

AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2755

October 4, 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:

Review TMAPC Receipts for the month of August 2017

1. Minutes of September 20, 2017, Meeting No. 2754

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

2. **LS-21051** (Lot-Split) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LC-938 and LC-939)
3. **LC-938** (Lot-Combination) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LS-21051 and LC-939)
4. **LC-939** (Lot-Combination) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LS-21051 and LC-938)
5. **LC-941** (Lot-Combination) (CD 4) – Location: Northeast corner of South Utica Avenue and East 11th Street South
6. **LC-942** (Lot-Combination) (CD 3) – Location: South of the southwest corner of South 69th East Avenue and East Admiral Place
7. **LS-21054** (Lot-Split) (County) – Location: South of the southeast corner of North 119th East Avenue and East 74th Street North
8. **LS-21056** (Lot-Split) (CD 1) – Location: Southeast corner of East Archer Street and South Detroit Avenue
9. **LS-21057** (Lot-Split) (CD 7) – Location: Northeast corner of East 46th Place South and East 101st East Avenue

10. **LS-21058** (Lot-Split) (CD 3) – Location: Northwest corner of East Apache and North 129th East Avenue (Related to LC-943)
11. **LC-943** (Lot-Combination) (CD 3) – Location: Northwest corner of East Apache and North 129th East Avenue (Related to LS-21058)
12. **LS-21059** (Lot-Split) (CD 5) – Location: West of the northwest corner of East 41st Street South and South Sheridan Road
13. **LS-21060** (Lot-Split) (CD 1) – Location: North of the northeast corner of North Peoria Avenue and East Pine Street North
14. **LS-21061** (Lot-Split) (CD 8) – Location: West side of South Memorial Drive at East 108th Street South
15. **LS-21062** (Lot-Split) (CD 2) – Location: West of the northwest corner of West 49th Street South and South Union Avenue
16. **LS-21065** (Lot-Split) (County) – Location: Northeast corner of North 140th East Avenue and East 76th Street North
17. **PUD-274-6 Pete Webb** (CD 9) Location: East of the intersection of East 59th Street South and South Lewis Avenue requesting a **PUD Minor Amendment** to allow wall signs on the north and south sides of building (Continued from September 20, 2017)
18. **PUD-166-I-1 Josh McFarland** (CD 8) Location: Northeast corner of South Sheridan Road and East 93rd Street South requesting a **PUD Minor Amendment** to allow restaurant, retail and office uses
19. **PUD-619-C-6 Steve Wright** (CD 8) Location: West side of South Memorial Drive at East 108th Street South requesting a **PUD Minor Amendment** to allow offsite parking in common areas, establish minimum parking, provide mutual access and establish Floor Area Ratio
20. **Warren Center East Amended** (CD 9) Change of Access, Location: Southeast corner of East 61st Street South and South Hudson Avenue
21. **Memorial Imports** (CD 7) Change of Access, Location: North of the northeast corner of East 91st Street South and South Memorial Drive
22. **The Land** (County) Reinstatement of Preliminary Plat, Location: Southeast corner of West 41st Street South and Gilcrease Expressway
23. **Yale Village** (CD 8) Reinstatement of Preliminary Plat, Location: Southwest corner of East 91st Street South and South Yale Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

24. **CPA-70 Lou Reynolds** (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting to amend the Comprehensive Plan Land Use Map from **New Neighborhood** to **Neighborhood Center** (Related to Z-7412) (**Applicant requests a continuance to November 1, 2017**)
25. **Z-7412 Lou Reynolds** (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting rezoning from **AG** to **CS** (Related to CPA-70) (**Applicant requests a continuance to November 1, 2017**)
26. **BOA-22320 Plat Waiver** (CD 4) Location: East of the southeast corner of East 13th Street South and South Utica Avenue
27. **BOA-22327 Plat Waiver** (CD 4) Location: North of the northeast corner of East 11th Street South and South Utica Avenue
28. **Allan Edwards** (County) Preliminary Plat, Location: South of the southwest corner of East 66th Street North and North Yale Avenue
29. **Allan Edwards** (County) Accelerated Release of a Building Permit, Location: South of the southwest corner of East 66th Street North and North Yale Avenue
30. **91st & Elwood** (CD 2) Preliminary Plat, Location: Northwest corner of West 91st Street South and South Elwood Avenue

OTHER BUSINESS

31. Consider adopting a resolution finding the First Place, LLC Tax Incentive Project (First Place Garage, 410 S. Boston Avenue) within Tax Incentive District Number One, City of Tulsa, Oklahoma is in conformance with the Tulsa Comprehensive Plan
32. **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.

TMAPC RECEIPTS
Month of August 2017

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	10	\$525.00	\$525.00	\$1,050.00	19	937.50	937.50	\$1,875.00
Zoning	8	2,675.00	2,675.00	5,350.00	14	5,075.00	5,075.00	10,150.00
Plan Reviews	13	1,525.00	1,525.00	3,050.00	36	3,550.00	3,550.00	7,100.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$4,725.00</u>	<u>\$4,725.00</u>	<u>\$9,450.00</u>		<u>\$9,562.50</u>	<u>\$9,562.50</u>	<u>\$19,125.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	0.00
Preliminary Plats	1	429.35	429.35	858.70	3	\$1,519.85	\$1,519.85	3,039.70
Final Plats	0	0.00	0.00	0.00	2	\$862.50	\$862.50	1,725.00
Plat Waviers	3	375.00	375.00	750.00	4	\$500.00	\$500.00	1,000.00
Lot Splits	16	825.00	825.00	1,650.00	23	\$1,175.00	\$1,175.00	2,350.00
Lot Combinations	12	600.00	600.00	1,200.00	18	\$925.00	\$925.00	1,850.00
Other	1	25.00	25.00	50.00	2	\$275.00	\$275.00	550.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
		<u>\$2,254.35</u>	<u>\$2,254.35</u>	<u>\$4,508.70</u>		<u>\$5,257.35</u>	<u>\$5,257.35</u>	<u>\$10,514.70</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	0	\$0.00	\$0.00	\$0.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		\$0.00	\$0.00	\$0.00
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
BOARDS OF ADJUSTMENT								
Fees	23	\$8,550.00	\$600.00	\$9,150.00	45	\$15,050.00	\$2,300.00	\$17,350.00
Refunds		(750.00)	0.00	(\$750.00)		(\$750.00)	\$0.00	(750.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$7,800.00</u>	<u>\$600.00</u>	<u>\$8,400.00</u>		<u>\$14,300.00</u>	<u>\$2,300.00</u>	<u>\$16,600.00</u>
TOTAL		\$14,779.35	\$7,579.35	\$22,358.70		\$29,119.85	\$17,119.85	\$46,239.70
LESS WAIVED FEES *		\$0.00		\$0.00		\$0.00		\$0.00
GRAND TOTALS		\$14,779.35	\$7,579.35	\$22,358.70		\$29,119.85	\$17,119.85	\$46,239.70

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

August 2017 TMAPC Receipt Comparison

	August 2017	July 2017	August 2016
Zoning Letters	10	9	10
Zoning	8	6	12
Plan Reviews	13	23	26
Minor Subdivisions	0	0	1
Preliminary Plats	1	2	3
Final Plats	0	2	3
Plat Waivers	3	1	2
Lots Splits	16	7	8
Lot Combinations	12	6	6
Other	1	1	3
Comp Plan Amendments	0	0	0

9/28/2017



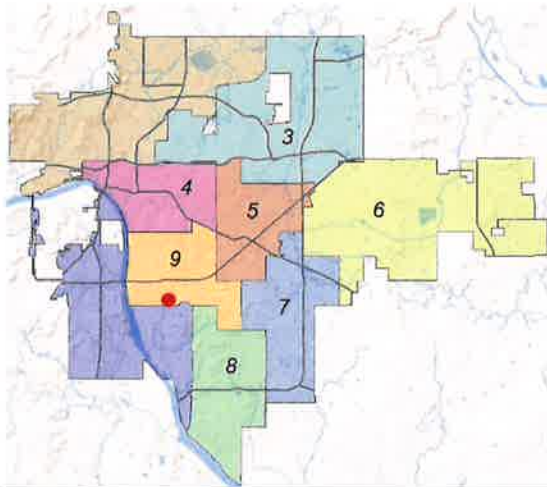
Case Number: PUD-274-6
Minor Amendment

Hearing Date: October 4, 2017

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Pete Webb –Claude Neon Signs
 Property Owner: Land Office Trust

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow wall signs on north and south sides of building

Gross Land Area: 6.82 acres

Location: East of the Intersection of East 59th St South and South Lewis Ave.

5727 South Lewis Avenue
 Development Area B

Zoning:
 Existing Zoning: OM/PUD-274
 Proposed Zoning: No Change

Comprehensive Plan:
 Land Use Map: Mixed-Use Corridor
 Growth and Stability Map: Growth

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 9332
 CZM: 47 Atlas: 661

City Council District: 9
Councilor Name: Ben Kimbro
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-274-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow wall signs on the north and south sides of the office building.

Currently, one wall is allowed on the office building and one sign on a drive-thru canopy. Both of these signs have been utilized by Bank of Oklahoma, eliminating any possible building signage for other tenants. The applicant is requesting that wall signs be allowed on the north and south sides of the building to accommodate the proposed signage for Cypress Energy Partners.

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."

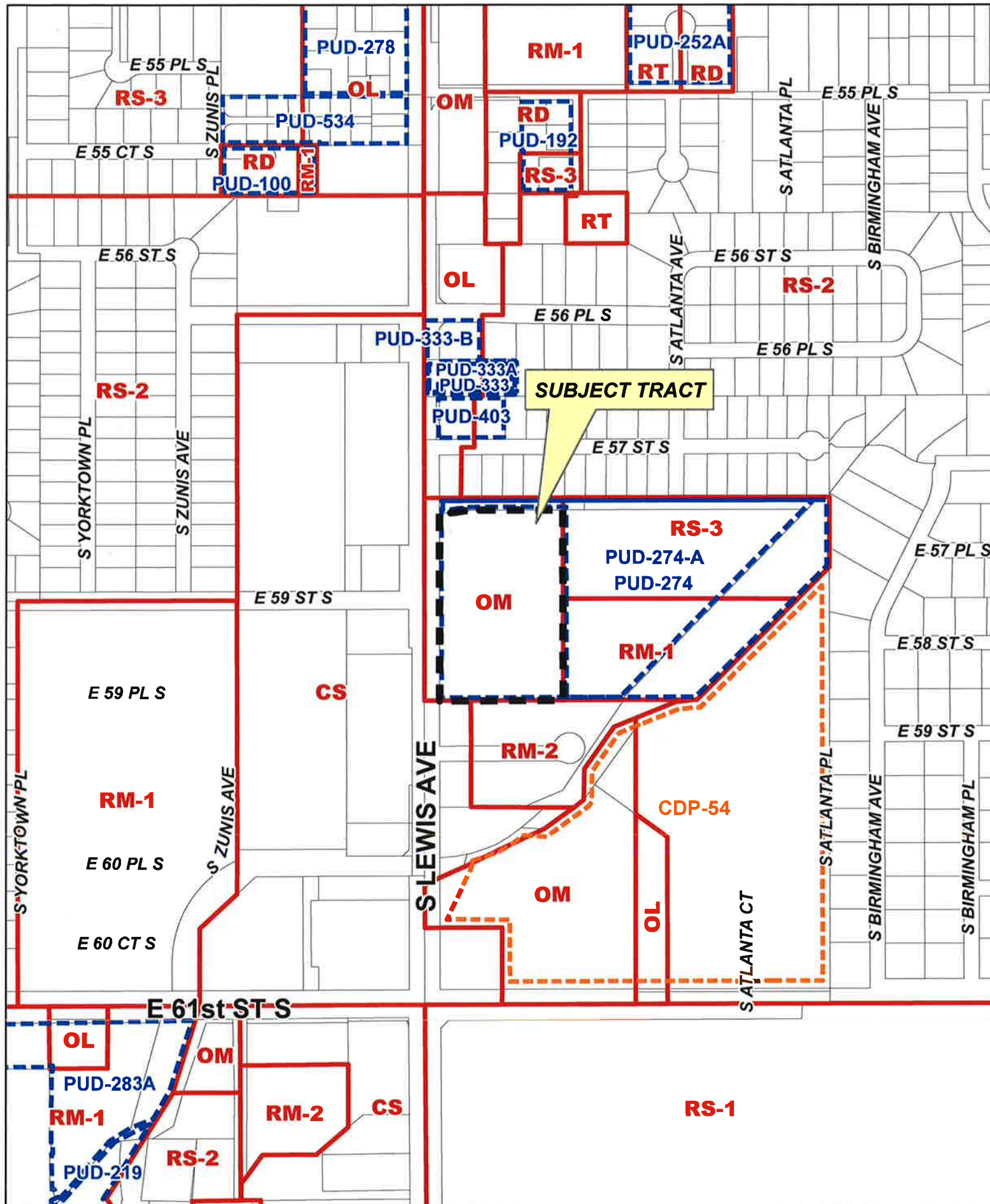
Staff has reviewed the request and determined:

- 1) Signs on the north and south elevations to be limited to 150 sf total for each side.
- 2) Signs to be internally illuminated. No exposed lighting elements permitted.
- 3) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 4) All remaining development standards defined in PUD-274 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Exhibits:
Proposed Signage Exhibit

With considerations listed above, staff recommends **approval** of the minor amendment request to allow wall signs on the north and south sides of the building.



PUD-274-6

19-13 32

17.3





0 200 400
Feet



Subject
Tract

PUD-274-6

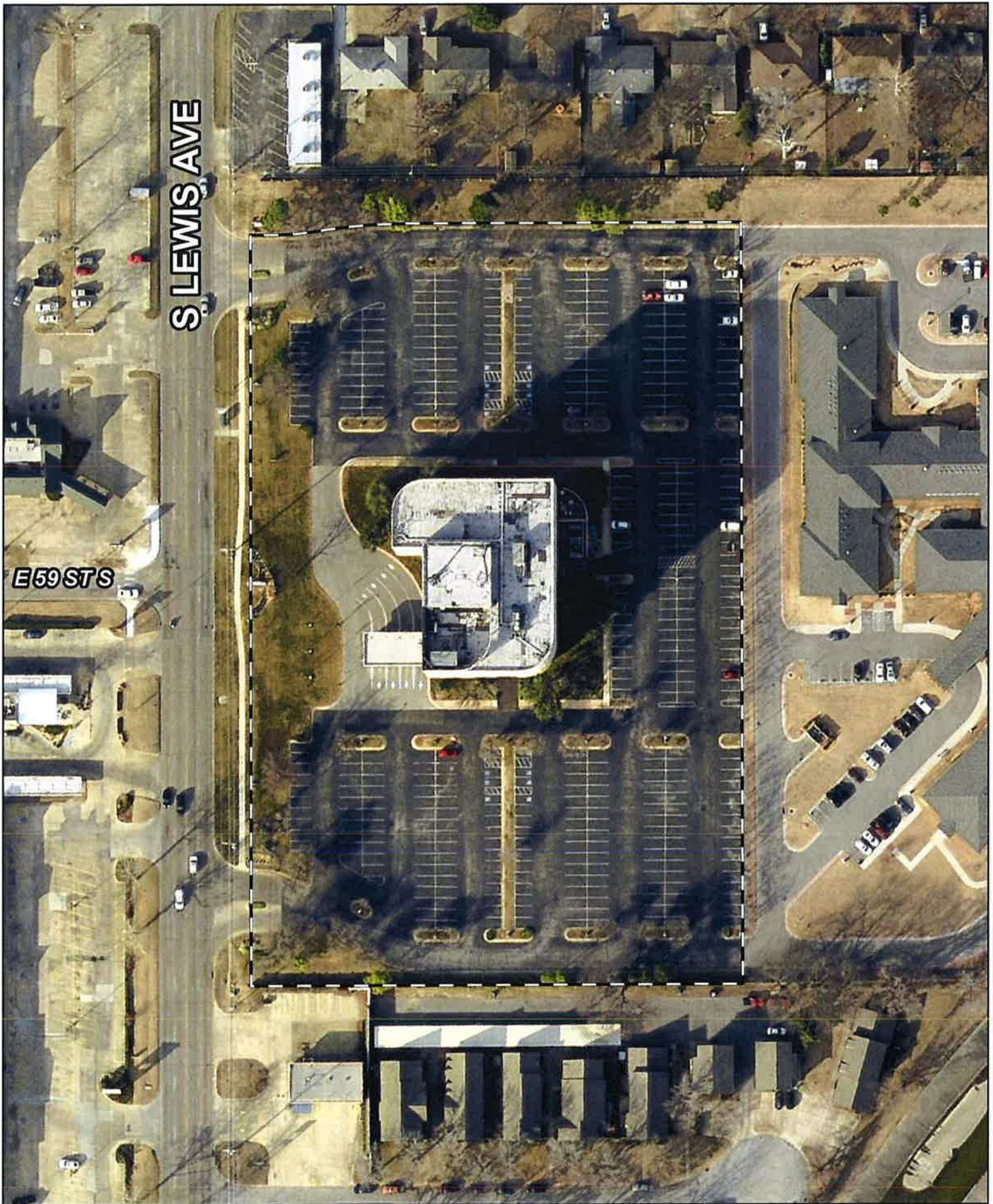
19-13 32

17.4

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

Aerial Photo Date: February 2016





S LEWIS AVE

E 59 STS

0 50 100
Feet



Subject
Tract

PUD-274-6

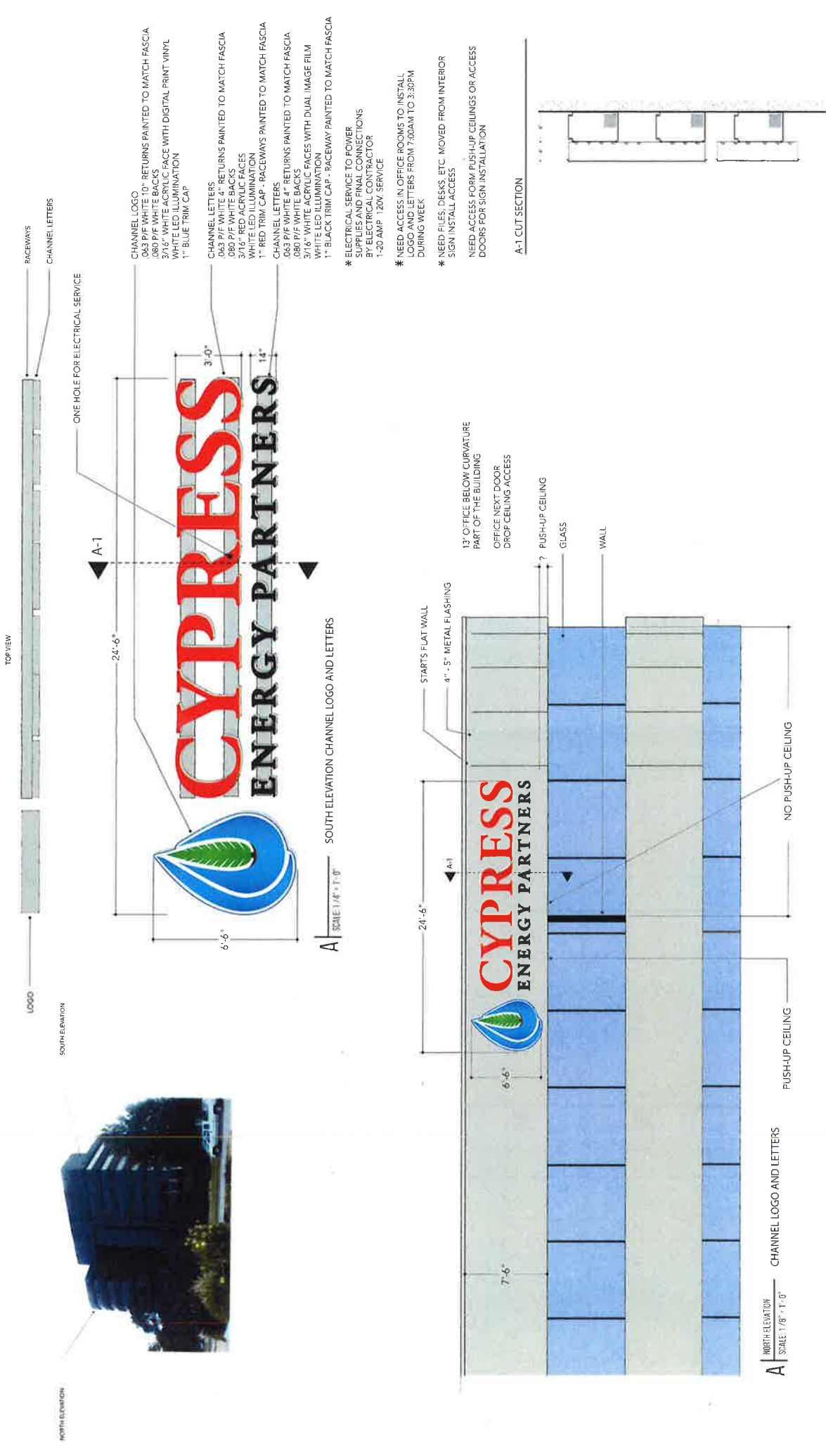
19-13 32

17.5

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

Aerial Photo Date: February 2016





ST-2.0

SHEET NAME

SER. TYPE/DESCRIPTION: CHANNEL LETTER ID SIGN

REVISION HISTORY:

DATE OF ORIGINAL DWG: JUNE 06, 2017

DESIGNER: BILL SAMPLE

ACCOUNT EXEC: JULIE JACKSON

LOCATION: 5727 S. LEWIS TULSA, OK

PROJECT/CLIENT NAME: CYPRESS ENERGY

APPROVED AS SHOWN ☒ APPROVED AS NOTED ☐

DATE: 06/06/17

INTEGRITY OF ORIGINAL INFORMATION: BY SIGNING THIS DRAWING, THE DESIGNER CERTIFIES THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS/HER KNOWLEDGE AND BELIEF, AND THAT HE/SHE HAS NOT BEEN AWARE OF ANY FACTS OR CIRCUMSTANCES THAT WOULD MAKE THE INFORMATION CONTAINED HEREIN MISLEADING OR INACCURATE.

