

AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2736
December 21, 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:

Review TMAPC Receipts for the month of November 2016

1. Minutes of December 7, 2016, Meeting No. 2735

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-20944** (Lot-Split) (CD 6) – Location: North of the northeast corner of East 11th Street South and South Garnett Road
3. **LS-20945** (Lot-Split) (County) – Location: West of the southwest corner of East 60th Place North and North 140th East Avenue
4. **LS-20946** (Lot-Split) (CD 1) – Location: North of the northeast corner of North Peoria Avenue and East Admiral Place (related to LC-834)
5. **LC-834** (Lot-Combination) (CD 1) – Location: North of the northeast corner of North Peoria Avenue and East Admiral Place (related to LS-20946)
6. **LS-20947** (Lot-Split) (CD 4) – Location: North of the northwest corner of South Harvard Avenue and East 17th Street South (related to LC-835)
7. **LC-835** (Lot-Combination) (CD 4) – Location: North of the northwest corner of South Harvard Avenue and East 17th Street South (related to LS-20947)
8. **LS-20948** (Lot-Split) (CD 1) – Location: North of the northeast corner of North Denver Avenue and West Haskell Place (related to LC-836)
9. **LC-836** (Lot-Combination) (CD 1) – Location: North of the northeast corner of North Denver Avenue and West Haskell Place (related to LS-20948)
10. **LS-20950** (Lot-Split) (CD 9) – Location: North of the northwest corner of South Peoria Avenue and East Skelly Drive (related to LC-838)
11. **LC-838** (Lot-Combination) (CD 9) – Location: North of the northwest corner of South Peoria Avenue and East Skelly Drive (related to LS-20950)

12. **LC-846** (Lot-Combination) (CD 3) – Location: East of the northeast corner of South Sheridan Road and East Admiral Place

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

13. **CZ-447 Stephen Schuller** (County) Location: West of the southwest corner of West 21st Street and South 49th West Avenue requesting rezoning from **RS to CG** (continued from December 7, 2016)
14. **CZ-448 Jim Beach** (County) Location: North of the northwest corner of South Peoria Avenue and East 141st Street requesting rezoning from **AG to CS**. (**Staff requests continuance to February 1st, 2017**)
15. **Z-7162 Plat Waiver** (CD 9) Location: West of the southwest corner of East 51st Street South and South Yale Avenue
16. **Z-7367 Josh Miller** (CD 1) Location: Southwest corner of East 36th Street North and North Lewis Avenue requesting rezoning from **AG/RS-3/RMH/CS/CH to IM** with **Optional Development Plan**.
17. **Z-7371 Miguel Gomora** (CD 3) Location: North and west of the northwest corner of East 11th Street South and South Garnett Road requesting rezoning from **RS-3 to CG**.

OTHER BUSINESS

18. **Adopt Resolution 2736:961** to concur with the findings and recommended actions contained within the small area plan review project.

19. 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.

TMAPC RECEIPTS
Month of November 2016

----- Current Period -----					----- Year To Date -----			
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	8	\$375.00	\$375.00	\$750.00	47	2,112.50	2,112.50	\$4,225.00
Zoning	11	4,375.00	4,375.00	8,750.00	31	12,080.00	12,080.00	24,160.00
Plan Reviews	21	1,700.00	1,700.00	3,400.00	114	10,650.00	10,650.00	21,300.00
Refunds		0.00	0.00	0.00		(575.00)	(575.00)	(1,150.00)
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$6,450.00</u>	<u>\$6,450.00</u>	<u>\$12,900.00</u>		<u>\$24,267.50</u>	<u>\$24,267.50</u>	<u>\$48,535.00</u>
LAND DIVISION								
Minor Subdivision	0	\$0.00	\$0.00	\$0.00	1	\$325.00	\$325.00	650.00
Preliminary Plats	0	0.00	0.00	0.00	9	\$3,575.00	\$3,575.00	7,150.00
Final Plats	1	380.00	380.00	760.00	10	\$4,204.47	\$4,204.47	8,408.94
Plat Wavers	2	250.00	250.00	500.00	6	\$750.00	\$750.00	1,500.00
Lot Splits	11	545.00	545.00	1,090.00	53	\$2,825.00	\$2,825.00	5,650.00
Lot Combinations	11	550.00	550.00	1,100.00	45	\$2,250.00	\$2,250.00	4,500.00
Other	0	0.00	0.00	0.00	7	\$650.00	\$650.00	1,300.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		0.00	0.00	0.00		\$0.00	\$0.00	0.00
		<u>\$1,725.00</u>	<u>\$1,725.00</u>	<u>\$3,450.00</u>		<u>\$14,579.47</u>	<u>\$14,579.47</u>	<u>\$29,158.94</u>
TMAPC COMP								
Comp Plan Admendment	0	\$0.00	\$0.00	\$0.00	1	\$250.00	\$0.00	\$250.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		\$0.00	\$0.00	\$0.00
		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>		<u>\$250.00</u>	<u>\$0.00</u>	<u>\$250.00</u>
BOARDS OF ADJUSTMENT								
Fees	17	\$4,550.00	\$1,350.00	\$5,900.00	101	\$28,650.00	\$10,000.00	\$38,650.00
Refunds		(550.00)	0.00	(\$550.00)		(\$550.00)	\$0.00	(550.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$4,000.00</u>	<u>\$1,350.00</u>	<u>\$5,350.00</u>		<u>\$28,100.00</u>	<u>\$10,000.00</u>	<u>\$38,100.00</u>
TOTAL		\$12,175.00	\$9,525.00	\$21,700.00		\$67,196.97	\$48,846.97	\$116,043.94
LESS WAIVED FEES *		\$0.00		\$0.00		(\$2,856.33)		(\$2,856.33)
GRAND TOTALS		<u>\$12,175.00</u>	<u>\$9,525.00</u>	<u>\$21,700.00</u>		<u>\$64,340.64</u>	<u>\$48,846.97</u>	<u>\$113,187.61</u>

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

TMAPC Receipt Comparison

	November 2016	October 2016	November 2015
Zoning Letters	8	11	12
Zoning	11	3	4
Plan Reviews	21	24	26
Minor Subdivisions	0	0	3
Preliminary Plats	0	2	3
Final Plats	1	3	0
Plat Waivers	2	1	3
Lots Splits	11	13	9
Lot Combinations	11	9	10
Other	0	1	1
Comp Plan Amendments	0	0	0

12/15/2016



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-447

Hearing Date: December 21, 2016

Case Report Prepared by:

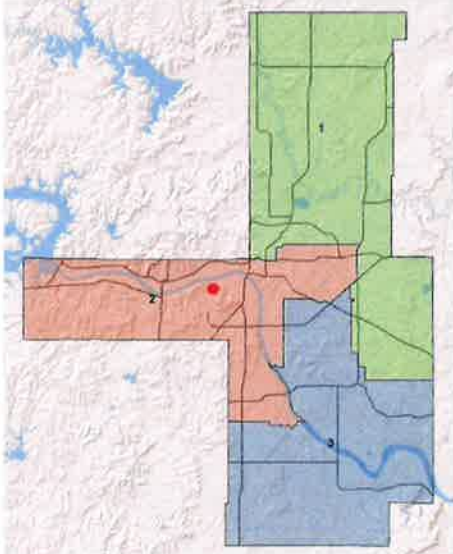
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Stephen Schuller

Property Owner: CODY/MORGAN LLC
Tommy & Maxine Cody Rev Trust

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial

Concept summary: Combine all of the current ownership into a single zoning district anticipating future business expansion.

Tract Size: 4 \pm acres

Location: West of the southwest corner of W. 21st St. and S. 49th W. Ave.

Zoning:

Existing Zoning: RS

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9217

CZM: 35

Atlas: 262, 201

County Commission District: 2

Commissioner Name: Karen Keith

13.1

SECTION I: CZ-447

DEVELOPMENT CONCEPT: The applicant has submitted an application to combine all of his property into a single zoning category. There is no comprehensive plan to guide growth however the large majority of the surrounding property is industrial

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:

DETAILED STAFF RECOMMENDATION:

The development pattern for the area could support industrial uses. Staff has discussed, with the applicant, the opportunity to re-zone this site to light industrial. The applicant prefers to move forward with CG zoning to remain consistent with adjacent property zoning regulations. Many light industrial uses can be accommodated through the special exception process therefore staff supports the request as submitted and;

CZ-447 is non injurious to the existing proximate properties and;

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

Staff recommends Approval of CZ-447 to rezone property from RS to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject area is not located within a designated Comprehensive Plan Area.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: West 21st Street is a Secondary Arterial

Trail System Master Plan Considerations: None

13.2

Z-4370 March 1973: Staff and TMAPC concurred in **denial** of a request for rezoning a tract of land from RS-2 to RMH for a mobile home park, on property located south of the southwest corner of W. 49th E. Ave. and W. 21st St. and also known as a part of the subject property.

Surrounding Property:

CZ-394 October 2008: All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS to CS, for commercial use, on property located west of southwest corner of West 21st Street South and South 49th West Avenue and abutting west of the subject property.

CZ-186 December 1990: A request to *rezone* a 3± acre tract from RS to IH or CH for industrial use, on property located west of the southwest corner of 49th West Avenue and West 21st Street South, and west of subject property. All concurred in **denial** of IH and CH, and the **approval** of IM zoning on said tract.

Z-4167 September 1972: All concurred in **approval** of a request for *rezoning* a tract of land from IL to RS-3, for residential use being the property is not conducive to industrial use due to topography, on property located west of the southwest corner of W. 21st St. and S. 49th W. Ave. and abutting south of subject property.

12/21/2016 1:30 PM

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site consists of a combination of existing commercial structures, single-family homes and vacant land.

Environmental Considerations: Parts of the northern portion of the proposed area are located in the 500 year floodplain. A large portion of the site currently zoned RS and south of the existing building has been used for illegal dumping. Rezoning will require a Plat and provide a redevelopment opportunity that could help start remediation efforts.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 21 st Street	Secondary Arterial	100 feet	4

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	IM	N/A	N/A	Industrial
South	RS / IL	N/A	N/A	Single-Family
East	IL / CS / RS	N/A	N/A	Commercial/Single-Family
West	CS / RS	N/A	N/A	Vacant Commercial Occupied Single-Family

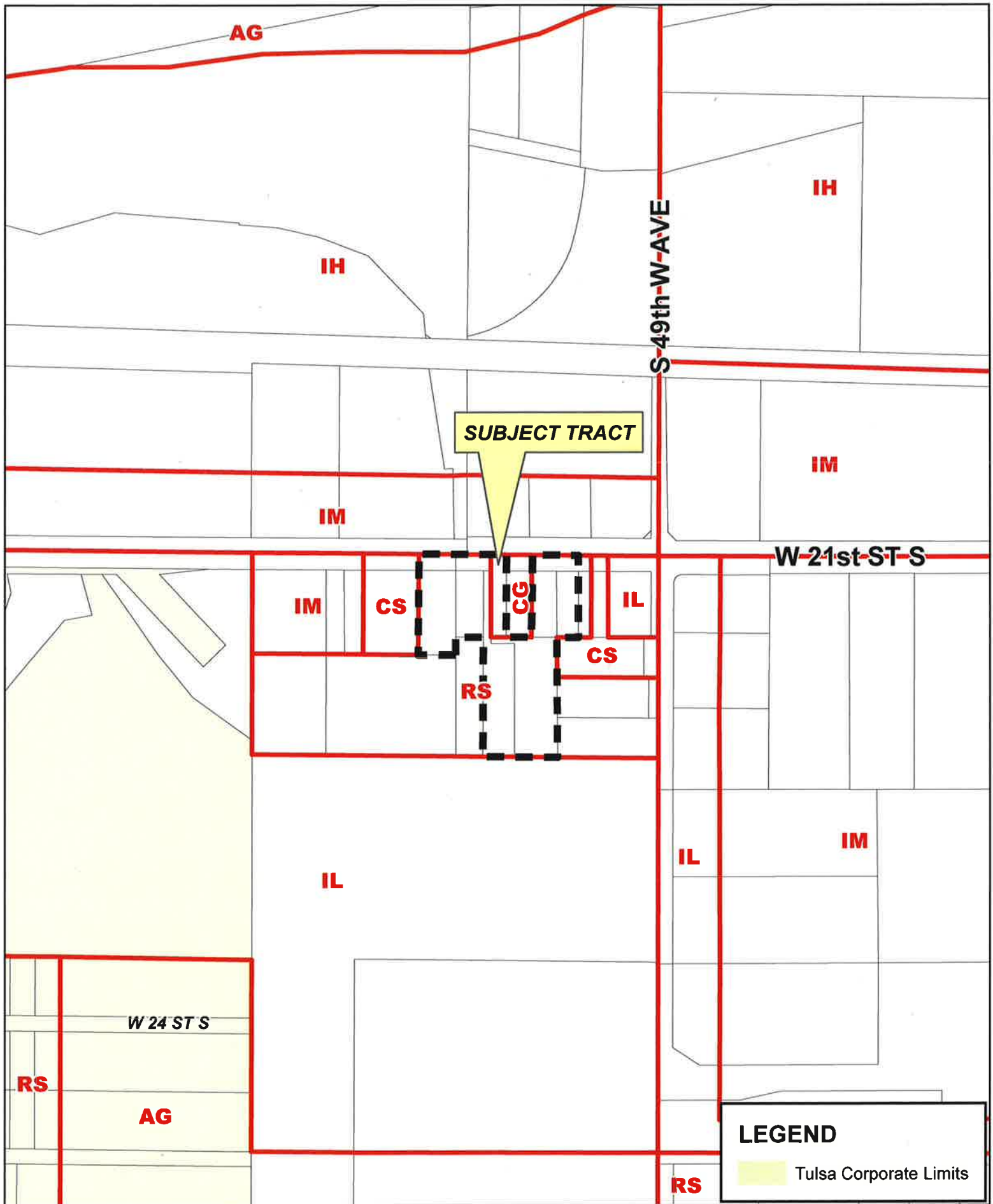
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 108037 dated October 22, 1984 (CZ-113), and 98254 dated September 15, 1980, established zoning for the subject property.

