

**AMENDED AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2754**

**September 20, 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:

Work session Report:

Director's Report:

1. Minutes of September 6, 2017, Meeting No. 2753

CONSENT AGENDA:

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

2. **LS-21052** (Lot-Split) (CD 2) – Location: Northwest corner of West 91st Street South and South Elwood Avenue
3. **LS-21046** (Lot-Split) (CD 5) – Location: Southwest corner of East 16th Street South and South 89th East Avenue
4. **LS-21047** (Lot-Split) (CD 7) – Location: South of the southwest corner of East 51st Street South and South Mingo Road (Related to LC-933 and LS-21048)
5. **LS-21048** (Lot-Split) (CD 7) – Location: South of the southwest corner of East 51st Street South and South Mingo Road (Related to LC-933 and LS-21047)
6. **LC-933** (Lot-Combination) (CD 7) – Location: South of the southwest corner of East 51st Street South and South Mingo Road (Related to LS-21047 and LS-21048)
7. **LS-21049** (Lot-Split) (CD 2) – Location: South of the southwest corner of South 24th West Avenue and West 77th Street South (Related to LC-934, LC-935 and LS-21050)
8. **LS-21050** (Lot-Split) (CD 2) – Location: South of the southwest corner of South 24th West Avenue and West 77th Street South (Related to LC-934, LC-935 and LS-21049)
9. **LC-934** (Lot-Combination) (CD 2) – Location: South of the southwest corner of South 24th West Avenue and West 77th Street South (Related to LC-935, LS-21049 and LS-21050)

10. **LC-935** (Lot-Combination) (CD 2) – Location: South of the southwest corner of South 24th West Avenue and West 77th Street South (Related to LC-934, LS-21049 and LS-21050)
11. **LC-936** (Lot-Combination) (CD 3) – Location: West of the northwest corner of North 145th East Avenue and Highway 266
12. **LS-21053** (Lot-Split) (CD 2) – Location: West of the Northwest corner of South College Avenue and East 91st Street South
13. **LC-940** (Lot-Combination) (CD 9) – Location: West of the southwest corner of South Rockford Avenue and East 37th Street South
14. **PUD-628-C-2 Andrew Shank** (CD 7) Location: East of the Northeast intersection of South Mingo Road and the Creek Turnpike requesting a **PUD Minor Amendment** to add one non-digital ground sign not exceeding 50 feet in height and 165 square feet in display surface area on Lot 3
15. **PUD-117-6 Deerfield Estates, LLC** (CD 2) Location: Southeast corner of East 88th Street South and South Delaware Avenue requesting a **PUD Minor Amendment** to reduce the parking requirement from 703 spaces to 628 parking spaces
16. **PUD-190-D-1 Heather Brauer Orvis** (CD 8) South of the southeast corner of East 76th Street South and South Hudson Avenue requesting a **PUD Minor Amendment** to reduce the rear setback line from 20 feet to 15 feet

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

17. **PUD-310-1 Judy Coy** (County) Location: Southeast corner of South Campbell Creek Road and Highway 51 requesting a **PUD Minor Amendment** to add Use Unit 17 (**Staff requests a continuance to October 18, 2017**)
18. **PUD-274-6 Pete Webb** (CD 9) Location: East of the intersection of East 59th Street South and South Lewis Avenue requesting a **PUD Minor Amendment** to allow wall signs on the north and south walls (**Staff requests a continuance to October 4, 2017**)
19. **The Crossing at Battle Creek Phase II Extended** (CD 6) Preliminary Plat, Location: East of South 152nd East Avenue at East 36th Place South
20. **Neon Alley** (CD 4) Preliminary Plat, Location: Southwest corner of East 11th Street South and South Lewis Avenue
21. **BOA-22295 Plat Waiver** (CD 1) Location: East of North Main Street between East Latimer Street and East Independence Street

22. **Z-7408 Ken Ruse** (CD 1) Location: South of East Virgin Street between North Quincy Avenue and North Rockford Avenue requesting rezoning from **RS-3** to **RM-2** (Related to CPA-69)
23. **CPA-69 Ken Ruse** (CD 1) Location: of East Virgin Street between North Quincy Avenue and North Rockford Avenue requesting to amend the Comprehensive Plan Land Use Map from Park and Open Space to Existing Neighborhood (Related to Z-7408)
24. **Z-7409 Jim Beach** (CD 4) Location: Northeast corner of East 5th Court and South Quaker Avenue requesting rezoning from **IM** to **CH**
25. **Z-7410 Erik Enyart** (CD 8) Location: North of the northeast corner of South Delaware Avenue and East 116th Street South requesting rezoning from **AG/RDO-3** to **RS-3/RDO-3**
26. **Z-7411 City of Tulsa/Ray Meldrum** (CD 2) Location: West of the southwest corner of West 36th Place South and South Elwood Avenue requesting rezoning from **RS-3/IM** to **IL**

OTHER BUSINESS

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.

Case Number: PUD-628-C-2
Minor Amendment

Hearing Date: September 20, 2017

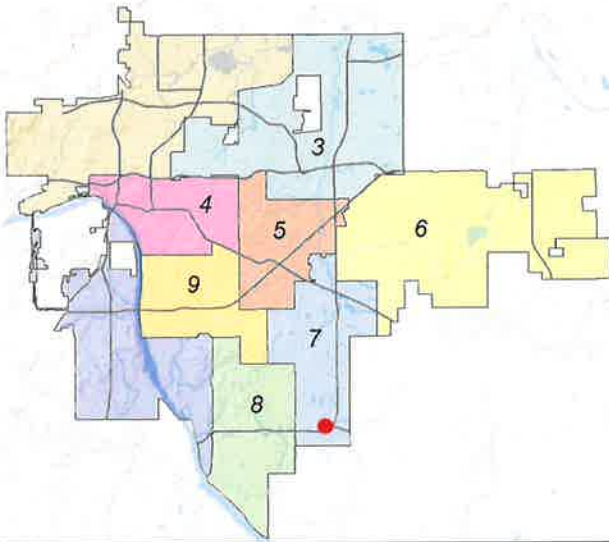
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Andrew Shank

Property Owner: W.O. Smith c/o Eller & Detrich

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: To add one non-digital ground sign not exceeding 50 feet in height and 165 square feet in display surface area on Lot 3

Gross Land Area:

Location: East of the NE/c of the Intersection at S. Mingo Rd. and The Creek Turnpike

9718 E. 93rd St.

Lot 3, Block 1, Cedar Ridge Park

Zoning:
Existing Zoning: PUD-628-C
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Staff Data:

TRS: 8419

CZM: 58

Atlas: 2087

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-628-C-2 Minor Amendment

STAFF RECOMMENDATION

Applicant request a minor amendment to PUD 628-C to amend the approved signage standards of Lot 3, pursuant to Section 30010-1(2)(C)(12) of the Tulsa Zoning Code (the "Code"). The current development standards for Lot 3 permit one (1) ground sign not to exceed 12 feet in height and 32 square feet in display surface area. Cedar Ridge Storage Center was the last lot in the Project to be developed. It is located behind the various medical offices and is set back from Mingo Road, the access point for the Project, significantly impairing the visibility of Cedar Ridge Storage Center. Additionally, the Project is situated below grade due to the Creek Turnpike to the south and the floodplain to the east. In order to accommodate the difference in grade and provide effective visibility for the business, the Applicant request the following modifications to the Development Standards for PUD 628-C, which is only applicable to the Cedar Ridge Storage Center (Lot 3). No other development standards will change:

Section II of PUD 628-C Paragraph B shall be modified as highlighted below:

- A. One (1) ground sign not exceeding 12 feet in height and 32 square feet in display surface area shall be permitted on each lot.
- B. **One (1) non-digital ground sign not exceeding 50 feet in height and 165 square feet in display surface area shall be permitted on Lot 3 of the Project**
- C. Wall signs shall be permitted not to exceed 1.5 square feet of display surface area per linear foot of building wall to which attached. The length of the wall sign shall not exceed 75% of the frontage of the building.
- D. Two (2) non-digital project identifications signs on South Mingo Road. Each non-digital project identification sign shall not exceed 10 feet in height and 82 square feet in display surface area.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(1) of the City of Tulsa Zoning Code.

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

Staff has reviewed the request and determined:

- 1) **One (1) non-digital ground sign not exceeding 50 feet in height and 165 square feet in display surface area shall be permitted on Lot 3 of the Project**, without an allowance for dynamic displays.
- 2) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

- 3) All remaining development standards defined in PUD-628-C-2 and subsequent amendment shall remain in effect.

Exhibits included with staff recommendation:

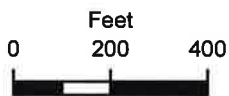
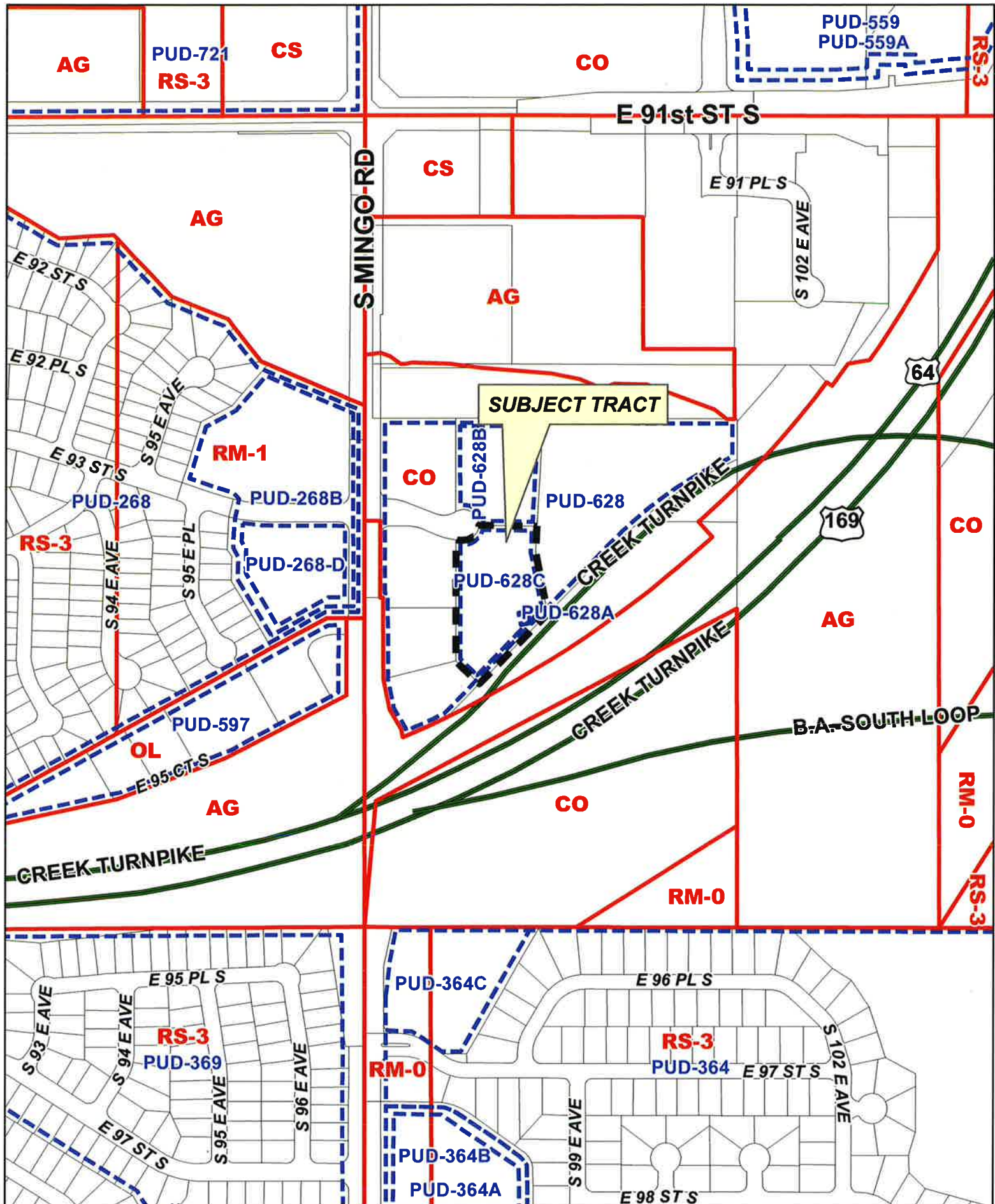
INCOG zoning case map

INCOG aerial photo

Applicant Exhibits:

Proposed Signage Exhibit

With considerations listed above, staff recommends **approval** of the minor amendment request to allow pole sign on Lot-3.



PUD-628-C-2

18-14 19





Feet
0 200 400



Subject
Tract

PUD-628-C-2

18-14 19

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

Aerial Photo Date: February 2016





0 50 100
Feet



Subject
Tract

PUD-628-C-2

18-14 19

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

Aerial Photo Date: February 2016



14.4



3/16" White acrylic face with applied 3M-26 Green translucent vinyl, 5" Black returns, 1" Black trim caps and illuminated with White LED's.

3/16" White faces with applied digital printed translucent vinyl to match PMS 463C Brown, 3M-222 Dual Color Black Film and 3M-26 Green translucent vinyl.

Routed aluminum sign cabinet painted SW7028 Incredible White (semi-gloss) and illuminated with White LED's.

Routed aluminum sign cabinet painted PMS 463C Brown (semi-gloss) and illuminated with White LED's.

Staged steel pipes painted Black (sizes to be determined).

Elevation View - Scale: 3/16" = 1'-0"

-Manufacture and install (1x) double sided internally illuminated pylon sign.

Clients:

Cedar Ridge Self Storage
Job Location:

Tulsa, OK

Sales Rep:

Mir K.

Designer:

Dallas B.

Drawing No:

012517-02

File Name:

CEGARRS-
PS-01.cdr

Date:

1-25-2017

Scale:

Noted

Approved By:

Date Approved:

Color Swatches

May vary from actual color
Verify with customer



REDUCED RENTALS

www.cedarridge.com

Case Number: PUD-117-6
Minor Amendment

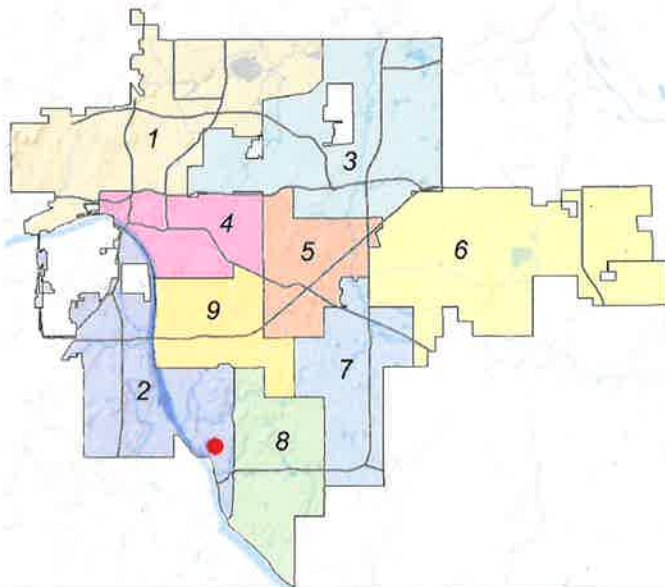
Hearing Date: September 20, 2017

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Deerfield Estates, LLC

Property Owner: same

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: Reduce the parking requirement from 703 spaces to 628 parking spaces.

Gross Land Area:

Location: SW/c of E 88th St. S. and S. Delaware Ave.

Lots 1 & 2, Block 4 Crown Imperial Addition

8812 S. Delaware Ave.

Zoning:
Existing Zoning: RM-1/RS-2/PUD-117
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Regional Center
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 8317
CZM: 52
Atlas: 1741

City Council District: 2
Councilor Name: Jeannie Cue
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-117-6 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the required parking spaces from 703 to 628.

The applicant is requesting the number of required parking spaces be reduced to reflect the actual usage of the parking within the apartment complex. The existing parking provides 644 spaces for the complex which would comply with the proposed change.

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."

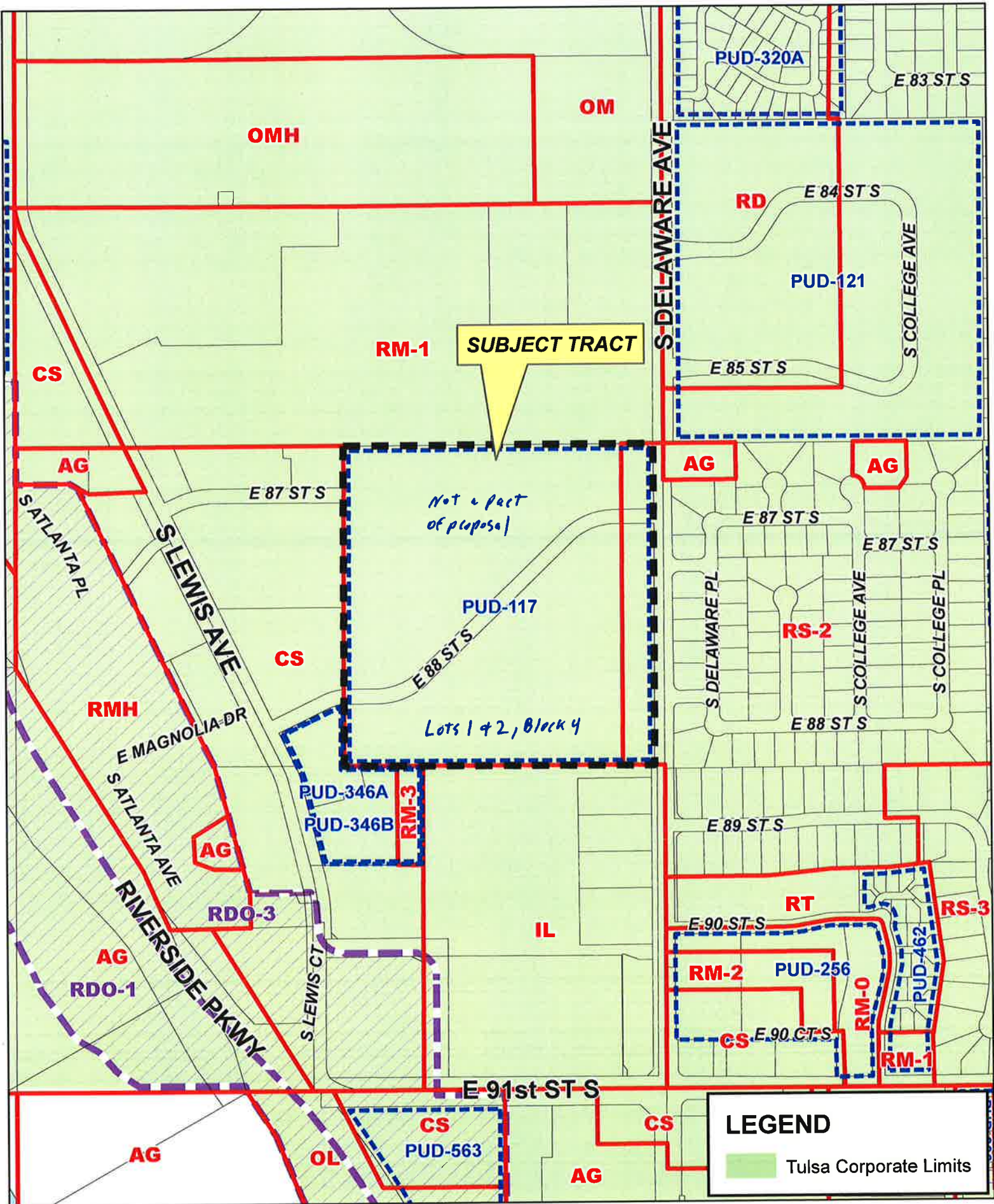
Staff has reviewed the request and determined:

- 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-117 and subsequent minor amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required parking spaces to 628.



