AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2770
May 16, 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 May 2, 2018, Meeting No. 2769

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-1021** (Lot-Combination) (CD 2) – Location: North of the northwest corner of West 38th Place South and Southwest Boulevard

3. **LC-1022** (Lot-Combination) (CD 3) – Location: South of the southeast corner of East Archer Street and North Victor Avenue

4. **LC-1024** (Lot-Combination) (CD 5) – Location: Southwest corner of East 31st Street South and South Hudson Avenue (Related to LS-21133)

5. **LS-21133** (Lot-Split) (CD 5) – Location: Southwest corner of East 31st Street South and South Hudson Avenue (Related to LC-1024)

6. **LS-21132** (Lot-Split) (CD 5) – Location: Northwest corner of East 14th Street South and South 93rd East Avenue

7. **PUD-730-1 Thomas Vogt** (CD 4) Location: Northwest corner of East 21st Street South and South Louisville Avenue requesting a **PUD Minor Amendment** to add parking as a permitted use, reduce fence height, allow pole lighting and access to 21st Street South and amend landscape requirements.

8. **Blue Anchor** (CD 3) Final Plat, Location: West of the northwest corner of East 46th Street North and North 129th East Avenue

9. **Titan Sports** (CD 2) Final Plat, Location: East of the northeast corner of West 81st Street South and South Elwood Avenue
CONSIDERATION OF ITEMS REMOVED FROM THE CONSENT AGENDA:

PUBLIC HEARINGS:

10. **BOA-22432 Plat Waiver** (CD 4) Location: Northwest corner of East 1st Street South and South Atlanta Avenue

11. **Deerfield Creek** (County) Preliminary Plat, Location: East of the northeast corner of South 145th East Avenue and Highway 64

12. **St. Joseph Church** (CD 6) Preliminary Plat, Location: East of the northeast corner of East 21st Street South and South 145th East Avenue

13. **Sleepy Hollow Estates** (County) Preliminary Plat, Location: West of the northwest corner of East 171st Street South and South Harvard Avenue

14. **Dylan Gateway** (CD 3) Preliminary Plat, Location: East of the southeast corner of East 43rd Street North and North Garnett Road

15. **Z-7442 Tulsa City Council/Bobby Patterson** (CD 4) Location: East of the southeast corner of South Peoria Avenue and East 11th Street South requesting rezoning from OL/CH to MX1-P-U

OTHER BUSINESS

16. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at [www.tmapc.org](http://www.tmapc.org)  email address: esubmit@incog.org

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

Owner and Applicant Information:
Applicant: Thomas L. Vogt
Property Owner: Tulsa County Public Facilities Authority

Applicant Proposal:
Concept summary: PUD minor amendment to add parking as a permitted use, reduce fence height, allow pole lighting and access to 21st St S and amend landscape requirements.

Gross Land Area: 0.51 acres
Location: NW/c E 21st St S and S Louisville Ave
Lots 11, 12 and 13, Block 2 Wilson View
3617 E 21st St S

Zoning:
Existing Zoning: OL/RS-3/PUD-730-A
Proposed Zoning: No Change

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

Staff Data:
TRS: 9309
CZM: 37
Atlas: 89

City Council District: 4
Councilor Name: Blake Ewing

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: PUD-730-A-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to add parking as a permitted use, reduce the required screening wall height along the north and west boundaries from 8 feet to 6 feet in height, allow pole mounted lighting, allow access to 21st St S, pending approval by City Services and amend the landscape requirements.

The subject lot is proposed to be used as parking for the adjacent Expo Square. The pole lighting proposed would be limited to facing south and east, away from surrounding residential properties. PUD-730-A limited access to South Louisville. The applicant proposes to allow access to E 21st St S, pending approval of the proposed access from the City of Tulsa Traffic Department. PUD-730-A referred to a concept plan for landscaping requirements. The concept for the site is proposed to be changed from Office to Parking, therefore the concept plan is no longer appropriate. The applicant proposes to add the provision that if the lot is developed for parking, rather than the landscaping shown on the concept plan for the office building, alternate landscaping plans, suitable for a parking lot may be submitted as part of the site and landscape plan approval process.

