TULSA METROPOLITAN AREA PLANNING COMMISSION
Meeting No. 2820

June 17, 2020, 1:00 PM
175 East 2nd Street, 2nd Level, One Technology Center
Tulsa City Council Chamber

TMAPC will be held in the Tulsa City Council Chambers and by videoconferencing and teleconferencing.

Commissioners and members of the public may attend the meeting in the Tulsa City Council Chamber but are encouraged to attend and participate in the TMAPC meeting via videoconferencing and teleconferencing by joining from a computer, tablet, or smartphone.

Join Videoconference: https://www.gotomeet.me/CityOfTulsa3/tmapc-meeting-in-council-chambers-june-17th
Join Teleconference by dialing: 1 (872) 240-3212
Participants must then enter the following Access Code: 370-383-925

The following Commissioners plan to attend remotely via GoToMeeting, provided that they may still be permitted to appear and attend at the meeting site, the Tulsa City Council Chambers, at One Technology Center, 175 East Second Street, Tulsa Oklahoma: Michael Covey, Mike Craddock, Nick Doctor, Delia Kimbrel, Keith McArtor, Rodney Ray, Ted Reeds, Josh Ritchey, John Shivel, Tana Van Cleave, Josh Walker

NOTE: In the event the audio or video feed becomes unavailable during this meeting, or if agenda items have not been heard by 4:45 pm, the agenda items not yet heard at that time shall be continued, and the meeting reconvened at 1:00 pm on Wednesday, July 1, 2020.

CONSIDER, DISCUSS AND/OR TAKE ACTION ON:
Call to Order:

REPORTS:

Chairman’s Report:
Work session Report:
Director’s Report:

1. Minutes of May 6, 2020, Meeting No. 2817

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

2. **PUD-196-A Stephan Kerr** (CD 8) Location: South of the southwest corner of 71st Street and South Memorial Drive requesting a **PUD Minor Amendment** to allow signage on the south and west sides of the building

3. **PUD-628-C-4/Z-6467-SP-7d Nathalie Cornett** (CD 7) Location: East of the southeast corner of South 97th East Avenue and East 93rd Street South requesting a **PUD Minor Amendment** to increase building coverage from 37% to 43%

4. **Resubdivision of Block 4 Pasadena Addition** (CD 9) Amendment to Deed of Dedication, Location: Southwest corner of East 43rd Street South and South Peoria Avenue

**PUBLIC HEARINGS**

5. **Z-7548 John Fothergill** (CD 4) Location: Northwest corner of East 5th Street South and South Norfolk Avenue requesting rezoning from **IL and RM-2 to CH** (Continued from May 6, 2020)

6. **Z-7552 Stuart Van De Wiele** (CD 5) Location: East of the southeast corner of East 11th Street South and South 107th East Avenue requesting rezoning from **CS to CG**

7. **Z-7553 Ricky Jones** (CD 6) Location: East of the southeast corner of East 36th Street South and South 145th East Avenue requesting rezoning from **RS-3 to RS-4**

8. **Z-7554 Daniel Regan** (CD 1) Location: Southwest corner of Mohawk Boulevard and North Winston Avenue requesting rezoning from **RS-3 to AG**

9. **Z-7555 Duane Philips** (CD 4) Location: North of the northwest corner of East 15th Street South and South St. Louis Avenue requesting rezoning from **RM-2 to OM with optional development plan**

10. **Z-7556 Lou Reynolds** (CD 9) Location: North of the northeast corner of East Skelly Drive and South Utica Avenue requesting rezoning from **RS-3 to OL**

11. **Z-7557 Jim Beach** (CD 4) Location: East of the northwest corner of South Peoria Avenue and East 8th Street South requesting rezoning from **RS-4 to RM-3**
12. **Z-7558 Tulsa City Council** (CD 2) Location: Multiple properties north of the northwest corner of West 81st Street South and South Union Avenue requesting rezoning from **RS-3 to AG-R**

13. **Alan Farms** (County) Minor Subdivision Plat, Location: South of the southeast corner of East 161st Street South and South Lewis Avenue

14. **Easton Estates** (County) Preliminary Plat, Location: South of the southeast corner of East 161st Street South and South Lewis Avenue

15. **Comanche Park** (CD 1) Preliminary Plat, Location: Northeast and southeast corner of East 36th Street North and North Peoria Avenue

16. **QuikTrip No. 0039** (CD 9) Preliminary Plat, Location: Southwest corner of East 31st Street South and South Yale Avenue

17. **Church of St. Mary** (CD 9) Preliminary Plat, Location: Southwest corner of East 48th Place South and South Quincy Avenue

**OTHER BUSINESS**

18. **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 tulsaplanning.org email address: esubmit@incoq.org

**TMAPC Mission Statement:** The Mission of the Tulsa Metropolitan Area Planning Commission (TMAPC) is to provide unbiased advice to the City Council and the County Commissioners on development and zoning matters, to provide a public forum that fosters public participation and transparency in land development and planning, to adopt and maintain a comprehensive plan for the metropolitan area, and to provide other planning, zoning and land division services that promote the harmonious development of the Tulsa Metropolitan Area and enhance and preserve the quality of life for the region's current and future residents.
**Case Number:** PUD-196-A-3
**Minor Amendment**

**Hearing Date:** June 17, 2020

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**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
**Applicant:** Stephen Kerr
**Property Owner:** Mark Redman, Tides Car Wash

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

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**Applicant Proposal:**
Concept summary: PUD minor amendment to allow signage on the South and West sides of the building.

- **Gross Land Area:** 0.97 acres
- **Location:** S of SW/c of Memorial Dr and E 71st St S
- **7188 S Memorial Drive**

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**Zoning:**
- **Existing Zoning:** CS/PUD-196-A
- **Proposed Zoning:** No Change

**Comprehensive Plan:**
- **Land Use Map:** Regional Center
- **Growth and Stability Map:** Growth

**Staff Data:**
- **TRS:** 8311

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**Staff Recommendation:**
Staff recommends approval

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**City Council District:** 8
- **Councilor Name:** Phil Lakin

**County Commission District:** 3
- **Commissioner Name:** Ron Peters
SECTION I: PUD-196-A-3 Minor Amendment

Amendment Request:
Amend the development standards to allow signage on the South and West Sides of the building. Currently, signage is restricted to the North and East sides of the building. The applicant would like to allow signage on the South and West sides as well. To the west is a shopping center and to the south is an apartment complex. In commercially zoned areas, signage direction is not, typically, limited.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.1.2.c(12) of the City of Tulsa Zoning Code.

"Modifications to approved signage, provided the size, location, number and character (type) of signs is not substantially altered."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in PUD-196-A.

2) All remaining development standards defined in PUD-196-A and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)

With considerations listed above, staff recommends approval of the minor amendment to allow signage on the South and West sides of the building.
Note: Graphic overlays may not precisely align with physical features on the ground.
Case Number: PUD-628-C-4/Z-6467-SP-7d
Minor Amendment

Hearing Date: June 17, 2020

**Case Report Prepared by:**
Jay Hoyt

**Owner and Applicant Information:**
Applicant: Nathalie Cornett
Property Owner: W.O. Smith Trust

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

![Location Map Image](image)

**Applicant Proposal:**
Concept summary: PUD minor amendment to increase building coverage from 37% to 43%

Gross Land Area: 2.65 acres
Location: E of SE/c S 97th E Ave and E 93rd St S
Lot 3, Block 1 Cedar Ridge Park

**Zoning:**
Existing Zoning: CO/PUD-628-C/Z-6467-SP7
Proposed Zoning: No Change

**Comprehensive Plan:**
Land Use Map: Regional Center
Growth and Stability Map: Growth

**Staff Recommendation:**
Staff recommends approval

**City Council District:** 7
*Councilor Name:* Lori Decter Wright

**County Commission District:** 3
*Commissioner Name:* Ron Peters

**Staff Data:**
TRS: 8419
SECTION I: PUD-628-C-4 Minor Amendment

Amendment Request:
Amend the development standards to increase the allowable building coverage from 37% to 43% as shown on the conceptual plan. Typical building coverage in commercially zoned sites is between 50% to 75%, so this request would be within the normal allowances for commercially zoned lots.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in PUD-628-C.

2) All remaining development standards defined in PUD-628-C and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Conceptual Site Plan

With considerations listed above, staff recommends approval of the minor amendment to increase allowable building coverage from 37% to 43%.
SECTION I: PUD-628-C-4 Minor Amendment

Amendment Request:
Amend the development standards to increase the allowable building coverage from 37% to 43% as shown on the conceptual plan. Typical building coverage in commercially zoned sites is between 50% to 75%, so this request would be within the normal allowances for commercially zoned lots.

Staff Comment: This request is considered a Minor Amendment as outlined by Section 30.010.I.2.c(9) of the City of Tulsa Zoning Code.

"Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered."

Staff has reviewed the request and determined:

1) The requested amendment does not represent a significant departure from the approved development standards in PUD-628-C.

2) All remaining development standards defined in PUD-628-C and subsequent amendments shall remain in effect.

Exhibits included with staff report:
INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Conceptual Site Plan

With considerations listed above, staff recommends approval of the minor amendment to increase allowable building coverage from 37% to 43%.
Subject Tract
PUD-628-C-4/
Z-6467-SP-7c
18-14 19

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

Aerial Photo Date: February 2018
**Case:** Resubdivision of Block 4 Pasadena Addition

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**
Nathan Foster

**Owner and Applicant Information:**
- **Applicant:** Nathalie Cornett, Eller & Detrich
- **Owners:** Hargmer Properties LLC, Bill F. Scott, Abbey Road Eastoak LLC

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

**Applicant Proposal:**
- Amendment to Deed of Dedication
- **Location:** Southwest corner of East 43rd Street South and South Peoria Avenue
- **Summary:** Amending previously filed deed of dedication to align building setbacks with current zoning code requirements.

**Zoning:** CS, RM-2

**Staff Recommendation:**
Staff recommends approval of the amendment

**City Council District:** 9
- **Councilor Name:** Ben Kimbro

**County Commission District:** 2
- **Commissioner Name:** Karen Keith

**EXHIBITS:** Amendment of Deed of Dedication of Resubdivision of Block 4 Pasadena Addition
Amendment of Deed of Dedication of

RESUBDIVISION OF BLOCK 4
PASADENA ADDITION

WHEREAS the undersigned are the Owners of all of the lots in Resubdivision of Block 4, Pasadena Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the Recorded Plat thereof [Plat No. 2416 in the records of the Tulsa County Clerk], the "Subdivision" and

WHEREAS, Sections 1 and 2 of the Owner's Certificate of Deed of Dedication and Bill of Assurance accompanying said Plat (the "Deed of Dedication") establish private covenants, enforceable by the owners of property within the Subdivision, and

WHEREAS Section 1 of the Deed of Dedication reads as follows:

All buildings located on said lots shall be located no nearer to the front or side or rear of said lots than the building set back lines provided in the above and attached Plat,

and

WHEREAS, the Plat depicts a building setback line affecting Lots One (1) and Two (2) (collectively, the "Subject Property") a distance of 50 feet from Peoria Avenue (i.e. the East boundary of said Lots), and

WHEREAS, said 50 foot building setback is no longer necessary and, under the current zoning classification of the Subject Property, is not required by the Tulsa Zoning Code (Title 42 Tulsa Revised Ordinances), and

WHEREAS all of the undersigned Owners are in agreement to amend the Deed of Dedication to delete the requirement that the setback from Peoria Avenue be as depicted on the Plat and to provide that the setback from Peoria Avenue established by private covenants enforceable by owners of property within the Subdivision shall be ten feet (10').

NOW, THEREFORE, the undersigned, being the owners of all of the lots in the Subdivision hereby make the following amendment to the Deed of Dedication, to-wit:

1. Section 1 of the Deed of Dedication is amended to read as follows:
All buildings located on said lots shall be located no nearer to the front or side or rear of said lots than the building set back lines provided in the above and attached Plat. Notwithstanding the foregoing, the "50' building line" depicted along Peoria Avenue on the attached Plat is no longer of any force or effect, and the required set back from Peoria Avenue shall be ten feet (10').

2. This Amendment pertains to the private covenants established by the Deed of Dedication and does not purport to amend any zoning regulations applicable to the property within the Subdivision.

3. This Amendment shall be effective from and after its approval by the Tulsa Metropolitan Area Planning Commission and the recording of this Amendment in the land records in the office of the Tulsa County Clerk.

4. There is attached hereto an ownership report prepared by an abstractor licensed by the State of Oklahoma listing by name the owners of all of the Lots situated in the Resubdivision of Block 4, Pasadena Addition, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

Dated this ___ day of ________________, 2020.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

[SIGNATURE PAGES FOLLOW.]
SIGNATURE PAGE TO
Amendment of Plat and Deed of Dedication of
RESUBDIVISION OF BLOCK 4
PASADENA ADDITION

HARGMER PROPERTIES, LLC,
an Oklahoma limited liability company,

By: __________________________
Name: ________________________
Manager
Owner of Lot 1, Block 4, Resubdivision of
Block 4, Pasadena Addition

STATE OF OKLAHOMA )
) ss.
COUNTY OF TULSA )

This instrument was acknowledged before me, a Notary Public, in the State of
Oklahoma, this ________ day of ____________, 2020, by
__________________________ as Manager of HARGMER PROPERTIES, LLC, an
Oklahoma limited liability company.

