

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2800

August 21, 2019, 1:30 PM

**175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber**

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

1. Minutes of August 7, 2019, Meeting No. 2799

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. **PUD-806-2 Doug Walker** (CD 8) Location: North of the northwest corner of East 121st Street South and South Sheridan Road requesting a **PUD Minor Amendment** to allow an 8-foot fence in the front yard

PUBLIC HEARINGS:

3. **TCCP-2** consider adoption of an amendment to the **Comprehensive Plan of the Tulsa Metropolitan Area** for the unincorporated areas of Tulsa County lying within the fencelines of **Collinsville and Sperry**.
4. **MR-14** (CD 9) Modification to the Subdivision & Development Regulations to remove the sidewalk requirement for a new single-family residence, Location: North of the northeast corner of East 49th Street South and South Columbia Avenue

5. **MR-15** (CD 4) Modification to the Subdivision & Development Regulations to remove the sidewalk requirement for a new single-family residence, Location: North of the northwest corner of East 31st Street South and South Delaware Avenue
6. **MR-17** (CD 4) Modification to the Subdivision & Development Regulations to remove the sidewalk requirement for a new single-family residence, Location: East of the northeast corner of South Florence Avenue and East 27th Street South
7. **MR-18** (CD 4) Modification to the Subdivision & Development Regulations to remove the sidewalk requirement for a new single-family residence, Location: West of the northwest corner of West 44th Street South and South 23rd West Avenue
8. **Z-7489 Kyle Gibson** (CD 4) Location: Northwest corner of East 5th Street South and South Norfolk Avenue rezoning from **IL and RM-2 to CH** (Continued from July 17, 2019)
9. **Z-7493 Richard Barnard** (CD 3) Location: South of the southwest corner of East 4th Place South and South Memorial Drive requesting rezoning from **OL to CG** (Continued from August 7, 2019)
10. **Z-7494 Mark Capron** (CD 2) Location: Southeast corner of Southwest Boulevard and West 21st Street South requesting rezoning from **RM-1, RM-2, CS and CH to MX1-U-45** (Related to PUD-796-A) (Continued from August 7, 2019)
11. **PUD-796-A Mark Capron** (CD 2) Location: Southeast corner of Southwest Boulevard and West 21st Street South requesting a **PUD Major Amendment** to abandon PUD-796-A (Related to Z-7494) (Continued from August 7, 2019)
12. **CZ-489 Hawk-I Properties** (County) Location: Southwest corner of North Highway 169 and North 143rd East Avenue requesting rezoning from **AG to CS** to permit a professional office

OTHER BUSINESS

13. 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 Tulsa Planning Office, INCOG. Ringing/sound on all cell phones must be turned off during the Planning Commission.

Visit our website at www.tmapc.org

email address: esubmit@incog.org

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



Case Number: PUD-806-2
Minor Amendment

Hearing Date: August 21, 2019

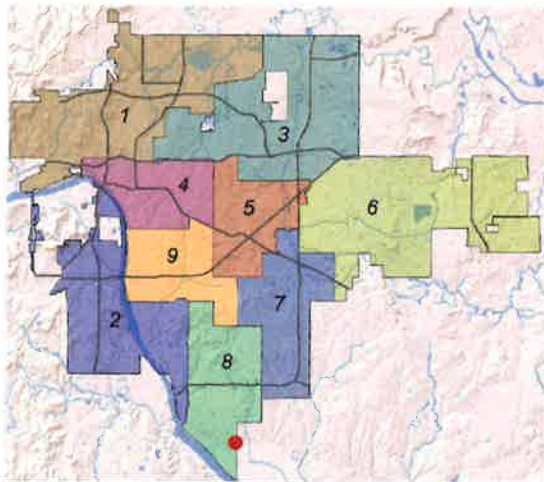
Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:

Applicant: Doug Walker

Property Owner: Ashley Bray

Location Map:
 (shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment to allow an 8 ft fence in front yard.

Gross Land Area: 5 acres

Location: N of NW/c E 121st St S & S Sheridan Rd

11908 S Sheridan Rd

Zoning:
 Existing Zoning: RS-1/PUD-806
 Proposed Zoning: No Change

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

Staff Recommendation:
 Staff recommends **approval**.

Staff Data:
 TRS: 8334

City Council District: 8
Councilor Name: Phil Lakin, Jr.

County Commission District: 3
Commissioner Name: Ron Peters

SECTION I: PUD-806-2 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the development standards to allow an 8 ft wall/fence in the required front yard.

The applicant intends to construct an 8 ft precast concrete fence along the front yard of the subject property. This fence is to match the existing 8 ft precast concrete fence located along the frontage of the properties to the south in both style and height.

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

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

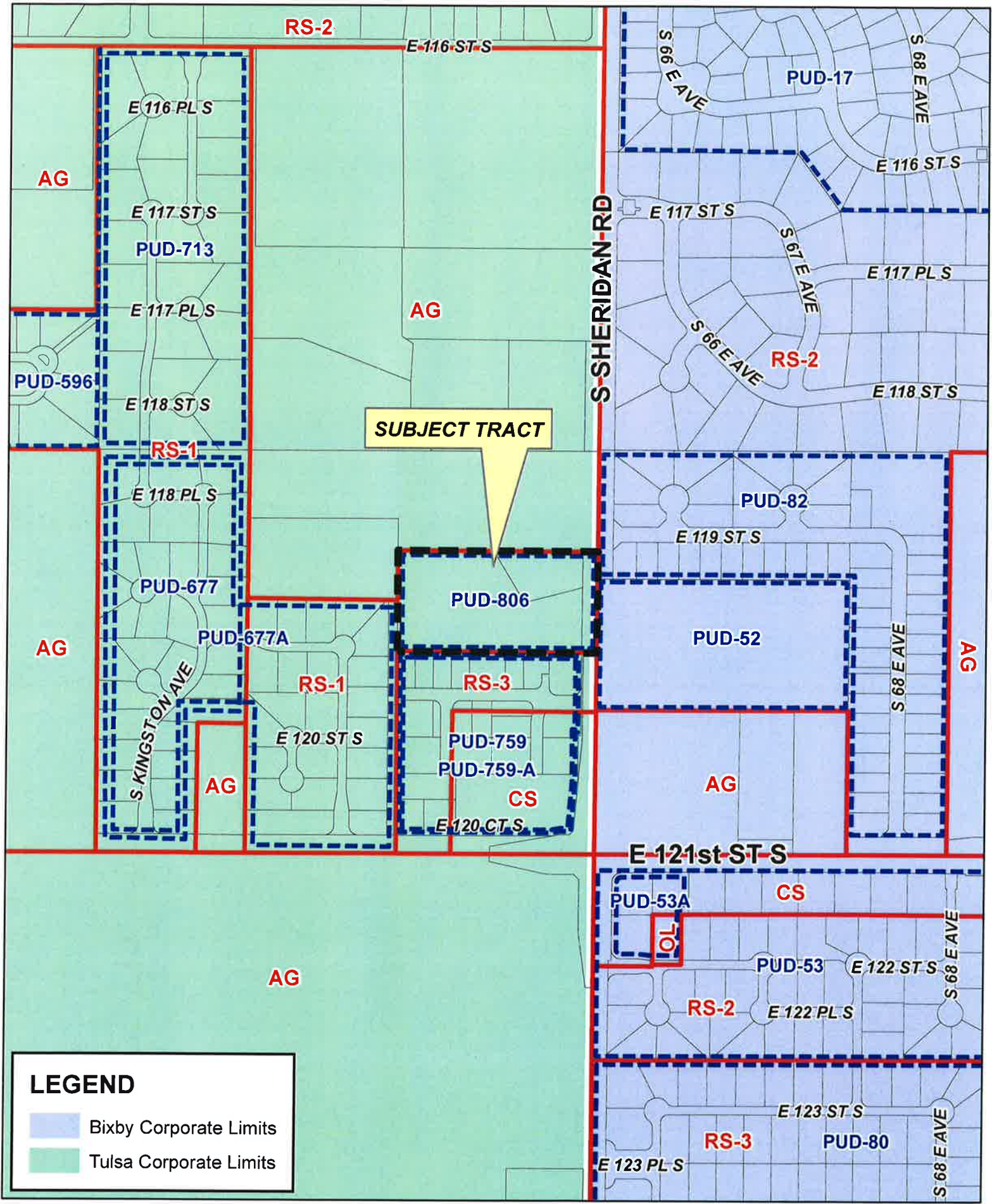
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) If approved, the design and layout of the 8 ft fence shall be subject to a detail site plan review.
- 3) All remaining development standards defined in PUD-806 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 allow an 8 ft fence in the required front yard.



LEGEND

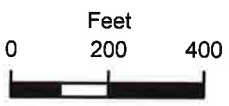
- Bixby Corporate Limits
- Tulsa Corporate Limits



PUD-806-2

18-13 34





Subject
Tract

PUD-806-2

18-13 34

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

Aerial Photo Date: February 2018



2.4



0 50 100
Feet



Subject
Tract

PUD-806-2

18-13 34

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

Aerial Photo Date: February 2018

a.s.





Item

TCCP-2 consider adoption of an amendment to the **Comprehensive Plan of the Tulsa Metropolitan Area** for the unincorporated areas of Tulsa County lying within the fencelines of **Collinsville and Sperry**.

Background

Historically, Tulsa County communities would submit their Comprehensive Plans to TMAPC for adoption so that they might be considered in land use decisions in surrounding unincorporated areas by TMAPC and Tulsa County. The adopted plans were then used as a guide to inform decision makers when planning for the physical development of the unincorporated areas of Tulsa County. Unfortunately, the practice of adopting these community Comprehensive Plans as they were updated fell by the wayside. The existing District Plans have also become outdated and they are no longer a true representation of the community's desires.

In 2018, Tulsa County recognized the need to have an adopted Comprehensive Land Use Plan for the unincorporated areas of Tulsa County and to update or establish plans as necessary for the remainder of Tulsa County.

The first step of the process is the adoption of the existing Comprehensive Plans from the municipalities in Tulsa County. The next step will be to develop new Land Use Plans for the remaining areas in unincorporated Tulsa County.

Staff Recommendation

Staff recommends that TMAPC adopt an amendment to the Comprehensive Plan of the Tulsa Metropolitan Area for the unincorporated areas of Tulsa County lying within the fencelines of Collinsville and Sperry.

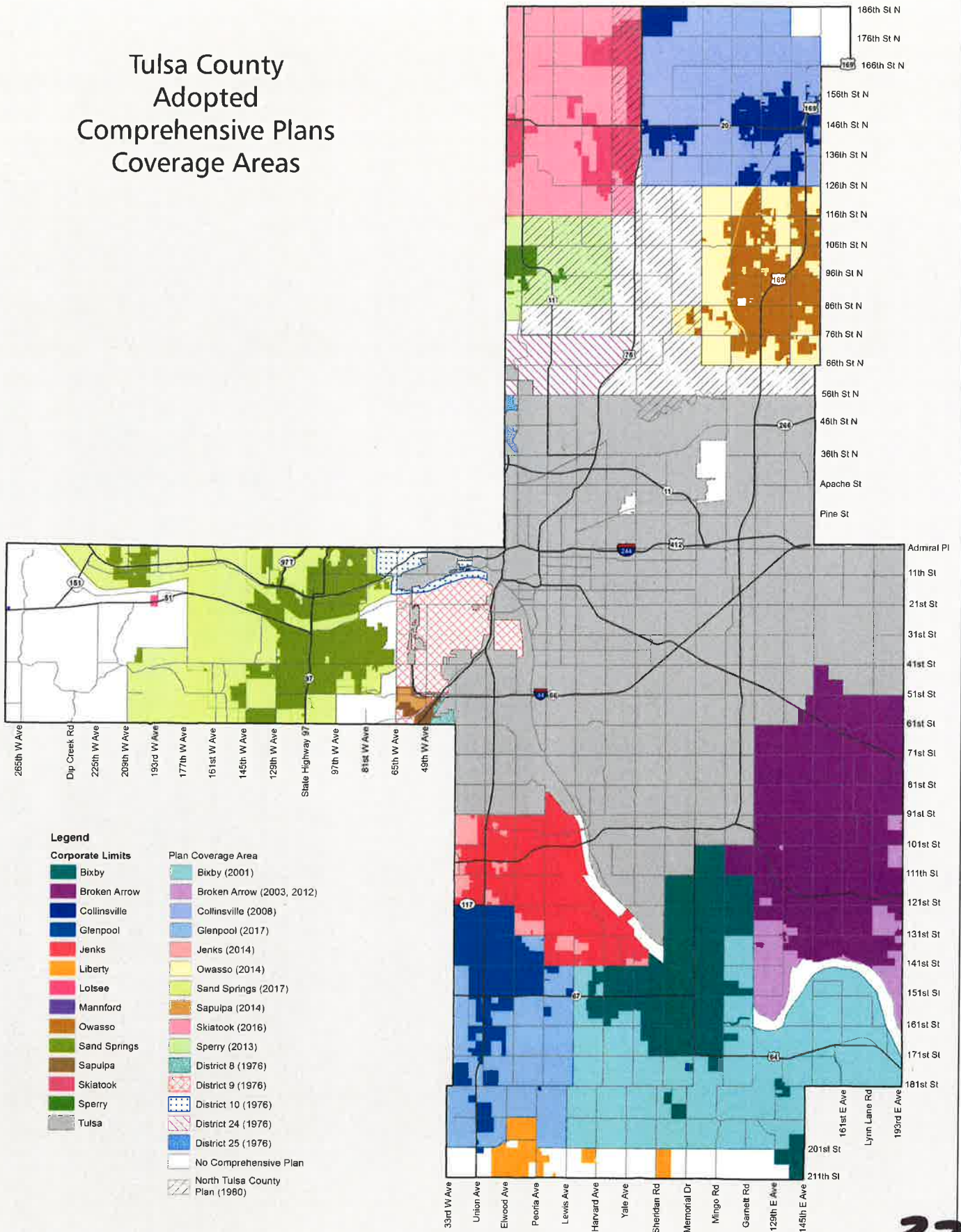
Attachment(s)

Exhibit A – Unincorporated areas of Tulsa County lying with the fencelines of the municipalities of Collinsville and Sperry.

Exhibit B – Text and Land Use map of the unincorporated area of Tulsa County lying within the fenceline of Collinsville.

Exhibit C - Land Use map of the unincorporated area of Tulsa County lying within the fenceline of Sperry.

Tulsa County Adopted Comprehensive Plans Coverage Areas



DESIGNATION	LAND USE DESCRIPTION – COLLINSVILLE COMPREHENSIVE PLAN 2030
Agricultural	Significant portions of the land included within the existing corporate limits and particularly with the annexation fencelines that make up the Planning Area located within Tulsa and Rogers County are presently devoted to agricultural uses, including ranching and cattle. It is anticipated that much of this land will be developed for urban purposes once utilities become available; however, it is important that these lands be protected from premature and unplanned development that can occur prior to the necessary public infrastructure and utilities becoming available.
Residential	Residential land use includes single-family homes, duplexes, townhouses, apartment units, and manufactured homes.
Office (Not in Unincorporated)	Office areas include medical, dental, office and professional uses, and banking and insurance uses that should be located along major streets. Office areas for acceptable buffers between other less intense land uses, typically residential, and more intense uses, such as commercial and shopping areas.
Commercial	Commercial land use includes the retail and service commercial establishments and service areas located within the planning area.
Industrial	Industrial areas form basic employment and economic development centers for the residents of Collinsville and the planning area. The external impacts industrial uses have on abutting less-intense areas must be considered along with the special needs of industrial areas for access and transportation, water, sewer, and electric services.
Public and Quasi Public	Public and quasi-public areas and facilities form the basic support elements for the surrounding residential, business, or other functional areas of the City and overall planning area. These areas are identified on the 2030 Plan as locations for schools, city halls, fire and police stations, emergency medical services, fairgrounds, post offices, and public works and utility facilities. Public utility facilities also include public works service garages and warehouses, water plants, sanitary sewer plants, storm water detention facilities and reserves, and electrical facilities and substations.
Recreation and Open Space (Not in Unincorporated)	Natural and man-made park and recreation areas and trails and open space areas enhance the livability and quality of life of all Collinsville residents.

Intensity	INTENSITY DESCRIPTION – COLLINSVILLE COMPREHENSIVE PLAN 2030
	The 2030 Plan classifies development according to its land use and intensity of land use. Land Use designations include broad categories of types of land development. Intensity of designations are applied to all land use categories.
Low Intensity	Low intensity areas are low activity living areas for residential and related activities and uses. Good accessibility and services are necessary and the proximity to schools, libraries and similar public and quasi-public areas and uses is important.
	Agriculture Intensity: Areas located on the fringes of urban development characterized by farming, ranching, agriculture and similar rural uses. Agriculture areas are typically unplatted and may include tracts as small as 5 – 10 acres in size or as large as 80 to 160 acres in size. Agricultural areas are typically served by two lane section line roadways maintained by the respective county and are also areas that lack public services such as water or sanitary sewer. The zoning in areas described as having an Agricultural Intensity is AG (Agriculture) and the land use may include what is referred to as “county plats” with tracts of 10 acres or larger and private roadways.
	Neighborhoods: The Neighborhood Unit is a sub-set of the Low Intensity category and is the basic residential planning unit. Neighborhoods include residential land use located outside of Corridors, Activity Centers, the CBD, and Special Districts. Neighborhoods may be bound by arterial streets, corridors, freeways, major natural or man-made physical features or major jurisdictional boundaries.
Medium Intensity	Medium Intensity areas are those areas of moderate activity and physical impact which may require a high level of accessibility and services, but which do not require the level of services necessary for High Intensity development. Medium Intensity uses may be planned at the intersection of arterial streets in Activity Centers and can be used as transitional uses between High and Low Intensity areas.
High Intensity	High Intensity areas are those areas of the greatest and most intense activity, which require the highest level of accessibility, a high level of services, and separation from less intense areas. Separation can be achieved through Medium Intensity areas, screening, buffering, or preservation of natural physical features.
Development Sensitive	Development Sensitive areas are areas characterized by frequent flooding, contamination, slopes in excess of 15 percent, areas with erodible soils, areas having unique environmental qualities, areas where development involves special considerations of public safety, areas where development or redevelopment requires consideration of the preservation of historical, architectural and archaeological features. Generally, development in these areas is discouraged; however, if allowed, should only be allowed requiring the demonstration of measures that will be taken to offset the negative impacts and based on a PUD.

Special Districts	DISTRICT DESCRIPTION – COLLINSVILLE COMPREHENSIVE PLAN 2030
	<p>Special District are designated portions of the Planning Area, such as the CBD, which have special and unique characteristics, development patterns, a potential for High Intensity uses, or impacts on adjacent areas that must be mitigated by the development plan. Additional public and private detailed planning is recommended for Special Districts, such as requiring Detail Site Plans prior to issuance of building permits, or requiring PUDs with rezoning requests.</p> <p>Transition in intensity or density from higher to lower at the perimeter of a Special District should be accomplished within the Special District to prevent the unplanned spreading or encroachment of higher intensity uses located within the District into adjacent or abutting less intense or densely developed areas.</p>
Special District 1	<i>The CBD:</i> (not in unincorporated areas)
Special District 2	<i>East Gateway District:</i> It includes a portion of the area along Blackjack Creek in the Original Townsite. The area is generally bounded by 145 th Street on the east, 5 th or 129 th Street on the west, and the alignment of East 141 st Street North on the south.
Special District 3	<i>The South Area Mixed-Use and Industrial District:</i> It is the area south of Collinsville. It is bounded generally by Garnett Road/North 113 th West Avenue on the west, East 126 th Street on the south, East 136 th Street on the north, and Blackjack Creek on the east.
Special District 4	<i>The Blackjack Creek Open Space Reserve Recreation Area:</i> It is located along the major tributary of Blackjack Creek and is bounded on the north by East 146 th Street North, on the south by East 126 th Street North, and includes the floodplain of Blackjack Creek.
Special District 5	<i>The SH-20 West Development Areas:</i> It is bounded on the west by US-75, on the south by East 126 th Street, on the east by Memorial and on the north by the floodplain of Horsepen Creek.

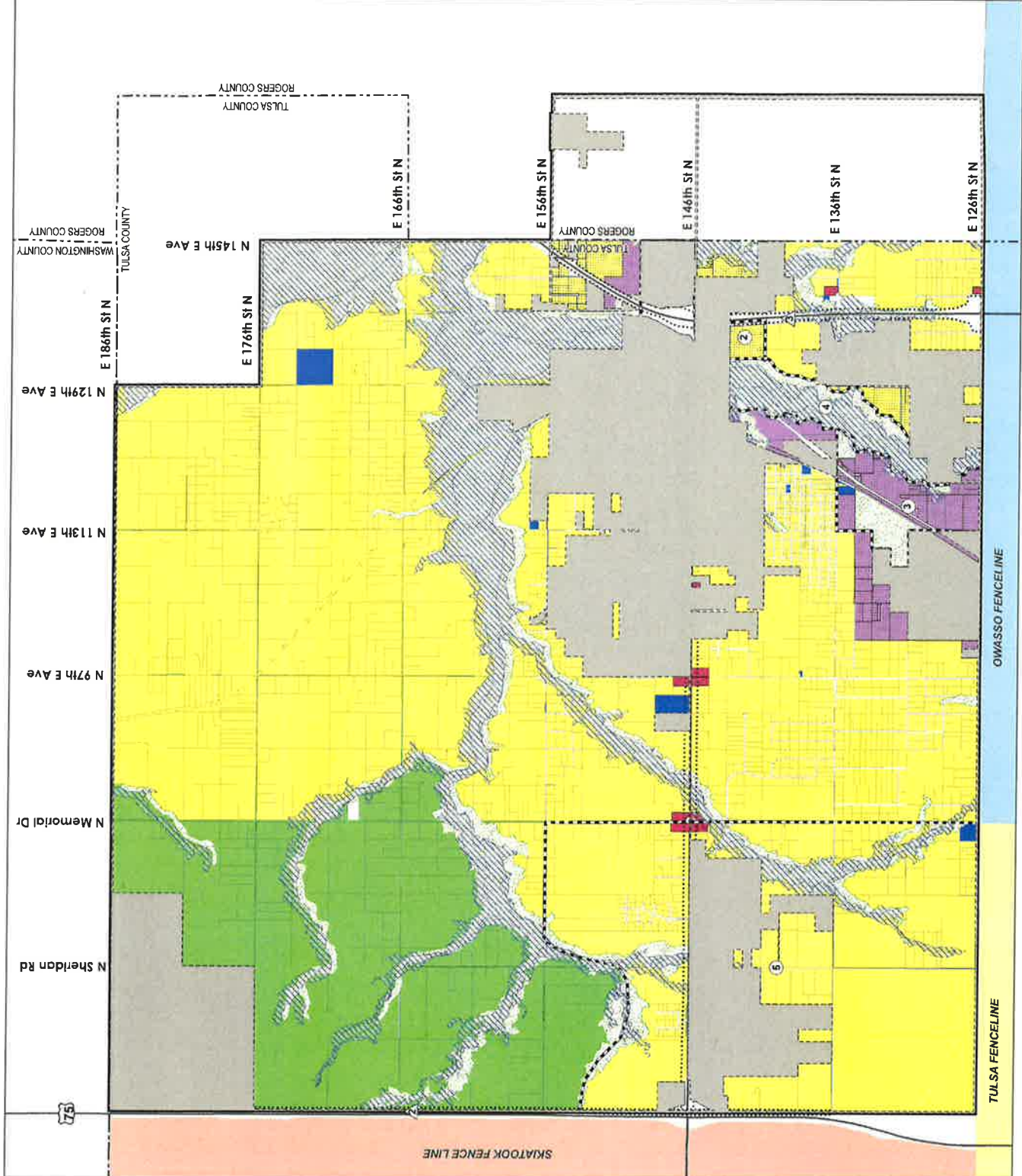
Corridors	CORRIDOR DESCRIPTION – COLLINSVILLE COMPREHENSIVE PLAN 2030
	<p>Corridors are defined as areas designated in the 2030 Plan that are located along state and US Highways, and expressways. They may contain major employment and region serving businesses and industries in concert with a relatively High or Medium Intensity residential base. The major characteristics of Corridor areas in the 2030 Plan are as follows:</p> <ol style="list-style-type: none"> 1. Includes uses that are more intense in nature, which should have high exposure and convenient access to high speed, regional, and metropolitan transportation facilities. 2. Contains a multi-functional grouping of land uses interrelated by internal vehicular and pedestrian/bicycle networks that may be connected to a metropolitan and regional transit system. 3. Has access to Primary and Secondary Arterials from internal Corridor Collector streets. 4. Should have a maximum depth of 660 feet as measured from the centerline of the adjacent expressway or highway, the requirement for a PUD for Medium or High Intensity development greater than 660 feet from such centerline. 5. Within Corridors, High and/or Medium Intensity development should be designed by using setbacks, buffering, and other separations to be compatible with any Low Intensity development that may be located within the Corridor or abutting the perimeter of the Corridor. 6. Corridor areas may be developed for nonresidential or residential uses.
SH-20 West Corridor	The SH-20 Corridor begins on the west at US-75 and 146 th Street and extends east to Memorial Drive.
US-75 Corridor	The US-75 Corridor is located east of US-75 and is bounded on the south by 126 th Street and on the north by 156 th Street.
US-169 Corridor	The US-169 Corridor is located 660 feet east and west of US-169 and is bounded on the south by 126 th Street North and on the north by 146 th Street North.

