

**TULSA METROPOLITAN AREA PLANNING
COMMISSION
Meeting No. 2812**

February 19, 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: Work Session, March 4, 2020, 3rd floor Presentation Room at 10:30am

Director's Report:

1. Minutes of January 22, 2020 Meeting No. 2810
2. Minutes of February 5, 2020 Meeting No. 2811

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.

PUBLIC HEARING:

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** (Continued from February 5, 2020) **(Staff requests a continuance to March 4, 2020)**
4. **PUD-738-A Ashton-Gray, LLC** (CD 2) Location: South and west of the southwest corner of West 71st Street South and South Elwood Avenue requesting a **PUD Major Amendment** to abandon a portion of PUD-738 to permit a lot line adjustment

5. **Z-7534 Tulsa City Council C/O Tulsa Housing Authority** (CD 1) Location: Northeast and southeast of East 36th Street North at North Peoria Avenue requesting rezoning from **AG, RM-1 and CS to MX1-U-U, MX2-V-65, MX2-U-U and MX3-V-45**
6. **Z-7535 Bob Stinchcomb** (CD 5) Location: Northwest corner of East 12th Street South and South 107th East Avenue requesting rezoning from **CS to IL with an optional development plan**
7. **Z-7536 James Spoon** (CD 9) Location: South of the southwest corner of East 34th Street South and South Yale Avenue requesting rezoning from **OL to CS**

OTHER BUSINESS

8. 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 at (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. All electronic devices must be silenced during the Planning Commission meeting.

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: Wednesday, February 12, 2020 1:20 PM
To: Sawyer, Kim
Cc: Miller, Susan; cm.mchenry
Subject: Z-7533

Kim,

With considerations from the City Council office, staff request a continuance for Z-7533 to the March 4th Planning Commission meeting.

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 Number: PUD-738-A Abandonment

Hearing Date: February 19th, 2019

Case Report Prepared by:

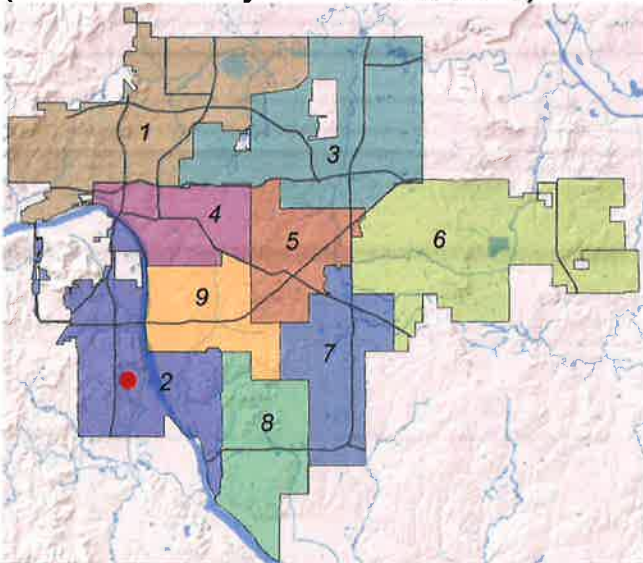
Jay Hoyt

Owner and Applicant Information:

Applicant: Ashton-Gray, LLC

Property Owner: Ting Financial Group, LLC –
Jason Ting & Representative

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant

Proposed Use: Abandonment of a portion of PUD-738

Concept summary: Abandon a portion of the PUD
to permit a lot line adjustment

Tract Size: 0.312 ± acres

Location: South & West of the Southwest corner of
West 71st Street South & South Elwood Avenue

Zoning:

Existing Zoning: CS/RS-3/PUD-738

Proposed Zoning: CS/RS-3

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 8211

CZM: 51

City Council District: 2

Councilor Name: Jeannie Cue

County Commission District: 2

Commissioner Name: Karen Keith

SECTION I: PUD-738-A

DEVELOPMENT CONCEPT: The applicant is proposing to abandon a small portion of PUD-738-A, located near the Northwest corner of the PUD. The intention of the abandonment is to combine the subject area with adjacent lots to create a site for a medial office park. The applicant has filed a Lot Line Adjustment application in order to accomplish the combination.

The subject tract is approximately 1/3rd of an acre and is noted as Tract 3a in the exhibits provided by the applicant. If the abandonment is approved, the subject site would revert to the underlying zoning, which is primarily CS, with a small portion of RS-3 located at the southern edge.

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:
 - Lot Split/Combination Exhibit
 - Preliminary Concept Plan

DETAILED STAFF RECOMMENDATION:

PUD-738-A request for a partial abandonment is non-injurious to surrounding proximate properties;

PUD-738-A is consistent with the Town Center land use designation of the Comprehensive Plan and the West Highlands Tulsa Hills small area plan;

PUD-738-A is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of PUD-738-A to abandon a portion of PUD-738.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within a Town Center and an Area of Growth as well as within the West Highlands Tulsa Hills small area 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 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: W 71st St S is designated as a Primary Arterial and a Commuter Corridor.

Trail System Master Plan Considerations: None

Small Area Plan: West Highlands Small area plan as approved July 10th, 2019

One stated goal of the West Highlands Small Area Plan is to support zoning changes east of Union Avenue, from Agricultural zoning to corridor, commercial, office, mixed-use and/or residential zoning (should a private request be filed, Goal 2.4 of Plan). This request would be compatible with that goal and will utilize existing CS zoning.

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant, forested land.*

Environmental Considerations: A small area of floodplain is located near the subject area.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP RW</u>	<u>Exist. # Lanes</u>
W 71 st St S	Primary Arterial	120 Feet	4

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	CS	Town Center	Growth	Single Family
South	RS-3/PUD-738	Town Center	Growth	Vacant
East	CS/RS-3/PUD-738	Town Center	Growth	Vacant
West	CS	Town Center	Growth	Vacant

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 21530 dated June 4, 2007 established CS/RM-0/RS-3/PUD-738 zoning on the subject property.

Subject Property:

Z-7052/PUD-738 May 2007: All concurred in **approval** of a request to rezone a 39.19± acre tract of land from AG to CS/RM-0/RS-3/PUD-738 and **approval** of a proposed *Planned Unit Development* for a mixed-use development, on property located southwest corner of West 71st Street and South Elwood Avenue.

Ordinance number 11827 dated June 26, 1970 established zoning for the subject property.

Surrounding Property:

BOA-22137 December 2016: The Board of Adjustment **approved** a *Special Exception* to permit a self-storage facility in a CS district, on property located at the southeast corner of South Jackson Avenue and West 71st Street.

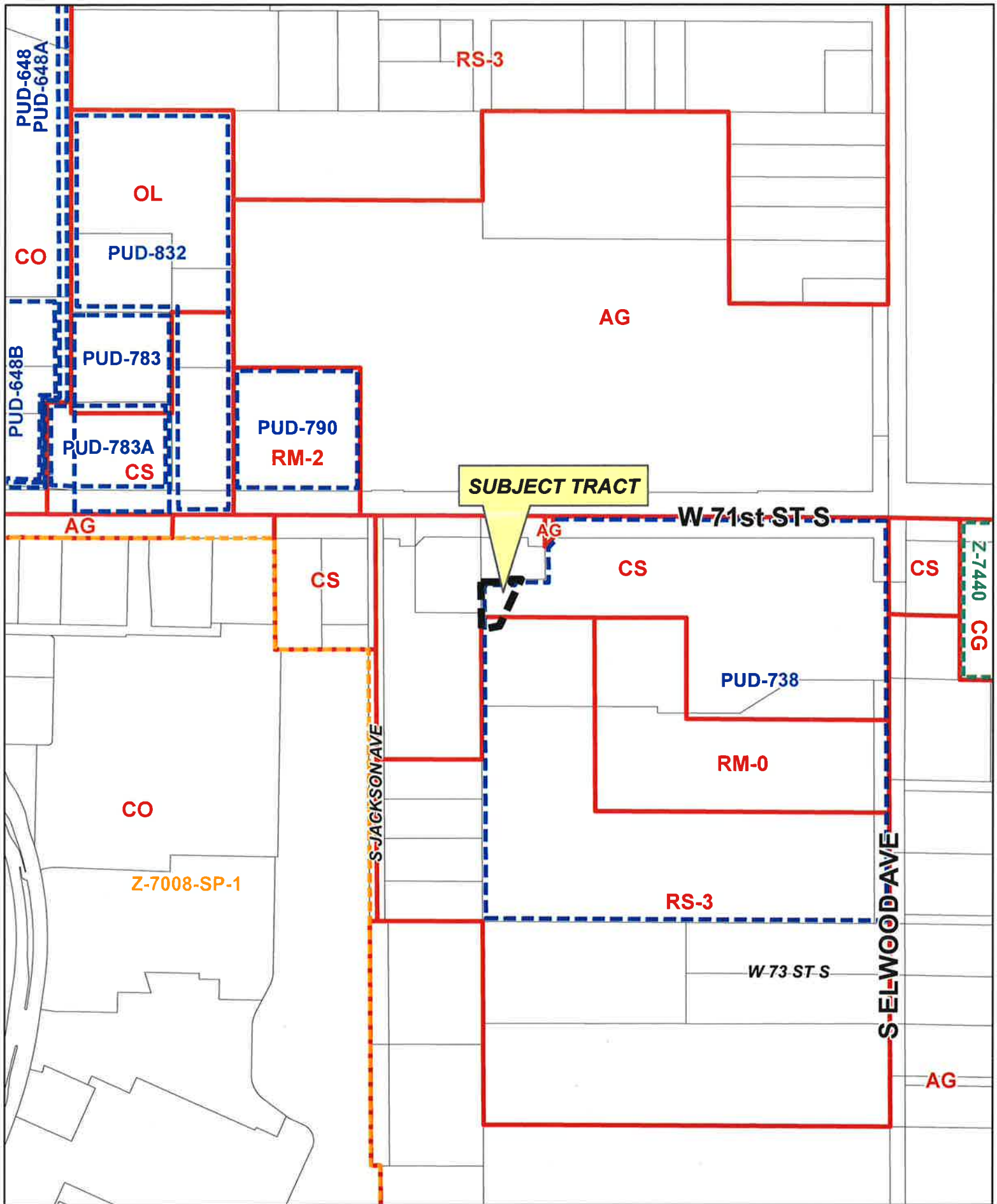
Z-7353 September 2016: All concurred in **approval** of a request for *rezoning* a 2.58± acre tract of land from RS-3 to CS for self-storage, on property located south of the southeast corner of South Jackson Avenue and West 71st Street.

Z-7286 January 2015: All concurred in **approval** of a request for *rezoning* a 3.52± acre tract of land from RS-3 to CS for commercial property marketing business, on property located southeast of West 71st Street South and South Jackson Avenue.

2/19/2020 1:00 PM

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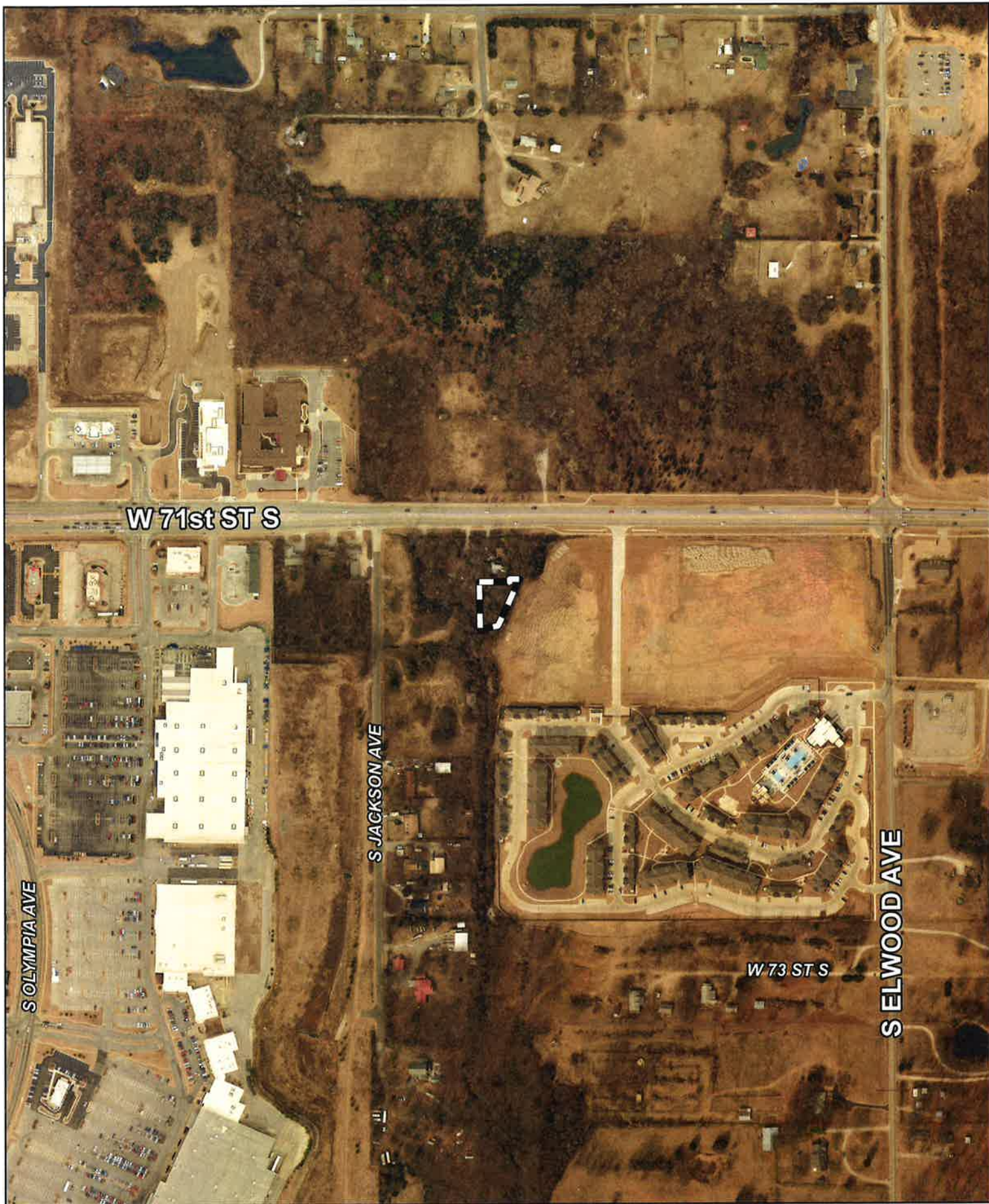
REVISED 2/11/2020



