CONSIDER, DISCUSS AND/OR TAKE ACTION ON:

Call to Order:

REPORTS:

Chairman's Report:

Work session Report:

Director's Report:

1. Amend the minutes of October 16, 2019, Meeting No. 2804 to correct a legal description for Z-7498

CONSENT AGENDA:

All matters under "Consent" are considered by the Planning Commission to be routine and will be enacted by one motion. Any Planning Commission member may, however, remove an item by request.

NONE

PUBLIC HEARINGS:

2. **Stone Lake Phase V** (County) Preliminary Plat, Location: West of the southwest corner of North Sheridan Road and East 136th Street North

3. **Battle Creek Park Phase III** (CD 6) Preliminary Plat, Location: East of the northeast corner of South 145th East Avenue and East 41st Street South

4. **Z-7503 David Henke/City Council** (CD 4) Location: North of the Northeast corner of East 11th Street South and South Peoria Avenue requesting rezoning from **RS-4 and CH to MX1-F-U** west of the alley centerline and **MX1-F-35** east of the alley centerline (Continued from October 16, 2019, November 6, 2019 and November 20, 2019 – original application requested MX1-U-U)
5. **Z-7513 Natalie Funk (CD 5)** Location: South of the southwest corner of South Hudson Avenue and East 11th Street South requesting rezoning from CH to IL to permit light manufacturing and a medical marijuana grow facility.

6. **PUD-533-C Lou Reynolds (CD 5)** Location: Northeast of the northeast corner of I-44 East and South Memorial Drive requesting a **PUD Major Amendment** to allow a truck rental facility on the subject lot.

7. **Z-7515 GC Real Estate (County)** Location: Multiple parcels south and west of the southwest corner of East Latimer Place and North Peoria Avenue requesting rezoning from IL, RM-1 and IM to CH with an **optional development plan** to support a Mixed-Use development (Staff requests continuance to December 18, 2019).

8. **Z-7516 Justin Moura (CD 3)** Location: West of the southwest corner of East Admiral Place and North Harvard Avenue requesting rezoning from CH to IL **with optional development plan** to permit a medical marijuana growing facility and low-impact processing.

9. **Z-7517 Tulsa Habitat for Humanity, INC (CD 5)** Location: West of the southwest corner of East 31st Street South and South Sheridan Avenue requesting rezoning from RS-3 to RS-4 to permit single family housing.

**OTHER BUSINESS**

10. **TMAPC Meeting Time** amend 2020 TMAPC schedule to change meetings from 1:30PM to 1:00PM.

11. **Commissioners' Comments**

**ADJOURN**

CD = Council District

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

Visit our website at [www.tmapc.org](http://www.tmapc.org)  email address: esubmit@incog.org
TMAPC Mission Statement: The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.
### Case Report Prepared by:
Nathan Foster

### Owner and Applicant Information:
**Applicant:** Kellogg Engineering, Harley Swan  
**Owner:** K&S Developments, INC

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

![Location Map Image]

### Applicant Proposal:
**Preliminary Plat**  
19 lots, 3 blocks, 14.09 ± acres  
**Location:** West of the southwest corner of North Sheridan Road and East 136<sup>th</sup> Street North

### Zoning:
**RE (Residential Estate)**

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

### County Commission District:
**1**  
**Commissioner Name:** Stan Sallee

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

Stone Lake Phase V - (County)
West of the southwest corner of North Sheridan Road and East 136th Street
North

This plat consists of 19 lots, 3 blocks on 14.09 ± acres.

The Technical Advisory Committee (TAC) met on November 7, 2019 and provided the following conditions:

1. **Zoning:** The property has been rezoned to RE (Residential - Estate). All lots are required to comply with the bulk and area requirements for the RE district in the Tulsa County Zoning Code.

2. **Addressing:** INCOG will assign addresses. Include assigned addresses on the face of the final plat.

3. **Transportation & Traffic:** Include street names on the final plat. Stub streets must be marked with notification for future extension per the Subdivision & Development Regulations.

4. **Sewer:** Oklahoma Department of Environmental Quality will be required to approve the use of on-site sewage disposal systems within the subdivision. Previous phases are also on aerobic septic systems.

5. **Water:** Water service to be provided by Rural Water District 3, Washington County. Final plat will require a release by the RWD.

6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat. Provide C.A. number under surveyor information and provide renewal date. Update location map to reflect only platted properties and label all other property “Unplatted”. Indicate “Project Location” or “Site” in the location map for the property being platted. Add Tulsa County signature block to face of the plat for official endorsements. Ensure written legal description and face of the plat match. Remove contours from final plat.

7. **Stormwater, Drainage, & Floodplain:** Drainage plans must be submitted and approved by the Tulsa County Engineer. If additional easements are required, make sure they are included on the final plat.

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

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations.
PRELIMINARY PLAT
STONE LAKE PHASE V
PART OF THE NE/4 OF SECTION 34, T-22-N, R.-13-E I.D.&R.
TULSA COUNTY, STATE OF OKLAHOMA
ZONED R-2
ALL CONTAINING 14.40 ACRES MORE OR LESS

OWNER/DEVELOPER:
K & S DEVELOPMENT, INC.
1315 C. 19TH ST., N., SUITE 200
OKLAHOMA CITY, OKLAHOMA 73103
PHONE: (405) 232-6000
FAX: (405) 232-6001
EMAIL: brian@kandssite.com

ENGINEER:
KELLOGG ENGINEERING, INC.
6755 SOUTH 4880 ROAD
TULSA, OKLAHOMA 74106
PHONE: (918) 275-4880
FAX: (918) 275-7193
EMAIL: info@kelloggeng.com
CERT. OF AUTHENTICATION NO. 2766
RENEWAL DATE: JUNE 30, 2021

SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC.
P.O. BOX 1078
CLAREMORE, OKLAHOMA 74019
PHONE: (918) 271-9081
FAX: (918) 271-0807
EMAIL: Benchmark@BenchmarkOK.com
REVIEW DATE: JUNE 30, 2020

DEED OF DEDICATION
STONE LAKE, a body of engineering monuments and natural beauty, is the owner and holds as owner the premises described above. The recorder and the county are hereby notified of the dedication and reserved by the owner and holds as owner the premises described above. The owner and holds as owner the premises described above.

LEGAL DESCRIPTION:
The owner, K & S DEVELOPMENT, INC., in the NE/4 of Section 34, T-22-N, R.-13-E I.D.&R., TULSA COUNTY, STATE OF OKLAHOMA, ZONED R-2, contains 14.40 acres more or less.

SURVEY DATA:
The survey was performed by Benchmark Surveying and Land Services, Inc., P.O. Box 1078, Claremore, Oklahoma 74019, Phone: (918) 271-9081, Fax: (918) 271-0807, Email: Benchmark@BenchmarkOK.com.

REVIEW DATE:
June 30, 2020

THESE PLATS ARE INDICATIVE OF THE OWNER'S INTENT TO DEVELOP THE PROPERTY AS DESCRIBED ABOVE.

CONSTRUCTION NOTES:
1. WATER SERVICE: VISIBLE WATER SHALT BE PROVIDED ON TRUE FLAT AT SECTIONS 17 AND 23. 2. NON-METAL SEWER: SEWER WILL BE SERVED BY OCCUPANT. 3. ELECTRIC SERVICE: ELECTRIC SERVICE WILL BE SUPPLIED BY OWNER.