DESIGNER: BILL SAMPLE

DATE: 06/06/17

PROJECT/CLIENT NAME: CYPRESS ENERGY

LOCATION: 5727 S. LEWIS TULSA, OK

ACCOUNT EXEC: JULIE JACKSON

REVISION HISTORY:

DATE OF ORIGINAL DWG: JUNE 06, 2017

SER. TYPE/DESCRIPTION: CHANNEL LETTER ID SIGN

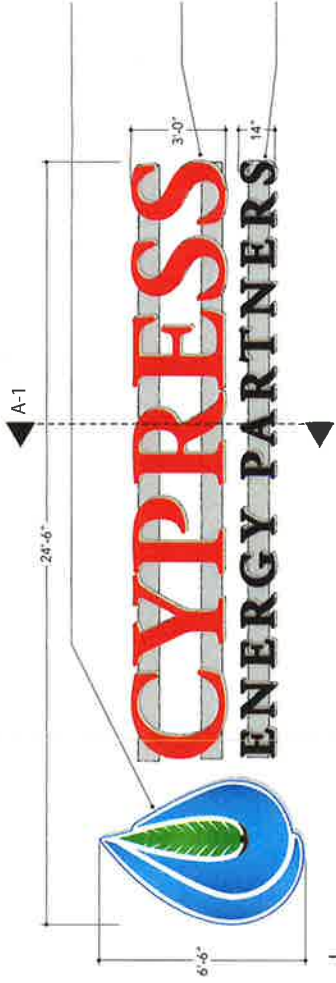
ST-2.0

17.6

LOGO

RACEWAYS

CHANNEL LETTERS



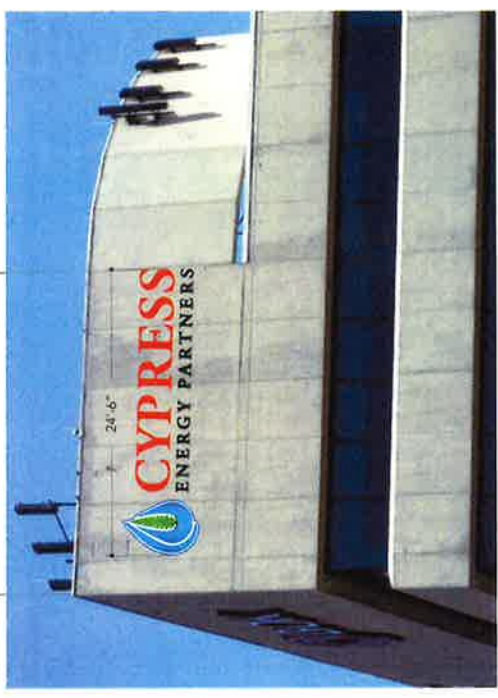
A-1 SOUTH ELEVATION CHANNEL LOGO AND LETTERS

- CHANNEL LOGO
- 063 P/F WHITE 10" RETURNS PAINTED TO MATCH FASCIA
 - 080 P/F WHITE BACKS
 - 3/16" WHITE ACRYLIC FACE WITH DIGITAL PRINT VINYL
 - WHITE LED ILLUMINATION
 - 1" BLUE TRIM CAP
- CHANNEL LETTERS
- 063 P/F WHITE 4" RETURNS PAINTED TO MATCH FASCIA
 - 080 P/F WHITE BACKS
 - 3/16" RED ACRYLIC FACES
 - WHITE LED ILLUMINATION
 - 1" RED TRIM CAP - RACEWAYS PAINTED TO MATCH FASCIA
- CHANNEL LETTERS
- 063 P/F WHITE 4" RETURNS PAINTED TO MATCH FASCIA
 - 080 P/F WHITE BACKS
 - 3/16" WHITE ACRYLIC FACES WITH DUAL IMAGE FILM
 - WHITE LED ILLUMINATION
 - 1" BLACK TRIM CAP - RACEWAY PAINTED TO MATCH FASCIA
- ELECTRICAL SERVICE TO POWER SUPPLIES AND FINAL CONNECTIONS BY ELECTRICAL CONTRACTOR 1-20 AMP 120V SERVICE

A-1 CUT SECTION



27'-6" +/- FIELD VERIFY



A-1 SOUTH ELEVATION CHANNEL LOGO AND LETTERS

<p>1225 SOUTH LAKOTA AVENUE TULSA, OK 74106 918.466.2100 WWW.CYPRESS-OK.COM</p>	<p>IN RESPONSE TO APPROVAL, THE PROJECT OWNER HEREBY AGREES TO THE SERVICE PROVIDED BY THE SUBMITTER OF THIS SUBMITTAL. THE SUBMITTER OF THIS SUBMITTAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE SUBMITTER OF THIS SUBMITTAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE SUBMITTER OF THIS SUBMITTAL SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.</p>	<p>APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/></p> <p>DATE: 06/06/2017</p>	<p>PROJECT/CLIENT NAME: CYPRESS ENERGY</p>	<p>LOCATION: 5727 S. LEWIS TULSA, OK</p>	<p>ACCOUNT EXEC: JULIE JACKSON</p>	<p>DESIGNER: BILL SAMPLE</p>	<p>DATE OF ORIGINAL DWG: JUNE 06, 2017</p>	<p>REVISION HISTORY: CHANNEL LETTER</p>	<p>SHEET NAME: ST-1.0</p>
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Case Number: PUD-166-I-1
Minor Amendment

Hearing Date: October 4, 2017

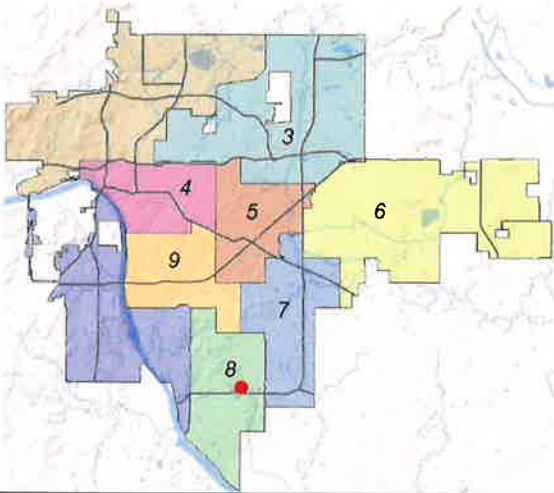
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Josh McFarland

Property Owner: Travis Hogan

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow restaurant, retail and office uses.

Gross Land Area: 0.95 acres

Location: NE/c South Sheridan Rd. and East 93rd St S.

9241 South Sheridan Road

Zoning:

Existing Zoning: RM-1/RS-3/PUD-166-I
Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Town Center
Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 2383

CZM: 57

Atlas: 1906

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-166-I-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow restaurant, retail sales and office uses.

The current development standards limit the uses of the site to a variety of specialty shops without allowance for restaurants, office or general retail. The applicant proposes to add these uses to the allowable uses.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.*

"Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties."

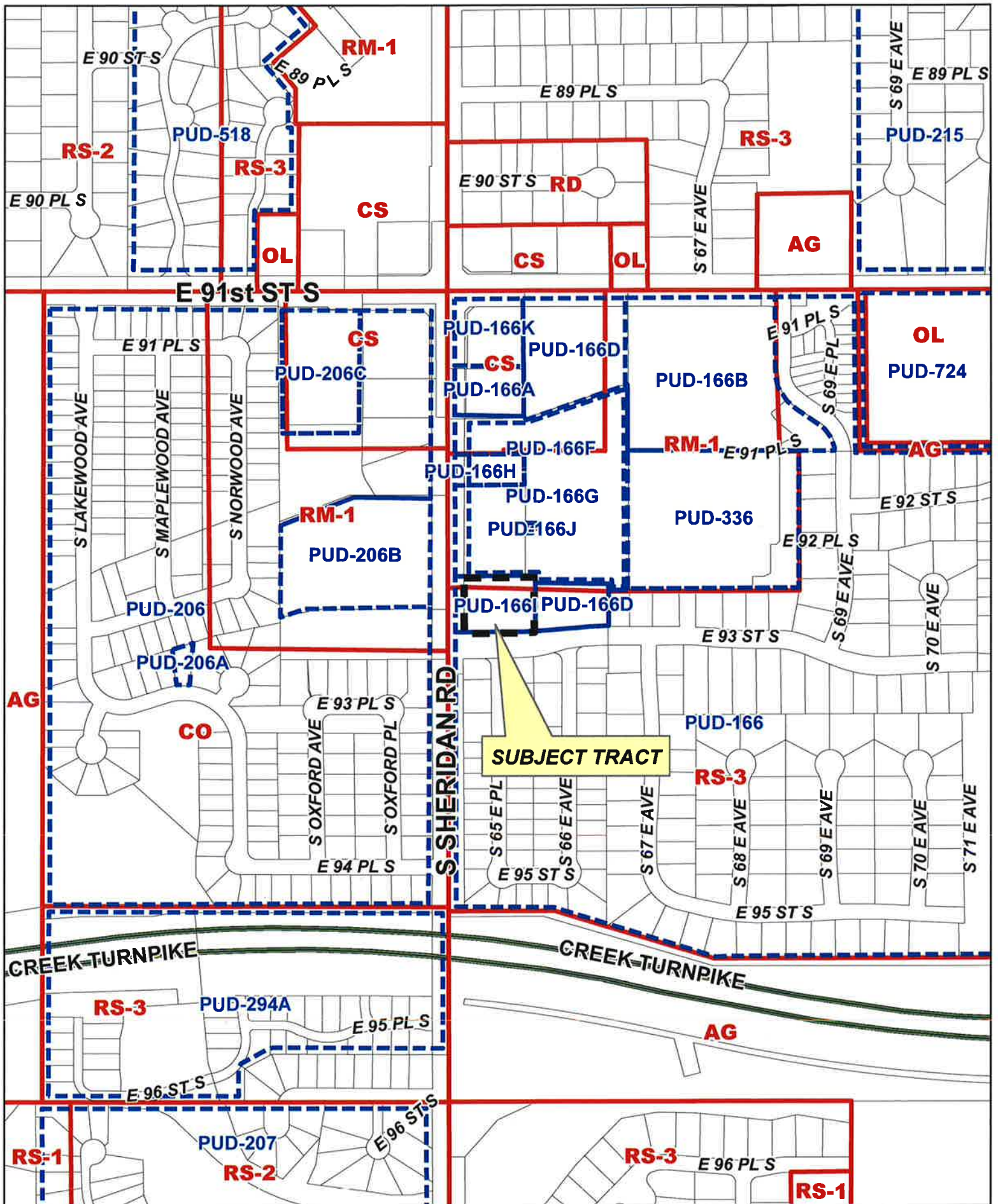
Staff has reviewed the request and determined:

- 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-166-I shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends **approval** of the minor amendment request to allow restaurant, retail sales and office uses.



PUD-166-I-1

18-13 23

18.3





Feet

0 200 400



**Subject
Tract**

PUD-166-I-1

18-13 23

18.4

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

Aerial Photo Date: February 2016





0 50 100
Feet



Subject
Tract

PUD-166-I-1

18-13 23

18.5

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

Aerial Photo Date: February 2016





Case Number: PUD-619-C-6
Minor Amendment

Hearing Date: October 4, 2017

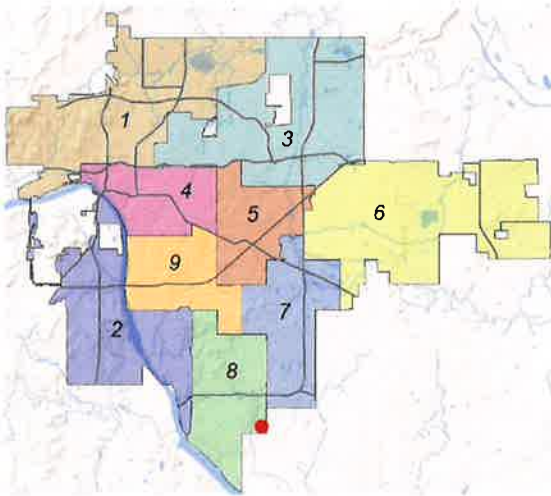
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Steve Wright

Property Owner: 101st Copper Oaks, LLC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow offsite parking in common areas, establish minimum parking, provide mutual access and establish FAR.

Gross Land Area: 2.56 acres

Location: West side of S. Memorial Dr. at E. 108th St. S.

7806 East 108th St. S.

Lot 1, Block 3 Memorial Commons

Zoning:

Existing Zoning: RS-3/PUD-619-C

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Regional Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends **approval** of requested amendments and allocation of 6,500 sf of floor area to permit a lot split in lieu of the 1.5 Floor Area Ratio request.

Staff Data:

TRS: 8326

CZM: 57

Atlas: 2673

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-619-C-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow offsite parking in common areas, establish minimum parking, provide mutual access and establish FAR for the Vineyard Office Park.

The applicant has requested that parking be allowed offsite in common areas secured by easement/agreement. Also proposed is a parking ratio of 2.8 spaces per 1,000 sf of floor area, regardless of initial or future occupancies. Additionally, access is to be provided via mutual access agreement due to no street frontage.

A maximum Floor Area Ratio (FAR) of 1.5 is proposed as well, however this exceeds the allowable floor area ratio permitted within the subject lot. Per Section 30.010-E.1.b, the maximum FAR is based on the underlying zoning of the lot. The underlying zoning for the subject lot is RS-3, which does not specify an FAR. Section 30.010-E.1.b states, that in the case an FAR is not specified, it shall not exceed 0.75, therefore the 1.5 requested would be in excess of what is allowed per the zoning code. The development standards do not speak to Floor Area Ratios, but rather allocates floor areas per lot. 81,131.5 sf is allocated for the subject lot. Based on the site area of 2.56 acres, this would work out to a Floor Area Ratio of 0.74, which does comply with the FAR limitations. The applicant is proposing to split a lot from the subject lot which currently contains a building of 6,428 sf (Case LS-21061 on 10/4/17 TMAPC agenda). An allocation of floor area should be made to the lot being split. 6,500 sf of floor area shall be allocated to permit the proposed lot split. This would leave 74,631.5 sf of floor area available for development within the remainder of Lot 1, Block 3 Memorial Commons, while still being compliant with Floor Area Ratio requirement for the entire subject lot.

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

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

Staff has reviewed the request and determined:

- 1) The requested FAR of 1.5 is not permitted by the City of Tulsa Zoning Code.
- 2) A floor area of 6,500 shall be allocated to proposed tract "A" reference in lot split case LS-21061.
- 3) The remainder of the requested amendment does not represent a significant departure from the approved development standards in the PUD.

- 4) All remaining development standards defined in PUD-619-C and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map

INCOG aerial photo

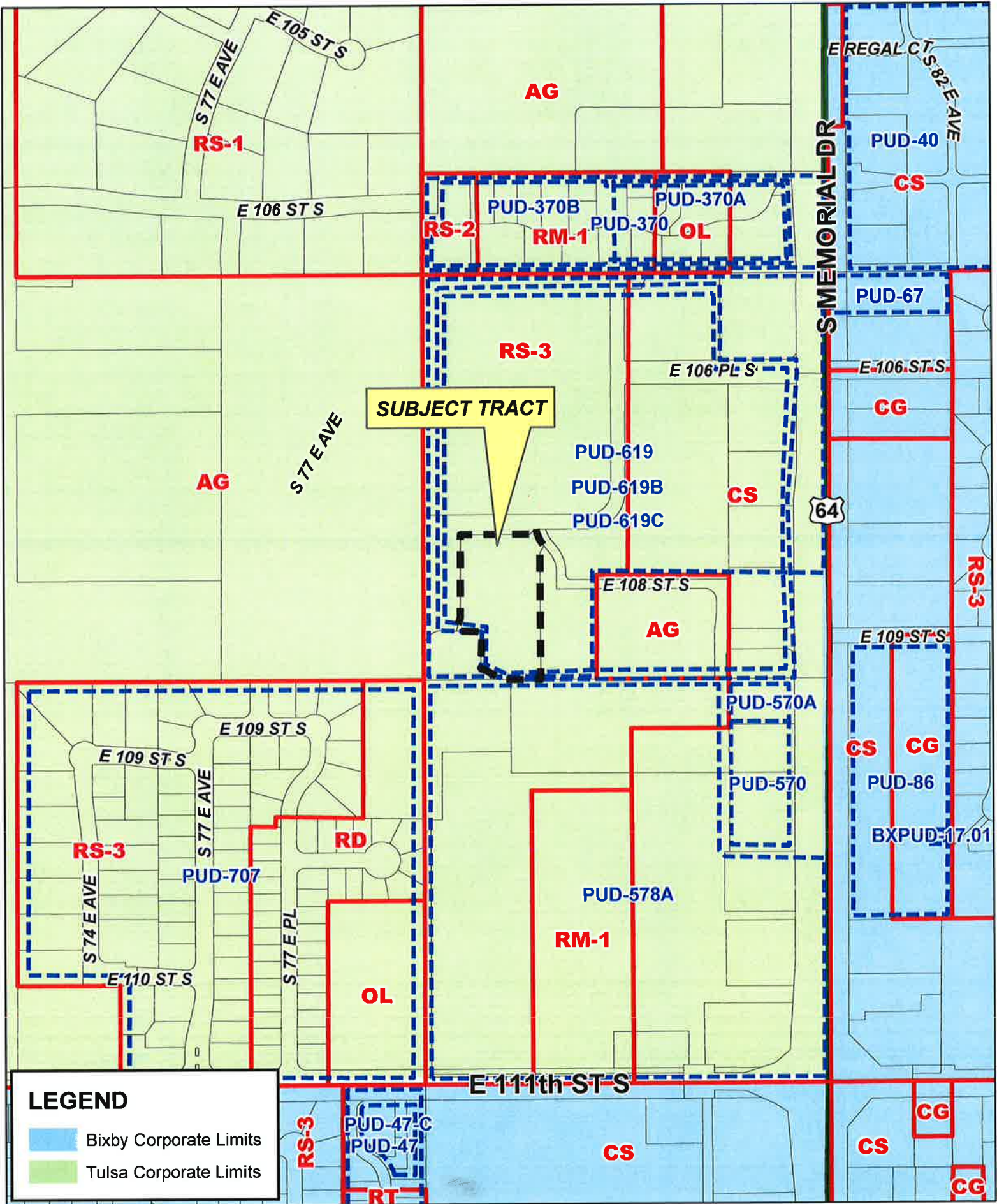
INCOG aerial photo (enlarged)

Applicant Exhibits:

Minor Amendment Letter

Site Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to allow offsite parking in common areas, establish minimum parking and provide mutual access and allocation of 6,500 sf of floor area to permit a lot split in lieu of the 1.5 Floor Area Ratio request.



