TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2813

March 4, 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 February 19, 2020 Meeting No. 2812

CONSENT AGENDA

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

2. Z-7101-SP-2a Tulsa Pain Consultants, INC. (CD 7) Location: South and west of the southwest corner of East 41st Street South and South Garnett Road requesting a Corridor Minor Amendment to add Research Services as an allowable use

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 (Continued from February 5, 2020 and February 19, 2020)

4. Z-7537 Benjamin Frausto (CD 6) Location: East of the southeast corner of East 11th Street South and South 149th East Avenue requesting rezoning from RS-3 to AG
5. **Z-7538 Justin Picard** (CD 1) Location: West of the southwest corner of East 36th Street North and North Peoria Avenue requesting rezoning from MX2-F-65 and MX2-V-65 to MX2-F-65 and CH with an **optional development plan**

6. **Sheridan Crossing Phase IV** (County) Preliminary Plat, Location: North and east of the intersection of East 86th Street North and North Sheridan Road

7. **Tulsa Honor Academy** (CD 5) Preliminary Plat, Location: Northeast corner of East 15th Street South and South Sheridan Road (Related to Tulsa Honor Academy Authorization for Accelerated Release of Building Permits)

8. **Tulsa Honor Academy** (CD 5) Authorization for Accelerated Release of Building Permits and Modification of the Subdivision & Development Regulations to defer performance guarantees and right-of-way dedications to the final plat, Located: Northeast corner of East 15th Street South and South Sheridan Road (Related to Tulsa Honor Academy Preliminary Plat)

**OTHER BUSINESS**

9. **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.tulsaplanning.org](http://www.tulsaplanning.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.
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Case Number: Z-7101-SP-2a Minor Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jay Hoyt</td>
<td>Hearing Date: March 4, 2020</td>
</tr>
<tr>
<td></td>
<td>Owner and Applicant Information:</td>
</tr>
<tr>
<td></td>
<td>Applicant: Tulsa Pain Consultants, Inc. P.C.</td>
</tr>
<tr>
<td></td>
<td>Property Owner: Tulsa Portfolio Oklahoma Realty LP</td>
</tr>
<tr>
<td>Location Map:</td>
<td>Applicant Proposal:</td>
</tr>
<tr>
<td>(shown with City Council Districts)</td>
<td>Concept summary: Corridor minor amendment to add Research Service to allowable uses.</td>
</tr>
<tr>
<td></td>
<td>Gross Land Area: 7.27 acres</td>
</tr>
<tr>
<td></td>
<td>Location: South and West of SW/c E 41st St S and S Garnett Rd</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Staff Recommendation:</td>
</tr>
<tr>
<td>Existing Zoning: CO/Z-7101-SP-2</td>
<td>Staff recommends approval.</td>
</tr>
<tr>
<td>Proposed Zoning: No Change</td>
<td></td>
</tr>
<tr>
<td>Comprehensive Plan:</td>
<td>City Council District: 7</td>
</tr>
<tr>
<td>Land Use Map: Employment</td>
<td>Councilor Name: Lori Decter Wright</td>
</tr>
<tr>
<td>Growth and Stability Map: Growth</td>
<td>County Commission District: 3</td>
</tr>
<tr>
<td>Staff Data:</td>
<td>Commissioner Name: Ron Peters</td>
</tr>
<tr>
<td>TRS: 9430</td>
<td></td>
</tr>
</tbody>
</table>
STAFF RECOMMENDATION

Amendment Request: Amend the development standards to add “Research Service” to the allowable uses.

The applicant is proposing to add Research Service so that they may conduct Medical Marijuana Testing. The facility already performs medical testing at this location but would like to expand the services offered to include testing of Medical Marijuana, which falls under the Research Service use in the City of Tulsa Zoning Code.

Staff Comment: This request can be considered a Minor Amendment as outlined by Section 25.040D.3.b(5) of the Corridor District Provisions of the City of Tulsa Zoning Code.

"Minor amendments to an approved corridor development plan may be authorized by the Planning Commission, which may direct the processing of an amended development plan and subdivision plat, incorporating such changes, so long as substantial compliance is maintained with the approved development plan."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in the Corridor.

2) All remaining development standards defined in Z-7101-SP-2 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo

With considerations listed above, staff recommends approval of the minor amendment request to add Research Service to allowable uses.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
### Case Report Prepared by:
Dwayne Wilkerson

**Owner and Applicant Information:**

**Applicant:** Christopher McHenry

**Property Owners:** Christopher McHenry; David E. Patrick & Mary Ann Dannette Patrick

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

![Location Map](image)

### Applicant Proposal:

**Present Use:** Light Industrial

**Proposed Use:** Heavy Industrial

**Concept summary:**

**Tract Size:** 1.16 + acres

**Location:** Southwest corner & Southeast corner of East Tecumseh Street North & North Irvington Avenue East

### Zoning:

**Existing Zoning:** CH

**Proposed Zoning:** IH with optional development plan

### Comprehensive Plan:

**Land Use Map:** Main Street

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

### Staff Recommendation:

Staff recommends denial of IH zoning. Staff recommends approval of IM with an optional development plan as outlined in Section II

### Staff Data:

**TRS:** 0327

**CZM:** 30

### City Council District:

**City Council District:** 3

**Councilor Name:** Crista Patrick

**County Commission District:** 1

**Commissioner Name:** Stan Sallee

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**Case Number:** Z-7533

**Hearing Date:** March 4, 2020
DEVELOPMENT CONCEPT: The applicant proposes to rezone CH property on the south side of East Tecumseh Street west of North Joplin Avenue. The site and surrounding properties are zoned CH. The existing businesses in the area are non-conforming industrial uses and have been operational for decades. The proposal is to expand an automotive parts and recycling facility. The business plan includes a smelter that can process aluminum from the automotive recycling process. The smelter will require additional approvals through the board of adjustment.

