

AMENDED AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2776
August 15, 2018, 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: There will be a work session on September 5, 2018 at 11:30am in the 10th floor South Conference room.

Director's Report:

1. Minutes of August 1, 2018, Meeting No. 2775

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. **PUD-307-C-1 Pete Webb** (CD 2) Location: West of the northwest corner of East 71st Street South and South Lewis Avenue requesting a **PUD Minor Amendment** to increase the allowable area of a dynamic display

PUBLIC HEARINGS:

3. **PUD-757-A Stuart Van De Wiele** (CD 4) Location: North of the northwest corner of South Norfolk Avenue and East 15th Street South requesting a **PUD Major Amendment** to change development standards to original PUD (Continued from August 1, 2018)
4. **Z-7451 Kathryn Hall** (CD 4) Location: South of the southwest corner of East 7th Street South and South Troost Avenue requesting rezoning from **RM-2 to IL**
5. **CPA-74**, Consider adoption of amendments to the **GO Plan/Bicycle and Pedestrian Master Plan**

OTHER BUSINESS

6. **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



Case Number: PUD-307-C-1
Minor Amendment

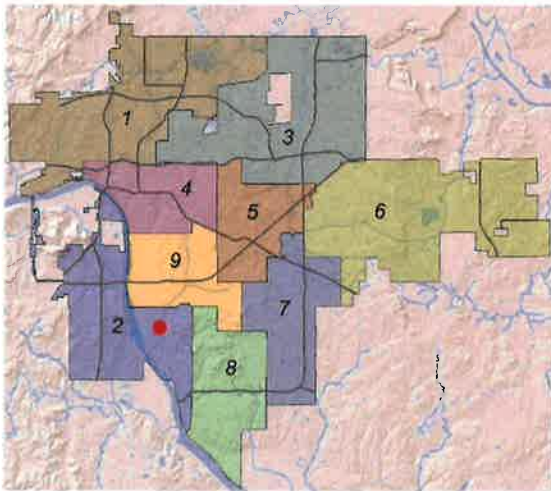
Hearing Date: August 15, 2018

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Pete Webb

Property Owner: Tulsa Jewish Community
Council, Inc.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment
to increase the allowable area of a dynamic
display

Gross Land Area: 19.2 acres

Location: West of the NW/c E 71st St S & S
Lewis Ave

2025 E 71st St S

Lot 1, Block 1 Camp Shalom

Zoning:
Existing Zoning: OM/PUD-307-C
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Regional Center
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 8306

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-307-C-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow a 43.5 sf dynamic display.

Currently, the sign standards for this site limit the size of a dynamic display to 32 sf. The applicant is proposing to increase this to 43.5 sf to provide better visibility to the sign. The sign would be used to promote events and activities at the Zarrow Campus.

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.

"Modifications 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-307-C shall remain in effect.

Exhibits included with staff recommendation:

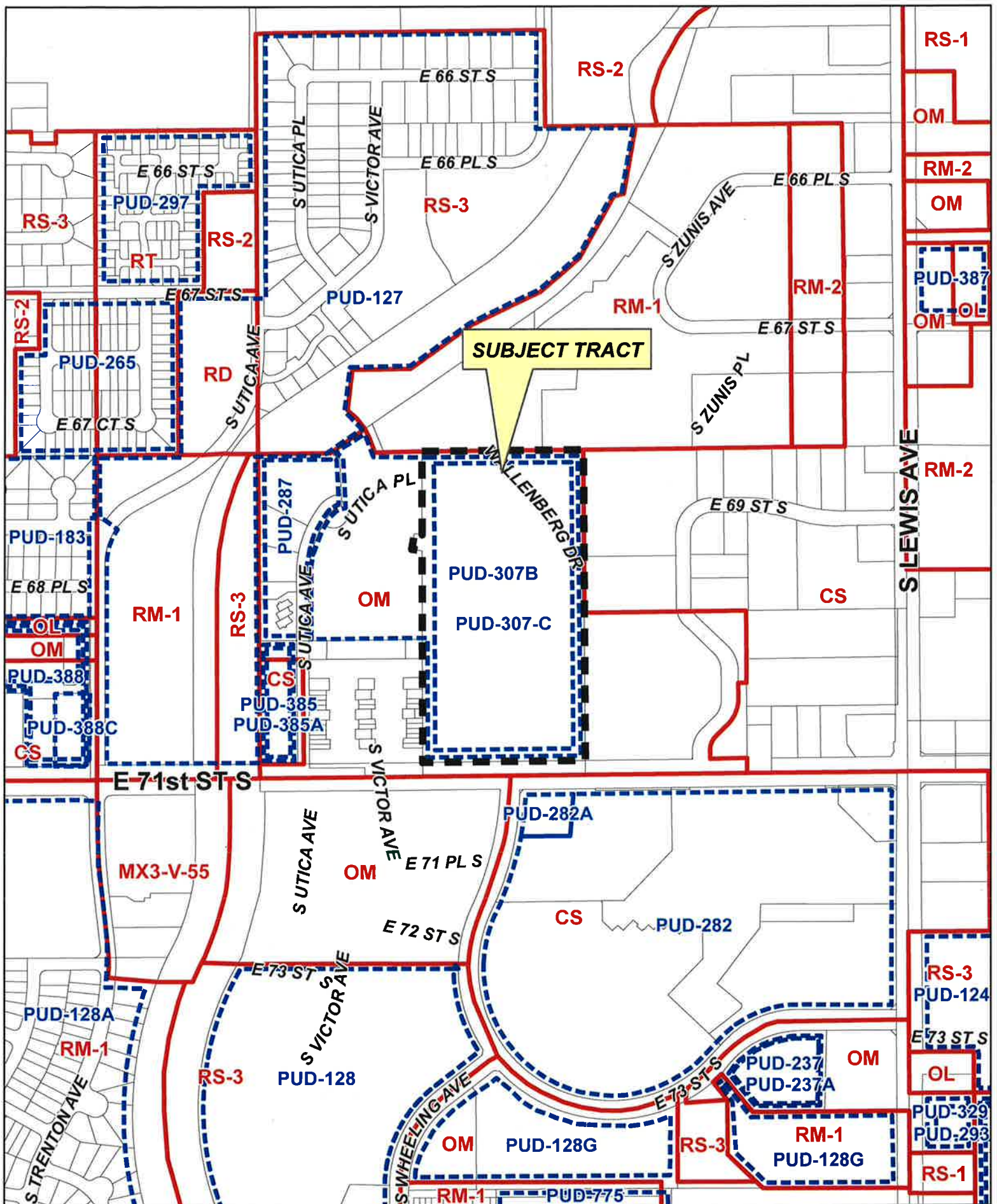
INCOG zoning case map

INCOG aerial photo

Applicant Exhibits:

Proposed Signage

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable area of a dynamic display to 43.5 sf.



SUBJECT TRACT

PUD-307-C-1

2.3

18-13 06



0 250 500
Feet



Subject
Tract

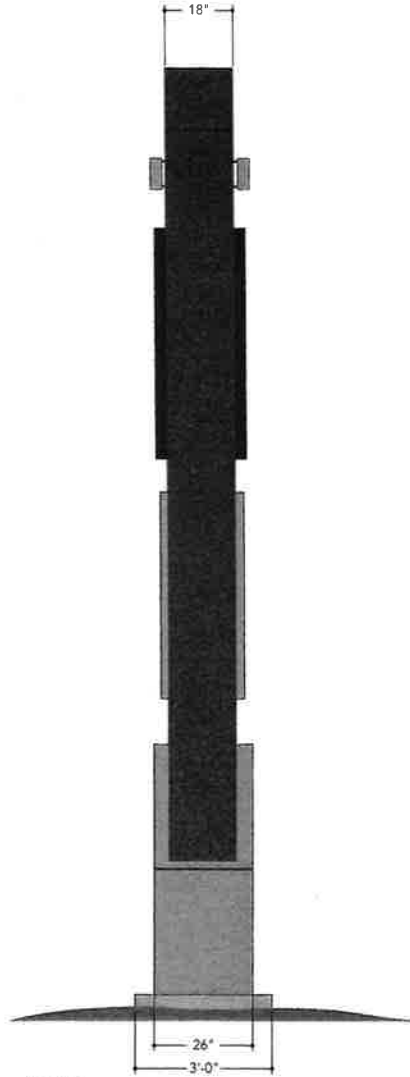
PUD-307-C-1

18-13 06

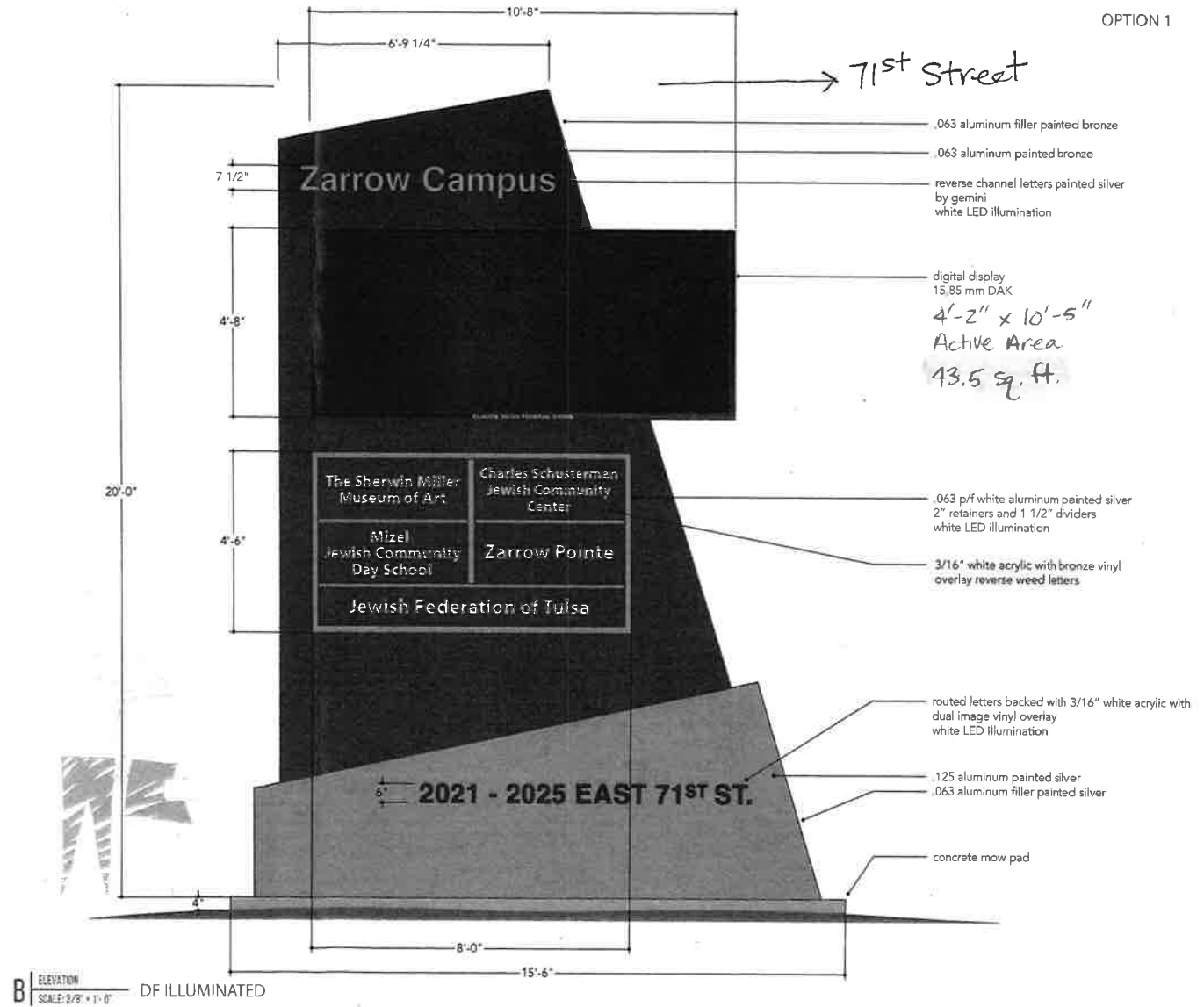
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018





A SIDE VIEW
SCALE: 3/8" = 1'-0"



	<p>THESE DRAWINGS ARE THE PROPERTY OF THE TULSA JEWISH COMMUNITY CENTER. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE TULSA JEWISH COMMUNITY CENTER.</p>	<p><input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED</p> <p>X _____ DATE _____</p>	<p>PROJECT/CLIENT NAME: ZARROW POINT</p>	<p>LOCATION: 2025 E. 71ST STREET TULSA, OK</p>	<p>ACCOUNT EXEC: PETE WEBB</p>	<p>DESIGNER: BILLY SAMPLE</p>	<p>DATE OF ORIGINAL DWG: JULY 10, 2018</p>	<p>REVISION HISTORY:</p>	<p>SIGN TYPE/DESCRIPTION: DF ILLUMINATED</p> <p>SHEET NAME: ST-1.0</p>
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2.5



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-757-A

Hearing Date: August 15, 2018

Staff requested a continuance from August 1st giving the applicant additional time to submit engineering plans.

