

# **TULSA METROPOLITAN AREA PLANNING COMMISSION**

## **Meeting No. 2821**

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

The meeting will be held in the Tulsa City Council Chamber and by videoconferencing and teleconferencing via **GoToMeeting**, an online meeting and web conferencing tool.

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 using the following link:

<https://www.gotomeet.me/COT5/council-chambers-tmapc-july-1st>

Commissioners and members of the public can also dial in using their phone by dialing:

**United States: +1 (872) 240-3212**

Participants must then enter the following **Access Code: 141-633-925**

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, Second Floor of City Hall, at One Technology Center, 175 East Second Street, Tulsa Oklahoma: Chair Covey, Commissioner Craddock, Commissioner Doctor, Commissioner Kimbrel, Commissioner McArtor, Commissioner Ray, Commissioner Reeds, Commissioner Ritchey, Commissioner Shivel, Commissioner Van Cleave, Commissioner Walker

### **CONSIDER, DISCUSS AND/OR TAKE ACTION ON:**

Call to Order:

### **REPORTS:**

**Chairman's Report:**

**Work session Report:**

**Director's Report:**

1. Minutes of June 17, 2020 Meeting No. 2820

### **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. **Resubdivision of Block 4 Pasadena Addition** (CD 9) Amendment to Deed of Dedication, Location: Southwest corner of East 43<sup>rd</sup> Street South and South Peoria Avenue (Continued from June 17, 2020)

### **PUBLIC HEARINGS**

3. **CZ-500 Jared Cottle** (County) Location: North of the northwest corner of East 136th Street South and South Mingo Road requesting rezoning from **RS to RM-2**
4. **Z-7559 April McConnell** (CD 4) Location: Northeast corner of West Admiral Boulevard and North Gilcrease Museum Road requesting rezoning from **RS-3 to IM**

### **OTHER BUSINESS**

5. **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](http://tulsaplanning.org)

email address: [esubmit@incog.org](mailto:esubmit@incog.org)

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



Tulsa Metropolitan Area  
Planning Commission

**Case :** Resubdivision of Block 4  
Pasadena Addition

**Hearing Date:** July 1, 2020 (Continued  
from June 17, 2020)

**Case Report Prepared by:**

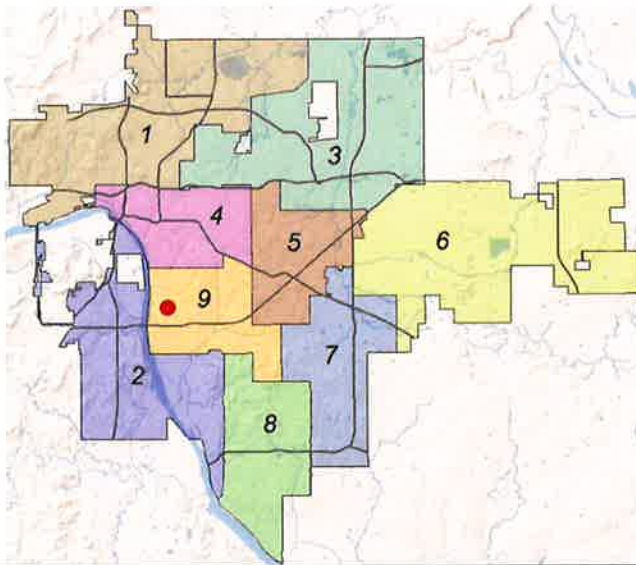
Nathan Foster

**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 twenty-five feet (25’), and

WHEREAS, all of the undersigned Owners desire to and are in agreement to establish certain use limitations on the Subject Property, as more specifically set forth below.

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:

A. 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 twenty-five feet (25').

B. The Deed of Dedication is amended to add the following Section:

3. No portion of Lots One (1) and Two (2) shall be used for any arcade; any tavern or bar, excluding a restaurant/bar with fifty-one percent (51%) or greater food sales; any automotive sales, leasing, outside display or repair; any animal care, sale, or raising facilities; any establishment selling or exhibiting pornographic materials; any adult entertainment store; any store selling sex toys and paraphernalia; any theater; any use which is a public or private nuisance as defined by the Ordinances of the City of Tulsa and the laws of the State of Oklahoma; or any establishment selling or exhibiting Hemp, Hemp extracts, CBD (cannabidiol), or Marijuana in any form.

