TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2787

February 6, 2019, 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 December 2018

1. Minutes of January 16, 2019, Meeting No. 2786

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.

NONE

PUBLIC HEARINGS:

2. **Z-7466 Lou Reynolds** (CD 1) Location: South and West of the southwest corner of East 36th Street North and North Yale Avenue requesting rezoning from **IL and AG** to **IH** (Continued from January 2, 2019 and January 16, 2019) **(Applicant requests a continuance to February 20, 2019)**

3. **CO-8 Mike Thedford** (CD 7) Location: Northeast corner of East 91st Street South and South Mingo Road requesting **Corridor Development Plan** (Related to

Ernest Childers VA Clinic Preliminary Plat and Accelerated Release of Building Permit) **(Staff requests a continuance to February 20, 2019)**

4. **Ernest Childers VA Clinic** (CD 7) Preliminary Plat, Location: Northeast corner of East 91st Street South and South Mingo Road (Related to CO-8 and Accelerated Release of Building Permit) **(Staff requests a continuance to February 20, 2019)**

5. **Ernest Childers VA Clinic** (CD 7) Authorization for Accelerated Release of Building Permits, Location: Northeast corner of East 91st Street South and South Mingo Road (Related to CO-8 and Preliminary Plat) **(Staff requests a continuance to February 20, 2019)**

6. **MR-2, The Summit at Tulsa Hills** (CD 2) Modification to Subdivision and Development Regulations to remove sidewalk requirement along Union Avenue, Location: South of the southeast corner of West 71st Street South and South Union Avenue (Continued from December 19, 2018 and January 16, 2019)

7. **MR-3, 3818 S. St. Louis Ave** (CD 9) Modification to Subdivision and Development Regulations to remove sidewalk requirement along South St. Louis Avenue, Location: South of the southwest corner of East 38th Street South and South St. Louis Avenue

8. **MR-4, 3123 E. 26th Pl. S.** (CD 4) Modification to Subdivision and Development Regulations to remove sidewalk requirement along East 26th Place, Location: East of the northeast corner of East 26th Place South and South Florence Avenue

9. **Z-7468 John Miggins** (CD 4) Location: East of the Southeast corner of East Admiral Place and North Pittsburg Avenue requesting rezoning from **CH to IL**

10. **Z-7469 Tulsa City Council/ Navid Amir** (CD 9) Location: East of the Southeast corner of East 60th Street South and South Peoria Avenue requesting rezoning from **RS-3 to MX1-U-U**

11. **CPA-79 Tanner Consulting, LLC** (CD 8) Location: North of the Northwest corner of East 131st Street South and South Sheridan Road (Related to Z-7470)

12. **Z-7470 Tanner Consulting, LLC** (CD 8) Location: North of the Northwest corner of East 131st Street South and South Sheridan Road requesting rezoning from **RS-3 to CS** with **optional development plan** (Related to CPA-79)

13. **CZ-482 Tim Terral** (County) Location: South of the southwest corner of East 161st Street South and South Lewis Avenue requesting rezoning from **AG to RE/PUD-852** (Related to PUD-852 and Vintage Estates Preliminary Plat)

14. **PUD-852 Tim Terral** (County) Location: South of the southwest corner of East 161st Street South and South Lewis Avenue requesting **PUD-852** (Related to CZ-482 and Vintage Estates Preliminary Plat)

15. **Vintage Estates** (County) Preliminary Plat, Location: South of the southwest corner of East 161st Street South and South Lewis Avenue (Related to CZ-482 and PUD-852)

16. **MPD-1 Katy O'Meilia** (CD 6) Location: Southwest corner of East 31st Street South and South 177th East Avenue requesting a Master Plan Development for private street mixed use community

OTHER BUSINESS

17. **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 Tulsa Planning Office, INCOG. Ringing/sound on all cell phones 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 December 2018

	Current Period				Year To Date		
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	3	$150.00	$150.00	$300.00	61	3,112.50	3,112.50	$6,225.00
Zoning	3	1,025.00	1,025.00	2,050.00	33	16,175.00	16,175.00	32,350.00
Plan Reviews	11	1,875.00	1,875.00	3,750.00	105	12,100.00	12,100.00	24,200.00
Refunds		(450.00)	(450.00)	(900.00)		(450.00)	(450.00)	(900.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		$2,600.00	$2,600.00	$5,200.00		$30,937.50	$30,937.50	$61,875.00
LAND DIVISION								
Minor Subdivision	0	$0.00	0.00	0.00	0	$0.00	$0.00	0.00
Preliminary Plats	0	0.00	0.00	0.00	11	$6,600.00	$6,600.00	13,200.00
Final Plats	1	450.00	450.00	900.00	5	$2,250.00	$2,250.00	4,500.00
Development Reg. Compliance	0	0.00	0.00	0.00	0	$0.00	$0.00	0.00
Lot Splits	4	300.00	300.00	600.00	29	$2,625.00	$2,625.00	5,250.00
Lot Line Adjustment	6	450.00	450.00	900.00	41	$2,975.00	$2,975.00	5,950.00
Other	0	0.00	0.00	0.00	10	$1,075.00	$1,075.00	2,150.00
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
		$1,200.00	$1,200.00	$2,400.00		$15,525.00	$15,525.00	$31,050.00
TMAPC COMP								
Comp Plan Admendment	0	$0.00	$0.00	$0.00	1	$300.00	$0.00	$300.00
Refund		$0.00		$0.00		($300.00)	$0.00	($300.00)
		$0.00	$0.00	$0.00		$0.00	$0.00	$0.00
BOARDS OF ADJUSTMENT								
Fees	19	$6,150.00	$900.00	$7,050.00	119	$33,400.00	$9,850.00	$43,250.00
Refunds		(500.00)	0.00	($500.00)		($1,750.00)	($1,350.00)	(3,100.00)
NSF Check		0.00	0.00	$0.00		$0.00	($500.00)	(500.00)
		$5,650.00	$900.00	$6,550.00		$31,650.00	$8,000.00	$39,650.00
TOTAL		$9,450.00	$4,700.00	$14,150.00		$78,112.50	$54,462.50	$132,575.00
LESS WAIVED FEES *		$0.00		$0.00		($1,930.97)		($1,930.97)
GRAND TOTALS		**$9,450.00**	**$4,700.00**	**$14,150.00**		**$76,181.53**	**$54,462.50**	**$130,644.03**

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

DECEMBER 2018 receipt comparison

	DEC. 2018	Nov. 2018	DEC. 2017
Zoning Letters	3	11	8
Zoning	3	3	3
Plan Reviews	11	23	16
Minor Subdivisions	0	0	0
Preliminary Plats	0	1	2
Final Plats	1	0	2
Development Regulations Compliance (includes plat waivers prior to 5/10/2018)	0	0	1
Lots Splits	4	4	11
Lot Line Adjustments (includes lot combinations prior to 5/10/2018)	6	4	0
Other	1	1	2
Comp Plan Amendments	0	0	0

Sawyer, Kim Z-7466 FILE COPY

From: Wilkerson, Dwayne
Sent: Tuesday, January 29, 2019 10:54 AM
To: R. Louis Reynolds; Sawyer, Kim; Miller, Susan
Subject: RE: Z-7466 (Applicant request for continuance to the February 20th Planning Commission Meeting)

Thanks Lou,

Staff Supports your request and we will forward your request to the Planning Commission.

Respectfully,

INCOG
Dwayne Wilkerson, ASLA, RLA
Assistant Director Land Development Services
2 West Second Street | Suite 800
Tulsa OK, 74103
dwilkerson@incog.org
918-579-9475

From: R. Louis Reynolds <LReynolds@ellerdetrich.com>
Sent: Wednesday, January 23, 2019 12:05 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Z-7466

Dear Dwayne: Attached is a copy of the Application for Zoning Clearance Permit I filed on January 14, 2019. While we are waiting for a response to the Application for the City, I respectfully request that the hearing on the Zoning Application be continued to February 20, 2019. 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

http://www.EllerDetrich.com/

2.1

CONFIDENTIALITY STATEMENT. This e-mail and any attachments hereto are subject to the Electronic Communications Privacy Act, Tit. 18 U.S.C. Sec. 2510. The information contained in this transmission is or may be protected by the attorney-client and/or the attorney work product privilege and is confidential. It is intended only for the use of the individual or entity identified above. If the recipient or reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. No applicable privilege or confidentiality is waived by the party sending this communication and/or any attachments. If you received this email communication in error, please notify the sender immediately by reply e-mail or by telephone and delete the message and any attachments from your server/system. Thank you and we apologize for any inconvenience you may have encountered.

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

Sawyer, Kim

CO-8

FILE COPY

From: Wilkerson, Dwayne
Sent: Tuesday, January 29, 2019 10:49 AM
To: Mike Thedford; Sawyer, Kim; Miller, Susan
Cc: Foster, Nathan
Subject: FW: FW: VA Outpatient - (CO) Development Plan (CO-8) , (Earnest Childers VA clinic) Preliminary Plat and accelerated building permit.
Attachments: Zoning Application 2018 SIGNED.pdf; Development Standards.docx; VA PLAT Subdivisions Application - 2018.01.03.pdf; VA AccelReleaseApp - 2018.01.03.pdf; EXHIBITS.pdf; EC VA Clinic_PrePlat_20180103 - Copy.pdf

Thanks Mike.

Thanks for your time this morning. In response to our meeting and the significance of the changes requested we cannot complete our staff report for a timely distribution to the Planning Commission prior to the February 6th meeting.

Staff request a continuance to the February 20th planning commission for CO-8.

With this email staff also request a continuance to the February 20th Planning Commission for the Earnest Childers VA clinic preliminary plat and the associated request to allow a release for an accelerated building permit.

Please let me know if you would like to discuss further.

Respectfully,

INCOG
Dwayne Wilkerson, ASLA, RLA
Assistant Director Land Development Services
2 West Second Street | Suite 800
Tulsa OK, 74103
dwilkerson@incog.org
918-579-9475

From: Mike Thedford <mthedford@wallacesc.com>
Sent: Monday, January 28, 2019 2:53 PM
To: Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Alan Taylor <alantaylor@wallacesc.com>
Subject: Re: FW: VA Outpatient - (CO) Development Plan (CO-8)

Dwayne,
Per your request, see attached.

It's important to note that this afternoon, we were instructed to delete "Lot 2" (Morning Crest) from this plat. Essentially, this will be a Block 1, Lot 1 plat. The sanitary sewer easement that is showing on the Morning Crest piece will shift to the east and be dedicated by separate instrument. This will require a slight revision to the Development Standards to eliminate any reference to Development Area B.

Please let me know any concerns or questions you may have with this late development.

3.1

Regards,

Mike Thedford
Land Development Planner

Wallace Engineering Structural Consultants, Inc.
Structural and Civil Consultants
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918.584.5858 O | 918.806.7352 D | 918.497.0627 C

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On Mon, Jan 28, 2019 at 12:57 PM Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Mike,

Please send me a word document with your development plan and a PDF file that includes the entire submittal package today if possible.

Sorry for the late request.

Thanks

INCOG

Dwayne Wilkerson, ASLA, RLA

Assistant Director Land Development Services

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Tulsa OK, 74103

dwilkerson@incog.org

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3.2

From: Mike Thedford <mthedford@wallacesc.com>
Sent: Friday, December 21, 2018 8:25 AM
To: Foster, Nathan <NFoster@incog.org>
Cc: Wilkerson, Dwayne <DWilkerson@incog.org>
Subject: Re: VA Outpatient - (CO) Development Plan

It's the northeast corner of 91st and Mingo.

On Thu, Dec 20, 2018, 4:14 PM Foster, Nathan <NFoster@incog.org wrote:

Mike,

That's correct. The new development plan will be treated like a zoning application and will be adopted by ordinance if approved. You will be required to pay fees for notices as well.

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Nathan Foster | Senior Planner

2 West 2nd Street Suite 800 | Tulsa, Oklahoma 74103

ph: 918.579.9481 | email: nfoster@incog.org

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FILE COPY

Sawyer, Kim Preliminary Plat

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4.4

FILE COPY

Sawyer, Kim Accelerated building permit

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TMAPC
Tulsa Metropolitan Area
Planning Commission

Case : MR-2 – The Summit at Tulsa Hills

Hearing Date: February 6, 2019
(Continued from: January 16, 2019 & December 19, 2018)

Case Report Prepared by:

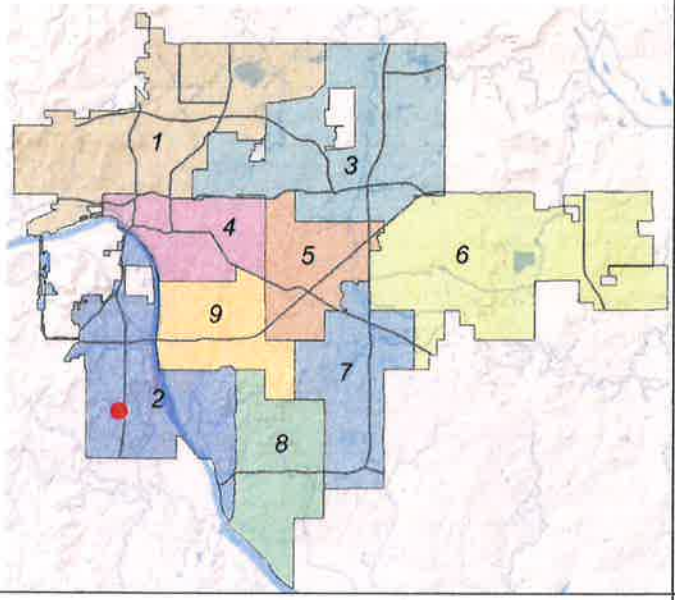
Nathan Foster

Owner and Applicant Information:

Applicant: Nathalie Cornett, Eller & Detrich

Owner: Nickel Creek Developers, INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and Development Regulations

Purpose: Requesting a modification to the sidewalk requirements of Section 5.070 to remove the requirement for construction of sidewalks along South Union Avenue.

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

Zoning: CO/PUD-636

Staff Recommendation:

Staff recommends **denial** of the modification

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Preliminary Plat, Applicant's Request

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-2 – The Summit at Tulsa Hills - (CD 2)
South of the southeast corner of West 71st Street South and South Union Avenue

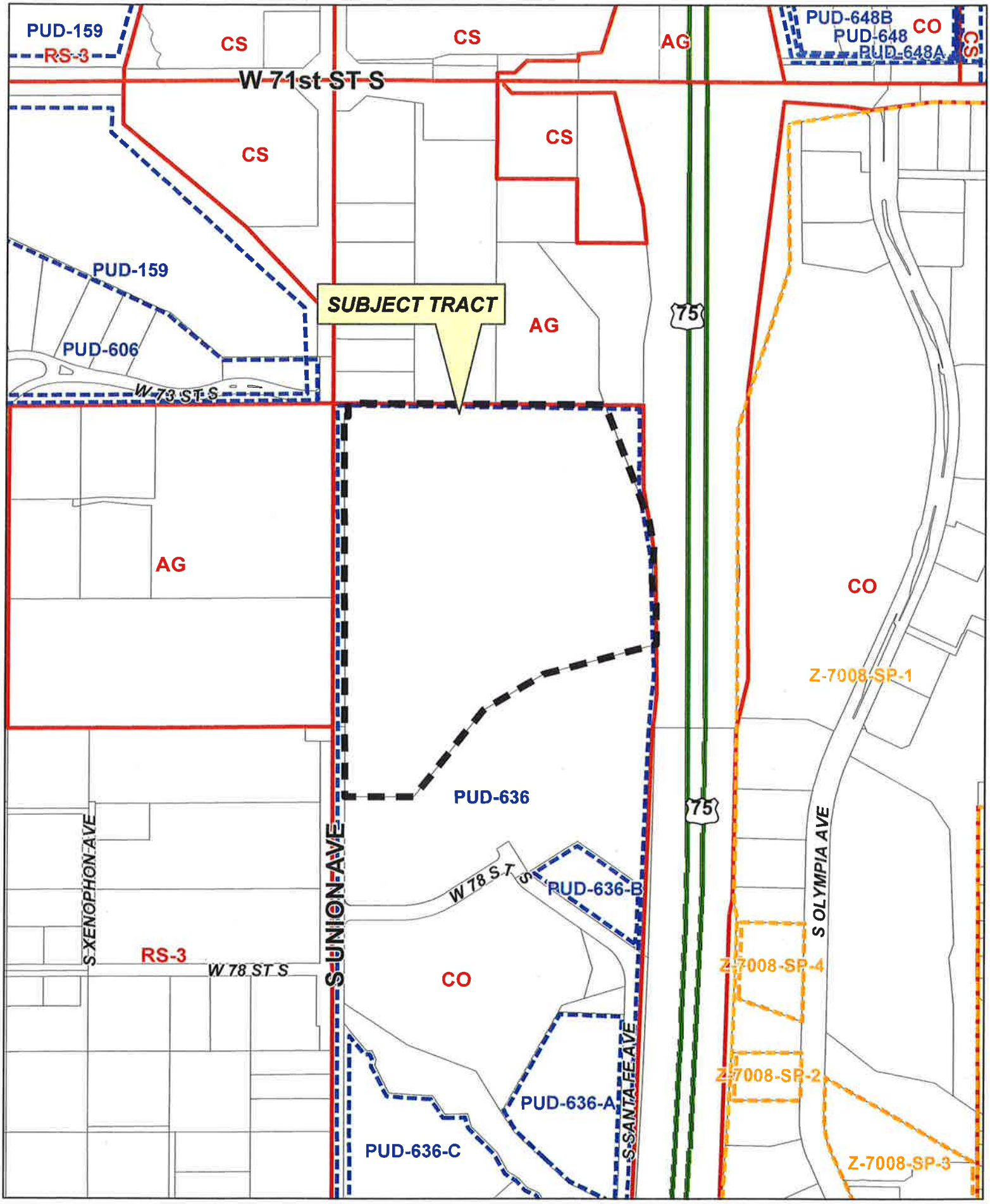
The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new single-family subdivision. The Subdivision and Development Regulations require sidewalks to be constructed on all arterial streets adjacent to new subdivisions.

The proposed subdivision includes 59 new single-family residential lots. The property is situated between an existing apartment complex and commercial uses to the south and undeveloped property to the north. If the property to the north were rezoned and developed, platting requirements would be incurred and sidewalks would be required to be installed that would connect the subject property to West 71st Street. There are existing sidewalks and a Tulsa Transit stop on West 71st Street that should be connected to new developments occurring along South Union Avenue via a sidewalk.

Sidewalks were required for the multifamily project south of the site; however, they were not installed. The requirement for sidewalks remains and could cause future permitting issues for the property owners.

There are currently no plans for widening of South Union Avenue. The City of Tulsa does not have funding in place nor do they have any imminent plans to alter the configuration of the street.

Staff recommends **denial** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction along South Union Avenue adjacent to the proposed "The Summit at Tulsa Hills" subdivision plat finding that it does not align with the Tulsa Comprehensive Plan or meet the modification requirements of the Subdivision and Development Regulations.



THE SUMMIT AT TULSA HILLS

18-12 11

C-3

Feet
0 250 500

Subject Tract

THE SUMMIT AT TULSA HILLS

18-12 11

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

Aerial Photo Date: February 2018

6.9

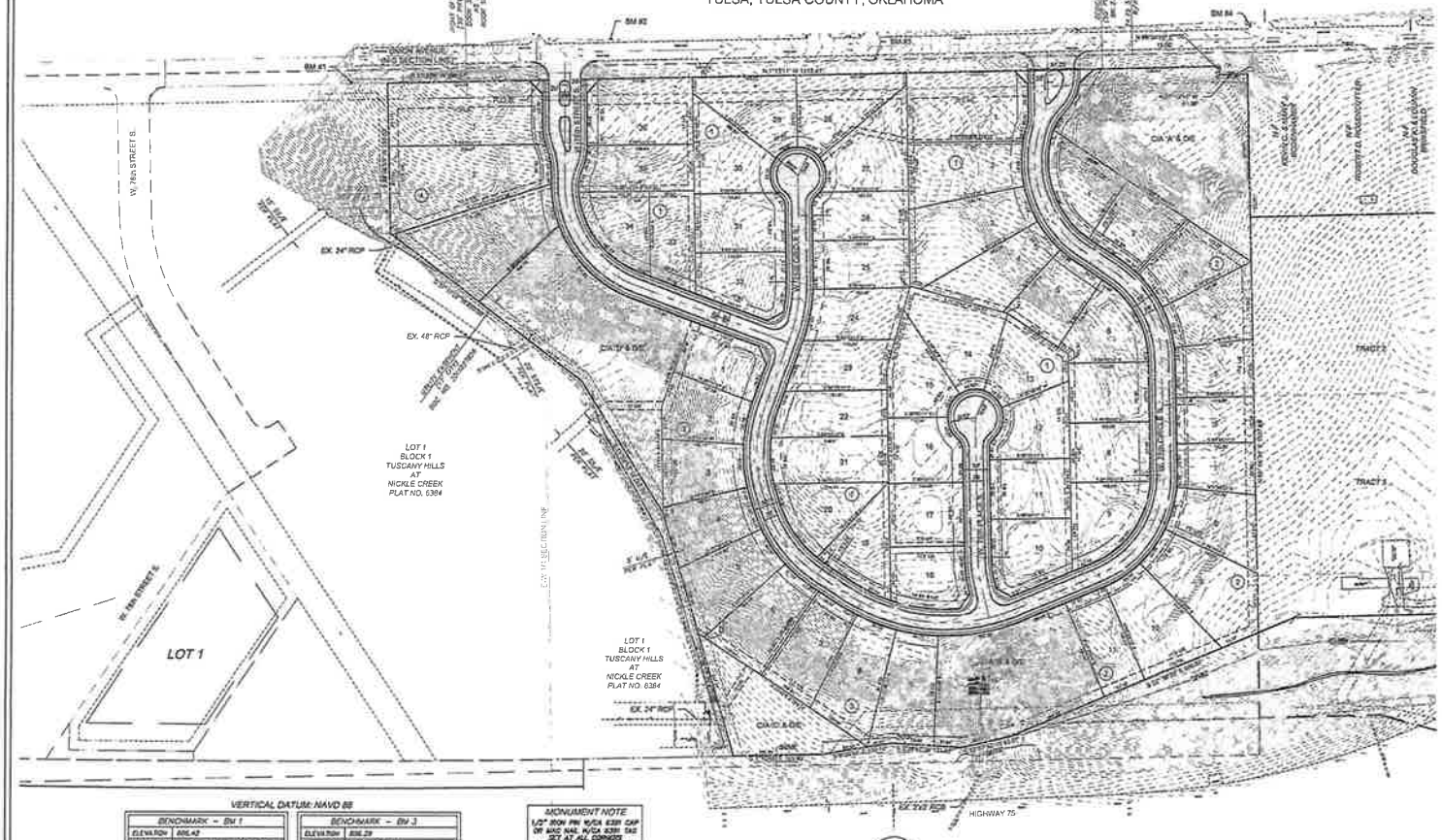
N

PRELIMINARY PLAT

OF

THE SUMMIT

BEING A PART OF THE W/2 W/2 OF SECTION 11, T-18-N, R-12-E, I.M.
TULSA, TULSA COUNTY, OKLAHOMA



LOCATION MAP
NOT TO SCALE

NICKEL CREEK
PART OF THE W/2 W/2, SECTION 11, T-18-N R-12-E

NORTH TRACT PARCEL ONE DESCRIPTION

A TRACT OF LAND DESIGNATED "PARCEL ONE" HEREIN THAT IS PART OF THE WEST HALF OF THE WEST HALF (W/2 W/2) OF SECTION ELEVEN (11), TOWNSHIP EIGHTEEN (18) NORTH, RANGE TWELVE (12) EAST, OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, AND WHOLLY CONTAINED WITHIN THAT CERTAIN REAL PROPERTY RECORDED AS A QUIT CLAIM DEED IN DOCUMENT NO. 2003007545 OF THE OFFICE OF THE COUNTY CLERK OF TULSA COUNTY, OKLAHOMA ("THE PROPERTY"). SAID PARCEL ONE BEING MORE

PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4NW/4) OF SAID SECTION 11; THENCE NORTH 89°04'19" EAST AND ALONG THE SOUTHERLY LINE PRESENT EASTERLY RIGHT-OF-WAY LINE OF SOUTH UNION AVENUE, SAID POINT BEING A CORNER OF THE PROPERTY AND THE POINT OF BEGINNING OF PARCEL ONE;

THENCE ALONG THE PROPERTY FOR THE FOLLOWING NINE (9) COURSES:

NORTH 1°13'11" WEST FOR A DISTANCE OF 1273.43 FEET TO A POINT; THENCE NORTH 89°05'24" EAST FOR A DISTANCE OF 15.00 FEET TO A POINT; THENCE NORTH 1°13'11" WEST FOR A DISTANCE OF 51.30 FEET TO A POINT; THENCE NORTH 88°06'09" EAST FOR A DISTANCE OF 1021.56 FEET TO A POINT; THENCE SOUTH 52°34'54" EAST FOR A DISTANCE OF 509.03 FEET TO A POINT; THENCE SOUTH 12°13'52" WEST FOR A DISTANCE OF 93.07 FEET TO A POINT; THENCE SOUTH 3°28'47" WEST FOR A DISTANCE OF 131.52 FEET TO A POINT; THENCE SOUTH 9°19'56" EAST FOR A DISTANCE OF 132.12 FEET TO A POINT; THENCE SOUTH 1°16'16" EAST FOR A DISTANCE OF 155.46 FEET TO A POINT;

THENCE SOUTH 73°38'13" WEST FOR A DISTANCE OF 470.28 FEET TO A POINT;
THENCE SOUTH 57°58'12" WEST FOR A DISTANCE OF 285.93 FEET TO A POINT;
THENCE SOUTH 37°11'04" WEST FOR A DISTANCE OF 490.26 FEET TO A POINT;
THENCE SOUTH 88°49'55" WEST FOR A DISTANCE OF 289.00 FEET TO A POINT ON THE WESTERLY LINE OF THE PROPERTY; THENCE NORTH 1°13'05" WEST AND ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 265.87 FEET

TO THE POINT OF BEGINNING OF PARCEL ONE;

SAID PARCEL ONE CONTAINING 1,558,604 SQUARE FEET OR 35.781 ACRES

SITE DATA

TOTAL AREA: 1,558,604 SF (35.781 AC)
NUMBER OF LOTS: 59
NUMBER OF BLOCKS: 4
NUMBER OF COMMON AREAS: 4

BLOCK LENGTH
BLOCK 1: 4,223 LF
BLOCK 2: 1,074 LF
BLOCK 3: 744 LF
BLOCK 4: 274 LF

Curve Table: Lots					
Curve #	Radius	Length	Chord Direction	Chord Length	Delta
C1	25.00	21.16	N 64°19'36" E	20.54	N 40°29'34" E
C2	50.00	5.18	N 44°37'50" E	5.17	N 79°53'3" E
C3	50.00	5.18	N 44°37'50" E	5.17	N 79°53'3" E
C4	25.00	21.16	N 64°19'36" E	20.54	N 40°29'34" E
C5	25.00	21.16	N 64°19'36" E	20.54	N 40°29'34" E
C6	25.00	21.16	N 64°19'36" E	20.54	N 40°29'34" E

VERTICAL DATUM: NAVD 88

BENCHMARK – BM 1	
ELEVATION	806.42
MONUMENT	RR SPIKE SET IN FACE OF RP
LOCATION	ON E. ROW OF UNION AVE. SIDE EAST OF NORTH END OF GUARDRAIL

BENCHMARK – BM 2	
ELEVATION	818.17
MONUMENT	1/2" IRON PIN
LOCATION	35' WEST R.O.W. OF UNION AVE. 6' +/- N. OF PAVEMENT EDGE ON TOP OF HILL

BENCHMARK – BM 3	
ELEVATION	836.29
MONUMENT	1/2" IRON PIN
LOCATION	E. ROW OF UNION 5' +/- S. OF PAVEMENT EDGE ACROSS FROM ASPHALT DRIVE

BENCHMARK – BM 4	
ELEVATION	738.53
MONUMENT	CUT X ON TOP OF CURB
LOCATION	S.E. CORNER OF INTERSECTION OF WEST 81st STREET AND UNION AVENUE

MONUMENT NOTE
1/2" IRON PIN W/CA 6391 CAP OR MAG NAIL W/CA 6391 TAG SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

LEGEND
- U.E. – OVERLAND DRAINAGE EASEMENT
- P.O.B. – POINT OF BEGINNING
- I.P. – IRON PIN
- U.E. – UTILITY EASEMENT
- B.S.L. – BUILDING SETBACK LINE
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING

BASIS OF BEARING
The Oklahoma State Plane Coordinate System (North Zone) using South 87°10'E" East as the west line of the Southwest Quarter of Section 11, Township 18 North, Range 12 East of the Indian Meridian was used as the basis of bearing for this survey.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

OWNER
NICKEL CREEK DEVELOPERS, INC.
750 W. 24th AVE, SUITE 210
WESTMINSTER, CO 80234
CONTACT: RUSS WATTERSON JR.
PHONE:(720) 201-4451
EMAIL: Russ@wattersonsweb.com

CEDAR CREEK
ENGINEERING • PLANNING • CONSULTING
P.O. Box 19124 Oklahoma City, OK 73113
Phone 405.481.4622
04.24.2018
EXP. 6/30/18

DODSON - THOMPSON - MANSFIELD, PLLC
Surveying • Engineering • Planning
CERTIFICATE OF AUTHORIZATION NO. 6391 EXPIRES JUNE 30, 2019

DATE OF PREPARATION: JUNE 06, 2018

5.5

Eller & Detrich
A Professional Corporation

Philip J. Eller
Kevin H. Wylie
R. Louis Reynolds
Shanann Pinkham Passley
Daniel C. Cupps
Andrew A. Shank
Heidi L. Shadid
Mac D. Finlayson
Steven P. Flowers
Sloane Ryan Lile
Nathalie M. Cornett

Of Counsel
Donald L. Detrich
Katherine Saunders, PLC
Jerry M. Snider
John H. Lieber
Joshua M. Tietsort

Telephone
(918) 747-8900

Toll Free
(866) 547-8900

Facsimile
(918) 747-2665

Writer's E-Mail
NCornett@EllerDetrich.com

November 26, 2018

VIA HAND DELIVERY
Tulsa Metropolitan Area Planning Commission
c/o INCOG
Attn: Mr. Nathan Foster
2 West Second Street, Ste. 800
Tulsa, OK 74103

Re: Request for Modification of Subdivision Regulations for The Summit at Tulsa Hills

Dear Nathan:

This letter serves as a request for a modification of the Tulsa Subdivision and Development Regulations (the "Regulations") to waive the requirement for sidewalk installation (Section 5-070) along South Union Avenue at The Summit at Tulsa Hills (the "Project"). The preliminary plat for the Project was approved by TMAPC on September 5, 2018, a copy of which is attached hereto as **Exhibit "A"**.

The reason for the requested waiver is due to the topography and existing bar ditch that runs along Union Ave., making the installation of a sidewalk impractical. In fact, there have not been any sidewalks installed for any of the developments along Union Ave. between 71st Street and 81st Street.

Strict compliance with the sidewalk requirement would cause undue hardship to the property owner based on the existence of a bar ditch running the length of South Union Avenue. In accordance with Section 10-070.4 of the Regulations, the requested waiver will not be detrimental to the public safety, health or welfare; nor will it be injurious to other property or improvements; nor will it impair the spirit and intent of the Tulsa Zoning Code or Comprehensive Plan.

Enclosed with this letter is a check for the requisite filing fee. Should you need any additional information to process this request, please do not hesitate to call me at (918) 747-8900.

Sincerely,

ELLER & DETRICH
A Professional Corporation

Nathalie M. Cornett

Nathalie M. Cornett

Cc: Jason Emmett
Enclosures

I:\13.1320\0004\Preliminary Plat\Request for Sub Reg Waiver (2018 1126).docx

6.7

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case : **MR-3 – 3818 S. St. Louis Ave**

Hearing Date: February 6, 2019

Case Report Prepared by:

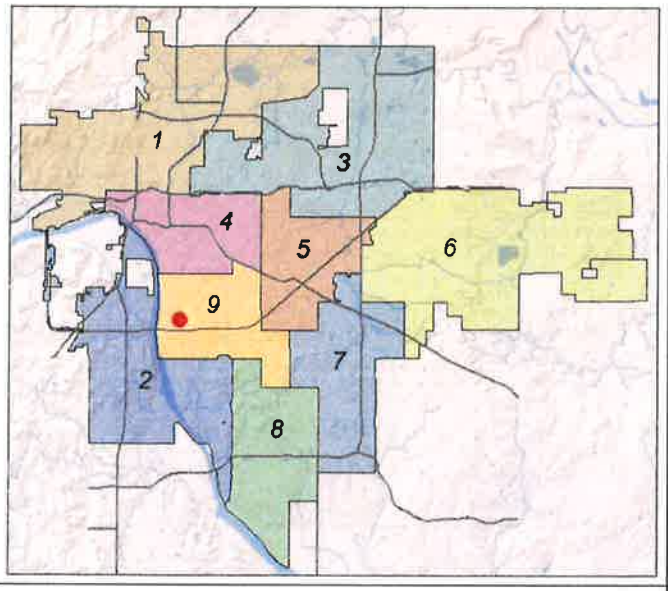
Nathan Foster

Owner and Applicant Information:

Applicant: Mike Alexander

Owner: Terrazzo Properties, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and Development Regulations

Purpose: Requesting a modification to the sidewalk requirements of Section 5.070 to remove the requirement for construction of sidewalks.

Location: South of the southwest corner of East 38th Street South and South St. Louis Avenue

Lot 3, Block 4 – Forest Ridge Addition

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the modification

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Case Map ,Aerial, Site Plan, Applicant's Request

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

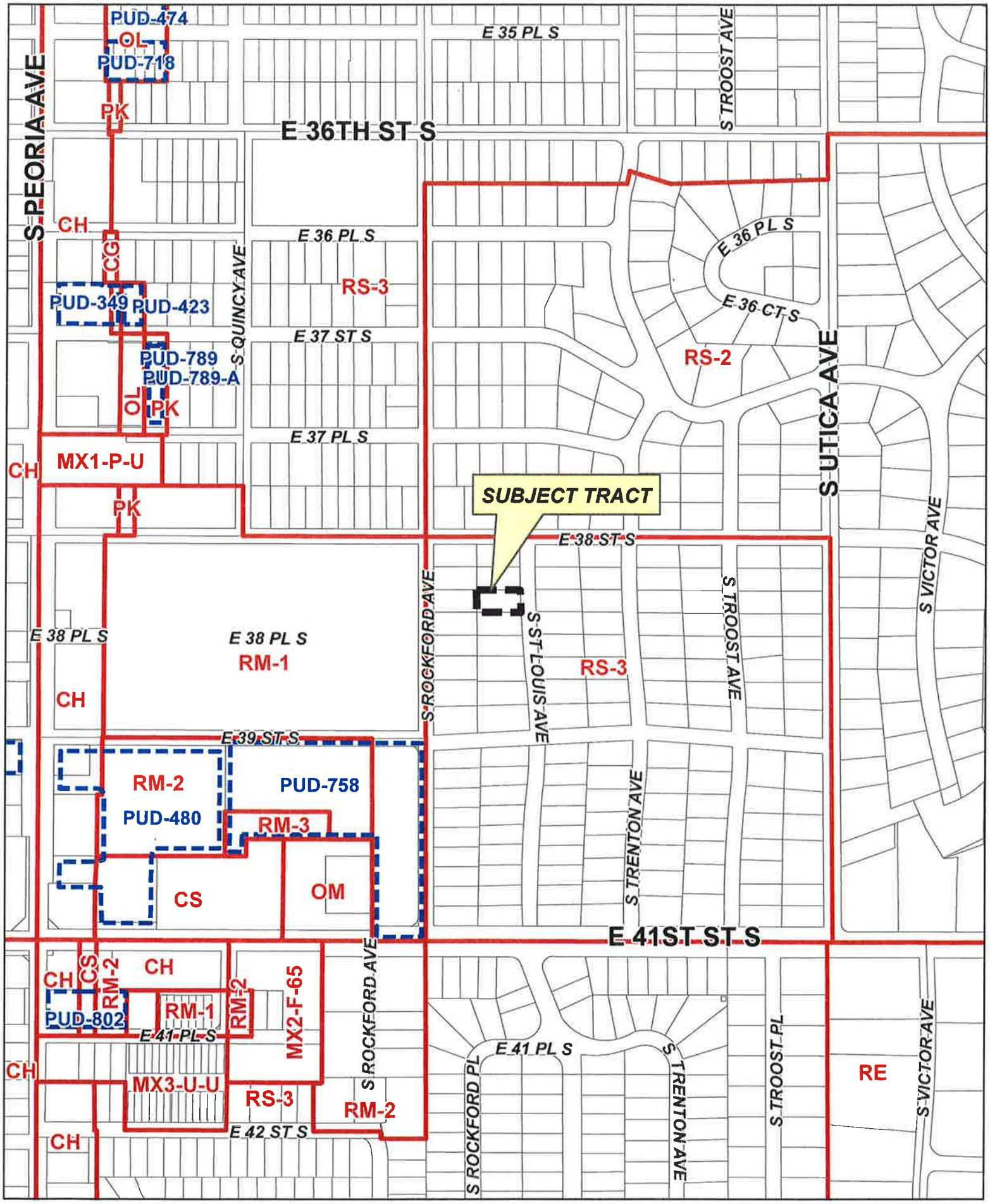
MR-3 – 3818 S. St. Louis Ave - (CD 9)
South of the southwest corner of East 38th Street South and South St. Louis Avenue - Lot 3, Block 4 – Forest Ridge Addition

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

The property under application is located within a neighborhood where there are currently no sidewalks. The newly constructed home would be the only property in the immediate area with a sidewalk and the sidewalk would not provide the connectivity that is the intended goal of the Subdivision and Development Regulations.

It is anticipated that the City of Tulsa will begin collecting fees-in-lieu for sidewalks in the near future to address situations where the immediate installation of sidewalks is not practical. Currently, the program for collection and allocation of those fees has not been implemented and a modification approval by TMAPC is the only relief from the sidewalk requirement.

Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.


PUD-474
OL
PUD-718
PK
E 35 PL S
S TROOST AVE
S PEORIA AVE
E 36TH ST S
CH
CG
E 36 PL S
S QUINCY AVE
RS-3
PUD-349
PUD-423
E 37 ST S
PUD-789
PUD-789-A
OL
PK
E 36 PL S
E 36 CT S
RS-2
S UTICA AVE
E 37 PL S
CH
MX1-P-U
PK
SUBJECT TRACT
E 38 ST S
S VICTOR AVE
S ROCKFORD AVE
S ST LOUIS AVE
S TROOST AVE
E 38 PL S
E 38 PL S
RM-1
RS-3
CH
E 39 ST S
RM-2
PUD-480
PUD-758
RM-3
CS
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RM-2
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PUD-802
RM-1
RM-2
MX2-F-65
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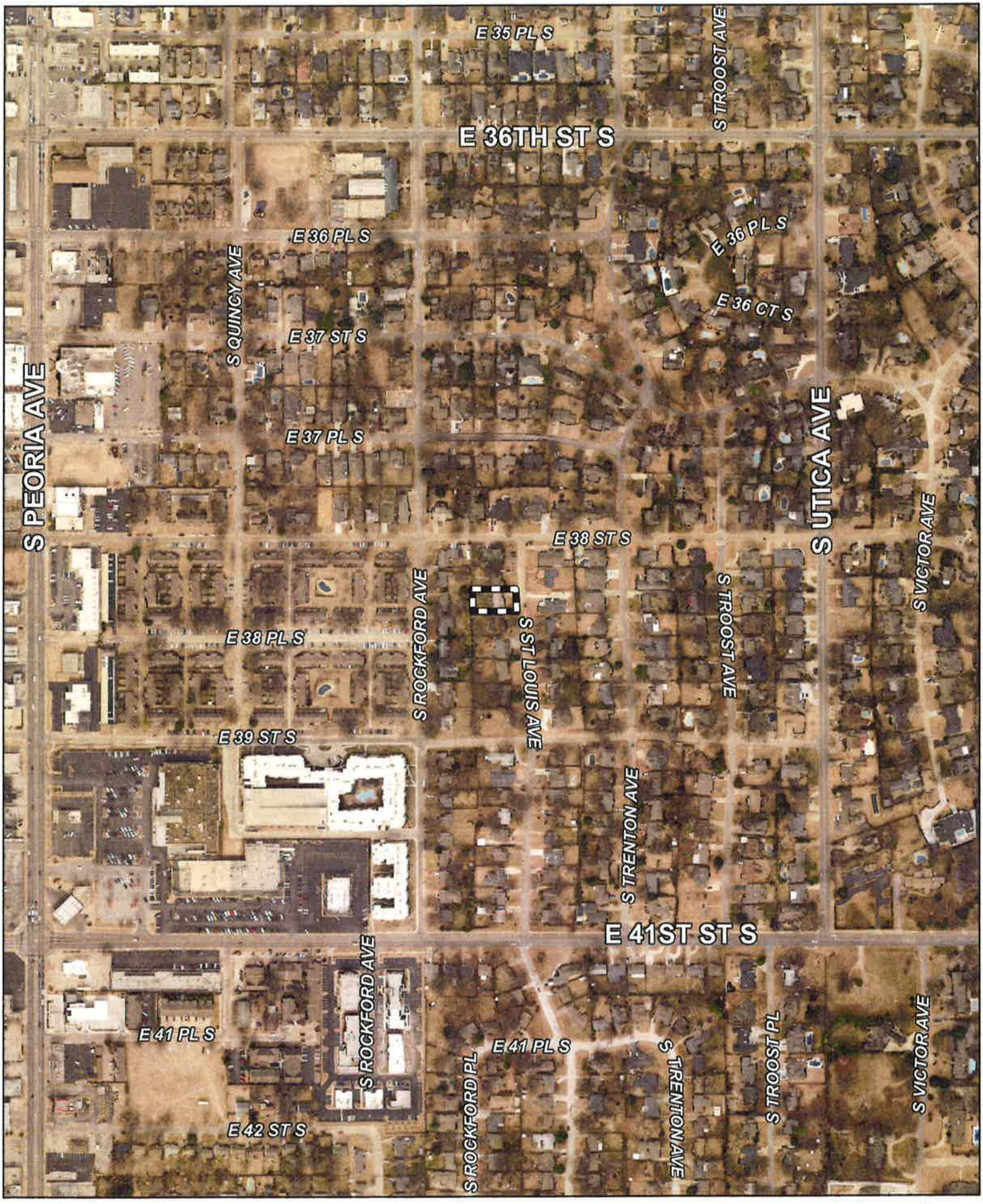
400
MR-3
19-13 19
7.3
N



Feet
0 200 400

Subject Tract

MR-3

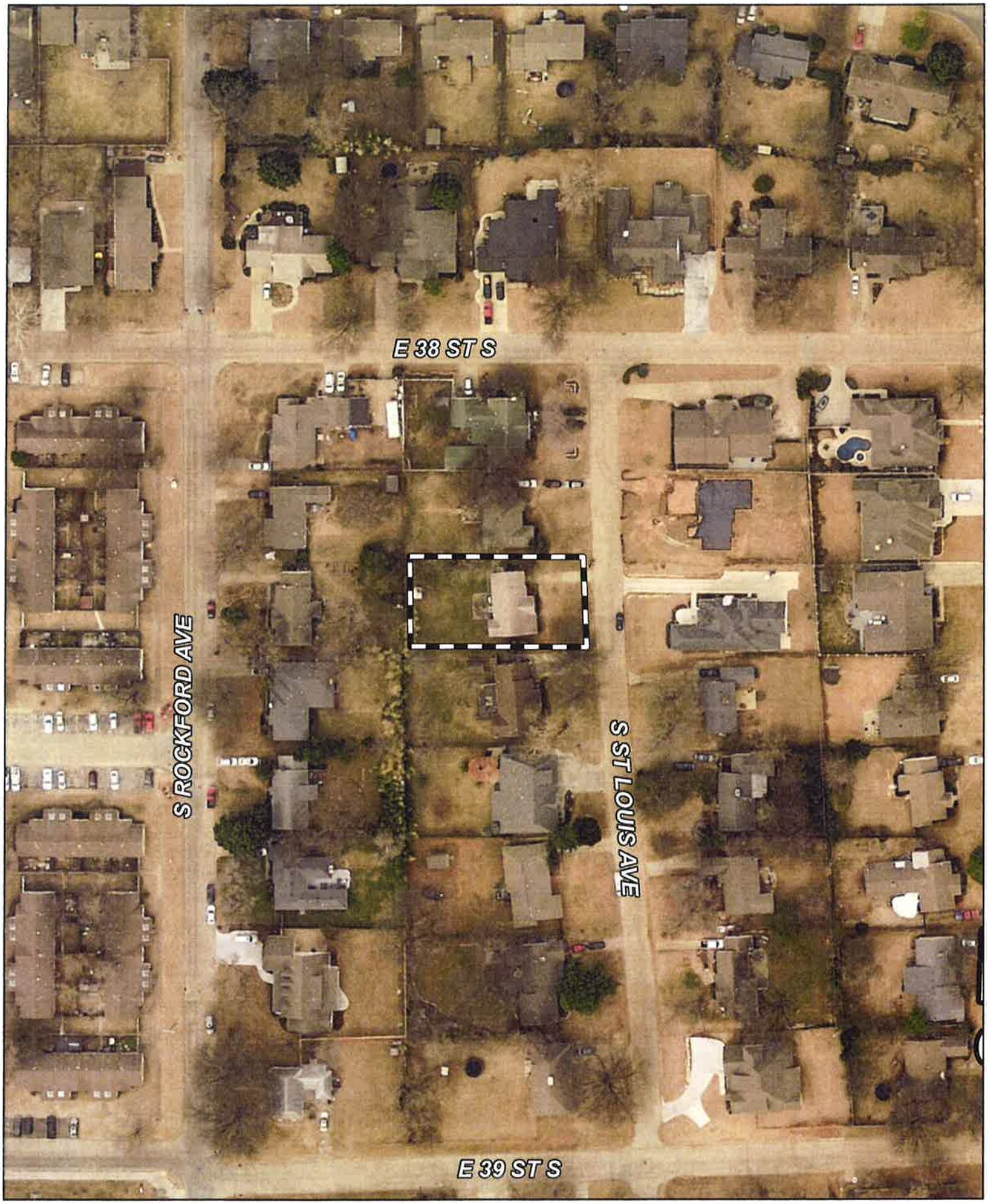
19-13 19

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

Aerial Photo Date: February 2018

N

7.4



Feet
0 50 100

Subject Tract

MR-3
19-13 19

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

Aerial Photo Date: February 2018

N

7.5

TERRAZZO PROPERTIES, LLC
2202 EAST 49TH STREET #310
TULSA, OK

January 7, 2019

Tulsa Metropolitan Planning Commission
c/o Land Use Administrator

Re: 3818 South St. Louis, Ave. Tulsa, Oklahoma 741105 ("Property")
Request for Modification of Sidewalk Requirement

Gentlemen:

Terrazzo Properties, LLC is constructing a single family residence on the Property. We are requesting a modification of the sidewalk requirement contained in Paragraph 5-070 of the Tulsa Metropolitan Area Subdivision and Development that provides that no certificate of occupancy shall be issued until a sidewalk is constructed. We are requesting that no sidewalk be required for a certificate of occupancy to be issued for the Property.

The Property is located in midtown Tulsa in Forest Ridge Addition, an old, well established subdivision in which no sidewalks exist. To require a sidewalk for the Property would offer no utility to the area and would not be consistent with the current aesthetics of the area. These factors make the sidewalk installation impractical.

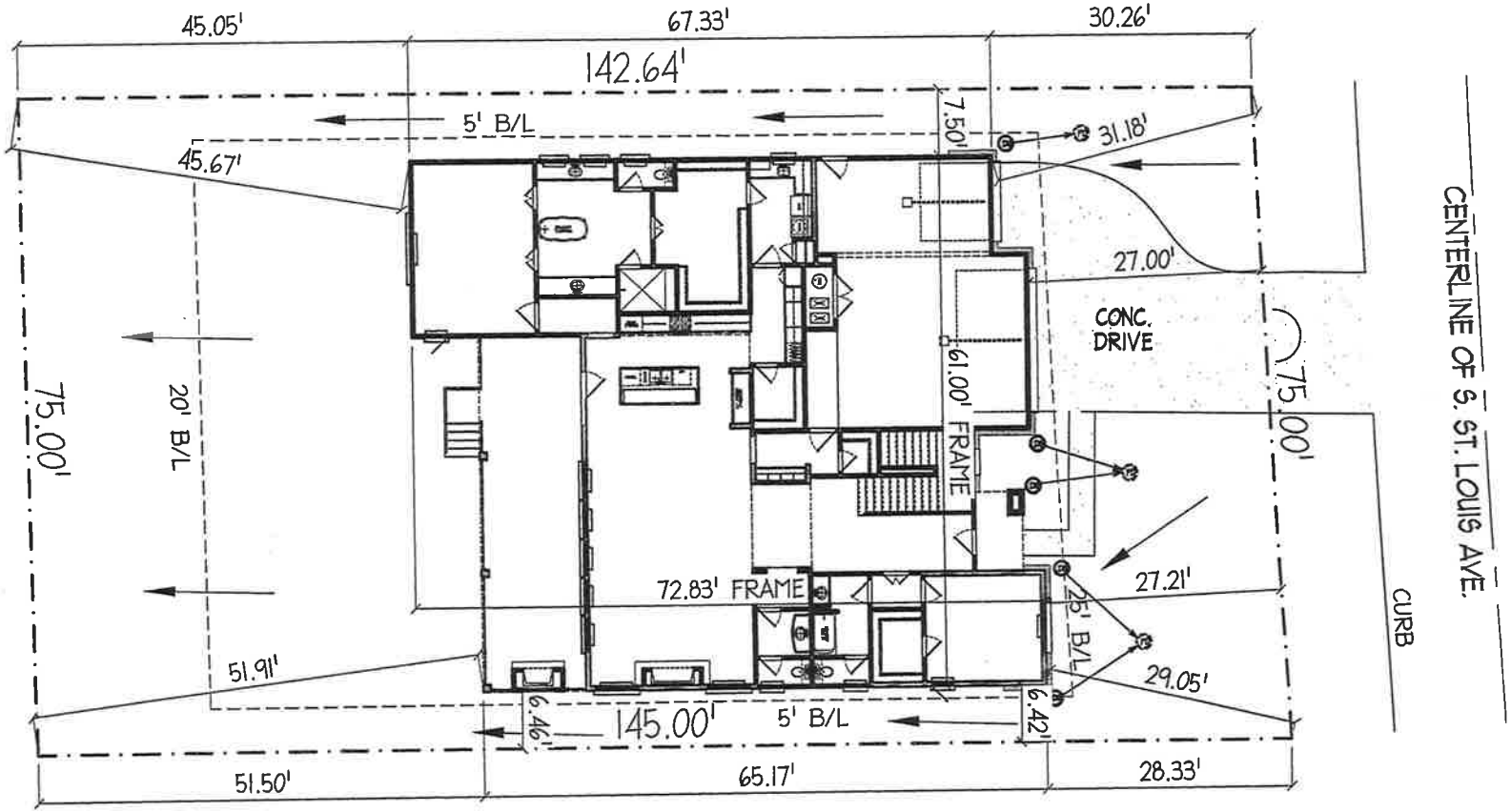
The granting of this modification will not be detrimental to the public safety, health or welfare, will not be injurious to other property or improvement, or impair the spirit, purposes or intent of applicable subdivision regulations or comprehensive plan policies.

Sincerely yours,

TERRAZZO PROPERTIES LLC

MIKE ALEXANDER

7.6



LEGEND

- FD — FRENCH DRAIN FROM DOWNSPOUT TO CURB OR DAYLIGHT
- DS — DOWNSPOUT
- ← — INDICATES DRAINAGE FLOW (SWALE AS NEC.)

OPEN SPACE CALCULATIONS

LOT AREA	10770		
MAIN LEVEL	2690	DRIVEWAY	654
GARAGE	737	COV'D PORCH	532
OPEN SPACE	6157		

NOTE!
IT IS THE RESPONSIBILITY OF THE BUILDER TO ENSURE THIS SITE PLAN IS CORRECT AND THIS PROPOSED DWELLING HAS NO ENCROACHMENTS AT FORM BOARD STAGE. BUILDER WILL VERIFY WITH A FORM BOARD SURVEY FROM A REGISTERED SURVEYOR THAT PROPOSED SLAB FOOTPRINT DOES NOT ENCROACH INTO RECORDED EASEMENTS, AERIAL AND UTILITY EASEMENTS, BUILDING LINES, PROPERTY LINES OR SETBACKS PRIOR TO ANY CONSTRUCTION WHATSOEVER TO PREVENT POSSIBLE ENCROACHMENTS.

Bainbridge Design Group
7318 S. Yale Ave Ste. C, Tulsa, OK 74136 918.499.1497

TRUE NORTH

SCALE = 1"=20'

FIELD VERIFY LOCATION OF HOUSE

Client: Terrazzo Properties

Project: 18.29.01 - Plot Plan

Legal Description:
LOT 3, BLOCK 4, FOREST RIDGE ADDITION,
TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.
3818 S. ST. LOUIS AVE.