Subject Property:

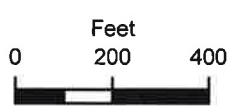
CZ-113 December 1990: All concurred in **approval** of a request for *rezoning* a 50' x 214' tract of land from RS to CG for industrial use, on property located west of the southwest corner of W. 21st St. and S. 49th W. Ave. and is also a part of the subject property.

13.4



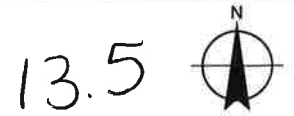
LEGEND

Tulsa Corporate Limits

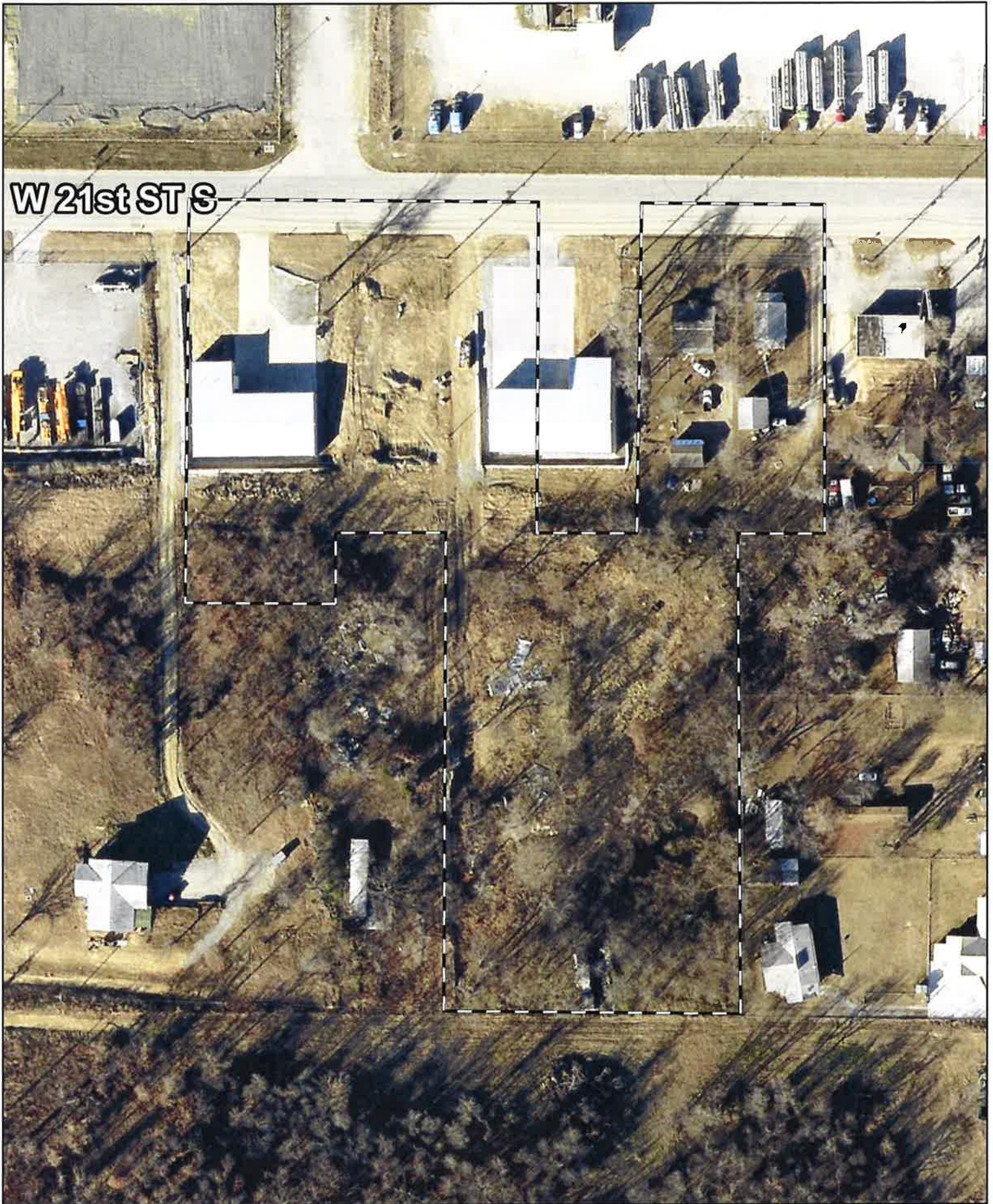


CZ-447

19-12 17



W 21st ST S



0 50 100
Feet



Subject
Tract

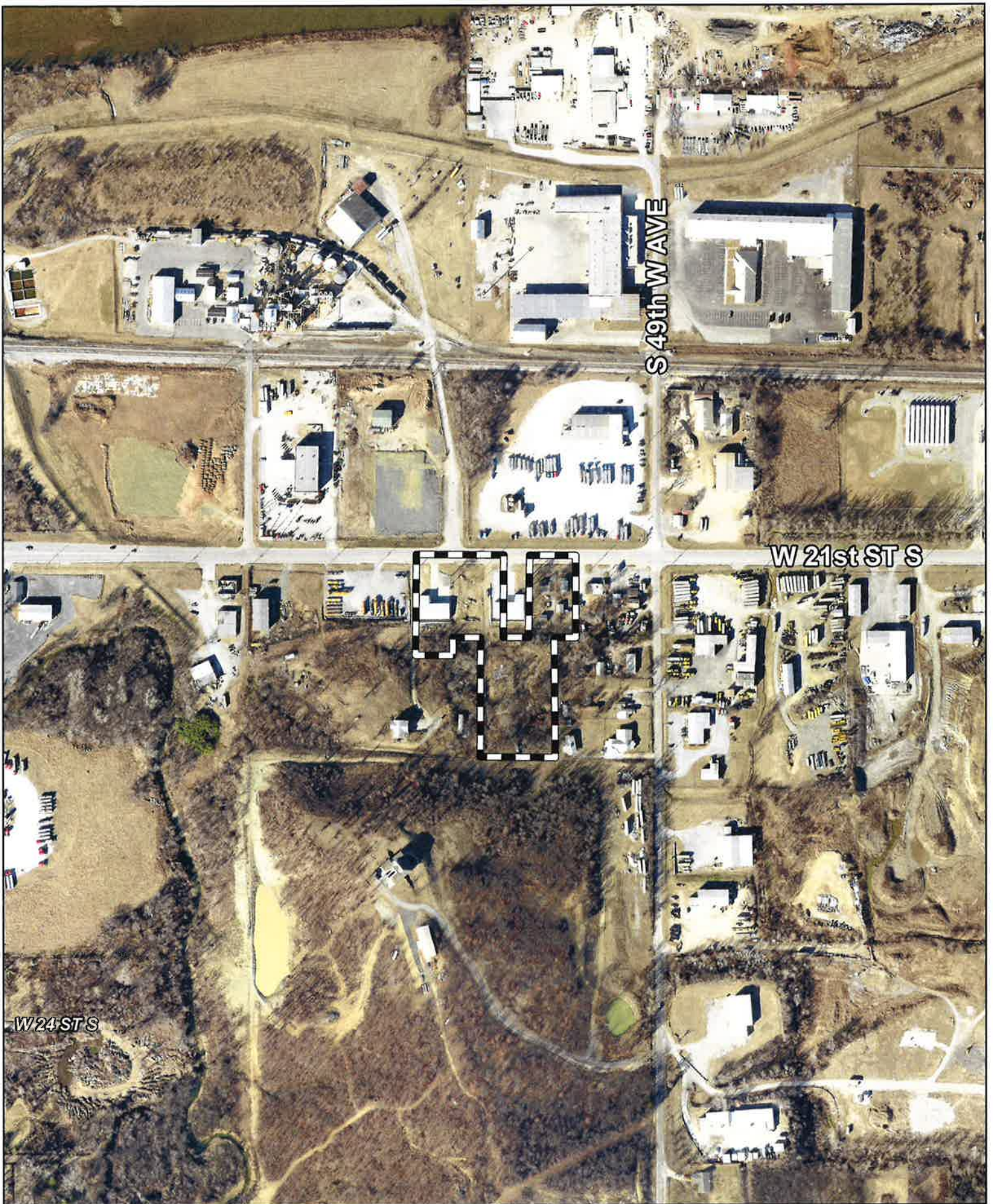
CZ-447

19-12 17

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

Aerial Photo Date: February 2016

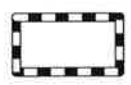




S 49th W AVE

W 21st ST S

W 24th ST S



Subject Tract

CZ-447

19-12 17

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

Aerial Photo Date: February 2016



CZ-448

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, December 14, 2016 4:54 PM
To: Jim Beach
Cc: Sawyer, Kim; Miller, Susan
Subject: FW: CZ-448 Rezoning request from AG to CS

Mr. Beach,

As we discussed staff is requesting a continuance for this project to allow time to submit a Planned Unit Development.

Staff request a continuance to the February 1st planning commission meeting. Please submit your application prior to the end of the Day December 22nd to meet that schedule.

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



Tulsa Metropolitan Area
Planning Commission

Case : Z-7162 Plat Waiver

Hearing Date: December 21, 2016

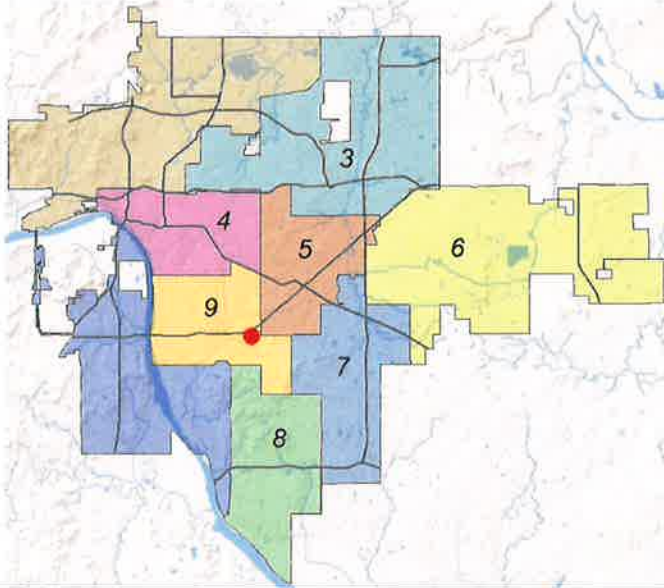
Case Report Prepared by:

Nathan Foster

Owner and Applicant Information:

Applicant & Owner: Michael Toole

Location Map:
(shown with City Council Districts)



Applicant Proposal: Plat Waiver

Location: West of the Southwest corner of
East 51st Street & South Yale Avenue

Zoning: OL

Staff Recommendation:

Staff recommends **approval**.