My Commission No. ______________ expires ______________, 20_____

__________________________
NOTARY PUBLIC
SIGNATURE PAGE TO
Amendment of Plat and Deed of Dedication of

RESUBDIVISION OF BLOCK 4
PASADENA ADDITION

BILL F. SCOTT

CLEO K. SCOTT
Owners of Lot 2, Block 4, Resubdivision of Block 4, Pasadena Addition

STATE OF OKLAHOMA )
) ss.
COUNTY OF TULSA )

This instrument was acknowledged before me, a Notary Public, in the State of Oklahoma, this _____ day of ________, 2020, by BILL F. SCOTT and CLEO K. SCOTT, husband and wife.

My Commission No. ___________ expires ________________, 20______

NOTARY PUBLIC
SIGNATURE PAGE TO
Amendment of Plat and Deed of Dedication of

RESUBDIVISION OF BLOCK 4
PASADENA ADDITION

ABBECY ROAD EASTOAK, LLC, an
Oklahoma limited liability company,

By: ________________________________

Name: ________________________________
Manager

Owner of Lot 3, Block 4, Resubdivision of
Block 4, Pasadena Addition

STATE OF OKLAHOMA )

) ss.
COUNTY OF TULSA )

This instrument was acknowledged before me, a Notary Public, in the State of
Oklahoma, this _____ day of __________, 2020, by ______________________ as
Manager of Abbey Road Eastoak, LLC, an Oklahoma limited liability company.

My Commission No. ______________ expires ______________, 20_____

______________________________
NOTARY PUBLIC
APPROVED BY:
TULSA METROPOLITAN AREA PLANNING COMMISSION

By: ____________________________
    Chairman

Dated: _________________________

______________________________
    Secretary
Randall Coffman, of lawful age and being first duly sworn upon oath, deposes and says as follows:

Affiant is the Vice-President of Tulsa Abstract and Title Company, an Oklahoma Corporation (the "Company") and duly qualified and lawfully bonded abstractor whose bond is in force at the date of the Affidavit on behalf of the Company, and an Officer of the Company.

The following named firms and individuals are or were all of the Last Grantees of record of property within:

All of Resubdivision of Block Four (4), PASADENA ADDITION, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma, according to the recorded Plat thereof.

Names and property are located on the attached Exhibit "A".

As of April 17, 2020 at 7:59 A.M. further affiant sayeth not.

Subscribed and sworn to before me this 22nd day of April, 2020.

Notary Public

My Commission expires: 02-21-2024

Invoice Number: 477552
EXHIBIT "A"

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<td>Hargmer Properties, LLC</td>
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<td>8815 South Toledo Avenue</td>
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<td>Bill F. Scott and</td>
<td>Lot 2, Block 4</td>
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<tr>
<td>Cleo K. Scott</td>
<td></td>
</tr>
<tr>
<td>3656 East 49th Street</td>
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<tr>
<td>Tulsa, OK 74135</td>
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<td>Abbey Road Eastoak LLC</td>
<td>Lot 3, Block 4</td>
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<tr>
<td>1870 South Boulder Avenue</td>
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<td>Tulsa, OK 74119</td>
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**Case Number:** Z-7548

**Hearing Date:** June 17, 2020  
(Continued from May 6, 2020)

**Case Report Prepared by:**  
Dwayne Wilkerson

**Owner and Applicant Information:**  
**Applicant:** John Fothergill  
**Property Owner:** Derold W. & Mark A. Wofford

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

![Location Map](image)

**Applicant Proposal:**  
**Present Use:** Vacant  
**Proposed Use:** Office/Warehouse  
**Concept Summary:** Construct office / warehouse building on empty lot  
**Tract Size:** 0.51 ± acres  
**Location:** Northwest corner of East 5th Street South & South Northfolk Avenue

**Zoning:**  
**Existing Zoning:** IL and RM-2  
**Proposed Zoning:** CH

**Comprehensive Plan:**  
**Land Use Map:** Employment, Park and Open Space  
**Stability and Growth Map:** Area of Growth

**Staff Recommendation:**  
Staff recommends denial.  
This lot and its proposed building conflict with the current concept plans for the Elm Creek west detention facility and the 6th Street Small Area Plan.

**Staff Data:**  
**TRS:** 9201  
**CZM:** 36

**City Council District:** 4  
**Councilor Name:** Kara Joy McKee  
**County Commission District:** 2  
**Commissioner Name:** Karen Keith

REVISED 6/11/2020
SECTION I: Z-7548

DEVELOPMENT CONCEPT: Applicant plans to construct an office warehouse on an empty lot. The property has two zoning categories and the applicant requests it to be changed to a single category.

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

DETAILED STAFF RECOMMENDATION:

Z-7548 requesting CH zoning allows uses and density is non-injurious to the surrounding properties and,

CH zoning allows uses that are consistent with the employment land use designation and,

CH zoning allows uses that are not consistent with the anticipated development pattern in the area and,

The Elm Creek Master Plan is consistent with the Park and Open Space land area designation and the City has funding for the planned storm water facility and open space therefore,

Staff recommends Denial of Z-7548 to rezone property from RM-2 and IL to CH

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The planning effort on this area of Tulsa has been extensive. CH zoning does not have a maximum floor area ratio, building heights or building setbacks. Many of these uses and the unlimited floor area are generally consistent with the planned development around the open space and park area however this request conflicts with the Park and Open Space land use designation.

Land Use Vision:

Land Use Plan map designation: The site is on the west edge of the Park and Open Space land use designation and one lot that is zoned RM-2 is in the Employment Land Use area.

Parks and open space should be protected and promoted. Parks are meant to be publicly used and widely accessible by a network of streets, trails and sidewalks. Parks and open space should be connected with nearby institutions, such as schools or hospitals. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. Open spaces are protected, environmentally rich areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. Open space tends to have limited access and is not typically used for recreation.
Employment areas contain office, warehousing, light manufacturing and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity.

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

Areas of Stability and Growth designation: The site is completely inside the Area of Growth designation.

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

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

Transportation Vision:

Major Street and Highway Plan:
East 5th Street South and South Norfolk Avenue are not illustrated on the major street and highway plan. 5th Street South connects to Peoria just east of this site where transit riders can connect to the Bus Transit system on Peoria approximately two blocks from the site.

Trail System Master Plan Considerations: None

RELATIONSHIP TO THE SMALL AREA PLAN: (PEARL DISTRICT SMALL AREA PLAN)

Small Area Plan Land Use Vision:

The site is included a Park and Open Space land use designation. The Small Area Plan update was approved and adopted in July of 2019. The Park and Open Space land use designation anticipated public investment in a regional detention facility at this site. The rezoning request is in the planned storm water detention area. When that facility is constructed it is likely the proposed building will be demolished.
Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is nearly flat and there are no existing structures.

Environmental Considerations: The subject property is in a planned regional stormwater detention facility and is in an area where the City of Tulsa is currently acquiring property for construction of this pond.

Streets:

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<th>MSHP R/W</th>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
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<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
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**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Ordinance number 13951 dated October 12, 1977 established the current zoning for the subject property.

**Subject Property:**

**Z-7489 (withdrawn):** This application requested the rezoning of a .37+ acre tract of land from IL/RM-2 to CH for office/warehouse on property located northwest corner of East 5th Street South and South Norfolk Avenue. After being continued twice, the application was ultimately withdrawn September 16th, 2019 by the applicant.

**Z-5027 September 1977:** All concurred in approval of a request for rezoning a tract of land from RM-2 to IL, per Planning Commission Conditions, on property located northwest corner of 5th Street and Norfolk. (Ordinance No. 13951)

Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

**Surrounding Property:**

**Z-7457 December 2018:** All concurred in approval of a request for rezoning a .16+ acre tract of land from RM-2 to MX-1-U-U for mixed use, on property located northeast corner of East 5th Place South and South Norfolk Avenue.

**PUD-817-A July 2015:** All concurred in approval of a proposed Major Amendment to PUD on a .5+ acre tract of land to add Use Units 12A- Adult Entertainment Establishments and 20-Commercial Recreation-Intensive to allow a potential taproom and recreation and occasional events in an outdoor space on site, with the proposed uses limited to those associated with a microbrewery, as well as modify the maximum number of beer barrels that can be produced from 5,000 to 15,000, on property located southeast corner of East 4th Street South and South Madison Avenue.

**Z-7277/PUD-817 September 2014:** All concurred in approval of a request to rezone a .5+ acre tract of land from CH to IL and approval of a proposed Planned Unit Development for a microbrewery, on property located southeast corner of East 4th Street and South Madison Avenue.

**BOA-15072 March 1989:** The Board of Adjustment approved a Special Exception to allow for engineering office uses in an RM-2 zoned district, finding that the area is planned for redevelopment into uses compatible with the downtown area, on property located at 1003 East 5th Place.
**Z-4442 July 1973:** All concurred in approval of a request for rezoning a .61+ acre tract of land from RM-2 to IL for Use Unit 17, on property located northside of 5th Street between Norfolk and Owasso.

**Z-4389 April 1973:** All concurred in approval of a request for rezoning a .32+ acre tract of land from RM-2 to IL for Use Unit 17, on property located northwest corner of 5th Street and Owasso Avenue.
Note: Graphic overlays may not precisely align with physical features on the ground.
Subject Tract Z-7548 19-12 01

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

Aerial Photo Date: February 2018
SUBJECT TRACT
LAND USE PLAN
EMPLOYMENT &
PARK AND OPEN SPACE
## Case Report Prepared by:
Dwayne Wilkerson

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

![Location Map](image)

## Owner and Applicant Information:
**Applicant:** Stuart Van De Wiele  
**Property Owner:** Kennon & Jones LLC

## Applicant Proposal:
**Present Use:** Commercial  
**Proposed Use:** Commercial  
**Concept summary:** Repurpose existing building with expanded uses that may be allowed in a CG district. CG provides additional floor area opportunities and additional use opportunities.  
**Tract Size:** 0.9 ± acres  
**Location:** East of the Southeast corner of East 11th Street South & South 107th East Avenue

## Zoning:
**Existing Zoning:** CS  
**Proposed Zoning:** CG

## Comprehensive Plan:
**Land Use Map:** Mixed-Use Corridor  
**Stability and Growth Map:** Area of Growth

## Staff Recommendation:
**Staff recommends approval.**

## Staff Data:
**TRS:** 9407  
**CZM:** 39

## City Council District:
**5**  
**Councilor Name:** Cass Fahler

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

---

**Case Number:** Z-7552  
**Hearing Date:** June 17, 2020
SECTION I: Z-7552

DEVELOPMENT CONCEPT: Repurpose existing building and property with expanded uses that may be allowed in a CG district. CG provides additional floor area opportunities and additional use opportunities.

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

DETAILED STAFF RECOMMENDATION:
CG zoning allows uses that are generally consistent with the Mixed-Use Corridor land use designation and,

The surrounding property has been developed with uses allowed in a CS district and a variety of special exceptions that allow light industrial uses in a CS district. CG zoning is generally consistent with that development pattern and,

The architectural style of the development in this area is like many light industrial development areas and the proposed zoning change the Mixed-Use Corridor land use designation for the area therefore,

Staff recommends approval of Z-7552 to rezone property from CS to CG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The uses allowed in a CG zoning category allow more vehicular uses that are not currently allowed in the surrounding properties however many of the surrounding properties have been granted special exception uses for vehicular use categories. 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

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:

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 that affect this site.

Small Area Plan: None

Special District Considerations: Route 66 Overlay. This overlay designation changes sign standards but does not affect any uses.

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is currently occupied with a single-story office warehouse.
Environmental Considerations: None that would affect site redevelopment.

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 11th Street</td>
<td>Secondary Arterial with Multi Modal Overlay</td>
<td>100 feet</td>
<td>(6 lanes) 3 each direction with landscape median</td>
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</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>
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<tr>
<td>North</td>
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<td>Employment</td>
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<td>Mixed-use corridor</td>
<td>Growth</td>
<td>Dollar General</td>
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<td>South</td>
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<td>Mixed-use corridor</td>
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<td>West</td>
<td>CG</td>
<td>Mixed-use corridor</td>
<td>Growth</td>
<td>Commercial use with light industry approvals</td>
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</table>

SECTION III: Relevant Zoning History

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

Subject Property:

BOA-13911 January 1986: The Board of Adjustment approved a Special Exception to allow retail, building material sales business with minor wholesaling in a CS District, per plot plan submitted, on property located at 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-12976 January 1984: The Board of Adjustment approved a Variance of the required 100' setback from the centerline of 11th Street to 89' to allow for new construction in a CS District under the provisions of Section 1670, per plans submitted, on property located at the southeast corner of 11th Street and South 107th East Avenue.