Collinsville Comprehensive Plan: 2030 Collinsville, Oklahoma Tulsa County Fenceline Land Use Map

- Legend**
- Agriculture
 - Residential
 - Office*
 - Commercial
 - Industrial
 - Public and Quasi Public
 - Recreation and Open Space*
 - Low Intensity
 - Medium Intensity
 - Development Sensitive
 - District
 - Corridor
 - Collinsville City Limits
 - Collinsville Fenceline
 - 100 Year Floodplain
 - *Not in Unincorporated








Corridors:
1- SH-20 West
2- US-75
3- US-169

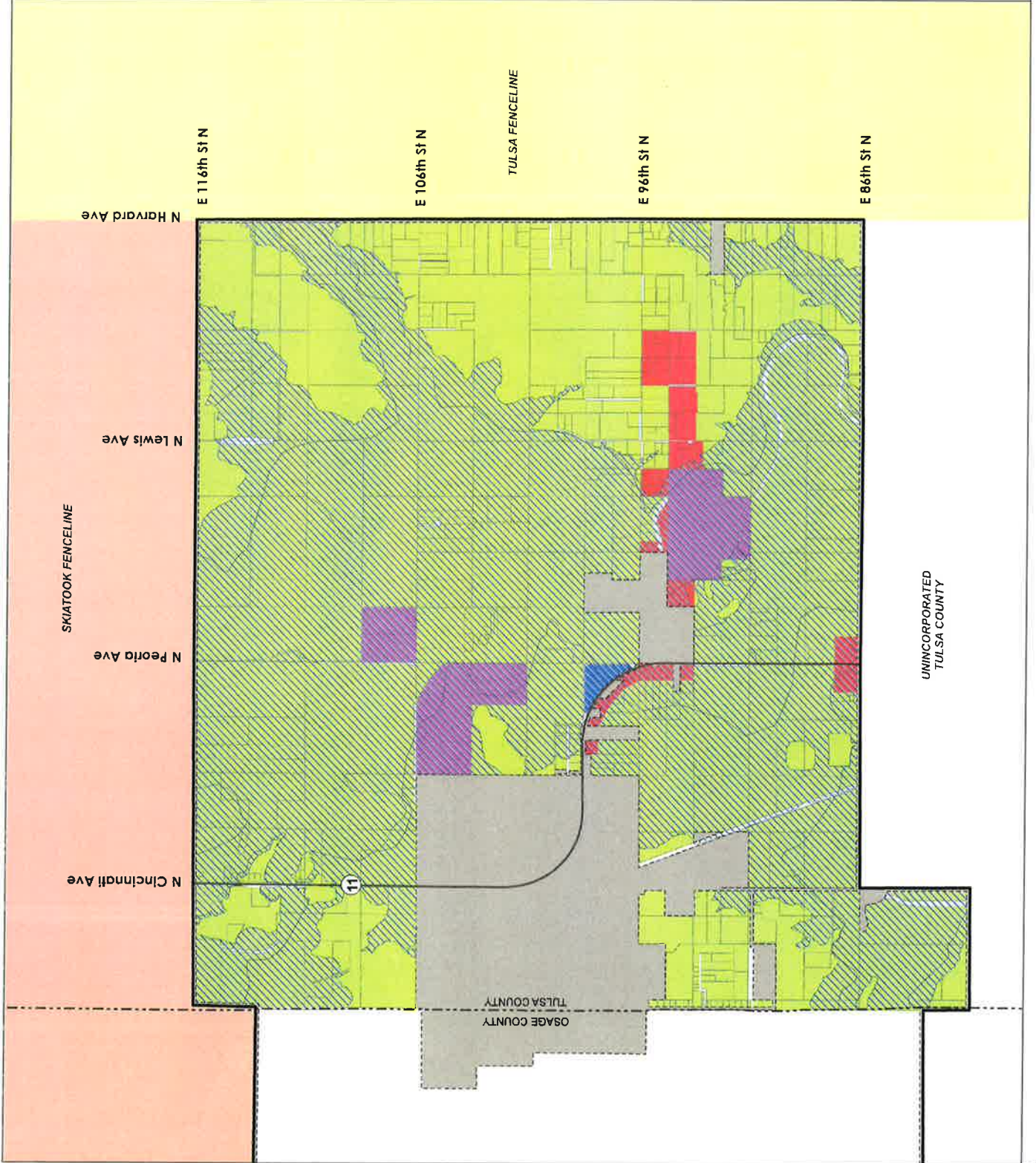
Districts:
1- Central Business District
2- East Gateway District
3- The South Area Mixed-Use and Industrial District
4- Blackhawk Open Space
5- The SH-20 West Development Area



Sperry 2030 **Sperry, Oklahoma** **Tulsa County Fenceline** **Land Use Plan Map**

Legend

-  Sperry Fence Line
-  Sperry City Limits
-  100 Year Floodplain
- Future Land Use**
-  AG-Residential
-  Commercial
-  Industrial
-  Public/Park/Tribal





Tulsa Metropolitan Area
Planning Commission

Case : MR-14 – 4621 S. Columbia Ave.

Hearing Date: August 21, 2019

Case Report Prepared by:

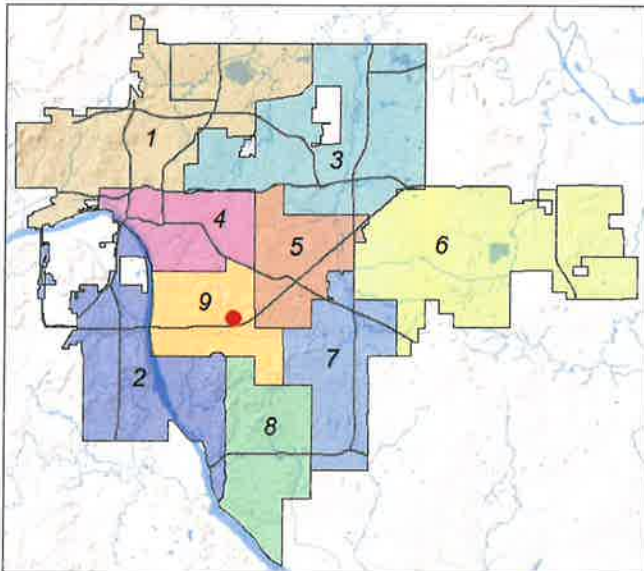
Nathan Foster

Owner and Applicant Information:

Applicant: Biltmore Homes

Owner: Biltmore Homes

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and
Development Regulations

Purpose: Requesting a modification to the
sidewalk requirements of Section 5.070 to
remove the requirement for construction of
sidewalks.

Location: North of the northeast corner of
East 49th Street South and South
Columbia Avenue

Lot 3 Block 1 – Horace Heights Addition

Zoning: RS-1

Staff Recommendation:

Staff recommends **approval** of the
modification

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 3

Commissioner Name: Ron Peters

EXHIBITS: Site Map, Aerial, Applicant Exhibits

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-14 – 4621 S. Columbia Ave. - (CD 9)

North of the northeast corner of East 49th Street South and South Columbia Avenue

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

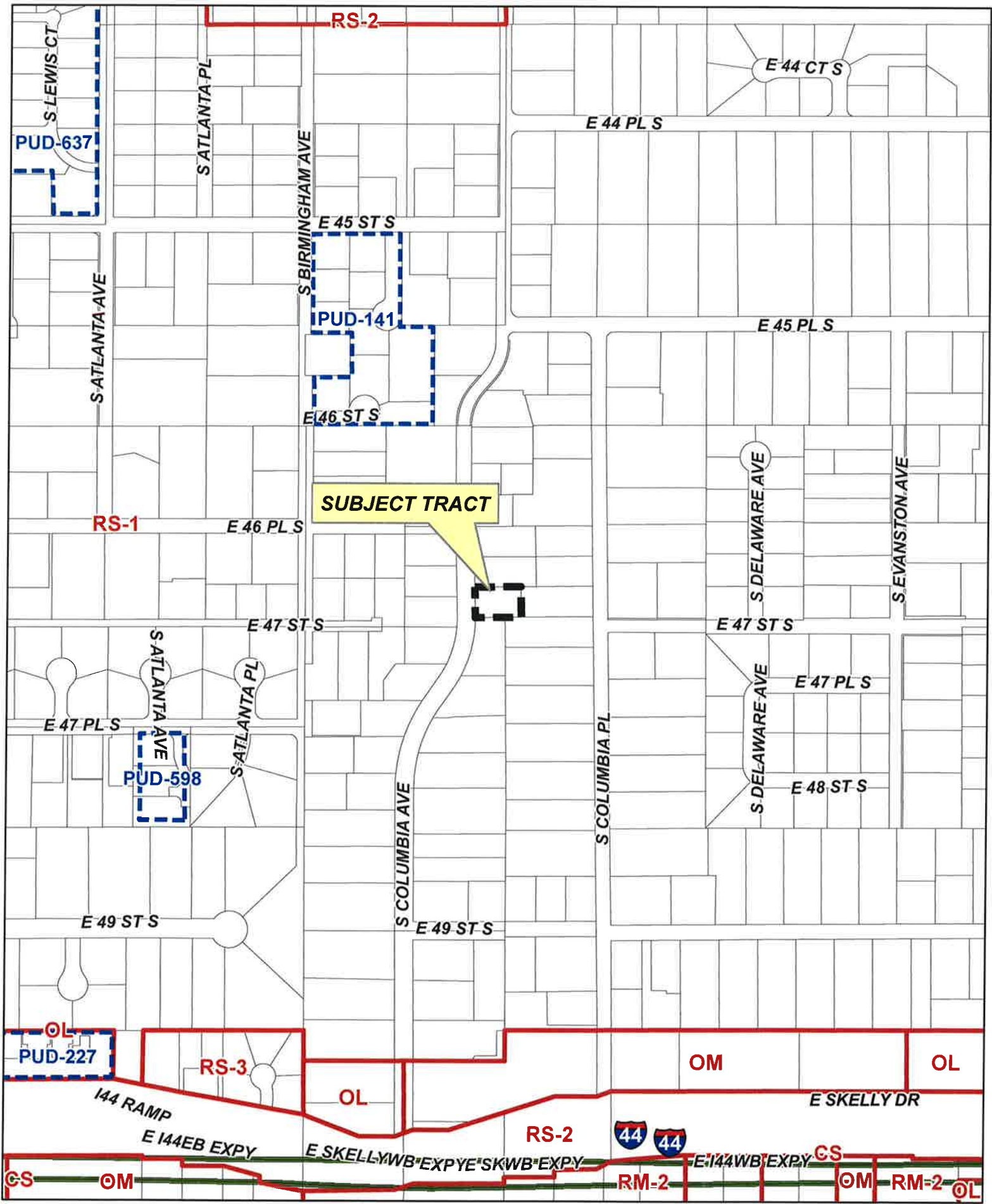
As alternative solutions for sidewalks are explored, staff will begin evaluating each request for modification based on a set of criteria. Any future program would utilize similar criteria when making eligibility determinations for alternatives. Examples of criteria include the following:

1. Proximity to major pedestrian destinations such as parks, schools, public amenities, and retail areas.
2. Presence of existing pedestrian infrastructure within a walkable area of the subject property
3. Funded capital improvement projects that will impact property under application
4. Proximity and ability to connect to collector or arterial streets
5. Topographical or environmental challenges that make sidewalk installation impossible or impractical

Based on the selected criteria, staff finds the following facts to be **favorable** to the modification request:

1. The subject property is located in the middle of an established neighborhood with no existing sidewalks.
2. Subject property is located in the middle of a block.
3. South Columbia Avenue connects to the Interstate-44 frontage road that does not have sidewalks.
4. There are no major pedestrian destinations within the walkable area of the property.

Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.



MR-14

19-13 29

4.3





0 200 400
Feet



Subject
Tract

MR-14

19-13 29

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

Aerial Photo Date: February 2018





0 50 100
Feet



Subject
Tract

MR-14

19-13 29

Note: Graphic overlays may not precisely
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Aerial Photo Date: February 2018



4621

SO. COLUMBIA AVE.

30' R/W

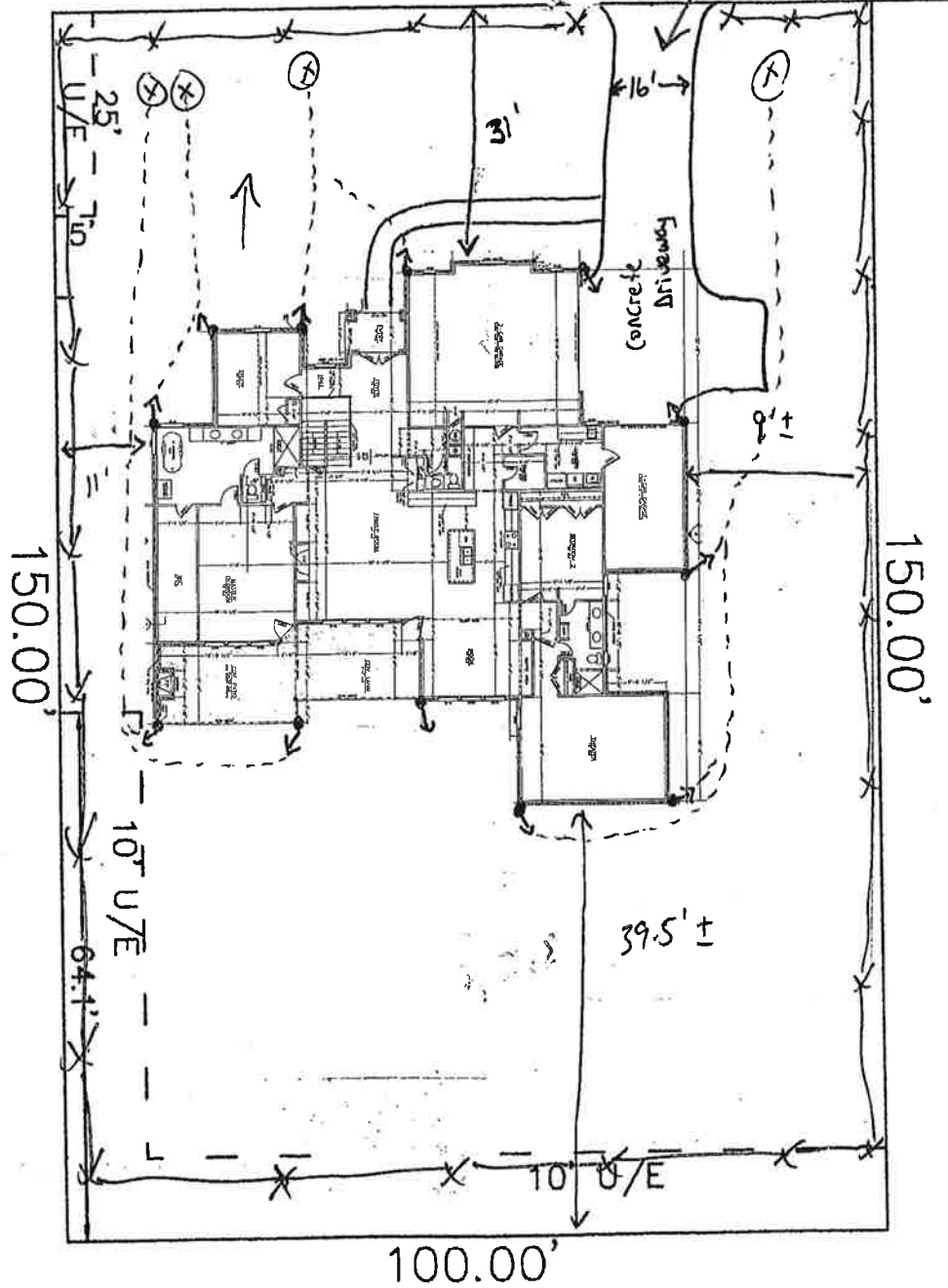
100.00'

6' gravel & construction

x-x Silt Fence

→ Ground water flow

●---⊗ Gutter downspout and underground piping to surface pop-up drain



4.4



4.7







Tulsa Metropolitan Area
Planning Commission

Case : MR-15 – 2952 S. Delaware Ave.

Hearing Date: August 21, 2019

Case Report Prepared by:

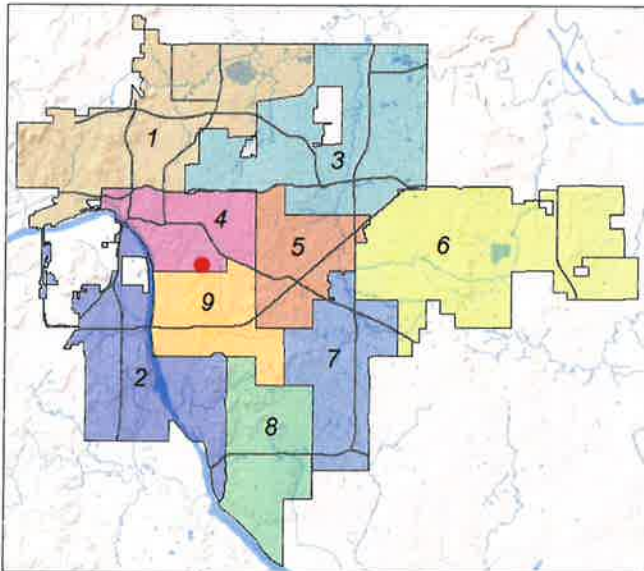
Nathan Foster

Owner and Applicant Information:

Applicant: Biltmore Homes

Owner: Jim Millaway

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and
Development Regulations

Purpose: Requesting a modification to the
sidewalk requirements of Section 5.070 to
remove the requirement for construction of
sidewalks.

Location: North of the northwest corner of
East 31st Street South and South
Delaware Avenue

Lot 5 Block 1 – Valley Crest Addition

Zoning: RS-2

Staff Recommendation:

Staff recommends **approval** of the
modification

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Applicant Exhibits

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-15 – 2952 S. Delaware Ave. - (CD 4)

North of the northwest corner of East 31st Street South and South Delaware Avenue

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

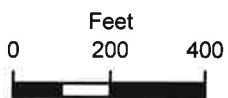
As alternative solutions for sidewalks are explored, staff will begin evaluating each request for modification based on a set of criteria. Any future program would utilize similar criteria when making eligibility determinations for alternatives. Examples of criteria include the following:

1. Proximity to major pedestrian destinations such as parks, schools, public amenities, and retail areas.
2. Presence of existing pedestrian infrastructure within a walkable area of the subject property
3. Funded capital improvement projects that will impact property under application
4. Proximity and ability to connect to collector or arterial streets
5. Topographical or environmental challenges that make sidewalk installation impossible or impractical

Based on the selected criteria, staff finds the following facts to be **favorable** to the modification request:

1. The subject property is located in an established neighborhood with no existing sidewalks.
2. South Delaware Avenue is a dead-end cul-de-sac that provides no access to pedestrian destinations.
3. East 31st Street is the nearest primary arterial and does not have sidewalks to connect to.
4. There are no major pedestrian destinations within the walkable area of the property.
5. Several new homes have completed construction in the vicinity prior to the adoption of the sidewalk regulations.

Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.