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case : **MR-4 – 3123 E. 26th Pl S**

Hearing Date: February 6, 2019

Case Report Prepared by:

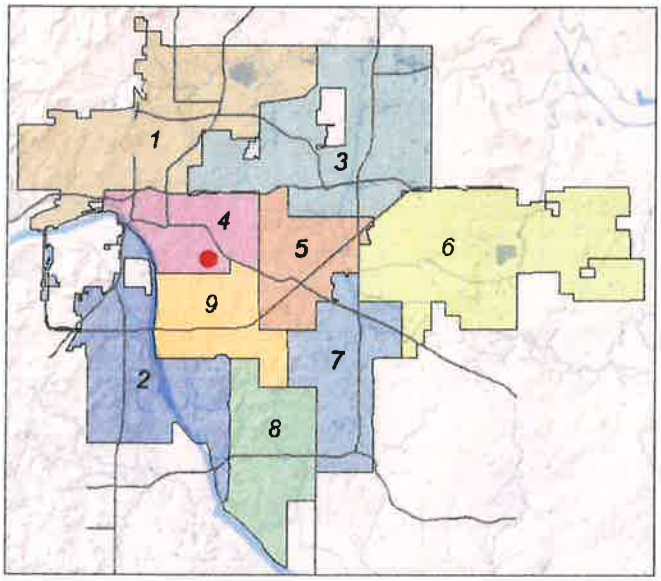
Nathan Foster

Owner and Applicant Information:

Applicant: Mike Alexander

Owner: Insight Homes Inc.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and Development Regulations

Purpose: Requesting a modification to the sidewalk requirements of Section 5.070 to remove the requirement for construction of sidewalks.

Location: East of the northeast corner of East 26th Place South and South Florence Avenue

Lot 18, Block 3 – Sheila Terrace

Zoning: RS-2

Staff Recommendation:

Staff recommends **approval** of the modification

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Case Map ,Aerial, Site Plan, Applicant's Request

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

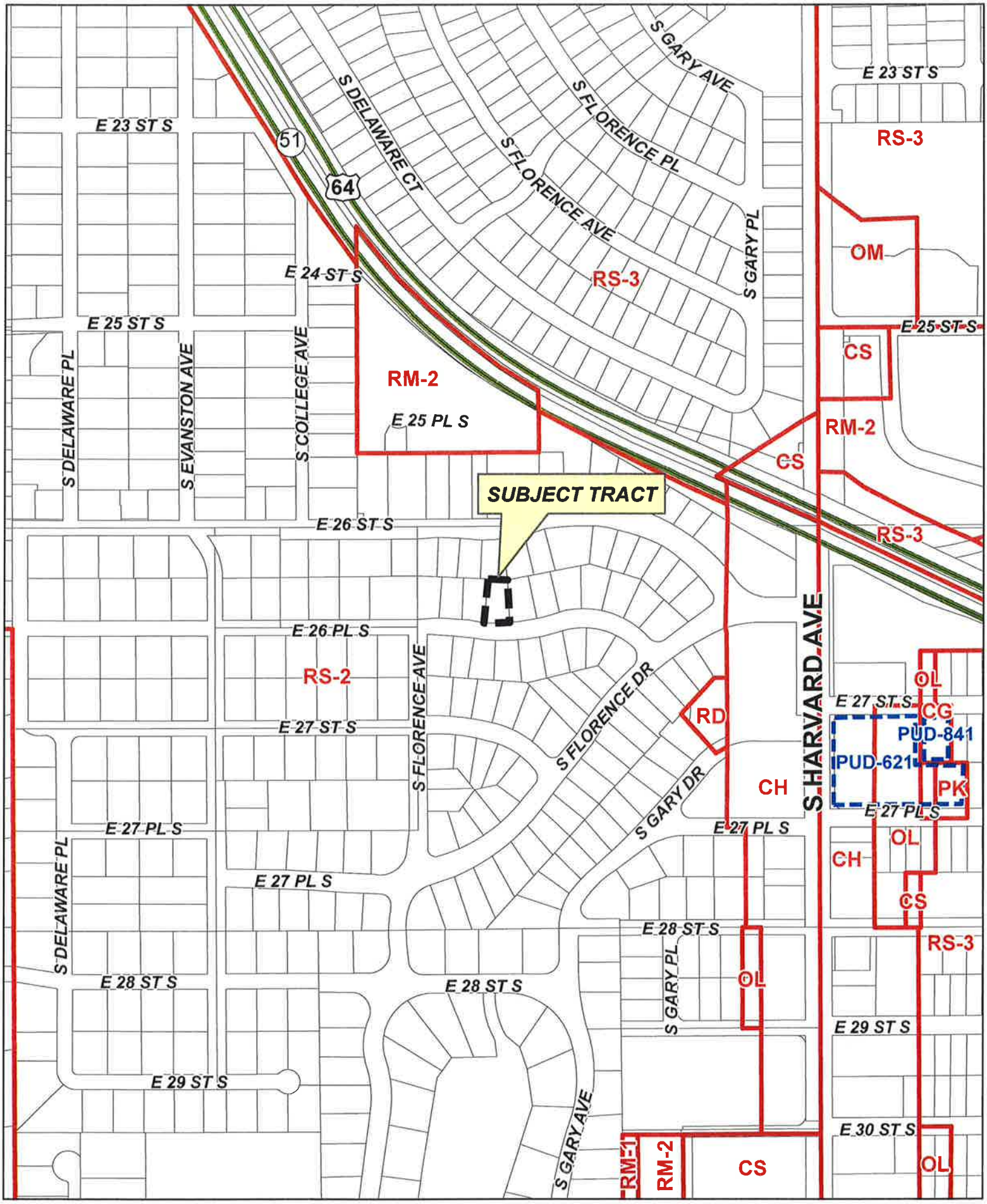
MR-4 – 3123 E. 26th Pl. - (CD 4)
East of the northeast corner of East 26th Place South and South Florence Avenue – Lot 18, Block 3 – Sheila Terrace

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

The property under application is located within a neighborhood where there are currently no sidewalks. In addition, there are existing mature trees that would be required to be removed in order to construct a sidewalk. The newly constructed home would be the only property in the immediate area with a sidewalk and the sidewalk would not provide the connectivity that is the intended goal of the Subdivision and Development Regulations.

It is anticipated that the City of Tulsa will begin collecting fees-in-lieu for sidewalks in the near future to address situations where the immediate installation of sidewalks is not practical. Currently, the program for collection and allocation of those fees has not been implemented and a modification approval by TMAPC is the only relief from the sidewalk requirement.

Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.



Feet
0 200 400

MR-4

19-13 17

8.3

Feet
0 200 400

Subject Tract

MR-4

19-13 17

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

Aerial Photo Date: February 2018

N

8.4

Feet
0 50 100

Subject Tract

MR-4

19-13 17

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

Aerial Photo Date: February 2018

N

8.5

INSIGHT HOMES, INC.
2202 EAST 49TH STREET #310
TULSA, OK

January 7, 2019

Tulsa Metropolitan Planning Commission
c/o Land Use Administrator

Re: 3123 East 26th Place, Tulsa, Oklahoma 74114"Property"
Request for Modification of Sidewalk Requirement

Gentlemen:

Insight Homes, Inc is constructing a single family residence on the Property. We are requesting a modification of the sidewalk requirement contained in Paragraph 5-070 of the Tulsa Metropolitan Area Subdivision and Development that provides that no certificate of occupancy shall be issued until a sidewalk is constructed. We are requesting that no sidewalk be required for a certificate of occupancy to be issued for the Property.

The Property is located in midtown Tulsa in Sheila Terrance, an old, well established subdivision in which no sidewalks exist. To require a sidewalk for the Property would offer no utility to the area and would not be consistent with the current aesthetics of the area. These factors make the sidewalk installation impractical.

The granting of this modification will not be detrimental to the public safety, health or welfare, will not be injurious to other property or improvement, or impair the spirit, purposes or intent of applicable subdivision regulations or comprehensive plan policies.

Sincerely yours,

INSIGHT HOMES, INC.

MIKE ALEXANDER

8.6

Legal Description:

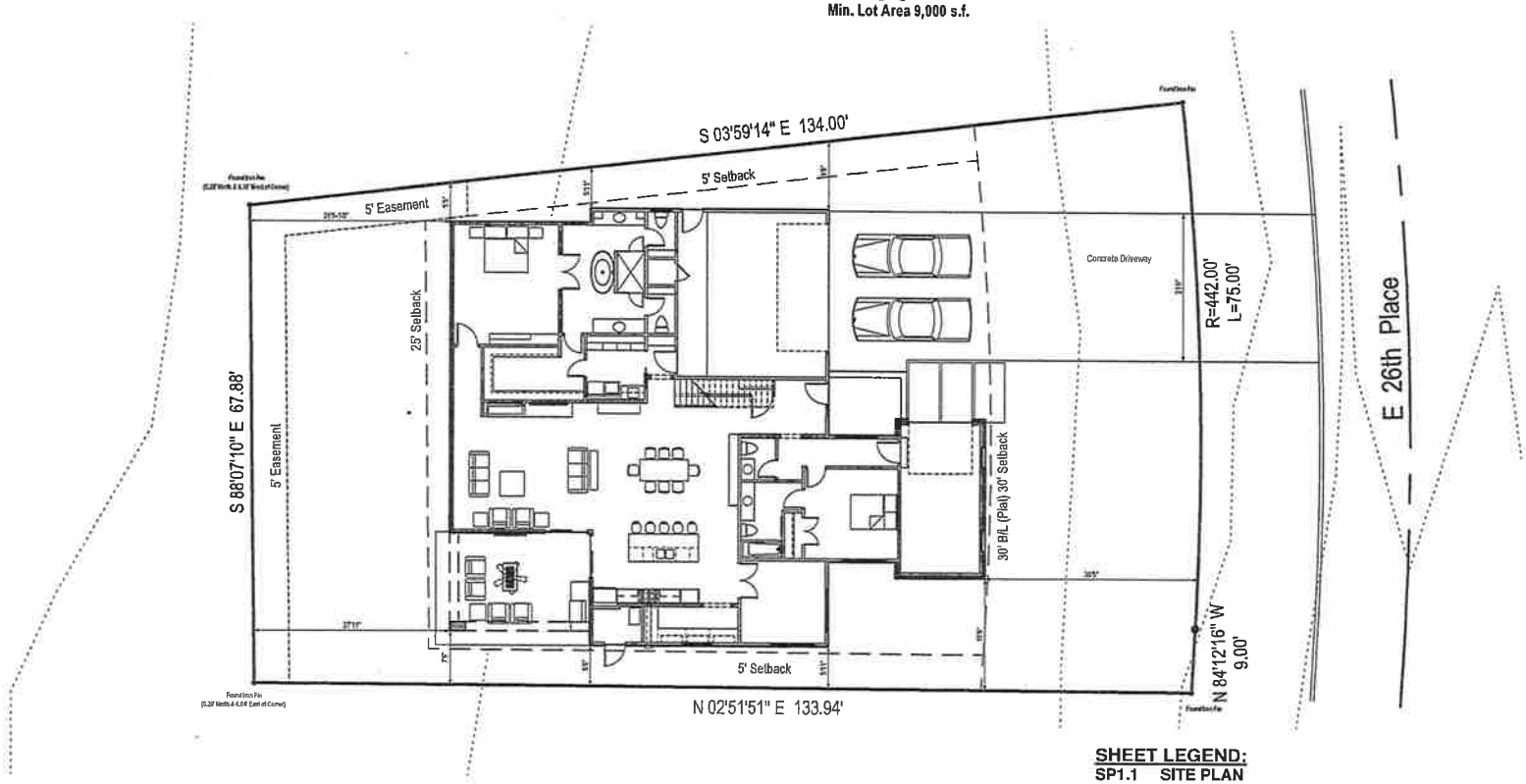
Lot 18, Block 3, Sheila Terrace An Addition to the City of Tulsa, Tulsa County, State of Oklahoma, According to the Recorded Plat thereof, Also know as 3123 E. 26th Pl. S.

RS-2 Zoning

Front Setback 30'	Lot Area 10,247.9 s.f.
Rear Setback 25'	Open Space 5,854 s.f.
Side Setbacks 5'	3,763 s.f. House Footprint w/Porches
Min. Open Space 5,000 s.f.	631 s.f. Front Drive
Max Bldg Hgt 35'	
Min. Lot Area 9,000 s.f.	

HOUSE SIZES:

1st Level	2,630 S.F.
2nd Level	1,460 S.F.
House Total Living	4,090 S.F.



SHEET LEGEND:

SP1.1	SITE PLAN
SP1.2	DRAINAGE / EROSION PLAN
A1.1	GROUND LEVEL FLOOR PLAN
A1.2	SECOND LEVEL FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS - FRONT
A2.2	EXTERIOR ELEVATIONS - RIGHT & LEFT
A2.3	EXTERIOR ELEVATION REAR & WINDOW SCHEDULE
A3.1	ROOF PLAN
A4.1	STAIR DETAILS BUIDLING SECTION
A4.2	STAIR DETAILS
A4.3	TYPICAL WALL SECTION & SPEC'S

Foundation and Framing Plans/Details by Others

Insight Homes
3123 E 26 Pl
Tulsa OK

8.7

1

VIVES ARCHITECTS PLLC
5550 SOUTH LEWIS AVENUE
SUITE 101
TULSA, OKLAHOMA 74105
PHONE: 918.742.7911
CELL: 918.724.6469
FAX: 918.742.2797
E-MAIL: [illegible]

Stamp, Signature and Date:

Project:

MOD FARM SPEC HOME

3123 E. 26th Place
Tulsa, OK 74114

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WRITTEN PERMISSION MUST BE OBTAINED TO COPY/REVISION/BUILD FROM THESE DRAWINGS EXCEPT FOR THE ADDRESS ABOVE. VIVES ARCHITECTS PLLC RETAINS OWNERSHIP/COPYRIGHT OF THESE DRAWINGS/DESIGNS/DETAILS.

Approval Signature(s):
Owner(s): / Sale
Owner(s): / Date

- ☐ For Review:
- ☐ Bid Set:
- ☐ NOT For Construction:
- ■ For Construction:

Revisions:

Follow all Local, State, Federal Codes & IRC 2015

Project Number:

Drawing Title:

SITE PLAN
Ground Level

Issue Date: May 24, 2018

Sheet Number:

SP1.1

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7468

Hearing Date: February 6, 2019

Case Report Prepared by:

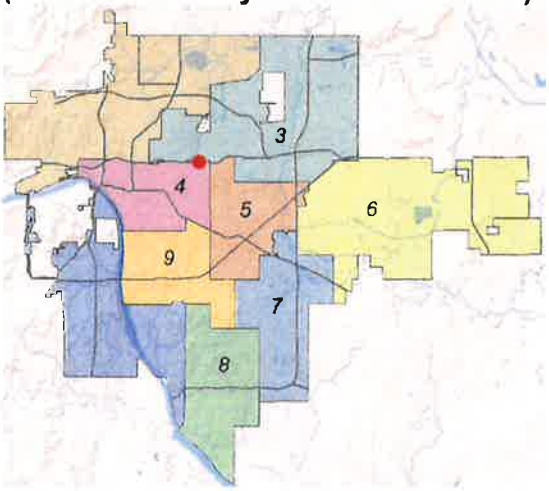
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: John Miggins

Property Owner: MIGGINS, JOHN C

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commerical

Proposed Use: IL for a Horticulture Nursery

Concept summary: Applicant has only provided a concept statement that he plans to develop the site as a horticulture nursery.

Tract Size: 0.62 ± acres

Location: East of the southeast corner of East Admiral Place & North Pittsburg Avenue

Zoning:

Existing Zoning: CH

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial.

Staff Data:

TRS: 9304
CZM: 37 Atlas:

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

9.1

REVISED 1/30/2019

SECTION I: Z-7468

DEVELOPMENT CONCEPT:
Applicant has also noted his plan to combine all 5 lots into a single parcel. The parcels can be combined with or without the rezoning approval.

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 illustrating IL zoning request and lot combinations

DETAILED STAFF RECOMMENDATION:

IL zoning as requested in Z-7468 is not consistent with the Main Street Land Use designation in the comprehensive plan and,

Uses that may be allowed in an IL district are not consistent with the Sequoyah implementation plan and,

IL zoning allows uses that may be considered injurious to the proximate properties and,

IL zoning allows uses that are not consistent with the expected development of the surrounding properties therefore,

Staff recommends denial of Z-7468 to rezone property from CH to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Main street land use vision does not include light industrial uses.

Land Use Vision:

Land Use Plan map designation: Main Street

Main Streets are Tulsa's classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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 except the secondary arterial designation

Trail System Master Plan Considerations: None

Small Area Plan: Sequoyah Area Neighborhood Implementation Plan (Effective may 2007)

This location is considered a major activity center:

> Major Activity Centers include Admiral Place corridor, Salvation Army Boys and Girls Club, and neighborhood churches. Such centers are generally thought of as urban areas that include concentrations of business, commercial and other uses which draw a large number of people from the region on a daily basis.
>
> Most of the recommendations outlined in the implementation plan are public improvement strategies to help encourage redevelopment
>
> This implementation plan was completed prior to the current City of Tulsa Comprehensive Plan and does not align itself with the current land use designations for the area.

Special District Considerations: None except recommended public improvements outlined in the Sequoyah Neighborhood Implementation Plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

> *Staff Summary: The existing site is a mix of several small buildings historically used as an auto repair shop with gravel parking areas..*
>
> *Snippet from northeast looking south west toward site.*

Environmental Considerations: None that would affect site redevelopment

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East Admiral Place	Secondary Arterial	100 feet	4 with center turn lane

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3 w/ RT 66 overlay	Parks and open space	Stability	Cemetery across E. Admiral
East	CH w/ RT66 overlay	Main street	Growth	Commercial use
South (across expressway)	RS-3	Existing Neighborhood	Stability)	Detached house
West	CH w/ RT 66 overlay	Main Street	Growth	Commercial

9.4

SECTION III: Relevant Zoning History

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

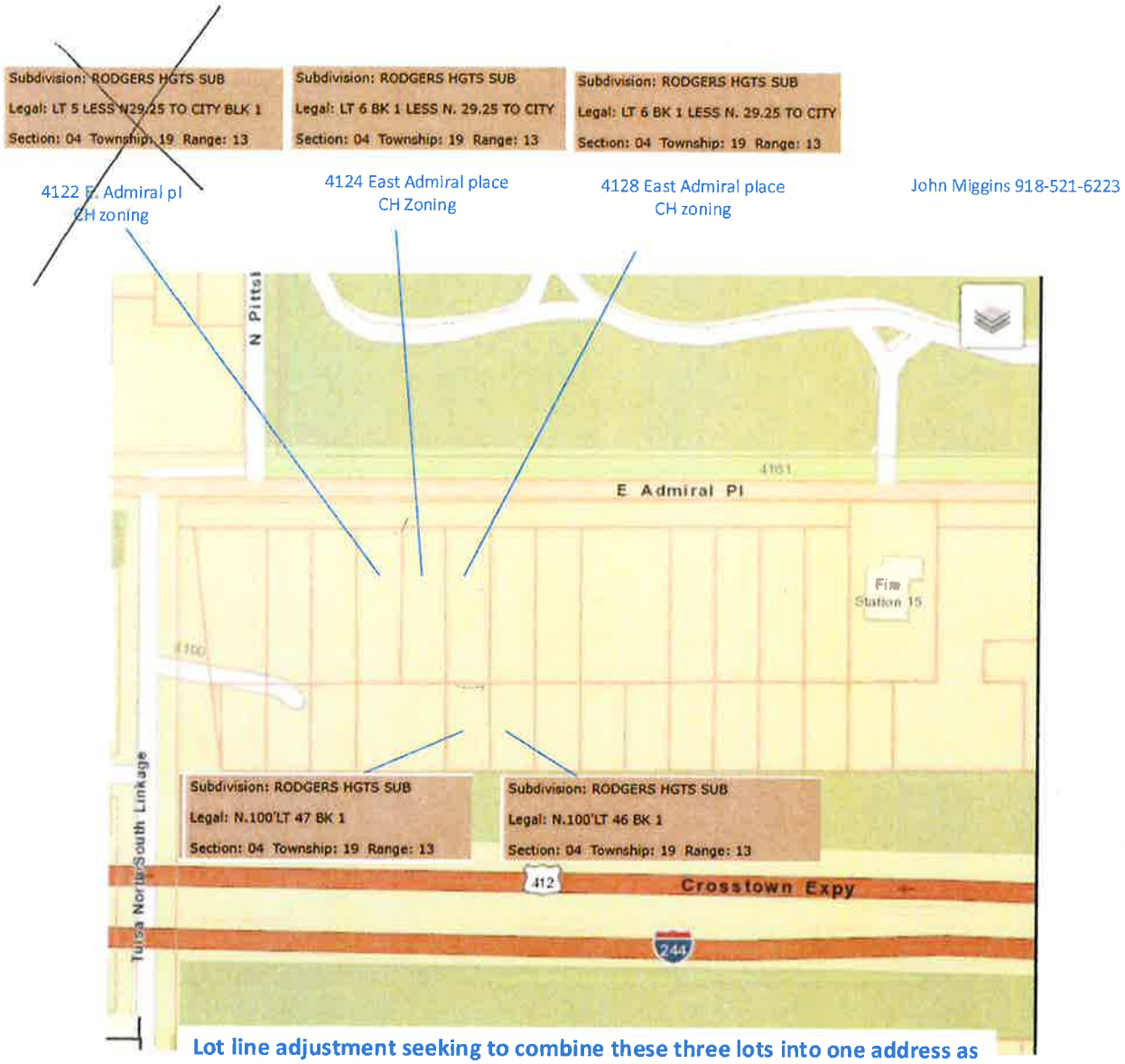
Subject Property: No relevant history

Surrounding Property:

BOA-21285 June 2011: The Board of Adjustment **approved** a *variance* of the paving requirement for a permitted automobile storage yard in a CH District (Section 1303.D), on property located south and east of the southeast corner of East Admiral Place and South Pittsburg Avenue.

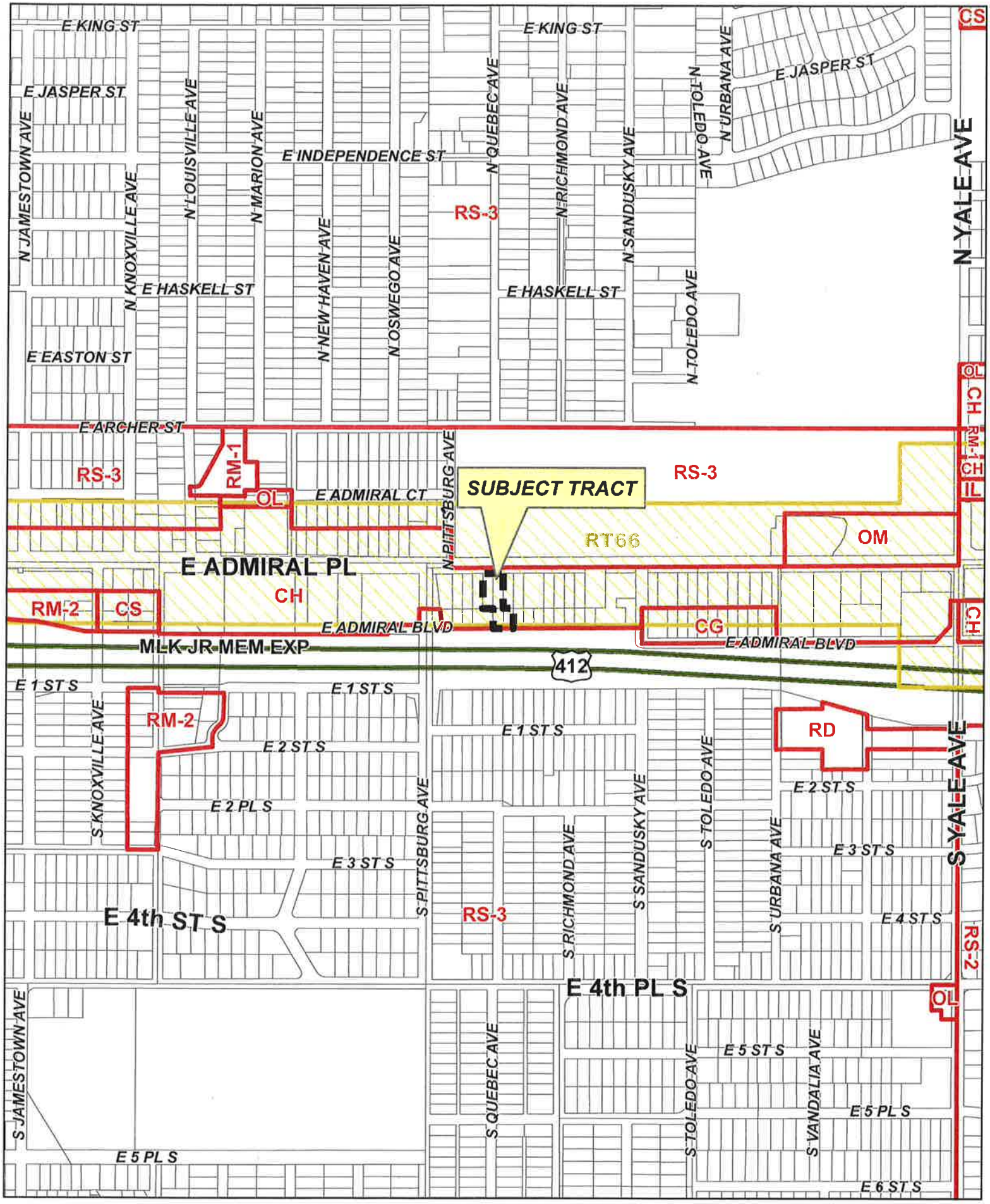
2/6/2019 1:30 PM

Incog request, 5 lots all zoned CH requesting lot line adjustment and rezoning to
Industrial light



Lot line adjustment seeking to combine these three lots into one address as
4128 East Admiral place
Rezone all 5 to Industrial light

9.6



Feet
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Z-7468

19-13 04

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Feet
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Subject Tract

Z-7468

19-13 04

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

Aerial Photo Date: February 2018

9.8

N

Feet
0 50 100

Subject Tract

Z-7468

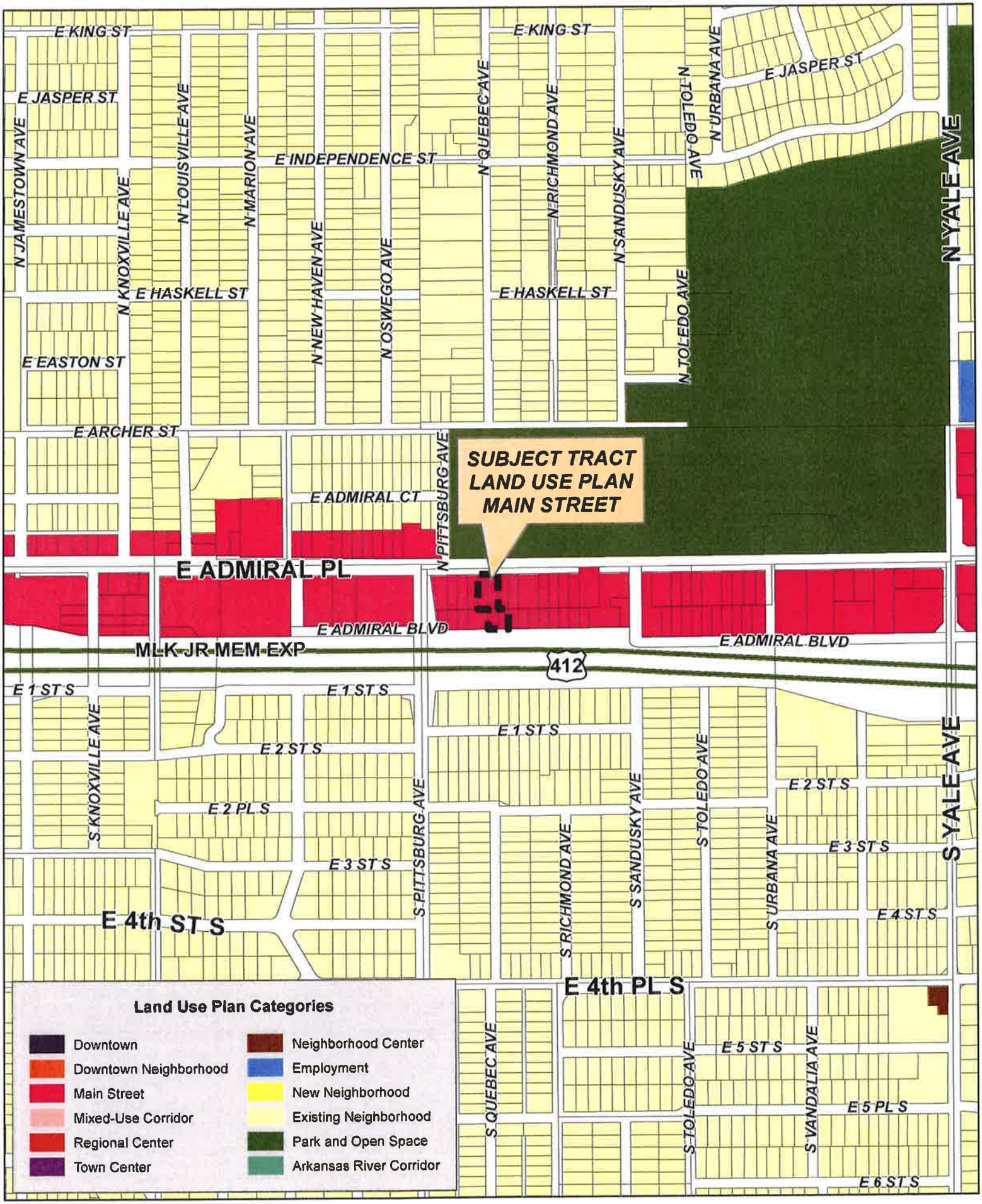
19-13 04

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

Aerial Photo Date: February 2018

9.9

N



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Z-7468

19-13 04

9.10

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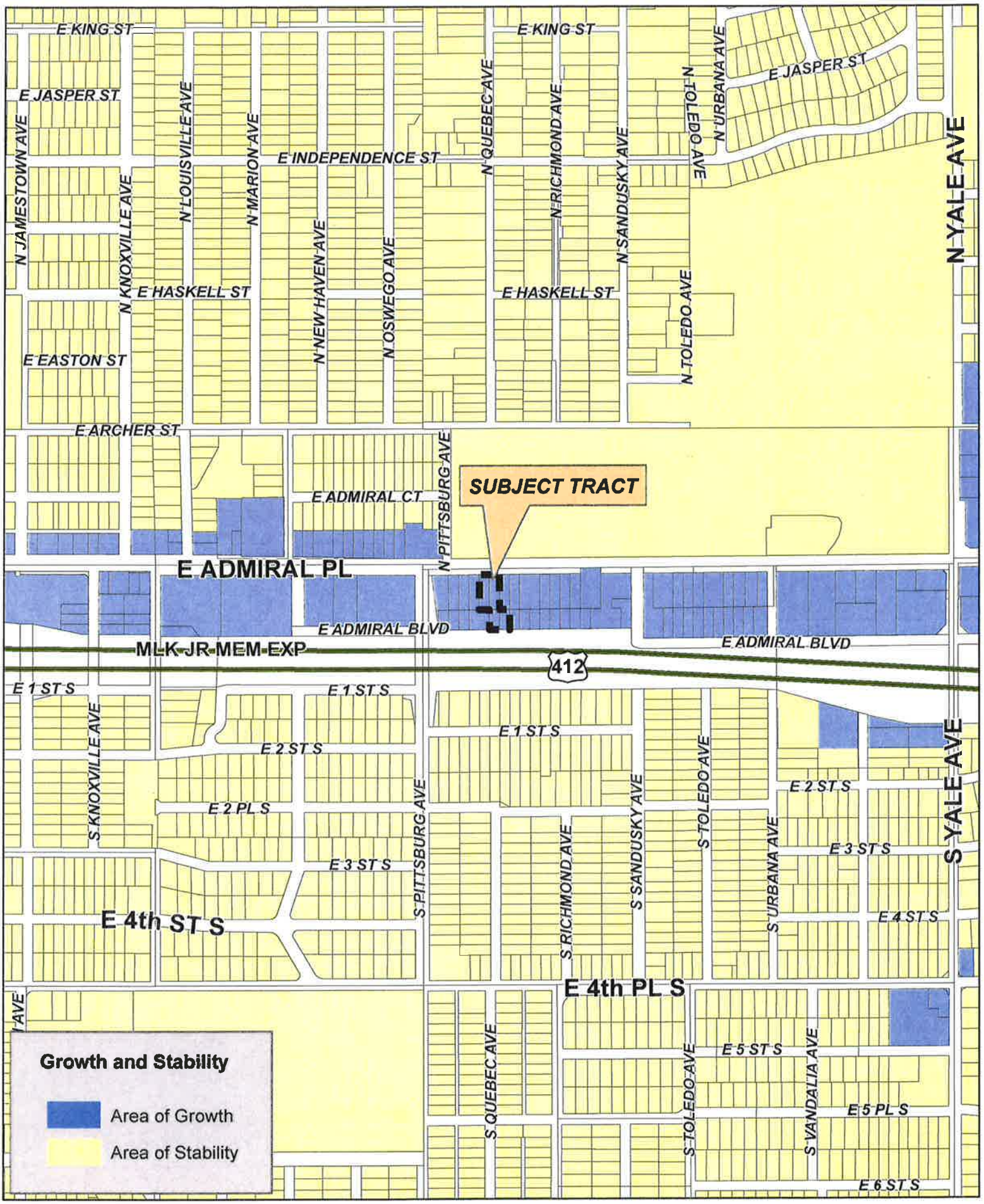


Z-7468

19-13 04

9.11

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7469

Hearing Date: February 6, 2019

Case Report Prepared by:

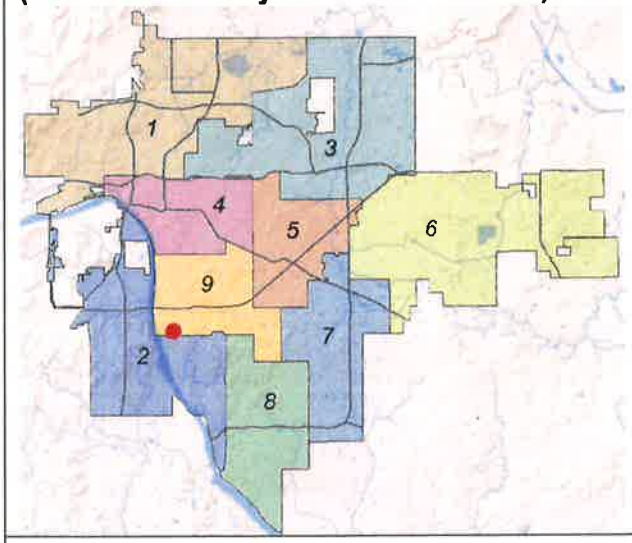
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council c/o Navid Amir

Property Owner: N & A PROPERTIES LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Mixed Use (MX1-U-U)

Concept summary: Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system along Peoria Avenue

Tract Size: 1.02 ± acres

Location: East of southeast corner of East 60th Street South & South Peoria Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: MX1-U-U

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9331
CZM: 47 Atlas: 663

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

10.1

SECTION I: Z-7469

DEVELOPMENT CONCEPT: This request for rezoning is responsive to a City Council initiative to encourage mixed use development along the proposed bus rapid transit system route. The site is currently zoned OM and does not have a building height restriction. The Mixed-Use rezoning request is also for unlimited height.

The City initiated a land use study that resulted in zoning recommendations on property within ½ a mile of proposed enhanced stations along the bus rapid transit route. The subject property was included in that recommendation and the owner of that property has opted-in to a voluntary rezoning program initiated by the Tulsa City Council. No immediate development of the property is proposed.

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:
Client Concept Statement

DETAILED STAFF RECOMMENDATION:

Case Z-7469 request MX1-U-U is consistent with the expected development pattern in the area and,

MX1-U-U is not injurious to the surrounding property owners and,

The bus rapid transit study recommended MX1-U without a height recommendation on this site. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX1-U-U is consistent with the Mixed-Use Corridor land use vision in the Tulsa Comprehensive Plan therefore,

Staff recommends **APPROVAL** of Z-7469 to rezone property from RS-3/ to MX1-U-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX1-U-U is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives and strategies of the Riverwood Neighborhood Small Area Plan.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated

from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

The purpose of 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: No designation

Trail System Master Plan Considerations:

None that affect site development however the river trail system is less than ½ mile from this site. Pedestrian and bicycle connectivity should be an important concept with any new redevelopment opportunity.

Small Area Plan:

Riverwood Neighborhood Small Area Plan (Completed in 2008).

Phase One infrastructure recommendations included Transit Connections and shelters specifically for Inhofe Plaza which is west of this site across Peoria.

The Riverwood Community identified the viability of retail and land uses along South Peoria corridor as a key element of the community plan. These activities contribute to greater livability and convenience within the neighborhood and can convey a neighborhood identity to visitors as well as residents from other areas of the City. Rezoning considerations should consider a walkability community especially for frequent users that may be elderly or physically challenged.

The primary goal identified in this small area plan:

Provide diversified, convenient, concentrated, and efficient commercial activities. This will add to the quality of area as a self-sufficient unit of the total urban pattern.

Objectives include:

1. Locate commercial facilities where compatible commercial uses can support one another and where community services and facilities are capable of supporting commercial activities.
2. Provide a reasonable ratio of commercial activities in relation to the population residing within the area.

Strategies for redevelopment included in the small area plan include:

1. Add continuous sidewalks on both sides of the street
2. Redesign the fronts of large parking lots and build small closely spaced or attached storefronts with courtyard parking behind
3. Encourage a mix of housing within walking distance of commercial areas
4. Encourage site store entrances near street fronts and parking lots to the rear of buildings so transit riders and cyclist have easy access to the store areas.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Empty Lot is available for density recommended in the Bus Rapid Transit Study area.

Environmental Considerations: None that would affect site development

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
E. 60th Street South	None	50 feet	2 with bar ditch / no curb

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS w /PUD-472	Mixed-use Corridor	Growth	Mini storage
East	RM-2	Existing Neighborhood	Growth	Detached House
South	RM-2	Existing Neighborhood	Growth	Multi Family
West	OM	Mixed-use Corridor	Growth	Day Care

SECTION III: Relevant Zoning History

10.4

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

Subject Property: No relevant history

Surrounding Property:

Z-7464 December 2018: All concurred in **approval** of a request for *rezoning* a .52± acre tract of land from OM to MX1-U-U on property located north of the northeast corner of East 60th Street South Peoria Avenue. This request for rezoning was responsive to a City Council initiative to encourage mixed use development along the proposed bus rapid transit system route.

BOA-21181 July 2011: The Board of Adjustment **approved** a *special exception* to permit a multi-family residence in an OL zoning district (Section 601), on property located at 1313 East 60th Street.

BOA-19099 September 2001: The Board of Adjustment **approved** a *special exception* to permit vehicle repair in a CS district, noting this is only for the rear building and with condition of no outside storage or display of merchandise for sale, and no inoperable vehicles be permitted on the premises in excess of 48 hours, on property located north of the northwest corner of East 60th Street South and South Peoria Avenue.

BOA-18815 July 2000: The Board of Adjustment **approved** a *special exception* to permit auto sales in a CS district and vehicle repair in preparation for sale, on the condition specifically that no body work, auto painting, or major engine work be allowed, and that vehicles offered for sale would have to be on a paved parking area; and **denied** a *special exception* to permit storage or display of motorized vehicles on gravel located behind the building setback line, on property located north of the northeast corner of East 60th Street South and South Peoria Avenue.

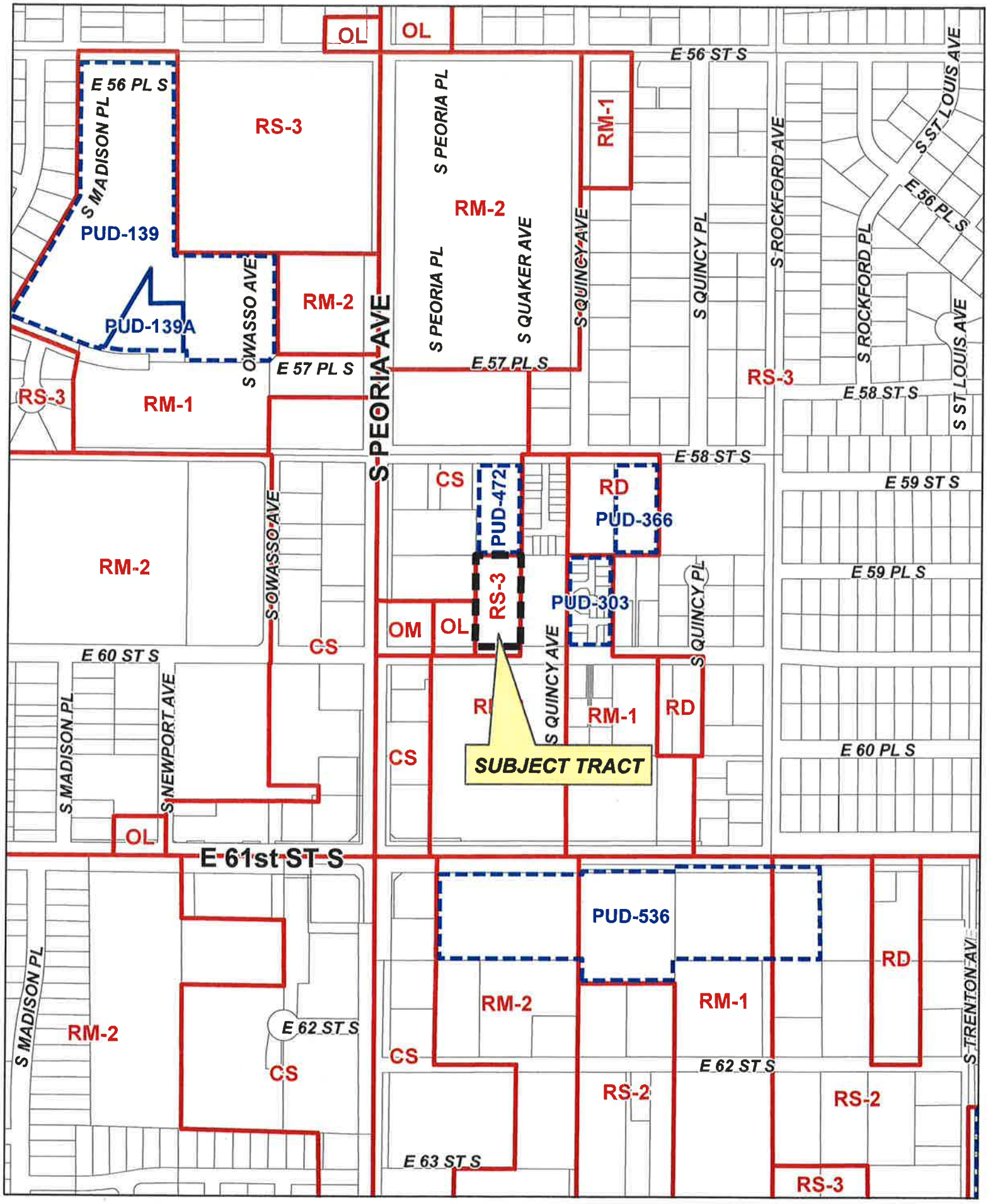
PUD-472/Z6326 July 1991: All concurred in **approval** of a proposed *Planned Unit Development* and an **approval** of a request for *rezoning* on a 1.08± acre tract of land from OL to CS for a mini-storage on property located east of the southeast corner of East 58th Street South and South Peoria Avenue.

Z-5980 October 1984: All concurred in **approval** of a request for *rezoning* a tract of land from OM to CS on property located north of the northeast corner of East 60th Street South Peoria Avenue.

Z-5593 September 1981: All concurred in **approval** of a request for *rezoning* a tract of land from CS and RS-3 to OM on property located on the northeast corner of East 60th Street South and South Peoria Avenue.

Z-5354 March 1980: All concurred in **approval** of a request for *rezoning* a tract of land from RS-3 to OL on property located east of the northeast corner of East 60th Street South and South Peoria Avenue.

Z-5593 September 1981: All concurred in **approval** of a request for *rezoning* a tract of land from CS and RS-3 to OM on property located on the northeast corner of East 60th Street South and South Peoria Avenue.



Feet
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Z-7469

19-13 31

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Feet
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Subject Tract

Z-7469

19-13 31

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

Aerial Photo Date: February 2018

10.7

N

Feet
0 50 100

Subject Tract

Z-7469

19-13 31

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

Aerial Photo Date: February 2018

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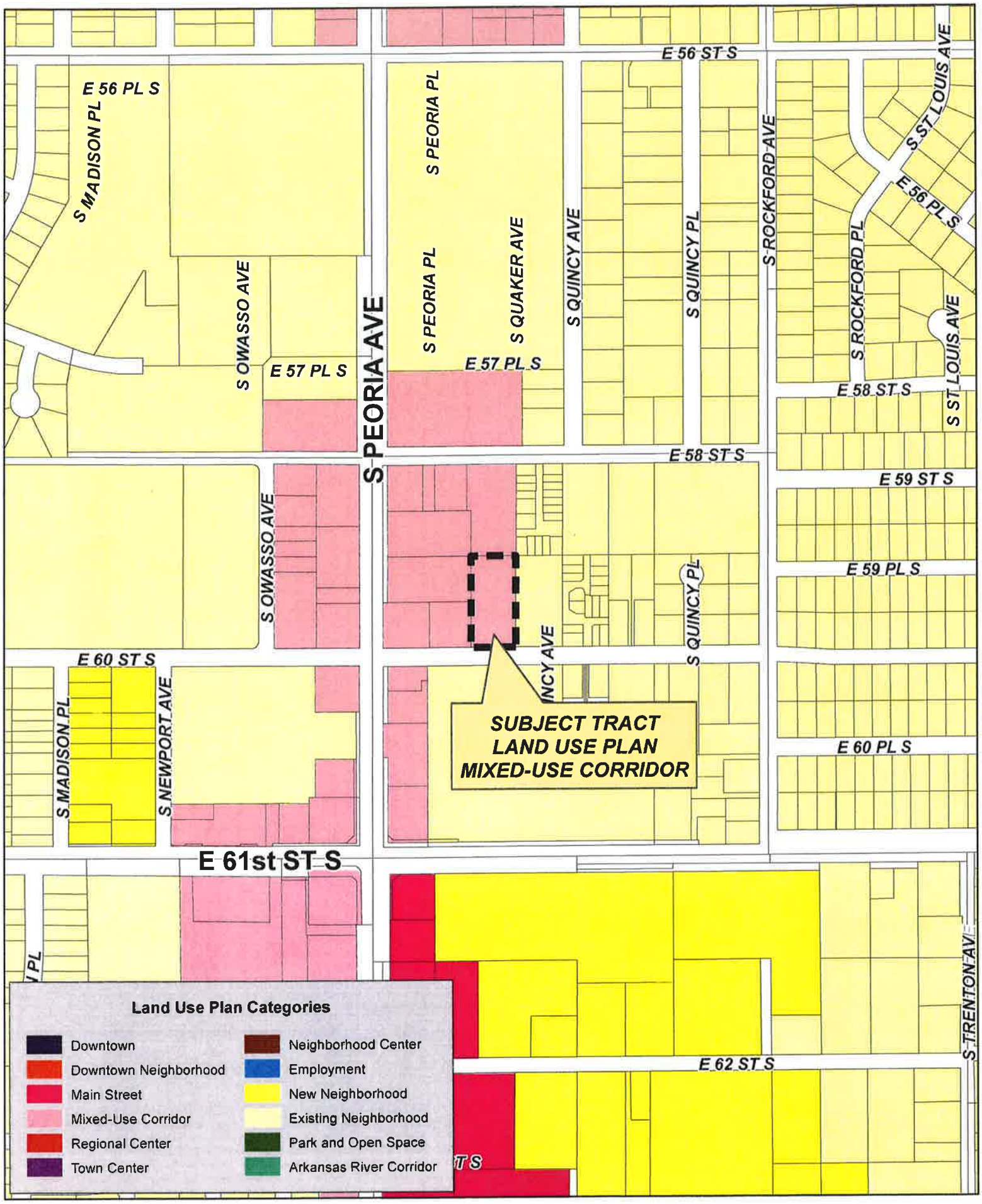

Z-7469

19-13 31

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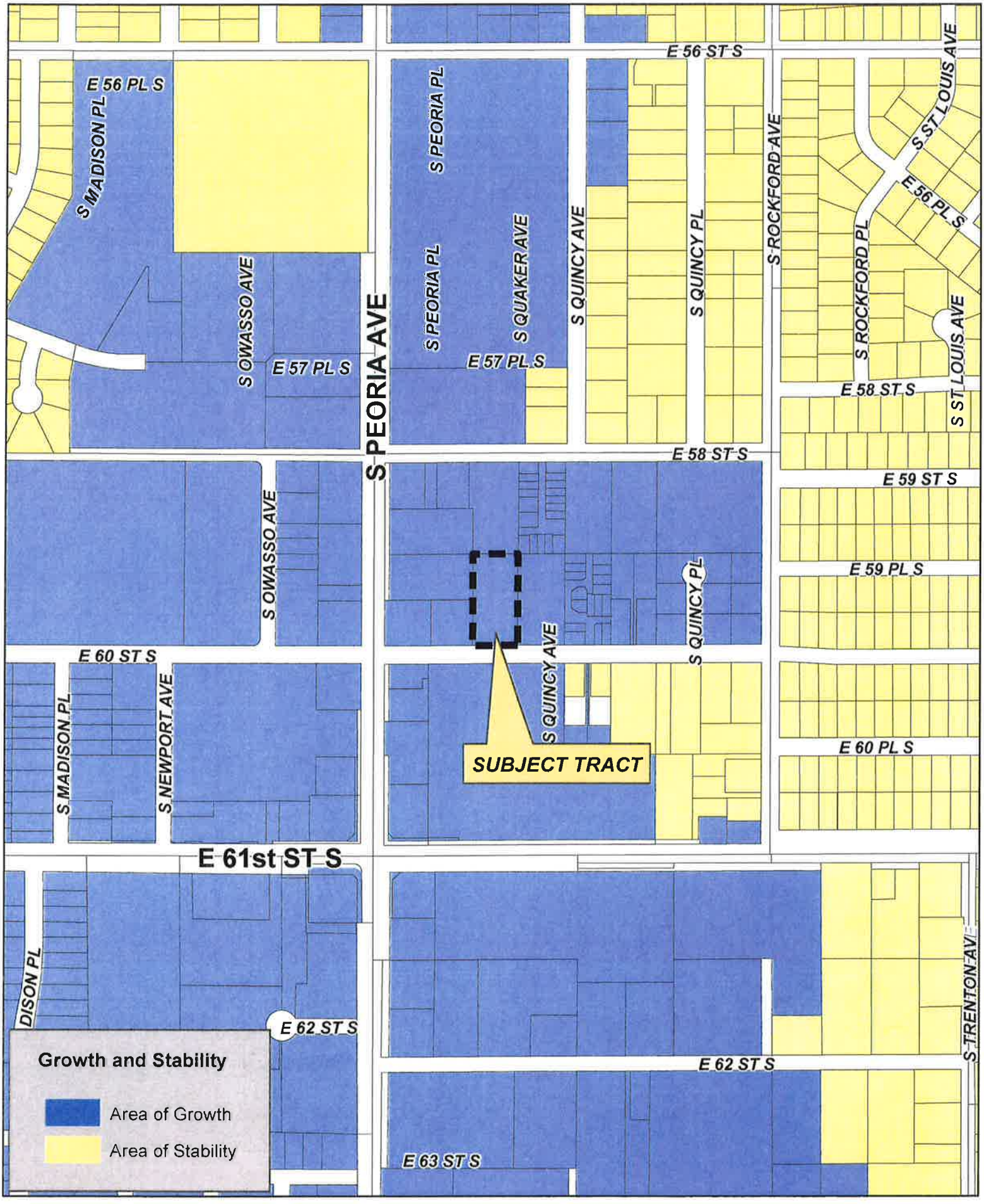

Z-7469

19-13 31

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From: Owners of the Property
Application for rezoning
Property address: 1327 E. 60th St
Desired zoning: MX

As a proud Tulsa resident for 22 years, we are glad to see the steady growth and beautification of our city. With having several close friends along the Peoria/Riverside avenue between 61st and 30th and roaming the area for many years for work and pleasure, this mature and unique area in Tulsa has always left me with good memories and good interest in mind. Eventually we purchased a condo in the beautiful Swiss Riviera Condos. Through the years driving the area, fell in love with a few properties on 60th street and acquired them recently.
We would like to see the area grow, beautifies, prosper and benefit the neighborhood and Tulsa. Being close to the Arkansas River, Tulsa Golf Club, Gathering Place and many development on the south and north we would like to see this area to grow with modern urban living standards.
We have several plans for our lots, this one in particular.
Below are few plans and flexible to adjust details as the Peoria area development begins to shape.

Plan Number One:
Ten to twelve single family, two story units, consists of figures 1 and 2.
About 1300SF OR 1700SF with 1 Car Parking and common Scooter or Bike Racks

Figure 1.

10.11

Figure 2.

Plan Number Two:
Ten to twelve single family, two story units, consists of figures 3.
About 1700SF to 2000SF with 2 Car Garage

Figure 3.

10.12

Plan Number Three:
Town homes with car garage and common play and garden area. Similar to figure 4.

Figure 4.

Goal and Concept for development of lot Eleven (11), LESS the East Two (2) feet thereof, Southlawn Addition.
To build 10 to 12 independent or townhouse, one or two story, three bedroom, very modern mid-upper scale houses in two rows in the lot. Low energy consumption and harmony with environment will be considered in the design of the houses and development of the lot. The existing old trees will be saved as much as possible and will become part of landscaping of the lot.
The homes will be marketed toward younger Tulsans professionals or whom who like to make Tulsa their new homes.