APPLICANTS CONCEPT STATEMENT:

We are requesting a zoning change for the following reasons. First, we need the zoning to get us in compliance for our current operations. Secondly, the increase to IH is in expectation of future expansions to the company.

The company currently buys automotive parts from salvaged and scrap yards. These are pre-used parts from end of life consumers. We also buy these parts from automotive shops throughout the greater Tulsa area. The company also buys vehicles in their complete form to obtains these parts as well. We currently separate these parts into two categories.

Category one: Parts that are needed for remanufacturing throughout the United States. Category two: Parts that are not needed and then disassembled for the scrap metals they contain. These parts are processed in our mobile shredder, which separates the metal from the aluminum.

The future expansion of the business involves the purchase and operation of a secondary aluminum smelter, or "furnace". We plan to purchase a furnace and operate it at this location. We currently process 80 tons of aluminum a month. With the furnace, for the first 6 months we project to melt around 10 tons a month before ramping up production. After the first year, we could produce up to 160 tons per month. At first the production would be limited to one 8-hour shift, however that could be increased to two 8-hour shifts at full production. These hours of operation would begin at 6 am and finish no later than 10 pm. These hours could be adjusted and are not final nor currently working. They are just a projection as are the production amounts.

Automobiles are stored along the railroad tracks as are the motors to be shredded. However, the shredded aluminum is stored towards the road but not for an extended period of time. Less than three days.

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 Concept description:

DETAILED STAFF RECOMMENDATION:

The subject lot is located within a Main Street land use designation of the City of Tulsa Comprehensive plan. The site is not part of a small area plan that might provide additional guidance.
This request is not consistent with the uses and land use anticipated by the Main Street land use designation and;

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

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

Staff recommends denial of Z-7533 to rezone property from CH to IH however staff recommends approval of IM zoning the use limitations defined in the optional development plan provision outlined in section II below.

SECTION II: OPTIONAL DEVELOPMENT PLAN STANDARDS

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

PERMITTED USE CATEGORY

A) PUBLIC, CIVIC, AND INSTITUTIONAL
   Safety Service
   Utilities and Public Service Facility (minor)
   Wireless Communication Facility
      Freestanding tower
      Building or tower-mounted antenna

B) COMMERCIAL
   Animal Service
      Boarding or shelter
      Grooming
      Veterinary
   Assembly and entertainment
      *Indoor gun club
   Commercial Service (includes all permitted specific uses)
   Financial Services (includes all permitted specific uses)
   Funeral or Mortuary Service
   Office (includes all permitted specific uses)
   Parking, Non-accessory
   Restaurants and Bars (includes all permitted specific uses)
   Retail Sales (includes all permitted specific uses)
   Self-Service Storage Facility
   Studio, Artist, or Instructional Service
   Trade School
   Vehicle Sales and Service (includes all permitted specific uses)

C) WHOLESALE, DISTRIBUTION AND STORAGE
   Equipment and Material Storage, Outdoor (Allowed use but prohibited on the north 75 feet of the subject lots)
Trucking and Transportation Terminal
Warehouse
Wholesale Sales and Distribution

D) INDUSTRIAL
*indicates uses that can be allowed through the special exception process
Low-impact Manufacturing and Industry
*High-impact manufacturing and industry but limited to a Junk or Salvage Yard subcategory as defined in Section 35.070-D and includes a smelter that can be used to process aluminum ingots from an on-site automotive recycling process.

E) Recycling
Consumer Material Drop-off Station
Consumer Material Processing

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

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

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The subject lot is located within a Main Street land use designation and an Area of Growth as designated by the City of Tulsa Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Main Street

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

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 Tecumseh Street is designated as a Residential Collector 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 existing business on site buys automotive parts from salvaged and scrap yards. Those parts are separated for a remanufacturing process and some are sold for scrap metal.

Northeast corner looking southwest
Northwest corner looking southeast

Environmental Considerations: None except the possible environmental concerns from previous industrial business.

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Tecumseh Street</td>
<td>Residential Collector</td>
<td>60 Feet</td>
<td>2</td>
</tr>
</tbody>
</table>

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

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>CH</td>
<td>Main Street</td>
<td>Growth</td>
<td>Commercial / Automotive Repair</td>
</tr>
<tr>
<td>South</td>
<td>CH</td>
<td>N/A</td>
<td>N/A</td>
<td>Railroad</td>
</tr>
<tr>
<td>East</td>
<td>CH</td>
<td>Main Street</td>
<td>Growth</td>
<td>Light Industrial</td>
</tr>
<tr>
<td>West</td>
<td>CH</td>
<td>Main Street</td>
<td>Growth</td>
<td>Single Family / Commercial</td>
</tr>
</tbody>
</table>
SECTION IV: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11910 dated June 26, 1970 established zoning for the subject property.

