

AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2755

October 4, 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:

Review TMAPC Receipts for the month of August 2017

1. Minutes of September 20, 2017, Meeting No. 2754

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-21051** (Lot-Split) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LC-938 and LC-939)
3. **LC-938** (Lot-Combination) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LS-21051 and LC-939)
4. **LC-939** (Lot-Combination) (CD 4) – Location: North of the northwest corner of East 12th Street South and South Frankfort Avenue (Related to LS-21051 and LC-938)
5. **LC-941** (Lot-Combination) (CD 4) – Location: Northeast corner of South Utica Avenue and East 11th Street South
6. **LC-942** (Lot-Combination) (CD 3) – Location: South of the southwest corner of South 69th East Avenue and East Admiral Place
7. **LS-21054** (Lot-Split) (County) – Location: South of the southeast corner of North 119th East Avenue and East 74th Street North
8. **LS-21056** (Lot-Split) (CD 1) – Location: Southeast corner of East Archer Street and South Detroit Avenue
9. **LS-21057** (Lot-Split) (CD 7) – Location: Northeast corner of East 46th Place South and East 101st East Avenue

10. **LS-21058** (Lot-Split) (CD 3) – Location: Northwest corner of East Apache and North 129th East Avenue (Related to LC-943)
11. **LC-943** (Lot-Combination) (CD 3) – Location: Northwest corner of East Apache and North 129th East Avenue (Related to LS-21058)
12. **LS-21059** (Lot-Split) (CD 5) – Location: West of the northwest corner of East 41st Street South and South Sheridan Road
13. **LS-21060** (Lot-Split) (CD 1) – Location: North of the northeast corner of North Peoria Avenue and East Pine Street North
14. **LS-21061** (Lot-Split) (CD 8) – Location: West side of South Memorial Drive at East 108th Street South
15. **LS-21062** (Lot-Split) (CD 2) – Location: West of the northwest corner of West 49th Street South and South Union Avenue
16. **LS-21065** (Lot-Split) (County) – Location: Northeast corner of North 140th East Avenue and East 76th Street North
17. **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 sides of building (Continued from September 20, 2017)
18. **PUD-166-I-1 Josh McFarland** (CD 8) Location: Northeast corner of South Sheridan Road and East 93rd Street South requesting a **PUD Minor Amendment** to allow restaurant, retail and office uses
19. **PUD-619-C-6 Steve Wright** (CD 8) Location: West side of South Memorial Drive at East 108th Street South requesting a **PUD Minor Amendment** to allow offsite parking in common areas, establish minimum parking, provide mutual access and establish Floor Area Ratio
20. **Warren Center East Amended** (CD 9) Change of Access, Location: Southeast corner of East 61st Street South and South Hudson Avenue
21. **Memorial Imports** (CD 7) Change of Access, Location: North of the northeast corner of East 91st Street South and South Memorial Drive
22. **The Land** (County) Reinstatement of Preliminary Plat, Location: Southeast corner of West 41st Street South and Gilcrease Expressway
23. **Yale Village** (CD 8) Reinstatement of Preliminary Plat, Location: Southwest corner of East 91st Street South and South Yale Avenue

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

24. **CPA-70 Lou Reynolds** (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting to amend the Comprehensive Plan Land Use Map from **New Neighborhood** to **Neighborhood Center** (Related to Z-7412) (**Applicant requests a continuance to November 1, 2017**)
25. **Z-7412 Lou Reynolds** (CD 6) Location: North of the northwest corner of East 51st Street South and South 177th East Avenue requesting rezoning from **AG** to **CS** (Related to CPA-70) (**Applicant requests a continuance to November 1, 2017**)
26. **BOA-22320 Plat Waiver** (CD 4) Location: East of the southeast corner of East 13th Street South and South Utica Avenue
27. **BOA-22327 Plat Waiver** (CD 4) Location: North of the northeast corner of East 11th Street South and South Utica Avenue
28. **Allan Edwards** (County) Preliminary Plat, Location: South of the southwest corner of East 66th Street North and North Yale Avenue
29. **Allan Edwards** (County) Accelerated Release of a Building Permit, Location: South of the southwest corner of East 66th Street North and North Yale Avenue
30. **91st & Elwood** (CD 2) Preliminary Plat, Location: Northwest corner of West 91st Street South and South Elwood Avenue

OTHER BUSINESS

31. Consider adopting a resolution finding the First Place, LLC Tax Incentive Project (First Place Garage, 410 S. Boston Avenue) within Tax Incentive District Number One, City of Tulsa, Oklahoma is in conformance with the Tulsa Comprehensive Plan
32. **Commissioners' Comments**

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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

TMAPC RECEIPTS
Month of September 2017

----- Current Period -----				----- Year To Date -----				
	ITEM	CITY	COUNTY	TOTAL RECEIVED	ITEM	CITY	COUNTY	TOTAL RECEIVED
ZONING								
Zoning Letters	11	\$562.50	\$562.50	\$1,125.00	30	1,500.00	1,500.00	\$3,000.00
Zoning	5	2,750.00	2,750.00	5,500.00	19	7,825.00	7,825.00	15,650.00
Plan Reviews	25	3,175.00	3,175.00	6,350.00	61	6,725.00	6,725.00	13,450.00
Refunds		0.00	0.00	0.00		0.00	0.00	0.00
NSF		0.00	0.00	0.00		0.00	0.00	0.00
		<u>\$6,487.50</u>	<u>\$6,487.50</u>	<u>\$12,975.00</u>		<u>\$16,050.00</u>	<u>\$16,050.00</u>	<u>\$32,100.00</u>
LAND DIVISION								
Minor Subdivision	1	\$435.00	\$435.00	\$870.00	1	\$435.00	\$435.00	870.00
Preliminary Plats	2	1,075.00	1,075.00	2,150.00	5	\$2,594.85	\$2,594.85	5,189.70
Final Plats	3	1,200.00	1,200.00	2,400.00	5	\$2,062.50	\$2,062.50	4,125.00
Plat Waviers	5	625.00	625.00	1,250.00	9	\$1,125.00	\$1,125.00	2,250.00
Lot Splits	15	750.00	750.00	1,500.00	38	\$1,925.00	\$1,925.00	3,850.00
Lot Combinations	5	250.00	250.00	500.00	23	\$1,175.00	\$1,175.00	2,350.00
Other	2	275.00	275.00	550.00	4	\$550.00	\$550.00	1,100.00
NSF		0.00	0.00	0.00		\$0.00	\$0.00	0.00
Refunds		(50.00)	(50.00)	(100.00)		(\$50.00)	(\$50.00)	(100.00)
		<u>\$4,560.00</u>	<u>\$4,560.00</u>	<u>\$9,120.00</u>		<u>\$9,817.35</u>	<u>\$9,817.35</u>	<u>\$19,634.70</u>
TMAPC COMP								
Comp Plan Admendment	3	\$750.00	\$0.00	\$750.00	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>\$750.00</u>	<u>\$0.00</u>	<u>\$750.00</u>		<u>\$750.00</u>	<u>\$0.00</u>	<u>\$750.00</u>
BOARDS OF ADJUSTMENT								
Fees	29	\$9,900.00	\$3,050.00	\$12,950.00	74	\$24,950.00	\$5,350.00	\$30,300.00
Refunds		0.00	0.00	\$0.00		(\$750.00)	\$0.00	(750.00)
NSF Check		0.00	0.00	\$0.00		\$0.00	\$0.00	0.00
		<u>\$9,900.00</u>	<u>\$3,050.00</u>	<u>\$12,950.00</u>		<u>\$24,200.00</u>	<u>\$5,350.00</u>	<u>\$29,550.00</u>
TOTAL		\$21,697.50	\$14,097.50	\$35,795.00		\$50,817.35	\$31,217.35	\$82,034.70
LESS WAIVED FEES *		(\$866.44)		(\$866.44)		(\$866.44)		(\$866.44)
GRAND TOTALS		\$20,831.06	\$14,097.50	\$34,928.56		\$49,950.91	\$31,217.35	\$81,168.26

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

September 2017 TMAPC Receipt Comparison

	Sept 2017	August 2017	Sept 2016
Zoning Letters	11	10	7
Zoning	5	8	3
Plan Reviews	25	13	23
Minor Subdivisions	1	0	0
Preliminary Plats	2	1	2
Final Plats	3	0	2
Plat Waivers	5	3	1
Lots Splits	15	16	13
Lot Combinations	5	12	9
Other	2	1	2
Comp Plan Amendments	3	0	1

10/12/17



Case Number: PUD-268-C-3
Minor Amendment

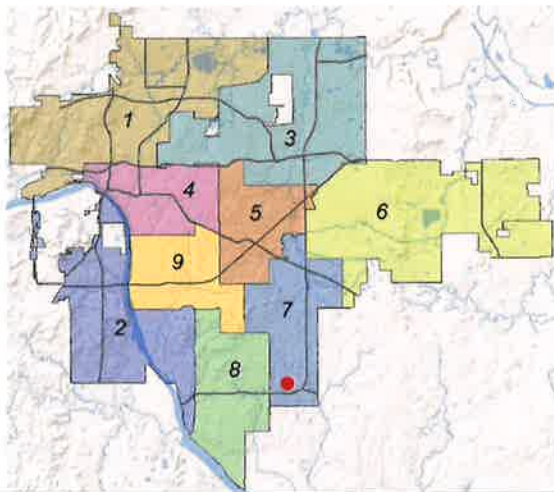
Hearing Date: October 18, 2017

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: Jerry Huffman

Property Owner: Mike Lester

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to redefine development areas and revise development standards

Gross Land Area: 2.35 acres

Location: West of SW/c E 91st S and S Mingo Rd

9310 E 91st St S

Zoning:
 Existing Zoning: OL/PUD-268-C
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**

Staff Data:
 TRS: 8324
 CZM: 57
 Atlas: 1134

City Council District: 7
Councilor Name: Anna America

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-268-C-3 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to redefine development areas and revise development standards.

Currently, PUD-268-C is divided into three development areas, intended for three lots. The applicant is proposing to reduce the number of development areas to two, for two lots. This is to accommodate the proposed two buildings shown on the applicant's preliminary site plan included with this report. The internal vehicular and pedestrian circulation system will be modified to match this revised site plan layout.

The development standards are proposed to be modified to address required floor area and landscape area for each of the two proposed lots. The revised standards are as follows:

Lot 1

Land Area: 49,450.26 sf

Maximum Building Floor Area: 14,835.08 sf (0.30 FAR)

Minimum Landscape Area: 17.5%

Lot 2

Land Area: 48,349.38 sf

Maximum Building Floor Area: 14,504.81 sf (0.30 FAR)

Minimum Landscape Area: 17.5%

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 PUD 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-268-C and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map

INCOG aerial photo

INCOG aerial photo (enlarged)

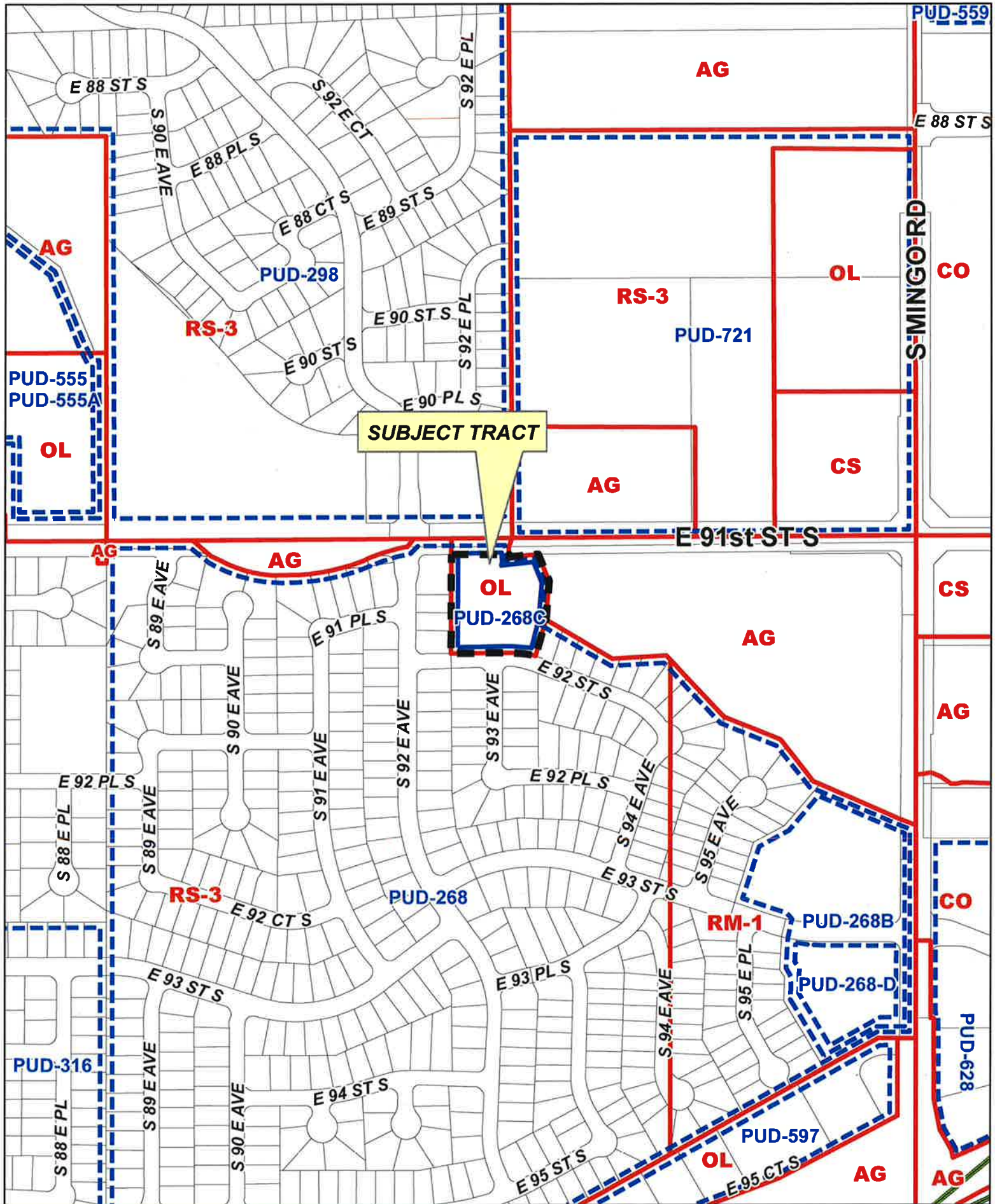
Applicant Exhibits:

Minor Amendment Text

Preliminary Site Plan

Landscape Plan

With considerations listed above, staff recommends **approval** of the minor amendment request to redefine development areas and revise development standards



SUBJECT TRACT

OL
PUD-268C

PUD-268-C-3



18-13 24

4.4





0 50 100
Feet



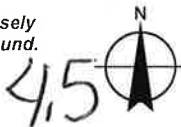
Subject
Tract

PUD-268-C-3

18-13 24

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

Aerial Photo Date: February 2016



Attachment to Application for Minor Amendment to PUD 268-C

NATURE OF AMENDMENT

Description of Proposal

1. The Site Plan will be modified within the development boundary to account for two (2) lots in lieu of three (3) lots. There will be two (2) buildings in lieu of three (3) buildings, and the associated parking will be adjusted.
2. The internal vehicular and pedestrian circulation system will be slightly modified with respect to location due to having 2 lots versus 3 lots. A mutual access agreement will be granted between property owners in order to accommodate cross-parking and vehicular and pedestrian movement across lot boundaries within the development area.
3. The Landscape Plan will be modified to accommodate the revised Site Plan.
4. The Development Standards shall be modified as follows:

Lot 1

Land Area: 49,450.26 sf

Maximum Building Floor Area: 14,835.08 sf (0.30 FAR in accordance with Section 603, Table 3 & Section 1104.A.2)

Minimum Landscape Area: 17.5% in accordance with Section 1104.A.2

Lot 2

Land Area: 48,349.38 sf

Maximum Building Floor Area: 14,504.81 sf (0.30 FAR in accordance with Section 603, Table 3 & Section 1104.A.2)

Minimum Landscape Area: 17.5% in accordance with Section 1104.A.2



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Suite 101
Prichard, Alabama 36020
phone 602.266.2712
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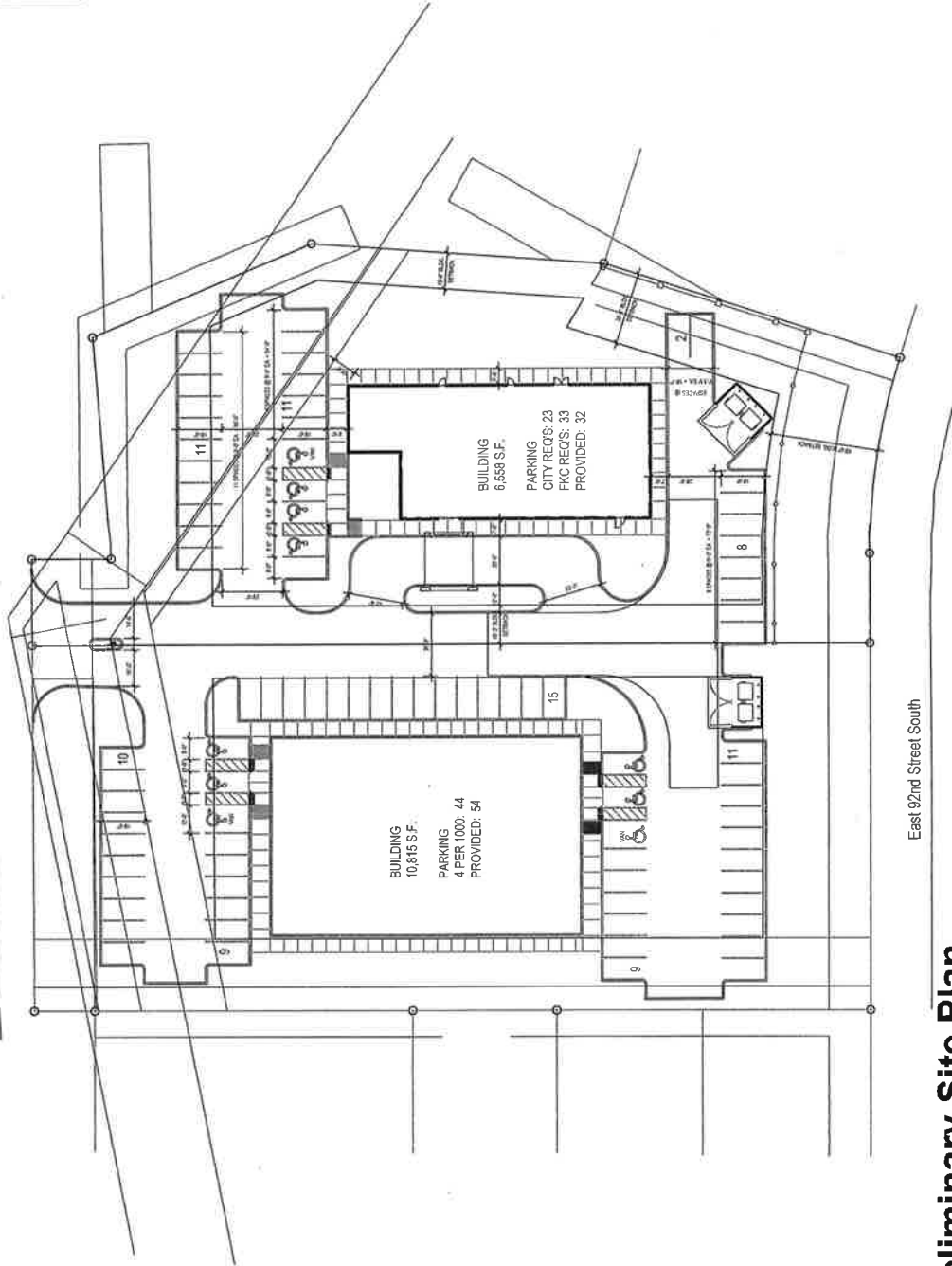
FKC Union Dialysis
#8618-1-DN-W-GU-2017
Tulsa, OK
PRELIMINARY SITE PLAN - VERSION H (8.7.17)
GROSS SF = 6,558 SF
USABLE SF = 6,196 SF



NOT FOR CONSTRUCTION

East 91st Street South

East 92nd Street South



Preliminary Site Plan
NOT TO SCALE

4.8



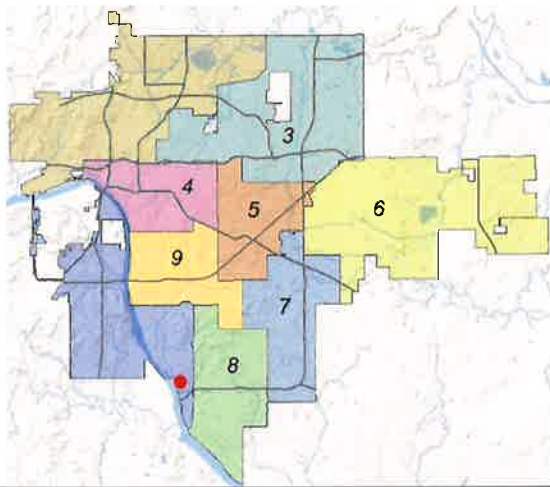
Case Number: PUD-696-B-4
Minor Amendment

Hearing Date: October 18, 2017

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Pete Webb –Claude Neon Signs
Property Owner: Crown Woods II, LLC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow ground sign with 92 sf display area and EMC

Gross Land Area: 1.46 acres

Location: South of the SW/c East 91st St S and S Delaware Ave

9292 S Delaware Ave
Lot 6, Block 1 9200 Delaware Addition

Zoning:
Existing Zoning: CS/PUD-696-B
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 8320
CZM: 56
Atlas: 1912

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

10.1

SECTION I: PUD-696-B-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to allow a ground sign with 92 sf in area and an Electronic Message Center (EMC).

