

**AMENDED AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2758**

**November 15, 2017, 1:30 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

1. Minutes of November 1, 2017, Meeting No. 2757

CONSENT AGENDA:

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

2. **LC-947** (Lot-Combination) (CD 1) – Location: East of the southeast corner of East Reading Street and North Frankfort Place
3. **LS-21075** (Lot-Split) (CD 9) – Location: Northwest corner of East 41st Street South and South Birmingham Place
4. **LS-21076** (Lot-Split) (County) – Location: East of the southeast corner of North Sheridan Road and East 156th Street North
5. **LC-949** (Lot-Combination) (CD 2) – Location: Southwest corner of West 36th Place South and South Elwood Avenue
6. **LC-950** (Lot-Combination) (CD 3) – Location: Southwest corner of East 46th Street North and North Mingo Road
7. **LC-951** (Lot-Combination) (CD 4) – Location: East of the northeast corner of South Trenton Avenue and East 4th Street South
8. **LS-21078** (Lot-Split) (CD 4) – Location: Southwest corner of East 25th Street South and South Delaware Place
9. **LC-953** (Lot-Combination) (County) – Location: South of the southeast corner of East 191st Street South and South Harvard Avenue (Related to LS-21080)
10. **LS-21080** (Lot-Split) (County) – Location: South of the southeast corner of East 191st Street South and South Harvard Avenue (Related to LC-953)

11. **PUD-232-B-1 Michelle Guillory** (CD 1) Location: Southwest corner of West Pine Street and North Union Avenue requesting a **PUD Minor Amendment** to reduce required street yards.

CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

12. **PUD-310-1 Joy Ward** (County) Location: Southeast corner of South Campbell Creek Road and Highway 51 requesting a **PUD Minor Amendment** to add Use Unit 17 (Continued from October 4, 2017 and October 18, 2017) (**Staff requests continuance to December 20, 2017**)
13. **LS-21066** (Lot-Split) (County) – Location: South of the southeast corner of East 86th Street North and North Harvard Avenue (**Applicant has requested a continuance to December 6, 2017**)
14. **Rubio Addition** (County) Preliminary Plat, Location: Southwest corner of East 76th Street North and North Yale Avenue
15. **Z-7416 Plat Waiver** (CD 8) Location: Northwest corner of East 66th Street South and South Yale Avenue
16. **PUD-166-M Josh McFarland** (CD 8) Location: Northwest corner of South Sheridan Road and East 93rd Street South requesting a **PUD Major Amendment** to allow restaurant, retail and office uses
17. **PUD-360-F Lou Reynolds** (CD 8) Location: Northwest of the northwest corner of East 91st Street South and South Memorial Drive requesting a **PUD Major Amendment** to increase allowable floor area to permit a 2-story office building, allocate floor area and update development standard language (related to Z-7420)
18. **Z-7420 Lou Reynolds** (CD 8) Location: Northwest of the northwest corner of East 91st Street South and South Memorial Drive requesting rezoning from **RM-0** to **OL** (related to PUD-360-F)
19. **PUD-521-B C Brody Glenn** (CD 7) Location: South of the southeast corner of South 101st East Avenue and East 71st Street South requesting a **PUD Major Amendment** to allow self-storage and increase allocated floor area
20. **CZ-463 Mark Schlosser** (County) Location: West of the northwest corner of East 171st Street South and South 145th East Avenue requesting rezoning from **CS** to **RS**
21. **Z-7417 City Council/Dan Mordhorst** (CD 2) Location: Northeast corner of South Peoria Avenue and East 66th Place South requesting rezoning from **CS** to **MX1-V-65**

22. **Z-7418 City Council/Dan Mordhorst** (CD 2) Location: North of the northwest corner of South Peoria Avenue and East 66th Place South requesting rezoning from **CS** to **MX1-V-65**
23. **Z-7419 KKT Architects, INC** (CD 6) Location: East of the northeast corner of East 31st Street South and South 161st East Avenue requesting rezoning from **AG** to **RS-1**
24. **Z-7421 Jamelle Moore, Wallace Engineering** (CD 2) Location: East of the southeast corner of South 33rd West Avenue and West 81st Street South requesting rezoning from **AG** to **RS-3**
25. **Z-7422 City Council/Nordic LLC** (CD 9) Location: South of the southeast corner of East 41st Street South and South Peoria Avenue requesting rezoning from **RM-1/RM-2/CH/ PUD-744/PUD-744-A** to **MX3-U-U**

OTHER BUSINESS

26. **Refund Request**-BOA-17765 Plat Waiver, Dan Ashbaugh, PE in the amount of \$250.00. Staff determined that the plat waiver would not be required.

27. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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

Case Number: PUD-232-B-1
Minor Amendment

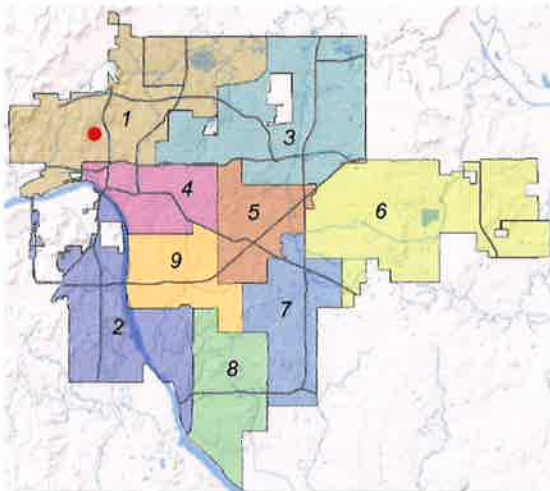
Hearing Date: November 15, 2017

Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:
Applicant: Michelle Guillory

Property Owner: Same

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to reduce required street yards abutting Pine PI and Union Ave

Gross Land Area: 0.3 acres

Location: SW/c North Union Ave and West Pine PI

Lot 35, Block 2 Holley Heights

1702 West Pine PI

Zoning:
Existing Zoning: RM-1/RS-3/PUD-232-B
Proposed Zoning: No Change

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

Staff Recommendation:
Staff recommends **approval**.

Staff Data:
TRS: 2702
CZM: 28
Atlas: 112

City Council District: 1
Councilor Name: Vanessa Hall-Harper

Osage County Commission District: 2
Commissioner Name: Kevin Paslay

SECTION I: PUD-232-B-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Modify the PUD Development Standards to reduce the required street yards abutting Pine PI and Union Ave

The applicant is requesting to decrease the required street yard abutting Pine Place from 35 ft to 20 ft and the street yard abutting Union Avenue from 25 ft to 18 ft. This is to permit the construction of a single family home on the subject lot.

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

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

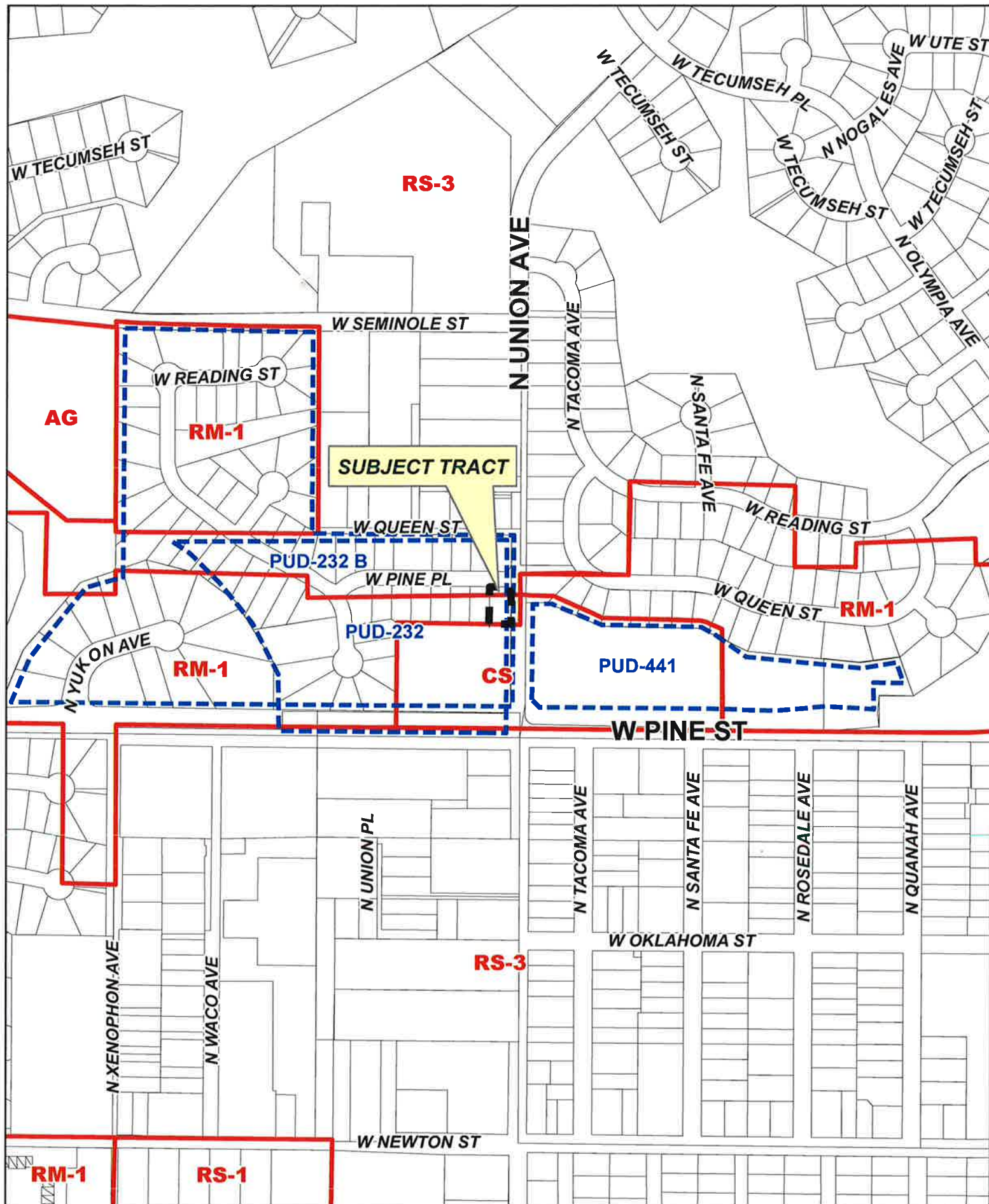
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-232-B and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo enlarged

With considerations listed above, staff recommends **approval** of the minor amendment request to reduce the required street yards abutting Pine Place and Union Avenue.



PUD-232-B-1

20-12 27

11.3





0 200 400
Feet



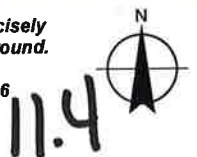
Subject
Tract

PUD-232-B-1

20-12-27

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

Aerial Photo Date: February 2016





0 Feet 50 100



Subject Tract

PUD-232-B-1

20-12 27

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

Aerial Photo Date: February 2016



Sawyer, Kim

PUD -310-1 cont to
12/20/17

From: Hoyt, Jay
Sent: Tuesday, November 7, 2017 2:00 PM
To: Sawyer, Kim
Subject: PUD-310-1 - Continue until 12/20

Kim,

This case will need to be continued due to a required Tulsa County Board of Adjustment variance hearing scheduled for the 12/19 meeting. The TMAPC case will need to be continued until the 12/20 TMAPC date, so that the Board of Adjustment case may be heard prior to the amendment being heard.

Thank you,

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

918.579.9476 phone
918.579.9576 fax
jhoyt@incog.org

Sawyer, Kim

LS-21066 cont 12/6/17

From: Ulmer, Amy
Sent: Tuesday, November 7, 2017 10:44 AM
To: Sawyer, Kim
Subject: Dec 6th planning commission

Kim,

The applicant has requested that case file number #LS-21066 on the public hearing agenda be continued to the 12/6/17 Planning Commission. Thank you.

Amy Ulmer | Assistant Planner, Land Development Services
2 West Second Street, Suite 800
Tulsa, OK 74103
918.579.9471
918.579.9571 fax
aulmer@incog.org

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

From: Brandon Potter [mailto:tfdpotter@yahoo.com]
Sent: Tuesday, November 07, 2017 10:35 AM
To: Ulmer, Amy <aulmer@incog.org>
Subject: Dec 6th planning commision

Amy, we would like to seek a continuance for the December 6th planning commision meeting. Thank you for all your help

Brandon Potter.



Tulsa Metropolitan Area
Planning Commission

Case : Rubio Addition

Hearing Date: November 15, 2017

Case Report Prepared by:

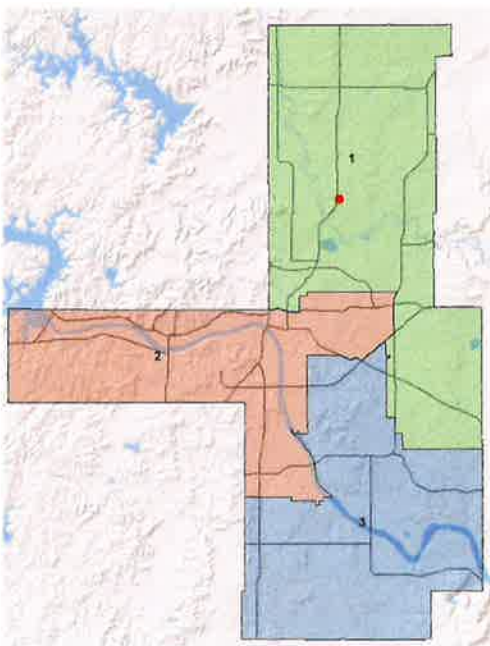
Nathan Foster

Owner and Applicant Information:

Applicant: Olsson Associates, Kevin Vanover

Owner: Abel & Rojelio Rubio

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

3 lots, 1 block, 4.52± acres

Location: Southwest corner of East 76th
Street North and North Yale Avenue

Zoning: IL (Industrial – Light)

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

County Commission District: 1

Commissioner Name: John Smaligo

EXHIBITS: Site Map, Aerial, Preliminary Plat Submittal

14.1

PRELIMINARY SUBDIVISION PLAT

Rubio Addition - (Tulsa County)

Southwest corner of East 76th Street North and North Yale Avenue

This plat consists of 3 lots, 1 block on 4.52 ± acres.

The Technical Advisory Committee (TAC) met on November 2, 2017 and provided the following conditions:

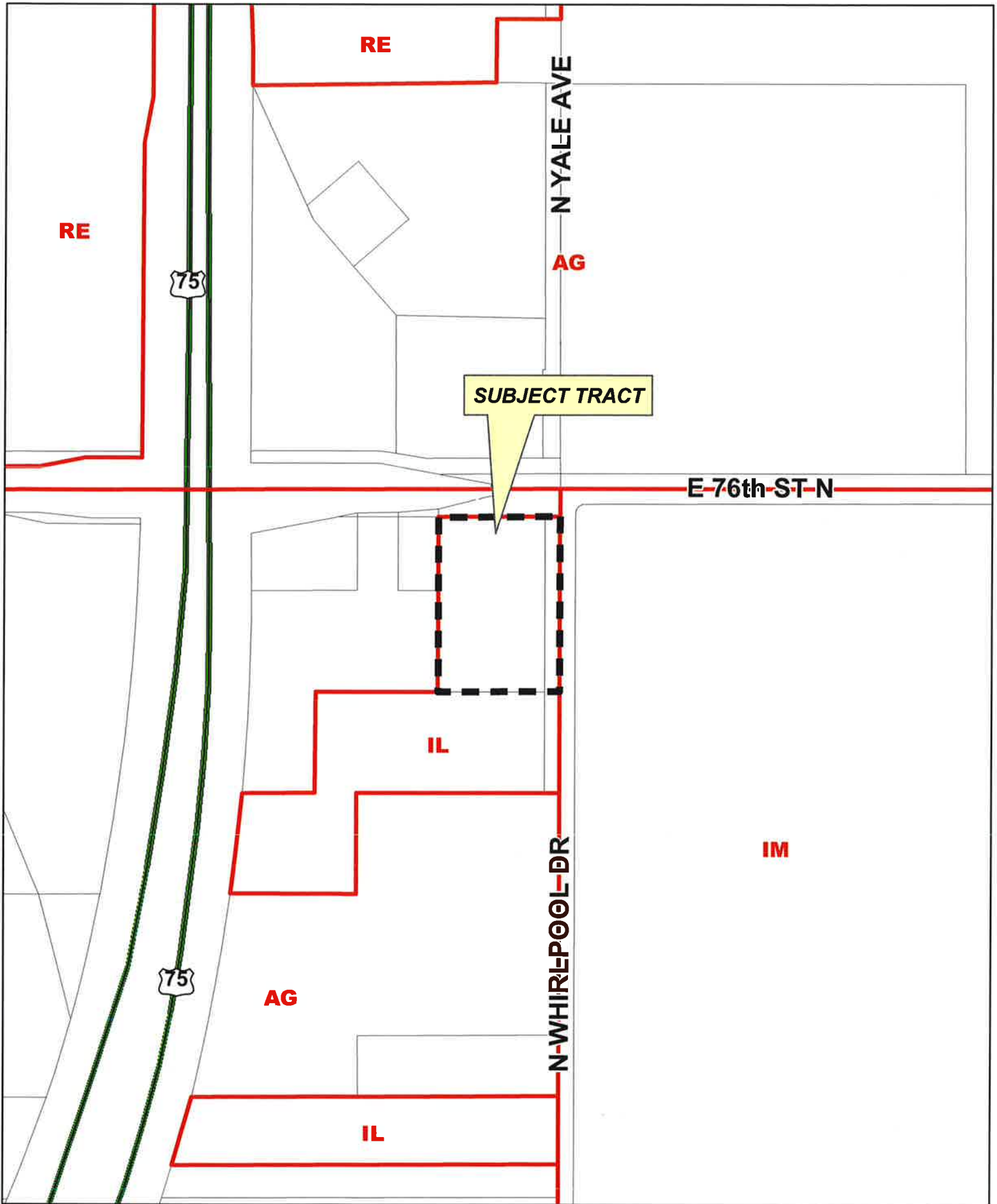
1. **Zoning:** All property contained within the proposed subdivision is zoned IL and is required to meet the lot regulations of the Tulsa County Zoning Code. Lot 3 on the preliminary plat does not provide the required 150' of frontage and will need to be revised or labeled as "Reserve A". All other proposed lots conform to the zoning requirements.
2. **Addressing:** Addresses will be assigned by INCOG and need to be shown on the final plat.
3. **Transportation & Traffic:** County Engineer recommends removal of the proposed access onto East 76th Street North. Provide a 25' corner clip at the intersection of 76th St N & N Yale Ave. Include limits of no access language in the deed of dedication. Sidewalks are required along arterial streets.
4. **Sewer:** Submit sewer extension plans to City of Tulsa and include any required easements on final plat.
5. **Water:** Submit water extension plans to City of Tulsa and include any required easements on the final plat.
6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Add "State of" before Oklahoma in the plat subtitle and spell out "Indian Base Meridian". Define the basis of bearing between two known points and state/provide the bearing angle. Under the basis of bearing heading add 3501 after North Zone. Include only platted property in the location map and label all other property as "unplatted". Provide date of preparation in the lower left hand or lower right hand corner. Include ownership information on the face of the plat. Include surveyor and engineer information on the face of the plat including a CA number and renewal date. Show scale both written and graphically. Provide a summary statistic for the plat (lots, blocks, acreage).
7. **Fire:** Local fire service approval is required.
8. **Stormwater, Drainage, & Floodplain:** Label Lot 3/Detention Easement as "Reserve A" and provide reserve language in the deed of dedication.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation

Commission to verify no oil & gas activity on the site.

Waivers of Subdivision Regulations:

1. None Requested

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

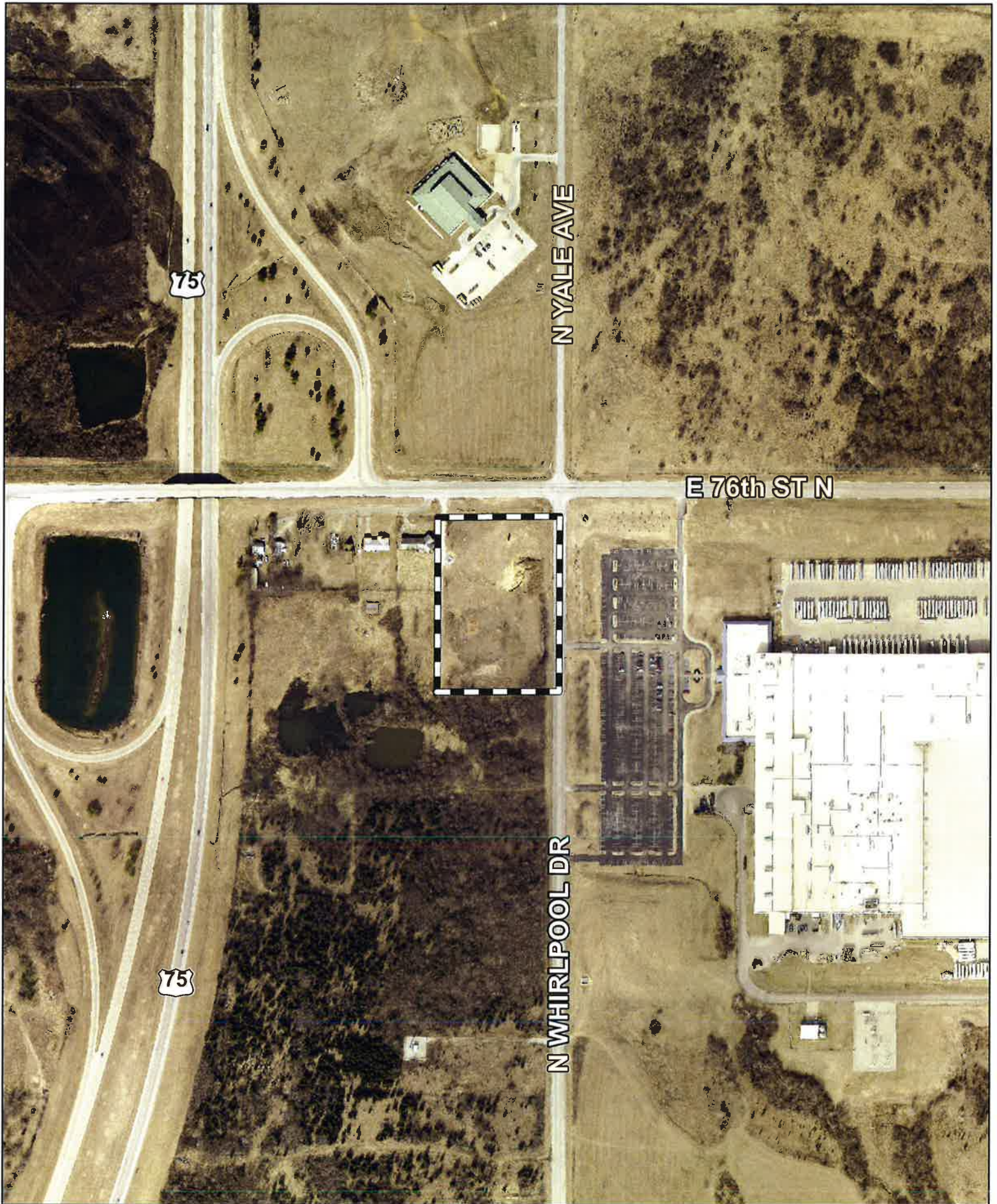


RUBIO ADDITION

21-13 33

14.4





0 Feet 200 400



Subject Tract

RUBIO ADDITION

21-13 33

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

Aerial Photo Date: February 2016



14.5

E 76th ST N

N YALE AVE

N WHIRLPOOL DR



Subject
Tract

RUBIO ADDITION

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

21-13 33

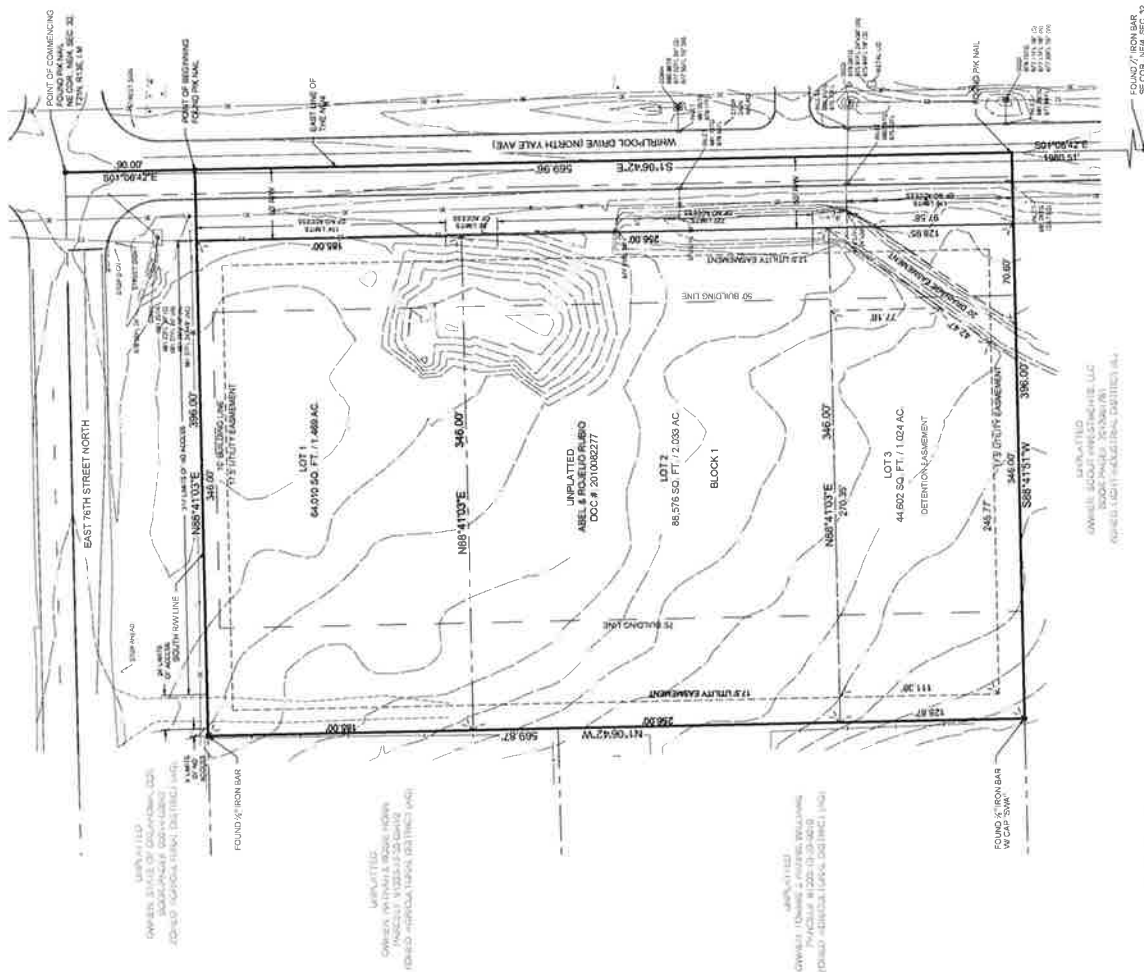
14.6

Aerial Photo Date: February 2016



LOCATION MAP

SCALE 1"=200'



Property Physical address - 4812 E. 76th Street N., Soeney, OK 74773

The property lies within Zone X of the FEMA Flood Map Number 40145C0231L with an effective date of 12/18/2012

Zoning Light Industrial District (LI)

Owner Abel and Rogelio Rubio - Document: 6201082777

[illegible]

PRELIMINARY PLAT FOR RUBIO ADDITION

[illegible]

WOLSSON
ASSOCIATES

Oklahoma Certificate of Authorization No. 24831 Expires June 30, 2013
201 NW 53rd Street, Suite 130 TEL 405 242 6900
Oklahoma City, OK 73116 FAX 405 242 6801
www.dissociables.com

PREPARED FOR: MUSCO CONCRETE CONSTRUCTION INC
 1000 E 54TH ST N
 TULSA, OKLAHOMA 74112

PREPARED BY



Tulsa Metropolitan Area
Planning Commission

Case : Z-7416 Plat Waiver

Hearing Date: November 15, 2017

Case Report Prepared by:

