AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2719
April 6, 2016, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:
Work Session Report:
Director's Report:

1. Minutes of March 16, 2016, Meeting No. 2718

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

2. LS-20867 (Lot-Split) (CD 5) – Location: East of the northeast corner of East 33rd Street South and South Yale Avenue (related to LC-760)

3. LC-760 (Lot-Combination) (CD 5) – Location: East of the northeast corner of East 33rd Street South and South Yale Avenue (related to LS-20867)

4. LS-20868 (Lot-Split) (CD 5) – Location: North of the northeast corner of East 32nd Street South and South Yale Avenue

5. LS-20869 (Lot-Split) (County) – Location: Northwest corner of East 171st Street South and South 157th East Avenue

6. LS-20870 (Lot-Split) (County) – Location: North of the northeast corner of East 161st Street South and South Braden Avenue

7. PUD-809-2 – Barnard Trace, LLC/ Phil Marshall, Location: Southwest corner of East 17th Street South and South Lewis Avenue, requesting PUD Minor Amendment to reduce required livability area from 4,000 square feet to 2,500 square feet, (CD 4)

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

8. Z-7320 – Eller & Detrich/Andrew Shank, Location: Southwest corner of East 96th Street South and South Garnett Road, requesting rezoning from AG to CO, (CD 7) (Related to Z-7320-SP-1) (Applicant is asking for a continuance to April 20, 2016)
9. **Z-7320-SP-1 - Eller & Detrich/Andrew Shank**, Location: Southwest corner of East 96th Street South and South Garnett Road, requesting a Corridor Development Plan, (CD 7) (Related to Z-7320) *(Applicant is asking for a continuance to April 20, 2016)*

10. **Z-7335 – QuikTrip/Carly Goodnight**, Location: Southwest corner of East 61st Street South and South 76th East Avenue, requesting rezoning **RS-3 to CS**, (CD 7) *(Staff is requesting a continuance to April 20, 2016)*

11. **Estates at the River II – Preliminary Plat**, Location: South of East 121st Street South, West of South Hudson Avenue, (CD 8) *(Staff is requesting a continuance to April 20, 2016)*

12. **PUD-636-D – Matt Christensen**, Location: South of the southeast corner of West 71st Street and South Union Avenue, requesting a **PUD Major Amendment to Abandon** a portion of PUD-636, (CD 2) (Continued from December 16, 2015, January 6, 2016, February 3, 2016 and February 17, 2016.) *(Applicant has withdrawn this application)*

13. **CVS-ERWII – Minor Subdivision Plat**, Location: Northeast corner of South Utica Avenue and East 15th Street (CD 4) (Continued from November 18, 2015, January 6, 2016, January 20, 2016 and February 17, 2016) *(Applicant requests continuance to May 18, 2016)*

14. **Z-7336 – Antoine Harris**, Location: West of southwest corner of East 36th Street North and North Garrison Avenue, requesting **AG/CS to MX1-U-55**, (CD 1) (Related to Journey Preliminary Plat)

15. **Journey – Preliminary Plat**, Location: East of southeast corner of Martin Luther King Jr Boulevard and East 36th Street North, (CD 1) (Related to Z-7336)

16. **PB&J – Minor Subdivision Plat**, Location: East of the southeast corner of South Harvard Avenue and East 27th Street South, (CD 9) (Related to Authorization for an Accelerated Building Permit)

17. **Authorization for an Accelerated Building Permit** – PB&J Minor Subdivision Plat, Location: East of the southeast corner of South Harvard Avenue and East 27th Street South, (CD 9) (Related to PB&J Minor Subdivision Plat)

18. **Z-7334 – QuikTrip/Jessica Glavas**, Location: Northeast corner of East 71st Street and South Canton Avenue, requesting rezoning from **OL to CS**, (CD 9) (Related to Plat Waiver Z-7334)

19. **Plat Waiver – Z-7334** – Location: Northeast corner of East 71st Street and South Canton Avenue, (CD 9) (Related to Zoning Case Z-7334)

20. **Cadent Park – Minor Subdivision Plat**, Location: West of the northwest corner of East 91st Street South and South Yale Avenue, (CD 8)

**OTHER BUSINESS**

21. Refund Request – Russell Musika, GeoDeca Land Surveying Company, USC Addition – Preliminary Plat, Location: East of the southeast corner of South 177th East Avenue
and East 11th Street South, requesting a refund of $800.00, Applicant has withdrawn this application (CD 6)

22. Commissioners' Comments

ADJOURN

CD = Council District

NOTE: If you require special accommodation pursuant to the Americans with Disabilities Act, please notify INCOG (918) 584-7526. Exhibits, Petitions, Pictures, etc., presented to the Planning Commission may be received and deposited in case files to be maintained at Land Development Services, INCOG. Ringing/sound on all cell phones and pagers must be turned off during the Planning Commission.

Visit our website at www.tmapc.org email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region’s current and future residents.
**Case Number:** PUD-809-2  
**Minor Amendment**  
**Hearing Date:** April 6, 2016

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Phil Marshall – Barnard Trace LLC  
Property Owner: Same

**Location Map:**  
(shown with City Council Districts)

** Applicant Proposal:**  
Concept summary: PUD minor amendment to reduce required livability area from 4,000 sf to 2,500 sf.  
Gross Land Area: 4.9 acres  
Location: SW/c East 17th Street South & South Lewis Avenue  
Barnard Trace

**Zoning:**  
Existing Zoning: RS-3/PUD-809/HP  
Proposed Zoning: No Change

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

**Staff Data:**  
TRS: 9307  
CZM: 37  
Atlas: 13

**Staff Recommendation:**  
Staff recommends approval.

**City Council District:** 4  
**Councilor Name:** Blake Ewing

**County Commission District:** 2  
**Commissioner Name:** Karen Keith
SECTION I: PUD-809-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the required livability area from 4,000 sf to 2,500 sf.

The applicant has stated that most of the lots in Barnard Trace are 50 ft in width. This width is consistent with the required lot widths of RS-4, which requires 2,500 sf of livability area. The applicant has indicated that based on the cost of the lots, the 4,000 sf livability area requirement is not feasible.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.