Currently the ground sign allowed for the subject lot would be limited to 75 sf of display area and no EMC would be allowed. The underlying zoning of the site, CS, would allow a ground sign with an area of 2 sf per linear foot of street frontage, which, at nearly 300 feet, the frontage of the subject lot would allow 600 sf of display area, however the maximum in CS is 500 sf of display area. The 92 sf request is well within what would be allowed within the underlying zoning.

The underlying zoning would permit the use of an EMC. EMCs fall within the sign category of Dynamic Displays within the City of Tulsa Zoning Code). The EMC would be limited to a maximum display area of 48 sf, per the CS zone requirements. The EMC would be required to comply with all applicable provisions of the City of Tulsa Zoning Code regarding Dynamic Displays in a CS district.

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) 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-696-B and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map

INCOG aerial photo

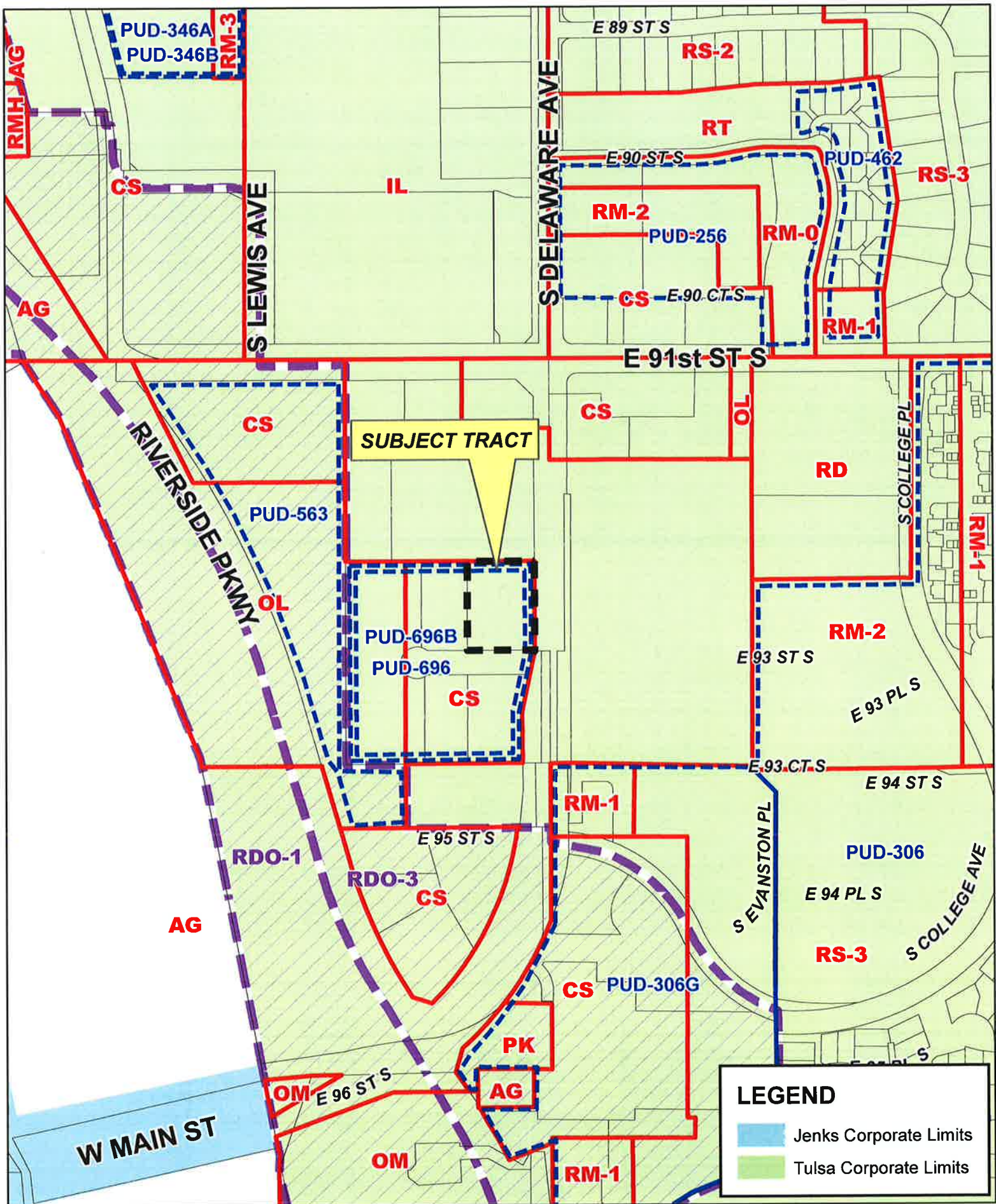
INCOG aerial photo (enlarged)

Applicant Exhibits:

Proposed Signage Exhibit

With considerations listed above, staff recommends **approval** of the minor amendment request to allow a ground sign with 92 sf of display area and an Electronic Message Center (Dynamic Display).

10.2



PUD-696-B-4

18-13 20

10.3





S DELAWARE AVE

0 50 100
Feet



Subject
Tract

PUD-696-B-4

18-13 20

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

Aerial Photo Date: February 2016





0 200 400
Feet



Subject
Tract

PUD-696-B-4

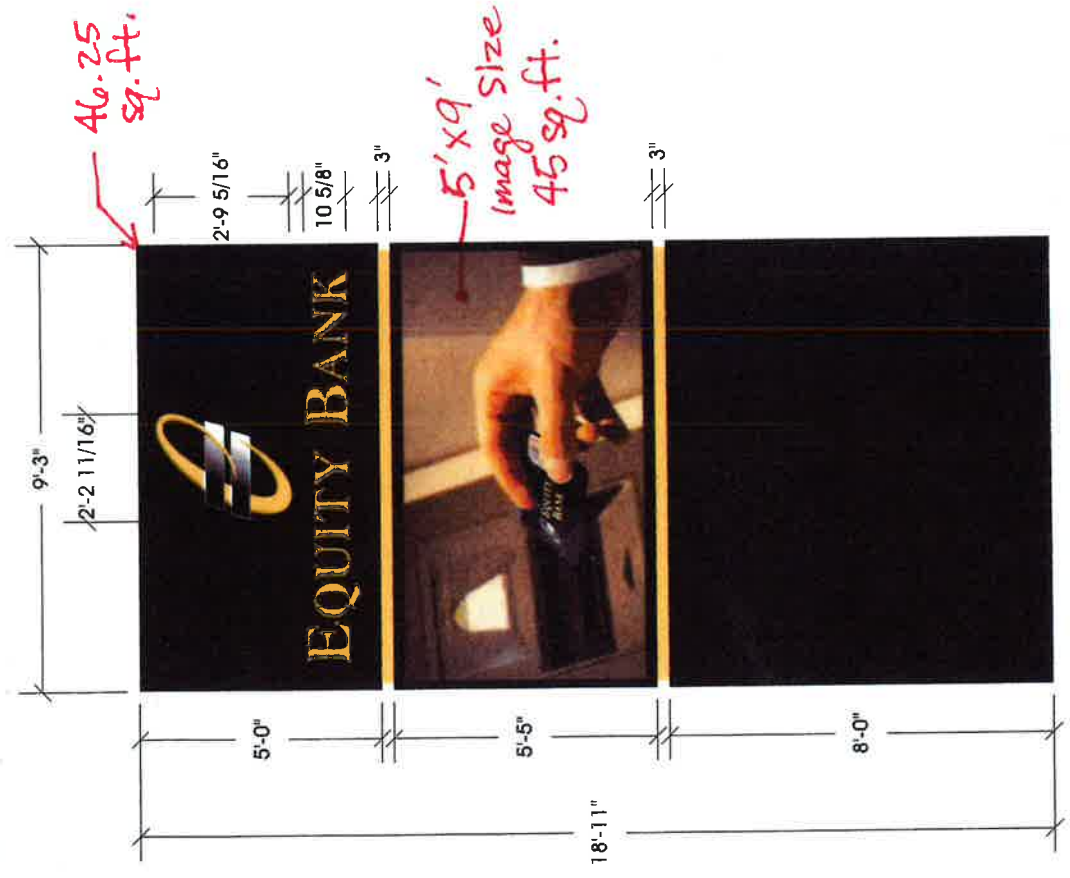
18-13 20

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

Aerial Photo Date: February 2016



NEW PROPOSED SIGN



10.6

PUD-696B

ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.



SPECIFICATIONS <ul style="list-style-type: none"> FABRICATE & INSTALL (1) D/F LED ILLUMINATED PYLON SIGN WITH ALUMINUM POLE COVER ID CABINET TO BE ROUTED ALUMINUM WITH 1/2" PUSH THROUGH CLEAR ACRYLIC COPY, DIGITALLY PRINTED LOGO GRAPHIC APPLIED FIRST SURFACE & LETTERS TO MATCH PMS 142C FURNISH & INSTALL (1) D/F FULL COLOR 16mm 5'-5" X 9'-3" (90 X 162 MATRIX) WATCHFIRE MESSAGE CENTER ADD A 3" REVEAL PAINTED TO MATCH PMS 142C ON TOP & BOTTOM OF MESSAGE CENTER 		CUSTOMER: EQUITY BANK NAME: JOHN HANLEY LOCATION: 9292 S. DELAWARE AVE. TULSA, OK	DATE: 8/21/17 DESIGN NO.: DW-26430F ARTIST: CB SCALE: 1/4" = 1'-0"
APPROVED:		DATE:	



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ART & SIGN SYSTEMS

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Case Number: Z-6051-SP-2b
Minor Amendment

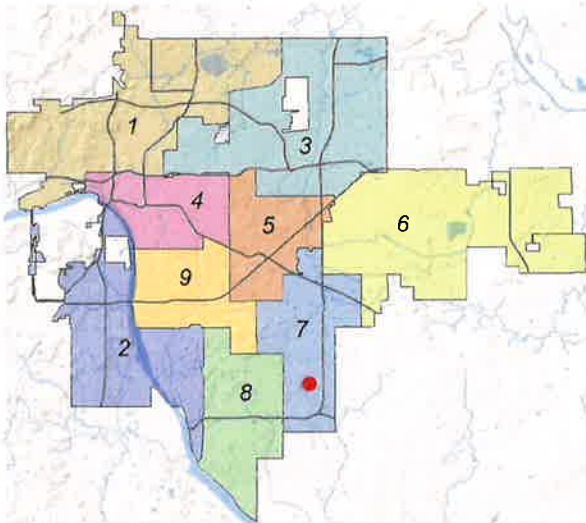
Hearing Date: October 18, 2017

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Matt Ellicott – Acura Neon

Property Owner: Office On Mingo, LLC.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: Corridor Minor amendment to increase allowable ground sign height from 8 feet to 16 feet.

Gross Land Area: 1.53 acres

Location: NE/c S Mingo Rd and E 82nd PI S

8165 S Mingo Rd

Lot 2, Block 1 South Mingo Plaza

Development Area A

Zoning:
Existing Zoning: CO
Proposed Zoning: No Change

Comprehensive Plan:
Land Use Map: Mixed-Use Corridor
Growth and Stability Map: Growth

Staff Recommendation:
Staff recommends **approval**

Staff Data:
TRS: 8418
CZM: 54
Atlas: 1413

City Council District: 7
Councilor Name: Anna America
County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: Z-6051-SP-2b Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the Corridor Plan to increase allowable ground sign height from 8 feet to 16 feet.

Currently, signs for lots fronting on Mingo Road are limited, by the development standards of the corridor, to a ground sign that is a maximum of 8 feet in height. The applicant is proposing to increase this allowance to 16 feet. The applicant does not propose to increase the allowable display area of the sign. Commercial zoning allows a sign height of 25 feet. The proposed increase to 16 feet is 9 feet shorter than what could otherwise be allowed.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.*

“Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan.”

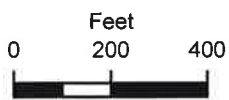
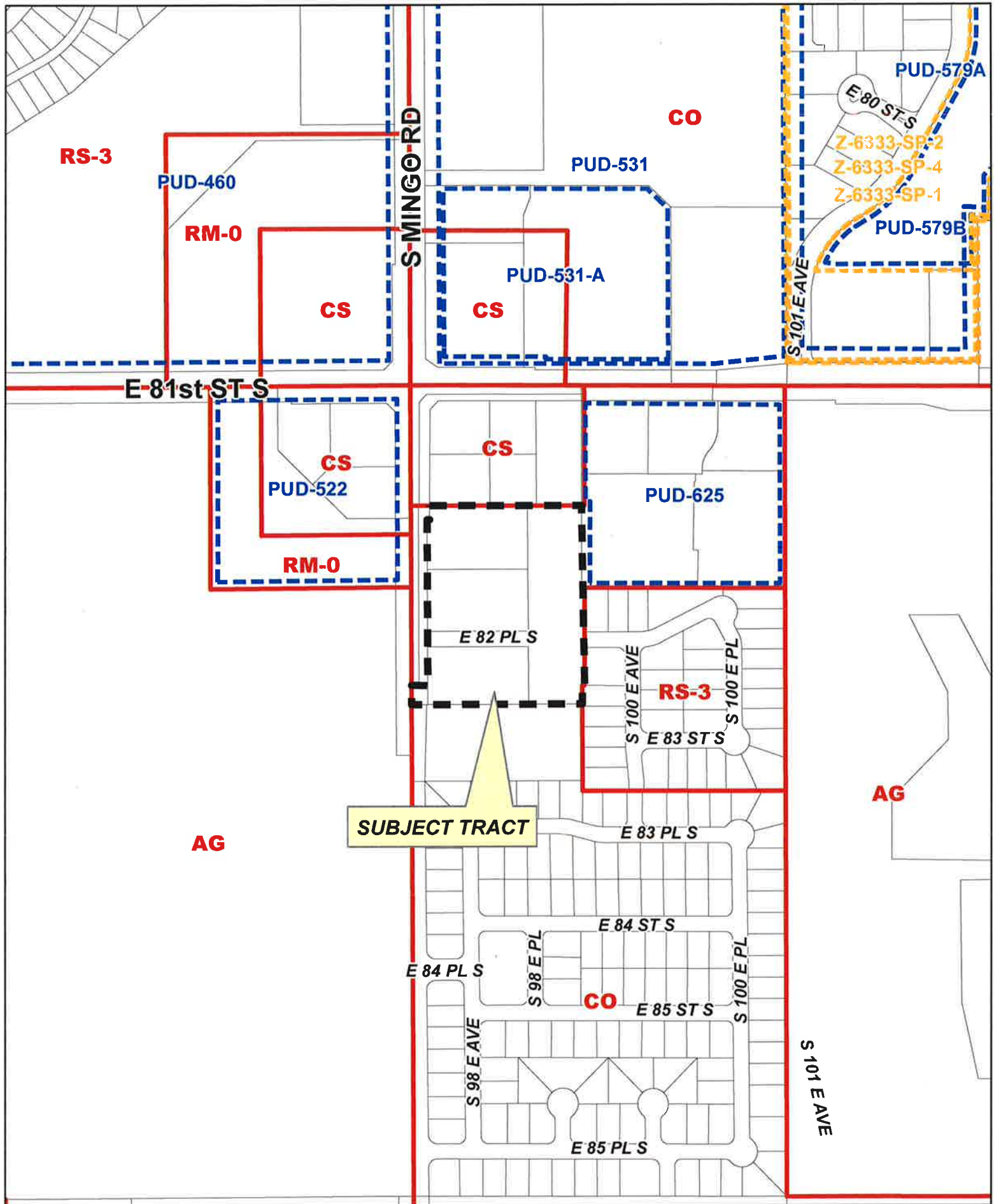
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor Development Plan.
- 2) All remaining development standards defined in Z-6051-SP-2 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 Exhibits:
 Proposed Signage Exhibit

With considerations listed above, staff recommends **approval** of the minor amendment request to increase allowable ground sign height from 8 feet to 16 feet.

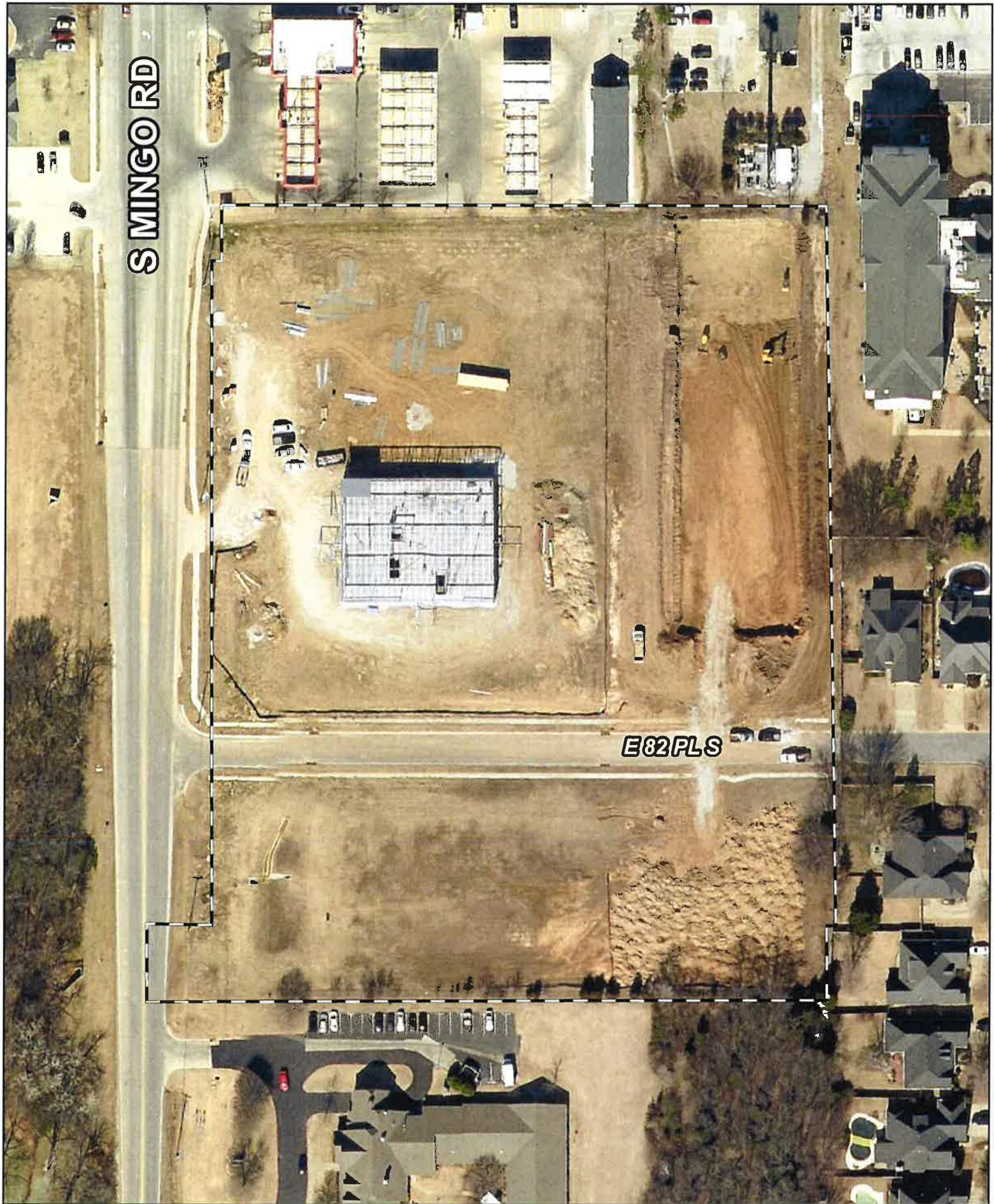


Z-6051-SP-2b

18-14 18

11.3





S MINGO RD

E82PLS

0 50 100
Feet



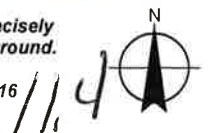
Subject
Tract

Z-6051-SP-2b

18-14 18

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

Aerial Photo Date: February 2016





0 200 400
Feet



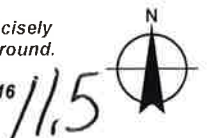
Subject
Tract

Z-6051-SP-2b

18-14 18

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

Aerial Photo Date: February 2016



Elevation View - Scale: 1/2" = 1'-0"

-Manufacture and install (1x) double sided internally illuminated monument with a tenant cabinet.