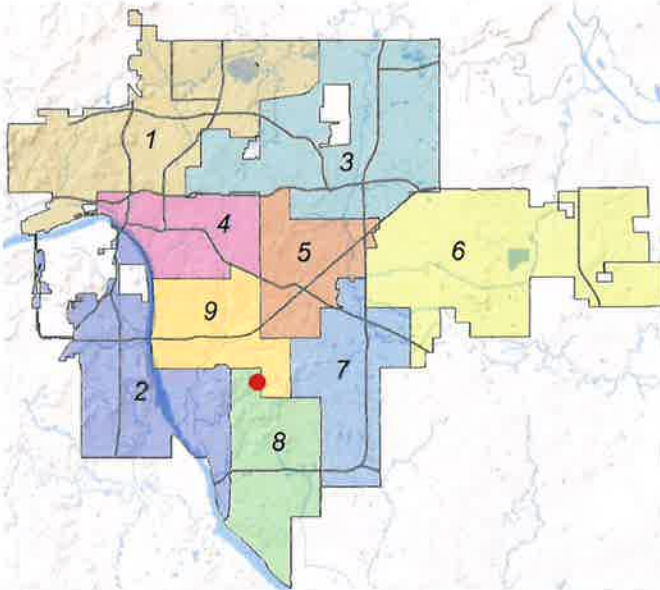
Nathan Foster

Owner and Applicant Information:

Applicant: Eller & Detrich, Lou Reynolds

Owner: William K. Warren Medical
Research Center

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Plat Waiver

Location: Northwest corner of East 66th
Street South and South Yale Avenue

Zoning:

Present: OM (Office – Medium)

Proposed: CH (Commercial – High)

Staff Recommendation:

Staff recommends **approval** of the plat
waiver

City Council District: 8

Councilor Name: Phil Lakin

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Applicant Submittal

PLAT WAIVER

Z-7416– (CD 8)

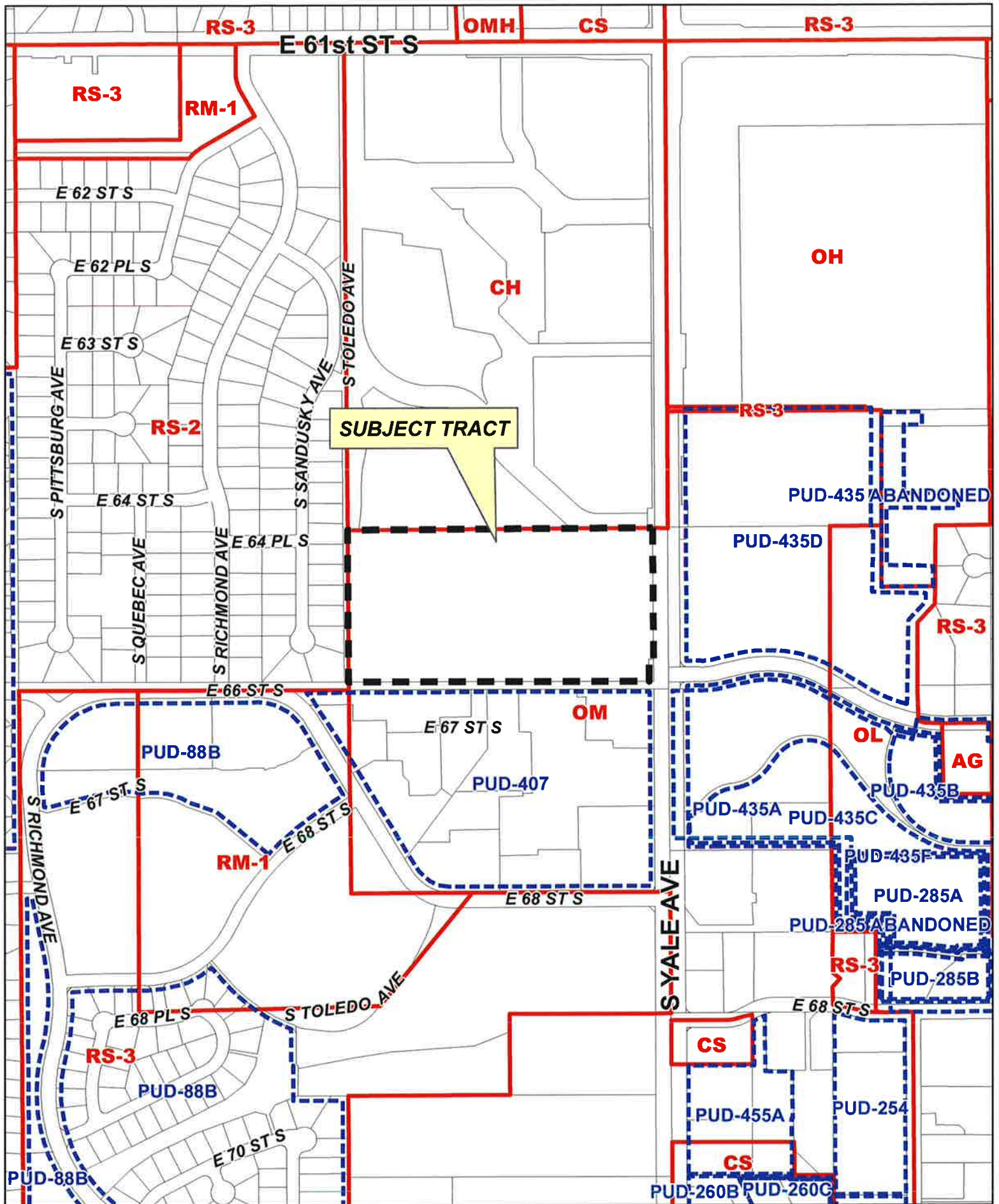
Northwest corner of East 66th Street South and South Yale Avenue

The platting requirement for this property is being triggered by a rezoning request (Z-7416). The property owner is requesting a rezoning from OM to CH to permit office and laboratory uses in an existing building on the site.

The Technical Advisory Committee met on November 2, 2017 and the following items were determined:

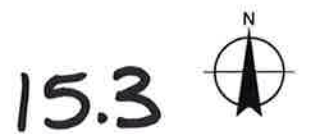
1. The property was previously platted as part of the Warren Center Second Amended plat.
2. Existing lot conforms to all zoning requirements of the proposed zoning district.
3. All required right-of-way has been dedicated and is in place.
4. Utilities are all existing within required easements.
5. No additional development is proposed at this time.
6. No land divisions or combinations are proposed at this time.

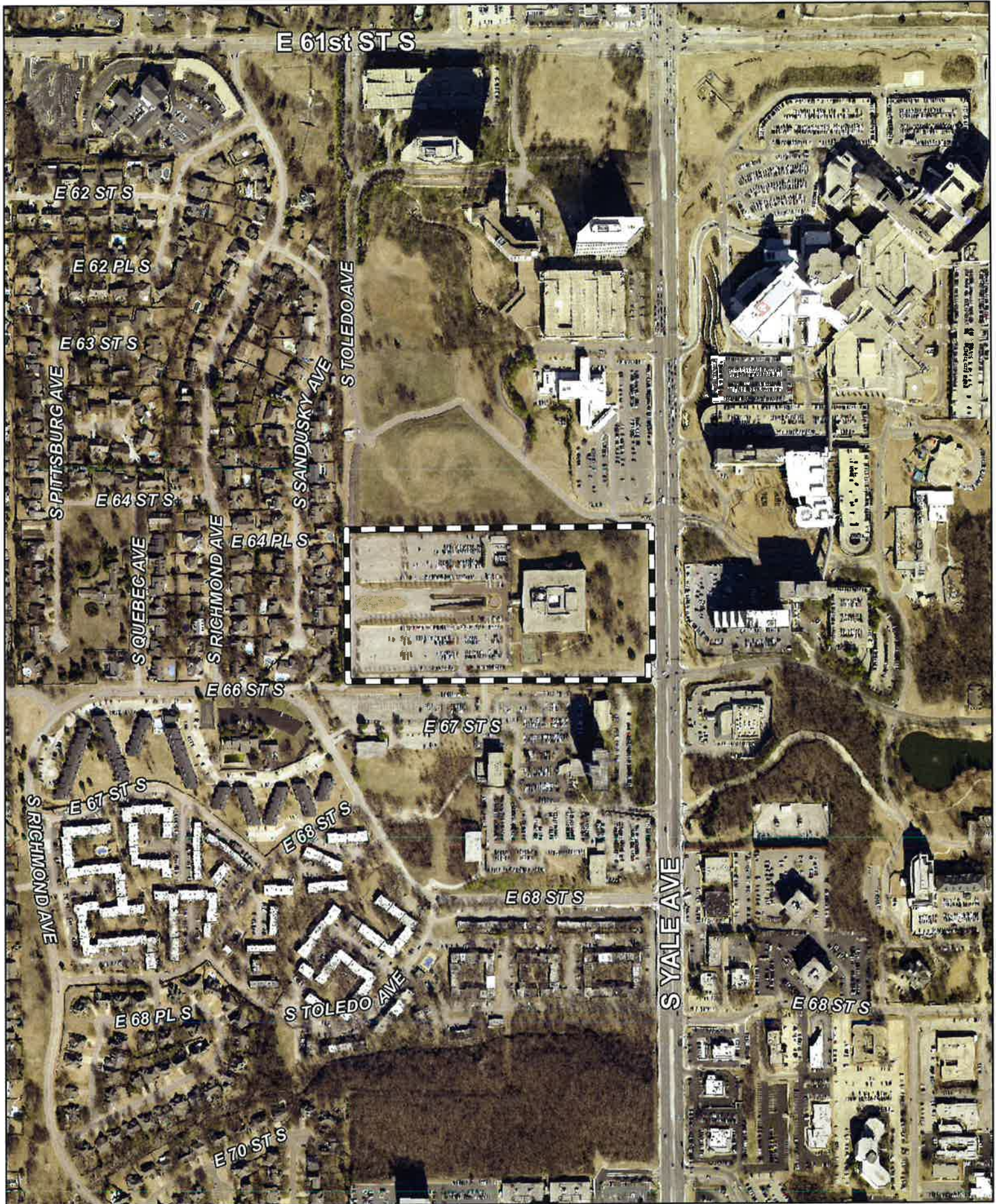
Staff recommends **approval** of the plat waiver.



Z-7416

18-13 04





0 250 500
Feet



Subject
Tract

Z-7416

18-13 04

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

Aerial Photo Date: February 2016

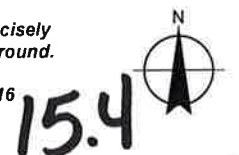


EXHIBIT "A"

Legal Description

Lot Two (2), SECOND AMENDED PLAT OF WARREN CENTER, an Addition in Tulsa County, State of Oklahoma, according to the Recorded Plat thereof, LESS AND EXCEPT the Easterly Ten (10) feet thereof. More particularly described as follows to-wit:

Beginning at the Southwest corner of said Lot 2, said point of beginning being the Southwest corner of the E/2 NE/4 of Section 4, Township 18 North, Range 13 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma: Thence N 0°03'56" W along the West boundary of said E/2 NE/4 a distance of 657.53 feet to the Northwest corner of said Lot 2; Thence S 89°57'29" E a distance of 1270.49 feet to the Northeast corner of said Lot 2; Thence due South parallel with and 50 feet from the East boundary of the E/2 NE/4 along the East boundary of said Lot 2 a distance of 661.77 feet to the Southeast corner of said Lot 2, said Southeast corner being in the South boundary of said E/2 NE/4; Thence N 89°46'00" W along the South boundary of said Lot 2 and said E/2 NE/4 a distance of 1269.74 feet to the point of beginning.

LESS the East ten (10) feet thereof previously dedicated to the Public for road purposes.

Exhibit "B"

Applicant requests a plat waiver for the Property, currently being rezoned from OM to CH (which triggers a platting requirement under the Tulsa Zoning Code). The infrastructure and utilities needed for this development are already available within existing easements. No purposes, as set forth in the Subdivision Regulations, will be served by replatting the Property and/or have already been served by previous platting.

NOTE: THIS FORM ACCOMPANIES PLAT WAIVER APPLICATIONS ONLY, NOT USED FOR ACCELERATED RELEASE REQUESTS.

TMAPC POLICY ON PLAT WAIVERS:

(This form is to be completed by applicant.)

It shall be the policy of the Tulsa Metropolitan Area Planning Commission that all requests for plat waivers shall be evaluated by the staff and by the Technical Advisory Committee based on the following list. After such evaluation, TMAPC Staff shall make a recommendation to the TMAPC as to the merits of the plat waiver request accompanied by the answers to these questions:

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

- | | YES | NO |
|--|-------------------------------------|--------------------------|
| 1) Has property previously been platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2) Are there restrictive covenants contained in a previously filed plat? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3) Is property adequately described by surrounding platted properties or street R/W? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

- | | | |
|--|--------------------------|-------------------------------------|
| 4) Is right-of-way dedication required to comply with Major Street and Highway Plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5) Will any restrictive covenants be filed by separate instrument? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6) Infrastructure requirements | | |
| a) Water | | |
| i) Is a main line water extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system or fire line required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Sanitary Sewer | | |
| i) Is a main line extension required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an internal system required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Storm Sewer | | |
| i) Is a P.F.P.I. required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| ii) Is an Overland Drainage Easement required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iii) Is on-site detention required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) Are additional easements required? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7) Floodplain | | |
| a) Does the property contain a City of Tulsa (Regulatory) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Does the property contain a F.E.M.A. (Federal) Floodplain? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8) Change of Access | | |
| a) Are revisions to existing access locations necessary? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9) Is the property in a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, was plat recorded for the original P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10) Is this a Major Amendment to a P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) If yes, does the amendment make changes to the proposed physical development of the P.U.D.? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

NOTE:

If, after consideration of the above criteria, a plat waiver is granted on *unplatted* properties, a current ALTA/ACSM/NSPS Land Title Survey (and as subsequently revised) shall be required. Said survey shall be prepared in a recordable format and filed at the County Clerk's office by the applicant.



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-166-M

Hearing Date: November 15, 2017

Case Report Prepared by:

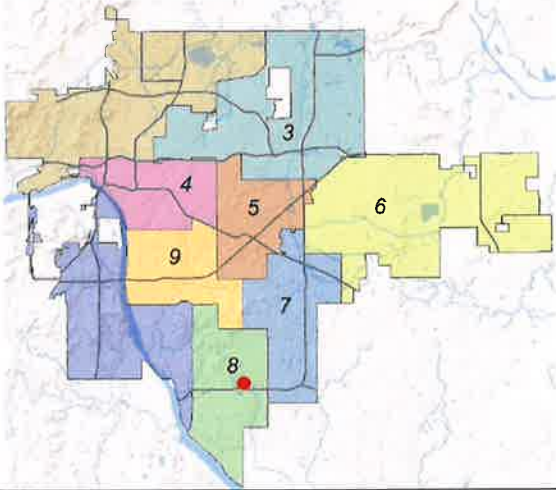
Jay Hoyt

Owner and Applicant Information:

Applicant: Josh McFarland

Property Owner: HOGAN REAL ESTATE
INVESTMENTS - 93RD LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Pools and Spas

Proposed Use: Restaurant/Retail/Office

Concept summary: Add restaurant, retail and office
uses.

Tract Size: 0.95 ± acres

Location: NW/c of S. Sheridan Rd. & E. 93rd St. S.

Zoning:

Existing Zoning: PUD-166-I, PUD-166, RS-3,
RM-1

Proposed Zoning: PUD-166-M

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8323

CZM: 57

Atlas: 1906

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

14.1

SECTION I: PUD-166-M

DEVELOPMENT CONCEPT: Add restaurant, retail and office uses to allowable uses for the site. A new retail building is proposed on the subject lot. The applicant proposes allowing the requested uses to be located within the new building.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

Staff recommends Approval of PUD-166-M to add restaurant, retail and office uses.

PUD-166-M DEVELOPMENT STANDARDS: Allow restaurant, retail and office uses in addition to previously approved uses. No other standards are proposed to be amended at this time. All remaining development standards of PUD-166-I will remain in effect.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The subject parcel is designated as a Town Center and an Area of Growth.*

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: South Sheridan Road is designated as a Secondary Arterial

Trail System Master Plan Considerations:

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently occupied by Fiesta Pools and Spas and associated structures*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Sheridan Road	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-1/PUD-166-J	Town Center	Growth	Carwash / Self-Storage
South	RS-3	Existing Neighborhood	Stability	Single-Family
East	RM-1/RS-3/PUD-166-D	Town Center	Growth	Daycare
West	RM-1/PUD-206-B	Town Center	Growth	Retail / Post Office

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11833 dated June 26, 1970, established zoning for the subject property.

Subject Property:

PUD-166-I June 1996: All concurred in **approval** of a proposed Major Amendment to PUD-166 on a 1± acre tract of land to expand the permitted retail uses on property located on the northeast corner of South Sheridan Road and east 93rd Street South.

PUD-166-E January 1993: All concurred in **approval** of a proposed Major Amendment to PUD-166 on a .95± acre tract of land to make a garden center the only permitted use on the subject property.

Z-4243 July 1972: All concurred in **denial** of a request for rezoning a 29.6± acre tract of land on the SE corner of 91st Street South and Sheridan Road from AG to CS and **approval** of RS-3; All concurred in **approval** of a request for rezoning a 66.5± acre tract of land on the southeast from AG to RS-3.

Surrounding Property:

PUD-166-L May 2000: All concurred in **denial** of a proposed Major Amendment to PUD-166 on a .77± acre tract of land for a 50' square enclosed pool yard for swimming pools and spa store on property located on the northeast corner of East 93rd Street South and South Sheridan Road.

PUD-166-K October 1997: A major amendment was **approved** to allow a retail dry cleaning and laundry plant on the southeast corner of East 91st Street and South Sheridan Road.

PUD-166-J January 1997: Request for a major amendment to allow a cellular tower within the PUD development was **approved**.

PUD-206-B May 1996: All concurred in **approval** of a major amendment to the PUD to allow a U.S. Post office within Development A of the PUD.

PUD-166-H December 1995: All concurred to **approve** a request for a major amendment to increase the allowable square feet of CS zoning within the RM-1 development area.

PUD-166-G April 1995: A request to add Use Units 16 and 17 in Development Area 2-2; redistribute the square footage allowed; and increase the allowable signage within this PUD area. All amendments

were **approved** with conditions, on property located south of the southeast corner of East 91st Street South and South Sheridan Road.

PUD-166-F August 1993: All concurred in **approval** of a proposed Major Amendment to divide Development Area 2 into three separate areas to permit a mini-storage and car wash, on property located north of the northeast corner of South Sheridan Road and east 93rd Street South.

PUD-166-D August 1986: All concurred in **approval** of a proposed Major Amendment to PUD-166 on a 11.12± acre tract of land to divide 11.12 acres into four areas with Area 2 being approved for CS uses, with the exception of Use Units 17 and 20; installation and maintenance of screening and landscaping materials were a condition of approval, on property located north of the northeast corner of South Sheridan Road and east 93rd Street South.

PUD-336 September 1983: All concurred in **approval** of a request to rezone a 5.8± acre tract of land from AG to RM-1 for multi-family use.

PUD-166-C July 1983: All concurred in **approval** to allow a tire store on property within the same PUD.

PUD-166-B April 1983: All concurred in **approval** of a proposed Major Amendment to PUD-166 on a 6.69± acre tract of land to allow 168 dwelling units, on property located on the SE corner of South 91st Street and South Sheridan Road.

PUD-166-A April 1981: All concurred in **approval** to amend PUD-166 to allow a 9,000 square-foot office building on the SE corner of South 91st Street and South Sheridan Road.

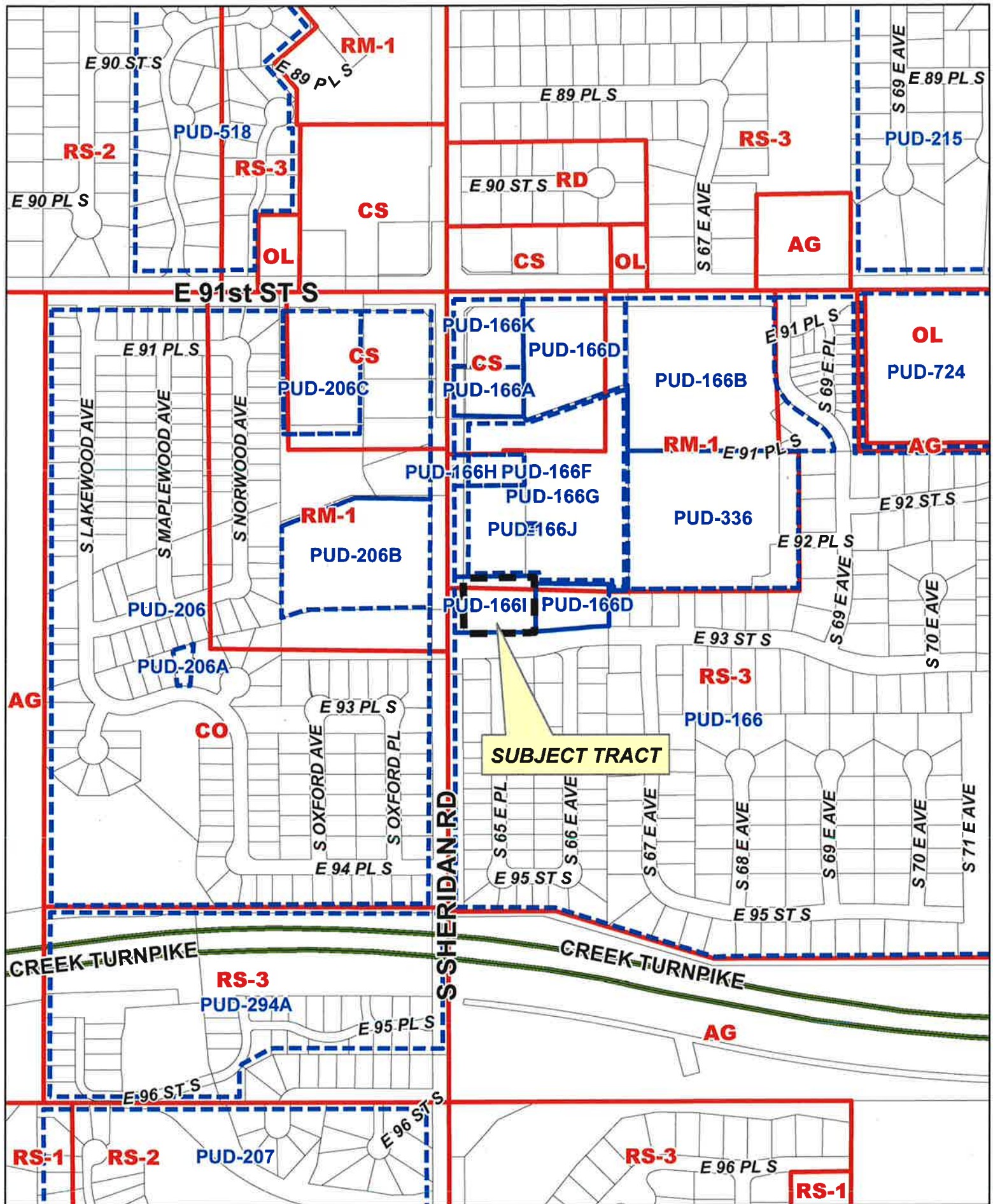
PUD-206 November 1977: All concurred, subject to conditions, in **approval** of a proposed Major Amendment on a 60± acre tract of land to allow 200,000 square-feet of commercial, 200 multi-family units, 174 duplexes and 148 single-family units. Approximately 4.9 acres will serve as open area and detention for storm water runoff, on property located at the southwest corner of South 91st Street and south Sheridan Road.

PUD-166 September 1975: All concurred in **approval**, with conditions, of a proposed Planned Unit Development on a 96± acre tract of land, with 13 acres commercial and 83 acres residential under PUD controls. Permitted were 126,500 square feet of commercial floor area on a roughly 588' x 1,125' tract on the corner (Area "A"), and 168 apartment units on an adjacent 515' x 893' tract to the south (Area "B"). The balance of the PUD permitted 121 apartments east of the southeast corner (Area C) and 117 single-family units on the interior (Area D) on property located on the southeast corner of East 91st Street South and South Sheridan Road.

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REVISED 11/8/2017



PUD-166-M

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Feet



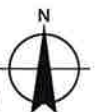
Subject
Tract

PUD-166-M

18-13 23

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

Aerial Photo Date: February 2016



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Feet



Subject
Tract

PUD-166-M

18-13 23

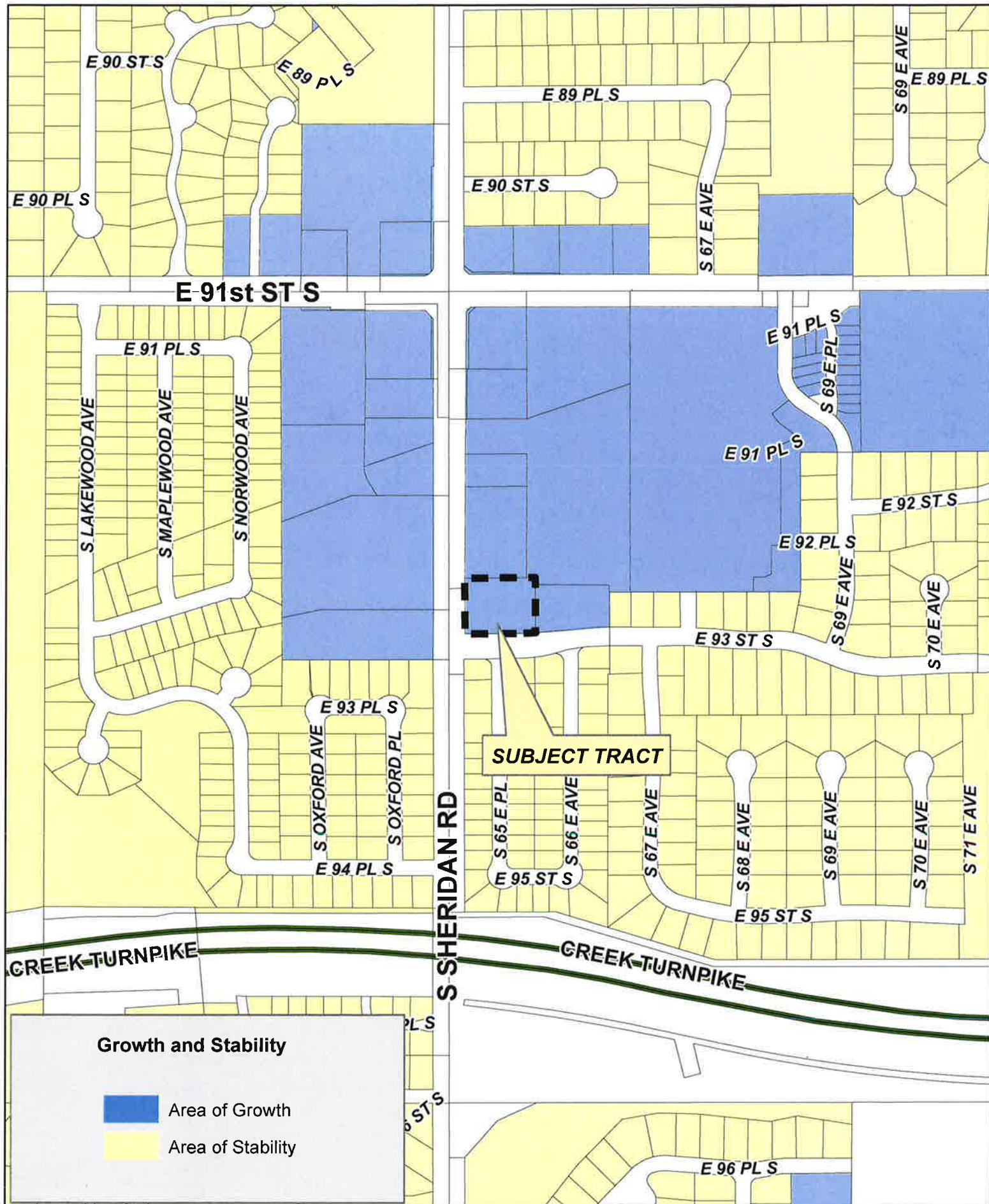
Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016



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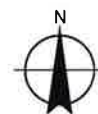




PUD-166-M

18-13 23

16.10





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-360-F
(related to case Z-7420)

Hearing Date: November 15, 2017

Case Report Prepared by:

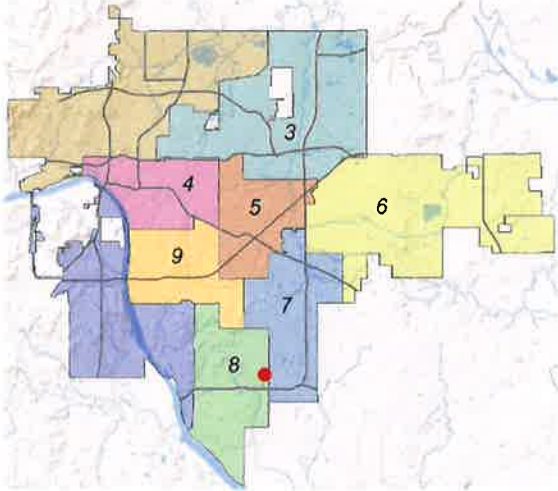
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: CALOKLA INVESTMENTS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: Office

Concept summary: Increase allowable floor area to permit a 2 story office building, allocate floor area and update development standard language

Tract Size: 3.17 ± acres

Location: NW of the NW/c of E. 91st St. S. & S. Memorial Dr.