19.4



0 200 400
Feet



Subject
Tract

PUD-619-C-6

18-13 26

19.5

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

Aerial Photo Date: February 2016





0 50 100
Feet



Subject
Tract

PUD-619-C-6

18-13 26

19.6

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

Aerial Photo Date: February 2016



September 07, 2017

Tulsa Metropolitan Area Planning Commission
2 West 2nd Street South, Suite 800
Tulsa, OK 74103

Re: PUD 619-C – Minor Amendment for The Vineyard Office Park

Dear Chair and Commissioners:

The Vineyard Office Park is under construction on Lot 1, Block 3, Memorial Commons (Plat No. 6219) and is located west of the intersection of 108th St. S. and Memorial Dr. in the City of Tulsa. As reflected on the enclosed Pad Breakdown Exhibit, the office park consists of six (6) office buildings, single-user and multitenant, arranged around a circular drive with approximately 138 parking spaces. The drive and parking areas will be commonly maintained according to a mutual access and parking easement / agreement, to be filed upon closing of sale of the first building constructed. Excluding parking from lot areas will result in smaller lots with more floor area, particularly those with second stories. A lot-split application is also being filed to allow the sale of this initial 2-story, 6,428 SF office building. We propose a Minor Amendment to allow 1.5 maximum Floor Area Ratio (FAR). General business offices will predominate initial and future occupancies. However, to avoid future zoning issues, we propose a Minor Amendment to establish minimum parking for the office park.

This letter proposes a Minor Amendment to PUD 619-C for Lot 1, Block 3, Memorial Commons to:

1. Allow parking to be provided offsite in common areas secured by easement / agreement
2. Establish 2.8 parking spaces per 1,000 square feet of aggregate building floor area, regardless of initial or future occupancies
3. Establish that no street frontage is required, provided legal access is secured by mutual access easement and all private mutual access drives shall meet all City of Tulsa requirements
4. Establish a maximum Floor Area Ratio of 1.5

No other changes are proposed by this Minor Amendment.

Please contact me at (918) 745-9929 or eenyart@tannerbaitshop.com if you have any questions or need additional information.

Respectfully,



Erik Enyart, AICP, CFM

Encl.: Pad Breakdown Exhibit



kinslow, keith & todd, inc.
architectural / interior / engineering
tel 918.744.4270
fax 918.744.7849
200 south ulsa place, suite 200
tulsa, oklahoma 74114
www.kktarchitects.com

CERTIFICATE OF AUTHORIZATION
NO. CA 5385
EXP. 08/30/2015



ALL CONSTRUCTION TO BE IN ACCORDANCE
WITH THE LATEST EDITION OF THE
SPECIFICATIONS INCLUDING C.O.D. 1-300 DRAIN

THE VINEYARD OFFICE PARK

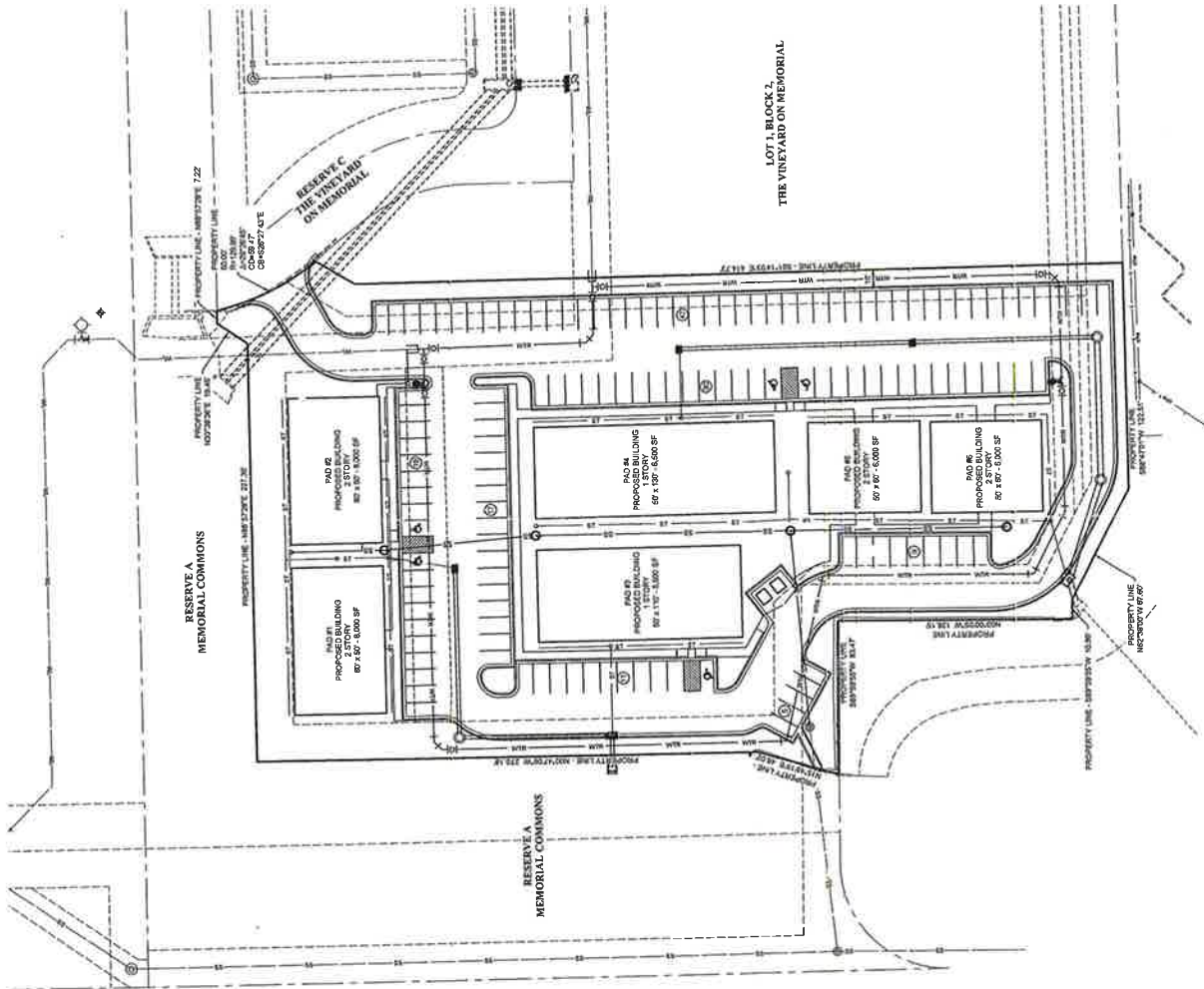
LOT 1, BLOCK 3,
MEMORIAL COMMONS
TULSA, OKLAHOMA

SCALE	1"=20'
GRAPHIC	
MANAGER	AKW
DATE	7/11/2014

PAD BREAKDOWN
EXHIBIT

199.8

199.8



Legend
1. PROPOSED BUILDING
2. PROPOSED PARKING
3. EXISTING PARKING
4. EXISTING BUILDING
5. EXISTING DRIVEWAY
6. EXISTING DRIVE
7. EXISTING SIDEWALK
8. EXISTING CURB
9. EXISTING STREET LIGHT
10. EXISTING UTILITY
11. EXISTING FENCE
12. EXISTING SIGN
13. EXISTING LANDSCAPE
14. EXISTING TREES
15. EXISTING SHRUBS
16. EXISTING GRASS
17. EXISTING ASPHALT
18. EXISTING CONCRETE
19. EXISTING BRICK
20. EXISTING STONE
21. EXISTING MASONRY
22. EXISTING METAL
23. EXISTING WOOD
24. EXISTING PLASTER
25. EXISTING GYPSUM
26. EXISTING STUCCO
27. EXISTING TILE
28. EXISTING CARPET
29. EXISTING FLOORING
30. EXISTING CEILING
31. EXISTING ROOFING
32. EXISTING INSULATION
33. EXISTING VENTILATION
34. EXISTING HEATING
35. EXISTING COOLING
36. EXISTING ELECTRICAL
37. EXISTING PLUMBING
38. EXISTING MECHANICAL
39. EXISTING PAVEMENT
40. EXISTING DRAINAGE
41. EXISTING EROSION CONTROL
42. EXISTING LANDSCAPE MAINTENANCE
43. EXISTING SECURITY
44. EXISTING ACCESSIBILITY
45. EXISTING SUSTAINABILITY
46. EXISTING GREEN BUILDING
47. EXISTING LEED CERTIFICATION
48. EXISTING ENERGY EFFICIENCY
49. EXISTING WATER CONSERVATION
50. EXISTING AIR QUALITY
51. EXISTING SOUND BARRIER
52. EXISTING VIBRATION
53. EXISTING CLIMATE CONTROL
54. EXISTING LIGHTING
55. EXISTING AUDIO VISUAL
56. EXISTING COMMUNICATIONS
57. EXISTING DATA CENTER
58. EXISTING SERVER ROOM
59. EXISTING NETWORK CLOSET
60. EXISTING PHONE ROOM
61. EXISTING MAIL ROOM
62. EXISTING STORAGE ROOM
63. EXISTING JANETORY
64. EXISTING RESTROOM
65. EXISTING BREAK ROOM
66. EXISTING CONFERENCE ROOM
67. EXISTING BOARD ROOM
68. EXISTING EXECUTIVE OFFICE
69. EXISTING MANAGER'S OFFICE
70. EXISTING RECEPTION
71. EXISTING LOBBY
72. EXISTING ENTRANCE
73. EXISTING EXIT
74. EXISTING STAIRWELL
75. EXISTING ELEVATOR
76. EXISTING ESCAPE ROUTE
77. EXISTING FIRE ALARM
78. EXISTING SMOKE DETECTOR
79. EXISTING SPRINKLER
80. EXISTING FIRE EXTINGUISHER
81. EXISTING FIRST AID KIT
82. EXISTING DEFIBRILLATOR
83. EXISTING SECURITY CAMERA
84. EXISTING ACCESS CONTROL
85. EXISTING TIME CARD SYSTEM
86. EXISTING PAYROLL SYSTEM
87. EXISTING HR SYSTEM
88. EXISTING ACCOUNTING SYSTEM
89. EXISTING CRM SYSTEM
90. EXISTING ERP SYSTEM
91. EXISTING BI SYSTEM
92. EXISTING SCRM SYSTEM
93. EXISTING ERM SYSTEM
94. EXISTING BCP SYSTEM
95. EXISTING DRP SYSTEM
96. EXISTING ITR SYSTEM
97. EXISTING KRM SYSTEM
98. EXISTING LRM SYSTEM
99. EXISTING ORM SYSTEM
100. EXISTING SRM SYSTEM

PROJECT BREAK DOWN		
NET LAND AREA	111,598.87 SF (2.56 AC)	
PAD 1 (6,000 SF)	20%	
PAD 2 (6,000 SF)	20%	
PAD 3 (6,000 SF)	13.33%	
PAD 4 (6,000 SF)	13.33%	
PAD 5 (6,000 SF)	13.33%	
PAD 6 (6,000 SF)	13.33%	
PAD 7 (6,000 SF)	13.33%	
PAD 8 (6,000 SF)	13.33%	
PAD 9 (6,000 SF)	13.33%	
PAD 10 (6,000 SF)	13.33%	

Benchmark
CREATED BY
KINSLOW, KEITH & TODD, INC.
N 27701 142E, E 226232 2641
ELEVATION = 685.11



Tulsa Metropolitan Area
Planning Commission

Case : Warren Center East Amended

Hearing Date: October 4, 2017

Case Report Prepared by:

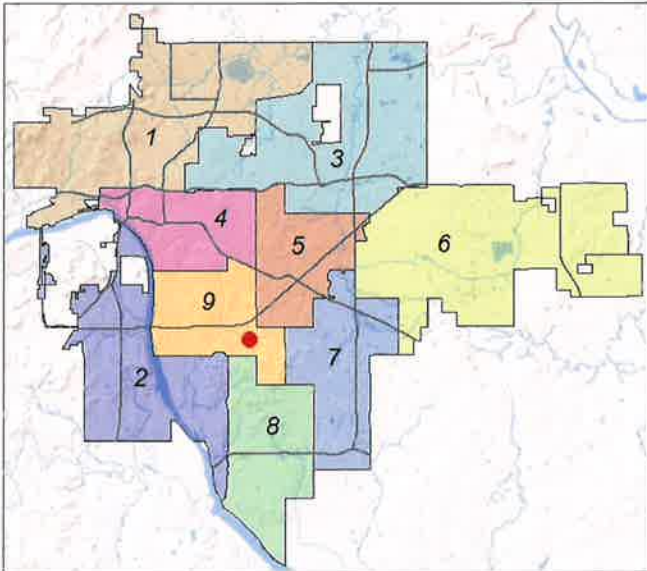
Nathan Foster

Owner and Applicant Information:

Applicant: Ronald McDonald House
Charities

Owner: Saint Francis Hospital, INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Change of Access

Location: Southeast corner of East 61st
Street South and South Hudson Avenue

Zoning: OL (Office – Low)

Staff Recommendation:

Staff recommends **approval** of the
change of access

City Council District: 9

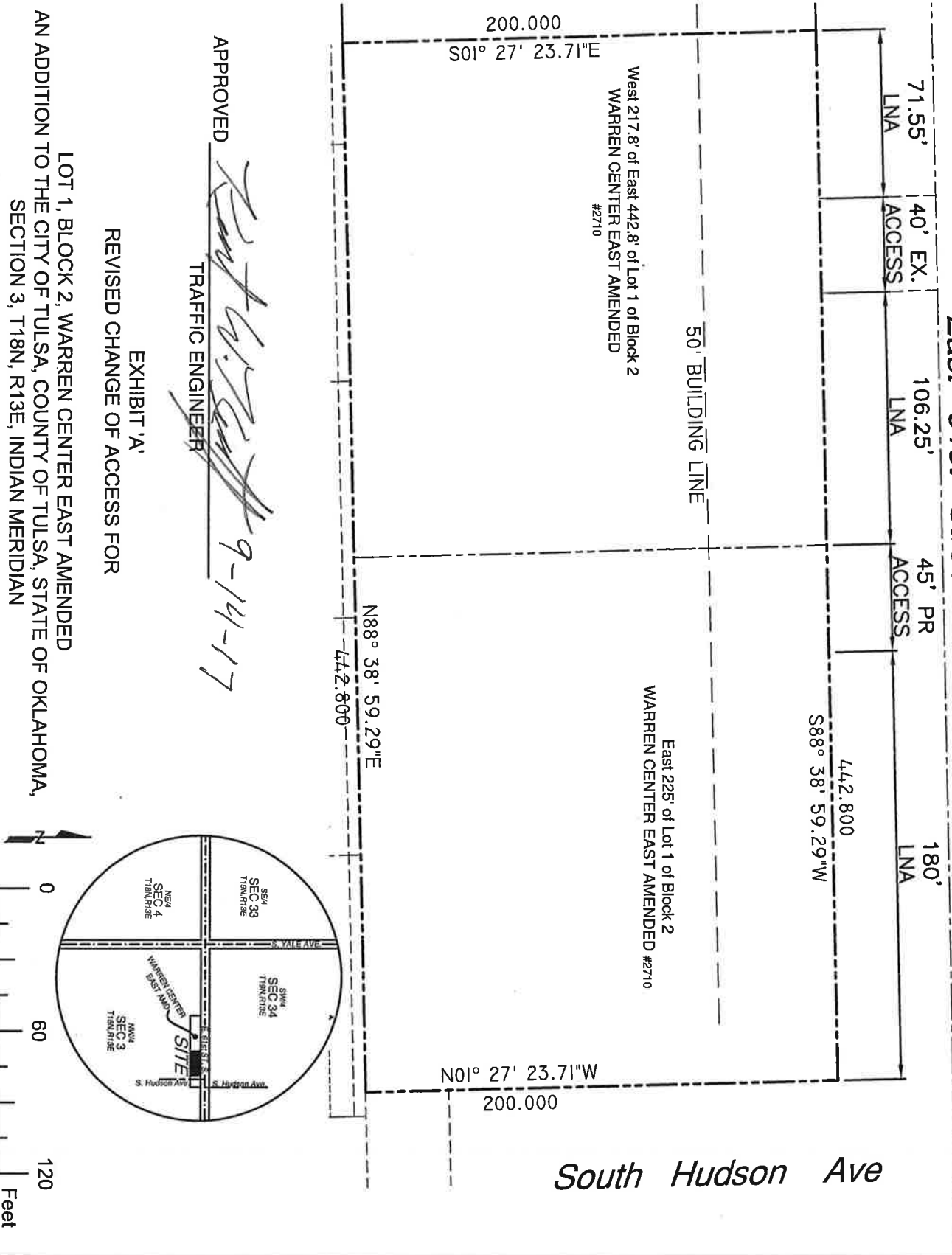
Councilor Name: Ben Kimbro

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Change of Access Exhibit

East 61st Street South



WALTER P MOORE
WALTER P. MOORE AND ASSOCIATES, INC.
7666 EAST 61ST STREET, SUITE 251
TULSA, OKLAHOMA 74133
PHONE: 918.806.7200 FAX: 918.806.7250

101 PARK AVENUE
SUITE 1300
OKLAHOMA CITY, OKLAHOMA 73102
PHONE: 405.493.0500

Project Name:
RMH Kitchen Expansion and Rennovation

Sheet Title:
Limit of Access Exhibit

WPMA P.N.:
O12-16001-01

Designed by:
AWD

Date:
Sept. 11, 2017

Drawn by:
DLA

Sheet No.
01

Copyright © 2017 WALTER P. MOORE AND ASSOCIATES, INC.

20.2

**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, Ronald McDonald House Charities of Tulsa, Inc
are the owners of Ronald McDonald House Charities of Tulsa,
in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof;
and

WHEREAS, said owners desire to change the access points from _____
East 61st Street South to the above described property and,

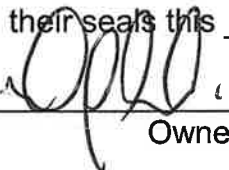
WHEREAS, such change requires approval of the Tulsa Metropolitan Area
Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve
such change of access with a favorable recommendation by the designated Engineer of
the City of Tulsa or Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in
the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof,
does hereby change the access point(s) from its (their) present location as shown on
the above named plat as recorded in the office of the County Clerk of Tulsa County,
Oklahoma, as plat number 2710 to the location(s) as shown on the attached Exhibit
A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its
approval to this instrument does hereby stipulate and agree to such change and, that
from and after the date of this consent, ingress and egress shall be permitted over,
through and across the areas of access as shown on attached Exhibit A, which is
incorporated herein by reference. The area of "access" as previously shown are hereby
revoked and access to the property prohibited across said area. The area of limits of
no access previously existing along the area of access now permitted by this change
and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and
affixed their seals this 12 day of September, 2017.