C. 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.

D. 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.

E. 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.]

**RESUBDIVISION OF BLOCK 4**  
**PASADENA ADDITION**

Owner of Lot 1, Block 4, Resubdivision of  
Block 4, Pasadena Addition

[illegible]

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**

\_\_\_\_\_  
GREG GOOD

\_\_\_\_\_  
CATHLEEN GOOD

Owners of Lot 2, Block 4, Resubdivision of  
Block4, 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 GREG GOOD and CATHLEEN GOOD, 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**

ABBEY 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





Tulsa Metropolitan Area  
Planning Commission

**Case Number:** CZ-500

**Hearing Date:** July 1, 2020

**Case Report Prepared by:**

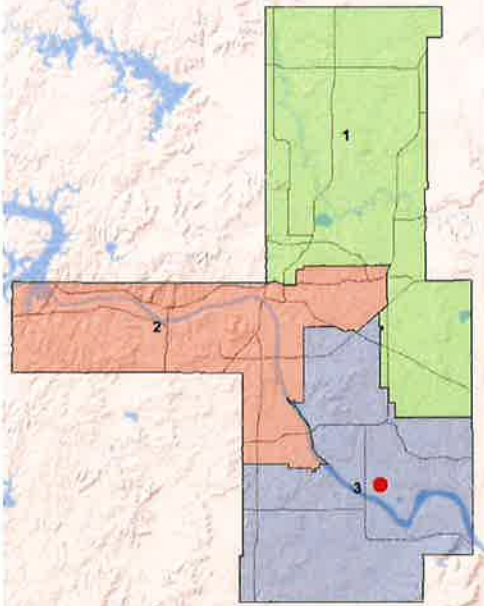
Jay Hoyt

**Owner and Applicant Information:**

*Applicant:* Jared Cottle

*Property Owner:* Tony Genoff Rev. Trust

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Residential Multi-Family subdivision, allowing for the construction of duplex, tri-plex, and/or quad-plex residential units on 5 lots.

*Concept summary:* Rezone from RS to RM-2 to permit the construction of duplexes.

*Tract Size:* 3.08 ± acres

*Location:* North of the Northwest corner of East 136th Street South & South Mingo Road

**Zoning:**

*Existing Zoning:* RS

*Proposed Zoning:* RM-2

**Comprehensive Plan:**

*Land Use Map:* Medium Density Residential

*Stability and Growth Map:* N/A

**Staff Recommendation:**

**Staff recommends approval.**

**Staff Data:**

TRS: 7407

CZM: 63

**County Commission District:** 3

*Commissioner Name:* Ron Peters

3.1

## SECTION I: CZ-500

**DEVELOPMENT CONCEPT:** The applicant is proposing to construct duplex, triplex or quad-plex homes on the site, which will be divided into five lots. The five lots will be established during the platting process or via lot splits. Each lot will need to conform to the minimum requirements of the RM-2 zone, if approved. The site is located within the fenceline of the City of Bixby and is designated as Medium Density Residential in their comprehensive plan. The proposed rezoning and use would be compatible with that designation.

### **EXHIBITS:**

- INCOG Case map
- INCOG Aerial (small scale)
- INCOG Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map

### **DETAILED STAFF RECOMMENDATION:**

CZ-500 is non-injurious to surrounding proximate properties;

CZ-500 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends **Approval** of CZ-500 to rezone property from RS to RM-2.

## **SECTION II: Supporting Documentation**

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: This site is located within the fenceline of the City of Bixby and is located within a "Medium Density Residential" land use designation.*

### **RELATIONSHIP TO THE COMPREHENSIVE PLAN:**

*Staff Summary: The site is located within the City of Bixby Comprehensive Plan Area, adopted January 14, 2019, and within the Tulsa County Comprehensive Plan, adopted June 19, 2019. It is designated as "Medium Density Residential" See the description of this designation below as well as the attached Comprehensive Plan Map.*

Medium Density Residential designation denotes areas within Bixby where there is a sense of neighborhood cohesion. Medium Density Residential mostly consists of attached and detached single-family homes but may also include other integrated land uses that support the neighborhood, such as shops, religious institutions, small offices, and educational institutions that reflect the neighborhood's character.

### **Land Use Vision:**

*Land Use Plan map designation: Medium Density Residential*

*Areas of Stability and Growth designation: n/a*

Transportation Vision:

**Major Street and Highway Plan:** S Mingo Rd is designated as a Secondary Arterial

**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 currently vacant*

**Environmental Considerations:** The site is located within the 500 year flood plain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
S Mingo Rd	Secondary Arterial	100 Feet	2

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North	AG	Recreation and Open Space	N/A	Vacant
South	AG	Medium Density Residential	N/A	Vacant
East	AG	Recreation and Open Space	N/A	Vacant
West	RS-3/PUD-78 (Bixby)	Medium Density Residential	N/A	New Single Family Subdivision

**SECTION III: Relevant Zoning History**

**ZONING ORDINANCE:** Resolution number 524320 dated November 8, 2018 established the current zoning for the subject property.

