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 pagers must be turned off during the Planning Commission.

Visit our website at [www.tmapc.org](http://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.
## TMACP RECEIPTS
### Month of September 2017

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* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.
## September 2017 TMAPC Receipt Comparison

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10/12/17
### Case Report

**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)

![Location Map](image)

---

### 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 Data:

**TRS:** 8324  
**CZM:** 57  
**Atlas:** 1134

---

### Staff Recommendation:

Staff recommends approval

---

### City Council District:

**7**  
**Councillor 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
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
**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)

![Location Map Image]

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

**City Council District:** 2  
**Councilor Name:** Jeannie Cue

**County Commission District:** 3  
**Commissioner Name:** Ron Peters

**Staff Recommendation:**  
Staff recommends **approval**.
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).
ALL NOTED DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED SLIGHTLY DURING MANUFACTURING TO ALLOW PROPER COMPONENT USAGE.

**SPECIFICATIONS**
- 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"

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<td>Hearing Date: October 18, 2017</td>
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<tr>
<td>Location: NE/c S Mingo Rd and E 82nd P I S 8165 S Mingo Rd</td>
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<tr>
<td>Lot 2, Block 1 South Mingo Plaza</td>
</tr>
<tr>
<td>Development Area A</td>
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<table>
<thead>
<tr>
<th>Comprehensive Plan:</th>
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<tbody>
<tr>
<td>Land Use Map: Mixed-Use Corridor</td>
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<tr>
<td>Growth and Stability Map: Growth</td>
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<tr>
<td>TRS: 8418</td>
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<td>CZM: 54</td>
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<td>Staff recommends approval</td>
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<tr>
<td>Councilor Name: Anna America</td>
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<tr>
<td>Commissioner Name: Ron Peters</td>
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</table>
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.
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.
**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
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
Deed of Dedication

BEFORE ALL WAifs OF BRIEF PREHISTORY:

A. PURCHASE AGREEMENT. The parties to this Agreement agree to the terms of the Purchase Agreement dated [date], executed by [names], for the purchase of a certain real property located in [address], for the sum of [amount], with the warranties and conditions set forth therein.

B. EXECUTION OF DOCUMENTS. The parties shall execute all necessary documents to effect the transfer of the property, including but not limited to a bill of sale, a deed, and a certificate of title.

C. PAYMENT OF PRINCIPAL AND INTEREST. The buyer shall pay the full purchase price to the seller in accordance with the terms of the Purchase Agreement.

D. POSSESSION OF PROPERTY. Upon the transfer of the property, the buyer shall take possession of the property for the purpose of occupying it as their personal residence.

E. RENOVATION OF PROPERTY. The buyer shall undertake any necessary renovation of the property to ensure that it is in good condition for occupancy.

F. INSPECTION OF PROPERTY. The buyer shall conduct a thorough inspection of the property to confirm that it meets the specifications outlined in the Purchase Agreement.

G. TITLE CLOSING. The title to the property shall be transferred to the buyer upon the satisfaction of all conditions precedent to closing.

H. LEGAL COMPLIANCE. The buyer shall comply with all applicable laws and regulations in connection with the purchase and occupancy of the property.

I. COVENANTS AND CONDITIONS. The buyer shall comply with all covenants and conditions contained in the Purchase Agreement and the deed of dedication.

J. FINAL PROFESSIONAL REVIEW. The buyer shall conduct a final professional review of the property to ensure that it meets the specifications outlined in the Purchase Agreement.

K. PROPERTY MAINTENANCE. The buyer shall maintain the property in good condition for occupancy.

L. PROPERTY RESTRICTIONS. The buyer shall abide by all property restrictions and regulations established by the governing body.

M. PROPERTY INSURANCE. The buyer shall maintain adequate insurance coverage for the property.

N. PROPERTY TAXES. The buyer shall pay all property taxes in accordance with the terms of the Purchase Agreement.

O. PROPERTY MAINTENANCE AGREEMENT. The buyer shall enter into a maintenance agreement with the seller to ensure the ongoing maintenance of the property.

P. PROPERTY ENCUMBRANCES. The buyer shall not create any encumbrances on the property without the written consent of the seller.

Q. PROPERTY RESTRICTIONS AND CONDITIONS. The buyer shall comply with all restrictions and conditions contained in the deed of dedication.

R. PROPERTY SIGNATURE. The buyer shall execute a signature statement confirming their understanding and acceptance of the terms of the deed of dedication.

S. PROPERTY RESTRICTIONS AND CONDITIONS. The buyer shall not violate any restrictions or conditions contained in the deed of dedication.

T. PROPERTY MAINTENANCE AGREEMENT. The buyer shall enter into a maintenance agreement with the seller to ensure the ongoing maintenance of the property.

U. PROPERTY ENCUMBRANCES. The buyer shall not create any encumbrances on the property without the written consent of the seller.

V. PROPERTY TAXES. The buyer shall pay all property taxes in accordance with the terms of the Purchase Agreement.

W. PROPERTY MAINTENANCE AGREEMENT. The buyer shall enter into a maintenance agreement with the seller to ensure the ongoing maintenance of the property.

X. PROPERTY ENCUMBRANCES. The buyer shall not create any encumbrances on the property without the written consent of the seller.

Y. PROPERTY TAXES. The buyer shall pay all property taxes in accordance with the terms of the Purchase Agreement.

Z. PROPERTY MAINTENANCE AGREEMENT. The buyer shall enter into a maintenance agreement with the seller to ensure the ongoing maintenance of the property.

This deed of dedication is executed on [date] by [names].
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> JR Donelson</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> BlueFlame47 Inc.</td>
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</table>

<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with County Commission districts)</th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>[Map Image]</td>
<td>Final Plat</td>
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| **Location:** East of the southeast corner of East 171st Street South and South Garnett Road |

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> AG</th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the final plat</td>
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<tr>
<td></td>
<td><strong>Commissioner Name:</strong> Ron Peters</td>
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<p>| <strong>EXHIBITS:</strong> Final Plat |</p>
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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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</thead>
<tbody>
<tr>
<td>Amy Ulmer</td>
<td>Applicant: Ryan McCarty/ Select Designs</td>
</tr>
<tr>
<td></td>
<td>Property Owners: Robert Smith</td>
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</tbody>
</table>

**Location Map:**
(shown with County Commission Districts)

![Location Map](image)

**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 ± acres
Tract B Size: 1.56 ± acres
Tract C Size: 2.58 ± 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.
| **TMAPOC** | **Case Number:** LS-21069  
Lot-Split |
<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Hearing Date:</strong> October 18, 2017</td>
<td></td>
</tr>
<tr>
<td><strong>Case Report Prepared by:</strong> Amy Ulmer</td>
<td></td>
</tr>
</tbody>
</table>
| **Owner and Applicant Information:**  
Applicant: Sack & Associates, Inc.  
Property Owners: Rhonda L. Casey Trust |
| **Location Map:**  
(Shown with City Council Districts) |
| **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 |
| **Comprehensive Plan:**  
Land Use Map: New Neighborhood  
Stability and Growth Map: Area of Growth |
| **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
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.
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
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

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
**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:  
(showed with City Council Districts)

![Location Map](image)

### Zoning:
CS

### Applicant Proposal:
Minor Subdivision Plat  
**Location:** East of the southeast corner of East 101st Street and South Delaware Avenue

### 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:


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.


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.
**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.
**Tulsa Metropolitan Area Planning Commission**

**Case:** BOA-22302 Plat Waiver  
**Hearing Date:** October 18, 2017

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Jeffery M. Donaldson</td>
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<td></td>
<td>Owner: Paul W. Jensen</td>
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**Location Map:**  
(Shown with City Council Districts)

![Location Map Image]  
*Location: South of the southeast corner of West 7th Street and South Quanah Avenue*

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<th>Zoning:</th>
<th>Applicant Proposal:</th>
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<tr>
<td>RS-3</td>
<td>Plat Waiver</td>
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**Staff Recommendation:**  
Staff recommends **approval** of the plat waiver

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<th>County Commission District:</th>
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**Commissioner Name:** Karen Keith

**EXHIBITS:** Site Map, Aerial
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.
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
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.
**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

REVISED 10/12/2017
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
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:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>East Admiral Blvd</td>
<td>None</td>
<td>50 feet</td>
<td>2 (one way west bound)</td>
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Utilities:
The subject tract has municipal water and sewer available.
Surrounding Properties:

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

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
**Case Report Prepared by:**  
Dwayne Wilkerson

**Owner and Applicant Information:**  
**Applicant:** KKT Architects, Inc.  
**Property Owner:** ARKANSAS VALLEY PETROLEUM INC

**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 NWlc 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 Data:**  
**TRS:** 9316  
**CZM:** 37  
**Atlas:** 91, 134

**City Council District:** 9  
**Councilor Name:** Ben Kimbro  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith
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
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:

<table>
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<tr>
<th>Exist. Access</th>
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<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<td>South Louisville</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
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<tr>
<td>East Harvard Avenue</td>
<td>Secondary Arterial with a Multi Modal Corridor designation</td>
<td>100 feet</td>
<td>4</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
<td>North</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family Residential</td>
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<tr>
<td>East</td>
<td>OL</td>
<td>Main Street</td>
<td>Growth</td>
<td>Banks</td>
</tr>
<tr>
<td>South</td>
<td>CS</td>
<td>Main Street</td>
<td>Growth</td>
<td>Small offices</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Main Street</td>
<td>Growth</td>
<td>Vacant</td>
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</table>

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.
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
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
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.
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

<table>
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<th>Minor Amendment to a PUD</th>
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<th>Fees Used</th>
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<tbody>
<tr>
<td>From TMAPC (X)</td>
<td></td>
<td></td>
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<tr>
<td>Base Request</td>
<td>250.00</td>
<td>0.00</td>
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<tr>
<td>Additional Requests</td>
<td>0.00</td>
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<tr>
<td>Newspaper Publication</td>
<td>0.00</td>
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<tr>
<td>Sign (Special Exception Uses in COT only)</td>
<td>130.00</td>
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<td>300' Property Owners Mailing and Postage</td>
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<td><strong>Application Subtotal:</strong></td>
<td><strong>429.00</strong></td>
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<td>Notice Subtotal</td>
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<td><strong>Total Fees Paid:</strong></td>
<td><strong>429.00</strong></td>
<td><strong>179.00</strong></td>
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**Recommended Refund:** $250.00

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

**Application withdrawn by applicant.**

The staff recommends the refund listed above.
# 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.*

<table>
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**APRIL**

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**JULY**

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**OCTOBER**

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<td>21st</td>
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10/10/2017