4" Aluminum trim painted Black (semi-gloss).

Routed aluminum painted with Dark Blue stucco, White acrylic copy and illuminated with white LED's.

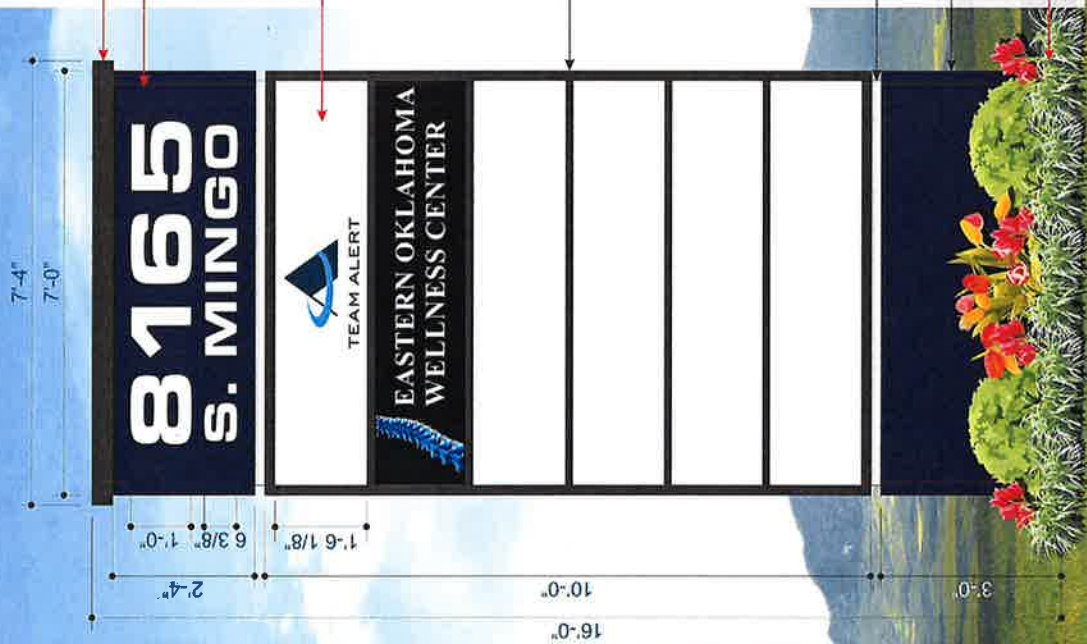
White acrylic with tenant panels with applied digital printed translucent vinyl graphics

Tenant cabinet with 2" retainers and 1 1/2" H-Bars painted Black (semi-gloss).

2" Aluminum reveal painted White (semi-gloss).

Aluminum base painted with Dark Blue stucco.

Landscaping by others.



Client:
Mingo Medical

Job Location:
Tulsa, OK

Sales Rep:
Matt E.

Designer:
Dallas B.

Drawing No:
092817-06

File Name:
MINGOM-
MON-03.cdr

Date:
9-28-2017

Scale:
Noted

Approved By:

Date Approved:

Color Swatches
May vary from actual color
Verify with customer



ALUAREON
WE PUT YOUR NAME IN LIGHTS

1601 N. WILLOW AVE., TULSA, OK 74104
PHONE: (918) 555-2283 FAX: (918) 555-3798
WWW.ALUAREON.COM

11.6



Tulsa Metropolitan Area
Planning Commission

Case : Enclave at Addison Creek
(Formerly Bent River)

Hearing Date: October 18, 2017

Case Report Prepared by:

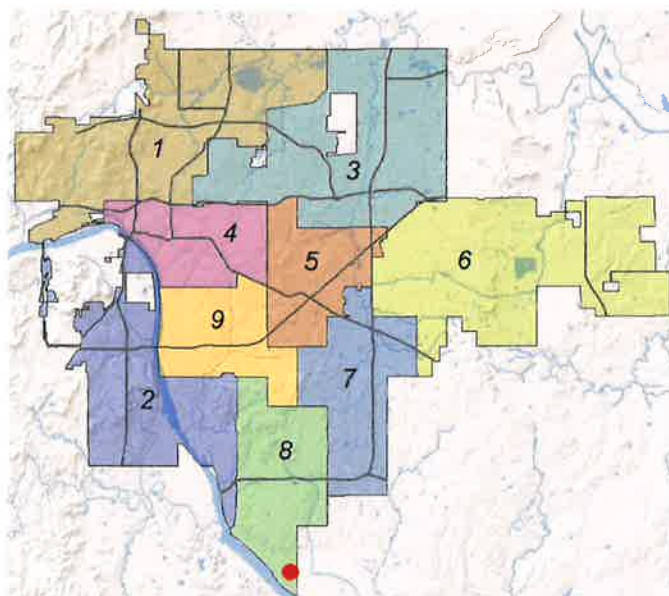
Nathan Foster

Owner and Applicant Information:

Applicant: Tanner Consulting, LLC

Owner: Stone Horse Development, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Reinstatement of Preliminary Plat

Location: South of the southwest corner of
East 121st Street South and South
Sheridan Road

Zoning: RS-3/PUD-828

Staff Recommendation:

Staff recommends **approval** of the
reinstatement

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Applicant Submittal

12.1

September 28, 2017

Tulsa Metropolitan Area Planning Commission
2 West 2nd Street South, Suite 800
Tulsa, OK 74103

Re: PUD-828 Enclave at Addison Creek Preliminary Plat approval reinstatement

Dear Chair and Commissioners:

TMAPC conditionally approved our revised Preliminary Plat (then called "Bent River") on June 15, 2016. We are informed that the approval must be reinstated, which we respectfully request by this letter.

Please contact me at (918) 745-9929 or eenyart@tannerbaitshop.com if you have any questions or need additional information.

Respectfully,



Erik Enyart, AICP, CFM

12.2

THE DEVELOPMENT OF THE SUBDIVISION SHALL BE SUBJECT TO THE PLANNED UNIT DEVELOPMENT PROVISIONS OF THE TULSA ZONING CODE AS SUCH PROVISIONS EXISTED ON JUNE 11TH 2015, OR AS MAY BE AMENDED SUBSEQUENT TO THAT DATE.

ENCLAVE AT
ADDISON CREEK

Deed of Dedication (Continued)

SECTION III. PLANNED UNIT DEVELOPMENT RESTRICTIONS (CONTINUED)

DEVELOPMENT STANDARDS

THE LOTS WITHIN THE SUBDIVISION (HEREINAFTER REFERRED TO AS THE "LOTS") SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIONS AND LIMITATIONS:

DEVELOPMENT STANDARDS

ACKNOWLEDGMENTS

PERMITTED USES:
USES PERMITTED AS A MATTER OF RIGHT IN RS-3, ZONING DISTRICT IN THE CITY OF TULSA. ZONING CODE, AS THE SAME EXISTED JUNE 11, 2015, INCLUDING LANDSCAPED FEATURES AND SECURED ENTRANCES AND RECREATIONAL FACILITIES AND USES CUSTOMARILY ACCESSORY TO PERMITTED USES.

[illegible]

OFF STREET PARKING:

SIGNAGE:
ONE (1) ALONG EACH PUBLIC STREET FRONT YARD, NOT TO EXCEED 37 SQUARE FEET EACH IN SIZE
*MEASURED AS THE LOT WIDTH AT THE BUILDING LINE, EXCEPT ON PIE SHAPED LOTS, WHICH SHALL HAVE A MINIMUM AVERAGE LOT WIDTH OF 50 FEET.

***PROVIDED THAT A MINIMUM OF 10 FT. IS MAINTAINED BETWEEN DWELLING STRUCTURES, EXCLUDING OVERHANGS. PROVIDED THAT NO SIDE YARD SHALL BE LESS THAN THE WIDTH OF ANY UTILITY EASEMENT LOCATED WITHIN THE LOT ALONG A SIDE LOT LINE.

*****GARAGES WHICH ACCESS THIS STREET SHALL BE SET BACK A MINIMUM OF 20 FEET.

*****ARCHITECTURAL FEATURES MAY EXTEND A MAXIMUM OF FIVE (5) FEET ABOVE THE MAXIMUM ALLOWED SIGN HEIGHT.

SECTION 12: PROPERTY OWNER'S ASSOCIATION

A. FORMATION OF PROPERTY OWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN THE SUBDIVISION (THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING RESERVE AREAS, FENCE AND LANDSCAPE EASEMENTS, AND ANY OTHER PROPERTY AND FACILITIES THAT ARE FOR THE COMMON USE AND BENEFIT OF THE LOTS OWNERS. THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION.

PRIVATE RESTRICTIONS AND CONSTRAINTS

FOR THE BENEFIT OF THE ASSOCIATION AND OF ALL OWNERS WITHIN THE SUBDIVISION, THE OWNER SHALL ESTABLISH AN ARCHITECTURAL REVIEW COMMITTEE AND MARCUS PRIVATE RESTRICTIONS AND COVENANTS FOR THE PURPOSE OF PROVIDING ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN. SAID PRIVATE RESTRICTIONS AND COVENANTS SHALL BE APPLICABLE TO THE LOTS WITHIN THE SUBDIVISION, AND SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS FURTHER STATED IN SAID FILED INSTRUMENT.

C. MEMBERSHIP

every person or entity who is a record owner of the fee interest of a lot shall be a

SECTION V. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

Enforcement

THE RESTRICTIONS HERE

[illegible]

NOTES

THESE RESTRICTIONS, TO THE EXTENT PERMITTED BY APPLICABLE LAW, SHALL BE PERPETUAL, BUT IN NO EVENT SHALL BE IN FORCE AND EFFECT FOR A TERM OF NOT LESS THAN THIRTY (30) YEARS FROM THE DATE OF THE RECORDING OF THIS DEED OF DEDICATION UNLESS TERMINATED OR EXTENDED AS HEREINAFTER PROVIDED.

AMINOACID TERMINATION

[illegible]

IN WITNESS WHEREOF, the undersigned, being the duly authorized signatory of the owner, has hereunto set its hand and seal of office on the day and date first above written.

5. UNIVERSALITY

INVALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OR ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, STONE HORSE DEVELOPMENT, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY HAS EXECUTED THIS INSTRUMENT ON THIS ____ DAY OF _____, 2017.

STONE HORSE DEVELOPMENT, LLC
AN OKLAHOMA LIMITED LIABILITY COMPANY

STATE OF OKLAHOMA)
COUNTY OF TULSA)

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this _____ day of _____, 2017, personally appeared _____, known to me to be the identical person who subscribed the name _____ to the foregoing instrument, as its manager, and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such company for the use and purposes therein set forth on this day and year last above written.

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEY

DAWMY CANNER, A REGISTERED PROFESSIONAL LAND SURVIVOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFIES THAT THE ABOVE DESCRIBED TRACT OF LAND, HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED AS "PLAT NO. 10, 11, 12, 13, 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, 83

WITNESS MY HAND AND SEAL THIS
DAY OF _____ 2017.



BY: **DAVE TANNER**
REGISTERED PROFESSIONAL LAND SURVEYOR
CPL 310044 & N.C. 1-127

[illegible]

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 2017, PERSONALLY APPEARED TO ME DAN E. TANNER, KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS REGISTERED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

CITY COMMISSION (DPH)



Tulsa Metropolitan Area
Planning Commission

Case : BlueFlame47 Addition

Hearing Date: October 18, 2017

Case Report Prepared by:

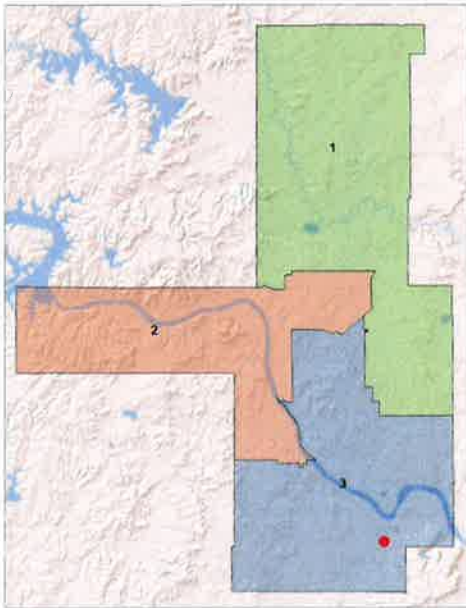
Nathan Foster

Owner and Applicant Information:

Applicant: JR Donelson

Owner: BlueFlame47 Inc.

Location Map:
(shown with County Commission districts)



Applicant Proposal:

Final Plat

Location: East of the southeast corner of
East 171st Street South and South Garnett
Road

Zoning: AG

Staff Recommendation:

Staff recommends **approval** of the final plat

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Final Plat

A SUBDIVISION SITUATED IN THE NE/4 OF THE NW/4 OF SECTION 32, T-17-N, R-14-E, OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, OKLAHOMA.

ENGINEER/SURVEYOR:
JR DONELSON, INC.
12820 SO. MEMORIAL DR.
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
EMAIL: JRDON@TULSACOMX
C.A. NO. 5611 EXP. 6-

ENGINEER/SURVEYOR:
JR DONELSON, INC.
12820 SO. MEMORIAL DR.
BIXBY, OKLAHOMA 74008
PHONE: 918-394-3030
EMAIL: JRDON@TULSACOMX
C.A. NO. 5611 EXP. 6-



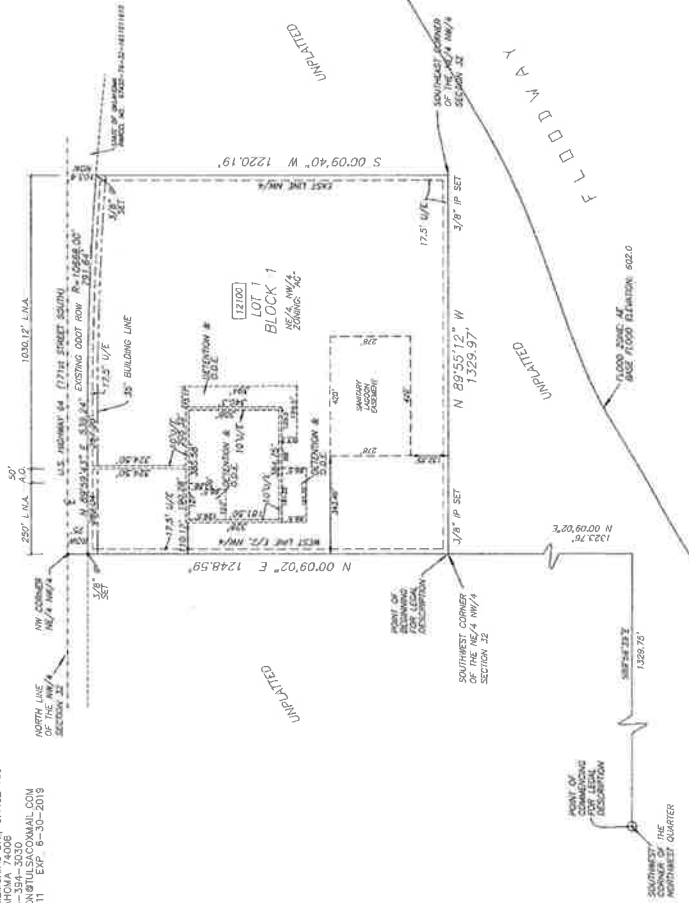
SCALE: 1" = 200'

- | | |
|----------|----------------------------|
| B/L | BUILDING LINE |
| IP | IRON PIPE |
| C | CENTER LINE |
| U/E | UTILITY EASEMENT |
| P.O.B. | POINT OF BEGINNING |
| ESM | EASEMENT |
| NE 1/4 | NORTHEAST QUARTER |
| NW 1/4 | NORTHWEST QUARTER |
| N.W. 1/4 | LIMITS OF NC ACCESS |
| A.O. | ACCESS OPENING |
| R | RADIUS |
| 12100 | ADDRESS |
| ROW | RIGHT OF WAY |
| O.D.E. | OVERLAND DRAINAGE EASEMENT |



LOCATION MAP

SCALE: 1"=2000'
SUBMISSION CONTAINS:
NO. LOTS 1, NO. BLOCKS 1
AREA: 37.97 ACRES 1,653,973 SF
FILE: C:\MORTON\BLOC\BLUEFLAMED6.3014
DATE PREPARED: SEPTEMBER 1, 2017



- [illegible]

CERTIFICATE

STATE OF OKLAHOMA } ss
COUNTY OF TULSA }

Dated the _____ day of _____
Tulsa County Clerk

Deputy

BLUEFLAME47
PREPARATION DATE: SEPTEMBER 1, 2017
Sheet 1 of 2

KNOW ALL MEN BY THESE PRESENTS:

A Tract of land situated in the Northeast Quarter of the Northwest Quarter (NE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 32, T-17-N, R-14-E, Tulsa County, Oklahoma being more particularly described by metes and bounds by Charles K. Howard, L.S. 297, as follows:

[illegible]

The Owner does hereby dedicate to the public the utility easements designated as "U/E" or "Utility Easement" for the several purposes of constructing, installing, operating, repairing, replacing and/or removing any and all public utilities, including storm sewers, sanitary sewers,

[illegible]

Owner shall be responsible for the protection of the water mains, sanitary sewer system and storm sewer system located on the property.

¹⁴ Within the utility easement, areas depicted on the accompanying plat, the alteration of grade from the contours existing upon the completion of the installation of a public or private water main or storm sewer or a construction activity which would interfere with public or private water main and storm sewers shall be prohibited.

private water mains on the property. Storm sewers are private, but the Owner shall pay for damage or relocation of such facilities caused or necessitated by acts of the Owner his agents or contractors.

4. Tulsa County, Oklahoma, or its successors, shall at all times have right of access to oil easements depicted on the accompanying plat, or otherwise provided for in this Deed of Dedication, for the purpose of installing, maintaining, removing or replacing any portion of underground water or storm sewer facilities.

Owner of the Lot agrees to be bound.

ELECTRIC, TELEPHONE, CABLE TELEVISION AND NATURAL GAS SERVICE. In connection with the installation of underground electric, telephone, cable television and natural gas service, the lot is subject to the following:

[illegible]

c. The supplier of electric, telephone, cable television and gas services, through its authorized agents and employees, shall at all times have right of access to all such easements shown on the plot to the Subdivision or provided for in this deed of dedication for the purpose of installing, maintaining, removing or replacing any portion of the underground electric, telephone, cable television or gas service facilities so installed by it.

d. The owner of Buflume47 addition shall be responsible for the protection of the underground electric, telephone, cable television or gas service lines located on his property and shall prevent the alteration of grade or any construction activity which may interfere with said electric, telephone, cable television or gas service line. The owner of Buflume47 shall be responsible for the inspection, repair, maintenance of underground facilities, but the owner of Buflume47 addition will pay for damage or relocation of such facilities caused or necessitated by acts of such owner or his agents or

g. The foregoing covenants set forth in this paragraph 3.b. shall be enforceable by each supplier of the electric, telephone, cable television or gas service and the owner of the lot agrees to be bound hereby.

The owner of the Blueflame47 addition shall be responsible for the repair and replacement of any landscaping and paving within the utility easements on the plot in the event it is necessary to repair any underground water, electric, gas service lines, cable television, or telephone service.

Sidewalks are required along streets designated by and in accordance with subdivision regulations. Required sidewalks shall be constructed in conformance with Tulsa County Engineering design standards.

The lot shall receive and drain, in an unobstructed manner, the storm and surface waters from adjacent areas of higher elevation and from public streets and easements. The foregoing covenants set forth in this paragraph 7 shall be enforceable by any affected lot owner and by Tulsa County, Oklahoma.

8. DETENTION AND OVERLAND DRAINAGE BASIN (O.D.B.)
The stormwater drainage system shall be designed and constructed in accordance with the Adopted Ordinances, Resolutions, standards and design requirements as adopted by Tule County, as appropriate, and shall be so designed to collect and pass the runoff from a 100-year frequency flood under conditions of full urbanization. The entire flow shall be confined within the solid stormwater drainage systems.

f. The covenants and restrictions set forth herein shall be covenants which shall run with the land and which shall be binding upon and enforceable by the owner, its successors, grantees and assignees. The covenants and restrictions set forth herein shall be binding upon and enforceable by the owner, its successors, grantees and assignees, in respect to such covenants only for a period of twenty (20) years, at which time such covenants and restrictions shall be extended for successive periods of ten (10) years. The covenants and restrictions may be amended or modified at any time by Blueflame⁴, Inc.

and without joinder of any party to amend, revise or abolish any one or more of the above covenants and restrictions by instrument duly executed and acknowledged by Blueflame47, Inc. and filed in the County Clerk's office in the Court House of Tulsa County, Oklahoma.

