

TULSA METROPOLITAN AREA PLANNING COMMISSION

Meeting No. 2810

**January 22, 2020, 1:00 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 December 4, 2019, Meeting No. 2807

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-705-3 Mike Thedford** (CD 1) Location: Northeast corner of North Peoria Avenue and East Reading Street requesting a **PUD Minor Amendment** to reduce west setback from 25 feet to 0feet

PUBLIC HEARING:

3. **Z-7515 GC Real Estate** (CD 1) 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 (Continued from December 4, 2019 and December 18, 2019) **(Staff and Applicant requests a continuance to February 5, 2020)**
4. **CAP Delaware Indoor Storage** (CD 2) Preliminary Plat, Location: West of the southwest corner of East 91st Street South and South Delaware Avenue
5. **Buena Vida Addition** (CD 3) Preliminary Plat, Location: South of the southwest corner of East Admiral Place and South 89th East Avenue

6. **CZ-499 Tanner Consulting, LLC/Erik Enyart** (County) Location: East of the southeast corner of Weaver Road and South 157th West Avenue requesting rezoning from **AG to AG-R**
7. **Z-7525 Margaret Rosene Robinson** (CD 3) Location: South and west of the southwest corner of East Admiral Place and South Garnett Road requesting rezoning from **CS to IL with an optional development plan** (Continued from January 8, 2020)
8. **Z-7527 Nathan Cross** (CD 2) Location: East of the northeast corner of West 61st Street South and South 33rd West Avenue requesting rezoning from **RS-3 to CS**
9. **Z-7528 Alberto Perez** (CD 1) Location: West of the southwest corner of East Latimer Place at Martin Luther King Jr. Boulevard requesting rezoning from **RS-4 to RS-5**
10. **Z-7529 Lou Reynolds** (CD 7) Location: South of the southeast corner of East 41st Street South and South 87th East Avenue requesting rezoning from **IL to IM with an optional development plan**

OTHER BUSINESS

11. Commissioners' Comments

ADJOURN

CD = Council District

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

Visit our website at www.tulsaplanningoffice.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-705-3
Minor Amendment

Hearing Date: January 22, 2020

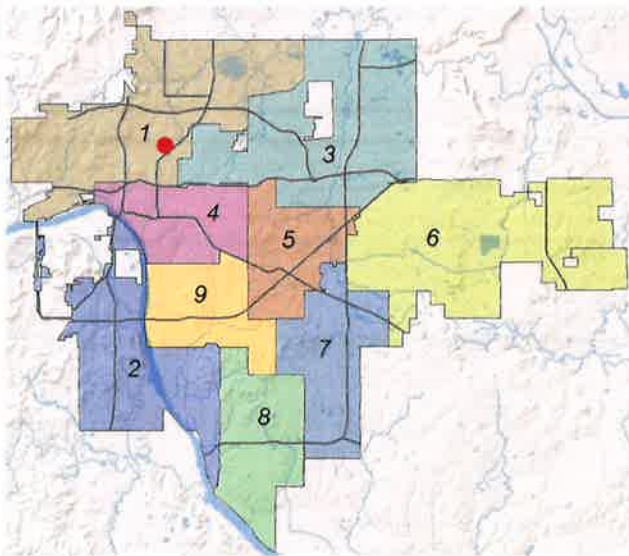
Case Report Prepared by:
Jay Hoyt

Owner and Applicant Information:

Applicant: Mike Thedford

Property Owner: Tulsa Economic
Development Corporation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Concept summary: PUD minor amendment
to reduce west setback from 25 ft to 0 ft.

Gross Land Area: 1.23 acres

Location: NE/c N Peoria Ave and E Reading
St

Development Area A and C

Lot 1 & 3, Block 1 Shoppes On Peoria

Zoning:

Existing Zoning: CS/PUD-705

Proposed Zoning: No Change

Comprehensive Plan:

Land Use Map: Town Center

Growth and Stability Map: Growth

Staff Recommendation:

Staff recommends approval

Staff Data:

TRS: 0330

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: PUD-705-3 Minor Amendment

Amendment Request:

Amend the development standards to reduce the required building setback along the west boundary of Development Areas A and C from 25 ft to 0 ft. The proposed development will be for a grocery store of approximately 15,000 sf in area. This store is intended to provide groceries and other goods for an underserved area of the City of Tulsa, located within a food desert. The reduction in setback is requested so that the proposed building will be better able to fit on the subject lots with the desired floor area, as illustrated on the site plan provided by the applicant and included with this report.

Staff Comment: *This request is 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."

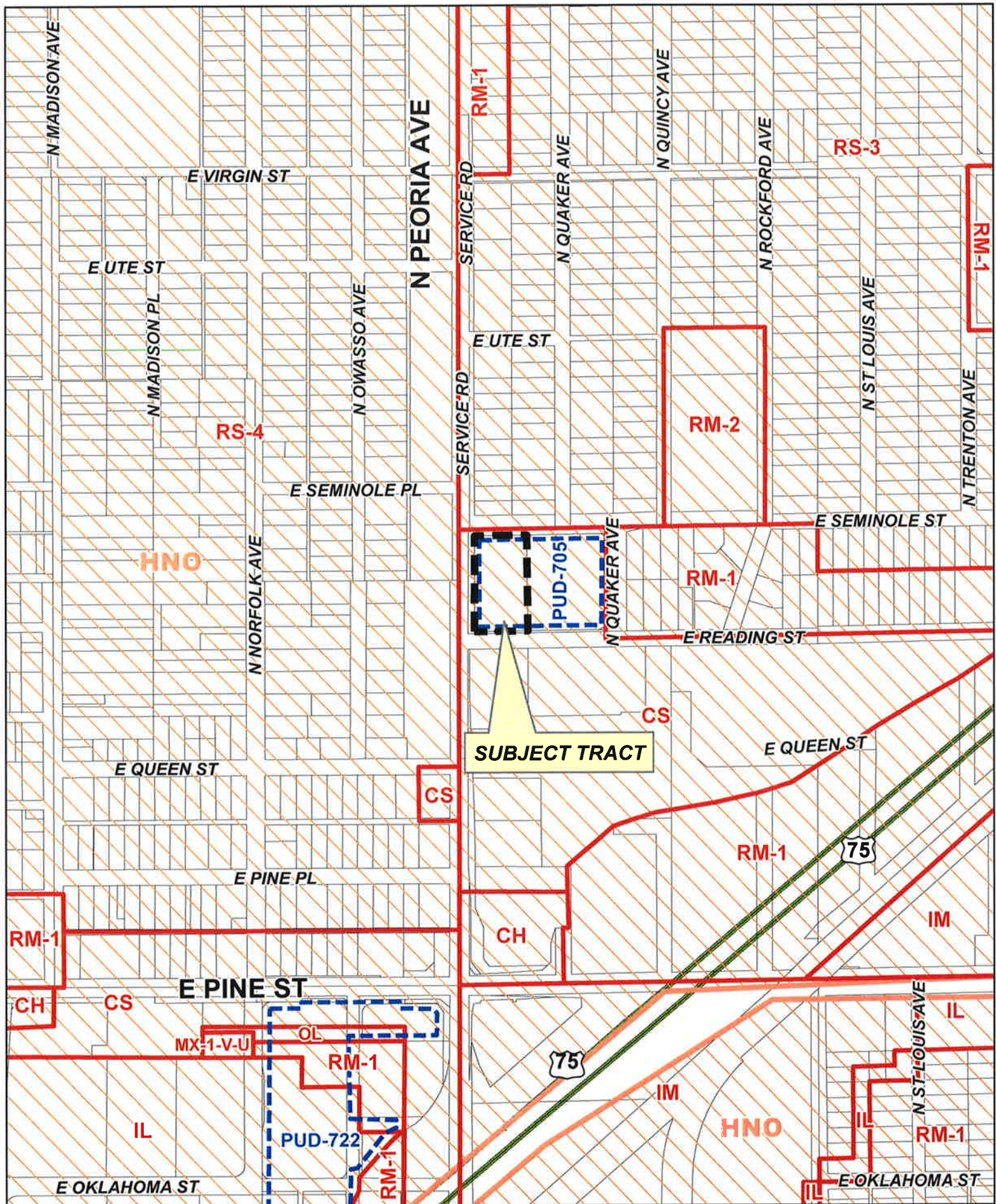
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in PUD-705.
- 2) All remaining development standards defined in PUD-705 and subsequent amendments shall remain in effect.

Exhibits included with staff report:

- INCOG zoning case map
- INCOG aerial photo
- INCOG aerial photo (enlarged)
- Applicant Site Plan
- Applicant Landscape Plan
- Applicant Building Elevations

With considerations listed above, staff recommends **approval** of the minor amendment to reduce the building setback along the west boundary of Development Areas A and C from 25 ft to 0 ft.



PUD-705-3

20-13 30

2.3





0 200 400
Feet



Subject
Tract

PUD-705-3

20-13 30

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-705-3

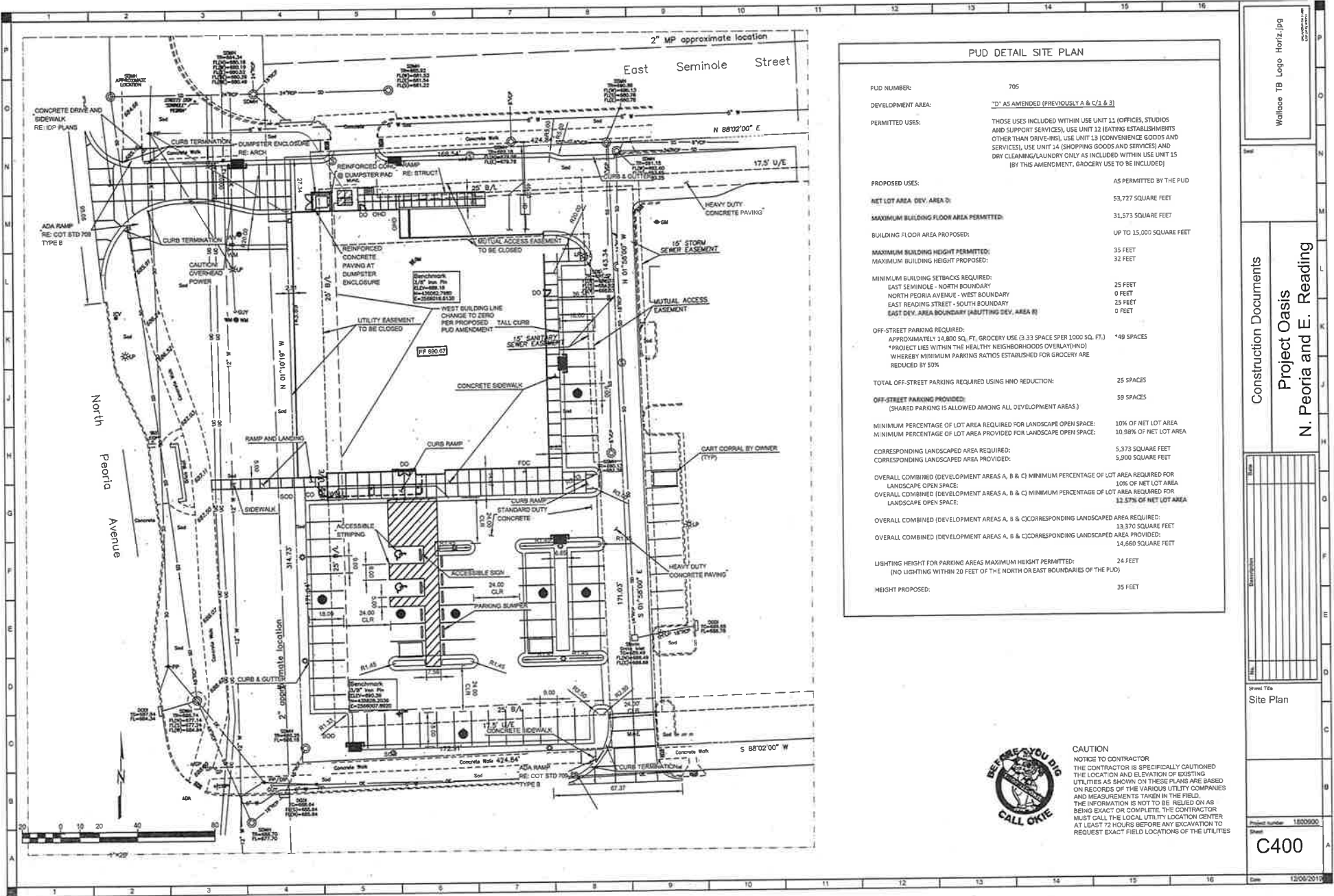
20-13 30

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

Aerial Photo Date: February 2018



2.6



PUD DETAIL SITE PLAN	
PUD NUMBER:	705
DEVELOPMENT AREA:	"D" AS AMENDED (PREVIOUSLY A & C/1 & 3)
PERMITTED USES:	THOSE USES INCLUDED WITHIN USE UNIT 11 (OFFICES, STUDIOS AND SUPPORT SERVICES), USE UNIT 12 (EATING ESTABLISHMENTS OTHER THAN DRIVE-INS), USE UNIT 13 (CONVENIENCE GOODS AND SERVICES), USE UNIT 24 (SHOPPING GOODS AND SERVICES) AND DRY CLEANING/LAUNDRY ONLY AS INCLUDED WITHIN USE UNIT 15 (BY THIS AMENDMENT, GROCERY USE TO BE INCLUDED)
PROPOSED USES:	AS PERMITTED BY THE PUD
NET LOT AREA, DEV. AREA D:	53,727 SQUARE FEET
MAXIMUM BUILDING FLOOR AREA PERMITTED:	31,573 SQUARE FEET
BUILDING FLOOR AREA PROPOSED:	UP TO 15,000 SQUARE FEET
MAXIMUM BUILDING HEIGHT PERMITTED:	35 FEET
MAXIMUM BUILDING HEIGHT PROPOSED:	32 FEET
MINIMUM BUILDING SETBACKS REQUIRED:	
EAST SEMINOLE - NORTH BOUNDARY	25 FEET
NORTH PEORIA AVENUE - WEST BOUNDARY	0 FEET
EAST READING STREET - SOUTH BOUNDARY	25 FEET
EAST DEV. AREA BOUNDARY (ABUTTING DEV. AREA B)	0 FEET
OFF-STREET PARKING REQUIRED:	
APPROXIMATELY 14,800 SQ. FT. GROCERY USE (3.33 SPACE PER 1000 SQ. FT.)	*49 SPACES
*PROJECT LIES WITHIN THE HEALTHY NEIGHBORHOODS OVERLAY(HNO) WHEREBY MINIMUM PARKING RATIOS ESTABLISHED FOR GROCERY ARE REDUCED BY 50%	
TOTAL OFF-STREET PARKING REQUIRED USING HNO REDUCTION:	25 SPACES
OFF-STREET PARKING PROVIDED:	59 SPACES
(SHARED PARKING IS ALLOWED AMONG ALL DEVELOPMENT AREAS)	
MINIMUM PERCENTAGE OF LOT AREA REQUIRED FOR LANDSCAPE OPEN SPACE:	10% OF NET LOT AREA
MINIMUM PERCENTAGE OF LOT AREA PROVIDED FOR LANDSCAPE OPEN SPACE:	10.98% OF NET LOT AREA
CORRESPONDING LANDSCAPED AREA REQUIRED:	5,373 SQUARE FEET
CORRESPONDING LANDSCAPED AREA PROVIDED:	5,900 SQUARE FEET
OVERALL COMBINED (DEVELOPMENT AREAS A, B & C) MINIMUM PERCENTAGE OF LOT AREA REQUIRED FOR LANDSCAPE OPEN SPACE:	10% OF NET LOT AREA
OVERALL COMBINED (DEVELOPMENT AREAS A, B & C) MINIMUM PERCENTAGE OF LOT AREA PROVIDED FOR LANDSCAPE OPEN SPACE:	12.57% OF NET LOT AREA
OVERALL COMBINED (DEVELOPMENT AREAS A, B & C) CORRESPONDING LANDSCAPED AREA REQUIRED:	13,370 SQUARE FEET
OVERALL COMBINED (DEVELOPMENT AREAS A, B & C) CORRESPONDING LANDSCAPED AREA PROVIDED:	14,660 SQUARE FEET
LIGHTING HEIGHT FOR PARKING AREAS MAXIMUM HEIGHT PERMITTED:	24 FEET
(NO LIGHTING WITHIN 20 FEET OF THE NORTH OR EAST BOUNDARIES OF THE PUD)	
HEIGHT PROPOSED:	35 FEET



CAUTION
NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES

Wallace TB Logo Horiz.jpg

Construction Documents

Project Oasis

N. Peoria and E. Reading

Sheet Title

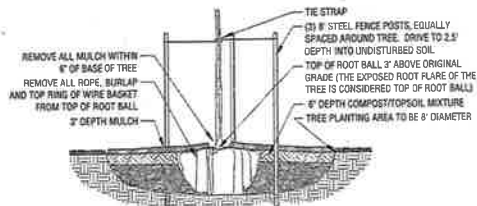
Site Plan

Project Number: 1800900

Sheet

C400

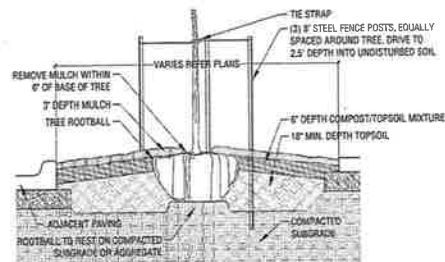
Date: 12/06/2010



NOTES

1. EXCAVATED MATERIAL MAY BE USED FOR BACKFILL IF MATERIAL IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
2. AT ROOT FLAIR, MAIN ORDER ROOTS TO BE A MAXIMUM OF 1" BELOW TOP OF ROOT BALL SOIL SURFACE.
3. COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS.
4. COMPOST TO BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS AT THE RATE OF 8 CUBIC FEET (8-2CF BAGS) FOR EACH TREE PLANTING AREA.

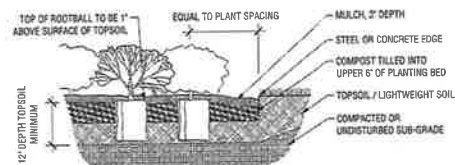
3 TYPICAL TREE PLANTING
NTS



NOTES

1. EXPOSED ROOTFLARE (TOP OF ROOTBALL) TO BE 3" ABOVE SURROUND GRADE.
2. REMOVE ALL ROPE, BURLAP AND TOP RING OF WIRE BASKET FROM TOP OF ROOTBALL.
3. COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS.
4. COMPOST TO BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS AT THE RATE OF 8 CUBIC FEET (4-2CF BAGS) FOR EACH TREE PLANTING AREA.