PUD-117-6

18-13 17

15.3-



0 250 500
Feet



Subject
Tract

PUD-117-6

18-13 17

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

Aerial Photo Date: February 201



15.4



Case Number: PUD-190-D-1
Minor Amendment

Hearing Date: September 20, 2017

Case Report Prepared by:

Jay Hoyt

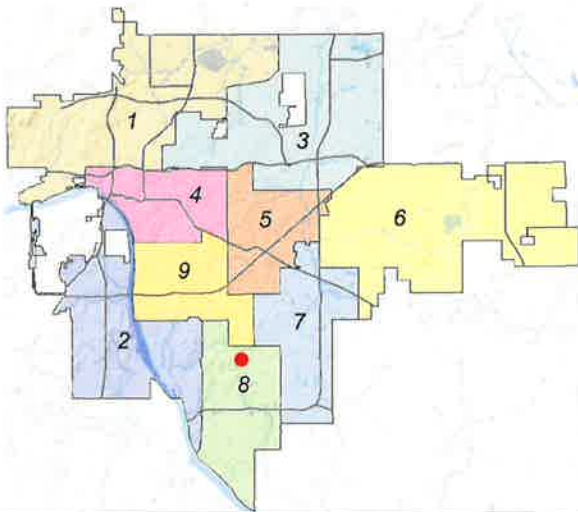
Owner and Applicant Information:

Applicant: Heather Brauer Orvis

Property Owner: Larry Godtel

Location Map:

(shown with City Council Districts)



Applicant Proposal:

Concept summary: Reduce the rear set back line from 20 feet to 15 feet.

Gross Land Area: 0.15 Acres

Location: South of the SE/c E. 76th St S. and S. Hudson Ave.

7703 S. Hudson Ave.

Lot 1, Block 9, Minshall Park IV

Zoning:

Existing Zoning: RS-3/PUD-190-D

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Growth and Stability Map: Stability

Staff Recommendation:

Staff recommends **approval**.

Staff Data:

TRS: 8310

CZM: 53

Atlas: 1271

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

16.1

SECTION I: PUD-190-D-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the rear yard setback from 20 ft to 15 ft.

The applicant is requesting the revised setback due to an addition to the home having been constructed, 20 years ago, over the required 20 ft rear yard setback line. This amendment is to bring the existing structure into conformance.

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."

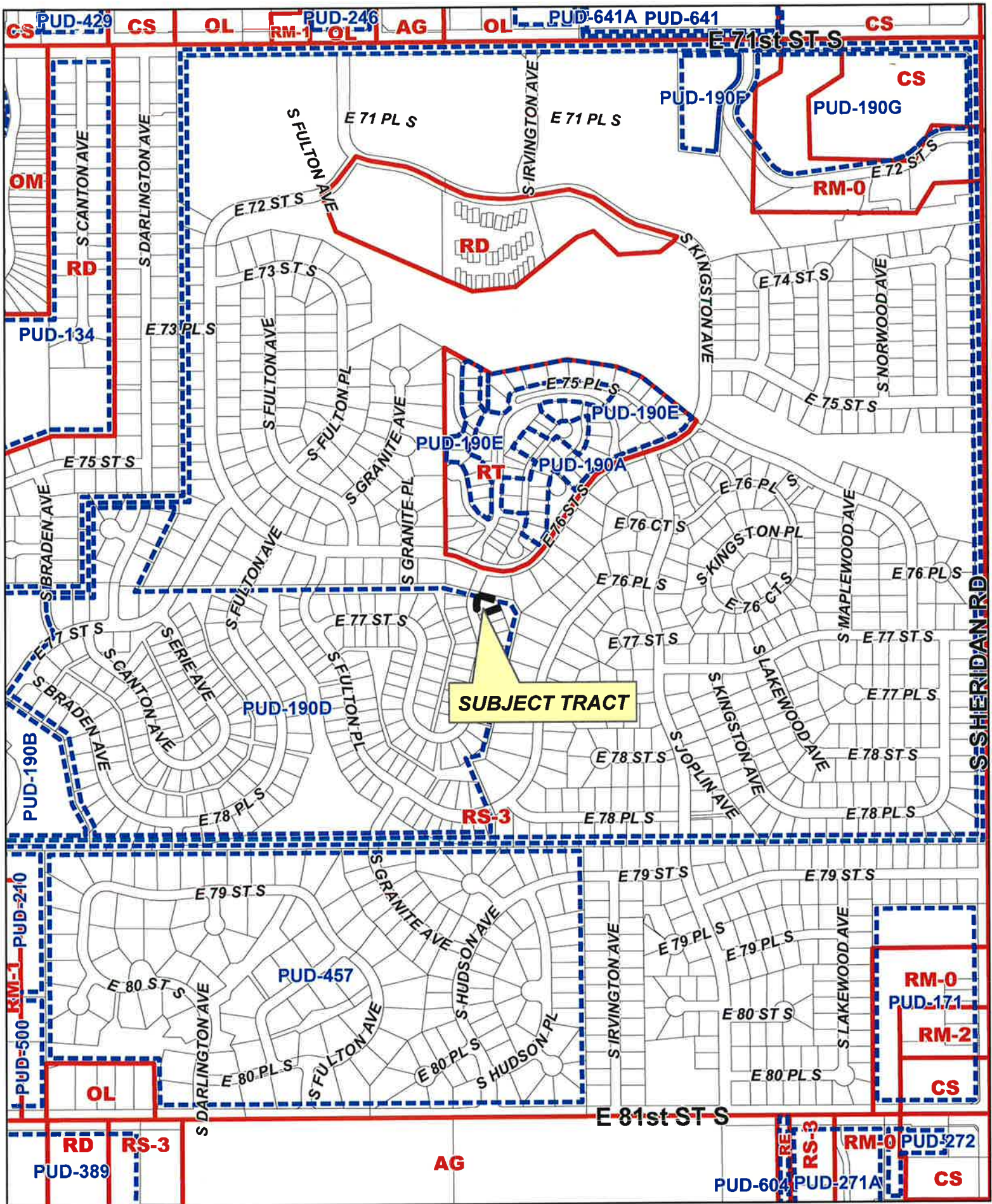
Staff has reviewed the request and determined:

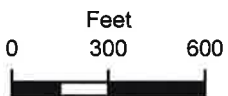
- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-190-D shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged
Applicant Mortgage Inspection Plat

With considerations listed above, staff recommends **approval** of the minor amendment request to decrease the rear yard setback from 20 ft to 15 ft.





Subject
Tract

PUD-190-D-1

18-13 10

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

Aerial Photo Date: February 2016



16.4



0 Feet 50 100



Subject
Tract

PUD-190-D-1

18-13 10

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

Aerial Photo Date: February 2016



16.5

MORTGAGE INSPECTION PLAT



1"=30'

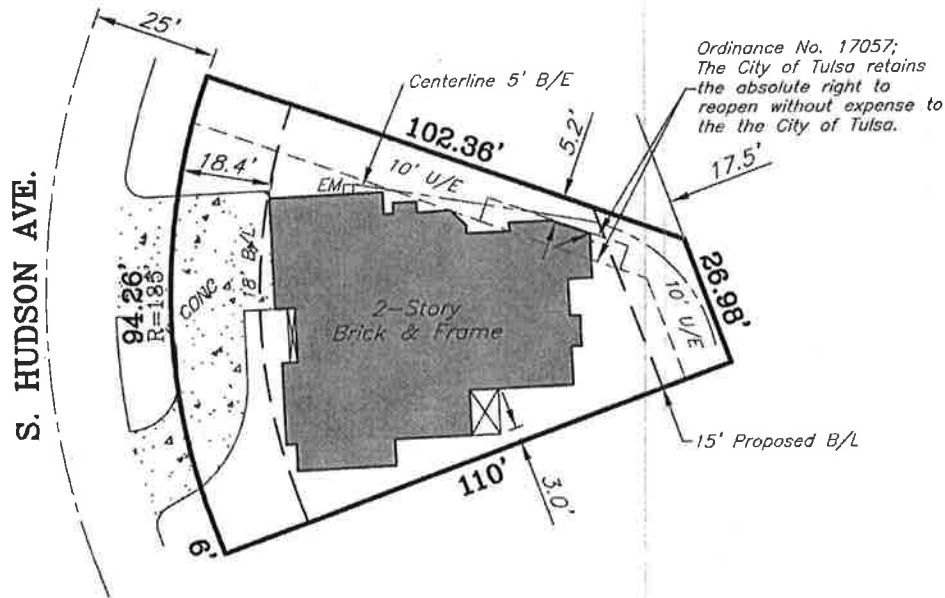
PROJECT NO.: 164524-581

MORTGAGOR: Larry Godtel

CLIENT: Charter Title & Escrow Company, LLC
Fairway Independent Mortgage Corporation
File No.: 16100193

LEGEND

B/E BURIED ELECTRIC
SERVICE CABLE ESMT
(APPROX LOCATION)
B/L BUILDING LINE
D/E DRAINAGE EASEMENT
U/E UTILITY EASEMENT
EM ELECTRIC METER



Right of Way Easement,
Book 2070, Page 427, with
Partial Release of Easement,
Book 4193, Page 899, does
not affect this property.

Utility Easement,
Book 4598, Page 75, does
not affect this property.

PLAT NO. 4569

LEGAL DESCRIPTION AS PROVIDED:

LOT ONE (1), BLOCK NINE (9), MINSHALL PARK IV, AN ADDITION IN TULSA COUNTY,
STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS
7703 SOUTH HUDSON AVENUE.

SURVEYOR'S STATEMENT

Harden & Associates, Surveying and Mapping, PC, an Oklahoma corporation, and the undersigned Registered Professional Land Surveyor, under Certificate of Authorization No. CA4658 renewal date: June 30, 2017, do hereby state that in our professional opinion the above Inspection Plat shows the dwelling as located on the premises described, that it is entirely within the described tract boundaries, and there are no encroachments thereon by visible permanent improvements, except as indicated; that the above Inspection Plat shows all Recorded Plat easements and other such easements which have been disclosed by a current Title Opinion or by Commitment for Title Insurance and copies thereof provided to us; that this Inspection Plat was prepared for identification purposes only for the mortgagee and is not a Land or Boundary Line Survey; that no property corners were set, and is not to be used or relied upon for the establishment of fence, building or other improvements; that underground or above ground utilities were not field located and therefore are not shown on this Inspection Plat unless specifically requested by the client; that this Inspection Plat is prepared solely for the client listed hereon as of this date and may not be used for any subsequent loan closing, refinancing, or other transaction and that no responsibility or liability is assumed herein or hereby to the present or future land owner or occupant.

WITNESS MY HAND AND SEAL THIS DATE:

REVISED: 07/11/2016

UPDATED: 01/25/2017

2001 South 114th East Avenue
Tulsa, Oklahoma 74128

HARDEN & ASSOCIATES
SURVEYING AND MAPPING, PC

REGISTERED PROFESSIONAL LAND SURVEYOR

NATHANIEL J. REED
P.L.S. 1744 (918) 234-4859 Office
(918) 437-3531 Fax

16.6

Sawyer, Kim

Continue 10-18-17

From: Hoyt, Jay
Sent: Thursday, September 14, 2017 11:39 AM
To: Sawyer, Kim
Subject: PUD-310-1 - Continuance

Kim,

Staff requests a continuance for this case until the 10/18 TMAPC meeting. The applicant needs to work out zoning issues prior to the case being heard.

Thank you,

Jay Hoyt
Land Development Planner
INCOG
2 West 2nd Street
Suite 800
Tulsa, OK 74103

918.579.9476 phone
918.579.9576 fax
jhoyt@incog.org

Sawyer, Kim

Continued to 10-4-17

From: Wilkerson, Dwayne
Sent: Wednesday, September 13, 2017 11:51 AM
To: Sawyer, Kim
Cc: 'Stephen A. Schuller'; Hoyt, Jay; Miller, Susan
Subject: Staff Request for continuance regarding PUD-274-6

Kim,

I have been in discussion with Mr. Schuller, the attorney for the applicant, regarding a continuance for further research into the details of this request.

Please forward my request to the Planning Commission for a continuance to the October 4th meeting for additional research regarding PUD-274-6.

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



***Celebrating 50 Years of Service
to the Tulsa Region***

18.1



Tulsa Metropolitan Area
Planning Commission

Case : The Crossing at Battle Creek
Phase II Extended

Hearing Date: September 20, 2017

Case Report Prepared by:

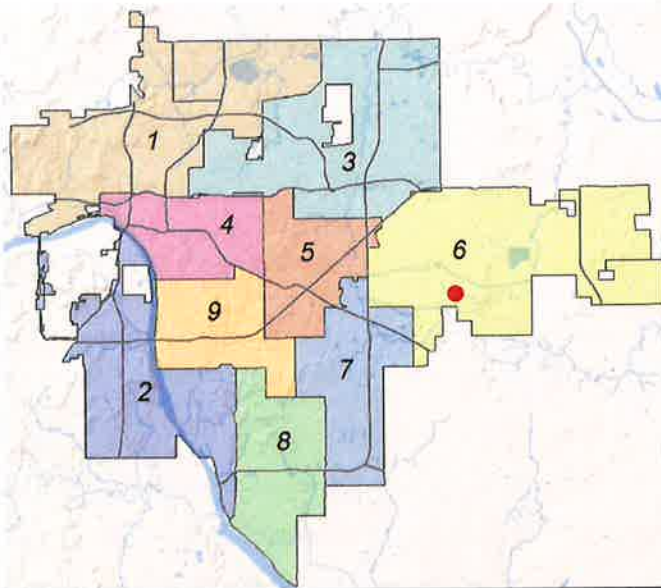
Nathan Foster

Owner and Applicant Information:

Applicant: Kyle Sewell, Crafton Tull

Owner: 41st Street Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

9 lots, 1 block, 10.74 ± acres

Location: East of South 152nd East
Avenue at East 36th Place South

Proposed Use: Single Family Residential

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements Plan

PRELIMINARY SUBDIVISION PLAT

The Crossing at Battle Creek Phase II Extended - (CD 6)
East of South 152nd East Avenue at East 36th Place South

This plat consists of 9 lots, 1 block on 1.74 ± acres.

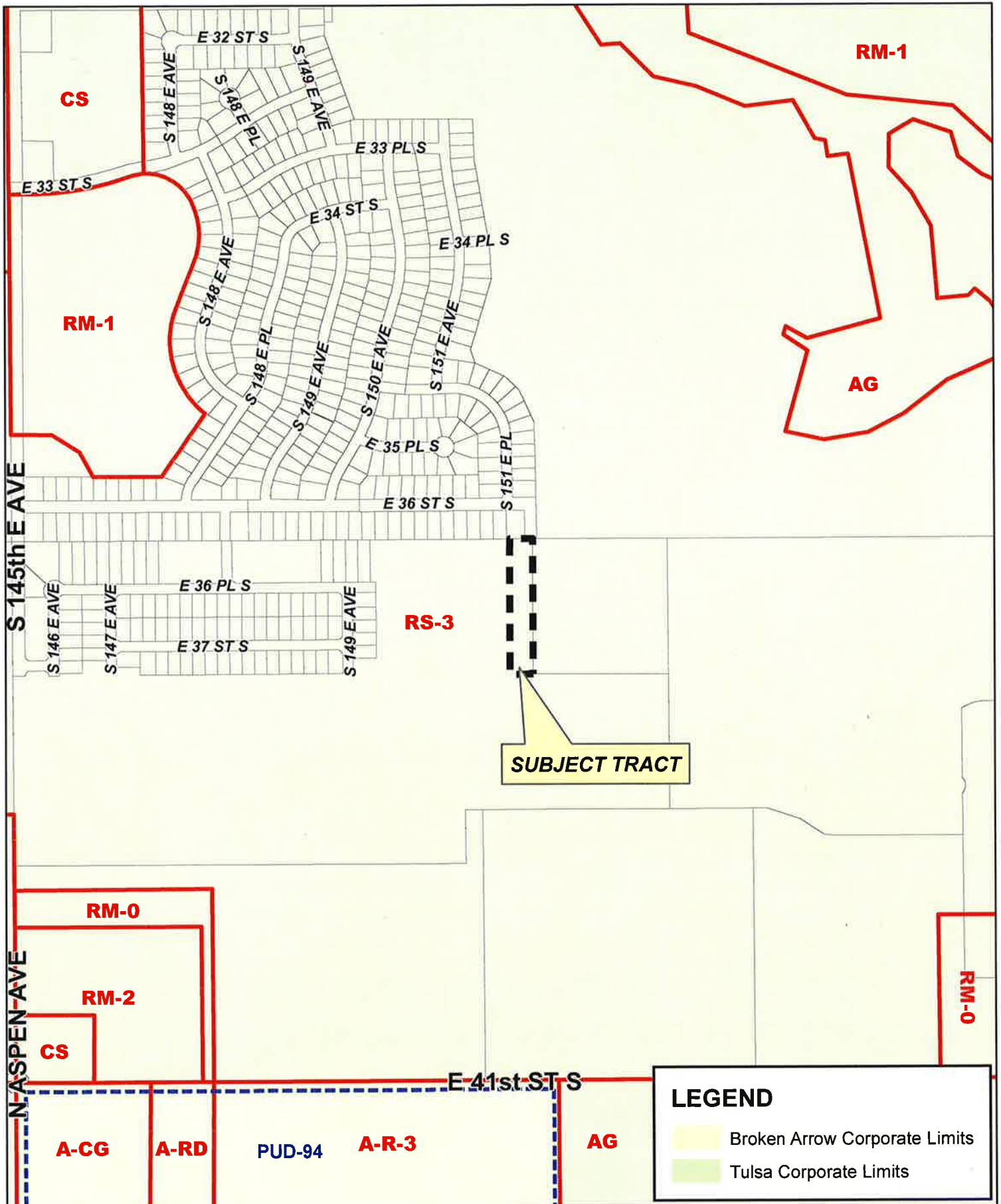
The Technical Advisory Committee (TAC) met on September 7, 2017 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned RS-3. The proposed lots conform to the lot and building regulations of the City of Tulsa Zoning Code.
2. **Addressing:** Graphically label each lot with addresses assigned by the City of Tulsa on final plat.
3. **Transportation & Traffic:** No comments.
4. **Sewer:** No comments.
5. **Water:** No comments.
6. **Engineering Graphics:** Remove contour lines on final plat. Provide addresses for individual lots. Under the "Basis of Bearing" heading provide a bearing angle between two known points associated with this plat. Show property pins set/found graphically. Only include filed plats on the location map and label subject property as "project location" or "site". Label all other property as "unplatted".
7. **Fire:** Fire hydrant installation will be required prior to the construction of any structures.
8. **Stormwater, Drainage, & Floodplain:** Provide appropriate overland drainage/storm sewer easements to convey drainage from the northeast to the drainage structures in the subdivision to the west. No floodplain exists on this site.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

