CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

Review TMAPC Receipts for the month of July 2018

1. Minutes of August 15, 2018, Meeting No. 2776

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. **Crane Carrier Lot 1 Amended** (CD 3) Reinstatement of Preliminary Plat, Location: North of the northeast corner of East 46th Street North and North Mingo Road

3. **PUD-288-18 Richard Winn** (CD 4) Location: East of the Southeast corner of East 26th Place South and South Lewis Avenue requesting a **PUD Minor Amendment** to reduce the rear yard setback from 25 feet to 14 feet 6 inches to permit an addition

PUBLIC HEARINGS:

4. **Storage Solutions Unlimited** (CD 6) Preliminary Plat, Location: East of the southeast corner of East Admiral Place and South 177th East Avenue

5. **Fire Station No. 33** (CD 6) Preliminary Plat, Location: Southeast corner of East 41st Street South and South 134th East Avenue

6. **The Summit at Tulsa Hills** (CD 2) Preliminary Plat, Location: South of the southeast corner of West 71st Street South and South Union Avenue

7. **West Park Phase II** (CD 4) Authorization for Accelerated Release of Building Permit, Location: Northeast corner of East 6th Street South and South Lewis Avenue

8. **Cottages at Cedar Ridge** (CD 7) Authorization for Accelerated Release of Building Permit, Location: West of the southwest corner of East 96th Street South and South Garnett Road
9. **PUD-847 Tyler Parette** (County) Location: West of the northwest corner of North Peoria Avenue and East 66th Street North requesting a PUD to permit a master planned community (related to CZ-473) *(Applicant requests a continuance to September 19, 2018)*

10. **CZ-473 Tyler Parette** (County) Location: West of the northwest corner of North Peoria Avenue and East 66th Street North requesting rezoning from AG to CG to permit a master planned community (related to PUD-847) *(Applicant requests a continuance to September 19, 2018)*

11. **PUD-848 Erik Enyart** (County) Location: South and east of the southeast corner of South Lewis Avenue and East 161st Street South requesting a PUD to permit a residential subdivision (related to CZ-474)

12. **CZ-474 Erik Enyart** (County) Location: South and east of the southeast corner of South Lewis Avenue and East 161st Street South requesting rezoning from AG to RE (related to PUD-848)

13. **Z-7452 Carolyn Back** (CD 4) Location: Northwest corner of East 15th Street South and South St. Louis Avenue requesting rezoning from CS/CH to MX2-U-U

14. **Z-7453 Carolyn Back** (CD 2) Location: Northwest corner of East 91st Street South and South Delaware Avenue requesting rezoning from IL to MX2-V-U

15. **Z-7454 Robert Wright** (CD 6) Location: Southwest corner of East 17th Place South and South Garnett Road requesting rezoning from OL to CS

**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@incoh.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.
# TMAPC RECEIPTS
## Month of July 2018

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| LAND DIVISION | Minor Subdivision | 0 | $0.00 | $0.00 | $0.00 | 0 | $0.00 | $0.00 | $0.00 |
| Preliminary Plats | 2 | 1,200.00 | 1,200.00 | 2,400.00 | 2 | 1,200.00 | 1,200.00 | 2,400.00 |
| Final Plats | 2 | 900.00 | 900.00 | 1,800.00 | 2 | 900.00 | 900.00 | 1,800.00 |
| Development Reg. Compliance | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 |
| Lot Splits | 10 | 750.00 | 750.00 | 1,500.00 | 10 | 750.00 | 750.00 | 1,500.00 |
| Lot Line Adjustment | 7 | 525.00 | 525.00 | 1,050.00 | 7 | 525.00 | 525.00 | 1,050.00 |
| Other | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 |
| NSF | 0 | 0.00 | 0.00 | 0.00 | 0 | 0.00 | 0.00 | 0.00 |
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| BOARDS OF ADJUSTMENT | Fees | 20 | $5,200.00 | $2,900.00 | $8,100.00 | 20 | $5,200.00 | $2,900.00 | $8,100.00 |
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* Advertising, Signs & Postage Expenses for City of Tulsa Applications with Fee Waivers.
## July 2018 receipt comparison

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<td>Comp Plan Amendments</td>
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8/29/2018
Case: Crane Carrier Lot 1 Amended
Hearing Date: September 5, 2018

Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: Mark Capron, Sisemore Weisz & Associates
Owner: Duncan & Sons Real Estate, LLC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Reinstatement of approved preliminary plat
5 lots, 1 block, 51.89 ± acres

Location: North of the northeast corner of East 46th Street North and North Mingo Road

Zoning: IM

Staff Recommendation:
Staff recommends approval of the reinstatement

City Council District: 3
Councilor Name: David Patrick

County Commission District: 1
Commissioner Name: Mike Craddock

EXHIBITS: Draft Final Plat – Submitted 8/23/18
**Case Number:** PUD-288-18  
**Minor Amendment**

**Hearing Date:** September 5, 2018

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
Applicant: Richard Winn  
Property Owner: Jeff & Connie Cope

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

**Applicant Proposal:**  
Concept summary: PUD minor amendment to reduce the rear yard setback from 25 feet to 14 feet 6 inches to permit an addition.

Gross Land Area: 0.34 acres  
Location: East of the SE/c of E 26th Pl S and S Lewis Ave  
Lot 11, Block 1 Eight Acres  
2660 S Birmingham Ave

**Zoning:**  
Existing Zoning: RS-1/PUD-288  
Proposed Zoning: No Change

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

**Staff Recommendation:**  
Staff recommends approval.

**Staff Data:**  
TRS: 9317

**City Council District:** 4  
Councilor Name: Blake Ewing

**County Commission District:** 2  
Commissioner Name: Karen Keith
SECTION I: PUD-288-18 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to reduce the rear yard setback in order to permit the construction of an addition to the existing home.

Currently, the development standards of the PUD call for a rear yard setback of 25 feet. The applicant is proposing to reduce the rear yard to 14 feet 6 inches to permit the proposed addition.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.

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

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.

2) All remaining development standards defined in PUD-288 and subsequent amendments shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends approval of the minor amendment request to reduce the rear yard setback to 14 feet 6 inches.
PUD-288-18

19-13 17
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
**Case:** Storage Solutions Unlimited  
**Hearing Date:** September 5, 2018

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
</table>
| Nathan Foster            | Applicant: Eric Sack, Sack & Associates  
|                          | Owner: Storage Solutions Unlimited, LLC |

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

**Applicant Proposal:**
- Preliminary Plat  
- 1 lot, 1 block, 4.6 ± acres  
- **Location:** East of the southeast corner of East Admiral Place and South 177\textsuperscript{th} East Avenue

**Zoning:** CS/PUD-290-A  

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

**City Council District:** 6  
**Councilor Name:** Connie Dodson  
**County Commissioner District:** 1  
**Commissioner Name:** Mike Craddock

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

Storage Solutions Unlimited - (CD 6)
East of the southeast corner of East Admiral Place and South 177th East Avenue

This plat consists of 1 lot, 1 block on 4.6± acres.

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

1. **Zoning:** The property is currently zoned CS with an approved Planned Unit Development (PUD-290-A). Development plan number must be shown on the face of the plat and development plan standards filed with the deed of dedication.

2. **Addressing:** Lot address must be provided on the face of the plat. City of Tulsa will assign address. Provide address disclaimer on the face of the plat.

3. **Transportation & Traffic:** Sidewalks are required to be installed along East Admiral Place prior to any Certificates of Occupancy.

4. **Sewer:** IDP is required for the extension of sewer service to the project site. Offsite easements will be required and IDP must be approved prior to approval of the final plat.

5. **Water:** Approved as submitted.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Location map should reflect all filed subdivisions. All other property should be labeled as unplatted. Ensure legal description accuracy on the face of the plat and deed of dedication. Show scale both written and graphically. Remove contours from final plat submittal.

7. **Fire:** No comments.

8. **Stormwater, Drainage, & Floodplain:** Detention easement is required for the on-site detention pond required for this site. Covenant language must be provided regarding maintenance of the detention area.

9. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivision and Development Regulations.
Note: Graphic overlays may not precisely align with physical features on the ground.
STORAGE SOLUTIONS UNLIMITED

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

Aerial Photo Date: February 2018
SUBJECT TRACT

Growth and Stability

Area of Growth
Area of Stability

STORAGE SOLUTIONS UNLIMITED

19-14 01

4.7
**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
**Applicant:** Josh Risley, Cardinal Engineering
**Owner:** City of Tulsa

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

**Applicant Proposal:**
Preliminary Plat
2 lots, 1 block, 4.83 ± acres
**Location:** Southeast corner of East 41st Street South and South 134th East Avenue

**Zoning:** RS-3/PUD-221-J

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

**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, Conceptual Improvements
PRELIMINARY SUBDIVISION PLAT

Fire Station No. 33 - (CD 6)
Southeast corner of East 41st Street South and South 134th East Avenue

This plat consists of 2 lots, 1 block on 4.83 ± acres.

The Technical Advisory Committee (TAC) met on August 16, 2018 and provided the following conditions:

1. **Zoning:** The property is currently zoned RS-3 with an approved Planned Unit Development (PUD-221-J). Development plan number must be shown on the face of the plat and development plan standards filed with the deed of dedication.

2. **Addressing:** Address assigned for Lot 1 is 4115 S 134 East Ave, Lot 2 is 13444 E 41st St S

3. **Transportation & Traffic:** Required right-of-way dedication accurately shown on the plat. Limits of no access are required along East 41st Street South. Sidewalks as required by the Subdivision and Development Regulations.

4. **Sewer:** Approved extension of the public sanitary sewer system to serve proposed lots is required prior to the final plat approval. Perimeter utility easements required, internal back-to-back easements required between lots.

5. **Water:** Approved as submitted.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Location map should reflect all filed subdivision boundaries. All other property should be labeled as unplatted. Remove contours from final plat submittal. Provide CA number for engineer with renewal date.

7. **Fire:** No comments.

8. **Stormwater, Drainage, & Floodplain:** Portions of the property are contained within the floodplain. Easements required for all floodplain areas. 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. Detention easements required for any on-site detention necessary.

9. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivision and Development Regulations.
FIRE STATION
NO. 33
19-14 28

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
FIRE STATION NO. 33

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

Aerial Photo Date: February 2019
Preliminary Plat

FIRE STATION No.33

A part of the Northwest Quarter (NW/4) of Section Twenty-Eight (28), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma

LEGAL DESCRIPTION

Part of the Northwest Quarter Section Twenty-Eight (28), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, being the same as are described in Instrument No. 2009R-127 dated September 25, 2009, recorded in Book 513, page 330, Real Estate Records, Tulsa County, State of Oklahoma, being a part of the Northwest Quarter of Section Twenty-Eight (28), Township Nineteen (19) North, Range Fourteen (14) East of the Indian Base and Meridian, Tulsa County, State of Oklahoma.

MONUMENTATION

All corners will be consumed with a 1/2" (12 mm) radius with Precise Cap. see reference notes.

MONUMENTATION

All corners will be consumed with a 1/2" (12 mm) radius with Precise Cap. see reference notes.

FIRE STATION No.33, Tulsa County
Preliminary Plat, August 3, 2018
SHEET 1 OF 2.
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<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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| Nathan Foster               | **Applicant:** Jason Emmett, Cedar Creek Consulting  
**Owner:** Nickel Creek Developers, INC |

| **Location Map:**  
(Shown with City Council Districts) |
|------------------|
| ![Location Map Image](image)

<table>
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<th><strong>applicant Proposal:</strong></th>
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| Preliminary Plat  
58 lots, 4 blocks, 3 reserve areas, 35.78 ± acres  
*Location:* South of the southeast corner of West 71<sup>st</sup> Street South and South Union Avenue |

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<td>Staff recommends approval of the preliminary plat</td>
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**Councilor Name:** Jeannie Cue  
**Commissioner Name:** Karen Keith

**Exhibits:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements
1. **Zoning:** The property is currently zoned CO with an approved Planned Unit Development (PUD-636). Development plan number must be shown on the face of the plat and development plan standards filed with the deed of dedication.

2. **Addressing:** Addresses will be assigned to draft final plat. Street names must be adjusted as required by City of Tulsa.

3. **Transportation & Traffic:** Limits of no access are required along South Union Avenue to align with proposed access points. Language required in the deed of dedication.

4. **Water/Sewer:** IDP required for mainline extensions of both water and sewer. Approved IDP is required prior to approval of the final plat. Provide 17.5 utility easement along north lot line of Reserve A and the east lot line of Reserve C.

5. **Airport:** Avigation notice required to be affixed to the face of the plat. Construction evaluation by FAA required prior to final plat approval.

6. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. Location map should reflect all filed subdivision boundaries. All other property should be labeled as unplatted. Remove contours from final plat submittal. Provide distance from section corner to POB in the legal description both on the face of the plat and the deed of dedication. Show section corner used for description on plat. Add "State of" before Oklahoma in the plat subtitle. Add "City of" before Tulsa in the plat subtitle. CA numbers have expired for both engineer and surveyor. Provide updated information with renewal dates. Update common area labels to say "Reserve".

7. **Fire:** No comments.

8. **Stormwater, Drainage, & Floodplain:** All proposed storm sewer and detention areas must be contained within an appropriate easement with language in the covenants.

9. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivision and Development Regulations.
SUBJECT TRACT LAND USE PLAN TOWN CENTER

THE SUMMIT AT TULSA HILLS
18-12 11
Case: West Park Phase II  
**Hearing Date:** September 5, 2018

<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
</table>
| Nathan Foster            | Applicant: Ted Sack, Sack & Associates  
Owner: West Park Phase II, LLC |

<table>
<thead>
<tr>
<th>Location Map: (shown with City Council Districts)</th>
<th>Applicant Proposal:</th>
</tr>
</thead>
</table>
| ![Location Map](image) | Request for authorization to receive accelerated release of building permits  
1 lot, 1 block, 4.17 ± acres  
*Location*: Northeast corner of East 6th Street South and South Lewis Avenue |

<table>
<thead>
<tr>
<th>Zoning: CS/RM-2</th>
<th>Staff Recommendation:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends <strong>approval</strong> of the authorization to receive an accelerated release of a building permit</td>
</tr>
</tbody>
</table>

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

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat
ACCELERATED RELEASE OF BUILDING PERMIT

West Park Phase II - (CD 4)  
Northeast corner of East 6th Street South and South Lewis Avenue

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. A preliminary plat for the project was approved on May 2, 2018.

The applicant has provided the following statement in support of their request for accelerated building permits:

"The project is funded by low-income housing tax credits from the Oklahoma Housing Finance Agency (OHFA). As a result, OHFA has deadlines for construction start and completion dates. While utility and site work will be well underway before the deadline (March 31), OHFA defines the start of construction as foundations being poured. Therefore, if you start stacking up the time to get the IDP plans approved, plus the approximately 90-120 days to do the IDP work (assuming good weather), then going through the final plat process on top of the building permit review, you can see how we run the risk of not making the deadline. Thus, the request for the accelerated release of the building permits."

The Technical Advisory Committee met on Thursday, August 16th, 2018 and no objections were raised to the authorization of an accelerated release of a building permit.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Staff recommends approval of the accelerated release of a building permit with the following condition of the Subdivision and Development Regulations:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, no certificate of occupancy may be issued, no public potable water service may be provided, and no building may be occupied until a final plat for the subject property has been approved and recorded.
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

WEST PARK
PHASE II
19-13 05

SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR & EXISTING NEIGHBORHOOD
PRELIMINARY

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 05, T-19-N, R-13-E

Location Map

Owner
WEST PARK PHASE II LLC
ATTN: JOSH MULLER
7030 SOUTH YALE AVENUE, SUITE 600
TULSA, OKLAHOMA 74136
PHONE: (918) 671-3600

Engineer / Surveyor
SACK AND ASSOCIATES, INC.
3630 EAST 31ST STREET SOUTH, SUITE A
TULSA, OKLAHOMA 74116
PHONE: (918) 692-4171
E-MAIL: SACKANDASSOCIATES.COM
C.A. No. 1783 (EXP. JUNE 30, 2019)

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

Monumentation
ALL CORNERS TO BE SET USING A 3/8"X1/8" IRON PIN WITH A YELLOW CAP STAMPED "SACK LS 1138 OR CA NUMBER 1783."

Legend
ACC = ACCESS PERMITTED
B/L = BUILDING LINE
LNA = LIMITS OF NO ACCESS
U/C = UTILITY EASEMENT

Subdivision Statistics
SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 CONTAINS 4.1172 ACRES (179,345 S.F.)

Surveyor Note
THE LAST SITE VISIT WAS MADE ON
2018.