ADDITIONAL INFORMATION:
This preliminary plat is representative, and any errors or omissions herein are not intended to bind the owner or developer. The property is subject to the applicable laws and regulations.

Scales:
1. CURVE TABLE
   2. TRUE FLAT

Due to the nature of this document, it is not possible to transcribe the full text accurately. It is recommended to review the document in its entirety for comprehensive information.
PRELIMINARY PLAT
STONE LAKE PHASE V
TULSA COUNTY, STATE OF OKLAHOMA

THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARTICLE I - GENERAL PROVISIONS

1. Termination and Application: This Declaration of Covenants, Conditions and Restrictions is made by the Owners and shall be applied to the Property of Stone Lake Phase V as defined in Article II - Property Description.

2. Definitions: Unless otherwise defined herein, words and phrases as used in this Declaration shall have the meanings ascribed to them in Article II - Property Description.

3. Purpose: The purpose of this Declaration is to establish, maintain and enforce uniform high standards of property development, maintenance and use of the Property and to promote and ensure the peace, comfort, safety, health and welfare of the Owners of the Property.

ARTICLE II - PROPERTY DESCRIPTION

1. Property Description: The Property is located in Tulsa County, State of Oklahoma, and is described as follows:

ARTICLE III - COVENANTS

1. Covenants: The Covenants, Conditions and Restrictions are as follows:

2. Lot Ownership: Each Owner shall have a right to exclusive use and possession of his Lot and the airspace above his Lot.

3. Property Use: No building, structure, or improvement shall be erected, maintained or used on a Lot, or the Property generally, in a manner inconsistent with the Architectural Standards and Environmental Standards set forth in this Declaration.

4. Architectural Standards: The Architectural Standards shall be as follows:

5. Environmental Standards: The Environmental Standards shall be as follows:

ARTICLE IV - CONDITIONS

1. Conditions: The Conditions are as follows:

2. Environmental Considerations: The Environmental Considerations shall be as follows:

3. Architectural Considerations: The Architectural Considerations shall be as follows:

ARTICLE V - RESTRICTIONS

1. Restrictions: The Restrictions are as follows:

2. Lot Size: No Lot shall be less than five thousand square feet in area.

3. Minimum Lot Size: No Lot shall be less than five thousand square feet in area.

4. Lot Line Setback: The Lot Line Setback shall be as follows:

ARTICLE VI - ENFORCEMENT

1. Enforcement: This Declaration shall be enforced by the Owners and their duly authorized agents.

2. Remedies: The remedies provided in this Declaration may be used by any Owner or the Owners in any combination.

3. Expenses: The costs of enforcement shall be borne by the Owner or Owners responsible therefor.

ARTICLE VII - GENERAL PROVISIONS

1. Amendment: This Declaration may be amended by the Owners by a vote of two-thirds of the Owners of the Property.

2. Assignment: No part of this Declaration may be assigned, transferred or conveyed without the consent of the Owners.

3. Governing Law: This Declaration shall be governed by the laws of the State of Oklahoma.
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Nicole Watts, KKT Architects</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> Glenwood Homes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Location Map:</strong> (shown with City Council Districts)</th>
<th><strong>Applicant Proposal:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>[Map showing City Council Districts]</td>
<td>Preliminary Plat</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> RS-3</th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the preliminary plat.</td>
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</table>

<table>
<thead>
<tr>
<th><strong>City Council District 6:</strong></th>
<th><strong>County Commission District 1:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Councilor Name:</strong> Connie Dodson</td>
<td><strong>Commissioner Name:</strong> Stan Sallee</td>
</tr>
</tbody>
</table>

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

Battle Creek Park Phase III - (CD 6)
East of the northeast corner of South 145th East Avenue and East 41st Street
South

This plat consists of 110 lots, 5 blocks, 27.62± acres.

The Technical Advisory Committee (TAC) met on November 21, 2019 and provided the following conditions:

1. Zoning: The property is zoned RS-3 (Residential Single-Family). All lots proposed are required to conform to the RS-3 lot regulations found in the City of Tulsa Zoning Code.

2. Addressing: City of Tulsa will assign addresses to the plat. Address assignments must be shown on the face of the final plat.

3. Transportation & Traffic: Infrastructure Development Plans (IDP) must include all required streets, ADA ramps, and sidewalks within the public ROW. IDP must be approved prior to approval of the final plat. Correct street names on the face of the plat.

4. Sewer: Sanitary sewer extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions.

5. Water: Water main extensions are required to obtain IDP approval prior to release of the final plat. Adequate easement must be provided to cover all proposed extensions.

6. Engineering Graphics: Submit a subdivision data control sheet with final plat. Provide C.A. number under surveyor information and provide renewal date. Update location map to reflect only platted properties and label all other property "Unplatted." Indicate "Project Location" or "Site" in the location map for the property being platted. Graphically show all property pins found or set that are associated with the plat. Ensure written legal and face of the plat match.

7. Stormwater, Drainage, & Floodplain: Drainage plans must be submitted and approved through the IDP process. Approval for IDP must be obtained prior to approval of the final plat.

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

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

- **Area of Growth**
- **Area of Stability**

**SUBJECT TRACT**

**BATTLE CREEK PARK PHASE III**

19-14 22
SUBJECT TRACT LAND USE PLAN NEW NEIGHBORHOOD

Land Use Plan Categories:
- Downtown
- Downtown Neighborhood
- Main Street
- Mixed-Use Corridor
- Regional Center
- Town Center
- Neighborhood Center
- Employment
- New Neighborhood
- Existing Neighborhood
- Park and Open Space
- Arkansas River Corridor
Preliminary Plat
Battle Creek Park Phase III

A Subdivision in Tulsa County, Oklahoma, being part of the South Half (S/2) of Section Twenty-Two (22), Township Nineteen (19) South, Range Twenty-One (21) East, of the Indian Base and...
Battle Creek Park PHASE III

A SUBMISSION IN TULSA COUNTY, OKLAHOMA BEING PART OF THE SOUTH HALF (1/2) OF SECTION TWENTY-TWO (22), TOWNSHIP NINETEEN (19) SOUTH, RANGE TWENTY-FIVE (25) EAST, IN THE ISSAQUA BASIN AND MEDINAH, CITY OF TULSA, COUNTY OF OKLAHOMA.

PRELIMINARY PLAT

Battle Creek Park PHASE III

3.5
PRELIMINARY PLAT

Battle Creek Park PHASE III

A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, BEING PART OF THE SOUTH HALF (1/2) OF SECTION TWENTY-TWO (22), TOWNSHIP TWENTY-FIVE (25), RANGE TWENTY-FOUR (24), EAST ON THE INDIAN RACE AND MAIN, CITY OF TULSA TULSA COUNTY, STATE OF OKLAHOMA

SECTION II. DEVELOPMENT, EQUIMENT, ENVIRONMENT AND PERMISSIBILITY

A. ENVIRONMENT

The proposed site, being twenty acres in size, will be located in an area which will be slightly elevated from the surrounding areas, providing a beautiful vista of the surrounding landscape. The site will be well drained and free from standing water, which will be beneficial for landscaping. The soil type is loamy sand, which is well suited for the proposed development. The site is located in an area that is free from any significant geological hazards. The proposed development will be designed to minimize its impact on the environment.

B. EQUIMENT

The site will be equipped with a public water supply system, a public sewer system, and a public road system. The public water supply system will provide a sufficient amount of water for the proposed development. The public sewer system will be designed to handle the anticipated sewage flow. The public road system will provide access to the site.

