

**TULSA METROPOLITAN AREA PLANNING
COMMISSION
Meeting No. 2811**

February 5, 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 18, 2019 Meeting No. 2808
2. Minutes of January 8, 2020 Meeting No. 2809

CONSENT AGENDA:

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

None

PUBLIC HEARINGS:

3. **Z-7533 Christopher McHenry** (CD 3) Location: Southwest corner and southeast corner of East Tecumseh Street North and North Irvington Avenue East requesting rezoning from CH to IH with an optional development plan (Staff requests a continuance to February 19, 2020)
4. **Whittier Heights** (CD 3) Preliminary Plat, Location: Southwest corner of East Archer Street and North Lewis Avenue

5. **33rd Center** (CD 2) Preliminary Plat, Location: North of the northeast corner of South 33rd West Avenue and Southwest Boulevard
6. **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, December 18, 2019 and January 8, 2020)
7. **Z-7530 Holly Berry** (CD 7) Location: East of the southeast corner of East 59th Street and South Mingo Road requesting rezoning from **PK to OL**
8. **Z-7531 Dave Anderson** (CD 4) Location: East of the northeast corner of East 2nd Street South and South Peoria Avenue requesting rezoning from **RM-2 to IL**
9. **Z-7532 Katera Meachem** (CD 1) Location: South of the southwest corner of East 36th Street North and North Harvard Avenue requesting rezoning from **RS-3 to CS**

OTHER BUSINESS

10. 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.

Z-7533

Sawyer, Kim

From: Wilkerson, Dwayne
Sent: Tuesday, January 28, 2020 9:36 AM
To: Miller, Susan; Sawyer, Kim
Cc: cm.mchenry
Subject: Z-7533 with optional development plan (staff continuance request)

Kim,

Please forward this email as my staff continuance request.

Staff needs additional information on the optional development plan and request a continuance from the February 5th meeting to the February 19th Planning commission meeting.

Thanks

Dwayne Wilkerson, ASLA, PLA
Principal Planner | Current Planning
Tulsa Planning Office
2 W. 2nd St., 8th Floor | Tulsa, OK 74103
918.579.9475
dwilkerson@incog.org



Shape Our Future
START HERE >





Tulsa Metropolitan Area
Planning Commission

Case : Whittier Heights

Hearing Date: February 5, 2020

Case Report Prepared by:

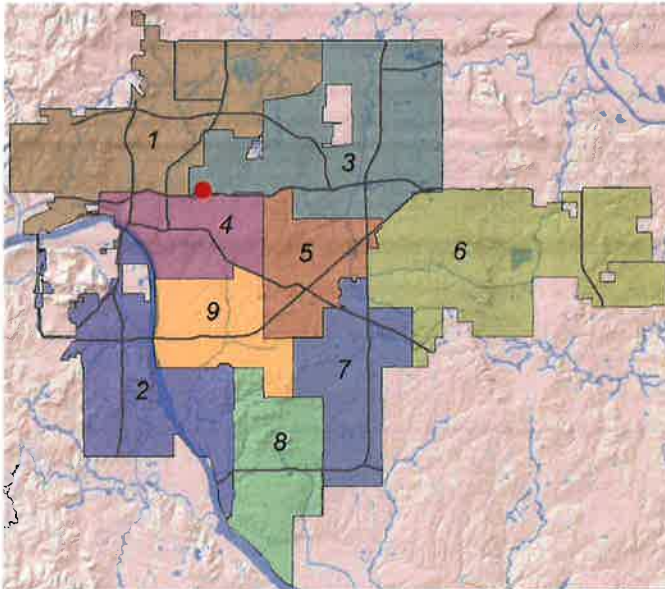
Nathan Foster

Owner and Applicant Information:

Applicant: Vintage Development, LLC

Owner: Vintage Housing Inc.

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

30 lots, 5 blocks, 3.44 ± acres

Location: Southwest corner of East Archer Street and North Lewis Avenue

Proposed Use: Residential

Zoning:

RM-1 (Residential – Multifamily)

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

PRELIMINARY SUBDIVISION PLAT

Whittier Heights - (CD 3)

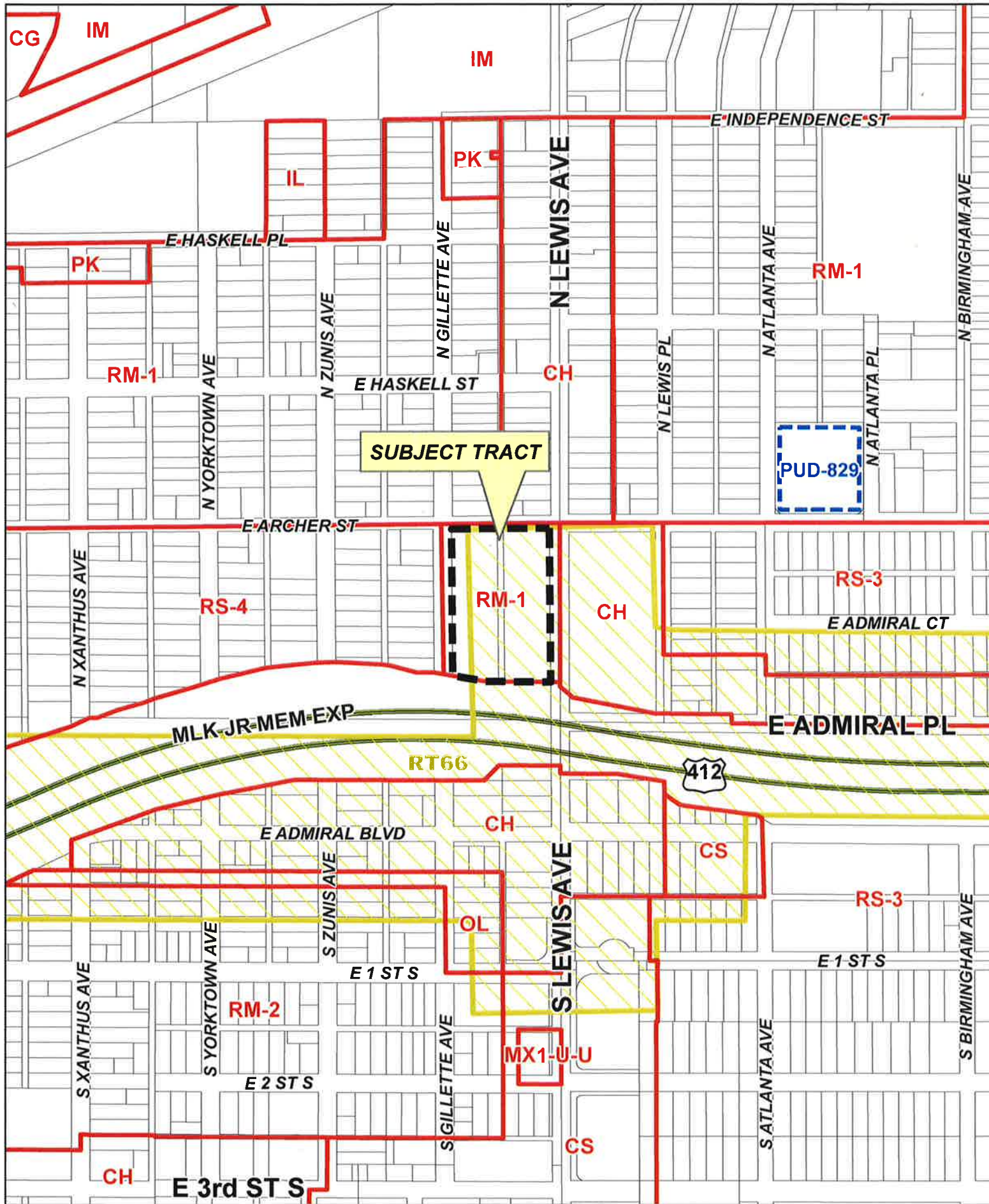
Southwest corner of East Archer Street and North Lewis Avenue

This plat consists of 30 lots, 5 blocks, 3.44 ± acres.

The Technical Advisory Committee (TAC) met on January 16, 2020 and provided the following conditions:

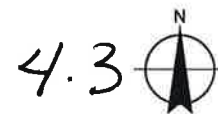
1. **Zoning:** Property is zoned RM-2. Northern lot conforms to the RM-2 standards for all uses. Lots proposed on the south half of the property meet the requirements for townhouse developments.
2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.
3. **Transportation & Traffic:** Sidewalks required to be installed adjacent to all public streets. IDP is required to be approved prior to approval of final plat. ROW dedications must be dimensioned and labeled with recording information. Provide limits of no access along Archer and Lewis.
4. **Sewer/Water:** Water and sanitary sewer extensions will require IDP approval prior to the approval of the final plat. Provide all recording information for existing easements and label new easements to indicate dedication by plat.
5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Graphically label point of beginning (POB). Remove contours on final plat submittal. Add City of Tulsa, Tulsa County, State of Oklahoma in the plat subtitle. Include coordinate system used under basis of bearings heading. Provide a bearing angle, preferably shown on the face of the plat. Ensure written legal matches the face of the plat. Add missing subdivisions to the location map and label all other land as unplatted or UNP. Add scale both written and graphically to the face of the plat.
6. **Fire:** All townhouse locations must be accessible by fire emergency services. Fire Marshall must provide release of all lots.
7. **Stormwater, Drainage, & Floodplain:** Property contains City of Tulsa Regulatory Floodplain (Redfork Creek). Any proposed construction within the floodplain must be contained within an overland drainage easement. Text will be needed in the covenants for ODE. Additional drainage easements may be required if onsite detention is necessary.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

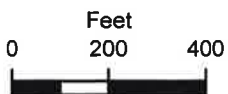
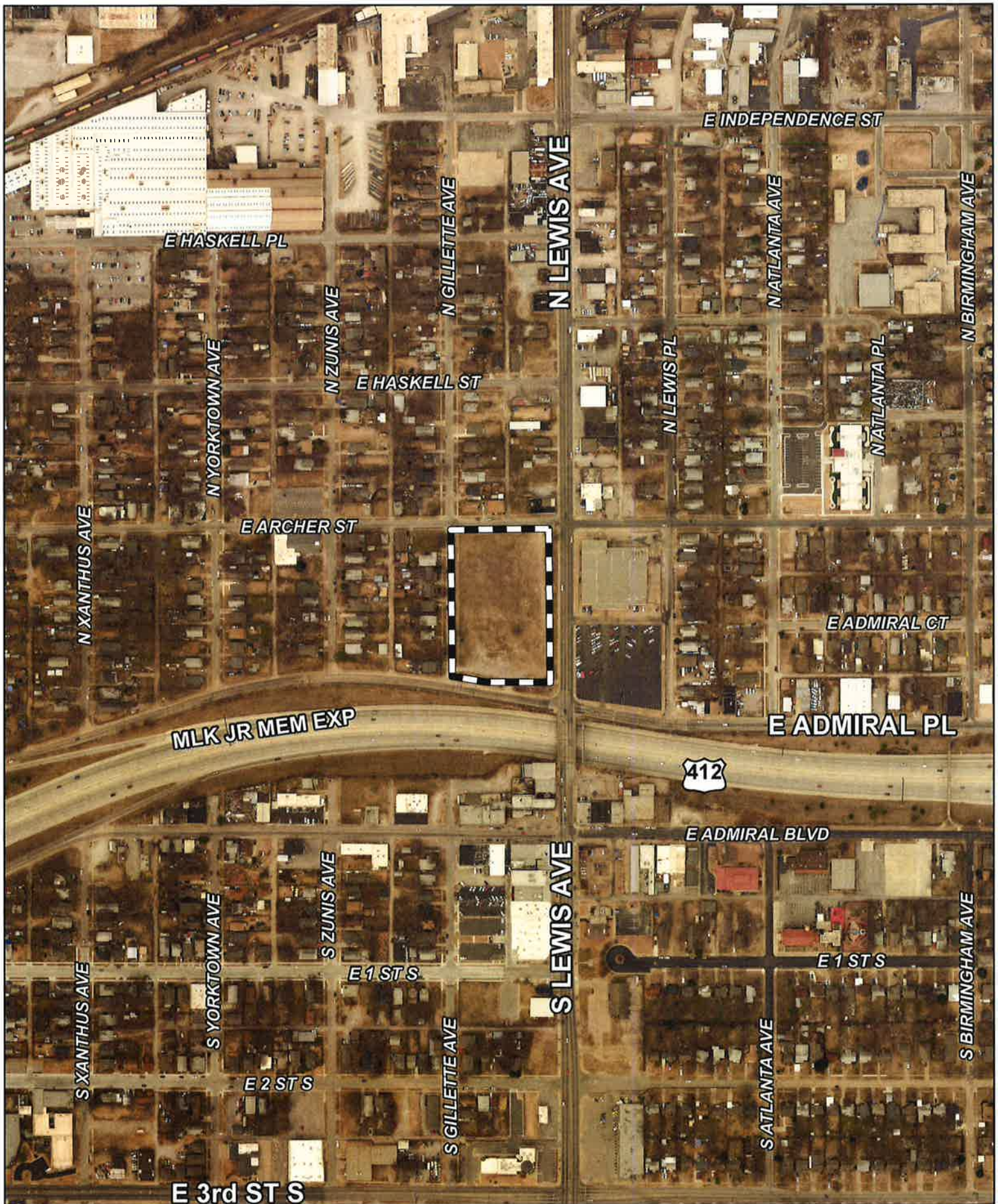
Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivision & Development Regulations. Final plat must be released by the City of Tulsa prior to approval.



**WHITTIER
HEIGHTS**

19-13 06





Subject
Tract

WHITTIER HEIGHTS

19-13 06

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

Aerial Photo Date: February 2018





N GILLETTE AVE

E ARCHER ST

N LEWIS AVE

E ADMIRAL PL

MLK JR MEM EXP

412

WHITTIER
HEIGHTS

19-13 06

0 50 100
Feet



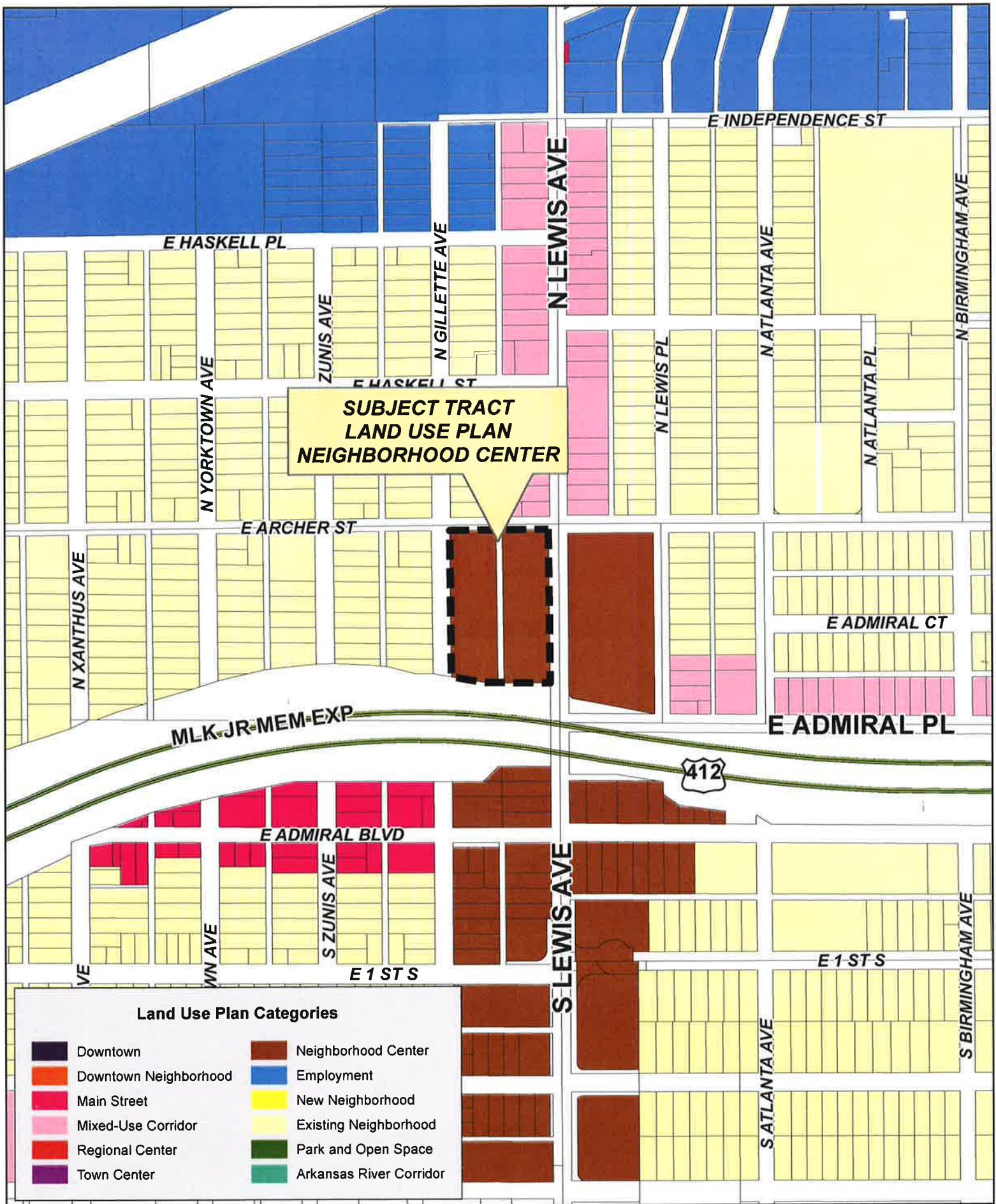
Subject
Tract

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

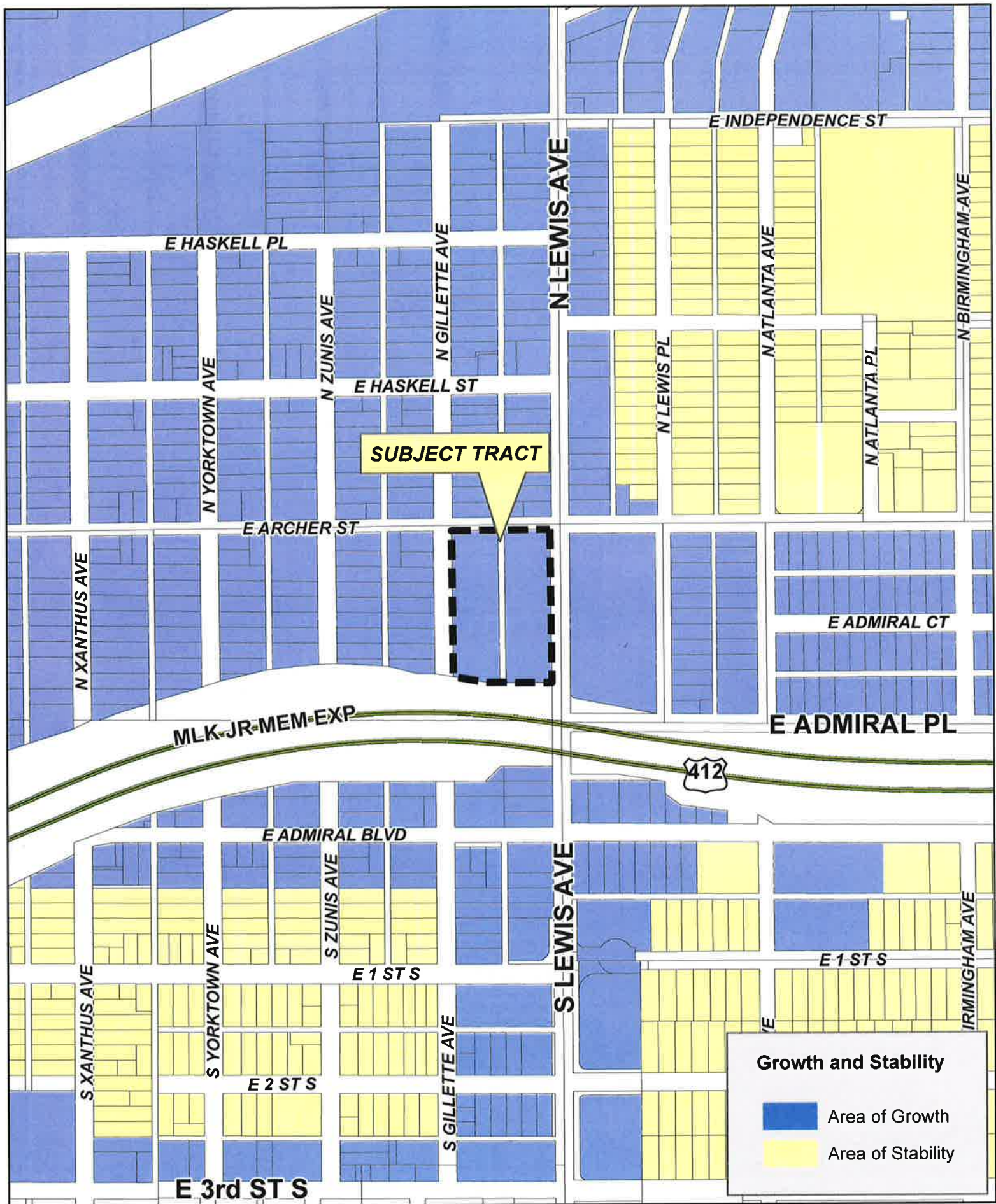
Aerial Photo Date: February 2018

4.5





4.6



WHITTIER HEIGHTS

19-13 06



PRELIMINARY PLAT OF WHITTIER HEIGHTS

A RE-SUBDIVISION OF BLOCK FOUR (4) EASTLAND ADDITION TO THE CITY OF
TULSA SECTION SIX (6), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTEEN (13)
EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA



HORIZONTAL DATUM:
NAD83
HORIZONTAL DATUM IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3504,
NAD83 BASED ON DESS MEASUREMENTS TO NGS CONTROL STATION WITH P.D. 7024187.
COORDINATES WERE SCALED TO THE GROUND USING A CORRECTION SCALE FACTOR OF
0.99991376 AND APPLIED AT GRID COORDINATE POINT OF 429516.031 NORTH AND 2570832.114
EAST. THEREFORE, THE SCALED GROUND COORDINATE EQUALS SAID GRID COORDINATE POINT OF
429516.031 NORTH AND 2570832.114 EAST. UNITS ARE U.S. SURVEY FEET.