City Council District: 9

Councilor Name: Ben Kimbro

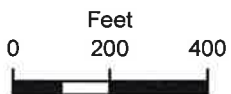
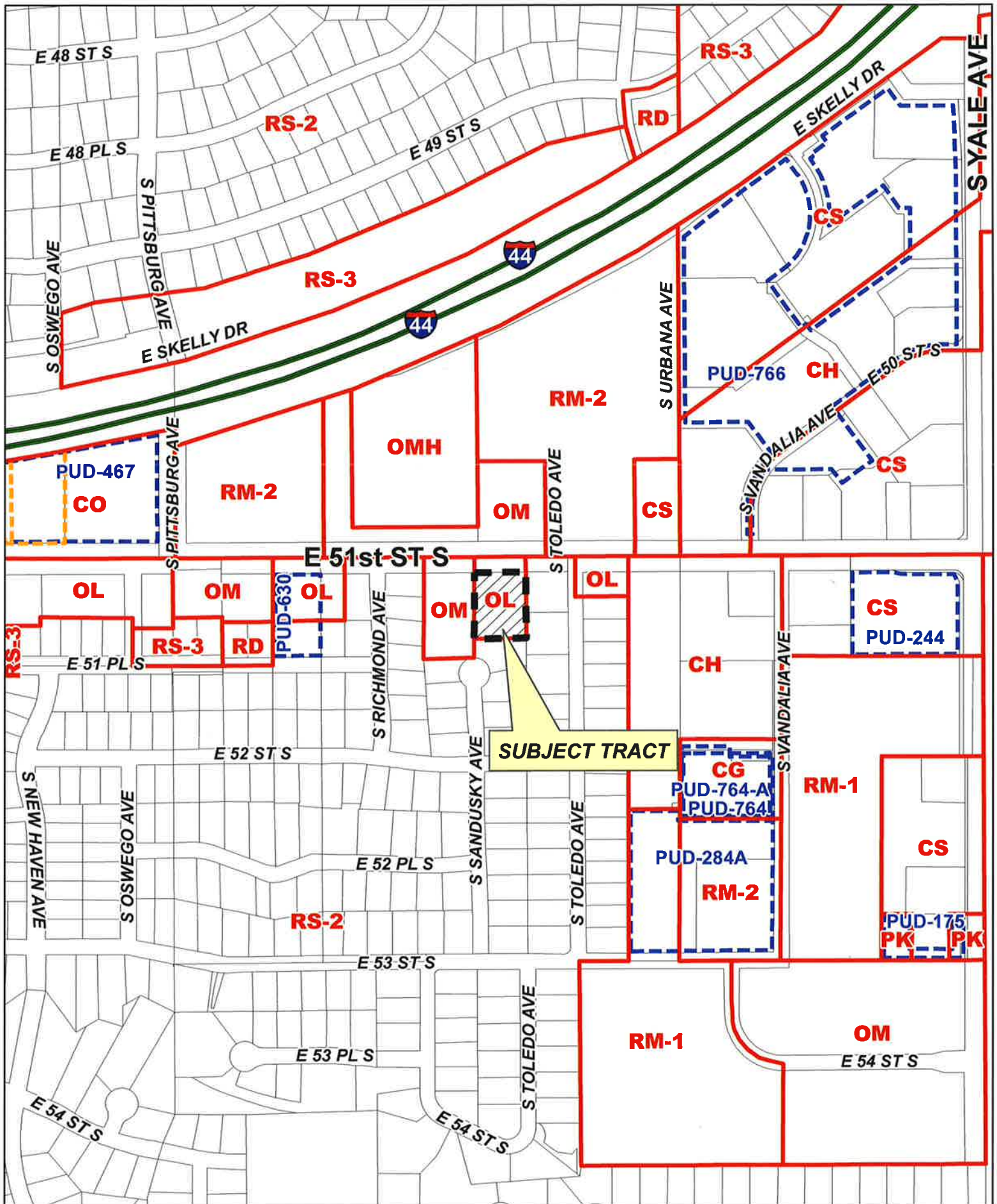
County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

Site Map, Aerial, Site Plan

15.1



Z-7162

19-13 33

15.2





0 Feet 200 400



Subject
Tract

Z-7162

19-13 33

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

Aerial Photo Date: February 2016

15.3



PLAT WAIVER

December 21, 2016

Z-7162 – West of the SW/c E 51st Street & S Yale Avenue

The platting requirement is being triggered by a rezoning from RS-2 to OL that was approved by City Council on March 24th, 2011.

Staff provides the following information from TAC for their December 1, 2016 meeting:

ZONING: TMAPC Staff: The property has been subject to a platting requirement since the approval of the rezoning in 2011; however, building permits were issued and construction was completed in early 2015 and the platting requirement was missed. At this time, the property owner is seeking permits for new occupancy and potential new signage. No additional construction is proposed.

STREETS: No comment.

SEWER: No comment.

WATER: No comment.

STORMWATER: No comment.

FIRE: No comment.

UTILITIES: No comment.

Staff can recommend **APPROVAL** of the plat waiver for this property given that construction is finished, an IDP was completed with permits, and no additional requirements have been identified by the Technical Advisory Committee.

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

	Yes	NO
1. Has Property previously been platted?		X
2. Are there restrictive covenants contained in a previously filed plat?		X
3. Is property adequately described by surrounding platted properties or street right-of-way?		X

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

	YES	NO
4. Is right-of-way dedication required to comply with Major Street		X

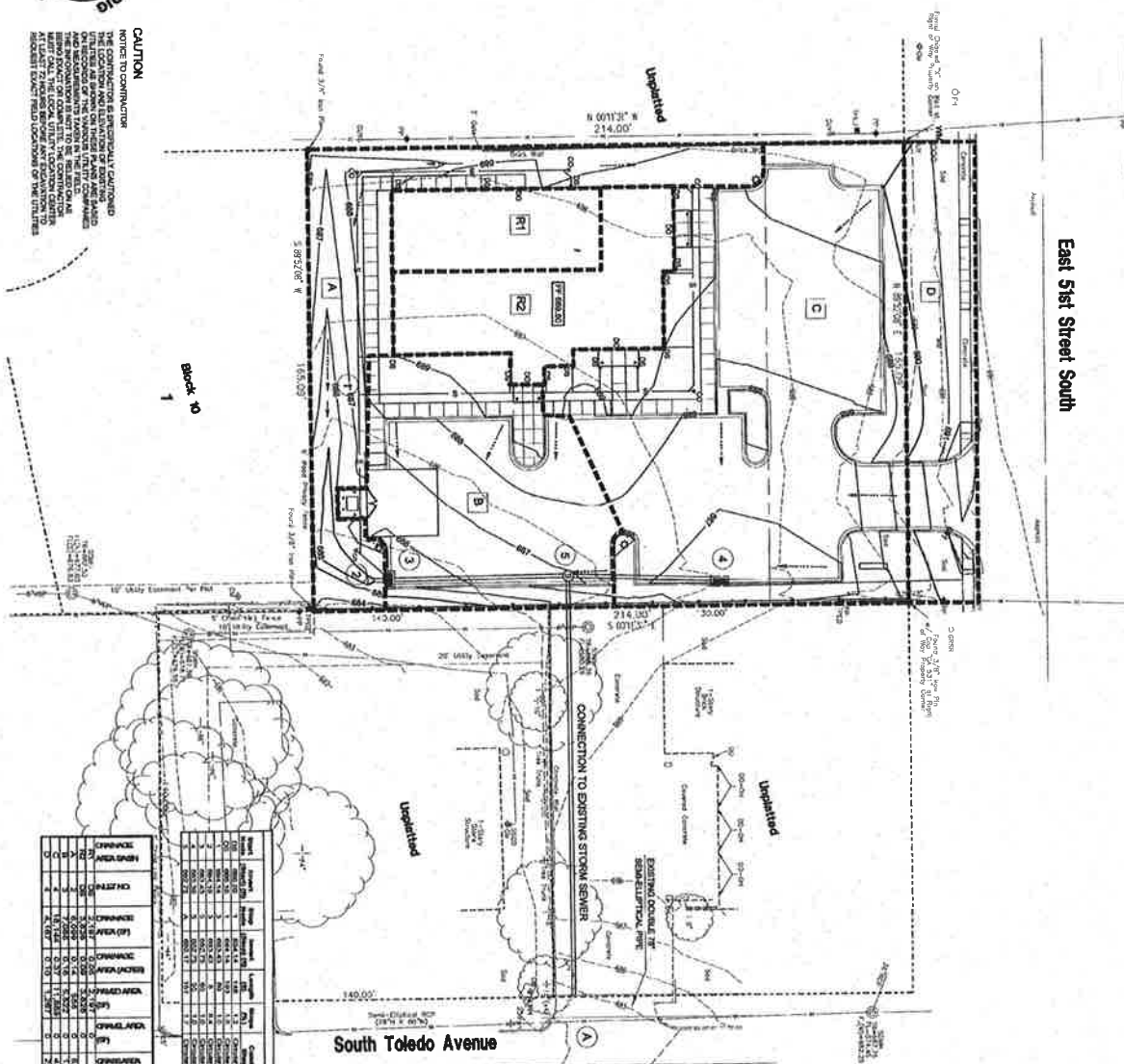
15.4

- and Highway Plan?
5. Would restrictive covenants be required to be filed by separate instrument if the plat were waived? X
 6. Infrastructure requirements:
 - a) Water
 - i. Is a main line water extension required? X
 - ii. Is an internal system or fire line required? X
 - iii. Are additional easements required? X
 - b) Sanitary Sewer
 - i. Is a main line extension required? X
 - ii. Is an internal system required? X
 - iii. Are additional easements required? X
 - c) Storm Sewer
 - i. Is a P.F.P.I. required? X
 - ii. Is an Overland Drainage Easement required? X
 - iii. Is on site detention required? X
 - iv. Are additional easements required? X
 7. Floodplain
 - a) Does the property contain a City of Tulsa (Regulatory) Floodplain? X
 - b) Does the property contain a F.E.M.A. (Federal) Floodplain? X
 8. Change of Access
 - a) Are revisions to existing access locations necessary? X
 9. Is the property in a P.U.D.? X
 - a) If yes, was plat recorded for the original P.U.D.
 10. Is this a Major Amendment to a P.U.D.? X
 - a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? X
 11. Are mutual access easements needed to assure adequate access to the site? X
 12. Are there existing or planned medians near the site which would necessitate additional right-of-way dedication or other special considerations? X

CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION FOR BORING UTILITIES AND/OR FOR THE INSTALLATION OF PIPES, CABLES AND REINFORCEMENTS MUST TO BE BASED ON ALL INFORMATION AVAILABLE TO THE CONTRACTOR. THE INFORMATION IS NOT TO BE BASED ON ANY ALIBIO DATA ON LOCAL UTILITY LOCATION CHARTS. AT LEAST TWO INCHES ABOVE THE SURFACE OF THE PROPOSED FIELD LOCATIONS OF THE UTILITIES

[illegible]

LEGEND

DRAINAGE AREA

FLOW DIRECTION

CHANNEL BEDROCK

EXISTING STRUCTURE

PROPOSED STRUCTURE

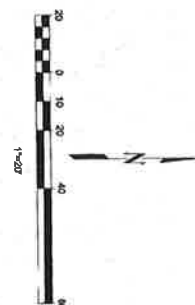




DATE: 10/1/88

NOTES: ALL CONSTRUCTIONS TO BE IN STRICT ACCORDANCE WITH THE CITY OF TALLAHASSEE AND JURISDICTIONS.

THE VERTICAL UNIFORMITY OF THE GROWTH OF THE BRANCHES OF A PLANT IS CALLED CRANIAL STATE PLANT UNIFORMITY. THIS HORIZONTAL DATA FOR THE SURVEY IS CALLED CRANIAL STATE PLANT UNIFORMITY.

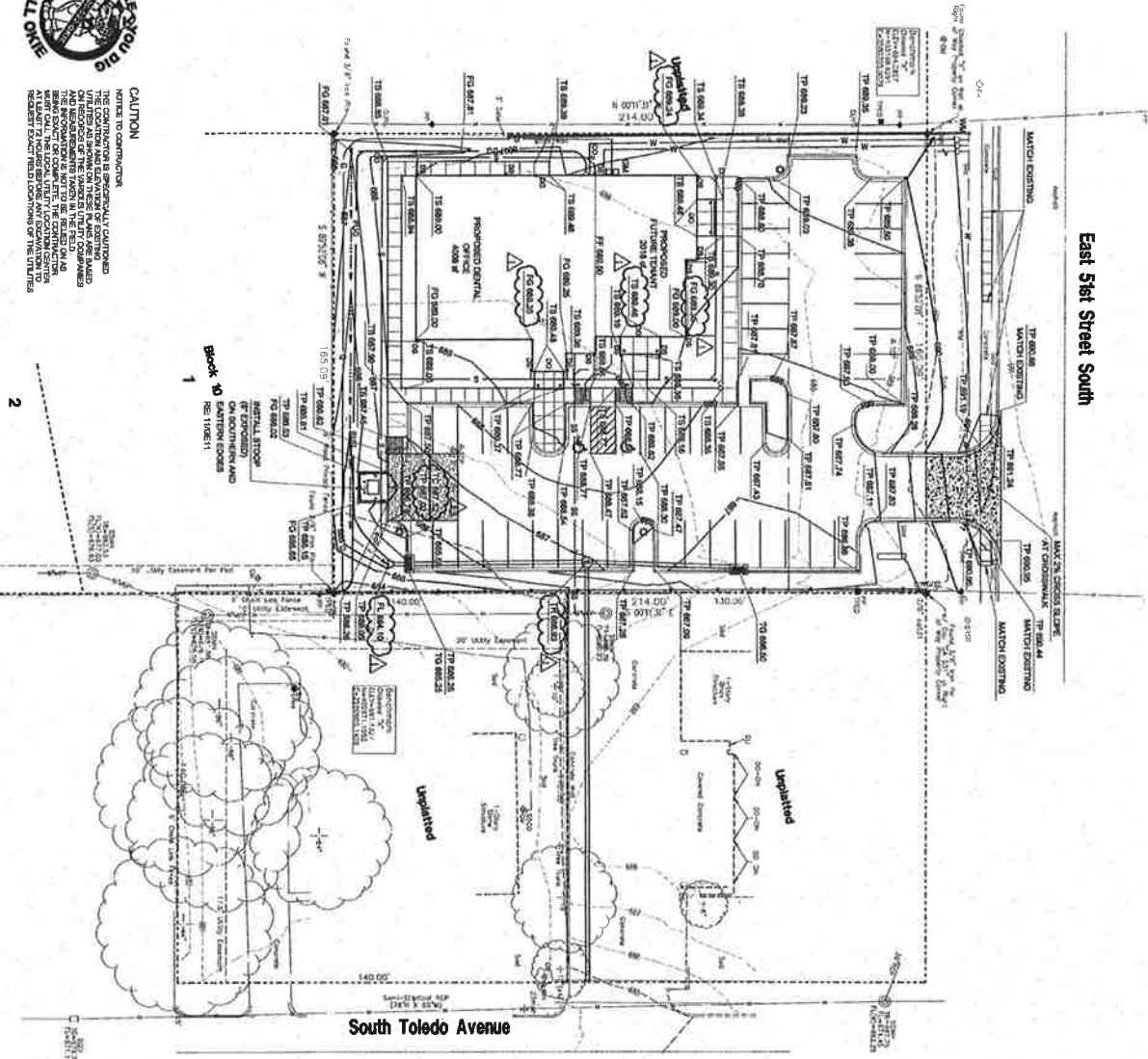
INTELLIGENCE AREA	NOISE
PROPOSED INTELLIGENCE AREA	0.41
PROPOSED INTELLIGENCE AREA	0.68
PROPOSED INTELLIGENCE AREA	23.64
PROPOSED INTELLIGENCE AREA	14.88
PROPOSED INTELLIGENCE AREA	50.77



