AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2768
April 18, 2018, 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 April 4, 2018, Meeting No. 2767

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-1001** (Lot-Combination) (CD 6) – Location: South of the southeast corner of East 11th Street South and South 129th East Avenue

3. **LC-1003** (Lot-Combination) (CD 4) – Location: Northwest corner of East 31st Street South and South Harvard Avenue (Related to LS-21123)

4. **LS-21123** (Lot-Split) (CD 4) – Location: Northwest corner of East 31st Street South and South Harvard Avenue (Related to LC-1003)

5. **LC-1004** (Lot-Combination) (CD 4) – Location: Southwest corner of South Denver Avenue and West 11th Street South

6. **LC-1005** (Lot-Combination) (CD 4) – Location: West of the northwest corner of South Trenton Avenue and East 3rd Street South

7. **LC-1006** (Lot-Combination) (CD 5) – Location: East of the southeast corner of East 13th Street South and South Sheridan Road (Related to LS-21124)

8. **LS-21124** (Lot-Split) (CD 5) – Location: East of the southeast corner of East 13th Street South and South Sheridan Road (Related to LC-1006)
9. **LC-1007** (Lot-Combination) (CD 4) – Location: East of the northeast corner of North Boulder Avenue and West Cameron Street

10. **LC-1008** (Lot-Combination) (County) – Location: East of the northeast corner of North Sheridan Road and East 76th Street North (Related to LS-21127 on Public Hearing)

11. **LC-1009** (Lot-Combination) (CD 9) – Location: East of the southeast corner of East 51st Street South and South Delaware Place

12. **LC-1010** (Lot-Combination) (CD 2) – Location: Northwest corner of West 47th Street South and South 27th West Avenue

13. **LS-21125** (Lot-Split) (CD 8) – Location: South of the intersection of South Toledo Avenue and East 111th Street South

14. **LS-21126** (Lot-Split) (CD 9) – Location: Northwest corner of South Granite Avenue and East 71st Street

15. **LS-21128** (Lot-Split) (CD 9) – Location: North of the northwest corner of East 32nd Street South and South Utica Avenue

16. **PUD-677-A-4 Guy McAnally** (CD 8) Location: West of the northwest corner of East 121st Street South and South Sheridan Road requesting a **PUD Minor Amendment** to reduce the street setback along Lakewood Avenue to 15 feet to allow a pool (Continued from April 4, 2018)

17. **PUD-677-A-5 Ashley Martin/Baker Pools** (CD 8) Location: West of the northwest corner of East 121st Street South and South Sheridan Road requesting a **PUD Minor Amendment** to reduce the street setback along Lakewood Ave to 15 feet to allow a pool

18. **PUD-712-4 Larry McCool** (CD 6) Location: Northwest corner of East 51st Street and South 193rd East Avenue requesting a **PUD Minor Amendment** to remove 11-foot landscape strip along northern boundary

19. **PUD-405-25 Birkie Ayer** (CD 8) Location: Southwest corner of East 91st Street South and South Memorial Drive and requesting a **PUD Minor Amendment** to modify display, setback and landscape requirements

20. **91st & Elwood** (CD 2) Final Plat, Location: Northwest corner of West 91st Street South and South Elwood Avenue

21. **QTD/K Addition** (CD 3) Final Plat, Location: East of the southeast corner of East 43rd Street North and North Garnett Road

**CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:**
PUBLIC HEARINGS:

22. **LS-21127** (Lot-Split) (County) – Location: East of the northeast corner of North Sheridan Road and East 76th Street North (Related to LC-1008 on Consent Agenda)

23. **38th & Riverside** (CD 9) Preliminary Plat, Location: Northeast corner of East 38th Place South and South Riverside Drive

24. **The Vineyard Office Park** (CD 8) Preliminary Plat, Location: West of South Memorial Drive at East 108th Street South

25. **CZ-469 Denny Bullington** (County) Location: North and East of the northeast corner of South 97th West Avenue & West 61st Street South requesting rezoning from **RS to AG**

26. **Z-7438 Tulsa City Council/Matt Morgan** (CD 9) Location: Southeast corner of South Peoria Avenue and East 37th Place South requesting rezoning from **CH/PK to MX1-P-U**

OTHER BUSINESS

27. Adopt proposed revisions to Fee Schedule for TMAPC to reflect changes in the recently adopted Subdivision and Development Regulations.

28. **Commissioners’ Comments**

ADJOURN

CD = Council District

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

Visit our website at [www.tmapc.org](http://www.tmapc.org)  email address: [esubmit@incog.org](mailto: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-677-A-4  
**Minor Amendment**  
(Continued from 4/4/18)  
**Hearing Date:** April 18, 2018

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Guy McAnally</td>
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<td>Property Owner: Rex &amp; Tara Linville</td>
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<tr>
<th>Location Map:</th>
<th>Applicant Proposal:</th>
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<td>(shown with City Council Districts)</td>
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<tr>
<th>Zoning:</th>
<th>Staff Recommendation:</th>
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<tbody>
<tr>
<td>Existing Zoning: RS-1/PUD-677-A</td>
<td>Staff recommends approval.</td>
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<tr>
<td>Proposed Zoning: No Change</td>
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| Comprehensive Plan: | |
|---------------------||
| Land Use Map: Existing Neighborhood | |
| Growth and Stability Map: Stability | |

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<th>City Council District: 8</th>
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<tr>
<td>TRS: 8314</td>
<td>Councilor Name: Phil Lakin</td>
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<tr>
<td>CZM: 57</td>
<td>Commissioner Name: Ron Peters</td>
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<td>Atlas: 3575</td>
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**Gross Land Area:** 0.33 acres  
**Location:** West of the NW/c E 121st St S and S Sheridan Rd  
Lot 1, Block 1, Crestwood At The River II  
12007 S. Kingston Pl. E.
SECTION I: PUD-677-A-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to reduce the required yard along Lakewood Ave from 25 feet to 15 feet to allow a pool to be constructed.

Currently, the yard along Lakewood is considered a street yard and a rear yard for the home, requiring a 25 ft setback. The unique configuration of the subject lot, with streets on three sides, makes placing a pool on the lot difficult and with limited space to work with, without utilizing a reduced setback on the yard adjacent to Lakewood Ave.

