AGENDA
TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2775
August 1, 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 July 18, 2018, Meeting No. 2774

2. Amend the minutes of April 4, 2018, Meeting No. 2767 to correct Legal Description on Z-7432

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.

None

PUBLIC HEARINGS:

3. **CPA-73**, Consider adoption of amendments to the Major Street and Highway Plan

4. **Cherokee Extension Industrial Park** (County) Preliminary Plat, Location: Southeast corner of East 76th Street North and North Sheridan Road

5. **Specific System** (CD 5) Preliminary Plat, Location: West of the northwest corner of East 41st Street South and South 79th East Avenue

6. **PUD-757-A Stuart Van De Wiele** (CD 4) Location: North of the northwest corner of South Norfolk Avenue and East 15th Street South requesting a PUD Major Amendment to change development standards to original PUD

7. **Z-7448 Lou Reynolds** (CD 3) Location: South and east of the southeast corner of East Pine Street and North Mingo Road requesting rezoning from AG to IL

8. **Z-7449 KKT Architects, Inc., Nicole Watts** (CD 6) Location: Southwest corner of East 31st Street South and South 120th East Place requesting rezoning from AG to OL

9. **Z-7450 Ted Sack** (CD 4) Location: Northeast corner of South Lewis Avenue and East 6th Street South requesting rezoning from RM-2/CS to MX1-U-45
OTHER BUSINESS

10. 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  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.
Amendment 1
Riverside Dr - Special Trafficway to Scenic Drive

Scenic Drive

Riverside Dr - 21st St to I-44

Major Street and Highway Plan Classification
- Freeway
- Parkway
- Scenic Drive
- Primary Arterial
- Secondary Arterial
- Urban Arterial
- Residential Collector
- Commercial/Industrial Collector
- CBD Street
- Non-Classified Street

City of Tulsa Street Designation
- Main Street
- Multi-Modal Street
- Commuter Street
Amendment 2
Add Industrial Collector

Industrial Collector

Variable
Minimum Right-of-Way
Variable

Industrial Collector - Gilcrease off ramp @ W 51st St S

Major Street and Highway Plan Classification
- Freeway
- Parkway
- Scenic Drive
- Primary Arterial
- Secondary Arterial
- Urban Arterial
- Residential Collector
- Commercial/Industrial Collector
- CBD Street
- Non-Classified Street

City of Tulsa Street Designation
- Main Street
- Multi-Modal Street
- Commuter Street
# Case Report

**Case:** Cherokee Extension Industrial Park  
**Hearing Date:** August 1, 2018

## Case Report Prepared by:

Nathan Foster

## Owner and Applicant Information:

**Applicant:** Cyntergy  
**Owner:** Owasso Land Trust, LLC

## Location Map:

(shown with City Council Districts)

![Map Image]

## Applicant Proposal:

**Preliminary Plat**  
1 lot, 1 blocks, 14.21+ acres  
**Location:** Southeast corner of East 76th Street North and North Sheridan Road

## Zoning:

- IL (Industrial – Light)  
- IM (Industrial – Moderate)

## Staff Recommendation:

Staff recommends approval of the preliminary plat

## County Commission District:

1  
**Commissioner Name:** Mike Craddock

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

Cherokee Extension Industrial Park - (County)
Southeast corner of East 76th Street North and North Sheridan Road

This plat consists of 1 lot, 1 block on 14.21± acres.

The Technical Advisory Committee (TAC) met on July 19th, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is currently zoned IL (Industrial – Light) and IM (Industrial – Moderate). Proposed lots conform to the zoning districts.

2. **Addressing:** Graphically include assigned lot addresses on final plat. Address will be assigned by INCOG.

3. **Transportation & Traffic:** Provide recording information for the North Sheridan Road right-of-way or dedicate by plat. Provide dimension for right-of-way. Reduce point of access to the width at the property line and extend LNA on East 76th Street North.

4. **Sewer:** Offsite easement required for the sanitary sewer mainline extension. Clarify limits of both on-site and offsite easements. IDP will be required for sewer line and must be approved prior to approval of the final plat.

5. **Water:** IDP is required for the proposed water line extension. 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 on the final plat submittal. Provide name and email address for surveyor and engineer on face of plat. Graphically show all property pins found or set that are associated with this plat. Remove parcel lines from the location map and only show platted boundaries. Label all other property as unplatted. Label this plat boundary as "site" or "project location". Ensure accuracy of written legal description.

7. **Fire:** Provide release for local fire service serving the property.

8. **Stormwater, Drainage, & Floodplain:** Property must comply with all County drainage standards. All delineated floodplain boundaries should be clearly and accurately shown on the plat with base flood elevations labeled. Proposed changes to the floodplain boundaries or flood elevations may be subject to floodplain map revisions.

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.
Modification of Subdivision and Development 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.
Cherokee Extension Industrial Park

Declarations of Restrictions, Covenants, and Conditions

Preliminary Subdivision Plat

A Part of Section 35, Township 21 North, Range 13 East, 18th P.M.,
An Addition to Tulsa County, Oklahoma

Addition has 1 Lot in 1 Block and contains 14.21 Acres, More or Less

G. Easement

1. The approximate locations of any restrictions, easements, or any part thereof, is shown by symbols placed by the City of Tulsa and approved by the City of Tulsa, which are shown as part of the plat. The plat is subject to the conditions contained herein as well as any other conditions or restrictions that the City of Tulsa may impose on, or that may be applicable to the site even though not shown on the plat. The plat is also subject to the conditions contained in the Declaration of Restrictions, Covenants, and Conditions and the City of Tulsa, 1924, and as such, the said plat is submitted for the approval of the City of Tulsa.