PUD-738-A

18-12 11





0 Feet 200 400



Subject Tract

PUD-738-A

18-12 11

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

Aerial Photo Date: February 2018

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W 71st ST S

S JACKSON AVE

0 Feet 50 100



**Subject
Tract**

PUD-738-A

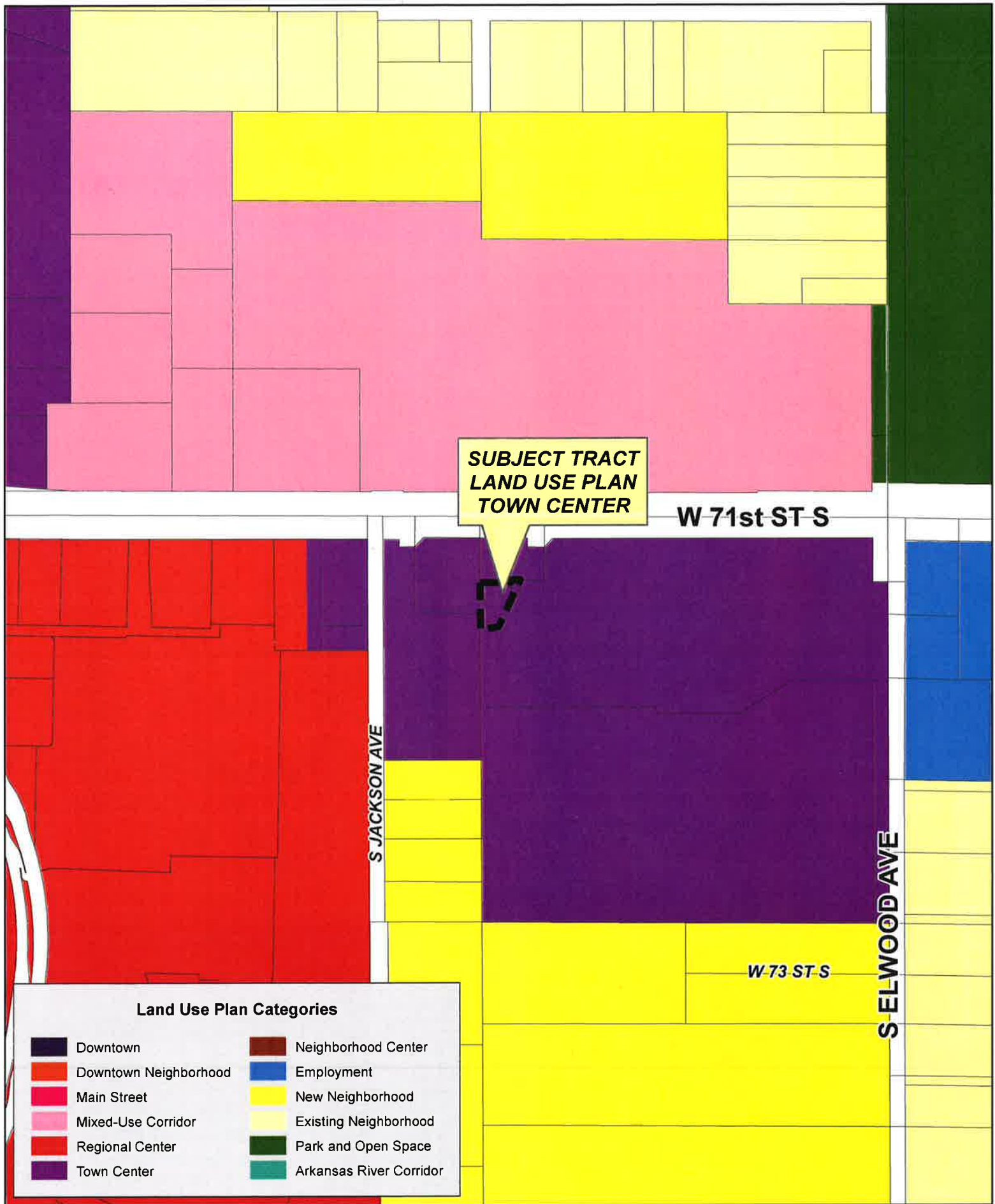
18-12 11

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

Aerial Photo Date: February 2018

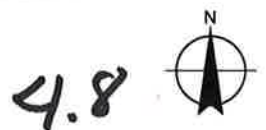
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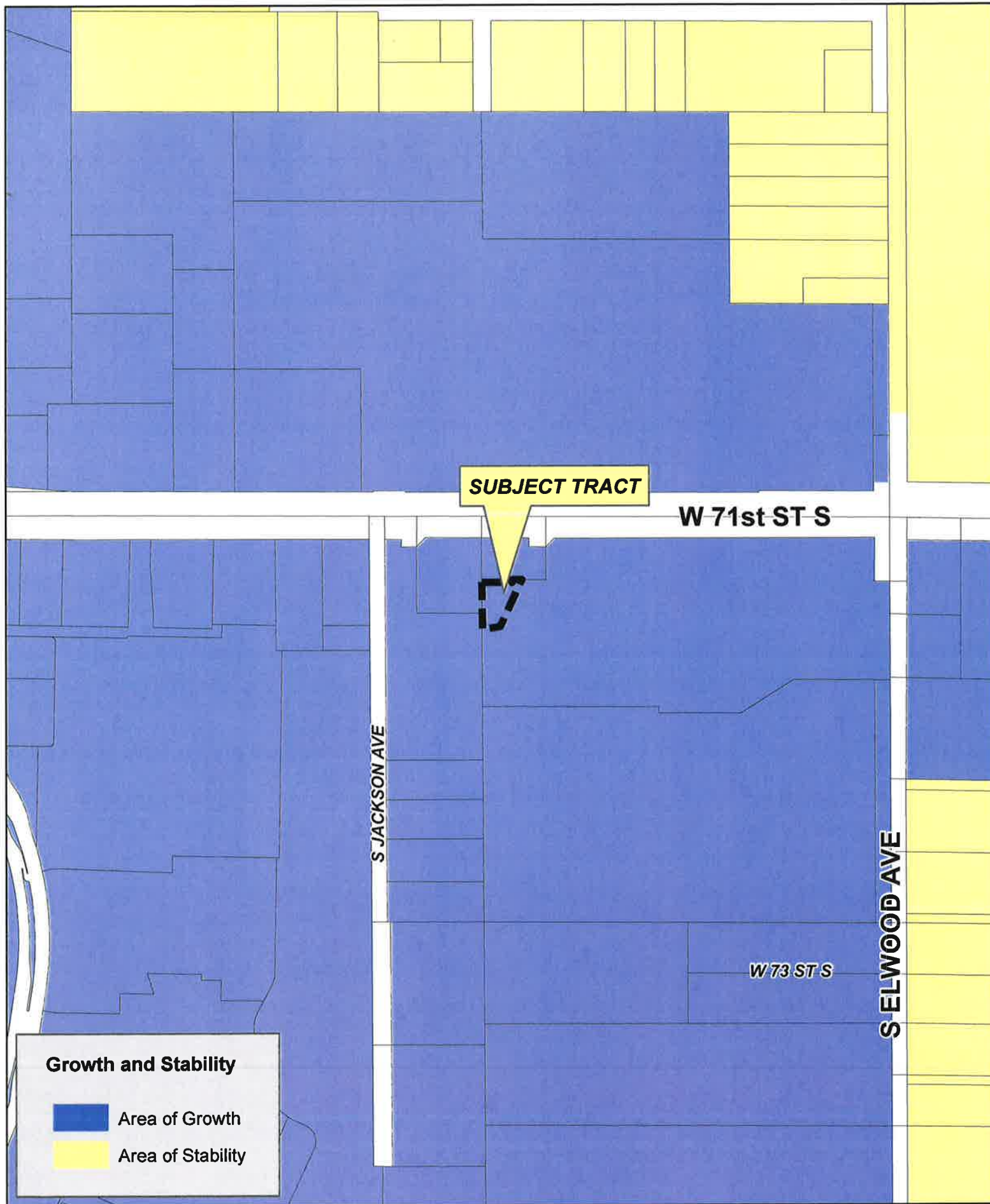




PUD-738-A

18-12 11





PUD-738-A

18-12 11



---- DENTAL
706 & 708 W. 71ST STREET SOUTH
TULSA, OK
PRELIMINARY CONCEPT PLAN

LEGAL DESCRIPTION:
LOT 3 AND LOT 4, BLOCK 1 OF THE RECORDED
PLAT OF AVALON PARK ON MEMORIAL

PHYSICAL ADDRESS

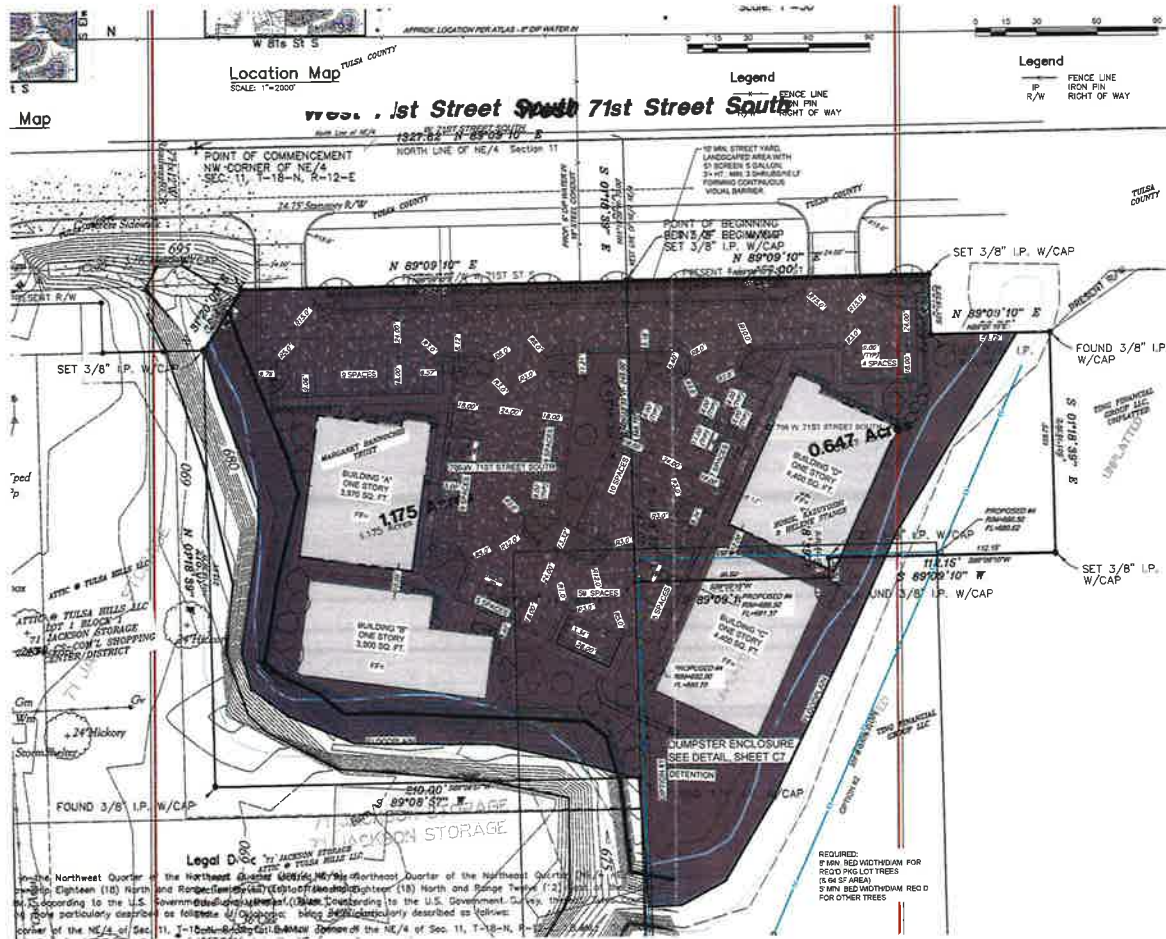
706 & 708 WEST 71ST STREET SOUTH
TULSA, OK 74132

ZONING

COMMON ACCESS

TRASH STORAGE

DUMPSTER
SEE ARCHITECTURAL
PLANS FOR SCREENING.



SQUARE FOOTAGE

BUILDING = ---+ S.F.

