TMAPC
Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7668
Related to PUD-357-C

Hearing Date: December 7, 2022

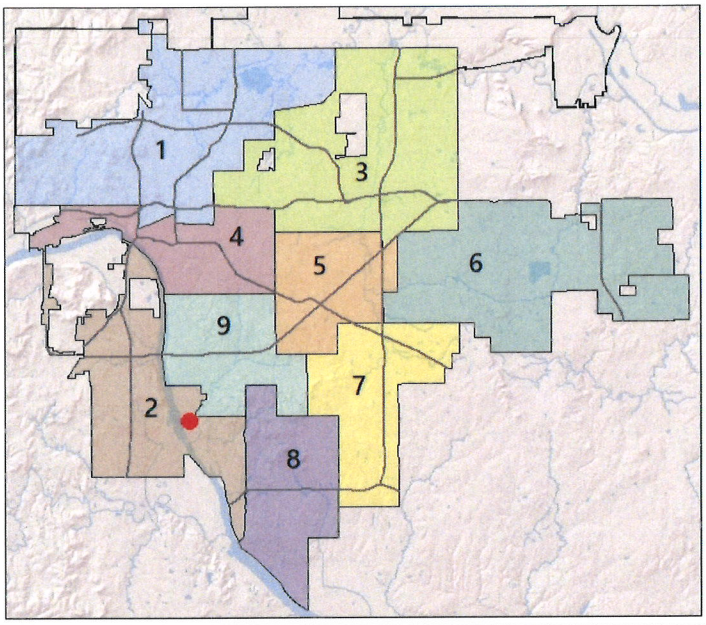
Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Wallace Design Collective C/O Mike Thedford

Property Owner: Jordan Properties LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Proposed Indoor Recreation Development

Concept summary: Major amendment to PUD 357 to meet current zoning code provisions and rezoning from RM-1 to CS to allow assembly and entertainment

Tract Size: 2.83 ± acres

Location: South of the Southeast corner of East 71st Street South and South Quincy Avenue

Zoning:

Existing Zoning: PUD-357-A, RM-1

Proposed Zoning: CS, PUD-357-C

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth, Area of Stability

Staff Recommendation:

Staff recommends approval of CS zoning but only with the PUD-357-C major amendment.

Staff Data:

TRS: 8307
CZM: 52

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

REVISED 12/1/2022

SECTION I: Z-7668

DEVELOPMENT CONCEPT:

The original PUD 357 and base zoning was approved in 1984 and included approximately 8 acres that was partially developed with a mix of retail, and office uses. This major amendment and rezoning is limited to the south 2.8 acres +/- of the original PUD. That area was referenced as an office use development area and the underlying zoning was established as RM-1. The "office area" was never developed and the applicant has submitted a proposal that includes assembly and entertainment uses. The PUD never contemplated that use and the underlying zoning is not appropriate therefore a major amendment has been presented for approval.

The PUD and Underlying zoning will convert this area from the 1984 zoning code standards to current zoning code standards and current process and supplemental regulations that are allowed in the PUD Legacy District chapter of the code. Modifying the underlying zoning and preparing a major amendment to the PUD is expected to allow uses that were not contemplated in the remove barriers for many development opportunities on this site.

This rezoning application from RM-1 to CS and Major amendment PUD 357-C will replace all previous ordinances and minor amendments or other zoning approvals that have been contemplated on this site. The major amendment will make references to the current zoning code.

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:
  - Development concept plan
  - ALTA Survey dated 3/16/2022

DETAILED STAFF RECOMMENDATION:

Uses and supplemental regulations that are defined in the CS district are consistent with the comprehensive plan and,

The CS district with the provisions of PUD-357-C is in harmony with the existing and expected development in the area and,

The CS district and related PUD provide unified treatment of the development possibilities of the site and does not affect the remainder of the original PUD and,

The zoning request along with the PUD are consistent with the stated purposes and standards of the PUD chapter of the Tulsa Zoning code therefore,

Staff recommends Approval of Z-7668 to rezone property from RM-1 to CS but only with the provisions of PUD 357-C.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *CS zoning with the provisions of PUD 357-C is consistent with the Town Center vision in the Tulsa Comprehensive Plan.*

Land Use Vision:

***Land Use Plan map designation*: Town Center**

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

***Areas of Stability and Growth designation*: Area of Growth**

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

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

Transportation Vision:

***Major Street and Highway Plan*:** None

***Trail System Master Plan Considerations*:** None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped.

Environmental Considerations: None that would affect site development.

Streets:

Existing Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Quincy Avenue	None	50 feet	2

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	PUD-357-A / RM-2	Town Center	Growth	office
East	RM-1	Town Center and Existing Neighborhood	Growth and area of Stability	Multifamily and duplex
South	RM-2	Town Center	Growth	Co-housing development (in construction phase)
West	PUD-A / OL	Arkansas River Corridor	Growth	Drive through bank

SECTION III: Relevant Zoning History

History: Z-7668 related to PUD-357-C

Subject Property:

ZONING ORDINANCE: Ordinance number 15629 dated March 4th, 1983 & Ordinance number 16070 dated June 24th, 1984, established the current zoning for the subject property.

Z-5785 February 1983: All concurred in **approval** of a request for *rezoning* a .3±. acre tract of land from RS-2 to RM-1 for garden office building, on property located south of the southeast corner of 71S1 Street and Quincy.

PUD-357-B June 1986: All concurred in **denial** of a proposed *Planned Unit Development* on tract of land for single-office and multi-family projects on property located Lot 2 Block 1 Valley Bend Park Resub L2-4 Valley Bend & L1 B1 River Grove.

PUD-357 May 1984: All concurred in **approval** of a proposed *Planned Unit Development* on a 8.5±. acre tract of land for a commercial/office complex, on property located east of the southeast corner of 71S1 Street and Quincy Avenue

Surrounding Property:

BOA-22979 August 2020: The Board of Adjustment **approved** a *Special Exception* to permit alternative compliance parking ratios in an RM-2 District to reduce the required number of parking spaces for an apartment use, on property located at 7131 & 7141 South Quincy Avenue East.

