY OF TULSA**

	Project Title	Category	Requesting Dept	Project Purpose
1	Install Solar Panel Systems at EMD Facilities	Facilities	Equipment Management	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.
2	Fire Department Fitness Testing Facility	Facilities	Fire	Construction of an all-weather, indoor firefighter entrance exam and annual fitness testing facility for the Tulsa Fire Department.
3	Fire Station 34 near 3300 S, 177th E. Ave	Facilities	Fire	Future growth of far east Tulsa will necessitate a fire station in this area.
4	Roofing replacement Fire Department.	Facilities	Fire	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.
5	Office Renovation		Gilcrease	Renovation of the 2nd floor and administrative office spaces.
6	Storage Building		Gilcrease	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.
7	Test and Balance Mechanical Upgrades		Gilcrease	Work to correct deficiencies found from previous testing of exhibiting air and hydronic system
8	One Technology Center, Compstat, Police Courts, Convention Center	Facilities	Information Technology	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.
9	Roofing replacement Telecommunications Department	Facilities	Information Technology	replacement of dilapidated roofing systems on the following facilities Electronics Shop, Telecommunications Garage
10	Bus Stop Signs		MTTA	Replace all existing street bus stop signs with new informational signs.
11	Electric Shuttle System		MTTA	Purchase and of up to five (5) electric shuttle buses and a charging system.
12	Chapman Music Hall Constellation and PA System Renovation	Facilities	PAC	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.
13	Tulsa Performing Arts Center Exterior Door Replacement and Repair	Facilities	PAC	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.
14	Page Belcher and Mohawk Golf Course Facilities Roof Replacement/Repair	Facilities	Parks	To repair and or replace existing roof structures on all COT golf course buildings.
15	Zoo Complete Roof Renovation/Renovation Package	Facilities	Parks	To Repair and or replace roof structures on existing Tulsa Zoo buildings owned by the City of Tulsa.
16	Expanded Parking Lot and Improved Mohawk Park Entry	Zoo	Parks	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 entrybooths, 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.
17	Pathways/Service Roads/Staff Parking Lot	Zoo	Parks	To make repairs/replacements of zoo site paving and pathways to prevent zoo patron and staff injury due to slips, trips and falls.
18	Police Courts Building	Facilities	Police	Upgrade the following systems within the Police Courts Building Roof, HVAC System, Plumbing System, Fire Alarm System, Elevator Upgrade.
19	Engineering Services Roof Replacement	Facilities	Public Works	Replacement of dilapidated roofing systems on the following facilities Administration North and South

**FY18 - 22 NEW PROJECTS
CITY OF TULSA**

	Project Title	Category	Requesting Dept	Project Purpose
20	Roofing replacement Surface Drainage and Vegetation.	Facilities	Public Works	Replacement of dilapidated roofing system at Operations/Garage Building #7
21	Fred Creek 73rd & Harvard Bridge Replacement	Flood	Public Works	Existing undersized bridge overtops in less than 10-year rainfall event.
22	Admiral Place Sidewalk - 7300 to 8900 E. Admiral Place	Streets	Public Works	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.
23	Creek Turnpike and Memorial Drive Interchange Safety Improvements	Streets	Public Works	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.
24	Lewis Ave. - 51st to 61st St, South Sidewalks	Streets	Public Works	To install sidewalks on both sides of Lewis.
25	Lewis Avenue - 81st to 91st St, S. Sidewalks	Streets	Public Works	to provide sidewalks on both sides of Lewis and a pedestrian bridge across a drainage channel.
26	Memorial Drive - 31st to 61st St, South Sidewalks	Streets	Public Works	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.
27	Peoria and 36th St. N. Intersection Improvements	Streets	Public Works	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 existing turn lanes. Also, enclose the drainage ditch on the northeast corner of the intersection with storm sewer system.
28	Traffic Studies and Data Collection	Streets	Public Works	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.
29	W. 51st Street South Sidewalk - 3300 West to 2500 West 51st St. S.	Streets	Public Works	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.
30	Woodland Hills Mall Access Road - 68th St. S.	Streets	Public Works	New street would link Mingo Road to the back of Woodland Hills Mall just south of Union High School.
31	71st St Lift Station Electrical Upgrades	Sewer	Public Works	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-tie-main MCC, further enhancing the electrical reliability of the lift station.
32	Southside WWTP Electrical Upgrades	Sewer	Public Works	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.
33	Southside WWTP Digester MCC Replacement	Sewer	Public Works	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.
34	Sodium Hydroxide Storage and Feed System Upgrade	Water	Public Works	The project consist 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.
35	Powdered Activated Carbon Feed System Upgrade	Water	Public Works	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.
36	AB Jewell WTP Improvements - Residuals Improvements Phase 2	Water	Public Works	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.
37	BOK & CBC - Food & Beverage Improvements		Tulsa Convention Center	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.
38	CBC - Resurfacing the Exhibit Hall Floors at the Cox Business Center		Tulsa Convention 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.