C. ENVIRONMENTAL

The proposed development will be designed to minimize its impact on the environment. The site will be landscaped to provide a pleasant view of the surrounding landscape. The site will be designed to minimize the amount of water runoff. The site will be designed to minimize the amount of noise.

D. PERMISSIBILITY

The proposed development will be permitted by the local authorities. The site will be zoned for residential use. The site will be permitted by the local authorities. The site will be permitted by the local authorities.

C. AMENDMENT

The proposed development will be designed to minimize its impact on the environment. The site will be landscaped to provide a pleasant view of the surrounding landscape. The site will be designed to minimize the amount of water runoff. The site will be designed to minimize the amount of noise.

D. PERMISSIBILITY

The proposed development will be permitted by the local authorities. The site will be zoned for residential use. The site will be permitted by the local authorities. The site will be permitted by the local authorities.
CONCEPTUAL UTILITY LAYOUT

Battle Creek Park Phase III

A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, BEING PART OF THE SOUTH HALF (S/2) OF SECTION TWENTY-TWO (22), TOWNSHIP NORTHEAST (T/NE), RANGE FOURTEEN (14), EAST OF THE OUTFALL BASE AND BEYOND, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA.

OWNER:
Glen Wood Homes, L.P.
2252 N Broadway
Moore, Oklahoma 73160
Phone: (405) 680-2222

ENGINEER:
KFT Architects, Inc.
200 South Main Plaza
Tulsa, Oklahoma 74114
Phone: (918) 744-4700
An HNTB Company, P.O. Box 14111
OKC, OK 73141
Drapers, OK 73108
www.KFTArchitects.com

SURVEYOR:
Atlas Land Office, Inc.
225 South Main Street
Wagoner, Oklahoma 74467
Phone: (918) 488-9867
www.atlaslandoffice.com

THE CHOICE AT BATTLE CREEK

LOCATION MAP

Glen Wood Homes, L.P.
2252 N Broadway
Moore, Oklahoma 73160
Phone: (405) 680-2222

KFT Architects, Inc.
200 South Main Plaza
Tulsa, Oklahoma 74114
Phone: (918) 744-4700

Atlas Land Office, Inc.
225 South Main Street
Wagoner, Oklahoma 74467
Phone: (918) 488-9867

ENGINEER

SURVEYOR

OKC ARCHITECTS

OKLAHOMA STATE UNIVERSITY

BATTLE CREEK PARK PHASE III

LOCATION MAP

SOUTHWEST CORNER

TOWN 22 R 14

TULSA COUNTY

WAGONER COUNTY

OKLAHOMA

AMERICA

310
**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
- **Applicant:** City Council C/O David Henke
- **Property Owner:** NORIA PROPERTIES LLC

**Applicant Proposal:**
- **Present Use:** Vacant
- **Proposed Use:** Mixed Use Building

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

**Tract Size:** 1.89 ± acres

**Location:** North of the Northeast corner of East 11th Street South & South Peoria Avenue

**Zoning:**
- **Existing Zoning:** RS-4, CH
- **Proposed Zoning:**
  - Amended applicant request:
    - MX1-U-U west of the alley centerline
    - MX1-F-35 East of the alley centerline
  - Original application: MX1-U-U for entire site.

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

**Staff Recommendation:**
Staff recommends approval of MX1-U-U west of the alley centerline and MX1-F-35 east of the alley centerline.

**Staff Data:**
- **TRS:** 9306
- **CZM:** 37

**City Council District:** 4
- **Councilor Name:** Kara Joy McKee

**County Commission District:** 2
- **Commissioner Name:** Karen Keith
SECTION I: Z-7503

DEVELOPMENT CONCEPT: This request for rezoning is responsive to a City Council initiative to encourage mixed-use development along the bus rapid transit system route on Peoria. The west half of the block is currently zoned CH and does not have a building height restriction. The east half of the block is zoned RS-4 and allows 35-foot-tall building construction adjacent to South Quaker.

The Mixed-Use rezoning as requested is for unlimited height on the west half of the block and 35-foot building height on the east side of the block.

The City of Tulsa initiated a land use study that resulted in zoning recommendations on property within ½ a mile of proposed enhanced stations along the bus rapid transit (BRT) route. The subject property was included in that recommendation and the owner of that property has opted-in to a voluntary rezoning program initiated by the Tulsa City Council.

The BRT study recommended MX1-P zoning on this site without height limitations and only provided recommendations on a 150-foot-wide strip west of the alley. This site is confined by power lines along Peoria and in the alley resulting in a site that needs a slightly less restrictive build to zone along Peoria to support a more pedestrian friendly environment that would allow street trees and building canopies.

The MX1-P recommendation of the BRT study requires building placement within 10 feet of the planned right of way forcing any trees or canopies under the power lines. MX1-U requires building placement within 20 feet of the planned right of way providing a wider pedestrian realm with opportunities for street trees and other pedestrian oriented amenities.

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
City Council MX initiative map (South Peoria at 11th Street)
Applicant Exhibits:
  Zoning map illustration
  Build to zone illustration
  Bullet point

DETAILED STAFF RECOMMENDATION:

Z-7503 requesting MX1-U-U west of the alley requires building placement along Peoria and 10th Street that is consistent with the goals of the BRT study along South Peoria Avenue and,

MX1-F-35 east of the alley allows uses as anticipated in the Pearl District Small Area Plan and is supportive of development consistent with the Downtown Neighborhood and,

The bus rapid transit study recommended MX1-P without a height recommendation on this site. The uses and build-to-zone requirements of the requested MX1-U district are generally consistent with the Bus Rapid Transit System study and,

MX1-U-U is consistent with the Mixed Use Corridor land use designation west of the alley as identified in the Land Use designation of the Tulsa Comprehensive Plan therefore,
Staff recommends APPROVAL of Z-7503 to rezone property from CH and RS-3 to MX1-U-U west of the centerline of the alley and MX1-F-35 east of the centerline of the alley.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:
MX1-U-U as originally submitted is consistent with the land use vision in the Tulsa Comprehensive Plan and is also consistent with the goals, objectives and strategies of the Executive Summary of the Pearl District Small Area Plan as adopted in July 2019. The Urban character zone requires building placement within 10 feet of the planned right of way.

MX1-P-U as currently requested on the subject property west of the alley supports the uses anticipated and building placement recommended by the BRT study and by the applicant. The pedestrian character zone requires the building to be placed within 20 feet of the planned right of way along Peoria and 10th street.

MX1-F-35 removes the build-to-zone requirements but provides building design requirements for transparency, front door entrances and facing the street and supports mixed use development for future expansion opportunities.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood, Mixed-Use Corridor

Downtown Neighborhoods are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

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.

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

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

Trail System Master Plan Considerations: None

Small Area Plan: Pearl District Small Area Plan

The small area plan was updated July 3rd, 2019. The land use designations are Mixed Use Corridor and Downtown neighborhood. The priorities of the small area plan and some of the redevelopment goals of that plan include:

Priority 1: Stabilize and revitalize existing residential areas, promote homeownership and housing affordability and increase housing choice.

Priority 2: Promote development that retains existing businesses and increases employment, mixed-use, commercial and retail opportunities

Goal 6: Revitalize and redevelop vacant properties
Goal 7: Provide more retail, dine, and entertainment options
Goal 8: Encourage higher density development in transit rich areas
Goal 9: Improve commercial transportation access
Goal 10: Ensure adequate parking supply using shared parking approach in the Pearl District.