19-13 17

5.3





Feet
0 200 400



Subject
Tract

MR-15

19-13 17

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

Aerial Photo Date: February 2018





Feet
0 50 100



Subject
Tract

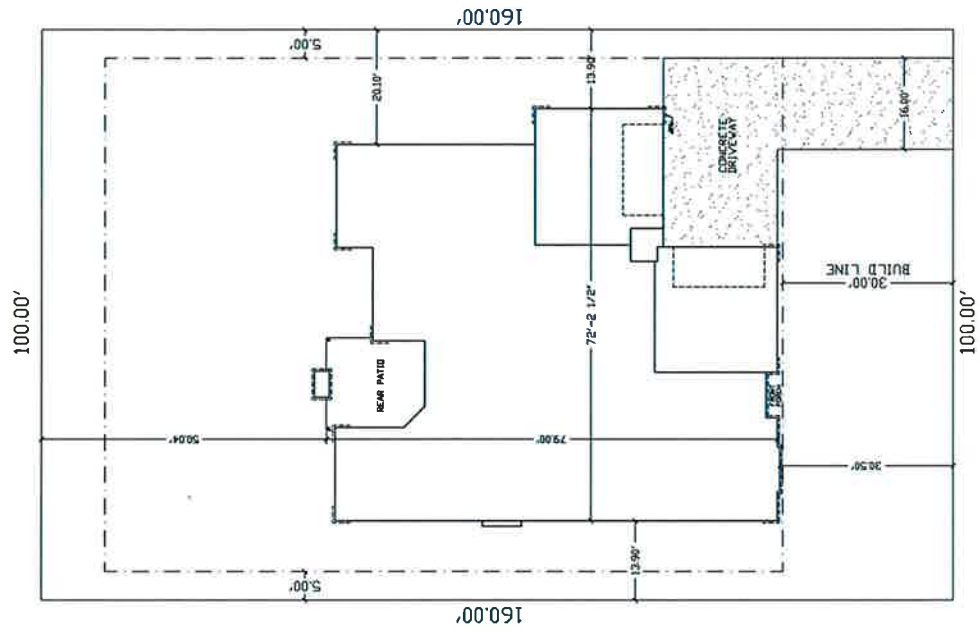
MR-15

19-13 17

*Note: Graphic overlays may not precisely
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Aerial Photo Date: February 2018



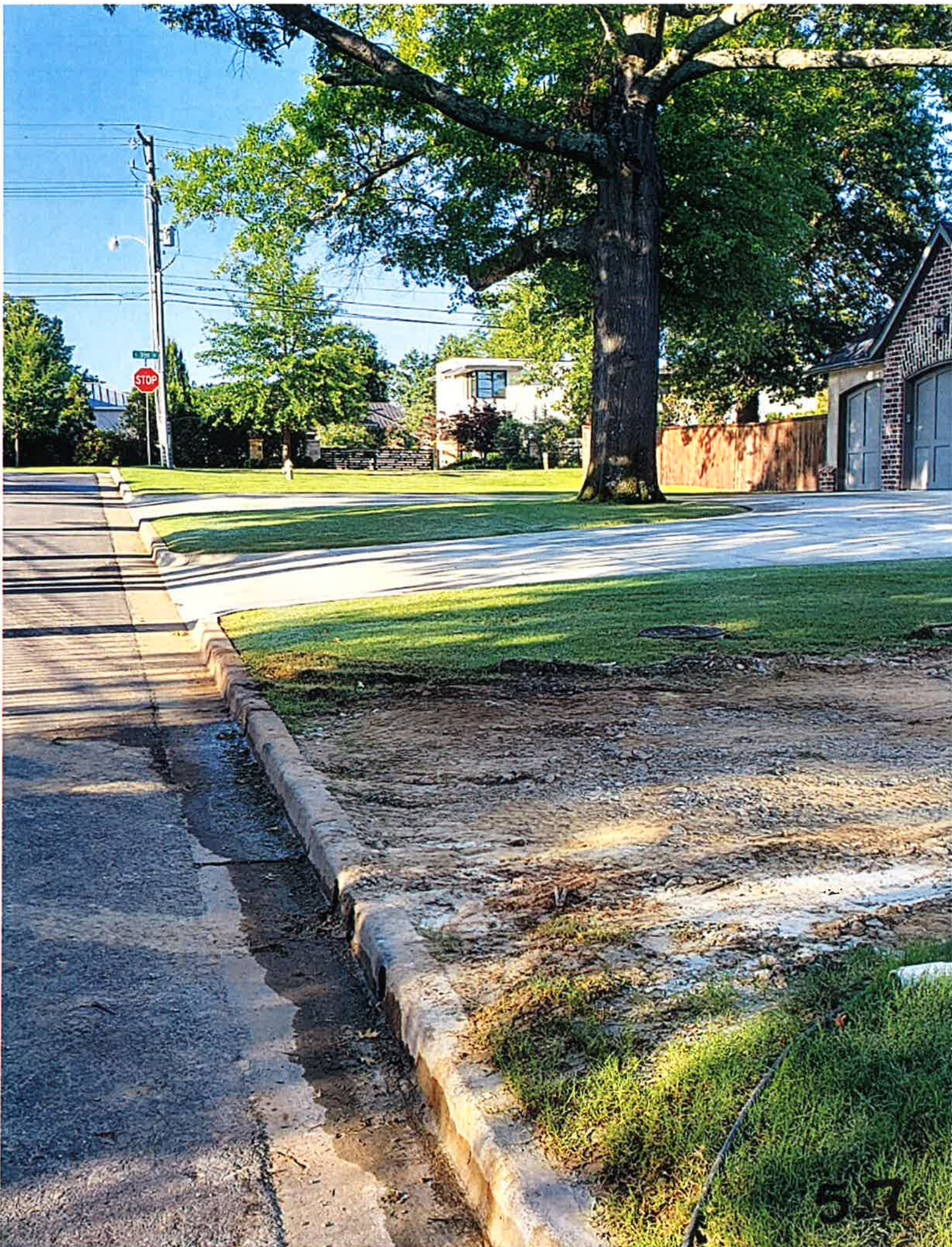


Site Plan

SCALE: 1" = 10'-0"

South Delaware

BILTMORE HOMES
PROJECT:
2962 S DELAWARE
TULSA, OK
SEPTEMBER 28, 2017





Tulsa Metropolitan Area
Planning Commission

Case : MR-17 – 3115 E. 27th Street

Hearing Date: August 21, 2019

Case Report Prepared by:

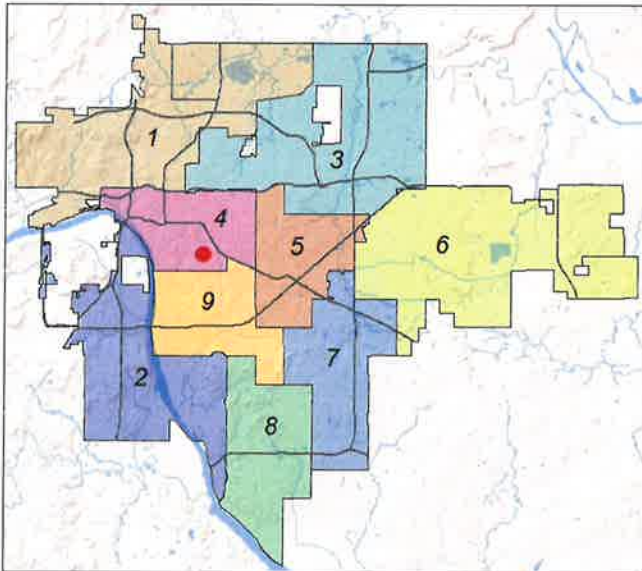
Nathan Foster

Owner and Applicant Information:

Applicant: Kevin Trowhill

Owner: KST9, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and
Development Regulations

Purpose: Requesting a modification to the
sidewalk requirements of Section 5.070 to
remove the requirement for construction of
sidewalks.

Location: East of the northeast corner of
South Florence Avenue and East 27th
Street South

Lot 12 Block 4 – Sheila Terrace

Zoning: RS-2

Staff Recommendation:

Staff recommends **approval** of the
modification

City Council District: 4

Councilor Name: Kara-Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Sidewalk Exhibit

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-17 – 3115 E. 27th St. - (CD 4)

East of the northeast corner of South Florence Avenue and East 27th Street
South

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

This application was previously **denied** by TMAPC due to a tie 3-3 vote on June 19, 2019. The applicant has made a new application in order to be considered by a full Planning Commission.

As alternative solutions for sidewalks are explored, staff will begin evaluating each request for modification based on a set of criteria. Any future program would utilize similar criteria when making eligibility determinations for alternatives. Examples of criteria include the following:

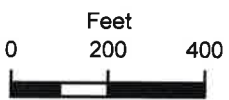
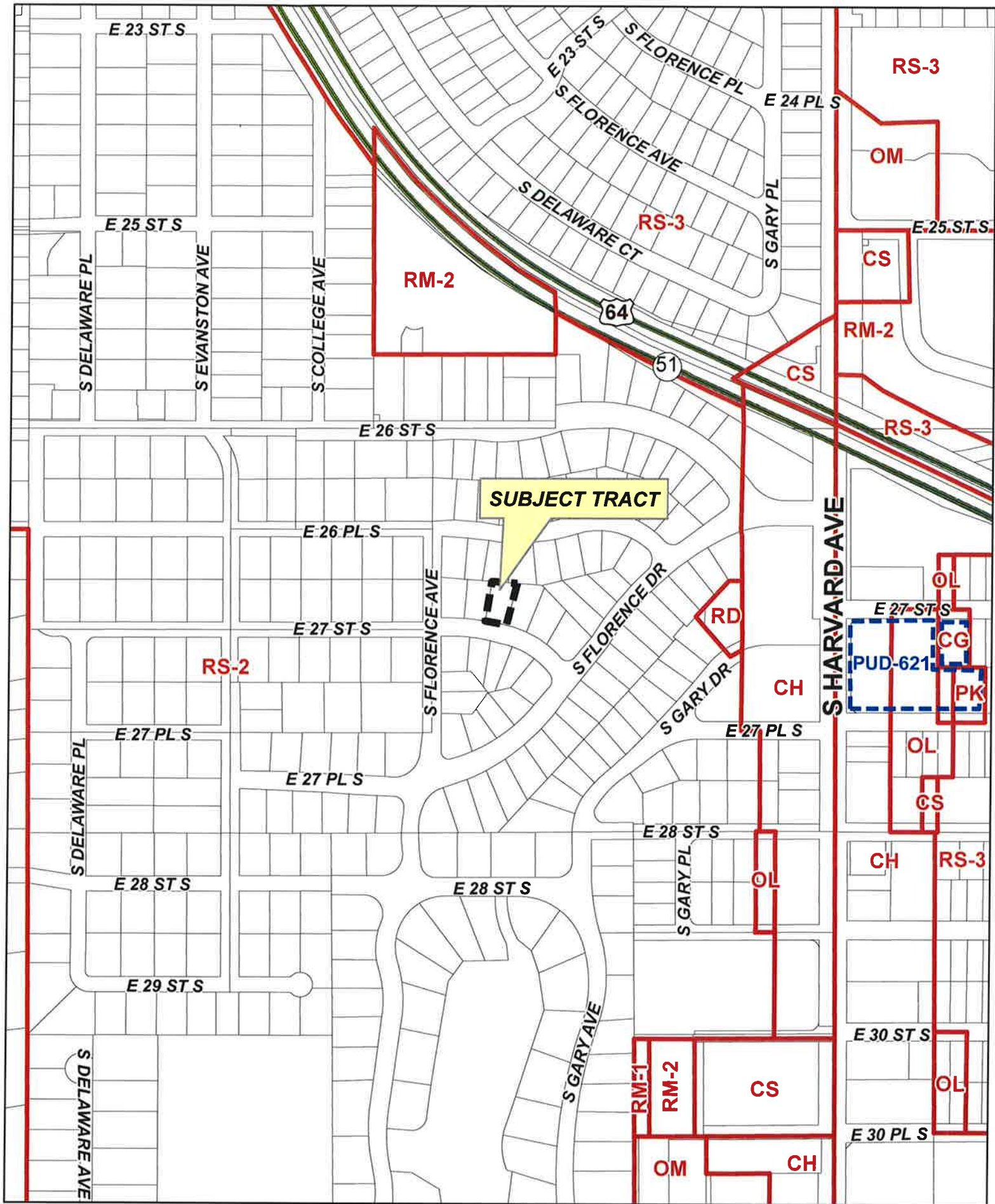
1. Proximity to major pedestrian destinations such as parks, schools, public amenities, and retail areas.
2. Presence of existing pedestrian infrastructure within a walkable area of the subject property
3. Funded capital improvement projects that will impact property under application
4. Proximity and ability to connect to collector or arterial streets
5. Topographical or environmental challenges that make sidewalk installation impossible or impractical

Based on the selected criteria, staff finds the following facts to be **favorable** to the modification request:

1. The subject property is located in the middle of an established neighborhood with no existing sidewalks.
2. Subject property is located in the middle of a block.
3. East 27th Street does not provide connections to vital destinations within the neighborhood.
4. Planning Commission has approved requests for modification on several other properties within the same neighborhood with similar circumstances.

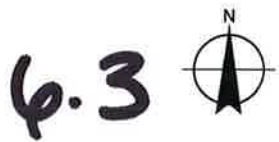
Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.

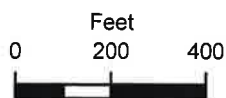
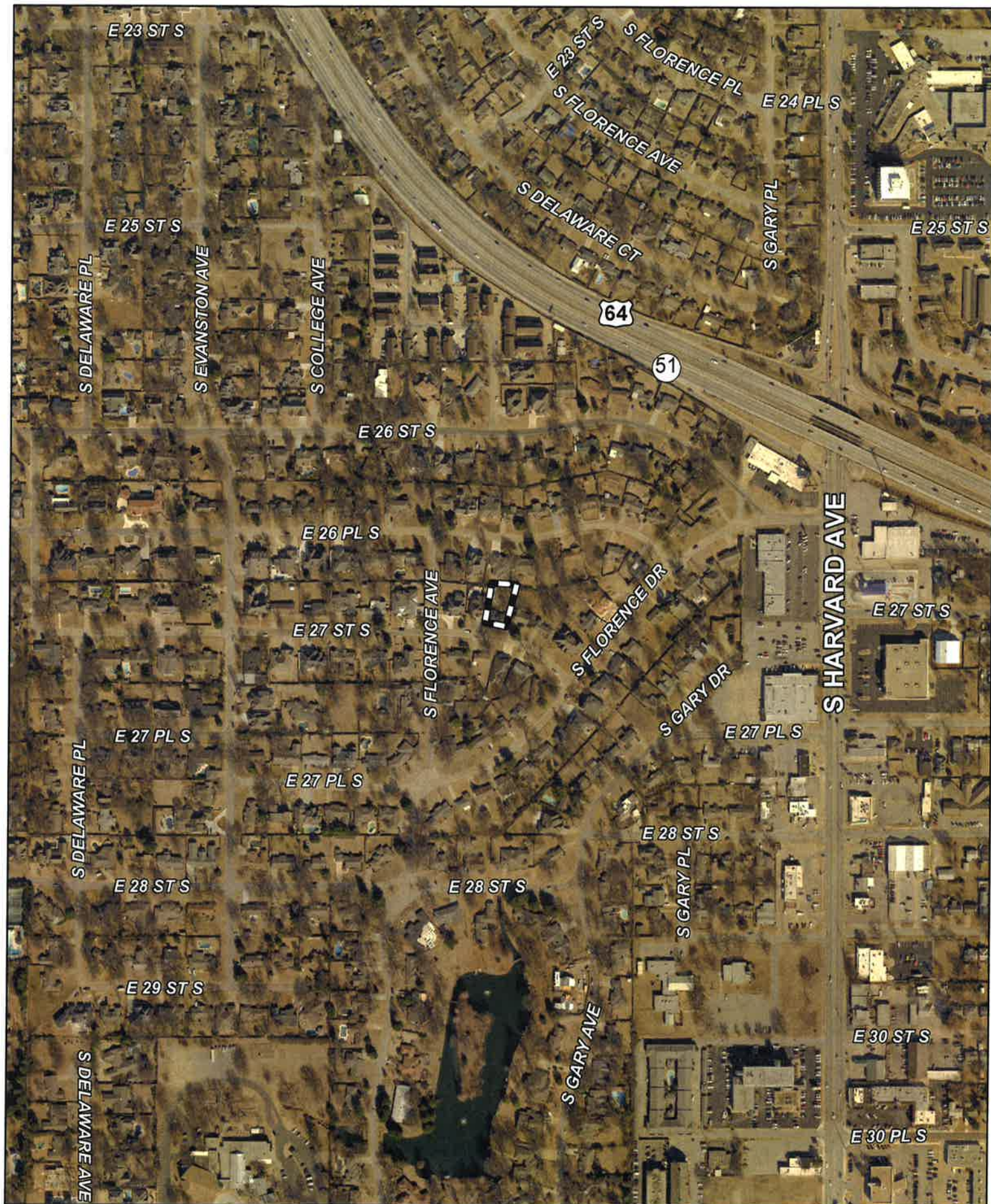
6.2



MR-17

19-13 17





Subject
Tract

MR-17

19-13 17

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

Aerial Photo Date: February 2018





E 26 PL S

S FLORENCE AVE

E 27 ST S

S FLORENCE DR

Feet
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Subject
Tract

MR-17

19-13 17

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

Aerial Photo Date: 2019





6.4



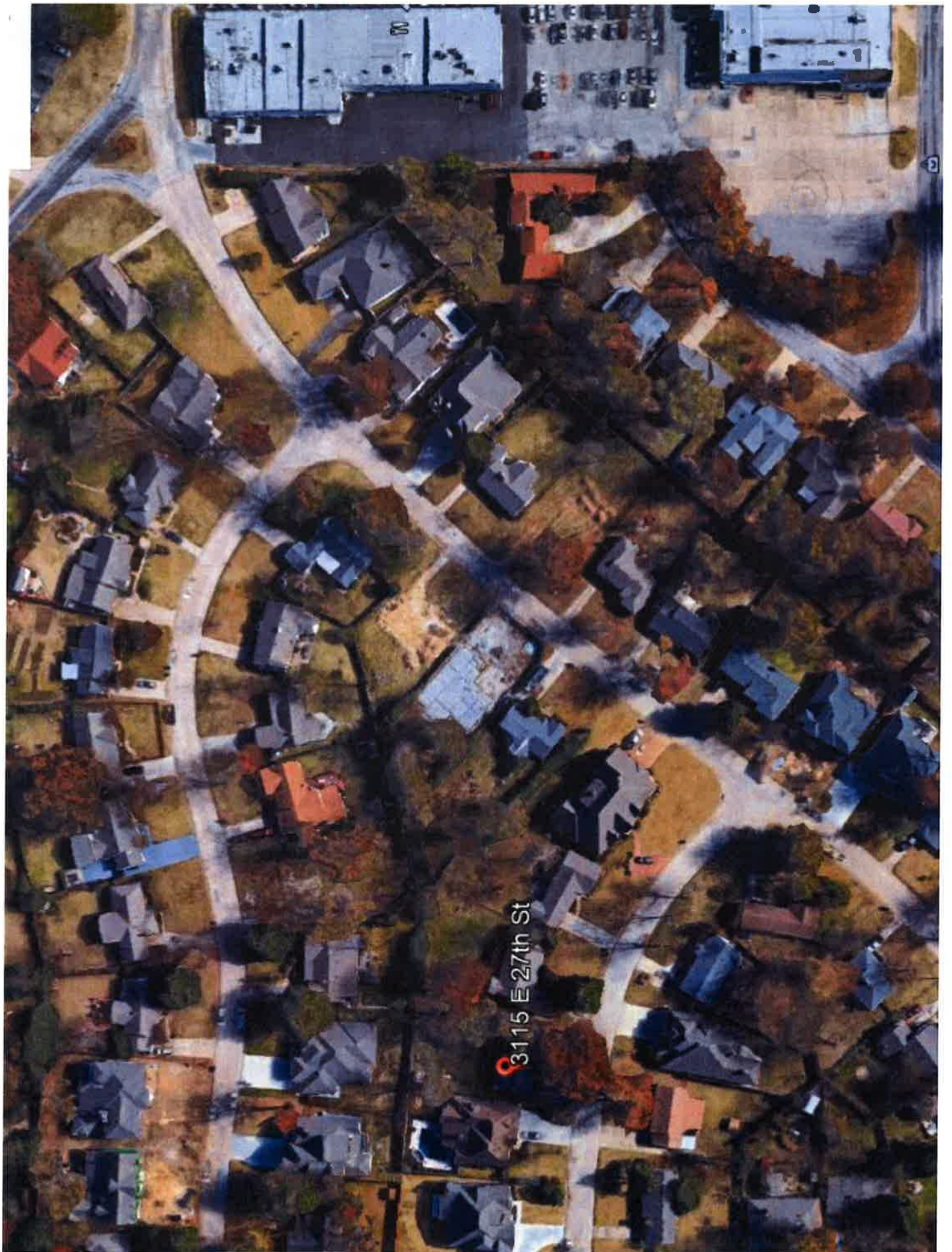


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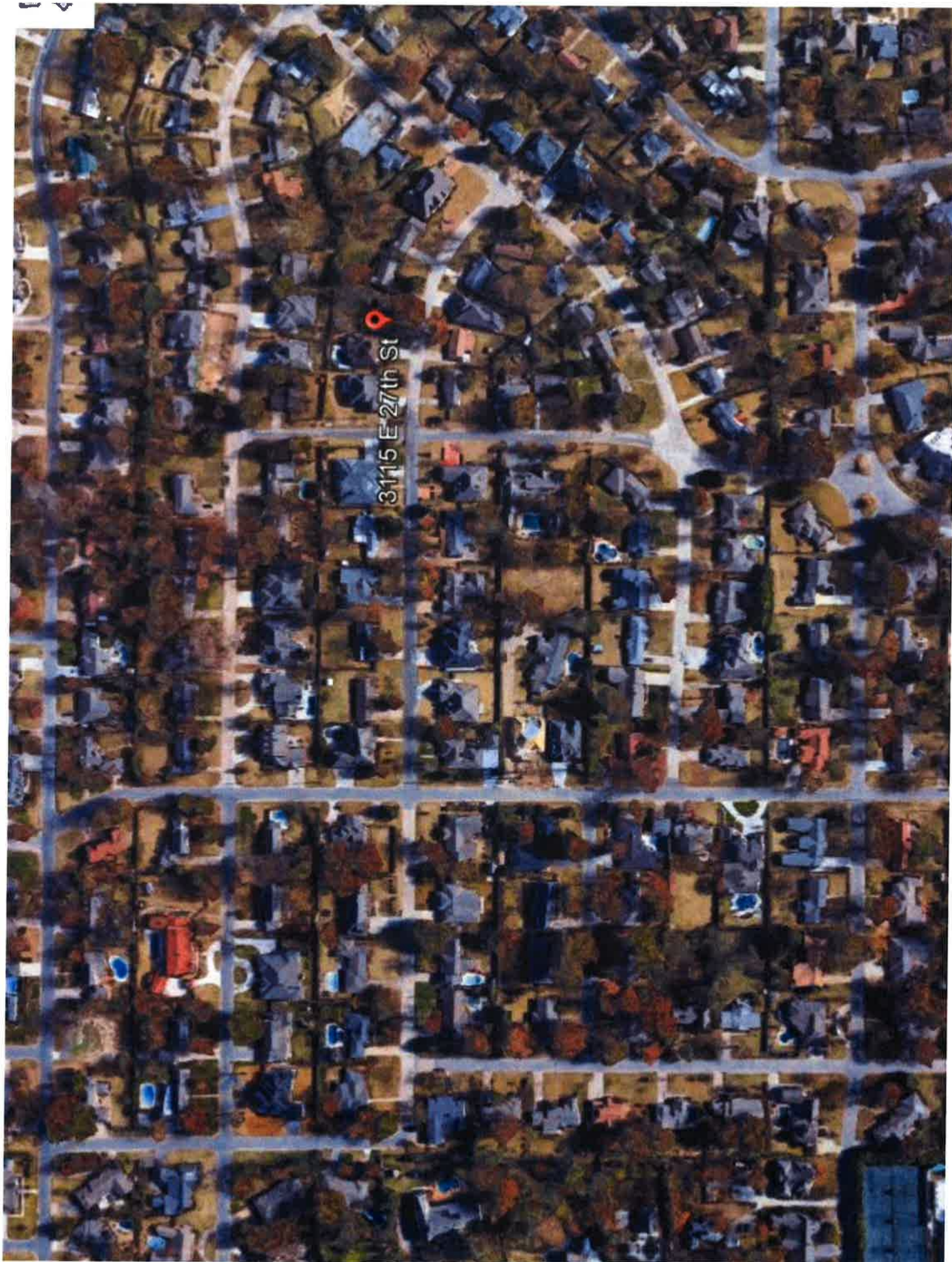