TMAPC

Tulsa Metropolitan Area Planning Commission

Case Number: CPA-79
Comprehensive Plan Amendment
(related to Z-7470 with optional development plan)

Hearing Date: February 6th, 2019

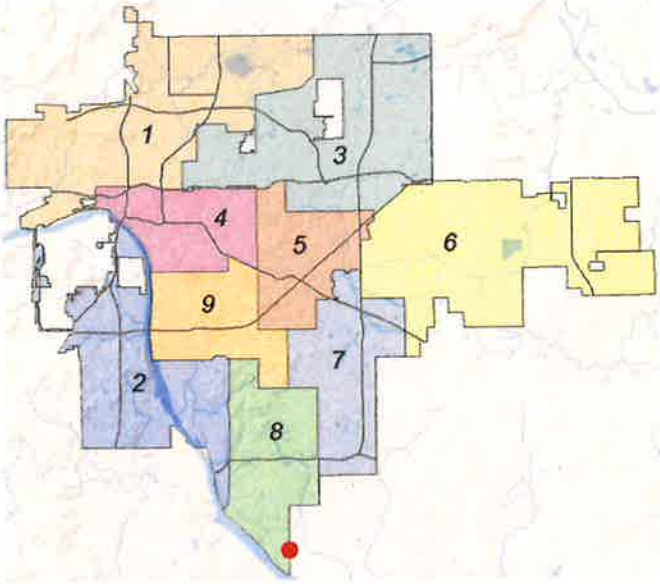
Case Report Prepared by:

Austin Chapman

Owner and Applicant Information:
Applicant: Tanner Consulting

Property Owners: Stone Horse Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:
Land Use Map change from ***New Neighborhood*** to ***Neighborhood Center***

No change in Stability and Growth Map, property to remain ***Area of Growth***

Existing Use: Vacant

Proposed Use: Neighborhood Commercial

Tract Size: ±1.1 acres

Location: North of the northwest corner of East 131st Street South & South Sheridan Road

Comprehensive Plan:
Land Use Map:
Existing: *New Neighborhood*
Proposed: *Neighborhood Center*

Stability and Growth Map:
Existing: *Area of Growth*
Proposed: *Area of Growth*

Zoning:
Existing Zoning: RS-3
Proposed Zoning: CS w/ Optional Development Plan

Staff Recommendation:

Staff recommends **approval** of the *Neighborhood Center.*

City Council District: 8
Councilor Name: Phil Lakin, Jr.

County Commission District: 1
Commissioner Name: Ron Peters

11.1

TMAPC Staff Report
CPA-79
February 6th, 2019

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

North of the northwest corner of East 131st Street South & South Sheridan Road

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: *New Neighborhood* **Existing Stability and Growth designation:** *Area of Growth*
Proposed Land Use: *Neighborhood Center* **Proposed Stability and Growth designation:** *Area of Growth*
Location: North of the northwest corner of East 131st Street South & South Sheridan Road
Size: ±1.1 acres

A. Background

The land use assigned for this area at the time of adoption of the 2010 Tulsa Comprehensive plan was *New Neighborhood*, with a Stability and Growth Map designation of *Area of Growth*. The site that is subject to this Comprehensive Plan amendment application is in South Tulsa. The subject property is surrounded by Residential Single-family zoning and with a mix of existing residential subdivisions and subdivisions currently under development. The property has frontage on South Sheridan Road which serves as the corporate limits boundary between the City of Tulsa and the City of Bixby.

The applicant has submitted a corresponding rezoning application (Z-7470) for the subject site. The applicant has requested to rezone from RS-3 to CS with an optional development plan. The parcel is included in the Addison Creek Subdivision that was filed 12/31/2018. The subject property is identified as a reserve area in the plat and designated by the owner for the "Addison Market, an innovative, neighborhood-oriented general store with spaces for small shops like and ice cream store, fresh produce sales, offices and neighborhood-oriented services."

11.2

B. Existing Land Use and Growth Designations (Tulsa Comprehensive Plan)

When the Tulsa Comprehensive Plan was developed and adopted in 2010 the subject tract was designated as an *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."

A *New Neighborhood* land use designation was assigned for the area subject at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

> "The **New Neighborhood** category 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."

C. Proposed Land Use Designations (Tulsa Comprehensive Plan)

The applicant is proposing a *Neighborhood Center* land use designation and to maintain the *Area of Growth* designation on the subject site.

> **"Neighborhood Centers** are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can

11.3

include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations."

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	RS-3/PUD-828	*New Neighborhood*	*Area of Growth*	New Residential Subdivision (The Enclave at the River)
South	RS-3	*New Neighborhood*	*Area of Growth*	New Residential subdivision (Addison Creek)
East (City of Bixby)	RS-4	*N/A*	*N/A*	Existing Residential Subdivision (Seven Lakes City of Bixby)
West	RS-3	*New Neighborhood*	*Area of Growth*	New Residential Subdivision (Addison Creek)

E. Applicant's Justification:

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

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

The applicant provided the following justification as part of their application:

1. *Since PlaniTulsa plan was adopted in 2010, over 250 acres of development has either been constructed or is in the development stages located in both Tulsa and Bixby South of 121st Street South along the South Sheridan Corridor. The need for restricted services associated with single-family use has increased.*
2. *In order to capitalize on walking trails and the requirement for internal connection of neighborhoods, reasons to walk must be established which both meet the need for*

local conveniences and recreation. Walking for the sake of walking is not enough incentive to get residents out of the houses. By establishing points of interest and destinations along pedestrian trails, residents will be encouraged to lessen demand on driving.

3. *The change in the Comprehensive Plan will allow rezoning (and Optional Development Plan) for the creation of a local destination and point of interest. Residents will have the opportunity to participate in increased recreational opportunities and take advantage of highly restricted conveniences services.*

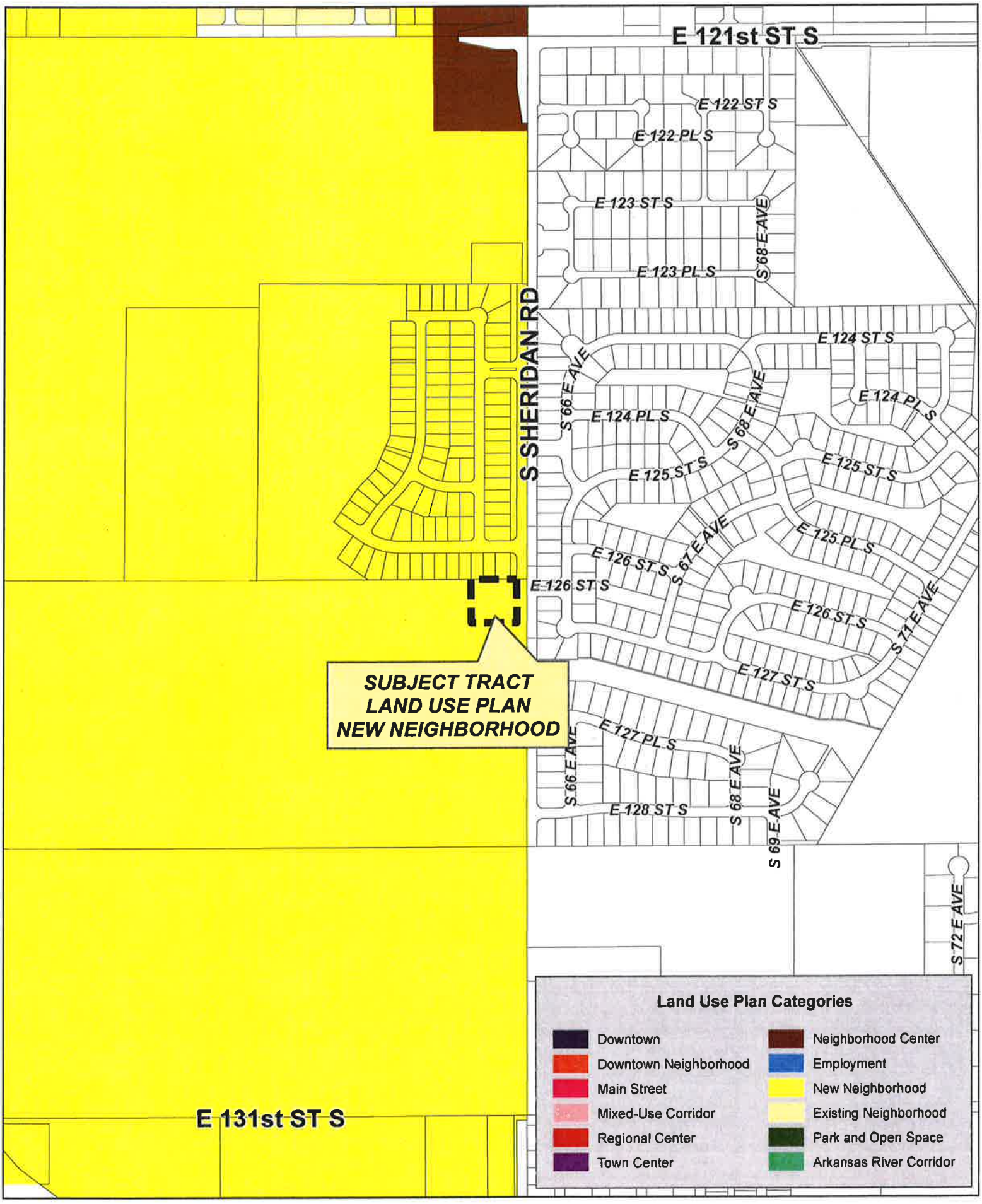
F. Staff Summary:

The applicant is proposing a Neighborhood Center Land Use designation and to maintain the Area *of Growth* designation on the site. The proposed land use designation will be the first introduction of the Neighborhood Center Designation into the Area and because of that staff has recommended the introduction of a development plan with the associated rezoning. The applicant is proposing Commercial-Shopping (CS) Zoning with an optional development plan that will restrict high intensity uses and allow for uses to primarily serve surrounding neighborhoods. In conjunction with the rezoning staff feels like the proposed Land Use designation will serve as accessory to the existing residential subdivision and encourage a more walkable and dynamic neighborhood that is consistent with the primary goals of the Tulsa Comprehensive Plan.

One of the findings in the comprehensive plan is continued support for both the development of single family neighborhoods and support for neighborhood grocery stores, parks, schools, and other amenities within a short drive, walk, or bike ride from home. The comprehensive plan describes neighborhoods that blend these amenities as complete neighborhoods. The current conditions of the surrounding area are previously undeveloped property that are quickly transitioning into single family residential subdivisions.

II. STAFF RECOMMENDATION

Staff recommends approval of the ***Neighborhood Center*** land use designations as submitted by the applicant.



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CPA-79

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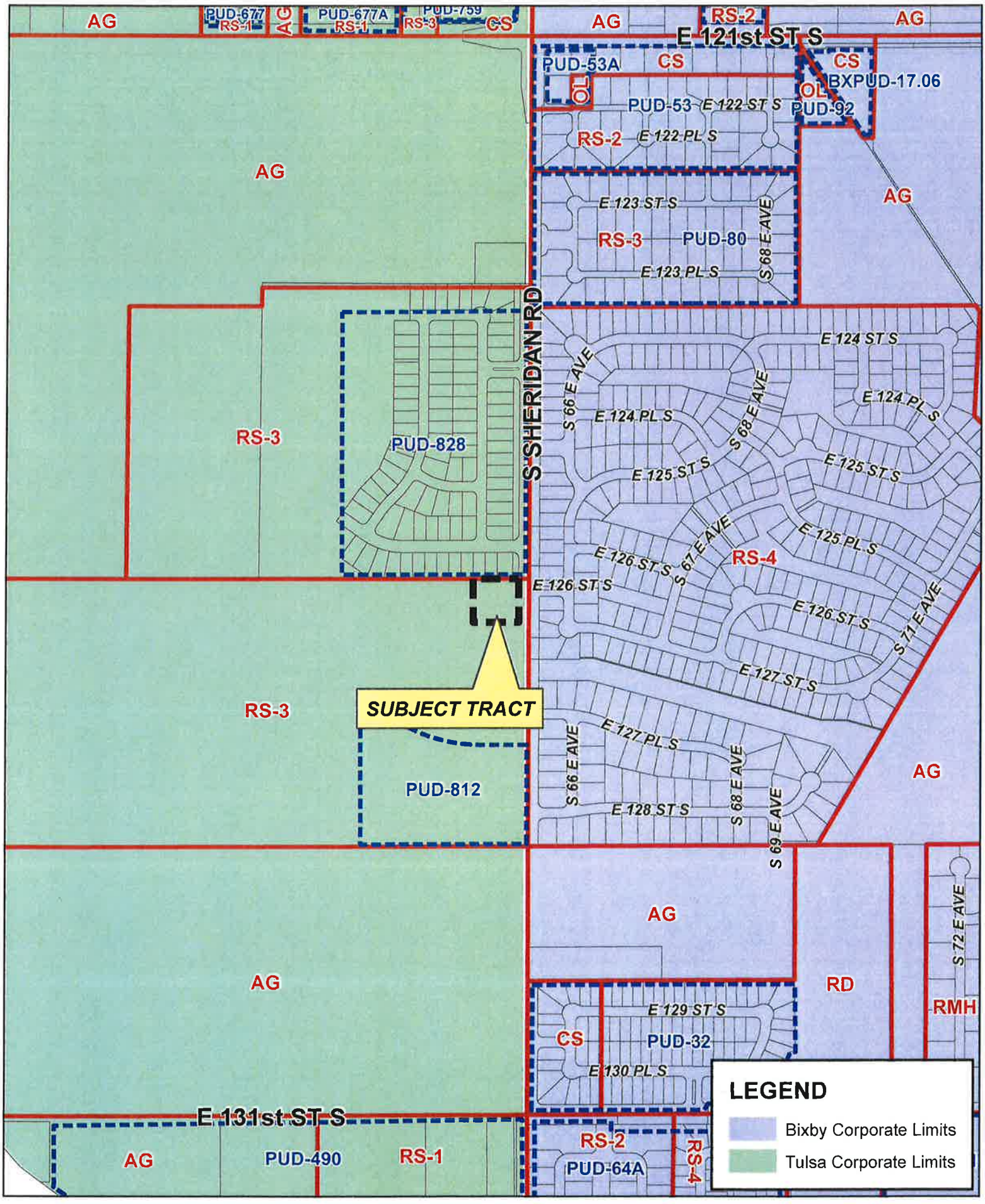
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PUD-812
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AG
AG
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RD
S 72 E AVE
RMH
E 129 ST S
CS
PUD-32
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PUD-64A
RS-4
LEGEND
Bixby Corporate Limits
Tulsa Corporate Limits
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Subject Tract

CPA-79

17-13 03

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

Aerial Photo Date: February 2018

11.8

N

Feet
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Subject Tract

CPA-79

17-13 03

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

Aerial Photo Date: February 2018

11.9

N

TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7470
With optional development plan
Related to CPA-79

Hearing Date: February 6, 2019

Case Report Prepared by:

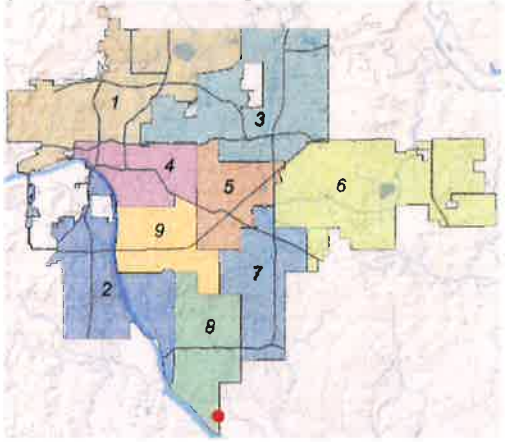
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ricky Jones

Property Owner: STONE HORSE DEVELOPMENT LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Mixed Use

Concept summary: Rezoning to allow home owners association owned commercial building that could allow retail, office, food truck operations or a farmers market

Tract Size: 1.1 ± acres

Location: N. of NW/c of E. 131st St. S. & S. Sheridan Rd.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS with optional developoment plan

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of Z-7470 with the concurrent request for a comprehensive plan amendment.

Staff Data:

TRS: 7303
CZM: 62 Atlas: n/a

City Council District: 8

Councilor Name: Phil Lakin, Jr.

County Commission District: 3

Commissioner Name: Ron Peters

12.1

SECTION I: Z-7470

APPLICANTS DEVELOPMENT CONCEPT: The Addison Creek Market is intended to provide a neighborhood commercial and recreational amenity for residents for both Tulsa and Bixby. The market will act as a neighborhood meeting / gathering place and provide very limited neighborhood commercial services. The intent of The Market is not to provide a full commercial center but rather to create a community hub to recreate as a walk/bike assessible area where neighborhood residents can not only enjoy recreational activities but take advantage of very limited commercial services. The location of the Market is designed to provide both convenient pedestrian type access and buffer surrounding residential.

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:

DETAILED STAFF RECOMMENDATION:

Z-7470 requesting CS zoning is not consistent with the new neighborhood land use designation. The concurrent request for a land use change to a Neighborhood Center would remove that conflict. CS zoning with an optional development plan (after approval of the land use plan) could help integrate a small neighborhood store or offices into this neighborhood and,

CS zoning with the optional development plan that limits uses and provides some design standards that are considered non-injurious to the surrounding property owners and,

CS zoning with the optional development plan is not consistent with the normal expected development pattern in the area and,

The large reserve area created for the surrounding subdivision provides a unique opportunity to integrate a neighborhood scale small development that could help add a unique character that is not found elsewhere in the Tulsa market therefore,

Staff recommends Approval of Z-7470 to rezone property from RS-3,RS-3,AG/ to CS but only with the optional development plan standards outlined in Section II and only if the comprehensive plan amendment is also approved.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS:

Z-7470 with the optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in a CS zoning district and its supplemental regulations except as further refined below. All uses categories subcategories or specific uses outside the permitted uses defined below are prohibited.

Permitted Use Categories

A) Public, Civic and Institutional Use Category
    a. Parks and Recreation but limited to a privately owned and maintained park
B) Commercial Use Category:

a. Convenience Goods specific use but further limited so that no restaurant use containing a commercial kitchen shall be permitted. No fuel sales are allowed no alcohol is allowed.
b. Business or professional office. Medical, dental or health practitioner offices are prohibited
c. Assembly and Entertainment but limited to a food truck court. Food trucks shall not be powered by gas generators. Electrical connections will be provided for each food truck space.

C) Agricultural
a. Farm, Market or Community Supported garden.

Building Regulations

Maximum Floor area:	6,000 square feet
Maximum Building Height:	35 feet (measured from the finished floor elevation and includes any architectural element)

Hours of operation:

The building shall not be open before 6:30 am or later than 9:00pm except that special events may be allowed not more than 4 times per month and shall not extend past 11:00 pm.

Parking Regulations

Vehicular parking shall not be placed within 25 feet of any residential lot.
Parking shall conform to the parking standards outline in the Tulsa zoning code.

Signs:

Signage shall be limited to one ground monument style sign
Maximum display surface area shall not exceed 32 square feet.
Dynamic display is prohibited.
Ground signage may not be greater than 8 feet tall.

Lighting:

Lighting shall be designed and installed that is compatible with both the proposed use and surrounding uses. A photometric plan shall be submitted and approved to the TMAPC staff prior to with detailed site plan approval. In no case shall the light spillover exceed that as permitted in the Tulsa Zoning Code. No light fixture will be greater than 16 feet tall as measured from the light emitting element and the ground directly below the light.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed use is consistent with the proposed land use map change with the concurrent comprehensive plan amendment

Land Use Vision:

Current Land Use Plan map designation: New Neighborhood

The New Neighborhood category 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."

Proposed Land Use Plan map designation: Neighborhood Center (refer to CPA-79)

"Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations."

Areas of Stability and Growth designation: Area of Growth

"The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop. Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: Connection to the trail system along the Arkansas River should be part of the pedestrian connectivity considerations.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS: None

Staff Summary: The site is part of a reserve area for The Enclave at Addison Creek and is abutting South Sheridan avenue and a stormwater detention facility that will also be used as a recreational area for the subdivision. The surrounding property is all being developed and this would be integrated into the home owners association for management.

Environmental Considerations: None that affect site development

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Sheridan Ave.	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	RS-3/PUD-828	New Neighborhood	Area of Growth	New Residential Subdivision (The Enclave at the River)
South	RS-3	New Neighborhood	Area of Growth	New Residential subdivision (Addison Creek)
East (City of Bixby)	RS-4	N/A	N/A	Existing Residential Subdivision (Seven Lakes City of Bixby)
West	RS-3	New Neighborhood	Area of Growth	New Residential Subdivision (Addison Creek)

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 23086 dated April 16, 2014, established zoning for the subject property.

Subject Property:

Z-7257 April 2014: All concurred in **approval** of a request for *rezoning* an 80± acre tract of land from AG to RS-3 for residential single-family development, on property located north of the northwest corner of E. 131st St. and S. Sheridan Rd. (Ordinance number 23086 dated April 16, 2014 amended Ordinance 11838 dated June 26, 1970)

BOA-12274 November 1982: The Board **approved** a *special exception* to allow a mobile home in an AG zoned district and a *variance* to allow two dwelling units on one lot of record located on an 80± acre tract of land, on property located north of the northwest corner of East 131st Street South and South Sheridan

Surrounding Property:

Z-7337 May 2016: All concurred in **approval** of a request for *rezoning* a 33± acre tract of land from AG to RS-3 for single-family residential development, on property located south of the southwest corner of East 121st Street South and South Sheridan Road.

PUD-828/Z-7295 March 2015: All concurred in **approval** of a proposed *Planned Unit Development* on a 30± acre tract of land for single-family residential subdivision and **approval** of a request for *rezoning* from AG to RS-3 on property located south of the southwest corner of East 121st Street South and South Sheridan Road.

PUD-812 July 2014: All concurred in **approval** of a proposed *Planned Unit Development* on a 10± acre tract of land for residential single-family development, on property located north of northwest corner of E. 131st St. and S. Sheridan Rd.

PUD-803/Z-7243 January 2014: All concurred in **approval** of a proposed *Planned Unit Development* on a 122± acre tract of land for single-family residential development and approval of a request for rezoning from AG to RS-3, on property located west of the southwest corner of East 121st Street South and South Sheridan Road.

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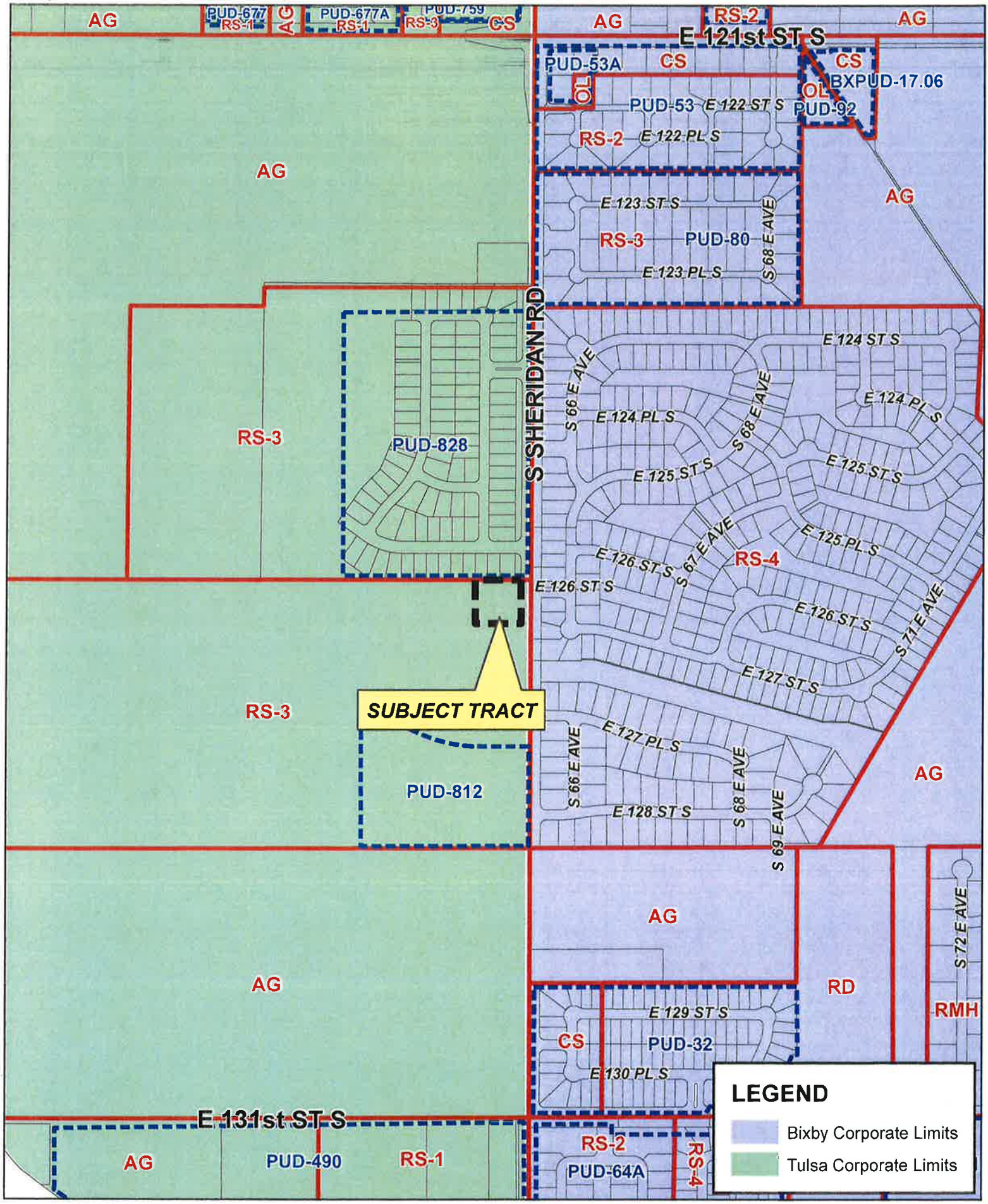
12.4


AG
PUD-677
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Z-7470
with Optional
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Subject Tract

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Z-7470 with Optional Development Plan

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

Aerial Photo Date: February 2018

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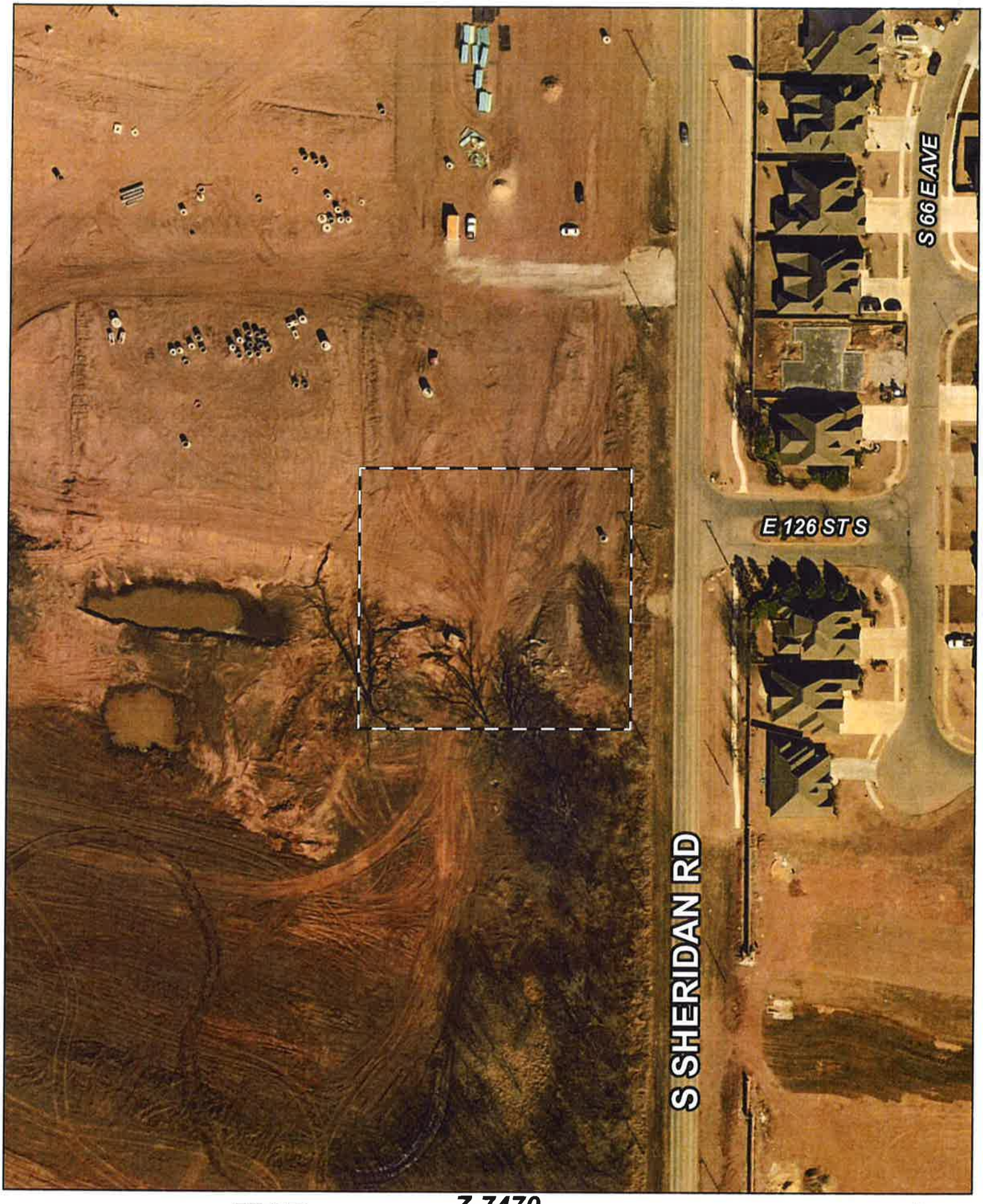

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Subject Tract

17-13 03

Z-7470 with Optional Development Plan

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

Aerial Photo Date: February 2018

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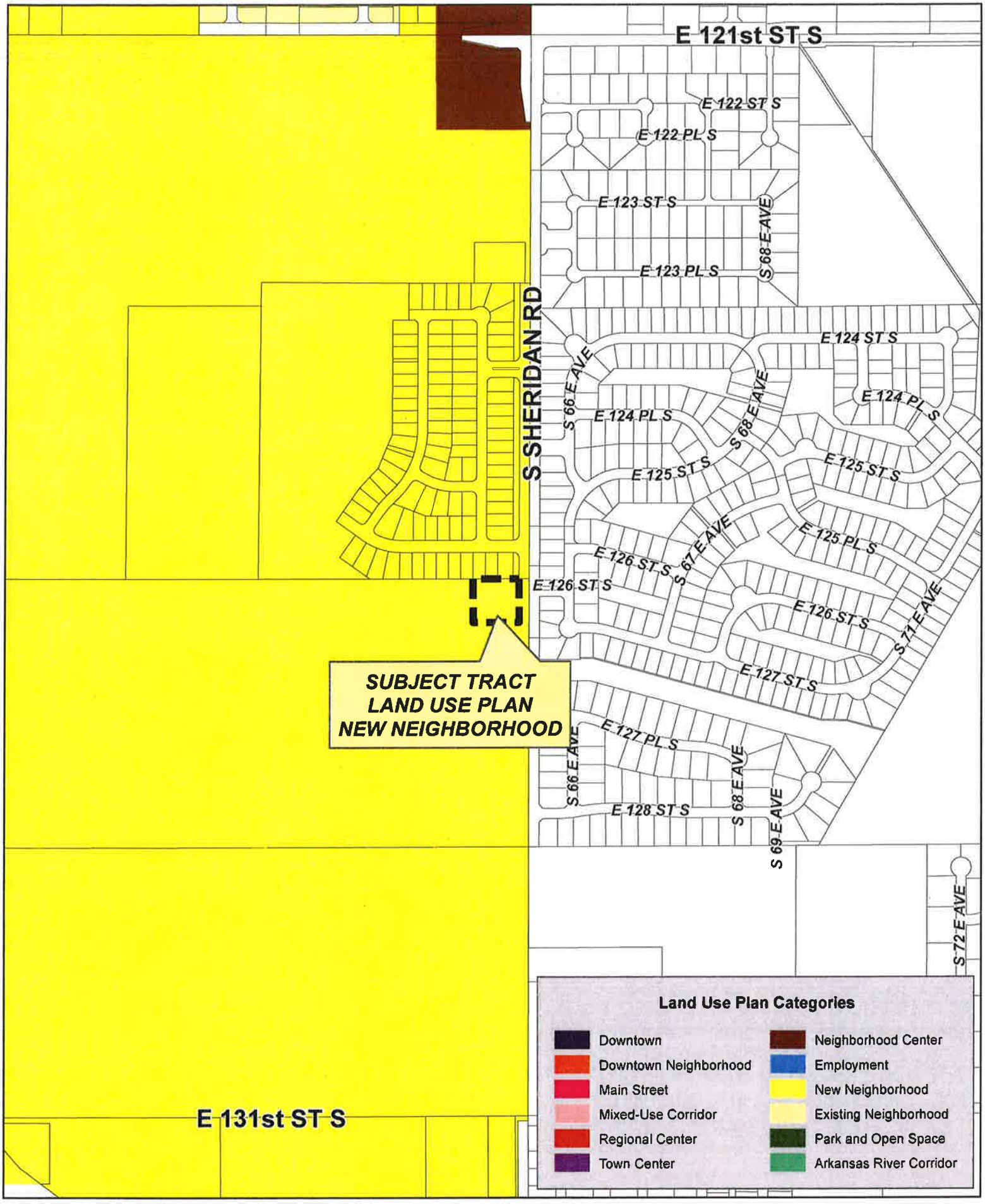

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Z-7470
with Optional
Development Plan

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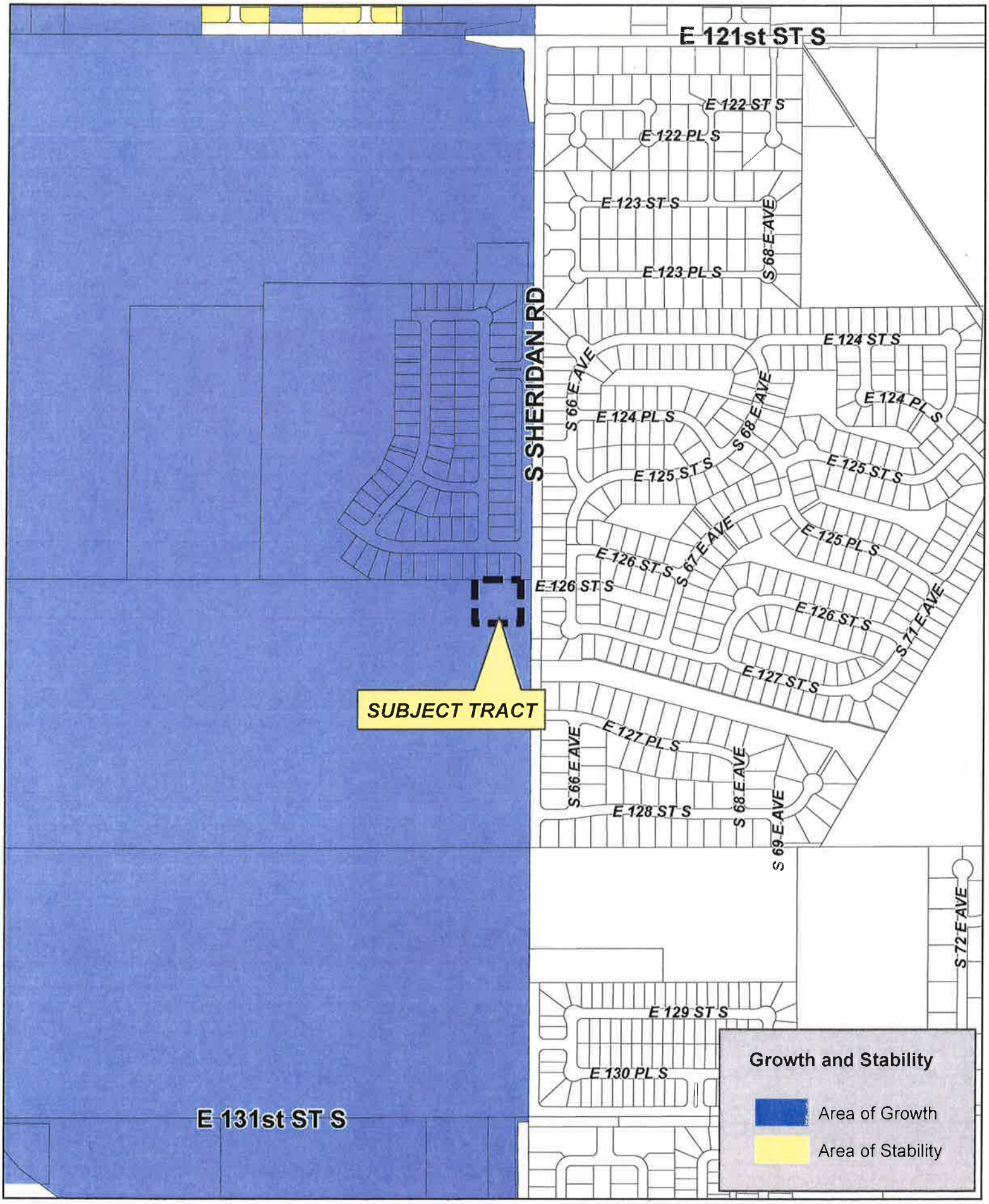
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Z-7470
with Optional
Development Plan
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TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-482
(Related to Case PUD-852)

Hearing Date: February 6, 2019

Case Report Prepared by:

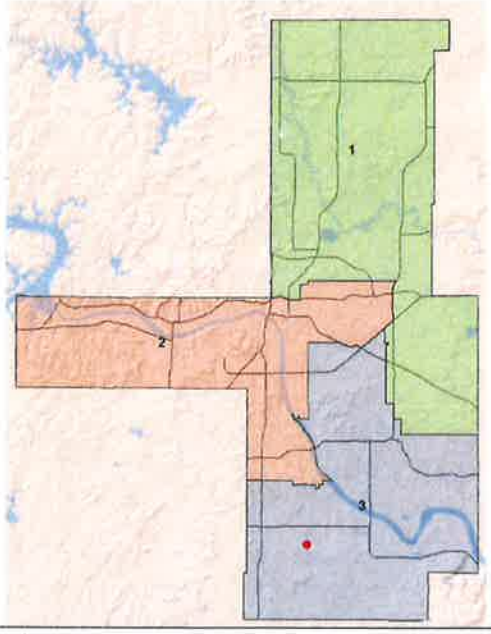
Jay Hoyt

Owner and Applicant Information:

Applicant: Tim Terral

Property Owner: Hollinger Enterprises, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Single-Family Subdivision

Concept summary: Rezone from AG to RE/PUD-852 to permit a single-family subdivision.

Tract Size: 10 ± acres

Location: S. of the SW/c of E. 161st St. S. & S. Lewis Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RE/PUD-852

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7330
CZM: 66 Atlas: N/A

County Commission District: 3

Commissioner Name: Ron Peters

13.1

SECTION I: CZ-482

DEVELOPMENT CONCEPT: Rezone from AG to RE/PUD-852 to permit a single-family subdivision, Vintage Estates. The development is intended to follow the recommendations of the RE district, with the exceptions noted in the proposed Development Standards of proposed PUD-852.

EXHIBITS:

INCOG Case map
INCOG Aerial
INCOG Aerial (enlarged)

DETAILED STAFF RECOMMENDATION:

RE zoning is non injurious to the existing proximate properties and;

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

RE zoning is consistent with the Tulsa County Zoning Code, therefore;

Staff recommends Approval of case CZ-482 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Glenpool Comprehensive Plan Map designates this site as Rural/Unincorporated.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: South Lewis Ave is designated as a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently forested land and contains a single-family dwelling and associated accessory buildings

13.2

Environmental Considerations: The site is characterized by significantly sloping terrain.
Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
S Lewis Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. Each lot will be served by an aerobic system for sanitary sewer.

Surrounding Properties:

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

SECTION III: Relevant Zoning History

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

Subject Property: No relevant history

Surrounding Property:

PUD-848/CZ-474 September 2018: All concurred in **approval** of a proposed *Planned Unit Development* on a 272± acre tract of land for a residential subdivision and **approval** of a request for *rezoning* from AG to RE on property located south and east of the southeast corner of East 161st Street South and South Lewis Avenue.

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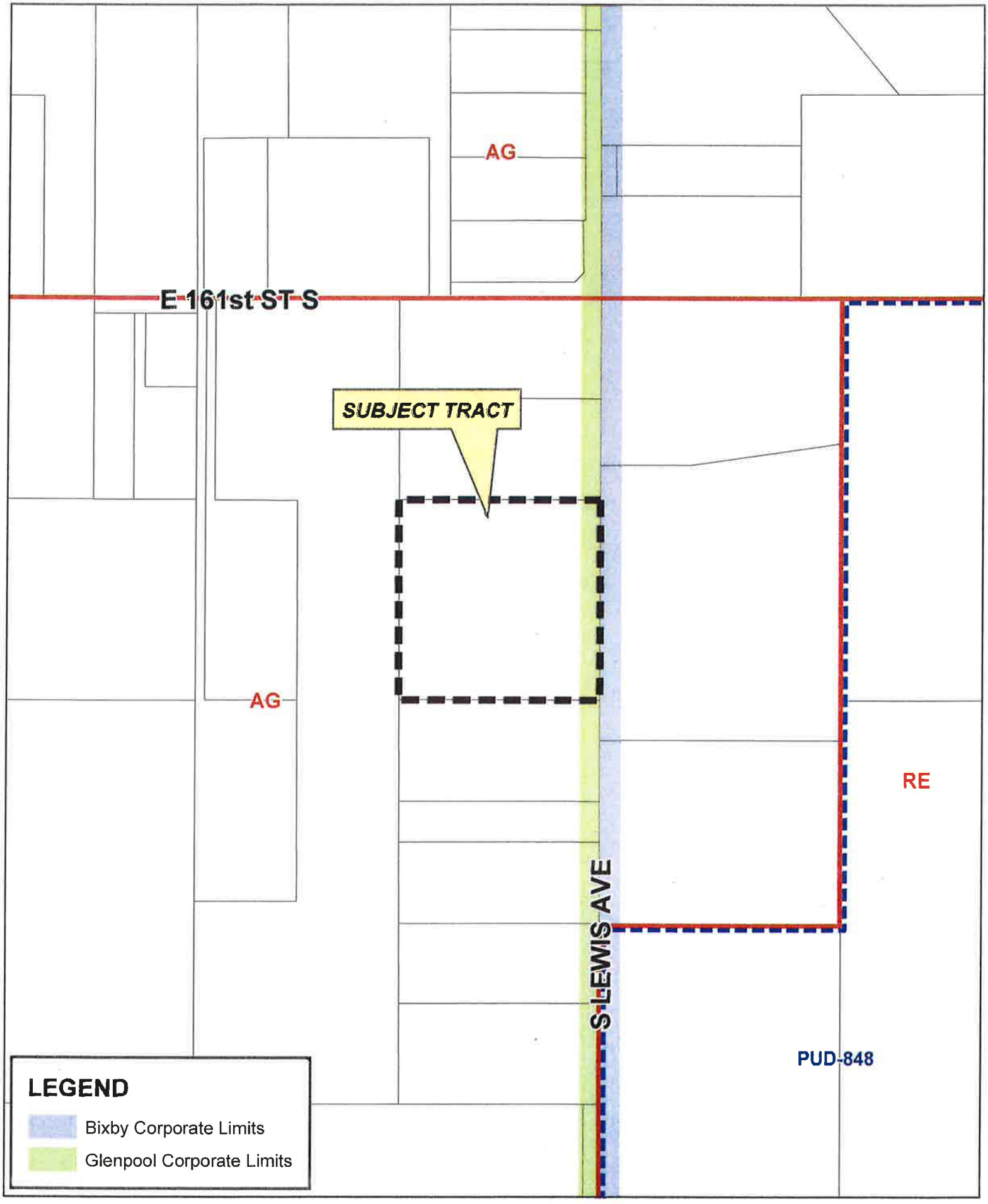

CZ-482/
PUD-852
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Subject Tract

CZ-482/ PUD-852

17-13 30

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

Aerial Photo Date: February 2018

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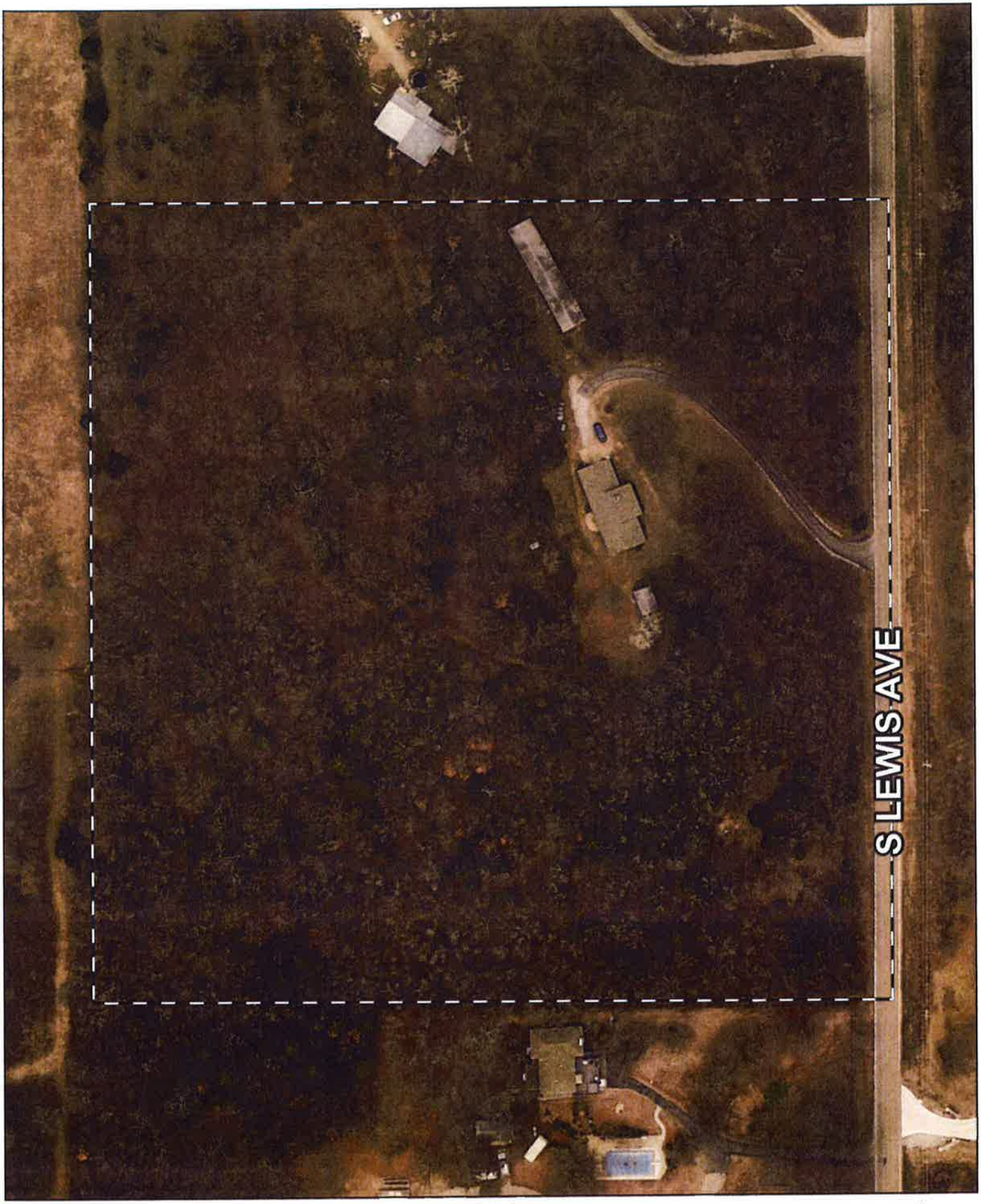

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Subject Tract

CZ-482/ PUD-852

17-13 30

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

Aerial Photo Date: February 2018

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TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-852
(Related to Case CZ-482)

Hearing Date: February 6, 2019 1:30 PM

Case Report Prepared by:

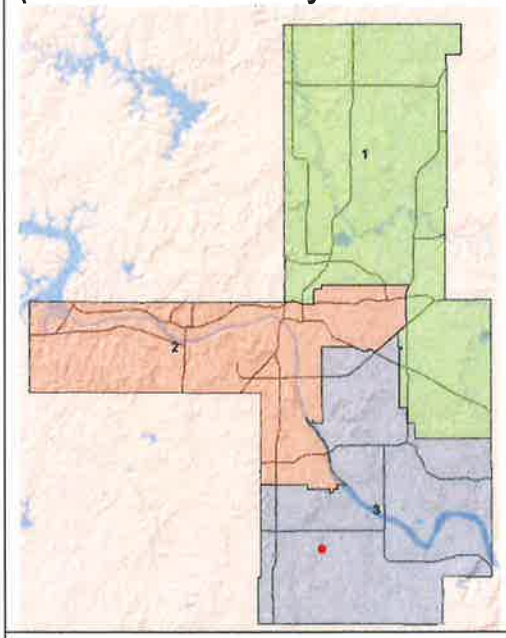
Jay Hoyt

Owner and Applicant Information:

Applicant: Tim Terral

Property Owner: Hollinger Enterprises, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Single-family subdivision

Concept summary: Rezone from AG to RE/PUD-852 to permit a residential single-family subdivision.

Tract Size: 10 ± acres

Location: S. of the SW/c of E. 161st St. S. & S. Lewis Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: PUD-852, RE

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7330
CZM: 66 Atlas:

County Commission District: 3

Commissioner Name: Ron Peters

14.1

SECTION I: PUD-852

DEVELOPMENT CONCEPT: Rezone from AG to RE/PUD-852 to permit a single-family subdivision, Vintage Estates. The development is intended to follow the recommendations of the RE district, with the exceptions noted in the proposed Development Standards of the PUD.

EXHIBITS:

INCOG Case map
INCOG Aerial
INCOG Aerial (enlarged)
Applicant Exhibits:
Vintage Estates Concept and Exhibits

DETAILED STAFF RECOMMENDATION:

PUD-852 is non injurious to the existing proximate properties and;

PUD-852 is consistent with the anticipated future development pattern of the surrounding property;

PUD-852 is consistent with the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of case PUD-852 to rezone property from AG to RE/PUD-852.

DEVELOPMENT STANDARDS:

Permitted Uses:	Uses permitted by right in the RE Zoning District.
Minimum Lot Size:	22,500 sq. ft./0.50 Acres
Minimum Average Lot Width:	120 feet
Minimum Building Setbacks:	
- Front	35 feet
- Rear Yard	25 feet
- Side Yard	5 feet/10 feet
- Side Yard Abutting a Private Street	30 feet
Maximum Building Height:	45 feet*
Accessory Buildings	35 feet

Other Bulk and Area Requirements as established in the RE Zoning District.

* Architectural decorative features such as chimneys and cupolas, may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35 foot height limitation.

OPEN SPACE: Open space will be provided in accordance with the Tulsa County Zoning Code.

LOT SPLITS AND LOT COMBINATIONS: Prior to the issuance of lot splits and lot combinations applicant shall provide written approval of the Architectural Committee. Lots may be split or combined

so that dwelling units may include multiple lots, or portions of lots, in order to allow a building to be built over lot lines, but does not allow for the building to encroach into a platted utility easement.

HOMEOWNERS' ASSOCIATION: The VINTAGE ESTATES Homeowners' Association, to be established, will have as its main objective, the maintenance of the private street system, landscaped entryways, and reserve/open space areas. Membership in the VINTAGE ESTATES Homeowners' Association will be mandatory for all lot owners. Final documents for the Vintage Estates Homeowners' Association will be included in the Deed of Dedication and Restrictive Covenants and will be on file in the Tulsa County Clerk's office, along with the Final Plat, and will include the maintenance agreement and other specific rights and requirements for association members.

SITE PLAN REVIEW: For the purposes of site plan review, the final subdivision plat of Vintage Estates shall serve as the required detailed site plan.

PLATTING REQUIREMENT: No building permit will be issued until the PUD site has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Tulsa County Commission, and duly filed of record. The required subdivision plat will include covenants of record implementing the development standards of the approved PUD and the Tulsa County shall be a beneficiary thereof.

EXPECTED SCHEDULE OF DEVELOPMENT: Development of the project is expected to commence after final approval of the PUD and platting of the property.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Glenpool Comprehensive Plan Map designates this site as Rural/Unincorporated.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: South Lewis Ave is designated as a Secondary Arterial

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently forested land and contains a single-family dwelling and associated accessory buildings

Environmental Considerations: The site is characterized by significantly sloping terrain.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
S Lewis Ave	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water available. Each lot will be served by an aerobic system for sanitary sewer.