	Dental Office for Michael J. Toole, DDS 4322 East 51st Street, Tulsa, Oklahoma			SBC ARCHITECTURE 1535 West 36th Place South Tulsa, OK 74107 (918) 433-4377



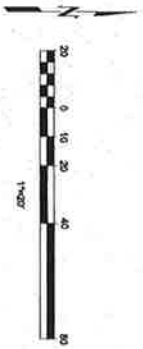
CAUTION
NOTES TO CONSTRUCTION
THE LOCATION AND ELEVATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE LOCATION OR DEPTH OF UTILITIES SHALL BE NOTED ON THE FIELD LOG. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR CONSTRUCTION. ANY VIOLATIONS OF CITY ORDINANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



East 51st Street South

South Toledo Avenue

- GENERAL GRADING NOTES**
1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED & INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
 2. ALL CUT OR FILL SLOPES SHALL BE AT OR FLATTER UNLESS OTHERWISE NOTED.
 3. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
 4. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
 5. ALL STORM PUMP EXTERIOR STRUCTURES SHALL BE GRADUATED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
 6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES ON ALL GRADED AND PAVED AREAS.
 7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
 8. CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS AND SHALL MAINTAIN POSITIVE DRAINAGE OF ENTIRE SITE THROUGHOUT CONSTRUCTION AND AVOID FLOWING OR RUTTING. TEMPORARY DRAINAGE, INCLUDING PLANNING, MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.
 9. SLOPES SHALL HAVE MAX 2% CROSS SLOPE.

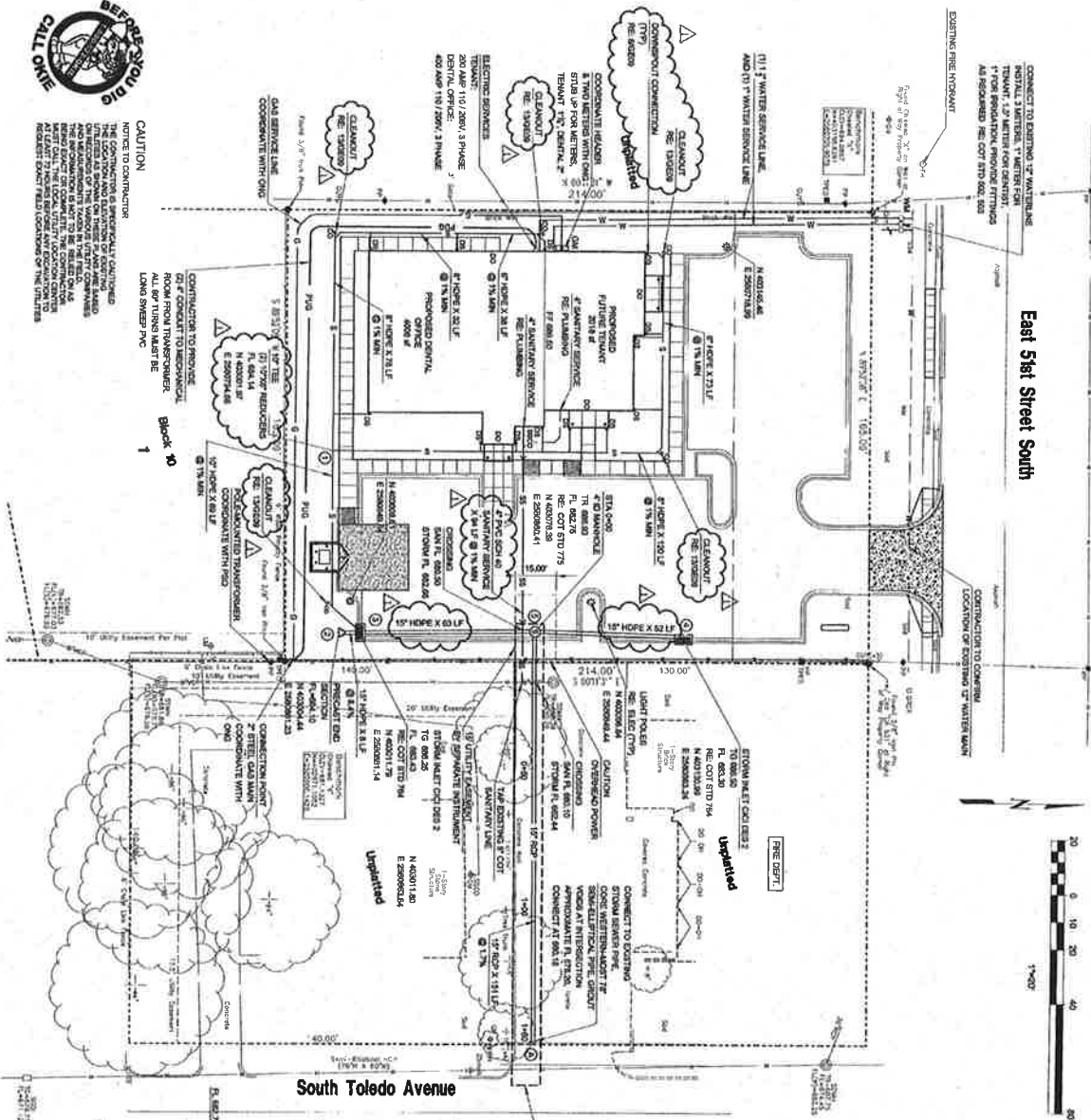


APPROVED
FOR CITY PERMIT ONLY
DATE

	Dental Office for Michael J. Toole, DDS 4322 East 51st Street, Tulsa, Oklahoma	
	1325 West 34th Place South Tulsa, OK 74107 (918) 633-4277	



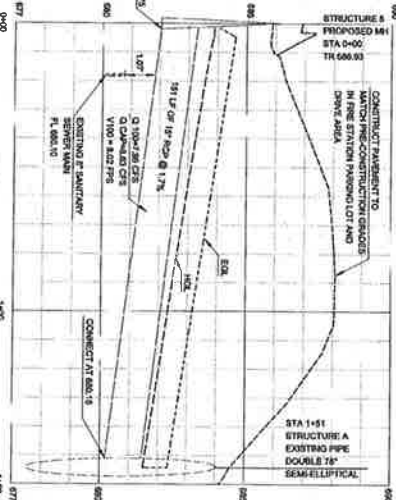
CAUTION
NOTICE TO CONTRACTOR:
THE CONTRACTOR IS RESPONSIBLY CAUTIONED THAT THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.



East 51st Street South

South Toledo Avenue

PUBLIC STORM PROFILE



NOTES REGARDING WORK ON FIRE DEPARTMENT PROPERTY

1. WORK SHOULD BE RESTRICTED TO 10' NORTH OF THE RETAINING WALL.
2. EXCAVATION LOCATION SHOULD BE AT THE EXISTING JOINT.
3. THE CONTRACTOR MUST PROVIDE A WRITTEN NOTIFICATION TO RICK BARBER, ASSISTANT FIRE MARSHAL, 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
4. THE CONTRACTOR MUST PROVIDE A WRITTEN NOTIFICATION TO RICK BARBER, ASSISTANT FIRE MARSHAL, 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.
5. SCHEDULE DIRECTLY WITH RICK BARBER, ASSISTANT FIRE MARSHAL, AT 1-800-755-5544.

THIS WORK SHALL BE PERMITTED UNDER THE BUILDING PERMIT.

APPROVED FOR DEPARTMENT ONLY
DATE

- GENERAL UTILITY NOTES:**
1. PRIOR TO CONSTRUCTION, LOCATION OF UTILITIES SHALL BE VERIFIED BY CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE.
 2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES PRIOR TO ANY EXCAVATION.
 3. ANY EXCAVATION SHALL BE IN ACCORDANCE WITH LOCAL REQUIREMENTS.
 4. EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
 5. REFER TO PLUMBING SCHEDULES FOR FIRE LINE LAYOUT AND DETAIL.
 6. ALL PIPING SHALL BE INSTALLED WITH A MINIMUM OF 30" OF COVER, UNLESS NOTED OTHERWISE.
 7. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL WATER DEPARTMENT.
 8. CONTRACTOR IS TO COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
 9. REFER TO PLUMBING SCHEDULES FOR FIRE LINE LAYOUT AND DETAIL.
 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF TULSA.
 11. NOTE: ALL CONSTRUCTION TO BE IN STREET ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS.
 12. CITY APPROVED CONTRACTOR REQUIRED FOR ALL WATER TAP, A FIREWORKS TAP WILL BE REQUIRED FOR ALL FIREWORKS TAP.
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<p>UT08</p>	<p>Michael J. Toole, DDS</p>	<p>4322 East 51st Street, Tulsa, Oklahoma</p>	<p>SBC ARCHITECTURE</p>
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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7367
w/ Optional Development Plan

Hearing Date: December 21, 2016

Case Report Prepared by:

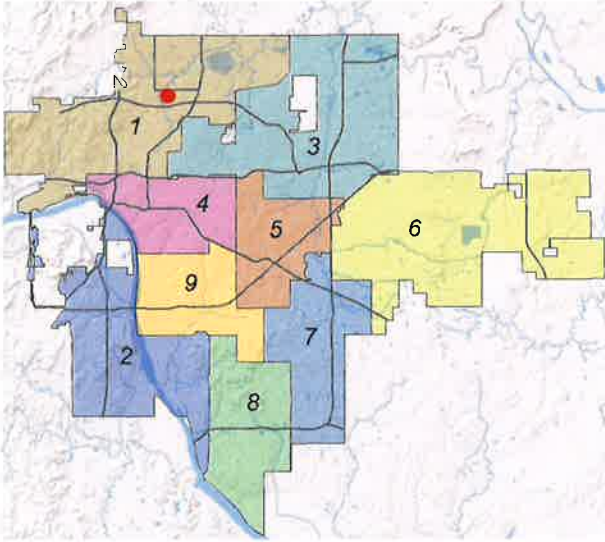
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: NP 36, LLC (Josh Miller)

Property Owner: Mapleview Acquisition C/O NP 36, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Employment center and industrial uses.

Concept summary: Rezone for an industrial redevelopment opportunity that has been identified in the 36th Street North Small Area Plan. Provide and optional development plan to help integrate the site into an existing single family residential neighborhood.

Tract Size: 115 ± acres

Location: Southwest corner of E. 36th St. N. and N. Lewis Ave.

Zoning:

Existing Zoning: AG/RS-3/RMH/CS/CH

Proposed Zoning: IM with optional development plan.

Comprehensive Plan:

Land Use Map: Employment, Park and Open Space

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

Staff Recommendation:

Staff recommends approval of IM zoning with the optional development plan as identified in Section II of the following staff report.

Staff Data:

TRS: 0318

CZM: 22, 29

Atlas: 432, 433, 353

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: John Smaligo

16.1

SECTION I: Z-7367

APPLICANTS DEVELOPMENT CONCEPT:

In order to lessen the perceived or potential impact of the requested IM zoning of the Subject Property on the adjacent and nearby residentially zoned or residentially used areas, the Applicant has elected to impose additional restrictions on the property by requesting the implementation of an Optional Development Plan as is allowed in the Tulsa Zoning Code. When the 36th Street North Small area plan was amended in 2016 general design standards were considered along Mohawk Boulevard. The optional development plan has identified design standards complementary with those concepts. The optional design standards identified in Section II only apply to a lot's adjacency, and not to the entire Development Plan Area when the lot is less to any public street with regard to sidewalk requirements and along Mohawk Boulevard with regard to screening requirements.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Zoning Legal Description Exhibit

SECTION II, OPTIONAL DEVELOPMENT PLAN STANDARDS:

The following Use Categories, Subcategories and Specific Uses shall be allowed in conjunction with all supplemental regulations and all other zoning regulations as defined in the Tulsa Zoning Code except as further limited below:

PERMITTED USE CATEGORIES:

1. Public, Civic and Institutional Use Category with all subcategories and specific uses permitted in the IM zoning District (except Detention and Correctional Facilities are prohibited).
2. Commercial Use Category: Includes the following Subcategories
 - Animal Service and all specific uses
 - Broadcast or Recording Studio
 - Commercial Service and all specific uses
 - Financial Services and all specific uses
 - Office and all specific uses, (except Plasma Centers are prohibited).
 - Parking, Non-accessory
 - Restaurants and Bars with all specific uses
 - Retail Sales with all specific uses
 - Studio, Artist or Instructional Service
 - Trade School
3. Wholesale, Distribution and Storage: Includes all subcategories and specific uses permitted in the IM zoning district
4. Industrial: Includes only the following Subcategories
 - Low-Impact Manufacturing and Industry with all specific uses
 - Moderate-impact Manufacturing and Industry with all specific uses

16.2

BUILDING SETBACKS:

The minimum Building Setback from the planned Mohawk Boulevard right of way line shall not be less than 100 feet.