Owner

Owner

APPROVED:



City/County Engineer

TMAPC

20.3

STATE OF OK)
COUNTY OF Tulsa) SS

INDIVIDUAL ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this 12th day of September, 2017, personally appeared Mike Wemli, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that MW executed the same as MW free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 2/25/2020

Lindsay Goins
Notary Public



STATE OF _____)
COUNTY OF _____) SS

CORPORATE ACKNOWLEDGEMENT

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20____, personally appeared _____, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its _____ and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public



Tulsa Metropolitan Area
Planning Commission

Case : Memorial Imports

Hearing Date: October 4, 2017

Case Report Prepared by:

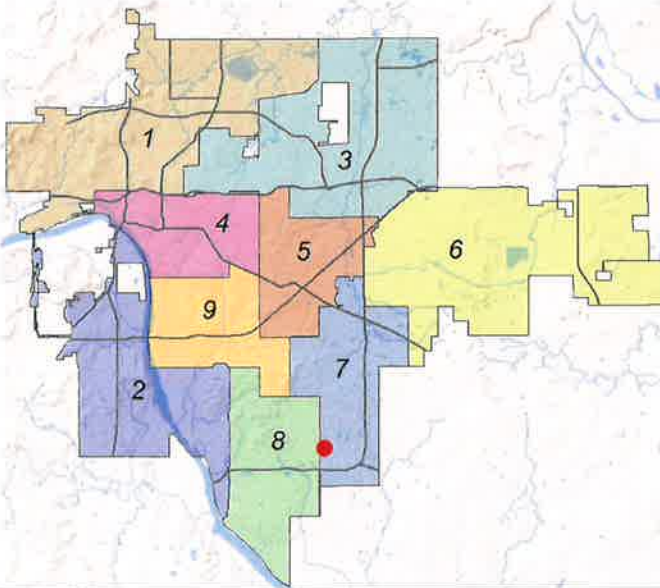
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: Memorial Imports, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Change of Access

Location: North of the northeast corner of
East 91st Street South and South
Memorial Drive

Zoning: CG (Commercial – General) with an
optional development plan

Staff Recommendation:

Staff recommends **approval** of the
change of access

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Change of Access Exhibit



**CHANGE OF AND CONSENT TO
AREAS OF ACCESS AS SHOWN ON RECORDED PLAT**

WHEREAS, Memorial Imports Investments, LLC
are the owners of Memorial Imports
in the city and/or county of Tulsa, Oklahoma, according to the recorded plat thereof;
and

WHEREAS, said owners desire to change the access points from _____
26' to 40' on Memorial Dr. to the above described property and,

WHEREAS, such change requires approval of the Tulsa Metropolitan Area
Planning Commission; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission may approve
such change of access with a favorable recommendation by the designated Engineer of
the City of Tulsa or Tulsa County, Oklahoma.

NOW THEREFORE, the undersigned owners of the above named property in
the City (and/or) County of Tulsa, Oklahoma according to the recorded plat thereof,
does hereby change the access point(s) from its (their) present location as shown on
the above named plat as recorded in the office of the County Clerk of Tulsa County,
Oklahoma, as plat number 6731 to the location(s) as shown on the attached Exhibit
A, which is incorporated herein by reference and made a part hereof for all purposes.

The Tulsa Metropolitan Area Planning Commission by the affixing of its
approval to this instrument does hereby stipulate and agree to such change and, that
from and after the date of this consent, ingress and egress shall be permitted over,
through and across the areas of access as shown on attached Exhibit A, which is
incorporated herein by reference. The area of "access" as previously shown are hereby
revoked and access to the property prohibited across said area. The area of limits of
no access previously existing along the area of access now permitted by this change
and consent is hereby expressly vacated, annulled and held for naught.

IN WITNESS WHEREOF, the parties have hereunto set their hands and
affixed their seals this 19th day of September, 2017.

[Signature]
Owner

Owner

APPROVED:

[Signature]
City/County Engineer

TMAPC

STATE OF _____)

) SS

INDIVIDUAL ACKNOWLEDGEMENT

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 20_____, personally appeared _____, to me known to be the identical person(s) who executed the foregoing instrument and acknowledged to me that _____ executed the same as _____ free and voluntary act and deed for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public

STATE OF _____)

) SS

CORPORATE ACKNOWLEDGEMENT

COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this 19th day of September, 2017, personally appeared Greg Koch, to me known to be the identical person(s) who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed of such corporation, for the purposes therein set forth.

GIVEN under my hand and seal the day and year last above written.

My Commission Expires: 8/25/19



[Signature]
Notary Public



Tulsa Metropolitan Area
Planning Commission

Case : The Land

Hearing Date: October 4, 2017

Case Report Prepared by:

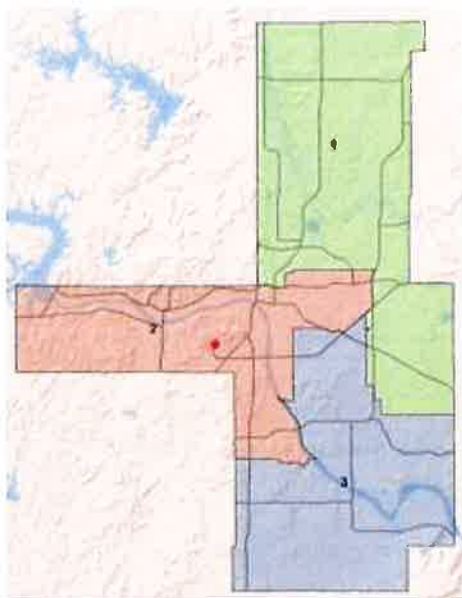
Nathan Foster

Owner and Applicant Information:

Applicant: Ted Sack, Sack & Associates

Owner: Presley Family Ministries

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Reinstatement of Preliminary Plat

Location: Southeast corner of West 41st
Street South and Gilcrease Expressway

Zoning: CG, RM-2, PUD-824

Staff Recommendation:

Staff recommends **approval** of the
reinstatement

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Applicant request for reinstatement, preliminary plat

Foster, Nathan

From: Ted Sack <ted.sack@sackandassociates.com>
Sent: Wednesday, September 27, 2017 7:42 AM
To: Foster, Nathan
Cc: Dr. Richard Presley; Mark Plath; Emma Norman; Paul Crabtree; Ted Sack
Subject: "THE LAND" Subdivision Plat
Attachments: 12026-TULSA PRELIMINARY PLAT-(1) PRELIMINARY PLAT-141202.pdf

Nathan –

On behalf of our client and owner, Presley Family Ministries, Dr. Richard Presley, we respectfully request the plat for "THE LAND" be reinstated. The project is a low impact development that is located at 5312 West 41st Street South and being developed under PUD 824. The project is located in Tulsa County, however the utility services for water and wastewater are provided by the City of Tulsa which requires an IDP, approved by Development Services. Tulsa County reviews the drainage, but since the drainage discharges onto the Gilcrease Expressway R/W it was required to be submitted to ODOT, City of Tulsa Engineering and the Turnpike Authority. The Draft Final Plat is in the process and several release letters received. With all of the reviews in the final process, the Final Plat can proceed. The plat should be filed before the end of the year. The civil engineer for the project is Crabtree Group, Paul Crabtree, out of Salida, CO. Please call me or Paul if you have any questions.

Thanks,
Ted

Ted Sack Cellular **918.633.9194**
Sack and Associates, Inc.
Engineering - Surveying - Planning
3530 East 31st Street, Suite A Tulsa, OK 74135
PO Box 520970 Tulsa, OK 74152
Phone: **918.592.4111** Fax: 918-592-4229
tsack@sackandassociates.com



Tulsa Metropolitan Area
Planning Commission

Case : Yale Village

Hearing Date: October 4, 2017

Case Report Prepared by:

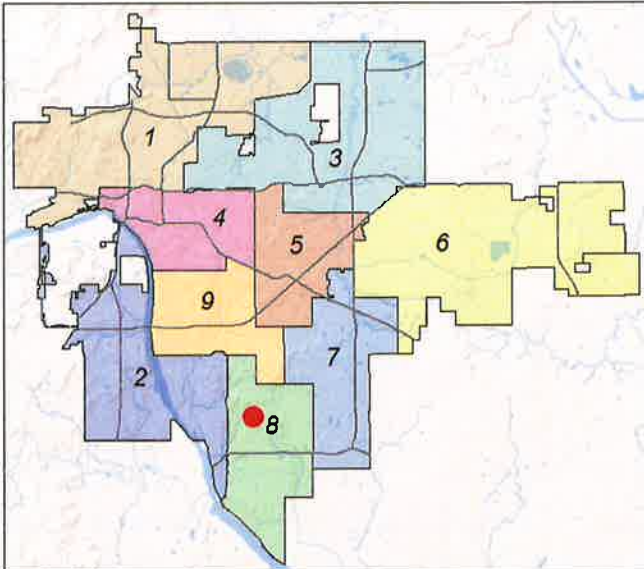
Nathan Foster

Owner and Applicant Information:

Applicant: Eric Sack, Sack & Associates

Owner: DPF Yale Village, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Reinstatement of Preliminary Plat

Location: Southwest corner of East 91st
Street South and South Yale Avenue

Zoning: CS, RM-2, RM-0, RS-3, PUD-275

Staff Recommendation:

Staff recommends **approval** of the
reinstatement

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Applicant request for reinstatement, preliminary plat



CA No. 1783 (PE/LS)

SACK AND ASSOCIATES, INC.

• ENGINEERING • SURVEYING • PLANNING •

3530 E. 31st St., Ste. A, Tulsa, OK 74135-1519

P.O. Box 520970, Tulsa, OK 74152-0970

Phone: 918.592.4111 Fax: 918.592.4229

E-mail: sai@sackandassociates.com

September 26, 2017

Mr. Nathan Foster
INCOG
2 W 2nd St
Tulsa, OK 74103

RE: Yale Village Subdivision Plat

Dear Nathan,

On behalf of our client, we respectfully request the plat for "Yale Village" be reinstated. As the final plat was being processed at the end of 2015 and into early 2016, we learned the property was being sold. With a new owner coming onboard, the platting process unfortunately stalled. The property owner has reached out to us recently and engaged us to complete the platting process on their behalf.

We will circulate the current plat to the various utility service providers and the City to ensure it meets all current requirements and secure the necessary release letters. It will then be presented to the Planning Commission for release and it should track normally through the process. We expect the plat to be filed before the end of the year.

Sincerely,

SACK AND ASSOCIATES, INC.

Eric G. Sack, PE, PLS
Vice President

EGS:me

F898
1813.21

A SUBDIVISION OF PART OF THE
NE/4 of SECTION 21, T-18-N, R-13-E
CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Planned Unit Development Number 275

SCALE: 1"=50'

LOT 1
BLOCK 1

Basis of Bearings

Monumentation

ALL CORNERS TO BE SET USING A 3/8"x18" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1139", UNLESS OTHERWISE NOTED.

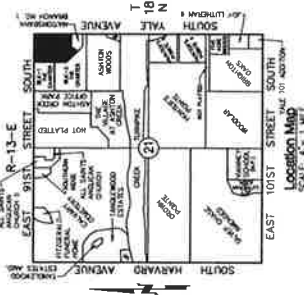
Legend

ACC	= ACCESS PERMITTED	
B/L	= BUILDING LINE	
LNA	= LIMITS OF NO ACCESS	
MAE	= MUTUAL ACCESS EASEMENT	
RWE	= RESTRICTED WATERLINE EASEMENT	
U/E	= UTILITY EASEMENT	
		MUTUAL ACCESS EASEMENT

Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 11.2695 ACRES (400,897 S.F.)

LINE	LENGTH	BEARING
11	5.30	S45°26'14"W
12	5.38	S45°20'38"W
13	5.38	S45°20'38"W
14	5.50	S45°20'38"W
15	5.48	S45°20'38"W
16	5.48	S45°20'38"W
17	5.48	S45°20'38"W
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19	5.48	S45°20'38"W
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95	5.48	S45°20'38"W
96	5.48	S45°20'38"W
97	5.48	S45°20'38"W
98	5.48	S45°20'38"W
99	5.48	S45°20'38"W
100	5.48	S45°20'38"W



turner

HEP, INC.
ATTN: MR. ROBERT DOZIER
2000 MCKINNEY AVENUE, SUITE 1000
DALLAS, TEXAS 75201
PHONE: (214) 740-3368

Engineer / Supervisor

SACK AND ASSOCIATES, INC.
330 EAST 31ST STREET SOUTH, SUITE A
TULSA, OKLAHOMA 74135-1519
PHONE: (918) 592-4111
E-MAIL: SAWSACKANDASSOCIATES.COM
C.A. No. 1793 (EXP. JUNE 30, 2017)

Basis of Bearings

THE BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT OF 'BLOCK-1 THE CHARTER', PLAT NUMBER 4234.

Monumentation

ALL CORNERS TO BE SET USING A 3/8" ±18" IRON PIN WITH A YELLOW CAP STAMPED "SACK L5 1139", UNLESS OTHERWISE NOTED.

Legend

ACC	= ACCESS PERMITTED	
B/L	= BUILDING LINE	
LNA	= LIMITS OF NO ACCESS	
MAE	= MUTUAL ACCESS EASEMENT	
RWE	= RESTRICTED WATERLINE EASEMENT	
U/E	= UTILITY EASEMENT	
		MUTUAL ACCESS EASEMENT

Subdivision Statistics

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 11.2695 ACRES (400,897 S.F.)

LINE	LENGTH	BEARING
11	5.30	S45°26'14"W
12	5.38	S45°20'38"W
13	5.38	S45°20'38"W
14	5.50	S45°20'38"W
15	5.48	S45°20'38"W
16	5.48	S45°20'38"W
17	5.48	S45°20'38"W
18	5.48	S45°20'38"W
19	5.48	S45°20'38"W
20	5.48	S45°20'38"W
21	5.48	S45°20'38"W
22	5.48	S45°20'38"W
23	5.48	S45°20'38"W
24	5.48	S45°20'38"W
25	5.48	S45°20'38"W
26	5.48	S45°20'38"W
27	5.48	S45°20'38"W
28	5.48	S45°20'38"W
29	5.48	S45°20'38"W
30	5.48	S45°20'38"W
31	5.48	S45°20'38"W
32	5.48	S45°20'38"W
33	5.48	S45°20'38"W
34	5.48	S45°20'38"W
35	5.48	S45°20'38"W
36	5.48	S45°20'38"W
37	5.48	S45°20'38"W
38	5.48	S45°20'38"W
39	5.48	S45°20'38"W
40	5.48	S45°20'38"W
41	5.48	S45°20'38"W
42	5.48	S45°20'38"W
43	5.48	S45°20'38"W
44	5.48	S45°20'38"W
45	5.48	S45°20'38"W
46	5.48	S45°20'38"W
47	5.48	S45°20'38"W
48	5.48	S45°20'38"W
49	5.48	S45°20'38"W
50	5.48	S45°20'38"W
51	5.48	S45°20'38"W
52	5.48	S45°20'38"W
53	5.48	S45°20'38"W
54	5.48	S45°20'38"W
55	5.48	S45°20'38"W
56	5.48	S45°20'38"W
57	5.48	S45°20'38"W
58	5.48	S45°20'38"W
59	5.48	S45°20'38"W
60	5.48	S45°20'38"W
61	5.48	S45°20'38"W
62	5.48	S45°20'38"W
63	5.48	S45°20'38"W
64	5.48	S45°20'38"W
65	5.48	S45°20'38"W
66	5.48	S45°20'38"W
67	5.48	S45°20'38"W
68	5.48	S45°20'38"W
69	5.48	S45°20'38"W
70	5.48	S45°20'38"W
71	5.48	S45°20'38"W
72	5.48	S45°20'38"W
73	5.48	S45°20'38"W
74	5.48	S45°20'38"W
75	5.48	S45°20'38"W
76	5.48	S45°20'38"W
77	5.48	S45°20'38"W
78	5.48	S45°20'38"W
79	5.48	S45°20'38"W
80	5.48	S45°20'38"W
81	5.48	S45°20'38"W
82	5.48	S45°20'38"W
83	5.48	S45°20'38"W
84	5.48	S45°20'38"W
85	5.48	S45°20'38"W
86	5.48	S45°20'38"W
87	5.48	S45°20'38"W
88	5.48	S45°20'38"W
89	5.48	S45°20'38"W
90	5.48	S45°20'38"W
91	5.48	S45°20'38"W
92	5.48	S45°20'38"W
93	5.48	S45°20'38"W
94	5.48	S45°20'38"W
95	5.48	S45°20'38"W
96	5.48	S45°20'38"W
97	5.48	S45°20'38"W
98	5.48	S45°20'38"W
99	5.48	S45°20'38"W
100	5.48	S45°20'38"W

YALE VILLAGE
SHEET 1 OF 2

Prepared: DECEMBER 17, 2015 'DRAFT FINAL'

Sawyer, Kim

CPA-70 cont to 11-1-17

From: Wilkerson, Dwayne
Sent: Friday, September 22, 2017 3:07 PM
To: Sawyer, Kim; Miller, Susan; Jones, Robi; Moye, Nikita
Subject: FW: Z-7412

Please add CPA-70 to the request for a continuance to November 1.

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*

From: R. Louis Reynolds [<mailto:LReynolds@ellerdetrich.com>]
Sent: Friday, September 22, 2017 2:28 PM
To: Wilkerson, Dwayne
Subject: RE: Z-7412

Yes, continue the Comp Plan amendment too.

R. Louis Reynolds

Eller & Detrich

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

☎ (918) 747-8900 *phone*
☎ (866) 547-8900 *toll free*
☎ (918) 392-9407 *e-fax*
✉ LReynolds@EllerDetrich.com



<http://www.EllerDetrich.com/>

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Please consider the environment before printing this e-mail! ~ Thank you!

24.1

Sawyer, Kim

cont to 11-1-17Z-7412

From: Wilkerson, Dwayne
Sent: Friday, September 22, 2017 9:52 AM
To: R. Louis Reynolds
Cc: Kacee Frazier; Miller, Susan; Sawyer, Kim; Foster, Nathan; Moye, Nikita; Hoyt, Jay
Subject: RE: Z-7412

Thanks Lou.

We will place the request for a continuance on the October 4th agenda. Please submit your development plan to our office by October 11th to meet the 21 day submittal requirement for the November 1st meeting.