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."

As well as by Section 30.010.1.2.c(15) of the City of Tulsa Zoning Code.

"Changes in an approved use to another use may be permitted, provided the underlying zoning on the particular site within the PUD would otherwise permit such use as of right and the proposed use will not result in any increase of incompatibility with the present and future use of nearby properties."

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-730-A 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 add parking as a permitted use, reduce fence height, allow pole lighting, access to 21st St S and amend landscape standards.
**Tulsa Metropolitan Area Planning Commission**

**Case:** Blue Anchor  
**Hearing Date:** May 16, 2018

**Case Report Prepared by:** Nathan Foster

**Owner and Applicant Information:**  
**Applicant:** Wallace Engineering  
**Owner:** Anchor Stone Co.

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

**Applicant Proposal:**  
Final Plat  
1 lot, 1 block, 1.5 ± acres  
*Location:* West of the northwest corner of East 46th Street North and North 129th East Avenue

**Zoning:** IH (Industrial – High)

**Staff Recommendation:**  
Staff recommends approval of the final plat

**City Council District:** 3  
**Councilor Name:** David Patrick  
**County Commission District:** 1  
**Commissioner Name:** Mike Craddock

**EXHIBITS:** Final Plat
Blue Anchor
Draft Final Plan
A Subdivision in the E/2 of the SE/4 in Section 8, T-20-N, R-14-E, of the Indian Base & Meridian,
City of Tulsa, Tulsa County, State of Oklahoma.

LOT 1
BLOCK 1
65,247 SQ. FT.
1.50 ACRES
1938 East 46th Street North.

East 46th Street North (State Highway 266)

Nathan Foster
2018.03.06
13:39:22
-06'00'

TMAPC
Sheet 1 of 2
Date of Preparation: January 2, 2018
**Case:** Titan Sports  
**Hearing Date:** May 16, 2018

**Case Report Prepared by:**  
Nathan Foster

**Owner and Applicant Information:**  
**Applicant:** Tanner Consulting, LLC  
**Owner:** Titan Sports & Performance Center, LLC

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

**Applicant Proposal:**  
Final Plat  
1 lot, 1 block, 59.66 ± acres  
**Location:** East of the northeast corner of West 81st Street South and South Elwood Avenue

**Zoning:** IL (Industrial – Light)

**Staff Recommendation:**  
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
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Brian Henley</td>
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<td><strong>Owner:</strong> Diocese of Tulsa</td>
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<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
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<tbody>
<tr>
<td>[Map Image]</td>
<td>Plat Waiver</td>
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| **Location:** Northwest corner of East 1st Street South and South Atlanta Avenue |

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> RS-3 (Residential Single Family - 3)</th>
<th><strong>Staff Recommendation:</strong></th>
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<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the plat waiver</td>
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<tr>
<th><strong>City Council District:</strong> 4</th>
<th><strong>County Commission District:</strong> 2</th>
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<tbody>
<tr>
<td>Councilor Name: Blake Ewing</td>
<td>Commissioner Name: Karen Keith</td>
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</table>

EXHIBITS: Site Map, Aerial, Site Plan
PLAT WAIVER

**BOA-22432** – (CD 4)
Northwest corner of East 1st Street South and South Atlanta Avenue

The platting requirement for this property is being triggered by a special exception approval by the Board of Adjustment on May 8, 2018 to permit the expansion of a religious assembly in the RS-3 district. The property currently consists of 3 vacant lots.

The Technical Advisory Committee met on April 19, 2018 and the following items were determined:

1. The property was previously platted as part of East Highland Addition.
2. Necessary utilities are all in place and no additional utility easements will be needed at this time.
3. All right-of-way dedications have been made to comply with the Major Street Highway Plan.
4. A lot combination has been approved and recorded to combine all 3 lots into 1.
5. There are no development plans on the property required recordation of covenants.