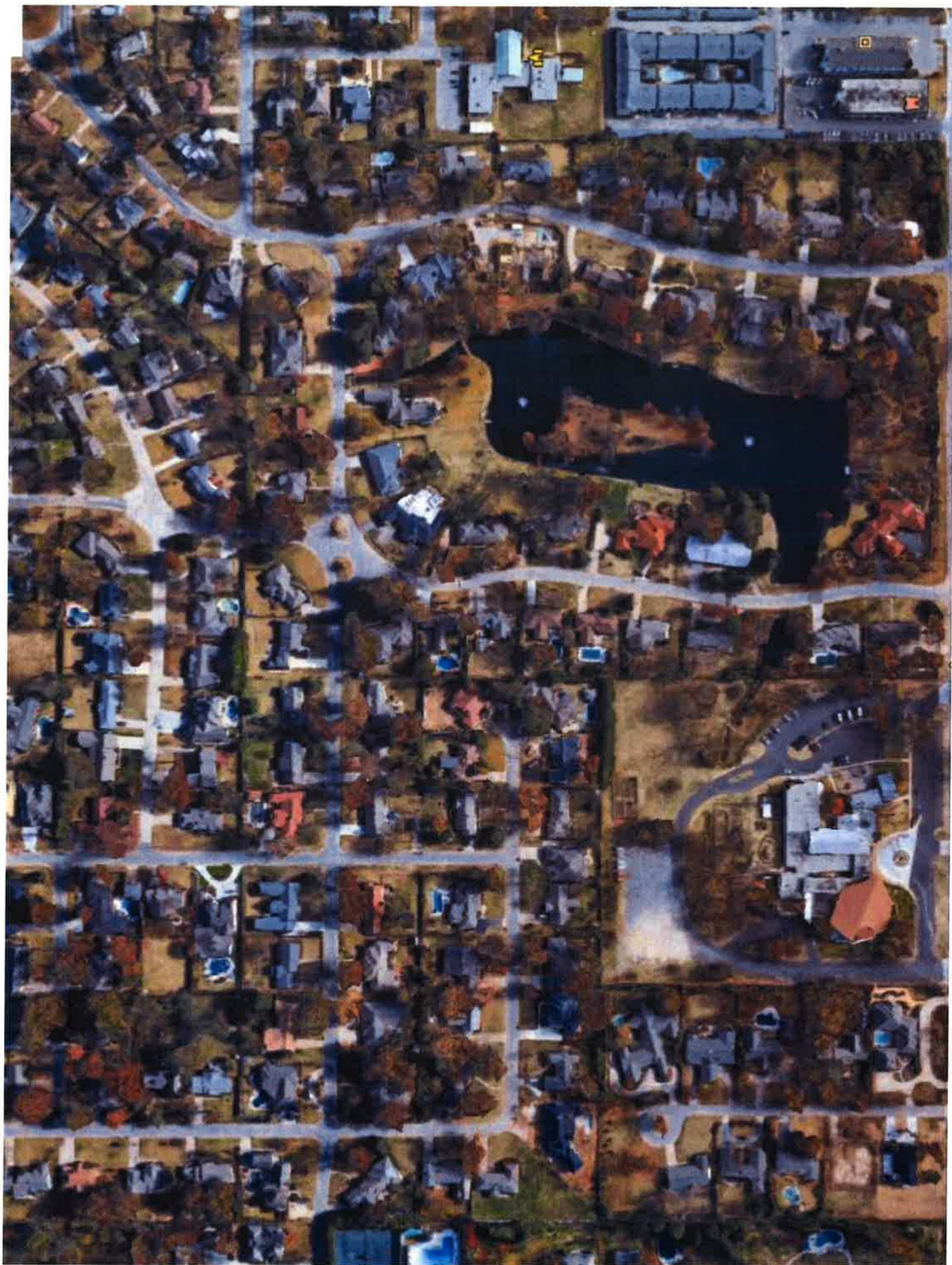
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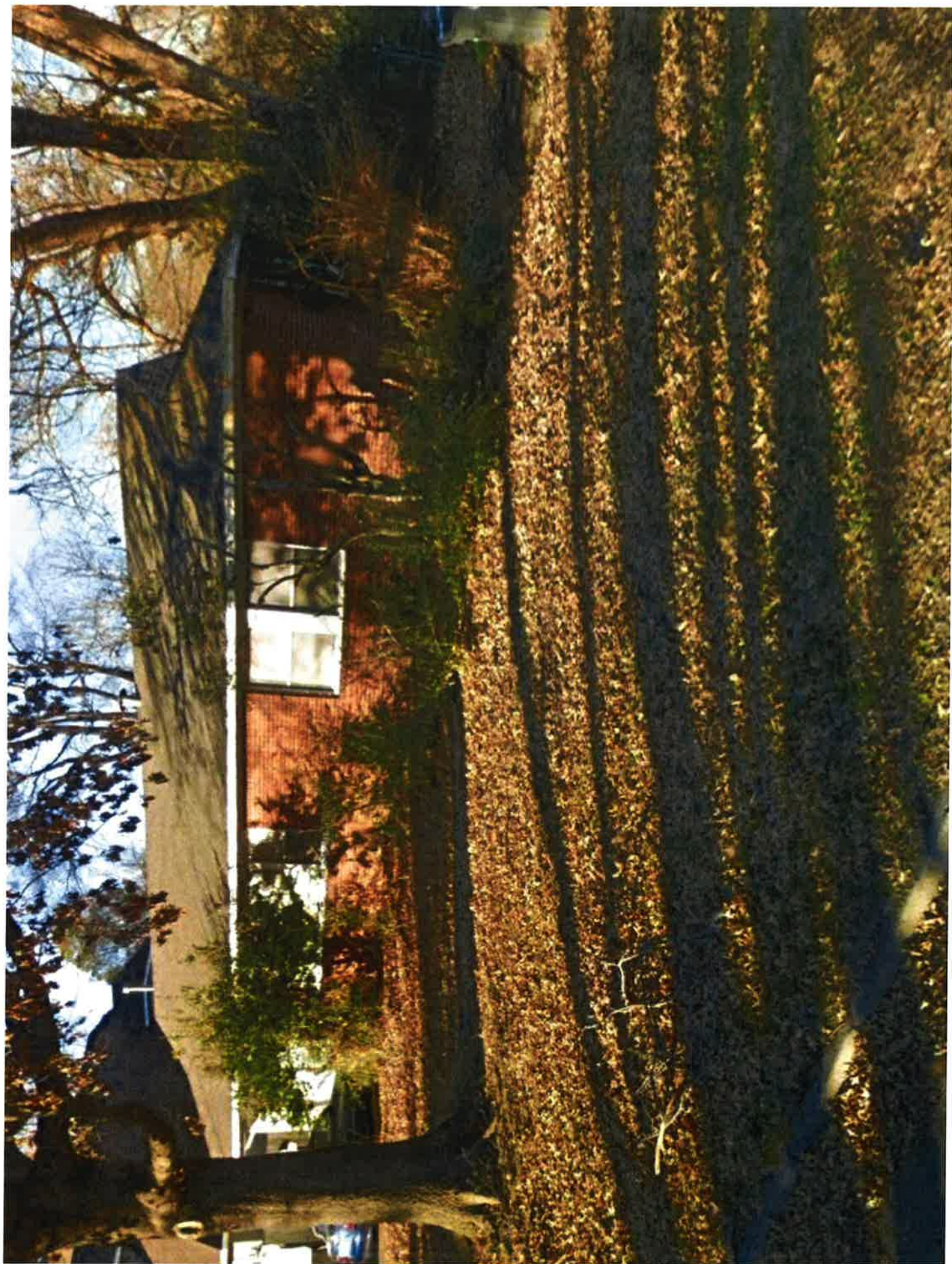
6.11



6.12



6.13



6.14



Tulsa Metropolitan Area
Planning Commission

Case : MR-18 – 2325 W. 44th Street

Hearing Date: August 21, 2019

Case Report Prepared by:

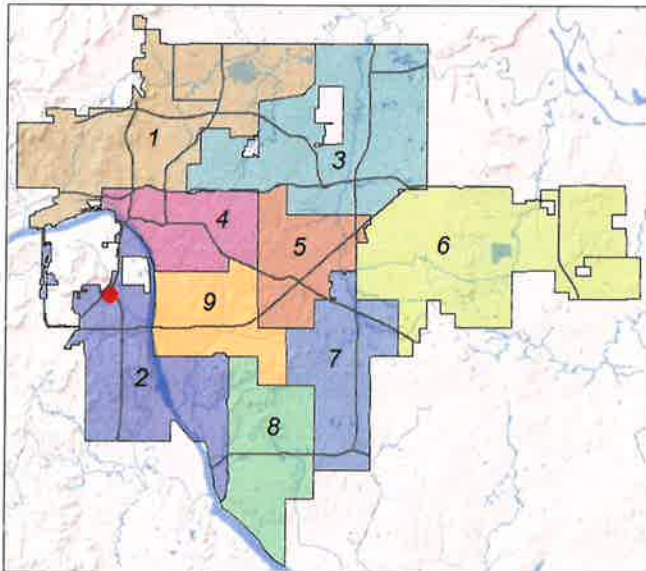
Nathan Foster

Owner and Applicant Information:

Applicant: Rodney Horton

Owner: Rodney Horton

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Modification to the Subdivision and
Development Regulations

Purpose: Requesting a modification to the
sidewalk requirements of Section 5.070 to
remove the requirement for construction of
sidewalks.

Location: West of the northwest corner of
West 44th Street South and South 23rd
West Avenue

Lot 9 Block 3 – Sherwood Forest

Zoning: RS-3

Staff Recommendation:

Staff recommends **approval** of the
modification

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Applicant Exhibits

MODIFICATION OF THE SUBDIVISION AND DEVELOPMENT REGULATIONS

MR-18 – 2325 W. 44th St. - (CD 2)

West of the northwest corner of West 44th Street South and South 23rd West Avenue

The applicant has requested that the Planning Commission remove the requirement that the property owner construct a sidewalk as part of the construction of a new home. The newly adopted Subdivision and Development Regulations require sidewalks to be constructed on any new development requiring both new construction building permits and a certificate of occupancy.

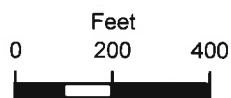
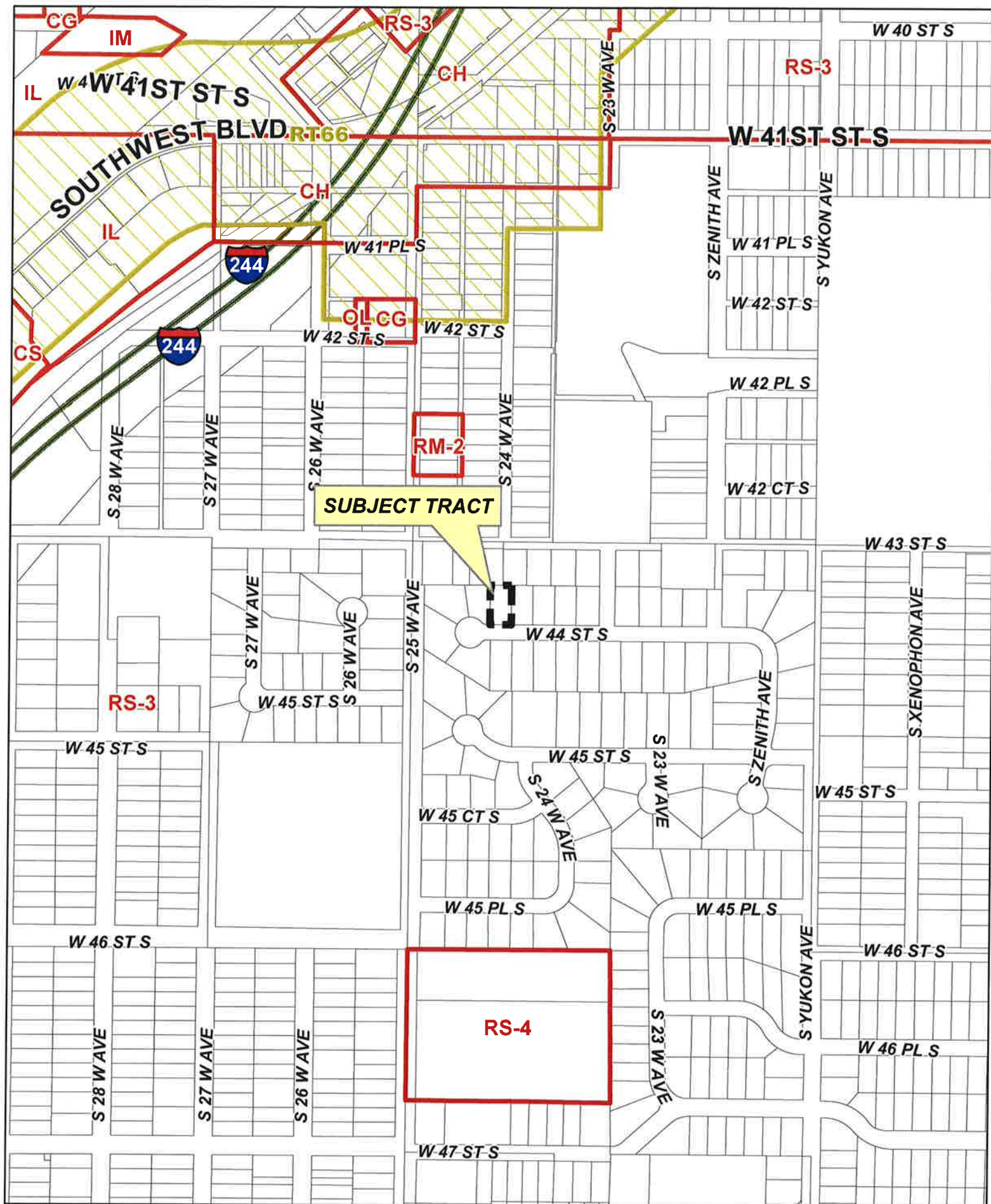
As alternative solutions for sidewalks are explored, staff will begin evaluating each request for modification based on a set of criteria. Any future program would utilize similar criteria when making eligibility determinations for alternatives. Examples of criteria include the following:

1. Proximity to major pedestrian destinations such as parks, schools, public amenities, and retail areas.
2. Presence of existing pedestrian infrastructure within a walkable area of the subject property
3. Funded capital improvement projects that will impact property under application
4. Proximity and ability to connect to collector or arterial streets
5. Topographical or environmental challenges that make sidewalk installation impossible or impractical

Based on the selected criteria, staff finds the following facts to be **favorable** to the modification request:

1. The subject property is located at the end of a cul-de-sac in an established neighborhood.
2. There are no other sidewalks in the neighborhood.
3. West 44th Street is a dead-end that does not provide access to any pedestrian destinations.

Staff recommends **approval** of the modification of the Subdivision and Development Regulations to remove the requirement for sidewalk construction on this property.



MR-18

19-12 27







W 43 STS

S 25 WAVE

W 44 STS

Feet
0 50 100



Subject
Tract

MR-18

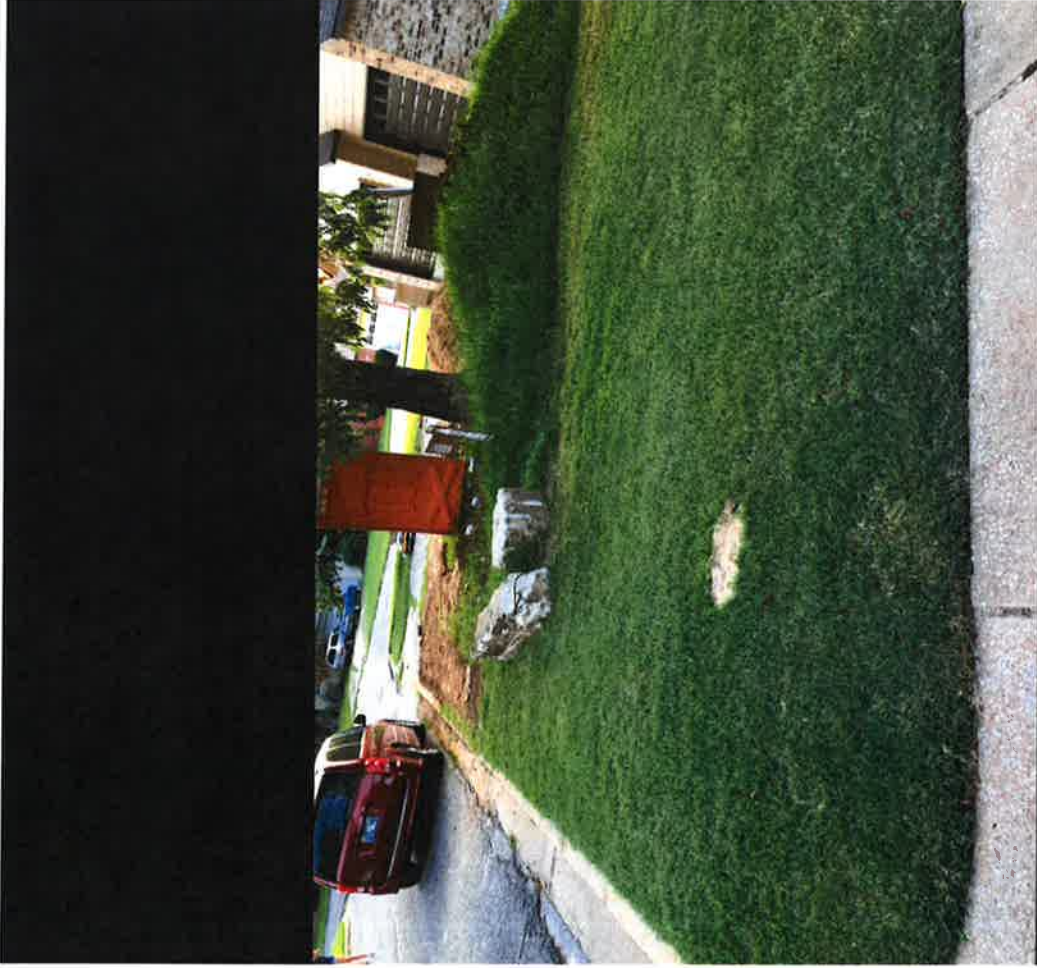
19-12 27

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

Aerial Photo Date: February 2018



7.5



Picture of tree that could be damaged due to
sidewalk construction



Picture of retainer wall - east view



West 44th Street. Front of residents



Retainer at west end of proposed sidewalk



WHITE SURVEYING COMPANY

• 9998 EAST 56TH PLACE TULSA, OKLAHOMA 74146 • (918) 863-0924



INVOICE NO.: WESTON 19-95936
CLIENT: WESTON CONSTRUCTION

SITE PLAN

LEGEND

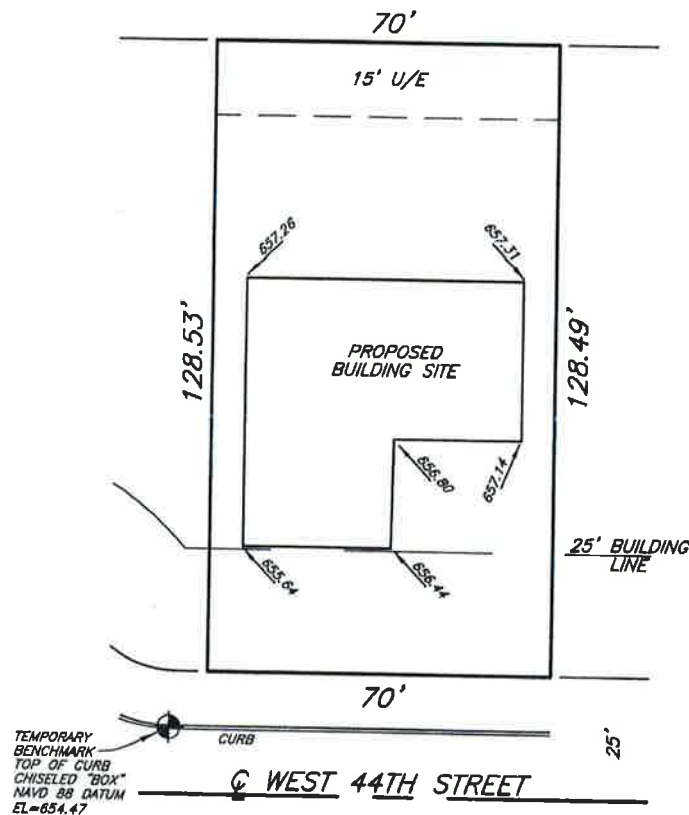
- X— FENCE
- U/E UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- M/P METERING POINT
- B/E BURIED ELECTRIC & TELEPHONE CABLE EASEMENT (APPROXIMATE LOCATION)
- B.L. BUILDING LINE
- O.B.L. OUTBUILDING LINE



BEFORE YOU DIG,
CALL OKIE
1-800-522-8543

NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON
NAVD 88 DATUM.



LEGAL DESCRIPTION:

PLAT NO. 2197

LOT NINE (9), BLOCK THREE (3), SHERWOOD FOREST, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, AND KNOWN AS 2325 WEST 44TH STREET SOUTH.

DATE: JANUARY 22, 2019

OKLAHOMA REGISTERED LAND SURVEYOR NO. _____



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7.8

August 6, 2019

To whom it may concern:

It is my understanding that our next door neighbor is required to put a sidewalk in front of their newly constructed house.. I am protesting this requirement.

This is an older neighborhood with a cul de sac so very little traffic comes down this street.. even less foot traffic.

There are other reasons a sidewalk is not necessary:

- 1. There are no school age children on this street.**
- 2. Sidewalks would require more yard work to maintain. Most of the people on this street are over 65 and not able to do this extra upkeep. Nor could they afford to hire someone to do it for them.**
- 3. If our neighbor has to put a sidewalk in front of their house it could cause someone who is walking to trip and fall, again because we have elderly people**
- 4. A sidewalk in front of one house would make the whole street look odd.**
- 5. If all houses had to put in a side walk to make the neighborhood "complete", it would be a hardship on the home owners because most are on limited incomes.**

Jerry and Naomi Stewart



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7489

Hearing Date: August 21, 2019

Applicant continuance request from July 17, 2019

Case Report Prepared by:

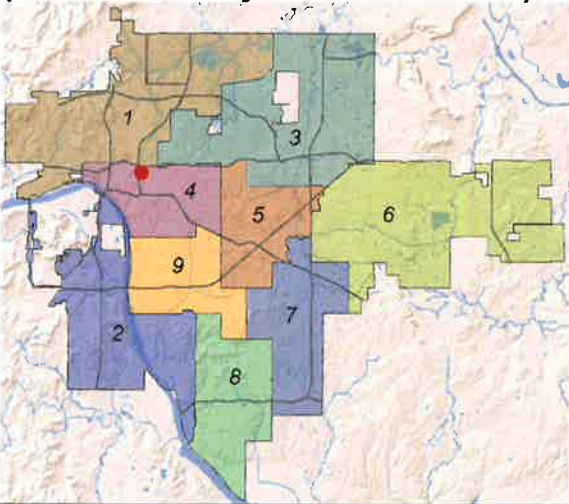
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Kyle Gibson

Property Owner: WOFFORD, DEROLD W & MARK A

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Parking Lot

Proposed Use: Office/Warehouse

Concept summary: Construct office/warehouse building on empty lot

Tract Size: 0.37 \pm acres

Location: Northwest corner of East 5th Street South and South Norfolk Avenue

Zoning:

Existing Zoning: IL, RM-2

Proposed Zoning: CH

Comprehensive Plan:

Land Use Map: Downtown Neighborhood

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial.