PROJECT CONTROL:

CZ-883
3/8" DIA. REBAR PINK CHIT
NORTHING: 429572.34 (GROUND)
EASTING: 257133.75 (GROUND)
ELEV = 700.94

CZ-890
3/8" DIA. REBAR BNA CA2421 CAP NW CORNER OF LOT
NORTHING: 428518.03
EASTING: 2570832.11
ELEV = 761.05

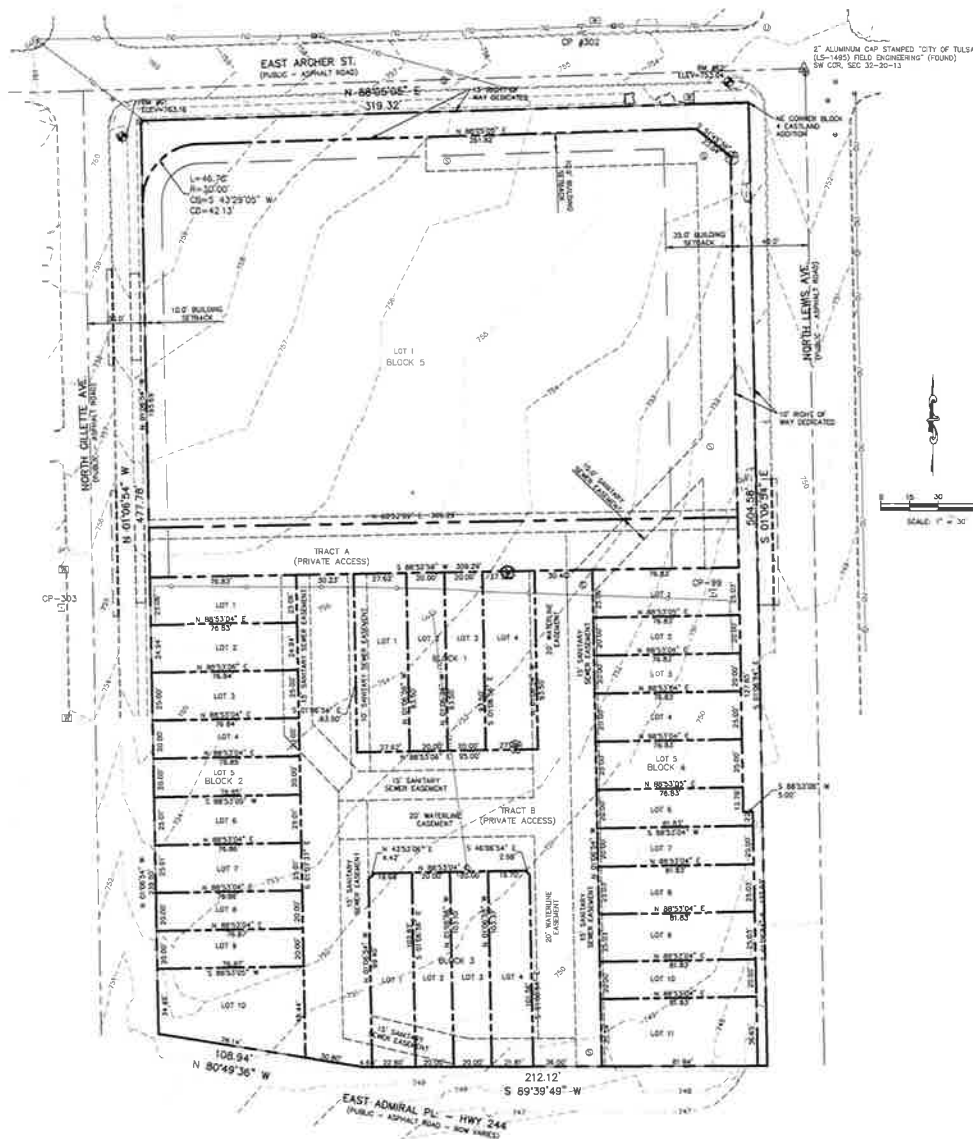
CZ-892
3/8" DIA. REBAR PINK CHIT
NORTHING: 428518.03
EASTING: 2570832.11
ELEV = 755.79

CZ-893
3/8" DIA. REBAR PINK CHIT
NORTHING: 428518.03 (GROUND)
EASTING: 2570760.71 (GROUND)
ELEV = 756.08

BENCHMARKS:

BM #81: CHISEL "X" ON NORTH BOLT OF FIRE HYDRANT.
ELEV = 763.16

BM #82: MAG NAIL WEST OF CURB INLET SOUTH CURB
NORTH EAST CORNER OF LOT 1.
ELEV = 755.04



BASIS OF BEARING:

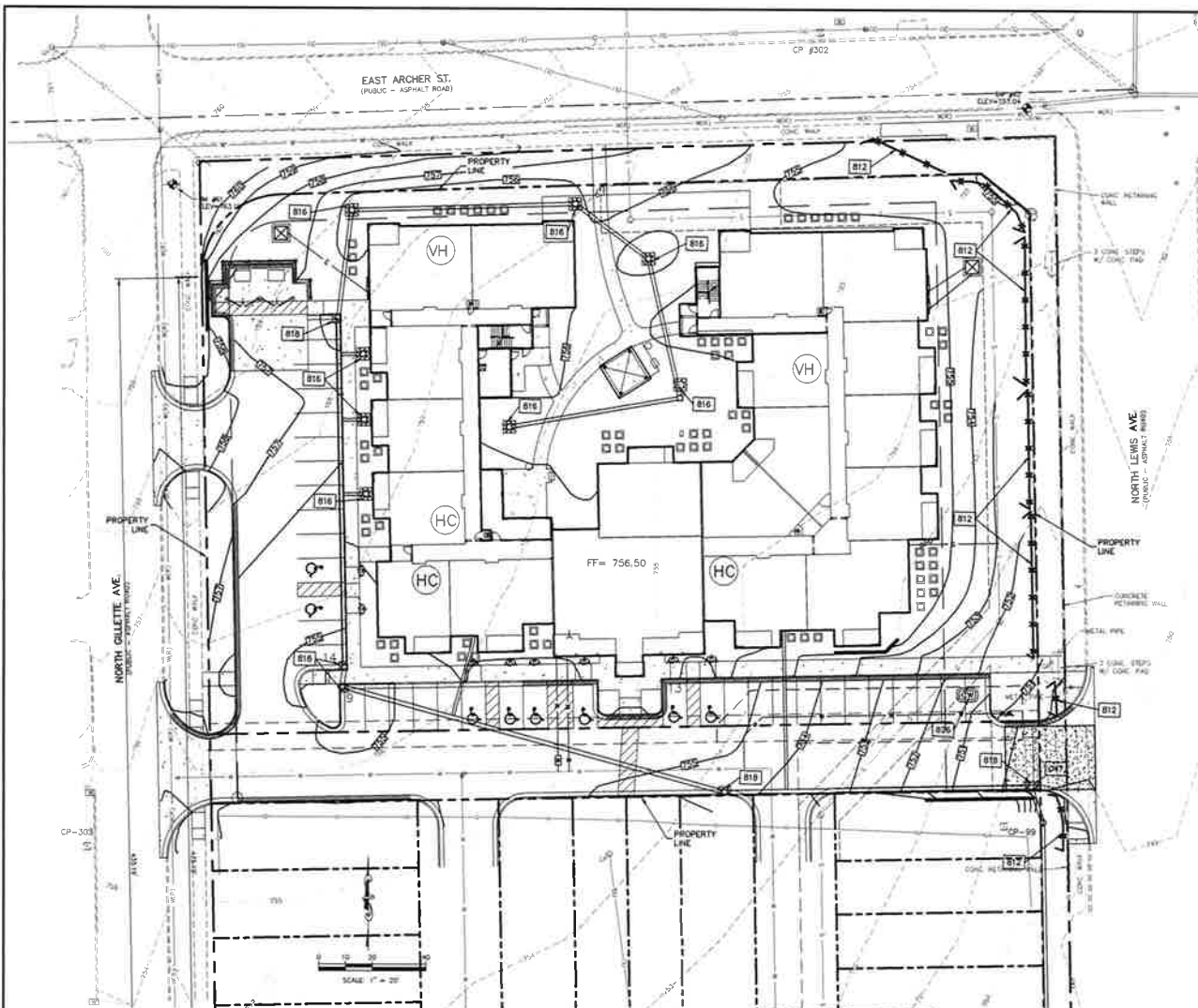
THE BASIS OF BEARING IS BASED ON THE EAST LINE OF SECTION 6 AS BEING
SOUTH 01°09'54\"

LEGAL DESCRIPTION:

BLOCK FOUR (4), EASTLAND ADDITION, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY,
STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, SAID TRACT OF LAND
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 4, THENCE SOUTH 01°09'54\"

SAID TRACT OF LAND CONTAINING 2.444 ACRES, OR 106,023 SQUARE FEET, MORE OR LESS.



GENERAL NOTES:

- PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
- THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
- THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
- ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
- A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
- SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
- CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL OR SILT FENCE.
- SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
- RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL, AS HE/SHE DEEMS NECESSARY.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- TEMPORARY SEDIMENT FENCE TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
- MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
- INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.
- INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
- AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SOODED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
- TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
- STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
- ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
- THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSIDE FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
- GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
- ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
- RIGHT OF WAY TO BE STABILIZED PER CITY OF TULSA REQUIREMENTS.
- EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
- MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.

EROSION & PROPOSED IMPROVEMENTS LEGEND:

- 1218 EXISTING GROUND CONTOUR (1' INTERVALS)
- 1218 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
- 1218 SEDIMENTATION FENCE
- 1218 INLET PROTECTION
- 1218 CONCRETE WASHOUT
- 047 CONSTRUCTION ENTRANCE DETAIL
- 812 SEDIMENTATION FENCE
- 818 TEMPORARY DROP INLET PROTECTION
- 818 INLET FILTER PROTECTION
- 826 CONCRETE WASHOUT

- DETAILS - SEE DETAIL SHEET NO GE03 FOR THE FOLLOWING DETAILS
- 047 CONSTRUCTION ENTRANCE DETAIL
- 812 SEDIMENTATION FENCE
- 818 TEMPORARY DROP INLET PROTECTION
- 818 INLET FILTER PROTECTION
- 826 CONCRETE WASHOUT

- 1218 EXISTING GROUND CONTOUR (1' INTERVALS)
- 1218 PROPOSED FINISHED GROUND CONTOUR (1' INTERVALS)
- 1218 SEDIMENTATION FENCE
- 1218 INLET PROTECTION
- 1218 CONCRETE WASHOUT
- 047 CONSTRUCTION ENTRANCE DETAIL
- 812 SEDIMENTATION FENCE
- 818 TEMPORARY DROP INLET PROTECTION
- 818 INLET FILTER PROTECTION
- 826 CONCRETE WASHOUT

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER KAW VALLEY ENGINEERING, INC. NOR ITS PERSONNEL CAN OR DO. WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE KAW VALLEY ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTINUOUS BASIS AT THE SITE.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

EROSION AND SEDIMENT CONTROL INSPECTION PROCEDURES

- ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE A WEEK AND AFTER EACH MAJOR RAINFALL PRODUCING RUNOFF AND DAILY DURING PROLONGED RAINFALL PERIODS.
- ALL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE MADE WITHIN 24 HOURS OF THE INSPECTION.
- SEDIMENT WILL BE REMOVED FROM THE SILT BARRIERS WHEN IT HAS REACHED ONE-THIRD OF THE HEIGHT OF THE BARRIER.
- SILT BARRIERS WILL BE INSPECTED FOR DEPTH OF ACCUMULATED SEDIMENT, TEND, ATTACHMENT TO POSTS, AND STABILITY ON A WOODPILE BARS.
- TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
- INSPECT RIPRAP AND AGGREGATE COVERED AREAS FOR BARE SPOTS AND WASHOUTS.
- THE CONSTRUCTION MANAGER WILL SELECT INDIVIDUALS TO BE RESPONSIBLE FOR INSPECTIONS. MAINTENANCE, REPAIRS AND RESEEDING. DESIGNATED INDIVIDUALS WILL RECEIVE THE NECESSARY TRAINING FROM THE CONSTRUCTION MANAGER TO PROPERLY INSPECT AND MAINTAIN THE CONTROLS IN GOOD WORKING ORDER.
- INSPECTION FORM 1 IN THE STORM WATER POLLUTION PREVENTION PLAN WILL BE COMPLETED AFTER EACH INSPECTION.

TEMPORARY AND PERMANENT SEEDING

- TEMPORARY SEEDING**
- SEEDING PREPARATION
- SEEDING
- MULCHING
- MAINTENANCE
- PERMANENT SEEDING

HORIZONTAL DATUM:

VERTICAL DATUM IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, NORTH ZONE 3601, NAD83, BASED ON GAST MEASUREMENTS TO THE CONTROL STATION WITH PD 020419. COORDINATES WERE SCALED TO THE GROUND USING A CORRECTION FACTOR OF 0.9999378 AND APPLIED AT GRID COORDINATE POINT OF 42559.531 NORTH AND 2570832.114 EAST. THEREFORE, THE SCALED GRID COORDINATE EQUALS GRID COORDINATE POINT OF 42559.531 NORTH AND 2570832.114 EAST UNITS ARE U.S. SURVEY FEET.

BENCHMARKS:

BM #11 CHISELED "A" ON NORTH BOLT OF FIRE HYDRANT, ELEV = 753.16

BM #52 MAG NAIL WEST OF CURB INLET SOUTH CURB NORTH EAST CORNER OF LOT, ELEV = 753.54

PROJECT CONTROL:

CP #22 3/4" X 24" REBAR PIN CP7 NORTHING: 42572.84 (GROUND) EASTING: 257132.79 (GROUND) ELEV = 750.94

CP #102 3/4" REBAR SMA CAP242 CAP NW CORNER OF LOT NORTHING: 4258.93 (GROUND) EASTING: 257082.11 ELEV = 761.05

CP #302 3/4" X 24" REBAR PIN CP1 NORTHING: 42588.31 (GROUND) EASTING: 257105.58 (GROUND) ELEV = 753.79

CP #303 3/4" X 24" REBAR PIN CP1 NORTHING: 42582.24 (GROUND) EASTING: 257070.71 (GROUND) ELEV = 756.06

CITY OF TULSA APPROVED

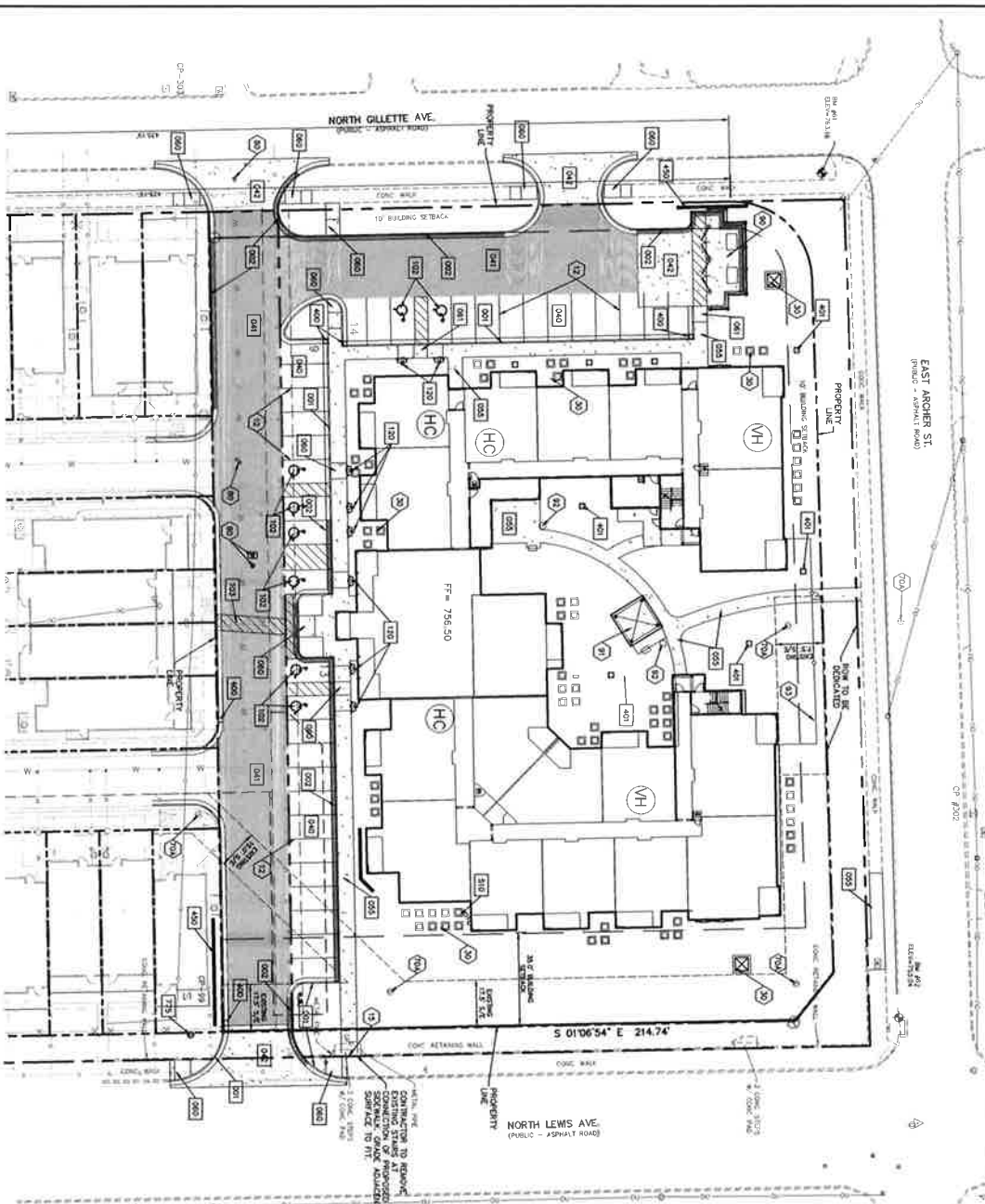
DRAWING: C19-0315

Michael Ling, P.E., CEM Infrastructure Development Manager

DATE: 03/15/2021

GE02

DESCRIPTION	REV	DATE
Michael R. Osbourn ENGINEER OK # 20201		
Michael R. Osbourn ENGINEER OK # 20201		
KAW VALLEY ENGINEERING 1000 WEST JAWAB TRAIL TULSA, OKLAHOMA 74106 TEL: (918) 486-1000 WWW.KAWVALLEYENGINEERING.COM		
KAW VALLEY ENGINEERING 1000 WEST JAWAB TRAIL TULSA, OKLAHOMA 74106 TEL: (918) 486-1000 WWW.KAWVALLEYENGINEERING.COM		
WHITTIER HEIGHTS N GILLETTE AVE AND E ARCHER ST. TULSA, OKLAHOMA		
CIVIL CONSTRUCTION DOCUMENTS GRADING AND EROSION CONTROL PLAN		



- NOTES:
- 12 WHITE PLANKING LOT STOPPING (CHECKING - WILLIAMS TR
13 2160 LEAD FREE (OR APPROVED EQUAL)
14 SAW-CUT LINE
15
16 ELECTRICAL APPOINTANCES (SEE MEP PLANS)
17
18 EXISTING STAIRS (SEE EXISTING FLOOR PLANS)
19
20 EXISTING STAIRS (SEE EXISTING FLOOR PLANS)
21 TRASH ENCLOSURE (SEE ARCHITECTURAL UTILITY)
22 TRASH ENCLOSURE (SEE ARCHITECTURAL UTILITY)
23
24 COVERED PATIOON (SEE ARCHITECTURAL PLAN)
25 BBQ AREA (SEE ARCHITECTURAL PLAN)
26
27 FENCE (SEE LANDSCAPE PLANS)
28
29


- [illegible]

- NOTE:
 1. ALL DIMENSIONS SHALL REFER TO ARCHITECTURAL PLANS, FOR EXISTING LOCATIONS AND DIMENSIONS OF PERMANENT, SLOPED PAVING, DRAIN PROFILES, RAILS, TIE-RODS, RAILS, PRECAST BUILDING DIMENSIONS AND EXISTING UTILITY LOCATIONS.
 2. THESE PLANS HAVE BEEN VERIFIED WITH FINAL ARCHITECTURAL PLANS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RECONSTRUCTION OF ANY DISCREPANCIES. CONTRIBUTION IS FULLY WITHIN THE CONTRACTOR'S RESPONSIBILITY.
 3. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE PERPENDICULAR TO PROPERTY LINE.
 5. ACTUAL SIGN LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER.