Surrounding Property:

Z-7535 February 2019: All concurred in denial of a request for rezoning a .42+ acre tract of land from CS to IL for a medical marijuana grow facility, on property located northwest corner of East 12th Street South and South 107th East Avenue.

PUD-843 February 2016: All concurred in approval of a proposed Planned Unit Development on a 4.37+ acre tract of land for mixed-use/commercial, on property located west of the southwest corner of East 11th Street and S. 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), with 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, per conceptual site plan 3.8, on property located at 10880 East 11th Street.

BOA-20547 September 2007: The Board of Adjustment approved a Special Exception to permit automobile and allied activities (Use Unit 17) in a CS District (Section 701), with conditions: limited to tire/wheel sales and service, automotive repair except engine work, no portable signs in place on the property, no outside storage of materials, parts or equipment, all refuse placed in appropriate containers, approval for a period of five years, on property located at 10705 East 11th Street South.

BOA-19709 November 2003: The Board of Adjustment denied a Special Exception to permit Use Unit 17 uses in a CS District, a Variance of the setback from an R District from 12' to 0' to permit a building at the property line, and a Variance of required screening from an R District, finding it is an inappropriate use for cart blanc Use Unit 17 in this area, and finding a lack of hardship, on property located at northwest corner of East 11th Street and South 107th East Avenue.

BOA-19331 March 2002: The Board of Adjustment approved a Special Exception to permit a Use Unit 15 (electrical contractor) in a CS district, on property located at 10705 East 11th Street.

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 this hearing, on property located at 10740 East 11th Street.
**BOA-18668 March 2000:** The Board of Adjustment approved a Special Exception to allow an electrical contractor business (Use Unit 15) in a CS district, on property located at 1136 South 107th East Avenue.

**BOA-14951 October 1988:** The Board of Adjustment approved a Special Exception to permit Use Unit 17 (automotive uses) in a CS zoned district, a Variance to allow open air storage and display of merchandise for sale within 300' of an R District, per site plan submitted, subject to Traffic Engineering approval for the location of storage racks on the north and east sides of the property, and subject to the sales business being limited to pick-up camper shells and accessories, finding that the original plot plan has been revised and the variance of the setback from the street to the east and the variance of the parking requirements is no longer needed, on property located at east of the northeast corner of 11th and 107th East Avenue.

**BOA-13933 February 1986:** The Board of Adjustment approved a Special Exception to allow an automotive custom repair and related sales facility in a CS zoned district and a Special Exception to remove the screening requirements where existing physical features provide visual separation of uses; finding that there are similar uses in the area and the automotive facility will be compatible with the neighborhood, and finding that the RS zoned property to the north that would require screening is actually vacant land and a creek, on property located at 10877 East 11th Street.

**BOA-13517 April 1985:** The Board of Adjustment approved a Special Exception to permit a car wash in a CS zoned district with the restrictions that the exterior building materials of the car wash be compatible with the abutting apartment complex, there will be an attendant on duty seven days a week from 8:00am to 10:00pm, and that it is built per plot plan submitted, on property located at the northwest corner of 11th Street and 107th East Avenue.

**BOA-13350 November 1984:** The Board of Adjustment approved a Variance to allow a guttering and roofing establishment in a CS zoned district, per plot plan submitted, finding that due to the unusual circumstances of the land (in regard to the flood plain developed), on property located at east of the northeast corner of 107th East Avenue and 11th Street, finding that the literal enforcement of the Code would result in an unnecessary hardship to the applicant

**Z-5462 December 1982:** All concurred in approval of a request for rezoning a 2.3+ acre tract of land from CS/RS-3 to CG for a Use Unit 21- Outdoor Advertising to allow a larger sign, on property located east of the northeast corner of 11th Street and Mingo Valley Expressway.

**BOA-12137 August 1982:** The Board of Adjustment approved a Special Exception to allow a Use Unit 17 (muffler shop) in a CS District as described using tilt-up rock panels, subject to all work being performed inside, that all storage be inside with no outside storage being permitted, that refuse be placed outside in covered containers, and that no manufacturing of mufflers take place at the subject location, on property located at 10705 East 11th Street.

**BOA-11993 June 1982:** The Board of Adjustment denied a Special Exception to locate a muffler shop in a CS District, on property located at 10705 East 11th Street.

**Z-5484 March 1981:** All concurred in approval of a request for rezoning a 2.1+ acre tract of land from CS/RS-3 to CG commercial, on property located east of the northeast corner of 11th and Mingo Valley Expressway.
BOA-11386 March 1981: The Board of Adjustment approved a Special Exception to permit a Use Unit 15 for other trades and services in a CS District and a Special Exception to waive the screening requirement on the north property line until such time that the north portion of the property is developed residentially or is sold, all subject to plans submitted, with the condition that no outside storage will be permitted, on property located at east of the northeast corner of 107th and 11th Streets.

BOA-11040 June 1980: The Board of Adjustment approved an Exception to permit an electrical contractor in a CS District with the screening fence to be constructed all around the building as drawn on the submitted plot plan, with access being also screened, (gates) as shown on the plot plan, no outside storage shall exceed the height of the screening fence, outside storage limited to lighting poles and arms, on property located at 10705 East 11th Street.

BOA-09990 June 1978: The Board of Adjustment approved an Exception to operate a retail glass outlet and an Exception to remove the screening requirement cannot be achieved, per plot plan, in a CS and RS-3 District, on property located at 10737 East 11th Street.

BOA-07212 November 1971: The Board of Adjustment approved a Special 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.

Z-3972 August 1971: All concurred in approval of a request for rezoning a 27.998+ acre tract of land from CS to RM-1 for Multi-family, on property located southwest corner of 11th Street and Garnett Road.

Z-3854 February 1971: All concurred in approval of a request for rezoning a 1.8+ acre tract of land from RS-3/CS to RM-2 for apartments, on property located north side 11th Street, east of Mingo Valley Expressway.

BOA-05814 March 1968: The Board of Adjustment approved a Variance of the permitted use provisions of U-3A to permit the erection of pumps, lights, and canopy for a service station, subject to the plot plan submitted, on property located at southwest corner of 107th East Avenue and 11th Street.
Subject Tract

Z-7552

19-14 07

Aerial Photo Date: February 2018

Note: Graphic overlays may not precisely align with physical features on the ground.
<table>
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<th>Case Report Prepared by:</th>
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<tbody>
<tr>
<td>Dwayne Wilkerson</td>
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<th>Owner and Applicant Information:</th>
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<tr>
<td>Applicant: Ricky Jones</td>
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<td>Property Owner: 41st Street Development LLC</td>
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<th>Applicant Proposal:</th>
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<td>Present Use: Vacant</td>
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<td>Proposed Use: Single-family Residential</td>
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<td>Concept summary: Rezone from RS-3 (minimum 60 feet wide and 6900 sq. ft.) to RS-4 (minimum 50 feet wide and 5500 sq. ft.).</td>
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<td>Tract Size: 68.28 ± acres</td>
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<td>Location: East of the Southeast corner of East 36th Street South &amp; South 145th East Avenue</td>
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<td>Proposed Zoning: RS-4</td>
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<th>Comprehensive Plan:</th>
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<td>Land Use Map: New Neighborhood</td>
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<td>Stability and Growth Map: Area of Growth</td>
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<td>Staff recommends approval.</td>
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<tr>
<td>Councilor Name: Connie Dodson</td>
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<tr>
<td>County Commission District: 1</td>
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<tr>
<td>Commissioner Name: Stan Sallee</td>
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</table>
SECTION I: Z-7553

DEVELOPMENT CONCEPT: The applicant has submitted a request to consider rezoning from RS-3 zoning which requires a minimum lot width of 60 feet and a minimum lot size of 6900 square feet to RS-4 zoning that requires a minimum lot width of 50 feet and minimum lot size of 5500 sq. ft.

EXHIBITS:

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

DETAILED STAFF RECOMMENDATION:

Z-7553 requesting RS-4 zoning allows single family residential uses that are compatible with the surrounding properties and,

Lot and building regulations in a RS-4 district allow a greater density than the abutting RS-3 zoned properties however RS-4 zoning is consistent with the anticipated future development pattern of the surrounding property and,

RS-4 zoning is consistent with the New Neighborhood land use designation of the Comprehensive Plan therefore,

Staff recommends Approval of Z-7553 to rezone property from RS-3 to RS-4.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RS-4 zoning is primarily used for a smaller lot single family residential use and is consistent with the New Neighborhood land use designation.

Land Use Vision:

Land Use Plan map designation: New Neighborhood
The New Neighborhood residential building block is comprised of a plan category by the same name. It is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single-family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or New Neighborhood or Town Center.

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:
The east side of the site abuts a planned arterial street and adequate street right of way should be dedicated as part of the plat process. The street does not exist, and the applicant should be aware that some access to the south along that right of way may be required for redevelopment of this site.

The north side of the site also abuts a planned residential collector street. During the development of this site the east/west collector street will be required to satisfy the major street and highway plan standards.

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is undeveloped with some tree cover and gently sloping terrain. The east side of the site is at the upper end of Adams Creek drainage basin and may be sensitive to wetlands and water quality considerations. Terrain around the creek is steeper and may be more challenging for home site development.

Environmental Considerations: Adams Creek stream channel is near the east boundary of the site. During the plat process considerations for creek preservation and development on the fringes of the floodplain will be necessary to preserve the water quality in the basin. The alignment of East 161st Street may not follow the typical section line arrangement and we will recommend alignment considerations during the plat process and recommend further discussions with City Engineering early in the plat process to discuss street construction and alignment possibilities.
Streets:

<table>
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<tr>
<th>Existing Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>East 36th Place South</td>
<td>Residential Collector</td>
<td>60 feet</td>
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<tr>
<td>South 152nd East Avenue</td>
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<td>50 feet</td>
<td>2</td>
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<tr>
<td>East 38th Street South</td>
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<td>Future Access requirements</td>
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<tr>
<td>161st Street South (East boundary of subject property)</td>
<td>Secondary Arterial</td>
<td>100 feet</td>
<td>This planned street has not been constructed</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
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<td>North</td>
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<td>New Neighborhood</td>
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<td>East</td>
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<tr>
<td>West</td>
<td>RS-3</td>
<td>New Neighborhood</td>
<td>Growth</td>
<td>Single-family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

**ZONING ORDINANCE**: Ordinance number 11826 dated June 26, 1970 established zoning for the subject property.

**Subject Property:**

No Relevant History.

**Surrounding Property:**

**Z-7392 September 2017**: All concurred in approval of a request for rezoning a 5.5± acre tract of land from AG/RM-0 to RS-3 for a Single-family subdivision, on property located west of the northwest corner of East 41st Street and South 161st East Avenue.

6/17/2020 1:00 PM
Subject Tract

Z-7553

19-14 22

Aerial Photo Date: February 2018

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

Growth and Stability

Area of Growth
Area of Stability

Z-7553
19-14 22
### Case Report Prepared by:

Dwayne Wilkerson

### Owner and Applicant Information:

**Applicant:** Daniel Regan  
**Property Owner:** Christopher C. Regan

### Applicant Proposal:

**Present Use:** Residential  
**Proposed Use:** Agricultural  

**Concept summary:** Rezone to allow agriculture uses and repurpose existing buildings on the site.  
**Tract Size:** 4.21 ± acres  
**Location:** Southwest corner of Mohawk Boulevard & North Winston Avenue

### Zoning:

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

### Comprehensive Plan:

**Land Use Map:** Park and Open Space, Existing Neighborhood  
**Stability and Growth Map:** Area of Stability

### Staff Recommendation:

Staff recommends approval.

### Staff Data:

**TRS:** 0316  
**CZM:** 22

### City Council District:

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

### County Commission District:

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

---

**Case Number:** Z-7554  
**Hearing Date:** June 17, 2020
SECTION I: Z-7554

DEVELOPMENT CONCEPT:
The rezoning request is primarily an effort to repurpose the existing buildings on the site to allow for agricultural uses.

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

DETAILED STAFF RECOMMENDATION:
Use allowed in an AG district are generally compatible with the surrounding uses in this area and,

Uses allowed in the AG district are consistent with the anticipated future development of surrounding properties and,

Infrastructure for streets and utilities is sufficient for uses anticipated and there are no known environmental concerns for redevelopment of this property in an AG district,

The requested AG zoning will support redevelopment of the existing buildings on the property therefore,

Staff recommends Approval of Z-7554 to rezone property from RS-3 to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: AG zoning requested on this parcel is not consistent with the existing neighborhood land use designation however repurposing this parcel with AG zoning does not prohibit future residential development. The buildings on the property are consistent with typical uses that may be used for AG purposes and are not injurious with the surrounding Mohawk park golf and maintenance facilities.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is wooded and contains several buildings that are not visible from the street. Phone conversations from the neighborhood indicate that the large building on site was a skating rink but has not been used in decades.