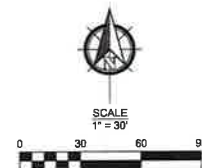
PARKING REQUIREMENTS

DENTAL OFFICE @ 3.40 SPACE/1000 SQ. FT. = 58 SPACES
REQUIRED SPACES = 58 SPACES
PROVIDED SPACES = 58 SPACES (8 A D A)

EVERY EFFORT HAS BEEN MADE TO LOCATE AND IDENTIFY APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES LINES. BURIED UTILITIES ARE NOT NECESSARILY AS SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND PRESERVE ALL SERVICES. CONTRACTOR MUST CONTACT ALL UTILITIES PRIOR TO ANY CONSTRUCTION.

Note To Contractors
Call Okie :1-800-522-6543

LOCATION OF UNDERGROUND UTILITY SERVICES.
CONTRACTORS MUST CONTACT THIS NUMBER
PRIOR TO ANY EXCAVATION OR CONSTRUCTION.



BASIS OF BEARING IS
N-1°-1' W ALONG THE
PROPERTY LINE

LEGEND

(c) INDICATES 3/8" IRON PIN, SET

(a) INDICATES EXISTING IRON PIN

WATER METER

WATER VALVE

FIRE HYDRANT

POWER POLE

LIGHT POLE

GUY WIRE

GAS METER

VENT PIPE

TELEPHONE PEDESTAL

ELECTRIC BOX

CLEAN OUT

SANITARY SEWER MANHOLE

STORM DRAIN MANHOLE

AIR CONDITIONER UNIT

SIGN

BENCHMARK

TREE

TUG TELEPHONE, UNDERGROUND

UGE UNDERGROUND ELECTRIC

OHE OVERHEAD ELECTRIC & CABLE TV

FOC FIBER OPTIC CABLE

CATV CABLE TV

PET PETROLEUM LINE

G GAS LINE

HFG HIGH PRESSURE GAS LINE

W WATER LINE

SS SANITARY SEWER LINE

STS STORM SEWER

PSS PRESSURIZED SANITARY SEWER LINE

X FENCE

FLOW LINE

MAE MUTUAL ACCESS EASEMENT

PMAE PRIVATE MUTUAL ACCESS EASEMENT

ODE OVERLAND DRAINAGE EASEMENT

U/E UTILITY EASEMENT

BTZ BUILD-TO-ZONE

CLIENT
ASHSTON GRAY, LLC

PROJECT
706 & 708 W. 71ST STREET SOUTH TULSA, OK

SHEET FILE
PRELIMINARY CONCEPT PLAN

DESIGN
DATE 10/08/19

SCALE
1" = 30'

DATE 7/26/19

DATE 7/26/19

DATE 7/26/19

DATE 7/26/19

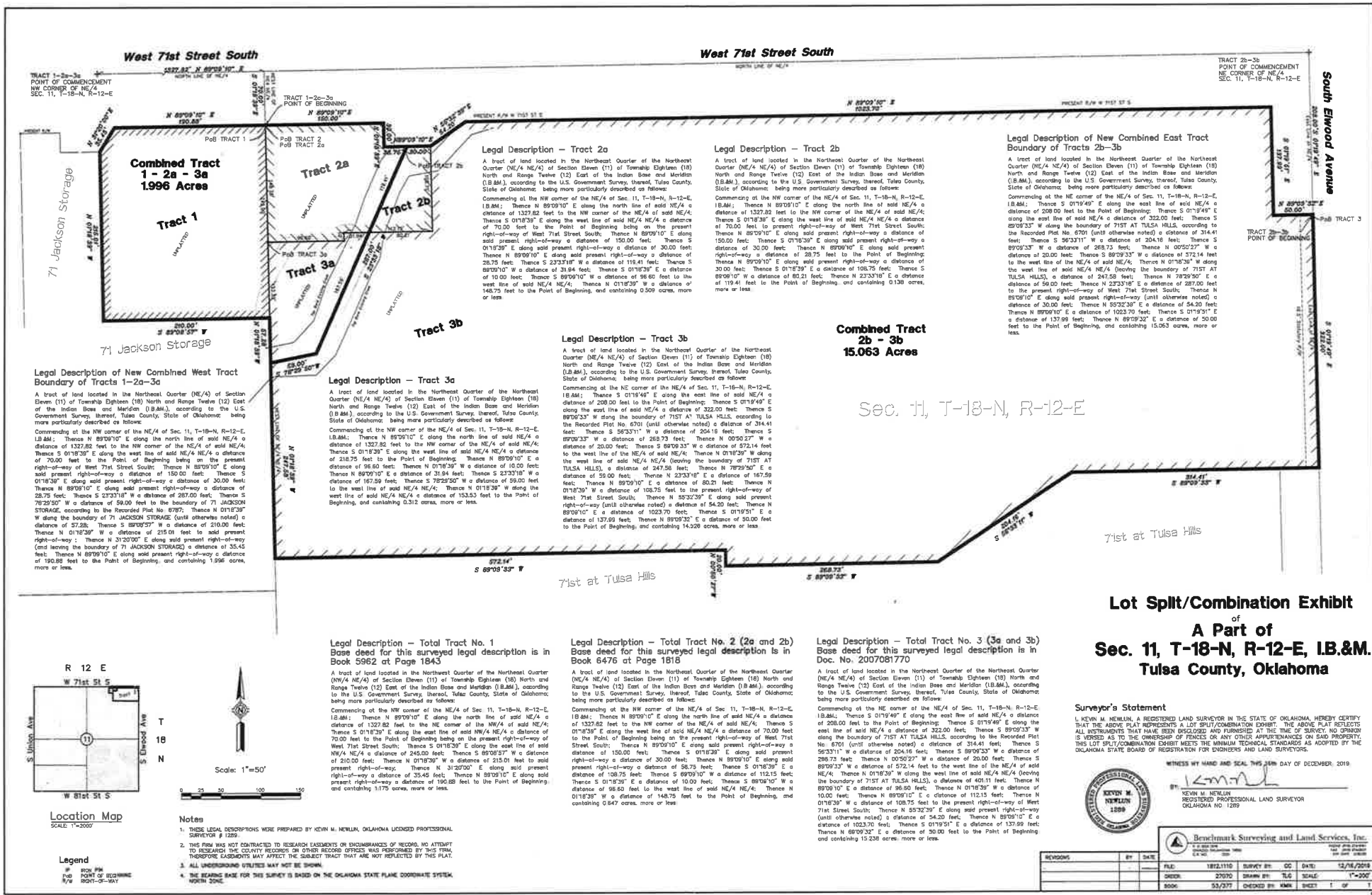
DATE 7/26/19

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DATE 7/26/19



4.18



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7534

Hearing Date: February 19th, 2020

Case Report Prepared by:

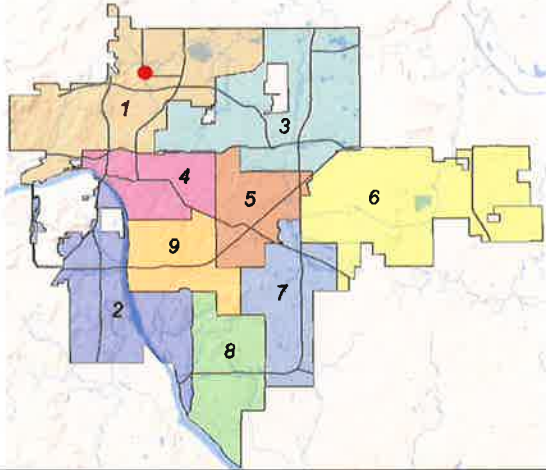
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: City Council C/O Tulsa Housing Authority

Property Owner: HOUSING AUTHORITY OF THE CITY OF TULSA

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Residential and Vacant

Proposed Use: Mixed-Use

Concept summary: Redevelopment of Comanche Park property northeast and southeast of the intersection of 36th Street North at North Peoria Ave

Tract Size: 36.8 ± acres

Location: Northeast and southeast of East 36th Street North at North Peoria Avenue

Zoning:

Existing Zoning: AG, RM-1 and CS

Proposed Zoning:
MX1-U-U, MX2-V-65, MX2-U-U and MX3-V-45

Comprehensive Plan:

Land Use Map: Town Center

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval

The zoning request is consistent with:

1. Tulsa Comprehensive Plan
2. 36th Street North small area plan
3. Consistent with the land use recommendation of the Bus Rapid Transit System study
4. Not conflicting with the Healthy neighborhood overlay.

Staff Data:

TRS: 318
CZM: 22, 29

City Council District: 1

Councilor Name: Vanessa Hall-Harper

County Commission District: 1

Commissioner Name: Stan Sallee

5.1

SECTION I: Z-7534

DEVELOPMENT CONCEPT: Redevelopment of Comanche Park property near the intersection of 36th street north at North Peoria Avenue. The subject property is a multi-family residential property. The new development will replace the current structures and will integrate commercial and residential uses into the site. The MX zoning will require buildings closer to the street in a way that is consistent with the BRT transit study and the 36th Street North Small Area Plan

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
- Bus Rapid Transit (BRT) study land use recommendation map at 38th Street North.
- Applicant Exhibits:
 - Zoning diagram

DETAILED STAFF RECOMMENDATION:

Z-7534 requesting MX1-U-U, MX2-U-U, MX2-V-65 and MX3-V-45 are generally consistent with the BRT land use recommendations in the area. The area of the zoning request is larger than was contemplated with those recommendations and;

MX1-U-U, MX2-U-U, MX2-V-65 and MX3-V-45 are consistent with the Town Center Land Use Designation in the Tulsa Comprehensive Plan and the 36th Street North Small Area Plan,

All of the zoning classifications in this request are consistent with the goals of the Healthy Neighborhood Overlay and,

Uses and development standards defined by MX1-U-U, MX2-U-U, MX2-V-65 and MX3-V-45 are consistent with the expected development pattern for the proximate properties therefore

Staff recommends Approval of Z-7534 to rezone property from AG, RM-1 and CS to MX1-U-U, MX2-U-U, MX2-V-65 and MX3-V-45

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: MX zoning is consistent with the Town Center and Area of Growth designations of the 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

5.2

markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: The site is approximately ¼ mile from the Osage Trail which is classified as a Bikeway and Multi-use trail west of the site.

Small Area Plan: The subject property is at the core of the 36th Street North Small Area Plan which was originally adopted in 2013 and amended in September 2016.

36th Street North Small Area Plan recommendations include for land use priorities that are supported by this rezoning request.

The small area plan specifically identifies the property at or near Comanche Park that could be within walking distance of transportation to jobs and services throughout the metropolitan area. A community garden, northeast of the transit hub, would provide food and recreation opportunities locally.

The transit-oriented development aspirational building footprint illustration on the following page provided guidance for the anticipated redevelopment of the intersection of 36th Street North at North Peoria.

All of the MX zoning designations requested are precisely what the plan envisioned.

Figure 3.2: Transit-oriented development aspirational building footprint



ADOPTED 2013/AMENDED 2016
VISION – 36TH STREET NORTH CORRIDOR PLAN

V
65

Special District Considerations: This site is part of the Voluntary MX rezoning program for Peoria Avenue Bus Rapid Transit that was reauthorized by City Council in December 2019. The program expires in December 2021. The subject property is also included in the Healthy Neighborhood Overlay area.

DESCRIPTION OF EXISTING CONDITIONS:

***Staff Summary:** The subject property is a garden style apartment development except at the southwest corner of the site and the parcel south of 36th Street North. Those properties are vacant are not developed are zoned CS on the north side of East 36th Street North and AG on the south side of East 36th Street North. 36th Street North is 2 lane road with drainage ditches on each side of the street. Pedestrian access along 36th Street North is complicated by that street and drainage configuration.*

The subject property is served by the Tulsa Bus Rapid Transit System with stops on North Peoria for north and south bound routes.

Environmental Considerations: None that affect site redevelopment. The southeast corner of 36th Street North at North Peoria Avenue is heavily wooded. Redevelopment in a way that would save some of the existing tree canopy should be a consideration.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
North Peoria Avenue The BRT route	Secondary Arterial with Multi-modal corridor designation	100 feet	4
East 36 th Street North	Secondary arterial	100 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	AG	Town Center	Growth	Not developed
East	RM-1	New Neighborhood	Growth	Not developed
South	AG	Town Center with some park and open space in flood plain areas	Growth	Not developed
West	CS	Town Center	Growth	Mix of commercial uses

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11802 dated June 26, 1970 and Ordinance number 11809 dated June 26, 1970 established zoning for the subject property.

Subject Property:

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). This overlay includes the subject property, as well as the surrounding area.

BOA-15016 December 1988: The Board of Adjustment **approved** a *Special Exception* to allow for modifications of approval for an existing day care center in an RM-1 zoned district, subject to a maximum of 14 children with ages ranging from birth to 12 years, finding that the day care operation has been in existence for several months and has proved to be compatible with the area, on property located at 3008 North Quaker Avenue.

BOA-14898 August 1988: The Board of Adjustment **approved** a *Special Exception* to allow for a daycare center (head start program) in an existing school building in an RS-3 zoned district, on property located at 3608 North Quaker Avenue.

BOA-14867 August 1988: The Board of Adjustment **approved** a *Special Exception* to permit a day care center in an RM-1 zoned district, subject to the day care serving children between ages two and twelve and the days and hours of operation being limited to Monday through Friday, 7:00 a.m. to 8:00 p.m., on property located at 3608 North Quaker Avenue.