Prepared: APRIL 5, 2018 "PRELIMINARY"
Case: Cottages at Cedar Ridge
Hearing Date: September 5, 2018

Case Report Prepared by:
Nathan Foster

Owner and Applicant Information:
Applicant: Stuart Van De Wiele
Owner: Cottages Grace, LLC

Location Map:
(shown with City Council Districts)

Applicant Proposal:
Request for authorization to receive accelerated release of building permits
1 lot, 1 block, 2 reserve areas 18.69 + acres
Location: West of the southwest corner of East 96th Street South and South Garnett Road

Zoning: RM-3 w/ optional development plan Z-7350

Staff Recommendation:
Staff recommends approval of the authorization to receive an accelerated release of a building permit

City Council District: 7
Councilor Name: Vacant

County Commission District: 3
Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat
ACCELERATED RELEASE OF BUILDING PERMIT

Cottages at Cedar Ridge - (CD 7)
West of the southwest corner of East 96th Street South and South Garnett Road

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. A preliminary plat for the project was approved on April 5, 2017. Infrastructure Development Permits were approved on June 8, 2018.

The applicant has provided the following statement in support of their request for accelerated building permits:

"Case and Associates, Inc. thru one of its entities, COTTAGES GRACE LLC, is developing the COTTAGES AT CEDAR RIDGE AT 96TH and Garnett. IDP plans have been approved since June 8, 2018 and infrastructure is under construction.

Four offsite easements and the dedication of Grace Chapel Drive are required. The revised easement package was delivered to the City May 2, 2018. Additionally, one of the easements has been revised again because Grace Church sold some of its property and that easement package was delivered to the City August 2, 2018.

The adjacent land owners have agreed to sign the easements once they have been prepared.

The easement legal description review needs to be completed. The easement document needs to be prepared. The easements need to be executed by the adjacent landowners. The signed easements need to be returned to the City and placed on a City Council agenda for acceptance. The easements need to be filed and the recording information put on the final plat. The final plat review needs to be completed by City and INCOG. Lastly, the plat needs copied and signed and returned to INCOG for processing thru a City Commission meeting for approval and then signatures.

The remaining items contained in paragraph 5 are above and beyond the control of COTTAGES GRACE LLC and do not appear to be completed in the near future. As this project will take over a year to build, COTTAGES GRACE LLC respectfully requests early release of permits prior to the plat being filed."

The Technical Advisory Committee met on Thursday, August 16th, 2018 and no objections were raised to the authorization of an accelerated release of a building permit. If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Staff recommends approval of the accelerated release of a building permit with the following condition of the Subdivision and Development Regulations:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, no certificate of occupancy may be issued, no public potable water service may be provided, and no building may be occupied until a final plat for the subject property has been approved and recorded.
COTTAGES AT CEDAR RIDGE

LEGEND

- Purple: Broken Arrow Corporate Limits
- Green: Tulsa Corporate Limits

- Z-7350
- RM-3

SUBJECT TRACT
COTTAGES AT CEDAR RIDGE

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

Aerial Photo Date: February 2016
Thanks Tyler,

Please attend the September 5th Planning Commission meeting and be prepared to answer questions about the continuance request. Staff supports a continuance.

Respectfully,

INCOG
Dwayne Wilkerson, ASLA, RLA
Assistant Director Land Development Services
2 West Second Street
Tulsa OK, 74103
dwilkerson@incog.org
918-579-9475

From: Tyler Parette <tyler.parette@citylightsok.org>
Sent: Wednesday, August 29, 2018 9:31 AM
To: Hoyt, Jay <JHoyt@incog.org>; Wilkerson, Dwayne <DWilkerson@incog.org>
Cc: Sarah Grounds <sarah.grounds@citylightsok.org>
Subject: Continuance for City Lights Village

Jay and Dwayne,

I would like to request a continuance for PUD-847 and CZ-473 till the September 19th TMAPC meeting. We would like more time for community and partner outreach as well as time to assess the validity of threats made by community members.

Tyler Parette
Thanks Tyler,

Please attend the September 5th Planning Commission meeting and be prepared to answer questions about the continuance request. Staff supports a continuance.

Respectfully,

INCOCG
Dwayne Wilkerson, ASLA, RLA
Assistant Director Land Development Services
2 West Second Street
Tulsa OK, 74103
dwilkerson@incoo.org
918-579-9475

Jay and Dwayne,

I would like to request a continuance for PUD-847 and CZ-473 till the September 19th TMAPC meeting. We would like more time for community and partner outreach as well as time to assess the validity of threats made by community members.

Tyler Parette
##Case Report Prepared by:
Jay Hoyt

##Owner and Applicant Information:

###Applicant:
Erik Enyart

###Property Owner:
CJ LAND INVESTMENTS LLC

##Applicant Proposal:

###Present Use:
AG

###Proposed Use:
RE with a new PUD

###Concept summary:
New PUD in conjunction with rezoning from AG to RE/PUD-848 to permit a residential subdivision.

###Tract Size:
272.68 ± acres

###Location:
S. and E. of SE/c of S. Lewis Ave. & E. 161st St. S.

##Zoning:

###Existing Zoning:
AG

###Proposed Zoning:
RE/PUD-848

##Comprehensive Plan:

###Land Use Map:
N/A

###Stability and Growth Map:
N/A

##Staff Recommendation:

Staff recommends approval.

##Staff Data:

<table>
<thead>
<tr>
<th>TRS</th>
<th>CZM</th>
<th>Atlas</th>
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</thead>
<tbody>
<tr>
<td>7329</td>
<td>66</td>
<td>n/a</td>
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</tbody>
</table>

##County Commission District:

###Commissioner Name:
Ron Peters

##Case Number:
PUD-848

Related to case CZ-474

##Hearing Date:
September 5, 2018

##Location Map:
(shown with County Commission Districts)
SECTION I: PUD-848

DEVELOPMENT CONCEPT: Rezone from AG to RE/PUD-848 to permit a single-family subdivision, Breeze Farms. The development is intended to follow the recommendations of the RE district, with the exceptions noted in the proposed Development Standards of the PUD.

EXHIBITS:
INCOG Case map
INCOG Aerial
Applicant Exhibits:
   Breeze Farms Concept and Exhibits

DETAILED STAFF RECOMMENDATION:

PUD-848 is non injurious to the existing proximate properties and;

PUD-848 is consistent with the anticipated future development pattern of the surrounding property;

PUD-848 is consistent with the PUD chapter of the Tulsa County Zoning Code, therefore;

Staff recommends Approval of case PUD-848 to rezone property from AG to RE/PUD-848.

Development Standards:

Breeze Farms shall be developed in accordance with the use and development regulations of the RE district of the Tulsa County Zoning Code, except as noted herein:

<table>
<thead>
<tr>
<th>Project Gross Land Area:</th>
<th>11,864,301 SF</th>
<th>272.367 AC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses: Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to: detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Number of Lots:</td>
<td>350 Lots</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width:</td>
<td>120 FT</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Size:</td>
<td>21,780 SF (1/2 acre)</td>
<td></td>
</tr>
<tr>
<td>Minimum Land Area per Dwelling Unit:</td>
<td>24,780 SF</td>
<td></td>
</tr>
<tr>
<td>Minimum Livability Space per Dwelling Unit:</td>
<td>12,000 SF</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>35 FT</td>
<td></td>
</tr>
<tr>
<td>Off-street Parking:</td>
<td>Minimum two (2) enclosed off-street parking spaces required per dwelling unit.</td>
<td></td>
</tr>
<tr>
<td>Minimum Yard Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard:</td>
<td>35 FT</td>
<td></td>
</tr>
</tbody>
</table>
STREETS: Streets within this PUD, whether public or private, shall be constructed to Tulsa County standards for minor residential streets. Streets may be designed with borrow ditches or curbs and gutters as per design standards approved by Tulsa County. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory homeowners’ association.

ACCESSORY BUILDINGS: Detached accessory buildings shall be permitted subject to Tulsa County Zoning Code regulations and private restrictions as may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.

SIGNS: Subdivision entrance signs shall be permitted at each entrance and shall comply with the accessory use regulations for signage of the Tulsa County Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Tulsa County Zoning Code.

FENCING: Fencing along South Lewis Avenue and East 161st Street South will be decorative in nature and consistent with a residential-estate single family subdivision. Fences along the subdivision perimeters, reserve areas, and individual home sites shall comply with fence requirements of the Tulsa County Zoning Code.