Staff recommends **approval** of the plat waiver.
Note: Graphic overlays may not precisely align with physical features on the ground.
EXISTING PARKING (6)

ZONING: RS-3 (CITY OF TULSA ZONING CODE)
RELIGIOUS ASSEMBLY ALLOWED W/ SPECIAL EXCEPTION (PER TABLE 5-2)
LOT AREA = 25,300 SF (12,000 SF MIN PER TABLE 5-3)
LOT WIDTH = 150 FEET (100 FEET MIN PER TABLE 5-3)
SETBACKS - 25' FRONT YARD, 20' REAR YARD, 5' SIDE YARD (15' CORNER SIDE YARD)
*25' REAR YARD FOR SPECIAL EXCEPTION ADJACENT TO OCCUPIED R DISTRICT

CHAPEL SANCCTUARY = 998 SF, 48 FIXED SEATS
PARKING:
RELIGIOUS = 24.25/1,000 SF MIN. = 24.25 SPACES REQUIRED
OR 1/3 SEATS = 16 SEATS (24.25 IS GREATER PER 55.020)
192 SPACES PROVIDED ON CHURCH CAMPUS,
PLUS ADDITIONAL STREET PARKING FOR NEIGHBORHOOD CHURCH.

LEGAL DESCRIPTION
LOTS 22, 23, & 24, BLOCK 5 EAST
HIGHLAND ADDN RES 81
ZONED RS-3

ST. FRANCIS CATHOLIC CHURCH - CHAPEL
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: JR Donelson</td>
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<td>Owner: RNC Real Estate, LLC</td>
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</tbody>
</table>

| **Location Map:**          | **Applicant Proposal:**              |
| (Shown with County Commission districts) | Preliminary Plat                      |
|                             | 7 lots, 1 block, 63.98 ± acres       |
|                             | Location: East of the northeast corner of South 145th East Avenue and Highway 64 |

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> AG (Agriculture)</th>
<th><strong>Staff Recommendation:</strong></th>
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<tr>
<td></td>
<td>Staff recommends approval of the preliminary plat</td>
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| **County Commission District:** 3 | **Commissioner Name:** Ron Peters |

**EXHIBITS:** Site Map, Aerial, Preliminary Plat Submittal, Conceptual Improvements
PRELIMINARY SUBDIVISION PLAT

Deerfield Creek - (County)
East of the northeast corner of South 145th East Avenue and Highway 64

This plat consists of 7 lots, 1 block on 63.98 ± acres.

The Technical Advisory Committee (TAC) met on May 3, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned AG (Agriculture). The current lot configurations comply with the AG zoning district.

2. **Addressing:** Graphically label all lots with the assigned address prior to submittal of final plat.

3. **Transportation & Traffic:** Oklahoma Department of Transportation must provide a release for all proposed access points. If lots are split in the future, mutual access would be required within approved access points.

4. **Sewer:** Proposals for on-site sewage disposal must comply with all relevant requirements of the Oklahoma Department of Environmental Quality.

5. **Water:** Water will be served by the City of Bixby. A release letter is required prior to release of final plat.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Update location map with all filed plats and label all other areas as "unplatted". Remove other labels. Add "State of" before Oklahoma in the plat subtitle. Graphically show all property pins found or set associated with the plat. Ensure written legal description matches face of the plat.

7. **Fire:** No comments.

8. **Stormwater, Drainage, & Floodplain:** Provide the County Engineer with a drainage report and obtain a release for any required improvements prior to approval of final plat.

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.
DEERFIELD CREEK
17-14 27

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2016
**Case:** St. Joseph Church  
**Hearing Date:** May 16, 2018

<table>
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<tr>
<td>Nathan Foster</td>
<td>Applicant: Wallace Engineering</td>
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<td>Owner: Most Reverend David A. Konderla</td>
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<tr>
<td><img src="image" alt="Location Map" /></td>
<td>Preliminary Plat</td>
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<td>1 lot, 1 block, 7.38 + acres</td>
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<td></td>
<td>Location: East of the northeast corner of East 21&lt;sup&gt;st&lt;/sup&gt; Street South and South 145&lt;sup&gt;th&lt;/sup&gt; East Avenue</td>
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<tr>
<th>Zoning: RS-3 (Residential Single Family - 3)</th>
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<td>Staff recommends approval of the preliminary plat</td>
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| City Council District: 6  
Councilor Name: Connie Dodson  
County Commission District: 1  
Commissioner Name: Mike Craddock |
|------------------------------|------------------------|

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

St. Joseph Church - (CD 6)
East of the northeast corner of East 21st Street South and South 145th East Avenue

This plat consists of 1 lot, 1 block on 7.38 ± acres.