SEC 6-THP 19 - RNC 13
NOT TO SCALE

[illegible]

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MICHAEL R. CHILKOTSKY ENGINEER OK # 20201				
		REV	DATE	DESCRIPTION

[illegible]

WHITTIER HEIGHTS
N GILLETE AVE. AND E ARCHER ST.
TULSA, OKLAHOMA

CIVIL CONSTRUCTION DOCUMENTS
SITE PLAN

KV
14200 WEST 114TH TERRACE
GENEHA, KANSAS 66225
PH: (913) 894-5100 | FAX: (913) 894-5377
info@kve.com | www.kve.com

KAW VALLEY ENGINEERING

KAW VALLEY ENGINEERING, INC. IS AUTHORIZED TO OFFER ENGINEERING SERVICES BY OKLAHOMA STATE CERTIFICATE OF AUTHORIZATION # 17 EXPIRES 06/30/19

REV	DATE	DESCRIPTION	DSN	DWN	CHK
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Tulsa Metropolitan Area
Planning Commission

Case : 33rd Center

Hearing Date: February 5, 2020

Case Report Prepared by:

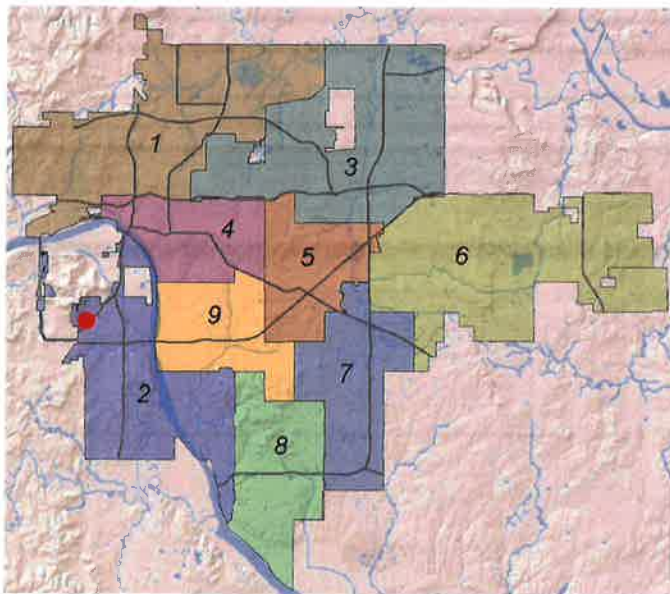
Nathan Foster

Owner and Applicant Information:

Applicant: AAB Engineering

Owner: QuikTrip Corporation

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Preliminary Subdivision Plat

1 lot, 1 block, 1.98 ± acres

Location: North of the northeast corner of
South 33rd West Avenue and Southwest
Boulevard

Proposed Use: Commercial

Zoning:

CS (Commercial – Shopping)
IL (Industrial – Light)

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

PRELIMINARY SUBDIVISION PLAT

33rd Center - (CD 2)

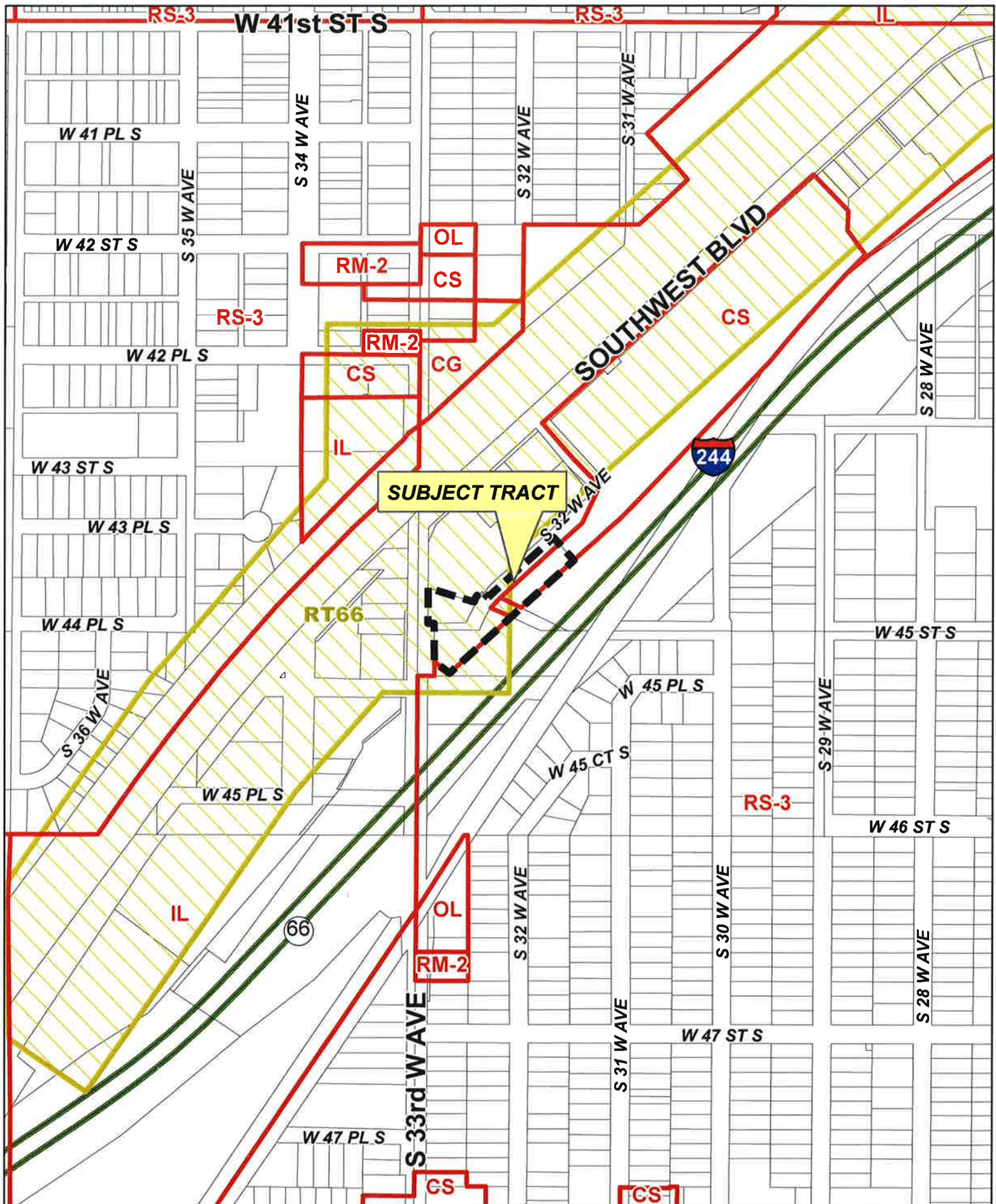
North of the northeast corner of South 33rd West Avenue and Southwest Boulevard

This plat consists of 1 lot, 1 block, 1.98 ± acres.

The Technical Advisory Committee (TAC) met on January 16, 2020 and provided the following conditions:

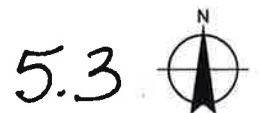
1. **Zoning:** Lot contains two separate zoning districts (CS & IL). Proposed lot conforms to requirements of both zoning districts.
2. **Addressing:** Address will be assigned to final plat. Provide lot address graphically on the face of the final plat.
3. **Transportation & Traffic:** Sidewalks required along South 33rd West Avenue. Remove vacated ROW upon completion of vacation process. Provide dimension and dedication information for new ROW associated with or adjacent to the plat. IDP required for roadway improvements and sidewalks. IDP must be approved prior to final plat approval.
4. **Sewer/Water:** Provide recording information for existing sanitary sewer easements or indicate dedication by plat. Any required IDP must be approved prior to the approval of a final plat.
5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Remove contours on final plat submittal. Add City of Tulsa, Tulsa County, State of Oklahoma in the plat subtitle. Include coordinate system used under basis of bearings heading. Provide a bearing angle, preferably shown on the face of the plat. Ensure written legal matches the face of the plat. Add missing subdivisions to the location map and label all other land as unplatted or UNP. Add scale both written and graphically to the face of the plat.
6. **Fire:** Proposed cul-de-sac does not meet the requirements of the International Fire Code. Approved turnaround will be required.
7. **Stormwater, Drainage, & Floodplain:** Property contains City of Tulsa Regulatory Floodplain (Redfork Creek). Any proposed construction within the floodplain must be contained within an overland drainage easement. Text will be needed in the covenants for ODE. Additional drainage easements may be required if onsite detention is necessary.
8. **Utilities: Telephone, Electric, Gas, Cable, Pipeline, Others:** All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivision & Development Regulations. Final plat must be released by the City of Tulsa prior to approval.



33RD CENTER

19-12 27





0 Feet 200 400



Subject Tract

33RD CENTER

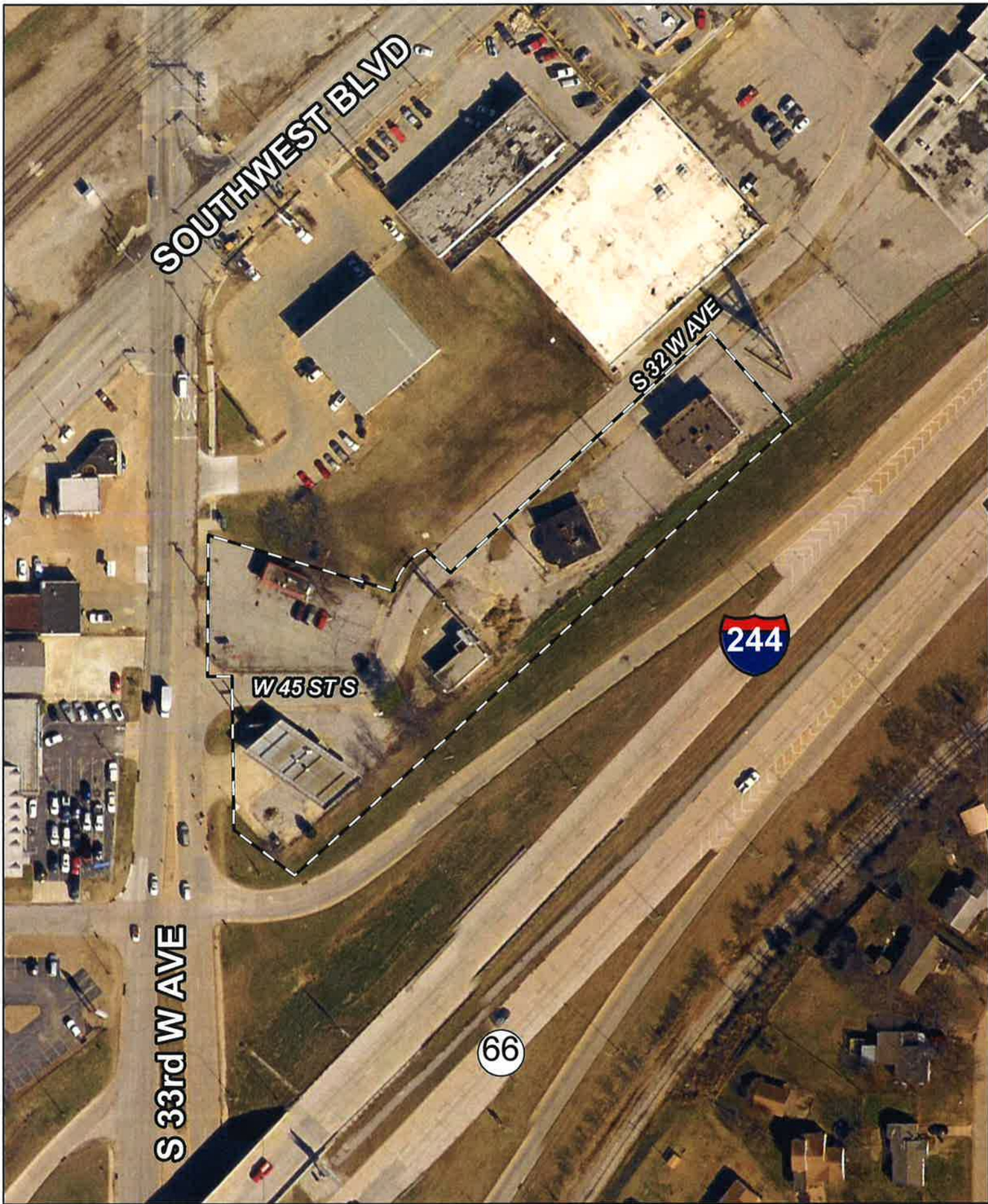
19-12 27

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

Aerial Photo Date: February 2018



5.4

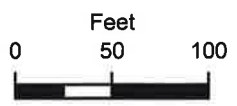


SOUTHWEST BLVD

S 32 W AVE

W 45 ST S

S 33rd W AVE



Subject
Tract

33RD CENTER

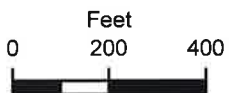
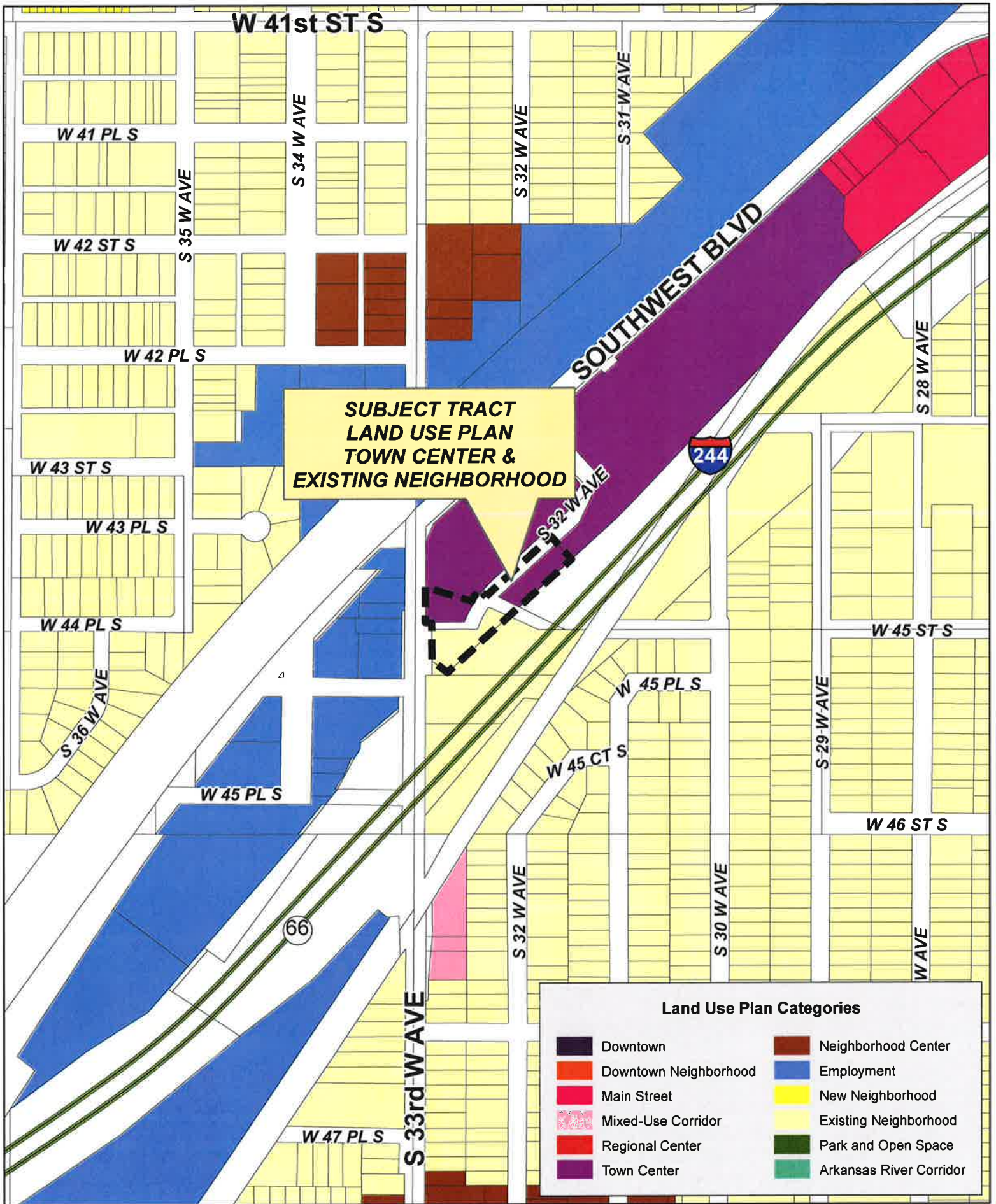
19-12 27

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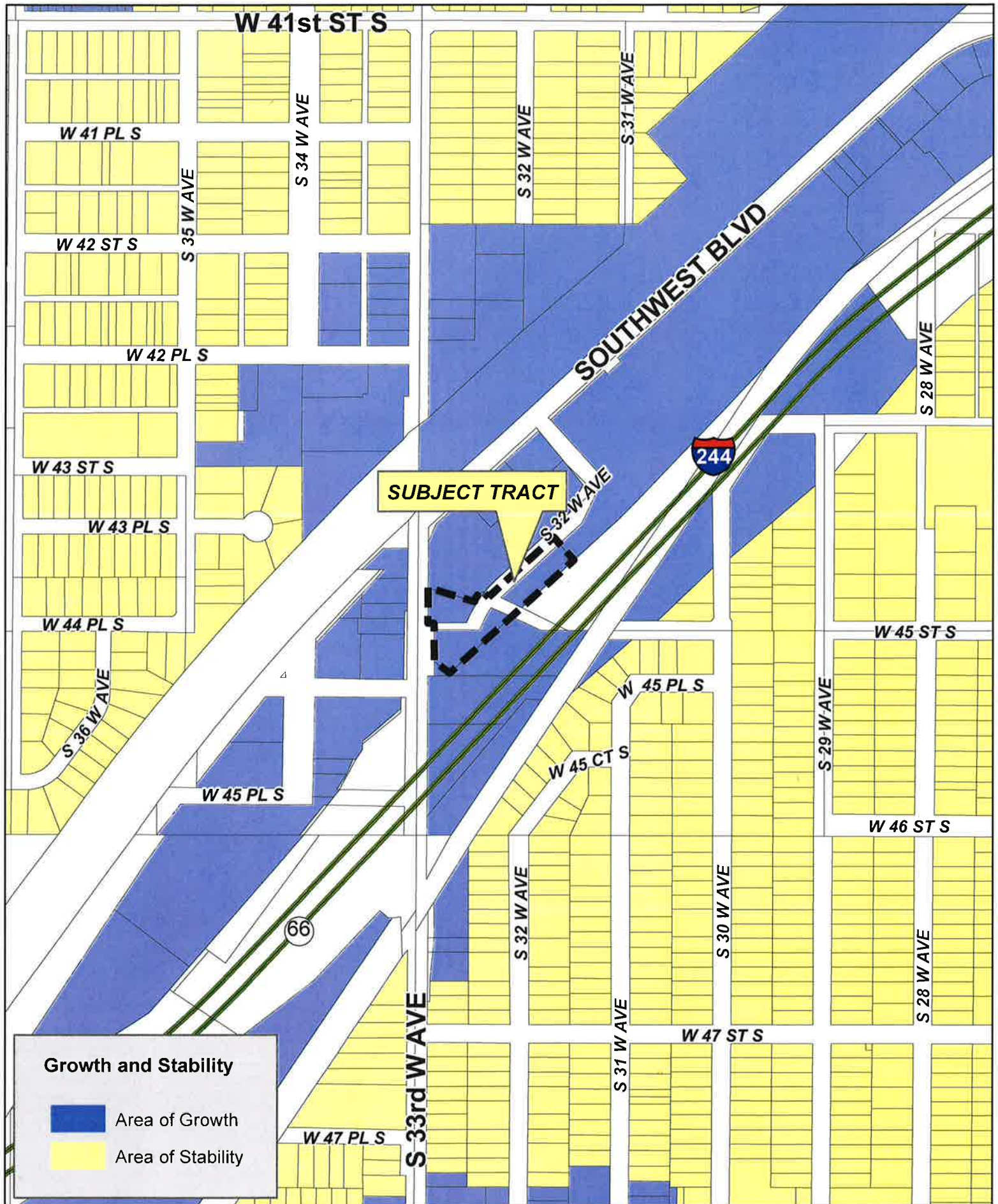
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33RD CENTER