GENERAL PROVISIONS

A. ACCESS AND CIRCULATION: Breeze Farms is conceptually planned with two (2) points of access, one each on South Lewis Avenue and East 161st Street South, designed as divided, boulevard-style streets with generous landscaping. Although larger lots would normally allow for longer blocks, Breeze Farms has been designed with relatively shorter blocks and better street connectivity to encourage walkability. The Exhibit B “Conceptual Site Plan” reflects points of access and the conceptual layout for internal streets and pedestrian walking trails.

Limits of No Access (LNA) will be imposed by the future plat along the South Lewis Avenue and East 161st Street South frontages, except at the approved street intersections.

Stub connections to the west and south shall be provided, similar to as illustrated on the Conceptual Site Plan (Exhibit B) included with this report.

B. DRAINAGE AND UTILITIES: The toe of a hill system reaches to South Lewis Ave. along the subject property’s western boundary. The majority of the site drains northeasterly to an upstream tributary of Posey Creek, which exits the subject property at its northeast corner. The northern end of the subject property drains to the northeast across East 161st Street South. All drainageways are ultimately within the Posey Creek drainage basin. Several farm ponds are located within and adjacent to the subject property.
An internal stormwater collection system will be designed and constructed to Tulsa County standards. Conceptual drainage design can be inferred on the Exhibit B “Conceptual Site Plan,” including onsite stormwater detention ponds, which will be located within reserve areas to be maintained by the mandatory homeowners’ association. Stormwater drainage and detention plans will be prepared and submitted to Tulsa County for review and approval during the engineering process.

Public water is available to the site through waterline extensions and/or replacements. It is yet to be determined whether Creek County Rural Water District #2 or Okmulgee County Rural Water District #6 will serve Breeze Farms. Fire hydrant locations will be coordinated with the fire protection agency having jurisdiction.

Public sanitary sewer is not available to the site. Therefore, sewerage will be provided by individual onsite sewage disposal systems approved by the Oklahoma Department of Environmental Quality. The restrictive covenants of the subdivision plat or other such restrictions filed of record by separate instrument may require the maintenance by each lot owner of the individual onsite sewage disposal system according to ODEQ requirements. The covenants may reserve to the developer the right to designate an approved third-party contractor with experience in installing/maintaining individual onsite sewage disposal systems for the purpose of performing regular maintenance and monitoring functions of all such systems within the subdivision, and to provide that the fees for such services may be satisfied through homeowners’ association dues or regular or special assessments imposed upon each lot.

Natural gas, electric, and communications services are available onsite or by extension.

Existing and proposed utilities are shown on Exhibit C of this PUD.

C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped and drains to the northeast, ultimately to Posey Creek.

As represented on Exhibit E “FEMA Floodplain Map,” the entire site is located within Unshaded Zone X – outside of the 500-year (0.2% Annual Chance) Floodplain.

The USDS Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Okemah-Parsons-Pharoah complex, 0-1% slopes (46.2% of site area), Dennis-Radley complex, 0-12% slopes (29.0% of site area), Okay silt loam, 0-1% slopes (22.6% of site area), Dennis-Pharoah complex, 1-3% slopes (1.4% of site area), and Eram-Coweta complex, 5-15% slopes and Dennis silt loam, 1-3% slopes (0.4% of site area each). Development constraints associated with these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit D “Existing Topography & Soils” of this PUD.

D. ZONING AND LAND USE: This property is currently zoned AG Agriculture District and is currently vacant. It has been used agriculturally.
To facilitate this PUD, a companion application is being filed to rezone the site to RE Residential Single-Family, Estate District. Abutting to the south, a 30-acre tract has recently been rezoned to RE with a PUD; the balance of the surrounding zoning is AG in unincorporated Tulsa County. Existing zoning is shown on Exhibit F, and proposed zoning is shown on Exhibit G. Site and surrounding area land uses are depicted on Exhibit A “Aerial Photography & Boundary Depiction.”

E. SITE PLAN REVIEW: No building permit for a residence within Breeze Farms shall be issued until a subdivision plat has been approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the Planned Unit Development concept and development standards. The plat will also serve as the site plan for all residential lots contained within the plat and must be filed of record with the Tulsa County Clerk.

F. PHASE DEVELOPMENT: Based on market demand, Breeze Farms will be developed in phases starting with either the South Lewis Avenue or East 161st Street South frontage. Coordination with Tulsa County will be maintained in order to provide adequate traffic circulation and utility service.

G. SCHEDULE OF DEVELOPMENT: Initial construction is anticipated to commence once the PUD, engineering design, and subdivision plat have been approved by Tulsa County.

Staff recommends Approval of PUD-848 as outlined in Section I above.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Bixby Comprehensive Plan 2001-2020 designated the Northern half of the site as Low Intensity and the Southern half as Corridor.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S Lewis Ave and E 161st St S are both Secondary Arterials. The Major Street and Highway Plan also calls out two Residential Collectors that cross the subject lots, which do not currently exist.

Trail System Master Plan Considerations: None
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land. There are several ponds located on the lots.

Environmental Considerations: None

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>S Lewis Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
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<tr>
<td>E 161st St S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water available through waterline extensions and replacements. Public Sanitary Sewer is not available, but will be provided by individual onsite sewage disposal systems approved by ODEQ.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>AG/Single-Family</td>
</tr>
<tr>
<td>South</td>
<td>AG/RE/PUD-846</td>
<td>N/A</td>
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<td>AG/Single-Family</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>AG/Single-Family</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>AG/Single-Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

Subject Property:

CZ-455 April 2017: The applicant withdrew a request for rezoning a 55+ acre tract of land from AG to RE on property located on east of the southeast corner of East 161st Street South and South Lewis Avenue.

Surrounding Property:
CZ-472 July 2018: TMAPC concurred in approval (it has moved on to County Commission for approval) of a request for rezoning a 12.08+ acre tract of land from AG to AG-R on property located on the northwest corner of East 171st Street South and South Lewis Avenue.

CZ-460/PUD-846 August 2017: All concurred in approval of a request for rezoning and a proposed Planned Unit Development on a 30+ acre tract of land from AG to RS, for single-family development, on property located west of the northwest corner of East 171st Street South and South Harvard Avenue.

CZ-387/PUD-745 October 2007: All concurred in approval of a request for rezoning and a proposed Planned Unit Development on an 80+ acre tract of land from AG to RS, for single-family development, on property located west of southwest corner of East 171st Street South and South Lewis Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
Breeze Farms

APPROXIMATELY 272.4 ACRES
SOUTH AND EAST OF THE SOUTHEAST CORNER
OF EAST 161ST STREET SOUTH AND SOUTH LEWIS AVENUE
TULSA COUNTY, OKLAHOMA

OWNER:
CJ LAND INVESTMENTS, LLC
317 LILAC DRIVE
EDMOND, OK 73034
(405)509-6795

APPLICANT/CONSULTANT:
TANNER CONSULTING LLC
5323 S LEWIS AVE
TULSA, OK 74105
RICKY@TANNERBAITSHOP.COM

JULY 2018
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   Exhibit B: Conceptual Site Plan .......................................................... 5

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I. PROPERTY DESCRIPTION

Breeze Farms consists of 272.4 acres located south and east of the southeast corner of East 161st Street South and South Lewis Avenue, in unincorporated Tulsa County, Oklahoma, and is more particularly described as follows:

A TRACT OF LAND LOCATED WITHIN SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF, TULSA COUNTY, OKLAHOMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW/4) OF SAID SECTION 29; THENCE SOUTH 1°16'19" EAST AND ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 1318.67 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 88°51'22" EAST AND ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 1321.01 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 1°16'20" EAST AND ALONG THE EAST LINE OF SAID NW/4 FOR A DISTANCE OF 1321.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 88°51'21" EAST AND ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 1321.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 88°51'22" EAST AND ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 1321.02 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID NW/4; THENCE SOUTH 88°52'02" EAST AND ALONG THE NORTH LINE OF SAID NW/4 FOR A DISTANCE OF 1838.83 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11,864,301 SQUARE FEET OR 272.367 ACRES.