The Technical Advisory Committee (TAC) met on May 3, 2018 and provided the following conditions:

1. Zoning: The property is zoned RS-3 (Residential Single Family – 3). The use of the property as a religious assembly was approved by the City of Tulsa Board of Adjustment (BOA-22245). The special exception approval triggers the requirement for platting.

2. Addressing: Label lot with assigned address prior to submittal of final plat.

3. Transportation & Traffic: Provide recording information for the right-of-way adjacent to the plat and dimension the width of each.

4. Sewer: Mainline extension required for sewer service. Final IDP must be approved prior to approval of the final plat.

5. Water: Mainline extension required for water service. Final IDP must be approved prior to approval of the final plat.

6. Engineering Graphics: Submit a subdivision control data sheet with final plat. Remove contours and improvements from final plat. Add “State of” before Oklahoma in the plat subtitle. Provide full information for owner, engineer, and surveyor on the face of the plat. Graphically show all property pins found or set associated with this plat. Add date of preparation. Correct location map to show platted properties and label all other property unplatted. Remove parcel lines from location map. Label plat in location map as “Site” or “Project Location”.

7. Fire: No comments.

8. Stormwater, Drainage, & Floodplain: Storm water easements are required to convey any off-site drainage on site. No floodplain present on the lot.

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 and requested subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations.
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR

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

ST. JOSEPH CHURCH
19-14.10
DEED OF DEDICATION
ST. JOSEPH CHURCH
A SUBDIVISION OF LAND IN THE CITY OF TULSA,
TULSA COUNTY, STATE OF OKLAHOMA

NO. 14

1. ST. JOSEPH CHURCH, a corporation organized and existing under the laws of the State of Oklahoma, and all of the interest therein held by St. Joseph Church, hereby conveys, transfers, assigns, and relinquishes, and does hereby convey, transfer, assign, and relinquish its right, title, and interest in and to the land described in Exhibit A hereto, being a subdivision of land in the City of Tulsa, Tulsa County, State of Oklahoma.

2. This conveyance is made subject to any and all easements, licenses, restrictions, and conditions of record or of which the grantor or any of its predecessors in title had notice.

3. The grantor does not warrant the boundary lines of the land conveyed, but warrants that the land conveyed is the property conveyed as herein described.

4. The grantor warrants that all taxes, assessments, and other charges levied upon or imposed by any governmental authority have been paid and that no liens therefor exist as of the date of this conveyance.

5. The grantor warrants that the premises conveyed do not contain any dangerous, hazardous, or toxic substances, whether physically present or in situ.

6. The grantor warrants that the premises conveyed are free and clear of any liens, encumbrances, or restrictions, except as described in this conveyance and except for any liens, encumbrances, or restrictions which are not of record.

7. The grantor warrants that the premises conveyed are free and clear of any easements, licenses, restrictions, or conditions which are not of record.

8. The grantor warrants that the premises conveyed are not subject to any agreements for the sale, lease, or conveyance of any part thereof.

9. The grantor warrants that the premises conveyed are not subject to any agreements for the sale, lease, or conveyance of any part thereof.