Z-7545 June 2020: All concurred in **approval** of a request for *rezoning* a 4.79± acre tract of land from RT to RM-2 on property located South of the southeast corner of east 71st Street South and South Quincy Avenue.

Z-7461 December 2018: All concurred in **approval** of a request for *rezoning* a 4.79. ± acre tract of land from OM/MX-2-V-U to RT for townhouse development, on property located south of the southeast corner of East 71st Street South and South Quincy Avenue. (Ordinance 24065)

Z-7430 January 2018: All concurred in **approval** of a request for *rezoning* a 2.39. ± acre tract of land from OM to MX-2-V-U for mixed-use, on property located south of the southeast corner of East 71st Street South and South Quincy Avenue. (Ordinance 23865)

SA-1 September 2016: All concurred in **approval** of a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3 and regulations to govern the form, function, design and use of the properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.

BOA-18569 November 1999: The Board of Adjustment **approved** a *Special Exception* to permit a mini-storage facility in CS-zoned and RM-1 zoned districts & a Variance to permit the increase in floor area from .5 FAR to .75 FAR, on property located at 1424 East 71st Street.

PUD-545 May 1996: All concurred in **approval** of a proposed *Planned Unit Development* on a 6.3±. acre tract of land for a theater and parking, on property located south of the southeast corner of 71st Street and Riverside.

BOA-16005 April 1992: The Board of Adjustment **approved** a *Special Exception* to permit eliminating the screening requirement where existing trees will provide a visual separation, on property located at Southeast Corner of east 71st Street and Riverside Drive.

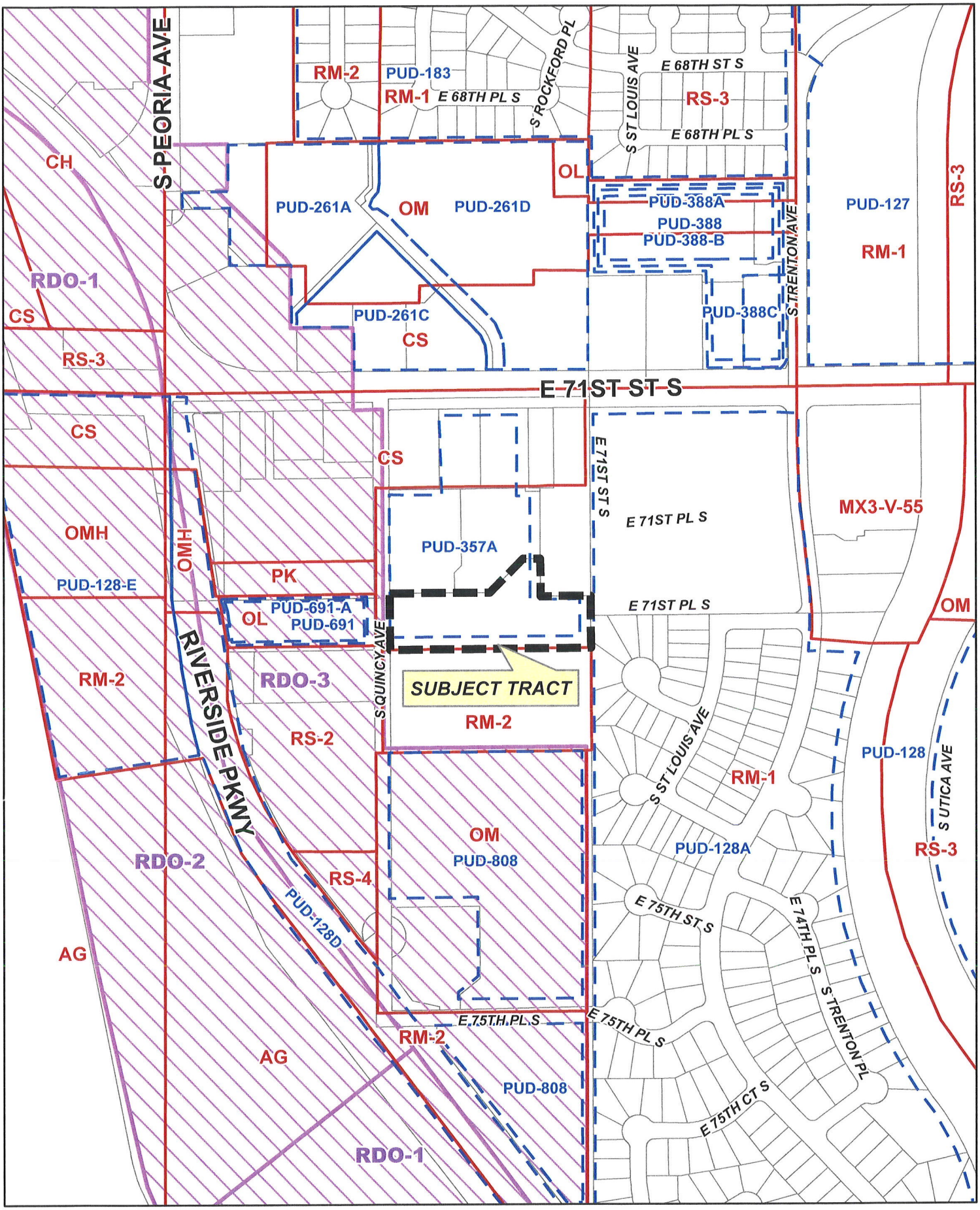
PUD-545-A Abandonment December 1997: All concurred in **approval** of a proposed *Planned Unit Development* on a 6.3±. acre tract land to abandon PUD-545 for a multi-use development, on property located south and east of the southeast corner of 71st Street and Riverside.

Z-6070 October 1985: All concurred in **approval** of a request for *rezoning* a 4.±. acre tract of land from RM-2/RD to CS for commercial, on property located southeast corner of 71S1 and Peoria.