The above described property will hereinafter be referred to as the "Site" or "Subject Property", and has been depicted on Exhibit A, Aerial Photography & Boundary Depiction.
II. DEVELOPMENT OVERVIEW

Breeze Farms is a proposed 272.4-acre residential estate neighborhood in a highly-desirable portion of southern Tulsa County. Breeze Farms is located within unincorporated portions of the Bixby Annexation FenceLine and has good access to U.S. Highway 75 and State Highway 67. While offering just over 300 homesites, Breeze Farms has been designed to preserve large, interconnected open spaces for stormwater drainage and detention, neighborhood parks, fishing ponds, trails, and the preservation of an existing stand of trees. The typically 130' by 170', 1/2-acre lots will front sweeping, curvilinear streets and deep setbacks to achieve a graceful, residential estate streetscape. The layout has been designed to preserve the natural lay of the land and enhance neighborhood character. Although larger lots would normally allow for longer blocks, Breeze Farms has been designed with relatively shorter blocks and better street connectivity to encourage walkability. The entrances on South Lewis Avenue and East 161st Street South are planned as divided, boulevard-style streets with generous landscaping. Although subject to change, the initial design is reflected on Exhibit B "Conceptual Site Plan."

As outlined in the Tulsa County Zoning Code, this Planned Unit Development (PUD) is intended to provide a unified treatment of the development possibilities of the project site, to permit innovative land development while maintaining appropriate limitation on the character and intensity of use and assuring compatibility with adjoining and proximate properties, to permit flexibility within the development to best utilize the unique physical features of the subject property, to provide and preserve meaningful open space, and to achieve a continuity of function and design within the development.

To facilitate this PUD, a companion application is being filed (CZ-474) to rezone the site to RE Residential Single-Family, Estate District. Although Zoning Code Sections 1140.1.A and 430.1 would permit almost 452 lots in the requested underlying RE zoning, this PUD will restrict the residential development areas to 350 dwelling units to help maintain the rural character of the area.

The site is located within planning area of the City of Bixby Comprehensive Plan 2001-2020, the land use map for which designates the north half of the square mile (Section 29, T17N, R13E) as Low Intensity and the south half as Corridor, excepting certain areas along drainageways which are designated Development Sensitive. No specific land uses are designated. The "Matrix to Determine Bixby Zoning Relationship to the Bixby Comprehensive Plan" on page 27 of the Bixby Comprehensive Plan 2001-2020 provides that the RE district of the City of Bixby Zoning Code is In Accordance with the Low Intensity designation and May Be Found In Accordance with the Corridor and Development Sensitive designations of the Bixby Comprehensive Plan; Bixby’s RE district essentially corresponds with the RE district in the Tulsa County Zoning Code.

The PUD will allow the most efficient use of the land which is harmonious with the surrounding land uses, as represented on Exhibit A, "Aerial Photography & Boundary Depiction." A conceptual site plan depicting the Development Areas and design features is provided on Exhibit B "Conceptual Site Plan." The PUD shall be developed in accordance with the use and development regulations of the Tulsa County Zoning Code, except as otherwise specified herein.
EXHIBIT B
CONCEPTUAL SITE PLAN
CONCEPTUAL LAYOUT SHOWN AS OF JULY 23, 2018

E. 161ST ST. S.

RESIDENTIAL LOTS 130' X 170' (TYPICAL)

RESERVE AREAS FOR STORMWATER DRAINAGE, DETENTION, TRAILS, AND NEIGHBORHOOD AMENITIES

EXISTING TREES
III. DEVELOPMENT STANDARDS

Breeze Farms shall be developed in accordance with the use and development regulations of the RE district of the Tulsa County Zoning Code, except as noted herein:

<table>
<thead>
<tr>
<th>Project Gross Land Area:</th>
<th>11,864,301 SF</th>
<th>272.367 AC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Permitted Uses: Uses permitted as a matter of right in RE zoning district in the Tulsa County Zoning Code including, but not necessarily limited to: detached single-family dwellings, landscaped features, reserve areas, neighborhood recreational facilities, and uses customarily accessory to permitted uses.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Number of Lots:</td>
<td>350 Lots</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Width:</td>
<td>120 FT</td>
<td></td>
</tr>
<tr>
<td>Minimum Lot Size:</td>
<td>21,780 SF (1/2 acre)</td>
<td></td>
</tr>
<tr>
<td>Minimum Land Area per Dwelling Unit:</td>
<td>24,780 SF</td>
<td></td>
</tr>
<tr>
<td>Minimum Livability Space per Dwelling Unit:</td>
<td>12,000 SF *</td>
<td></td>
</tr>
<tr>
<td>Maximum Building Height:</td>
<td>35 FT **</td>
<td></td>
</tr>
<tr>
<td>Off-street Parking:</td>
<td>Minimum two (2) enclosed off-street parking spaces required per dwelling unit.</td>
<td></td>
</tr>
<tr>
<td>Minimum Yard Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard:</td>
<td>35 FT</td>
<td></td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>25 FT</td>
<td></td>
</tr>
<tr>
<td>Side Yard:</td>
<td>10 FT &amp; 10 FT</td>
<td></td>
</tr>
</tbody>
</table>

* Livability space may be located on a lot or contained within common open space of the development, as per Section 1140.3 of the Tulsa County Zoning Code.

** Architectural features such as chimneys and cupolas may extend to a maximum height of 45 feet, however, no habitable portion of any dwelling shall exceed the 35' limitation.

STREETS: Streets within this PUD, whether public or private, shall be constructed to Tulsa County standards for minor residential streets. Streets may be designed with borrow ditches or curbs and gutters as per design standards approved by Tulsa County. Divided, boulevard-style entrances may be constructed, provided any median landscaping and other entry features shall be maintained by the mandatory homeowners’ association.

ACCESSORY BUILDINGS: Detached accessory buildings shall be permitted subject to Tulsa County Zoning Code regulations and private restrictions as may be imposed by restrictive covenants or other private deed restrictions filed of record by separate instrument.
SIGNS: Subdivision entrance signs shall be permitted at each entrance and shall comply with the accessory use regulations for signage of the Tulsa County Zoning Code. Signage serving residential neighborhood amenities, appropriate for purpose and neighborhood scale, shall be permitted within reserve areas containing neighborhood amenities. Signage shall otherwise comply with the Tulsa County Zoning Code.

FENCING: Fencing along South Lewis Avenue and East 161st Street South will be decorative in nature and consistent with a residential-estate single family subdivision. Fences along the subdivision perimeters, reserve areas, and individual homesites shall comply with fence requirements of the Tulsa County Zoning Code.
V. GENERAL PROVISIONS

A. ACCESS AND CIRCULATION: Breeze Farms is conceptually planned with two (2) points of access, one each on South Lewis Avenue and East 161st Street South, designed as divided, boulevard-style streets with generous landscaping. Although larger lots would normally allow for longer blocks, Breeze Farms has been designed with relatively shorter blocks and better street connectivity to encourage walkability. The Exhibit B "Conceptual Site Plan" reflects points of access and the conceptual layout for internal streets and pedestrian walking trails.

Limits of No Access (LNA) will be imposed by the future plat along the South Lewis Avenue and East 161st Street South frontages, except at the approved street intersections.

B. DRAINAGE AND UTILITIES: The toe of a hill system reaches to South Lewis Ave. along the subject property’s western boundary. The majority of the site drains northeasterly to an upstream tributary of Posey Creek, which exits the subject property at its northeast corner. The northern end of the subject property drains to the northeast across East 161st Street South. All drainageways are ultimately within the Posey Creek drainage basin. Several farm ponds are located within and adjacent to the subject property.

An internal stormwater collection system will be designed and constructed to Tulsa County standards. Conceptual drainage design can be inferred on the Exhibit B "Conceptual Site Plan," including onsite stormwater detention ponds, which will be located within reserve areas to be maintained by the mandatory homeowners’ association. Stormwater drainage and detention plans will be prepared and submitted to Tulsa County for review and approval during the engineering process.

Public water is available to the site through waterline extensions and/or replacements. It is yet to be determined whether Creek County Rural Water District #2 or Okmulgee County Rural Water District #6 will serve Breeze Farms. Fire hydrant locations will be coordinated with the fire protection agency having jurisdiction.

Public sanitary sewer is not available to the site. Therefore, sewerage will be provided by individual onsite sewage disposal systems approved by the Oklahoma Department of Environmental Quality. The restrictive covenants of the subdivision plat or other such restrictions filed of record by separate instrument may require the maintenance by each lot owner of the individual onsite sewage disposal system according to ODEQ requirements. The covenants may reserve to the developer the right to designate an approved third-party contractor with experience in installing/maintaining individual onsite sewage disposal systems for the purpose of performing regular maintenance and monitoring functions of all such systems within the subdivision, and to provide that the fees for such services may be satisfied through homeowners’ association dues or regular or special assessments imposed upon each lot.

Natural gas, electric, and communications services are available onsite or by extension.