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<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Ryan McCarty, Select Design</td>
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<td><strong>Owner:</strong> Avery LLC</td>
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**Location Map:**
(Shown with County Commission districts)

**Applicant Proposal:**
Preliminary Plat
9 lots, 2 blocks, 30 ± acres

*Location:* West of the northwest corner of East 171st Street South and South Harvard Avenue

**Zoning:** RE/PUD-846

**Staff Recommendation:**
Staff recommends approval of the preliminary plat

**County Commission District:** 3

**Commissioner Name:** Ron Peters

EXHIBITS: Site Map, Aerial, Preliminary Plat Submittal, Conceptual Improvements
PRELIMINARY SUBDIVISION PLAT

Sleepy Hollow Estates - (County)
West of the northwest corner of East 171st Street South and South Harvard Avenue

This plat consists of 9 lots, 2 blocks on 30 ± acres.

The Technical Advisory Committee (TAC) met on May 3, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned RE (Residential Estate) with a Planned Unit Development (PUD-846) to permit private streets.

2. **Addressing:** Graphically label all lots with the assigned address prior to submittal of final plat.

3. **Transportation & Traffic:** Reserve B should be assigned a street name.

4. **Sewer:** Proposals for on-site sewage disposal must comply with all relevant requirements of the Oklahoma Department of Environmental Quality.

5. **Water:** Water will be served by Rural Water District #6 out of Okmulgee County. A release letter will be required prior to final plat approval.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Remove contours from final plat submittal. Provide street name on the face of the plat. Graphically show all property pins found or set that are associated with the plat. Update location map to show only platted areas and label all other areas “unplatted”.

7. **Fire:** No comments.

8. **Stormwater, Drainage, & Floodplain:** Drainage plans will need to be approved by the Tulsa County Engineer and necessary easements must be provided.

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. Applicant requests a waiver of the requirement that no lot have more than 3 side lot lines to permit Lot 4.

2. Applicant requests a waiver of the sidewalk requirement along East 171st Street South and within the subdivision.
Staff recommends APPROVAL of the preliminary subdivision plat and requested waivers of the Subdivision Regulations subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations.
Subject Tract

SLEEPY HOLLOW ESTATES

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

Aerial Photo Date: February 2016
Planned Unit Development No. 846
Sleepy Hollow Estates

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SE/4 OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Owner / Developer

Owner / Developer

Surveyor

Engineer

MONUMENTATION

BENCHMARK

Address

Floodplain Data

Legend

Curve Table

Line Table

Point of Commencement

Section 31, T 17 N, R 13 E
Planned Unit Development No. 846

Sleepy Hollow Estates

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE SIEA OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

CONCEPTUAL IMPROVEMENTS

PLAN

PROPOSED DETENTION FACILITY "WET POND"

PROPOSED LOTS TO HAVE INDIVIDUAL SEPTIC SYSTEMS AS APPROVED BY ODEQ

PRIVATE ASPHALT STREET (24' WIDE)

PROPOSED WATERLINE TO BE EXTENDED TO EXISTING 12" WATERLINE AT HARVARD PER DIRECTION OF OKMULgee COUNTY RWD# 6

GATED ENTRY WITH KNOX BOX

EAST 171st STREET SOUTH
<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: John Droz, Cyntergy</td>
</tr>
<tr>
<td></td>
<td>Owner: FC Tulsa OK Landlord, LLC</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Location Map:</strong></th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>(Shown with City Council districts)</td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td></td>
<td>1 lot, 1 block, 81.79 ± acres</td>
</tr>
<tr>
<td></td>
<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> IH (Industrial – High)</th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the preliminary plat</td>
</tr>
</tbody>
</table>

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

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

Dylan Gateway - (CD 3)
East of the southeast corner of East 43rd Street North and North Garnett Road

This plat consists of 1 lot, 1 block on 81.79 ± acres.

The Technical Advisory Committee (TAC) met on May 3, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is zoned IH (Industrial-High). The proposed lot in conjunction with the proposed street improvements conform to the requirements of the IH district.

2. **Addressing:** Label lot with assigned address prior to submittal of final plat.

3. **Transportation & Traffic:** Correct right-of-way dedications to indicate "Dedicated by plat" rather than separate instrument and provide dimensions of each. Rename North 126th East Avenue to North 125th East Avenue.

4. **Sewer:** Mainline extension required for sewer service. Provide consent from PSO to establish a utility easement that conflicts with their existing easement. Provide recording information for any separate instrument easements present on site.