DEPARTMENT
CATEGORY

Equipment Management
Facilities

1

PROJECT

Install Solar Panel Systems at EMD Facilities

PURPOSE

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.

CLASS
DURATION

New
1 Year

EST LIFE

25 Years

PRIORITY

High

LOCATION

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 5675 S. Garnett Road.

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

ROI

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

CREATED
REQUEST
MODIFIED

12/8/2016
12/8/2016
12/8/2016

CONTACT
EMAIL

Brian Franklin
bfranklin@cityoftulsa.org

257

DEPARTMENT
CATEGORY

Fire
Facilities

2

PROJECT

Fire Department Fitness Testing Facility

PURPOSE

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

CLASS
DURATION
EST LIFE

Expansion
N/A
25

PRIORITY
LOCATION

High
1760 Newblock Park Dr., East of Current Fire HQ.

REASON FOR
CLASS

TFD administers a third party validated entrance testing instrument called the Physical Ability Test for confirmation of new hires. TFD uses a 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 see 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

COORDINATING
AGENCIES

AMD, Public Works, Engineering

PLAN
OR STUDY

1999 Tulsa Fire Department Fitness/Wellness Program,
Current Local 176 Collective Bargaining Agreement.

RELATIONSHIP
TO PLAN

N/A

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

CREATED
REQUEST
MODIFIED

12/9/2016
12/9/2016
12/9/2016

CONTACT
EMAIL

Michael J. Mallory
mmallory@cityoftulsa.org

258

**DEPARTMENT
CATEGORY****Fire
Facilities****3****PROJECT****Fire Station 34 near 3300 S. 177th E. Ave****PURPOSE**

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

**CLASS
DURATION
EST LIFE**Expansion
N/A
50 years**PRIORITY
LOCATION**low
3300 S. 177th E. Ave**REASON FOR
CLASS**

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.

**RELATIONSHIP
TO OTHER
PROJECTS**

N/A

**COORDINATING
AGENCIES**

Public Works, Engineering

**PLAN
OR STUDY**

TFD Internal Deployment Study 2016/7, 2016 ICMA Fire Department Report

**RELATIONSHIP
TO PLAN**

N/A

ROI

N/A

**ROI
DESCRIPTION**

East Tulsa Economic Development

**LINKS &
LEVERAGES
DESCRIPTION**

N/A

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

25.9

**DEPARTMENT
CATEGORY****Fire
Facilities****4****PROJECT****Roofing replacement Fire Department.****PURPOSE**

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.

**CLASS
DURATION**

Replacement
N/A

EST LIFE

15-30

PRIORITY

High

LOCATION

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, 7419E 42nd Pl, 2404 W 51st St,
11707 E 31 St, 7310 E 71st St, 7429 S Lewis, 3002 N
Mingo, 6010 E 91st St.

**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 currently in disrepair and leaking

**RELATIONSHIP
TO OTHER
PROJECTS**

N/A

**COORDINATING
AGENCIES**

AMD, Special Project Engineering

**PLAN
OR STUDY**

Roofing Reports

**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
12/6/2016

**CONTACT
EMAIL**

Max Wells, Thomas Chandler
mwells@cityoftulsa.org, tchandler@cityoftulsa.org

25.10

DEPARTMENT
CATEGORY

Gilcrease
N/A

5

PROJECT

Office Renovation

PURPOSE

Renovation of the 2nd floor and administrative office spaces.