Case Report Prepared by:

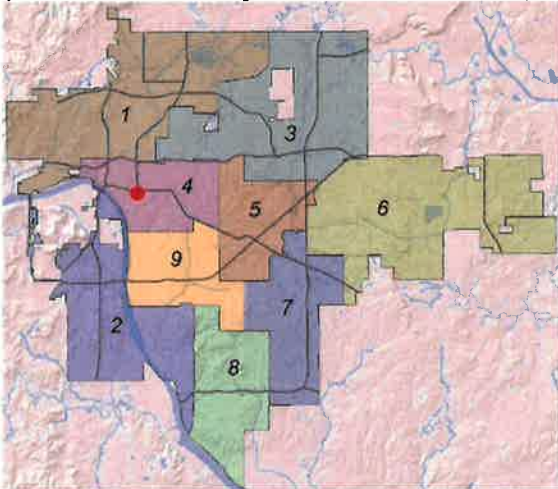
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Stuart Van De Wiele

Property Owner: LJS PROPERTIES LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Single Family Residential

Proposed Use: Single Family Residential

Concept summary: Amend the PUD to conform with as-built conditions and to satisfy requirements for fire department and vehicular maneuverability requirements

Tract Size: 0.43 ± acres

Location: N. of the NW/c of S. Norfolk Ave. & E. 15th St. S.

Zoning:

Existing Zoning: PUD-757, RT

Proposed Zoning: PUD-757-A, RT

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9212

CZM: 36

Atlas: 15

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: PUD-757-A

DEVELOPMENT CONCEPT:

Maple Terrace is a single-family residence infill development with a maximum of three (3) single family homes located on three (3) individual lots designed for occupancy by single family resident owners with common area facilities and one reserve area (Reserve A) to be maintained by a Homeowners Association as shown on Exhibit "A", Detailed Site Plan.

The subject property is zoned Residential Townhome and is subject to Planned Unit Development No. 757 (as amended by PUD-757-1, PUD-757-2, and PUD-757-3). The Development and the PUD have undergone multiple changes and amendments and this major amendment is designed to set forth the development standards applicable to the project and property both as currently constructed and as-constructed at completion. The development standards shown herein and amended pursuant to the current City of Tulsa Zoning Code shall supersede and replace the development standards as previously adopted or amended under the prior version of the City of Tulsa Zoning Code.

The three (3) lots will provide for a minimum aggregate average of 1,200 square feet of Open Space per residential lot (taking into account the Open Space of Reserve A) and will provide for more than adequate off-street parking for the residents and their guests. The Homeowners Association will maintain a reserve area (Reserve A) which will serve not only as a common access point for the residents, but also as an emergency access point for emergency vehicles and as a turnaround for emergency vehicles on Norfolk Avenue. Turnaround for local traffic is a requirement of the PUD will be addressed in the infrastructure development plan (IDP) process separate and apart from this PUD amendment.

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:
 - Exhibit "A" – Detailed Site Plan
 - Exhibit "B" – Open Space Exhibit
 - Exhibit "C" – Conceptual Gate Design and Specifications
 - Exhibit "D" – Conceptual Wall / Fence Diagrams
 - Exhibit "E" – Conceptual Building Elevations

SECTION II: PUD 757-A Development Standards

LAND AREA:

Net	18,612 Square feet
Gross	24,994 square feet

PERMITTED USES - LOTS:

Three (3) single-family residences and uses customarily accessory to the same

PERMITTED USES - RESERVE A:

Mutual access, Open Space, landscaping, landscape lighting, and walls / fences subject to the approval by the city. Gate controlled entrance (minimum 20' in width) for resident and guest pedestrian and vehicle access, emergency vehicle access, emergency

vehicle turnaround from South Norfolk Avenue, common area facilities and utilities, and other uses customarily accessory to residential dwellings, to be maintained by the Homeowners Association.

Gate controlled entrance within Reserve A shall be a minimum width of twenty feet (20').

Conceptual diagram of gate is as shown on Exhibit "C" and the location of the gate within Reserve A is as shown on the Detailed Site Plan attached as Exhibit "A".

MAXIMUM NUMBER OF DWELLING UNITS:

Three (3)

MINIMUM WIDTH - LOT:

33 Feet

MINIMUM LOT AREA:

3,450 Square Feet

MINIMUM OPEN SPACE:

1,200 Square Feet per Lot (aggregate average including Reserve-A) as shown on the Open Space Exhibit attached as Exhibit "B"

MAXIMUM BUILDING HEIGHT:

38 Feet from finished floor elevation as shown on the Detailed Site Plan attached as Exhibit "A" and on the Conceptual Building Elevations attached as Exhibit "E".

OFF-STREET PARKING:

Minimum of 6 per Lot (including stacked parking on the respective Lot in garages or on driveway)

MINIMUM SETBACK: East*

8 Feet from Property Line**

MINIMUM SETBACK: North*

5 Feet from Property Line**

MINIMUM SETBACK: West*

5 Feet from Property Line**

MINIMUM SETBACK: South*

10 Feet from Property Line**

MINIMUM SETBACK: Interior lot line 0 feet

* Any encroachment into a utility easement is subject to approval by the City.

** References to the property line are the exterior boundary of the Maple Terrace Plat.

SIGNS:

One (1) neighborhood identification sign or "Maple Terrace" sign shall be permitted either on the gate or on the fence at the South Norfolk Avenue entrance. Such sign shall have a maximum of 12 square feet of display surface area.

LIGHTING:

No exterior lighting other than (i) customary exterior home lighting, (ii) landscape lighting, or (iii) LED underlighting to be located under each column cap along the fence / wall columns (inside and outside of columns).

FENCES / WALLS:

A masonry, decorative iron and stucco screening fences and retaining wall structure shall be permitted along the east, north, west and south perimeters of the property similar to the type, size and style depicted on the Conceptual Wall / Fence diagrams as shown on Exhibit "D" attached hereto if permitted by the city. A Fence / Wall profile with appropriate details shall be approved as part of a TMAPC site plan approval prior to receipt of a building permit. Exhibit D is provided for illustrative purposes only.

The maximum height of the fence/wall structure as measured on the inside may not exceed 8 feet from the finished ground or pavement surface. The columns which are made a part of the wall and fence are excluded from that dimension however those columns may not exceed the height of the wall or fence panel by no more than 1.5 feet.

The existing retaining wall shall not be considered part of the fence height.

ENTRY GATE:

Entrance gate, if constructed, shall be open decorative wrought iron type gate as shown on the Conceptual Gate Design and Specifications as shown on Exhibit "C" attached hereto. The entrance gate shall maneuver as shown on the Detailed Site Plan attached as Exhibit "A" attached hereto.

PRIVATE DRIVE / ACCESS:

The private access drive will be constructed to connect to the City right-of-way on South Norfolk Avenue with a quality and thickness that meets or exceeds City standards for a minor residential public street. The apron to access to the property from the existing edge of pavement to the West right-of-way of South Norfolk Avenue will be constructed to meet or exceed City standards for Residential Concrete Driveway / Asphalt Streets. The access drive details will be determined prior to Detailed Site Plan approval and meet the standards required by the Tulsa Fire Department.

PLATTING REQUIREMENT:

Already platted.

DETAILED SITE PLAN:

Attached as Exhibit "A" illustrates the general concept for the development but does not accurately illustrate details of building locations and does not illustrate final design for Reserve A. Detailed Site Plan approval for the perimeter fencing, retaining walls, gates and Reserve A will be reviewed through the normal site plan approval process identified in the Tulsa Zoning Code. Final site plan approval will not be released by INCOG staff until written approval of the final design is received from the Fire Department and from Development Services.

OPEN SPACE PLAN:

Attached as Exhibit "B".

HOMEOWNERS ASSOCIATION:

Developer will create a Homeowners Association to maintain Reserve A and all common facilities.

TOPOGRAPHY:

Alteration of grades from the contours existing upon the completion of the installation of utilities and the completion of all construction activities shall be prohibited unless required permitting (if any) is obtained from the City of Tulsa for such alteration.

IDP PROCESS: Infrastructure improvements necessary for the development shall be pursued and approved through IDP process separate and apart from the PUD amendment process.

CONSTRUCTION SCHEDULE: It is anticipated that upon release of the necessary permits, construction of the development will be complete within six (6) months thereof.

DETAILED STAFF RECOMMENDATION:

Development standards identified in Section II above are consistent with the provisions of the PUD chapter of the Tulsa Zoning Code and,

PUD 757-A establishes new development standards that may have been considered minor amendments if reviewed individually. The aggregate of all changes along with engineering and fire code requirements which will affect abutting property owners to the extent that staff has determined that the PUD amendment cannot be processed except through a major amendment and,

The Development Standards for PUD 757-A in Section II above are consistent with the Tulsa Comprehensive Plan and,

Infrastructure that was required by the previous PUD has not been installed and concepts important to fire safety and vehicular access have not been reviewed or approved by City of Tulsa Development Services. Those infrastructure design solutions could affect the final site plan approval as it relates to the private drive and gate approval. Staff will support engineering department and development services department regarding any additional site plan design details that may be necessary to satisfy infrastructure and fire safety requirements during the detailed site plan required by the PUD and,

The construction of several structures has proceeded outside the standards of the original PUD. This PUD amendment has been written to amend the site details that that can be amended within the PUD chapter provisions of the Tulsa Zoning Code therefore,

Staff recommends approval of PUD-757-A as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD development standards identified in Section II above are consistent with the New Neighborhood land use designation and the Area of Growth concept identified in the Tulsa Comprehensive Plan.

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 that affect site development

Trail System Master Plan Considerations: PUD 757-A abuts the Midland Valley Trail. Connectivity to the trail is an important concept in the GO Plan. Access from the north End of Newport by ODOT fencing however easy access to the trail is located just west of this site on E. 15th Street. Sidewalk construction should be required from the front entrance on Norfolk to E. 15th Street.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Construction on the site has started with at least one home that does not conform limitations that were part of the original PUD. Additional construction for fencing and retaining walls have been started without building permit approval or detailed site plan approval and appear to conflict with design requirements that were originally approved in the PUD. The retaining wall system on the south end of the site and conflicts with City sanitary sewer and it is likely that a new public sewer system will be required for this project.

Environmental Considerations: None that affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South Norfolk Ave	None	50 feet	2

3.4

REVISED 8/9/2018

Utilities:

The subject tract has municipal water and sewer available. Note: Sanitary sewer service relocation may be required.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	None	None	Broken Arrow Expressway and Inner dispersal Loop
East	OL and RS-4 (north lot)	Existing Neighborhood and Main Street	Stability on north and Growth on south	Single Family Residential
South	OL	Main Street	Existing Neighborhood	Medical Office
West	RM-2	Main Street	Growth	Vacant

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21978 dated January 6, 2009, established zoning for the subject property. (RS-3/OL to RT/PUD)

Subject Property:

PUD-757/Z-7096 January 2009: All concurred in **approval** of a proposed *Planned Unit Development* on a .43+ acre tract of land and **approval** of a request for *rezoning* from RS-3/OL to RT/PUD for a townhouse development on property located north of the northwest corner of South Norfolk Avenue and East 15th Street South, the subject property.

Minor Amendments:

PUD-757-1 February 2014: All concurred in **approval** of a *minor amendment* to PUD-757 to allow Use Unit 6 (Single-family Dwellings); and **denied** a *minor amendment* to allow architectural elements to extent past the 35 feet height element.