Existing and proposed utilities are shown on Exhibit C of this PUD.

C. ENVIRONMENTAL ANALYSIS AND TOPOGRAPHY: The site is moderately sloped and drains to the northeast, ultimately to Posey Creek.
As represented on Exhibit E "FEMA Floodplain Map," the entire site is located within Unshaded Zone X – outside of the 500-year (0.2% Annual Chance) Floodplain.

The USDS Soil Survey of Tulsa County, Oklahoma was used to help identify soils types and possible constraints to development. Existing soils on the subject property primarily consist of Okemah- Parsons-Pharoah complex, 0-1% slopes (46.2% of site area), Dennis-Radley complex, 0-12% slopes (29.0% of site area), Okay silt loam, 0-1% slopes (22.6% of site area), Dennis-Pharoah complex, 1-3% slopes (1.4% of site area), and Eram-Coweta complex, 5-15% slopes and Dennis silt loam, 1-3% slopes (0.4% of site area each). Development constraints associated with these soils will be addressed in the engineering design phase of the project and, if required, a geotechnical report will be performed to recommend paving sections and subgrade design. Soils and topography are shown on Exhibit D "Existing Topography & Soils" of this PUD.

D. ZONING AND LAND USE: This property is currently zoned AG Agriculture District and is currently vacant. It has been used agriculturally.

To facilitate this PUD, a companion application is being filed to rezone the site to RE Residential Single-Family, Estate District. Abutting to the south, a 30-acre tract has recently been rezoned to RE with a PUD; the balance of the surrounding zoning is AG in unincorporated Tulsa County. Existing zoning is shown on Exhibit F, and proposed zoning is shown on Exhibit G. Site and surrounding area land uses are depicted on Exhibit A "Aerial Photography & Boundary Depiction."

E. SITE PLAN REVIEW: No building permit for a residence within Breeze Farms shall be issued until a subdivision plat has been approved by the Tulsa Metropolitan Area Planning Commission as being in compliance with the Planned Unit Development concept and development standards. The plat will also serve as the site plan for all residential lots contained within the plat and must be filed of record with the Tulsa County Clerk.

F. PHASE DEVELOPMENT: Based on market demand, Breeze Farms will be developed in phases starting with either the South Lewis Avenue or East 161st Street South frontage. Coordination with Tulsa County will be maintained in order to provide adequate traffic circulation and utility service.

G. SCHEDULE OF DEVELOPMENT: Initial construction is anticipated to commence once the PUD, engineering design, and subdivision plat have been approved by Tulsa County.
Breeze Farms

EXHIBIT C
EXISTING AND PROPOSED UTILITIES
CONCEPTUAL LAYOUT SHOWN AS OF JULY 23, 2018

NOTES:
1. Stormwater drainage and detention to be provided by onsite stormwater detention ponds and open drainage and/or storm sewers.
2. Sanitary sewerage to be provided by ODEQ-approved individual onsite sewage disposal systems.
3. Public water supplier to be determined.
Breeze Farms

EXHIBIT D
EXISTING TOPOGRAPHY & SOILS
SOIL DATA FROM USDA WEB SOIL SURVEY, ACCESSED JULY 18, 2018
TOPOGRAPHIC DATA FROM INCOG

E. 161ST ST. S.

OKEMAH SILT LOAM (22.6%)
0%-1% SLOPES

DENNIS-RADLEY COMPLEX (29.0%)
0%-12% SLOPES

DENNIS-PHAROAH COMPLEX (1.4%)
1%-3% SLOPES

DENNIS-SILT LOAM (0.4%)
1%-3% SLOPES

OKEMAH-PARSONS-PHAROAH COMPLEX (46.2%)
0%-1% SLOPES
Breeze Farms

EXHIBIT E
FEMA FLOODPLAIN MAP
FLOODPLAIN DATA REFLECTS FEMA FIRM PANEL NO. 40143C00440, EFFECTIVE 10/16/2012

SITE

AREA OF MINIMAL FLOOD HAZARD
Zone X

* ENTIRE SITE IS IN UNSHADED ZONE X - OUTSIDE 500-YEAR FLOODPLAIN
Breeze Farms

EXHIBIT G
PROPOSED ZONING MAP
DATA OBTAINED AND MODIFIED FROM INCOG GIS, ACCESSED JULY 18, 2018
EXHIBIT H
COMPREHENSIVE PLAN MAP
DATA OBTAINED FROM BIXBY COMPREHENSIVE LAND USE, EFFECTIVE 2001

Land Use
- Commercial Area
- Industrial Area
- Public + Quasi-Public
- Recreation and Open Space
- Residential Area
- Vacant, Agricultural, Rural Residences, and Open Land

Land Use Intensities
- High
- Medium
- Low
- Rural
- Development Sensitive
- Water
**Case Number:** CZ-474  
Related to case PUD-848

**Hearing Date:** September 5, 2018

**Case Report Prepared by:**  
Jay Hoyt

**Owner and Applicant Information:**  
**Applicant:** Erik Enyart  
**Property Owner:** CJ LAND INVESTMENTS LLC

**Applicant Proposal:**

**Present Use:** AG  
**Proposed Use:** RE  
**Concept summary:** Rezone to RE, in conjunction with a new PUD to permit a residential subdivision

**Tract Size:** 272.68 ± acres

**Location:** S. and E. of SE/c of S. Lewis Ave. & E. 161st St. S.  
16425 S Lewis Ave

**Zoning:**

**Existing Zoning:** AG  
**Proposed Zoning:** RE

**Comprehensive Plan:**

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

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

<table>
<thead>
<tr>
<th>TRS</th>
<th>CZM</th>
<th>Atlas</th>
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</thead>
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<td>7329</td>
<td>66</td>
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</tbody>
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**County Commission District:** 3  
**Commissioner Name:** Ron Peters

**Location Map:**

(shown with County Commission Districts)

[Map Image]

**Staff Data:**

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<th>TRS</th>
<th>CZM</th>
<th>Atlas</th>
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<tbody>
<tr>
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</table>

12.1

REVISED 8/29/2018
SECTION I: CZ-474

DEVELOPMENT CONCEPT: Rezone from AG to RE to permit a single-family subdivision. A new Planned Unit Development, PUD-848, is also proposed to accompany this zoning request.

EXHIBITS:
- INCOG Case map
- INCOG Aerial

DETAILED STAFF RECOMMENDATION:

CZ-474 is non injurious to the existing proximate properties and;

CZ-474 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-474 to rezone property from AG to RE.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This area is outside of the City of Tulsa Comprehensive Plan area. The City of Bixby Comprehensive Plan 2001-2020 designated the Northern half of the site as Low Intensity and the Southern half as Corridor.

Land Use Vision:

Land Use Plan map designation: N/A

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S Lewis Ave and E 161st St S are both Secondary Arterials. The Major Street and Highway Plan also calls out two Residential Collectors that cross the subject lots, which do not currently exist.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently vacant agricultural land. There are several ponds located on the lots.
Environmental Considerations: None

Streets:

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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>S Lewis Ave</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
<tr>
<td>E 161st St S</td>
<td>Secondary Arterial</td>
<td>100 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:
The subject tract has municipal water available through waterline extensions and replacements. Public Sanitary Sewer is not available, but will be provided by individual onsite sewage disposal systems approved by ODEQ.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>AG/Single-Family</td>
</tr>
<tr>
<td>South</td>
<td>AG/RE/PUD-846</td>
<td>N/A</td>
<td>N/A</td>
<td>AG/Single-Family</td>
</tr>
<tr>
<td>East</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>AG/Single-Family</td>
</tr>
<tr>
<td>West</td>
<td>AG</td>
<td>N/A</td>
<td>N/A</td>
<td>AG/Single-Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

Subject Property:

CZ-455 April 2017: The applicant withdrew a request for rezoning a 55+ acre tract of land from AG to RE on property located on east of the southeast corner of East 161st Street South and South Lewis Avenue.

Surrounding Property:

CZ-472 July 2018: TMAPC concurred in approval (it has moved on to County Commission for approval) of a request for rezoning a 12.08+ acre tract of land from AG to AG-R on property located on the northwest corner of East 171st Street South and South Lewis Avenue.

CZ-460/PUD-846 August 2017: All concurred in approval of a request for rezoning and a proposed Planned Unit Development on a 30+ acre tract of land from AG to RS, for single-family development, on property located west of the northwest corner of East 171st Street South and South Harvard Avenue.