19-12 27





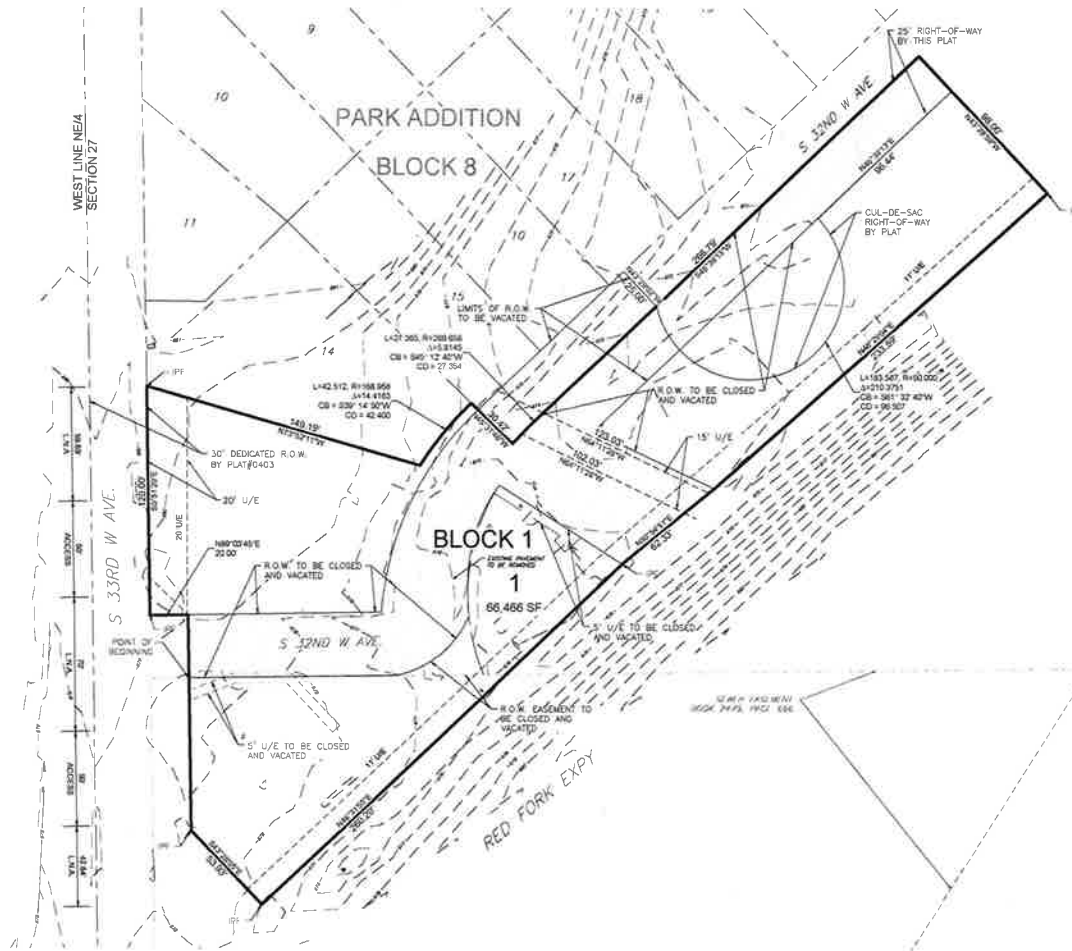
33RD CENTER

19-12 27

5.7

OWNER:
QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION
4705 S 129TH E AVE
TULSA, OKLAHOMA 74134
PHONE: (918) 615-7137
EMAIL: DCHAMBERS@QUIKTRIP.COM
CONTACT: DANIEL CHAMBERS

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6318, EXP. JUNE 30, 2020
P.O. BOX 2138
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM
CONTACT: ALAN BETCHAN



BENCH-MARK
CHASED BOX SET LOCATED ON A CURB APPROXIMATELY 144
FEET SOUTH AND 81.5 FEET WEST OF THE NORTHWEST CORNER OF
PROPERTY
ELEVATION=695.89 (NAVD 83)

BASIS OF BEARINGS
OKLAHOMA STATE PLUMB COGNIZANT SYSTEM
OKLAHOMA NORTH ZONE 301 U.S. SURVEY FEET (NAVD83)
BEARINGS BASED ON THE WEST LINE OF
OF SECTION 27 BEING NORTH TO 01°20'20" WEST

LAND AREA
66.48+/- ACRES ± 1.53 ACRES

ADDITIONS
ADDRESSES SHOWN ON THIS PLAT ARE NOT NEARLY AS ACCURATE AT THE
TIME THIS PLAT WAS FILED. ADDRESSES ARE SUBJECT TO
CHANGE AND SHOULD NEVER BE RELIED ON IN PLACE OF
LEGAL DESCRIPTION

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

DATE OF LAST SURVEY
12-15-2017

Tulsa Metropolitan Area Planning Commission

Approval Date: _____

_____ TMAPC/INCOG

_____ CITY ENGINEER

Council of the City of Tulsa, Oklahoma

Approval Date: _____

_____ CHAIRMAN

_____ MAYOR

_____ ATTEST CITY CLERK

_____ CITY ATTORNEY

SUBDIVISION CONTAINS 1 LOT IN 1 BLOCK
BLOCK 1 AREA 1.53 ACRES (66,466 SF)

BL	BUILDING LINE
UNA	LIMITS OF NO ACCESS
U/E	UTILITY EASEMENT
P.O.C	POINT OF COMMENCEMENT
P.O.B	POINT OF BEGINNING
S.W.C	SOUTHWEST CORNER
S.E.C	SOUTH EAST CORNER
IPF	IRON PIN FOUND
IRS	IRON PIN SET WITH CAP 4318
R.W.	RIGHT OF WAY
G.W.	GENERAL WARRANTY DEED
	R.O.W TO BE VACATED

MUNICIPAL AUTHORITY
CITY OF TULSA
175 EAST 2ND STREET, SUITE 800
TULSA, OK 74103

OKLAHOMA NATURAL GAS COMPANY 2319 W. EDISON ST TULSA, OK 74127 915-634-8000	PUBLIC SERVICE COMPANY OF OKLAHOMA 212 E 6TH ST TULSA, OK 74110 1-888-215-3523
AT&T 5303 E 71ST STREET TULSA, OK 74136 918-506-8422	COX COMMUNICATIONS 11611 EAST 51ST STREET TULSA, OK 74145 918-266-4658

THIS PROPERTY LIES IN UNSHADED ZONE "X" AND IS NOT
LOCATED WITHIN ANY PRESENTLY ESTABLISHED
100-YEAR FLOOD PLAIN AS SHOWN BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE
RATE MAP FOR THE COUNTY OF TULSA, OKLAHOMA
COMMUNITY PANEL NUMBER 40143C0332L EFFECTIVE
OCTOBER 16, 2012

FILE LOCATION P \1912\27-SW BLVD\Survey\1912-27 OT SW SURVEY PLAT BASE.dwg TAB NAME DT -- USER:Tech-14 SAVED: 1/6/2020 10:42 AM PLOTTED 1/6/2020 10:43 AM

Preliminary Plat

33rd Center

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 SW/4 NW/4); AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4)

OWNER:

QUIKTRIP CORPORATION
AN OKLAHOMA CORPORATION
4708 S.129TH E AVE
TULSA, OKLAHOMA 74134
PHONE: (918) 618-1337
EMAIL: DCHAMBER@QUIKTRIP.COM
CONTACT: DANIEL CHAMBERS

ENGINEER/SURVEYOR:

AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 6316, EXP. JUNE 30, 2020
P.O. BOX 2136
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 514-4283
EMAIL: ALAN@AABENG.COM
CONTACT: ALAN BETCHAN

Deed of Dedication

33RD CENTER

KNOW ALL BY THESE PRESENTS:

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION, IS THE OWNER OF THE PROPERTY AS DEPICTED ON THE ATTACHED PLAT AND IS HERINAFTER REFERRED TO AS THE "OWNER," SAID PROPERTY BEING MORE COMPLETELY DESCRIBED AS FOLLOWS, TO-WIT:

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4) AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (NW/4 SW/4 NW/4); AND ALL OF LOTS TWELVE (12) AND THIRTEEN (13) OF BLOCK EIGHT (8); AND PART OF LOT FOURTEEN (14) OF BLOCK EIGHT (8); AND PART OF LOTS FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8) OF BLOCK NINE (9), PARK ADDITION TO RED FORD, NOW AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA; AND THAT PORTION OF S. 33RD W. AVE. TO BE VACATED, ALL IN SECTION TWENTY-SEVEN (27), TOWNSHIP NINETEEN (19) NORTH, RANGE TWELVE (12) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SW/4 OF THE NW/4 AND THE SOUTHERLY LINE OF SAID S. 32ND W. AVE., SAID POINT BEING 30.0 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF; THENCE NORTH 0°53'20" WEST PARALLEL WITH THE WEST LINE THEREOF, A DISTANCE OF 32.98 FEET TO THE NORTHERLY LINE OF S. 32ND W. AVE. AND THE SOUTHERLY LINE OF SAID LOT 12; THENCE SOUTH 89°04'48" WEST ALONG SAID LINE, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE NORTH 0°53'20" WEST ALONG THE WEST LINE OF SAID LOTS 12 AND 13, A DISTANCE OF 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE SOUTH 75°52'12" EAST ALONG THE NORTHERLY LINE OF SAID LOT 13, A DISTANCE OF 248.29 FEET; THENCE ON A CURVE TO THE RIGHT BEING PARALLEL WITH AND 3.00 FEET NORTHWESTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 14, HAVING A RADIUS OF 158.96 FEET, A CHORD BEARING AND DISTANCE OF NORTH 35°14'50" EAST, 42.40 FEET; FOR AN ARC DISTANCE OF 42.51 FEET TO THE NORTHEASTLY LINE OF SAID LOT 14; THENCE SOUTH 45°53'48" EAST ALONG SAID NORTHEASTLY LINE OF LOT 14 AND EXTENDING TO THE CENTERLINE OF SAID S. 32ND W. AVE., A DISTANCE OF 30.42 FEET; THENCE ALONG SAID CENTERLINE AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 265.66 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°12'40" EAST, 27.33 FEET; FOR AN ARC DISTANCE OF 27.37 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 46°59'13" EAST, A DISTANCE OF 366.79 FEET; THENCE SOUTH 47°28'59" EAST IN LINE WITH AND ALONG THE EASTERN LINE OF SAID LOT 5, A DISTANCE OF 98.00 FEET; THENCE SOUTH 48°02'04" WEST, A DISTANCE OF 23.59 FEET; THENCE SOUTH 40°54'51" WEST, 62.33 FEET; THENCE SOUTH 48°13'35" WEST, A DISTANCE OF 360.20 FEET; THENCE NORTH 47°28'05" WEST, A DISTANCE OF 53.89 FEET; THENCE NORTH 0°53'20" WEST PARALLEL WITH THE WEST LINE OF SAID SW/4 OF THE NW/4 OF THE NW/4, A DISTANCE OF 82.80 FEET TO THE POINT OF BEGINNING, CONTAINING 66.46-16 SQUARE FEET OR 1.51 ACRES.

LEGAL DESCRIPTION BASED ON BEARINGS IS THE WEST LINE OF THE SW/4 OF THE NW/4 BEING NORTH 0°53'20" WEST.

THIS LEGAL DESCRIPTION WAS PREPARED ON JANUARY 2, 2020 BY JAY P. BISSELL, OKLAHOMA LICENSED LAND SURVEYOR NO. 1318.

THE OWNER HAS CAUSED THE ABOVE DESCRIBED TRACT OF LAND TO BE SURVEYED, STAKED, PLATTED AND COMBINED INTO ONE (1) LOT, ONE (1) BLOCK, IN CONFORMITY WITH THE ACCOMPANYING PLAT, AND HAS DESIGNATED THE SUBDIVISION AS "33RD CENTER," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA (HEREINAFTER REFERRED TO AS "33RD CENTER" OR THE "SUBDIVISION").

SECTION I. PUBLIC STREETS AND UTILITIES

A. PUBLIC STREETS AND UTILITY EASEMENTS

1. 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 SUCH FACILITIES AND ANY OTHER APPURTENANCES THEREIN, 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 RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER SERVICES TO AREAS DEPICTED ON THE PLAT. THE OWNER HERIN IMPOSES A RESTRICTIVE COVENANT, WHICH COVENANT SHALL BE BINDING ON EACH LOT OWNER AND SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA (HEREINAFTER THE "CITY"), 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 OWERS, PARKING AREAS, CURBING, LANDSCAPING AND CUSTOMARY SCREENING FENCES WHICH 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 SEWERS LOCATED ON THE OWNER'S LOT.

2. WITHIN UTILITY EASEMENTS, DEPICTED ON THE ACCOMPANYING PLAT, THE ALTERATION OF GRADE FROM THE CONTOURS EXISTING UPON THE COMPLETION OF THE INSTALLATION OF A PUBLIC WATER MAIN, SANITARY SEWER MAIN, OR STORM SEWER OR ANY CONSTRUCTION ACTIVITY WHICH, IN THE JUDGMENT OF THE CITY OF TULSA, OKLAHOMA, WOULD INTERFERE WITH PUBLIC WATER MAINS, SANITARY SEWER MAINS, AND 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 OWNERS AGENTS AND/OR CONTRACTORS.

4. THE CITY OF TULSA, OKLAHOMA, OR ITS SUCCESSORS, SHALL AT ALL TIMES HAVE RIGHT OF ACCESS TO ALL UTILITY 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. 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.

D. UTILITY SERVICE

1. OVERHEAD LINES FOR THE SUPPLY OF ELECTRIC, TELEPHONE AND CABLE TELEVISION SERVICES MAY BE LOCATED WITHIN THE EASEMENTS ADJACENT STREET RIGHT-OF-WAY. STREET LIGHT POLES OR STANDARDS MAY BE SERVED BY OVERHEAD LINES 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 AS 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 A SERVICE CABLE OR GAS SERVICE LINE TO A PARTICULAR STRUCTURE, THE SUPPLIER OF SERVICE SHALL THEREAFTER BE DEEMED TO HAVE A PERPETUAL, 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 TRANSFORMER 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 OTHERWISE PROVIDED 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 OWNERS 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 WHICH SERVICE SHALL BE RESPONSIBLE FOR ORDINARY MAINTENANCE OF UNDERGROUND FACILITIES, 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 OWNERS 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.

E. 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, MAINTAINING, REMOVING, 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 CONSTRUCTION ACTIVITY WHICH WOULD INTERFERE WITH GAS FACILITIES. 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 OWNERS 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.

F. LIMITS OF NO ACCESS

THE OWNER HEREBY RENOUNCES RIGHTS OF VEHICULAR INGRESS OR EGRESS FROM ANY PORTION OF THE PROPERTY ADJACENT TO 33RD WEST AVENUE WITHIN THE BOUNDS DESIGNATED AS "LIMITS OF NO ACCESS" OR "L.N.A." 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 SET FORTH ABOVE SHALL BE ENFORCEABLE BY THE CITY OF TULSA, OKLAHOMA.

G. SURFACE DRAINAGE

EACH LOT WITHIN THE SUBDIVISION SHALL RECEIVE AND DRAIN, IN AN UNOBSTRUCTED MANNER, THE STORM AND SURFACE WATERS 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 OWNERS LOT. THE FOREGOING COVENANTS SET FORTH IN THIS PARAGRAPH SHALL BE ENFORCEABLE BY ANY AFFECTED LOT OWNER AND BY THE CITY OF TULSA, OKLAHOMA.

H. SIDEWALKS

SIDEWALKS SHALL BE CONSTRUCTED AND MAINTAINED ALONG STREETS DESIGNATED BY AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF TULSA, OKLAHOMA, AND ALL SUCH SIDEWALKS SHALL BE CONSTRUCTED BY THE OWNER PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT FOR ANY BUILDING WITHIN THE SUBDIVISION. THE OWNER SHALL CONSTRUCT SIDEWALKS IN CONFORMANCE WITH THE STANDARDS OF THE CITY OF TULSA ENGINEERING DESIGN STANDARDS.

I. CERTIFICATE OF OCCUPANCY RESTRICTIONS

NO CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN THE SUBDIVISION SHALL BE ISSUED BY THE CITY OF TULSA, OKLAHOMA UNTIL CONSTRUCTION OF THE REQUIRED INFRASTRUCTURE (STREETS, WATER, SANITARY SEWER, STORM SEWER SYSTEMS AND SIDEWALKS) SERVING THE ENTIRE SUBDIVISION HAS BEEN COMPLETED AND ACCEPTED BY THE CITY OF TULSA, OKLAHOMA. NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY IF, IN THE CITY'S SOLE DISCRETION, THE CIRCUMSTANCES SUPPORT THE ISSUANCE. FURTHER NOTWITHSTANDING THE FOREGOING, THE CITY MAY AUTHORIZE THE PHASING OF THE CONSTRUCTION OF INFRASTRUCTURE WITHIN THE SUBDIVISION, AND IF PHASING IS AUTHORIZED, A CERTIFICATE OF OCCUPANCY FOR A BUILDING WITHIN AN AUTHORIZED PHASE MAY ISSUE UPON THE COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE SERVING THE PARTICULAR PHASE, BUILDING CONSTRUCTION OCCURRING PRIOR TO THE CITY'S ACCEPTANCE OF THE INFRASTRUCTURE SHALL BE AT THE RISK OF THE OWNER OF THE LOT, NOTWITHSTANDING THE ISSUANCE OF A BUILDING PERMIT OR OF A TEMPORARY CERTIFICATE OF OCCUPANCY.

SECTION II. ENFORCEMENT, DURATION, AMENDMENT, AND SEVERABILITY

A. ENFORCEMENT

THE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT TO RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHIN THE PROVISIONS OF SECTION I. PUBLIC STREETS AND UTILITIES, ARE SET FORTH. CERTAIN COVENANTS AND THE ENFORCEMENT RIGHTS PERTAINING THERETO AND WHETHER OR NOT THEREIN SO STATED, THE COVENANTS WITHIN SECTION I SHALL INURE TO THE BENEFIT OF, AND BE ENFORCEABLE BY, THE CITY OF TULSA, OKLAHOMA, IF ANY JUDICIAL ACTION IS BROUGHT TO ENFORCE THE COVENANTS ESTABLISHED IN THIS DEED OF DEDICATION THE DEFENSE THAT THE PARTY INITIATING THE EQUITABLE PROCEEDING HAS AN ADEQUATE REMEDY AT LAW IS HEREBY WAIVED.

B. DURATION

THESE RESTRICTIONS SHALL REMAIN IN FULL FORCE AND EFFECT FOR 25 YEARS AND SHALL AUTOMATICALLY BE TERMINATED THEREAFTER FOR SUCCESSIVE PERIODS OF 10 YEARS EACH, UNLESS TERMINATED OR AMENDED AS HEREINAFTER PROVIDED.

C. AMENDMENT

THE COVENANTS CONTAINED WITHIN SECTION I. PUBLIC STREETS AND UTILITIES, MAY BE AMENDED OR TERMINATED AT ANY TIME WHETHER BEFORE OR AFTER THE PERIODS SPECIFIED IN SUBSECTION B, BY A WRITTEN INSTRUMENT SIGNED AND ACKNOWLEDGED BY THE OWNER OF THE LOT TO WHICH THE AMENDMENT OR TERMINATION IS TO BE APPLICABLE AND APPROVED BY THE TULSA METROPOLITAN AREA PLANNING COMMISSION, OR ITS SUCCESSORS AND THE CITY OF TULSA, OKLAHOMA.

D. SEVERABILITY

IN VALIDATION OF ANY RESTRICTION SET FORTH HEREIN, OR ANY PART THEREOF, BY AN ORDER, JUDGMENT, OR DECREE OF ANY COURT, OR OTHERWISE, SHALL NOT INVALIDATE OR AFFECT ANY OF THE OTHER RESTRICTIONS OF ANY PART THEREOF AS SET FORTH HEREIN, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

IN WITNESS WHEREOF, THE OWNER HAS EXECUTED THIS INSTRUMENT THIS ____ DAY OF _____, 2020

QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION

BY: CHAD M. STANFORD

VICE PRESIDENT OF REAL ESTATE

STATE OF OKLAHOMA)

COUNTY OF TULSA)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 2020, BY CHAD M. STANFORD AS VICE PRESIDENT OF REAL ESTATE OF QUIKTRIP CORPORATION, AN OKLAHOMA CORPORATION.

NOTARY PUBLIC

COMMISSION NUMBER: _____

EXPIRES: _____

CERTIFICATE OF SURVEY

I, JAY P. BISSELL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OKLAHOMA, HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE ABOVE TRACT DESIGNATED AS "33RD CENTER," A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA. THE ABOVE PLAT IS AN ACCURATE REPRESENTATION OF SAID SURVEY.