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-677-A and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plan

With considerations listed above, staff recommends approval of the minor amendment request to reduce the setback along Lakewood Ave from 25 feet to 15 feet.
Note: Graphic overlays may not precisely align with physical features on the ground.
**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Ashley Martin, Baker Pools
Property Owner: Albert & Cody Carrillo

**Location Map:**
(shown with City Council Districts)

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(Shown with City Council Districts)
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**Applicant Proposal:**
Concept summary: PUD minor amendment to reduce the street setback along Lakewood Ave to 15 feet to allow a pool.

Gross Land Area: 0.31 acres

Location: West of the NW/c E 121st St S and S Sheridan Rd
Lot 2, Block 1, Crestwood At The River II
12013 S. Kingston Pl. E.

**Zoning:**
Existing Zoning: RS-1/PUD-677-A
Proposed Zoning: No Change

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

**Staff Data:**
TRS: 8314
CZM: 57
Atlas: 3575

**Staff Recommendation:**
Staff recommends approval.

**City Council District:** 8
Councilor Name: Phil Lakin

**County Commission District:** 3
Commissioner Name: Ron Peters
SECTION I: PUD-677-A-5 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to reduce the required yard along Lakewood Ave from 25 feet to 15 feet to allow a pool to be constructed.

Currently, the yard along Lakewood is considered a street yard and a rear yard for the home, requiring a 25 ft setback. The unique configuration of the subject lot, with streets on two sides, makes placing a pool on the lot difficult and with limited space to work with, without utilizing a reduced setback on the yard adjacent to Lakewood Ave.

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-677-A 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 setback along Lakewood Ave from 25 feet to 15 feet.
Note: Graphic overlays may not precisely align with physical features on the ground.
**Case Report Prepared by:**
Jay Hoyt

**Location Map:**
(Shown with City Council Districts)

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<tr>
<th><strong>Zoning:</strong></th>
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<tr>
<td>Existing Zoning: OL/PUD-712</td>
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<td>Proposed Zoning: No Change</td>
<td>Growth and Stability Map: Growth</td>
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**Applicant Proposal:**
Concept summary: PUD minor amendment to remove 11 ft landscape strip along northern boundary.
Gross Land Area: 3.14 acres
Location: NW/c of E 51st St S and S 193rd E Ave
Lot 4, Block 1, Stone Creek Commercial Center
Development Area B

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<td>9425</td>
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**Staff Recommendation:**
Staff recommends denial.

**City Council District:** 6
**Councilor Name:** Connie Dodson

**County Commissioner District:** 1
**Commissioner Name:** John Smaligo
SECTION I: PUD-712-4 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to remove the requirement for a landscape area not less than 11 feet in width along the Northern boundary of the PUD.

Currently, the Development Standards call for a landscape area of not less than 11 feet in width along the West and Northern boundaries of the PUD. The applicant is proposing to remove this requirement along the North boundary, leaving the requirement along the West boundary in place. A screening wall of not less than 6 feet in height is also required along the West and North boundary. The North walls of the Northern most mini-storage buildings and the West walls of the Western most mini-storage buildings are to have a masonry exterior finish. This can be seen on the proposed elevations included with this report.

The required landscape area helps serve to buffer the residences to the North from the mini-storage use proposed. To lessen the impact on those neighbors of the development, the minimum 11 ft landscape area along the Northern boundary should remain a requirement. For reference, the Zoning code calls for parking areas, including the drives to maneuver around them, have a landscape buffer of 10 ft and S1 screening when adjacent to residential zones.

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 represents a departure from the approved development standards in the PUD.

2) The required 11 ft landscape area along the Northern boundary should remain. Removal would have an adverse impact on the adjacent homes.

3) If approved, all remaining development standards defined in PUD-712 and subsequent amendments shall remain in effect.
Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Minor Amendment Description
Applicant Site Plan
Applicant Elevations

With considerations listed above, staff recommends denial of the minor amendment request to remove the requirement for a landscape area not less than 11 feet in width along the Northern boundary of the PUD.
LEGEND

- Broken Arrow Corporate Limits
- Tulsa Corporate Limits

PUD-712-4
19-14 25

18.4
RE: Lot 4, Block 1, Stone Creek Commercial Center - Stone Creek MiniStorage:

The approved PUD calls for an 11' “landscape area” along the North Property Line. This was in conjunction with the proposed building layout showing a ministorage building located adjacent to the 11' landscape area and proposing the building wall facing the adjacent residential area to be “masonry” and also serve as the required “screen wall” along that property line. See Exhibit “D” of the original PUD-712. Copy Attached.

We are proposing a change in the layout of the buildings such that there will be “no” building along the 11' landscape area. Rather there will be a 31' drive with the ministorage buildings facing each other with only their end walls facing the residential area to the North. The North end walls of Buildings A thru J will have a masonry finish facing the Residential area. There will be no vehicle parking allowed along the North property line screen wall as this will be a dedicated fire lane.

Even with this change, the proposed development complies with the required “minimum landscape area” of 4.5% of the net lot area stipulated in the PUD.
STONE CREEK
MINI-STORAGE
5151 STREET & HERO EAST
TULSA, OKLAHOMA

A. BUILDING "B" THRU "I" NORTH ELEVATION
B. BUILDING "B" THRU "I" EAST ELEVATION
C. BUILDING "J" NORTH ELEVATION
D. BUILDING "B" THRU "I" WEST ELEVATION
E. BUILDING "J" EAST ELEVATION
F. BUILDING "J" WEST ELEVATION
Hello Mr. Hoyt, my name is Keith Johnston. I am writing you with strong opposition to all the foreseeable plans for the NW corner of E 51st St S and S 193rd E Ave. My house (19128 E 49th St S), backs up to the newly still unfinished business that looks to be retail businesses. Not only have the workers thrown trash in my yard but have started work banging and all the regular construction noise before 7am. The workers have also been walking along the fence peering into yards with suspicious looking intents. They have pestered my dog and play their music at bothersome levels that hinder my young children’s nap time. My family and I no longer feel comfortable even being in our backyard with this building and future construction plans coming right up to the fence. The addition of this construction has also brought many vehicles around behind the building away from the road right behind my fence to do who knows what once it gets dark. The property values are sure to go down as a result of whatever is put on the other side of the fence unless it was just a park. There is absolutely no need for another storage unit facility when there is one a quarter mile down the road to the east and another to the south and there is one that is a mile north at 41st on the east side which just so happens to be the storage facility my neighbor across the street had his travel trailer stolen by people who cooked meth out of it when they hauled it off somewhere. Have the rich person(s) looking for a tax shelter to go elsewhere or find other means of sheltering their money.