Lots 1 and 2, Block 1 Commercial Center
(Development Area 2-A-2)

Zoning:

Existing Zoning: PUD-360B, PUD-360C, RM-0

Proposed Zoning: PUD-360-F

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8314

CZM: 53

Atlas: 1734

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: PUD-360-F

DEVELOPMENT CONCEPT: Increase allowable floor area for Lots 1 and 2 to permit a 2-story office building and to update the development standard language for Lot 1 to conform to the current City of Tulsa Zoning Code. The updated development standards are shown on the Applicant's Exhibit A, included with this report. This case is accompanied by zoning case Z-7420 to rezone the underlying zone for Lot 1 from RM-0 to OL. This is to allow the requested increase in allowable floor area. Based on current floor area allocations, Lots 1 and 2 have 10,836 sf of unused floor area available. PUD-360-F has 49,852 sf of unallocated and unused floor area available. If the proposed OL underlying zoning is approved, based on a land area of 76,120 sf and a Floor Area Ratio for OL zones of 0.4, Development Area 2-A-2 would be allowed a floor area of 30,448 sf, without reallocation of floor areas within the PUD. This would allow the 23,000 sf allocation of floor area, for Lot 1, that is proposed. Between the unallocated floor area of the PUD, in general, the unused floor area currently allocated to Development Area 2-A-2 and the increased area allowed if the proposed OL zoning is approved, the requested increases and allocations are within what is allowed by the zoning code.

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:
 - Exhibit A – Amendment Text
 - Conceptual Site Plan

DETAILED STAFF RECOMMENDATION:

PUD 360-F with a concurrent request for OL zoning (Z-7420) is a major amendment to allow office uses is consistent with the Town Center land use designation in the Tulsa Comprehensive plan and,

Offices uses when paired with the development standards identified in the major amendment to the PUD is considered non-injurious to the proximate properties and,

Office uses are consistent with the expected development pattern and the PUD amendment clarifies language for Lot 1 to conform with the current City of Tulsa Zoning Code therefore,

Staff recommends Approval of PUD 360-F to allow office uses in this area but only if Z-7420 is also approved.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject parcels are designated as Town Centers and Areas of Growth.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They

can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: South Memorial Drive is a Primary Arterial. East 91st Street South is a Secondary Arterial

Trail System Master Plan Considerations: The GO Plan designates East 91st St S as needing a bike lane from Mingo Road to Riverside Parkway. The site is approximately ¾ miles from the Creek Turnpike Trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject lots are located within a commercial center. Lot 1 is currently vacant. Lot 2 currently contains a portion of the commercial center retail area.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial	120 feet	6
East 91 st Street South	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG/RS-3	Town Center	Growth	Vacant/Utilities (gas)
South	RM-O/PUD-360-B&C	Town Center	Growth	Retail Center
East	RM-O/CS/PUD-360-A&E	Town Center	Growth	Retail Center
West	RS-3	Existing Neighborhood	Stability	Single-Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

Subject Property:

PUD-360-E October 2008: All concurred in **approval** of a proposed Major Amendment to PUD-360 on a 20± acre tract of land to add a dog grooming and boarding facility (Use Unit 15) on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-C April 2005: All concurred in **approval** of a proposed Major Amendment to PUD-360 on a 20± acre tract of land to allow a woman's health facility on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-B February 2003: All concurred in **approval** of a minor amendment to permit an hourly daycare center on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-A September 1989: All concurred in **approval** of a Major Amendment to a PUD to reduce the setbacks and required landscaped area within the original PUD-360 tract located on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360 August 1984: All concurred in **approval** of a request to rezone a 20± acre tract for commercial use, zoned CS/RM-0, on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

Surrounding Property:

PUD-448-A January 2017: All concurred in **approval** to abandon PUD-488-A, on property located east of the northeast corner of East 91st Street South and South Memorial Drive.

Z-7342/PUD-386-C August 2016: All concurred in **approval** of a request to rezone a 10[±] acre tract of land from RM-1/CS/PUD-386 to CG with an Optional Development Plan, approving all uses and customary accessory uses as allowed by right in a CS district on the entirety of subject parcels, and restricts the allowed use of a vehicle sales and service on the western 578 feet to that and a Major Amendment to abandon PUD, on property located north of northeast corner of South Memorial Drive East and East 91st Street South.

Z-7227 July 2013: All concurred in **denial** of a request for rezoning a 2[±] acre tract of land from AG to CS and **approval** to OL with accompanied PUD on property located on the east side of South Memorial Drive at East 87th Court.

BOA-20894 April 2008: The Board of Adjustment **approved** a *variance* of the setback requirement abutting a public street from 25 feet to 22 feet (Section 903); to permit a building addition; per plan, on property located within PUD-360, east of the subject property.

PUD-704/ Z-5620-SP-12 May 2004: All concurred in **approval** of a proposed Planned Unit Development on a 12.08[±] acre tract of land for an automobile dealership on property and with modifications located south of the southeast corner of east 91st Street South and South Memorial Drive.

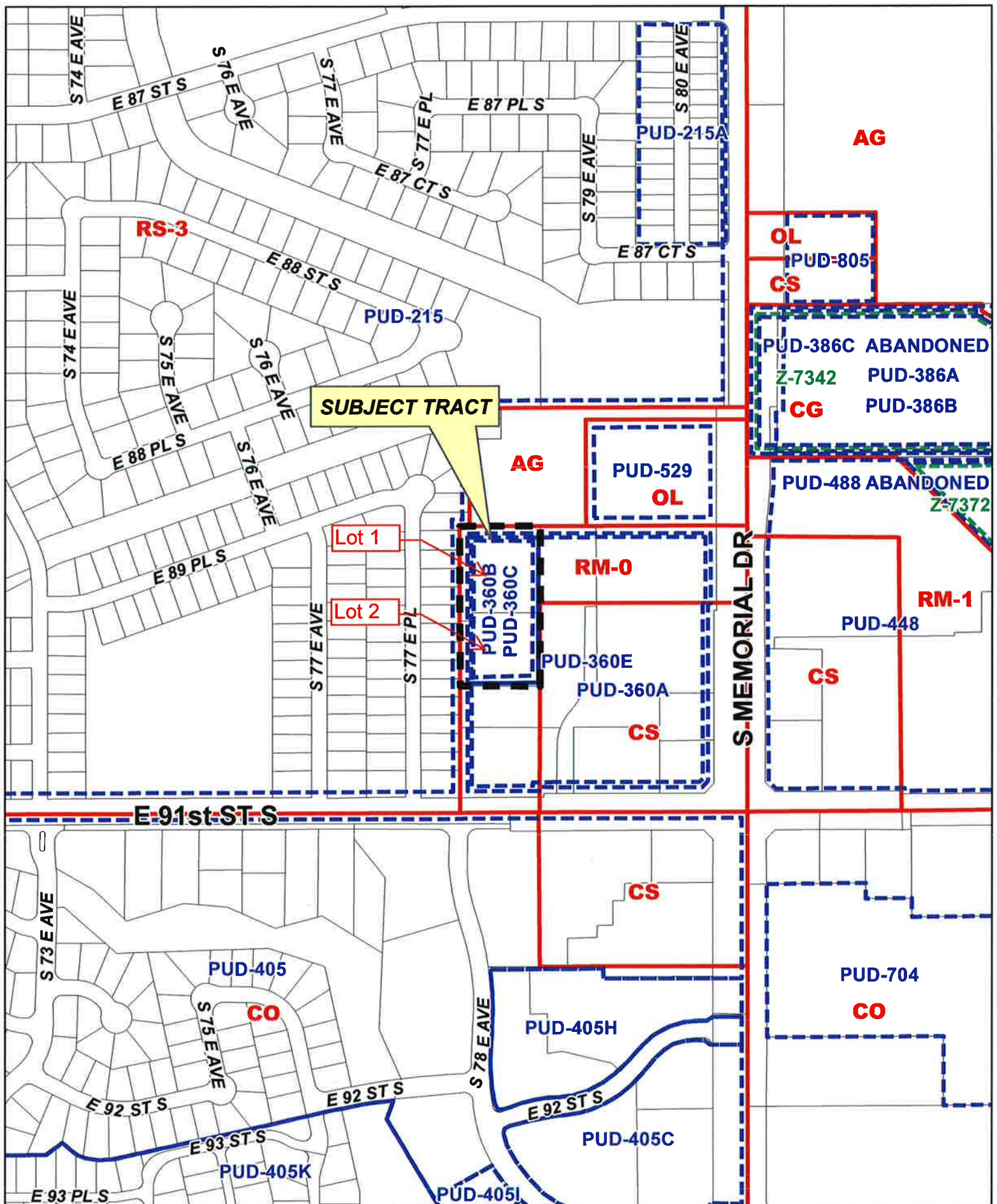
PUD-405-H June 2000: All concurred in **approval** of a request for a major amendment to PUD-405 to add 16,000 square feet of allowable floor area to the existing automobile dealership on Lot 5 to expand the business on the adjoining Lot 6. The property is located on the northeast corner of East 92nd Street and South 78th East Avenue.

Z-6516 January 1996: All concurred in **approval** of a request for rezoning a 4.17[±] acre tract of land from CS to OL for mini-storage on property located north of the northwest corner of East 91st Street South and south Memorial Drive.

Z-6475/PUD-529 January 1995: All concurred in **denial** of a request for rezoning a 4[±] acre tract of land from AG to CS and **approval** of AG to OL with accompanied PUD on property located north of the northwest corner of East 91st Street South and south Memorial Drive.

PUD-448 May 1989: All concurred in **approval** of a proposed Planned Unit Development on a 32.6[±] acre tract of land for mixed use development on property located on the northeast corner of East 91st Street South and South Memorial Drive.

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PUD-360-F

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Subject
Tract

PUD-360-F

18-13 14

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

Aerial Photo Date: February 2016

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Exhibit "A"

Applicant requests a Major Amendment of PUD 360-E to increase the permitted floor area of **Lots 1 and 2, Block 1, Commercial Center** (Development Area 2-A-2), in order to permit **Lot 1** to be developed as a 2-story office building, as shown on the Conceptual Site Plan attached hereto. This application is accompanied by an application to rezone **Lot 1** to OL from RM-0. The only change to **Lots 1 and 2, Block 1, Commercial Center** (Development Area 2-A-2) is the increased maximum building floor area. Nonetheless, the existing development standards, with respect to **Lot 1 only**, have been updated to conform with the language of the Tulsa Zoning Code (as of 01/01/2016). Except as set forth below, all other development standards of the PUD and **Lots 1 and 2, Block 1, Commercial Center** (Development Area 2-A-2) will remain the same.

I. DEVELOPMENT STANDARDS

LOTS 1 AND 2, BLOCK 1, COMMERCIAL CENTER

A. NET AREA:	3.17 Acres	138,080 SF
B. MAXIMUM BUILDING FLOOR AREA*:		55,884 SF
	Lot 1:	23,000 SF
	Lot 2:	15,000 SF

*Any remaining floor area within Development Area 2-A-2 that has not been allocated as provided herein above may be reallocated by Minor Amendment.

LOT 1, BLOCK 1, COMMERCIAL CENTER

A. NET AREA:	1.75 Acres	76,120 SF
B. MAXIMUM BUILDING FLOOR AREA:		23,000 SF
C. PERMITTED USES:		

All uses permitted in the OL District*

All uses permitted in the CS District*

*Except within the West 200 feet of the PUD which is restricted by the following conditions:

1. Any Restaurant Use within the West 70 feet of the West boundary line of the PUD shall not face the neighborhood to the West, shall not have any public entrance within 100 feet of the West boundary of the PUD, shall not have a drive-in window, shall have hours of operation limited to the hours of 6:00 a.m. to 11:00 p.m., shall not have a bulk trash container located

within 120 feet of the west boundary of the PUD, and that the enclosure of the bulk trash container shall be of masonry type (except for gates) similar to the front of the building.

2. Any Day Care Use shall not face the neighborhood to the West, shall not have any public entrance within 100 feet of the West boundary of the PUD, shall be conducted entirely indoors, there shall be no outside playground or play area, shall have hours of operation limited to the hours of 6:30 a.m. to 12:00 midnight, shall have a maximum building size of 3,000 SF, shall not have a bulk trash container located within 120 feet of the west boundary of the PUD, and that the enclosure of the bulk trash container shall be of masonry type (except for gates) similar to the front of the building.
3. Any Animal Service Use shall not face the neighborhood to the West, shall not have any public entrance within 100 feet of the West boundary of the PUD, shall be conducted entirely indoors (except that dogs may be walked outside between the hours of 7:00 a.m. and 7:00 p.m.), there shall be no outdoor kennels, runs or play areas, shall not have a bulk trash container located within 120 feet of the west boundary of the PUD, and that the enclosure of the bulk trash container shall be of masonry type (except for gates) similar to the front of the building.

The following uses are not permitted:

Sexually Oriented Business Establishment
Vehicle Sales and Service
Assembly and Entertainment

D. MAXIMUM BUILDING HEIGHT: 35 FT (two stories)*

*Except within the West 200 feet of the PUD where the height shall be restricted to 24 feet (one story).

E. MINIMUM BUILDING SETBACKS:

From Northern Boundary: 40 FT

From Western Boundary: 60 FT, except for a permitted Restaurant Use which must be setback a minimum of 70 FT from the Western boundary of the PUD.

From Eastern Boundary: 0 FT

From Southern Boundary: 0 FT

From internal lot lines: 0 FT

F. MINIMUM BUFFER AREA:

40 FT landscape buffer strip in the Western boundary of the PUD that includes significant landscaping with large plant materials. Additionally, a screening fence shall be provided along the Western and Northern boundaries of the PUD.

G. MINIMUM PAVING SETBACK:

40 FT from the Western boundary of the PUD.

H. ARCHITECTURAL CONFORMANCE REQUIREMENTS:

The North and West elevations of all proposed buildings within the PUD shall be architecturally similar to the front of the building.

I. MINIMUM INTERNAL LANDSCAPING OPEN SPACE AND SITE SCREENING:

A minimum of 15% of the land area of all lots shall be dedicated as landscaped area. A minimum 6-foot solid screening wall or fence shall be constructed along the Western and Northern boundaries of the site.

J. MINIMUM PARKING REQUIREMENTS:

All parking will comply with the applicable requirements of Chapter 55, Parking, of the Tulsa Zoning Code.

K. SIGNS:

As permitted by the original approval of PUD-360.

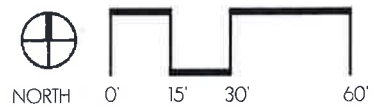
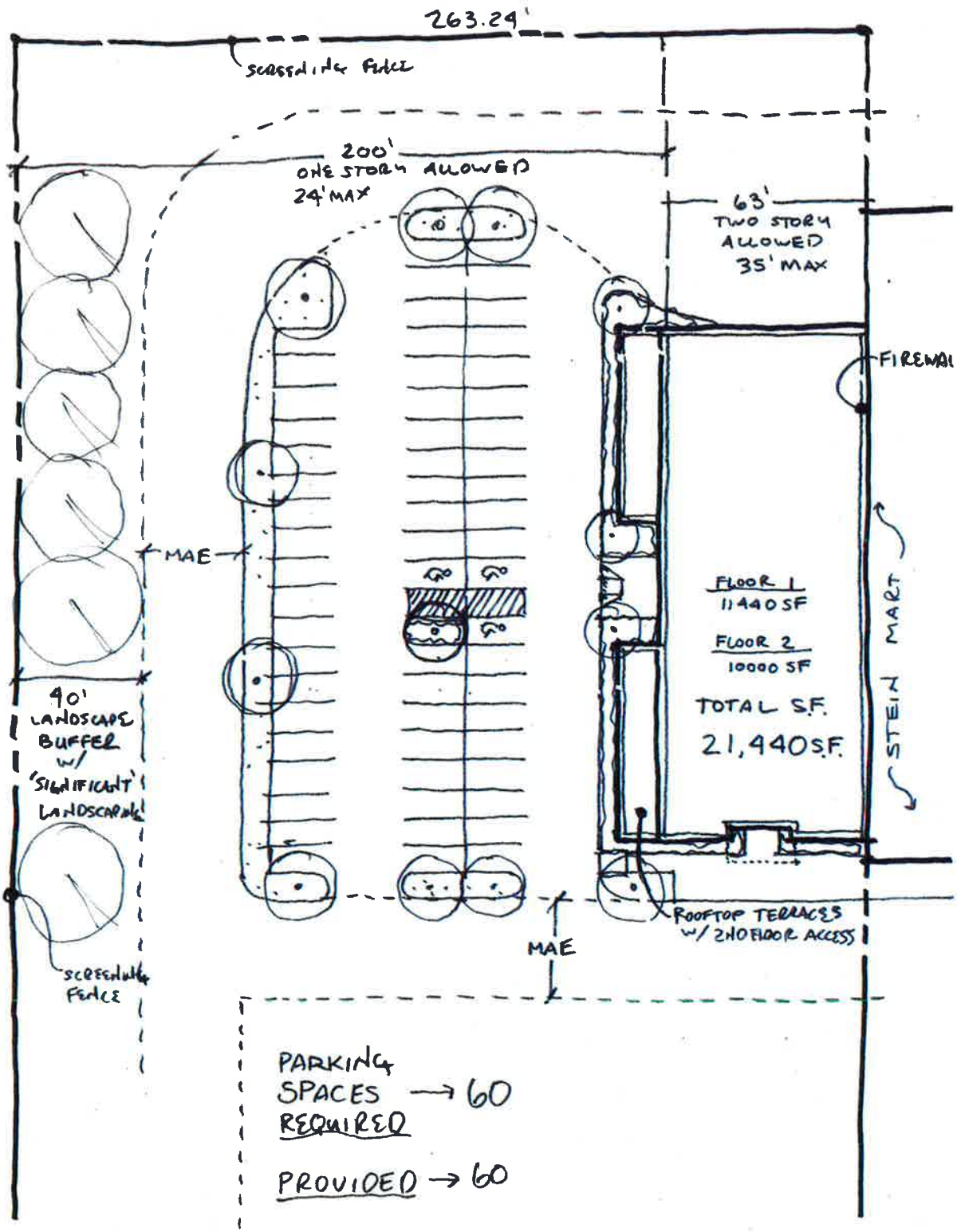
L. LIGHTING REQUIREMENTS:

Lighting standard within the West 200 feet of the PUD shall be limited to 15 feet in height. All light standards, including building mounted, shall be hooded and directed down and away from the boundaries of the PUD. Shielding outdoor lighting shall be designed so as to prevent the light producing element or reflector of the light fixture from creating a nuisance to a person standing at ground level in adjacent residential areas. Compliance with this standard shall be verified by application of the Kennebunkport formula *or* other Illuminating Engineering Society of North America (IESNA) recommended practice. Lighting shall be measured from the top of the screening wall/fence along the lot lines in common with an R District. Light shall not exceed 0.5 foot candles at the property lines in common with an R district.

II. GENERAL PROVISIONS

- A.** No Zoning Clearance Permit shall be issued for a lot within the PUD until a Detail Site Plan for the lot, which includes all building and required parking and landscaping areas, has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards
- B.** A Detail Landscape Plan for each development area shall be submitted to the TMAPC for review and approval. A landscape architect registered in the State of Oklahoma shall certify to the zoning officer that all required landscaping and screening fences have been installed in accordance with the approved Landscape Plan for that development area prior to the issuance of an Occupancy Permit. The landscaping materials required under the approved Plan shall be maintained and replaced as needed, as a continuing condition of the granting of an Occupancy Permit.
- C.** No sign permits shall be issued for the erection of a sign within a development area of the PUD until a Detail Sign Plan for that development area has been submitted to the TMAPC and approved as being in compliance with the approved PUD Development Standards.

Signs not visible from a public street or from an R District, including without limitation, way finding, directional and informational signs, will be permitted without requiring Detail Sign Plan approval.
- D.** All trash, mechanical and equipment areas shall be screened from public view by persons standing at ground level.
- E.** The Department of Public Works or a Professional Engineer registered in the State of Oklahoma shall certify to the zoning officer that all required storm water drainage structures and detention areas serving a development area have been installed in accordance with the approved plans prior to issuance of an Occupancy Permit.
- F.** No new building permit shall be issued and no new building or new development may occur within the PUD until a subdivision plat incorporating the approved development plan has been approved and filed of record in the office of the Tulsa County Clerk, subject to conditions recommended by the Technical Advisory Committee during the subdivision platting or plat waiver process which are approved by TMAPC.



Smiling Office Building Concept

Concept 1 8/15/17

Tanner Consulting LLC
 LANDSCAPE ARCHITECTURE • LAND PLANNING
 CIVIL ENGINEERING • LAND SURVEYING
 5323 SOUTH LEWIS AVENUE, TULSA OKLAHOMA 74105-6539

17.15



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7420
(related to case PUD-360-F)

Hearing Date: November 15, 2017

Case Report Prepared by:

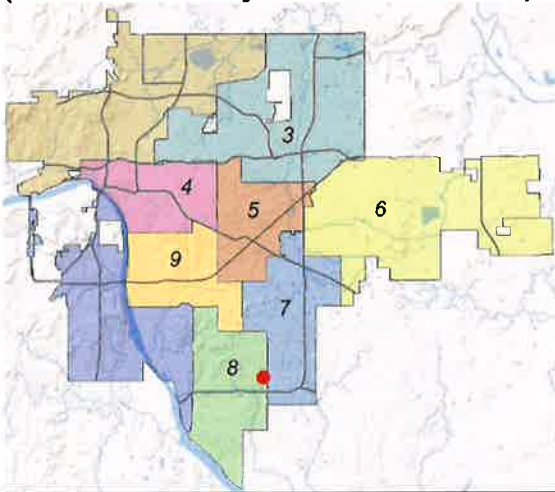
Jay Hoyt

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: COLLINS BROS INVESTMENT
COMPANY LTD

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: office

Concept summary: Rezone from RM-0 to OL, in
combination with PUD-360-F to permit an office
building

Tract Size: 1.75 ± acres

Location: NW of the NW/c of S. Memorial Dr. & E
91st St. S

Lot 1 , Block 1 Commercial Center

Zoning:

Existing Zoning: RM-0

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8314

CZM: 53

Atlas: 1734

City Council District: 8

Councilor Name: Phil Lakin Jr.

County Commission District: 3

Commissioner Name: Ron Peters

18.1

SECTION I: Z-7420

DEVELOPMENT CONCEPT: Rezone from RM-0 to OL, in combination with PUD-360-F to permit a 2-story office building.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7420 requesting OL zoning with a concurrent request for a major amendment to allow office uses are consistent with the Town Center land use designation in the Tulsa Comprehensive plan and,

OL zoning with the development standards identified in the major amendment to the PUD is considered non-injurious to the proximate properties and,

OL zoning is consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7420 to rezone property from RM-0 to OL but only if PUD 360-F is also approved.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject parcel is designated as a Town Center and an Area of Growth.

Land Use Vision:

Land Use Plan map designation: Town Center

Town Centers are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods, and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: South Memorial Drive is a Primary Arterial. East 91st Street South is a Secondary Arterial

Trail System Master Plan Considerations: The GO Plan designates East 91st St S as needing a bike lane from Mingo Road to Riverside Parkway. The site is approximately ¾ miles from the Creek Turnpike Trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject lot is located within a commercial center. Lot 1 is currently vacant.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial	120 feet	6
East 91 st Street South	Secondary Arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	AG/RS-3	Town Center	Growth	Vacant/Utilities (gas)
South	RM-O/PUD-360-B&C	Town Center	Growth	Retail Center
East	RM-O/CS/PUD-360-A&E	Town Center	Growth	Retail Center
West	RS-3	Existing Neighborhood	Stability	Single-Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

Subject Property:

PUD-360-E October 2008: All concurred in **approval** of a proposed Major Amendment to PUD-360 on a 20± acre tract of land to add a dog grooming and boarding facility (Use Unit 15) on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-C April 2005: All concurred in **approval** of a proposed Major Amendment to PUD-360 on a 20± acre tract of land to allow a woman's health facility on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-B February 2003: All concurred in **approval** of a minor amendment to permit an hourly daycare center on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360-A September 1989: All concurred in **approval** of a Major Amendment to a PUD to reduce the setbacks and required landscaped area within the original PUD-360 tract located on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

PUD-360 August 1984: All concurred in **approval** of a request to rezone a 20± acre tract for commercial use, zoned CS/RM-0, on property located north of the northwest corner of East 91st Street South and South Memorial Drive and part of the subject property.

Surrounding Property:

PUD-448-A January 2017: All concurred in **approval** to abandon PUD-448-A, on property located east of the northeast corner of East 91st Street South and South Memorial Drive.

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

Z-7227 July 2013: All concurred in **denial** of a request for rezoning a 2± acre tract of land from AG to CS and **approval** to OL with accompanied PUD on property located on the east side of South Memorial Drive at East 87th Court.

BOA-20894 April 2008: The Board of Adjustment **approved** a *variance* of the setback requirement abutting a public street from 25 feet to 22 feet (Section 903); to permit a building addition; per plan, on property located within PUD-360, east of the subject property.

18.4

PUD-704/ Z-5620-SP-12 May 2004: All concurred in **approval** of a proposed Planned Unit Development on a 12.08± acre tract of land for an automobile dealership on property and with modifications located south of the southeast corner of east 91st Street South and South Memorial Drive.

PUD-405-H June 2000: All concurred in **approval** of a request for a major amendment to PUD-405 to add 16,000 square feet of allowable floor area to the existing automobile dealership on Lot 5 to expand the business on the adjoining Lot 6. The property is located on the northeast corner of East 92nd Street and South 78th East Avenue.

Z-6516 January 1996: All concurred in **approval** of a request for rezoning a 4.17± acre tract of land from CS to OL for mini-storage on property located north of the northwest corner of East 91st Street South and south Memorial Drive.

Z-6475/PUD-529 January 1995: All concurred in **denial** of a request for rezoning a 4± acre tract of land from AG to CS and **approval** of AG to OL with accompanied PUD on property located north of the northwest corner of East 91st Street South and south Memorial Drive.

PUD-448 May 1989: All concurred in **approval** of a proposed Planned Unit Development on a 32.6± acre tract of land for mixed use development on property located on the northeast corner of East 91st Street South and South Memorial Drive.