Surrounding Properties:

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

SECTION III: Relevant Zoning History

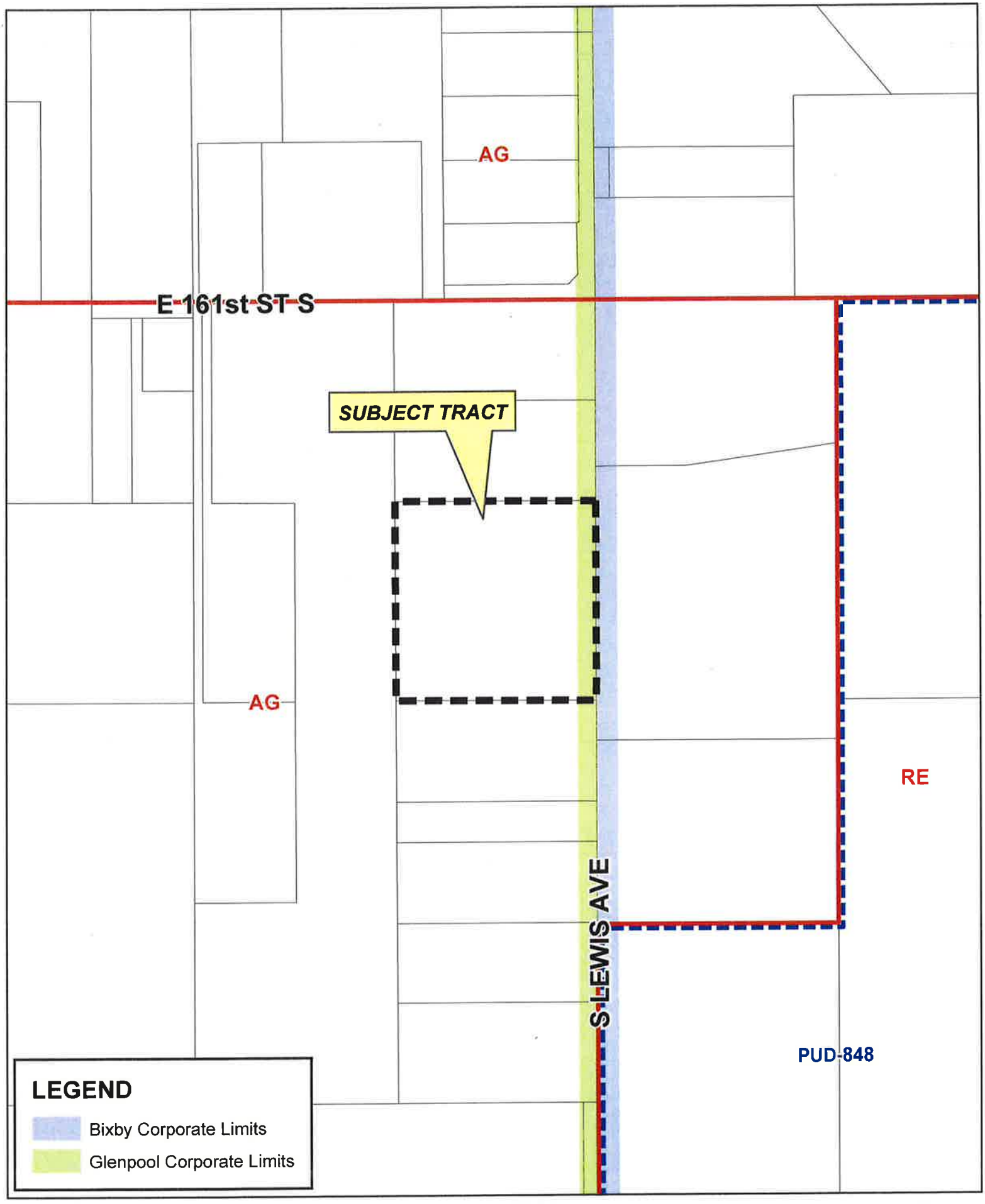
ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

PUD-848/CZ-474 September 2018: All concurred in **approval** of a proposed *Planned Unit Development* on a 272± acre tract of land for a residential subdivision and **approval** of a request for *rezoning* from AG to RE on property located south and east of the southeast corner of East 161st Street South and South Lewis Avenue.

2/6/2019 1:30 PM



CZ-482/
PUD-852

17-13 30

14.5

Feet
0 200 400

Subject Tract

CZ-482/ PUD-852

17-13 30

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

Aerial Photo Date: February 2018

14.6

N

Feet
0 50 100

Subject Tract

CZ-482/ PUD-852

17-13 30

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

Aerial Photo Date: February 2018

N

14.7

PUD 852

Vintage Estates

Tulsa County, Oklahoma

tep

Tulsa Engineering & Planning Associates

9820 East 41st Street South, Suite 102

Tulsa, Oklahoma 74146

918.252.9621 Fax 918.250.4566

12/27/2018

14.8

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Exhibit B - Existing Conditions Plan
Exhibit C - Surrounding Zoning and Land Use Plan
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IX. Platting Requirement 4

X. Expected Schedule of Development 4

I. DEVELOPMENT CONCEPT

Vintage Estates is a proposed single-family detached residential development submitted as a Planned Unit Development (PUD) pursuant to the provisions of the Tulsa County zoning code. The site consists of 10.00 acres, located on the west side of South Lewis Avenue and south of East 161st Street South; there is approximately 660 linear feet of frontage on South Lewis Avenue.

The site is bounded on the north, west and south by undeveloped Agriculture (AG) zoned land. East, across South Lewis Avenue, is undeveloped Agriculture (AG) zoned land. The project site is currently zoned Agriculture (AG). Submitted concurrently with this PUD application is a zoning request to re-zone the entire tract to RE, Residential Single-Family Estate.

The site is characterized by significantly sloping terrain, with a prominent ridge line running from northwest to southeast. There are two main drainageways located in the northeastern and western portion of the site, generally draining from west to northeast and north to south, respectively. The soil types for the site are typical for the area with a significant portion of the site having "Eram-Coweta complex, 5-15% slopes" which generally has a depth to bedrock of 26"-30". The indigenous rock onsite will require some developmental considerations. The location has favorable accessibility, location, and visibility from the surrounding roadways, with the one point of access being off of South Lewis Avenue.

Vintage Estates will feature single-family detached homes with lot sizes averaging 1 acre in size (See Exhibit 'A' - Conceptual Site Plan). Due to the significant on-site slopes, one point of access through a landscaped and gated entry from South Lewis Avenue will be provided. The streets at Vintage Estates will be private. Stormwater detention will be handled on-site, in the northeast and southeast portions of the project site.

14.10

II. STATISTICAL SUMMARY

Total Project Area	10.00 Acres (Gross) 9.24 Acres (Net)
Maximum Number of Dwelling Units	10
Project Density	1.42 DU/Acres (Gross)
Average Lot Size	165' x 290'/1.10 Acres

III. DEVELOPMENT STANDARDS

Permitted Uses:	Uses permitted by right in the RE Zoning District.
Minimum Lot Size	22,500 sq. ft./0.50 Acres
Minimum Average Lot Width	120 feet
Minimum Building Setbacks:	
- Front	35 feet
- Minimum Rear Yard	25 feet
- Side Yard	5 ft./10 ft.
- Side Yard Abutting a Private Street	30 feet
Maximum Building Height Accessory Buildings	45 feet* 35 feet
Other Bulk and Area Requirements	As established in the RE Zoning District

* Architectural decorative features such as chimneys and cupolas, may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 35 foot height limitation.

14.12

IV. LANDSCAPING AND OPEN SPACE

Landscaping and open space will be provided in accordance with the Tulsa County Zoning Code.

V. FENCING

There shall be no fencing allowed beyond the building lines as shown on the plat without the written permission from the Architectural Committee.

VI. LOT SPLITS AND LOT COMBINATIONS

Lot splits and lot combinations may be permitted, with the written approval of the Architectural Committee, to allow for lots to be split or combined so that dwelling units may include multiple lots, or portions of lots, in order to allow a building to be built over lot lines, but does not allow for the building to encroach into a platted utility easement.

VII. HOMEOWNERS' ASSOCIATION

The VINTAGE ESTATES Homeowners' Association, to be established, will have as its main objective, the maintenance of the private street system, landscaped entryways, and reserve/open space areas. Membership in the VINTAGE ESTATES Homeowners' Association will be mandatory for all lot owners.

Final documents for the Vintage Estates Homeowners' Association will be included in the Deed of Dedication and Restrictive Covenants and will be on file in the Tulsa County Clerk's office, along with the Final Plat, and will include the maintenance agreement and other specific rights and requirements for association members.

VIII. SITE PLAN REVIEW

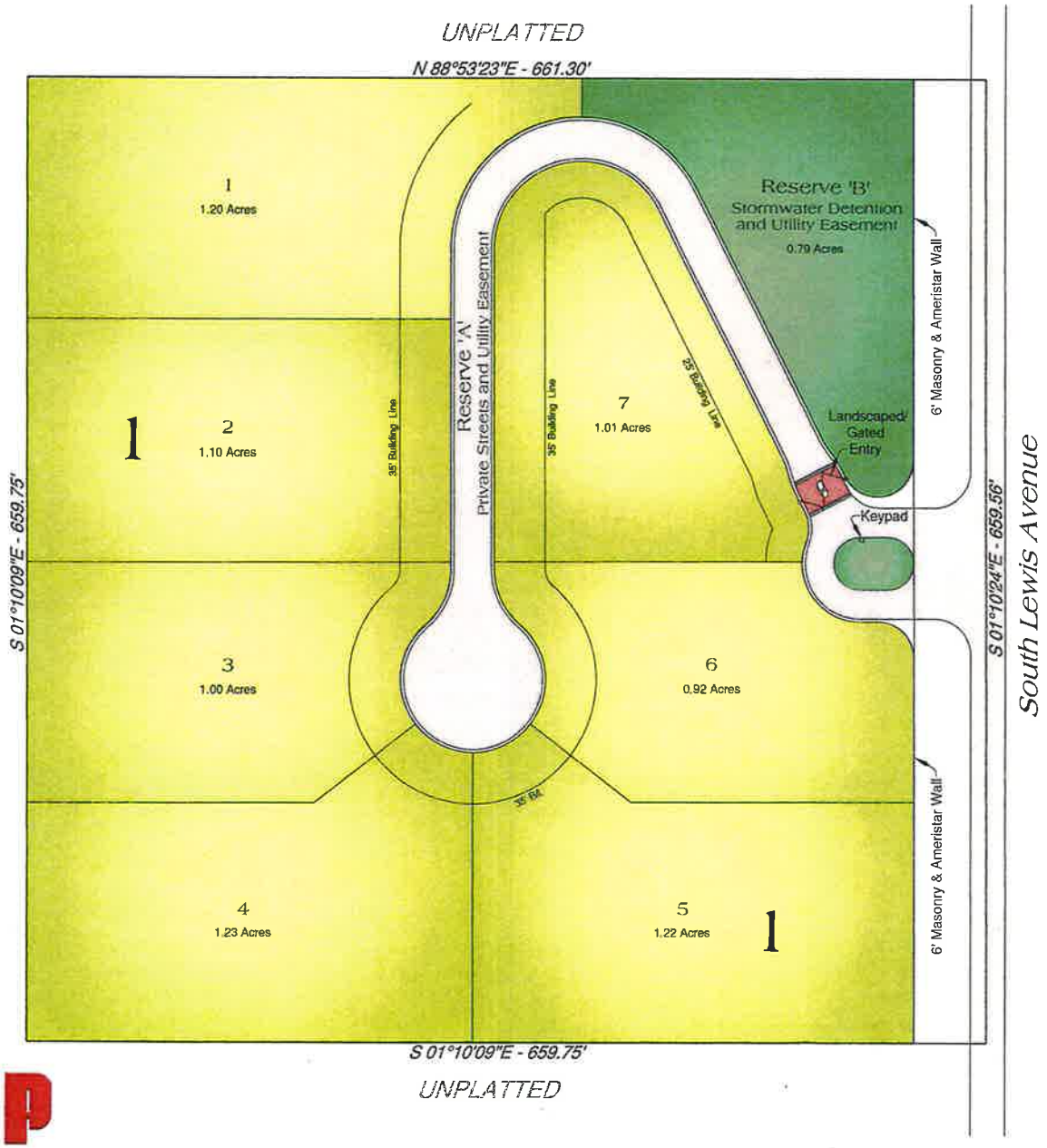
For the purposes of site plan review, the final subdivision plat of Vintage Estates shall serve as the required detailed site plan.

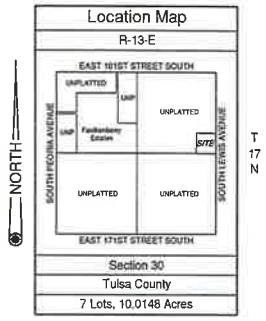
IX. PLATTING REQUIREMENT

No building permit will be issued until the PUD site has been included within a subdivision plat submitted to and approved by the Tulsa Metropolitan Area Planning Commission and the Tulsa County Commission, and duly filed of record. The required subdivision plat will include covenants of record implementing the development standards of the approved PUD and the Tulsa County shall be a beneficiary thereof.

X. EXPECTED SCHEDULE OF DEVELOPMENT

Development of the project is expected to commence after final approval of the PUD and platting of the property.





Not To Scale

Date Summary:	
Total Project Area	10.0148 Acres
Total Number of Lots	7
Project Density	1.43 DUs/Acre
Open Space	0.79 Acres

EXHIBIT 'A'

Vintage Estates

Conceptual Site Plan

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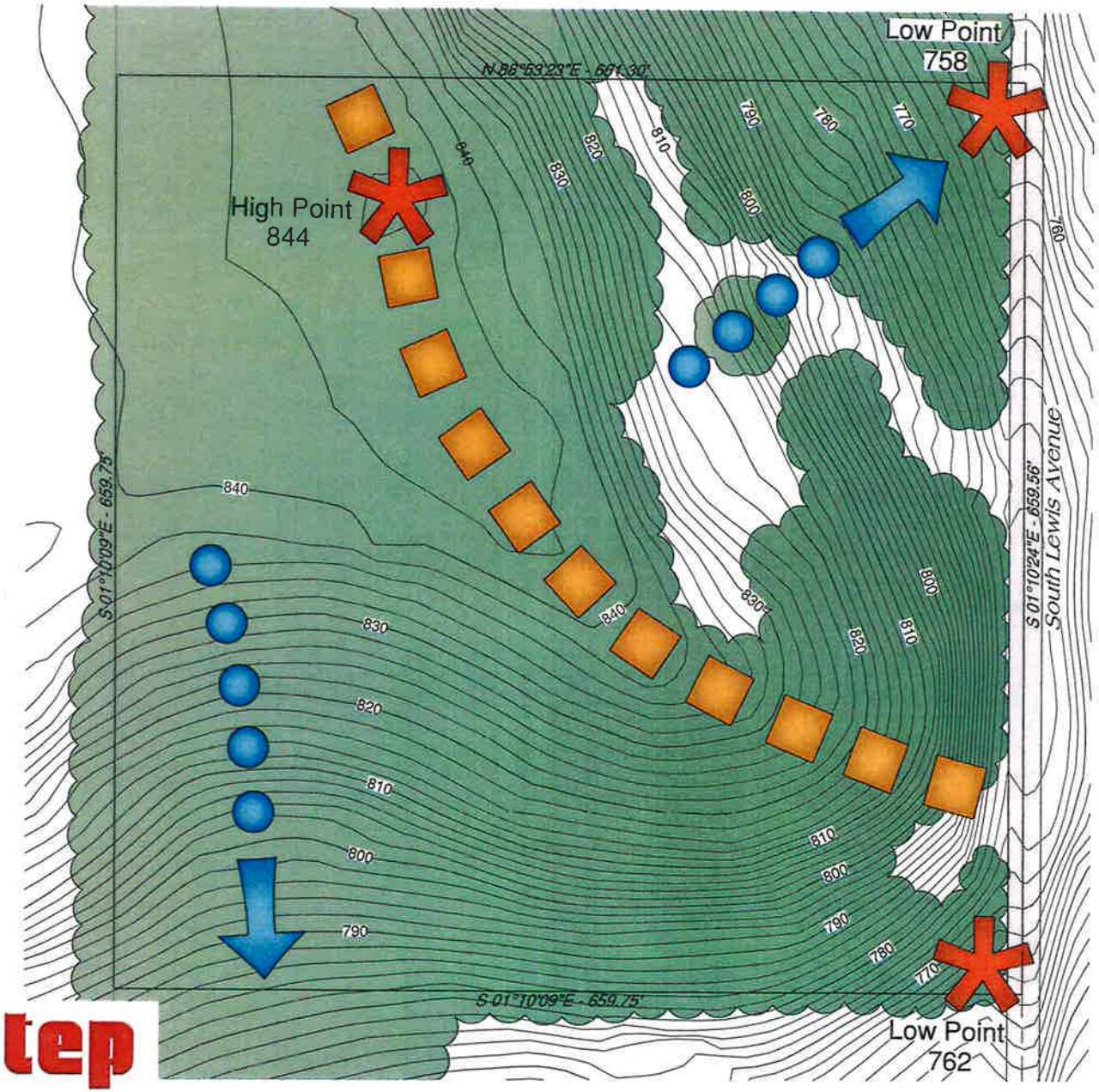

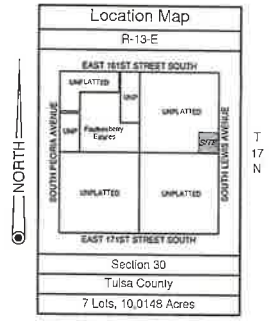

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Legend:

Ridgelines

Drainageway

EXHIBIT 'B'

Vintage Estates

Existing Conditions Plan

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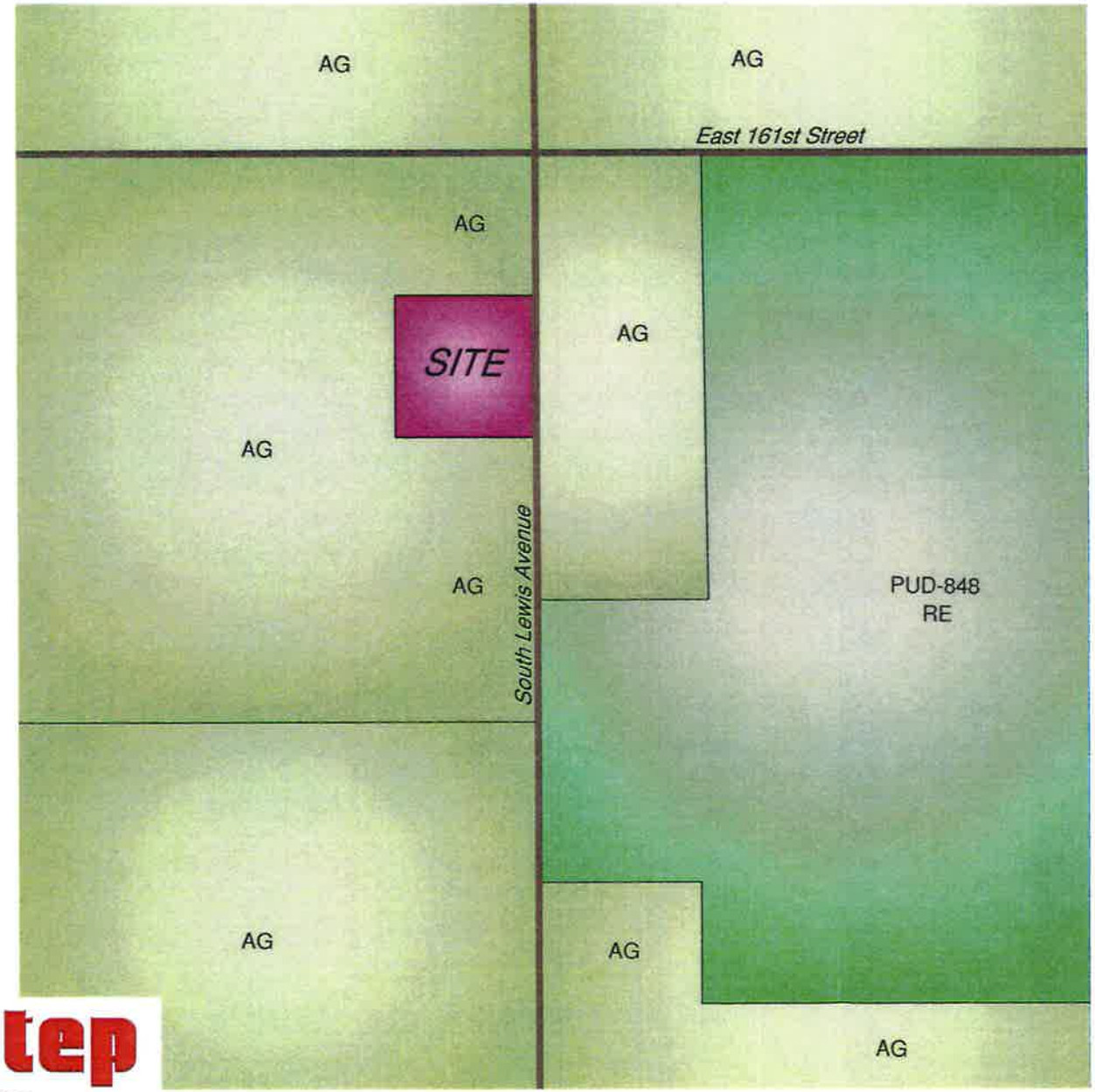

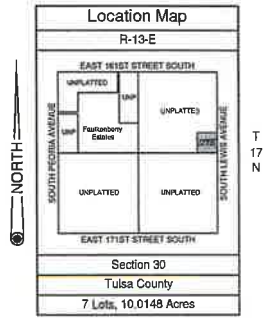

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EXHIBIT 'C'

Vintage Estates

Surrounding Zoning and Land Use Plan

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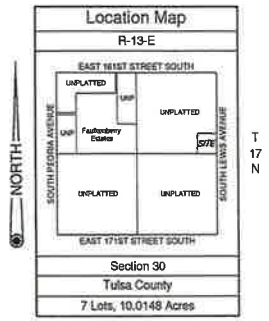

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EXHIBIT 'D'

Vintage Estates

Proposed Zoning Plan

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TMAPC

Tulsa Metropolitan Area Planning Commission

Case : Vintage Estates (Related to CZ-482 & PUD-852)

Hearing Date: February 6, 2019

Case Report Prepared by:

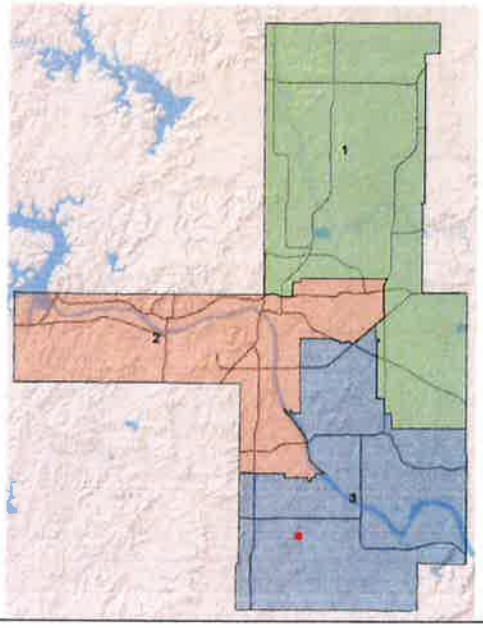
Nathan Foster

Owner and Applicant Information:

Applicant: Tim Terral, TEP

Owner: Hollinger Enterprises, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Preliminary Plat

Location: South of the southwest corner of East 161st Street South and South Lewis Avenue

7 lots, 1 block, 10.014 ± acres

Single-Family Residential

Zoning:
Current: AG (Agriculture)
Proposed: RE/PUD-852

Staff Recommendation:

Staff recommends **approval** of the preliminary plat

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Preliminary Plat, Conceptual Improvements

PRELIMINARY SUBDIVISION PLAT

Vintage Estates - (County)
South of the southwest corner of East 161st Street South and South Lewis Avenue

This plat consists of 7 lots, 1 block on 10.014 ± acres.

The Technical Advisory Committee (TAC) met on January 17, 2019 and provided the following conditions:

1. **Zoning:** The property is currently zoned AG with a proposal for rezoning to RE (Residential-Estate) with a Planned Unit Development (PUD-852) to permit the use of a private street in the subdivision. All lots conform to the zoning requirements of RE and the proposed PUD. The new zoning will be required to be in effect prior to approval of the final plat.

2. **Addressing:** Final plat addresses will be assigned by INCOG and will be required to be shown on the face of the final plat along with the required address caveat.

3. **Transportation & Traffic:** Dedication of ROW for South Lewis Avenue per the Major Street and Highway Plan is required. Private street construction is required to be approved by the Tulsa County Engineer and comply with all County Engineering standards. Label street with designated street name on final plat.

4. **Sewer:** Lots to be served by on-site sewage disposal (septic) and will require approval by Oklahoma Department of Environmental Quality.

5. **Water:** Water to be served by Creek County Rural Water District #2. Water line plans must be approved by RWD2 and a release letter will be required prior to approval of the final plat.

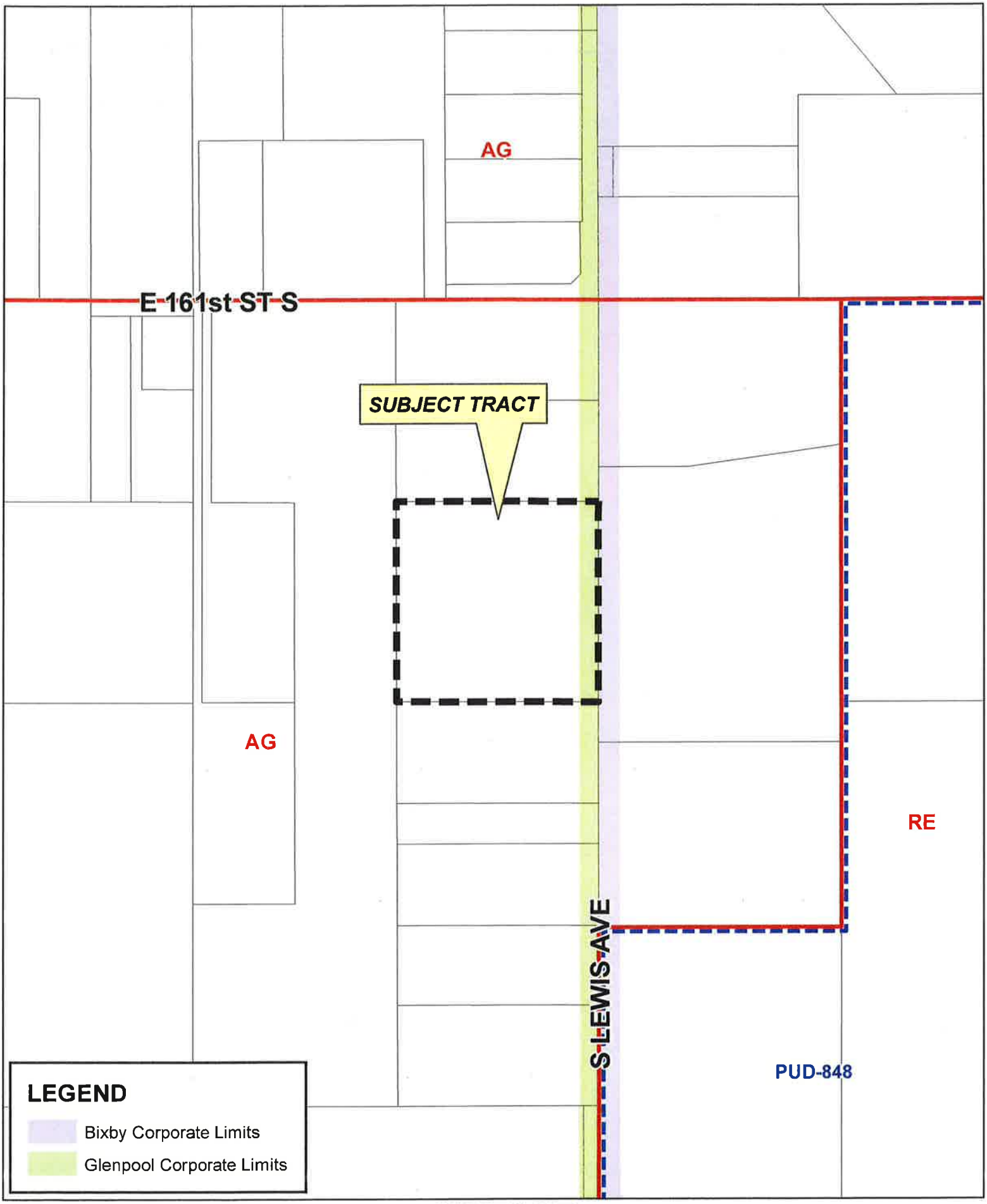
6. **Engineering Graphics:** Add required signature block to the face of the plat. Ensure legal description accuracy with face of the plat.

7. **Fire:** No comments from local fire service.

8. **Stormwater, Drainage, & Floodplain:** No comments. Drainage is required to comply with all County drainage standards and improvements must be approved prior to final plat approval.

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.

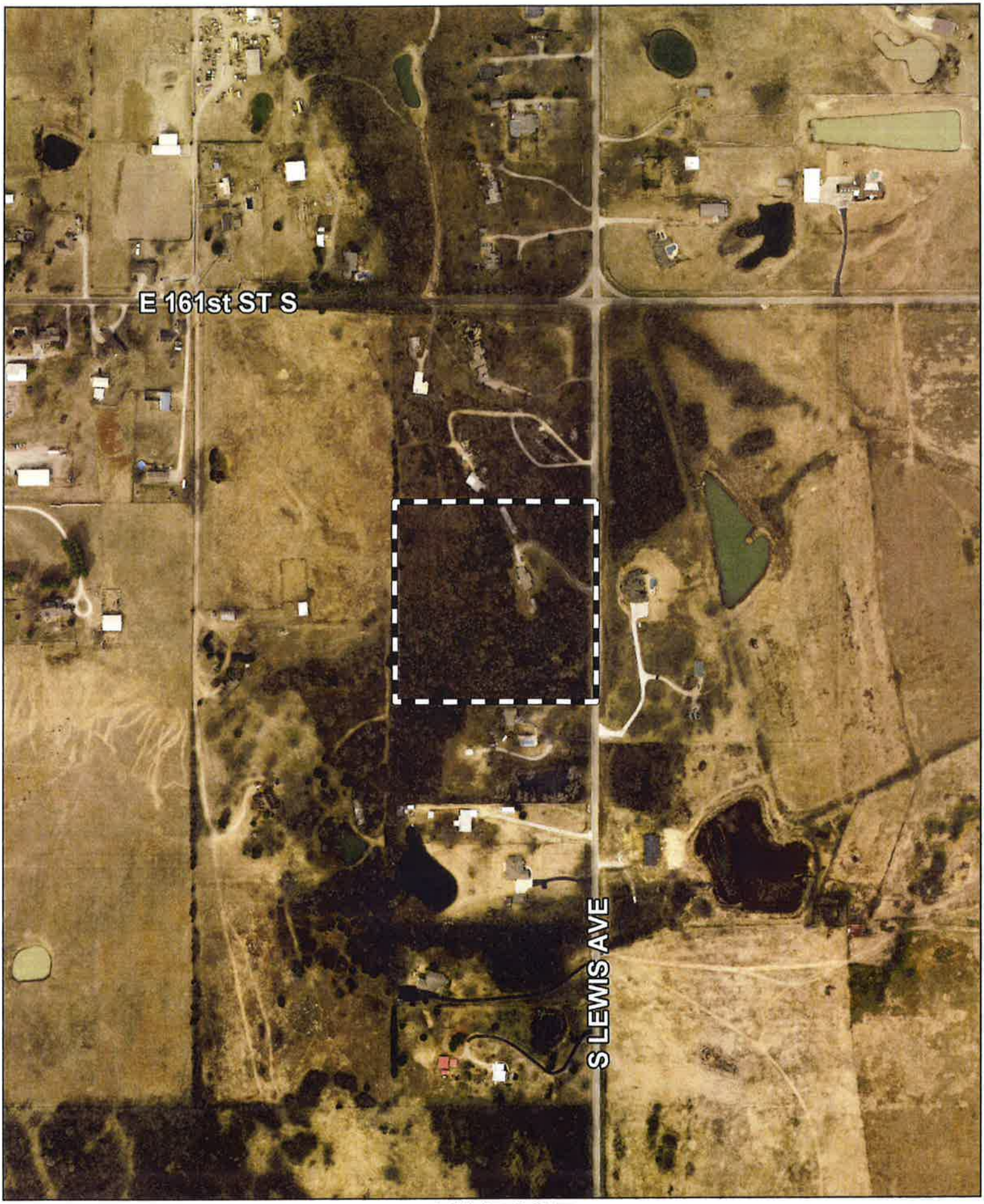
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations.



VINTAGE ESTATES

17-13 30

15.3



Feet
0 200 400

Subject Tract

VINTAGE ESTATES

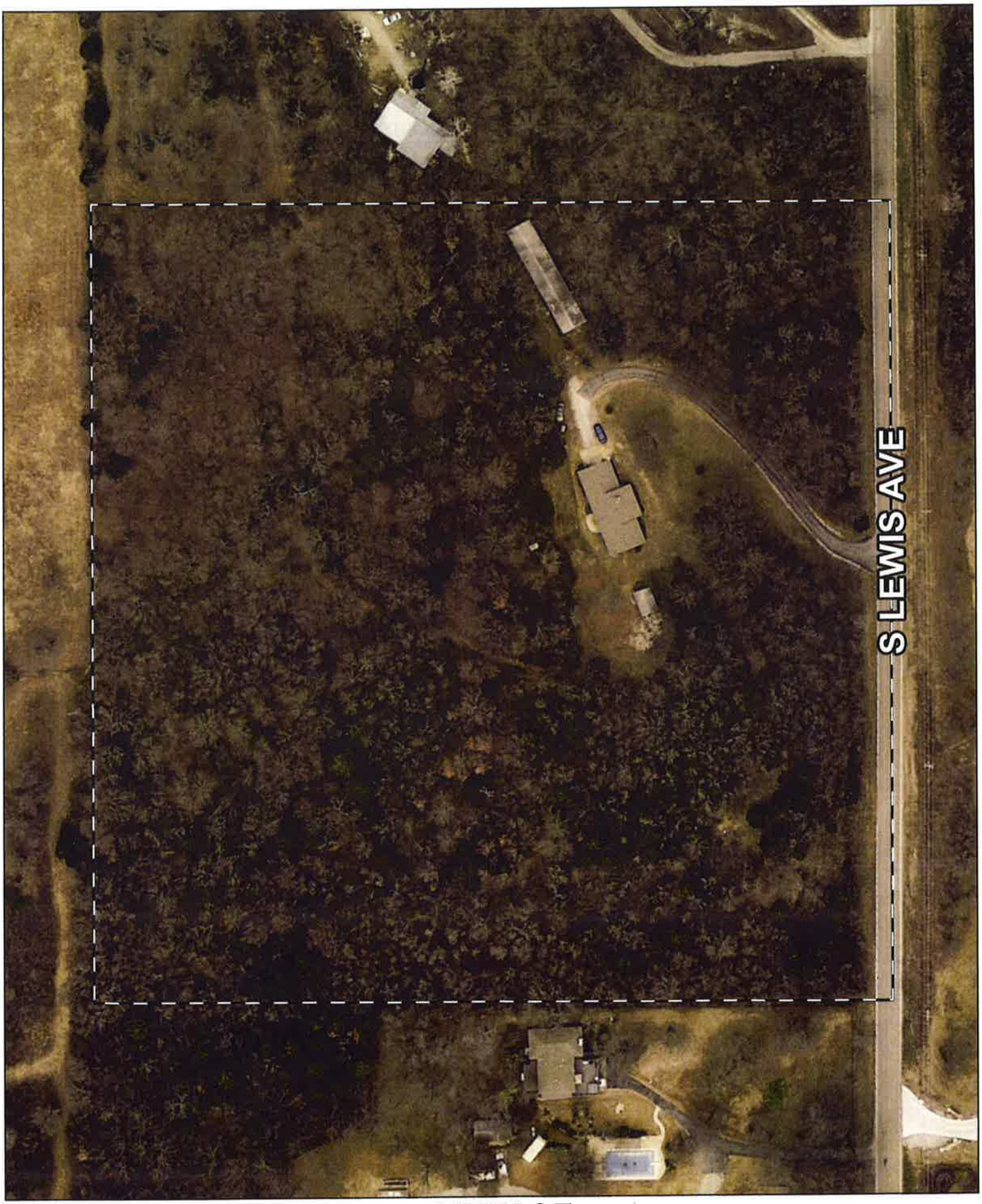
17-13 30

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

Aerial Photo Date: February 2018

N

15.9



Feet
0 50 100

Subject Tract

VINTAGE ESTATES

17-13 30

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

Aerial Photo Date: February 2018

N

13.5

Preliminary Plat

Vintage Estates

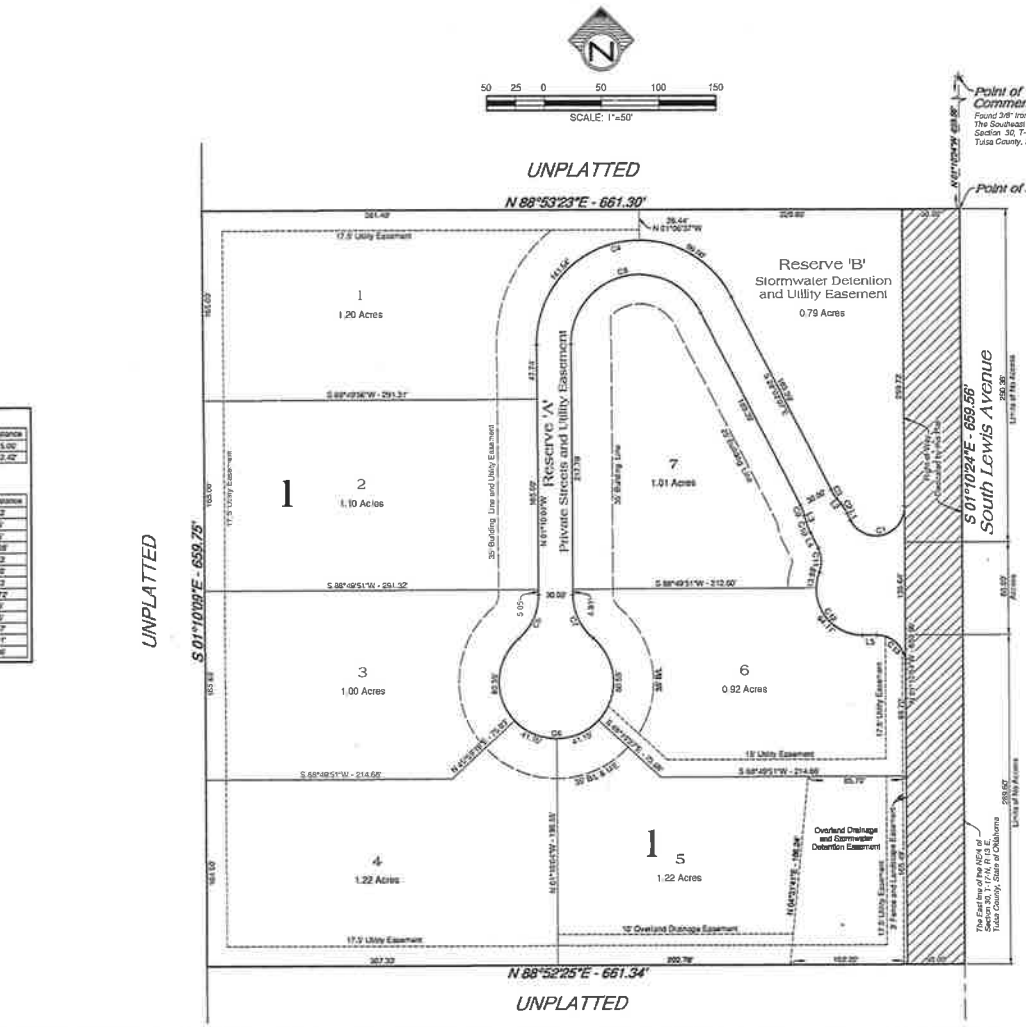
A subdivision in the Tulsa County, being a part of the SE/4 of the NE/4 of Section 30, Township 17 North, Range 13 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER

Hollinger Enterprises, L.L.C
an Oklahoma limited liability corporation
7715 East 111th Street, Suite 100
Tulsa, Oklahoma 74133
918.364.3433

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.
an Oklahoma corporation
9820 East 41st Street South, Suite 102
Tulsa, Oklahoma 74146
918.252.9621
B.long@tulsaengineering.com
CERTIFICATE OF AUTHORIZATION NO. 931
RENEWAL DATE: JUNE 30, 2019



Line Table

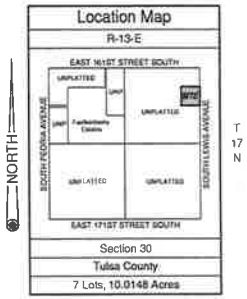
No.	Bearing	Distance
L1	N 28°02'28"W	6.40'
L2	N 29°21'02"W	5.40'
L3	S 16°45'52"E	5.40'
L4	S 28°52'29"E	15.00'
L5	N 88°49'26"E	12.42'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	152°57'57"	25.00'	66.82'	S 72°23'24"W	48.62'
C2	11°18'36"	50.00'	9.87'	N 33°41'45"W	9.85'
C3	11°18'36"	50.00'	9.87'	N 33°41'45"W	9.85'
C4	152°57'57"	90.00'	240.34'	S 75°23'24"W	175.08'
C5	49°27'39"	50.00'	43.16'	S 23°33'01"W	41.82'
C6	229°55'55"	50.00'	243.40'	N 68°49'26"E	65.00'
C7	49°27'39"	50.00'	43.16'	N 25°54'09"W	41.82'
C8	153°57'57"	60.00'	160.36'	N 75°23'24"E	116.72'
C9	11°18'36"	50.00'	9.87'	S 22°23'10"E	9.85'
C10	11°18'36"	50.00'	9.87'	S 33°27'10"E	9.85'
C11	46°34'58"	25.00'	21.20'	S 53°44'59"E	20.57'
C12	111°42'35"	40.00'	77.99'	S 26°18'57"E	66.01'
C13	90°00'00"	25.00'	39.27'	S 46°10'24"E	35.36'

Location Map

R-13-E



Section 30
Tulsa County
7 Lots, 10.0148 Acres

Legend

= Right-of-Way Dedicated By Plat

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all plat boundary corners, prior to recordation unless noted otherwise

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all lot corners after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearing s for this plat are based on an assumed bearing of S 88°49'32" W along the south line of the southeast quarter of Section 30, T-17-N, R-13-E, Tulsa County, State of Oklahoma, according to the official U.S. Government Survey thereof.

Benchmark

Aerial Data Service Control Point 354 - A 3-1/2" aluminum cap stamped "354" located 13 feet south and 39 feet east of the centerline of the intersection of East 171st Street South and South Lewis Avenue.

Elevation=725.96 NAVD88

Lot Addresses

Addresses shown on this plat were provided by INCOG. The addresses are subject to change and should not be relied upon in place of the legal description.

Notes

1. Individual sanitary sewer systems (aerobic system) typical per lot.

VINTAGE ESTATES

DEED OF DEDICATION AND RESTRICTIVE COVENANTS PLANNED UNIT DEVELOPMENT NO. XXX

VINTAGE ESTATES is an area of distinctive landscape and natural beauty that is intended to afford the luxurious feel of country living in the city. It is the desire and intent to create a residential community in which such beauty shall be substantially preserved and enhanced by the creation and enforcement of Development Standards, such standards shall apply to all lots located VINTAGE ESTATES.

KNOW ALL MEN BY THESE PRESENTS:

Hollinger Enterprises, L.L.C., an Oklahoma limited liability company, hereinafter referred to as the "Owner/Developer", is the owner of the following described land in Creek County, State of Oklahoma, to wit:

A tract of land located in the NE/4 of Section 30, T-17-N, R-13-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof, said tract being described as follows in the "General Warranty Deed" recorded as Document #2005007998, and filed in the records of the Tulsa County Clerks office:

"The southeast quarter of the northeast quarter of the northeast quarter (SE 1/4 NE 1/4 NE 1/4) of Section 30, Township 17 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U.S. Government Survey thereof."

Said tract being more particularly described as follows:

Commencing at the northeast corner of the northeast quarter of Section 30, T-17-N, R-13-E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof;

Thence S 01°1024" E a distance of 659.56 feet along the east line of the northeast quarter of said Section 30 to the northeast corner of the southeast quarter of the northeast quarter of the northeast quarter of said Section 30, also being the "Point of Beginning";

Thence S 01°1024" E a distance of 659.56 feet along the east line of the northeast quarter of said Section 30 to the southeast corner of the southeast quarter of the northeast quarter of the northeast quarter of said Section 30,

Thence S 88°5229" W a distance of 661.34 feet along the south line of the southeast quarter of the northeast quarter of the northeast quarter of said Section 30 to the southwest corner of the southeast quarter of the northeast quarter of the northeast quarter of said Section 30,

Thence N 01°1009" W a distance of 659.75 feet along the west line of the southeast quarter of the northeast quarter of the northeast quarter of said Section 30 to the northwest corner of the southeast quarter of the northeast quarter of the northeast quarter of said Section 30,

Thence N 88°5323" E a distance of 661.30 feet along the north line of the southeast quarter of the northeast quarter of the northeast quarter of said Section 30 to the "Point of Beginning";

Said tract contains 436,244 square feet or 10.0148 acres.

The noniastronomic bearings for said tract are based on an Oklahoma State Plane Coordinate System bearing of S 01°1024" E along the east line of the northeast quarter of Section 30, T-17-N, R-13 E of the Indian Meridian, Tulsa County, State of Oklahoma, according to the Official U.S. Government Survey thereof.

As Owner/Developer, we hereby certify that we have caused the above described land to be surveyed, divided, mapped, dedicated and access rights reserved as presented on the plat and has designated the subdivision as "VINTAGE ESTATES", a subdivision in the Tulsa County, Oklahoma.

SECTION I. PUBLIC STREETS, EASEMENTS AND UTILITIES

1.1 Public Streets and General Utility Easements

The Owner/Developer does hereby dedicate for public use the right-of-way of South Lewis Avenue, as depicted on the accompanying plat, and does further dedicate for public use the utility easements as depicted on the accompanying plat as "Utility Easement", for the several purposes of constructing, maintaining, operating, repairing, replacing, and/or removing any and all public utilities, including storm sewers, sanitary sewers, telephone and communication lines, electric power lines and transformers, gas lines, water lines and cable television lines, together with all fittings, including the poles, wires, conduits, pipes, valves, meters and equipment for each of such facilities and any other appurtenances thereto, with the rights of ingress and egress to and upon the utility easements for the uses and purposes aforesaid, provided however, the Owner/Developer hereby reserves to itself, and to it's assigns, the right to use or delegate to others the right to use the designated easements and rights of way to provide any of the services set forth herein, including, but not limited to the right to construct, maintain, operate, lay and re-lay water lines and sewer lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat for the purpose of furnishing water and/or sewer services to the area included in the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the Tulsa County, Oklahoma, and by the supplier of any affected utility service, that within the streets and utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction that interferes with the above set forth uses and purposes of a street or easement shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing, landscaping and customary screening fences and walls.

1.2 Underground Service

1.2.1 Street light poles or standards shall be served by underground cable. All supply lines including electric, telephone, cable television and gas lines shall be located underground in the easement ways dedicated for general utility services and in the rights-of-way of the street as depicted on the accompanying plat. Service pedestals and transformers, as sources of supply at secondary voltages, may also be located in the easement ways. The Owner/Developer does hereby restrict the utility easements shown and designated on the accompanying plat to a single supplier of electrical service.

1.2.2 Underground service cables and gas service lines to all structures which are located within the subdivision may be run from the nearest gas main, service pedestal or transformer to the point of usage determined by the location and construction of such structure as may be located upon the lot, Provided that upon the installation of a service cable or gas service line to a particular structure, the supplier of service shall thereafter be deemed to have a definitive, permanent, effective and non-exclusive right-of-way easement on the lot, covering a 5 foot strip extending 2.5 feet on each side of the service cable or line extending from the gas main, service pedestal or transformer to the service entrance on the structure.

1.2.3 The supplier of electric, telephone, cable television and gas services, through its agents and employees, shall at all times have the right of access to all easement ways shown on the plat or otherwise provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas facilities installed by the supplier of the utility service.

1.2.4 The owner of the lot shall be responsible for the protection of the underground service facilities located on his lot and shall prevent the alteration of grade or any construction activity which would interfere with the electric, telephone, cable television or gas facilities. Each supplier of service shall be responsible for ordinary maintenance of underground facilities, but the owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.2.5 The foregoing covenants set forth in this sub-section 1.2 shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

1.3 Water Service

1.3.1 The owner of each lot shall be responsible for the protection of the public water mains located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said public water main. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public water main, or any construction activity which would interfere with public water shall be prohibited.

1.3.2 The Tulsa County, or its successors, will be responsible for ordinary maintenance of public water main, but the owner of each lot will pay for damage or relocation of such facilities caused or necessitated by acts of the owner or his agents or contractors.

1.3.3 The Tulsa County or its successors through its proper agents and employees shall at all times have right of access with their equipment to all such easement-ways shown on said plat, or provided for in this deed of dedication for the purpose of installing, maintaining, removing, or replacing any portion of said underground water facilities.

1.3.4 The foregoing covenants concerning water facilities shall be enforceable by the Tulsa County or it successors, and the owner of each lot agrees to be bound hereby.

1.4 Gas Service

1.4.1 The supplier of gas service, through its agents and employees, shall at all times have the right of access to all such easements shown on the plat or as provided for in this deed of dedication for the purpose of installing, removing, repairing, or replacing any portion of the facilities installed by the supplier of gas service.

1.4.2 The owner of the lot shall be responsible for the protection of the underground gas facilities located in their lot and shall prevent the alteration, grade, or any other construction activity which would interfere with the gas service. The supplier of the gas service shall be responsible for the ordinary maintenance of said facilities, but the owner shall pay for damage or relocation of facilities caused or necessitated by acts of the owner or the its agents or contractors.

1.4.3 The foregoing covenants set forth in this Subsection 1.4 shall be enforceable by the supplier of the gas service and the owner of the lot agrees to be bound hereby.

1.5 Surface Drainage

Each lot shall receive and drain, in an unobstructed manner, the storm and surface waters from lots and drainage areas of higher elevation and from private streets and easements. No lot owner shall construct or permit to be constructed any fencing or other obstructions which would impair the drainage of storm and surface waters over and across his lot. The foregoing covenants set forth in this sub section 1.5 shall be enforceable by any affected lot owner and by the Tulsa County, Oklahoma.

1.6 Paving and Landscaping Within Easements

The owner of the lot shall be responsible for repair of damage to the landscaping and paving occasioned by the necessary installation of or maintenance to the underground water, sewer, storm water, gas, communication, cable television, or electric facilities within the easements depicted on the accompanying plat, provided however, that the Tulsa County or the supplier of the utility service shall use reasonable care in the performance of such activities.

1.7 Storm Sewer

1.7.1 The Tulsa County, or its successors, through its proper agents and employees, shall at all times have right of access with their equipment to all storm sewer easements for the purpose of installing, maintaining, removing or replacing any portion of the underground storm sewer system.

1.7.2 No permanent fence, permanent wall, permanent building, or permanent structure which would cause an obstruction shall be placed or maintained in the storm sewer easement area, and any construction activity which would interfere with the storm sewer system shall be prohibited.

1.7.3 The Tulsa County, or its successors, shall be responsible for ordinary maintenance of the public storm sewer system, but the owner of each lot will pay for damage or relocation of such system caused or necessitated by acts of the owner of each lot or its agents or contractors.

1.7.4 The foregoing covenants concerning the public storm sewer system shall be enforceable by the Tulsa County, or its successor, and the owner of each lot agrees to be bound hereby.

1.7.5 The owner of each lot shall be responsible for the protection of the storm sewer located on their lot and shall prevent the alteration of grade or any construction activity which may interfere with said storm sewer. Within the utility easement areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of storm sewer, or any construction activity which would interfere with storm, shall be prohibited.

1.8 Reservation of Rights and Covenant as to Obstructions

The Owner/Developer hereby reserves the right to construct, maintain, operate, lay and re-lay water lines, together with the right of ingress and egress for such construction, maintenance, operation, laying and re-laying over, across and along all of the utility easements depicted on the plat, for the purpose of furnishing water services to the area included in the plat and to areas outside of the plat. The Owner/Developer herein imposes a restrictive covenant, which covenant shall be binding on each lot owner and shall be enforceable by the Tulsa County, Oklahoma, and by the supplier of any affected utility service, that within the utility easements depicted on the accompanying plat no building, structure or other above or below ground obstruction shall be placed, erected, installed or maintained, provided however, nothing herein shall be deemed to prohibit drives, parking areas, curbing and landscaping, that do not constitute an obstruction.

1.9 Limits of No Access

The undersigned owner hereby relinquishes rights of vehicular ingress or egress from any portion of the property adjacent to South Lewis Avenue within the boundaries designated "Limits of No Access" (L.N.A.) on the accompanying plat, which "Limits of No Access" may be amended or released by the Tulsa County, Oklahoma or it's successors, or as otherwise provided by the statutes and laws of the State of Oklahoma. "Limits of No Access" shall be enforceable by the Tulsa County.

1.10 Reserve "A" – Private Streets

1.10.1 The use of Reserve "A" shall be limited to use for private streets, open space, landscaping, entry features, subdivision identification signs, stormwater drainage collection and conveyance, and utilities and is reserved for subsequent conveyance to the Homeowners' Association to be formed pursuant to Section III and Section VI hereof, for the purposes of administration and maintenance of the private street and other common areas of the subdivision.

1.10.2 The street within Reserve "A", as designated on the accompanying plat, are herein established by grant of the Owner/Developer as a private street for the common use and benefit of the owners of the residential lots, their guests and invitees, for the purpose of providing vehicular and pedestrian access to and from the various residential lots to and from public streets.