Surrounding Property:

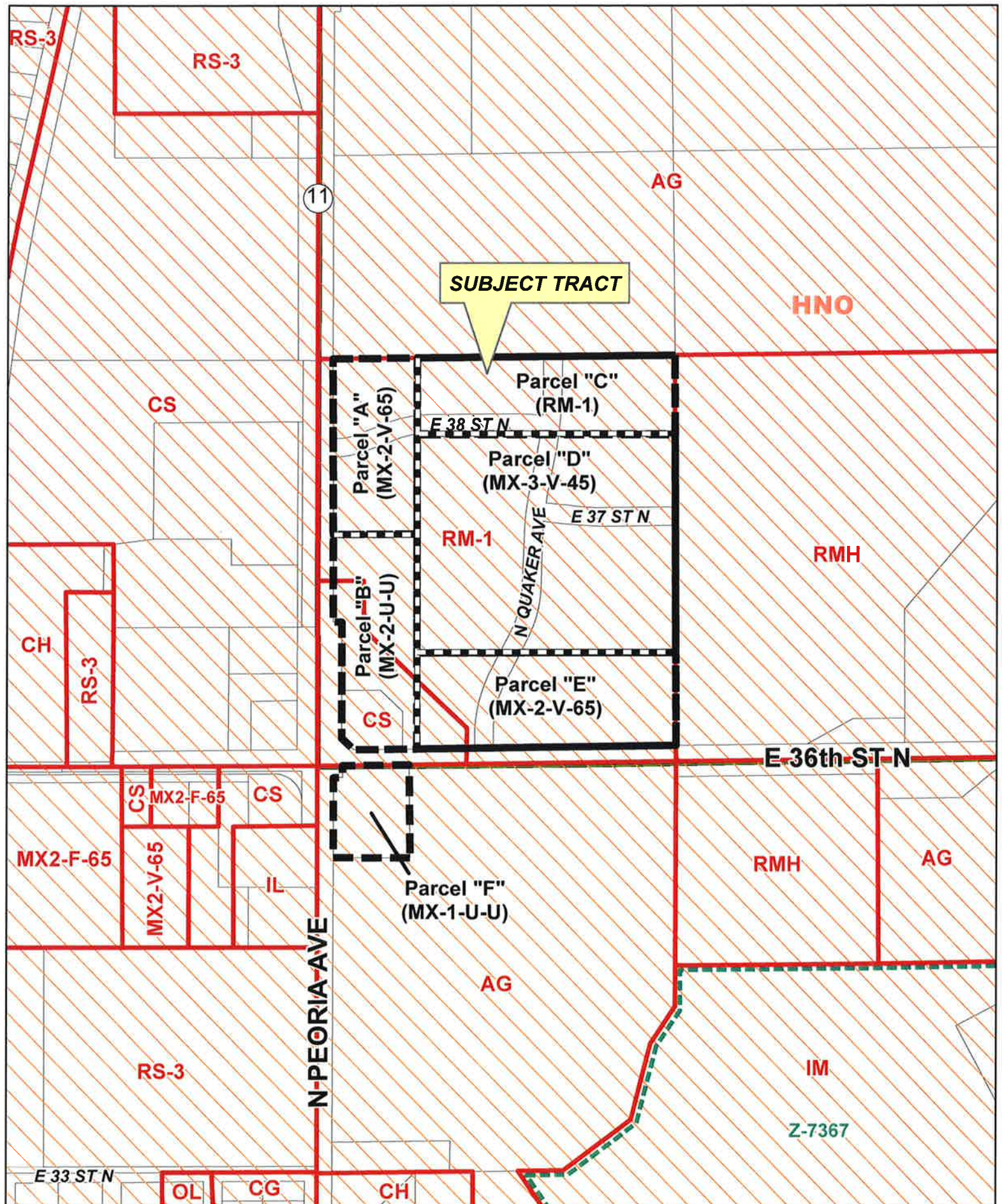
Z-7462 December 2018: All concurred in **approval** of a request for *rezoning* a 9.29± acre tract of land from CS to MX2-F-65/MX2-V-65 for mixed-use, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

Z-5395 July 1980: All concurred in **approval** of a request for *rezoning* a 2± acre tract of land from CS to IL for machine shop specialized in oil well pipe fittings, on property located south of the southwest corner of East 36th Street North and North Peoria Avenue.

BOA-8686 August 1975: The Board of Adjustment **approved** a *Exception* to permit the operation of a trade school and an *Exception* to waive the screening requirement to the west in a CS District, on property located at 3802 North Peoria Avenue.

BOA-06119 January 1969: The Board of Adjustment **approved** CDP No. 46 under the provisions of Section 18 for the development of a mobile home park, subject to conditions, on property located ¼ mile east of the northeast and southeast corners of 36th Street North and Peoria Avenue. Planning Commission had recommended approval of U-3D zoning, subject to a CDP for the development of the mobile home park.

2/19/2020 1:00 PM



SUBJECT TRACT

Parcel "A"
(MX-2-V-65)

Parcel "B"
(MX-2-U-U)

Parcel "C"
(RM-1)

Parcel "D"
(MX-3-V-45)

Parcel "E"
(MX-2-V-65)

Parcel "F"
(MX-1-U-U)

Parcel "G"
(MX-2-V-65)

Parcel "H"
(MX-2-V-65)

Parcel "I"
(MX-2-V-65)

Parcel "J"
(MX-2-V-65)

Parcel "K"
(MX-2-V-65)

Parcel "L"
(MX-2-V-65)

Parcel "M"
(MX-2-V-65)

Z-7534

20-13 18 &
20-13 19

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0 Feet 200 400



Subject
Tract

Z-7534

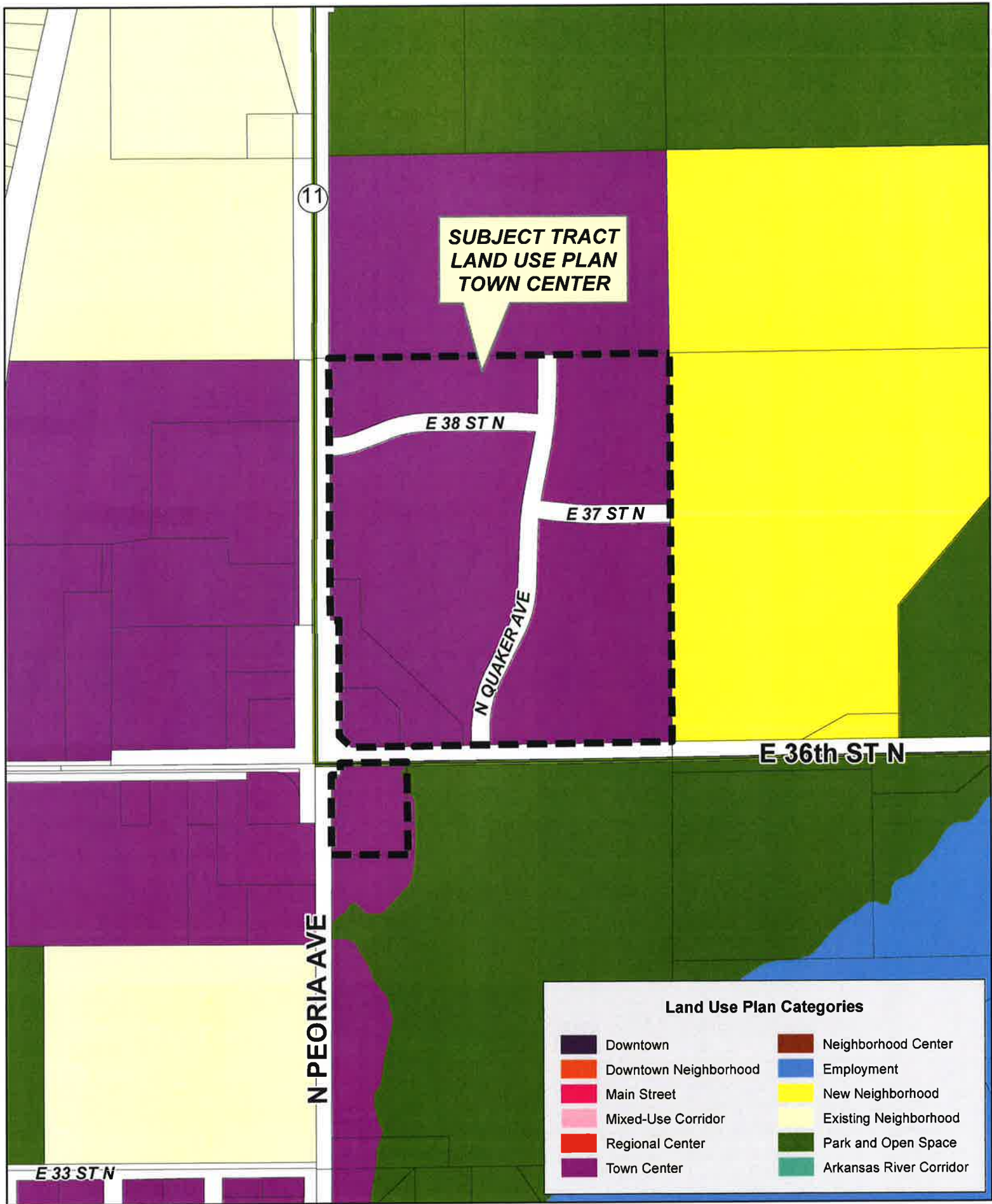
20-13 18 &
20-13 19

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

Aerial Photo Date: February 2018

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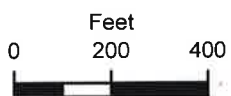
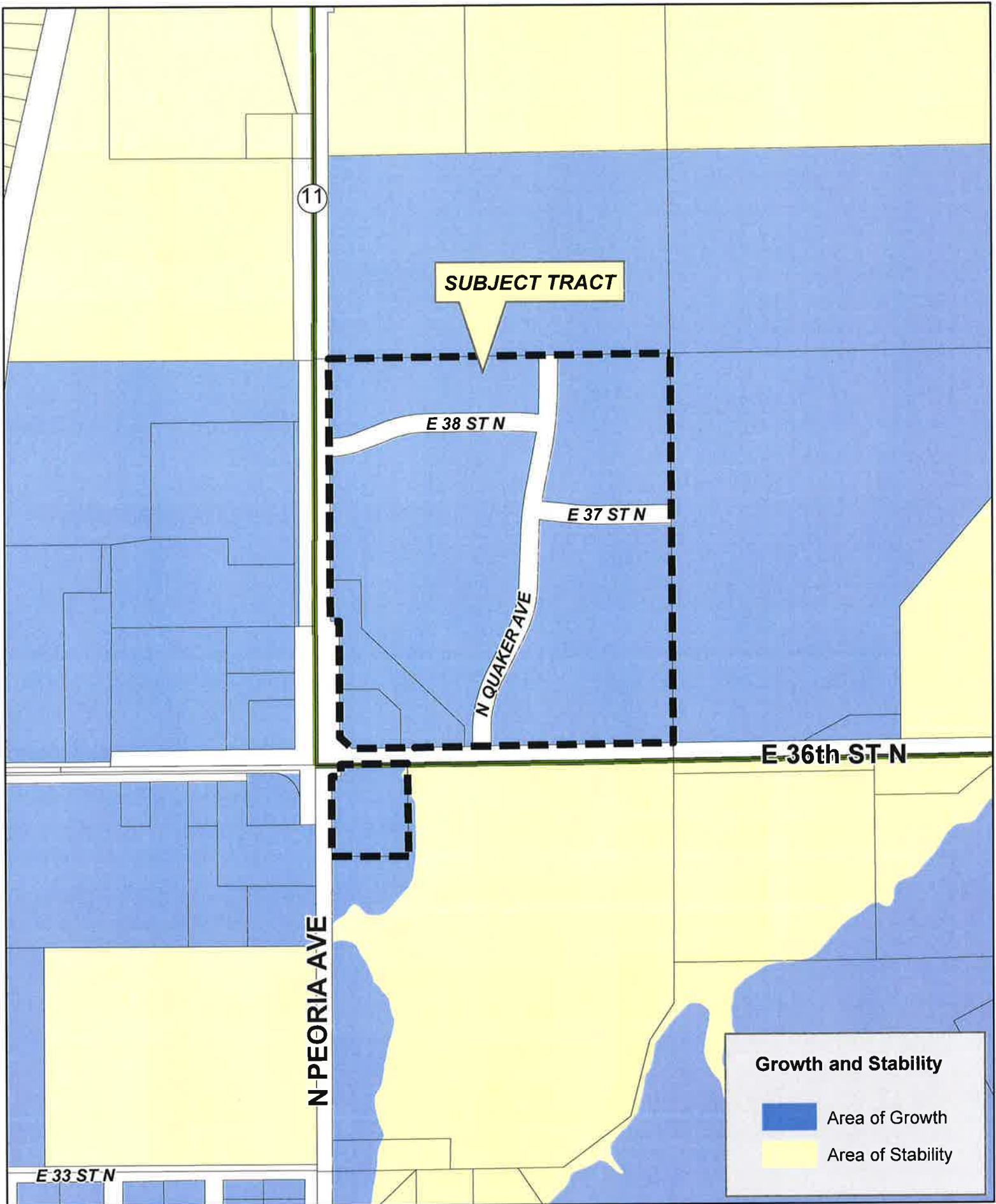