2 TYPICAL TREE PLANTING IN ISLAND
NTS

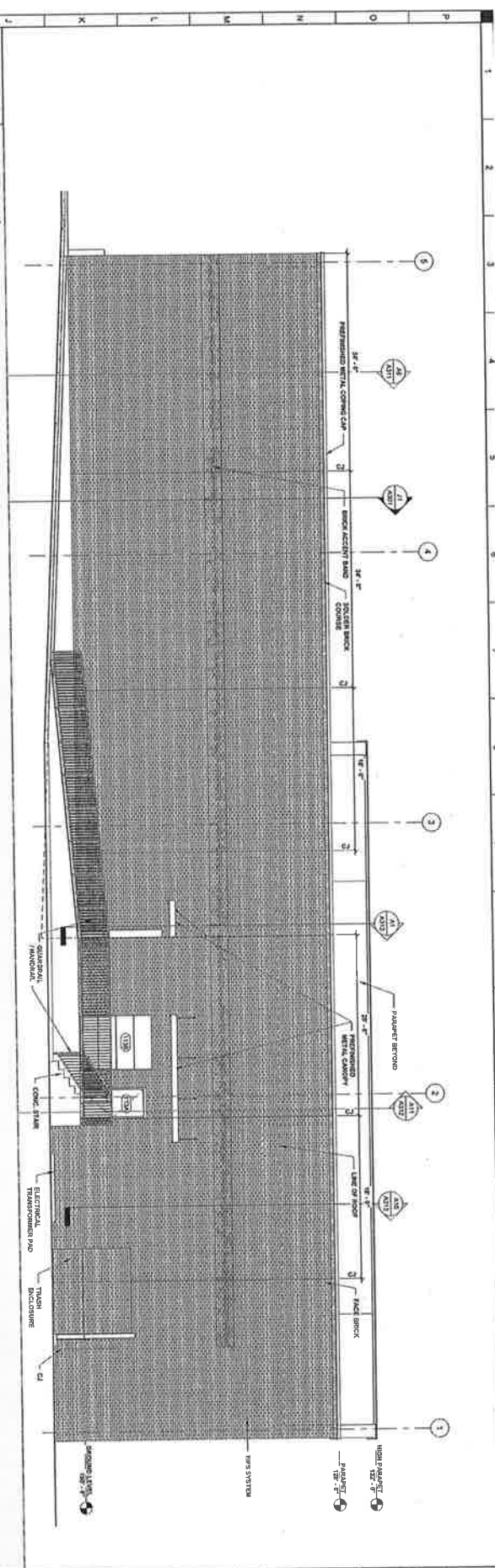


NOTES

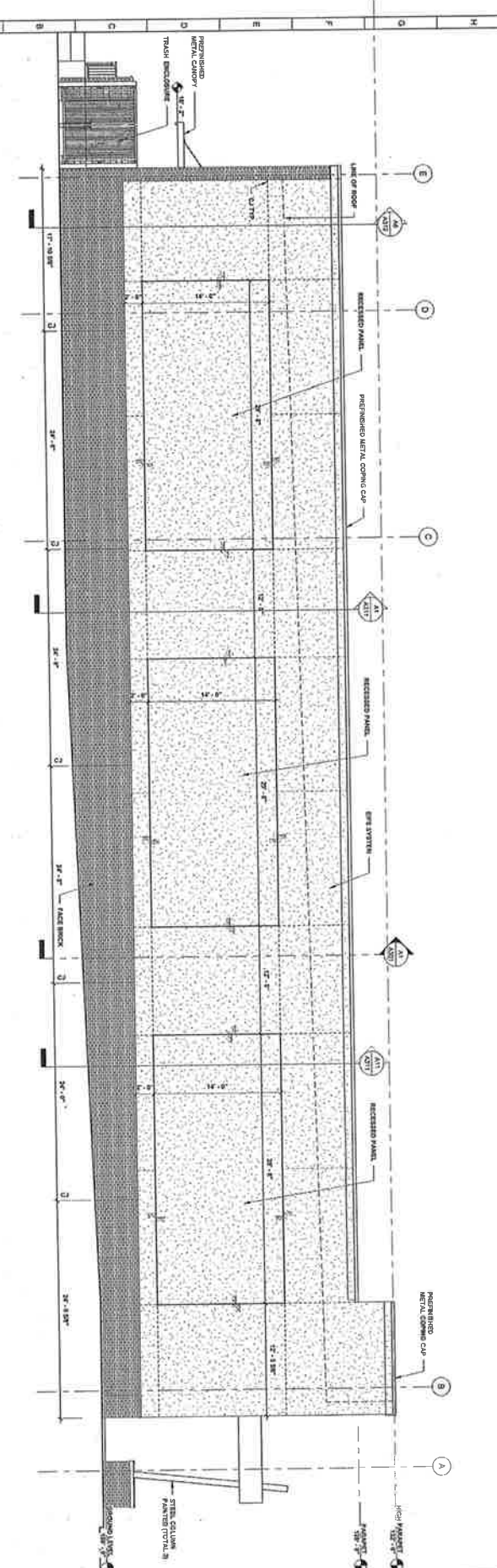
1. EXCAVATED MATERIAL MAY BE USED FOR BACKFILL IF MATERIAL IS FRIABLE AND FREE OF ROCKS AND CLODS OVER 2" DIAMETER. PROVIDE ADDITIONAL TOPSOIL IF NEEDED FOR TOPSOIL/COMPOST MIX AT SURFACE.
2. COMPOST TO BE EQUAL TO BACK TO EARTH COMPOSTED COTTON BURS.
3. 2" LAYER OF COMPOST TO BE INCORPORATED INTO UPPER 6" OF BACKFILL BY APPROVED MEANS FOR ALL SHRUB PLANTING AREAS.

1 TYPICAL SHRUB PLANTING
NTS

12/06/2018



J1 North Elevation
3/8" = 1'-0"



A1 West Elevation
3/8" = 1'-0"

Construction Documents

Project Oasis
N. Peoria and E. Reading

12/06/19

KKT
KEI ARCHITECTS, INC.
300 SOUTH ROCK PLACE, SUITE 200
PEORIA, ILLINOIS 61604
TEL: 309.696.1234 FAX: 309.696.1235
WWW.KKTARCHITECTS.COM

2.10

FILE COPY

2-7515

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Thursday, January 16, 2020 8:09 AM
To: Sawyer, Kim; Miller, Susan
Cc: FRISCO YARDS
Subject: Z-7515 with optional development plan (Continuance request to February 5, 2020)

Kim,

The applicant and I have continued working on the provisions of the development plan however at this time the development plan is still not ready for presentation to the Planning Commission. We both respectfully request a continuance to the February 5th meeting.

Please distribute this request to the Planning Commission.

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



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START HERE >





Tulsa Metropolitan Area
Planning Commission

Case: CAP Delaware Indoor
Storage

Hearing Date: January 22, 2020

Case Report Prepared by:

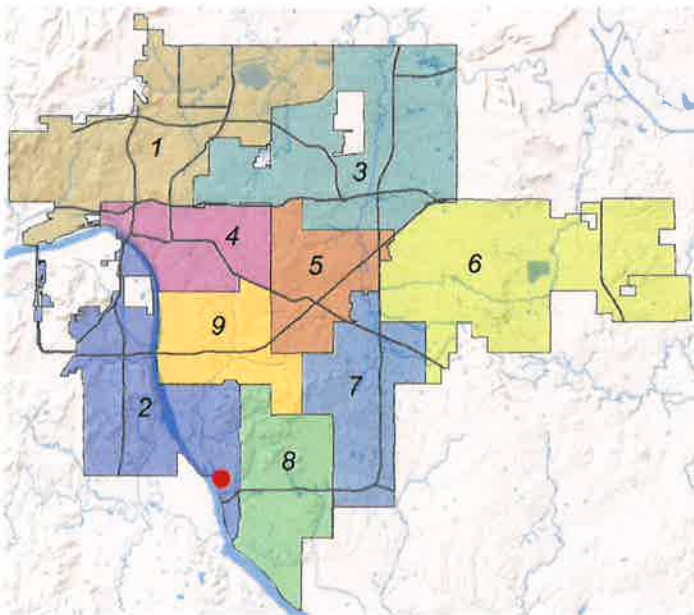
Nathan Foster

Owner and Applicant Information:

Applicant: Sherrill Associates

Owner: Cap Storage Pool 1, LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

1 lot, 1 block, 2.25 ± acres

Commercial

Location: West of the southwest corner
of East 91st Street South and South
Delaware Avenue

Zoning: CG with optional development plan Z-
7477

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements Plan

4.1

PRELIMINARY SUBDIVISION PLAT

CAP Delaware Indoor Storage - (CD 2)

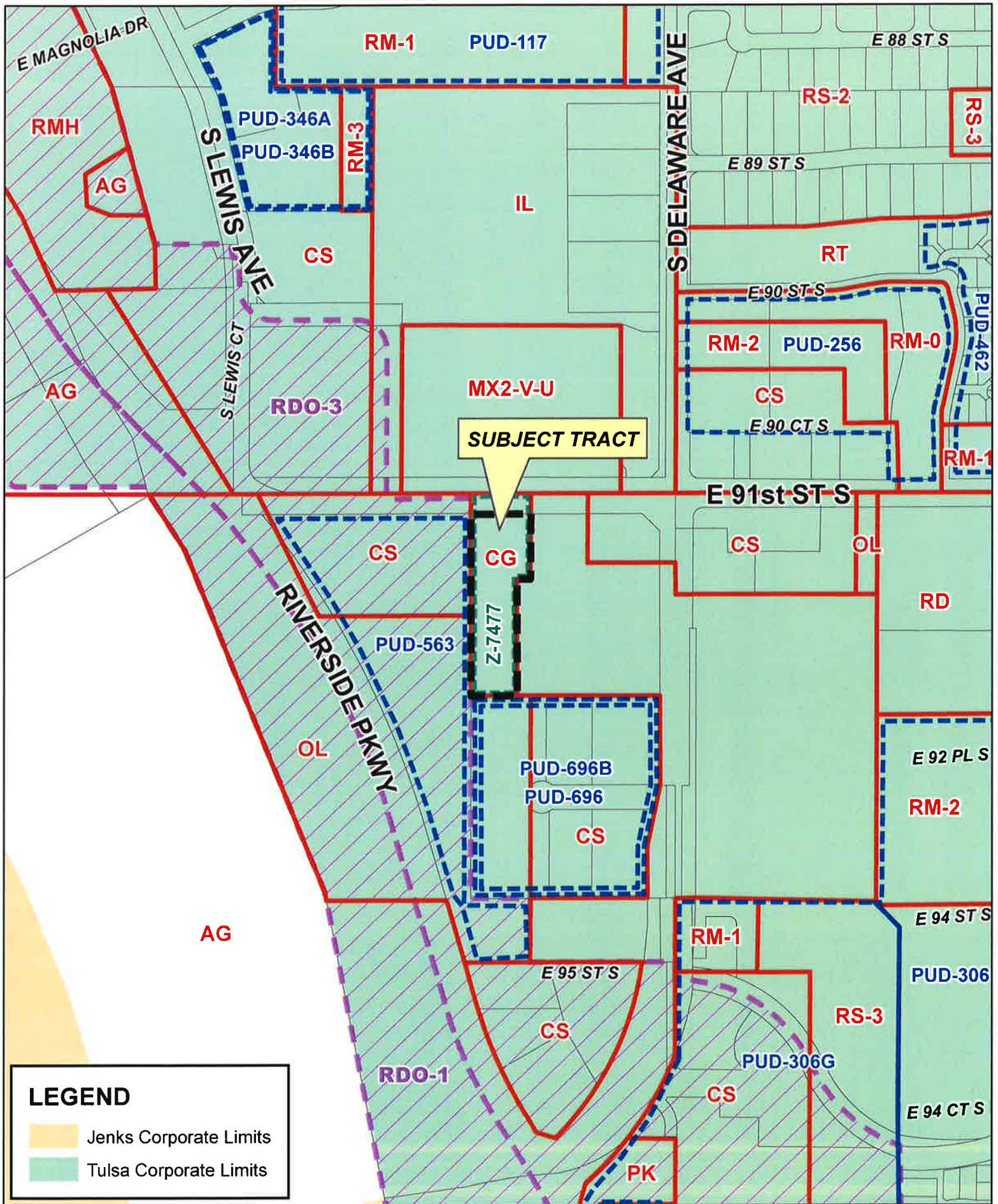
West of the southwest corner of East 91st Street South and South Delaware Avenue

This plat consists of 1 lot, 1 block, 2.25 ± acres.

The Technical Advisory Committee (TAC) met on January 2, 2020 and provided the following conditions:

1. **Zoning:** Lot conforms to the requirements of the CG zoning district. Optional development plan standards for Z-7477 must be included in restrictive covenants for final plat and referenced on the face of the plat.
2. **Addressing:** Address assigned by the City of Tulsa must be provided on the face of the plat.
3. **Transportation & Traffic:** Sidewalk is required to be in place along East 91st Street South. Sidewalk language required to be included in the deed of dedication as provided by the Technical Advisory Committee.
4. **Sewer:** Sanitary sewer extension required to serve subject site. IDP must be approved prior to release of the final plat.
5. **Water:** No comments.
6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Add "City of Tulsa" before Tulsa County in the plat subtitle. Label plat location in the location map as "project location" or "site". Update location map with all platted properties and label all other property as unplatted. Define coordinate system used under basis of bearing heading. Provide a bearing angle shown on the face of the plat.
7. **Fire:** Emergency access required at the south end of the property.
8. **Stormwater, Drainage, & Floodplain:** Stormwater system extensions are required. IDP must be approved prior to release of the final plat.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

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



**CAP DELAWARE
INDOOR STORAGE**

18-13 20

4.3





0 Feet 200 400



Subject Tract

CAP DELAWARE INDOOR STORAGE

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

Aerial Photo Date: February 2018

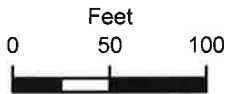


18-13 20

4.4

S LEWIS AVE

E 91st ST S



Subject
Tract

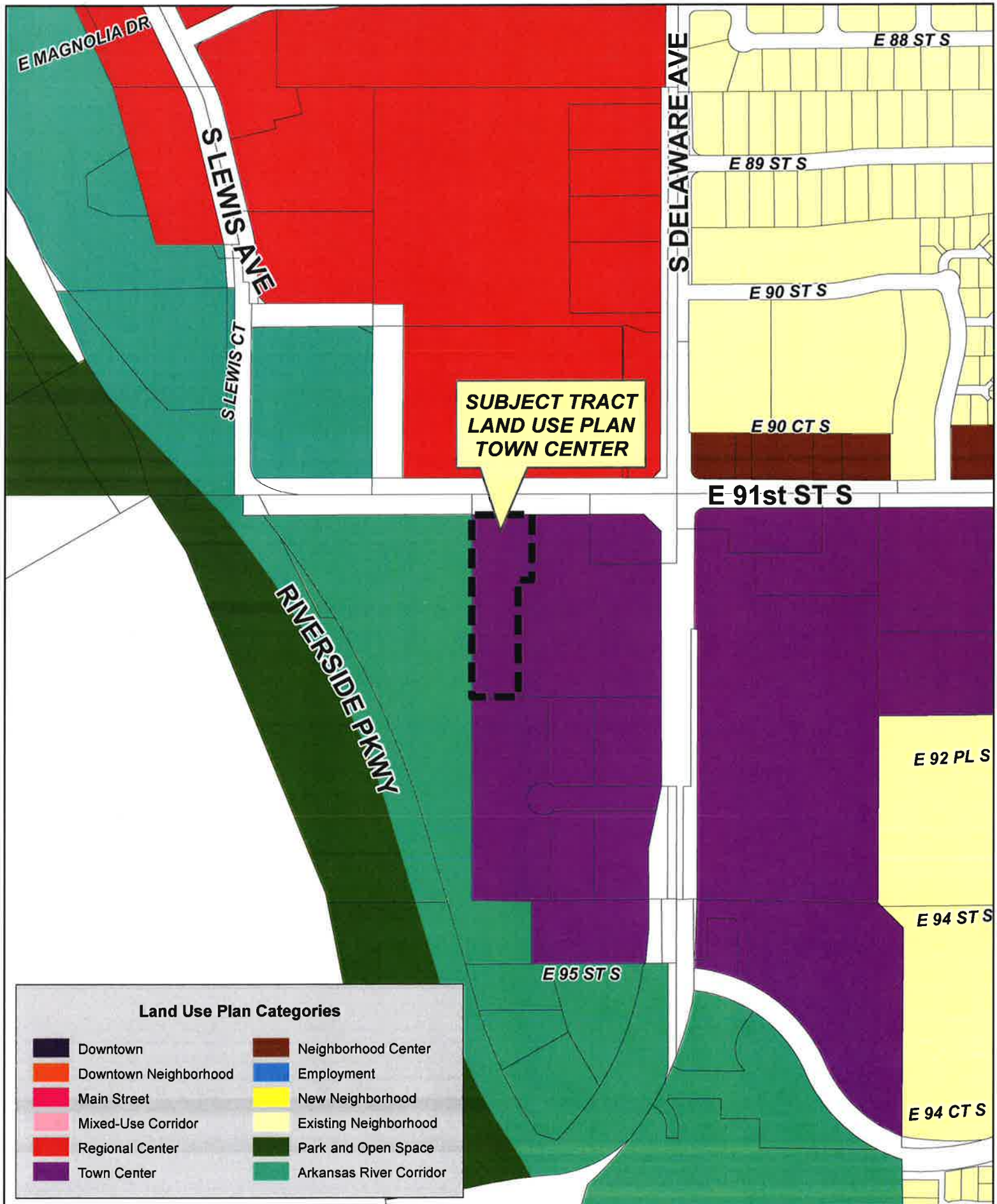
CAP DELAWARE INDOOR STORAGE

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

Aerial Photo Date: February 2018



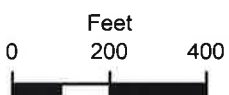
4.5

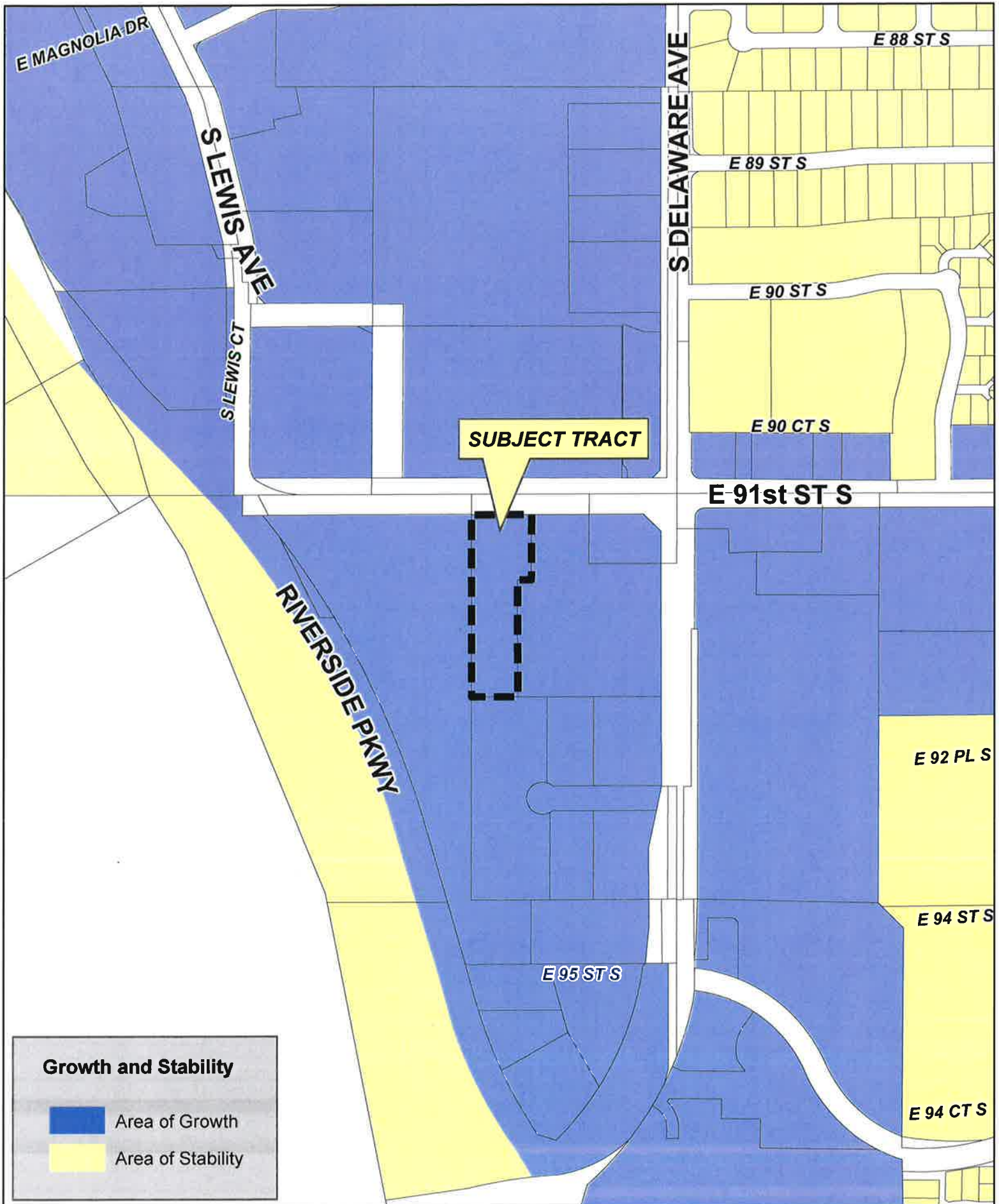


CAP DELAWARE INDOOR STORAGE

18-13 20

4.6

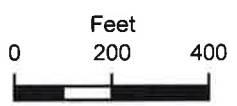




Growth and Stability

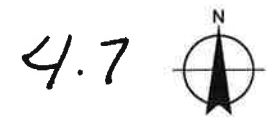


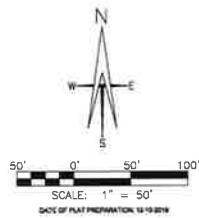
Area of Growth
Area of Stability



**CAP DELAWARE
INDOOR STORAGE**

18-13 20





LEGEND

- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET WITH CAP
- SITE MONUMENT
- P.O.C. POINT OF COMMENCEMENT
- P.B.S. POINT OF BEGINNING
- U.L. UTILITY CABLE/PIPE
- S.E. SURVEY REVERSE EASEMENT
- S.E. SANITARY REVERSE EASEMENT

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE EASTERLY LINE OF CROWN WOODS, AN ADJUTANT TO THE CITY OF TULSA, WITH A REVERSE BEARING OF NORTH 91 DEGREES 51 MINUTES 45 SECONDS WEST.