**Subject Property:**

No Relevant History.

**Surrounding Property:**

**BOA-11409 March 1981:** The Board of Adjustment approved an *Exception* to permit a heat treating facility in a CH District, subject to no outside storage and all work being performed on the interior, the use of the type of furnace with the internal quench as described, and all environment controls pertaining to such an operation, on property located at 5916 East Tecumseh Avenue.

**BOA-4694 June 1965:** The Board of Adjustment approved a request to operate an automobile paint and body shop in conjunction with general auto repair shop in a U-3-E District, on property located at Lot 8, Block 15, Dawson Addition.

**BOA-3789 February 1962:** The Board of Adjustment approved a request for permission to operate a light industrial machine shop in a U-3-E District, on property located at Lots 1 & 2, Block 15, O.T. of Dawson.

2/5/2020 1:30 PM
Z-7533
with Optional Development Plan
600 Feet

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

Aerial Photo Date: February 2018

Z-7533 with Optional Development Plan
Z-7533
with Optional
Development Plan

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

Aerial photo Date: February 2018
Land Use Plan Categories

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

SUBJECT TRACT
LAND USE PLAN
MAIN STREET

Z-7533
with Optional
Development Plan
Growth and Stability

Area of Growth
Area of Stability

Z-7533
with Optional
Development Plan
A Re Patent Application

In re: 6,435,874
In re: 6,731,411
In re: 7,441,915
In re: 9,074,910

A Note to Applicant

Please notice

1818 N. Tumango Ave.

At the property of

Page 3
**Case Number:** Z-7537  
**Hearing Date:** March 4, 2020

**Location Map:**  
(shown with City Council Districts)  
![Location Map Image]

**Case Report Prepared by:**  
Dwayne Wilkerson

**Owner and Applicant Information:**  
**Applicant:** Benjamin Frausto  
**Property Owner:** Benjamin Frausto

**Location:** East of the Southeast corner of East 11th Street South & South 149th East Avenue

**Applicant Proposal:**  
**Present Use:** Agricultural  
**Proposed Use:** Agricultural  
**Concept summary:**  
**Tract Size:** 4.38 ± acres

**Zoning:**  
**Existing Zoning:** RS-3  
**Proposed Zoning:** AG

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

**Staff Recommendation:**  
Staff recommends approval of AG zoning.

**Staff Data:**  
**TRS:** 9410  
**CZM:** 40

**City Council District:** 6  
**Councilor Name:** Connie Dodson  
**County Commission District:** 1  
**Commissioner Name:** Stan Sallee
SECTION I: Z-7537

DEVELOPMENT CONCEPT: The long-term vision for this area is a neighborhood center. The requested AG zoning is not consistent with that goal however that zoning classification is intended to accommodate agricultural, mining or mineral processing uses in rural areas. This district allows very low density residential and other uses and serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services.

The property is currently two lots. The individual lots do not meet the lot standards for AG zoning however the applicant is currently working through the lot combination process.

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:

AG zoning is not consistent with the Neighborhood Center land use vision in the Tulsa Comprehensive Plan however the subject property and proximate properties are consistent with the AG lot and building regulations. The property has not seen development since the property was originally zoned in 1970 and,

The property is surrounded by large lot residential properties on the east and south. Abutting properties on the west are developed with communications towers, however the zoning has been established as RS-3 for decades. The AG uses that might be permitted by city ordinances are not normally considered objectionable in an area that been developed on low density on the edge of the City limits and,

The general purpose of AG districts is primarily intended to accommodate agricultural uses in rural areas. The district allows very low density residential and other uses that serves as a holding zone pending an orderly transition to more urban development that can be efficiently served by public facilities and services therefore,

Staff recommends approval of Z-7537 to rezone property from RS-3 to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: AG zoning is not normally consistent with the Neighborhood Center land use designation. The existing RS-3 is not consistent with that land use designation. As this area develops some type of zoning action will be required to meet the goals of a Neighborhood Center. Some uses that could be permitted by special exception at the Tulsa Board of Adjustment include mining and mineral processing among are not consistent with the New Neighborhood land use designation and would not be supported by staff.
Land Use Vision:

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

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: 11th street is considered a Secondary Arterial with a Multi Modal Corridor designation.
Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multi-modal 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 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: Route 66 Overlay:

The north portion of the subject property is included in the Route 66 Corridor overlay. The Route 66 Overlay establishes zoning regulations and incentives intended to ensure the enhancement, development, and revitalization of the authentic Route 66 through the promotion of historic and historically inspired signage, especially neon, along and adjacent to the two alignments of Route 66 in Tulsa. The regulations are generally intended to guide the character of both public and private development as it occurs along Route 66.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site was previously used for parking of trucks and maintenance sheds were constructed on the property near 11th Street. The majority of the property has been used as pasture.

Environmental Considerations: The majority of the site is included in the Tulsa regulatory floodplain area. Development for residential or commercial uses will require significant infrastructure improvements.