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



**THE CROSSING AT
BATTLE CREEK
PHASE II EXTENDED**

19.3



0 Feet 300 600



Subject Tract

19-14 22

THE CROSSING AT BATTLE CREEK PHASE II EXTENDED

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

Aerial Photo Date: February 2016



19.4



0 Feet 100
50



Subject
Tract

19-14 22

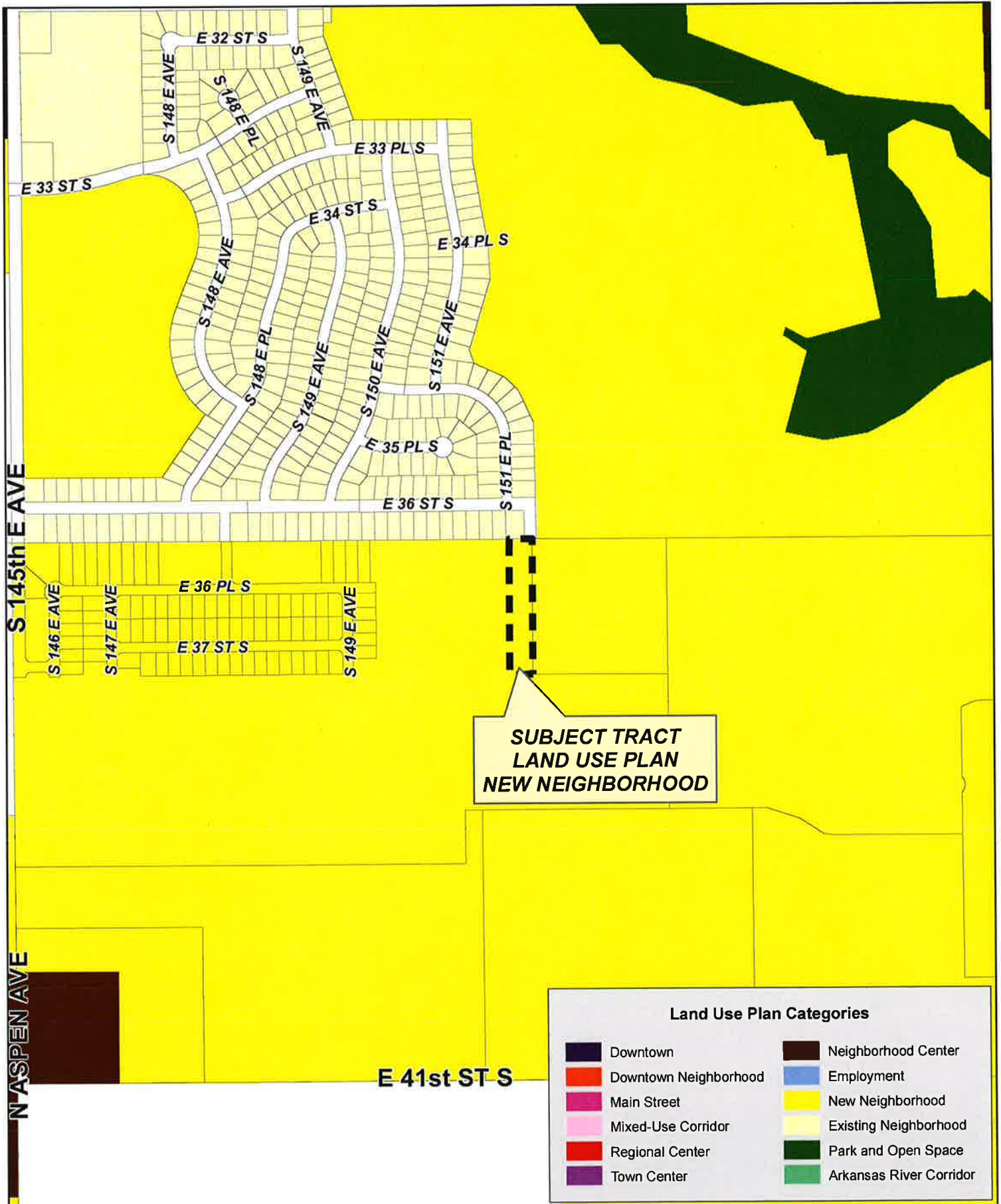
**THE CROSSING AT
BATTLE CREEK
PHASE II EXTENDED**

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

Aerial Photo Date: February 2016



19.5



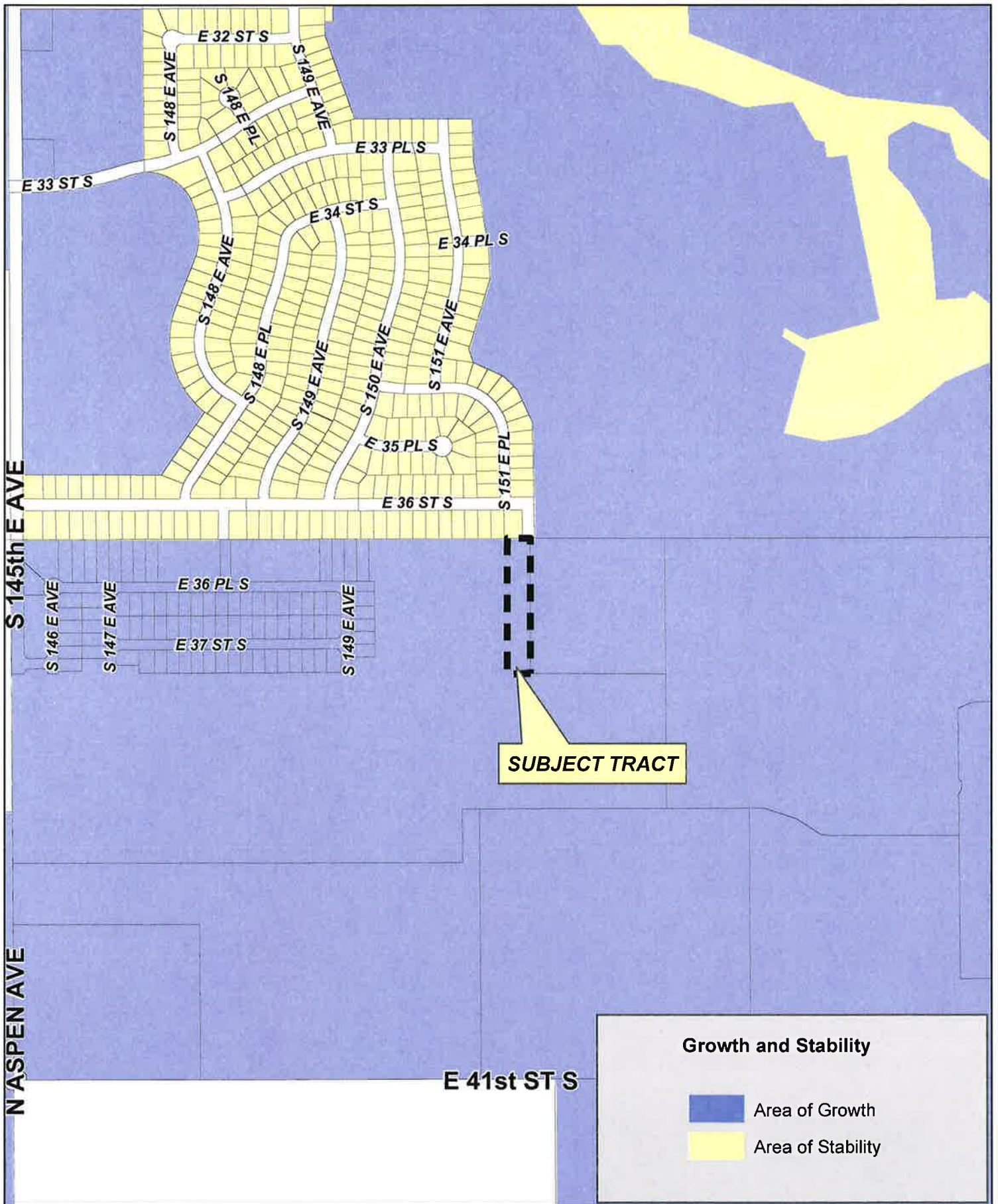
0 300 600
Feet

19-14 22

THE CROSSING AT BATTLE CREEK PHASE II EXTENDED



19.6



**THE CROSSING AT
BATTLE CREEK
PHASE II EXTENDED**

19.7



Tulsa Metropolitan Area
Planning Commission

Case : Neon Alley

Hearing Date: September 20, 2017

Case Report Prepared by:

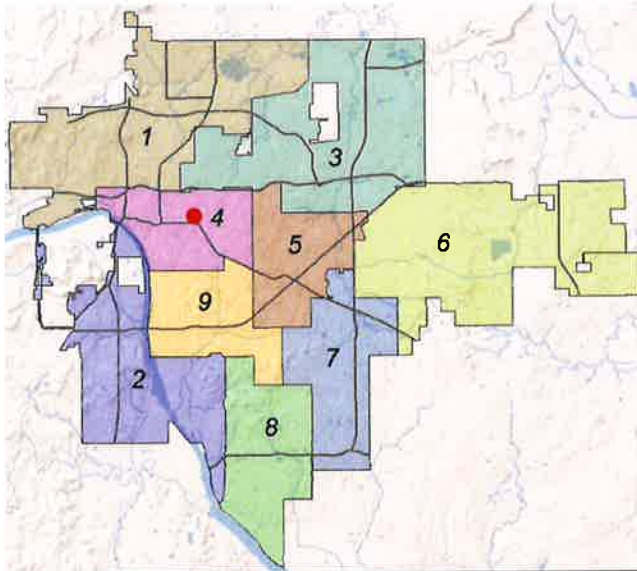
Nathan Foster

Owner and Applicant Information:

Applicant: Kevin Symcox, Ross Group

Owner: 1124 South Lewis Ave, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block, 3.64 ± acres

Location: Southwest corner of East 11th
Street South and South Lewis Avenue

Proposed Use: Mixed-Use Development

Zoning:

Current: IM

Proposed: MX2-P-U

Staff Recommendation:

Staff recommends **approval** of the
Preliminary Plat

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements Plan

20.1

PRELIMINARY SUBDIVISION PLAT

Neon Alley - (CD 4)

Southwest corner of East 11th Street South and South Lewis Avenue

This plat consists of 1 lot, 1 block on 3.64 ± acres.

The Technical Advisory Committee (TAC) met on September 7, 2017 and provided the following conditions:

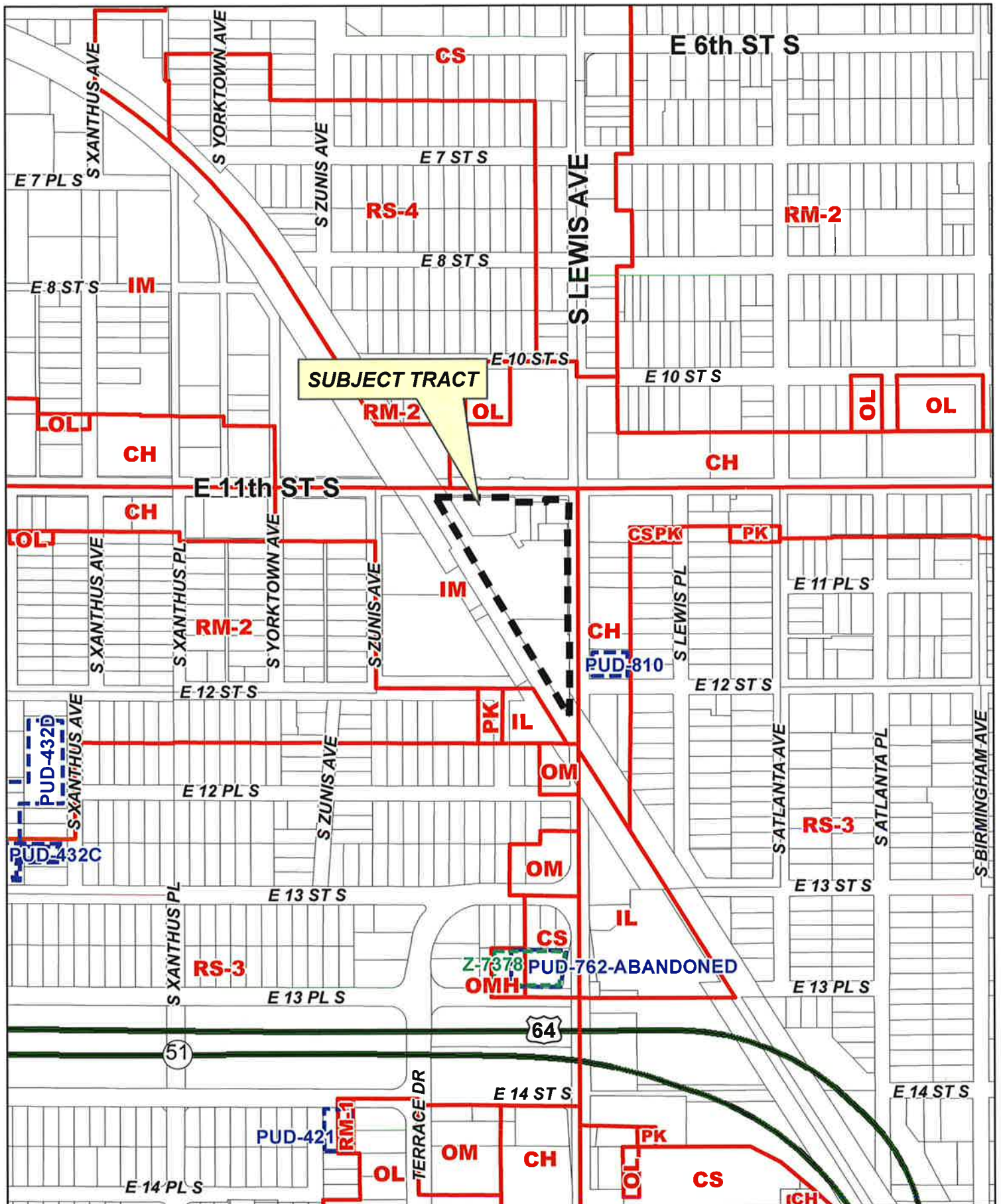
1. **Zoning:** The property has been approved for rezoning from IM to MX-2-P-U to support future mixed-use development on the site. Proposed lot meets the lot regulations of the existing IM zoning, as well as the proposed MX zoning.
2. **Addressing:** Identify abutting streets on plat as E 11th St S and S Lewis Ave E. Graphically label the lot on final plat with address assigned by the City of Tulsa.
3. **Transportation & Traffic:** Provide a 30' corner radius at the intersection of 11th and Lewis. Dedicate additional 5' of right-of-way along Lewis near intersection to comply with Major Street and Highway Plan.
4. **Sewer:** Provide additional 20' of sanitary sewer easement across currently shown lots 6 and 7 of block 1 to accommodate existing sanitary sewer line. Identify the width of the retained sanitary sewer easement for the existing 8" mainline and manhole.
5. **Water:** Accurately and clearly label the full widths of right-of-way being provided along 11th Street and Lewis.
6. **Engineering Graphics:** Submit a subdivision control sheet with the final plat. Add date of preparation to face of the plat on the bottom right or left. Remove contour lines on final plat. Provide addresses for individual lots and add address disclaimer to face of the plat. Under the "Basis of Bearing" heading provide a bearing angle between two known points associated with this plat. State the bearing angle along with Oklahoma State Plane, North Zone 3501, North American Datum (NAD83). Legal description does not match the plat. Show property pins set/found graphically. Include all filed plats on the location map and label subject property as "project location" or "site". Label all other property as "unplatted". Remove parcel lines from location map.
7. **Fire:** Fire hydrant installation will be required prior to the construction of any structures.
8. **Stormwater, Drainage, & Floodplain:** Existing 48" storm sewer near the 8" sanitary sewer line across the middle of the site from east to west. Locate existing lines and provide appropriate easement. If proposed development will encroach on existing lines, lines must be relocated and provided appropriate easements. There is no floodplain shown on the site.

9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

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



NEON ALLEY

19-13 07

20.4



0 200 400
Feet



Subject
Tract

NEON ALLEY

19-13 07

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

Aerial Photo Date: February 2016



20.5



0 Feet 50 100



Subject
Tract

NEON ALLEY

19-13 07

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

Aerial Photo Date: February 2016



20.6



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22295 Plat Waiver

Hearing Date: September 20, 2017

Case Report Prepared by:

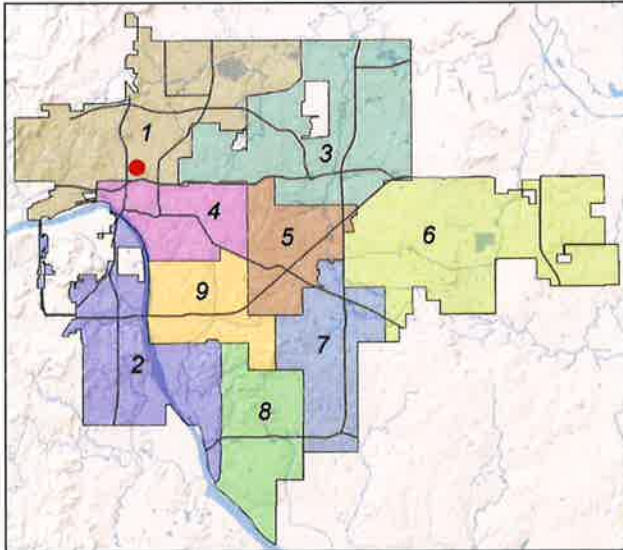
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: Independent School District No. 1

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: East of North Main Street
between East Latimer Street and East
Independence Street

Zoning: RS-4, CS, RM-1

Staff Recommendation:

Staff recommends **denial** of the plat
waiver request

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Applicant Submittal, Site Plan

PLAT WAIVER

BOA-22295 – (CD 1)

East of North Main Street between East Latimer Street and East Independence Street

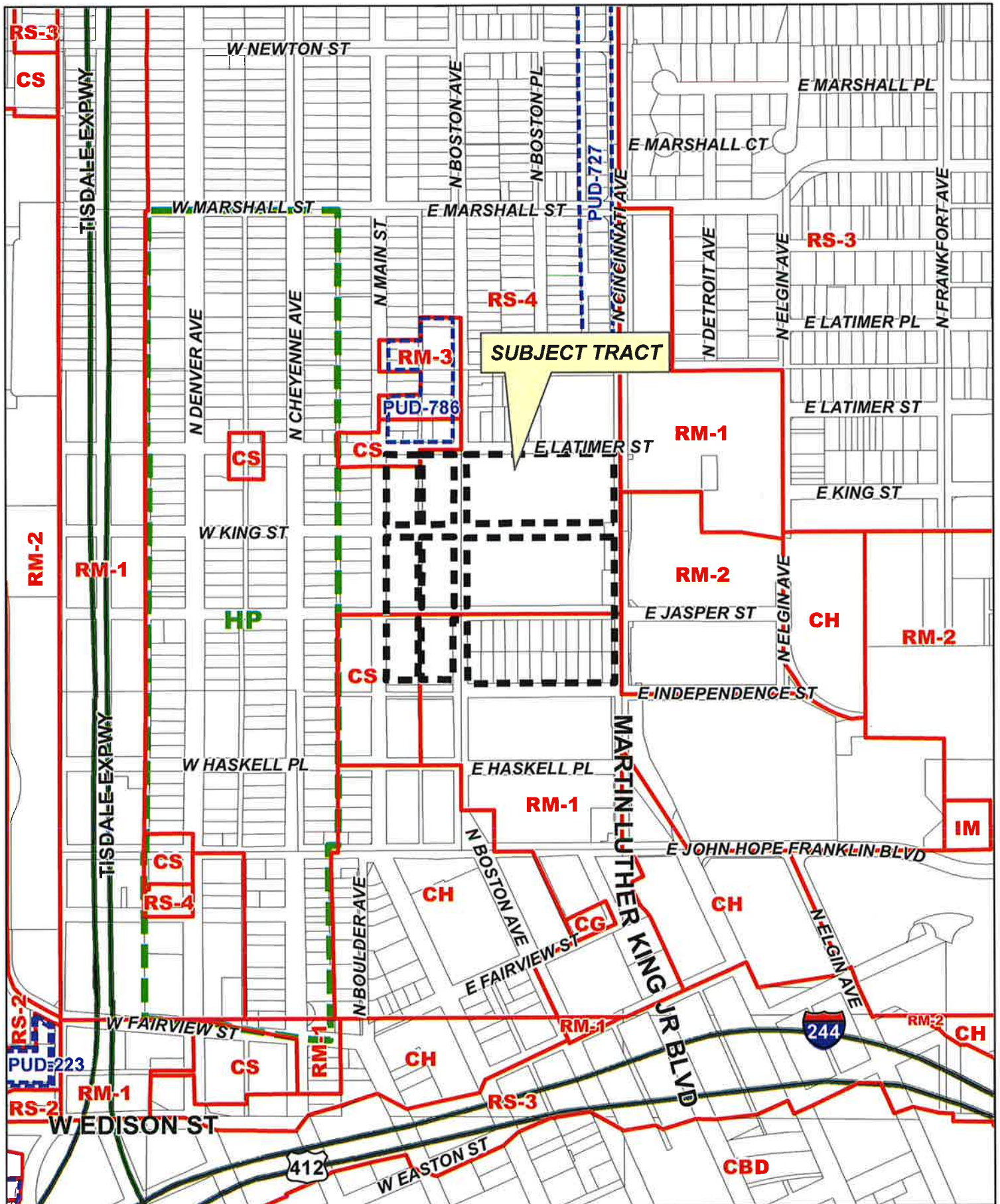
The platting requirement for this property is being triggered by a special exception approval by the City of Tulsa Board of Adjustment to permit the expansion of an existing elementary school. Any exception approval given for Public, Civic, and Institutional uses subjects the property to a platting requirement in order to accommodate newly proposed development and ensure adequate infrastructure is available and clearly identified.