FLOODPLAIN

THIS PROPERTY LIES IN FLOOD ZONE "X" AND IS NOT LOCATED WITHIN ANY PRESENTLY ESTABLISHED FLOODPLAIN ZONE, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE COUNTY OF TULSA, OKLAHOMA COMMUNITY PANEL NUMBER 47400000, EFFECTIVE OCTOBER 14, 2015.

SITE BENCHMARK

10' IN OPEN ON FIRE HYDRANT LOCATED APPROXIMATELY 8 L.F. EAST AND 3 L.F. NORTH OF THE NORTHWEST CORNER OF THE PROPERTY. ELEVATION=824.80 (NAVD 83)

LAND AREA

87 ACR. ±
3.281 ACRES

CERTIFICATE OF SURVEY

THIS PLAT MEETS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING AS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSING FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

CITY OF TULSA BENCHMARK

FEATHER HAWK, CANTON
LAT 36° 07' 24.8355"
LONG 95° 48' 48.1680"
ELEVATION = 816.87

PRELIMINARY PLAT

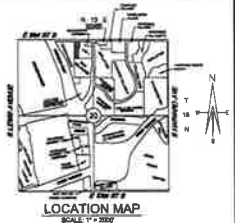
CAP DELAWARE INDOOR STORAGE

A PART OF THE NORTH-EAST TEN (10) ACRES OF LOT ONE (1), SECTION TWENTY (20), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA

OWNER:
CAP STORAGE POOL 1, L.L.C.
835 S MAIN ST. STE 202
GREENVILLE, SC 29601
PHONE: (864) 271-3894

SURVEYOR:
SHERNILL ASSOCIATES, INC.
GREGORY S. MCVICAR, P.L.S. 1828
OK CA NO. 6780, EXPIRES 6-30-2021
316 N. MAIN ST.
EDWARDSVILLE, IL 62025
PHONE: (618) 555-9251
EMAIL: gsm@shernillassoc.com

ENGINEER:
BLUE WATER CIVIL DESIGN
CHRISTOPHER PRICE, P.E. 30443
OK CA NO. 8086, EXPIRES 7-31-2020
718 LOWMEDES HILL ROAD
GREENVILLE, SC 29607
PHONE: (864) 775-5618
EMAIL: chrp@bluewatercivil.com



SUBDIVISION STATISTICS

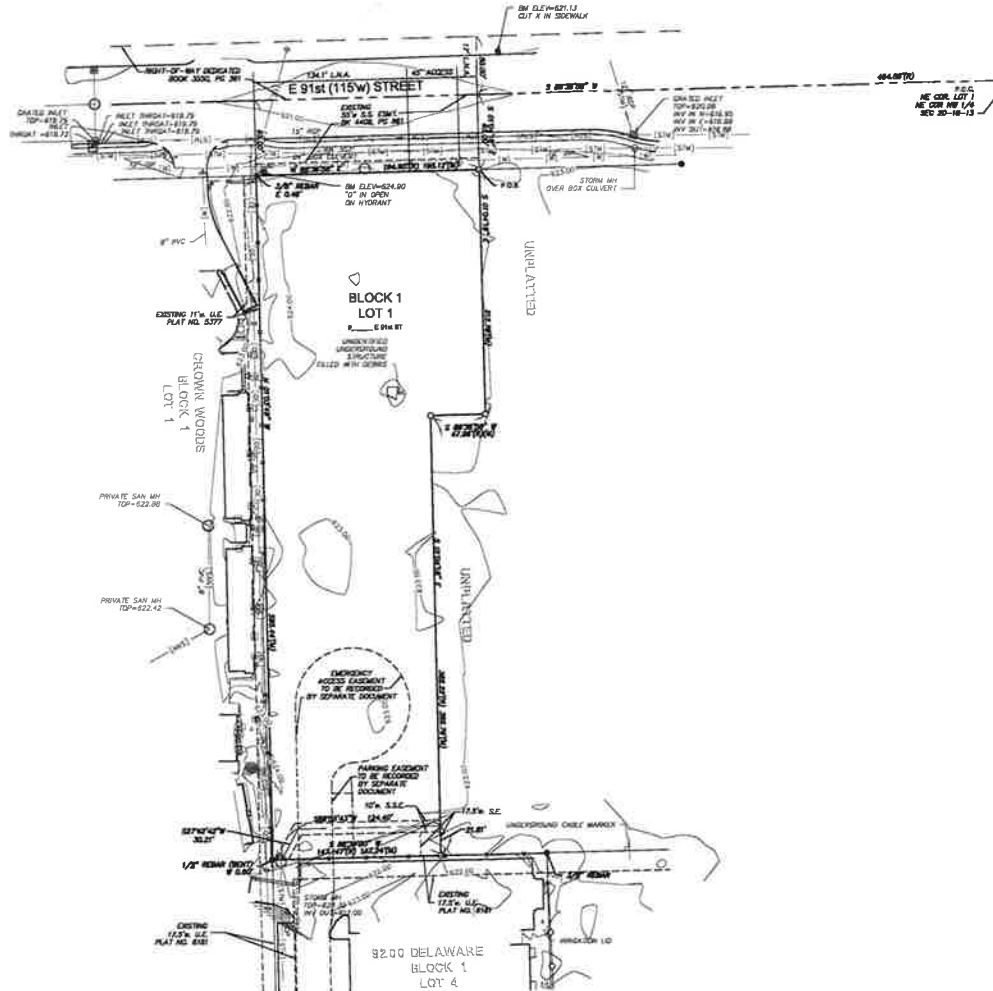
RESUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK AREA 3.28 ACRES (87 ACR. ±)

CONTACTS

MUNICIPAL AUTHORITY
CITY OF TULSA, OK
178 E 2ND STREET, SUITE 800
TULSA, OK 74103

UTILITY CONTACTS

OKLAHOMA NATURAL GAS COMPANY 2318 W. EDISON ST. TULSA, OK 74107 (918) 834-6000	CCX COMMUNICATIONS 11811 E 51ST ST TULSA, OK 74145 (918) 288-4800
PUBLIC SERVICE COMPANY OF OKLAHOMA P.O. BOX 87 TULSA, OK 74110 (918) 219-4000	AT&T 3825 E 11TH ST TULSA, OK 74138 (918) 588-6600
	INNOVATIVE COMMUNICATIONS 2408 S 81ST ST, STE 400 TULSA, OK 74137 (918) 488-4000



Dr. Christopher A. Paine, D.D.
President
University of Dallas



Tulsa Metropolitan Area
Planning Commission

Case: Buena Vida Addition

Hearing Date: January 22, 2020

Case Report Prepared by:

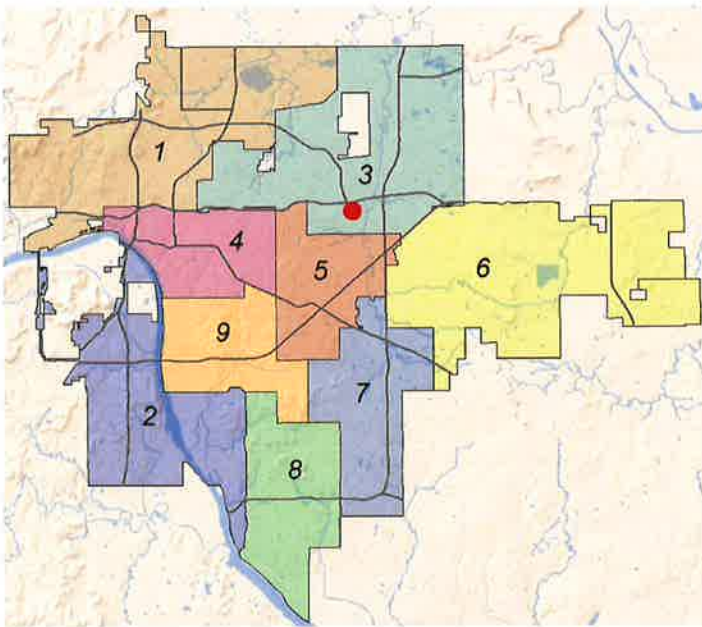
Nathan Foster

Owner and Applicant Information:

Applicant: Select Design, Ryan
McCarty

Owner: Boomtown Development Co.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Plat

19 lots, 1 block, 4.81 ± acres

Single-Family Residential

Location: South of the southwest corner
of East Admiral Place and South 89th
East Avenue

Zoning: RS-4

Staff Recommendation:

Staff recommends **approval** of the
preliminary plat

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 2

Commissioner Name: Karen Keith

EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual
Improvements Plan

5.1

PRELIMINARY SUBDIVISION PLAT

Buena Vida Addition - (CD 3)

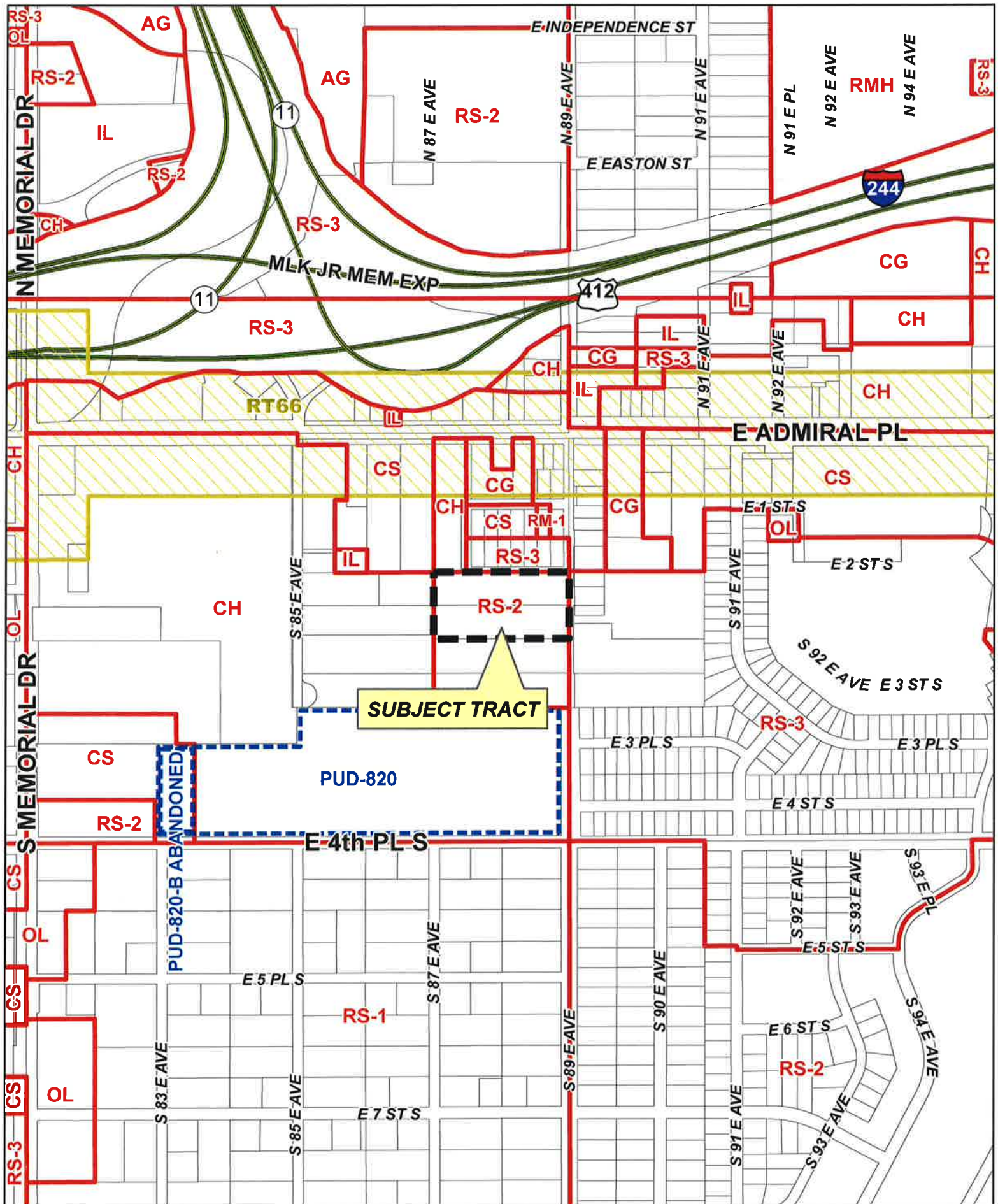
South of the southwest corner of East Admiral Place and South 89th East Avenue

This plat consists of 19 lots, 1 block, 4.81 ± acres.

The Technical Advisory Committee (TAC) met on January 2, 2020 and provided the following conditions:

1. **Zoning:** Subject property has been rezoned to RS-4. Lots shown on the preliminary plat conform to the requirements of the RS-4 district.
2. **Addressing:** Address assigned by the City of Tulsa must be provided on the face of the plat.
3. **Transportation & Traffic:** Sidewalks are required along East 2nd Street, East 3rd Street, and South 89th East Avenue. Plans for East 3rd Street must be approved prior to the release of the final plat.
4. **Sewer:** Sanitary sewer extension required to serve subject site. IDP must be approved prior to release of the final plat.
5. **Water:** Water main extension is required to serve all proposed lots. IDP must be approved prior to the release of the final plat.
6. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Add "City of Tulsa" before Tulsa County in the plat subtitle. Label plat location in the location map as "project location" or "site". Update location map with all platted properties and label all other property as unplatted. Define coordinate system used under basis of bearing heading. Provide a bearing angle shown on the face of the plat.
7. **Fire:** No comments.
8. **Stormwater, Drainage, & Floodplain:** Stormwater system extensions are required. IDP must be approved prior to release of the final plat.
9. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

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



**BUENA VIDA
ADDITION**

19-13 01





0 300 600
Feet



Subject
Tract

BUENA VIDA ADDITION

19-13 01

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

Aerial Photo Date: February 2018





0 50 100
Feet



Subject
Tract

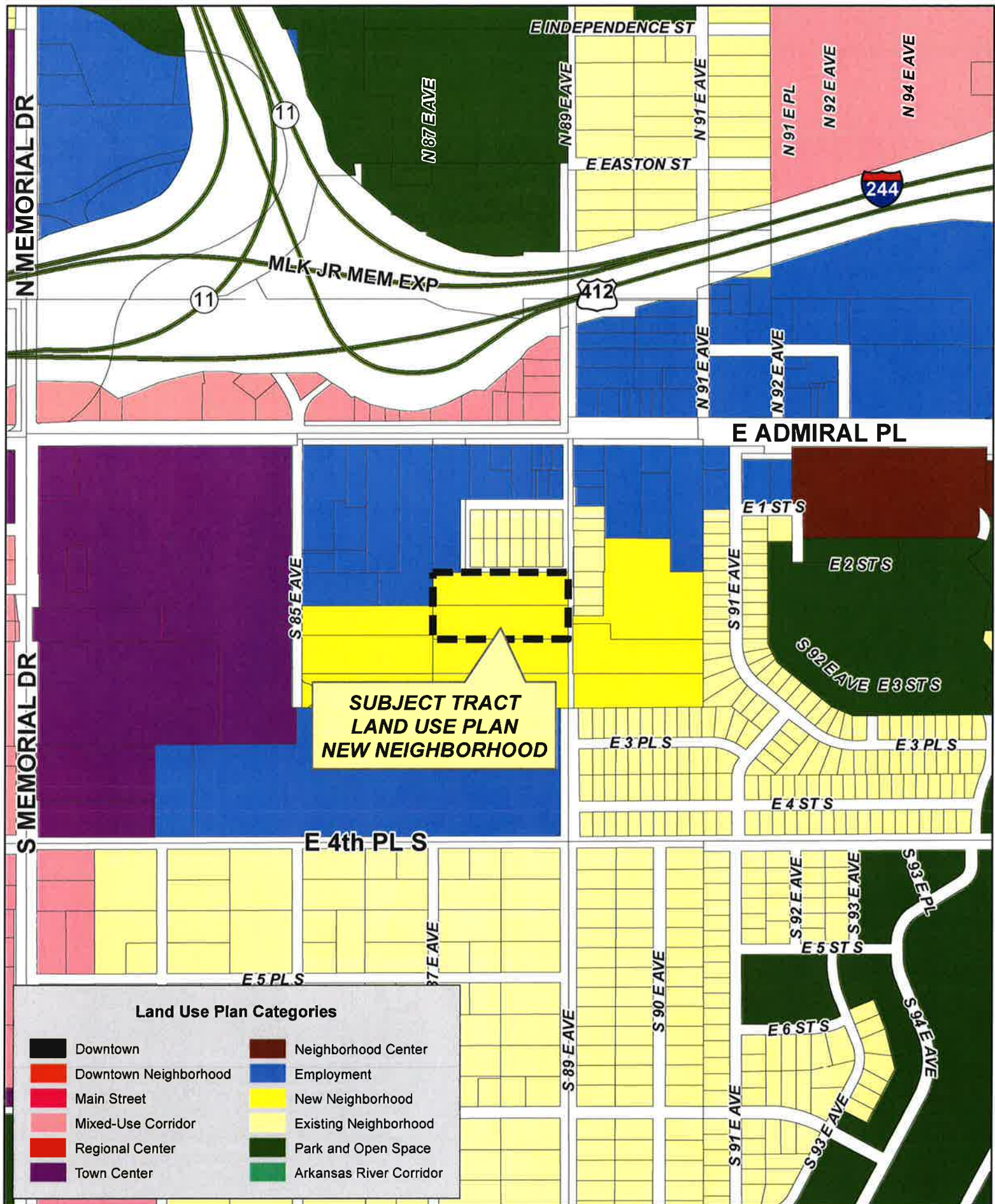
BUENA VIDA ADDITION

19-13 01

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

Aerial Photo Date: February 2018

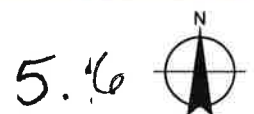


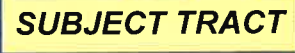


BUENA VIDA ADDITION



19-13 01





Area of Growth

Area of Stability

19-13 01

5.7



Subdivision Statistics

SUBDIVISION CONTAINS TWENTY (20) LOTS IN ONE (1) BLOCK AND ONE (1) RESERVE AREA

CROSS SUBDIVISION AREA: 308.160 AC 3P 7 4 81 ACRES

Basis of Bearings

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3601 OK N), NORTH AMERICAN DATUM 1983 (NAD83)

Monumentation

ALL CORNERS SHOWN HEREIN WERE SET USING A 3/4" x 1/4" STEEL PIN WITH A GREEN PLASTIC CAP STAMPED "1982 CAS46"

Benchmark

ON-SITE NOS OPUS SOLUTION REPORT

Addresses

ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAT WAS FILED. ADDRESS IS SUBJECT TO CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF THE LEGAL DESCRIPTION

Legend

BL - BUILDING SETBACK LINE
LNA - LIMITS OF NO ACCESS
CODE - OVERLAND DRAINAGE EASEMENT
UE - UTILITY EASEMENT

PRELIMINARY PLAT (RS-4 ZONING)

Buena Vida Addition

A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA BEING A RE-PLAT OF LOTS ONE (1) AND TWO (2), BLOCK SEVEN (7), DAY SUBURBAN ACRES, TULSA COUNTY, STATE OF OKLAHOMA

Curve Table

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.32	25.00	90°00'00" W	N 46°16'12" W	35.39
C2	39.32	25.00	89°53'01" W	N 47°43'02" E	35.32
C3	23.59	25.00	13°46'00" E	S 64°20'21" E	22.89
C4	30.33	60.00	281°26'10" E	S 01°19'40" E	70.59
C5	20.50	25.00	52°34'05" E	S 81°41'18" W	22.69
C6	39.32	25.00	90°00'00" W	N 46°16'12" W	35.39

Owner / Developer

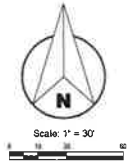
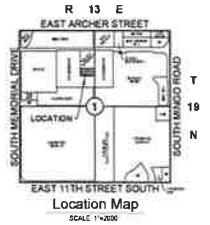
BOGHTOWN DEVELOPMENT CO
8238 EAST 13TH STREET
TULSA, OKLAHOMA 74112
PHONE: (918) 582-4204

Surveyor

FRITZ LAND SURVEYING, LLC
2017 WEST 81ST STREET
TULSA, OKLAHOMA 74132
PHONE: (918) 231-0275
EMAIL: fritzlandsurveying@gmail.com
C.A. # 5848 EXPIRES 6-30-2020

Engineer

ENGINEERED BY DESIGN, PLLC
P.O. BOX 15587
DEL CITY, OKLAHOMA 73155
PHONE: (405) 234-0960
ak@engineeredbydesign.com
C.A. # 7555 EXPIRES 8-31-2020



FINAL PLAT ENDORSEMENT OF APPROVAL	
TULSA METROPOLITAN AREA PLANNING COMMISSION	
APPROVAL DATE	
	TMPCINOCG
	CITY ENGINEER
COUNCIL OF THE CITY OF TULSA, OKLAHOMA	
APPROVAL DATE	
	CHAIRMAN
	MAYOR
	ATTEST CITY CLERK
	CITY ATTORNEY
THE APPROVAL OF THIS FINAL PLAT WILL EXPIRE ONE YEAR FROM THE DATE OF CITY COUNCIL APPROVAL. IF NOT FILED IN THE OFFICE OF THE COUNTY CLERK BEFORE THAT DATE.	

