

AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2727
August 3, 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:

Worksession Report:

Director's Report:

1. Minutes of July 20, 2016, Meeting No. 2726

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-20901** (Lot-Split) (CD 3) – Location: Southeast corner of east Archer Street and North Sheridan Road
3. **LC-797** (Lot-Combination) (CD 4) – Location: Southwest corner of East 24th Place South and South Peoria Avenue
4. **LC-798** (Lot-Combination) (CD 4) – Location: East of the southeast corner of East 7th Street South and South Elgin Avenue (CD 4)
5. **LC-799** (Lot-Combination) (CD 1) – Location: South of the southeast corner of West Pine Place and North Waco Avenue
6. **LS-20902** (Lot-Split) (CD 2) – Location: Northeast corner of West 37th Place and South Tacoma Avenue (Related to: LC-800)
7. **LC-800** (Lot-Combination) (CD 2) – Location: East of the northeast corner of West 37th Place South and South Tacoma Avenue (Related to: LS-20902)
8. **LS-20903** (Lot-Split) (CD 3) – Location: North and West of the northwest corner of East Apache Street and North 129th East Avenue (Related to: LS-20904 & 20905, LC-801 & 802)
9. **LS-20904** (Lot-Split) (CD 3) – Location: North and West of the northwest corner of East Apache Street and North 129th East Avenue (Related to: LS-20903 & 20905, LC-801 & 802)
10. **LS-20905** (Lot-Split) (CD 3) – Location: North and West of the northwest corner of East Apache Street and North 129th East Avenue (Related to: LS-20903 & 20904, LC-801 & 802)

11. **LC-801** (Lot-Combination) (CD 3) – Location: North and West of the northwest corner of East Apache Street and North 129th East Avenue (Related to: LS-20903, 20904 & 20905, LC-802)
12. **LC-802** (Lot-Combination) (CD 3) – Location: North and West of the northwest corner of East Apache Street and North 129th East Avenue (Related to: LS-20903, 20904 & 20905, LC-801)
13. **LS-20906** (Lot-Split) (CD 5) – Location: North of the northeast corner of East 32nd Street South and South Yale Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARINGS:

14. **CPA-50 Lou Reynolds**-(CD 6) Location: Northeast corner of East 51st Street South and South 177th East Avenue requesting Land Use Map change from **New Neighborhood** to **Neighborhood Center**. (Related to Z-7351)

PUBLIC HEARINGS:

15. **Z-7351 Lou Reynolds**-(CD 6) Location: North and East of East 51st Street and South 177th East Avenue requesting rezoning from **AG/RS to RM-3/OL/CS**. (related to CPA-50)
16. **Z-7350 Stuart Van De Wiele**-(CD 7) Location: West of the southwest corner of South Garnett Road and East 96th Street requesting rezoning from **AG to RM-3** with **Optional Development Plan**.
17. **PUD-820-B Abandonment Lou Reynolds**-(CD 3) Location: East of the northeast corner of East 4th Place and South Memorial Drive requesting **PUD Abandonment**. (Related to Z-7352)
18. **Z-7352 Lou Reynolds**-(CD 3) Location: East of the northeast corner of East of 4th Place and South Memorial Drive requesting rezoning from **CH/PUD-820 to CS**. (Related to PUD-820-B)
19. **Z-7353 Malek Khoury**-(CD 2) Location: South of the southeast corner of South Jackson Avenue and West 71st Street requesting rezoning from **RS-3 to CS**.
20. **Z-7354 AAB Engineering**-(CD 9) Location: East of the northeast corner of East 41st Street and South Utica Avenue requesting rezoning from **RS-2 to RS-3**. (**Applicant requests a continuance to August 17, 2016**)
21. **PUD-811-1 Ryan Fitzgerald**-(CD 4) Location: Northwest corner East 15th Street South and South Trenton Avenue **PUD Minor Amendment** to revise the sign standards to allow wall and canopy signs on the north side of buildings.

OTHER BUSINESS

- 22. Introduction of 36th Street North Corridor Plan amendments (CPA-51) for Mohawk Employment Center and request TMAPC set for public hearing (September 7, 2016)**

23. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

email address: esubmit@incog.org

TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.



Tulsa Metropolitan Area
Planning Commission

Case Number: CPA-50
**Comprehensive Plan Amendment
(Related to Z-7351)**

Hearing Date: August 3, 2016

Case Report Prepared by:

Nikita Moye, AICP

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: MEMORIAL DRIVE LLC
AND JIREH INC

Location Map:
(shown with City Council Districts)



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

Existing Use: Vacant

Proposed Use: Commercial/Retail and Office
Space

Tract Size: 10 acres

Location: Northeast corner of E. 51st St. S.
and S. 177th E. Ave.

Comprehensive Plan:

Land Use Map:

Existing: *New Neighborhood*

Proposed: *Neighborhood Center*

Stability and Growth Map:

Existing: *Area of Growth*

Zoning:

Existing Zoning: AG (Agricultural District)

Proposed Zoning: CS (Commercial Shopping)
OL (Office-Low)

Staff Recommendation:

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

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

NE/c of E. 51st St. and S. 177th E. Ave. (CPA-50)

I. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>New Neighborhood</i> Existing Stability and Growth designation: <i>Area of Growth</i>
Proposed Land Use: <i>Neighborhood Center</i>
Location: Northeast corner of E. 51st St. S. and S. 177th E. Ave.
Size: 10 acres

A. Background

The site that is subject to this Comprehensive Plan amendment application is located in southeast Tulsa. The area has experienced a considerable amount of residential development; however the surrounding area still contains a significant amount of vacant/undeveloped land. The site is surrounded by single-family residential and vacant lots to the east and west; multi-family residential abuts the site immediately south of E 51st St S; Open Arms Child Development Center is located to the north; and immediately east of the site a multi-family residential project is in the early stages of construction. As shown on the attached conceptual plan the development project on the subject site will consist of commercial/retail (Development Area A) and office space (Development Area B). On 06.23.16, concurrently with this Comprehensive Plan amendment application, the applicant submitted a rezoning application (Z-7351) from AG to CS/OL on the 10 acre parcel to support development of commercial use and office space.

Over a year ago, on 01.21.15, a rezoning application Z-7288/PUD-825 was submitted for the northern portion (Development Area B) of the subject lot from AG to RM-1. The TMAPC recommended that the City Council approve this request. However, the rezoning application Z-7288/PUD-825 was denied by the City Council on 03.05.15. The land immediately south of the subject lot within the City of Broken Arrow is designated

as Level 3 – Transition Area; Level 4 – Commercial/Employment Nodes; and a Greenway/Floodplain by the Broken Arrow Comprehensive Plan.

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

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

“The **New Neighborhood** residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center.”

When the new Tulsa Comprehensive Plan was developed and adopted in 2010, the subject tract was designated as an *Area of Growth*:

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

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

C. Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing a *Neighborhood Center* use designation on the subject site.

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

D. Zoning and Surrounding Uses:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	<i>New Neighborhood</i>	Growth	Open Arms Child Development Center.
South	Broken Arrow City Limits – A-1 & RM/PUD110	<i>Level 3–Transition Area; Level 4–Commercial/Employment Nodes; Greenway/Floodplain (Broken Arrow Comprehensive Plan)</i>	NA	Multi-family residential and undeveloped
East	RM-2 and AG	<i>New Neighborhood</i>	Growth	Vacant lots and Multi-family residential development
West	AG and RS-3/PUD-780	<i>New Neighborhood</i>	Growth	Vacant lots and single family residential

E. Applicant's Justification:

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

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

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

"How Conditions of the Subject Area and Surrounding Property have changed

The conditions in the subject area have changed by the development of the TGC Campus (an Assisted Living Facility) zoned RM-2 on the east side of the subject property and the Open Arms Child Development Center (approved as a Special Exception) to the north of the subject property. Also, what was likely considered at the time of PlaniTulsa to be the highest and best use of the property in this area as a multi-family apartment project was recommended for approval by the TMAPC but denied by the City Council.

How those Changes have Impacted the Subject Area to Warrant the Proposed Amendment

The changes mentioned above have made it very unlikely that single family homes or any other residential use will be considered at this intersection.

How the Proposed Change Will Enhance the Surrounding Area and the City of Tulsa

The request for a "Neighborhood Center" planning designation is a further evolution of the Comprehensive Plan, is minor in nature, and will enhance the surrounding area and the City of Tulsa by planning for sufficient densities of mixed areas and provide services to support the related housing as well as the infrastructure necessary to maintain them. Such "Neighborhood Center" designation is consistent with the denial of multi-family land use by the City Council. Additionally, this request near the border of the City of Broken Arrow will provide a more compact development pattern which supports the growth of the area and the City of Tulsa in a more suitable manner. Moreover, a "Neighborhood Center" designation in addition to providing employment opportunities also will support a mix of uses including retail, dining and services resulting in fewer and shorter automobile trips, reducing road maintenance which would also add to the City of Tulsa's revenue base and reduce the City's expenses."

F. Staff Summary:

How conditions on the subject site have changed, as well as those on adjacent properties and immediate area

The 10 acre subject site and the much of the area to the west were designated as *New Neighborhood* when the Comprehensive Plan was adopted in 2010. The subject site is abutted by *New Neighborhood* land use designations on the north, east and west; the Broken Arrow City Limits abuts the site on the south. In September, 2014 the TMAPC and City Council approved a request (Z-7273) to rezone an 11 acre tract immediately east of the subject site from AG to RM-2 to allow an assisted/living facility. Much of the recent development surrounding the subject site appears to be single-family residential to the north; and multi-family residential east and south of the subject lot. The Board of Adjustment recently approved a request to permit a Church/Child Development Center immediately north of the subject site.

How changes have Impacted the Subject Area to Warrant the Proposed Amendment

The existing land use designation *New Neighborhood* is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. The City of Tulsa Planning and Development Department has provided planning comments and considerations that are attached to the end of this staff report. The City has stated that it is reasonable to maintain the City of Tulsa plan's designated land use as *New Neighborhood* in recognition of both municipal plans and existing land use patterns.

A priority of the Tulsa Comprehensive Plan (p.79) states: "*Integrate and balance land uses, so they complement the surrounding area*". The proposed *Neighborhood Center* land use designation is defined as a center that provides convenient access to shops, restaurants and community-oriented services; these areas promote shorter auto trips and more walking and bicycling to the center since residential areas are nearby. The proposed land use designation appears to be consistent with the goals of the Comprehensive Plan as it would establish a mixture of compatible land-uses within in the area; and the proposal will help promote a balance of land-uses in an area where single- family and multi-family

residential is the dominant land use. The proposal is also in harmony with the established nodal character of the *Neighborhood Center* within the City of Tulsa which involves concentrating development in existing or new centers around arterial intersections and near residential areas.

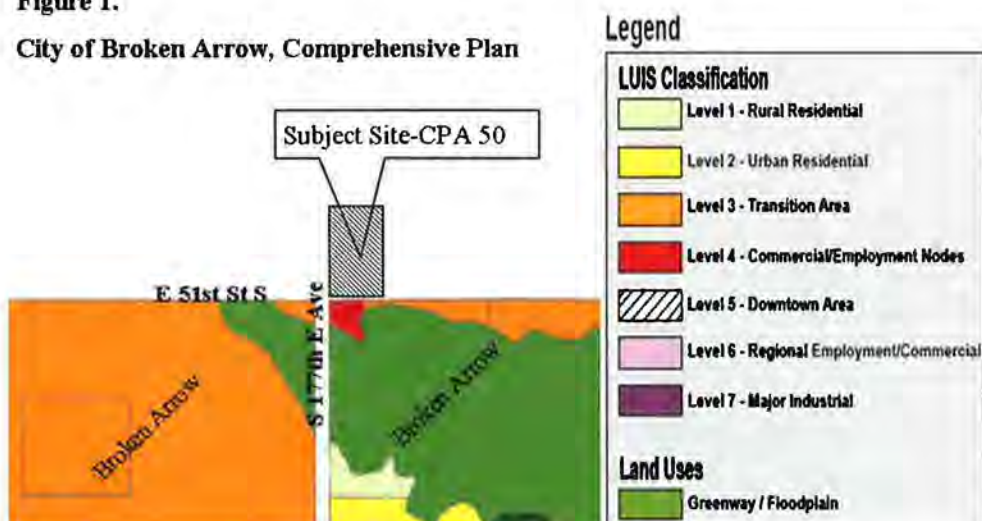
How the Proposed Change will enhance the Surrounding Area and the City of Tulsa

Attention must be paid to maintaining compatible land use patterns between the City of Tulsa and the City of Broken Arrow abutting the subject lot on the south. As shown in **Figure 1**, a *Level 3-Transition Area*; *Level 4- Commercial/Employment Nodes*; and *Greenway/Floodplain Level* land use designations are assigned to the area immediately south and southwest of the subject lot within Broken Arrow.

The Broken Arrow Comprehensive Plan states the following: ***“Level 3 – Transition Area represents a transition zone from strictly residential development to strictly non-residential development. As such, the primary uses for level 3 are high density residential uses and lower density employment uses. This level of intensity should be located adjacent to an arterial street. The principal uses in this district would be single-family attached (duplexes and townhouses), multi-family apartments, neighborhood offices, and planned office parks. Level 4 – Commercial/Employment Nodes represents the typical local commercial and office intensity of land use in Broken Arrow. The Level 4 classification generally designates commercial or office activities that have developed in nodes around arterial street intersections. Examples of uses would include free-standing commercial buildings, small-scale shopping centers, and office developments permitted in Level 3. No residential uses are permitted within Level 4.”***

Figure 1.

City of Broken Arrow, Comprehensive Plan



The proposed *Neighborhood Center* designation is consistent with the defined *Level 4 – Commercial/Employment Nodes* and *Level 3 – Transition Area* in its promotion of mixed-used areas that encouragement a mixture of shopping, commercial/employment centers alongside residential and adjacent to arterial intersections. The City of Broken Arrow land use recommendations for the areas immediately south and southwest of the subject site appear to be compatible with the proposed *Neighborhood Center* designation.

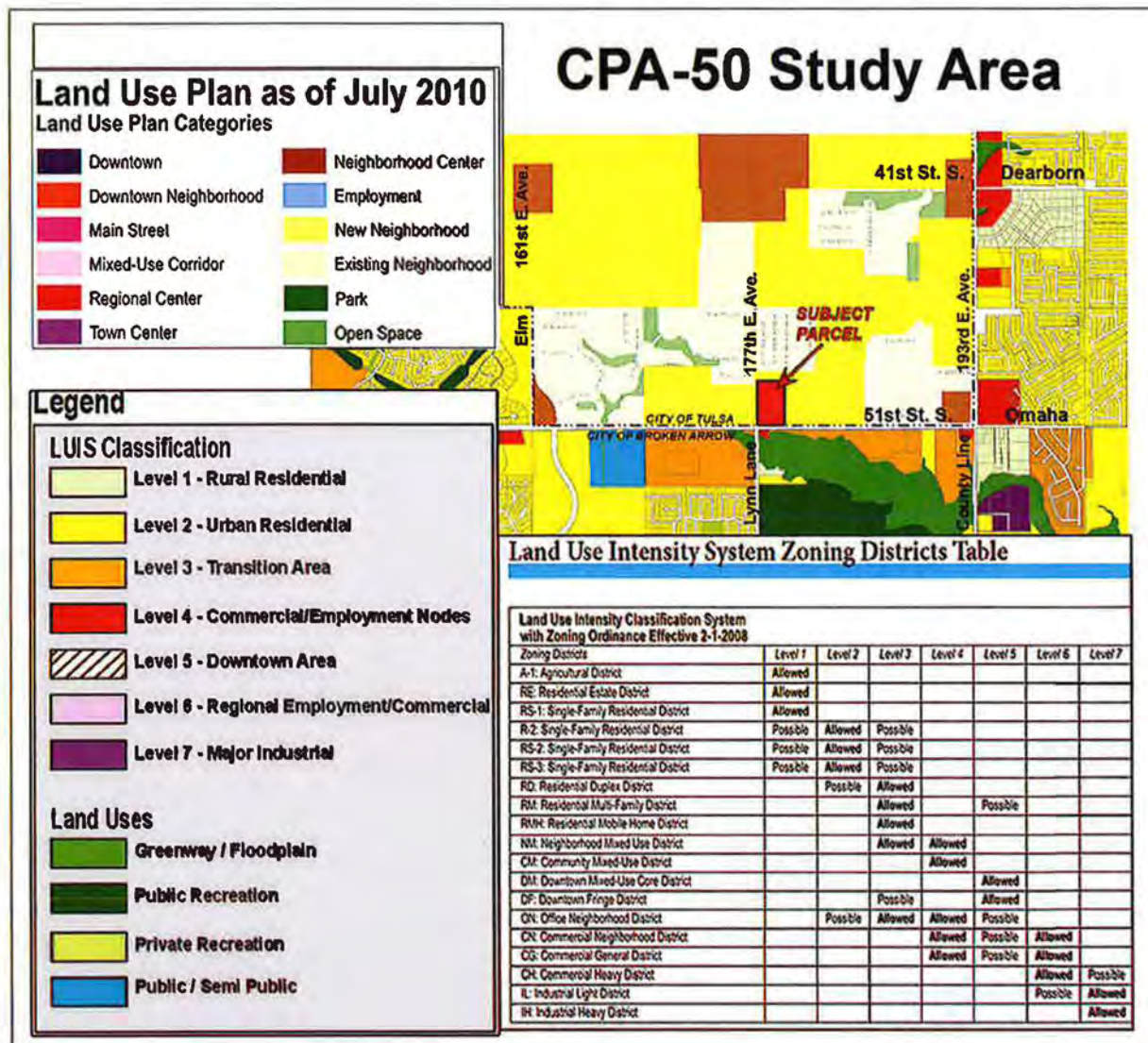
The proposal appears to be consistent with the stated goals of the *Neighborhood Center* land use designation as it will provide nearby residences with commercial/retail, employment and other services within a short drive, walk, or bike ride of these residences. As stated by the Comprehensive Plan, a major goal of the surrounding area, an *Area of Growth*, is to increase economic activity in the area to benefit existing residents and businesses. The proposed change is likely to stimulate economic activity in the area by promoting development of commercial/retail, dining, employment and other amenities that support and benefit the existing residents in the area.

STAFF RECOMMENDATION

- Staff recommends **Approval** of the *Neighborhood Center* designation as submitted by the applicant.

CPA-50 REQUEST - PLANNING ASSESSMENT

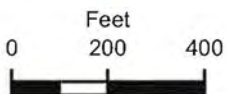
July 5, 2016



- The Tulsa Comprehensive Plan Land Use component designates the subject parcel and property to the west, northwest, north, northeast and east as New Neighborhood or Existing Neighborhood. Neighborhood areas are typically and primarily residential in use.
 - The Broken Arrow Comprehensive Plan designates one very small parcel to the immediate south (across 51st / Omaha Street) as LUIS Classification "Level 4 – Commercial/Employment Node" Transition Area" on which Neighborhood Mixed Use, Community Mixed Use, Office Neighborhood, Commercial Neighborhood, and Commercial General zoning districts are allowed. The majority of the land immediately across 51st Street / Omaha is designated as Greenway / Floodplain use. The remaining land to the southeast and southwest of the subject property is designated as LUIS Classification "Level 3 – Transition Area" which allows residential zoning districts RD: Residential Duplex, RM: Residential Multi-Family, RMH: Residential Mobile Home and NM: Neighborhood Mixed Use zoning districts.
 - The dominant existing land use in the area is residential and new development is planned to remain primarily the same.
 - There is significant amount of floodable land in the area as reflected by Regulatory Flood Plain maps and future land use designation by the Broken Arrow plan.
 - It is reasonable to maintain the Tulsa plan's designated land use as a New Neighborhood in recognition of both municipal plans and existing use and development patterns.
- (Source: Planning & Development Department, City of Tulsa, Tulsa Oklahoma)



14.10



Subject
Tract

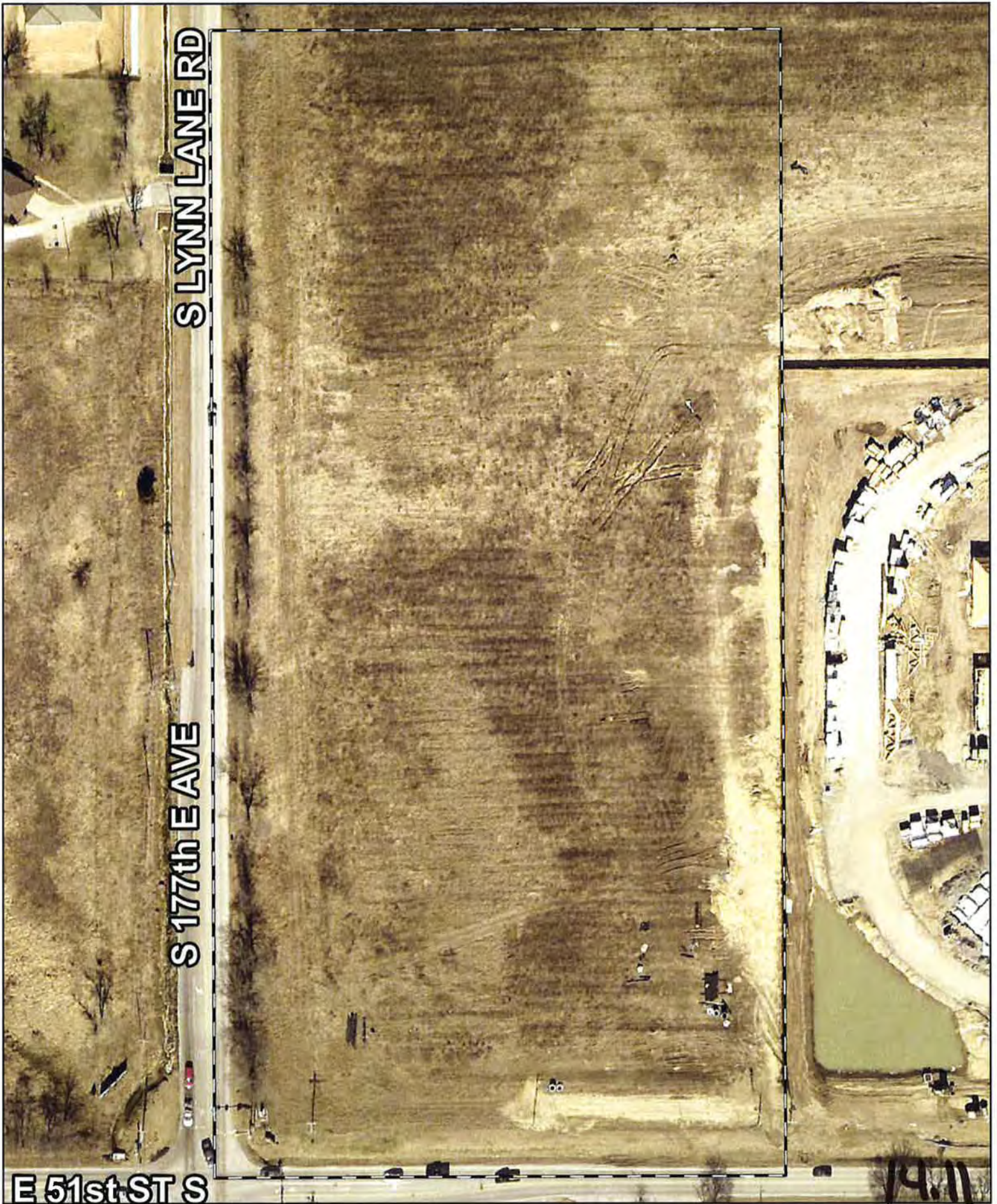
CPA-50

19-14 25

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

Aerial Photo Date: February 2016

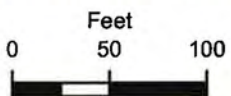




S LYNN LANE RD

S 177th E AVE

E 51st ST S



Subject
Tract

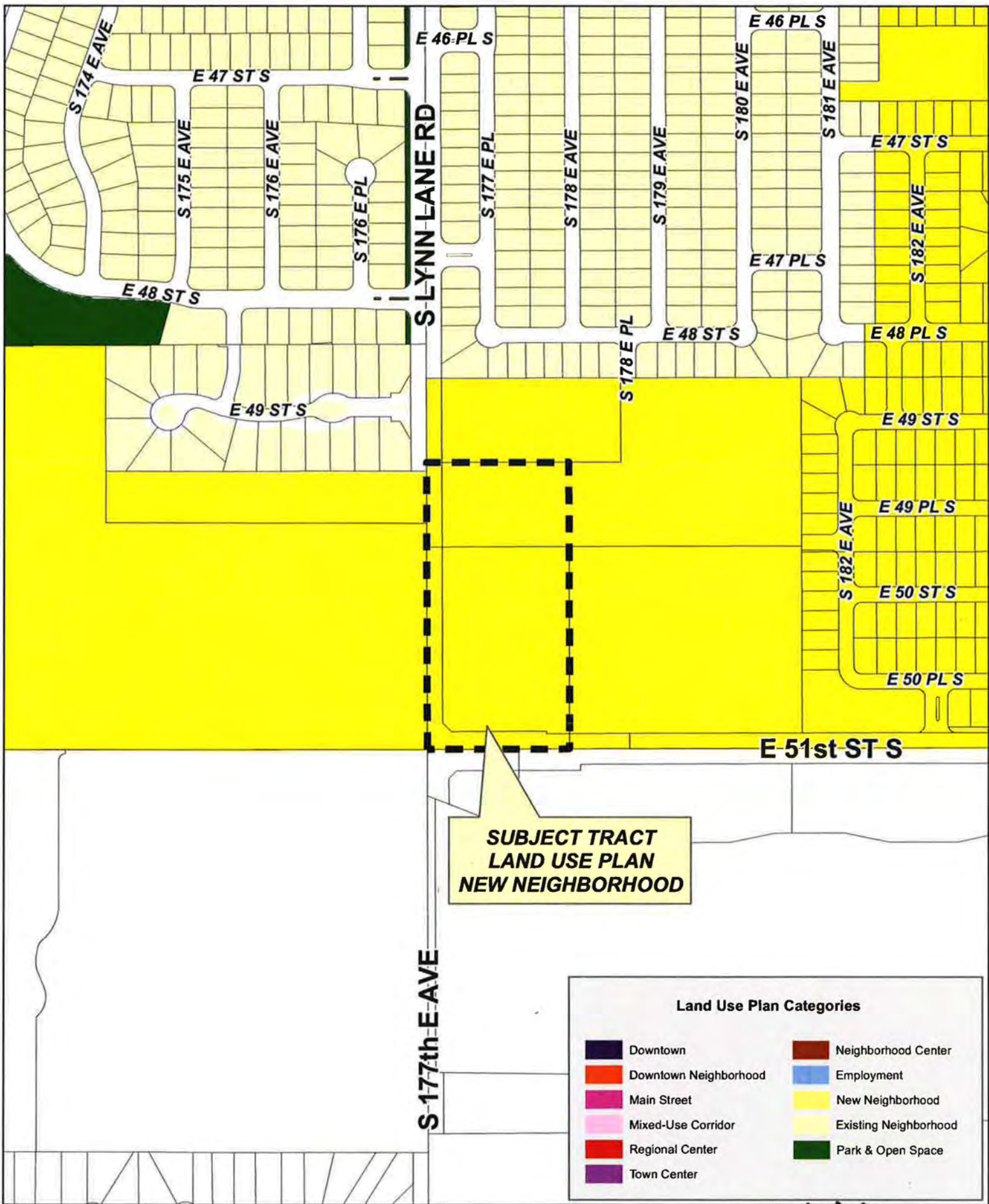
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016