The Technical Advisory Committee met on September 7, 2017 and the following items were determined:

1. The property under application was previously platted in the early 1900's under portions of two separate subdivision plats, Kirkpatrick Heights and Burgess Hill. In total, the property consists of 118 lots and 6 separate blocks.
2. Portions of the subject property are divided by existing street right-of-way and public alleyways. A portion of East Jasper Street will be required to be closed and vacated, as well as a portion of North Boston Avenue. Any public utilities located within those rights-of-way will be required to be relocated and provided appropriate easements. Once vacated, the property should be replatted to remove vacated right-of-way from property description and record.
3. Additional right-of-way dedication has been made along MLK and should be reflected on a replat.
4. Water line extension is required as part of this project. Infrastructure Development Plans have been submitted and are under review to extend the mainline. Appropriate easement should be filed and reflected on a plat.
5. Access changes are proposed and should be reflected on a replat.

Staff has reviewed the proposed development of this property in conjunction with the plat waiver request and has determined that this property is not favorable for waiving the requirement to plat. A lot combination would not be an appropriate substitute due to the requirements for additional easements and the closure and vacation of existing rights-of-way.

Staff recommends the processing of a subdivision plat on the property and **denial** of the plat waiver request.



BOA-22295

20-12 35

21.3



0 250 500
Feet



Subject
Tract

BOA-22295

20-12 35

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

Aerial Photo Date: February 2016



21.4



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7408

Hearing Date: September 20, 2017
Related to CPA-69

Case Report Prepared by:

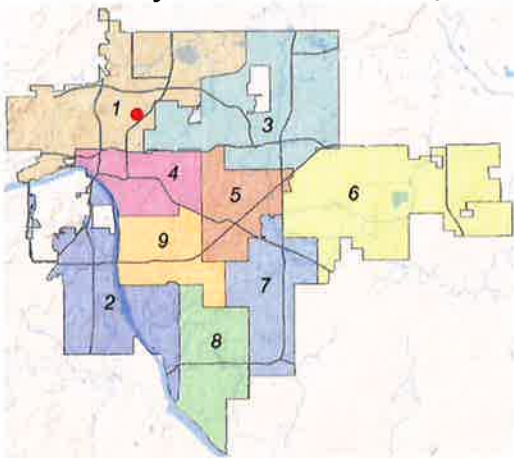
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Ken Ruse

Property Owner: HOUSING AUTHORITY OF THE
City of Tulsa

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Park

Proposed Use: Expansion of Multi Family
Residential property for a Laundry & maintenance
building

Concept summary:

Tract Size: 0.96 ± acres

Location: South of E. Virgin St., between N. Quincy
Ave. and N. Rockford Ave.

Zoning:

Existing Zoning: RS-3

Proposed Zoning: RM-2

Comprehensive Plan:

Current Land Use Map: Park and Open Space
Proposed Land Use: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 216

CZM: 29

Atlas: 164

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: John Smaligo

22.1

SECTION I: Z-7408

DEVELOPMENT CONCEPT:

The Tulsa Development Authority has been using the site as a playground area and off street parking area for years. The current proposal is to expand their accessory uses for a laundry and maintenance building into this location. Rezoning and combining this parcel with the abutting RM-2 zoning is required to accomplish this goal.

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:

Z-7408 requesting RM-2 zoning is not consistent with the current land use designation however a concurrent request for Existing Neighborhood will be supported by staff. The property has been owned and used as part of the multi-family development south of this site but there was never a need to expand until now.

RM-2 is consistent with the expected development pattern in the area and,

RM-2 is considered non-injurious to the abutting property therefore,

Staff recommends Approval of Z-7408 to rezone property from RS-3 to RM-2.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The current land use designation illustrates this site as a Park and Open space. Rezoning to RM-2 would not be consistent with the plan as it exists today however it should be noted that the park has been maintained and used by the Tulsa Housing Authority for its residents immediately south of this site. The Housing Authority plans to retain a park and open space component to this site but they are planning to add a maintenance and laundry facility on this tract of land. The concurrent Comprehensive Plan amendment CPA-69 request this site to be changed to Existing Neighborhood and staff supports that request. If that plan amendment is approved then the zoning request will be consistent with the plan.

Land Use Vision:

Current Land Use Plan map designation: 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.

22.2

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.

Proposed Land Use Plan map designation: Existing Neighborhood

The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa's existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is nearly flat with a playground and parking lot.*

Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
North Quincy Avenue	None	50 feet	2
North Rockford Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Area of Growth	Single Family Residential
East	RS-3	Existing Neighborhood	Area of Growth	Single Family Residential
South	RM-2	Existing Neighborhood	Area of Growth	Multi Family Residential
West	RS-3	Existing Neighborhood	Area of Growth	Single Family Residential

SECTION III: Relevant Zoning History

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

Subject Property:

No relevant history.

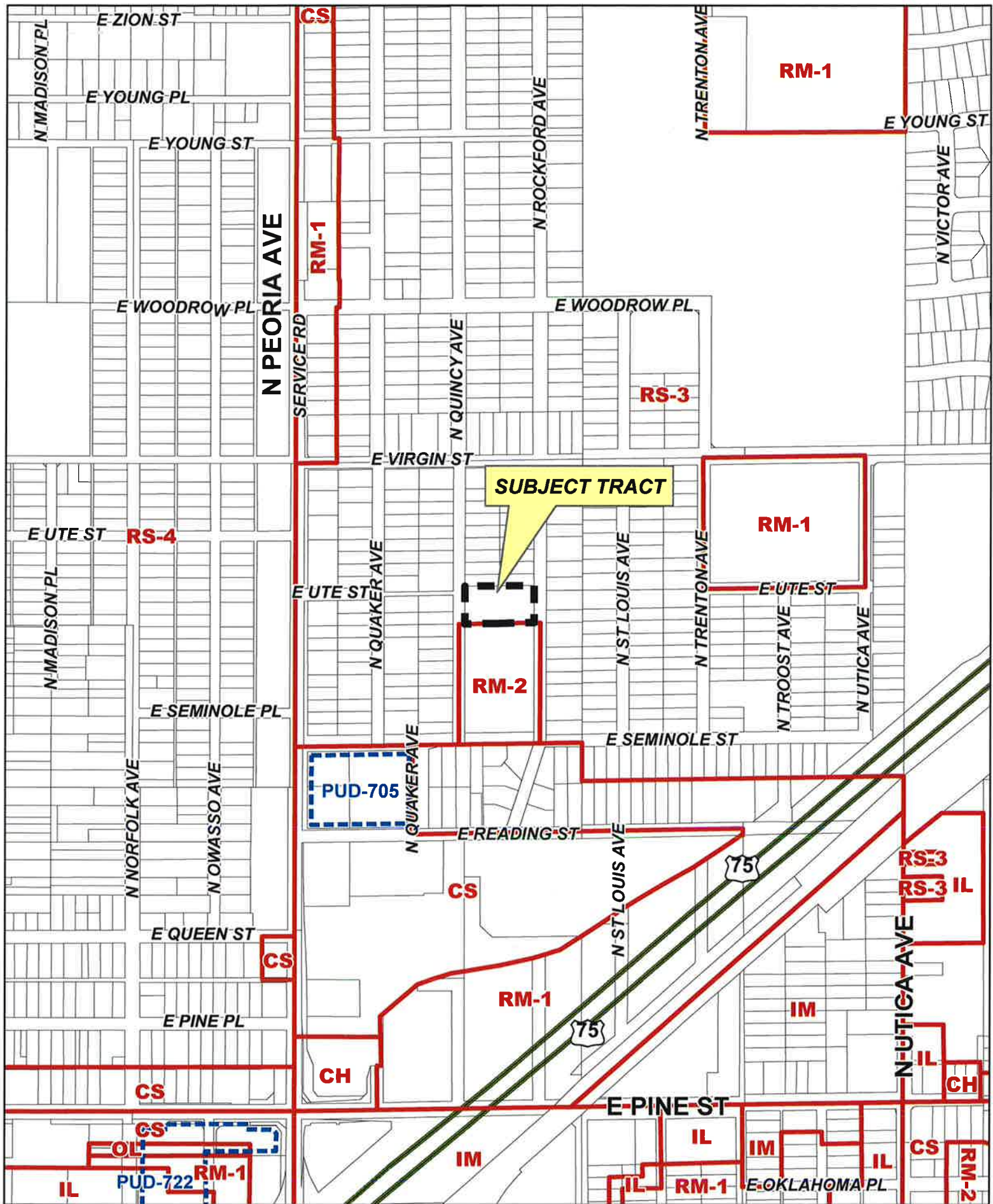
Surrounding Property:

BOA-1636 November 9, 1943: The Board of Adjustment **APPROVED** designation as 50' building sites of the north 50 feet of lots 6 and 7; all of Lots 2-4 Block 2; the s-50' of Lot 2; all of Lots 3-9, Block 3; Lots 2-5 Block 4; Lots 1-6 Block 5, Lots 1-12 Block 6; Lots 1-12 Block 7, on property located near the subject property in the Bullette Heights Addition..

9/20/2017 1:30 PM

22.4

REVISED 9/14/2017



Z-7408

20-13 30

22.5





N QUINCY AVE

N ROCKFORD AVE

0 Feet 50 100



Subject
Tract

Z-7408

20-13 30

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

Aerial Photo Date: February 2016





0 Feet 250 500



Subject
Tract

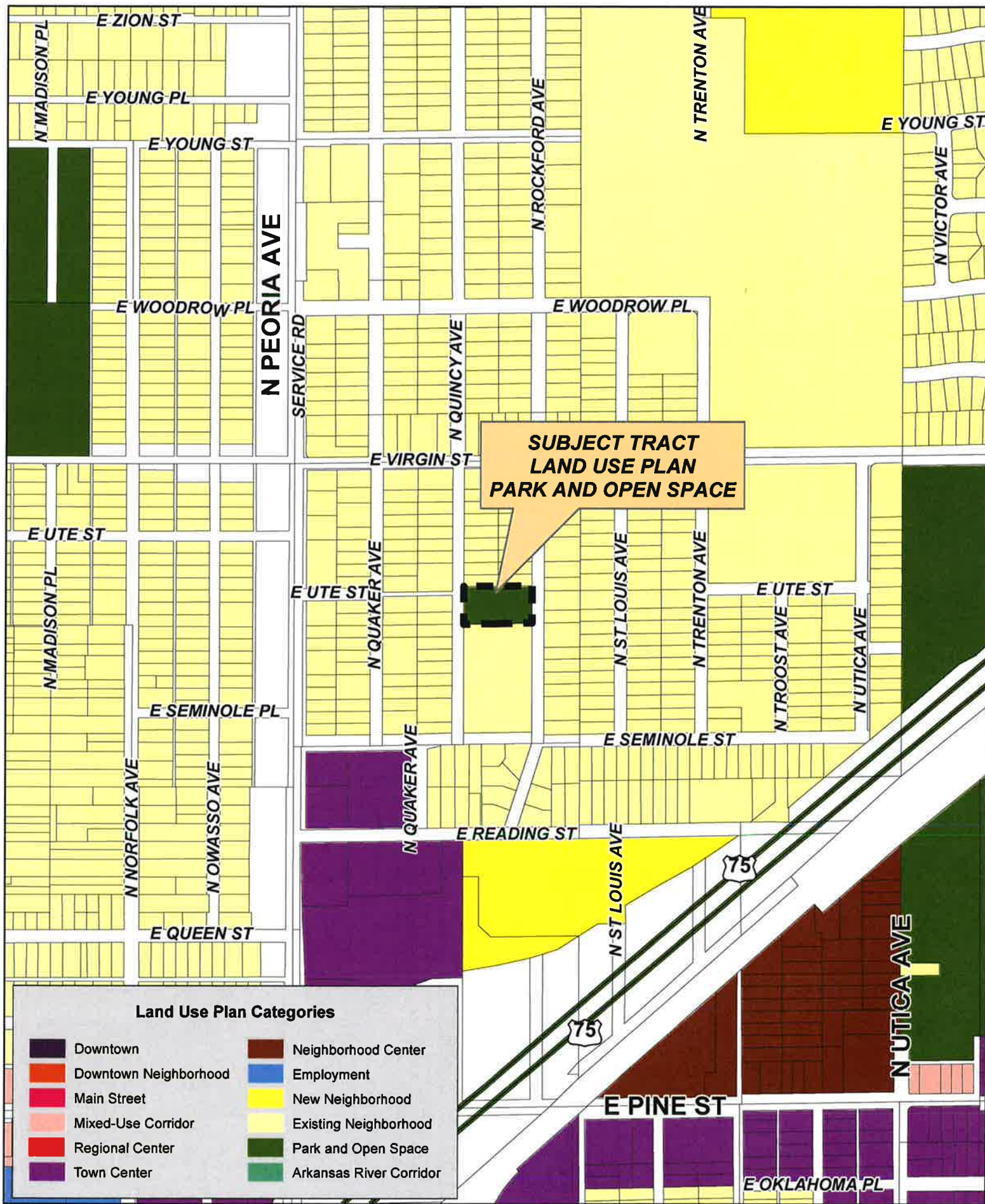
Z-7408

20-13 30

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

Aerial Photo Date: February 2016



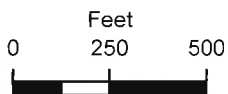
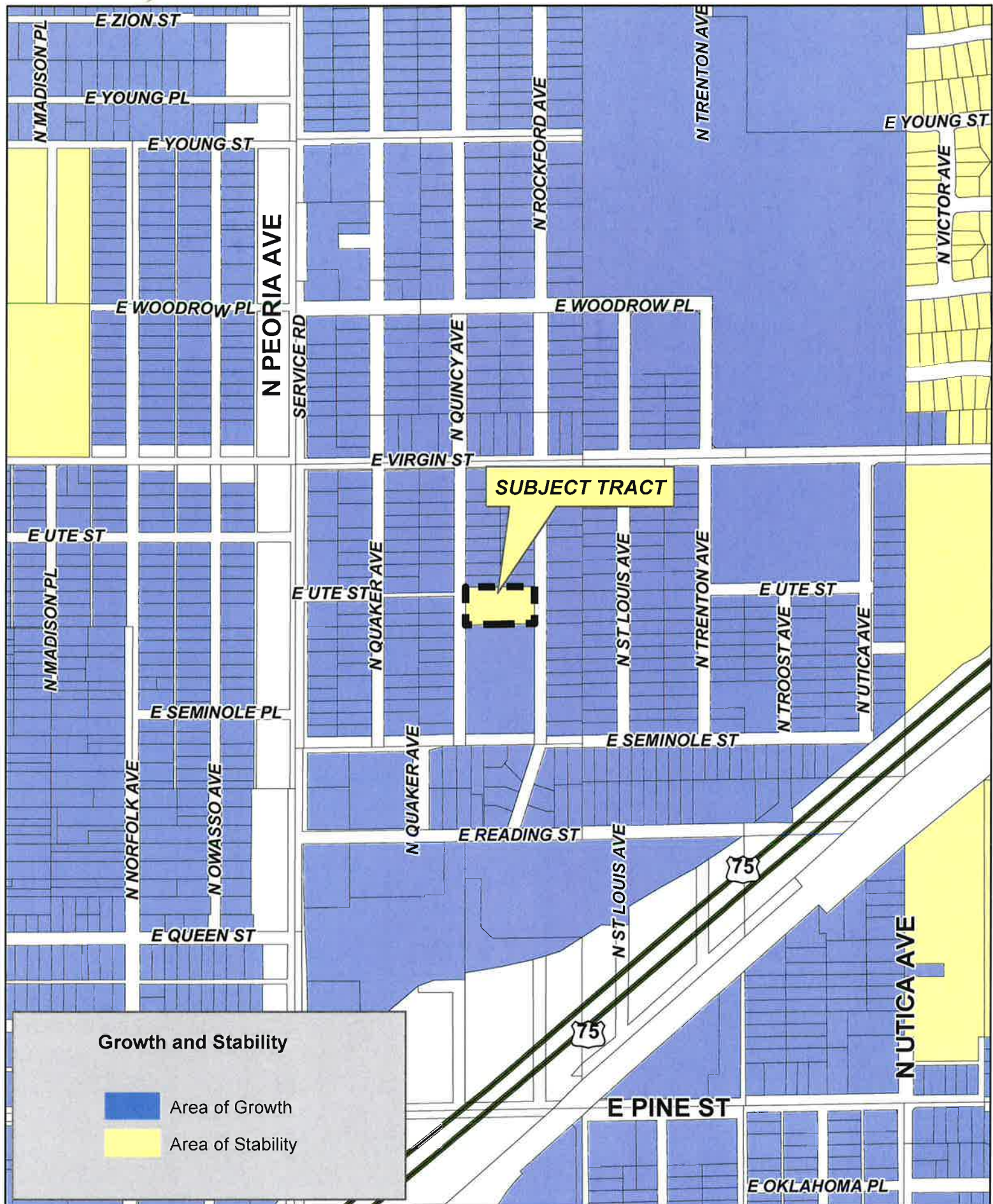


Z-7408

20-13 30

22.8




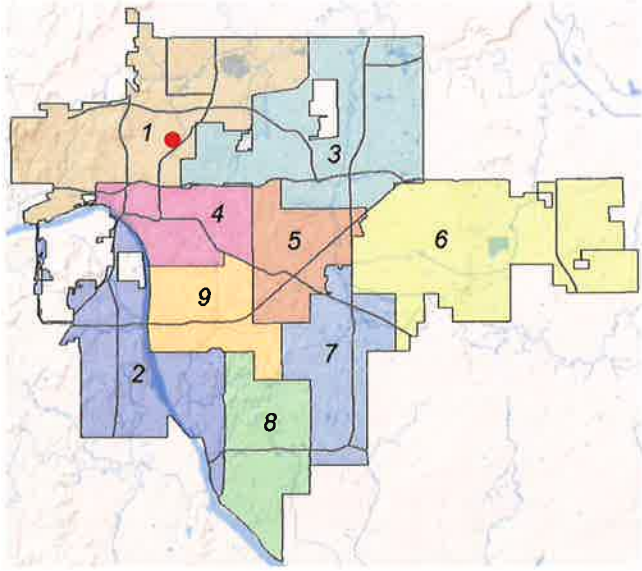


Z-7408

20-13 30

22.9



 Tulsa Metropolitan Area Planning Commission	<p><u>Case Number:</u> CPA-69 Comprehensive Plan Amendment (related to Z-7408)</p> <p><u>Hearing Date:</u> September 20, 2017</p>
<p><u>Case Report Prepared by:</u></p> <p>Amy Ulmer</p>	<p><u>Owner and Applicant Information:</u></p> <p>Applicant: Architects Collective, Kenneth Ruse</p> <p>Property Owner: Housing Authority of the City of Tulsa</p>
<p><u>Location Map:</u> (shown with City Council Districts)</p> 	<p><u>Applicant Proposal:</u></p> <p>Land Use Map change from <i>Park and Open Space</i> to <i>Existing Neighborhood</i></p> <p>Existing Use: Open space</p> <p>Proposed Use: Laundry/Maintenance Accessory Building</p> <p>Tract Size: ± .96 acres</p> <p>Location: South of E. Virgin St., between N. Quincy Ave. and N. Rockford Ave.</p>
<p><u>Comprehensive Plan:</u></p> <p>Land Use Map: Existing: <i>Park and Open Space</i> Proposed: <i>Existing Neighborhood</i></p> <p>Stability and Growth Map: Existing: <i>Area of Stability</i></p> <p><u>Zoning:</u> Existing Zoning: RS-3 Proposed Zoning: RM-2</p>	<p><u>Staff Recommendation:</u></p> <p>Staff recommends approval of the <i>Existing Neighborhood</i> land use designation.</p> <p><u>City Council District: 1</u> <i>Councilor Name:</i> Vanessa Hall-Harper</p> <p><u>County Commission District: 1</u> <i>Commissioner Name:</i> John Smaligo</p>

COMPREHENSIVE PLAN LAND USE MAP AMENDMENT REQUEST

S. of E. Virgin St., between N. Quincy Ave. and N. Rockford Ave. (CPA-69)

1. PROPERTY INFORMATION AND LAND USE REQUEST

Existing Land Use: <i>Park and Open Space</i> Existing Stability and Growth designation: <i>Area of Stability</i>
Proposed Land Use: <i>Existing Neighborhood</i>
Location: S. of E. Virgin St., between N. Quincy Ave. and N. Rockford Ave.
Size: <i>±.96 acres</i>

A. Background

The land use assigned for this area at the time of adoption of the 2010 Tulsa Comprehensive plan was *Parks and Open Space*, with a Stability and Growth Map designation of *Area of Stability*. The subject area is located in north Tulsa, within the Unity Heritage Neighborhoods Plan. This small area plan was adopted in October of 2016, to assist and progress the revitalization of this area. The small area plan attempts to preserve healthy neighborhoods, revitalize underdeveloped areas, increase transportation options, and provide access to much needed goods and services.