11/15/2017 1:30 PM



0 200 400
Feet



Subject
Tract

Z-7420

18-13 14

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

Aerial Photo Date: February 2016





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Feet



Subject
Tract

Z-7420

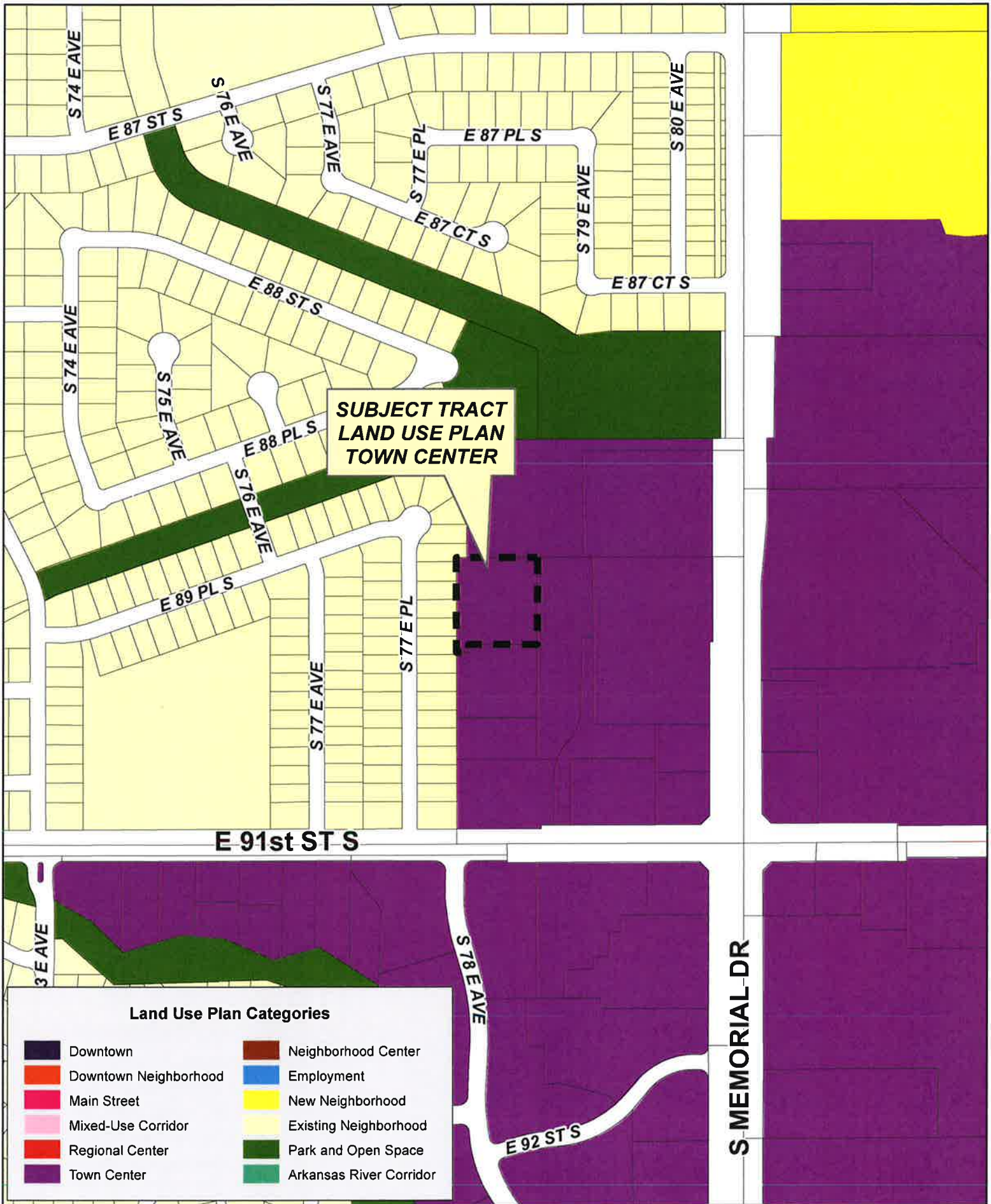
18-13 14

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

Aerial Photo Date: February 2016

18.7



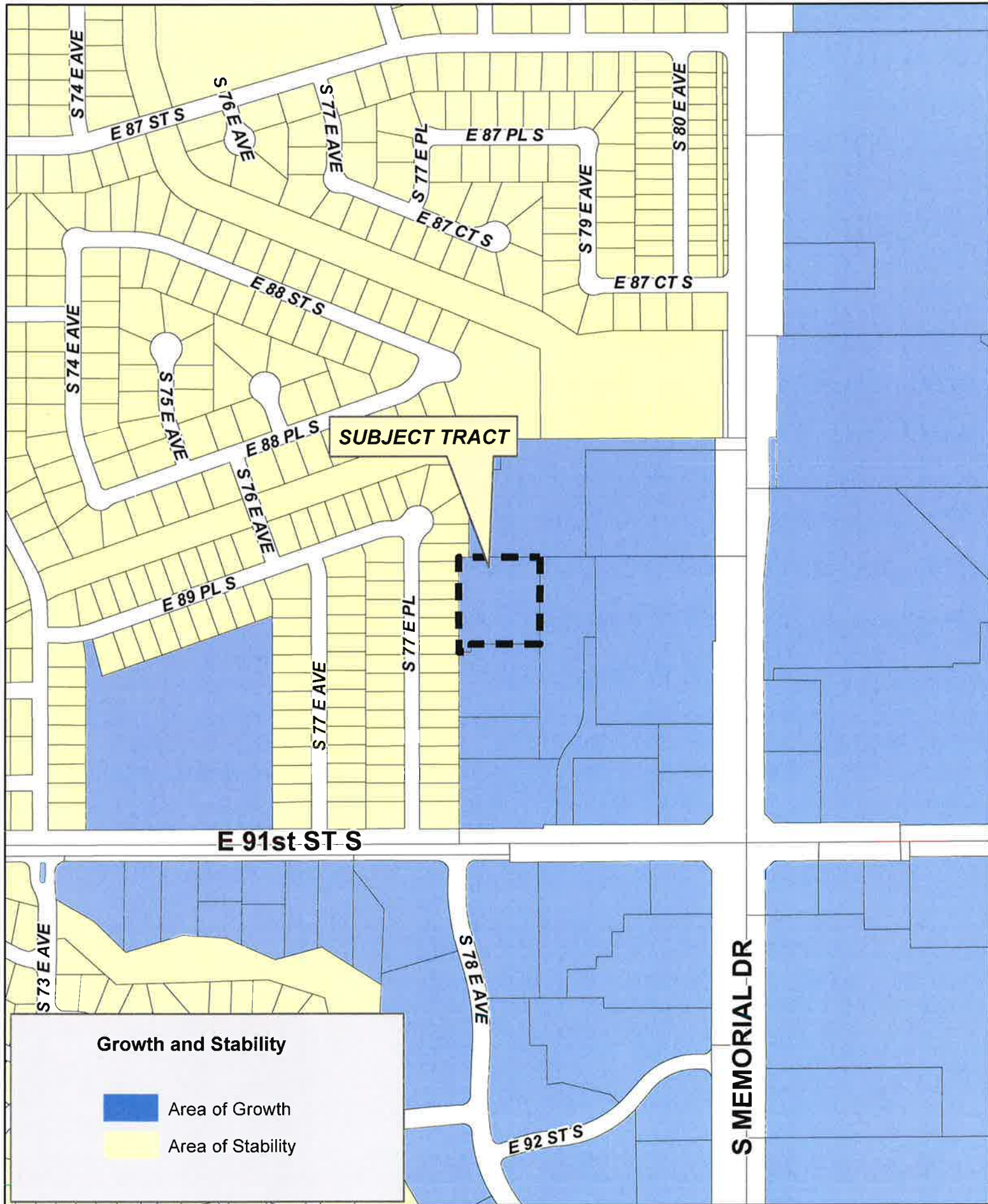


Z-7420

18-13 14

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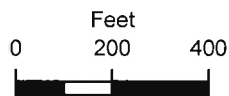
Growth and Stability



Area of Growth



Area of Stability



Z-7420

18-13 14

18.9





Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-521-B

Hearing Date: November 15, 2017

Case Report Prepared by:

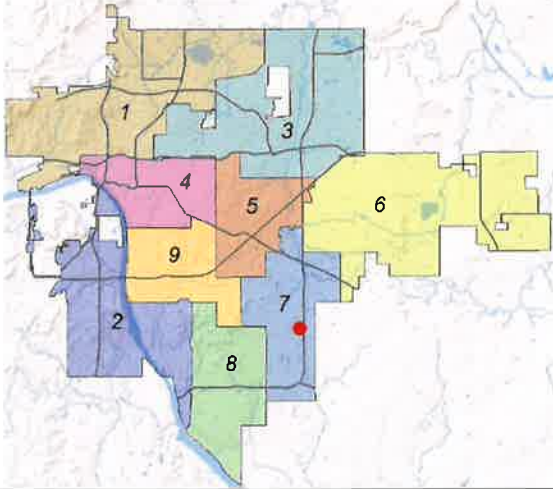
Jay Hoyt

Owner and Applicant Information:

Applicant: C Brody Glenn

Property Owner: WORCESTER REALTY
ASSOCIATES LTD

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Shopping Center

Proposed Use: Climate Controlled Storage

Concept summary: Add Self-Storage use, increase
and allocate floor area

Tract Size: 22.18 ± acres

Location: S of the SE/c of S. 101st E. Ave. & E.
71st St. S.

Development Area D (Tract C)

Zoning:

Existing Zoning: PUD-521, CS, RM-2

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Regional Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8407

CZM: 54

Atlas: 1127

City Council District: 7

Councilor Name: Anna America

County Commission District: 3

Commissioner Name: Ron Peters

19.1

SECTION I: PUD-521-B

DEVELOPMENT CONCEPT: The Applicant proposes to add self-storage as an allowed use. In addition the applicant is requesting an allocation of 70,000 sf of floor area from Development Area A-1 to Development Area C, as well as a 15% overall increase of allowable floor area.

Currently a total of 324,500 sf in floor area has been allotted to PUD-521. Based on the amount of CS underlying zoning available (approx. 772,000 sf) and a Floor Area Ratio of 0.5 in the CS district, the total potential floor area allowable is approximately 386,000 sf. This leaves a total of 61,500 sf that can be added to the total allowable floor area of the PUD. The applicant has requested a 15% increase in overall floor area. This works out to an additional 48,675 sf of floor area to be added, and an additional 12,825 sf that could be added at a later date.

The applicant proposes to construct a Self-Storage facility, which is shown, on the included conceptual site plan, to be 103,950 sf in floor area. If approved, the allocation of 70,000 sf from Tract A (Lowe's Tract) to the proposed self-storage site (Tract C) would leave an additional 33,950 sf needed for the proposed layout. 35,000 sf should be allocated to the proposed storage facility, leaving 13,675 sf available from the 15% overall increase of 48,675 sf for PUD-521, as a whole. This excess should be allocated back to Tract A to compensate for the loss of 70,000 sf in previously allotted floor area.

EXHIBITS:

INCOG Case map

INCOG Aerial

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

Site Plan

DETAILED STAFF RECOMMENDATION:

The applicants proposal is consistent with the Tulsa Comprehensive Plan, and;

The applicant's proposal is consistent with the provisions of the PUD chapter of the Tulsa Zoning Code, and;

The PUD development standards are consistent with the anticipated growth and future uses in this area, and;

The development standards identified in this PUD are non-injurious to the existing proximate neighborhood, therefore;

Staff recommends Approval of PUD-521-B to add Self-Storage use, increase floor area by 15% and allocate floor area

PUD-521-B DEVELOPMENT STANDARDS:

Uses Allowed:

As currently permitted by PUD-521 and amendments, with the addition of Self-Storage as an allowable use for Tract C in Development Area D.

Floor Area Allocations:

19.2

PUD-521	Current Total Allocation –	324,500 sf
	Proposed Total Allocation -	373,175 sf
Tract A (Lowe's)	Current Allocation –	230,000 sf
	Proposed Allocation –	173,675 sf
Tract C (Self-Storage)	Current Allocation -	30,000 sf
	Proposed Allocation -	105,000 sf

All other allowable areas and development standards of remaining tracts and development areas within PUD-521 to remain unchanged.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within the Regional Center designation of the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Regional Center

Regional Centers are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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: East 71st St S is a Primary Arterial

Trail System Master Plan Considerations: The site is adjacent to the Mingo Trail.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a vacant lot between the current Staples store and Highway 169.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
East 71 st St S	Primary Arterial	120 feet	8

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	CS	Regional Center	Growth	Shopping Center
South	CO/RM-2	New Neighborhood	Growth	Vacant
East	AG	None (Highway)	Growth	Highway 169
West	CS/OM/CO	Regional Center / Existing Neighborhood	Growth	Retail / Multi-Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11830 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-21168 November 2010: The Board of Adjustment accepted the verification of the spacing requirement for an outdoor sign, on property located at 10322 East 71st Street South (southwest corner of HW169 and East 71st Street South).

BOA-20725 June 2008: The Board of Adjustment accepted the verification of the spacing requirement for a digital outdoor sign of 1,200 feet from another outdoor advertising sign on the same

19.4

side of the highway (Section 1221.G.9 & 1221.G.14, on property located at 10322 East 71st Street South (southwest corner of HW169 and East 71st Street South).

PUD-521-A/ February 1995: All concurred in **approval** to add to the uses permitted in Development Area C of PUD 521-A, on property located west and south of the southwest corner of East 71st Street and Mingo Valley Expressway.

PUD-521/ Z-6469 January 1995: All concurred in **approval** to rezone an 8.1± acre tract of land from OL and CO to CS/RM-2/PUD for a retail shopping center with restaurant use on property located south of the southwest corner on East 71st Street South and South 101st East Avenue.

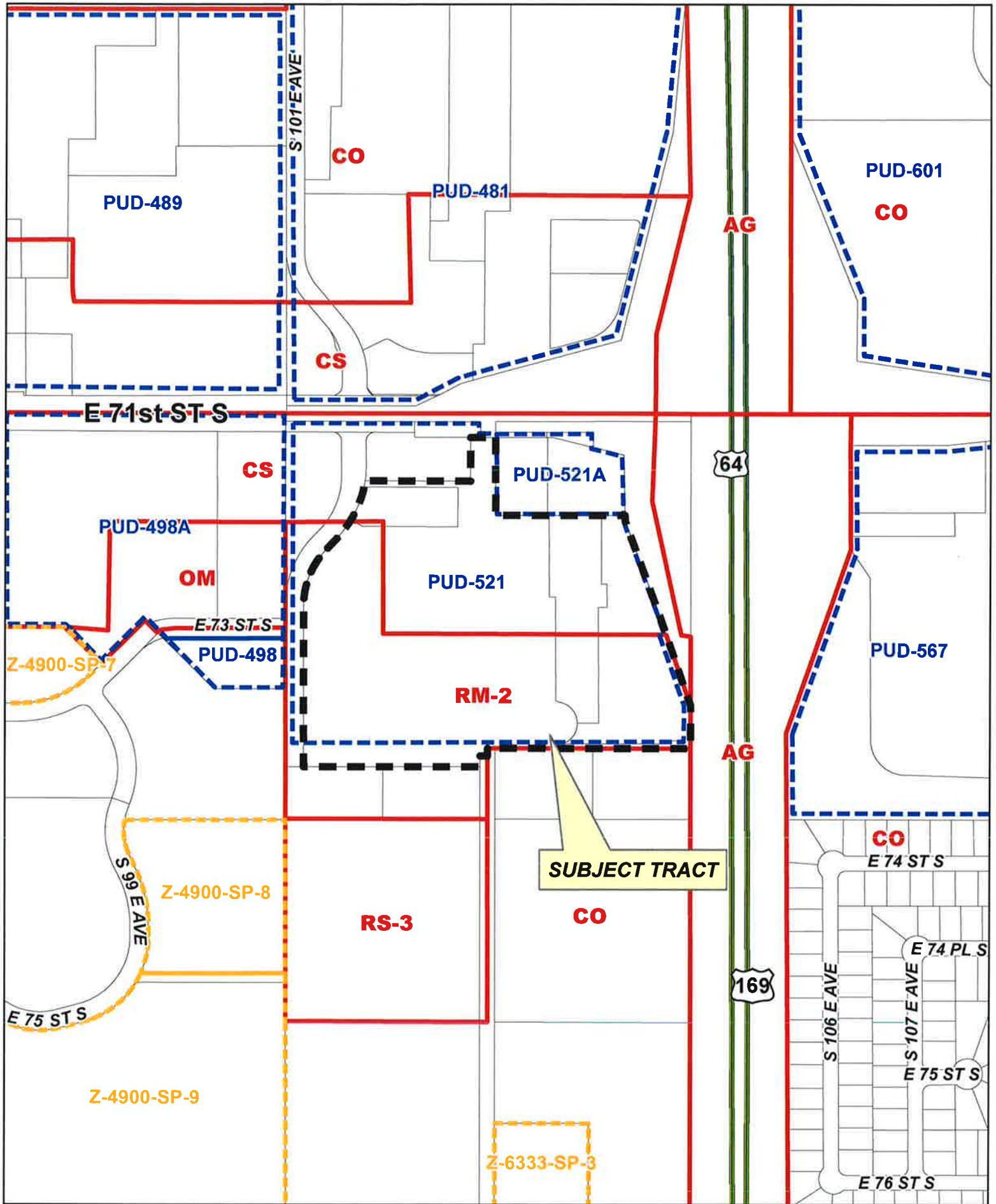
Surrounding Property:

PUD-498-A/ Z-6714 October 1999: All concurred in **approval** of a request to rezone the for property located south of the southwest corner on East 71st Street South and South 101st East Avenue.

PUD-498/ Z-6402 June 1993: All concurred in **approval** to rezone a 11.4± acre tract of land from CS and CO to CS/PUD on property located south of the southwest corner on East 71st Street South and South 101st East Avenue.

Z-6131 January 1997: All concurred in **approval** of a request for rezoning a .32± acre tract of land from OL to CS on property located north and east of the northeast corner of South Mingo Road and 73rd Street South.

Z-4900 May 1976: All concurred in **approval** of a request for rezoning a 70± acre tract of land from AG to CO on property located on the southeast corner of East 71st Street South and South Mingo Road.



PUD-521-B

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Subject
Tract

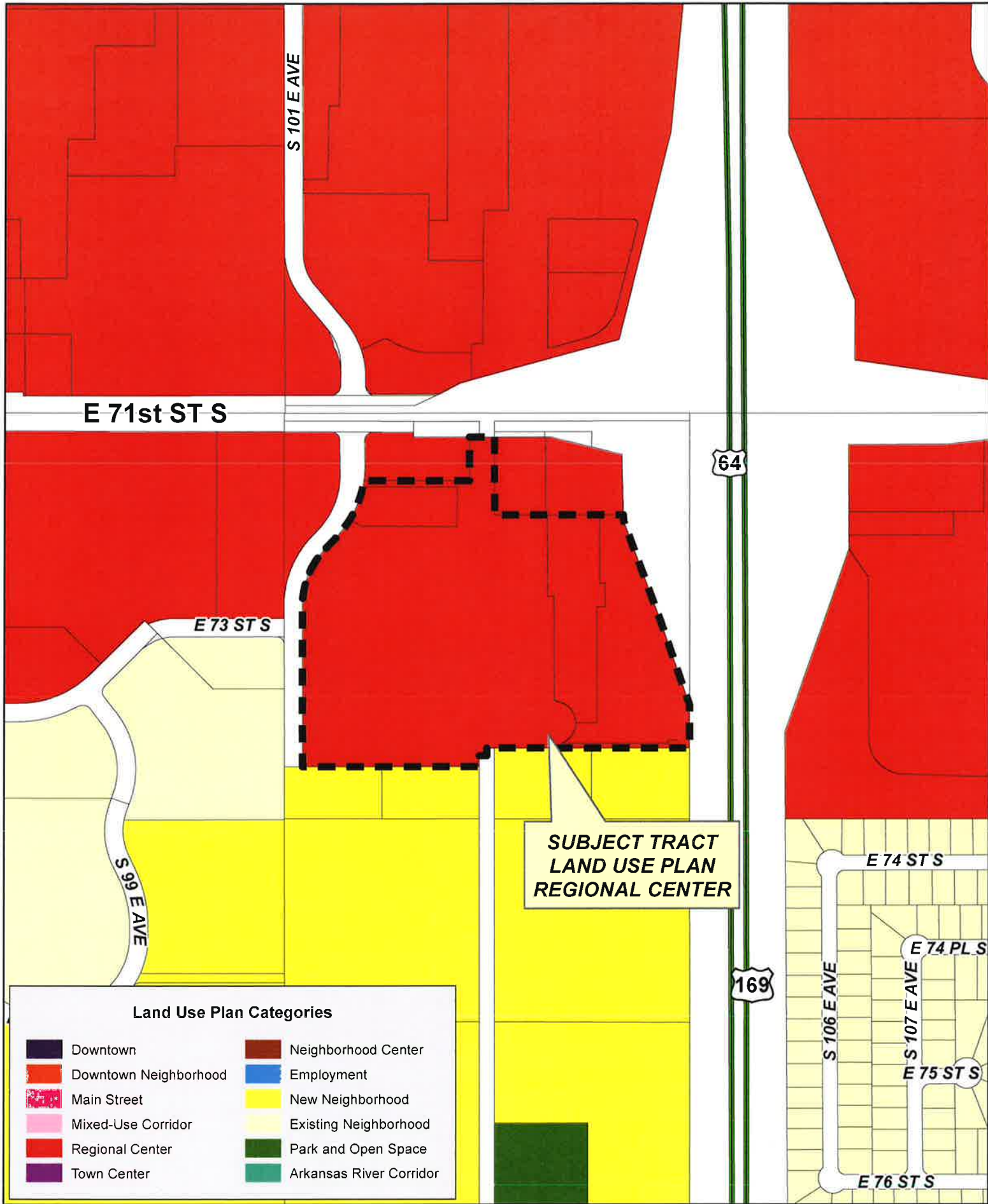
PUD-521-B

18-14 07

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

Aerial Photo Date: February 2016





**SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER**

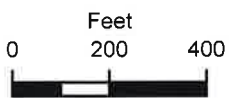
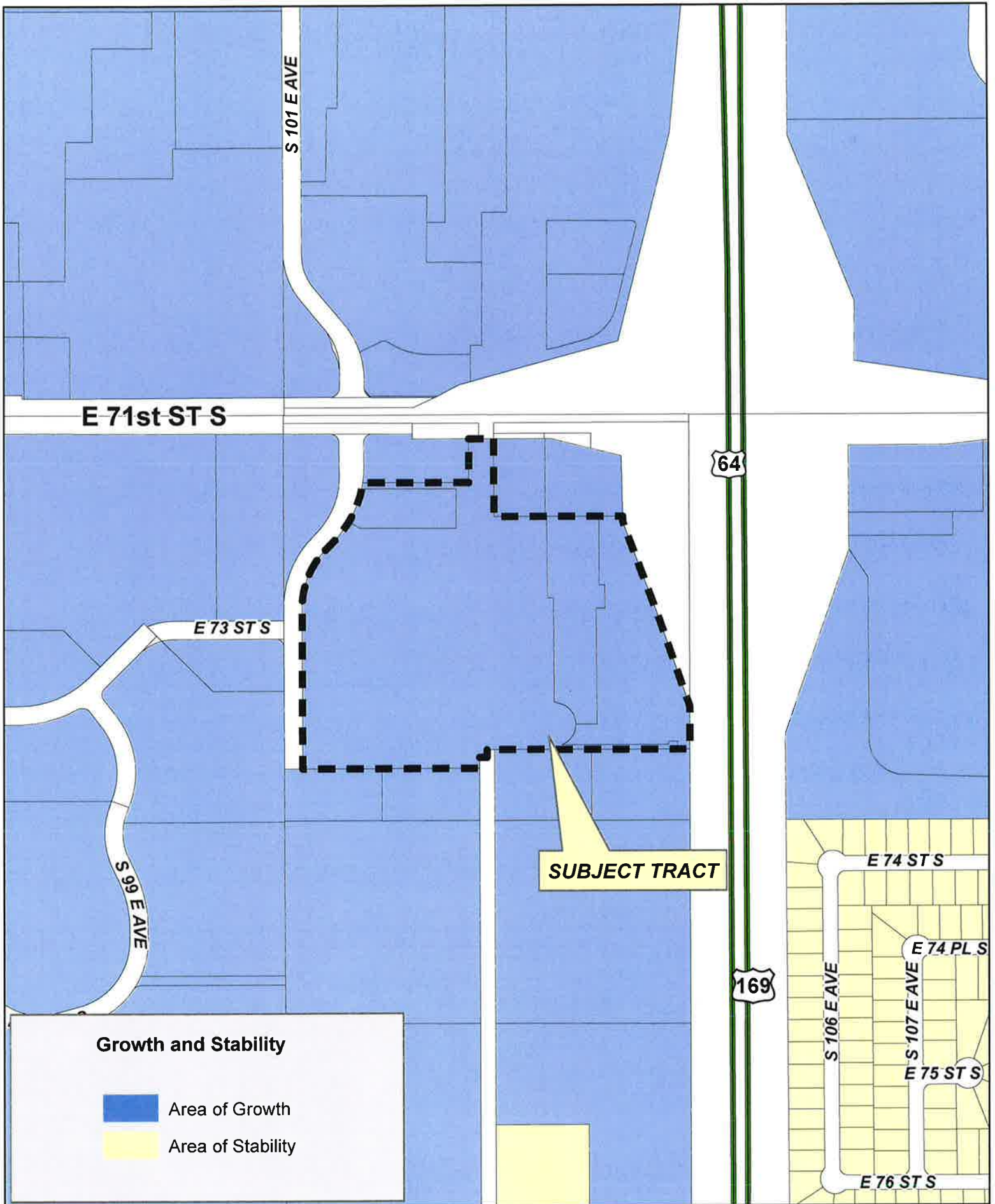


PUD-521-B

18-14 07

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PUD-521-B

18-14 07



- GENERAL NOTES**
1. PROPERTY LINES BASED ON INFORMATION PROVIDED BY DEVELOPER.
 2. BOUNDARIES, SETBACKS, EASEMENTS, ETC. TO BE VERIFIED BY SURVEY AND ZONING REQUIREMENTS.



Proposed Storage Facility

East 71st Street South & Mingo Valley Expressway
Tulsa, Oklahoma
For

Centennial American Properties

935 South Main Street, Suite 201
Greenville, SC 29601
(800) 504-0046

Storage Facility

Total Land Area	3.68	Acres
Total Building Area	103,950	S.F.
Parking Required	--	Cars
Parking Provided	59	Cars

Option 3
August 11, 2017





Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-463

Hearing Date: November 15, 2017

Case Report Prepared by:

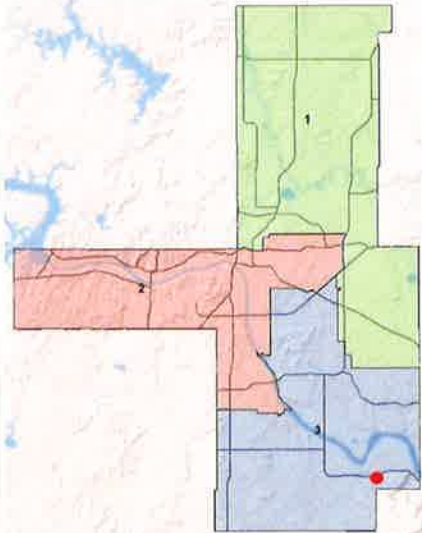
Jay Hoyt

Owner and Applicant Information:

Applicant: Mark Schlosser

Property Owner: SCHLOSSER, MARK T

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Residential

Concept summary: Rezone from CS to RS to permit a single-family home.

Tract Size: 2.26 ± acres

Location: West of the northwest corner of E. 171st St. S. & S. 145th E. Ave.

Zoning:

Existing Zoning: CS

Proposed Zoning: RS

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 7428

CZM: 68

Atlas: N/A

County Commission District: 3

Commissioner Name: Ron Peters

SECTION I: CZ-463

DEVELOPMENT CONCEPT: Rezone from CS to RS in order to permit the development of the property for a single-family dwelling.

EXHIBITS:

INCOG Case map
INCOG Aerial
INCOG Aerial (Enlarged)

DETAILED STAFF RECOMMENDATION:

CZ-463 is non injurious to the existing proximate properties and;

CZ-463 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-463 to rezone property from CS to RS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: No current comprehensive plan contains a designation for CZ-463.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: East 171st St S does not have a designation on the Major Street and Highway Plan

Trail System Master Plan Considerations: None

Small Area Plan: N/A

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a single family home and a barn.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 171 st St S	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	N/A	N/A	Hwy 64
South	AG	N/A	N/A	Vacant
East	CS	N/A	N/A	Mobile Home
West	CG	N/A	N/A	Commercial

SECTION III: Relevant Zoning History

History: CZ-463

ZONING ORDINANCE: Ordinance number 98254 dated September 15, 1980, established zoning for the subject property.