Streets:

<table>
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<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>East 11th Street</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
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<tr>
<td>East 12th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>unimproved</td>
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Utilities:

The subject tract has municipal water. Sanitary sewer is not available. New development will require on site disposal systems or significant sanitary sewer infrastructure.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tr>
<td>North</td>
<td>AG</td>
<td>Existing Neighborhood</td>
<td>Area of Growth</td>
<td>Single family residential and undeveloped</td>
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<td>East</td>
<td>RS-3</td>
<td>Neighborhood Center</td>
<td>Area of Growth</td>
<td>Single family residential</td>
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<td>South</td>
<td>RS-3</td>
<td>New Neighborhood</td>
<td>Area of Growth</td>
<td>Single Family residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Neighborhood Center</td>
<td>Area of Growth</td>
<td>Communications transmission towers</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11818 dated June 26, 1970 established zoning for the subject property.
Subject Property:

**Z-7356 August 2016**: All concurred in denial of a request for rezoning a 4.38+ acre tract of land from RS-3 to CG for the parking of trucks and trailers and light mechanical work, on property located west of the southwest corner of East 11th Street South and South 157th East Avenue.

Surrounding Property:

**BOA-21637 October 2013**: The Board of Adjustment denied a Special Exception to allow for mining limestone by surface & stripping methods (Use Unit 24) in an AG district (Section 301), on property located at 15115 East 11th Street and northwest of subject property.

3/4/2020 1:00 PM
Subject Tract

Z-7537

19-14 10

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

Area of Growth
Area of Stability

SUBJECT TRACT

E 11th ST S

Z-7537

19-14 10
**Case Number:** Z-7538  

**Hearing Date:** March 4, 2020

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### Case Report Prepared by:

Dwayne Wilkerson

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### Owner and Applicant Information:

**Applicant:** Justin Picard  
**Property Owner:** Justin Picard

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### Location Map:

*(shown with City Council Districts)*

![Location Map Image]

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### Applicant Proposal:

**Present Use:** Medical Clinic  

**Proposed Use:** Community Center, School, Church, Vertical Mixed-use Building and Residential

**Concept summary:** Rezoning required for Crossover Community Center.

**Tract Size:** 8.93 ± acres  

**Location:** West of the Southwest corner of East 36th Street North & North Peoria Avenue

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### Zoning:

**Existing Zoning:** MX2-F-65/MX2-V-65  

**Proposed Zoning:** MX2-F-65 and CH with an optional development plan

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### Comprehensive Plan:

**Land Use Map:** Town Center  
**Stability and Growth Map:** Area of Growth

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### Staff Recommendation:

Staff recommends approval for CH with the optional development plan outlined in Section II and recommends approval for MX2-F-65 on a separate parcel adjacent to the east boundary of the proposed CH property.

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### Staff Data:

**TRS:** 0224  
**CZM:** 28

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### City Council District:

**District:** 1  
**Councilor Name:** Vanessa Hall-Harper

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### County Commission District:

**District:** 1  
**Commissioner Name:** Stan Sallee

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**REVISED 2/27/2020**
SECTION I: Z-7538

DEVELOPMENT CONCEPT: This site was recently rezoned as part of the City Council Initiated BRT zoning initiative. Unfortunately, the MX zoning that was requested and approved do not fully support the Crossover Community Center uses, building design and operational goals. The only zoning district that supports the plans for the Community Center is CH. CH zoning allows uses, lot and building placement that is not consistent with the vision of the 36th street North Small Area Plan and the expected development in the area. To remedy those concerns the optional development plan standards have been applied that are similar to the previous MX zoning standards.

EXHIBITS:
INCOG Case map
INCOG Aerial (small scale)
INCOG Aerial (large scale)
Tulsa Comprehensive Plan Land Use Map
Tulsa Comprehensive Plan Areas of Stability and Growth Map
Applicant Exhibits:
  Concept Plan
  Exhibit A for CH zoning with optional development plan
  Exhibit B for MX2-F-65 zoning

DETAILED STAFF RECOMMENDATION:

Z-7538 requesting MX2-F-65 and CH with the optional development plan are both consistent with the Town Center Land Use Designation in the Tulsa Comprehensive Plan and,

MX2-F-65 and CH with the optional development plan are both consistent with the Land Use recommendations and the goals identified in the 36th Street North Small Area Plan and,

MX2-F-65 and CH with the optional development plan is consistent with the goals of the Healthy Neighborhood Overlay and,

MX2-F-65 and CH with the optional development plan are consistent with the recommendations offered by the Bus Rapid Transit System study and,

MX2-F-65 and CH with the optional development plan are consistent with the expected development pattern for the proximate properties therefore,

Staff recommends Approval of Z-7538 to rezone property from MX2-F-65 and MX2-V-65 to CH with the optional development plan as outlined in Section II below and MX2-F-65 on a tract identified in the applicants attached legal descriptions.