5. **Water:** No comments.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Add "State of" before Oklahoma in the plat subtitle. Spell out IB&M in the plat subtitle. Provide information for owner, engineer, and surveyor on the face of the plat. Define the basis of bearing between two known points associated with the plat. Provide graphically on the face of the plat the bearing angle and distance from the Point of Commencement (POC) to the Point of Beginning (POB). Add date of preparation. Correct location map to show platted properties and label all other property unplatted. Remove parcel lines from location map. Label plat in location map as "Site" or "Project Location".

7. **Fire:** No comments.

8. **Stormwater, Drainage, & Floodplain:** Floodplain is present on the property. Floodplain ordinances must be adhered to and existing floodplain must be placed in the required easement. Detention easement and PSO easement conflict. Provide consent from PSO for the detention easement.

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 and requested subject to the conditions provided by TAC and all other requirements of the Subdivisions Regulations.
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT LAND USE PLAN EMPLOYMENT
DYLAN GATEWAY

A PART OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 14 EAST, 18.44 N.
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
ADDITION HAS 1 LOT IN 1 BLOCK AND CONTAINS 81.799 ACRES, MORE OR LESS.
Case Number: Z-7442

Hearing Date: May 16, 2018

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Tulsa City Council
Property Owner: GROUP M INVESTMENT INC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Present Use: Commercial Building
Proposed Use: Mixed Use

Concept summary: Rezoning request as part of the mixed-use zoning initiative associated with the bus rapid transit system. This application is for multiple parcels east of South Peoria Avenue on both sides of East 11th Street South
Tract Size: 1.71 ± acres
Location: East of Southeast corner of S. Peoria Avenue & East 11th Street South

Zoning:
Existing Zoning: OL, CH
Proposed Zoning: MX1-P-U

Comprehensive Plan:
Land Use Map: Downtown Neighborhood, Main Street
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9307
CZM: 37 Atlas: 3

City Council District: 4
Councillor Name: Blake Ewing

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7442

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, OL and RM-2.

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
11th Street Bus Rapid Transit Exhibit
Applicant Exhibits:
None provided

DETAILED STAFF RECOMMENDATION:
Case Z-7442 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 is 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. MX1 zoning is generally intended for application in areas designated by the comprehensive plan as neighborhood centers, main streets and mixed-use corridors. MX1 zoning allows the anticipated future uses in this area along South Peoria and along East 11th Street. The rezoning request is consistent with the Bus Rapid Transit System study and its land use recommendations and,

MX1-P-U is consistent with the Main Street land use vision in the Tulsa Comprehensive Plan, The Pearl District Small Area Plan and the Utica Midtown Corridor Small Area Plan therefore,

Staff recommends Approval of Z-7442 to rezone property from OL and CH to MX1-P-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: All three sites being considered for MX zoning are consistent with the Tulsa planning efforts for the Pearl District and for the Utica Midtown Corridor Plan.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood (parcels on the south side of 11th street), Main Street (East Side of Peoria and on the North side of 11th Street)

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well
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: 11th and Peoria are both Urban Arterial Streets with the multi modal corridor overlay designation.
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

Small Area Plan:
6th Street Infill Plan on north side of 11th Street (Approved by Tulsa City Council January 2006 amendments approved by Tulsa City Council April 2014) The small area plan illustrates this
area as a mixed-use infill sub area. That sub area is generally considered appropriate for a residential, commercial, office, manufacturing, warehousing, and reuse of existing structures.

Utica Midtown Corridor Plan on South side of 11th Street. The Utica Midtown Corridor (North) recognizes that this area is ideal for mixed-use development. Mixed-use occurs at two different scales: the building scale and the block or neighborhood scale, both of which are appropriate in this area. Mixed-use buildings should be encouraged along 11th Street and Peoria Avenue. Mixed-use blocks are appropriate in all areas identified as Growth areas.