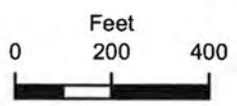




**SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD**

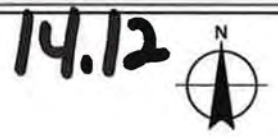
Land Use Plan Categories

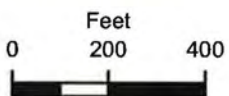
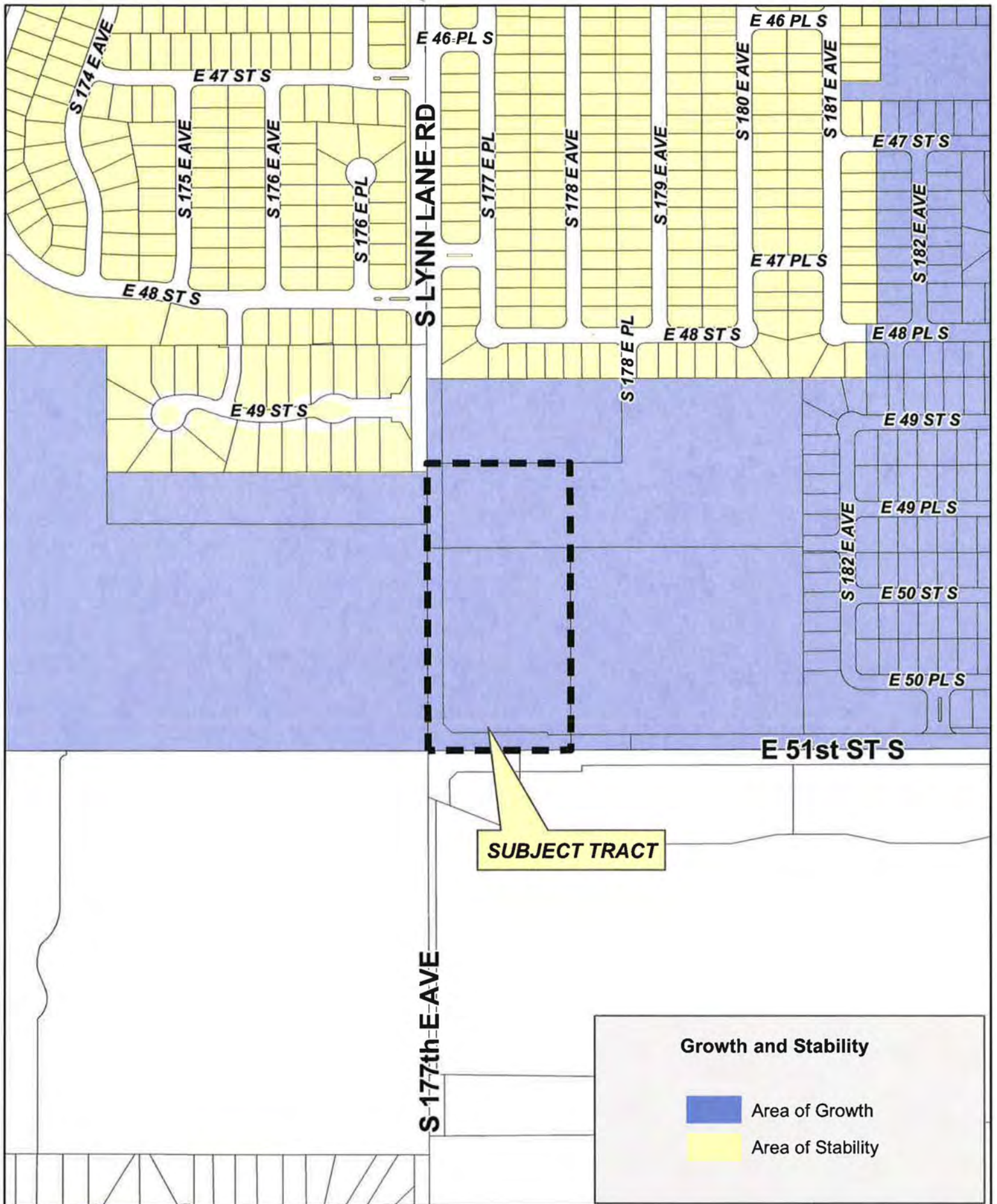
 Downtown	 Neighborhood Center
 Downtown Neighborhood	 Employment
 Main Street	 New Neighborhood
 Mixed-Use Corridor	 Existing Neighborhood
 Regional Center	 Park & Open Space
 Town Center	



CPA-50

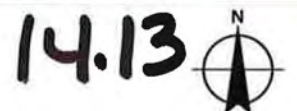
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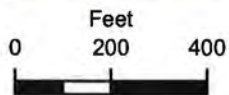
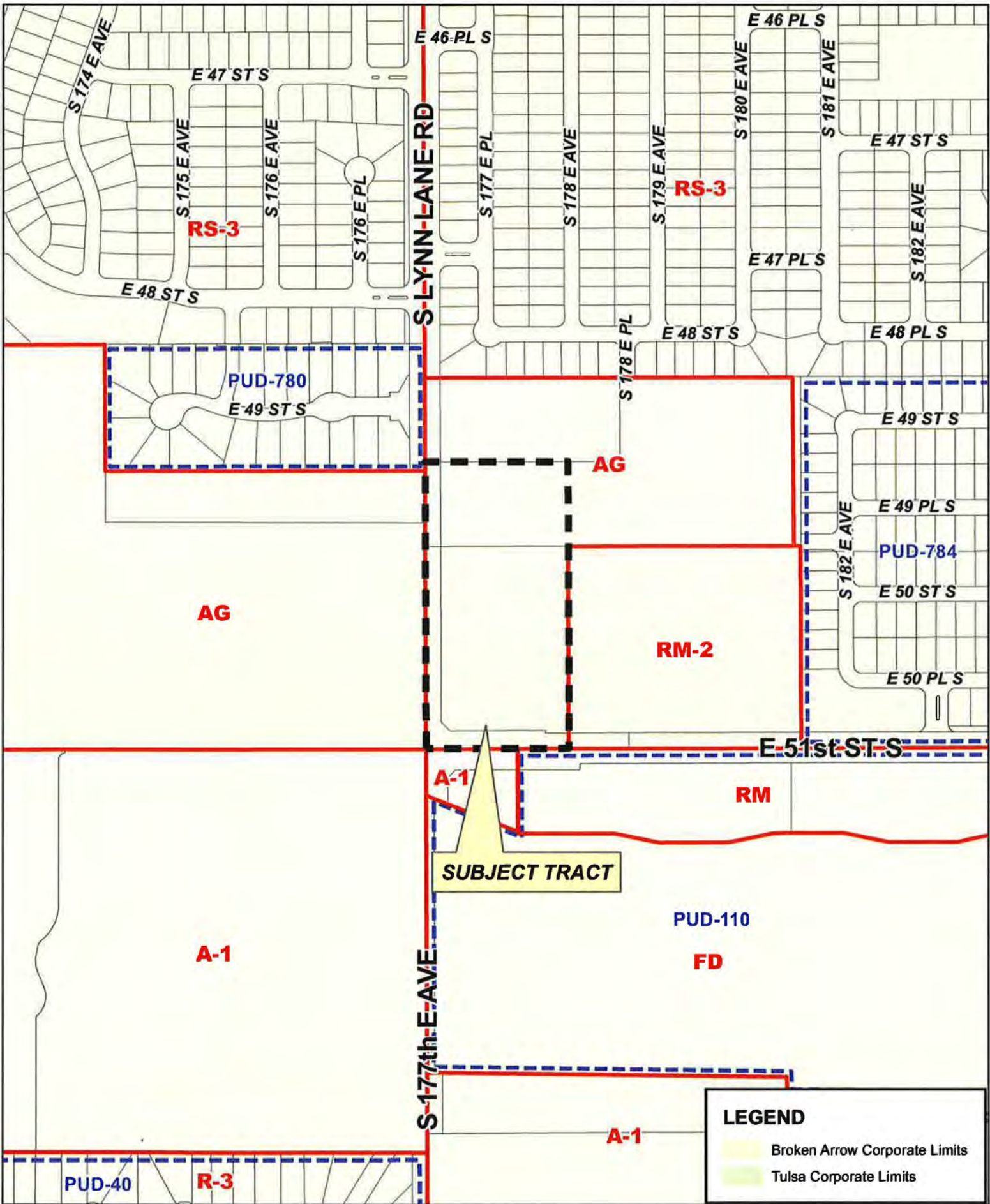




CPA-50

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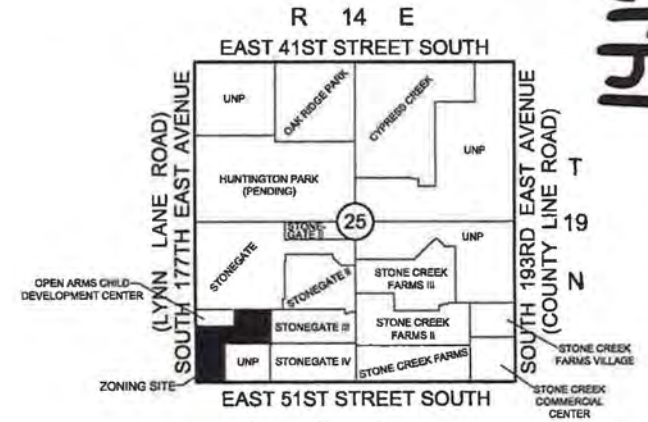
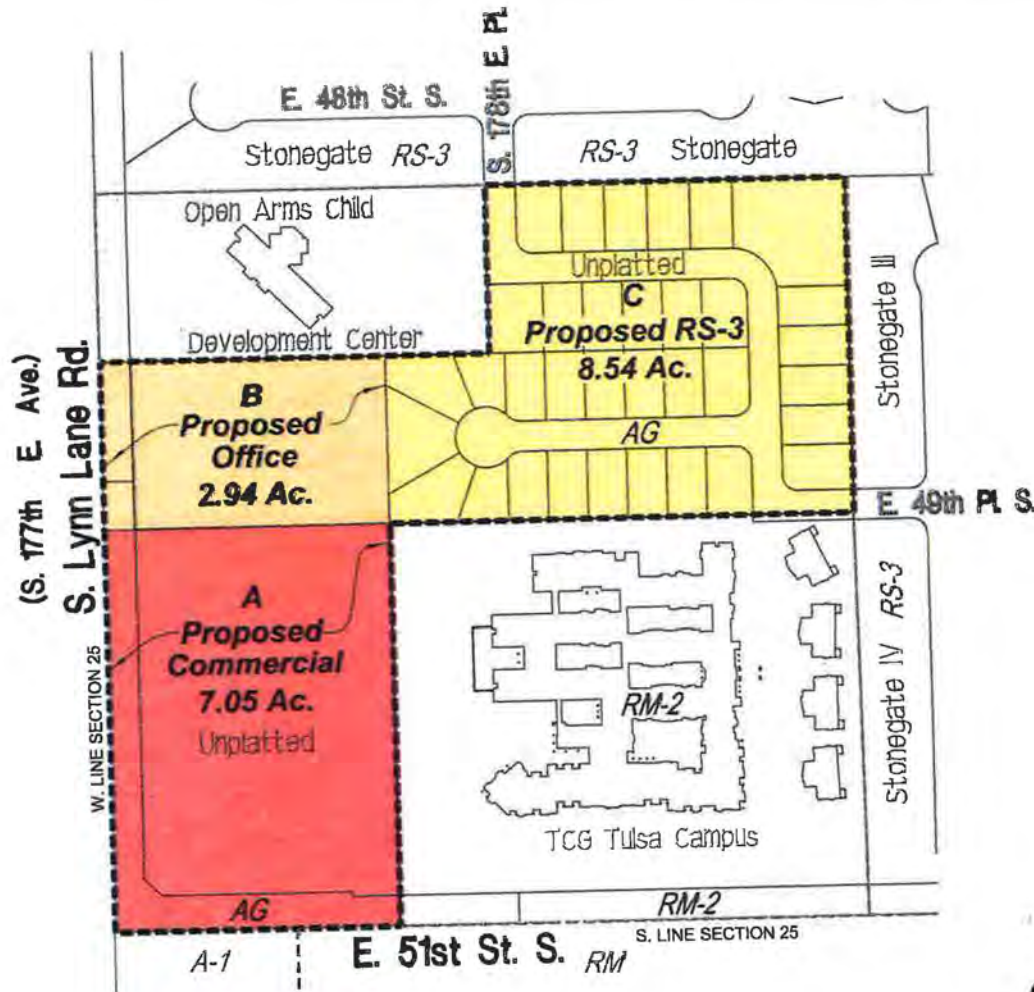




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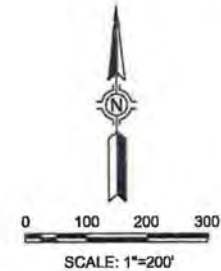
19-14 25





Location Map

SCALE: 1"=2000'



Zoning Exhibit
of
Part of the SW/4 of
Section 25, T-19-N, R-14-E
City of Tulsa, Tulsa County, Oklahoma

DATE: 6/22/16 WO#: 17424.05

SWA	Sisemore Weisz & Associates, Inc.	
	101 EAST 15th PLACE TULSA, OKLAHOMA 74106 CA. NO. 2421	PHONE: 918 685-0800 FAX: 918 685-0888 EXP. DATE 2/30/17

14.15



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7351
(Related to CPA-50)

Hearing Date: August 3, 2016

Case Report Prepared by:

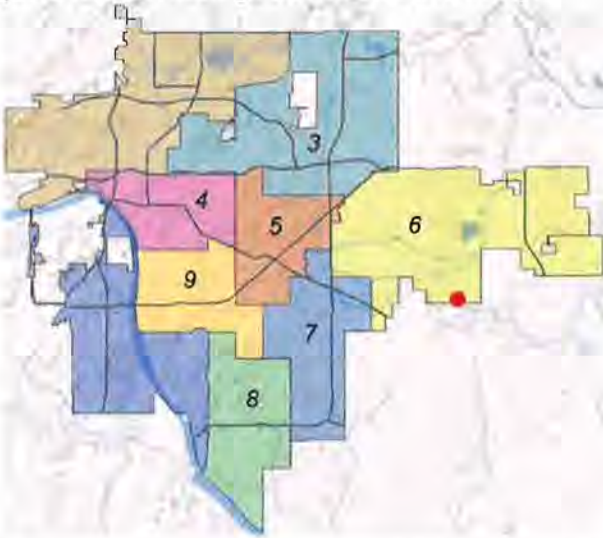
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: JIREH INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commerical center, office and single-family

Concept summary: Establish zoning pattern similar to many of Tulsa's commercial nodes at arterial intersections.

Tract Size: 18.52 +/- acres

RS-3: 8.53 +/- acres

OL: 2.94 +/- acres

CS: 7.05 +/- acres

Location: North and east of the northeast corner of E. 51st St. and S. 177th E. Ave.

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-3/ OL/ CS

Comprehensive Plan:

Land Use Map: New Neighborhood and neighborhood center on west 10 acres

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval to rezone property identified in Z-7351 to RS-3, OL and CS.

The zoning pattern, as defined by the applicant, will allow a neighborhood center style development.

Staff Data:

TRS: 9425

CZM: 50

Atlas: 0

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: Z-7351

DEVELOPMENT CONCEPT:

Rezone the undeveloped property near the northeast corner of East 51st Street South at South 177th East Avenue to allow single family residential development, office construction and a commercial node. The comprehensive plan did not originally recognize the value of a neighborhood center designation at the intersection of the arterial streets at this location. The development pattern that has evolved of this area has resulted a large single family residential population that could benefit from an appropriate sized neighborhood commercial and office development. The concurrent application for a Comprehensive Plan revision recognizes that change since the adoption of the Plan.

EXHIBITS:

- INCOG Case map for subject tract
- INCOG Case map for three different zoning classifications
- 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:
 - Legal descriptions for the proposed RS-3, OL and CS zoning designations.
 - Map illustrating the proposed zoning boundaries.

DETAILED STAFF RECOMMENDATION:

Z-7351 requesting RS-3 zoning is consistent with the New Neighborhood Center land use designation of the Comprehensive Plan and;

The portion of Z-7351 requesting OL and CS zoning is not consistent with the New Neighborhood land use designation of the Comprehensive Plan however the concurrent application for amending the comprehensive plan land use designation to a Neighborhood would resolve that conflict and;

All three zoning categories in Z-7351 zoning are compatible with the existing proximate properties, and;

All three zoning categories in Z-7351 are compatible with the anticipated future redevelopment opportunities in this area, therefore;

Staff recommends Approval of Z-7351 to rezone property from AG to RS-3, OL and CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: In context with the current land use map in the Comprehensive Plan, the OL and CS portions of the request are not consistent with the land use designation of the Plan. Concurrent with this request the applicant has submitted a request to amend the Comprehensive Plan from New Neighborhood to Neighborhood Center.

Staff supports the request to amend the comprehensive plan to include a Neighborhood Center.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

"The **New Neighborhood** residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center."

*Staff comment: The proposed land use map designation outlined in CPA-50 is the same property as the total land area request for OL and CS. The proposal in CPA-50 is to change the land use designation from New Neighborhood to Neighborhood Center. The **Neighborhood Center** building block is a small-scale; one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.*

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: Secondary Arterial Street. The major street and highway plan does not recognize these streets for multi modal overlays or any other overlays that might have an effect on the development of this site.

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 that is subject to this Zoning Map amendment application is located in southeast Tulsa. The area has experienced a considerable amount of single family residential development; however the surrounding area still contains a significant amount of vacant/undeveloped land. The site is surrounded by single-family residential and vacant lots to the east and west; multi-family residential abuts the site immediately south of E 51st St S; and immediately east of the site a multi-family residential project is in the early stages of construction. As shown on the attached conceptual plan the development project on the subject site will consist of commercial/retail (Development Area A) and office space (Development Area B). Immediately north of the OL site the Open Arms Chile Development Center is under construction.

On 01.21.15 the TMAPC recommended that the City Council approve rezoning application Z-7288/PUD-825 to rezone the northern portion (Development Area B) of the subject lot from AG to RM-1. The rezoning application Z-7288/PUD-825 was denied by the City Council on 03.05.15.

The land immediately south of the subject lot within the City of Broken Arrow is designated as Level 3 – Transition Area; Level 4 – Commercial/Employment Nodes; and a Greenway/Floodplain by the Broken Arrow Comprehensive Plan. The commercial node in Broken Arrow is less than one acre in size and will provide limited commercial activity because of its size which is limited by a FEMA floodplain further south and west.

Environmental Considerations: None that affect development of the property for the anticipated development pattern.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
South 177 th East Avenue	Secondary Arterial	100 feet	2 + left turn lane
East 51 st Street	Secondary Arterial	100 feet	2 + left turn lane

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	AG	<i>New Neighborhood</i>	Growth	Open Arms Day Care (Under construction)
South	<i>Broken</i>	<i>Level 3–Transition</i>	NA	Multi-family residential

	Arrow City Limits – A-1 & RM/PUD110	<i>Area; Level 4-Commercial/Employment Nodes; Greenway/Floodplain (Broken Arrow Comprehensive Plan)</i>		and undeveloped
East	RM-2 and AG	<i>New Neighborhood</i>	Growth	Vacant lots and Multi-family residential development
West	AG and RS-3/PUD-780	<i>New Neighborhood</i>	Growth	Vacant lots and single family residential

SECTION III: Relevant Zoning History

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

Subject Property:

Z-7288/ PUD-825 March 2015: Staff and TMAPC concurred in recommending approval of a request for *rezoning* a 11± acre tract of land from AG to RM-1 and a *Planned Unit Development*, for a multifamily development, on property located north of the northeast corner E. 51st St. & S. 177th E. Ave. and is also known as a part of the subject tract. City Council **denied** the application.

Surrounding Property:

Z-7273 September 2014: All concurred in **approval** of a request for *rezoning* a 11± acre tract of land from AG to RM-2 for assisted/independent living, on property located east of northeast corner of E. 51st St. and S. 177th E. Ave.

PUD-784 June 2011: All concurred in **approval** of a proposed *Planned Unit Development* on a 39± acre tract of land for single-family residential development, on property located east of northeast corner of East 51st Street and South 177th East Avenue, and abutting east of subject property.

BOA-21265 June 14, 2011: The Board of Adjustment **approved** a *Special Exception* to permit a (Use Unit 5) Child Care Center and Church use in the AG district (Section 301); and a *Variance* to permit Recreational Vehicles parked on the site during construction of the facility to be used for dwelling purposes and to be connected to utilities (Section 302.B.3.b); and a *Variance* to permit the RV's to be parked on a non-all-weather surface (Section 222), with multiple conditions, on property located north of northeast corner of E. 51st St. and S. 177th E. Ave.

PUD-780 March 2011: All concurred in **approval** of a proposed *Planned Unit Development* on a 9.93± acre tract of land for a gated single-family development, on property located north of the northwest corner of East 51st Street and South 177th East Avenue.

Z-6970 February 2005: All concurred in **approval** of a request to *rezone* a 10± acre tract from AG to RS-3, located north of the northwest corner of East 51st Street and South 177th East Avenue.

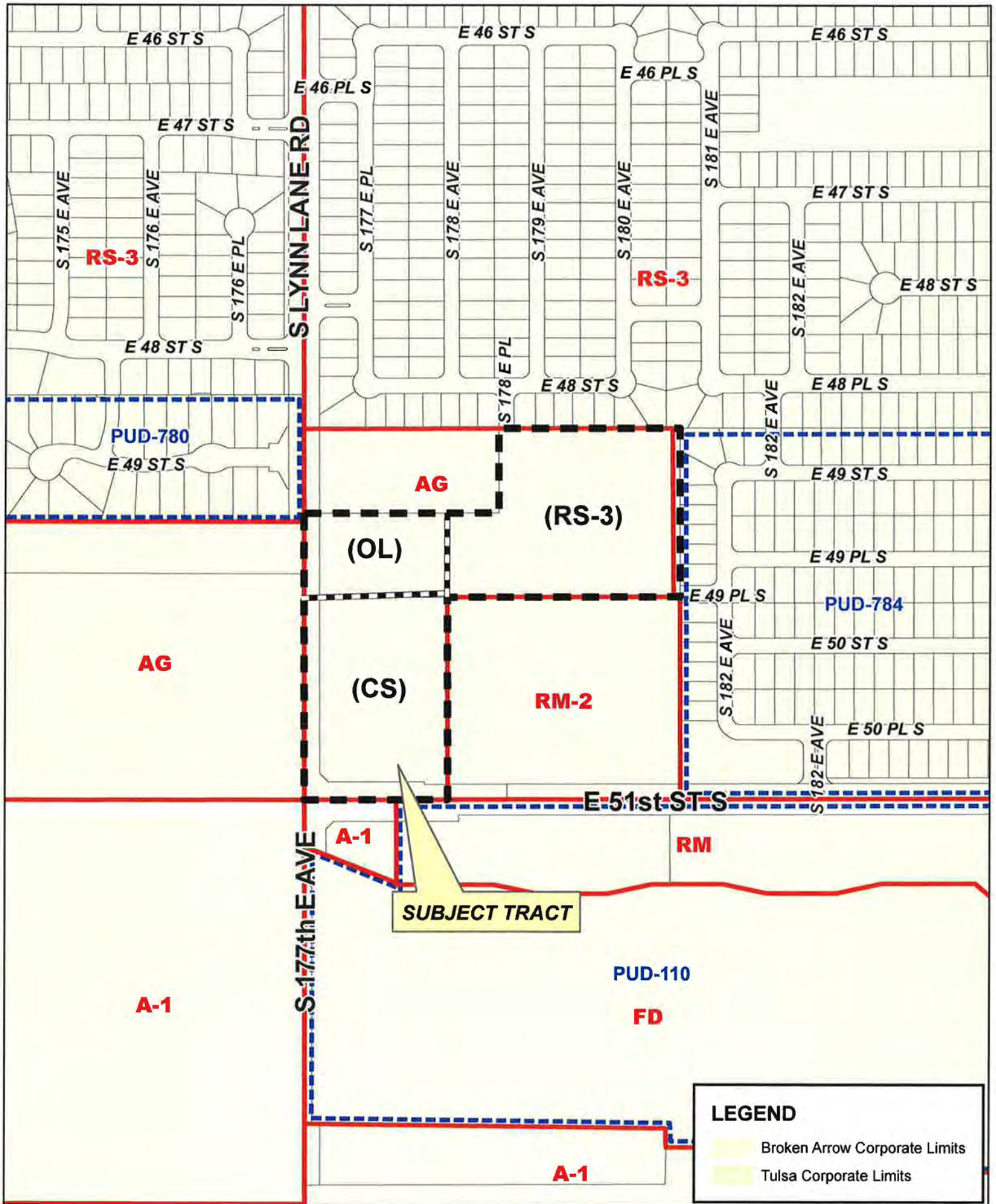
Z-6945 August 2004: All concurred in **approval** of a request to *rezone* a on a 126.5+ acre tract from AG to RS-3, on property located north and east of the northeast corner of East 51st Street and South 177th East Avenue.

Z-6834 October 2001: All concurred in **approval** of a request to *rezone* a 10+ acre tract from AG to RS-3 on a property located north of the northwest corner of East 51st Street South and South 177th East Avenue.

BOA-21256 May 24, 2011: The Board of Adjustment **approved** a *Variance* of the maximum amount of required front yard permitted to be covered with an all-weather surface in the RS-3 district from 34% to 45% to permit three car wide driveways in front of three car garages (Section 1303.D), subject to the Council approving the PUD (PUD-784) which has been recommended, on property located east of the northeast corner of E. 51st St. and S. 177th E. Ave.

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Z-7351

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LEGEND

Broken Arrow Corporate Limits

Tulsa Corporate Limits







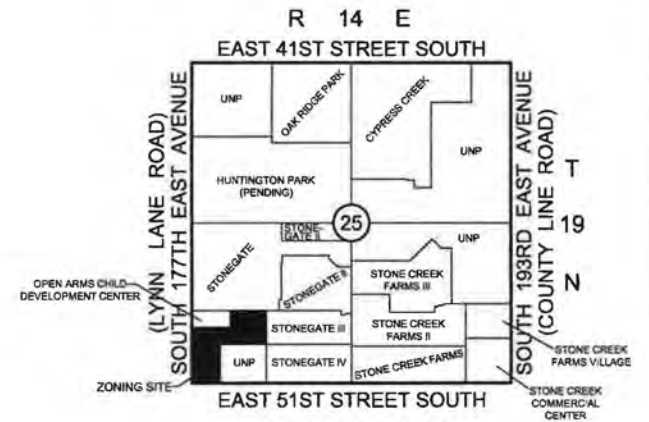
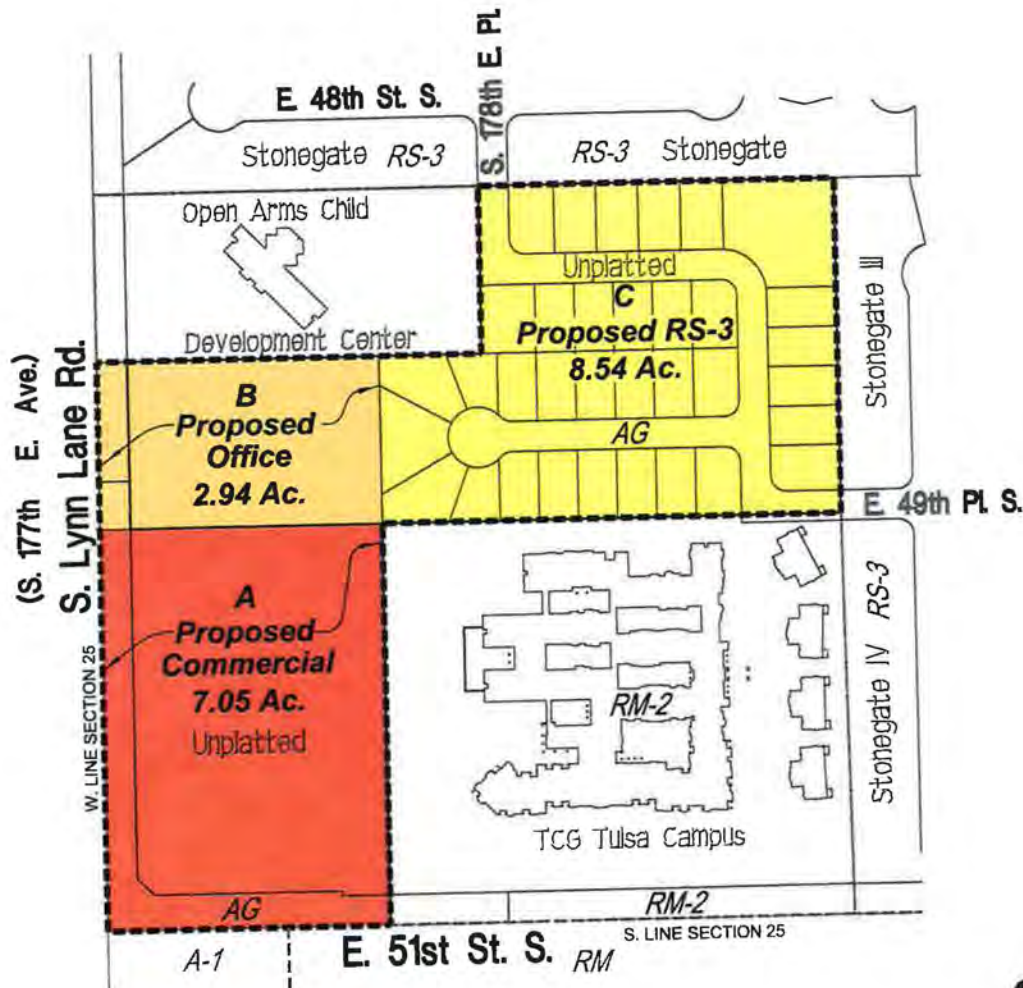
Z-7351

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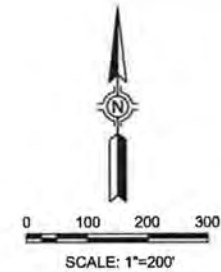


K:\17424.09\CD\ZONING\CD\1.dwg SHEET 1 Jun 23, 2016 - 11:03:51am SISEMORE WEISZ & ASSOCIATES, INC. 2015



Location Map

SCALE: 1"=2000'



Zoning Exhibit
of
Part of the SW/4 of
Section 25, T-19-N, R-14-E
City of Tulsa, Tulsa County, Oklahoma

DATE: 6/22/16 WO#: 17424.05



Sisemore Weisz & Associates, Inc.
808 EAST 32nd PLACE
TULSA, OKLAHOMA 74106
C.A. NO. 2421
PHONE: (918) 685-0800
FAX: (918) 685-6555
EXP. DATE: 6/30/17

15.12

EXHIBIT "A"

(PROPOSED COMMERCIAL)

1 OF 3

A TRACT OF LAND THAT IS THE WEST 465.00 FEET OF THE SOUTH 660.00 FEET OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINING 306,900.00 SQUARE FEET OR 7.045 ACRES, MORE OR LESS.