Action Items:

10.1 Work with businesses to develop a shared parking approach to provide adequate parking as corridors redevelop.
10.2 Identify potential sites for off-street shared parking lots, especially within walking distance to major destinations and Aero BRT transit station areas.
10.3 Create a public/private parking strategy that includes a centrally located parking structure.
10.4 Explore the use of alleys for private parking, as feasible.

Priority 3: Increase safety and security throughout the district.

Priority 4: Improve targeted infrastructure to support health and wellness and catalyze development.

Special District Considerations:

This site is included in the Bus Rapid Transit Corridor Study area along Peoria. MX1-U zoning was recommended along the west half of this block.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site west of the alley is empty. East of the alley only two homes on the northeast corner of the block remain. The alley is not maintained by the city but is paved and utilities are in the alley. The northwest corner of the block is not included in this development and it is unlikely that the alley could be vacated unless the remaining property owners agree to removal of the alley.

Remaining driveways and repair curb during development. Sidewalks are also in poor condition and will require reconstruction.

View from southeast corner of site looking northwest:
View from Northeast Corner of site looking southwest:
(See next page)

Environmental Considerations: None that affect site redevelopment

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>South Peoria Avenue</td>
<td>Secondary arterial with multi modal corridor</td>
<td>100 feet</td>
<td>4</td>
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<tr>
<td>East 8th Street South</td>
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<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 10th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>South Quaker Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
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Utilities:

The subject tract has municipal water and sewer available.
Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-4 and CS</td>
<td>Mixed use corridor / downtown neighborhood</td>
<td>Growth</td>
<td>Single story office buildings</td>
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<tr>
<td>East</td>
<td>RS-4</td>
<td>Downtown neighborhood</td>
<td>Growth</td>
<td>Single family residential</td>
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<td>South</td>
<td>CH and RM-2</td>
<td>Mixed use corridor / downtown neighborhood</td>
<td>Growth</td>
<td>Office and surface parking</td>
</tr>
<tr>
<td>West</td>
<td>MPD-FBC1</td>
<td>Park and open space/ mixed use corridor</td>
<td>Growth</td>
<td>Cemetery across Peoria Avenue</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

Subject Property:

CPA-81 July 2019: All concurred in approval to adopt CPA-81, The Pearl District Small Area Plan as an amendment to the Tulsa Comprehensive Plan. The plan area boundary is located east of Downtown Tulsa, bordered by Interstate 244 to the north, Utica Avenue to the east, 11th Street to the south, and Highway 75 to the west.

Surrounding 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.

BOA-22410 March 2018: The Board of Adjustment approved a request for a variance to allow required accessible parking spaces to be located off site from the principal use, on property located at 1007 South Peoria Avenue East.

10/16/2019 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
SUBJECT TRACT LAND USE PLAN MIXED-USE CORRIDOR & DOWNTOWN NEIGHBORHOOD

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

Z-7503
19-13 06
MX1-U(rban)-U(limited height) DISTRICT BUILD-TO-ZONE REQUIREMENTS

1) BUILDING MUST BE LOCATED WITHIN THE STREET INTERSECTION BUILD-TO-ZONE AREA

2) A STREET FACING BUILDING FACADE MUST BE LOCATED WITHIN THE PRIMARY STREET BUILD-TO-ZONE AREA AND EXTEND A MINIMUM OF 60% OF THE LENGTH OF THE PRIMARY STREET FRONTAGE

3) A STREET FACING BUILDING FACADE MUST BE LOCATED WITHIN THE SECONDARY STREET BUILD-TO-ZONE AREA AND MUST EXTEND A MINIMUM OF 30% OF THE LENGTH OF THE SECONDARY STREET FRONTAGE
At last week's TMAPC meeting we were asked to revise our rezoning application to a zoning solution that would more carefully restrict the proposed project to the design presented at the meeting. This design proposed a four story mixed use office building located at the corner of Peoria Ave and 10th Street. Parking was located behind the building, east of the existing alley.

- We have agreed to modify the application to change the west side of the subject tract to MX1-U-U and the east side of the subject tract to MX1-F-35.
- The MX1-U-U zoning for the west half of the site permits the uses and setbacks needed for this mixed use project and imposes requirements on the property that meet the goals of the small area plan.
- The MX1-U-U zoning for the west half of the site requires that the building be located within the street intersection build-to-zone area extending 25' from the corner of the street. This will ensure that a building façade will be located along the street intersection.
- The MX1-U-U zoning for the west half of the site requires that the building's front facing façade on Peoria Ave occupy 60% of the build-to-zone area running along the street frontage. This will ensure that the building is adjacent to Peoria Ave and prevent off-street parking from being located between the street and the building.
- The MX1-U-U zoning for the west half of the site requires that the building's front facing façade on 10th St occupy 30% of the build-to-zone area running along the street frontage. This will ensure that the building is adjacent to 10th St and prevent on-site parking from being located between the street and the building.

- The MX1-F-35 zoning for the east half of the site allows the same uses as permitted on the west half, but does not have the build-to-zone requirements of the 'Urban' character designation. This will allow on-site, accessory use parking to be provided on the property.
- The MX1-F-35 zoning for the east half of the site retains the requirements for a landscape buffer, street trees, screen fence and 25' parking setback required in the zoning code.
- The MX1-F-35 zoning for the east half the site limits any structure to 35' in height, which is the same height allowed by the current zoning.

- The MX1-P( pedestrian) designation does not support the proposed design for the west half of the site.
- The MX1-P( pedestrian) zoning defines the maximum setback from the building to the property line to 10’. We would like to have a wider pedestrian sidewalk that is out from under the powerlines and provides more space from the busy traffic lanes of Peoria. The Urban character allows for a setback of 20' maximum.
Metropolitan Planning Commission
City of Tulsa, OK 74103

Ref. Case number Z-4499 7-7507

Received a letter regarding rezoning of 10.74 acres.
Lived on Quaker St., and have been here about sixty years.
At age of Ninety Five I don't feel capable of attending
This coming hearing, but do seriously object.

The purpose of rezoning would make living here most difficult.
To say the least. My home is paid and have new
Roof. A bit of view and it will be comfortable for rest of
my days. Hopefully years.

Please, please, consider my request to cancel request
for rezoning. Or put on hold for couple of years, if you do
that? Tulsa is my home town. Born 1-3-27. Love it!

Thank you for hearing me,

Stephen Yoakum

P.S. read Psalm 41:1
Wilkerson, Dwayne

From: Miller, Susan
Sent: Wednesday, October 9, 2019 12:34 PM
To: Wilkerson, Dwayne
Cc: Foster, Nathan
Subject: Z-7503

For the staff report...

Susan Miller, AICP
Director
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9470
smiller@incog.org

From: Baugher, Mayo <MayoBaugher@tulsacouncil.org>
Sent: Wednesday, October 9, 2019 11:52 AM
To: Miller, Susan <SMiller@incog.org>
Subject: FW: Rezoning my neighborhood

Would you be sure TMAPC sees this? Thanks!

Mayo Baugher | Council Aide III
Tulsa City Council
175 E. 2nd St, 4th Floor
Tulsa, OK 74103
918-596-1961
E: mayobaugher@tulsacouncil.org
www.tulsacouncil.org
Visit/Like/Follow/Watch.