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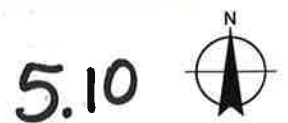
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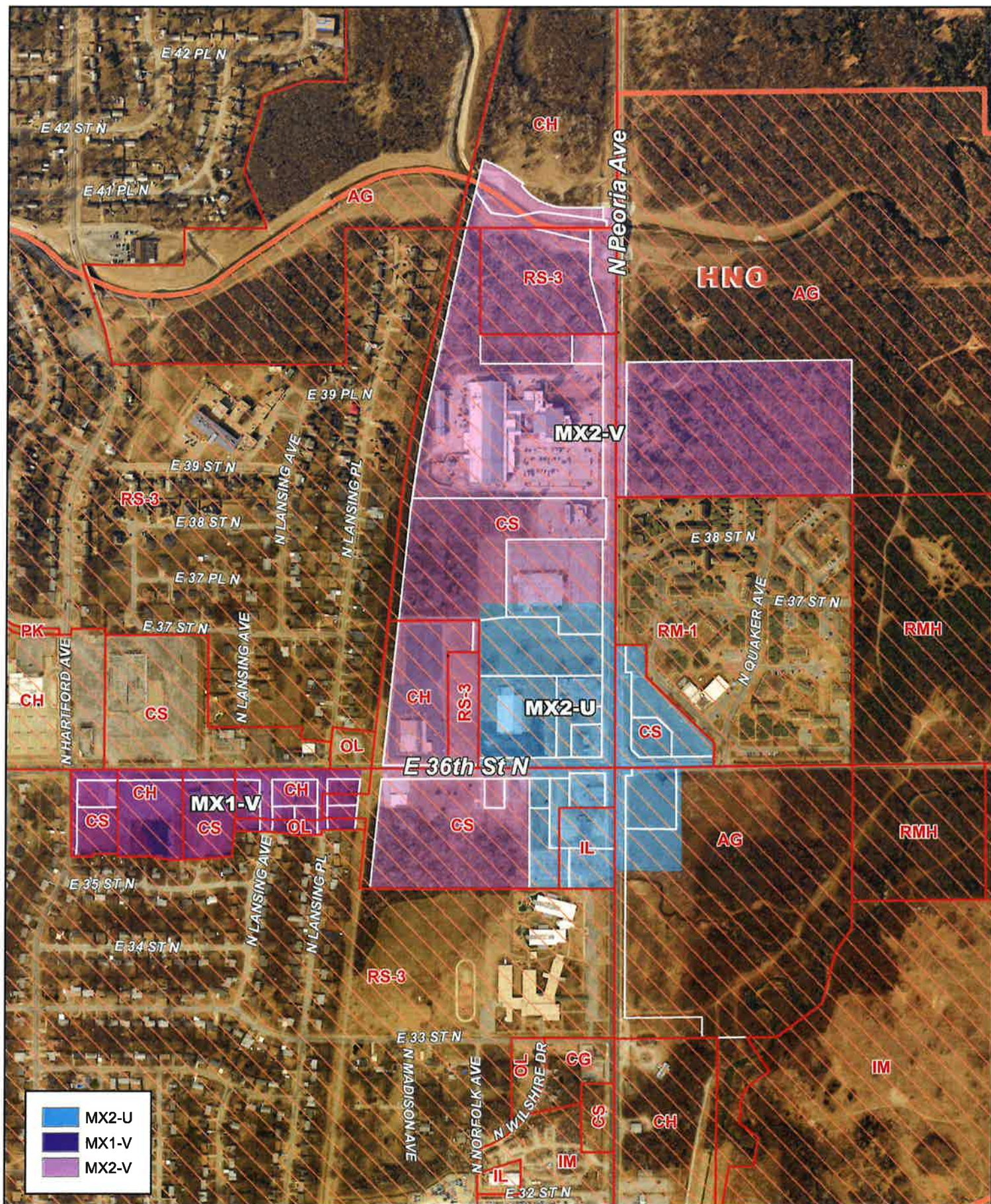




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20-13 18 &
20-13 19





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

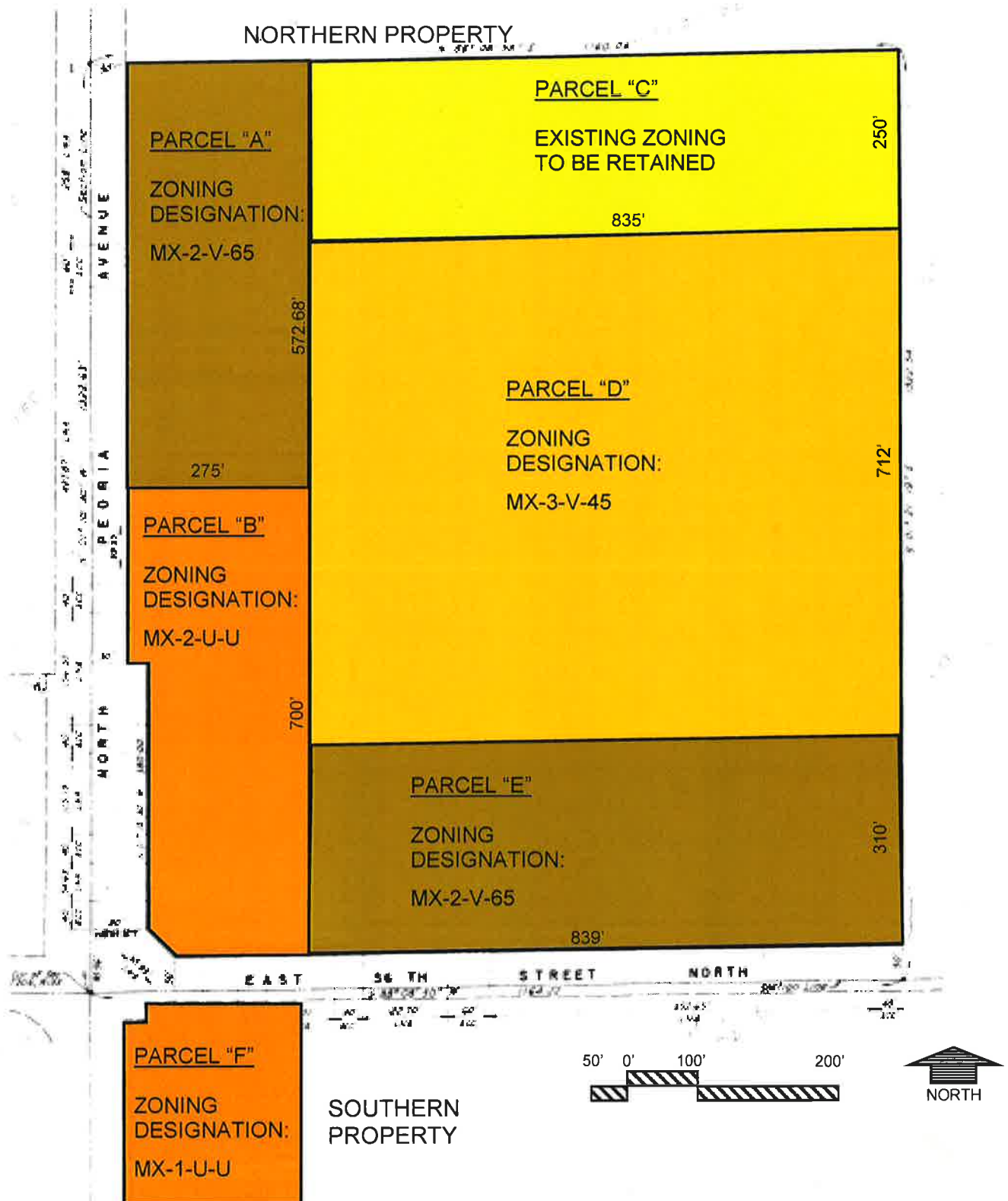
Aerial Photo Date: February 2018

38th Street North

0 Feet 300 600



5.11



REZONING MAP: COMANCHE PARK REDEVELOPMENT

Applicant: The Tulsa Housing Authority Prepared By: Camiros, Ltd. Date: 12/30/19



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7535

Hearing Date: February 19th, 2020

Case Report Prepared by:

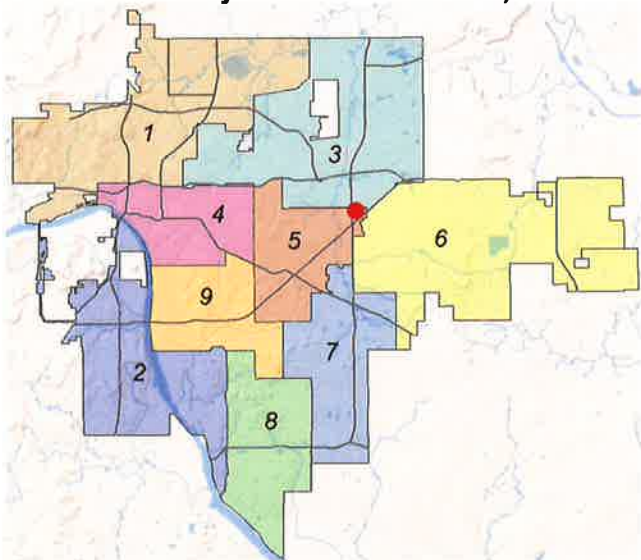
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Bob Stinchcomb

Property Owner: NHRG LLC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Vacant Commercial

Proposed Use: Medical Marijuana Growing Facility

Concept summary: Zoning change request from CS to IL with optional development plan. The applicant has plans to repurpose an existing building for an indoor horticulture nursery. The optional development plan limits uses. No additional site development restrictions have been included.

Tract Size: 0.42 ± acres

Location: Northwest corner of East 12th Street South & South 107th East Avenue

Zoning:

Existing Zoning: CS

Proposed Zoning: IL with optional development plan

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval with the use limitations identified in Section II.

Staff Data:

TRS: 9407

CZM: 39

City Council District: 5

Councilor Name: Cass Fahler

County Commission District: 1

Commissioner Name: Stan Sallee

6.1

SECTION I: Z-7535

DEVELOPMENT CONCEPT: Repurpose a vacant building that was used for a rock-climbing training and recreational facility. The optional development plan does not provide additional development limitations other than the use limitations in Section II.

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:
 - Building remodel interior sketch and existing site plan.

DETAILED STAFF RECOMMENDATION:

The Mixed-Use Corridor land use designation does not encourage light manufacturing or warehouse uses and,

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

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

Staff recommends approval of Z-7535 to rezone property from CS to IL with the optional development plan standards outlined in Section II below.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

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

PERMITTED USE CATEGORY

- A) PUBLIC, CIVIC, AND INSTITUTIONAL
 - Utilities and Public Service Facility (minor)
 - Wireless Communication Facility (includes all specific uses)
- B) COMMERCIAL
 - Animal Service
 - Boarding or shelter
 - Grooming
 - Veterinary
 - Broadcast or Recording Studio
 - Commercial Service (includes all permitted specific uses)
 - Financial Services (includes all permitted specific uses)
 - Office (includes all permitted specific uses)

6.2

Parking, Non-accessory
Restaurants and Bars
Restaurant
Retail Sales (includes all permitted specific uses)
Studio, Artist, or Instructional Service
Trade School
Vehicle Sales and Service (includes all permitted specific uses)

D) INDUSTRIAL

Low Impact Manufacturing and Industry but only for a Low-Impact medical Marijuana Processing Facility use

F) AGRICULTURAL

Horticulture Nursery but limited to indoor growing operations.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses outlined in Section II are consistent with the Mixed-Use Corridor land use designation.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

Areas of Stability and Growth designation: Area of Growth

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

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

Transportation Vision:

Major Street and Highway Plan: No special street designations have been assigned along any of the abutting streets.

Trail System Master Plan Considerations: As a part of the GO Plan, the part of East 11th Street South that connects with South 107th East Avenue is designated as a Bike Route with painted Bike lane, though the cross streets that give access to the subject property do not carry a trail and/or route designation.

Small Area Plan: There are no small area plans that require consideration in this area.

Special District Considerations: There are no special districts that require consideration in this area.

Historic Preservation Overlay: There are no historic preservation overlays that require consideration in this area.

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site will not significantly change. An existing single-story building will be repurposed.

Street view from southeast looking northwest:



Environmental Considerations: There are no environmental considerations that would affect site re-development.

6.4

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
East 12 th Street	Undesignated	50 feet	2
South 107 th East Avenue	Undesignated	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Mixed-Use Corridor	Area of Growth	Addco Electric
South	CS	Mixed-Use Corridor	Area of Growth	Mobile Home Park/Accurate Fire Equipment Company
East	CS	Mixed-Use Corridor	Area of Growth	Mobile Home Park/ James Transmissions
West	CS	Mixed-Use Corridor	Area of Growth	A&A Mini Storage

SECTION IV: Relevant Zoning History

Staff Summary:

Of the Special Exceptions that have been granted for and around the subject property, most are now permitted by right in a CS district, although all of these previously approved uses (excluding the variance to allow a mobile home park in a CS district) are allowed by right in all other commercial and industrial zoning districts. These uses include: Self-service Storage facilities, Wholesale and distribution, Personal Vehicle Sales and Rentals, Building Services, Building Supplies and Equipment, Personal Vehicle Repair and Maintenance, Warehouses, Convenience goods, and Fueling Station. While the proposed zoning of IL would be limited to the of growing medical marijuana and uses that would be allowed in a commercial district, this use is classified Horticulture Nursery, which is limited strictly to Industrial zoning districts and Agriculture.

One of the key differences between commercial and industrial zoned districts is the allowance of light industry uses (such as manufacturing, horticultural nurseries, etc.) that would not be permitted in commercial. Though it could be argued that this area looks like an industrial district due to most of the uses permitted in CS also being permitted in industrial districts, it should be noted that the Special Exceptions that were granted were for activities that would have been permitted by right in CG and there has not been any action taken to rezone or request a Special Exception for any uses more intensive than what would be permitted in a commercially zoned district until now.