EXHIBIT "A"

(PROPOSED OFFICE)

2 OF 3

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE NORTH 01°19'25" WEST ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR 660.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH 01°19'25" WEST ALONG SAID WESTERLY LINE FOR 275.44 FEET; THENCE NORTH 88°40'26" EAST FOR 465.00 FEET; THENCE SOUTH 01°19'25" EAST PARALLEL WITH THE WESTERLY LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR 275.50 FEET TO A POINT THAT 660.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE SOUTH 88°40'53" WEST PARALLEL WITH SAID SOUTHERLY LINE FOR 465.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 128,093.95 SQ. FT. OR 2.941 ACRES, MORE OR LESS.

EXHIBIT "A"

(PROPOSED RESIDENTIAL)

3 OF 3

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER (SW/4) OF SECTION TWENTY-FIVE (25), TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW/4); THENCE NORTH $01^{\circ}19'25''$ WEST ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER (SW/4) FOR 1935.44 FEET; THENCE NORTH $88^{\circ}40'26''$ EAST FOR 465.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING NORTH $88^{\circ}40'26''$ EAST FOR 170.06 FEET; THENCE NORTH $01^{\circ}19'34''$ WEST FOR 275.00 FEET; THENCE NORTH $88^{\circ}40'26''$ EAST FOR 590.38 FEET; THENCE SOUTH $01^{\circ}18'37''$ EAST FOR 550.60 FEET TO A POINT THAT 660.00 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID SOUTHWEST QUARTER (SW/4); THENCE SOUTH $88^{\circ}40'53''$ WEST PARALLEL WITH SAID SOUTHERLY LINE FOR 760.30 FEET; THENCE NORTH $01^{\circ}19'25''$ WEST FOR 275.50 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINS 371,857.59 SQ. FT. OR 8.537 ACRES, MORE OR LESS.



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7350
with Optional Development Plan

Hearing Date: August 3, 2016

Case Report Prepared by:

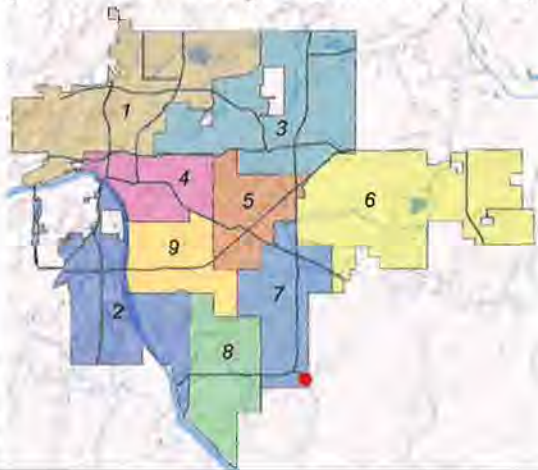
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Stuart Van De Wiele

Property Owner: GRACE FELLOWSHIP TITLE

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Multifamily

Concept summary:

Tract Size: 18.96 \pm acres

Location: West of southwest corner of E. 96th St.
and S. Garnett Rd.

Zoning:

Existing Zoning: AG

Proposed Zoning: RM-3

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval with the optional
development plan as outlined in Section II**

Staff Data:

TRS: 8419

CZM: 58

Atlas: 2267/ 2080

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

16.1

SECTION I: Z-7350

DEVELOPMENT CONCEPT:

The planned project will entail the construction of a new Class A multifamily development and related accessory uses and amenities planned to best utilize the unique physical features of the Subject Property and provide and preserve meaningful open spaces. The planned project also intends to take advantage of the walk-ability and bike-ability of Tulsa's extensive walking / jogging / biking trail system (over 100 miles) which lies immediately adjacent to the Subject Property.

The Subject Property is located at 96th & Garnett Road and lies immediately East of the Grace Church campus located at 9610 South Garnett Road. The Subject Property is a vacant 18.69 acre tract of AG zoned land located in the Southeastern most corner of the City of Tulsa. To the knowledge of the Co-Applicants, the Subject Property has never been developed, except for the small area currently utilized as parking for Grace Church. The Subject Property is bordered by (i) East 96th Street South and the Creek Turnpike to the North, (ii) a flood zone area / South Garnett Avenue / a wetlands area to the East, (iii) a private road (Grace Chapel Drive) South and several large-lot AG zoned residential areas to the South, and (iv) the Grace Church campus to the West. An RS-3 zoned neighborhood (Cedar Ridge Heights) is also located to the Southwest of the Subject Property. The Subject Property has approximately (i) 730.95 feet of frontage on East 96th Street South / the Creek Turnpike access road (its primary access); and (ii) 665.08 feet of frontage on the private road (Grace Chapel Drive) (its secondary access).

The development is currently designed to contain approximately 380 Dwelling Units (see Development Standards below). The development will feature open green spaces, garage parking (for certain Dwelling Units), various building heights and building sizes to maintain architectural interest, and other recreational amenities customarily found in multifamily developments.

This Optional Development Plan is being voluntarily imposed by the Proposed Owner to lessen the perceived or potential impact of the development on those residential areas (both the AG zoned properties and the RS-3 zoned properties) to the South and Southwest.

Although the conceptual site plan submitted herewith depicts the general massing and architectural style currently contemplated by the Proposed Owner and its architect, the final project may vary from the conceptual site plan.

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:

 - Concept plan

 - Concept plan illustration on aerial photo showing distances to adjacent homes

 - 2 story building elevations closest to Grace Drive

16.2

SECTION II OPTIONAL DEVELOPMENT PLAN DEVELOPMENT STANDARDS:

In order to lessen the perceived or potential impact of the rezoning of the Subject Property (from AG to RM-3) on the adjacent and nearby residentially zoned or residentially used areas, the Co-Applicants have elected to impose additional restrictions on the property by requesting the implementation of an Optional Development Plan as is allowed under the Tulsa Zoning Code.

The development of the Subject Property shall meet the standards of RM-3 zoning districts except as otherwise limited or restricted below:

Use Limitations.

- A. Permitted Uses. The Subject Property shall be used only for the following Specific Uses included in the "Household Living" Subcategory of the Tulsa Zoning Code:
- (i) Apartments;
 - (ii) Condos;
 - (iii) Townhouses;
 - (iv) and / or
Multi-unit houses,
- along with all uses accessory or incidental thereto including leasing offices and recreational amenities customarily found in multifamily developments.
- B. Specifically Prohibited Uses. The Subject Property shall not be used for any use that would be classified under the following Uses, Subcategories or Specific Uses as defined in the Tulsa Zoning Code:
- (i) any Specific Use included in the "Group Living" Subcategory;
 - (ii) any Subcategory or Specific Uses included in the "Public, Civic and Institutional" Use Category;
 - (iii) any Subcategory or Specific Uses included in the "Commercial" Use Category; or
 - (iv) any Subcategory included in the "Agricultural" Use Category.
- C. Oil and Gas Development. The Subject Property shall not contain any oil or gas well.
- D. Building Setbacks / Green space.
- (i) Building Setback / Green space along Grace Chapel Drive. The Subject Property shall maintain a twenty-five foot (25') building setback / green space area along the Southern edge of the Subject Property in which only sidewalks, access driveways, perimeter fencing / gates, landscaping (including trees, shrubs, irrigation, landscape lighting and other typical items which are a part of a landscape edge as required or permitted by the Tulsa Zoning Code) may be constructed.
 - (ii) Green Space tree guidelines: Within the 25 foot green space area north the Grace Chapel Drive right-of-way a minimum of one tree for each 300 square feet shall be installed and maintained. The trees shall be a minimum height of 12 feet tall at planting.
- E. Other Setbacks. The remaining building setbacks shall be in accordance with the Tulsa Zoning Code.
- F. Maximum Number of Dwelling Units. The Subject Property shall not contain more than three hundred eighty (380) Dwelling Units.
- G. Minimum Parking. The Subject Property shall contain parking spaces in compliance with the Tulsa Zoning Code.
- H. Height Limitations.

16.3

- (i) Property-wide Height Limitations. The maximum building height on any structure located within the Subject Property shall be fifty feet (50').
- (ii) Specific Height Limitation. Any residential structure which is located within seventy-five feet (75') (measured radially) of the Southwest corner of the Subject Property shall not exceed two (2) stories nor a maximum height of thirty two feet (35').

I. Additional Design Standards. Any residential structure which is located within seventy-five feet (75') (measured radially) of the Southwest corner of the Subject Property shall not contain southerly facing windows on the second story. The measurement shall be taken from the north edge of the Grace Drive right of way at its intersection with the west property line.

J. Transportation System Improvements:

- (i) The regional trail system is north of East 96th Street South and east of Garnett. The site plan shall connect to the trail with a concrete surface pedestrian and bike path not less than 6 feet wide.
- (ii) The private drive commonly called Grace Drive shall be constructed or reconstructed to meet City of Tulsa standards for a residential street from the west edge of the project all the way to South Garnett. A minimum right of way width of 50 feet shall be dedicated

DETAILED STAFF RECOMMENDATION:

RM-3 zoned property is consistent with the New Neighborhood land use designation of the Comprehensive Plan and;

RM-3 in conjunction with the optional development plan is non injurious to the proximate property and;

The provisions of the optional development plan outlined in Section II above are consistent with the development plan provisions of section 70.040 of the Tulsa Zoning Code therefore;

Staff recommends **approval** of Z-7350 to rezone property from AG to RM-3 with an optional development plan as outlined in Section II above and;

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The multi family project is consistent with the new neighborhood vision of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

"The **New Neighborhood** residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center."

Areas of Stability and Growth designation: Area of Growth

The purpose of 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:

South Garnett Road is a secondary arterial street that is on the eastern border of Tulsa and the western border of Broken Arrow. Tulsa County maintains South Garnett Road along the entire frontage of this request.

Trail System Master Plan Considerations:

East of 129th Street South in the Floodplain / Greenway zone the City of Broken Arrow has provided an opportunity for pedestrian and bicycle activity that should be accessible to this corridor development area. Sidewalk and pedestrian access to that nature area should be a required with the development plan.

North of East 96th Street South the existing trail system should also be a consideration of the pedestrian system with this project.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant. The Board of Adjustment previously approved a large church expansion at this location that was never constructed. Near the northeast corner of the property at East 96th Street South and South Garnett the church has constructed a large monument sign used for the Grace Fellowship church site.

Environmental Considerations: The site was prepared for a large church auditorium several years ago. Grading, Sanitary sewer, water and stormwater detention was installed for that facility however the building and most of the parking was never constructed. Other than that construction consideration there are no known environmental considerations that would affect the zoning decision.

Topography

The subject tract is unimproved and is generally flat. The Project has an approximate slope of 4.5% from west to east.

Drainage

Storm water from the Project drains to a detention pond that has been installed for anticipated expansion of the Grace Fellowship Church.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Garnett Road	Secondary Arterial	100 feet	2
East 96 th Street South	None	50 feet	2
Private drive: Grace Fellowship Drive	none	50 feet if dedicated as a public street	2

Utilities:

Water:

City of Tulsa 8" waterlines are located along the West of the Project and in the Northern portion of the access drive off of Garnett. There is more than adequate water service available to serve all proposed uses.

Sanitary Sewer:

City of Tulsa 8" sanitary sewer lines are located West of the Project and in the southern portion of the access drive off of Garnett. There is more than adequate sanitary sewer service available to serve all proposed uses in the Project.

Other utilities, including electricity, gas, telephone and cable are available for the Project.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North side of East 96 th Street and Turnpike	CO (Corridor)	<i>Regional Center north of expressway</i>	Area of Growth	North of the Creek Turnpike the land is vacant all the way to 91st.
South	AG	<i>New Neighborhood</i>	Area of Growth	Residential
East	Agricultural (A-1)	<i>New Neighborhood between east boundary and Garnett Greenway /</i>	NA	Wetlands east of Garnett in Broken Arrow, stormwater detention and flood

		<i>Floodplain in Broken Arrow across Garnett. Includes public open space park and trail system.</i>		plain in Tulsa on the west side of Garnett.
West	AG	<i>New Neighborhood</i>	Area of Growth	Church

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11834 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-7320/ Z-7320-SP-1 April 2016: A request for rezoning a 26.74± acre tract of land from AG to CO with a Corridor Development Plan, for medical offices, was made on property located on the southwest corner of E. 96th St. S. and S. Garnett Rd. Staff was recommending approval, however the applicant withdrew the application on April 19, 2016.

BOA-21347 December 13, 2011: The Board of Adjustment **approved** the request for a *Variance* to exceed the number of permitted signs in an AG district (Section 302.B.2.b); and a *Variance* to exceed the permitted 150 square feet of display surface area for a sign in an AG district (Section 302.B.2.b). This exceedingly large tract of 3,334,803 square feet, more or less, contains a very large church structure, and additional signage is needed to direct visitors and parishoners. This approval is for the Grace Church sign located approximately 49 feet above the ground elevation on the north and east elevations. It is noted that the building setback is approximately 400 to 1,000 feet from the nearest property, on property located at 9610 S. Garnett Rd. E. and also a part of the subject property.

BOA-19144 July 24, 2001: The Board of Adjustment **approved** a *Variance* to the number, size and height limitations of the Zoning Code and to allow flashing illumination, changeable copy, and animation as required, to permit new signs at various locations on the subject property, on property located at the southwest corner of E. 96th St. S. and S. Garnett Rd. and also known as a part of the subject property.

BOA-18936 December 12, 2000: The Board of Adjustment **approved** a minor special exception to previously approved site plan to add a new youth building with an auditorium with seating for approximately 600, meeting and recreational uses to the site plan approved by BOA-18936.

BOA-18352 March 23, 1999: The Board of Adjustment approved a Special Exception to amend a previously approved site plan to include a multi-use church facility with seating for 2800, four unlighted sports fields, a 4500 SF central power plant building and accessory parking and stormwater drainage facility.

BOA-17863 October 27, 1997: The Board of Adjustment **approved** a *Special Exception* to permit a 180' monopole; and a *Special Exception* to reduce the required setback from R district to 50' from the north and 150' from the west; per plan submitted and subject to the 180' monopole replacing the 150' monopole; finding that due to the road design for the South Loop the property is unlikely to be

developed, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-11534 August 6, 1981: The Board of Adjustment **approved** a *Special Exception* to permit a church and school in an AG district (Grace Fellowship Church and School) per plot plan, subject to a subdivision plat, with the record to reflect that this is a private school and a facility of this size with school use and church use approval would not be required to be reviewed again by the Board if a facility such as a day-care center was added in the future, on property located at East 101st Street and South Garnett Road and also known as a part of the subject property.

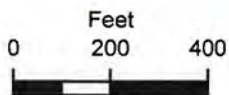
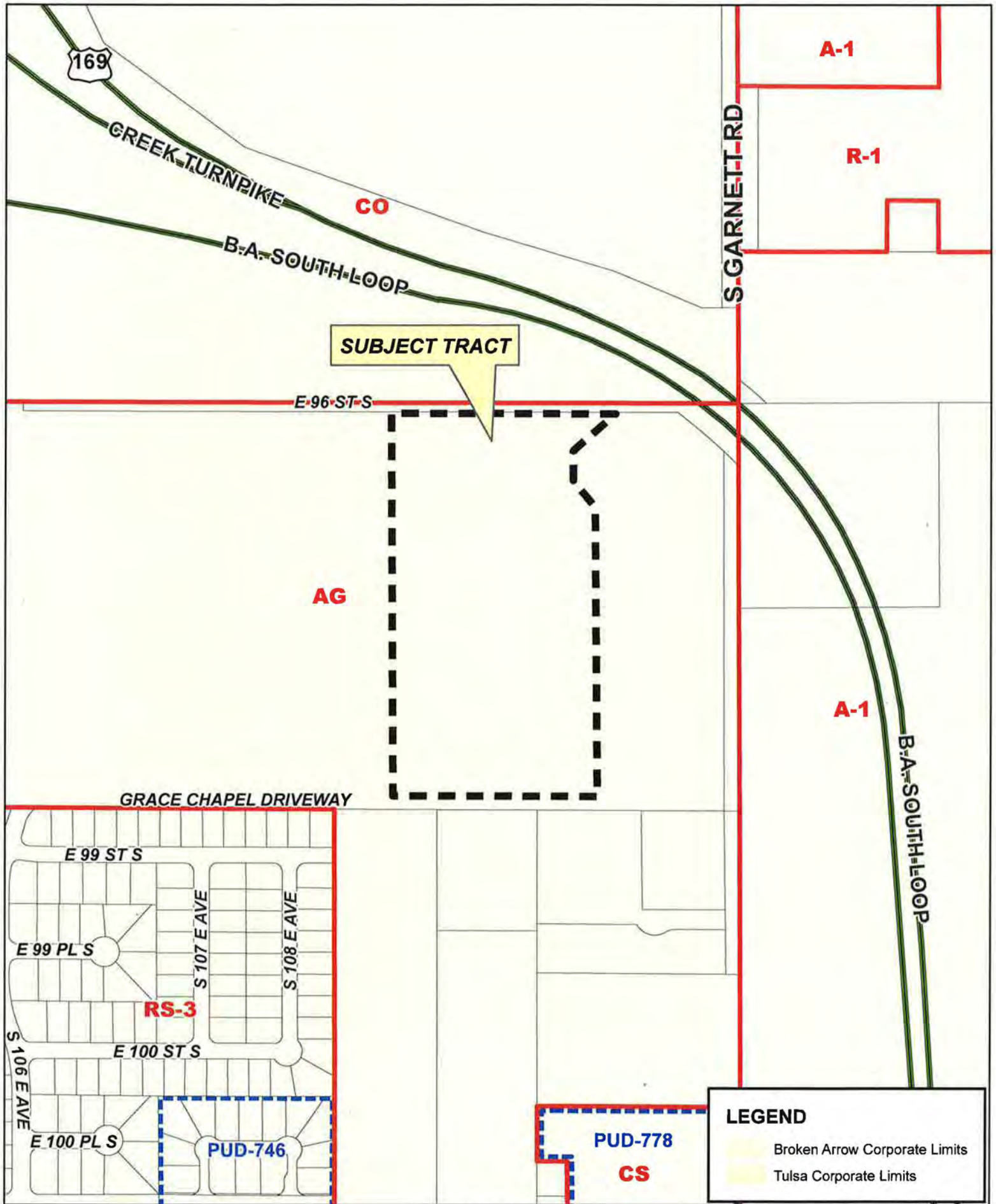
BOA-13732 September 12, 1985: The Board of Adjustment **approved** a *Variance* to allow 3 existing signs (1 bulletin board and 2 lighted directional signs) for a church in an AG district; per plot plan, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

BOA-13457 February 7, 1985: The Board of Adjustment **approved** a *Variance* of the surface area and height requirements to permit a combination bulletin board and sign for an existing church in an AG district; finding that the size and terrain of the subject tract constitutes a hardship; and finding that the size of the sign in relation to the size of the property does not violate the spirit and intent of the Code, on property located at 9610 S. Garnett Rd. and also known as a part of the subject property.

Surrounding Property:

No relevant history.

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**Z-7350
with Optional
Development Plan**

16.9



LEGEND

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits



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Feet



18-14 19

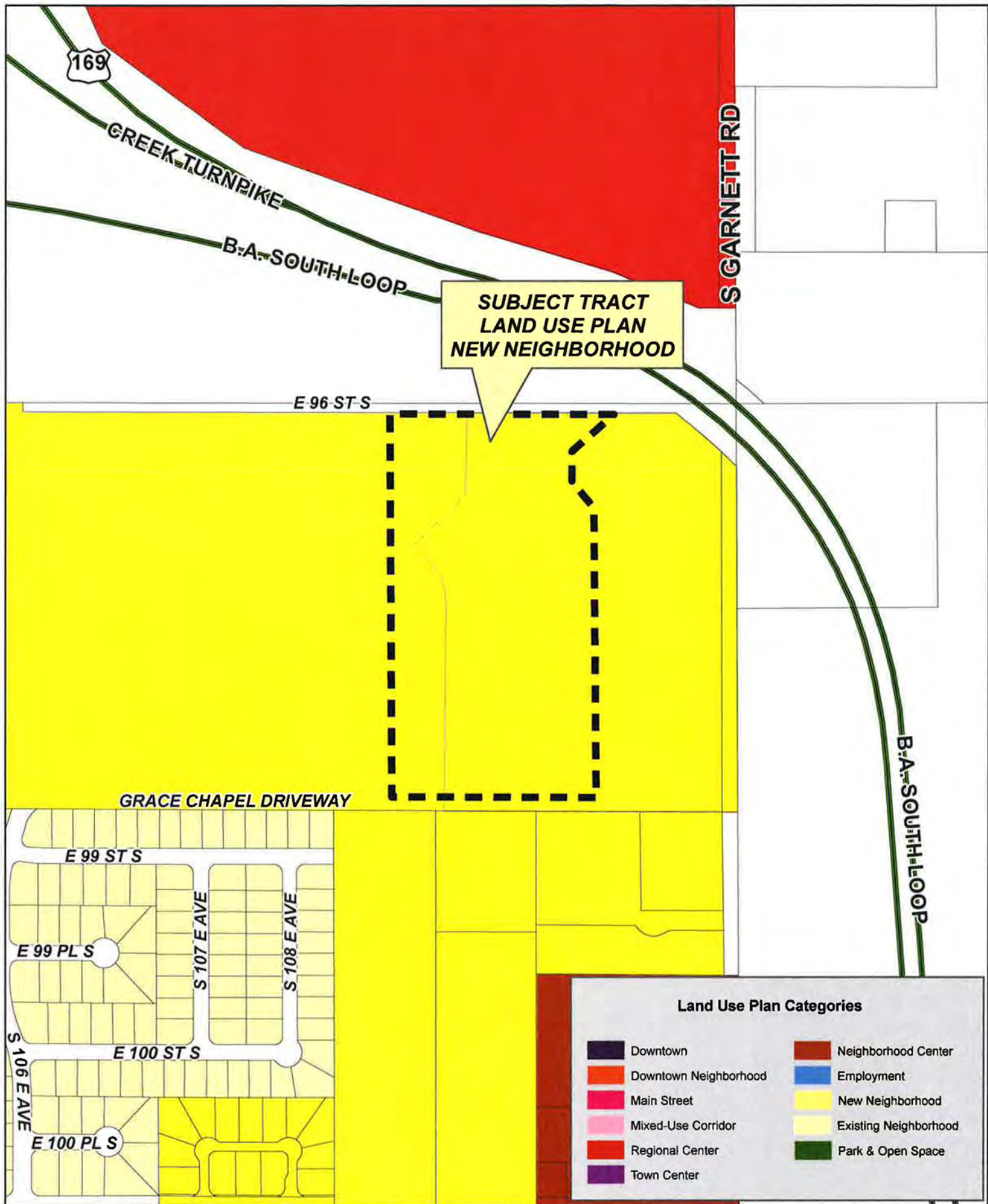
Z-7350
with Optional
Development Plan

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

Aerial Photo Date: February 2016



16.10



SUBJECT TRACT
LAND USE PLAN
NEW NEIGHBORHOOD

E 96 ST S

GRACE CHAPEL DRIVEWAY

E 99 ST S

E 99 PL S

E 100 ST S

E 100 PL S

S 107 E AVE

S 108 E AVE

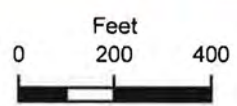
S 106 E AVE

S GARNETT RD

B-A SOUTH LOOP

Z-7350

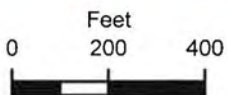
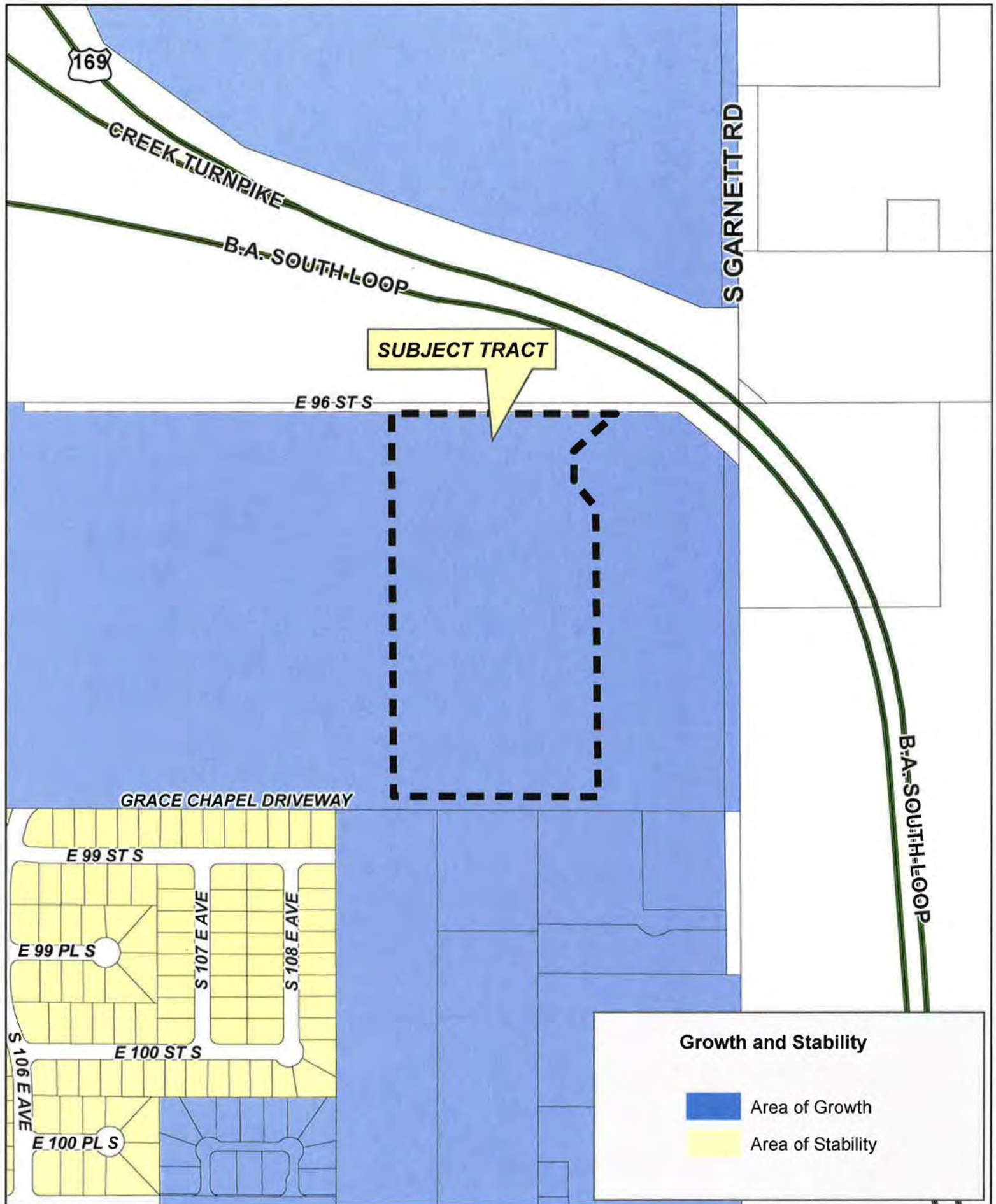
with Optional
Development Plan



18-14 19

16.11





18-14 19

Z-7350
with Optional
Development Plan

16.12



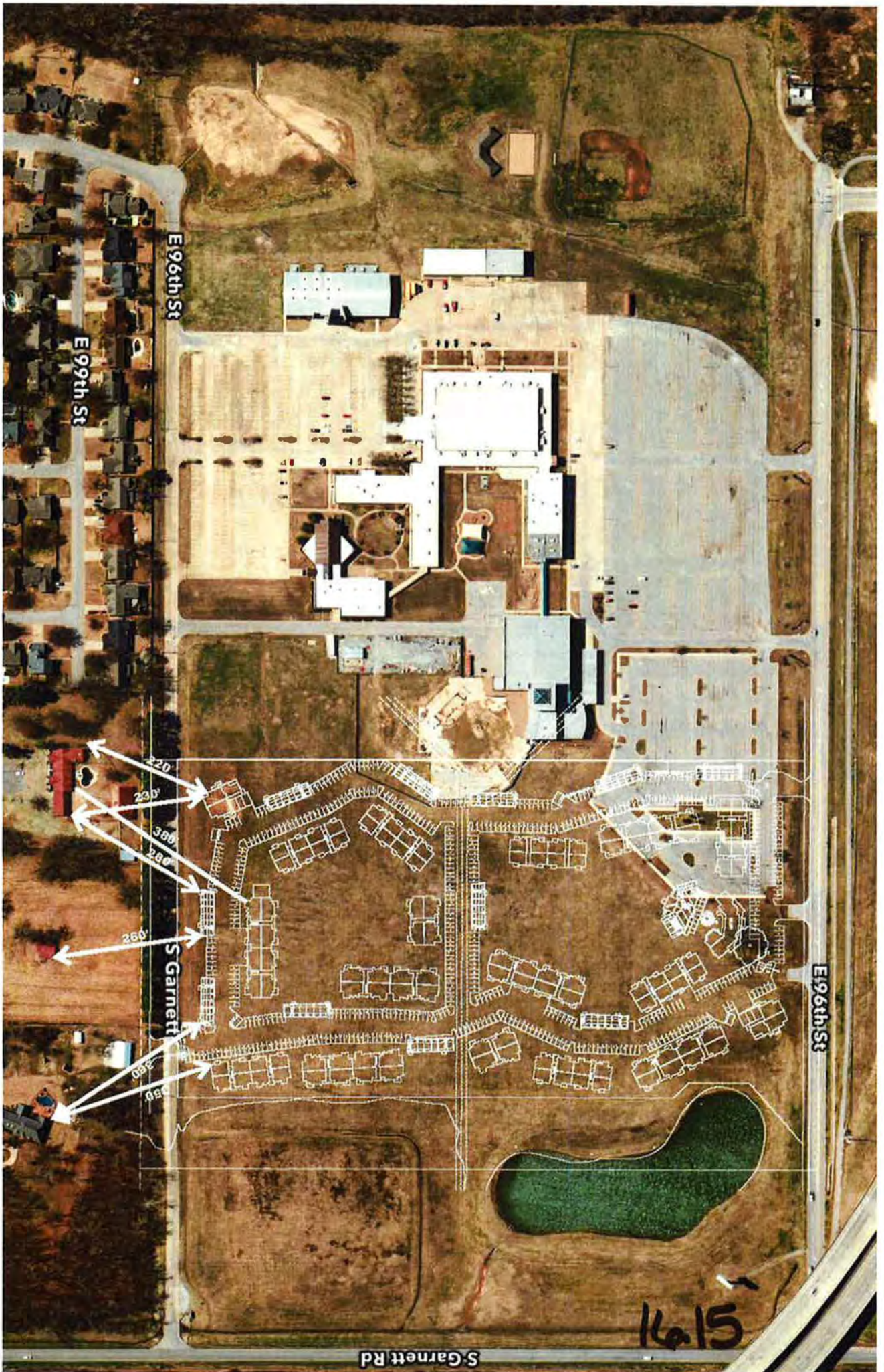


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Cottages at Grace Meadows
Case & Associates
Tulsa, Oklahoma



16.13





16.17



EXTERIOR VIEW
NO SCALE

NOTICE OF COPYRIGHT

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Cottages at Grace Meadow
Case & Associates
Tulsa, Oklahoma



16.18



EXTERIOR VIEW
NO SCALE

NOTICE OF COPYRIGHT

THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED. DISCOVERY, REPRODUCTION, ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1992. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORMS, AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDINGS REPRESENTED CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO ARCHITECTS COLLECTIVE.