JAY P. BISSELL

REGISTERED PROFESSIONAL LAND SURVEYOR

OKLAHOMA NO. 1318

STATE OF OKLAHOMA)

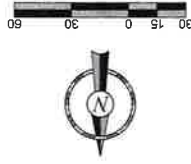
COUNTY OF TULSA)

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, ON THIS 2ND DAY OF JANUARY, 2020, PERSONALLY APPEARED JAY P. BISSELL, TO ME KNOWN TO BE THE IDENTICAL PERSON WHO SUBSCRIBED HIS NAME TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME AS HIS FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

COMMISSION NUMBER: 03006010

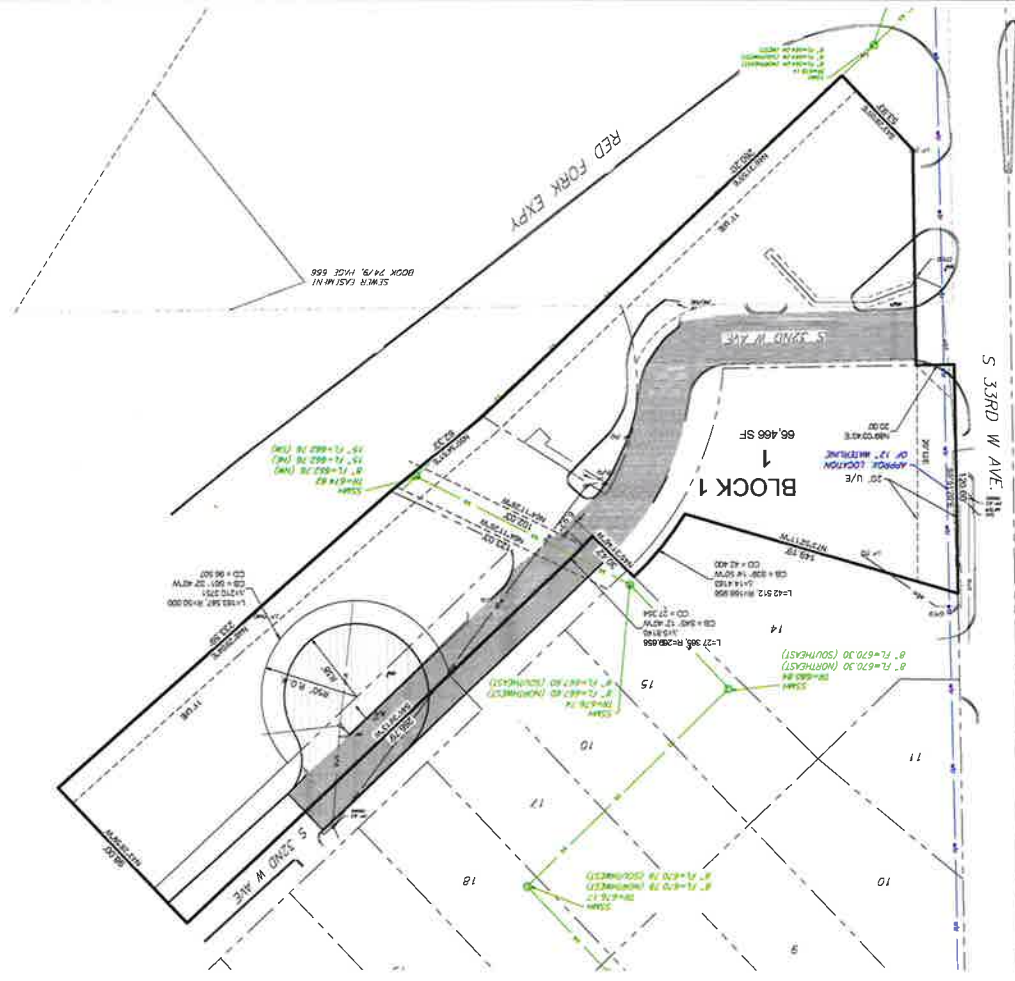
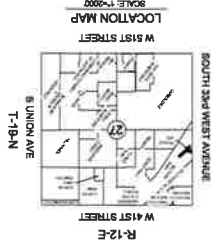
EXPIRES: 6-16-2022



Conceptual Improvements 33rd Center

A TRACT OF LAND THAT IS PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 SW/4 NW/4); AND PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4 NW/4)

OWNER:
QUINTRIP CORPORATION
AN OKLAHOMA CORPORATION
4706 S. 128TH E AVE
TULSA, OKLAHOMA 74134
PHONE: (918) 815-7137
EMAIL: DCHAMBERS@QUINTRIP.COM
CONTACT: DANIEL CHAMBERS
ENGINEER/URVEYOR:
AAB ENGINEERING, LLC
P.O. BOX 2138
SAND SPRINGS, OKLAHOMA 74063
PHONE: (918) 814-0383
EMAIL: ALAN@AABENG.COM
CONTACT: ALAN BETCHAM





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7515

Hearing Date: February 5, 2020

Multiple staff and applicant continuances from the original planned hearing date of December 4th, 2019

Case Report Prepared by:

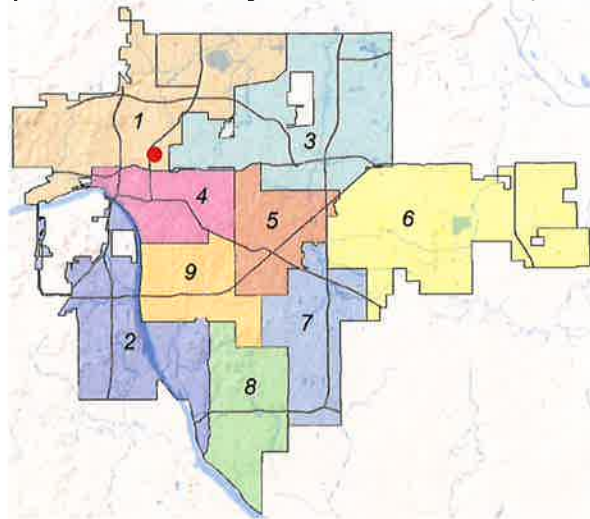
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: GC Real Estate

Property Owner: GC REAL ESTATE LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant, Storage, Residential

Proposed Use: Residential with live/work options and some commercial development near the Peoria Corridor.

Concept summary:

Tract Size: 8.51 ± acres

Location: Multiple Parcels South & West of the Southwest corner of East Latimer Place & North Peoria Avenue

Zoning:

Existing Zoning: IL, RM-1, IM

Proposed Zoning: CH with an optional development plan

Comprehensive Plan:

Land Use Map: Downtown Neighborhood, Main Street,

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

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0236
CZM: 28

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

SECTION I: Z-7515

DEVELOPMENT CONCEPT: The applicant has requested rezoning of CH with an optional development plan that is supported by the Crutchfield small area plan. The broad concept is to provide a wide variety of small lot homes that also supports a live work environment. The property is fragmented and could also be considered as a Master Planned Development.

EXHIBITS:

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map
- Tulsa Comprehensive Plan Areas of Stability and Growth Map
- Applicant Exhibits:
 - Development Area Exhibit with concept goals

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS:

GENERAL PROVISIONS:

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

DEVELOPMENT AREA X HAS BEEN REMOVED FROM THE APPLICATION

DEVELOPMENT AREA 1: (Areas north of King Street)

PERMITTED USES

Use Categories are limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses.

A. Residential

- a. Household Living
 - i. Single Household
 - ii. Two households on a single lot
 - iii. Three or more households on a single lot
- b. Group Living
 - i. Assisted living facility
 - ii. Community group home
 - iii. Elderly retirement center
 - iv. Rooming/boarding house

B. Public, Civic and Institutional

- a. College or University
- b. Day Care
- c. Library or Cultural Exhibit
- d. Natural Resource Preservation
- e. Religious Assembly
- f. Safety Service
- g. School

C. Commercial

6.2

- a. Animal Service and all specific uses
- b. Assembly and Entertainment
 - i. Other indoor uses
 - 1. Small (up to 250-person capacity)
- c. Broadcast or Recording Studio
- d. Commercial Service and all specific uses
- e. Financial Services (personal credit establishment is not allowed)
- f. Lodging
 - i. Bed and Breakfast
 - ii. Hotel / motel

D. Office

- a. Business or professional office
- b. Medical, dental or health practitioner office

E. Parking Non-accessory

F. Restaurants and Bars

- a. Restaurant
- b. Bar
- c. Brewpub

G. Retail Sales with all specific uses

H. Wholesale, Distribution and Storage

- a. Equipment. and Materials Storage, Outdoor
- b. Warehouse

I. Agricultural

- a. Community Garden
- b. Farm Market or Community-Supported garden
- c. Horticulture Nursery

PERMITTED RESIDENTIAL BUILDING TYPES:

A. Household Living

- a. Single household
 - i. Townhouse limited to 45 feet in height
 - ii. Mixed-use building limited to 45 feet in height
 - iii. Vertical mixed-use building
 - iv. Farmers Market, restaurant and public

LOT AND BUILDING REGULATIONS:

Minimum building setbacks from any street shall be 10 feet.

LANDSCAPING AND SCREENING:

- a. All lots shall conform to the provisions of Chapter 65 | Landscaping and Screening.

SIGNAGE:

Signage shall conform to the provisions of Chapter 60 | Signs of the Tulsa zoning code except as follows:

- a. Dynamic Display signage is prohibited on any lot west of North Norfolk Avenue
- b. Off-premise outdoor advertising signs are prohibited.

LIGHTING:

- A. Outdoor lighting (wall or pole mounted) shall not exceed 16 feet in height.
- B. All lighting shall be pointed down and away from abutting lots.

BUILDING DESIGN:

Maximum building height shall not exceed 45 feet.

DEVELOPMENT AREA 2: (Areas south of King Street)

PERMITTED USES

Use Categories are limited to the subcategories and specific uses defined below and uses that are customarily accessory to the permitted uses.

A. Residential

- d. Household Living
 - i. Single Household
 - ii. Two households on a single lot
 - iii. Three or more households on a single lot
- e. Group Living
 - i. Assisted living facility
 - ii. Community group home
 - iii. Elderly retirement center
 - iv. Rooming/boarding house

B. Public, Civic and Institutional

- a. College or University
- b. Day Care
- c. Library or Cultural Exhibit
- d. Natural Resource Preservation
- e. Religious Assembly
- f. Safety Service
- g. School

C. Commercial

- a. Animal Service and all specific uses
- b. Assembly and Entertainment
 - i. Other indoor uses
 - 1. Small (up to 250-person capacity)
- c. Broadcast or Recording Studio
- d. Commercial Service and all specific uses
- e. Financial Services (personal credit establishment is not allowed)
- f. Lodging
 - i. Bed and Breakfast
 - ii. Hotel / motel

D. Office

- a. Business or professional office
- b. Medical, dental or health practitioner office

E. Restaurants and Bars

- a. Restaurant
- b. Bar

- c. Brewpub
- F. Retail Sales with all specific uses
- G. Wholesale, Distribution and Storage
 - a. Warehouse
- H. Agricultural
 - a. Community Garden
 - b. Farm Market or Community-Supported garden
 - c. Horticulture Nursery

PERMITTED RESIDENTIAL BUILDING TYPES:

- A. Household Living
 - b. Single household
 - i. Townhouse limited to 45 feet in height
 - ii. Mixed-use building limited to 45 feet in height
 - iii. Vertical mixed-use building
 - iv. Farmers Market, restaurant and public

LOT AND BUILDING REGULATIONS:

Minimum building setbacks from any street shall be 10 feet except that any garage door opening shall be a minimum of 20 feet from the lot line abutting a public street. Note: Alleys are not considered a public street for this requirement.

LANDSCAPING AND SCREENING:

All uses and building types on all lots shall conform to the provisions of Chapter 65 | Landscaping and Screening.

SIGNAGE:

Signage shall conform to the provisions of Chapter 60 | Signs of the Tulsa zoning code except as follows:

- a. Each lot shall be permitted a total sign budget of 86 square feet.
- b. The maximum display surface area of any single sign may not exceed 48 square feet.
- c. A maximum of one ground sign is permitted on any single lot.
- d. When the sign is a ground sign the maximum height must be less than 6 feet.
- e. Off-premise outdoor advertising signs are prohibited.
- f. Combined lots shall be considered a single lot for the purposes of these calculations and restrictions.

LIGHTING:

- A. Outdoor lighting shall not exceed 16 feet in height.
- B. All lighting whether shall be pointed down and away from abutting lots.

BUILDING DESIGN:

- A. Maximum building height shall not exceed 45 feet.
- B. At least one building entrance is required with direct connection to public street.

SECTION III: DETAILED STAFF RECOMMENDATIONS

Z-7515 requesting CH zoning with the optional development plan as outlined in Section II is consistent with the anticipated residential and mixed-use building concepts identified in the Crutchfield Small Area Plan and,

CH zoning with the use limitations and standards for signage, landscaping and other development considerations as outlined in the optional development plan are consistent with the anticipated redevelopment of this area and,

CH zoning without the optional development plan would allow uses that could be considered injurious to the residential property owners east of the site however the optional development plan provides use limitations and design standards that will integrate this site into the adjoining single-family residential area and,

CH zoning with the optional development is consistent with the expected development pattern in the area therefore,

Staff recommends Approval of Z-7515 as outlined in Section II above.

SECTION IV: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The focus of the Crutchfield Small Area Planning effort centered around the possibility of supporting the development of an expanded range of housing types, including single-family housing types such as cottage housing, clustered homes, and narrow-lot homes and appropriately scaled "missing middle" (mid-density) housing types such as townhomes, multi-unit houses (duplexes, triplexes, quads), live-work units, and accessory dwelling units. The plan also encouraged compatible, neighborhood-scale development that provides "missing middle" housing types. Mixed-use residential development along major corridors, live-work units, and small-scale, visually compatible multi-unit houses are desirable in neighborhood edge and transition zones between residential and employment uses. This development plan encourages the type of expanded live work units that are contemplated in the small area plan. Continued expansion of this development pattern in the area where the Crutchfield Small Area Plan was adopted is anticipated. For further details the executive summary that was adopted in 2019 can be found at the following link: <http://tulsaplanning.org/plans/Crutchfield-Small-Area-Plan.pdf>.

Land Use Vision:

Land Use Plan map designation: Downtown Neighborhood, Main Street,

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

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

Areas of Stability and Growth designation: Area of Growth, Area of Stability

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."

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: Crutchfield Small Area Plan

Boundary:

The Crutchfield Small Area Plan area is located northeast of downtown Tulsa. It is bounded by Pine Street on the north, Utica Avenue on the east, Interstate 224 on the south, and Highway 75 on the west. The plan area boundary is larger than the 2004 plan area, now extending south past the railroad tracks to Admiral Boulevard.

Crutchfield at a Glance:

The Crutchfield neighborhood of Tulsa, Oklahoma is located within walking distance to downtown but cordoned off by highways, rail lines, and other barriers. There is strong community interest in reinvestment in housing and employment, as well as improving and strengthening the physical

links between Crutchfield and other neighborhoods that would bring more attention and provide more welcoming entrances to the area.

Crutchfield Small Area Plan was originally adopted in 2004 and recently updated through a 6-step process that included the City Councilor, a Citizens advisory team, a technical review and public meetings in addition to the normal meetings at Planning Commission and City Council. The updated plan was adopted in 2019.

Map 4: Crutchfield Plan Area



The following excerpts are provided to give a summary of the small area plan priorities and goals.

Priority 1: Stabilize and revitalize existing residential areas, while preserving housing affordability and increasing housing choice.

- Goal 1 Promote development of complete neighborhoods, defined in the Comprehensive Plan (p. LU-18) as “neighborhoods that blend amenities, connectivity, and housing options together.”
- Goal 2 Enhance neighborhood amenities.
- Goal 3 Address vacant and blighted properties.
- Goal 4 Provide appropriate buffering between residential areas and nearby employment land uses.

Priority 2: Support compatible residential infill and reinvestment.

6.8

Goal 5 Increase housing choices available in Crutchfield.

5.1 Support the development of an expanded range of housing types, including single-family housing types such as cottage housing, clustered homes, and narrow-lot homes and appropriately scaled "missing middle" (mid-density) housing types such as townhomes, multi-unit houses (duplexes, triplexes, quads), live-work units, and accessory dwelling units.

5.2 Work with Tulsa Development Authority to acquire and sell properties to address blight, improve housing quality and safety, expand access to high quality affordable housing, and contribute to a vibrant mixed-use neighborhood.

5.3 Encourage compatible, neighborhood-scale development that provides "missing middle" housing types. Mixed-use residential development along major corridors, live-work units, and small-scale, visually compatible multi-unit houses are desirable in neighborhood edge and transition zones between residential and employment uses.

Goal 6 Maintain housing affordability.

Priority 3: Improve corridors to support economic activity and improve mobility options.

Priority 4: Support development that increases employment and commercial opportunities.

Priority 5: improve urban infrastructure to support health and wellness and catalyze development.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The property is an eclectic mix of industrial, single family residential, assembly and entertainment and vacant properties. The subject property is composed of lots that were developed without the current zoning guidelines. Many of the lots were platted in 1910 and 1912 with minimum lot widths of 25 feet, 60-foot-wide street right of way and 20 foot alley.

Environmental Considerations: None that will affect site re-development

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
All lots have access to public street and alley frontage.	None of the streets are included in the Major Street and Highway Plan	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

The surrounding properties are a mix of industrial, assembly and entertainment, residential uses.

6.9

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-22636 May 2019: The Board of Adjustment **approved** a *Variance* of the required street setback from East Latimer Place, a *Variance* to allow an existing structure be located within the City of Tulsa street right-of-way/ planned street right-of-way, and a *Variance* of the required lot width for two proposed lots (Lot 2 & Lot 5), subject to conceptual plan 14.13 of the agenda packet, on property located at 1037 North Owasso Avenue East. The board finds the hardship to be the original structures were built over the property lines, probably before the lots were combined but the Board does not have that information.

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-6949 September 2004: All concurred in approval of a request for rezoning a 29+ acre tract of land from RM-1 to IL, for retail shopping and warehouse, on property located east of the southeast corner of East. Independence St. and N. Norfolk Ave. and northeast of subject property.

BOA-19219 October 2001: The Board of Adjustment **denied** a *Special Exception* for a mobile home in an RM-1 zoned district and a *Special Exception* to extend the one-year time limit, on property located 1144 E. Haskell.

BOA-19096 June 2001: The Board of Adjustment **approved** a *Variance* to the parking requirements and allow meeting the required parking on a lot other than the lot with principal use and a *Variance* of the hard surface, dust free parking to allow gravel parking, with the condition that a tie-contract be obtained, executed and filed of record, finding it is an industrial area and there are many other gravel lots in the area, on property located at southwest corner of East Latimer Place and North Peoria.

BOA-05260 November 1966: The Board of Adjustment **approved** a request for a modification of set-back requirements in a U-4-A District to allow a 10-foot set-back from rear property line, on property located Bulleete Third Addition.

Z-2764 May 1966: All concurred in **approval** of a request for *rezoning* a 1.62± acre tract of land from U-2A to U-4A on property located northeast corner of Norfolk Avenue and King street.

BOA-03565 January 1961: The Board of Adjustment **approved** a request for a modification of set-back requirements in a U-4-B District to permit a building within 25 feet of a U-2-A District on Lots 5-10, on property located Bulleete Third Addition.