***Subject Property:***

**CZ-476 October 2018:** All concurred in **approval** of a request for *rezoning* a 3.07± acre tract of land from AG to RS for Residential, on property located south of the southeast corner of East 131<sup>st</sup> Street South and South Mingo Road. (Resolution No. 524320)

3.3

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

***Surrounding Property:***

No Relevant History.

7/1/2020 1:00 PM

3.5





Feet  
0 250 500



Subject  
Tract

**CZ-500**

17-14 07

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

Aerial Photo Date: February 2018



3.6





S MINGO RD

0 Feet 50 100



Subject  
Tract

**CZ-500**

17-14 07

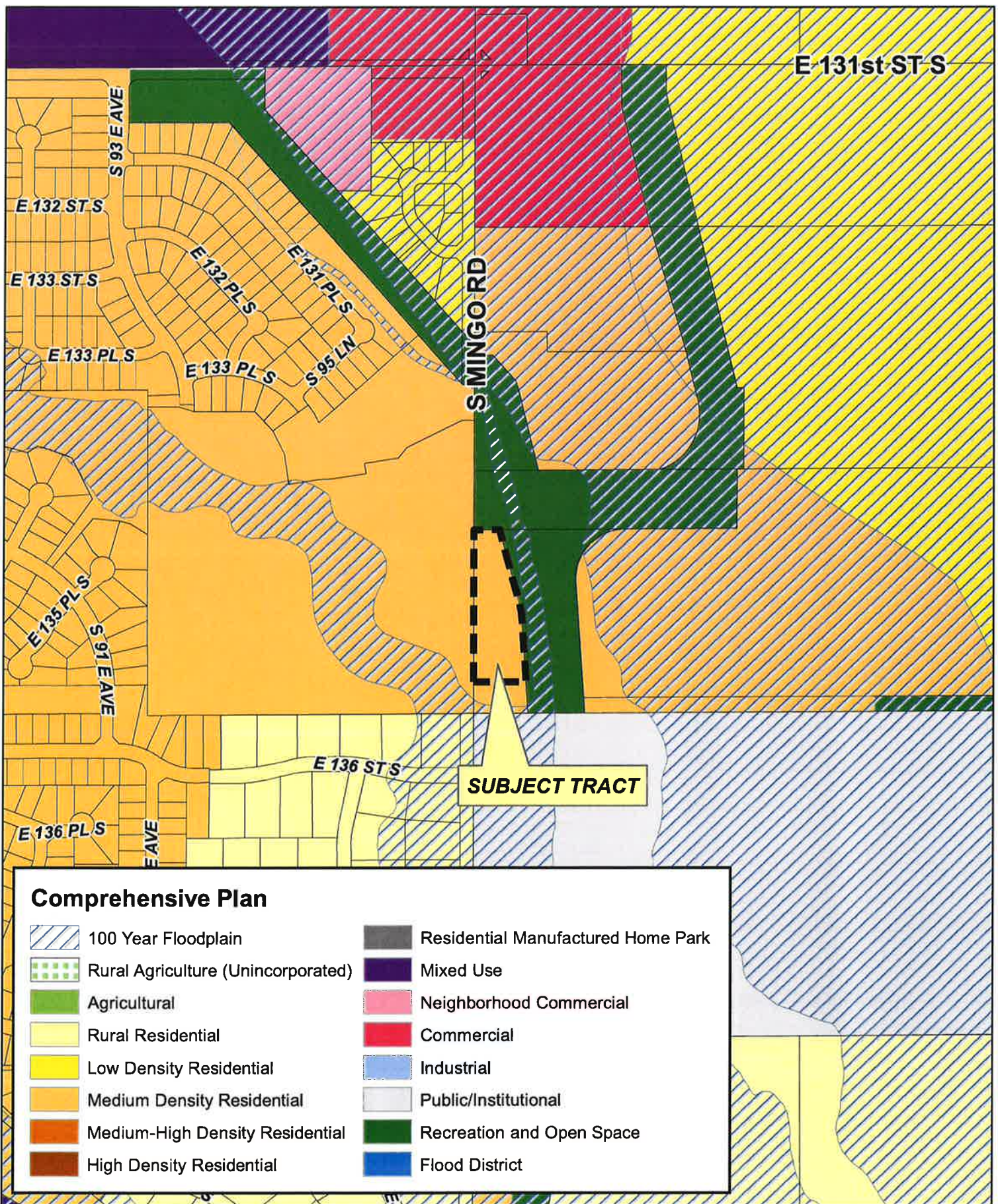
*Note: Graphic overlays may not precisely  
align with physical features on the ground.*