Cottages at Grace Meadow
Case & Associates
Tulsa, Oklahoma





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-820-B Abandonment
(Related to Z-7352)

Hearing Date: August 3, 2016

Case Report Prepared by:

Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: DISTRIBUTION PARTNERS
HOLDINGS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Abandon a portion of the PUD for
traffic signal company

Concept summary: Abandon the west 2+/- acres of
PUD 820 and rezone the property to CS. Ultimately
the parcel will be combined with a parcel already
zoned CS immediately west of this tract.

Tract Size: 2 ± acres

Location: East of the northeast corner of E. 4th Pl.
and S. Memorial Dr.

Zoning:

Existing Zoning: CHI PUD-820

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval in conjunction with
rezoning the property to CS as provided in Z-
7352.**

Staff Data:

TRS: 9301

CZM: 38

Atlas: 451

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

17.1

SECTION I: PUD-820-A

DEVELOPMENT CONCEPT:

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:
 - Lot split and lot combination exhibit

DETAILED STAFF RECOMMENDATION:

PUD 820-B in conjunction with Z-7352 requesting CS zoning is consistent with the Employment Land Use designation of the Comprehensive Plan and the East Tulsa Neighborhood Implementation Plan and;

The underlying CH zoned property may be injurious to surrounding property therefore staff would not recommend CS zoning uses and development standards are not injurious to the surrounding proximate properties and;

The requested zoning is consistent with the anticipated future development pattern at this location therefore:

Staff recommends **Approval** of PUD-820-B Abandonment to rezone property from CH/PUD-820 but only with the concurrent rezoning request to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing Land Use Map shows this area as an Employment Area. The CS zoning request is a compatible use in an Employment Area. The applicant has submitted a concurrent request to abandon the west portion of PUD 820. CS zoning is an appropriate zoning category in the Employment district and is compatible with the Town Center designation immediately west of this site.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

17.2

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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

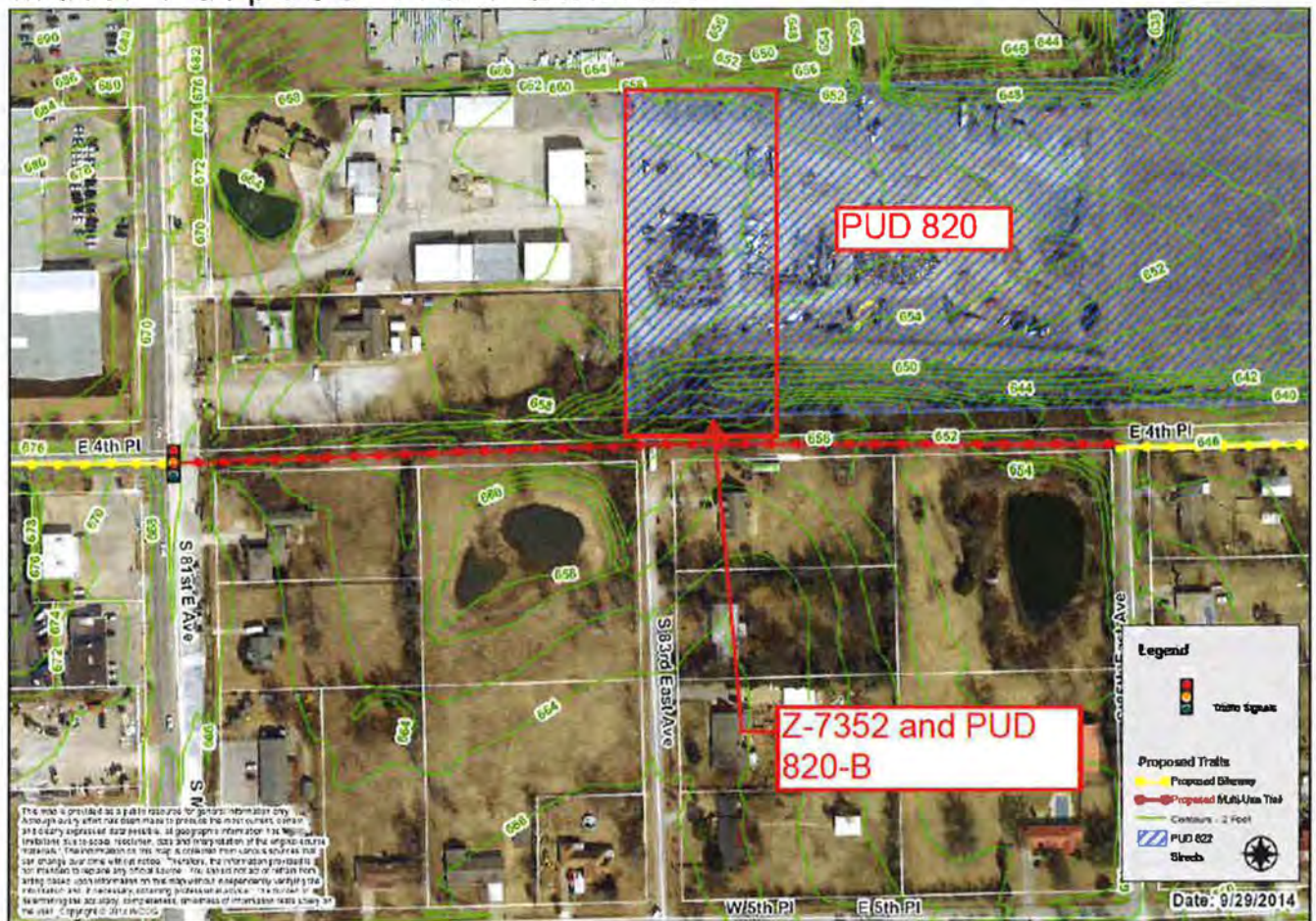
Trail System Master Plan Considerations: An important link for the 4th Street Multipurpose trail system is missing east of South Memorial Avenue. The existing traffic signal on Memorial at 4th along with the 60 foot street right-of-way without a street provides an opportunity to provide a new trail link with a crossing at a signalized intersection.

INCOG transportation planners have provided the following illustration that defines the desired result with this project.

Staff Comment:

During the approval process of PUD 820 the Planning Commission recommended approval of the trail system expansion as outlined in the trail master plan for the City for the City of Tulsa and illustrated below. The City Council removed that requirement. The street right-of-way for 4th Place has been dedicated for decades unfortunately the public street has not been constructed and is now considered a wetlands area. The wetlands designation will limit future street and trail expansion at this location.

Multi Purpose Trail Exhibit



Major Street and Highway Plan:

Trail System Master Plan Considerations:

Small Area Plan: East Tulsa Neighborhood Implementation Plan (Phase 2).

Z-7352 is included in the East Neighborhood Implementation Plan and is identified as a vacant undeveloped or under-developed large site. The plan does not provide a specific vision for this infill opportunity but recognized the opportunity for redevelopment or infill development on this site.

THE PLAN

East Tulsa Neighborhood Detailed Implementation Plan – Phase 2 "412 Corridor"

Exhibit 20



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site has been used for outdoor storage as part of the construction company west of the site. The green space on the south edge of the property is expected to remain in consideration of the wetlands designation.

Environmental Considerations: During the approval process for PUD 820 the consulting engineer stated that the drainage area on the south edge of the site is wetlands area and construction in that area is unlikely. There is no reason to believe that those restrictions along the south boundary have changed. The existing zoning code in conjunction with the wetlands protection provides adequate screening and buffer requirements for the proximate properties.

Streets:

Exist. Access	MSHP Design	MSHP RW	Exist. # Lanes
East 4 th Place South	none	50 feet	None, the street has never been constructed

Utilities:

17.5

REVISED 7/28/2016

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
East	CH/PUD 820	Employment	Growth	Warehouse Distribution Center
North	CS and CH	Town Center	Growth	Light Industrial
South	RS-1	Existing Neighborhood	Stability	Single family residential
West	CS and RS-2	Town Center	Growth	Church and vacant construction company headquarters.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 23219 dated December 18, 2014, established zoning for the subject property.

Subject Property:

Z-7282/ PUD-820 December 2014: All concurred in **approval** of a request for *rezoning* and a *Planned Unit Development* on a 26+ acre tract of land from OL/ CS/ CH to CH/ PUD-820, for a beverage warehouse and distribution center, on property located south and east of the southeast corner of South Memorial Drive and East Admiral Pl. and is also known as a part of the subject property.

Z-5571 June 1981: The applicant made a request for *rezoning* a tract of land from OL/CS/CH to RMH on property located at the northwest corner of E. 4th Pl. and S. 89th E. Ave.; also known as the subject property. Staff recommended approval of the north 16 acres and RS-3 for the remainder. The TMAPC recommended **approval** of RS-2 on 21.8 acres and **denial** of the remainder. Records do not show that it ever made it to the City Council, therefore no official action taken.

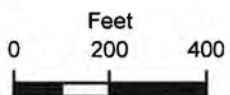
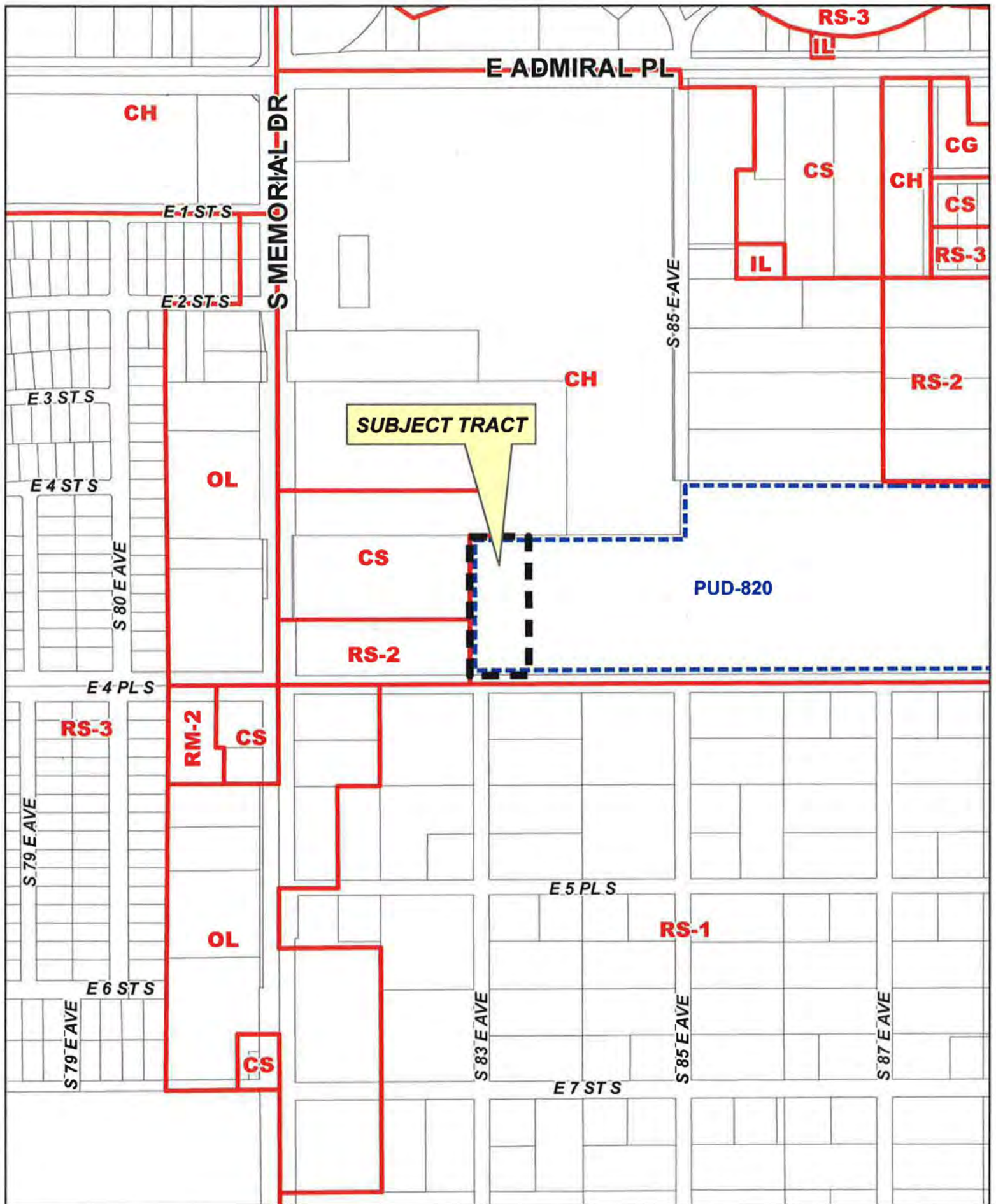
BOA-19314 April 23, 2002: The Board of Adjustment **approved** a *Special Exception* to permit existing construction company uses in CS district; a *Special Exception* to permit Building Contract Construction Services, Use Unit 25, in a CH district, including but not limited to heavy construction equipment/storage parking; and a *Variance* to allow Use Unit 25 uses to be conducted outside (not in a building) on CH property within 300' of residential property, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or Comprehensive Plan, subject to maintenance and continuation of the berm along the south OL property line that would run the distance of the CH property and turn back to the north and tie into the east line of the CH property, and some marking along the south property line of the CH property to depict the boundary that would be visible to the neighborhood, and no storage or activities relating to the construction company be conducted in the OL district, on property located at 401 S. Memorial Dr. and also known as part of the subject property.

Surrounding Property:

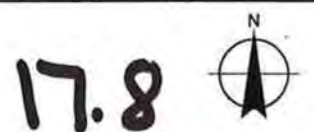
BOA-17132 August 22, 1995: The Board of Adjustment **approved** a *Special Exception* to permit an existing construction company in a CS zoned district for a period of 3 years only, per plan submitted (30' X 50' existing building with a 20' X 30' addition), subject to outside storage of construction business equipment and materials being limited to the two acres located immediately east of the 30' X 50' building, on property located north of northeast corner of S. Memorial Dr. and E. 4th Pl. and abutting west of subject property.

Z-CASE Ordinance #8979 July 1960: All concurred in **approval** of a request for *rezoning* a tract of land from U-1B (RS-2) to U-3E (CH) on property located south of the southeast corner of S. 85th E. Ave. and E. Admiral Pl.

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PUD-820-B
Abandonment
19-13 01





0 200 400
Feet



Subject
Tract

PUD-820-B
Abandonment

19-13 01

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

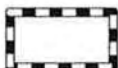
Aerial Photo Date: February 2016



17.9



0 50 100
Feet



Subject
Tract

PUD-820-B
Abandonment

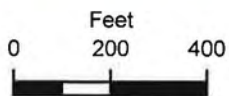
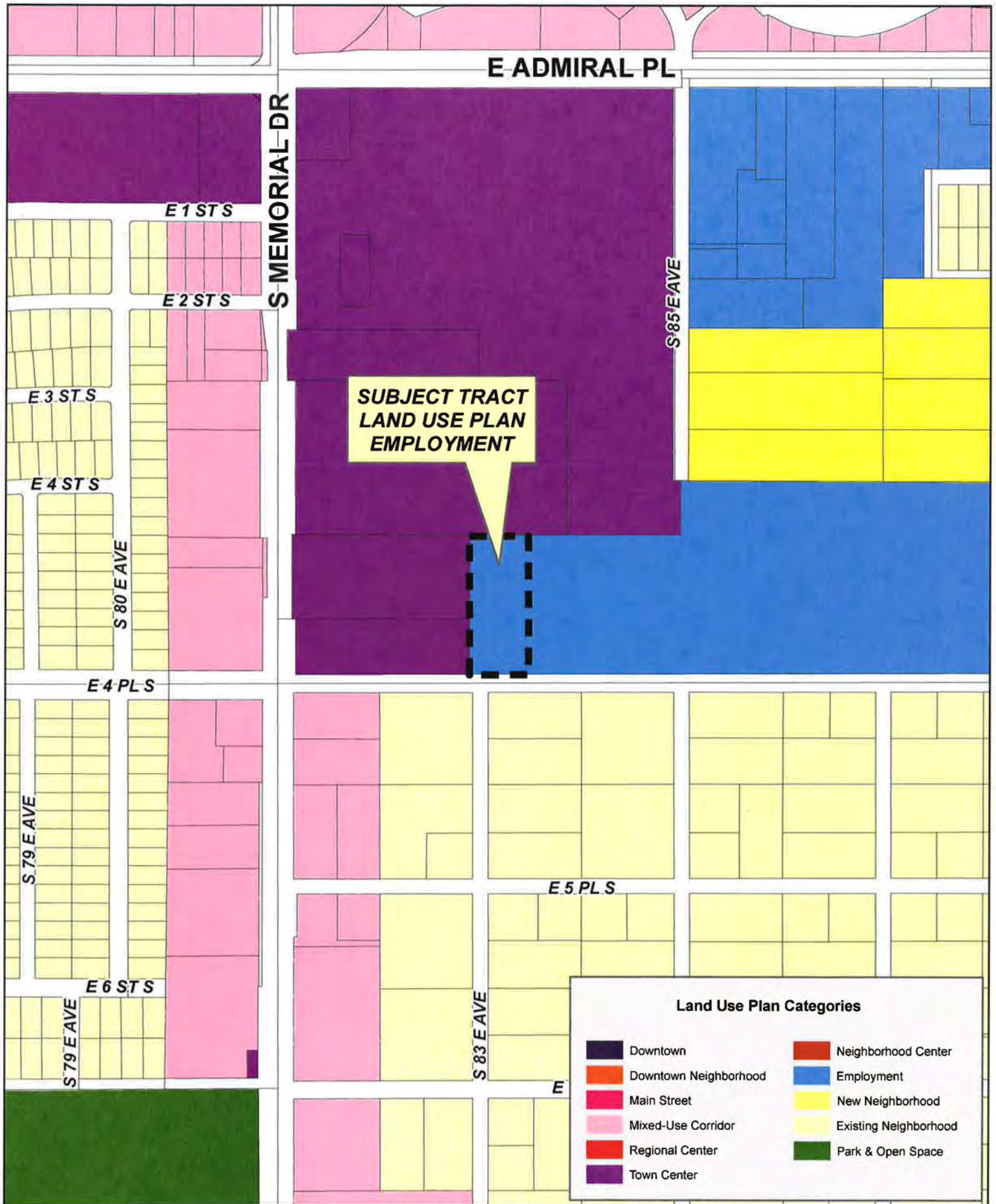
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016



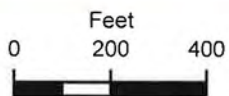
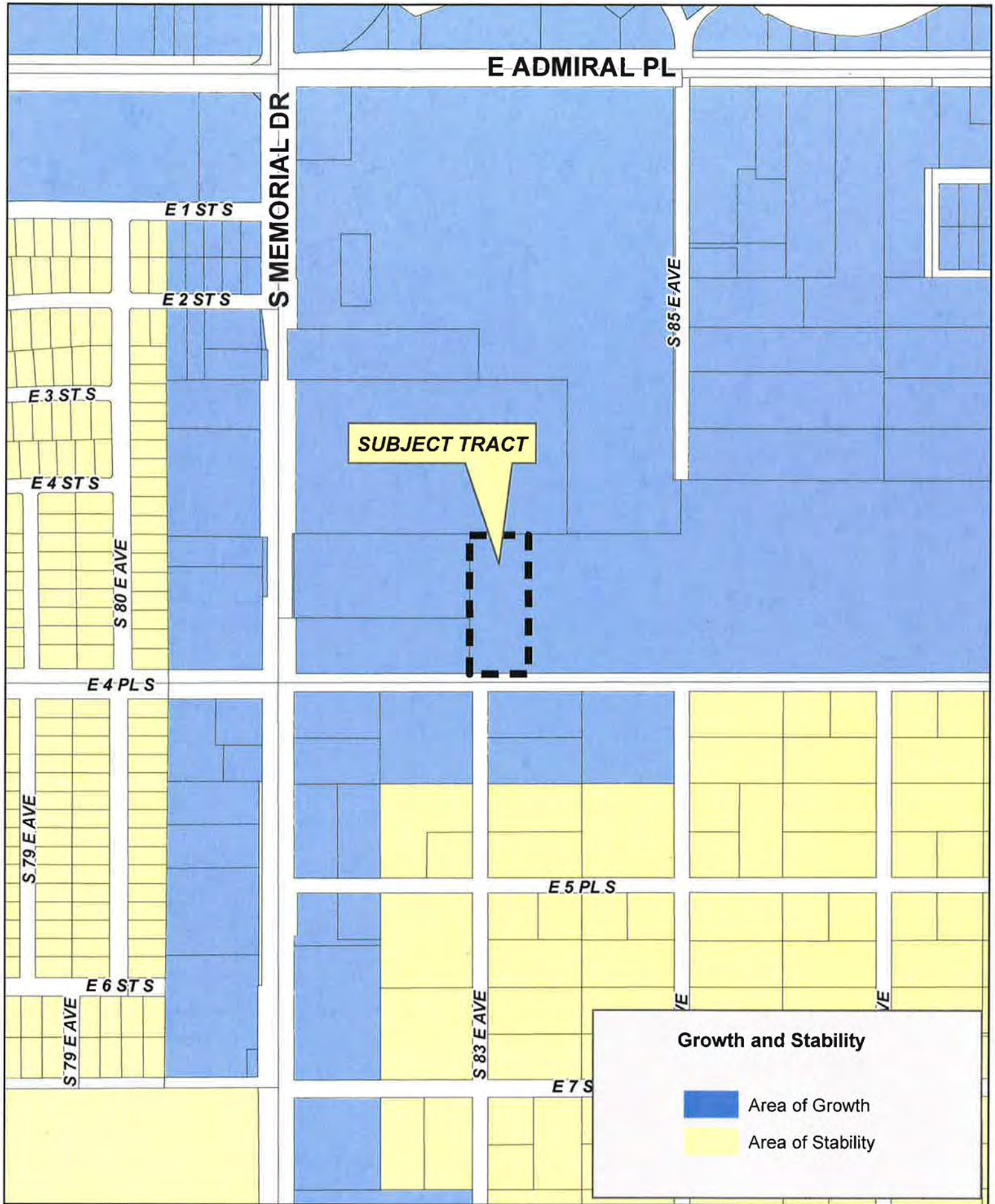
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PUD-820-B
Abandonment
19-13 01

17.11

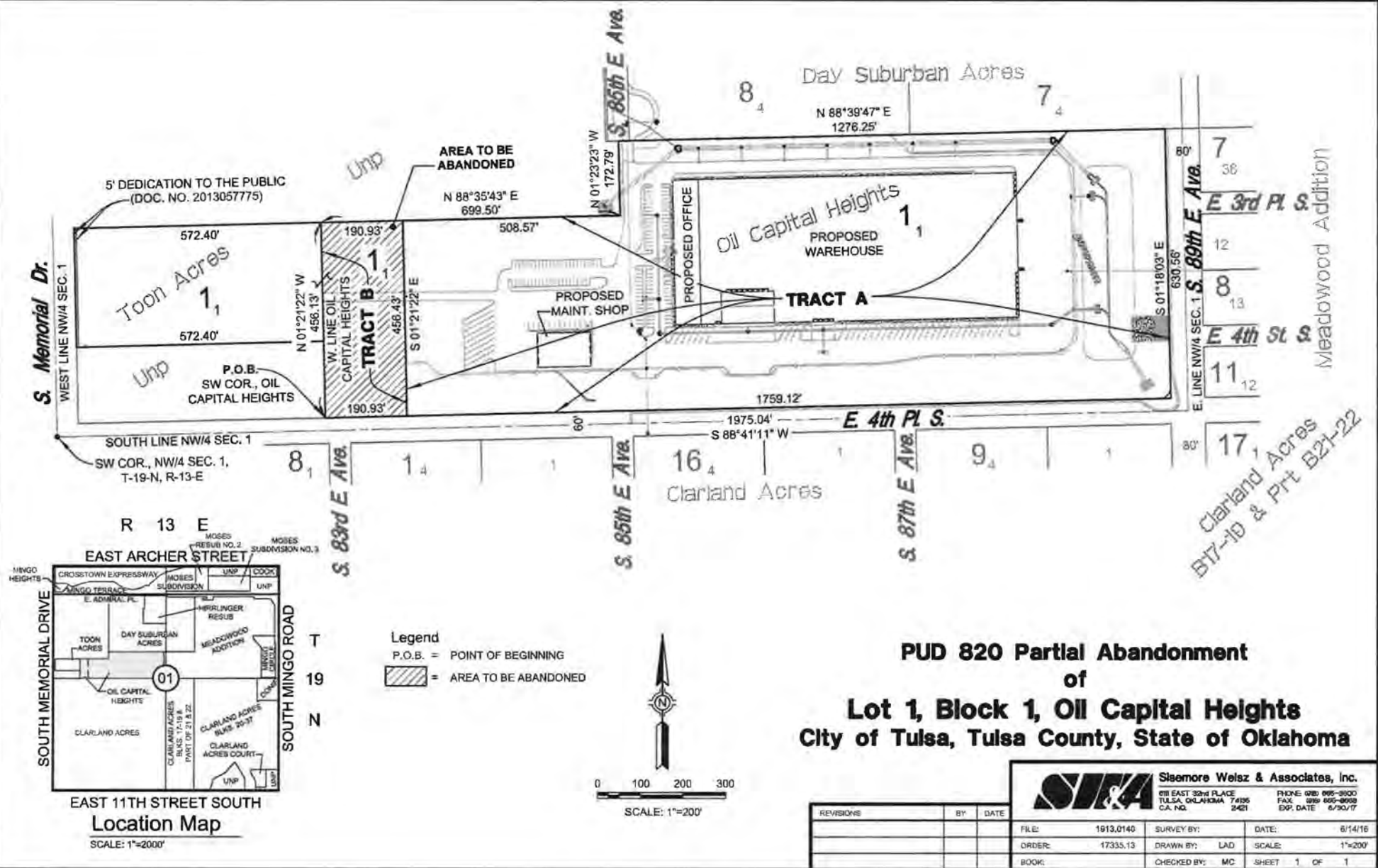




PUD-820-B
Abandonment
19-13 01

17.12





**PUD 820 Partial Abandonment
of
Lot 1, Block 1, Oil Capital Heights
City of Tulsa, Tulsa County, State of Oklahoma**



Sisemore Weisz & Associates, Inc.
618 EAST 32nd PLACE
TULSA, OKLAHOMA 74106
C.A. NO. 2421

PHONE: 918 665-3900
FAX: 918 665-0908
EXP. DATE: 6/30/17

REVISIONS	BY	DATE	FILE#	1913.0140	SURVEY BY:	DATE:	6/14/16
			ORDER#	17333.13	DRAWN BY:	LAD	SCALE: 1"=200'
			BOOK:		CHECKED BY:	MC	SHEET 1 OF 1



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7352
(Related to PUD 820-B)

Hearing Date: August 3, 2016

Case Report Prepared by:

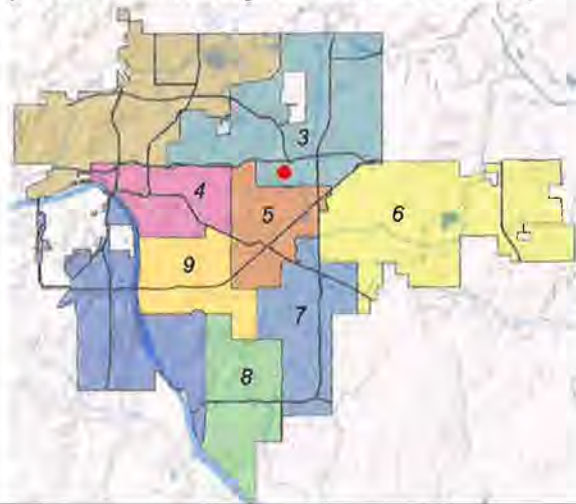
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: DISTRIBUTION PARTNERS
HOLDINGS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Traffic signal company

Concept summary: Abandon the west 2+/- acres of PUD 820 and rezone the property to CS. Ultimately the parcel will be combined with a parcel already zoned CS immediately west of this tract.