This lot and its proposed building are in direct conflict with the current concept plans for the Elm Creek west detention facility. The City of Tulsa is acquiring property for construction as part a five-year plan for completion.

Staff Data:

TRS: 9201
CZM: 36

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

8.1

SECTION I: Z-7489

DEVELOPMENT CONCEPT:

Applicant plans to construct an office warehouse on an empty lot. The property has two zoning categories and needs to be changed to a single category. The Downtown Neighborhood land use designation supports commercial zoning and CH is in the surrounding area.

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:
 - Site plan
 - City of Tulsa preliminary construction plans
 - City of Tulsa memo about planned acquisition
 - City of Tulsa map of acquisition properties

DETAILED STAFF RECOMMENDATION:

Uses and density supported by CH zoning is non-injurious to the surrounding properties and,

CH zoning allows uses are consistent with the anticipated development pattern in the area and,

CH zoning is consistent with Downtown Neighborhood land use designation and,

Staff has recently learned that The City of Tulsa is acquiring property with anticipated construction of this facility within 5 years, therefore,

Staff recommends **Denial** of Z-7489 to rezone property from RM-2 and IL to CH

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The planning effort on this area of Tulsa has been extensive. The current Small Area Plan and the Tulsa Comprehensive Plan supports the rezoning request for CH zoned uses. CH zoning does not have a maximum floor area ratio, building heights or building setbacks. Many of these uses and the unlimited floor area are generally consistent with the Downtown Neighborhood vision in the Comprehensive Plan and the Auto Oriented Commercial designation in the 6th Street Infill Plan.

Land Use Vision:

Land Use Plan map designation: The site is completely inside the Downtown Neighborhood designation.

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium to high-rise mixed-use

8.2

residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

Areas of Stability and Growth designation: The site is completely inside the Area of Growth designation.

The purpose of an Area 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 in close proximity to or abutting an arterial street, major employment and industrial areas, or areas of the city with an abundance of vacant land. Also, several of the Areas of Growth are in or near downtown. Areas of Growth provide Tulsa with the opportunity to focus growth in a way that benefits the City as a whole. Development in these areas will provide housing choice and excellent access to efficient forms of transportation including walking, biking, transit, and the automobile.

Transportation Vision:

Major Street and Highway Plan:

East 5th Street South and South Norfolk Avenue are not illustrated on the major street and highway plan. 5th Street South connects to Peoria just east of this site where transit riders can connect to the Bus Transit system on Peoria approximately two blocks from the site.

Trail System Master Plan Considerations: None

RELATIONSHIP TO THE SMALL AREA PLAN: (PEARL DISTRICT – 6TH STREET INFILL PLAN)

Small Area Plan Land Use Vision:

The site is completely included in an Auto Oriented Commercial District defined in the 6th Street Infill Plan which was amended in April 2014. This Auto Oriented Commercial District was originally mixed-use infill supporting the anticipated public investment in the regional detention facility. This site appears to be in the planned storm water detention area. When that facility is constructed it is likely this lot and building will be demolished.

The Auto Oriented Commercial district is defined as “Commercial, Office, high-intensity Residential, Institutional, Manufacturing and Warehousing; usually located on primary arterial streets & highways. This economic model depends on vehicular access and visitors from throughout the region”

Small Area Plan-6th Street Infill Plan Land Use Map:

Latest amendments approved by Tulsa City Council on 4/3/2014 indicate that this site is included in the Mixed Use Infill area. The entire small area plan could be broadly defined as a commercial, office, high-intensity residential institutional, manufacturing and warehousing area which is usually located on primary arterial streets and highways. This economic model depends on vehicular access and visitors

ELM CREEK STUDY



<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S. Norfolk Avenue	None	50 feet	2
East 5 th Street	None	50 feet	2

8.4

REVISÉD 8/14/2019

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CH	Downtown Neighborhood	Growth	Industrial uses
East	IL	Downtown Neighborhood	Growth	Parking lot for industry
South	RM-2	Downtown Neighborhood	Growth	Empty lot
West	RM-2	Downtown Neighborhood	Growth	Single family residential

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

Subject Property:

Z-5027 October 1977: All concurred in **approval** of a request for *rezoning* a tract of land from RM-2 to IL on property located on subject property. (Ordinance 13951, October 1977)

Surrounding Property:

BOA-22212 March 2017: The Board of Adjustment **approved** a *special exception* to permit low-impact manufacturing and industry (microbrewery) in the CH District, subject to conceptual plan 7.15, on property located at Northwest corner of South Peoria Avenue and East 5th Street South.

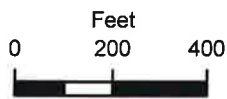
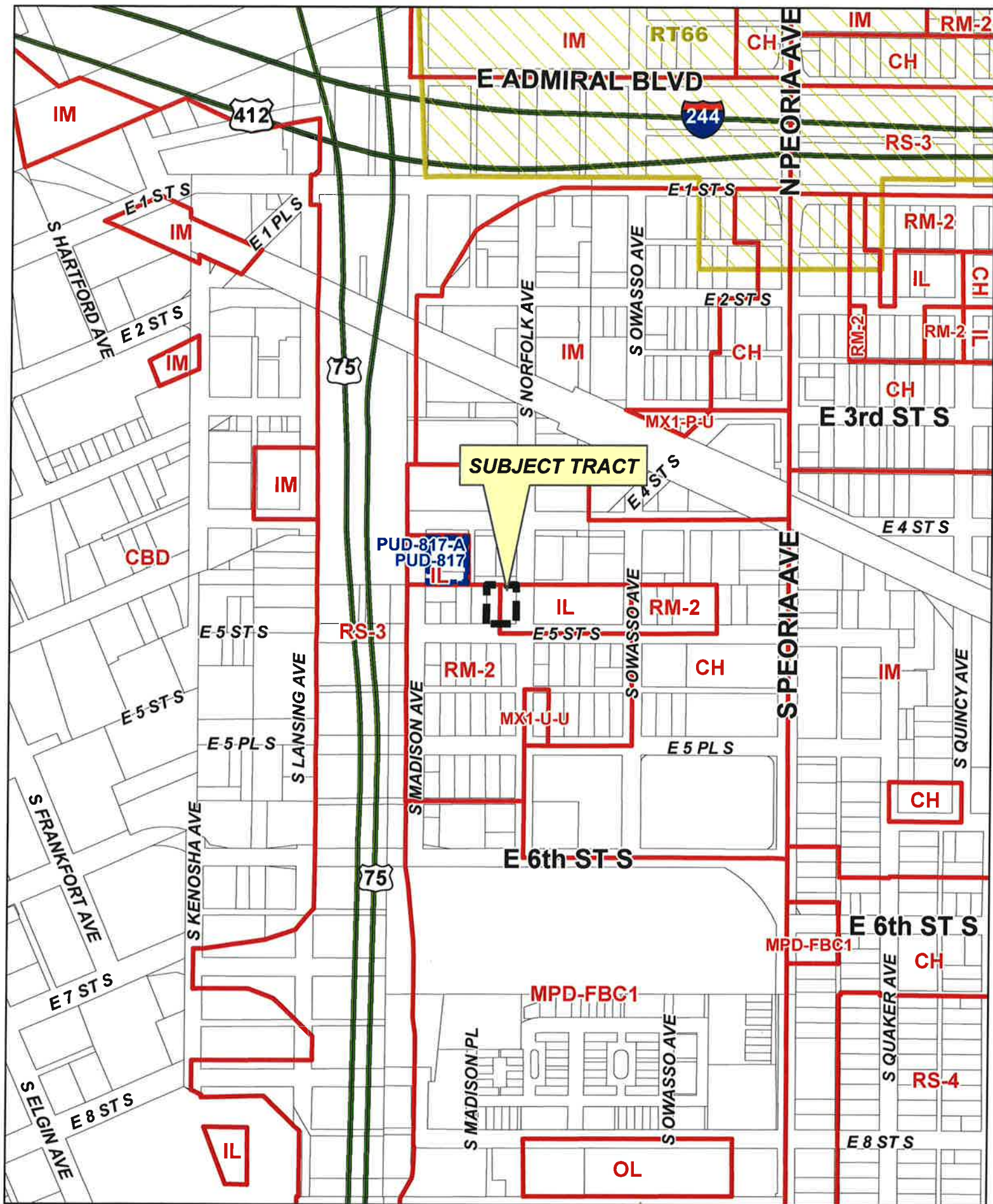
PUD-817-A June 2015: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 0.5± acre tract of land to add Use Unit 12A (Adult Entertainment establishments) and Use Unit 20 (Commercial Recreation) on property located at the Southeast corner of East 4th Street South and South Madison Avenue.

BOA-21868 May 2015: The Board of Adjustment **approved** a *special exception* to permit a food truck court and an outdoor event venue in the CH District; **approved** a *variance* of the allowable days for open air activities; **approved** a *variance* of the requirement that all motorized vehicles be parked on all-weather surface, subject to conditions, on property located at Northwest corner of South Peoria Avenue and East 5th Street South.

PUD-817 / Z-7277 August 2014: All concurred in **approval** of a proposed *Planned Unit Development* on a 0.5± acre tract of land for uses allowed in a CH district and Use Unit 26, limited to a micro-brewery, and all concurred in **approval** of a request for *rezoning* a 0.5± acre tract of land from CH to IL on property located at the Southeast corner of East 4th Street South and South Madison Avenue.

BOA-21612 August 2013: The Board of Adjustment **approved** a *variance* of required parking from 10 spaces to 0 spaces in a CH District, on property located West of the Southwest corner of South Peoria Avenue and East 4th Street South.

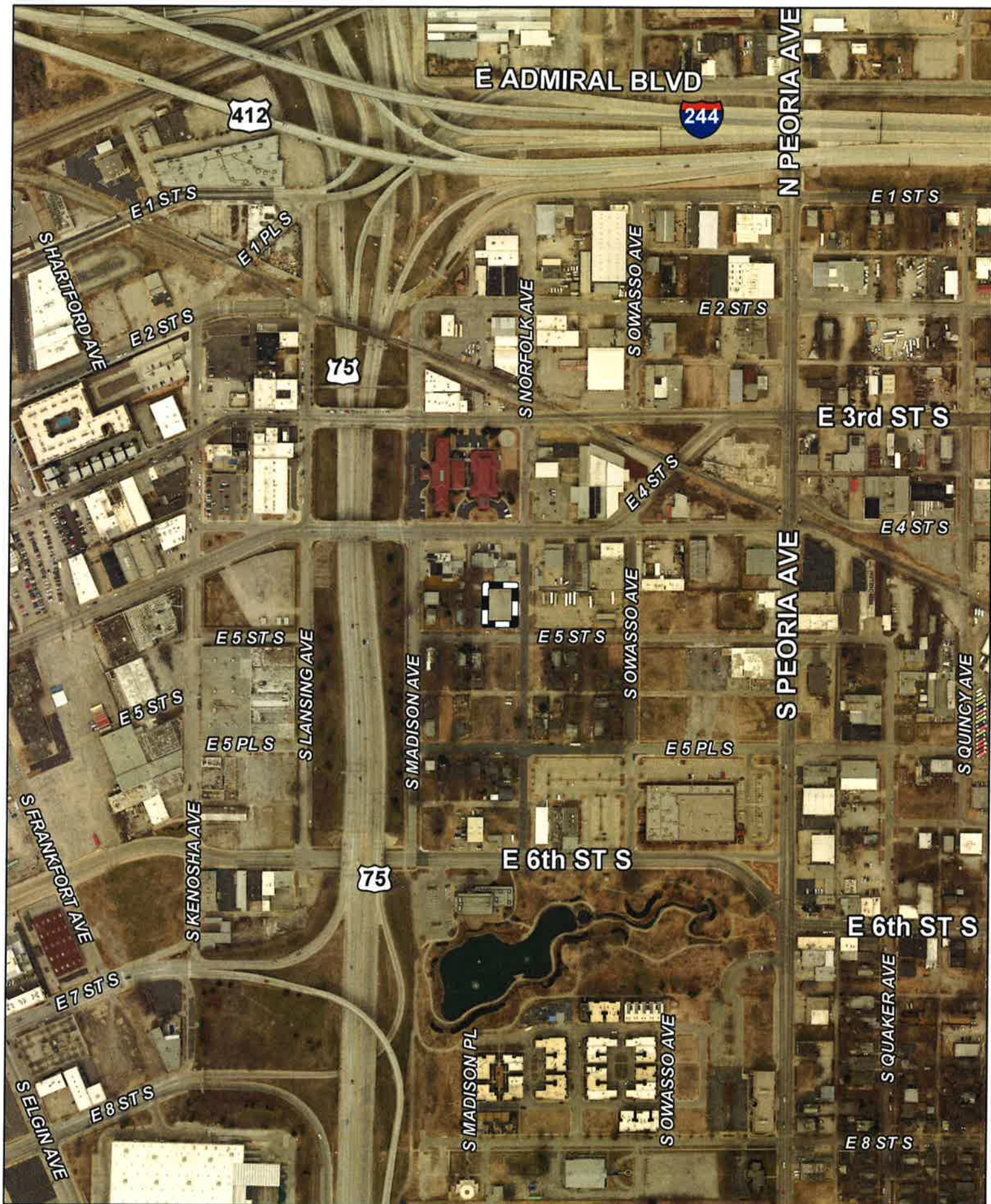
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Z-7489

19-12 01





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Subject
Tract

Z-7489

19-12 01

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

Aerial Photo Date: February 2018





0 Feet 50 100



Subject
Tract

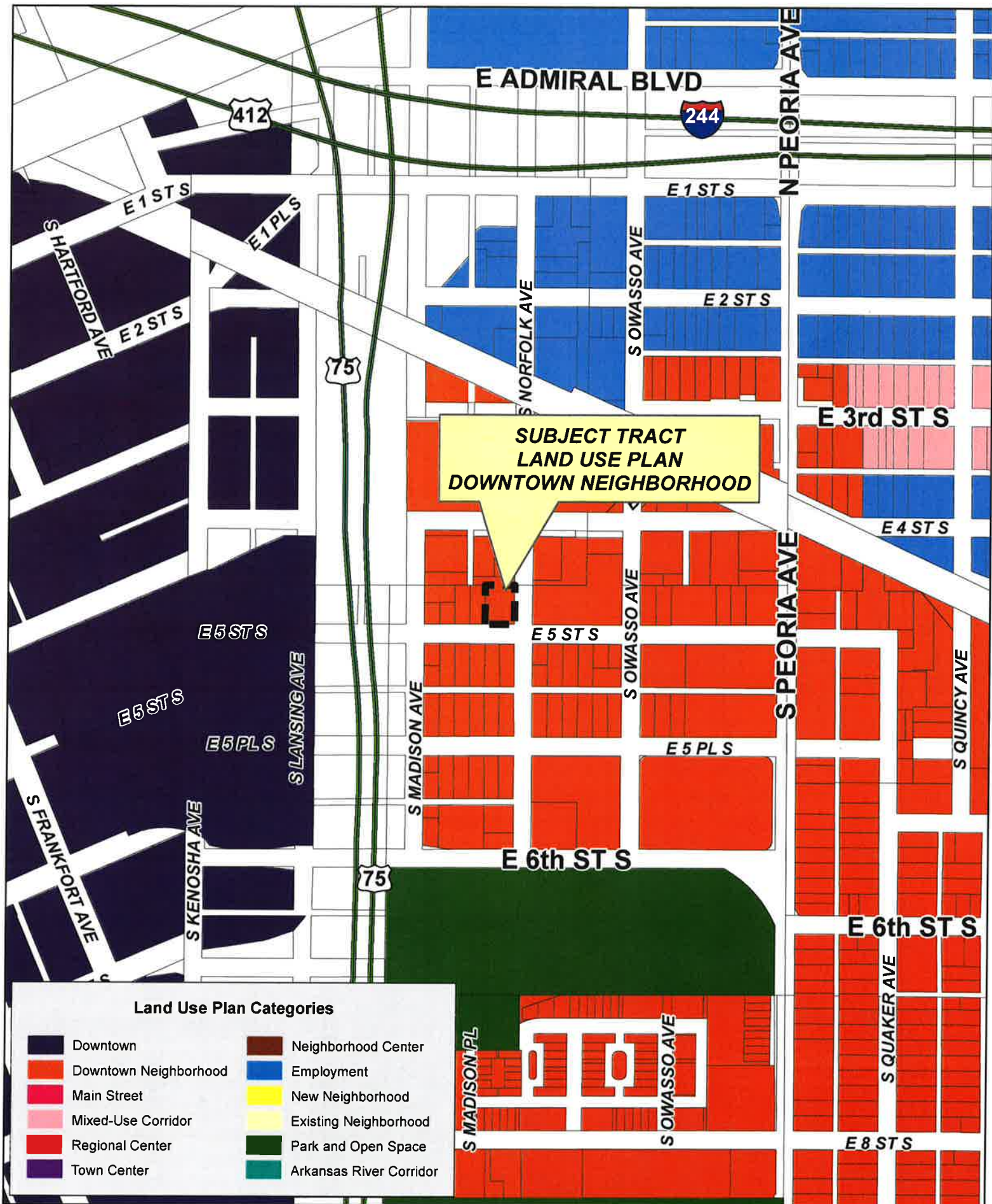
Z-7489

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

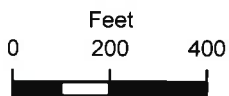
Aerial Photo Date: February 2018





Land Use Plan Categories

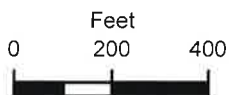
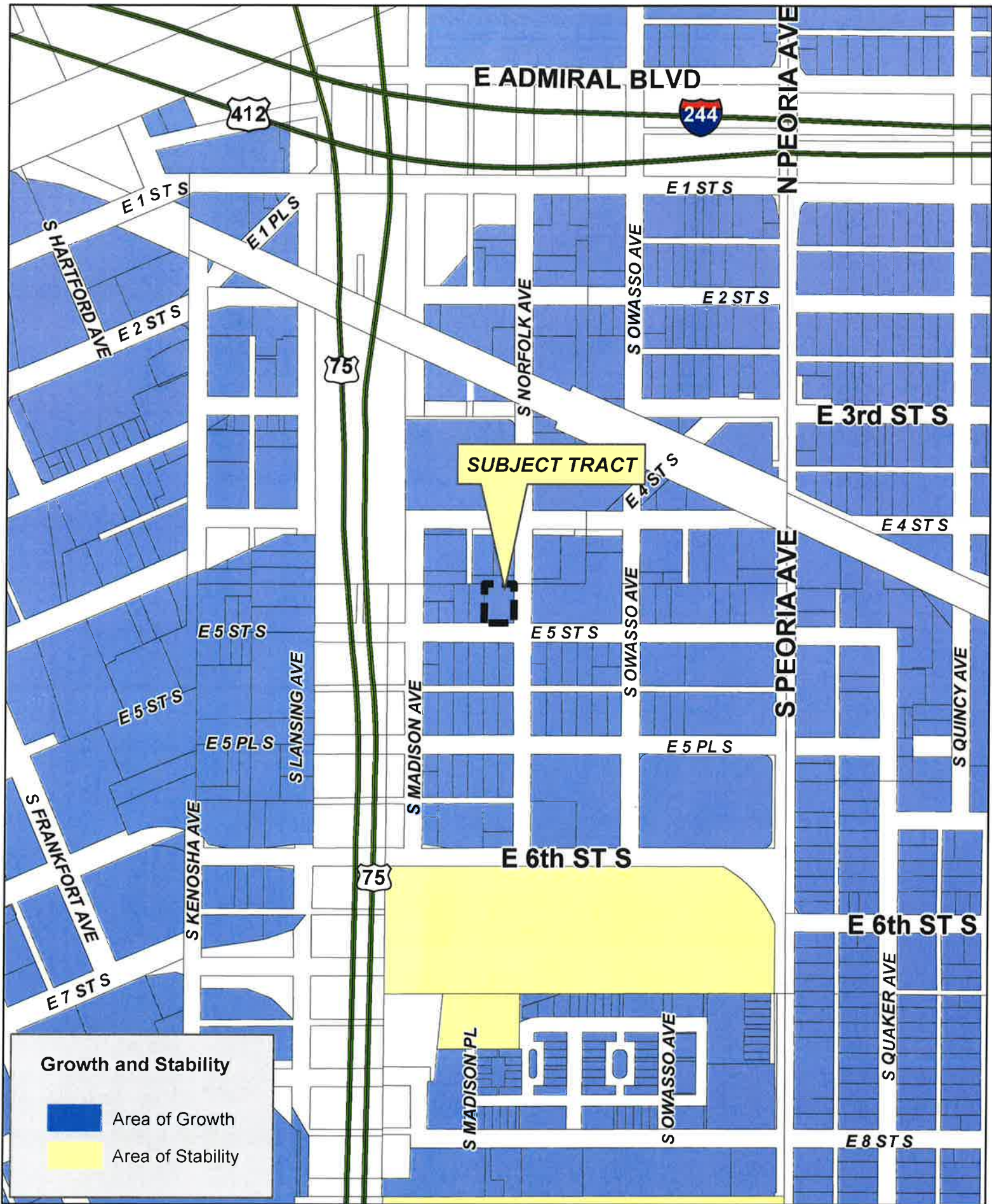
- | | |
|-----------------------|-------------------------|
| Downtown | Neighborhood Center |
| Downtown Neighborhood | Employment |
| Main Street | New Neighborhood |
| Mixed-Use Corridor | Existing Neighborhood |
| Regional Center | Park and Open Space |
| Town Center | Arkansas River Corridor |



Z-7489

19-12 01





Z-7489

19-12 01

8.11





MEMORANDUM ENGINEERING SERVICES

DATE: July 16, 2019
TO: Dwayne Wilkerson
FROM: Brooke Caviness
SUBJECT: TMAPC Z-7489 410 S. Norfolk
SWD: 8845

This lot and its proposed building are in direct conflict with the plans for the Elm Creek West Pond Detention facility.

- This detention facility is part of the Master Drainage Plan for Pearl District flood control.
- The project is being funded through revenue bonds with construction to begin as soon as Fiscal Year 2022.
- Right of way acquisition is currently underway.
 - An offer has not been made to this property owner.
- Design is 60% complete



ELM CREEK WEST POND
PROJECT No. 148150
GRADING PLAN
OVER-ALL

CITY OF TULSA, OKLAHOMA
ENGINEERING SERVICES DEPARTMENT
GUY ENGINEERING SERVICES, INC.