6.10

Surrounding Property:

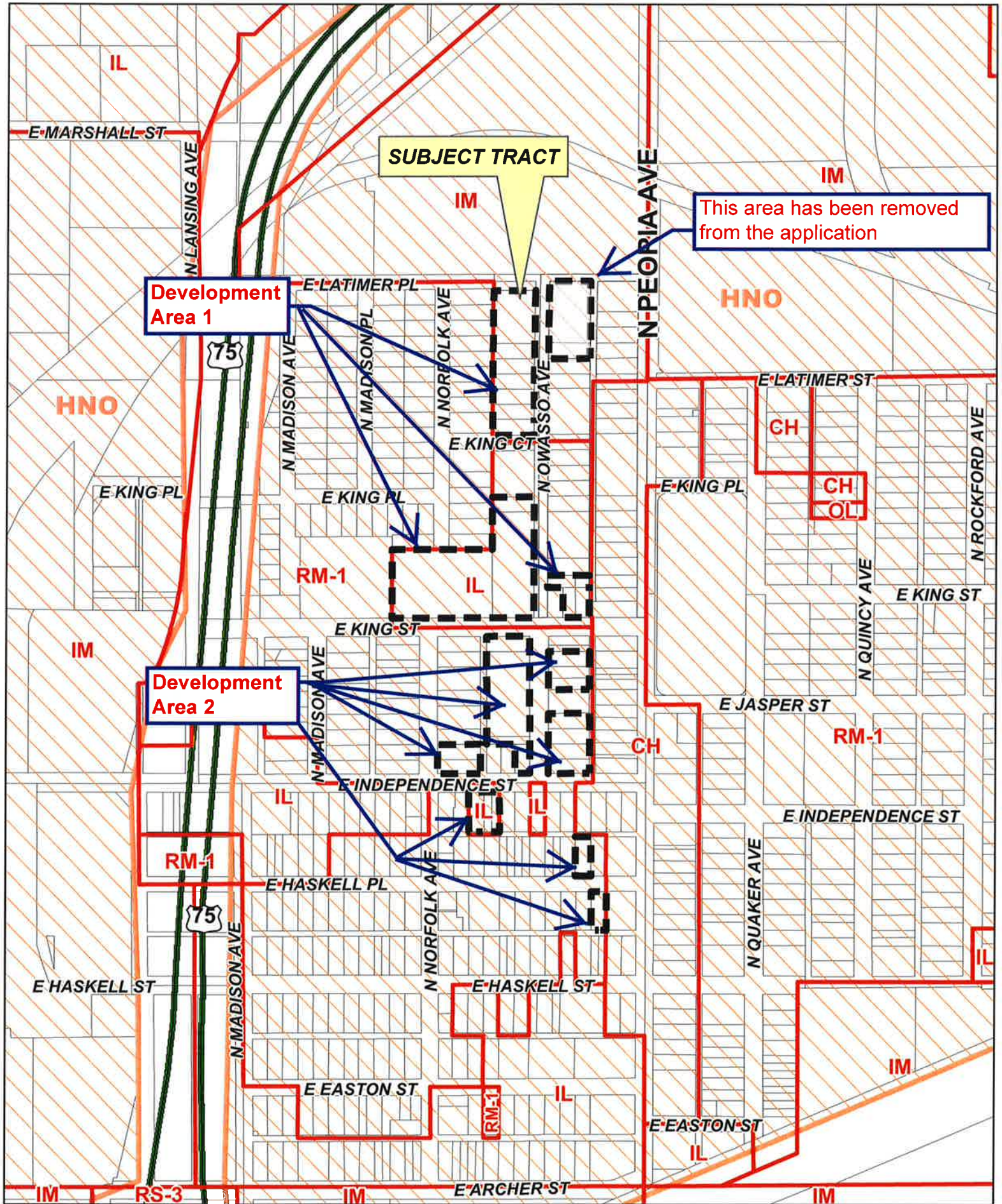
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Z-7382 May 2017: All concurred in **approval** of a request for *rezoning* lots 29, 30, 31 and 32 only from RM-1 to IL, on property located west of the Northwest corner of East Haskell Place and North Norfolk Avenue.

Z-5624 December 1981: All concurred in **approval** of a request for *rezoning* 50' x 150' tract of land from RM-1 to IL, on property located north west of Haskell Street and Peoria Avenue.

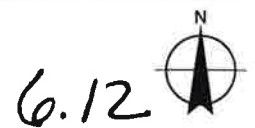
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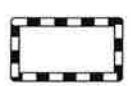
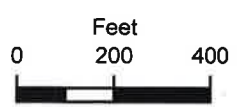
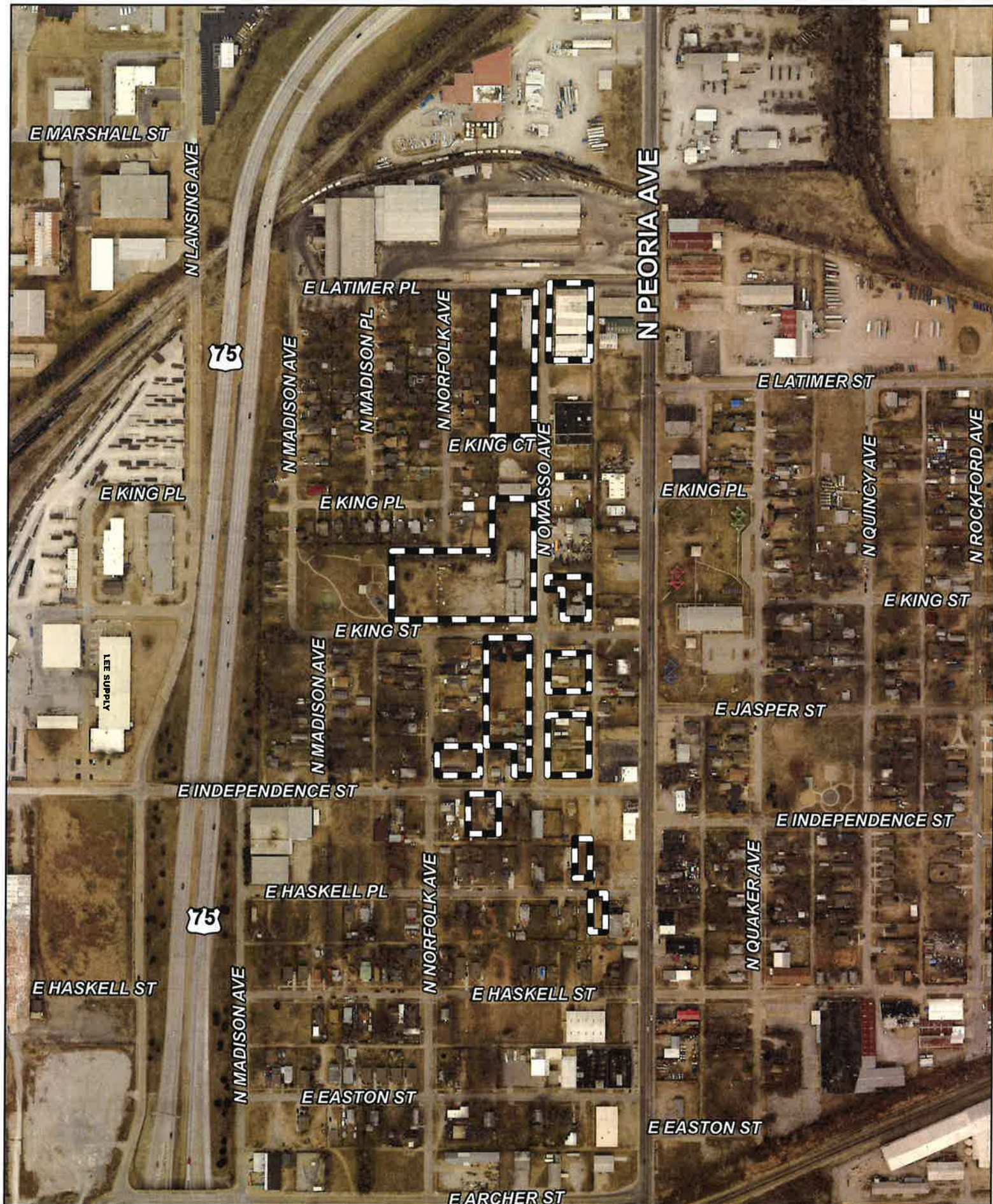
6.11



Z-7515

20-12 36





Subject
Tract

Z-7515

20-12 36

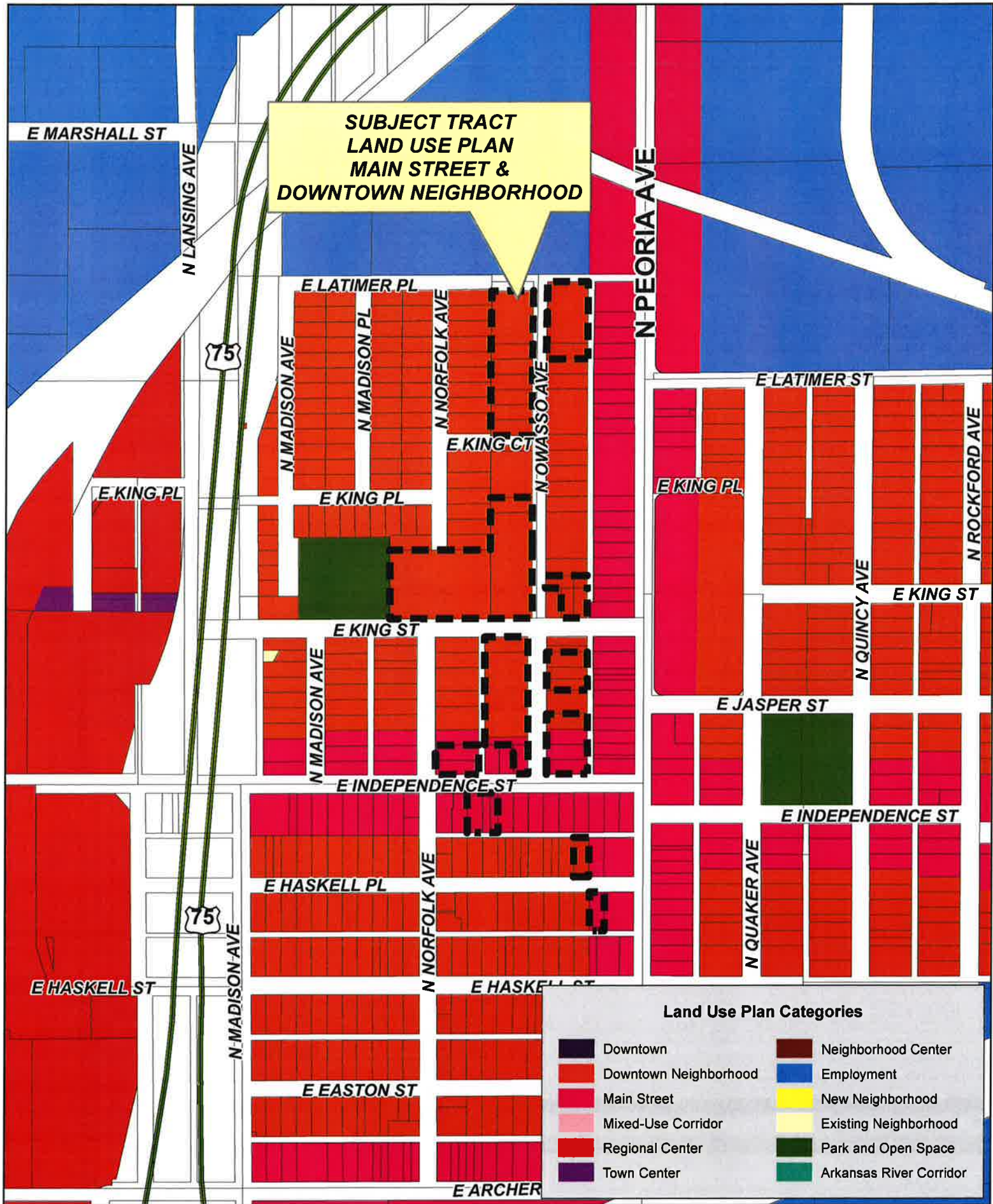
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



6.13

**SUBJECT TRACT
LAND USE PLAN
MAIN STREET &
DOWNTOWN NEIGHBORHOOD**

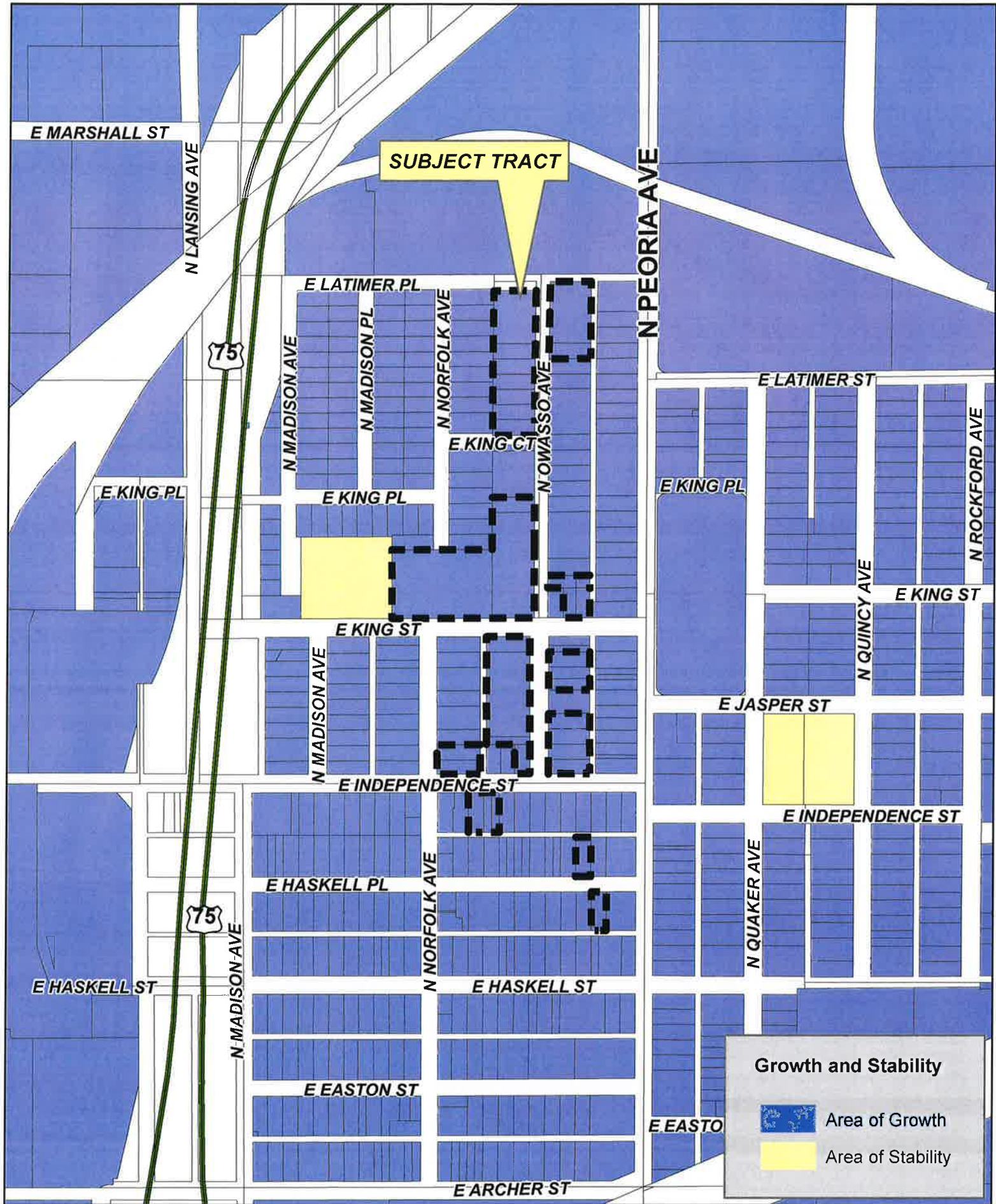


Feet
0 200 400

Z-7515

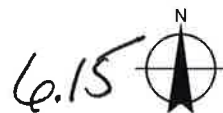
20-12 36





Z-7515

20-12 36



4.14



CURRENTLY IM ZONING

(AREA REMOVED FROM REQUEST)

(LOTS 1 THRU 5, BULLETTE THIRD ADDITION)



CURRENTLY IL & IM ZONING (Development Area 1)

- Down Zone to CH Requested with optional development plan use restrictions only.

(SOUTH 19 FEET OF LOTS 1, AND ALL OF LOTS 2 THRU 10, BULLETTE THIRD ADDITION)

(LOT 1, BLOCK 1, J H JENKINS ADDITION)

(LOTS 15 THRU 22, BLOCK 1, BULLETTE THIRD ADDITION)

(EAST 85 FEET OF LOTS 21 & 22, & ALL OF LOT 20, BULLETTE SECOND ADDITION)

(LOTS 19 THRU 22, BLOCK 1, FRISCO ADDITION)



CURRENTLY RM-1 ZONING (Development Area 2)

- Up Zone to CH Requested with optional development plan use restrictions
- Maximum sign height of 16 feet
- Maximum sign size of 35 sq. Ft.

(LOTS 19 THRU 26, & LOTS 30 THRU 34, BLOCK 1, BULLETT ADDITION)

(LOTS 1 THRU 14 & EAST 48 FEET OF LOTS 15, 16 & 17, BLOCK 2, BULLETT ADDITION)

(LOTS 19 THRU 22, BULLETT ADDITION)

(LOTS 45 & 46, BLOCK 1 FRISCO ADDITION)

(LOTS 4 & 5, BLOCK 4, FRISCO ADDITION)



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7530

Hearing Date: February 5, 2020

Case Report Prepared by:

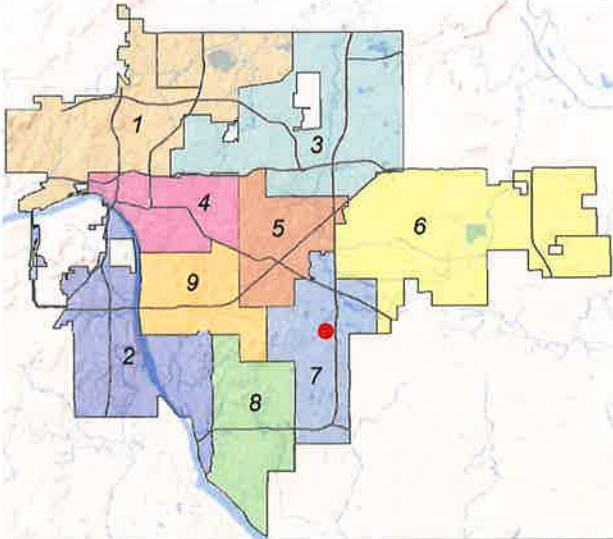
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Holly Berry

Property Owner: HIGGINS, JAMES R FAMILY LP

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Residential Single Family /Office

Concept summary: Rezoning request for single family residential construction and other uses that are allowed in an OL district.

Tract Size: 1.05 ± acres

Location: East of the Southeast corner of East 59th Street South & South Mingo Road

Zoning:

Existing Zoning: PK

Proposed Zoning: OL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9431

CZM: 49

City Council District: 7

Councilor Name: Lori Decter Wright

County Commission District: 1

Commissioner Name: Stan Sallee

7.1

SECTION I: Z-7530

DEVELOPMENT CONCEPT: Rezoning property to allow single family residential construction along with potential for future light office uses.

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 applicants request for all uses allowed by an OL zoning district is supported by the Employment land use designation in the Tulsa Comprehensive Plan and,

Single family residential and other uses allowed in an OL district are consistent with the expected development pattern in the area and,

OL zoning allows a wide range of uses and provides development guidelines that provide a predictable outcome important to the abutting residential properties, therefore

Staff recommends Approval of Z-7530 to rezone property from PK to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lots are located within an area of Employment and an Area of Growth as designated by the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Employment

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

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: East 59th Street South does not have a designation in the Major Street and Highway Plan

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The subject lots are currently vacant without existing structures present.*

Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 59 th Street South	None	N/A	2
South 99 th East Avenue	None	N/A	2
South 100 th East Avenue	None	N/A	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	Fire Station / Industrial
South	RS-3	Employment	Growth	Single Family
East	RS-3	Employment	Growth	Single Family
West	IL	Employment	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 19959 dated October 26, 2000 established zoning for the subject property.

Subject Property:

Z-6783 October 2000: All concurred in **approval** of a request for *rezoning* a 1.15± acre tract of land from RS-3 to IL or PK for parking, on property located on the southwest corner and southeast of East 59th Street and South 99th East Avenue. IL was denied, but PK was granted.

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

Surrounding Property:

Z-7046 February 2007: All concurred in **approval** of a request for *rezoning* a .89± acre tract of land from RS-3 to IL for an Office/Warehouse, on property located east of the northeast corner of South Mingo Road and East 61st Street.

Z-6995 September 2005: All concurred in **approval** of a request for *rezoning* a 3.48± acre tract of land from RS-3 to IL for a retail center, on property located southeast corner of East 59th Street South and South Mingo Road.

Z-6512 November 1995: All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS-3 to IL for car sales, on property located east of the northeast corner of South Mingo Road and East 61st Street.

Z-6488 June 1995: All concurred in **approval** of a request for *rezoning* a 2.65± acre tract of land from IL/RS-3 to CS for a QuikTrip, on property located on the northeast corner of South Mingo Road and East 61st Street.

Z-6445 June 1994: All concurred in **approval** of a request for *rezoning* a .01± acre tract of land from RS-3 to IL to allow access to the industrial (IL) property, on property located 9999 East 59th Street. The strip was originally left RS-zoned to restrict access to the industrial property by use of residential street. The Comprehensive Plan anticipates industrial growth in this area and the barricade from the residential street was eliminated.

Z-6410 September 1993: All concurred in **approval** of a request for *rezoning* a .35± acre tract of land from OL to IL for a music store, on property located on the northeast corner of East 61st Street South and South 99th East Avenue.

Z-6253 July 1989: TMAPC **denied** a request for *rezone* a five-foot strip of land from RS-3 to IL to allow access to the IL tract to the north from East 59th Street, on property located on the north side of East 59th Street South at 99th East Avenue. Upon appeal to the City Commission, **approved** was granted for IL zoning on three separate strips (.005 acres).

Z-6230 April 1989: All concurred in **approval** of a request for *rezoning* a .35± acre tract of land from RS-3 to OL for Offices, on property located northeast corner of 61st Street and South 99th East Avenue.

Z-5950/PUD-368 June 1986: All concurred in **approval** of a request to rezone a 1± acre tract of land from OL to IL and **approval** of a proposed *Planned Unit Development* for a trade center, subject to retaining an OL buffer to the north, east, and west and excluding uses specific uses within Use Units 11, 12, 13, and 14, on property located on the northwest corner of East 61st Street and South 99th Avenue East.