Environmental Considerations: None

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>Mohawk Blvd</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>North Winston Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
</tbody>
</table>

Utilities:

The subject tract has municipal water available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Park and Open Space</td>
<td>Stability</td>
<td>Mohawk Park Golf Maintenance facility</td>
</tr>
<tr>
<td>East</td>
<td>RS-3</td>
<td>Park and Open Space</td>
<td>Stability</td>
<td>Mohawk Golf Course</td>
</tr>
<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing neighborhood</td>
<td>Stability</td>
<td>Large lot residential</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Park and Open Space</td>
<td>Stability</td>
<td>Single family residential and City of Tulsa land management offices</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

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

Subject Property:

No Relevant History.

Surrounding Property:

BOA-20193 February 2006: The Board of Adjustment approved an amendment to the previously approved Mohawk Park Master Plan and a Special Exception to permit a public park to expand Mohawk Park, less and except the two airport parcels and the west half of the proposed soccer fields, on property located at 5701 East 36th Street North.

BOA-16503 November 1993: The Board of Adjustment approved a Special Exception to permit a water treatment plant in an RS-3 and AG District, per plot plan submitted, on property located at 3710 Mohawk Boulevard.

BOA-10464 June 1979: The Board of Adjustment approved an Exception to operate a street maintenance satellite facility which will include offices, equipment storage and servicing, and street maintenance material storage, per plot plan submitted on property located at 4122 East Mohawk Boulevard.

BOA-08432 December 1974: The Board of Adjustment approved a Exception to use property for a public park and zoo in an RS-3 District, with the stipulation that any future requests for exceptions will be required to include the entire Mohawk complex, on property located at Mohawk Park.

BOA-08135 December 1973: The Board of Adjustment denied an Exception to use property for a public park and as winter quarters for zoo animals in an RS-3 District, on property located at 36th Street North and Choctaw Drive.

6/17/2020 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2016
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD &
PARK AND OPEN SPACE

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

0 350 700 Feet

20-13 16
Z-7554
Growth and Stability

- Area of Growth
- Area of Stability
**Case Number:** Z-7555 ODP

**Hearing Date:** June 17, 2020

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**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**

**Applicant:** Duane Phillips  
**Property Owner:** James L. Thomas II

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

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**Applicant Proposal:**

**Present Use:** Multi family

**Proposed Use:** Mixed-use Business/Residential

**Concept summary:** Rezoning is requested for future expansion of site development that is currently under construction on E. 15th Street and abutting this site.

**Tract Size:** 0.4 + acres

**Location:** North of the Northwest corner of East 15th Street South & South St. Louis Avenue

---

**Zoning:**

**Existing Zoning:** RM-2

**Proposed Zoning:** OM with an optional development plan

---

**Comprehensive Plan:**

**Land Use Map:** Main Street

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

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**Staff Recommendation:**

Staff recommends approval.

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**Staff Data:**

**TRS:** 9307  
**CZM:** 37

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**City Council District:** 4  
**Councilor Name:** Kara Joy Mckee

**County Commission District:** 2  
**Commissioner Name:** Karen Keith

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*REVISED 6/11/2020*
APPLICANTS DEVELOPMENT CONCEPT:
The proposed Optional Development Plan to be known as "15 St. Louis" presently comprises of 0.40 acres (gross) located just north of East 15th Street on the West side of St Louis. The subject property has 125 feet of frontage on St. Louis Avenue and backs up to an alley that runs North - South between St. Louis Avenue and South Rockford Avenue.

15 St. Louis is a mixed/use infill development of new construction and in keeping with the established predominant arrangement of commercial and destination uses along East 15th Street and multifamily use on the interior property adjoining South St. Louis Avenue.

Existing structures include single family, duplex and multifamily wood structures. These structures will be demolished and a four-story mixed-use structure with access to a split-level parking structure is planned for the entire development area. The first floor will be reserved for office use, such as interior designers and architects with street access to St. Louis Avenue and a sub-grade parking structure adjacent to the alley. The second, floor will provide multi-family apartments units facing St. Louis Avenue with parking access available from the alley towards the west. The third and fourth floors will be multi-family residential units. The basement parking structure will be designed to accommodate parking for both the multi-use development and the commercial development to the South, known as, 1515 Cherry Street.

The rezoning and development plan is submitted to establish a conceptual site plan with designation of uses, permitted intensity, development standards and conditions, including platting and detailed site plan review. The initial development phase will include surface parking that can be shared with the abutting commercial and mixed-use properties.

The Site is presently zoned RM-2 Medium Density Multi-Family District. This proposal would change the zoning to OM, (Office – Medium) with an optional development plan. The new zoning would allow townhouses, mixed use buildings, vertical mixed-use buildings, offices and apartments/condos.

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:

SECTION II: Z-7555 OPTIONAL DEVELOPMENT PLAN STANDARDS

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

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

B) PUBLIC, CIVIC, AND INSTITUTIONAL
   College or University
   Day Care
   Library or Cultural Exhibit
   School established after January 1, 1998
   Utilities and Public Service Facility (minor)
   Wireless Communication Facility (Building mounted antenna only)

C) COMMERCIAL
   Broadcast or Recording Studio
   Financial Services (Excludes personal credit establishment)
   Funeral or Mortuary Service
   Lodging (limited to Bed and Breakfast if approved through the special exception process at the Board of Adjustment)
   Office (includes all specific uses except plasma center is prohibited)
   Parking, Non-accessory (only with additional design standards as part of this development plan)
   Restaurant
      (only permitted if located entirely within a principal office building and may not occupy more than 5% of the buildings floor area.
   Retail Sales
      Consumer shopping goods or Grocery store
      (not allowed unless approved through the special exception process at the Board of Adjustment and must be located entirely within the principle building and may not occupy more than 15% of the floor area of the building in which such uses are located.)
   Studio, Artist, or Instructional Service

RESIDENTIAL BUILDING TYPES:

Household Living
   Three or more households on a single lot
   Multi-unit house (not allowed unless approved through the special exception process at the Board of Adjustment)
   Apartment/condo
   Mixed-use building
   Vertical mixed-use building
SITE DEVELOPMENT STANDARDS

In addition to the supplemental standards and provisions of the Tulsa Zoning Code the following standards apply.

Signs:
Signage shall be limited to one monument style sign. The sign shall be located on the lot within 20 feet of the South St. Louis Avenue right of way and may not exceed 12 feet in height and my not exceed 68 square feet of display surface area. Dynamic display is prohibited:

Lighting:
Exterior area lighting shall be limited to shielded fixtures designed to direct light downward and away from residential properties. Lighting shall be so designed that the light producing elements and the polished light reflecting elements of exterior lighting fixtures shall not be visible to a person standing within an adjacent residential area or street right-of-way. No light standard shall exceed 16 feet in height.

Access and circulation:
During the time that the site is used as a parking area, primary access to the new development will be from South St Louis Avenue and from the alley West of St. Louis. One vehicular access drive not greater than 28 feet wide will be permitted to St. Louis Avenue.

St. Louis Streetscape,
During the time that the site is used as a surface parking area the site will be screened from St. Louis street view with a masonry fence not less than 3 feet tall as measured from the nearest top of curb elevation in the vehicular use area on site. In addition to the landscape and screening requirements of the Tulsa Zoning code a masonry wall will be constructed with materials similar to the screening and retaining wall system on the east side of St. Louis. The wall will be constructed along the entire length of the street frontage and within 20 feet of the St. Louis right of way except where pedestrian access and vehicular access permitted.

DETAILED STAFF RECOMMENDATION:

OM zoning with an optional development plan is compatible with the land use vision of the Comprehensive Plan and,

OM zoning with an optional development plan is non-injurious to the surrounding proximate properties and,

OM zoning with an optional development plan is consistent with the expected development in the area and,

The optional development plan standards are consistent with the requirements of the Tulsa zoning code therefore,
Staff recommends approval of Z-7555 for rezoning the subject property from RM-2 to OM with an optional development plan as outlined in Section II above.

SECTION III: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The OM zoning request with the optional development plan standards is consistent with the Main Street Vision.

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: None

Trail System Master Plan Considerations: None
Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The existing site occupied by a single-story family multifamily building.

Environmental Considerations: None that affect site redevelopment

Streets:

<table>
<thead>
<tr>
<th>Exist. Access</th>
<th>MSHP Design</th>
<th>MSHP R/W</th>
<th>Exist. # Lanes</th>
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<tr>
<td>South St. Louis Avenue</td>
<td>Residential Collector</td>
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Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<table>
<thead>
<tr>
<th>Location</th>
<th>Existing Zoning</th>
<th>Existing Land Use Designation</th>
<th>Area of Stability or Growth</th>
<th>Existing Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>RM-2</td>
<td>Downtown Neighborhood</td>
<td>Growth</td>
<td>Single Family</td>
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<tr>
<td>East</td>
<td>PUD-811 CS, CH, and RS-3</td>
<td>Main Street</td>
<td>Growth</td>
<td>Surface Parking</td>
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<td>South</td>
<td>MX2-U-U</td>
<td>Main Street</td>
<td>Growth</td>
<td>Mixed Use Development (in construction phase)</td>
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<tr>
<td>West</td>
<td>OL and RS-3</td>
<td>Main Street and Downtown Neighborhood</td>
<td>Growth</td>
<td>Surface Parking and Multi family</td>
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</tbody>
</table>

SECTION IV: Relevant Zoning History

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

Subject Property:

**BOA-13059 March 1984:** The Board of Adjustment approved a Special Exception to permit a daycare center in an RM-2 District under the provisions of Section 1680, for a maximum of 50 children, with hours of operation being Monday through Friday from 6 a.m. until 6 p.m., subject to the applicant coming back to the Board with a plot plan and dimension site plan showing the parking on the following described property, on property located at north of the northwest corner of East 15th Street and St. Louis Avenue.
Surrounding Property:

**BOA-22555 February 2019:** The Board of Adjustment accepted a Spacing Verification to permit expansion of the existing liquor store subject to the action of the Board being void should another liquor store or other conflicting use be established prior to the establishment of this liquor store, on property located at 1522 East 15th Street South.

**Z-7452 October 2018:** All concurred in approval of a request for rezoning a .4+ acre tract of land from CS/CH to MX-2-U-U for mixed-use, on property located northwest corner of East 15th Street South and South St. Louis Avenue.

**PUD-811 August 2014:** All concurred in approval of a proposed Planned Unit Development on a 1.88+ acre tract of land for mixed-retail, per staff recommendation, on property located northwest corner of South Trenton Avenue and East 15th Street.

**Z-6869 September 2004:** All concurred in approval of a request for rezoning a .03+ acre tract of land from OL to CH for a restaurant, on property located northwest corner of East 15th Street and South Rockford Avenue.

**BOA-19275 January 2002:** The Board of Adjustment denied a Special Exception to allow a Use Unit 11, computer recording/video photography; internet training through computer; studio, a Variance of the required nine parking spaces to eight, and a Variance of parking standards from an aisle of 21' to 19', finding the lack of a hardship, there is not enough parking space to meet the code requirement, on property located at 1412 South St. Louis.

**BOA-17911 January 1998:** The Board of Adjustment approved a Special Exception to allow office uses in a RM-2 District limited to the existing duplex building and a Special Exception to remove the screening requirements on the west property line, and a Variance of the off-street parking setback from an abutting street, subject to the tri-plex and single-family garage building being removed, on property located at 1402 East 14th Street.

**Z-6167 August 1987:** All concurred in approval of a request for rezoning a .16+ acre tract of land from OL to CS for commercial, on property located 1441 South St. Louis.

**BOA-10687 September 1979:** The Board of Adjustment approved a Special Exception to construct an automobile wash in a CS District, as presented, the north property line to be screened, all lighting to be directed away from the residential single-family area, building to be of masonry construction with epoxy coating, hours of operation to be from 7:00 a.m. to 11:00 p.m. daily, on property located at 15th Street and Trenton Avenue.

**Z-5086 April 1978:** All concurred in approval of a request for rezoning a tract of land from OL to CS, on property located north of the northwest corner of East 15th Street South and South Trenton Avenue.

**Z-4715 September 1974:** All concurred in approval of a request for rezoning a .21+ acre tract of land from CH/OL to CS for an antique shop, on property located north of the northwest corner of 15th Street and St. Louis Avenue.

**BOA-06770 September 1970:** The Board of Adjustment denied a Special Exception to permit operating an ambulance service in an OL District, on property located at 1512 South St. Louis Avenue.

REVISED 6/11/2020
Z-7555
with Optional Development Plan

Subject Tract
19-13 07

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

Aerial Photo Date: February 2020

0 200 400 Feet
Z-7555 with Optional Development Plan

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

Aerial Photo Date: February 2019
Growth and Stability

- Area of Growth
- Area of Stability

Z-7555
with Optional Development Plan

19-13 07
**Case Number:** Z-7556

**Hearing Date:** June 17, 2020

**Case Report Prepared by:**
Dwayne Wilkerson

**Owner and Applicant Information:**
- **Applicant:** Lou Reynolds
- **Property Owner:** Bellaire Assembly of God

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

![Location Map](image)

**Applicant Proposal:**
- **Present Use:** Church
- **Proposed Use:** Office
  - **Concept summary:** Rezone to support site redevelopment on the church site.
- **Tract Size:** 1.19 ± acres
- **Location:** North of the Northeast corner of East Skelly Drive & South Utica Avenue

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

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

**Staff Recommendation:**
- Staff recommends approval.

**Staff Data:**
- **TRS:** 9330
- **CZM:** 47

**City Council District:** 9
- **Councilor Name:** Ben Kimbro

**County Commission District:** 2
- **Commissioner Name:** Karen Keith
SECTION I: Z-7556

DEVELOPMENT CONCEPT:
Rezoning is requested to support redevelopment of existing church site.