1.10.3 The Owner/Developer herein grants to the Tulsa County, Oklahoma, the United States Postal Service, any public utility providing utility service to the subdivision, and to any refuse collection service which provides service within the subdivision, the right to enter and traverse the private street and to operate thereon all service, emergency and government vehicles including, but not limited to, police and fire vehicles and equipment.

1.10.4 The Owner/Developer, for itself and its successors, herein covenants with the Tulsa County, Oklahoma, which covenants shall run with the land and inure to the benefit of the Tulsa County, Oklahoma, and shall be enforceable by the Tulsa County, Oklahoma, to:

1.10.4.1 Construct and maintain street surfacing extending the full length of the private streets depicted within the accompanying plat, and meeting or exceeding the now existing standards for minor residential streets in the Tulsa County:

a. Surfacing width shall be not less than 26 feet measured from face of curb to face of curb, except in the turn-around areas which shall not be less than 20 feet from face of curb to face of curb.
b. Streets shall be curbed.
c. Gutters, base and paving materials shall be of a quality and thickness meeting the now existing standards of the Tulsa County, Oklahoma for minor residential streets
d. The vertical grade of the street shall not exceed 8%.

1.10.4.2 Prohibit the erection of any arch or similar structure over any private street as depicted on the accompanying plat which would prohibit any governmental vehicle, specifically any fire vehicle, from free usage of the private street.

1.10.4.3 Secure inspection by the Tulsa County, Oklahoma of the private streets and secure certification by the Tulsa County, Oklahoma that the private streets have been constructed in accordance with the standards above set forth, or if the Tulsa County, Oklahoma declines to inspect the private streets, certification shall be secured from a registered professional engineer that the private streets were constructed in accordance with the standards above set forth, and the required certification shall be filed with the Tulsa Metropolitan Area Planning Commission prior to the issuance of a building permit for any lot that derives its access from a private street.

1.10.5 The Owner/Developer acknowledges for itself and its successors in title that the private streets as depicted on the accompanying plat meet the Tulsa County, Oklahoma standards as to width of right-of-way, and further acknowledges that the Tulsa County, Oklahoma shall have no duty to maintain the private streets within the subdivision, nor have any implied obligation to accept any subsequent tender of dedication of the private streets within the subdivision.

SECTION II. RESERVE AREAS

2.1 Use of Land

2.1.1 Reserve Area "A"
Reserve Area "A" shall contain, but not be limited to use for private streets, guest parking, access gates, access gate keypads, and associated appurtenances, landscaping, utilities, signage, and open space and is reserved for subsequent conveyance to the Homeowners' Association to be comprised of the owners of the residential lots within "VINTAGE ESTATES" as set forth within Section III and VI hereof.

2.1.2 Reserve Area "B"
Reserve Area "B" and shall be used for open space, park, signage, landscaping, walls, fencing, drainage, recreation, overland drainage, stormwater drainage and detention, utilities, and ingress and egress and is reserved for subsequent conveyance to the Homeowners' Association to be comprised of the owners of the residential lots within "VINTAGE ESTATES" as set forth within Section III and VI hereof.

2.2 All Reserves

2.2.1 All costs and expenses associated with all reserves, including maintenance of various improvements and recreational facilities will be the responsibility of the Homeowners' Association.

2.2.2 In the event the Homeowners' Association should fail to properly maintain the reserve areas and facilities thereon located as above provided, the Tulsa County, Oklahoma, or its designated contractor may enter the reserve areas and perform such maintenance, and the cost thereof shall be paid by the Homeowners' Association.

2.2.3 In the event the Homeowners' Association fails to pay the cost of said maintenance after completion of the maintenance and receipt of a statement of costs, the Tulsa County, Oklahoma may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against each of the lots within the development, provided however, the lien against each residential lot shall be limited to 1/7 of the costs. This lien may be foreclosed by the Tulsa County, Oklahoma.

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS

WHEREAS, "VINTAGE ESTATES" was submitted as part of a planned unit development (designated as PUD No. XXX) pursuant to Chapter 11 of the Tulsa County Code of Ordinances.

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

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

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

3.1 General Standards

The development of "VINTAGE ESTATES" shall be subject to the planned unit development provisions of the Tulsa County Zoning Code, as such provisions existed January 1, 2019, or as may be subsequently amended.

3.2 Use of Land:

Uses permitted by right in the RE Zone District.

3.3 Minimum Lot Area: 22,500 sq. ft.

3.4 Minimum Lot Width: 150 feet

3.5 Maximum Building Height: 45 feet*

Accessory Buildings 35 feet

* Architectural decorative features such as chimneys and cupolas may extend to a maximum height of 45 feet. However, no habitable portion of any dwelling may exceed the 45 foot height limitation.

3.6 Minimum Building Setbacks:

Front Yard	35 feet
Rear Yard	25 feet
Side Yard	5/10 feet
Side Yard Abutting a Private Street	30 feet

3.7 Landscaping and Open Space

Landscaping and open space will be provided in accordance with the Tulsa County Zoning Code.

3.8 Fencing

There shall be no fencing allowed beyond the building lines as shown on the plat without the written permission from the Architectural Committee.

3.9 Lot Splits and Lot Combinations

Lot splits and lot combinations may be permitted, with the written approval of the Architectural Committee, to allow for lots to be split or combined so that dwelling units may include multiple lots, or portions of lots, in order to allow a building to be built over lot lines, but does not allow for the building to encroach into a platted utility easement.

3.10 Homeowners' Association

The VINTAGE ESTATES Homeowners' Association, to be established, will have as its main objective, the maintenance of the private street system, landscaped entryways, cul-de-sac islands and reserve/park/open space areas. Membership in the VINTAGE ESTATES Homeowners' Association will be mandatory for all lot owners.

SECTION IV. PRIVATE BUILDING AND USE RESTRICTIONS

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein.

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

4.1 Use of Land

4.1.1 The use of lots shall be limited to use for single family detached dwellings and customary accessory uses, having a garage providing space for a minimum of three (3) automobiles.

4.1.2 No noxious or offensive activity shall be carried on, maintained, or permitted in the Subdivision, nor shall anything be done therein which shall become an annoyance or nuisance to the neighborhood.

4.1.3 The Owner/Developer herein establishes and reserves for the Homeowners' Association, an easement to erect and maintain fencing, walls, and landscaping along the boundary of the subdivision within the maintenance easement depicted on the accompanying plat as "P&LE".

1.5.1

4.1.4 There shall be no fencing allowed beyond the building lines as shown on the plat without the written permission from the Architectural Committee. All perimeter lot fencing shall be of five foot (5 ft.) wrought iron. Any interior privacy fencing must match the finish on the main house. Other types of fencing constructed of brick, stone or other appropriate material may be permitted if pre-approved by the Architectural Committee. All fences installed in VINTAGE ESTATES shall be approved in writing by the Architectural Committee before installation.

4.1.5 No trailer, mobile home, vehicular dwelling, tent, shack, barn, or other outbuilding or any used structure whatsoever shall be moved onto, erected, maintained, or used in the Subdivision, temporarily or permanently or by any party whomsoever.

4.1.6 No animals, including livestock and poultry, shall be raised, bred, or kept on any lot at any time, except that dogs, cats, or other common household pets (which are not used, bred, or maintained for any commercial purpose) may be kept. All such household pets shall be restrained in such a manner as will prevent them from entering upon neighboring lots. All owners shall comply with all applicable ordinances of Tulsa County.

4.1.7 No boats, trailers, recreational vehicles, pickup campers, race cars, inoperative vehicles, debris, and similar items may be parked or kept for periods of time in excess of 48 hours on the streets of the subdivision or on any lots or driveways of the subdivision, unless parked within an enclosed garage. All vehicles shall be parked on concrete surfaces. No vehicles of any nature, operative or inoperative, including those owned by residents shall be parked in the Reserve Area "A", (Private Streets), on a "day to day" or permanent basis. Guest parking is allowed on a temporary basis.

4.1.8 No sign shall be displayed to public view on any lot other than those announcing the sale of the home or lot by the homeowner, developer, builder, or a realtor. These signs shall not exceed six (6) square feet. Political and school related signs less than four (4) square feet are allowed as per the Tulsa County sign ordinance. Any other exception must be approved by the Architectural Committee.

4.1.9 No visible radio or television antennae shall be permitted on any residence or lot. Satellite receiver dishes, not to exceed twenty four inches (24") in diameter, may be installed on any lot a) in the back yards at a height not to exceed six (6) feet from ground level, b) on the rear or side walls of a residence, or c) on the portion of the roof of a residence facing the back or side yards. If installed on the side wall or side roof they must be installed a minimum of twenty (20) feet from the front of the house. All plans for television receiver dish installation shall be submitted to the Architectural Committee for approval prior to installation. The Architectural Committee may waive portions of this covenant.

4.1.10 Model homes may be built by builders owning lots in the subdivision and may utilize the garages as sales offices temporarily until the home is occupied as a residence, at which time the garage shall be reverted to its intended use.

4.1.11 Above ground swimming pools are permitted provided they are temporary and less than eight feet (8) in diameter (outside dimension). No other above ground pools shall be allowed. This covenant does not prohibit above ground hot tubs or spas.

4.1.12 Each lot shall be maintained in a neat and orderly manner free of clutter, trash, and other debris. Grass and landscaping shall be maintained on a regular basis. No lot shall be used for the storage of construction materials for a period of greater than thirty (30) days.

4.1.13 All outside trash receptacles, HVAC condensing and mechanical units shall be located outside public view from the street. The type of screening shall be architecturally compatible with the residence or an acceptable type of privacy fencing.

4.2 Building Restrictions

4.2.1 Each residence constructed shall contain a minimum of 3,800 square feet of finished heated living area (measured to outside of masonry) for single-story buildings and 3,000 square feet of finished heated living area (measured to outside of masonry) for the first floor of two story buildings, exclusive of open porches and garages. All areas included in calculation are exclusive of any garage, attic, unfinished basement, patio, terrace, covered porch, or area with ceiling height less than five (5) feet.

4.2.2 Unless otherwise specifically approved in writing by the Architectural Committee, masonry veneer shall cover 70% of the exterior wall surfaces of structures, except those areas under covered porches or patios. Accepted masonry materials shall include brick, stone, and stucco, or other materials approved in writing by the Architectural Committee.

4.2.3 All roofing shall be made of asphalt or comparable composition shingles referred to in the industry as "architectural 35-year shingles", Spanish tile or other roofing material as approved by the Architectural Committee, no wood shake shingles are to be permitted. All roof pitches shall be a minimum of 9/12 over 75% of the roof area. Alternative roofing materials or alternative roof pitches and styles to accommodate contemporary design, must be approved in writing by the Architectural Committee.

4.2.4 No outbuildings or accessory buildings are allowed without written permission from the Architectural Committee. If approved by the Architectural Committee, all outbuildings and accessory buildings must be constructed utilizing the same exterior materials and colors as the primary residence and not exceed 1,200 square feet in size.

4.2.5 Any exposed foundation or stem wall shall be covered with brick, stone, or stucco. No retaining walls shall be constructed on any lot until a site plan has been approved by the Architectural Committee. Site plan must show the residence, drainage concept, and the proposed location and height of retaining walls and the type and color of building materials. No railroad ties are permitted.

4.2.6 All chimney structures shall receive a copper or painted galvanized metal chimney cap.

4.2.7 All metal dormers or other roof elements shall be fabricated of copper or galvanized metal, painted to match shingle color. All other exposed galvanized roofing metal, vent pipes, and P.V.C. plumbing vent pipes shall be painted to match shingle color.

4.2.8 Window frames may be of wood, vinyl, or aluminum construction. All aluminum framed windows shall be painted. Mill finish aluminum windows shall not be permitted.

4.2.9 All garages shall have overhead garage doors for access and closure. These may be constructed of wood, vinyl, or steel construction with no window elements included unless prior approval is obtained from the Architectural Committee. Garages shall be enclosed and carports are prohibited. Garages may not be converted to living areas.

4.2.10 Each residence shall have a garage providing for a minimum of three (3) automobiles. Each residence shall have a maximum of thirty (30) feet of garage door opening facing the abutting street(s), unless prior approval is obtained from the Architectural Committee. Driveways shall be of concrete and shall not exceed the overall width of the garage. Circle drives are allowed with written approval by the Architectural Committee.

4.2.11 All 4'X 8' wood, Masonite, or stucco board siding must have textured face and all joints must be baited.

4.2.12 Mailboxes shall be architecturally congruent with the house and must be approved by the Architectural Committee.

4.2.13 No primary residence shall exceed forty five feet (45') in height and no accessory building shall exceed thirty five feet (35') in height.

4.2.14 The entire yard of each residence shall be sodded and landscaped within thirty (30) days of completion of the home. Plant material shall be sufficient in size, quantity, and spacing to achieve a full foundation planting across the entire front elevation of the home. If a foundation area is two feet (2) wide or less, plantings are not required in that area. The owner of each lot shall be required to install a minimum of one tree in the front yard with a minimum caliper of three inches (3") if there are no pre-existing trees of such size.

4.2.15 Seasonal home and yard decorations will be allowed for fifteen (15) calendar days before and seven (7) days after all holiday seasons, except Christmas. Christmas decorations including lights, may be installed after the first (1st) of November and must be removed by January 31st. Any other yard decorations, statues, bird baths, flag poles or other similar items which are over three (3) feet in height, if located in the front yard, must be approved in writing by the Architectural Committee.

4.2.16 Basketball goals, swing sets, soccer goals, trampolines or other playground equipment are not allowed in the front yards or side yards. These items may be placed in the back yard if the yard area is enclosed with an appropriate fence, as described in Section 4.1.4.

4.2.17 Any solar panel or wind turbine installation must be approved in writing by the Architectural Committee. The Architectural Committee reserves the right to prohibit any solar panel or wind turbine installation if in its sole discretion determines that the installation is not in conformity and compatibility of the neighborhood.

4.2.18 Guttering required with French drain is required to allow no standing water on the lot. The Architectural Committee may waive this covenant.

4.3 Planting and Access Limitations

Each dwelling shall front the most restrictive building setback line of the interior private street and derive its access solely from an interior private street.

4.4 Yards and Setbacks

4.4.1 No building shall be erected nearer to a private street than the building setback lines depicted on the accompanying plat.

4.4.2 Each side yard shall be no less than the greater of five feet (5.0') or ten feet (10') in width, fifteen feet (15') combined, or the width of any utility easement located within the lot and along the side lot line.

4.4.3 Dwellings shall maintain a separation of not less than fifteen feet (15').

4.4.4 No building, whether principal or accessory, shall encroach upon any utility easement as depicted on the accompanying plat.

4.4.5 Rear building setbacks shall be no less than twenty five feet (25') from the rear lot line as depicted on the accompanying plat and Tulsa County zoning regulations.

SECTION V. ARCHITECTURAL COMMITTEE

WHEREAS, the Owner/Developer desires to establish restrictions for the purpose of providing for the orderly development of the subdivision and conformity and compatibility of improvements therein.

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

5.1 Architectural Committee - Plan Review

5.1.1 No residence, outbuilding, improvements, driveway, fence, wall, satellite receiver dish, or free standing mailbox shall be erected, placed, or altered on any lot in the subdivision until the plans and specifications have been approved in writing by Hollinger Enterprises, L.L.C., or its authorized representatives or successors, which are hereinafter referred to as the "Architectural Committee". For each residence or out building, the required plans and specifications shall be submitted in duplicate or electronically and shall include a site plan, floor plan, exterior elevations, drainage and grading plans, exterior materials, and exterior color scheme.

5.1.2 The Architectural Committee's purpose is to promote good design and compatibility within the subdivision and in its review of plans or determination of any waiver as hereinafter authorized may take into consideration the nature and character of the proposed building or structure, the materials of which it is to be built, the availability of alternative materials, the site upon which it is proposed to be erected and the harmony thereof with the surrounding area. The Architectural Committee shall not be liable for any approval, disapproval, or failure to approve hereunder and its approval of building plans shall not constitute a warranty or responsibility for building methods, materials, procedures, structural design, grading or drainage, or code violations. The approval or failure to approve building plans shall not be deemed a waiver of any restriction. Nothing herein contained shall be deemed to prevent any lot owner in the subdivision from prosecuting any legal action relating to improvements within the subdivision which they would otherwise be entitled to prosecute.

5.1.3 The Architectural Committee's objective is to advance the harmonious use of landscaping, fencing, hardscaping, landscape lighting, and other landscape design items to promote compatibility and conformity within the subdivision. The Architectural Committee reserves the authority to review, approve, modify, or reject the type of landscaping or landscape design items which may be placed in public view by any lot owner and determined in the discretion of the Architectural Committee to be incompatible with the overall landscape standards of "VINTAGE ESTATES."

5.1.4 The powers and duties of the Architectural Committee shall, on the 1st day of January, 2024, be deemed transferred to the Homeowners' Association (VINTAGE ESTATES Homeowners' Association, Inc.) provided for in Section VI., or upon written assignment to the Homeowners' Association by the Architectural Committee, whichever event first occurs, and thereafter the foregoing powers and duties shall be exercised by the Board of Directors of the Homeowners' Association, or their designees.

5.1.5 Hollinger Enterprises, L.L.C., reserves the right in their sole discretion and without joinder of any lot owner at any time, so long as Hollinger Enterprises, L.L.C., is the owner of any lot or part thereof to amend, revise, or abolish any one or more of the above covenants and restrictions within this Section V., by instrument duly executed and acknowledged by them as the Architectural Committee and filed in the County Clerk's office in the Creek County Courthouse, Tulsa, Oklahoma.

SECTION VI. HOMEOWNERS' ASSOCIATION

6.1 Formation of Homeowners' Association

The Owner/Developer has formed or caused to be formed VINTAGE ESTATES Homeowners' Association, Inc., (hereinafter the "Homeowners' Association"), consisting of all owners of residential lots within "VINTAGE ESTATES", established in accordance with the statutes of the State of Oklahoma for the general purposes of maintaining the common areas, the Overland Drainage and Stormwater Detention Easements and enhancing the value, desirability, and attractiveness of "VINTAGE ESTATES." The Owner/Developer is responsible for the maintenance of the common areas until 60% of the lots within the development are sold, at which time maintenance will be transferred to the Homeowners' Association.

6.2 Membership

Every person or entity who is a record owner (herein referred to as a "lot owner") of the fee interest of a residential lot platted as part of "VINTAGE ESTATES" subdivision, shall be a member of the "Homeowners' Association" and shall be subject to assessment by the "Homeowners' Association" for maintenance of common areas within "VINTAGE ESTATES." Membership shall be appurtenant to and may not be separated from the ownership of a lot.

6.3 Covenant for Assessments

Each lot owner, by acceptance of a deed to such lot, is deemed to covenant and agree to pay to the "Homeowners' Association" assessments to be established by the Owner/Developer in accordance with this Deed of Dedication and Restrictive Covenants or any subsequent declaration that is executed and recorded by the Owner/Developer or by the Board of Directors, in accordance with the Bylaws of the "Homeowners' Association", as the case may be. An assessment shall be a lien on the lot against which it is made, but the lien shall be subordinate to the lien of any first mortgage. Assessments not paid within thirty (30) days of the date that notification of the assessment is delivered electronically or mailed to a lot owner, shall accrue interest at the rate of 18% per annum. The lien may be foreclosed in the same manner as a mortgage lien. The "Homeowners' Association" shall be entitled to recover all court costs and other costs of foreclosure, including reasonable attorney fees.

SECTION VII. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

7.1 Enforcement

The restrictions herein set forth are covenants to run with the land and shall be binding upon the Owner/Developer, its successors and assigns. Within the provisions of Section I. Public Streets, Easements and Utilities are set forth certain covenants and the enforcement rights pertaining thereto, and additionally the covenants within Section I whether or not specifically therein so stated shall inure to the benefit of and shall be enforceable by the Tulsa County, Oklahoma. The covenants contained in Section III. Planned Unit Development Restrictions are established pursuant to the Planned Unit Development provisions of the Tulsa County Zoning Code and shall inure to the benefit of the Tulsa County, Oklahoma, the Homeowners' Association and the owners of the lot or a parcel herein. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section III., it shall be lawful for the Tulsa County, the Homeowners' Association, or any owner of a lot to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. If the undersigned Owner/Developer, or its successors or assigns, shall violate any of the covenants within Section IV. Private Building and Use Restrictions, it shall be lawful for the Homeowners' Association, or any owner of a lot to maintain any action at law or in equity against the person or persons violating or attempting to violate any such covenant, to prevent him or them from so doing or to compel compliance with the covenant. In any judicial action brought by the "Homeowners' Association", or a lot owner which action seeks to enforce the covenants or restrictions set forth herein or to recover damages for the breach thereof, the prevailing party shall be entitled to recover reasonable attorneys fees and costs and expenses incurred in such action.

7.2 Duration

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

7.3 Amendment

The covenants contained within Section I. Public Streets, Easements and Utilities and Section II. Reserve Areas, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the land to which the amendment or termination is to be applicable and approved by the Tulsa County Planning Commission, or its successors and the Tulsa County, Oklahoma. The covenants contained within Section III. Planned Unit Development Restrictions, may be amended or terminated at any time by a written instrument signed and acknowledged by the owner of the affected lot in "VINTAGE ESTATES" and approved by the Tulsa County Planning Commission, or its successor. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded. The "lot owners" may amend, revise or abolish any provision of Section IV. Private Building and Use Restrictions with a vote of a minimum of 60% of the lot owners' favoring the proposed amendment, revision or abolishment, except as provided for in the following: Hollinger Enterprises, L.L.C., reserves the right in their sole discretion and without joinder of any lot owner at any time, so long as Hollinger Enterprises, L.L.C., is the owner of any lot or part thereof to amend, revise, or abolish any one or more of the above covenants and restrictions within Section IV. Private Building and Use Restrictions by instrument duly executed and acknowledged by them and filed in the County Clerk's office in the Creek County Courthouse, Sapulpa, Oklahoma. The provisions of any instrument amending or terminating covenants as above set forth shall be effective from and after the date it is properly recorded.

7.4 Severability

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

IN WITNESS WHEREOF: Hollinger Enterprises, L.L.C., an Oklahoma limited liability company, executed this instrument this _____ day of _____, 2019.

Hollinger Enterprises, L.L.C.,
an Oklahoma limited liability company

Gregory S. Hollinger, Managing Member

State of Oklahoma)
) S.S.
County of Creek)

This instrument was acknowledged before me this _____ day of _____, 2019, by Gregory S. Hollinger, of Hollinger Enterprises, L.L.C.

Jack Taber, Notary Public
My commission no. is 12005192
My commission expires May 31, 2020

CERTIFICATE OF SURVEY

I, Bobby D. Long, of Tulsa Engineering & Planning Associates, Inc., a professional land surveyor registered in the State of Oklahoma, hereby certify that I have carefully and accurately surveyed, subdivided, and platted the tract of land described above, and that the accompanying plat designated herein as "VINTAGE ESTATES", a subdivision in the Tulsa County, State of Oklahoma, is a representation of the survey made on the ground using generally accepted land surveying practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying as adopted.

Executed this _____ day of _____, 2019.

Bobby D. Long
Registered Professional Land Surveyor

State of Oklahoma)
) S.S.
County of Creek)

The foregoing Certificate of Survey was acknowledged before me this _____ day of _____, 2019, by Bobby D. Long.

Jack Taber, Notary Public
My commission no. is 12005192
My commission expires May 31, 2020

15.8

Conceptual Utilities Plan

Vintage Estates

A subdivision in the Tulsa County, being a part of the NE/4 of the NE/4 of Section 30, Township 17 North, Range 13 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER

Hollinger Enterprises, L.L.C

an Oklahoma limited liability corporation

7715 East 111th Street, Suite 100

Tulsa, Oklahoma 74133

918.364.3433

ENGINEER / SURVEYOR

Tulsa Engineering & Planning Associates, Inc.

an Oklahoma corporation

9820 East 41st Street South, Suite 102

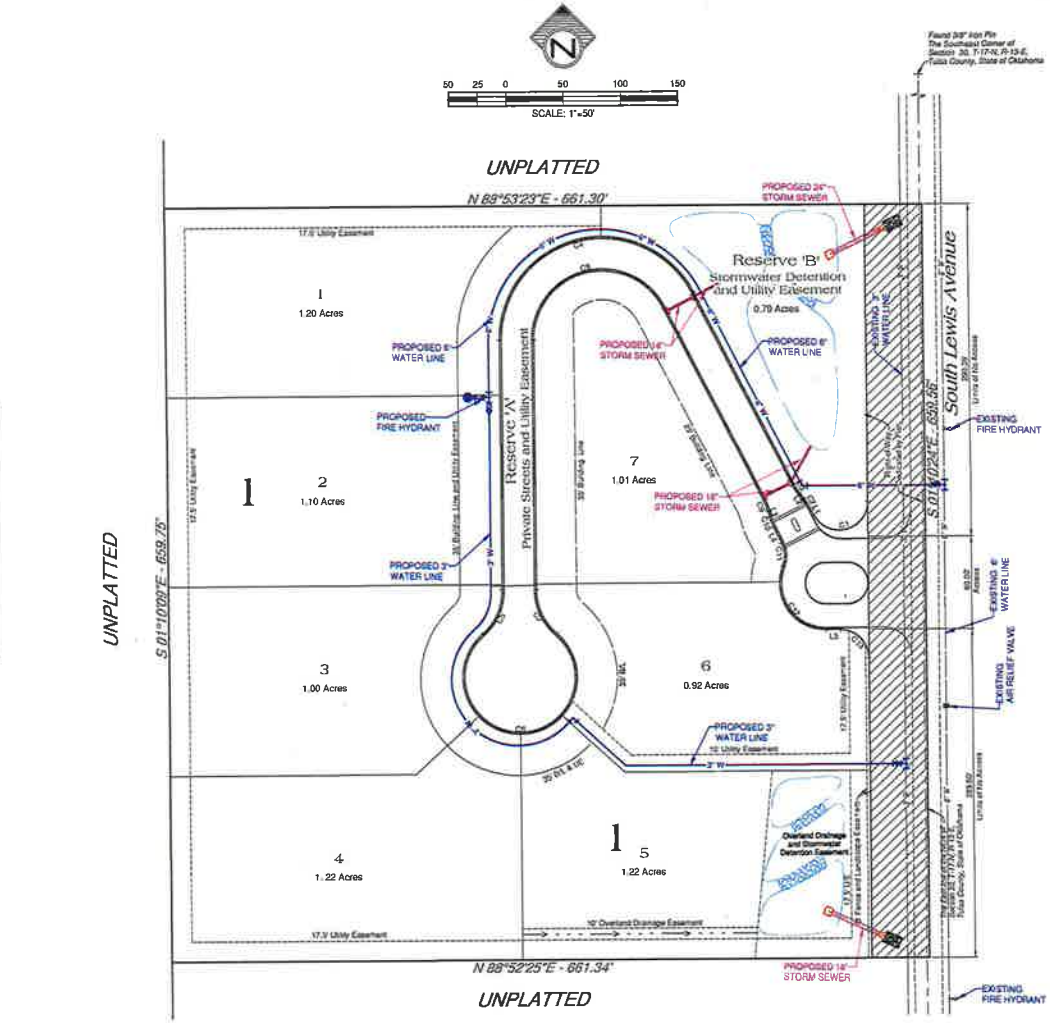
Tulsa, Oklahoma 74146

918.252.9621

b.long@tulsaengineering.com

CERTIFICATE OF AUTHORIZATION NO. 591

RENEWAL DATE: JUNE 30, 2018



Line Table

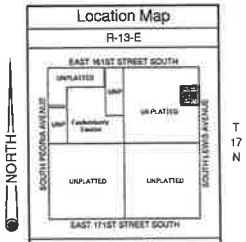
No.	Bearing	Distance
L1	N 09°02'09"W	8.46'
L2	N 39°21'02"W	5.46'
L3	S 16°45'52"E	5.46'
L4	S 29°02'09"E	15.00'
L5	N 88°49'36"E	12.42'

Curve Table

No.	Delta	Radius	Length	Chord Bearing	Chord Distance
C1	153°07'57"	25.00'	66.82'	S 73°23'24"W	48.63'
C2	11°18'36"	50.00'	9.87'	N 32°41'45"W	9.85'
C3	11°18'36"	50.00'	9.87'	N 32°41'45"W	9.85'
C4	153°07'57"	90.00'	240.54'	S 73°23'24"W	175.08'
C5	49°27'30"	50.00'	43.16'	S 25°33'21"W	41.82'
C6	274°55'00"	50.00'	239.40'	N 88°49'36"E	65.00'
C7	49°27'30"	50.00'	43.16'	N 25°54'09"W	41.82'
C8	153°07'57"	60.00'	160.39'	N 73°23'24"E	116.72'
C9	11°18'36"	50.00'	9.87'	S 22°03'10"E	9.85'
C10	11°18'36"	50.00'	9.87'	S 22°03'10"E	9.85'
C11	48°34'58"	25.00'	21.20'	S 03°44'58"E	20.57'
C12	111°42'55"	40.00'	77.99'	S 39°18'57"E	66.21'
C13	90°00'00"	25.00'	39.27'	S 45°10'24"E	35.36'

Location Map

R-13-E



Section 30

Tulsa County

7 Lots, 10.0148 Acres

Legend

Right-of-Way Dedicated By Plat

Monument Notes

A 5/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all plat boundary corners, prior to recordation unless noted otherwise.

A 3/8" x 18" deformed bar with a yellow plastic cap stamped "TEP CA531" to be set at all lot corners after completion of improvements, unless noted otherwise.

Basis of Bearings

The non-astronomic bearing s for this plat are based on an assumed bearing of S 89°49'37" W along the south line of the southeast quarter of Section 30, T-17-N, R-13-E, Tulsa County, State of Oklahoma, according to the official U.S. Government Survey thereof.

Benchmark

Aerial Data Service Control Point 354 - A 1-1/2" aluminum cap stamped "354" located 19 feet south and 38 feet east of the centerline of the intersection of East 171st Street South and South Lewis Avenue.

Elevation= 725.36 NAVD88

Lot Addresses

Addresses shown on this plat were provided by INCOG. The addresses are subject to change and should not be relied upon in place of the legal description.

Notes

1. Individual sanitary sewer systems (aerobic system) typical per lot.

TMAPC

Tulsa Metropolitan Area Planning Commission

Case Number: MPD-1

Hearing Date: February 6, 2019

Case Report Prepared by:

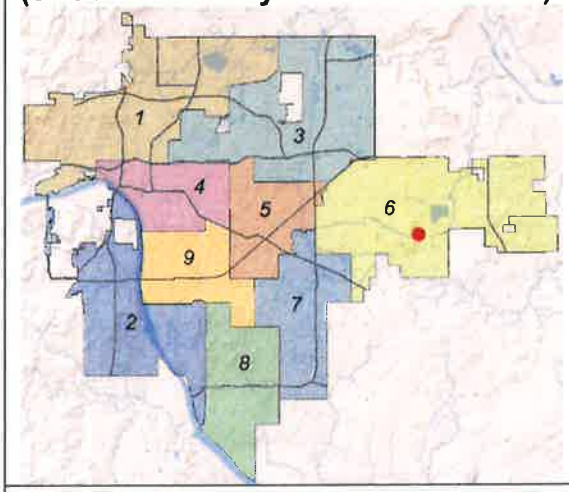
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Katy O'Meilia

Property Owner: Flat Top Developments, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: agricultural

Proposed Use: Residential with Neighborhood Commercial Town Center

Concept summary: Master Planned Development for private street mixed use community

Tract Size: 117.5 ± acres

Location: Southwest corner of East 31st Street & South 177th East Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: Master Planned Development (MPD)

Comprehensive Plan:

Land Use Map: Neighborhood Center, New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of CONCORD a Master Planned Development as submitted by the applicant and as noted in supplemental staff standards:

Staff Data:

TRS:
CZM: 40, 50 Atlas:

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: Stan Sallee

16.1

SECTION I: MPD-1

DEVELOPMENT CONCEPT:

Concord is a master planned community that utilizes new urbanism design principals in order to create a walkable, environmentally sustainable and economically diverse community. The projected is proposed to be a mixed-use master planned community consisting of multiple housing types, recreational, civic and commercial uses with integrated open space and park development.

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:
CONCORD Master Plan Development Standards

DETAILED STAFF RECOMMENDATION:

MPD-1 is consistent with the New Neighborhood and Neighborhood Center Land Use designation in the Comprehensive Plan and is compatible with the existing and expected development of surrounding areas and,

MPD-1 provides a unified treatment of the development possibilities of the project site and,

Permitted uses and building types identified in MPD-1 are consistent with the uses that may be permitted in a master plan development district as identified in the Tulsa Zoning Code and,

MPD-1 identifies development standards that are consistent with the mandatory development plan standards in the Tulsa Zoning Code and,

MPD-1 is consistent with the purpose of a Master Planned Development district identified in the Tulsa Zoning code therefore,

Staff recommends **Approval** of MPD-1 as submitted with supplimental staff standards.

MPD-1 DEVELOPMENT STANDARDS:

See attached MPD-1 as submitted by applicant.

Supplemental standards added by staff:

1) Prior to submittal of any building permit to the City of Tulsa the Concord Town Planner shall review and approve plans for submittal to the Building Permit office. An approval statement shall be added on all pages of the plan package and shall be signed by the town planner. The approval statement shall say that the plans conform to the provisions of the approved MPD-1 uses and design standards. Except for detached houses, bungalow court, cottage court, duplex townhouse or multi-unit house all site plans shall be submitted to the City of Tulsa Planning office at INCOG through the site plan and landscape plan approval process.

2) No building permit may be issued until a subdivision plat has been filed at Tulsa County Clerk's office. The subdivision plat shall be considered the site plan for any detached house, bungalow court, cottage court, duplex townhouse or multi-unit house.
3) Residential Street A, Residential Street B, Town Center Main Street and Main Street Boulevard and Residential boulevard as illustrated on the master thoroughfare plan will be publicly owned and maintained.
4) Private lanes and private lanes with fire access shall be owned and maintained by a Concord Home Owners Association.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MPD-1 is consistent with the expected uses for a Neighborhood Center and New Neighborhood. The precise alignment of the regulating plan does not align itself with the geographic boundaries shown on the Comprehensive Plan Land use maps however flood plain management and open space was not considered during the land use designation map preparation. The development standards are consistent with the expected development and align themselves with the required flood plain management concepts expected in this area.

Land Use Vision:

Land Use Plan map designation: Neighborhood Center and New Neighborhood

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.

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

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

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

areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile."

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is undeveloped and has been historically used for rearing cattle and other agricultural purposes.

Environmental Considerations: Tulsa regulatory flood plain bisects the property in two locations. Both of those flood plain areas have been maintained as open spaces in MPD-1 and will be protected from future development.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
East 31st Street South	Secondary Arterial	100 feet	2
South 177th East Avenue	Secondary Arterial	100 feet	2

Utilities and private streets:

The subject tract will require offsite sanitary sewer extensions and offsite water infrastructure improvements to provide municipal water and sewer services. Details for utilities and all street sections have been provided during a pre-development meeting and also a technical advisory meeting.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS at intersection AG on remainder	Neighborhood Center at intersection, New Neighborhood on remainder	Growth	Vacant / agricultural land
East	AG	Neighborhood Center at intersection, New Neighborhood on	Growth	Vacant / agricultural land

		remainder		
South	AG	New Neighborhood	Growth	Vacant /agricultural land
West	AG	New Neighborhood	Growth	Vacant wooded with steep slopes

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11826 dated June 26, 1970, established zoning for the subject property.

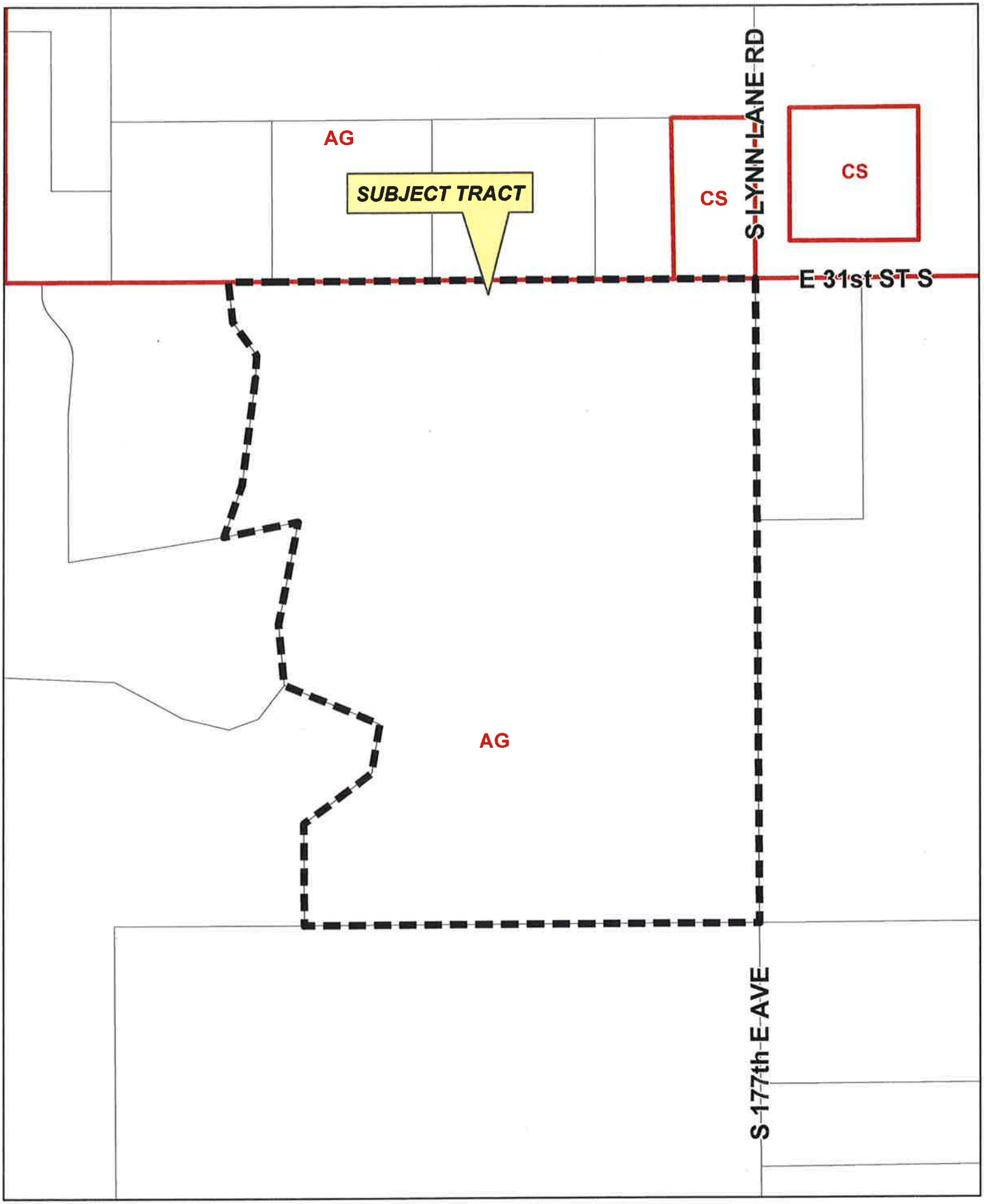
Subject Property: No relevant history

Surrounding Property:

Z-7419 November 2017: All concurred in **approval** of a request for *rezoning* a 67± acre tract of land from AG to RS-1 on property located west of the northwest corner of East 31st Street South and South 177th East Avenue.

2/6/2019 1:30 PM

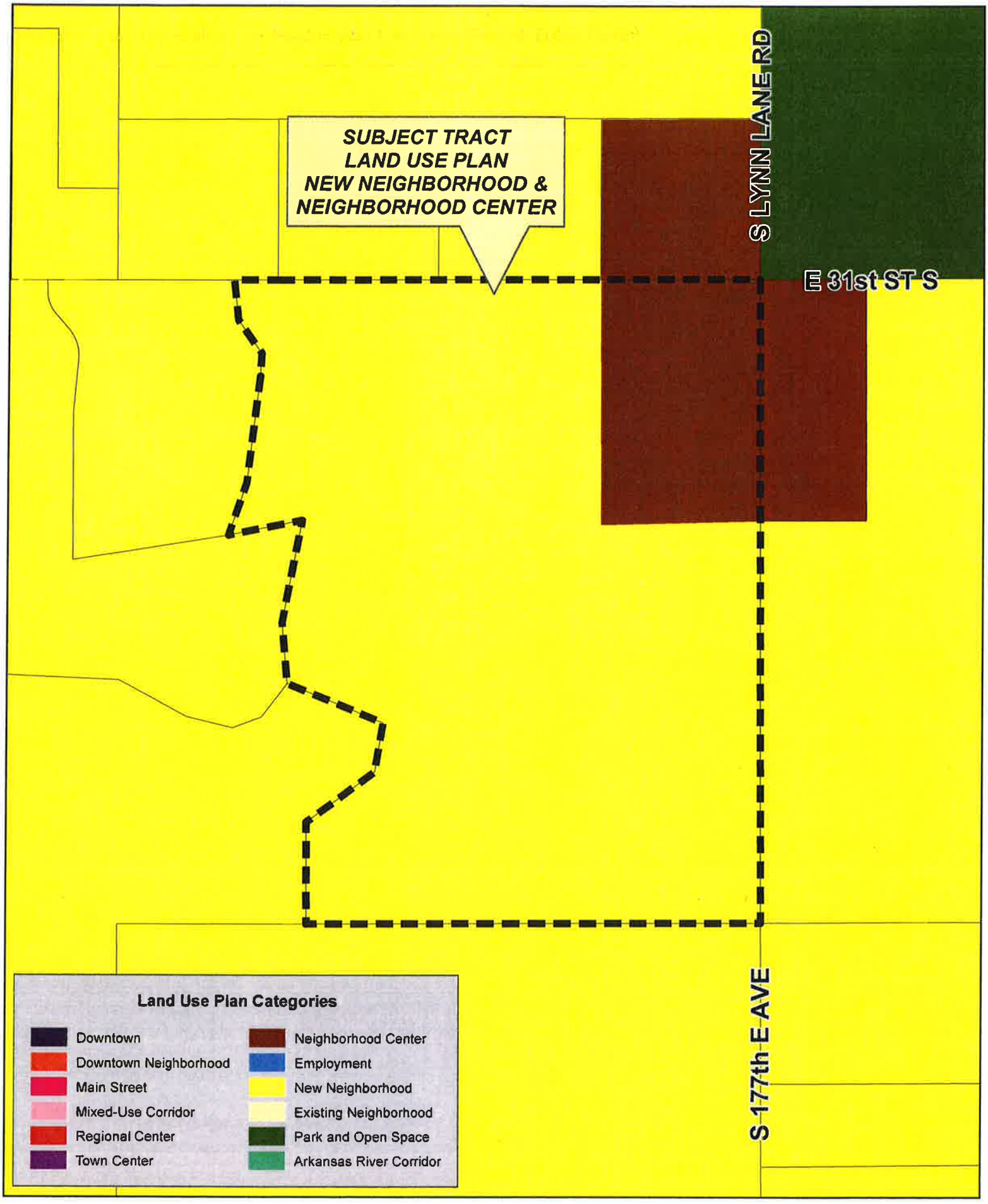
14.5



MPD-1

19-14 23

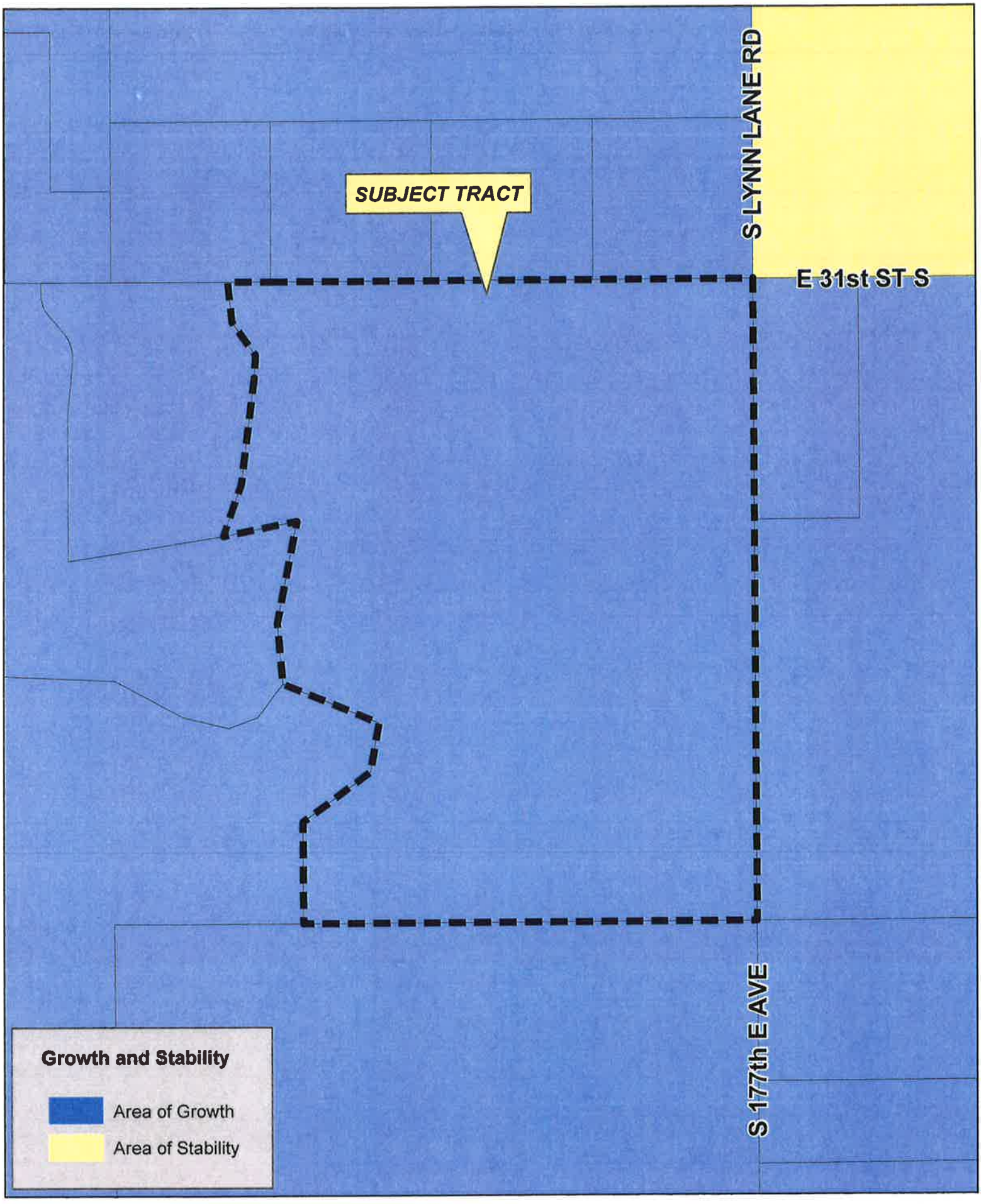
16.6



MPD-1

19-14 23

16.7



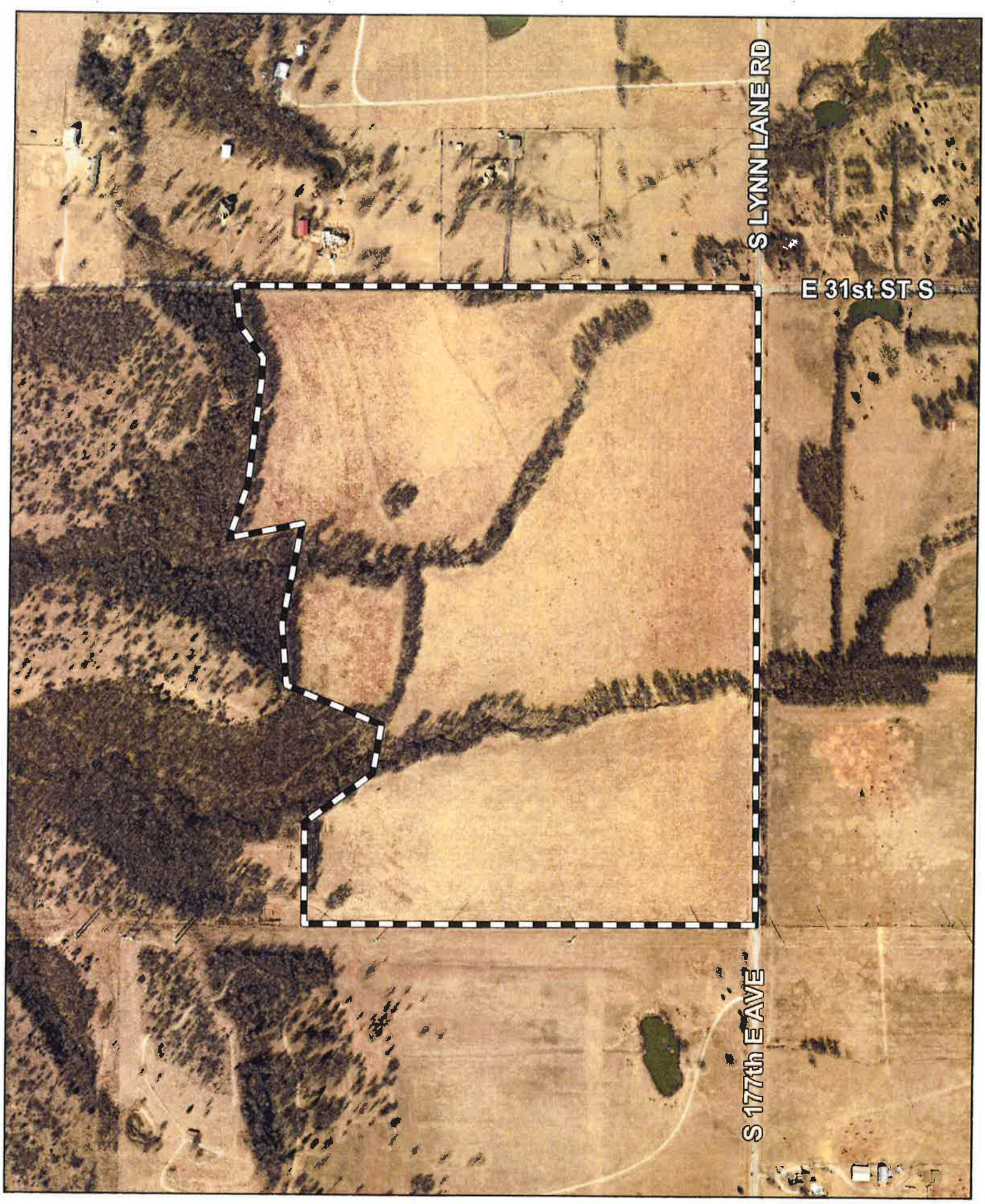
Feet
0 250 500

MPD-1

19-14 23

16.8

N



Feet
0 250 500

Subject Tract

MPD-1

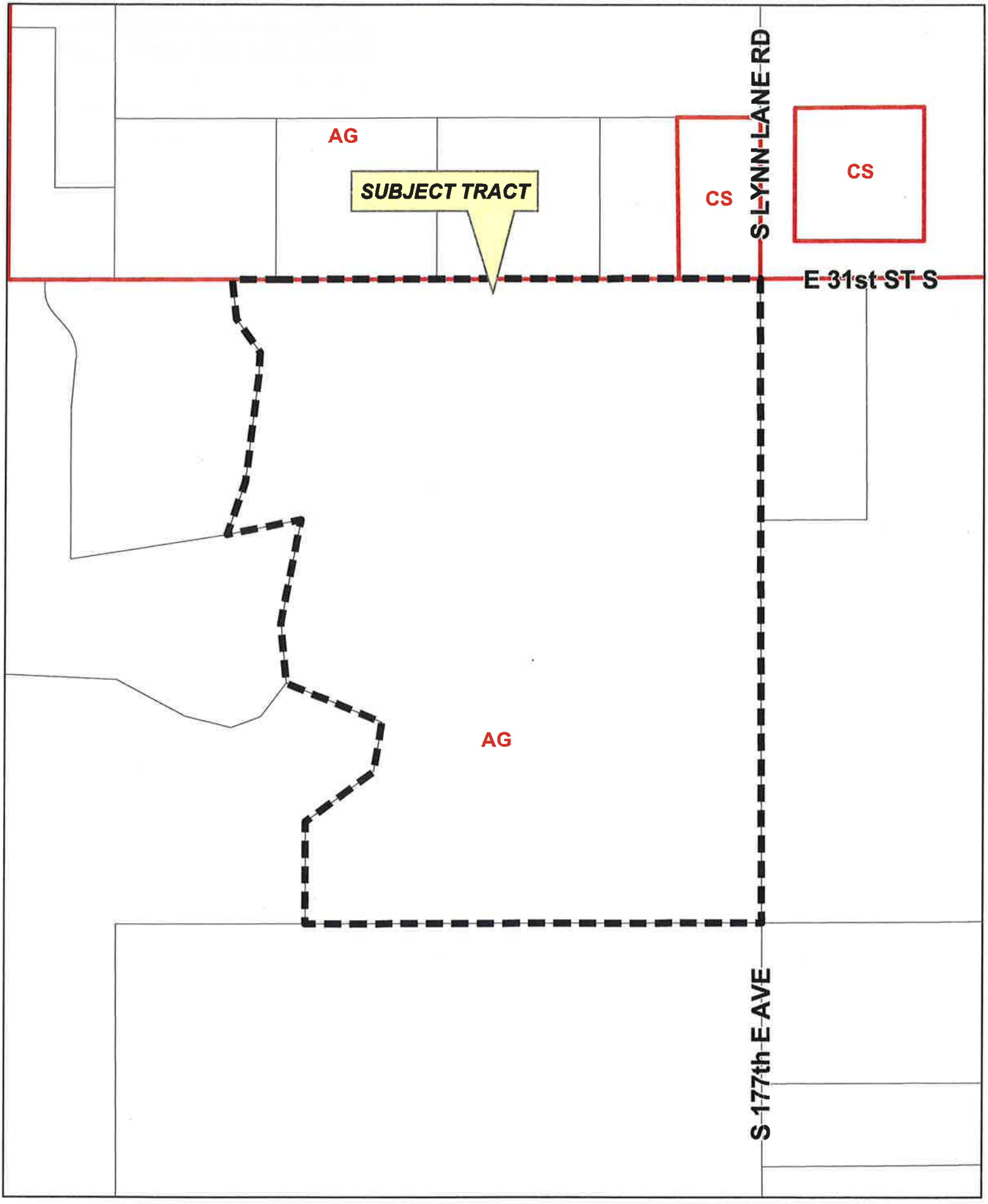
19-14 23

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

Aerial Photo Date: February 2018

N

16.9



Feet
0 250 500

MPD-1

19-14 23

16.10

TULSA, OKLAHOMA
JANUARY 28, 2019

CONCORD

MASTER PLAN DEVELOPMENT STANDARDS

16.11

PROJECT INFORMATION

MASTER PLAN DEVELOPMENT (MPD) PROJECT TITLE:

Concord: A Master Planned Community

PROJECT INFORMATION:

Owner(s)/Developer(s):	Flat Top Developments, LLC. PO Box 52856 Tulsa, OK 74152 918.521.3923
Prepared by:	Planning Design Group 5314 S. Yale Ave. Suite 510 Tulsa, OK 74135 918.628.1255
General Project Location:	The site is located along Tulsa's eastern city limits boundary approximately one mile southwest of the Lynn Lane Reservoir in Council District 6. The property is approximately 117 acres and is located on the southwest corner at the intersection of E. 31st Street and S. 177th E. Avenue, also known as South Lynn Lane.
Zoning Designation:	Agricultural (AG)

19.12

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16.13

INTRODUCTION

PROJECT DESCRIPTION

Concord is a new master planned community located in eastern Tulsa, Oklahoma that utilizes New Urbanism design principals in order to create a vibrant, walkable, environmentally sustainable, and economically diverse community. Concord is proposed to be a mixed-use master planned community consisting of multiple housing types, recreational, civic, and commercial uses surrounded by open space and parks. The design and inspiration for developing Concord was born out of the idea that well designed, attractive, and sought after walkable communities aren't just communities people should have to vacation to in order to experience.