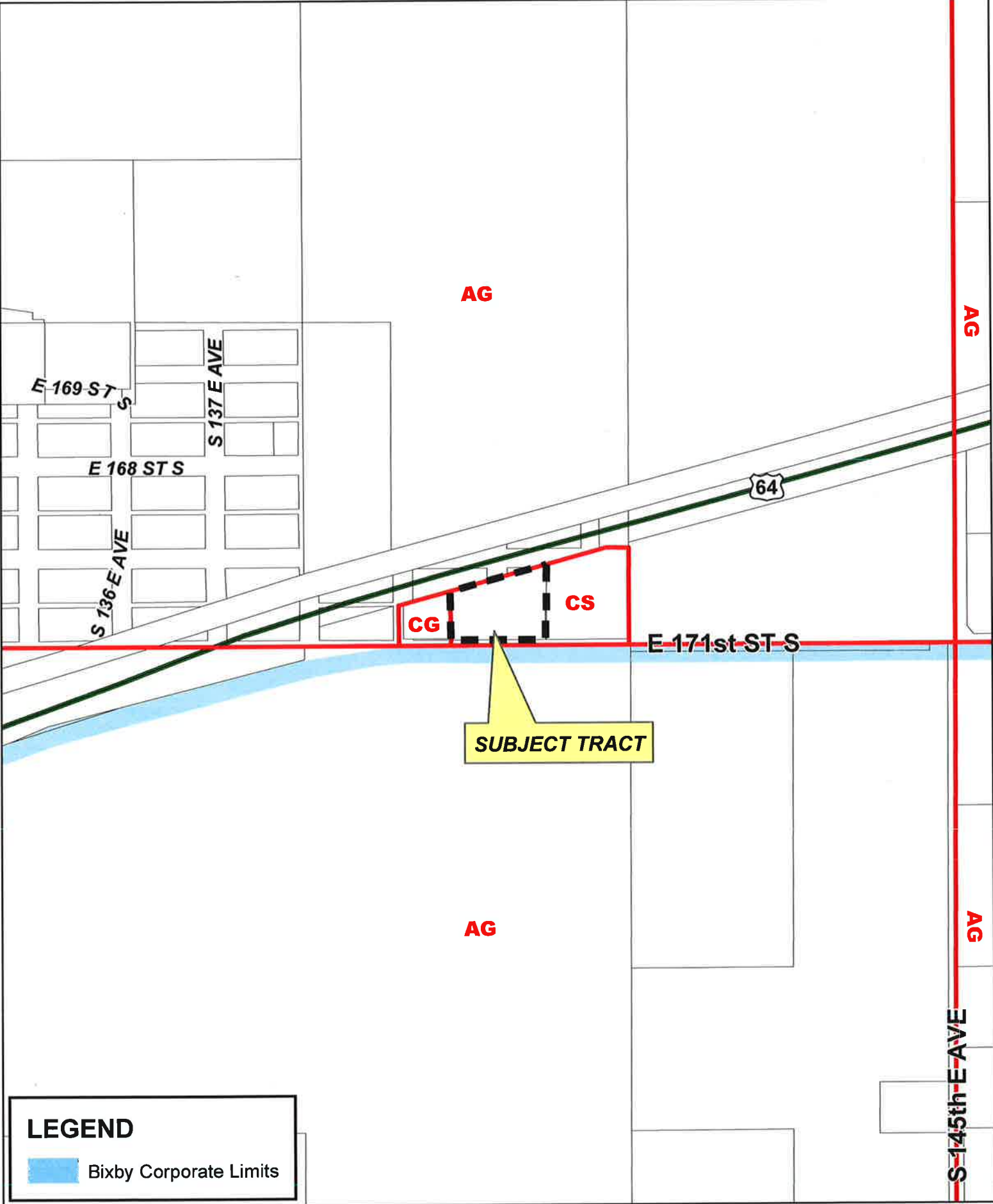
Subject Property:

CZ-661 July 1986: The Board of Adjustment **approved** a *special exception* (Section 710 – Principal Use Permitted in Commercial Districts – Use Unit 1215) to permit an auction house in a CS District; and to **approve** a *variance* (Section 1340(d) – Design Standards for Off-Street Parking Areas – Use Unit 1215) of the all-weather material required for off-street parking to permit travel off-street parking; subject to no more than 2 auctions being conducted each week; subject to filing of a plat; and subject to outside sales being conducted on either Friday, Saturday, or Sunday, 10 a.m. to 5 p.m. and inside sales being conducted on either Friday, Saturday, or Sunday, 7 p.m. to 11 p.m., on the subject property.

Surrounding Property:

CZ-275 January 2001: All concurred in **approval** of a request for rezoning a 2.91± acre tract of land from CS and AG to CS on property located west of the northwest corner of East 171st Street South and South 145th East Avenue.

CZ-139 December 1985 : All concurred in **denial** of a request for rezoning a 6.25± acre tract of land from AG to CH; however, all concurred in **approval** to rezone from AG to CS except the east 150' which remained AG, on property located at the intersection of U.S. Highway 64 and East 171st Street South.



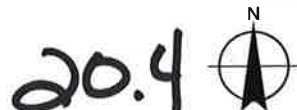
LEGEND

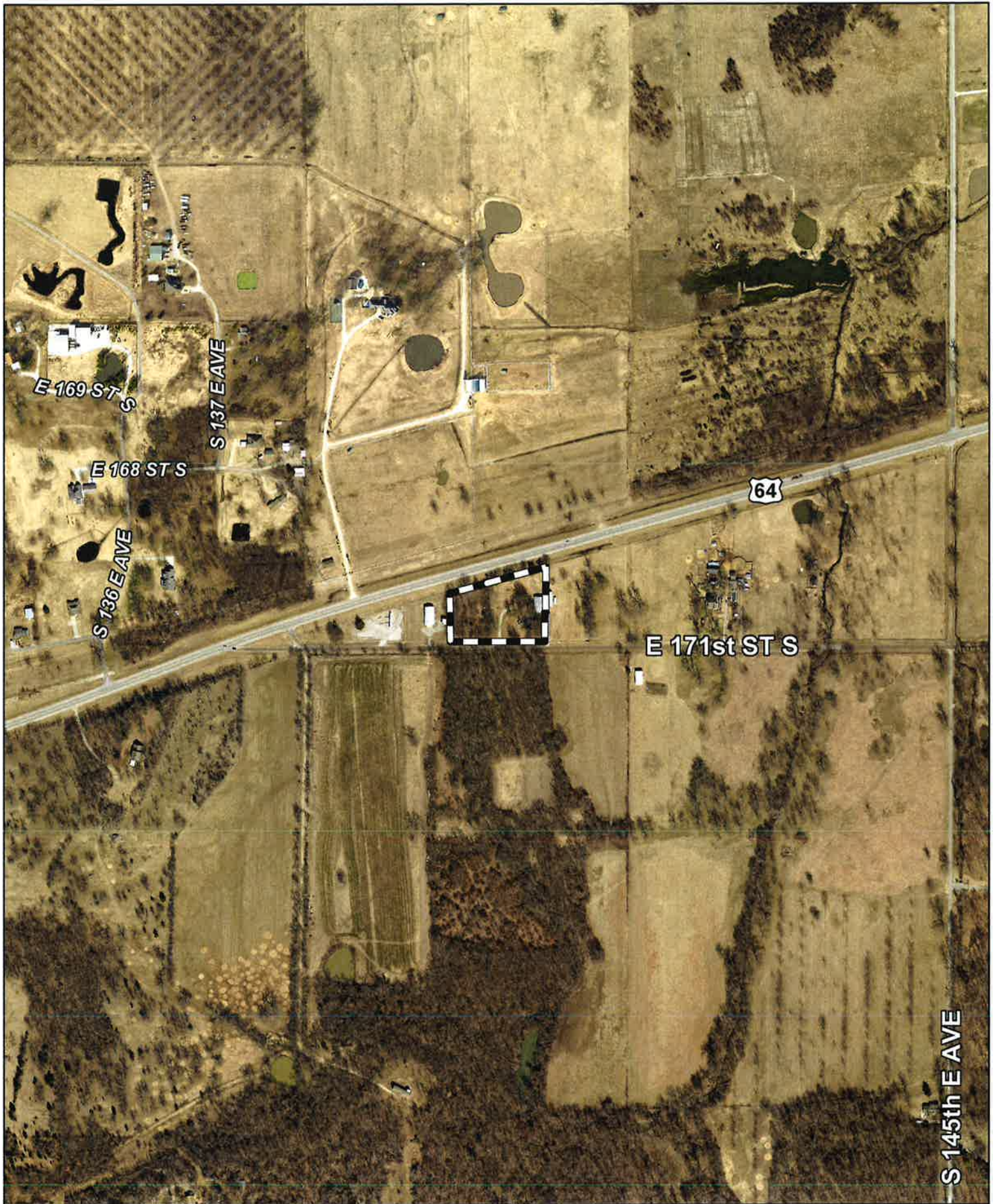
 Bixby Corporate Limits



CZ-463

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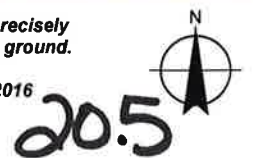
Subject
Tract

CZ-463

17-14 28

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

Aerial Photo Date: February 2016



S 145th E AVE



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Feet



Subject
Tract

CZ-463

17-14 28

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

Aerial Photo Date: February 2016



20.6



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7417

Hearing Date: November 15, 2017

Case Report Prepared by:

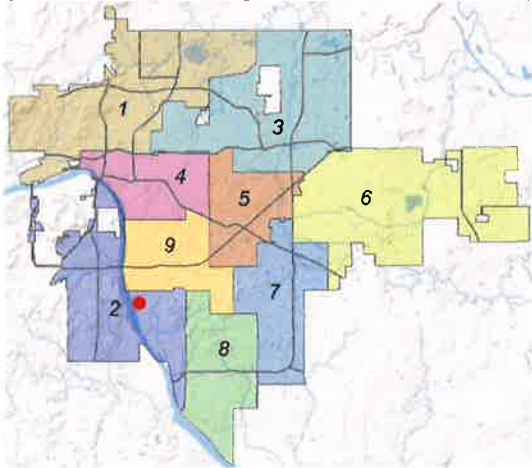
Nathan Foster

Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owner: 6533 S PEORIA LLC, Dan Mordhorst

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Commercial

Proposed Use: Mixed-Use

Concept summary: Rezoning to encourage future mixed-use development within Bus Rapid Transit corridor

Tract Size: 0.92 ± acres

Location: NE/c of S. Peoria Ave. & E. 66th Pl. S.

Zoning:

Existing Zoning: CS

Proposed Zoning: MX1-V-65

Comprehensive Plan:

Land Use Map: Main Street

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8306

CZM: 52

Atlas: 885

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

JP.1

SECTION I: Z-7417

DEVELOPMENT CONCEPT:

In anticipation of the Bus Rapid Transit (BRT) route implementation along Peoria Avenue, Tulsa City Council is seeking rezoning on key properties within the corridor to encourage mixed-use and transit-oriented development. In May of this year, the City initiated a land use study that resulted in zoning recommendations on property within ½ a mile of proposed “enhanced stations” along the BRT route. The subject property was included in that recommendation and the owner of that property has opted-in to a voluntary rezoning program initiated by the Tulsa City Council. No immediate development of the property is proposed.

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
- Map for bus rapid transit zoning initiative
- Applicant Exhibits:
 - None included

DETAILED STAFF RECOMMENDATION:

The zoning change requested is in conformance with both the City of Tulsa Comprehensive Plan and the Riverwood Neighborhood Plan. Additionally, it conforms to the recommendations included within the BRT Land Use Study. The change in zoning will not be injurious to surrounding property owners.

Staff recommends approval of Z-7417 to rezone property from CS to MX1-V-45.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX1-V-65 is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives and strategies of the Riverwood Neighborhood Small Area 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: South Peoria Avenue is designated a Secondary Arterial by the Tulsa Major Street and Highway Plan. In addition, the section of Peoria abutting the subject property is designated as a multi-modal corridor. Future improvements to the street system will include considerations for pedestrians, bicycles, public transit, and automobiles. The Bus Rapid Transit (BRT) route will run adjacent to the subject property once implemented.

Trail System Master Plan Considerations: None

Small Area Plan: Riverwood Neighborhood Plan

Staff has reviewed the proposed zoning change for conformance with the adopted *Riverwood Neighborhood Plan* and has determined it to be consistent with the goals and objectives of the plan. The small area plan recommends the redevelopment of commercial areas and a mixture of uses to ensure the creation of more walkable commercial corridors and a mixture of housing options that integrate with the commercial areas.

The small area plan supports the change in zoning mixed-use.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The property under application includes one commercial building with associated parking. The majority of the property is vacant and undeveloped.*

Environmental Considerations: None that would affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Peoria Avenue	Secondary Arterial – Multi-Modal	100’	2 lanes
East 66 th Place South	None	50’	2 lanes, residential

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-2	Main Street	Growth	Vacant
East	RS-2	Existing Neighborhood	Growth	Residential
South (Across E 66 th Pl. S)	CS/RS-2	Main Street	Growth	Commercial/Residential
West (Across Peoria)	CS	Mixed-Use Corridor	Growth	Commercial

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11828 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history.

Surrounding Property:

SA-1 September 2016: The Board of Adjustment **approved** a request for a Special Area Overlay on multiple properties along the Arkansas River extending from W. 11th St. S. to E. 121st St. S., to establish the River Design Overlay as a supplemental zoning, RDO-1, RDO-2, or RDO-3, to establish regulations governing form function, design and use for properties located within the boundaries of the River Design Overlay District. The regulations are generally intended to maintain and promote the Arkansas River corridor as a valuable asset to the city and region in terms of economic development and quality of life.

BOA-21311 August 2011: The Board of Adjustment **approved** a *variance* of the minimum frontage required in the CS District (Section 703) to permit a lot-split; and **approved** a *variance* to permit an additional structure to be erected in connection with a nonconforming use of land (Section 1401.B.3), on property located south of the southwest corner of East 64th Street South and South Peoria Avenue.

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BOA-19546 April 2003: The Board of Adjustment **approved** a *special exception* to allow Use Unit 13 in an OM zoned District as accessory uses to office use, on property located on the southeast corner of East 66th Place South and South Peoria Avenue.

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of screening requirement from the south and north back 50' in front and to allow alternative landscaping on the east for property located north of the subject property at 6501 South Peoria Avenue.

BOA-18763 June 2000: The Board of Adjustment **approved** a *special exception* to permit a mini-storage with a residence and office in a CS/RM-1/RM-2 zoned district to include a reduction of perimeter setbacks to 5' and to use perimeter buildings to meet screening requirements on property located north of the subject property in the 6400 block of S. Peoria Ave.

BOA-18589 December 1999: The Board of Adjustment **approved** a *variance* of maximum height for a fence in the required front yard from 4' to 6'6" with condition that fence is wrought-iron or other open-type fence with a hardship that a four-foot fence would not be a security fence on property located west of E 66th Pl. S. and S Peoria Ave.

BOA-17209 October 1995: The Board of Adjustment **denied** a *special exception* to permit a private law office to be located in the homeowners management office of a condominium complex – SECTION 401, on property located on the southeast corner of E. 66th Pl. S. and S. Peoria Ave.

Z-6571 November 1996: The Board of Adjustment **approved** a request for rezoning a tract of land from OM to CS on the west 200 ft. of tract and denial of the remainder, on property located on the northeast corner of E. 67th St. and S. Peoria Ave.

Z-6567 November 1996: The Board of Adjustment **denied** a request for rezoning a 1.7± acre tract of land from RS-2 to RM-2 and approval of RS-2 to RM-1 for on property located south of E. 64th St. S and S. Peoria Ave, which is north of the subject property.

BOA-15441 May 1990: The Board of Adjustment **approved** a *variance* of the minimum frontage requirement in the CS district to 139.2' to permit a lot split on property located north of the subject property at 6500 S. Peoria Ave.

BOA-15391 March 1990: The Board of Adjustment **approved** a *special exception* to permit construction of mini-storage warehouses, on property located north of E. 66th Place and S. Peoria Avenue.

BOA-15382 February 1990: The Board of Adjustment **approved** a *special exception* to permit an automobile body shop in a CS zoned district on property located north of the northwest corner of E. 66th Place South and S. Peoria Avenue. (This property has a pending case: Z-7423)

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Z-6215 January 1989: The Board of Adjustment **approved** a rezoning of a .7± acre tract of land from RM-2 to CS and OL on property located east of the southeast corner of W. 67th St. and S. Peoria Ave.

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Peoria Ave. All concurred in approval of the PUD standards to allow for the requested uses, which included a mini storage with caretaker's quarters.

Z-5994 October 1984: The Board of Adjustment **approved** a request for rezoning a .5± acre tract of land from RS-2 to CS on property located south of the subject property at the southeast corner of S. Peoria Ave. and E. 66th Place S.

BOA-12469 February 1983: The Board of Adjustment **approved** a *special exception* to permit a car wash in a CS District (Section 710 – Principal Uses Permitted in the Commercial Districts), on property located on the northwest corner of East 66th Place South and South Peoria Avenue, directly west of the subject property.

PUD-341 October 1983: The Board of Adjustment **approved** a proposed Planned Unit Development on a 5.98± acre tract of land for multi-family uses, on property located on the southwest corner of E. 66th PL. S. and S. Peoria Ave.

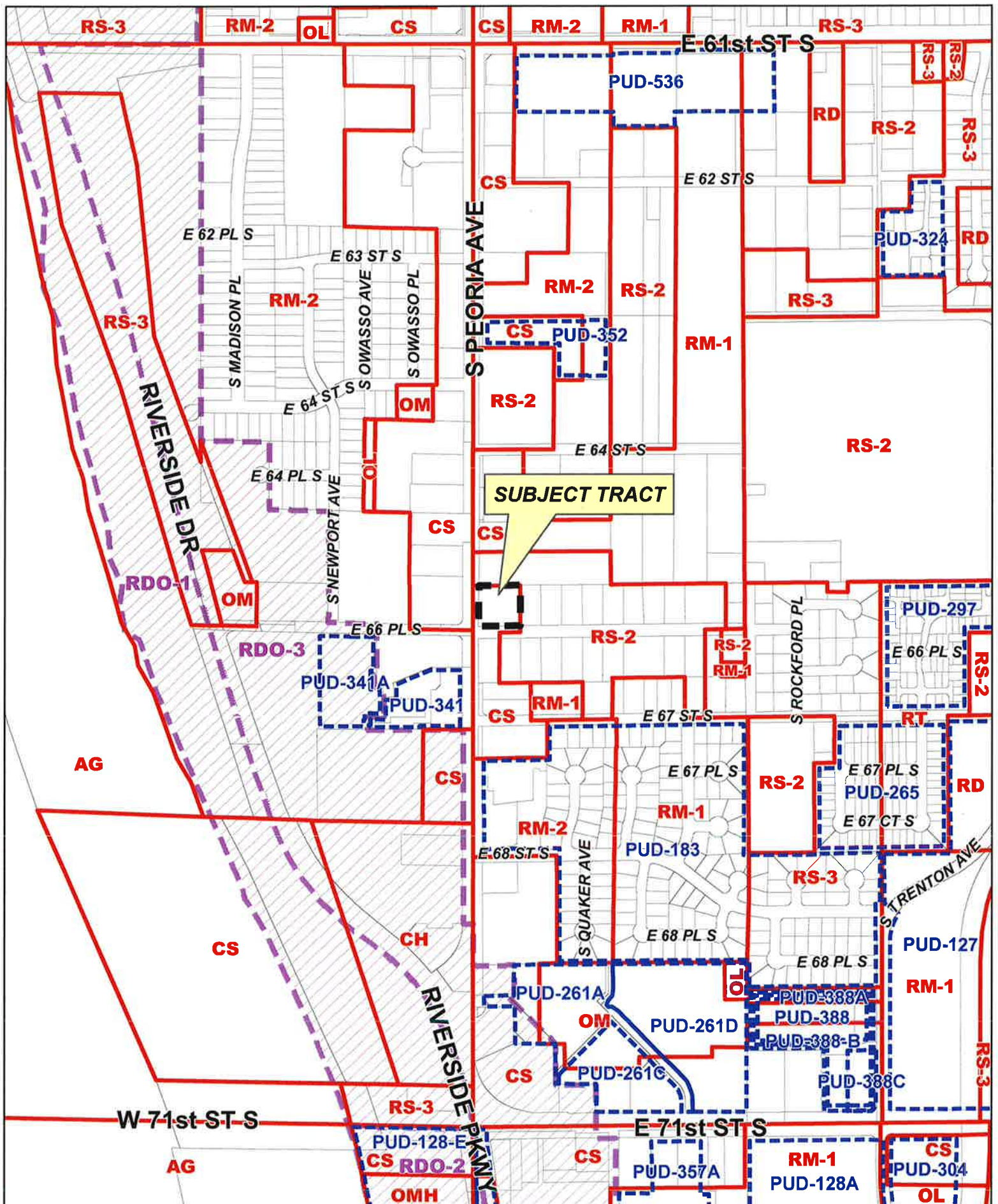
BOA-11825 March 1982: The Board of Adjustment **approved** a *special exception* to allow a multifamily complex in a CS zoned district; a *variance* of the number of dwelling units to 224; and a *variance* of the building height to 36' on property south and west of the subject property.

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PUD-183 January 1976: All concurred in **approval** of a proposed Planned Unit Development on a 40± acre tract of land for townhouses, patio homes and garden apartments and accessory uses, on property located on the northeast corner of W. 68th St. and S. Peoria Ave.

Z-3232 August 1968: The Board of Adjustment **approved** a request for rezoning a 41± acre tract of land from U-2B to RM-2 and a 2.36± acre tract of land from U-3D to CS on the subject property located north of the northwest corner of East 66th Place South and South Peoria Avenue. (This property has a pending case: Z-7418.)

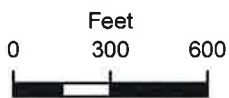
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SUBJECT TRACT

Z-7417

18-13 06





0 300 600
Feet



Subject
Tract

Z-7417

18-13 06

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

Aerial Photo Date: February 2016



21.8



S PEORIA AVE

E 66th PL

0 50 100
Feet



**Subject
Tract**

Z-7417

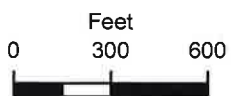
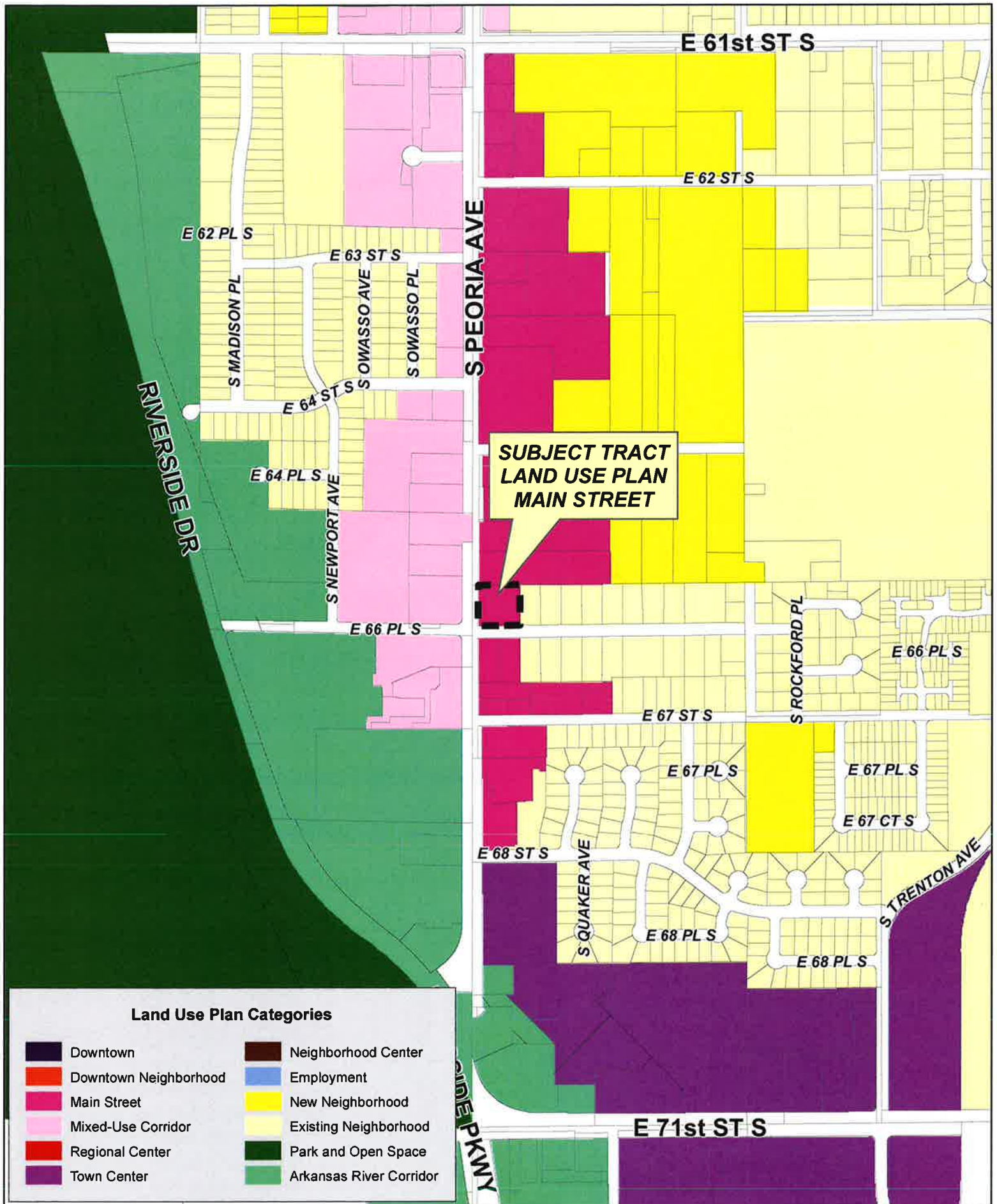
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*Note: Graphic overlays may not precisely
align with physical features on the ground.*

Aerial Photo Date: February 2016



21.9





Z-7417

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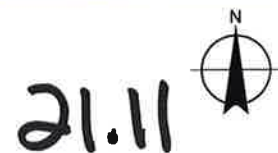
Growth and Stability

-  Area of Growth
-  Area of Stability



Z-7417

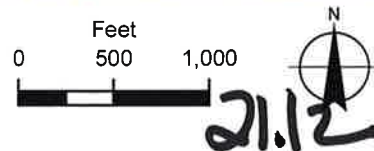
18-13 06





Aerial Photo Date: February 2016

	Feet
0	500 1,000





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7418

Hearing Date: November 15, 2017

Case Report Prepared by:

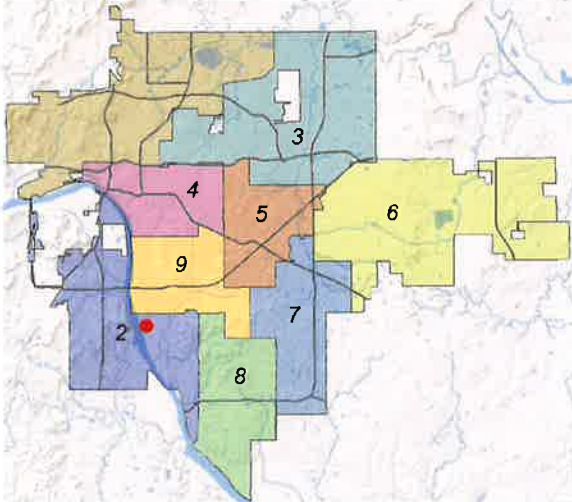
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owner: MORDHORST, SUZANNE
TRUST

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: commercial

Proposed Use: mixed-use

Concept summary: Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system along Peoria Avenue.

Tract Size: 0.9 ± acres

Location: N of the NW/c of S. Peoria Ave. &
E. 66th Pl. S.

Zoning:

Existing Zoning: CS

Proposed Zoning: MX1-V-65

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8201

CZM: 51

Atlas: 885

City Council District: 2

Councilor Name: Jeanie Cue

County Commission District: 2

Commissioner Name: Karen Keith

22.1

SECTION I: Z-7418

DEVELOPMENT CONCEPT: This request for rezoning is responsive to a City Council initiative to encourage mixed use development along the proposed bus rapid transit system route. The site is currently zoned and currently does not have any height restriction. The rezoning request will limit maximum height to 65 feet which is consistent with the abutting multi story residential building west of the site.

In May of this year, the City initiated a land use study that resulted in zoning recommendations on property within ½ a mile of proposed “enhanced stations” along the bus rapid transit route. The subject property was included in that recommendation and the owner of that property has opted-in to a voluntary rezoning program initiated by the Tulsa City Council. No immediate development of the property is proposed.

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
- Map for bus rapid transit zoning initiative
- Applicant Exhibits:
 - None Included

DETAILED STAFF RECOMMENDATION:

Case Z-7418 request MX1-V-65 is consistent with the expected development pattern in the area and,

MX1-V-65 is not injurious to the surrounding property owners and,

The bus rapid transit study recommended MX1-V without a height recommendation on this site. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX1-V-65 is consistent with the Mixed-Use Corridor land use vision in the Tulsa Comprehensive Plan therefore

Staff recommends Approval of Z-7418 to rezone property from CS to MX1-V-65.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX1-V-65 is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives and strategies of the Riverwood Neighborhood Small Area Plan.