Commercial and Industrial districts have very different and distinct characteristics. According to our code, a CS district is “primarily intended to accommodate convenience, neighborhood, subcommunity, community, and regional shopping centers by providing a range of retail and personal service uses” and an IL district is “primarily intended to provide areas suitable for manufacturing, wholesaling, warehousing, and other industrial activities that have few if any adverse land use or environmental impacts”. Additionally, the subject property and surrounding properties within 300’ ft carry a land use designation of Mixed-Use Corridor. As outlined by the City of Tulsa’s Comprehensive Plan, Mixed-Use Corridors are described as “modern thoroughfares that pair high capacity transportation facilities with

housing, commercial, and employment uses” and land uses such as “multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods.” By rezoning to IL, the land use intensity would effectively step up, which directly in conflict with the vision for this area set forth by the City of Tulsa’s Comprehensive Plan.

IL has a fundamentally different character to CS as a result of the additional, higher intensity uses that it allows that do not complement the spirit and character of this neighborhood in terms of zoning or land use.

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

Subject Property:

BOA-10285 January 1979: The Board of Adjustment **approved** an *Exception* to permit Use Unit 15 in a CS District, subject to the building being a tilt-up concrete panel construction, earth-tone in color, and for warehousing and office combination, on property located at the northwest corner of 12th Street and 107th East Avenue.

Surrounding Property:

PUD-843 February 2016: All concurred in **approval** of a proposed *Planned Unit Development* on a 4.37+ acre tract of land for commercial, on property located west of the southwest corner of East 11th Street and South Garnett Road.

BOA-21889 May 2015: The Board of Adjustment **approved** a *Special Exception* to permit Use Unit 15 (other trades & services), Use Unit 16 (mini-storage) in a CS District (Section 701), on the condition that all the Use Units referred both in 15, 16, 12, and 14 are referenced in the letter from Tanner Consulting dated May 26th, 2015, on property located at 10880 East 11th Street.

BOA-20871 February 2009: The Board of Adjustment **approved** a *Special Exception* to permit a mini-storage facility (Use Unit 16) in a CS district (Section 701) with the conditions that the new units be painted to match the existing storage units and have no open air storage, on property located at 10540 East 11th Street.

BOA-20056 June 2005: The Board of Adjustment **approved** a *Special Exception* to allow the sale of manufactured homes in a CS-zoned district within a mobile home park, on property located at 1211 South 107th Avenue East.

BOA-18957 January 2001: The Board of Adjustment **approved** a *Special Exception* to allow RV and trailer sales in a CS zoned district and a *Variance* of the required all-weather surface parking to allow gravel parking for a period not to exceed one year from the date of the hearing, on property located at 10740 East 11th Street.

BOA-18668 March 2000: The Board of Adjustment **approved** a *Special Exception* allow electrical contractor business (Use Unit 15) in a CS district, on property located 1136 South 107th East Avenue.

6.4

BOA-13911 January 1986: The Board of Adjustment **approved** a *Special Exception* to allow a retail, building material sales business with minor wholesaling in a CS district, per plot plan submitted, on property located on the southeast corner of 11th Street and 107th East Avenue.

BOA-13804 October 1985: The Board of Adjustment **approved** a *Special Exception* to allow automobile sales in a CS zoned district, subject to a maximum of 12 cars being parked on the northeast portion of the subject lot and said cars being parked no further south than the southern boundary of the restaurant, on property located at 10724 East 11th Street.

BOA-12703 July 1983: The Board of Adjustment **approved** an *Exception* for storage and office space for electrical contractors in a CS zoned district, under provisions of Section 1680, with the condition that there be no outside storage at all, on property located at the southeast corner of 107th East Avenue and 11th Street.

BOA-11875 April 1982: The Board of Adjustment **approved** a *Variance* to allow a mobile home park in a CS District and a *Variance* of the setback from the west property line from 50' to 30' from 107th East Avenue, with a solid screening fence to be erected on the north property line, on property located at the northeast corner of 12th Street and 107th East Avenue.

BOA-11028 May 1980: The Board of Adjustment **approved** an *Exception* to permit automobile repair in a CS District, subject to the insertion in the lease that the property not be used for junk or salvage automobiles or any outside work or repair and that the Board be furnished a copy of the lease for the file, on property located at 10532 East 12th Street.

BOA-10798 November 1979: The Board of Adjustment **approved** an *Exception* to permit mini-storage buildings in a CS District and **approved** an *Exception* to remove the screening requirement where existing physical features provide visual separation of uses, per plot plan submitted, with the units painted earth tones, on property located at southeast of 11th Street and Mingo Valley.

BOA-10265 December 1978: The Board of Adjustment **approved** an *Exception* to use the property for Use Unit 15, other trades and services, per plot plan submitted, for an office-warehouse, on property located southwest of 12th Street and 107th East Avenue.

BOA-10264 December 1978: The Board of Adjustment **approved** an *Exception* to permit Use Unit 15, other trades and services, the site to be used for warehousing and offices as presented, with the stipulation that the applicant return to the Board with his final plans prior to the issuance of a building permit, on property located at the southeast corner of 12th Street and Mingo Valley Expressway.

BOA-10208 November 1978: The Board of Adjustment **approved** an *Exception* to permit Use Unit 15 (other trades and services) in a CS District and a *Variance*, of the setback requirements from 25' to 0' on the south, per plot plan submitted, on property located south and east of 11th Street and Mingo Valley Expressway.

BOA-07774 February 1973: The Board of Adjustment found that a florist operation is permitted by right in a CS District and found the warehousing (storage) and wholesale activities to be accessory to the principal retail operation and permitted the use, on property located at 12th Street and Mingo Valley Expressway.

BOA-07212 November 1971: The Board of Adjustment **approved** an *Exception* to permit operating a sales and service of travel trailers (camping trailers) and articles incidental to recreation and camping activities, on property located at 10884 East 11th Street.

2/19/2020 1:00 PM

6.8



0 Feet 200 400



Subject
Tract

19-14 07

Z-7535
with Optional
Development Plan

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

Aerial Photo Date: February 2018





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Feet



Subject
Tract

19-14 07

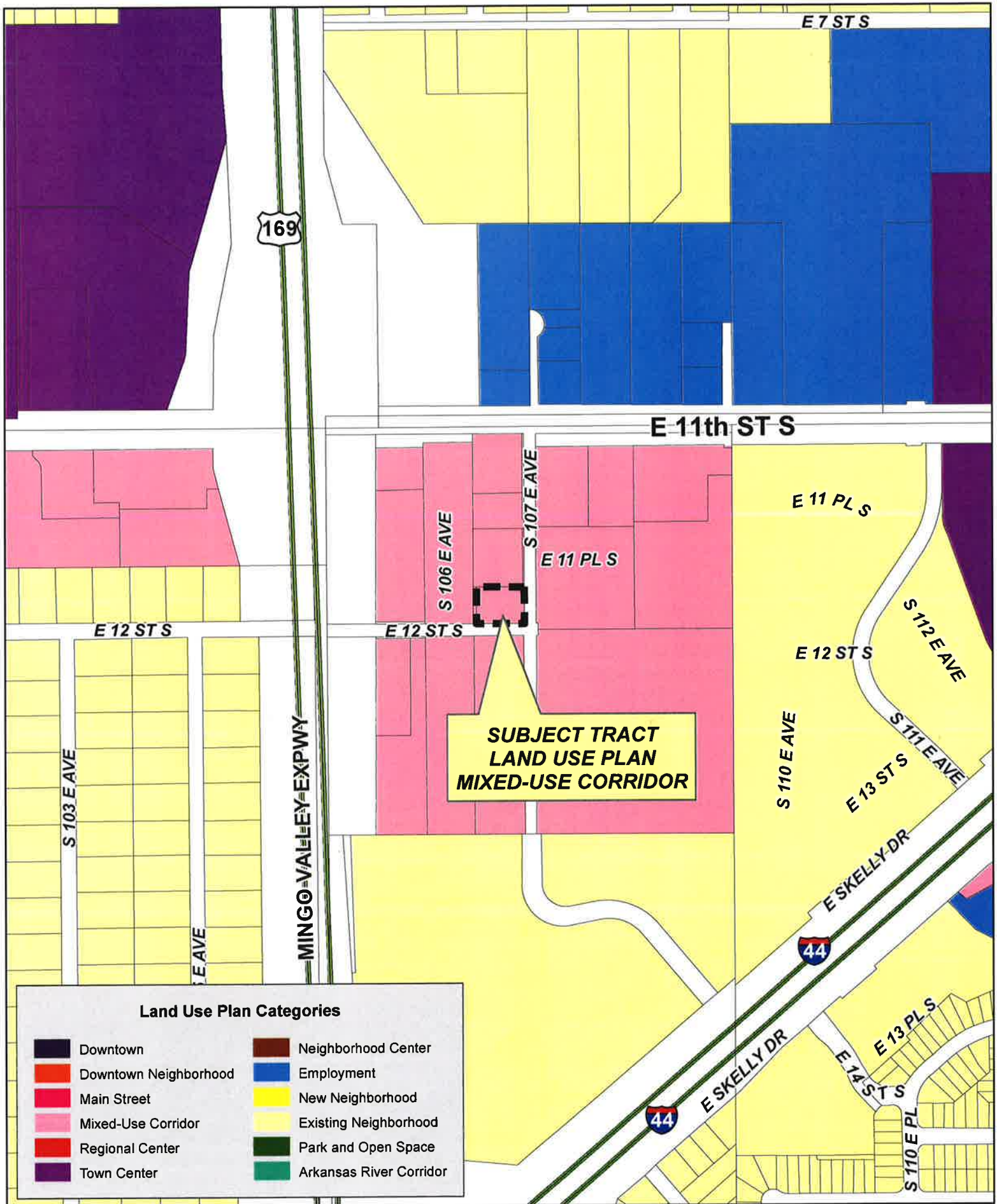
Z-7535
with Optional
Development Plan

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

Aerial Photo Date: February 2018



6.10



Feet
0 200 400

19-14 07

Z-7535
with Optional
Development Plan



Shirley Flen
1040 South 107th St
Tulsa, Ok

Subdivision: Mingo
Valley Dr.

LEGAL: E151.5-8120

Lt 2 Section 07
Township 19

Range 14

ZONE: CS




NORTH

GRASS

Building
30'-80'