From: Sarah Hetherington <sarahkhetherington@gmail.com>
Sent: Tuesday, October 8, 2019 9:01 PM
To: (DIST4) McKee, Kara Joy <dist4@tulsacouncil.org>
Subject: Fwd: Rezoning my neighborhood

Heya KJ! I sent you a note on Instagram but I know lots of folks don't use that often, so thought I'd hit you up here. I'm forwarding what I sent Dwain a moment ago - it explains the situation. Any advice or guidance would be EXTREMELY appreciated!

Best wishes,
Sarah
Hello Dwain,

You gave me great advice in the past about an abandoned house next door that had a lot of squatters, and I'm hoping you may be able to help me again.

After searching for the right home in the right location, my husband and I bought and moved into a cute little cottage at the corner of 10th and Quaker in the Pearl district. We quickly fixed up our house and made it into our cozy home.

Right when we closed on our place in December 2018, the row of homes from 8th to 10th along Quaker were bulldozed. Turns out that a company wants to put a 4 story building along Peoria, and have that row of residential lots become their parking lot. Not only does this mean my gorgeous view of the skyline will be totally blotted out, but I just went from being in a home nestled in a neighborhood to (potentially) living next to a huge parking lot.

The board of adjustment hearing is next Wednesday the 16th, and I'm hoping you can guide me in some way. I'm really excited about the new bus line down Peoria, and was looking forward to the development that I knew would accompany it. Living next to a 4 story office building and parking lot are the opposite of my dream when I bought this home less than a year ago and now I'm wondering if I have any footing to fight this.

Thanks for any advice or direction you can point me in,
Sarah Hetherington

I'm attaching the request for rezoning and have marked my spot (1335 E 10th St) in yellow.
1335 E 10th St: Hetherington Home
Bought in December
**Case Report Prepared by:**

Jay Hoyt

**Owner and Applicant Information:**

**Applicant:** Natalie Funk

**Property Owner:** CLEARY, RYAN & NATALIE FUNK

**Location Map:**

(Shown with City Council Districts)

**Applicant Proposal:**

**Present Use:** Manufacturing

**Proposed Use:** Manufacturing & Medical Marijuana Grow

**Concept summary:** Rezone from CH to IL to permit light manufacturing and a medical marijuana grow facility.

**Tract Size:** 1.18 ± acres

**Location:** South of the southwest corner of South Hudson Avenue & East 11th Street South

**Zoning:**

**Existing Zoning:** CH

**Proposed Zoning:** IL

**Comprehensive Plan:**

**Land Use Map:** Employment

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

**Staff Recommendation:**

Staff recommends approval.

**City Council District:** 5

**Councilor Name:** Cass Fahler

**County Commission District:** 2

**Commissioner Name:** Karen Keith

**Staff Data:**

TRS: 9310

CZM: 38

REVISED 11/26/2019
SECTION I: Z-7513

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from CH to IL in order to permit a medical marijuana cultivation facility and all allowable light industrial uses on the subject lot.

The proposed facility will be required to follow all city and state requirements for a medical marijuana cultivation facility. The City of Tulsa zoning code requires the facility to be indoors with an air filtration / ventilation system installed that prevents odors from being detected from outside the boundaries of the lot. An electronic security system and surveillance camera are also required to be installed.

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

DETAILED STAFF RECOMMENDATION:

Z-7513 is requesting IL zoning. That zoning classification is intended to provide areas suitable for manufacturing, wholesaling, warehousing and other industrial activities that have few if any adverse land use or environmental impacts and is not expected to have adverse impacts on surrounding properties and,

IL zoning is consistent with the anticipated future development pattern of the surrounding property and;

IL zoning is consistent with the Employment land use designation of the Comprehensive Plan, therefore;

Staff recommends Approval of Z-7513 to rezone property from CH to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within the Employment designation and an area of Growth. This location is surrounded by CH and IM districts and is at the northwest corner of a larger industrial area.

Land Use Vision:

Land Use Plan map designation: Employment

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

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: South Hudson Ave does not have a designation in the vicinity of the subject lot.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: The lot is located within the Route 66 Overlay, which permits special signage allowances and does not affect the uses of the lots themselves.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains two building used for a welding shop.

Environmental Considerations: None

Streets:

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<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tbody>
<tr>
<td>S Hudson Ave</td>
<td>2</td>
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Utilities:

The subject tract has municipal water and sewer available.
Surrounding Properties:

<table>
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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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<td>Commercial/Industrial</td>
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SECTION III: Relevant Zoning History

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

Subject Property:

BOA-04972 February 1966: The Board of Adjustment approved a request to continue manufacturing trailers in a U-3-E District, on property located at NE ¼, NE ¼, NW ¼, of Section 10-19-13, Tulsa County, Oklahoma.

BOA-04321 March 1964: The Board of Adjustment denied a Special Exception to permit an apartment in a one-family residential district due to a lack of a hardship, on property located at NW ¼, NE ¼, of Section 10-19-13, Tulsa County, Oklahoma.

BOA-03134 November 1958: The Board of Adjustment approved a request for permission to change non-conforming use of machine shop to a sheet metal works in a U-3-e District, on property located at NE ¼, NE ¼, NW ¼, of Section 10-19-13, Tulsa County, Oklahoma.

BOA-02722 July 1955: The Board of Adjustment approved a request for a waiver of set-back requirements of 10 feet on Eleventh Street, on property located a part of NE ¼, Section 10-19-13.

Surrounding Property:

BOA-19444 September 2002: The Board of Adjustment approved a Special Exception to permit a welding shop in a CH district, on property located 1120 South Hudson.

12/4/2019 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

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

Z-7513
19-13 10
TO WHOM IT MAY CONCERN,

I, Joe Harris, owner of 1140 S. Hudson in Tulsa, OK agree with the owners, Ryan and Natalie Cleary of 1136 S Hudson in Tulsa, OK to rezoning their property to Light Industrial which would include our property as well.

Joe Harris

[Signature]

Charles Butler
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Applicant: Lou Reynolds</td>
</tr>
<tr>
<td></td>
<td>Property Owner: SINGER BROS LLC</td>
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</tbody>
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**Location Map:**
*(shown with City Council Districts)*

**Applicant Proposal:**
*Present Use:* Vacant

*Proposed Use:* Commercial

*Concept summary:* PUD Major Amendment intended to allow a truck rental facility on the subject lot.

*Tract Size:* 6.31 ± acres

*Location:* Northeast of the northeast corner of I-44 East & South Memorial Drive

**Zoning:**
*Existing Zoning:* OM, CS, PUD-533

*Proposed Zoning:* PUD-533-C

**Comprehensive Plan:**
*Land Use Map:* Town Center

*Stability and Growth Map:* Area of Growth

**Staff Data:**
*TRS:* 9313

*CZM:* 38

**City Council District:** 5

*Councilor Name:* Cass Fahler

**County Commission District:** 2

*Commissioner Name:* Karen Keith
SECTION I: PUD-533-C

DEVELOPMENT CONCEPT: The applicant is requesting a PUD Major Amendment in order to permit a commercial truck rental facility on the subject lot. The facility is intended to provide commercial trucks for rent to companies doing business within the Tulsa area to provide hauling and transport solutions needed on a temporary basis.