PUD-757-2 August 2014: All concurred in **approval** of a *minor amendment* on the consent agenda for PUD-757 to reduce the setback from South Norfolk Avenue to ten feet from the property line.

PUD-757-3 November 2014: All concurred in **approval** of a *minor amendment* on the consent agenda for PUD-757 to reduce the setback of the west boundary from 20 feet to 11 feet.

Z-6081 January 1986: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL for office use on property located on the northwest corner of East 15th Street South and South Norfolk Avenue (included a portion of the subject property).

Surrounding Property:

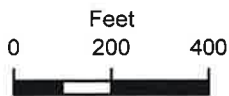
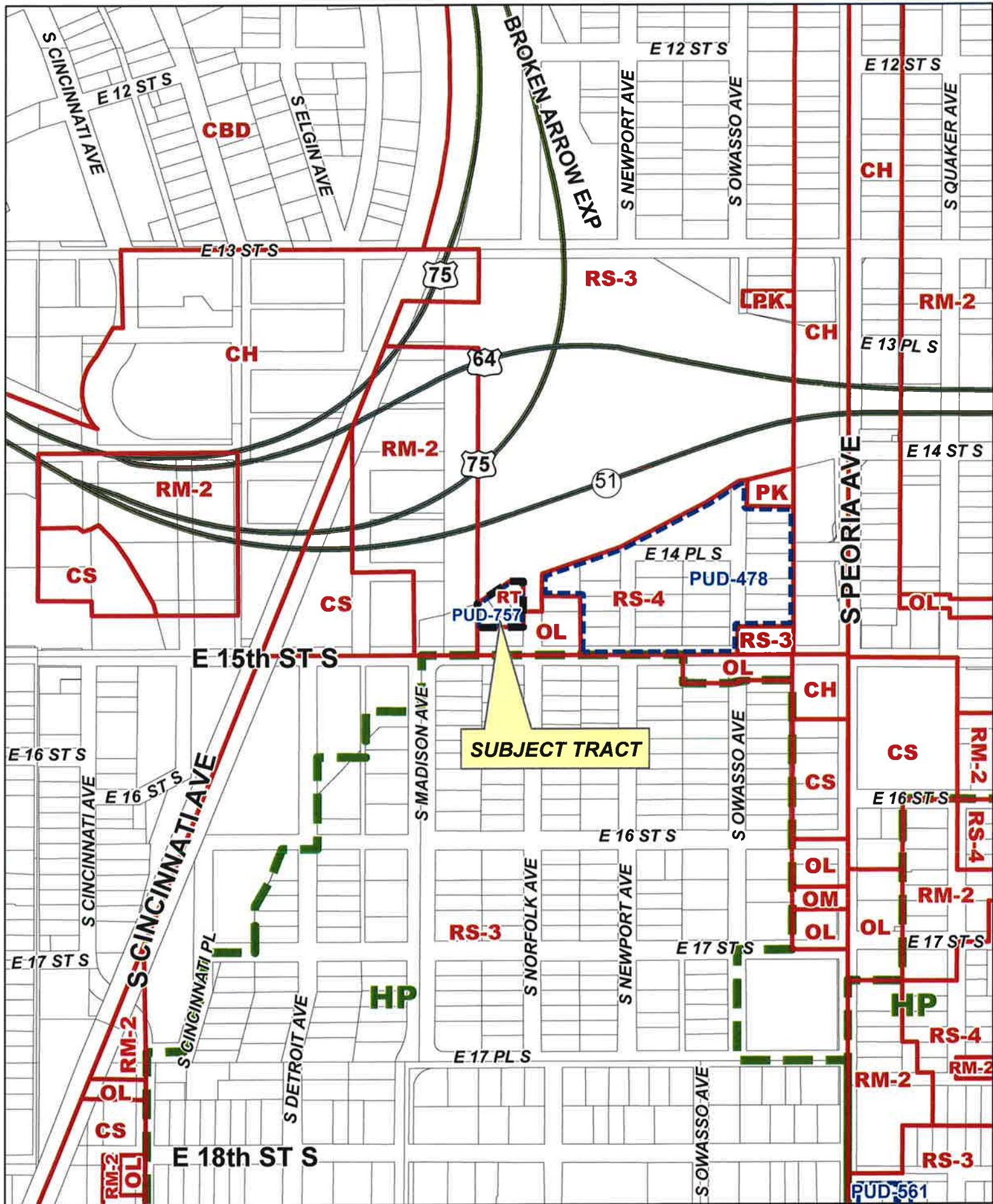
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BOA-21925 July 2015: The Board of Adjustment **denied** a *special exception* to permit an office in an RM-2 district; a *variance* to reduce the required building setback from the centerline of East 15th Street from 85 feet to 50 feet; and a *variance* to permit a 3-story office building in an RM-2 zoned district, on property located south and west of the subject property, or west of the northwest corner of East 15th Street South and South Norfolk Avenue.

Z-6378 April 1993: All concurred in **approval** of a request for a *supplemental overlay zoning* on a tract of land to HP for historic preservation on property located south of the subject property.

Z-6339/PUD-478 December 1991: All concurred in **approval** of a request for *rezoning* a 7.73± acre tract of land from OL/OMH/RS-3 to RS-4 and **approval** of a proposed *Planned Unit Development* for a single-family development with private streets on property located west of the northwest corner of South Peoria Avenue and East 15th Street.

8/1/2018 1:30 PM



PUD-757-A

19-12 12





0 200 400
Feet



Subject
Tract

PUD-757-A

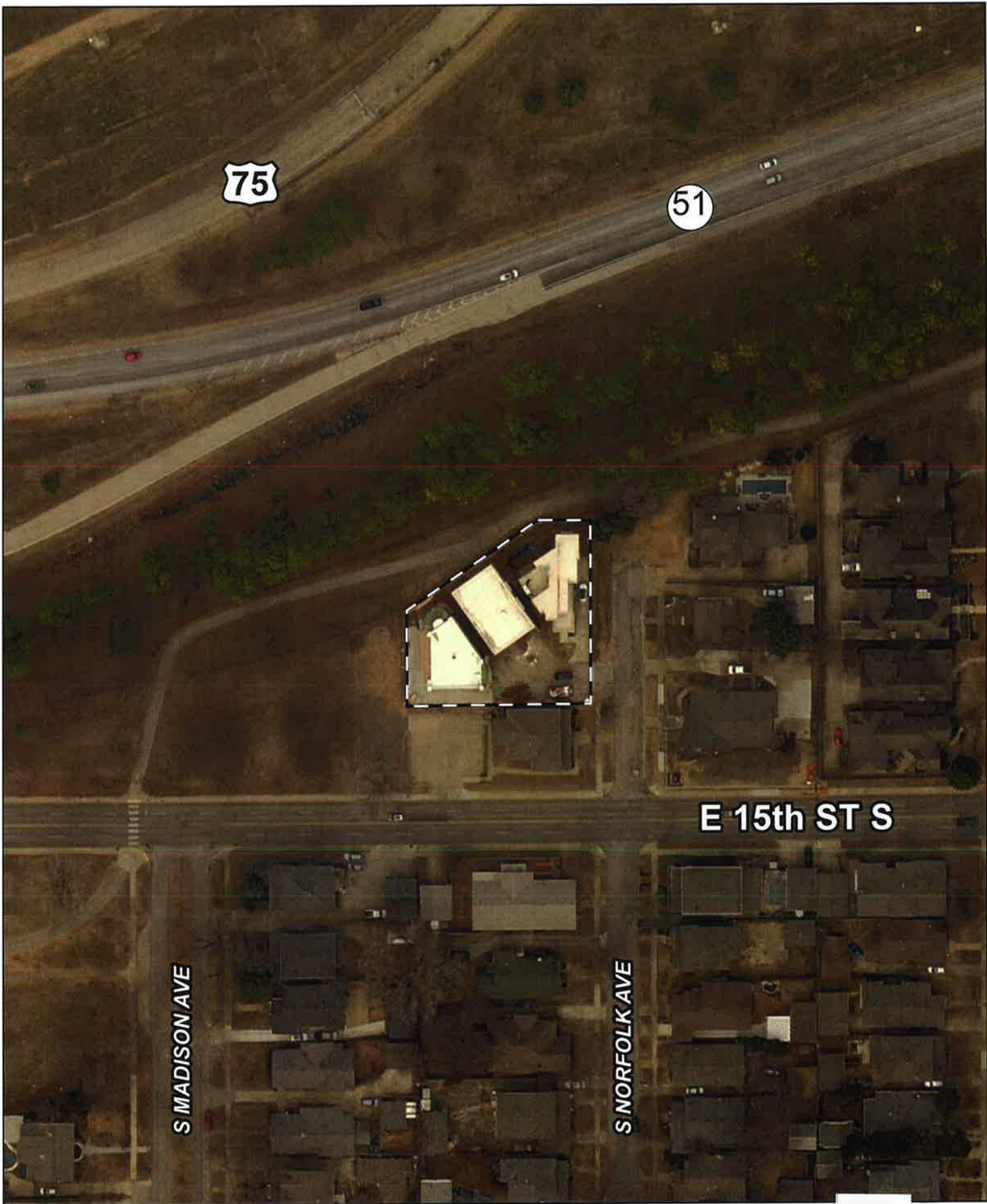
19-12 12

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

Aerial Photo Date: February 2011

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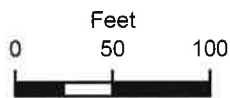
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51