A reply would be appreciated. Thank you.

An Upset Citizen and Taxpayer

Keith Johnston
johnston_keith18@yahoo.com
918.691.4797
Dear Jay,

As a resident of Stone Creek Farms Village, I was given your email as the contact person to register my complaint regarding the mini storage complex fence line.

I do not feel a wooden fence is in the best interest of our neighborhood. The concrete wall should be built to protect the value of our homes and I was advised this was the original agreement.

Our property (my backyard) is negatively impacted by the complex and a concrete wall would provide privacy as well as noise reduction, and less of an eye sore. The construction of the a concrete wall similar to the one at Goodwill and WalMart is requested.

Please represent my opinion and opposition to any amendment regarding the wooden fence vs the concrete wall.

Should you need to contact me.... Norvell Fields 918 606 3490 or Cynthia Fields@ 214-641-1156. Our email address : cfields711@gmail.com and address 19104 E.49th St Tulsa OK 74134.

Cynthia Fields
April 10, 2018

Stone Creek Farms/McCool

Mr Hoyt,

We're writing in regards to the change in the perimeters that back up to our back property and fence line. We take a great deal of pride in our properties and some are retired and older, whereas they cannot afford to move. There are people that made the Village their home and we're watch out for each other. We don't want the value of our homes to be lessened more than the fact that the mini-storage will be behind us. I want to see a concrete wall like Goodwill and the Walmart on 61st put up. This at least will help to maintain some value and will help with the water run-off. Building up the property behind us will cause more water retention when it rains. A concrete wall with proper water drainage will also help our lots as well.

I do not want anything other than a concrete wall behind the entire area up against the fence that we maintain.

Thank you for your time in this matter

Respectfully,

Gwendolyn Stiles & Linda Stiles-Meyer
19108 E 49th Street
Tulsa, OK 74134-7215
918 286-3918
Hoyt, Jay

Thursday, April 12, 2018 8:12 AM

Sawyer, Kim

From: Stilesmeyer@aol.com [mailto:Stilesmeyer@aol.com]
Sent: Wednesday, April 11, 2018 9:50 PM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: PUD-712-4

Dear Jay Hoyt,

I knew his name sounded familiar as in 2013 he started building 2 homes on the last lots that were here in The Village in Stone Creek Farms. He knew exactly what he was doing and built too far back and too close to the street as we were zoned RS-3 and because if his actions we all went down to RS-4. He also went too close to another property line. Every other word to his worker was F this and F you and one neighbor went over to talk to him saying that we don't talk like that here. We also had to tell him that he could not start construction until 0800 due to The Association by-laws. Unfortunately, this man does what he wants to do as we have found out and we went to meetings because of his actions.

IMPORTANT: Yesterday 4/10/2018 the area DIRECTLY NEAR EVERYONE'S BACK FENCE was augured! This is the same scenario above as he knows what he's doing and doesn't care about codes. I watched the machine do just that and yet there has been no approval. I implore INCOG not to let this happen. Mr McCool has other ideas and to him, he IS going ahead with this. I would appreciate someone checking on this situation in the back of us. The end of last year two of us had to have our fences fixed and the man that did the work had to drive his truck back there. Our metal poles are back there and they needed to be re-concreted. WE HAVE to maintain that access under no circumstances. So now he has dug holes as if he knows that the approval will come through.

There is also the concern of drainage and we do not want roads behind us and he destroyed us enough and no more.

Respectfully,

Linda Stiles-Meyer
19108 E 49th St
Tulsa, OK 74134
918 286-3918
Sawyer, Kim

From: Hoyt, Jay
Sent: Thursday, April 12, 2018 9:52 AM
To: Sawyer, Kim
Subject: FW: Stone Creek Farms Village fence/wall issue Case #PUD-712-4

-----Original Message-----
From: Debbie Stevenson [mailto:dastevenson11@cox.net]
Sent: Thursday, April 12, 2018 9:51 AM
To: Hoyt, Jay <JHoyt@incog.org>
Subject: Stone Creek Farms Village fence/wall issue Case #PUD-712-4

Mr. Hoyt,

We received a letter in the mail for amendments to be made with the property on the NW corner of 51st & 193rd. We do not agree with the removal of the 11' landscape strip due to we already have water run off issues. We also do not agree with changing the concrete wall that was originally promised, we do not feel like a 6' wooden fence is sufficient - it is not acceptable.

Sincerely,
Steve & Debbie Stevenson

Sent from my iPhone
<table>
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<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Case Number:</strong> PUD-405-25 Minor Amendment</th>
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<tbody>
<tr>
<td>Jay Hoyt</td>
<td><strong>Hearing Date:</strong> April 18, 2018</td>
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<tr>
<td>Applicant: Birkie Ayer</td>
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<td>Property Owner: Robert E. Howard II, REHCO East LLC.</td>
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<td>Gross Land Area: 0.77 acres</td>
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<td>Lot 3, Block 2, 9100 Memorial</td>
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<td><strong>Commissioner Name:</strong> Ron Peters</td>
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SEGTION I: PUD-405-25 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to modify the requirement of the number of automobiles allowed on display between the front and side lot lines, reduce the setback from 40 ft to 10 ft for display of merchandise and modify the landscape requirements.

The subject lot currently contains a fuel station. The current auto dealership to the south has acquired the subject lot and would like to integrate it into their auto display area. The proposed development standards are in line with those that were approved on 10/1/14 for the current dealership in minor amendment PUD-405-23, and would help create a consistent look between the existing dealership and the new proposed area. The Zoning code requires an S1 screening along the street frontages. While the landscape plan is conceptual, at this time, it appears to conform to the S1 screening standard.