H. Access to Easements

The plat is subject to the conditions contained in the Declaration of Restrictions, Covenants, and Conditions and the City of Tulsa, 1924, and as such, the said plat is submitted for the approval of the City of Tulsa.

I. Easement

The plat is subject to the conditions contained in the Declaration of Restrictions, Covenants, and Conditions and the City of Tulsa, 1924, and as such, the said plat is submitted for the approval of the City of Tulsa.

J. Easement

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M. Easement

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N. Easement

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O. Easement

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P. Easement

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T. Easement

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U. Easement

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V. Easement

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W. Easement

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X. Easement

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Y. Easement

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Z. Easement

The plat is subject to the conditions contained in the Declaration of Restrictions, Covenants, and Conditions and the City of Tulsa, 1924, and as such, the said plat is submitted for the approval of the City of Tulsa.

Cherokee Extension Industrial Park
July 5, 2015
Part I of 3
**Case:** Specific System  
**Hearing Date:** August 1, 2018

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: KKT</td>
</tr>
<tr>
<td></td>
<td>Owner: Mike Bolick</td>
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</tbody>
</table>

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

![Location Map](image_url)

**Applicant Proposal:**

Preliminary Plat  
10 lots, 2 blocks, 17.295+ acres  
*Location:* West of the northwest corner of East 41st Street South and South 79th East Avenue

<table>
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<tr>
<th>Zoning: IL (Industrial – Light)</th>
<th>Staff Recommendation:</th>
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<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the preliminary plat and a modification to the Subdivision &amp; Development Regulations</td>
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**City Council District:** 5  
**Councilor Name:** Karen Gilbert  
**County Commission District:** 3  
**Commissioner Name:** Ron Peters

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

**Specific System** - (CD 5)
West of the northwest corner of East 41st Street South and South 79th East Avenue

This plat consists of 10 lots, 2 blocks on 17.295± acres.

The Technical Advisory Committee (TAC) met on July 19th, 2018 and provided the following conditions:

1. **Zoning:** All property contained within the subdivision is currently zoned IL (Industrial – Light). Proposed lots conform to the requirements of the zoning district.

2. **Addressing:** Correct street label for South 79th East Avenue (*currently shown as N 4th st*). Graphically include assigned lot addresses on final plat.

3. **Transportation & Traffic:** Proposed public street must be labeled and right-of-way dedications dimensioned. Subdivision & Development Regulations limit dead-end streets to 750 feet. Modification is required to allow cul-de-sac longer than 750 feet.

4. **Sewer:** Call out width of existing COT sanitary sewer easement. Clarify limits of internal utility easement throughout Block 2. IDP is required for the proposed sewer line extension. IDP must be approved prior to approval of the final plat.

5. **Water:** Add additional 15’ utility easement for Lot 1 Block 1 along the right-of-way for South 79th East Avenue. IDP is required for the proposed water line extension. 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 on the final plat submittal. Provide name and email address for surveyor on face of plat. Under basis of bearing, provide a bearing angle shown on the face of this plat. Correct plat section. Graphically show all property pins found or set that are associated with this plat. Correct written legal description to match the face of the plat. Add an arrow or leader line to the site on the location map and label all unplatted property in the section.

7. **Fire:** Dead-end street requires approval of the Fire Chief. Dead-end street length with no secondary access will limit allowable height & square footage of any buildings constructed on the proposed lots. All requirements of the Fire Marshal must be met prior to the approval of the final plat. Additional language will be required in the covenants.

8. **Stormwater, Drainage, & Floodplain:** If on-site detention is required, an additional easement will be required with specific language contained in the covenants. Portions of the subject property are located within the City of Tulsa regulatory floodplain. All delineated floodplain boundaries, including City of Tulsa Regulatory Floodplain, should be clearly and accurately shown.
on the plat with base flood elevations labeled. All public utilities and facilities should be located and constructed to minimize flood damage. Any proposed development within the floodplain must meet the floodplain development requirements of the City of Tulsa Revised Ordinances, Title 11-A and Title 51 as well as all City drainage standards. Proposed changes to the floodplain boundaries or flood elevations will be subject to floodplain map revisions.

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.

**Modification of Subdivision and Development Regulations:**

1. Section 5.060.5.B.2 – Permanent dead-end streets may not exceed 750 feet in length measured from the centerline of the intersecting street to the center of the turnaround.

Staff recommends **APPROVAL** of the modification to the Subdivision & Development Regulations finding the property to be uniquely isolated with several challenges to external connectivity including a railroad right-of-way, existing buildings, and a drainage channel.

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

Specific System

SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,

OWNER
Bolick Enterprises, LLC
7605 East 41st Street South
Tulsa, Oklahoma, 74145

ENGINEER
KKT Architects, Inc.
2200 South 1st Place
Tulsa, Oklahoma, 74114
Phone: (918) 744-4275

SURVEYOR
Sisemore, Weisz & Associates, Inc.
811 E. 3rd Place
Tulsa, Oklahoma, 74126
Phone: (918) 660-3000

BASIS OF BEARINGS
The bench marks and bearings are based upon the OKLAHOMA STATE SURVEY DATUM. The COORDINATE SYSTEM is the NORTH AMERICAN 83 SYSTEM.

MONUMENTATION
All corners are set with a H25 W100 T-CO Core marked with a yellow crown.