The surrounding area contains single-family residential uses to the north, east and west; and a multi-family residential complex abuts the subject lot to the south. The applicant has submitted this proposed Comprehensive Plan amendment and a rezoning application (Z-7408) to permit construction of an accessory building. The applicant has stated that this building will house a maintenance and laundry room.

B. Existing Land Use and Growth Designations

Parks and Open Space land use and *Area of Stability* designations were assigned to the area subject to the amendment request at the time of the adoption of the Tulsa Comprehensive Plan in 2010:

"These (*Parks and Open Space*) 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.”

“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.”

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

“The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.”

C. Proposed Land Use Designation (Tulsa Comprehensive Plan)

The applicant is proposing *Existing Neighborhood* land use designation on the subject site.

“The Existing Residential Neighborhood category is intended to preserve and enhance Tulsa’s existing single family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code. In cooperation with the existing community, the city should make improvements

to sidewalks, bicycle routes, and transit so residents can better access parks, schools, churches, and other civic amenities.”

D. Zoning and Surrounding Uses

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Area of Growth	Existing Use
North	RS-3	<i>Existing Neighborhood</i>	<i>Area of Growth</i>	Single-Family Residential
South	RM-2	<i>Existing Neighborhood</i>	<i>Area of Growth</i>	Multi-Family Residential
East	RS-3	<i>Existing Neighborhood</i>	<i>Area of Growth</i>	Single-Family Residential
West	RS-3	<i>Existing Neighborhood</i>	<i>Area of Growth</i>	Vacant/Single-Family Residential

E. Applicant’s Justification

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

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

The applicant provided the following answers to the above questions below:

“This park and open space was purchased by Tulsa Housing Authority and has become part of the Whitlow Townhomes. We are applying to have it rezoned to allow a building of accessory use to RM-2 and allow possible future multifamily building. The subject area has become part of a multifamily property. It has been fenced into the property, accordingly. The addition of a laundry and maintenance building will have no negative effect on surrounding properties.”

F. Staff Summary & Recommendation

The applicant is proposing to expand the *Existing Neighborhood* land designation onto the subject site that contains a small private park to accommodate the construction of a

laundry and maintenance building. The subject site is a RS-3 zoned lot with a land use and Stability and Growth map designations of *Park and Open Space* and *Area of Stability*. All areas abutting the parcel are residentially zoned lots that were designated as *Existing Neighborhood* and an *Areas of Growth* when the Comprehensive Plan was adopted in 2010.

There is always concern that changes in land use designations will destabilize existing residential uses on adjacent properties. As stated by the applicant, "the park and open space was purchased by Tulsa Housing Authority and has become part of the Whitlow Townhomes". The property owners have erected a fence to encompass the subject parcel within the boundaries of the multi-family property to the south. For this reason, the existing park would unlikely be open for public use if both the concurrent rezoning application and Comprehensive Plan Amendment were denied on this parcel. Additionally, the applicant has stated that the building will be approximately 500 square-feet and will not cause the current playground to be demolished. The development of a small accessory building will leave the remaining open space for the resident's of Whitlow Townhomes.

This presents a unique situation in which the surrounding areas are designated *Existing Neighborhood* and *Area of Growth* when the Comprehensive Plan was adopted in 2010. *Existing Neighborhood* designations are typical coupled with *Areas of Stability*. If the proposed amendment is approved on the subject site, it could be included as part of the 2018 annual housekeeping amendments to change the Stability and Growth map designation to *Area of Growth*. In the Comprehensive Plan, the Existing Residential Neighborhood category is intended to encourage "small-scale infill projects". An expansion of *Existing Neighborhood* would be consistent with the surrounding land use designations.

Staff recommends **Approval** of the *Existing Neighborhood* land use designation as submitted by the applicant.



4200 E. Skelly Dr. Suite 750
Tulsa, OK 74135
Phone: 918-492-2987
Fax: 918-493-6149

Memorandum

Date: 8/23/17
To: TMAPC
From: Kenneth Ruse
Re: 1915 N. Quincy Ave. – Comprehensive Plan Amendment justification

Refer attached amendment application. This park and open space was purchased by Tulsa Housing Authority and has become part of Whitlow Townhomes. We are applying to have it rezoned to allow a building of accessory use to RM2 and allow possible future multifamily building.

The subject area has become part of a multifamily property. It has been fenced into the property, accordingly. The addition of a laundry and maintenance building will have no negative effect on surrounding properties.



N QUINCY AVE

N ROCKFORD AVE

0 50 100
Feet



Subject
Tract

CPA-69

20-13 30

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

Aerial Photo Date: February 2016

23.7





0 250 500
Feet



Subject
Tract

CPA-69

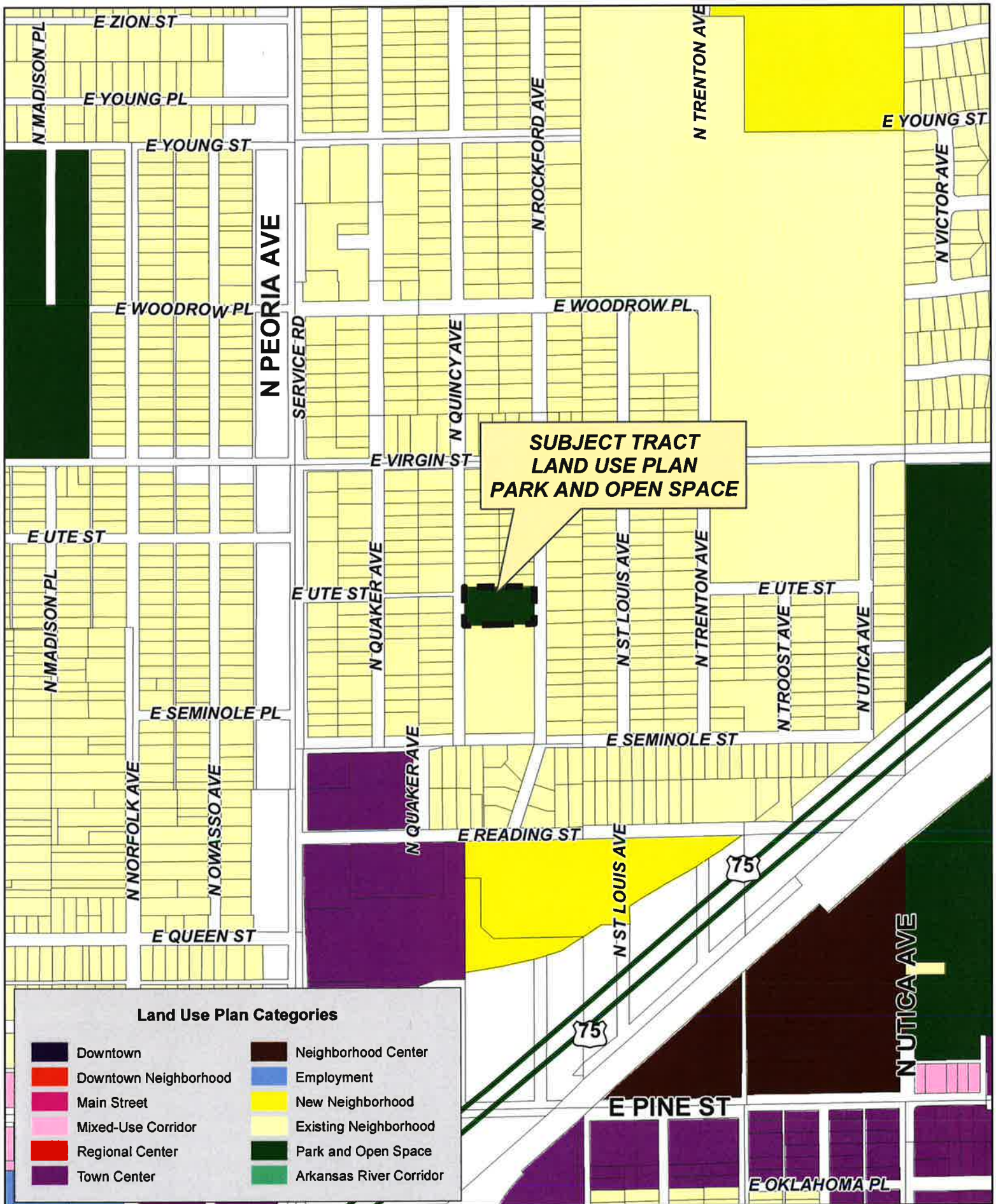
20-13 30

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

Aerial Photo Date: February 2016



23.8

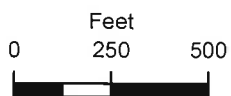
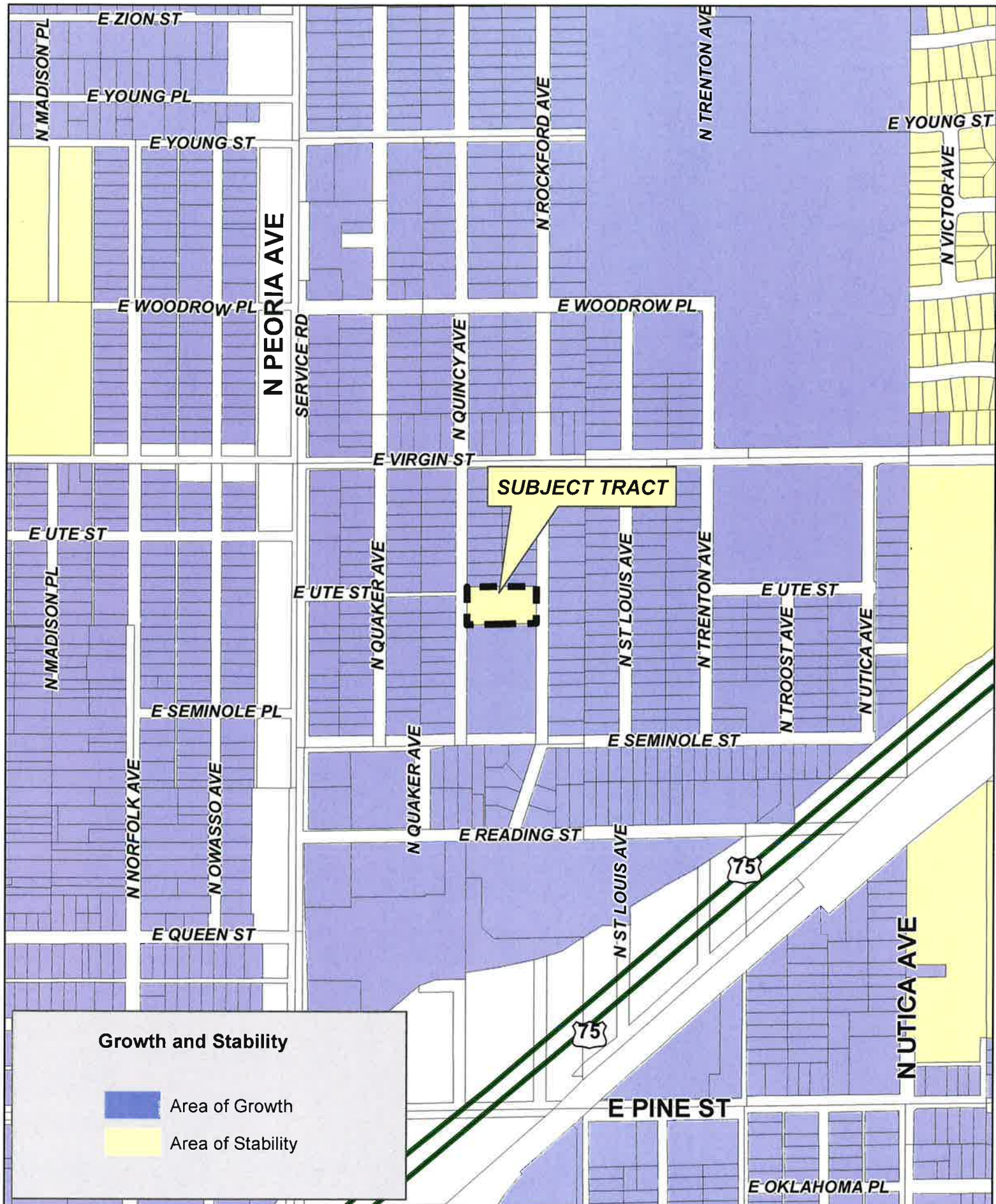


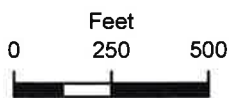
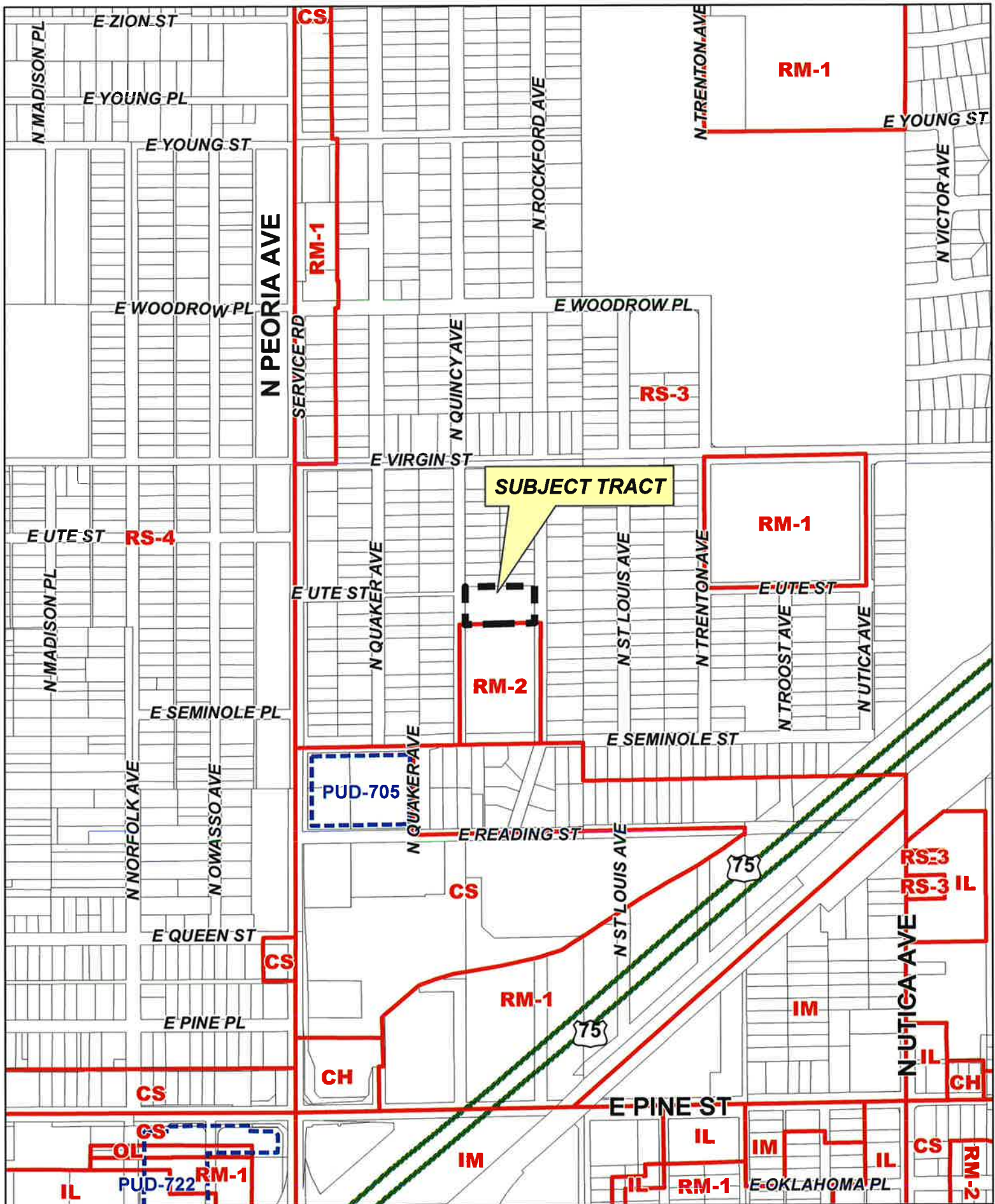
CPA-69

20-13 30

23.9







CPA-69

20-13 30

23.11





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7409

Hearing Date: September 20, 2017

Case Report Prepared by:

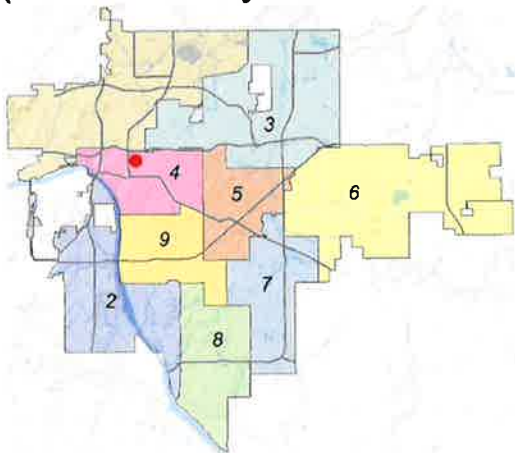
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Jim Beach

Property Owner: RUSTED TRUCK PROPERTY
COMPANY LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Mixed use development

Concept summary: Redevelop property surrounded with Industrial zoning to develop a vertically mixed use building which is allowed by right in a CH zoning district.

Tract Size: 0.4 \pm acres

Location: Northeast corner of E. 5th Ct. and S. Quaker Ave.