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-405 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Proposed Revised Development Standards
Conceptual Site Plan
Conceptual Landscape Plan

With considerations listed above, staff recommends approval of the minor amendment request to modify the requirement of the number of automobiles allowed on display between the front and side lot lines, reduce the setback from 40 ft to 10 ft for display of merchandise and modify the landscape requirements.
Subject Tract  

PUD-405-25
18-13 23

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

Aerial Photo Date: February 2016
PUD Minor Amendment
PUD - 405
9100 Memorial (Block 2; Lot3)
South Pointe Honda
7854 East 91st Street

REVISED DEVELOPMENT STANDARDS:

Maximum Number of Autos to Be Displayed Between a Front or Side Building Line and a Public Street (Arterial) R/W:

Number of Auto display between Front or Side building line and Arterial R/W is not limited.

Minimum distance from (Arterial) R/W for auto display

10’ Minimum setback from R/W

Landscape Requirements:

10’ Minimum Landscape Strip from R/W
Replacing required Street Trees with a tiered, layered streetscape consisting of trees, shrubs and perennials along the Arterial R/W 10’street yard as shown on the attached Conceptual Landscape Plan exhibit. Interior landscape islands not required.
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Wallace Engineering</td>
</tr>
<tr>
<td></td>
<td>Owner: Elwood Properties, LLC, Miller Swim School</td>
</tr>
</tbody>
</table>

| Location Map:          | Applicant Proposal: |
| (Shown with County Commission districts) | Final Plat |
|                        | 10 lots, 3 blocks, 43.8 ± acres |
|                        | Location: Northwest corner of West 91st Street South and South Elwood Avenue |

| Zoning:                | Staff Recommendation: |
| CG (Commercial – General) with optional development plan (Z-7367) | Staff recommends approval of the final plat |

| City Council District: 2 |
| Councilor Name: Jeannie Cue |
| County Commission District: 2 |
| Commissioner Name: Karen Keith |

EXHIBITS: Final Plat
DEED OF DEDICATION
91ST & ELWOOD
A SUBDIVISION OF LAND IN THE CITY OF TULSA,
TULSA COUNTY, STATE OF OKLAHOMA
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Benham Design, LLC</td>
</tr>
<tr>
<td></td>
<td>Owner: Quik 'N Tasty – C/O Carly Goodnight, QuikTrip</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image_url" alt="Location Map" /></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Final Plat</td>
</tr>
<tr>
<td>Location: East of the southeast corner of East 43rd Street North and North Garnett Road</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> IM, IH</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Staff recommends approval of the final plat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>City Council District:</strong> 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councilor Name: David Patrick</td>
</tr>
<tr>
<td><strong>County Commission District:</strong> 1</td>
</tr>
<tr>
<td>Commissioner Name: Mike Craddock</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Final Plat
**Case Number:** LS-21127 (Related to LC-1008)  
Lot-Split  

**Hearing Date:** April 18, 2018

**Case Report Prepared by:**  
Austin Chapman

**Owner and Applicant Information:**  
Applicant: Joshua Keech  
Property Owners: David Dixon

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

![Location Map Image]

**Applicant Proposal:**  
Proposal to split an AG tract (created through LC-1008) into three tracts.

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

**Existing Use:** Vacant  
Tract 1 Size: 5.68 ± acres  
Tract 2 Size: 3.84 ± acres  
Tract 3 Size: 2.68 ± acres  
Location: East of the northeast corner of North Sheridan Road and East 76th Street North

**Comprehensive Plan:**  
Land Use Map:  
N/A  
Stability and Growth Map:  
N/A

**Zoning:**  
Existing Zoning: AG

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

**County Commission District:** 1  
**Commissioner Name:** Mike Craddock
Lot-Split and Waiver of Subdivision Regulations

April 18, 2018

LS-21127 (related to LC-1008)
Joshua Keech, (1326) (AG) (County)
Location: East of the northeast corner of North Sheridan Road and East 76th Street North

The Lot-Split proposal is to split an Agriculture (AG) tract (created through LC-1008) into three tracts. All three tracts require a waiver of the subdivision regulations requiring that no lot have more than three side lot lines. All tracts will meet the Bulk and Area requirements of the Tulsa County Zoning Code.

The Technical Advisory Committee met on April 5, 2018 and had the following comment. The County Engineer is requesting that 50' of right-of-way be dedicated along East 76th Street North, including any previously dedicated right-of-way.

The proposed lot-split would not have an adverse affect on the surrounding properties and staff recommends APPROVAL of the lot-split and the waiver of the Subdivision Regulations that no lot have more than three side lot lines.
<table>
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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: AAB Engineering, LLC</td>
</tr>
<tr>
<td></td>
<td>Owner: Potter &amp; Case Properties, LLC</td>
</tr>
</tbody>
</table>

**Location Map:**
*(shown with City Council Districts)*

**Applicant Proposal:**
Preliminary Subdivision Plat
1 lot, 1 block, 0.78 ± acres
*Location*: Northeast corner of East 38th Place and South Riverside Drive
*Proposed Use*: Multifamily Residential

**Zoning:**
*Present Zoning*: RM-2, RS-3, RDO

**Staff Recommendation:**
Staff recommends approval of the Preliminary Plat

**City Council District:** 9
*Councilor Name*: Ben Kimbro

**County Commission District:** 2
*Commissioner Name*: Karen Keith

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

38th & Riverside - (CD 9)
Northeast corner of East 38th Place and South Riverside Drive

This plat consists of 1 lot, 1 block, 0.78 ± acres.

The Technical Advisory Committee (TAC) met on April 5th, 2018 and provided the following conditions:

1. **Zoning:** Proposed lot conforms to the requirements of the approved RM-2 zoning. Zoning change for southeast lot was approved by City Council on April 3, 2018. All development on site is subject to the requirements of the River Design Overlay.

2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.

3. **Transportation & Traffic:** Provide limits of no access along Riverside Drive.

4. **Sewer:** No comments.

5. **Water:** Water lines are available. Any internal water lines must be private and utilize a fire flow meter.

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Remove contours on final plat submittal. Label graphically the point of commencement (POC) and provide it in the written legal description along with bearing angle and distance to the Point of Beginning (POB). Ensure written legal matches the face of the plat. Add missing subdivisions to the location map and label all other land as unplatted or UNP.

7. **Fire:** Per conceptual plan, additional fire hydrants may be required. If required, provide appropriate easement for anything outside of the ROW.

8. **Stormwater, Drainage, & Floodplain:** Prior to approval, provide proof that the existing systems are designed to intercept discharges from this site and ensure any offsite flows entering the site are accounted for. Provide appropriate easements if required.