Tract Size: 2 ± acres

Location: East of the northeast corner of E. 4th Pl. and S. Memorial Dr.

Zoning:

Existing Zoning: CH/ PUD-820

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval to rezone the site to CS and abandon a portion of PUD 820.

Staff Data:

TRS: 9301

CZM: 38

Atlas: 451

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

18.1

SECTION I: Z-7352

DEVELOPMENT CONCEPT:

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:
 - Lot split and lot combination exhibit

DETAILED STAFF RECOMMENDATION:

Z-7352 requesting CS zoning is consistent with the Employment Land Use designation of the Comprehensive Plan and the East Tulsa Neighborhood Implementation Plan and;

CS zoning uses and development standards are not injurious to the surrounding proximate properties and;

The requested zoning is consistent with the anticipated future development pattern at this location therefore:

Staff recommends Approval of Z-7352 to rezone property from CH/PUD-820 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing Land Use Map shows this area as an Employment Area. The CS zoning request is a compatible use in an Employment Area. The applicant has submitted a concurrent request to abandon the west portion of PUD 820. CS zoning is an appropriate zoning category in the Employment district and is compatible with the Town Center designation immediately west of this site.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

18.2

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

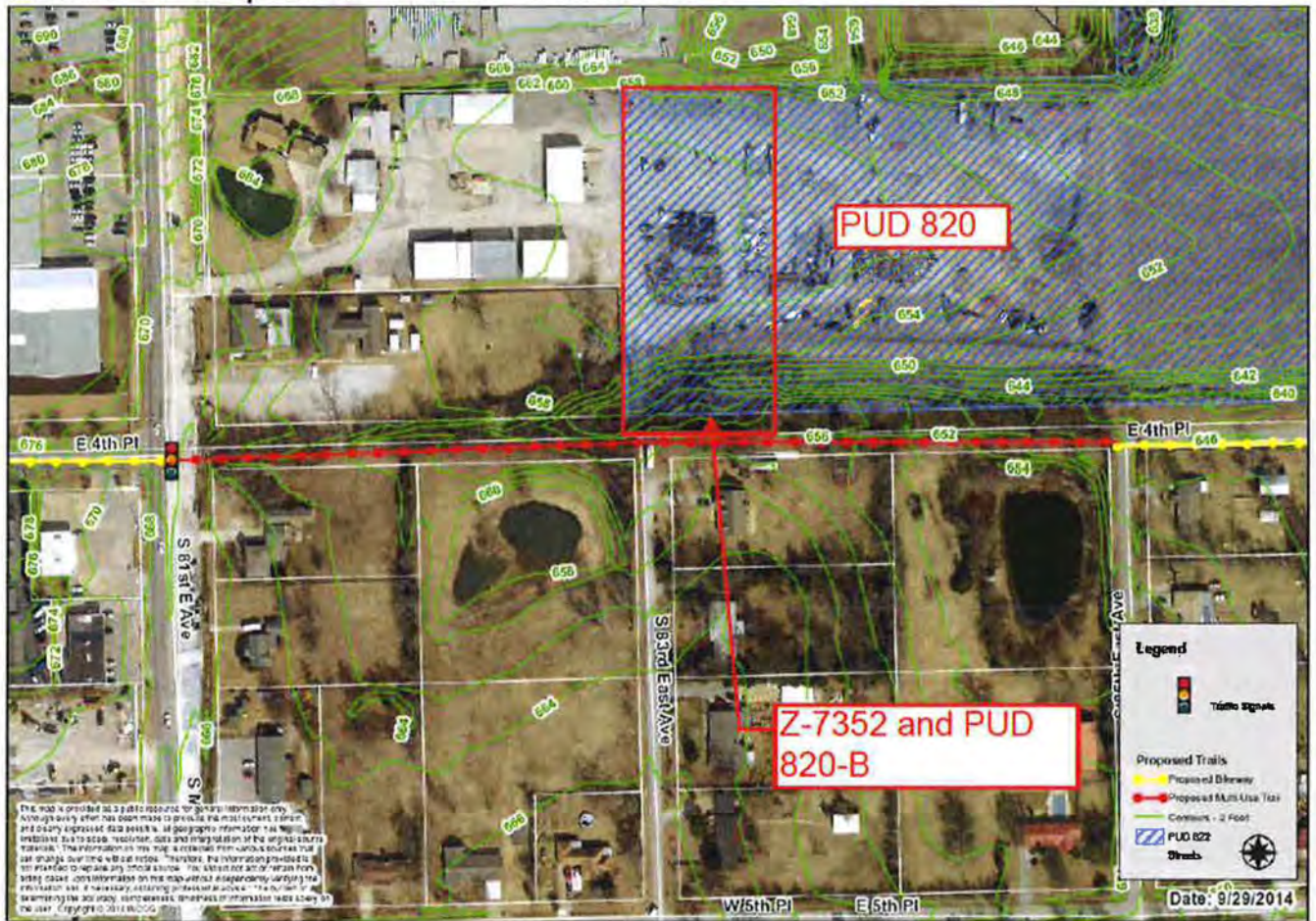
Trail System Master Plan Considerations: An important link for the 4th Street Multipurpose trail system is missing east of South Memorial Avenue. The existing traffic signal on Memorial at 4th along with the 60 foot street right-of-way without a street provides an opportunity to provide a new trail link with a crossing at a signalized intersection.

INCOG transportation planners have provided the following illustration that defines the desired result with this project.

Staff Comment:

During the approval process of PUD 820 the Planning Commission recommended approval of the trail system expansion as outlined in the trail master plan for the City for the City of Tulsa and illustrated below. The City Council removed that requirement. The street right-of-way for 4th Place has been dedicated for decades unfortunately the public street has not been constructed and is now considered a wetlands area. The wetlands designation will limit future street and trail expansion at this location.

Multi Purpose Trail Exhibit



Major Street and Highway Plan:

Trail System Master Plan Considerations:

Small Area Plan: East Tulsa Neighborhood Implementation Plan (Phase 2).

Z-7352 is included in the East Neighborhood Implementation Plan and is identified as a vacant undeveloped or under-developed large site. The plan does not provide a specific vision for this infill opportunity but recognized the opportunity for redevelopment or infill development on this site.

18.4

THE PLAN

East Tulsa Neighborhood Detailed Implementation Plan – Phase 2 "412 Corridor"

Exhibit 20



Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site has been used for outdoor storage as part of the construction company west of the site. The green space on the south edge of the property is expected to remain in consideration of the wetlands designation.

Environmental Considerations: During the approval process for PUD 820 the consulting engineer stated that the drainage area on the south edge of the site is wetlands area and construction in that area is unlikely.

Streets:

Exist. Access	MSHP Design	MSHP RW	Exist. # Lanes
East 4 th Place South	none	50 feet	None, the street has never been constructed

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

18.5

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
East	CH/PUD 820	Employment	Growth	Warehouse Distribution Center
North	CS and CH	Town Center	Growth	Light Industrial
South	RS-1	Existing Neighborhood	Stability	Single family residential
West	CS and RS-2	Town Center	Growth	Church and vacant construction company headquarters.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 23219 dated December 18, 2014, established zoning for the subject property.

Subject Property:

Z-7282/ PUD-820 December 2014: All concurred in **approval** of a request for *rezoning* and a *Planned Unit Development* on a 26± acre tract of land from OL/ CS/ CH to CH/ PUD-820, for a beverage warehouse and distribution center, on property located south and east of the southeast corner of South Memorial Drive and East Admiral Pl. and is also known as a part of the subject property.

Z-5571 June 1981: The applicant made a request for *rezoning* a tract of land from OL/CS/CH to RMH on property located at the northwest corner of E. 4th Pl. and S. 89th E. Ave.; also known as the subject property. Staff recommended approval of the north 16 acres and RS-3 for the remainder. The TMAPC recommended **approval** of RS-2 on 21.8 acres and **denial** of the remainder. Records do not show that it ever made it to the City Council, therefore no official action taken.

BOA-19314 April 23, 2002: The Board of Adjustment **approved** a *Special Exception* to permit existing construction company uses in CS district; a *Special Exception* to permit Building Contract Construction Services, Use Unit 25, in a CH district, including but not limited to heavy construction equipment/storage parking; and a *Variance* to allow Use Unit 25 uses to be conducted outside (not in a building) on CH property within 300' of residential property, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or Comprehensive Plan, subject to maintenance and continuation of the berm along the south OL property line that would run the distance of the CH property and turn back to the north and tie into the east line of the CH property, and some marking along the south property line of the CH property to depict the boundary that would be visible to the neighborhood, and no storage or activities relating to the construction company be conducted in the OL district, on property located at 401 S. Memorial Dr. and also known as part of the subject property.

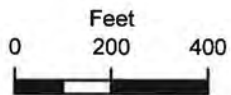
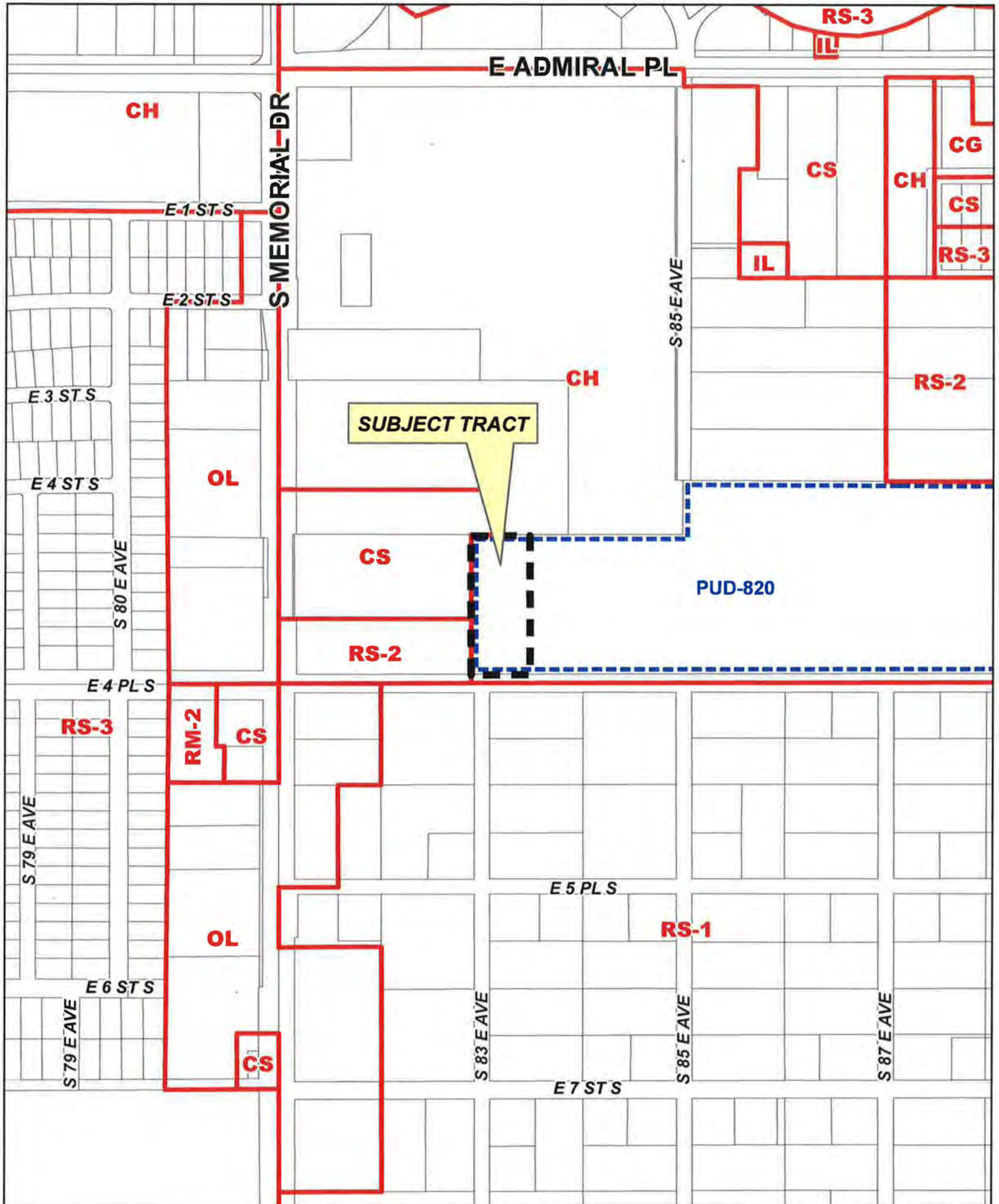
Surrounding Property:

BOA-17132 August 22, 1995: The Board of Adjustment **approved** a *Special Exception* to permit an existing construction company in a CS zoned district for a period of 3 years only, per plan submitted (30' X 50' existing building with a 20' X 30' addition), subject to outside storage of construction business equipment and materials being limited to the two acres located immediately east of the 30' X

50' building, on property located north of northeast corner of S. Memorial Dr. and E. 4th Pl. and abutting west of subject property.

Z-CASE Ordinance #8979 July 1960: All concurred in **approval** of a request for *rezoning* a tract of land from U-1B (RS-2) to U-3E (CH) on property located south of the southeast corner of S. 85th E. Ave. and E. Admiral Pl.

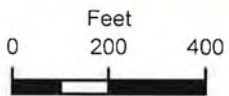
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Z-7352

19-13 01





Subject
Tract

Z-7352

19-13 01

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

Aerial Photo Date: February 2016





0 50 100
Feet



Subject
Tract

Z-7352

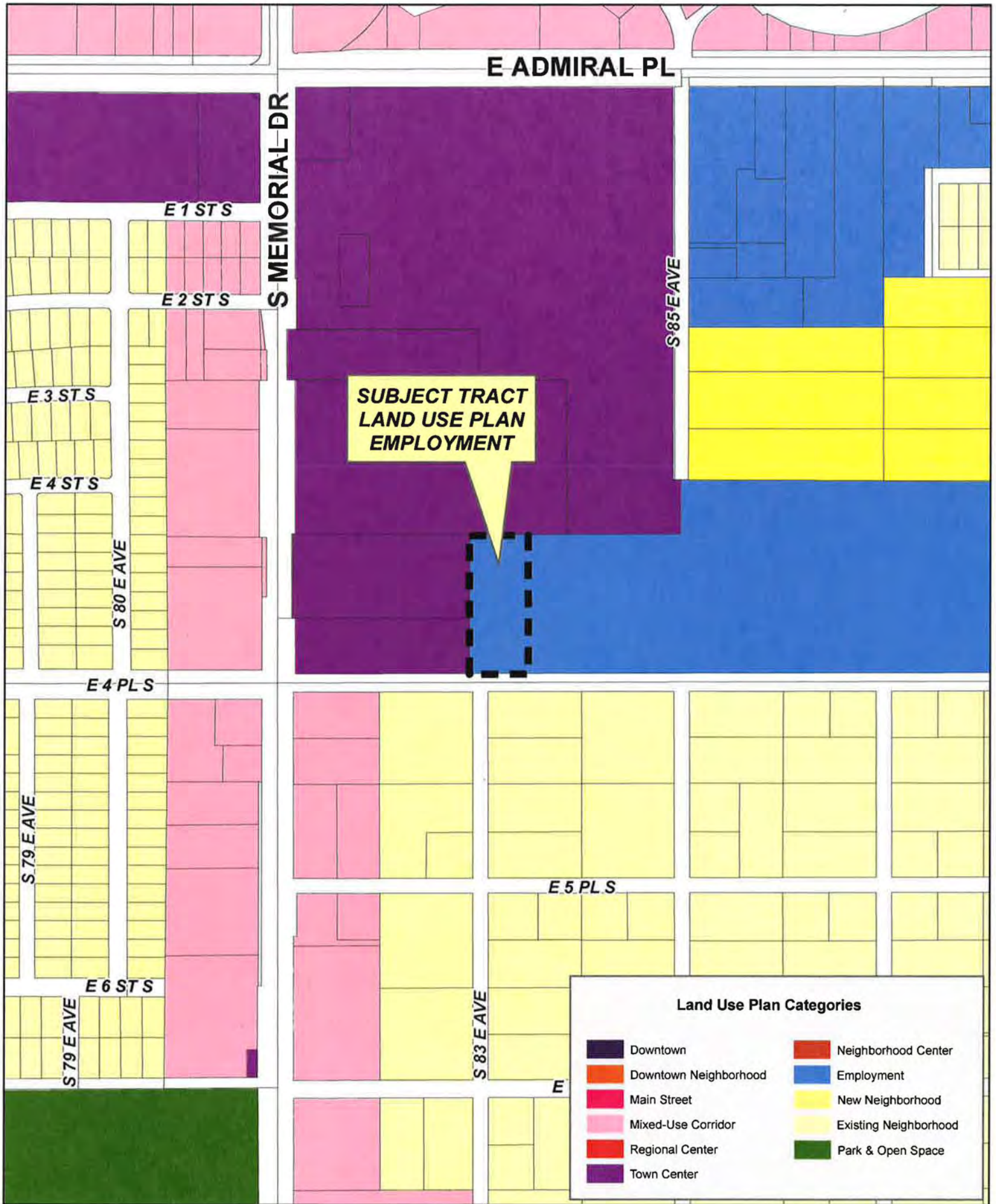
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016



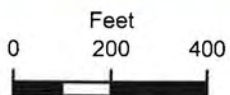
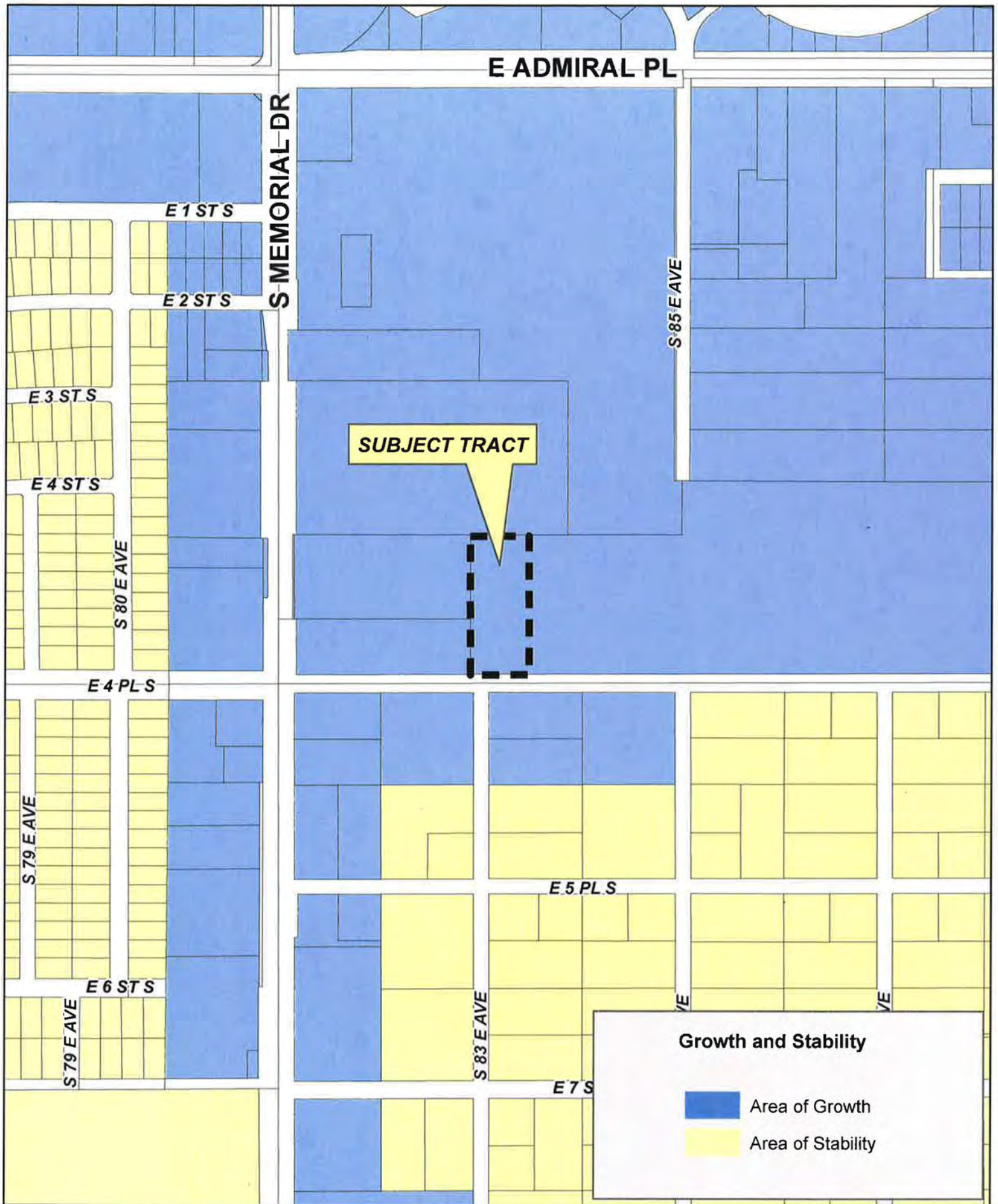
18.10



Z-7352

19-13 01

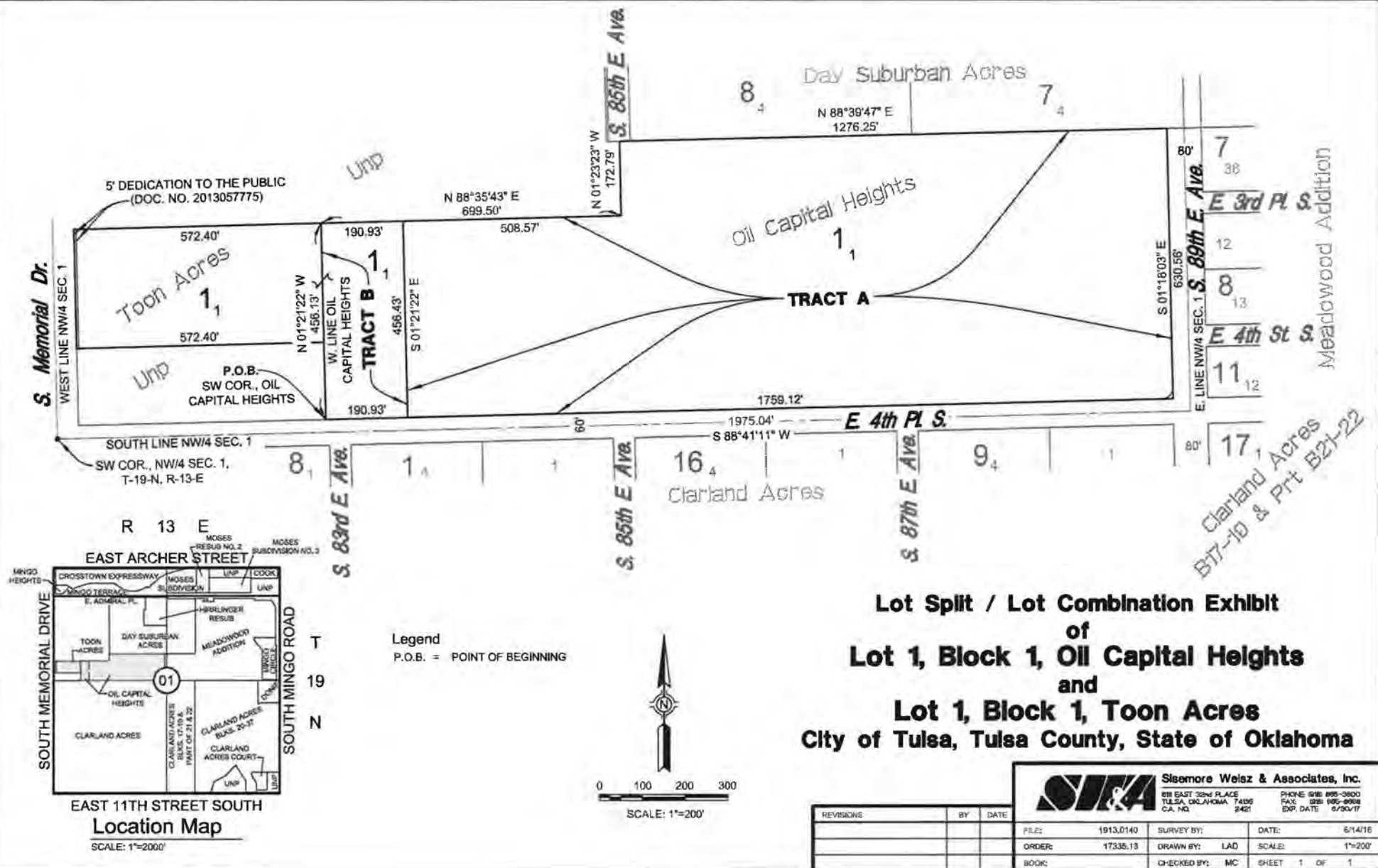




Z-7352

19-13 01







Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7353

Hearing Date: August 3, 2016

Case Report Prepared by:

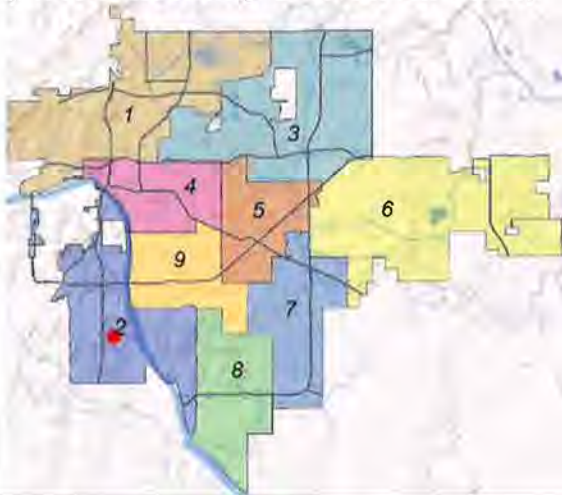
Jay Hoyt

Owner and Applicant Information:

Applicant: Malek Khoury

Property Owner: WHITETREE, JAMES &
KIMBERLY

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Self-storage

Concept summary: Rezone parcel from RS-3 to CS
to permit self-storage facility.

Tract Size: 2.58 ± acres

Location: South of the southeast corner of S.
Jackson Ave. and W. 71st St.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8211

CZM: 51

Atlas: 1147

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

19.1

SECTION I: Z-7353

DEVELOPMENT CONCEPT: The applicant is requesting to rezone the subject parcel from RS-3 to CS to permit a self-storage facility.

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:

The rezoning request included in Z-7353 is consistent with the land use vision in the Tulsa Comprehensive Plan and,

Rezoning request is non-injurious to the existing proximate properties and,

CS rezoning requested is consistent with the anticipated future development of the surrounding property therefore,

Staff recommends Approval of Z-7353 to rezone property from RS-3 to CS.

Z-7353 DEVELOPMENT STANDARDS:

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS zoning is consistent with the Town Center land use designation of the 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

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: The proposed site is located approximately ½ mile from the River Parks West Trail and Turkey Mountain

Small Area Plan: West Highlands/Tulsa Hills

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant farmland.

Environmental Considerations: The eastern edge of the property contains FEMA floodplain.

Streets:

Exist. Access	MSHP Design	MSHP R/W	Exist. # Lanes
South Jackson 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	CS	Town Center	Growth	Vacant
East	RS-3/RM-0/CS/PUD-738	Town Center	Growth	Vacant/Being Developed as Multi-Family
South	RS-3	New Neighborhood	Growth	Single-Family
West	CO	Regional Center	Growth	Retail Center

SECTION III: Relevant Zoning History

Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

Z-7286 February 2015: All concurred in approval of a request for rezoning a 3.5+ acre tract of land from RS-3 to CS, for commercial uses, on property located on the southeast corner of W. 71st St. and S. Jackson Ave. and abutting north of subject property.