CLASS
DURATION
EST LIFE

Rehabilitation
1
15-20 yrs

PRIORITY
LOCATION

High
Gilcrease Museum

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)

RELATIONSHIP
TO OTHER
PROJECTS

N/A

COORDINATING
AGENCIES

N/A

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

1/27/2017
12/5/2016
1/27/2017

CONTACT
EMAIL

Susan Neal/ James Pepper Henry
sandi-freeman@utulsa.edu

25.11

DEPARTMENT
CATEGORY

Gilcrease
N/A

6

PROJECT

Storage Building

PURPOSE

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.

CLASS
DURATION
EST LIFE

New
1
N/A

PRIORITY
LOCATION

High
Gilcrease Museum

REASON FOR
CLASS

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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

1/27/2017
12/5/2016
1/27/2017

CONTACT
EMAIL

Susan Neal/ James Pepper Henry
sandi-freeman@utulsa.edu

25.12

DEPARTMENT
CATEGORY

Gilcrease
N/A

7

PROJECT

Test and Balance Mechanical Upgrades

PURPOSE

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

CLASS
DURATION
EST LIFE

Rehabilitation
1
N/A

PRIORITY
LOCATION

High
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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

1/27/2017
12/5/2016
1/27/2017

CONTACT
EMAIL

Susan Neal/ James Pepper Henry
sandi-freeman@utulsa.edu

25.13

DEPARTMENT Information Technology
CATEGORY Facilities

8

PROJECT One Technology Center, Compstat, Police Courts, Convention Center

PURPOSE 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.

CLASS Replacement
DURATION N/A
EST LIFE 10 to 15 Years

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

ROI N/A

COORDINATING AGENCIES Asset Management Department

ROI DESCRIPTION N/A

PLAN OR STUDY N/A

LINKS & LEVERAGES DESCRIPTION N/A

RELATIONSHIP TO PLAN N/A

CREATED 12/5/2016
REQUEST 12/6/2016
MODIFIED 12/5/2016

CONTACT EMAIL Thomas Chandler
tchandler@cityoftulsa.org

25.14

DEPARTMENT
CATEGORY

Information Technology
Facilities

9

PROJECT

Roofing replacement Telecommunications Department

PURPOSE

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

CLASS
DURATION
EST LIFE

Replacement
N/A
15-30

PRIORITY

High

LOCATION

3411 N Columbia

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 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
12/6/2016

CONTACT
EMAIL

Max Wells, Thomas Chandler
mwells@cityoftulsa.org, tchandler@cityoftulsa.org

25.15

DEPARTMENT
CATEGORY

MTTA
N/A

10

PROJECT

Bus Stop Signs

PURPOSE

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

CLASS
DURATION
EST LIFE

Replacement
1
20

PRIORITY
LOCATION

Med
Tulsa petropolitan area

REASON FOR
CLASS

Provides more information to bus riders at all streete 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

ROI

2

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

1/27/2017
10/29/2008
1/27/2017

CONTACT
EMAIL

Bill Cartwright
bcartwright@tulsatransit.org

25.14

DEPARTMENT
CATEGORY

MTTA
N/A

11

PROJECT

Electric Shuttle System

PURPOSE

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

CLASS
DURATION
EST LIFE

New
1
12

PRIORITY
LOCATION

Med
Tulsa petropolitan area

REASON FOR
CLASS

Provides a green shuttle system for downtown and midtown areas.

GENERAL
COMMENTS

Federal \$2.5 million Local \$3 million

RELATIONSHIP
TO OTHER
PROJECTS

N/A

COORDINATING
AGENCIES

INCOG

PLAN
OR STUDY

N/A

RELATIONSHIP
TO PLAN

N/A

ROI

1

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

1/27/2017
10/28/2008
1/27/2017

CONTACT
EMAIL

Bill Cartwright
bcartwright@tulsatransit.org

25.17

DEPARTMENT
CATEGORY

PAC
Facilities

12

PROJECT

Chapman Music Hall Constellation and PA System Renovation

PURPOSE

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. 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.