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

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-809 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
Applicant Minor Amendment Statement

With considerations listed above, staff recommends approval of the minor amendment request to reduce the required livability area from 4,000 sf to 2,500 sf.
Feet
0 200 400

Subject
Tract

PUD-809-2

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

Aerial Photo Date: March 2014
MINOR AMENDMENT TO PUD-809

AMEND MINIMUM LIVABILITY AREA PER LOT TO 2,500 SF FROM 4,000 SF; THIS IS FOUND IN SECTION II, PLANNED UNIT DEVELOPMENT RESTRICTIONS A. DEVELOPMENT STANDARDS

SINCE THIS DEVELOPMENT
BARNARD TRACE IS MOSTLY 50 FT. LOT WHICH WOULD BE RS-4 ZONING AND 2,500 SF LIVABILITY SPACE PER D.U. BASED UPON THE COST OF THE LOTS, IT IS NOT FEASIBLE TO MEET THE 4,000 SF LIVABILITY SPACE PER D.U. UNDER RS-3

7.5
We live in the 2100 block of E. 81th St. and have owned this home since 1986. Small home, small lot, but our open space is, I believe, well over 4,000 sq. ft. on a 53’ wide lot, as are the rest of the homes in our historic neighborhood. In keeping with the historic balance in our neighborhood, I think any new homes have at least 4,000 sq. ft. of open space.

Ben and Ann Harmon
Subject: FW: Grace Church (Z-7320-SP-1 and Z-7320)

From: Andrew Shank [mailto:ASHank@ellerdetrich.com]
Sent: Tuesday, March 29, 2016 10:50 AM
To: Wilkerson, Dwayne
Subject: Re: Grace Church

Dwayne:

Per our call, please continue the Grace Church application (Z-7320-SP-1 and Z-7320) to the April 20, 2016 hearing date.

After meeting with Bob Perugino to review the case, Mr. Perugino asked me to continue the hearing so the neighborhood could discuss the proposed development standards in more detail.

Please acknowledge receipt of this email and indicate that the hearing for April 6, 2016 has been moved to April 20, 2016.

Best,

AAS

Andrew A. Shank
Eller Detrich
2727 E. 21st Street, Ste 200
Tulsa, Oklahoma 74114-3533
(918) 392-9414 direct line
(866) 547-8900 toll free
(918) 392-9415 e-fax
ashank@EllerDetrich.com
www.EllerDetrich.com
Dwayne:

Per our call, please continue the Grace Church application (Z-7320-SP-1 and Z-7320) to the April 20, 2016 hearing date.

After meeting with Bob Perugino to review the case, Mr. Perugino asked me to continue the hearing so the neighborhood could discuss the proposed development standards in more detail.

Please acknowledge receipt of this email and indicate that the hearing for April 6, 2016 has been moved to April 20, 2016.

Best,

AAS

Andrew A. Shank

EllerDetrich

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

(918) 392-9414 direct line
(866) 547-8900 toll free
(918) 392-9415 e-fax
ashank@EllerDetrich.com

www.EllerDetrich.com
Barbara and Kim,

I have met with the applicant regarding the referenced zoning request and they have agreed to submit an Optional Development Plan.

Staff request a continuance to the April 20th Planning Commission Meeting for preparation of that plan.

Please forward our request to the Planning Commission.

Respectfully,

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incoq.org
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Diane Fernandez</td>
<td>Applicant: Erik Enyart, Tanner Consulting</td>
</tr>
<tr>
<td></td>
<td>Owner: 121st Street LLC</td>
</tr>
</tbody>
</table>

**Location Map:**
(shown with City Council Districts)

- Zoning: Planned Unit Development 803

**Applicant Proposal:**
Requesting a Preliminary Plat

- Tract Size: 28 acres
- Location: South of East 121st Street South, West of South Hudson Avenue

**Staff Recommendation:**
Staff recommends a continuance to April 20, 2016.

- City Council District: 8
  Councilor Name: Phil Lakin

- County Commission District: 3
  Commissioner Name: Ron Peters

**EXHIBITS:**
- INCOG Aerials
- INCOG Case Map
- Subdivision Map
- Growth and Stability Map
- Land Use Map
PRELIMINARY SUBDIVISION PLAT

The Estates at the River II - (CD 8)
South of East 121st Street South, West of South Hudson Avenue

The plat consists of 96 Lots, 5 Blocks, on 28 acres.

The following issues were discussed March 3, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned Planned Unit Development 803.

2. **Streets:** Call out width of 123rd Street. Call out curve number on the face of the plat. Curve table has been provided without associated numbers shown on plan. There is a concern about where a proposed possible bridge alignment may be positioned near the development and how traffic coming across the bridge will travel near the development and how Yale Avenue would be utilized with a new traffic pattern.

3. **Sewer:** A sanitary sewer easement, with a minimum width of 15 feet, with the sanitary sewer pipe centered within the easement, must be provided along the south line of Reserve A where the proposed sanitary sewer line crosses the Reserve.

4. **Water:** 1.10 Utility easement dedication requires Legal Department review for acceptance.

5. **Storm Drainage:** Floodplain Administrator: Historically, this parcel was inundated with floodwaters during the 1986 Arkansas River Flood. The proposed subdivision is almost entirely located within the City Regulatory and FEMA floodplains. The floodplain boundaries must be delineated on the plat as well as any necessary surface drainage easements or compensatory storage easements. Any proposed changes to the FEMA floodplain will require a CLOMR and LOMR (letters of map revision). All development shall be compliant with City of Tulsa Revised Ordinances Title 11 A.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.

7. **Other:** Fire: An approved turnaround will be required if Hudson is more than 150 feet dead ended from the center of 123rd Street. Fire hydrant coverage will be required per IFC 2015 Section 5-7.5 this includes Hudson Avenue.

8. **Other:** GIS: Provide individual lot addresses for the plat. Submit subdivision data control sheet with final plat. Incorporate the point of commencement along with the bearing and distance into the legal description up to the point of beginning. Remove the parcel lines and lot labels in the location map. Show only the platted subdivisions and label all other land as unplatted. Graphically show all property pins found or set on the face of the plat. Addresses: South Hudson Avenue East should really be South Granite Place but it looks like The Estates at the River (which is just north of The
Estates at the River II) has the street name as South Hudson Avenue. If The Estates at the River can change the street name to south Granite Place, then The Estates at the River II should also change the name to South Granite Place.

An IDP permit is required. All storm and sanitary easements require a 15 foot wide or 7.5 foot wide width on both sides of two lots. Indicate the width of 123rd Street. Use and Maintenance need to be clearly defined in the Deed of Dedication in plat covenants language for Section III E for Reserve A. Use City of Tulsa plat covenant language for Section 1.10, Utility easement dedication.