STANDARDS FOR LOTS WITH FRONTAGE ON MOHAWK BOULEVARD:

Screening and Landscape Standards

The lot or lots adjacent to Mohawk Boulevard shall provide any or a combination thereof the following landscape and screening standards except where penetrated by vehicular and pedestrian circulation systems

Option 1)

Provide an earthen and landscaped berm with dimensions to be determined during the detailed site plan review process. During that process appropriate dimensions shall be determined that best provides visual screening of the adjacent residential neighbors and residential neighbors across Mohawk Boulevard. The earth berm will be encouraged to be an organic shape

Between the top of the berm and the Mohawk Boulevard pavement edge a sidewalk meeting or exceeding construction standards for the City of Tulsa engineering standards will be installed along the entire length of the zoning boundary on the north side of Mohawk.

A mix of deciduous and evergreen trees shall be placed on the lot within 20 feet of the planned street right of way along Mohawk. Those trees shall be placed at a maximum spacing of not more than 25 feet measured in any horizontal dimension and not closer than 10 feet. These trees are additional to any other landscape requirements identified in the Zoning Code.

Option 2)

Provide a masonry wall, with dimensions to be determined during the site plan review process. During that process appropriate dimensions shall be determined that best provides visual screening of the adjacent residential neighbors and neighbors across Mohawk Boulevard. Along the length of the lot or lots with a minimum 10 foot wide landscape edge shall be provided between the Mohawk Right of Way and the wall.

Within the 10' edge trees shall be installed with a maximum spacing of 20 feet.

Option 3)

A combination of berms and walls may be an acceptable edge solution along the boundary along Mohawk Boulevard right of way.

VEHICULAR ACCESS AND CIRCULATION:

Lots with frontage on Mohawk Boulevard may provide ingress and egress as defined below:

1. Tractor Trailer / Heavy Truck (defined as having 18 wheels or more) vehicular ingress and egress points shall be prohibited on Mohawk Boulevard except as defined below:
 - a. Allowed on the East 1,100 feet of the development plan boundary.
 - b. Allowed on the West 1,450 feet of the development plan boundary.
2. Minor access points (for employee, visitor and small delivery service): may be allowed to Mohawk Boulevard however, no more than 2 minor access points will be allowed for each lot. Internal circulation connections will be encouraged during the site plan review process and the location of access points will be carefully reviewed to minimize the effects of car traffic to single family residential property owners on the south side of Mohawk Boulevard.

16.3

PEDESTRIAN ACCESS AND CIRCULATION:

Lots facing any public street shall provide sidewalks within the street right of way as required by various City of Tulsa codes. Any portion of the development area that is included in a reserve or common maintenance area shall construct sidewalks as part of the initial Infrastructure Development Plan required by the plat process. All other sidewalks will be constructed during the development of any individual lot.

A side path or other bicycle accommodation on Mohawk Boulevard with a minimum width of 8 feet shall be provided. This may also satisfy sidewalk requirements along Mohawk Boulevard.

SIGN STANDARDS:

Signage shall conform to all City of Tulsa Sign standards defined in the Tulsa Zoning Code except that signage on lots with frontage facing Mohawk Boulevard the following standards shall apply:

Signage on the lots within 200 feet of the Mohawk Boulevard shall be further restricted as follows:

1. All on premise freestanding signage shall be monument style. Single pole signs are prohibited
2. On premise freestanding signage shall not exceed 16 feet except where the signage is located within 1450 feet of the west boundary of the development area and within 1100 feet of the east boundary of the development area.
3. Maximum display surface area shall be limited to less than 132 square feet.
4. Internally lit signs are prohibited
5. Dynamic display signage is prohibited
6. Wall signage on south facing walls for buildings or screening walls shall not be internally lit.

LIGHT STANDARDS:

Maximum height of all wall or pole mounted lighting shall not exceed 16 feet above the ground directly below the light. All lighting shall be pointed down and away from the boundary of the development plan.

DETAILED STAFF RECOMMENDATION:

The proposed IM Zoning With an Optional Development Plan is consistent with the employment land use designation of the 36th Street North Small Area Plan and with the Employment land use designation identified on the Land Use Map in the Comprehensive plan and;

The Optional Development Plan provides use limitations and design standards similar to the goals identified in the 36th Street North Small Area Plan so we can conclude that negative impacts to the surrounding residential areas will be mitigated by meeting or exceeding those standards and;

Z-7367 with the Optional Development Plan is consistent with the expected development pattern of the surrounding area therefore;

Staff recommends Approval of Z-7367 to rezone property from AG/RS-3/RMH/CS/CH to IM with the Optional Development Plan outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

164

Staff Summary: The requested IM zoning with an Optional Development Plan is consistent with the Employment Land Use vision of the Comprehensive Plan. The portion of the development plan area identified as Park and Open Space is in a floodplain and is expected to remain undevelopable with opportunities for employees and users of this area to access these areas. The transportation vision considers East 36th Street North and North Lewis as Multi Modal Corridors. Staff anticipates that street improvements will be provided by the City of Tulsa project however we have not seen the plans and cannot make a determination that those streets will meet the expectations of a multi modal street.

Land Use Vision:

Land Use Plan map designation: Employment Center, Park and Open Space

Employment Center:

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.

Park and Open Space:

This building block designates Tulsa's park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Destination and cultural parks:

These areas include Turkey Mountain Urban Wilderness Area, Woodward Park, RiverParks, the Gathering Place, Mohawk Park & Zoo, LaFortune Park and similar places. These parks offer a range of amenities over a large, contiguous area. Amenities at these parks include not only outdoor facilities, but also events spaces, museums, club houses, zoos, and park-complementing retail and service establishments which do not egregiously encroach into protected natural areas. These parks draw visitors from around the metro area, and have the highest tourism potential. Ensuring public access (and appropriate infrastructure investments) is a major facet of planning for these establishments. Destination and cultural parks are large scale, dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.

16.5

Local parks:

This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publically used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Open space:

Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city's natural systems. Open space tends to have limited access points, and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare, and should only occur following extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

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:

36th Street North and North Lewis are considered Multi Modal Corridors:

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

16.6

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations:

The provisions for a side path along Mohawk are consistent with the provisions of the Trail Master Plan and the small area plan.

36th Street North Small Area Plan Goals and recommendations:

The small area plan was amended in August of 2016 to include this area as an opportunity for Economic Development. Some members of the Working Group acknowledged the probability for high quality jobs with potential to create secondary jobs and spur growth.

The small area plan recommends compatible growth for this Employment Center East of Dirty Butter Creek and identified several goals to help integrate this concept into this part of Tulsa.

Several goals in the small area plan are supported in the development plan and include the following concepts:

- 1) Encourage development of an industrial facility that incorporates shielded lighting and minimizes light pollution and
- 2) Build a berm to provide visual and noise screening, preserve mature trees where possible, do not place ingress and egress points to the industrial site, and place parking areas rather than buildings nearer to Mohawk Boulevard.
- 3) Careful placement of ingress and egress points on Mohawk Boulevard. Driveway placement should provide connectivity for employees and trucks to and from Peoria, Lewis 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.
- 4) A side path or other bicycle accommodations on Mohawk Boulevard consistent with the Bicycle and Pedestrian Master Plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped gently sloping toward the north east toward Dirty Butter Creek. Evidence of dumping and oil field activity has been recently cleaned and some residential homes have recently been removed. The site appears to be ready for an industrial redevelopment opportunity.

Environmental Considerations: The west edge of the property is adjacent to the Dirty Butter Creek floodplain. Site development along that edge will be affected by the location and elevation of the 100 year flood event. Special attention to the creek side development will be integral to the engineering solutions that are presented. After recent site cleanup operations there are no known environmental considerations that would affect site development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 36 th Street North	Secondary arterial with Multi modal corridor overlay	100 feet	2
North Lewis Avenue	Secondary arterial with Multi modal corridor overlay	100 feet	5
Mohawk Boulevard	Residential Collector	60 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	AG / CS		West part is stability East part is growth	Oil tanks and pumps and vacant residential
East	CS		Growth	Undeveloped
West	AG / CH		Stability	Floodplain and creek channel
South	AG / RS-3 / IL(PUD 449)	Existing Neighborhood and Mixed Use Corridor	Growth	Single Family Residential and Industrial and truck storage

SECTION IV: Relevant Zoning History

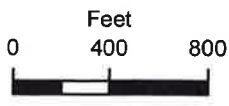
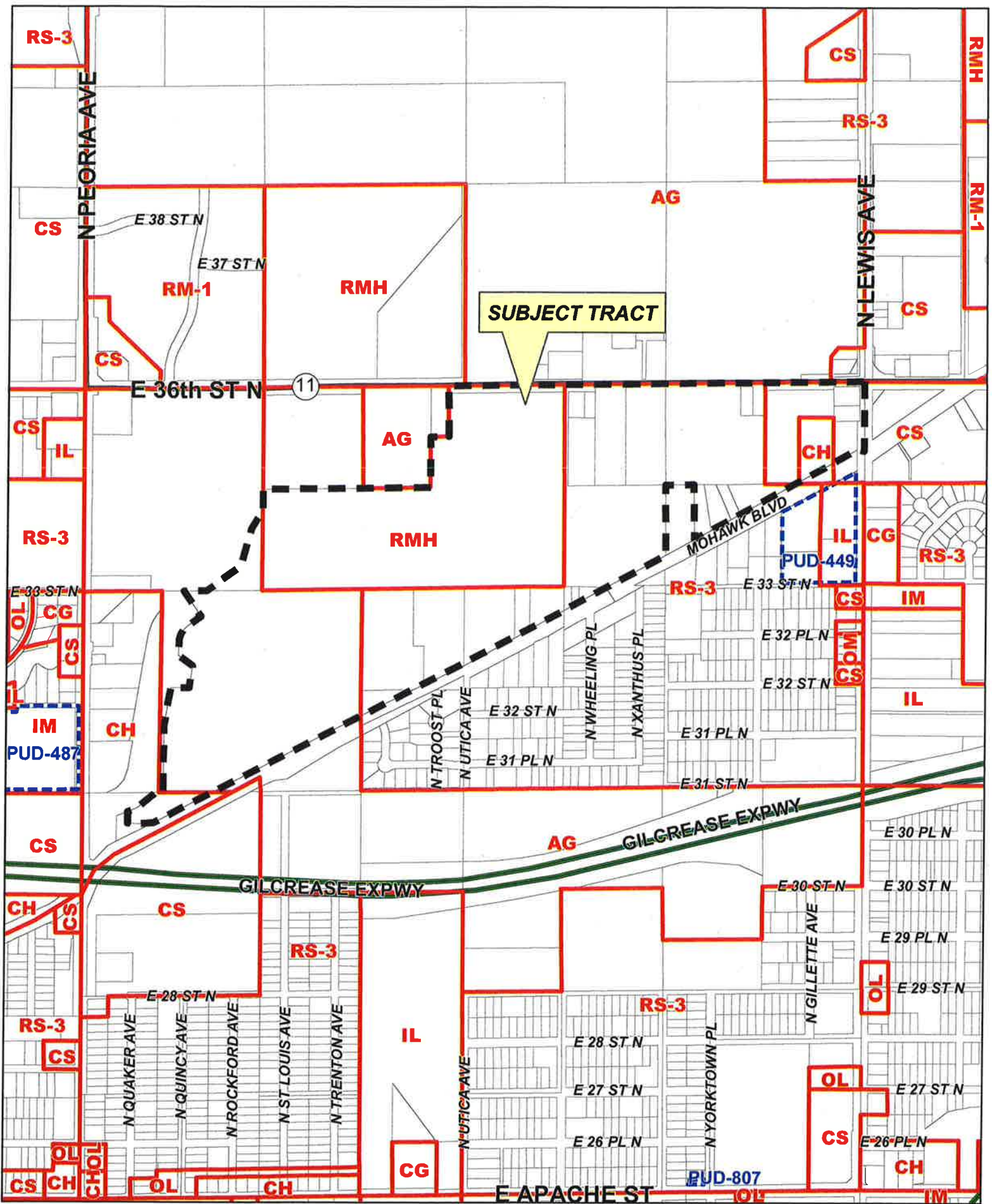
ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-10919 March 6, 1980: The Board of Adjustment approved a Special Exception to permit a tire shop in a CS district, subject to the condition of no outside storage of materials, on property located at 2329 E. Mohawk Blvd. and also known as a part of the subject tract.

Surrounding Property:

PUD-449 August 1989: All concurred in approval of a proposed Planned Unit Development on a 7+ acre tract of land for a trucking service establishment, on property located on the northwest corner of N. Lewis Ave. and E. 33rd St. N.