COUNTY TREASURER STAMP

Buena Vida Addition



5.9

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

BOOMTOWN DEVELOPMENT CO., INC., AN OKLAHOMA CORPORATION, HEREINAFTER REFERRED TO AS THE "OWNER", IS THE OWNER OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA:

LOTS ONE (1) AND TWO (2), BLOCK SEVEN (7), DAY SUBURBAN ACRES, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT NO. 769.

SAID TRACT CONTAINING 209,550.43 SQUARE FEET, OR 4.81 ACRES.

BEARINGS ARE BASED UPON THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, (3501 OK N), NORTH AMERICAN DATUM 1983 (NAD83) USING THE EAST LINE OF BLOCK 7 AS S 01°12'41" E.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND SUBDIVIDED INTO 19 LOTS AND 1 BLOCK, AND 1 RESERVE, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND GIVEN SAID PLAT NAME "BUENA VIDA", A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (WHENEVER THE WORD "SUBDIVISION" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO ME "BUENA VIDA" UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE. LIKEWISE, WHENEVER THE WORD "CITY" APPEARS HEREIN THE SAME SHALL CONCLUSIVELY BE DEEMED TO MEAN THE CITY OF TULSA, OKLAHOMA, UNLESS THE CONTEXT CLEARLY DICTATES OTHERWISE.)

THE OWNER, FOR THE PURPOSES OF PROVIDING FOR THE ORDERLY DEVELOPMENT OF THE SUBDIVISION, AND FOR THE PURPOSE OF INSURING ADEQUATE RESTRICTIONS FOR THE MUTUAL BENEFIT OF THE OWNER, ITS SUCCESSORS, GRANTEEES AND ASSIGNS, THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW, DOES HEREBY IMPOSE THE FOLLOWING RESTRICTIONS AND COVENANTS, WHICH SHALL BE COVENANTS RUNNING WITH THE LAND AND WHICH SHALL BE ENFORCEABLE BY THE OWNER OR OWNER OF ANY PROPERTY WITHIN THE SUBDIVISION AND BY THE BENEFICIARIES OF THE COVENANTS SET FORTH BELOW AND WHICH SHALL BE ENFORCEABLE AS HEREINAFTER SET FORTH.

SECTION I. STREETS, EASEMENTS AND UTILITIES

A. STREETS AND UTILITY EASEMENTS

THE OWNER HEREBY DEDICATES TO THE PUBLIC THE STREET RIGHTS-OF-WAY DEPICTED ON THE ACCOMPANYING PLAT. THE OWNER FURTHER DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING ANY AND ALL PUBLIC UTILITIES, INCLUDING STORM SEWERS, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE

TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PIPES, VALVES, METERS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES THERETO, WITH THE RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES STATED, PROVIDED THE OWNER RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND REPAIR OR REPLACE WATER LINES AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, LAYING, REPAIRING AND RE-LAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PRUPOSE OF FURNSHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HEREIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, AND BY THE SUPPLIER OF ANY AFFECTED UTILITY SERVICE, THAT WITHIN THE UTILITY EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT NO BUILDING, STRUCTURE OR OTHER ABOVE OR BELOW GROUND OBSTRUCTION THAT INTERFERES WITH STATED USES AND PURPOSES OF THE UTILITY EASEMENTS SHALL BE PLACED, ERECTED, INSTALLED OR MAINTAINED, PROVIDED NOTHING HEREIN SHALL BE DEEMED TO PROHIBIT DRIVES, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES THAT DO NOT CONSTITUTE AN OBSTRUCTION.

B. WATER, SANITARY SEWER, AND STORM SEWER SERVICE

1. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND STORM SEWER LOCATED ON THE OWNER'S LOT.
2. WITHIN UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PULIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGEMENT OF THE CITY OF TULSA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE PROHIBITED.
3. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF PUBLIC WATER SYSTEMS, SANITARY SEWER MAINS, AND STORM SEWERS BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF SUCH FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS AND/OR CONTRACTORS.
4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS, RESTRICTED WATERLINE, SANITARY SEWER, STORM SEWER AND DRAINAGE EASEMENTS DEPICTED ON THE ACCOMPANYING PLAT, OR OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION, FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF UNDERGROUND WATER, SANITARY SEWER, OR STORM SEWER FACILITIES.

5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, AND THE OWNER OF EACH LOT AGREES TO BE BOUND BY THESE COVENANTS.

C. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE PERIMETER EASEMENTS OF THE SUBDIVISION. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINE OR UNDERGROUND CABLE, AND ELSEWHERE THROUGHOUT THE SUBDIVISION, ALL SUPPLY LINES INCLUDING ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS LINES SHALL BE LOCATED UNDERGROUND IN EASEMENTS DEDICATED FOR GENERAL UTILITY SERVICES AND IN THE RIGHTS-OF-WAY OF THE PUBLIC STREETS ADS DEPICTED ON THE ACCOMPANYING PLAT. SERVICE PEDESTALS AND TRANSFORMERS, AS SOURCES OF SUPPLY AT SECONDARY VOLTAGES, MAY ALSO BE LOCATED IN GENERAL UTILITY EASEMENTS.
2. UNDERGROUND SERVICE CABLES AND GAS SERVICE LINES TO ALL STRUCTURES WITHIN THE SUBDIVISION MAY BE EXTENDED FROM THE NEAREST GAS MAIN, SERVICE PEDESTAL OR TRANSFORMER TO THE POINT OF USAGE DETERMINED BY THE LOCATION AND CONSTRUCTION OF SUCH STRUCTURE UPON THE LOT, PROVIDED UPON INSTALLATION OF SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A DEFINITIVE, PERMANENT, EFFECTIVE AND NON-EXCLUSIVE EASEMENT ON THE LOT, COVERING A 5-FOOT STRIP EXTENDING 2.5-FEET ON EACH SIDE OF THE SERVICE CABLE OR LINE EXTENDING FROM THE GAS MAIN, SERVICE PEDESTAL OR TRANSOFRMER TO THE SERVICE ENTRANCE ON THE STRUCTURE.
3. THE SUPPLIER OF ELECTRIC, TELEPHONE, CABLE TELEVISION AND GAS SERVICE, THROUGH ITS AGENTS AND EMPLOYEES, SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR OTHERWISEPROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, MAINTAINING, REMOVING OR REPLACING ANY PORTION OF THE UNDERGROUND ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES INSTALLED BY THE SUPPLIER OF THE UTILITY SERVICE.
4. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND SERVICE FACILITIES LOCATED ON THE OWNER'S LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS FACILITIES. EACH SUPPLIER OF THESE SERVICES SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR ACTS OF THE LOT OWNER OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
5. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY EACH SUPPLIER OF THE ELECTRIC, TELEPHONE, CABLE TELEVISION OR GAS SERVICE AND THE OWNER OF ANY LOT AGREES TO BE BOUND BY THESE COVENANTS.

D. GAS SERVICE

1. THE SUPPLIER OF GAS SERVICE THROUGH ITS AGENTS AND EMPLOYEES SHALL AT ALL TIMES HAVE THE RIGHT OF ACCESS TO ALL UTILITY EASEMENTS SHOWN ON THE PLAT OR AS OTHERWISE PROVIDED FOR IN THIS DEED OF DEDICATION FOR THE PURPOSE OF INSTALLING, REMOVING, REPAIRING, OR REPLACING ANY PORTION OF THE FACILITIES INSTALLED BY THE SUPPLIER OF GAS SERVICE.
2. THE OWNER OF ANY LOT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE UNDERGROUND GAS FACILITIES LOCATED WITHIN THE LOT AND SHALL PREVENT THE ALTERATION OF GRADE OR ANY OTHER CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS SERVICE. THE SUPPLIER OF GAS SERVICE SHALL BE RESPONSIBLE FOR THE ORDINARY MAINTENANCE OF ITS FACILITIES, BUT THE LOT OWNER SHALL PAY FOR DAMAGE OR RELOCATION OF FACILITIES CAUSED OR NECESSITATED BY ACTS OF THE LOT OWNER, OR THE LOT OWNER'S AGENTS OR CONTRACTORS.
3. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY THE SUPPLIER OF THE GAS SERVICE AND THE OWNER OF THE LOT AGREES TO BE BOUND BY THESE COVENANTS.

E. PAVING AND LANDSCAPING WITHIN EASEMENTS

THE OWNER OF ANY LOT DEPICTED ON THE ACCOMPANYING PLAT SHALL BE RESPONSIBLE FOR THE REPAIR OF DAMAGE TO LANDSCAPING AND PAVING OCCASIONED BY INSTALLATION OR NECESSARY MAINTENANCE OF UNDERGROUND WATER, SANITARY SEWER, STORM SEWER, NATURAL GAS, COMMUNICATION, CABLE TELEVISION OR ELECTRIC FACILITIES WITHIN THE EASEMENT AREAS DEPICTED UPON THE ACCOMPANYING PLAT, PROVIDED THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, OR THE SUPPLIER OF THE UTILITY SERVICE SHALL USE REASONABLE CARE IN THE PERFORMANCE OF SUCH ACTIVITIES.

F. SANITARY SEWER EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING SANITARY SEWER LINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES, MANHOLDES, LAMPHOLES AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES STATED.

G. RESTRICTED WATERLINE EASEMENTS

THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DEPICTED ON THE ACCOMPANYING PLAT AS "RESTRICTED WATERLINE EASEMENT" FOR THE PURPOSES OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING, AND/OR REMOVING WATERLINES TOGETHER WITH ALL FITTINGS INCLUDING THE PIPES,

VALVES, METERS AND EQUIPMENT AND OTHER APPURTENANCES THERETO TOGETHER WITH RIGHTS OF INGRESS AND EGRESS TO AND UPON THE EASEMENTS FOR THE USES AND PURPOSES STATED.

H. RESERVE 'A' – STORMWATER DETENTION EASEMENT

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC A PERPETUAL EASEMENT ON, OVER, AND ACROSS THE PROPERTY DESIGNATED AND SHOWN ON THE ACCOMPANYING PLAT AS "RESERVE 'A' – STORMWATER DETENTION EASEMENT" FOR THE PURPOSES OF PERMITTING THE FLOW, CONVEYANCE, RETENTION, DETENTION AND DISCHARGE OF STORMWATER RUNOFF FROM THE VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES NOT INCLUDED WITHIN THE SUBDIVISION.
2. DETENTION, RETENTION AND OTHER DRAINAGE FACILITIES LOCATED WITHIN THE STORMWATER DETENTION EASEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARDS AND SPECIFICATIONS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
3. NO FENCE, WALL, BUILDING, OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED IN THE STORMWATER DETENTION EASEMENT NOR SHALL THERE BE ANY ALTERATION OF GRADE IN SAID EASEMENT UNLESS APPROVED BY THE CITY OF TULSA, OKLAHOMA.
4. DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION TO THE EXTENT NECESSARY TO ACHIEVE THE INTENDED DRAINAGE, RETENTION, AND DETENTION FUNCTIONS INCLUDING REPAIR OF APPURTENANCES AND REMOVAL OF OBSTRUCTIONS AND SILTATION. DETENTION FACILITIES SHALL BE MAINTAINED BY THE ASSOCIATION IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS:
 - a. GRASS AREAS SHALL BE MOWED (IN SEASON) AT REGULAR INTERVALS OF FOUR WEEKS OR LESS.
 - b. CONCRETE APPURTENANCES SHALL BE MAINTAINED IN GOOD CONDITION AND REPLACED IF DAMAGED.
 - c. THE DETENTION EASEMENT SHALL BE KEPT FREE OF DEBRIS.
 - d. CLEANING OF SILTATION AND VEGETATION FROM CONCRETE CHANNELS SHALL BE PERFORMED TWICE YEARLY.
5. LANDSCAPING, APPROVED BY THE CITY OF TULSA, OKLAHOMA, SHALL BE ALLOWED WITHIN THE DETENTION EASEMENT.
6. IN THE EVENT THE ASSOCIATION SHOULD FAIL TO PROPERLY MAINTAIN THE DETENTION, RETENTION, AND OTHER DRAINAGE FACILITIES OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION, OR THE ALTERATION OF GRADE WITHIN THE DETENTION EASEMENT, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY

REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS THEREOF SHALL BE PAID BY THE ASSOCIATION. IN THE EVENT THE ASSOCIATION FAILS TO PAY THE COSTS OF MAINTENANCE AFTER COMPLETION OF THE MAINTENANCE AND RECEIPT OF A STATEMENT OF COSTS, THE CITY OF TULSA, OKLAHOMA, MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST EACH LOT WITHIN THE SUBDIVISION, PROVIDED, THE LIEN AGAINST EACH LOT SHALL NOT EXCEED 1/20 OF THE COSTS. A LIEN ESTABLISHED AS ABOVE PROVIDED MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

I. LOT SURFACE DRAINAGE

EACH LOT SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORMWATER FROM LOTS AND DRAINAGE AREAS OF HIGHER ELEVATION. NO LOT OWNER SHALL CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY FENCING OR OTHER OBSTRUCTIONS WHICH WOULD IMPAIR THE DRAINAGE OF STORM AND SURFACE WATERS OVER AND ACROSS THE OWNER'S LOT. THE COVENANTS SET FORTH IN THIS SUBSECTION SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OR RESERVE AREA OWNER, AND BY THE CITY OF TULSA, OKLAHOMA.

J. ROOF DRAIN REQUIREMENTS

THE OWNER HEREBY IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH AFFECTED LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA, THAT BUILDINGS CONSTRUCTED WITHIN THE SUBDIVISION SHALL HAVE ROOF DRAINS DESIGNED AND CONSTRUCTED TO DISCHARGE STORMWATER RUNOFF TO THE ADJACENT STREET.

K. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA. SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA, OKLAHOMA. THE OWNER SHALL BE REQUIRED TO CONSTRUCT SIDEWALKS WITHIN RESERVE AREAS AND COMMON AREAS. WHERE SIDEWALKS ARE NOT REQUIRED TO BE CONSTRUCTED BY THE OWNER, THE OWNER OF THE LOT SHALL CONSTRUCT THE REQUIRED SIDEWALK.

L. LIMITS OF NO ACCESS

THE OWNER HEREBY RELINQUISHES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO EAST 2ND STREET SOUTH AND SOUTH 89TH EAST AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" ON THE ACCOMPANYING PLAT, WHICH LIMITS OF NO ACCESS MAY BE AMENDED OR RELEASED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSOR, WITH THE APPROVAL OF THE CITY OF TULSA, OKLAHOMA, OR AS OTHERWISE PROVIDED BY THE STATUTES AND LAWS OF THE STATE OF OKLAHOMA PERTAINING THERETO, AND THE LIMITS OF NO ACCESS ESTABLISHED ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

K. OVERLAND DRAINAGE EASEMENTS

1. THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC PERPETUAL EASEMENTS ON, OVER, AND ACROSS THOSE AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "OVERLAND DRAINAGE EASEMENT" FOR THE PURPOSE OF PERMITTING THE OVERLAND FLOW, CONVEYANCE, AND DISCHARGE OF STORMWATER RUNOFF FROM VARIOUS LOTS WITHIN THE SUBDIVISION AND FROM PROPERTIES OUTSIDE THE SUBDIVISION.
2. DRAINAGE FACILITIES LOCATED WITHIN OVERLAND DRAINAGE EASEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ADOPTED STANDARDS OF THE CITY OF TULSA, OKLAHOMA, AND PLANS AND SPECIFICATIONS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF TULSA, OKLAHOMA.
3. NO FENCE, WALL, BUILDING OR OTHER OBSTRUCTION SHALL BE PLACED OR MAINTAINED WITHIN AN OVERLAND DRAINAGE EASEMENT NOR SHALL THERE BE ANY ALTERATION OF THE GRADE IN THE EASEMENTS UNLESS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF TULSA, OKLAHOMA, PROVIDED THAT THE PLANTING OF TURF SHALL NOT REQUIRE THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS OF THE CITY OF TULSA, OKLAHOMA.
4. OVERLAND DRAINAGE EASEMENTS LOCATED WITHIN A LOT SHALL BE MAINTAINED BY THE OWNER OF THE LOT AT THE OWNER'S EXPENSE IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF TULSA, OKLAHOMA. IN THE EVENT THE OWNER OF THE LOT FAILS TO PROPERLY MAINTAIN THE EASEMENTS LOCATED THEREON OR, IN THE EVENT OF THE PLACEMENT OF AN OBSTRUCTION WITHIN SUCH EASEMENTS, OR THE ALTERATION OF GRADE THEREIN, THE CITY OF TULSA, OKLAHOMA, OR ITS DESIGNATED CONTRACTOR MAY ENTER THE EASEMENTS AND PERFORM MAINTENANCE NECESSARY TO ACHIEVE THE INTENDED DRAINAGE FUNCTIONS AND MAY REMOVE ANY OBSTRUCTION OR CORRECT ANY ALTERATION OF GRADE, AND THE COSTS SHALL BE PAID BY THE LOT OWNER. IN THE EVENT THE LOT OWNER FAILS TO PAY THE COST OF MAINTENANCE AFTER RECEIPT OF A STATEMENT OF COSTS FROM THE CITY OF TULSA, OKLAHOMA, THE CITY MAY FILE OF RECORD A COPY OF THE STATEMENT OF COSTS IN THE LAND RECORDS OF THE TULSA COUNTY CLERK, AND THEREAFTER THE COSTS SHALL BE A LIEN AGAINST THE LOT. A LIEN ESTABLISHED AS PROVIDED ABOVE MAY BE FORECLOSED BY THE CITY OF TULSA, OKLAHOMA.

SECTION II. HOMEOWNERS' ASSOCIATION

A. FORMATION OF HOMEOWNERS' ASSOCIATION

THE OWNER HAS FORMED OR SHALL CAUSE TO BE FORMED, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF OKLAHOMA, AN ASSOCIATION OF ALL OWNERS OF LOTS WITHIN THE SUBDIVISION (THE "ASSOCIATION"), A NOT-FOR-PROFIT CORPORATE ENTITY ESTABLISHED AND FORMED FOR THE GENERAL PURPOSES OF MAINTAINING RESERVE AREAS, COMMON AREA FENCING, AND LANDSCAPING, AND ANY OTHER PROPERTY AND FACILITIES THAT ARE FOR THE COMMON USE AND BENEFIT OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION.

B. PRIVATE RESTRICTIONS AND COVENANTS

FOR THE BENEFIT OF THE ASSOCIATION AND OF ALL OWNERS WITHIN THE SUBDIVISION, THE OWNER SHALL ESTABLISH AN ARCHITECTURAL REVIEW COMMITTEE AND VARIOUS PRIVATE RESTRICTIONS AND COVENANTS FOR THE PURPOSE OF PROVIDING ORDERLY DEVELOPMENT OF THE SUBDIVISION AND CONFORMITY AND COMPATIBILITY OF IMPROVEMENTS THEREIN. SAID PRIVATE RESTRICTIONS AND COVENANTS SHALL BE FILED OF RECORD WITH THE TULSA COUNTY CLERK, SHALL BE APPLICABLE TO THE LOTS WITHIN THE SUBDIVISION, AND SHALL BE COVENANTS RUNNING WITH THE LAND AND BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE ENFORCEABLE AS FURTHER STATED IN SAID FILED DOCUMENT.

C. MEMBERSHIP

EVERY PERSON OR ENTITY WHO IS RECORD OWNER OF THE FEE INTEREST OF A LOT SHALL BE A MEMBER OF THE ASSOCIATION. MEMBERSHIP SHALL BE APPURTENANT TO AND SHALL NOT BE SEPARATED FROM THE OWNERSHIP OF THE LOT.

D. ASSESSMENT

EACH LOT OWNER SHALL BE SUBJECT TO ANNUAL AND SPECIAL ASSESSMENT FOR THE PURPOSE OF IMPROVEMENT AND MAINTENANCE OF THE RESERVE AREA AND ANY OTHER PROPERTY AND FACILITIES THAT ARE FOR COMMON USE AND BENEFIT OF THE OWNERS OF THE LOTS AS THE SAME MAY BE AGREED TO BY THE MEMBERS OF THE ASSOCIATION.