The development is seeking rezoning under the Master Plan Development (MPD) zoning designation in order to construct a variety of housing typologies that more closely reflect urban lot and setbacks standards, implement more pedestrian friendly thoroughfares standards, and allow for a mix of residential and neighborhood commercial uses all within the same development project.

FUNDAMENTAL ELEMENTS OF NEW URBANISM

In general, there are two patterns of urbanism that exists in the United States: the Traditional Neighborhood, which was the model of development from the first settlement to World War II, and Suburban Sprawl which has been the model since World War II. While both models accommodate people and their activities, the principal difference is that the Suburban Sprawl model is based upon environmental, social, and economic deficiencies that inevitably choke sustained growth. On the other hand, the Traditional Neighborhood model has several physical, social, and economic attributes that provide several positive consequences that help to sustain a pattern of liveability and economic vitality.

The social and environmental benefits of a New Urbanists community result from certain physical and organizational characteristics. An authentic New Urbanism Neighborhood should includes most of the following:

1. Development should preserve sensitive natural and cultural areas as permanent open space.
2. The basic increment of development should be a walkable, diverse pedestrian walking shed that forms a neighborhood.
3. The neighborhood should have a discernible center to serve as community gathering space.
4. The pedestrian walking shed should be a five to ten-minute walk to the neighborhood center. This distance averages one-quarter of a mile.
5. There should be shops within, or in proximity to, the neighborhood sufficiently varied to satisfy ordinary daily household needs.
6. The Neighborhood should incorporate a variety of places to work, including those that enable work at the dwelling.
7. The Neighborhood should incorporate a variety of dwelling types, so that younger and older people, single household and families can be housed.
8. An elementary school should be available within one mile of most dwellings.
9. That there are small playgrounds and/or pocket parks near every dwelling unit.
10. Thoroughfares within the neighborhood be a network, connecting whenever possible, to adjacent thoroughfares in order to provide a variety of route options and disperse traffic.
11. That thoroughfares be designed to slow traffic, creating an environment appropriate for pedestrians, bicyclists, as well as automobiles.
12. Building frontages should collectively support pedestrian streetscapes and mask most parking lots.
13. That certain prominent sites are reserved for civic buildings. Buildings for meeting, education, religion, or culture are located at the termination of street vistas or at the Neighborhood Center.

When these basic design principals are utilized, a New Urbanism Neighborhood can have several positive consequences:

- By bringing most of the activities of daily living into walking distance, everyone (especially the elderly and the young) gain independence of movement.
- By reducing the number and length of automobile trips, traffic congestion is minimized, the expense of road construction and long-term maintenance are limited, and air pollution is reduced.
- By providing walkable streets and squares of comfortable scale and distance, neighbors can come to know each other and to watch over their collective security.
- By providing a full range of housing types and work places, age and economic classes are integrated and the bonds of an authentic community are formed.
- By providing civic buildings and spaces, democratic initiatives are encouraged and the connection with ones fellow neighbor and community is facilitated.

COMPREHENSIVE PLAN (PLANiTULSA) CONFORMANCE

COMPREHENSIVE PLAN GUIDING PRINCIPALS

"A great city doesn't just happen...it requires considerable time, discussion, citizen participation, leadership and creativity. There are times in every great city's history that are particularly pivotal, where forward thinking decisions play a critical role in the city's future success. Now is such a time for Tulsa."

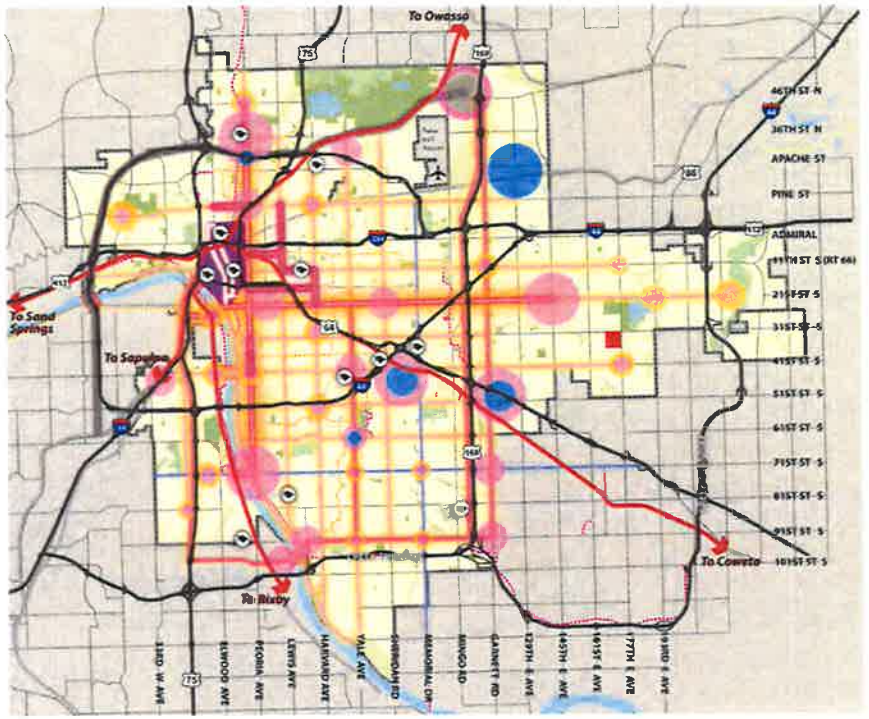
The City's Comprehensive Plan represents the long-term aspirations for how Tulsa will look, feel, and function. The vision outlined in the Comprehensive Plan serves as a guide in order to set planning goals and policies related to Land Use, Housing, Transportation, and Parks, Trails, and Open Space. Concord is a community the first of its kind in Tulsa that closely aligns with the city's long term vision and will help Tulsa meet the ever growing demand for walkable communities.

THE VISION MAP & FUTURE LAND USE

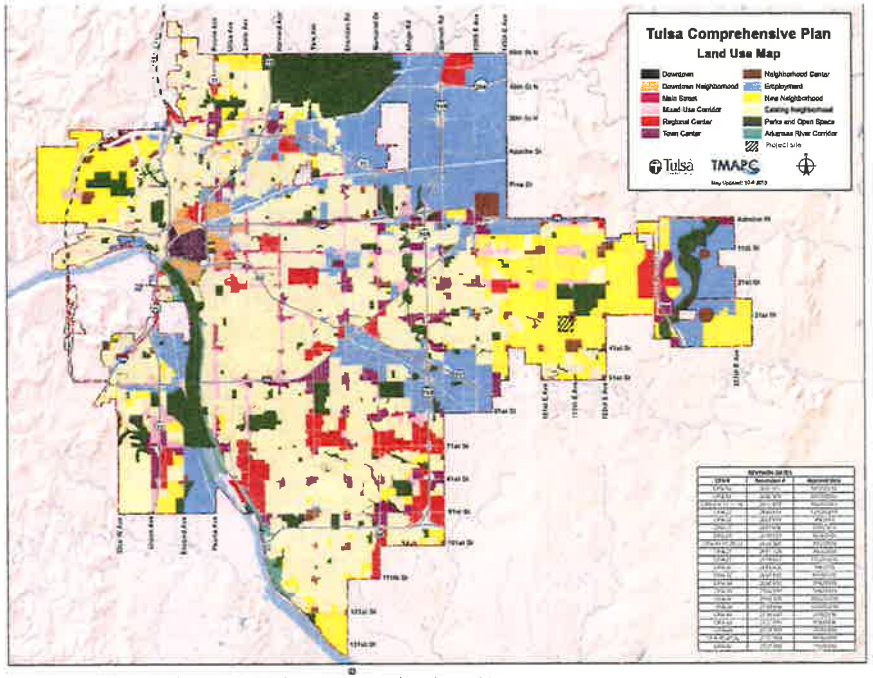
The Comprehensive Plan envisions the creation of a series of new development centers that will be designed to provide people with access to many goods and services in a relatively small area. The proposed Eastgate Metroplex Center located at East 21st street and South 145th East Avenue currently serves as an employment center and is located within three miles of the Concord Community. Under the comprehensive plan vision, the employment center will be enhanced with transit services to downtown and neighborhoods beyond.

The Comprehensive Plan envisions that undeveloped or vacant land surrounding the proposed center provide new homes in compact, pedestrian friendly communities that are predominantly single-family, but also include townhomes, apartments, and condos. The Concord Community project site is designated as a new neighborhood which is should generally be organized around a town center where grocery stores, retail shops, and services are located within a short walking or driving distance.

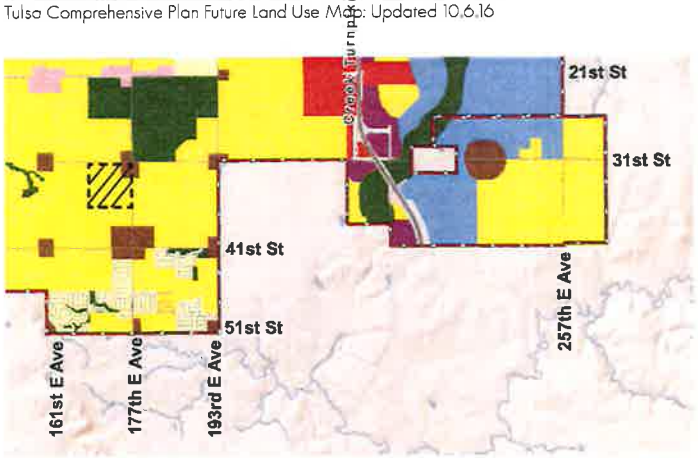
The community of Concord aligns development with the Comprehensive Plan's Future Land Use Vision by creating a pedestrian friendly, walkable



Tulsa's Vision Map depicts the general shape and location of growth and development and the types of transportation infrastructure that should serve them.



Tulsa Comprehensive Plan Future Land Use Map: Updated 10.6.16



Future Land Use Blow Up Area with Project Site Located at E. 31st Street and 177th E. Ave.

community designed around a town center. The Town Center will serve as the heart of the community and will provide neighborhood scale retail, office, and commercial activity. Mixed use commercial activities such as a neighborhood market, small shops, a local coffee shop/hang out and community co-working space for small office use are proposed within the Town Center. These mix of uses will be built around a central green that serves as gathering space for community events such as yoga on the green, movies on the green, food trucks, festivals, and an outdoor farmers markets. In addition, recreational amenities such as a community pool and workout center are envisioned within the Town Center. A robust and well connected network of sidewalks and multi-purpose trails will connect residents to the community Town Center, as well as future planned thoroughfares and transit corridors via the Lynn Lane corridor.

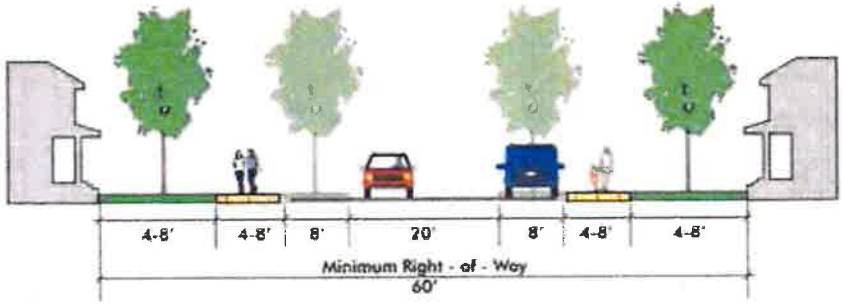
TRANSPORTATION

"To grow Tulsa's economy, to enhance its neighborhoods, to invigorate the business community and to increase tax revenue and thus fulfill the vision for Tulsa, transportation and land use must be intricately coordinated. In some case transportation should set the course for desired developments patterns to occur. The design of transportation facilities has a great impact on the marketability of an area and the type of land development forms that will occur.

The Comprehensive Plan states that transportation decisions should be focused on improving the range and quality of Tulsa's travel options, supporting land use goals and maintaining fiscal sustainability. Policies to support this vision and its goals should encourage development with an interconnected and diverse street pattern to ease congestion, more evenly distribute traffic, and offer flexibility of routes. New transportation routes should consider aesthetic needs as an equal to vehicular capacity demands when planning and designing transportation right-of-ways. Lastly, the Comprehensive Plan seeks to implement a context sensitive solutions approach to transportation infrastructure by recognizing that flexibility in project development and design is necessary to balance safety, mobility, economic development, and environmental issues. New neighborhoods should be governed by subdivision standards that promote good street connectivity.

The relationship between the design of a transportation facility (ie: how often it accommodates driveways, how wide are its lanes, whether it has on-street parking, whether it has street trees, etc.) and the land uses is serves is critical to the success of a walkable community. Well-designed streets set the stage for many dimensions of community life and can have a profound effect on the image and identity of a neighborhood. The Comprehensive Plan calls for the use of Residential Collector streets in new residential neighborhoods. These collector streets place a higher priority on landscaped medians, tree lawns, sidewalks, on-street parking, and bicycle lanes than the number of travel lanes. The streets consist of two or four travel lanes, but place a higher priority on pedestrian and bicycle friendliness than on auto mobility.

In keeping with the Comprehensive Plan's Transportation Vision for new neighborhood streets and thoroughfares, a well connected street



INITIAL PRIORITY ELEMENTS
- Sidewalks
- Tree Lawns
- On-street parking
- Landscaped medians
- Bike lanes on designated bicycle routes

SECONDARY PRIORITY ELEMENTS
- Number and width of travel lanes

EXAMPLES OF TRAFFIC MANAGEMENT FEATURES
- Pedestrian islands
- On-street parking
- Street trees
- Narrower travel lanes
- Traffic circles and roundabouts
- Reduced pedestrian crossing distances at intersections, using curb extensions, traffic islands, and other measures
- Diverters

Comprehensive Plan Sample Residential Collector Street Cross Section

grid with a context sensitive design approach for all streets within the Concord community has been utilized. All streets have been designed to enhance the pedestrian experience in order to promote walking and biking. Streets are lined with street trees, sidewalks, building entries, and ample windows in commercial areas which make walking more attractive. Vehicular travel lanes have been reduced in width and traffic islands used in conjunction with on-street parking have been utilized in order to slow traffic and create safer pedestrian street crossings at intersections. In addition to the complete network of sidewalks, a multi-use trail system is utilized throughout the development which allows residents to walk or bike directly to the Town Center as well as multiple pocket parks and open spaces within the community. Alleys and rear garages are utilized throughout the plan so street corridors aren't dominated by drive way curb cuts, unattractive garage doors, and large front yard setbacks. This design strategy also allows for usable front porches to be located along street frontages in order to promote eyes on the street and opportunities for impromptu community connections.

HOUSING

"Nationally, households are getting smaller and older. As the senior population continues to grow, it will drive demand for smaller, more easily-maintained homes that are located closer to services and shopping. Additionally, as seniors tend to have lower and/or fixed incomes, housing units targeted for the senior market may have to be less costly than a typical single-family home."

The Comprehensive Plan states that Tulsa has an opportunity to augment its existing housing supply with types of housing which, though they may be relatively new to Tulsa, have been built in other cities with much success. In particular, Tulsa has an opportunity to develop new single-family homes on lots ranging in size from 3,500 to 5,000 square feet. These typologies include small lot single-family designs with homes oriented around a communal courtyard or cottage style homes while others housing typologies could be designed in more traditional patterns. These housing types should be permitted in new and existing residential neighborhoods where appropriate. Within the Comprehensive Plan's priorities, goals,

and policies section, Housing Priority Goal 1.4 states that the city should work with the development community and other stakeholders to plan, design, and build one or more catalytic mixed-use projects based on the PLANiTulsa innovative building model prototypes.

The Concord Community furthers the Comprehensive Plans goals and vision by providing a broad range of housing options that responds to the demographic trends of smaller households, an aging population, and the need to attract a young professional workforce that top employers are constantly seeking when looking for a place to locate their businesses. Rather than segregating housing by entry price points and finish quality, a variety of housing types, sizes, and lot configurations, all with the same finish out quality, are mixed throughout the community. This ensures that the community achieves a mix of ages, household sizes, as well as economic and social vitality.

PARKS, TRAILS, AND OPEN SPACE

"The Vision for Tulsa calls for integrating natural areas into the fabric of the city. Access to Tulsa's environments should not just be found in the suburbs but also throughout the city, in the form of pocket parks, street trees, large scale regional parks, nature parks, riverfront trails, community gardens, and undeveloped natural areas."

The Comprehensive Plan states that parks, trails, and open space-related land use decisions should focus on ensuring that Tulsans live within walking distance or biking distance of a quality neighborhood park and that Tulsa's natural environment be integrated into the fabric of the city. The Plan seeks to promote low impact development strategies and designs as a way to manage stormwater runoff. These strategies should emulate natural water flow, minimize land disturbance, and incorporate natural landscape features into the built environment. Other strategies for implementation include developing alternative street designs and standards which allow for narrower streets and associated infrastructure, resulting in less pavement and promoting the use of alternative landscaping that is native or climate tolerant and erosion resistant.

The Concord Community utilizes an environmentally sustainable approach by preserving critical floodplain and riparian habitat and turning these areas into a robust network of parks, multi-use trails, and natural open space. The project preserves the natural tree canopy within the these corridors and will utilize a native plant pallet of grasses, wildflowers, and wetland habitat. This ecosystem of trees, shrubs, soils and plants within the parks and open space filter environmental pollutants to cleanse stormwater before it reaches streams and channels. They also serve as a natural filtration system that allows rainwater to naturally recharge groundwater supplies. In addition, housing is clustered on small lots in order to preserve large amounts of common open space that promotes community gathering while also accommodating green storm water infrastructure practices. A functioning wetland that provides both stormwater detention and natural plant and wildlife habitat will serve as a front door to the development.

Several pocket parks are planned for throughout the development and will serve as dual purpose spaces by serving as playgrounds, community gardens, and open space while also accommodating stormwater detention during rain fall events. An interconnected network of sidewalks and trails link these pocket parks with natural open space and provide ample opportunities for exercise, physical activity, and will help to build social capital and a sense of community by giving residents a place to gather and develop human relationships.

Precedent Image: A park functioning as both community open space & stormwater detention.

Precedent Image: A plant pallet of natural grasses and wildflowers create a native Oklahoma aesthetic.

16.19

PROCESS

MASTER PLAN DEVELOPMENT REGULATIONS

The Concord Master Plan Development Regulations have been created in order to guide the building of the community of Concord. These development regulations ensure that all new buildings, community open space, landscaping and streetscapes are harmonious with each other in order to achieve the quality and character envisioned for the community.

The code further ensures that the adheres to a community vision with the following characteristics:

- A Town Center with a mix of neighborhood commercial and civic uses be located in close proximity to all residents within the neighborhood.
- A variety of thoroughfares serve the needs of both the pedestrian and the automobile.
- Community spaces in the form of squares, greens, pocket parks, playgrounds, and natural areas provide places for social activity and recreation.
- Building frontages and their character define the public space.
- Civic buildings reinforce the identity of the community and provide places for assembly.

The Concord Master Plan Design Code shall be administered by The Concord Town Planner. The Town Planner shall be established by the property owner and shall be a professional urban planner, licensed landscape architect, licensed architect, or a professional with equal credentials. The Town Planner shall review all development and development improvements for adherence to the Design Code. When necessary, the Town Planner shall work with INCOG staff to enforce the regulations outlined in the code. For matters regarding urban development structure and aesthetics, the provisions of this Code shall take precedence over local zoning codes, subdivisions regulations, engineering standards, and other regulation ordinances. In matters of health and safety, the local zoning codes and ordinances shall take precedent over the provisions of this Code.

Amendments

Amendments/waivers to provisions of this Code are considered unique and are not to set a precedent for future amendments/waivers. Amendments/waivers may be granted on the basis of hardship, merit, or excellence. Amendments/waivers regarding urban development structure and aesthetics shall be granted by the Town Urban Planner.

For amendments/waivers related to matters of health and safety, the Tulsa Planning Commission and City Council shall grant approval through the public hearing process. Major amendments, which would represent a significant departure from the approved development standards, shall require compliance with the notice and procedural requirements of the original Master Plan Development. Minor amendments to the MPD may be granted by Tulsa Planning Commission administratively so long as substantial compliance is maintained with the approved MPD and the purposes and standards of the MPD provisions hereof.

The following may be considered minor amendments for Tulsa Planning Commission approval:

- Adjustment of internal development area boundaries, provided the allocation of land to particular uses and the relationship of uses within the project are not substantially altered.
- Limitation or elimination of previously approved uses, provided the character of the development is not substantially altered.
- Addition to previously approved uses, provided the character of the development is not substantially altered.
- Modification of the internal circulation system, provided the system is not substantially altered.
- Changes in points of access, provided the traffic design and capacity are not substantially altered.

16.20

The Design Code is a series of prescriptions, some of which are mandatory and others which are only recommendations. Mandatory prescriptions are indicated by the verb shall. Recommendations are indicated by the verb should. Options that are allowed but neither recommended or discouraged are indicated by the verb may. The Design Code consists of five categories to be used in conjunction with one another that cover the entire range of environments ranging from the most public to the most private.

REGULATING PLAN

The regulating plan is a map showing the various zoning categories within the development. The regulating plan also shows the form and location of public spaces and the thoroughfares.

Public Realm

THOROUGHFARE STANDARDS

The Thoroughfare Standards are a series of drawings, specifications, and dimensions that assembles vehicular and pedestrian ways into specialized street corridor characters and capacities. These specify travel lanes, parking lanes, curb type and radii, planters, street trees, street lights, sidewalks, and general utility placement locations. The Thoroughfare Plan Diagram illustrates the locations of each thoroughfare within the master plan.

Private Realm

URBAN STANDARDS

The Urban Standards are a matrix of text and diagrams that regulate aspects of private buildings which affect the public realm. The Urban Standards vary according to the zoning categories depicted on the Regulating Plan. The Building Types Summary defines the building uses allowed in each zoning category. Within the building types there is detailed information such as lot size, setbacks, encroachments, and building height.

Public & Private Realm

LANDSCAPE STANDARDS

The Landscape Standards establish the vision and goals for the overall community aesthetic. The standards provide instructions regarding the location and planting patterns of streetscapes, private yards, private alleys, trails, and community open space such as playgrounds, pocket parks, and the Town Center.

Private Realm

ARCHITECTURAL STANDARDS

The Architectural Standards specify the general materials and configurations permitted for walls, roofs, openings, and building facades in order to produce visual compatibility among differing building types. Because urban quality is directly enhanced by architectural harmony but is not dependent upon it, the provisions of the architectural standards may range from liberal to strictly enforced.

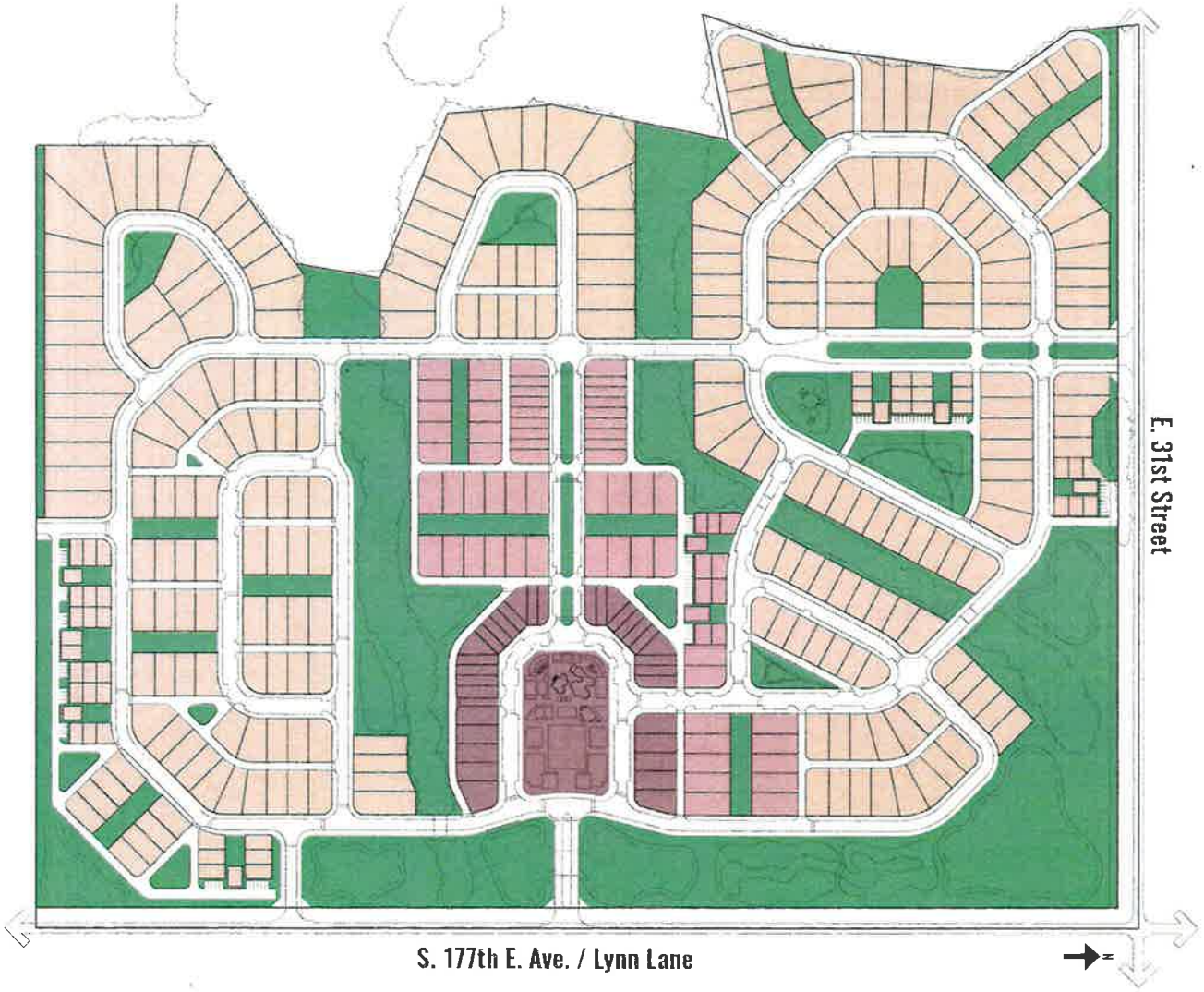
12.21

DIAGRAM - REGULATING PLAN

The regulating plan is a map showing the various district categories within the development. The regulating plan also shows the form and location of public spaces and the thoroughfares.

LEGEND

- Town Center District (TC)
- Neighborhood Center District (NC)
- General Neighborhood District (GN)
- Open Space



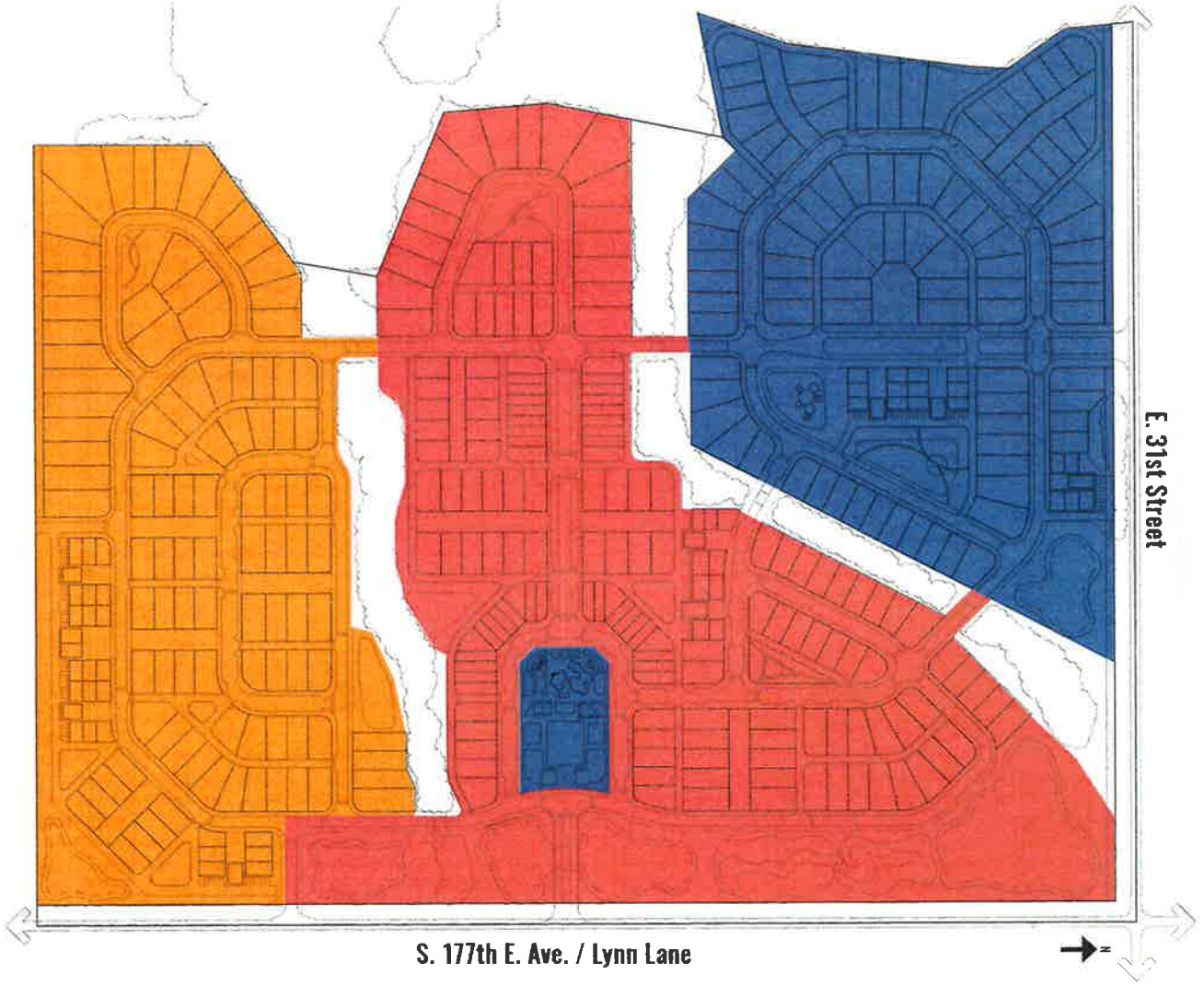
10.22

DIAGRAM - PHASING PLAN

The Phasing Plan depicts the anticipated development phasing for the Concord community. Development Phasing is subject to change based on project financing and market demand.

LEGEND

- Phase 1
- Phase 2
- Phase 3



14.23

DIAGRAM - OPEN SPACE & DRAINAGE

The Open Space and Drainage diagram depicts the various types and locations of open space located throughout the development. Refer to the Landscape Standards section of this Code for specific requirements regarding each type of open space.

LEGEND

- Floodplain Corridor
- Community Open Space
- Dry Detention/Pocket Park
- Wet Detention Pond
- Wetland Area

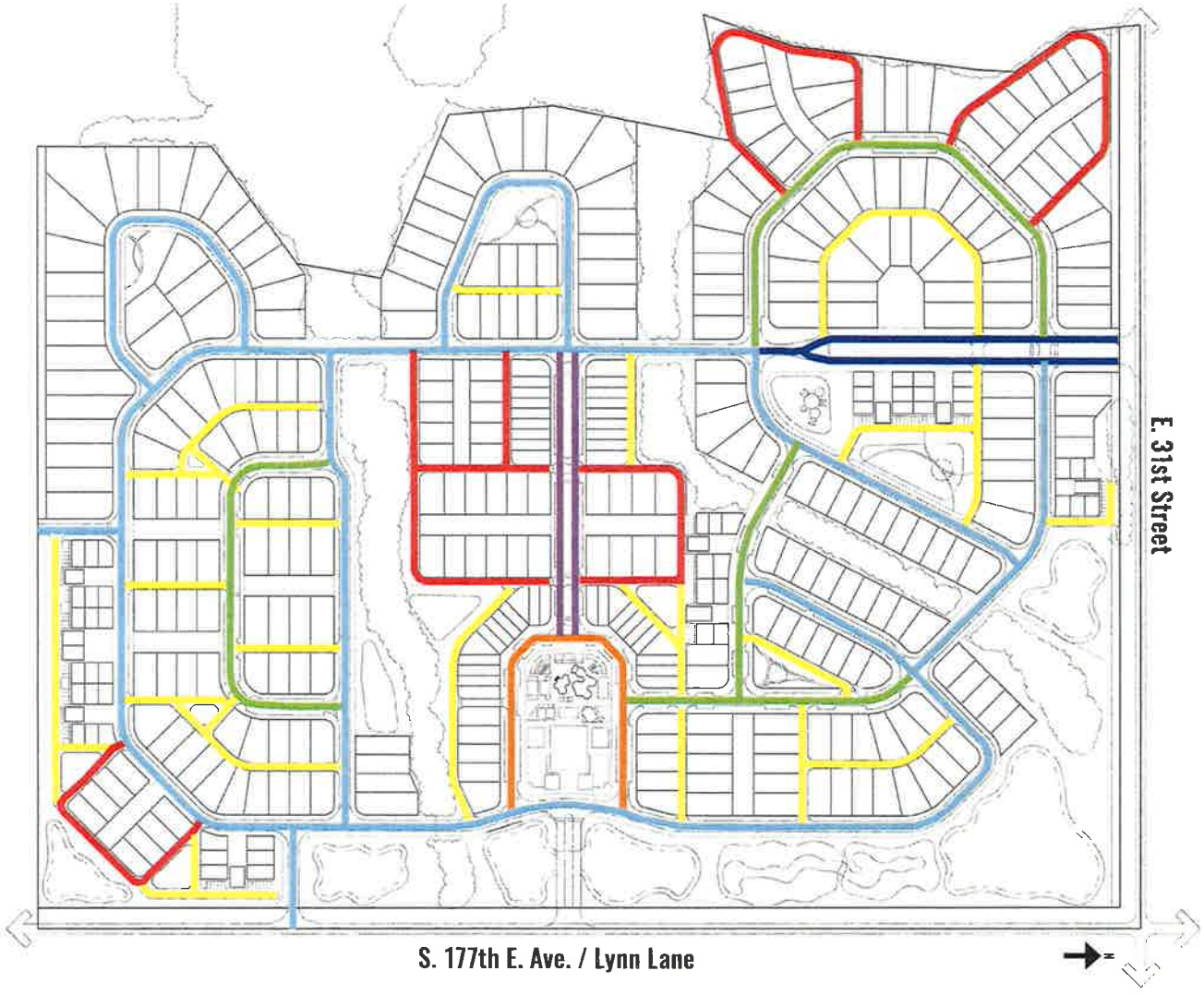
12.21

DIAGRAM - MASTER THOROUGHFARE PLAN

The Thoroughfare Standards are a series of drawings, specifications, and dimensions that assembles vehicular and pedestrian ways into specialized street corridor characters and capacities. These specify travel lanes, parking lanes, curb type and radii, planters, street trees, street lights, sidewalks, and general utility placement locations. The Thoroughfare Plan Diagram illustrates the locations of each thoroughfare within the master plan.

LEGEND

- Residential Street A
- Residential Street B
- Town Center Main Street
- Main Street Boulevard
- Residential Boulevard
- Private Lane
- Private Lane with Fire Access



THOROUGHFARE STANDARDS

RESIDENTIAL STREET A

Overview

Residential Street A consists of the standard City of Tulsa fifty (50) right-of-way with twenty-six (26) feet of pavement that accommodates two-way vehicular traffic and one sided parallel on-street parking.

Curbs and Radii

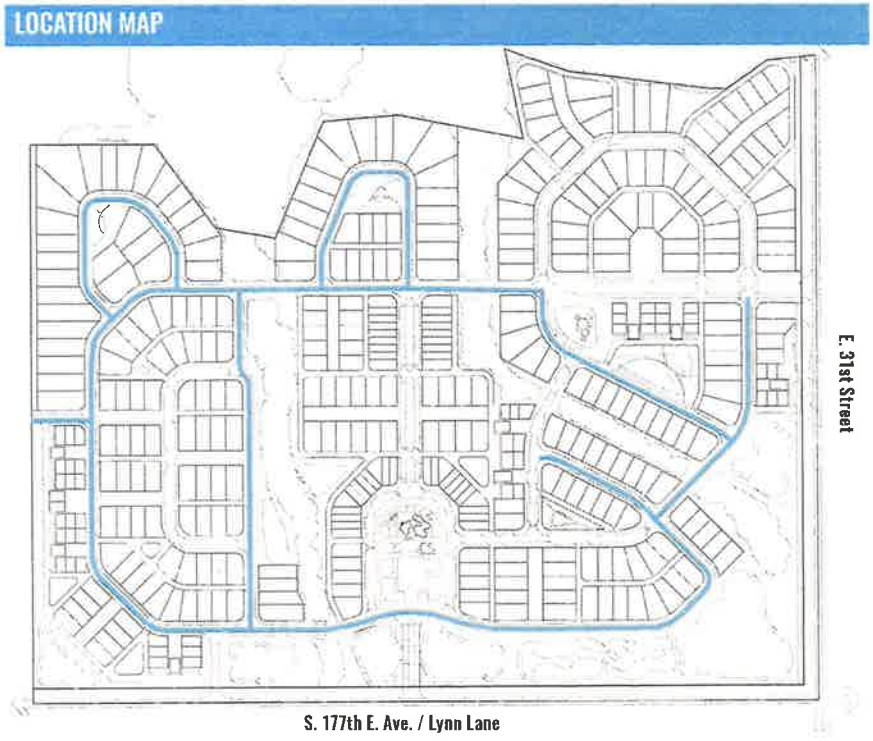
The frontage utilizes roll up curbs drained by inlets. A maximum radius of twenty-five (25) feet shall be utilized at intersections.

Sidewalks and Landscaping

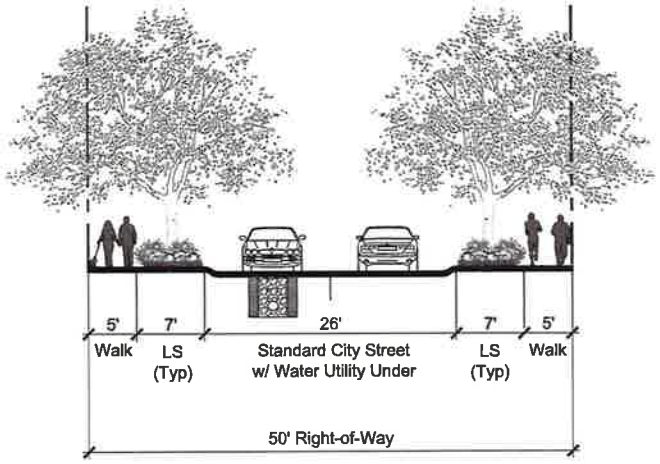
Five (5) foot minimum wide pedestrian sidewalks shall be located on both sides of the street. The landscaping shall consists of street trees planted in a seven (7) foot minimum planter strip located along the back of the curb. Landscaping shall not impede visibility within intersection site triangles.

Utilities

Water line utilities shall be located in the drive lane or on-street parking paving area. Final placement should consider proximity to street trees and as much as possible ensure that future utility maintenance does not interfere with street tree plantings. Final dedication of right-of-way and specific utility locations are to be determined and approved during the Platting Phase of development.

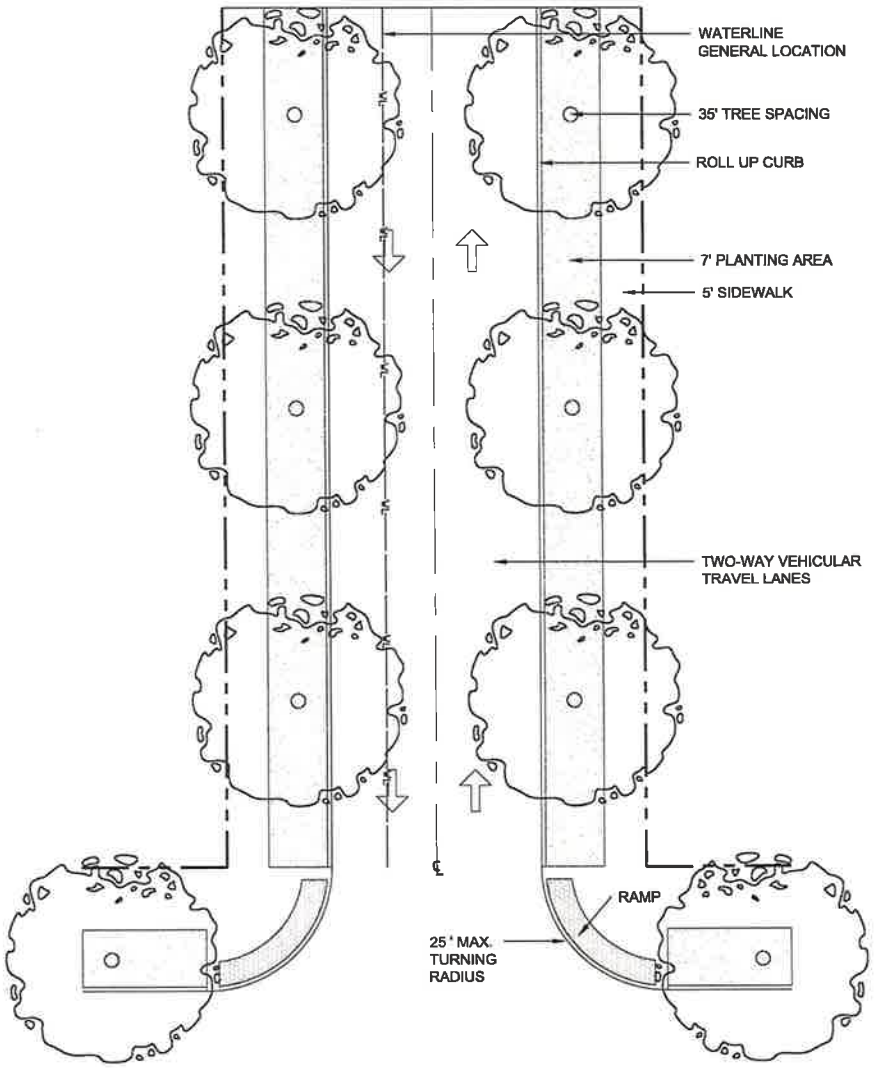


Note: The specific design for the neighborhood entry points located off S. 177th E. Ave./Lynn Lane is not included in this document. Final design of entry architectural elements, landscaping, number of lanes, and turning radii are to be determined during the platting phase of development.



RESIDENTIAL STREET A

Street Type:	Residential Street
Right-of-way Width:	50 ft.
Pavement Width:	26 ft.
Traffic Flow:	Two Way
Traffic Lane Width:	13 ft.
Number of Parking Lanes:	1 sided parallel, not striped
Curb Type:	Roll up curb
Turning Radius:	25 ft. max.
Planter Width:	7 ft. min.
Street Tree Spacing:	Required, 35 ft. on center
Sidewalk Width:	5 ft. min., both sides of street
Utility Placement:	Water line to be located in the street paving area, engineering to determine final location



THOROUGHFARE STANDARDS

RESIDENTIAL STREET B

Overview

Residential Street B is designed with narrower travel lanes and dedicated on-street parking to slow vehicular traffic speeds, provide on-street guest parking in residential areas mostly served by alley access, and to create a more pedestrian friendly walking environment. The cross section is a sixty (60) foot wide right-of-way designed with two-way ten (10) foot wide drive lanes and dedicated eight (8) foot of on-street, parallel parking.

Curbs and Radii

The frontage utilizes roll up curbs drained by inlets. A maximum radius of twenty-five (25) feet shall be utilized at intersections.

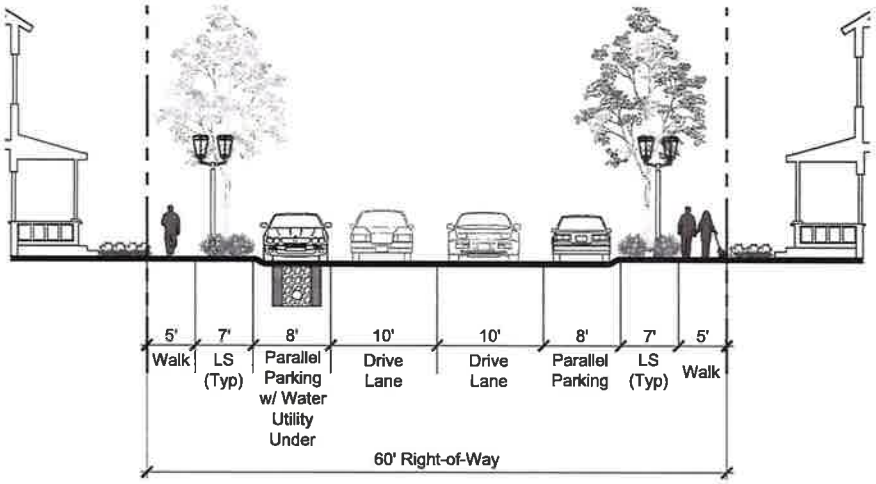
Sidewalks and Landscaping

Five (5) foot wide minimum pedestrian sidewalks shall be located on both sides of the street. The landscaping shall consists of street trees planted in a seven (7) foot wide minimum planter strip located along the back of the curb. Landscaping shall not impede visibility within intersection site triangles.

Utilities

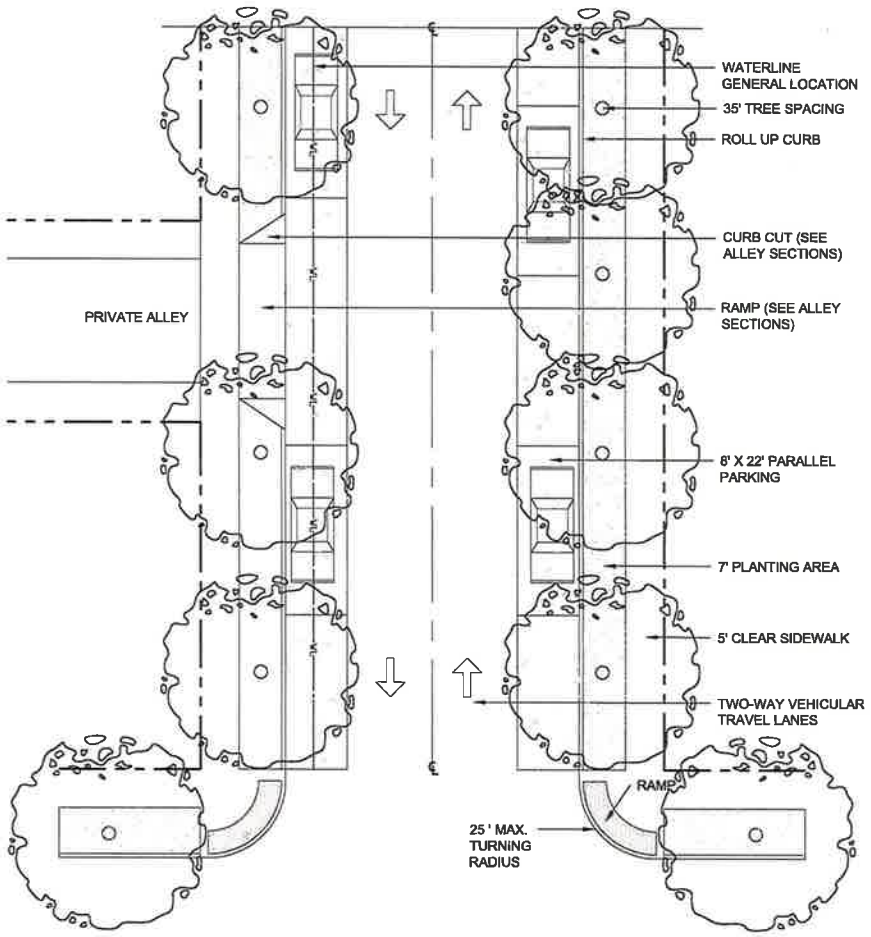
Water line utilities shall be located in the drive lane or on-street parking paving area. Final placement should consider proximity to street trees and as much as possible ensure that future utility maintenance does not interfere with street tree plantings. Final dedication of right-of-way and specific utility locations are to be determined and approved during the Platting Phase of development.

LOCATION MAP



RESIDENTIAL STREET B

Street Type:	Residential Street
Right-of-way Width:	60 ft.
Pavement Width:	36 ft.
Traffic Flow:	Two Way
Traffic Lane Width:	10 ft.
Number of Parking Lanes:	2 Sided Parallel, Striped
Curb Type:	Roll Up Curb
Turning Radius:	25 ft. max.
Planter Width:	7 ft. min.
Street Tree Spacing:	Required, 35 ft. on center
Sidewalk Width:	5 ft. min., both sides of street
Utility Placement:	Water line to be located in the street paving area, engineering to determine final location



THOROUGHFARE STANDARDS

TOWN CENTER MAIN STREET

Overview

Town Center Main Street is designed to reflect the character and pedestrian friendly atmosphere of a traditional downtown main street. The cross section is a sixty-five (65) foot right-of-way designed with two-way ten (10) foot wide drive lanes and designated eight (8) foot of on-street, parallel parking.

Curbs and Radii

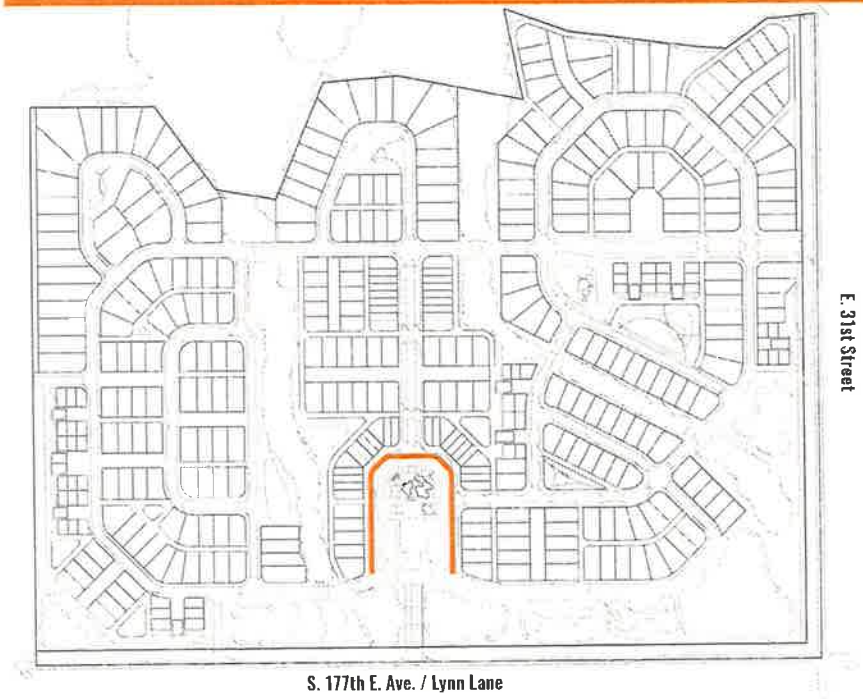
The frontage has raised vertical curbs drained by inlets. Curb bump outs with a maximum radius of fifteen (15) feet shall be utilized at intersections to create safer, shorter, and more visible pedestrian crossings. Special paving at intersections should be utilized to enhance the main street character and create a sense of arrival into the district.