E 15th ST S

S MADISON AVE

S NORFOLK AVE



Subject
Tract

PUD-757-A

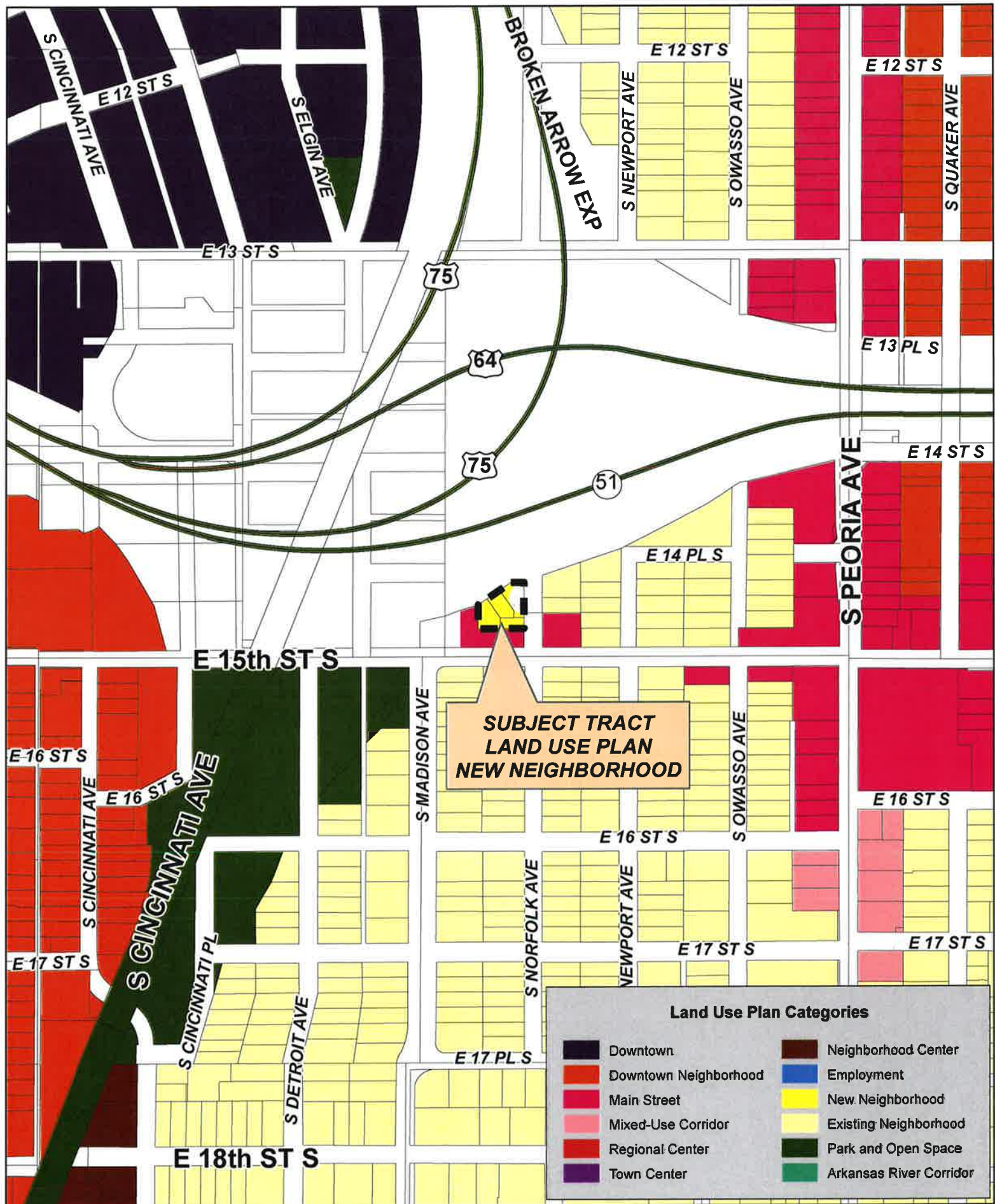
19-12 12

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

Aerial Photo Date: February 2018

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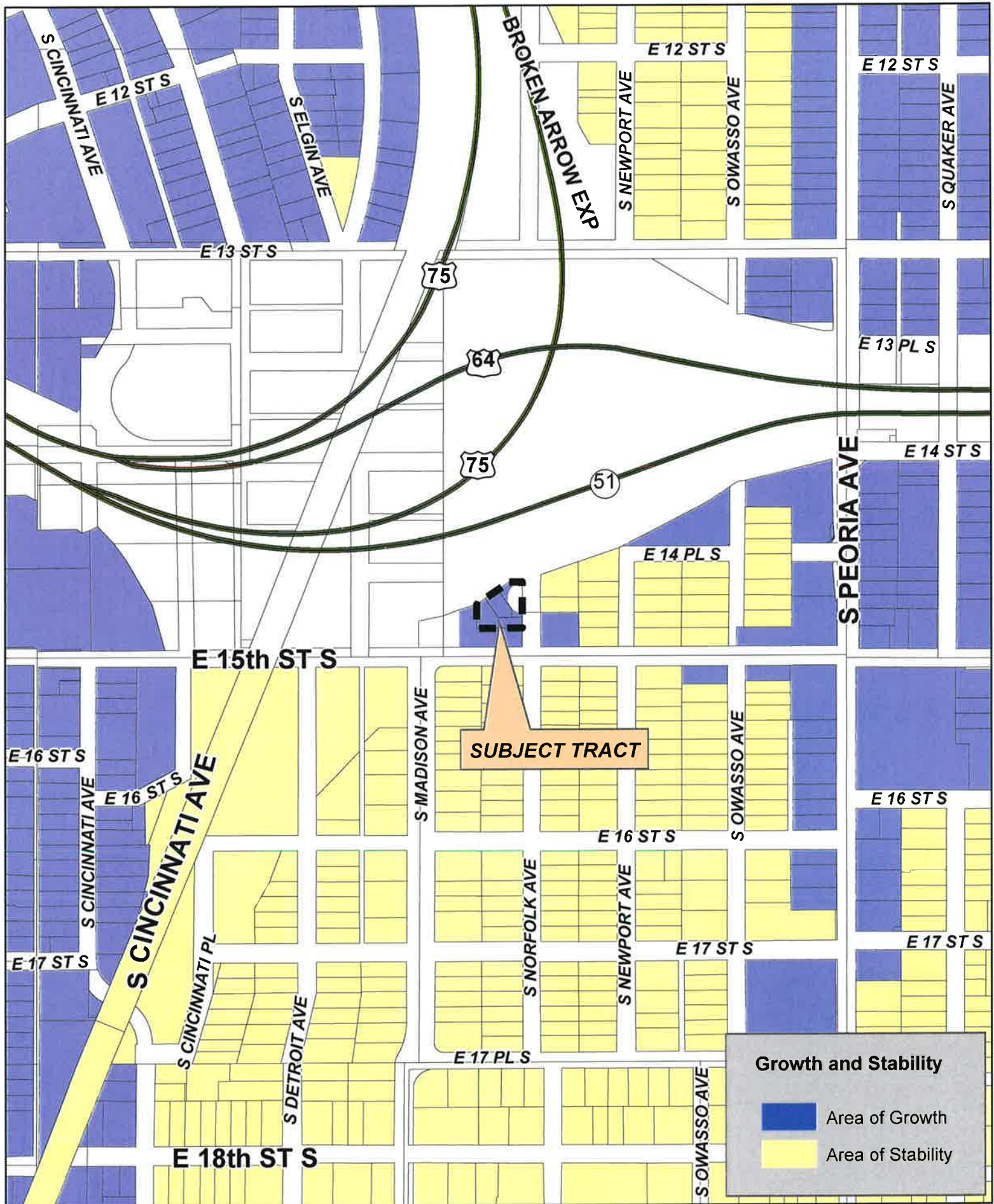




PUD-757-A

19-12 12





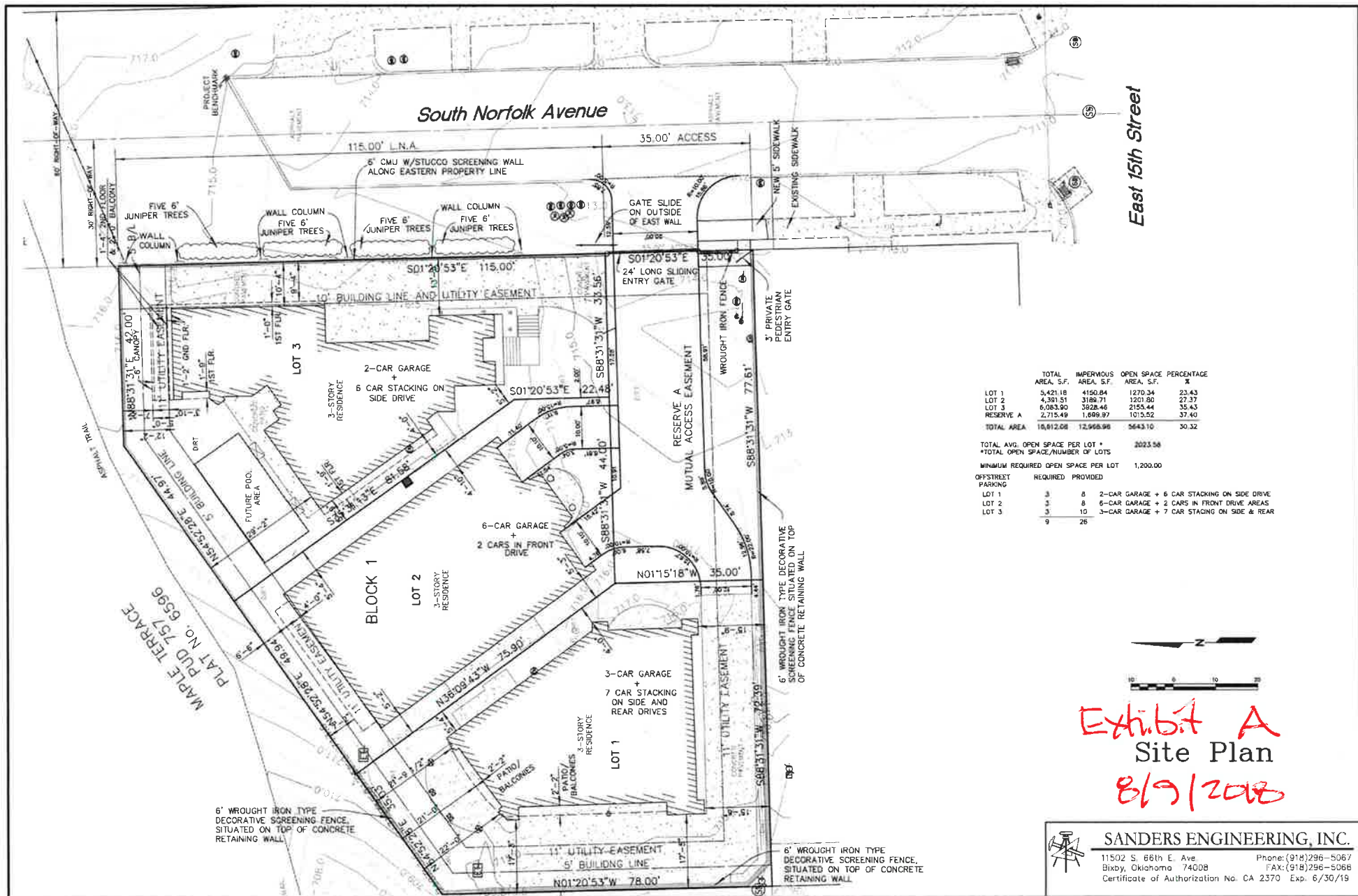
PUD-757-A

19-12 12

3. 13



314



	TOTAL AREA, S.F.	IMPERVIOUS AREA, S.F.	OPEN SPACE, S.F.	PERCENTAGE %
LOT 1	3,421.18	4150.84	1270.34	23.43
LOT 2	4,301.51	3188.71	1201.80	27.77
LOT 3	6,083.90	3828.46	2155.44	35.43
RESERVE A	2,715.49	1,689.97	1015.52	37.40
TOTAL AREA	16,512.08	12,958.98	5643.10	30.32

TOTAL AVG. OPEN SPACE PER LOT * 2023.58
*TOTAL OPEN SPACE/NUMBER OF LOTS

MINIMUM REQUIRED OPEN SPACE PER LOT 1,200.00

OFF-STREET PARKING	REQUIRED	PROVIDED
LOT 1	3	8
LOT 2	3	8
LOT 3	3	10
	9	26

Exhibit A
Site Plan
8/9/2008

SANDERS ENGINEERING, INC.
11502 S. 86th E. Ave. Phone: (918) 296-5067
Bixby, Oklahoma 74008 FAX: (918) 296-5068
Certificate of Authorization No. CA 2370 Exp. 6/30/19

3.15

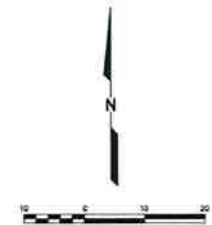
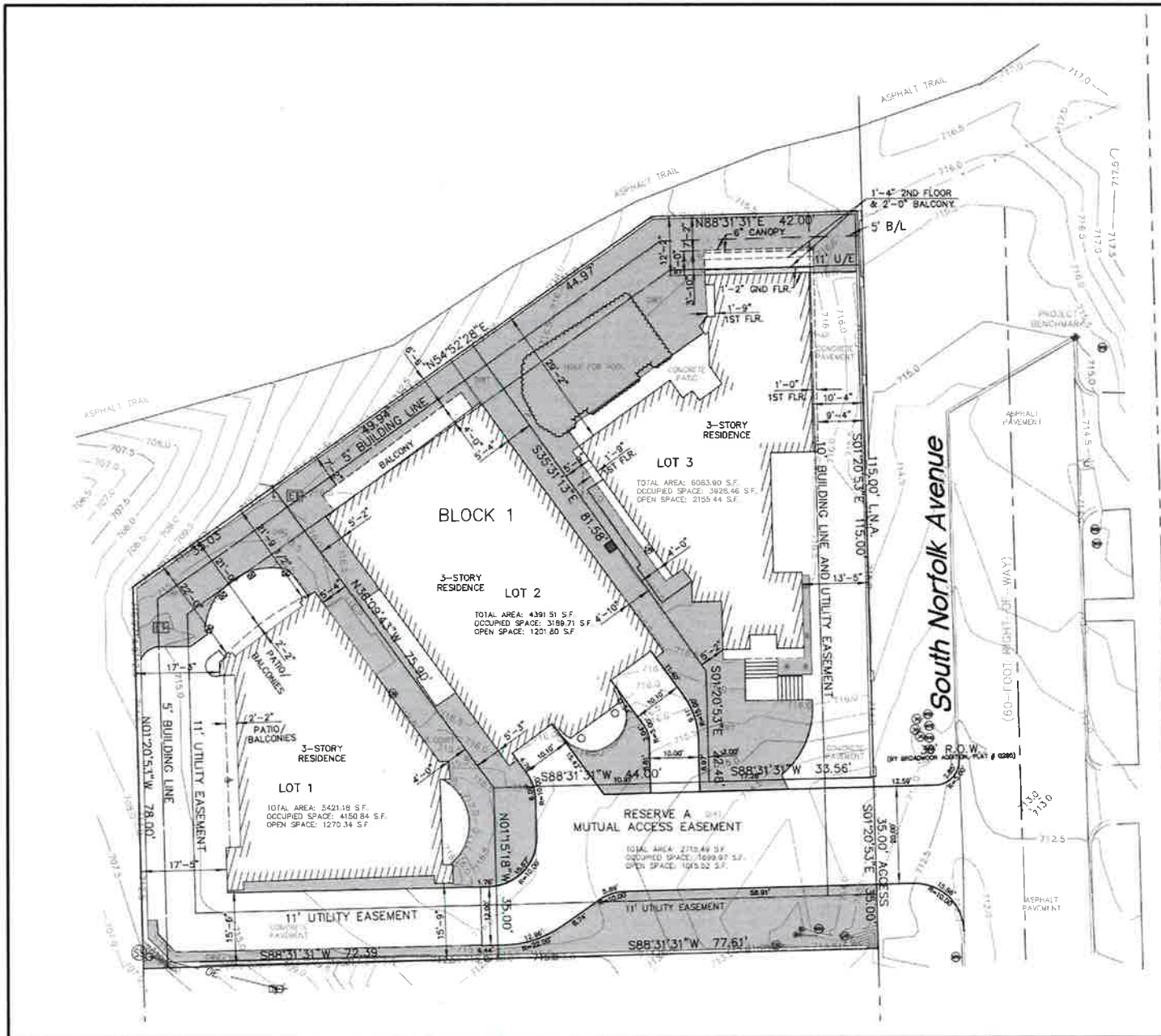