E. ASSOCIATION AS BENEFICIARY

WITHOUT LIMITATION OF SUCH OTHER POWERS AND RIGHTS AS THE ASSOCIATION MAY HAVE, THE ASSOCIATION SHALL BE DEEMED A BENEFICIARY OF THE VARIOUS COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THIS DEED OF DEDICATION TO THE SAME EXTENT AS ALL OTHER BENEFICIARIES THEREOF, INCLUDING EACH LOT OWNER, THE CITY AND THE SUPPLIER OF ANY UTILITY OR OTHER SERVICE WITHIN THE SUBDIVISION, AND SHALL HAVE THE RIGHT TO ENFORCE THESE COVENANTS AND AGREEMENTS.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT OR TERMINATION, AND SEVERABILITY

A. ENFORCEMENT

THE COVENANTS AND RESTRICTIONS HEREIN SET FORTH, AND THE GRANTS OF EASEMENTS AND RIGHTS-OF-WAY HEREIN SET FORTH ARE COVENANTS TO RUN WITH THE LAND. THE SAME SHALL BE BINDING UPON ALL OWNERS OF PROPERTY IN THE SUBDIVISION. WITHIN THE PROVISIONS OF SECTION I. STREETS, EASEMENTS AND UTILITIES, ARE SET FORTH CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAININ THERETO, AND ADDITIONALLY THE COVENANTS WITH SECTION I, WHETHER OR NOT SPECIFICALLY THEREIN SO STATED, SHALL INURE TO THE BENEFIT OF AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA. IN ANY JUDICIAL ACTION BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED WITHIN THIS DEED OF DEDICATION, THE

SAME AS HER FREE AND VOLUNTARY ACT AND DEED OF SUCH CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

MY COMMISSION EXPIRES

NOTARY PUBLIC

CERTIFICATE OF SURVEY

I, ANDY FRITZ, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, DO HEREBY CERTIFY THAT I HAVE CAREFULLY AND ACCURATELY SURVEYED, SUBDIVIDED, AND PLATTED THE TRACT OF LAND HEREIN DESCRIBED ABOVE, AND THAT THE ACCOMPANYING PLAT DESIGNATED HEREIN AS "BUENA VIDA", A SUBDIVISION WITHIN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, IS A TRUE REPRESENTATION OF A SURVEY MADE ON THE GROUND USING GENERALLY ACCEPTED PRACTICES, AND MEETS OR EXCEEDS THE OKLAHOMA MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2020.

BY:

ANDY

LICENSED

PROFESSIONAL

LAND

OKLAHOMA NO. 5848

FRITZ

SURVEYOR

STATE OF OKLAHOMA)

)

SS

COUNTY OF TULSA)

EFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THE ____ DAY OF _____, 2020, PERSONALLY APPEARED TO ME ANDY FRITZ KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME AS LICENSED PROFESSIONAL LAND SURVEYOR TO THE FOREGOING CERTIFICATE, AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THERIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

MY COMMISSION EXPIRES

NOTARY PUBLIC



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-499

Hearing Date: January 22nd, 2020

Case Report Prepared by:

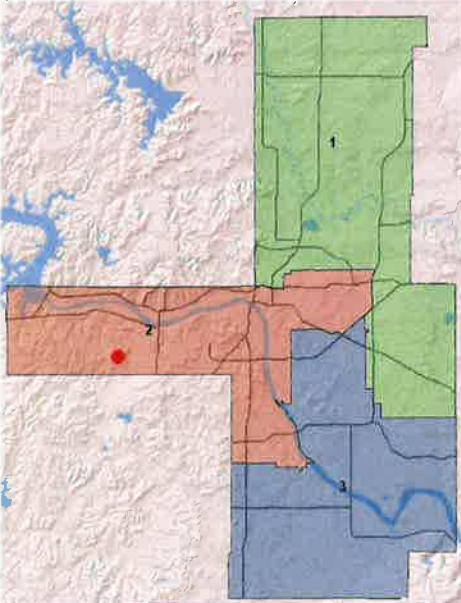
Jay Hoyt

Owner and Applicant Information:

Applicant: Erik Enyart

Property Owner: BLEVINS, CURTIS D

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Residential

Proposed Use: Residential

Concept summary: Rezone from AG to AG-R to permit single family homes.

Tract Size: 3.04 ± acres

Location: East of the Southeast corner of Weaver Road & South 157th West Avenue

Zoning:

Existing Zoning: AG

Proposed Zoning: AG-R

Comprehensive Plan:

Land Use Map: Residential

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9129

CZM: 43

County Commission District: 2

Commissioner Name: Karen Keith

6.1

SECTION I: CZ-499

DEVELOPMENT CONCEPT: The applicant is proposing to rezone from AG to AG-R to permit single family homes on the subject lot. The Tulsa County Zoning Code requires a minimum of 1 Acre lot area for AG-R with a minimum lot area per dwelling unit of 1.1 Acres. The site is located within the Residential Land Use category of the City of Sand Springs Land Use Master Plan. Based on the proposed use and minimum lot area requirements, the applicant's proposal is compatible with the recommendations of the Land Use Master Plan for this area.

The subject lot is also currently undergoing a Lot Line Adjustment to split the portion of the lot that is the subject of this rezoning request from the remainder of the lot to the south, which will then be combined with the larger parcel south of the remainder of the lot. This will provide a 30 ft wide access from the combined parcel to West Weaver Road.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

CZ-499 is non-injurious to surrounding proximate properties;

CZ-499 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-499 to rezone property from AG to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary:

The subject property is located within the fenceline of Sand Springs. The 2030 Sand Springs Land Use Master Plan was adopted June 26, 2017. The City of Sand Springs Planning Department embarked on a community outreach effort to engage citizens in the Comprehensive Planning process. They initiated a community survey that was available in electronic format via social media and the City's website. The survey was also available in a hard copy that citizens could acquire at several locations. In addition, a web based Interactive Map was launched to obtain citizen participation.

The Land Use Master Plan designates this area as Residential. The Residential category is typically comprised of single-family neighborhoods of varying lot sizes and represents the lowest intensity of all the use categories outside of Agricultural Districts. Dwelling unit densities within the Residential category generally range from 2 to 5 units per acre but density can be as little as 1 or fewer per acre. Areas within the fenceline may not develop to densities any greater than 1 or 2 dwelling units per acre because of the expense of bringing sewer to these locations.

As a result of the many variables involved, the Residential category was not broken apart into two different categories, such as rural or urban.

Land Use Vision:

Land Use Plan map designation: Residential

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: S 15th W Ave does not have a designation in the Major Street and Highway Plan

Trail System Master Plan Considerations: The site is located within 500 feet of a signed bicycle route along S 157th W Ave

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 associated barns/storage.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S 154 th W Ave	None	N/A	2

Utilities:

The subject tract has municipal water available from the City of Sand Springs. Septic will be utilized for sewer.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Residential	N/A	Vacant
South	AG	Residential	N/A	Vacant/Agricultural
East	AG	Residential	N/A	Single Family/Agricultural
West	AG	Residential	N/A	Vacant

SECTION III: Relevant Zoning History

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

Subject Property:

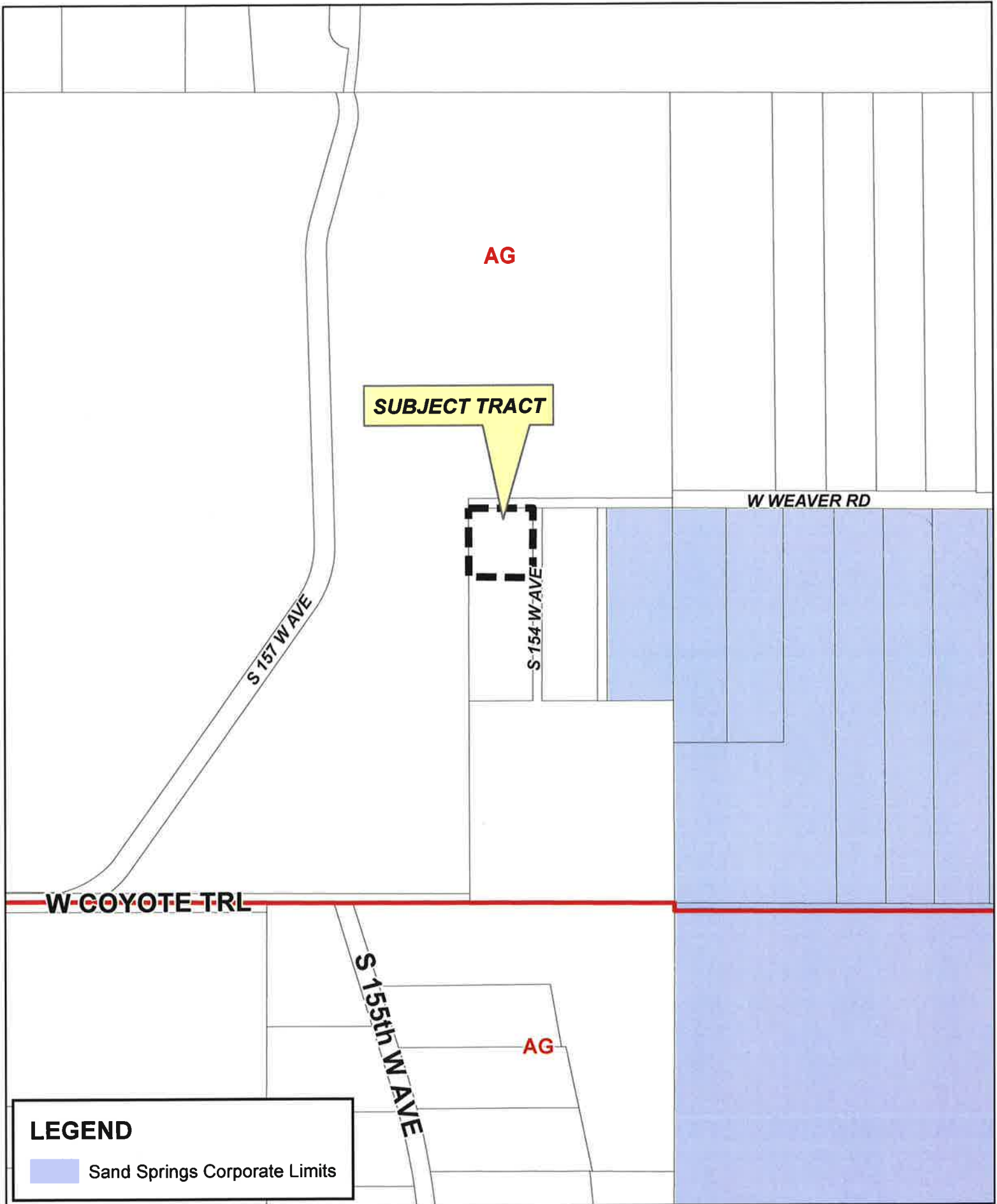
No Relevant History.

Surrounding Property:

No Relevant History.

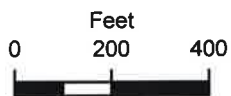
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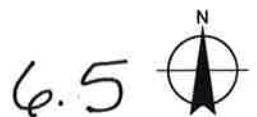
LEGEND

 Sand Springs Corporate Limits



CZ-499

19-11 29





W COYOTE TRL

S 157 WAVE

S 154th W AVE

S 154 WAVE

W WEAVER RD

0 200 400
Feet



Subject
Tract

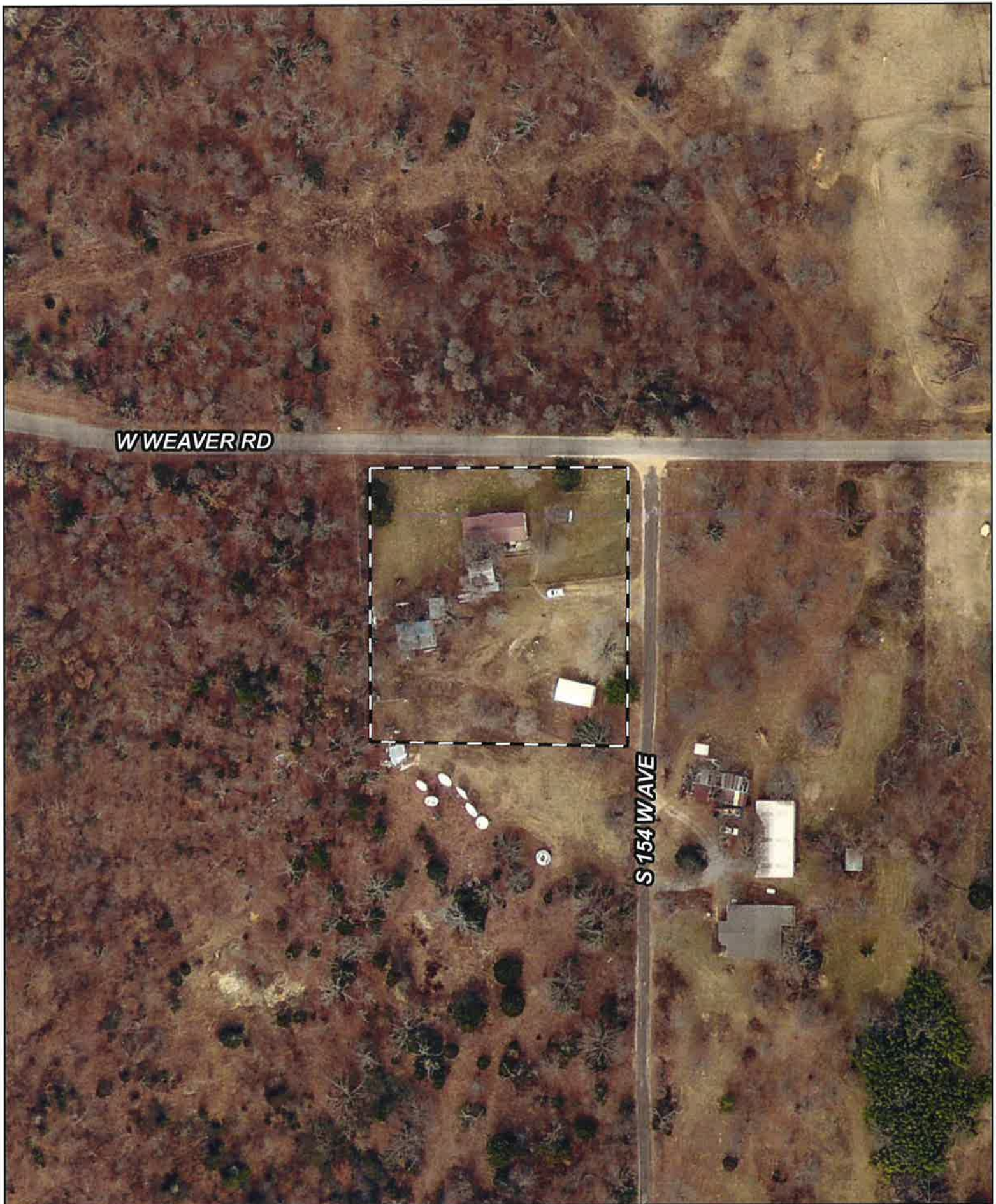
CZ-499

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

Aerial Photo Date: February 2018





W WEAVER RD

S 154 WAVE

0 Feet 50 100



Subject
Tract

CZ-499

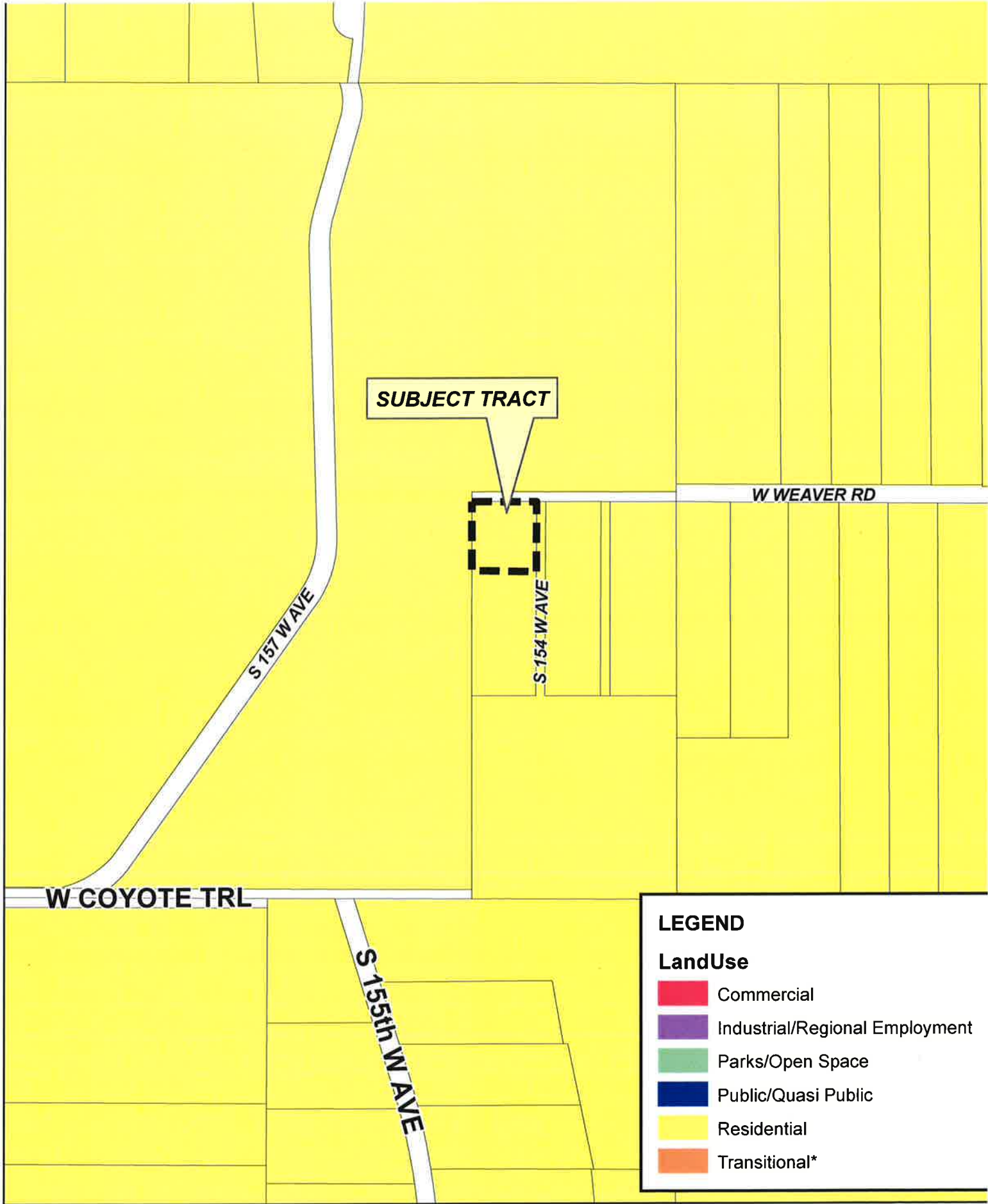
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Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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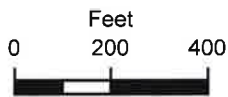




LEGEND

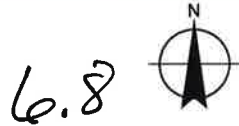
LandUse

-  Commercial
-  Industrial/Regional Employment
-  Parks/Open Space
-  Public/Quasi Public
-  Residential
-  Transitional*



CZ-499

19-11 29





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7525

Hearing Date: January 22, 2020

Case Report Prepared by:

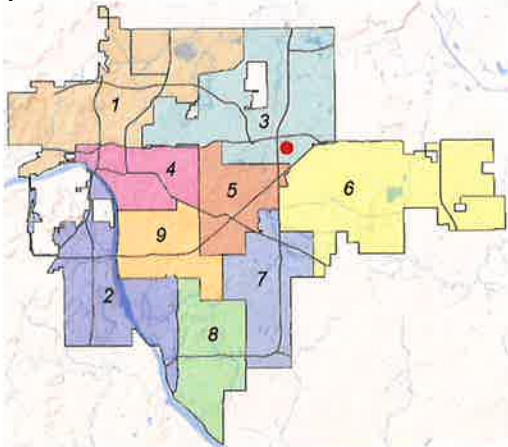
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Margaret Rosene Robinson

Property Owner: WAGON WHEEL TRADE
CENTER LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Auto mechanic and Medical
Marijauna growing

Proposed Use: Medical Marijauna Processing and
Growing

Concept summary: Rezoning from CS to IL to allow
Medical Marijuana Processing with an optional
development plan to limit uses.

Tract Size: 0.63 ± acres

Location: South & West of the Southwest corner of
East Admiral Place & South Garnett Road

Zoning:

Existing Zoning: CS

Proposed Zoning: IL with an optional
development plan

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

**Staff recommends approval with the Optional
Development Plan Standards defined in Section
II.**

Staff Data:

TRS: 9406
CZM: 39

City Council District: 3

Councilor Name: Crista Patrick

County Commission District: 1

Commissioner Name: Stan Sallee

7.1

SECTION I: Z-7525

APPLICANTS DEVELOPMENT CONCEPT:

The existing building and most, if not all, of the surrounding buildings are metal warehouse buildings used for various automotive and light industrial services. Services and business in the area include: Goodyear Tire, Danco Pump and Supply, an aeronautic repair and welding station, several construction contractors, and vehicle and transmission repair shops, to name a few.