Z-5824 August 1983: All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS-3 to IL for industrial, on property located northeast corner of 61st and Mingo.

Z-5809 May 1983: All concurred in **approval** of a request for *rezoning* a .7± acre tract of land from RS-3 to OL for offices, on property located northeast corner of East 61st Street South and South 99th East Avenue.

Z-5776 February 1983: All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS-3 to IL for Industrial, on property located on the northeast corner of East 61st Street South and South 100th East Avenue.

Z-5698 June 1982: All concurred in **approval** of a request for *rezoning* a 4± acre tract of land from RS-3 to IL for light industry, on property located east of the northeast corner of 61st Street and 100th East Avenue.

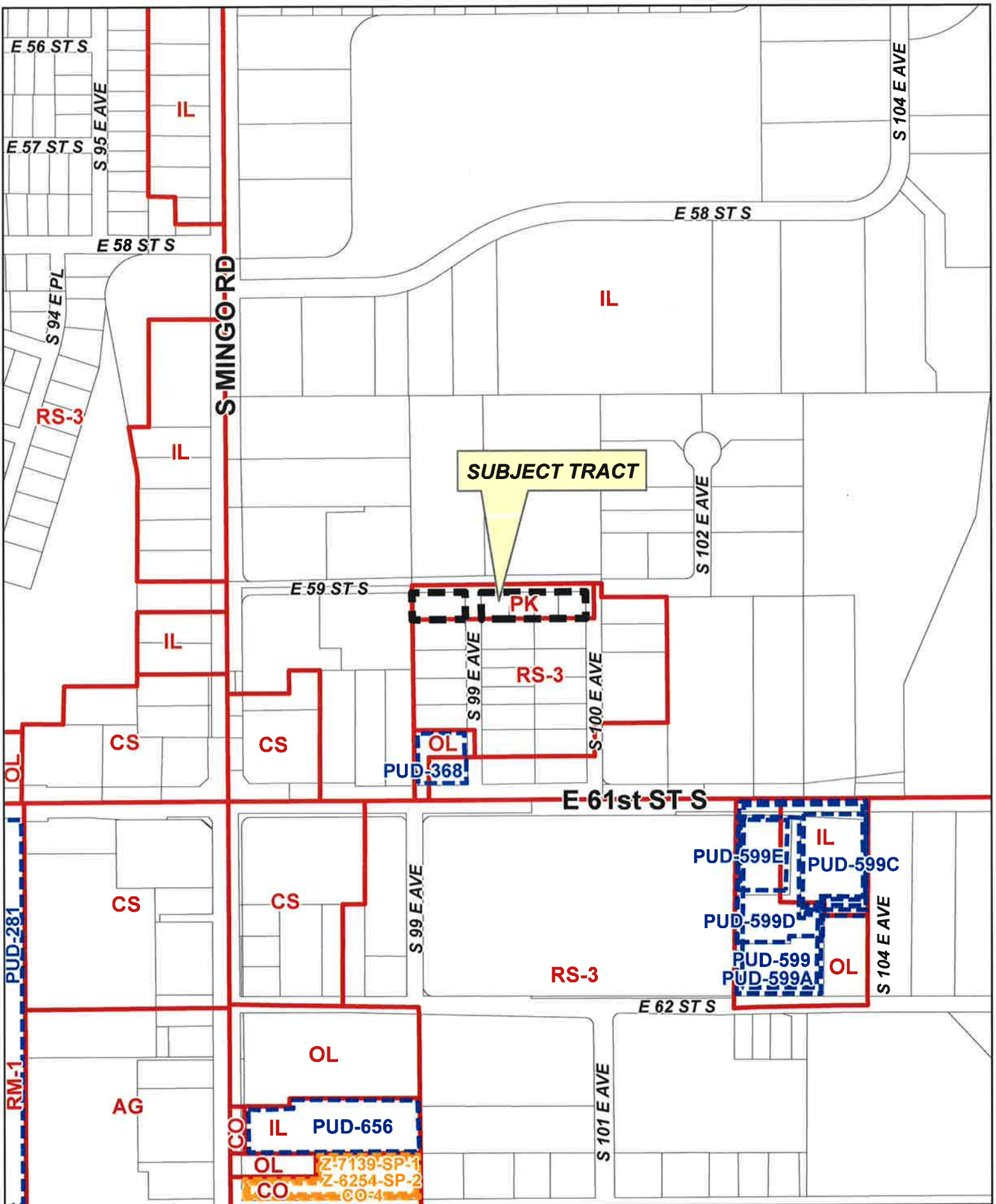
Z-5631 November 1981 : All concurred in **approval** of a request for *rezoning* a 10± acre tract of land from RS-3 to IL for an Industrial Park, on property located northeast corner of East 59th Street and South 100th East Avenue.

Z-5520 May 1981: All concurred in **denial** of a request for *rezoning* a 8.9± acre tract of land (less the south 5 feet) from RS-3 to IM for industrial development, but **approval** for IL, on property located east of the northeast corner of 59th Street and Mingo Road.

Z-5449 October 1980: All concurred in **approval** of a request for *rezoning* a 1± acre tract of land from RS-3 to IL for Office/Warehouse, on property located east of the northeast corner of East 61st Street South and South 100th East Avenue.

Z-5352 January 1980: All concurred in **approval** of a request for *rezoning* a 2.5± acre tract of land from RS-3 to IL for Industrial, on property located 10221 East 61st Street.

Z-5113 February 1978: All concurred in **approval** of a request for *rezoning* a 5.8± acre tract of land from RS-3 to IL, on property located 660' north of the northeast corner of 61st Street South and Mingo Road.



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

Aerial Photo Date: February 2018

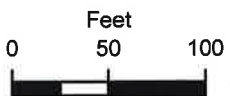




E 59th St

S 99th Ave

S 100th Ave



Subject
Tract

Z-7530

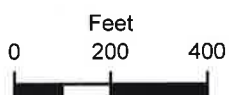
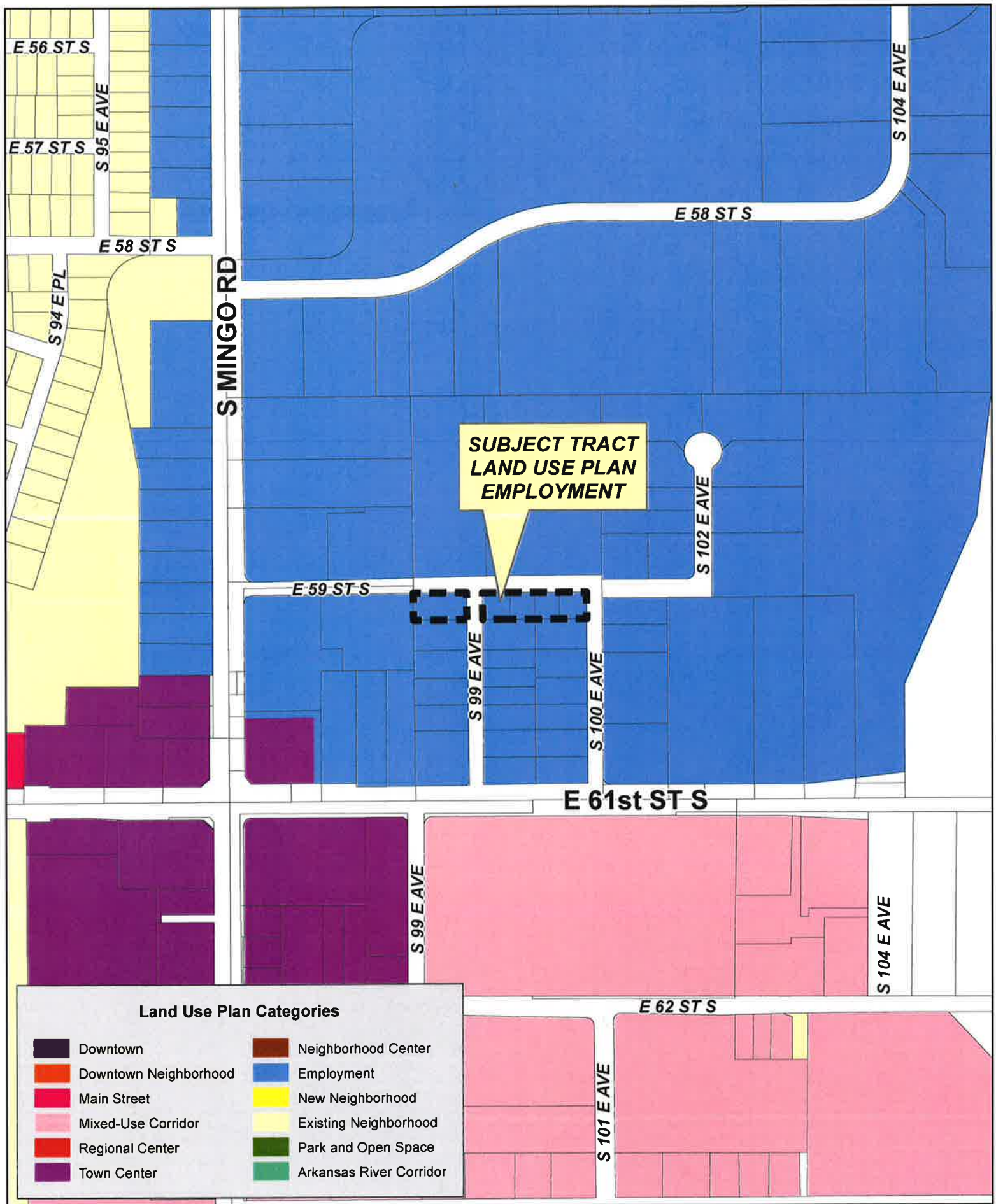
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Note: Graphic overlays may not precisely
align with physical features on the ground.

Aerial Photo Date: February 2018

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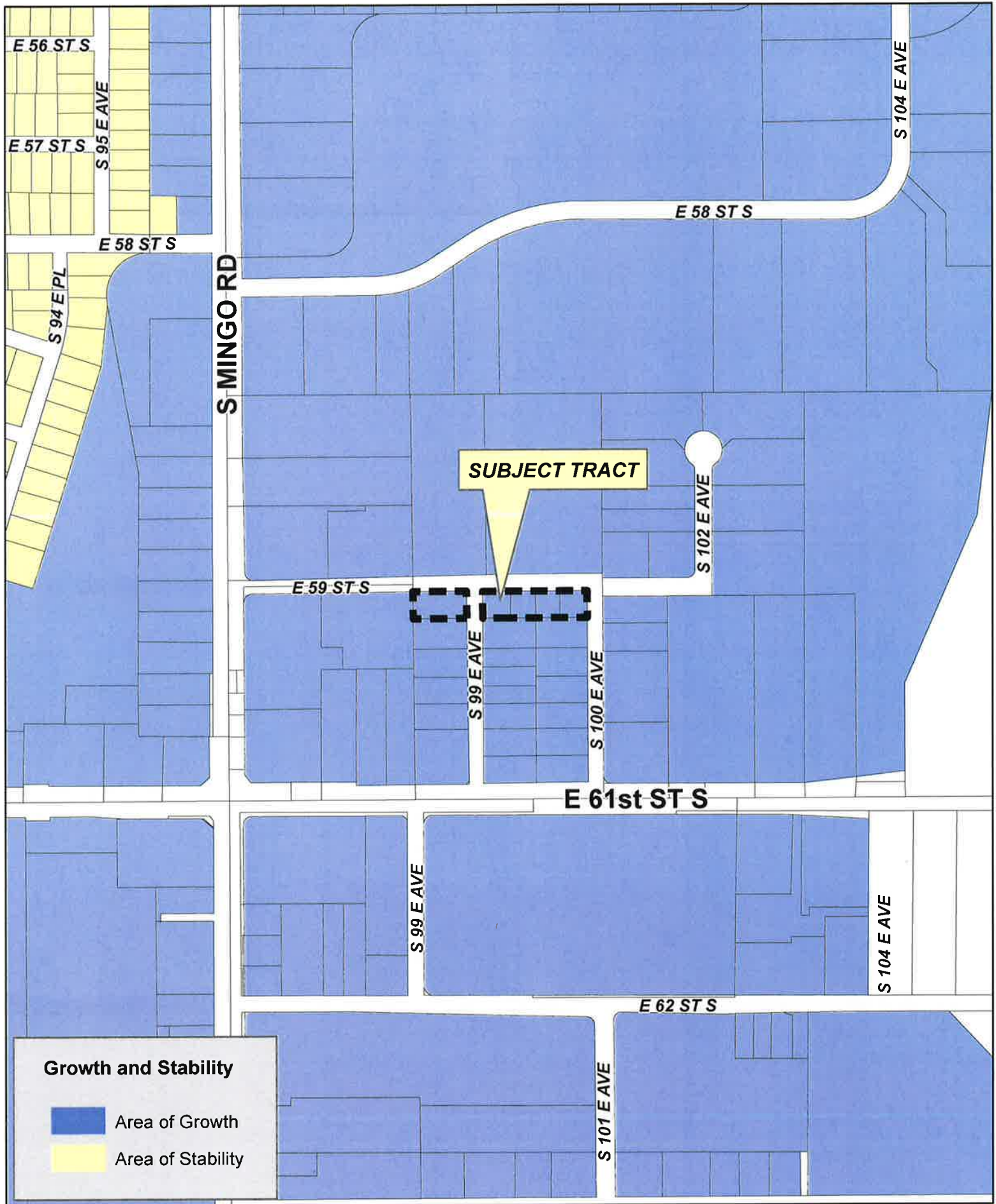




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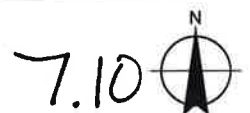
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Z-7530

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Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7531

Hearing Date: February 5, 2020

Case Report Prepared by:

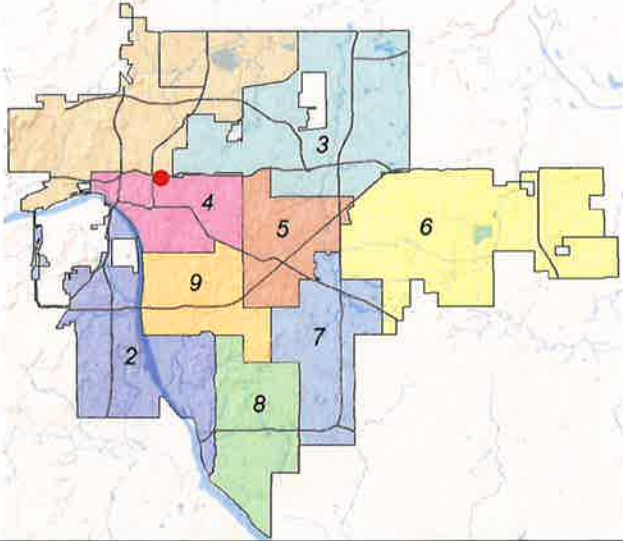
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Dave Anderson

Property Owner: HIGHTOWER, STEVEN M

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Light Industrial

Concept summary: Rezone for anticipated light industrial use building.

Tract Size: 0.16 ± acres

Location: East of the Northeast corner of East 2nd Street South & South Peoria Avenue

Zoning:

Existing Zoning: RM-2

Proposed Zoning: IL

Comprehensive Plan:

Land Use Map: Employment

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9306

CZM: 37

City Council District: 4

Councilor Name: Kara Joy McKee

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: Z-7531

DEVELOPMENT CONCEPT: The property is currently zoned RM-2 however the abutting property on the west, east and south is all IL. RM-2 properties north of the alley are vacant, single family or small multifamily residential properties.

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 applicants request for all uses allowed in an IL zoning district is supported by the Employment land use designation in the Tulsa Comprehensive Plan and,

The existing residential uses, as well as uses allowed in an IL district are consistent with the expected development pattern in the area and,

IL zoning allows a wide range of commercial, office and light industrial uses. Development requirements also provide a predictable outcome important to the abutting light industrial and RM-2 properties, therefore

Staff recommends Approval of Z-7531 to rezone property from RM-2 to IL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within an area of Employment and an Area of Growth as designated by the City of Tulsa Comprehensive Plan as well as being located within the Pearl District Small Area Plan.

Land Use Vision:

Land Use Plan map designation: Employment

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

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: East 2nd Street South does not have a designation in the Major Street and Highway Plan

Trail System Master Plan Considerations: None

Small Area Plan: Pearl District Small Area Plan. The executive summary of the Pearl District Small Area Plan was updated and adopted in July 2019.

Part 1 of the Executive summary illustrates this area as an area of Employment with Residential land use area.

Employment with residential areas contain office, warehousing, light manufacturing and high tech uses such as manufacturing or information technology. These areas may also have residences, residential and office lofts in industrial buildings, and more extensive commercial activity. Employment with residential areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic. Since residential and industrial uses are allowed in this district, extensive screening and buffering between these uses within the district are not required for many of the existing uses.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently a vacant lot with existing industrial uses located immediately to the South, East and West.

Street View snippet from SE corner of site looking northwest:



Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 2 nd Street South	None	N/A	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	RM-2	Employment	Growth	Single Family
South	IL	Employment	Growth	Industrial
East	IL	Employment	Growth	Industrial
West	IL	Employment	Growth	Industrial

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SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

Z-7182 September 2011: All concurred in **approval** of a request for *rezoning* a .48± acre tract of land from RM-2 to IL for Industrial, on property located east of the southeast corner of South Peoria Avenue and East 2nd Street and east of the northeast corner of South Peoria Avenue and East 2nd Street.

Z-7144 December 2009: All concurred in **approval** of a request for *rezoning* a .33± acre tract of land from RM-2 to IL for a warehouse to store old cars, on property located 1408 and 1412 East 2nd Street.

Z-6625 April 1998: All concurred in **approval** of a request for *rezoning* a .5± acre tract of land from RM-2 to IL for a warehouse, on property located west of the southwest corner of East 2nd Street and South Quincy Avenue.

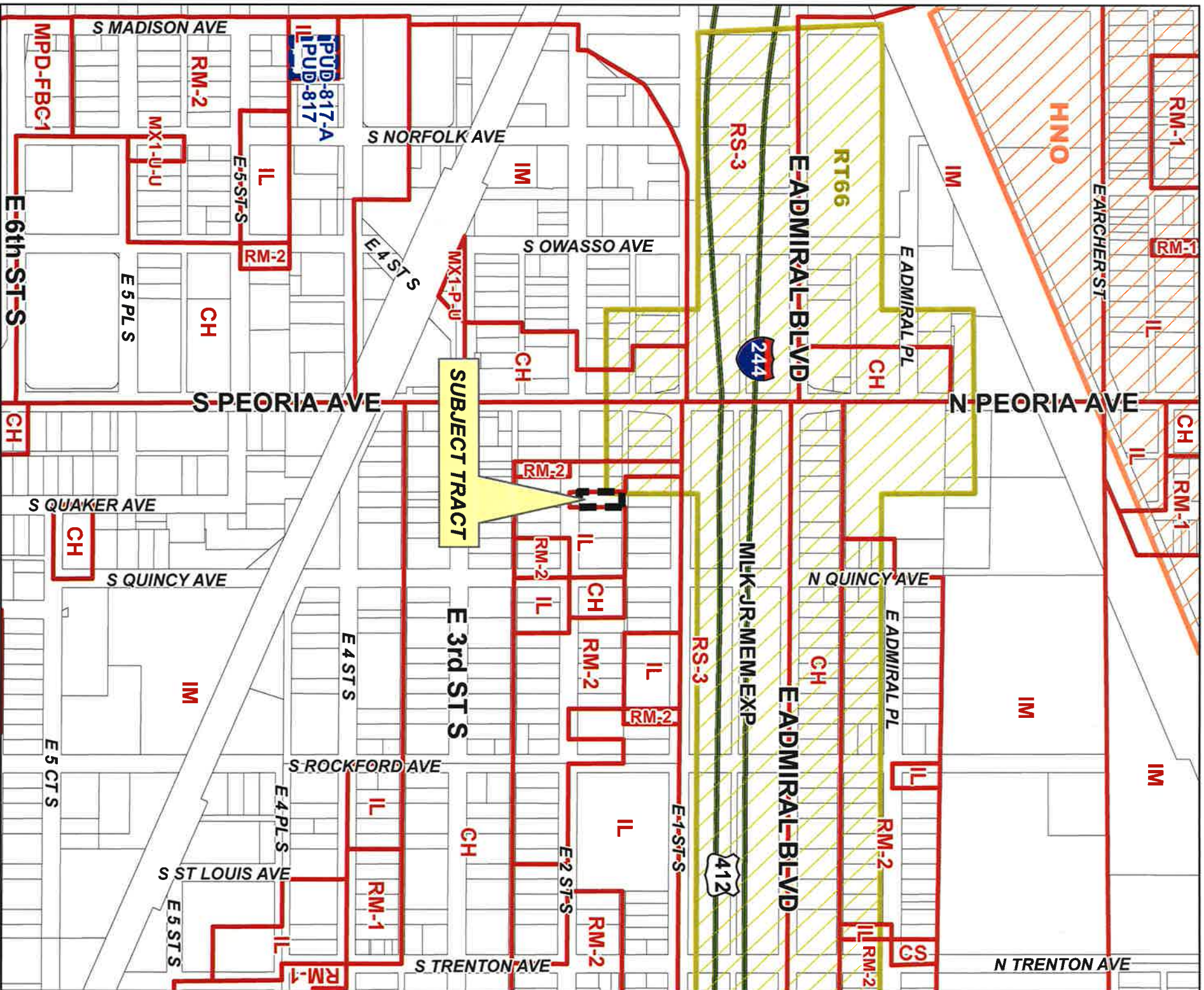
Z-6290 August 1990: All concurred in **approval** of a request for *rezoning* a 2.12± acre tract of land from RM-2 to IL for Industrial, on property located east of the northeast corner of South Peoria Avenue and East 2nd Street.