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

DETAILED STAFF RECOMMENDATION:

Z-7556 requesting OL zoning would allow uses that are consistent with the provisions outlined in the Mixed-Use Corridor land use vision and the Area of Growth provisions of the Tulsa comprehensive plan and,

Uses allowed in the OL zoning district are consistent with the expected future development of the subject property and,

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

Staff recommends Approval of Z-7556 to rezone property from RS-3 to OL.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

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

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

Transportation Vision:

Major Street and Highway Plan: None

Trail System Master Plan Considerations: None

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: The site is an existing church building with parking. The streets are generally two lane without curb and some on street parking.

Street view below is from the southwest corner of the site looking northeast.

Environmental Considerations: None that would affect site redevelopment.
Streets:

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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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</thead>
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<tr>
<td>South Utica Avenue</td>
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<td>2</td>
</tr>
<tr>
<td>South Victor Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
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</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>
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<tbody>
<tr>
<td>North</td>
<td>RS-3</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Empty lot</td>
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<tr>
<td>East</td>
<td>RM-2</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Multi Family</td>
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<td>South</td>
<td>OL,CS,OM</td>
<td>Mixed Use Corridor</td>
<td>Growth</td>
<td>Office and commercial uses</td>
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<tr>
<td>West</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
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SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11823 dated June 26, 1970 established zoning for the subject property.

Subject Property:

**BOA-02803 March 1956:** The Board of Adjustment granted a request to build a church, with the conditions that the church will not hold any open air meetings pending the erection of a new church and off-street parking is provided, on property located at Lots 7 & 8, Perry's 27207 Subdivision.

Surrounding Property:

**BOA-22821 January 2020:** The Board of Adjustment accepted a Spacing Verification to permit a medical marijuana dispensary subject to the action of the Board being void should another medical marijuana dispensary be established prior to the establishment of this medical marijuana dispensary, on property located at 1711 East Skelly Drive South.

**Z-7495 October 2019:** All concurred in approval of a request for rezoning a .53+ acre tract of land from OL to CS for a dispensary, on property located east of the northeast corner of East Skelly Drive and South Utica Avenue.

**BOA-12145 August 1982:** The Board of Adjustment approved a Special Exception to allow a nursing home with combination elderly apartments in an RM-2 District and a Variance to operate a beauty shop as an accessory use to the nursing home and apartments in an RM-2 District, subject to the following conditions: that the beauty shop be used inhouse only, with no signs or advertising of any kind, that the intent be specifically limited to the residents of the
nursing home or the residents of the elderly apartment units, that the use be limited to the 15' x 20' as requested, on property located at the southeast corner of 50th Street and Victor Avenue.

**Z-4681 June 1974:** All concurred in approval of a request for rezoning a 1+ acre tract of land from RS-3 to OM for office use, on property located northeast corner of Utica Avenue and Skelly Drive.

**Z-4610 April 1974:** All concurred in approval of a request for rezoning a .67+ acre tract of land from RS-3 to OL for office, on property located southeast corner of 50th Street and Victor Avenue.

**BOA-06431 September 1969:** The Board of Adjustment approved an Exception to permit the construction of a nursing home in a U-2C district and an Exception to permit the extension of a nursing home in a U-2C district, subject to the plot plan submitted, on property located at northeast of Victor and the 51st Street Bypass.

**BOA-03398 February 1963:** The Board of Adjustment approved request for permission to extend a non-conforming use (lawn mover repair shop) by adding a 20' x 40' on rear of existing building in a U-1-C District, on property located at Lot 10, Perry's 27207 Subdivision.

**BOA-03339 December 1959:** The Board of Adjustment approved request for permission to continue non-conforming electric shop use in a U-1-C District, on property located at Lot 11, less the South 75 feet thereof, Perry's 27207 Subdivision.

6/17/2020 1:00 PM
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018
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
- Employment
- New Neighborhood
- Mixed-Use Corridor
- Regional Center
- Existing Neighborhood
- Neighborhood Center
- Park and Open Space
- Arkansas River Corridor

Z-7556
19-13 30
Growth and Stability

Area of Growth
Area of Stability

Z-7556
19-13 30
# Case Report

**Case Number:** Z-7557  
**Hearing Date:** June 17, 2020

## Case Report Prepared by:
Dwayne Wilkerson

## Owner and Applicant Information:
**Applicant:** Jim Beach  
**Property Owner:** Amenome, LLC

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

<table>
<thead>
<tr>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
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<td>7</td>
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<tr>
<td>8</td>
</tr>
<tr>
<td>9</td>
</tr>
</tbody>
</table>

## Applicant Proposal:
**Present Use:** Vacant  
**Proposed Use:** Multi-family

*Concept summary:* Repurpose Laura Dester site buildings to accommodate multi-family residential development.

**Tract Size:** 1.64 ± acres  
**Location:** East of the Northeast corner of South Peoria Avenue & East 8th Street South

## Zoning:
**Existing Zoning:** RS-4  
**Proposed Zoning:** RM-3

## Comprehensive Plan:
**Land Use Map:** Downtown Neighborhood, Park and Open Space  
**Stability and Growth Map:** Area of Growth

## Staff Recommendation:
**Staff recommends approval.**

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

## City Council District:
**4**

**Councilor Name:** Kara Joy Mckee

## County Commission District:
**2**

**Commissioner Name:** Karen Keith
SECTION I: Z-7557

DEVELOPMENT CONCEPT: Repurpose former Laura Dester site to accommodate multi-family residential re-development of the existing buildings.

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:
Laura Dester Shelter / Tulsa Boys Home Renovation (RM-3 Rezoning exhibit)
Survey illustrating existing buildings on site.

DETAILED STAFF RECOMMENDATION:
Z-7557 requesting RM-3 is consistent with the downtown neighborhood land use designation and,

Uses and building mass allowed in the RM-3 zoning district is consistent with the expected development of the surrounding properties and preserves the anticipated park and open space area and,

The zoning request is consistent with the goals of the Small Area Plan and,

Multi-family zoning at this location is compatible with the redevelopment opportunities for the existing properties therefore,

Staff recommends Approval of Z-7557 to rezone property from RS-4 to RM-3.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: RM-3 zoning requested for this site is consistent with Downtown Neighborhood land use designation. Some modifications of the Park and Open Space land use designation may be required in the Comprehensive Plan update.

Land Use Vision:

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

Park and Open Space
Parks and open spaces should be protected and promoted. Parks are meant to be publicly used and widely accessible by a network of streets, trails and sidewalks. Parks and open space should be connected with nearby institutions, such as schools or hospitals. Amenities at these park facilities can include playgrounds, pools, nature trails, ball fields, and recreation centers. Open spaces are
protected, environmentally rich areas where development is inappropriate, and where the natural character of the environment improves the quality of life for city residents. Open space tends to have limited access and is not typically used for recreation.

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

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

**Transportation Vision:**

**Major Street and Highway Plan:** None that affect site redevelopment

**Trail System Master Plan Considerations:** None that affect site redevelopment

**Small Area Plan:** Pearl District Small Area Plan
The executive Summary, including details of the Priorities, Goals, and Actions was adopted by the Tulsa Metropolitan Area Planning Commission on July 3rd, 2019.

**Special District Considerations:** None

**Historic Preservation Overlay:** None

**DESCRIPTION OF EXISTING CONDITIONS:**

**Staff Summary:** This site is the former boys home site in Tulsa and includes buildings that will be converted into a group of multi-family residential buildings. Property immediately north of this site is included in a planned stormwater detention facility that will be owned and maintained by the City of Tulsa. The street view below from the south looking north illustrates the building types that are being repurposed.
Environmental Considerations: This site is included in the Elm Creek master drainage plan study. The applicant has coordinated with various departments in the City of Tulsa to prepare the zoning request that is compatible with the planned detention facilities anticipated at this location. Some modifications of the park and open space land use designation may be required administratively.

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>South Quincy Avenue</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>East 8th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
</tr>
<tr>
<td>South Rockford Avenue</td>
<td>None</td>
<td>50 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>RS-4</td>
<td>Park and Open space and Downtown Neighborhood</td>
<td>Growth</td>
<td>Vacant lot and surface parking</td>
</tr>
<tr>
<td>East</td>
<td>RS-4</td>
<td>Park and Open Space</td>
<td>Growth</td>
<td>Single family residential, duplex and vacant</td>
</tr>
<tr>
<td>South</td>
<td>RS-4</td>
<td>Downtown Neighborhood</td>
<td>Growth</td>
<td>Surface Parking and vacant lot</td>
</tr>
<tr>
<td>West</td>
<td>RS-4</td>
<td>Downtown Neighborhood</td>
<td>Growth</td>
<td>Single family and multi family.</td>
</tr>
</tbody>
</table>
SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 18449 dated May 1, 1995 established the current zoning for the subject property.

Subject Property:

Z-6481 April 1995: All concurred in approval of a request for rezoning a 58± acre tract of land from RM-2 to RS-4 for residential, on property located between East 7th Street and 150' north of East 11th Street and 130' west of South Quaker Avenue to 250' East of South Troost Avenue.

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

Surrounding Property:

Z-7503 February 2020: All concurred in approval of a request for rezoning a 1.89 acre tract of land from RS-4/CH to MX-1-U-U for office and retail, on property located north of the northeast corner of East 11th Street South and South Peoria Avenue.

Z-7499 September 2019 (Withdrawn): Z-7499 was a request to rezone a 1.16± acre tract of land from RS-4 to CH for office and retail uses, on property located northeast of the northeast corner of East 10th Street South and South Peoria Avenue.

BOA-09064 June 1976: The Board of Adjustment approved an Exception to use property for church use on Lot 1-8, Block 6 and parking on Lots 1 and 2, Block 7, per plot plan, in an RM-2 District, on property located at 10th Street and Rockford Avenue.

BOA-05079 May 1966: The Board of Adjustment approved a request for permission to erect a Single-family dwelling in a U-2-B District and needs waiver of rear and front yard requirements, on property located at East 86 feet of Lot 1, Block 4, East Lynn Addition.

BOA-02537 March 1954: The Board of Adjustment approved a request for permission to place a duplex on property located at Lot 6, Block 5, East Lynn Addition.
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

0 200 400 Feet

Subject Tract

Z-7557

19-13 06
Growth and Stability

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

**Z-7557**

19-13 06
LEGAL DESCRIPTION: A part of Block 11 and Reserve, EAST LYNN ADDITION and part of EAST LYNN ADDITION RESUB BLOCK 11, Lots 1-5, an Addition to the City of Tulsa, Tulsa County, State of Oklahoma.

SEC 6 T 19 N R 13 E

Laura Dester Shelter / Tulsa Boys Home Renovation Area of RM-3 Rezoning

The Basis of Bearing is Oklahoma State Plane Coordinate System, North Zone 3501, NAD 83 (1993).

LEGEND
POB Point of Beginning
POC Point of Commencement
IPSC 3/8" Iron Pin Set w/Cap (#4916)
Case Report Prepared by: Dwayne Wilkerson

Owner and Applicant Information:

Applicant: Tulsa City Council
Property Owner: Multiple property owners with the last names as follows: Johnson, March, Helmle, Wantiez, Poe, Kay, Black, Butler

Location Map: (shown with City Council Districts)

Applicant Proposal:

Present Use: Single-family Residential
Proposed Use: Single-family Residential

Concept summary: This group of zoning request is part of the City Council initiated program to allow AG-R rezoning at no charge to interested property owners in the West Highlands/Tulsa Hills Small Area Plan.

Tract Size: 32.62 ± acres
Location: Multiple properties north of the northwest corner of West 81st Street South & South Union Avenue

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

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

Staff Recommendation:

Staff recommends approval.