Aerial Photo Date: February 2018



3.7





**CZ-500**

17-14 07







Tulsa Metropolitan Area  
Planning Commission

**Case Number:** Z-7559

**Hearing Date:** July 1, 2020

**Case Report Prepared by:**

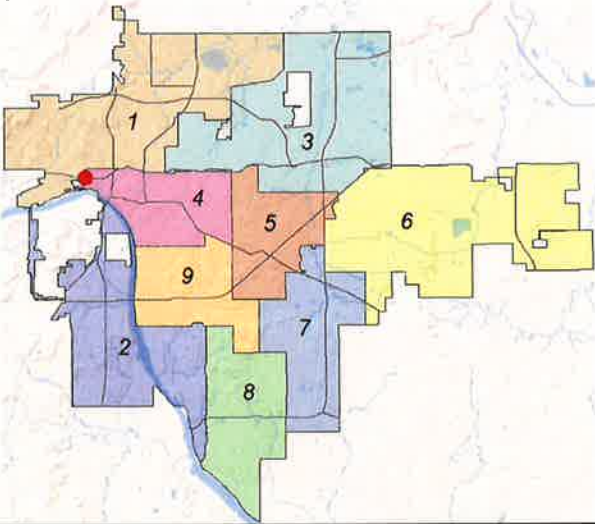
Dwayne Wilkerson

**Owner and Applicant Information:**

*Applicant:* April McConnell

*Property Owner:* April McConnell

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



**Applicant Proposal:**

*Present Use:* Vacant

*Proposed Use:* Industrial Medium

*Concept summary:*

*Tract Size:* 1.4 ± acres

*Location:* Northeast corner of West Admiral  
Boulevard & North Gilcrease Museum Road

**Zoning:**

*Existing Zoning:* RS-3

*Proposed Zoning:* IM

**Comprehensive Plan:**

*Land Use Map:* Employment

*Stability and Growth Map:* Area of Growth

**Staff Recommendation:**

**Staff recommends approval of IL zoning.**

**Staff recommends denial of IM zoning.**

**Staff Data:**

TRS: 9203

CZM: 36

**City Council District:** 4

*Councilor Name:* Kara Joy Mckee

**County Commission District:** 2

*Commissioner Name:* Karen Keith

## SECTION I: Z-7559

### DEVELOPMENT CONCEPT:

The applicant owns several lots which were originally platted as a single-family residential area in the 1920's. The street and utility infrastructure was never installed. Site development as a residential area is unlikely due to access limitations and terrain considerations. The applicant submitted a comprehensive plan revision (CPA-60) in 2017 and was successful in changing this area from an Existing Neighborhood to Employment land use designation. The applicant has also vacated the street right-of-way that was originally part of the subdivision plat. With this application, the applicant has requested Industrial Medium intensity (IM) zoning which is consistent with the abutting properties on the south and west of this 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-7559 requesting IM zoning may be consistent with the Employment land use designation of the Tulsa Comprehensive Plan and;

IM zoning allows uses that are not consistent with the expected development pattern east of the site however IM zoning has already been approved south of the subject property and;

Uses that are allowed in an IM district may produce environmentally objectionable odors, noise and may release airborne particulates that conflict with the health benefits and goals identified in the Go Plan and,

Uses that are allowed in an IM district may produce environmentally objectionable odors, noise and may release airborne particulates that are objectionable to the Neighborhood Center north of the subject tract and the residential properties east of the site therefore;

Staff recommends denial of Z-7559 to rezone property from RS-3 to IM however staff recommends approval of Z-7559 to rezone the property from RS-3 to IL.

## SECTION II: Supporting Documentation

### RELATIONSHIP TO THE COMPREHENSIVE PLAN:

*Staff Summary: Industrial uses especially those uses typically allowed in light manufacturing, high tech, clean manufacturing are typically allowed in an Employment land use designation. The Tulsa Comprehensive Plan is not specific with recommendations for areas where medium or heavy industrial uses should be located.*

### Land Use Vision:

*Land Use Plan map designation:* Employment

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

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

#### *Areas of Stability and Growth designation: Area of Growth*

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

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

#### Transportation Vision:

*Major Street and Highway Plan:* South Gilcrease Museum Road is a Secondary Arterial but does not have special considerations.

*Trail System Master Plan Considerations:* The site is within a 5-minute walk to the Newblock Park Trail and adjacent to Katy Trail. Site redevelopment should consider these assets as significant alternative transportation methods and the recreational opportunities available for both of these trail systems

#### Small Area Plan: Crosbie Heights

At the time the land use designation was changed this site was in the Charles Page Area Revitalization Plan. That plan was originally adopted in November 1996 then updated in 2000. That plan was never updated and was only being used for development review.

The process for the current small area plan (Crosbie Heights) started in 2015. A Citizens Advisory Team was established, and the public engagement process started that same year. The “big ideas” for the plan were presented in 2016. In 2017, the Citizens Advisory Team reconvened and their comments were incorporated into the plan draft. In January of 2019, the Tulsa Metropolitan Area Planning Commission adopted the plan and forwarded it to City Council for approval.