Zoning:

Existing Zoning: IM

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff has discussed options including an optional development plan and mixed use zoning options. The CH zoned district offers the most flexibility for the developer. Many industrial uses can be permitted in a CH district

Staff Data:

TRS: 9306

CZM: 37

Atlas: 2

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

24.1

SECTION I: Z-7409

DEVELOPMENT CONCEPT:

The applicant proposal includes rezoning to support a mixed use building with a residential component. The new construction would cover the south half of a block at the northeast corner of South Quaker at East 5th Street and is included in the Pearl District Small Area 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:
 - Architectural site plan
 - 3 Building renderings from street view
 - Conceptual first floor plan
 - Conceptual second floor plan (5 residential lofts)

DETAILED STAFF RECOMMENDATION:

Z-7409 allows flexibility for many types of development that are recognized in the Downtown Neighborhood land use designation and,

CH zoning allows many Public, Civic and Institutional use categories that are not allowed in IM districts but are consistent with the downtown neighborhood vision and,

CH zoning allows many Commercial and Wholesale, Distribution and Storage use categories that could help transform this area into a more vibrant downtown neighborhood however without a development plan this site could also develop in a way that is injurious to future redevelopment opportunities for this district. Staff supports the specific project being proposed but there is some risk that CH zoning without design standards or use limitations could result in poor redevelopment decisions in the future that are not consistent with the vision of the Downtown Neighborhood vision but are consistent with the Small Area Plan Vision for this area and,

CH zoning is not considered injurious to the surrounding property therefore,

Staff recommends approval of Z-7409 to rezone property from IM to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CH zoning is one appropriate zoning category to support some commercial and residential development however light industrial uses require a special exception. CH is consistent with the Downtown Neighborhood land use visions in the comprehensive plan however the small area plan conflicts with that vision which identifies this as a warehouse and manufacturing area.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

Areas of Stability and Growth designation: Area of Growth

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: The 6th Street Infill Plan

The 6th street infill plan offers approaches that focus exclusively on the development and redevelopment of previously developed land. The recommended changes in the development policy supported the following:

- 1) Encourage a broad mix of land uses within the neighborhood while minimizing the negative environmental impacts of these uses,
- 2) Support pedestrian activity in the public and private realm
- 3) Increase density without forfeiting quality and sacrificing the character of the neighborhood
- 4) Resolve parking and setback issues that produce incompatible infill development.

The plan recognizes that uniformity based planning and zoning may not be the best approach for infill development in this area that is already thoroughly mixed.

The general Urban Design Recommendations in the small area plan identify this site as this site as a Manufacturing Warehousing area. As a general statement the Manufacturing Warehousing Commercial sub areas can include small workshops to medium manufacturing operations. Special design guidelines were only recommended along key corridors. This site is not in one of those key corridors therefore special design guidelines were not a key consideration. Residential development was not specifically defined as an appropriate use at this location in the small area plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is an empty lot with little terrain. All City infrastructures is in place. Redevelopment should include new sidewalks or repair of existing sidewalks that are almost non functional.

Street view from southeast corner looking north toward downtown



Environmental Considerations: None that would affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 5 th Court	None	50 feet	2
South Quaker Avenue	None	50 feet	2
South Quincy Avenue	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	IM	Downtown Neighborhood	Growth	Industrial
East	IM	Downtown Neighborhood	Growth	Tulsa Transit
South	IM	Downtown Neighborhood	Growth	Industrial
West	IM	Downtown Neighborhood	Growth	Industrial and surface parking

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11815 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history.

Surrounding Property:

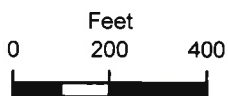
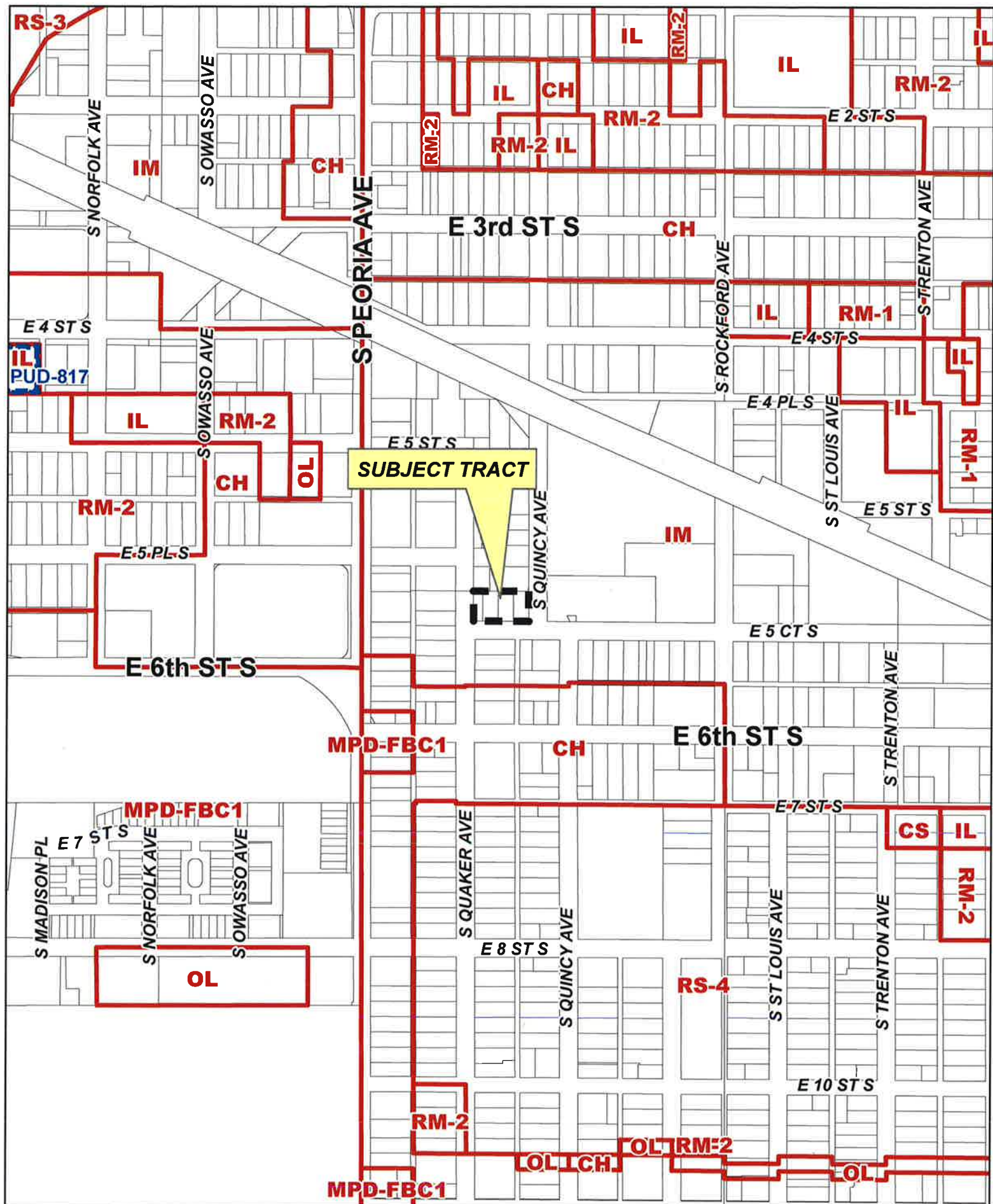
24.4

REVISED 9/13/2017

BOA-14028 April 17, 1986: The Board of Adjustment **APPROVED** to *variance* to all an efficiency dwelling in a garage associated with a non-conforming residence and to **APPROVE** a *variance* to allow two dwelling units per lot of record, on property located east of the subject property.

BOA-7053 June 3, 1971: The Board of Adjustment **APPROVED** an *exception* to permit displaying and selling furniture in an IL District, on property located northeast of the subject property at 504 S. Rockford Ave.

9/20/2017 1:30 PM



Z-7409

19-13 06

24.6





0 Feet
200
400



Subject
Tract

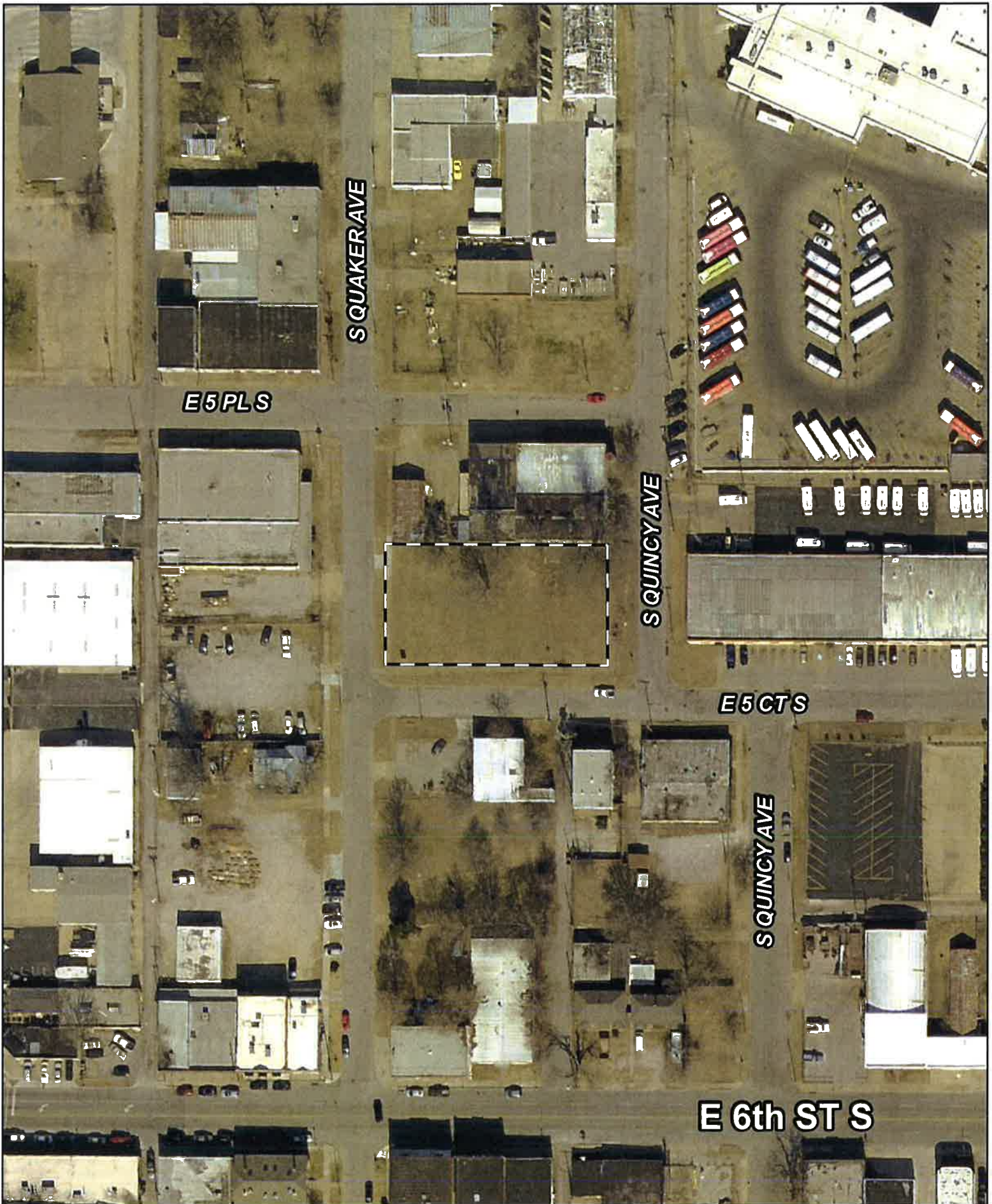
Z-7409

19-13 06

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

Aerial Photo Date: February 2016





0 Feet 50 100



Subject Tract

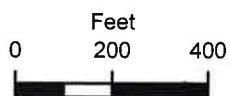
Z-7409

19-13 06

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

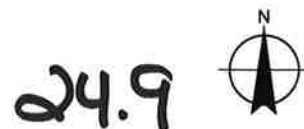
Aerial Photo Date: February 2016

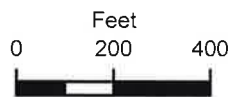




Z-7409

19-13 06





Z-7409

19-13 06





wdesign
ARCHITECTURE & INTERIORS
815 E. 3rd Street, Suite C
Tulsa, OK 74103
Office: 918.794.6602
Fax: 918.794.6602
www.wdesignstudio.com

SEAL:

PROJECT:

**RUSTED TRUCK
PROPERTY CO.**

**PROJECT #
16198**

**5TH AND QUAKER
TULSA, OK
74120**

CONSULTANT:

REVISIONS:

ISSUE DATE:

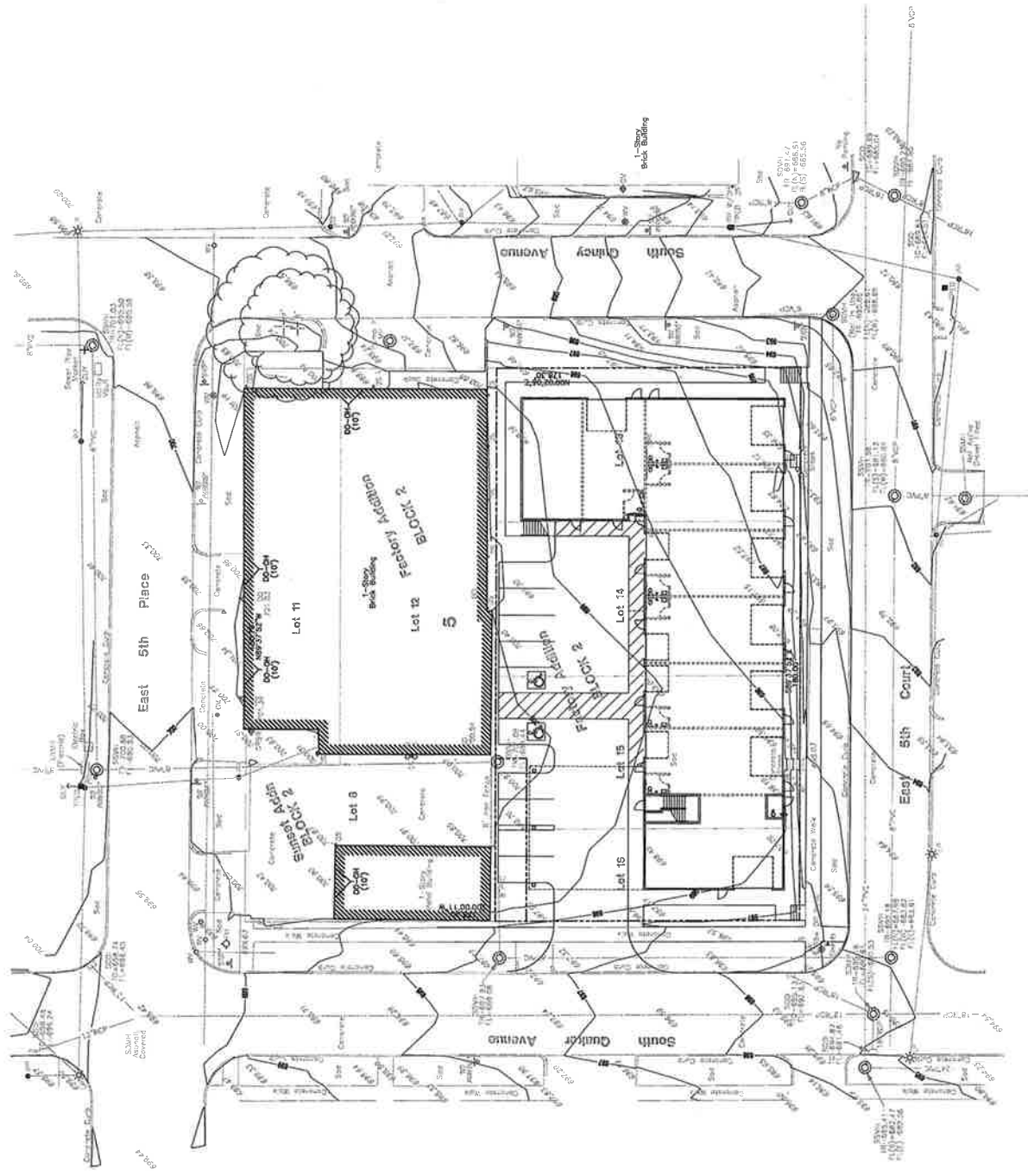
03.##.2017

SHEET NAME:

**ARCHITECTURAL
SITE PLAN**

SHEET #:

A101



1 ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

24.11



redesign

918.794.6616
WDESIGNSITE.COM

24.12



wdesign

918.794.6616
WDESIGNSITE.COM

24.13



SEAL:

PROJECT:

**RUSTED TRUCK
PROPERTY CO.**

PROJECT #
16198

5TH AND QUAKER
TULSA, OK
74120

CONSULTANT:

REVISIONS:

ISSUE DATE:

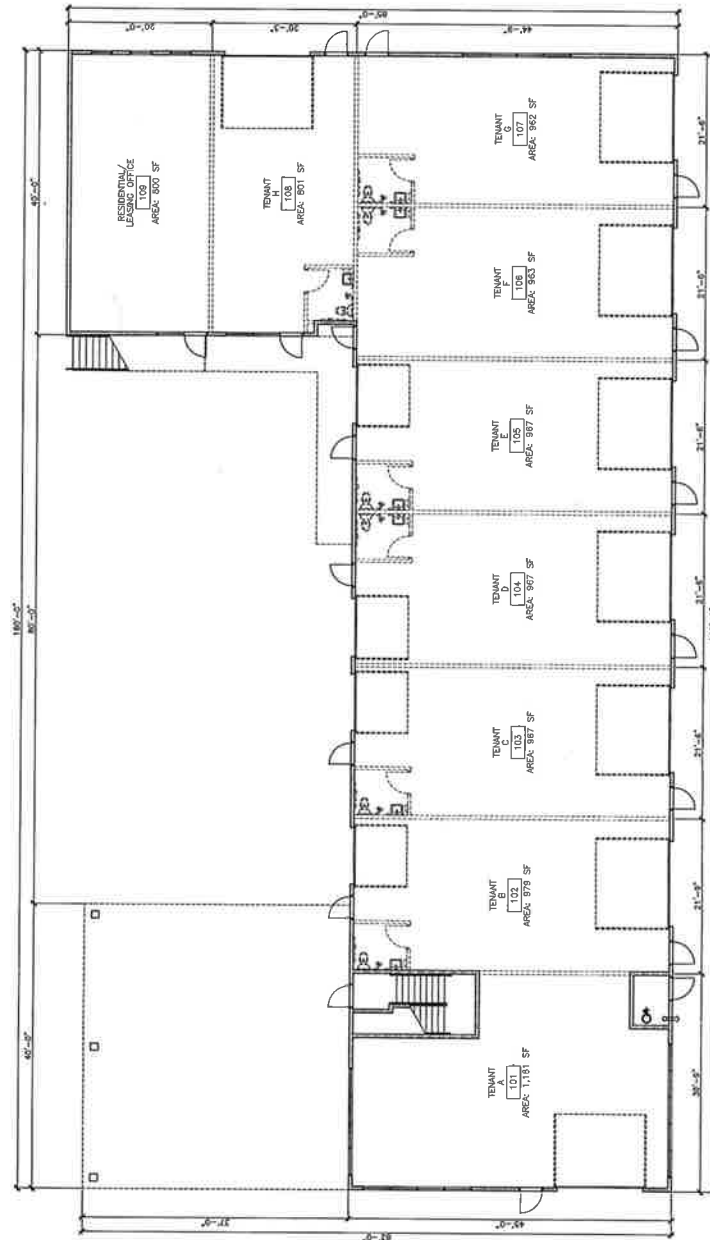
08.08.2017

SHEET NAME:

**FLOOR PLAN
FIRST FLOOR**

SHEET #:
133HS

A201



1 FLOOR PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"
AREA: 8,791 SF

24.15



SEAL:

PROJECT:

**RUSTED TRUCK
PROPERTY CO.**

PROJECT #
16198

5TH AND QUAKER
TULSA, OK
74120

CONSULTANT:

REVISIONS:

ISSUE DATE:

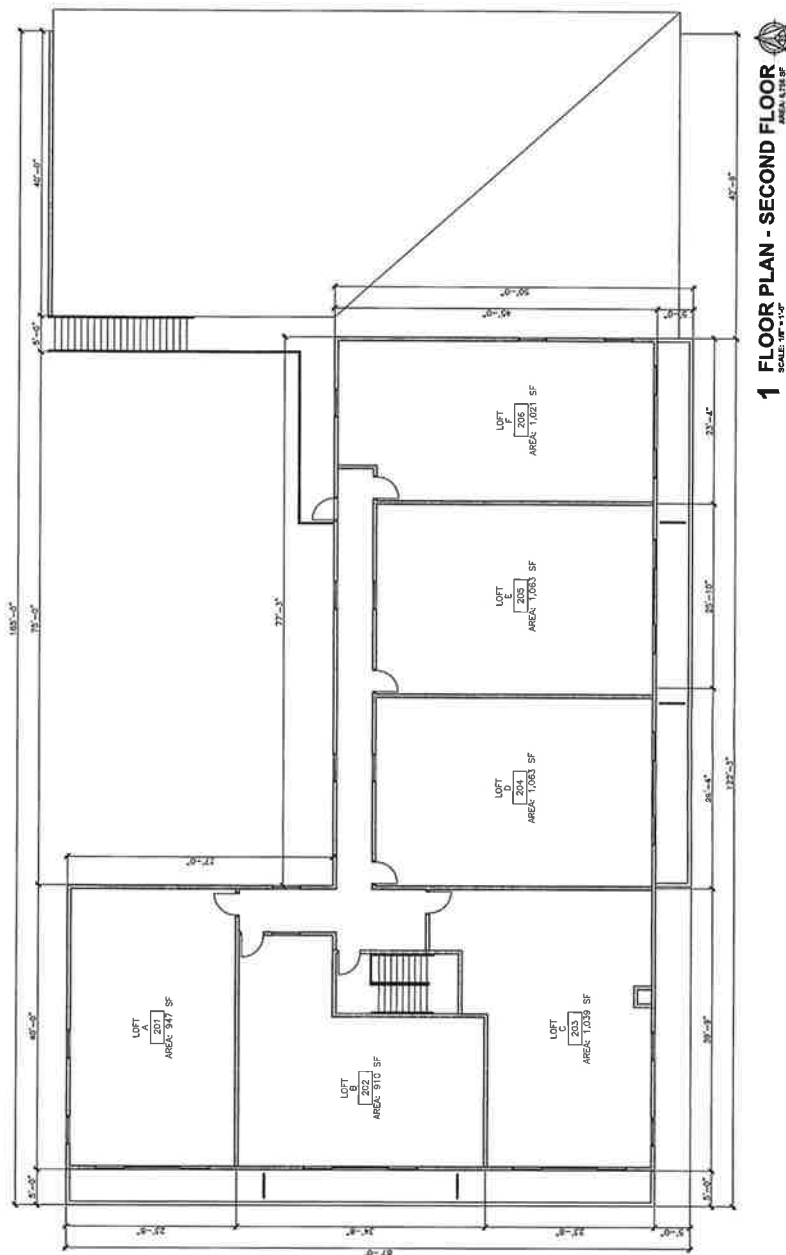
03.##.2017

SHEET NAME:

**FLOOR PLAN
SECOND FLOOR**

SHEET #:

HEET #: A202



1 FLOOR PLAN - SECOND FLOOR
SCALE: 1/8" = 1'-0"
AREA: 1,716 SF

24.16



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7410

Hearing Date: September 20, 2017

Case Report Prepared by:

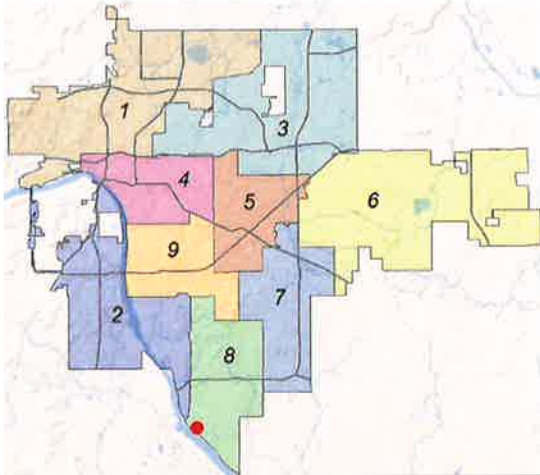
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Erik Enyart

Property Owner: BURDEN, THELMA VIOLA
TRUST

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Single-Family Residential

Concept summary: Provide single family residential homes similar to surrounding development.

Tract Size: 15.815 \pm acres

Location: North of the northeast corner of South Delaware Avenue and East 116th Street South

Zoning:

Existing Zoning: AG/ RDO-3

Proposed Zoning: RS-3/ RDO-3

Comprehensive Plan:

Land Use Map: Arkansas River Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval of RS-3 zoning as requested.

Staff Data:

TRS: 8333

CZM: 56

Atlas: NA

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

25.1

SECTION I: Z-7410

DEVELOPMENT CONCEPT:

Provide additional single family residential homes for the Tulsa market similar to the existing development pattern along South Delaware Avenue.

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:
 - Legal description exhibit A.1 (text)
 - Legal description exhibit A.2 (drawing)

DETAILED STAFF RECOMMENDATION:

- 1. Z-7410 requesting RS-3 zoning is consistent with the Comprehensive Plan for the City of Tulsa and,
- 2. RS-3 zoning is consistent with the expected development pattern in the area and,
- 3. RS-3 zoning is non injurious to the surrounding property therefore,

Staff recommends Approval of Z-7410 to rezone property from AG/ RDO-3 to RS-3/ RDO-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This parcel is in Arkansas River Corridor and RDO-3 which are primarily intended to apply to properties that do not have direct access to the river but that are visible from riverfront areas. These benefit from proximity to the river and contribute to the overall visual environment of the riverfront area. New detached houses and duplexes, where allowed, are exempt from compliance with the entire site and building design regulations of the overlay at this location.

Land Use Vision:

Land Use Plan map designation: Arkansas River Corridor

The Arkansas River Corridor is located along the Arkansas River and scenic roadways running parallel and adjacent to the river. The Arkansas River Corridor is comprised of a mix of uses - residential, commercial, recreation and entertainment – that are well connected and primarily designed for the pedestrian. Visitors from outside the surrounding neighborhoods can access the corridor by all modes of transportation.

This Corridor is characterized by a set of design standards that support and enhance the Arkansas River Corridor as a lively people-oriented destination. The Corridor connects nodes of high quality development with parks and open spaces. The natural habitat and unique environmental qualities are amenities and are respected and integrated as development and redevelopment occur. The future development of this Corridor is intended to complement the

residential character of adjacent thriving neighborhoods by providing appropriate transitions and connections to the Arkansas River.

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: Multi Modal Corridor and Parkway

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:

This project is directly across South Delaware Avenue from the planned South River Parks Trail system. The planned subdivision should provide direct and convenient access to the future trail system for pedestrians, bicycles and motorized vehicles

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site is vacant with very few trees and one residence near the northeast corner of the site. The property is surrounded by single family residential development with no opportunities for street connectivity into the existing subdivisions.

Environmental Considerations: None that would affect residential development.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Delaware Avenue	Parkway with a multi modal corridor designation	150	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS-1 /PUD's 667 and 681	Existing Neighborhood	Stability	Single Family Residential
East	RS-2 / PUD 709	Existing Neighborhood	Stability	Single Family Residential
South	RS-2 / PUD-726	Existing Neighborhood	Stability	Single Family Residential
West	AG across river	Arkansas River Corridor	Growth	Vacant with sand plan operation further northwest

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11832 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history.

Surrounding Property:

Z-7015 March 9, 2006: All concurred in approval of a request for rezoning a 23.39± acre tract of land from AG to RS-2 on property located on the east side of S. Delaware Ave. and approximately 116th St.

Z-6894 June 26, 2003: All concurred in approval of a request for rezoning a 15± acre tract of land from AG to RS-1 on property located south and east of S. Louisville Ave. and E 111th St. S.

Z-6900 July 2003: All concurred in approval of a request for rezoning a 81± acre tract of land from AG to RS-2 on property located at the SE/c of 116th ST S and S. Oswego Ave.

Z-6867 October 2002: All concurred in approval, subject to conditions, of a request to rezone a 46± acre tract of land from AG to RS-1 on property located south of the southwest corner of E. 11th St S and S. Delaware Ave.

25.4

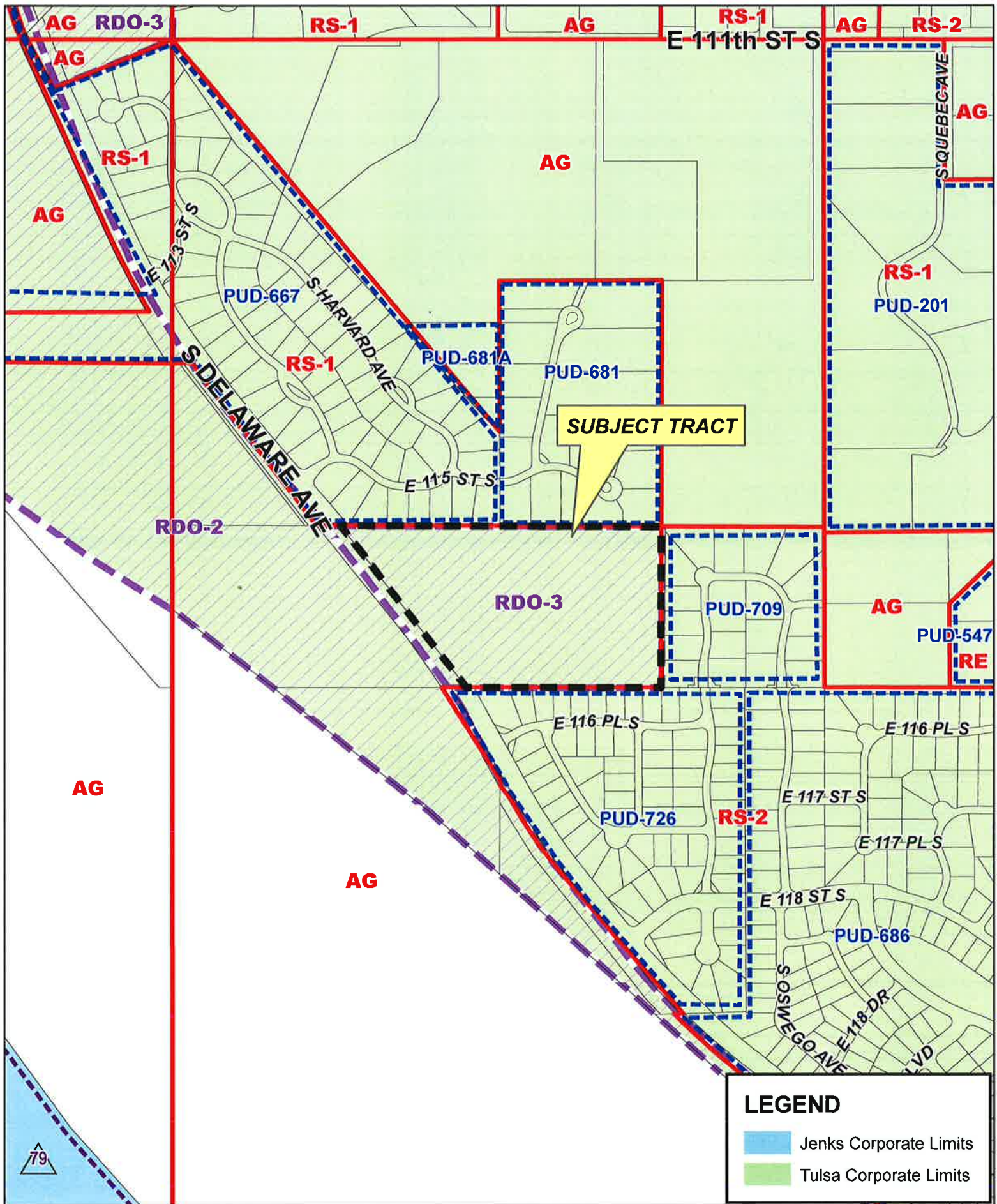
BOA-20185 January 24, 2006: The Board of Adjustment **Denied** a *special exception* to permit a ready mix concrete plant for the manufacture of cement utilizing sand and gravel at the source of supply for utilization off the premises on a 1.55 acre tract within a previously approved sand and gravel mining operation, on property located between S. Delaware Ave. and the Arkansas River south of 106th.

BOA-18434 July 8, 1999: The Board of Adjustment **Approved** a *special exception* to increase wall height in the front, side, and rear yards to permit a wall at the Estates of Waterstone, on property located north of the subject property.

BOA-14942 October 6, 1988: The Board of Adjustment **Approved** a *special exception* to allow for a sand dredging business only (located within the banks of the Arkansas River) in an AG zoned district, on property located at 11300 S. Delaware Ave.

BOA-12457 February 24, 1983: The Board of Adjustment **Approved** a *variance* to allow two dwelling units on one lot of record, on property located NE of the subject property.

9/20/2017 1:30 PM



Z-7410

18-13 33



Feet
0 250 500



Subject
Tract

Z-7410

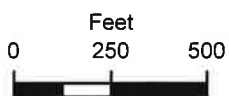
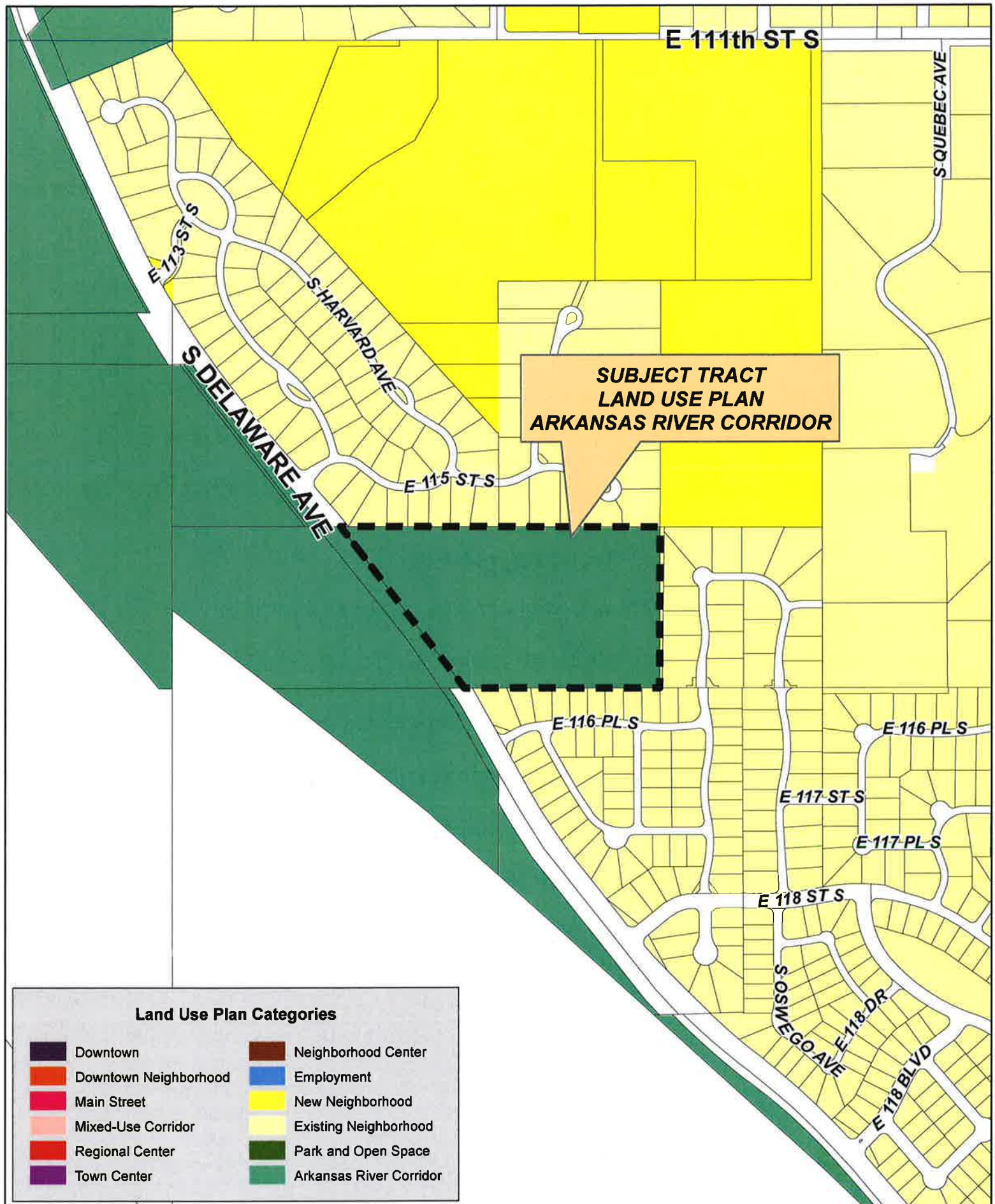
18-13 33

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

Aerial Photo Date: February 2016

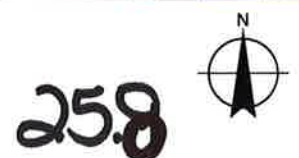


25.7



Z-7410

18-13 33





0 250 500
Feet

Z-7410

18-13 33

25.70



Exhibit "A.1"

Burden Tract

Zoning Description

PAGE 1 OF 1

Description

A TRACT OF LAND THAT IS PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF (S/2 NW/4) OF SECTION THIRTY-THREE (33), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE NORTHWEST CORNER OF "SEQUOYAH HILL II", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6015); THENCE SOUTH 1°02'10" EAST AND ALONG THE WEST LINE OF SAID "SEQUOYAH HILL II", FOR A DISTANCE OF 658.95 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID "SEQUOYAH HILL II", SAID POINT ALSO BEING ON THE NORTH LINE OF BLOCK 1, "SCISSORTAIL AT WIND RIVER" AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 6125); THENCE SOUTH 88°50'36" WEST AND ALONG SAID NORTH LINE FOR A DISTANCE OF 799.82 FEET; THENCE ALONG A 1110.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 35°44'02" WEST, A CENTRAL ANGLE OF 2°00'31", A CHORD BEARING AND DISTANCE OF NORTH 36°44'17" WEST FOR 38.91 FEET, FOR AN ARC DISTANCE OF 38.91 FEET; THENCE NORTH 37°44'33" WEST FOR A DISTANCE OF 531.41 FEET; THENCE ALONG A 5050.00 FOOT RADIUS CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF NORTH 37°44'31" WEST, A CENTRAL ANGLE OF 2°53'45", A CHORD BEARING AND DISTANCE OF NORTH 39°11'24" WEST FOR 255.22 FEET, FOR AN ARC DISTANCE OF 255.25 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 3, "WATERSTONE", AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5718); THENCE NORTH 88°51'44" EAST, ALONG SAID SOUTH LINE AND ALONG THE SOUTH LINE OF BLOCK 1, "ESTATES AT WATERSTONE" AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF (PLAT NO. 5800) FOR A DISTANCE OF 1297.83 FEET TO THE POINT OF BEGINNING;

SAID TRACT CONTAINING 688,907 SQUARE FEET, OR 15.815 ACRES.

Basis of Bearing

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3501), NORTH AMERICAN DATUM 1983 (NAD83); SAID BEARINGS ARE BASED LOCALLY UPON FIELD-OBSERVED TIES TO THE FOLLOWING MONUMENTS:

- (1) 3/8" IRON PIN FOUND WITH YELLOW PLASTIC MARKED "TANNER" AT THE SOUTHWEST CORNER OF LOT 3, BLOCK 3, "WATERSTONE";
- (2) 3/8" IRON PIN FOUND AT THE NORTHWEST CORNER OF LOT 6, BLOCK 1, "SEQUOYAH HILL II";

THE BEARING BETWEEN SAID MONUMENTS BEING NORTH 88°51'44" EAST.

Certification

I, DAN E. TANNER, OF TANNER CONSULTING, LLC, CERTIFY THAT THE ATTACHED DESCRIPTION CLOSES IN ACCORD WITH EXISTING RECORDS, IS A TRUE REPRESENTATION OF THE REAL PROPERTY AS DESCRIBED, AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING OF THE STATE OF OKLAHOMA.