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.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.
Land Use Plan Categories

- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor

Subject Tract
Land Use Plan
Arkansas River Corridor

38TH & RIVERSIDE
19-12-24
PRELIMINARY PLAT
for
38th & Riverside

DEED OF EASEMENT AND RESTRICTIVE COVENANTS

OWNERS

POTTER & CASE PROPERTIES, LLC

ENGINEERS/SURVEYORS

AAB ENGINEERING, LLC

CERTIFICATE OF AUTHORIZATION NO. 12-3, ECF, JUNE 30, 2010

SEAL: ECF, JUNE 30, 2010

EMAIL: ALAN@AABENG.COM

38th & Riverside
Data Proposal, March 10, 2010

DEEDS OF EASEMENTS AND RESTRICTIVE COVENANTS

OWNERS

POTTER & CASE PROPERTIES, LLC

ENGINEERS/SURVEYORS

AAB ENGINEERING, LLC

CERTIFICATE OF AUTHORIZATION NO. 12-3, ECF, JUNE 30, 2010

SEAL: ECF, JUNE 30, 2010

EMAIL: ALAN@AABENG.COM

38th & Riverside
Data Proposal, March 10, 2010
**Case**: The Vineyard Office Park  
**Hearing Date**: April 18, 2018

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
</table>
| Nathan Foster | Applicant: Tanner Consulting, LLC  
Owner: 101st Copper Oaks, Hess Investments, LLC |

| **Location Map:**  
(shown with City Council Districts) | **Applicant Proposal:** |
|---|---|
| ![Location Map](image) | Preliminary Subdivision Plat  
6 lots, 1 block, 2.56 + acres  
*Location*: West of South Memorial Drive at East 108th Street South  
*Proposed Use*: Offices |

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>RS-3, PUD-619-C</td>
<td>Staff recommends approval of the Preliminary Plat</td>
</tr>
</tbody>
</table>

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

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

The Vineyard Office Park - (CD 8)
West of South Memorial Drive at East 108th Street South

This plat consists of 6 lots, 1 block, 2.56 + acres

The Technical Advisory Committee (TAC) met on April 5th, 2018 and provided the following conditions:

1. **Zoning:** Plat is located within PUD-619-C. Lots conform to the requirements of the PUD.

2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.

3. **Transportation & Traffic:** No comments.

4. **Sewer:** Call out mutual access easement as a utility easement to facilitate utility service to all internal lots.

5. **Water:** Label existing waterline easements with book and page if they are not part of the plat.

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically show all property pins found or set on the face of the plat with the correct symbols. Label graphically the point of commencement (POC) and provide it in the written legal description along with bearing angle and distance to the Point of Beginning (POB). Ensure written legal matches the face of the plat. Add missing subdivisions to the location map and label all other land as unplatted or UNP.

7. **Fire:** Per conceptual plan, additional fire hydrants may be required. If required, provide appropriate easement for anything outside of the ROW.

8. **Stormwater, Drainage, & Floodplain:** No comments.

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.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.
SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER
**Case Number:** CZ-469  
**Hearing Date:** April 18, 2018

**Case Report Prepared by:**  
Jay Hoyt

<table>
<thead>
<tr>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant:</strong> Denny Bullington</td>
</tr>
<tr>
<td><strong>Property Owner:</strong> Multiple Owners</td>
</tr>
</tbody>
</table>

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

**Applicant Proposal:**  
**Present Use:** Residential  
**Proposed Use:** Residential with accessory agricultural uses  
**Concept summary:** Rezone from RS to AG to permit single-family residential with accessory agricultural uses.  
**Tract Size:** 76.14 ± acres  
**Location:** N and E of NE/c of S. 97th W. Ave. & W. 61st St. S.

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
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</thead>
<tbody>
<tr>
<td><strong>Existing Zoning:</strong> RS</td>
</tr>
<tr>
<td><strong>Proposed Zoning:</strong> AG</td>
</tr>
</tbody>
</table>

**Comprehensive Plan:**  
**Land Use Map:** N/A  
**Stability and Growth Map:** N/A

<table>
<thead>
<tr>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Staff recommends approval.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Staff Data:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TRS:</strong> 9136</td>
</tr>
<tr>
<td><strong>CZM:</strong> 44</td>
</tr>
<tr>
<td><strong>Atlas:</strong> N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>County Commission District:</strong> 2</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Commissioner Name:</strong> Karen Keith</td>
</tr>
</tbody>
</table>
SECTION I: CZ-469

DEVELOPMENT CONCEPT:

The applicants have requested AG zoning. This would allow the single-family homes on the subject lots to have accessory agricultural uses that would otherwise not be permitted in RS zoning within Tulsa County. Agricultural uses are considered Use Unit 3 and allowed uses include Animal Raising, Chicken Hatchery, Farming, Fishery, Nursery, Ranching and Riding Stables.

EXHIBITS:

INCOG Case map
INCOG Aerial
Applicant Exhibits:
Property Owner Zoning Petition

DETAILED STAFF RECOMMENDATION:

AG zoning is non-injurious to the existing proximate properties and;

AG zoning is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-469 to rezone property from RS to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area.

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: W 61st St S and S 97th W Ave are designated as Secondary Arterials

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 subject tracts contain single-family homes on large lots.
Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>W 61st St S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
<tr>
<td>S 97th W Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>Vacant/Agricultural</td>
</tr>
<tr>
<td>South</td>
<td>AG/RS/RE/A-1</td>
<td>N/A</td>
<td>N/A</td>
<td>Single-Family</td>
</tr>
<tr>
<td>East</td>
<td>RS</td>
<td>N/A</td>
<td>N/A</td>
<td>Single-Family</td>
</tr>
<tr>
<td>West</td>
<td>RS</td>
<td>Residential (Sand Springs)</td>
<td>N/A</td>
<td>Single-Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

Subject Property:

CBOA-2524 February 2015: The Board of Adjustment approved a variance, with conditions, to permit a 1,200 square foot detached accessory building (Sec. 240.2.E); a variance to permit a detached accessory building to encroach upon the minimum building setback line (Sec 420.2.A.2); a variance from the requirement that a detached accessory building shall be located in the rear yard and/or side yard, on property located north of the northeast corner of West 61st Street South and South 97th West Avenue and one of the parcels on the subject property.