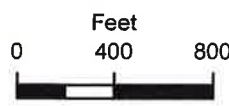


20-13 19

Z-7367
with Optional
Development Plan

16.9





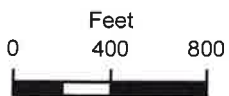
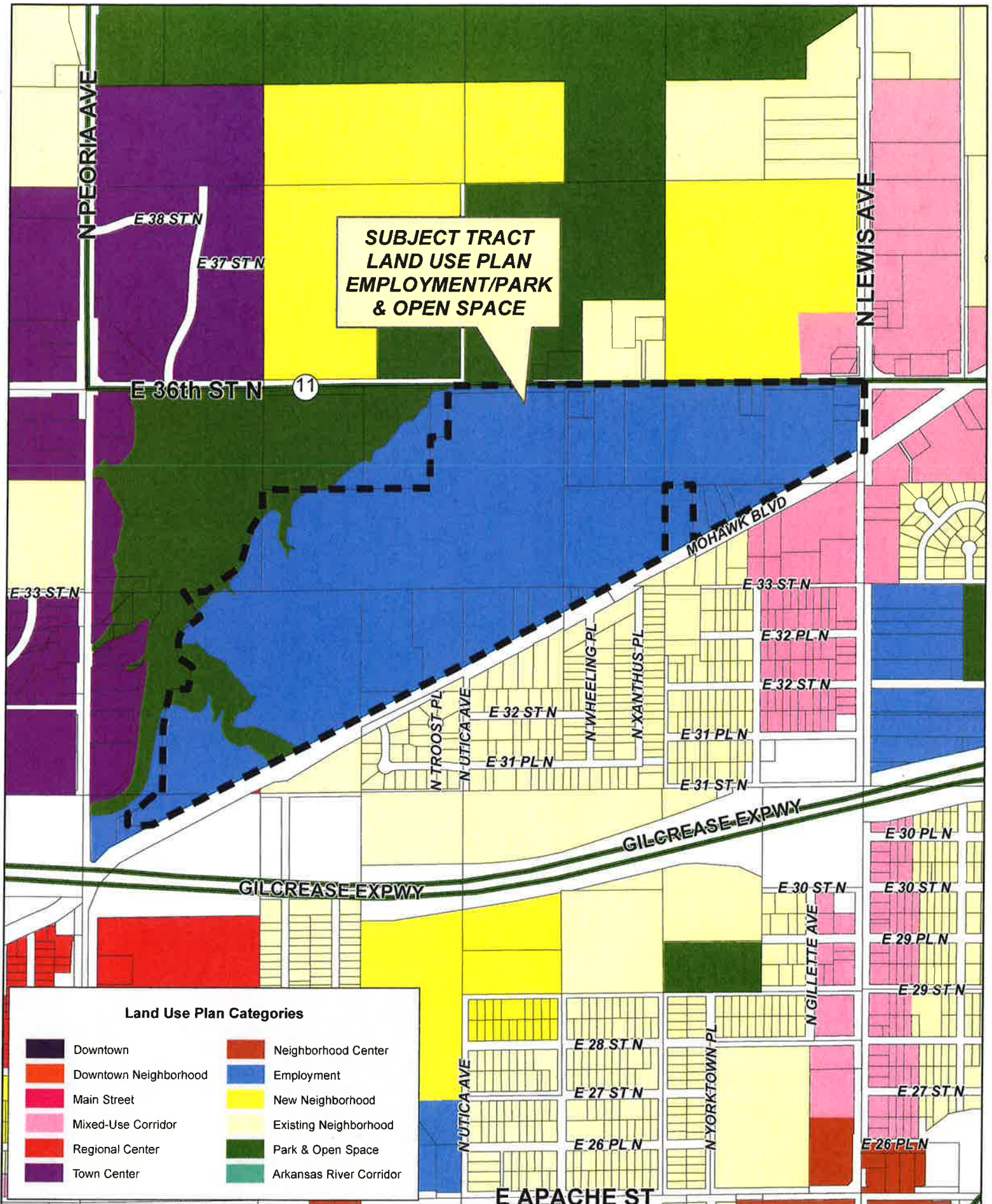
Z-7367
with Optional
Development Plan

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

Aerial Photo Date: February 2016

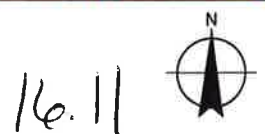


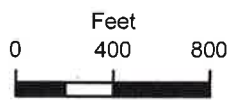
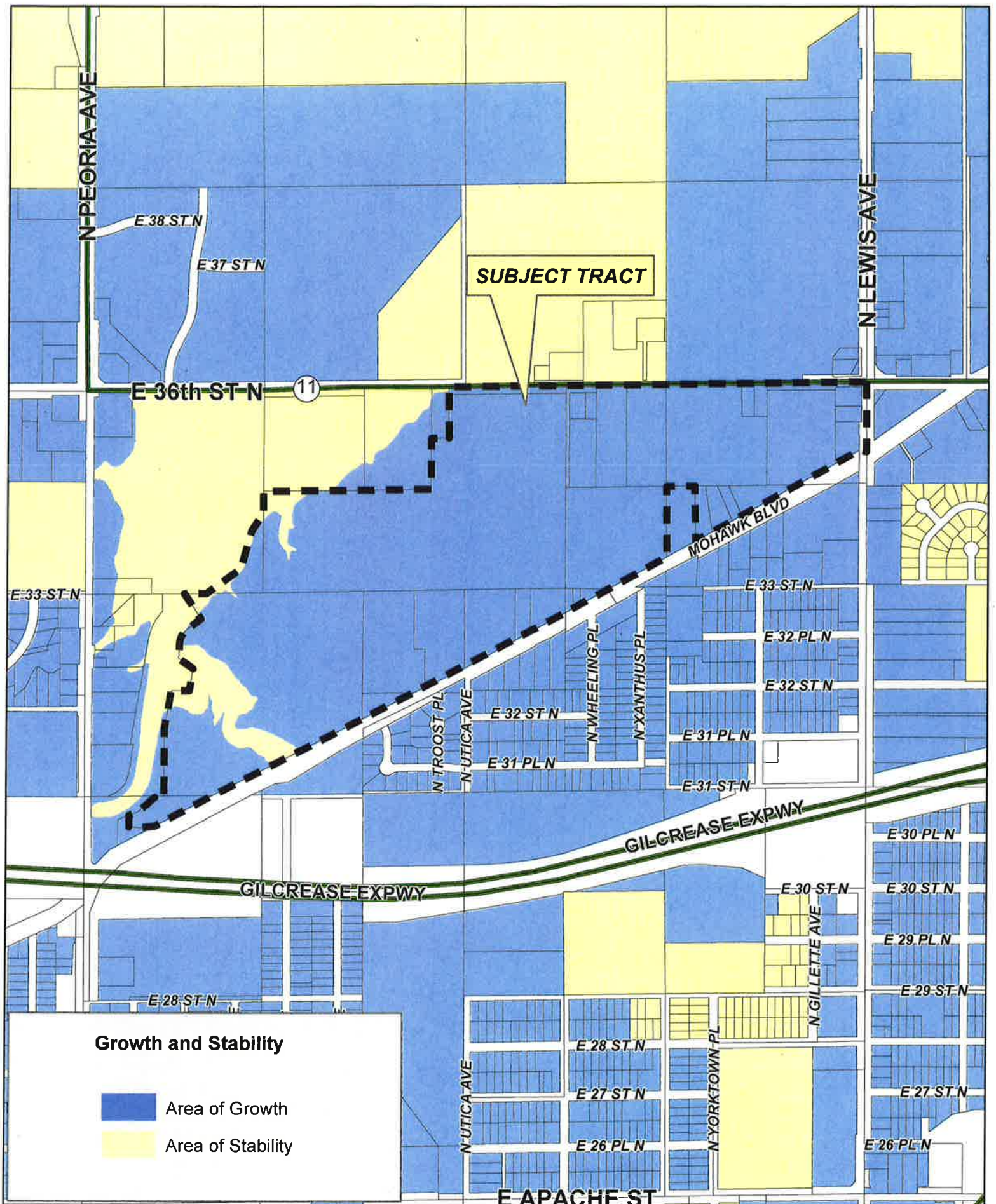
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20-13 19

Z-7367
with Optional
Development Plan



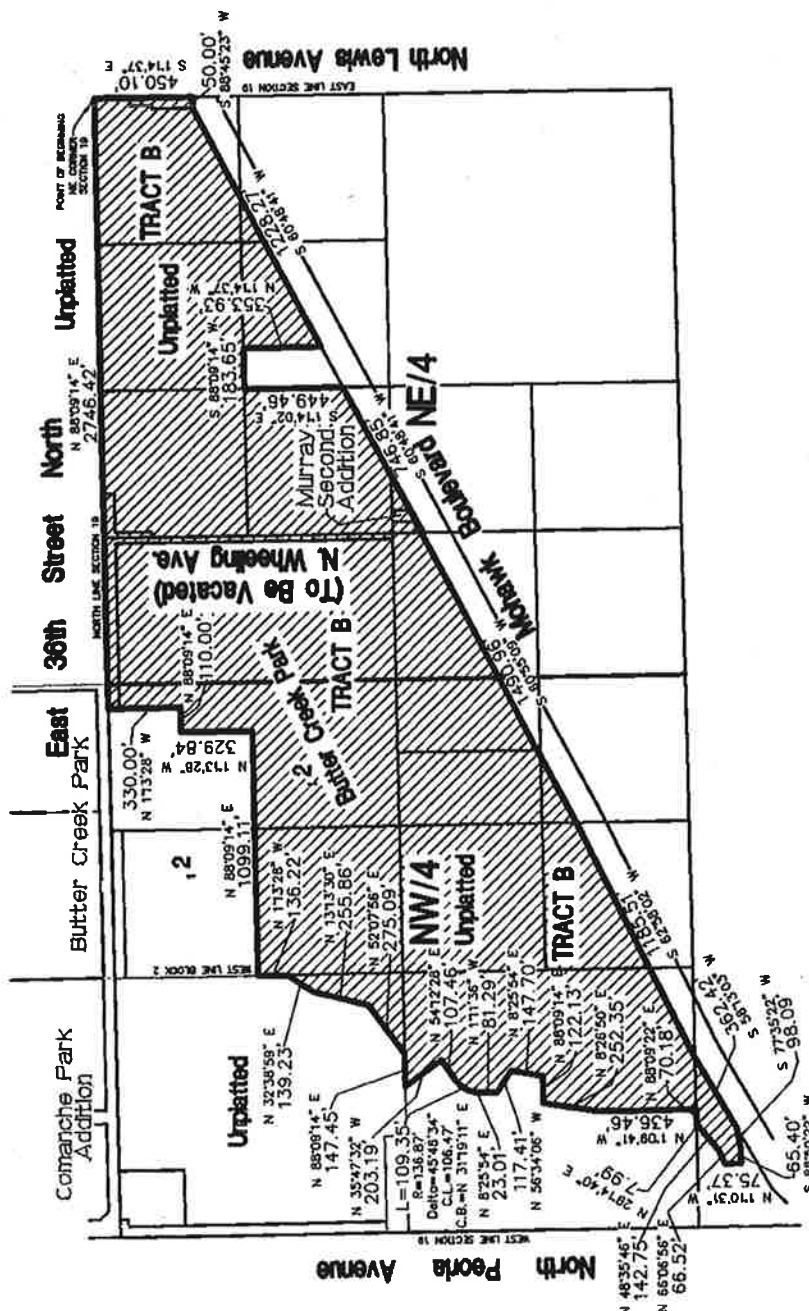


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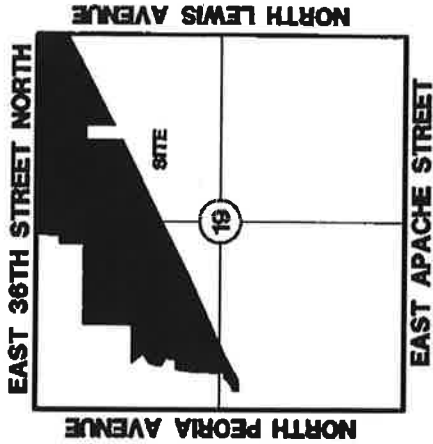
Z-7367
with Optional
Development Plan



16.13



R 13 E



Location Map
SCALE: NO SCALE

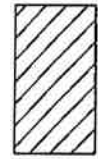
Zoning Exhibit Drawing of Part of

Sec. 19, T-20-N, R-13-E Tulsa County, State of Oklahoma

W.O. 17598.04 DATE: 10/27/16

Legend
P.O.B. = POINT OF BEGINNING

SCALE: 1"=800'



= TRACT B (LESS WILLIAMS TRACT)



Sisemore Weisz & Associates, Inc.
6th EAST 32nd PLACE
TULSA, OKLAHOMA 74135
C.A. NO. 2421 EXP. DATE 6/30/17
PHONE (918) 885-3800
FAX (918) 885-8888



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7371

Hearing Date: December 21, 2016

Case Report Prepared by:

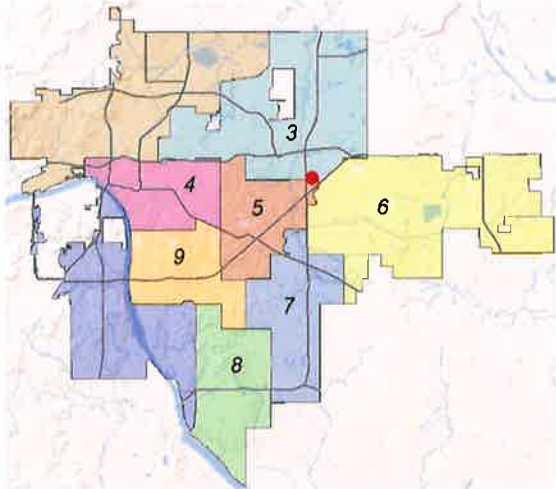
Jay Hoyt

Owner and Applicant Information:

Applicant: Miguel Gomora

Property Owner: WOLFPACK TRUCKING &
GRADING LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial

Concept summary: Rezone existing RS-3 lot to CG
to permit parking of commercial trucks and related
activities.