Special District Considerations: Mixed use zoning will be consistent with the anticipated Route 66 Overlay that is anticipated along this corridor. Coincidently that overlay is on the same Planning Commission meeting as this item May 16th, 2018.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: All the properties are currently occupied with single story commercial buildings and associated parking.

Snippet looking southeast from South Peoria at E. 11th Street:

Snippet looking northwest from South Rockford at E. 11th Street:
Environmental Considerations: None that would affect site redevelopment. The Elm Creek regulatory flood plain may affect site redevelopment near at the intersection of East 11th Street at South Peoria Ave.

Streets:
<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>MPD-FBC1, RS-4, CH</td>
<td>Downtown Neighborhood Main Street</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>East</td>
<td>CH, OL, RM-2</td>
<td>Downtown Neighborhood Main Street</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
<tr>
<td>South</td>
<td>CH, OL, RM-2</td>
<td>Downtown Neighborhood Main Street</td>
<td>Growth</td>
<td>Commercial</td>
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<tr>
<td>West</td>
<td>RS-3, RS-4, CH</td>
<td>Downtown Neighborhood Main Street</td>
<td>Growth</td>
<td>Commercial Public Park west of Peoria</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-21645 October 2013: The Board of Adjustment approved a special exception, with conditions, to permit required off-street parking to be located on a lot other than the lot containing the primary use to allow a restaurant (Section 1301.D), on property located on the northwest corner of East 11th Street South and South Rockford Avenue (the subject property) and the northeast corner of East 11th Street South and South Rockford Avenue. The approval is in conjunction with the agreement between Ike’s Chili and Greer Appliances.

BOA-20366 October 2006: The Board of Adjustment interpreted the zoning text to determine the classification of the Meadow Gold sign and found it was consistent with a historic marker (UU-1), on property located east of the southeast corner of South Peoria Avenue and East 11th Street South.

Surrounding Property:

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties: (Note: This outline below covers all three parcels and is intended to give the reader a general idea of the wide variety of zoning categories, uses and eclectic flavor of the area.)
BOA-22410 March 2018: The Board of Adjustment approved a variance, subject to conditions) to allow required accessible parking spaces to be located off site from the principal use (Section 55.080-D-1), on property located north of the northeast corner of East 11th Street South and South Peoria Avenue.

BOA-21848 February 2015: The Board of Adjustment approved a variance to reduce the parking requirement to 0 in a CH District to permit a mixed use commercial, on property located at 1402 East 11th Street South, the southeast corner of East 11th Street South and South Quincy Avenue.

BOA-21832 January 2015: The Board of Adjustment approved a variance to reduce the required off-street parking requirement to 0 in a CH District (Section 1214.D) to permit a commercial retail use, on property located at 1513 East 11th Street, west of East 11th Street South and South Saint Louis Avenue.

BOA-21753 August 2014: The Board of Adjustment approved a variance of the required parking from 23 spaces to 18 spaces, on property located at 1416 East 11th Street, the southwest corner of East 11th Street and South Rockford Avenue.

Z-7176 November 2011: All concurred in approval of a request for rezoning a 60+ acre tract of land from RS-3/RM-2/RM-3/OL/OM/PK/CS/IL/PUD-629 to MPD-FBC1 on property located on the northeast corner of East 11th Street South and South Peoria Avenue & north and west of the northwest corner of East 11th Street South and South Peoria Avenue.

BOA-20233 April 2006: The Board of Adjustment approved a special exception to allow off-street parking in an RM-2 district; a variance of the required screening on the east; and a variance, with conditions, of the setback from South Quaker from 50 ft. to 25 ft. from centerline, on property located north of the northwest corner of South Quaker Avenue and East 11th Street South.

BOA-19982 February 2005: The Board of Adjustment approved a variance of the required parking from 22 spaces to 12 spaces, on property located at 1125 South Peoria Avenue, south of the southeast corner of East 11th Street and South Rockford Avenue.
SUBJECT TRACT
LAND USE PLAN
MAIN STREET & DOWNTOWN NEIGHBORHOOD

Land Use Plan Categories

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

Z-7442
19-13 06 & 19-13 07
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016