Surrounding Property:

CBOA-2281 October 2007: The Board of Adjustment approved a variance of Lot Width, Lot Area, and Land Area per Dwelling Unit to permit a lot split in an AG district, with conditions for Lots 4 and 5 only, on property located north and east of the northeast corner of West 61st Street and South 97th Avenue West and abutting the entire northern boundary of the subject property.

5/2/2018 1:30 PM
Subject Tract

CZ-469

19-11 36

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

Aerial Photo Date: February 2016
RE: Reversing the Zoning from Residential Single Family District (RS1) back to Agriculture District (AG)

To Whom It May Concern:

We are requesting signatures to petition the Tulsa County Zoning Committee to reverse the zoning of the area from West 61st Street South to West 58th Street South and between South 97th West Avenue to South 89th West Avenue from Residential Single Family District (RS1) back to Agriculture District (AG).

Please sign below in the appropriate box for your property in support of the zoning change:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Parcel No.</th>
<th>Acres</th>
<th>Legal Description</th>
<th>Subdivision</th>
<th>Legal:</th>
<th>Section:</th>
<th>Township:</th>
<th>Range:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thomas &amp; Erica Garland</td>
<td>Address: 5767 South 97th West Avenue, Tulsa</td>
<td>99136-91-36-40410</td>
<td>5.00</td>
<td>Legal Description:</td>
<td></td>
<td>Legal: N/2 W/2 E/2 SW SW SEC 36-19-11</td>
<td>36</td>
<td>19</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Subdivision:</td>
<td>UNPLATTED</td>
<td>Section:</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Owner's Signature:</td>
<td></td>
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<tr>
<td>Gary &amp; Kathryn Garland</td>
<td>Address: 5805 South 97th West Avenue, Tulsa</td>
<td>99136-91-36-42310</td>
<td>4.92</td>
<td>Legal Description:</td>
<td></td>
<td>Legal: E/2 NW SW SW SEC 36-19-11 5.00ACS</td>
<td>36</td>
<td>19</td>
<td>11</td>
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<td>Owner's Signature:</td>
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<td></td>
</tr>
<tr>
<td>Bruce &amp; Lisa Wilcox</td>
<td>Address: 5919 South 97th West Avenue, Tulsa</td>
<td>99136-91-36-40110</td>
<td>2.50</td>
<td>Legal Description:</td>
<td></td>
<td>Legal: BEG 670N SWCR SEC TH E330 S330 W330 N330 POB SEC 36 19 11</td>
<td>36</td>
<td>19</td>
<td>11</td>
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<tr>
<td>Name</td>
<td>Address</td>
<td>Parcel No.</td>
<td>Acres</td>
<td>Legal Description</td>
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</tbody>
</table>
| Stanley & Rebecca Short  | 9535 West 61st Street South, Tulsa | 99136-91-36-44110   | 5.00  | Subdivision: UNPLATTED  
|                          |                                |                     |       | Legal: S660 E/2 W/2 SW SW SEC 36 19 11 5.00ACS  
|                          |                                |                     |       | Section: 36 Township: 19 Range: 11  
| Ronnie & Leona Bock     | 9411 West 61st Street South, Tulsa | 99136-91-36-40910   | 5.00  | Subdivision: UNPLATTED  
|                          |                                |                     |       | Legal: S/2 W/2 E/2 SW SW SEC 36 19 11 5 AC  
|                          |                                |                     |       | Section: 36 Township: 19 Range: 11  
| Teddy Jack Bock         | 8997 West 61st Street South, Tulsa | 99136-91-36-43610   | 8.81  | Subdivision: UNPLATTED  
|                          |                                |                     |       | Legal: BEG 990 EWC SW SW TH S1320 E165 N314 E165 N1006 W330 POB SEC 36 19 11 8.811ACS  
|                          |                                |                     |       | Section: 36 Township: 19 Range: 11  
| Teddy Jack Bock         | 8993 West 61st Street South, Tulsa | 99136-91-36-65330   | 4.91  | Subdivision: UNPLATTED  
|                          |                                |                     |       | Legal: W/2 W/2 W/2 SE SW SEC 36 19 11 5ACS  
|                          |                                |                     |       | Section: 36 Township: 19 Range: 11  
| Jesus & Antonia Cruz    | 8989 West 61st Street South, Tulsa | 99136-91-36-47310   | 5.00  | Subdivision: UNPLATTED  
|                          |                                |                     |       | Legal: E/2 W/2 W/2 SE SW SEC 36-19-11  
|                          |                                |                     |       | Section: 36 Township: 19 Range: 11  
| Denny & Jackie Bullington | 8969 West 61st Street South, Tulsa   | 99136-91-36-46310   | 10.00 | Subdivision: UNPLATTED  
|                          |                                |                     |       | Legal: E 1/2 W 1/2 SE SW SEC 36 19 11 10 AC  
|                          |                                |                     |       | Section: 36 Township: 19 Range: 11  

257
<table>
<thead>
<tr>
<th>Billie Rozell &amp; Stephen Layne Garroute</th>
<th>Address: 8951 West 61st Street South, Tulsa</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel No.: 99136-91-36-44310</td>
<td>Acres: 17.47</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>Owner's Signature:</td>
</tr>
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<td>Subdivision: UNPLATTED</td>
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</tr>
<tr>
<td>Legal: E/2 SE SW LESS Beg NEC SE SW TH S332</td>
<td>Billie Garroute</td>
</tr>
<tr>
<td>W332 N332 E332 POB SEC 36 19 11 17.47ACS</td>
<td></td>
</tr>
<tr>
<td>Section: 36 Township: 19 Range: 11</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Walter &amp; Michong Banfield</th>
<th>Address: 5820 South 89th West Avenue, Tulsa</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel No.: 99136-91-36-46060</td>
<td>Acres: 2.53</td>
</tr>
<tr>
<td>Legal Description:</td>
<td>Owner's Signature:</td>
</tr>
<tr>
<td>Subdivision: UNPLATTED</td>
<td></td>
</tr>
<tr>
<td>Legal: PRT SE SW Beg NEC SE SW TH S332</td>
<td>Walter Banfield</td>
</tr>
<tr>
<td>W332 N332 E332 POB SEC 36 19 11 2.53ACS</td>
<td></td>
</tr>
<tr>
<td>Section: 36 Township: 19 Range: 11</td>
<td></td>
</tr>
</tbody>
</table>
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
**Applicant:** Tulsa City Council c/o Matt Morgan