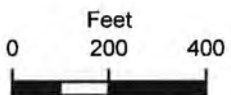
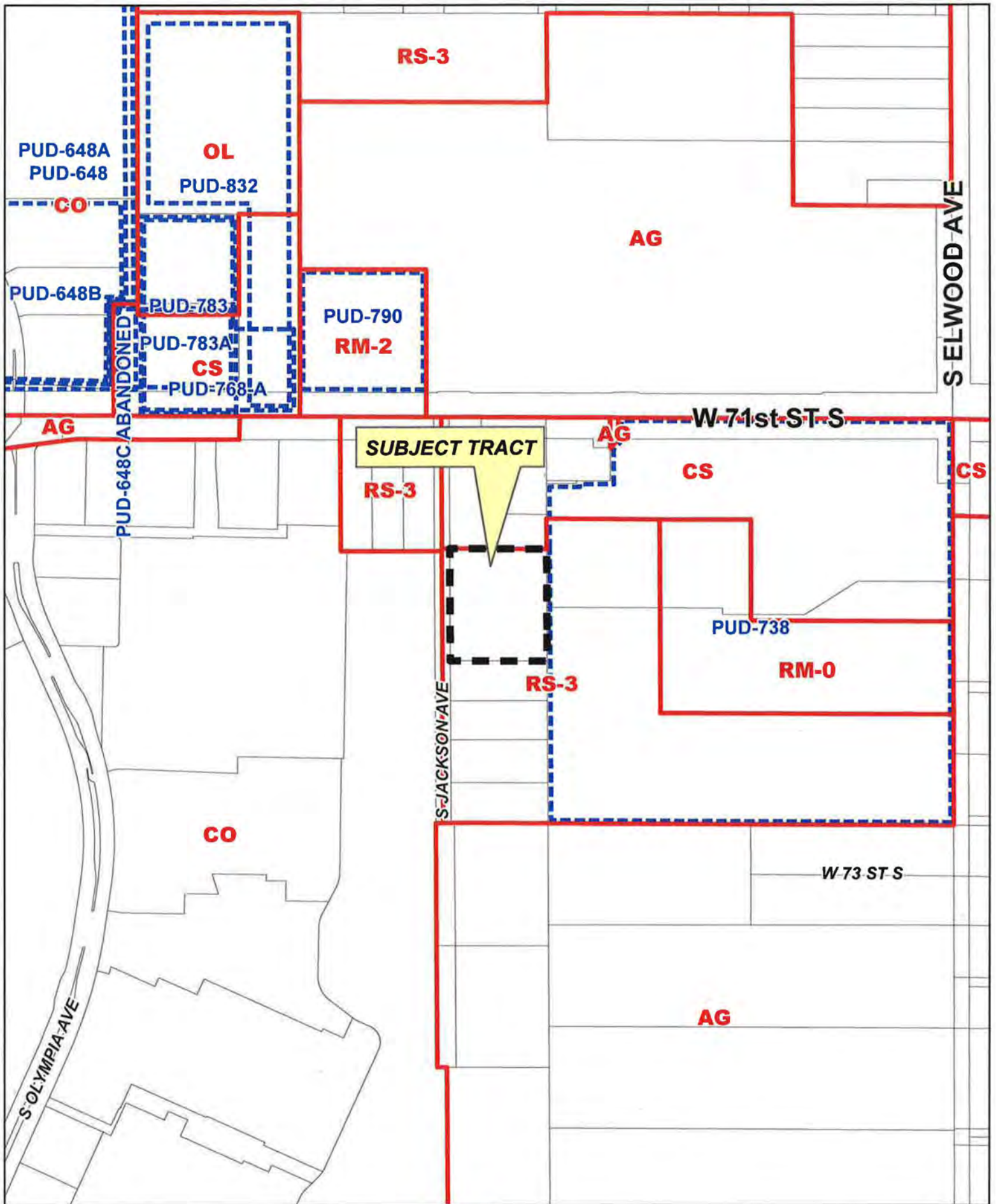
Z-7195/ PUD-790 March 2012: All concurred in approval of a request for rezoning a 4+ acre tract of land from AG to RM-2 and a Planned Unit Development (PUD-790), for life care retirement cent and assisted living facility with a maximum 80,000 sq. ft. and 120 dwelling units, on property located east of northeast corner of West 71st Street and South Olympia Avenue.

Z-7052/PUD-738 May 2007: All concurred in approval of a request to rezone a 39.19+ acre tract from AG to RS-3/RM-0/CS and a Planned Unit Development for a mixed use development with two Development Areas, on property located at the southwest corner of West 71st Street South and South Elwood Avenue. Northern Development Area A permits office and commercial use and the southern Development Area B allows for children's nursery and church use, townhouse and multi-family dwelling as well as off-street parking and offices and studios.

Z-7008-SP-1/Z-6966-SP-1/Z-6967-SP-1 March 2006: All concurred in approval of a Corridor Site Plan on 176+ acres to permit a regional shopping center known as the Tulsa Hills site with a total of 1,554,194 square feet of maximum building floor area approved at a .25 floor area ratio. On property located east of US Highway 75 between West 71st and West 81st Streets and west of subject property.

Z-7008 March 2006: All concurred in approval of a request to rezone a 43.6+ acre tract from AG/RS-3 to CO on property located East side of U. S. Highway 75 South between West 71st Street South and West 81st Street South for regional shopping center known as Tulsa Hills.

8/3/2016 1:30 PM



Z-7353

18-12 11

19.5





S JACKSON AVE

0 50 100
Feet



Subject
Tract

Z-7353

18-12 11

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

Aerial Photo Date: February 2016

19.6





S ELWOOD AVE

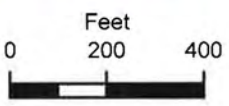
W 71st ST S

S JACKSON AVE

W 73rd ST S

S OLYMPIA AVE

19.7



Subject Tract

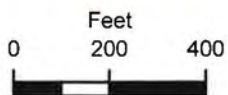
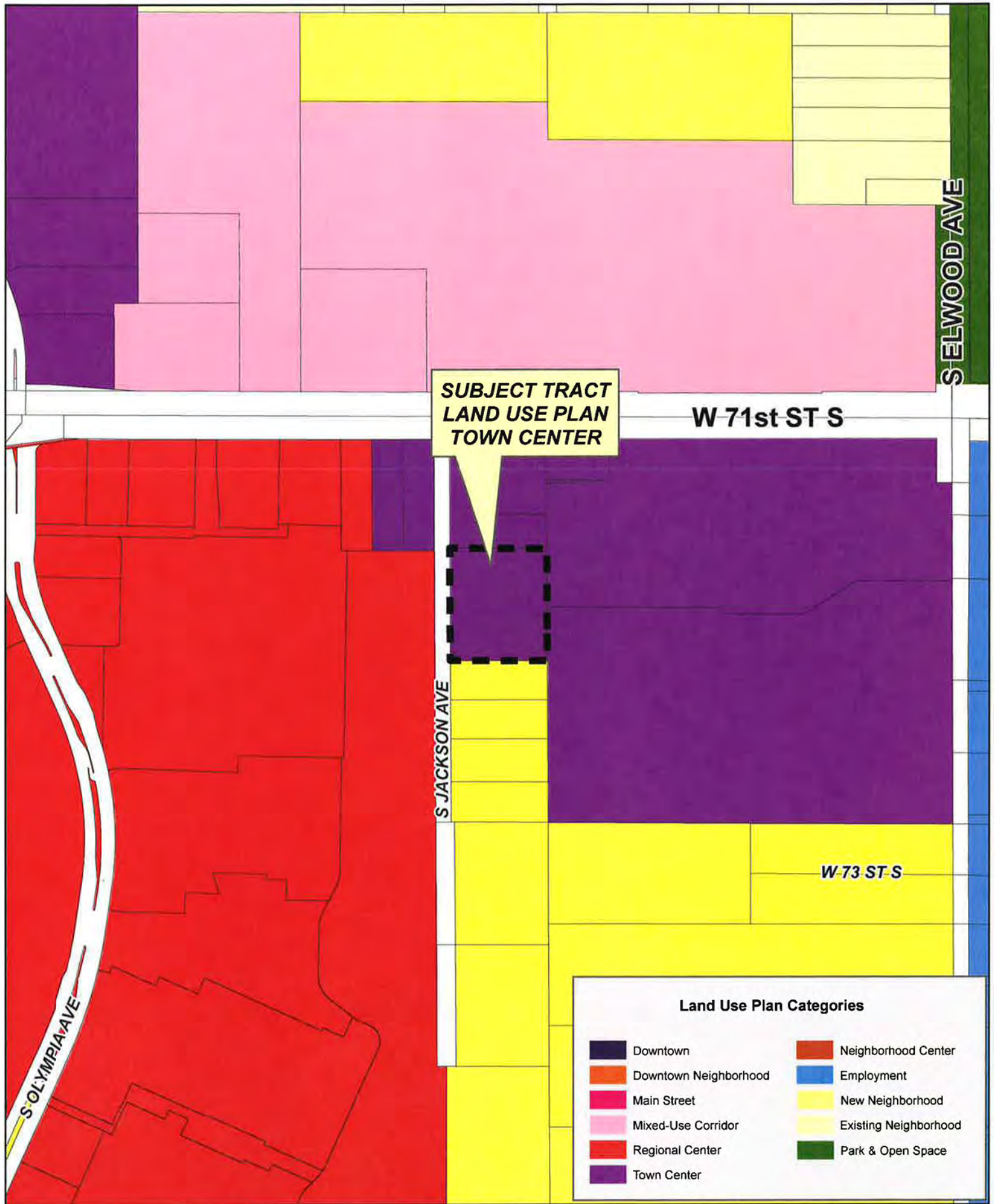
Z-7353

18-12 11

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

Aerial Photo Date: February 2016



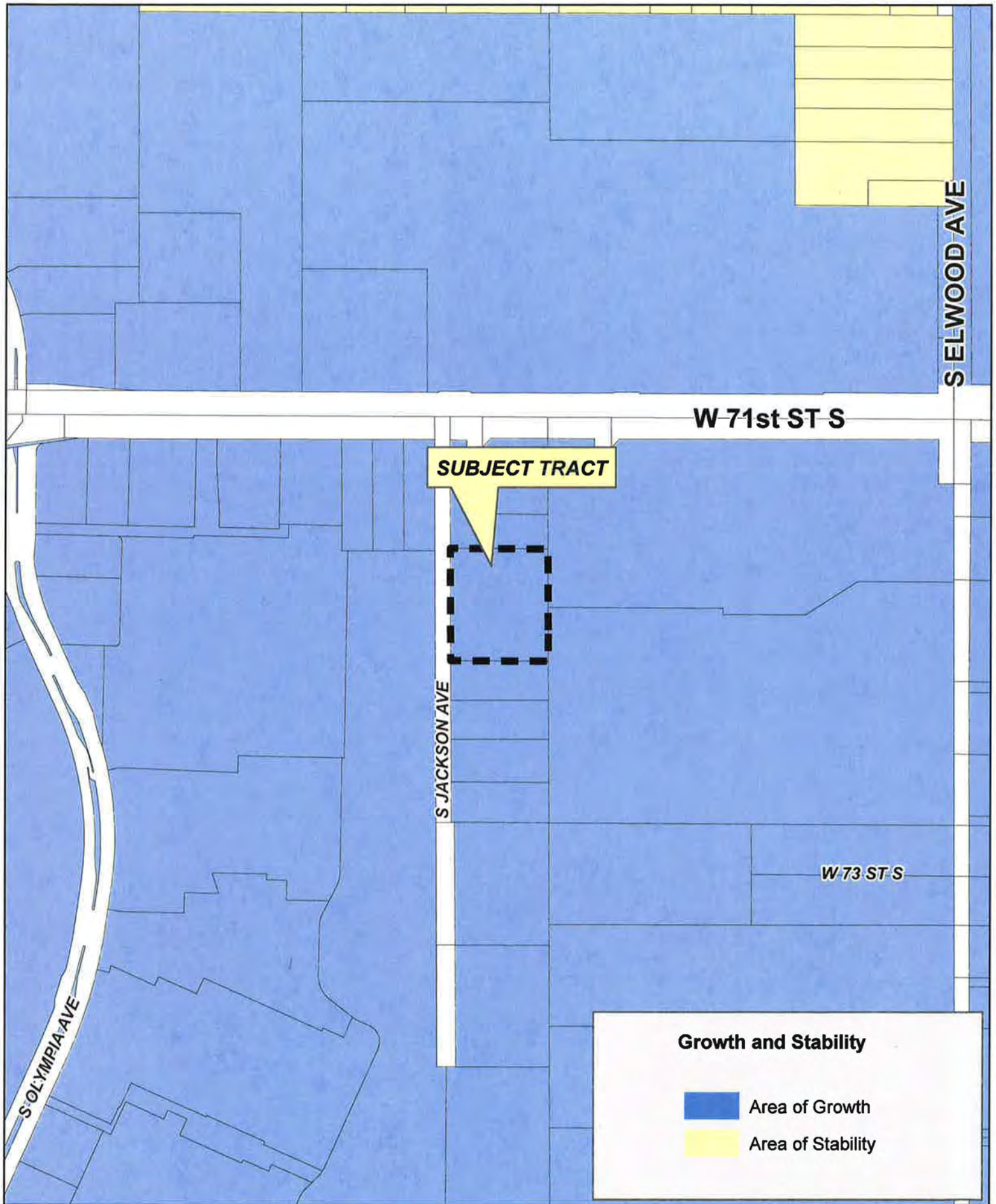


Z-7353

18-12 11

19.8





Z-7353

18-12 11



Z-7354

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 1:42 PM
To: Robert David
Cc: Sawyer, Kim; Mariboho, Mindi; Miller, Susan; Hoyt, Jay
Subject: RE: 41st And Utica Subdivision (Z-7354)

Mr. David,

Thank you for your email. We will forward your request to the Planning Commission for a continuance from the scheduled date of August 3rd to August 17th. Staff supports your request.

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

From: Robert David [<mailto:rob@leadershipproperties.com>]
Sent: Wednesday, July 27, 2016 1:07 PM
To: Wilkerson, Dwayne
Cc: Clark Neely; Alan Betchan
Subject: 41st And Utica Subdivision

Dwayne

Please accept this email as a formal request to postpone the consideration of our zoning case for 2 weeks. If you have any questions please call me. 918-808-6792.

Z-7354

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, July 26, 2016 3:33 PM
To: Sawyer, Kim
Subject: FW: Z-7354

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Mawlaw [<mailto:mawlaw@aol.com>]
Sent: Tuesday, July 26, 2016 3:21 PM
To: Wilkerson, Dwayne
Subject: Z-7354

Subject: Case Number Z-7354

Hello Dwayne,

After discussion with my neighbors, I am opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3.

The integrity of the area will be subjugated by this change. This will not promote the type of development which has created the uniqueness we have. There is pride in grass, large lawns, trees and homes.

In addition, this will further disrupt the traffic hazards at 41 and Victor, Utica and Troost Place. I have been the victim of the hazards which presently exist.

Thank you for your consideration.
Merl and Carol Whitebook
4364 S. Trenton Ave.
Tulsa, OK 74105
918-521-5700

Sent from my iPhone

20.2

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, July 26, 2016 3:33 PM
To: Sawyer, Kim
Subject: FW: north of 41st and Victor proposed change FW: Z-7354

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: robob344@aol.com [<mailto:robob344@aol.com>]
Sent: Tuesday, July 26, 2016 2:38 PM
To: Wilkerson, Dwayne
Subject: north of 41st and Victor proposed change

As a long time (30+ years) resident of Bolewood, we are vehemently against this multi-family project diluting the sovereignty of our wonderful south Tulsa neighborhood. If you all keep carving up these large lots to cram in more people (tax base) we will start looking and living like the "projects" in NY and Chicago. ENOUGH IS ENOUGH. Robert and Peggy Moore

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, July 26, 2016 3:35 PM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: mastulsa@aol.com [<mailto:mastulsa@aol.com>]
Sent: Tuesday, July 26, 2016 3:35 PM
To: Wilkerson, Dwayne
Subject: Case Number Z-7354

We, also, are opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Respectfully submitted,
Wayne & Martha Creasy
4133 S. Victor Ct
Tulsa, OK 74105-4230

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, July 26, 2016 3:35 PM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Duenner, Robert [mailto:Robert.Duenner@morganstanley.com]

Sent: Tuesday, July 26, 2016 2:15 PM

To: Wilkerson, Dwayne

Cc: midlandrr@cox.net; MWKJ@ME.COM; thomasmurphy@earthlink.net; murnel@att.net; katejennemann@gmail.com; sethjennemann@gmail.com; jay_eshelman@ajg.com; kimmeresh@me.com; mary.ellen.jones@cox.net; arinrobi@gmail.com; matt@el2s.com; milsten@cox.net; Lynnberklacy@yahoo.com; saberklacydds@yahoo.com; CBRowan@bluestone-nr.com; Elubin27@aol.com; Paul@KorteCPA.com; robob344@aol.com; johnallen@ventureproperties.com; dha4141@att.net; SJBass0107@aol.com; michael.bass@verizon.com; tolyarutunoff@gmail.com; sheria1119@aol.com; asallen@ventureproperties.com; cdavis51554@aol.com; kscraft19@gmail.com; DBVF54@gmail.com; Heid1955@aol.com; oduecker@mac.com; blafortune@tulsacoxmail.com; djomorán@gmail.com; Cary.Marshall@arlp.com; cmarshall4464@gmail.com; mahluwal@gmail.com; bebgok@aol.com; JFRomine@Aol.com; peter.fehl@gmail.com; amy.fehl@gmail.com; oakwold1@cox.net; bcalderon@oru.edu; brian@bovaird.com; micha@malco-pc.com; marycsedlacek@aol.com; jsedlacek3@cox.net; anne@ipipes.com; edengles@swbell.net; paganojb@netscape.net; Paganom@me.com; lmlm221@cox.net; DMarks96@aol.com; Daeykim@gmail.com; rgnkm@yahoo.com; Jerry.Clark1947@Gmail.com; clarkj@stifel.com; melenaw8s@att.net; 9186257590@txt.att.net; Danastephens@yahoo.com; jason@leesupplytulsa.com; Teresagawey@cox.net; cowens918@cox.net; gowens@idealaero.com; GBARBRE@cox.net; mallomar42@hotmail.com; bridonw@cox.net; rmstamile@aol.com; hulselaura@icloud.com; Walthulse@aol.com; Rfitzpat@swbell.net; rfitzpatrick@hallestill.com; ahstoeppelwerth@icloud.com; karren.o@sbcglobal.net; flossdaily@cox.net; DRLance.Miller@gmail.com; kmiller3131@gmail.com; mbain@tulsarealtors.com; marci.bain@gmail.com; zita-halka@utulsa.edu; dmoore4644@cox.net; kymwatt@yahoo.com; dmdutton@mcelroy.com; dgdupton@mcelroy.com; MasTulsa@aol.com; Edward@lawsonpetro.com; jay.lawson@lawsonpetro.com; tulsato@tulsacoxmail.com; tribaudo@cox.net; damcmahon@petroleumintl.com; kintdes@sbcglobal.net; leslicash@mac.com; blee@ramenergy.net; katmacamtak@gmail.com; mheck1@cox.net; janetgotwals@aol.com; jim.gotwals@jrgotlaw.com; jgotwals@bancfirst.com; kjoels@gmail.com; wallintul@cox.net; gwallace1956@cox.net; carolwallace@me.com; Duenner, Robert; Ag@DanielsGreer.com; LUCKYDOGO@aol.com; laurenakomar@yahoo.com; christophergraber@yahoo.com; SGillett@HallEstill.com; matthew.gillett@oneok.com; heatheevans1@gmail.com; land.j@sbcglobal.net; kramertd@yahoo.com; RAMiller@flemingbuildingco.com; C.RoseM2021@Cox.net; kdullye@yahoo.com; cosmo2066@yahoo.com; fdowens@sbcglobal.net; shepherd1212@gmail.com; scottethomas@cox.net; scott@totalenergypartners.com; Dru.McQueen@yahoo.com; Ken-mcqueen@outlook.com; Carene50@Gmail.com; gator17mm@yahoo.com; rupadesilva73@gmail.com; duminda@dimensionalcapital.com; tclark8403@gmail.com; heislerclark@mac.com; STM1964@aol.com; DB_Thomas@Yahoo.com; thomas133@cox.net; jeannie_farrar@hotmail.com; kmfarley1969@yahoo.com; JAllenok@gmail.com; pballen@ventureproperties.com; SBgDuLuTh@aol.com; evian2000@msn.com; Gbreipohl@aol.com; wendyspell@gmail.com; flickjenny1@yahoo.com; Soksix@aol.com; Carla.F.Skelton@gsk.com; traceymgifford@yahoo.com; thoeffling@oxleyfdn.com; robinhoeffling@sbcglobal.net; alex.kronfeld@plymouthgas.com; kronfeld@sbcglobal.net; birdturner@gmail.com; Lturner@arrowengine.com; lauretribbey@yahoo.com; t.lance.lane@gmail.com; benkstewart@gmail.com; chris@murphydesigns.com;

dseebass@cox.net; sickingfamily@cox.net; thehoppersemail@gmail.com; john-hale@utulsa.edu; kayla-acebo@utulsa.edu; gailstorey@sbcglobal.net; Agravender@cox.net; ddtodd55@gmail.com; bb23bb@sbcglobal.net; markcandrews@sbcglobal.net; Carolandrews522@Gmail.com; marcoux@swbell.net; david@tulsagums.com; TulsaGums@Gmail.com; lizneas@gmail.com; neasgreg@gmail.com; david.lawrence@unitcorp.com; carenlawrence@yahoo.com; cullenmancuso@sbcglobal.net; nikkioverland@gmail.com; janjackson@cox.net; brandon@jacksonconstructiongroup.com; Thebostons72311@yahoo.com; AADA1124@cox.net; andy@lucascontrolsco.com; lfishpaw33@yahoo.com; beckyagnew@cox.net; mwelke@me.com; mwelke@icloud.com; jpsartin@prodigy.net; glennu@swbell.net; juhren@cox.net; juhren@nordam.com; auhren@cox.net; shoffman@s5networks.com; msclean64@msn.com; mfucci6494@cox.net; fuccidrm@usa.redcross.org; rfpoo@sbcglobal.net; ndunitz@aol.com; Soledocmc@sbcglobal.net; msclean64@msn.com; mlj@mljnewman.com; pwlauiinger@cox.net; tonylauinger@okforlife.org; jack@cfr-ins.com; Jack.Allen@hubinternational.com; gailandrussnewman@cox.net; RNewman@fltconcepts.com; gandnewman@gmail.com; Danhiggins2003@yahoo.com; Higgins, Daniel W; dsybusybee@cox.net; fred.mckenzie00@gmail.com; jep0321@yahoo.com; sfarris@tulsarealtors.com; jfarris@tulsalawyer.com; tawnini@yahoo.com; racheledenny@gmail.com; markdenny44@gmail.com; barbara@reevestulsa.com; laurasmolen@gmail.com; danielsmolen@ssrok.com; charterland@sbcglobal.net; vykelley@yahoo.com; ffrasier@aol.com; kfrasier@aol.com; PiperTurner@mac.com; SBgDuLuTh@aol.com; gannongill@yahoo.com; jenfrgill@yahoo.com; janejo@cox.net; Tmaun1@yahoo.com; Mmaun24@yahoo.com; hockey2r@cox.net; tld5827@gmail.com; davidhenry03@gmail.com; henrypa0706@gmail.com; jeldod@cox.net; mpomeroy@coremd.net; fdowns@sbcglobal.net; charterland@sbcglobal.net; cjandsl@cox.net; kellygibson@cox.net; MAWLAW@Aol.com; judydoe@sbcglobal.net; hcantrella@gmail.com; lynnaa926@sbcglobal.net; cwelch@seismicexchange.com; mittalma@toctulsa.com; bailey@austin-bean.com; Dewey Bartlett; Morrisett@sbcglobal.net; JCrews@McGrawOK.com; herb.beattie@sbcglobal.net; jwoolman@mcgrawok.com; Miller, Susan; TSTOUT@cityoftulsa.org; TCARTNER@cityoftulsa.org; Clange@cityoftulsa.org; PEnix@cityoftulsa.org; Moye, Nikita; Yuenho@cityoftulsa.org; DMIDGET@cityoftulsa.org; janjackson@cox.net; wbj@tulsacconnect.com; sdaniel@dsda.com; john.bell@hpinc.com; nikkibell@hotmail.com; joanbatkinson@gmail.com

Subject: Case Number Z-7354

Here is the latest from the lot Zoning change that is NORTH of 41st and Victor. Many of you have expressed strong objection to a more Dense multifamily setting vs the two Large homes that are there now. Please Let Dwayne Wilkerson now your thoughts at dwilkerson@incog.org. Please do NOT send them to me as it does a lot more good letting him know how you feel.

My wife and I prefer to leave the Zoning as IS. See picture below.

From: David Dutton [<mailto:DGDUTTON@mcelroy.com>]

Sent: Tuesday, July 26, 2016 12:16 PM

To: Dwayne Wilkerson (dwilkerson@incog.org)

Cc: Herb Beattie; janetgotwals@aol.com; Veronica Donnelly; laurenakomar@yahoo.com; Duenner, Robert (Wealth Mgmt MS); Donna Dutton

Subject: Case Number Z-7354

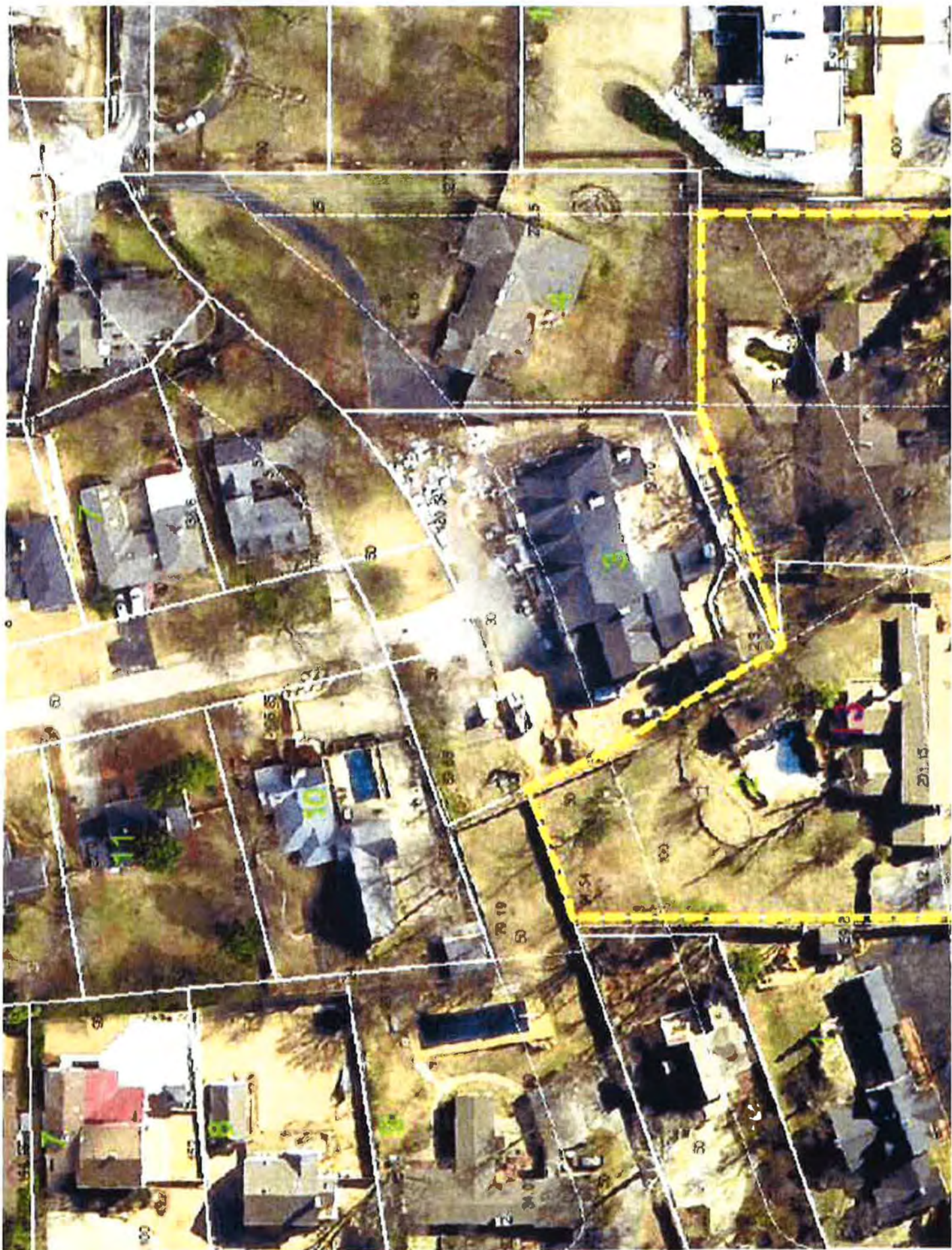
Hello Dwayne,

Thank you for returning my call this morning and I appreciate your clarification on this issue.