Staff Data:
TRS: 8210
CZM: 51

City Council District: 2
Councilor Name: Jeannie Cue

County Commission District: 2
Commissioner Name: Karen Keith
SECTION I: Z-7558

DEVELOPMENT CONCEPT: This group of zoning request is part of the City Council initiated program to allow AG-R rezoning at no charge to interested property owners in the West Highlands/Tulsa Hills 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
Applicant Exhibits:
None Provided

DETAILED STAFF RECOMMENDATION:
Z-7558 requests AG-R zoning. The parcels will include single households in a detached house. Single family residential uses in this location are consistent with the Existing Neighborhood land use designation in the Comprehensive Plan and in the West Highlands/Tulsa Hills Small Area Plan and,

One of the goals of the West Highlands/Tulsa Hills Small Area Plan included AG-R zoning as an option for rural residential uses recommended by the West Highlands/Tulsa Hills Small Area Plan and,

AG-R zoning is consistent with the provisions identified in an Area of Stability as outlined in the Tulsa Comprehensive Plan, and is consistent with the large lot neighborhood character expected in the small area plan and,

AG-R zoning allows a lot density that is consistent with the existing and expected land use pattern in the area north of West 81st Street South and west of South Union Avenue. A much greater lot density is allowed in this area and was established in 1970 without sanitary sewer availability. The existing zoning in those areas would allow property to be developed with RS-3 lots with a minimum of 6900 square feet when connected to a sanitary sewer system. The City of Tulsa has recently completed sanitary sewer construction south of this site that would allow much greater density on property that is currently zoned RS-3 and,

City Council has initiated a voluntary rezoning program for property owners to rezone properties in this area to AG-R at no cost, this request is part of that program. The lot setbacks and building regulations included in the property included in this AG-R request meet or exceed the standards defined in the Tulsa Zoning Code therefore,

Staff recommends Approval of Z-7558 to rezone properties from RS-3 to AG-R.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The property owners have taken advantage of voluntarily rezoning opportunities for their parcels to AG-R to establish neighborhood stability for large lots consistent with the West Highlands/Tulsa Hills Small Area Plan.

Within the West Highlands/Tulsa Hills Small Area Plan a development concept illustrates a single family residential development with a variety of lot sizes, greenspace wildlife corridor for
local fauna and a perimeter greenspace buffer that summarize the goals for a context sensitive neighborhood. Without using an optional development plan or recommending a larger lot zoning designation staff does not have any regulatory method to support the visioning concepts illustrated in the plan.

Land Use Vision:

Land Use Plan map designation: Existing Neighborhood

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

Areas of Stability and Growth designation: Area of Stability

The Areas of Stability includes approximately 75% of the city’s total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

Transportation Vision:

Major Street and Highway Plan:

Multi-modal streets emphasize plenty of travel choices such as pedestrian, bicycle and transit use. Multimodal streets are 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 that affect site development

Small Area Plan: West Highlands Small Area Plan (Adopted 2014)

The recommendations of the small area plan include many references to supporting residential single family uses within a rural context and a rural residential zoning use. Revisions to the Tulsa Zoning Code have implemented those concepts within the AG-R zoning that was added to the code in 2019.

Special District Considerations: None except those design considerations recommended in the West Highlands/Tulsa Hills Small Area Plan

12.3

REVISED 6/11/2020
Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: All the parcels included in this application are one acre or larger and are currently zoned RS-3.

Environmental Considerations: None that would affect rezoning considerations for a larger lot.

Streets:

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<th>MSHP Design</th>
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<td>Secondary Arterial w/multimodal corridor</td>
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<td>South 26th West Avenue</td>
<td>Residential Collector</td>
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<tr>
<td>South 24th West Avenue</td>
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<tr>
<td>South Yukon Avenue</td>
<td>None</td>
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<td>2</td>
</tr>
<tr>
<td>South Xenophon Avenue</td>
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<td>2</td>
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<tr>
<td>West 77th Street South</td>
<td>None</td>
<td>50 feet</td>
<td>2</td>
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<tr>
<td>West 78th Street South</td>
<td>Residential Collector</td>
<td>60 feet</td>
<td>2</td>
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Utilities:

The subject tract has municipal water 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>
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<tbody>
<tr>
<td>North</td>
<td>AG, PUD/RS-3, and RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
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<td>East</td>
<td>PUD-636/CO east of Union and RS-3 west of Union</td>
<td>Existing Neighborhood</td>
<td>Growth east of Union, Stability west of Union</td>
<td>Office Building east of Union and single-family residential west of Union</td>
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<tr>
<td>South</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
</tr>
<tr>
<td>West</td>
<td>RS-3</td>
<td>Existing Neighborhood</td>
<td>Stability</td>
<td>Single Family</td>
</tr>
</tbody>
</table>

SECTION III: Relevant Zoning History

ZONING ORDINANCE: Ordinance number 11827 dated June 26th, 1970 established zoning for the subject property.
Subject Property:

No Relevant History.

Surrounding Property:

**BOA-19134 July 2001:** The Board of Adjustment approved a Variance of the required 30' frontage on a public street or right-of-way to 0' to allow construction of a new dwelling on a private street, finding that all of the lots are five acres or greater and the Board has approved the same variance in the past, on property located south of the southeast corner of West 73rd Street South and 33rd West Avenue.

**PUD-636/Z-4825-SP-1/Z-5457-SP-2 September 2000:** All concurred in approval of a proposed Planned Unit Development/Corridor Site Plan on a 108+ acre tract of land for Single-family detached dwellings in Development Area A, Multi-family dwellings in Development areas B, C, D, and E, and commercial uses on development areas F and G, on property located at the northeast corner of US Highway 75 and West 81st Street South.

**PUD-606 April 1999:** All concurred in approval of a proposed Planned Unit Development on a 30+ acre tract of land for 10 Single-family detached homes, per staff recommendation, on property located south of the southwest corner of West 71st Street and South Union.

**BOA-18163 September 1998:** The Board of Adjustment approved a Variance of the required 30' frontage on a public street to 25', noting that it is an oddly shaped tract with only 25' of frontage, on property located west of the southwest corner of West 73rd Street South and South 26th West Avenue.

**BOA-17497 September 1997:** The Board of Adjustment approved a Variance of the public street frontage requirement (tract derives access from an improved private street), finding that the applicant by the letter of the Code meets the 30' access requirement, but from the practical aspect the development code does not meet the 30' access requirement, on property located southeast of the southwest corner of West 73rd and 33rd West Avenue.

**BOA-17048 May 1995:** The Board of Adjustment approved a Variance of the required minimum 30' of frontage on a public street or dedicated ROW for 3 separate abutting parcels, per plan submitted, on property located southeast corner of West 73rd Street South and South 33rd West Avenue.

**BOA-15898 December 1991:** The Board of Adjustment approved a Variance of the required 30' of frontage on a public street or dedicated right-of-way to 0' to permit access by mutual access agreement, per plot plan submitted, subject to the execution of a mutual access easement, and dedication of necessary easements to serve the lots, on property located at 7500 South Union.

**PUD-159 June 1974:** All concurred in approval of a proposed Planned Unit Development on a 597.2+ acre tract of land for a golf course, commercial, and residential development, with the residential development consisting of Single-family detached, Single-family attached, and apartments, on property located between 61st and 71st Street and Union Avenue.
Growth and Stability

Area of Growth
Area of Stability

Z-7558
18-12 10
<table>
<thead>
<tr>
<th><strong>Case Report Prepared by:</strong></th>
<th><strong>Owner and Applicant Information:</strong></th>
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<tbody>
<tr>
<td>Nathan Foster</td>
<td><strong>Applicant:</strong> Select Design, Ryan McCarty</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> CJ Land Investments, LLC</td>
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| **Location Map:**  
**(shown with County Commission Districts)** | **Applicant Proposal:** |
<table>
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</thead>
<tbody>
<tr>
<td>![Map Image]</td>
<td>Minor Subdivision Plat</td>
</tr>
<tr>
<td></td>
<td>3 lots, 1 block, 16.27 ± acres</td>
</tr>
<tr>
<td></td>
<td><em>Location:</em> South of the southeast corner of East 161st Street South and South Lewis Avenue</td>
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</tbody>
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<table>
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<tr>
<th><strong>Zoning:</strong> AG-R (Agriculture – Residential)</th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the minor subdivision plat</td>
</tr>
</tbody>
</table>

| **County Commission District:** 3  
*Commissioner Name:* Ron Peters |

**EXHIBITS:** Site Map, Aerial, Minor Subdivision Plat
MINOR SUBDIVISION PLAT

Alan Farms – (Tulsa County)
South of the southeast corner of East 161st Street South and South Lewis Avenue

This plat consists of 3 lots, 1 block on 16.27 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following comments:

1. **Zoning:** Approved as submitted.
2. **Addressing:** Approved as submitted.
3. **County Engineering:** Approved as submitted.
4. **Sewer/Water:** Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2.
5. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All release letters have been received. Oil & Gas certificate was submitted.

**Waivers of Subdivision Regulations:**
1. None Requested

Staff recommends APPROVAL of the minor subdivision plat subject to the requirements of the Subdivision & Development Regulations.
ALAN FARMS

17-13 29

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

Aerial Photo Date: February 2018
Alan Farms

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W2) OF SECTION TWENTY-EIGHT (28), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Subdivision Statistics
Subdivision Containing Three (3) Lots In 1/4 Section 1 Block
Gross Subdivision Area: 76,162.86 SQ FT (2.2 acres)

Base of Bearings
BASE OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM ZONE 10C ON NORTH RANS, USING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION THIRTEEN (13) NORTH, TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Monumentation
All monuments herein referred to consist of a 3" x 4" steel, 5⁄8' x 25' pipe driven 1'-3' into the ground.

Benchmark
ASB Benchmark 597 east 30' from 1'-2' aluminum cap at 1'-2' north and 2'-5' to the east of the monumentation column.

Address
Address shown on this plat is accurate at the time the plat was filed. Address is subject to change and should be verified for legal purposes.

Floorplan Data
WE HAVE气候变化W THE ORIGination OF THIS DOCUMENT MANAGEMENT CYCLE. ALL INFORMATION IS ACCURATE TO THE BEST OF OUR KNOWLEDGE AS OF THE DATE OF THE ORIGINAL ISSUE.

Driveway Summary Table

<table>
<thead>
<tr>
<th>Driveway Location</th>
<th>Minimum Pipe Size</th>
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<tr>
<td>1</td>
<td>18&quot; RCP OR 24&quot; DCP</td>
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<td>2</td>
<td>24&quot; RCP OR 30&quot; DCP</td>
</tr>
<tr>
<td>3</td>
<td>24&quot; RCP OR 30&quot; DCP</td>
</tr>
</tbody>
</table>

Note: Minimum pipe size to 127mm.

Final Plat Certificate of Approval

This plat was approved by the Office of the County Surveyor of Oklahoma. This plat is on file with the County Surveyor of Oklahoma.

Owner / Developer
GUARD INVESTMENTS, LLC
20620 TELFORD DR
Oklahoma City, OK 73120
Ph 405-248-3000
Dr. Barry Fassell

Surveyor
FELDER SURVEYING, LLC
209 FIELD ST 73307
Ph: 918-936-5468
Fax: 918-936-5469
Mailing Address: 209 Field St. OK 73307

Engineer
ENGINEERING DESIGN, INC
4310 4TH AVENUE
Oklahoma City, OK 73110
Ph: 405-606-5468
Fax: 405-606-5469

Date: 10/15/2015

COUNTY TREASURER STAMP

DATE ISSUED: 10/15/2015

COUNTY TREASURER STAMP

DATE ISSUED: 10/15/2015

UNPLATTED

Coyote Crossing

Unplatted

Typical Shared Driveway Detail

Detail A

Owner / Developer
GUARD INVESTMENTS, LLC
20620 TELFORD DR
Oklahoma City, OK 73120
Ph 405-248-3000

Surveyor
FELDER SURVEYING, LLC
209 FIELD ST 73307
Ph: 918-936-5468
Fax: 918-936-5469

Engineer
ENGINEERING DESIGN, INC
4310 4TH AVENUE
Oklahoma City, OK 73110
Ph: 405-606-5468
Fax: 405-606-5469

Date: 10/15/2015

COUNTY TREASURER STAMP

DATE ISSUED: 10/15/2015

UNPLATTED

Coyote Crossing

Unplatted

Typical Shared Driveway Detail

Detail A
ALAN FARMS
DEED OF EASEMENT AND RESTRICTIVE COVENANTS

SECTION I. UTILITY EASEMENTS AND RIGHTS-OF-WAY

A. Easements

1. The manner in which the utility provider reserves the right to construct, maintain, or remove any utility system or facility within the boundaries of the property described herein is hereby reserved.

2. The utility provider shall have the right to enter the property at reasonable times and for reasonable purposes to perform their duties.

B. Rights-Of-Way

1. The utility provider shall have the right to construct, maintain, or remove any utility system or facility within the boundaries of the property described herein.

2. The utility provider shall have the right to enter the property at reasonable times and for reasonable purposes to perform their duties.

SECTION II. RESTRICTIONS AND COVENANTS

A. Architectural Covenants

1. All structures or improvements to the property shall be designed and constructed in accordance with the architectural guidelines established by the Architectural Review Committee.

2. All structures or improvements to the property shall be maintained in accordance with the architectural guidelines established by the Architectural Review Committee.

B. Private Restrictions

1. The property shall be used solely for residential purposes.

2. No commercial or industrial use shall be permitted on the property.

C. Private Covenant

1. The property shall be used solely for residential purposes.

2. No commercial or industrial use shall be permitted on the property.

SECTION III. ENFORCEMENT, DURATION, AMENDMENT AND SEVERABILITY

A. Enforcement

1. The Architectural Review Committee shall have the authority to enforce the restrictions and covenants contained herein.