SECTION II: CH ZONING - 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.
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. Life care retirement center
      v. Rooming/boarding house

B. Public, Civic and Institutional
   a. College or University
   b. Day Care
   c. Hospital
   d. Library or Cultural Exhibit
   e. Natural Resource Preservation
   f. Parks and Recreation
   g. Religious Assembly
   h. Safety Service
   i. School
   j. Utilities and Public Service Facility
      i. Minor
   k. Wireless Communication Facility
      i. Freestanding tower
      ii. Building or tower mounted antenna

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
      i. (personal credit establishment)
   f. Lodging
      i. Bed and Breakfast
      ii. Hotel / motel

D. Office
   a. Business or professional office
   b. Medical, dental or health practitioner office
   c. Plasma Center

E. Restaurants and Bars
a. Restaurant
b. Bar

F. Retail Sales with all specific uses
G. Studio, Artist or instructional Service
H. Trade School
I. Wholesale, Distribution and Storage
   a. Warehouse
J. Recycling
   a. Consumer Material Drop-off Station
K. 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
      iii. Vertical mixed-use building
   b. Two households on a single lot
      i. Mixed-use building
      ii. Vertical mixed-use building
   c. Three or more households on a single lot
      i. Apartment / condo
      ii. Mixed-use building
      iii. Vertical mixed-use building

LOT AND BUILDING REGULATIONS:
Minimum lot area
Minimum lot width
Minimum street frontage
Minimum open space per dwelling unit
   Townhouse
   Apartment/condo/mixed use
Minimum Building Setback
   Street
   Abutting R district
   Abutting nonresidential district
Build-to-zone (BTZ) (Minimum / Maximum in feet)
   East 36th Street North BTZ (%)
Minimum Parking Setbacks
   Street or R Zoning district
Minimum Ground Floor Ceiling Height

REVISED 2/27/2020
Minimum Transparency (%)

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<th>Upper floors</th>
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</table>

Existing building as illustrated on concept plan is exempt from transparency requirements.

Street Facing Entrance is required

Sidewalk requirements

In addition to the sidewalk requirement along 36th street north, a sidewalk shall connect to the Osage Prairie Trail as illustrated on the concept plan.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

**Staff Summary:** CH zoning with the optional development plan outlined in Section II 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 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 abuts the Osage Trail which is classified as a Bikeway and Multi-use trail on the west side of the site. Building placement, and orientation should not turn their back to the trail or place obstructions for access.

Small Area Plan: 36th Street North Small Area Plan (Amended 2016)

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

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 January 2020. The program expires in December 2021.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: Undeveloped property except where the Crossover Health Services building is located at the northwest corner of the site adjacent to the existing trail.

Environmental Considerations: None that affect site redevelopment

Streets:

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<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<td>East 36th Street North</td>
<td>Secondary Arterial</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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<tbody>
<tr>
<td>North</td>
<td>CH/RS-3/CS with HNO</td>
<td>Town Center</td>
<td>Growth</td>
<td>Church Commercial uses</td>
</tr>
<tr>
<td>East</td>
<td>CS with HNO</td>
<td>Town Center</td>
<td>Growth</td>
<td>Fire Department Convenience store and School</td>
</tr>
<tr>
<td>South</td>
<td>AG with HNO</td>
<td>New Neighborhood Park and Open Space</td>
<td>Growth and Stability</td>
<td>School and Hawthorne Park</td>
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<tr>
<td>West</td>
<td>RS-3/OL/CH with HNO</td>
<td>Main Street Existing Neighborhood</td>
<td>Growth and Stability</td>
<td>Undeveloped Detached single family</td>
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</table>
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 24070 dated January 20, 2019 established zoning for the subject property.

**Subject Property:**

**Z-7462 January 2019:** All concurred in approval of a request for rezoning a 9.29+ acre tract of land from CS to MX-2-F-65 and MX-2-V-65 for mixed-use, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

**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). Both the subject property and surrounding properties within 300’ ft fall under this overlay.

**Z-6098 June 1986:** All concurred in approval of a request for rezoning a 1.66+ acre tract of land from RS-3 to CS, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

**Z-5478 March 1981:** All concurred in approval of a request for rezoning a 6.8+ acre tract of land from RS-3 to CS, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

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

**Surrounding Property:**

**Z-7534 Pending:** Located at the northeast corner and southeast corner of East 36th Street North and North Peoria Avenue, there is a pending request to rezone a 8.51+ acre tract of land from MX-2-F-65/MX-2-V-65 to CH/ MX-2-F-65 for Mixed-use. This case was heard and approved by the TMAPC on February 19th, 2020.

**BOA-17957 March 1998:** The Board of Adjustment approved a Special Exception to allow a community center with meeting room, Tulsa foodbank distribution, office, and day-care center, subject to there being no more than 80 children, the hours of operation being from 7:00 am to 10:00 pm, and screening requirements be lifted, on property located at 1125 East 36th Street North.

**BOA-17674 March 1997:** The Board of Adjustment approved a Special Exception to approve an amended site plan to construct an addition to Hawthorne School, on property located at East 33rd Street North and North Peoria.

**BOA-17237 November 1995:** The Board of Adjustment approved a Minor Special Exception to permit one classroom trailer at a public school in an RS-3, on property located at 1105 East 33rd Street North.
BOA-16555 January 1994: The Board of Adjustment approved a Special Exception to permit school use in an RS-3 zoned district, on property located at 1105 East 33rd Street North.

BOA-13357 November 1984: The Board of Adjustment approved a Special Exception to allow a carwash in a CS zoned district and denied a Variance of the 100' setback to 56.5' from the centerline of 36th Street North to permit construction of a car wash, finding that the applicant did not meet the burden of proof to demonstrate a hardship, on property located on the northwest corner of 36th Street North and Peoria.

Z-5395 July 1980: All concurred in approval of a request for rezoning a 1.66+ acre tract of land from RS-3 to CS, on property located west of the southwest corner of East 36th Street North and North Peoria Avenue.