CLASS
DURATION
EST LIFE

Rehab
1yr
15-20 years

PRIORITY
LOCATION

N/A
Tulsa Performing Arts Center
110 E 2nd Street, Tulsa OK 74103

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.

RELATIONSHIP
TO OTHER
PROJECTS

N/A

COORDINATING
AGENCIES

PAC

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

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

CONTACT
EMAIL

Scott McLarty
SMclarty@cityoftulsa.org

25.18

DEPARTMENT
CATEGORY

PAC
Facilities

13

PROJECT

Tulsa Performing Arts Center Exterior Door Replacement and Repair

PURPOSE

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

Rehab
6 mos
50 years

PRIORITY
LOCATION

N/A
Tulsa Performing Arts Center
110 E 2nd Street, Tulsa OK 74103

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

N/A

COORDINATING
AGENCIES

PAC

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

12/7/2016
1/0/1900
12/7/2016

CONTACT
EMAIL

Bryan Clemons
BClemons@cityoftulsa.org

25.19

DEPARTMENT
CATEGORY

Parks
Facilities

14

PROJECT

Page Belcher and Mohawk Golf Course Facilities Roof Replacement/Repair

PURPOSE

To repair and or replace existing roof structures on all COT golf course buildings.

CLASS
DURATION
EST LIFE

Rehabilitation
18 months
20 years

PRIORITY
LOCATION

High
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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

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

CONTACT
EMAIL

Jack Bubenik
jackiebubenik@cityoftulsa.org

25.20

DEPARTMENT
CATEGORY

Parks
Facilities

15

PROJECT

Zoo Complete Roof Renovation/Renovation Package

PURPOSE

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

CLASS
DURATION
EST LIFE

Rehabilitation
2 years
20 years

PRIORITY
LOCATION

High
5701 E 36th street north

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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

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

CONTACT
EMAIL

Jack Bubenik
jackiebubenik@cityoftulsa.org

25.21

DEPARTMENT
CATEGORY

Parks
Zoo

16

PROJECT

Expanded Parking Lot and Improved Mohawk Park Entry

PURPOSE

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 entrybooths, 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.

CLASS
DURATION
EST LIFE

New
NA
50

PRIORITY
LOCATION

High
6421 East 36th Street North, Tulsa, OK 74115

REASON FOR
CLASS

N/A

GENERAL
COMMENTS

NA

RELATIONSHIP
TO OTHER
PROJECTS

NA

COORDINATING
AGENCIES

Engineering, Parks

PLAN
OR STUDY

Tulsa Zoo Master Plan

RELATIONSHIP
TO PLAN

NA

ROI

N/A

ROI
DESCRIPTION

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.

LINKS &
LEVERAGES
DESCRIPTION

NA

CREATED
REQUEST
MODIFIED

1/27/2017
2/22/2013
1/27/2017

CONTACT
EMAIL

Terrie Correll
tcorrell@tulsazoo.org

25.22

DEPARTMENT
CATEGORY

Parks
Zoo

17

PROJECT

Pathways/Service Roads/Staff Parking Lot

PURPOSE

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

CLASS
DURATION
EST LIFE

N/A
N/A
N/A

PRIORITY
LOCATION

Medium
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:tcorrell@tulsazoo.org>

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

25.23

DEPARTMENT
CATEGORY

Police
Facilities

18

PROJECT

Police Courts Building

PURPOSE

Upgrade the following systems within the Police Courts Building
Roof, HVAC System, Plumbing System, Fire Alarm System, Elevator Upgrade.