Exhibit B

Open Space Exhibit

8/9/2018



SANDERS ENGINEERING, INC.

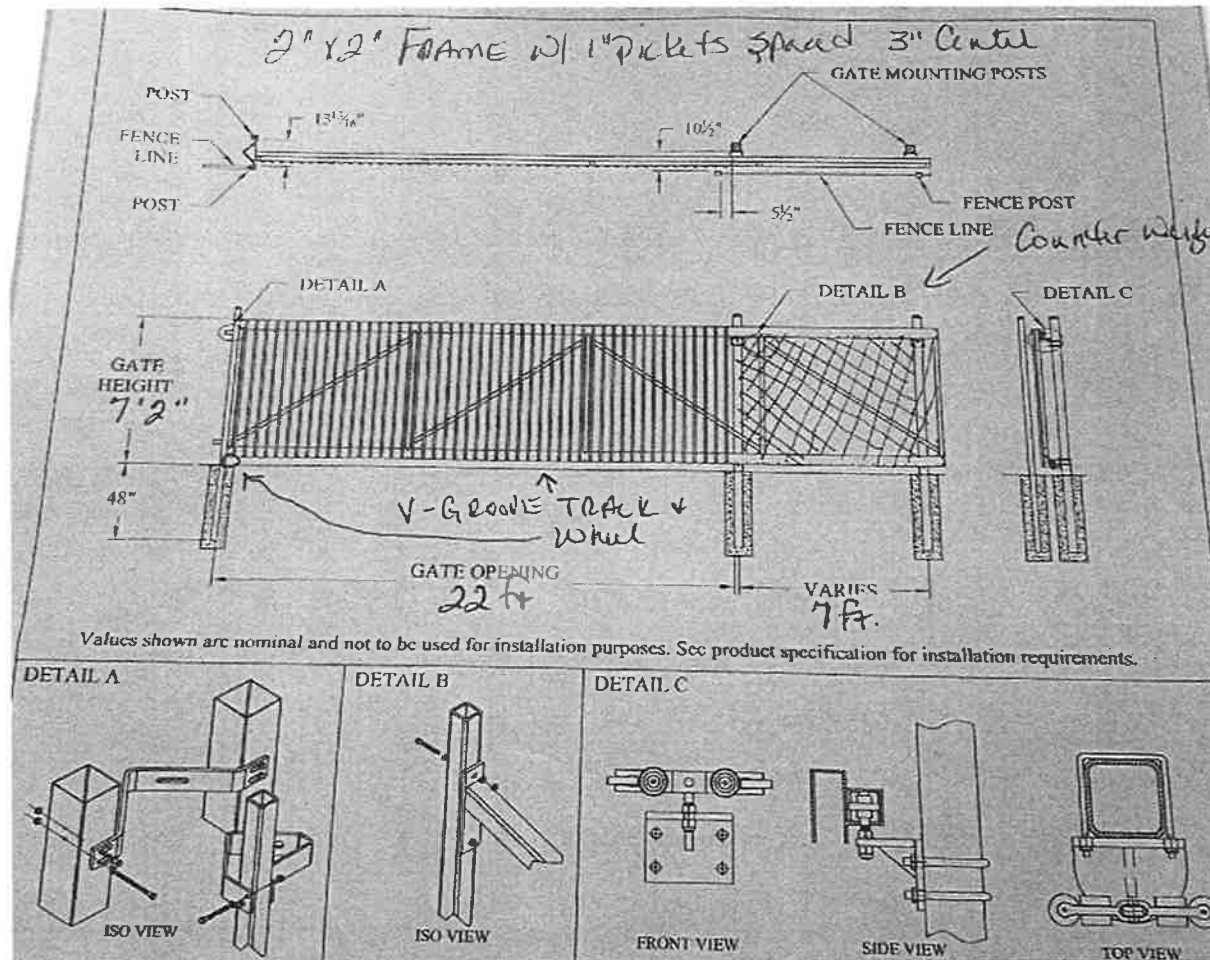
11502 S. 66th E. Ave. Phone: (918) 296-5067
 Bixby, Oklahoma 74008 FAX: (918) 296-5068
 Certificate of Authorization No. CA 2370 Exp. 6/30/19

Exhibit “C-1” – Conceptual Gate Design and Specifications (1 of 2)



**MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)**

Exhibit "C-2" – Conceptual Gate Design and Specifications (2 of 2)



MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

Exhibit "D-1" – Conceptual Wall / Fence Diagrams (East Elevation)



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MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

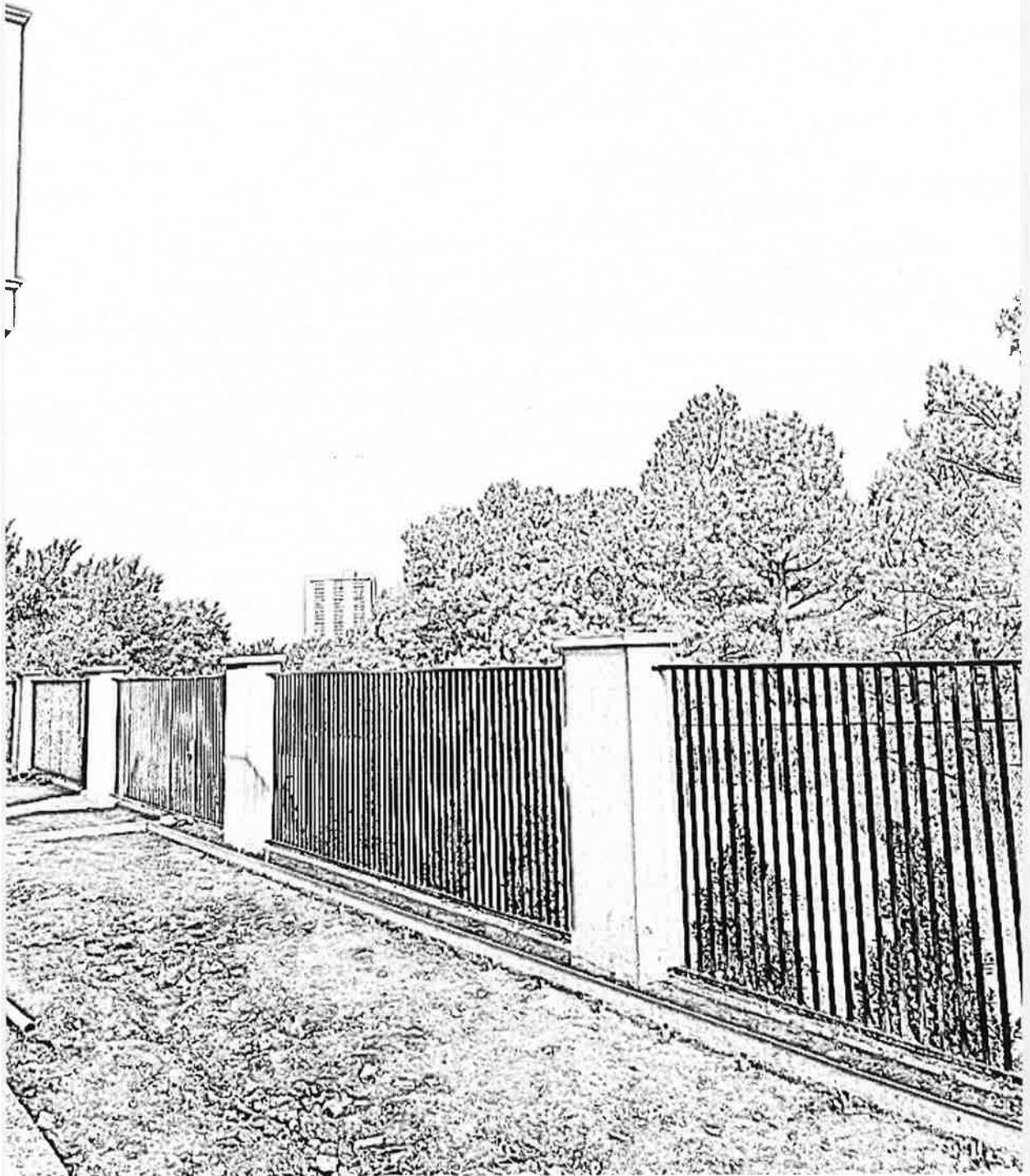
Exhibit "D-2" – Conceptual Wall / Fence Diagrams (North Elevation)