The Applicant (April McConnell) is recognized as one of the non-residential landowners at the time the Crosbie Heights plan was adopted. Ms. McConnell was instrumental in establishing the Employment land use designation on the subject property. The Crosbie Heights Small Area Plan specifically mentions "the western portions of Crosbie Heights that are designated Employment in the Comprehensive Plan and further describes that Employment center is intended to focus on commercial activities such as office, warehousing, light manufacturing, or information technology. Those uses adjacent to neighborhoods require buffering. The current lot and right-of-way layout may need adjustments to facilitate development."

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

*Staff Summary: The site is vacant with and wooded edges on the north and east. The east and north edges of the site are generally steep and development sensitive because of terrain considerations.*

Environmental Considerations: The southeast corner of the site is located within The City of Tulsa regulatory flood plain.

Streets:

<u>Exist. Access</u>	<u>MSHP Design</u>	<u>MSHP R/W</u>	<u>Exist. # Lanes</u>
West Admiral Boulevard /Newblock Park Drive	None	None	2
South Gilcrease Museum Road	Secondary Arterial	100 Feet	4

Utilities:

The subject tract has municipal water and sewer available.

Surrounding Properties:

<b>Location</b>	<b>Existing Zoning</b>	<b>Existing Land Use Designation</b>	<b>Area of Stability or Growth</b>	<b>Existing Use</b>
North (across expressway)	RM-1/CS/PUD 413B	Neighborhood Center	Growth	Convenience store, restaurants and hotel
East	RS-3	Existing Neighborhood	Stability	Vacant and Single family residential on top; of hill
South	IM	Employment/Park and open space	Growth	Single Family Residential and vacant lot
West	IM	Existing Neighborhood	Growth	Veterinary Hospital

4.4

### SECTION III: Relevant Zoning History

**ZONING ORDINANCE:** Ordinance number 11814 dated June 26, 1970 established zoning for the subject property.

#### ***Subject Property:***

**BOA-13397 November 1984:** The Board of Adjustment **approved** a *Special Exception* to allow a mobile home in an RS-3 zoned district and a *Variance* to allow a mobile home permanently, subject to the mobile home being anchored and skirted and subject to the existing home (burned) being removed before the mobile home is installed, on property located on the northeast corner of Archer Place and 25<sup>th</sup> West Avenue.

**BOA-13028 March 1984:** The Board of Adjustment **approved** a *Variance* to permit a storage building as the principal use on a lot of record in an RS-3 District, a *Variance* of the required setback from the centerline of Archer Place from 50' to 45' to permit a storage building in an RS-3 District, a *Variance* of the required screening of the abutting R District in an RS-3 District, and a *Variance* of the screening requirement to permit a chain link fence in an RS-3 District under the provisions of Section 1670, per plot plan submitted, on property located east of the southeast corner of South 25<sup>th</sup> West Avenue and Archer Place.

Ordinance number 23975 dated September 2, 2018 closed public right-of-way on the subject property.

#### ***Surrounding Property:***

**Z-7380/CPA-60 June 2017:** All concurred in **approval** of a *Comprehensive Plan Amendment* to change the land-use designation from existing neighborhood to employment and a request to *rezone* a .15± acre tract of land from RS-3 to CS, for a personal vehicle and repair shop, on property located at the northeast corner of West Admiral Boulevard and South Gilcrease Museum Road.

**BOA-20949 July 2009:** The Board of Adjustment **approved** a *Special Exception* to permit a Use Unit 5- public park (bark park) in an RS-3 District, noting that the Board is removing the previous use as a baseball park, approving new shade structures and any other improvements consistent with this property's use as a public park, including a dog park, on property located at 2279 Charles Page Boulevard.

**BOA-20582 October 2007:** The Board of Adjustment **approved** a *Special Exception* to permit a manufactured home in an IM zoned District, subject to the manufactured home being skirted, tied down, the manufactured home on the east end of the lot be removed in 60 days, as well as other junk cars and miscellaneous junk removed within one year of October 9<sup>th</sup>, 2007, on property located at 125 South Gilcrease Museum Road West.

**BOA-16215 December 1992:** The Board of Adjustment **approved** a *Special Exception* to permit a public park and customary uses in an RS-3 zoned district, including storage facilities and offices, per plot plan submitted, finding that the new building will be constructed inside the fenced maintenance area and will not be detrimental to the area, on property located at south of Charles Page Boulevard between Union and 25<sup>th</sup> West Avenue.

**BOA-16195 November 1992:** The Board of Adjustment **approved** a *Special Exception* to permit the expansion of the existing Adult Detention Center- Use Unit 2, per plan submitted, on property located at 1727 Charles Page Boulevard.