3' 0" ^W
Dodi

ENTRY Door / 2010

 GAS METER

Concrete parking

Concepto

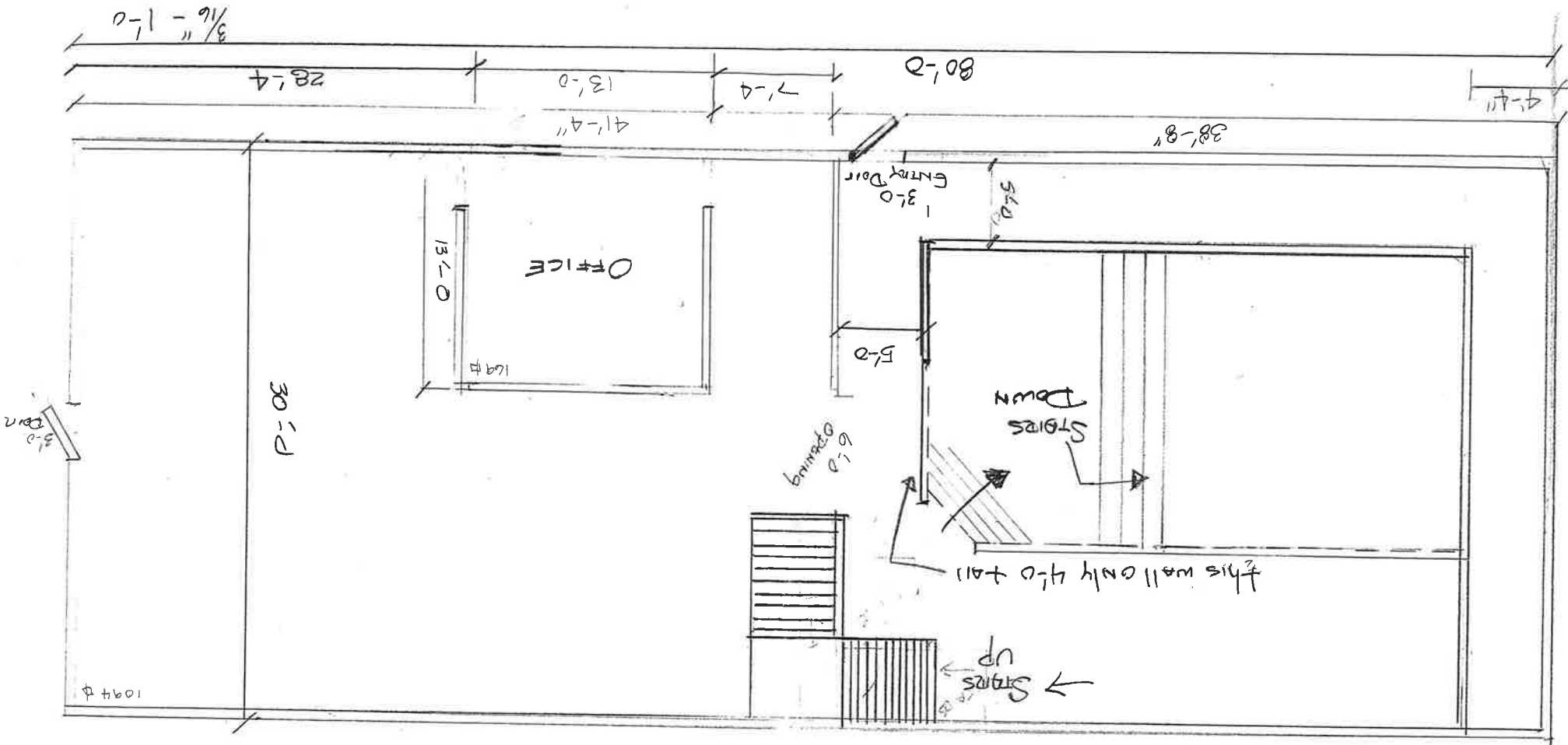
GRASS

24'-0"
CONCRETE
ENTRANCE

STREET 107th

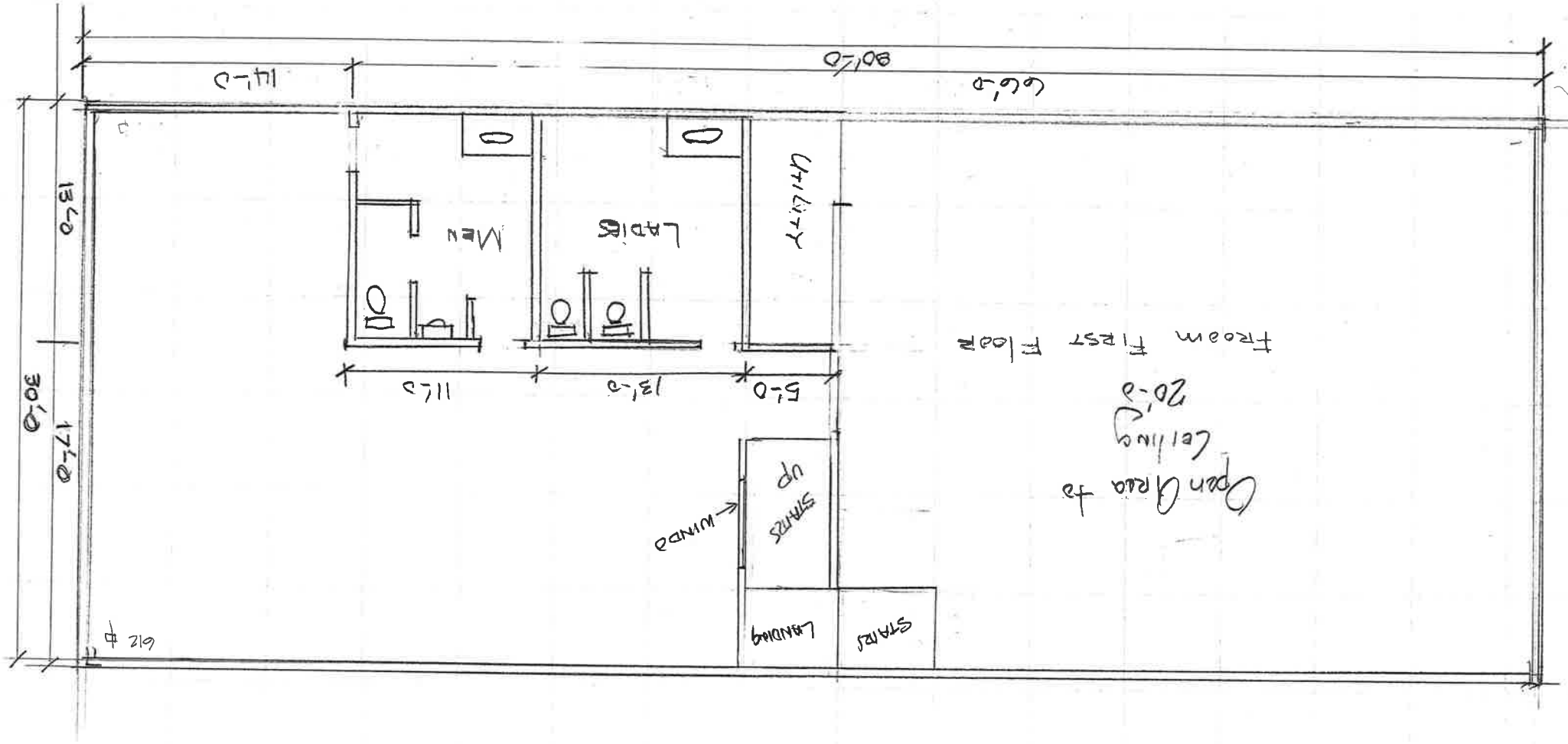
6.13

6.14



First Floor Layout

51.9



Second Floor layout

FILE COPY

2-7535

Sawyer, Kim

From: Paula Szalay <szalay7@yahoo.com>
Sent: Saturday, February 1, 2020 9:04 PM
To: bobstinchcomb1004@gmail.com; Wilkerson, Dwayne; esubmit; P Park East
Subject: Case number Z-7535

Dear Planning Commission,

We, John and Paula Szalay, are the owners of Park East Community which is a family oriented manufactured home community. Adjacent to our park is a large apartment complex called The Crossings at Oak Park (formerly known as Sierra Point); this complex has gone downhill to the point that their residents repeatedly do a lot of stealing (cars, bikes, etc.) and vandalism (break house windows, etc.) in our community. The troublemakers even go to the surrounding properties and cause chaos. It is so bad that we put a security fence along our property line between us and the Dollar General store because the residents of The Crossings at Oak Park are stealing from the store and then running through our park and hiding in our residents yards. This privacy fence was put up to avert those troublemakers but the fence cost our community in excess of \$30,000 dollars. There is a lot of trouble (vandalism, thievery and shootings) coming from The Crossings at Oak Park and their management is unable to control it.

Therefore with that being said, even though we are for free enterprise, the type of business being requested for that location is a very poor choice. To put a marijuana facility close to a troubled area is just asking for break-ins and a good possibility of armed robbery — hopefully no one gets killed. There was a deadly shooting at The Crossing at Oak Park last fall and the body laid out on their lawn next to our fence for two hours. You can check the police records to verify this information.

With all that being considered, we do NOT want the medical marijuana growing facility approved in our area. It is a safety issue for everyone especially the many children that live in our community.

Sincerely,

John & Paula Szalay
(owners of Park East)



Tulsa Metropolitan Area
Planning Commission

Case Number: Z-7536

Hearing Date: February 19th, 2020

Case Report Prepared by:

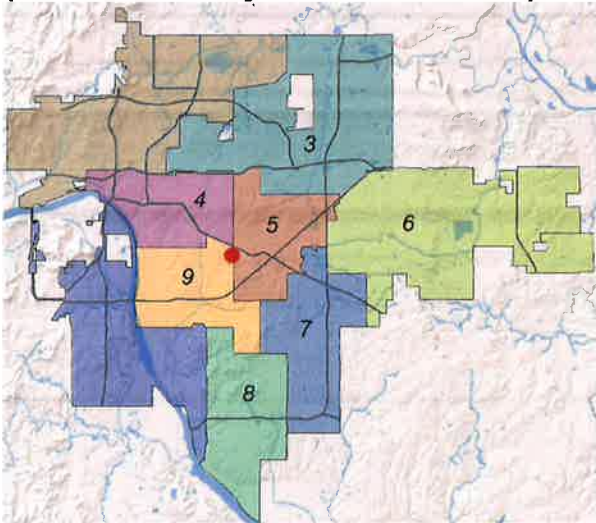
Dwayne Wilkerson

Owner and Applicant Information:

Applicant: James Spoon

Property Owner: T R B DRUGS INC

Location Map:
(shown with City Council Districts)



Applicant Proposal:

Present Use: Pharmacy

Proposed Use: General retail

Concept summary: Rezoning for CS zoning is supported by the Tulsa Comprehensive Plan.

Tract Size: 0.45 ± acres

Location: South of the Southwest corner of East 34th Street South & South Yale Avenue

Zoning:

Existing Zoning: OL

Proposed Zoning: CS

Comprehensive Plan:

Land Use Map: Mixed-Use Corridor

Stability and Growth Map: Area of Growth

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9321

CZM: 47

City Council District: 9

Councilor Name: Ben Kimbro

County Commission District: 3

Commissioner Name: Ron Peters

7.1

SECTION I: Z-7536

DEVELOPMENT CONCEPT: The applicant has requested rezoning from OL to CS without a development plan to allow all uses and supplemental regulations in a CS district.

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 provided

DETAILED STAFF RECOMMENDATION:

Z-7536 requesting CS zoning is consistent with the Mixed-Use Corridor land use designation and,

Uses allowed in a CS district are consistent with the existing development in this area properties and,

Uses and development requirements that are defined in a CS district are compatible with the abutting multi-family residential property west of the site and will define the south edge of the mixed-use corridor land use designation at this location on South Yale therefore,

Staff recommends Approval of Z-7536 to rezone property from OL to CS.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: CS request is consistent with the uses normally associated with the Mixed Use Corridor.

Land Use Vision:

Land Use Plan map designation: Mixed-Use Corridor

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

Areas of Stability and Growth designation: Area of Growth

7.2

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

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

Transportation Vision:

Major Street and Highway Plan: South Yale is classified as a Primary Arterial with a Multi Modal Corridor designation.

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

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

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site was a single use building with a pharmacy. The building is empty and is be repurposed for commercial uses as allowed in a CS district.

See the following page for a street view image from South Yale looking west.



Environmental Considerations: None that would affect site redevelopment.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
South Yale Avenue	Primary Arterial	120 feet	4 with protected left turn lane
East 34 th Street South	Not Classified	50 feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

Location	Existing Zoning	Existing Land Use Designation	Area of Stability or Growth	Existing Use
North	CS	Mixed Use Corridor	Growth	Commercial building
East	RM-1	Mixed Use Corridor	Growth	Retail

South	RS-3	Exiting Neighborhood	Stability	Single Family Dwelling
West	RM-2	Mixed Use Corridor	Growth	Multi-family

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number Ordinance No. 11823 dated June 26, 1970 established zoning for the subject property.

Subject Property:

BOA-16610 March 1994: The Board of Adjustment **approved** a *Variance* of the required setback from the centerline of South Yale Avenue from 60' to 50' to permit a ground sign, per plan submitted, finding that numerous existing signs in the area have been set at 50' and the sign will be in the parking lot if installed at the required setback, on property located at 3404 South Yale Avenue.

BOA-16550 January 1994: The Board of Adjustment **approved** a *Variance* of the maximum square footage permitted for a sign from 32 sq ft to 72 sq ft (total all signs) to permit two wall signs and one ground sign, subject to the ground sign, which will be shared by other tenants, being installed on Yale Avenue frontage and being limited to 36 sq ft and one wall sign being permitted on the portion of the building facing 34th Street and one on the portion facing Yale Avenue (a total of 36 sq ft for both wall signs) for a total of 72 sq ft of display surface area for all 3 signs, subject to any other signs being removed, on property located at 3404 South Yale Avenue.

BOA-15004 December 1988: The Board of Adjustment **approved** a *Variance* to allow for a 16 sq. ft. awning sign in an OL district, per sign plan submitted, subject to all existing signs being removed from the property finding that the proposed awning sign will contain approximately the same square footage as the existing sign and that the corner lot location with frontage on two streets would allow the business to have two wall signs by right, on property located at 3404 South Yale Avenue.

BOA-14717 January 1988: The Board of Adjustment **denied** a *Variance* of the size of a business sign from 32 sq. ft. to 86 sq. ft., finding that the applicant failed to demonstrate a hardship that would justify the granting of the amount of the variance request, on property located at 3404 South Yale Avenue.

BOA-03910 October 1962: The Board of Adjustment **approved** a request for permission to erect a sign approximately 4' x 8' in size in a U-3-B district, on property located on Lots 1&2, Block 2.

Surrounding Property:

PUD-514-A October 2006: All concurred in **approval** of a proposed *Major Amendment* to PUD on a 1.89± acre tract of land for a cell tower, on property located 3259 South Yale Avenue.

BOA-16899 December 1994: The Board of Adjustment **denied** a *Special Exception* to permit automobile sales in a CS zoned district, on property located at 3310 South Yale Avenue.

PUD-514 July 1994: All concurred in **approval** of a proposed *Planned Unit Development* on a 3.5± acre tract of land for retail, on property located 3259 South Yale Avenue.

Z-5880/ PUD-340 November 1983: All concurred in **approval** of a request for *rezoning* a 2.5± acre tract of land from RM-1 to CS and **approval** a proposed *Planned Unit Development* on .93± acre tract of land for a hotel, on property located north of the northwest corner of 11th Street and South Garnett Road.