Respectfully,

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*

From: R. Louis Reynolds [<mailto:LReynolds@ellerdetrich.com>]
Sent: Friday, September 22, 2017 9:40 AM
To: Wilkerson, Dwayne
Cc: Kacee Frazier
Subject: Z-7412

Dear Dwayne: After the Applicant's neighborhood meeting Tuesday night, the Applicant plans to revise its application to include an Optional Development Plan. In order to give staff time to review and prepare the case, the Applicant respectfully requests that the TMAPC hearing be continued to November 1, 2017 from October 4, 2017. Let me know if you have any questions.
Best regards, Lou Reynolds

R. Louis Reynolds

Eller & Detrich

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

☎ (918) 747-8900 phone
☎ (866) 547-8900 toll free
📠 (918) 392-9407 e-fax
✉ LReynolds@EllerDetrich.com

25.1



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22320 Plat Waiver

Hearing Date: October 4, 2017

Case Report Prepared by:

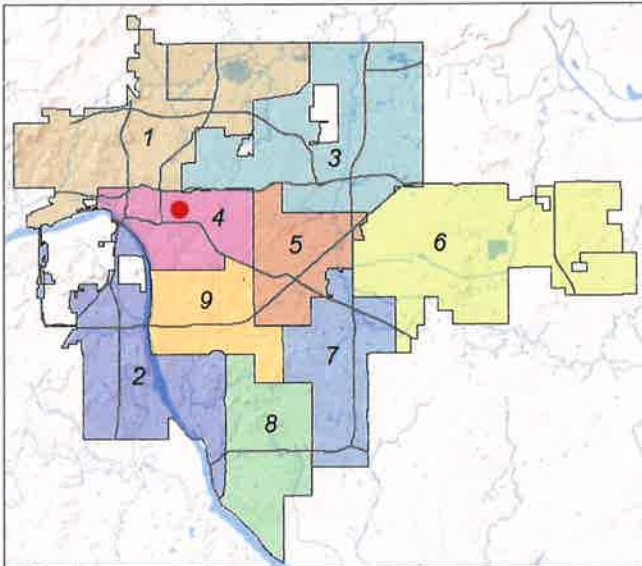
Nathan Foster

Owner and Applicant Information:

Applicant: DeeAnne Short

Owner: Donald & DeeAnne Short

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: East of the southeast corner of
East 13th Street South and South Utica
Avenue

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the Plat
Waiver

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Site Plan

PLAT WAIVER

BOA-22320 – (CD 4)

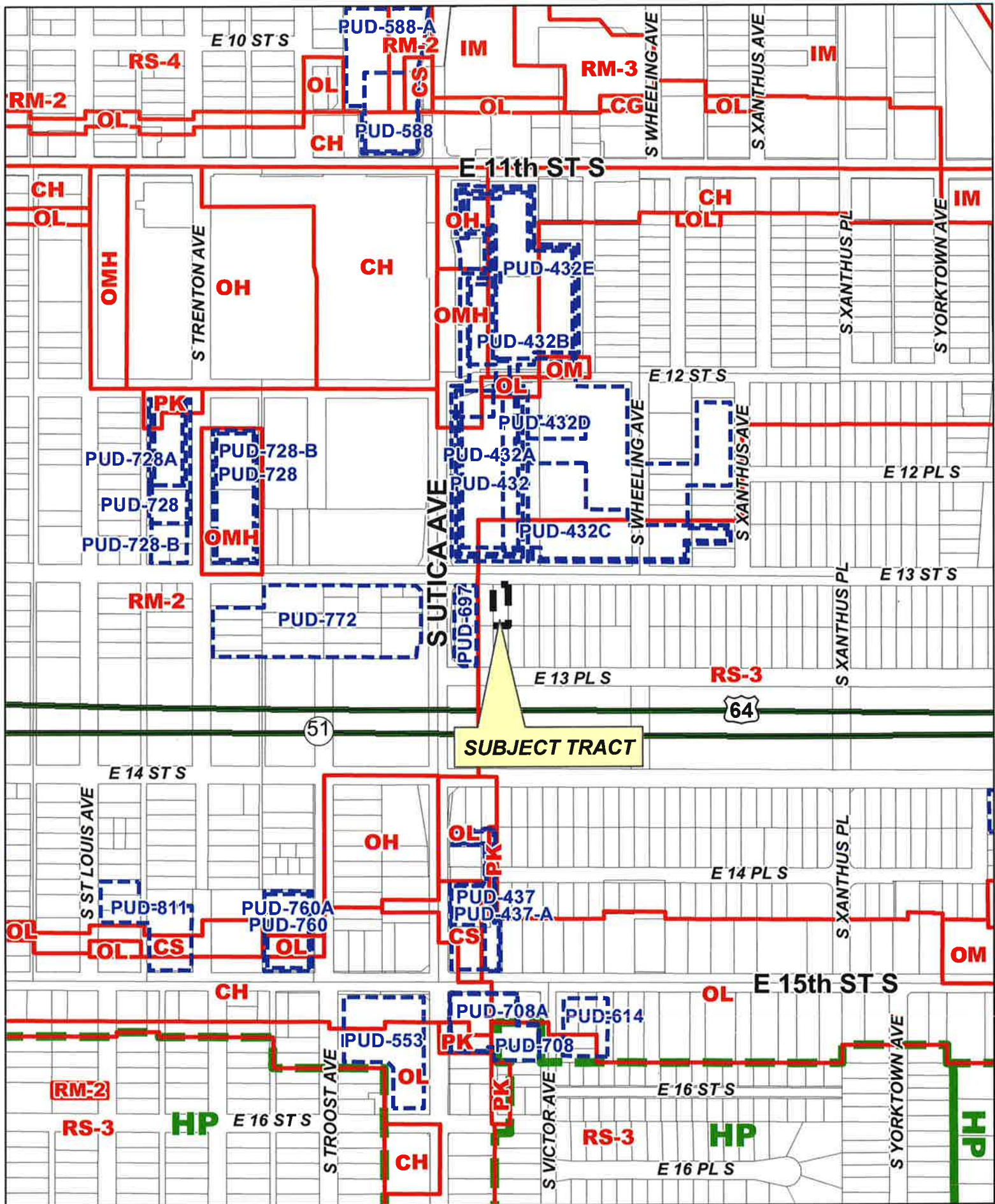
East of the southeast corner of East 13th Street South and South Utica Avenue

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment to permit a Bed & Breakfast use on the property.

The Technical Advisory Committee met on September 7, 2017 and the following items were determined:

1. The property was previously platted as Lot 9 Block 14 of the Terrace Drive Addition.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. No new construction is planned at this time.

Staff recommends **approval** of the plat waiver.

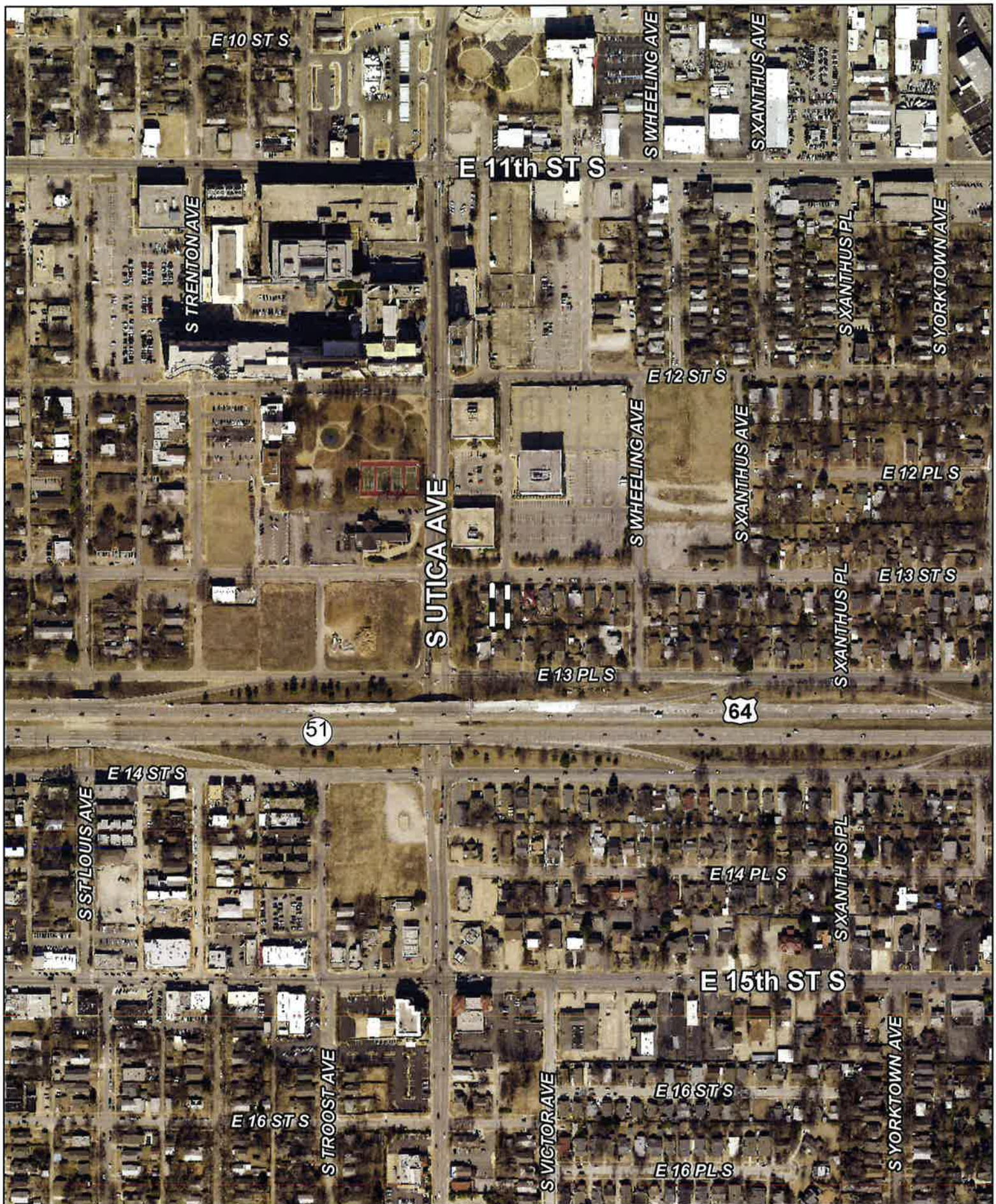


BOA-22320

19-13 07

26.3





0 200 400
Feet



Subject
Tract

BOA-22320

19-13 07

26.4

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

Aerial Photo Date: February 2016





WHITE SURVEYING COMPANY

• 9936 EAST 55TH PLACE TULSA, OKLAHOMA 74146 • (918) 683-8924

SITE PLAN



1"=30'

INVOICE NO.: SHORT 17-89063
MORTGAGOR:

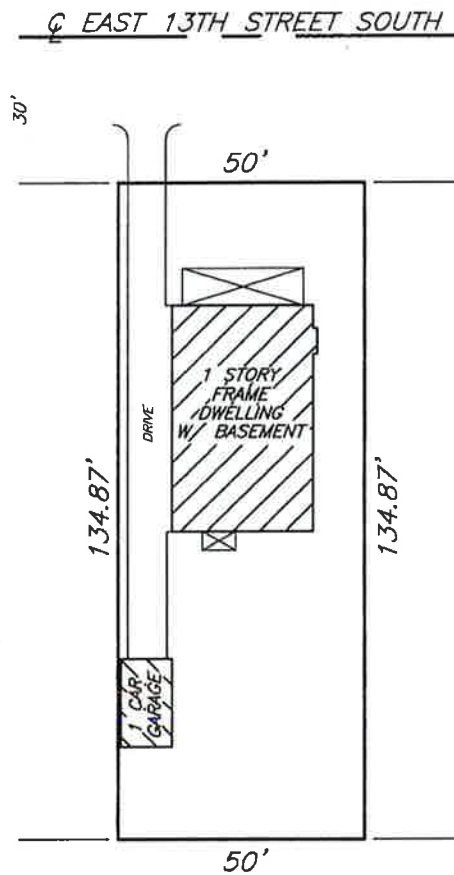
CLIENT: SHORT, DEEANNE

LEGEND

--- FENCE
U/E UTILITY EASEMENT
D/E DRAINAGE EASEMENT
M/P METERING POINT
B/E BURIED ELECTRIC &
TELEPHONE CABLE
EASEMENT
(APPROXIMATE
LOCATION)
B.L. BUILDING LINE
O.B.L. OUTBUILDING LINE



BEFORE YOU DIG,
CALL OKIE
1-800-522-8543



PLAT NO. 325

LEGAL DESCRIPTION AS PROVIDED:

LOT NINE (9), BLOCK FOURTEEN (14), TERRACE DRIVE ADDITION RESUB OF BLOCK 6 AND LOTS 1-3, BLOCK 4, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 1716 EAST 13TH STREET SOUTH.

WITNESS MY HAND AND SEAL THIS DATE: 7/20/17

WARNING! If the seal on this document is not RED, It is an unauthorized copy which may have been altered or modified, and cannot be used for any purpose without the written permission of White Surveying Company.

Copyright 2015 by White Surveying Company. All Rights reserved. No part of this plat may be reproduced, stored in a retrieval system, or transmitted in any form without prior written permission of White Surveying Company, P.O. Box 471675, Tulsa, Oklahoma.



26.5



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22327 Plat Waiver

Hearing Date: October 4, 2017

Case Report Prepared by:

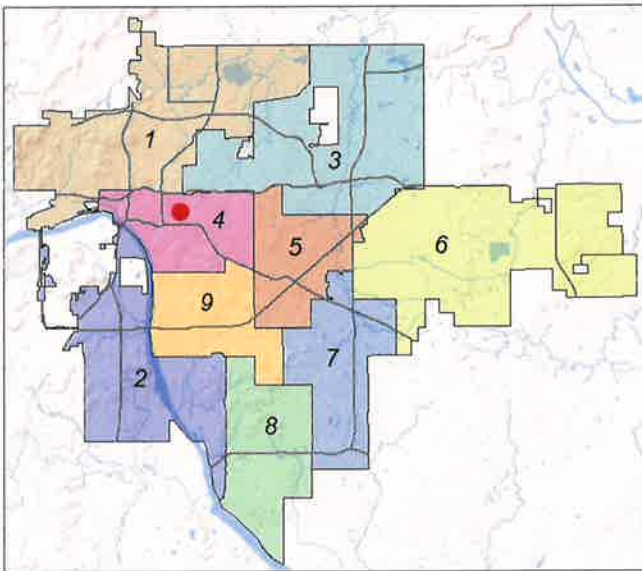
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: The Center for Individuals with
Physical Challenges

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: North of the northeast corner of
East 11th Street South and South Utica
Avenue

Zoning: IM, RM-3, OL, CG

Staff Recommendation:

Staff recommends **approval** of the Plat
Waiver

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Site Plan

PLAT WAIVER

BOA-22327 – (CD 4)

North of the northeast corner of East 11th Street South and South Utica Avenue

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment to allow Public, Civic, and Institutional Services on the property.

The Technical Advisory Committee met on September 21, 2017 and the following items were determined:

1. The property was previously platted as part of the Ferrell Addition and Lot 1 Block 1 of the Tulsa Recreation Center for the Physically Limited.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination has been processed to combine all property under application.

Staff recommends **approval** of the plat waiver.





0 200 400
Feet



Subject
Tract

BOA-22327

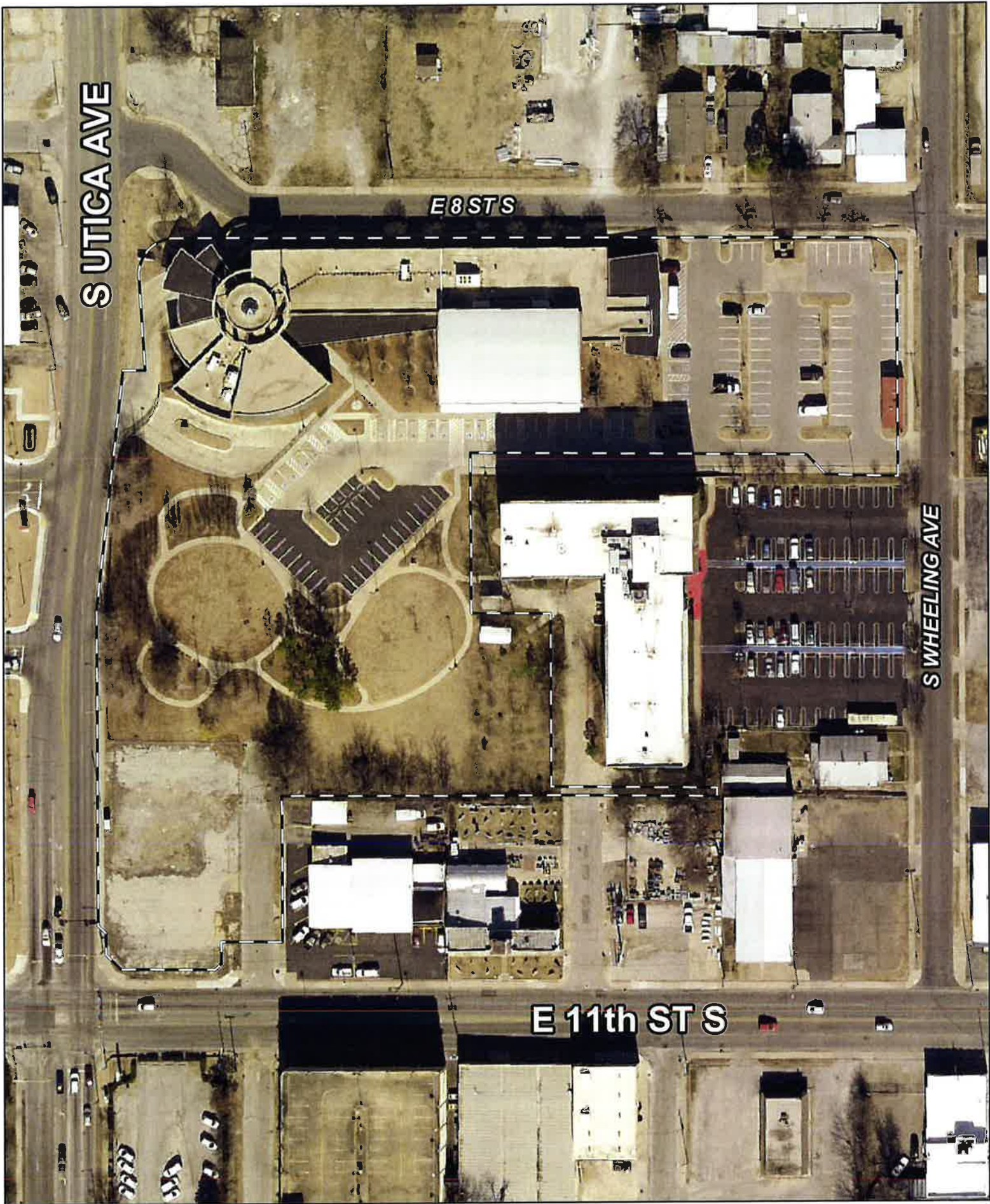
19-13 06

27.4

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

Aerial Photo Date: February 2016





SUTICA AVE

E 8 ST S

S WHEELING AVE

E 11th ST S

0 Feet 50 100



Subject
Tract

BOA-22327

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

19-13 06

27.5

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : Allan Edwards

Hearing Date: October 4, 2017

Case Report Prepared by:

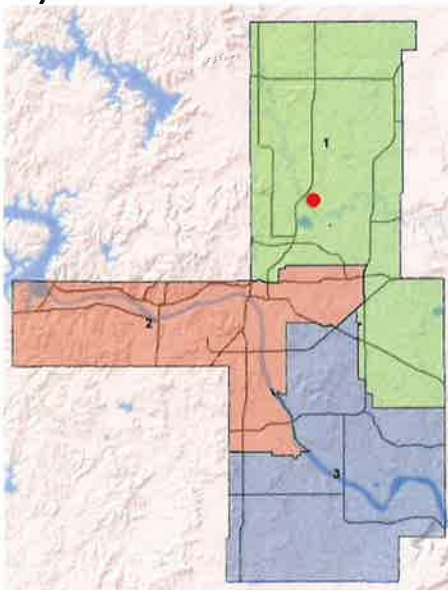
Nathan Foster

Owner and Applicant Information:

Applicant: Kevin Vanover, Olsson Associates

Owner: CACA Investments, LLC

Location Map:
(Shown with County Commission districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block, 10.37± acres

Location: South of the southwest corner of East 66th Street North and North Yale Avenue

Zoning: IM (Industrial – Moderate)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Preliminary Plat, Site Plan

PRELIMINARY SUBDIVISION PLAT

Allan Edwards - (County)

South of the southeast corner of East 66th Street North and North Yale Avenue

This plat consists of 1 lot, 1 block on 10.37± acres.