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:
  Development Concept
  PUD Zoning Site Plan
  Proposed Landscape
  Development Areas Map

DETAILED STAFF RECOMMENDATION:

Uses allowed in PUD-533-C are not consistent with the Town Center land use vision of the comprehensive plan however permitted uses are consistent with the vision of the original PUD and:

The original PUD did not clearly identify development area boundaries. This PUD amendment clarifies development area boundaries and provides development standards that require landscaping and other standards that will help integrate the subject property into the surrounding area and:

PUD-533-C has provided updates to allow development standards that are consistent with the current City of Tulsa Zoning Code and;

PUD-533-C is consistent with the provision of the PUD chapter of the Tulsa Zoning Code therefore: staff recommends Approval of PUD-533-C as defined in Section II.

SECTION II: PUD-533-C DEVELOPMENT STANDARDS:

GENERAL PROVISIONS:
All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform with the provision of the Tulsa Zoning Code for development in a CG zoning district except as further limited below.

Permitted Uses:
  All specific uses within the Public, Civic and Institutional and the Commercial Subcategories that are permitted by right within the CG – Commercial General District and uses accessory thereto.

Maximum Building Floor Height: 45 FT

Minimum Building Setbacks:
  From the North boundary of PUD 50 FT
  From the West boundary of PUD 0 FT

REVISED 11/25/2019
From the internal PUD boundaries 10 FT
From South 85th East Ave 10 FT
From I-44 Frontage Road right-of-way 10 FT
From other street rights-of-way 50 FT

Minimum Parking Lot Setbacks:

From the north boundary 50 FT
From I-44 Frontage Road right-of-way 10 FT
From other street rights-of-way 10 FT
From Lots 1-5, if they contain residential uses 10 FT

Signage:

1. Ground Signage:
   A. One (1) ground sign shall be permitted along the I-44 Frontage Road not to exceed thirty feet (30 FT) in height or one hundred fifty square feet (150 SF) of display surface area. Such ground sign shall be at least one hundred feet (100 FT) from a residential district boundary or residentially used lot.

2. Wall Signs:
   A. Wall Signs shall not exceed two square feet (2 SF) per linear foot of building wall to which such sign is attached. Wall signs shall only be permitted on walls which face the I-44 frontage.

3. Directional Signs:
   A. Directional signs may be applicable at the entry onto South 85th East Avenue in accordance with a Detail Sign Plan as approved by the TMAPC.

4. Dynamic Displays:
   A. A maximum of one (1) of the wall signs or ground signs allowed herein may include a dynamic display. The dynamic display may not exceed the maximum sign area allowed for the respective sign or 48 feet, whichever is less. Dynamic displays shall comply with the applicable provisions of Chapter 60 of the City of Tulsa Zoning Code.

Landscaping:

A minimum of a 50' wide landscape buffer strip and seven foot (7 FT) high screening fence shall be provided along the entire northern boundary of the PUD. A minimum of 52 trees plus additional groundcover landscaping shall be planted within the 50' wide landscaped buffer along the north line. These requirements exceed the F1 screen standards of the City of Tulsa Zoning Code.

Additional screening fences may be required around the residential lots (Lots 1 through 5, inclusive, Tri-Center Village) depending upon the configuration of non-residential development. These screening requirements will be determined by the TMAPC when they review the detail site plan.

The 10' wide parking lot setback along E Skelly Drive shall additionally be maintained as a 10' wide landscape buffer. A minimum of 33 landscaping trees and additional groundcover landscaping shall be planted and maintained within the landscaped area containing the 10' wide landscaped buffer.
Along the west side of the PUD, a seven foot (7 FT) minimum width landscaped strip shall be planted and the landscaped area containing same shall contain a minimum of 10 landscaping trees and additional groundcover landscaping.

In addition to the minimum number of trees required to comply with zoning code buffering standards, plus the additional buffering trees along the perimeters as described above (proposed to be required by this PUD), 34 landscaping trees shall be planted and maintained within parking islands or on the peripheries of the parking areas.

Lighting:

1. Lighting standards shall be hooded and directed downward and shall not exceed sixteen feet (16 FT) in height within fifty feet (50 FT) of residentially zoned districts or residentially developed property.
2. Building mounted lights shall be directed downward and comply with City of Tulsa requirements for building mounted lighting.

Trash and mechanical equipment areas:

All trash and mechanical equipment areas (excluding utility service transformers, pedestals or equipment provided by franchise utility providers) including building mounted, shall be screened from public view in such a manner that the same cannot be seen by a person standing on any part of the property line at ground level.

Trash dumpster areas shall be screened by a masonry construction with steel doors. The doors shall be covered with an appropriate covering containing a minimum of 95% opacity on the gate frame.

Outside Storage:

There shall be no outside storage of recycling material, trash or similar materials outside of a screened receptacle. Truck trailers and shipping containers shall not be used for storage. No inoperable trucks or other vehicles shall be parked or stored on the property.

Pedestrian Access and Circulation:

Pedestrian access will be provided via a sidewalk along East Skelly Drive connecting to the existing sidewalk abutting to the west/south.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within an area designated as a Town Center and an Area of Growth by the City of Tulsa Comprehensive Plan. The previously approved PUD allowed many uses that are not consistent with the Town Center land use designation. PUD 533-A allowed agricultural implements including consumer goods equipment and services related to home and business landscaping.

Land Use Vision:

REVISED 11/25/2019
Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: E Skelly Drive is designated as a Residential Collector.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The subject lot is currently vacant.

Environmental Considerations:

Streets:

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<tbody>
<tr>
<td>E Skelly Drive</td>
<td>Residential Collector</td>
<td>60 Feet</td>
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</tbody>
</table>
Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<td>Growth</td>
<td>Multi-Family</td>
</tr>
<tr>
<td>South</td>
<td>RS-2</td>
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<tr>
<td>East</td>
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<td>West</td>
<td>CS</td>
<td>Town Center</td>
<td>Growth</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

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

Subject Property:

**BOA-20377 November 2006:** The Board of Adjustment approved a Verification of the spacing requirement for an outdoor advertising sign, 1,200 ft. from another outdoor advertising sign on the same side of the expressway, having met the requirement for spacing, on property located at the northeast corner of East Skelly Drive and East 27th Street South.

**BOA-05201 September 1966:** The Board of Adjustment approved a request for permission to allow temporary use of Lot 2, Block 1, Tri-Center Addition as a golf driving range in a U-2-B District for a period of two years.

**Z-4293 October 1972:** All concurred in approval of a request for rezoning a 8+ acre tract of land from RM-2/CS to OM/CS, on property located west of Skelly Bypass and North of 27th Street.

**Z-7039/PUD-553-B May 1995:** All concurred in approval of a proposed Minor Amendment to PUD and request to rezone a 1.55+ acre tract of land from CS to CG on a 1.55+ acre tract of land to permit the retail sale and manufacture of rustic furniture, on property located northwest corner of East 27th Street South and South Skelly Drive (I-44).

**PUD-533-A June 1995:** All concurred in approval of a proposed Major Amendment to PUD on a 7.9+ acre tract of land to allow agricultural sales on property located northwest corner of East 27th Street South and South Skelly Drive (I-44).

**PUD-533 May 1995:** All concurred in approval of a proposed Planned Unit Development on a 8.6+ acre tract of land for on property located northwest corner of East 27th Street South and South Skelly Drive (I-44).

Surrounding Property:
**PUD-550-B March 2014:** All concurred in approval of a proposed *Major Amendment* to PUD on a 1.78+ acre tract of land to abandon PUD-550-A, on property located east of South 87th East Avenue and East 24th Place.

**PUD-550-A September 2004:** All concurred in approval of a proposed *Major Amendment* to include a hotel/motel use within the PUD on a 1.7+ acre tract, on property located east of South 87th East Avenue and East 24th Place.