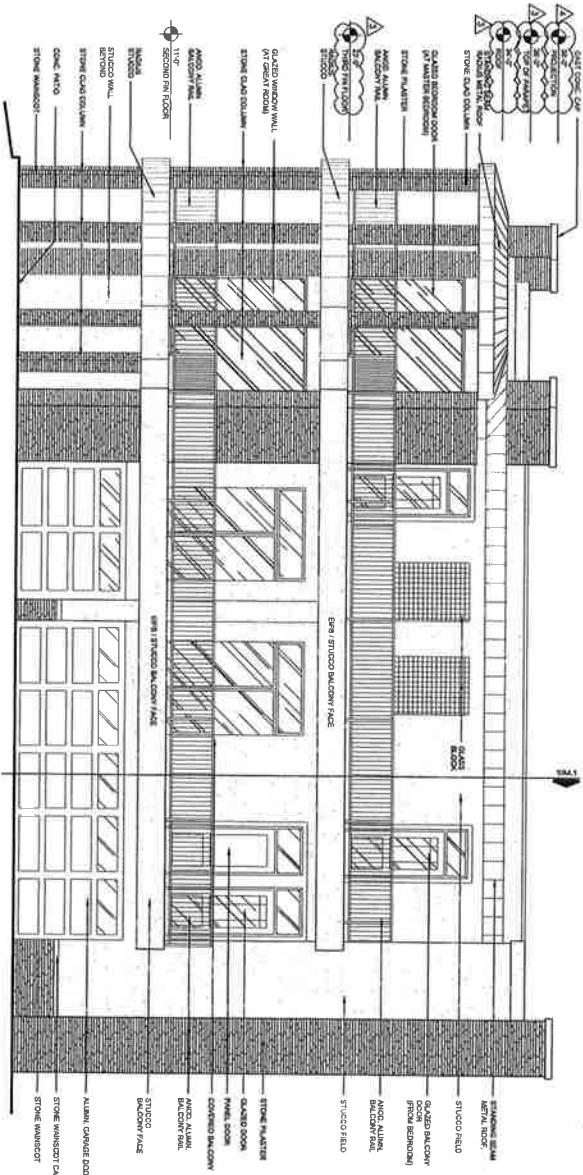
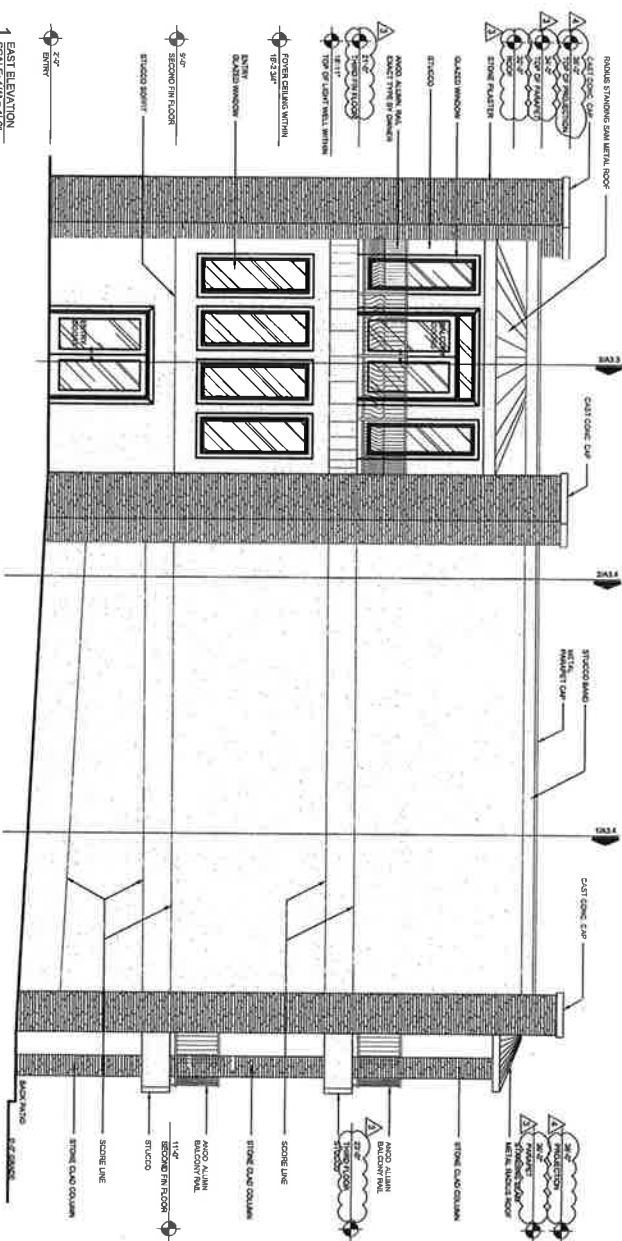


3.19

**MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)**

Exhibit "D-3" – Conceptual Wall / Fence Diagrams (West Elevation)





LEE SPECULATIVE PROPERTY
SOUTH NORFOLK AVENUE
TULSA, OKLAHOMA



McCool and Associates, P.C.
Architects and Engineers
1733 East 10th Ave., Suite 100
Tulsa, Oklahoma 74106
(918) 584-2800

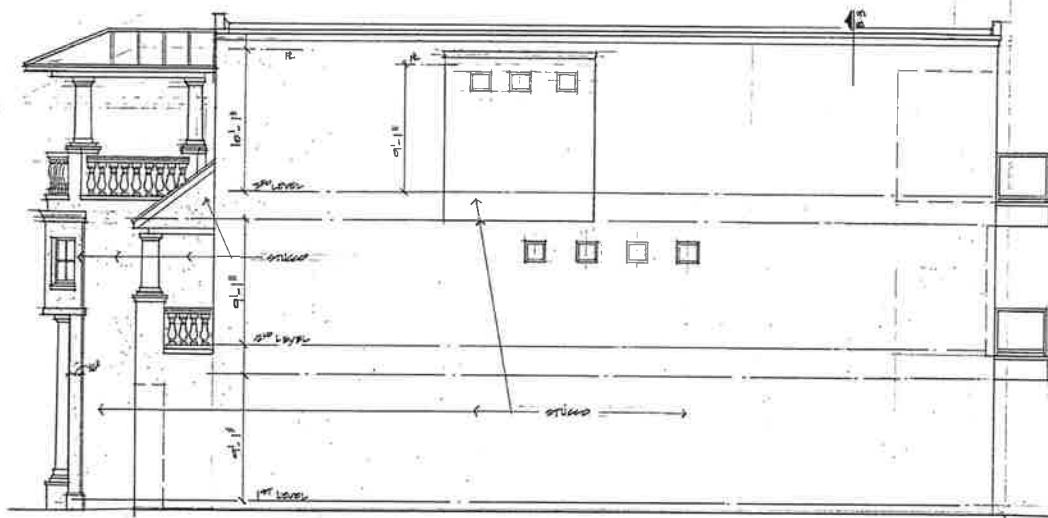


EXTERIOR
ELEVATIONS

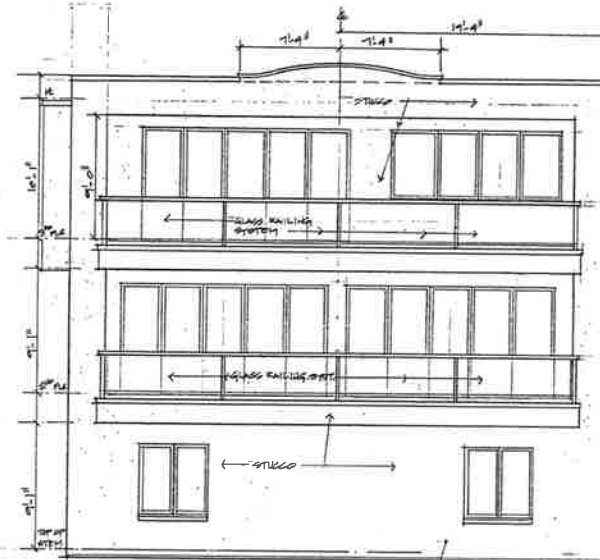
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30th Check Stmt	3.30.2011
100% Check Ref	4.14.2011
Samuel La Perriere	4.19.2011
City Councils	5.15.2011
City Signm. Cons.	5.19.2011
City Zone Cons.	5.23.2011
Correlation Plans	6.14.2011
Declaration Plans	6.27.2011
PUD Amendment	7.09.2011

Exhibit E.1

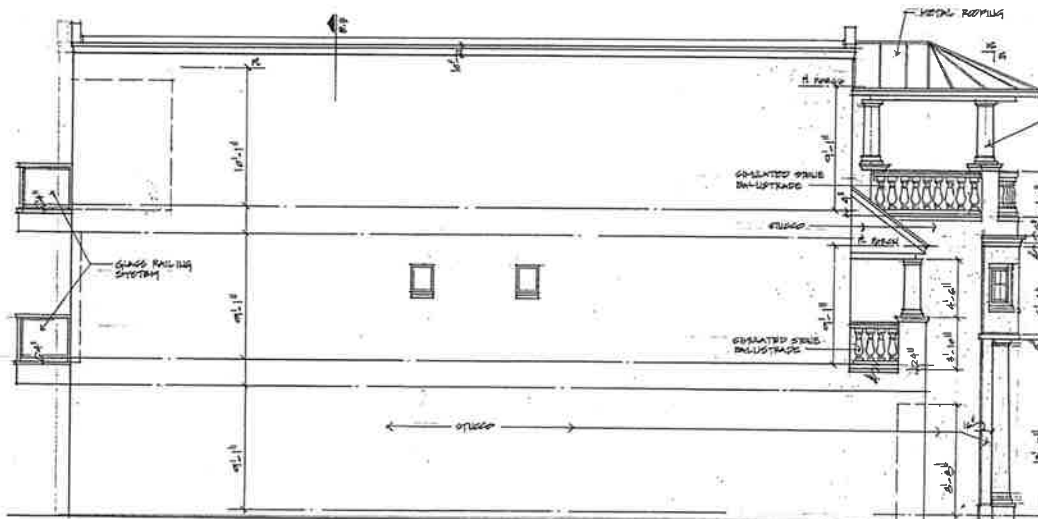
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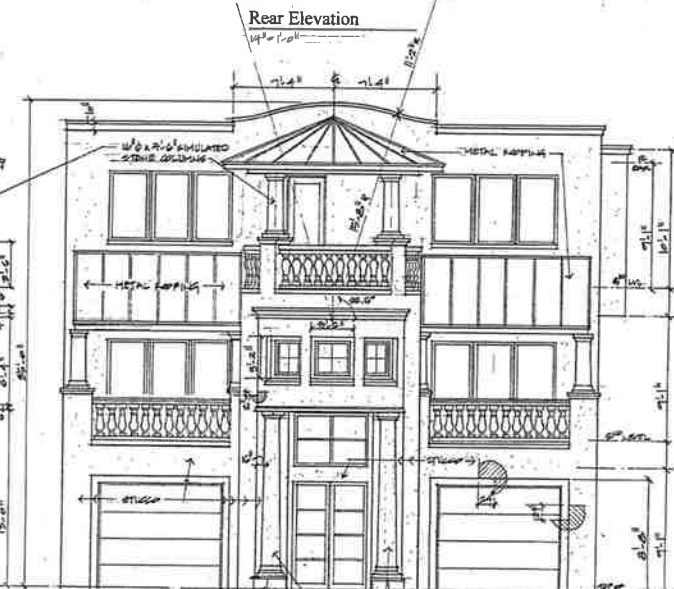
Right Side Elevation



Rear Elevation



Left Side Elevation



Front Elevation



Randall Wayne Siger
A R C H I T E C T
1144 South Salisbury Avenue
Charlotte, NC 28204
Phone and Fax: (704) 399-4440

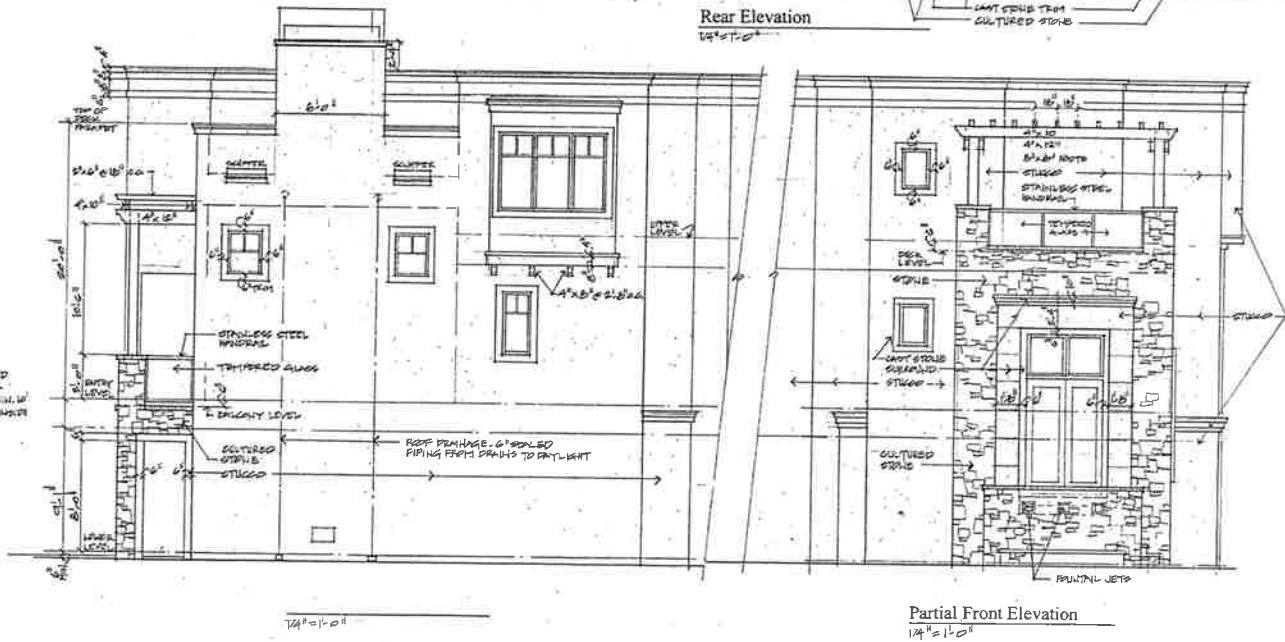
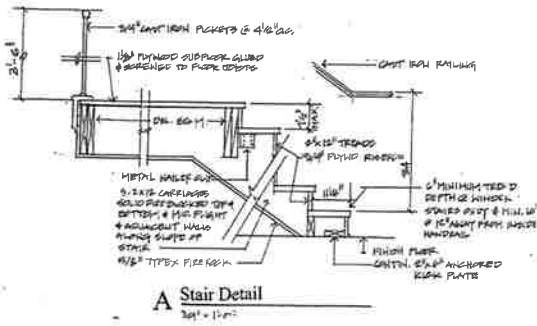