Z-6005/PUD-357-A December 1984: All concurred in **approval** of a proposed *Planned Unit Development* on a *8±.* acre tract of land for on property located east of the southeast corner of 71st Street and Quincy Avenue.

PUD-128-A October 1983: All concurred in **approval** of a proposed *Planned Unit Development* on a 118± acre tract of land for multifamily development on property located South of 71st Street and West of the Joe Creek Channel.

Z-5400 June 1980: All concurred in **approval** of a request for *rezoning* a .89. ± acre tract of land from RS-2 to RM-1 for apartments, on property located south of the southeast corner of West Edison Street and North 25th West Avenue.



Feet
0 200 400

Z-7668/PUD-357-C

18-13 07

N

137

Feet
0 200 400

Subject Tract

Z-7668/PUD-357-C

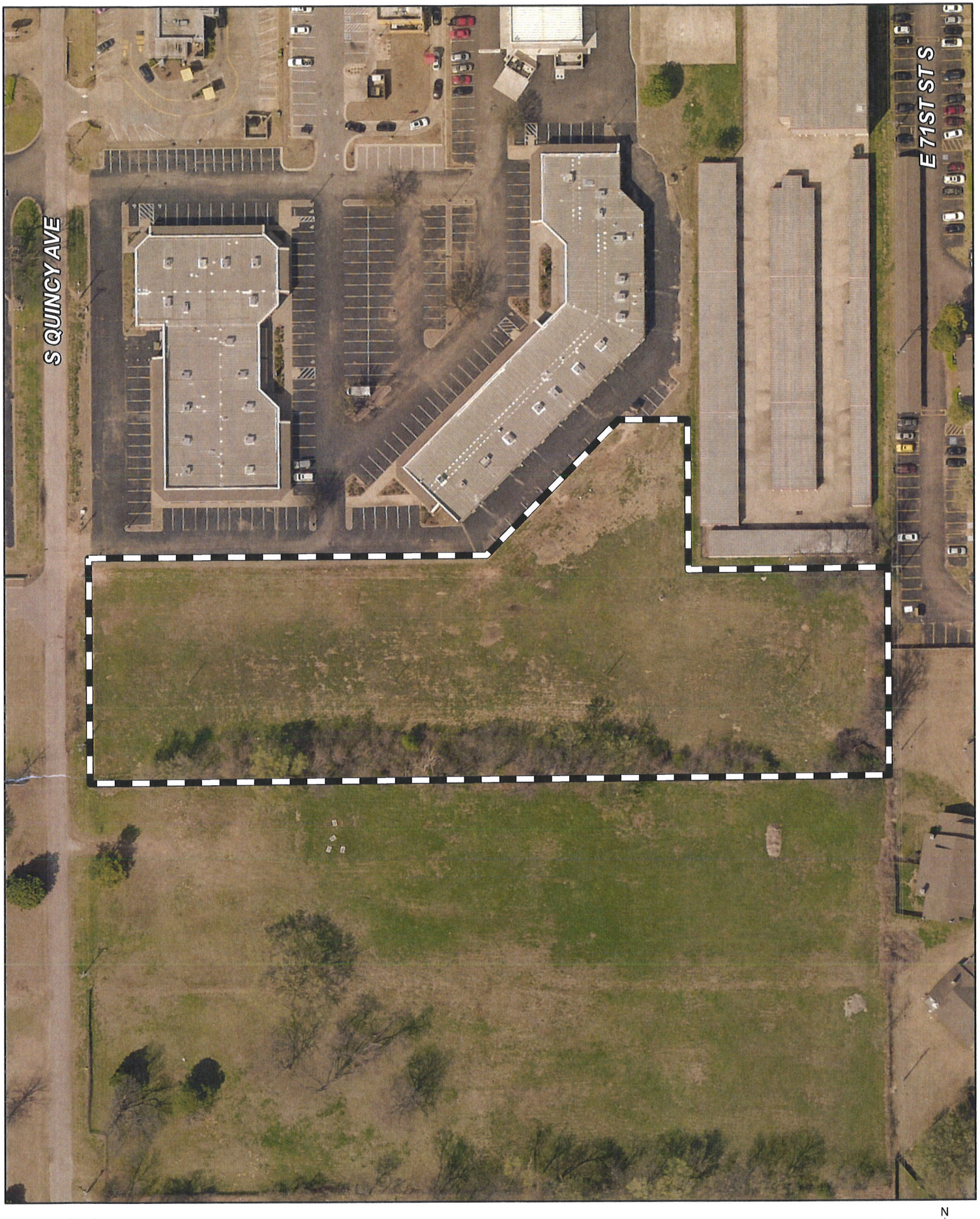
18-13 07

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

Aerial Photo Date: 2020/2021

N

13.8



Feet
0 50 100

Subject Tract

Z-7668/PUD-357-C

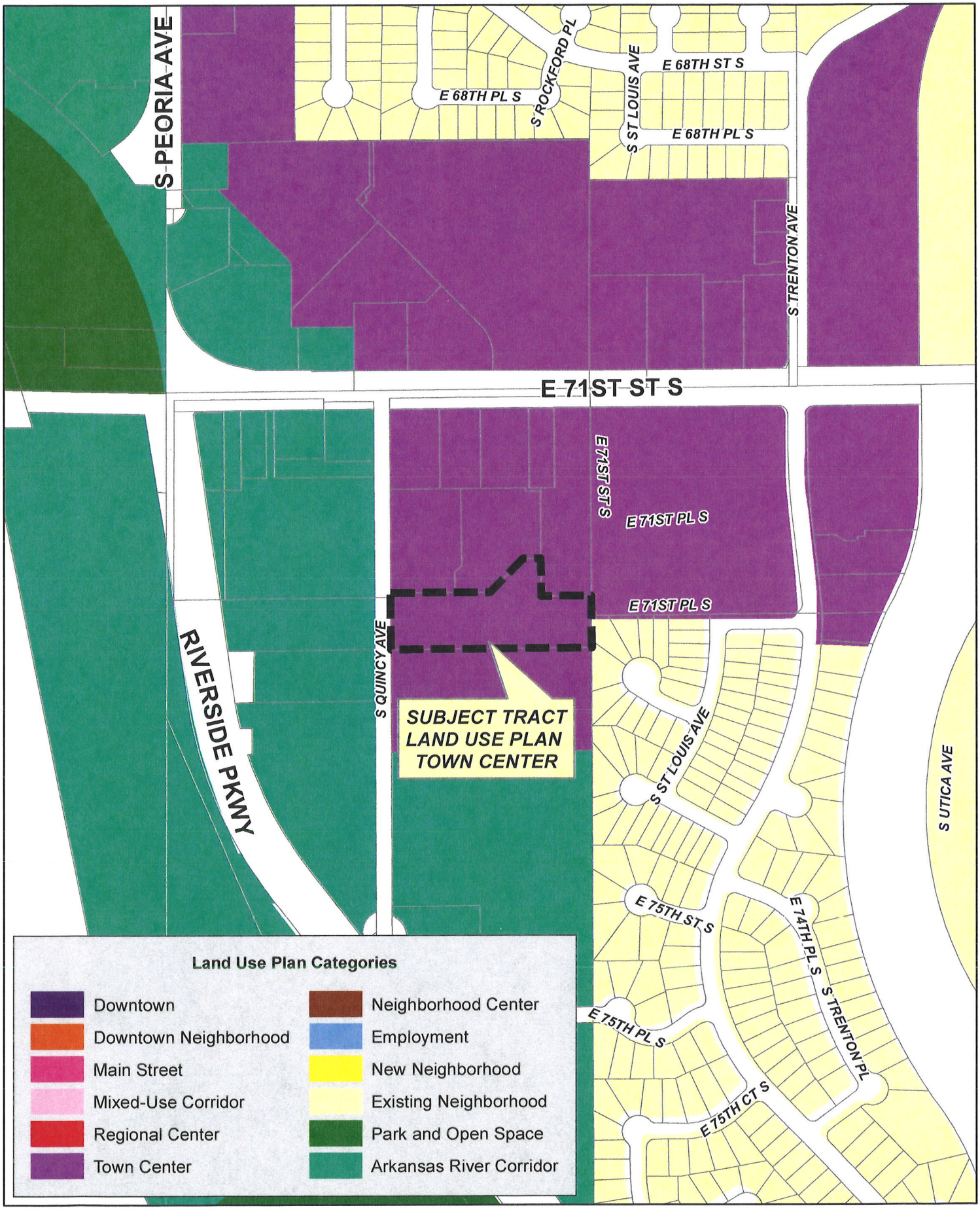
18-13 07

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

Aerial Photo Date: 2020/2021

N

13.9



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Z-7668/PUD-357-C

18-13 07

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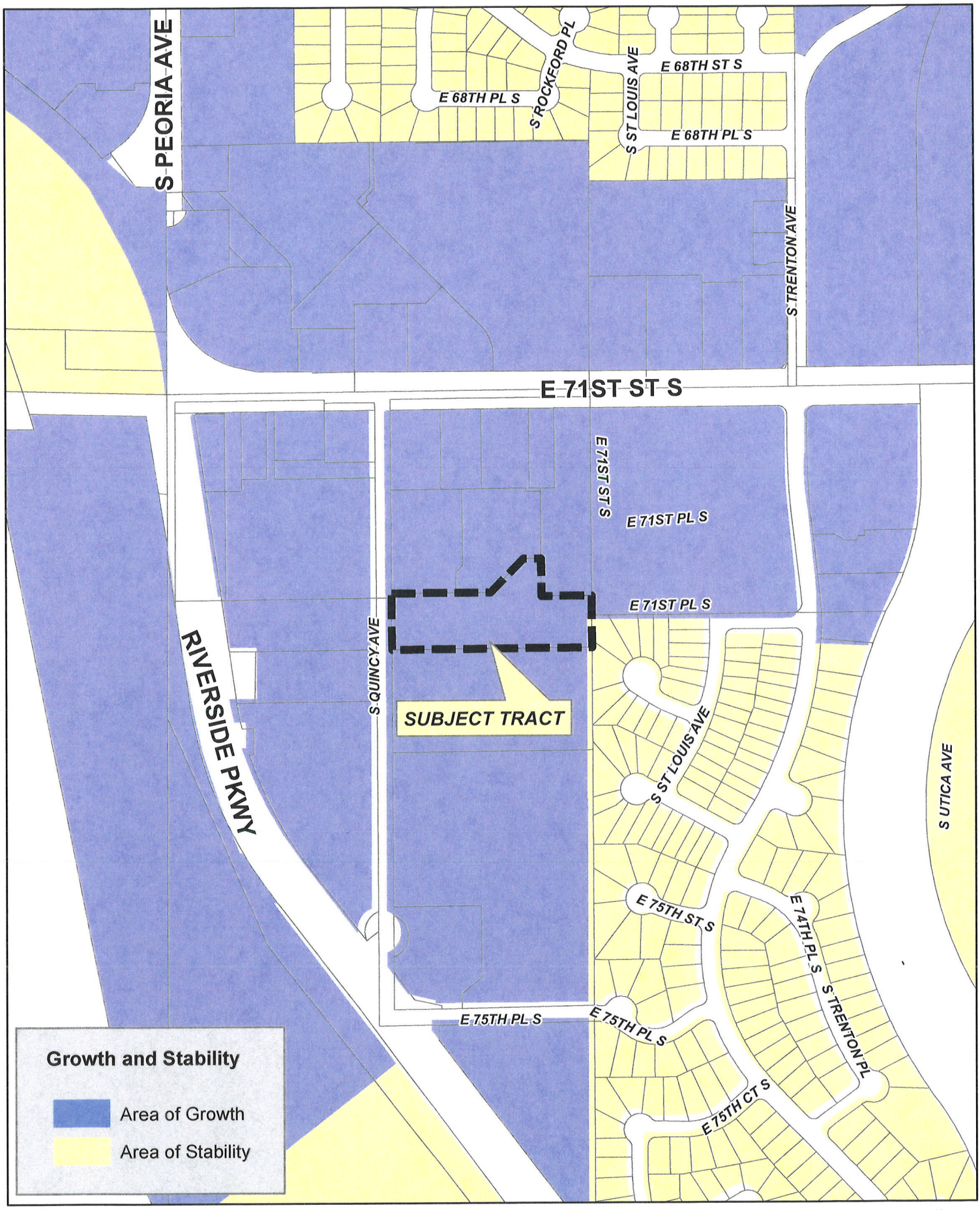