Staff has no recommendation at this time.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.
9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.
24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
THE ESTATES AT THE RIVER II

Aerial Photo Date: March 2014

Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

THE ESTATES AT THE RIVER II
17-13 03
Good afternoon everyone,

Late Thursday afternoon I spoke to Councilor Lakin about the Estates at the River ll. I told him that staff would request a two week continuance for the preliminary plat.

Barbara and Kim,

Please forward this staff request for a continuance of the Preliminary Plat to the April 20th Planning Commission date.

Respectfully

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org
Case Number: Z-7336

Hearing Date: April 6, 2016

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Antoine Harris
Property Owner: Alfresco CDC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Mixed-use development
Concept summary: Rezone property from AG/CS to MX1-U-55 to permit a mixed-use facility
Tract Size: 2.18 ± acres
Location: West of southwest corner E. 36th St. N. & N. Garrison Ave.

Zoning:
Existing Zoning: AG, CS
Proposed Zoning: MX1-U-55

Comprehensive Plan:
Land Use Map: Main Street
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 0224
CZM: 28
Atlas: 430

City Council District: 1
Councilor Name: Jack Henderson

County Commission District: 1
Commissioner Name: John Smaligo

REvised 3/29/2016
SECTION I: Z-7336

DEVELOPMENT CONCEPT: The existing site is vacant land zoned AG/CS. The applicant is proposing to construct a four story mixed use facility with retail/office uses on the ground floor and multi-family housing above. The applicant has indicated that the hope of this proposed mixed use facility is to encourage further redevelopment along 36th street North.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Journey Site Study
  - Journey Site Study – Location of Utilities

DETAILED STAFF RECOMMENDATION:

Z-7336 requesting MX1-U-55 zoning is consistent with the Main Street land use designation of the Comprehensive Plan, and;

MX1-U-55 zoning is compatible with the existing development on the site and the existing proximate properties, and;

MX1-U-55 zoning is compatible with the anticipated future redevelopment opportunities in this area, therefore;

Staff recommends Approval of Z-7336 to rezone property from AG/CS to MX1-U-55.

SECTION II: Supporting Documentation

Each MX district consists of a use designation (MX1, MX2 or MX3), a character designation (−P, −U, −V or −F) and a height designation (−35, −45, −55, −65 or − unlimited). This "modular" approach allows the creation of finely-tuned, con-text-sensitive zoning districts.

The MX1, Neighborhood Mixed-use district is intended to accommodate small-scale retail, service and dining uses that serve nearby residential neighbor-hoods. The district also allows a variety of residential uses and building types. MX1 zoning is generally intended for application in areas designated by the comprehensive plan as neighborhood centers, main streets and mixed-use corridors.

The U, Urban character designation is generally intended to be applied in areas with high levels of walkability, but where a greater variety of building types are present or desired, such as in areas designated by the comprehensive plan as neighborhood, town and regional centers and along some plan-designated mixed-use corridors.
Excerpt from Chapter 10 – Mixed-use Districts of City of Tulsa Zoning Code:

**Table 10-5: Lot and Building Regulations for -U Character Zones**

<table>
<thead>
<tr>
<th>Minimum Lot Area (sq. ft.)</th>
<th>Min. Parking Setbacks (feet) (see also §55.080.€)¹¹</th>
<th>Min. Ground Floor Ceiling Height (feet)</th>
<th>Minimum Transparency (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Townhouse</td>
<td>1,600</td>
<td>Mixed-use and commercial buildings</td>
<td></td>
</tr>
<tr>
<td>Apartment/condo</td>
<td>7,500</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other</td>
<td>3,500</td>
<td>Other buildings</td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Lot Width (feet)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment/condo</td>
<td>50</td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other</td>
<td>25</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Street Frontage (feet)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td>20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment/condo</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Open Space per Unit (sq. ft.)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Townhouse</td>
<td>200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apartment/condo/mixed-use</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Minimum Building Setbacks (feet)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting R district</td>
<td>10</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting nonresidential district</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abutting alley</td>
<td>5</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Build-to Zone (BTZ) (minimum/maximum in feet)</strong></td>
<td>0/20</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Primary street BTZ</td>
<td>60</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Secondary street BTZ</td>
<td>30</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

¹¹ Parking is prohibited between building and street right-of-way (see Figure 10-4). Parking structures are subject to Section 40.280.

MX district height designations are indicated by a dash and number suffix at the end of an MX district map symbol. This proposed MX zoning has a height designation of 55, indicating that building height is limited to 55 feet.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

**Staff Summary:** MX1-U-55 zoning supports many redevelopment opportunities that are complementary with the Main Street land use designation. The proposed use would help to revitalize 36th Street North. The site is currently vacant.

**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 an Area 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 in 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: This site is located .0.4 miles west of the Osage Trail.

Small Area Plan: 36th Street North Corridor

Staff Summary: Rezoning the site from AG/CS to CH is consistent with the vision of the 36th Street North Corridor Small Area Plan adopted by City Council in December 2013.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant and is situated across 36th Street North from Northland Center.

Environmental Considerations: A portion of the northern part of the proposed site lies within City of Tulsa Regulatory Floor Plain.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 36th Street North</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>4</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by a convenience store, zoned RM-1; on the north by a shopping center, zoned CH; on the south by a single-family residence, zoned AG; and on the west by a vacant commercial building, zoned CS.
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970, established zoning for the subject property.

**Subject Property:**

**Z-7318 November 2015:** All concurred in approval of a request to continue a request for rezoning from AG/CS to CH for a mixed-use development to the December 2, 2105 meeting, on property located west of the southwest corner of E. 36th St. N. and N. Garrison Ave. The applicant withdrew the application on 11/24/15.

**Surrounding Property:**

**BOA-21247 April 12, 2011:** The Board of Adjustment approved the Special Exception to permit automotive sales (Use Unit 17) in the CS district (Section 701); and a Variance to permit open air storage and display of merchandise offered for sale within 300 ft. of an adjoining R district (Section 1217.C.2). Regarding the special exception for automotive sales, there are no automotive sales uses within any near distance of this particular location, and the land is zoned CS but it is surrounded by other CS, AG and CH districts, and the nearest R district is actually hidden from view of this particular location. Regarding the open air storage and display of merchandise offered for sale, this will be closest to the residential area to the northwest, which is actually not even in view of this property because of the elevation difference. The conditions being there will be no outside repair services of any kind at this particular location. All of the existing concrete surfaces will be patched so they are in serviceable condition, on property located at 502 E. 36th St. N. and west of subject property.

**BOA-17176 September 12, 1995:** The Board of Adjustment approved a Special Exception to permit a paint and body shop in a CS district, subject to the principal use being automobile repair, with painting as an accessory use, on property located at 502 E. 36th St. N. and west of subject property.