FLOOD ZONE NOTE
The property designated as being within a flood zone is Category D by the Federal Emergency Management Agency. The elevation of this property is approximately 650 feet above sea level.

NOTES
1. The plat is subject to the platting regulations of the City of Tulsa. All amendments and changes shall be in accordance with the regulations and procedures of the City of Tulsa. The plat is subject to the approval of the City of Tulsa.
2. The plat is subject to the platting regulations of the Federal Emergency Management Agency. The elevation of this property is approximately 650 feet above sea level.

LINE AND CURVE TABLE

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ABBREVIATIONS

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LAND AREA

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Specific Systems

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CONCEPTUAL SITE PLAN

Specific System

SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA,
BEING A PART OF THE 5/2 OF THE SE/4 OF SECTION 23,
TOWNSHIP T9 NORTH, RANGE 13 EAST, OF THE INDIAN BASE AND MERIDIAN.

OWNER
Bolick Enterprises, LLC
7655 East 41st Street South
Tulsa, Oklahoma, 74146

ENGINEER
KKT Architects, Inc.
2300 South One Place
Tulsa, Oklahoma, 74114
Phone: (918) 747-4772

SURVEYOR
Sisemore Weiss & Associates, Inc.
611 E. 23rd Place
Tulsa, Oklahoma 74135
Phone: (918) 699-5600

ENGINEER:
KKT Architects, Inc.
2300 South One Place
Tulsa, Oklahoma, 74114
Phone: (918) 747-4772

SURVEYOR:
Sisemore Weiss & Associates, Inc.
611 E. 23rd Place
Tulsa, Oklahoma 74135
Phone: (918) 699-5600

BENCHMARK:
1. U.S. Army Corps of Engineers
2. City of Tulsa

EAST 41ST STREET SOUTH
Case Number: PUD-757-A
Hearing Date: August 1, 2018

Case Report Prepared by:
Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Stuart Van De Wiele
Property Owner: LJS PROPERTIES LLC

Applicant Proposal:
Present Use: Single Family Residential
Proposed Use: Single Family Residential

Concept summary: Amend the PUD to conform with as-built conditions and to satisfy requirements for fire department and vehicular maneuverability requirements
Tract Size: 0.43 ± acres
Location: N. of the NW/c of S. Norfolk Ave. & E. 15th St. S.

Zoning:
Existing Zoning: PUD-757, RT
Proposed Zoning: PUD-757-A, RT

Comprehensive Plan:
Land Use Map: New Neighborhood
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

City Council District: 4
Councilor Name: Blake Ewing
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: PUD-757-A

DEVELOPMENT CONCEPT:

Maple Terrace is a single-family residence infill development with a maximum of three (3) single family homes located on three (3) individual lots designed for occupancy by single family resident owners with common area facilities and one reserve area (Reserve A) to be maintained by a Homeowners Association as shown on Exhibit “A”, Detailed Site Plan.

The subject property is zoned Residential Townhome and is subject to Planned Unit Development No. 757 (as amended by PUD-757-1, PUD-757-2, and PUD-757-3). The Development and the PUD have undergone multiple changes and amendments and this major amendment is designed to set forth the development standards applicable to the project and property both as currently constructed and as-constructed at completion. The development standards shown herein and amended pursuant to the current City of Tulsa Zoning Code shall supersede and replace the development standards as previously adopted or amended under the prior version of the City of Tulsa Zoning Code.

The three (3) lots will provide for a minimum aggregate average of 1,200 square feet of Open Space per residential lot (taking into account the Open Space of Reserve A) and will provide for more than adequate off-street parking for the residents and their guests. The Homeowners Association will maintain a reserve area (Reserve A) which will serve not only as a common access point for the residents, but also as an emergency access point for emergency vehicles and as a turnaround for emergency vehicles on Norfolk Avenue. Turnaround for local traffic is a requirement of the PUD will be addressed in the infrastructure development plan (IDP) process separate and apart from this PUD amendment.

EXHIBITS:
- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
  - Exhibit “A” – Detailed Site Plan
  - Exhibit “B” – Open Space Exhibit
  - Exhibit “C” – Conceptual Gate Design and Specifications
  - Exhibit “D” – Conceptual Wall / Fence Diagrams
  - Exhibit “E” – Conceptual Building Elevations

SECTION II: PUD 757-A Development Standards

LAND AREA:
- Net: 18,612 Square feet
- Gross: 24,994 square feet

PERMITTED USES - LOTS: Three (3) single-family residences and uses customarily accessory to the same

PERMITTED USES - RESERVE A: Mutual access, Open Space, landscaping, landscape lighting, and walls / fences subject to the approval by the city. Gate controlled entrance (minimum 20’ in width) for resident and guest pedestrian and vehicle access, emergency vehicle access, emergency
vehicle turnaround from South Norfolk Avenue, common area facilities and utilities, and other uses customarily accessory to residential dwellings, to be maintained by the Homeowners Association.

Gate controlled entrance within Reserve A shall be a minimum width of twenty feet (20').

Conceptual diagram of gate is as shown on Exhibit "C" and the location of the gate within Reserve A is as shown on the Detailed Site Plan attached as Exhibit "A".

**MAXIMUM NUMBER OF DWELLING UNITS:** Three (3)

**MINIMUM WIDTH - LOT:** 33 Feet

**MINIMUM LOT AREA:** 3,450 Square Feet

**MINIMUM OPEN SPACE:** 1,200 Square Feet per Lot (aggregate average including Reserve-A) as shown on the Open Space Exhibit attached as Exhibit "B"

**MAXIMUM BUILDING HEIGHT:** 38 Feet from finished floor elevation as shown on the Detailed Site Plan attached as Exhibit "A" and on the Conceptual Building Elevations attached as Exhibit "E".