Lees Residence

Exhibit E.2

Project Number
J1721MT
Date
1/13/17
Sheet Number

3.23



Randall Wayne Sligar
ARCHITECT
11144 South Sandusky Avenue
Troy, Ohio 45373
Phone and Fax: (937) 299-8830



Jackson Residence

Exhibit E-3a

Project Number
Y1621MY
Date
7/15/16
9/14/16
Sheet Number

3.24

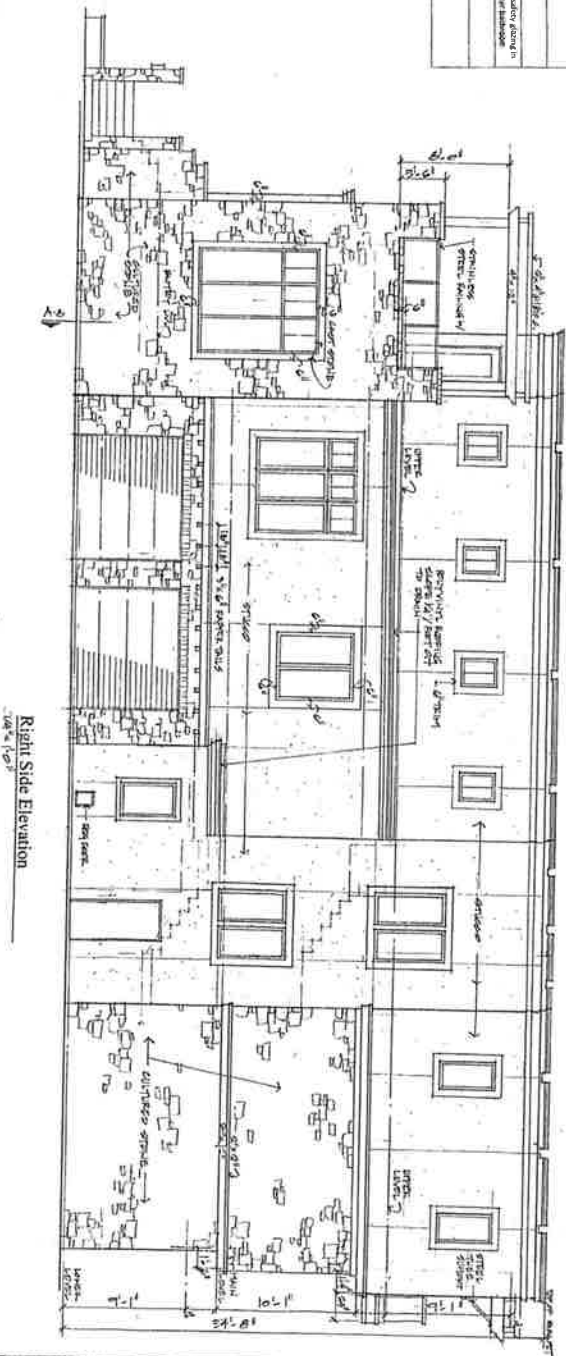
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1	24x40		7'-6"	Casement
2	12x35		7'-6"	Casement
3	30x6		7'-6"	Single Hung
4	12x30	Yes	11'-6"	Fixed
5	12x30	Yes	11'-6"	Fixed
6	12x30	Yes	11'-6"	Fixed
7	24x40		7'-6"	Fixed
8	12x35		7'-6"	Fixed
9	12x30	Yes	7'-6"	Fixed
10	12x30		7'-6"	Fixed
11	12x30		7'-6"	Fixed
12	12x30		7'-6"	Fixed
13	12x30		7'-6"	Fixed
14	12x30		7'-6"	Fixed
15	12x30		7'-6"	Fixed
16	12x30		7'-6"	Fixed
17	12x30		7'-6"	Fixed

Door Schedule				
Mark	Size	Termination	Head Height	Operation
1	24x40		7'-6"	Casement
2	12x35		7'-6"	Casement
3	30x6		7'-6"	Single Hung
4	12x30	Yes	11'-6"	Fixed
5	12x30	Yes	11'-6"	Fixed
6	12x30	Yes	11'-6"	Fixed
7	24x40		7'-6"	Fixed
8	12x35		7'-6"	Fixed
9	12x30	Yes	7'-6"	Fixed
10	12x30		7'-6"	Fixed
11	12x30		7'-6"	Fixed
12	12x30		7'-6"	Fixed
13	12x30		7'-6"	Fixed
14	12x30		7'-6"	Fixed
15	12x30		7'-6"	Fixed
16	12x30		7'-6"	Fixed
17	12x30		7'-6"	Fixed

Door Schedule				
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6	12x30	Yes	11'-6"	Fixed
7	24x40		7'-6"	Fixed
8	12x35		7'-6"	Fixed
9	12x30	Yes	7'-6"	Fixed
10	12x30		7'-6"	Fixed
11	12x30		7'-6"	Fixed
12	12x30		7'-6"	Fixed
13	12x30		7'-6"	Fixed
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16	12x30		7'-6"	Fixed
17	12x30		7'-6"	Fixed

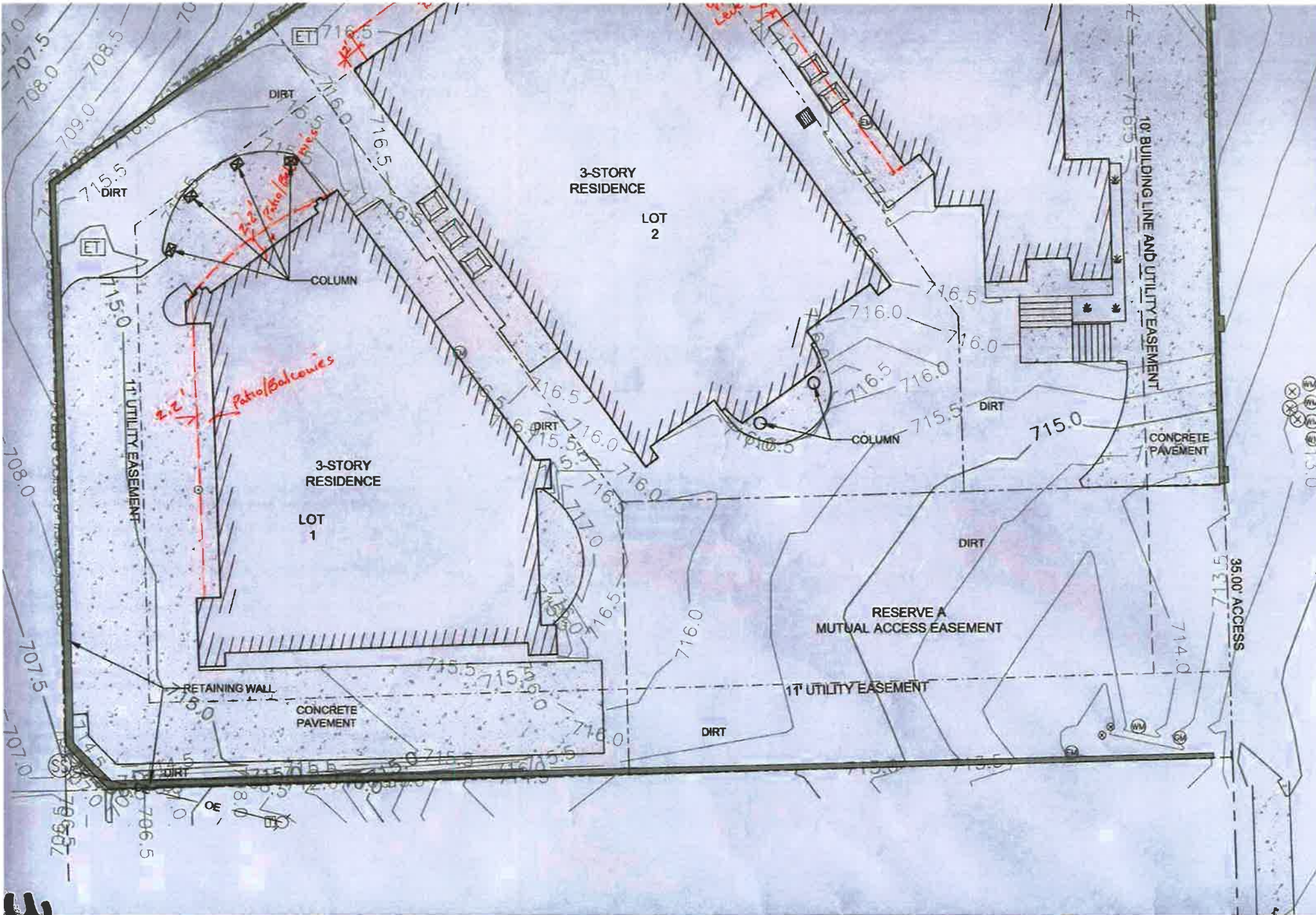
Door Schedule				
Mark	Size	Termination	Head Height	Operation
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11	12x30		7'-6"	Fixed
12	12x30		7'-6"	Fixed
13	12x30		7'-6"	Fixed
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16	12x30		7'-6"	Fixed
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Door Schedule				
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11	12x30		7'-6"	Fixed
12	12x30		7'-6"	Fixed
13	12x30		7'-6"	Fixed
14	12x30		7'-6"	Fixed
15	12x30		7'-6"	Fixed
16	12x30		7'-6"	Fixed
17	12x30		7'-6"	Fixed



E. C. 170





320



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7451

Hearing Date: August 15, 2018

Case Report Prepared by:

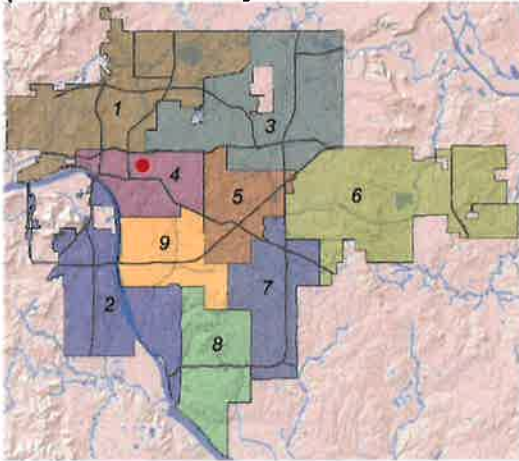
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Kathryn Hall

Property Owner: THISTLE LAND COMPANY LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Upholstery Shop and design incubator

Proposed Use: Upholstery shop, furniture restoration, interior design studios.

Concept summary:

Tract Size: 0.79 ± acres

Location: S. of SW/c of E. 7th St. S. & S. Troost Ave.

Zoning:

Existing Zoning: RM-2

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial of IL zoning but approval of CH.

Staff Data:

TRS: 9306

CZM: 37

Atlas: 2

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

4.1

SECTION I: Z-7451

DEVELOPMENT CONCEPT:

The site is occupied by an existing industrial building in a residentially zoned area. The building has been used for light industrial and office uses for decades. Currently the building is being used as a design incubator and upholstery shop and conflicts with the zoning on the property. The proposed uses and existing uses are allowed in a CH district as Commercial Services.