**BOA-15165 June 1989:** The Board of Adjustment **approved** a *Special Exception* to allow for an existing mobile home park to be located in an IM zoned district, per plot plan submitted and subject to Health Department approval, finding that the property has been consistently used for mobile home purposes for many years, and is found to be a non-conforming use, on property located at the northwest corner of 25<sup>th</sup> West Avenue and Admiral Boulevard.

**BOA-13475 February 1985:** The Board of Adjustment **approved** a *Special Exception* to allow a veterinary hospital in an IM District, a *Variance* of the frontage requirement and of the 100' setback from the centerline of 25<sup>th</sup> West Avenue to 65' to permit construction of a veterinary clinic, and a *Variance* to permit off-site parking, finding that the topography of the lot inflicts unnecessary hardship on the applicant, on property located on the northwest corner of Admiral Boulevard and 25<sup>th</sup> West Avenue.

**BOA-12427 January 1983:** The Board of Adjustment **approved** a *Variance* to permit a vehicle maintenance garage in an RS-3 District, a *Special Exception* to remove the screening requirement from abutting R Districts, a *Variance* of the frontage requirements, that the *Variance* in the Section 1217.4-Use Conditions be withdrawn as requested by the applicant, and a *Variance* that the parking surface be of a non-all-weather surface, to be granted for a period of two years to allow the applicant time to install a hard surface parking lot, on property located west of the northwest corner on Charles Page Boulevard and Union Avenue.

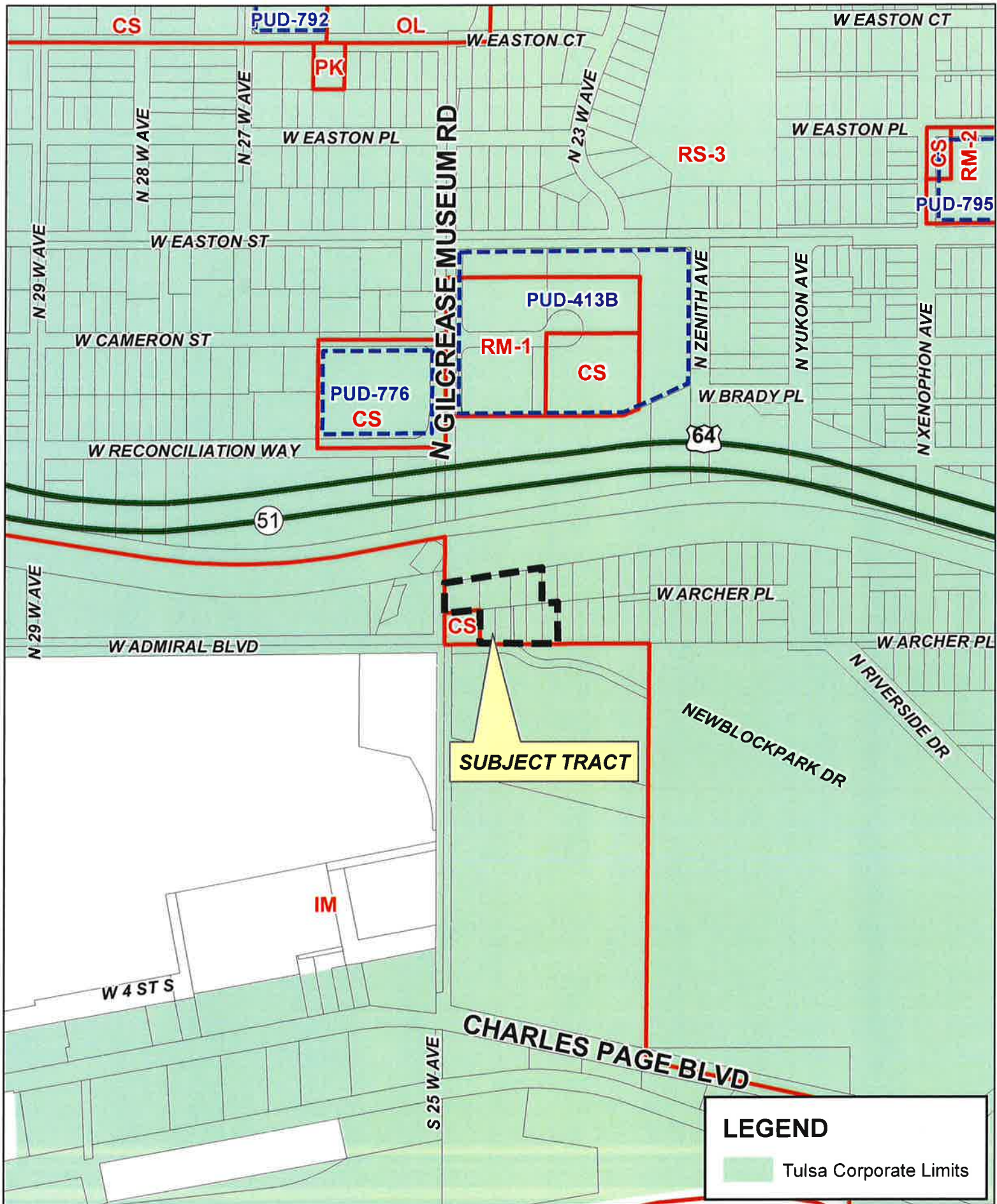
**BOA-03798 February 1962:** The Board of Adjustment **granted** permission to operate a beauty shop in a U-3-B District, on the S. 194' of East 50' of Lot 17, S. 194' of W. 50' of Lot 18, Block 5, Terrace Drive Addition.