BOA-08880 December 1975: The Board of Adjustment approved a Exception for a public park with improvements to consist of a junior pool complex, picnic shelter, playground development and water fountain, two picnic grills, four picnic tables, outdoor gym, and 5,120' of sidewalk and landscaping, subject to the site plan submitted, in an RS-3 District, on property located at 33rd Street North and Madison Avenue.

Z-4268 November 1972: All concurred in approval of a request for rezoning a 1.55+ acre tract of land from RS-3 to CS for a private club and barber shop, on property located west of the northwest corner of East 36th Street North and Lansing Avenue.

BOA-07302 February 1972: The Board of Adjustment approved a Exception to permit maintaining a boat and marine sales business in a CS District, per plot plan, on property located at 3606 North Peoria Avenue.

3/4/2020 1:00 PM
SUBJECT TRACT

400 Feet
200 Feet

with Optional Development Plan

Z-7538

with Optional Development Plan
Z-7538
with Optional Development Plan

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

Aerial Photo Date: February 2018
Land Use Plan Categories

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

Z-7538 with Optional Development Plan

Subject Tract Land Use Plan Town Center
LEGAL DESCRIPTION EXHIBIT "A"
Page 2 of 2

Notes
1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40'04"E.

2. SEE EXHIBIT "A" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATE.

FILE: 184450LG-A

BENNETT SURVEYING, INC.
P.O. BOX 848, CHouteau, OK 74337
PHONE: (918) 478-7484 FAX: (918) 478-7485
C.A. NO.: 4502 EXP. DATE: 6/30/20
LEGAL DESCRIPTION
EXHIBIT "A"
LOT ONE (1), BLOCK ONE (1), NORTHSIDE CLINIC, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 NE/4) OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, PLAT NO. 4543.

AND
BEGINNING AT A POINT FIFTY (50) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE S01°08'58"E FOR A DISTANCE OF 539.04 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 194.52 FEET; THENCE N01°09'54"W FOR A DISTANCE OF 539.20 FEET; THENCE N88°40'04"E FOR A DISTANCE OF 194.67 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE
I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.


CLIFF BENNETT, PLS
OKLAHOMA NO. 1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

FILE: 184450LG-A
PAGE 1 OF 2
Notes

1. THE BEARING BASE FOR THIS EXHIBIT IS BASED ON THE NORTH LINE OF THE SECTION 24, TOWNSHIP 20 NORTH, RANGE 12, TULSA COUNTY, STATE OF OKLAHOMA AS N88°40'04"E.

2. SEE EXHIBIT "B" PAGE 1 FOR LEGAL DESCRIPTION AND SURVEYOR’S CERTIFICATE.
LEGAL DESCRIPTION  
EXHIBIT "B"

BEGINNING AT A POINT ONE-HUNDRED NINETY-FIVE (195) FEET SOUTH AND SIX-HUNDRED THIRTY-FIVE (635) FEET WEST OF THE NORTHEAST CORNER OF SECTION TWENTY FOUR (24), TOWNSHIP TWENTY (20) NORTH, RANGE TWELVE (12) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, THENCE N88°40'04"E FOR A DISTANCE OF 219.85 FEET THENCE S01°08'58"E FOR A DISTANCE OF 393.86 FEET; THENCE S88°37'13"W FOR A DISTANCE OF 219.85 FEET; THENCE N01°08'58"W FOR A DISTANCE OF 394.04 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I, CLIFF BENNETT OF BENNETT SURVEYING, INC., CERTIFY THAT THE LEGAL DESCRIPTION HEREON CLOSES IN ACCORDANCE WITH CURRENT TOLERANCES AND IS A TRUE REPRESENTATION OF THE LEGAL DESCRIPTION DESCRIBED, AND THAT THE SURVEY OF THE LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS AS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR THE STATE OF OKLAHOMA.


CLIFF BENNETT, PLS
OKLAHOMA NO.1815
CERT. OF AUTH. NO. 4502
EXP. DATE JUNE 30, 2020

FILE: 184450LG-B  PAGE 1 OF 2
**Case:** Sheridan Crossing Phase IV  
**Hearing Date:** March 4, 2020

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<th>Owner and Applicant Information:</th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td>* Applicant: Kellogg Engineering</td>
</tr>
<tr>
<td></td>
<td>* Owner: 86th Properties, LLC</td>
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</tbody>
</table>

| Location Map:            | Applicant Proposal: |
| (shown with County Commission Districts) | Preliminary Subdivision Plat |
|                          | 44 lots, 8 blocks, 4 reserve areas |
|                          | 44± acres |

**Location:** North and east of the intersection of East 86th Street North and North Sheridan Road

<table>
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<th>Zoning: RE (Residential Estate)</th>
<th>Staff Recommendation:</th>
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<td>Staff recommends <strong>approval</strong> of the Preliminary Plat</td>
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| County Commission District: 1
Commissioner Name: Stan Sallee |

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

Sheridan Crossing Phase IV - (County)
North and east of the intersection of East 86th Street North and North Sheridan Road

This plat consists of 44 lots, 8 blocks, 4 reserve areas on 44± acres.

The Technical Advisory Committee (TAC) met on February 20, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned RE (Residential – Estate). The proposed lots comply with the bulk and area requirements of the Tulsa County Zoning Code.

2. **Transportation & Traffic:** Connections (stub streets) to the unplatted tracts east and south of the subject tract should be considered prior to final plat. Determination to be made by County Engineer.