CLASS
DURATION
EST LIFE

Rehabilitation
N/A
10-15 Years

PRIORITY
LOCATION

High
600 Civic Center

REASON FOR
CLASS

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

GENERAL
COMMENTS

N/A

RELATIONSHIP
TO OTHER
PROJECTS

N/A

COORDINATING
AGENCIES

Asset Management Department/Police

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

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

CONTACT
EMAIL

Thomas Chandler
tchandler@cityoftulsa.org

25.24

DEPARTMENT
CATEGORY

Public Works
Facilities

19

PROJECT

Engineering Services Roof Replacement

PURPOSE

Replacement of dilapidated roofing systems on the following facilities Administration North and South

CLASS
DURATION
EST LIFE

Replacement
N/A
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

ROI

N/A

COORDINATING
AGENCIES

AMD, Special Projects Engineering

ROI
DESCRIPTION

N/A

PLAN
OR STUDY

Roofing Reports.

LINKS &
LEVERAGES
DESCRIPTION

N/A

RELATIONSHIP
TO PLAN

N/A

CREATED
REQUEST
MODIFIED

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

CONTACT
EMAIL

Max Wells, Thomas Chandler
mwells@cityoftulsa.org, tchandler@cityoftuls.org

25.25

DEPARTMENT
CATEGORY

Public Works
Facilities

20

PROJECT

Roofing replacement Surface Drainage and Vegetation.

PURPOSE

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

CLASS
DURATION
EST LIFE

Replacement
N/A
15-30

PRIORITY

High

LOCATION

4502 S Galveston Ave.

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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

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

CONTACT
EMAIL

Max Wells, Thomas Chandler
mwells@cityoftulsa.org, tchandler@cityoftulsa.org

25.26

DEPARTMENT
CATEGORY

Public Works
Flood

21

PROJECT

Fred Creek 73rd & Harvard Bridge Replacement

PURPOSE

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

CLASS
DURATION
EST LIFE

Replacement
1 year
50 Years

PRIORITY
LOCATION

Medium
7350 S. Harvard

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

CREATED
REQUEST
MODIFIED

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

CONTACT
EMAIL

Bill Robison
brobison@cityoftulsa.org

ROI

N/A

ROI
DESCRIPTION

Reduction in flooding

LINKS &
LEVERAGES
DESCRIPTION

N/A

25.27

**DEPARTMENT
CATEGORY****Public Works**
Streets**22****PROJECT****Admiral Place Sidewalk - 7300 to 8900 E. Admiral Place****PURPOSE**

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

**CLASS
DURATION
EST LIFE**New
2
50**PRIORITY
LOCATION**Medium
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.

**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

ROI

N/A

**ROI
DESCRIPTION**

N/A

**LINKS &
LEVERAGES
DESCRIPTION**

N/A

**CREATED
REQUEST
MODIFIED**12/7/2016
12/7/2016
12/7/2016**CONTACT
EMAIL**Brent Stout
brentstout@cityoftulsa.org

25.28'

DEPARTMENT
CATEGORY

Public Works
Streets

23

PROJECT

Creek Turnpike and Memorial Drive Interchange Safety Improvements

PURPOSE

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.

CLASS
DURATION
EST LIFE

Expansion
2 years
20

PRIORITY
LOCATION

High
Creek Turnpike and Memorial Drive Interchange

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

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

CREATED
REQUEST
MODIFIED

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

CONTACT
EMAIL

Brent Stout
brentstout@cityoftulsa.org

25.29

DEPARTMENT
CATEGORY

Public Works
Streets

24

PROJECT

Lewis Ave. - 51st to 61st St. South Sidewalks

PURPOSE

To install sidewalks on both sides of Lewis.

CLASS
DURATION
EST LIFE

New
1 year
50

PRIORITY
LOCATION

High
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

ROI

N/A

COORDINATING
AGENCIES

Internal, Streets and Stormwater, Utilities

ROI
DESCRIPTION

N/A

PLAN
OR STUDY

Major Street and Highway Plan

LINKS &
LEVERAGES
DESCRIPTION

N/A

RELATIONSHIP
TO PLAN

N/A

CREATED
REQUEST
MODIFIED

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

CONTACT
EMAIL

Brent Stout
brentstout2cityoftulsa.org

25.30

DEPARTMENT
CATEGORY

Public Works
Streets

25

PROJECT

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.