**Property Owner:** Council Oak district of the Oklahoma annual conference of the the United Methodist Church, Inc.

**Location Map:** (shown with City Council Districts)

**Applicant Proposal:**
**Present Use:** Private Park

**Proposed Use:** Park and future re-development

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

**Tract Size:** 1.43 ± acres

**Location:** SE/c of S. Peoria Ave. & E. 37th Pl.

**Zoning:**
**Existing Zoning:** CH, PK

**Proposed Zoning:** MX1-P-U

**Comprehensive Plan:**
**Land Use Map:** Main Street

**Stability and Growth Map:** Area of Growth

**Staff Recommendation:**
**Staff recommends approval.**

**Staff Data:**
TRS: 9319
CZM: 47
Atlas: 248

**City Council District:** 9
**Councilor Name:** Ben Kimbro

**County Commission District:** 2
**Commissioner Name:** Karen Keith
SECTION I: Z-7438

DEVELOPMENT CONCEPT: This request for rezoning is responsive to the City Council initiative to encourage mixed-use development along the proposed bus rapid transit system route. The current zoning on the site is CH and PK. The CH portion of the site has unlimited height along South Peoria, PK zoning limits site development to parking only. The proposed MX zoning supports the type of development and building placement that will be necessary for a successful bus rapid transit system investment by the City.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - None provided

DETAILED STAFF RECOMMENDATION:

Staff recommends Approval of Z-7438 to rezone property from CH, PK/ to MX1-P-U.

Case Z-7438 requesting MX1-P-U is consistent with the expected development pattern in the area and,

MX1-P-U is not injurious to the surrounding property owners and,

The MX1 requested is considered a Neighborhood Mixed-use district intended to accommodate small scale retail, service and dining uses that serve nearby residential neighborhoods. The district also allows a variety of residential uses and building types and supports open space sites. The rezoning request is consistent with the Bus Rapid Transit System initiative and its land use recommendations and,

MX1-P-U is consistent with the Main Street land use vision in the Tulsa Comprehensive Plan therefore

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX1-P-U is consistent with the land use vision in the Tulsa Comprehensive Plan and is consistent with the goals and objectives that support the Bus Rapid Transit System. The existing zoning pattern creates obstacles that prohibit urban development that is desired as part of the Bus Rapid Transit System and the Town Center vision of the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Main Street

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

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None except the Urban Arterial classification. This section of Peoria is also designated as a Main Street with a 70' minimum street right of way width.

**Trail System Master Plan Considerations:** None

**Small Area Plan:** Brookside Infill Design Recommendations (Completed 2002)
Small area plan 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. The City has adopted 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.

**Special District Considerations:**

**Historic Preservation Overlay:**

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** The building shown on the aerial photograph has been removed. The site has been redeveloped as a private park. The existing surface parking lot remains as shown on the aerial images.
Environmental Considerations: None that will affect site redevelopment

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Peoria Avenue</td>
<td>Urban Arterial / Main Street</td>
<td>70 feet</td>
<td>4 lanes with parallel parking on both sides</td>
</tr>
<tr>
<td>East 37th Place South</td>
<td>None</td>
<td>50 feet</td>
<td>2 lanes</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CH, OL, PK/PUD 789-A across 37th Place South</td>
<td>Main Street</td>
<td>Growth</td>
<td>Restaurant and surface parking</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>CH, PK, RM-1</td>
<td>Main Street</td>
<td>Growth</td>
<td>Restaurant, surface parking and apartment/condominium</td>
</tr>
<tr>
<td>West</td>
<td>CH across Peoria</td>
<td>Main Street</td>
<td>Growth</td>
<td>Restaurant and surface parking</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19783 dated February 24, 2000, established PK zoning for the eastern portion of the subject property and Ordinance number 11823 dated June 26, 1970, established CH zoning for the western portion of the subject property

Subject Property:

Z-6749 February 2000: All concurred in approval of a request for rezoning a .84+ acre tract of land from RS-3/RM-1 to PK for parking purposes on property located east of South Peoria Avenue Fronting East 37th Place and East 38th Street on the subject property. Ordinance number 19783 dated February 24, 2000, amended zoning ordinance 11823 for a portion of the subject property.

BOA-18582 December 1999: The Board of Adjustment approved a special exception modifying requirements for off-street parking spaces and screening upon change of non-conformity with respect to parking and screening (associated with change of use): 1. To permit some of required parking spaces to be located on an adjoining lot other than the lot containing the principal use, allowing mutual and reciprocal parking arrangement between adjoining property owners, and 2. To waive requirement that Use Unit 12 uses be screened from abutting R district or within existing parking lots which are situated on either side of zoning district boundaries, on property located on the southeast corner of South Peoria Avenue and East 37th Place South on the subject property.
BOA-13577 March 1985: The Board of Adjustment denied a variance (Section 750.2 – Location of Sexually Oriented Business – Use Unit 1212) of the 500' setback from a church; of the 300' setback from a non-arterial street which provides access to a residentially zoned district in a CH zoned district; finding that the applicant failed to demonstrate a hardship that would permit the operation of a club of this nature at this location, on property located at the southeast corner of South Peoria Avenue and East 37th Place South on the subject property.

Surrounding Property:

Z-7381 April 2017: All concurred in approval of a request for rezoning a 0.2+ acre tract of land from RS-3 to OL with Optional Development Plan on property located west of the southwest corner of East 37th Place and South Peoria Avenue.

Z-7202 April 2012: All concurred in approval of a request for rezoning a 0.24+ acre tract of land from RS-3 to PK on property located east of the northeast corner of South Peoria Avenue and East 37th Place.

PUD-789-A April 2012: All concurred in approval of a proposed Major Amendment to PUD on a .48+ acre tract of land for addition of lot to the south of PUD-789 to be used for parking, on property located east of the northeast corner of South Peoria Avenue and East 37th Place.

Z-7185/Pud-789 January 2012: All concurred in approval of a request for rezoning a 0.24+ acre tract of land from RS-3 to PK and a Planned Unit Development for off-street parking and screening for KJRH, on property located east of the southeast corner of South Peoria Avenue and East 37th Street.