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 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 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 affect site development however the river trail system is less than ½ mile from this site. Pedestrian and bicycle connectivity should be an important concept with any new redevelopment opportunity.

Small Area Plan:

Riverwood Neighborhood Small Area Plan (Completed in 2008).

Phase One infrastructure recommendations included Transit Connections and shelters specifically for Inhofe Plaza which is directly west of this site.

The Riverwood Community identified the viability of retail and land uses along South Peoria corridor as a key element of the community plan. These activities contribute to greater livability and convenience within the neighborhood and can convey a neighborhood identity to visitors as well as residents from other areas of the City. Rezoning considerations should consider a walkability community especially for frequent users that may be elderly or physically challenged.

The primary goal identified in this small area plan:

Provide diversified, convenient, concentrated, and efficient commercial activities. This will add to the quality of area as a self-sufficient unit of the total urban pattern.

Objectives include:

1. Locate commercial facilities where compatible commercial uses can support one another and where community services and facilities are capable of supporting commercial activities.
2. Provide a reasonable ratio of commercial activities in relation to the population residing within the area.

Strategies for redevelopment included in the small area plan include:

1. Add continuous sidewalks on both sides of the street
2. Redesign the fronts of large parking lots and build small closely spaced or attached storefronts with courtyard parking behind
3. Encourage a mix of housing within walking distance of commercial areas
4. Encourage site store entrances near street fronts and parking lots to the rear of buildings so transit riders and cyclist have easy access to the store areas.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is a small retail single story building on a nearly flat lot. See snippet below:*

Street View from southeast looking northwest:

22.4



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>
South Peoria Avenue	Secondary Arterial / multi modal corridor	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Mixed Use Corridor	Growth	Outdoor storage of RV-s, campers, boats etc
East	RS-2 and CS	Mixed Use Corridor	Growth	Ministorage
South	CS	Mixed Use Corridor	Growth	Car Wash
West	RM-2	Mixed Use Corridor	Growth	Inhofe apartments

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11829 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-3232 August 1968: The Board of Adjustment **approved** a request for rezoning a 41± acre tract of land from U-2B to RM-2 and a 2.36± acre tract of land from U-3D to CS on the subject property located north of the northwest corner of East 66th Place South and South Peoria Avenue.

20.5

REVISED 11/7/2017

Surrounding Property:

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REVISED 11/7/2017





0 300 600
Feet



Subject
Tract

Z-7418

18-12 01

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

Aerial Photo Date: February 2016

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S PEORIA AVE

E 66th PL S



Subject
Tract

Z-7418

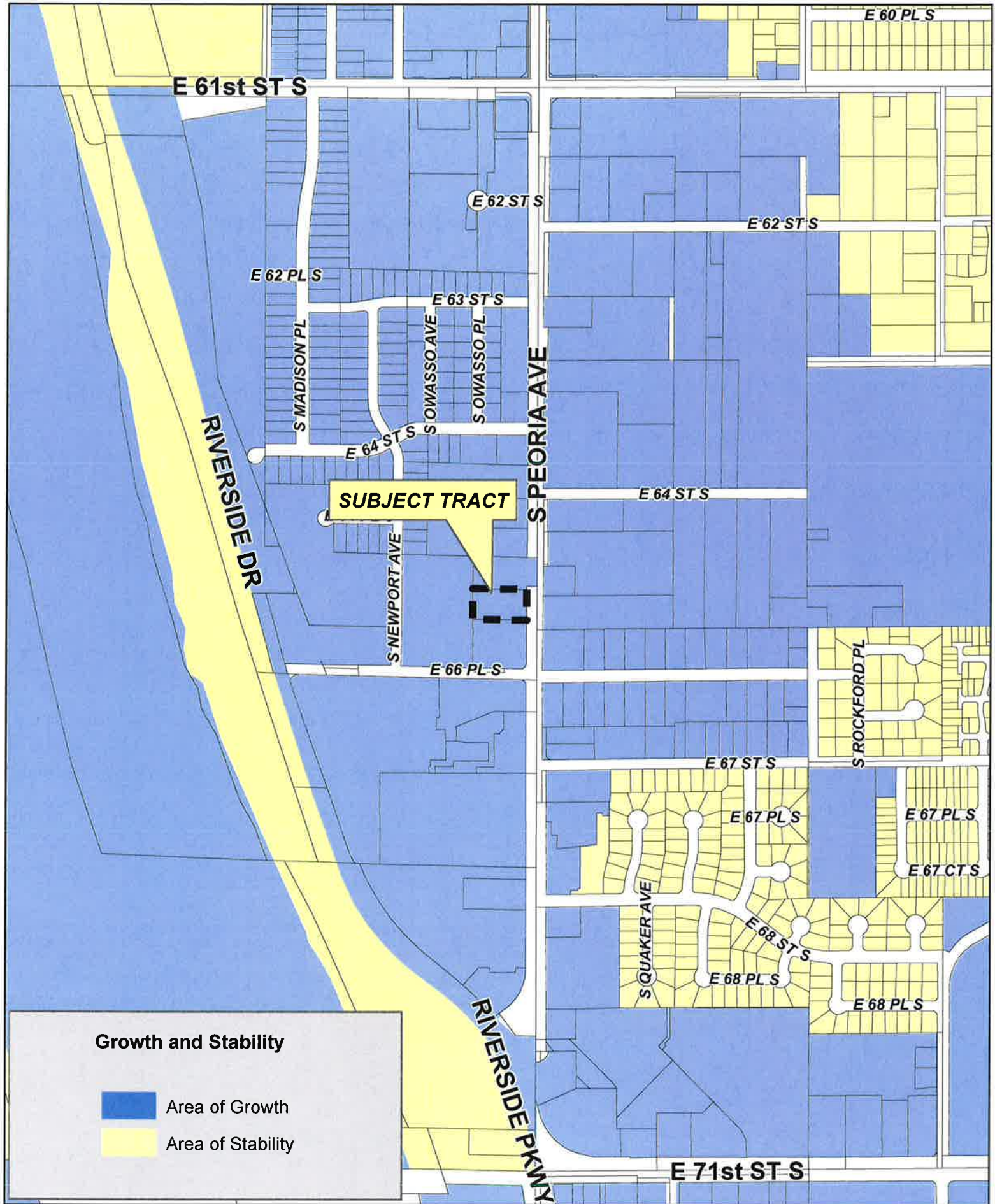
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Aerial Photo Date: February 2016

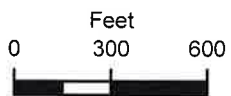
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Growth and Stability

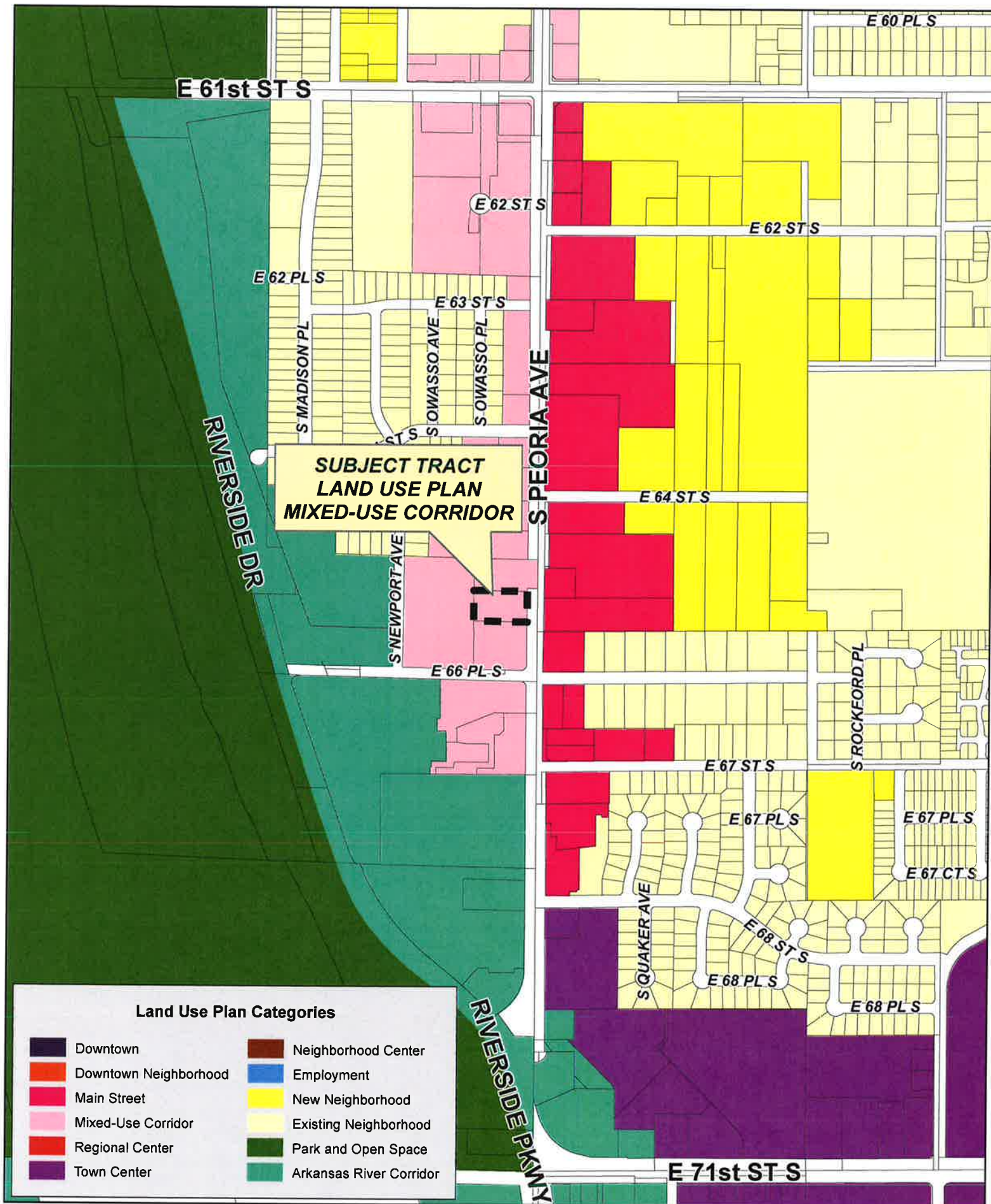
- Area of Growth
- Area of Stability



Z-7418

18-12 01

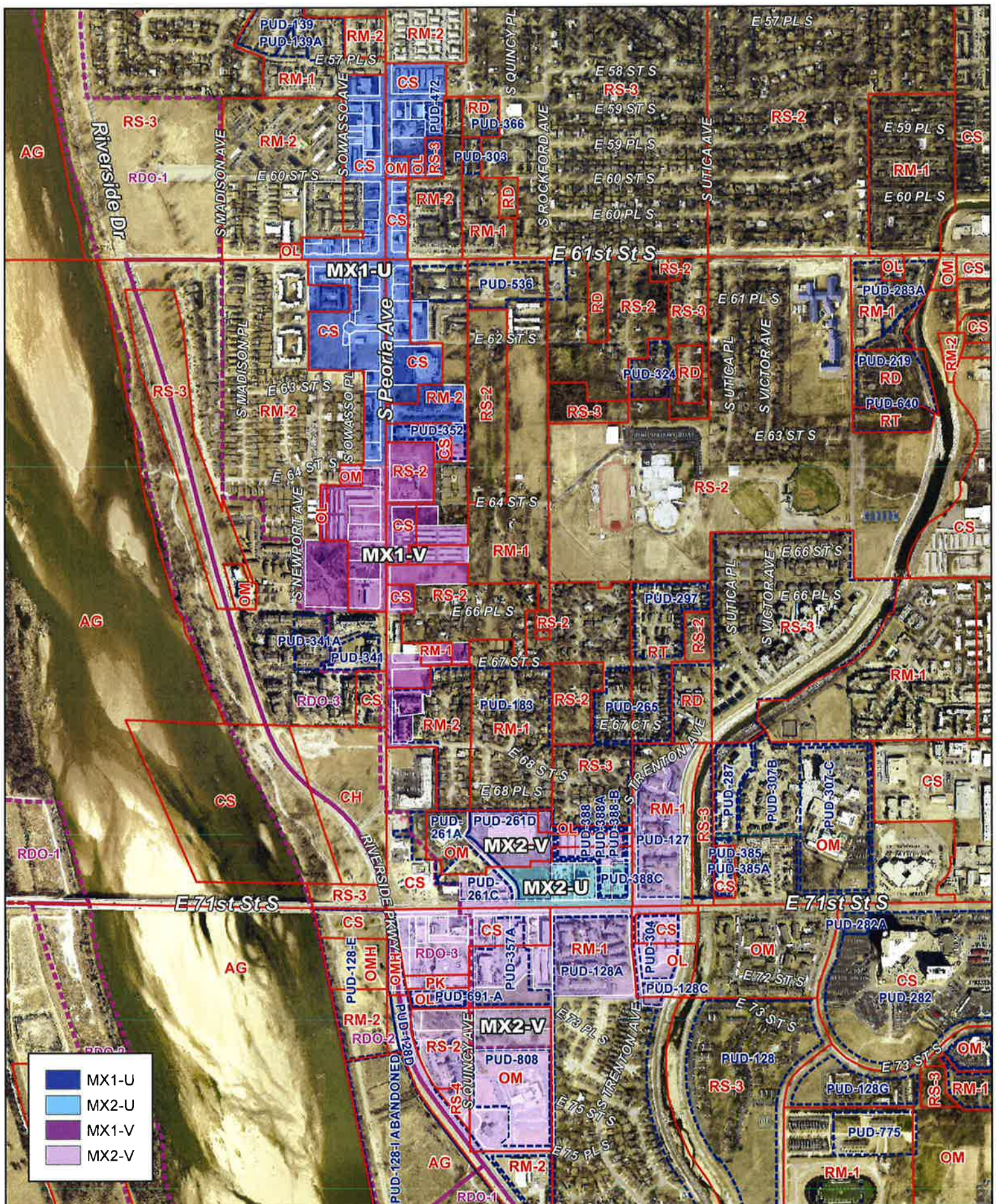




Z-7418

18-12 01





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

Aerial Photo Date: February 2016

61st & 71st Streets

22.14





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7419

Hearing Date: November 15, 2017

Case Report Prepared by:

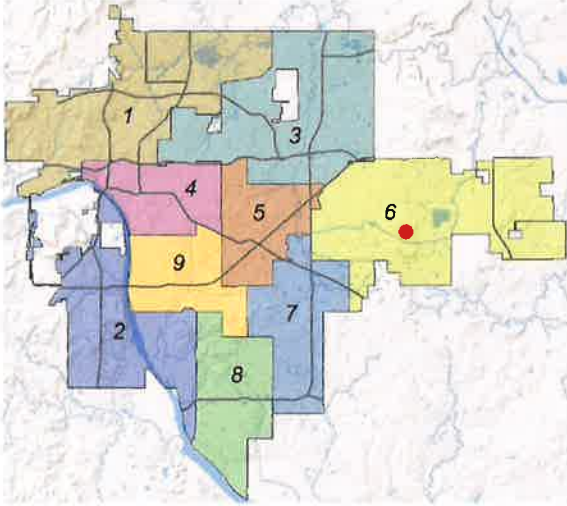
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: KKT Architects, Inc.

Property Owner: ANDREWS, JEREMY

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Subdivision

Concept summary: Rezoning to support construction of a residential subdivision for detached homes.

Tract Size: 47.41 \pm acres

Location: E of the NE/c of E. 31st St. S. & S. 161st E. Ave. (unpaved right of way)

Access is from East 31st Street South at S. 171st East Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-1

Comprehensive Plan:

Land Use Map: New Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9414

CZM: 40

Atlas: 0

City Council District: 6

Councilor Name: Connie Dodson

County Commission District: 1

Commissioner Name: John Smaligo

SECTION I: Z-7419

DEVELOPMENT CONCEPT:

The proposed use for his project is a residential subdivision for detached homes.

EXHIBITS:

INCOG Case map
INCOG Aerial Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
Property boundary exhibit

DETAILED STAFF RECOMMENDATION:

Z-7419 request RS-1 zoning which is consistent with the expected development pattern in the area and,

RS-1 zoning is non-injurious to the proximate properties and,

RS-1 zoning is consistent with the New Neighborhood Vision of the Tulsa Comprehensive Plan therefore,

Staff recommends Approval of Z-7419 to rezone property from AG to RS-1.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-1 zoning is consistent with the expected long term development of the area.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes, but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity, and shall be paired with an existing or New Neighborhood or Town Center.

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.

23.2

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: The major street and highway plan recognizes East 31st as a secondary arterial street. Currently East 31st is a gravel road and will be improved to a minimum standard required by the City of Tulsa Engineering department. Staff supports any engineering requirement to pave East 31st Street from the East boundary of the site to 171st East Avenue to minimize dust on the abutting properties.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site and all surrounding properties is either undeveloped or has a detached home on a large parcel. The arterial streets on East 31st and South 161st are either gravel or non-improved statutory right of way.

Environmental Considerations: None that would affect site development however some consideration will need to be given to limestone that is obvious on surrounding properties.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 31 st Street South	Secondary Arterial	100 feet	Narrow gravel

Utilities:

The subject tract has City of Tulsa water service available. Wastewater service is not available. The lots will be large enough to support Oklahoma Department of Environmental Quality standards for individual treatment and a dry sanitary sewer system will be required anticipating connections to future development in the area.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	New Neighborhood	Growth	Undeveloped
East	AG	New Neighborhood	Growth	Single detached home on large parcel
South	AG	New Neighborhood	Growth	Undeveloped
West	AG	New Neighborhood	Growth	City of Tulsa water tank

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970, established zoning for the subject property.

Subject Property:

Z-6482 March 1995: All concurred in approval of a request for rezoning a 40+ acre tract of land from RM-1/RS-3 to AG for Experimentation/ Testing Seismic Recording Systems, on property located on the subject property.

BOA-16956 March 1995: The Board of Adjustment **approved** a *special exception* to permit experimentation and testing of RF Telemetry Digital Seismic Recording Systems for 5 years only – SECTION 301. PRINCIPAL USES PERMITTED IN THE AGRICULTURE DISTRICTS – Use Unit 24; subject to City Council approval of AG zoning on the RM-1 zoned portion; subject to days and hours of operation being Monday through Friday, 8 a.m. to 6 p.m.; subject to a maximum dynamite charge of one-quarter pound, being detonated no more than once per hour; subject to the test site being 300' or more from abutting boundary lines, on the subject property.

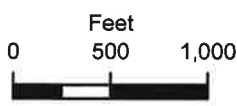
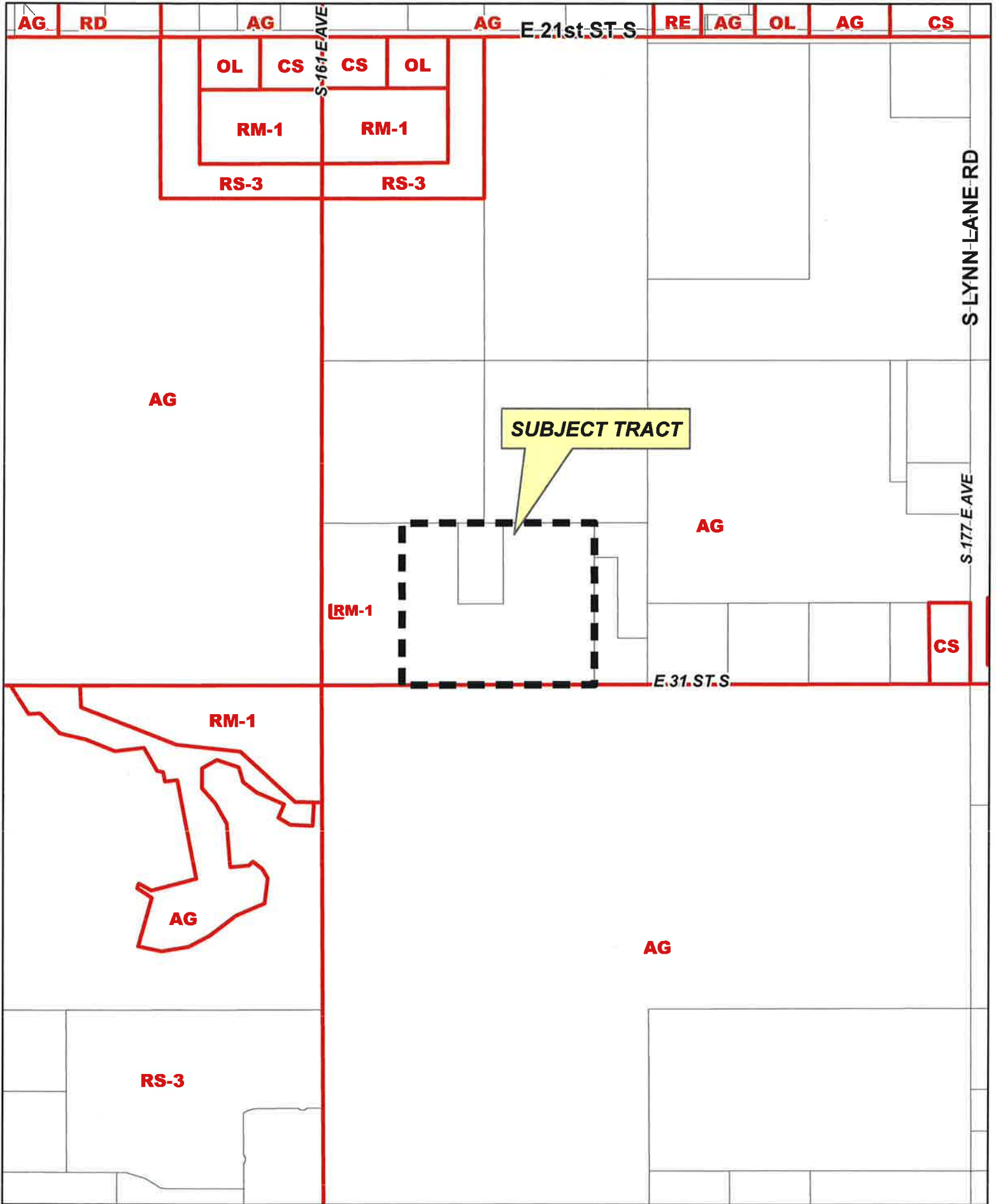
Surrounding Property:

BOA-13626 June 1985: The Board of Adjustment **approved** a *special exception* to permit a mobile home in an AG zoned district, on property located west of the northwest corner of East 31st Street South and South 177th East Avenue.

11/15/2017 1:30 PM

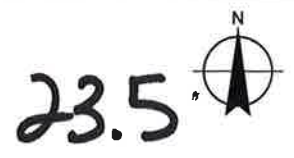
23.4

REVISED 11/8/2017



Z-7419

19-14 14





E 21st ST S

S 161st AVE

S LYNN LANE RD

S 177th AVE

E 31st ST S

0 500 1,000
Feet



Subject
Tract

Z-7419

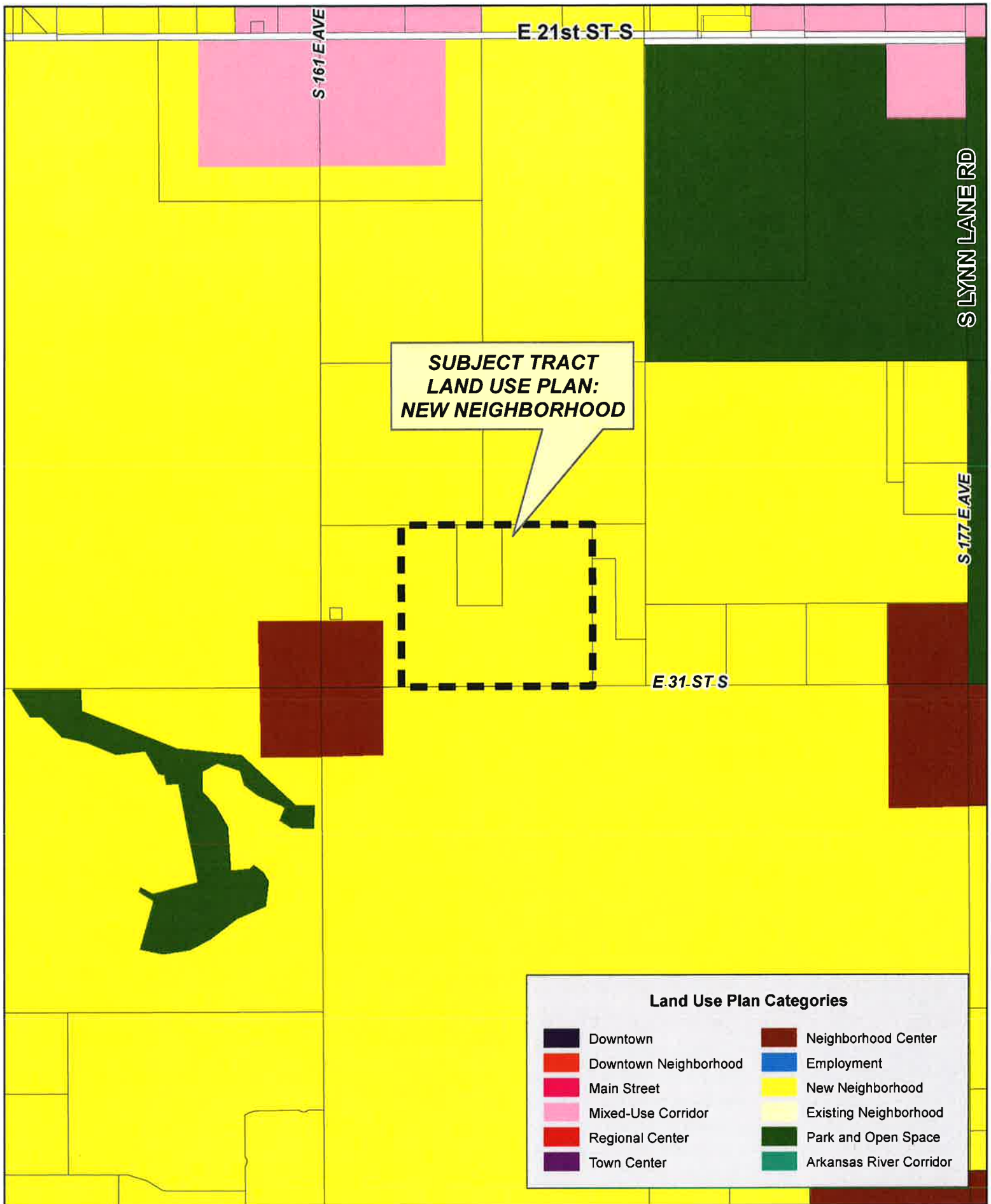
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2016