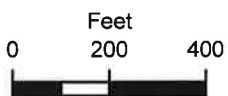
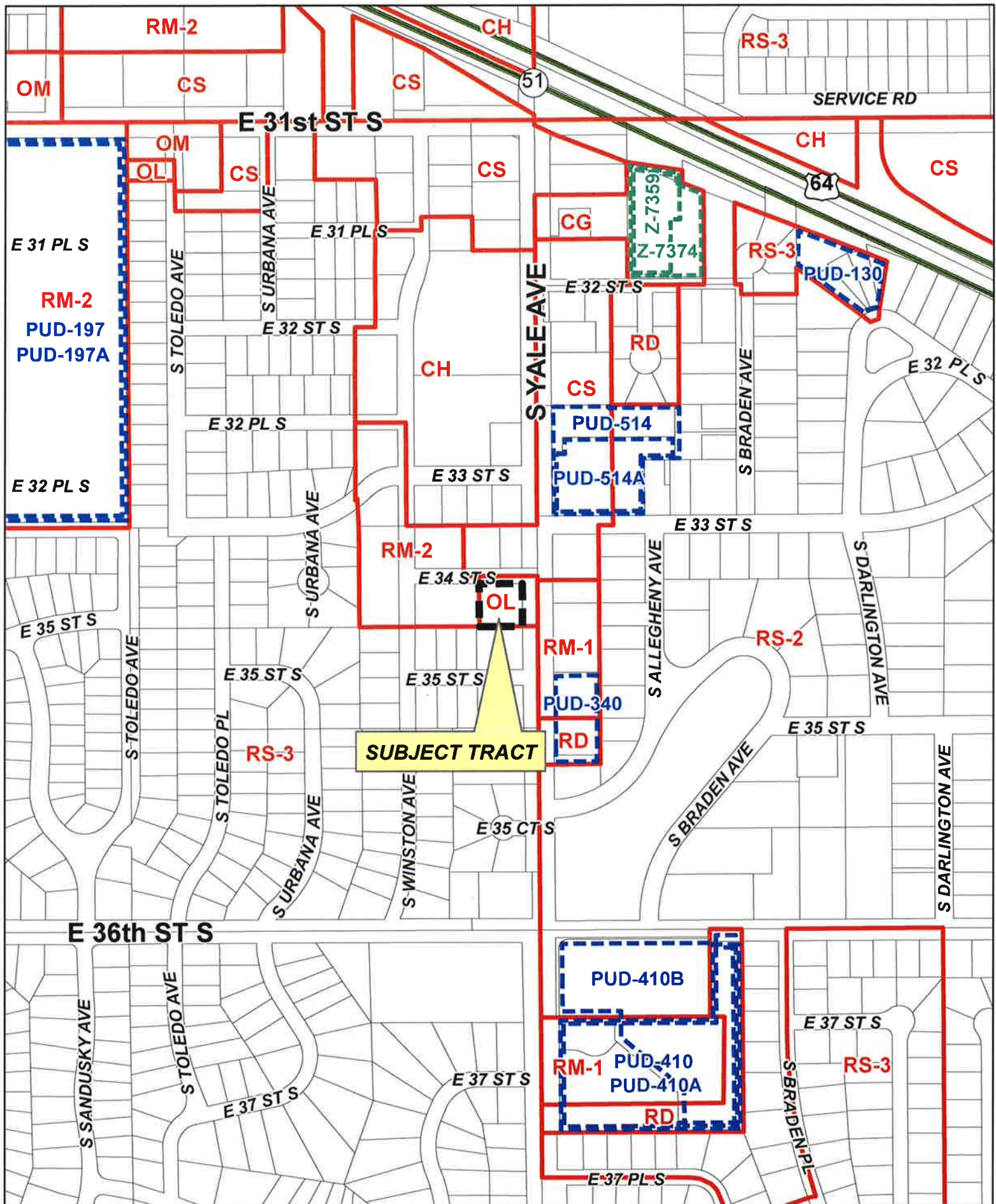
Z-5726/PUD-291 August 1982: All concurred in **approval** of a request to rezone a .52± acre tract of land from RS-3/RS-2 to RM-1 for an office building and **denial of** a proposed *Planned Unit Development* on .77± acre tract of land for small light office park, on property located 3400 South Yale Avenue.

BOA-10662 August 1979: The Board of Adjustment **approved** an *Exception* to permit vehicle repair in a CS district and a Variance of the setback requirements from 110' to 91' from the centerline of Yale Avenue, per plot plan submitted, based on the representations as presented by the applicant, no outside work or storage, the use to be confined to the tune-up of engines and oil changes, on property located at the northwest corner of 34th Street and Yale Avenue.

BOA-09949 May 1978: The Board of Adjustment **approved** an *Exception* to operate a rental outlet for U-Haul Trucks and trailers as presented, subject to the hours of operation from 7:00 am to 7:00 pm, 6 days a week, and on Sundays from 9:00 am to 5:00pm, one sign of constant lighting 7'x12' or 84 sq ft in display surface area to be erected on Yale Avenue, a fence along the east property line to be agreed to by the 2 abutting property owners to be filed with the Board of Adjustment, the maximum number of trucks be ten trucks and no more than eighteen trailers, that they do not block the view of traffic along Yale or 33rd Street, and that a 7' fence be erected along the south property line, on property located at 3303 South Yale Avenue.

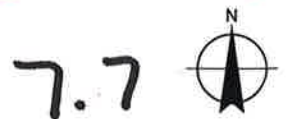
2/19/2020 1:00 PM

7.6



Z-7536

19-13 21





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Feet



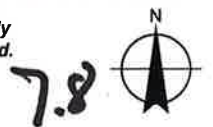
Subject
Tract

Z-7536

19-13 21

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

Aerial Photo Date: February 2018





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Feet



Subject
Tract

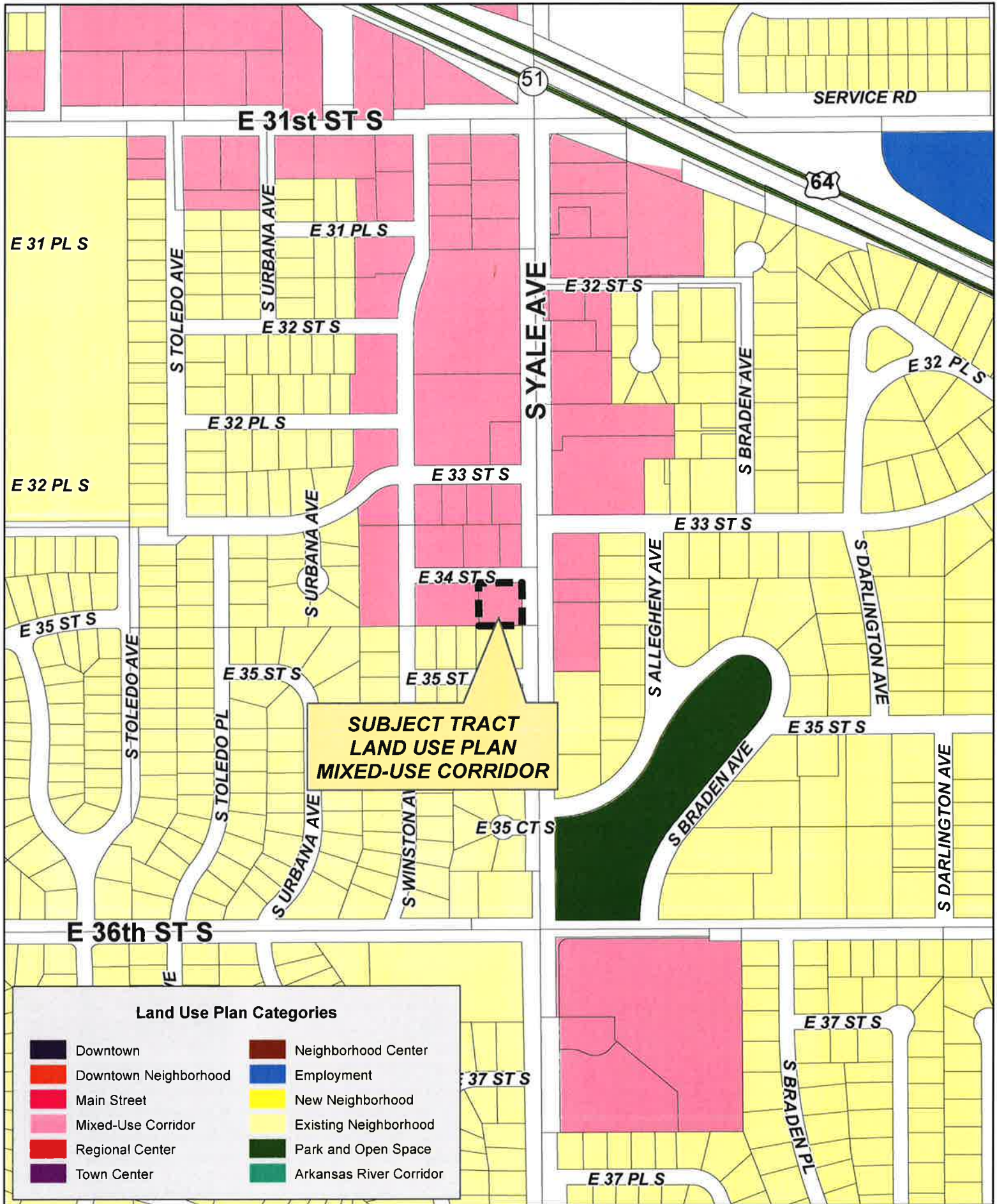
Z-7536

19-13 21

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

Aerial Photo Date: February 2018

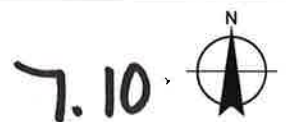


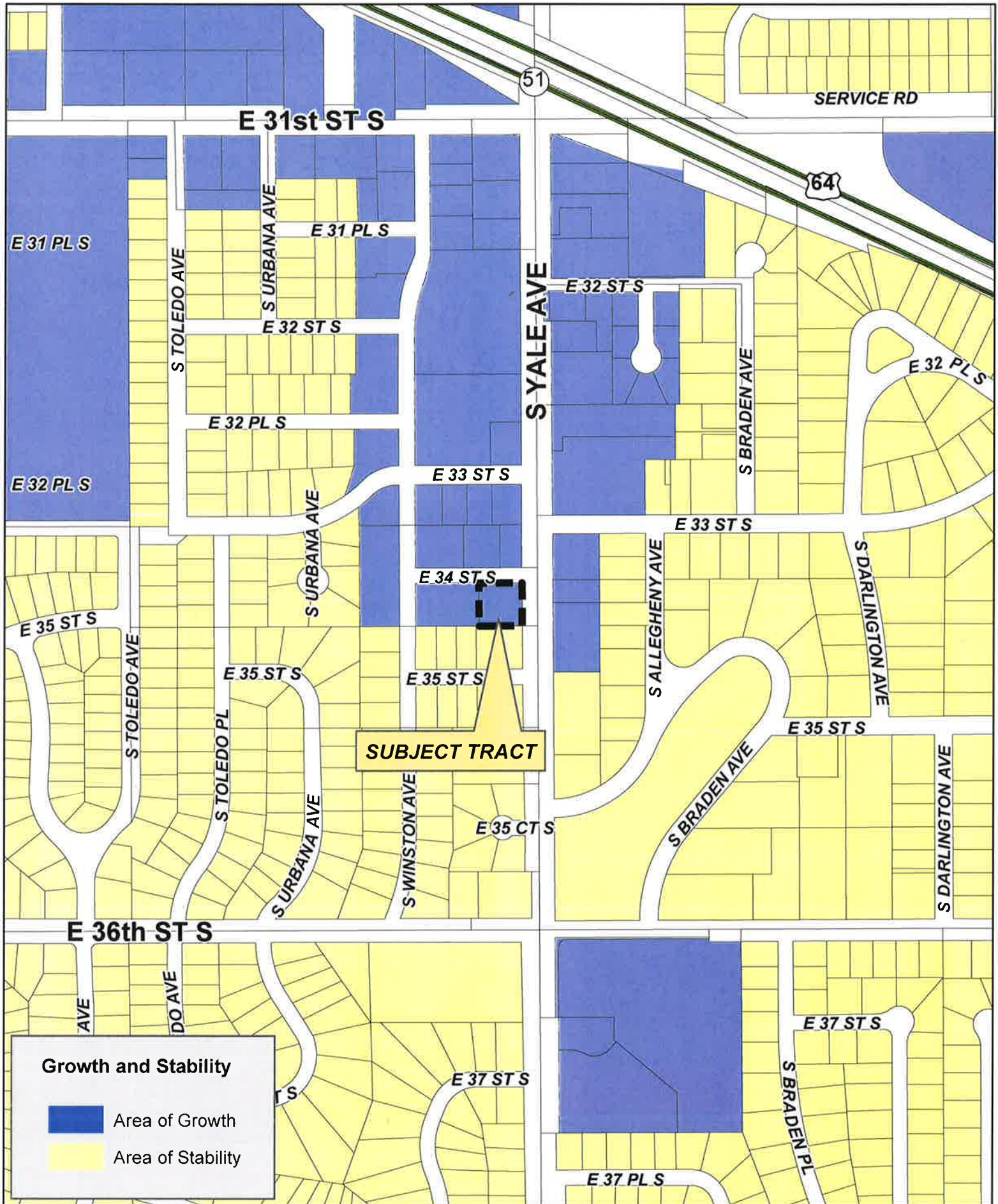


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Z-7536

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Z-7536

19-13 21



Sawyer, Kim

FILE COPY

2-7536

From: George M Perry III <georgemperry3@gmail.com>
Sent: Monday, February 3, 2020 11:35 AM
To: Wilkerson, Dwayne; esubmit
Subject: Rezoning - case # z-7536

My name is George M. Perry III.

I own property in close proximity to the subject property. My property address is: 4817 - 4828 East 35th Ct. Tulsa, OK.
My home address is: 1124 East 19th St., Tulsa, OK.

Due to a prior engagement I am unable to attend the rezoning meeting scheduled for the applicant (MR. James Spoon) on February 19, 2020.

I am in favor of his zoning

request of a change from OL to CS provided that any adult oriented businesses, liquor stores and/or CBD businesses be prohibited.

Sincerely,
George Perry