3. **Sewer:** Proposed aerobic systems must be reviewed and approved by the Oklahoma Department of Environmental Quality.

4. **Water:** Submit plans for water to Rural Water District No. 3, Washington County and provide release.

5. **Engineering Graphics:** Submit a subdivision control data sheet with final plat. In the Location Map, remove individual parcel lines. Only show platted subdivision boundaries and label each. All other land should be labeled as "Unplatted". Provide the basis of bearings with a specific bearing angle between two known points associated with this plat. Graphically label all plat boundary pins that were found or set. Provide street names associated with the plat. Add "State of" before Oklahoma in the plat subtitle. Spell out Indian Base & Meridian in the plat subtitle.

6. **Stormwater, Drainage, & Floodplain:** No comments.

7. **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.

**Waivers of Subdivision Regulations:**

1. None Requested

Staff recommends **APPROVAL** of the preliminary subdivision plat subject to the conditions provided by TAC and the requirements of the Subdivisions Regulations.
CONCEPTUAL PLAN
SHERIDAN CROSSING PHASE IV

OWNER/DEVELOPER:
86TH PROPERTIES LLC
3420 N. FLANNEVILLE AVE. FAYETTEVILLE, AR 72703
PHONE: (918) 342-8840
EMAIL: 86thproperties@comcast.net

ENGINEER:
KELLOGG ENGINEERING, INC.
6755 SOUTH 4060 ROAD RAILWAY, OKLAHOMA 71080
PHONE: (918) 277-1080
FAX: (918) 277-1771
EMAIL: kelloggingengineering@comcast.net
CNTR. OF AUTHORIZATION NO. 7288
RENEWAL DATE: JUNE 30, 2021

SURVEYOR:
BENCHMARK SURVEYING AND LAND SERVICES, INC.
P.O. BOX 1078
OKLAHOMA CITY, OKLAHOMA 73108
PHONE: (918) 274-3931
FAX: (918) 274-6617
EMAIL: benchmarksurveyingandlandservices.com
CNTR. OF AUTHORIZATION NO. 22929
RENEWAL DATE: JUNE 30, 2021

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CONCEPTUAL PLAN
SHERIDAN CROSSING PHASE IV
January 30, 2020
Case: Tulsa Honor Academy  
(Related to Tulsa Honor Academy Authorization for Accelerated Release of Building Permits)

Hearing Date: March 4, 2020

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<th>Owner and Applicant Information:</th>
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<td>Nathan Foster</td>
<td>Applicant: Olsson, INC – Todd Lipe</td>
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<td>Owner: The Honor Academies Foundation</td>
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<th>Location Map: (shown with City Council Districts)</th>
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<th>Applicant Proposal:</th>
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<tr>
<td>Preliminary Plat</td>
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<tr>
<td>1 lot, 1 block, 11.44 ± acres</td>
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<tr>
<td>Location: Northeast corner of East 15th Street South and South Sheridan Road</td>
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<th>Staff Recommendation:</th>
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<td>CH, IM</td>
<td>Staff recommends approval of the preliminary plat</td>
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<tbody>
<tr>
<td>Councilor Name: Cass Fahler</td>
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<tr>
<td>County Commission District: 2</td>
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<td>Commissioner Name: Karen Keith</td>
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EXHIBITS: Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements Plan
PRELIMINARY SUBDIVISION PLAT

Tulsa Honor Academy - (CD 5)
Northeast corner of East 15th Street South and South Sheridan Road

This plat consists of 1 lot, 1 block, 11.44 ± acres.

The Technical Advisory Committee (TAC) met on February 20, 2020 and provided the following conditions:

1. **Zoning:** The subject property is zoned CH and IM. There was a special exception approved by the City of Tulsa Board of Adjustment to permit a school use on the site.

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 prior to the issuance of a certificate of occupancy. ROW permits will be required for construction of sidewalks. Required ROW dedications are shown on the preliminary plat. Reduce limits of access width at the northwest corner of the property to align with the existing drive.

4. **Sewer/Water:** Label water meter easement as “Dedicated by plat” or provide recording information for existing easement.

5. **Engineering Graphics:** Submit a subdivision data control sheet with final plat submittal. Update location map to include all platted boundaries and label all other property as unplatted. Show scale both graphically and written on the face of the plat. Under the basis of bearing information include the coordinate system used and provide a bearing angle preferably shown on the face of the plat. Graphically show all pins found or set that are associated with the plat. Remove contours from final plat.

6. **Fire:** Gated entry and access should be reviewed and approved by the Fire Marshal prior to final plat approval.

7. **Stormwater, Drainage, & Floodplain:** There is no floodplain on the property. No additional impervious surface proposed at this time.