Blueflame 47, Inc. an Oklahoma Corporation

STATE OF CALIFORNIA
COUNTY OF EL PASO
SS
SS

This instrument was acknowledged before me on this _____ day of _____, 20____, by _____ for Blueflame 47, Inc.
an Oklahoma Corporation

Natary Public
My Commission expires

i. Charles K. Howard, a Registered Land Surveyor, in the State of Oklahoma, do hereby certify that I have carefully and accurately surveyed, subdivided, and platting the tract of land described above, and that the accompanying plat designated herein as "Blueflame#7 Addition", a subdivision in Tulsa County, Oklahoma, is a representation of the survey made on the ground using generally accepted practices and meets or exceeds the Oklahoma Minimum Standards for the Practice of Land Surveying.

Charles K. Howard, RLS #29,
CA #5611 Exp 6/30/19

COUNTY OF TULSA)
JUDICIAL DISTRICT NO. 10)

The foregoing Certificate of Survey was acknowledged before me on this _____ day of _____, 20____, Charles K. Howard, RLS No. 297.

Notary Public
My Commission expires



Tulsa Metropolitan Area
Planning Commission

Case Number: LS-21063

Lot-Split

Hearing Date: October 18, 2017

Case Report Prepared by:

Amy Ulmer

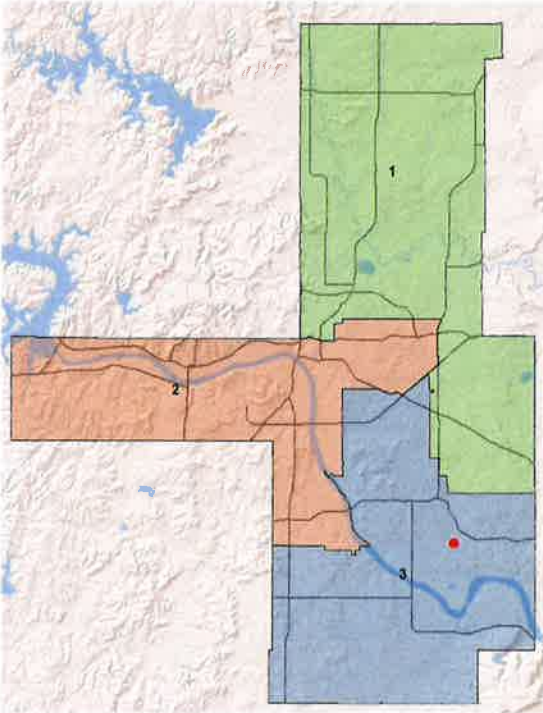
Owner and Applicant Information:

Applicant: Ryan McCarty/ Select Designs

Property Owners: Robert Smith

Location Map:

(shown with County Commission Districts)



Applicant Proposal:

Proposal to split an existing AG tract into three tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Singe-Family Residential

Tract A Size: 2.11 \pm acres

Tract B Size: 1.56 \pm acres

Tract C Size: 2.58 \pm acres

Location: East of the northeast corner of East 121st Street South and South Garnett Road

Comprehensive Plan:

N/A

Zoning:

Existing Zoning: AG

Staff Recommendation:

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

County Commission District: 3

Commissioner Name: Ron Peters

Lot-Split and Waiver of Subdivision Regulations

October 18, 2017

LS-21063

Ryan McCarty/Select Design, (8432) (AG) (County)

Location: East of the northeast corner of East 121st Street South and South Garnett Road

The Lot-Split proposal is to split an existing Agriculture (AG) tract into three tracts. Tract A and Tract C of the resulting tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code. On October 17, 2017 The County Board of Adjustment granted a Variance of the required lot area and land area per dwelling unit for Tract B.

The Technical Advisory Committee met on October 5, 2017 and had no comment.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



0 250 500
Feet



Subject
Tract

LS-21063

18-14 32

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

Aerial Photo Date: February 2016





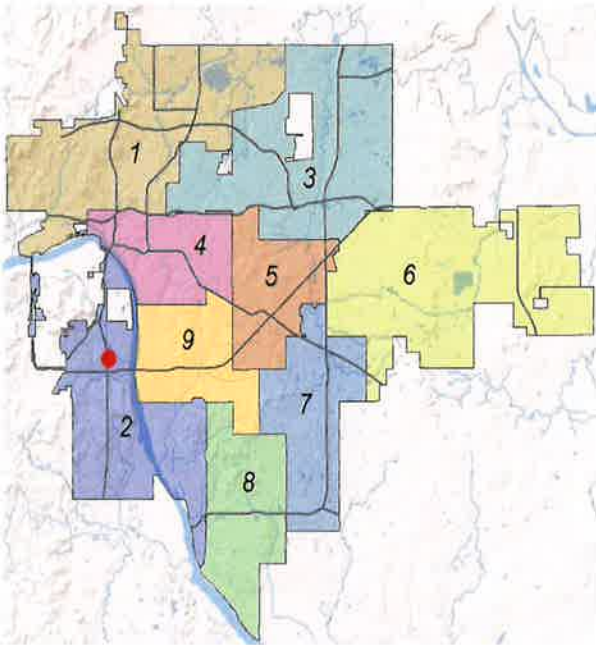
Tulsa Metropolitan Area
Planning Commission

Case Report Prepared by:

Amy Ulmer

Location Map:

(shown with City Council Districts)



Comprehensive Plan:

Land Use Map:

New Neighborhood

Stability and Growth Map:

Area of Growth

Zoning:

Existing Zoning: RS-3

Case Number: LS-21069

Lot-Split

Hearing Date: October 18, 2017

Owner and Applicant Information:

Applicant: Sack & Associates, Inc.

Property Owners: Rhonda L. Casey Trust

Applicant Proposal:

Proposal to split an existing RS-3 tract into four tracts.

The lot-split requires a waiver of the Subdivision Regulations that no lot have more than three side lot lines.

Existing Use: Single-Family Residential

Tract A Size: 1.79 ± acres

Tract B Size: 1.82 ± acres

Tract C Size: 3.24 ± acres

Tract D Size: 3.14 ± acres

Location: Southeast corner of West 46th
Street South & Highway 75

Staff Recommendation:

Staff recommends **approval** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

Lot-Split and Waiver of Subdivision Regulations

October 18, 2017

LS-21069

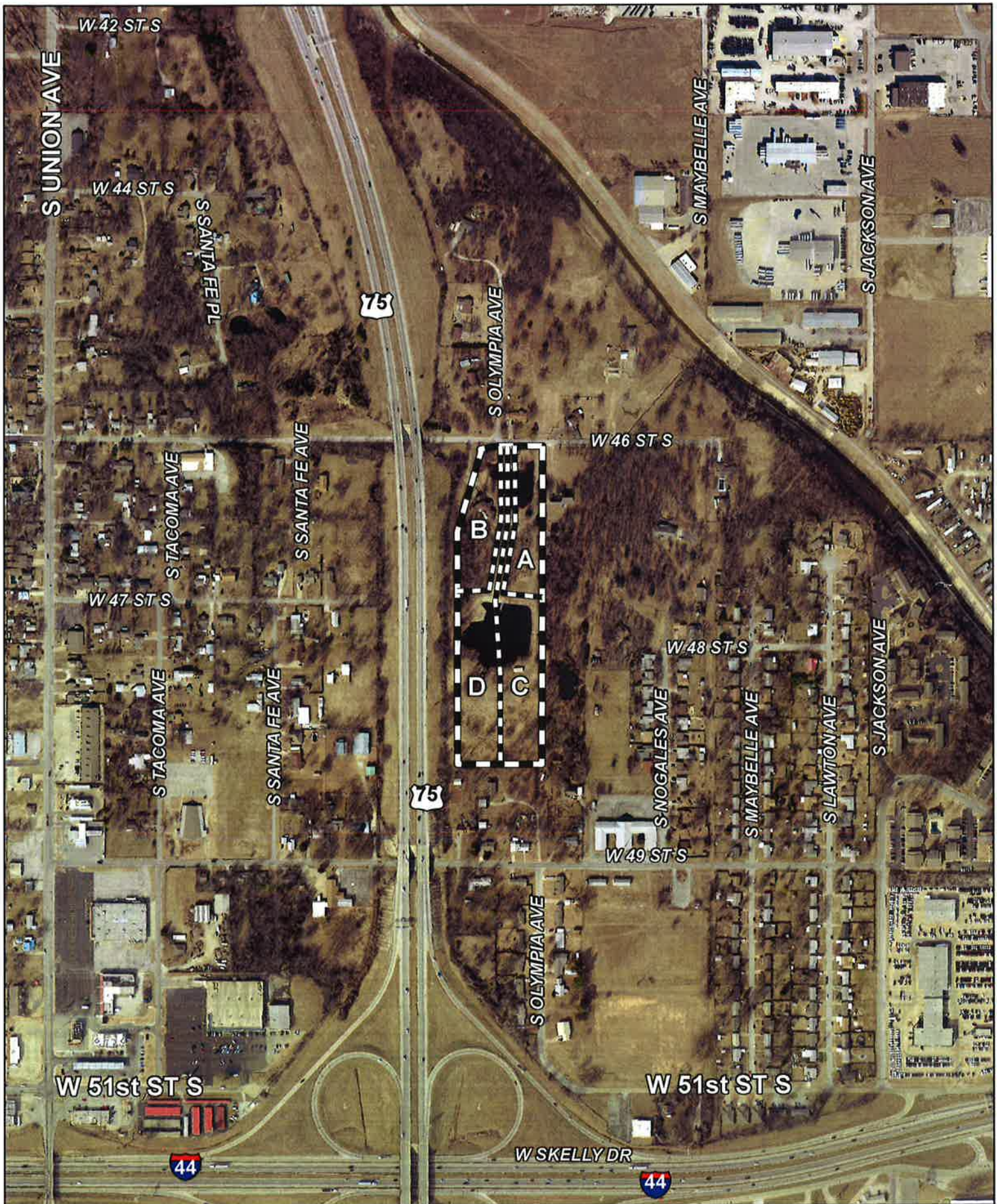
Sack & Associates, Inc., (9226) (RS-3) (Council District 2)

Location: Southeast corner of West 46th Street South & Highway 75

The Lot-Split proposal is to split an existing Single-Family Residential (RS-3) tract into four tracts. All resulting tracts will meet the Bulk and Area requirements of the City of Tulsa Zoning Code.

The Technical Advisory Committee met on October 5, 2017 and had the following comments. Development Services is requiring fire hydrant coverage if structures are built on Tract C and D and possibly A.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends **APPROVAL** of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.



0 250 500
Feet



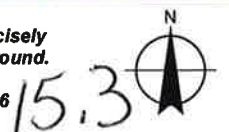
Subject
Tract

LS-21069

19-12 26

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

Aerial Photo Date: February 2016



Sawyer, Kim

Continue to 11-15-17

From: Hoyt, Jay
Sent: Wednesday, October 11, 2017 4:07 PM
To: Sawyer, Kim
Subject: PUD-310-1 - Continue to 11/15

Kim,

This case will need to be continued again to allow more time for the applicant to work out zoning issues on the site.

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

Withdrawn

FILE COPY

From: Hoyt, Jay
Sent: Monday, October 9, 2017 2:32 PM
To: Sawyer, Kim
Subject: FW: Case # PUD-803-2

Kim,

The applicant for minor amendment case PUD-803-2, scheduled for the 10/18 TMAPC meeting, is requesting to withdraw the case due to it no longer being needed. Please see email from applicant immediately below.

Thank you,

Jay Hoyt

From: Ashley Martin [mailto:construction@bakerpoolsok.com]
Sent: Monday, October 09, 2017 1:57 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: Case # PUD-803-2

Hi Jay,

We are requesting withdrawal of the above referenced case. The City of Tulsa initially gave us a "letter of deficiency" on our pool permit. After we applied for the amendment they came back and said after further evaluation they are going to allow the pool permit to be issued. I have attached a copy of the issued permit for your records. Is there any way to get the application fees refunded?

Thank you!

Ashley Martin
Baker Pools, LLC
1817 N Elm
Jenks, OK 74037
P (918) 298-2601
F (918) 298-4914



Tulsa Metropolitan Area
Planning Commission

Case : Storage Center I Amended

Hearing Date: October 18, 2017

Case Report Prepared by:

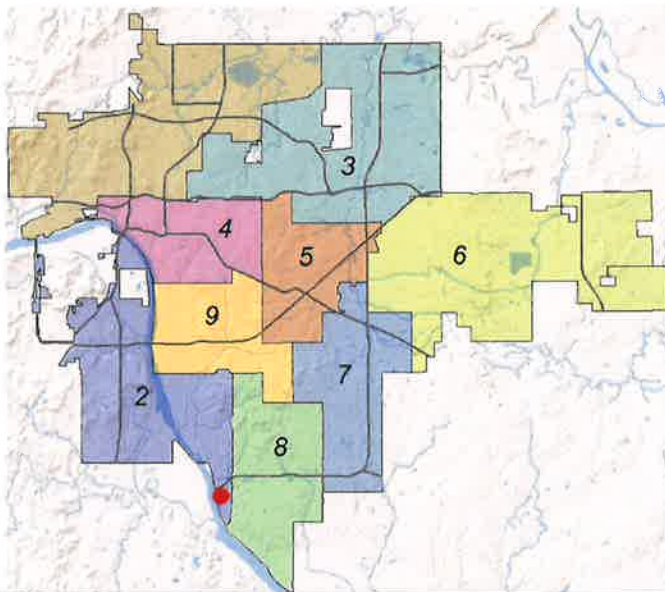
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan McCarty

Owner: Storage Center, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Minor Subdivision Plat

Location: East of the southeast corner of
East 101st Street and South Delaware
Avenue

Zoning: CS

Staff Recommendation:

Staff recommends **approval** of the minor
subdivision plat with conditions

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Land Use Map, Growth & Stability Map, Plat Submittal

MINOR SUBDIVISION PLAT

Storage Center I Amended - (CD 2)

East of the southeast corner of East 101st Street and South Delaware Avenue

This plat consists of 1 lot, 1 block on 4.5 ± acres.

The Technical Advisory Committee (TAC) met on October 5, 2017 and provided the following conditions:

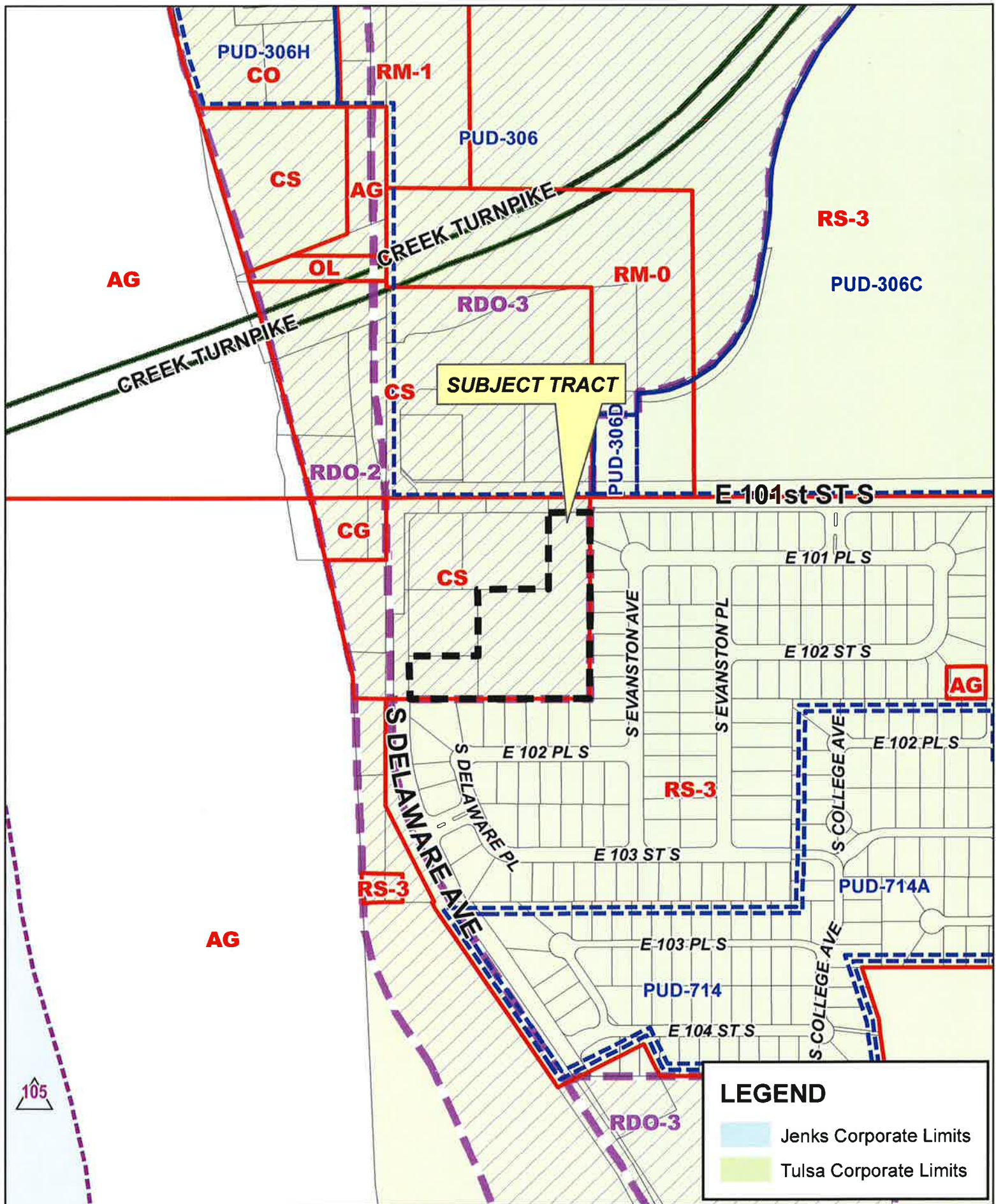
1. **Zoning:** Approved as submitted.
2. **Addressing:** Approved as submitted.
3. **Transportation & Traffic:** Approved as submitted.
4. **Sewer:** Off-site easement required to be recorded and reflected on final plat. Previously established utility easement by plat #5308 was never recorded and must be in place.
5. **Water:** Approved as submitted.
6. **Engineering Graphics:** Ensure proper basis of bearing is reflected on the face of the plat.
8. **Stormwater, Drainage, & Floodplain:** Approved as submitted.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All release letters have been received. Oil & Gas certificate was 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 Subdivisions Regulations.

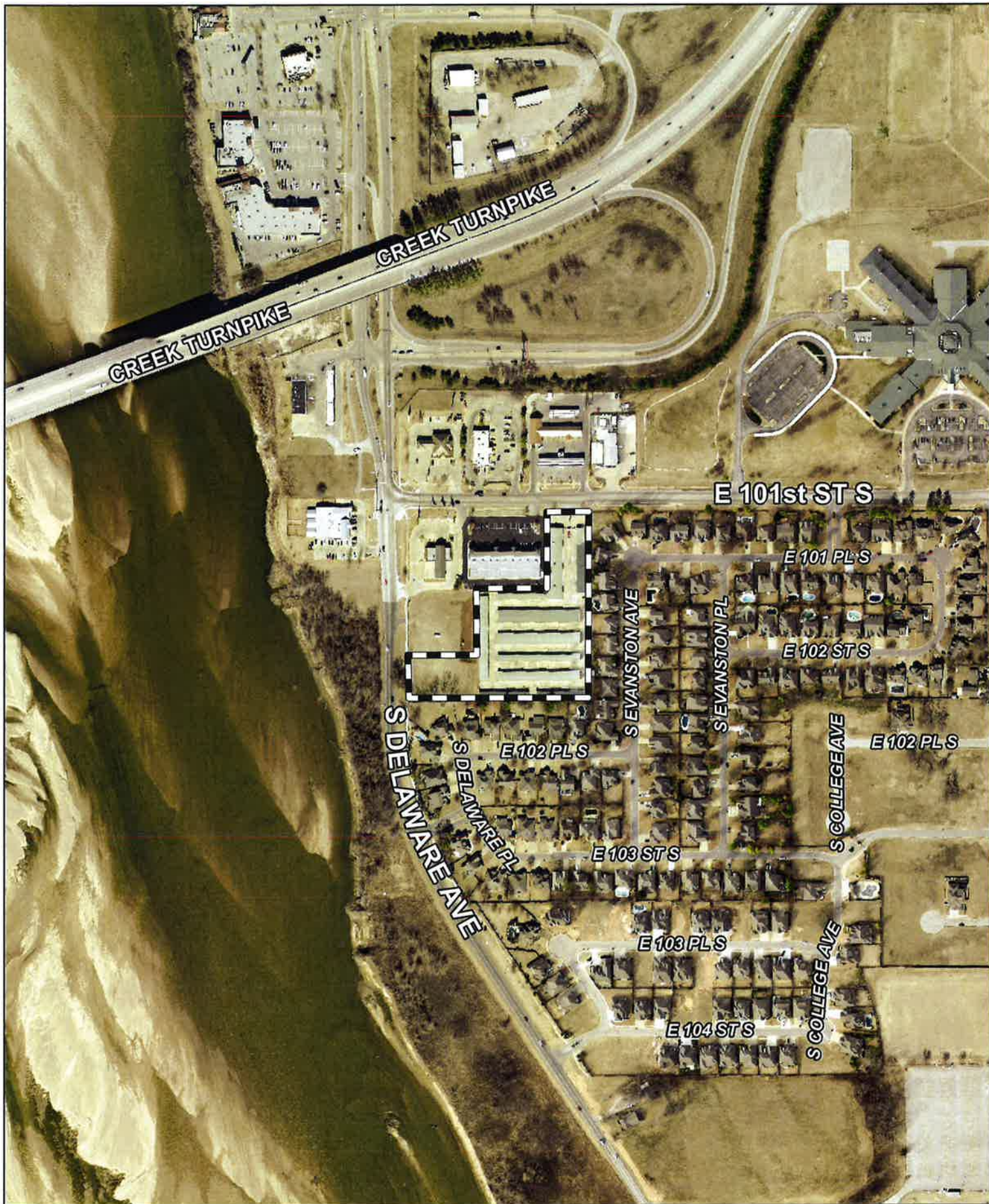
All conditions must be met prior the release and filing of the plat.