Z-7668/PUD-357-C

18-13 07

13.11

GENERAL NOTES

INVOICE NO. STK 22-108390

THE BASIS OF BEARINGS IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM NAD83 (2011).

FM = FIELD MEASURED COURSE.
PLAT = RECORDED PLAT COURSE.
DESC = DESCRIBED COURSE.

THE PROPERTY DESCRIBED HEREON CONTAINS 2.83 ACRES, MORE OR LESS.

THE PROPERTY DESCRIBED HEREON CONTAINS NO MARKED PARKING SPACES.

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES ZONE X SHADED DEFINED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." ZONE AE DEFINED AS "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED."AS SHOWN ON FIRM MAP PANEL NUMBER 40143C0361L WITH AN EFFECTIVE DATE OF 10/16/2012.

BY GRAPHIC PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON IS NOT LOCATED WITHIN THE REGULATORY FLOODPLAIN PER THE CITY OF TULSA REGULATORY FLOODPLAIN MAP ATLAS DATED NOVEMBER 2021.

THE PROPERTY DESCRIBED HEREON HAS INGRESS/EGRESS FROM SOUTH QUINCY AVENUE (A DEDICATED RIGHT-OF-WAY).

SURVEYOR DID NOT OBSERVE ANY VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE FACE OF THIS SURVEY.

VISIBLE UTILITIES ARE SHOWN, THERE MAY BE OTHERS THE EXISTENCE AND LOCATIONS OF WHICH ARE UNKNOWN. BEFORE DIGGING, CONTACT OKIE811 NO MORE THAN TEN (10) DAYS NOR LESS THAN FORTY-EIGHT (48) HOURS, EXCLUDING THE DATE OF NOTIFICATION, SATURDAYS, SUNDAYS AND LEGAL HOLIDAYS.

SURVEYOR DID NOT OBSERVE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE FIELD DATE SHOWN HEREON.

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

ADDRESS: 7125 S. QUINCY AVENUE, TULSA, OK

INSTRUMENT NOTES

(X) DENOTES INSTRUMENT SHOWN ON SURVEY

INSTRUMENT NOTES:
THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO. 21-4553, DATED NOVEMBER 12, 2022. THE ITEMS FROM SCHEDULE B ARE ADDRESSED AS FOLLOWS:

(10) BUILDING LINE AND EASEMENTS AS SHOWN ON PLAT OF VALLEY BEND PARK DO AFFECT THE SUBJECT PROPERTY AS SHOWN.

11. SEWER CONSTRUCTION AGREEMENT BY AND BETWEEN THE RIVERSIDE COMPANY AND THE CITY OF TULSA, OKLAHOMA, DATED SEPTEMBER 19, 1975, FILED SEPTEMBER 19, 1975 AND RECORDED IN BOOK 4184, PAGE 38 CONTAINS INSUFFICIENT INFORMATION TO DETERMINE ITS EFFECT, IF ANY, ON THE SUBJECT PROPERTY.

(12) UTILITY EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED NOVEMBER 15, 1983, FILED FEBRUARY 28, 1984 AND RECORDED IN BOOK 4770, PAGE 1097 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

13. GENERAL WARRANTY DEED CONTAINING RIGHT-OF-WAY BETWEEN ARTHUR PAUL UTLEY AND BEATRICE UTLEY, HUSBAND AND WIFE AND J.F. CLEMMONS AND FLORENCE CLEMMONS, HUSBAND AND WIFE, DATED JULY 14, 1952, FILED JULY 17, 1952 AND RECORDED IN BOOK 2805, PAGE 580 DOES NOT AFFECT THE SUBJECT PROPERTY.

14. WATER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED OCTOBER 16, 1979, FILED NOVEMBER 26, 1979 AND RECORDED IN BOOK 4442, PAGE 1813 DOES NOT AFFECT THE SUBJECT PROPERTY.

15. WATER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED OCTOBER 17, 1979, FILED NOVEMBER 26, 1979 AND RECORDED IN BOOK 4442, PAGE 1811 DOES NOT AFFECT THE SUBJECT PROPERTY.

16. WATER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED DECEMBER 10, 1979, FILED OCTOBER _____(DATE ILLEGIBLE), 1979 AND RECORDED IN BOOK 4446, PAGE 678 DOES NOT AFFECT THE SUBJECT PROPERTY.

17. WATER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED DECEMBER 10, 1979, FILED DECEMBER 11, 1979 AND RECORDED IN BOOK 4446, PAGE 679 DOES NOT AFFECT THE SUBJECT PROPERTY.

18. WATER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED DECEMBER 10, 1979, FILED (DATE ILLEGIBLE) AND RECORDED IN BOOK 4446, PAGE 680 DOES NOT AFFECT THE SUBJECT PROPERTY.

19. WATER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED DECEMBER 10, 1979, FILED (DATE ILLEGIBLE) AND RECORDED IN BOOK 4446, PAGE 681 DOES NOT AFFECT THE SUBJECT PROPERTY.

20. WATER EASEMENT IN FAVOR OF CITY OF TULSA, OKLAHOMA, DATED DECEMBER 10, 1979, FILED (DATE ILLEGIBLE) AND RECORDED IN BOOK 4446, PAGE 682 DOES NOT AFFECT THE SUBJECT PROPERTY.