**OFF-STREET PARKING:** Minimum of 6 per Lot (including stacked parking on the respective Lot in garages or on driveway)

**MINIMUM SETBACK – EAST*: 10 Feet from Property Line

**MINIMUM SETBACK – NORTH*: 5 Feet from Property Line

**MINIMUM SETBACK – WEST*: 5 Feet from Property Line

**MINIMUM SETBACK – SOUTH*: 10 Feet from Property Line

* Any encroachment into a utility easement is subject to approval by the City.

**SIGNS:** One (1) neighborhood identification sign or "Maple Terrace" sign shall be permitted either on the gate or on the fence at the South Norfolk Avenue entrance. Such sign shall have a maximum of 12 square feet of display surface area.

**LIGHTING:** No exterior lighting other than (i) customary exterior home lighting, (ii) landscape lighting, or (iii) LED underlighting to be located under each column cap along the fence / wall columns (inside and outside of columns).

**FENCES/WALLS:** A masonry, decorative iron and stucco screening fences and retaining wall structure shall be permitted along the east, north, west and south perimeters of the property similar to the type, size and style depicted on the Conceptual Wall / Fence diagrams as shown on Exhibit "D" attached hereto if permitted by the city. A Fence / Wall profile with appropriate details shall be
approved as part of a TMAPC site plan approval prior to receipt of a building permit. Exhibit D is provided for illustrative purposes only.

The maximum height of the fence/wall structure as measured on the inside may not exceed 8 feet from the finished ground or pavement surface.

The columns which are made a part of the wall and fence are excluded from that dimension however those columns may not exceed the height of the wall or fence panel by no more than 1.5 feet.

The existing retaining wall shall not be considered part of the fence height.

ENTRY GATE: Entrance gate, if constructed, shall be open decorative wrought iron type gate as shown on the Conceptual Gate Design and Specifications as shown on Exhibit “C” attached hereto. The entrance gate shall maneuver as shown on the Detailed Site Plan attached as Exhibit “A” attached hereto.

PRIVATE DRIVE / ACCESS: The private access drive will be constructed to connect to the City right-of-way on South Norfolk Avenue with a quality and thickness that meets or exceeds City standards for a minor residential public street. The apron to access to the property from the existing edge of pavement to the West right-of-way of South Norfolk Avenue will be constructed to meet or exceed City standards for Residential Concrete Driveway / Asphalt Streets. The access drive details will be determined prior to Detailed Site Plan approval and meet the standards required by the Tulsa Fire Department.

PLATTING REQUIREMENT: Already platted.

DETAILED SITE PLAN: Attached as Exhibit “A” illustrates the general concept for the development but does not accurately illustrate details of building locations and does not illustrate final design for Reserve A. Detailed Site Plan approval for the perimeter fencing, retaining walls, gates and Reserve A will be reviewed through the normal site plan approval process identified in the Tulsa Zoning Code. Final site plan approval will not be released by INCOG staff until written approval of the final design is received from the Fire Department and from Development Services.

OPEN SPACE PLAN: Attached as Exhibit “B”.

HOMEOWNERS ASSOCIATION: Developer will create a Homeowners Association to maintain Reserve A and all common facilities.

TOPOGRAPHY: Alteration of grades from the contours existing upon the completion of the installation of utilities and the completion of all construction activities shall be prohibited unless required permitting (if any) is obtained from the City of Tulsa for such alteration.

IDP PROCESS: Infrastructure improvements necessary for the development shall be pursued and approved through IDP process separate and apart from the PUD amendment process.

CONSTRUCTION SCHEDULE: It is anticipated that up release of the necessary permits,
construction of the development will be complete within six (6) months thereof.

DETAILED STAFF RECOMMENDATION:

Development standards identified in Section II above are consistent with the provisions of the PUD chapter of the Tulsa Zoning Code and,

PUD 757-A establishes new development standards that may have been considered minor amendments if reviewed individually. The aggregate of all changes along with engineering and fire code requirements will affect abutting property owners to the extent that staff has determined that the PUD amendment cannot be processed except through a major amendment and,

The Development Standards for PUD 757-A in Section II above are consistent with the Tulsa Comprehensive Plan and,

Infrastructure that was required by the previous PUD have not been installed and concepts important to fire safety and vehicular access have not been reviewed or approved by City of Tulsa development services at this time. Those infrastructure design solutions could affect the final site plan approval as it relates to the private drive and gate approval therefore,

At this time staff recommends approval of PUD-757-A as outlined in Section II above however we will request a continuance to the August 15th planning commission if the IDP plan have not been submitted by 9:00 am Monday July 30th.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The PUD development standards identified in Section II above are consistent with the New Neighborhood land use designation and the Area of Growth concept identified in the Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: New Neighborhood

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

Areas of Stability and Growth designation: Area of Growth

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

**Trail System Master Plan Considerations:** PUD 757-A abuts the Midland Valley Trail. Connectivity to the trail is an important concept in the GO Plan. Access from the north End of Newport by ODOT fencing however easy access to the trail is located just west of this site on E. 15th Street. Sidewalk construction should be required from the front entrance on Norfolk to E. 15th Street.