CZ-387/PUD-745 October 2007: All concurred in approval of a request for rezoning and a proposed Planned Unit Development on an 80+ acre tract of land from AG to RS, for single-family development, on property located west of southwest corner of East 171st Street South and South Lewis Avenue.

9/5/2018 1:30 PM
Subject Tract CZ-474

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

Aerial Photo Date: February 2016
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* Carolyn Back

*Property Owner:* CHERRY STREET PLAZA II LLC

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

- **Present Use:** Commercial
- **Proposed Use:** Mixed Use
- **Concept summary:** Rezone to support mixed use redevelopment west of St. Louis on the north side of 15th Street south.
- **Tract Size:** 0.4 ± acres
- **Location:** Northwest corner of East 15th St. South and South St. Louis Ave.

**Zoning:**

*Existing Zoning:* CS, CH

*Proposed Zoning:* MX2-U-U

**Comprehensive Plan:**

*Land Use Map:* Main Street

*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

**Staff Data:**

- **TRS:** 9307
- **CZM:** 37
- **Atlas:** 14

**Case Number:** Z-7452

**Hearing Date:** September 5, 2018

**REVISED 8/29/2018**
SECTION I: Z-7452

DEVELOPMENT CONCEPT:
Rezoning required to support a mixed-use redevelopment on a tract of land on Cherry Street west of St. Louis.

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

DETAILED STAFF RECOMMENDATION:
Z-7452 requesting MX2-U-U is consistent with the Main Street land use designation as outlined in the Tulsa Comprehensive plan and,
MX2-U-U is consistent with the expected development pattern along Cherry Street and,
MX2-U-U is non-injurious to the surrounding property owners therefore,

Staff recommends approval of Z-7452 to rezone property from CS, CH/ to MX2-U-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The zoning request is consistent with the Main Street Vision of the Tulsa Comprehensive plan.

Land Use Vision:

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

Areas of Stability and Growth designation: Area of Growth
The purpose of Areas of Growth is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.
Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

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

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 includes surface parking and buildings and is all on the north side of 15th street west of St. Louis. All the buildings in the image below are included in this request.
Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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</thead>
<tbody>
<tr>
<td>East 15th Street South</td>
<td>Main Street (Urban Arterial)</td>
<td>70 feet</td>
<td>2 with angled parking on each side of street</td>
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<tr>
<td>S. St. Louis Street</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>RM-2</td>
<td>Main Street</td>
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<td>Single family residential</td>
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<tr>
<td>East</td>
<td>CS/OL and CH</td>
<td>Main Street</td>
<td>Growth</td>
<td>Commercial building and surface parking</td>
</tr>
<tr>
<td>South</td>
<td>CH</td>
<td>Main Street</td>
<td>Growth</td>
<td>Commercial building</td>
</tr>
<tr>
<td>West</td>
<td>OL and CH</td>
<td>Main Street</td>
<td>Growth</td>
<td>Commercial building and surface parking</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11815 dated June 26, 1970 and Ordinance Number 13292 dated October 11, 1974, established zoning for the subject property.

**Subject Property:**

**BOA-21433 5.22.2012:** The Board of Adjustment approved the request for an Approval of License Agreement to locate awnings/signs with the right-of-way (Section 1221.C.14), on property located on the subject property.

**BOA-21245 4.12.2011:** The Board of Adjustment the Board approved a variance of the parking requirement for a multi-tenant property from 59 parking spaces (Section 1200) to permit a restaurant use; and a Special Exception to permit required parking on a lot other than the one containing the principal use (Section 1301.D), on property located on the subject property.

**Z-4715 October 1974:** All concurred in approval of a request for rezoning a .26± acre tract of land from CH to OL on property located north of the northwest corner of East 15th Street South and South St. Louis Avenue; the subject property. (Ordinance 13292)

**BOA-904 9.2.1930:** The Board of Adjustment approved a variance of the required setback line on Lot 12, Block 11; the subject property.

**BOA-690 8.13.1929:** The Board of Adjustment approved a 5" encroachment in the 5' setback, on property located at Lot 12, Block 11; the subject property.

**Surrounding Property:**
PUD-760-A January 2012: All concurred in approval of a proposed Major Amendment to PUD on a 1± acre tract of land to add Use Unit 12a to permitted uses to allow for a bar, on property located on northwest corner of East 15th Street and South Troost Avenue.

PUD-760 October 2008: All concurred in approval of a proposed Planned Unit Development on a 1.35± acre tract of land for retail and office use on property located on northwest corner of East 15th Street and South Troost Avenue.

BOA-20058 June 14, 2005: The Board of Adjustment approved a Variance of required 35 ft. setback from centerline of 15th St. to 30 ft. (Section 215); a Variance of required parking for restaurant and outdoor dining area from 54 to 41 spaces (Section 1212.D); and a Special Exception to allow parking on a lot other than the lot containing the principal use, Section 1301.D, with conditions: a six-foot double-picket fence on the north property line; a tie agreement; a five-foot wide landscaping strip along the north property line, south of the double-picket fence; preserve the large tree on north property line of Lot 36, all other landscaping requirements to be met and no live music in the outside dining area, and the music that is played be of low intensity, on property located at 1525 E. 15th St. S., 1441 S. St. Louis Av. E.

Z-6167 August 1987: All concurred in approval of a request for rezoning a .16± acre tract of land from OL to CS on property located north of the northeast corner of East 15th Street South and South St. Louis Avenue.

Z-5066 April 1978: All concurred in approval of a request for rezoning a tract of land from OL to CS on property located north of northwest corner of E. 15th St. and S. Trenton Ave.
15th and St Louis Mixed-Use Rezone

Parcel Address:
1513 E 15 ST S TULSA 74120
1515 E 15 ST S TULSA 74120
1523 E 15 ST S TULSA 74120

Land Area:
0.40 acres / 17,570 sq ft

Subdivision:
FOREST PARK ADDN RE-AMD

Legal:
LTS 12 & 26 THRU 28 BLK 11

Section: 07 Township: 19 Range: 13
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

Subject Tract Z-7452 19-13 07
Growth and Stability

- Blue: Area of Growth
- Yellow: Area of Stability

SUBJECT TRACT

Z-7452
19-13 07
SUBJECT TRACT
LAND USE PLAN
MAIN STREET

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-7452
19-13 07
### Case Report Prepared by:
Dwayne Wilkerson

### Owner and Applicant Information:
**Applicant:** Carolyn Back  
**Property Owner:** OAK PROPERTIES LLC

### Applicant Proposal:
**Present Use:** Industrial  
**Proposed Use:** Mixed Use  
**Concept summary:** Rezoning to support mixed use redevelopment opportunities for the existing industrial site on the north side of E. 91st Street west of Delaware.  
**Tract Size:** 8.17 ± acres  
**Location:** NW/c of E. 91st St. S. & S. Delaware Ave.

### Zoning:
**Existing Zoning:** IL  
**Proposed Zoning:** MX2-V-U

### Comprehensive Plan:
**Land Use Map:** Regional Center  
**Stability and Growth Map:** Area of Growth

### Staff Recommendation:
Staff recommends approval.

### Staff Data:
**TRS:** 8317  
**CZM:** 52  
**Atlas:** 1912

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

### County Commission District:
**County Commission District:** 3  
**Commissioner Name:** Ron Peters
SECTION I: Z-7453

DEVELOPMENT CONCEPT:
Rezone property for anticipated mixed use redevelopment.

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

DETAILED STAFF RECOMMENDATION:

Z-7452 requesting MX2-V-U is consistent with the Main Street land use designation as outlined in the Tulsa comprehensive Plan and,

MX2-V-U is consistent with the expected development pattern in this area and,

MX-2-V-U is non-injurious to the surrounding property owners therefore,

Staff recommends approval of Z-7453 to rezone property from IL to MX2-V-U.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Z-7453 is consistent with the concepts and goals of the Tulsa Comprehensive plan.

Land Use Vision:

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

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

Areas of Growth are found throughout Tulsa. These areas have many different characteristics but some of the more common traits are close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land.
Transportation Vision:

Major Street and Highway Plan: Multi Modal Corridor
Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are located in high intensity mixed-use commercial, retail and residential areas with substantial pedestrian activity. These streets are attractive for pedestrians and bicyclists because of landscaped medians and tree lawns. Multi-modal streets can have on-street parking and wide sidewalks depending on the type and intensity of adjacent commercial land uses. Transit dedicated lanes, bicycle lanes, landscaping and sidewalk width are higher priorities than the number of travel lanes on this type of street. To complete the street, frontages are required that address the street and provide comfortable and safe refuge for pedestrians while accommodating vehicles with efficient circulation and consolidated-shared parking.