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 provided

DETAILED STAFF RECOMMENDATION:

CH zoning is consistent with the Downtown Neighborhood land use designation in the Tulsa Comprehensive Plan and,

CH zoning is consistent with the expected development pattern outlined in the 6th Street Infill Plan and,

Uses allowed in CH zoning are non-injurious to the surrounding properties therefore,

Staff recommends denial of the request for IL zoning on this site however staff recommends approval of Z-7451 to rezone property from RM-2/ to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: IL zoning was originally recommended by staff and requested by the applicant. After further review, IL zoning was determined to be inconsistent with the land use vision of the small area plan. Staff met with the property owner and determined that CH zoning would satisfy the future needs of the current property owner and encourage future development goals of the small area plan. CH zoning is consistent with the Downtown Neighborhood and also with the large-scale mixed-use infill area designated in the small are plan.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

4.2

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 that affect site redevelopment

Trail System Master Plan Considerations: None that affect site redevelopment

Small Area Plan: The Pearl District-6th Street Small Area Plan

The general urban design recommendations of the Pearl District small area plan recognize this area as a large-scale, residential/mixed use infill area. The site is also very close to planned flood control facilities that will help mitigate the flooding in this area that was developed long before contemporary flood plain management criteria were established.

Z-7451 is all within the redevelopment sub area which recognizes the potential for higher density redevelopment that can be successfully integrated into the neighborhood in areas surrounding future flood control areas.

Special District Considerations: None except the small area planning efforts.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is occupied by a two-story building which was constructed over 50 years ago. Originally the building was an industrial building approved by the Board of Adjustment. The site is in the City of Tulsa regulatory floodplain. Redevelopment opportunities will be affected by that designation.*

Street View Snippet from southeast corner of lot looking northwest: (See next page)



Environmental Considerations: No known concerns that would affect site redevelopment except the Tulsa Regulatory Floodplain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Troost Avenue	None	50 feet	2 lanes

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	IL	Downtown Neighborhood	Growth	Car repair
East	RM-2 and OL	Downtown Neighborhood	Growth	Empty lot and Multi-family
South	RM-2	Downtown Neighborhood	Growth	Empty lot
West	RS-4	Downtown Neighborhood	Growth	Empty lot and single family residential

SECTION III: Relevant Zoning History

4.4

History: Z-7451

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-2571 July 14, 1954: The Board of Adjustment **approved** a *request* from Coleman Instrument Company to establish off-street parking on Lots 3, 9-12, 23, and 24, Block 2, Parkdale Addition, subject to the off-street parking regulations with no access road on Trenton, daylight parking only from 6:30 a.m. to 6:30 p.m. and the lot being shrubbed four feet from the property line, on property located on the subject property.

BOA-1800 April 9, 1946: The Board of Adjustment **approved** a *request* from Coleman Instrument Company to erect a 50' addition to the present building on Lots 7 and 8, Block 22, Parkdale Addition, to extend to Lots 5 and 6, being the extension of a nonconforming use in a U-2 district, located on the subject property.

Minutes read: "Moved by Bashaw (Borochoff) that, in view of the fact that this property is in line with the industrial development of this area, application be granted. All members voting yea. Carried."

Surrounding Property:

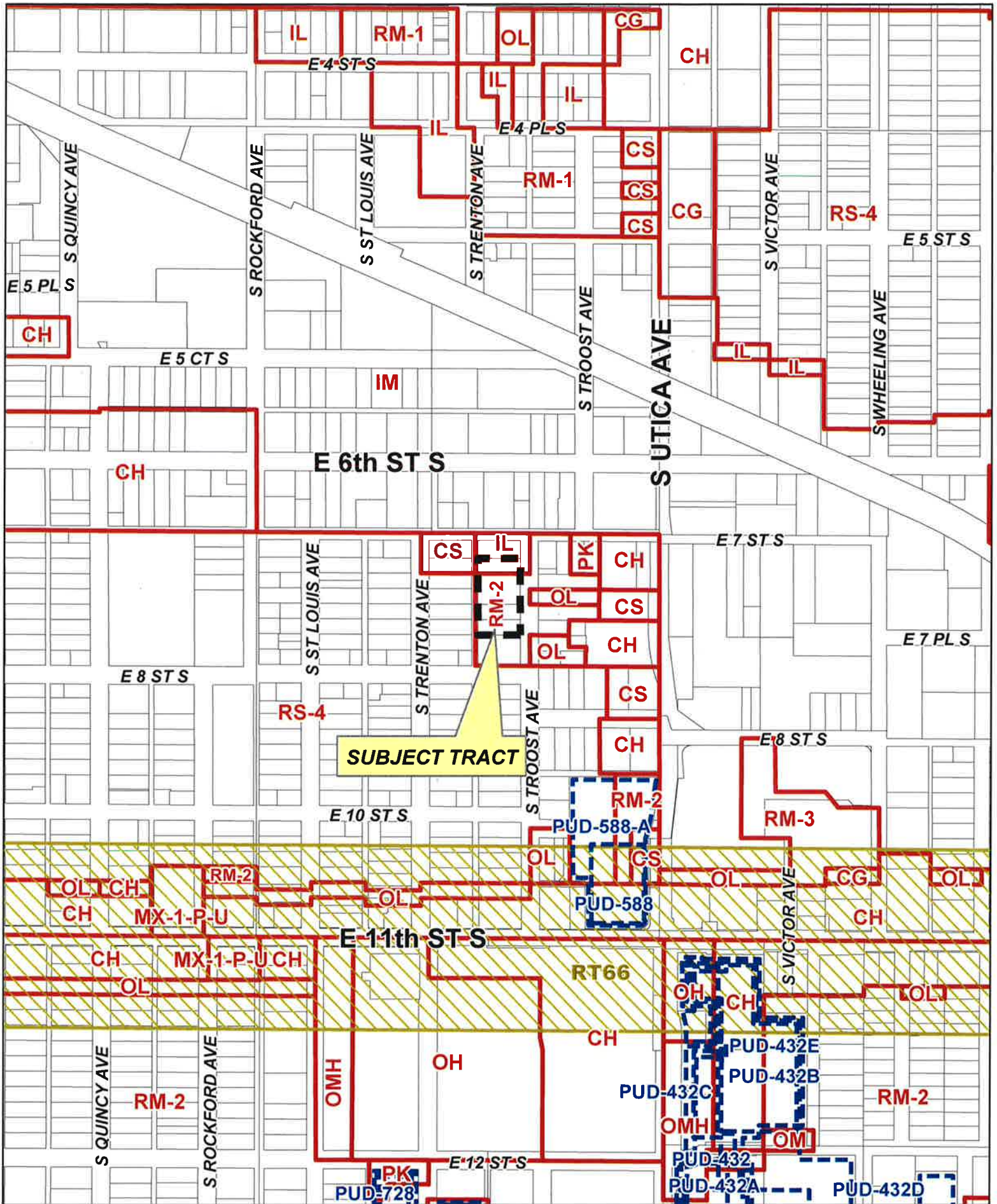
Z-6481 May 1995: All concurred in **approval** of a request for *rezoning* a 58± acre tract of land from RM-2 to RS-4 on property located between East 7th Street South and approximately 150' north of East 11th Street and approximately 130' west of South Quaker Avenue to approximately 250' east of South Troost Avenue, and it abuts the western boundary of the subject property.

BOA-11150 August 21, 1980: The Board of Adjustment **approved** a *variance* of the setback requirements from 37.5' to 31.9' from the centerline of the street; and a *variance* of the setback from an R district from 75' to 6'; and a *special exception* to waive the screening requirement where the purpose of the screening cannot be achieved, on property located on the southwest corner of East 7th Street South and South Troost Avenue.

BOA-9631 August 18, 1977: The Board of Adjustment **approved** a *variance* to the setback requirements from the centerline of 7th Street from 37.5' to 31.9' in an IL district; and a *special exception* to remove the screening where the purpose of the screening cannot be achieved, per plot plan submitted, on property located on the southwest corner of East 7th Street South and South Troost Avenue.

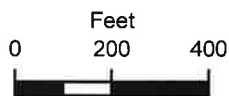
Z-4484 August 1973: All concurred in **approval** of a request for *rezoning* a 0.16± acre tract of land from RM-2 to IL on property located on the southeast corner of South Troost Avenue and East 7th Street South (Lots 1 and 2, Block 2, Parkdale Addition).

8/15/2018 1:30 PM



Z-7451

19-13 06





0 Feet 200 400



Subject
Tract

Z-7451

19-13 06

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

Aerial Photo Date: February 2018

4.7





0 50 100
Feet



Subject
Tract

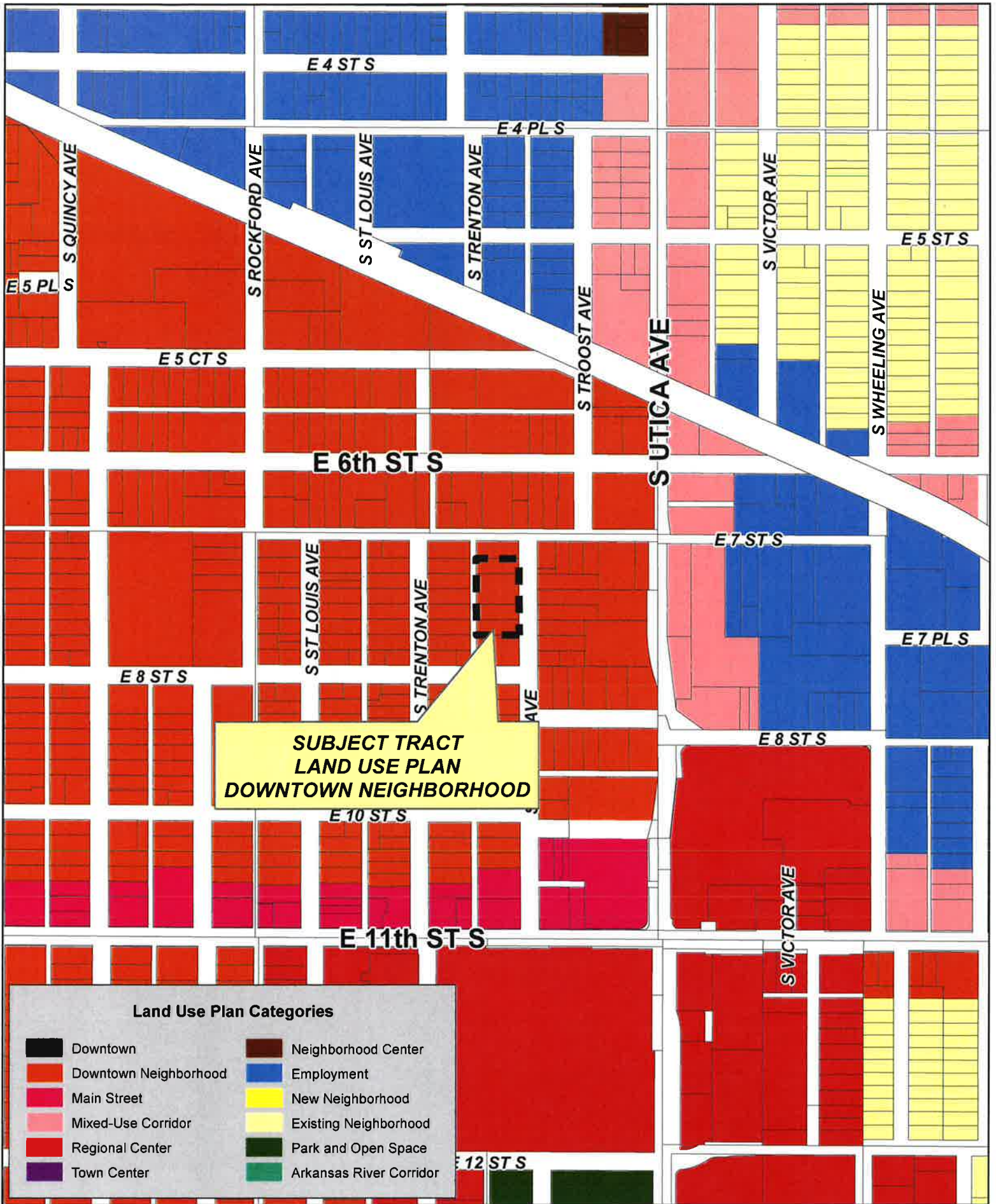
Z-7451

19-13 06

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

Aerial Photo Date: February 2018

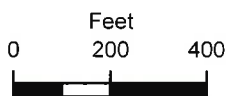




**SUBJECT TRACT
LAND USE PLAN
DOWNTOWN NEIGHBORHOOD**

Land Use Plan Categories

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



Z-7451

19-13 06