CLASS
DURATION
EST LIFE

New
1 year
50

PRIORITY
LOCATION

High
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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

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

CONTACT
EMAIL

Brent Stout
brentstout@cityoftulsa.org

25.31

DEPARTMENT
CATEGORY

Public Works
Streets

26

PROJECT

Memorial Drive - 31s to 61st St. South Sidewalks

PURPOSE

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.

CLASS
DURATION
EST LIFE

New
1 year
50 years

PRIORITY
LOCATION

High
3100 S. Memorial Drive south to 6100 S. Memorial Drive

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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

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

CONTACT
EMAIL

Brent Stout
brentstout@cityoftulsa.org

25.32

**DEPARTMENT
CATEGORY****Public Works**
Streets**27****PROJECT****Peoria and 36th St. N. Intersection Improvements****PURPOSE**

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 existing turn lanes. Also, enclose the drainage ditch on the northeast corner of the intersection with storm sewer system.

**CLASS
DURATION
EST LIFE**

Expansion
2
30

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

ROI

N/A

**ROI
DESCRIPTION**

N/A

**LINKS &
LEVERAGES
DESCRIPTION**

N/A

**CREATED
REQUEST
MODIFIED**

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

**CONTACT
EMAIL**

Brent Stout / Theron Warlick
brentstout@cityoftulsa.org

DEPARTMENT
CATEGORY

Public Works
Streets

28

PROJECT

Traffic Studies and Data Collection

PURPOSE

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.

CLASS
DURATION
EST LIFE

Replacement
5 years
15

PRIORITY

High

LOCATION

Citywide

REASON FOR
CLASS

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.

GENERAL
COMMENTS

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.

RELATIONSHIP
TO OTHER
PROJECTS

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

ROI

N/A

COORDINATING
AGENCIES

Streets and Stormwater, Engineering Services, INCOG, ODOT

ROI
DESCRIPTION

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.

PLAN
OR STUDY

Existing traffic and multimodal studies and limited project budgets have revealed the need for a funding source for these studies and data collection mechanisms and efforts.

LINKS &
LEVERAGES
DESCRIPTION

N/A

RELATIONSHIP
TO PLAN

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

CREATED
REQUEST
MODIFIED

12/1/2016
12/1/2016
12/6/2016

CONTACT
EMAIL

Brent Stout / Kurt Kraft
brentstout@cityoftulsa.org

25.33

**DEPARTMENT
CATEGORY****Public Works**
Streets**29****PROJECT****W. 51st Street South Sidewalk - 3300 West to 2500 West 51st St. S.****PURPOSE**

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
DURATION
EST LIFE**

New
2
50

**PRIORITY
LOCATION**

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

**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

ROI

N/A

**ROI
DESCRIPTION**

N/A

**LINKS &
LEVERAGES
DESCRIPTION**

N/A

**CREATED
REQUEST
MODIFIED**

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

**CONTACT
EMAIL**

Brent Stout
brentstout@cityoftulsa.org

25.34

**DEPARTMENT
CATEGORY****Public Works**
Streets**30****PROJECT****Woodland Hills Mall Access Road - 68th St. S.****PURPOSE**

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

**CLASS
DURATION
EST LIFE**New
2 years
30**PRIORITY
LOCATION**High
At approximately 68th St. S. and Mingo Road, just south of
Union High School extending west to Woodland Hills Mall,
along the Sam's Club Warehouse property.**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

ROI

N/A

**ROI
DESCRIPTION**

N/A

**LINKS &
LEVERAGES
DESCRIPTION**

N/A

**CREATED
REQUEST
MODIFIED**12/6/2016
12/6/2016
12/7/2016**CONTACT
EMAIL**Brent Stout / Matt Liechti
brentstout@cityoftulsa.org

25.35

DEPARTMENT
CATEGORY

Public Works
Sewer

31

PROJECT

71st St Lift Station Electrical Upgrades

PURPOSE

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

CLASS
DURATION
EST LIFE

icement/Rehabil
2018
25

PRIORITY
LOCATION

N/A
Southside

REASON FOR
CLASS

N/A

GENERAL
COMMENTS

18WPC_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

25.34

DEPARTMENT
CATEGORY

Public Works
Sewer

32

PROJECT

Southside WWTP Electrical Upgrades

PURPOSE

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.