(21) UTILITY EASEMENT IN FAVOR OF THE PUBLIC, DATED DECEMBER 22, 1983, FILED FEBRUARY 14, 1984 AND RECORDED IN BOOK 4787, PAGE 381 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

22. UTILITY EASEMENT IN FAVOR OF THE PUBLIC, DATED NOVEMBER 9, 1983, FILED JANUARY (DATED ILLEGIBLE) AND RECORDED IN BOOK 4756, PAGE 1431 DOES NOT AFFECT THE SUBJECT PROPERTY.

23. UNDERGROUND RIGHT-OF-WAY IN FAVOR OF PUBLIC SERVICE COMPANY OF OKLAHOMA, AN OKLAHOMA CORPORATION, DATED OCTOBER 14, 1985, FILED OCTOBER 23, 1985 AND RECORDED IN BOOK 4900, PAGE 2408 DOES NOT AFFECT THE SUBJECT PROPERTY.

24. LICENSE AGREEMENT IN FAVOR OF CITY OF TULSA, DATED (DATE ILLEGIBLE), 1985, FILED SEPTEMBER 30, 1985 AND RECORDED IN BOOK 4895, PAGE 1360 DOES COVER THE SUBJECT PROPERTY, IS BLANKET IN NATURE.

(25) STORM SEWER EASEMENT IN FAVOR OF 1440 E. 71ST SOUTH, TULSA, L.P., DATED APRIL 18, 2002, FILED APRIL 29, 2002 AND RECORDED IN BOOK 6736, PAGE 1471 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN.

26. AGREEMENT BY AND BETWEEN THE RIVERSIDE COMPANY AND THE CITY OF TULSA, OKLAHOMA, DATED SEPTEMBER 19, 1975, FILED SEPTEMBER 19, 1975 AND RECORDED IN BOOK 4184, PAGE 42 DOES AFFECT THE SUBJECT PROPERTY AS SHOWN CONTAINS INSUFFICIENT INFORMATION TO DETERMINE ITS EFFECT, IF ANY, ON THE SUBJECT PROPERTY.

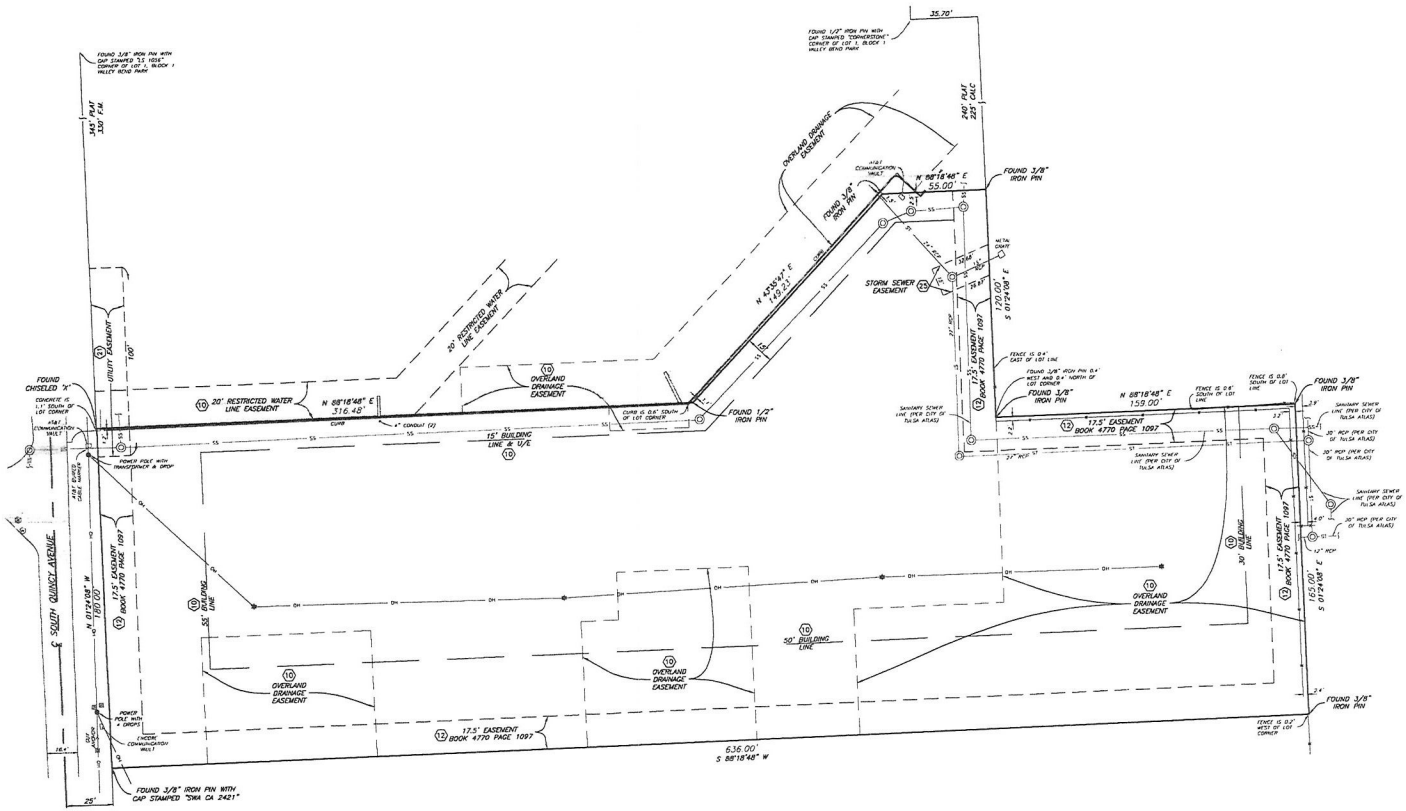
27. TERMS, CONDITIONS, AND PROVISIONS AS CONTAINED WITHIN GENERAL WARRANTY DEED BETWEEN VALLEY BEND PARK JOINT VENTURE, AN OKLAHOMA LIMITED PARTNERSHIP AND THE CITY OF TULSA, OKLAHOMA, DATED JULY 21, 1984, FILED DECEMBER 21, 1984 AND RECORDED IN BOOK 4835, PAGE 1043 DOES NOT AFFECT THE SUBJECT PROPERTY.

28. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED WITHIN GENERAL WARRANTY DEED BETWEEN VALLEY BEND PARK JOINT VENTURE, AN OKLAHOMA LIMITED PARTNERSHIP AND THE CITY OF TULSA, OKLAHOMA, DATED JULY 31, 1984, FILED DECEMBER 21, 1984 AND RECORDED IN BOOK 4835, PAGE 1044 DOES NOT AFFECT THE SUBJECT PROPERTY.

29. RESTRICTIONS IN WARRANTY DEED BETWEEN CHARLES STUNKARD AND MARY STUNKARD, HUSBAND AND WIFE AND J.L. REEDER, DATED FEBRUARY 19, 1926, FILED FEBRUARY 20, 1926 AND RECORDED IN BOOK 611, PAGE 507 DO COVER THE SUBJECT PROPERTY.

30. TERMS, CONDITIONS, AND PROVISIONS AS CONTAINED WITHIN GENERAL WARRANTY DEED BETWEEN NASIB ABDO AND ANTOINE, TRUSTEES OF THE GEORGE ABDO TRUST, DATED OCTOBER 14, 1979 AND THE CITY OF TULSA, OKLAHOMA, DATED OCTOBER 29, 1984, FILED DECEMBER 21, 1984 AND RECORDED IN BOOK 4835, PAGE 1042 DO NOT COVER THE SUBJECT PROPERTY.

31. MUTUAL ACCESS AND PARKING BY AND BETWEEN AMERICAN BANK AND TRUST COMPANY, AN OKLAHOMA BANKING CORPORATION AND PHYSICIANS ALLIANCE, INC., DATED APRIL17, 1991, FILED APRIL17, 1991 AND RECORDED IN BOOK 5315, PAGE 2742 DOES COVER THE SUBJECT PROPERTY, IS BLANKET IN NATURE.



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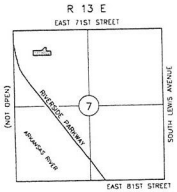


LOCATION MAP

SCALE: 1"=2000'

LEGEND

U/E UTILITY EASEMENT	IRRIGATION CONTROL BOX
CB CHORD BEARING	TRAFFIC SIGNAL BOX
RCB REINFORCED CONCRETE BOX	CLEAN OUT
RCP REINFORCED CONCRETE PIPE	M/P METER POINT
SEWER MANHOLE	GUARD POST
POWER POLE	ROOF DRAIN
LIGHT POLE	SIGN
WATER METER	CONCRETE
WATER VALVE	ASPHALT
FIRE HYDRANT	SINGLE GRATE DROP INLET
GAS METER	DOUBLE GRATE DROP INLET
GAS SERVICE	FENCE LINE
GAS VALVE	GUY ANCHOR
TELEPHONE PEDESTAL	-OH- OVERHEAD UTILITIES
TELEPHONE SERVICE	-SS- SANITARY SEWER LINE
CABLE PEDESTAL	-ST- STORM SEWER LINE
ELECTRIC SERVICE	
ELECTRIC PEDESTAL	
AIR CONDITIONER UNIT	
ELECTRIC TRANSFORMER	

BEFORE YOU DIG, CALL OKIE FOR LOCATION OF UNDERGROUND UTILITIES DIAL 811

ALTA/NSPS LAND TITLE SURVEY

OF:

LOT TWO (2), BLOCK ONE (1), VALLEY BEND PARK, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

CERTIFICATE

WHITE SURVEYING COMPANY, AN OKLAHOMA CORPORATION, AND THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO:

MAIN STREET ASSETS, LLC, an Oklahoma limited liability company
TITAN TITLE & CLOSING, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 9, 2022.

RANDY K. SHOEFSTALL, L.S.1676, REGISTERED PROFESSIONAL LAND SURVEYOR, OKLAHOMA

WHITE SURVEYING COMPANY
CERTIFICATE OF AUTHORIZATION NO. CA1098

BY _____ DATE 3/16/22
REGISTERED PROFESSIONAL LAND SURVEYOR OKLAHOMA NO. 1676

WHITE SURVEYING COMPANY
providing land surveying services since 1940
9936 E. 55th Place • Tulsa, OK 74146 • 918.663.6924 • 918.664.8366 fax

312

IMPERVIOUS TABLE	
EXISTING PERVIOUS AREA.....	...123,408 SF
PROPOSED IMPERVIOUS AREA....	...85,925 SF
INCREASE IN IMPERVIOUS AREA. .	.....85,925 SF
AREA DISTURBED.	.....123,408 SF

PARKING SUMMARY	
PARKING REQUIRED	
STANDARD	34
ACCESSIBLE	2 (1 VAN)
PARKING PROVIDED	
STANDARD	66
ACCESSIBLE	3 (2VAN)
TOTAL PARKING	66

LOT 2, BLOCK 1 - VALLEY BEND PARK
TOTAL AREA 123,408 SF

OPEN AREA 45,099 SF (37% OF SITE)

CURRENT ZONING RESIDENTIAL MULTI-FAMILY (RM-1)
PROPOSED ZONING COMMERCIAL SHOPPING (CS)