**STORAGE
CENTER I
AMENDED**

18.3





0 200 400
Feet



Subject
Tract

18-13 29

STORAGE CENTER I AMENDED

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

Aerial Photo Date: February 2016

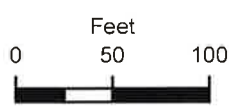


18.4



E 101st ST S

S DELAWARE AVE



Subject
Tract

18-13 29

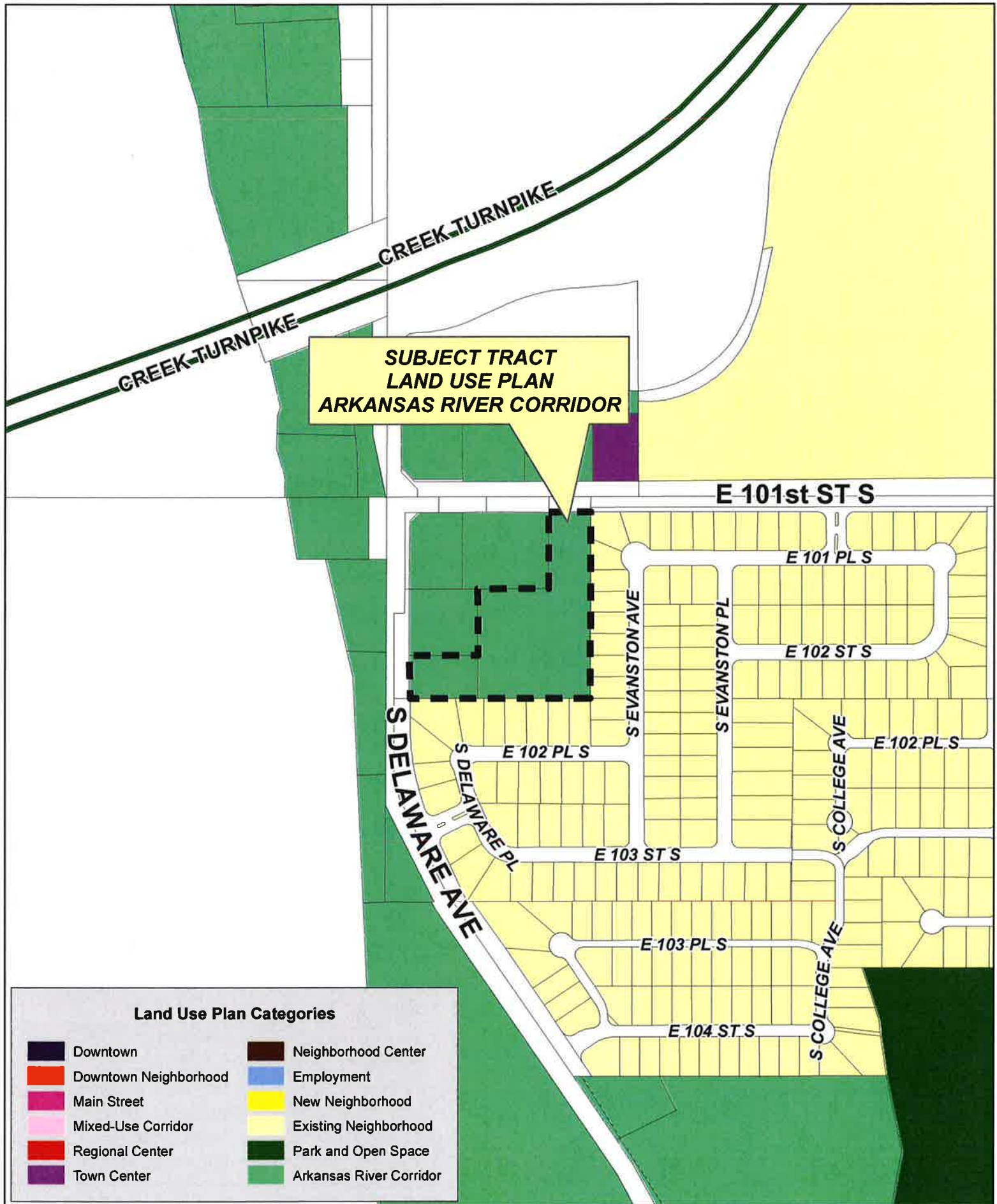
**STORAGE
CENTER I
AMENDED**

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

Aerial Photo Date: February 2016

18.5





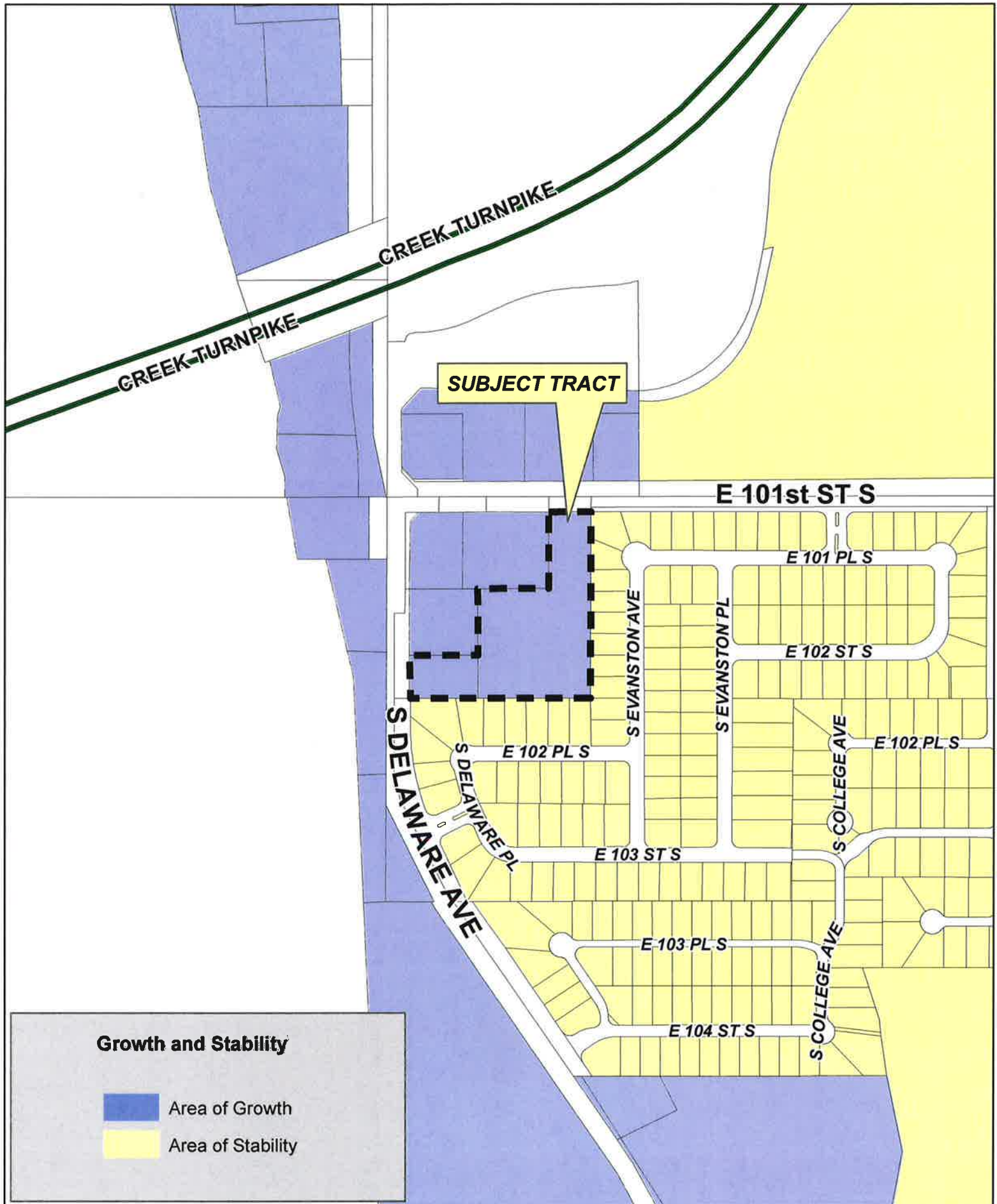
Feet
0 200 400

18-13 29

**STORAGE
CENTER I
AMENDED**

18.6





PROPERTY IS SITUATED IN SHAGGED ZONE "X" FROM FEMA
FLOODPLAIN MAP NO. 40145C0306L, DATED OCTOBER 10, 2012.

THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 28, T.18N. R.12E. AS NORTH 89°41' EAST.

ALL CORNERS SHOWN HEREON WERE SET USING A 2 1/2" x 1 1/2" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "TRITE CARPET" AT ALL CORNERS UNLESS NOTED OTHERWISE HEREON.

2. ALUMINUM CAN RUSH SET IN CONCRETE STAMMED
"TJL 7" - SET SOUTH OF 101ST STREET AND RIVERSIDE
PARKWAY ELEVATION = 620.74 (NAVD 1983)

ADDRESSES SHOWN ON THIS PLAT WERE ACCURATE AT THE TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF LEGAL DESCRIPTION.

ALL WATER AND SANITARY SEWER SERVICES WILL BE SUPPLIED AND MAINTAINED BY THE CITY OF TULSA, OKLAHOMA

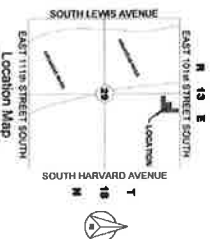
SA - BUILDING SETBACK LINE
LHA - LIMITS OF NO ACCESS
WE - UTILITY EASEMENT

STORAGE CENTER, LLC
315 B EAST 102ND STREET
TULSA, OKLAHOMA 74117
PHONE: (918) 829-4882
MR. ROBERT LEMONS

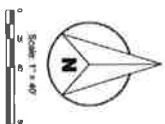
FRITZ LAND SURVEYING, LLC
2017 WEST 91ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0575
MAIL: frizlandsurveying@gmail.com
C.A. # 5848 EXPIRES: 6-30-2018

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15567
DEL CITY, OKLAHOMA 73155
PHONE: (816) 809-8253
ahale@enginedbydesignpro
CA # 7655 EXPIRES 6-30-2018

RE-PLAT OF STORAGE CENTER I AND PART OF RETAIL CENTER II, A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA BEING A PART OF THE NORTHEAST QUARTER (NE¼) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF.



SUBDIVISION CONTAINS ONE (1) LOT IN ONE (1) BLOCK
CLOSEST SUBDIVISION AREA: 196.181 & 57.00 ON A 52 ACRES



FINAL B-1 AT

EMPOWERMENT OF APPROVAL

TOTAL VETEROPOLITAN AREA Planning Commission

APPROVAL DATE _____

_____ TALKING TO _____

_____ CITY COUNCIL MEMBERS

COUNCIL OF THE CITY OF TULSA, OKLAHOMA

APPROVAL DATE _____

_____ CHAIRMAN

_____ MAYOR

ATTEST CITY CLERK _____

CITY ATTORNEY _____

THE APPROVAL OF THIS FINAL B-1 AT, GRANTS THE CITY COUNCIL THE AUTHORITY TO APPROVE THE PROJECT 1 YEAR FROM THE DATE OF CITY COUNCIL APPROVAL IF THE PROJECT IS NOT IN THE OFFICE OF THE COUNTY CLERK BY THE FOLLOWING DATE _____

COUNTY TREASURER STAMP

STONOR CENTER LANCET
2000 10 12

18.8



Tulsa Metropolitan Area
Planning Commission

Case : BOA-22300 Plat Waiver

Hearing Date: October 18, 2017

Case Report Prepared by:

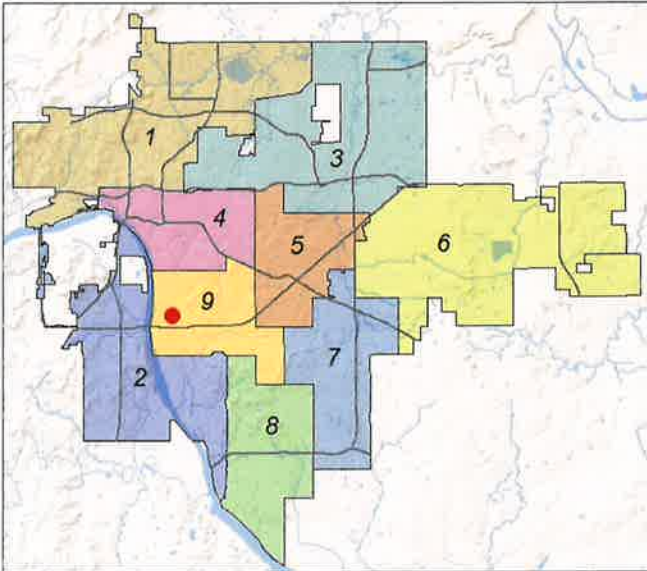
Nathan Foster

Owner and Applicant Information:

Applicant: Sally Perry

Owner: Sally Perry

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: South of the southwest corner of
East 41st Street South and South Owasso
Avenue

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial

PLAT WAIVER

BOA-22300 – (CD 9)

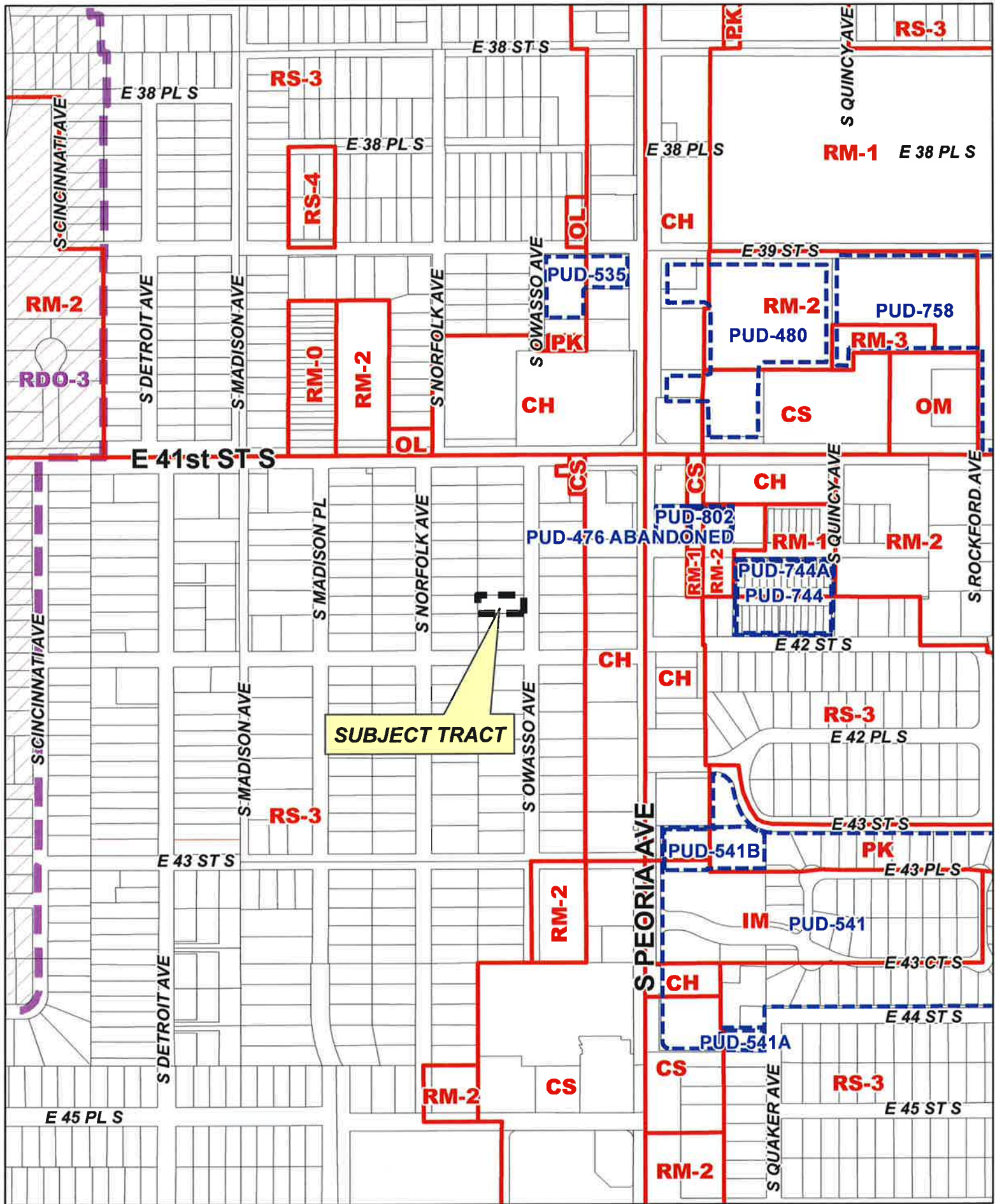
South of the southwest corner of East 41st Street South and South Owasso Avenue
(4138 S Owasso Ave.)

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment on September 12, 2017 to permit a Bed & Breakfast use on the property.

The Technical Advisory Committee met on October 5, 2017 and the following items were determined:

1. The property was previously platted as Lot 13 Block 3 of the Alta Dena Place Addition.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. No new construction is planned at this time.

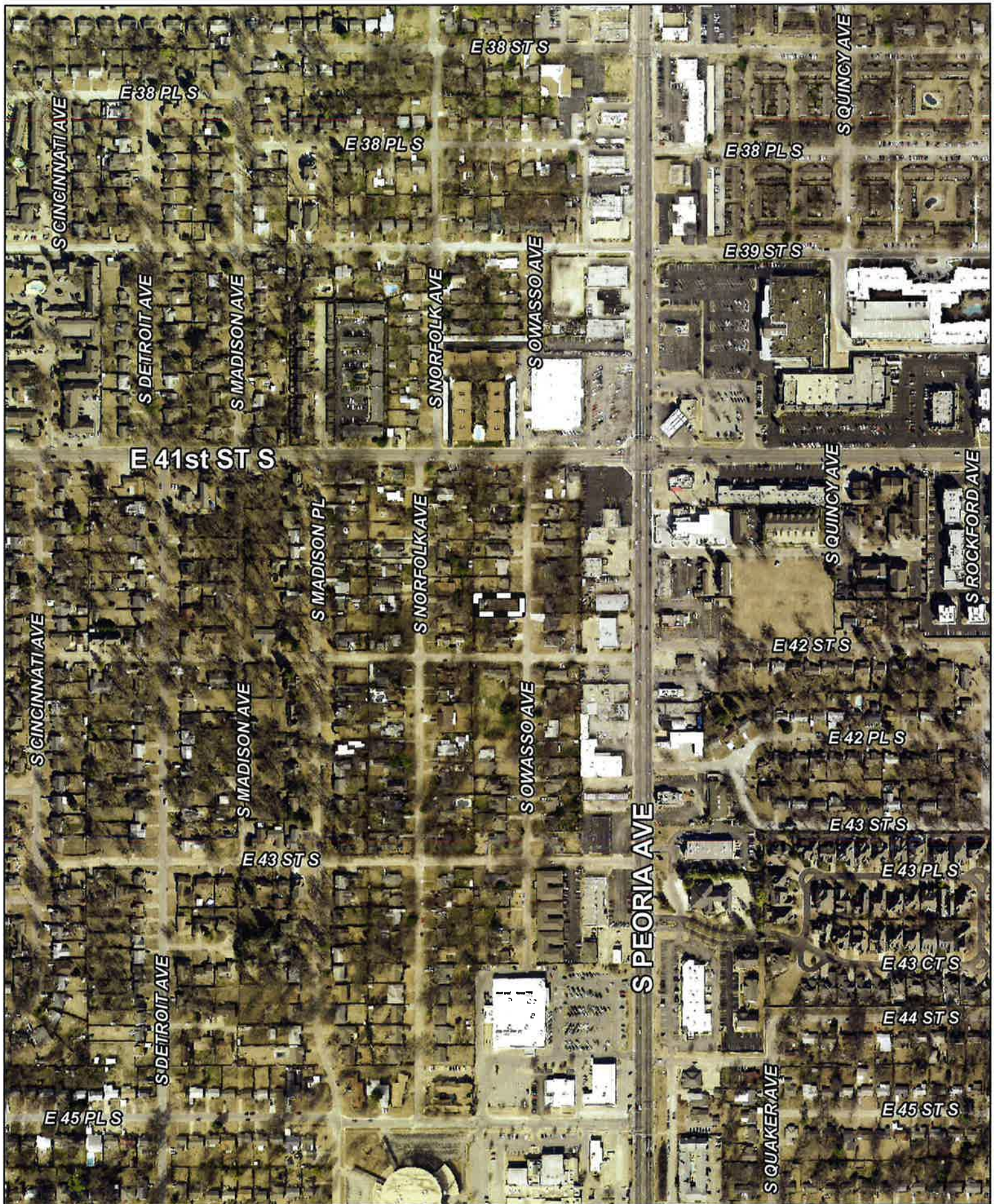
Staff recommends **approval** of the plat waiver.