2. The Architectural Review Committee shall have the authority to impose penalties for violation of the restrictions and covenants contained herein.

B. Duration

1. The restrictions and covenants contained herein shall continue in effect after the sale of the property.

2. The restrictions and covenants contained herein shall continue in effect after the sale of the property.

C. Amendment

1. The restrictions and covenants contained herein may be amended by a majority vote of the Architectural Review Committee.

2. The restrictions and covenants contained herein may be amended by a majority vote of the Architectural Review Committee.

D. Severability

1. If any provision of these restrictions and covenants is held unenforceable, the remaining provisions shall remain in full force and effect.

2. If any provision of these restrictions and covenants is held unenforceable, the remaining provisions shall remain in full force and effect.
Alban Farms
A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF OF SECTION TWENTY-NINE (29), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTEEN (13) EAST OF THE RIOGRANDE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

EXISTING TOPOGRAPHY EXHIBIT

Subdivision Statistics
SUBDIVISION CONSISTS THREE (3) LOTS IN ONE (1) BLOCK

Basis of Bearings
BASE OF RECLINING THE OKLAHOMA STATE PLANE COORDINATE SYSTEM, SOUTH 80TH NORTH, USING THE FIRST LINE OF THE SOUTHWEST QUARTER OF SECTION 29, TULSA COUNTY, OKLAHOMA.

Monumentation
ALL CORNER MARKS-HEXAGON MARKED WITH 3" X 5" STEEL PIN WITH A BRASS PLANTER CLIP MARKED 'REPLACEMENT' PIN.

Benchmark
NO BENCHMARK MARK. ORIGIN MARK 0.01' BY ALUMINUM PIN AT SOUTH 80TH AND 13 EAST OF THE 1391 SECTION CORNER.

Address
ADDRESS SHOWN ON THIS PLAT IS ACCURATE AT THE TIME THE PLAN WAS FILED. ADDRESS IS SUBJECT TO CORRECTIONS AND MODIFICATIONS AS TO PLACE OF THE LEGAL DESCRIPTION.

Floodplain Data
NO HAVE ZONE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, TULSA COUNTY, OKLAHOMA IN ACCORDANCE WITH THE COMMUNITY HAZARD REGULATIONS, OCTOBER 18, 2012 WHICH MODIFIES THE SUBJECT TO BE MAINTAIN UNCHANGED DURING 30 YEARS (MINIMUM DURABLE CHANGE PLANNED).

Driveway Summary Table

<table>
<thead>
<tr>
<th>Driveway Location</th>
<th>Minimum Pipe Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>12&quot; RCP or 30' CSD</td>
</tr>
<tr>
<td>2</td>
<td>24&quot; RCP or 30' CSD</td>
</tr>
<tr>
<td>3</td>
<td>24&quot; RCP or 30' CSD</td>
</tr>
</tbody>
</table>

NOTE: MAXIMUM PIPE SIZE = 6" F.R.A.

Final Plat Certificate of Approval

Owner/Developer
C.L. PARKER INVESTMENTS, LLC
2101 E. 106TH STREET
TULSA, OK 74126
PHONE: (918) 602-0000

Surveyor
PARKER SURVEYING, LLC
3707 S. 74TH E. AVE.
TULSA, OK 74145
PHONE: (918) 396-0100

Engineer
ENGINEERING DESIGN, PLLC
P.O. BOX 1869
TULSA, OK 74101
PHONE: (918) 236-7700
EMAIL: engineeringdesignpllc.com
C.A. PETERS CONSULTING
C.A. PETERS CONSULTING, PLLC
P.O. BOX 3620
TULSA, OK 74194
PHONE: (918) 205-2936
EMAIL: c.peters182@gmail.com

COUNTY ROCHESTER

COUNTY TREASURER STAMP

DATE: 12/21/2016
<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> Select Design, Ryan McCarty</td>
</tr>
<tr>
<td></td>
<td><strong>Owner:</strong> CJ Land Investments, LLC</td>
</tr>
</tbody>
</table>

| **Location Map:**  | **Applicant Proposal:**  |
| (shown with County Commission Districts) | Preliminary Plat  |
|                    | 35 lots, 7 blocks, 67.16 ± acres  |
|                    | **Location:** South of the southeast corner of East 161st Street South and South Lewis Avenue  |

| **Zoning:** AG-R (Agriculture – Residential) | **Staff Recommendation:**  |
|                                              | Staff recommends approval of the preliminary subdivision plat  |

| **County Commission District:** 3  | **Commissioner Name:** Ron Peters  |

**EXHIBITS:** Site Map, Aerial, Preliminary Plat
PRELIMINARY PLAT

Easton Estates – (Tulsa County)
South of the southeast corner of East 161st Street South and South Lewis Avenue

This plat consists of 35 lots, 7 blocks on 67.16 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following comments:

1. **Zoning:** Property is zoned AG-R. All lots will be required to comply with the Tulsa County Zoning Code, AG-R bulk and area requirements.

2. **Addressing:** Approved as submitted.

3. **County Engineering:** New street construction and drainage/detention required to comply with Tulsa County standards. County Engineer must release final plat prior to approval.

4. **Sewer/Water:** Lots will be served by on-site sewage disposal approved by Oklahoma Department of Environmental Quality. Water service to be provided by Creek County Rural Water District No. 2. Release letter from RWD2 required prior to final plat approval.

5. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: Release letters required to be provided by all franchise utility providers serving the subdivision prior to approval of a final plat. Certificate of Records for oil & gas activity provided by the Oklahoma Corporation Commission required prior to final plat approval.

**Waivers of Subdivision Regulations:**

1. None Requested

Staff recommends APPROVAL of the preliminary plat subject to the conditions provided by the Technical Advisory Committee and the requirements of the Subdivision & Development Regulations.
Subject Tract

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

Aerial Photo Date: February 2018
EASTON ESTATES

A SUBDIVISION IN TULSA COUNTY, STATE OF OKLAHOMA, BEING A PART OF THE WEST HALF (W2) OF SECTION TWENTY-WINE (20), TOWNSHIP SEVENTY-TWO (72) NORTH, RANGE THIRTEEN (13) EAST OF THE NORTHEAST QUARTER, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Subdivision Statistics

PLAT OF EASTON ESTATES SHOWING THE EASTON ESTATES PHASE II, EASTON ESTATES PHASE III AND EASTON ESTATES PHASE IV, ALL BEING A SUBDIVISION IN TULSA COUNTY, OKLAHOMA, ACCORDING TO THE UNITED STATES GOVERNMENT SURVEY THEREOF.

Address:

2001 South Lewis Avenue

Owner/Developer:

EUROWEST LLC

Surveyor:

P J TEAS SURVEYING, LLC

Engineer:

ENGINEERING BY DESIGN, LLC

Legend:

- BUILDING LOCATION LINE
- LIDAR POINTS
- EXISTING ELEVATION MARKERS
- HISTORIC GEOMARKERS
- CURVE LIMIT

Basis of Bearings:

NORTH OF BEARING IS THE OKLAHOMA STATE PLANE COORDINATE SYSTEM ZONE 600 ON NORTH, BASE, USING THE NORTH END OF THE SOUTHWEST QUARTER OF SECTION 20, T20N, R13E, W2.

Monumentation:

1. The monumentation for each borehole is set using a 3/8" CORD ON A BOX PLACED ON TOP OF THE BOREHOLE.
2. The boreholes are 6" in diameter.

Benchmark:


Address:

2001 South Lewis Avenue

Notes:

1. All streets and public sidewalks maintained by Tulsa County.
2. Sewer service will be supplied and maintained by individual owners.
3. Stormwater service will be supplied and maintained by individual owners.
4. Gas service will be supplied and maintained by individual owners.

CITY OF TULSA CERTIFICATE OF COMPLIANCE:

This plat is in compliance with the City of Tulsa, Tulsa County, and State of Oklahoma regulations.

COUNTY TREASURER STAMP:

Date: [Date]

[Signature]

[Stamp]
EASTON ESTATES
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

SECTION I. PUBLIC STREETS, UTILITY EASEMENTS AND INQUIRY-AS-WAY

1. UNDERGROUND SERVICE

(a) No underground service lines, conduits or pipes (excluding public utility services) shall be installed or placed in the street easement, public service easement, or in any portion of the property without the prior written consent of the Architectural Committee. The Architectural Committee shall have the right to approve, disapprove, or modify these services. No underground service lines, conduits or pipes shall be installed or placed in the street easement, public service easement, or any portion of the property without the prior written consent of the Architectural Committee. The Architectural Committee shall have the right to approve, disapprove, or modify these services.

(b) All underground service lines, conduits or pipes shall be installed and maintained in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these services.

2. WATER SERVICE

(a) The water service shall be installed and maintained in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these services.

(b) All water service lines, conduits or pipes shall be installed and maintained in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these services.

3. GAS SERVICE

(a) The gas service shall be installed and maintained in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these services.

(b) All gas service lines, conduits or pipes shall be installed and maintained in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these services.

4. ELECTRICAL SERVICE

(a) The electrical service shall be installed and maintained in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these services.

(b) All electrical service lines, conduits or pipes shall be installed and maintained in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these services.

5. SURFACE EASEMENTS

(a) No surface easements shall be created or established by any person without the prior written consent of the Architectural Committee. The Architectural Committee shall have the right to approve, disapprove, or modify these easements.

(b) All surface easements shall be established in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these easements.

SECTION II. RESTRICTIONS AND COVENANTS

1. ARCHITECTURAL COMMITTEE

(a) The Architectural Committee shall be responsible for the enforcement of this Agreement and shall have the right to approve, disapprove, or modify any sales, conveyances, or encroachments within the property.

(b) The Architectural Committee shall have the right to approve, disapprove, or modify any sales, conveyances, or encroachments within the property.

2. PRIME RESTRICTIONS

(a) No person shall sell, convey, lease or encumber any portion of the property without the prior written consent of the Architectural Committee. The Architectural Committee shall have the right to approve, disapprove, or modify any sales, conveyances, or encroachments within the property.

(b) No person shall sell, convey, lease or encumber any portion of the property without the prior written consent of the Architectural Committee. The Architectural Committee shall have the right to approve, disapprove, or modify any sales, conveyances, or encroachments within the property.

3. SURFACE EASEMENTS

(a) All surface easements shall be established in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these easements.

(b) All surface easements shall be established in a manner consistent with the Architectural Committee's guidelines and standards. The Architectural Committee shall have the right to approve, disapprove, or modify these easements.
SECTION II. HOMEOWNERS ASSOCIATION

4. Formation of Homeowners Association

The Homeowners Association, herein called the "Association," shall consist of all the owners of Lots in the Development. Each Owner shall be a Member of the Association. The Association shall be a nonprofit corporation organized under the laws of the State of Oklahoma. The Board of Directors shall consist of three (3) Directors elected by the Members of the Association, one Director to be elected by the Members of the Development in a manner consistent with the provisions of the Declaration and Bylaws. The Directors shall be elected for a term of three (3) years, with one (1) Director retiring each year. The Directors shall have the power to manage and control the affairs of the Association in accordance with the provisions of the Declaration and Bylaws. The Directors shall meet quarterly or more often as necessary, and shall hold regular meetings at reasonable times and places.

6. Board of Directors

The Board of Directors shall consist of seven (7) Directors elected by the Members of the Association. Each Director shall serve a term of three (3) years, with two (2) Directors retiring each year. The Directors shall have the power to manage and control the affairs of the Association in accordance with the provisions of the Declaration and Bylaws. The Directors shall meet quarterly or more often as necessary, and shall hold regular meetings at reasonable times and places.

7. Amendments

Amendments to the Declaration and Bylaws of the Association may be made by a vote of at least sixty percent (60%) of the total number of votes cast by the Members of the Association. The Directors shall have the power to amend the Declaration and Bylaws in accordance with the provisions of the Declaration and Bylaws.

SECTION IV. ENFORCEMENT, AMENDMENT, ADOPTION AND SEVERABILITY

2. Enforcement

The provisions of the Declaration and Bylaws shall be enforced by the Association, its Officers, and its members. The Association may employ attorneys and other professionals to enforce the provisions of the Declaration and Bylaws. The Association may bring legal action against any person or entity who violates the provisions of the Declaration and Bylaws. The Association may, in its sole discretion, seek injunctive relief, monetary damages, or other remedies to enforce the provisions of the Declaration and Bylaws.

4. Amendments

Amendments to the Declaration and Bylaws of the Association may be made by a vote of at least sixty percent (60%) of the total number of votes cast by the Members of the Association. The Directors shall have the power to amend the Declaration and Bylaws in accordance with the provisions of the Declaration and Bylaws.

5. Severability

If any provision of the Declaration or Bylaws is held invalid or unenforceable, the remainder of the Declaration or Bylaws shall not be affected thereto.