GUY ENGINEERING SERVICES, INC.
E. 14TH ST., TULSA OK 74112 / PH: 918.437.0282 / WWW.GUYENGR.COM

[illegible]

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IS NOT A
FINAL, SIGNED
AND SEALED
DOCUMENT



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7493

Hearing Date: 8/21/2019
Continued from 8/7/2019

Case Report Prepared by:

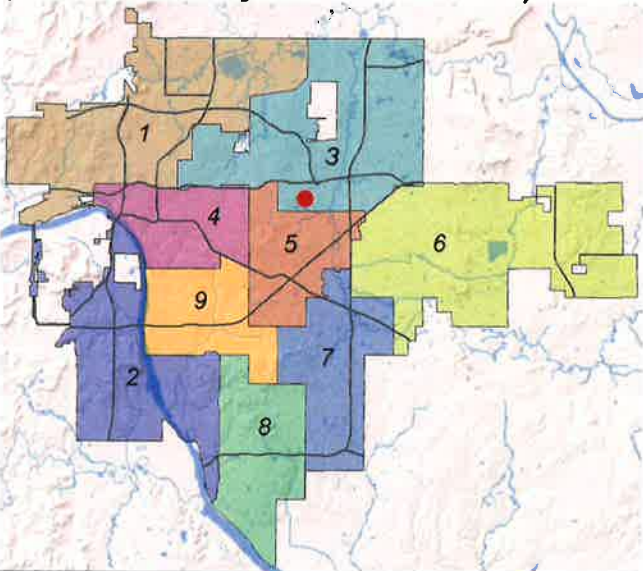
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Richard Barnard

Property Owner: JJG PROPERTIES LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: CS zoning request to support wider mix if uses in a mixed-use corridor.

Concept summary: Applicant is proposing rezoning to allow an auto sales and service facility.

Tract Size: 1.93 ± acres

Location: South of the Southwest corner of East 4th Place South and South Memorial Drive

Zoning:

Existing Zoning: OL

Original Application: CG

Current request supported by applicant: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends denial of CG as originally requested by applicant.

Staff recommends approval of CS zoning

Staff Data:

TRS: 9302

CZM: 38

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 2

Commissioner Name: Karen Keith

9.1

SECTION I: Z-7493

DEVELOPMENT CONCEPT:

The original application for this case was CG. After further discussions and meetings with staff the applicant is requesting CS zoning to allow a wider range of uses on this property.

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:
 - Concept Plan

DETAILED STAFF RECOMMENDATION:

The applicant originally requested CG zoning with his application for Z-7493. Staff met with the applicant and during the discussion the applicant agrees to modify his request. The zoning code, in section 70.010 and Section 98.150, allows modification to a less intensive district without a new notice. The current request is to change the zoning on the subject tract from OL to CS. Uses allowed in a CS district are consistent with the Mixed-Use Corridor land use designation and,

This site is surrounded by office and residential uses with a small area of CS adjacent to the northeast corner of the site and,

Uses allowed in a CS zoning district are consistent with the expected future development along Memorial Drive in this area and,

CS zoning allows uses that are not injurious to the existing residential and office properties surrounding the site therefore,

Staff recommends approval of Z-7493 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: Uses normally seen in a CS district are consistent with the land use vision of a mixed-use corridor.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with

9.2

automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan:

The most widespread commercial street type is the strip commercial arterial, these arterials typically serve commercial areas that contain many small retail strip centers with buildings set back from front parking lots. Because of this, strip commercial arterials have many intersections and driveways that provide access to adjacent businesses. Historically, this type of street is highly auto oriented and tends to discourage walking and bicycling. On-street parking is infrequent.

Commuter streets are designed with multiple lanes divided by a landscaped median or a continuous two-way left turn lane in the center. Commuter streets are designed to balance traffic mobility with access to nearby businesses. However, because there are so many intersections and access points on commuter streets, they often become congested. Improvements to these streets should come in the form of access management, traffic signal timing and creative intersection lane capacity improvements.

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 flat with little vegetation*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Memorial Drive	Primary Arterial with Commuter Corridor	120 feet	5

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-2 / CS		Growth	Multi family / Tavern
East	OL		Growth	Daycare / education
South	OL		Growth	Religious Assembly
West	RS-3		Stability	Single family residential

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11816 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No relevant history.

Surrounding Property:

PUD-820 / Z-7282 October 2014: All concurred in **approval** of a request for *rezoning* a tract of land from OL, CS, CH to CH; All concurred in **approval** of a proposed *Planned Unit Development* on a 25.8± acre tract of land for a beverage warehouse and distribution center, subject to conditions, on property located East of the Northeast corner of South Memorial Drive and East 4th Place South.

BOA-20993 October 2009: The Board of Adjustment **approved** a *special exception* to permit a single family dwelling in the OL district (in the existing structure); a *variance* of the requirement that parking spaces shall be positioned so that each parking space can be entered without passing through another parking space, on property located at the Southeast corner of East 4th Place South and South Memorial Drive.

BOA-20624 January 2008: The Board of Adjustment **approved** a *special exception* to permit church use in the OL district, on property located at the Northeast corner of East 7th Street South and South Memorial Drive.

BOA-18643 February 2000: The Board of Adjustment **approved** a *special exception* to permit elderly housing in OL and CS zoned districts, per plan submitted, on property located at Northwest corner of East 7th Street South and South Memorial Drive.

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BOA-18274 January 1999: The Board of Adjustment **approved** a *special exception* to permit elderly housing in OL and CS zoned districts, per plan submitted, on property located at the Northwest corner of East 7th Street South and South Memorial Drive.

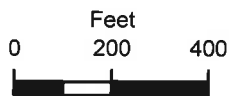
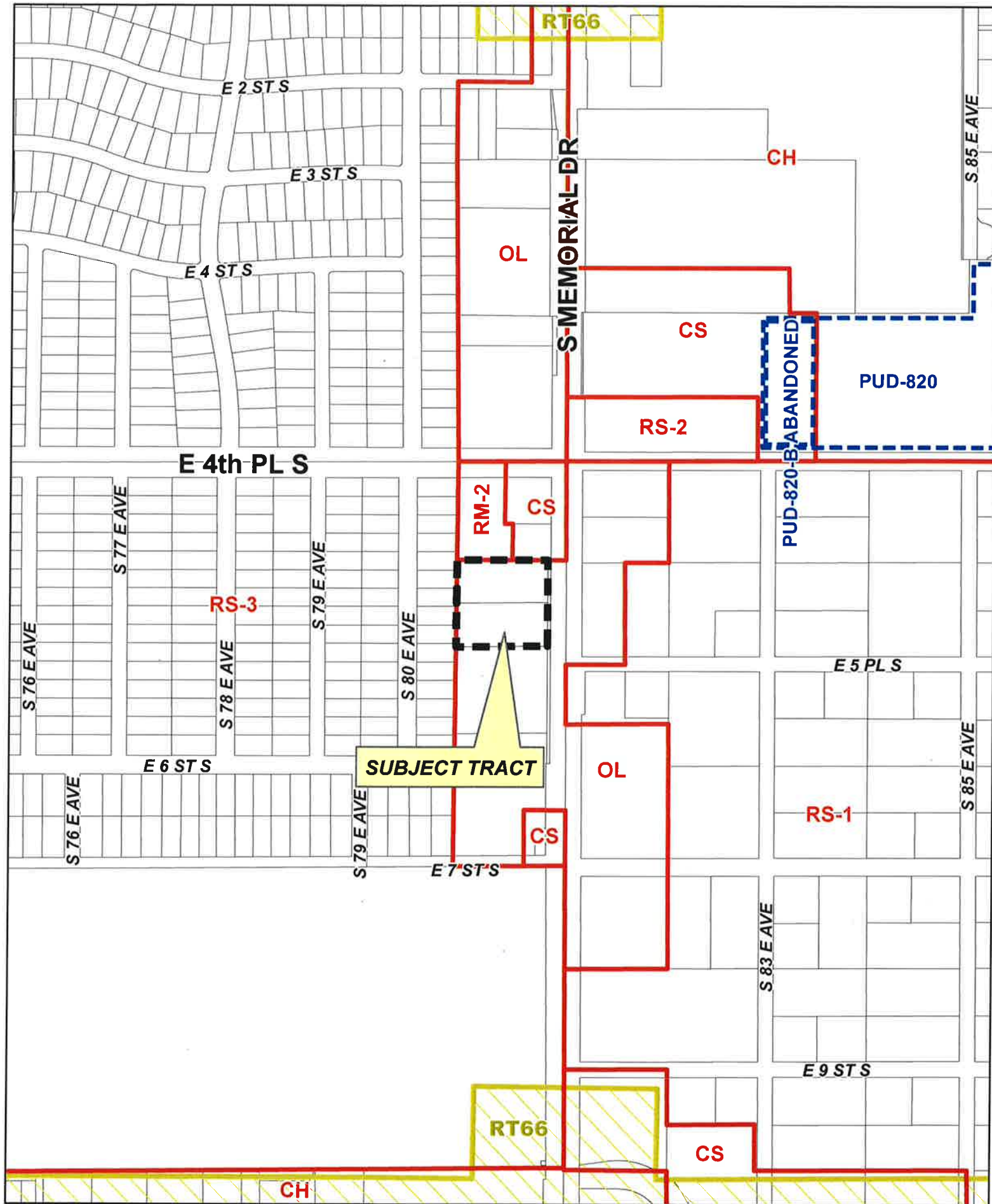
BOA-17888 November 1997: The Board of Adjustment **approved** a *special exception* to allow church and accessory uses in an OL zoned district, on property located at the Northwest corner of East 7th Street South and South Memorial Drive.

BOA-13673 July 1985: The Board of Adjustment **approved** a *special exception* to allow a 975 sq. ft. accessory building for a nonconforming use (Residence) in an OL zoned district, on property located at the Southeast corner of East 4th Place South and South Memorial Drive.

BOA-11596 September 1981: The Board of Adjustment **approved** an *exception* to permit a day care center in an OL District with the height of the top sign to be no more than 5 feet above ground level, per plan submitted, on property located South of the Southeast corner of East 4th Place South and South Memorial Drive.

BOA-11327 January 1981: The Board of Adjustment **approved** an *exception* to permit apartments in OL and CS districts; a *variance* of the number of dwelling units on one lot, on property located at the Northwest corner of East 7th Street South and South Memorial Drive.

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Z-7493

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Subject
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Z-7493

19-13 02

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

Aerial Photo Date: February 2018



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Subject
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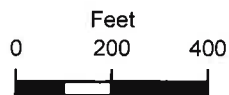
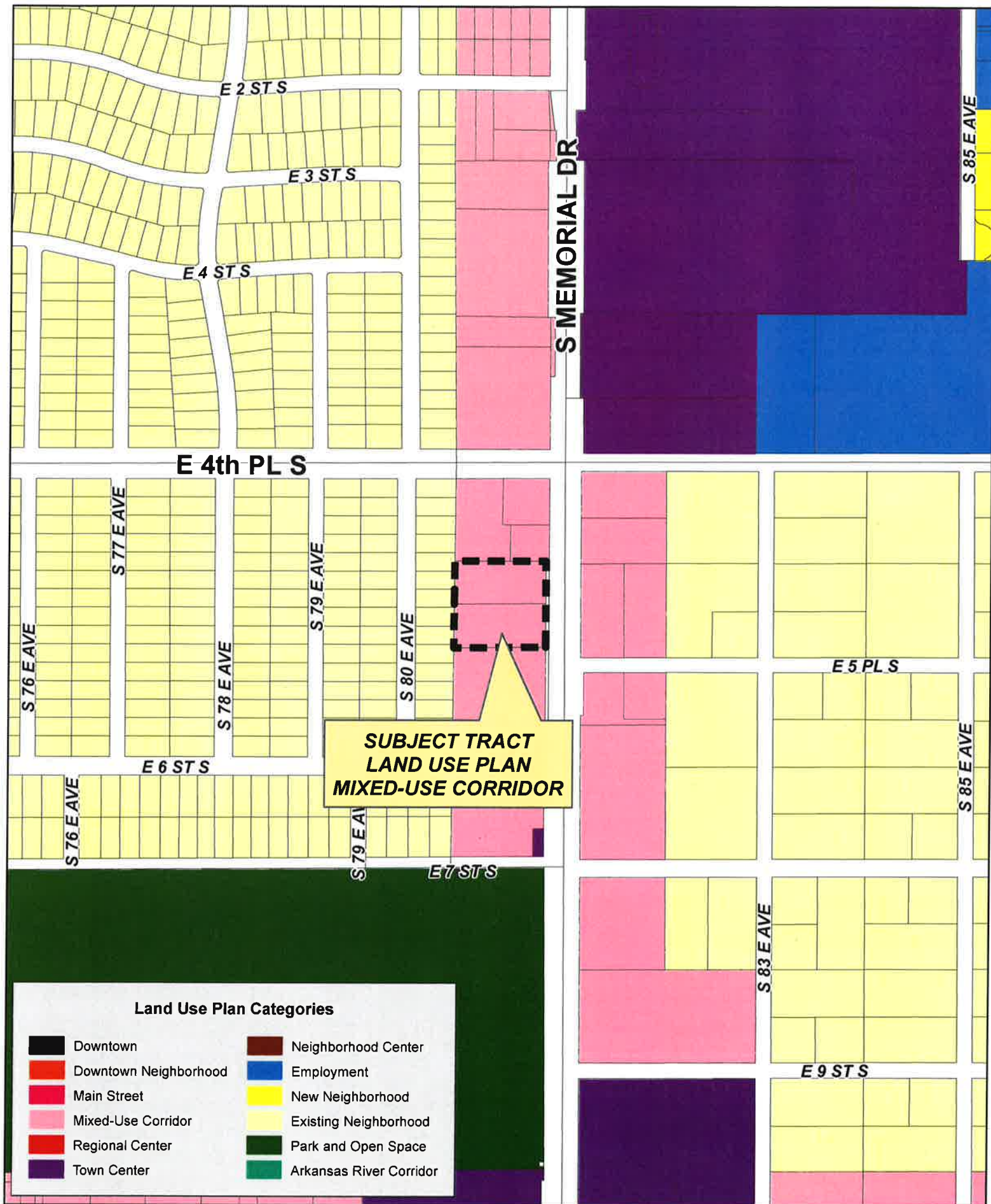
Z-7493

19-13 02

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

Aerial Photo Date: February 2018

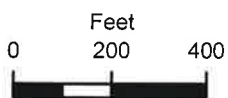
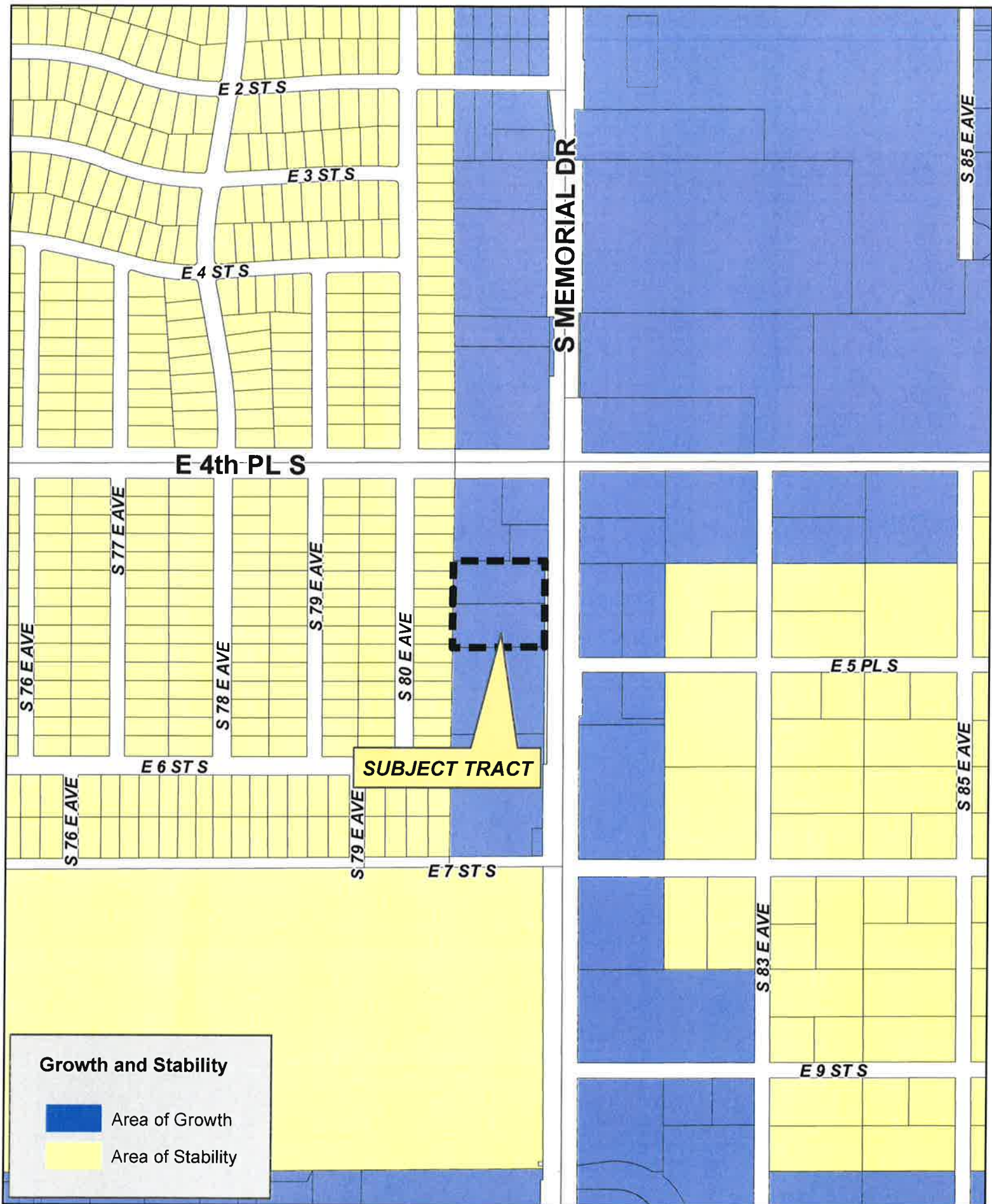




Z-7493

19-13 02





Z-7493

19-13 02





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7494

Related to PUD-796-A

Hearing Date: 8/21/2019

Applicant requested continuance from 8/7/2019

Case Report Prepared by:

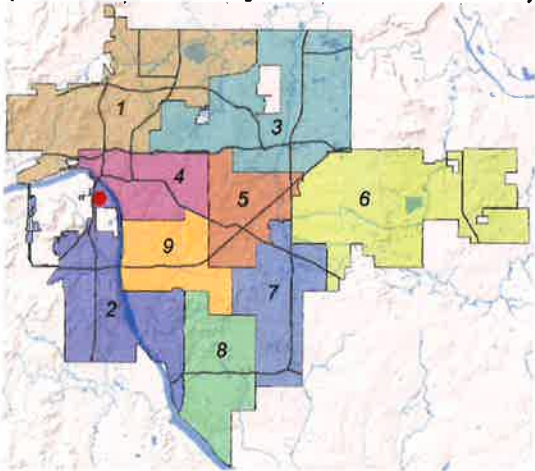
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Mark Capron

Property Owner: BRIGHTWATERS HOUSING PARTNERS LP C/O Community Action Project of Tulsa County and the City of Tulsa

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Various

Proposed Use: Multifamily Housing, Mixed Use and park

Concept summary: Rezone property after abandonment of PUD-796. The development areas changed beyond the boundary of the old PUD. The zoning code does not allow expansion of the PUD.

Tract Size: 41.1 ± acres

Location: Southeast corner of Southwest Blvd and West 21st Street South

Zoning:

Existing Zoning: RM-1, RM-2, CS, CH, PUD 796

Applicant Proposed Zoning: MX1-U-45

Staff recommendation: MX1-U-55

Comprehensive Plan:

Land Use Map: Neighborhood Center, Park and Open Space, Mixed-Use Corridor, Existing Neighborhood

Stability and Growth Map: Area of Growth, Area of Stability

Staff Data:

TRS: 9214

CZM: 36

Staff Recommendation:

Staff recommends approval of MX1-U-55 but only if PUD 796-A is approved.

City Council District: 2

Councilor Name: Jeanie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7494

DEVELOPMENT CONCEPT: The rezoning application is for a tract of land that is north of West 23rd street south and is located in the core of the Eugene Field Small Area Plan east of Southwest Boulevard. Abandoning the PUD and rezoning to MX1-U-55 will help simplify the development process. MX1-U-55 will allow uses and require building placement similar to the expected development outlined in PUD 794.

EXHIBITS:

- INCOG Case map
- INCOG Aerial
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Concept plan

DETAILED STAFF RECOMMENDATION:

MX1-U-45 as requested by the applicant is consistent with the multiple land use designations in the comprehensive plan. The subject property includes a mix of neighborhood center, parks and open space, and a mixed-use corridor. MX-1 is a neighborhood scale zoning designation and the urban character designation allows uses consistent with the vision of the small area plan and the concept plan shown. The applicant requests a 45' maximum height however staff supports a 55-foot height to allow a greater density development in this area and construct buildings similar to those shown in the small area plan and,

MX1-U-55 is non injurious to the proximate properties and,

MX1-U-55 accomplishes the same goals as defined in the Planned Unit Development that will be abandon in conjunction with this zoning request and,

MX1-U-55 is consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7494 to rezone property from RM-1, RM-2, CS, CH to MX1-U-55.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing PUD-796 was prepared prior to the adoption of our current zoning code in 2016. Our current zoning code supports mixed use development opportunities that could not developed with a "straight" zoning category prior to the 2016 adoption date. MX-1-U in our current code provides all the flexibility and zoning regulations for the planned Eugene Fields project that was contemplated at the time. The proposed redevelopment strategy of this area has not significantly changed but future development can proceed without additional public hearings and detailed site plan approval by the planning commission staff. Requested rezoning is consistent with the small area plan and with the Tulsa Comprehensive Plan.

The implementation of this development area may warrant a consideration for amending the land use designation from multiple categories to a single neighborhood center. Staff will review the land use plan map and make further recommendations during the annual review of the land use plan maps.

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Land Use Vision:

Land Use Plan map designation:

Neighborhood Center

Neighborhood Centers are small-scale, one to three story mixed-use areas intended to serve nearby neighborhoods with retail, dining, and services. They can include apartments, condominiums, and townhouses, with small lot single family homes at the edges. These are pedestrian-oriented places served by transit, and visitors who drive can park once and walk to number of destinations.

Park and Open Space

This building block designates Tulsa's park and open space assets. These are areas to be protected and promoted through the targeted investments, public-private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system.

Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible. This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publicly used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Destination and cultural parks. These areas include Turkey Mountain Urban Wilderness Area, Woodward Park, River Parks, the Gathering Place, Mohawk Park & Zoo, LaFortune Park and similar places. These parks offer a range of amenities over a large, contiguous area. Amenities at these parks include not only outdoor facilities, but also events spaces, museums, club houses, zoos, and park-complementing retail and service establishments which do not egregiously encroach into protected natural areas. These parks draw visitors from around the metro area and have the highest tourism potential. Ensuring public access (and appropriate infrastructure investments) is a major facet of planning for these establishments. Destination and cultural parks are large scale, dynamic parks that draw residents and visitors from the region and may be designated as an area of growth.

Local parks. This designation includes neighborhood-serving parks, golf courses, and other public recreation areas. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. With the exception of private golf establishments, these areas are meant to be publicly used and widely accessible, and infrastructure investments should ensure as much. Local parks are typically surrounded by existing neighborhoods and are designated areas of stability.