236



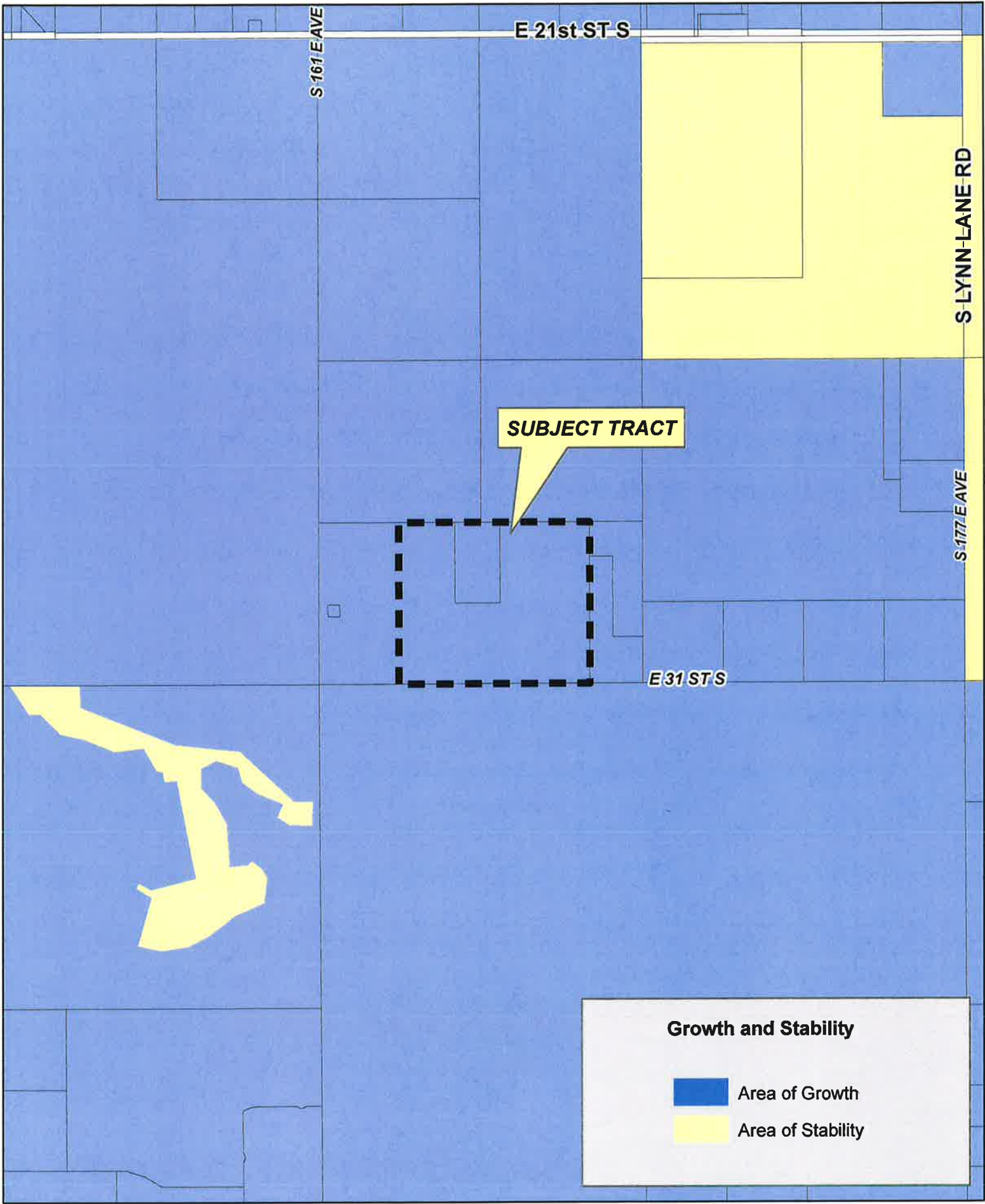
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Z-7419

19-14 14


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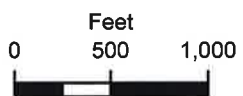




SUBJECT TRACT

Growth and Stability

-  Area of Growth
-  Area of Stability



Z-7419

19-14 14



23.9



ARCHITECTURE \ INTERIORS \ ENGINEERING

KKT ARCHITECTS, INC.
2200 SOUTH UNICA PLACE SUITE 200
TULSA, OKLAHOMA 74114
[P] 918.744.4270 \ [F] 918.744.7849
WWW.KKTARCHITECTS.COM

CERTIFICATE OF AUTHORIZATION
NO. CA 5305 EXP. 06/30/2019



ALL CONSTRUCTION TO BE IN STRICT
ACCORDANCE WITH CURRENT CITY OF TULSA
ORDINANCES INCLUDING
O.D. 1. 2007 EDITION

**JEREMY
ANDREWS**

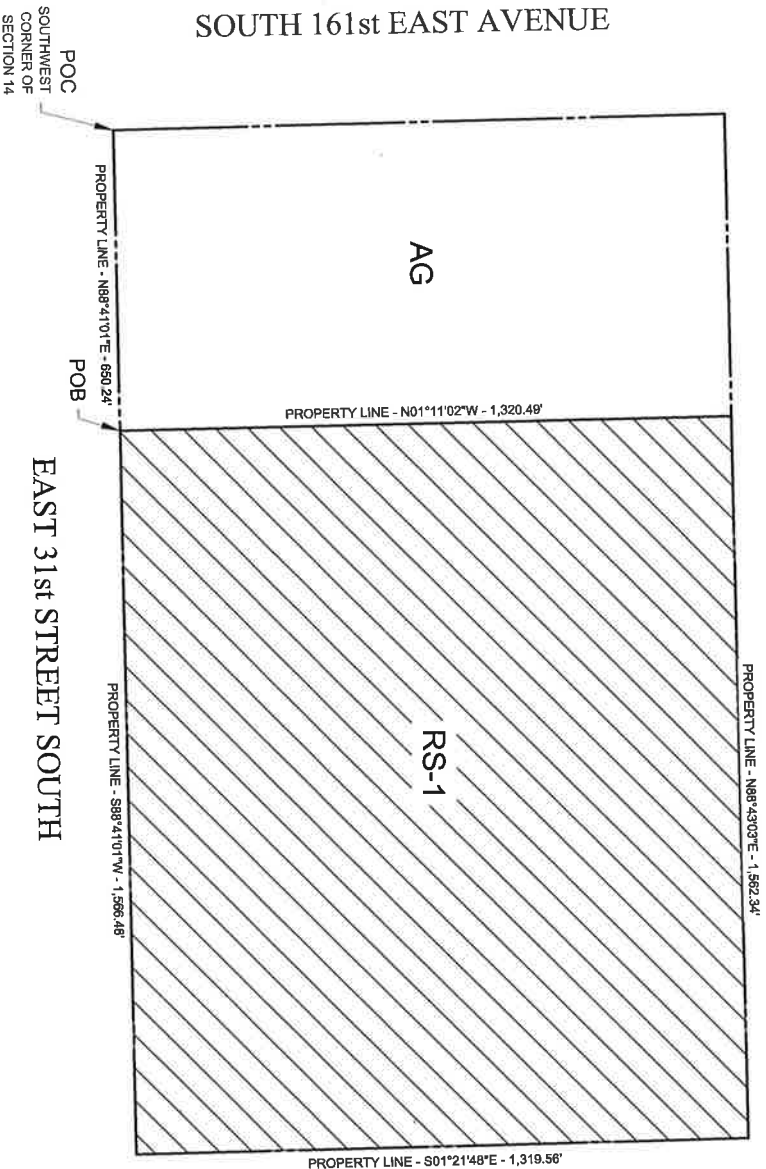
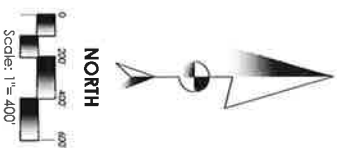
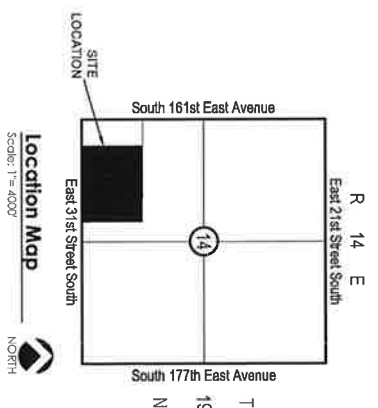
TULSA, OK
74134



HORI SCALE 1"=400'
VERT SCALE
ATLAS PAGE NO. ANW
MANAGER LIA
DRAWN BY
DATE 9/22/2017

REZONING

EXHIBIT A





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7421

Hearing Date: November 15, 2017

Case Report Prepared by:

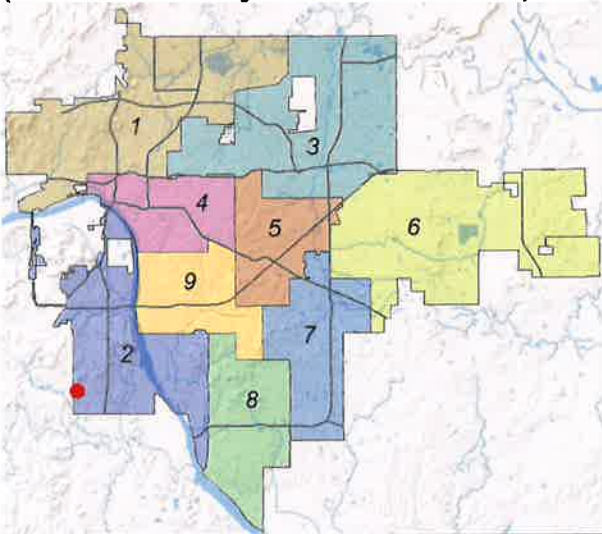
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Wallace Engineering / Jamelle Moore

Property Owner: Copper Creek LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: vacant

Proposed Use: residential

Concept summary: Rezoning request for single family residential development

Tract Size: 15 ± acres

Location: E of SE/c of S. 33rd W. Ave. &
W. 81st St. S.

Zoning:

Existing Zoning: AG

Proposed Zoning: RS-3

Comprehensive Plan:

Small Area Plan: West Highlands Small Area Plan

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends denial of RS-3 zoning and approval for RS-1 zoning.

Staff Data:

TRS: 8215

CZM: 51

Atlas: 0

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

24.1

SECTION I: Z-7421

DEVELOPMENT CONCEPT: The applicant has requested a rezoning request to support a proposed single family residential development.

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:
 - Preliminary plat
 - Offsite sanitary sewer extension concept

DETAILED STAFF RECOMMENDATION:

Z-7421 request RS-3 zoning for a single family residential development. Single family residential uses in this location are consistent with the Existing Neighborhood land use designation and,

RS-3 zoning may not be consistent the vision for an Area of Stability as outlined in the Tulsa Comprehensive Plan. The requested RS-3 zoning does not protect the neighborhood character as expected in those areas when viewed in context with the small area plan and,

RS-3 zoning allows a lot density that may not be consistent with the existing land use pattern in the area even though the proximate properties north and west of the site were previously zoned RS-3 and,

Single family residential uses are consistent with the land use vision of the West Highlands Small Area Plan however the density allowed by RS-3 zoning is contradictory to the rural residential uses supported by the plan therefore,

Staff recommends denial of Z-7421 to rezone property from AG to RS-3.

In absence of the “rural residential” zoning category recommended in the small area plan staff recommends approval for RS-1 zoning.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Within the West Highlands Small Area plan a development concept illustrates a single family residential development with a variety of lot sizes, greenspace wildlife corridor for local fauna and a perimeter greenspace buffer that summarize the goals for a context sensitive neighborhood. The zoning requested allows that concept but those concepts are not required except where by potential floodplain development standards. Without using an optional development plan or recommending a larger lot zoning designation staff does not have any regulatory method to support the visioning concepts illustrated in the plan. Many of the recommendations outlined in the Small Area Plan have not been implemented.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

24.2

REVISED 11/8/2017

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

Areas of Stability and Growth designation: Area of Stability

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

Transportation Vision:

Major Street and Highway Plan: None that would affect site development

Trail System Master Plan Considerations: None that affect site development

Small Area Plan: West Highlands Small Area Plan (Completed 2014)

The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have not implemented those concepts.

Special District Considerations: None except those design considerations recommended in the West Highlands Small Area Plan

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site abuts property on the south side of the site that does not have a public connection to any public street. The preliminary plat will require stub street construction to the south and to the east anticipating future development. Street connectivity is an important consideration in the West Highlands Small Area Plan and in the Tulsa Comprehensive Plan.

The density illustrated on the conceptual plan cannot be supported without a public sewer system. At this time, the applicant has not provided information on off-site waste water disposal or treatment options however we are in communication.

Environmental Considerations: The southwest corner of the site is included in the City of Tulsa regulatory floodplain. Development of that portion of the tract will require adequate engineering analysis during the design process to meet or exceed City standards for development in the floodplain.

Streets:

Exist. Access	MSHP Design	MSHP RW	Exist. # Lanes
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24.3

REVISED 11/8/2017

West 81 st Street South	Secondary Arterial	100 feet	2
------------------------------------	--------------------	----------	---

Utilities:

The subject tract has municipal water available. Sanitary sewer extension will be required to serve this site from approximately ½ mile south of the south boundary of the site.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RS-3	Existing Neighborhood	Stability	Large lot single family homes
East	AG	Existing Neighborhood	Stability	One single family home
South	AG	Existing Neighborhood	Stability	Undeveloped
West	RS-3	Existing Neighborhood	Stability	Single family homes

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-11166 September 1980: The Board of Adjustment **approved** a *special exception* to permit the location of a mobile home in an AG District for a period of 10-years, or until such time as the dairy ceases to operate, whichever comes first (Section 310 – Principal Uses Permitted in the Agriculture District – Section 1209 – Mobile homes) on the subject property.

Surrounding Property:

BOA-21242 March 2011: The Board of Adjustment **approved** the *variance* of the maximum permitted size of a detached accessory building in the RS-3 district (Section 402.B.1.d) from 1,235 Sq. ft. finding that the proposed structure is to replace what was destroyed by a tornado last year, and the tract is 2.51 acres in size on property located south of the southeast corner of South 33rd West Avenue and West 81st Street South and abutting the subject property.

BOA-20256 April 1997: The Board of Adjustment **approved** a *variance* of the maximum size of an accessory building in an RS-3 District; and a *variance* of the maximum height of the top plate for an accessory building from 10 feet to 12 feet, finding that by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, specifically the large lot size in the RS-3 zoned area; contingent on there being no commercial activities, no living quarters and removal of the existing building, and total square footage of 1,500 for accessory buildings, on property located on the northeast corner of West 81st Street South and South 28th West Avenue.

BOA-17934 February 1998: The Board of Adjustment **denied** a *variance* to all 2 dwelling units on one lot of record; Section 207. One single-family dwelling per lot of record-Use Unit 9 a special exception to allow a manufactured home in an RS-3 zoned district (Section 401). Principal uses permitted in residential districts – Use Unit 9 and a variance of the one year time limit to allow the

24.4

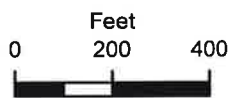
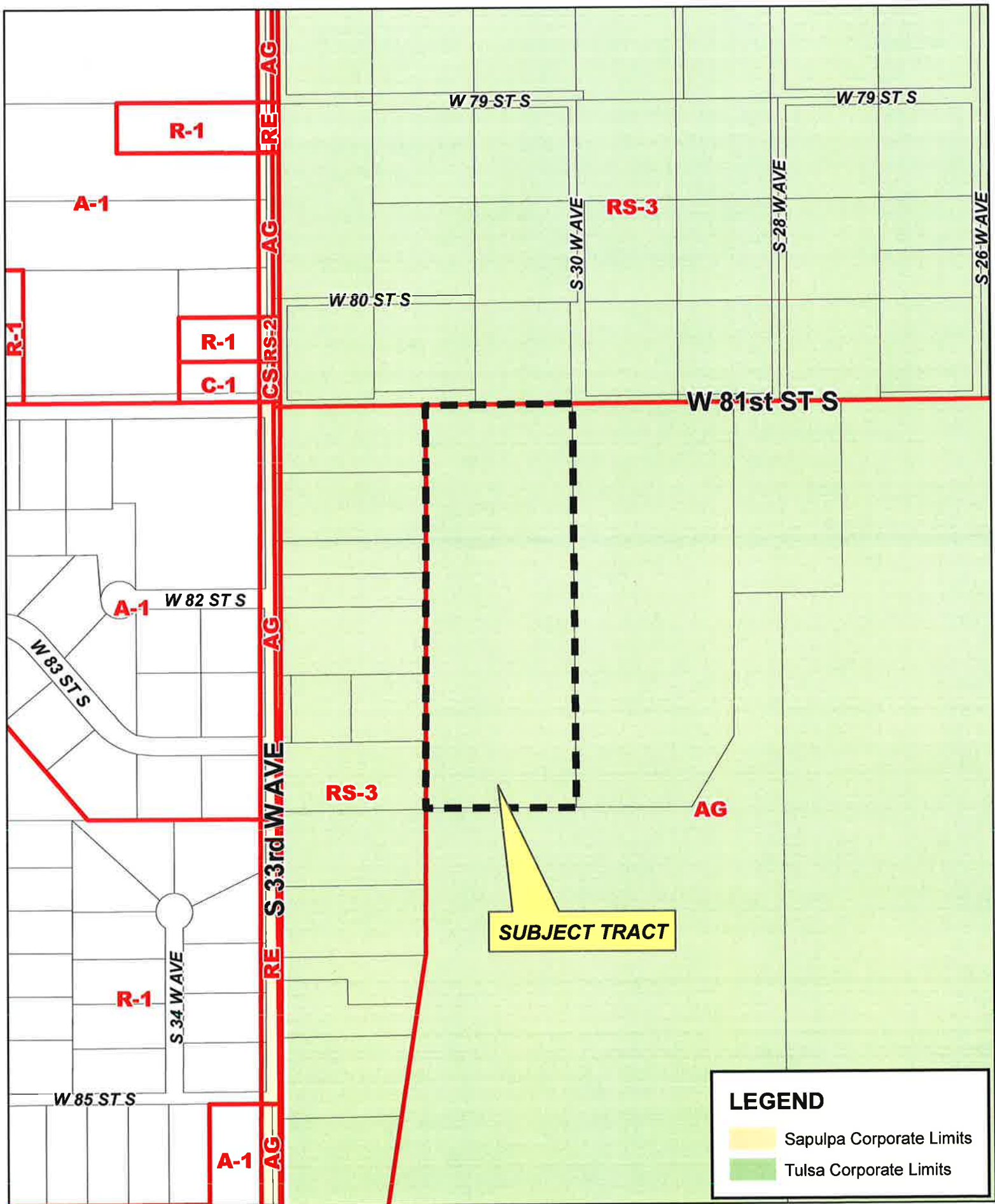
manufactured home permanently Section 404.E. Special exception uses in residential districts, requirements noting that not hardship was presented on property located east of the northeast corner of South 33rd West Avenue and West 81st Street South.

BOA-15954 February 1992: The Board of Adjustment **denied** a *special exception* to permit a community group home in an RS-3 zoned district – Section 401. Principal uses permitted in the residential districts – Use Unit 5; finding that the proposed use would be detrimental to the neighborhood, and would violate the spirit and intent of the code, on property located east of the corner of South 33rd West Avenue and West 81st Street South.

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24.5

REVISED 11/8/2017



Z-7421

18-12 15

24.6





0 200 400
Feet



Subject
Tract

Z-7421

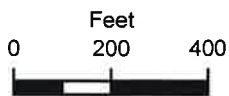
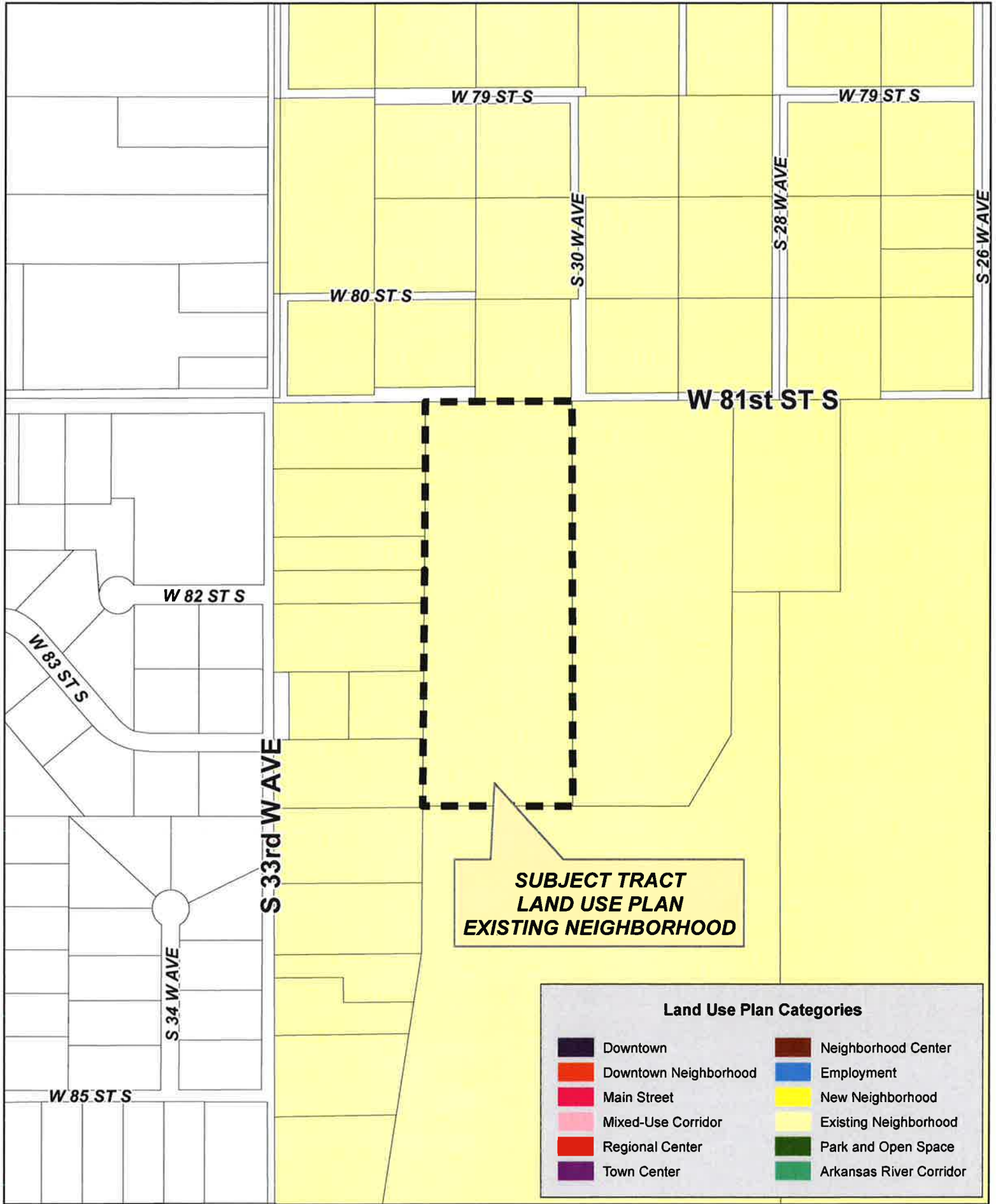
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Note: Graphic overlays may not precisely
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Aerial Photo Date: February 2016

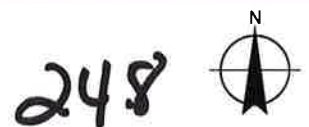
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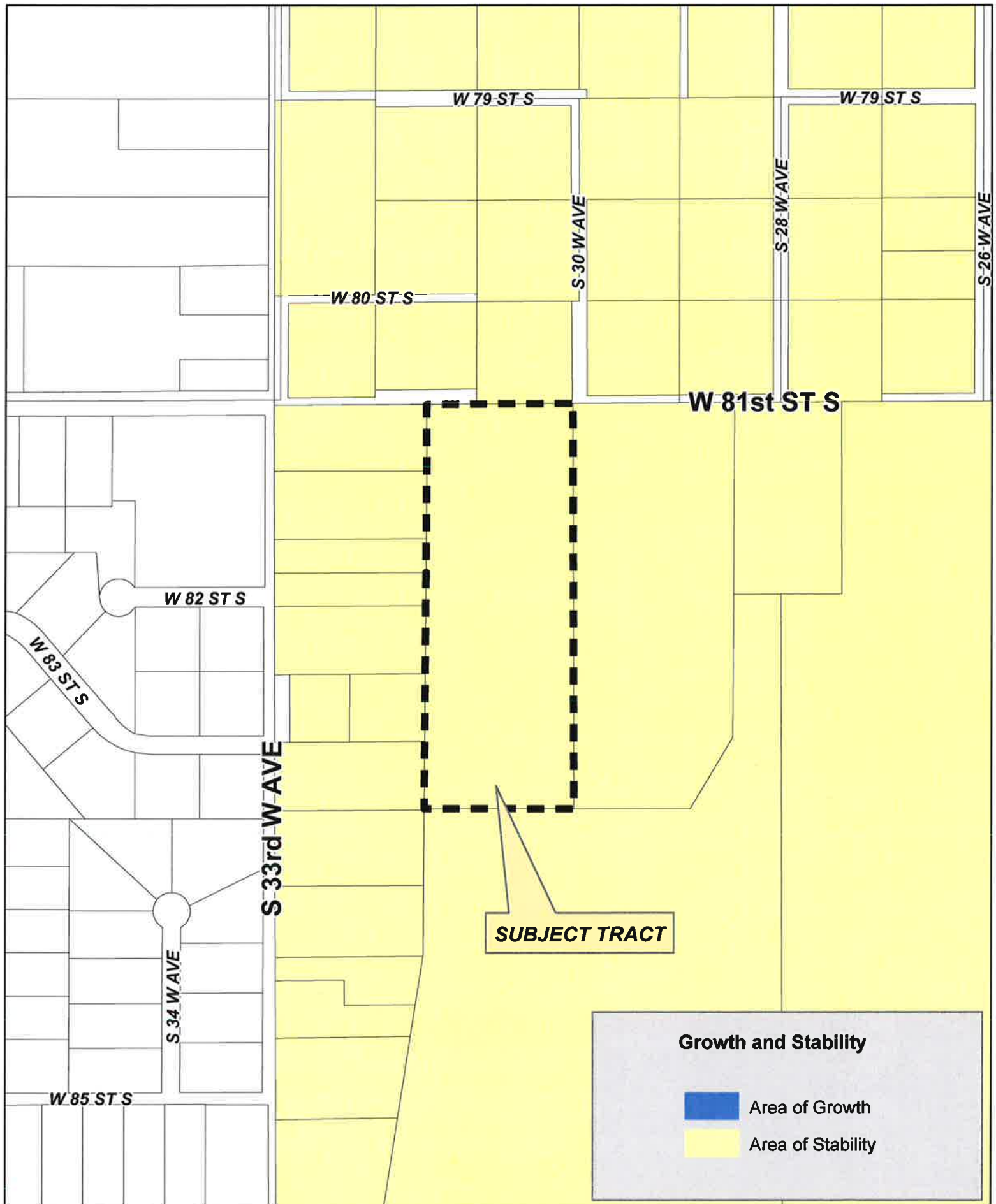




Z-7421

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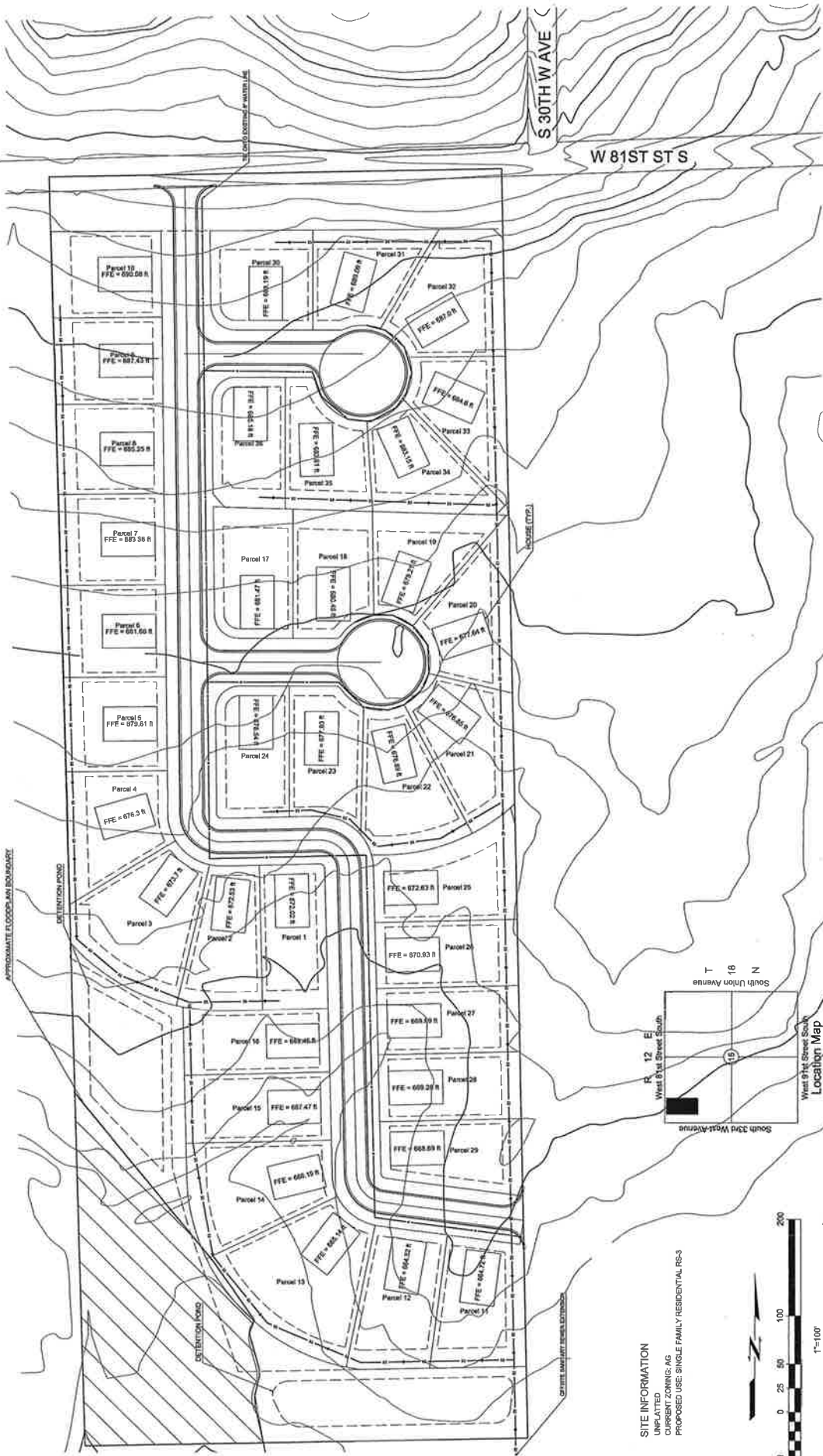


Z-7421

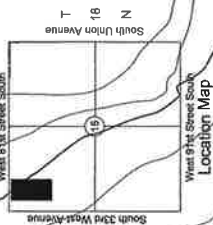
18-12 15

24.9





SITE INFORMATION
UNPLATTED
CURRENT ZONING: AG
PROPOSED USE: SINGLE FAMILY RESIDENTIAL RS-3



CAUTION
THE CONTRACTOR IS RESPONSIBLY CAUTIONED
THE LOCATION AND ELEVATION OF EXISTING
UTILITIES SHOWN ON THIS PLAN ARE BASED ON
ON RECORDS OF THE VARIOUS UTILITY COMPANIES
AND MEASUREMENTS TAKEN IN THE FIELD.
BEFORE EXCAVATION, THE CONTRACTOR SHALL
VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES
AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO
REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

REV	DESCRIPTION	DATE



COPPER CREEK SUBDIVISION
SITE PLAN

PROJECT NO 174017 SHEET # C1.0



Engineering Atlas Map

Storm, Sewer and Water



0.2mi

-95.977 36.056 Degrees

24.11



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7422

Hearing Date: November 15, 2017

Case Report Prepared by:

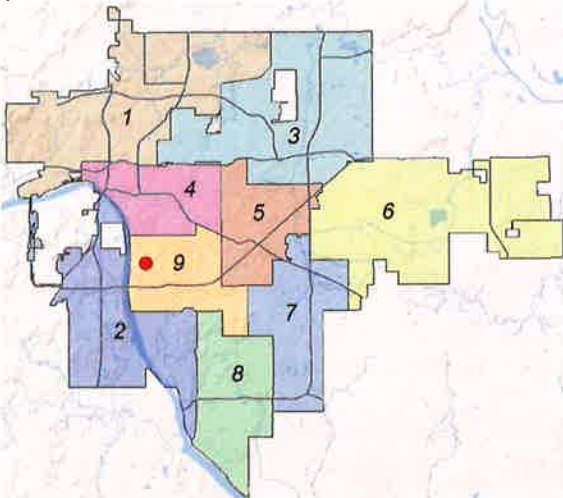
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council

Property Owner: NORDIC CORPORATION

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: mixed

Proposed Use: mixed-use

Concept summary: Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system along Peoria Avenue.