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.
SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT

TULSA HONOR ACADEMY
19-13 11
PRELIMINARY PLAT
TULSA HONOR ACADEMY
A SUBDIVISION IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA
A TRACT OF LAND THAT IS A PART OF THE NORTHWEST QUARTER (NW) OF SECTION ELEVEN (11), TOWNSHIP NINETEEN (19), RANGE THIRTEEN (13) EAST OF THE INDIAN RAIL AND MERIDIAN (13.M.), CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

SECTION II. ENFORCEMENT, DURATION, AMENDMENT AND SUSPENDING

2.5. ENFORCEMENT

These restrictions are inserted hereof and conveying to run with the land and shall be enforced upon the owners, beneficiaries, successors and assigns of the property herein shown, for the purposes of achieving, furthering, carrying out, enforcing and securing the covenants and restrictions contained herein. The officers of the city of Tulsa, city of Tulsa county, and state of Oklahoma, on and after the recording hereof, are hereby given authority to enforce the covenants and restrictions contained herein not only in the court of the county in which this plat is recorded or in the court of the state of Oklahoma but in any court of competent jurisdiction in any other state or territory of the United States or in any other country in which the plat is recorded or held. Said officers are hereby authorized to bring any action, suit, or other legal proceeding against the owner or owners of any lot or piece of ground or the benefit of which is or may be impaired by the violation of any of the covenants and restrictions contained herein, and said officers may act in the name of said owners for all of them in any such action, suit, or proceeding, without the necessity of joining any of said owners. Said owners, however, may engage counsel and sue in their own name if they so desire.

2.6. DURATION

These restrictions, and all restrictions incorporated hereof, shall be perpetual, but in no event shall the same be enforced for a period of not less than twenty (20) years after the date of the execution of this plat, and said plat shall terminate on the happening of any event which terminates this plat.

2.7. AMENDMENT

Any amendment to this plat shall be executed in writing and recorded in the office of the clerk of the county in which this plat is recorded.

CERTIFICATE OF SURVEY

L. SHAW, A. LEISURE, LAND SURVEYOR, DENVER, COLORADO, has made the surveys and plotted the plat of the Tulsa Honor Academy, a subdivision in the city of Tulsa, Tulsa County, State of Oklahoma, and the same is hereby presented as a plat for the purposes of complying with the provisions of Title 44, Chapter 8, Section 6, of the Oklahoma Statutes.

STATE OF OKLAHOMA
COUNTY OF TULSA

RECEIVED ON THE ___ DAY OF ___ 200__, ___ PM

BY

STATE OF OKLAHOMA
COUNTY OF TULSA

RECEIVED ON THE ___ DAY OF ___ 200__, ___ PM

BY

RECEIVED PUBLIC
**Case:** Tulsa Honor Academy  
(Related to Tulsa Honor Academy Preliminary Plat)

**Hearing Date:** March 4, 2020

<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Olsson, INC – Todd Lipe</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> The Honor Academies Foundation</td>
</tr>
</tbody>
</table>

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

![Location Map](image)

**Applicant Proposal:**

Authorization for Accelerated Release of Building Permits and Modification of the Subdivision & Development Regulations to defer performance guarantees and right-of-way dedications to final plat

1 lot, 1 block, 11.44 ± acres  

**Location:** Northeast corner of East 15th Street South and South Sheridan Road

<table>
<thead>
<tr>
<th><strong>Zoning:</strong></th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>CH, IM</td>
<td>Staff recommends approval of the authorization for accelerated release of building permits</td>
</tr>
</tbody>
</table>

**City Council District:** 5  
**Councilor Name:** Cass Fahler  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith

**EXHIBITS:** Site Plan, See maps attached to Tulsa Honor Academy preliminary plat
ACCELERATED RELEASE OF BUILDING PERMIT

Tulsa Honor Academy (CD 5)
Northeast corner of East 15th Street South and South Sheridan Road

The applicant has requested that the Planning Commission authorize the City of Tulsa to issue building permits prior to the filing of a final plat. The Subdivision & Development Regulations require the approval of a preliminary plat prior to authorization for an accelerated release of building permits. The preliminary plat has been submitted and reviewed by the Technical Advisory Committee and is being presented concurrently with this request.

The subject property is required to obtain subdivision compliance due to the approval of a special exception by the City of Tulsa Board of Adjustment to permit a school on the property. The school will be utilizing the existing buildings on the property and have no immediate plans for additional structures. At this time, no Infrastructure Development Permits are required due to existing infrastructure being in place.

As part of the plat, the applicant will be required to dedicated additional ROW along 15th Street and South Sheridan Road to comply with the Major Street and Highway Plan. Sidewalks will be required to be installed prior to the issuance of a certificate of occupancy. The Technical Advisory Committee met on February 20th and had no objections to the authorization for accelerated release of building permits on the existing buildings.

If approved, this authorization only removes the requirement that the final plat be filed prior to building permits being issued. All other codes and requirements of the City of Tulsa remain in place.

Modification to the Subdivision & Development Regulations:

The applicant has requested a modification to Section 10-110.6-B and C that require the dedication of all required ROW and easements and the submittal of a performance guarantee for outstanding infrastructure. Due to the fact that the ROW dedications are not being made for the purpose of any immediate infrastructure, staff supports a deferral of this requirement so that the ROW can be dedicated by plat. Given that sidewalks are the only required infrastructure and no main extensions or other improvements are required for the existing buildings, staff also supports the deferral of performance guarantee requirements to the final plat.

Staff recommends approval of the accelerated release of a building permit and the requested modification with the following conditions:

1. If an accelerated release is approved, no final inspection of buildings or structures may occur, and no certificate of occupancy may be issued until a final plat for the subject property has been approved and recorded.
2. Accelerated permits shall only be allowed for the existing structures shown on the conceptual site plan to include interior remodeling, exterior improvements, and accessory improvements.