Streets on the Transportation Vision that indicate a transit improvement should use the multi-modal street cross sections and priority elements during roadway planning and design.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: It should be noted that the west boundary of the site is adjacent to the River Corridor Overlay area. This site is not that overlay.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Most of the site is an industrial use that was constructed decades before any long-range land use plan was established and before Riverside Parkway was constructed. The site was operational as an industrial facility when the 1970 city wide rezoning was established. Suburban style development has surrounded the facility.

Street view image from southwest looking northeast: (See following page)
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>South Lewis Avenue</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>3 (one lane each direction with a center turn lane)</td>
</tr>
<tr>
<td>East 91st Street South</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>5 (2 lanes each direction with a center turn lane)</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>IL</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>East</td>
<td>IL</td>
<td>Regional Center</td>
<td>Growth</td>
<td>Bank</td>
</tr>
<tr>
<td>South</td>
<td>AG and CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
<tr>
<td>West</td>
<td>CS / RDO-3</td>
<td>Arkansas River Corridor</td>
<td>Growth</td>
<td>Horticulture Nursery</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

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

Subject Property: No relevant history

Surrounding Property:

BOA-21863 3.24.2015: The Board of Adjustment accepted a verification of the spacing requirement for a proposed liquor store, on property located at the southeast corner of East 91st Street South and South Delaware Avenue.

BOA-20711-A 9.30.08: The Board approved a Variance of the frontage requirement on an arterial street from 150 ft. to 18 ft. to permit a lot split in an IL district, on property located on the northwest corner and north of the northwest corner of East 91st Street South and South Delaware Avenue.

BOA-20711 6.24.08: The Board approved a Variance of the minimum required frontage on an arterial street in an IL district from 150 ft. to 50 ft. and a Variance of the required building setback from the centerline of S. Delaware Ave. from 100 ft. to 90 ft., on property located on the northwest corner and north of the northwest corner of East 91st Street South and South Delaware Avenue.

BOA-19634 7.22.03: The Board approved a Variance of the required number of parking spaces for Home Depot from 595 to 547 spaces, per plan, located on property located on the northwest corner and north of the northwest corner of East 91st Street South and South Delaware Avenue.

Z-6782 September 2000: All concurred in approval of a request for rezoning a 4.7+ acre tract of land from CS/PUD-346 to RM-3/PUD-346-A on property located on the southeast corner of East 88th Street South and South Lewis Avenue.

PUD-346-A September 2000: All concurred in approval of a proposed Major Amendment to a Planned Unit Development on a 5.2+ acre tract of land to add 1.38 acres on the north to the PUD for construction of an 84-unit assisted living and Alzheimer care facility on property located southeast corner East 88th Street South and South Lewis Avenue.

PUD-563 July 1997: All concurred in approval of a proposed Planned Unit Development on a 10.45+ acre tract of land for an apartment complex on property located on the southeast corner of East 91st Street and South Riverside Drive.

Z-6185 March 1995: All concurred in approval of a request for rezoning a tract of land from AG to CS on property located on the southeast corner of Riverside Parkway and East 91st Street South.

BOA-15172 6.15.1989: The Board of Adjustment approved a special exception for a mini-storage and residential security quarters in a CS district, on property located north of the northeast corner of South Lewis Court and East 91st Street South.

Z-5966 August 1984: All concurred in approval of a request for rezoning a 1.65+ acre tract of land from RS-1 and CS to CS and FD (Floodway District), on property located on the northeast corner of South Lewis Avenue and East 91st Street South (Southwood Landscape Nursery).

Z-5986 October 1984: All concurred in approval of a request for rezoning a tract of land from AG to CS on property located on the southwest corner of East 91st Street South and South Delaware Avenue.
PUD-346 December 1983: All concurred in approval of a proposed Planned Unit Development on a 4.7+ acre tract of land for an elderly housing facility. The approval includes an accessory restaurant that provides meals for the residents, on property located on the southeast corner of East 88th Street South and South Lewis Avenue.

PUD-256/Z-5523 May 1981: Request to rezone and develop a 6 acre tract located north and east of the northwest corner of East 91st Street South and South College Avenue from RS-3/0L and RM-O to CS, RM-2 and RM-O. All concurred in approval of the request.

Z-4560 March 1974: All concurred in approval of a request for rezoning a tract of land from AG to CS on property located on the southeast corner of East 91st Street South and South Delaware Avenue.

Z-4603 May 1974: All concurred in approval of a request for rezoning a tract of land from AG to CS on property located on the southeast corner of Riverside Parkway and East 91st Street South.

9/5/2018 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
REGIONAL CENTER

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-7453
18-13 17

14.10
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:
Applicant: Robert Wright
Property Owner: GUZMAN, SEVERO

Applicant Proposal:
Present Use: Vacant OL
Proposed Use: Pharmacy
Concept summary: Rezoning for possible commercial uses.
Tract Size: 0.41 ± acres
Location: Southwest corner of East 17th Place South & South Garnett Road

Zoning:
Existing Zoning: OL
Proposed Zoning: CS

Comprehensive Plan:
Land Use Map: Existing Neighborhood
Staff will initiate a routine amendment to change the comprehensive plan to town center.

Stability and Growth Map: Area of Growth

Staff Recommendation:
Staff recommends approval.

City Council District: 6
Councilor Name: Connie Dodson

County Commission District: 1
Commissioner Name: Mike Craddock
SECTION I: Z-7454

DEVELOPMENT CONCEPT:
Rezoning request to support small commercial business development between existing duplexes and commercial development along Garnett Ave.

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

DETAILED STAFF RECOMMENDATION:
Existing OL zoning and Z-7454 requesting CS zoning are not consistent with the existing neighborhood land use designation. The land use map designation apparently did not recognize the existing zoning however it did recognize the opportunity for growth at this corner. Staff will initiate a land use designation change as part of a future land use map revision and,

Uses allowed in a CS zoning district are consistent with the anticipated future development at this location and,

The uses allowed by CS zoning are non-injurious to the surrounding property owners therefore,

Staff recommends approval of Z-7454 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing land use category identifies this area as an existing neighborhood. Unfortunately, there is nothing about this site or properties abutting this site that is consistent with the definition of what an existing neighborhood looks like in our comprehensive plan. The Town Center designation immediately south of this site is consistent with the long term expected development pattern in this area. The comprehensive plan recognized the potential for growth which seems to be in conflict with the concept of preserving an existing neighborhood

Land Use Vision:

Existing 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.
Anticipated future land use plan map: Town Center

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: Multi-modal Corridor

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: None
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is an empty field with very little terrain. There is no evidence of previous development.

Environmental Considerations: None that would affect site development.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>South Garnett Avenue</td>
<td>Secondary Arterial with Multi Modal Corridor</td>
<td>100 feet</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>2 lanes each direction with center turn lane</td>
</tr>
<tr>
<td>East 17th Place South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
<td>North</td>
<td>RD</td>
<td>Existing Neighborhood</td>
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<td>East</td>
<td>OM with optional development plan</td>
<td>Town Center</td>
<td>Growth</td>
<td>Religious Assembly, Cultural Community Center and Office</td>
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<tr>
<td>South</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Restaurant</td>
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<tr>
<td>West</td>
<td>RD</td>
<td>Existing Neighborhood</td>
<td>Growth</td>
<td>Vacant</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 12619 dated October 13, 1972, established zoning for the subject property.

Subject Property:

Z-4186 October 1982: All concurred in approval of a request for rezoning a tract of land from RS-2 to OL on property located on the southwest corner of East 17th Place South and South Garnett Road; the subject property. (Ordinance 12619 amended Ordinance #11817 dated June 26, 1970)
Surrounding Property:

**Z-7395 July 2017:** All concurred in approval of a request for rezoning a 9.82± acre tract of land from RS-2 to OM with an Optional Development Plan on property located north of the northeast corner of South Garnett Road and East 19th Street South.

**Z-5430 October 1980:** All concurred in approval of a request for rezoning a tract of land from RM-1 and RM-2 to CS on property located north of the northeast corner of South Garnett Road and East 19th Street South.

**Z-4470 August 1973:** All concurred in approval of a request for rezoning a tract of land from RM-1 to CS on property located on the northeast corner of South Garnett Road and East 19th Street South.

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

Aerial Photo Date: February 2018
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018