DAN E. TANNER, P.L.S.
OKLAHOMA P.L.S. #1435
OKLAHOMA CA #2661
EXPIRATION DATE: 6/30/19

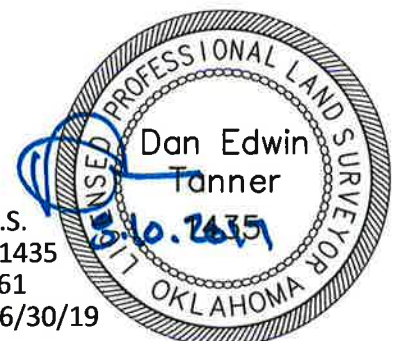


Exhibit "A.2"

Burden Tract Zoning Exhibit

R 13 E

EAST 111TH ST SOUTH

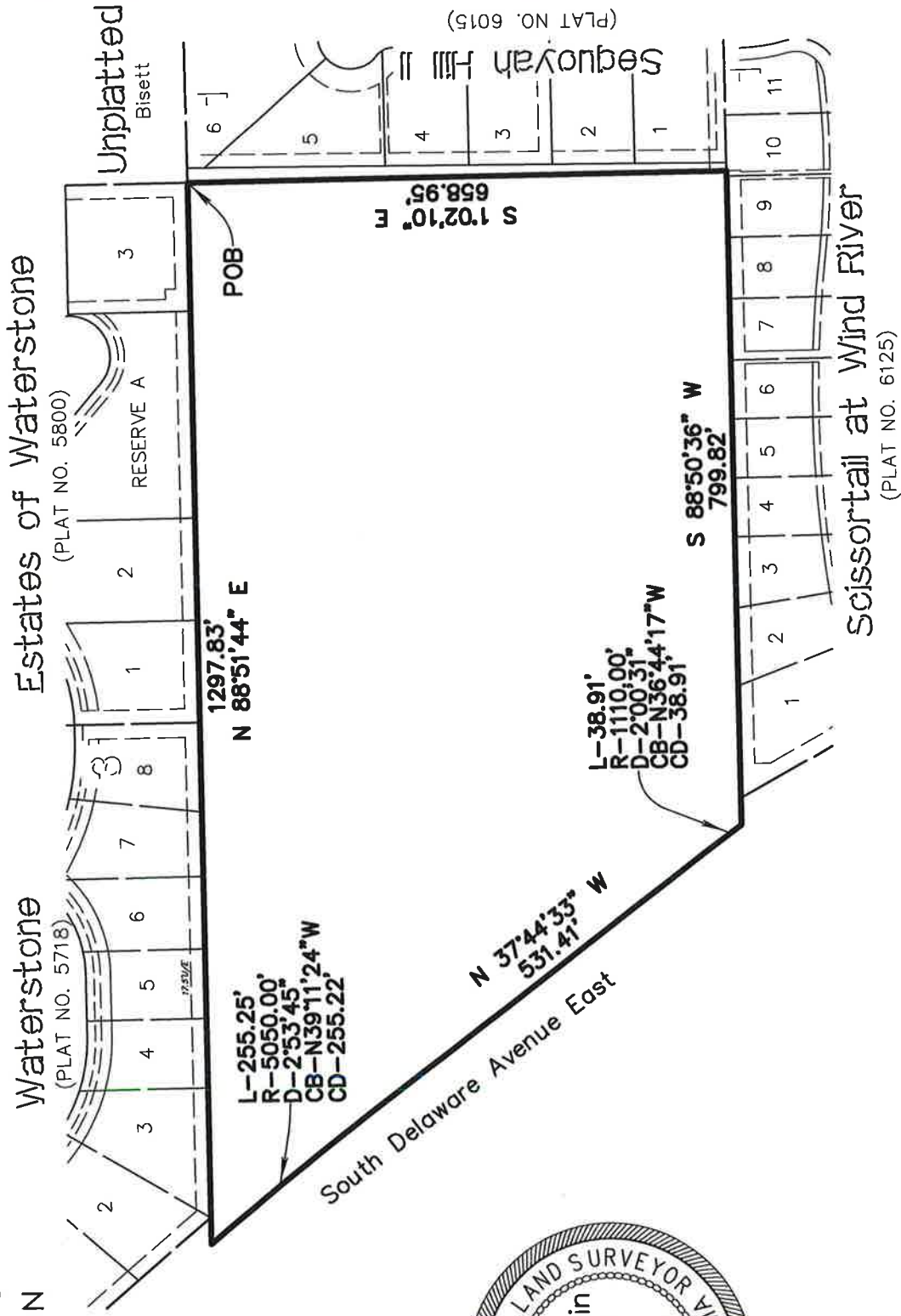


T 18 N
SOUTH YALE AVE

Location Map



NORTH
NOT TO SCALE



LEGEND

- CB CHORD BEARING
- CD CHORD DISTANCE
- L LENGTH OR ARC LENGTH
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT

25.1



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7411

Hearing Date: September 20, 2017

Case Report Prepared by:

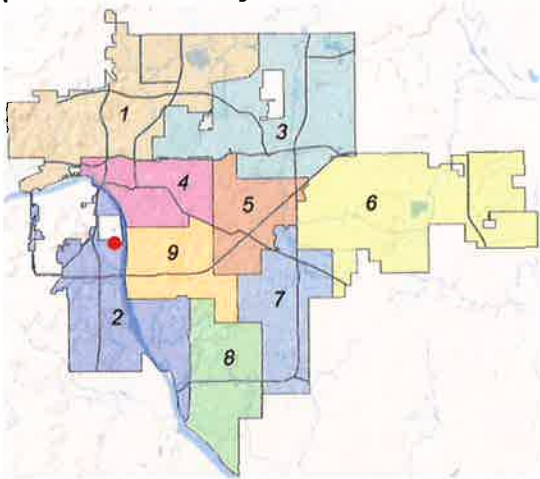
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: City of Tulsa

Property Owner: CITY OF TULSA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant/floodplain

Proposed Use: Floodplain

Concept summary: Development of this site is unlikely but the rezoning has been requested to remove setbacks from abutting industrial properties.

Tract Size: 4.34 ± acres

Location: West of the southwest corner of W. 36th Pl. S. and S. Elwood Ave.

Zoning:

Existing Zoning: RS-3 / IM

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9223

CZM: 46

Atlas: 251/ 192

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

26.1

SECTION I: Z-7411

DEVELOPMENT CONCEPT:

The purpose of this application is to rezone property adjacent to a proposed manufacturing facility that is being moved for the Gilcrease expressway extension. This site is in a floodplain, owned by the City of Tulsa and not likely to be developed however the lot is residentially zoned and requires significant setbacks on abutting business.

The property is adjacent to Holly Refining property zoned RS-3 and City of Tulsa property that is also zoned RS-3. Much of the property in the area is already zoned IH and IM.

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:

IL zoning is consistent with the anticipated future development in the area and,

IL zoning is consistent with the Employment land use designation in the Tulsa Comprehensive Plan and,

IL zoning is considered non injurious to the proximate properties therefore,

Staff recommends Approval of Z-7411 to rezone property from RS-3/IM to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *IL zoning is consistent with the Employment land use designation in the area.*

Land Use Vision:

Land Use Plan map designation: Employment

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

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

26.2

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: None that affect the site

Trail System Master Plan Considerations: None that affect the site

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is vacant and nearly flat. The property was originally a single family residential development that has been abandoned partially because of its proximity to the refinery northwest of the site and it is also in a floodplain. A few single family residences remain west of the site.

Environmental Considerations: Floodplain covers the entire site.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 36 th Place South	None	50 feet	2 no curb
West 37 th Place South	None	50 feet	2 no curb

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	Employment	Growth	Vacant land owned by Holley Refining
East	RS-3 Pending IM zoning from City Council	Employment	Growth	Vacant
South	RS-3	Employment	Growth	Vacant
West	RS-3	Employment	Growth	Vacant

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-4695 March 21, 1975: All concurred in approval of a request for rezoning a tract of land from RS-3 to IM on property located W. of the NW corner of W. 37th Pl. S. and S. Elwood Ave.

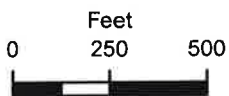
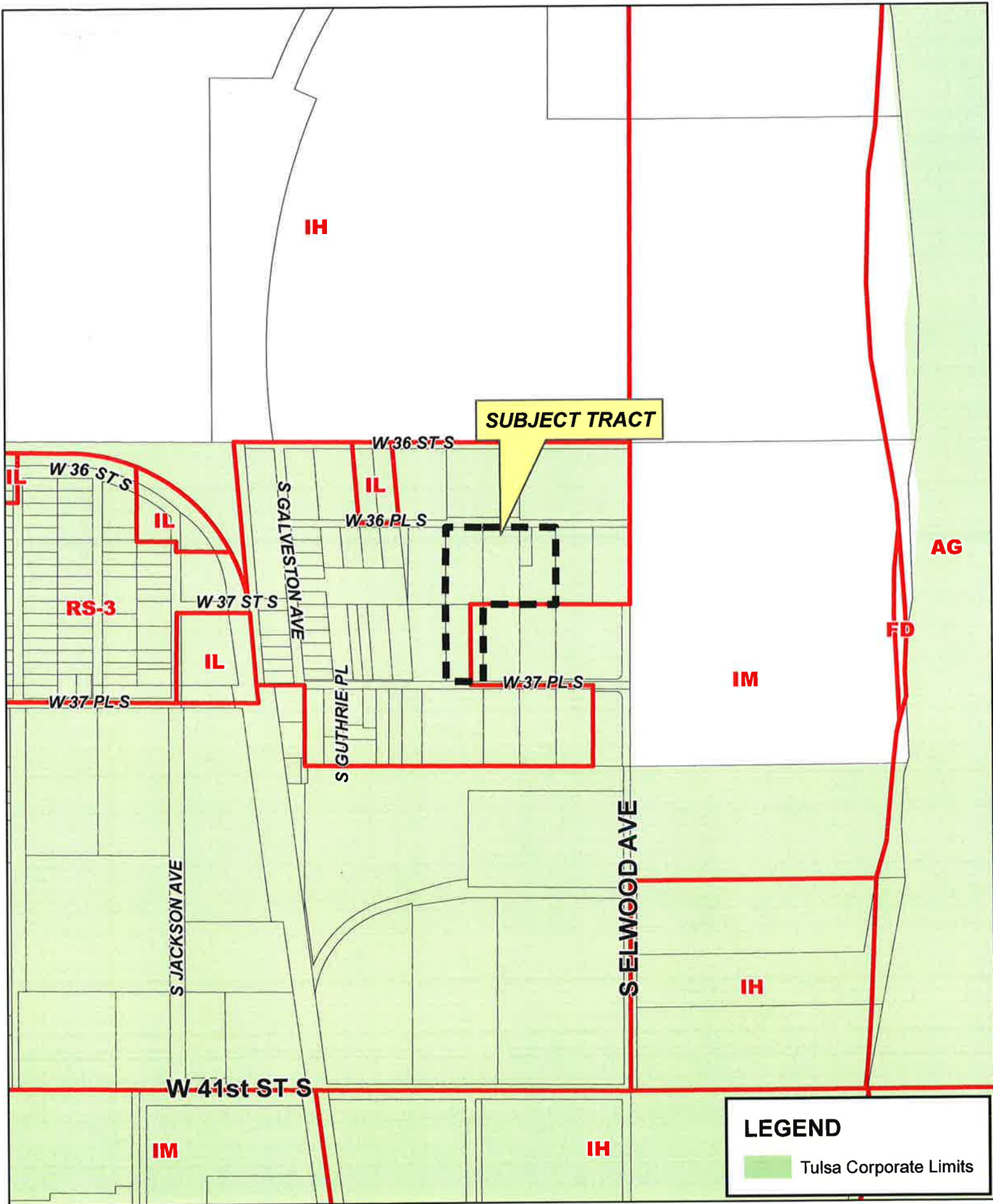
Z-3620 March 26, 1970: All concurred in approval of a request for rezoning a tract of land from RS-3 to IM on property located on the NW corner of W. 37th Pl. S. and S. Elwood Ave.

BOA-18445 July 13, 1999: The Board of Adjustment **approved** a *Variance* of setback from an R District from the required 75' to 25' to permit a warehouse in an IM District finding the hardship to be the fact that the neighborhood was in transition and a special exception to remove the requirement for screening from an abutting R District which is vacant land on the west property line, on property located at the corner of W. 37th Pl. S & S. Elwood Ave.

BOA-21803 January 13, 2015: The Board of Adjustment **approved** the request for a *special exception* to remove the screening requirement from the abutting R District, on property located east of the subject property.

9/20/2017 1:30 PM

26.4



Z-7411

19-12 23





0 50 100
Feet



Subject
Tract

Z-7411

19-12 23

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

Aerial Photo Date: February 2016



26.6



0 250 500
Feet



Subject
Tract

Z-7411

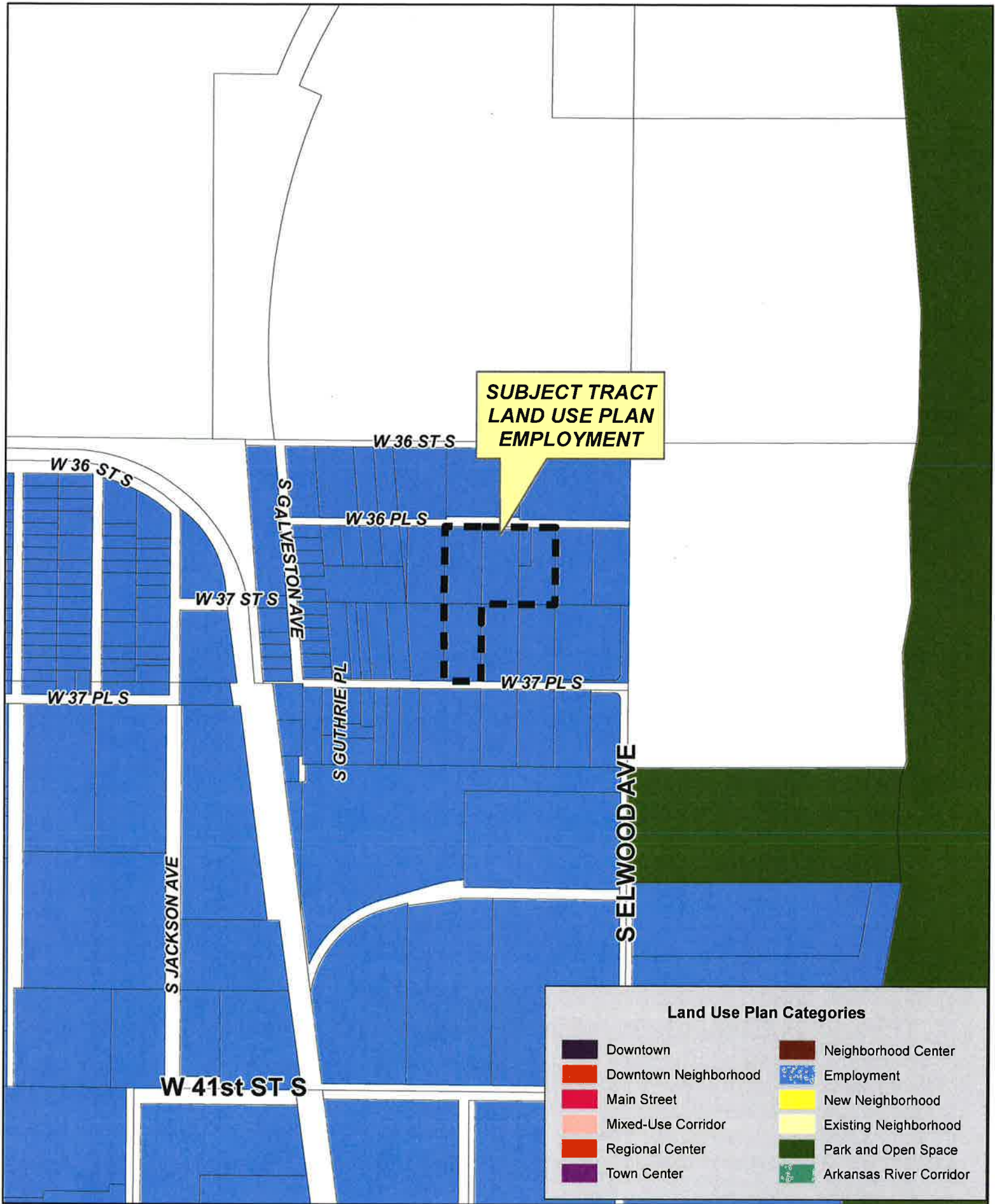
19-12 23

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

Aerial Photo Date: February 2016



26.7



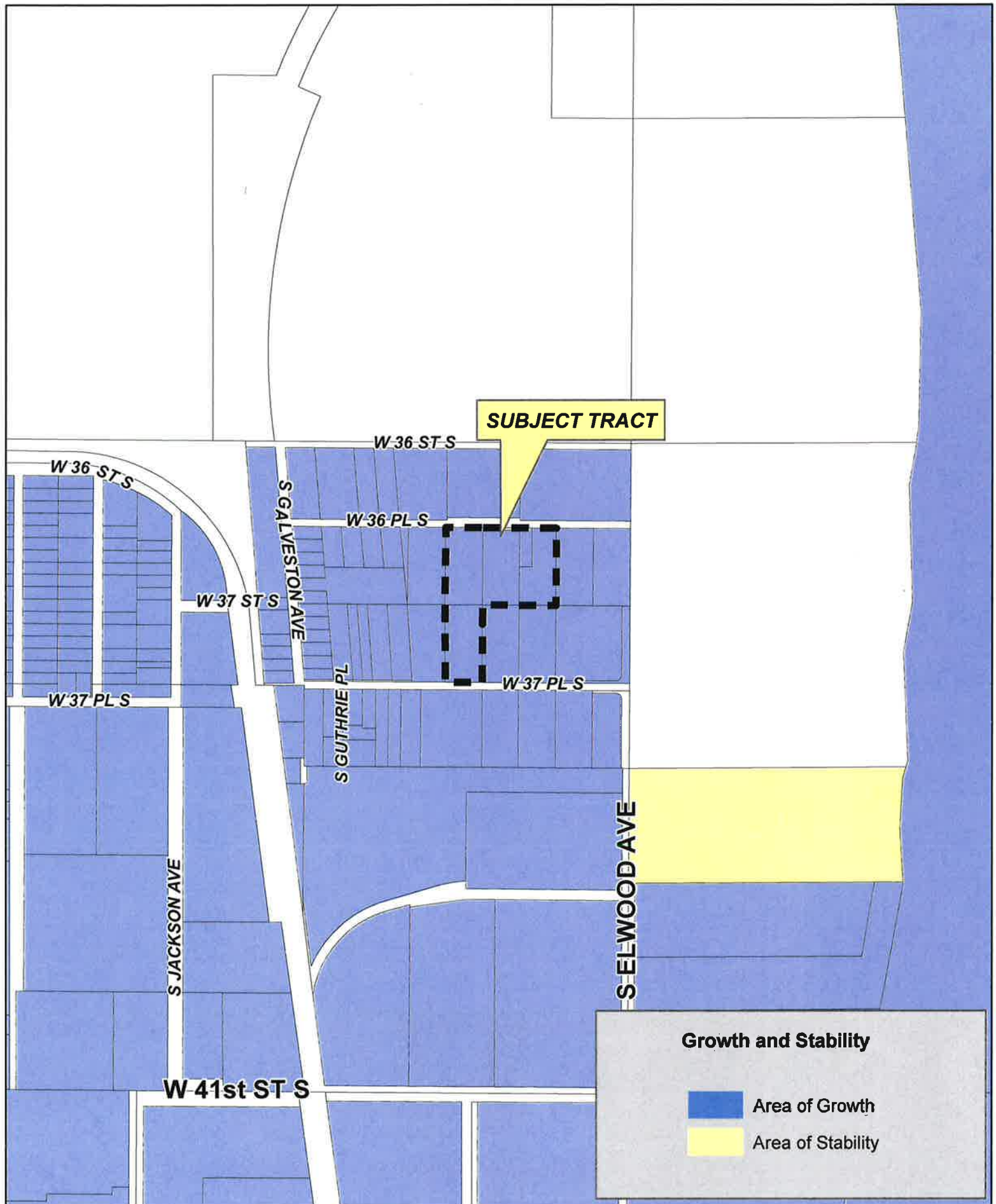
0 250 500
Feet

Z-7411

19-12 23

26.8





0 250 500
Feet

Z-7411

19-12 23

26.9