**Small Area Plan:** None

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** Construction on the site has started with at least one home that does not conform limitations that were part of the original PUD. Additional construction for fencing and retaining walls have been started without building permit approval or detailed site plan approval and appear to conflict with design requirements that were originally approved in the PUD. The retaining wall system on the south end of the site and conflicts with City sanitary sewer and it is likely that a new public sewer system will be required for this project.

**Environmental Considerations:** None that affect site redevelopment

**Streets:**

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</tr>
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**Utilities:**

The subject tract has municipal water and sewer available. Note: Sanitary sewer service relocation may be required.

**Surrounding Properties:**

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
<td>North</td>
<td>RS-3</td>
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<td>None</td>
<td>Broken Arrow Expressway and Inner</td>
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SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21978 dated January 6, 2009, established zoning for the subject property. (RS-3/OL to RT/PUD)

Subject Property:

PUD-757/Z-7096 January 2009: All concurred in approval of a proposed Planned Unit Development on a .43+ acre tract of land and approval of a request for rezoning from RS-3/OL to RT/PUD for a townhouse development on property located north of the northwest corner of South Norfolk Avenue and East 15th Street South, the subject property.

Minor Amendments:

PUD-757-1 February 2014: All concurred in approval of a minor amendment to PUD-757 to allow Use Unit 6 (Single-family Dwellings); and denied a minor amendment to allow architectural elements to extent past the 35 feet height element.

PUD-757-2 August 2014: All concurred in approval of a minor amendment on the consent agenda for PUD-757 to reduce the setback from South Norfolk Avenue to ten feet from the property line.

PUD-757-3 November 2014: All concurred in approval of a minor amendment on the consent agenda for PUD-757 to reduce the setback of the west boundary from 20 feet to 11 feet.

Z-6081 January 1986: All concurred in approval of a request for rezoning a tract of land from RS-3 to OL for office use on property located on the northwest corner of East 15th Street South and South Norfolk Avenue (included a portion of the subject property).

Surrounding Property:

BOA-21925 July 2015: The Board of Adjustment denied a special exception to permit an office in an RM-2 district; a variance to reduce the required building setback from the centerline of East 15th Street from 85 feet to 50 feet; and a variance to permit a 3-story office building in an RM-2 zoned district, on property located south and west of the subject property, or west of the northwest corner of East 15th Street South and South Norfolk Avenue.

Z-6378 April 1993: All concurred in approval of a request for a supplemental overlay zoning on a tract of land to HP for historic preservation on property located south of the subject property.

Z-6339/PUD-478 December 1991: All concurred in approval of a request for rezoning a 7.73+ acre tract of land from OL/OMH/RS-3 to RS-4 and approval of a proposed Planned Unit Development for a
single-family development with private streets on property located west of the northwest corner of South Peoria Avenue and East 15th Street.

8/1/2018 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

Exhibit “A” – Detailed Site Plan
MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

Exhibit "B" – Open Space Exhibit
MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

Exhibit “C-1” – Conceptual Gate Design and Specifications (1 of 2)
Exhibit “C-2” – Conceptual Gate Design and Specifications (2 of 2)
MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

Exhibit "D-1" – Conceptual Wall / Fence Diagrams (East Elevation)
MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

Exhibit “D-2” – Conceptual Wall / Fence Diagrams (North Elevation)
MAPLE TERRACE
PLANNED UNIT DEVELOPMENT
(PUD NO. 757-A)

Exhibit “D-3” – Conceptual Wall / Fence Diagrams (West Elevation)
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Lou Reynolds
Property Owner: GIBBS, EDWARD L TRUSTEE

Applicant Proposal:
Present Use: AG
Proposed Use: IL for warehouse

Concept summary: Property has never been zoned beyond AG and is undeveloped. IL Zoning is consistent with land use map of the Tulsa Comprehensive Plan.

Tract Size: 26.8 ± acres
Location: S. and E. of SE/c of E. Pine St. & N. Mingo Rd.

Zoning:
Existing Zoning: AG
Proposed Zoning: IL

Comprehensive Plan:
Land Use Map: Employment
Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval

City Council District: 3
Councilor Name: David Patrick

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7448

DEVELOPMENT CONCEPT:

Rezoning is requested to support additional light industrial growth in the area between Mingo Creek and North Mingo Road on the south side of East Pine Street. The property is surrounded by light industrial uses and an area abutting the south boundary zoned for a mobile home community. Infrastructure for that community has never been constructed.

EXHIBITS:
- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:
- None Included

DETAILED STAFF RECOMMENDATION:

Z-7448 requesting IL zoning is consistent with the Employment land use designation in the Tulsa Comprehensive Plan and,

IL uses are consistent with the expected development pattern in the area and,

Uses allowed in an IL district is considered non-injurious to the abutting property therefore,

Staff recommends Approval of Z-7448 to rezone property from AG to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Light industrial uses are consistent with the Employment Land Use designation of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Employment

Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

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

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

Transportation Vision:

Major Street and Highway Plan: Multi Modal Street
Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are 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:
The Go Plan illustrates a proposed trail on the west side of the Mingo creek channel abutting this property. During the plat process a trail easement may be part of the requirement along the east side of this property. Additional discussions with the INCOG transportation planning staff will be required during that process to determine the width and location of that easement.