Z-6117 September 1986: All concurred in **approval** of a request for *rezoning* a .1± acre tract of land from RM-2 to IL for commercial, on property located on the southeast corner of East 2nd Street and South Quincy Avenue.

Z-5905 May 1984: All concurred in **approval** of a request for *rezoning* a .16± acre tract of land from RM-2 to IL for a warehouse and offices, on property located east of the southeast corner of 1st Street and Peoria Avenue.

Z-5090 February 1978: All concurred in **approval** of a request for *rezoning* a .31± acre tract of land from RM-2 to IL, on property located east of the southeast corner of 1st street and Quincy Avenue.

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Subject
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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 PEORIA AVE

S QUINCY AVE

E 2 ST S

E 3rd ST S



Subject
Tract

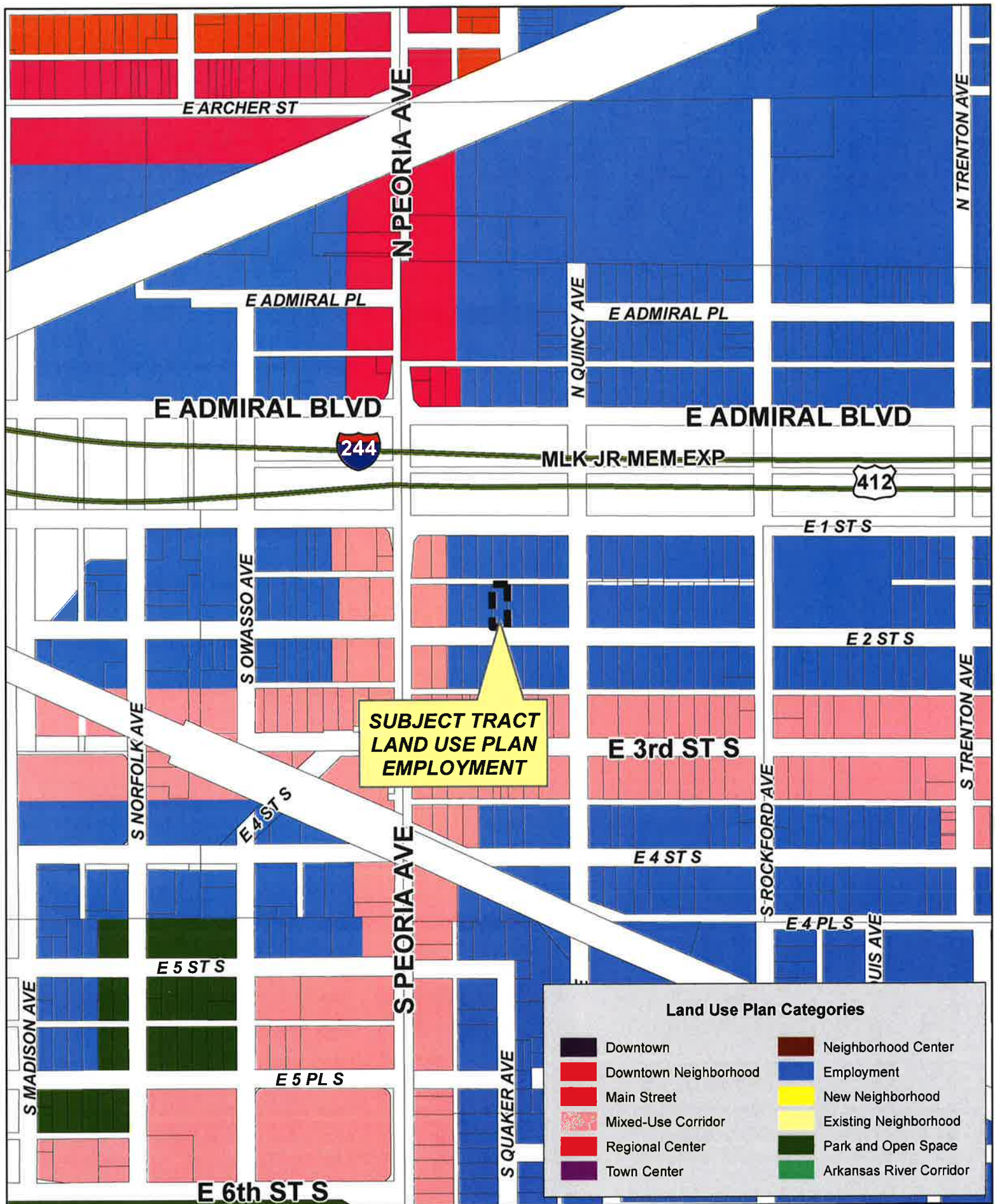
Z-7531

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

Aerial Photo Date: February 2018



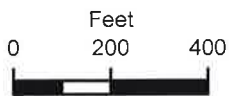
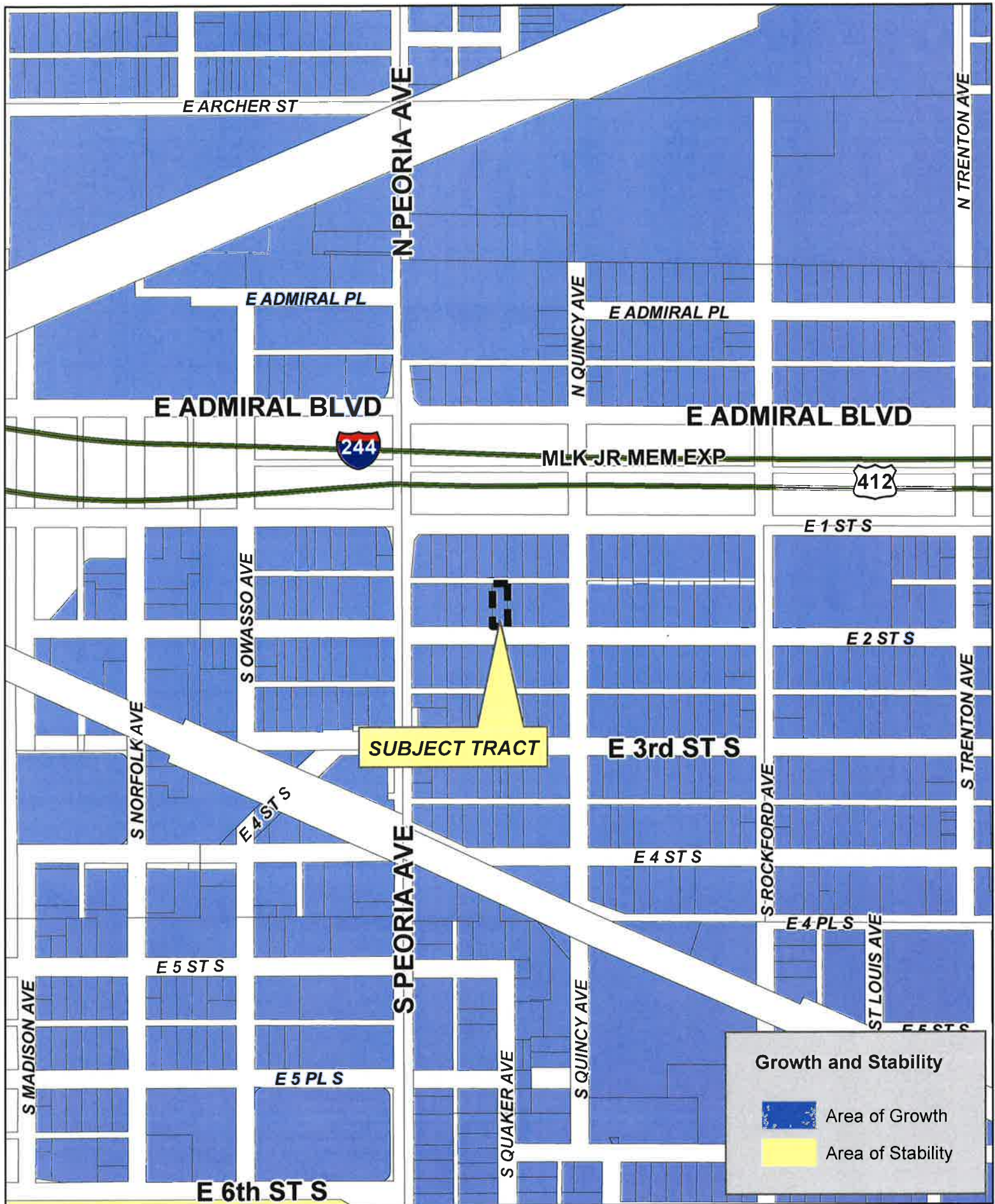


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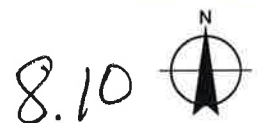
19-13 06





Z-7531

19-13 06





Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7532

Hearing Date: February 5, 2020

Case Report Prepared by:

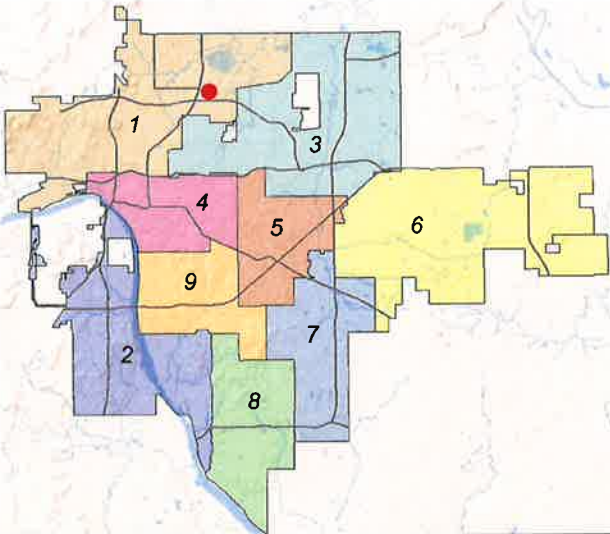
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Katera Meachem

Property Owner: MEACHEM, KATERA J

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Commercial/Medical Marijuana
Dispensary

Concept summary: Construct a small commercial
building that could support all CS zoning uses

Tract Size: 0.3 ± acres

Location: South of the Southwest corner of East
36th Street North & North Harvard Avenue

Zoning:

Existing Zoning: RS-3

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 0320
CZM: 29

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

9.1

SECTION I: Z-7532

DEVELOPMENT CONCEPT: The applicant proposes to construct a small commercial building that could support all CS zoning uses.

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:

The applicants request for all uses allowed by a CS zoning district is supported by the Town Center land use designation in the Tulsa Comprehensive Plan and,

This is one of the first zoning applications in this Town Center land use area near East 36th Street North and North Harvard Avenue and is consistent with the expected development pattern in the area,

CS zoning allows a wide range of uses and provides development guidelines that provide a predictable outcome important to the abutting residential properties, therefore

Staff recommends Approval of Z-7532 to rezone property from RS-3 to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: *The subject lot is located within a Town Center and an Area of Growth as designated by the City of Tulsa Comprehensive Plan.*

Land Use Vision:

Land Use Plan map designation: Town Center

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

Areas of Stability and Growth designation: Area of Growth

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

9.2

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: North Harvard Avenue is designated as a Secondary Arterial by the Major Street and Highway Plan

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 formerly contained a single-family home that was demolished after a fire approximately two years ago.



Environmental Considerations: None

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Harvard Avenue	Secondary Arterial	100 Feet	4

Utilities: The subject tract has municipal water and sewer available.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use Designation</u>	<u>Area of Stability or Growth</u>	<u>Existing Use</u>
North	RS-3	Town Center	Growth	Vacant
South	CS	Town Center	Growth	Vacant
East	RS-3	Town Center	Growth	Single Family
West	RS-3	Town Center	Growth	Single Family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

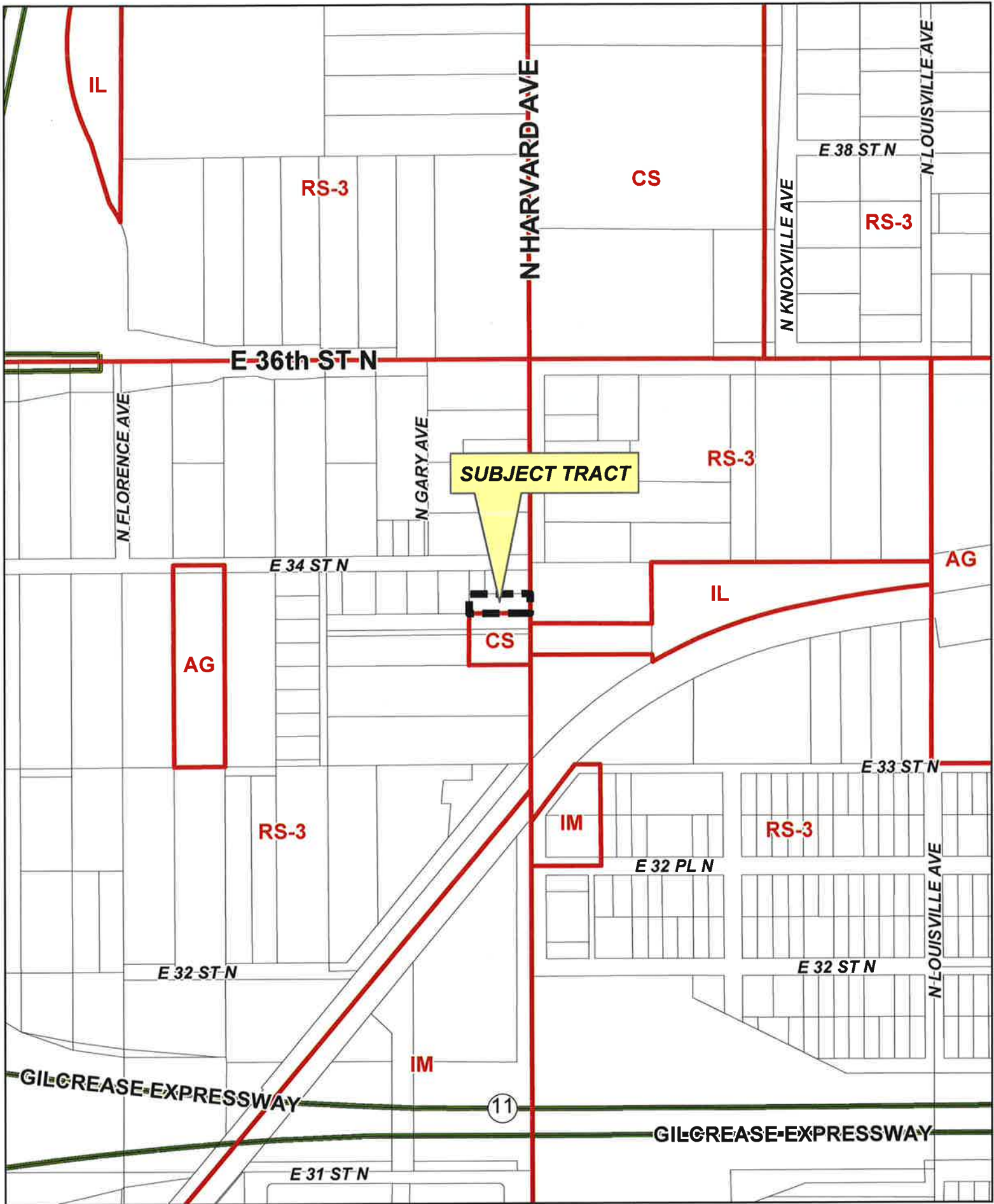
Subject Property: No Relevant History.

Surrounding Property:

BOA-15171 June 1989: The Board of Adjustment **approved** a *Special Exception* to permit a bait shop in a CS zoned district, **denied** a *Variance* of the setback from the centerline of Harvard Avenue from 88' (average required setback) to 75' and from the south property line from 10' to 8', **approved** a *Variance* of the screening requirements along the west line and the south property line, and approved a *Variance* of one (1) parking space on a dust free, all-weather, hard surface subject to Stormwater Management approval, on property located at 3326 North Harvard Avenue.

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Z-7532

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Subject
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Z-7532

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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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E 34 STN

N HARVARD AVE

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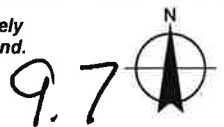
Subject
Tract

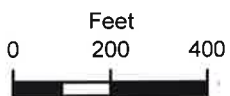
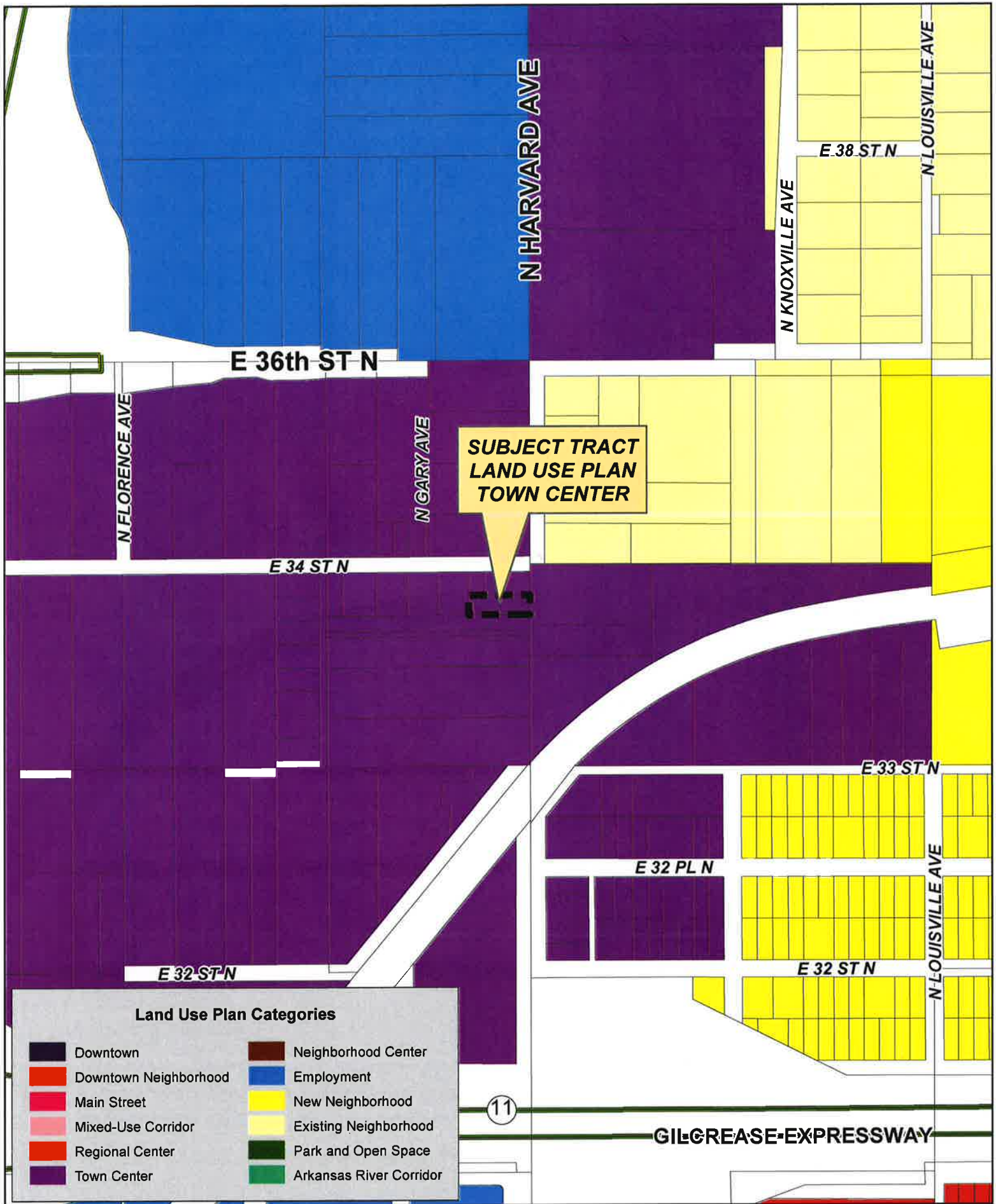
Z-7532

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

Aerial Photo Date: February 2018





Z-7532

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Growth and Stability

- Area of Growth
- Area of Stability

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Z-7532

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