The Technical Advisory Committee (TAC) met on September 21, 2017 and provided the following conditions:

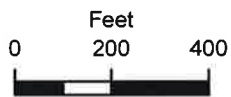
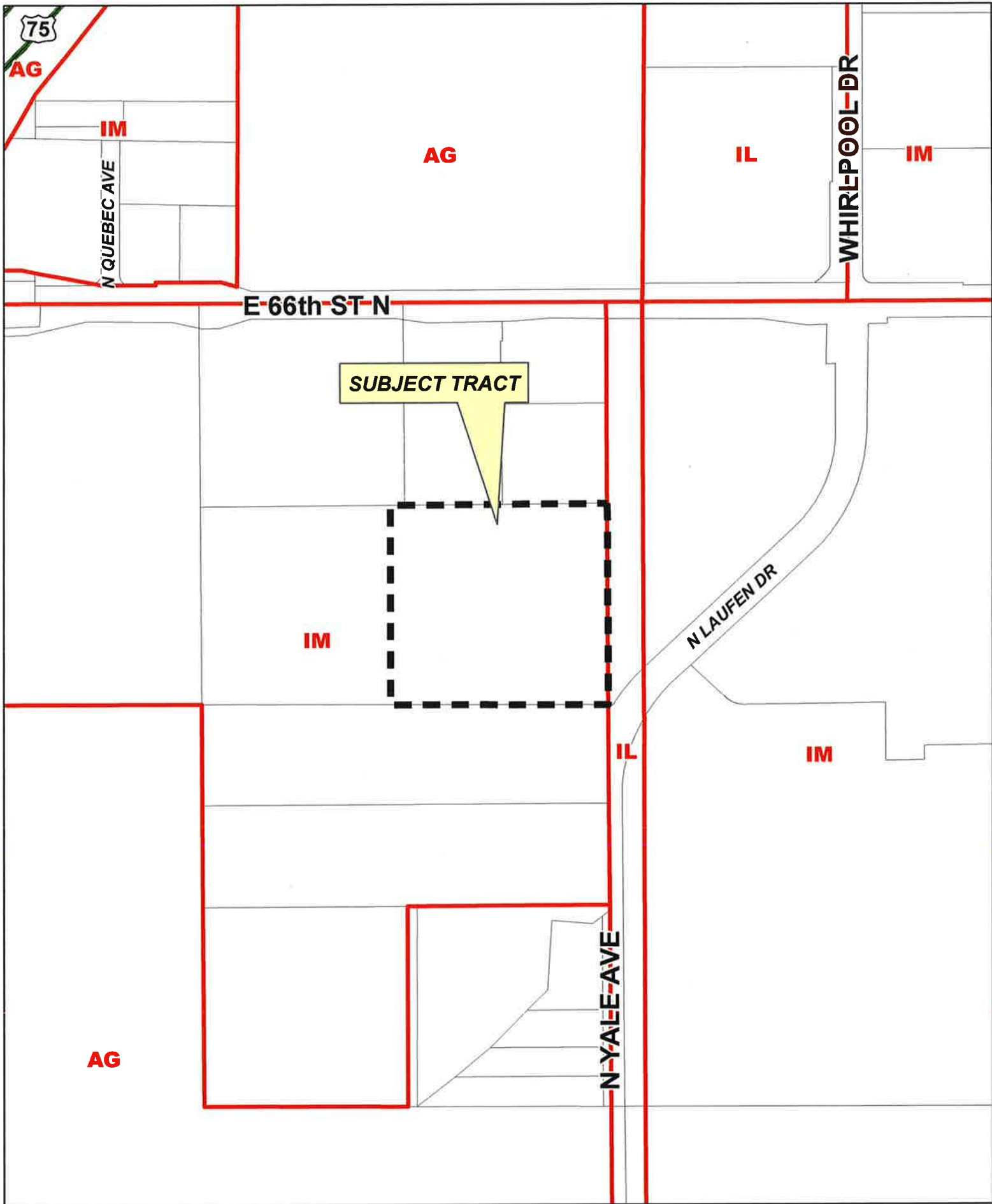
1. **Zoning:** All property contained within the subdivision is zoned IM (Industrial-Moderate). The single lot proposed within the subdivision complies with all bulk and area requirements of the Tulsa County Zoning Code.
2. **Addressing:** Address will be assigned by INCOG and should be included on the final plat.
3. **Transportation & Traffic:** Provide document book and page number for right-of-way dedication. Label the 50' access point within the limits of no access.
4. **Sewer:** A sanitary sewer mainline extension will be required to bring service to the subject property. Appropriate easements will be required prior to approval of the final plat.
5. **Water:** A water mainline extension is required along the frontage of North Yale Avenue. Proposed waterline loop will require a dedicated waterline easement and should be reflected on the final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add "State of" before Oklahoma in the plat subtitle. Change label from "Point of Commencing" to "Point of Commencement". Define the basis of bearing between two known points and state/provide the bearing angle. Include only platted property in the location map and label all other property as "unplatted". Provide date of preparation in the lower left hand or lower right hand corner. Include ownership information on the face of the plat. Include surveyor and engineer information on the face of the plat including a CA number and renewal date. Show scale both written and graphically. Provide a summary statistic for the plat (lots, blocks, acreage).
7. **Fire:** Property is outside City limits of Tulsa and will require local fire service.
8. **Stormwater, Drainage, & Floodplain:** Drainage plans must comply with Tulsa County drainage standards. All plans must be approved prior to the release of final plat.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation

Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.



20-13 04

**ALLAN
EDWARDS**

28.4





75

N QUEBEC AVE

E 66th ST N

WHIRLPOOL DR

N LAUFEN DR

N YALE AVE

0 Feet 200 400



Subject Tract

20-13 04

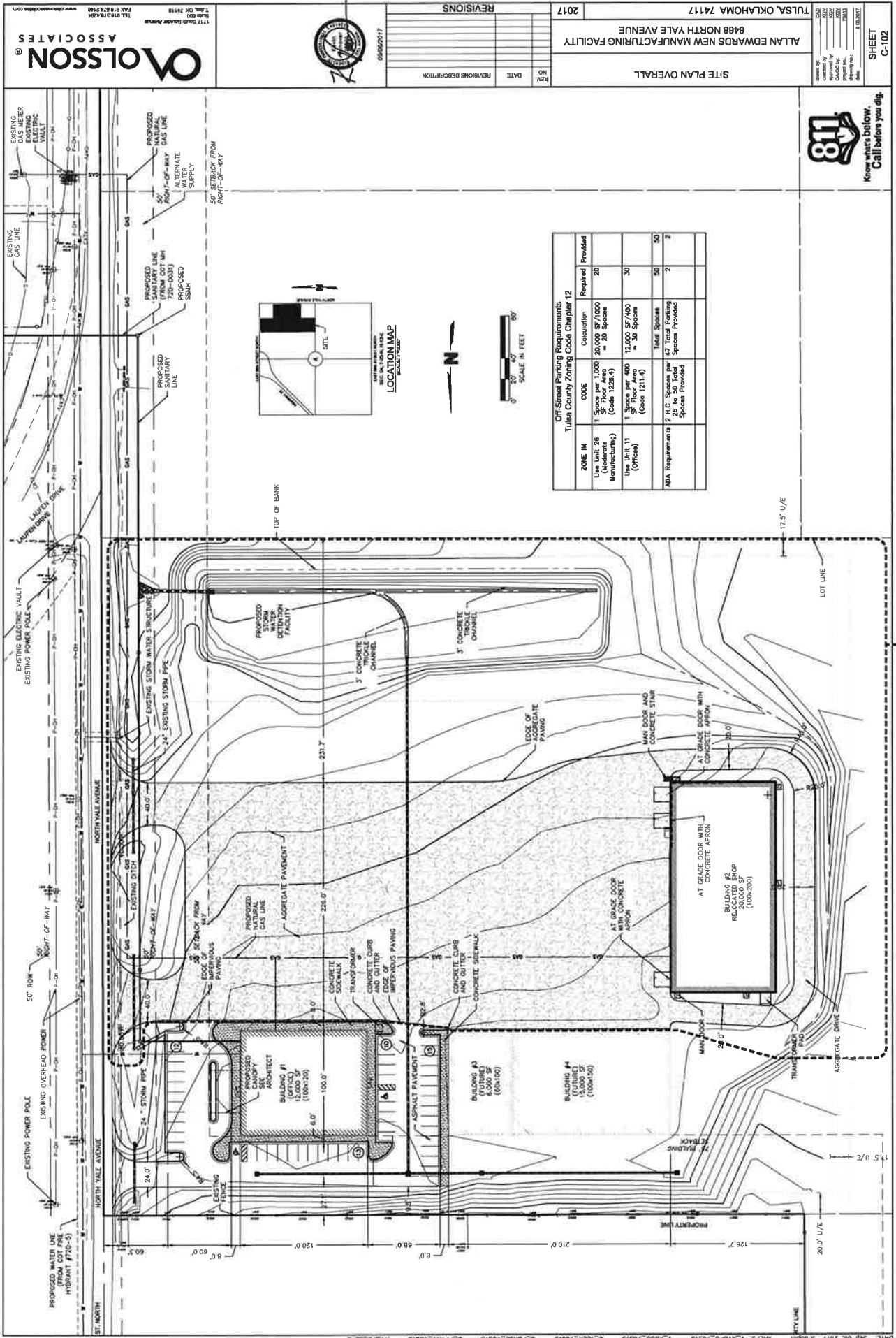
**ALLAN
EDWARDS**

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

Aerial Photo Date: February 2016



8.82



811
Know what's below.
Call before you dig.

SHEET
C-102

SITE PLAN OVERALL
ALVAN EDWARDS NEW MANUFACTURING FACILITY
6468 NORTH YALE AVENUE
TULSA, OKLAHOMA 74117

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	04/05/2017	

OLSSON ASSOCIATES
1775 North Holladay Avenue
Tulsa, OK 74118
Tel: 918.437.4344
www.olssonassociates.com



Tulsa Metropolitan Area
Planning Commission

Case : Allan Edwards

Hearing Date: October 4, 2017

Case Report Prepared by:

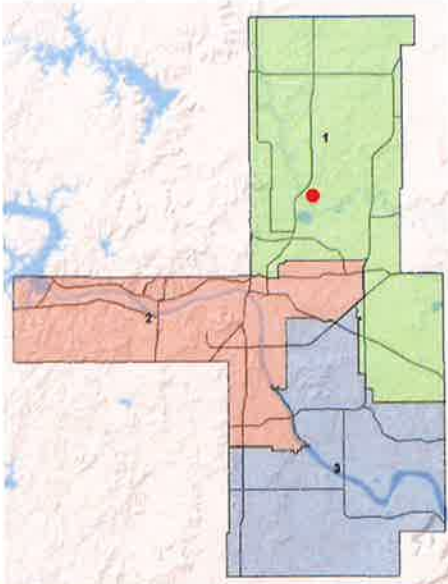
Nathan Foster

Owner and Applicant Information:

Applicant: Kevin Vanover, Olsson Associates

Owner: CACA Investments, LLC

Location Map:
(Shown with County Commission districts)



Applicant Proposal:

Request for authorization for accelerated release of a building permit

1 lot, 1 block, 10.37± acres

Location: South of the southwest corner of East 66th Street North and North Yale Avenue

Zoning: IM (Industrial – Moderate)

Staff Recommendation:

Staff recommends **approval** of the accelerated release of a building permit

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Preliminary Plat, Site Plan

ACCELERATED RELEASE OF BUILDING PERMIT

Allan Edwards - (County)

South of the southeast corner of East 66th Street North and North Yale Avenue

The applicant has requested that the Planning Commission authorize Tulsa County to issue building permits prior to the filing of a final plat. A preliminary plat for the project is being heard in conjunction with this request. Building permits are being requested for the 20,000 SF storage building shown on the attached site plan.

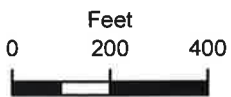
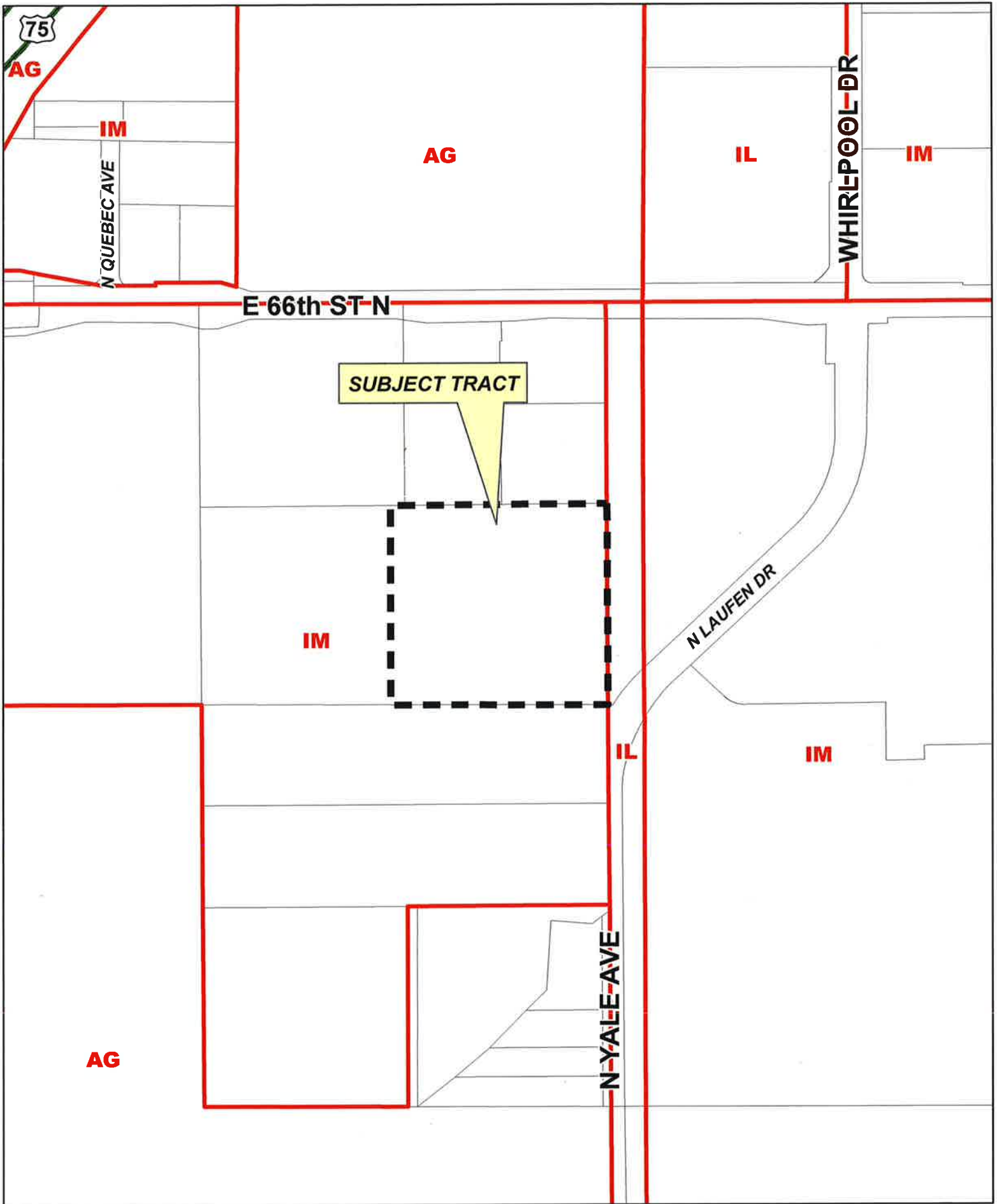
The Technical Advisory Committee (TAC) met on September 21, 2017 and provided the following information:

- Right-of-way dedications must be made prior to the issuance of building permits to comply with subdivision regulations and the Major Street and Highway Plan.
- The accelerated building permit should be limited to the 20,000 SF storage facility located on the western end of the property.

No objections were raised to the authorization of an accelerated release of a building permit.

Staff recommends **approval** of the accelerated release of a building permit with the following conditions:

1. Right-of-way dedications must be made prior to the issuance of building permits.
2. No certificates of occupancy will be issued until the filing of the final plat.



20-13 04

**ALLAN
EDWARDS**

29.3



0 Feet 200 400



Subject Tract

20-13 04

**ALLAN
EDWARDS**

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : 91st & Elwood

Hearing Date: October 4, 2017

Case Report Prepared by:

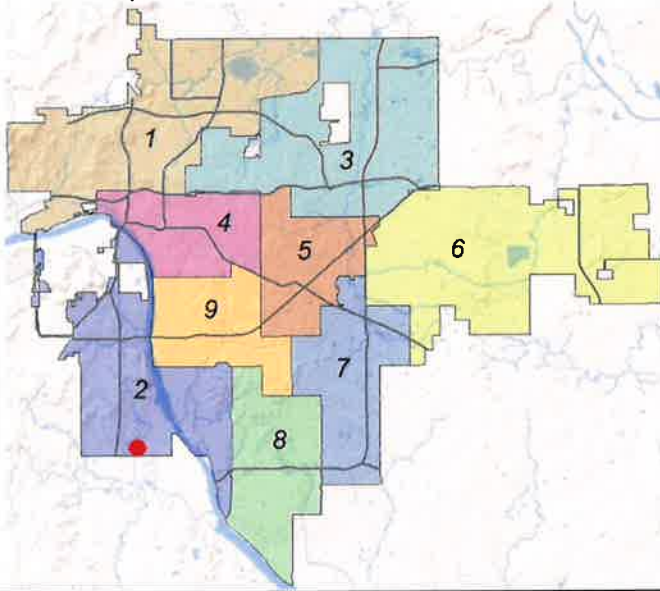
Nathan Foster

Owner and Applicant Information:

Applicant: Carolyn Back, Wallace Engineering

Owner: Elwood Properties, LLC

Location Map:
(Shown with County Commission districts)



Applicant Proposal:

Preliminary Plat

7 lots, 6 blocks, 80± acres

Location: Northwest corner of West 91st Street South and South Elwood Avenue

Zoning: CG (Commercial – General), AG (Agriculture)

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Site Plan

PRELIMINARY SUBDIVISION PLAT

91st & Elwood - (CD 2)

Northwest corner of West 91st Street South and South Elwood Avenue

This plat consists of 7 lots, 6 blocks on 80± acres.

The Technical Advisory Committee (TAC) met on September 21, 2017 and provided the following conditions:

1. **Zoning:** The eastern portion of the property has been rezoned to a CG designation with an approved optional development plan (Z-7397). The western portion of the property remains AG (Agriculture). The plat should be limited to the portion of the property that was rezoned under Z-7397 and the remaining property should be removed.
2. **Addressing:** Identify proposed street as W. 90th ST. S for east-west portion and S. Frisco Av W. for the north-south portion. Addresses will be assigned at final plat.
3. **Transportation & Traffic:** Provide limits of no access along arterial streets and add language to the deed of dedication. Right turn lane should be measured 388' feet back from the centerline of W. 91st St. S.
4. **Sewer:** Label and dimension existing sanitary sewer easements and clarify connections between lots.
5. **Water:** Provide book and page for existing waterline easement and provide a 20' dedicated waterline easement for proposed mainline extensions.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add "State of" before Oklahoma in the plat subtitle. Change label from "Point of Commencing" to "Point of Commencement". Define the basis of bearing between two known points and state/provide the bearing angle. Include only platted property in the location map and label all other property as "unplatted". Label subject property as "Site" or "Project Location". Label highway in the location map as U.S. Highway 75. Provide a metes and bounds legal description. Graphically label the point of beginning on the face of the plat.
7. **Airport:** Avigation notice required to be affixed to the face of the plat.
8. **Stormwater, Drainage, & Floodplain:** The western portion of the property is significantly impacted by floodplain and floodway. Remove everything west of the levy from the plat.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.