Sidewalks and Landscaping

Streetscape amenities such as street trees, landscaping, pedestrian scaled lighting, and streetscape furniture is provided within a dedicated amenity zone space located on both sides of the street. This amenity zone creates separation from the vehicular lanes and ensures a clear walking zone for pedestrian traffic along the sidewalk. The commercial side of the street shall have a minimum of seventeen (17) foot wide sidewalk. Within that seventeen feet, a minimum of seven (7) feet from the back of curb shall be dedicated to the amenity zone. The residential side of the street shall have a minimum of five (5) foot wide sidewalk. Landscaping shall not impede visibility within intersection site triangles.

Landscaping on the commercial side of the street shall consists of single tree species with an upright form. Trees shall be planted in tree wells with either grates, ground cover and/or seasonal color, have a consistent spacing, and be limbed up to ensure clearance for pedestrians, storefronts and residential entries. Landscaping on the residential side has more flexibility in design and may use either tree wells with grates or linear planters to accommodate ground cover and seasonal color.

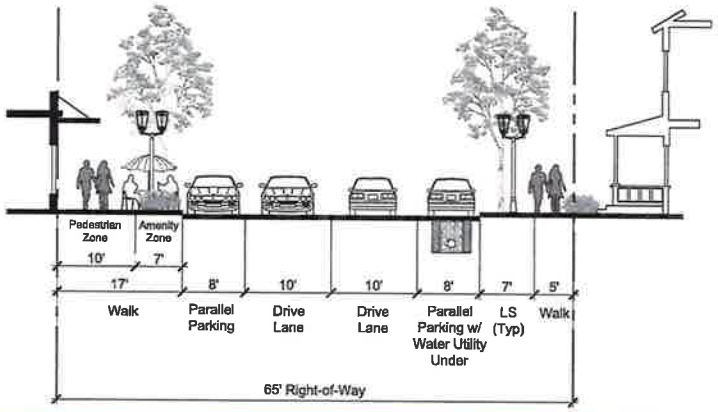
LOCATION MAP



Utilities

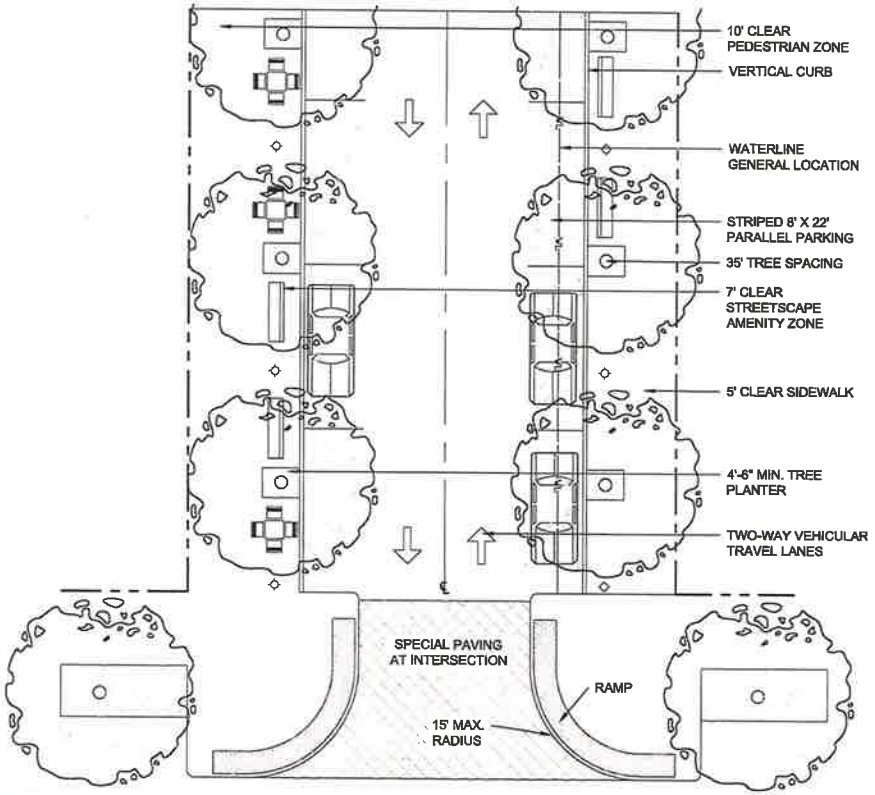
Water line utilities shall be located in the drive lane or on-street parking paving area. Final placement should consider proximity to street trees and as much as possible ensure that future utility maintenance does not interfere with street tree plantings. Final dedication of right-of-way and specific utility locations are to be determined and approved during the Platting Phase of development.

1.30



TOWN CENTER MAIN STREET

Street Type:	Main Street
Right-of-way Width:	65 ft.
Pavement Width:	36 ft.
Traffic Flow:	Two Way
Traffic Lane Width:	10 ft.
Number of Parking Lanes:	2 Sided Parallel, Striped
Curb Type:	Vertical Curb
Turning Radius:	15 ft. max.
Planter Width:	4'-6" min. Tree Planter on Commercial Side, Variable on Residential Side (see landscape description)
Street Tree Spacing:	Required, 35 ft. on center
Sidewalk Width:	5 ft. min. on Residential Side 17 ft. min. on Commercial Side
Utility Placement:	Water line to be located in the street paving area, engineering to determine final location



Precedent Image: Intersection of N. Boston Ave. & Brady Street in Tulsa, OK with intersection bump outs that utilize 15 ft. turning radii.

Precedent Image: Google street view of N. Boston Ave. & Brady Street intersection

16.31

THOROUGHFARE STANDARDS

MAIN STREET BOULEVARD

Overview

The Main Street Boulevard is designed to be an extension of the urban style Town Center Main Street thoroughfare but with a residential context located along both sides of its frontage. The boulevard is designed on a linear axis leading into the Town Center and helps to establishes prominence and a sense of arrival into the more urban district of the community. The cross section is an eighty-five (85) foot wide right-of-way designed with two-way ten (10) foot wide drive lanes, dedicated eight (8) foot of on-street, parallel parking, and a twenty-seven (27) foot center island.

Curbs and Radii

The frontage utilizes roll up curbs drained by inlets. In order to provide consistently throughout the Town Center area, curb bump outs with a maximum radius of fifteen (15) feet shall be utilized at special intersections to create safer, shorter and more visible pedestrian crossings. Special paving at intersections should be utilized to enhance the main street character and create a sense of arrival into the district.

Sidewalks and Landscaping

Five (5) foot minimum wide pedestrian sidewalks shall be located on both sides of the street. The landscaping shall consists of street trees planted in a six (6) foot minimum planter strip located along the back of the curb. Trees shall be planted within the center island but shall not be planted within the ten (10) foot load bearing Fire Lane. The use of creative, low-impact stormwater solutions within planting areas are encouraged along the street and center median frontages. Landscaping shall not impede visibility within intersection site triangles.

Utilities

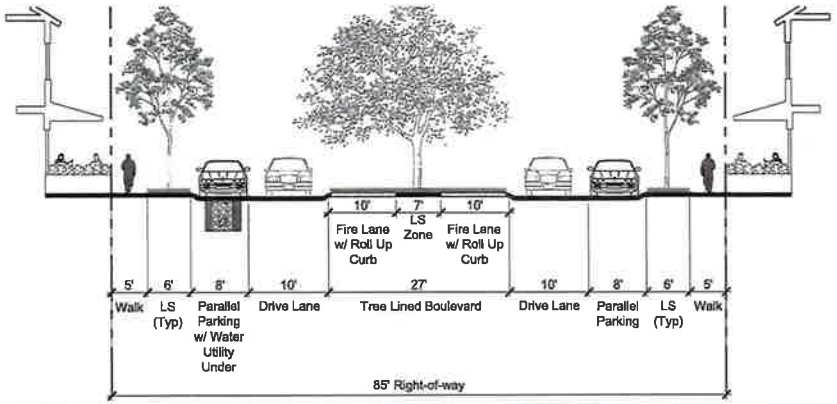
Water line utilities shall be located in the drive lane or on-street parking paving area. Final placement should consider proximity to street trees and as much as possible ensure that future utility maintenance does not interfere with street tree plantings. Final dedication of right-of-way and specific utility locations are to be determined and approved during the Platting Phase of development.

LOCATION MAP

Special Provisions: Fire Lane

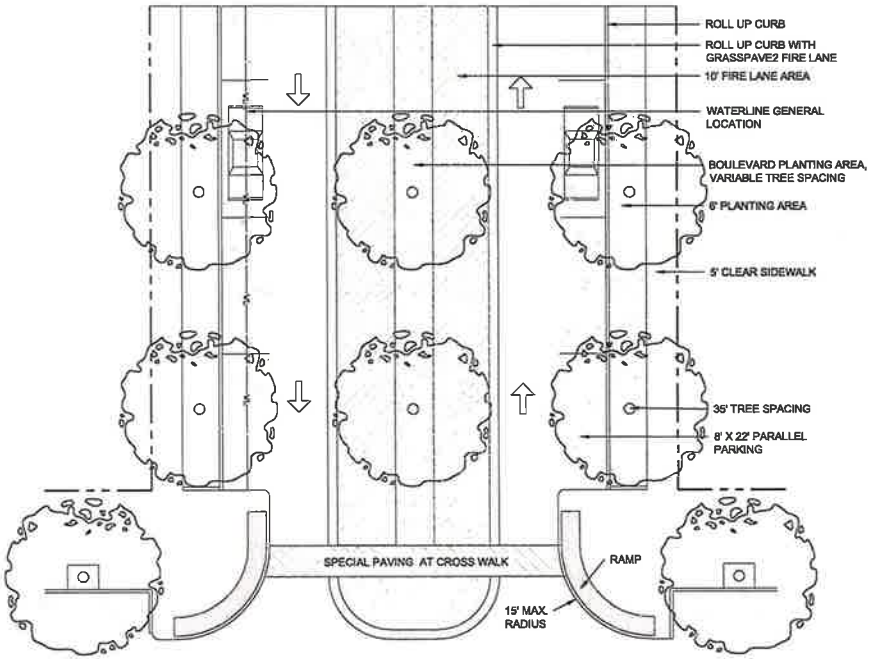
In order to accommodate a required twenty (20) foot clear fire lane, a roll up curb shall be utilized along the entire length of the center island and provide a ten (10) foot wide pervious, load bearing surface system on both sides of the island (refer to Private Lanes with Fire Access thoroughfare standards on page 28 for images of load bearing grass paving system).

16.32



MAIN STREET BOULEVARD

Street Type:	Boulevard
Right-of-way Width:	85 ft.
Pavement Width:	18 ft.
Traffic Flow:	Two Way
Traffic Lane Width:	10 ft.
Number of Parking Lanes:	2 Sided Parallel, Striped
Curb Type:	Roll Up Curb
Turning Radius:	15 ft. max.
Planter Width:	6 ft. min. Planter & 27 ft. Center Median
Street Tree Spacing:	Required, 35 ft. on center Center Median Variable Spacing
Sidewalk Width:	5 ft. min., both sides of street
Utility Placement:	Water line to be located in the street paving area, engineering to determine final location
Special Provisions:	10 ft. pervious, load bearing surface, both sides of island



THOROUGHFARE STANDARDS

RESIDENTIAL BOULEVARD

Overview

The Residential Boulevard is designed as a prominent thoroughfare design feature into the Concord Hill community and is an extension of the community entrance located off of E. 31st Street. The boulevards ample width is designed to provide linear community open space. The cross section is a one hundred and five (105) foot wide right-of-way designed with two-way thirteen (13) foot wide drive lanes, dedicated eight (8) foot on-street, parallel parking and a forty-one (41) foot wide center island.

Curbs and Radii

The frontage utilizes roll up curbs drained by inlets. A maximum radius of twenty-five (25) feet shall be utilized at intersections.

Sidewalks and Landscaping

Five (5) foot minimum wide pedestrian sidewalks shall be located on both sides of the street. The landscaping shall consists of street trees planted in a six (6) foot minimum planter strip located along the back of the curb. Trees shall be planted within the center island but shall not be planted within the seven (7) foot load bearing Fire Lane. The use of creative, low-impact stormwater solutions within planting areas are encouraged along the street and center median frontages. Landscaping shall not impede visibility within intersection site triangles.

Utilities

Water line utilities shall be located in the drive lane or on-street parking paving area. Final placement should consider proximity to street trees and as much as possible ensure that future utility maintenance does not interfere with street tree plantings. Final dedication of right-of-way and specific utility locations are to be determined and approved during the Platting Phase of development.

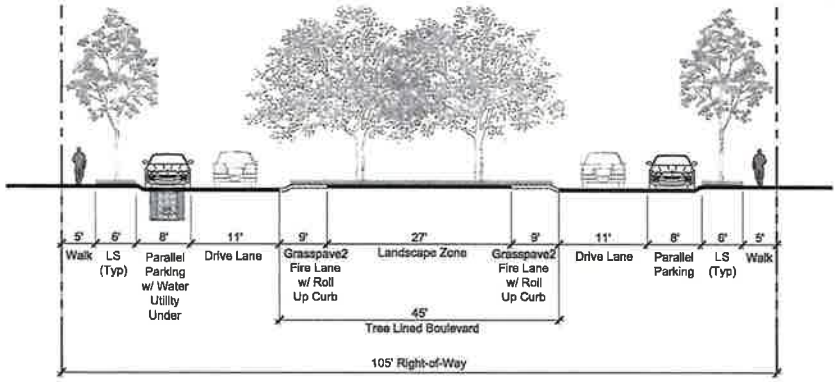
Special Provisions: Fire Lane

In order to accommodate a required twenty (20) foot clear fire lane, a roll up curb shall be utilized along the entire length of the center island and provide a seven (7) foot wide pervious, load bearing surface system on both sides of the island (refer to Private Lanes with Fire Access thoroughfare standards on page 28 for images of load bearing grass paving system).

LOCATION MAP

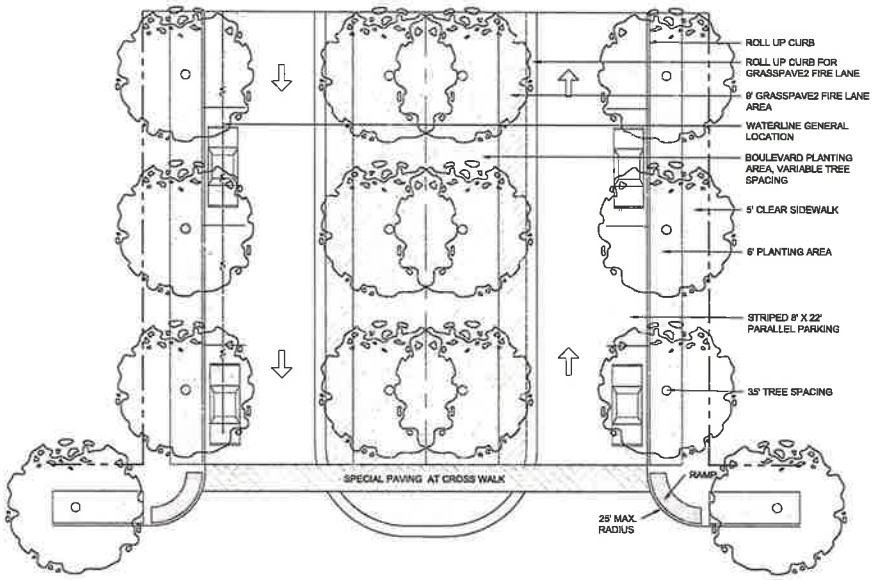
Note: The specific design for the neighborhood entry located off of E. 31st Street is not included in this document. Final design of entry architectural elements, landscaping, number of lanes, turning radii, and boulevard design are to be determined during the platting phase of development.

11.34



RESIDENTIAL BOULEVARD

Street Type:	Boulevard
Right-of-way Width:	105 ft.
Pavement Width:	21 ft.
Traffic Flow:	Two Way
Traffic Lane Width:	13 ft.
Number of Parking Lanes:	2 Sided Parallel, striped
Curb Type:	Roll Up Curb
Turning Radius:	25 ft. max.
Planter Width:	6 ft. min. Planter & 41 ft. Center Median with 7 ft. of pervious load bearing surface
Street Tree Spacing:	Required, 35 ft. on center Center Median Variable Spacing
Sidewalk Width:	5 ft. min., both sides of street
Utility Placement:	Water line to be located in the street paving area, engineering to determine final location
Special Provision:	7 ft. pervious, load bearing surface, both sides of island



Precedent Image: S. Madison Ave. located in mid town Tulsa's Maple Ridge Neighborhood with a 20 ft. wide center median and 16 ft. wide pavement for travel lanes and on-street parking.

THOROUGHFARE STANDARDS

PRIVATE LANE

Overview

Private Lanes are vehicular ways located to the rear of lots that provide access to service areas, parking, and outbuildings and also contain utility easements. The cross section contains sixteen (16) feet of pavement within a twenty (20) foot right-of-way. An additional five (5) foot min. setback for all structures on both sides of the private lane right-of-way ensures a total of thirty (30) feet clear area for utilities such as sanitary sewer and franchise utilities.

Curbs and Radii

In order to distinguish private lanes from residential streets, entrances from the street into private lanes shall utilize a flared, tapered curb cut design. Private Lanes shall not contain curbs and may be designed with inverted crowns at the center of the pavement for drainage.

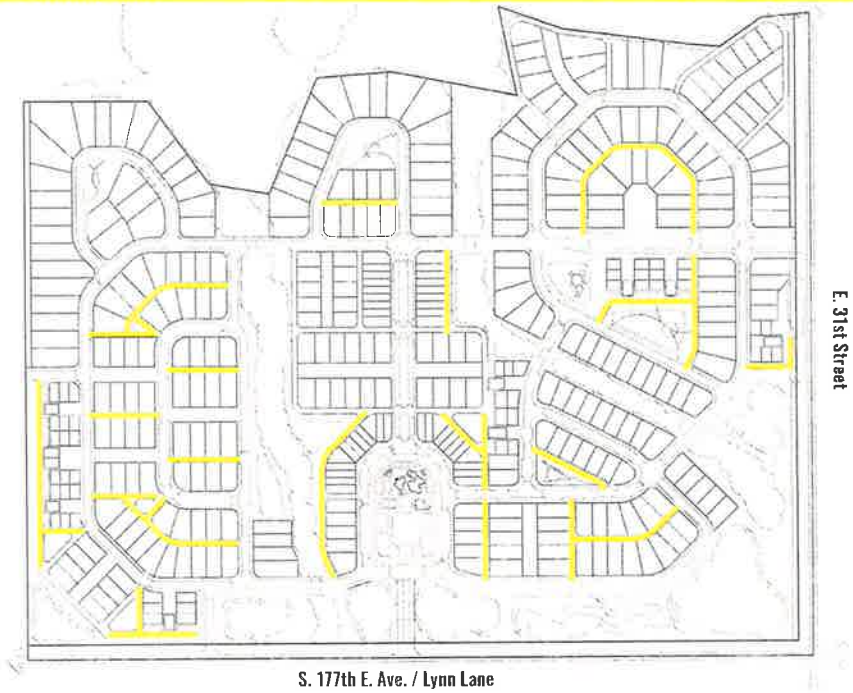
Landscaping

A five (5) foot minimum setback is required for all structures located within the private lane. A two (2) foot maximum overhang is permitted within the structure setback. Landscaping such as ornamental shrubs, grasses, and/or ground cover shall be planted within the structure setback to enhance the aesthetics and safety of rear private lanes. Landscaping shall not impede visibility within intersection site triangles.

Utilities

Sanitary sewer line utilities shall be located under the private lane pavement. A thirty (30) foot clear zone within the private lane provides space for rear yard utility easements and placement of franchise utilities.

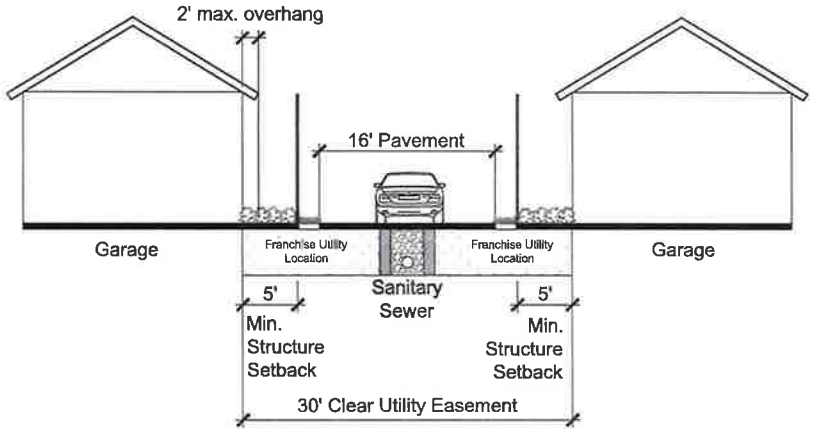
LOCATION MAP

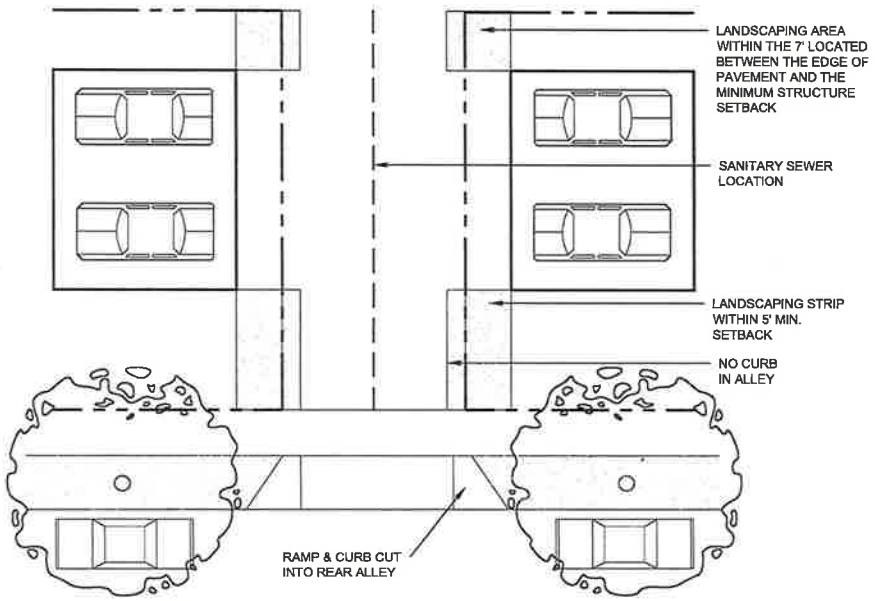


Precedent Image: Aerial image of private lane network in Daybreak, Utah New Urbanism development

Precedent Image: Inverted lane with 5' min. structure setbacks

17.36





PRIVATE ALLEY

Street Type:	Rear Lane
Right-of-way Width:	20 ft.
Pavement Width:	16 ft.
Traffic Flow:	Two Way
Traffic Lane Width:	8 ft.
Number of Parking Lanes:	None
Curb Type:	None
Turning Radius:	Flared, Tapered Curb Cut
Planter Width:	7 ft. on both sides of pavement
Street Tree Spacing:	NA
Sidewalk Width:	NA
Utility Placement:	Sanitary sewer line in center of private lane paving Franchise utility easements to be located within the 30 ft. clear zone

Precedent Image: Street View of Private Lane in Daybreak, Utah showing tapered curb cut, landscaping, & 5' min. structure setback

16.37

THOROUGHFARE STANDARDS

PRIVATE LANES WITH FIRE ACCESS

Overview

Private Lanes with fire access are vehicular ways located to the rear of lots that provide access to service areas, parking, and outbuilding, contain utility easements and allows for fire truck emergency access. The cross section contains sixteen (16) feet of pavement within a twenty (20) foot right-of-way. An additional five (5) foot min. setback for all structures on both sides of the private lane right-of-way ensures a total of thirty (30) feet clear area for utilities such as sanitary sewer and franchise utilities.

Curbs and Radii

In order to distinguish private lanes from residential streets, entrances from the street into private lanes shall utilize a flared, tapered curb cut design. Private Lanes shall not contain curbs and may be designed with inverted crowns at the center of the pavement for drainage

Landscaping

A five (5) foot minimum setback is required for all structures located within the private lane. A two (2) foot maximum overhang is permitted within the structure setback. Landscaping such as ornamental shrubs, grasses, and/or ground cover shall be planted within the setback to enhance the aesthetics and safety of rear alleyways. Landscaping shall not impede visibility within intersection site triangles.

Utilities

Sanitary sewer line utilities shall be located under the private lane pavement. A thirty (30) foot clear zone within the private lane provides space for rear yard utility easements and placement of franchise utilities.

Special Provisions: Fire Lane

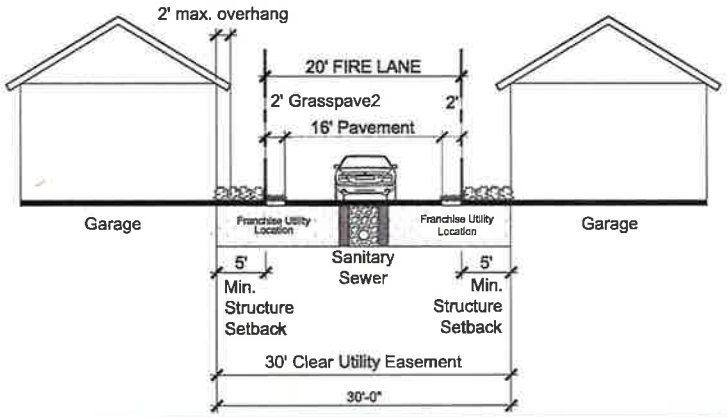
Most lots within the development, whether accessed directly from the street or from a rear private lane accommodate emergency fire access directly from the street frontage, however, some private lanes within the development will need to function as Fire Lanes in order to meet emergency requirements. These private lanes have been identified on the Master Thoroughfare Plan and shall provide an additional two (2) feet of pervious, load bearing surface system on both sides of the sixteen (16) of pavement, for a total of twenty (20) feet, in order to accommodate fire trucks within a private lane.

LOCATION MAP

Grasspave2 product is a pervious, load bearing surface system used for fire, utility, and emergency access lanes.

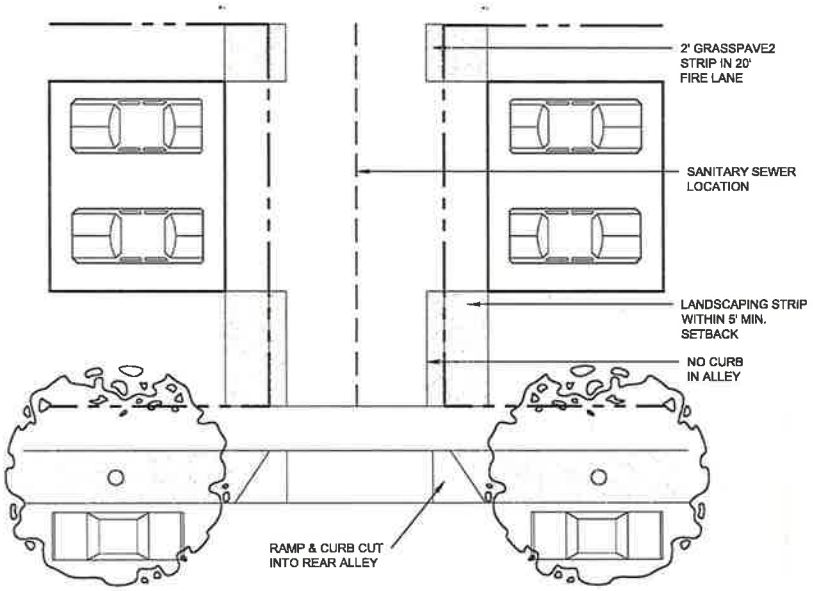
Grasspave2 product being installed in a fire lane.

17.38



PRIVATE ALLEY

Street Type:	Rear Lane
Right-of-way Width:	20 ft.
Pavement Width:	16 ft.
Traffic Flow:	Two Way
Traffic Lane Width:	8 ft.
Number of Parking Lanes:	None
Curb Type:	None
Turning Radius:	Flared, Tapered Curb Cut
Planter Width:	7 ft. total
Street Tree Spacing:	NA
Sidewalk Width:	NA
Utility Placement:	Sanitary sewer line in center of alley paving Franchise utility easements to be located within the 30 ft. clear zone
Special Provision:	2 ft. pervious, load bearing surface, both sides of pavement



Grasspave2 Fire Lane approved and installed at the Society of Geophysicist Corporate Headquarters, 8801 S. Yale in Tulsa, OK.

URBAN STANDARDS

OVERVIEW

The Urban Standards are a matrix of text and diagrams that regulate those aspects of private buildings which affect the public realm. The Urban Standards vary according to the zoning district identified on the Regulating Plan. The Summary Table defines the Building Type that is permitted within each zoning district. Within each Building Type, there are detailed standards and design guidelines that address lot sizes, setbacks, encroachments, building height, and other specific urban provisions.

LEGEND

- Town Center District (TC)
- Neighborhood Center District (NC)
- General Neighborhood District (GN)
- Open Space

16.40

SUMMARY TABLE 1.0

ZONING DISTRICT	DETACHED HOUSE	BUNGALOW COURT	COTTAGE COURT	DUPLEX	TOWNHOUSE	MULTI-UNIT HOUSE	MIXED-USE BUILDING
	A detached house is a single-family residence on its own lot. Garages and/or surface parking shall be provided in the rear yard and, if possible, accessed from a private lane. Parking may be accessed from the front setback if urban provisions are adhered to.	A Bungalow Court is a series of single-family dwellings that front a linear shared green space. The Bungalow Court accommodates parking in the rear.	A Cottage Court is a small single-family dwelling on a small lot that is clustered around a common open space or shared courtyard. Cottage Courts may share one or more outbuildings. Surface parking shall be provided and accessed via a rear private lane.	A Duplex is a residential building occupied by 2 dwelling units, both which are located on a single lot that is not occupied by other principal residential buildings. Units are attached and may be located on separate floors, side-by-side, or front to back.	A Townhouse is a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line of a lot. Townhouses accommodate parking in the rear via a private lane.	A Multi-Unit House is a principal residential building that contains 3 or 4 dwelling units that share common walls and/or common floors/ceilings. Multi-unit houses have the appearance of large detached house.	A Mixed-Use Building is a principal building occupied by one or more commercial, office, and/or entertainment uses. One or more residential dwelling units may be located above the ground floor use.
TOWN CENTER	X			X	X	X	X
NEIGHBORHOOD CENTER		X	X	X	X	X	
GENERAL NEIGHBORHOOD	X	X	X	X			

URBAN STANDARDS

DETACHED HOUSE

Overview

A detached house is a principal residential building, other than a manufactured housing unit or mobile home, that contains only one dwelling unit and that is located on a single lot that is not occupied by other principal residential buildings. Detached houses are not attached to and do not abut other dwelling units.

Urban Provisions

Principal Building and Yards

- A Detached House shall be oriented to and have a main entry accessible from the primary street.
- Stoops, balconies, porches, and bay windows may encroach within the front yard and corner lot side yard setbacks but shall provide a 5' min. setback from the public right-of-way.
  - Where possible, buildings located on corner lots should utilize porches and stoops that wrap the corner of the structure in order to provide a residential entrance/presence along both street frontages.
- Fences, garden walls, and hedges are allowed and further defined by the neighborhood covenants and restrictions.
- Building height shall be measured from grade elevation to eave line. Refer to Section 90.160-A of the Tulsa zoning code for height measurements regarding sloped sites.

Parking

- Parking shall be 2 spaces minimum per unit on each individual lot
- Front loaded driveways are permitted on lots with widths of 45 feet or greater.
  - Front loaded garage doors shall be recessed from the primary building facade a minimum of 20 feet.
  - Units with front loaded garaged are highly encouraged to utilize detached and/or attached garages that set toward the back of the lot or garages that are turned to the side where the doors do not directly face the street frontage.
  - Front loaded driveways shall have a 20' maximum pavement width
- For lots with parking access off of a rear private lane, the maximum driveway paving width shall be no larger than 1' either side of the garage door.
- Parking within the private lane drive aisle is not permitted.

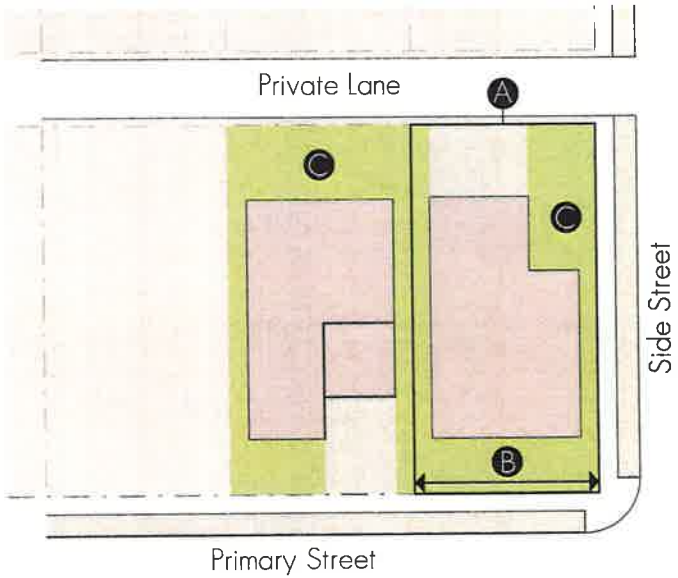
Open Space

- A Detached House shall provide 15% min. of the total lot area as open space.
  - Lot areas that are not occupied by buildings, driveways, or parking areas and are generally usable by residents shall be counted toward satisfying the minimum open space requirement.

Special Standards

- Front loaded driveways shall not be permitted within the Town Center District. All parking shall be accessed via a rear private lane.

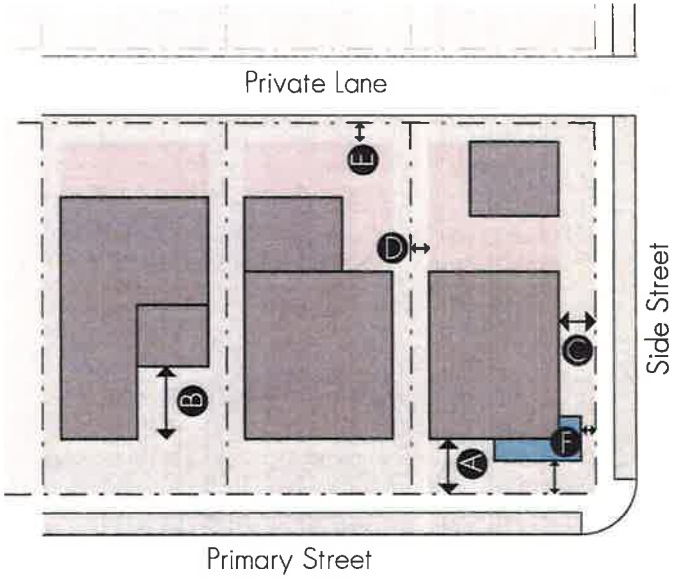
LOT PARAMETERS



Lot	A Area	B Width
Single-unit detached	4,500 SF min.	45' min.
Open Space		**Required**
C Open Space per Unit (15% min. of total lot area)		675 sq. ft. min.
Height		
Maximum height		35' max.

NOTE: Lot width shall be measured as the average (mean) horizontal distance between the side property lines of a lot. See Section 90.060 Lot Width of the Tulsa Zoning Code for graphic representation of irregular lots and/or lots that have curved street frontage.

BUILDING PLACEMENT

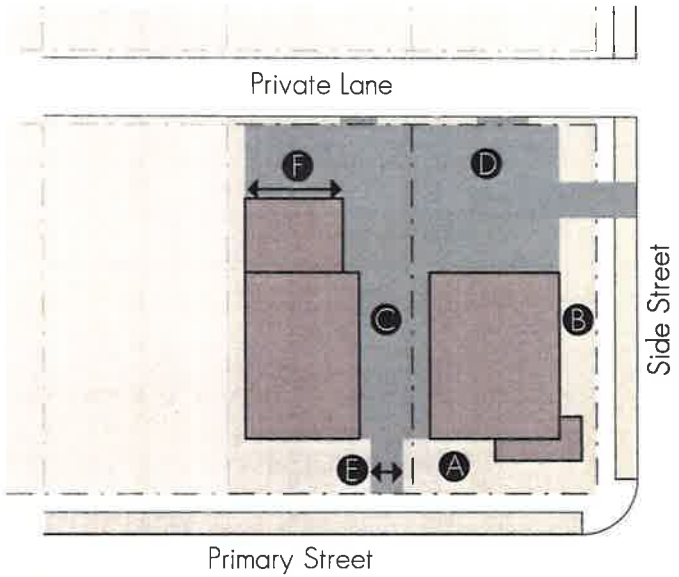


Building Setbacks

A	Primary street: principal structure	10' min./20' max.
B	Primary street: garage	20' min. from primary building facade
C	Side street	10' min.
D	Side: common lot line or side private lane	5' min.
E	Rear: common lot line or rear private lane	5' min.
F	Front & side encroachment	5' min.. from ROW

NOTE: Refer to Section 90.090- B Setback Measurements on Irregular Lots

ACCESS & PARKING LOCATION



Access

With rear private lane: new street curb-cuts per lot	None
With no rear private lane: new street curb-cuts per lot	E 1 max, 15' max. driveway width
With rear private lane:	F Paving width max. is equal to 1' either side of garage door width

Parking Location

A	Primary street yard	Not allowed
B	Side street yard	Not allowed
C	Side yard	Allowed
D	Rear yard	Allowed

URBAN STANDARDS

BUNGALOW COURT

Overview

A Bungalow Court is a series of single-family dwellings that front a linear shared green space. Generally, there are two different approaches for how the building unit can be positioned on the lot. Option one has buildings shifted to one side of the lot so that there is a more usable side yard on one side of the house and no yard on the other side. Option two has buildings with standard side yard setbacks on both sides of the common lot line. The Bungalow Court accommodates parking in the rear.

Urban Provisions

Principal Building and Yards

- Bungalow Court houses shall be oriented to and have a main entry onto a linear green that is accessible by all residents in the Bungalow Court development.
- Porches that front the linear greenbelt are required
  - Where possible, buildings located on corner lots that abut a primary street should utilize a larger setback and have porches and/or stoops that wrap the corner of the structure in order to provide a residential entrance/presence along both the street and the linear green frontages.
- Front loaded garage are not permitted
- Fences, garden walls, and hedges are allowed and further defined by the neighborhood covenants and restrictions.
- Building height shall be measured from grade elevation to eave line. Building height shall be measured from grade elevation to eave line. Refer to Section 90.160-A of the Tulsa zoning code for height measurements regarding sloped sites.

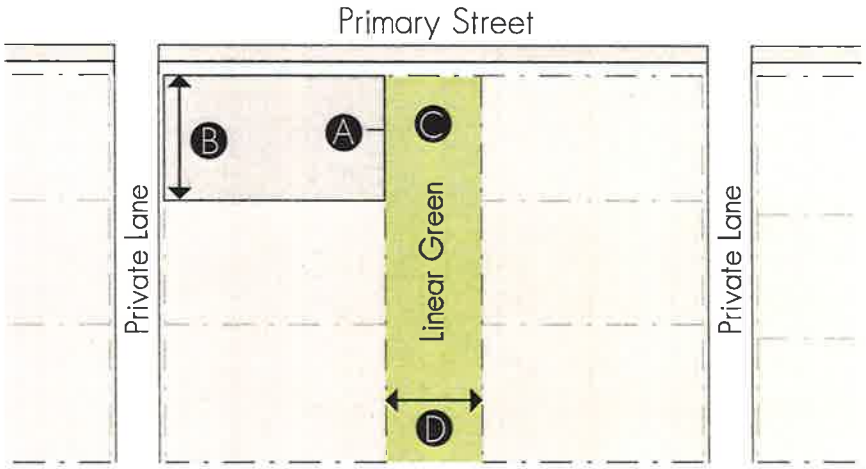
Parking

- Parking shall be 2 spaces minimum per unit on each individual lot
  - Parking shall be accessed via a rear private lane.
  - Driveway paving width shall be no larger than 1' either side of the garage door width.
- Parking within the private lane drive aisle is not permitted.

Open Space

- A Bungalow Court shall provide 15% min.. open space per lot.
  - lot areas that are not occupied by buildings, driveways, or parking areas and are generally usable by residents shall be counted toward satisfying the minimum open space requirement.
- The total required open space shall be provided in a front yard, linear common green with a minimum width of 35'.
- Linear greens shall provide required landscaping as outlined in the neighborhood covenants and restrictions.

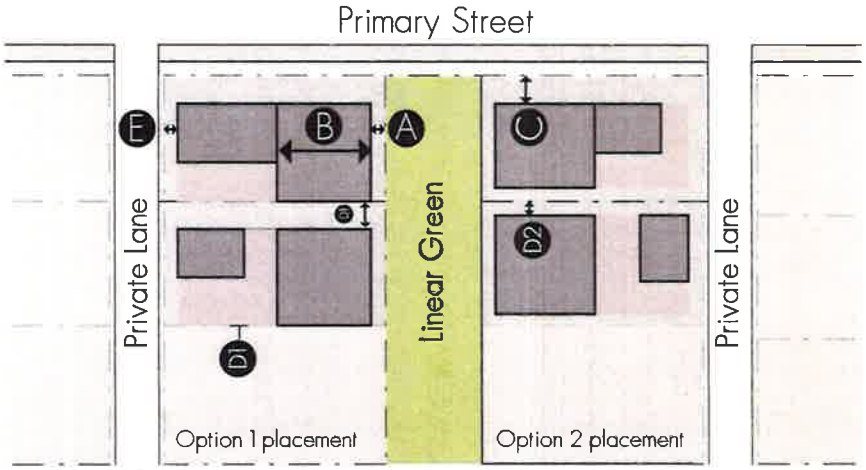
LOT PARAMETERS



Lot	A Area	B Width
Single-unit detached	3,200 SF min..	40' min.
Open Space		**Required**
Common space (15% min.. of each lot provided in a common linear green)		C 480 sq. ft. min., per lot
		D 35' min.. width
Height		
Maximum height		35' max.

NOTE: Lot width shall be measured as the average (mean) horizontal distance between the side property lines of a lot. See Section 90.060 Lot Width of the Tulsa Zoning Code for graphic representation of irregular lots and/or lots that have curved street frontage.

BUILDING PLACEMENT

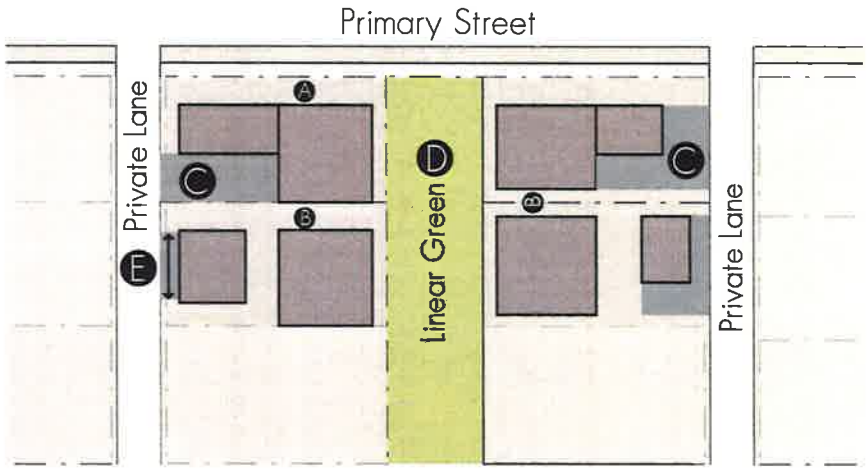


Building Setbacks

A	Linear green: principal structure	5' min./15' max
B	Linear green: accessory structure	40' min.
C	Primary street	10' min.
D1	Side Option 1: common lot line	0' min. with 10' total separation
D2	Side Option 2: common lot line	5' min.
E	Rear: common lot line/private lane	5' min.

NOTE: Refer to Section 90.090- B Setback Measurements on Irregular Lots

ACCESS & PARKING LOCATION



Access

With private lane: new curb-cuts per lot	E 1 max, paving width max. is equal to 1' either side of garage door.

Parking Location

A	Primary street yard	Not allowed
B	Side yard	Not Allowed
C	Rear yard	Allowed
D	Linear green	Not Allowed

URBAN STANDARDS

COTTAGE COURT

Overview

A Cottage Court is a small single-family dwelling on a small lot that is clustered around a common open space or shared courtyard. Cottage Courts may share one or more outbuildings. Surface parking shall be provided and accessed via a rear yard alley.

Urban Provisions

Principal Building and Yards

- Cottage Court development must contain at least 4 and no more than 10 houses arranged around at least two sides of a courtyard or common open space.
- Cottage Court houses shall be oriented to and have a main entry onto a courtyard or common green space area that is accessible by all residents in the cottage court development.
- Stoops and porches that front the common green are highly encouraged
  - Where possible, buildings located on corner lots that abut a primary street should utilize a larger setback and have porches and/or stoops that wrap the corner of the structure in order to provide a residential entrance/presence along both the street and the common green frontages.
- Fences, garden walls, and hedges are allowed and further defined by the neighborhood covenants and restrictions.
- Building height shall be measured from grade elevation to eave line. Building height shall be measured from grade elevation to eave line. Refer to Section 90.160-A of the Tulsa zoning code for height measurements regarding sloped sites.

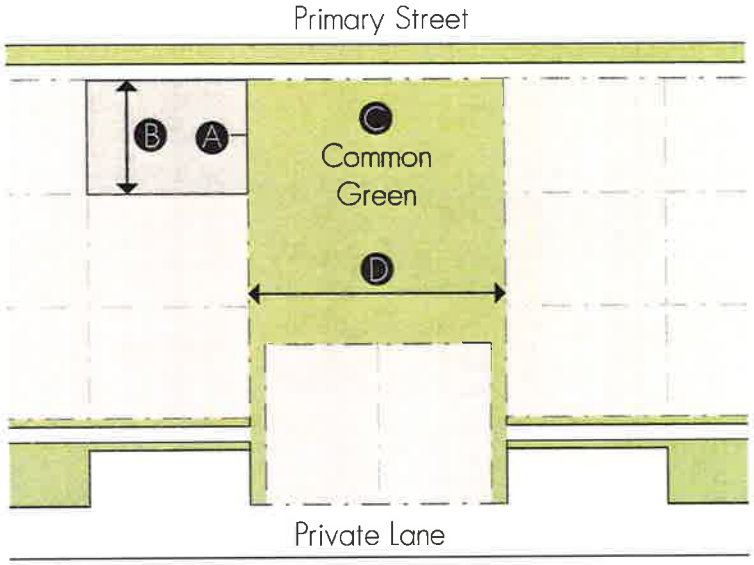
Parking

- Parking shall be 1 space minimum per unit
  - Parking shall be accessed via a rear private lane and provided in a shared surface lot and/or a shared garage/covered space.
- Parking within the private lane drive aisle is not permitted.

Open Space

- A Cottage Court shall provide 15% min.. open space per lot.
  - lot areas that are not occupied by buildings, driveways, or parking areas and are generally usable by residents shall be counted toward satisfying the minimum open space requirement.
- The total required open space shall be provided in a front yard, common green with a minimum width of 45'.
- Linear greens shall provide required landscaping as outlined in the neighborhood covenants and restrictions.

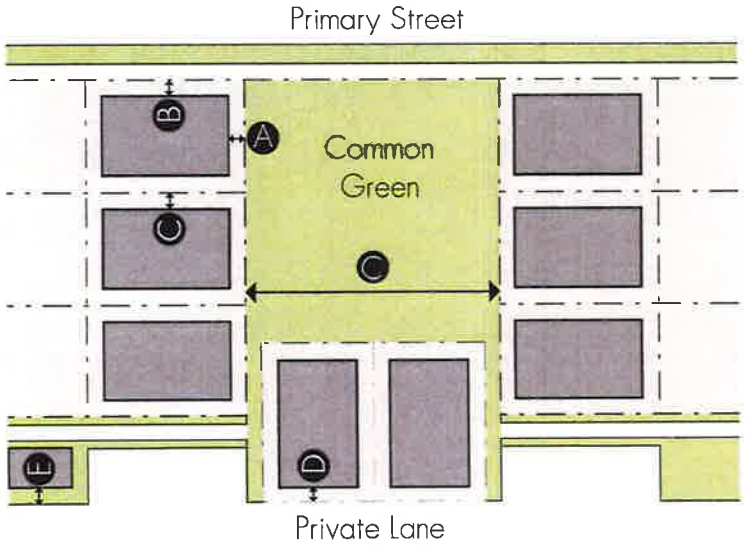
LOT PARAMETERS



Lot	A Area	B Width
Single-unit detached	1,750 SF min..	35' min.
Open Space		**Required**
Common space (15% min.. of each lot provided in a common green)	C	263 sq. ft. min., per lot
	D	45' min.. width
Height		
Maximum height		35' max.

NOTE: Lot width shall be measured as the average (mean) horizontal distance between the side property lines of a lot. See Section 90.060 Lot Width of the Tulsa Zoning Code for graphic representation of irregular lots and/or lots that have curved street frontage.

BUILDING PLACEMENT

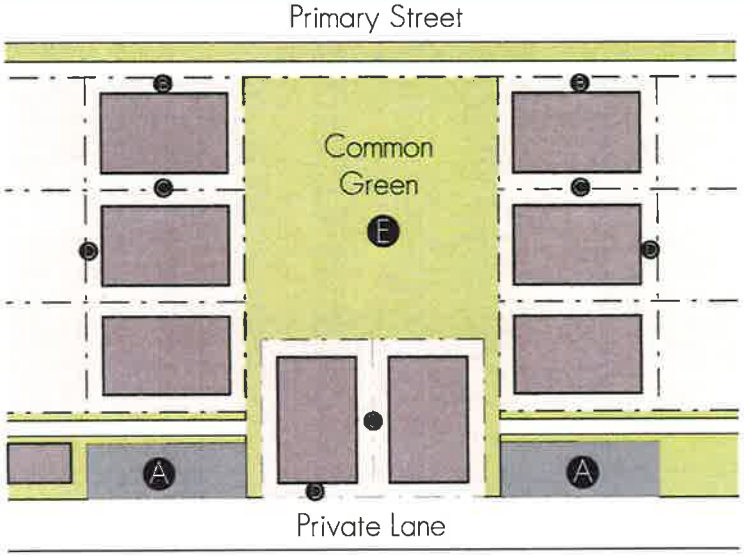


Building Setbacks

A	Linear green: principal structure	5' min./10' max
B	Primary street	10' min.
C	Side: common lot line or side private lane	5' min.
D	Rear: common lot line or rear private lane	5' min.
E	Rear: accessory structure/covered parking	5' min.

NOTE: Refer to Section 90.090- B Setback Measurements on Irregular Lots

ACCESS & PARKING LOCATION



Access

A	With alley: surface parking off private lane	1 space/unit min.

Parking Location

B	Primary street yard	Not allowed
C	Side yard	Not Allowed
D	Rear yard	Not Allowed
E	Common green	Not Allowed

URBAN STANDARDS

DUPLEX

Overview

A Duplex is a principal residential building occupied by 2 dwelling units, both which are located on a single lot that is not occupied by other principal residential buildings. Units are attached and may be located on separate floors, side-by-side, or front to back.

Urban Provisions

Principal Building and Yards

- A Duplex units shall be oriented to and have its main entries accessible from the primary street.
- Stoops, balconies, porches, and bay windows may encroach within the front yard and corner lot side yard setbacks but shall provide a 5' min.. setback from the public right-of-way.
- Fences, garden walls, and hedges are allowed and further defined by the neighborhood covenants and restrictions.
- Building height shall be measured from grade elevation to eave line. Building height shall be measured from grade elevation to eave line. Refer to Section 90.160-A of the Tulsa zoning code for height measurements regarding sloped sites.
- *Side common yard setbacks shall be 5' min. unless a driveway/parking court is shared between adjacent properties.

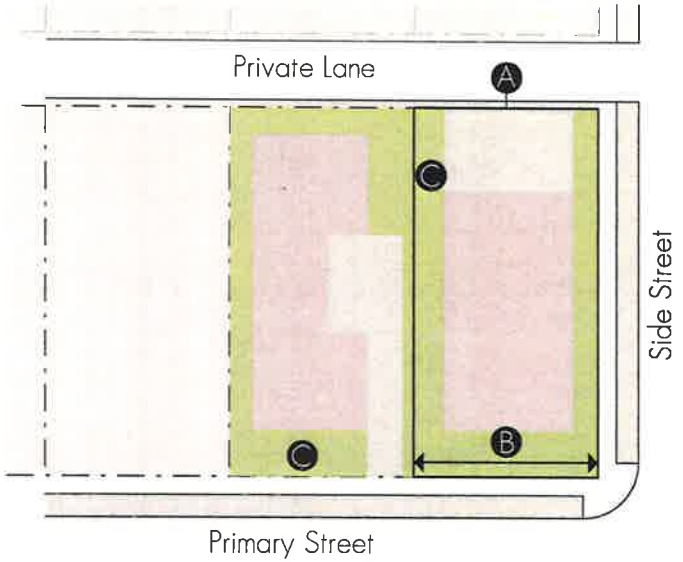
Parking

- Parking shall be 2 spaces minimum per unit on each individual lot
- Street facing garage doors on a Duplex unit are prohibited.
  - Garage doors accessed from a front driveway shall be turned to the side of the unit.
  - Front loaded driveways are permitted but shall have a 15' max. pavement width.
- For lots with parking access off of a rear private lane, the maximum driveway paving width shall be no larger than 1' either side of the garage door width.
- Parking within the private lane drive aisle is not permitted.