The proposed medical marijuana processing and growing uses are not permitted in the CS district but are permitted in the IL district and are consistent with the development pattern of the area and the comprehensive plan designations of the area of employment and area of growth. This development plan will allow for the specific IL uses identified above but otherwise preserve the CS zoning, thereby maintaining the requirement of Board of Adjustment approval for uses such as vehicle services and warehousing.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

The employment land use designation encourages light manufacturing and high tech uses for clean manufacturing and warehouse uses and,

The surrounding property has been developed with standards and uses only allowed in a CS district and a variety of special exceptions that allow vehicular uses and repair and,

The architectural style of the development in this area is similar to many light industrial development areas and the proposed zoning change with the provisions of the optional plan is consistent with the employment land use designation for the area therefore,

Staff recommends approval of Z-7525 to rezone property from CS to IL with the optional development plan standards outlined in Section II below.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an IL district with its supplemental regulations except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

- A) RESIDENTIAL (see allowed residential building types below)
 - Household Living
 - Single household
 - Two households on a single lot

7.2

Three or more households on single lot

Group Living

*indicates specific uses that are only allowed through the special exception process

*Homeless center

*Re-entry facility

*Residential treatment center

*Shelter, emergency and protective

*Transitional living center

B) PUBLIC, CIVIC, AND INSTITUTIONAL

* indicates specific uses that are only allowed through the special exception process

*College or University

*Day Care

*Detention and Correctional Facility

*Fraternal Organization

*Governmental Service

*Hospital

*Library or Cultural Exhibit

Natural Resource Preservation

*Parks and Recreation

*Postal Services

*Religious Assembly

Safety Service

*School

Utilities and Public Service Facility (minor)

*Utilities and Public Service Facility (major)

Wireless Communication Facility (includes all specific uses)

C) COMMERCIAL

* indicates specific uses that are only allowed through the special exception process

Animal Service

Boarding or shelter

Grooming

Veterinary

Assembly and entertainment

*Indoor gun club

*Other indoor

*(small; up to 250-person capacity)

Broadcast or Recording Studio

Commercial Service (includes all permitted specific uses)

Financial Services (includes all permitted specific uses)

Funeral or Mortuary Service

Lodging (includes all permitted specific uses)

Office (includes all permitted specific uses)

Parking, Non-accessory

Restaurants and Bars

Restaurant

*Bar

*Brewpub

Retail Sales (includes all permitted specific uses)
Studio, Artist, or Instructional Service
Trade School
Vehicle Sales and Service (includes all permitted specific uses)

E) WHOLESALE, DISTRIBUTION AND STORAGE

- *Equipment and Material Storage, Outdoor
- *Trucking and Transportation Terminal
- *Warehouse
- *Wholesale Sales and Distribution

F) INDUSTRIAL

*indicates specific uses that are only allowed through the special exception process

*All low-impact manufacturing and industry uses require a special exception approval at the board of adjustment except that a Low-Impact Medical Marijuana Processing is a permitted use.

*Moderate-impact manufacturing and industry but only for a Moderate-Impact Medical Marijuana Processing Facility.

G) Recycling

* indicates specific uses that are only allowed through the special exception process

- *Construction or Demolition Debris
- Consumer Material Drop-off Station
- *Consumer Material Processing

H) AGRICULTURAL

- Community Garden
- Farm, Market or Community-supported
- Horticulture Nursery

I) OTHER

Drive-in or Drive-through Facility (as a component of an allowed principal use)

PERMITTED RESIDENTIAL BUILDING TYPES

Household Living

Single household

* indicates building types that are only allowed through the special exception process

- *Manufactured housing unit

- *Mixed-use building

- *Vertical mixed-use building

Two households on a single lot

- *Mixed-use building

- *Vertical mixed-use building

Three or more households on a single lot

- *Mixed-use building

- *Vertical mixed-use building

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: IL zoning may be appropriate in many areas of Tulsa that are included in areas of employment. In this instance all the surrounding properties and the expected development pattern will continue to be those uses allowed by right or by special exception in a CS district. IL zoning with the optional development plan will continue to give the property owner the opportunity to develop most uses that are allowed in a CS district and provides further opportunities to request some special exception uses that have been previously granted in the neighborhood. The employment land use designation is consistent with that concept of expanded employment growth opportunities.

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: None that affect rezoning decisions or future development considerations

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 existing building and many of the surrounding buildings are moderately sized warehouse style buildings. Many of the structures are being used for automotive repair facilities and other warehouse uses that are allowed uses or have been allowed thorough the special exception process at the Board of Adjustment

Street view from southeast looking northwest:



Environmental Considerations: None that affect site development or rezoning decisions

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South 111 th Street South	None	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

7.4

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Employment	Growth	Auto Repair
East	CS	Employment	Growth	Truck Repair
South	CS	Employment	Growth	Empty lot
West	CS	Employment	Growth	Plumbing and Mechanical

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11812 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-20487 April 2007: The Board of Adjustment **approved** a *Special Exception* to permit automotive restoration in a CS District with conditions for 5 years, on property located at 107 South 111th Avenue.

BOA-18421 May 1999: The Board of Adjustment **approved** a *Special Exception* to allow automotive related uses in a CS district to include: sale of automobiles, motorcycles, personal watercraft, boats, motorcycle parts, and motorcycle accessories, as well as the service and repair of motorcycles, subject to no outside storage or sale of any products and no on-street parking related to the use, on property located at 102 South 111th East Avenue.

BOA-16740 July 1994: The Board of Adjustment **denied** a *Special Exception* to permit Use Unit 17 (Automotive and Allied Activities) in a CS zoned district and a *Variance* of the all-weather surface requirement for parking, finding the use to be inappropriate and inconsistent with the Board's original requirement for a 150' buffer area, due to the proximity to the residential neighborhood, on property located at 10922 East 2nd Street.

BOA-15275 November 1989: The Board of Adjustment **approved** a *Special Exception* to permit automobile sales, service and accessory body shop in a CS zoned district, subject to all automobile repairs being conducted inside the building and no outside storage of parts or inoperable automobiles, on property located at 40 South Garnett.

BOA-13053 March 1984: The Board of Adjustment **approved** a *Variance* to permit Use Unit 1225 (automotive painting) to permit antique automobile restoration in a CS District under the provisions of Section 1670, with the conditions that there be no outside storage of vehicles, that it be for this owner only, and that the painting not become the principal use of the property, on property located south of the southwest corner of admiral and South 111th East Avenue.

BOA-12945 January 1984: The Board of Adjustment **approved** a *Special Exception* to permit a four-bay car wash in a CS District under the provisions of Section 1680, limited to the north-west 102' by 80' of the lot per pictures and plans submitted, with the structure being brick with a

mansard roof and with the color of the brick matching as closely as possible the color of the brick used in the shopping center, on property located at west of the southwest corner of Admiral Place and 111th East Avenue.

BOA-12848 November 1983: The Board of Adjustment **denied** a *Special Exception* to permit restoring antique cars in a CS zoned District under the provisions of Section 1680, on property located south of the southwest corner of South 109th East Place and Admiral Place. Since the motion did not have three affirmative votes, Mr. Chappelle made a motion to APPROVE the application. The motion died for lack of a second, so the application was DENIED.

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0 200 400
Feet



Subject
Tract

Z-7525

19-14 06

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

Aerial Photo Date: February 2018





E2STS

S111EAVE



Subject
Tract

Z-7525

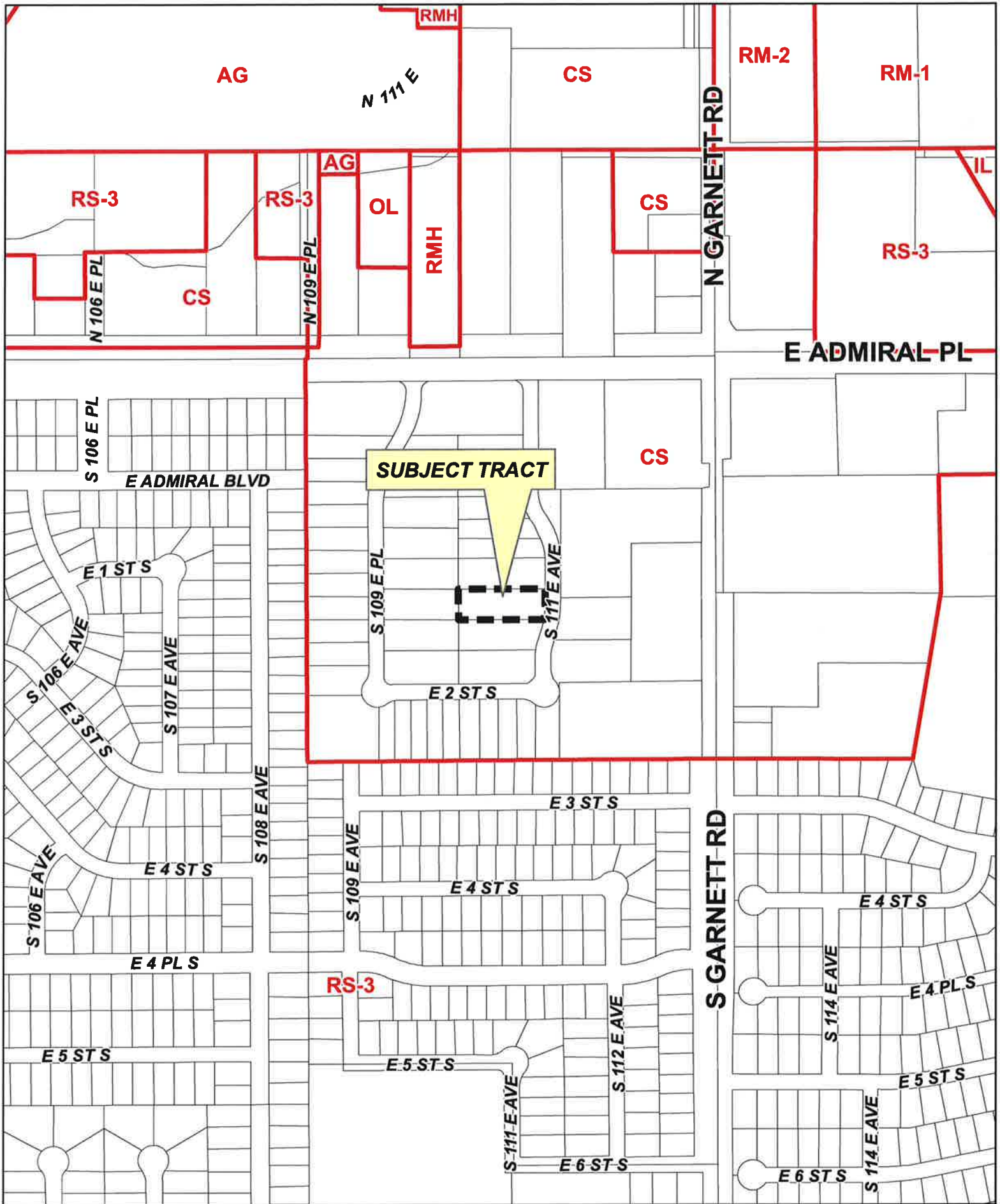
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2018

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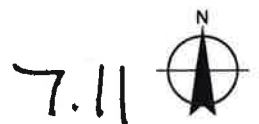


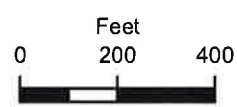
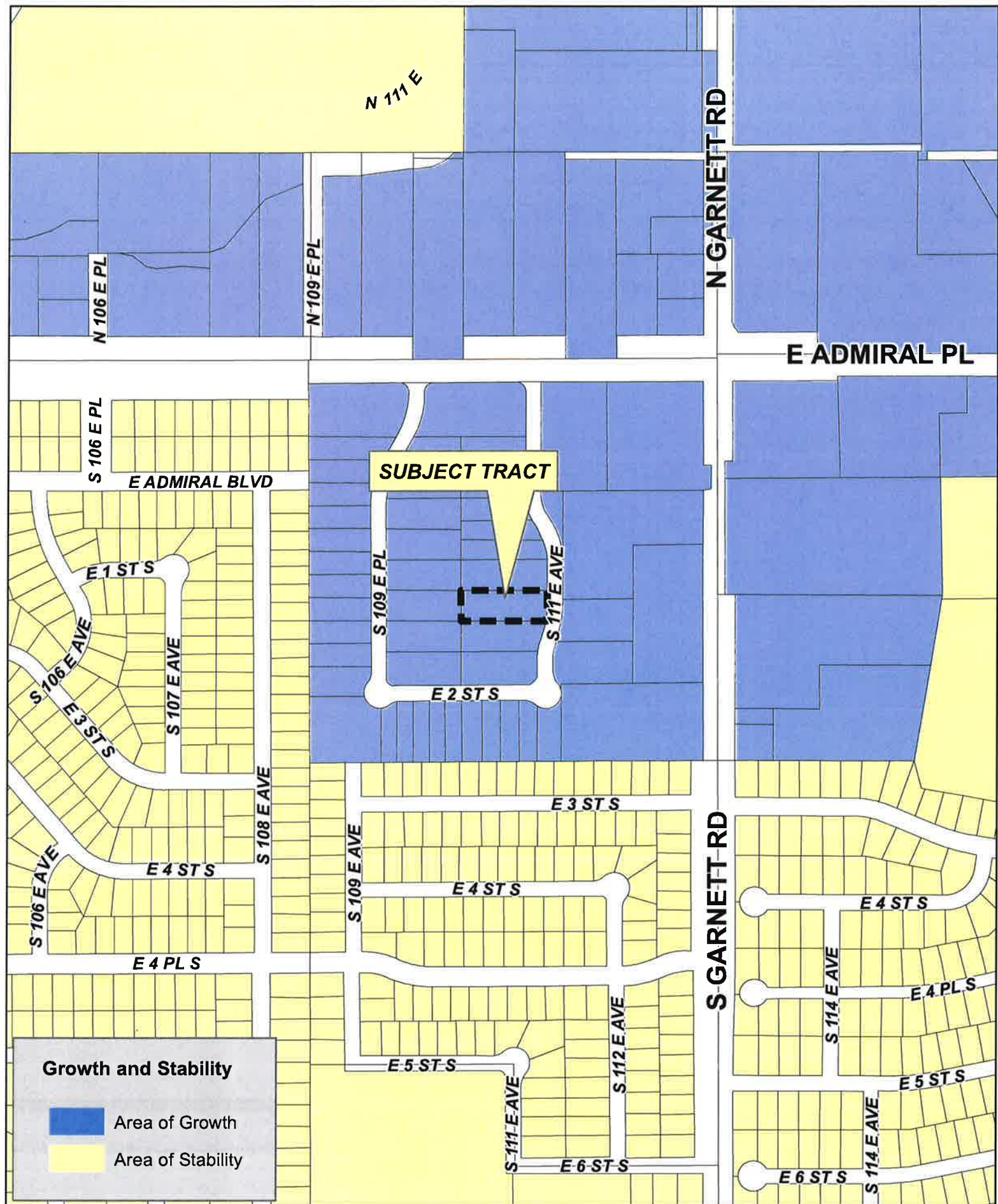


SUBJECT TRACT

Z-7525

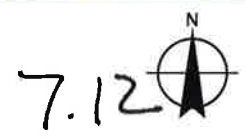
19-14 06





Z-7525

19-14 06





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7527

Hearing Date: January 22, 2020

Case Report Prepared by:

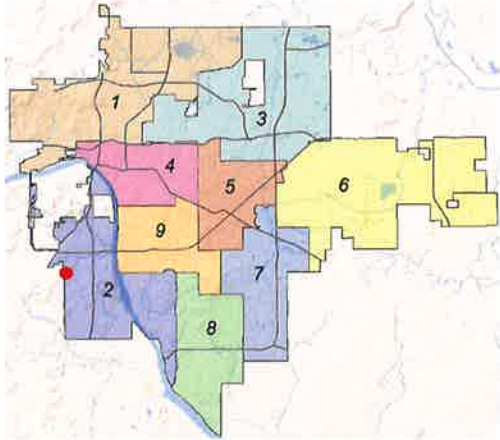
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Nathan Cross

Property Owner: RANKIN PROPERTIES LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Retail

Concept summary: Rezoning to allow commercial development consistent with the Neighborhood Center Land Use designation in the Tulsa Comprehensive Plan

Tract Size: 1.1 ± acres

Location: East of the Northeast corner of West 61st Street South & South 33rd West Avenue

Zoning:

Existing Zoning: RS-3/OL

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Neighborhood Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9234
CZM: 46

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

8.1

SECTION I: Z-7527

DEVELOPMENT CONCEPT: The applicant has submitted a request to rezone the subject property to CS for commercial development consistent. Commercial uses are generally consistent with the Neighborhood Center land use designation in the Tulsa Comprehensive Plan. The site is undeveloped and is currently zoned OL and RS-3.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

As the subject area is located in southwest Tulsa, it falls within the bounds of the Southwest Tulsa Neighborhood Plan. That plan was adopted in May of 2009. This small area plan was created to assist and progress the revitalization of this area, presenting a vision, needs, and goals for the area.

With these goals, the small area plan attempts to improve existing housing stock, revitalize underdeveloped areas, and increase accessibility to amenities, goods, and services through the implementation of sidewalks and business practices to attract retail and grocery stores to the area. It should be noted that while this plan presents a vision, needs, and goals for the southwest Tulsa area, the plan does not make any clear or specific land use recommendations to aid in achieving these goals, nor this particular area particular area in which the subject property is located. Instead, it focuses on presenting proposed capital improvement projects along Route 66, Southwest Boulevard, OSU campus, as well as the Cherry creek and Mooser creek trail system.

As the small area plan lacks any specific land-use recommendations, the 2010 Tulsa Comprehensive Plan solely provides guidance regarding land use for this area and,

The uses allowed in a CS district are consistent with the Tulsa Comprehensive plan Neighborhood Center land use designation therefore,

Staff recommends approval of Z-7527 to rezone property from RS-3, OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: This site is on the north and east edges of the Neighborhood Center land use designation and abuts an existing neighborhood on the north and east edges.

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

8.2

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.

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 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: West 61st Street South is a secondary arterial. No additional considerations have been assigned to this street.

Trail System Master Plan Considerations: None

Small Area Plan: Southwest Tulsa Neighborhood Plan was approved by resolution 2546:896 on May 14th 2009 prior to the format provided in Planitulsa which was adopted in 2010. The plan was an implementation plan that focused on public infrastructure and did not contemplate specific land use goals or land use recommendations for this location.

The total plan can be found at <http://tulsaplanning.org/wp-content/uploads/2019/06/Southwest-Tulsa-Neighborhood-Plan.pdf>.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is vacant and adjacent to commercial property on the west, a bar and single family residential on the east and north. The site is generally flat with little vegetation.

Street View Snippet: View from SW corner of site looking northeast (see next page)



Environmental Considerations: No known environmental considerations that would affect site redevelopment and zoning decisions.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West 61 st Street South	Secondary Arterial	100 feet	4
South 32 nd West Avenue	None	50 feet	2 with drainage ditches on each side

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	RS-3	Existing Neighborhood	Stability	Single family residential
East	RS-3 and CS	Existing Neighborhood and Neighborhood Center	Stability and Growth	3 lots with single family residential homes and a bar at the intersection of S. 32 nd W. Avenue and W. 61 st Street
South	CS	Neighborhood Center	Growth	Shopping Center and vacant property
West	CS	Neighborhood Center	Growth	Shopping center

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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19794 dated March 16, 2000 established zoning for the subject property.

Subject Property:

Z-6750 March 2000: All concurred in **denial** of a request for *rezoning* a .87± acre tract of land from RS-3 to CS for commercial/ office use, recommending **approval** of OL zoning on the south 118' fronting West 61st Street (Lot 17) to a depth that would be in alignment with the existing zoning to the east, with the rest of the tract to remain RS-3, on property located northwest corner of West 61st Street and South 32nd West Avenue.

Ordinance number 11822 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

Z-7490 August 2019: All concurred in **approval** of a request for *rezoning* a 4± acre tract of land from CS to CS with an Optional Development Plan for apartments/condos, on property located on the southeast corner of South 33rd West Avenue and West 61st Street South.

Z-7305 July 2015: All concurred in **approval** of a request for *rezoning* a .71± acre tract of land from RS-3 to CS for an office, on property located northwest corner of South 33rd West Avenue and West 59th Street South.