SUBJECT TRACT

S ELWOOD AVE

W PIPER DR

W CESSNA DR

W JONES AVE

S JACK BATES AVE

W BEECHCRAFT DR

S AIRPORT WAY

W K PL

AG

IL

W 91st ST S

RS-1

PUD-63
PUD-63A

RS-2

W K CT

PUD-25

IL

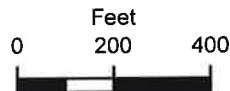
CS

AG



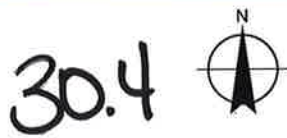
LEGEND

- Jenks Corporate Limits
- Tulsa Corporate Limits



91ST & ELWOOD

18-12 14





W 91st ST S

SELWOOD AVE

W RIPPER DR

W CESSNA DR

W JONES AVE

S JACK BATES AVE

W BEECHCRAFT DR

S AIRPORT WAY

WK PL

WK CT

0 Feet 200 400



Subject Tract

91ST & ELWOOD

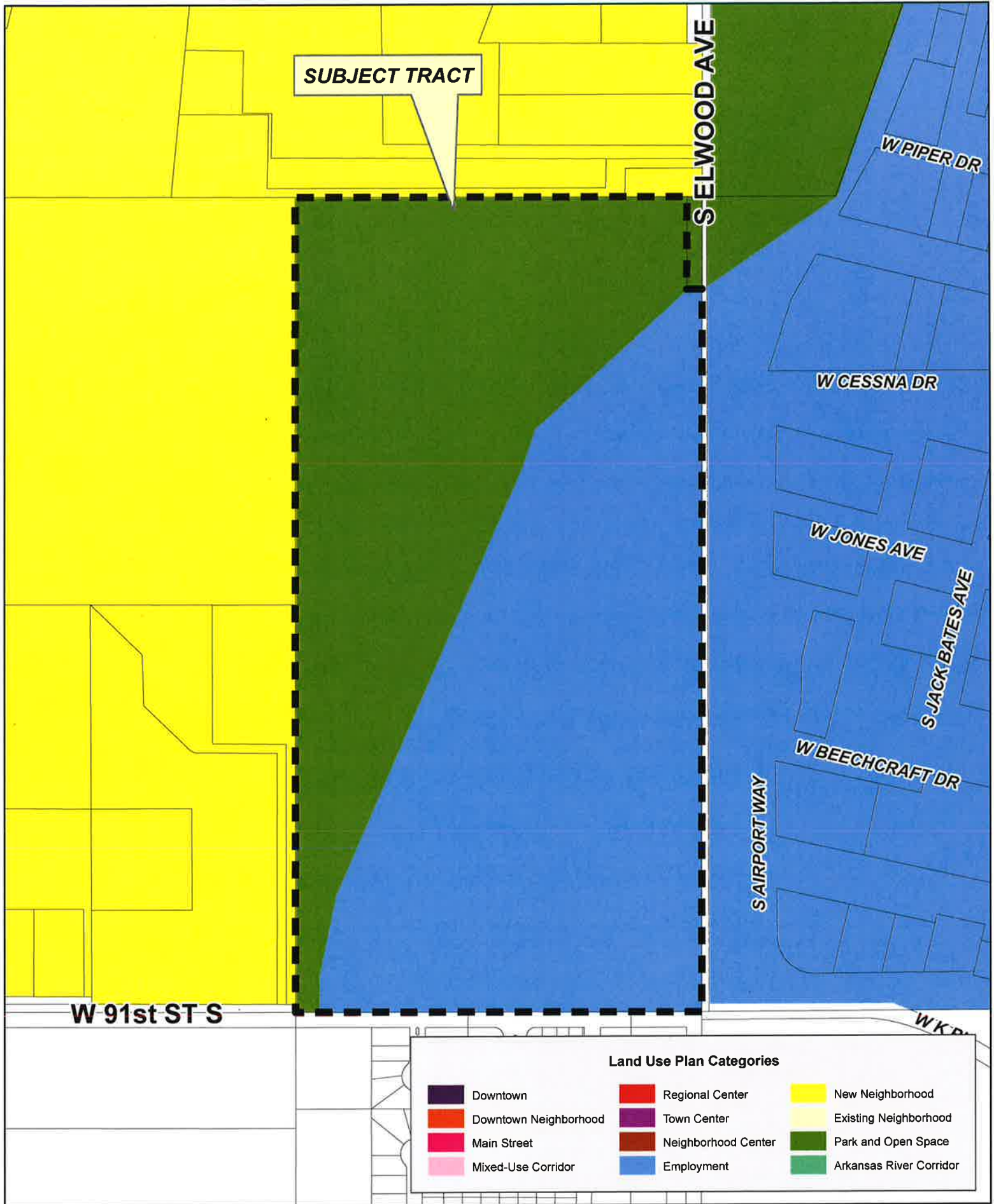
Note: Graphic overlays may not precisely align with physical features on the ground.

18-12 14

30.5

Aerial Photo Date: February 2016





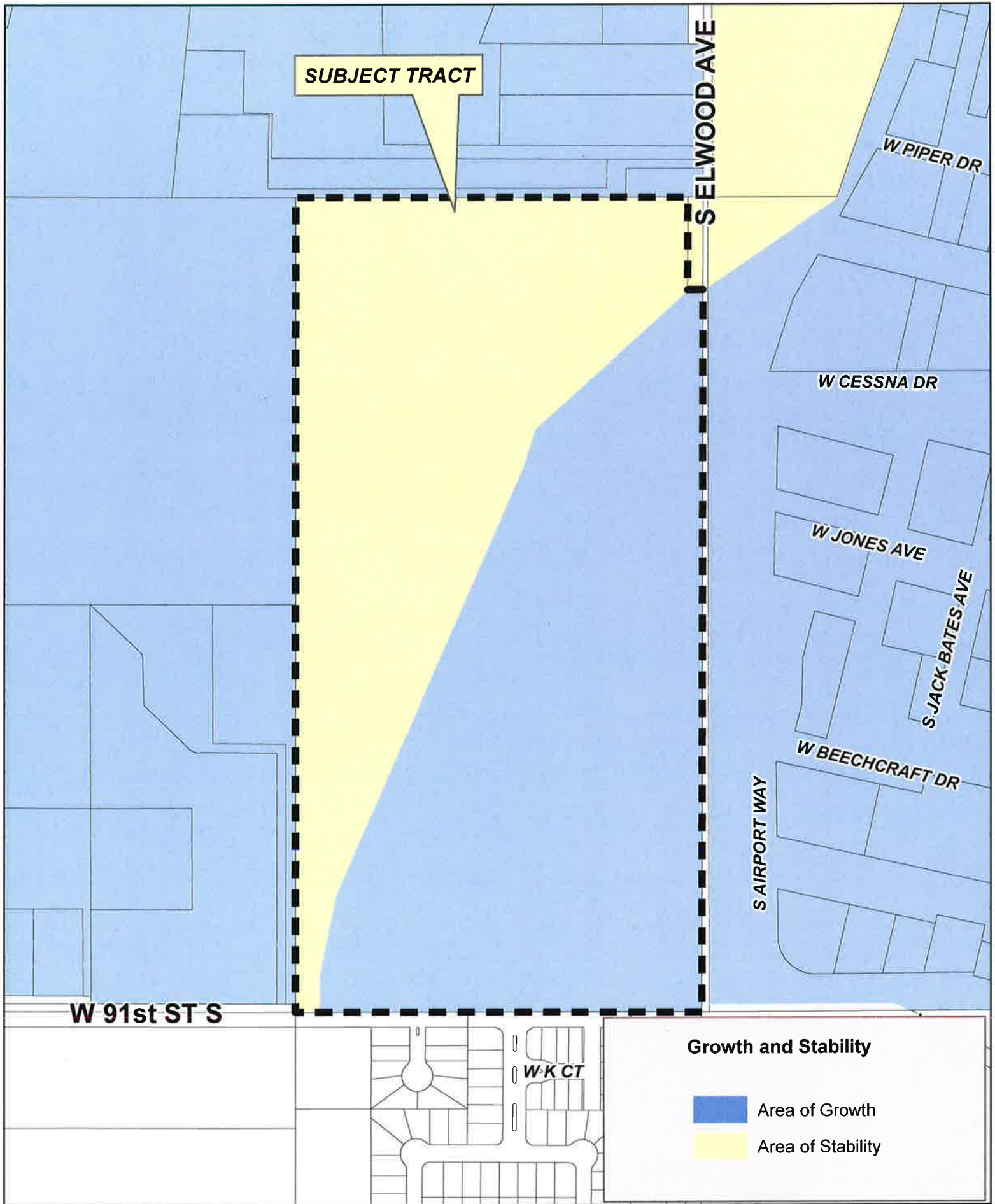
Feet
0 200 400

91ST & ELWOOD

18-12 14

30.6





W 91st ST S

Growth and Stability

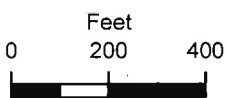
- Area of Growth
- Area of Stability

W K CT

91ST & ELWOOD

18-12 14

30.7



91st & Elwood

Preliminary Plat

The East Half of the Southeast Quarter (E/2 SE/4) of Section Fourteen (14), Township Eighteen (18)
North, Range Twelve (12) East of the Indian Base and Meridian,
City of Tulsa, Tulsa County, State of Oklahoma.



Scale: 1"=100'
0 100 200 400



West 91st Street
Scale 1"=200'
Subsection 7 and 8 is 6.25 acres and contains
3,500, 100 square feet or 80 1/2 acres, more or less.

FINAL PLAT ENDORSEMENT OF APPROVAL	
Tulsa Metropolitan Area Planning Commission	
Approval Date:	
TMAPC/NOOG	
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approval Date:	
CHAIRMAN	
MAYOR	
ATTTEST: CITY CLERK	
CITY ATTORNEY	

The approval of this Final Plat and map is given on the date of the Council's approval and shall be in the office of the County Clerk before this date.

OWNER
ELWOOD PROPERTY, L.L.C.
10021 SOUTH WALK AVENUE
SUITE 200, TULSA, OKLAHOMA 74137
918-289-5544
elwood@elwoodpropertyllc.com

SURVEYOR
BENNETT SURVEYING, INC.
P.O. BOX 848
COWLEY, OK 74232
PHONE: (918) 438-4444
FAX: (918) 438-4444
Certified in Oklahoma No. 4502
Expiring 12/31/2018
www.bennettsurveying.com

ENGINEER
WALLACE ENGINEERING
STRUCTURAL CONSULTANTS, INC.
200 EAST WALKER STREET
TULSA, OK 74103
PHONE: (918) 584-3838
COWLEY, OK 74232
www.wallace-engineering.com

BASIS OF BEARING
THE BEARING BASE FOR THIS SURVEY IS
BASED ON THE SUBMER LINE OF THE
SECTION 14, T-18-N, R-12-E AS SHOWN ON THE
9-12-12 AS SHOWN ON THE

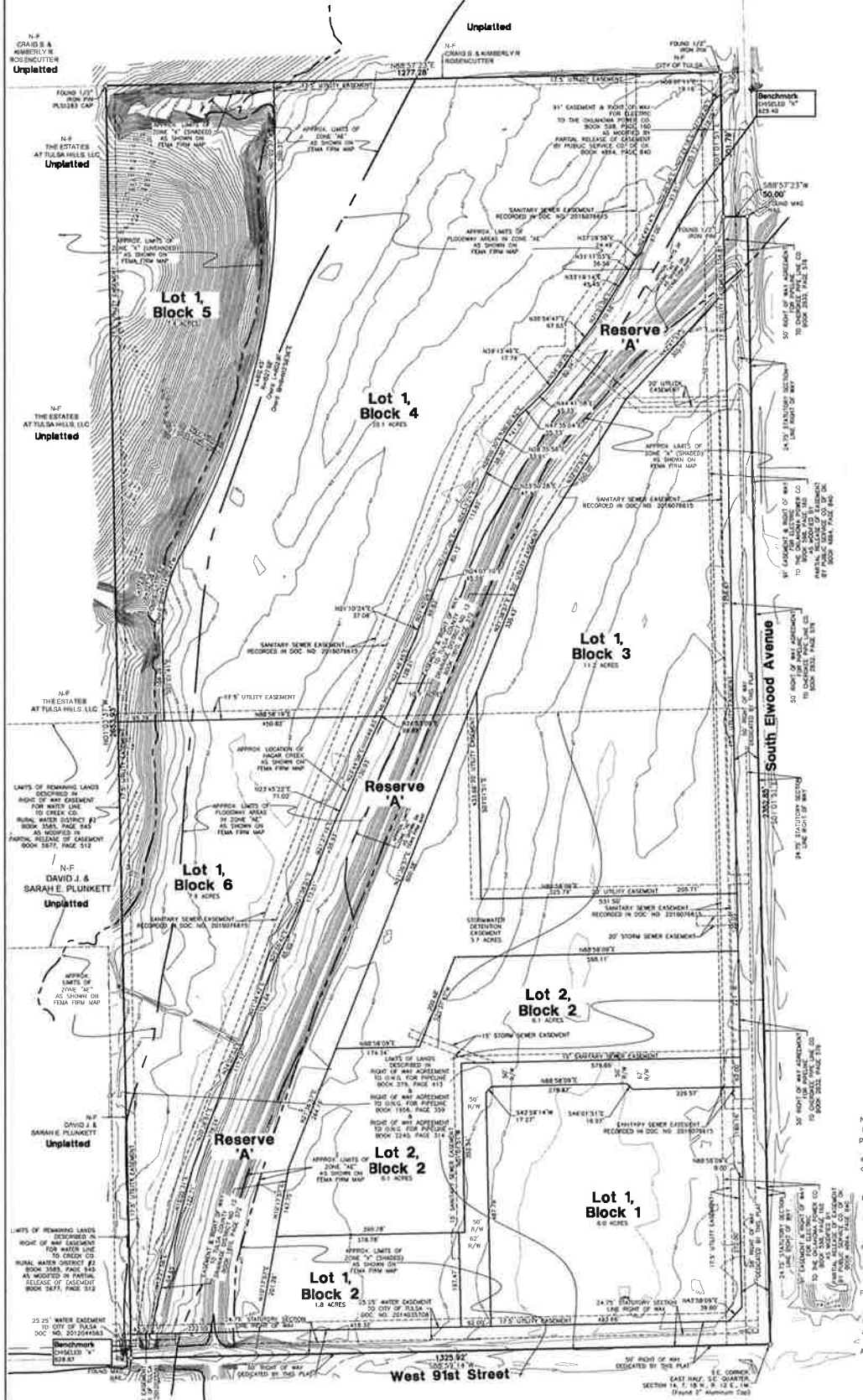
HORIZONTAL AND VERTICAL DATUM
THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NAD83 DATUM
THE VERTICAL DATUM FOR THIS SURVEY IS BASED ON CIP-88 (NAVD83)

LEGEND
BM - BENCHMARK
N/M - NORTH MARK
N/M - NORTH MARK

ADDRESS DISCLAIMER NOTE
ADDRESSES SHOWN ON THIS PLAT ARE
APPROXIMATE AND SHOULD NOT BE USED FOR
LEGAL PURPOSES AND SHOULD NEVER BE USED FOR
LEGAL PURPOSES

AVIGATION NOTICE
Notice is hereby given that owners and users of aircraft of all
types operate on a frequent basis in the airspace above this
plat of land. Said aircraft, when operated in a lawful manner,
are allowed free and unobstructed passage in the airspace
above, over, across, adjacent to, above and in the vicinity of
this plat of land. The lawful operation of aircraft is known
to generate noise, vibration, and other effects as may be
inherent in the operation of or flight or passage in and
through said airspace which result directly or indirectly from
the operations of aircraft or the airport, now and in the
future, including but not limited to, ground and flight
operations of aircraft at, over, on or in the vicinity of the
airport, and regardless of whether arriving, departing,
maneuvering, or en route, and it is hereby recognized
that all such operation may increase in the future.

Notice is also given that rules and regulations defined in
Federal Aviation Regulations (FARs), including but not limited
to FAR Part 77, may limit the height of buildings, structures,
poles, trees or other objects whether natural or otherwise,
located on or to be located on property within this plat of land
and may require, prior to construction, the submission of an
application as may be required by the Federal Aviation
Administration to ensure that the safe operation of aircraft is
not impacted by said object.



30.8

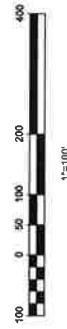
30.9

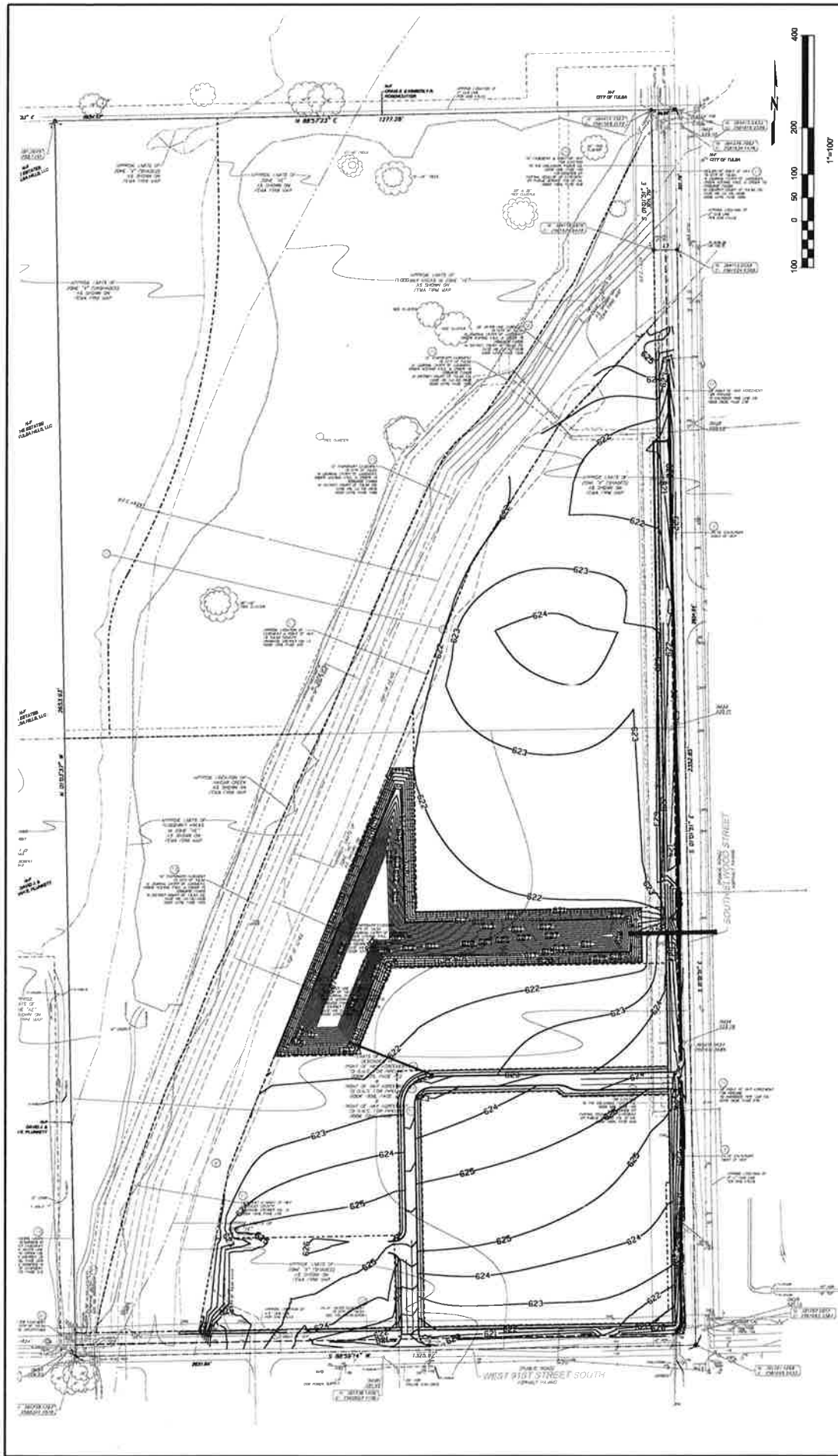
THIS DOCUMENT IS
PRESERVING IN NATURE
IS NOT A FINAL
RECALLED

[illegible]

CAUTION
NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED AGAINST THE LOCATION OF ADVERTISING UTILITIES AND CONDUITS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.