Open Space

- A Detached House shall provide 15% min.. of the total lot area as open space.
  - Lot areas that are not occupied by buildings, driveways, or parking areas and are generally usable by residents shall be counted toward satisfying the minimum open space requirement.

LOT PARAMETERS

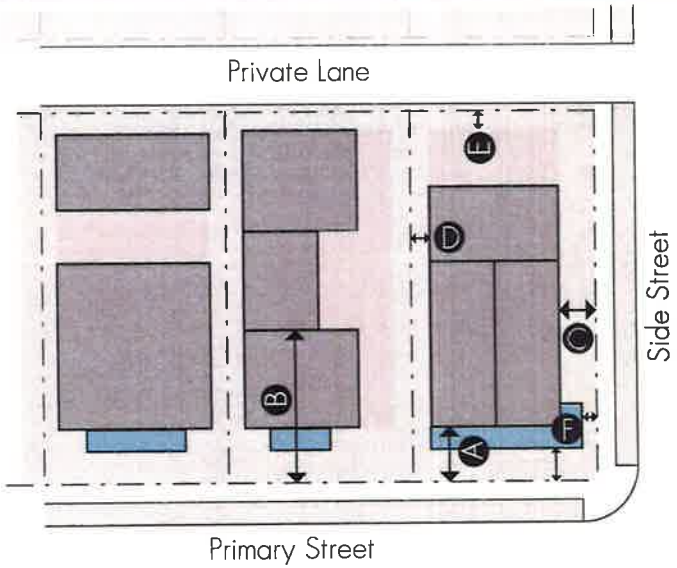


Lot	A Area	B Width
Single-unit detached	5,000 SF min..	50' min.
Open Space		**Required**
● Open Space per Unit (15% min.. of total lot area)		750 sq. ft. min.
Height		
Maximum height		35' max.

NOTE: Lot width shall be measured as the average (mean) horizontal distance between the side property lines of a lot. See Section 90.060 Lot Width of the Tulsa Zoning Code for graphic representation of irregular lots and/or lots that have curved street frontage.

16.48

BUILDING PLACEMENT

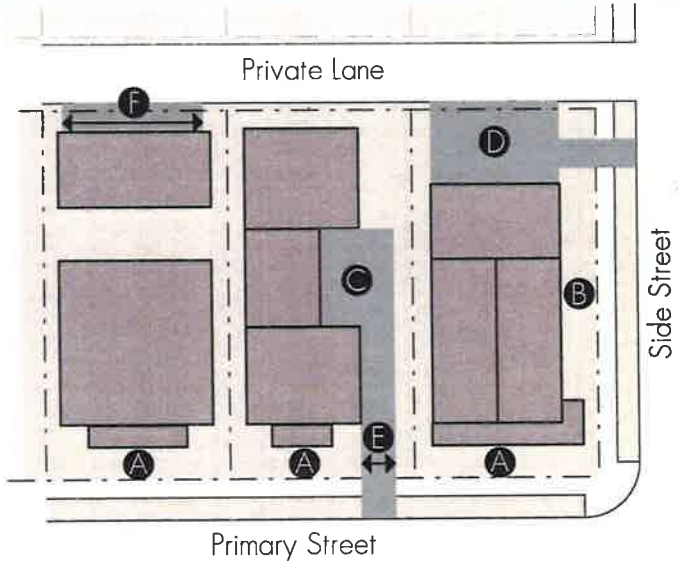


Building Setbacks

A	Primary street: principal structure	10' min./20' max.
B	Primary street: garage	50' min.
C	Side street	10' min.
D	*Side: common lot line or side private lane	5' min.
E	Rear: common lot line or rear private lane	5' min.
F	Front & side encroachment	5' min.. from ROW

NOTE: Refer to Section 90.090- B Setback Measurements on Irregular Lots

ACCESS & PARKING LOCATION



Access

With private lane: new street curb-cuts per lot		None
With no private lane: new street curb-cuts per lot	E	1 max., 15' max front driveway width
With private lane:	F	paving width max. is equal to 1' either side of garage door.

Parking Location

A	Primary street yard	Not allowed
B	Side street yard	Not allowed
C	Side yard	Allowed
D	Rear yard	Allowed

URBAN STANDARDS

TOWNHOUSE

Overview

A Townhouse is a single-family dwelling that shares a party wall with another of the same type and occupies the full frontage line of a lot. Townhouses should be located in more urban areas. Parking shall be accommodated in the rear.

Urban Provisions

Principal Building and Yards

- Townhouses shall be oriented to and have a main entry accessible from the primary street.
- Stoops, balconies, porches, and bay windows may encroach within the front yard and corner lot side yard setbacks.
- Townhouses must be affixed to a permanent foundation.
- Fences, garden walls, and hedges are allowed and further defined by the neighborhood covenants and restrictions.
- Building height shall be measured from grade elevation to eave line. Building height shall be measured from grade elevation to eave line. Refer to Section 90.160-A of the Tulsa zoning code for height measurements regarding sloped sites.

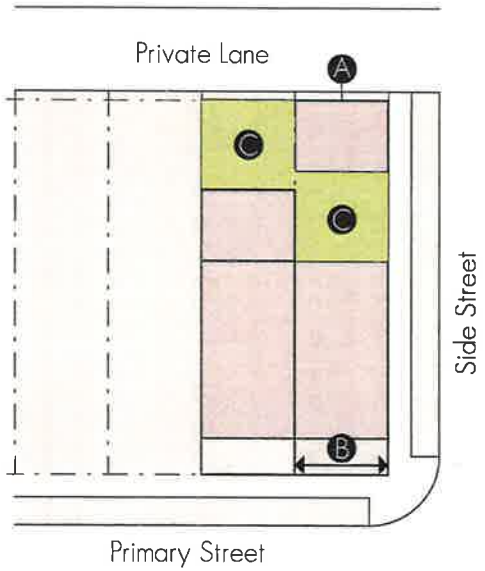
Parking

- Parking shall be 2 spaces minimum per unit on each individual lot
- Front loaded driveways are prohibited.
- Parking shall be accessed via a rear private lane.
  - The maximum driveway paving width shall be no larger than 1' either side of the garage door width.
- Parking within the private lane drive aisle is not permitted.

Open Space

- A Townhouse shall provide 15% min. of the total lot area as open space.
  - Lot areas that are not occupied by buildings, driveways, or parking areas and are generally usable by residents shall be counted toward satisfying the minimum open space requirement.
  - * For townhouses located within the Town Center District, required open space may be provided on each townhouse lot or may be provided in outdoor common areas within the Town Center as designated on the recorded plat or in a separately recorded legal instrument. For townhouses located within the Neighborhood Center District, required open space shall be provided on each lot.

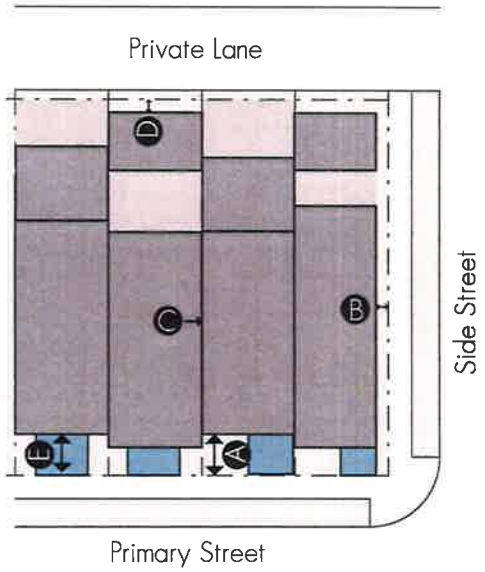
LOT PARAMETERS



Lot	A Area	B Width
Single-unit detached	1,600 SF min..	20' min.
Open Space		**Required**
C Open Space per Unit *(15% min.. of total lot area)		240 sq. ft. min..
Height		
Maximum height		35' max.

NOTE: Lot width shall be measured as the average (mean) horizontal distance between the side property lines of a lot. See Section 90.060 Lot Width of the Tulsa Zoning Code for graphic representation of irregular lots and/or lots that have curved street frontage.

BUILDING PLACEMENT

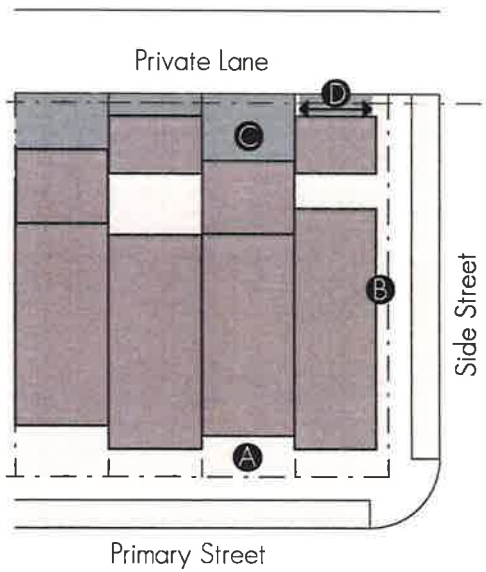


Building Setbacks

A	Primary street: principal structure	5' min./15' max.
B	Side street or side private lane	5' min.
C	Side: common lot line	0' min.
D	Rear: private lane	5' min.
E	Front & side encroachment	0' min.. from ROW

NOTE: Refer to Section 90.090- B Setback Measurements on Irregular Lots

ACCESS & PARKING LOCATION



Access

With private lane: new curb cuts per lot	D 1 max., paving width max. is equal to 1' either side of garage door.

Parking Location

A	Primary street yard	Not allowed
B	Side street yard	Not allowed
	Side yard	NA
C	Rear yard	Allowed

16.51

URBAN STANDARDS

MULTI-UNIT HOUSE

Overview

A Multi-Unit House is a principal residential building that contains 3 or 4 dwelling units that share common walls and/or common floors/ceilings. Multi-unit houses have the appearance of a large detached house and accommodate parking via a rear private lane.

Urban Provisions

Principal Building and Yards

- A Multi-Unit House shall be oriented to and have only one main entry accessible from the primary street. If the building is located on a corner lot, one building entrance may be visible from each street.
- Stoops, balconies, porches, and bay windows may encroach within the front yard and corner lot side yard setbacks but shall provide a 5' min.. setback from the public right-of-way.
- Fences, garden walls, and hedges are allowed and further defined by the neighborhood covenants and restrictions.
- Building height shall be measured from grade elevation to eave line. Building height shall be measured from grade elevation to eave line. Refer to Section 90.160-A of the Tulsa zoning code for height measurements regarding sloped sites.

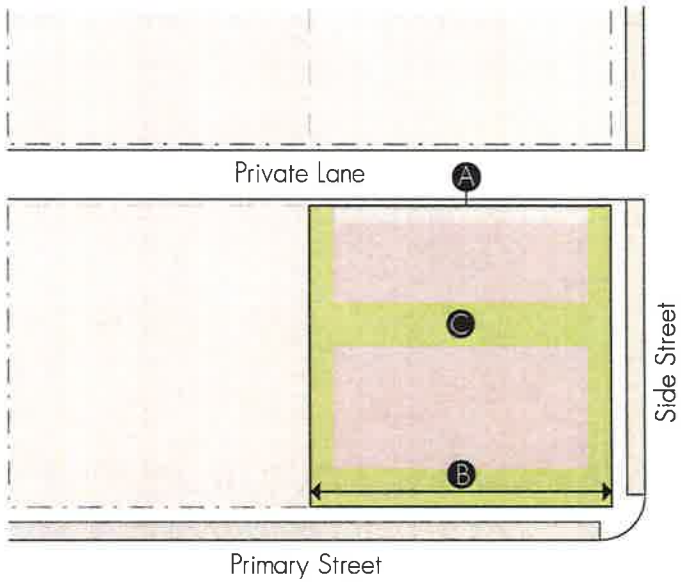
Parking

- Parking shall be 1.25 spaces minimum per unit on each lot
- Front loaded driveways are prohibited.
- Parking within the private lane drive aisle is not permitted.
- Parking shall be accessed via a rear private lane.
  - The maximum driveway paving width shall be no larger than 1' either side of the garage door width.
  - A series of garages shall provide a 3' minimum landscape island between driveways.

Open Space

- A Multi-Unit House shall provide 15% min.. of the total lot area as open space.
  - Lot areas that are not occupied by buildings, driveways, or parking areas and are generally usable by residents shall be counted toward satisfying the minimum open space requirement.

LOT PARAMETERS

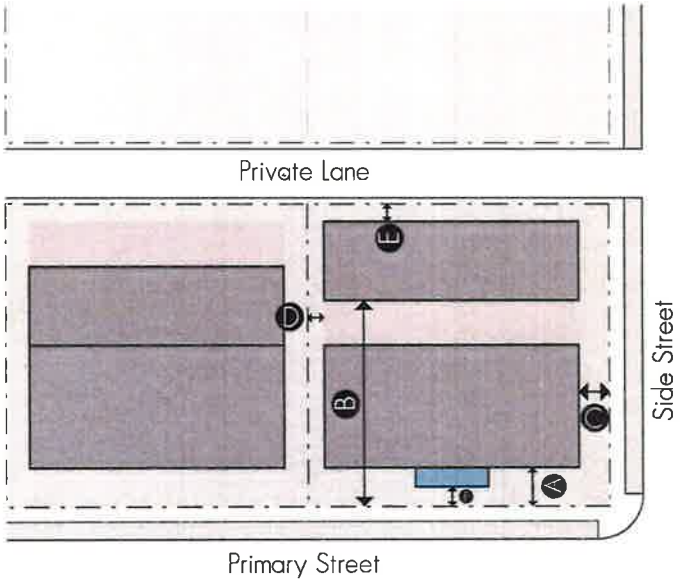


Lot	A Area	B Width
Single-unit detached	10,000 SF min..	100' min.
Open Space		**Required**
C Open Space per Unit (15% min.. of total lot area)		1,500 sq. ft. min.
Height		
Maximum height		35' max.

NOTE: Lot width shall be measured as the average (mean) horizontal distance between the side property lines of a lot. See Section 90.060 Lot Width of the Tulsa Zoning Code for graphic representation of irregular lots and/or lots that have curved street frontage.

16.52

BUILDING PLACEMENT

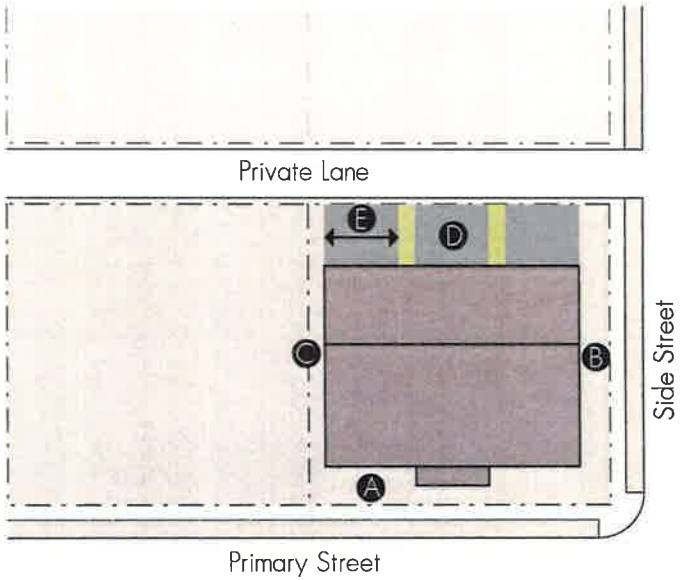


Building Setbacks

A	Primary street: principal structure	10' min./20' max
E	Primary street: accessory structure	60' min.
C	Side street	10' min.
D	Side: common lot line or side private lane	5' min.
E	Rear: common lot line or rear private lane	5' min.
F	Front & side encroachment	5' min.. from ROW

NOTE: Refer to Section 90.090- B Setback Measurements on Irregular Lots

ACCESS & PARKING LOCATION



Access

With private lane: new curb-cuts per lot	E 1 max., paving width max. is equal to 1' either side of garage door. 3' min.. planting island req. between multiple garages

Parking Location

A	Primary street yard	Not allowed
B	Side street yard	Not allowed
C	Side yard	Not Allowed
D	Rear yard	Allowed

URBAN STANDARDS

MIXED-USE BUILDING

Overview

A Mixed-Use Building is a principal building occupied by one or more commercial, office, and/or entertainment uses. One or more residential dwelling units may be located above the ground floor use. In order to create a pedestrian friendly community core that supports a variety of ground floor active uses and services, Mixed-Use Buildings shall be located in the Town Center District only.

Urban Provisions

Principal Building and Yard

- Mixed-use buildings shall have a primary entrance facing the street.
  - Entrance spacing along the primary street shall be 50' max.
- Awnings, canopies, balconies, galleries, and door swings are permitted to encroach within the public right-of-way up to 3' from the back of curb.
- Fences, garden walls, and hedges are allowed and further defined by the neighborhood covenants and restrictions.
- Building height shall be measured from grade elevation to eave line. Building height shall be measured from grade elevation to eave line. Refer to Section 90.160-A of the Tulsa zoning code for height measurements regarding sloped sites.

Transparency

- Ground floor mixed-use buildings facing east toward the Lynn Lane corridor shall provide 50% min.. transparency.
- Upper floor units shall have 20% min.. transparency
- Recreational structures such as pool houses, showers, storage units, etc. are not subject to the transparency requirements.

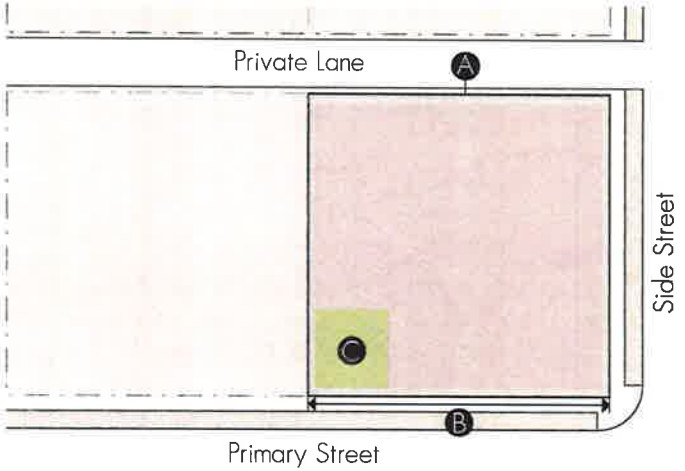
Parking

- Parking for commercial, office, and entertainment uses located within the Town Center District shall be shared and will provided a minimum of 60 on-street parallel spaces.
- If future parking is needed it shall adhere to the following provisions:
  - * Surface parking lots shall not be permitted between a primary building front and the public right-of-way.
  - Parking lots shall be screened with landscaping from the public right-of-way.

Open Space

- A Mixed-Use Building shall provide 100 sq. ft. min.. of open space per unit.
  - Lot areas that are not occupied by buildings, driveways, or parking areas and are generally usable by residents shall be counted toward satisfying the minimum open space requirement.
  - * Required open space shall be provided in outdoor common areas within the Town Center District, as designated on the recorded plat or in a separately recorded legal instrument.

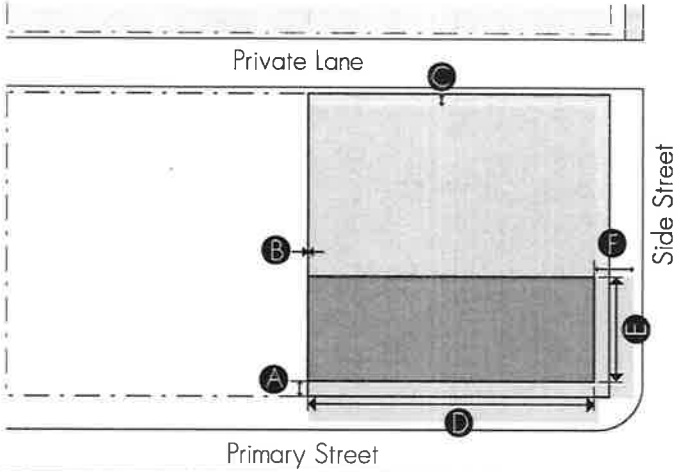
LOT PARAMETERS



Lot	A Area	B Width
Single-unit detached	3,500 SF min..	25' min.
Open Space		**Required**
C *Open Space per Unit		100 sq. ft. min.
Height		
Maximum height		35' max.

NOTE: Lot width shall be measured as the average (mean) horizontal distance between the side property lines of a lot. See Section 90.060 Lot Width of the Tulsa Zoning Code for graphic representation of irregular lots and/or lots that have curved street frontage.

BUILDING PLACEMENT



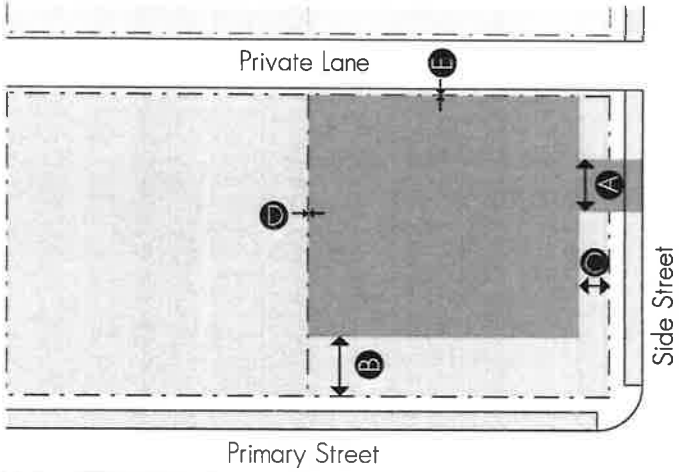
Building Setbacks

A	Build-to zone: primary & side street	0' min., 10' max
B	Side: common lot line	0' min.
B	Side: private lane	5' min.
B	Side: residential district	10' min.
C	Rear: common lot line	0' min.
C	Rear: private lane	5' min.
C	Rear: residential district	15' min.

Build-To

D	% of building facade in primary street build-to zone	80% min.
E	% of building facade in side street build-to zone	30% min.
F	Front & side encroachment	3' max. from back of curb

ACCESS & PARKING LOCATION



Access

	Primary street yard	Not allowed
	Side street yard	Allowed
	Private Lane	Allowed
A	Driveway width in side street setback	20' max.

Parking Setbacks

B	*Primary street setback	30' min.
C	Side street setback or residential district	10' min.
D	Side: common lot line or private lane	0' min.
E	Rear: common lot line or private lane	0' min.

USE REGULATIONS

Uses are listed in the first column of Allowed Use Table 2.0. This code classifies uses into categories and subcategories. In some cases, specific use types are listed in addition to the use categories and subcategories. Building types are defined in the Urban Standards section of this code.

PERMITTED USES

Uses identified with a "P" are permitted as-of-right in the subject zoning district, subject to compliance with any supplemental regulations identified in the final column of Table 2.0 and with all other applicable regulations of this zoning code. Uses identified with a "P*" are uses that are permitted with special standards. The special standards section is identified in the supplemental regulations column in Table 2.0.

PROHIBITED USES

Uses identified with an "--" are expressly prohibited. Uses that are not listed in the table and that cannot be reasonably interpreted to fall within any defined use category are also prohibited.

SPECIAL EXCEPTION USES

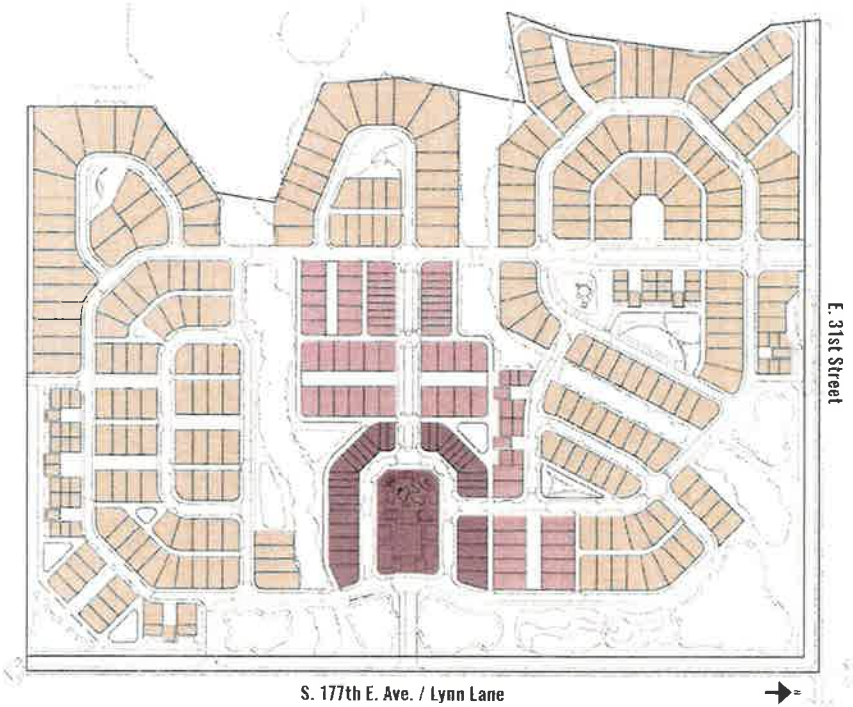
Uses identified with an "S" may be allowed if reviewed and approved in accordance with the special exception procedures of Section 70.120 of the Tulsa Zoning Code. Special exception uses are subject to compliance with any supplemental regulations identified in the final column of Table 2.0 and with all other applicable regulations of this zoning code.

SUPPLEMENTAL REGULATIONS

The "Supplemental Regulations" column in Table 2.0 identifies additional regulations that apply to some uses. Unless otherwise expressly stated, compliance with these regulations is required regardless of whether the use is permitted as-of-right or requires special exception approval.

ACCESSORY USES

Accessory uses are not regulated by Table 2.0. Customary accessory uses are allowed in conjunction with principal uses permitted by right or by special exception, subject to review and compliance by the Concord Town Urban Planner.



LEGEND

- Town Center District (TC)
- Neighborhood Center District (NC)
- General Neighborhood District (GN)

ALLOWED USE TABLE 2.0

	TC	NC	GN	Supplemental Use Standards
Residential				
Household Living				
Detached House	P*	--	P	See Detached House Urban Standards
Bungalow Court	--	P	P	
Cottage Court	--	P	P	
Duplex	--	P	P	
Townhouse	P	P	--	
Multi-Unit House	P	P	--	
Public, Civic & Institutional				
Education				
Day Care	P	--	--	See Section 40.120 Tulsa Zoning Code
Library or Cultural Exhibit	P	--	--	
Community Garden	P	P	P	
Gym/Fitness Facility	P	--	--	
Natural Resource Preservation	P	P	P	
Parks and Recreation	P	P	P	
Postal Service	P	--	--	
Religious Assembly	P*	--	--	See Section 40.320 Tulsa Zoning Code
School	P	P	--	
Commercial				
Animal Service				
Boarding or shelter	--	--	--	
Grooming	P	--	--	

P = Permitted, P* = Permitted w/ Special Standards, S = Special Exception, -- = Not Permitted

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ALLOWED USE TABLE 2.0 CONTINUED

	TC	NC	GN	Supplemental Use Standards
Veterinary	P	--	--	
Financial Services (except below)	P	--	--	
Personal credit establishment	--	--	--	
Funeral or Mortuary Service	--	--	--	
Lodging				
Bed & Breakfast	P	--	--	
Hotel/Motel	--	--	--	
Office				
Business or professional office	P	--	--	
Medical, dental or health practitioner office	P	--	--	
Plasma center	--	--	--	
Parking, Non-accessory	--	--	--	
Restaurants & Bars				
Restaurant	P	--	--	
Bar	P	--	--	
Wine bar or Brew Pub	P	--	--	
Coffee shop	P	--	--	
Retail Sales				
Building supplies & equipment	--	--	--	
Consumer shopping goods	P	--	--	
Convenience goods	P	--	--	
Marijuana dispensary	--	--	--	

P = Permitted, P* = Permitted w/ Special Standards, S = Special Exception, -- = Not Permitted

16.57

ALLOWED USE TABLE 2.0 CONTINUED

	TC	NC	GN	Supplemental Use Standards
Grocery Store	P	--	--	
Self-service storage facility	--	--	--	
Sexually oriented establishment	--	--	--	
Studio, Artists, or Instructional Service	P	--	--	
Vehicle sales & service	--	--	--	
Industrial				
Manufacturing & industry	--	--	--	
Recycling				
Consumer material drop-off station	--	--	--	
Agricultural				
Community Garden	P	P	P	
Other Uses				
Vendor, Food, Mobile Food Court	P	--	--	
Vendor, Merchandise	P	--	--	
Drive-in or drive-through facility	--	--	--	
Oil or Gas Well	S	S	S	See Title 40A of the Tulsa Revised Ordinance

P = Permitted, P* = Permitted w/ Special Standards, S = Special Exception, -- = Not Permitted

LANDSCAPE STANDARDS

The Landscape Standards establish the vision and goals for the overall community aesthetic. Specific requirements regarding plant species and private yard landscaping requirements shall be outline in the Concord covenants and restrictions and filed with the plat. The Concord Community is exempt from the landscape provisions outlined in other City of Tulsa ordinances. The community of Concord will be landscaped to a high-level standard, meeting and exceeding the minium requirements set out by the City of Tulsa landscape ordinance. All landscaped areas within the Concord community shall be designed by a Landscape Architect or Landscape Designer and shall be reviewed and approved for compliance by the Town Planner. Irrigation is required for all private landscape areas within Concord.

OVERVIEW

The community of Concord provides approximately 36 acres of preserved open space, and is made up of multi-use trails, pocket parks, detention ponds, created wetlands, existing floodplains, and natural riparian areas. The landscape vision seeks to implement a naturalistic prairie aesthetic that is in keeping with native Oklahoma landscapes. Use of ornamental grasses, wildflowers, and drought tolerant plantings shall be utilized throughout the community. Existing riparian corridors and their tree canopies shall be preserved and accommodate space for a multi-use trail. Frontage along Lynn Lane and E. 31st Street shall be landscaped with a mixture of tall prairie grasses, wildflowers, and wetland appropriate plant species. Landscape elements such as natural boulders, berms, and wood fencing material shall be designed and incorporated into the landscape in order to support the natural community aesthetic.

MAINTENANCE

A third party landscape management company will be established at Concord and will be responsible for the maintenance of the landscaped entries, private lanes, perimeter fencing and all reserves and landscape areas as identified on the plat. These areas will be constructed and landscaped to a high standard by the property owner and then turned over to the third party landscape management company for perpetual maintenance.

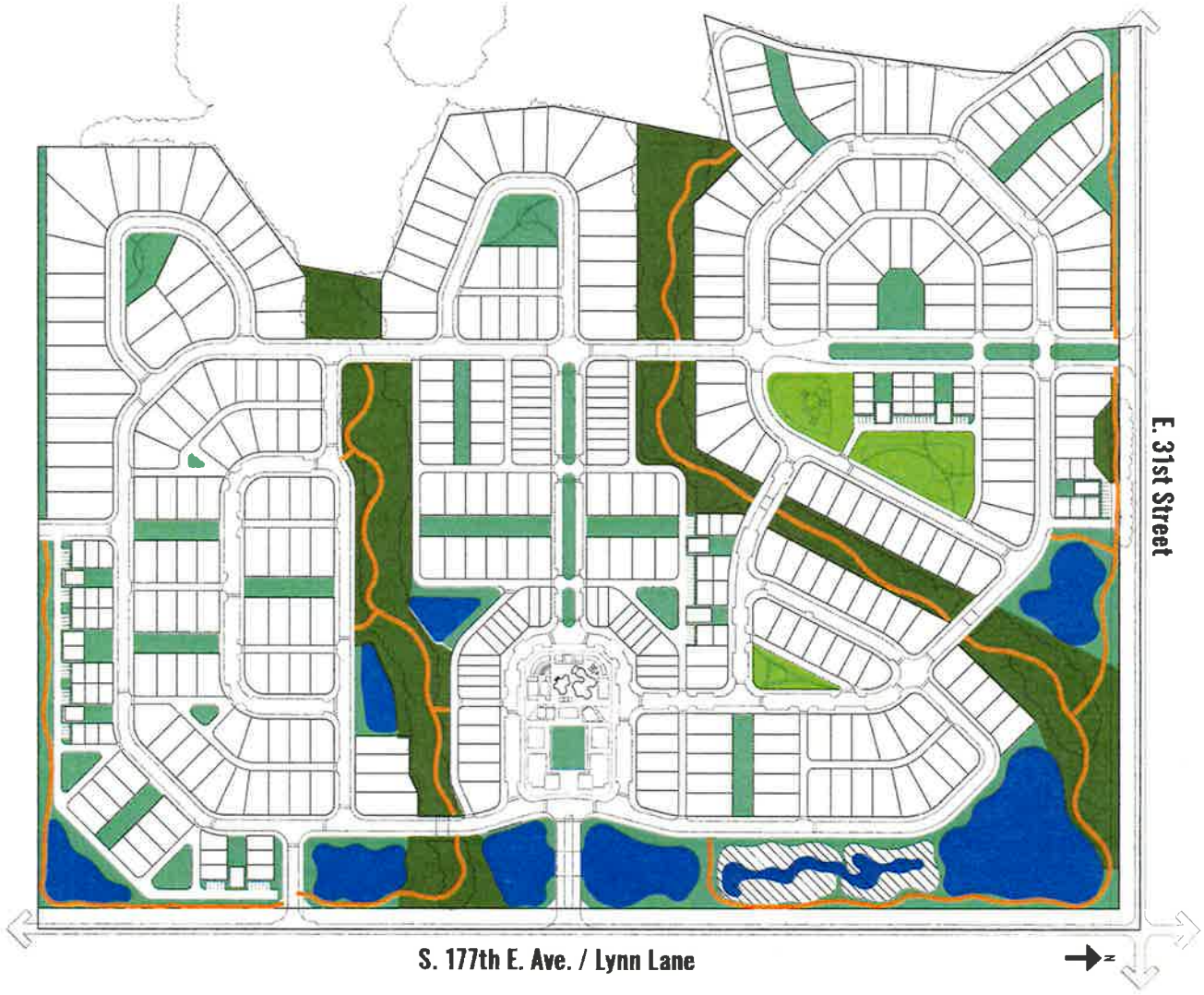
In addition to the third party landscape management company, a Concord Home Owner's Association (HOA) will be formed. Final covenants and restrictions for the Concord Community will be filed with the final plat and will include the maintenance agreement and other specific rights and requirements for HOA members.

Precedent images that establish the landscapes look, feel, and character for the community of Concord

14.10

LEGEND

- Floodplain Corridor
- Community Open Space
- Dry Detention/Pocket Park
- Wet Detention Pond
- Wetland Area
- Multi-Use Trail



ARCHITECTURAL STANDARDS

OVERVIEW

The Architectural Standards specify the general materials and configurations permitted for walls, roofs, openings, and building facades in order to produce visual compatibility among differing building types.

GENERAL STANDARDS

In general, the architectural aesthetic for the Concord Community will draw from four styles, trending slightly more modern than traditional:

Scandinavian Mid-century Modern

- This modernist style is rooted in the simplified forms found in vernacular Scandinavian architecture and is generally characterized by the creative use of natural materials, minimalist, functional design, simple massing, large windows utilizing views and natural light, and high-pitched roofs with gables. Wood building materials and natural color palettes are popular and every building detail strives to be both necessary and useful, with nothing superfluous.

Farmhouse Barn

- The term "farmhouse" was originally meant as a description of a home situated in an agricultural setting as opposed to a particular style of a home. Farmhouses were developed out of necessity, and they reflected the land, building materials and goods available in their rural location. Typically, a farmhouse draws upon those early colonial homes built in the 1700s, with added elements such as deep front porches. The common thread of a farmhouse is that it is rural, straightforward, and functional.

Modern Victorian

- Rich colors and eclectic details give a wide range of expression to Modern Victorian homes. The historical Victorian style refers to homes built during the reign of Queen Victoria (1837-1901). Builders blended a wide range of styles from Regency to Italianate with ornate brackets, window surrounds, columns, and trim details, utilizing inventive and sometimes whimsical shapes and patterns. Homes are asymmetrical in arrangement with tall porches and make use of distinctive architectural elements such as patterned bricks, barge boards on gable ends, bay windows, and a proliferation of fireplaces.

Industrial

- A love for functional, open spaces and the raw beauty of materials is distinctive of the industrial style of architecture. The homes feature exposed brick walls and structural steel, concrete, or wood as well as large, expansive steel windows. Simplicity, minimalism, and rough textures define the style. Industrial design showcases neutral tones and utilitarian objects, from the earthy to the polished, and often incorporates a love for vintage furniture and accessories inspired by early 20th century design.

Building forms will have simple lines; high-pitched gables and/or low-slope roofs; large windows; a mix of textures, colors, and materials.

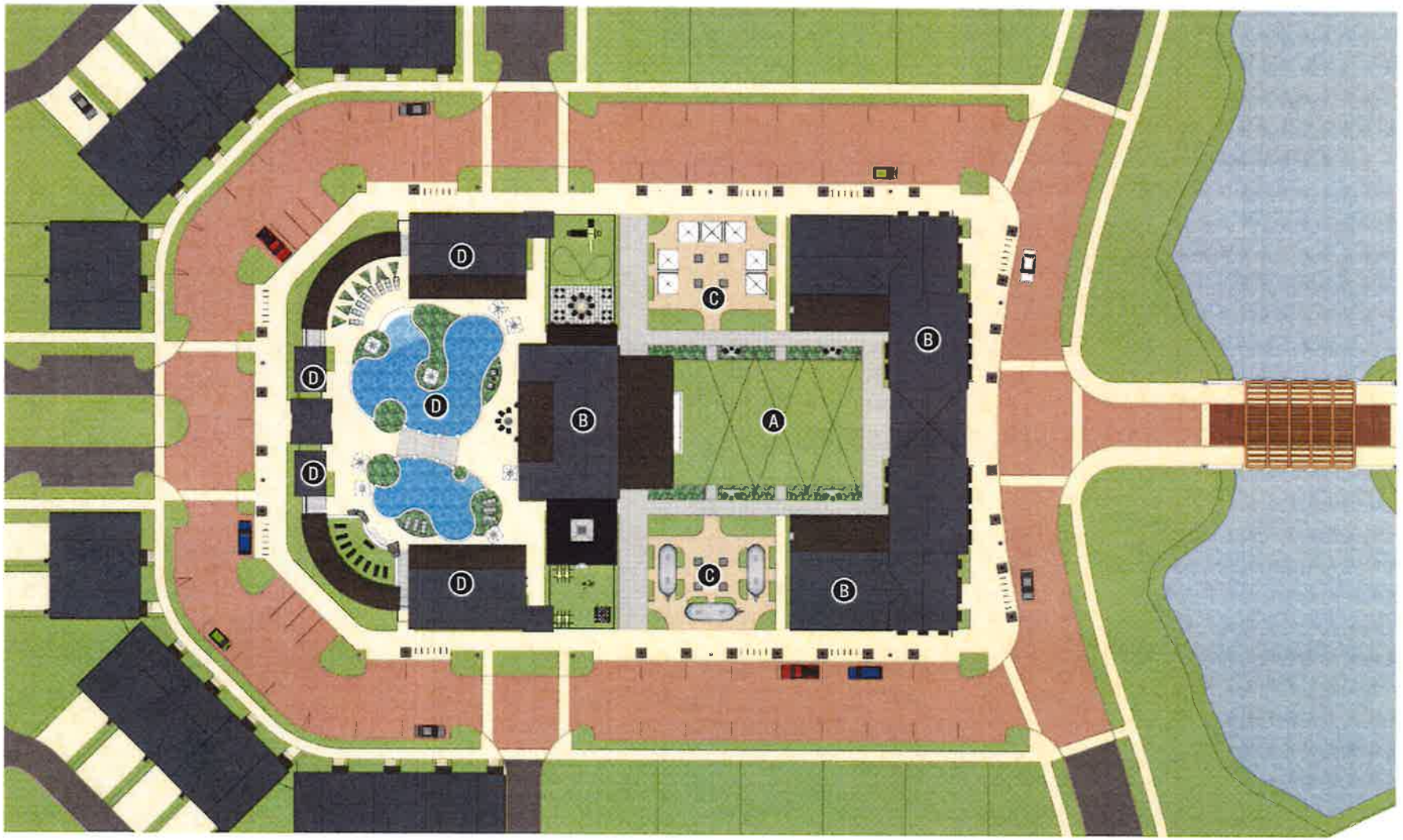
To create architectural interest, building facades should incorporate various expressions of structural design elements such as, but not limited to: floor banding or belt course details, columns, pilasters, piers, quoins; foundation water tables or rustication details; façade articulation and variation in wall plane including patterns of door and window openings through the use of sills, mullions, and other scale providing window elements. Residential buildings should provide a variety of architectural styles, sizes, and lot configurations to promote a diverse and unique community aesthetic. Front porches and/or urban stoops should be utilized on all residential dwellings to promote community interaction at the street.

MIXED-USE TOWN CENTER

The Town Center will serve as the hub of the Concord community. The Town Center District is intended to create a mixed-use, walkable, pedestrian friendly atmosphere that supports a variety of neighborhood serving commercial, retail, restaurant, office and entertainment space surrounded by a urban residential living and community amenity areas. The Town Center buildings will be wood framed construction and will be one or two stories in height. The townhouses will be wood framed construction and will be two to three stories in height. Parking will be accessed from the rear alley and will either be in detached garages or an attached garage within the townhouse unit. Materials will be chosen for durability, ease of maintenance, economy of scale and familiarity within the local market with an emphasis on natural materials. The exterior materials will consist of the following:

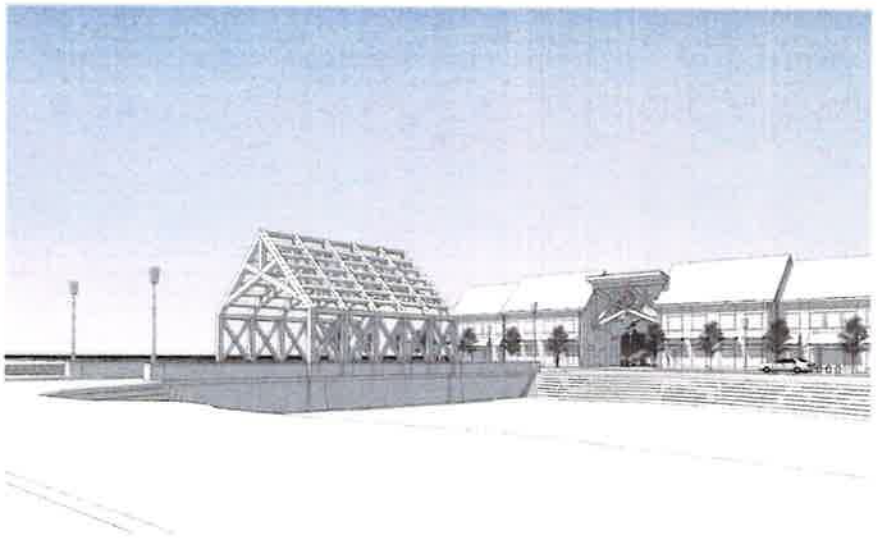
Precedent Image: Neighborhood Commercial

Precedent Image: Residential



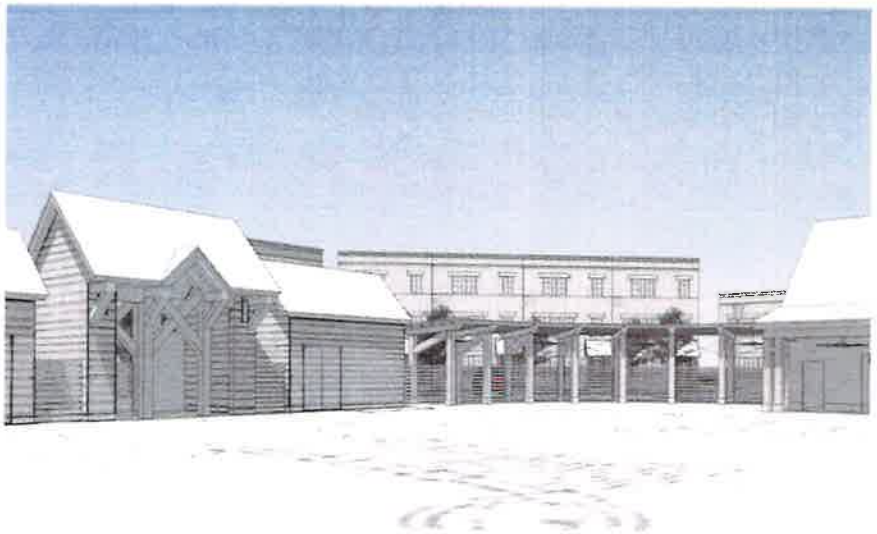
Ⓐ Community Green Ⓑ Mixed-Use Commercial, Office, Restaurant & Retail Ⓒ Market & Food Truck Plaza Ⓓ Community Pool with Storage, Locker Room & Workout Facilities

16.13

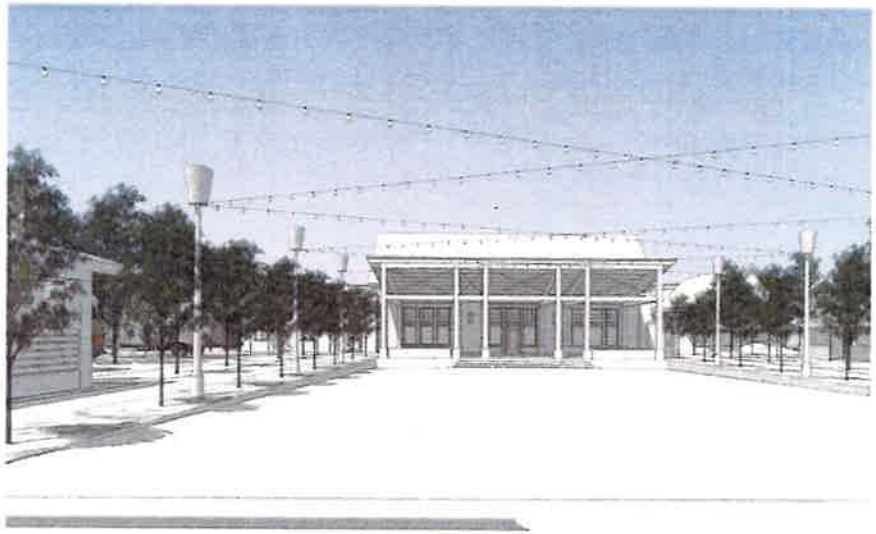


Conceptual Rendering of Covered Vehicular Entrance off of S. 177th E. Ave./Lynn Lane

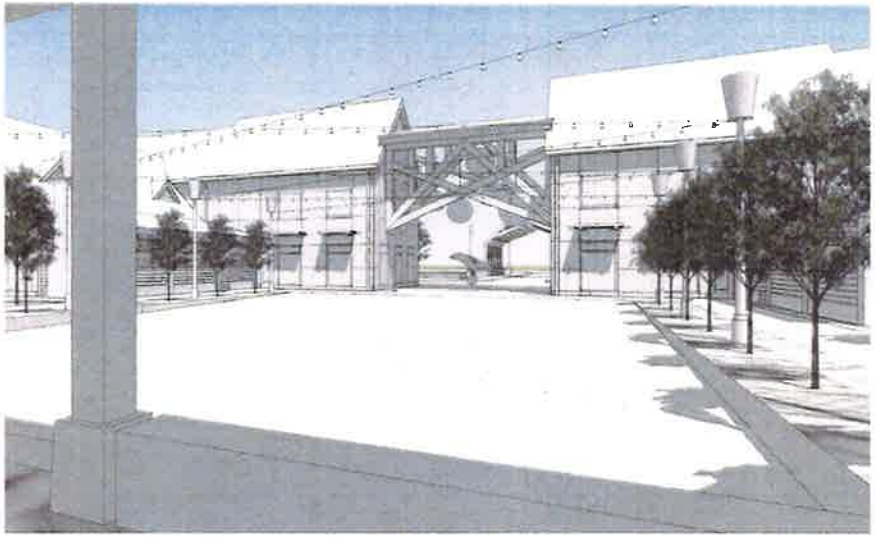
Town Center Streetscape Conceptual Streetscape



Town Center Community Pool and Lounge Area



Town Center Green Looking West



Town Center Green Looking East

Town Center Looking Southwest

Town Center Looking Southeast

Town Center Looking West

SIGNAGE STANDARDS

OVERVIEW

The following sign controls are intended to provide basic direction for how signs are displayed.

GENERAL GUIDELINES

Signage should be artful, creative, add visual interest to the street, and complement the overall building design. Signage should be utilized to identify a business or residential project and be clearly identifiable to customers, yet not be visually objectionable.

Location

- Signs should not obscure architectural elements such as pilasters, cornice lines, capping or openings.

Legibility

- Sign typeface should be clearly legible.

Materials

Signs should be designed of high quality materials consistent with the overall building architecture.

Style

Signs should be of a style representative of the overall building and district character, while ensuring the business is appropriately represented.

- Visually representational rather than textual signs are encouraged
- Signs should be artful, creative and highly graphic.

Orientation

- Signs should be oriented to face pedestrians.

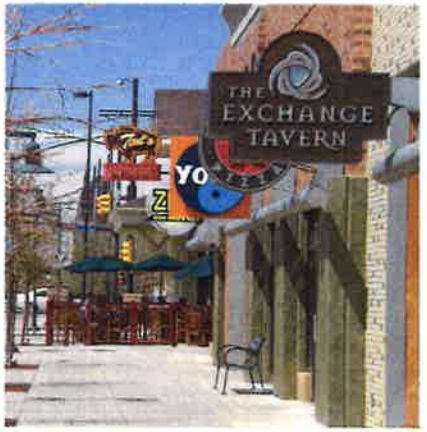
Lighting

- Lights should be subtle and reinforce the overall facade design.

Signage oriented to pedestrians

Precedent - Sign that is artful, creative, and highly graphic

Precedent - Sign that represents the overall building and district character



Signage that reflects the use and the character of the place

16.99

STANDARDS

Signs can contribute significantly to the identity and brand of an area. It is important that they are carefully reviewed and stay consistent with the design intent for Concord.

Location

- Mixed-use buildings shall provide locations on the commercial areas of the building facade that are specifically designed to accommodate changeable tenant signage including wall signs, projecting signs and window signs. Structure, materials, detailing and power sources shall be designed to be readily adaptable and repairable as tenant sign needs change.

Area Calculation

- Sign area is measured by drawing a rectangular box around the most extreme points of a sign. In cases where the sign extends in a second direction greater than 20 degrees from the primary sign face, a second box around the most extreme points of the secondary sign face shall be drawn and added to the area of the primary face to generate the sign total area, see figure below.

Window Signs

- Permanent or temporary window signs shall not exceed 1/3 the area of the window to a maximum of 20 sq. ft. on or in which the signs are located.
- Signs shall be of a durable / low maintenance material or adhered or permanently printed on the interior surface of the window.

Wall Signs

- The area of all wall signs shall not exceed 1 sq. ft. per foot of street frontage occupied by the business measured along the wall to which the signs are attached.
- The height of any wall sign shall not exceed 10 ft. for small retail spaces.

Projecting Signs

- The area of projecting signs combined when there are multiple signs shall not exceed 24 sq. ft.
- Projecting signs shall be located no closer than 20 ft. apart or one per retail space.
- The height of a projecting sign shall not exceed 30 ft. or the height of the wall that it is attached.
- A minimum 9 ft. vertical clearance to the sidewalk shall be maintained.
- No part of the projecting sign shall project more than 75% of the horizontal distance from the street property line to the curb-line, or 6 ft. 6 in., whichever is less.

Signs on Awnings

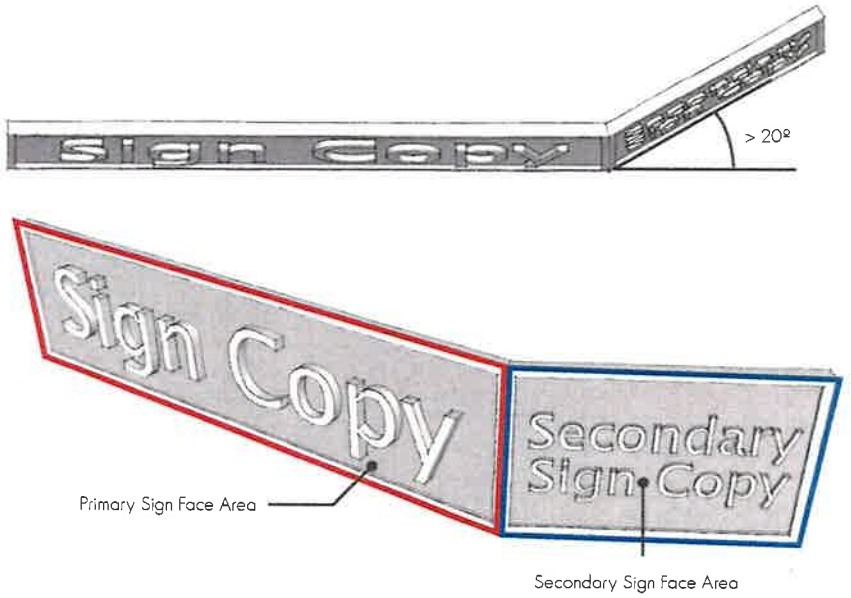
- The area of awning signs shall not exceed the lesser of: 50% of the area of the vertical face of the awning, or 200 sq. ft.
- Maximum letter height is 12 inches.
- Sign copy may be non-illuminated or indirectly illuminated.

Nameplate

- One nameplate sign is permitted per business.
- The area shall not exceed 2 sq. ft.

Electrical Services

- Lighted signs shall conceal any junction boxes, lamps, tubing, conduits and raceways.



Sign Area Calculation

PDG

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