Tract Size: 1.23 ± acres

53775.04 ± sq. ft

Location: North and west of the northwest corner of
E. 11th St. and S. Garnett Rd.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CG

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9406

CZM: 39

Atlas: 743

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: Z-7371

DEVELOPMENT CONCEPT: The applicant is requesting to rezone an existing RS-3 lot to CG to permit parking of commercial trucks and related activities.

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-7371 is consistent with the land use vision in the Tulsa Comprehensive Plan and,

Rezoning request is compatible with the existing surrounding properties and,

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

Staff recommends Approval of Z-7371 to rezone property from RS-3 to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7371 is included in Employment and an Area of Growth. The rezoning request will complement the vision identified.

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.

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: East 11th Street is a Secondary Arterial

Trail System Master Plan Considerations: Site is approximately 1 mile from Mingo Trail

Small Area Plan: None

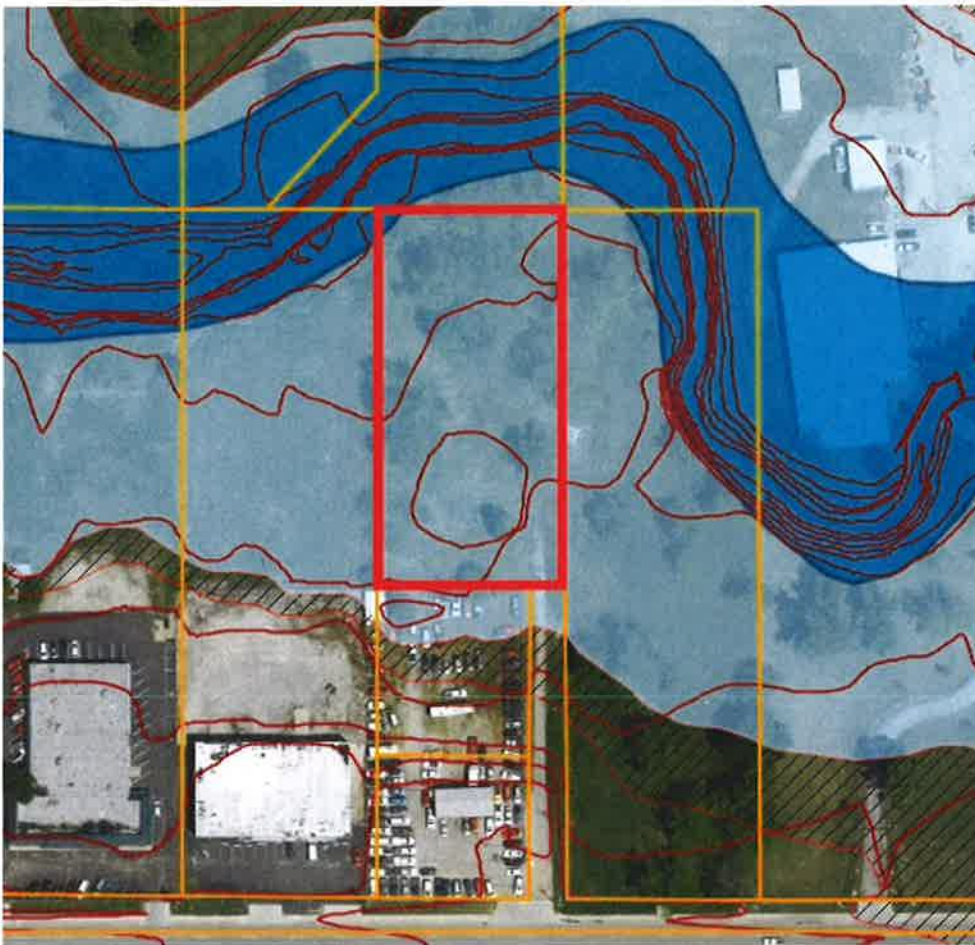
Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant and is located immediately to the north of an existing car lot with frontage on East 11th St S. Access to the proposed site is via a drive located in a dedicated ROW coming north from 11th Street.*

Environmental Considerations: The site lies within the 100 year floodplain, with a small portion in the NW corner located within the floodway. Due to the site's location in the floodplain, any residential development within the existing RS-3 zone would be significantly problematic.



Tulsa County Floodway



Tulsa County 100 Year Floodplain



Tulsa County 500 Year Floodplain



Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 11 th Street	Secondary Arterial	100 feet	6

Utilities:

The subject tract does not have municipal water available, but has municipal sewer available. Municipal water would require a waterline extension to the site.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Growth	Single-family Residence
South	CS	Employment	Growth	Automotive Sales
East	RS-3	Employment	Growth	Vacant
West	RS-3	Employment	Growth	Vacant

17.4

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11817 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-13286 September 20, 1984: The Board of Adjustment **denied** a *Special Exception* to permit a mobile home in an RS-3 district; and a *Variance* of the 1-year time limit, on property located at 10833 ½ E. 11th St. and also known as the subject property.

Surrounding Property:

PUD-843 March 2016: All concurred in approval of a proposed Planned Unit Development on a 4+ acre tract of land for commercial use, and to permit lots without frontage on a public street and to recognize uses that have been previously approved by Special Exception at the Board of Adjustment, on property located west of the southwest corner of E. 11th St. and S. Garnett Rd. and south of subject property.

BOA-21889 May 26, 2015: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 (other trades & services), Use Unit 16 (mini-storage) in a CS District (Section 701). This approval is with the condition that all the Use Units referred both in 15, 16, 12 and 14 are referenced in the letter from Tanner Consulting dated May 26, 2015. This approval is per conceptual site plan 3.8, on property located at 10880 E. 11th St.

BOA-20547 September 11, 2007: The Board of Adjustment **approved** a *Special Exception* to permit automobile and allied activities (Use Unit 17) in a CS district, with conditions, on property located at 10705 E. 11th St. S.

BOA-19331 April 9, 2002 The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 (electrical contractor) in a CS district, on property located at 10705 E. 11th St. S.

BOA-18957 January 23, 2001: The Board of Adjustment **approved** a *Special Exception* to permit RV and trailer sales (UU17) in the CS district; and a *Variance* of the required all-weather surface parking to allow for gravel parking, on property locate at 10740 E. 11th St.

BOA-18651 March 28, 2000: The Board of Adjustment **denied** a *Special Exception* to permit parking vehicles awaiting repair on gravel parking surface if located behind the building setback line; and a *Special Exception* to modify or remove screening requirement with respect to adjoin R district; and an *Appeal* from determination of neighborhood Inspector of "not meeting parking requirements", on property located east of northeast corner of E. 11th St. and S. 107th E. Ave., and abutting south of subject property.

BOA-15548 September 20, 1990: The Board of Adjustment **approved** a *Special Exception* to permit the assembly of trophies and jewelry items, including parts and rubber molding, light metal casting on site and buffing of parts manufactured off-site; subject to the use being limited to the CS zoned portion of the tract; subject to outside storage and required screening being provided, on property located at 107 ½ E. 11th St.

BOA-14951 October 6, 1988: The Board of Adjustment **approved** a *Special Exception* to permit the sale of auto parts and other automotive uses (UU17), on property located at 10883 E. 11 St. S. and abutting south of subject t property.

BOA-13933 February 20, 1986: The Board of Adjustment **approved** a *Special Exception* to permit auto custom repair and related sales in the CS zoned district, on property located at 10877 E. 11 St. S.

BOA-13911 January 23, 1986: The Board of Adjustment **approved** a *Special Exception* to allow retail building material sales business with minor wholesaling (UU15) in a CS district, on property located at 10724 E. 11th St. S.

BOA-13804 October 24, 1985: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales in a CS district; subject to a maximum of 12 cars being parked on the northeast portion of the subject lot and said cars being parked no further south than the southern boundary of the restaurant, on property located at 10724 E. 11th St.

BOA-13350 November 1, 1984: The Board of Adjustment **approved** a *Variance* to permit a guttering and roofing establishment in a CS district, per plan, finding that due to the unusual circumstances of the land (in regard to the way the flood plain developed), that it caused an unnecessary hardship, on property located at east of the northeast corner of S. 107th E. Ave. and E. 11th St. and abutting south of subject property.

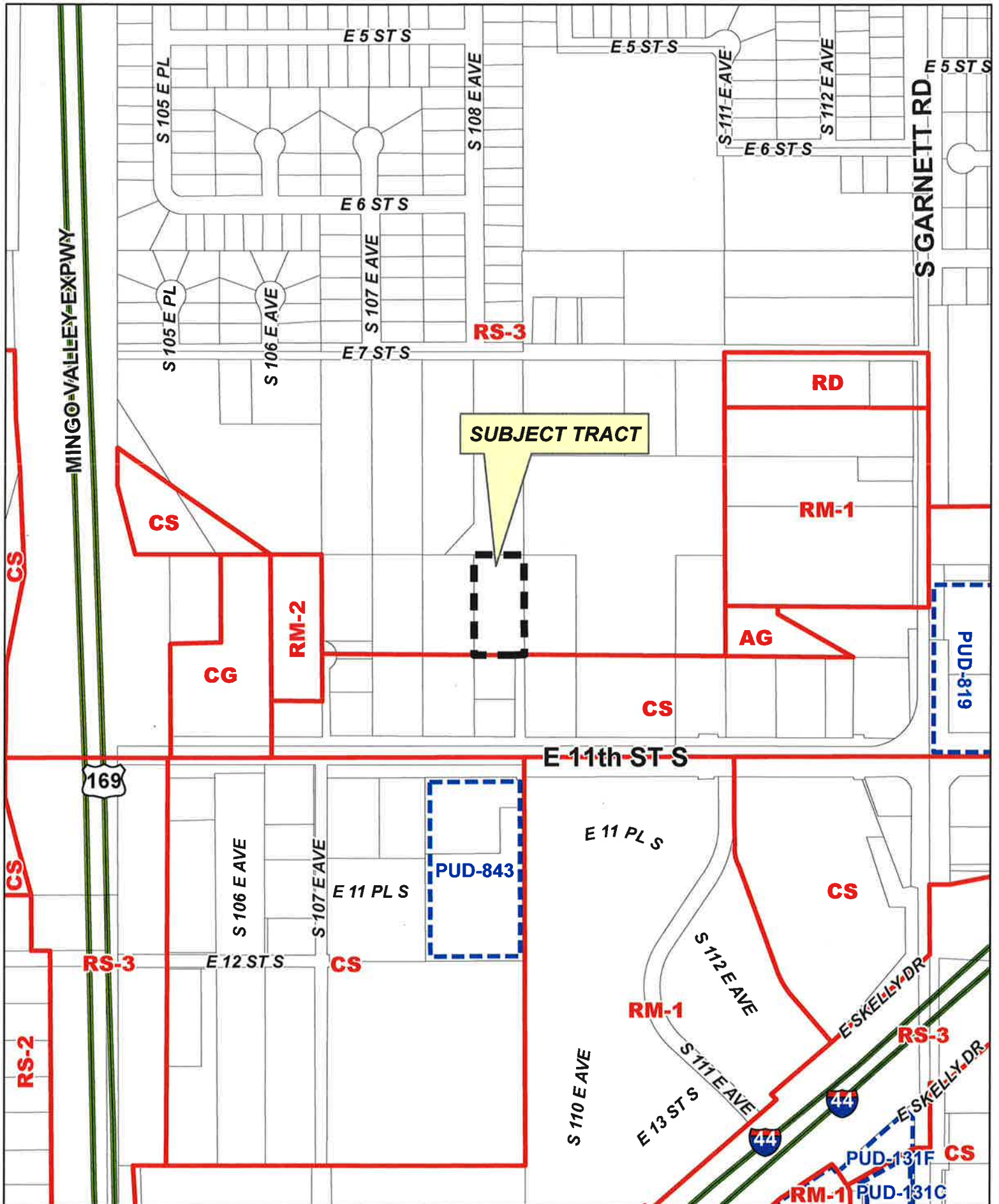
BOA-12137 August 19, 1982 The Board of Adjustment **approved** a *Special Exception* to allow a Use Unit 17 (muffler shop) in a CS district as described using tilt-up rock panels, subject to all work being performed inside, that all storage be inside with no outside storage being permitted, that refuse be placed outside in covered containers, and that no manufacturing of mufflers take place, on property located at 10705 E. 11th St. S.

BOA-11386 March 5, 1981 The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 for other trades and services in a CS district; and a *Special Exception* to waive the screening requirement on the north property line until such time that the north portion of the property is developed residentially or is sold; all subject to the plans submitted, with the condition that no outside storage will be permitted, on property located east of the northeast corner of S. 107th E. Ave. and E. 11th St.

BOA-11040 June 12, 1980 The Board of Adjustment **approved** a *Special Exception* to permit an electrical contractor in a CS district; per plot plan submitted, with the screening fence to be constructed all around the building as drawn on the submitted plot plan, with access being also screened, (gates) as shown on the plot plan, no outside storage shall exceed the height of the screening fence; outside storage limited to lighting poles and arms, located at 10705 ½ E. 11th St.