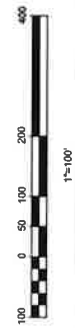
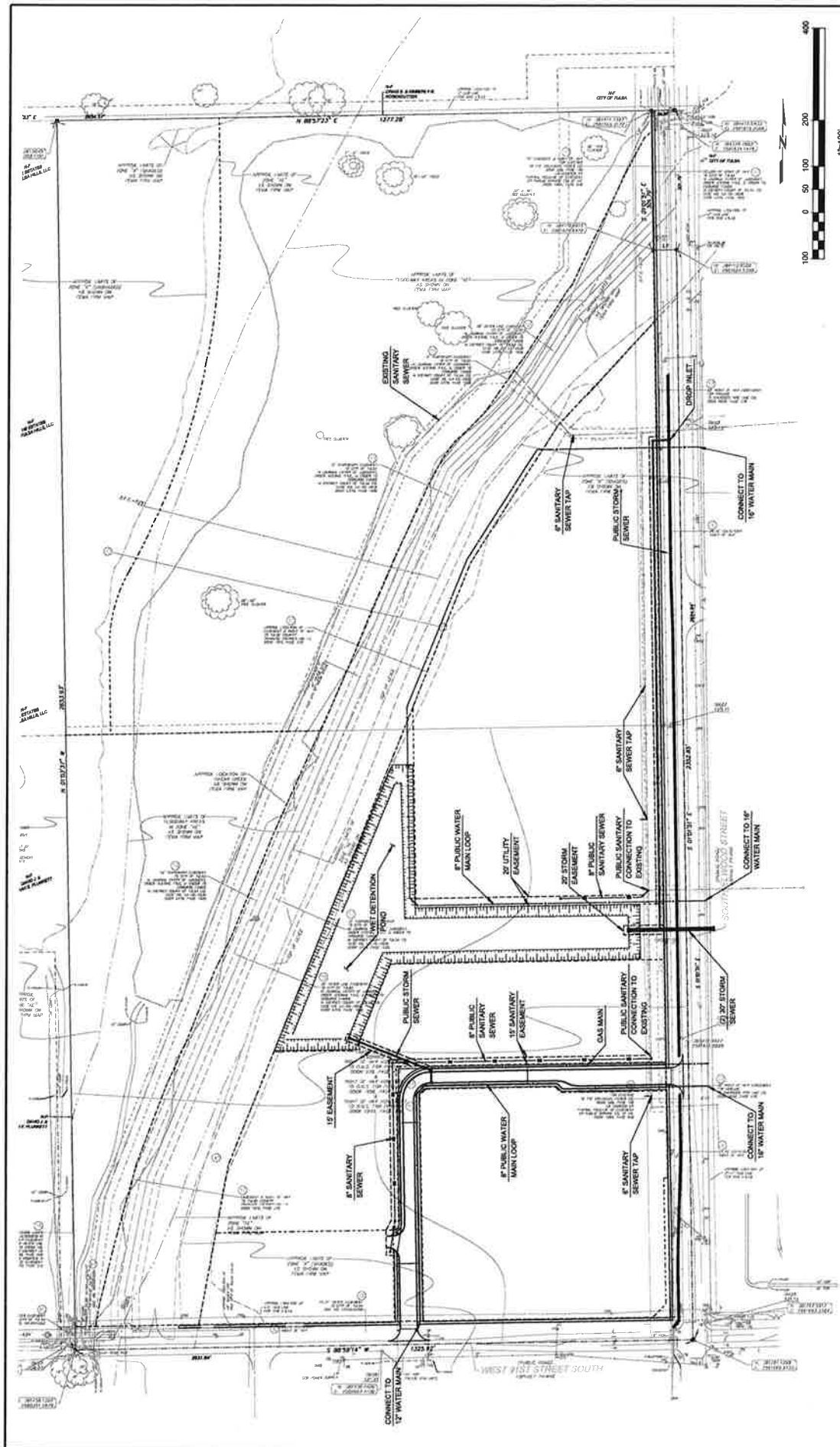
CAUTION
 BEFORE YOU DO ANYTHING
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED
 THE LOCATION AND ELEVATION OF EXISTING
 UTILITIES SHOWN ON THIS PLAN ARE BASED
 ON RECORDS OF THE VARIOUS UTILITY COMPANIES
 THE INFORMATION IS NOT TO BE RELIED ON AS
 BEING EXACT OR COMPLETE. THE CONTRACTOR
 SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION
 OF ALL UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO
 PREVENT DAMAGE TO UTILITIES.

REV	DESCRIPTION	DATE

91ST & ELWOOD
GRADING PLAN
EXHIBIT

PROJECT NO: 174008
 SHEET: C002

30.11



**91ST & ELWOOD
UTILITY PLAN
EXHIBIT**

PROJECT NO. 1740068 SHEET # C003



THIS DOCUMENT IS
PRELIMINARY IN NATURE
AND IS NOT A FINAL
SIGNED AND SEALED
DOCUMENT.

REV	DESCRIPTION	DATE

CAUTION
NOTICE TO CONTRACTOR
THESE UTILITIES ARE LOCATED BY FIELD SURVEY. THE LOCATION AND ELEVATION OF EXISTING UTILITIES ARE BASED ON RECORDS OF THE UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES BEFORE ANY EXCAVATION. AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



30.12

TMAPC Staff Report

October 4, 2017

City of Tulsa Tax Incentive District Project – First Place Garage

Item for consideration: Resolution finding a downtown project – First Place Garage - within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.

Background: In Resolution No. 19509 published Feb. 21, 2014, the City of Tulsa established the Local Development Act Review Committee in accordance with the Local Development Act, 62 O.S. Supp. 1992, § 851 et seq. The Local Development Act provides a significant economic development tool for local governments. Cities and Counties are able to create incentive districts to stimulate economic activity which the City of Tulsa did by the creation of Tax Incentive District No. 1 in 1993 (Amended 1997). This incentive, commonly referred to as an abatement, provides for a full or partial exemption of ad valorem taxes to the owner on the new investment made within the designated district for a period of 5 years, or 6 years (if located within an enterprise zone). Per Title 62, this incentive is not available for retail development or the retail portions of mixed use developments. Currently, the only approved area for this incentive within the City of Tulsa is properties generally located in downtown (inside the Inner Dispersal Loop). The value of the rehabilitation must be at least 50% of the current market value of the building as contained on the most recent Tulsa County assessment rolls. This incentive has been approved in the past for projects including the Mayo Hotel, Mayo 420 building, Atlas Life building, Ambassador Hotel, GreenArch (new residential), Coliseum building, Hartford Commons (new residential), Palace building, 400 S. Boston building, Hampton Inn & Suites (new hotel), the Meridia and Woodland Park Associates (new mixed-use building) and the Tulsa Club building.

The Local Development Act requires that the Tulsa Metropolitan Area Planning Commission (TMAPC) review proposed project plans, make recommendations, and certify to the City of Tulsa as to the conformity of any proposed project plans to the City of Tulsa. The TMAPC reviewed all of the previously mentioned projects and found them to be in conformance with the Tulsa Comprehensive Plan.

On August 28, 2017, the Local Development Act Review Committee voted to recommend to the Tulsa City Council that the First Place Garage project at 410 S. Boston Ave. (Exhibit A) be approved and adopted subject to compliance with the following conditions:

1. The Project will be constructed in substantial conformance with the rendering attached hereto as Exhibit B and with plans and descriptions provided to the City and the Review Committee in August 2017.

2. Colors of decorative bars on the rendering (Exhibit B) are illustrative and not intended to be final colors; final colors shall be agreed between the Mayor and the developer of the Project.
3. When completed, the Project shall provide public access via the tunnel system between the Main Park Plaza garage and the new garage depicted on Exhibit B.
4. The space designated for commercial retail use within the "street-level" floor of the garage shall be located in the exterior walls along the Main Street frontage and the South 4th Street frontage. The Project shall provide an initial 3,000 square feet of retail development at the corner of Main and 4th Street and be designed to accommodate future commercial retail development.
5. The Project shall be designed to provide public access from the sidewalk level along each frontage to all of the space designated for commercial retail use. The design of the concourse shown on Exhibit B may be modified to include stairway access from the sidewalk.
6. In the event a concourse system with ramp and/or stairway is located in the public right-of-way, the developer shall comply with City of Tulsa requirements for structures in the right-of-way. In the event a permanent and functionally mandatory part of the structure is proposed to be located in the public right-of-way, a vacation or closure is preferred over a revocable license agreement which contemplates temporary features.
7. During the period commencing with issuance of the initial Certificate of Occupancy and terminating at the end of the six-year period of tax exemption, no vehicles shall be placed, parked or stored in the space designated for the 3,000 square feet of retail development.
8. During the period commencing with issuance of the initial Certificate of Occupancy for the project and terminating at the end of the six-year period of tax exemption, the space designated for commercial retail use shall be used solely for commercial retail use(s).
9. In addition to retail use, commercial use(s) may be located in the space designated for commercial retail use.

Prior to submittal to City Council, the TMAPC is asked to review the proposed project and adopt a resolution stating that the proposed project is in conformance with the adopted *Tulsa Comprehensive Plan*.

Summary: The proposed project is located in the *Downtown Core* land use designation in the *Tulsa Comprehensive Plan*, described as:

"Downtown Tulsa is a unique area, the centerpiece of the city and region with the highest intensity of uses. Many uses are attracted to the centralized location – government entities, major employers, regional entertainment venues, unique restaurants, specialty stores, nightclubs, cultural entertainment and hotels. Downtown is a significant employment center. Downtown also is a unique and eclectic neighborhood offering a special variety of housing for people who prefer to live in the midst of the activity and amenities."

“Downtown Core is Tulsa’s most intense regional center of commerce, housing, culture and entertainment. It is an urban environment of primarily high density employment and mixed-use residential uses, complemented by regional-scale entertainment, conference, tourism and educational institutions. Downtown Core is primarily a pedestrian-oriented area with generous sidewalks shaded by trees, in-town parks, open space, and plazas. The area is a regional transit hub. New and refurbished buildings enhance the pedestrian realm with ground-floor windows and storefronts that enliven the street. To support downtown’s lively and walkable urban character, automobile parking ideally is located on-street and in structured garages, rather than in surface parking lots.”

The *Downtown Tulsa Master Plan* lists design guidelines for future development and infrastructure improvements. Below are those applicable to this project:

Buildings should have a significant amount of transparency and connectivity at street level. This would include windows, clerestories, transoms, doors, entrances, and exits. Monolithic, blank and bare walls without visual penetration into and out from buildings should not be permitted. Blank walls detract from safety, openness, human scale and connectivity crucial to the linkage of the indoor with the outdoor environment.

New parking is encouraged in structures located below or above mixed use buildings, or “architecturally imbedded” within a development. Parking garages are as important an infrastructure improvement to downtowns as water, wastewater, storm water, and power systems. Commercial, office, residential or other compatible uses should be provided at the street level of parking structures and decks.

The **First Place Garage** project proposes development of a downtown parking garage (167,944 square feet with 519 leasable stalls) and 3,000 square feet of restaurant/retail space on the first floor.

This project contributes to current and future development opportunities in downtown by providing additional structured parking, thereby lessening the need for surface parking. Conformance with the applicable design guidelines in the *Downtown Tulsa Master Plan* ensures that the building contributes to the pedestrian nature of downtown. The project supports the *Downtown Core* land use designation, and meets the applicable design guidelines in the *Downtown Area Master Plan*.

Staff recommendation: *Staff recommends that TMAPC adopt a resolution finding the First Place Garage Project within Tax Incentive District Number One in conformance with the Tulsa Comprehensive Plan.*

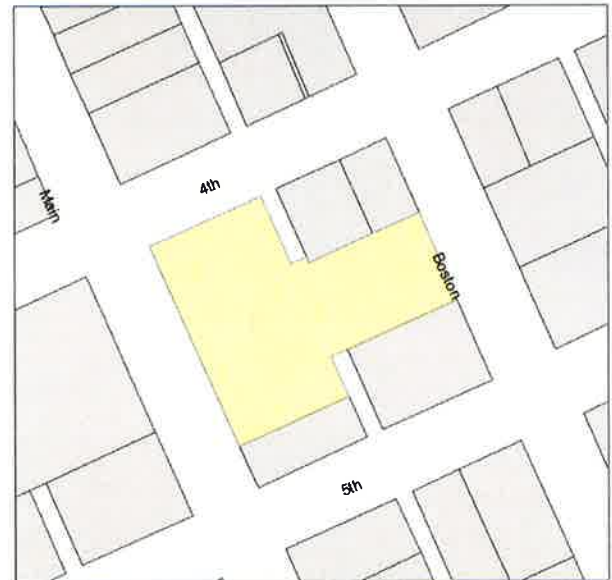
First Place Garage

(410 S Boston Ave)



8/17/17

First Place, LLC
First Place Garage
410 S Boston Avenue



First Place Garage - Parcel

0 40 80 160 Feet

Legal: LT 5 BLK 136 TULSA - ORIGINAL TOWNSHIP & LTS 2, 4 & 5 BLK 1 FIRST PLACE ADDITION RESUBMIT
PRT L 117 & 6-7 B 136
ORIGINAL TOWNSHIP TULSA

City of Tulsa - Mayor's Office of Economic Development
April 2017

APPLICANT: FIRST PLACE LLC

PROPERTY LOCATION: 410 S Boston Ave

NARRATIVE DESCRIPTION: THE 410 S. BOSTON AVE. PROJECT PROPOSES DEVELOPMENT OF A DOWNTOWN PARKING GARAGE ON VACANT PORTION OF LOT INTO 519 LEASABLE STALLS ON FLOORS 2-5 PLUS 3,000 SF RESTAURANT/RETAIL SPACE ON THE FIRST FLOOR. PER THE DEVELOPER, THE ESTIMATED CONSTRUCTION VALUE OF THESE IMPROVEMENTS IS \$11,500,000. (TOTAL PROJECT COST IS \$14.8MM.) THIS SITE IS LOCATED IN AN ENTERPRISE ZONE, THE OIL CAPITAL HISTORIC DISTRICT, AND REINVESTMENT AREA. THE BUILDING, CONSISTING OF 167,944 SQUARE FEET, WILL INCLUDE APPROXIMATELY 3,000 SF OF RESTAURANT AND RETAIL SPACE WHICH IS NOT ELIGIBLE.

164,944 SF PARKING GARAGE, 3,000 SF RESTAURANT/RETAIL

TOTAL PROJECT COST: \$14,872,500.

SCENARIO	Existing Values	Estimated Values Upon Completion
Taxable	\$13,289,200	\$24,789,200
Annual Ad Valorem	\$196,248	\$366,074
Abatement: $\$366,074 - (\$196,248 + \text{Retail Increase of } \$3,033) =$ $\$166,793 @ 6 \text{ years} = \$1,000,756$		

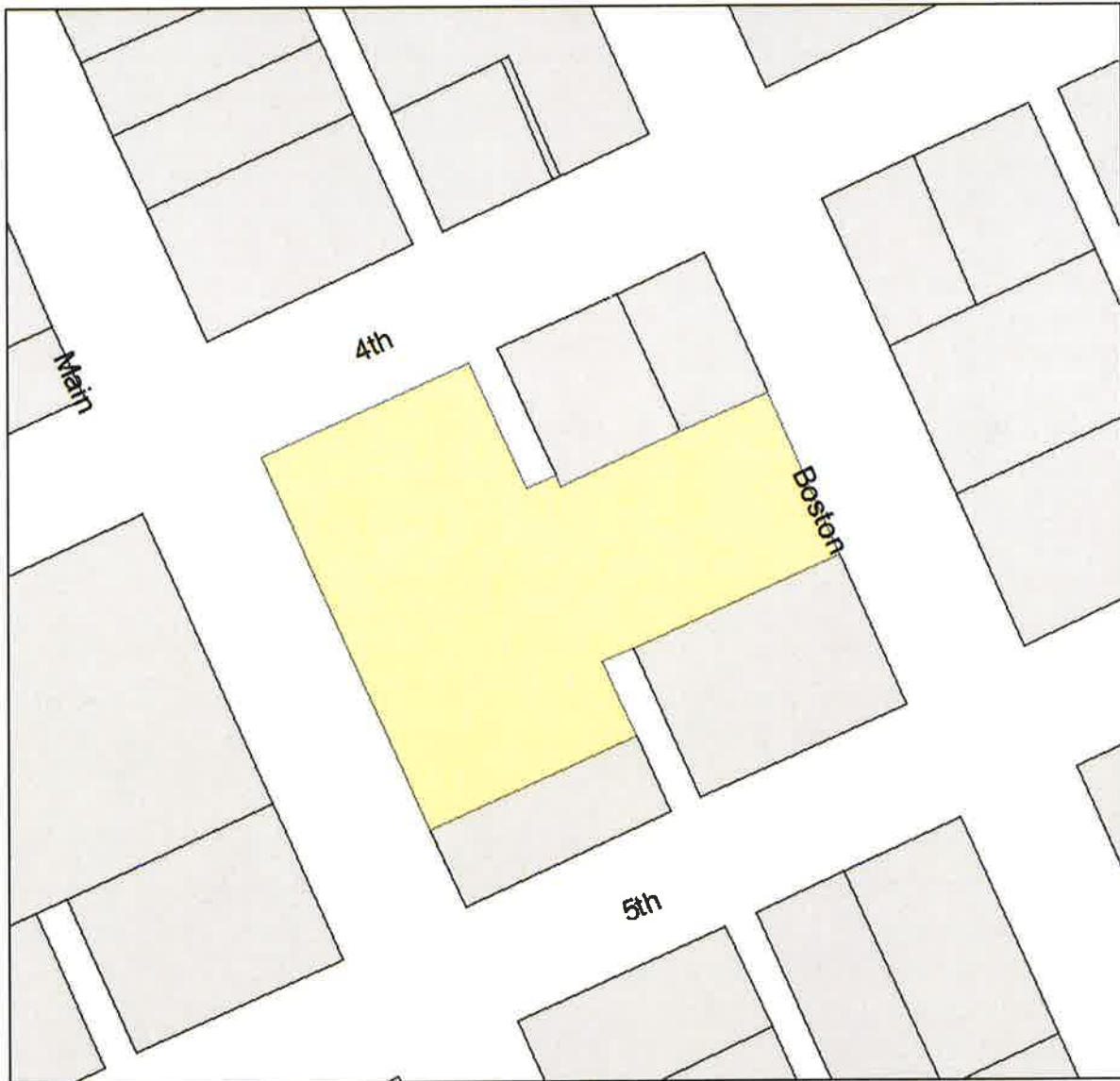


CITY OF
Tulsa
A New Kind of Energy.

31.4

Exhibit A

First Place, LLC
First Place Garage
410 S Boston Avenue



 First Place Garage - Parcel

0 40 80 160 Feet

Legal: LT 5 BLK 136 TULSA— ORIGINAL TOWN &
LTS 2, 4, & 5 BLK 1 FIRST PLACE ADDN RESUB
PRT L 1-3 & 6-7 B136,
ORIGINAL TOWNSHIP TULSA

City of Tulsa - Mayor's Office of Economic Development
April 2017



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Tulsa
A New Kind of Energy.
31.5

Exhibit B