**BOA-14542 July 23, 1987:** The Board of Adjustment approved a Variance to permit a convenience store in an RM-1 district; and a Variance of the required screening along the west boundary, on property located at 558 E. 36th St. N. and abutting east of subject property.

**BOA-7460 May 18, 1972:** The Board of Adjustment made an Interpretation that the proposed use was within Use Unit 5, and approved a Special Exception to permit using the property for a nonprofit educational corporation for the training of persons engaged in the field of household employment in order to further the education and improve the working conditions of these persons, on property located at 506 E. 36th St. N. and abutting south of subject property.

**BOA-2963 July 10, 1957:** The Board of Adjustment approved a Special Exception for church use, on property located at 520 E. 36th St. N. and abutting south of subject property.

4/6/2016 1:30 PM
SUBJECT TRACT
LAND USE PLAN
MAIN STREET

Land Use Plan Categories
- Downtown
- Neighborhood Center
- Employment
- Main Street
- New Neighborhood
- Mixed-Use Corridor
- Existing Neighborhood
- Regional Center
- Park & Open Space
- Town Center

Z-7336
20-12 24
Growth and Stability

Area of Growth

Area of Stability

SUBJECT TRACT

E 36th ST N

Z-7336

20-12-24
JOURNEY SITE STUDY

36TH STREET NORTH CORRIDOR TOWN CENTER
TULSA, OKLAHOMA
FEBRUARY 10, 2015
JOURNEY SITE STUDY - LOCATION OF UTILITIES

36TH STREET NORTH CORRIDOR TOWN CENTER
TULSA, OKLAHOMA
FEBRUARY 9, 2015
**Case Report Prepared by:**
Diane Fernandez

**Owner and Applicant Information:**

**Applicant:** Antoine Harris
Owner: Alfresco Community Development Corporation

**Location Map:**
(shown with City Council Districts)
![Location Map Image](image)

**Applicant Proposal:**
Requesting Preliminary Plat

-Tract Size: 2.18 acres
-Location: East of southeast corner of Martin Luther King JR Boulevard and East 36th Street North

**Zoning:**

-Existing Zoning: AG, CS
-Proposed Zoning MX1-U-55

**Staff Recommendation:**
Staff recommends Approval.

**City Council District:** 1
-Councilor Name: Jack Henderson

**County Commission District:** 1
-Commissioner Name: John Smaligo

**EXHIBITS:**
INCOG Aerials
INCOG Case Map
Subdivision Map
Growth and Stability Map
Land Use Map
Journey - (CD 1)
East of southeast corner of Martin Luther King JR Boulevard and East 36th Street North

The plat consists of 1 Lot, 1 Block, on 2.18 acres.

The following issues were discussed March 17, 2016, at the Technical Advisory Committee (TAC) meeting:

1. Zoning: The property is zoned AG (agricultural), CS (commercial shopping) with MXI-U-55 zoning pending.

2. Streets: No comment.

3. Sewer: Explain gap between the off site 5 foot force main easement and the on site 17.5 foot utility easement. Provide and easement route to the off site sewer disposal system with widths; bearings and distances. In the covenant language include the sewer line easement language. No conceptual drawing was provided for the sewer disposal system for review. Meet conditions required on IDP 8165 sewer review. Access to an approved guaranteed method of sanitary sewer treatment is needed for approval. An off site septic system needs a permit from the Health Department for the septic system and the area must be inside an easement with the usage restrictions spelled out in the easement. The easement will be by separate instrument and must be filed before the IDP can be approved. Use language similar to the Privat Sanitary Sewerage sections in the TAM-BAO Buddhist Temple Plat #4978.

4. Water: On the plat 20 feet of waterline easement is required instead of 15 feet, only when the proposed waterline easement is adjacent to another public utility easement can 15 feet be allowed. Add standard restrictive waterline easement language to the covenants. Add mainline gate valves; adjacent to the fire hydrants on the west/east segment of water main line.

5. Storm Drainage: The flood plain needs to be shown on the plat based on elevations and contained in an overland drainage easement. The conceptual utilities plan shows a building in the regulatory flood plain, accordingly any changes to the flood plain must comply with drainage criteria. It is anticipated that on site detention would be required whereas there is flooding directly downstream. **Floodplain:** the floodplain boundaries must be delineated on the plat as well as any necessary surface drainage easements or compensatory storage easements. Any proposed changes to the COT floodplain will require map revisions. All development shall be compliant with City of Tulsa Revised Ordinances Title 11-A.

6. Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.

7. Other: Fire: Aerial access will be required if building is over 30 feet high
from the level of fire department access. 36th Street will not work for aerial access due to the overhead power lines. Inside radius on the fire access road will be required to be 28 feet minimum inside radius base on a 20 foot wide road. Fire Department connection will be required to be on the address side of the building and within 100 feet of a fire hydrant as the hose lay.

8. Other: GIS: Not all subdivisions are identified correctly in the location map. Some subdivisions are misspelled and some are missing. Submit subdivision data control sheet. Remove contours on the final plat submittal. Add City of Tulsa to plat sub title. Provide individual lot addresses. Graphically label the point of commencement. Graphically show all the lot pins found or set for plat. Define the basis of bearing. State the size of the project. Legal description needs to match plat. Make sure bearing angles are correct. POC bearing should be corrected. ADDRESSING: City of Tulsa Ordinance 22460 states the street name was changed from North Cincinnati Avenue to Martin Luther King Jr. Boulevard. The city’s permitting system requires pre and post directional elements and therefore recognizes the street name as N Martin Luther King Jr BLVD East. An Infrastructure Development Process (IDP) permit is required for this project. The IDP permit must be officially signed and approved with an accompanying release letter before Final approval of the plat (contact Julie Miller). Sidewalks shall be constructed along East 36th Street North within a dedicated easement or within the right of way, with a minimum of five feet in width, and constructed in accordance with the specifications and standards of the City of Tulsa standards. Combine two separate easements to create a 32.5 foot easement to avoid gap between easements within the south portion of the plat. An overland drainage easement is required for the City of Tulsa Regulatory Floodplain boundaries. Use City of Tulsa plat covenant language. A SWP3 will be required.

Staff recommends APPROVAL of the preliminary subdivision plat with the TAC recommendations and the special and standard conditions listed below.

Waivers of Subdivision Regulations:

1. None requested.

Special Conditions:

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

15.3
3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.
19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
Preliminary Plat:

Journey

A subdivision in the City of Tulsa, being a part of the N1/4 of Section 24, Township 20 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

OWNER / DEVELOPER
Allresco Community Development Corporation
6025 South 40th East Avenue
Tulsa, Oklahoma 74105
918-315-2854

ENGINEER / SURVEYOR
Tulsa Engineering & Planning Associates, Inc.
4844 South 15th East, Suite 200
Tulsa, Oklahoma 74120
918-235-8000

Lot 1, Block I
at 1800A Avenue (Glenlake)
1.7447 Acres (200)

TULSA ENGINEERING & PLANNING ASSOCIATES, INC.
A subdivider in the City of Tulsa, being a part of the N1/4 of Section 24, Township 20 North, Range 12 East, of the Indian Meridian, Tulsa County, State of Oklahoma

Legend:
- Right-of-Way Drainage line
- Boundary Line
- Utility Easement
- Property Intervening Easement
- Access Easement

Lot Address / Square Footage (B.F.)
Address determination and parceling is by the City of Tulsa

Basis of Bearings
- North Point
- North Boundary

Backflow Preventer Valve
- Water/Utilities

Location Map
Section 24
Tulsa County
2.16 Acres

Date of Preparation: January 11, 2015
Sheet 1 of 2

Use of this drawing or technical data is subject to a Non-Disclosure Agreement. The user is not permitted to disclose the technical data to any other party without the express written consent of the owner. The user acknowledges that the information in this drawing or technical data is confidential and proprietary in nature and is protected by copyright law.
| **TMAPC** | **Case:** PB&J  
Minor Subdivision Plat |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Hearing Date:</strong> April 6, 2016</td>
<td></td>
</tr>
</tbody>
</table>

**Case Report Prepared by:**
Diane Fernandez

**Owner and Applicant Information:**
**Applicant:** Carolyn Back, Wallace Engineering  
**Owner:** Phil Burns

**Location Map:**
(shown with City Council Districts)

![Location Map](image)

**Applicant Proposal:** Requesting Minor Subdivision Plat

**Tract Size:** .34 acres

**Location:** East of the southeast corner of South Harvard Avenue and East 27th Street South

**Zoning:** OL/PUD-841

**Staff Recommendation:**
Staff recommends Approval.

**City Council District:** 9
**Councilor Name:** G.T. Bynum

**County Commission District:** 2  
**Commissioner Name:** Karen Keith

**EXHIBITS:**
- INCOG Aerials  
- INCOG Case Map  
- Subdivision Map  
- Growth and Stability Map  
- Land Use Map
MINOR SUBDIVISION PLAT

PB&J Addition - (CD 9)
East of the southeast corner of South Harvard Avenue and East 27th Street South

The plat consists of 1 Lot, 1 Block, on .34 acres.

The following issues were discussed March 17, 2016, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned PUD 841.
2. **Streets:** No comment.
3. **Sewer:** On the conceptual plan, an 8 inch sanitary sewer main line exists along the back lot lines available for service connections.
4. **Water:** There are no comments on the plat or covenants. On the conceptual plan a 6 inch waterline along East 27th Street South exists for water service connections. Provide stabilization over it during construction.
5. **Storm Drainage:** Whereas there is flooding directly downstream, detention will be required. The detention easement is shown at the southwest corner of the lot and may need to be shifted to the southeast side of the lot where the grade is the lowest. It is unclear where the stormwater detention easement and the overland drainage easement begins and ends.
6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: No comment.
7. **Other:** Fire: Fire hydrant will be required within 400 feet of any non-sprinkled building and within 600 feet of sprinkled building as the hose lay.
8. **Other:** GIS: Identify all subdivisions on location map. Tie plat to section corner. Submit control data sheet. Add date of preparation. Provide addresses for plat and disclaimer. Provide legal, and email for engineer and surveyor, Remove the northing/easting coordinates associated with each benchmark location. Clarify owner information. Sidewalks need to be installed per City standards. Show existing right of way dedication. Use City standard covenant language. **Legal:** City Legal department changes per their approval is required.

Staff recommends **APPROVAL** of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below.

**Waivers of Subdivision Regulations:**

1. None requested.
Special Conditions:
1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

Standard Conditions:
1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.
14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
SUBJECT TRACT LAND USE PLAN MIXED-USE CORRIDOR

Land Use Plan Categories

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

PB & J
19-13 16
AUTHORIZATION FOR ACCELERATED RELEASE OF A BUILDING PERMIT

PB&J Addition (CD 9)
East of the southeast corner of South Harvard Avenue and East 27th Street South

The property is zoned OL and PUD 841 (including warehousing and wholesaling limited to indoor storage and maintenance of collectible automobiles and no body work or painting). Full permits are requested. A minor subdivision plat is an item for consideration on the same agenda.

Review of this application must focus on the extraordinary or exceptional circumstances that extend the normal processing schedule and on the benefits and protections to the City that may be forfeited by releasing the Building Permit prior to filing of the final plat and must comply in all respects with the requirements of the approved preliminary plats per Section 2.5 of the Subdivision Regulations.

The applicant offers the following explanation of the extraordinary and exceptional circumstances that serve as the basis for this request: See attached explanation.

The following information was provided by the Technical Advisory Committee in its meeting March 17, 2016.

ZONING:
- TMAPC Staff: Full permits are requested. A minor subdivision plat is requested. (This process cuts fees and timing in approximately half for processing a simple subdivision plat.)

STREETS:
- Transportation: No comments.

SEWER:
- Public Works, Waste Water: No comments.

WATER:
- Public Works, Water: No comments.

STORM DRAIN:
- Public Works, Storm Water: No comments.

FIRE:
- Public Works, Fire: Fire hydrant will be required within 400 feet of any non sprinkled building and within 600 feet of a sprinkled building as the hose lay.

UTILITIES:
- Franchise Utilities: No comments.
The accelerated building permits were originally designed to accommodate large campus style type of developments and should concentrate upon "the benefits and protections to the City that may be forfeited by releasing the building permit prior to the filing of the plat". These requested permits could adhere to this ideal.

The TAC (Technical Advisory Committee) and City Development Services staff did not object to the accelerated building permit. Planning staff has concern about a precedent being set for accelerated permits being granted to individual owners of individual lots without a pressing need and the risk to the City associated with these types of projects. There is a minor subdivision plat being processed for the site which (if prepared correctly) will be finished quickly and filed so permits can be granted.
March 21, 2016

VIA HAND DELIVERY

Ms. Diane Fernandez
INCOG
2 West 2nd Street, #800
Tulsa, Oklahoma 74103

Re: Accelerated Release of Building Permit
PB&J Addition
East of the SE/c of S. Harvard Avenue and East 27th Street

Dear Diane:

As we discussed at the Technical Advisory Committee meeting, this is an unusual project, no street dedication is required. Additionally, except for a small on-site detention structure that does not require an Infrastructure Development Permit, all public infrastructure is in place for this project.
The project is also quite unique as it is a small (6,400 SF) non-commercial development, and for that matter non-residential too, in which both the character of the improvements (i.e., design, height, color, etc.) and the use (i.e., the sole use of the property is indoor storage of collectible automobiles), are tightly controlled by the PUD. I believe this constitutes the exceptional circumstances contemplated by Section 70.080-B.2.c. of the Tulsa Zoning Code which permits the TMAPC, in its discretion, to allow an Accelerated Release of Building Permit for this project.

Should you have any questions, please do not hesitate to call.

Yours very truly,

ELLER & DETRICH
A Professional Corporation

R. Louis Reynolds

cc: Mr. Phil Burns
Via email: PBurns@SytechResearch.com

Ms. Carolyn Back
Via email: CBack@Wallacesc.com
EXHIBIT “A”

The extraordinary exceptional circumstances that justify accelerated release of the building permit are this is a very small project and PUD 841 permits the Property to be solely used as an indoor storage and maintenance of collectible automobiles with no body work or painting of such vehicles to be permitted and the Property is being replatted to satisfy the conditions of the Tulsa Zoning Code and no dedications, except for a small detention facility that does not need IDP approval, are part of such plat.
EXHIBIT "B"

The benefits and protections to the City if the building permit is released prior to the filing of the plat are the Applicant will not be able to obtain a Certificate of Occupancy until the plat is approved and filed. The proposed building will significantly contribute to the character of the neighborhood and serve as a buffer between the commercial area to the west and the neighborhood area to the east.
### Case Report Prepared by:
Jay Hoyt

### Owner and Applicant Information:
**Applicant:** Jessica Glavas  
**Property Owner:** WW WOODCREEK LLC AND

### Applicant Proposal:
**Present Use:** Office complex  
**Proposed Use:** Convenience store with fuel sales  
**Concept summary:** Rezone property from OL to CS  
**Tract Size:** 1.72 ± acres  
**Location:** Northeast corner E. 71st St. and S. Canton Ave.

### Zoning:
**Existing Zoning:** OL  
**Proposed Zoning:** CS

### Comprehensive Plan:
**Land Use Map:** Regional Center  
**Stability and Growth Map:** Area of Growth

### Staff Recommendation:
Staff recommends approval.

### Staff Data:
**TRS:** 8303  
**CZM:**  53  
**Atlas:** 561

### City Council District:
**City Council District:** 9  
**Councilor Name:** G.T. Bynum

### County Commission District:
**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: Z-7334

DEVELOPMENT CONCEPT: The existing site is an OL district with an office park occupying the site. Quik Trip will be relocating from an existing store immediately West across Canton. The CS district is compatible with redevelopment opportunities contemplated in the Regional Center land use.

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

DETAILED STAFF RECOMMENDATION:

Z-7334 requesting CS zoning is consistent with the Regional Center land use designation of the Comprehensive Plan, and;

CS zoning is compatible with the existing development on the site and the existing proximate properties, and;

CS zoning is compatible with the anticipated future redevelopment opportunities in this area, therefore;

Staff recommends Approval of Z-7334 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning supports many redevelopment opportunities that are complementary with the Regional Center land use designation. The site is currently an office park. The proposed store is a relocation of an existing store immediately west across Canton in an existing CS zone.

Land Use Vision:

Land Use Plan map designation: Regional Center
Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

Areas of Stability and Growth designation: Area of Growth
The purpose of an Area 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 in 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:**

The most widespread commercial street type is the strip commercial arterial. These arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto-oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

**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 occupied by Woodcreek office park. An existing Quik Trip is located to the west of the proposed site. This store is proposed to be relocated to the subject site.

**Environmental Considerations:** None

**Streets:**

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East 71st Street</td>
<td>Primary Arterial with commuter corridor overlay</td>
<td>120 feet</td>
<td>6</td>
</tr>
<tr>
<td>South Canton Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>
Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: The subject tract is abutted on the east by an office building, zoned OL; on the north by a restaurant, zoned OL/PUD-576 and an office building, zoned OL; on the south by residential duplexes, zoned RS-3; and on the west by an existing Quik Trip, zoned CS.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12960 dated September 24, 1973 (Z-4410), established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

BOA-19080 May 22, 2001: The Board of Adjustment approved a Special Exception to permit Use Unit 4 "Utility facilities" in an OL district; and a Variance of one-story height limit in an OL district to two-story for enlargement of existing building, on condition that the relief is only for the southernmost building, on property located at 5303 E. 71st St. and abutting east of subject property.

Z-6603/ PUD-576 February 1998: All concurred in approval of a proposed Planned Unit Development on a 13,200± square foot tract of land, to allow for an English pub restricted to 1000 sq. ft., office use restricted to 2,589 sq. ft. and one residential dwelling unit restricted to 2,573 sq. ft., on property located north of northwest corner of S. Canton Ave. and E. 71st St. and abutting north of subject property. The PUD was accompanied by a request for rezoning from OM to CS. However, the TMAPC and City Council only approved the west 1 foot of property to CS and kept the remainder as OM.

PUD-260-C April 1996: All concurred in approval of a proposed Major Amendment to PUD on a 4± acre tract of land to combine two commercial PUD's and reconfigure the Development Areas in order to permit a 70' high hotel, on property located north of the northwest corner of S. Canton Ave. and E. 71st St.

Z-6145/ PUD-429 May 1987: All concurred in approval of a request for rezoning a tract of land from OM to CS and a proposed Planned Unit Development on a 1.5± acre tract of land for commercial and office use, specifically for a QuikTrip, on property located on the northwest corner of S. Canton Ave. and E. 71st St.

Z-6207 December 1988: All concurred in approval of a request for rezoning a tract of land from OM to CS for commercial use, on property located north of the northwest corner of S. Canton Ave. and E. 71st St.

4/6/2016 1:30 PM
PLAT WAIVER

April 6, 2016

Z-7334 – Northeast corner of East 71st Street and South Canton Avenue, (CD 9)

The platting requirement is being triggered by a rezoning from OL to CS.

Staff provides the following information from TAC for their March 17, 2016 meeting:

ZONING: TMAPC Staff: The property has been previously platted.

STREETS: 71st Street is a Primary Arterial with 110 feet right of way requirement. Sidewalks existing along 71st. Access ramps for driveway and panels may be needed depending on driveway location. No sidewalks exist on Canton. Canton will need sidewalk and access ramps. LNA to be redefined. Mutual access easement required for Canton driveway. Driveways 24 feet to 36 feet. A 25 foot radius needed with 2% slope for sidewalks through driveways needed. Please take into account the City of Tulsa and ASHTO sight triangle requirements when placing development signs and when picking vegetation placement for landscaping. Also determine whether or not the current vegetation will present an issue with sight triangles.

SEWER: There is an existing sanitary sewer main located along the South property line adjacent to East 71st Street. According to the City wastewater atlas, the existing pipe is over 9 feet deep. Since any pipe over 8 feet deep is considered too deep to be damaged by redevelopment, such as paving, no modifications to the existing pipe will be required.

WATER: Availability for water service connections exists per a 12 inch water main line along the east side of South Canton avenue. Along the north side of East 71st street South exists a 24 inch water main line that is not available for water service connections.

STORMWATER: Provide a drainage report that describes the approach to handling drainage and conforms to the existing drainage patterns. There appears to be a 48 inch storm pipe along the north portion of the site. The proposed building is shown over the top of the existing pipe. This will not be allowed. Plans for the existing storm system can be provided upon request. The proposed development will be required to relocate a portion of the storm sewer with an IDP permit. A new storm easement will be required either by plat or separate easement. This site drains into Fry Ditch No.2 Creek, as shown on the City of Tulsa regulatory flood plain panel 53.

FIRE: No comments.

UTILITIES: No comments.
OTHER/GENERAL: Limits of Access must be redefined through plat or separate easement and recorded. An IDP permit is required. Sidewalks need to be constructed along South Canton Avenue within a dedicated easement or within the right of way per City standards. An SWP3 will be required. Existing plat #3463 Burning Hills, February 1974.

Staff can recommend APPROVAL of the plat waiver as most requirements have been met for the platted property. The sidewalk requirements must be taken care of.

A YES answer to the following 3 questions would generally be FAVORABLE to a plat waiver:

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Has Property previously been platted?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>2. Are there restrictive covenants contained in a previously filed plat?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>3. Is property adequately described by surrounding platted properties or street right-of-way?</td>
<td></td>
<td>X</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Question</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>4. Is right-of-way dedication required to comply with Major Street and Highway Plan?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>6. Infrastructure requirements: a) Water i. Is a main line water extension required?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>7. Floodplain a) Does the property contain a City of Tulsa (Regulatory) Floodplain?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>8. Change of Access a) Are revisions to existing access locations necessary?</td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>9. Is the property in a P.U.D.? a) If yes, was plat recorded for the original P.U.D.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
10. Is this a Major Amendment to a P.U.D.?  
   a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.?  
11. Are mutual access easements needed to assure adequate access to the site?  
12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations?  

Note: If, after consideration of the above criteria, a plat waiver is granted on unplatted properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk’s office by the applicant.
**Case:** Cadent Park

**Hearing Date:** April 6, 2016

**Case Report Prepared by:**
Diane Fernandez

**Owner and Applicant Information:**

Applicant: Kevin Vanover, Impact Engineering
Owner: Cadence Capital Advisors

**Location Map:**
(shown with City Council Districts)

![Location Map](image)

**Applicant Proposal:**
Requesting Minor Subdivision Plat

**Tract Size:** 1.7 acres

**Location:** West of the northwest corner of East 91st Street South and South Yale Avenue

**Zoning:** OM/Planned Unit Development 831

**Staff Recommendation:**
Staff recommends Approval.

**City Council District:** 8

**Councilor Name:** Phil Lakin

**County Commission District:** 3

**Commissioner Name:** Ron Peters

**EXHIBITS:**
 INCOG Aerial
 INCOG Case Map
 Subdivision Map
 Growth and Stability Map
 Land Use Map
MINOR SUBDIVISION PLAT

Cadent Park - (CD 8)
West of the northwest corner of East 91st Street South and South Yale Avenue

The plat consists of 1 Lot, 1 Block, on 1.76 acres.

The following issues were discussed September 17, 2015, at the Technical Advisory Committee (TAC) meeting:

1. **Zoning:** The property is zoned OM/Planned Unit Development 831.

2. **Streets:** Call out right of way as “Dedicated by this Plat” or provide reference such as plat number or book/page number. Limit access to 36 feet. In covenants include section on Limits of Access. Delete section on mutual access easement as non is shown on the face of the plat. Reduce driveway width to 36 feet on the conceptual plan.

3. **Sewer:** The conceptual plan shows buildings 2 and 3 using a common sewer service connection to the sanitary sewer main. This is not allowed. Each building will be required to have its own sanitary sewer tap for its sewer service line. The private sewer service line is not allowed to travel within the public utility easement in order to access the sewer main for service. It can cross the easement though.

4. **Water:** An off-site waterline easement is needed in South Woods Park III addition for the proposed waterline connection from this site development.

5. **Storm Drainage:** No comments.

6. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others AT&T needs wider/additional easements.

7. **Other:** Fire: No comments.

8. **Other:** GIS: Submit control data sheet. Provide individual lot address. Define the basis of bearing between two known points. Take the paragraph on the left side and place under the Basis of Bearing heading on the right side. Add missing subdivisions in the location map. Correct existing subdivision boundaries inside township, range and section. Label project location in location map. Use a leader line. Correct legal description. Add PUD 831 to face of plat and within Deed of Dedication. Add the PUD restrictive covenants within the Deed of Dedication. The proposed dumpster enclosure on the east side needs to be pushed out by at least two feet so as not to encroach on the 11 foot utility easement. Sidewalks shall be constructed along East 91st Street South within a dedicated easement or within the right of way with a minimum of five feet in width, and constructed in accordance with the specifications and standards of the City of Tulsa, Public Works and Development Departments. Submit an IDP (infrastructure development plan) permit. Infrastructure plans need to be submitted before a
continued review of the plat can be conducted to determine the appropriateness and adequacy of the intended infrastructure. IDP plans need to be approved before making any further reviews or recommendations on this plat.

Staff recommends APPROVAL of the minor subdivision plat with the TAC recommendations and the special and standard conditions listed below. Release letters have been received for the plat.