I am opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Respectfully submitted,
David Dutton



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Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 9:08 AM
To: Sawyer, Kim
Subject: FW: Case number z-7354

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Lauren Graber [<mailto:laurenakomar@yahoo.com>]
Sent: Tuesday, July 26, 2016 11:13 PM
To: Wilkerson, Dwayne
Cc: christophergraber@yahoo.com
Subject: Case number z-7354

Case Number Z-7354

Dwayne,

We are nearby residents of this proposed re-zoning. We are opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Thank you for your time and consideration,
Lauren and Chris Graber
1833 e 43rd street
918-728-8322

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 9:09 AM
To: Sawyer, Kim
Subject: FW: Case No. Z-7354

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Jim Gotwals [<mailto:Jim.Gotwals@jrgotlaw.com>]
Sent: Tuesday, July 26, 2016 11:19 PM
To: Wilkerson, Dwayne
Cc: Janet Gotwals; Amy Cochran
Subject: Case No. Z-7354

Dear Mr. Wilkerson:

We live at 1710 East 43rd street (two Bolewood blocks south of the subject property). My wife and I are steadfastly against the zoning change from RS-2 to RS-3. In addition to the fact that the lot width goes down to 60' as a permitted use, the lot size is reduced to 6,900 square feet as a permitted use. They could potentially put five houses across this lot as a matter of right. Patio homes are a permitted use as a matter of right. The patio homes can have 0 setbacks on one side if they double the setback (to 10') on the non-zero side.

Were they to obtain an exception or variance for a two bedroom townhome, The lot size reduces to 4,500 Square feet as does the lot width down to 30'. Duplexes are also a use for which a variance or exception could be obtained.

While I think I understand why they are not showing the plat of the intended subdivision rather than the exterior boundary and the requested change of zoning, it can only be intended to put more than two houses in there. It is not reasonable to assume that the developers don't presently know their intentions with regard to the re-zoned plat. It would likely generate more opposition if they stated what they are planning if they are successful in obtaining the zoning change. It seems somewhat like a Trojan horse at this point.

Practically speaking, there are single family dwellings on 41st street on both the north side and south side of 41st street from Rockford east to Edison High school. The master plan does not envision a radical change in the character of 41st street. Traffic would necessarily be increased and the charm of the neighborhood would be destroyed. This incongruous use, (particularly the patio

home permitted use), would devalue neighborhood properties, diminish the tax base, and change the beauty of the neighborhood without justification.

I will try and give you a call tomorrow to discuss this matter further.

Yours truly,

Jim Gotwals

James R. Gotwals
James R. Gotwals & Associates, Inc.
525 South Main Street, Suite 1130
Tulsa, Oklahoma 74103-4512
Voice: (918) 599-7088
Fax: (918) 599-7153
Email: jim.gotwals@jrgotlaw.com

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 9:09 AM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: David P. Lawrence [<mailto:david.lawrence@unitcorp.com>]
Sent: Wednesday, July 27, 2016 8:14 AM
To: Wilkerson, Dwayne
Cc: carenlawrence@yahoo.com
Subject: FW: Case Number Z-7354

As a resident of Bolewood I am opposed to changing the zoning from RS2 to RS3. This would be damaging to the surrounding neighbors and reduce property values.

DAVID P. LAWRENCE | CHIEF LANDMAN
UNIT PETROLEUM COMPANY | PO Box 702500 | TULSA, OK 74170-2500
WORK (918) 477-5740 | CELL (918) 978-8055 | DAVID.LAWRENCE@UNITCORP.COM

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From: Duenner, Robert [<mailto:Robert.Duenner@morganstanley.com>]
Sent: Tuesday, July 26, 2016 2:15 PM
To: dwilkerson@incog.org
Cc: midlandrr@cox.net; MWKJ@ME.COM; thomasmurphy@earthlink.net; murnel@att.net; katejennemann@gmail.com; sethjennemann@gmail.com; jay_eshelman@ajg.com; kimmeresh@me.com; mary.ellen.jones@cox.net; arinrobi@gmail.com; matt@el2s.com; milsten@cox.net; Lynnberklacy@yahoo.com; saberklacydds@yahoo.com; CBRowan@bluestone-nr.com; Elubin27@aol.com; Paul@KorteCPA.com; robob344@aol.com; johnallen@ventureproperties.com; dha4141@att.net; SJBass0107@aol.com; michael.bass@verizon.com; tolyarutunoff@gmail.com; sheria1119@aol.com; asallen@ventureproperties.com; cdavis51554@aol.com; kscraft19@gmail.com; DBVF54@gmail.com; Heid1955@aol.com; oduecker@mac.com; blafortune@tulsacoxmail.com; djmororan@gmail.com; Cary.Marshall@arlp.com; cmarshall4464@gmail.com; mahluwal@gmail.com; bebgok@aol.com; JFRomine@Aol.com; peter.fehl@gmail.com; amy.fehl@gmail.com; oakwold1@cox.net; bcalderon@oru.edu; brian@bovaird.com; micha@malco-pc.com; marycsedlacek@aol.com; jsedlacek3@cox.net; anne@ipipes.com; edengles@swbell.net; paganobjb@netscape.net; Paganom@me.com; lm221@cox.net; DMarks96@aol.com; Daeykim@gmail.com; rgnkm@yahoo.com; Jerry.Clark1947@Gmail.com; clarkj@stifel.com; melenaw8s@att.net;

9186257590@txt.att.net; Danastephens@yahoo.com; jason@leesupplytulsa.com; Teresagawey@cox.net; cowens918@cox.net; gowens@idealaero.com; GBARBRE@cox.net; mallomar42@hotmail.com; bridonw@cox.net; rmstamile@aol.com; hulselaura@icloud.com; Walthulse@aol.com; Rfitzpat@swbell.net; rfitzpatrick@hallestill.com; ahstoeppelwerth@icloud.com; karren.o@sbcglobal.net; flossdaily@cox.net; DRLance.Miller@gmail.com; kmiller3131@gmail.com; mbain@tulsarealtors.com; marci.bain@gmail.com; zita-halka@utulsa.edu; dmoore4644@cox.net; kymwatt@yahoo.com; dmdutton@mcelroy.com; dgutton@mcelroy.com; MasTulsa@aol.com; Edward@lawsonpetro.com; jay.lawson@lawsonpetro.com; tulsato@tulsacoxmail.com; tribaudo@cox.net; damcmahon@petroleumintl.com; kintdes@sbcglobal.net; leslicash@mac.com; blee@ramenergy.net; katmacamtak@gmail.com; mheck1@cox.net; janetgotwals@aol.com; jim.gotwals@jrgotlaw.com; jgotwals@bancfirst.com; kjoels@gmail.com; wallintul@cox.net; gwallace1956@cox.net; carolwallace@me.com; Duenner, Robert; Ag@DanielsGreer.com; LUCKYDOGO@aol.com; laurenakomar@yahoo.com; christophergraber@yahoo.com; SGillett@HallEstill.com; matthew.gillett@oneok.com; heatheevans1@gmail.com; land.j@sbcglobal.net; kramertd@yahoo.com; RAMiller@flemingbuildingco.com; C.RoseM2021@Cox.net; kdullye@yahoo.com; cosmo2066@yahoo.com; fdowns@sbcglobal.net; shepherd1212@gmail.com; scottethomas@cox.net; scott@totalenergypartners.com; Dru.McQueen@yahoo.com; Ken-mcqueen@outlook.com; Carene50@Gmail.com; gator17mm@yahoo.com; rupadesilva73@gmail.com; duminda@dimensionalcapital.com; tclark8403@gmail.com; heislerclark@mac.com; STM1964@aol.com; DB_Thomas@Yahoo.com; thomas133@cox.net; jeannie_farrar@hotmail.com; kmfarley1969@yahoo.com; JAllenok@gmail.com; pballen@ventureproperties.com; SBgDuLuTh@aol.com; evian2000@msn.com; Gbreipohl@aol.com; wendyspell@gmail.com; flickjenny1@yahoo.com; Soksix@aol.com; Carla.F.Skelton@gsk.com; traceymgifford@yahoo.com; thoeffling@oxleyfdn.com; robinhoefling@sbcglobal.net; alex.kronfeld@plymouthgas.com; kronfeld@sbcglobal.net; birdturner@gmail.com; Lturner@arrowengine.com; laurenttribbey@yahoo.com; t.lance.lane@gmail.com; benkstewart@gmail.com; chris@murphydesigns.com; dseebass@cox.net; sickingfamily@cox.net; thehoppersemail@gmail.com; john-hale@utulsa.edu; kayla-acebo@utulsa.edu; gailstorey@sbcglobal.net; Agravender@cox.net; ddtodd55@gmail.com; bb23bb@sbcglobal.net; markcandrews@sbcglobal.net; Carolandrews522@Gmail.com; marcoux@swbell.net; david@tulsagums.com; TulsaGums@Gmail.com; lizneas@gmail.com; neasgreg@gmail.com; David P. Lawrence; carenlawrence@yahoo.com; cullenmancuso@sbcglobal.net; nikkioverland@gmail.com; janjackson@cox.net; brandon@jacksonconstructiongroup.com; Thebostons72311@yahoo.com; AADA1124@cox.net; andy@lucascontrolsco.com; lfishpaw33@yahoo.com; beckyagnew@cox.net; mwelke@me.com; mwelke@icloud.com; jpsartin@prodigy.net; glennu@swbell.net; juhren@cox.net; juhren@nordam.com; auhren@cox.net; shoffman@s5networks.com; msclean64@msn.com; mfucci6494@cox.net; fuccidrm@usa.redcross.org; rfpoo@sbcglobal.net; ndunitz@aol.com; Soledocmc@sbcglobal.net; msclean64@msn.com; mlj@mljnewman.com; pwlauiinger@cox.net; tonylauinger@okforlife.org; jack@cfr-ins.com; Jack.Allen@hubinternational.com; gailandrussnewman@cox.net; RNewman@fltconcepts.com; gandrnewman@gmail.com; Danhiggins2003@yahoo.com; Higgins, Daniel W; dsybusybee@cox.net; fred.mckenzie00@gmail.com; jep0321@yahoo.com; sfarris@tulsarealtors.com; jfarris@tulsalawyer.com; tawnini@yahoo.com; racheledenny@gmail.com; markdenny44@gmail.com; barbara@reevestulsa.com; laurasmolen@gmail.com; danielsmolen@ssrok.com; charterland@sbcglobal.net; vykelley@yahoo.com; ffrasier@aol.com; kfrasier@aol.com; PiperTurner@mac.com; SBgDuLuTh@aol.com; gannongill@yahoo.com; jenfrgill@yahoo.com; janejo@cox.net; Tmaun1@yahoo.com; Mmaun24@yahoo.com; hockey2r@cox.net; tld5827@gmail.com; davidhenry03@gmail.com; henrypa0706@gmail.com; jeldod@cox.net; mpomeroy@coremd.net; fdowns@sbcglobal.net; charterland@sbcglobal.net; cjandsl@cox.net; kellygibson@cox.net; MAWLAW@Aol.com; judydoe@sbcglobal.net; hcantrella@gmail.com; lynnaa926@sbcglobal.net; cwelch@seismicexchange.com; mittalma@toctulsa.com; bailey@austin-bean.com; Dewey Bartlett; Morrisett@sbcglobal.net; JCrews@McGrawOK.com; herb.beattie@sbcglobal.net; jwoolman@mcgrawok.com; SMiller@incog.org; TSTOUT@cityoftulsa.org; TCARTNER@cityoftulsa.org; Clange@cityoftulsa.org; PEnix@cityoftulsa.org; nmoye@incog.org; Yuenho@cityoftulsa.org; DMIDGET@cityoftulsa.org; janjackson@cox.net; wbj@tulsacconnect.com; sdaniel@dsda.com; john.bell@hpinc.com; nikkibbell@hotmail.com; joanbatkinson@gmail.com

Subject: Case Number Z-7354

Here is the latest from the lot Zoning change that is NORTH of 41st and Victor. Many of you have expressed strong objection to a more Dense multifamily setting vs the two Large homes that are there now. Please Let Dwayne Wilkerson now your thoughts at dwilkerson@incog.org. Please do NOT send them to me as it does a lot more good letting him know how you feel.

My wife and I prefer to leave the Zoning as IS. See picture below.

From: David Dutton [<mailto:DGDUTTON@mcelroy.com>]

Sent: Tuesday, July 26, 2016 12:16 PM

To: Dwayne Wilkerson (dwilkerson@incog.org)

Cc: Herb Beattie; janetgotwals@aol.com; Veronica Donnelly; laurenakomar@yahoo.com; Duenner, Robert (Wealth Mgmt MS); Donna Dutton

Subject: Case Number Z-7354

Hello Dwayne,

Thank you for returning my call this morning and I appreciate your clarification on this issue.

I am opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Respectfully submitted,
David Dutton



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Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, July 27, 2016 9:10 AM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Caren Lawrence [mailto:carenlawrence@yahoo.com]
Sent: Wednesday, July 27, 2016 8:35 AM
To: Wilkerson, Dwayne
Subject: Fwd: Case Number Z-7354

As a resident of Bolewood I am opposed to changing the zoning from RS2 to RS3. This would be damaging to the surrounding neighbors and reduce property values.

Caren Lawrence, DVM, CCRT
VCA Woodland South Animal Hospital
9340 S. Memorial Dr.
Tulsa, OK 74133
918-524-5000

Begin forwarded message:

From: "David P. Lawrence" <david.lawrence@unitcorp.com>
Date: July 27, 2016 at 8:14:29 AM CDT
To: "dwilkerson@incog.org" <dwilkerson@incog.org>
Cc: "carenlawrence@yahoo.com" <carenlawrence@yahoo.com>
Subject: FW: Case Number Z-7354

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DAVID P. LAWRENCE | CHIEF LANDMAN

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From: Duenner, Robert [<mailto:Robert.Duenner@morganstanley.com>]

Sent: Tuesday, July 26, 2016 2:15 PM

To: dwilkerson@incog.org

Cc: midlandrr@cox.net; MWKJ@ME.COM; thomasmurphy@earthlink.net; murnel@att.net; katejennemann@gmail.com; sethjennemann@gmail.com; jay_eshelman@ajg.com; kimmeresh@me.com; mary.ellen.jones@cox.net; arinrobi@gmail.com; matt@el2s.com; milsten@cox.net; Lynnberklacy@yahoo.com; saberklacydds@yahoo.com; CBRowan@bluestone-nr.com; Elubin27@aol.com; Paul@KorteCPA.com; robob344@aol.com; johnallen@ventureproperties.com; dha4141@att.net; SJBass0107@aol.com; michael.bass@verizon.com; tolyarutunoff@gmail.com; sheria1119@aol.com; asallen@ventureproperties.com; cdavis51554@aol.com; kscraft19@gmail.com; DBVF54@gmail.com; Heid1955@aol.com; oduecker@mac.com; blafortune@tulsacoxmail.com; djomoran@gmail.com; Cary.Marshall@arlp.com; cmarshall4464@gmail.com; mahluwal@gmail.com; bebgok@aol.com; JFRomine@Aol.com; peter.fehl@gmail.com; amy.fehl@gmail.com; oakwold1@cox.net; bcalderon@oru.edu; brian@bovaird.com; micha@malco-pc.com; marycsedlacek@aol.com; jisedlacek3@cox.net; anne@ipipes.com; edengles@swbell.net; paganobjb@netscape.net; Paganom@me.com; lmlm221@cox.net; DMarks96@aol.com; Daeykim@gmail.com; rgnkm@yahoo.com; Jerry.Clark1947@Gmail.com; clarkj@stifel.com; melenaw8s@att.net; 9186257590@txt.att.net; Danastephens@yahoo.com; jason@leesupplytulsa.com; Teresagawey@cox.net; covens918@cox.net; gowens@idealaero.com; GBARBRE@cox.net; mallomar42@hotmail.com; bridonw@cox.net; rmstamile@aol.com; hulselaura@icloud.com; Walthulse@aol.com; Rfritzpat@swbell.net; rfritzpatrick@hallestill.com; ahstoepfelwerth@icloud.com; karren.o@sbcglobal.net; flossdaily@cox.net; DRLance.Miller@gmail.com; kmiller3131@gmail.com; mbain@tulsarealtors.com; marci.bain@gmail.com; zita-halka@utulsa.edu; dmoore4644@cox.net; kymwatt@yahoo.com; dmdutton@mcelroy.com; dgdutton@mcelroy.com; MasTulsa@aol.com; Edward@lawsonpetro.com; jay.lawson@lawsonpetro.com; tulsaoto@tulsacoxmail.com; tribaudo@cox.net; damcmahon@petroleumintl.com; kintdes@sbcglobal.net; lesliecash@mac.com; blee@ramenergy.net; katmacamtak@gmail.com; mheck1@cox.net; janetgotwals@aol.com; jim.gotwals@jrgotlaw.com; jgotwals@bancfirst.com; kjoels@gmail.com; wallintul@cox.net; gwallace1956@cox.net; carolwallace@me.com; Duenner, Robert; Ag@DanielsGreer.com; LUCKYDOGO@aol.com; laurenakomar@yahoo.com; christophergraber@yahoo.com; SGillett@HallEstill.com; matthew.gillett@oneok.com; heatheavans1@gmail.com; land.j@sbcglobal.net; kramertd@yahoo.com; RAMiller@flemingbuildingco.com; C.RoseM2021@Cox.net; kdullye@yahoo.com; cosmo2066@yahoo.com; fdowns@sbcglobal.net; shepherd1212@gmail.com; scottethomas@cox.net; scott@totalenergypartners.com; Dru.McQueen@yahoo.com; Ken-mcqueen@outlook.com; Carene50@Gmail.com; gator17mm@yahoo.com; rupadesilva73@gmail.com; duminda@dimensionalcapital.com; tclark8403@gmail.com; heislerclark@mac.com; STM1964@aol.com; DB_Thomas@Yahoo.com; thomas133@cox.net; jeannie_farrar@hotmail.com; kmarley1969@yahoo.com; JTAllenok@gmail.com; pballen@ventureproperties.com; SBgDuLuTh@aol.com; evian2000@msn.com; Gbreipohl@aol.com; [wendyspell@gmail.com](mailto>wendyspell@gmail.com); flickjenny1@yahoo.com; Soksix@aol.com; Carla.F.Skelton@gsk.com; traceymgifford@yahoo.com; thoefling@oxleyfdn.com; robinhoefling@sbcglobal.net; alex.kronfeld@plymouthgas.com; kronfeld@sbcglobal.net; birdturner@gmail.com; Lturner@arrowengine.com; laurenttribbey@yahoo.com; t.lance.lane@gmail.com; benkstewart@gmail.com; chris@murphydesigns.com; dseebass@cox.net; sickingfamily@cox.net; thehoppersemail@gmail.com; john-hale@utulsa.edu; kayla-acebo@utulsa.edu; gailstorey@sbcglobal.net; Agravender@cox.net; ddtodd55@gmail.com; bb23bb@sbcglobal.net; markcandrews@sbcglobal.net; Carolandrews522@Gmail.com; marcoux@swbell.net; david@tulsagums.com; TulsaGums@Gmail.com; lizneas@gmail.com; neasgreg@gmail.com; David P. Lawrence; carenlawrence@yahoo.com; cullenmancuso@sbcglobal.net; nikkioverland@gmail.com; janjackson@cox.net; brandon@jacksonconstructiongroup.com; Thebostons72311@yahoo.com; AADA1124@cox.net;

andy@lucascontrolsco.com; lfishpaw33@yahoo.com; beckyagnew@cox.net; mwelke@me.com; mwelke@icloud.com; jpsartin@prodiqy.net; glennu@swbell.net; juhren@cox.net; juhren@nordam.com; auhren@cox.net; shoffman@s5networks.com; msclean64@msn.com; mfucci6494@cox.net; fuccidrm@usa.redcross.org; rfpoo@sbcglobal.net; ndunitz@aol.com; Soledocmc@sbcglobal.net; msclean64@msn.com; mlj@mljnewman.com; pwlauiinger@cox.net; tonylauinger@okforlife.org; jack@cfr-ins.com; Jack.Allen@hubinternational.com; gailandrussnewman@cox.net; RNewman@fltconcepts.com; gandrnewman@gmail.com; Danhiggins2003@yahoo.com; Higgins, Daniel W; dsybusybee@cox.net; fred.mckenzie00@gmail.com; jep0321@yahoo.com; sfarris@tulsarealtors.com; jfarris@tulsalawyer.com; tawnini@yahoo.com; racheledenny@gmail.com; markdenny44@gmail.com; barbara@reevestulsa.com; laurasmolen@gmail.com; danielsmolen@ssrok.com; charterland@sbcglobal.net; vykelley@yahoo.com; ffrasier@aol.com; kfrasier@aol.com; PiperTurner@mac.com; SBgDuLuTh@aol.com; gannongill@yahoo.com; jenfrgill@yahoo.com; janejo@cox.net; Tmaun1@yahoo.com; Mmaun24@yahoo.com; hockey2r@cox.net; tld5827@gmail.com; davidhenry03@gmail.com; henrypa0706@gmail.com; jeldod@cox.net; mpomeroy@coremd.net; fdowns@sbcglobal.net; charterland@sbcglobal.net; cjandsl@cox.net; kellygibson@cox.net; MAWLAW@Aol.com; judydoe@sbcglobal.net; hcantrella@gmail.com; lynnaa926@sbcglobal.net; cwelch@seismicexchange.com; mittalma@toctulsa.com; bailey@austin-bean.com; Dewey Bartlett; Morrisett@sbcglobal.net; JCrews@McGrawOK.com; herb.beattie@sbcglobal.net; jwoolman@mcgrawok.com; SMiller@incog.org; TSTOUT@cityoftulsa.org; TCARTNER@cityoftulsa.org; Clange@cityoftulsa.org; PEnix@cityoftulsa.org; nmoye@incog.org; Yuenho@cityoftulsa.org; DMIDGET@cityoftulsa.org; janjackson@cox.net; wbj@tulsaconnect.com; sdaniel@dsda.com; john.bell@hpinc.com; nikkibbell@hotmail.com; joanbatkinson@gmail.com

Subject: Case Number Z-7354

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To: Dwayne Wilkerson (dwilkerson@incog.org)

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Sent: Wednesday, July 27, 2016 10:41 AM
To: Sawyer, Kim
Subject: FW: Case Number Z-7354

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

From: Amanda Duenner [<mailto:ag@danielsgreer.com>]
Sent: Wednesday, July 27, 2016 10:20 AM
To: Wilkerson, Dwayne
Cc: 'robert duenner'; 'David Dutton'
Subject: FW: Case Number Z-7354

Dwayne:

Robert Duenner and I oppose the re-zoning of this parcel referenced below. We are Bolewood residents and specifically bought a house in Bolewood because of the big lots. If we start to allow lot splits and developments such as proposed, then the entire history, charm and characteristics of Bolewood is depleted.

This development is best suited for south Tulsa, not 41st Street.

Thank you-

Amanda Duenner

From: Duenner, Robert [<mailto:Robert.Duenner@morganstanley.com>]
Sent: Tuesday, July 26, 2016 2:15 PM
To: dwilkerson@incog.org

From: David Dutton [<mailto:DGDUTTON@mcelroy.com>]
Sent: Tuesday, July 26, 2016 12:16 PM
To: Dwayne Wilkerson (dwilkerson@incog.org)
Cc: Herb Beattie; janetgotwals@aol.com; Veronica Donnelly; laurenakomar@yahoo.com; Duenner, Robert (Wealth Mgmt MS); Donna Dutton
Subject: Case Number Z-7354

Hello Dwayne,

Thank you for returning my call this morning and I appreciate your clarification on this issue.

I am opposed to changing the zoning from RS2 to RS3. According to the Tulsa zoning regulations, the minimum lot width for RS2 is 75 Ft. and 60 Ft. for RS3. This would change the whole look and feel of 41st Street from Utica to Lewis and further to the east. But of more concern is the potential with special provisions that might allow for Townhouse and/or Duplex development in the future. This information can be found on pages 5-1 and 5-2 of the Tulsa Zoning Code.

This would be damaging to the surrounding neighbors and reduce property values.

Respectfully submitted,
David Dutton



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Case Number: PUD-811-1
Minor Amendment

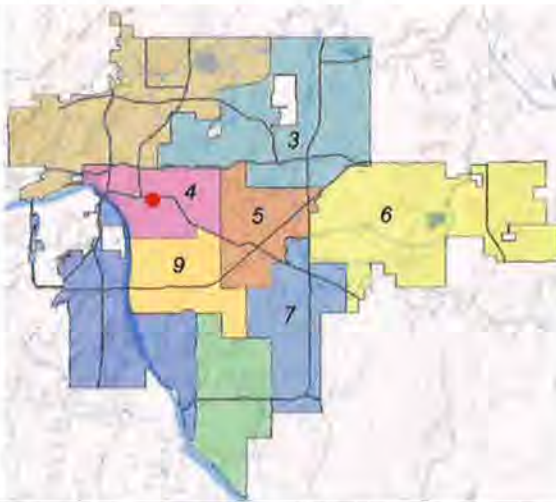
Hearing Date: August 3, 2016

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Ryan Fitzgerald – Fitz
Fabrications

Property Owner: 1551 Cherry Street LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to revise the sign standards to allow wall and canopy signs on the north side of buildings.

Gross Land Area: 1.2 acres

Location: NW/c East 15th Street South & South Trenton Avenue

Zoning:
Existing Zoning: RM-2/CS/CH/PUD-811
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Limited to non-illuminated signage and buildings on the east side of the alley.

Staff Data:
TRS: 9307
CZM: 37
Atlas: 6

City Council District: 4
Councilor Name: Blake Ewing
County Commission District: 2
Commissioner Name: Karen Keith

SECTION I: PUD-811-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to revise the sign standards to allow wall and canopy signs on the north side of buildings.

The PUD development standards currently prohibit wall and canopy signs on the north sides of buildings within the PUD. This request would remove that restriction, however this request should be limited to non-illuminated signs. In addition, this request should apply only to buildings on the east side of the alley that divides the PUD.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.*

"Modification to approved signage, provided the size, location, number and character (type) is not substantially altered."

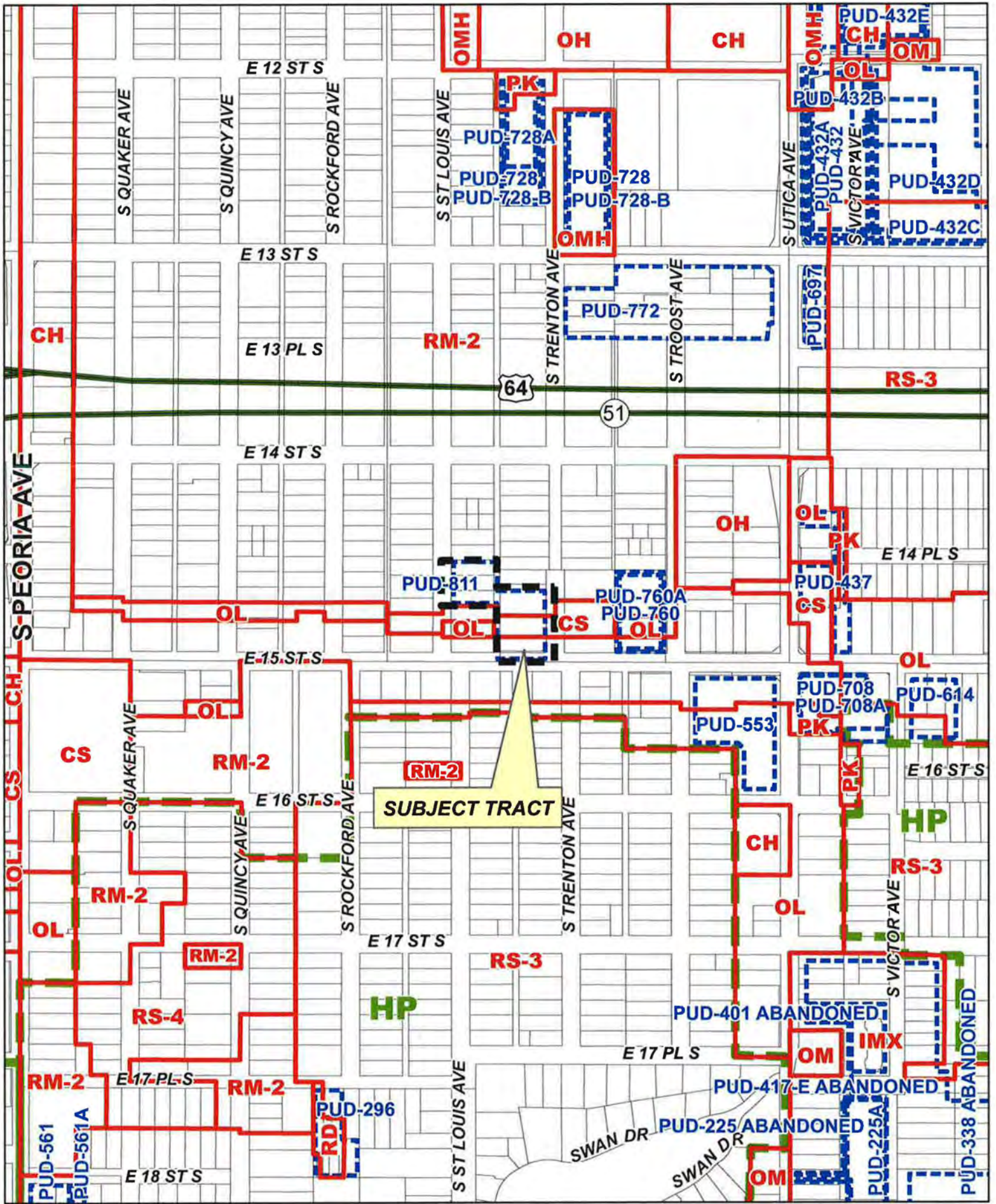
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) The request should be limited to non-illuminated signage and only on the buildings on the east side of the alley.
- 3) All remaining development standards defined in PUD-811 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged

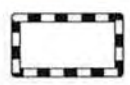
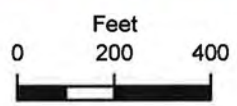
With considerations listed above, staff recommends **approval** of the minor amendment request to revise the sign standards to allow wall and canopy signs on the north side of buildings.