Tract Size: 2.72 ± acres

Location: South of the southeast corner of E. 41 St.
S. & S. Peoria Ave.

Zoning:

Existing Zoning: RM-1, RM-2, CH, PUD-744,
PUD-744-A, RS-3

Proposed Zoning: MX3-U-U

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9330

CZM: 47

Atlas: 315

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 2

Commissioner Name: Karen Keith

25.1

SECTION I: Z-7422

DEVELOPMENT CONCEPT: This request for rezoning is responsive to a City Council initiative to encourage mixed-use development along the proposed bus rapid transit system route. The current zoning on the site is CH, RM-1, RM-2 and PUD/RS-3. The site does not have any height restriction within the CH district abutting South Peoria. The PUD will also be abandoned as part of a separate action and is currently planned for a December 6th TMAPC meeting.

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
- Bus rapid transit mixed use zoning initiative map
- Applicant Exhibits:
 - None Included

DETAILED STAFF RECOMMENDATION:

Case Z-7422 request MX3-U-U is consistent with the expected development pattern in the area and, MX3-U-U is not injurious to the surrounding property owners and,

The MX3 requested is considered more of a Regional Mixed-Use district intended to accommodate larger scale development and supports the anticipated uses in this area location along South Peoria. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX3-U-U is consistent with the Brookside Infill Plan and,

MX3-U-U is consistent with the Mixed-Use Corridor land use vision in the Tulsa Comprehensive Plan therefore

Staff recommends Approval of Z-7422 to rezone property from RM-1, RM-2, CH, PUD-744, PUD-744-A / to MX3-U-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX3-U-U is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives and strategies of the Brookside Infill Plan.

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 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 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 affect site development however the Rivertrail system is less than ½ mile from this site. Pedestrian and bicycle connectivity should be an important concept with any new redevelopment opportunity.

Small Area Plan: Brookside Infill Design Recommendations (Completed 2002)

Concept statement: “As Tulsa continues to mature as a city, infill development will become more important as land on the perimeter is no longer available for development. Infill will no longer be the exception; it will be the rule in terms of predominant types of development. Support and encouragement of infill development are strongly recommended and should be implemented through City regulations, policies and philosophies in order to ensure quality and consistency in future development”.

Staff comment: This was a statement from the infill task force prepared by the Mayor's office and the Planning Commission in 1999 and continues to be more relevant today with implementation of the Bus Rapid Transit system and the construction of the Gathering Place. It has taken almost 20 years for the City to adopt zoning categories to support infill development strategies that will encourage design standards and building placement strategies to help create an urban fabric along Peoria from East 36th South street to I-44. Many design recommendations were restricted to the street right of way. Some of that has been implemented from 41st Street to Crow Creek.

Peoria from 38th Street South to 51st Street South (Skelly Drive) Goals:

- A. It is intended that the physical environment and services in the business areas are maintained and enhanced to benefit existing business, as well as to promote and encourage revitalization, redevelopment and reuse of undervalued, vacant lots and obsolete buildings.
- B. Improvements in the area will be made to help provide a continuity of image and to foster an improved emphasis on pedestrians. This is to be accomplished in part by providing sidewalk design and replacement crosswalks at selected locations, streetscape elements and other features will link this area and connect with the other portions of Brookside
- C. The historical context of business development patterns in this area is encouraged to continue, but with the additional emphasis of accommodating pedestrians and linking with the overall Brookside marketplace.
- D. Business in this area along Peoria Avenue and those streets intersecting with Peoria Avenue may develop with buildings constructed nearer to the abutting street property line. Developments with storefront parking should provide no more than one or two rows of double-loaded parking in the front of buildings. Zero-setback from the front property lines is encouraged.
- E. Sufficient parking for all business land uses is intended to be provided for all new development and redevelopment.

Special District Consideration: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The east 2/3rds of the site is vacant and undeveloped property. The area was included in a PUD that was prepared for a townhome type development that never was completed. The middle section of the site is an existing three story multifamily residential site and the western portion abutting Peoria is a two-story mixed-use building. The PUD will be abandoned as part of a separate action and is currently planned for a December 6th TMAPC meeting.

Environmental Considerations: None that would affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Peoria Avenue	Secondary Arterial with Multi Modal Corridor	100 feet	4 lanes with a center turn lane
East 42 nd Street South	None	50 feet	2 lanes
East 41 st Place South	None	50 feet	2 lanes with on street parking on the north side of the street

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	PUD/RM-2 and RM-1	Mixed-Use Corridor	Growth	Multi-family and Townhomes
East	RM-2 and RS-3	Mixed-Use Corridor	Growth	Multi-family and single family
South	CH and RS-3	Mixed-Use Corridor and existing neighborhood	Growth along mixed-use corridor / Stability where RS-3 zoned properties abut	Restaurant with drive thru window and single family residential
West	CH	Mixed-Use Corridor	Growth	Commercial and auto repair

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970, established zoning for the subject property.

Subject Property:

PUD-744-A March 2009: All concurred in **approval** of a proposed Major Amendment to PUD on a 2+ acre tract of land to amend the standards to allow for 14 single-family patio homes, on property located east of the northeast corner of east 42nd Place and south Peoria avenue and the subject property.

PUD-744 September 2007: All concurred in **approval** of a proposed Planned Unit Development on a 1.97± acre tract of land for town house development with 25 units on property located east of the northeast corner of east 42nd Place and south Peoria avenue and the subject property.

BOA-20356 October 2006: The Board of Adjustment **approved** a *special exception* to permit a bar (Use Unit 12a) on a lot within 150' of an R district (Section 701), with conditions for no outside activity on the east but parking; the special exception would be permitted for one space in this center not to exceed 1,500 square feet; limiting approval to 3 years, on the subject property.

BOA-20335 April 2006: The Board of Adjustment **approved** a *Verification of Spacing Requirements* for a Use Unit 12a- Adult Entertainment establishment, on the subject property.

Surrounding Property:

PUD-476-A October 2013: All concurred in **approval** of a request to abandon PUD-476 on property located south and east of southeast corner of east 41st Street and South Peoria Avenue.

Z-7097 / PUD-758 August 2008: All concurred in **approval** of a request for rezoning and proposed Planned Unit development on a 6.35± acre tract of land, from RM-1/RM-2 to RM-3/PUD, for apartments, on property located east of southeast corner of South Peoria Avenue and east 39th Street.

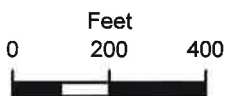
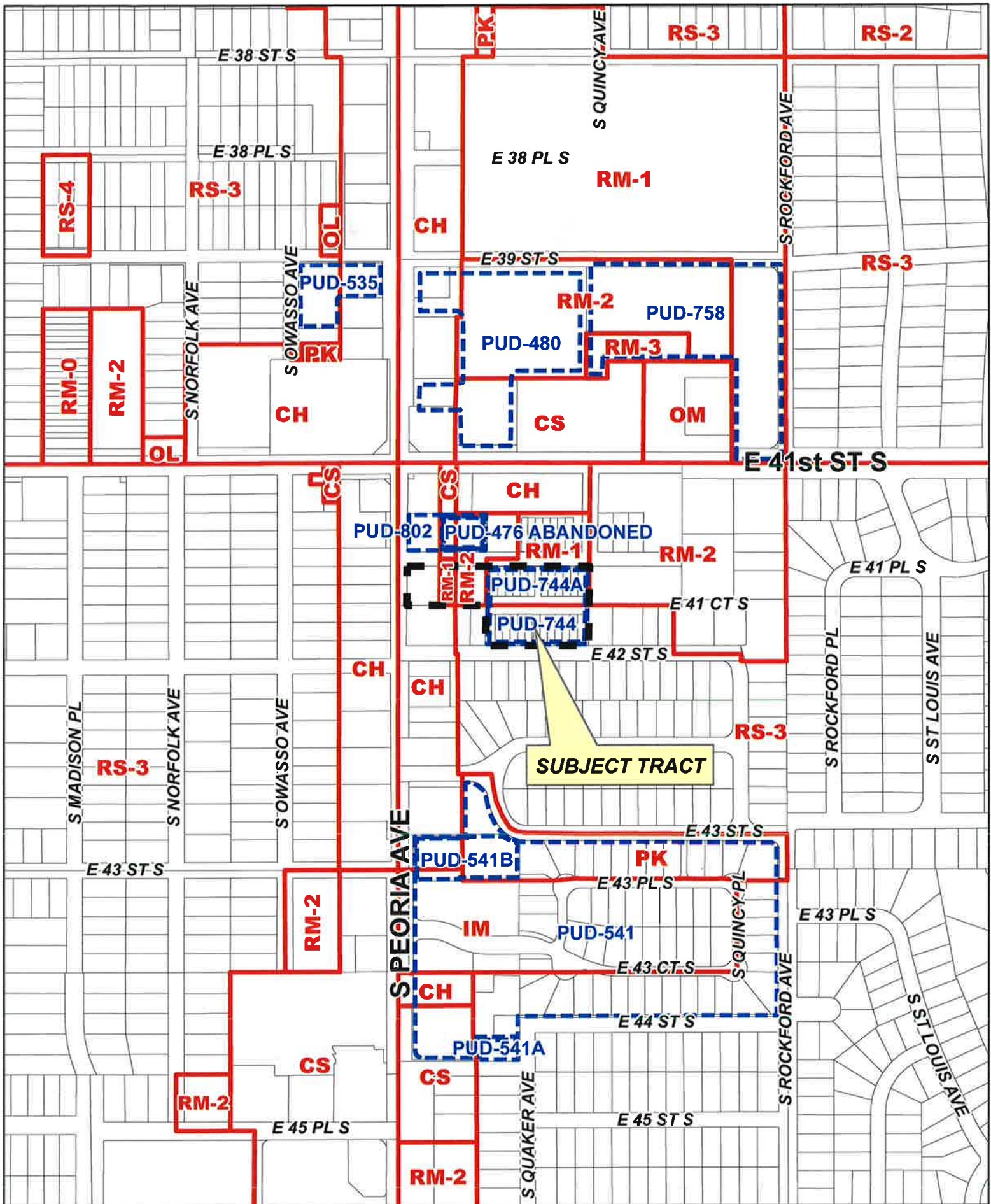
BOA-20581 October 2007: The Board of Adjustment **approved** a *variance* of the maximum permitted height of 35 feet for buildings located in the RM-1 district to permit town homes up to 42 feet in height, on property located on the northwest corner of East 41st Place and South Quincy Avenue and north of the subject property.

PUD-480 April 1992: All concurred in **approval** of a proposed Planned Unit Development on a 5.35± acre tract of land for a grocery store and restaurant (Albertson's) subject to no access from 39th Street on property located north and east of northeast corner of east 41st Street and South Peoria Avenue.

BOA-12311 December 1982: The Board of Adjustment **approved** a *special exception* for off-street parking on a tract in an RS-3 district; and a *special exception* for a temporary waiver of the screening requirement on the north boundary of the off-street parking location to allow for fan fence or shrubbery, in lieu of screening wall for one year, subject to no access to 42nd street and that the screening fence on the south and east boundary line be erected on the property immediately on property located at 4143 South Peoria Avenue.

BOA-14625 October 1987: The Board of Adjustment **approved** a *special exception* to allow off-street parking in an RM-2 zoned district; **approved** a *variance* to permit access through an RM-2 district to a commercial district; and **approved** a *special exception* of the screening requirements, per plan submitted, on property located at 1315-19 East 41st Place.

11/15/2017 1:30 PM



Z-7422

19-13 30

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Feet



Subject
Tract

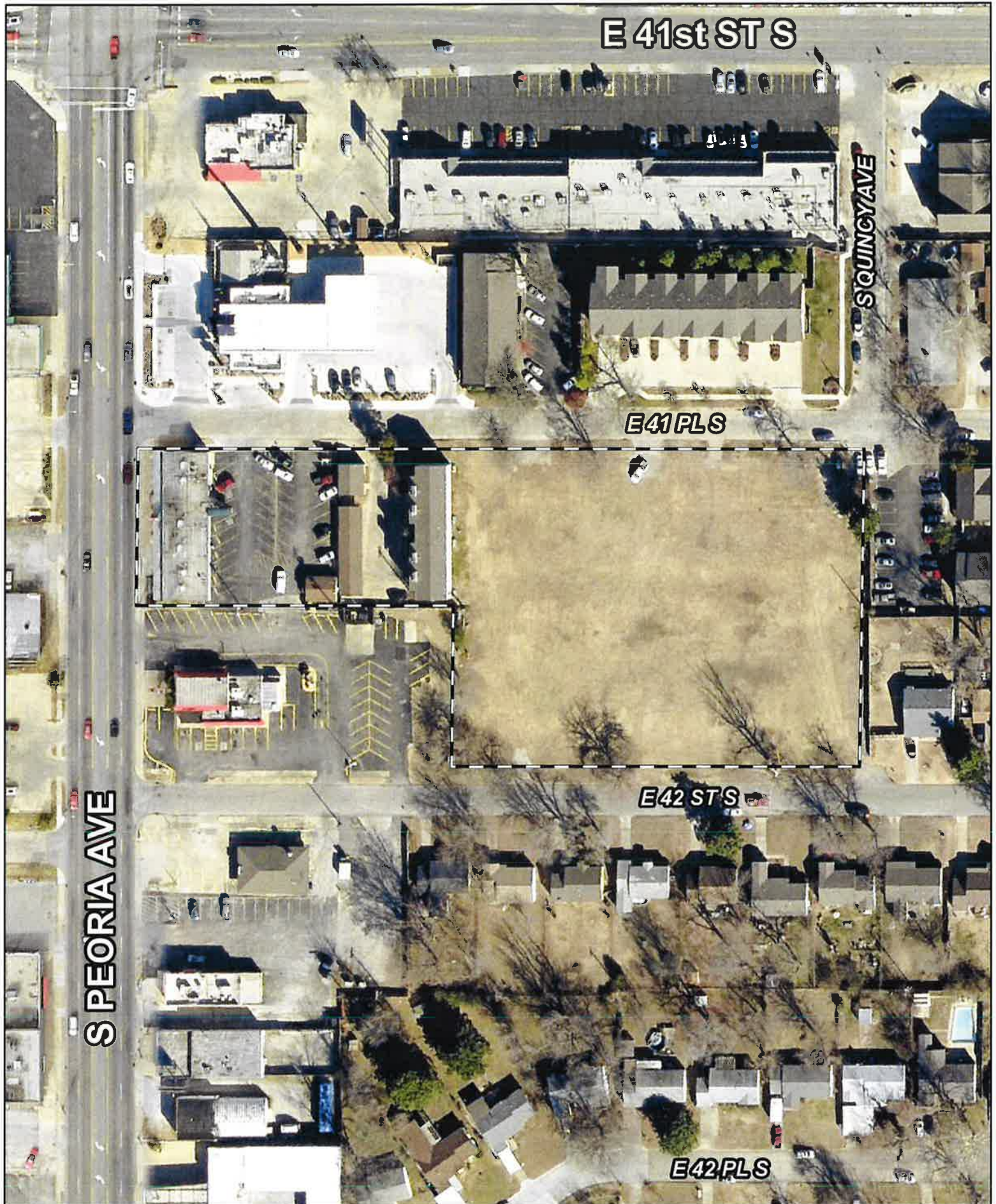
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016





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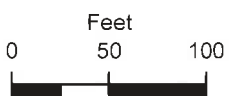
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S PEORIA AVE

E 42 ST S

E 42 PLS



Subject
Tract

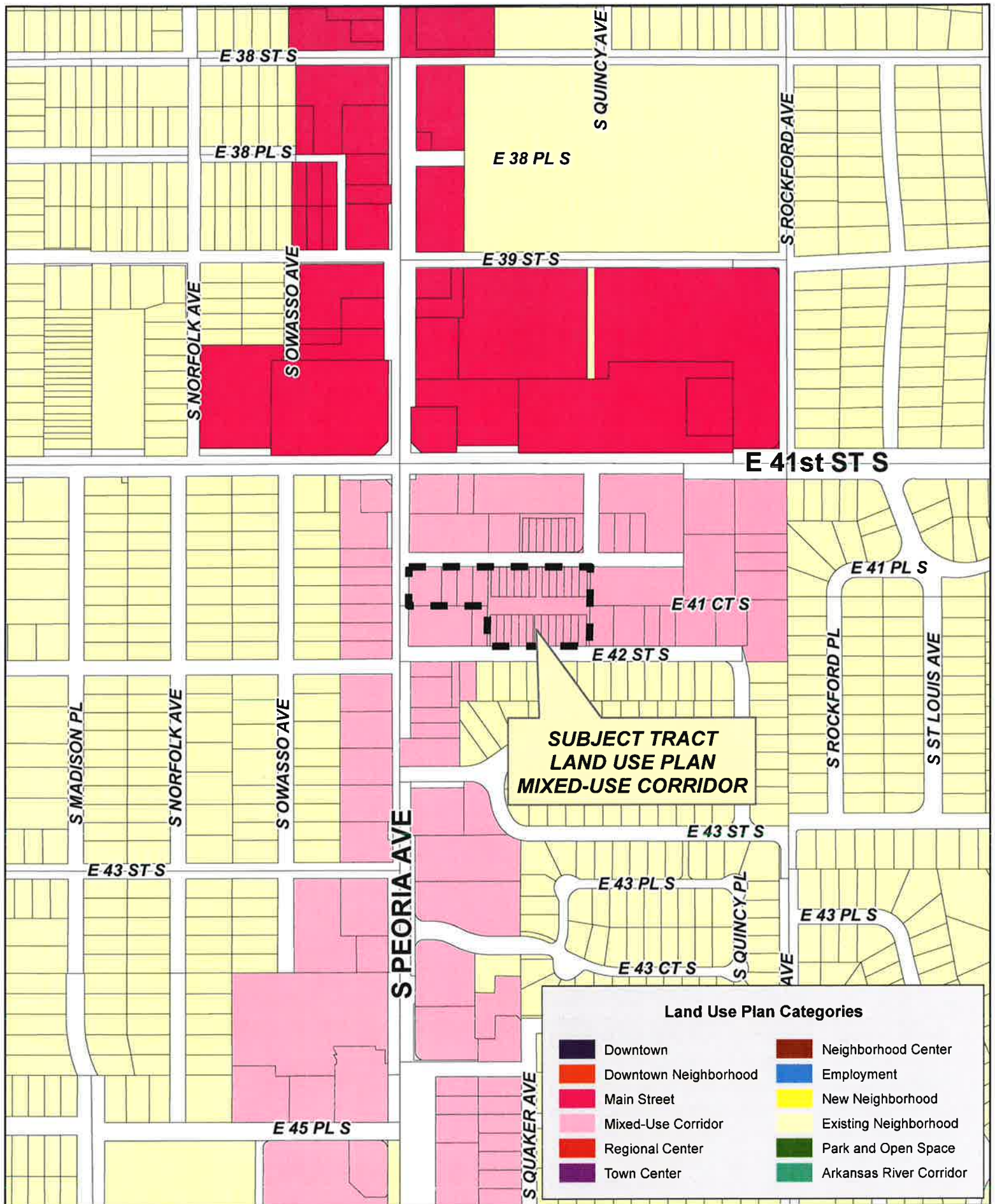
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016

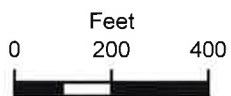
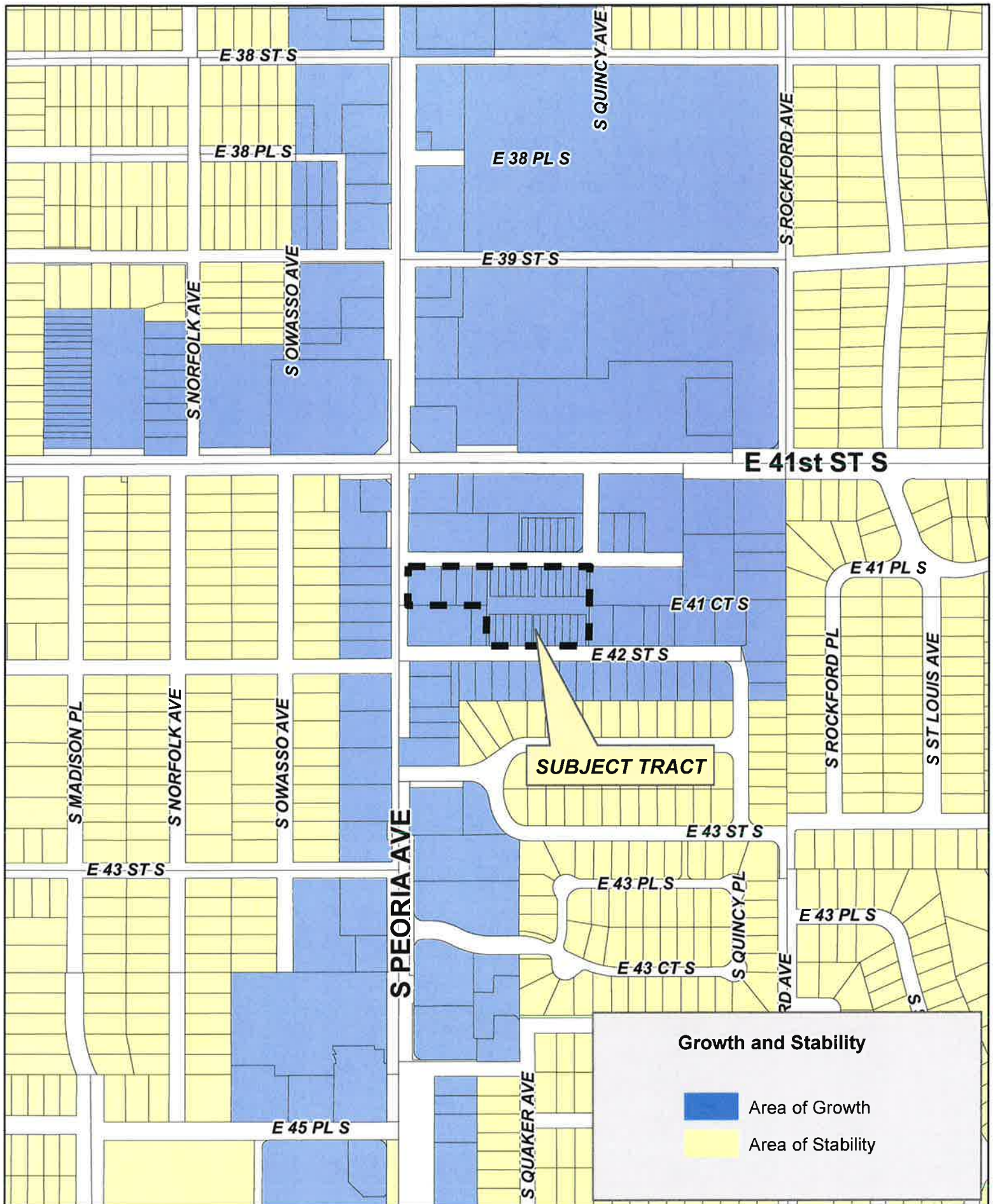




Z-7422

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Z-7422

19-13 30

2511





Aerial Photo Date: February 2016

25.12



Sawyer, Kim

From: Foster, Nathan
Sent: Monday, November 6, 2017 12:52 PM
To: Sawyer, Kim
Subject: FW: Platting Requirement - 575 N 39th West Ave - A/P# 432126

Kim,

Daniel has requested a refund of **\$250** for the following item:

BOA-17765 Plat Waiver – Location: 575 N 39th West Avenue, City of Tulsa, Osage County

Staff determined that the plat waiver would not be required and recommends approval of the refund.

Let me know if you need any additional information!

Nathan Foster | Land Development Planner
2 West 2nd Street Suite 800 | Tulsa, Oklahoma 74103
ph: 918.579.9481 | fax: 918.579.9581
web: www.incog.org | email: nfoster@incog.org



From: Daniel Ashbaugh [<mailto:DAshbaugh@walterpmoore.com>]
Sent: Monday, October 30, 2017 2:44 PM
To: Foster, Nathan
Subject: RE: Platting Requirement - 575 N 39th West Ave - A/P# 432126

Chuck just called and confirmed that everything is okay. Do you know the best way for us to request a refund on the permit. I'm actually not sure if the check has been cashed even, which I assume is the first thing that we should look at.

Daniel Ashbaugh, P.E.
Engineer

WALTER P MOORE

Triad I, 7666 East 61st St., Ste. 251 / Tulsa, Oklahoma 74133
918.806.7201 p / 918.340.9134 c
dashbaugh@walterpmoore.com
www.walterpmoore.com

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From: Foster, Nathan [<mailto:NFoster@incog.org>]
Sent: Monday, October 30, 2017 10:01 AM
To: Lange, Charles <CLange@cityoftulsa.org>

Cc: Daniel Ashbaugh <DAshbaugh@walterpmoore.com>

Subject: Platting Requirement - 575 N 39th West Ave - A/P# 432126

Chuck,

It has been determined that the property at 575 N 39th West Avenue is **not** subject to a platting requirement as previously stated on the record search. Please allow the applicant to proceed with permits.

I have copied Daniel Ashbaugh with Walter P. Moore so that he can get in touch with you with regard to moving forward.

If you need any additional information, please let me know!

Thanks,

Nathan Foster | Land Development Planner
2 West 2nd Street Suite 800 | Tulsa, Oklahoma 74103
ph: 918.579.9481 | fax: 918.579.9581
web: www.incog.org | email: nfoster@incog.org