Preliminary Plat

Certificate of Survey

Certificate of the Oklahoma Department of Environmental Quality
<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>Applicant: Mark Capron, Wallace Engineering</td>
</tr>
<tr>
<td></td>
<td>Owner: Housing Authority of the City of Tulsa</td>
</tr>
</tbody>
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| **Location Map:**           | **Applicant Proposal:** |
| (shown with City Council districts) | Preliminary Plat |
|                              | 16 lots, 16 blocks, 35 ± acres |
|                              | 5 phases |
|                              | Location: Northeast and southeast corner of East 36th Street North and North Peoria Avenue |

<table>
<thead>
<tr>
<th><strong>Zoning:</strong> MX-1-U-U, MX-2-U-U, MX-2-V-65, MX-3-V-45, RM-1</th>
<th><strong>Staff Recommendation:</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the preliminary subdivision plat</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>City Council District:</strong> 1</th>
<th><strong>County Commission District:</strong> 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councilor Name: Vanessa Hall-Harper</td>
<td>Commissioner Name: Stan Sallee</td>
</tr>
</tbody>
</table>

**EXHIBITS:** Site Map, Aerial, Land Use, Growth & Stability, Preliminary Plat, Conceptual Improvements and Phasing Plan, Zoning Exhibit
PRELIMINARY SUBDIVISION PLAT

Comanche Park - (CD 1)
Northeast and southeast corner of East 36\textsuperscript{th} Street North and North Peoria Avenue

This plat consists of 16 lots, 16 blocks on 35 ± acres. The plat is proposed to be completed in 5 phases as shown on the attached phasing plan.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

1. **Zoning:** The property includes several different zoning designations including a mixture of MX and RM. Provide an exhibit that overlays the zoning with the proposed preliminary plat layout. All lots shown conform to the lot and building regulations. Use and design will be determined by underlying zoning.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.

3. **Transportation & Traffic:** Sidewalks required along arterial streets and internal streets in accordance with City standards. Fire code will require approved turnarounds at the end of any dead-end street over 150 feet in length. Fire access required to be provided within 150 feet of any structure. Label and dimension all streets. Street layouts must be approved by City Traffic Engineering and City Fire.

4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Work requiring IDP will be required to be approved prior to final plat approval. Easements to be vacated must be fully vacated prior to being removed from plat.

6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Provide full engineer/surveyor information on the face of the plat including valid CA number. Provide appropriate signature block for City officials. Update location map to reflect only platted property boundaries; label all other property as “Unplatted”. Provide a basis of bearing heading with information providing a bearing angle shown on the face of the plat.

7. **Stormwater, Drainage, & Floodplain:** Provide appropriate easement recording information for detention facility near the southeast corner of the project. There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately.

8. **Utilities:** Telephone, Electric, Gas, Cable, Pipeline, Others: All utilities indicated to serve the site must provide a release prior to final plat approval. Provide a Certificate of Records Search from the Oklahoma Corporation Commission to verify no oil & gas activity on the site.
Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.
PRELIMINARY PLAT
COMANCHE PARK
DEED OF DEDICATION AND RESTRICTIVE COVENANTS

3. THE CONDITIONS BURDENED BY THIS SUBDIVISION SHALL BE ENFORCEABLE BY THE ESTATE OF THE GRANTOR AND THE CEMETERY OF THE GRANTOR AND THEIR ASSIGNS AND HEIRS.

4. PURPOSE CLAUSE:

5. EACH LOT SHALL BE左右 AND SHOWN ON THE PRELIMINARY PLAN OF COMANCHE PARK. THE USE OF THE LAND WITHIN THE BOUNDARIES OF THIS SUBDIVISION SHALL BE AS SET FORTH IN THIS SUBDIVISION.

6. RESTRICTIONS:

7. EACH LOT SHALL BE ENFORCED BY THE CONDITIONAL USE PERMITS TO PROHIBIT OR RESTRICT ANY USE WHICH MIGHT ADVERSELY AFFECT THE USE OF THE PROPERTY. THE CONDITIONAL USE PERMITS ARE ISSUED BY THE CITY OF TULSA, OKLAHOMA, AND THE CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.

8. PARKING AND LANDSCAPING WITHIN EASEMENTS

9. THE CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.

10. LIMITS OF AGREEMENT

11. THE OWNER-RESEEDER MAY ALSO BE AT THE OPTION OF THE OWNER OF THE LOT TO PAY THE AMOUNT OF ANY LIENS UPON THE PROPERTY. THE CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.

12. CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.

13. THE OWNER-RESEEDER MAY ALSO BE AT THE OPTION OF THE OWNER OF THE LOT TO PAY THE AMOUNT OF ANY LIENS UPON THE PROPERTY. THE CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.

14. CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.

15. THE OWNER-RESEEDER MAY ALSO BE AT THE OPTION OF THE OWNER OF THE LOT TO PAY THE AMOUNT OF ANY LIENS UPON THE PROPERTY. THE CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.

16. CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.

17. THE OWNER-RESEEDER MAY ALSO BE AT THE OPTION OF THE OWNER OF THE LOT TO PAY THE AMOUNT OF ANY LIENS UPON THE PROPERTY. THE CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.

18. CONDITIONAL USE PERMITS MAY BE REVOKED OR MODIFIED BY THE CITY OF TULSA, OKLAHOMA, AT ANY TIME.
### Case Report

**Case:** QuikTrip No. 0039

**Hearing Date:** June 17, 2020

**Owner and Applicant Information:**

**Applicant:** Alan Betchan, AAB Engineering

**Owner:** QuikTrip Corporation

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

**Applicant Proposal:**

Preliminary Plat

1 lot, 1 block, 1.33 ± acres

Location: Southwest corner of East 31st Street South and South Yale Avenue

**Zoning:** CS (Commercial – Shopping)

**Staff Recommendation:**

Staff recommends approval of the preliminary subdivision plat

**City Council District:** 9

**Councilor Name:** Ben Kimbro

**County Commission District:** 3

**Commissioner Name:** Ron Peters

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

QuikTrip No. 0039 - (CD 9)
Southwest corner of East 31st Street South and South Yale Avenue

This plat consists of 1 lot, 1 block on 1.33 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned CS (Commercial – Shopping). The proposed lot conforms to the requirements of the CS district.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat.

3. **Transportation & Traffic:** Provide approval for final access configuration by City of Tulsa Traffic Engineer. Reduce limits of access to align with width of approved drives. Label all adjacent right-of-way with dimension and recording information. Sidewalks required along adjacent street right-of-way.

4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Any required IDP must obtain approval prior to final plat approval.

5. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Provide graphically on the face of the plat a written scale above the scale bar. Update location map with all platted subdivision boundaries and label all other property "unplatted". Graphically show all pins found or set associated with this plat.

6. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately. All drainage must be contained within appropriate easements. Provide easements for any existing storm sewer located on-site.

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.

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.
Note: Graphic overlays may not precisely align with physical features on the ground.
SUBJECT TRACT
LAND USE PLAN
MIXED-USE CORRIDOR

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

QUIKTRIP
NO.0039
19-13 21
Preliminary Plat
QuikTrip No. 0039

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21,
TOWNSHIP 41N, RANGE 13W, IN THE CITY OF TULSA, TULSA COUNTY, OKLAHOMA.

OWNER/DEVELOPER:
QUICKTRIP CORPORATION
AN OKLAHOMA CORPORATION
4730 S. 149TH E. AV.
TULSA, OKLAHOMA 74136
PHONE: (918) 616-7147
EMAIL: QUICKTRIP@QUICKTRIP.COM

ENGINEER/SURVEYOR:
AAB ENGINEERING, LLC
CERTIFICATE OF AUTHORIZATION NO. 01746/01746, EXPIRING 12/31/2020
P.O. BOX 217119
TULSA, OKLAHOMA 74121-7119
PHONE: (918) 638-2120
EMAIL: AAB@AABENG.COM
PORTABILITY: AT OK METRO

LEGEND

FLOODPLAIN

SITE DATA

LOCATION MAP

SUBDIVISION STATISTICS

CONTACTS

MUNICIPAL AUTHORITY

PUBLIC SERVICE COMPANY

OMNIBUS NATIONAL INSURANCE

WEB DESIGN: SOCIAL.undefined.com

3015 East 31st Street South
Tulsa, OK 74105
(918) 616-7147
EMAIL: QUICKTRIP@QUICKTRIP.COM

LOCATION OF PROPOSED DEVELOPMENT

APPROXIMATELY 45 FEET NORTH OF 31ST STREET SOUTH
Preliminary Plat
QuikTrip No. 0039

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21
TOWNSHIP 19 NORTH, RANGE 13 EAST IN THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

OWNER/DEVELOPER:
QuikTrip Corporation
An Oklahoma Corporation
12400 South 71st East
Tulsa, OK 74133

ENGINEERING:
AAB Engineering, LLC
405 East 1st Street
Suite 400
Oklahoma City, OK 73104

PAGE 1

CONTRACT:
Daniel Chambless
Email: daniel.chambless@_aab.com

APPROVED:
Al Alaniz

NOTE:
This Preliminary Plat is intended only as an indicator of the relative locations of the improvements and is subject to final design and plat approval.
<table>
<thead>
<tr>
<th>Case Report Prepared by:</th>
<th>Owner and Applicant Information:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nathan Foster</td>
<td>Applicant: Russell Muzika, Geodeca</td>
</tr>
<tr>
<td></td>
<td>Owner: Most Rev. D. A. Konderla</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Location Map: (shown with City Council districts)</th>
<th>Applicant Proposal:</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image" alt="Location Map" /></td>
<td>Preliminary Plat</td>
</tr>
<tr>
<td></td>
<td>1 lot, 1 block, 8.5 acres</td>
</tr>
<tr>
<td></td>
<td>Location: Southwest corner of East 48th Place South and South Quincy Avenue</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Zoning: RS-3 (Residential)</th>
<th>Staff Recommendation:</th>
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<tbody>
<tr>
<td></td>
<td>Staff recommends approval of the preliminary subdivision plat</td>
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<tr>
<th>City Council District: 9</th>
<th>Commissioner Name: Karen Keith</th>
</tr>
</thead>
<tbody>
<tr>
<td>Councilor Name: Ben Kimbro</td>
<td></td>
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<tr>
<td>County Commission District: 2</td>
<td></td>
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</tbody>
</table>
Preliminary Subdivision Plat

Church of Saint Mary - (CD 9)
Southwest corner of East 48th Place South and South Quincy Avenue

This plat consists of 1 lot, 1 block on 8 ± acres.

The Technical Advisory Committee (TAC) met on June 4, 2020 and provided the following conditions:

1. **Zoning:** The property is zoned RS-3. The proposed lot conforms to the requirements of the RS-3 lot and building regulations. Religious Assembly uses are permitted by special exception in the RS-3 district.

2. **Addressing:** City of Tulsa addresses and street names must be assigned and affixed to the face of the final plat along with an address disclaimer.

3. **Transportation & Traffic:** Provide corner clip at the northeast and southeast corners of the plat. Label all adjacent right-of-way with dimension, street name (if applicable) and recording information. Provide easements for sidewalks not contained within the right-of-way or an existing easement.

4. **Sewer/Water:** Easements must be provided as required to cover existing/proposed public infrastructure. All easements are required to be labeled and dimensioned on the face of the final plat. Any required IDP must obtain approval prior to final plat approval.

6. **Engineering Graphics:** Submit subdivision data control sheet with final plat submittal. Remove contours on final plat. Provide full engineer/surveyor information on the face of the plat including valid CA number. Provide appropriate signature block for City officials. Update location map to reflect only platted property boundaries; label all other property as “Unplatted”. Provide a basis of bearing heading with information providing a bearing angle shown on the face of the plat. Remove improvements and update plat lines to reflect only required information for final plat. Graphically show all pins found or set associated with the plat.

7. **Stormwater, Drainage, & Floodplain:** There is existing floodplain on the subject property that must be accurately delineated on the face of the plat and, if required, contained within an overland drainage easement. Floodplain shall be plotted based on actual flood elevations and contours and labeled appropriately.

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

Staff recommends APPROVAL of the preliminary subdivision plat subject to the conditions provided by TAC and all other requirements of the Subdivision and Development Regulations. City of Tulsa release letter including Development Services, City Legal, and Engineering Services is required prior to final plat approval.
CHURCH OF SAINT MARY

19-13 30

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018

17.4
Subject Tract

CHURCH OF SAINT MARY
19-13 30

Note: Graphic overlays may not precisely align with physical features on the ground.
Aerial Photo Date: February 2018
SUBJECT TRACT
LAND USE PLAN
EXISTING NEIGHBORHOOD

Land Use Plan Categories

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

CHURCH OF SAINT MARY
19-13 30
Growth and Stability

Area of Growth
Area of Stability

CHURCH OF SAINT MARY
19-13 30

SUBJECT TRACT
PRELIMINARY PLAT

Church of Saint Mary
An Addition to the City of Tulsa

Being a replat of Lots 5, 6, 7, 8, 9, 10 & 11 of Block 17
"SELLAIRE ACRES SECONOS EXTENSION" platting, together with
a subdivision of the Southeast Quarter of Section 30,
Township 11 North, Range 13 East, Osage County, Oklahoma.

ENDORSEMENTS

CERTIFICATE

ENDORSEMENTS

CERTIFICATE

ENDORSEMENTS