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:
Staff Summary: The site is vacant with a large electrical transmission line along the east side of the property and also abuts an engineered section of the Mingo Creek Channel. Some of the perimeter of the site is heavily vegetated and most of the site is grass and low shrubs. Staff supports the IL zoning with the knowledge that the site appears to be inside the FEMA floodplain and site development will be required to meet the storm water ordinances of the City of Tulsa.
Environmental Considerations:
Most of the site is included in the FEMA flood plain or the City of Tulsa regulatory flood plain. Engineering solutions on this site will be carefully studied by the City of Tulsa prior to release of any building permit. All development on this site will meet or exceed the minimum standards for development by FEMA and the City of Tulsa.

Streets:

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<th>MSHP R/W</th>
<th>Exsit. # Lanes</th>
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<tbody>
<tr>
<td>East Pine Street</td>
<td>Secondary Arterial with Multi-Modal Corridor designation</td>
<td>100 feet</td>
<td>2 Lane</td>
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Utilities:
The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
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<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Light Manufacturing</td>
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<tr>
<td>East across Mingo creek channel</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
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<td>South</td>
<td>RMH east 2/3rds IL west 1/3rd</td>
<td>Employment</td>
<td>Growth</td>
<td>Undeveloped and some unknown industrial uses</td>
</tr>
<tr>
<td>West</td>
<td>IL</td>
<td>Employment</td>
<td>Growth</td>
<td>Mixed industrial, auto repair, salvage and light industrial uses</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11811 dated June 26, 1970, established zoning for the subject property.

Subject Property: No relevant history

Surrounding Property:

Z-7363 December 2016: All concurred in approval of a request for rezoning a 2.08+ acre tract of land from AG to CG on property located on the southeast corner of North Mingo Road and East Pine Street.
Z-7223 June 2013: All concurred in approval of a request for rezoning a 1.02+ acre tract of land from CS to IL, for future industrial use, on property located east of northeast corner of North Mingo Road and East Pine Street North.

Z-7199 May 2012: All concurred in approval of a request for rezoning a 3+ acre tract of land from CS to IL for future industrial use, on property located east of northeast corner of North Mingo Road and East Pine Street.

Z-7127 May 2009: All concurred in approval of a request for rezoning a 5.89+ acre tract of land from AG to IL for light manufacturing on property located, south of southeast corner East Pine Street and North Mingo Road and abutting south of subject property.

Z-6998 September 2005: All concurred in approval of a request for rezoning a 38.03+ acre tract of land from RM-2 to IL for light industrial park use, on property located south and west of southwest corner of East Pine Street North and Highway 169 North.

Z-6946 July 2004: All concurred in approval of a request for rezoning a 5+ acre tract of land from OL to IL for light manufacturing and warehouse use, on property located east of northeast corner of East Pine Street and North Mingo Road.

BOA-18238 November 24, 1998: The Board of Adjustment approved a Special Exception to permit a convenience store (QuikTrip) in an IL district, on property located at the northwest corner of E. Pine St. and N. Mingo Rd.

Z-5789 May 1984: All concurred in approval of a request for rezoning a 25+ acre tract of land from IL to RMH on property located south and east of the southeast corner of North Mingo Road and East Pine Street. The property abuts a portion of the southern border of the subject property.

Z-5367 March 1980: All concurred in approval of a request for rezoning two tracts of land from RS-2 to IL on property located south of the southeast corner of North Mingo Road and East Pine Street. The property abuts a portion of the western border of the subject property.

Z-5312 November 1979: All concurred in approval of a request for rezoning a tract of land from RS-2 to IL on property located south of the southeast corner of North Mingo Road and East Pine Street. The property abuts a portion of the southern border of the subject property.

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Growth and Stability

Area of Growth

Area of Stability

SUBJECT TRACT
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

SUBJECT TRACT LAND USE PLAN EMPLOYMENT
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<th><strong>Case Number:</strong></th>
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<td><strong>Hearing Date:</strong></td>
<td>August 1, 2018</td>
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**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
- **Applicant:** Nicole Watts
- **Property Owner:** INDEPENDENT SCHOOL DIST

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

**Applicant Proposal:**
- **Present Use:** vacant
- **Proposed Use:** Medical Office
- **Concept summary:** None provided by applicant: The proposed development has not been identified beyond rezoning required for a Medical Office.
- **Tract Size:** 4.91 acres
- **Location:** SW/c of E. 31st St. S. & S. 120th E. Pl.

**Zoning:**
- **Existing Zoning:** AG
- **Proposed Zoning:** OL

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

**Staff Recommendation:**
Staff recommends approval.

**Staff Data:**
- **TRS:** 9420
- **CZM:** 49
- **Atlas:** 862

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

**County Commission District:** 1
- **Commissioner Name:** Mike Craddock

8.1

REvised 7/25/2018
SECTION I: Z-7449

DEVELOPMENT CONCEPT:
None provided by the applicant. The application submittal included a reference to Community Health Connection.

Community Health Connection is represented as follows on their website:

"Community Health Connection will provide quality and accessible health care across all life cycles regardless of ability to pay and we will respect the dignity and culture of our community now and in the future.

Community Health Connection is a Federally Qualified Health Center (FQHC) committed to meeting the lifelong health care needs of the northeast Oklahoma community. We provide the highest quality, affordable and accessible primary health care services in a culturally effective, language-appropriate and compassionate manner. We serve individuals who are uninsured by offering a sliding fee scale to those who qualify, and those with Medicaid (SoonerCare) and Medicare, Insure Oklahoma and many with private insurance.

We focus on meeting the health care needs of the patients in our community by providing a broad array of services. If you are looking for medical providers and clinic staff who will treat you with respect and dignity, then Community Health Connection is for you. We want our medical practice to be your connection to a healthy life."

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
   Exhibit illustrating legal description.