**BOA-03748 November 1961:** The Board of Adjustment **granted** the Tulsa Police Department permission to locate the Tulsa Police Academy on a part of New block Park adjacent to the Fire Training Center, on the N ½, SE ¼, of Section 2-19-12.

7/1/2020 1:00 PM

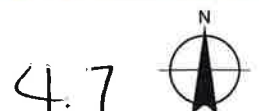
4.6





**Z-7559**

19-12 03







0 Feet 200 400



Subject  
Tract

**Z-7559**

19-12 03

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

Aerial Photo Date: February 2018

4.8







N GILCREASE MUSEUM RD

WARCHER PL

NEWBLOCK PARK DR

0 Feet 50 100



Subject Tract

**Z-7559**

19-12 03

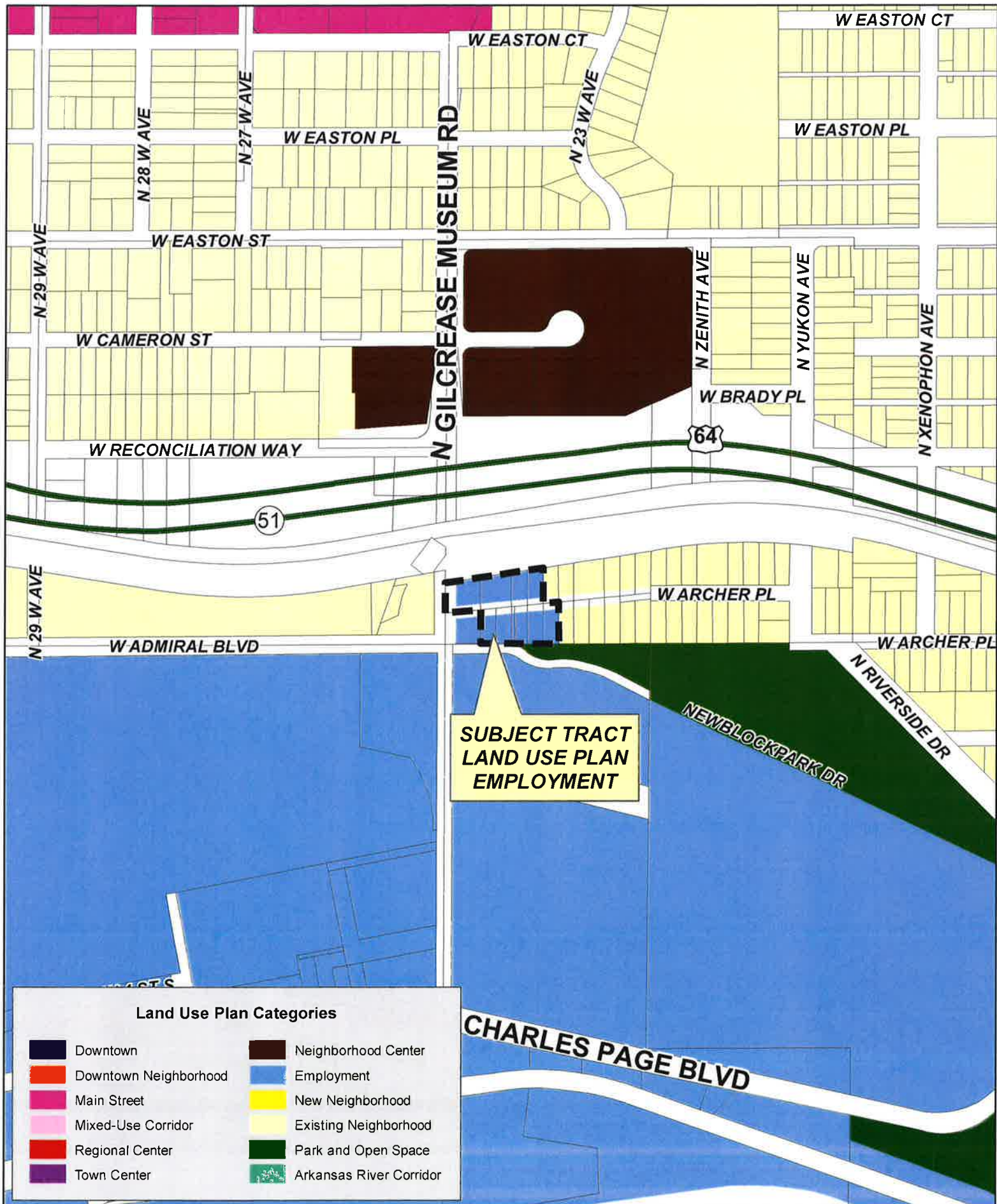
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

49

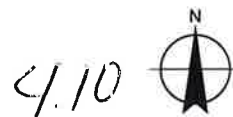


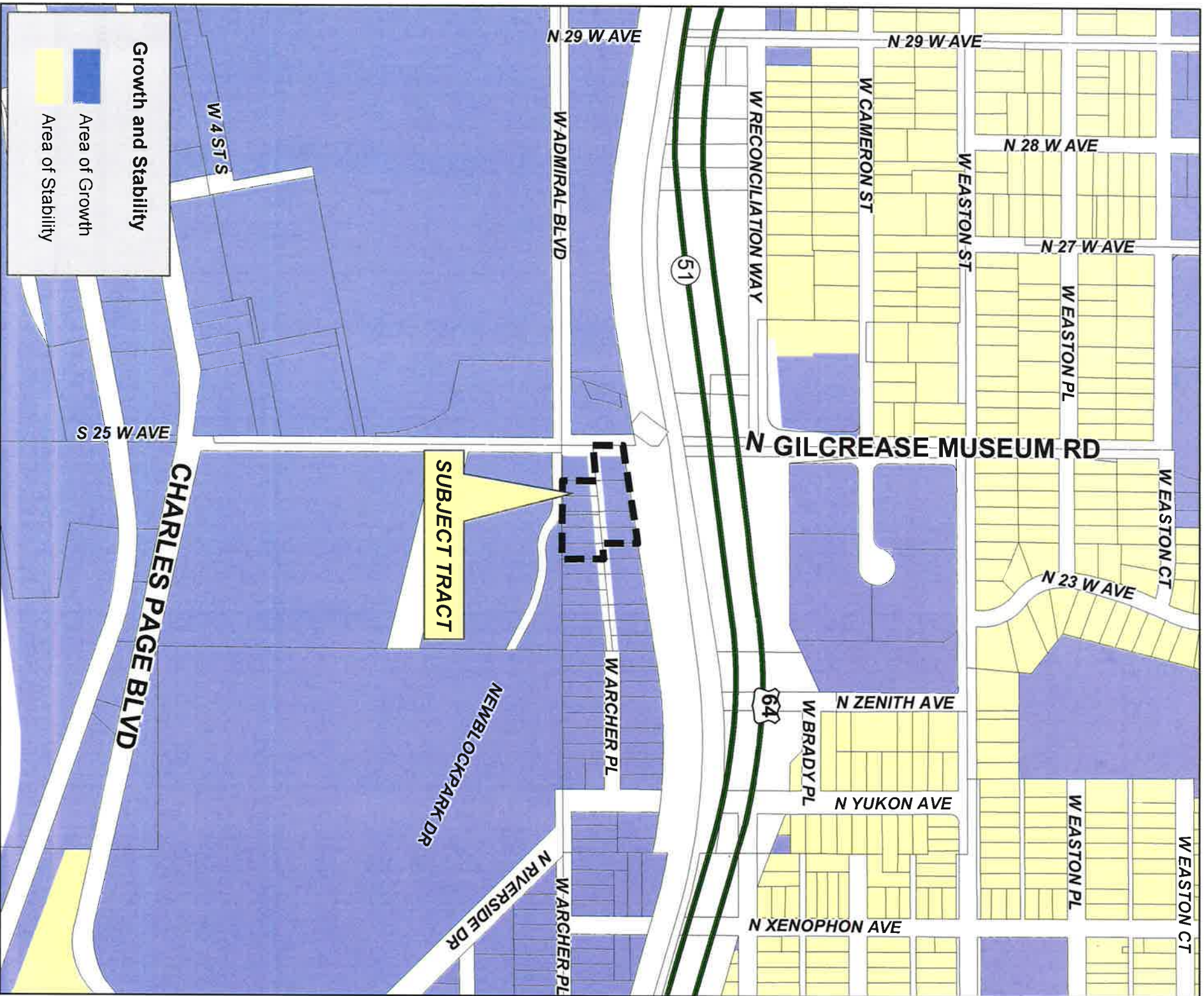




**Z-7559**

19-12 03





**Z-7559**

19-12 03