BOA-10371 March 15, 1979: The Board of Adjustment **approved** a *Special Exception* to permit sales and services of Ditch Witch Equipment Co., in a DS district; and a *Variance* to permit sales and services of the same in an RS-3 district; and a *Special Exception* to remove the screening requirements where the purpose of the screening cannot be achieved, with the applicant to plant and maintain a living shrubbery fence along the north property line, on property located at 10815 E. 11th St. and just east of subject property.

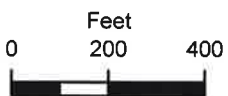
BOA-9990 June 1, 1978: The Board of Adjustment **approved** a *Special Exception* to operate a retail glass outlet; and a *Special Exception* to remove the screening requirements where the purpose of the screening requirement cannot be achieved, per plot plan in a CS and RS-3 district, on property located at 10737 E. 11th St.



Z-7371

19-14 06

17.7





0 Feet 200 400



Subject Tract

Z-7371

19-14 06

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

Aerial Photo Date: February 2016



17.8



E 11th ST S

0 Feet 50 100



Subject
Tract

Z-7371

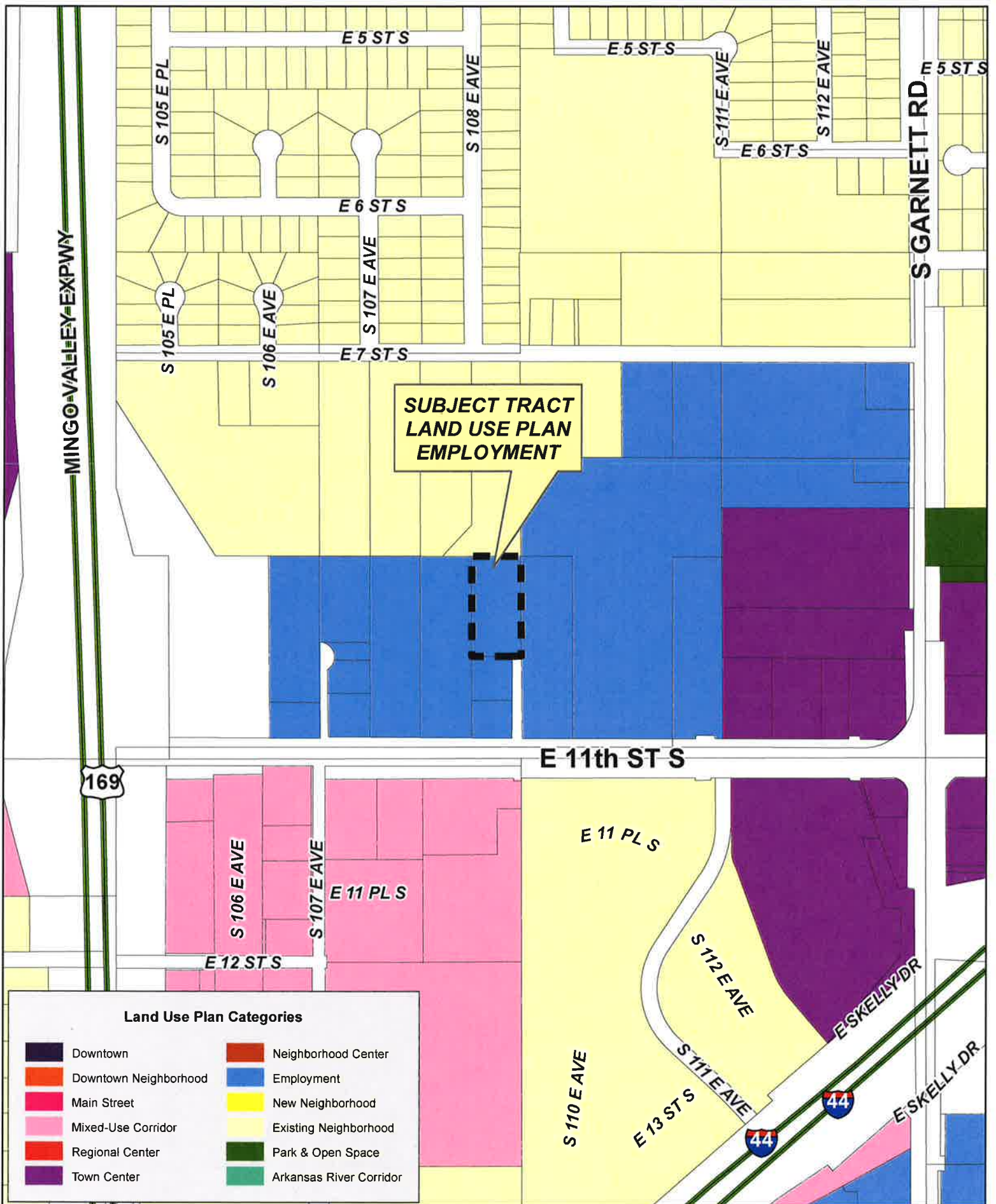
19-14 06

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

Aerial Photo Date: February 2016

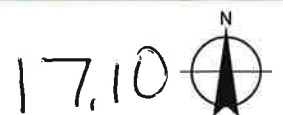
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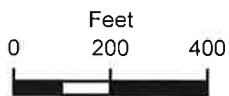
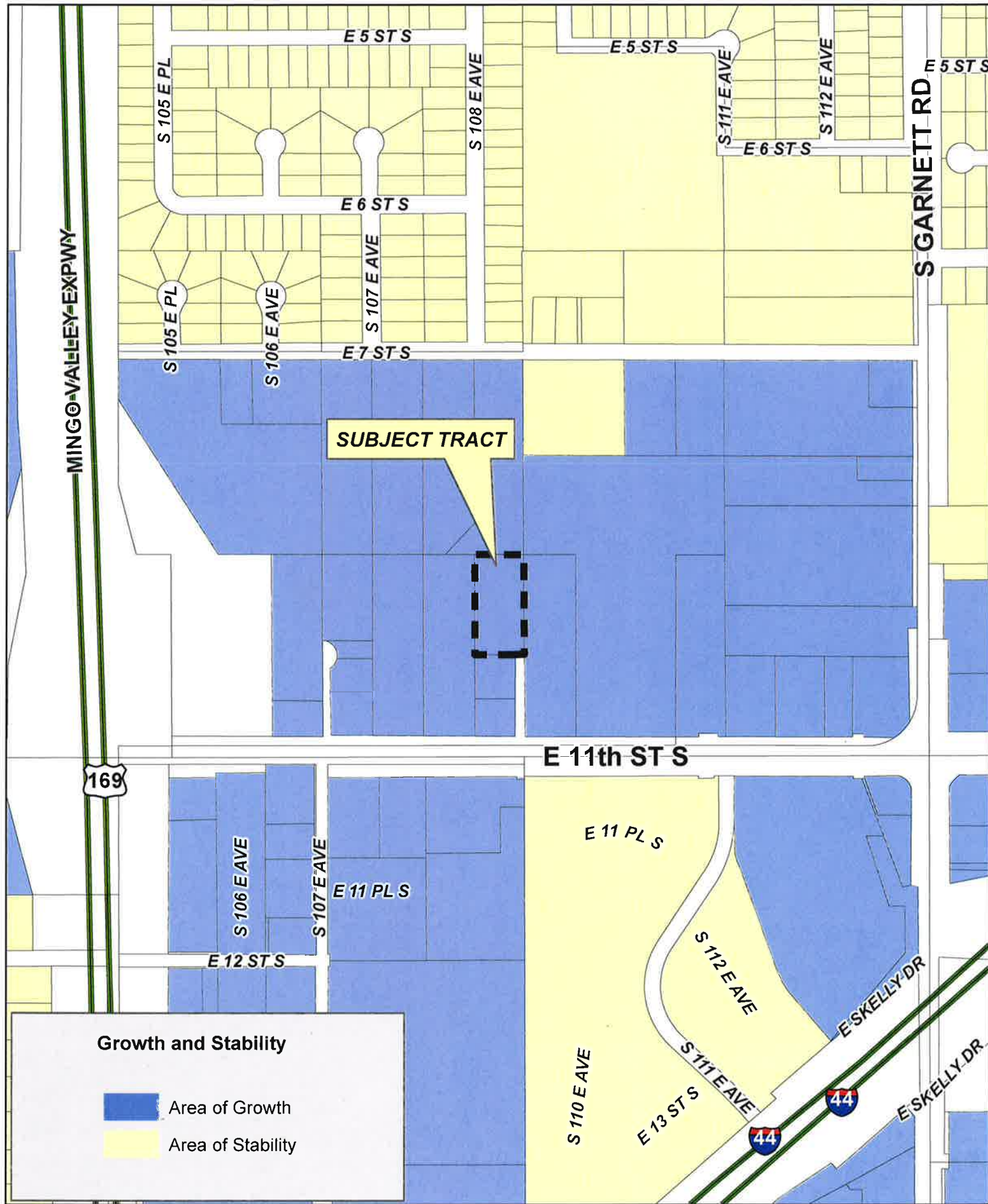




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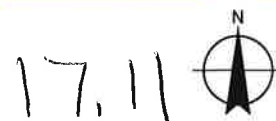
19-14 06





Z-7371

19-14 06



RESOLUTION

TULSA METROPOLITAN AREA PLANNING COMMISSION

Resolution No. 2736:961

A RESOLUTION OF THE TULSA METROPOLITAN AREA PLANNING COMMISSION TO CONCUR WITH THE FINDINGS AND RECOMMENDED ACTIONS CONTAINED WITHIN THE ADOPTED SMALL AREA PLAN REVIEW PROJECT.

WHEREAS, the Tulsa Metropolitan Area Planning Commission is required to prepare, adopt and amend, as needed, a master plan, also known as a comprehensive plan, for the Tulsa metropolitan area, in accord with Title 19 Oklahoma Statutes, Section 863.7; and

WHEREAS, the purpose of such a comprehensive plan is to bring about coordinated physical development of an area in accord with present and future needs and is developed so as to conserve the natural resources of an area, to ensure the efficient expenditure of public funds, and to promote the health, safety, convenience, prosperity, and general welfare of the people of the area; and

WHEREAS, pursuant to Title 19 Oklahoma Statutes, Section 863.7, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 29th of June 1960, adopt a Comprehensive Plan for the Tulsa Metropolitan Area, which was subsequently approved by the Mayor and Board of Commissioners of the City of Tulsa, Oklahoma, and by the Board of County Commissioners of Tulsa County, Oklahoma, and was filed of record in the Office of the County Clerk, Tulsa, Oklahoma, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Metropolitan Area Planning Commission did, by Resolution on the 6th of July 2010, adopt an amendment to the Comprehensive Plan for the Tulsa Metropolitan Area, which pertains only to those areas within the incorporated City limits of the City of Tulsa, known as the Tulsa Comprehensive Plan, which was subsequently approved by the Tulsa City Council on the 22nd of July 2010, all according to law, and which has been subsequently amended; and

WHEREAS, the Tulsa Comprehensive Plan Land Use PG. 65 states that "Reviewing existing small area and neighborhood plans for conformance and effectiveness is one of the key PLANiTULSA implementation strategies" and

WHEREAS, the City of Tulsa Planning Staff reviewed all existing Small Area Plans in effect prior to the adoption of the Tulsa Comprehensive Plan adopted on the 6th of July 2010; and

WHEREAS, City of Tulsa Planning Staff has prepared the Small Area Adopted Plan Review Report with the Action Matrix as an appendix (the Report); and

WHEREAS, a draft of the report was presented to the Commission on June 15, 2016, and the report was subsequently revised and presented to the Commission on December 21, 2016, and after due study and deliberation, this Commission deems it advisable and in keeping with the purpose of this Commission, to concur with the Report and endorse the recommendations included in the Report.

NOW THEREFORE, BE IT RESOLVED by the Tulsa Metropolitan Area Planning Commission:

1. The following plans are found to be in conformance with the Tulsa Comprehensive Plan and are still effective and shall continue to be implemented: *Sequoyah Area Neighborhood Implementation Plan*, *Crutchfield Neighborhood Revitalization Master Plan*, and *Southwest Tulsa Neighborhood Revitalization Plan Phase I*. An Executive Summary, including an Implementation Matrix and Land Use and Growth/Stability Maps for each of these plans will be developed to be presented to the Commission for adoption.
2. The following plans are superseded by more current plans: *Kendall-Whittier Area Neighborhood Master Plan* and *Whittier Square Plan* are superseded by the *Kendall-Whittier Sector Plan* as adopted by Commission Resolution No. 2729:959.
3. The following plan shall be included in the current planning efforts for Crosbie Heights: those portions of the *Charles Page Boulevard Plan* recommended in the Report for being rolled into another Small Area Plan.
4. The following plan is found to be accomplished through project implementation or to be successfully addressed by the Tulsa Comprehensive Plan, and is therefore superseded by the Tulsa Comprehensive Plan: *Springdale Area Plan*.
5. The following plans are found to contain important outstanding projects and vision, and shall continue to provide general guidance, but shall be reevaluated and readdressed as a result of a change of conditions in the geographic areas covered by the plans: those portions of the *Charles Page Boulevard Plan* recommended in the Report for being returned and readdressed, *Brookside Infill Development Recommendation*, *East Tulsa Phase I*, *East Tulsa Phase II*, and *Riverwood Neighborhood Implementation Plan*.

ADOPTED on this _____ day of _____, 2016, by the Tulsa Metropolitan Area Planning Commission.

Michael Covey, Chairman
Tulsa Metropolitan Area Planning Commission

ATTEST: