

AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2738
January 18, 2017, 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 December 2016

1. Minutes of January 4, 2017, Meeting No. 2737

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. **LC-827** (Lot-Combination) (CD 4) – Location: South of the southwest corner of West 14th Street and South Cheyenne Avenue (Related to LC-828, LC-829, LC-830, LS-20936, LS-20937, LS-20938, LS-20939)
3. **LC-828** (Lot-Combination) (CD 4) – Location: South of the southwest corner of West 14th Street and South Cheyenne Avenue (Related to LC-827, LC-829, LC-830, LS-20936, LS-20937, LS-20938, LS-20939)
4. **LC-829** (Lot-Combination) (CD 4) – Location: South of the southwest corner of West 14th Street and South Cheyenne Avenue (Related to LC-827, LC-828, LC-830, LS-20936, LS-20937, LS-20938, LS-20939)
5. **LC-830** (Lot-Combination) (CD 4) – Location: South of the southwest corner of West 14th Street and South Cheyenne Avenue (Related to LC-827, LC-828, LC-829, LS-20936, LS-20937, LS-20938, LS-20939)
6. **LS-20936** (Lot-Split) (CD 4) – Location: South of the southwest corner of West 14th Street and South Cheyenne Avenue (Related to LC-827, LC-828, LC-829, LC-830, LS-20937, LS-20938, LS-20939)
7. **LS-20937** (Lot-Split) (CD 4) – Location: South of the southwest corner of West 14th Street and South Cheyenne Avenue (Related to LC-827, LC-828, LC-829, LC-830, LS-20936, LS-20938, LS-20939)

8. **LS-20938** (Lot-Split) (CD 4) – Location: South of the southwest corner of West 14th Street and South Cheyenne Avenue (Related to LC-827, LC-828, LC-829, LC-830, LS-20936, LS-20937, LS-20939)
9. **LS-20939** (Lot-Split) (CD 4) – Location: South of the southwest corner of West 14th Street and South Cheyenne Avenue (Related to LC-827, LC-828, LC-829, LC-830, LS-20936, LS-20937, LS-20938)
10. **LC-843** (Lot-Combination) (CD 1) – Location: South of the southwest corner of West 12th Street and South Guthrie Avenue
11. **LC-844** (Lot-Combination) (CD 2) – Location: South of the southwest corner of West 31st Street South and Southwest Boulevard
12. **LC-845** (Lot-Combination) (CD 1) – Location: South of the southwest corner of West 5th Street South and South 46th West Avenue
13. **LC-847** (Lot-Combination) (CD 4) – Location: Southwest corner of West 6th Street South and South Main Street
14. **LC-848** (Lot-Combination) (CD 7) – Location: South of the southwest corner of East 61st Street South and South 107th East Avenue (Related to LS-20955)
15. **LS-20955** (Lot-Split) (CD 7) – Location: South of the southwest corner of East 61st Street South and South 107th East Avenue (Related to LC-848)
16. **LC-849** (Lot-Combination) (CD 4) – Location: Northwest corner of South Lewis Avenue and East 5th Place South
17. **LC-850** (Lot-Combination) (CD 6) – Location: East of the northeast corner of South 129th East Avenue and East 61st Street South
18. **LC-851** (Lot-Combination) (CD 6) – Location: East of the northeast corner of South 129th East Avenue and East 61st Street South
19. **LS-20954** (Lot-Split) (CD 4) – Location: East of the northeast corner of East 27th Street and South Utica Avenue
20. **PUD-207-19 Mark Nelson** (CD 8) Location: North of the northeast corner of South Maplewood Avenue and East 98th Street South requesting PUD Minor Amendment to decrease front and side yard setback and increase allowable height
21. **Sheridan Crossing Phase III** (County) Final Plat, Location: North of the northeast corner of East 86th Street North and North Sheridan Road
22. **Timber Creek** (County) Final Plat, Location: North of the northeast corner of West 121st Street South and South 33rd West Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

23. **Memorial Imports** (CD 7) – Minor Subdivision Plat, Location: North of the northeast corner of East 91st Street South and South Memorial Drive (Continued from January 4, 2017)
24. **Crosstown Industrial No. 2** (CD 3) – Preliminary Plat, Location: East of the southeast corner of East Pine Street and North Garnett Road
25. **Z-7361 Lou Reynolds** (CD 9) Location: West of the southwest corner of South Peoria Avenue and East 37th Place requesting rezoning from **RS-3** to **PK** (Continued from October 5, 2016, November 2, 2016 and December 7, 2016)
26. **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**. (Continued from December 21, 2016)
27. **PUD-448-A Nathan Cross** (CD 7) Location: East of the northeast corner of East 91st Street and South Memorial Drive requesting **to Abandon PUD-448-A** (Related to Z-7372)
28. **Z-7372 Nathan Cross** (CD 7) Location: East of the northeast corner of East 91st Street and South Memorial Drive requesting rezoning from **RM-1** to **CG with optional development plan**(Related to PUD-448-A)

OTHER BUSINESS

29. 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.

Kims

TMAPC RECEIPTS
Month of December 2016

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	5	\$225.00	\$225.00	\$450.00	52	2,337.50	2,337.50	\$4,675.00
Zoning	6	2,250.00	2,250.00	4,500.00	37	14,330.00	14,330.00	28,660.00
Plan Reviews	23	2,200.00	2,200.00	4,400.00	137	12,850.00	12,850.00	25,700.00
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>\$4,675.00</u>	<u>\$4,675.00</u>	<u>\$9,350.00</u>		<u>\$28,942.50</u>	<u>\$28,942.50</u>	<u>\$57,885.00</u>
LAND DIVISION								
Minor Subdivision	1	\$325.00	\$325.00	\$650.00	2	\$650.00	\$650.00	1,300.00
Preliminary Plats	2	652.50	652.50	1,305.00	11	\$4,227.50	\$4,227.50	8,455.00
Final Plats	2	745.50	745.50	1,491.00	12	\$4,949.97	\$4,949.97	9,899.94
Plat Waviers	0	0.00	0.00	0.00	6	\$750.00	\$750.00	1,500.00
Lot Splits	4	217.50	217.50	435.00	57	\$3,042.50	\$3,042.50	6,085.00
Lot Combinations	8	400.00	400.00	800.00	53	\$2,650.00	\$2,650.00	5,300.00
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>\$2,340.50</u>	<u>\$2,340.50</u>	<u>\$4,681.00</u>		<u>\$16,919.97</u>	<u>\$16,919.97</u>	<u>\$33,839.94</u>
TMAPC COMP								
Comp Plan Admendment	2	\$500.00	\$0.00	\$500.00	3	\$750.00	\$0.00	\$750.00
Refund		<u>\$0.00</u>		<u>\$0.00</u>		<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>
		<u>\$500.00</u>	<u>\$0.00</u>	<u>\$500.00</u>		<u>\$750.00</u>	<u>\$0.00</u>	<u>\$750.00</u>
BOARDS OF ADJUSTMENT								
Fees	25	\$5,300.00	\$2,800.00	\$8,100.00	126	\$33,950.00	\$12,800.00	\$46,750.00
Refunds		(500.00)	0.00	(\$500.00)		(\$1,050.00)	\$0.00	(1,050.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$4,800.00</u>	<u>\$2,800.00</u>	<u>\$7,600.00</u>		<u>\$32,900.00</u>	<u>\$12,800.00</u>	<u>\$45,700.00</u>
TOTAL		\$12,315.50	\$9,815.50	\$22,131.00		\$79,512.47	\$58,662.47	\$138,174.94
LESS WAIVED FEES *		\$0.00		\$0.00		(\$2,856.33)		(\$2,856.33)
GRAND TOTALS		\$12,315.50	\$9,815.50	\$22,131.00		\$76,656.14	\$58,662.47	\$135,318.61

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

TMAPC Receipt Comparison

	December 2016	November 2016	December 2015
Zoning Letters	5	8	11
Zoning	6	11	2
Plan Reviews	23	21	18
Minor Subdivisions	1	0	0
Preliminary Plats	2	0	2
Final Plats	2	1	4
Plat Waivers	0	2	1
Lots Splits	4	11	7
Lot Combinations	8	11	7
Other	0	0	0
Comp Plan Amendments	2	0	0

1/11/2017



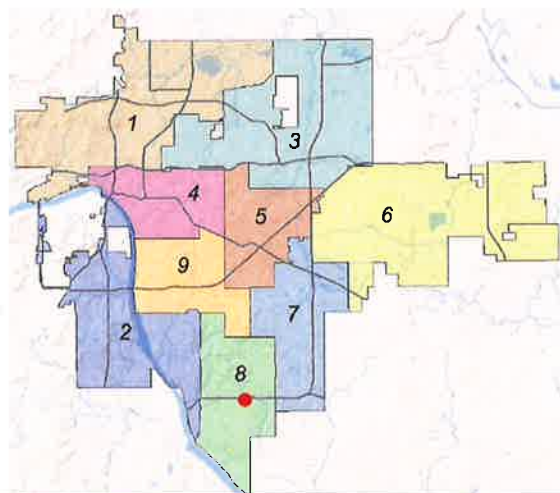
Case Number: PUD-207-19
Minor Amendment

Hearing Date: January 18, 2017

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Mark Nelson
 Property Owner: Adair Johnson

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to decrease front and side yard setback, increase allowable height.

Gross Land Area: 0.19 acres

Location: North of NE/c South Maplewood Ave and East 98th St South

Lot 1, Block 1 Mill Creek Pond

9601 S. Maplewood Avenue

Zoning:
 Existing Zoning: RS-2/PUD-207
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8322
 CZM: 57
 Atlas: 2273

City Council District: 8
 Councilor Name: Phil Lakin
County Commission District: 3
 Commissioner Name: Ron Peters

SECTION I: PUD-207-19 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the front yard setback from 20ft to 17ft 6in, to reduce the side yard setback from 10ft to 2ft and increase the allowable height from 26ft to 35ft.

The applicant is requesting the revised setbacks and height due to the addition of a wood deck as well as the shape and elevations of the lot. Mill Creek Pond is located immediately to the east of the subject lot. The reduced setback at this location would not effect a neighboring residence on this side. The residence is located on sloped terrain, which hinders the overall height measurement compared to a residence on flat terrain.

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

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

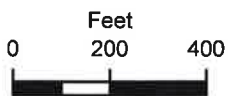
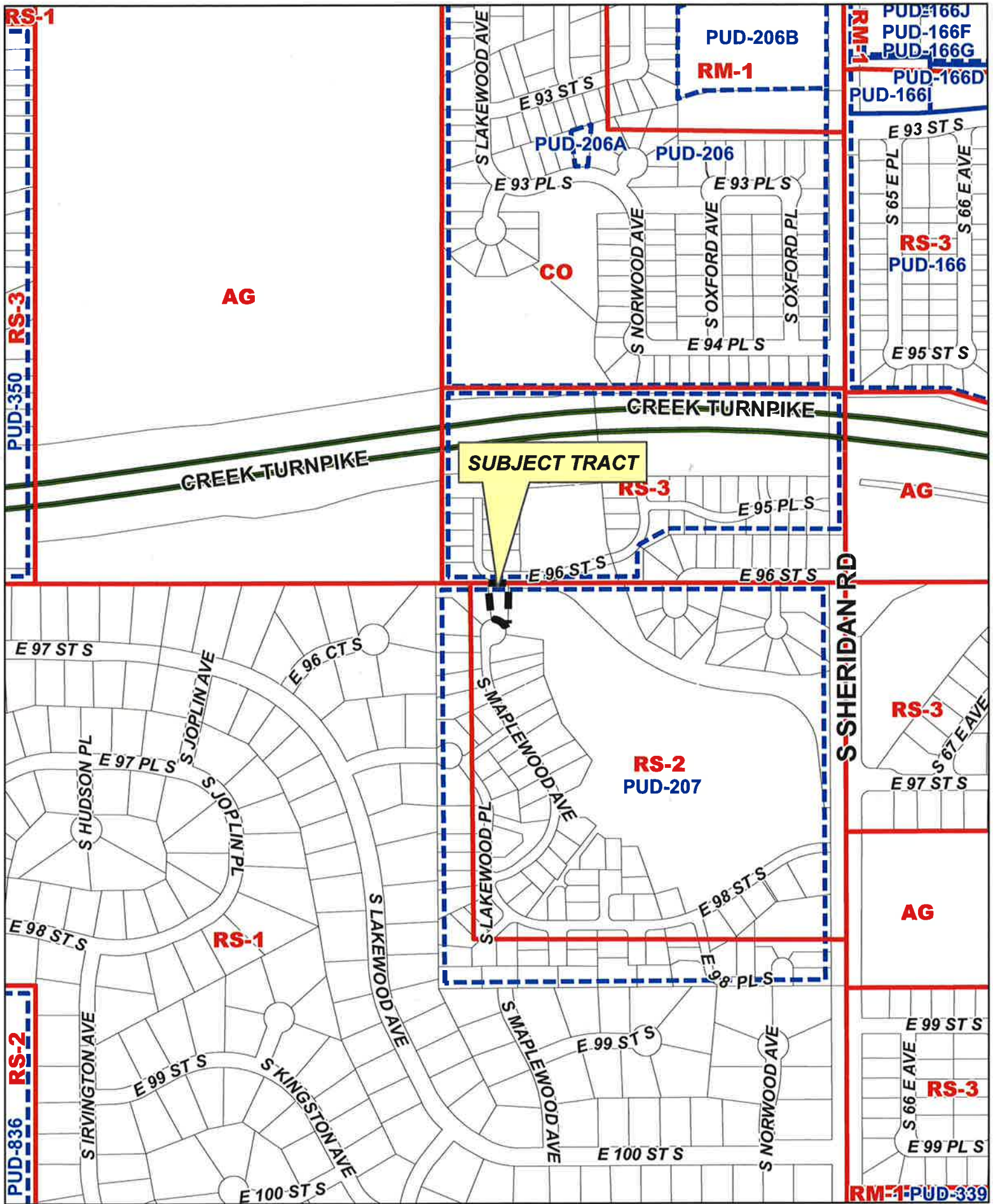
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-207 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Survey
Applicant Site Plan
Applicant Exterior Elevations
Applicant Photos of Subject Property

With considerations listed above, staff recommends **approval** of the minor amendment request to decrease front and side yard setback and increase allowable height.

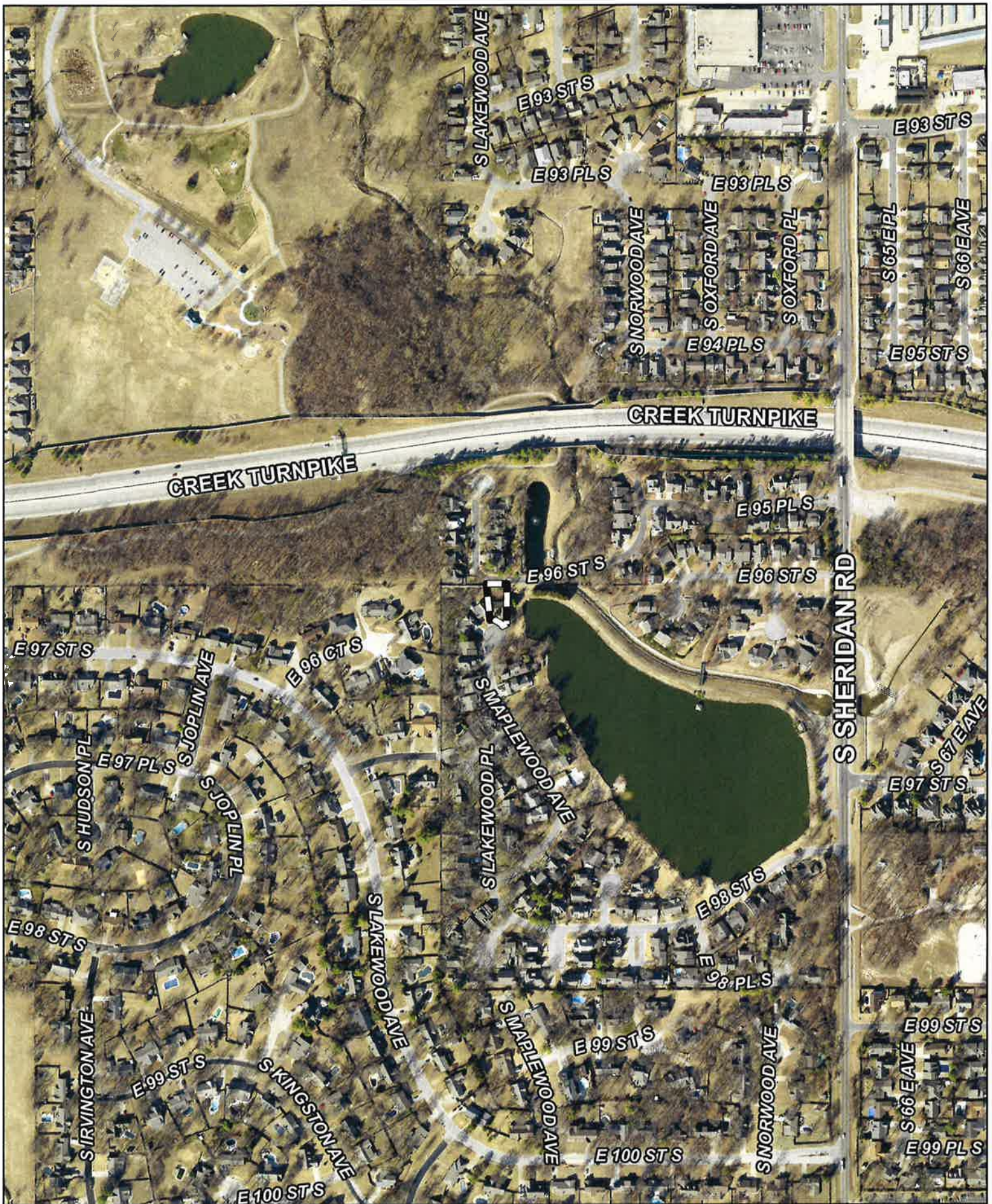


PUD-207-19

18-13 22

20.3





0 Feet 200 400



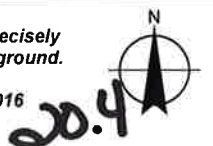
Subject Tract

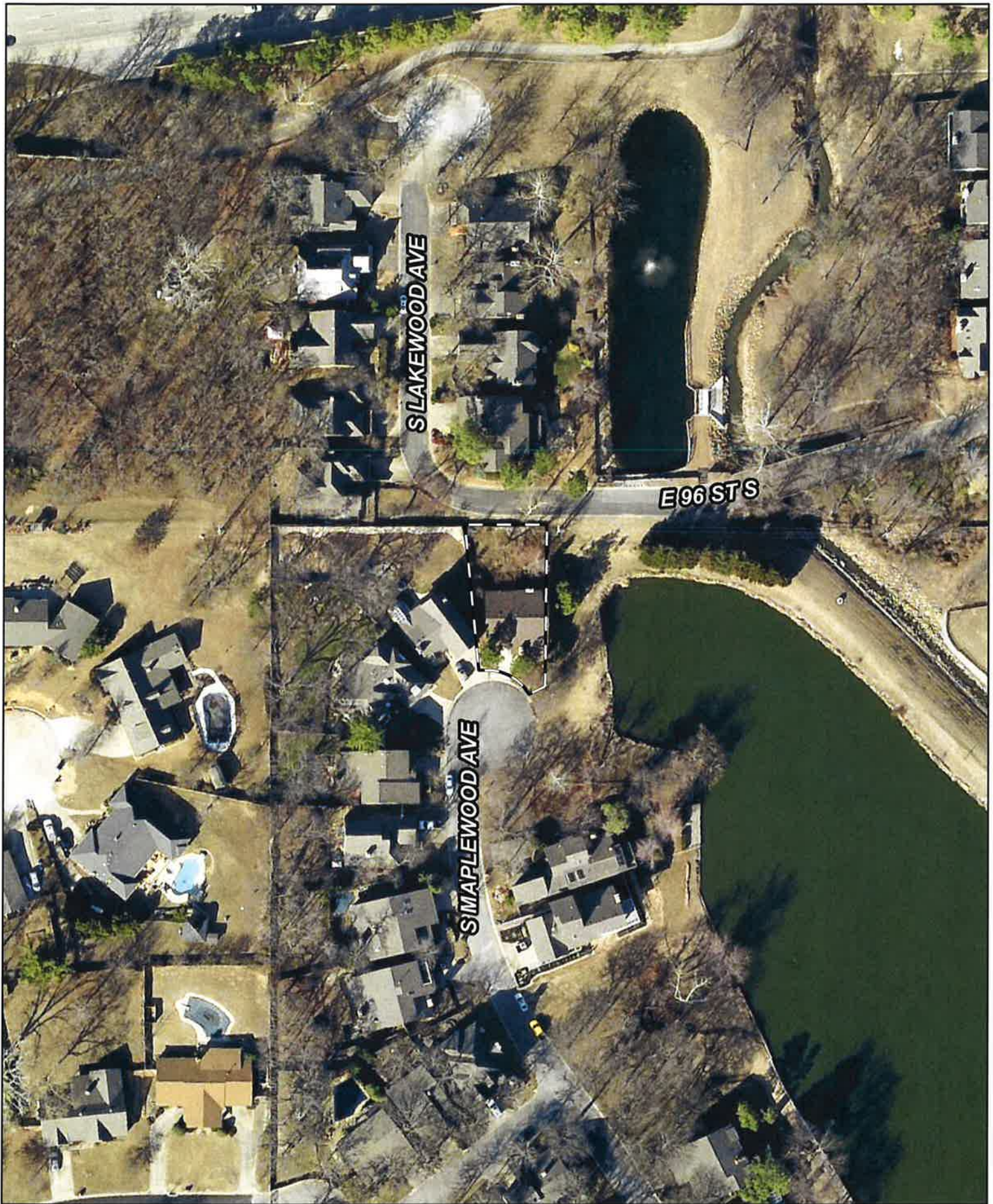
PUD-207-19

18-13 22

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

Aerial Photo Date: February 2016





0 Feet 50 100



Subject
Tract

PUD-207-19

18-13 22

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

Aerial Photo Date: February 2016





SITE PLAN

176"-1"-0"

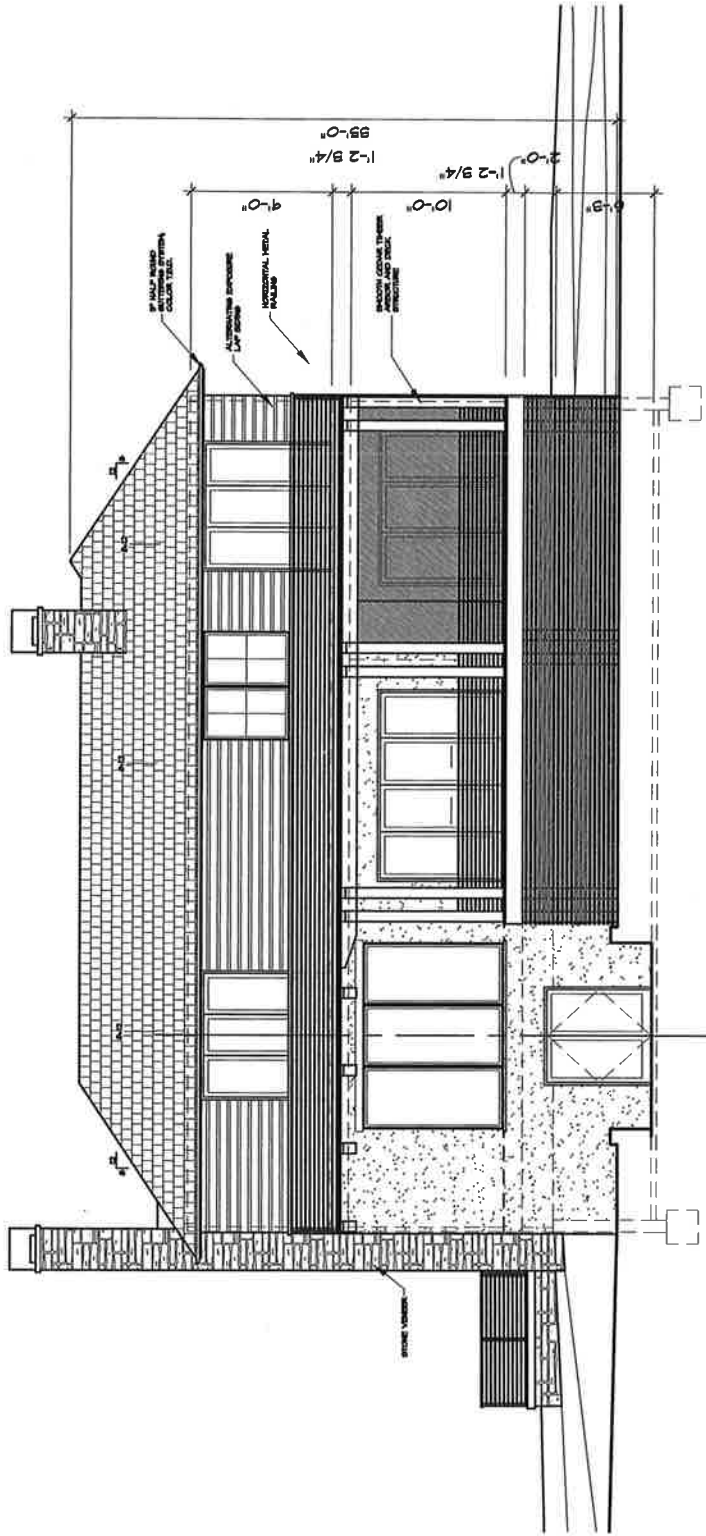
Mark E. Nelson
ARCHITECT, P.L.C.
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1 EAST ELEVATION (POND VIEW)

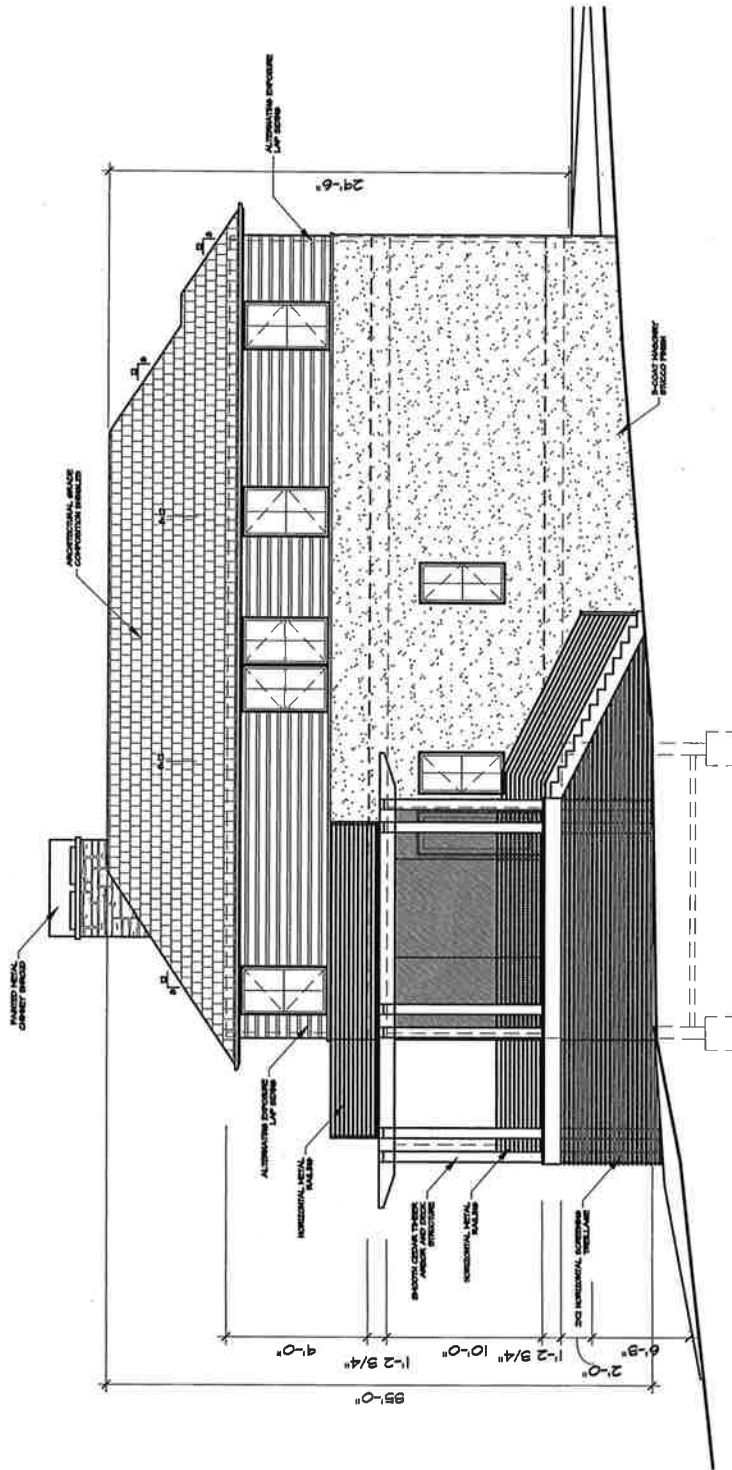
1/8"=1'-0"



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JOHNSON RESIDENCE - MILL CREEK POND LOT 1, BLOCK 1

DRAWN BY MARK E. NELSON
 ISSUED, 12.19.2016 REVISION:

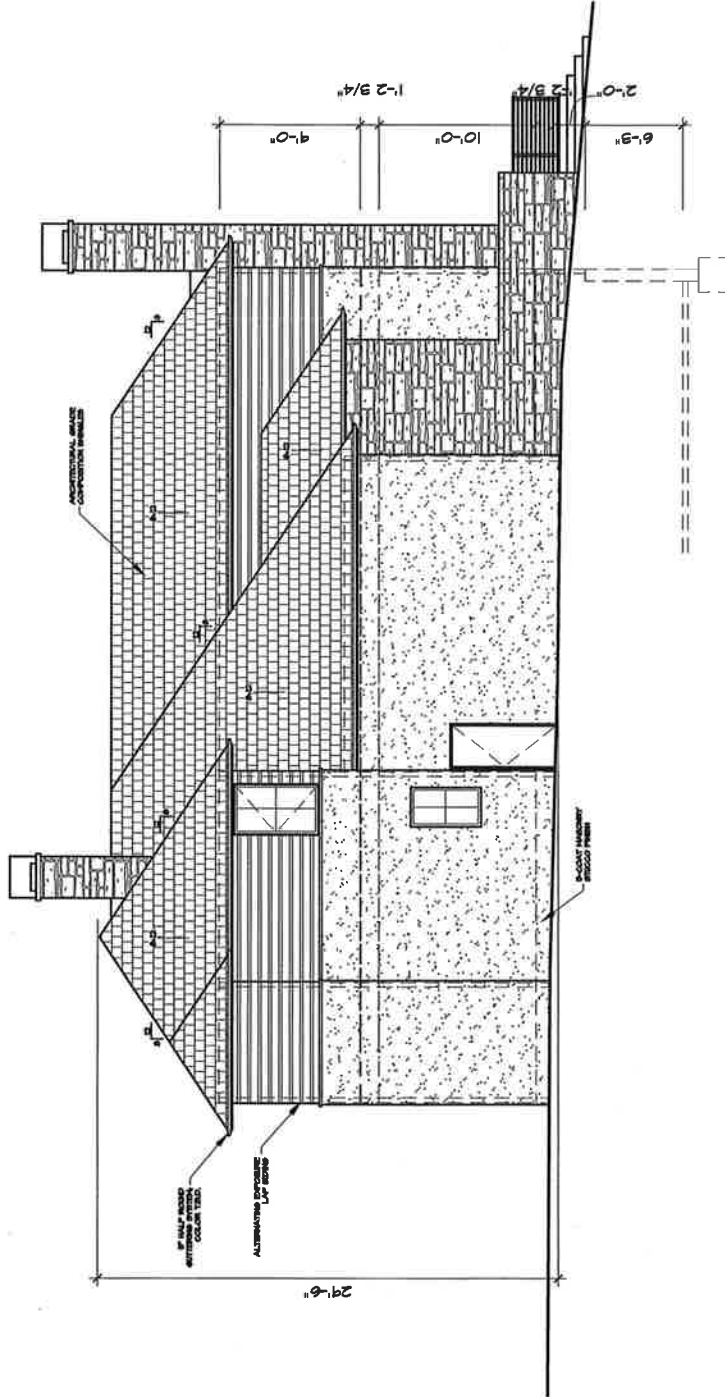


1 NORTH ELEVATION
1/8" = 1'-0"

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WEST ELEVATION 1/8" = 1'-0"



JOHNSON RESIDENCE - MILL CREEK POND LOT 1, BLOCK 1

DRAWN BY MARK E. NELSON
 ISSUED, 12.19.2016 REVISION.

JOHNSON RESIDENCE - MILL CREEK POND LOT 1, BLOCK 1



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JOHNSON RESIDENCE - MILL CREEK POND LOT 1, BLOCK 1



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Tulsa Metropolitan Area
Planning Commission

Case : Sheridan Crossing Phase III

Hearing Date: January 18, 2017

Case Report Prepared by:

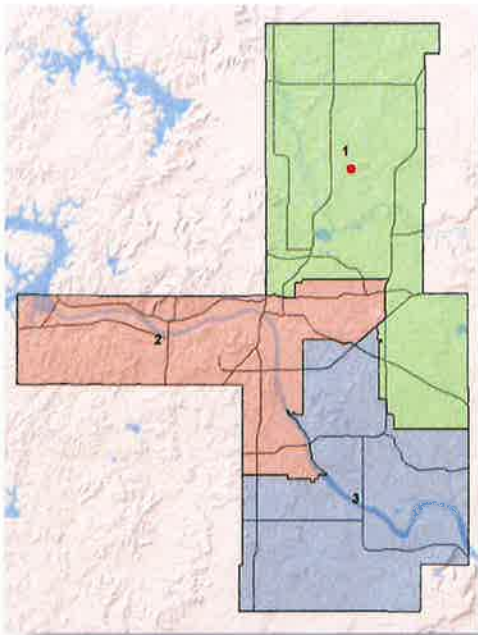
Nathan Foster

Owner and Applicant Information:

Applicant: Kellogg Engineering, LLC

Owner: 86th Properties, LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Final Plat

Location: North of the northeast corner of East 86th Street North and North Sheridan Road

45 Lots, 7 Blocks, 4 Reserve Areas
35.68 acres

Zoning: RE

Staff Recommendation:

Staff recommends **approval** of the final plat.

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

Final Plat, Deed of Dedication

21.1

PART OF THE SW/4 OF SECTION 23, T-22-N, R-13-E I.B.&M.
TULSA COUNTY, OKLAHOMA

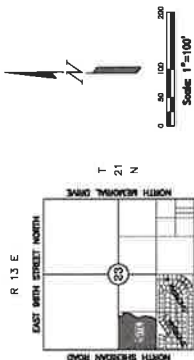
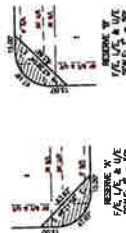
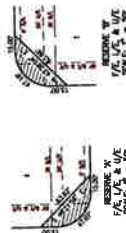
ENGINEER:
KELLOGG ENGINEERING, INC.

EMAIL: kelloogengineering@totocal.com
 CERT. OF AUTHORIZATION NO. 2788
 RENEWAL DATE: JUNE 30, 2017

SURVEYOR:
BENCHMARK SURVEYING
AND LAND SERVICES, INC.

FAX: (918) 274-0007
EMAIL: benchmark@atlask.com
CERT. OF AUTHORIZATION NO. 2235
RENEWAL DATE: JUNE 30, 2018

CURVE TABLE

[illegible]

LOCATION MAP

ACC	ACCESS PERMITTED
B/L	BUILDING SETBACK LINE
D/E	DRAINAGE EASEMENT
L/A	LIMITS OF NO ACCESS
RA	RESERVE AREA
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
F/E	FENCE EASEMENT
L/E	LANDSCAPE EASEMENT
A/E	ACCESS EASEMENT

ZONED: RE
 SUBDIVISION CONTAINS 45 LOTS IN 7 BLOCKS
 AND 4 RESERVE AREAS
 TOTAL AREA: 35.68 ACRES

LEGAL DESCRIPTION:

THE FOLLOWING INFORMATION IS FOR THE SOUTHERN
QUARTER (SOUTH) OF SECTION 36, TOWNSHIP 35N, RANGE 12E,
COUNTY OF HAMILTON, ILLINOIS. THE FOLLOWING
DESCRIPTIONS ARE BASED ON THE RECORDS OF THE
COUNTY CLERK, HAMILTON, ILLINOIS, AND THE
RECORDS OF THE COUNTY CLERK, HAMILTON, ILLINOIS.

THE FOLLOWING INFORMATION IS FOR THE SOUTHERN
QUARTER (SOUTH) OF SECTION 36, TOWNSHIP 35N, RANGE 12E,
COUNTY OF HAMILTON, ILLINOIS. THE FOLLOWING
DESCRIPTIONS ARE BASED ON THE RECORDS OF THE
COUNTY CLERK, HAMILTON, ILLINOIS, AND THE
RECORDS OF THE COUNTY CLERK, HAMILTON, ILLINOIS.

ADDITIONS SHOWN ON THIS PLAN ARE ACCURATE AS OF THE TIME THE LOT WAS PLACED IN THE RECORD. ADDITIONS ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LUMP DEVELOPMENT.

THE CLIENT NOTWITHSTANDING REPRESENTS THE MINIMUM SIZE OF SECOND HAND HOME PLOTS ON SECOND HAND PLOTS ON SECOND HAND PLOTS. PLOTS ASSIGNED FOR FUTURE DEVELOPMENT.

THE RESPONDING OWNER OF EACH LOT SHALL BE RESPONSIBLE FOR CONSTRUCTING A SEWER ACROSS THE FRONT OF THE LOT AS REQUIRED.

**FINAL PLAT
CERTIFICATE OF APPROVAL**

I hereby certify that this plat was approved by the Tulsa Metropolitan Area Planning Commission on _____

_____ TAPAC/TPCDO

This approval is void if this plat is not filed in the Office of the County Clerk on or before _____

_____ County Engineer

FINAL PLAT
SHERIDAN CROSSING PHASE III
JANUARY 3, 2017
SHEET 1 of 2



Tulsa Metropolitan Area
Planning Commission

Case : Timber Creek

Hearing Date: January 18, 2017

Case Report Prepared by:

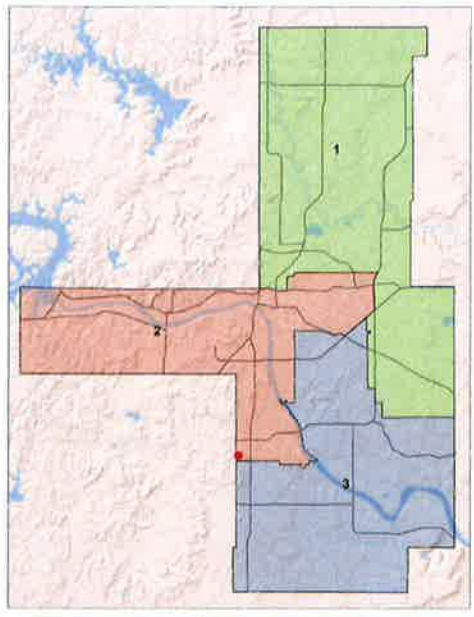
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, Erik Enyart

Owner: Jenks Land, LLC

Location Map:
(shown with County Commission
Districts)



Applicant Proposal:

Final Plat

Location: North of the northeast corner of
West 121st Street South and South 33rd West
Avenue

33 Lots, 3 Blocks, 1 Reserve Area
31.695 Acres

Zoning: RS

Staff Recommendation:

Staff recommends **approval** of the final plat.

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS:

Final Plat, Deed of Dedication

22.1

Timber Creek

<p>FINAL PLAN CERTIFICATE OF APPROVAL</p> <p>I hereby certify that this plan was approved by the Board of Planning and Zoning Commission on:</p>	<p>INAPR/2006</p> <p>This approval of this final plan will expire on year from the date of Texas County Commission approval.</p> <p>IN APR 2006, the Office of the County Clerk attested this certificate.</p>	<p>COUNTY ENGINEER</p>
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Case: 1:11-cv-00001-UNA Document 1-1 Filed 02/07/12 Page 1 of 1

AC	ACRES
AL	ARC LENGTH
B/L	BUILDING LINE
B/U	BUILDING LINE & UTILITY EASEMENT
BK	BOOK & PAGE
DK PG	DRAWING PAGE
BIA	DIAMETER
ESMT	EASEMENT
ENSTR	INSTRUMENT
UE	LANDSCAPE EASEMENT
LA	LIMITS OF NO ACCESS
MINFE	MINIMUM FINISHED FLOOR ELEVATION
ODE	EASEMENT TO DRAINAGE
REL	RESTRICTED BUILDING LINE
ROW	RIGHT OF WAY
SEC	SECTION
TEMP	TEMPORARY
UE	UTILITY EASEMENT

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAY E. TANNER, P.L.S. NO. 2405
OK CA NO. 21661, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: 918/1745-0926

SURVEYOR/ENGINEER:
Tanner Consulting, L.L.C.
DAY E. TANNER, P.L.S. NO. 2405
OK CA NO. 21661, EXPIRES 6/30/2017
5323 South Lewis Avenue
Tulsa, Oklahoma 74105
Phone: 918/1745-0926

DATE OF PREPARATION: January 6, 2019

1. THE PLAT MEETS THE OREGONIAN NATIONAL FURNACE AND ICE CO. TRACT, BEING THE PLAT 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 8

[illegible]

Block	Address	Area	Year	Owner
1	3113 WEST 136TH STREET SOUTH	1.364	66	15*
2	3115 WEST 136TH STREET SOUTH	1.367	66	15*
3	3120 WEST 136TH STREET SOUTH	1.494	66	24*
4	3121 WEST 136TH STREET SOUTH	1.209	66	24*
5	3126 WEST 136TH STREET SOUTH	1.134	66	18*
6	3128 WEST 136TH STREET SOUTH	1.109	67	15*
7	3011 WEST 136TH STREET SOUTH	0.74	67	15*
8	3110 SOUTH 20TH WEST AVENUE	0.64	67	15*
9	3112 SOUTH 20TH WEST AVENUE	0.64	67	15*
10	3114 SOUTH 20TH WEST AVENUE	0.62	67	15*
11	1566 SOUTH 20TH WEST AVENUE	1.296	68	24*
12	1568 SOUTH 20TH WEST AVENUE	1.374	68	24*
13	1600 SOUTH 20TH WEST AVENUE	0.71	68	24*
14	1611 SOUTH 20TH WEST AVENUE	0.665	68	24*
15	1613 SOUTH 20TH WEST AVENUE	0.684	68	24*
16	1617 SOUTH 20TH WEST AVENUE	0.523	68	15*
17	1619 SOUTH 20TH WEST AVENUE	0.523	68	15*
18	1621 SOUTH 20TH WEST AVENUE	0.523	68	15*
19	1623 SOUTH 20TH WEST AVENUE	0.523	68	15*
20	1625 SOUTH 20TH WEST AVENUE	0.523	68	15*
21	3116 WEST 136TH STREET SOUTH	0.60	69	2600*
22	3118 WEST 136TH STREET SOUTH	0.60	69	2600*
23	1384 SOUTH 135TH WEST AVENUE	0.52	69	24*
24	1386 SOUTH 135TH WEST AVENUE	0.52	69	24*
25	2520 WEST 136TH PLACE SOUTH	0.548	70	24*
26	3008 WEST 136TH PLACE SOUTH	0.517	70	24*
27	3008 WEST 136TH PLACE SOUTH	0.527	70	24*
28	3010 WEST 136TH PLACE SOUTH	0.566	70	24*
29	3012 WEST 136TH PLACE SOUTH	0.566	70	24*
30	3014 WEST 136TH PLACE SOUTH	0.523	70	24*
31	3009 WEST 136TH PLACE SOUTH	0.533	70	24*
32	3010 WEST 136TH PLACE SOUTH	0.615	70	2600*
33	1110 SOUTH 136TH WEST AVENUE	0.516	70	18*
34	1112 SOUTH 136TH WEST AVENUE	0.516	70	18*
35	1114 SOUTH 136TH WEST AVENUE	0.516	70	18*
36	3210 WEST 136TH PLACE SOUTH	0.684	71	24*

22.2



Tulsa Metropolitan Area
Planning Commission

Case : Memorial Imports

Hearing Date: January 18, 2017
(Continued from January 4, 2017)

Case Report Prepared by:

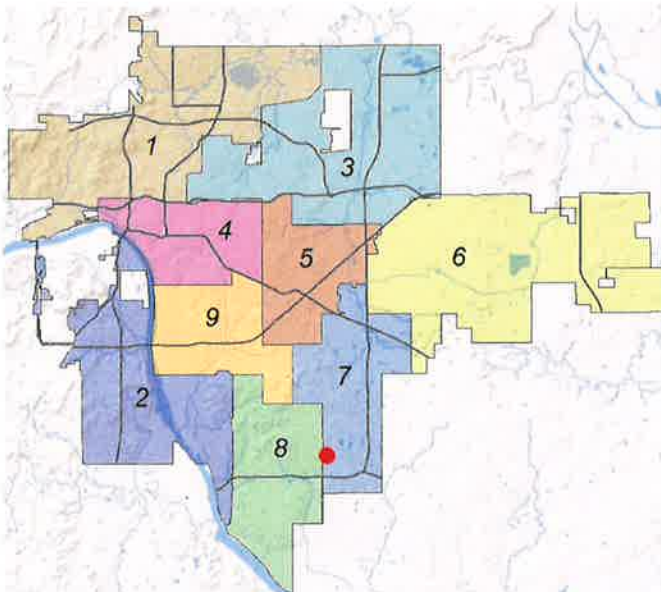
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: Memorial Imports Investments, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Minor Subdivision Plat

Location: North of the northeast corner of
East 91st Street South & South Memorial
Drive

Zoning: CG w/ Optional Development Plan
Z-7342

Staff Recommendation:
Staff recommends **approval**.

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS:

Site Map, Aerial, Land Use, Growth & Stability, Memorial Imports Plat, Utility Layout

MINOR SUBDIVISION PLAT

Memorial Imports - (CD 7)

North of the northeast corner of East 91st Street South and South Memorial Drive

The plat consists of 1 Lot, 1 Block, on 10.69 acres.

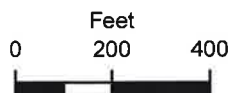
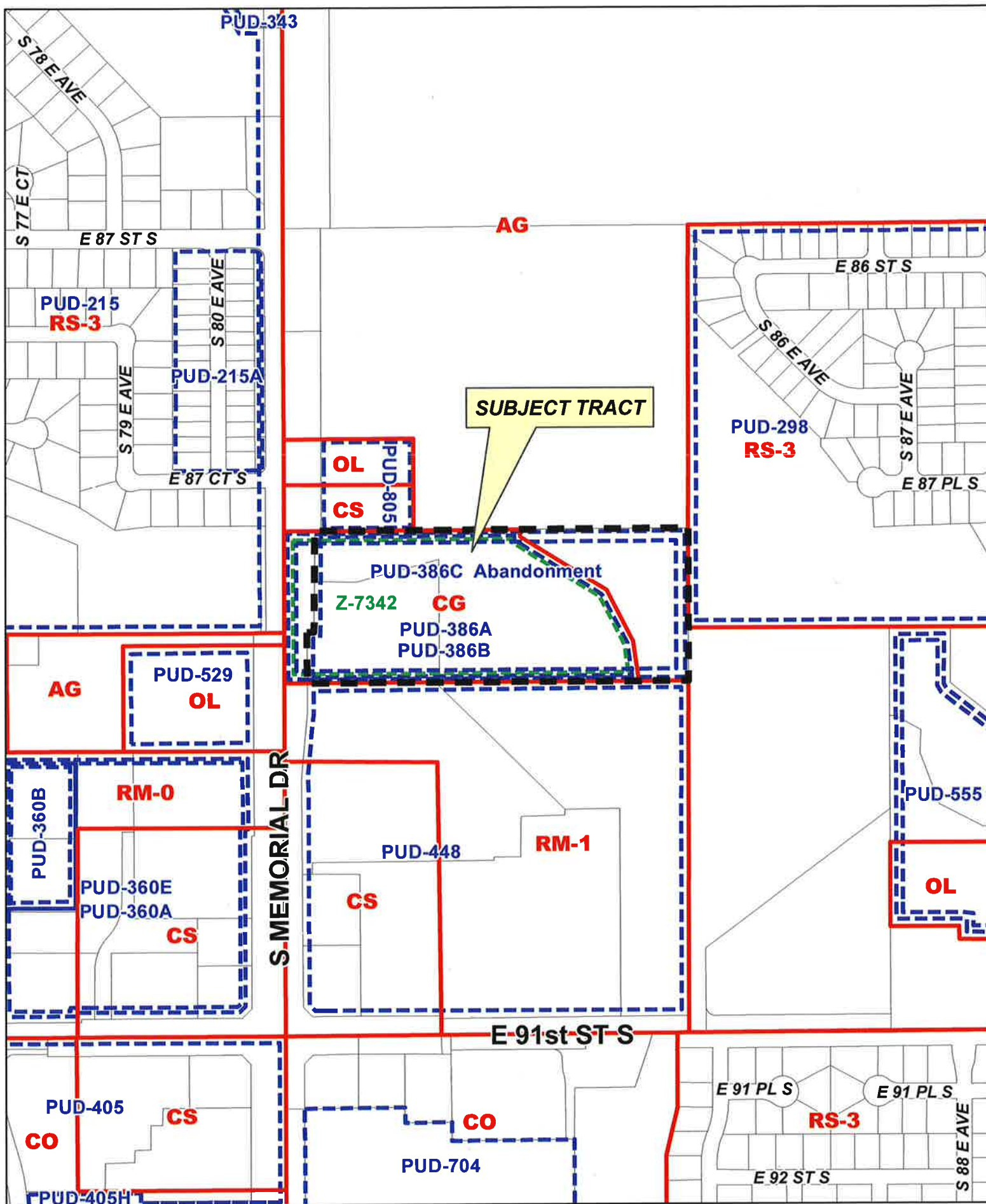
The Technical Advisory Committee (TAC) met on December 15, 2016 and had the following conditions for the plat:

1. **Zoning:** The property is zoned CG with an approved Optional Development Plan (Z-7342). The conceptual site plan submitted with the plat does not currently meet the standards of the optional development plan. These issues will be resolved through the detail site plan review.
2. **Streets:** Approved as submitted.
3. **Sewer:** Approved as submitted.
4. **Water:** Approved as submitted.
5. **Storm Drainage:** Approved as submitted.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** Approved as submitted.
7. **Fire:** Approved as submitted.
8. **GIS:** Approved as submitted.

Waivers of Subdivision Regulations:

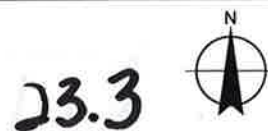
1. None requested.

Staff recommends **APPROVAL** of the minor subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivision Regulations.



MEMORIAL IMPORTS

18-13 13





0 200 400
Feet



Subject
Tract

MEMORIAL IMPORTS

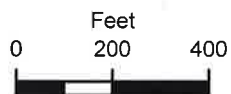
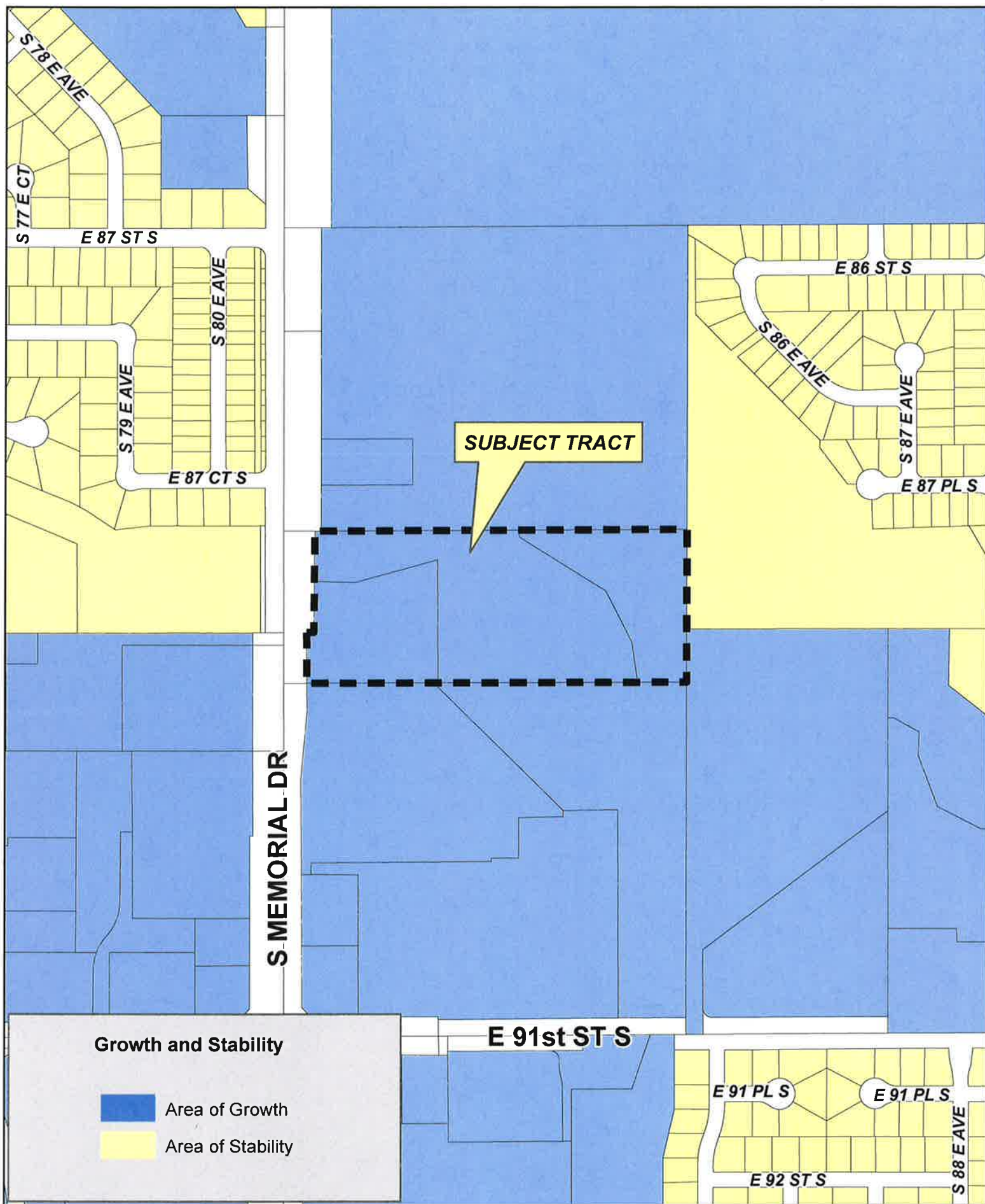
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18-13 13

23.4

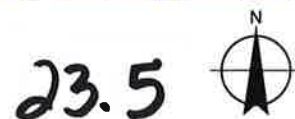
Aerial Photo Date: February 2016

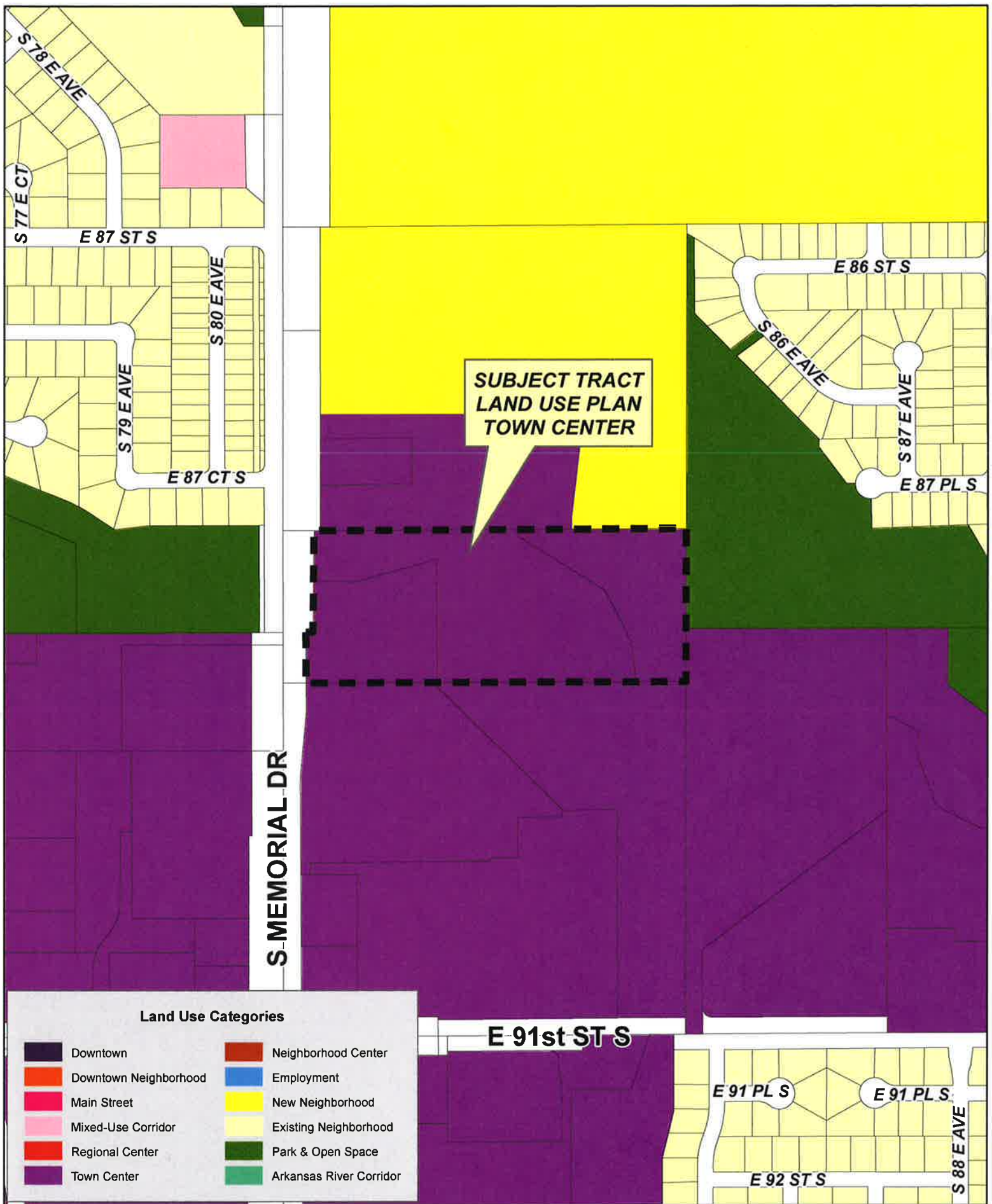




MEMORIAL IMPORTS

18-13 13





MEMORIAL IMPORTS

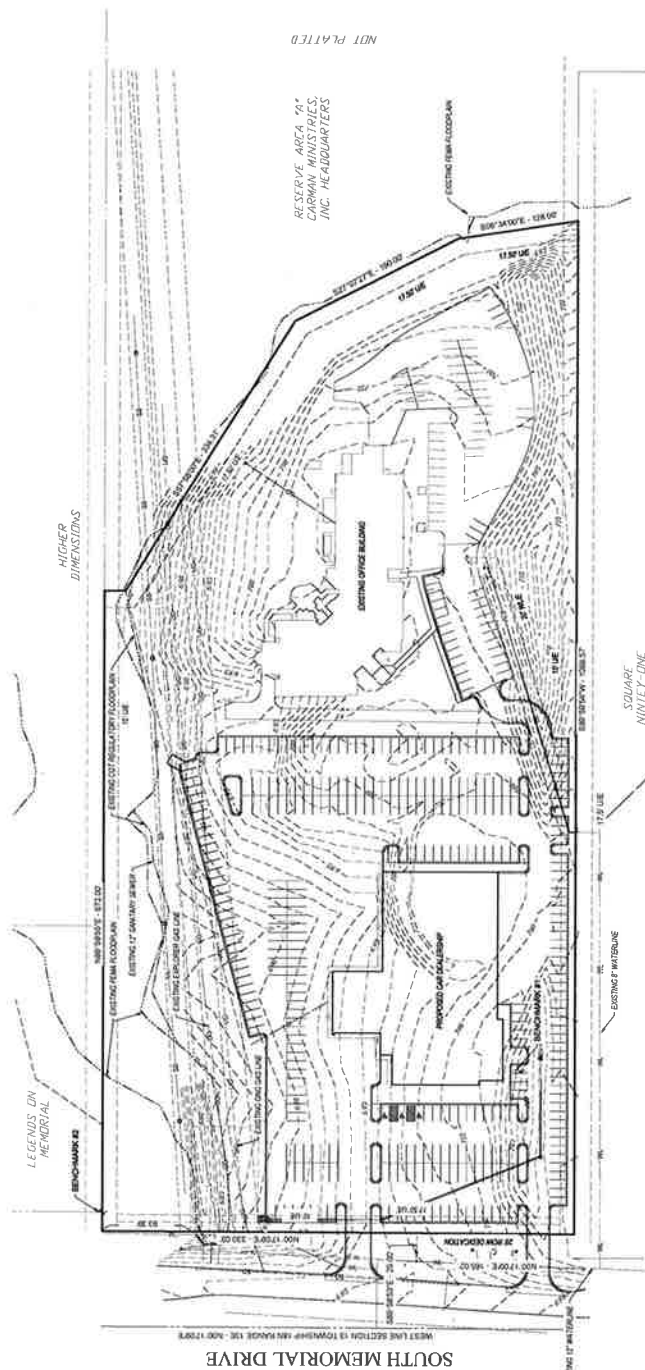
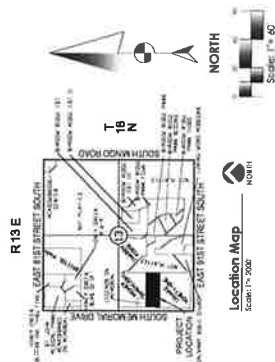
18-13 13



Memorial Imports

A REPEAT OF "CARMAN MINISTRIES, INC. HEADQUARTERS" (PLAT # 4885)
OPTIONAL DEVELOPMENT PLAN (Z-7342)

PART OF THE W/2 OF THE SW/4 OF SECTION THIRTEEN (13), TOWNSHIP 18 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN. AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA



NOT PLATTED

RESERVE AREA "A"
CARMAN MINISTRIES,
INC. HEADQUARTERS

Benchmark #3 ♦
PR. NAX. (3) AGENTHULT
ELEVATION: 5,892.92 (NAVD83)

Benchmark #2 ♦
SHEPARD POINT
ELEVATION = 603.21 (MAMPORE)

Benchmark #1 ♦
107' HIGH
ELEVATION = 307.07 (NAVD83)



Tulsa Metropolitan Area
Planning Commission

Case : Crosstown Industrial No. 2

Hearing Date: January 18, 2017

Case Report Prepared by:

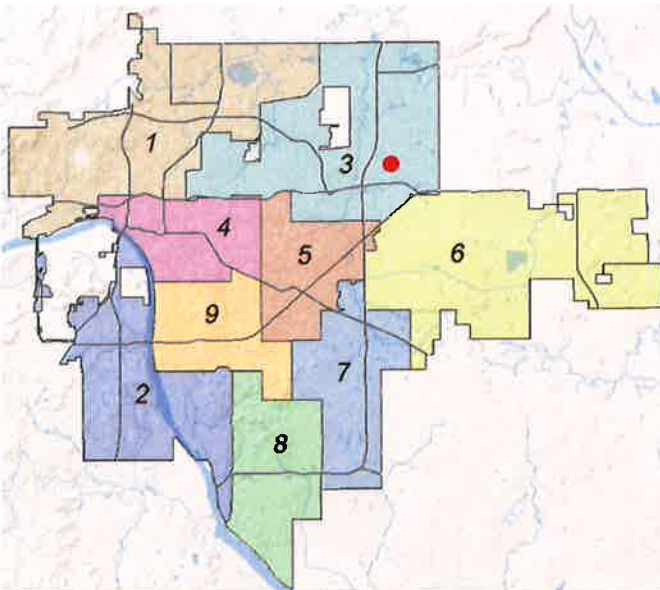
Nathan Foster

Owner and Applicant Information:

Applicant: Alan Betchan, AAB Engineering

Owner: Crosstown in Tulsa, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat w/ a request
for a waiver of Subdivision Regulations

Location: East of the southeast corner of
East Pine Street and North Garnett Road

Zoning: IL & RS-3

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat and **denial** of the waiver
of Subdivision Regulations.

City Council District: 3

Councilor Name: David Patrick

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS:

Site Map, Aerial, Land Use, Growth & Stability, Crosstown Industrial No. 2 Preliminary
Plat, Conceptual Improvement Plan

24.1

PRELIMINARY SUBDIVISION PLAT

Crosstown Industrial No. 2 - (CD 3)

East of southeast corner of East Pine Street and Garnett Road

This plat consists of 17 Lots, 2 Blocks, on 28.71 acres.

The Technical Advisory Committee (TAC) met on October 20, 2016 and provided the following conditions:

1. **Zoning:** The property is zoned IL and RS-3. The RS-3 portion of the lot has been approved for rezoning to IL (Z-7370 approved by TMAPC 12/7/16).
2. **Streets:** Provide 5 foot wide sidewalks. Access ramps must be shown on the Final Plat. Sidewalks must be located a minimum of 18 inches from property line and 2 foot behind curb. Industrial streets are required 60 feet of right-of-way per the Subdivision Regulations; current right-of-way shown at 50 feet. Cul-de-sac radius should be 60 feet in diameter and be dedicated by separate instrument.
3. **Sewer:** 10 feet of horizontal separation between sanitary sewer and the water main line must be maintained in those areas where they parallel each other.
4. **Water:** Provide a 17.5 foot utility easement along the roadway. Provide protection over the existing 12 inch water mainline along Pine Street during construction.
5. **Storm Drainage:** The need for storm sewer easements will be greater than what was provided in the single road right of way. There is offsite drainage area from the east, per atlas sheet, which will need a system to convey storm water across the site. There will need to be a storm sewer system to convey all onsite and offsite flows to the creek. The proposed storm sewer system needs to stay on-site, or placed in an easement. The text for overland easements in the covenants needs to remove all reference to "Public Works". Detention may be required hence a detention easement may also be required. **Floodplain:** Portions of the subject property are located within the Eagle Creek Floodplain. All delineated floodplain boundaries including City of Tulsa Regulatory Floodplain, FEMA Floodplain (Zone AE and Zone A) and Floodway as well as base flood elevations (BFE) must be clearly and accurately identified on plans. Since a portion of the proposed development is greater than 5 acres and appears to be located within Zone A, a detailed floodplain study shall be required to determine the BFE's and floodway. Any development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11 A and Title 51 and city drainage standards. Any proposed changes to the floodplain boundaries or flood elevations will be subject to Floodplain Map Revisions.
6. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** No comments.

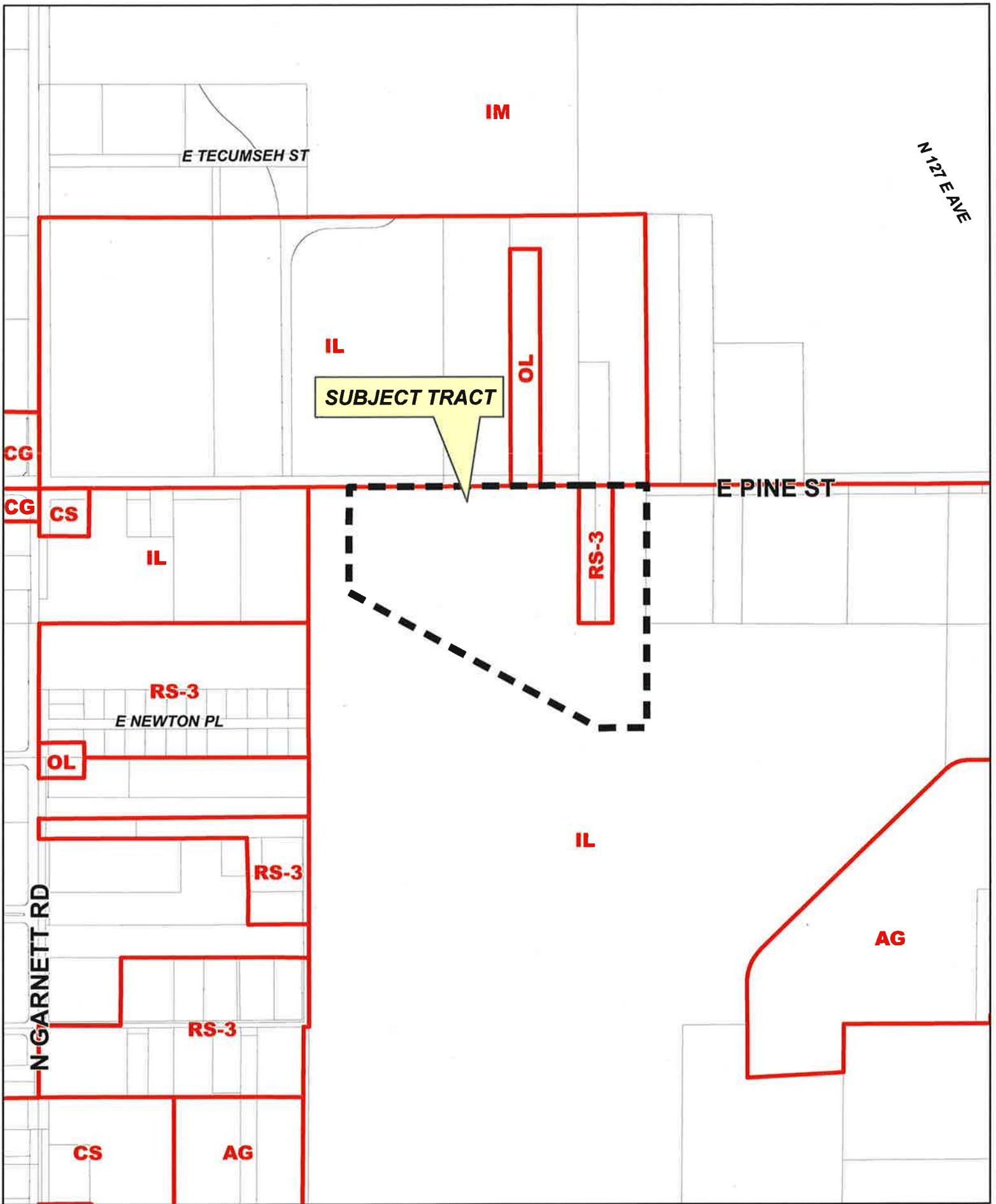
24.2

7. **Other: Fire:** Fire hydrants shall be installed at 1000 feet intervals along all unimproved roads and at every 500 feet if there are any improved lots on the road.
8. **Other: GIS:** Add missing subdivisions in location map. Provide individual addresses. Graphically label each lot with unique address. Remove contours on final plat submittal. Submit a subdivision control data sheet with final plat. State/provide basis of bearing between two known points. Provide bearing angle under the Basis of Bearings heading. Provide street name for plat. Add date of preparation to the plat in either lower corner. Graphically add a north arrow for the location map in the upper right-hand corner. Label all other land "unplatted" in the location map. The bearing angle on the west side of the plat does not match the written legal description. Clarify.

Waivers of Subdivision Regulations:

1. Waiver of the condition that industrial streets provide 60' of right-of-way

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations. Staff recommends **DENIAL** of the requested waiver of Subdivision Regulations to permit a 50' right-of-way.



**CROSSTOWN
INDUSTRIAL NO.2**

20-14 32

24.4





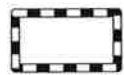
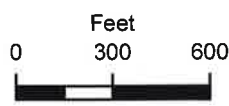
E TECUMSEH ST

N 122 E AVE

E PINE ST

E NEWTON PL

N GARNETT RD



Subject
Tract

CROSSTOWN INDUSTRIAL NO.2

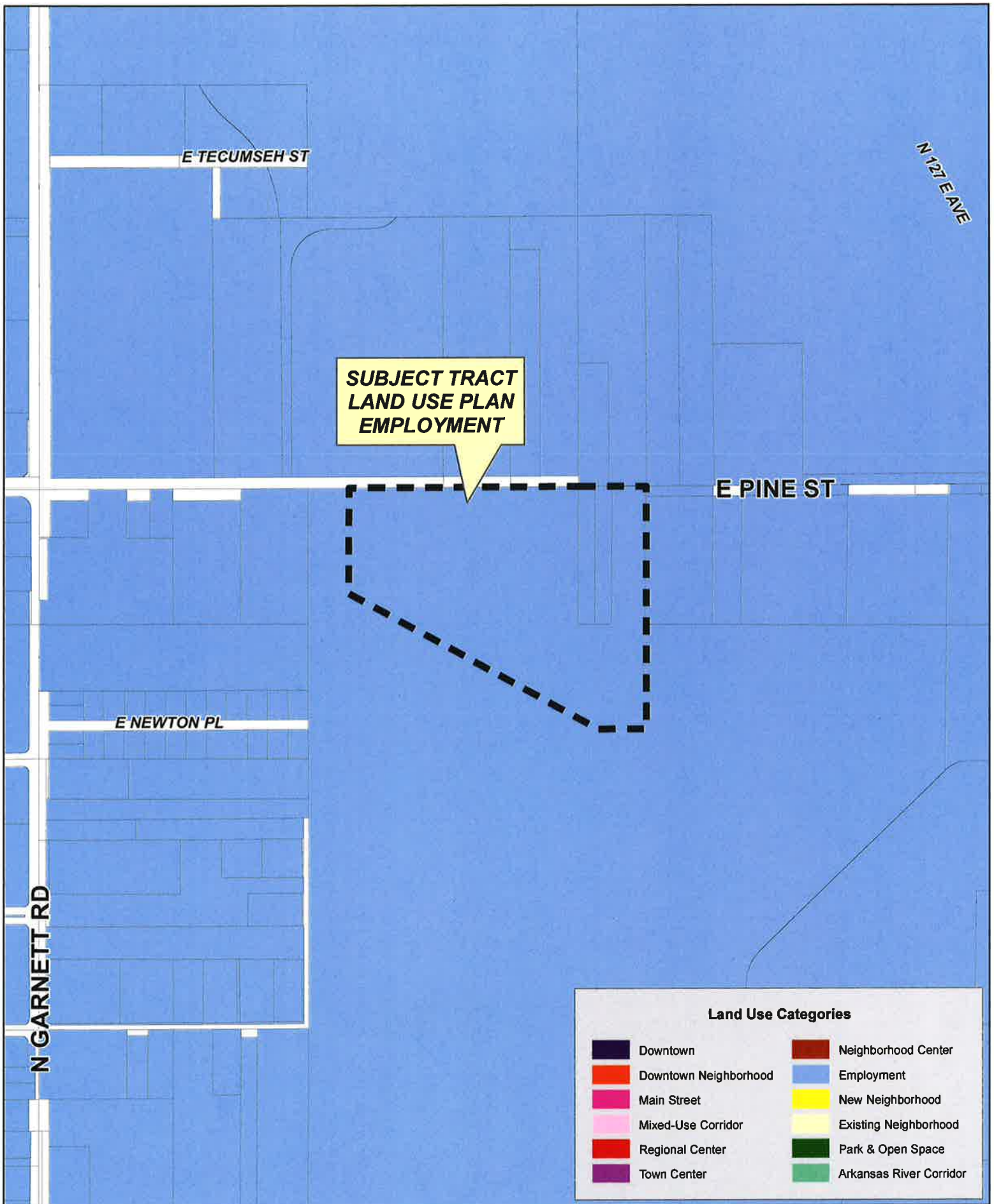
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Aerial Photo Date: February 2016



20-14 32

24.5



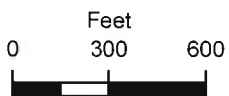
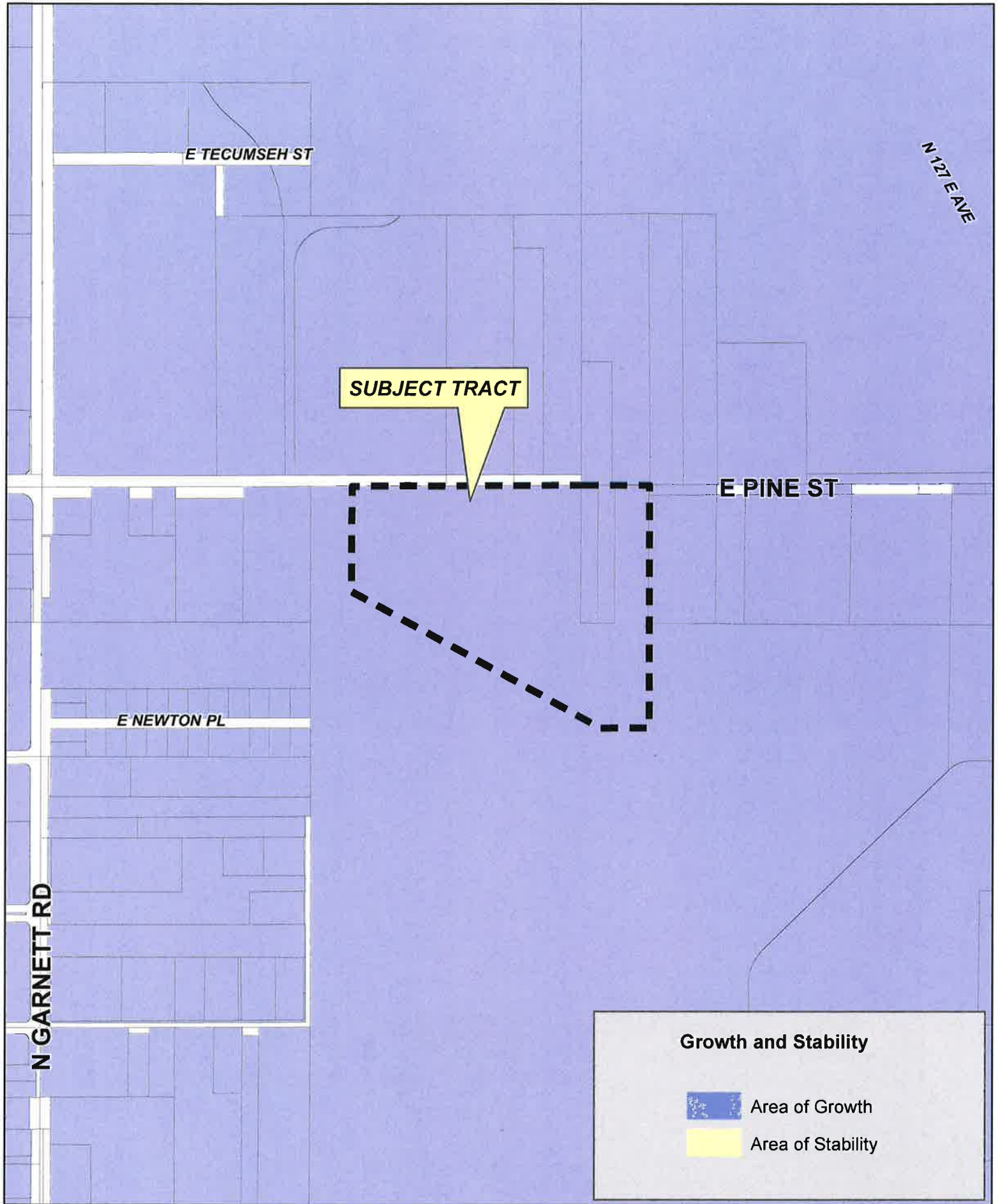
0 300 600
Feet

CROSSTOWN INDUSTRIAL NO.2

20-14 32

24.6





**CROSSTOWN
INDUSTRIAL NO.2**

20-14 32

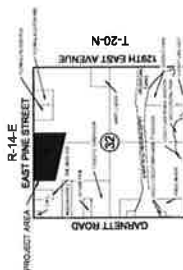
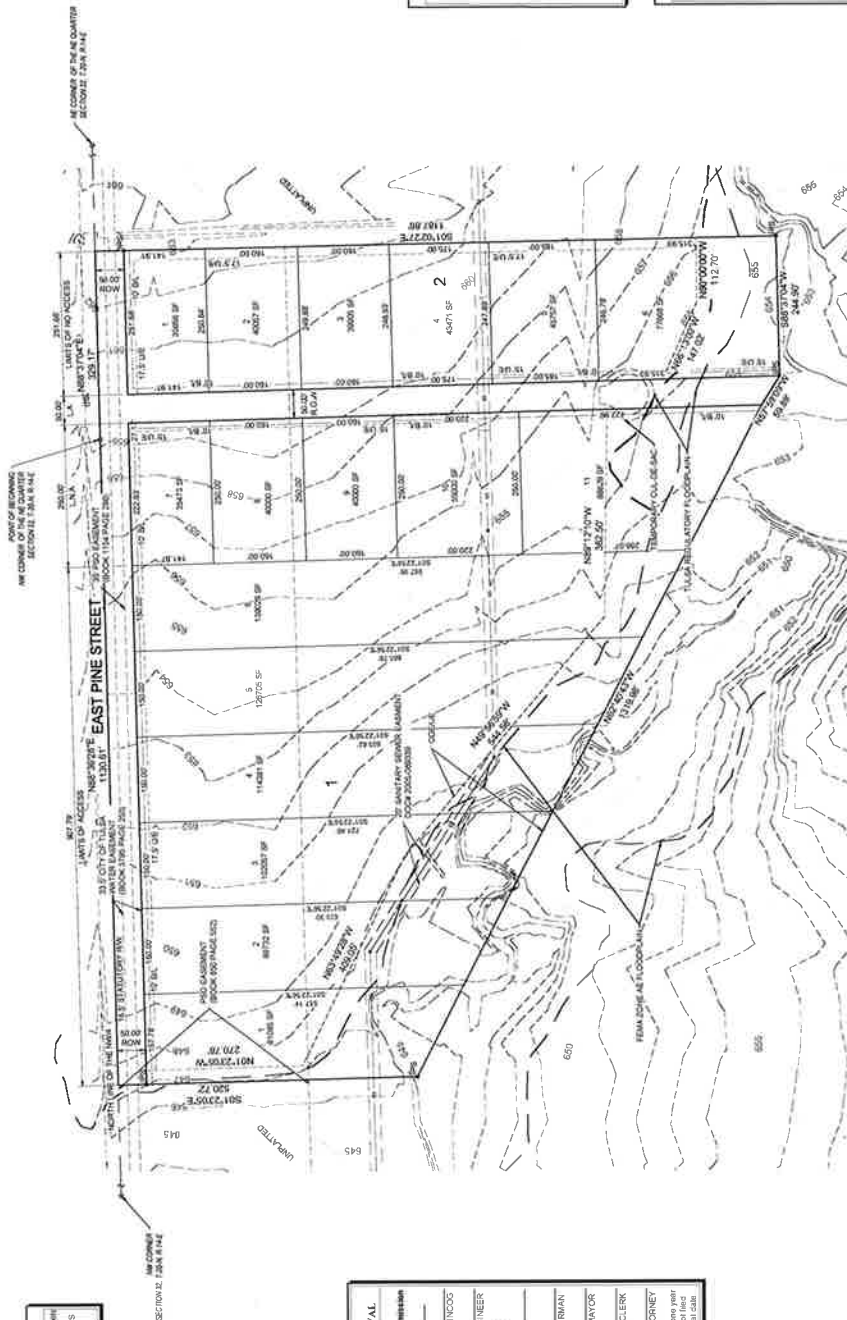
24.7



Crosstown Industrial No. 2

ENGINEER/SURVEYOR
AAB ENGINEER NG LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2018

OWNER/DEVELOPER
CROSSTOWN IN TULSA, LLC
320 S. BOSTON AVE., SUITE 200
TULSA, OK
ATTN: CHRIS BURGARNER

LOCATION MAP
SCALE: 1:12000

PORTIONS OF THE PROPERTY ARE LOCATED WITHIN
ZONE "AE" PER FIRM PANEL "40743C0282L" AND
"40743C0281L" DATED OCTOBER 16, 2012. PORTIONS
OF THE PROPERTY ARE LOCATED IN THE CITY OF
TULSA REGULATORY FLOODPLAIN

BLOCK 1	20.93 ACRES - 11 LOTS
BLOCK 2	0.49 ACRES - 8 LOTS
STREET ROW	1.29 ACRES
TOTAL	22.71 ACRES - 19 LOTS

BK	BUILDING LINE
CUA	LIMIT OF NO ACCESS
CUA	LINE OF NO ACCESS
PDC	POINT OF BEGINNING
PDC	POINT OF COMMENCEMENT
ROW	RIGHT OF WAY
USE	UTILITY EASEMENT
NAME	NATURAL ACCESS EASEMENT
R/W	RESTRICTED WATERLINE EASEMENT
O/E	OVERLAND DRAINAGE EASEMENT
BK	BLOCK PAGE
SP	SUBJECT PROPERTY
SP	IRON PIN FOUND
SP	IRON PIN SET
XXXXX	STREET ADDRESS
STAT ROW	STATUTORY RIGHT OF WAY

MUNICIPALITY

CITY OF TULSA
175 EAST 2ND STREET, SUITE 600
TULSA, OK 74103

UTILITY CONTRACTS

OKLAHOMA NATURAL GAS COMPANY
1000 N. WAGON WHEEL
TULSA, OK 74107
918.534-0000

PUBLIC SERVICE COMPANY
212 E 6TH ST
TULSA, OK 74119
1-800-270-5523

COX COMMUNICATIONS
11810 E. 15TH STREET
TULSA, OK 74145
918-590-6558

AT&T
5300 E. 15TH STREET
TULSA, OK 74118
918-598-4222

[illegible]

Tulsa Metropolitan Area Planning Commission	
Approved Date: _____	THOMPSON
CITY ENGINEER	
Council of the City of Tulsa, Oklahoma	
Approved Date: _____	CHAIRMAN
MAYOR	
ATTEST: CITY CLERK _____	CITY ATTORNEY _____
<p>The approval of this final Plan was given one year after the date of the original adoption of the Plan in the Office of the County Clerk before final sale in the Office of the County Clerk before final sale.</p>	

24.8

CONCEPTUAL IMPROVEMENT PLAN
FOR

Crosstown Industrial No.2



ENGINEER

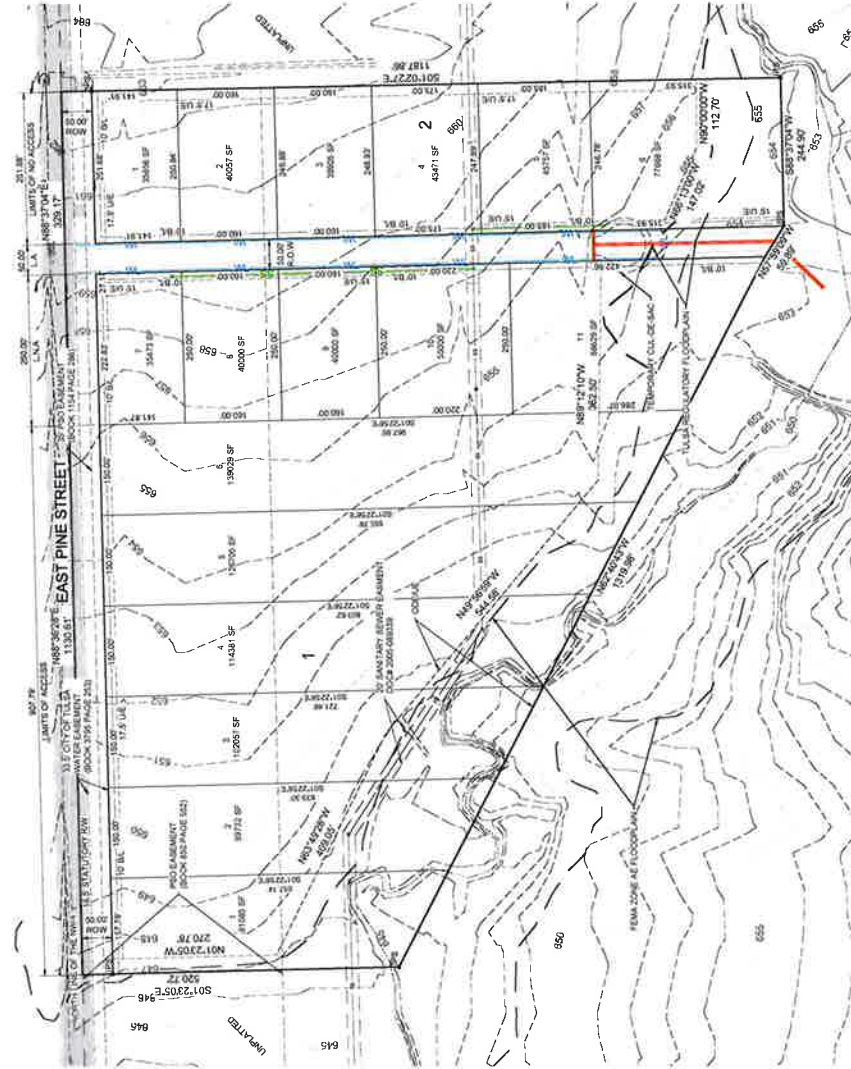
AAB ENGINEERING LLC

PO BOX 218
BANKS, MISSISSIPPI 39208
PHONE 662.544.4280
FAX 662.544.4288

DRAWING SCALE: 1" = 100'

LEGEND

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER EXTENSION
- PROPOSED WATERLINE



AAB Engineering, LLC
AAB
Engineering • Surveying • Land Planning
AAB ENGINEERING, LLC
1000 S. GULF SHORE BLVD., SUITE 200
GULF SHORE, MISSISSIPPI 39509
PHONE 662.544.4280 FAX 662.544.4288



REVISIONS: 1.00 TO 1.01 (01/11/2011) 2.00 (01/11/2011) 3.00 (01/11/2011) 4.00 (01/11/2011)

24.10



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7361

Hearing Date: January 18, 2016

Neighborhood continuance from October 5th to November 2nd.
Applicant continuance from November 2nd to December 7th.
Applicant continuance from December 7th to January 18th.

Case Report Prepared by:

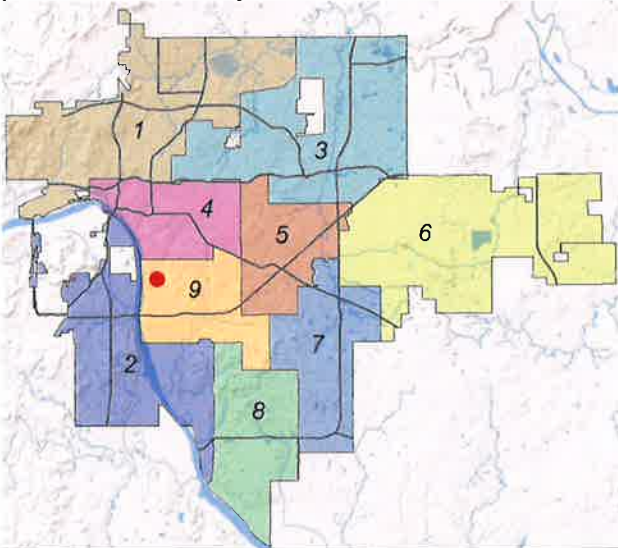
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: ALLEN H W CO

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Single Family Residential

Proposed Use: Parking lot

Concept summary: Construct a surface parking lot that is consistent with the Comprehensive plan and meet or exceed minimum design standards identified on PK zoned property.

Tract Size: 0.2 ± acres

Location: West of southwest corner of S. Peoria Ave. and E. 37th Pl.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: PK

Comprehensive Plan:

Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial of PK zoning however staff may support PK zoning with an appropriate optional development plan.

Prior to the October 5th Planning Commission meeting the applicant agreed to a continuance for further neighborhood discussion including a possible optional development plan. No additional information has been provided.

Staff Data:

TRS: 9224

CZM: 46

Atlas: 249

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

251

SECTION I: Z-7361

DEVELOPMENT CONCEPT:

Parking district zoning is primarily intended to accommodate off-street parking areas bordering on residential zoning districts, while protecting nearby residential areas from adverse impacts associated with spillover parking into residential neighborhoods. This zoning request is supported by the Tulsa Comprehensive 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:
 - None Provided
- Neighborhood Correspondence:

DETAILED STAFF RECOMMENDATION:

Z-7361 is occupied by a single family residential home zoned RS-3 however the Comprehensive Plan recognized this area as part of the Main Street Land Use Designation. The Brookside Infill Development Design Recommendations recognize that this lot could be used for parking. Additional encroachment into the neighborhood west of this request is not supported by either of those plans and;

PK zoning as requested by Z-7361 provides setback standards for fencing and parking that protect the street character where parking is adjacent to single family residential areas. Screening and landscape concepts required by the code are similar to recommendations recognized in the Brookside Infill Development Design Recommendations and;

PK zoning only allows parking with associated landscaping and screening regulations. Neighborhood participants during this process have all considered parking as an injurious use to the single family residential property west and north of the site. Staff has supported several continuances for discussion regarding a possible optional development plan or a light office rezoning request. No modification of the original rezoning request has been submitted and;

PK zoning at this location is harmonious with the expected future Main Street Development pattern at this location but the design standards identified in PK zoning are not harmonious with the Brookside Infill Development Design Recommendations therefore;

Staff recommends Denial of Z-7361 to rezone property from RS-3 to PK. however staff may support PK zoning with an appropriate optional development plan.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Brookside Plan suggested a higher quality fence design standard and significant landscaping beyond what is required in the PK zoned district. Design solutions including access limitations to 37th street, improved landscape and screening standards and improvements to the

pedestrian circulation system along 37th place could be implemented through an Optional Development plan and help implement the Brookside Infill Development Design Recommendations.

Land Use Vision:

Land Use Plan map designation: Main Street

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan:

Trail System Master Plan Considerations: None

Small Area Plan: Brookside Infill Development Design Recommendations (effective beginning 2002)

The plan recommends several design considerations including:

- 1) The boundary between the commercial areas and residential areas should be appropriately screened with fencing, landscaping and buffering materials which include wooden fences with cap-rails and base-rails, trees, plants, or any combination of the above which provides appropriate visual separation, high durability, and long term easy and low maintenance.
- 2) The screening fence should be provided with a wooden fence with Brick, stone or masonry pilasters to be used as the fence support; or
- 3) A brick, stone or masonry wall fence is also a recommended option for screening.

Special District Considerations: None except the provisions identified in the Brookside Infill plan.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a single family residential residence with surface parking on the south and east. If the house is removed and the parking lot is constructed it is important to remove the drive approach to the lot from East 37th and install a sidewalk.

(See street view image on next page. Viewed looking southeast from the northwest corner of the lot):



Environmental Considerations: None that would affect site development as a parking lot.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 37 th Place South	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	RS-3	Main Street	Growth	Single Family Residential
East	PK	Main Street	Growth	Surface Parking Lot
South	RS-3	Main Street	Growth	Surface Parking Lot (re: BOA# 4153 in 1963)
West	RS-3	Existing Neighborhood	Stability	Single Family Residential

254

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11822 dated June 26, 1970, established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

Z-7298 June 2015: All concurred in **approval** of a request for *rezoning* a .19+ acre tract of land from RS-3 to PK for a parking lot, on property located west of the northwest corner of S. Peoria Ave. and E. 37th Pl. and northeast of subject property.

Z-7107 October 2008: All concurred in **approval** of a request for *rezoning* a .5+ acre tract of land from RS-3 to PK for parking lot, on property located west of southwest corner of E. 37th St. and S. Peoria Ave.

Z-6749 March 2000: All concurred in **approval** of a request for *rezoning* a .457+ acre tract of land from RS-3/RM-1 to PK for parking on property located east of northeast corner of S. Peoria Ave. and E. 38th St. S.

BOA-17826 September 23, 1997: The Board of Adjustment **approved** a *Variance* of the required 5 ft. landscaping strip between parking lot and an R district; and a *Variance* of required 50 ft. setback from abutting street; and a *Variance* of screening required along property lines abutting an R district; per plan submitted; subject to execution of a tie agreement between the subject lot and the parking lot and use to the east, on property located at 1128A & 1128B E. 37th Pl. S. and abutting subject property to the east.

Z-6597 August 1997: All concurred in **approval** of a request to *rezone* a .19+ acre tract of land from RS-3 to PK for a parking lot, located west of the southwest corner of E. 37th Pl. and S. Peoria Ave. and abutting east of subject property.

BOA-4153 September 1963: The Board of Adjustment **approved** off-street parking use in a U-1-C district (RS-3) in conjunction with business property on the east, subject to the applicant hard surfacing the lot and fencing the lot, on property located at 1135 E. 38th St. and abutting south of subject property.

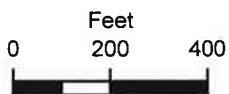
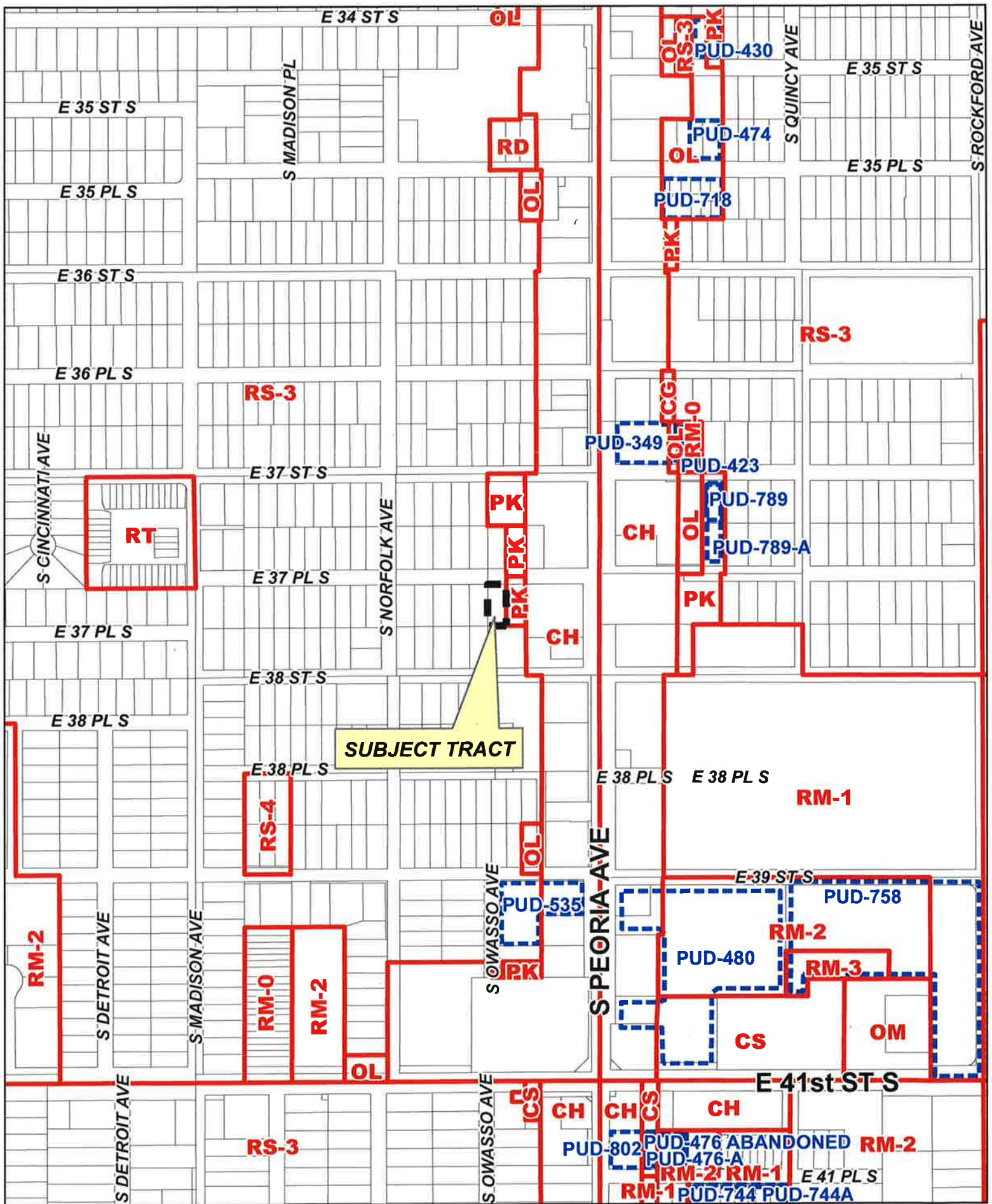
BOA-2062 August 10, 1949: The Board of Adjustment **approved** a church use, on property located at 1132 E. 38th St.

10/5/2016 1:30 PM

25.5

REVISED 1/10/2017

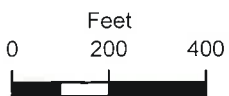
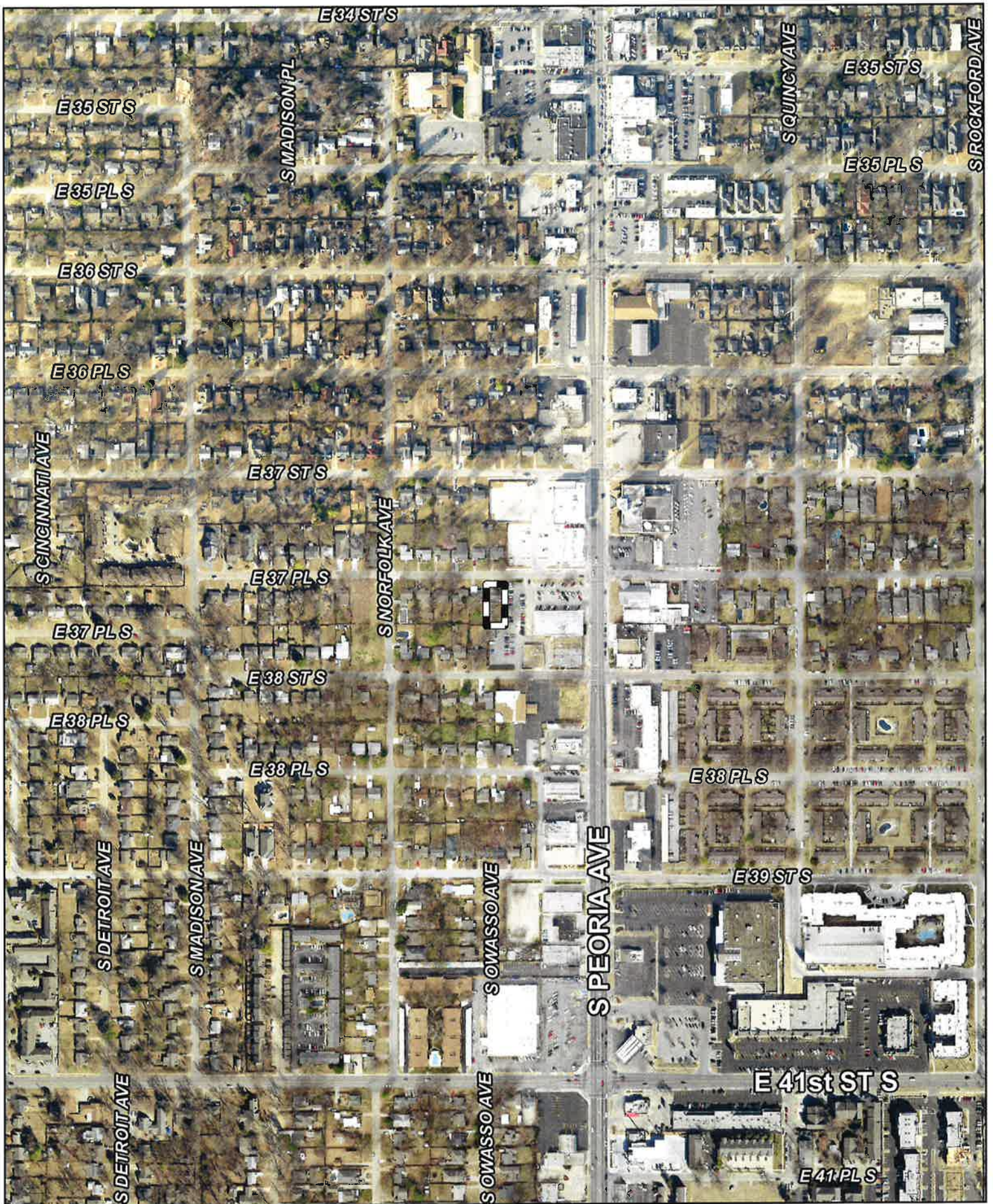
NEIGHBORHOOD CORRESPONDENCE:



Z-7361

19-12 24





Subject
Tract

Z-7361

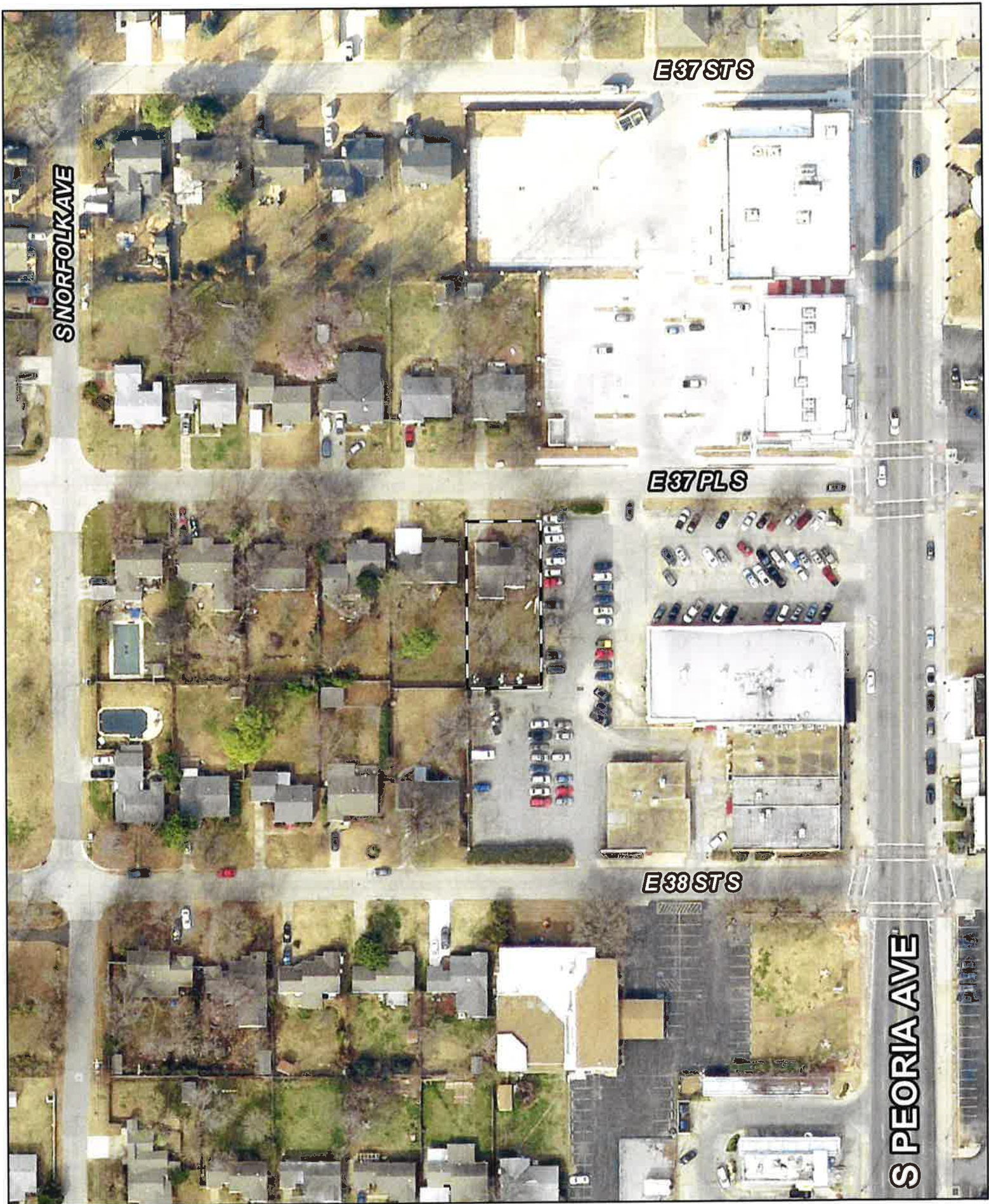
19-12 24

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

Aerial Photo Date: February



258



E 37 STS

E 37 PLS

E 38 STS

S PEORIA AVE

0 50 100
Feet



Subject
Tract

Z-7361

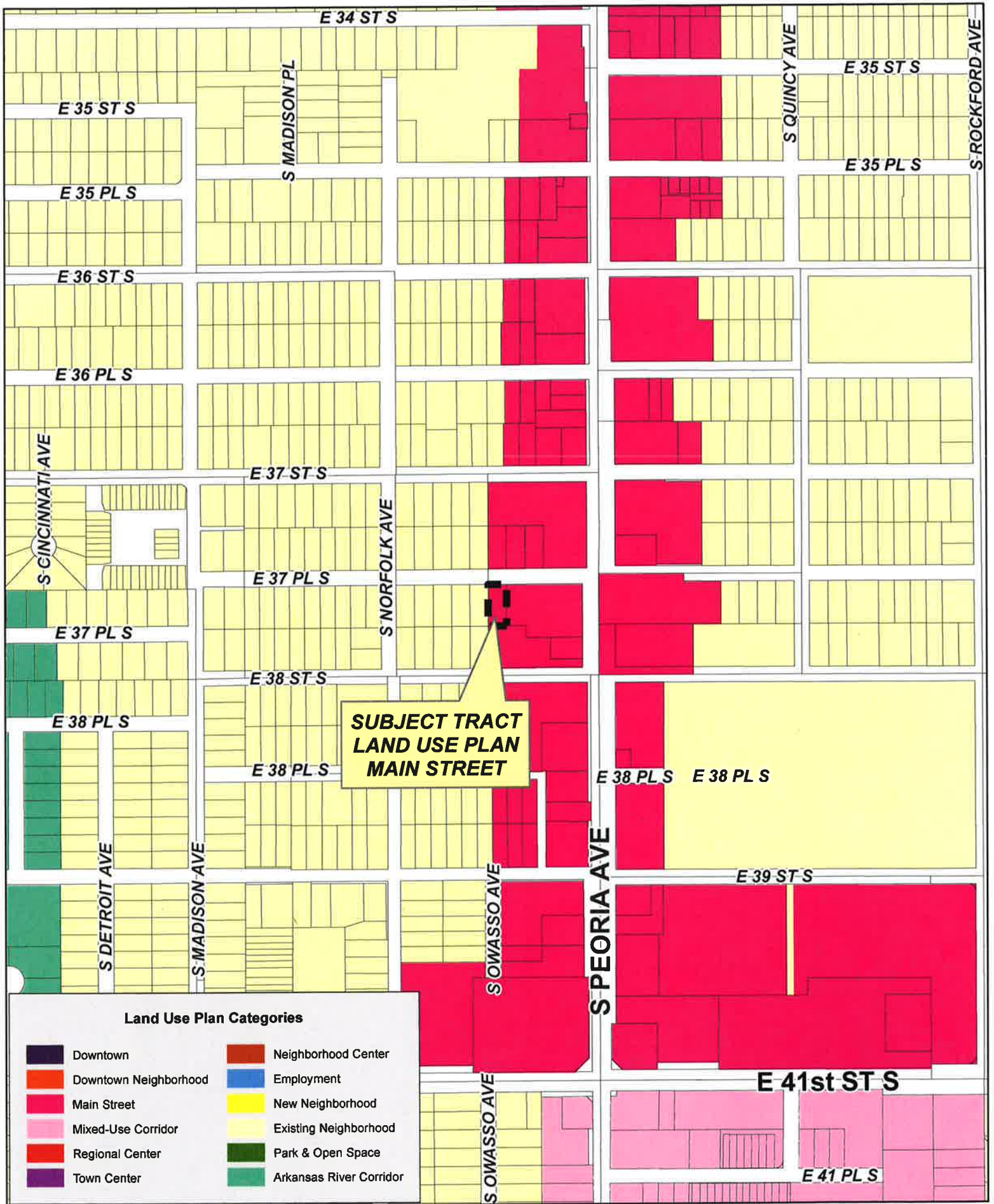
19-12 24

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

Aerial Photo Date: February 20

259

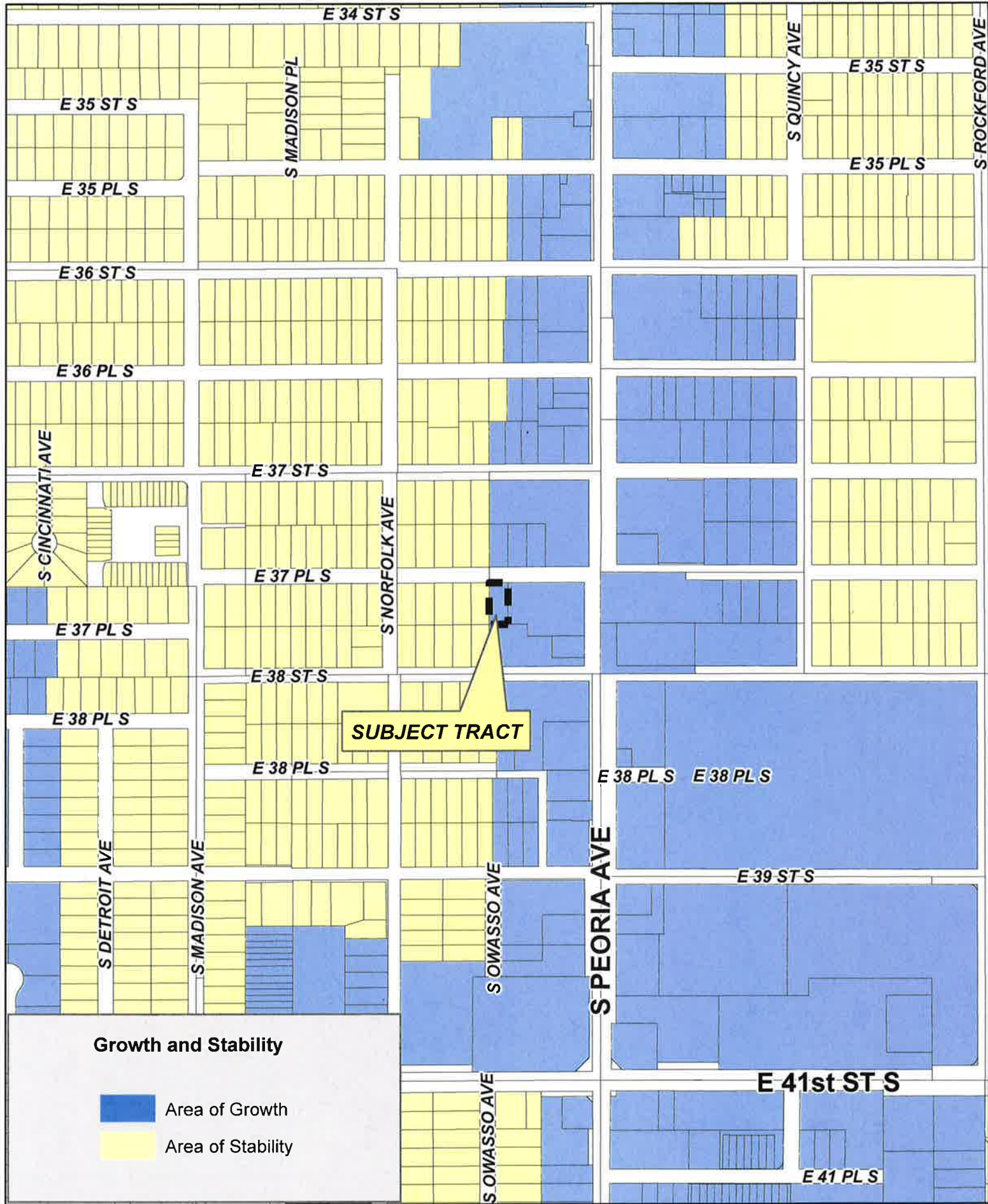




Z-7361

19-12 24





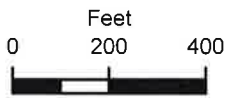
Growth and Stability



Area of Growth

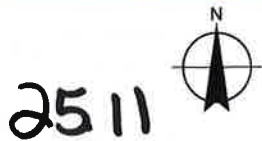


Area of Stability



Z-7361

19-12 24



NEIGHBORHOOD CORRESPONDENCE:

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, October 04, 2016 9:30 AM
To: Miller, Susan; Sawyer, Kim; Michael Covey
Cc: Nathan's House; R. Louis Reynolds
Subject: FW: Objection to Z-7361, request for continuance

Good morning Chairman Covey,

Please accept the neighbors request for a continuance to October 19th to allow time to meet with the applicant and to consider an optional development plan.

If an optional development plan is submitted by the applicant, the continuance must be moved to November 2nd to accommodate the 21 day lead time policy identified on our calendar for a development plan submittal.

Staff supports the continuance request to allow discussion with the neighborhood.

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

FILE COPY

From: nleigh42@gmail.com [mailto:nleigh42@gmail.com] **On Behalf Of** Nathan's House
Sent: Tuesday, October 04, 2016 9:00 AM
To: Wilkerson, Dwayne
Cc: Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rreynolds@ellerdetrich.com
Subject: Re: Objection to Z-7361, request for continuance

Oct 19th is acceptable.

I plan on speaking tomorrow. Do I need to sign up in advance?

Thanks,
Nathan

On Tue, Oct 4, 2016 at 8:49 AM, Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Nathan,

Please confirm that October 19th is the correct date for your continuance request.

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street

Suite 800

Tulsa, OK 74103

918-579-9475

dwickerson@incog.org

From: Wilkerson, Dwayne

Sent: Tuesday, October 04, 2016 8:46 AM

To: 'Nathan's House'

Cc: Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rlreynolds@ellerdetrich.com

Subject: RE: Objection to Z-7361, request for continuance

Nathan,

Thank you for your email I will forward your request to the Planning Commission.

Please be sure to sign up to speak at the meeting tomorrow.

Respectfully.

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street

Suite 800

Tulsa, OK 74103

[918-579-9475](tel:918-579-9475)

dwilkerson@incog.org

From: nleigh42@gmail.com [<mailto:nleigh42@gmail.com>] **On Behalf Of** Nathan's House
Sent: Tuesday, October 04, 2016 8:42 AM
To: Wilkerson, Dwayne
Cc: Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rlreynolds@ellerdetrich.com
Subject: Objection to Z-7361, request for continuance

I have objections to the request for zoning change Z-7361; Residential Single Family (RS-3) to Parking Lot (PK). This is for a lot bordering the property that includes Charleston's in Brookside; address 1124 E 37th PL. I own & reside in the home across the street, one house east at 1119 E 37th PL.

I would like to ask that a continuance be issued to provide time to develop an Optional Development Plan. I, along with several other local residents, have concerns with how this proposed change will interface with the established neighborhood. Therefore, I feel that it would be appropriate for the land owner to host a public meeting inviting all interested parties.

It should be noted that the application incorrectly notes that the land is "Vacant". There is currently a well maintained, single family home on this property. There are also several mature trees on the lot that provide shade for the neighborhood and help limit the heat sink affect of the current parking lot.

I respectfully disagree that increasing the size of the existing parking lot meets the expectations of a Multi-Modal, Main Street Corridor identified by the Tulsa Comprehensive Plan (PLANiTULSA).

The current development is zoned Commercial-High District (CH). In the recently updated Tulsa Zoning Code, the parking requirements for CH were lowered to "help avoid the negative impacts that can result from requiring excessive supplies of off-street parking" and discourage "parking encroachment into stable neighborhoods" (Section 55.010-A). From my calculations, I estimate that the current development has a minimum parking requirement of 73 parking spots. The current lot has approx 118 parking spots, 6 parking spots marked along Peoria, and on-street parking along 37th PL & 38th ST adds 20 more. This creates a total of 144 available spots to the current development, or **twice the minimum parking spots required by Tulsa Zoning Code.**

The lot in question is zoned as part of the area of Growth in the Main Street Corridor. Therefore, I do not contest the land owner's desire to change from RS-3. A change to an office, retail, or a mixed use building that incorporates the existing trees could provide a much more appropriate transition between the established neighborhood and the Brookside business district.

The final result could be a win-win for the land owner, City of Tulsa, and the neighborhood. A parking lot requires flood lights 24/7, storm water mitigation, & regular maintenance; yet it does not pay rent & does not produce any sales tax.

Application: <http://www.tmapc.org/tmapc/Z-7361.pdf>

Thank you for your assistance in this matter.

Nathan Leigh

1119 E 37th PL

918.289.7679

Wilkerson, Dwayne

From: nleigh42@gmail.com on behalf of Nathan's House
[house@nathanleigh.com]
Sent: Tuesday, October 04, 2016 8:42 AM
To: Wilkerson, Dwayne
Cc: Adele Baker; dist9@tulsacouncil.org; Traci Leigh;
rlreynolds@ellerdetrich.com
Subject: **Objection to Z-7361, request for continuance**

FILE COPY

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Thank you for your assistance in this matter.

Nathan Leigh

1119 E 37th PL
918.289.7679

Sawyer, Kim

From: Carolyn [amaryllis104@yahoo.com]
Sent: Wednesday, October 05, 2016 10:47 AM
To: Wilkerson, Dwayne
Cc: Carolyn Cobb
Subject: 10/5/16--Request for continuance...case Z-7361

I am very opposed to the rezoning application for southwest corner of Peoria and E 37 Pl....

I live at 1110 E 38, at corner of Norfolk and 38 St.
Several other neighbors on this street also opposed, including Sally McGrew, Jessica Cobb.

Need continuance please.

Wilkerson, Dwayne

From: Adele Baker [AdeleBa@kfoc.net]
Sent: Tuesday, October 04, 2016 10:12 AM
To: 'Nathan's House'; Wilkerson, Dwayne
Cc: dist9@tulsacouncil.org; Traci Leigh; rreynolds@ellerdetrich.com
Subject: RE: Objection to Z-7361, request for continuance

I agree with Nathan's request for a continuance. I live directly across the street (1127 E 37th Pl.) from the existing house that is scheduled for the zoning change hearing. I have lived there since late October 1991. I have already lost the lot behind me to the north, the one next to it to the north east, (both of which were a combined large empty lot with big oak trees), the lot next to me on the east, and the lot beyond it to the east, both of which had houses and large trees, all to a large parking lot for Trader Joe's and the other stores yet to be developed. And previous to that zoning change, there was a duplex located in the lot just east of 1124 E 37th Pl. (southeast to my house) which was rezoned to be a parking lot. I do not wish to look out my front window and see more parking lots, nor do I think it is reasonable for the city to surround my house with them.

Adele Baker

From: nleigh42@gmail.com [<mailto:nleigh42@gmail.com>] On Behalf Of Nathan's House
Sent: Tuesday, October 04, 2016 8:42 AM
To: dwilkerson@incog.org
Cc: Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rreynolds@ellerdetrich.com
Subject: Objection to Z-7361, request for continuance

FILE COPY

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Application: <http://www.tmapc.org/tmapc/Z-7361.pdf>

Thank you for your assistance in this matter.

Nathan Leigh
1119 E 37th PL
918.289.7679

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, October 05, 2016 11:44 AM
To: Jessa Cobb; Carolyn Cobb
Cc: Sawyer, Kim
Subject: RE: Continuance

Thank you Ms. Cobb,

We will forward your request for a continuance to the Planning Commission.

INCOG
C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

FILE COPY

-----Original Message-----

From: Jessa Cobb [<mailto:jessa.cobb@gmail.com>]
Sent: Wednesday, October 05, 2016 11:40 AM
To: Wilkerson, Dwayne; Carolyn Cobb
Subject: Continuance

Hello.

I live at 1106 e 38th st. I have objections to the rezoning application (case number z7361) but am unable to attend the meeting this afternoon. I request a continuance as I would like to register my objections and have a chance to speak to those involved about a compromise.

Thank you,
Jessica Cobb

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, October 05, 2016 11:41 AM
To: Sawyer, Kim
Cc: Miller, Susan
Subject: FW: rezoning extension request, Brookside (Z-7361)

Kim,

Please forward this to the Planning Commission.

Thanks

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

FILE COPY

From: bigsal24@aol.com [<mailto:bigsal24@aol.com>]
Sent: Wednesday, October 05, 2016 11:36 AM
To: Wilkerson, Dwayne; herbbeattie@sbcglobal.net
Subject: rezoning extension request, Brookside

Hello,

I am Sally McGrew, and my husband and I live at 1101 E. 38th St., one street south of the lot for which the zoning change has been proposed.

I would like to request a continuation so that the owner can meet with neighbors and discuss possible alternatives to making the area a parking lot. I have some of the same concerns shared by others, such as the loss of trees, how the border area between development and the stable residential neighborhood will be handled, and the fact that the existing parking is in excess of what's required by the current code.

I can be contacted at 918-808-8958, or through email at this address.

Thanks for your consideration.

Sally McGrew

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Wednesday, October 05, 2016 3:09 PM
To: Sawyer, Kim
Subject: FW: amendment...Fw: 10/5/16--Request for continuance...case Z-7361

INCOG

C. Dwayne Wilkerson
Assistant Director Land Development Services

2 West Second Street
Suite 800
Tulsa, OK 74103

918-579-9475
dwilkerson@incog.org

FILE COPY

From: Carolyn [<mailto:amaryllis104@yahoo.com>]
Sent: Wednesday, October 05, 2016 12:39 PM
To: Wilkerson, Dwayne
Cc: Carolyn Cobb
Subject: amendment...Fw: 10/5/16--Request for continuance...case Z-7361

I am unable to make changes in order to be present today at meeting.
I have had unexpected medical issues/appts that cannot be changed, for today.
I had planned to be there at 1:30pm.
It is my understanding that each side is entitled to a continuance, if requested.
I am requesting continuance, so that discussion between parties can be had.
Carolyn Cobb

----- Forwarded Message -----

From: Carolyn <amaryllis104@yahoo.com>
To: "dwilkerson@incog.org" <dwilkerson@incog.org>
Cc: Carolyn Cobb <amaryllis104@yahoo.com>
Sent: Wednesday, October 5, 2016 10:47 AM
Subject: 10/5/16--Request for continuance...case Z-7361

I am very opposed to the rezoning application for southwest corner of Peoria and E 37 Pl....

I live at 1110 E 38, at corner of Norfolk and 38 St.
Several other neighbors on this street also opposed, including Sally McGrew, Jessica Cobb.

Need continuance please.

Sawyer, Kim

From: R. Louis Reynolds [LReynolds@ellerdetrich.com]
Sent: Wednesday, October 05, 2016 12:02 PM
To: Wilkerson, Dwayne; Miller, Susan; Sawyer, Kim; Michael Covey
Cc: Nathan's House
Subject: RE: Objection to Z-7361, request for continuance

Dear Dwayne: A continuance to November 2nd is acceptable to the Applicant. Best, Lou Reynolds

R. Louis Reynolds

Eller & Detrich

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

☎ (918) 747-8900 *phone*
☎ (866) 547-8900 *toll free*
☎ (918) 392-9407 *e-fax*
✉ LReynolds@EllerDetrich.com

FILE COPY



<http://www.EllerDetrich.com/>

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

From: Wilkerson, Dwayne [mailto:DWilkerson@incog.org]
Sent: Tuesday, October 4, 2016 9:30 AM
To: Miller, Susan <SMiller@incog.org>; Sawyer, Kim <ksawyer@incog.org>; Michael Covey <mcovey@cox.net>
Cc: Nathan's House <house@nathanleigh.com>; R. Louis Reynolds <LReynolds@ellerdetrich.com>
Subject: FW: Objection to Z-7361, request for continuance

Good morning Chairman Covey,

Please accept the neighbors request for a continuance to October 19th to allow time to meet with the applicant and to consider an optional development plan.

If an optional development plan is submitted by the applicant, the continuance must be moved to November 2nd to accommodate the 21 day lead time policy identified on our calendar for a development plan submittal.

Staff supports the continuance request to allow discussion with the neighborhood.

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: nleigh42@gmail.com [<mailto:nleigh42@gmail.com>] **On Behalf Of** Nathan's House

Sent: Tuesday, October 04, 2016 9:00 AM

To: Wilkerson, Dwayne

Cc: Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rlreynolds@ellerdetrich.com

Subject: Re: Objection to Z-7361, request for continuance

Oct 19th is acceptable.

I plan on speaking tomorrow. Do I need to sign up in advance?

Thanks,

Nathan

On Tue, Oct 4, 2016 at 8:49 AM, Wilkerson, Dwayne <DWilkerson@incog.org> wrote:

Nathan,

Please confirm that October 19th is the correct date for your continuance request.

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: Wilkerson, Dwayne
Sent: Tuesday, October 04, 2016 8:46 AM
To: 'Nathan's House'
Cc: Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rlreynolds@ellerdetrich.com
Subject: RE: Objection to Z-7361, request for continuance

Nathan,

Thank you for your email I will forward your request to the Planning Commission.

Please be sure to sign up to speak at the meeting tomorrow.

Respectfully,

INCOG

C. Dwayne Wilkerson

Assistant Director Land Development Services

2 West Second Street

Suite 800

Tulsa, OK 74103

[918-579-9475](tel:918-579-9475)

dwilkerson@incog.org

From: nleigh42@gmail.com [<mailto:nleigh42@gmail.com>] **On Behalf Of** Nathan's House
Sent: Tuesday, October 04, 2016 8:42 AM
To: Wilkerson, Dwayne
Cc: Adele Baker; dist9@tulsacouncil.org; Traci Leigh; rlreynolds@ellerdetrich.com
Subject: Objection to Z-7361, request for continuance

I have objections to the request for zoning change Z-7361; Residential Single Family (RS-3) to Parking Lot (PK). This is for a lot bordering the property that includes Charleston's in Brookside; address 1124 E 37th PL. I own & reside in the home across the street, one house east at 1119 E 37th PL.

I would like to ask that a continuance be issued to provide time to develop an Optional Development Plan. I, along with several other local residents, have concerns with how this proposed change will interface with the established neighborhood. Therefore, I feel that it would be appropriate for the land owner to host a public meeting inviting all interested parties.

It should be noted that the application incorrectly notes that the land is "Vacant". There is currently a well maintained, single family home on this property. There are also several mature trees on the lot that provide shade for the neighborhood and help limit the heat sink affect of the current parking lot.

I respectfully disagree that increasing the size of the existing parking lot meets the expectations of a Multi-Modal, Main Street Corridor identified by the Tulsa Comprehensive Plan (PLANiTULSA).

The current development is zoned Commercial-High District (CH). In the recently updated Tulsa Zoning Code, the parking requirements for CH were lowered to "help avoid the negative impacts that can result from requiring excessive supplies of off-street parking" and discourage "parking encroachment into stable neighborhoods" (Section 55.010-A). From my calculations, I estimate that the current development has a minimum parking requirement of 73 parking spots. The current lot has approx 118 parking spots, 6 parking spots marked along Peoria, and on-street parking along 37th PL & 38th ST adds 20 more. This creates a total of 144 available spots to the current development, or **twice the minimum parking spots required by Tulsa Zoning Code**.

The lot in question is zoned as part of the area of Growth in the Main Street Corridor. Therefore, I do not contest the land owner's desire to change from RS-3. A change to an office, retail, or a mixed use building that incorporates the existing trees could provide a much more appropriate transition between the established neighborhood and the Brookside business district.

The final result could be a win-win for the land owner, City of Tulsa, and the neighborhood. A parking lot requires flood lights 24/7, storm water mitigation, & regular maintenance; yet it does not pay rent & does not produce any sales tax.

Application: <http://www.tmapc.org/tmapc/Z-7361.pdf>

Thank you for your assistance in this matter.

Nathan Leigh

1119 E 37th PL

918.289.7679



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7367

w/optional development plan

Hearing Date: January 18, 2017

Planning Commission required a continuance from
December 21st, 2016.

Case Report Prepared by:

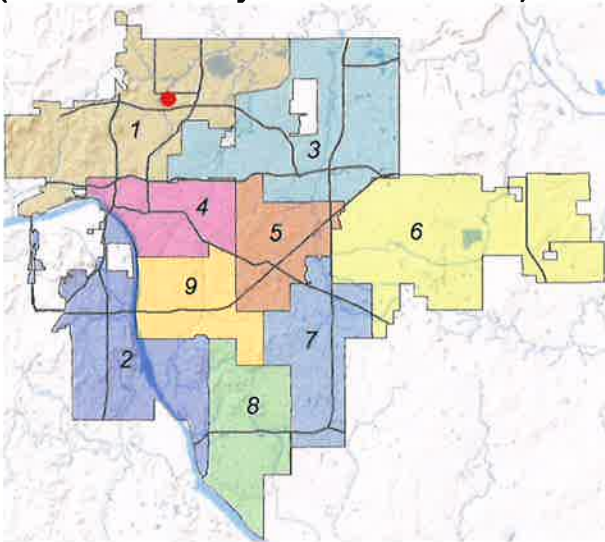
Dwayne Wilkerson

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 Data:

TRS: 0318

CZM: 22, 29

Atlas: 432, 433, 353

Staff Recommendation:

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

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: John Smaligo

26.1

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.

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
 - Access 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: Limited to 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: All subcategories and specific uses permitted in the IM zoning district
4. Industrial: All the following Subcategories
 - Low-Impact Manufacturing and Industry with all specific uses
 - Moderate-impact Manufacturing and Industry with all specific uses

BUILDING SETBACKS:

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

26.2

STANDARDS FOR LOTS WITH FRONTAGE ON MOHAWK BOULEVARD:

Screening and Landscape Standards

The lot or lots adjacent to Mohawk Boulevard shall provide one or any 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 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 only as defined below:

1. Tractor trailer / heavy truck (defined as having 18 wheels or more) and minor access (employee, visitor and small delivery service) vehicular ingress and egress points shall be prohibited on Mohawk Boulevard except as defined below:
 - a. Heavy truck traffic may be allowed as long as the center line of any drive is within 600 feet of the west right-of-way line for North Lewis Avenue.
 - b. Heavy truck traffic may be allowed as long as the center line of any drive is further than 500 feet west of the west right-of-way line of Troost Avenue where it intersects with Mohawk Boulevard
2. Any improvements regarding traffic control measures, signage and/or street conditions related to the vehicular access points referenced above on Mohawk Boulevard must be approved by the Planning Commission.

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 paved 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 right-of-way 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 in height 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 for each sign.
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:

Within 200 feet of the Mohawk Boulevard right-of-way the maximum height of all wall or pole mounted lighting shall not exceed 16 feet above the ground directly below the light. Where lighting is proposed further than 200 feet from said right-of-way the light may be taller than 16 feet as allowed with a photometric plan meeting the standards of the Tulsa Zoning Code. Under no circumstance will any light be permitted greater than 30 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;

Staff recognizes that this optional development plan does not provide guidance or limitations for vehicular access to East 36th Street North or to North Lewis Avenue 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:

26.4

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.

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.

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:

26.7

<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	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 Parks & Open Space and Existing Neighborhood East part is New Neighborhood and Mixed Use Corridor	West part is Stability East part is Growth	Oil tanks and pumps and vacant residential
East	CS	Mixed Use Corridor	Growth	Undeveloped
West	AG / CH	Parks & Open Space and Employment	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.

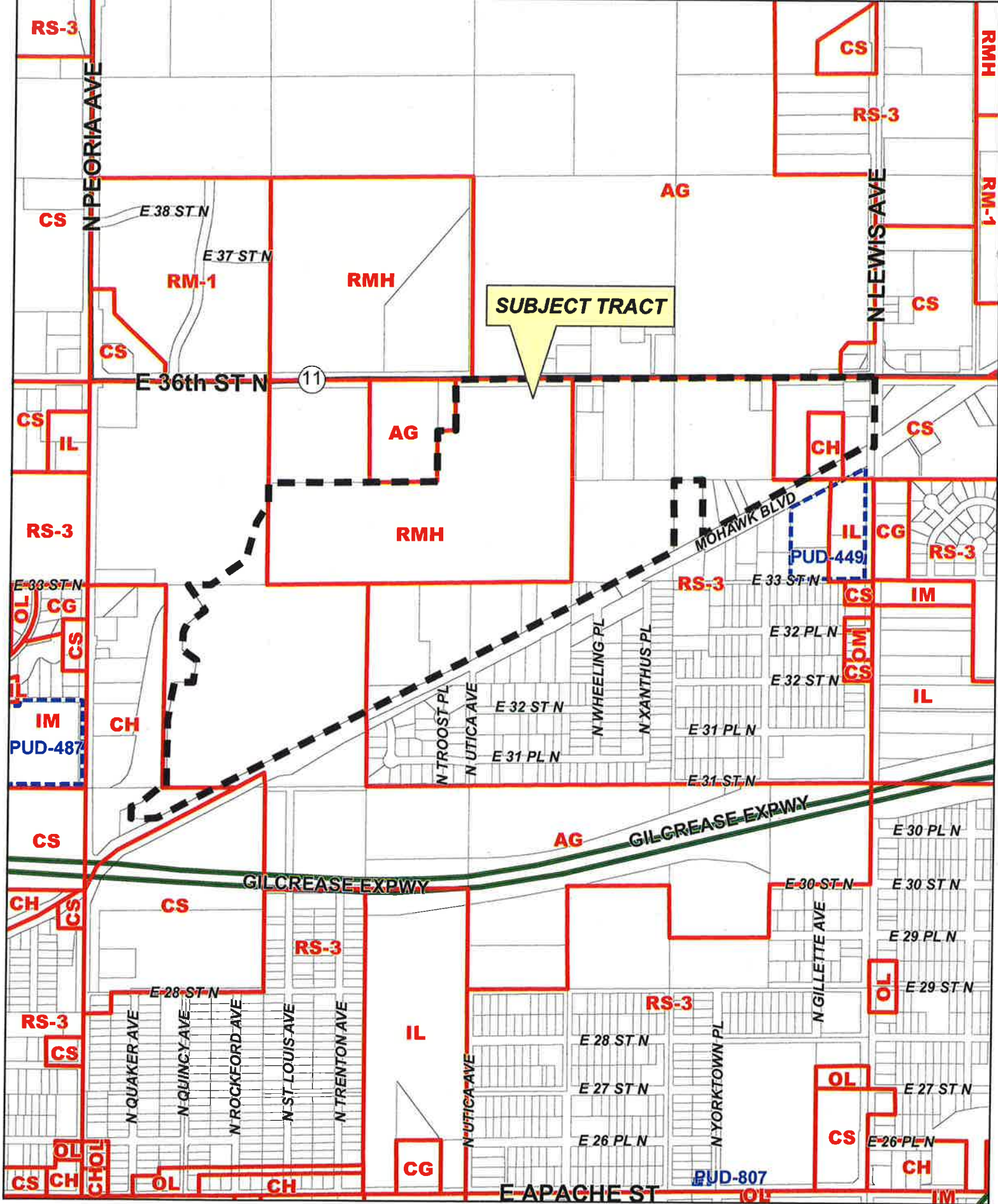
Surrounding Property:

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.

12/21/2016 1:30 PM

26.9

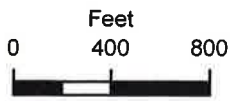
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20-13 19

Z-7367
with Optional
Development Plan





Subject
Tract

20-13 19

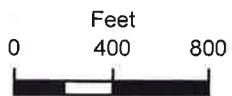
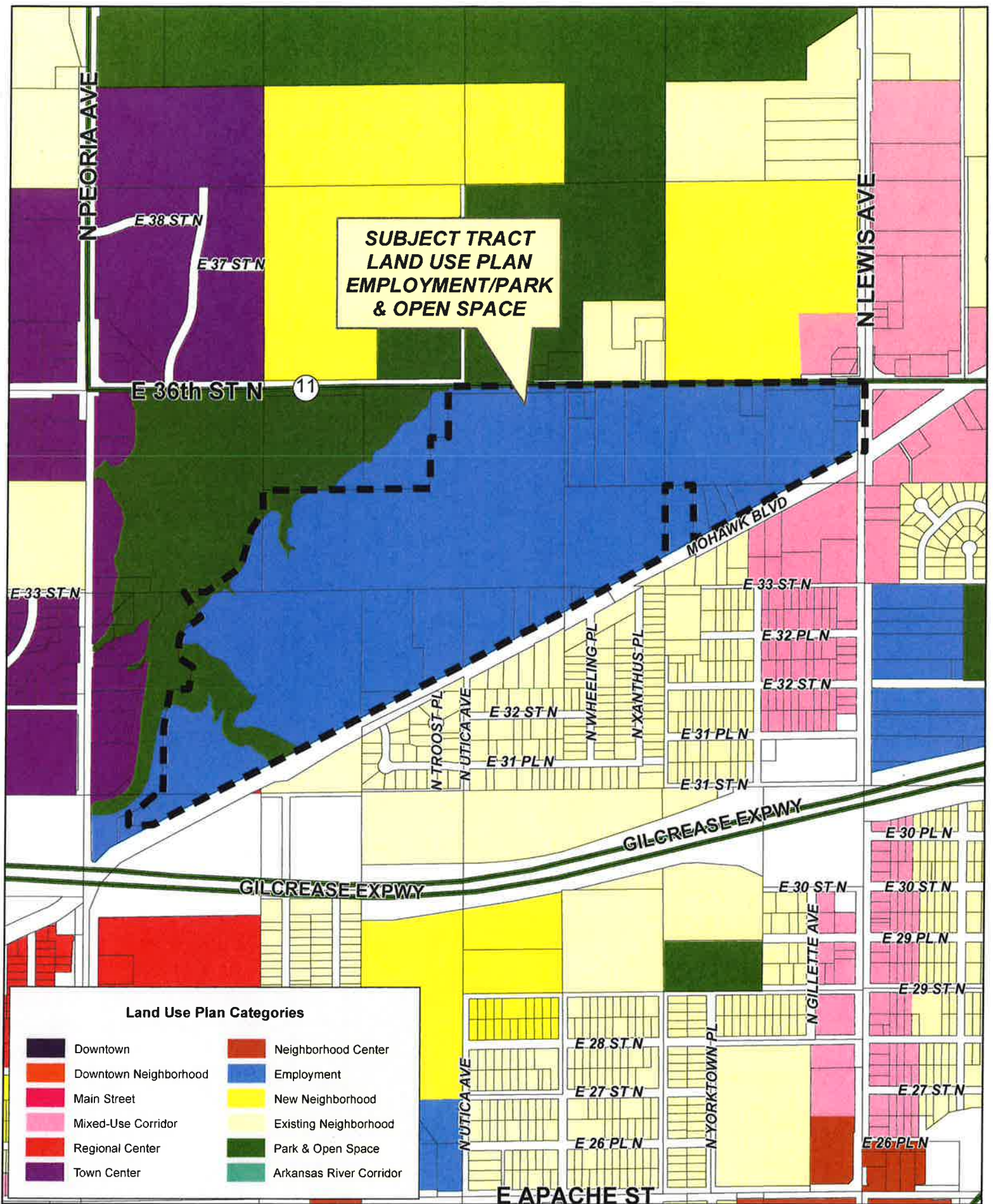
Z-7367
with Optional
Development Plan

Note: Graphic overlays may
align with physical features

Aerial Photo Date: Febr

26 11

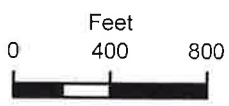
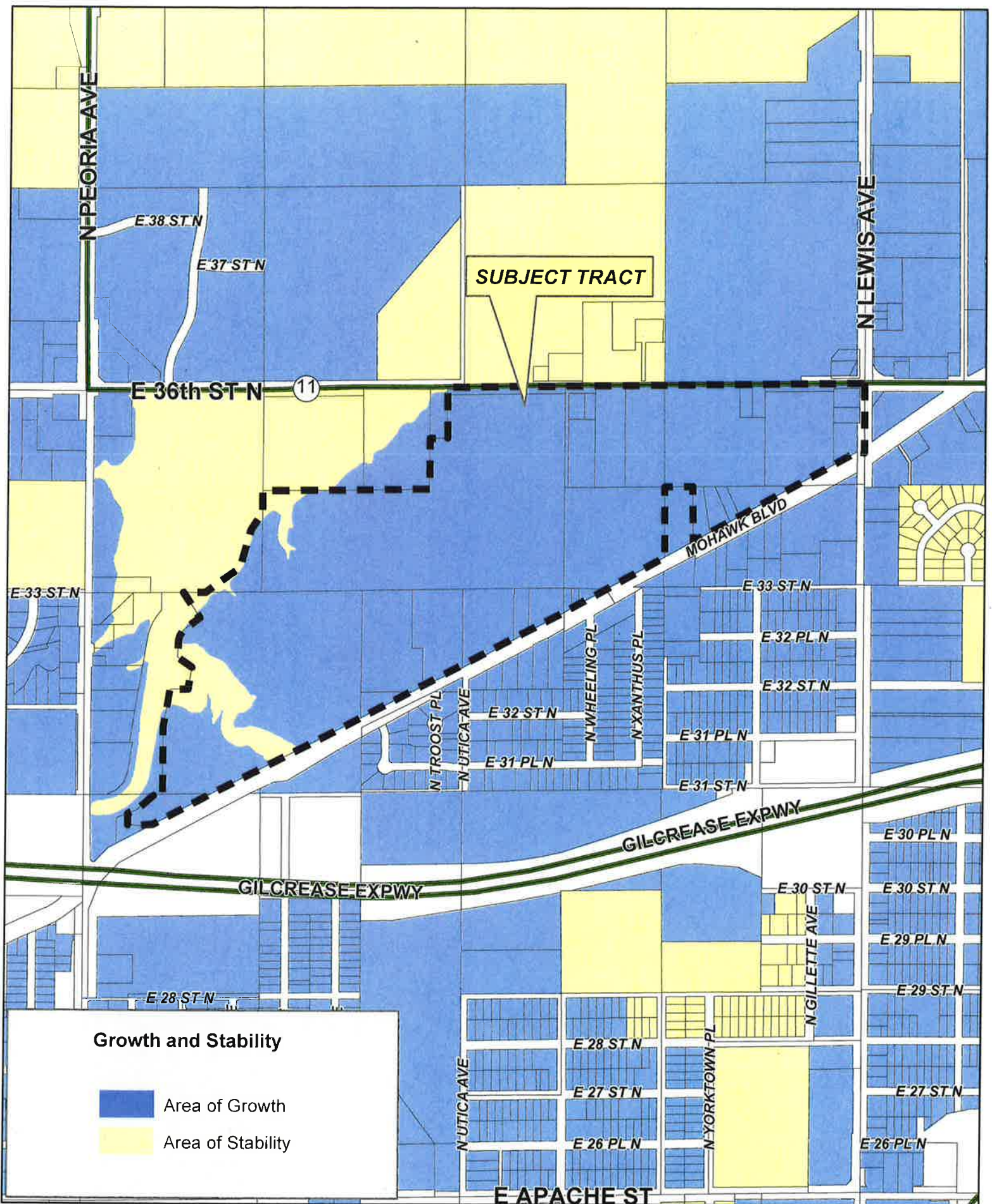




20-13 19

Z-7367
with Optional
Development Plan

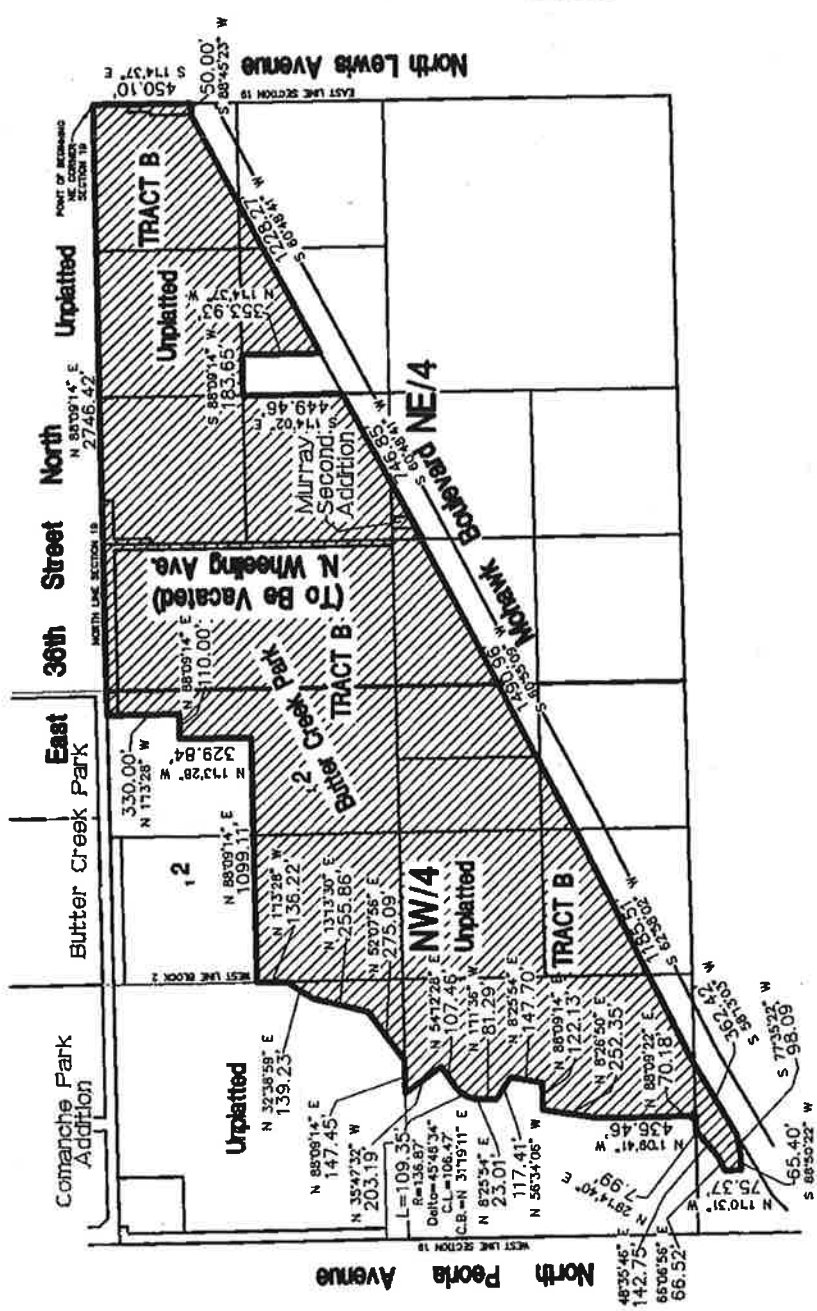




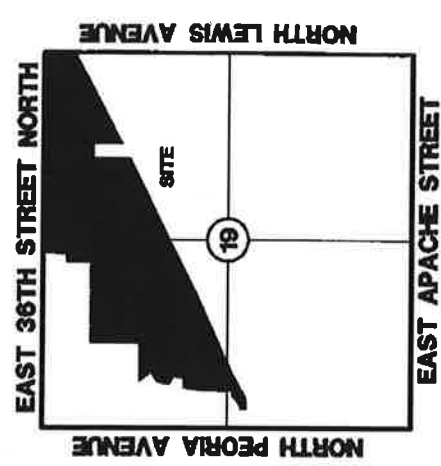
20-13 19

Z-7367
with Optional
Development Plan





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

SCALE: 1"=800'

Legend
P.O.B. = POINT OF BEGINNING



= TRACT B (LESS WILLIAMS TRACT)



Sisemore Weisz & Associates, Inc.
601 EAST 30th PLACE
TULSA, OKLAHOMA 74105
C.A. NO. 2421
PHONE (918) 495-3900
FAX (918) 495-8888
EXP. DATE 6/30/17



AERIAL ACCESS EXHIBIT

E. 36th & N. PEORIA AVE.
TULSA, OK

CONCEPT ILLUSTRATION
DRAWING PREPARED DECEMBER 22, 2016
ORIGINAL PAPER SIZE 22X34



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-448-A Abandonment
(Related to Z-7372)

Hearing Date: January 18, 2017

Case Report Prepared by:

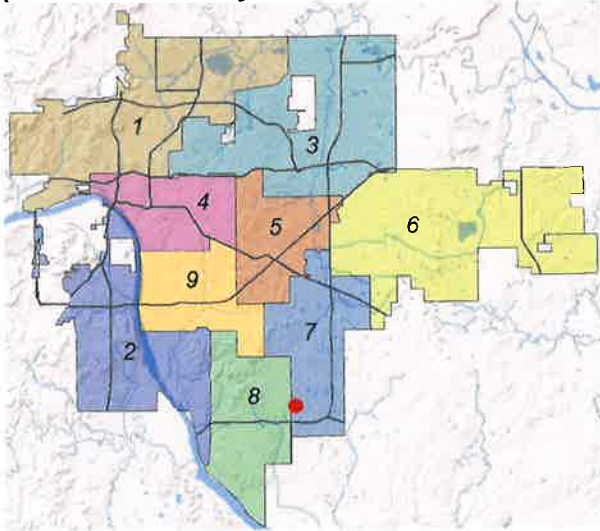
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: ROBSON, FRANK C AND
LUDMILA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Auto body shop/detailing

Concept summary: Abandon a portion of the existing PUD and rezone property from RM-1 to CG with optional development plan. The current proposal is for auto body shop and detail shop to support new dealership north of this site. (reference previous zoning case Z-7342)

Tract Size: 9.64 \pm acres

Location: East of the northeast corner of E. 91st St. and S. Memorial Dr.

Zoning:

Existing Zoning: RM-1/ PUD-448

Proposed Zoning: CG/ PUD-448-A
(Abandonment of Development Area B)

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of PUD 448-A which will abandon All of Development Area B in PUD-448.

Abandonment of this portion of the PUD would not be supported without the concurrent rezoning with the optional development plan.

Staff Data:

TRS: 8313

CZM: 53

Atlas: 1904/ 1733

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

27.1

SECTION I: PUD-448-A Abandonment

DEVELOPMENT CONCEPT:

Refer to Z-7372 with the optional development plan which establishes the future development concept for the site.

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:
 - None Provided

DETAILED STAFF RECOMMENDATION:

Abandonment of a portion of PUD 448 (Development Area B) with a concurrent CG zoning request with an optional development plan are consistent with the Town Center land use designation of the Comprehensive Plan and;

Abandonment of a portion of PUD 448 (Development Area B) with a concurrent CG zoning request without an optional development plan is not compatible with the surrounding existing property and;

Abandonment of a portion of PUD 448 (Development Area B) with a concurrent CG rezoning request with the optional development plan as outlined in case #Z-7372 is compatible with the existing surrounding properties and;

Abandonment of a portion of PUD 448 (Development Area B) with a concurrent CG rezoning request with the optional development plan as outlined in case #Z-7372 is consistent with the expected future development and;

Abandonment of a portion of PUD 448 (Development Area B) has no impact on the remainder of the PUD therefore;

Staff recommends abandonment of a portion of PUD 448 (Development Area B) by approving PUD 448-A, but only if the related rezoning case # Z-7372 with an optional development plan is approved.

SECTION II: Supporting Documentation

Staff note:

The supporting documentation is outlined in Case #Z-7372. That case supports the PUD abandonment request.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17174 dated June 20, 1989 (PUD-448) and 15602 dated February 11, 1983 (RM-1), established zoning for the subject property.

27.2

REVISED 1/12/2017

Subject Property:

PUD-448 May 1989: All concurred in **approval** of a proposed *Planned Unit Development* on a 32.6+ acre tract for mixed use development, broken up into two different Development Areas. Development Area A allowed for commercial uses and Development Area B (which is the subject property) allowed for townhouse and multifamily uses, on property located on northeast corner of East 91st Street South and South Memorial Drive and also known as a part of the subject property.

Z-5764 February 1983: All concurred in approval of a request for rezoning a 32+ acre tract of land from AG to RM-1/ CS, on property located northeast corner of East 91st Street South and South Memorial Drive and also known as a part of the subject property.

Surrounding Property:

Z-7342/ PUD-386-C August 2016: All concurred in **approval** of a request for *rezoning* a 10+ acre tract of land from RM-1/ CS/ PUD-386 to CG with an Optional Development Plan, approving all uses and customary accessory uses as allowed by right in a CS district on the entirety of subject parcels, and restricts the allowed use of a vehicle sales and service on the western 578 feet to that and a Major Amendment to Abandon PUD, on property located north of northeast corner of S. Memorial Dr. E. and E. 91st St. and abutting north of subject property.

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BOA-21136 September 24, 2010: The Board of Adjustment **approved** a *Variance* of the parking requirement for an exisiting church and broadcasting studio, on property located at 8835 S. Memorial Dr. and abutting north of subject property. The Board finds this property of commercial use is permitted in a Development Area A. Development Area C is limited to open space, recreational and storm water management which limits the probability of additional parking spaces. The Board also finds that the church services are principally limited to weekends, whereas, this recording studio is to be limited to Monday through Friday only. The Board finds that the parking lot will be restriped giving a total of 127 spaces which should be sufficient with the two entities operating at different times; subject to page 6.6, date July 19, 2010 enumerating the hours for the two entities.

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Z-5620-SP-10 November 2000: Staff recommended denial of a request for a *Corridor Development Plan* on a 2.5+ acre tract of land for a one-story office building, because it did not conform with the Corridor Chapter of zoning code, on property located east of southeast corner of E. 91st St. and S. Memorial Dr. TMAPC recommended for approval, subject to the imposition of a private roadway easement 60 feet in width along the full length of Tract B on the east side (30 feet within Tract B and 30 feet within Tract A), finding that the private street shall be developed to city standards and 26 feet

in width and providing a public street if future development In Tract A requires a public collector street for adequate access to 91st Street. The City Council **approved** the application with a modification: subject to the imposition of a ~~private~~ public roadway easement 60 feet in width along the full length of Tract B on the east side, etc.

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Z-6508/PUD-386-A November 1995: A request to *rezone* a 13.9 acre tract from RM-1/AG/PUD-386 to CS/PUD-386-A for commercial uses, located north of the northeast corner of E. 91st St and S. Memorial and abutting north of subject property. All concurred in **approval** of a request to *rezone* the south 130' of the west 410' to CS and denial of the balance and approval of PUD-386-A with modifications made by staff.

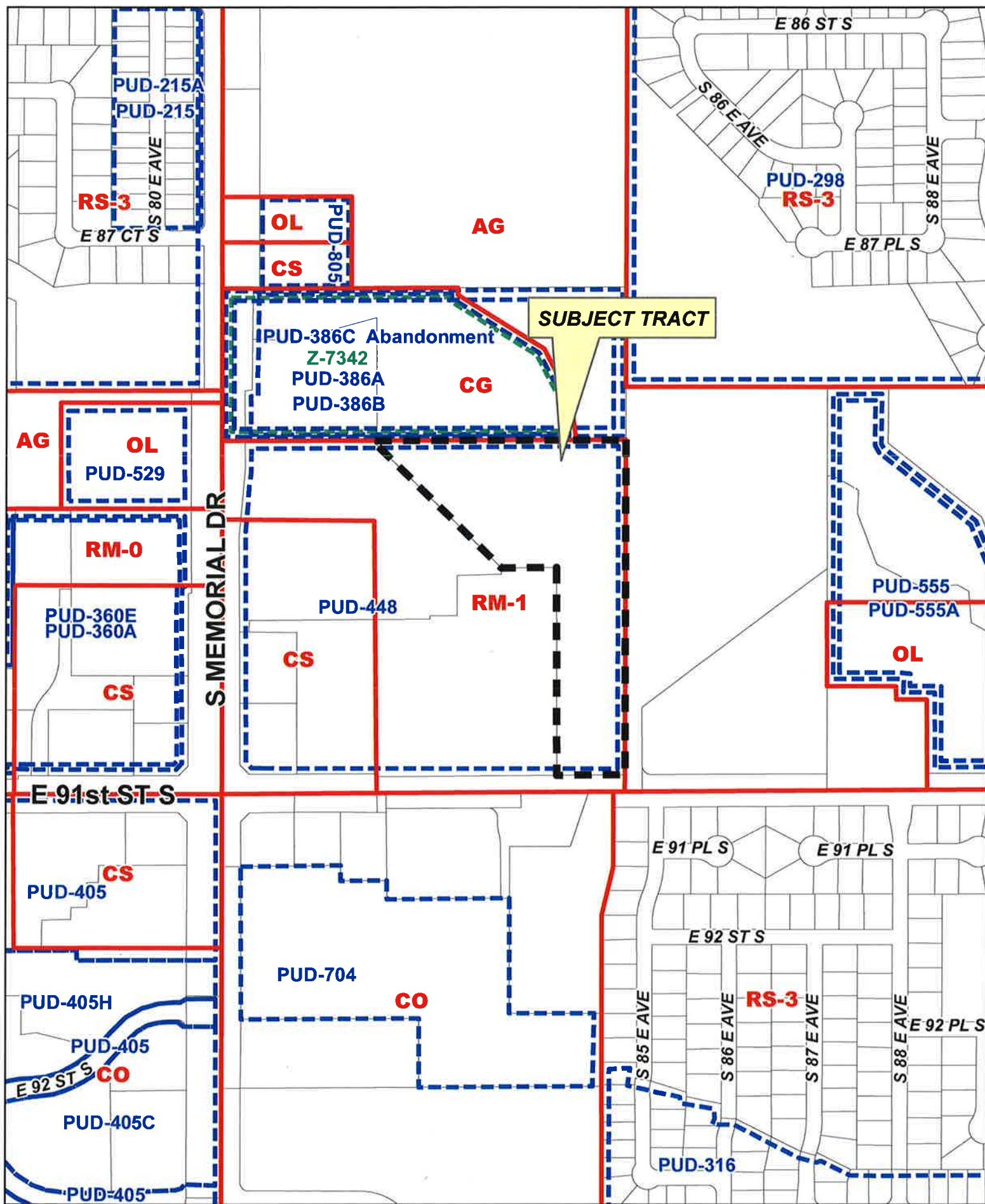
Z-6022 February 1988: All concurred in **approval** of a request for *rezoning* a 10± acre tract of land from AG to RM-1 accompanied with PUD-386, on property located north of the northeast corner of E. 91st St and S. Memorial, and abutting north of subject property.

PUD-386 February 1988: All concurred in **approval** of a proposed *Planned Unit Development* on a 14± acre tract of land for office use, excluding medical offices, on property located north of the northeast corner of E. 91st St and S. Memorial, and abutting north of subject property.

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REVISED 1/12/2017



**Z-7372/PUD-448-A
ABANDONMENT**

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Feet



Subject
Tract

PUD-448-A ABANDONMENT

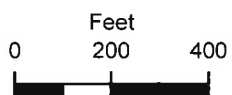
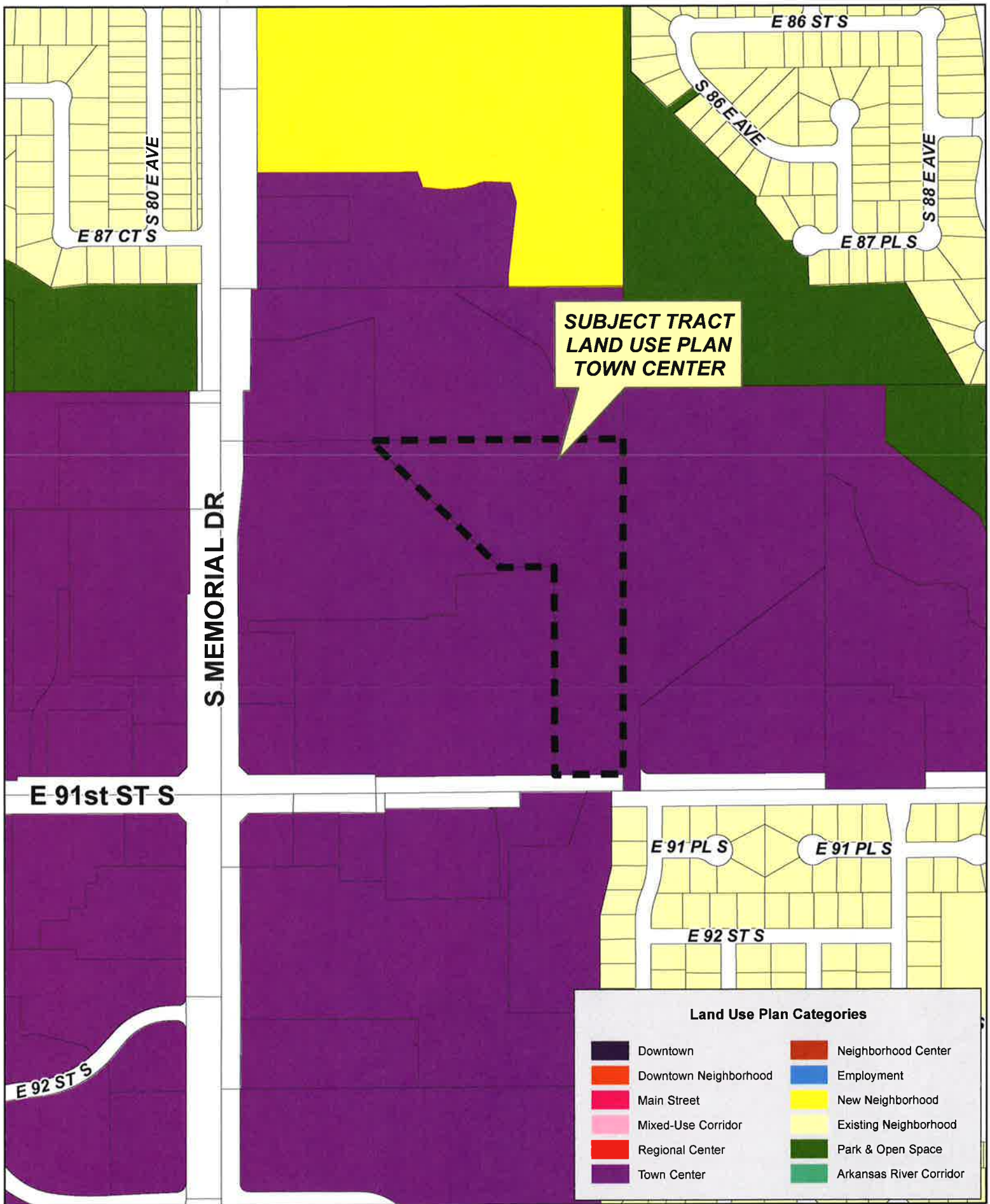
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016



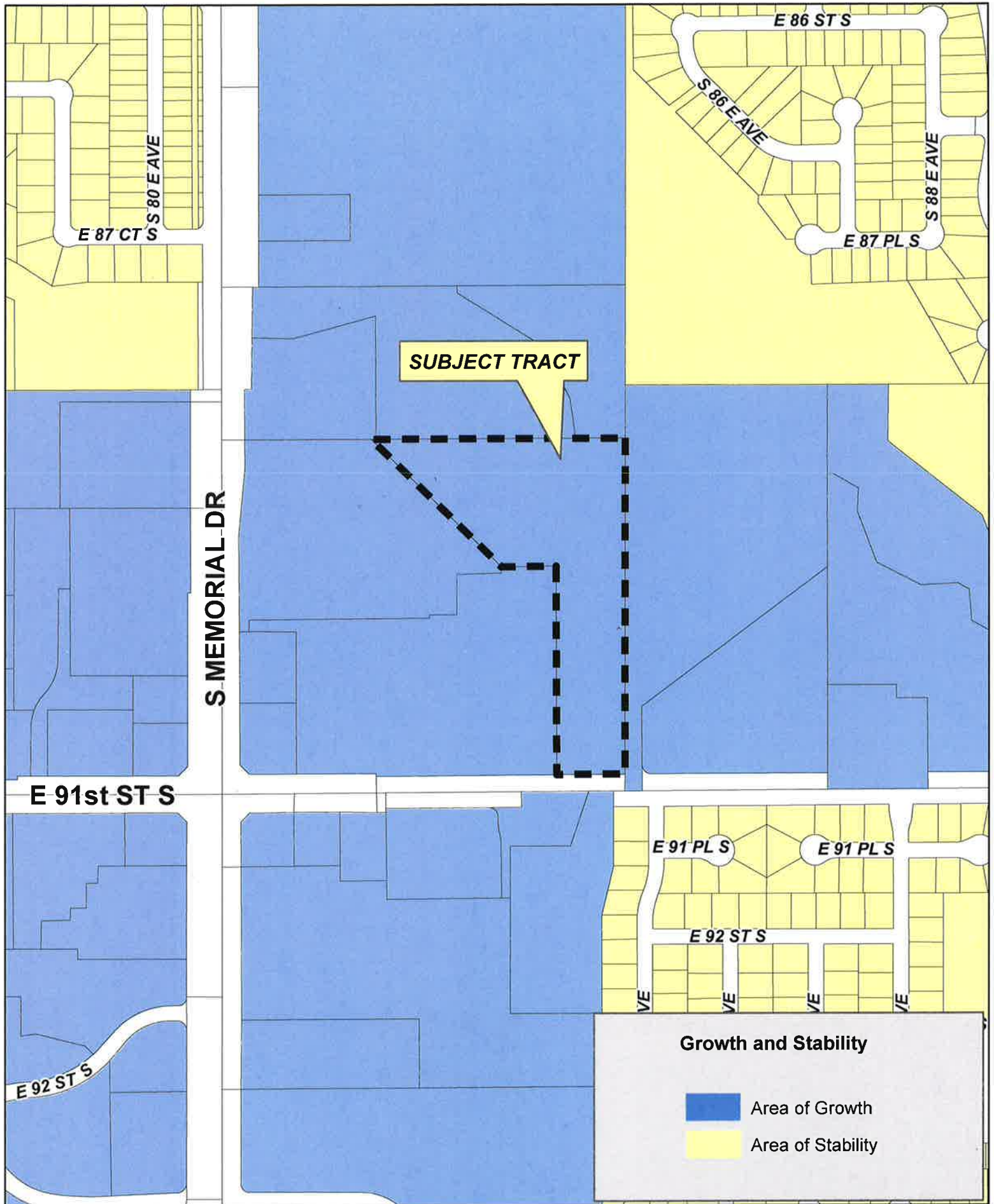
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PUD-448-A **ABANDONMENT**

18-13 13





SUBJECT TRACT

S MEMORIAL DR

E 91st ST S

E 92 ST S

E 86 ST S

S 86 E AVE

S 88 E AVE

E 87 PL S

E 91 PL S

E 91 PL S

E 92 ST S

VE

VE

VE

VE

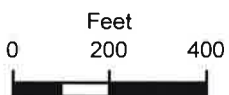
Growth and Stability



Area of Growth



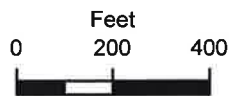
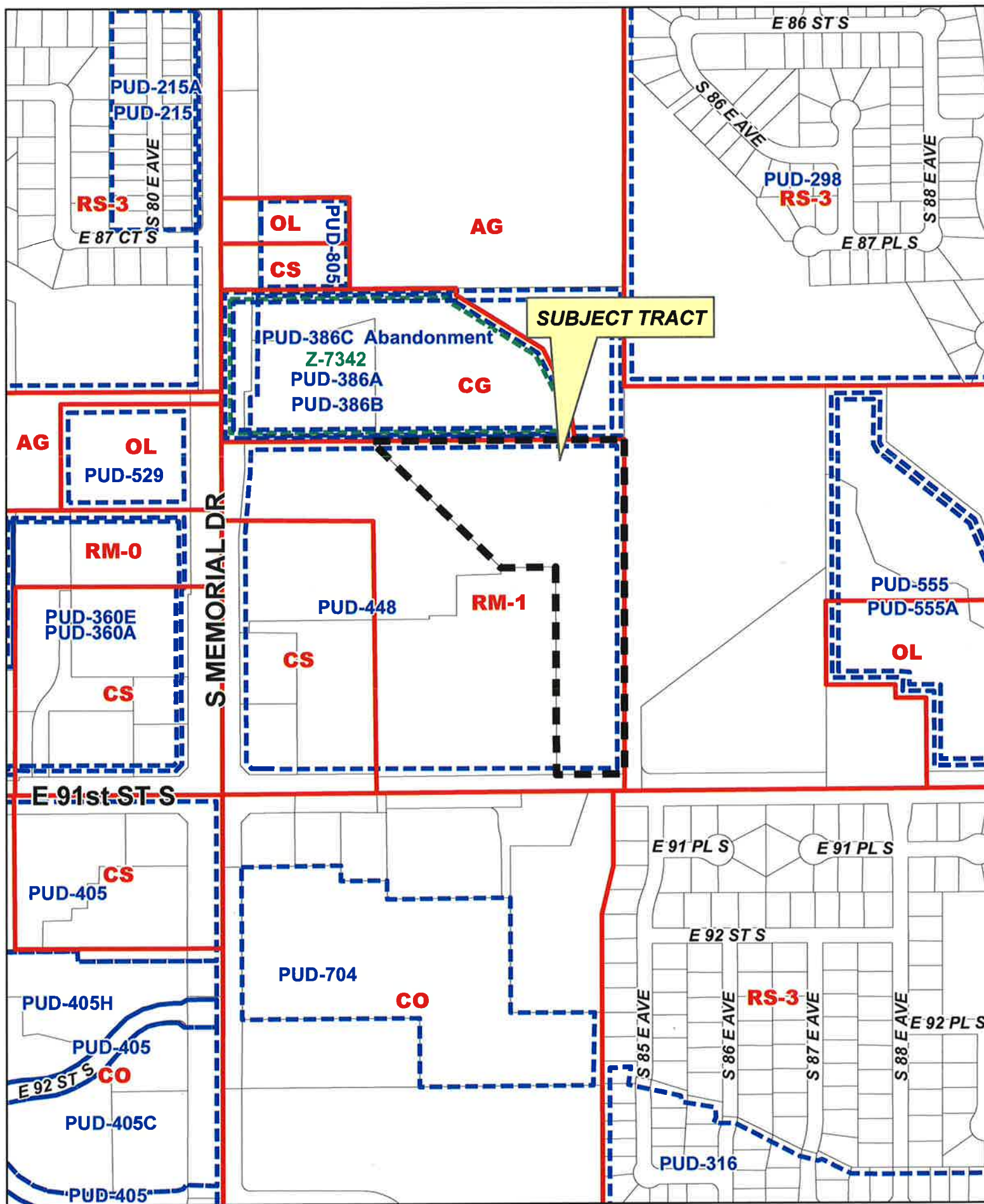
Area of Stability



PUD-448-A
ABANDONMENT

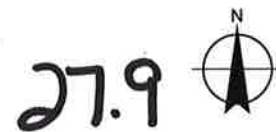
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PUD-448-A ABANDONMENT

18-13 13





0 200 400
Feet



Subject
Tract

18-13 13

Z-7372/PUD-448-A ABANDONMENT

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

Aerial Photo Date: February 2016



27.10



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7372

w/ Optional Development Plan
(Related to PUD 448-A)

Hearing Date: January 18, 2017

Case Report Prepared by:

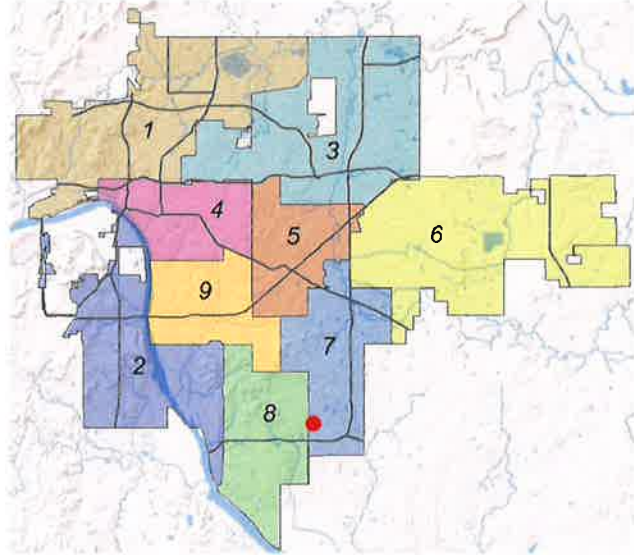
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: ROBSON, FRANK C AND
LUDMILA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Auto body shop/detailing

Concept summary: Abandon a portion of the existing PUD and rezone property from RM-1 to CG with optional development plan. The current plan is for auto body and detail shop to support new dealership north of this site. (reference previous zoning case Z-7342)

Tract Size: 9.64 ± acres

Location: East of the northeast corner of E. 91st St. and S. Memorial Dr.

Zoning:

Existing Zoning: RM-1/ PUD-448

Proposed Zoning: CG/ PUD-448-A
Abandonment

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of Z-7372 but only with the optional development plan outlined in Section II below. This request is related to PUD-448-A which abandons all of Development Area B in PUD-448.

Staff Data:

TRS: 8313

CZM: 53

Atlas: 1904/ 1733

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

28.1

SECTION I: Z-7372

DEVELOPMENT CONCEPT:

In order to lessen the impact of the rezoning on the surrounding properties, the Applicant has elected to impose additional restrictions on the Subject Parcel by requesting the implementation of an Optional Development Plan as is allowed under Section 70.040(2) of the Code.

The Applicant has chosen to propose an Optional Development Plan for the Subject Parcels to lessen the intensity of potential future development. The Subject Parcels are surrounded by a drainage area, CS zoned properties, and a shopping center with outparcel commercial space under a PUD. While the vehicle body shop use is allowed in a CS district, it is only through special exception. The Applicant is proposing to achieve the same result without the need for relief from the Code by rezoning the Subject Parcels CG but limiting the uses allowed. This allows the ancillary services of the car dealership operation being developed to the north but restricts future development to be in harmony with the surrounding properties and the development of the Town Center land use designation under the Comprehensive Plan. Because of the unique growth of Memorial Drive between 41st and 101st over the last several decades, this stretch of road has become the primary shopping center for automobiles in Tulsa. There are multiple car dealerships along Memorial Drive in this area. These dealerships have directly contributed to the growth and improvement of this area of Tulsa. As such, keeping car dealers in this area is a huge benefit to the City of Tulsa and its residents. The Applicant is being forced to move his exiting Infiniti dealership to accommodate a growing business and there are no other suitable lots available along this stretch of Memorial Drive. Accordingly, rezoning the Subject Parcels to accommodate the growth of the auto dealer industry while also restricting future development on the site to a density consistent with surrounding property is in the public's best interest.

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:
None Included

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. Residential Use Category with all subcategories and specific uses permitted in the CG zoning district.
2. 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).
3. Commercial Use Category: Limited to 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

Vehicle Sales and Service, (except Fueling Station, vehicle part and supply sales are prohibited)

SIGN STANDARDS:

Signage shall conform to all City of Tulsa Sign standards defined in the Tulsa Zoning Code except that the additional following standards shall apply:

Signage on any lot within the development plan 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 in height.
3. Maximum display surface area shall be limited to less than 200 square feet for the aggregate sign total however; the maximum size for a single sign shall not exceed 132 square feet of display surface area.
4. Internal illumination for any ground or wall signs is prohibited.
5. Dynamic display signage is prohibited.
6. Wall signage on east facing walls is prohibited.

LIGHT STANDARDS:

Within 100 feet of the east development area boundary and within 100 feet of the planned east 91st Street right-of-way, the maximum height of all wall or pole mounted lighting shall not exceed 16 feet above the ground directly below the light. Where lighting is proposed further than 100 feet from said right-of-way and boundary the light may be taller than 16 feet as allowed with a photometric plan meeting the standards of the Tulsa Zoning Code. Under no circumstance will any light be permitted greater than 30 feet above the ground directly below the light. All lighting shall be pointed down and away from the boundary of the development plan.

LANDSCAPE STANDARDS:

The existing tree canopy on the south 150 feet of the development area shall be preserved. The following requirements apply within that area only:

1. The landscape and site plan approval must illustrate the disturbed area and include an existing tree survey showing any tree over 3" caliper.
2. The approved landscape plan and site plan must illustrate tree protection details and replace any tree that is removed with two trees not less than a 2.5" caliper and with a minimum height of 12 feet.
3. In the event all trees are removed, then the entire area must be re-forested prior to receipt of a building permit with a minimum of 45 trees that have a minimum 2.5" caliper tree and 12' height.

DETAILED STAFF RECOMMENDATION:

The proposed CG zoning with an optional development plan is consistent with the town center land use designation of the Tulsa Comprehensive plan and;

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The optional development plan provides use limitations and design standards to help mitigate any impact on proximate single family residential properties. Staff concludes that the potential negative impacts to the surrounding residential areas will be mitigated by that plan and;

Z-7372 with the optional development plan is consistent with the expected development pattern of the surrounding area therefore;

Staff recommends approval of Z-7372 to rezone property from RM-1/PUD-448 to CG with the optional development plan outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The proposed zoning and optional development plan requested are in conformance with the Town Center vision identified in the Comprehensive Plan. The specific use identified by the applicant may not be completely consistent with the Town Center concept however the development plan offers many other options that could be used as this town center redevelops over the long term.

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 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:

28.4

Trail System Master Plan Considerations: None that affect this site however; a planned trail system is anticipated immediately east and north of this site. The development of this site does not affect potential development of the planned trail system. Future office, commercial and residential uses should consider pedestrian connectivity to that system.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped property primarily open space but wooded along the floodplain on the east side of the property.

Environmental Considerations: None that affect site development. Wooded buffer on the east and south ends of the site should remain in place to mitigate stormwater quality and also provide a natural barrier to non commercial properties.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 91 st Street	Secondary Arterial	100 feet	5

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	CG with optional development plan	Town Center	Growth	TV broadcast studio, and open space. Recently approved for new car dealership.
East	AG	Town Center	Growth	Undeveloped
South	CO	Town Center	Growth	Stormwater Detention facility
West	CS/RM-1 PUD-704	Town Center	Growth	Shopping Center

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 17174 dated June 20, 1989 (PUD-448) and 15602 dated February 11, 1983 (RM-1), established zoning for the subject property.

28.5

Subject Property:

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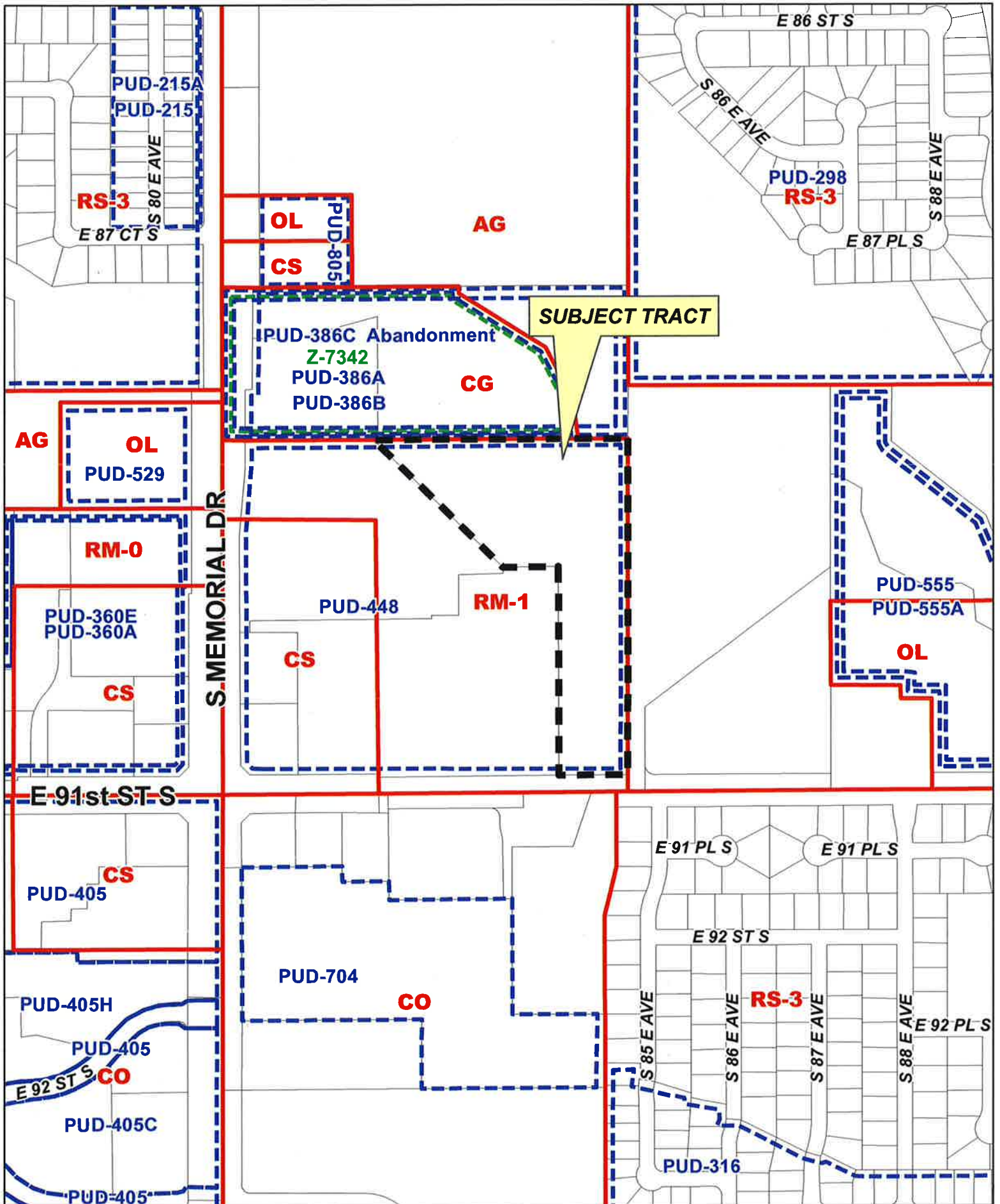
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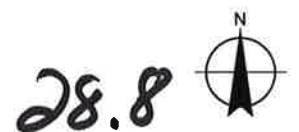
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Z-7372
with Optional
Development Plan





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Feet



Subject
Tract

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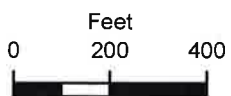
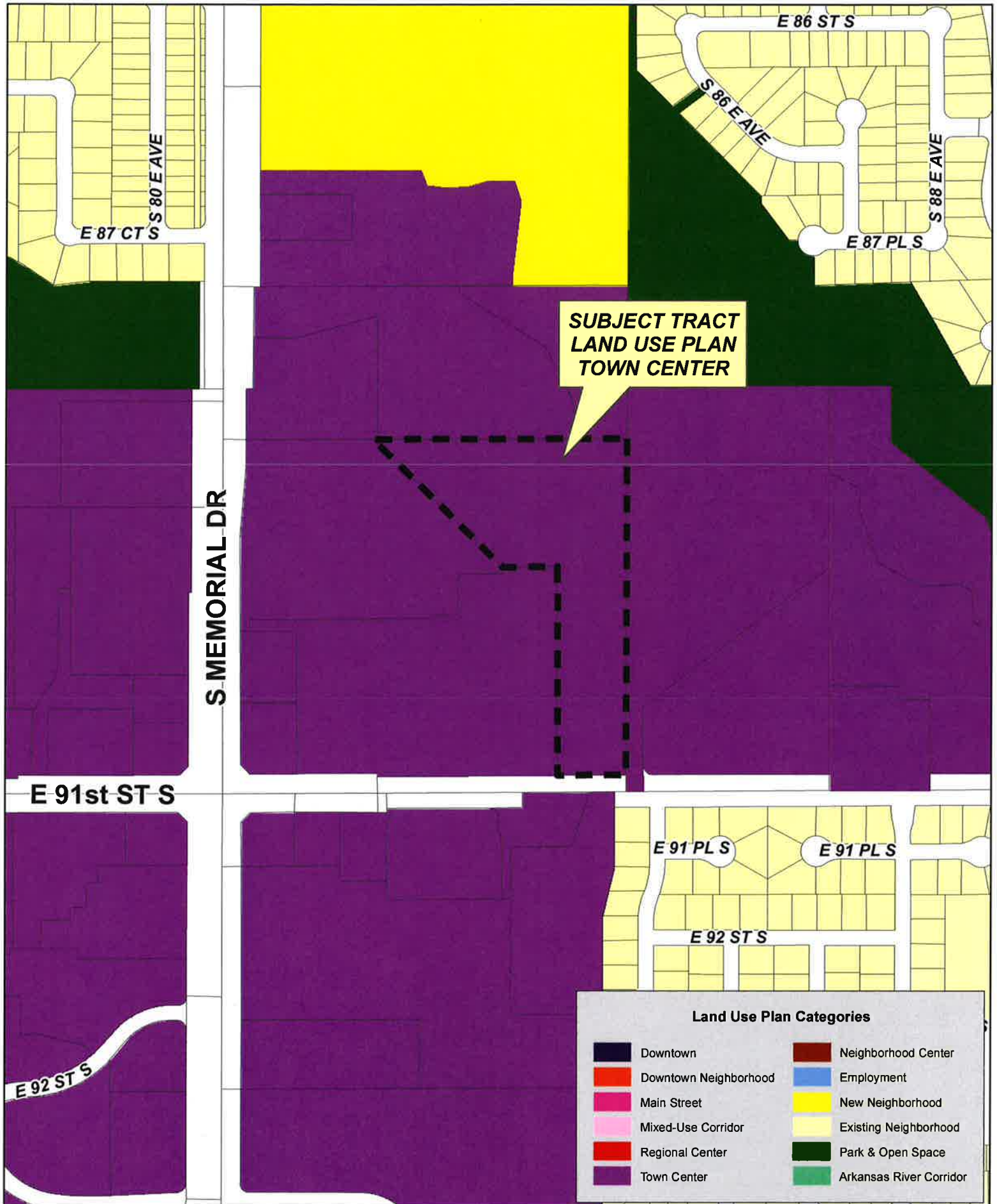
Z-7372
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Aerial Photo Date: February 2016



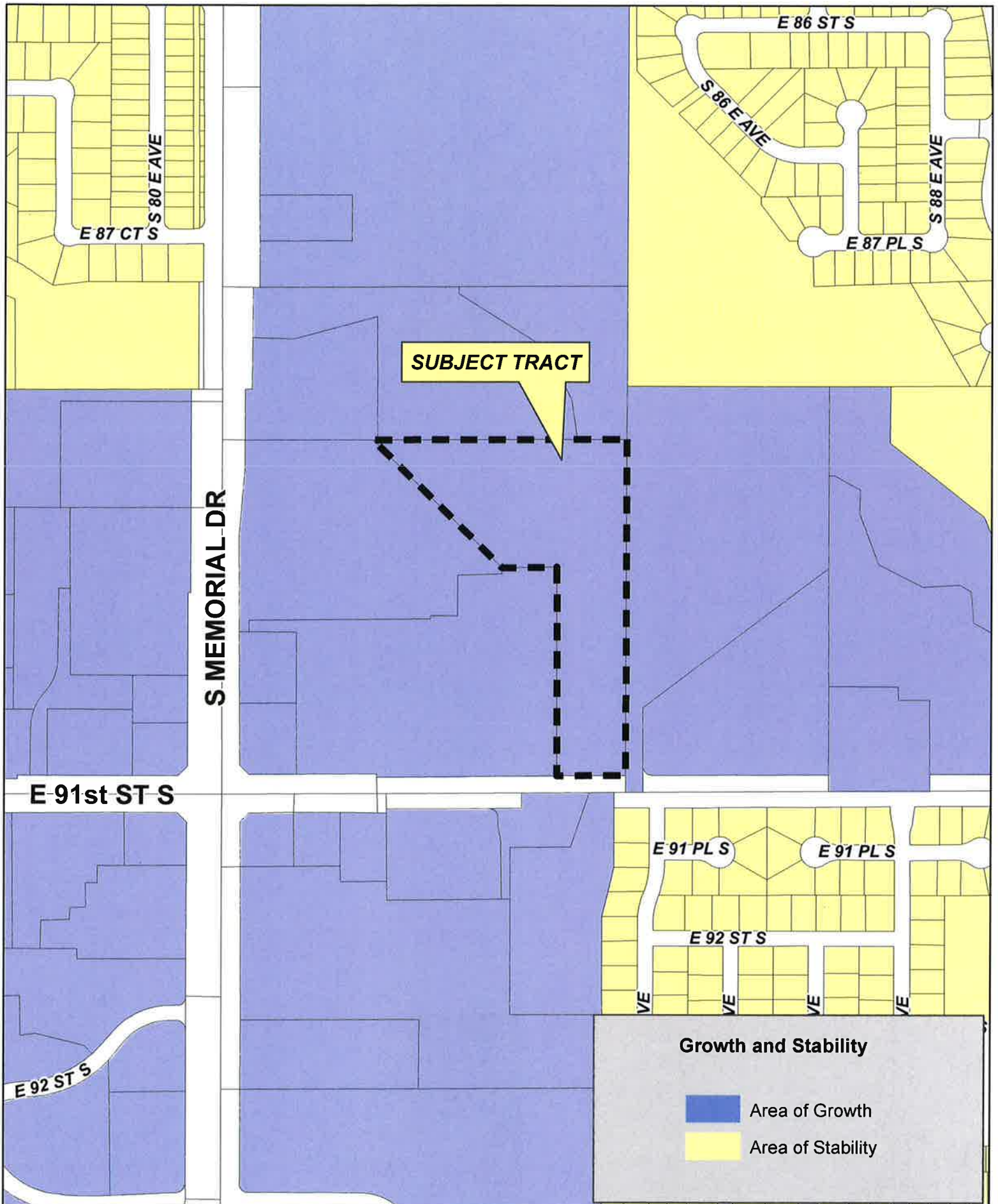
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Z-7372
with Optional
Development Plan





SUBJECT TRACT

S MEMORIAL DR

E 91st ST S

E 92 ST S

E 86 ST S

S 86 E AVE

S 88 E AVE

E 87 PL S

E 91 PL S

E 91 PL S

E 92 ST S

Growth and Stability

Area of Growth

Area of Stability

Z-7372

with Optional
Development Plan

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