BOA-22300

19-12 25





0 Feet
200 400



Subject
Tract

BOA-22300

19-12 25

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

Aerial Photo Date: February 2016





0 Feet
50 100



**Subject
Tract**

BOA-22300

19-12 25

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : BOA-22302 Plat Waiver

Hearing Date: October 18, 2017

Case Report Prepared by:

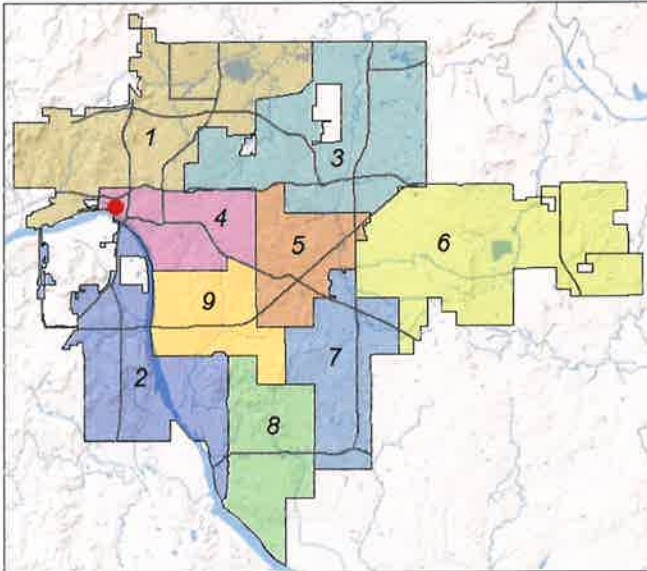
Nathan Foster

Owner and Applicant Information:

Applicant: Jeffery M. Donaldson

Owner: Paul W. Jensen

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: South of the southeast corner of
West 7th Street and South Quannah
Avenue

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 4

Councilor Name: Blake Ewing

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial

20.1

PLAT WAIVER

BOA-22302 – (CD 4)

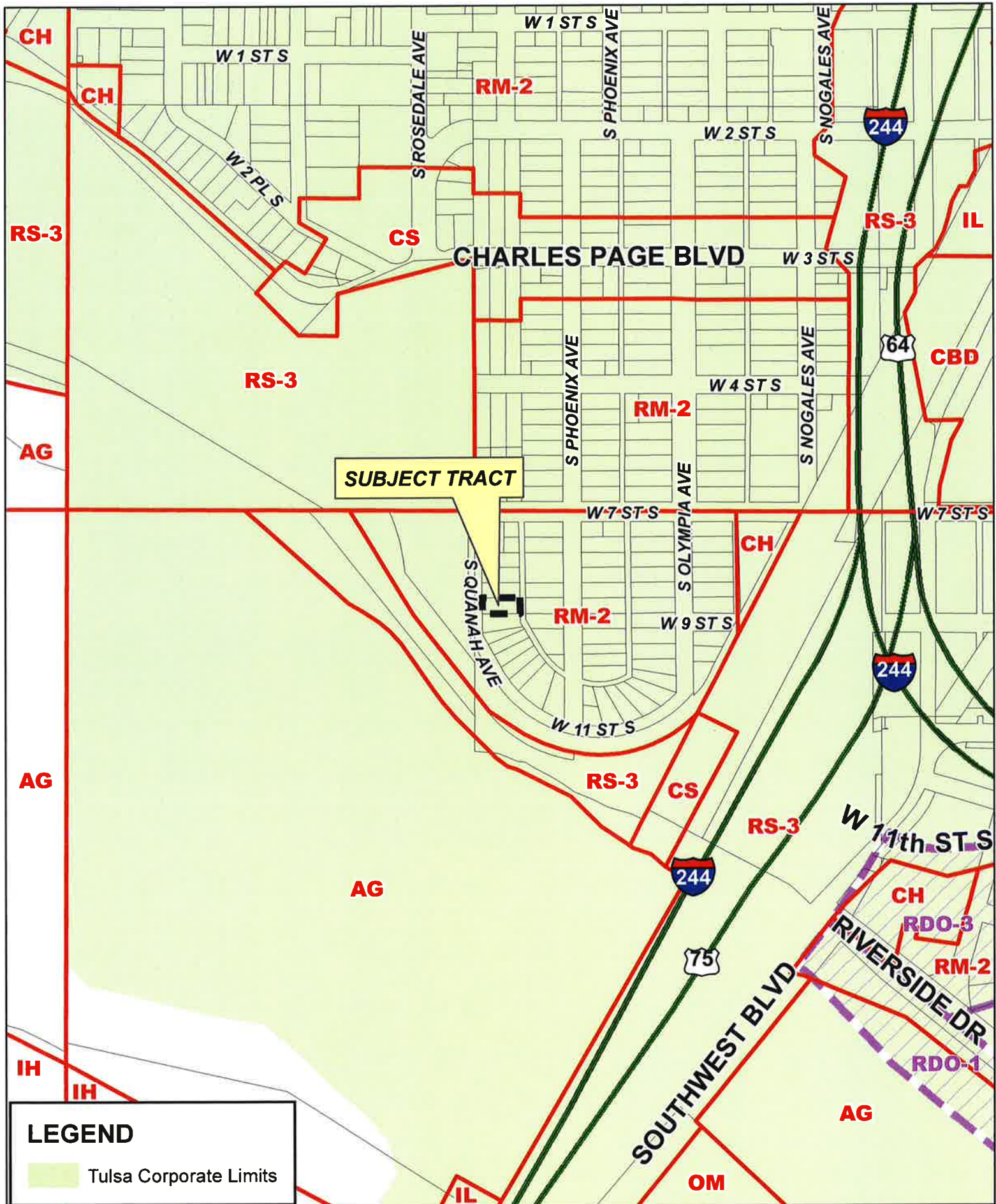
South of the southeast corner of West 7th Street and South Quanah Avenue
(723 S Quanah Ave.)

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment on August 22, 2017 to permit a Bed & Breakfast use on the property.

The Technical Advisory Committee met on October 5, 2017 and the following items were determined:

1. The property was previously platted as Lot 18 Block 1 of the Mitchell-Crosbie Addition.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. No new construction is planned at this time.

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

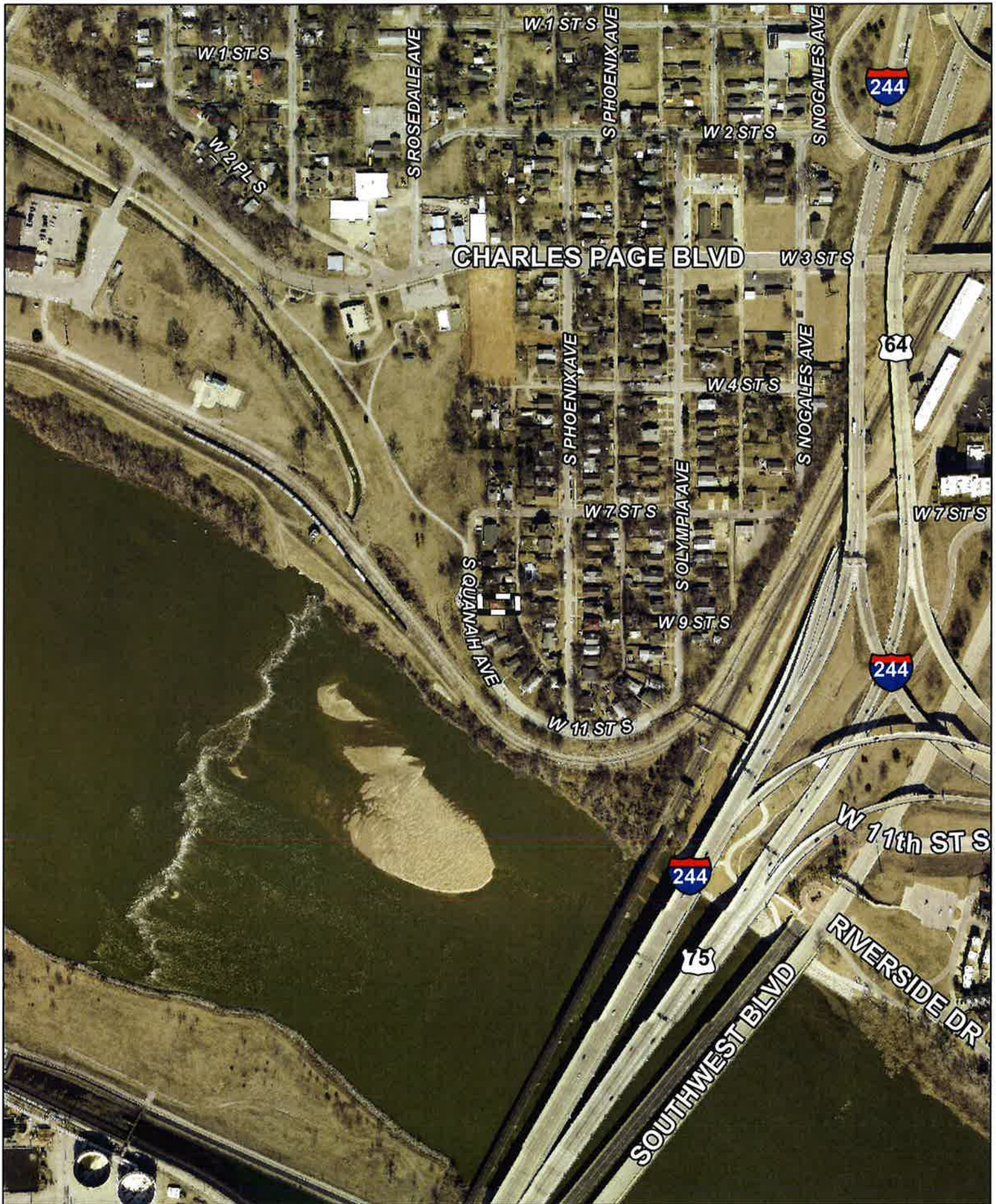


BOA-22302

19-12 11

20.3





0 200 400
Feet



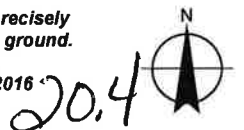
Subject
Tract

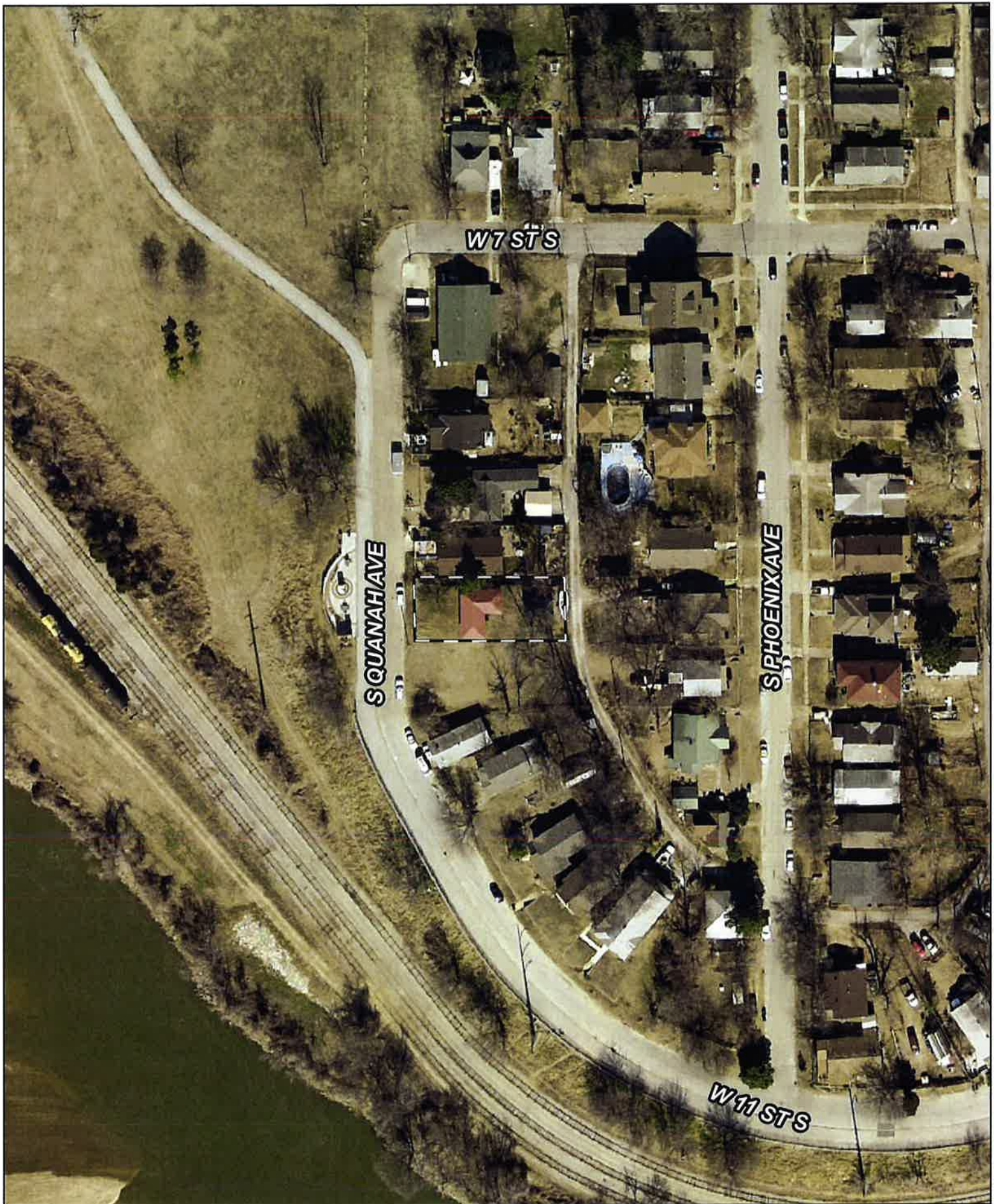
BOA-22302

19-12 11

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

Aerial Photo Date: February 2016





0 Feet 50 100



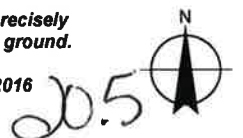
Subject Tract

BOA-22302

19-12 11

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case : Z-7408 Plat Waiver

Hearing Date: October 18, 2017

Case Report Prepared by:

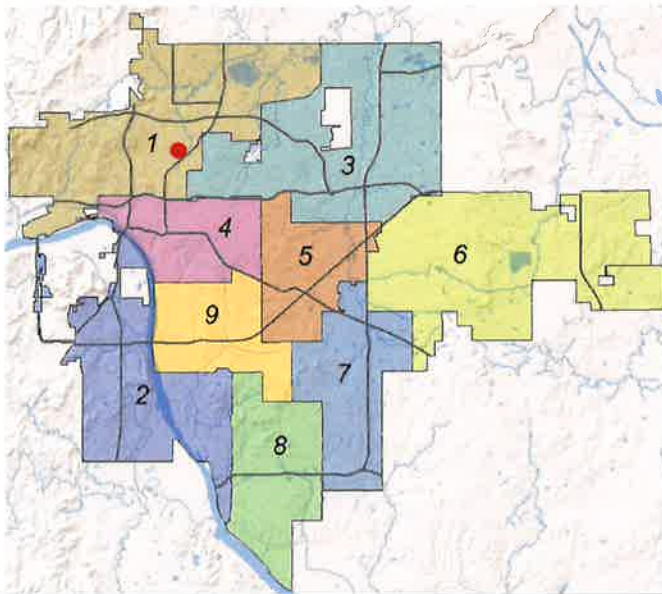
Nathan Foster

Owner and Applicant Information:

Applicant: Architects Collective, Ken Ruse

Owner: City of Tulsa Housing Authority

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: North of the northeast corner of
East Seminole Street and North Quincy
Avenue

Zoning:

Present: RS-3

Proposed: RM-2

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Site Plan

21.1

PLAT WAIVER

Z-7408 – (CD 1)

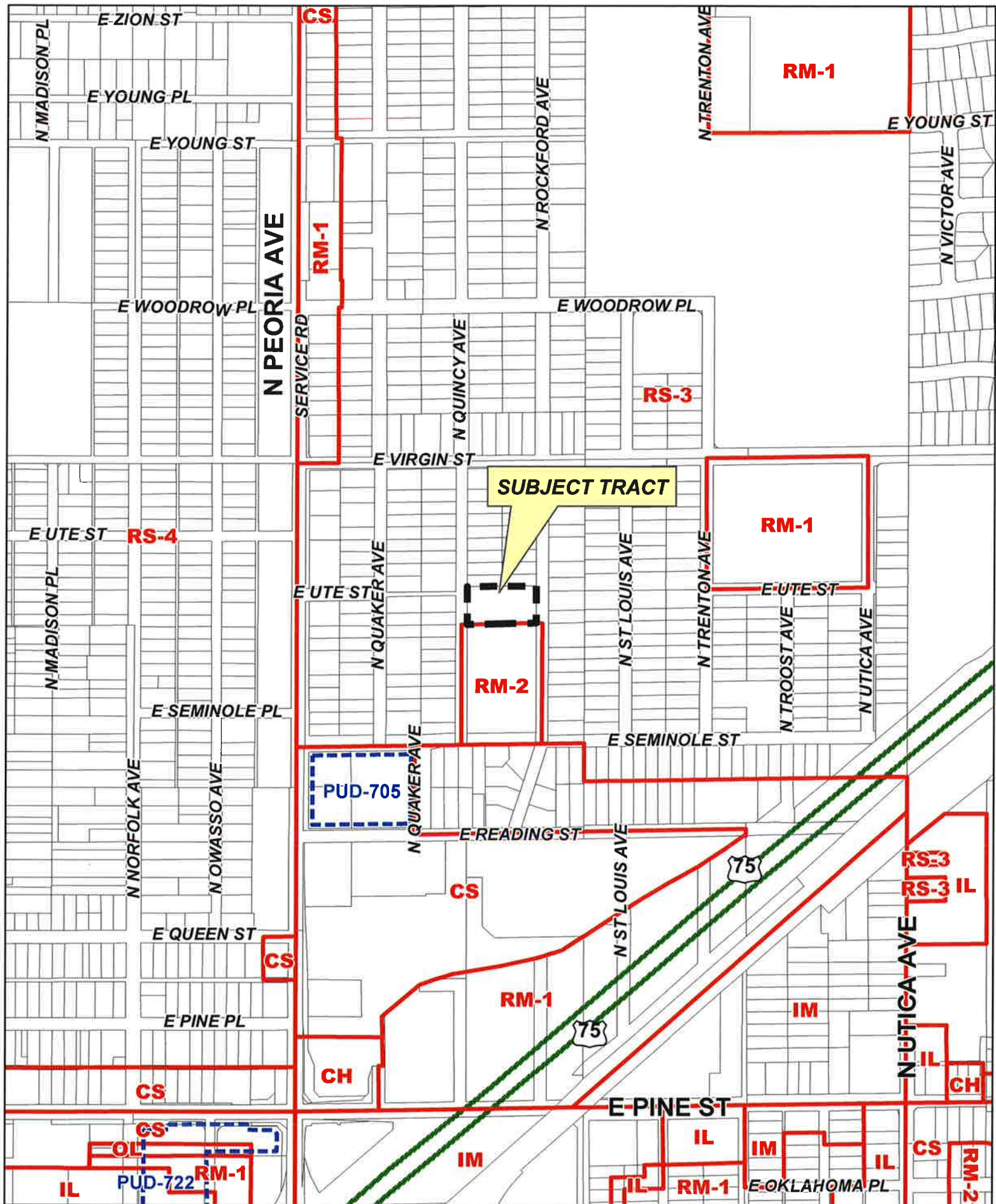
North of the northeast corner of East Seminole Street and North Quincy Avenue

The platting requirement for this property is being triggered by an approved rezoning from RS-3 to RM-2 to permit use of the property in conjunction with the adjacent multifamily residential project.

The Technical Advisory Committee met on October 5, 2017 and the following items were determined:

1. The property was previously platted as Lot 1 & 12 Block 6 of the Bullette Heights Addition and a vacated portion of East Ute Street.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination must be filed to combine the property with the existing apartment complex prior to construction of any accessory buildings.