**Waivers of Subdivision Regulations:**

1. None requested.

**Special Conditions:**

1. The concerns of the Development Services and Engineering Services staffs must be taken care of to their satisfaction.

**Standard Conditions:**

1. Utility easements shall meet the approval of the utilities. Coordinate with Subsurface Committee if underground plant is planned. Show additional easements as required. Existing easements shall be tied to or related to property line and/or lot lines.

2. Water and sanitary sewer plans shall be approved by the Public Works Department prior to release of final plat. (Include language for W/S facilities in covenants.)

3. Pavement or landscape repair within restricted water line, sewer line, or utility easements as a result of water or sewer line or other utility repairs due to breaks and failures shall be borne by the owner(s) of the lot(s).

4. Any request for creation of a Sewer Improvement District shall be submitted to the Public Works Department Engineer prior to release of final plat.

5. Paving and/or drainage plans (as required) shall be approved by the Public Works Department.

6. Any request for a Privately Financed Public Improvement (PFPI) shall be submitted to the Public Works Department.

7. A topography map shall be submitted for review by TAC (Subdivision Regulations). (Submit with drainage plans as directed.)

8. Street names shall be approved by the Public Works Department and shown on plat.

9. All curve data, including corner radii, shall be shown on final plat as applicable.

10. Bearings, or true N/S, etc., shall be shown on perimeter of land being
platted or other bearings as directed by the County Engineer.

11. All adjacent streets, intersections and/or widths thereof shall be shown on plat.

12. It is recommended that the developer coordinate with the Public Works Department during the early stages of street construction concerning the ordering, purchase and installation of street marker signs. (Advisory, not a condition for plat release.)

13. It is recommended that the applicant and/or his engineer or developer coordinate with the Tulsa City/County Health Department for solid waste disposal, particularly during the construction phase and/or clearing of the project. Burning of solid waste is prohibited.

14. The method of sewage disposal and plans therefor shall be approved by the City/County Health Department. [Percolation tests (if applicable) are required prior to preliminary approval of plat.]

15. The owner(s) shall provide the following information on sewage disposal system if it is to be privately operated on each lot: type, size and general location. (This information to be included in restrictive covenants on plat.)

16. The method of water supply and plans therefor shall be approved by the City/County Health Department.

17. All lots, streets, building lines, easements, etc., shall be completely dimensioned.

18. The key or location map shall be complete.

19. A Corporation Commission letter, Certificate of Non-Development, or other records as may be on file, shall be provided concerning any oil and/or gas wells before plat is released. (A building line shall be shown on plat on any wells not officially plugged. If plugged, provide plugging records.)

20. A "Letter of Assurance" regarding installation of improvements shall be provided prior to release of final plat. (Including documents required under 3.6.5 Subdivision Regulations.)

21. Applicant is advised of his responsibility to contact the U.S. Army Corps of Engineers regarding Section 404 of the Clean Waters Act.

22. All other Subdivision Regulations shall be met prior to release of final plat.

23. All PUD standards and conditions shall be included in the covenants of the plat and adequate mechanisms established to assure initial and continued compliance with the standards and conditions.

24. Private streets shall be built to City or County standards (depending upon the jurisdiction in which the plat is located) and inspected and accepted by same prior to issuance of any building permits in the subdivision.
MINOR SUBDIVISION PLAT

CADENT PARK

A TRACT OF LAND IN THE SOUTHEAST QUARTER (SE) OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 13 EAST,
A SUBDIVISION OF THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA

Owner:
CADENT PARK, LLC
120 SOUTH JUDD AV
TULSA, OKLAHOMA 74127

Engineer:
HAHN ENGINEERING AND PLANNING PLLC
104 NORTH 9TH STREET, SUITE 220
TULSA, OKLAHOMA 74103

Surveyor:
ATLIS LAND GROUP, LLC
ATTN: ALLAN DUANE, P.E. NO. 1798
OKLAHOMA P.E. NO. 1798
3000 SOUTH MAIN, SUITE 100
TULSA, OKLAHOMA 74105

Legal Description:
A TRACT OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 18, RANGE 13, E. 1/2, AS SHOWN ON THE PLAT OF SUBDIVISION OF LAND IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY System, determined by the City of Tulsa, As shown, comprises a tract of land containing 1.76 acres, more or less, being all that tract of land shown on said plat.

Subdivision Statistics
LOT 1 CONTAINS 1.76 ACRES (76,715.57 SQUARE FEET)

Legend
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- SECTION LINE / 1/2 SECTION LINE
- SUBDIVISION LINE
- PROPOSED BUILDING SETBACK LINE

Survey Setup:
- 187.02 ft EAST 19TH STREET SOUTH
- 2015 MONUMENTATION

Basis Of Bearings
IN HORIZONTAL ORTHOGONAL BEARINGS OF THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NAD 1983 HARN

Monumentation
ALL MONUMENTS ARE SET WITH GPS AND MARKED WITH A LUXE MODEL LIASON AND A 3/A NON-ASIRONOÍAL BUFFER

ELECTRONIC HONGAAR

Ministry:
PLA DCADENT
RANGE 13
TOWNSHIP 18
SOUTHEAST QUARTER OF LAND SUBDIVISION

Owner:
LÁND OËñCE, LLC
PLANNING, PLC

Final Plat Approval:
City Engineer:
Approved by the Council of the City of Tulsa, Division:

Survey:
PHILIP MOORBERRY

PREPARED:
1806/50/2016

PLA DCADENT
RANGE 13
TOWNSHIP 18
SOUTHEAST QUARTER OF LAND SUBDIVISION

Owner:
LÁND OËñCE, LLC
PLANNING, PLC

Final Plat Approval:
City Engineer:
Approved by the Council of the City of Tulsa, Division:

Survey:
PHILIP MOORBERRY

PREPARED:
1806/50/2016
SUBJECT TRACT
LAND USE PLAN
NEIGHBORHOOD CENTER
SUBJECT TRACT
MEMORANDUM

TO:        Troy Wilborn
FROM:     Susan Miller
DATE:     4/6/2016
SUBJECT:  Partial Refund for USC Preliminary Plat

The Accounting Department is authorized to issue a warrant to refund $800.00 by direction of the Tulsa Metropolitan Area Planning Commission for fees on the following application:

Applicant: Russell Muzika, GeoDeca, Land Surveying Company
Address:    6028 South 66th East Avenue, Suite 101, Tulsa, Oklahoma 74145

Amount:    $800.00
Reason for Refund: Plat was withdrawn after some work on maps, agendas was accomplished by staff.

Thank you for your attention to this matter.

Manager, Land Development Services

Receipt Nos.: 227970
Deposit No.:  T - 2438