BOA-20767-B February 2010: The Board of Adjustment approved a variance of the parking requirement (Section 1212.D) and an amendment to a previously approved plan; both to permit an outdoor customer seating area in addition to an existing restaurant use in the CH district per plan, on property located south of the southeast corner of East 37th Street South and South Peoria Avenue.

BOA-20767-A May 2009: The Board of Adjustment approved an amendment to a previously approved site plan (BOA-20767), on property located south of the southeast corner of East 37th Street South and South Peoria Avenue.

BOA-20767 September 2008: The Board of Adjustment approved a variance of the required parking to permit restaurant use in an existing commercial building in the CH district, with conditions to repair and maintain the parking lot and driving lane with asphalt; to repair sidewalks and maintain, per plan, on property located south of the southeast corner of East 37th Street South and South Peoria Avenue.

Z-6597 August 1997: All concurred in approval of a request for rezoning a .19+ acre tract of land from RS-3 to PK for a parking lot, on property located west of the southwest corner of East 37th Place and South Peoria Avenue.

4/18/2018 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
Growth and Stability

Area of Growth
Area of Stability

SUBJECT TRACT

Z-7438

19-13 19
TMAPC
April 18, 2018
Fee Schedule Adjustments

Item for discussion: Adopt proposed revisions to Fee Schedule for TMAPC to reflect changes in the recently adopted Subdivision and Development Regulations.

Background: The Tulsa Metropolitan Area Planning Commission (TMAPC), the Tulsa City Council and the Tulsa County Commission establish application fees for the land development processes. The Subdivision fees were slightly modified in 2013. Prior to that, fees had not been adjusted since 2002. TMAPC fees related to zoning, as well as Board of Adjustment fees, were modified in 2016 to include several new categories and processes resulting from the adoption of the new City of Tulsa Zoning Code. However, the Subdivision fee schedule was not modified at that time since it was anticipated that Subdivision Regulations would be updated soon thereafter.

Both the City of Tulsa and Tulsa County adopted new Subdivision and Development Regulations on February 21, 2018, which will be effective on May 10, 2018. The new Subdivision and Development Regulations streamline processes by introducing administrative approvals for lot splits, lot line adjustments and final plats. The new regulations align platting requirements to those outlined in Oklahoma State Statute, which now makes plat waiver applications unnecessary. And, in response to other processes presented in the regulations, two new application types are introduced: Exempt Land Division application and Development Regulations Compliance application.

The previous format for application fees based on size has been eliminated since recent caseload has demonstrated that there is no consistent direct correlation between the complexity of the application and the size of the project. Other fees were streamlined to reflect amended processes.

The attached revised fee schedule reflects the proposed changes (shown in highlight). The existing fee schedule is also attached for comparison.

Staff Recommendation: Adopt proposed revisions to TMAPC fee schedule.
VI. SUBDIVISION FEES

A. SUBDIVISION PLATS:
   1. Preliminary Plat $1,200.00
   2. Final Plat $900.00
   3. Minor Subdivision Plat $650.00

B. ACCESS CHANGES
   1. Access point(s) changed on recorded plat $100.00

C. REINSTATEMENT OF A SUBDIVISION PLAT:
   1. Reinstatement of a PRELIMINARY Plat $100.00
   2. Reinstatement of a FINAL Plat $100.00

D. EXTENSION of Approval of Subdivision Plat:
   1. Extension of a Preliminary or Final Plat $100.00

E. Authorization for an ACCELERATED RELEASE of a Building Permit:
   $500.00

F. EXEMPT LAND DIVISION APPLICATION $100.00

G. LOT SPLITS $150.00

H. LOT LINE ADJUSTMENTS $150.00

I. DEVELOPMENT REGULATIONS COMPLIANCE $500.00

NOTE: The above fees include the application fee, and an evaluation fee which is designed to partially cover the cost of investigation of site characteristics, adopted plans, previous actions, adequacy of existing and proposed streets, utilities and stormwater structures, as well as inspection of the site and surrounding property.
VI. SUBDIVISION FEES

A. SUBDIVISION PLATS:

<table>
<thead>
<tr>
<th>Subdivision Type</th>
<th>Base Fee</th>
<th>Sliding Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sketch Plat</td>
<td>$250.00</td>
<td></td>
</tr>
<tr>
<td>Preliminary Plat</td>
<td>$850.00</td>
<td>+ $5.00 per acre</td>
</tr>
<tr>
<td>Preliminary Plat Corridor and PUD</td>
<td>$1,200.00</td>
<td>+ $5.00 per acre</td>
</tr>
<tr>
<td>Final Plat</td>
<td>$650.00</td>
<td>+ $5.00 per acre</td>
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<tr>
<td>Final Plat Corridor and PUD</td>
<td>$900.00</td>
<td>+ $5.00 per acre</td>
</tr>
<tr>
<td>Minor Subdivision Plat</td>
<td>$650.00</td>
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</table>

B. PLAT WAIVER

1. Processing and Application Fee $250.00

C. ACCESS CHANGES*

1. Access point(s) changed on recorded plat (Traffic/Dept. of Public Works and TMAPC) $100.00

D. REINSTATEMENT OF A SUBDIVISION PLAT:

1. Reinstatement of a PRELIMINARY Plat $100.00
2. Reinstatement of a FINAL Plat $100.00

E. EXTENSION of Approval of Subdivision Plat:

1. Extension of a Preliminary or Final Plat $100.00

F. Authorization for an ACCELERATED RELEASE of a Building Permit: $500.00

G. LOT SPLITS

1. Lot splits which meet all Subdivision Regulations and zoning ordinances as submitted $100.00
2. Lot splits that require any waiver of the Subdivision Regulations and/or zoning ordinances $150.00

H. LOT COMBINATIONS

1. The voluntary act of the lot owner to combine adjoining parcels to be considered as one lot for zoning purposes $100.00

* When access changes are required with a plat waiver application, there is no additional fee. All fees include base fees and any additional fees per acre are per acre or fraction thereof.

**NOTE:** The above fees include the application fee, and an evaluation fee which is designed to partially cover the cost of investigation of site characteristics, adopted plans, previous actions, adequacy of existing and proposed streets, utilities and stormwater structures, as well as inspection of the site and surrounding property.