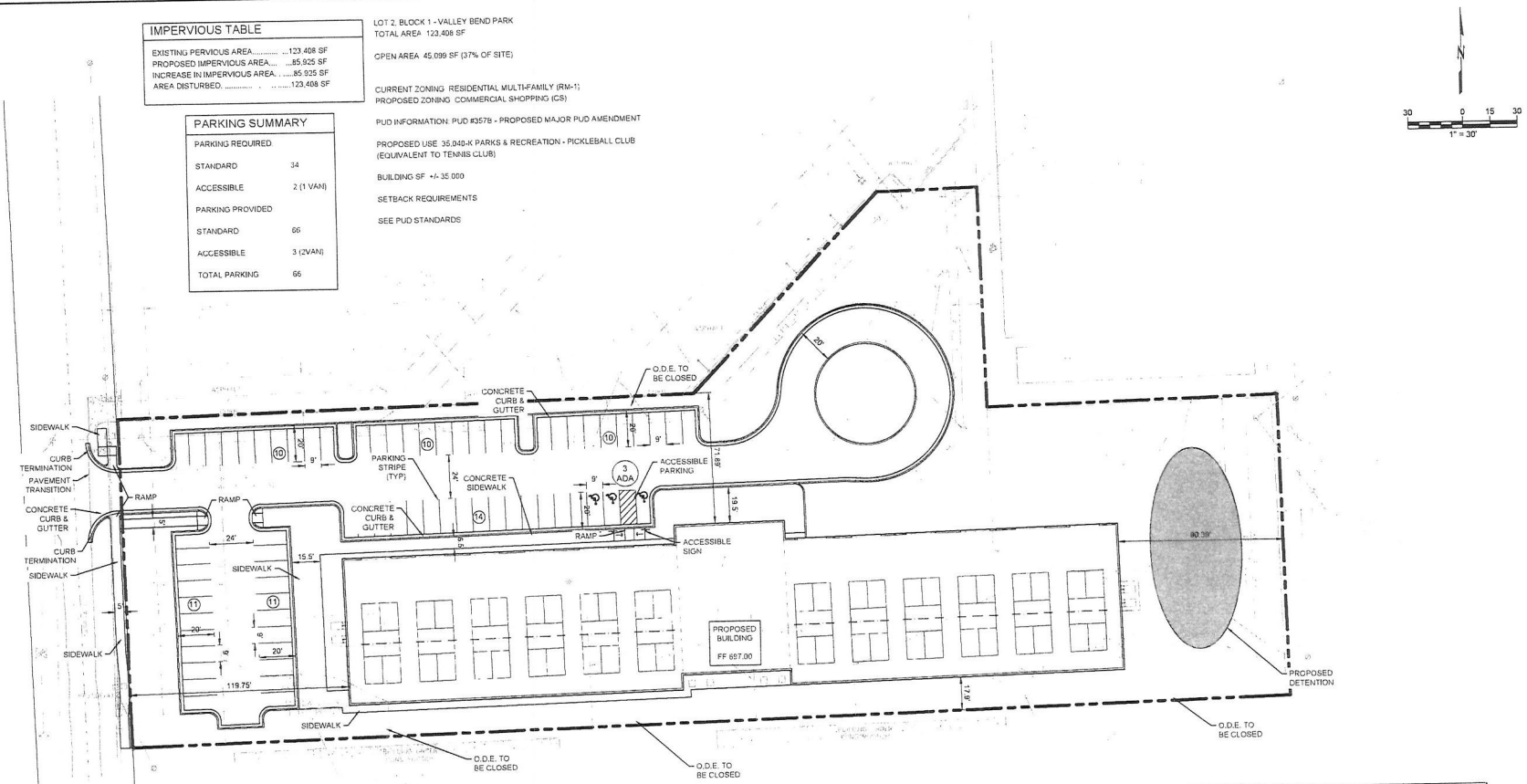
PUD INFORMATION: PUD #357B - PROPOSED MAJOR PUD AMENDMENT

PROPOSED USE: 35,040-K PARKS & RECREATION - PICKLEBALL CLUB (EQUIVALENT TO TENNIS CLUB)

BUILDING SF +/- 35,000

SETBACK REQUIREMENTS

SEE PUD STANDARDS



DEVELOPMENT STANDARDS FOR DEVELOPMENT AREA "B"		
	EXISTING	PROPOSED
LAND USE	OFFICE	PARKS AND RECREATION
NET AREA(ACRES)	2.93	2.83
PERMITTED USES	AS PERMITTED IN OM DISTRICT	AS PERMITTED IN CS DISTRICT
MAX FLOOR AREA(SF)	58,000	40,000
MAX BUILDING HEIGHT	2 STORIES	30 FEET
MIN LANDSCAPED OPEN SPACE	20%	20%
MIN BUILDING SETBACKS:	EXISTING	PROPOSED
QUINCY CENTERLINE	80 FEET	AS REQUIRED WITHIN CS DISTRICT
SOUTH BOUNDARY	50 FEET	AS REQUIRED WITHIN CS DISTRICT
EAST BOUNDARY	10 FEET	AS REQUIRED WITHIN CS DISTRICT
OTHER BOUNDARIES	10 FEET	AS REQUIRED WITHIN CS DISTRICT
PARKING RATIO	1 SPACE PER 300 SF OF FLOOR AREA	AS REQUIRED WITHIN CS DISTRICT
OTHER BULK & AREA REQUIREMENTS	AS REQUIRED WITHIN OM DISTRICT	AS REQUIRED WITHIN CS DISTRICT
SCREENING AND LANDSCAPED OPEN SPACE	PER PUD 357	AS REQUIRED IN CURRENT ZONING CODE
SIGN STANDARDS - DEVELOPMENT AREA "B"	AS REQUIRED IN CURRENT ZONING CODE	AS REQUIRED IN CURRENT ZONING CODE

BEFORE YOU DIG CALL OKIE

CAUTION
NOTICE TO CONTRACTOR

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

wallace design collective

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918.584.5858
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QUINCY DEVELOPMENT

EAST 71ST STREET & SOUTH QUINCY AVENUE

REV	DESCRIPTION	DATE

DATE 9/XX/2022
PROJECT NO. 2240037
SHEET NAME

SITE PLAN

SHEET NO. C4.0

PLOT 10/21/2022 1:39:13 PM ORIG SIZE 22 X34
\\tsv-server\Projects\2240037 Quincy Development\Dwg\PRODUCTION\2240037 C4.0 Site Plan.dwg

3/13/23