**PUD-550 December 1996:** All concurred in approval of a proposed *Planned Unit Development* on a 60+ acre tract of land for a proposed commercial/industrial mixed use development on property located south side of East 21st Street and west of South 91st East Avenue.

**Z-5158/PUD-212 August 1978:** All concurred in approval to abandon PUD-90, approve a new proposed *Planned Unit Development*, and rezone a 10.5+ acre tract of land to RM-1/RS-3/PUD to RM-2/PUD-212 to convert the existing recreational center and day nursery into apartments, on property located on the southeast corner of East 25th Place and South Memorial Drive.

12/4/2019 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
Land Use Plan Categories

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

PUD-533-C
19-13 13
M-H Real Estate, LLC

PUD-533-C

DEVELOPMENT AREA B-2

I. DEVELOPMENT CONCEPT:

PUD Major Amendment 533-C amends the Development Standards for Development Area B-2 to permit the use of Development Area B-2 by M-H Real Estate, LLC ("M-H") as a truck rental facility. Specifically, PUD-533-C amends the Permitted Uses to be consistent with the Tulsa Zoning Code, as revised since such PUD was approved, and establishes the necessary landscaping, screening and setbacks to permit the use of Development Area B-2 by M-H. A Conceptual Site Plan for the Project is attached hereto as Exhibit "A".
PUD ZONING
MHC Leasing

PART OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTEEN (13), TOWNSHIP NINETEEN (19) NORTH, Range Twenty Eight (28) EAST, OF THE MERRIDIAN MERIDIAN AND ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SITE PLAN METRICS

TOTAL TRACT SIZE: 63,432 SQ FT
PROJECTED OFFICE BUILD: 11,560 SQ FT
PROJECTED LANDSCAPED AREA: 47,972 SQ FT
PROJECTED PARKING SPACES: 100 SPACES

* ALL DIMENSIONS AND AREAS SHOWN HORIZON AND APPROXIMATE

Scale: 1" = 100 FT

Turner Consulting, LLC
Musk, Oklahoma
PROPOSED LANDSCAPE
MHC Leasing

SITE PLAN METRICS - PHASE I DEVELOPMENT

<table>
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<th>TOTAL</th>
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<th>SCHOOLING</th>
<th>PAVING</th>
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<th>ZONING CODE BUFFER &amp; SHADING</th>
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<td>620 VLO (P+2)</td>
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<td></td>
<td></td>
<td>45 VLO (P+2)</td>
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SITE PLAN METRICS - PHASE I & II DEVELOPMENT

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PLANT LEGEND - PHASE I & II DEVELOPMENT

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<tr>
<th>PLANT</th>
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<th>PHASE</th>
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<td>ZONE 2</td>
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<td>50+</td>
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<tr>
<td>ZONE 3</td>
<td>25+</td>
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</tbody>
</table>

* ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE
EXHIBIT "E"
LOCATION OF DEVELOPMENT AREAS
MHC Leasing

Part of lot 6 of H-5 Center Village, an addition to the City of Tulsa, Tulsa County, State of Oklahoma.
Kim,

Staff request a continuance for Z-7515 to the December 18th meeting. Additional time is required to complete the details of the optional development plan standards identified in the application.

Please forward this request to the Planning Commission Chair.

Thanks

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org
**Case Number:** Z-7516 with an optional development plan

**Hearing Date:** December 4th, 2019

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Justin Moura

*Property Owner:* MOURA, PAULO J & MARY ANNE

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

**Applicant Proposal:**

*Present Use:* Restaurant / Catering

*Proposed Use:* Medical Marijuana Growing and Low-Impact Processing

*Concept summary:* Rezone from CH to IL with Optional Development Plan to permit a medical marijuana growing facility and low-impact processing.

*Tract Size:* 0.55 ± acres

*Location:* West of the Southwest corner of East Admiral Place & North Harvard Avenue

**Zoning:**

*Existing Zoning:* CH

*Proposed Zoning:* IL

**Comprehensive Plan:**

*Land Use Map:* Mixed-Use Corridor

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

Staff recommends approval.

**Staff Data:**

TRS: 9305
CZM: 37

**City Council District:** 3

*Councilor Name:* Crista Patrick

**County Commission District:** 2

*Commissioner Name:* Karen Keith
SECTION I: Z-7516

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from CH to IL with an Optional Development Plan to permit a Medical Marijuana Growing and processing facility. The site currently houses a commercial kitchen for a catering company, which would remain, if rezoning is approved. The intent is to use the three existing buildings on the site for the various functions of growing and processing medical marijuana, including office, grow and processing while also maintaining the existing commercial kitchen for both catering and medical marijuana related uses. The applicant may encounter issues with setbacks if the site is ever redeveloped as IL zoning requires a 75 ft building setback from R zoned districts. This would require the applicant to conform to those setbacks or seek a variance of those requirements from the Board of Adjustment if they could not be met.

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:
  - Sketch Site Plans
  - Concept Statement
  - Support Letters

DETAILED STAFF RECOMMENDATION:

Z-7516 is requesting IL zoning with an optional development plan as outlined in Section II below. That zoning classification is intended to provide areas suitable for manufacturing, wholesaling, warehousing and other industrial activities that have few if any adverse land use or environmental impacts. IL zoning without the optional development plan would have negative impacts on the surrounding properties and would not be supported and,

Z-7516 is consistent with the anticipated future development pattern of the surrounding property;

Many uses allowed in an IL zoning district are not consistent with the Mixed-Use Corridor land use designation of the Comprehensive Plan however the development plan outlined below only allows light industrial uses related to medical marijuana processing and horticultural nursery. All commercial uses normally associated with a Mixed-Use Corridor included in the allowed uses in the development plan, therefore;

Staff recommends Approval of Z-7516 to rezone property from CH to IL with the provisions of the optional development plan outlined in Section II.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS:

General Provisions:
All district use regulations, supplemental regulations, building types, lot and building regulations, along with other relevant regulations shall conform to the provisions of the City of Tulsa Zoning Code for development in an IL zoning district except as further limited below.

Permitted Use Category:

A) Residential
Household Living
   Single Household
   Two Households on a single lot
   Three or more households on a single lot

B) Public, Civic and Institutional
   Safety Service
   Utilities and Public Service Facility (minor)
   Wireless Communication Facility (includes all permitted specific uses)

C) Commercial
   Animal Service (includes all permitted specific uses)
   Broadcast or Recording Studio
   Commercial Service (includes all permitted specific uses)
   Financial Services (includes all permitted specific uses)
   Funeral or Mortuary Service
   Office (includes all permitted specific uses)
   Parking, Non-Accessory
   Restaurants and Bars
      Restaurants (Bars allowed as an accessory use)
   Retail Sales (includes all permitted specific uses)
   Self-Service Storage Facility
   Studio, Artist or Institutional Service
   Trade School
   Vehicle Sales and Service
      Commercial Vehicle repair and maintenance
      Commercial sales and rentals
      Fueling Station
      Personal Vehicle sales and rental
      Vehicle part and supply sales
      Vehicle body and paint finishing shop

D) Industrial
   Low-Impact Manufacturing & Industry – Only allowing production of medical marijuana edibles using medical marijuana components processed elsewhere.