BOA-20497 August 2007: The Board of Adjustment **approved** a *verification* of the spacing requirement for a liquor store of 300 ft. from blood banks, plasma centers, day labor hiring centers, pawn shops and another liquor store, on property located at the Southeast corner of West 61st Street South and South 33rd West Avenue.

BOA-19430 August 2002: The Board of Adjustment **approved** a *special exception* to permit a car wash in a CS District, per plan, on property located at the Southeast corner of West 61st Street South and South 33rd West Avenue.

Z-6543/CZ-266 August 1996: All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS-3 to CS for a laundromat, on property located south of the southwest corner of West 59th Street South and South 33rd West Avenue.

Z-6298 May 1991: All concurred in **denial** of a request for *rezoning* a 5± acre tract of land from RS-3 to CG for commercial, recommending **approval** of CS and directing staff to revise the shape of the five acres nodes at the northeast corner of 61st Street South and 33rd West Avenue to incorporate the lots and the lot to the north of this request without exceeding five acres, on property located north of West 61st Street South and East of South 33rd West Avenue.

BOA-14207 September 1986: The Board of Adjustment **approved** a *special exception* to allow a dry cleaning/laundry in a CS zoned district, on property located at the Southeast corner of West 61st Street South and South 33rd West Avenue.

Z-6091 February 1986: All concurred in **approval** of a request for *rezoning* a .5± acre tract of land from RS-3 to CS, on property located in the northeast corner of West 61st Street South and South 33rd West Avenue.

BOA-13050 March 1984: The Board of Adjustment **approved** a *special exception* to permit a car wash in a CS zoned district and **approved** a *variance* of the required 110 foot setback from the centerline of West 61st Street South to 68 feet on property located at the Northeast corner of West 61st Street South and South 33rd West Avenue.

BOA-11944 May 1982: The Board of Adjustment **approved** a *Special Exception* to allow church use and activities in an RS-3, on property located at 5900 South 33rd West Avenue.

Z-4936 January 1977: All concurred in **approval** of a request for *rezoning* a .46± acre tract of land from RS-3 to CS for commercial, on property located west side of South 33rd West Avenue and 210' North of West 61st Street.

PUD-159 June 1974: All concurred in **approval** of a proposed *Planned Unit Development* on a 595.3± acre tract of land for a neighborhood with a 36-hole golf course on property located South and East of the Southeast corner of West 61st Street South and South 33rd West Avenue.

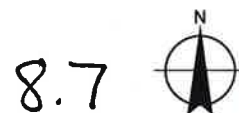
Z-4496 October 1973: All concurred in **approval** of a request for *rezoning* a .38± acre tract of land from RS-3 to CS for commercial, on property located at the northeast corner of 32nd West Avenue and 61st Street.

Z-4377 April 1973: All concurred in **approval** of a request for *rezoning* a .48± acre tract of land from RS-3 to CS for a Commercial Garage, on property located northwest corner of 61st Street and South 33rd West Avenue.

Z-3791 September 1970: All concurred in **approval** of a request for *rezoning* a .4± acre tract of land from RS-3 to CS for commercial, on property located northwest corner of 61st Street and South 33rd West Avenue.

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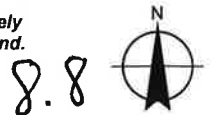
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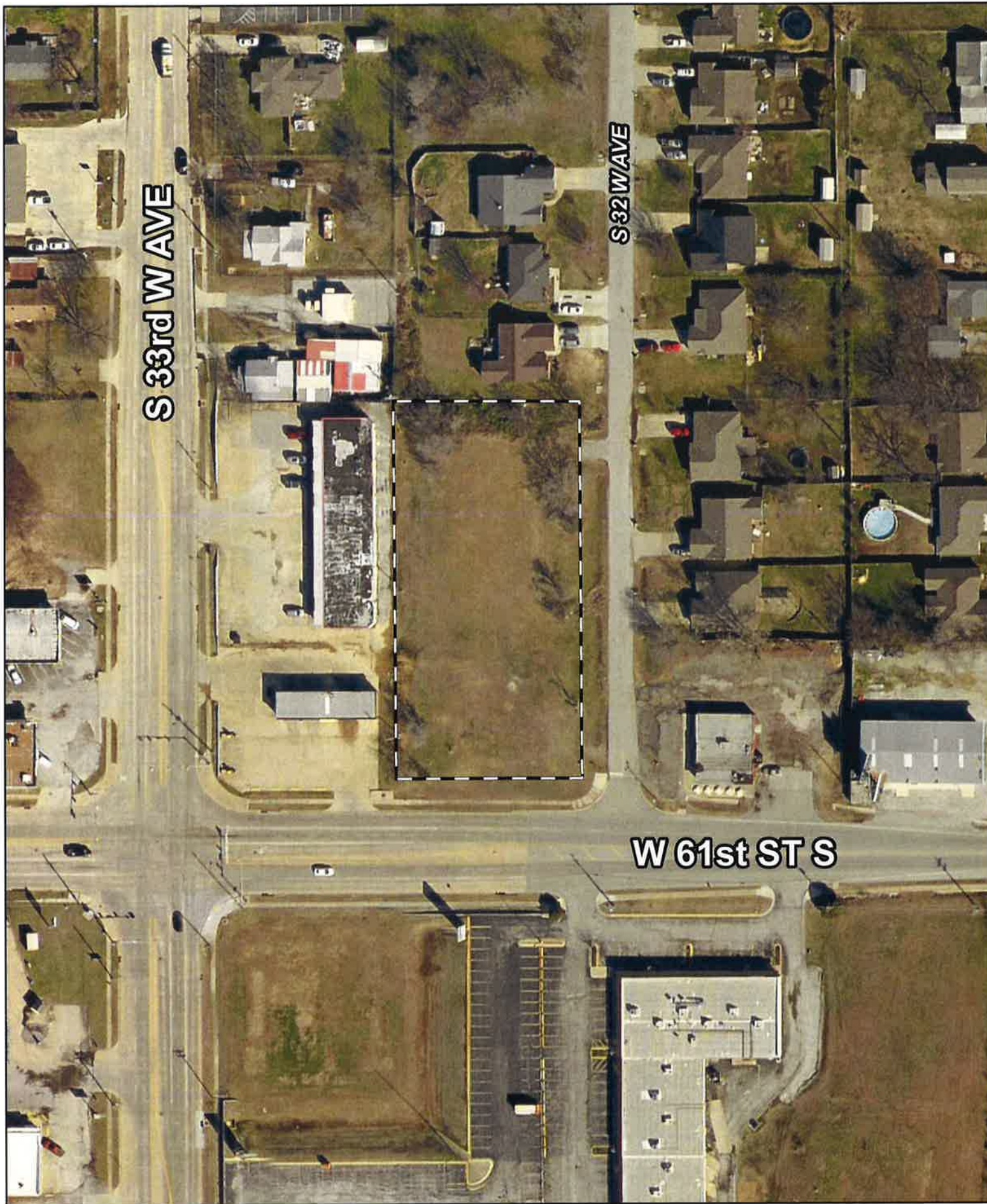
Z-7527

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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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S 32nd W AVE

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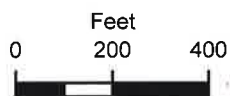
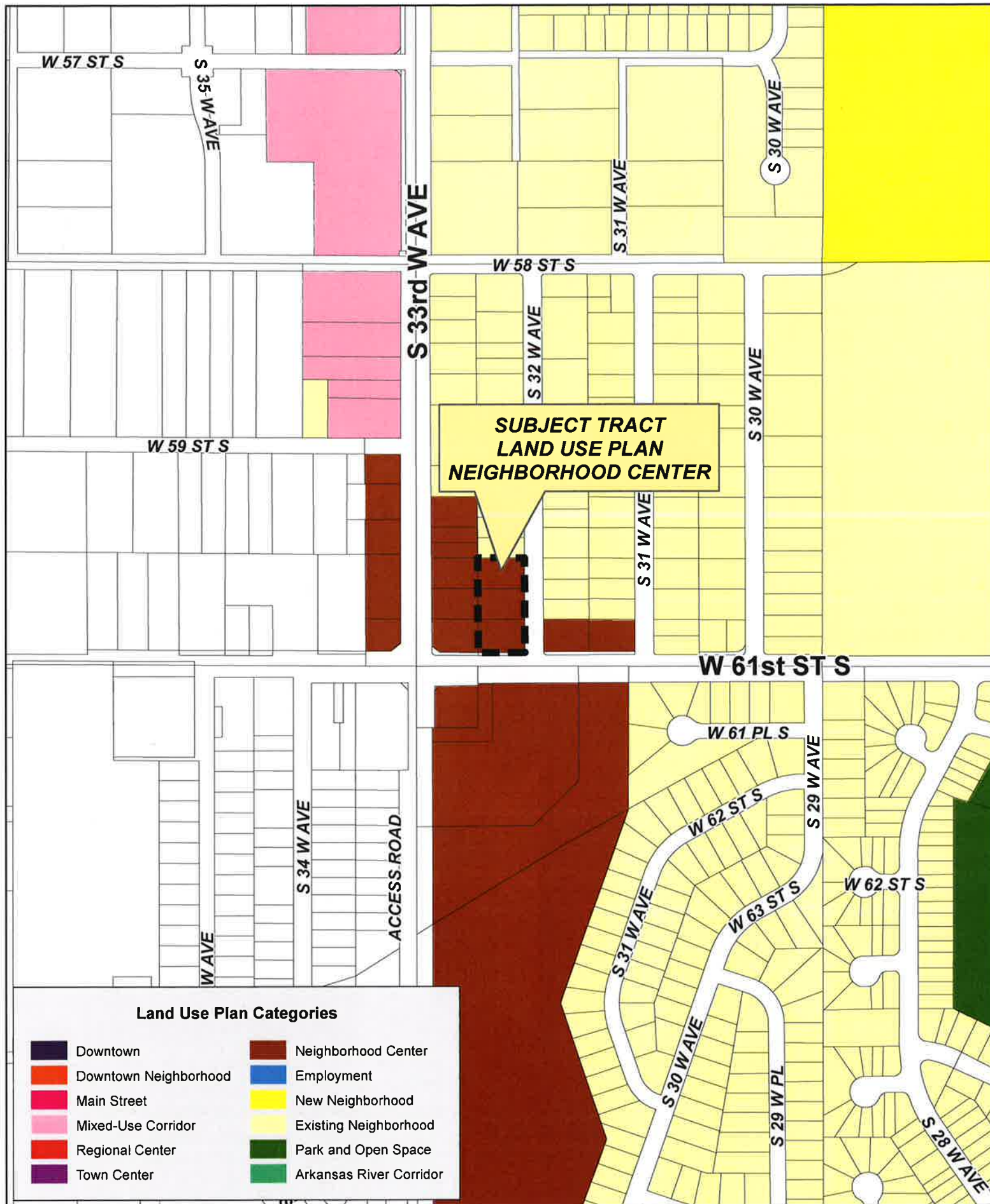
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Aerial Photo Date: February 2018

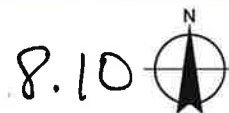
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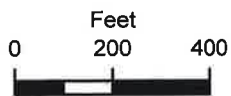
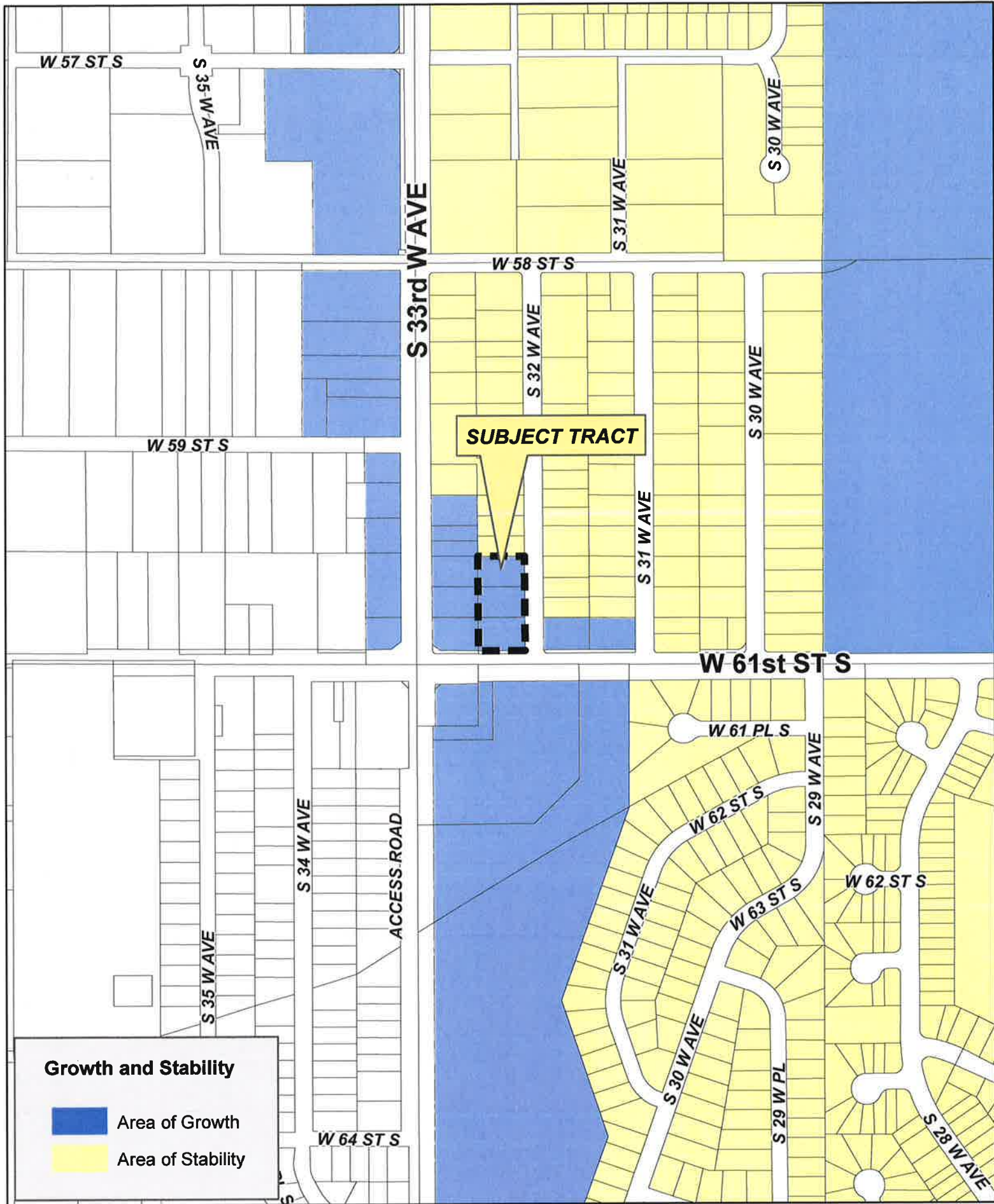




Z-7527

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Z-7527

19-12 34





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7528

Hearing Date: January 22, 2020

Case Report Prepared by:

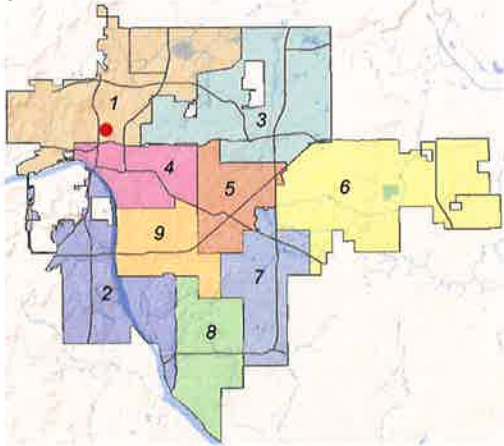
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Alberto Perez

Property Owner: VIVE INVESTMENTS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Duplexes

Concept summary: This site is one block north of the new Emerson Elementary. The planned duplex is providing an affordable residential option for families. The existing lot is below the minimum lot area for a parcel in an RS-4 district.

Tract Size: 0.13 ± acres

Location: West of the Southwest corner of East Latimer Place at Martin Luther King Jr. Blvd.

Zoning:

Existing Zoning: RS-4

Proposed Zoning: RS-5

Comprehensive Plan:

Land Use Map: Existing Neighborhood

Stability and Growth Map: Area of Stability

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0235
CZM: 28

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

9.1

SECTION I: Z-7528

DEVELOPMENT CONCEPT: This site is north of the new Emerson Elementary. The planned duplex will provide an affordable residential option for families. The existing lot is approximately 42 feet wide. The minimum lot width for a lot width in an RS-4 district is 50 feet. Minimum lot width on an RS-5 lot is 30 feet. Duplex construction is allowed with a special exception in the RS-4 and RS-5 district. Board of Adjustment special exception approval will be required for duplex use on the 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:

DETAILED STAFF RECOMMENDATION:

Z-7528 requesting RS-5 zoning is consistent with the Existing Neighborhood land use designation in the Tulsa Comprehensive Plan and,

RS-5 zoning is consistent with the original lot pattern in the area and,

Building types allowed in RS-5 zoning include detached homes, cottage homes, townhomes, and duplex buildings. The buildings in this area are eclectic and do not have a distinctive architectural style. The Unity Heritage/Greenwood Neighborhoods Plan encourages density and a mix of quality residential options in this area therefore,

Staff recommends Approval of Z-7528 to rezone property from RS-4 to RS-5.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-5 zoning allows building types that are consistent with the expected development in this area and lot sizes that are consistent with the existing lot pattern.

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.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: **Unity Heritage/Greenwood Neighborhoods Plan** was effective in April 2014. The executive summary, which was the basis of this staff report, is labeled as the Greenwood Heritage Neighborhood Plan.

The relevant goals of the sector plan for residential use are:

- 1) **Enhance the desirability of all neighborhoods in the planning area:** While the conditions throughout the area vary greatly , all citizens should be provided with a common baseline standard for housing and infrastructure.
- 2) **Preserve and stabilize the areas healthy neighborhoods:** Many neighborhoods in the Greenwood Heritage area include well maintained housing, attractive streets, and on-going investment. It is critical that these areas maintain their momentum and continue to capitalize on the central location and unique character that define North Tulsa.
- 3) **Transform and revitalize neighborhoods most impacted by vacancy or poor maintenance**

Special District Considerations: Healthy Neighborhood Overlay

This site is included in the Healthy Neighborhood Overlay. The overlay requires spacing for small box discount stores and does not affect residential development decisions.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The lot is empty and does not meet the minimum lot width or lot area standards for RS-4 properties.*

STREET VIEW SNIPPET:

View from Main street looking southwest(see next page):



Environmental Considerations: None that would affect site development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East Latimer Place	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	RS-4	Existing Neighborhood	Stability	Detached Single family home
East	RS-4	Existing Neighborhood	Growth	Vacant lot
South	RS-4	Existing Neighborhood	Stability	Vacant lot
West	RS-4	Existing Neighborhood	Stability	Vacant lot

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11918 dated September 1, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

BOA-22745 October 2019: The Board of Adjustment **approved** a *Special Exception* to permit a duplex in an RS-5 District, a *Variance* of the 25ft setback for a Special Exception Use from R-zoned lots occupied by residential uses, and a *Variance* of the required number of parking spaces, subject to conceptual plan 3.6, on property located at 11012 North Main Street.

Z-7480 July 2019: All concurred in **approval** of a request for *rezoning* a .15± acre tract of land from RS-4 to RS-5 for a duplex, on property located on the northwest corner of West King Street and North Main Street.

SA-3 April 2018 : All concurred in **approval** at city council (TMPAC recommended **denial**) to apply supplemental zoning, HNO (Healthy Neighborhoods Overlay), to multiple properties within the plan area boundaries of Greenwood Heritage Neighborhoods Sector Plan (also known as the Unity Heritage Neighborhoods Plan), 36th Street North Corridor Small Area Plan, and The Crutchfield Neighborhood Revitalization Master Plan (related to ZCA-7).

Z-7426/Z-7427/PUD-786-A January 2018: All concurred in **approval** of a request to rezone a 2.05± acre tract of land from RM-3/CS to RS-5 and a .58± acre tract of land from RM-3/CS to MX2-U-45, as well as **approval** of a proposed *Major Amendment* to Abandon PUD-786, on property located northwest corner of East Latimer Street and North Boston Avenue.

Z-7179 September 2011: All concurred in **approval** of a request for *rezoning* a 2.32± acre tract of land from RS-3/CS to RM-3/CS on property located north and east of the northeast corner of East Latimer street and North Main street.

Z-7178 September 2011: All concurred in **approval** of a request for *rezoning* a .315± acre tract of land from RS-4 to RM-3/CS on property located north of the northeast corner of East Latimer Street and North Main Street.

PUD-786 September 2011: All concurred in **approval** of a proposed Planned Unit Development on a 2.63± acre tract of land for on property located north and east of the northeast corner of East Latimer Street and North Main Street.