Open spaces are the protected areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. These include environmentally sensitive areas (e.g., floodplains or steep contours) where construction and utility service would have negative effect on the city's natural systems. Open space tends to have limited access points and is not used for recreation purposes. Development in environmentally sensitive areas is uncharacteristic and rare and should only occur following

extensive study which shows that development will have no demonstrably negative effect. Open space also includes cemeteries, hazardous waste sites, and other similar areas without development and where future land development and utility service is inappropriate. Parcels in the city meeting this description of open space are designated as areas of stability.

Mixed-Use Corridor

A Mixed-Use Corridor is a plan category used in areas surrounding Tulsa's modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. The streets usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.

Existing Neighborhood

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

Areas of Stability and Growth designation

Area of Growth

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

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

Area of Stability

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

designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan:

West 23rd is considered a 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:

This development is located adjacent to the West Bank Park and ultimately connects to the River Parks Trail System. Abundant non-vehicular access should be provided for access to that park.

Small Area Plan:

Eugene Field Small Area Plan (adopted May 2013)

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is a diverse mix of housing, education and open space. Special consideration will be made for drainage improvements to the Arkansas river

Environmental Considerations: None that affect site development opportunities

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 21 st Street South	None	50 feet	2
South Jackson Avenue	None	50 feet	2
West 23 rd Street South	Primary Arterial with multimodal corridor	120	4 with 5 th protected left turn in some areas.
Southwest Boulevard	Secondary Arterial	100 feet	4 with center turn lane

South Phoenix Avenue	None	50 feet	2
South Olympia Avenue	None	50 feet	2
South Nogales Avenue	None	50 feet	2
West 22 nd Street South	None	50 feet	2
West 22 nd Place south	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-1 and RS-3	Existing Neighborhood	Growth and Existing Neighborhood	
East	IL	Arkansas River Corridor	Growth	Concrete Plant, industrial office/warehouse
South	CH, RM-1, CS	Mixed Use Corridor and Existing Neighborhood	Growth and area of Stability	Restaurant, Elementary School, vacant industrial, commercial
West	CH, IL and RS-3	Main Street	Growth	Mixed industrial uses Religious Assembly

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22903 dated July 23, 2013 and Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

Subject Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in **approval** to apply supplemental *RT66 (Route 66 Overlay)* zoning to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

PUD-796 June 2013: All concurred in **approval** of a proposed *Planned Unit Development* on a 26.75± acre tract of land for mixed use (apartments, retail, and offices) on property located south and east of the southeast corner of Southwest Boulevard and West 21st Street. (Ordinance 22903 July 23, 2013)

Z-7226 June 2013: All concurred in **approval** of a request for *rezoning* a 2.57± acre tract of land from RM-1 to CS on property located at the southeast corner of Southwest Boulevard and West 21st Street. (Ordinance 22903)

BOA-21204 January 2011: The Board of Adjustment **approved** a *variance* of the front yard requirement in an RM-1 district to permit a replacement guard shack, subject to conditions, located on subject property.

BOA-15785 July 1991: The Board of Adjustment **approved** a *special exception* to permit a Salvation Army recreation center in an RM-1 zoned district, per plan submitted, located on subject property.

BOA-9047 June 1976: The Board of Adjustment **approved** an *exception* to modify the screening requirements where an alternative screening will provide visual separation of uses, subject to an agreement between the property owners being made a part of the record, located on subject property.

BOA-8625 June 1975: The Board of Adjustment **approved** an exception to use property as a public park with facilities as presented, per plot plan, located on subject property.

BOA-8114 November 1973: The Board of Adjustment **approved** an exception to use property for a Salvation Army Family Center with playgrounds for all ages in an RM-1 District, located on subject property.

Z-4241 June 1973: All concurred in **approval** of a request for *rezoning* a tract of land from AG, IL, IM, CH, and RM-1 to AG, OM, CS, IL, RM-1, RM-3, and RS-3, partially located on subject property. (Ordinance 12869 June 1973)

Surrounding Property:

BOA-21724 June 2014: The Board of Adjustment **approved** a *variance* of the required parking from 35 spaces to 31 spaces for light manufacturing/industry, subject to plan, on property located at the Northwest corner of West 21st Street South and Southwest Boulevard.

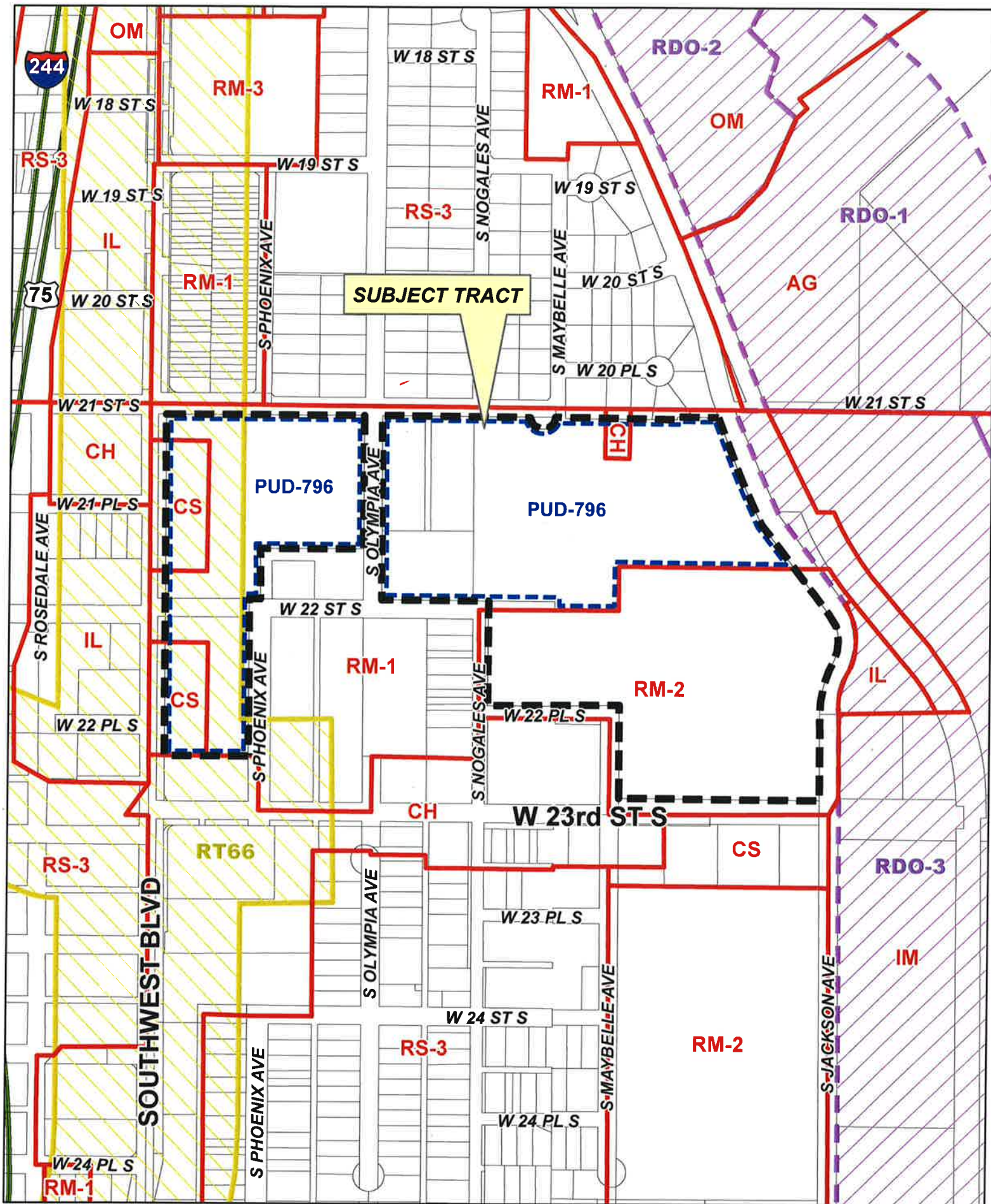
BOA-20716 July 2008: The Board of Adjustment **approved** a *special exception* to permit a community and educational services to include an accessory retail food outlet (Use Unit 5) in the RM-1 district; and a *variance* of the minimum building setback of 25 feet from an abutting R zoned property, on property located at 2232 South Nogales Avenue.

BOA-20679 May 2008: The Board of Adjustment **approved** a *special exception* to permit a church use in an IL district to permit an accessory gym addition to an existing church, on property located at the Northwest corner of West 22nd Street South and Southwest Boulevard.

Z-6815 June 2001: All concurred in **approval** of a request for *rezoning* a 1.63± acre tract of land from CH/OL to CH on property located on the south side of West 22nd Place between South Nogales and South Maybelle Avenue.

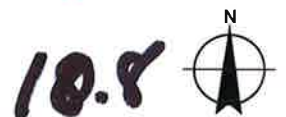
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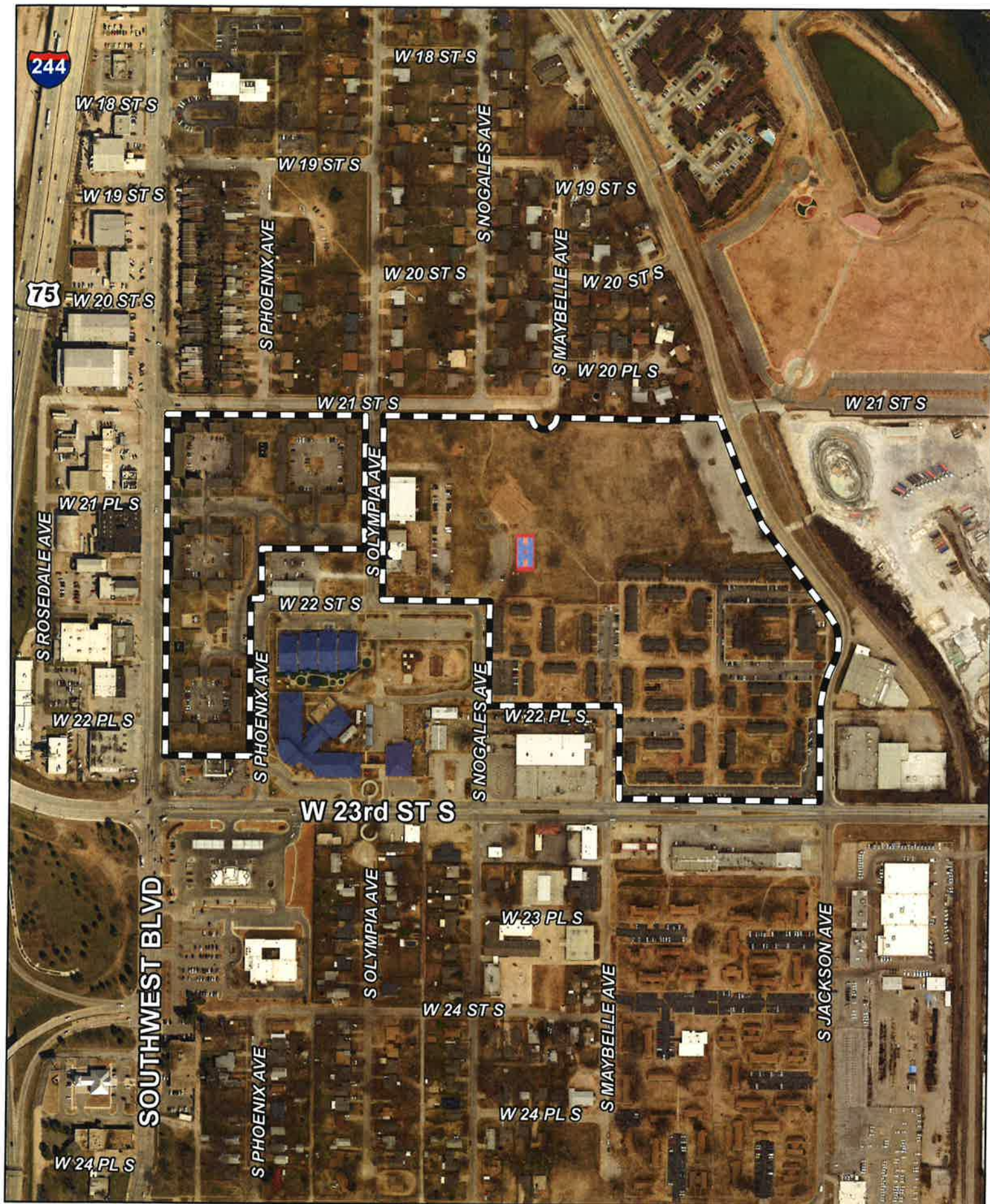
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Subject Tract

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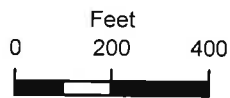
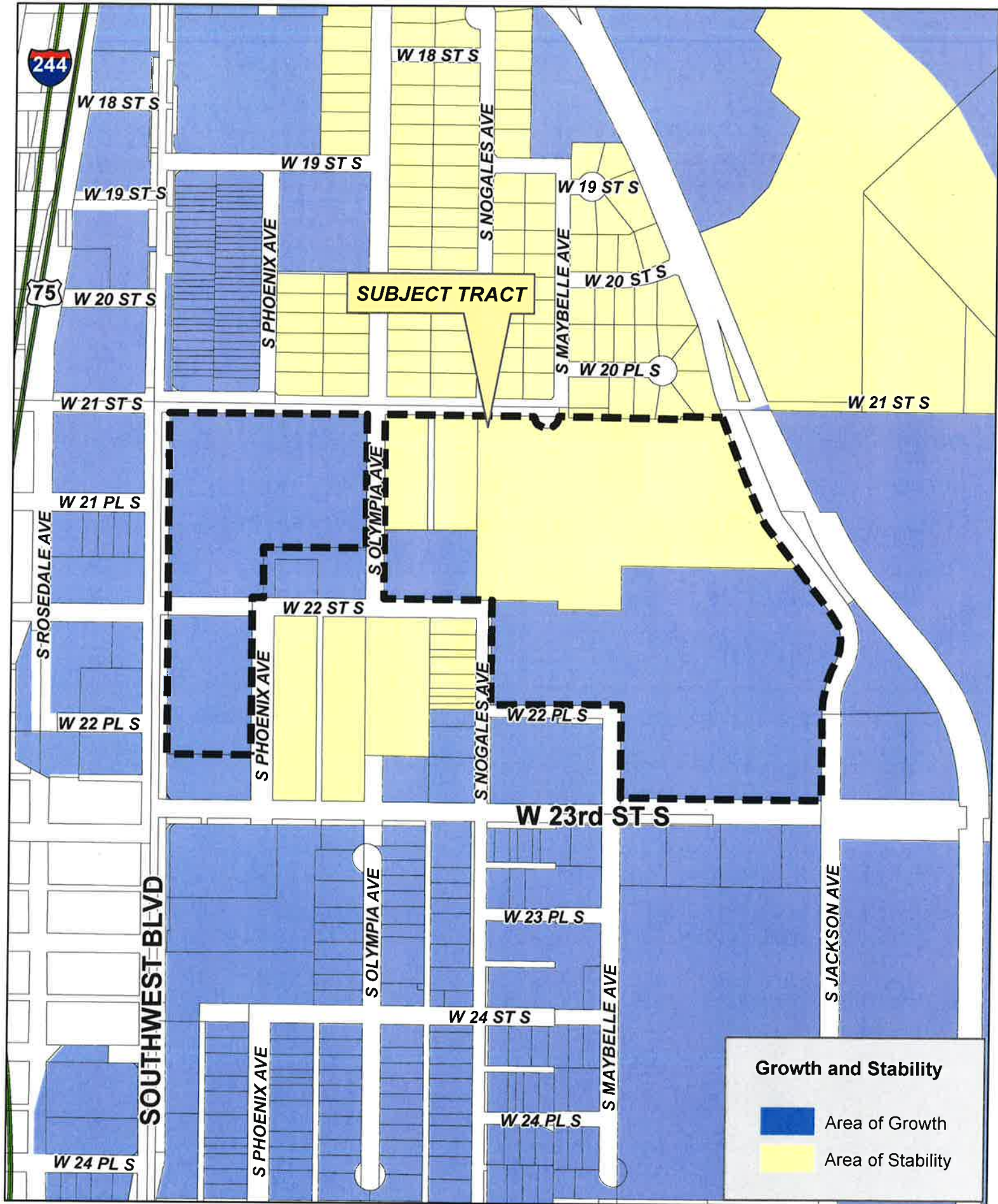
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018







Z-7494

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CURRENT SITE PLAN

RIVER WEST CHOICE NEIGHBORHOOD IMPLEMENTATION MASTER PLAN / TULSA, OKLAHOMA / 30 AUGUST 2018

10.12 UDA
URBAN DESIGN ASSOCIATES



Tulsa Metropolitan Area
Planning Commission

Case Number: PUD-796-A

Related to Z-7494

Hearing Date: 8/21/2019

Applicant requested continuance from 8/7/2019

Case Report Prepared by:

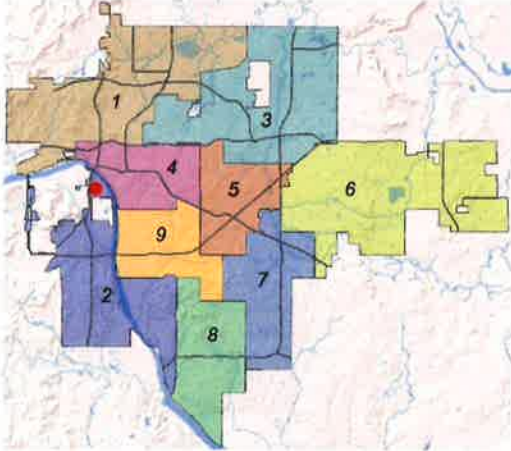
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Mark Capron

Property Owner: BRIGHTWATERS HOUSING
PARTNERS LP C/O Community Action Project of
Tulsa County and the City of Tulsa

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Multi family housing, park and open
space

Proposed Use: Multifamily Housing, Mixed Use
Buildings and a park

Concept summary: Abandon PUD 796-A. Rezone a
larger tract of land to MX1-U-55

Tract Size: 25.7 ± acres

Location: Southeast corner of Southwest Boulevard
and West 21st Street South

Zoning:

Existing Zoning: PUD-796, CH, CS, RM-1

Applicants Proposed Zoning: MX1-U-45

Staff Recommended Zoning: MX1-U-55

Comprehensive Plan:

Land Use Map: Neighborhood Center, Park and
Open Space, Existing Neighborhood

Stability and Growth Map: Area of Growth, Area
of Stability

Staff Recommendation:

**Staff recommends approval of the abandonment
of PUD 796 in its entirety but only if Z-7494 is
approved.**

Staff Data:

TRS: 9214

CZM: 36

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith



SECTION I: PUD-796-A

DEVELOPMENT CONCEPT: The abandonment of PUD 796 with a concurrent rezoning application outlined in Z-7494 is for a tract of land that is north of West 23rd Street South and is in the core of the Eugene Field Small Area Plan east of Southwest Boulevard. Abandoning the PUD and rezoning to MX1-U-55 will simplify the development process. MX1-U-55 will allow uses and require building placement similar to the expected development outlined in PUD 794. The general configuration of the proposed development changed over the last several years and included land outside the PUD. The zoning ordinance does not allow an expansion of the boundary of the PUD. As a result of that limitation it was determined that rezoning the entire tract was the best comprehensive solution.

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:
 - Concept Plan

DETAILED STAFF RECOMMENDATION:

Abandonment of PUD-796 and rezoning the entire property to MX1-U-45 as requested by the applicant is consistent with the multiple land use designations in the comprehensive plan. The subject property includes a mix of neighborhood center, parks and open space, and a mixed-use corridor. MX-1 is a neighborhood scale zoning designation and the urban character designation allows uses consistent with the vision of the small area plan and the concept plan shown. The applicant requests a 45' maximum height however staff supports a 55 foot height to allow a greater density development in this area and construct buildings similar to those shown in the small rea plan and,

MX1-U-55 is non injurious to the proximate properties and,

MX1-U-55 accomplishes the same goals as defined in the Planned Unit Development that will be abandon in conjunction with this zoning request and,

MX1-U-55 is consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-796-A which abandons all of the provisions of PUD 796 but only if Z-7494 is approved.

SECTION II: Supporting Documentation (REFER TO Z-7494 FOR ALL SUPPORTING DOCUMENTATION)

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The existing PUD-796 was prepared prior to the adoption of our current zoning code in 2016. Our current zoning code supports mixed use development opportunities that could not developed with a "straight" zoning category prior to the 2016 adoption date. MX-1-U in our current code provides appropriate zoning regulations for the planned Eugene Fields project that was contemplated at the time. The proposed redevelopment strategy of this area has not significantly changed but future development can proceed without additional public

11.2

hearings and detailed site plan approval by the planning commission staff. Requested rezoning is consistent with the small area plan and with the Tulsa Comprehensive Plan.

The request on the subject property may warrant future consideration for amending the land use designation from multiple categories to a single neighborhood center. Staff will review the land use plan map and make further recommendations during the annual review of the land use plan maps.

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 22903 dated July 23, 2013 established zoning for the subject property.

Subject Property:

SA-4 (Route 66 Overlay) June 2018: All concurred in **approval** to apply supplemental *RT66 (Route 66 Overlay)* zoning to multiple properties along South 193rd East Avenue, East 11th Street, South Mingo Road, East Admiral Boulevard, East Admiral Place, West 11th Street South, and Southwest Boulevard, on a portion of the subject property along Southwest Boulevard.

PUD-796 June 2013: All concurred in **approval** of a proposed *Planned Unit Development* on a 26.75± acre tract of land for mixed use (apartments, retail, and offices) on property located south and east of the southeast corner of Southwest Boulevard and West 21st Street. (Ordinance 22903 July 23, 2013)

Z-7226 June 2013: All concurred in **approval** of a request for *rezoning* a 2.57± acre tract of land from RM-1 to CS on property located at the southeast corner of Southwest Boulevard and West 21st Street. (Ordinance 22903)

BOA-21204 January 2011: The Board of Adjustment **approved** a *variance* of the front yard requirement in an RM-1 district to permit a replacement guard shack, subject to conditions, located on subject property.

BOA-15785 July 1991: The Board of Adjustment **approved** a *special exception* to permit a Salvation Army recreation center in an RM-1 zoned district, per plan submitted, located on subject property.

BOA-8625 June 1975: The Board of Adjustment **approved** an exception to use property as a public park with facilities as presented, per plot plan, located on subject property.

BOA-8114 November 1973: The Board of Adjustment **approved** an exception to use property for a Salvation Army Family Center with playgrounds for all ages in an RM-1 District, located on subject property.

Z-4241 June 1973: All concurred in **approval** of a request for *rezoning* a tract of land from AG, IL, IM, CH, and RM-1 to AG, OM, CS, IL, RM-1, RM-3, and RS-3, partially located on subject property. (Ordinance 12869 June 1973)

Surrounding Property:

BOA-21724 June 2014: The Board of Adjustment **approved** a *variance* of the required parking from 35 spaces to 31 spaces for light manufacturing/industry, subject to plan, on property located at the Northwest corner of West 21st Street South and Southwest Boulevard.

BOA-20716 July 2008: The Board of Adjustment **approved** a *special exception* to permit a community and educational services to include an accessory retail food outlet (Use Unit 5) in the RM-1 district; and a *variance* of the minimum building setback of 25 feet from an abutting R zoned property, on property located at 2232 South Nogales Avenue.