E) Recycling
   Consumer Material Drop-off Station

F) Agricultural
   Community Garden
   Farm, Market or Community-supported
   Horticulture Nursery

G) Other
   Drive-in or drive-through facility

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:
Staff Summary: The subject lot is located within a Mixed-Use Corridor and an Area of Growth. It is also located within the Kendall-Whittier Sector Plan area which calls for the subject lot and surrounding area along Admiral Pl between College Ave and Harvard Ave to be a Mixed-Use Corridor.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

Mixed-Use Corridors are Tulsa’s modern thoroughfares that pair high capacity transportation facilities with housing, commercial, and employment uses. 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. Mixed-Use Corridors 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.

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 automobile.

Transportation Vision:

Major Street and Highway Plan: E Admiral Pl is classified as a Residential Collector in the area near the subject lot. E Admiral Pl becomes a Secondary Arterial approximately 900 feet to the east of the lot.

Trail System Master Plan Considerations: None
Small Area Plan: Kendall-Whittier Sector Plan (adopted November 2016)

The sector plan calls for the subject lot and the surrounding area along Admiral Pl to be a Mixed-Use Corridor and states that these areas include a variety of non-residential uses, such as retail, restaurants and offices. However, some industrial uses may be appropriate as well, assuming they minimize the impacts on surrounding development and the overall character of the corridor.

Special District Considerations: The lot is located within the Route 66 Overlay, which permits special signage allowances and does not affect the uses of the lots themselves.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site currently contains a catering company and multiple existing commercial buildings.

Environmental Considerations: None

Streets:

<table>
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<th>MSHP Design</th>
<th>MSHP R/W</th>
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<td>E Admiral Place</td>
<td>Residential Collector</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
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<td>Growth</td>
<td>Single-Family</td>
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<td>South</td>
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<td>Growth</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

SECTION IV: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:
PUD-594 September 1998: All concurred in approval of a proposed Planned Unit Development on a 1.68+ acre tract of land for on property located northwest corner of South Harvard Avenue and East Admiral Place.

BOA-06354 May 1969: The Board of Adjustment approved a Variance to permit the operation of a light industrial machine shop, on property located at 16 N. College.
Note: Graphic overlays may not precisely align with physical features on the ground.
Subject Tract 19-13 05

Z-7516 with Optional Development Plan

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

Aerial Photo Date: February 2018
Land Use Plan Categories

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

Z-7516
with Optional Development Plan
Growth and Stability

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

Z-7516
with Optional Development Plan

Growth and Stability

Area of Growth

Area of Stability
CONCEPT STATEMENT

The property is currently being used as a commercial kitchen that prepares food for food trucks and has no customers that are served on site. The property owner desires to produce medical marijuana edibles in said kitchen. Tulsa Health Department has given permission that both operations can be ran at the same time. The owner would also like to convert the east building into a grower operation.
I, Stacy Chumley, located at 3014 E. Admiral Pl., Tulsa, OK 74110 dba So's Tire, approve that the premises located at 3112 E. Admiral Pl. Tulsa, OK 74110 to be re-zoned Industrial Light with an Optional Development Plan for the Purpose of growing and/or the processing of MEDICAL MARAJIANA.

I, Stacy Chumley, acknowledge this document will be used in a public hearing as part of the case for 3112 E. Admiral Pl. for the purpose of re-zoning to industrial light.

Signature: [Signature] Date: 10-17-19

Witness: Ryan Moore Date: 10-17-19
Located at: 2835 E. Admiral Pl.

Approve that the premises located at 3112 E. Admiral Pl. Tulsa, OK 74110 to be re-zoned Industrial Light with an Optional Development Plan for the purpose of growing and/or the processing of MEDICAL MARAJIANA.

I acknowledge this document will be used in a public hearing as part of the case for 3112 E. Admiral Pl. for the purpose of re-zoning to industrial light.

Signature: [Signature] Date: 10/17/19

Print name: [Print name]
I ___________________ located at 3020 E. Admiral Pl., Tulsa, OK 74110 dba Helix Medical Works approve that the premises located at 3112 E. Admiral Pl. Tulsa, OK 74110 to be re-zoned Industrial Light with an Optional Development Plan for the Purpose of growing and/or the processing of MEDICAL MARAJIANA.

I ___________________ acknowledge this document will be used in a public hearing as part of the case for 3112 E. Admiral Pl. for the purpose of re-zoning to industrial light.

Signature: ___________________ Date: 10-17-19
Witness: ___________________ Date: 10-17-19
I, [Signature], located at: 3117 E Admiral Blvd

approve that the premises located at 3112 E. Admiral Pl. Tulsa, OK 74110 to be re-zoned Industrial Light with an Optional Development Plan for the Purpose of growing and/or the processing of MEDICAL MARAJIANA.

I, [Signature] acknowledge this document will be used in a public hearing as part of the case for 3112 E. Admiral Pl. for the purpose of re-zoning to industrial light.

Signature: [Signature] Date: 10-17-19

Print name: Jennifer Loving

8.18
I __________________ , located at: 3129 E. ADMIRAL BLVD, TULSA, OK 74116

approve that the premises located at 3112 E. Admiral Pl. Tulsa, OK 74110 to be re-zoned Industrial Light with an Optional Development Plan for the Purpose of growing and/or the processing of MEDICAL MARAJIANA.

I __________________ acknowledge this document will be used in a public hearing as part of the case for 3112 E. Admiral Pl. for the purpose of re-zoning to industrial light.

Signature: ___________________________ Date: 10-12-19

Print name: ___________________________
Case Report Prepared by: Jay Hoyt

Owner and Applicant Information:
Applicant: Tulsa Habitat For Humanity, Inc
Property Owner: TULSA HABITAT FOR HUMANITY

Location Map: (shown with City Council Districts)

Applicant Proposal:
Present Use: Vacant
Proposed Use: Single-family Residential

Concept summary: Rezone from RS-3 to RS-4 to permit single family housing
Tract Size: 0.37 ± acres
Location: West of the Southwest corner of East 31st Street South & South Sheridan

Zoning:
Existing Zoning: RS-3
Proposed Zoning: RS-4

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

Staff Recommendation:
Staff recommends approval.

Staff Data:
TRS: 9322
CZM: 48

City Council District: 5
Councilor Name: Cass Fahler
County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7517

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from RS-3 to RS-4 in order to permit single-family homes on lots that are smaller than the currently existing RS-3 zone. RS-3 zones require 6,900 sf per single-family detached house and a minimum lot width of 75 Feet. RS-4 would require 5,500 sf per single-family detached house and a minimum lot width of 50 Feet. This would be a minor increase in density over the current zoning of the subject lot and would be compatible with existing homes in the vicinity of the subject lot.

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

DETAILED STAFF RECOMMENDATION:

Z-7517 requesting RS-4 zoning allows single family residential uses that are compatible with the surrounding properties; Lot and building regulations in a RS-4 district allow a greater density than the abutting RS-3 zoned properties however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property; RS-4 zoning is consistent with the Existing Neighborhood land use designation of the Comprehensive Plan, therefore; Staff recommends Approval of Z-7517 to rezone property from RS-3 to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject site is located in an area designated as an Existing Neighborhood and an Area of Stability.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

Areas of Stability and Growth designation: Area of 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. 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: E 32nd St S does not have a 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 garage associated with a neighboring property which will be removed prior to construction of the proposed dwellings.

Environmental Considerations: None

Streets:

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<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<td>E 32nd St S</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<th>Location</th>
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SECTION III: Relevant Zoning History
ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

No Relevant History.

12/4/2019 1:30 PM
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD

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

Z-7517
19-13 22