DETAILED STAFF RECOMMENDATION:

Z-7449 request OL zoning. That zoning district is primarily intended to facilitate the development and preservation of low-intensity office development. The OL zoned district requested by the applicant is not consistent with the Existing Neighborhood land use designation and the applicant has not provided any details illustrating the expected development intensity on the site. A health clinic is complimentary to the new school site recently constructed immediately west of this site. The property is currently owned by the Independent School District 9 of Tulsa County and,

OL zoning is consistent with the school site conceptual plan that was heard by the City of Tulsa Board of Adjustment in 2014 so the anticipated use is consistent with the expected development in the area and,

OL zoning is normally considered a transitional zoning category between higher intensity districts and single family residential style of development therefore,

Staff recommends Approval of Z-7449 to rezone property from AG to OL.

SECTION II: Supporting Documentation
RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Light office uses are not generally consistent with the Existing Neighborhood land use designation. In some circumstances on the edges where that land use abuts arterial streets and are complimentary with public uses such as schools OL zoning may be an appropriate zoning designation. This application does not provide additional limitations or design considerations other than those offered by the Zoning Code. In consideration with the previously approved uses at the Board of Adjustment and the street infrastructure that isolates this site from abutting single family development staff can support OL zoning to allow a medical office that has the stated purpose of providing community health care in conjunction with the school on the property. OL zoning at this location is consistent with the Area of Growth designation that encourages access to services with fewer and shorter auto trips and supports economic activity in the area.

Land Use Vision:

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

Areas of Stability and Growth designation: Area of 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

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 property is undeveloped and surrounded by private drives or public streets with no significant elevation changes or vegetation. The zoning boundary has been prepared without regard to the existing vehicular circulation pattern.

Environmental Considerations: None that would affect site development

Streets:

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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
<td>East</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single family residential</td>
</tr>
<tr>
<td>South</td>
<td>AG</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Undeveloped open space</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>School</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11825 dated June 26, 1970, established zoning for the subject property.

Subject Property:

BOA-22272 June 27, 2018: The Board of Adjustment approved a special exception to permit a dynamic display located within 200 feet of an R zoned district; a variance to increase the number of permitted wall signs on a building in an AG district from one to two; a variance to increase the permitted sign display area of wall signs from 32 sq. ft. to 95.5 sq. ft.; and a special exception to permit
a dynamic display in an AG zoned district, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract.

**BOA-21749 July 22, 2014**: The Board approved a special exception to permit a Elementary School in an AG district, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract. (Note: The conceptual plan approved by the Board of Adjustment included a CAP building at the northeast corner of the site. The CAP building was an office use)

**BOA-20984 January 12, 2010**: The Board of Adjustment approved a variance of the requirement that illumination of a sign shall be by constant light to permit an LED element on a sign for a church in the AG district (Section 302.8.2); and a variance of the maximum display surface area permitted for a sign in the AG district from 150 sq. ft. to 245 sq. ft. (Section 302.B.2.b), noting there is no need for the variance of the height as it has been reduced to limits allowed in the code; with conditions that there be no animated flashing, no rolling or other unusual illuminations, etc., on property located east of the southeast corner of the South Garnett Road and East 31st Street South.

**BOA-17541 October 22, 1996**: The Board approved a special exception to allow a 100' self-supported tower antenna in an AG district subject, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract.

**BOA-14405 March 5, 1987**: The Board of Adjustment denied a use variance to permit a retirement complex in an AG district; and denied a variance of land area per dwelling unit of 2.2 acres, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract.
BOA-9735 November 3, 1977: The Board approved a special exception to use the property for church and church related uses, on property located at the southwest corner of East 31st Street South and South 120th East Place, a part of the subject tract.

Surrounding Property:

PUD-428/Z-6156 June 1987: All concurred in approval of a proposed Planned Unit Development on a 4.65+ acre tract of land for a senior development and all concurred in approval for rezoning from AG to RS-3 on property located south and west of the corner of East 31st Street South and South 120th East Place.

8/1/2018 1:30 PM
SUBJECT TRACT
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
SOUTH 31ST STREET SOUTH

SOUTH 120TH EAST PLACE

Scale: 1" = 100'

COMMUNITY HEALTH CONNECTION

TULSA, OKLAHOMA

EXHIBIT A
**Case Number:** Z-7450  
**Hearing Date:** August 1, 2018

**Case Report Prepared by:**  
Dwayne Wilkerson

**Owner and Applicant Information:**  
**Applicant:** Ted Sack  
**Property Owner:** WEST PARK PHASE II LLC

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

![Location Map](image)

**Applicant Proposal:**  
**Present Use:** Vacant  
**Proposed Use:** Multifamily Housing  

**Concept summary:** Rezoning to MX1-U-45 for Multi family housing similar to the redevelopment immediately north of this application.  
**Tract Size:** 4.11 ± acres  
**Location:** Northeast corner of South Lewis Avenue & East 6th Street South

**Zoning:**  
**Existing Zoning:** RM-2, CS  
**Proposed Zoning:** MX1-U-45

**Comprehensive Plan:**  
**Land Use Map:** Mixed-Use Corridor, Existing Neighborhood  
**Stability and Growth Map:** Area of Growth

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
**TRS:** 9305  
**CZM:** 37  
**Atlas:** 28

**City Council District:** 4  
**Councilor Name:** Blake Ewing  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith

REVISED 7/25/2018
SECTION I: Z-7450

DEVELOPMENT CONCEPT:

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

Applicant Exhibits:
- Preliminary Plat

DETAILED STAFF RECOMMENDATION:

Case Z-7450 requesting MX1-U-45 zoning is consistent with the expected development pattern in the and,

MX1-U-45 zoning is non-injurious to the surrounding property owners and,

MX1-U-45 zoning is consistent with the Existing Neighborhood land use vision identified the Tulsa Comprehensive Plan and,

MX1-U-45 zoning is consistent with the Kendall Whittier Small Area Plan therefore,

Staff recommends Approval of Z-7450 to rezone property from RM-2,CS/ to MX1-U-45.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The mixed-use zoning requested for is consistent with the expected small-scale infill project and mixed residential components of the Kendall Whittier Small area plan and the Tulsa Comprehensive Plan.