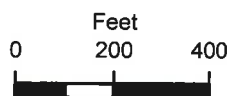
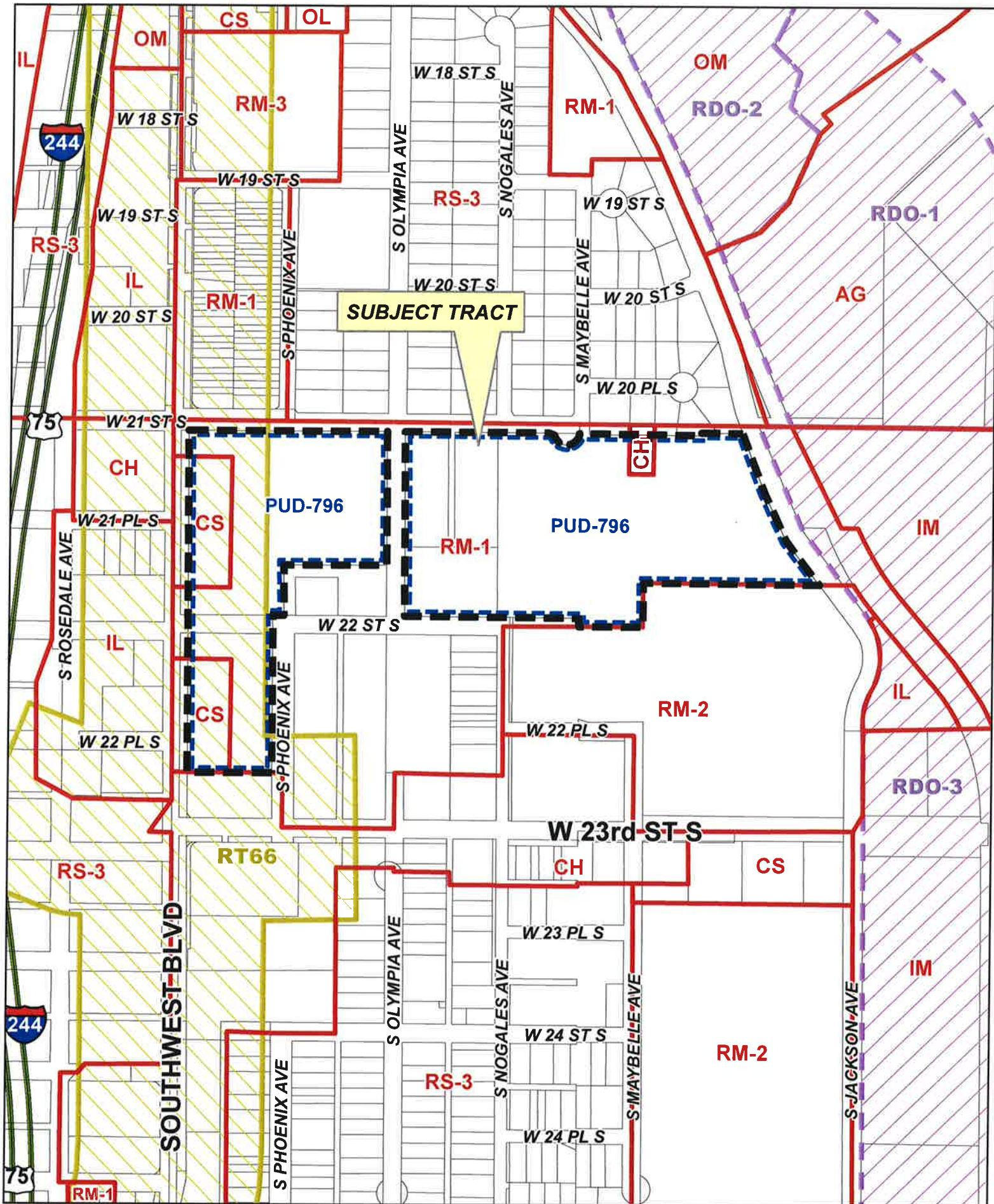
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BOA-9047 June 1976: The Board of Adjustment **approved** an *exception* to modify the screening requirements where an alternative screening will provide visual separation of uses, subject to an agreement between the property owners being made a part of the record, located at the northwest corner of West 23rd Street South and South Jackson Avenue.

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PUD-796-A

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Subject
Tract

PUD-796-A

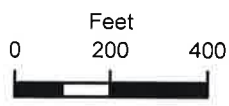
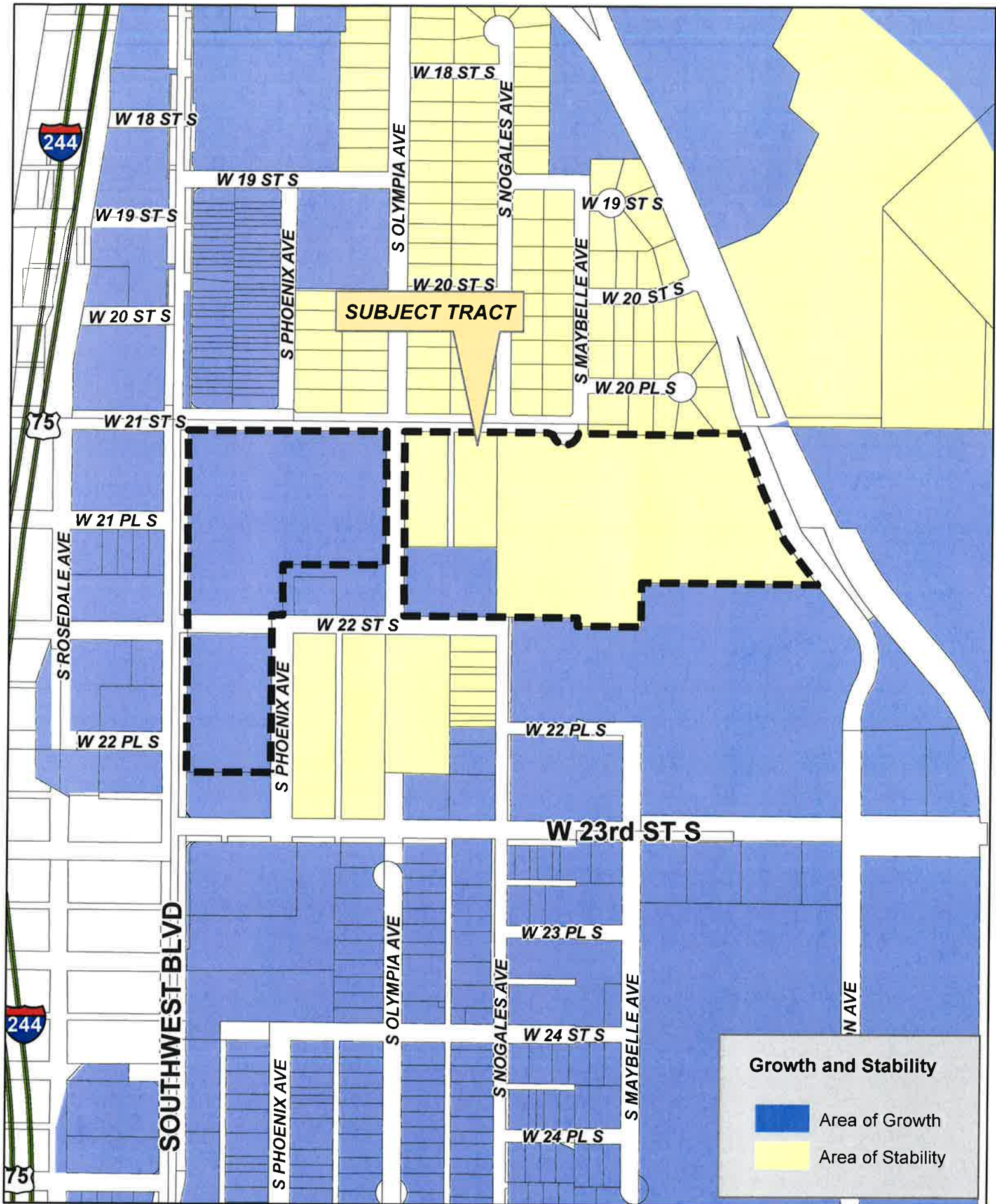
19-12 14

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

Aerial Photo Date: February 2018



116



PUD-796-A

19-12 14







CURRENT SITE PLAN

Abandonment of PUD - 796



11.9



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-489

Hearing Date: 8/21/2019

Case Report Prepared by:

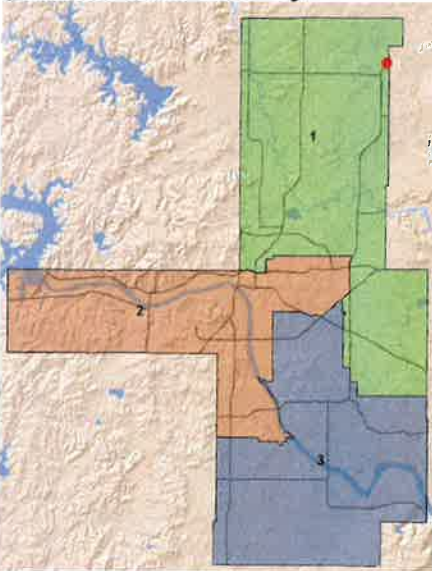
Jay Hoyt

Owner and Applicant Information:

Applicant: Hawk-I Properties

Property Owner: HAWK-I PROPERTIES LLC

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Professional Office

Concept summary: Rezone from AG to CS to permit a professional office.

Tract Size: 2.65 ± acres

Location: Southwest corner of North Highway 169 and North 143rd East Avenue

15326 N143rd E Ave

Zoning:

Existing Zoning: AG

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: N/A

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends denial.

Staff Data:

TRS: 2421

CZM: 75

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: CZ-489

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to CS in order to permit a professional office on the subject lot.

This site is outside of Tulsa County Comprehensive Plans, however it is located within the area of the City of Collinsville Comprehensive Plan 2030. This Plan calls out the subject lot as Residential, Medium Intensity. Based on the land use vision of the City of Collinsville and the residential and rural characteristics of the surrounding area, the proposed CS zoning would not be appropriate for the subject lot.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)

DETAILED STAFF RECOMMENDATION:

CZ-489 is not consistent with the City of Collinsville Comprehensive Plan;

CZ-489 could be injurious to surrounding proximate properties;

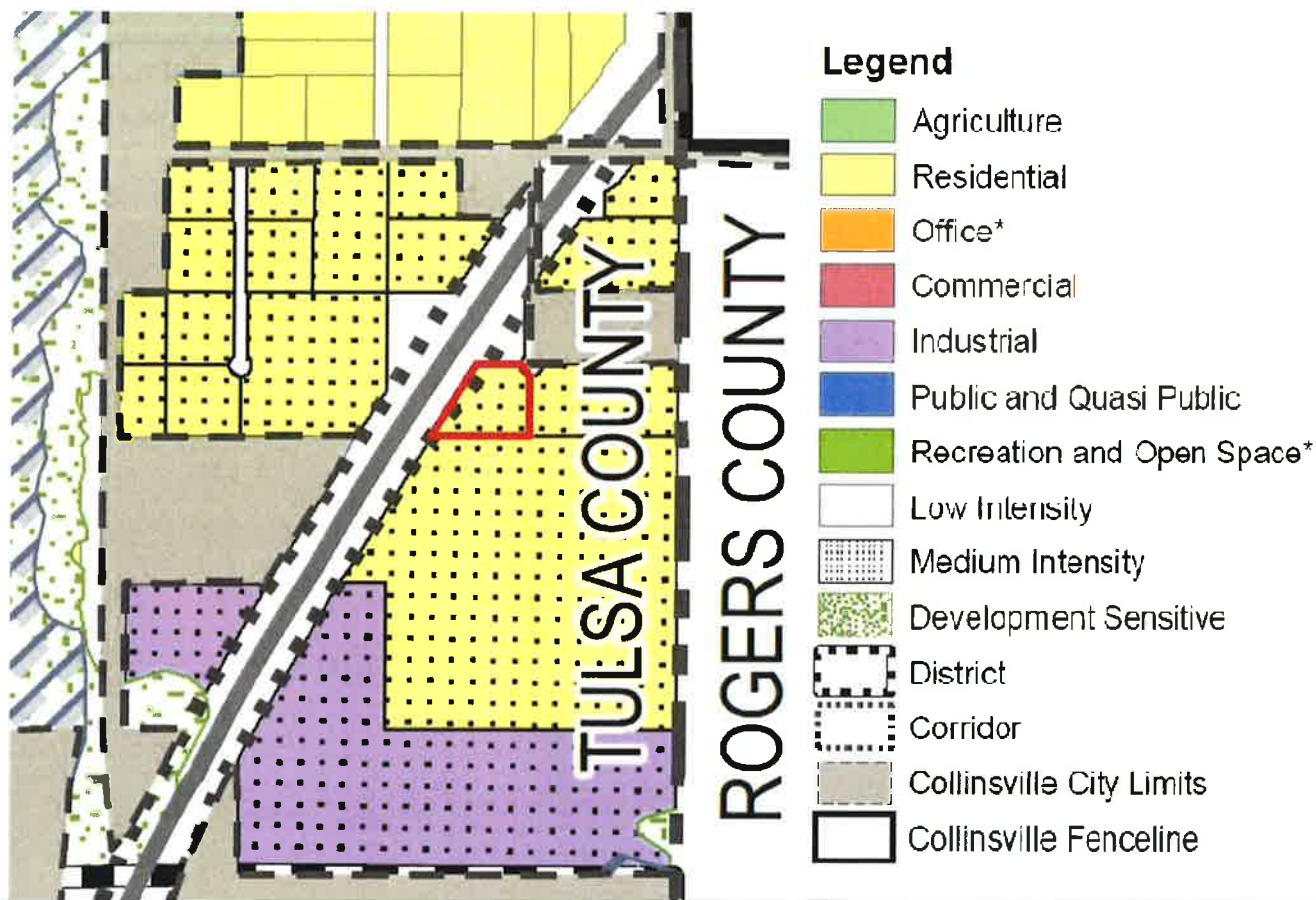
CZ-489 is not consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Denial of CZ-489 to rezone property from AG to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the City of Collinsville 2030 Comprehensive Plan area and is designated as Residential/Medium Intensity in their Land Use Categories.



Land Use Vision:

Land Use Plan map designation: Residential / Medium Intensity per City of Collinsville 2030 Comprehensive Plan

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: N 143rd E Ave does not have an MSHP designation

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 currently contains a single family residence and agricultural area.

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
N 143 rd E Ave	None	None	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	None	N/A	Vacant/Hwy 169
South	AG	Residential (Collinsville)	N/A	Vacant / Agricultural
East	AG	Residential (Collinsville)	N/A	Residential
West	AG	Residential (Collinsville)	N/A	Hwy 169

SECTION III: Relevant Zoning History

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

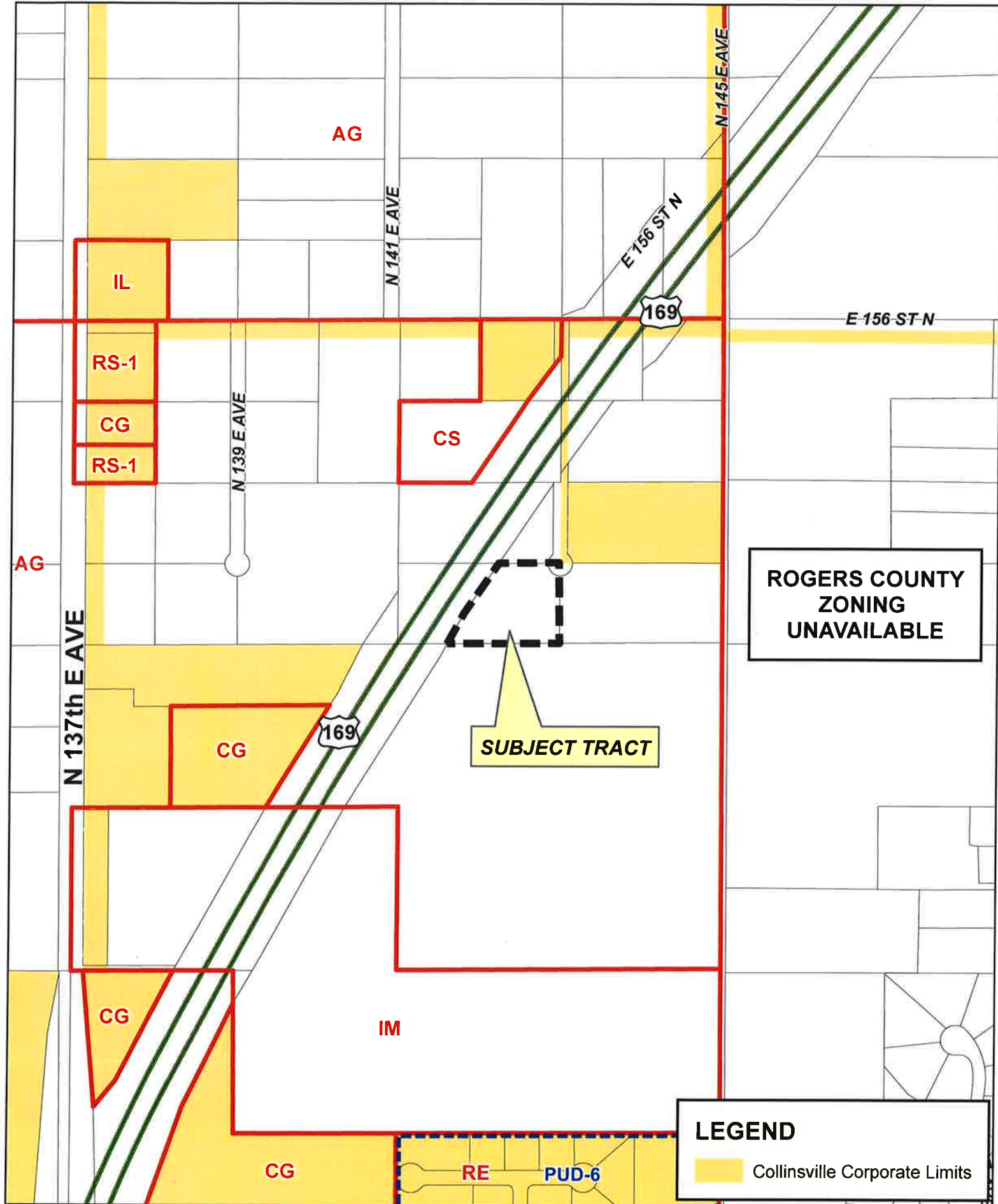
Subject Property: No relevant history

Surrounding Property:

CZ-410 November 2011 : All concurred in **denial** of a request for *rezoning* a 2.5± acre tract of land from AG to CG; all concurred in **approval** of a request for *rezoning* a 2.5± acre tract of land from AG to CS on property located south of the southwest corner of East 156th Street North and Highway 169.

8/7/2019 1:30 PM

12.4



ROGERS COUNTY
ZONING
UNAVAILABLE

SUBJECT TRACT

LEGEND

 Collinsville Corporate Limits



CZ-489

22-14 21





N 137th E AVE

N 139 E AVE

N 141 E AVE

N 143 E AVE

N 145 E AVE

N 148 E AVE

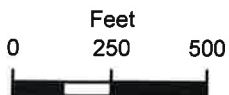
E 156 ST N

E 156 ST N

E 150 ST N

169

169



Subject
Tract

CZ-489

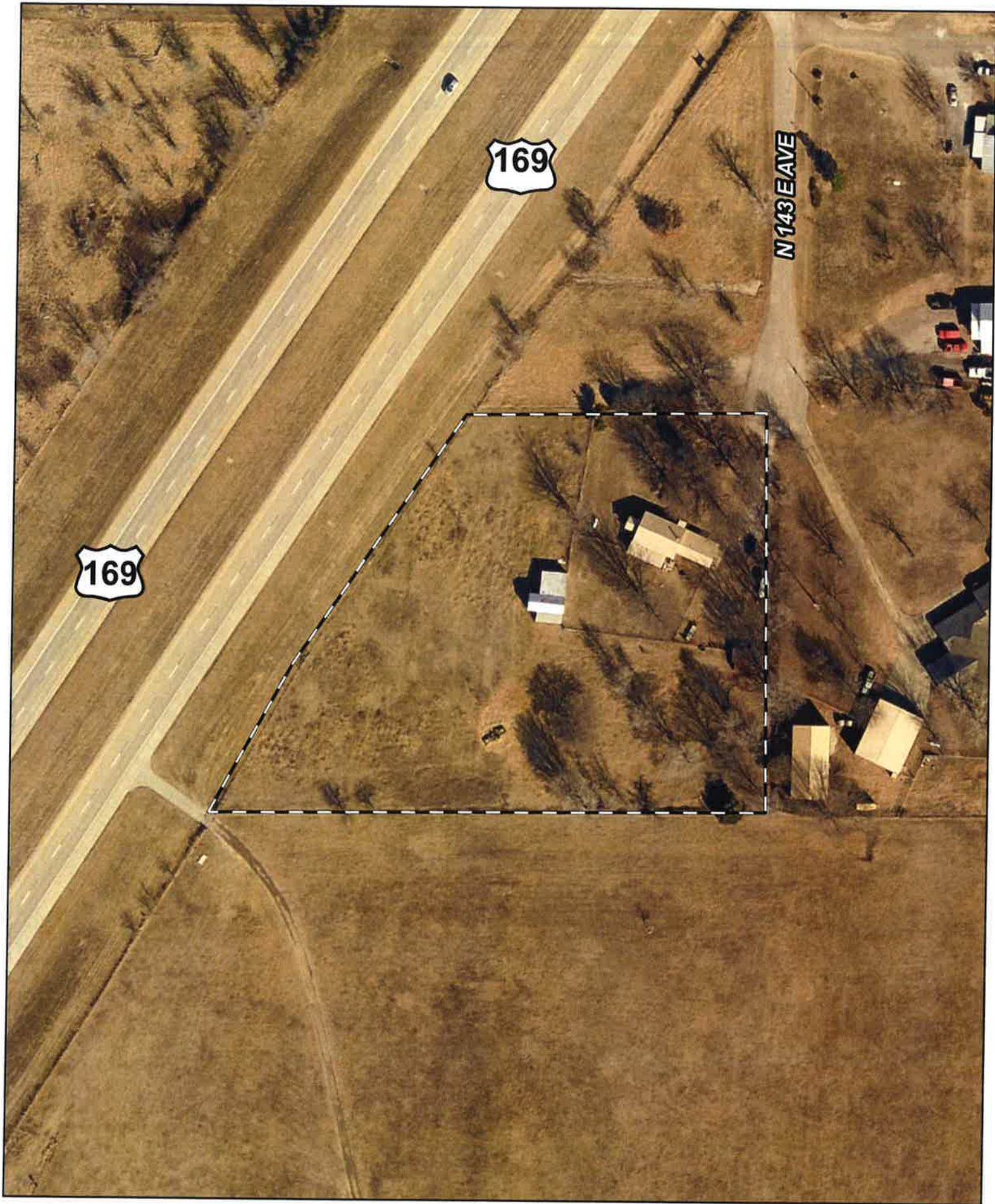
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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0 50 100
Feet



Subject
Tract

CZ-489

22-14 21

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

Aerial Photo Date: February 2018

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