PUD-811-1

19-13 07

21.3



Subject
Tract

PUD-811-1

19-13 07

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

Aerial Photo Date: February 2016



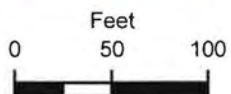
E 14 STS

SST LOUIS AVE

STRENTON AVE

E 15 STS

21.5



Subject
Tract

PUD-811-1

19-13 07

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

Aerial Photo Date: February 2016



TMAPC Staff Report

August 3, 2016

CPA-51 - Comprehensive Plan Text and Map Amendments to 36th Street North Corridor Small Area Plan for Mohawk Employment Center

Item: Council-initiated text and map amendments to the Comprehensive Plan establishing and defining an Employment Center in an area between 36th Street North and Mohawk Boulevard, and between Peoria Avenue and Lewis Avenue; boundary and text amendments to the 36th Street North Corridor Small Area Plan; and amendments to Land Use and Stability and Growth maps in support of the proposed Employment Center.

- A. Background:** The Tulsa City Council initiated a Comprehensive Plan amendment on July 14, 2016, requesting text and map amendments to accommodate an industrial facility or industrial park within the 196-acre subject area. The subject area remains largely undeveloped and has seen little new growth since the 1970s, though land use recommendations for future growth have intensified over time. The Planning District 25



Figure 1 The 196 acre subject site is mostly undeveloped. Note the established neighborhood to the south.

recommendation from 1976 showed this area as predominantly 'Low Intensity' growth with floodplain portions of the site shown as 'Development Sensitive'. In 2010, PLANiTULSA land use recommendations intensified due in part to two factors, 1) The extension of the Gilcrease Expressway immediately to the south, and 2) Feedback from PLANiTULSA workshops and subarea workshops promoting new focus on economic growth in north Tulsa. The 2013 small area plan for the 36th Street North Corridor further refined land use recommendations showing portions of the site as intensely

developed *Town Center* (approx. 50 acs.) with *New Neighborhood* (90 acs.), and smaller areas of *Existing Neighborhood*, *Mixed Use Corridor*, and *Parks and Open Space*.

In 2014, the George Kaiser Family Foundation began acquisition here and at this time they control over 90% of the subject area. In 2016, the Vision 2025 Extension vote included a \$10,000,000 capital item for development of the Peoria-Mohawk Business Park within the subject area.

While the creation of a large employment center may be generally consistent with plans for economic growth in north Tulsa, a specific proposal for this subject area has not been fully vetted. A proposed amendment to the Comprehensive Plan for the subject area offers an opportunity to determine the appropriateness of this site, assess the local impacts of an Employment Center, and offer recommendations and remedies needed to ensure successful growth for the entire area.

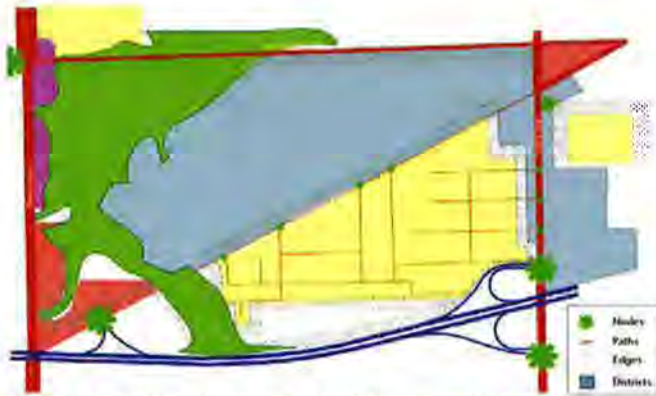


Figure 2 A Working Group participated in an analysis of the proposal. Their input and findings are incorporated into the staff summary of opportunities and issues.

B. Analysis: A working group comprised of fronting single-family homeowners, the owner of the subject property, and other people familiar with development and real estate in north Tulsa have assisted planners in reviewing the proposal. Their excellent contributions are noted in the staff analysis that follows. In addition to highlighting facts that staff did not foresee, they also provided very clear indications of development preferences and priorities. Issues

and opportunities related to use of the subject site as an Employment Center include:

B1. Opportunity: Economic development is an objective of the 36th Street North SAP and the desire for jobs was affirmed by the Working Group, though some neighbors in the group expressed concerns about the site. Some members of the Working Group acknowledged the probability for *high quality jobs* in this proposal, with potential to create secondary jobs and spur growth, furthering other plan objectives.

B2. Issue: Infrastructure needs In addition to on-site infrastructure, the Working Group noted a need for *sidewalks and street illumination* on 36th Street North and Mohawk Boulevard, and the possible need for a *traffic light* at Mohawk Boulevard and Peoria Avenue. While traffic lights require an engineering analysis to determine if they are warranted, staff can affirm that arterial sidewalks will be essential for those workers who will use mass transit, including the Peoria Bus Rapid Transit (BRT), under design now. Additional research reveals that the *bridge over Dirty Butter Creek* on 36th Street North (State Hwy 11) may need replacement. The subject property owner's representative is aware of this issue, and while ODOT has addressed urgent deficiencies, the bridge should be reprioritized for replacement. Finally, Mohawk Boulevard provides an excellent bicycle connection between the Osage bike trail and Mohawk Park and this segment is marked for bicycle improvements in the Bicycle and Pedestrian Master Plan. The Working Group expressed a desire for a side path here, if rights-of-way allow.

B3. Issue: Floodplain Approximately 60 acres on the western third of the subject property lies within the 100-year floodplain. Reviewing the Bird Creek Master Drainage Plan, there are no upstream or downstream flood control facilities that would alter the floodplain. Instead, it is planned to remain in as a natural, riparian area. The representative of the majority property owner in the subject area understands this issue and has no plans for major development within the floodplain. There is some residual land suitable for development along Peoria Avenue and at the intersection of Peoria and 36th Street North. These sites are relatively shallow and it should be noted that future development proposals here may include minor reshaping of the floodplain, and/or place parking lots

below flood level. Small encroachments such as this are to be expected and with proper mitigation, can be done in ways that are consistent with stormwater management best practices.

B4. Issue: Traffic Considerations Mohawk Boulevard is designated a *collector street* on the Major Street and Highway Plan. Re-designating this street as a high-traffic arterial might be a poor option as this might be detrimental to the neighborhood to the south, as well as bicycle plans. The Working Group instead preferred carefully planned ingress/egress on Mohawk Boulevard, that would disallow truck traffic and discourage employee traffic through the neighborhood.

B5. Issue: No Train Access It appears that the site will be entirely dependent on truck transport, and while this certainly does not inhibit the site's success, especially since it has excellent highway access, it does underscore some of the Working Group's concerns about the potential negative impacts of truck traffic.

B6. Issue: Oversized Loads Route While the Working Group recommended traffic calming on Mohawk Boulevard, they also informed us that the street is occasionally used for oversized loads, presumably from the Port of Catoosa. An interview with the Port Operations Manager revealed that shippers would rather use 36th Street North instead of Mohawk Boulevard, but the aforementioned bridge at Dirty Butter Creek is not rated for the weight. It may be difficult, at least in the short term, to recommend chicanes or other on-street traffic calming devices that could interfere with oversized shipments. But that could change with the bridge replacement on 36th Street North.

B7. Issue: Site Design Considerations The Working Group, which included the representative of the owner of most of the property on the site, as well as property owners that front the site on the south side of Mohawk Boulevard, offered several suggestions that would effectively screen the site from the neighborhood to the south including: A *high berm* such as those used at the Gathering Place, which provide excellent visual and noise screening; *retention of mature trees* near Mohawk Boulevard where possible; and a preference for having *parking, rather than buildings, near Mohawk Boulevard*. The owner's representative noted that on-site detention must be located on the northwest corner of the site, which rules out the possibility of using a detention pond as part of a buffer.

C. Comprehensive Plan amendment history:

36th Street North Corridor Small Area Plan, 2013 The majority of the recommendations within this small area plan are for 36th Street North, west of Peoria Avenue, though the plan does cover the majority of the subject area. Some property acquisition may have been occurring during the time when this plan was developed, but it was not known at the time.

Attachment 1

CPA-51 - Comprehensive Plan Text Amendments

A. 36th Street North Corridor Small Area Plan Text Amendments to the Comprehensive Plan

1) Recommendations, Part I: Page R 75 (add new Priority)

LAND-USE PPRIORITY 7

Encourage the compatible growth of a new Employment Center east of Dirty Butter Creek.

Goal 9 -

Support the development of a new industrial facility or park between Dirty Butter Creek and Lewis Avenue, and between 36th Street North and Mohawk Boulevard, while respecting and promoting the future success of neighboring properties.

9.1 Encourage the development of an industrial facility or industrial park at this location that: 1) incorporates shielded lighting and minimizes light pollution, 2) employs best site management practices during construction to avoid dust and erosion, 3) minimizes encroachment into the floodplain of Dirty Butter Creek.

9.2 For property on Mohawk Boulevard *across the street* from the established neighborhood: 1) build a berm to provide visual and noise screening, 2) preserve mature trees where possible to provide screening and shade, 3) do not place ingress and egress points to the industrial site, 4) place parking areas, rather than buildings, nearer to Mohawk Boulevard.

2) Recommendations, Part I: Page R 77 (add new Goal under 'Transportation Priority 3 – Increase circulation and connectivity across the Plan Area')

Goal 18 –

Construct an array of infrastructure improvements in and around the Employment Center east of Dirty Butter Creek that, supportive of both industrial and residential growth needs.

18.1 On-site improvements promoting excellent internal circulation options for trucks and employees of the Employment Center.

18.2 Careful placement of ingress and egress points on Mohawk Boulevard, a collector street. Driveway placement should provide connectivity for employees and trucks to and from Peoria Avenue, Lewis Avenue, and multiple highway connections, but should avoid the established neighborhood to the south. Internal circulation and driveway access should bypass or otherwise obviate the need for employee and truck transit through the neighborhood.

18.3 Arterial sidewalks and additional street and pedestrian lighting on 36th Street North and Mohawk Boulevard, enhancing connectivity to transit and nearby residential areas.

18.4 A side path, cyclo-track, or other bicycle accommodation on Mohawk Boulevard consistent with the Bicycle and Pedestrian Master Plan.

18.5 A path through the Dirty Butter Creek floodplain, providing enhanced pedestrian and bicycle connective to the Town Center and Employment Center.

B. Justification

The addition of an Employment Center in this area is generally consistent with employment objectives identified in the 36th Street North Corridor Small Area Plan. Further, the introduction of a large number of permanent, high-quality jobs in the area can spur secondary employment and growth, accelerating the implementation and success of many other goals for the 36th Street North corridor. The proposed text amendments support a careful, conscious effort to minimize negative impacts of this land use change, particularly to the neighborhood to the south, and ensure that the benefits of this new Employment Center do not come at the expense of the neighbors.

C. Staff Recommendation:

Discuss and set for public hearing on September 7, 2016.

Attachment 2
CPA-51 - Comprehensive Plan Map Amendments

A. 36th Street North SAP/Tulsa Comprehensive Proposed Map Amendments

- 1) As shown on the attached existing and proposed Land Use Map the proposed land use map amendments are as follows:
 - a) An expansion of the planning boundaries of the 36th Street North Corridor Small Area Plan to include **all properties located between 36th Street North and Mohawk Boulevard, and between Peoria Avenue and Lewis Avenue.**
 - b) **On certain properties located between 36th Street North and Mohawk Boulevard, and between Lewis Avenue and the eastern edge of the Dirty Butter Creek floodplain,** amend the designation on the Land Use Map from *Existing Neighborhood, New Neighborhood, and Mixed-Use Corridor*, to *Employment Center*
 - c) **On certain properties partially or entirely within the Dirty Butter Creek floodplain, for the portions of the properties within the floodplain,** amend the designation on the Land Use Map from *Town Center, Existing Neighborhood, and New Neighborhood*, to *Parks and Open Space*
 - d) **On certain properties located south of the Dirty Butter Creek floodplain, for the portions of the properties outside the floodplain** amend designation on the Land Use Map from *Parks and Open Space and New Neighborhood*, to *Town Center*.
- 2) As shown on the attached existing and proposed Growth and Stability Map the proposed Stability and Growth Map amendments are as follows:
 - a) **On certain properties located between 36th Street North and Mohawk Boulevard, and between Peoria Avenue and Lewis Avenue,** amend the designation on the Stability and Growth Map to show all portions of property within the Dirty Butter Creek floodplain as *Stability* and all portions of property outside the floodplain to be *Growth*.

B. Justification:

These designations will support industrial development within the subject area east of Dirty Butter Creek, while retaining opportunities for expanding a Town Center along Peoria Avenue. Highlighting the Dirty Butter Creek floodplain and Parks and Open Space does not prevent development in these areas, but it does highlight developmentally sensitive land as identified in the Bird Creek Master Drainage Plan.

C. Staff Recommendation:

Discuss and set for public hearing on September 7, 2016.



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**Subject
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CPA-51

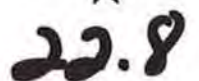
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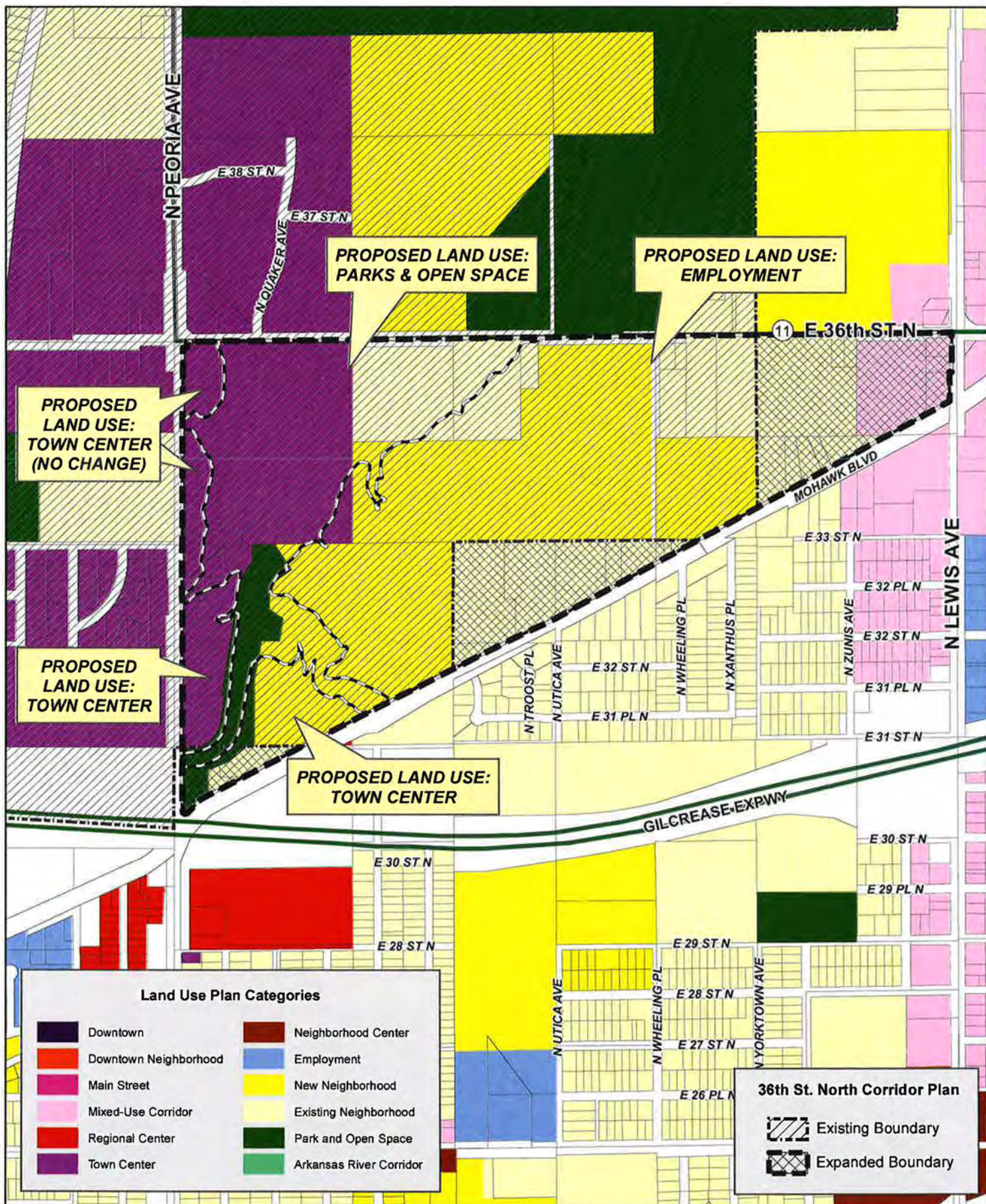
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Aerial Photo Date: February 2016



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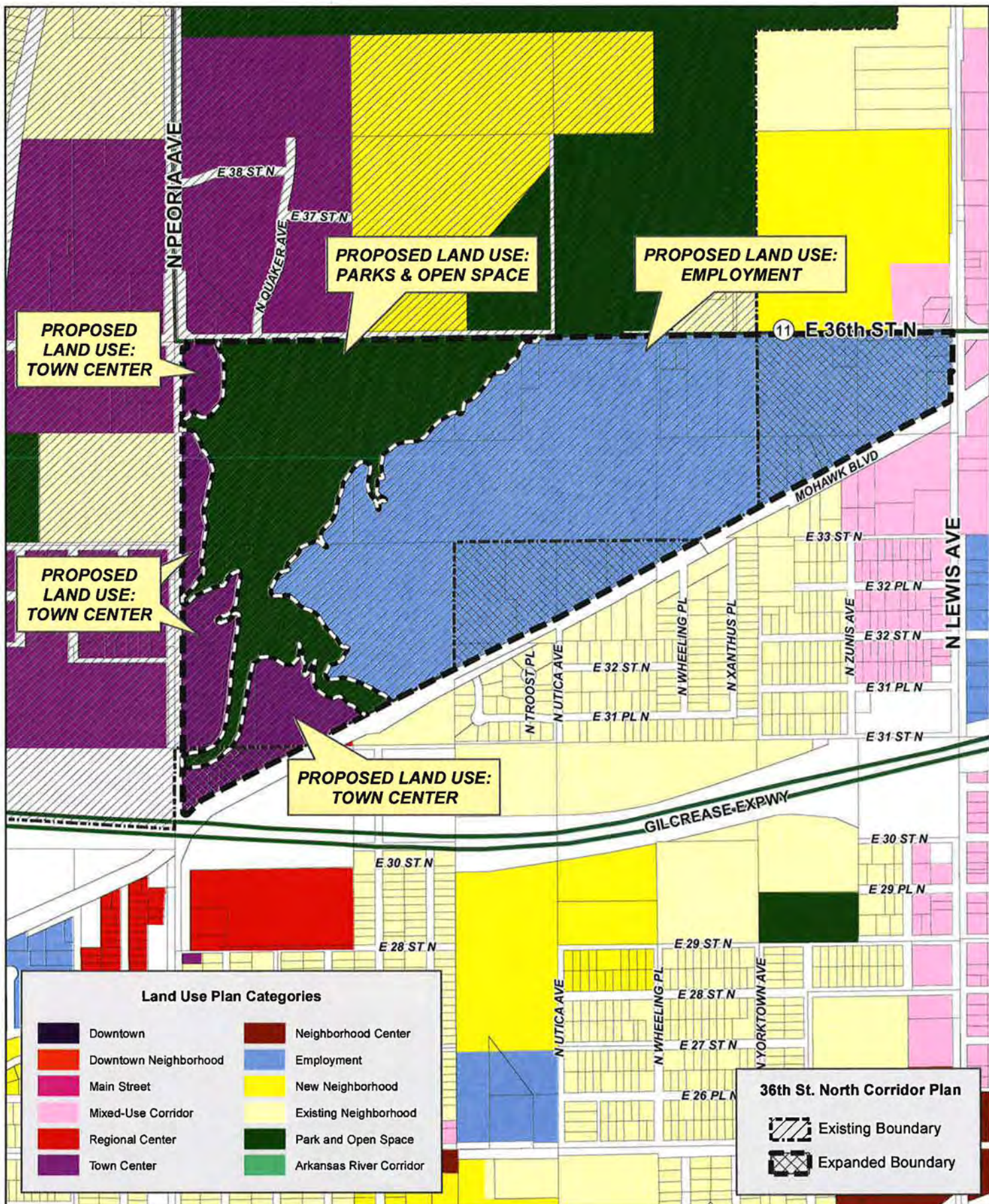




CPA-51

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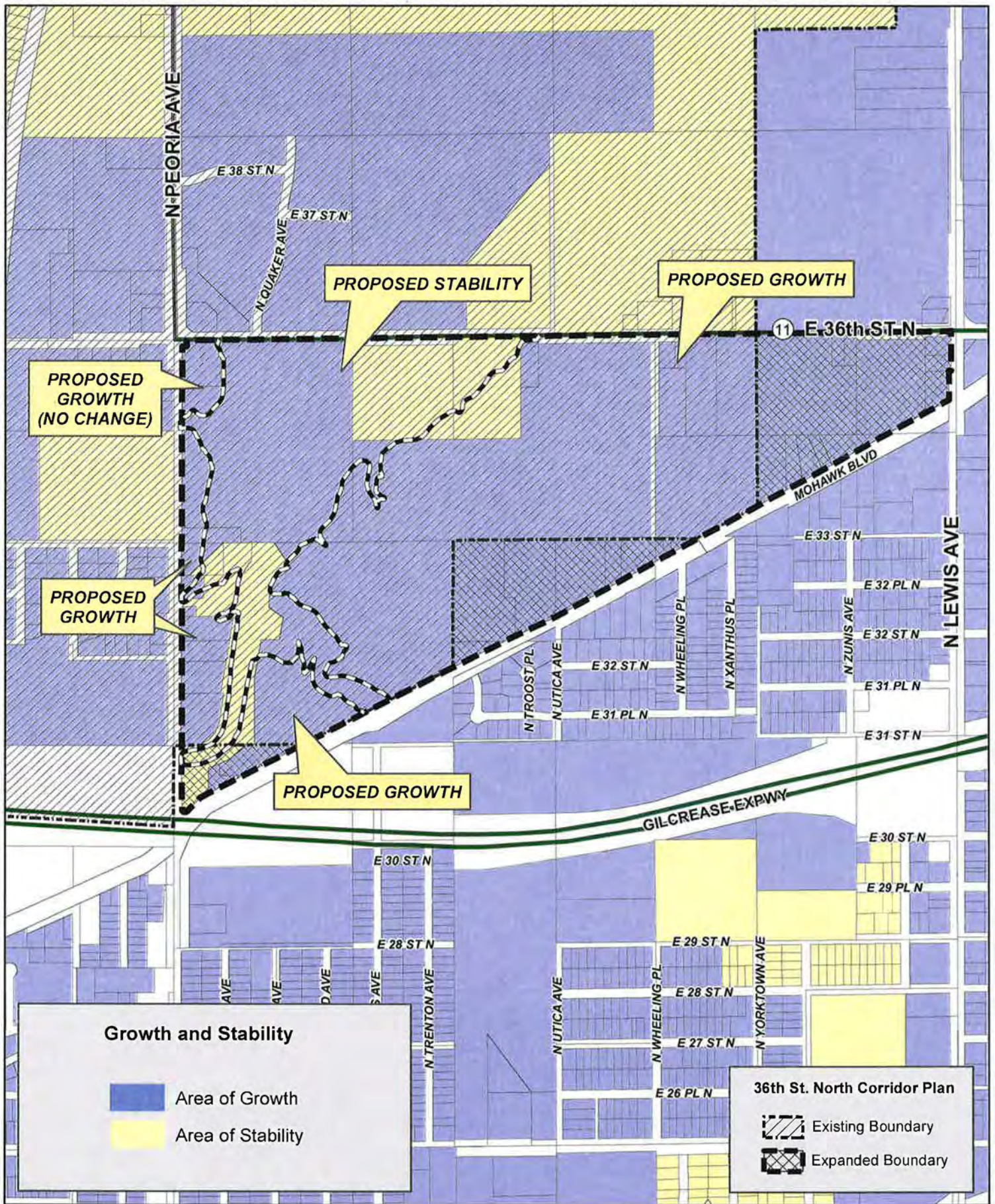
Subject Tract

CPA-51

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22.10



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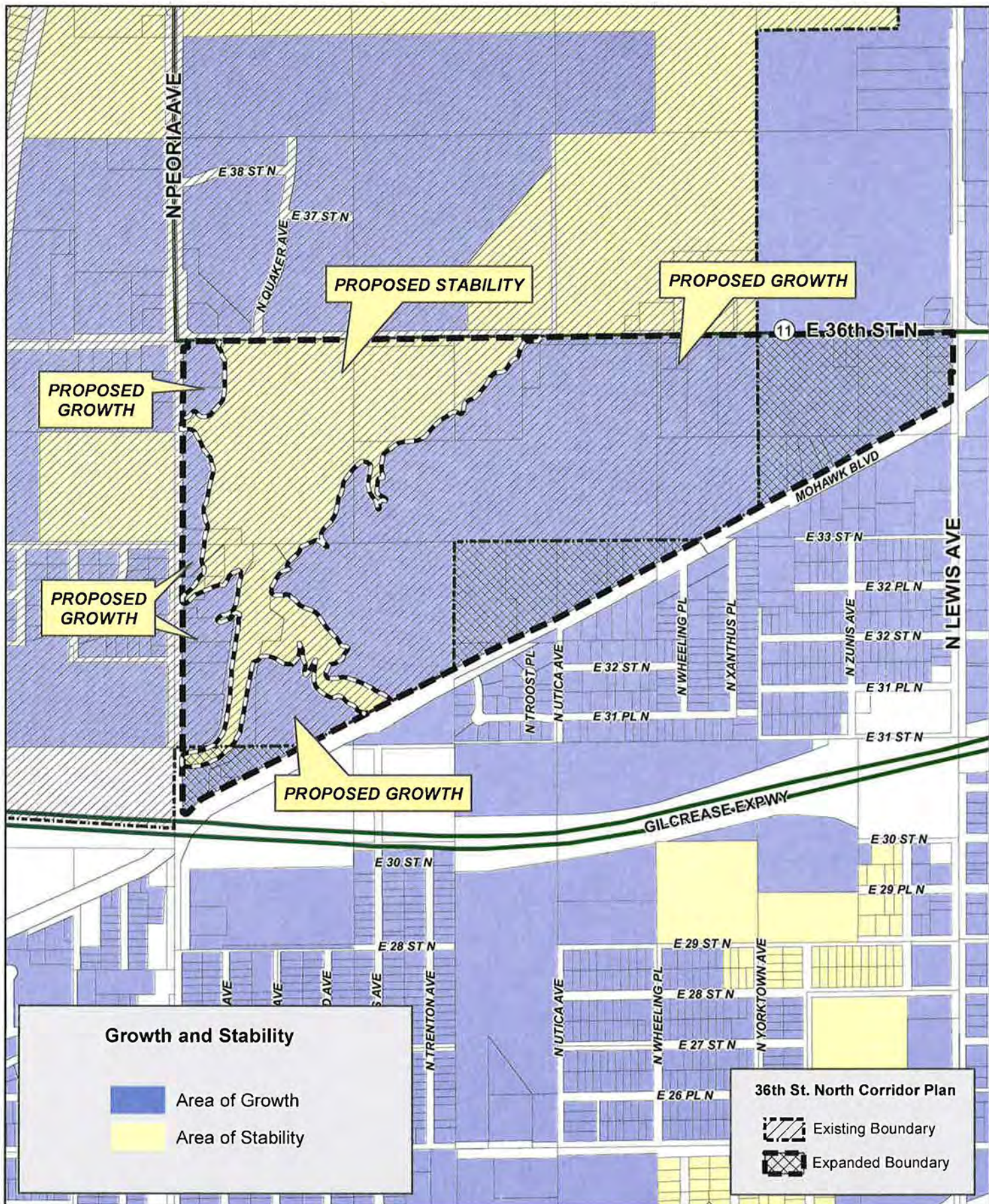
Subject Tract

CPA-51

20-13 19



22.11



Growth and Stability

- Area of Growth
- Area of Stability

36th St. North Corridor Plan

- Existing Boundary
- Expanded Boundary

CPA-51

20-13 19

22.12