CLASS
DURATION
EST LIFE

icement/Rehabil
2018
25

PRIORITY
LOCATION

N/A
Southside

REASON FOR
CLASS

N/A

GENERAL
COMMENTS

18WPC_SS_0018

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

25.37

DEPARTMENT
CATEGORY

Public Works
Sewer

33

PROJECT

Southside WWTP Digester MCC Replacement

PURPOSE

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.

CLASS
DURATION
EST LIFE

icement/Rehabil
2018
25

PRIORITY
LOCATION

N/A
Southside

REASON FOR
CLASS

N/A

GENERAL
COMMENTS

18WPC_SS_0019

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

25.38

DEPARTMENT
CATEGORY

Public Works
Water

34

PROJECT

Sodium Hydroxide Storage and Feed System Upgrade

PURPOSE

The project consist 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.

CLASS
DURATION
EST LIFE

Regulatory
2018
40

PRIORITY
LOCATION

N/A
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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

1/0/1900
11/16/2016
1/0/1900

CONTACT
EMAIL

Anthony Wilkins
awilkins@cityoftulsa.org

25.39

DEPARTMENT
CATEGORY

Public Works
Water

35

PROJECT

Powdered Activated Carbon Feed System Upgrade

PURPOSE

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.

CLASS
DURATION
EST LIFE

icement/Rehabil
2018
30

PRIORITY
LOCATION

N/A
AB Jewell

REASON FOR
CLASS

N/A

GENERAL
COMMENTS

18WS_ABJ_0016

RELATIONSHIP
TO OTHER
PROJECTS

N/A

COORDINATING
AGENCIES

N/A

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
11/16/2016
1/0/1900

CONTACT
EMAIL

Anthony Wilkins
awilkins@cityoftulsa.org

25.40

DEPARTMENT
CATEGORY

Public Works
Water

36

PROJECT

AB Jewell WTP Improvements - Residuals Improvements Phase 2

PURPOSE

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
DURATION
EST LIFE

Relief/Capacity
2020
40

PRIORITY
LOCATION

N/A
AB Jewell

REASON FOR
CLASS

N/A

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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

1/0/1900
11/16/2016
1/0/1900

CONTACT
EMAIL

Anthony Wilkins
awilkins@cityoftulsa.org

25.41

DEPARTMENT
CATEGORY

Tulsa Convention Center
N/A

37

PROJECT

BOK & CBC - Food & Beverage Improvements

PURPOSE

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.

CLASS
DURATION
EST LIFE

Replacement
1
10

PRIORITY
LOCATION

High
BOK Center and CBC

REASON FOR
CLASS

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

GENERAL
COMMENTS

Estimated cost of installation at both facilities is: \$900,000. Extensive RFP process to follow on a national level.
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

ROI

N/A

ROI
DESCRIPTION

N/A

LINKS &
LEVERAGES
DESCRIPTION

N/A

CREATED
REQUEST
MODIFIED

1/27/2017
12/8/2016
1/27/2017

CONTACT
EMAIL

Willie Williams
<mailto:wwilliams@smgtulsa.com>

25.42

DEPARTMENT
CATEGORY

Tulsa Convention Center
N/A

38

PROJECT

CBC - Resurfacing the Exhibit Hall Floors at the Cox Business Center

PURPOSE

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.

CLASS
DURATION
EST LIFE

Rehab
20
8 years

PRIORITY
LOCATION

High
CBC Center

REASON FOR
CLASS

Resurface and refinish the Exhibit Hall floors

GENERAL
COMMENTS

Resurface and refinish the Exhibit Hall floors at a cost of \$215.00.

5% Contingency

RELATIONSHIP
TO OTHER
PROJECTS

N/A

ROI

N/A

COORDINATING
AGENCIES

N/A

ROI
DESCRIPTION

N/A

PLAN
OR STUDY

SMG 30 Year Maintenance Plan

LINKS &
LEVERAGES
DESCRIPTION

N/A

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>

25.43

**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.

26.1