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



Z-7408

20-13 30

21.3





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

21.4





N QUINCY AVE

N ROCKFORD AVE

0 Feet 50 100



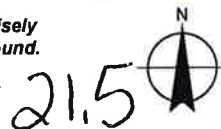
Subject Tract

Z-7408

20-13 30

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

Aerial Photo Date: February 2016





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7413

Hearing Date: October 18, 2017

Case Report Prepared by:

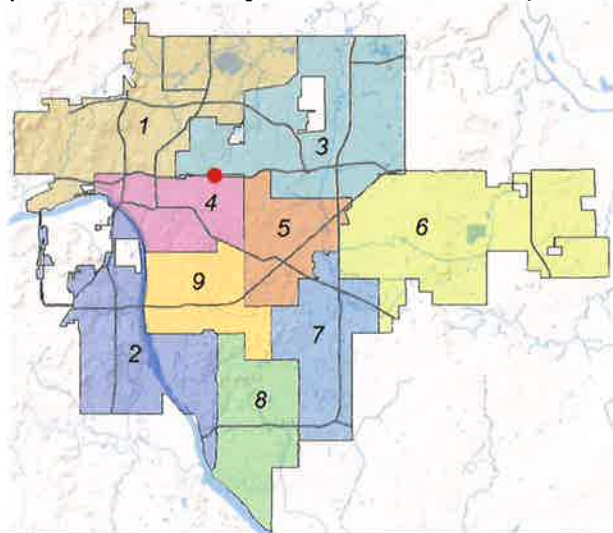
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Carly Goodnight

Property Owner: QUIKTRIP CORPORATION

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant Residential

Proposed Use: Convenience Store

Concept summary: Rezoning request for property fronting I-244 frontage road to support new convenience store construction.

Tract Size: 1 ± acres

Location: W of NW/c of E Admiral Blvd &
N Harvard Ave

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CH

Comprehensive Plan:

(Also part of the Kendall-Whittier Sector Plan)

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9305

CZM: 37

Atlas: 51

City Council District: 3

Councilor Name: David Patrick

County Commission District: 2

Commissioner Name: Karen Keith

22.1

SECTION I: Z-7413

DEVELOPMENT CONCEPT:

Existing single family residential property is abutting highway 412 on the south and CH zoned property on the north. The single family residential tracts are vacant and suitable for a redevelopment opportunity.

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

DETAILED STAFF RECOMMENDATION:

Z-7413 which request CH zoning is consistent with the anticipated land use vision of the Tulsa Comprehensive Plan and,

CH zoning is consistent with the future land use identified in the Kendall-Whittier Sector Plan and,

CH zoning is consistent with the existing development north, east and south and abuts RS-3 zoning west of this site. The zoning code provides adequate protection from the abutting RS-3 zoned lots west of the site and,

CH zoning is considered non-injurious to the proximate properties, therefore:

Staff recommends Approval of Z-7413 to rezone property from RS-3 to CH.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The Tulsa Comprehensive Plan and the recently adopted Kendall-Whittier Sector plans both expected a mixed-use corridor in this area and anticipated commercial redevelopment along this corridor.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses

22.2

include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

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 that affect site redevelopment.

Trail System Master Plan Considerations:

None that affect site redevelopment.

Small Area Plan: Kendall-Whittier Sector Plan (City of Tulsa and Tulsa Development Authority November 2016)

The Sector Plan identified this site as part of a Mixed Use Corridor and the Tulsa Comprehensive Plan is in alignment with the Future Land Use map identified in the small area plan.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is generally flat and elevated above the abutting highway 412 corridor. Homes have been removed and preliminary demolition has been starting anticipating future redevelopment.*

Environmental Considerations: None that would affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East Admiral Blvd	None	50 feet	2 (one way west bound)

Utilities:

The subject tract has municipal water and sewer available.

22.3

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Mixed Use Corridor	Growth	Commercial on west end then vacant
East	CS	Mixed Use Corridor	Growth	Office
South	RS-3 (highway right of way)	Mixed Use Corridor (south of highway)	Stability (south of highway 412)	Highway right of way (single family residential south of highway 412)
West	RS-3	Mixed Use Corridor	Growth	Single Family

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

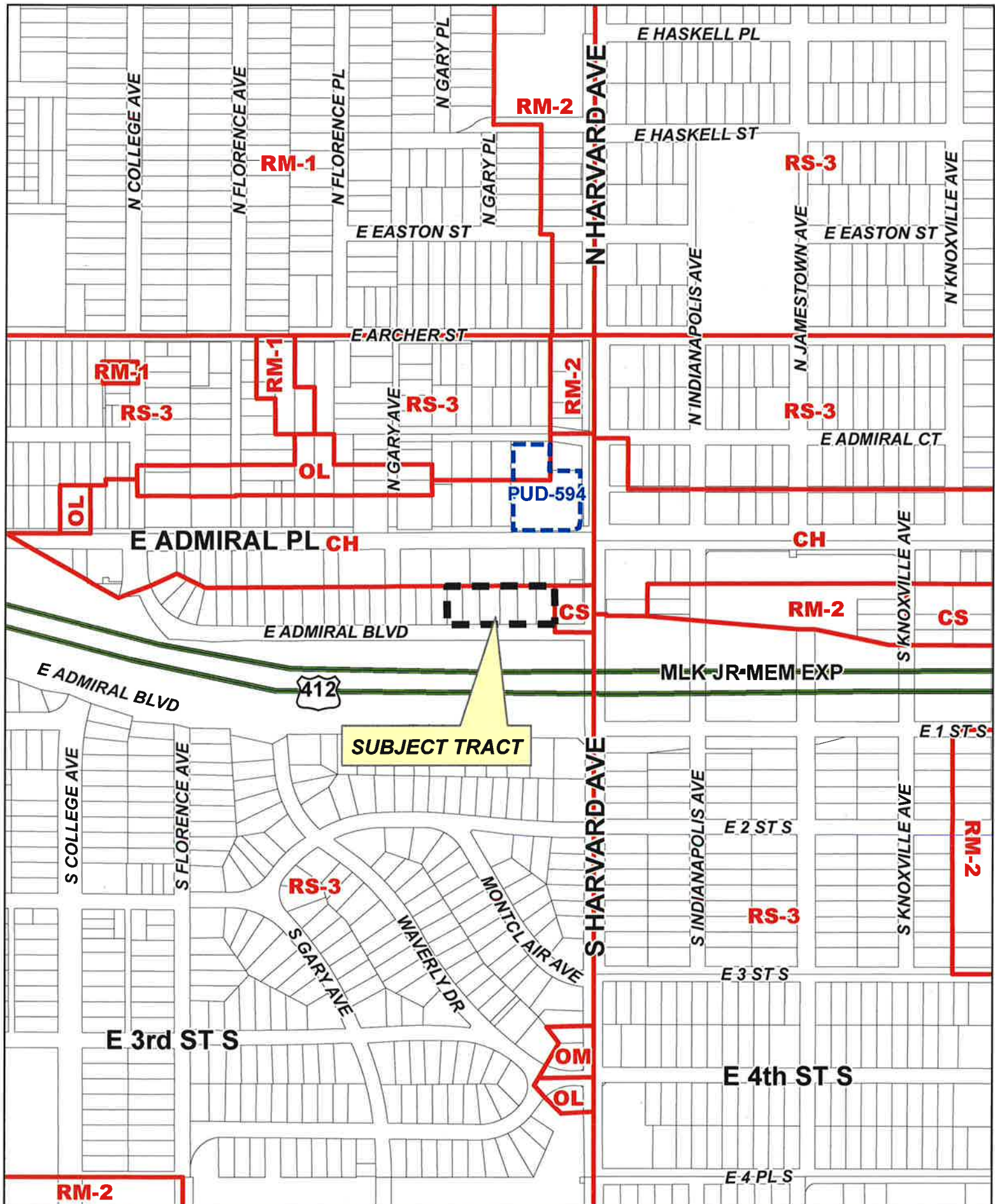
Surrounding Property:

PUD-594 August 1998: All concurred in approval of a proposed Planned Unit Development on a 1.68± acre tract of land for a convenience store, subject to a four-foot solid fence on the north property line, 50' setback from Harvard, subject to two signs being 17' in height and 95 square feet of display area, on property located on the southeast corner of E. Admiral Pl. and S. Harvard Ave.

BOA-12221 October 1982: The Board of Adjustment **approved** a *variance* of the required setback from the centerline of Harvard Avenue from 50' to 46' on the southwest corner of E. Admiral Pl. and S. Harvard Ave.

10/18/2017 1:30 PM

22.4



Z-7413

19-13 05

22.5



Subject
Tract

Z-7413

19-13 05

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

Aerial Photo Date: February 2016



22.6



0 200 400
Feet



Subject
Tract

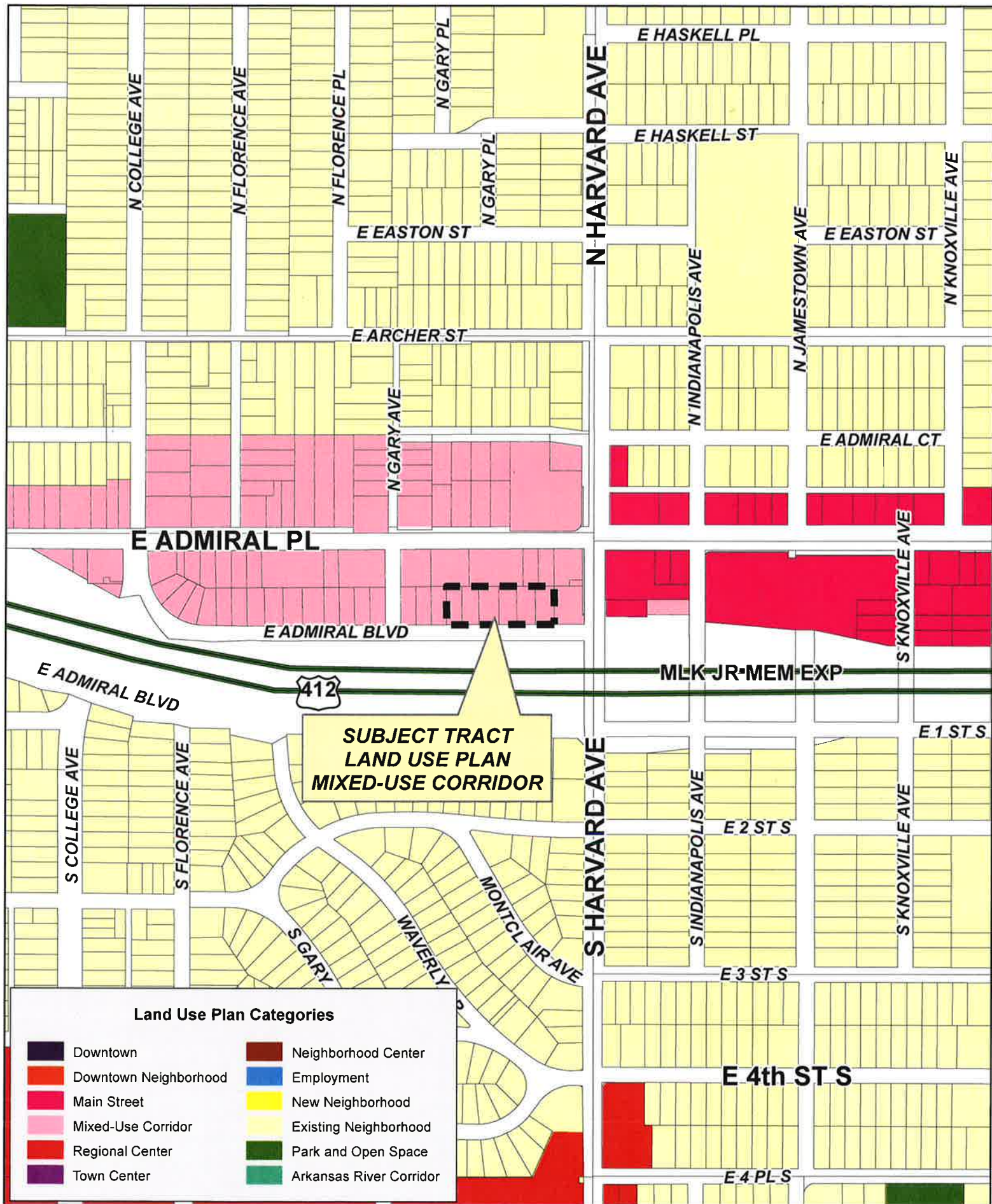
Z-7413

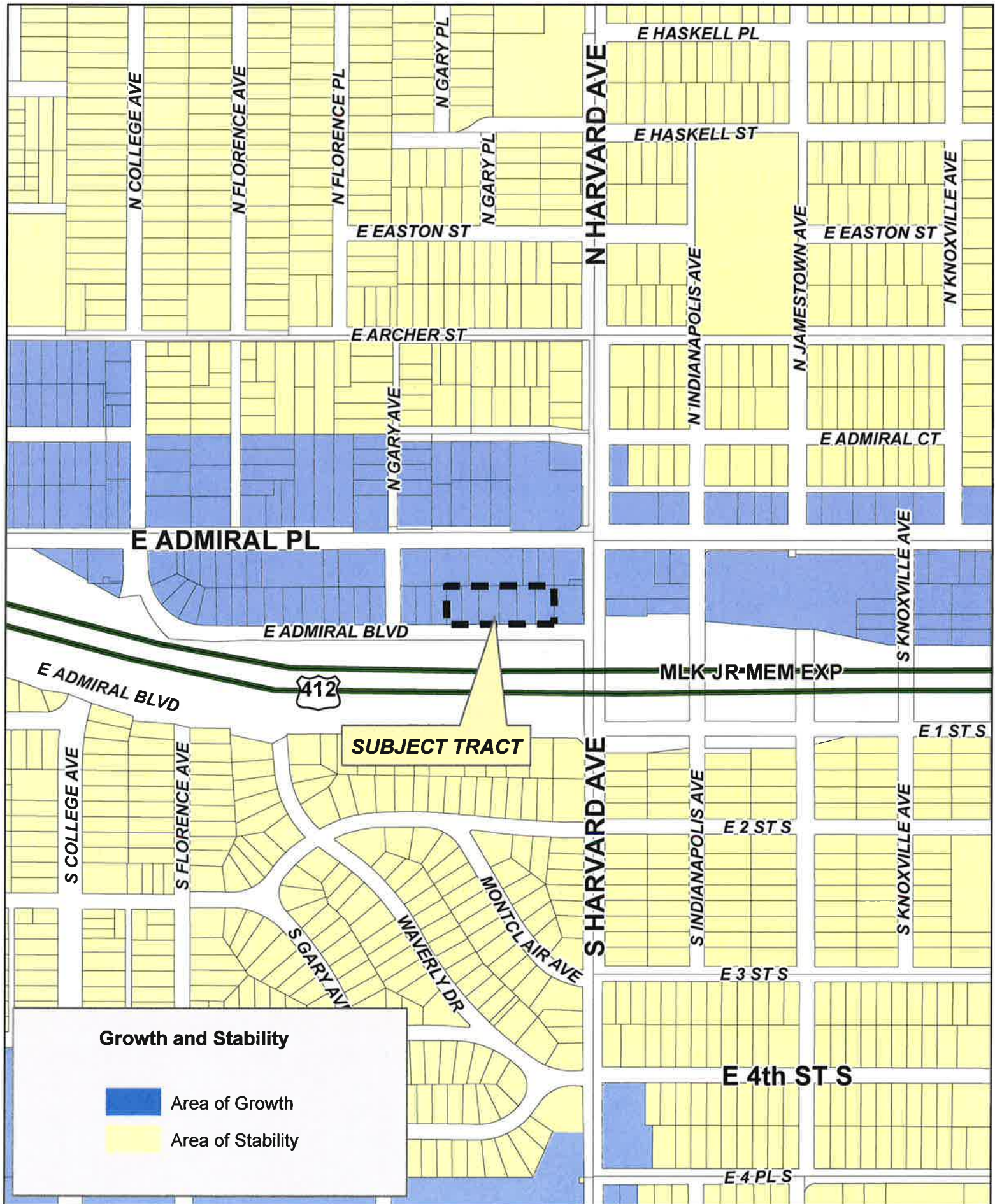
19-13 05

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

Aerial Photo Date: February 2016







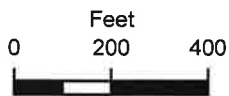
Growth and Stability



Area of Growth

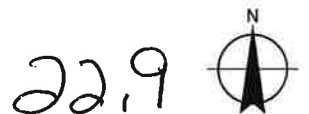


Area of Stability



Z-7413

19-13 05





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7414

Hearing Date: October 18, 2017

Case Report Prepared by:

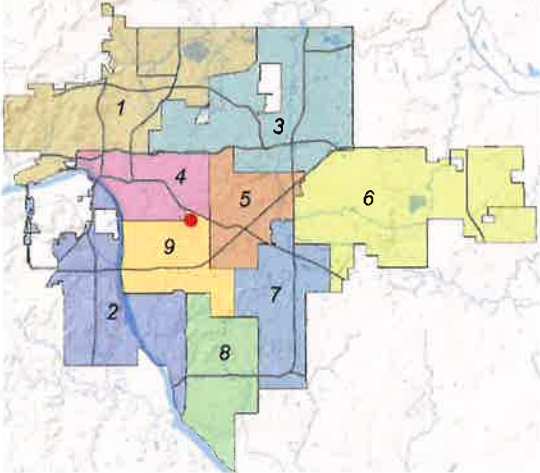
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: KKT Architects, Inc.

Property Owner: ARKANSAS VALLEY
PETROLEUM INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant Office

Proposed Use: Commercial

Concept summary: Rezoning to support commercial redevelopment for abutting properties west of this site.

Tract Size: 0.15 ± acres

Location: W of the NW/c of E 31 ST S &
S Louisville Ave

Zoning:

Existing Zoning: OM

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9316

CZM: 37

Atlas: 91, 134

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

23.1

SECTION I: Z-7414

DEVELOPMENT CONCEPT:

Rezoning request to support commercial development on abutting property adjacent to the west boundary. This request is consistent with the Main Street Vision of 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

DETAILED STAFF RECOMMENDATION:

Z-7414 which request CS zoning is consistent with the anticipated land use vision of the Tulsa Comprehensive Plan and,

CS zoning is consistent with the existing development west, east and south and abuts RS-3 zoning north of this site. The zoning code provides adequate protection from the abutting RS-3 zoned lots north of the site and,

CS zoning is considered non-injurious to the proximate properties, therefore:

Staff recommends Approval of Z-7413 to rezone property from OM to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The rezoning request is consistent with the Main Street Vision of the Comprehensive Plan.*

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

23.2

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.

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: None that would affect site re-development

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *A home that has been converted to an office is the most recent use on the property. The plan is to remove the building. There are no existing conditions that would affect site redevelopment. Redevelopment of this site should consider no vehicular access to South Louisville or to East 31st Street. Combining this site with abutting properties will provide opportunities to limit access to East 31st Street. The abutting properties that are owned by the same entity have 5 access points to East Harvard that should be limited to 2 with site redevelopment.*

Environmental Considerations: None that affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Louisville	None	50 feet	2
East Harvard Avenue	Secondary Arterial with a Multi Modal Corridor designation	100 feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Stability	Single Family Residential
East	OL	Main Street	Growth	Banks
South	CS	Main Street	Growth	Small offices
West	CS	Main Street	Growth	Vacant

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:

BOA-19527 March 2003: The Board of Adjustment **approved** a *variance* of the 45 square feet requirement to 107.5 square feet for a pole sign, per plan, on property located on the northeast corner of E. 31st St. S and S. Louisville Ave.

Z-6393 March 1993: All concurred in **approval** of a request for rezoning a 0.4± acre tract of land from RS-3 to OL on property located east of the northeast corner of E. 31 St. S. and S. Louisville Ave.

Z-6227 January 1989: All concurred in **approval** of a request for rezoning a 1.3± acre tract of land from RS-3 to OL on the north 150' and PK zoning on the south tract of the property located on the southeast corner of E. 31 St. S. and S. Louisville Ave.

PUD-345 January 1984: All concurred in **approval** of a proposed Major Amendment to PUD on a 3.1± acre tract of land for office use, including the Tulsa Teacher's Credit Union, on property located west of the southwest corner of E. 31st St. S. and S. New Haven Ave.

Z-5464 January 1981: All concurred in **approval** of a request for rezoning a 0.68± acre tract of land from RS-3 to OL zoning on property located on the northeast corner of E. 31 St. S. and S. Louisville Ave.

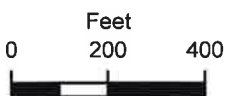
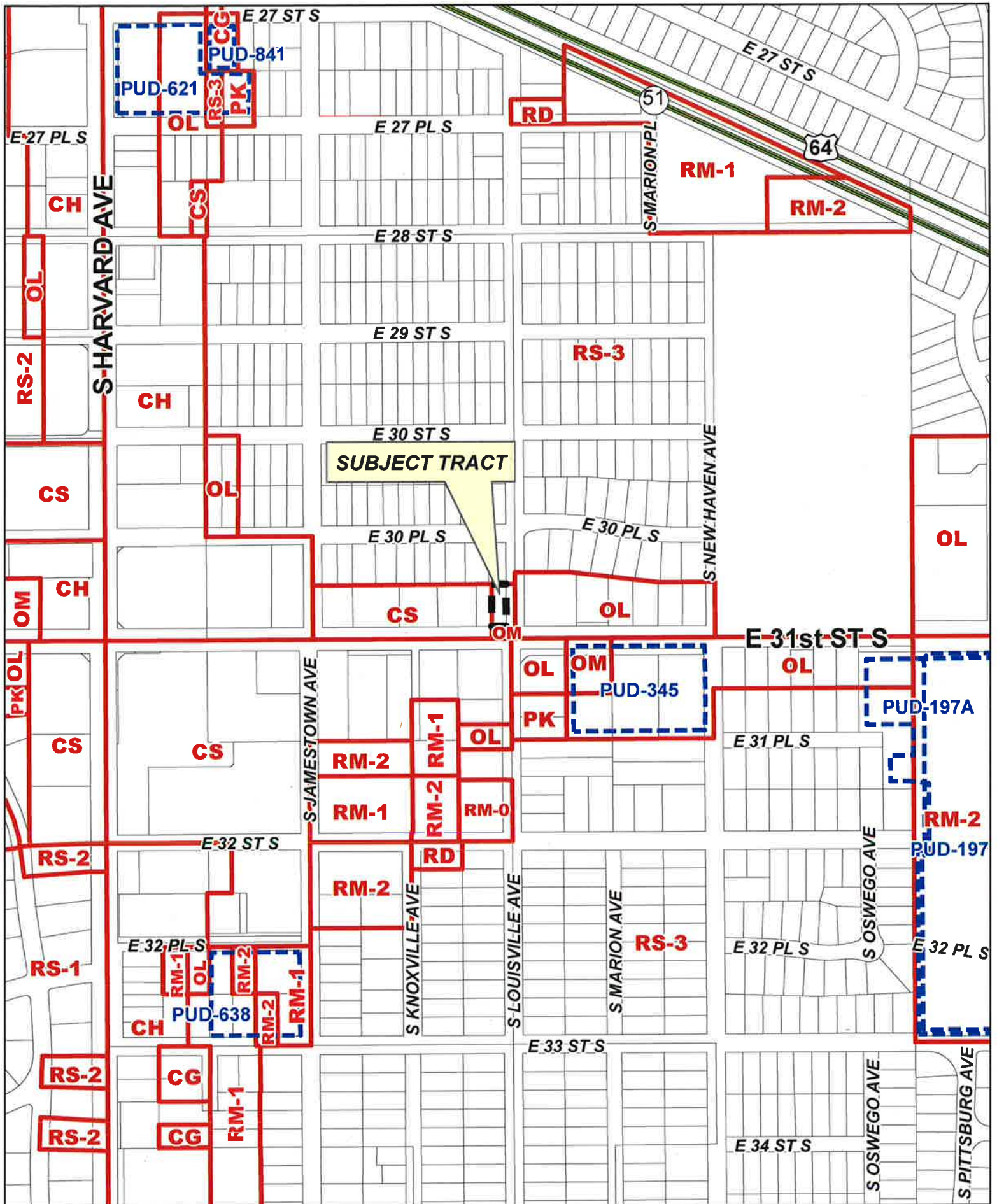
23.4

BOA-16586 February 1994: The Board of Adjustment **approved** a *special exception* to allow a drive-through facility in an OL-zoned district and for an existing bank on property located on the northeast corner of E. 31st St. S and S. Louisville Ave.

10/18/2017 1:30 PM

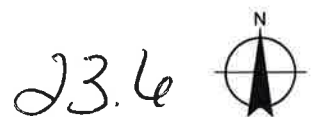
23.5

REVISED 10/12/2017



Z-7414

19-13 16





0 200 400
Feet



Subject
Tract

Z-7414

19-13 16

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-7414

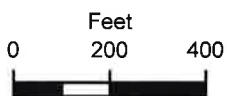
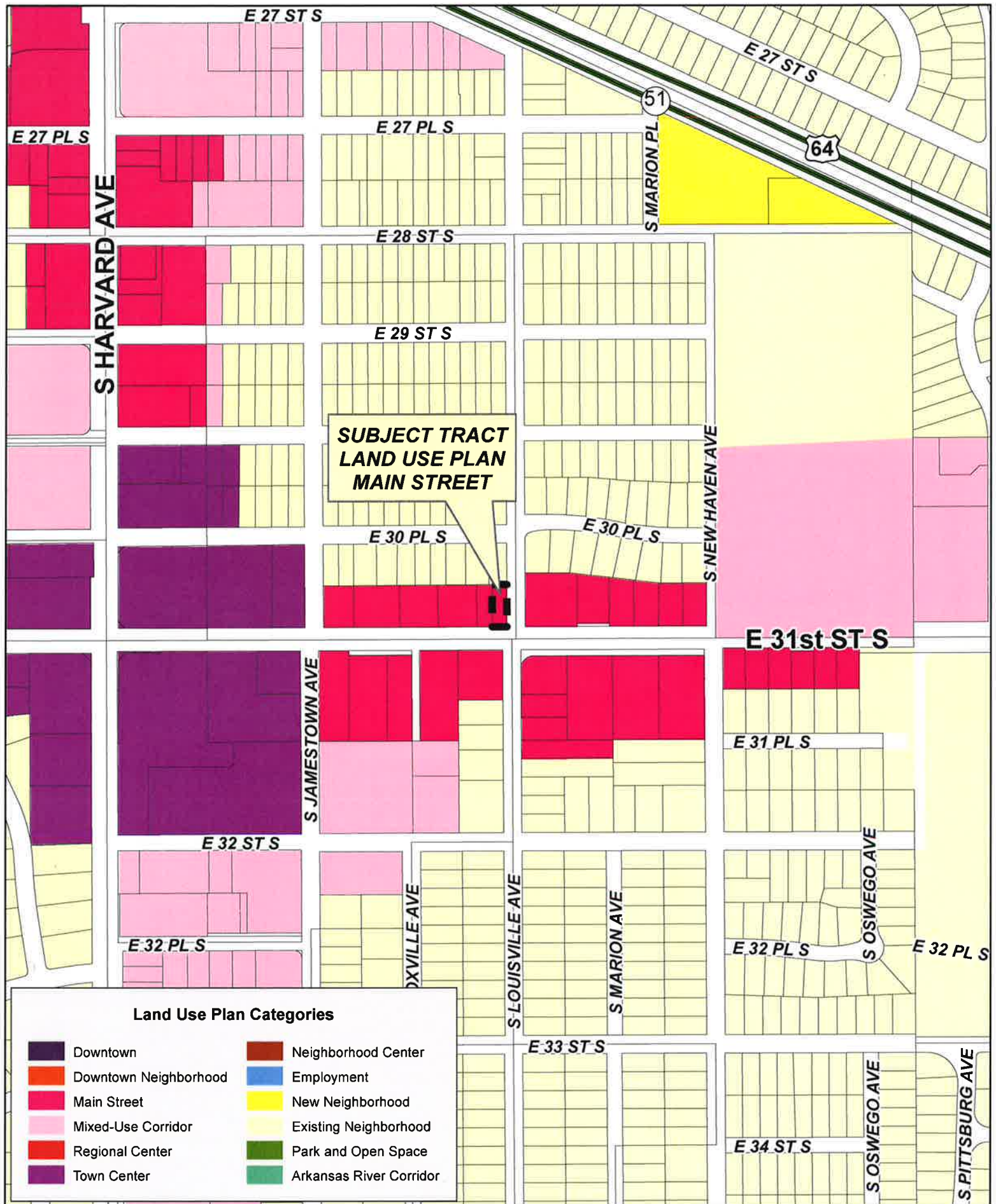
19-13 16

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

Aerial Photo Date: February 2016



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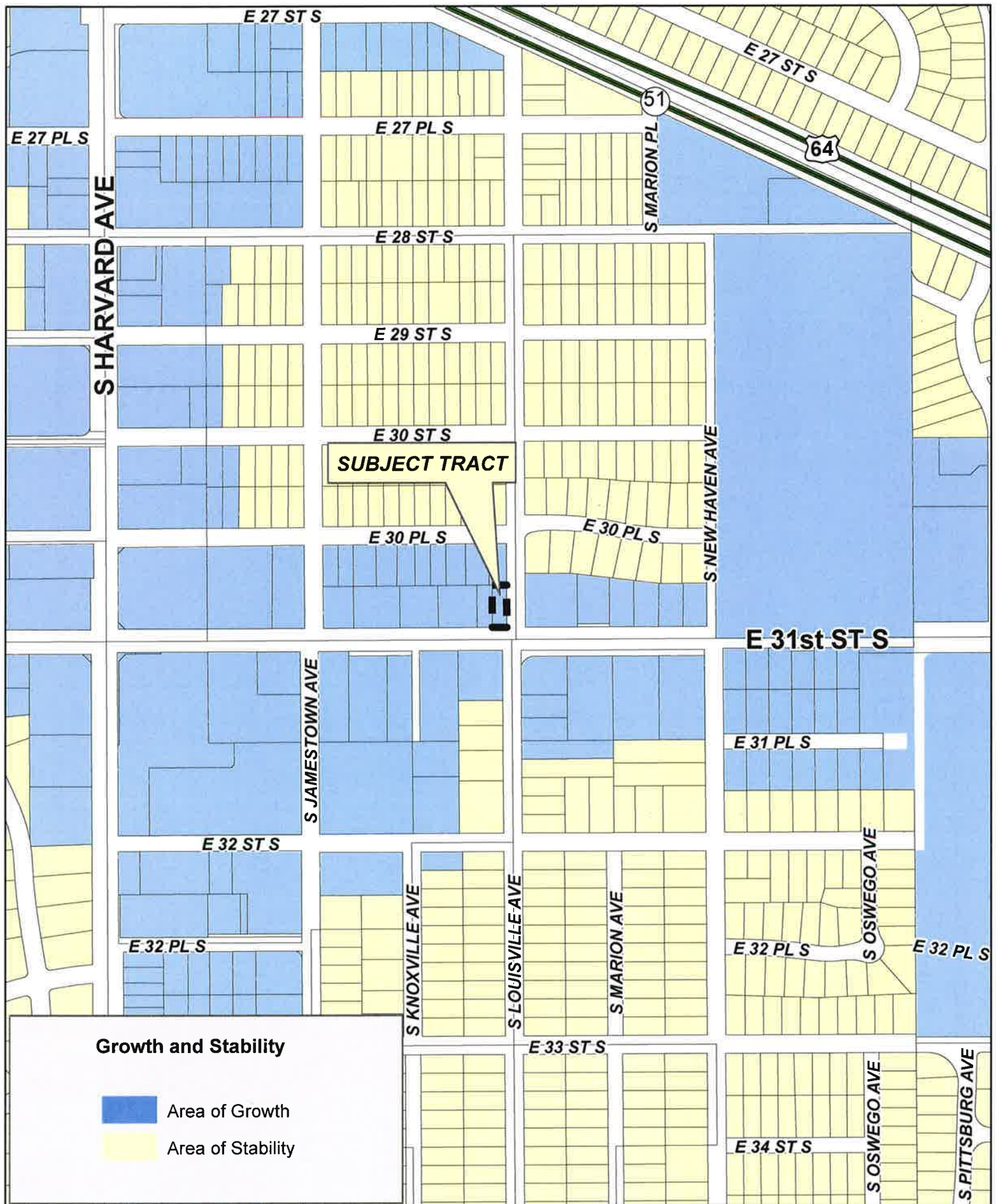


Z-7414

19-13 16

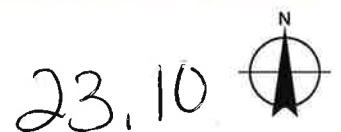
23.9





Z-7414

19-13 16





Tulsa Metropolitan Area
Planning Commission

Case : Z-7414 Plat Waiver

Hearing Date: October 18, 2017

Case Report Prepared by:

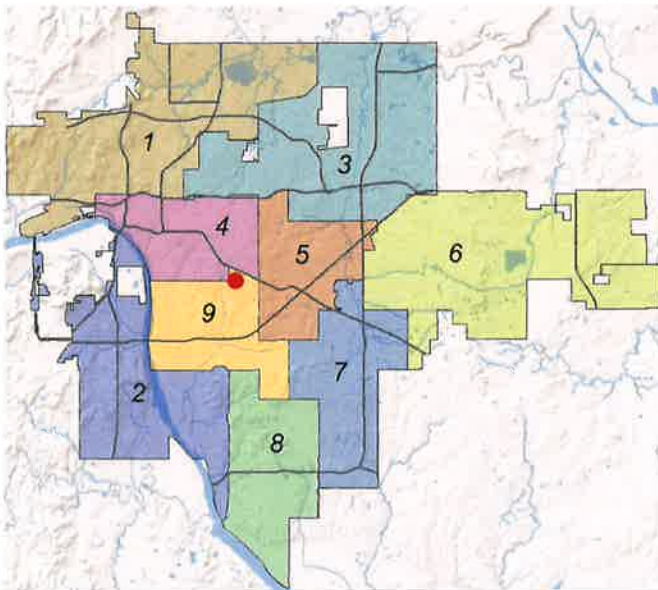
Nathan Foster

Owner and Applicant Information:

Applicant: Nicole Watts, KKT Architects

Owner: Arkansas Valley Petroleum, INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: Northwest corner of East 31st
Street South and South Louisville Avenue

Zoning:

Present: OM

Proposed: CS

Staff Recommendation:

Staff recommends **approval** of the Plat Waiver

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial

24.1

PLAT WAIVER

Z-7414 – (CD 9)

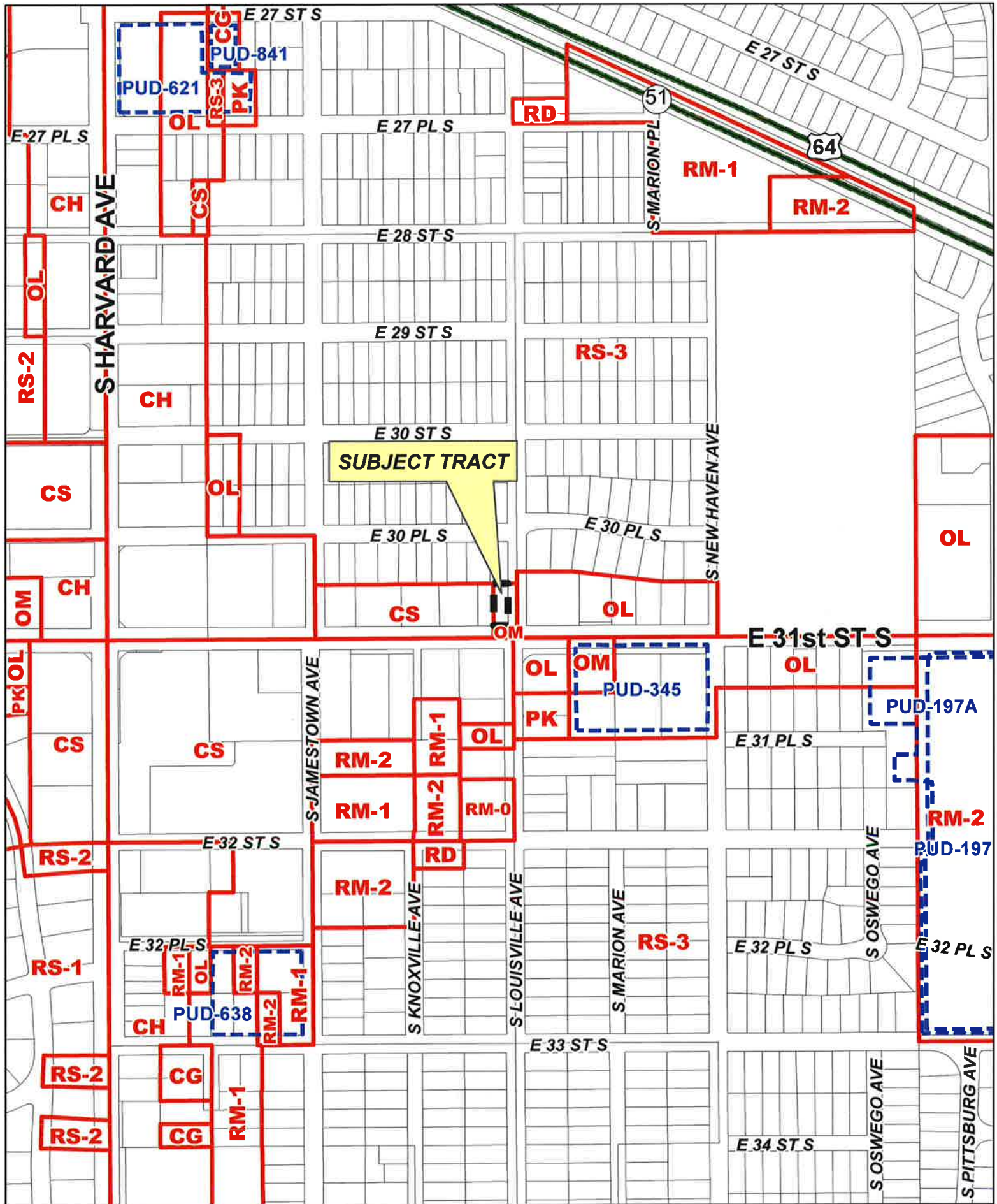
Northwest corner of East 31st Street South and South Louisville Avenue

The platting requirement for this property is being triggered by a request to rezone from OM to CS to permit commercial uses.

The Technical Advisory Committee met on September 21, 2017 and the following items were determined:

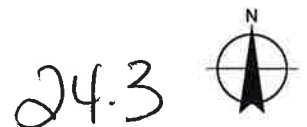
1. The property was previously platted as Lot 24 Block 8 of the Bellaire Heights Addition.
2. Necessary utilities are all in place and no additional easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination has been filed to combine the property with other commercially owned property to the west.

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



Z-7414

19-13 16





E 27 ST S

E 27 PLS

S HARVARD AVE

E 27 PLS

E 28 ST S

E 29 ST S

E 30 ST S

E 30 PLS

E 30 PLS

51

S MARION PL

E 27 ST S

64

S NEW HAVEN AVE

E 31st ST S

E 31 PLS

E 32 ST S

E 32 PLS

S JAMESTOWN AVE

S KNOXVILLE AVE

S LOUISVILLE AVE

E 33 ST S

S MARION AVE

E 32 PLS

S OSWEGO AVE

E 32 PLS

E 34 ST S

S OSWEGO AVE

S PITTSBURG AVE

0 200 400
Feet



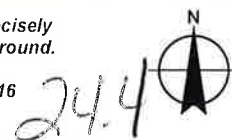
Subject
Tract

Z-7414

19-13 16

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

Aerial Photo Date: February 2016





0 50 100
Feet



Subject
Tract

Z-7414

19-13 16

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

Aerial Photo Date: February 2016



REQUEST FOR REFUND

Case No. PUD-803-2

The applicant, Baker Pools LLC, 1817 North Elm Street, Jenks, Oklahoma, 74037, made application to TMAPC, asked for a refund of fees paid for an application for: Minor Amendment to a PUD

Minor Amendment to a PUD		
From TMAPC (X)		
	Fees Paid	Fees Used
Base Request	250.00	00.00
Additional Requests	00.00	00.00
Newspaper Publication	00.00	00.00
Sign (Special Exception Uses in COT only)	130.00	130.00
300' Property Owners Mailing and Postage	49.00	49.00
Application Subtotal:	429.00	00.00
Notice Subtotal:	00.00	00.00
Total Fees Paid:	429.00	179.00

Recommended Refund:

\$250.00

The application was withdrawn: yes (X) no ()

Application withdrawn by applicant.

The staff recommends the refund listed above.

25.1

PROPOSED 2018 SCHEDULE

Tulsa Metropolitan Area Planning Commission (TMAPC)

Regular meetings of the TMAPC are held on the first and third Wednesday of each month at 1:30 p.m. in the One Technology Center, 175 E. 2nd Street, City Council Chambers, 2nd Level, Tulsa, Oklahoma.

**Work sessions of the TMAPC are held, as necessary, either prior to or following regular TMAPC business in the One Technology Center, 175 E. 2nd Street, in a room location to be announced at the time the agenda is posted.

*TMAPC first meeting for the month of July has been moved to Tuesday July 3, 2018 due to holiday.

JANUARY	FEBRUARY	MARCH
3 rd	7 th	7 th
17 th	21 st	21 st
APRIL	MAY	JUNE
4 th	2 nd	6 th
18 th	16 th	20 th
JULY	AUGUST	SEPTEMBER
3 rd *	1 st	5 th
18 th	15 th	19 th
OCTOBER	NOVEMBER	DECEMBER
3 rd	7 th	5 th
17 th	21 st	19 th

10/10/2017

26.1