PUD-727 March 2006: All concurred in **approval** of a proposed *Planned Unit Development* on a 7.63± acre tract of land for a Single-family (gated) Subdivision on property located west side of North Cincinnati Avenue between East Latimer Place North and East Oklahoma Street North.

Z-5158/PUD-212 October 1978: All concurred in **approval** of a request to rezone a 10.5± acre tract of land from RM-1/RS-3 to RM-2 and **approval** of a proposed *Planned Unit Development*

for apartments, on property located southeast corner of East 24th Street and South 83rd East Avenue. This action abandoned PUD-90.

Z-6373 October 1992: All concurred in **approval** of a request for *rezoning* a 195± acre tract of land from RM-1 to RS-4 on property located north of the northeast corner of East Latimer Street and North Main Street on the subject property as part of a larger blanket rezoning study.

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align with physical features on the ground.

Aerial Photo Date: February 2018





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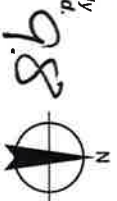
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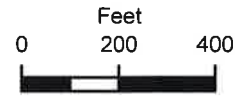
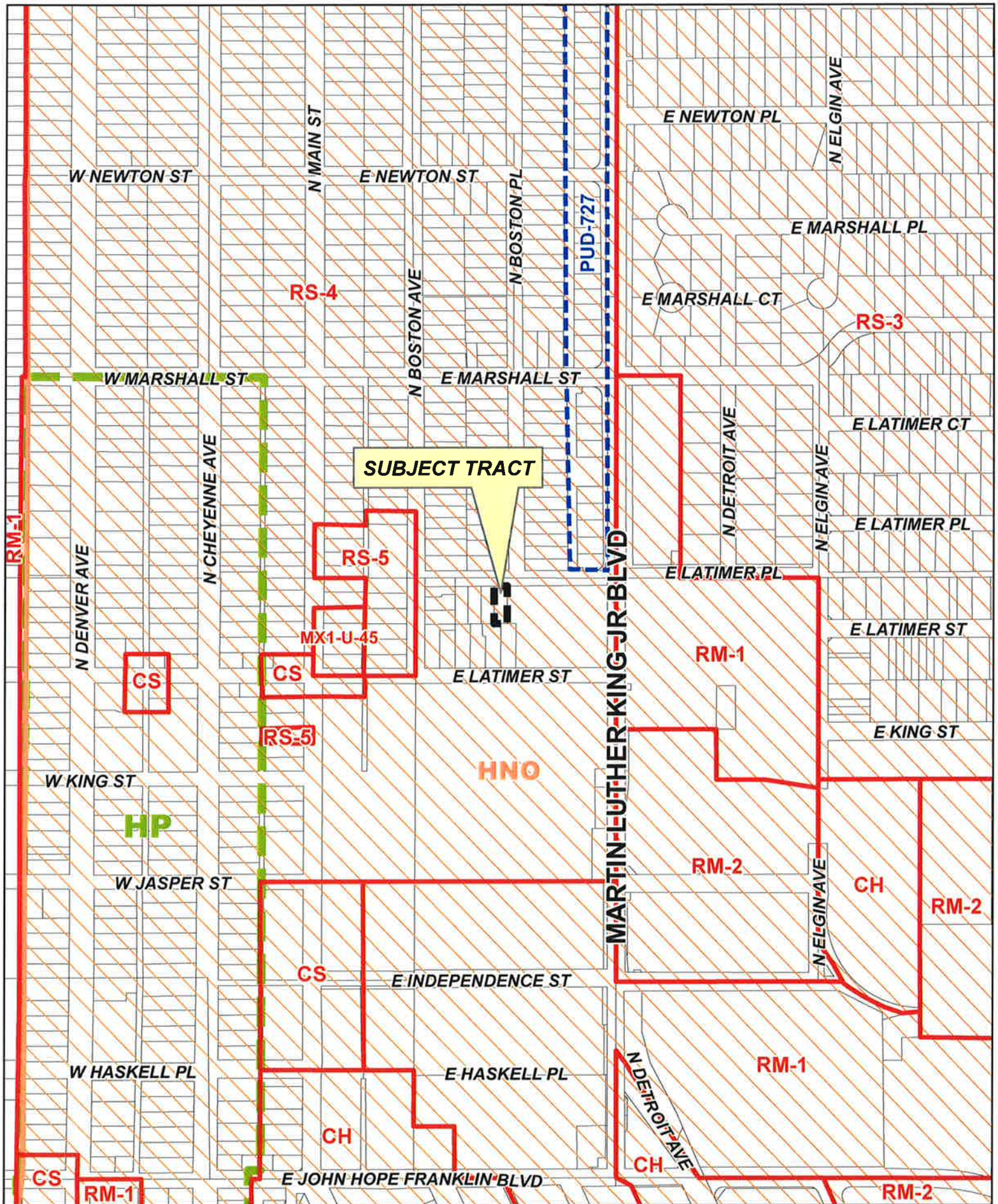
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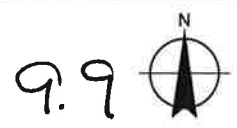
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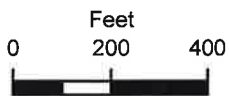
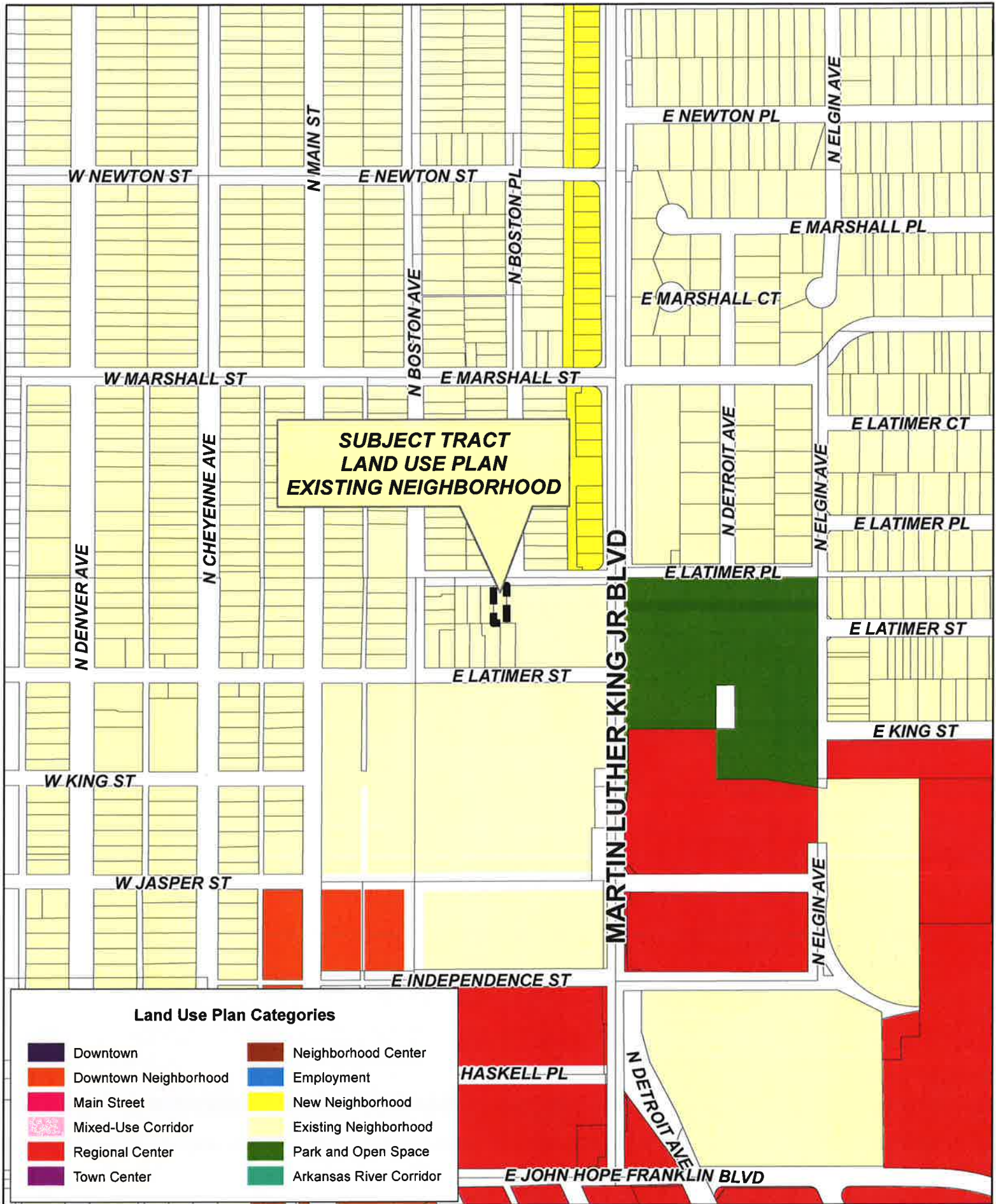




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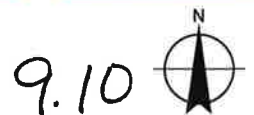
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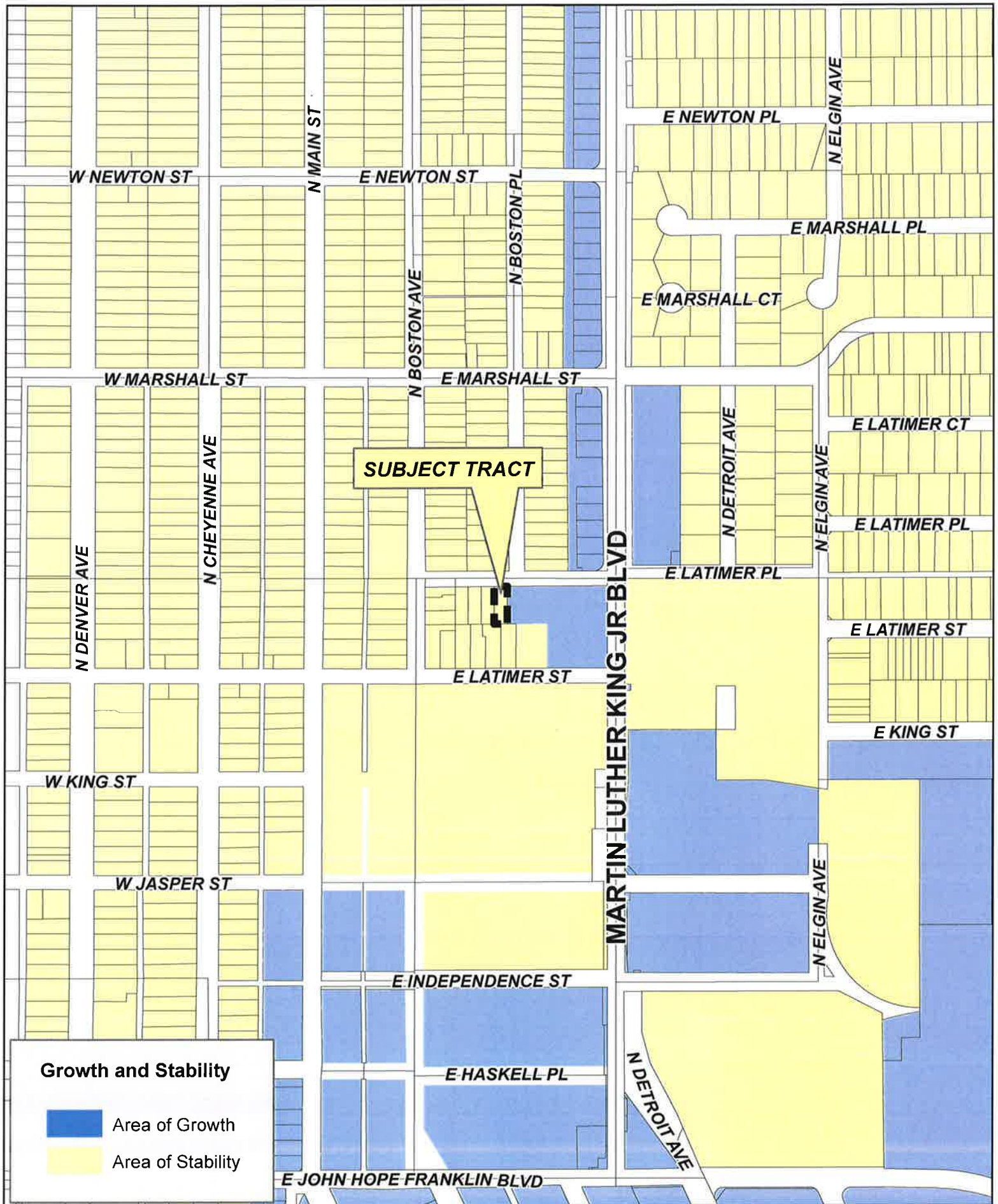




Z-7528

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Z-7528

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7529

Hearing Date: January 22nd, 2020

Case Report Prepared by:

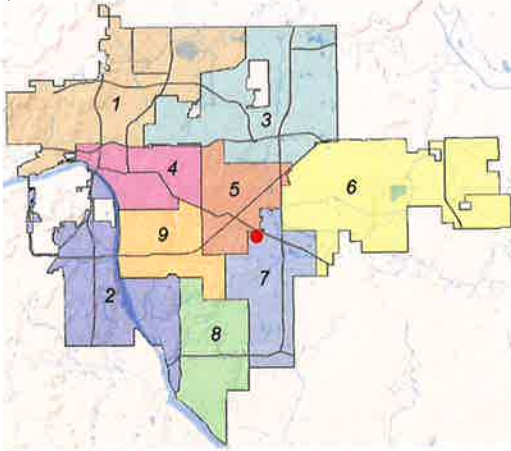
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Lou Reynolds

Property Owner: BUD BROTHERS LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Light Industrial

Proposed Use: High Impact Marijuana Processing

Concept summary: Rezoning to Industrial-Moderate to allow consideration by the Board of Adjustment for high impact medical marijuana processing

Tract Size: 0.21 ± acres

Location: South of the Southeast corner of East 41st Street South & South 87th East Avenue

Zoning:

Existing Zoning: IL

Proposed Zoning: IM with optional development plan

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval with the Optional Development Plan Standards defined in Section II.

Staff Data:

TRS: 9325
CZM: 48

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 3

Commissioner Name: Ron Peters

10.1

SECTION I: Z-7529

DEVELOPMENT CONCEPT:

The applicant respectfully requests that, pursuant to Section 70.040-B.2 of the Tulsa Zoning Code, the development of the Property be approved with the additional development limitations as follows:

Use. The use of the Property will be limited to those uses permitted as a matter of right and special exception (with the approval of the City of Tulsa Board of Adjustment) in the Industrial Light District and the following uses allowed in the IM District:

Moderate-impact Medical Marijuana Processing and High-impact Medical Marijuana Processing (limited to butane and propane based extraction) (with the approval of the City of Tulsa Board of Adjustment),

EXHIBITS:

INCOG Case map

INCOG Aerial (small scale)

INCOG Aerial (large scale)

Tulsa Comprehensive Plan Land Use Map

Tulsa Comprehensive Plan Areas of Stability and Growth Map

Applicant Exhibits:

None included

DETAILED STAFF RECOMMENDATION:

The subject lot is located within an Employment land use designation of the City of Tulsa Comprehensive plan. The site is not part of a small area plan that might provide additional guidance however this request is consistent with the anticipated land use designation and;

The proposed allowable uses identified in Section II are compatible with the surrounding proximate properties and;

The proposal is consistent with the anticipated future development patterns of the surrounding area, therefore;

Staff recommends approval of Z-7529 to rezone property from IL to IM with the optional development plan standards outlined in Section II below.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

The optional development plan standards will conform to the provisions of the Tulsa Zoning Code for development in an IM district with its supplemental regulations except as further refined below. All uses categories, subcategories or specific uses and residential building types that are not listed in the following permitted uses categories are prohibited:

PERMITTED USE CATEGORY

- A) RESIDENTIAL (see allowed residential building types below)
- Household Living
 - Single household
 - Two households on a single lot
 - Three or more households on single lot

10.2

Group Living (only if allowed through the special exception process)

Homeless center

Re-entry facility

Residential treatment center

Shelter, emergency and protective

Transitional living center

B) PUBLIC, CIVIC, AND INSTITUTIONAL

* indicates specific uses that are only allowed through the special exception process

*College or University

*Day Care

*Detention and Correctional Facility

*Fraternal Organization

*Governmental Service

*Hospital

*Library or Cultural Exhibit

Natural Resource Preservation

*Parks and Recreation

*Postal Services

*Religious Assembly

Safety Service

*School

Utilities and Public Service Facility (minor)

*Utilities and Public Service Facility (major)

Wireless Communication Facility (includes all specific uses)

C) COMMERCIAL

* indicates specific uses that are only allowed through the special exception process

Animal Service

Boarding or shelter

Grooming

Veterinary

Assembly and entertainment

*Indoor gun club

*Other indoor

*(small; up to 250-person capacity)

Broadcast or Recording Studio

Commercial Service (includes all permitted specific uses)

Financial Services (includes all permitted specific uses)

Funeral or Mortuary Service

Lodging (includes all permitted specific uses)

Office (includes all permitted specific uses)

Parking, Non-accessory

Restaurants and Bars

Restaurant

*Bar

*Brewpub

Retail Sales (includes all permitted specific uses)

Studio, Artist, or Instructional Service

Trade School
Vehicle Sales and Service (includes all permitted specific uses)

E) WHOLESALE, DISTRIBUTION AND STORAGE

Equipment and Material Storage, Outdoor
Trucking and Transportation Terminal
Warehouse
Wholesale Sales and Distribution

F) INDUSTRIAL

*indicates specific uses that are only allowed through the special exception process

Low-impact Manufacturing and Industry

*All moderate-impact manufacturing and industry require a special exception approval at the board of adjustment except that a Moderate-Impact Medical Marijuana Processing is a permitted use.

*High-impact manufacturing and industry but only for the High-Impact Medical Marijuana Processing Facility

G) Recycling

* indicates specific uses that are only allowed through the special exception process

*Construction or Demolition Debris
Consumer Material Drop-off Station
Consumer Material Processing

H) AGRICULTURAL

Community Garden
Farm, Market or Community-supported
Horticulture Nursery

I) OTHER

Drive-in or Drive-through Facility (as a component of an allowed principal use)

PERMITTED RESIDENTIAL BUILDING TYPES

Household Living

Single household

* indicates building types that are only allowed through the special exception process

*Manufactured housing unit

*Mixed-use building

*Vertical mixed-use building

Two households on a single lot

*Mixed-use building

*Vertical mixed-use building

Three or more households on a single lot

*Mixed-use building

*Vertical mixed-use building

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The employment land use designation anticipated light industrial uses. The anticipated redevelopment is consistent with the general concept of employment land use vision. The zoning and its optional development plan provided are consistent with the expected land use designation. In this instance the applicant did not provide any additional standards for current supplemental regulations therefore all current zoning code requirements will be used during site redevelopment.

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: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is an existing single story building and is surrounded by single story buildings that are a mix of uses that all seem to be consistent with uses allowed in a light industrial zoning district. The south side of the site is adjacent to a rail line. This site does not have spur access.

Environmental Considerations: None that would affect site redevelopment

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 43 rd street 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	IL	Employment	Growth	Mixed light industrial and auto repair
East	IL	Employment	Growth	Auto repair and light industrial uses
South across railroad	IL	Employment	Growth	Mixed light industrial
West	IL	Employment	Growth	Automotive repair and bridal shop

SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11824 dated June 26, 1970 established zoning for the subject property.

Subject Property:

No Relevant History.

10.6

Surrounding Property:

BOA-17567 November 1996: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 2 (crematory) in an IL zoned district subject to unloading of carcasses inside the building, carcasses being frozen when they arrive, and carcasses being delivered in a covered truck, on property located at 8714 East 43rd Street.

BOA-16652 May 1994: The Board of Adjustment **approved** a *Special Exception* to permit a bridal shop in an IL zoned district per plot plan submitted, subject to the use being limited to a 1500 sq ft bridal shop and accessory office only, on property located at 8702 East 43rd Street.

BOA-07999 August 1973: The Board of Adjustment **approved** an *Exception* to permit the manufacturing of process heaters in an IL district, thereby upholding the decision of the building inspector for refusing to permit the extension of a building used for the manufacturing of process heaters in an IL district due to the operation being a heavier use than a light manufacturing plant, requiring an exception via the Board, on property located at 8199 East 44th Street.

1/22/2020 1:00 PM



Feet

0 300 600



*Subject
Tract*

Z-7529

19-13 25

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

Aerial Photo Date: February 2018





0 Feet 50 100



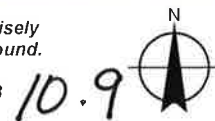
Subject
Tract

Z-7529

19-13 25

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

Aerial Photo Date: February 2018





Z-7529

19-13 25