Land Use Vision:

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

Areas of Stability and Growth designation: Area of 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 affecting site redevelopment

Trail System Master Plan Considerations: None affecting site redevelopment

Sector Plan: This area is included in the Kendall-Whittier Sector Plan that was adopted November of 2016.

The small area plan provides a land use table demonstrating the relationship between the sector plan and the Tulsa Comprehensive plan. In this instance the existing neighborhood anticipated low, medium and high density residential uses. This mixed-use development is expected to be a medium density residential with some possible commercial or office component. At least two goals in the recognize the importance of high quality redevelopment opportunities in this area

Goal 1 in the plan recommends supporting the development of quality high-density residential development that appeals to a broad spectrum of potential tenants including students, seniors, young professionals and families of mixed incomes around the University of Tulsa.

Goal 4.2 specifically recognizes that senior and multifamily housing should be assessed on and approved on a case by case basis, especially in areas where it is expected to increase housing choice within Kendall Whittier and supports nearby commercial or public uses.

KENDALL WHITTIER SECTOR PLAN
LAND USE MAP: (see next page)
Special District Considerations: None

Historic Preservation Overlay: None

**Staff Summary:** The site is vacant land. Previously the property was developed with a single family residential homes and an alley in the middle of the block. The surrounding properties have been developed with a mix of small scale multifamily and single family residential.

Environmental Considerations: None that would affect site redevelopment

**Streets:**

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>6th Street South</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>4 lanes (2 through lanes with additional lanes for on street parking)</td>
</tr>
<tr>
<td>5th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2 lanes</td>
</tr>
</tbody>
</table>

REVISED 7/25/2018
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>RM-2 with CH along Lewis</td>
<td>Mixed Use Corridor and Existing Neighborhood</td>
<td>Growth</td>
<td>Multi family</td>
</tr>
<tr>
<td>East</td>
<td>RM-2</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Multi Family and Single family</td>
</tr>
<tr>
<td>South</td>
<td>MX-1-U-45 with CS abutting Lewis</td>
<td>Mixed Use Corridor and Existing Neighborhood</td>
<td>Growth</td>
<td>Office, Vacant and Multi Family</td>
</tr>
<tr>
<td>West</td>
<td>CS</td>
<td>Mixed Use Corridor and Existing Neighborhood</td>
<td>Growth</td>
<td>Office and Church</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

Subject Property: No relevant history

Surrounding Property:

Z-7436 May 2018: All concurred in approval of a request for rezoning a 1.21+ acre tract of land from RM-2 to MX1-U-45 for mixed-use development on property located east of the southeast corner of South Lewis Avenue and East 6th Street South.

Z-7405 November 2017: All concurred in approval of a request for rezoning an 8.29+ acre tract of land from RM-2/OL/CH/IM to MX2-P-U/MX2-P-45, on property located on the northwest corner and the southwest corner and south of the southeast corner of East 11th Street and South Lewis Avenue.

BOA-21334 November 8, 2011: The Board of Adjustment approved a variance of height limitation from 35 ft. to 44 ft.; and a variance of required parking from 200 spaces to 192 spaces, on property located east of the northeast corner of East 5th Place South and South Lewis Avenue.
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR &
EXISTING 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-7450
19-13 05
West Park Phase II
A RE-SUBDIVISION OF BLOCK 7
IN
AMENDED COLLEGE VIEW
AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
IN THE
NE/4 OF THE SW/4 OF SECTION 06, T-19-N, R-13-E

Owner
WEST PARK PHASE II, LLC
ATTN: JOHN MILLER
7030 SOUTH YALE AVENUE, SUITE 600
TULSA, OKLAHOMA 74129
PHONE: (918) 671-3600

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
3530 EAST 21ST STREET SOUTH, SUITE A
TULSA, OKLAHOMA 74105
PHONE: (918) 592-4111
E-MAIL: TULSA@SACKANDASSOCIATES.COM
CA. No. 1783 (EXP. JUNE 30, 2019)

Basis of Bearings
THE BEARINGS SHOWN HEREBY ARE BASED ON THE NORTH LINE OF BLOCK 7, AMENDED COLLEGE VIEW ADDITION HAVING AN ASSIGNED NON-ASTRONOMICAL BEARING OF DUE EAST.

Monumentation
ALL CORNERS TO BE SET USING A 1/8" X 1/8" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1129 OR CA NUMBER 1783.

Legend
ACC = ACCESS EQUITABLE
B/L = BUILDING LINE
E/A = LIMITS OF EASEMENT
U/E = UTILITY EASEMENT

Subdivision Statistics
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 4.172 ACRES (179,245 S.F.)

Surveyor Note
THE LAST SITE VISIT WAS MADE ON

Prepared: APRIL 5, 2016